

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

1315 Rutledge St.

Project Address: _____ Aldermanic District: 6

2. PROJECT

Project Title/Description: Garage and Sunroom Additon

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
- 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	Legistar #: 63193
	DATE STAMP RECEIVED 12/21/20 10:53 am
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Meri Tepper Company: Associated Housewrights

Address: 1217 Culmen St Madison, WI 53713
Street City State Zip

Telephone: 608-204-7665 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): Heather Clefisch and Nathan Zolik

Address: 1315 Rutledge St Madison, WI 53703
Street City State Zip

Property Owner's Signature: Heather Zolik Date: 12-20-2020

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. 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

Letter of Intent
21 December 2020

To: Landmarks Commission - City of Madison Planning Division

Design/Build Agent: Associated Housewrights
Project Designer: Meri Tepper
On behalf of: Heather Clefisch and Nathan Zolik

Project name
Garage and Sunroom Addition

Project address and select history
1315 Rutledge Street, Madison WI 53703
The property (The Robert Sandon Residence) is situated in the Third Lake Ridge Historic District. Built in 1892, the house reflects the Queen Anne architectural style. The siding is wood clapboard with many unique details, especially in the attic gable end walls (see pictures). The roof is standard asphalt shingle.

Project description
The homeowners have hired Associated Housewrights to design and build a 1 car garage and sunroom as additions to the home. The proposed location is in the side and back yards. The position of the garage in particular has been vetted by Landmarks and Zoning as the most appropriate location even though it will require a rear-yard setback variance. The sunroom is an expansion of an existing sun porch. The existing sun porch enclosure appears to be part of an undated addition and is not particularly complimentary to the original style of the house. Removal of this more modern porch enclosure element and reconstruction as larger sunroom does not seem in conflict with the intent of the Landmarks commission. The proportions, massing and wooden details of the proposed additions will integrate and complement the existing house.

All new windows will be Marvin double hung to match the proportions and white color of the windows on the main house. Except for 2 original windows on the driveway side in the staircase, none of the other windows have muntin patterns. The addition windows will not have muntin patterns.

The overhead garage door is proposed to be Amar Designer's Choice with Clear Glass.

There are three "people" doors on the garage. These are proposed as Thermatru Craftsman Lite 2 Panel Shaker Flush-Glazed Smooth Star. This door will match the existing rear mudroom door which is going to be replaced.

The siding materials of the addition will be 4" wood or fiber- cement horizontal clapboards painted blue to match the wood siding and trim found throughout the existing exterior of the house. All of the eave, cornice, and trim details will match the original historic home. (see photos for examples of such details)

The garage and sunroom are set back as far from the street as possible. Most of the garage door will be visible from the street, whereas only a small amount of the sunroom will be visible from the street. Both are designed to be compatible with the scale of the existing structure, and, further, the materials proposed are compatible with the existing materials in texture, color and architectural details. The addition is designed to harmonize with the architectural design of the existing house.

Respectfully,

Meri Tepper
Director of Design for Associated Housewrights
For Heather Clefisch and Nathan Zolik



SHED TO BE REMOVED

STREET VIEW FROM FRONT WALKWAY. NOV 2020



SHED TO BE REMOVED

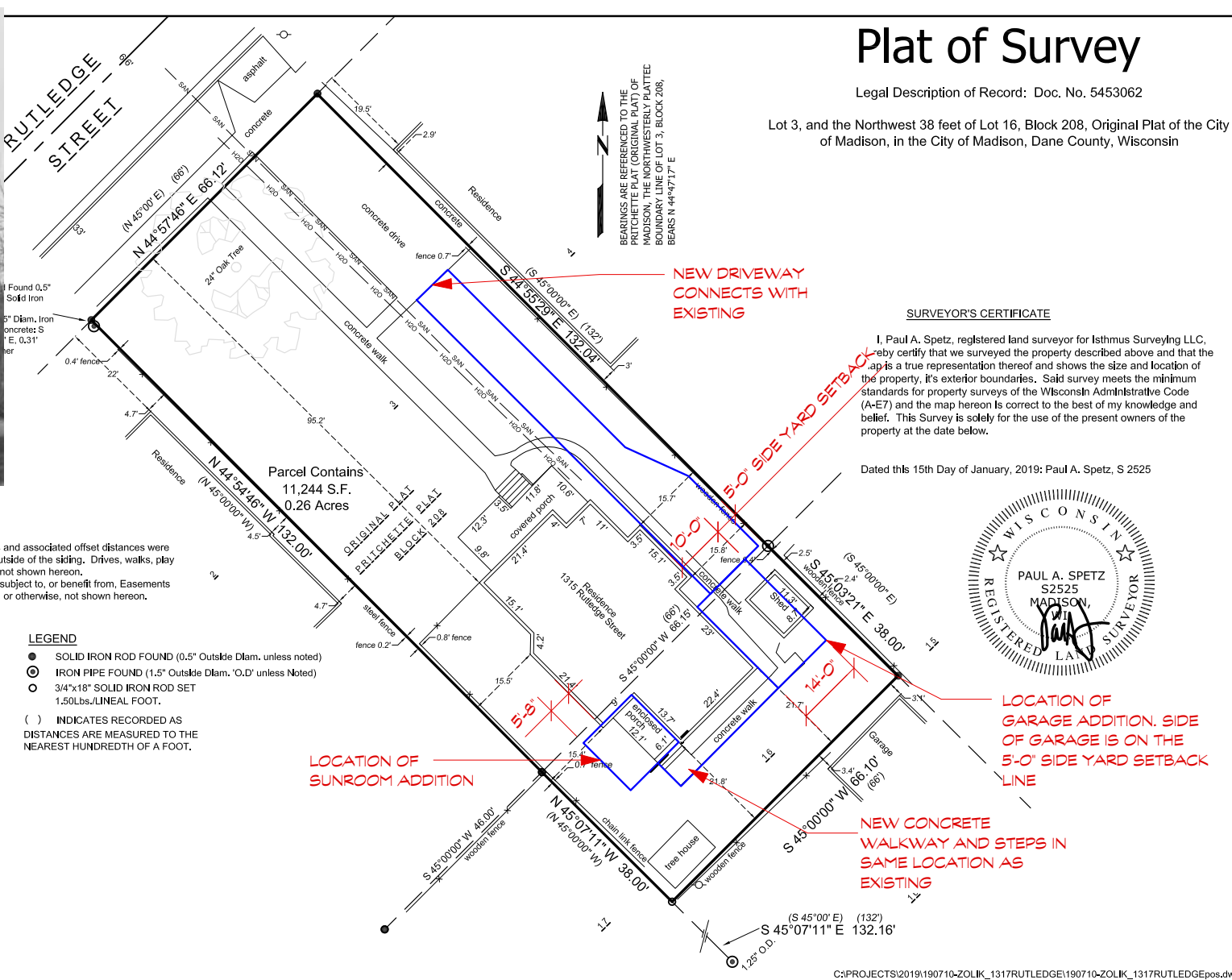
FRONT AND SIDE VIEW FROM NEIGHBOR'S PROPERTY



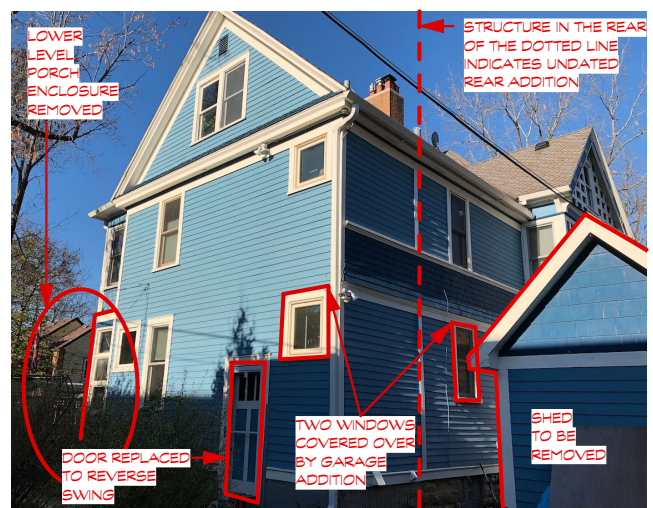
SIDE YARD VIEW FROM NEIGHBOR'S PROPERTY



NOV. 1977



1 SITE PLAN REDUCED TO 1/32" = 1'-0"



REAR YARD. OVAL INDICATES PORCH ADDITION AREA



SIDE YARD. OVAL INDICATES PORCH ADDITION AREA



FRONT AND SIDE YARD VIEW

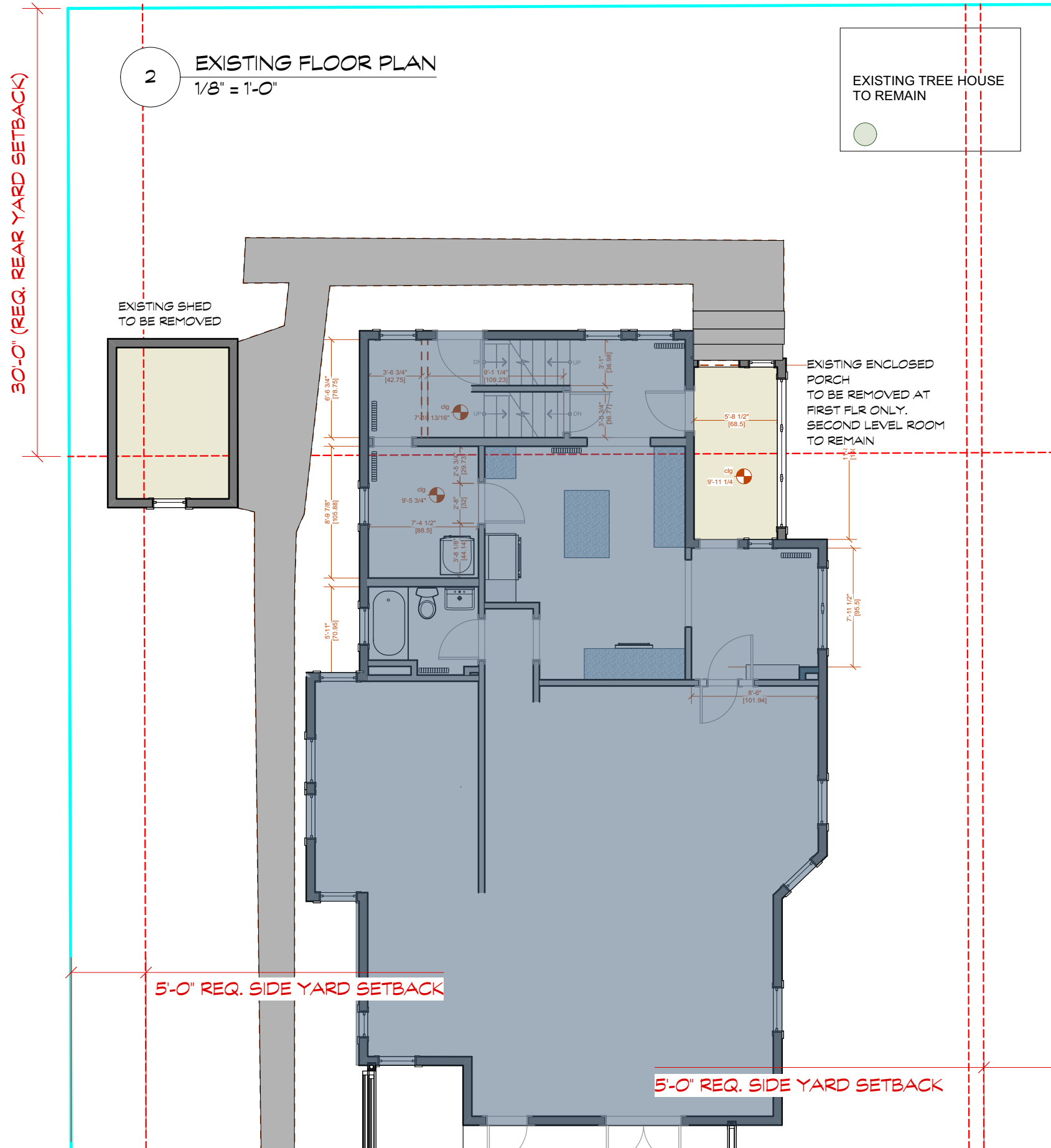
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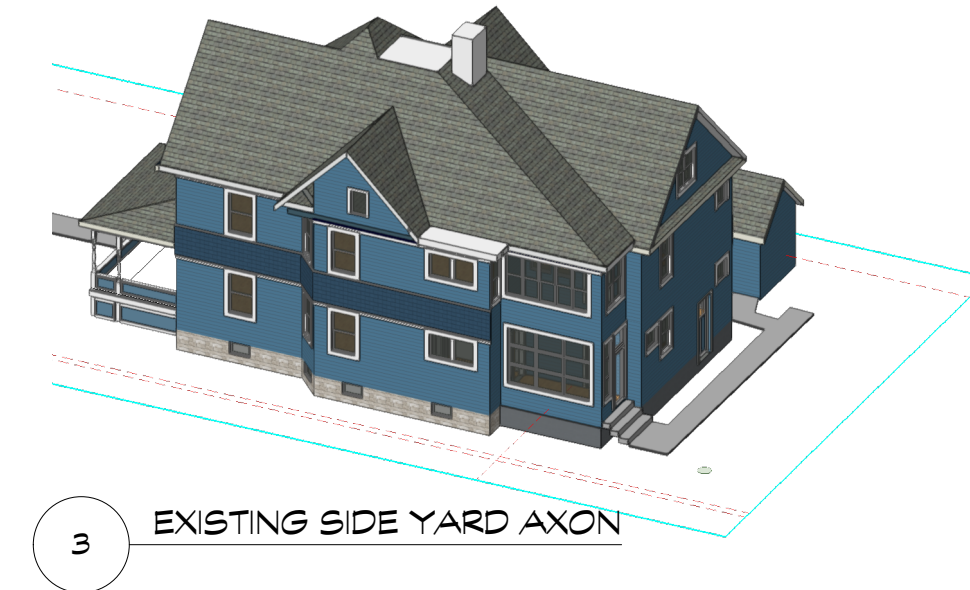
ADD/REM/D/GARAGE
CLEFISCHZOLIK
1315 RUTLEDGE ST
MADISON, WI 53703

ASSOCIATED HOUSEWRIGHTS
1217 Culmen St. Madison, WI 53713
www.housewrights.com
(608) 238-7519

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Page/Drawing: 1 of 6



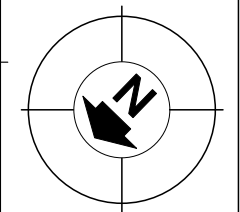
4 EXISTING REAR YARD PERSPECTIVE



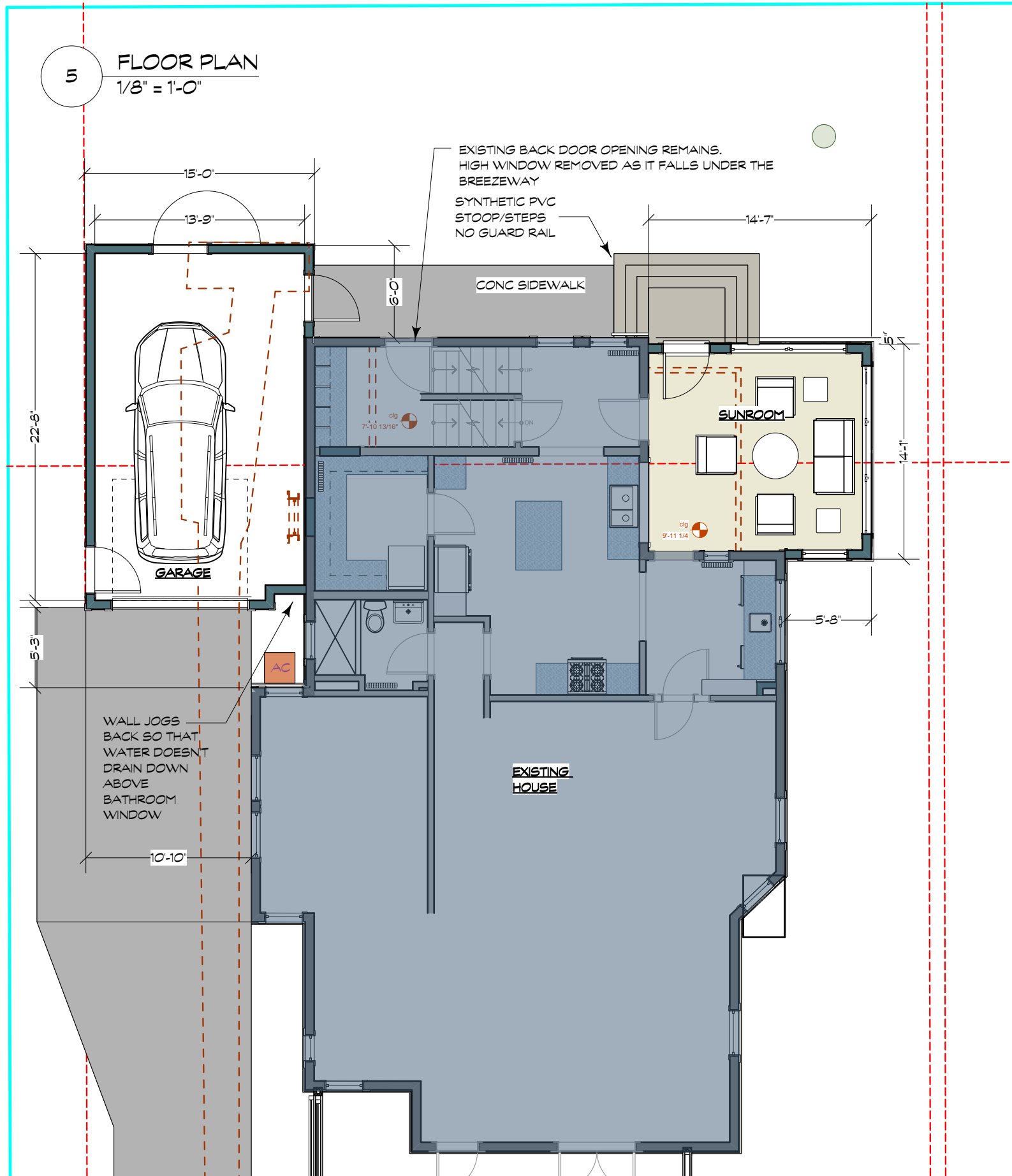
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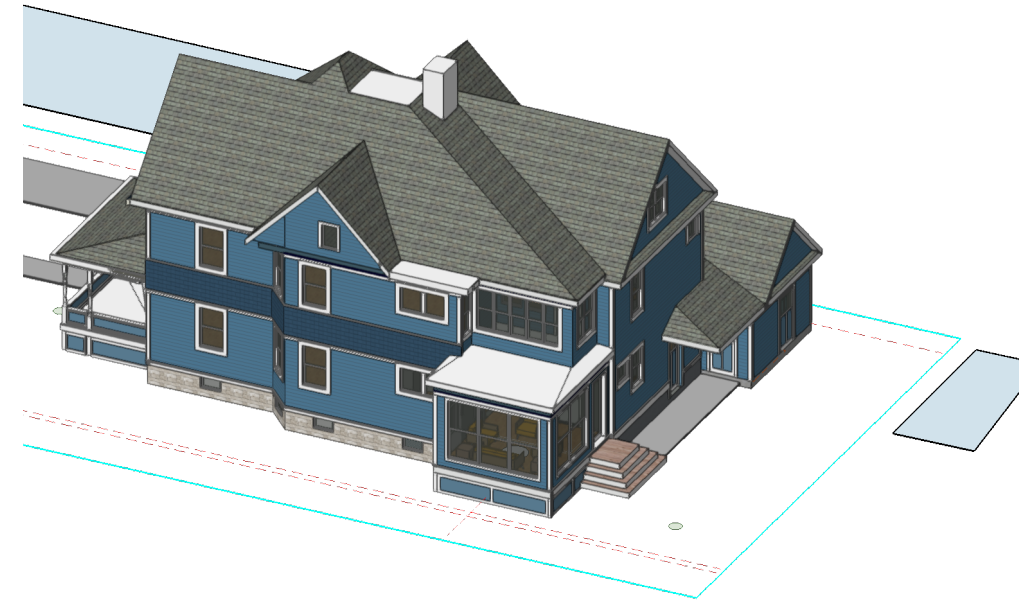
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7 REAR YARD PERSPECTIVE

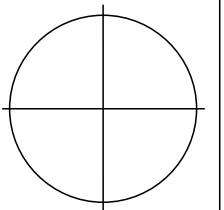


6 SIDE YARD AXON

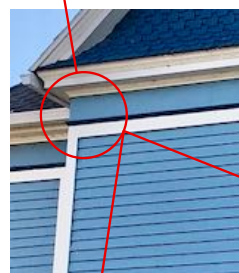
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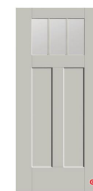
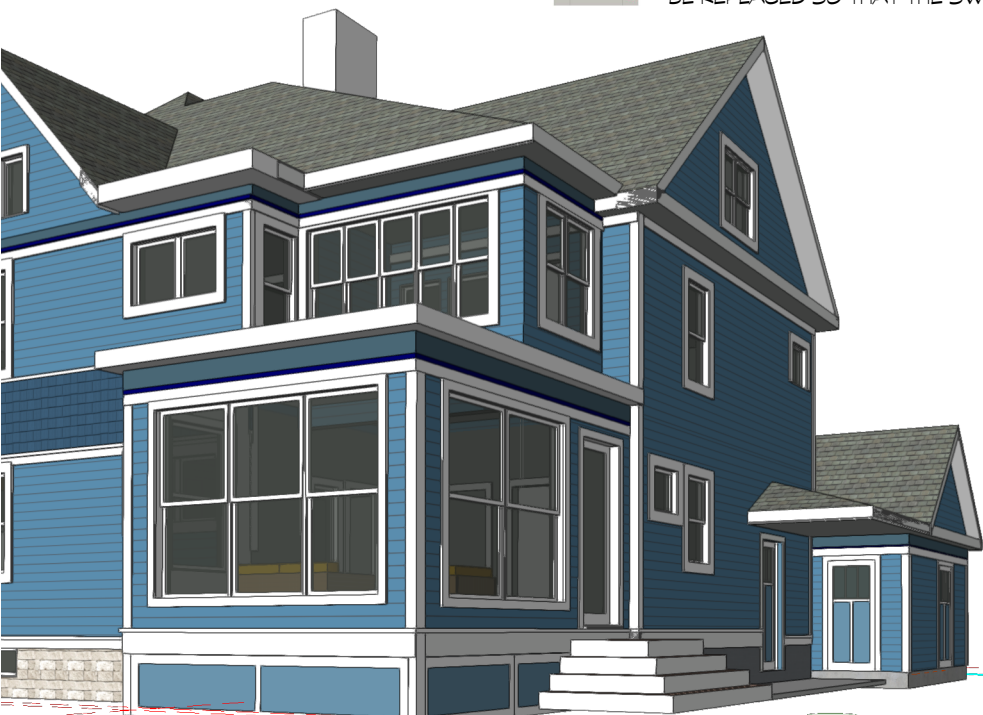
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EXISTING CORNICE DETAILS TO BE REPLICATED AT NEW SUNROOM AND GARAGE



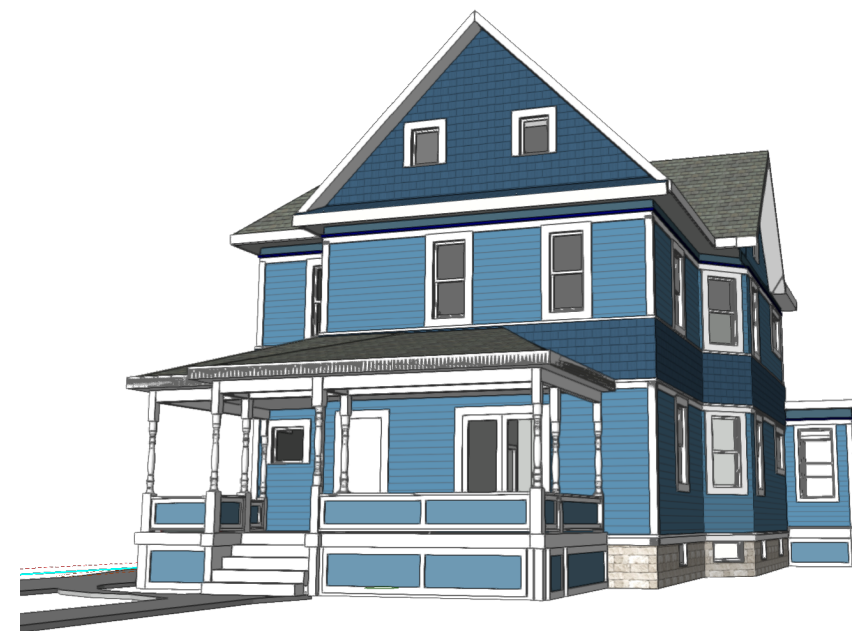
9 REAR ELEVATION
1/8" = 1'-0"



PROPOSED PERSON ENTRY DOORS ON GARAGE AND BACK OF HOUSE MUDROOM.

THERMATRU SMOOTH STAR CRAFTSMAN 2-LITE SHAKER PANEL.

THIS REPLICATES THE EXISTING BACK DOOR THAT IS TO BE REPLACED SO THAT THE SWING CAN BE REVERSED



PROPOSED OVERHEAD GARAGE DOOR STYLE. AMARR DESIGNERS CHOICE CARRIAGE HOUSE STEEL DOOR

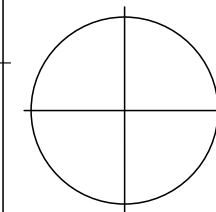


8 FRONT ELEVATION
1/8" = 1'-0"

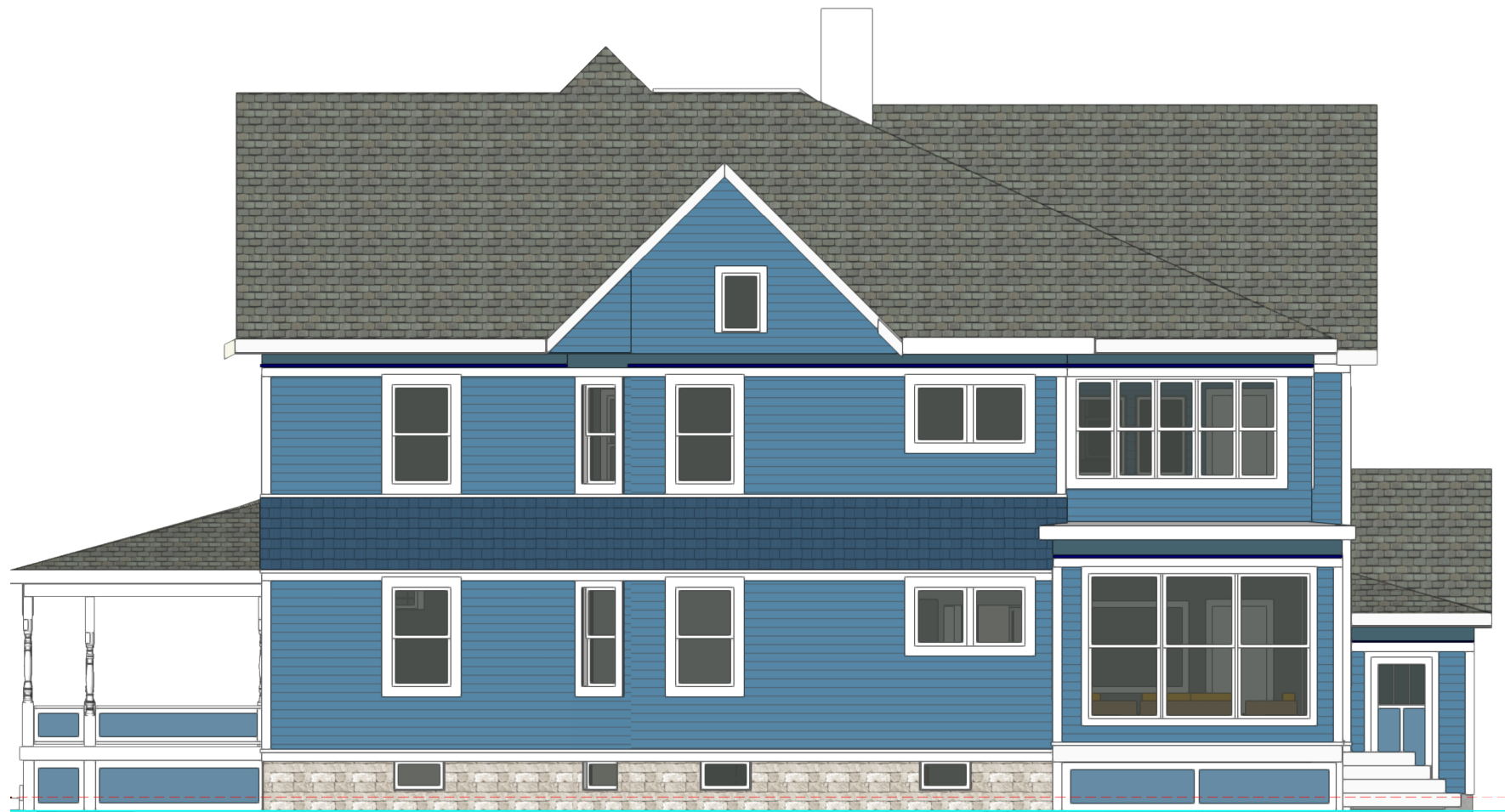
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11 SW SIDE ELEVATION PROPOSED
1/8" = 1'-0"



12 SW SIDE ELEVATION EXISTING
1/8" = 1'-0"



10 NE SIDE ELEVATION GARAGE SIDE
1/8" = 1'-0"

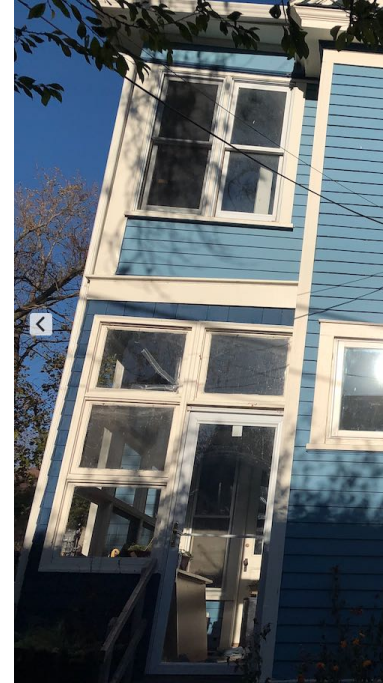
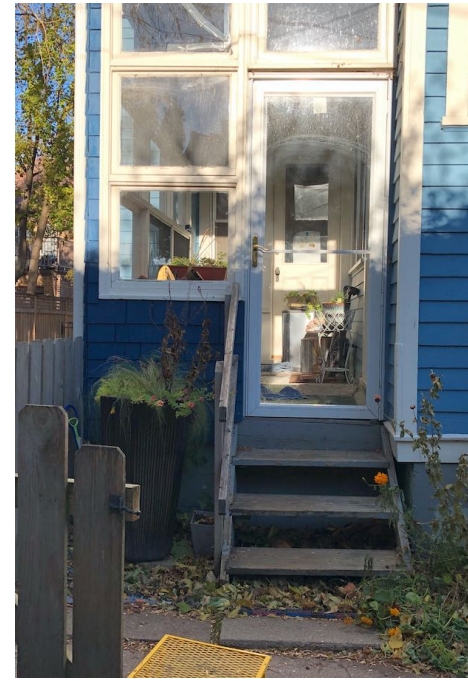
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EXISTING REAR PORCH ENCLOSURE IS SUPPORTED ON CMU PIERS. AND IS OPEN BELOW THE FLOOR BOARDS.

IT APPEARS THAT THIS REAR PORCH WAS ORIGINAL DUE TO THE EXPOSED PITCHED ROOF EAVE, HOWEVER THE ENCLOSURE WINDOWS AND DOOR ARE LIKELY A MORE MODERN ADDITION.



DETAILS OF THE FRONT PORCH



THE SCOPE OF WORK PROPOSED ALSO INCLUDES REPAIR TO THE EXISTING FRONT STEPS AND PORCH.

PROPOSAL TO REPLACE AND REPAIR ROTTED BOARDS , RESTORE CURRENT DETAILS AND PAINT COLORS TO MATCH EXISTING. OR REPLACE PAINTED DECK BOARDS WITH AERATIS TRADITIONS PORCH FLOORING (SOLID EXTRUDED PVC T&G PLANK)

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