



**Project Name/Address:** 1438 Rutledge  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [42595](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** April 27, 2016

## Summary

**Project Applicant/Contact:** Rob Van Nevel

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alteration which includes the repair and construction of a new front porch platform, stairs and side walls in the Marquette Bungalows historic district.

## Background Information

**Parcel Location:** The subject site is located in the Third Lake Ridge Historic District.

### Relevant Landmarks Ordinance Section:

#### 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.
- (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.

## Analysis and Conclusion

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness for the repair and construction of a new front porch platform, stairs and side walls. The platform is being extended to meet building code and therefore the side walls will also be extended. The Applicant is proposing to match the existing materials and appearance.

The submission materials do not indicate if the existing metal railing will be reinstalled, but a railing will be required on the platform and along the stairs.

The existing brick material has significant color variations and integral texture that should be replicated in the new brick.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations related to the repair and construction of a new front porch platform, stairs and side walls are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall provide information about the railing.
2. The Applicant shall explain if some of the existing brick can be salvaged and used in the most visible areas of the side walls.
3. The Applicant shall review the brick selection with staff before materials are purchased.