

# 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: 1121 Rutledge

Alder District: 6

## 2. PROJECT

Project Title/Description: 1121 Rutledge

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

**New Construction/Alteration/Addition 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**

**Development adjacent to a Designated Landmark**

**Variance from the Historic Preservation Ordinance (Chapter 41)**

**Landmark Nomination/Rescission or Historic District Nomination/Amendment**  
*(Please contact the Historic Preservation Planner for specific Submission Requirements.)*

**Informational Presentation**

**Other** *(specify):*

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b>
	<b>RECEIVED</b>  2/5/23

## 3. APPLICANT

Applicant's Name: James McFadden Company: McFadden & Company

Address: 380 W Washington, Madison, WI 53703  
Street City State Zip

Telephone: (608) 251-1350 Email: james@mcfadden.com

Property Owner *(if not applicant)*: Jessica Wartenweiler, Eric Welch

Address: 1341 Spaight St # 1, Madison, WI 53703  
Street City State Zip

Property Owner's Signature:  Date: February 3, 2022

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 12:00pm on the submission date with the Preservation Planner. 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/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

## Letter of Intent

From: McFadden & Company  
380 West Washington  
Madison, Wisconsin 53703  
608 251 1350 james@mcfadden.com



To: City of Madison  
Landmarks Commission  
210 Martin Luther King Blvd.  
Madison, WI 53703

Date: February 2, 2023

Project: 1121 Rutledge

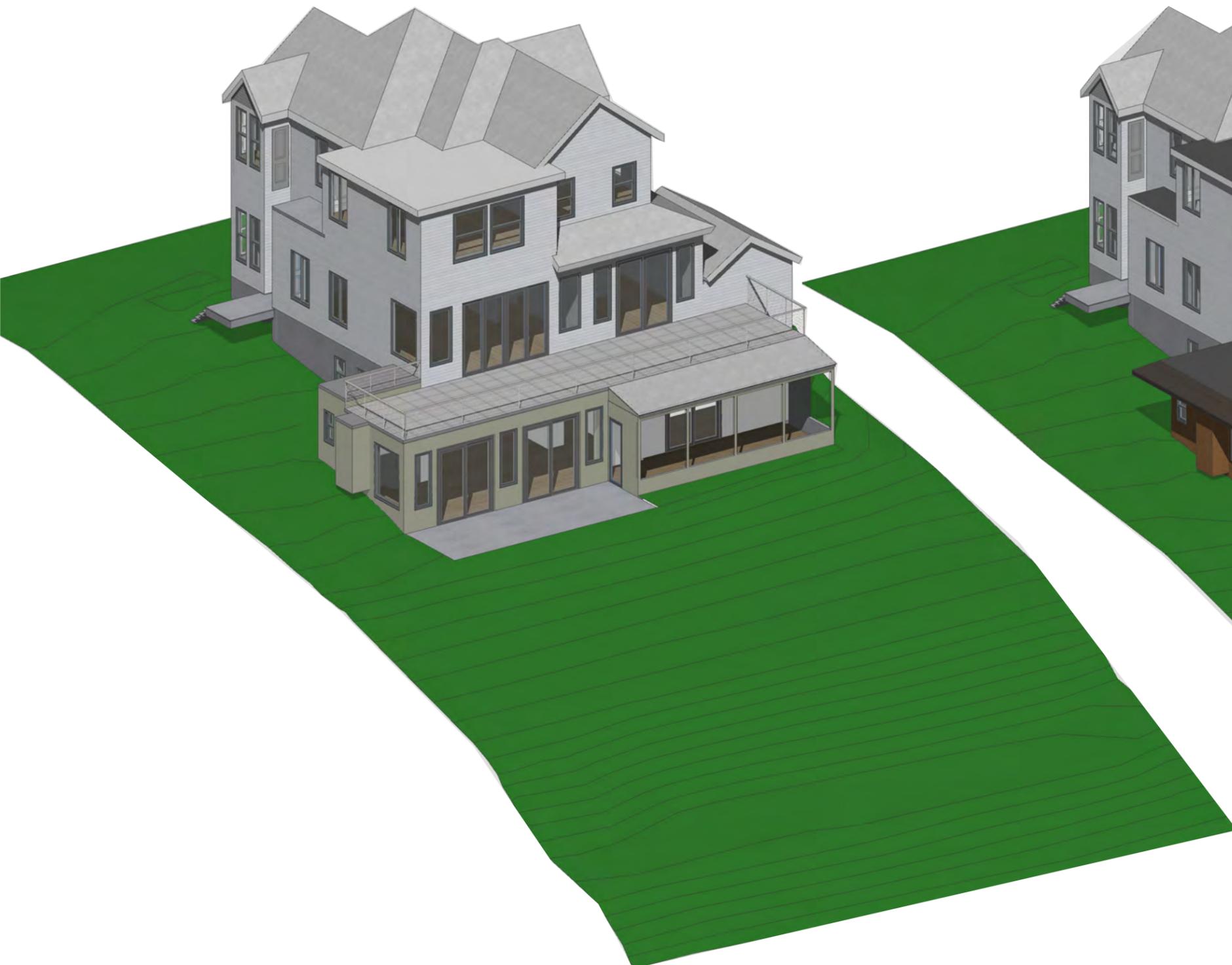
Proposed are improvements to a lakefront property across the street from Orton Park in the Third Lake Historic District undertaken to facilitate the conversion of existing three-unit rental to owner occupancy with a single additional rental dwelling.

While the portion of the house visible from the street retains its original character, there have been two additions to the rear of the house in decades past by previous owners. The first previous addition expanded the living room on the southwest corner of the second floor and added a finished room to the first level. The second previous addition added a third dwelling unit in what was once the basement and included a new living room/dining room, kitchen and screen porch.

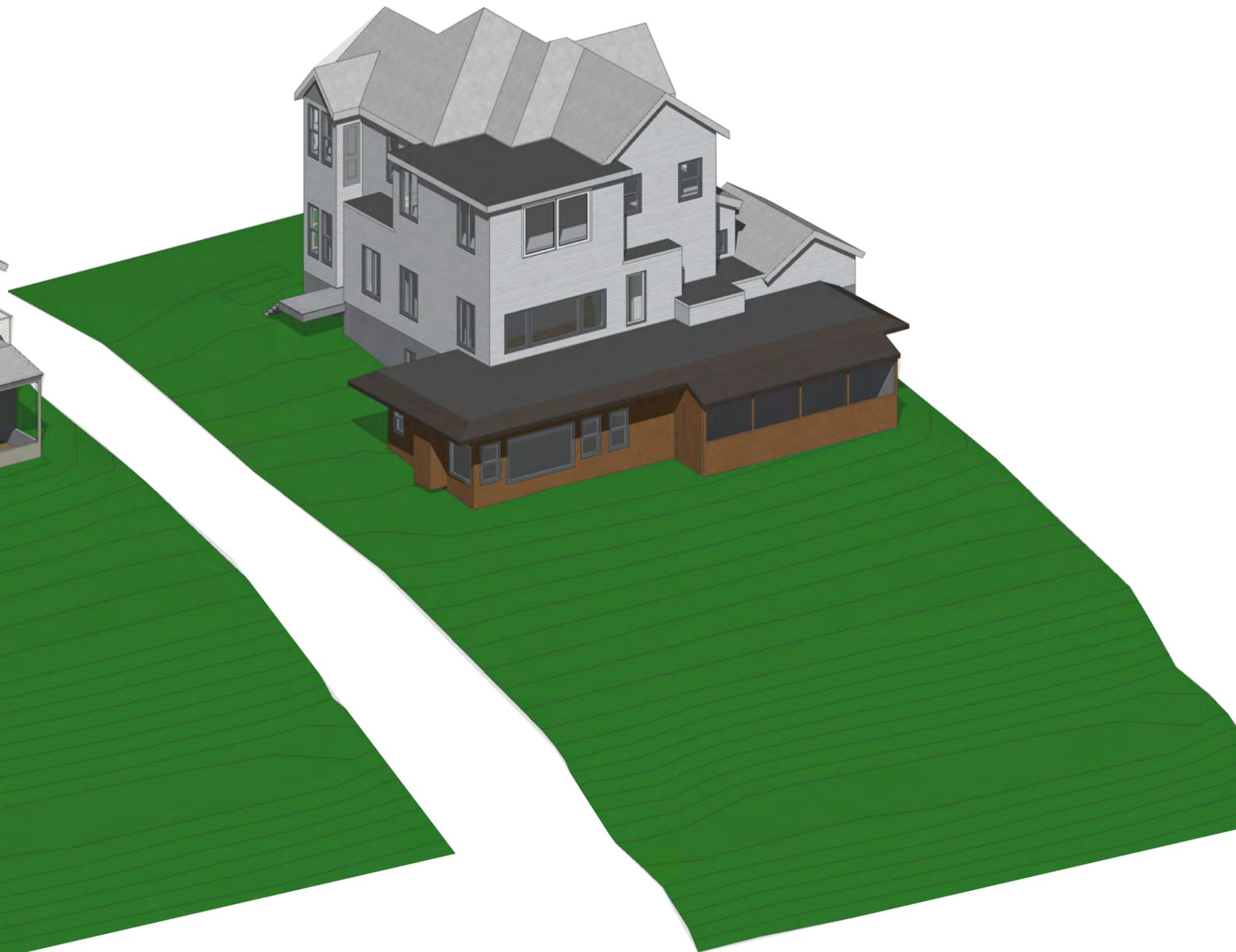
The original building is forty-eight feet in depth. Three changes to the rearmost eight feet of the building's exterior are proposed, the most extensive being the lowering of the addition facing the lake on the lowest level so its new roof can serve as a deck directly accessible from the first floor. The footprint will remain unchanged, but the overall height will be reduced one foot seven inches.

The first floor's southeast corner will be squared off with an approximately 56 SF "L" shaped addition to allow for a new master bedroom in what had been a kitchen. On the lakeside, one window will be replaced on the second floor and new windows & patio doors will be installed in new openings on lower two floors.

The palette of new materials will be limited to new glazing as shown in the drawings attached, fiber cement siding for the lakeside addition and ceramic tiles & wire railings for the new deck.



Proposed



Existing





From the South



From the Northwest



From the Southwest



From the Southeast



From the Northeast



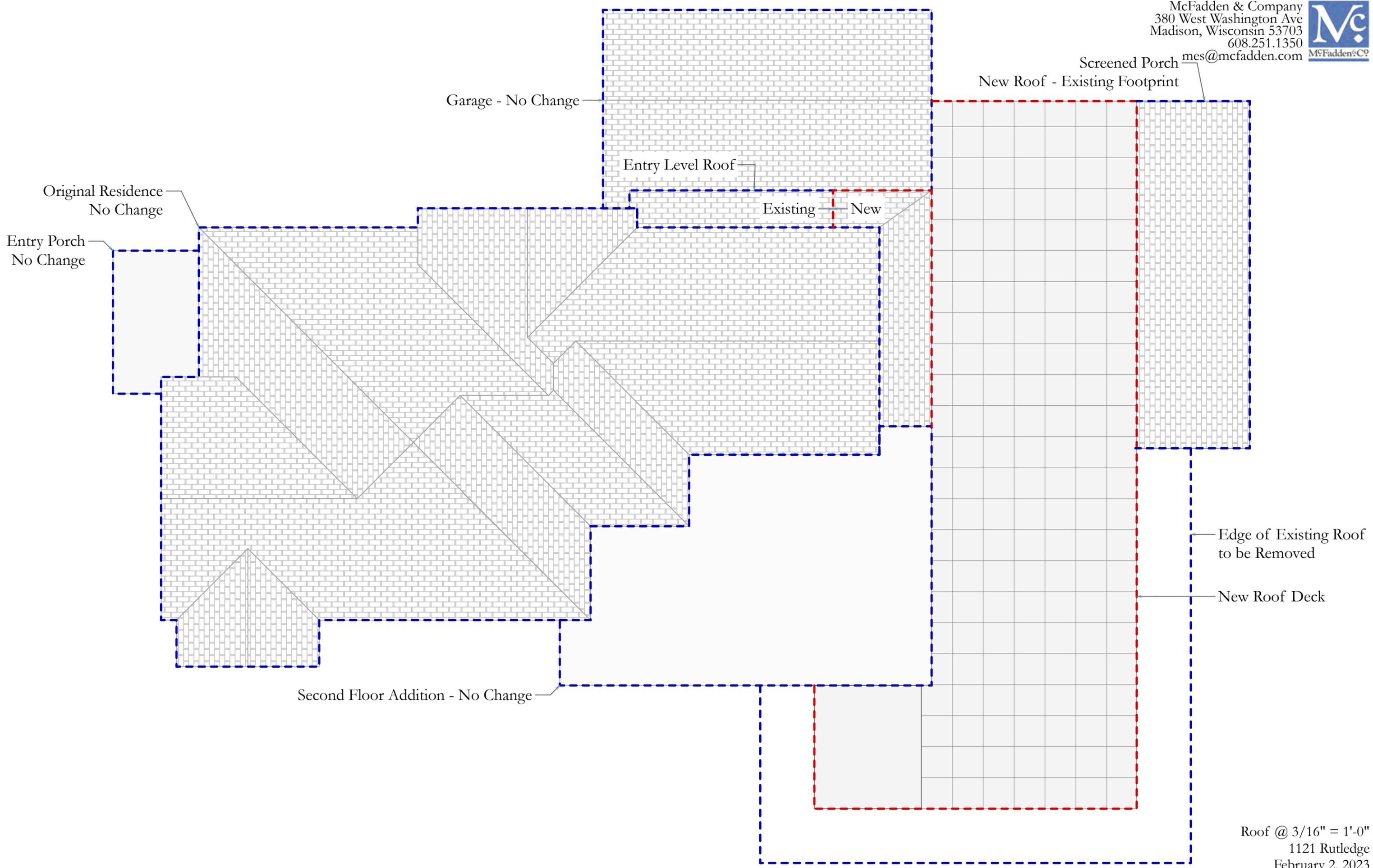
From the Southeast



From the Southwest



From the Northwest



Garage - No Change

Entry Level Roof

Original Residence  
No Change

Entry Porch  
No Change

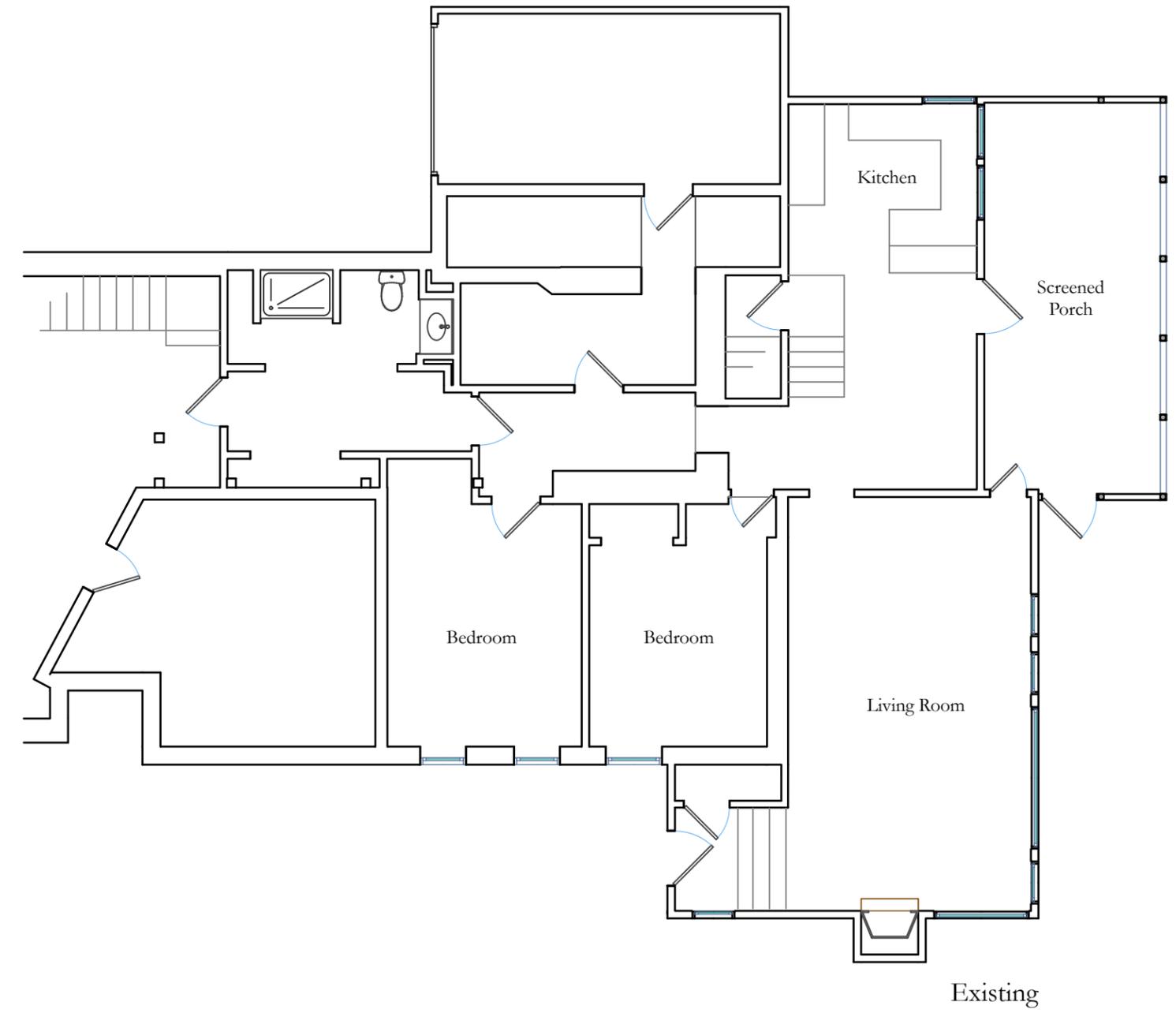
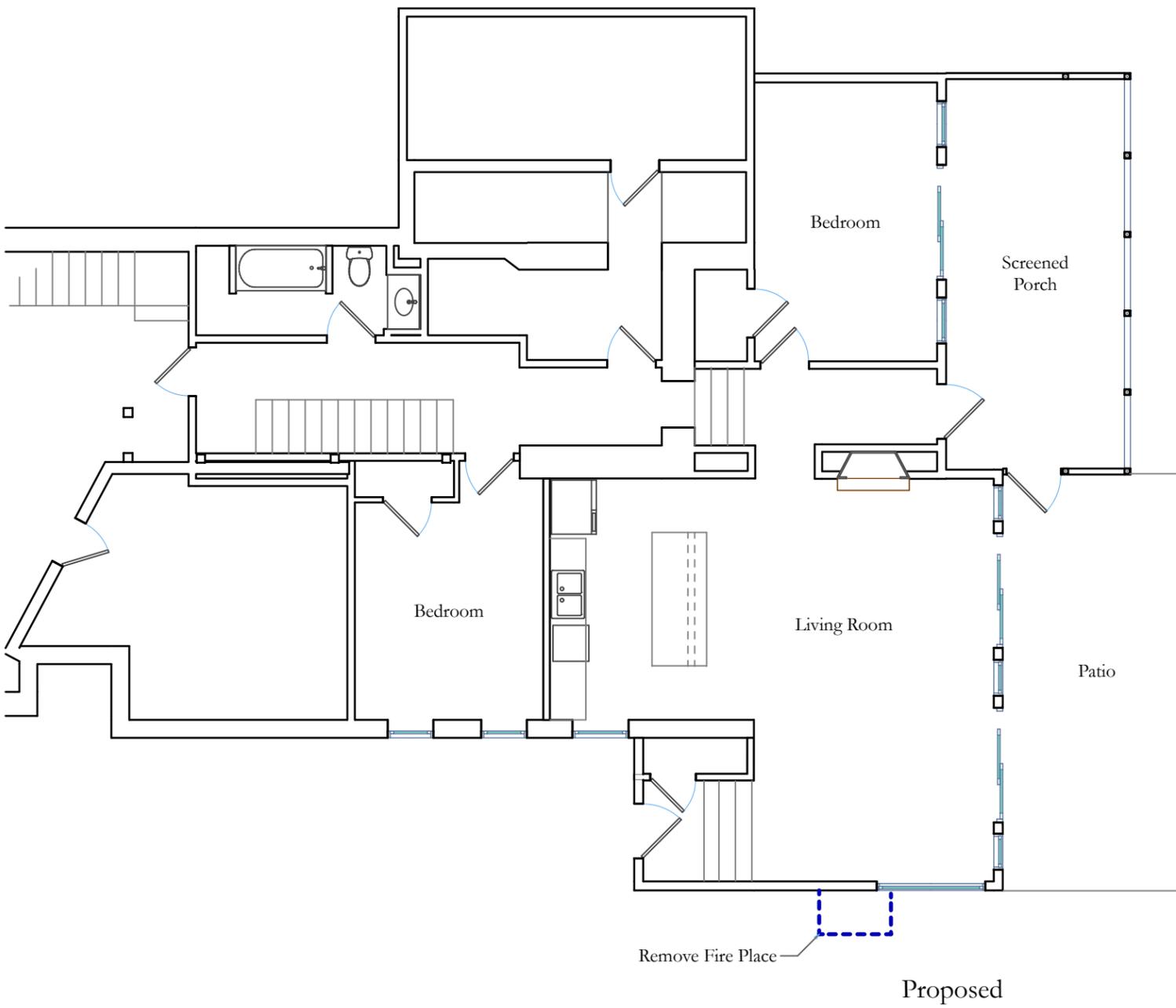
Existing — New

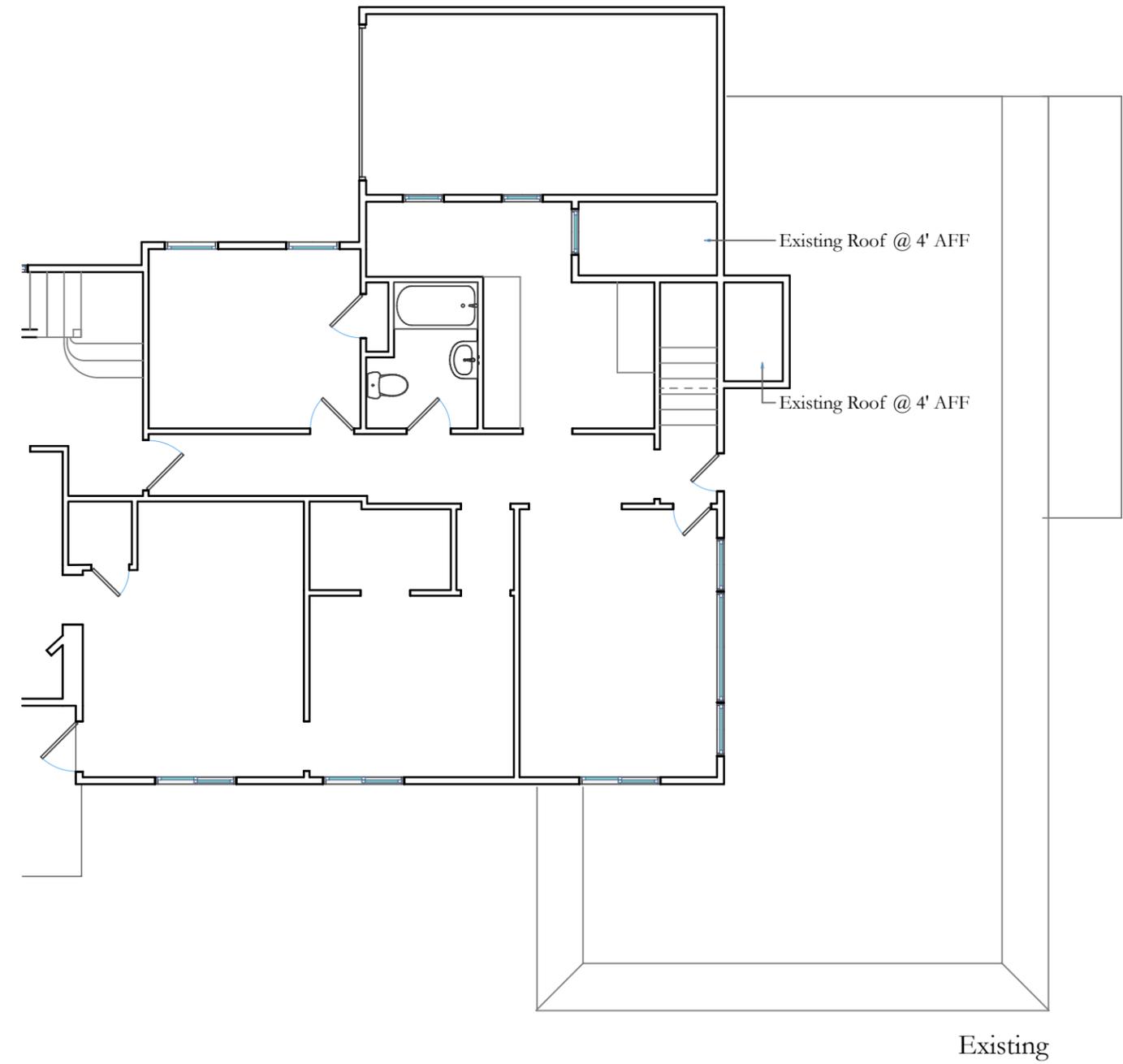
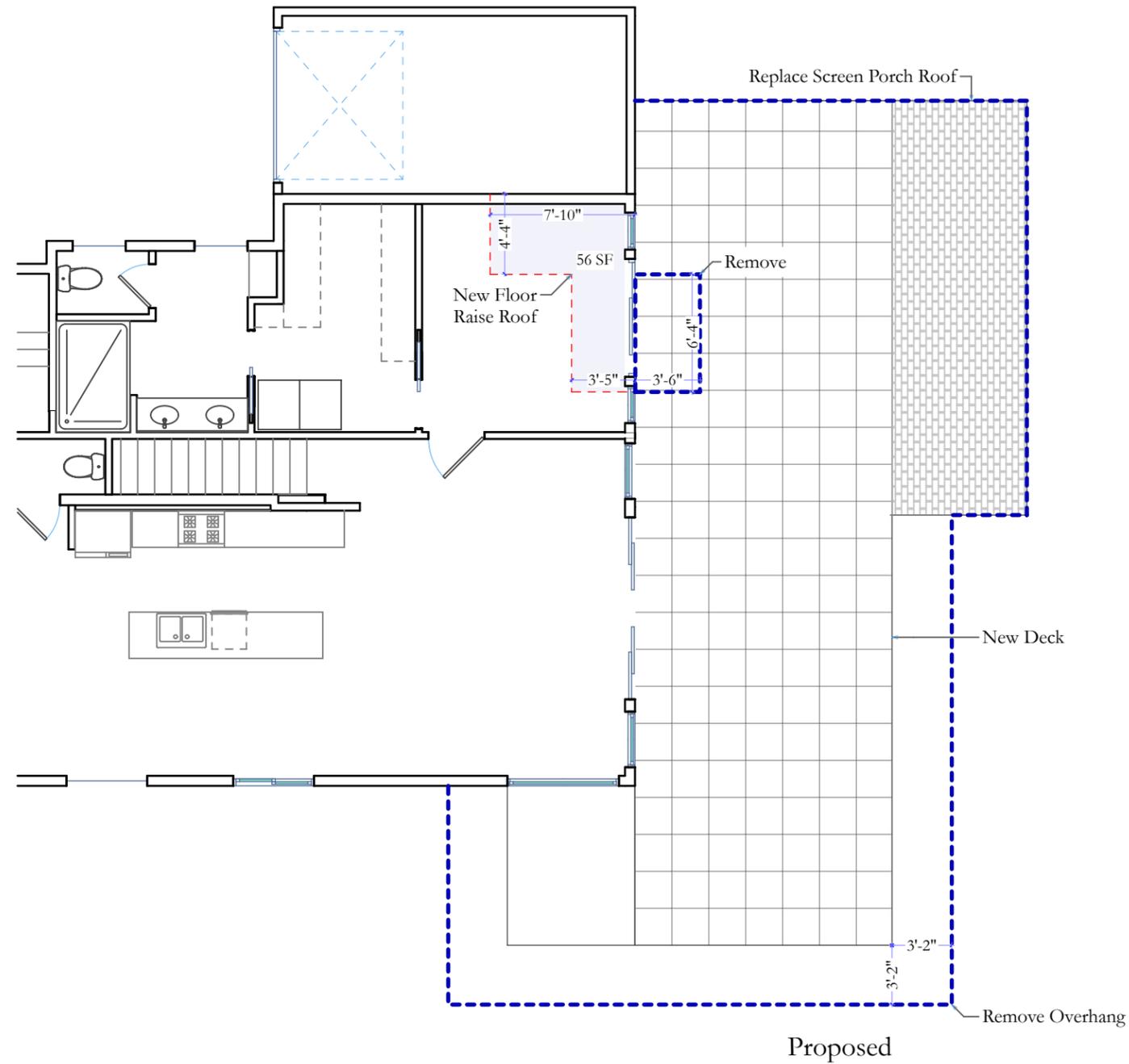
Screened Porch  
New Roof - Existing Footprint

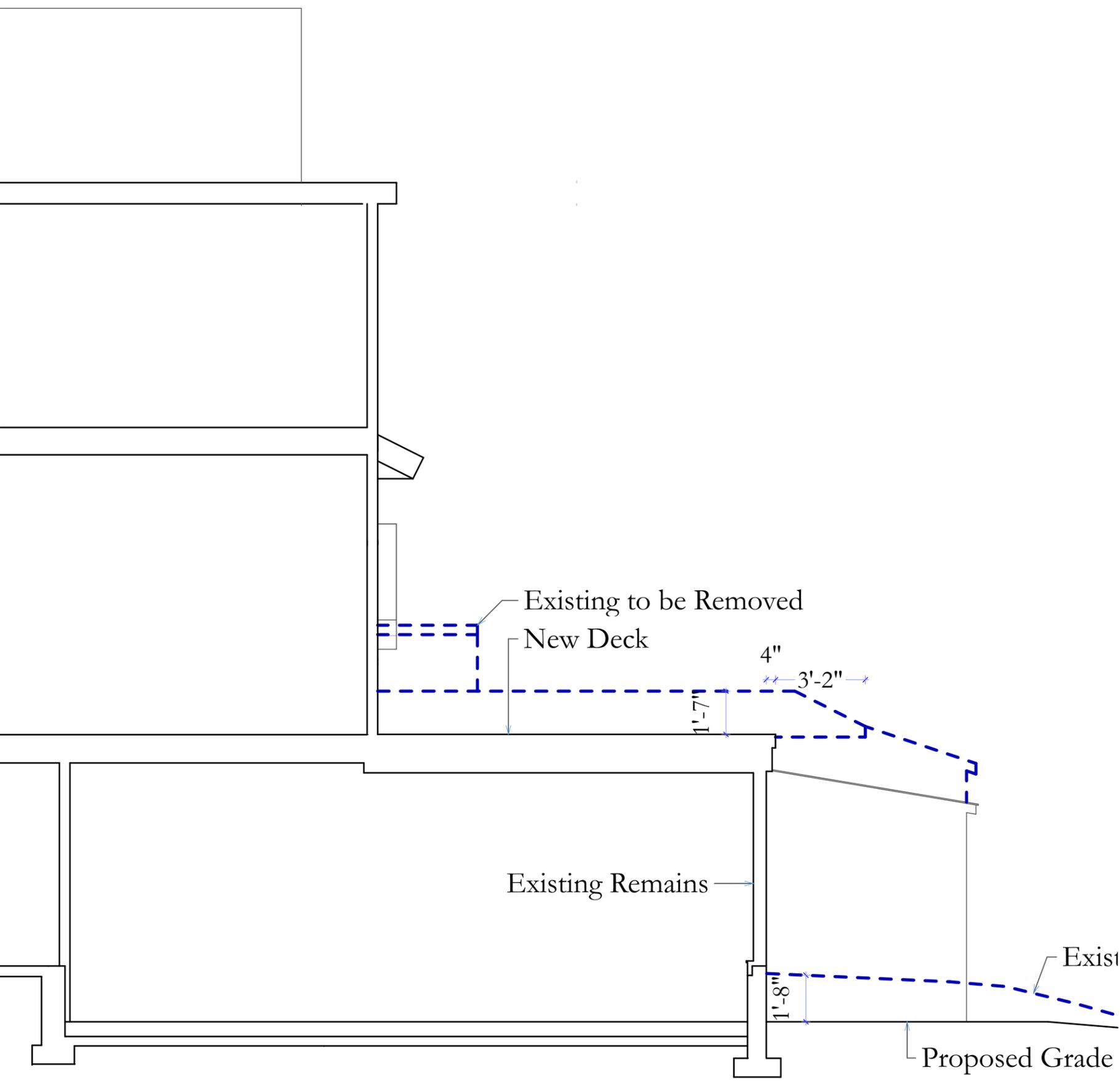
Edge of Existing Roof  
to be Removed

New Roof Deck

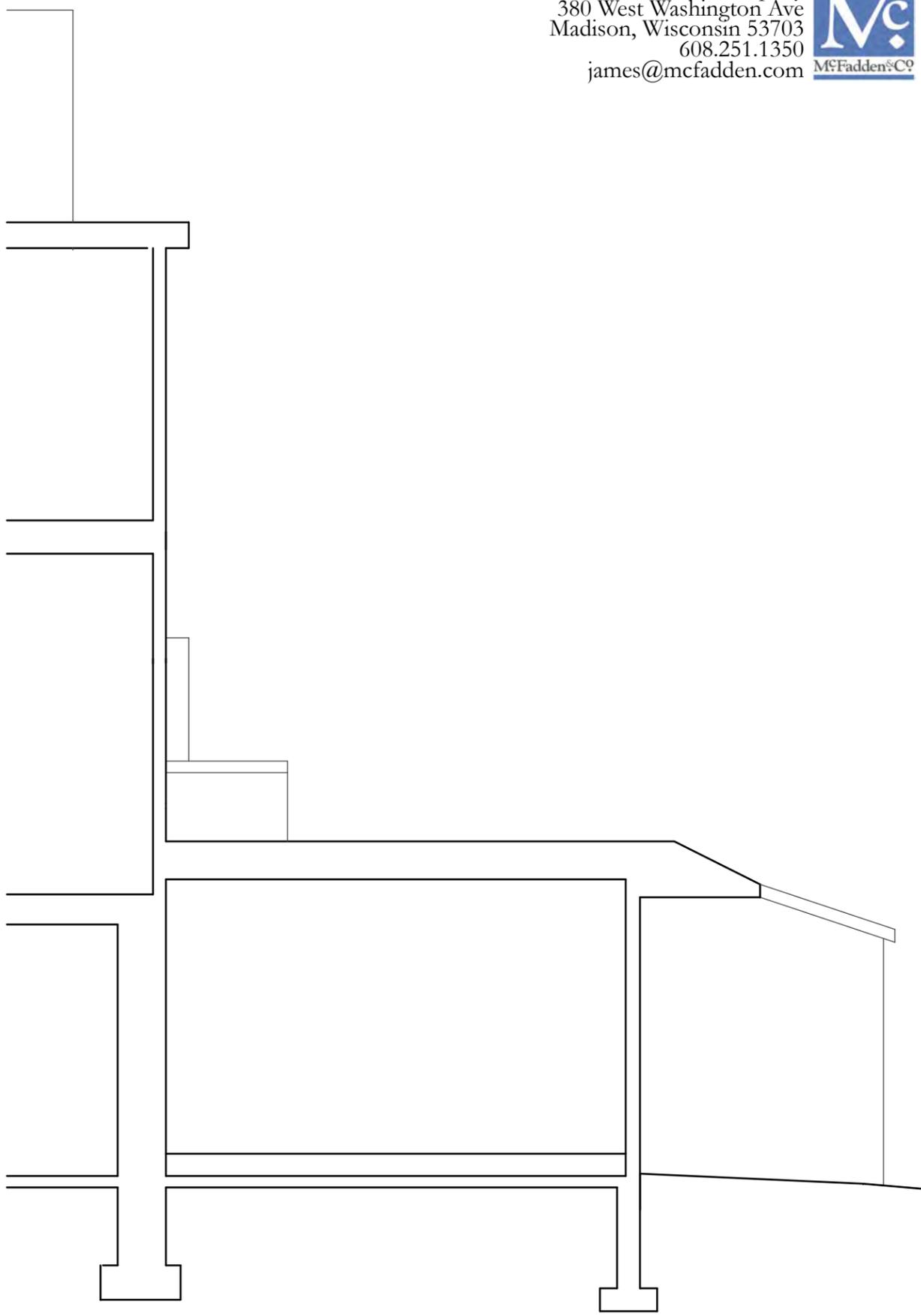
Second Floor Addition - No Change







Proposed Section



Existing Section



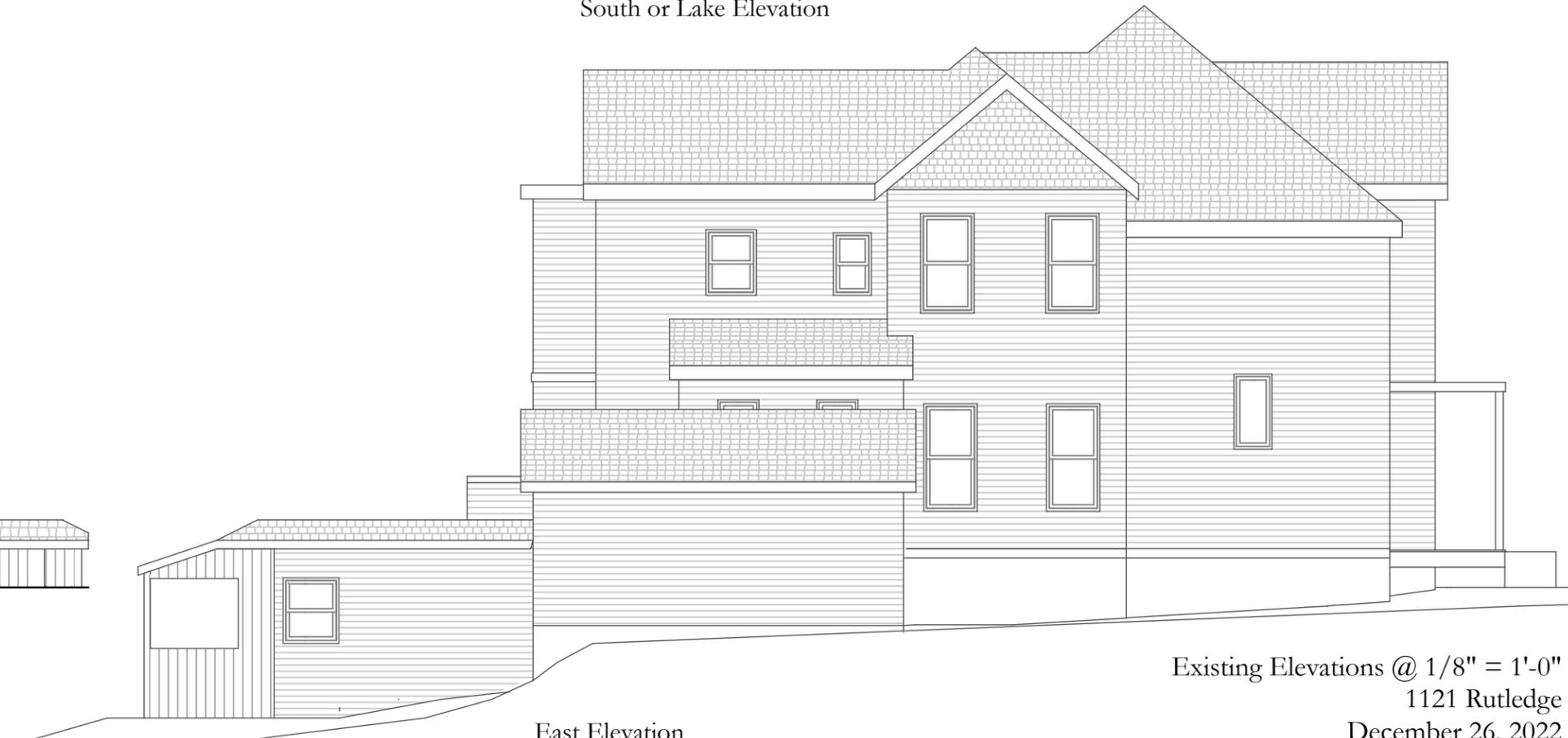
West Elevation



South or Lake Elevation



Street or North Elevation



East Elevation



West Elevation



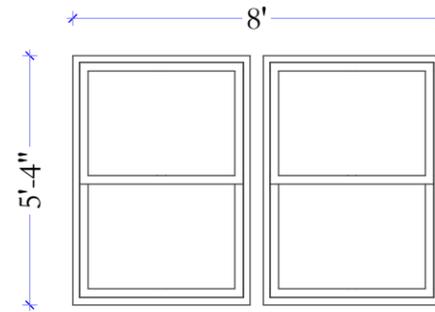
South or Lake Elevation



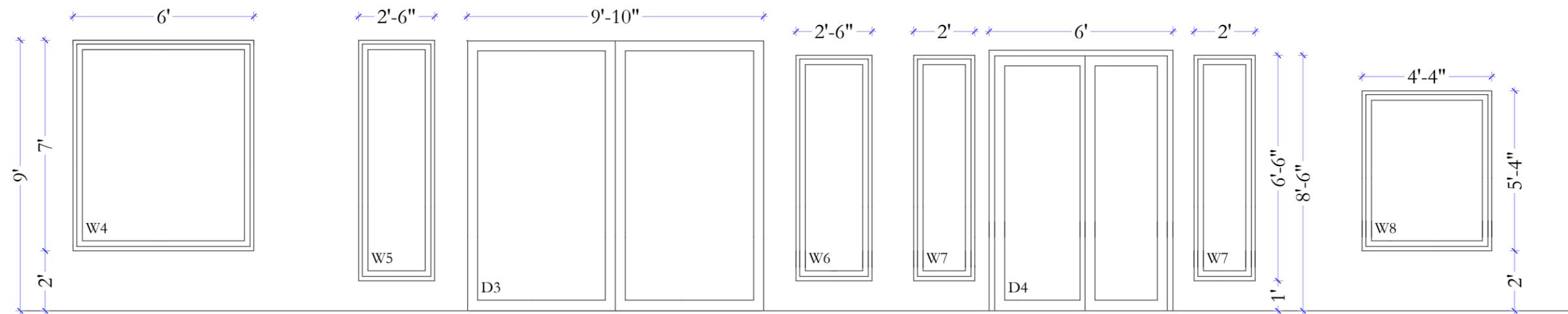
Street or North Elevation



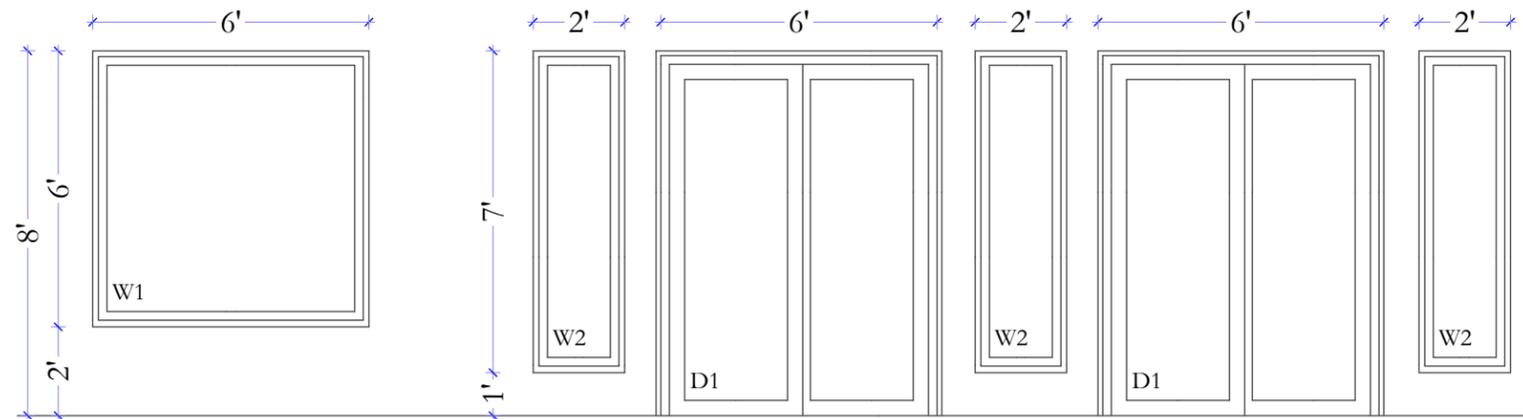
East Elevation



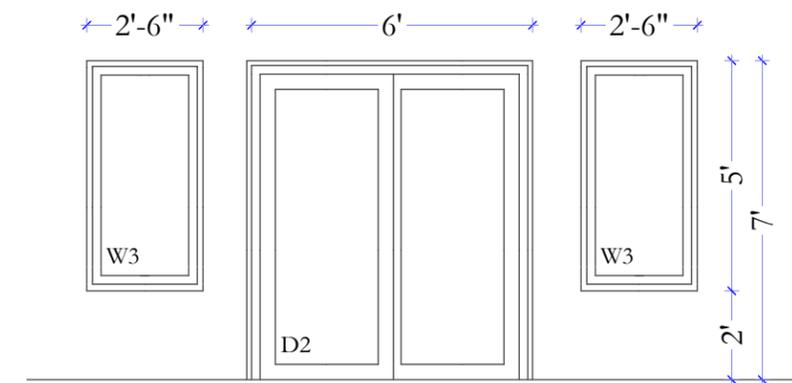
Second Floor



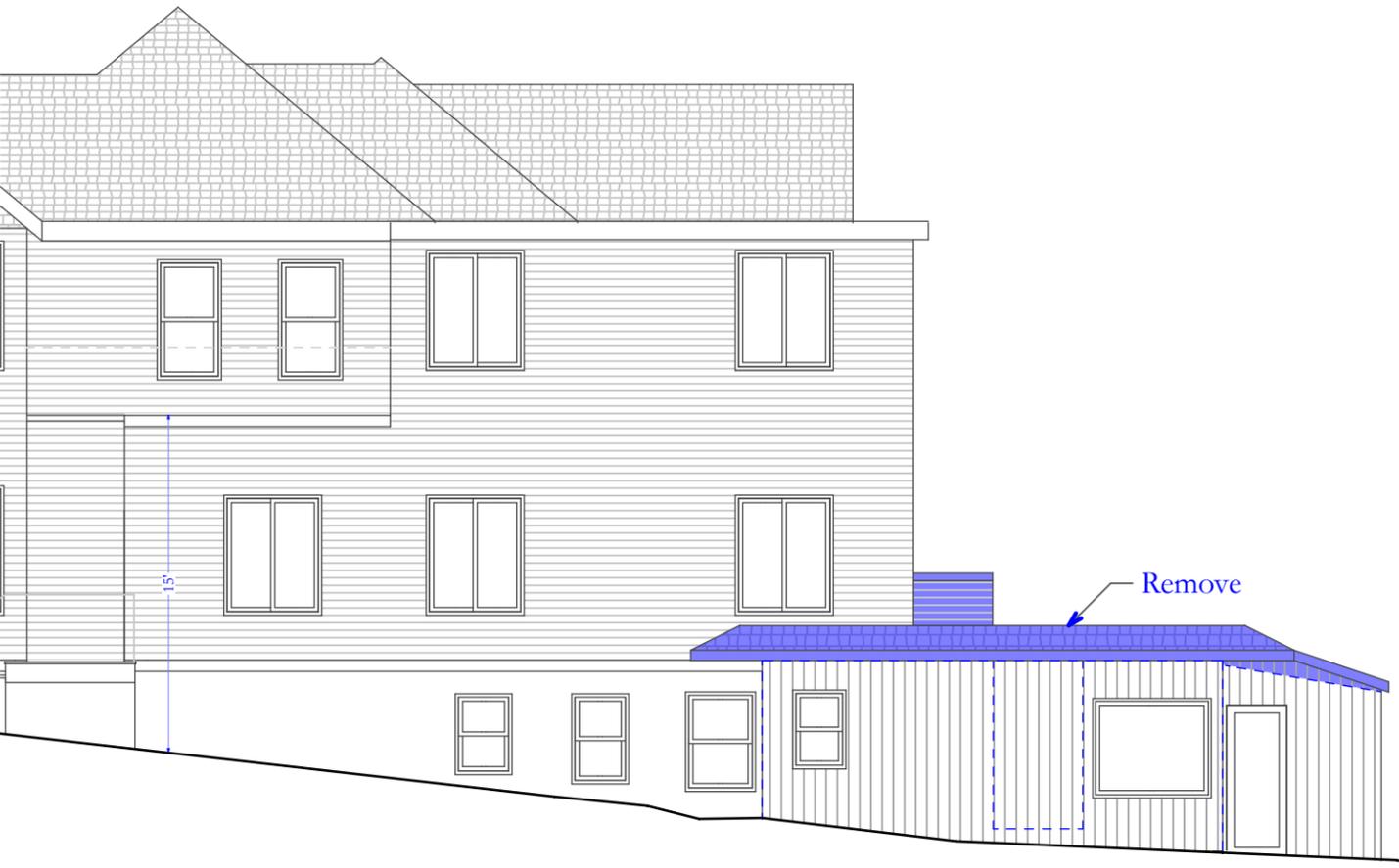
Entry Level



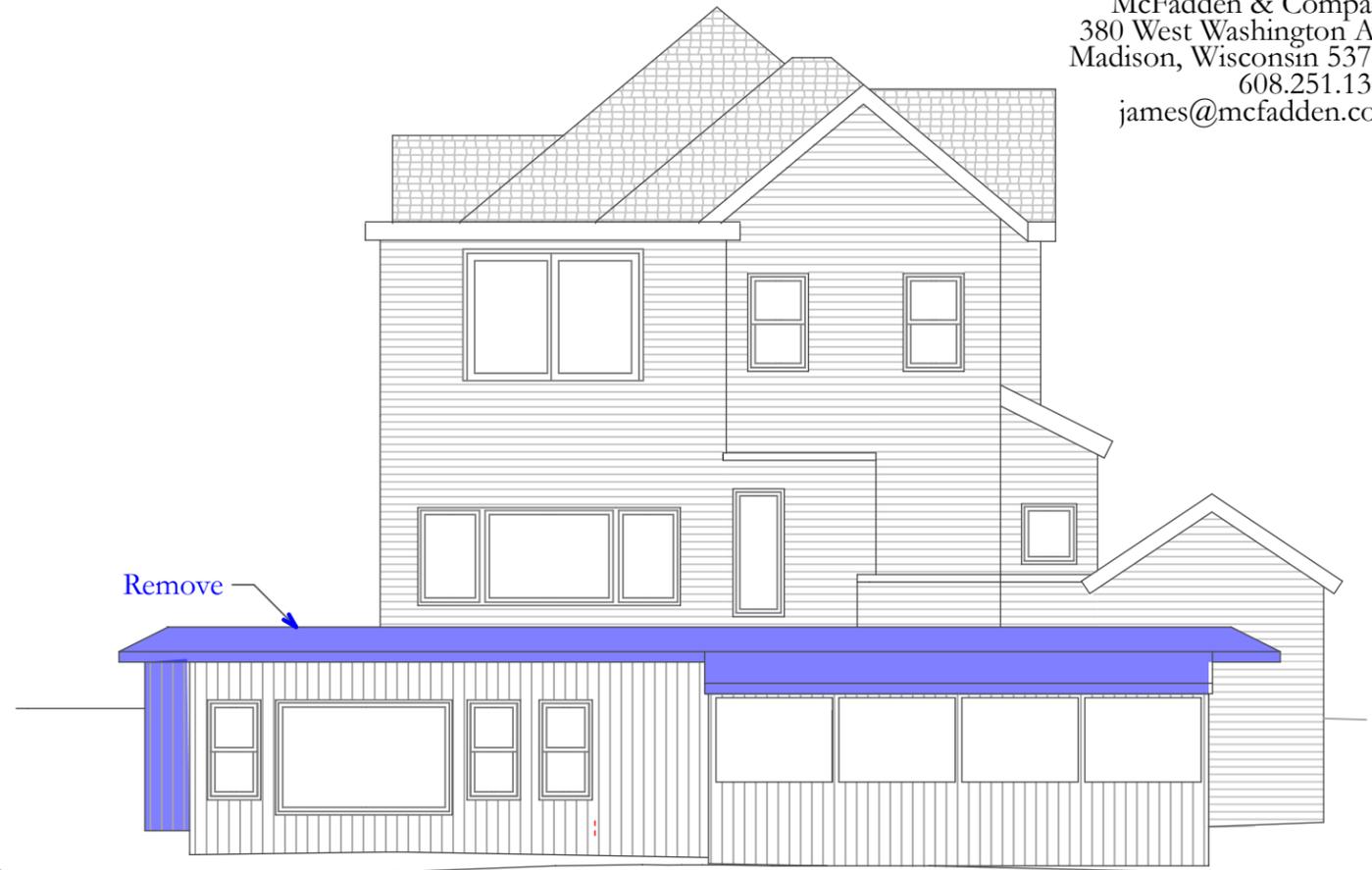
Lake Level



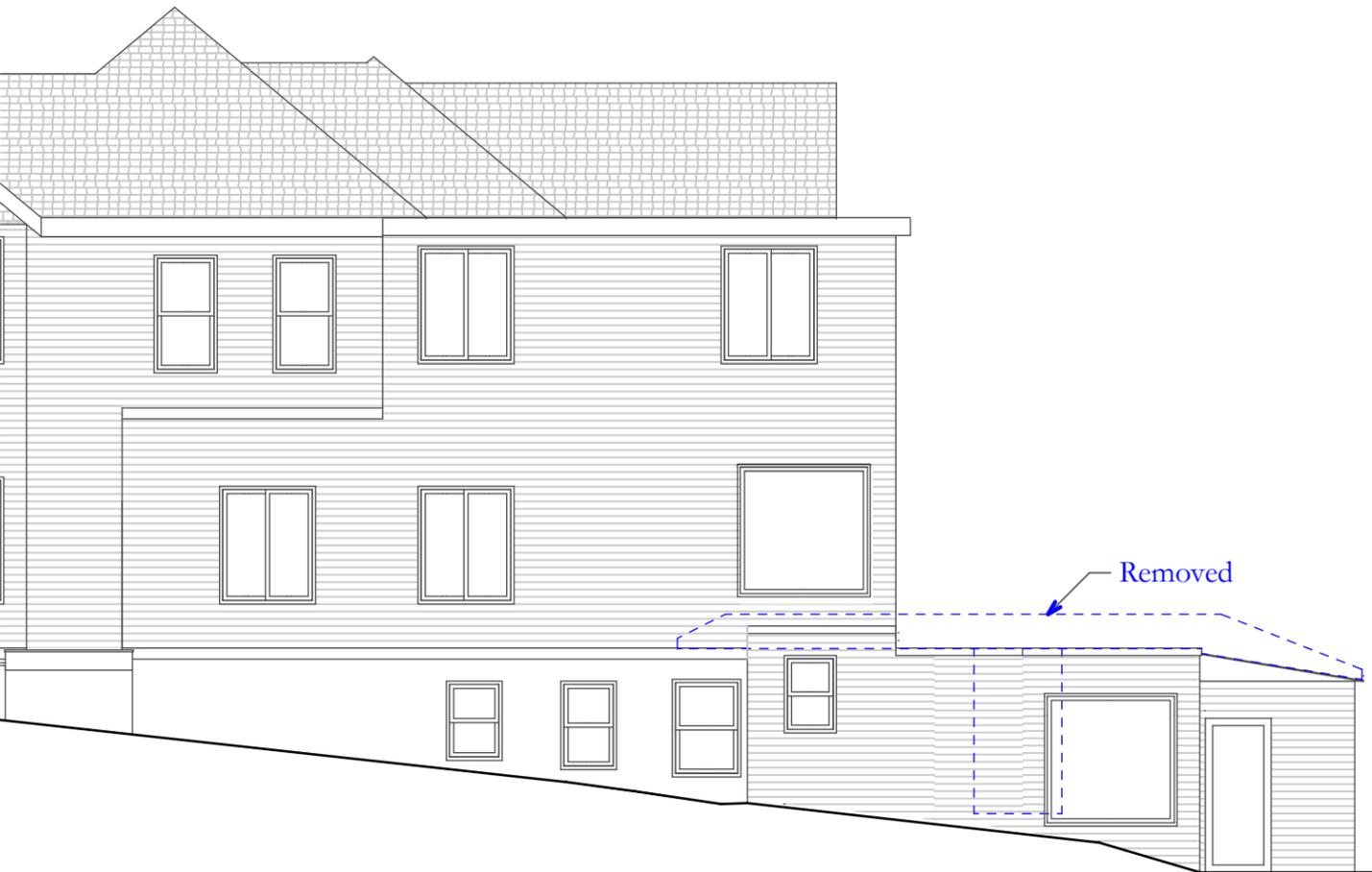
Lake Level Bedroom



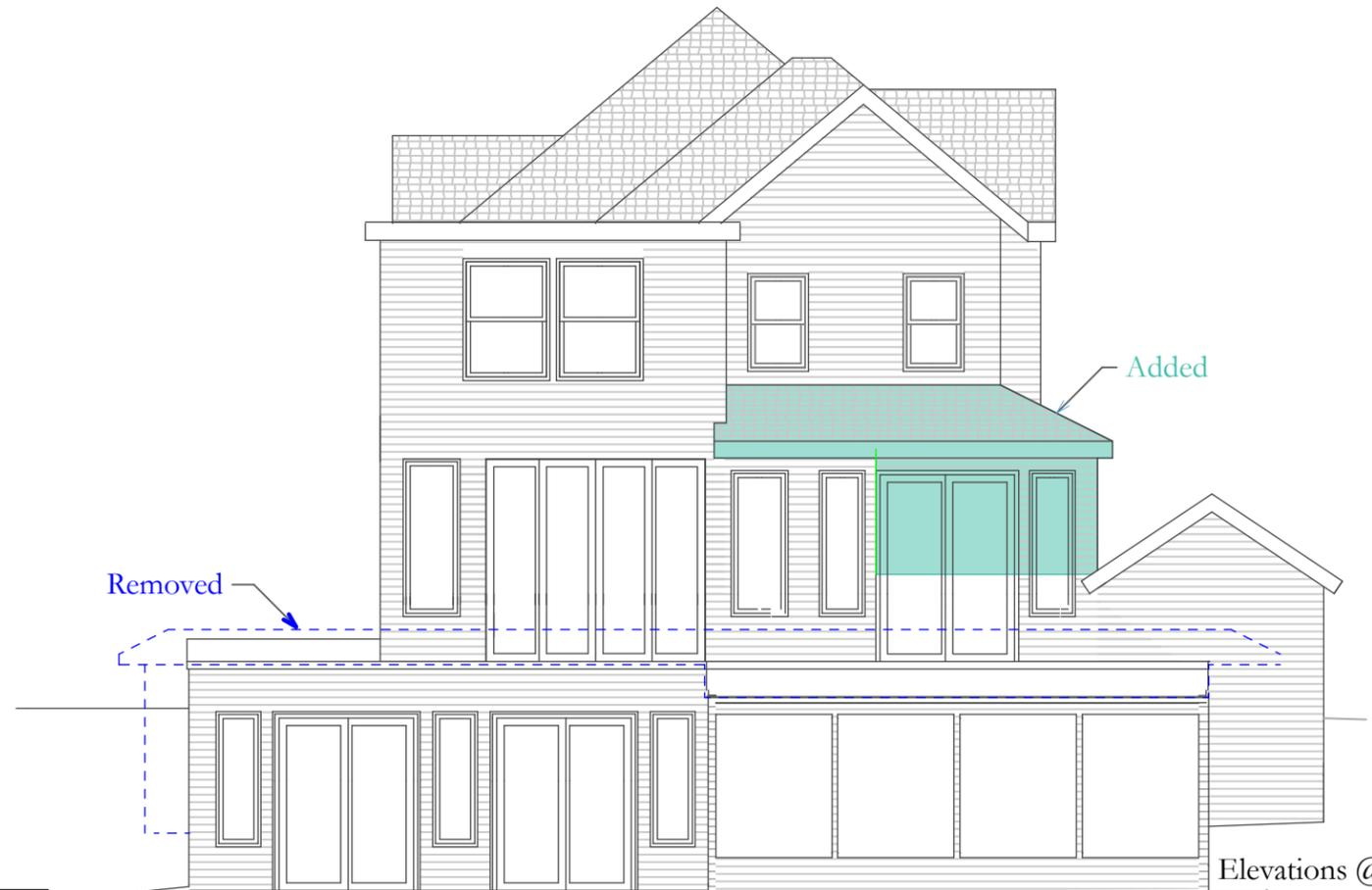
Existing Partial West Elevation



Existing Lake Elevation



Proposed Partial West Elevation



Proposed Lake Elevation