

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: 2122 Kendall Ave, Madison, WI 53726

Alder District: 5

2. PROJECT

Project Title/Description: Shapiro Screen Porch

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

- ☒ **New Construction/Alteration/Addition in a Local Historic District or Designated Landmark** (specify):
- | | | |
|--|--|---|
| <input type="checkbox"/> Mansion Hill | <input type="checkbox"/> Third Lake Ridge | <input type="checkbox"/> First Settlement |
| <input checked="" type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark |
- ☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site** (specify):
- | | | |
|---|--|---|
| <input type="checkbox"/> Mansion Hill | <input type="checkbox"/> Third Lake Ridge | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> 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):

Registrar #:

DATE STAMP

RECEIVED

3/6/23
11:46 am

DPCE USE ONLY

3. APPLICANT

Applicant's Name: Tracey Powers Company: Christensen Construction

Address: 1117D Jonathan Dr, Madison, WI 53713

Street

City

State

Zip

Telephone: (608) 514-2550

Email: tracey@christensenconstruction.net

Property Owner (if not applicant): Debra Shapiro

Address: 2122 Kendall Ave, Madison, WI 53726

Street

City

State

Zip

Property Owner's Signature: 

Date: March 1, 2023

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

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- ☒ Landmarks Commission Application w/signature of the property owner.
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - ☒ Photographs of existing conditions;
 - ☒ Photographs of existing context;
 - ☒ Photographs of comparable historic resources within 200 feet of subject property;
 - ☒ Manufacturer's product information showing dimensions and materials.
- ☒ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☒ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - ☒ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☒ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Other _____

Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552

Tracey Powers – Project Manager
Christensen Construction
1117D Jonathon Dr
Madison, WI 53713

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985
Madison, WI 53701-2985

Feb 3, 2023

To Whom It May Concern:

This letter accompanies a Landmarks Commission Application for a rear second story screen porch addition project at 2122 Kendall Ave, Madison, WI 53726. There is an existing rear first story addition on concrete frost protected foundation that likely replaced an original rear porch. Prima facie evidence for this is an existing and original second story rear exit. This exit currently serves a roof-top deck over the existing rear addition roof. The main roof is hipped, while there is a two-story projection to the west with a flat roof. The main roof has a front and back hipped third story dormer.

The intent of our project would be to replace the second story deck with a second story screen porch. The porch would match the footprint of the existing first story addition. The roof of the addition would be flat and fascia and soffit would tie into the existing main roof soffit and fascia to match the west projection of the house. Openings for screens would be located on all three exterior walls of the addition. The screen porch would be served by the existing rear second story exit. A window serving a second story bedroom would be in conflict with the addition, and would be eliminated. A new double casement window would be installed in the bedroom to match the existing first story.

The following existing materials are present:

- 1st story 1x6 bevel lap siding above 5/4x6 water table and beneath mid-story 5/4x4 bandboard with drip cap. Siding reveal is 4 ½".
- 2nd story 1x4 bevel lap siding above mid-story bandboard and beneath 5/4x8 frieze with crown moulding at soffit. Siding reveal is 2 ¾".
- 1" x 4 ½" window casings.
- 1" X 5 5/8" window mullions.
- 1 ½" beveled window sills.
- 1x6 T&G soffits.

The following materials would be used in the proposed addition:

- 1x6 cedar bevel lap on new walls to elevation of existing bandboard. Siding reveal to match 4 ½" of existing.
- 5/4x4 cedar bandboard with drip cap at elevation of existing bandboard to match existing.
- 1x4 cedar bevel lap on new walls above bandboard to elevation of existing frieze. Siding reveal to match 2 ¾" of existing.
- 5/4x8 cedar frieze with crown moulding at elevation of existing frieze to match existing.
- 1" x 4 ½" cedar window casings.
- 1" X 5 5/8" cedar window mullions.
- 1 ½" beveled cedar window sills.

- 1x6 T&G cedar soffits.

In preparation for this application, I have noted that few resources remain within 200' of this property that retain their original exterior materials and architecture, as 2122 Kendall Ave does. Most have been resided in aluminum or vinyl, and in fact there is a property whose original exteriors are currently being replaced with cement board siding within 200' of this resource. Given that our proposed project for 2122 Kendall Ave is at the rear, fits the proportions of the existing house, mimics the existing architecture and utilizes similar materials to the original construction, we believe this project will not detract from the historical value of the property or the district.

Thank You,

Tracey Powers



West Elevation, Existing



West Elevation, Proposed

Drawn By:
Tracy Powers
Tracy@Christensenconstruction.net

Shapiro Residence
Debra Shapiro
2122 Kendall Ave, Madison, WI 53726

1117D Jonathan Drive
Madison, WI 53713
Office: (608) 514-2550



DATE:

3/6/2023

SCALE:

1/8" = 1'

SHEET:

P-1



East Elevation, Existing



East Elevation, Proposed

Drawn By:
Tracey Powers
Tracey@Christensenconstruction.net

Shapiro Residence
Debra Shapiro
2122 Kendall Ave, Madison, WI 53726

1117D Jonathan Drive
Madison, WI 53713
Office: (608) 514-2550



DATE:

3/6/2023

SCALE:

1/8" = 1'

SHEET:

P-2



North Elevation, Existing



North Elevation, Proposed

Drawn By:
Tracy Powers
Tracy@Christensenconstruction.net

Shapiro Residence
Debra Shapiro
2122 Kendall Ave, Madison, WI 53726

1117D Jonathan Drive
Madison, WI 53713
Office: (608) 514-2550



DATE:

3/6/2023

SCALE:

1/8" = 1'

SHEET:

P-3

Ekberg, Meri Rose

From: Tracey Powers <tracey@christensenconstruction.net>
Sent: Monday, March 6, 2023 11:56 AM
To: PLLCApplications
Subject: 2122 Kendall Ave
Attachments: Shapiro Pics 1.zip

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

Please find attached the following documentation pertaining to this case:

- Landmarks Commission Application: "Shapiro COA App (Signed)"
- Narrative Description/Letter of Intent: "COA Letter – Shapiro Screen Porch"
- Photographs of existing conditions:
 - o South Elevation: "IMG_4866"
 - o East Elevation: "IMG_4870", "IMG_4871"
 - o West Elevation: "IMG_4858", "IMG_4860", "IMG_4862"
 - o North Elevation: "IMG_4864", "IMG_4875", "IMG_5118"
- Photographs of existing context: "IMG_5116", "IMG_5117"

Thank You,

Tracey Powers
Project Manager



1117D Jonathan Drive
Madison, WI 53713

Cell: (608) 514-2550
e-mail: tracey@christensenconstruction.net























Ekberg, Meri Rose

From: Tracey Powers <tracey@christensenconstruction.net>
Sent: Monday, March 6, 2023 11:58 AM
To: PLLCApplications
Subject: 2122 Kendall Ave
Attachments: Shapiro Pics 2.zip

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

Please find attached the following documentation pertaining to this case:

- Photographs of existing context: "IMG_5119"
- Photographs of comparable historic resources within 200': "IMG_5120", "IMG_5122", "IMG_5123", "IMG_5124", "IMG_5125", "IMG_5126", "IMG_5128", "IMG_5130", "IMG_5132", "IMG_5135"
- Architectural drawings: "Shapiro Screen Porch"

Thank You,

Tracey Powers
Project Manager



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Madison, WI 53713

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