



Department of Planning & Community & Economic Development

Planning Division

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October 6, 2020

Roger Smith
Design Coalition Architects
2088 Atwood Avenue
Madison, WI 53704

Re: Certificate of Appropriateness for 1514 Rutledge Street

At its meeting on October 5, 2020, the Landmarks Commission reviewed, in accordance with the provisions of the Historic Preservation Ordinance, your plans to construct a front porch located at 1514 Rutledge Street in the Marquette Bungalows historic district. The Commission approved a Certificate of Appropriateness to construct a front porch as proposed.

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 215 Martin Luther King Jr Blvd, Suite 017.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me at 608-266-6552 or landmarkscommission@cityofmadison.com with any questions.

Sincerely,

Heather L. Bailey, Ph.D.
Preservation Planner
City of Madison Planning Division

cc: City preservation property file



Project Name & Address: 1514 Rutledge Street

Application Type(s): Certificate of Appropriateness for exterior alterations in the Marquette Bungalows historic district

Legistar File ID # [62303](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: September 29, 2020

Summary

Project Applicant/Contact: Roger Smith, Design Coalition Architects

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a front porch.

Background Information

Parcel Location/Information: The subject site is located in the Marquette Bungalows Local Historic District.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant Ordinance Sections:

41.25 MARQUETTE BUNGALOWS HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs. All exterior alterations and repairs must be compatible with the historic character of the structure and the Marquette Bungalows Historic District.
- (a) **Re-Siding.** Re-siding with aluminum or vinyl that replaces or covers clapboards or non-original siding on structures originally sided with clapboards will be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one inch and provided further that all architectural details including, but not limited to, window trim, wood cornices and other ornament either remain uncovered or are duplicated exactly in appearance. All trim must continue to project out beyond the plane of the siding. Brick, stucco, and half-timber detailing shall match the original in appearance. Original wood shingle siding should be repaired or replaced to match the original in appearance, whenever possible; however, covering wood shingles with double-four vinyl or aluminum may be approved.
 - (b) **Roof Materials.** Reroofing shall be done with asphalt shingles, fiberglass shingles or other rectangular composition shingle similar in appearance to 3-in-1 tab asphalt shingles. Sawn wood shingles may also be approved. Modern style shingles, such as thick wood shakes, Dutch lap, French method and interlock shingles are incompatible with the historic character of the district and are prohibited. Vents shall be located as

inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.

- (c) Skylights. Skylights on street-facing roof slopes are prohibited. Skylights may be permitted on side roof slopes provided the front edge of the skylight is at least ten (10) feet back from the front edge of the main roof. Skylights on any roof area not visible from the street may be permitted. The design should be as simple as possible, of the flat type (not bubble) and painted to blend with the color of the roof.
- (d) Dormers and Other Roof Alterations. New dormers shall be greater than three (3) feet from the front edge of the roof. New dormers shall match original dormers on the structure (or original dormers on similar structures in the district) in roof shape and material, width of overhang, siding, window design and trim details. The ridge line of a new dormer shall not extend above the ridge line of the main roof of the structure. The dormer walls shall not extend beyond the line of the main structure wall below. Shed dormers behind existing dormers or gables on non-street sides of the structure may be approved provided that the roof material, siding, window design and trim details match the original features of the structure. Other roof alterations shall be compatible with the roof shape and other features of the structure, such as siding and trim details, and shall not extend above the ridge line of the structure.
- (e) Chimneys. The exterior appearance of chimneys visible from the street shall be maintained in good repair. The removal of the exterior portions of such chimneys is prohibited. Chimneys not visible from the street may be removed. New chimneys shall be constructed of brick to match as closely as possible the brick on the structure, or if there is no brick on the structure, chimneys may be made of brick similar in dimensions and color to brick on other in the neighborhood. New chimneys not visible from the street may also be constructed of metal or other non-historic material.
- (f) Windows and Doors.
 - 1. General Standards. The original appearance of leaded glass and other non-rectangular decorative windows (e.g., curved top windows) on any facade of the structure shall be retained. Replacement of such windows shall duplicate the original in size, configuration and appearance. Picture windows are prohibited. Trim on new or remodeled windows shall match the original window trim on the structure.
 - 2. Street Facades. Windows and doors on the front or street facade of the structure and on side faces within ten (10) feet of the front facade of the structure shall retain their original or existing appearance, including true muntins where they exist. Replacement windows and doors may be approved if they match the original appearance.
 - 3. Non-Street Side Facades. Retention of the original appearance of windows and doors on the sides of the structure is encouraged. However, if replacement or new windows are proposed, the muntin design of the original windows on the structure may either be replicated with true-divided lights or with exterior or interior applied grids or with grids applied between the panes of glass. New windows shall either be casement windows or double-hung windows. Sash on new windows over four (4) feet square shall be divided by muntins or mullions. Bay windows may be approved if they have sides perpendicular to the wall and if they do not extend beyond the eaves of the roof.

4. Rear Facade. Replacement, remodeling or installation of new doors and windows on the rear facade will not be restricted except as discussed under "General Standards" above.
- (g) Porches. Porches and stairway railings shall match the original railings in appearance wherever possible. Wrought iron railings with vertical balusters at least one-half (1/2) inch in width, wood railings with vertical square balusters spaced no more than three (3) inches apart, and solid wall railings covered in siding to match the structure will be approved. Other designs may be permitted if they blend with the character of the structure and the district. Porches may be enclosed with windows or screens provided that new windows be casements or double-hung units similar in proportion to other windows on the structure. Steps may be constructed of wood, concrete or brick. If wood is used, steps shall have risers and be enclosed on the sides by lattice or a wing wall. Rear yard decks shall have a railing as described above, shall have the underside screened by lattice or evergreen shrubs, and all parts of the deck, except the flooring and steps, shall be painted or opaque-stained in a color to blend with the colors on the structure.
- (h) Second Exits. Second exit platforms and stairways shall be as unobtrusive as possible. No second exit platforms or stairways shall be permitted on the front facade of a structure. When possible, second exit stairways shall be provided on the interior of the structure. When this is not possible, they shall be added onto the rear section of the structure. Railings and design shall follow the railing and deck standards listed under "Porches" above.
- (i) Additions and Other Alterations. New additions on the front of the structure are prohibited. Additions on the sides or rear shall be permitted if they are compatible with the structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials and architectural details used in additions and alterations shall duplicate in texture, appearance, and design, the materials and details used in the original construction of the structure or of other structures in the district. The Landmarks Commission may approve an exception to this policy where the existing structure materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.
- (j) Foundations. The original or existing finish on the foundation shall be retained. Brick or stone shall not be covered with a cementitious or other surface. Foundation insulation shall be applied only to the interior. Basement windows may be removed provided that the space is filled with a material to match as closely as possible the appearance of the surrounding foundation and provided that the new material is inset at least one inch from the plane of the wall.
- (k) Tuckpointing and Brick Repair. Mortar and other materials used in brick repair shall match the original in color, hardness and appearance. Brick shall not be painted.
- (l) Storm Windows and Doors. Storm windows and doors shall be enameled, painted or otherwise coated with a colored surface; raw aluminum is prohibited. Storm door designs of wood and glass to match the original design on the structure or on similar structures in the district is encouraged. Storm doors of simple design with no stylistic references (e.g., colonial cross-bars) may also be used. Storm doors with metal grilles may be approved provided that they blend with the style of the structure.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a new front porch as a replacement for the existing stoop. The bungalow was constructed in 1926 as part of the development now known as the Marquette Bungalows Historic District.

The standards for this historic district allow for new front porches. The style of porch is in keeping with the character of porches on other bungalows in the district. The newel posts will be metal, but be of a style that replicates similar porch posts with a simple metal railing. The porch decking is proposed as PVC composite by Timbertech. The Landmarks Commission has approved similar materials for back porches, but denied applications where the style of front porch featured exposed board ends facing towards the street. As this would be a new porch, the applicant is proposing a board placement design that would frame the deck boards and not leave any exposed ends which would display the plastic center of the boards.

A discussion of the relevant ordinance sections follows:

41.25 MARQUETTE BUNGALOWS HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs. All exterior alterations and repairs must be compatible with the historic character of the structure and the Marquette Bungalows Historic District.
 - (a) Re-Siding. N/A
 - (b) Roof Materials. N/A
 - (c) Skylights. N/A
 - (d) Dormers and Other Roof Alterations. N/A
 - (e) Chimneys. N/A
 - (f) Windows and Doors. N/A
 - (g) Porches. Historically this house does not appear to have had railings on the front steps. The current front steps feature simple wood railings. The style of metal railings meets the requirements of this standard as they have vertical balusters at least one-half (1/2) inch in width and are of a style that blends with the other historic resources in the district.
 - (h) Second Exits. N/A
 - (i) Additions and Other Alterations. N/A
 - (j) Foundations. N/A
 - (k) Tuckpointing and Brick Repair. N/A
 - (l) Storm Windows and Doors. N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project as proposed.

Applicable standards**41.33 STANDARDS FOR ALTERATIONS****(1) General**

- (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
- (b) Materials and Features
 - 1. Alterations shall be in keeping with the original design and character of the building.
 - 2. The removal of historic features on elevations visible from the developed public right-of-way is prohibited.
 - 3. The introduction of conjectural architectural features without historic precedent on the building is prohibited.
- (c) Replacement
 - 1. Existing features shall be replaced in-kind if they are too deteriorated to repair.

(6) Entrances, Porches, Balconies and Decks

- (a) Replacement
 - 1. An entire entrance or porch that is too deteriorated to repair shall be replaced using any available physical evidence or historic documentation as a model to reproduce the porch features.
 - 2. A historic entrance or porch shall be retained in all instances, including change of use or space function.
- (b) Porch Elements
 - 1. Where physical evidence of the overall historic form and detailing are not evident, porch elements shall be of a simple design found on similar historic resources within the district.
 - 2. Accessible graspable railings may be added to stair railings and should be painted to match the associated railing.
 - 3. Spaces beneath porches and stairs shall be enclosed with a framed lattice of crisscross design, narrow vertical boards, or other approved openwork design to allow ventilation.
 - 4. All wood on exterior porches shall be painted or opaquely stained.

A discussion of the applicable standards:**41.33 STANDARDS FOR ALTERATIONS****(1) General**

- (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
- (b) Materials and Features
 - 1. The proposal is to change the original design of the porch on this structure. The style of porch is in keeping with the character of the district as it is found on other structures in the district, but it never existing on this structure.
 - 2. The proposal would remove the stoop and replace it with an open porch. The historic feature is on the front of the structure, in few of the public right-of-way, which is prohibited.

3. While open porches are found on other structures in the district, this structure did not have this feature and introducing it would be creating a conjectural architectural feature without historic precedent on this building.

(c) Replacement

1. The existing stoop is not proposed for replacement, but alteration for an entirely new type of entrance feature on the front of the structure.

(6) Entrances, Porches, Balconies and Decks

(a) Replacement

1. The entrance stoop is proposed for removal and a different type of structure would replace it. There is no physical evidence of this feature being on this structure, but it does replicate the style of porches found on other structures in the district.
2. The proposal is to remove the historic entrance, which this standard states it should be retained.

(b) Porch Elements

1. The new open porch is proposed to have elements that are of simple design that replicate the form found on other structures in the district.
2. The proposed metal railings are of a simple, graspable design.
3. The spaces beneath the wood porch are proposed to be screened with narrow vertical boards to provide ventilation.
4. The new wood is proposed to be painted for vertical surfaces and the horizontal should be opaquely stained..

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends the Landmarks Commission deny the project as proposed. The front stoop should be maintained and not replaced with a conjectural open porch.

LC



All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date *or* incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☐ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☒ Electronic files (via email) of submission materials (see below).
- ☐ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - ☐ Photographs of existing conditions;
 - ☐ Photographs of existing context;
- ☐ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☐ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ **Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Photographs of examples on another historic resource
 - ☐ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

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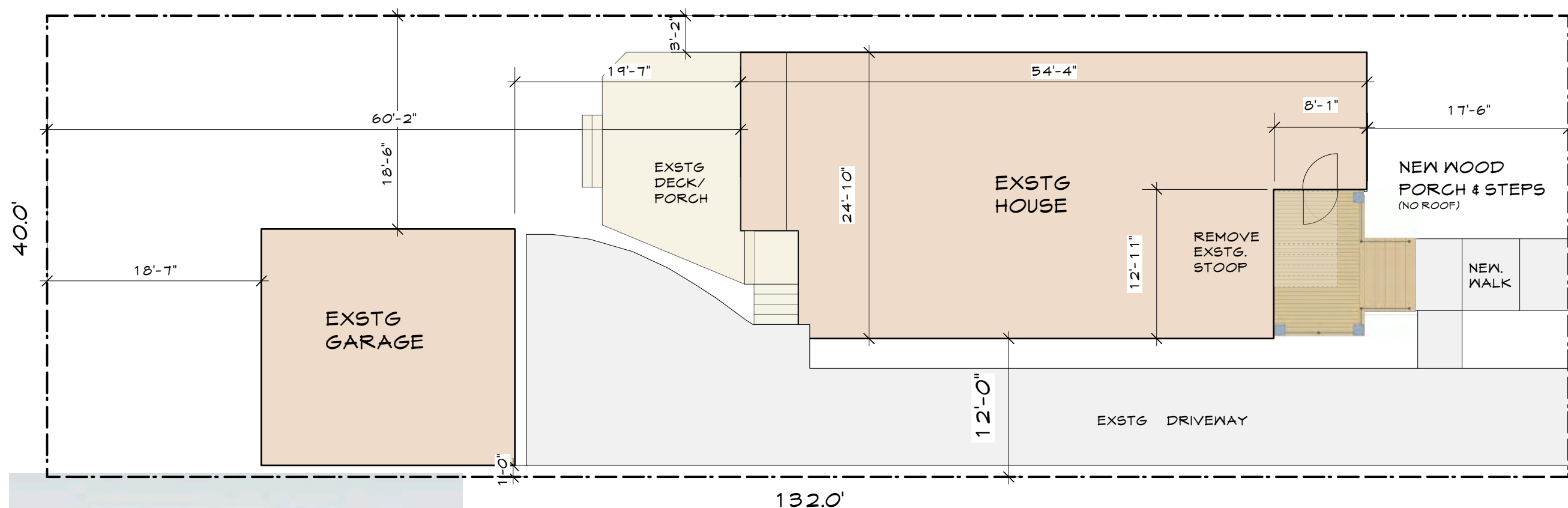
Landmarks Commission

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985

09/14/20

Narrative Description for new front porch at 1514 Rutledge St.

Proposed is a new front porch to replace the existing stoop at the front entry of the residence. The porch will be open (no roof) and will be contained within, and setback from the corners of, a recess in the footprint of the existing house. 6' wide steps enter the deck from the front, with a new walkway from the sidewalk. Historically contextual materials will be used - cedar trim and wrought iron railings, and T&G decking (PVC composite by TimberTech®). See attached drawings for design details.



1 SITE PLAN
 Scale: 1" = 10 ft

FRONT YARD SETBACK OF NEIGHBORING PROPERTIES:

1520	18'-6"
1514	17'-6"
1512	18'-0"
1506	17'-5"

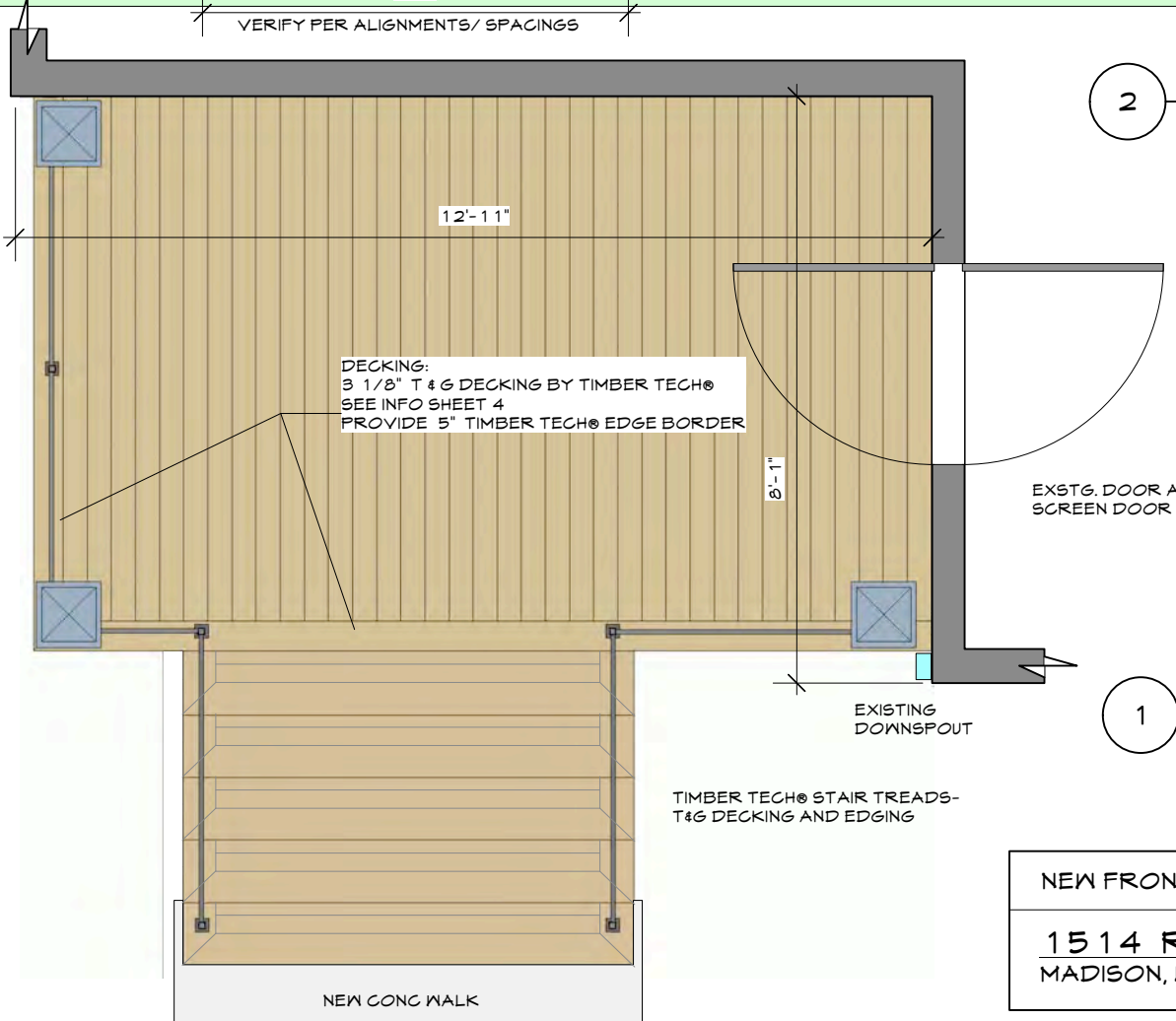


NEW FRONT PORCH 09.14.20 FOR LANDMARKS SUBMITTAL

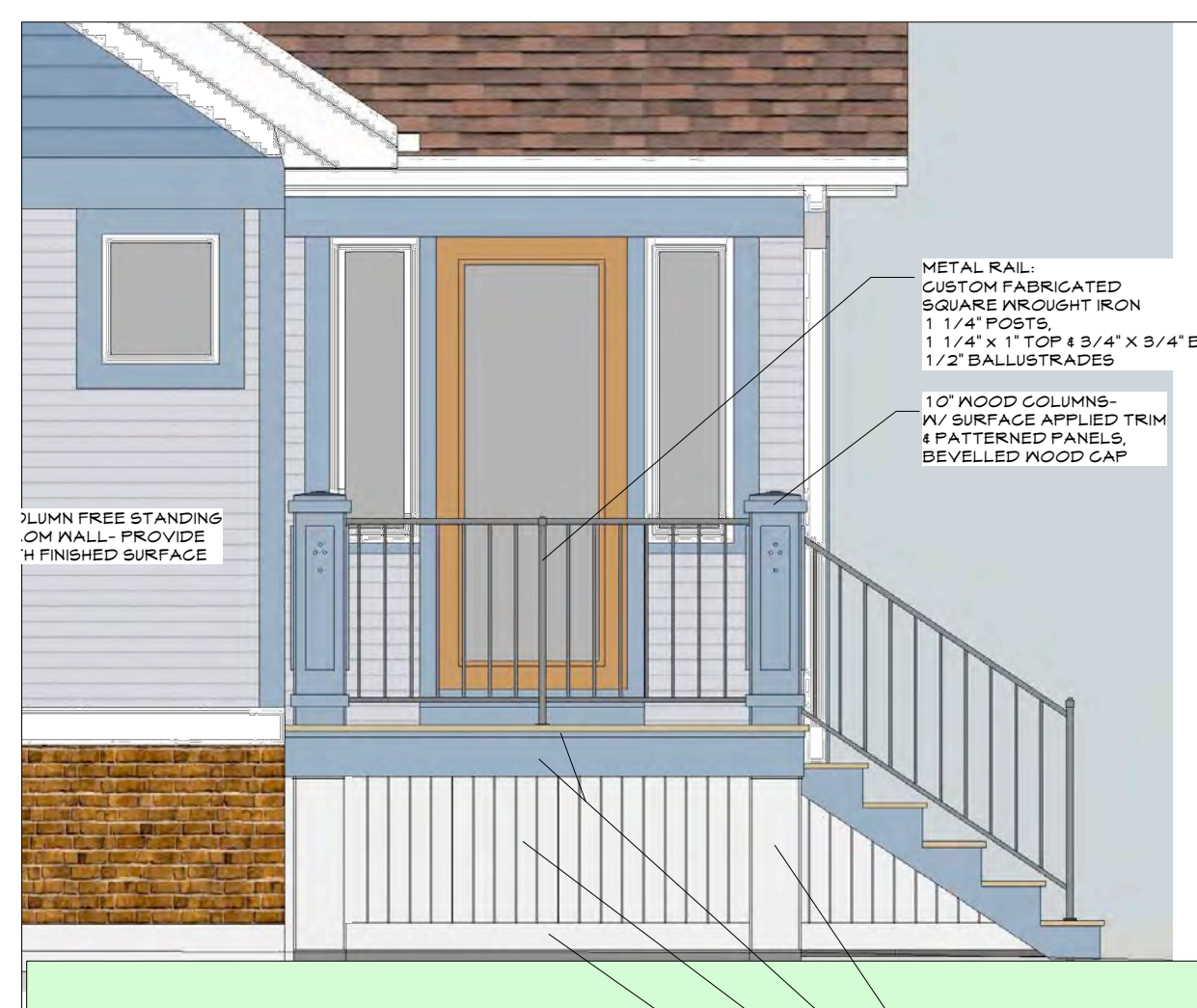
1514 RUTLEDGE ST.
 MADISON, WI



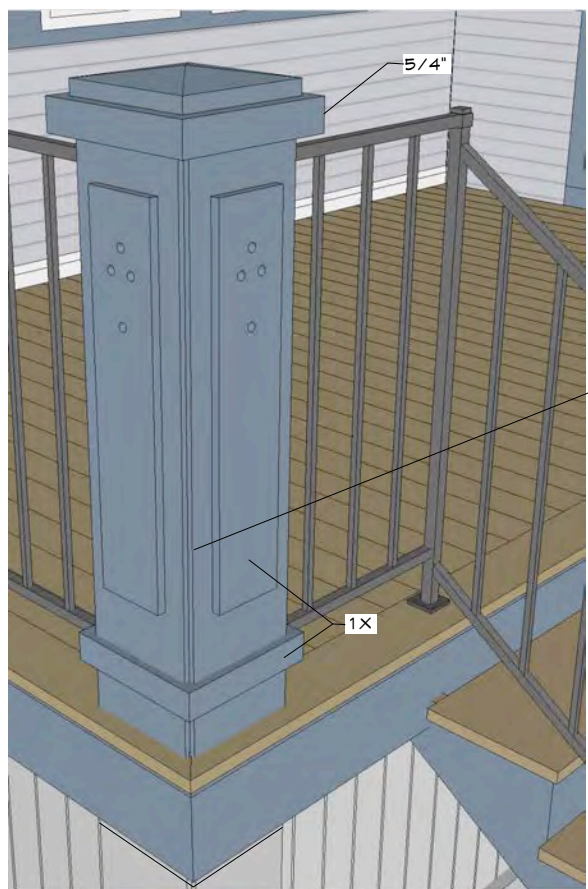
2 FRONT ELEVATION
 Scale: 3/8" = 1'-0"



1 PLAN VIEW
 Scale: 3/8" = 1'-0"



3 SIDE ELEVATION
 Scale: 3/8" = 1'-0"



4 DETAIL
 Scale: 3/8" = 1'-0"

METAL RAIL:
 CUSTOM FABRICATED
 SQUARE WROUGHT IRON
 1 1/4" POSTS,
 1 1/4" x 1" TOP & 3/4" x 3/4" BOT RAILS
 1/2" BALLUSTRADES

10" WOOD COLUMNS-
 W/ SURFACE APPLIED TRIM
 & PATTERNED PANELS,
 BEVELLED WOOD CAP

ALIGN PER EXSTG
 CORNER TRIM

COLUMN FREE STANDING
 AWAY FROM WALL TO CLEAR
 DOWNSPOUT- PROVIDE
 4TH FINISHED SURFACE

EXISTING
 DOWNSPOUT

- 1X10 TRIM- KERF @ TOP JOINT
 - 1 X 8 & 3/8 X 1 1/2" TRIM
 - 1 X 4 SLATS (+/- SIZE XEQ)
 SPACE 3/8" FOR VENTILATION
 - 1/2" X 4 3/4" TRIM- BEVEL TOP
- ALL WOOD TRIM IS PAINTED CEDAR

NOTE QUIRKMITER @ CORNER JOINT (TYP)

DECKING:
 3 1/8" T & G DECKING BY TIMBER TECH®
 SEE INFO SHEET 4
 PROVIDE 5" TIMBER TECH® EDGE BORDER

EXSTG. DOOR AND
 SCREEN DOOR

TIMBER TECH® STAIR TREADS-
 T&G DECKING AND EDGING

NEW FRONT PORCH 09.14.20 FOR LANDMARKS SUBMITTAL

1514 RUTLEDGE ST.
 MADISON, WI



EXISTING CONDITIONS

NEW FRONT PORCH 09.14.20 FOR LANDMARKS SUBMITTAL

1514 RUTLEDGE ST.
MADISON, WI



TimberTech AZEK Porch is comprised of 100% PVC material,



NEW FRONT PORCH 09.14.20 FOR LANDMARKS SUBMITTAL

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MADISON, WI