

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: 1319 Rutledge St, Madison, WI 53704

Aldermanic District: 6

2. PROJECT

Project Title/Description: Replacement Garage

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

☐ **Other (specify):**

3. APPLICANT

Applicant's Name: Nina R. Lebwohl

Company: Foundry Apartments LLC

Address: PO Box 6681, Madison, WI 53716-0681

Street

City

State

Zip

Telephone: 608-712-2725

Email: nina@foundryapts.com

Property Owner (if not applicant):

Address:

Street

City

State

Zip

Property Owner's Signature:

Date: 2/11/2022

DPCED USE ONLY

Registrar #:

DATE STAMP

RECEIVED

2/11/22

11:20 am

Preliminary Zoning Review

Zoning Staff Initial:

Date: / /

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

February 10, 2022

To: City of Madison Landmarks Commission

Re: 1319 Rutledge St Replacement Garage Application

I am writing this letter to describe my request for approval for a garage replacement in the Third Lake Ridge historic district.

I am one of the owners of Foundry Apartments and we have a building at 1319 Rutledge St – a very pretty, 3 story brick building on the south side of the street. Unfortunately, we also have a 2 car garage that has some structural issues as a result of having no footings and the use of clay tile for structural support, combined with a tree that heaved up the concrete floor. I have spent about 6 years trying to find a company to repair this, but alas I have been told that the garage needs to be either torn down or rebuilt.

I have been working with an architect on rebuilding plans and we have confirmation from zoning that we can do this on the same footprint with some changes to bring it up to commercial fire code. I am hoping that these plans will look appropriate and satisfactory to you – we are keeping it as close to what is already there by reusing what elements we can, and selecting new materials that are appropriate for the character of the neighborhood and the original garage.

Thank you for your time and consideration,

Nina

A handwritten signature in dark ink, appearing to read 'Nina', followed by a long horizontal line extending to the right.

Nina R. Lebwohl
Member, Foundry Apartments LLC

1319 Rutledge St – Garage Replacement application – materials and info:

Brick selection - Glen-Gery 160-M Modular or Statesville Brick Ver-Tex Mingled w/Green Modular.

- 33.5 in. x 81.625 in. 6 Lite Clear Craftsman Unfinished Smooth Right-Hand Inswing Fiberglass Prehung Front Door by Feather River Doors.

Reuse gable window, window sill and decorative limestone wherever possible. Otherwise replace with new limestone elements to match.

Site Development Data:

Site Address: 1319 Rutledge Street

Legal Description: Lot Four (4), Block 208, Madison
According To The Recorded Plat Thereof, In The City Of
Madison, Dane County, Wisconsin

Lot Area: 8,734 sf (0.20 Acres)

Zoning: TRV-2

Max Allowable Garage Size: 576 sf; and 10% Lot Area.

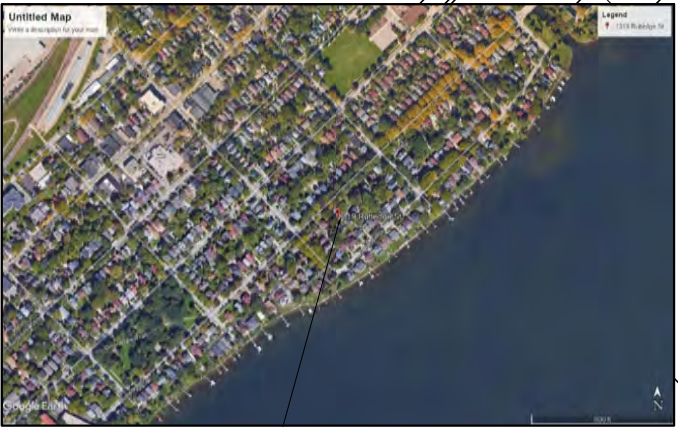
Parking: 1 Stall per Dwelling Unit (6)
Stalls Required: 6

Stalls Provided: 6

Building Occupancy: S-1 Storage Accessory Building To R-2

Building Construction Classification: Type 5B, Unprotected

Building Area: 400 sf



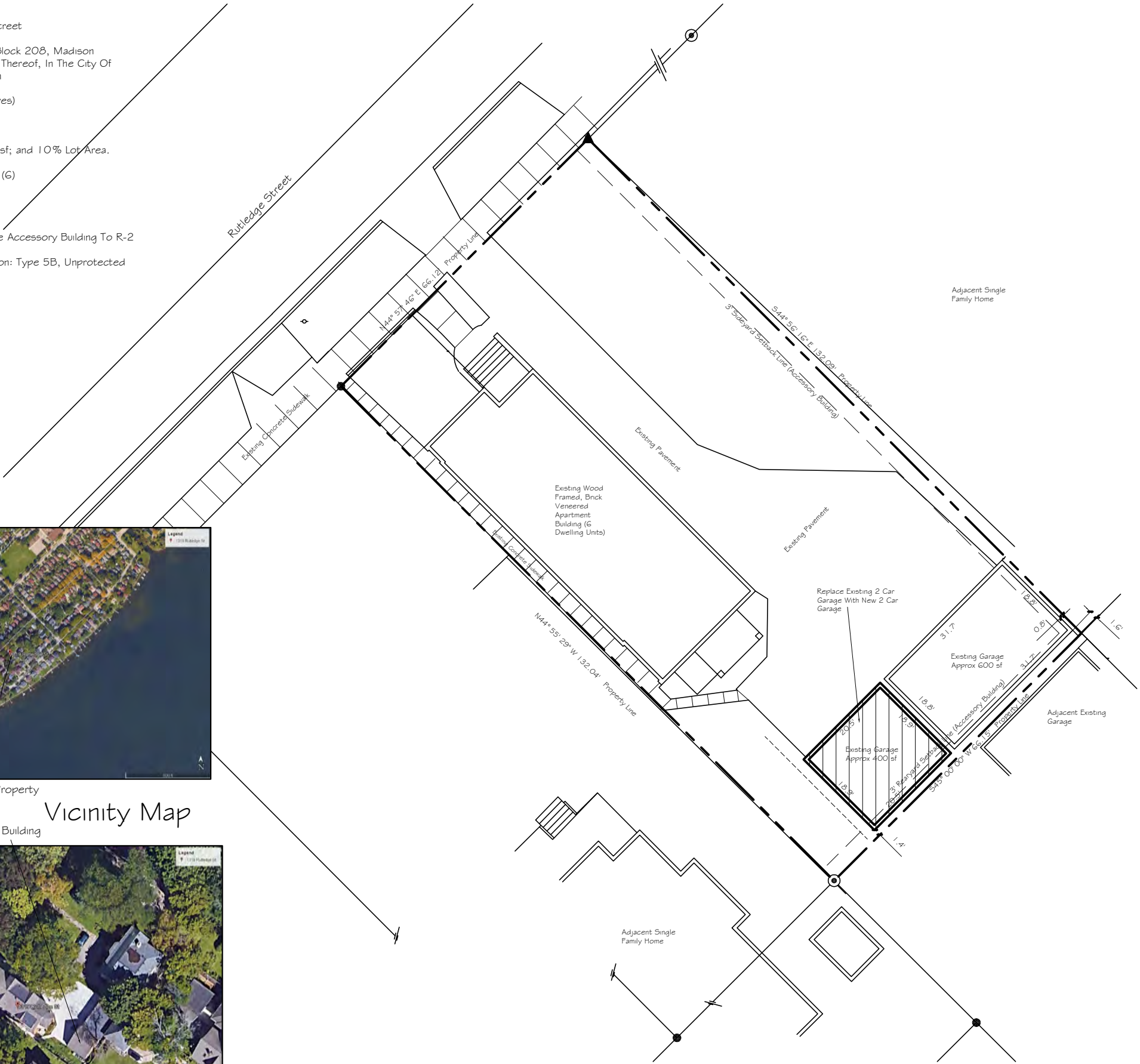
Subject Property

Vicinity Map



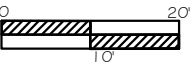
Subject Property Subject Building

Site Map



Index To Drawings:

- 2.1 Site Plan\\
- 2.2 Existing Photos
- 6.1 Floor Plan
- 8.1 Exterior Elevations

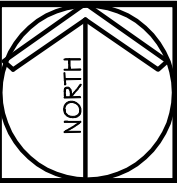


Site Plan

1" = 10'

For City Landmarks Review

Foundry Apartments, LLC
Replacement Garage For:
1319 Rutledge St
Madison, WI



Site
Plan

1" = 10'

REVISIONS:	
Landmarks Commission Submittal 11-8-2020	
KWV	
30 April 2019	2019-12

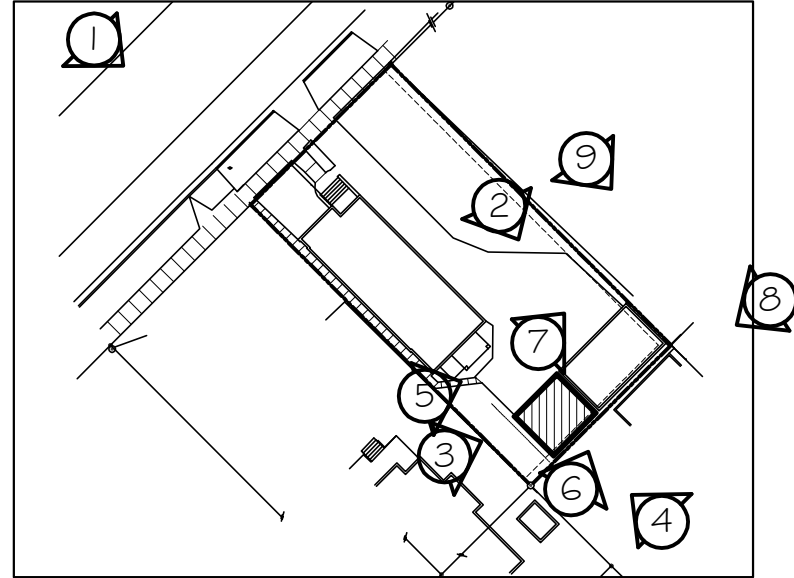
2.1



1



2



3



4



5



6



7



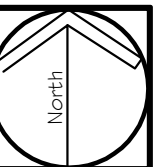
8



9

For City Landmarks Review

Foundry Apartments, LLC
Replacement Garage For:
1319 Rutledge St
Madison, WI



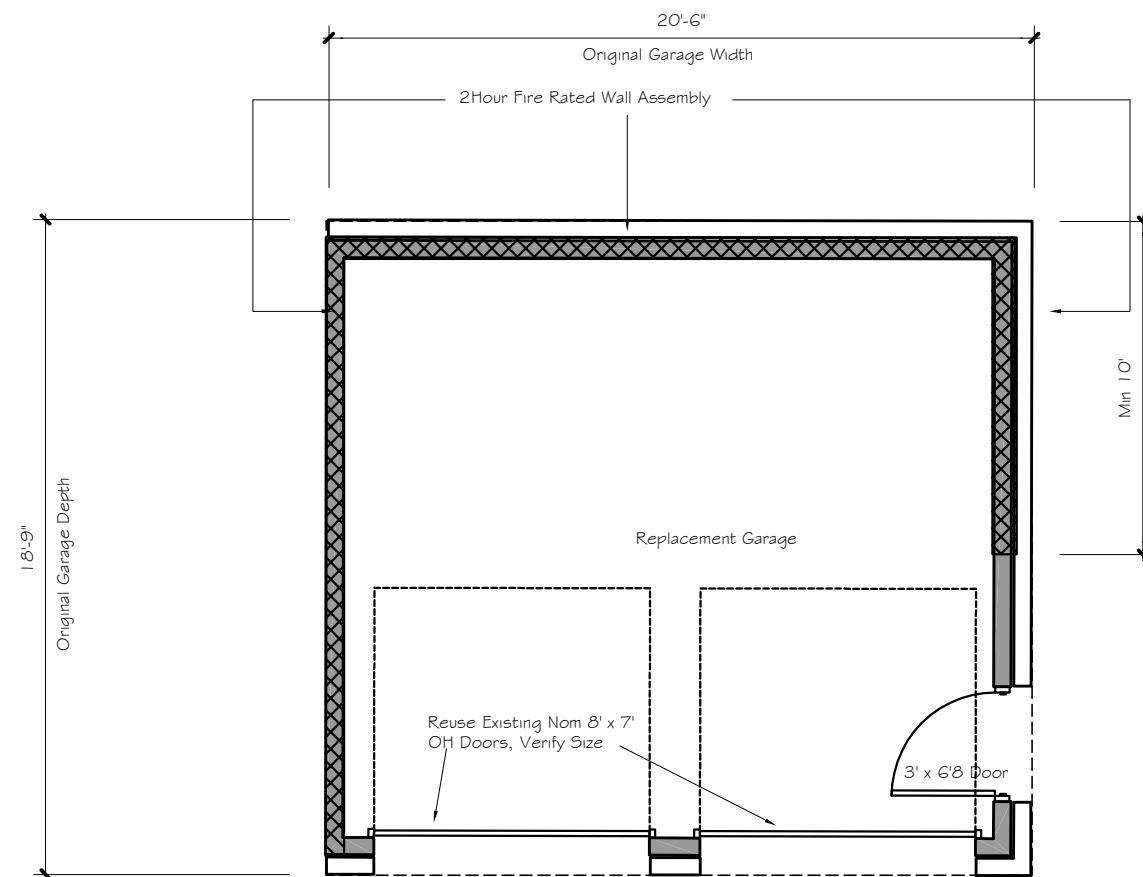
Existing Conditions

Scale as Noted

REVISIONS:
Landmarks Commission Submittal
11-8-2020

KWV
30 April 2019 | 2019-12

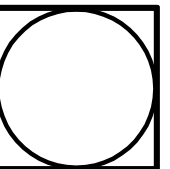
2.2



Floor Plan
1/8" = 1'-0"

For City Landmarks Review

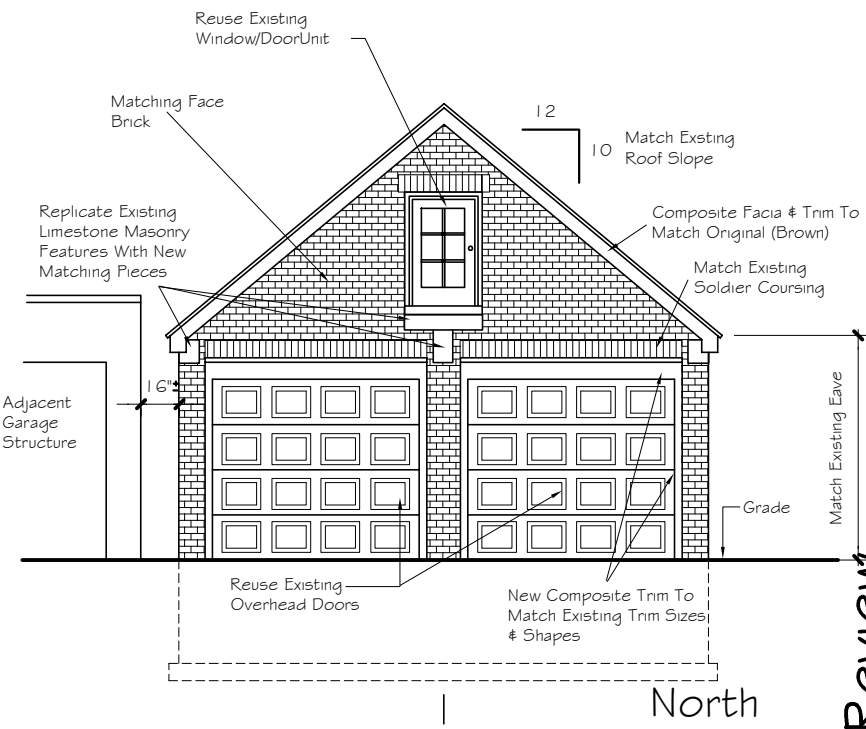
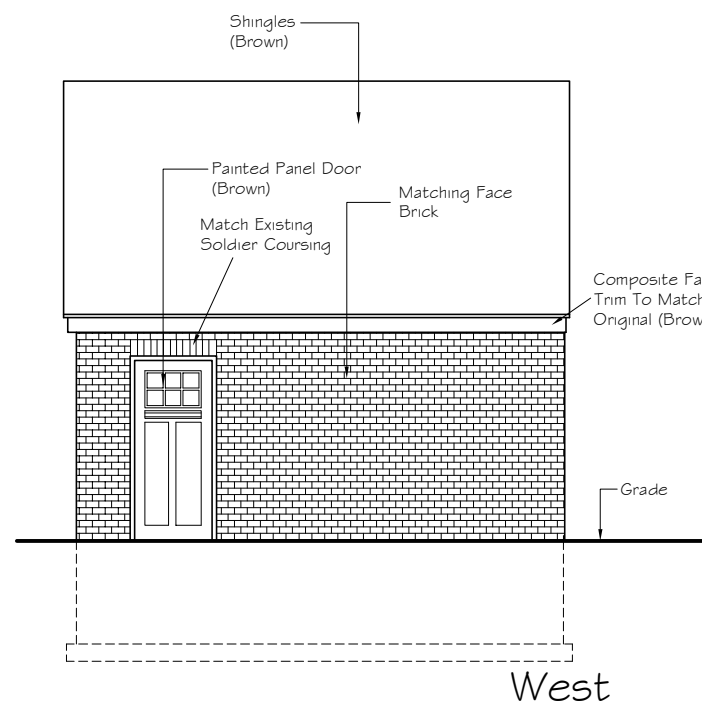
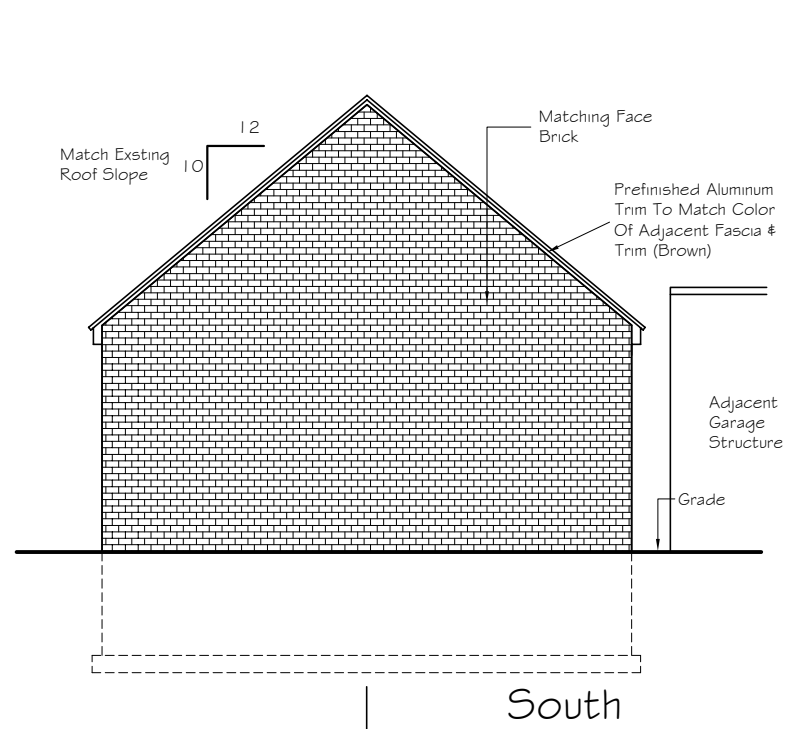
Foundry Apartments, LLC
Replacement Garage For:
1319 Rutledge St
Madison, WI



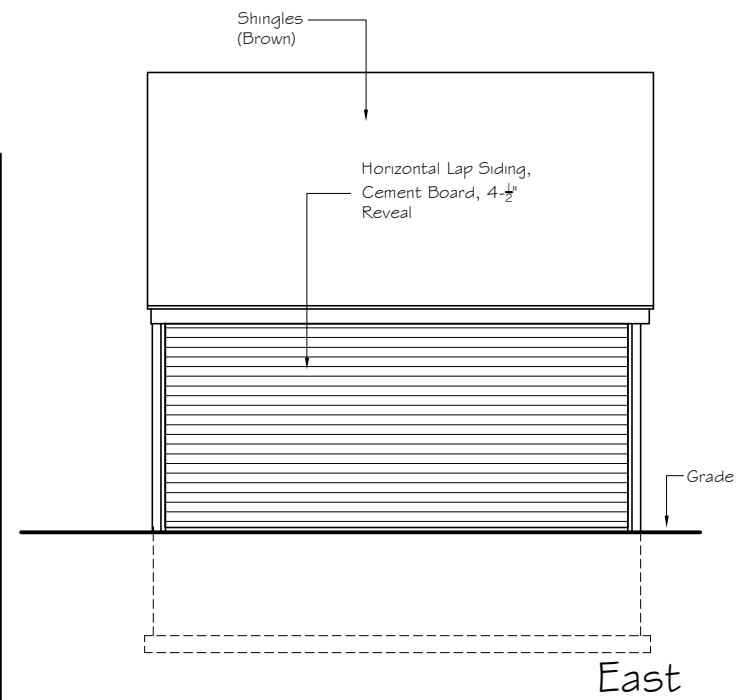
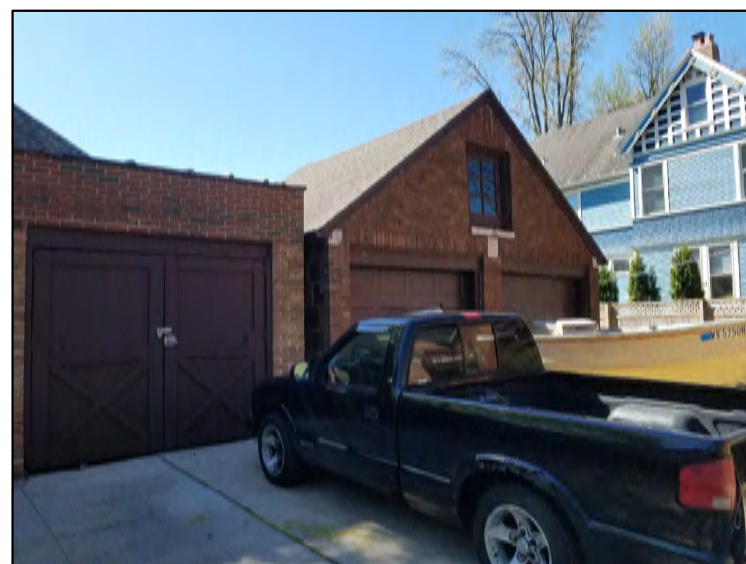
Floor Plan
Scale as Noted

REVISIONS:
Landmarks Commission Submittal
11-2-2020
KWW
30 April 2019 | 2019-12

6.1



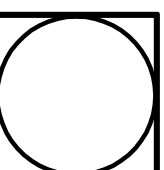
Existing Garage



Exterior Elevations 1/8" = 1'-0"

For City Landmarks Review

Foundry Apartments, LLC
Replacement Garage For:
1319 Rutledge St
Madison, WI



Exterior Elevations
Showing Alterations

Scale as Noted

REVISIONS:
Landmarks Commission Submittal
11-5-2020

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8.1

