



Project Name & Address: 1115 Rutledge Street
Application Type(s): Certificate of Appropriateness for an addition and exterior alterations
Legistar File ID # [79097](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: August 21, 2023

Summary

Project Applicant/Contact: James McFadden
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a new accessory structure.

Background Information

Parcel Location/Information: The subject property is in the Third Lake Ridge Local Historic District.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

41.27 STANDARDS FOR NEW STRUCTURES.

- (1) General
 - (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

 1. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission shall consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.

2. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission shall consider factors such as the average setback of historic resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.
 3. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission shall consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade.
 4. Building Form. When determining visual compatibility for building form, the Landmarks Commission shall consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.
 5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.
- (b) Accessory Structures
1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.
 2. Minimally visible from the developed public right-of-way, or be minimally visible from the front of the property for corner lots.
 3. Clearly be secondary to the primary structure.
- (3) Exterior Walls
- (a) General
1. Materials used for new structures shall be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.
- (4) Roofs
- (a) Form
1. Roof form and pitch shall be similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.
- (b) Materials
1. Roof materials shall replicate materials found on historic resources within two hundred (200) feet.
- (5) Windows and Doors
- (a) General
1. Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet.

Analysis and Conclusion

The proposed project is to construct a greenhouse behind the principal structure at 1115 Rutledge. The house was constructed in 1913, designed by noted Madison architects Claude & Starck, and is an eclectic two-story brick structure with strong Beaux-Arts references. The greenhouse is proposed to be a simple gabled structure with white metal framing, glass cladding, and resting on a concrete base. The white framing will reference the white trim elements on the house and the clear glass of the greenhouse will allow this simple utilitarian structure to read as largely open. The size and gable form replicates the form of other accessory structures in the vicinity. The new accessory structure is located behind the house and not visible from the developed public right-of-way, on

the rear of the structure. It is setback from the house so as not to obscure any decorative elements on the historic structure.

A discussion of relevant standards follows:

41.27 STANDARDS FOR NEW STRUCTURES.

(1) General

(a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

1. Building Placement. The location of the accessory structure on the rear is similar to the placement of other accessory structures on properties in the vicinity, which include small garages and boathouses.
2. Street Setback. The accessory structure will not be visible from the street and is comparable to the configuration of rear additions and landscaping/hardscaping improvements on nearby properties, and of garages in the vicinity.
3. Visual Size. The 10'-8" by 12'-8 1/2" single-story structure is of a similar scale to other accessory structures in the vicinity. The simple and small structure would read as clearly secondary to the much larger principal structure.
4. Building Form. The simple gable-front structure follows the same form as other accessory structures in the vicinity.
5. Architectural Expression. Most accessory structures in the vicinity are simple utilitarian structures with minimal architectural detailing. The white metal framing will link the architectural vocabularies on the property as the red brick house has white decorative elements and trim. As an otherwise all glass structure, this building will read almost entirely as a void and not compete architecturally with the principal structure.

(b) Accessory Structures

1. This proposed structure appears to comply with requirements for new primary structures with other historic accessory structures serving as the comparables.
2. This new structure will not be visible from the developed public right-of-way.
3. This single-story, simple accessory structure would clearly be secondary to the primary structure.

(3) Exterior Walls

(a) General

1. the form of the structure will be similar to the simple gable-front accessory structures in the vicinity. While the other accessory structures are largely clad in clapboard, the glass cladding will allow this structure to read as a void with minimal visual impacts to the site and will allow it to read as a structure of its time without creating a false sense of history.

(4) Roofs

(a) Form

1. The roof form and pitch are similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.

(b) Materials

1. There are no all-glass roofs on historic resources within two hundred (200) feet, but the other accessory structures have a similar form to their roofs and this structure's glass roof would speak to its use as a greenhouse.

(5) Windows and Doors

(a) General

1. Again, the doors and windows on this structure are all glass to provide as much light to the interior, in keeping with the greenhouse use. The simple door and window forms are in keeping with the proportions and simple forms of doors and windows on other accessory structures in the vicinity.

Recommendation

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