

# LANDMARKS COMMISSION APPLICATION

LC

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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: 2113 Kendall Ave Alder District: 5

## 2. PROJECT

Project Title/Description: Rear Yard Addition + 1 window addition to side yard.

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 Preservation Planner for specific Submission Requirements.)
- ☐ Informational Presentation
- ☐ Other (specify):

Registrar #:

DATE STAMP

OPCED USE ONLY

## 3. APPLICANT

Applicant's Name: Meri Tepper Company: Associated Housewrights

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

Telephone: 608 204 7663 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): Rachel Lauderdale & Heath Hanwick

Address: 2113 Kendall Ave Madison WI 53726  
Street City State Zip

Property Owner's Signature: [Signature] Date: 5/14/25

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 emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpcd/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpcd/planning/documents/LC_Meeting_Schedule_Dates.pdf)

Letter of Intent 13 May 2025

To: Landmarks Commission - City of Madison Planning Division

Contractor: Associated Housewrights  
Project Designer: Meri Tepper  
Homeowners: Rachel Lauderdale and Heath Hanwick

**Project name:** Rear yard addition and 1 window addition to side yard façade.

**Property Overview:** The subject property, located at **2113 Kendall Avenue**, is known as the Jay W. Moore House and is a contributing structure within the **University Heights Historic District**. Constructed in **1922**, the home is a modest example of vernacular residential architecture, featuring a front-facing gable roof and simple detailing consistent with the period.

In **1946**, the original front porch was enclosed and incorporated into the heated living area, and the main entrance was relocated to the side of the home. At an undetermined later date, a single-story rear-yard addition was constructed to expand the kitchen and provide space for a mudroom and water closet.

**Project description:** Associated Housewrights has been engaged to design and construct a new rear-yard addition to the existing residence. The proposed addition will be fully concealed from public view and is thoughtfully inset 12 inches from the outside corners of the original structure to differentiate it from the original form. The design's proportions and massing are intended to integrate harmoniously with the historic character of the home, maintaining architectural continuity and visual balance.

As part of this project, the existing single-story rear addition—an element not original to the house—will be removed prior to construction. The new addition will be a more contextually appropriate intervention, respecting the scale and form of the original structure.

A secondary proposal includes the addition of a second-story window to the new guest bedroom. This alteration will result in a symmetrical pair of windows, replacing the current single unit. There is established precedent for paired double-hung windows on this side-yard façade, and the proposed modification is consistent with that historic pattern.

#### **Materials and Detailing:**

- **Siding:** Synthetic wood siding with a smooth, painted finish, matching the existing in both color and profile.
- **Windows:** Marvin Elevate windows with white fiberglass exteriors, selected to closely match the dimensions and appearance of the existing white vinyl double-hung and picture windows (previously replaced). No divided lites are proposed, in keeping with current window treatment. Window dimensions and proportions have been carefully derived from those of the original structure to ensure architectural cohesion.
- **Doors:** Rear patio doors will be Therma-Tru Smooth Style in white fiberglass with full lites. Second-floor French doors will be Marvin Elevate with white fiberglass exteriors.
- **Roofing:** The existing asphalt shingle roof was recently replaced, and the new addition will continue this same roofing material for consistency.
- **Railing:** The proposed system is the AFCO 300 Series, a low-profile black powder-coated aluminum railing with a breadloaf-style top rail, 3" surface-mounted square posts, and tension-fit ¾" square balusters.

This project has been designed with sensitivity to the historic character of the home and surrounding district, balancing the need for contemporary functionality with a commitment to preservation principles. All new elements are clearly differentiated yet compatible with the existing structure.

Respectfully,

Meri Tepper  
Lead Designer. Associated Housewrights

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UNDATED PHOTO FROM WISCONSIN HISTORICAL SOCIETY

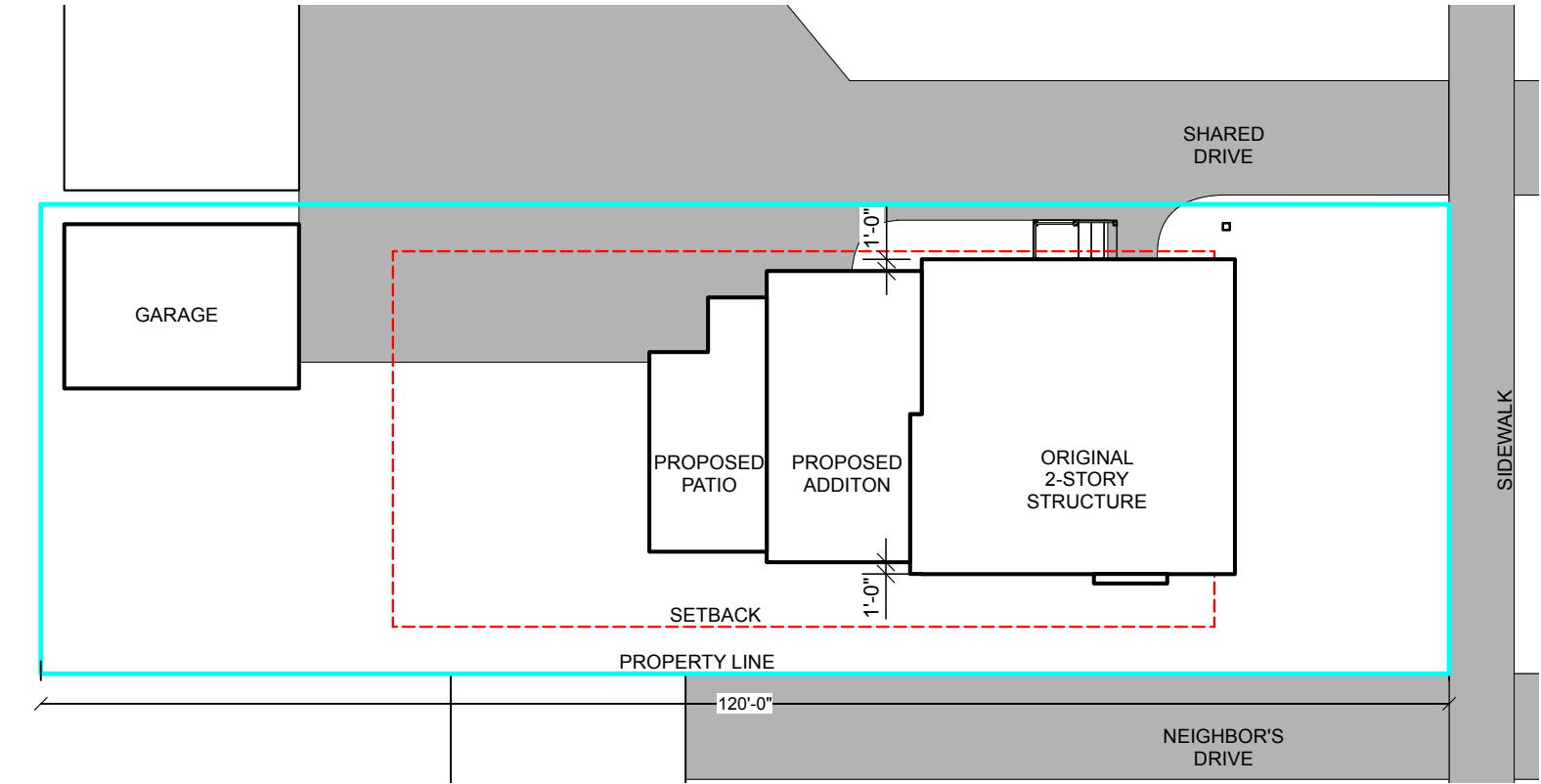


CURRENT STREET VIEW

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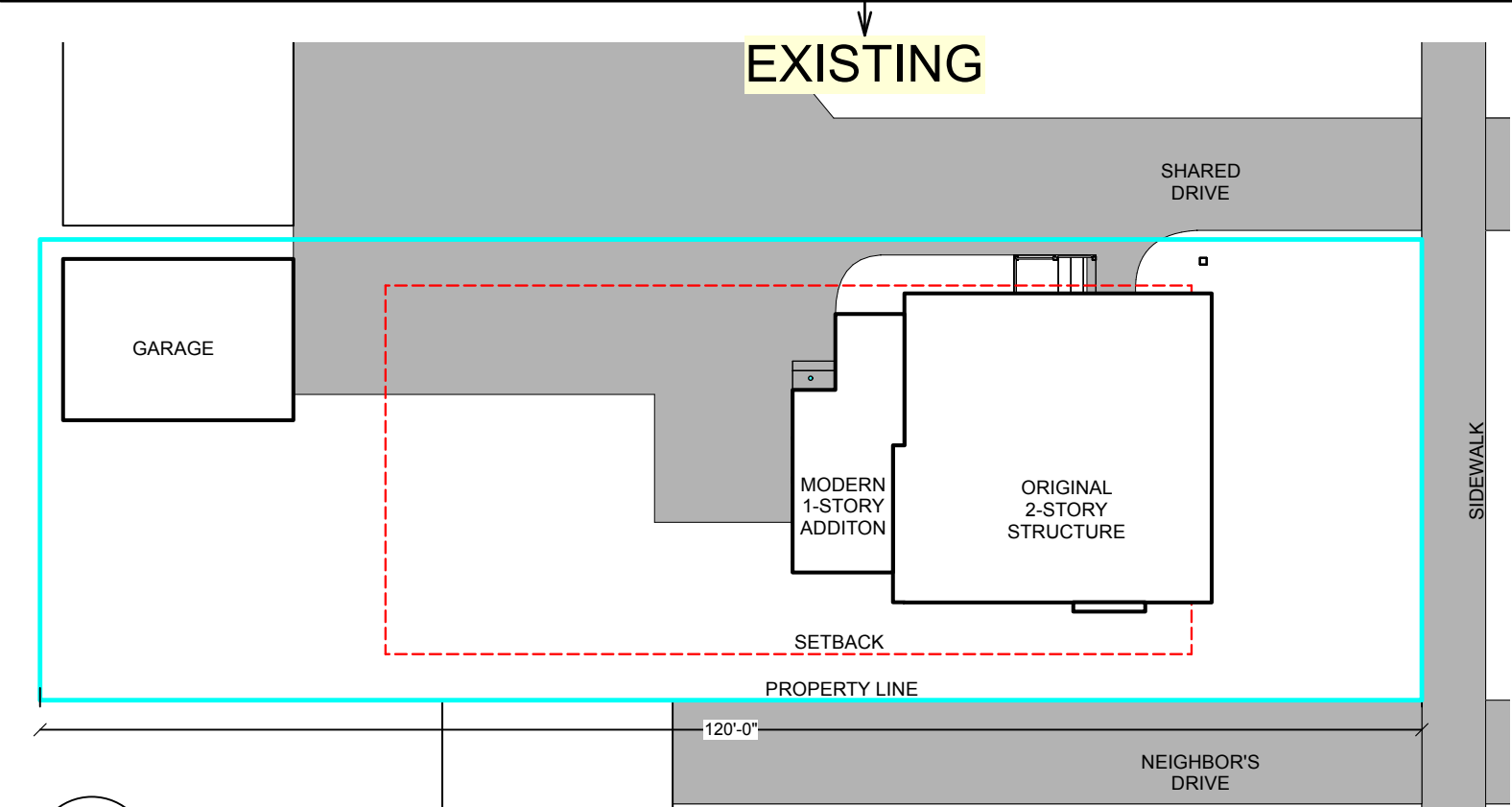
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• Larger scaled drawings supersede smaller scale drawings.



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

PROPOSED



EXISTING

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

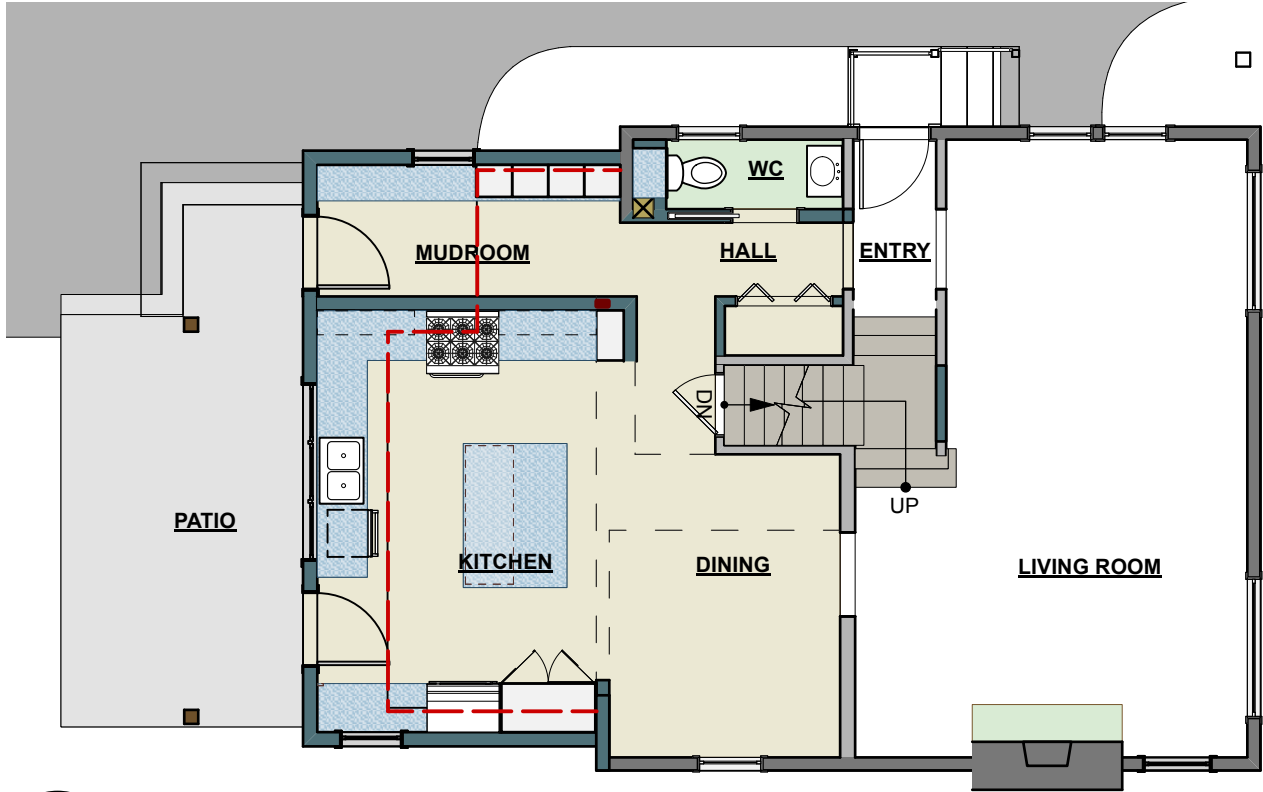
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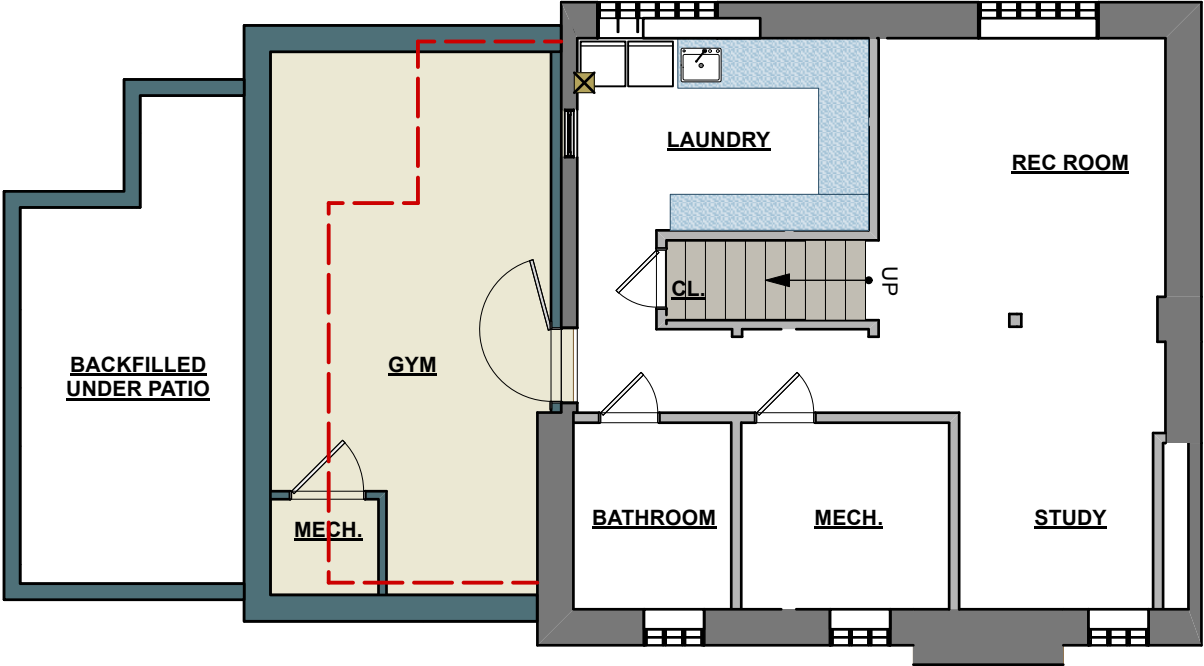
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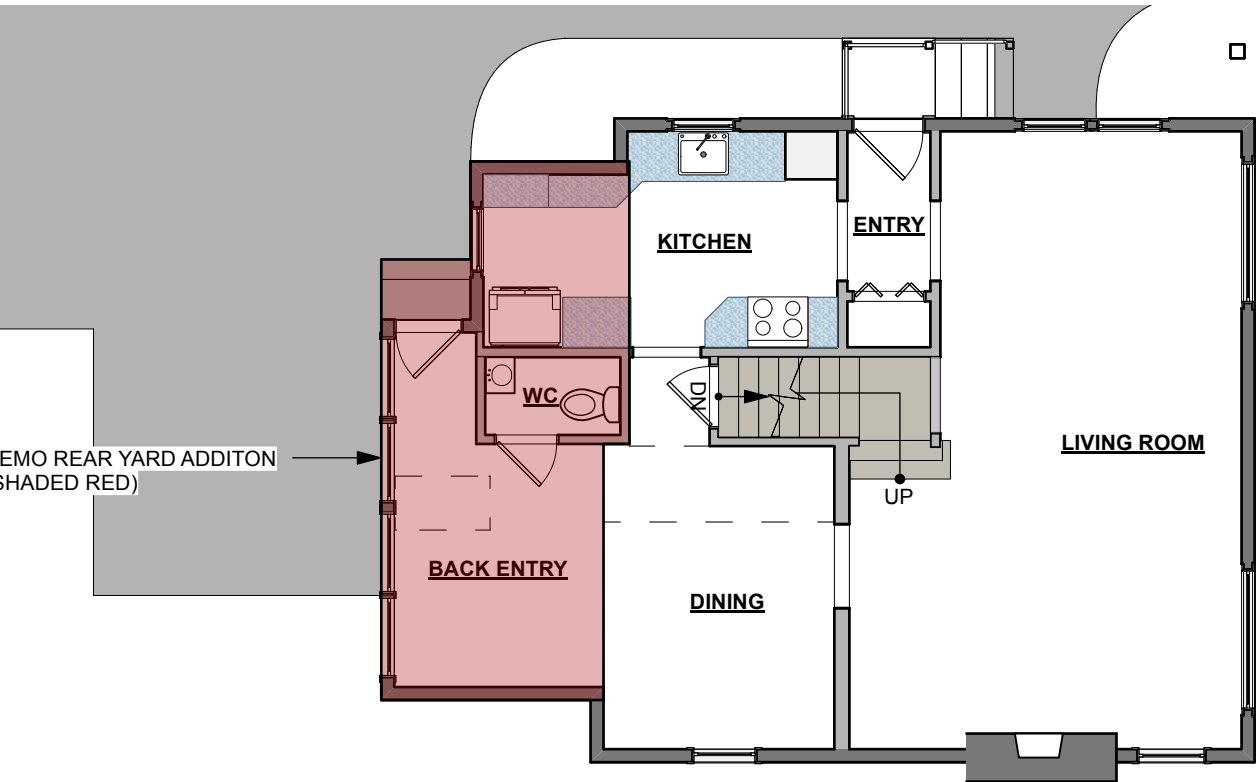


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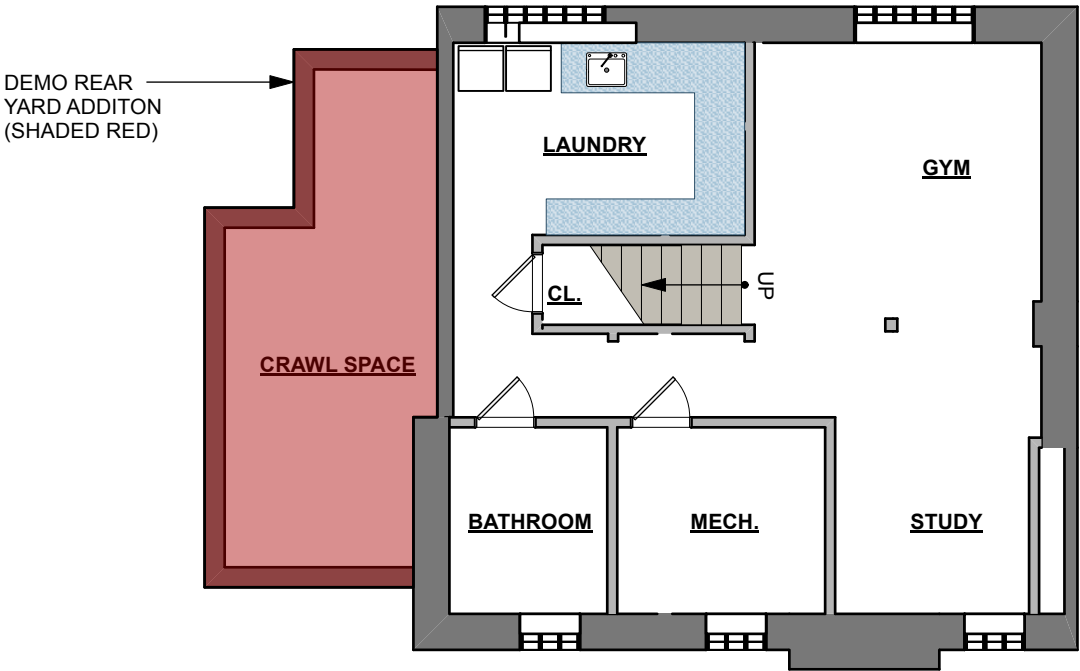


4 BASEMENT  
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5 1ST FLR  
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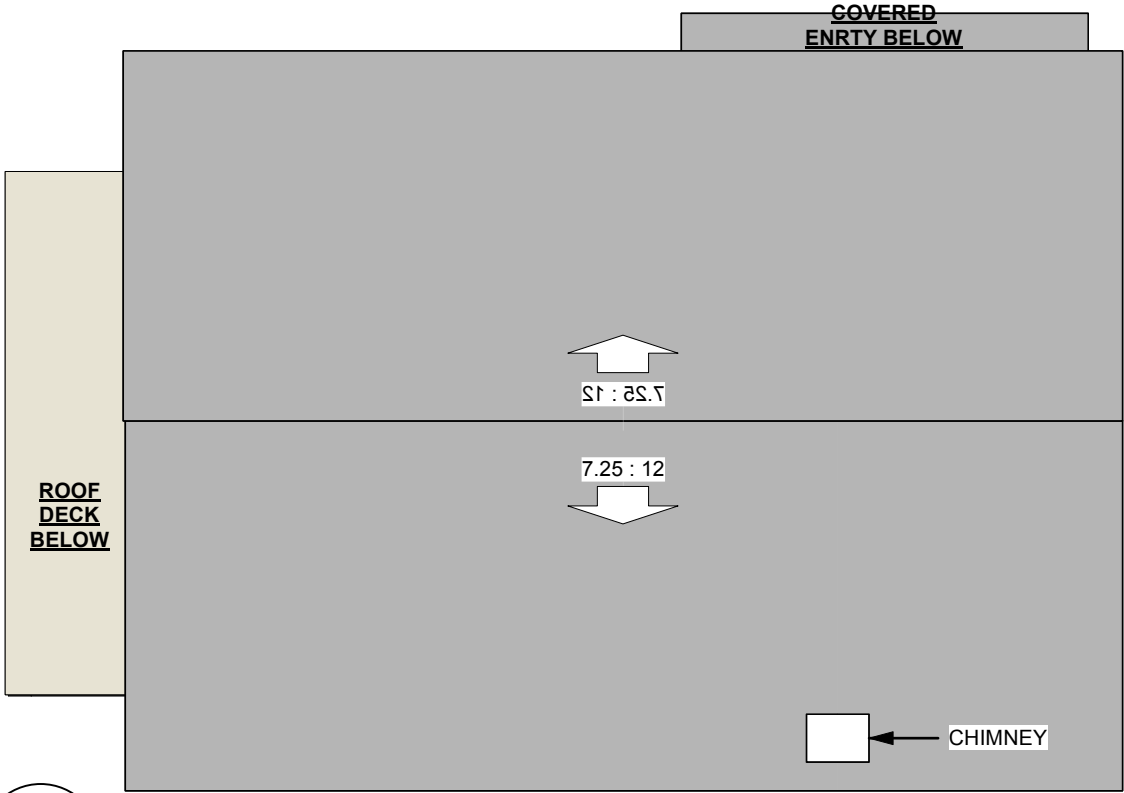
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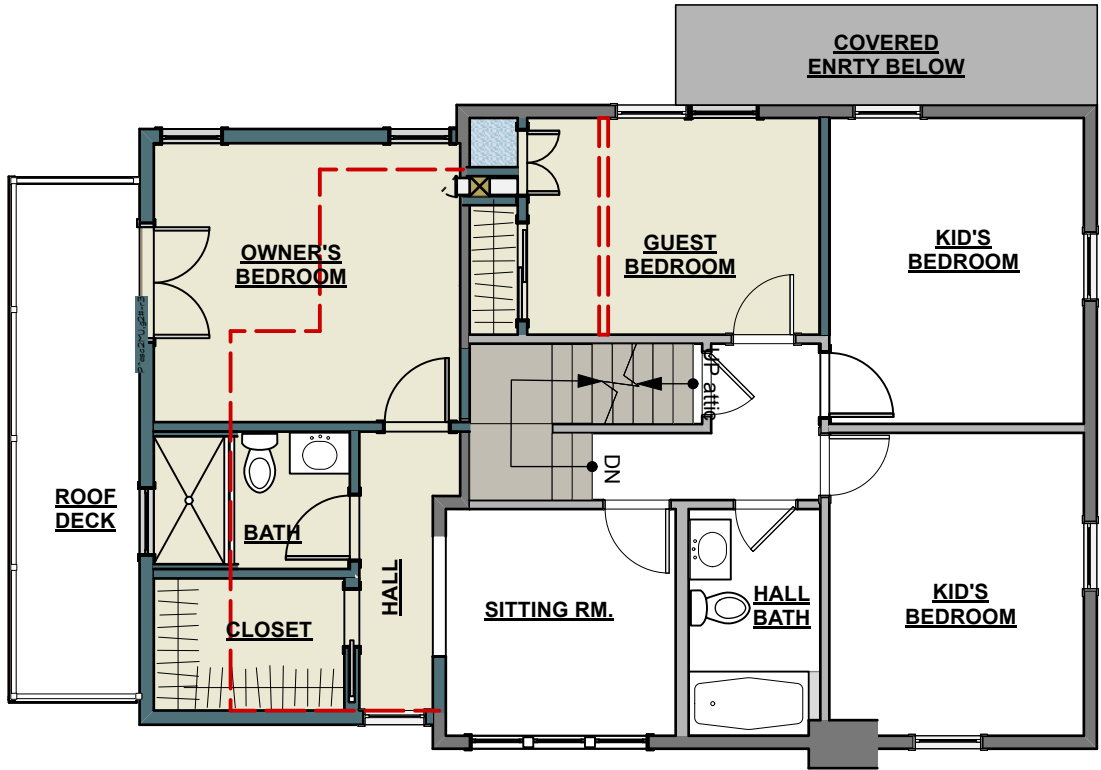
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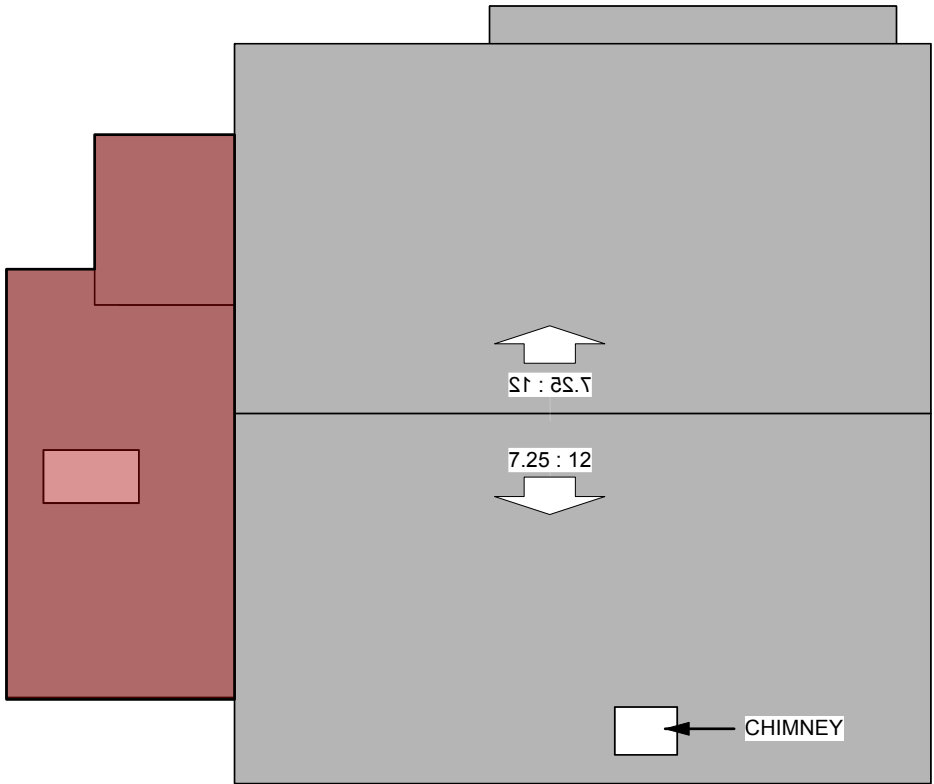


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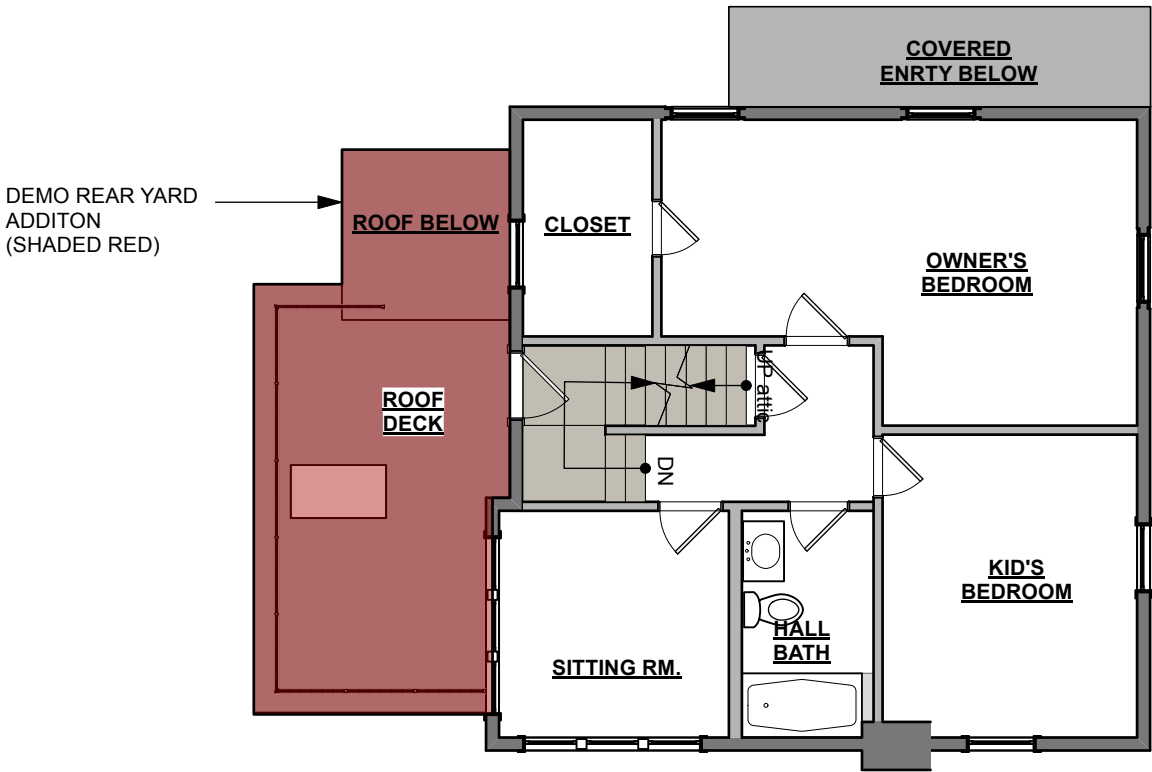


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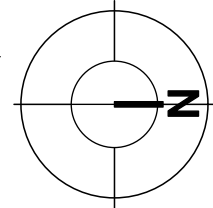


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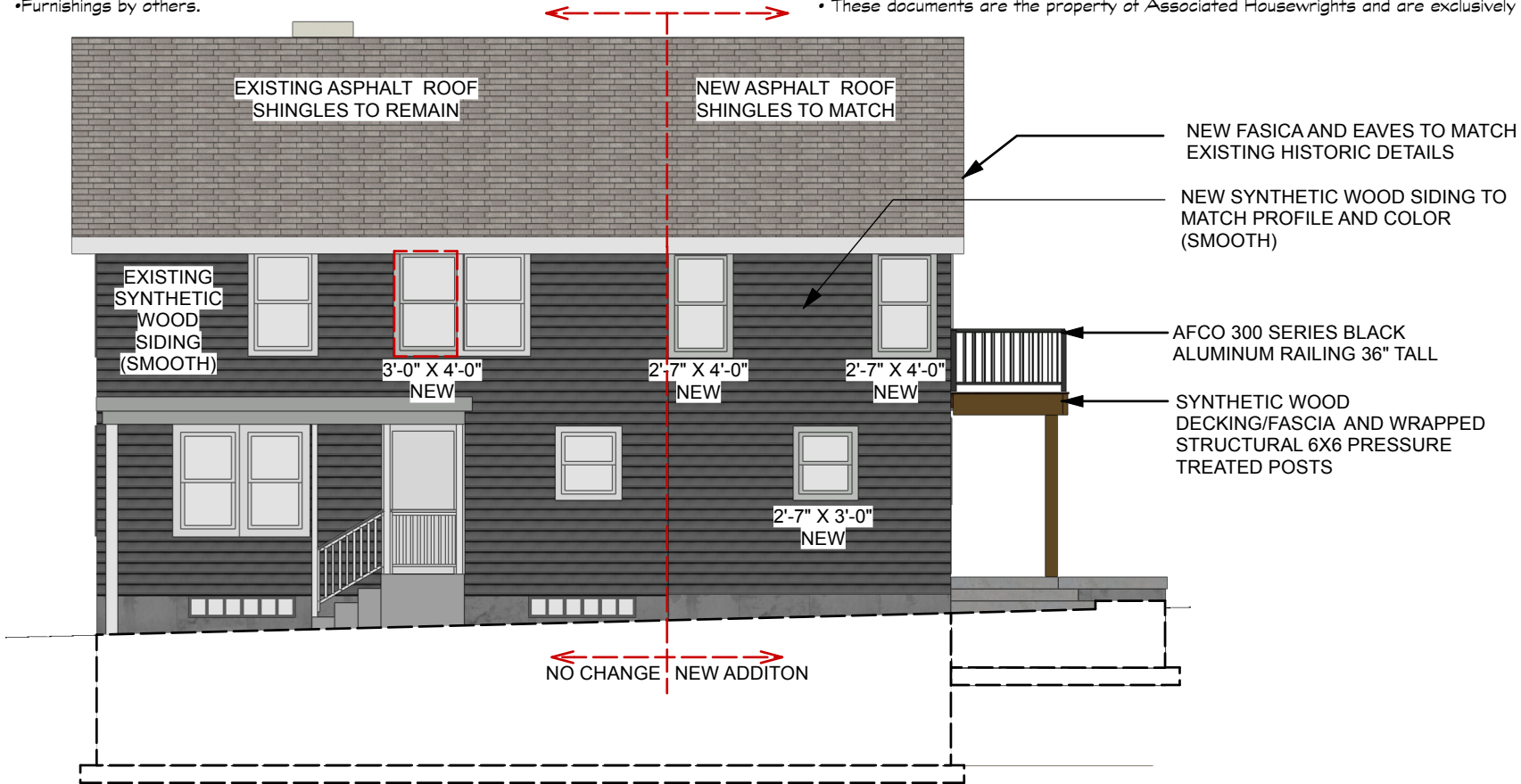
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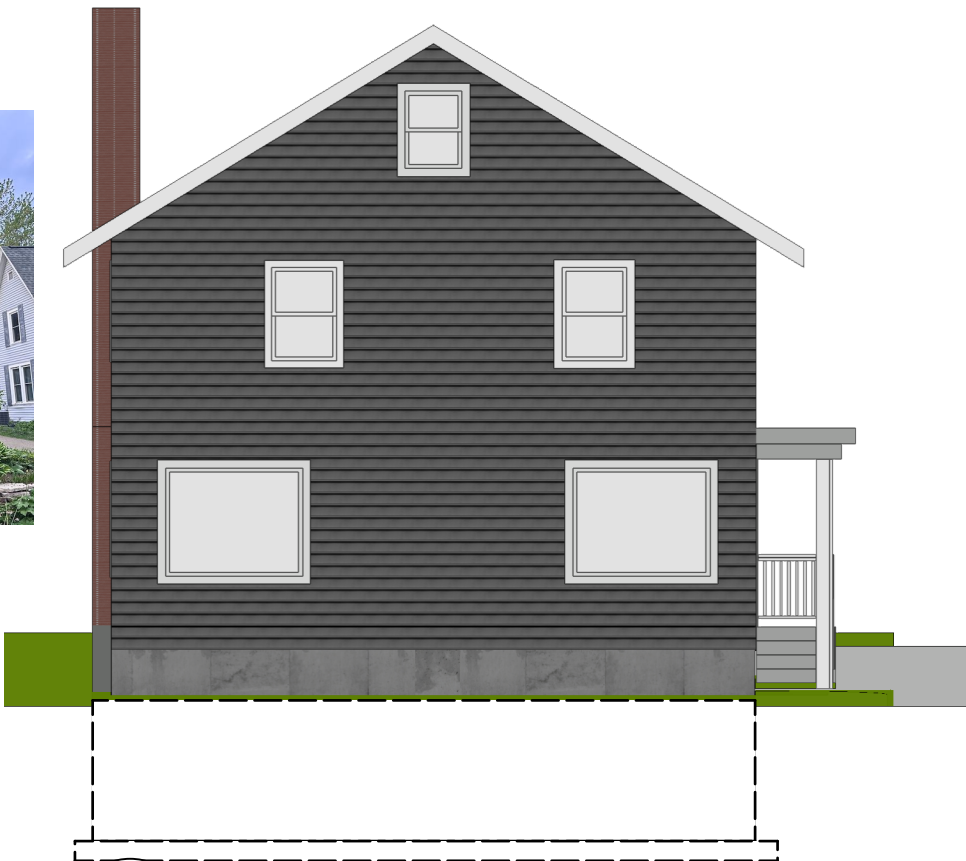
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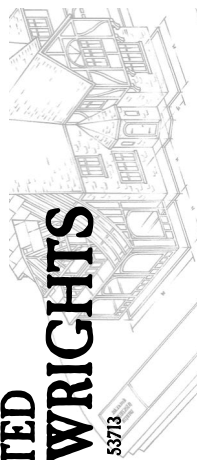
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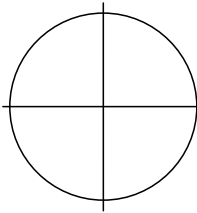


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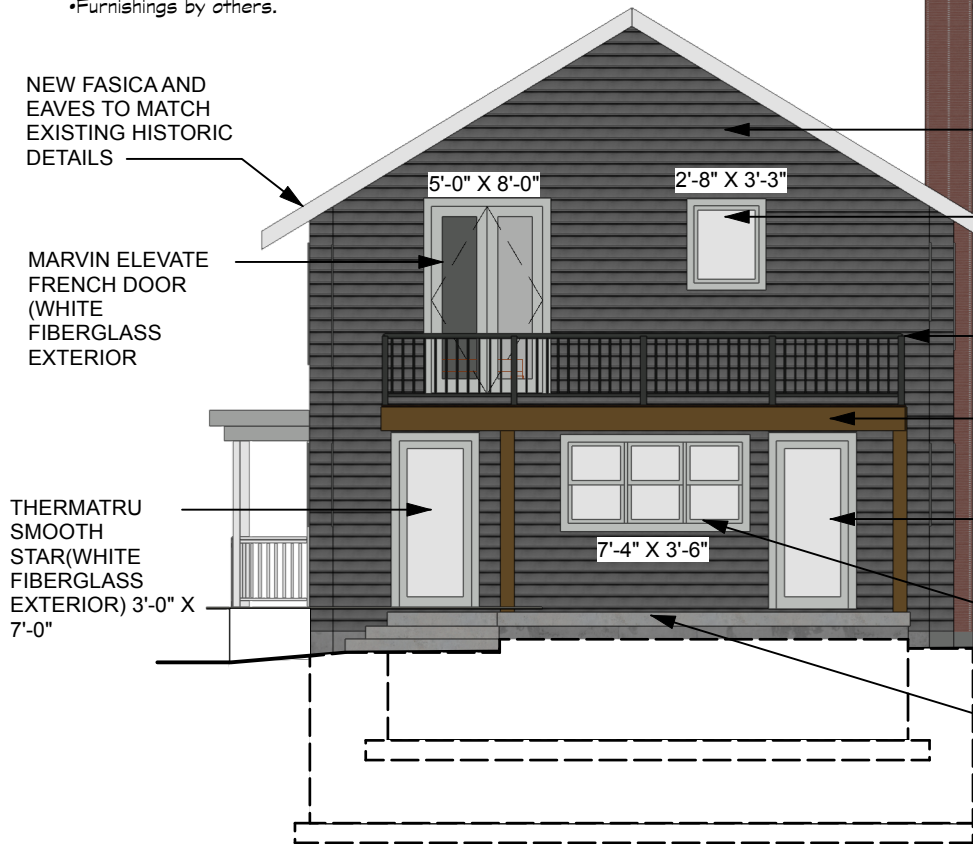
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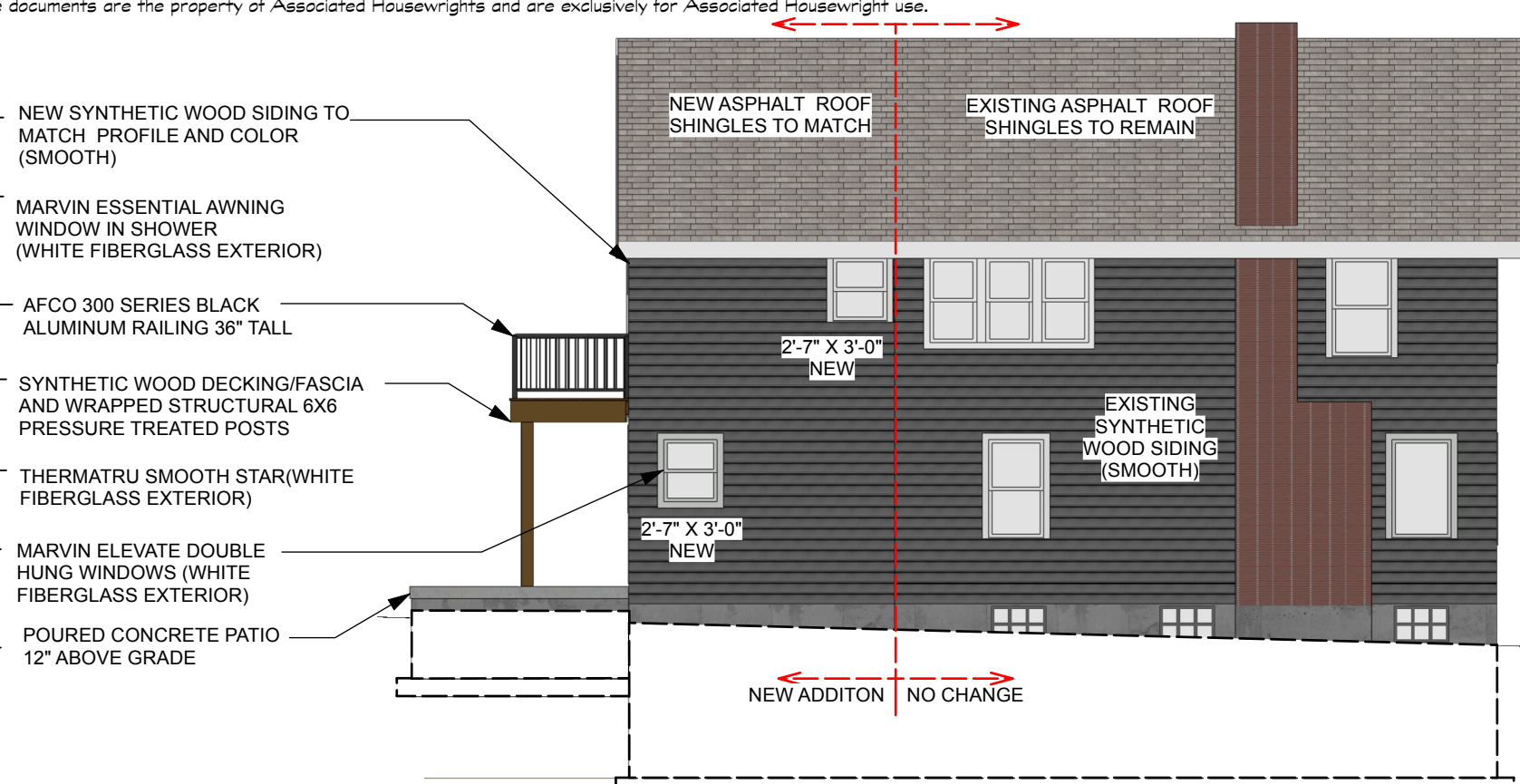
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16 REAR  
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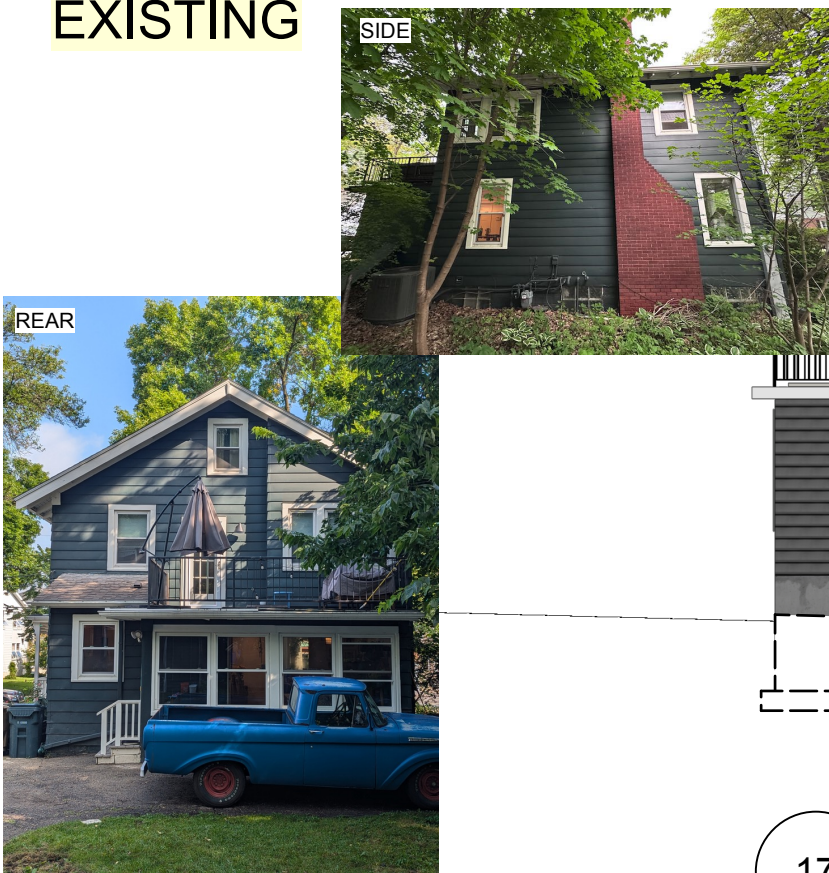
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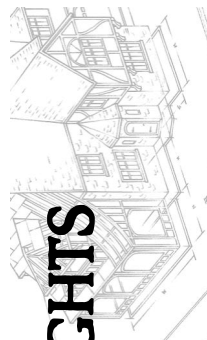
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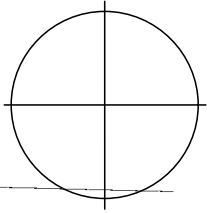
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PICTURE OF ALL EXISTING WINDOWS  
NEW WINDOWS PROPOSED TO MATCH

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Weathered Teak

A warm, sun-washed tan that replicates the attractive, golden hue of teak hardwood

- Wire-brushed finish
- Highly color-blended with complex, multitoneal designs
- Multi-Width options: (3.5", 5.5", 7.25")
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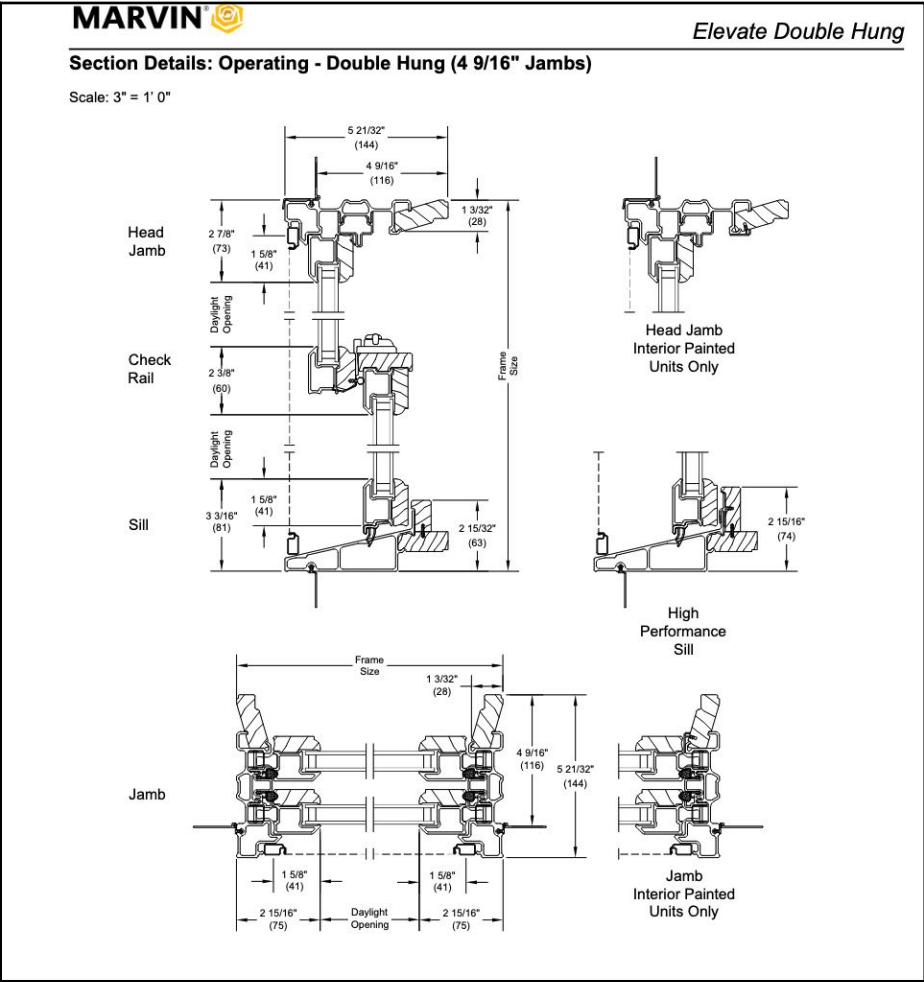
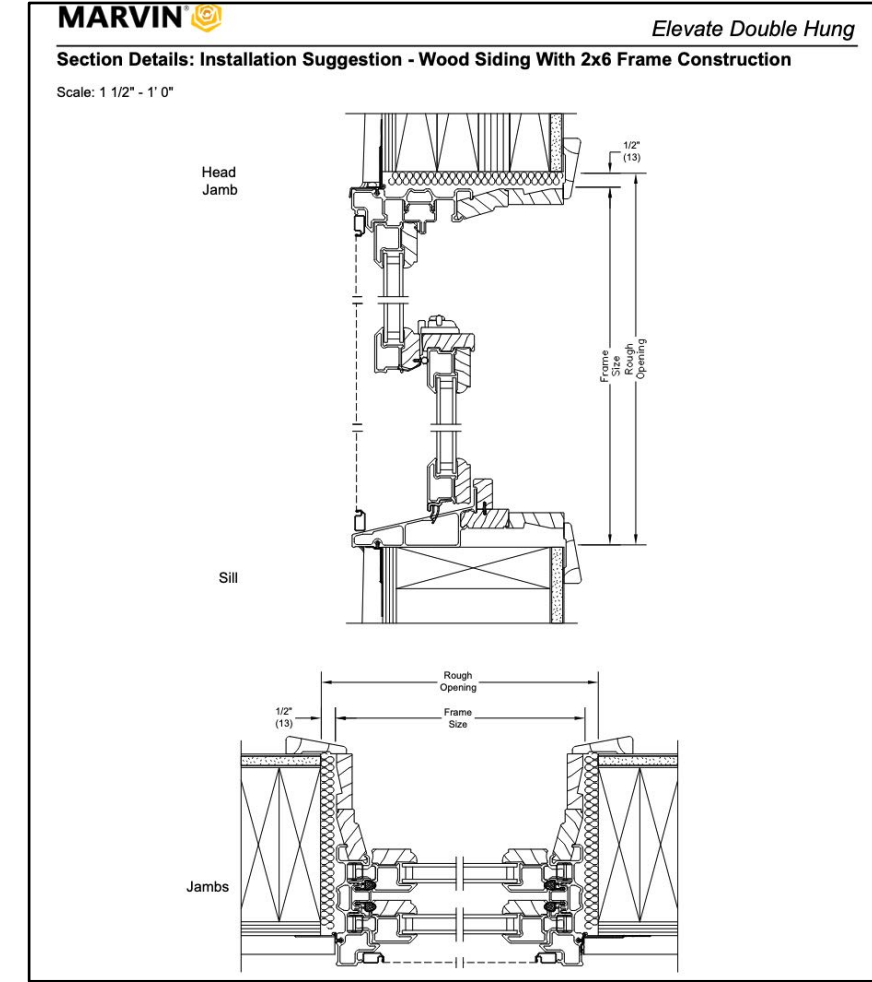
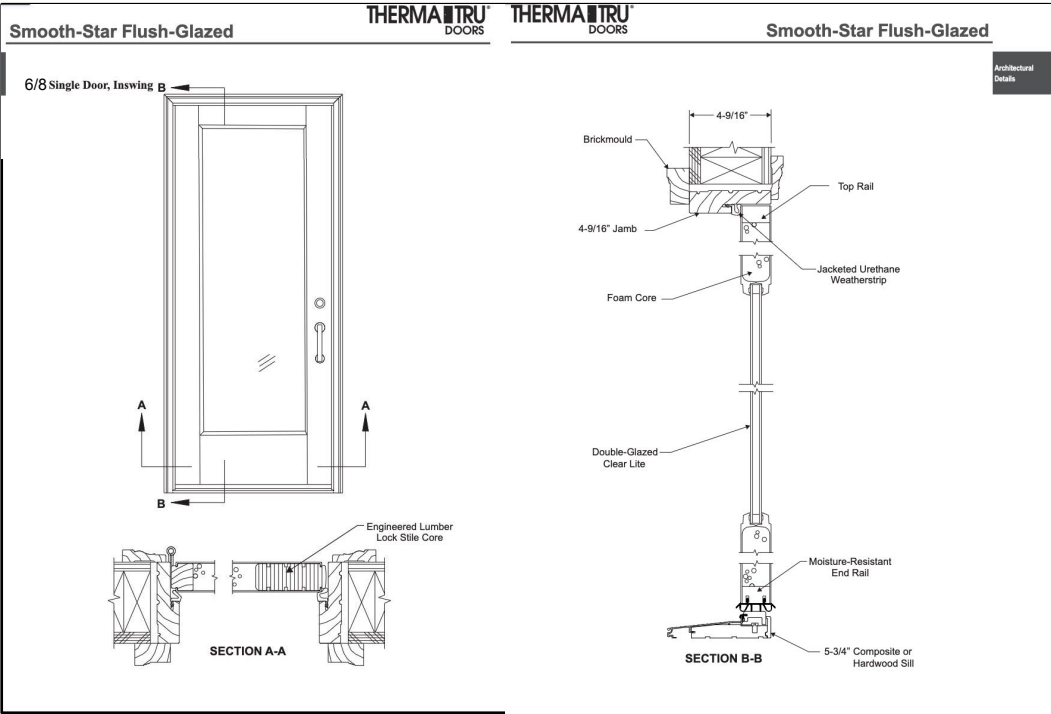
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Tension fit baluster connection ideal for commercial-grade projects.

Square balusters snap into top and bottom rail for a solid tension fit.

Traditional "breadloaf" shaped top rail design provides a more robust aesthetic than other metal rail systems.

Speed of assembly, the ease of stair angle accommodation and the unprecedented strength make the Series 300 the perfect rail for both commercial and residential projects.

Tension Fit Balusters

Rail internal fins provide tension against the baluster.

SERIES 300

Rail Kit

Breadloaf Top Rail

Bottom Rail

Top and Bottom Mounting Brackets

Support Block Material

Mounting Hardware

Infill Options

3/4" Square Baluster

Cut to Length for 36" or 42"

Installed Rail Height

Packaged in Exact Counts for Each Rail Length

Style Options

Level

AFCO RAIL ALUMINUM

Style	Length	Height	Baluster Style
Level	4' 6' 8' 10'	36" 42"	Square Round
Fixed Stair			
Adjustable Stair			

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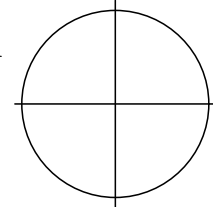
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