



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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www.cityofmadison.com

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.

Staff Report Based Upon Draft Ordinance for Existing Structures

Applicable standards

41.30 Standards for Alterations

(1) General

(b) Materials and Features

1. Requirements

- a. Alterations shall be in keeping with the original design and character of the building.
- b. The removal of historic features on elevations visible from the street is prohibited.
- c. The introduction of conjectural features without historic precedent on the building shall be avoided.

(6) Porches, Balconies and Decks

(a) Replacement

1. Requirements

- a. 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.
- b. A historic entrance or porch shall be retained in all instances, including change of use or space function.

2. Guidelines

- a. If using the same kind of material is not feasible, then a compatible substitute material may be considered. Compatible substitute materials shall be similar in design, color, scale, architectural appearance, and other visual qualities.

(b) Porch Elements

1. Requirements

- a. Where physical evidence of the overall form and detailing are not evident, porch ceilings shall have the appearance of narrow beaded boards, unless another historic material is approved by the Landmarks Commission.
- b. Porch pilasters, columns, or posts shall be in proportion to the other porch elements and the rest of the structure, and trimmed with decorative molding at the top and bottom of the posts.
- c. Solid panel and porch balustrades and stair wing walls shall be covered in masonry or siding to match the structure.
- d. Open porch balustrades and stair railings shall have top and bottom rails with the bottom rails raised no higher than four (4) inches above the floor.
- e. Balusters shall be located between (not in front of or behind) the top and bottom rails and shall be vertical and square
- f. Handrails on stairs shall be of a design and material to match the porch balustrade.
- g. Composite, vinyl, and decorative metal balusters are prohibited, except on structures constructed outside of the period of significance.
- h. Stairs may be constructed of wood, concrete, or brick. If wood is used, stairs shall have solid wood risers and be enclosed on the sides by lattice or a wing wall.
- i. First floor porch flooring shall be tongue-and-groove boards; carpeting, dimensional lumber or board decking, and composites with faux wood grain texture are prohibited.
- j. Porch floor joists shall be hidden from view by rim joists or frieze boards.

Staff Report Based Upon Draft Ordinance for Existing Structures

k. 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.

l. All wood on exterior porches shall be painted or opaquely stained.

2. Guidelines

a. Other porch designs may be permitted if they are compatible with the character of the structure and the district.

b. A simple railing design with 2-inch by 2-inch square balusters is often acceptable.

A discussion of the applicable standards

41.30 Standards for Alterations

(1) General

(b) Materials and Features

1. Requirements

a. The proposed alteration to the front porch is in keeping with the character of the building, but is a different style of front porch than what was there historically.

b. The existing front porch is not comprised of historic materials, but is likely the historic configuration.

c. The front porch instead of a front stoop could be interpreted as conjectural for the building. The proposed new porch is not overly decorative and does have precedent within the district.

(6) Porches, Balconies and Decks

(a) Replacement

1. Requirements

a. The replacement of the existing stoop is not due to deterioration, but rather to expand the porch area. The applicant is using examples from similar structures in the district for the design.

b. The stoop itself is not comprised of historic materials, but its configuration is likely historic for this structure.

2. Guidelines

a. All of the proposed materials are the same as historic materials for these types of porches in the district, with the exception of the PVC decking. The material is one that the Landmarks Commission has previously approved as adequately replicating the wood appearance.

(b) Porch Elements

1. Requirements

b. The porch posts are in keeping with the scale of posts on other porches in the district.

d. The proposal has top and bottom rails for the porch railings.

e. Balusters are located between the top and bottom rails.

f. Handrails match the porch railings.

g. The railings are simple metal railings.

h. The stairs are proposed as PVC, which replicates wood.

i. The porch flooring is tongue-and-groove style.

j. Porch floor joists are not visible.

k. The space beneath the porch is obscured with vertical slats.

Staff Report Based Upon Draft Ordinance for Existing Structures

I. All wood on the porch except the decking and stairs, has a painted appearance.

2. Guidelines

- a. The proposal is for a porch design that is similar to those in the district rather than replicating the simple stoop found historically on this building.
- b. The proposal has a simple railing design with small square balusters.

Staff Recommendation

Staff believes the standards for granting a Certificate of Appropriateness could be met. The Landmarks Commission must decide if the historic configuration of the porch must be retained or if the compatible design found elsewhere in the district meets the intent of the standards.

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1514 Rutledge St Aldermanic District: 6

2. PROJECT

Project Title/Description: New open front porch on existing house.

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:**
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
 - Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:**
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
 - Landmark
- Demolition**
- Alteration/Addition to a building adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission of Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	<p>DATE STAMP</p> <p style="font-size: 2em; color: red; font-weight: bold; margin: 0;">RECEIVED</p> <p style="font-weight: bold; margin: 0;">9/14/20 11:22 am</p>
	<p>Preliminary Zoning Review</p> <p>Zoning Staff Initial:</p> <p>Date: / /</p>

3. APPLICANT

Applicant's Name: Roger Smith Company: Design Coalition Architects

Address: 2088 Atwood Ave Madison Wi 53704
Street City State Zip

Telephone: 608-957-6773 Email: roger@designcoalition.org

Property Owner (if not applicant): Chuck Mitchell and Sally Weidemann

Address: 1514 Rutledge St Madison Wi 53703
Street City State Zip

Property Owner's Signature: Date: 9.14.20

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

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.

City of Madison Planning Division
 215 Martin Luther King Jr Blvd, Suite 017
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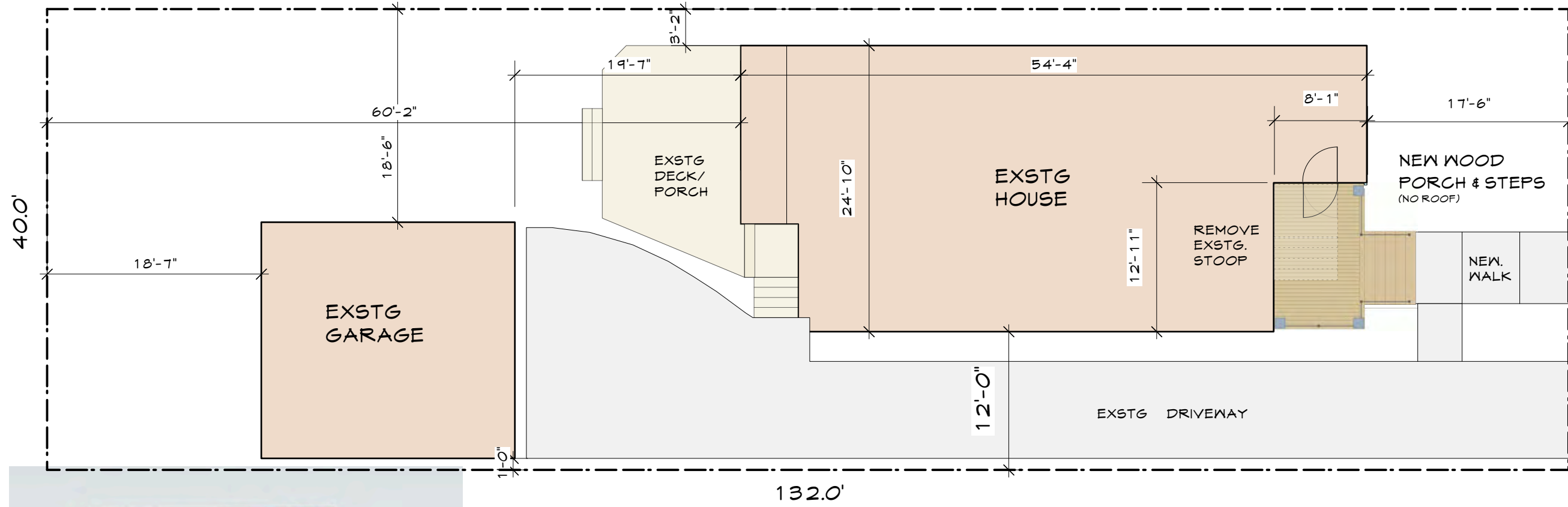
Landmarks Commission

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.



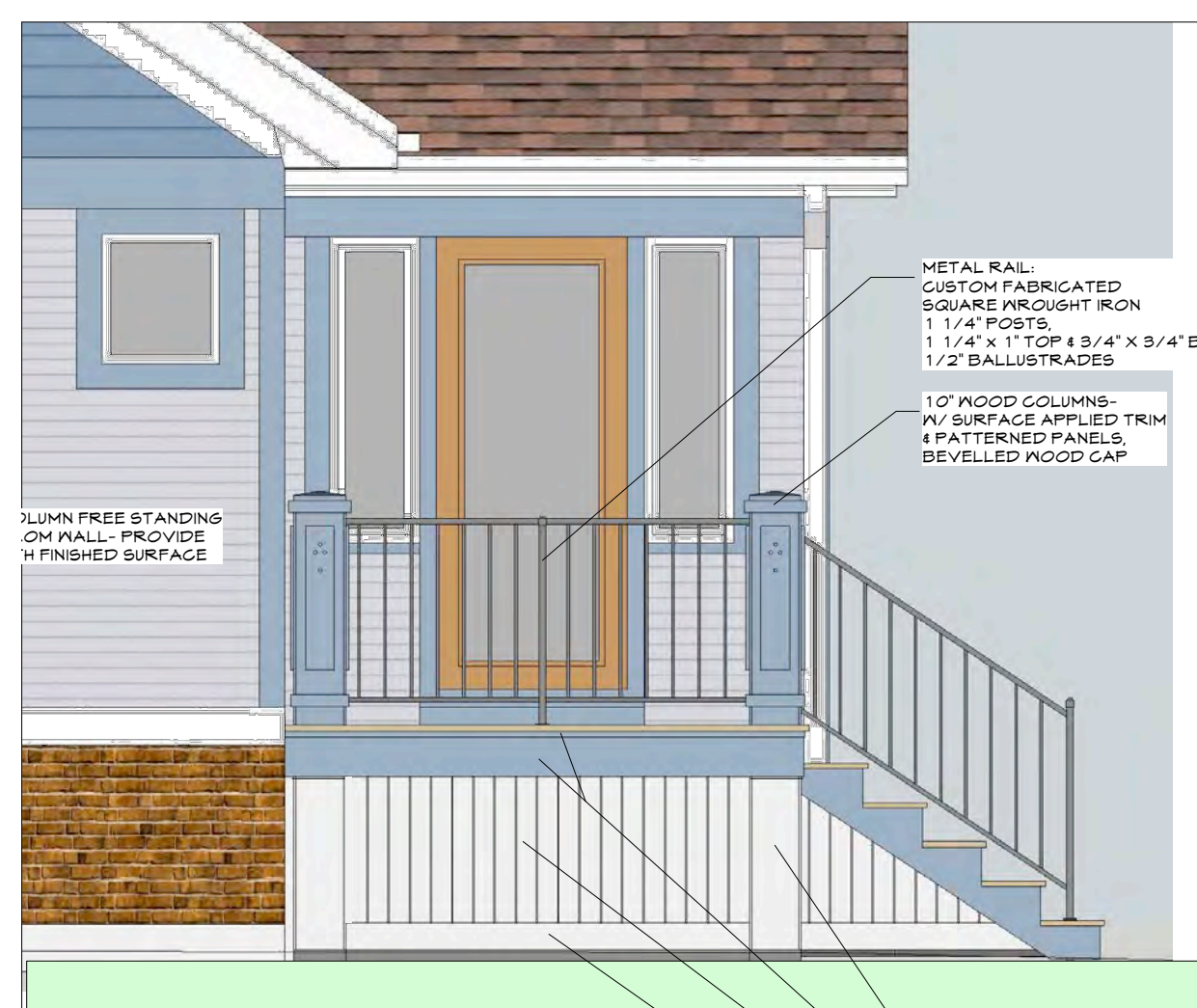
SIDEWALK
 RUTLEDGE STREET

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"

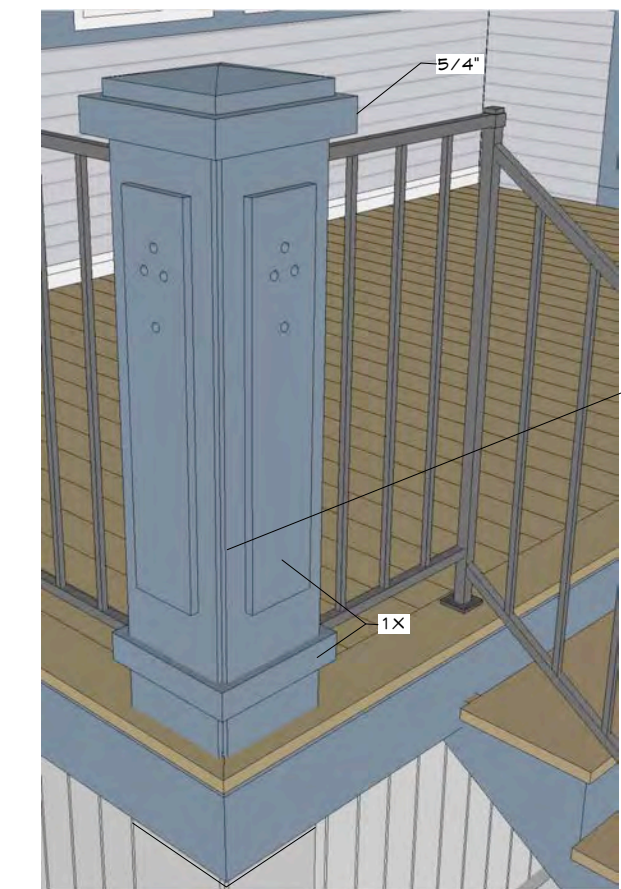


NEW FRONT PORCH 09.14.20 FOR LANDMARKS SUBMITTAL
 1514 RUTLEDGE ST.
 MADISON, WI
 1 OF 4



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

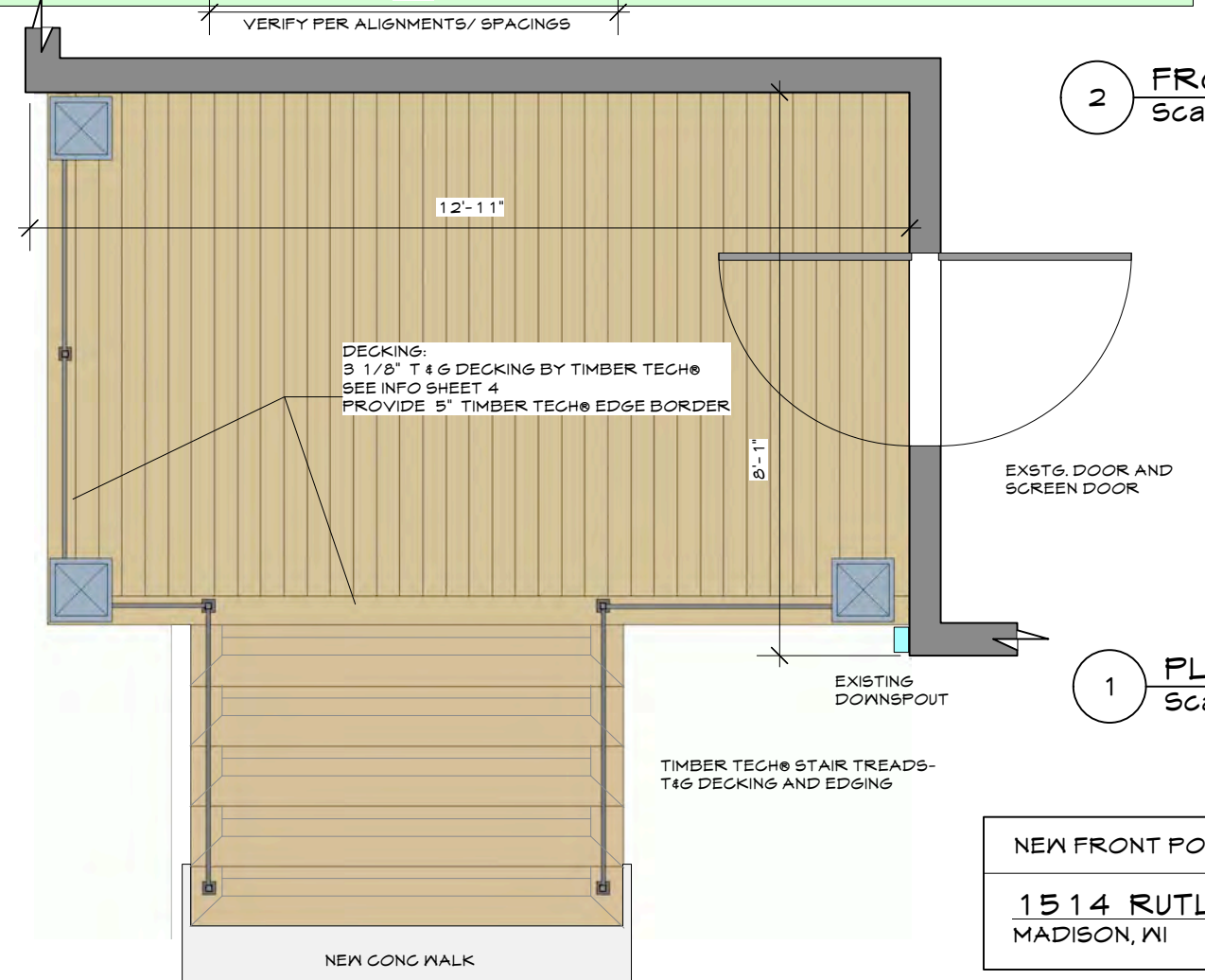
2 FRONT ELEVATION
 Scale: 3/8" = 1'-0"



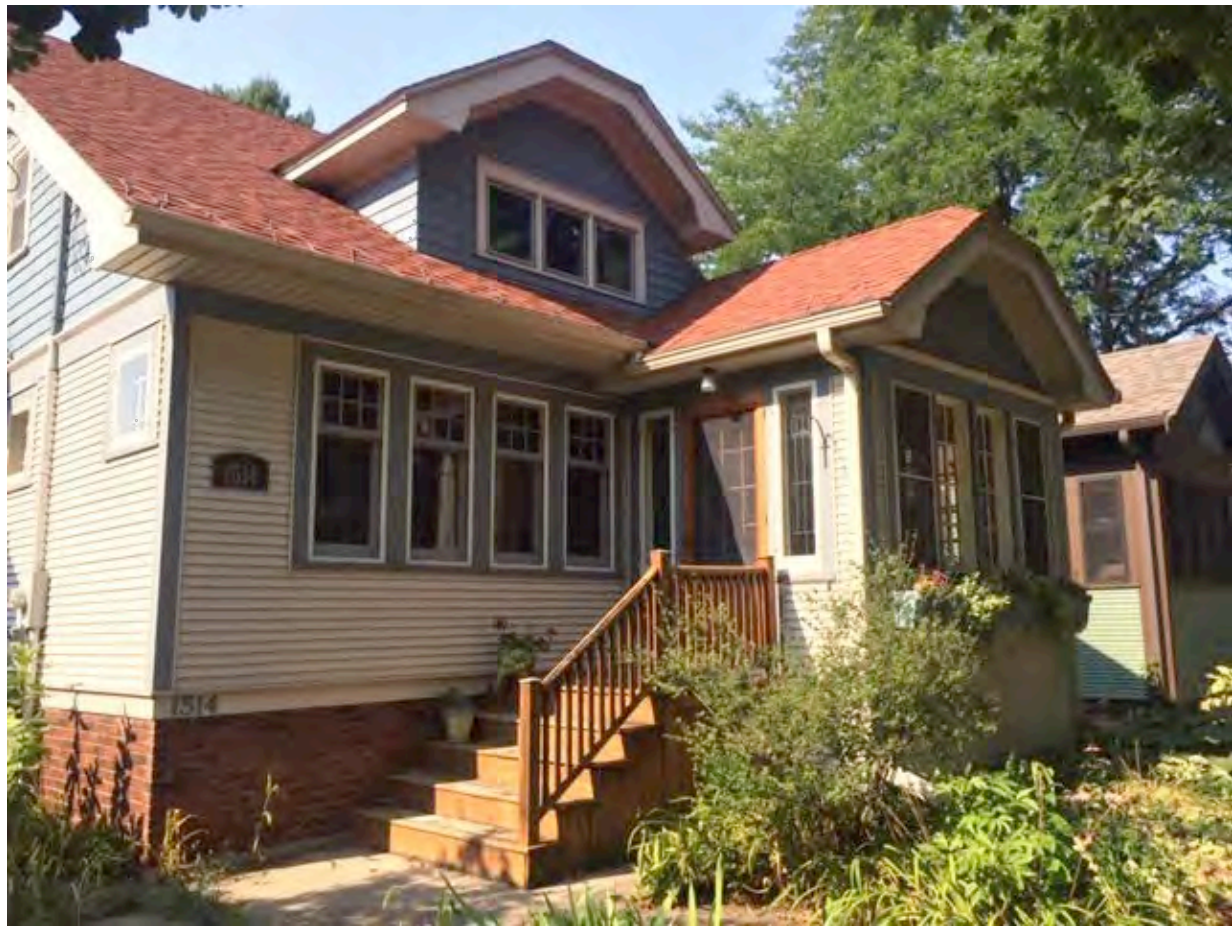
4 DETAIL
 Scale: 3/8" = 1'-0"

- 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)



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



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,

