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Certificate of Appropriateness  
938 Spaight Street  
December 13, 2021



# History of Property

- Constructed 1902
- Architect Lew Porter
- Henry and Elizabeth Fauerbach, son of founder of Fauerbach Brewery who became VP and master brewer
- Queen Anne Victorian



# Proposed Work

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- Demolish existing garage
- Expand front porch
- Convert six existing door openings to window openings
- Convert one existing window opening to a door opening
- Remove side balcony
- Remove front fire escape
- Repair/replace siding and trim



# Existing Conditions





**1** PROPOSED EAST ELEVATION  
 A3 SCALE: 3/32" = 1' - 0"  
 12.9.21

NEW DOUBLE HUNG WOOD WINDOW IN EXISTING OVERHEAD, MATCH EXISTING ADJACENT WINDOW STYLE, FINISH, AND HEAD AND SILL HEIGHTS



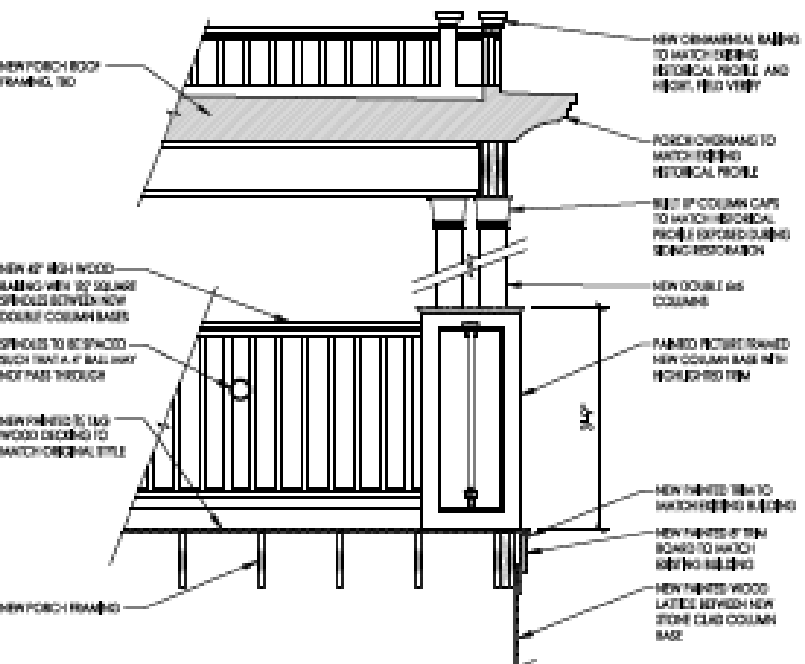
**2** PROPOSED SOUTH ELEVATION  
 A3 SCALE: 3/32" = 1' - 0"  
 12.9.21

REPAIR AND FINISH EXISTING WOOD CLADDING  
 NEW ORNAMENTAL RAILING TO MATCH EXISTING HISTORICAL PROFILE AND HEIGHT, FIBR GLASS  
 EXISTING FRONT PORCH TO BE RETAINED TO ORIGINAL STATE  
 NEW DOUBLE HUNG WOOD WINDOW IN EXISTING OVERHEAD, MATCH EXISTING ADJACENT WINDOW STYLE, FINISH, AND HEAD AND SILL HEIGHTS  
 NEW PORCH STAIRS  
 NEW STONE CLAD COLUMN BASE TO MATCH EXISTING PORTICO COLUMN



**3** PROPOSED WEST ELEVATION  
 A3 SCALE: 3/32" = 1' - 0"  
 12.10.21

NEW 36" HIGH EXTERIOR DOOR WITH TRANSOM WINDOW TO MATCH ORIGINAL WINDOW HEAD HEIGHT  
 EXTENDING THE ESCAPE FOR NEW EXTERIOR DOOR LOCATION



**4** SECTION AT NEW FRONT PORCH  
 A3 SCALE: 1/2" = 1' - 0"  
 12.10.21

NEW ORNAMENTAL RAILING TO MATCH EXISTING HISTORICAL PROFILE AND HEIGHT, FIBR GLASS  
 PORCH OVERHEAD TO MATCH EXISTING HISTORICAL PROFILE  
 8" x 8" COLUMN CAPS TO MATCH HISTORICAL PROFILE (EXPOSED SURFACE) BRICK RESTORATION  
 NEW DOUBLE GLASS COLUMNS  
 PAINTED (PICKED FINISH) NEW COLUMN BASE WITH ENLIGHTENED FINISH  
 NEW PAINTED 1 1/2" x 1 1/2" TO MATCH EXISTING BUILDING  
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 NEW PAINTED 1 1/2" x 1 1/2" TO MATCH EXISTING BUILDING  
 NEW PAINTED WOOD LATHES BETWEEN NEW STONE CLAD COLUMN BASE  
 EXISTING DECK STRUCTURE TO REMAIN

**5** SECTION AT NEW FRONT PORCH RAILING  
 A3 SCALE: 1/2" = 1' - 0"  
 12.10.21

Initial submittal



Revised submittal



# Applicable Standards

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## 41.23(9) TLR Standards for Exterior Alterations

(a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:

1. Height.
2. Landscape treatment.
3. Rhythm of mass and spaces.

(b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.

(c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.

(e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.



# Staff Recommendation

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Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve the project with the following condition:

- Final railing specifications be approved by staff

