

# 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: 2105 Kendall Ave

Aldermanic District: 5

## 2. PROJECT

Project Title/Description: Unconditioned 3-Season Room 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 or Historic District Nomination/Amendment**  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b> <b>RECEIVED</b>  8/27/21 4:14 pm
	<b>Preliminary Zoning Review</b>  Zoning Staff Initial:  Date:        /        /

## 3. APPLICANT

Applicant's Name: Meri Tepper Company: Associated Housewrights

Address: 1217 Culmen St. Madison, WI 53713

Telephone: 608-254-7665 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): Angelina and Alex Stone

Address: 2105 Kendall Ave Madison, WI 53705

Property Owner's Signature:  Date: 8-27-2021

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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

Letter of Intent  
24 August 2021

To: Landmarks Commission - City of Madison Planning Division

Design/Build Agent: Associated Housewrights  
Project Designer: Meri Tepper  
On behalf of: Angelina and Alex Stone

Project name  
Unconditioned 3-Season Room Addition

Project address and select history  
2105 Kendall Ave

The property is situated in the University Heights Historic District. Built in 1929, the house is of the Tudor Revival style.

Project description

The Stones have commissioned Associated Housewrights to design and build a new unconditioned 3-season room. The footprint of the work is within an existing wooden deck which will be removed. This porch encroaches into the rear-yard setback; however, this is permitted under current Zoning code which states that single-story unheated open or enclosed porches attached to single-family or two-family dwellings may encroach into the rear yard setback if the porch extends no more than fourteen (14) feet from the exterior wall of the building and is no more than sixteen (16) feet wide (Cr. by ORD-13-00143, 9-11-13)

The proportions and massing of the proposed design will integrate and complement the simple style of the house. The exterior trim work will be painted to match the brown painted trim on the existing home. The area under the screen porch deck will have solid skirting. The roof of the porch is a low-slope shed roof so as to appear flat from below. Due to the low slope the roofing material will be black membrane. The windows and doors will be bronze aluminum storm/screen combinations from Pro-Via.

The proposed addition will have minimal impact to the existing structure. At the second story, a small balcony will be removed, and the existing door will be re-finished and permanently fixed shut for code compliance. No changes are proposed to the other openings or brickwork.

The addition is not visible from Kendall Ave. The proposed design is 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.

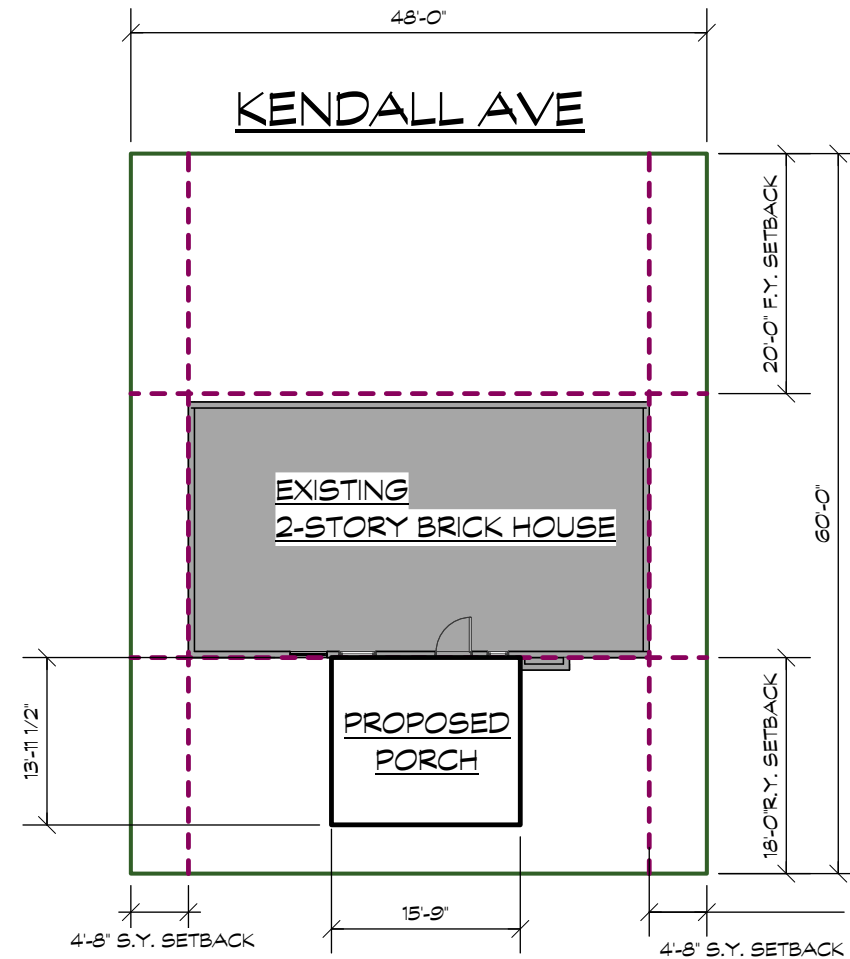
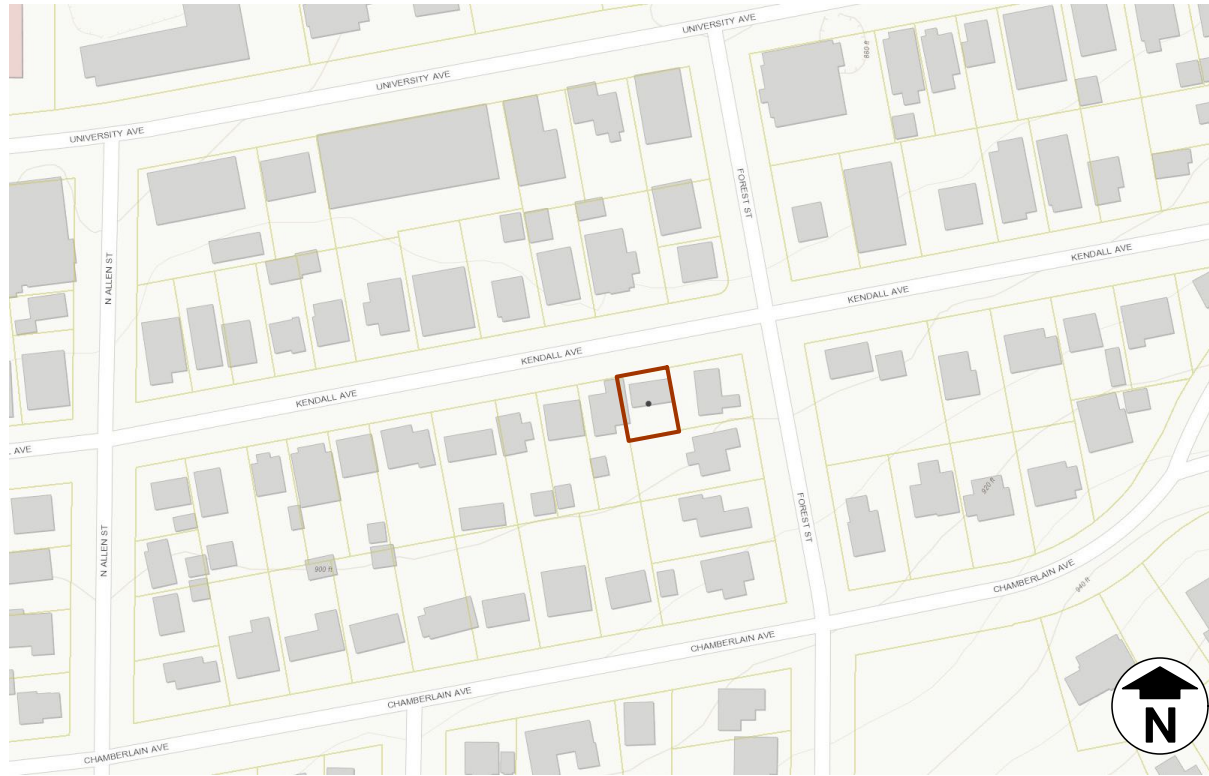
Respectfully,

Meri Tepper  
Director of Design for Associated Housewrights  
For Angelina and Alex Stone

•Furnishings by others.

• These documents are the property of Associated Housewrights and are exclusively for Associated Housewright use.

•Not intended for construction



Scale: 1/16" = 1'-0"  
**SITE PLAN** 1



STREET VIEW FROM KENDALL

REMOVE EXISTING DECK AND BALCONY  
 ALL WINDOWS AND DOORS AT SECOND STORY TO REMAIN.  
 DOOR TO BE REFURBISHED AND PERMANENTLY FIXED SHUT



REAR YARD VIEW



REAR YARD VIEW



EAST SIDE YARD VIEW



FRONT VIEW



WEST SIDE YARD VIEW

Version/Date:  
 LANDMARKS AP  
 210824  
 8/24/21  
 Printed by:  
 m.t.

**3-SEASON ROOM**  
 STONE  
 2105 KENDALL AVE  
 MADISON, WI. 53727

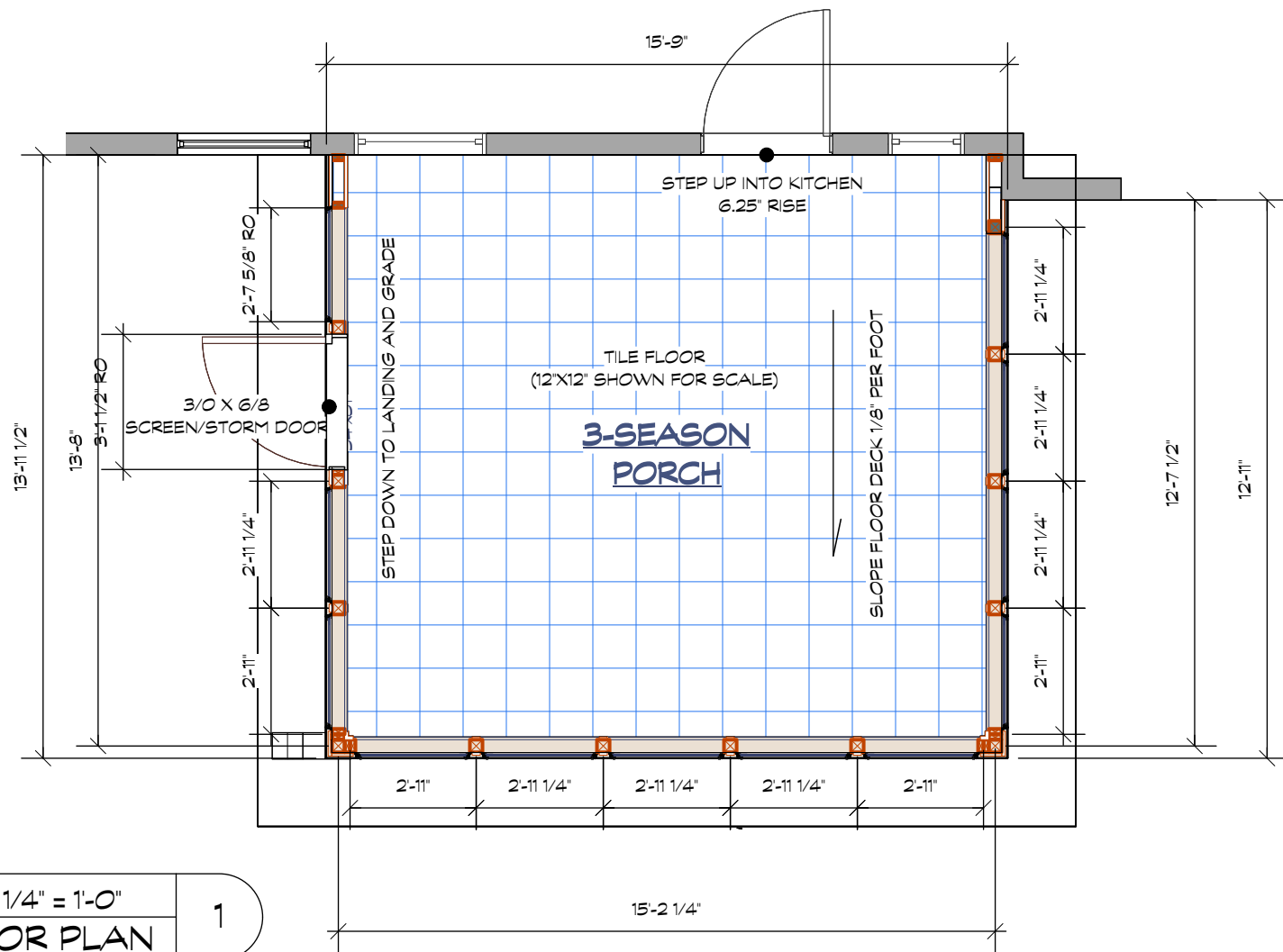
**ASSOCIATED HOUSEWRIGHTS**  
 1217 Culmen St. Madison, WI. 53713  
 www.housewrights.com  
 (608) 238-7519

Page Size: 11 x 17  
 Scale: as noted  
 Page/Drawing 1 of 2

• Site verify all dimensions. Report discrepancies to AH Design.

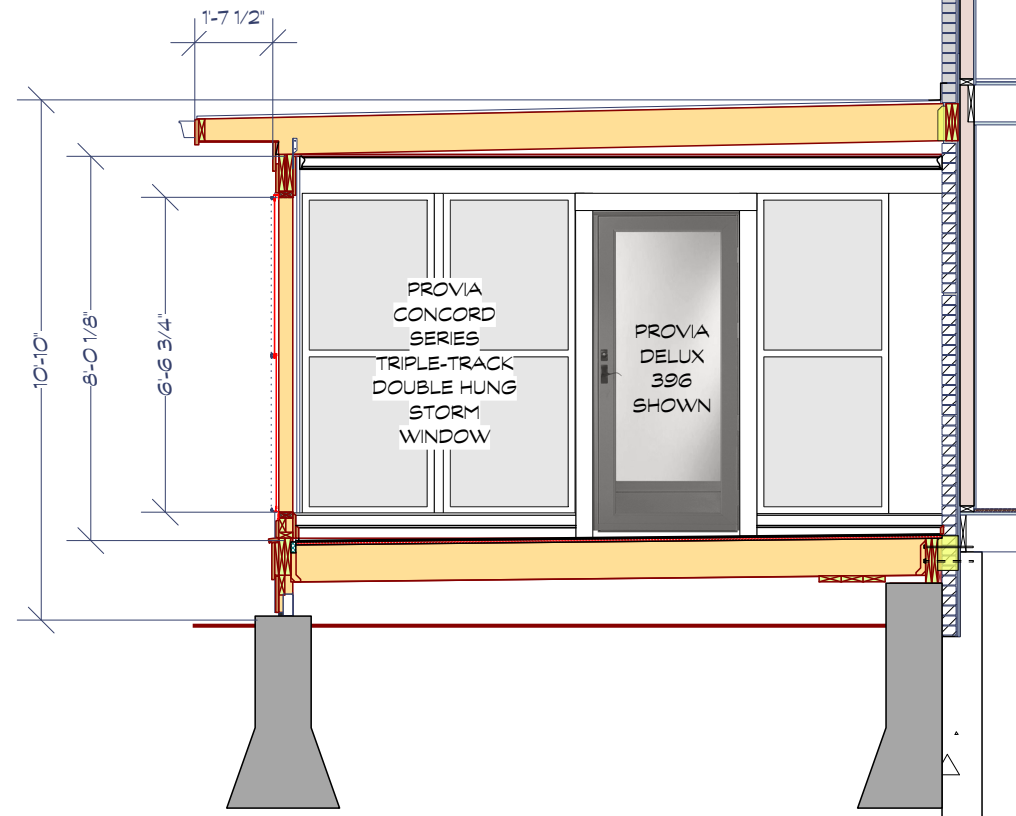
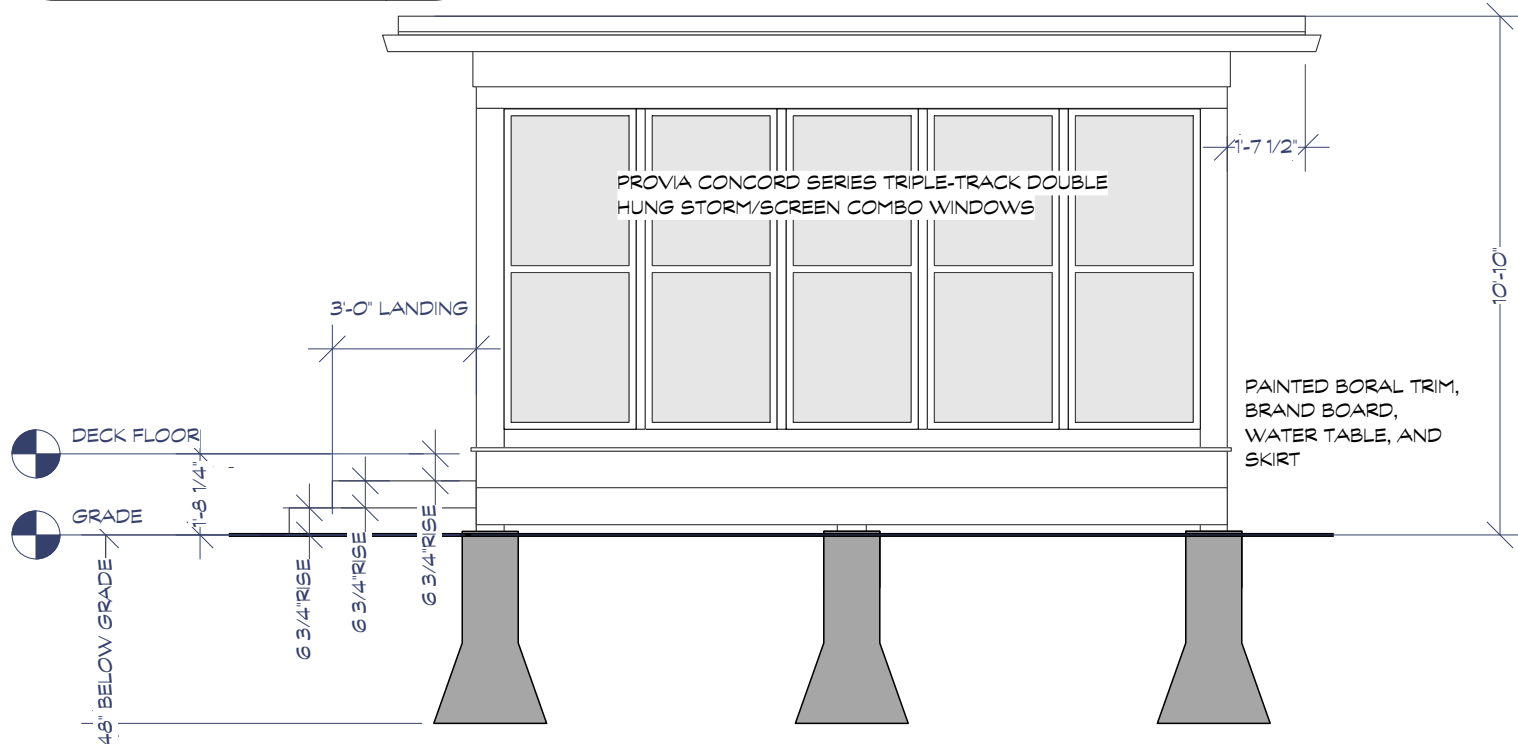
• Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

• Larger scaled drawings supersede smaller scale drawings.



Scale: 1/4" = 1'-0"  
FLOOR PLAN 1

Scale: 1/4" = 1'-0"  
REAR ELEVATION 1



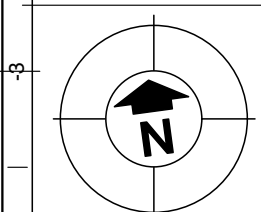
Scale: 1/4" = 1'-0"  
SECTION AND SIDE INT. ELEVATION 1



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