
Regarding: **1312 Spaight Street – Third Lake Ridge Historic District
Consideration of Issuance of Certificate of Appropriateness for
a new two car garage
(Legistar #19899)**

Date: September 9, 2010
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General Information:

The owner is proposing to construct a new two car garage structure on the property at 1312 Spaight Street. According to the submission, the garage will measure 24'-0" wide x 22'-0" deep. The garage will have 4" vinyl siding to match the siding of the main residence.



Assessor photo of main residence (included for context)

Applicable Landmarks Ordinance sections:

33.19(11)(h) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec.33.19(11)(f). *(Included below for reference)*
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

33.19 (11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District -Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.19(11)(d); that is, compatibility of gross volume and height. *(Included below for reference)*
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19 (11)(d) Guideline Criteria for new Development in the Third Lake Ridge Historic District -Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

Staff Comments:

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of a new garage can be met and recommends approval by the Landmarks Commission subject to staff approval of the following:

- The garage should have details that are similar to the main residence including corner boards and wide trim at windows and doors.
- The window on the rear elevation should be a double hung with similar proportion to the windows on the main residence.