

444 West Third Street  
Northside Historic District

Carol Martin, Owner/Applicant

Scope of Work

Construct covered porch

Background

The applicant/owner has been working on rehabilitating this structure. In January, she requested the demolition of later two story addition. Since then she has made several staff issued COA request to rehab the exterior of the structure.

At this time, the applicant is proposing to construct a 1-story shed roof porch. The porch will have the dimensions of approximately 29’ by 13’. The porch will set a 1’ off the edge of the house. The shed roof will be 3:12 pitch having asphalt shingles. The proposed porch will have a metal hanging gutter. The proposed porch will have a wood deck floor with wrapped 6” by 6” columns and a 36” wood handrail. The stairs will be a centered and lead out into the yard. They will be of brick material with iron handrails. The porch will have a bead board ceiling and a lattice skirting.

Guidelines

II. GUIDELINES FOR NEW CONSTRUCTION

3. PORCHES

*Design Principle: Porches are often prominent features of a building and help establish scale, proportion, and rhythm along streetscapes. Construction of a porch on an existing building should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings and the district. Porches should be in keeping with the principal structure’s architectural style and not reflect an earlier period style.*

Porches:

- A. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.
- B. should be compatible with the principal structure’s architectural style, and not be of an earlier architectural period.
- C. that give a building an “imitation historic” appearance are not allowed.

Guidelines

4. ROOM AND WING ADDITIONS

*DESIGN PRINCIPLE: In planning additions, the best approach is to place the additions where they will have the least impact on the building's overall form and plan. The rear of buildings is the best location for the addition of rooms or wings. Exterior walls of new additions should not be flush with those of existing buildings, but should be stepped in a minimum of 12" from the edges of the existing building. Likewise, addition rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident. Enlarging a property through adding stories is not appropriate.*

Additions:

- A. are most appropriately located at the rear of buildings.
- B. should be secondary (smaller and simpler) to the original building in scale, design, and placement. The use of a small connector or link between the addition and the original
- C. building is encouraged where appropriate. Exterior walls should be stepped in a minimum of 12" from the edges of the existing building, and rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident.
- D. should be a compatible design in keeping with the original building's design, roof shape, materials, color and location of window, door and cornice heights.
- E. should not imitate an earlier historic style or architectural period. For example, a Greek Revival style rear porch addition would not be appropriate for a Queen Anne style house.
- F. should reflect characteristics of the current period in design, but be compatible with the original building.
- G. should be built in a manner that avoids substantive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.
- H. should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.
- I. should not be made by adding new stories.
- J. should be of materials compatible with the historic fabric of the house. The use of wood is most appropriate; however cementitious board may be considered for additions.
- K. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.

Findings

The Staff finds that the covered porch is in compliance with the “Guidelines.” II.A.3.A-B and II.A.4.A thru C which states Porch additions is ...“compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district and “compatible with the principal structure’s architectural style, and not be of an earlier architectural period.” In addition, Guidelines IIA.4.A thru C state, “The addition is “appropriately located at the rear of building. “secondary (smaller and simpler) to the original building in scale, design, and placement. “compatible design in keeping with the original building's design, roof shape, materials.”

Recommendations

Staff recommends approval with the following conditions:

1. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
2. Once reviewed by other LFUCG Divisions, all changes shall come back to staff for review and approval prior to the start of any work.

Deadline for Board Action  
07/30/2022