

# 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: 2128 Kendall Ave

Aldermanic District: \_\_\_\_\_

## 2. PROJECT

Project Title/Description: Screen Porch, Bedroom Expansion, Back Entry Stoop

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

☐ 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: Meri Pepper

Company: Associated Housewrights

Address: 1217 Culmen St

Madison, WI 53713

Street

City

State

Zip

Telephone: 608-254-7665

Email: meri.tepper@housewrights.com

Property Owner (if not applicant): Grace and Nathan Welham

Address: 2128 Kendall Ave

Madison, WI 53726

Street

City

State

Zip

Property Owner's Signature: *Grace Welham*

Date: April 22, 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  
26 April 2021

To: Landmarks Commission - City of Madison Planning Division

Design/Build Agent: Associated Housewrights  
Project Designer: Meri Tepper  
On behalf of: Grace and Nathan Welham

Project name  
Screen Porch, Back Entry Stoop, Master Bedroom Expansion

Project address and select history  
2128 Kendall Ave  
The property (Carlos L. Turner House) is situated in the University Heights Historic District. Built in 1926, the house is of the Tudor Revival style.

Project description  
The Welham's have commissioned Associated Housewrights to design and build a new back entry stoop, screen porch, and small expansion to the second-floor master bedroom. The proposed location is fully in the backyard. The footprint of the work is contained within an existing wooden deck which will be removed.

The proportions and massing of the proposed design will integrate and complement the house and will enhance the Tudor Revival style. The master bedroom expansion is a simple 4'-9" extrusion of the existing second floor gable end wall. The exterior siding will be the same stucco texture and color. The roofing will match the existing asphalt shingles. The stucco side walls of the master bedroom expansion will continue down to grade and contain the two new wooden screen doors. The new wood framed screen porch extends off the back of the stucco walls giving the impression that the stucco structure had always been there. The back-entry stoop will be pigmented concrete with short stucco side walls. The screen porch will be painted brown trim and stained cedar or mahogany. The area under the screen porch deck will have solid skirting.

The new window in the master bedroom gable end wall will be Marvin French-casement, clad aluminum exterior, to match the other windows on the main house. The existing grille pattern will be matched with the new windows.

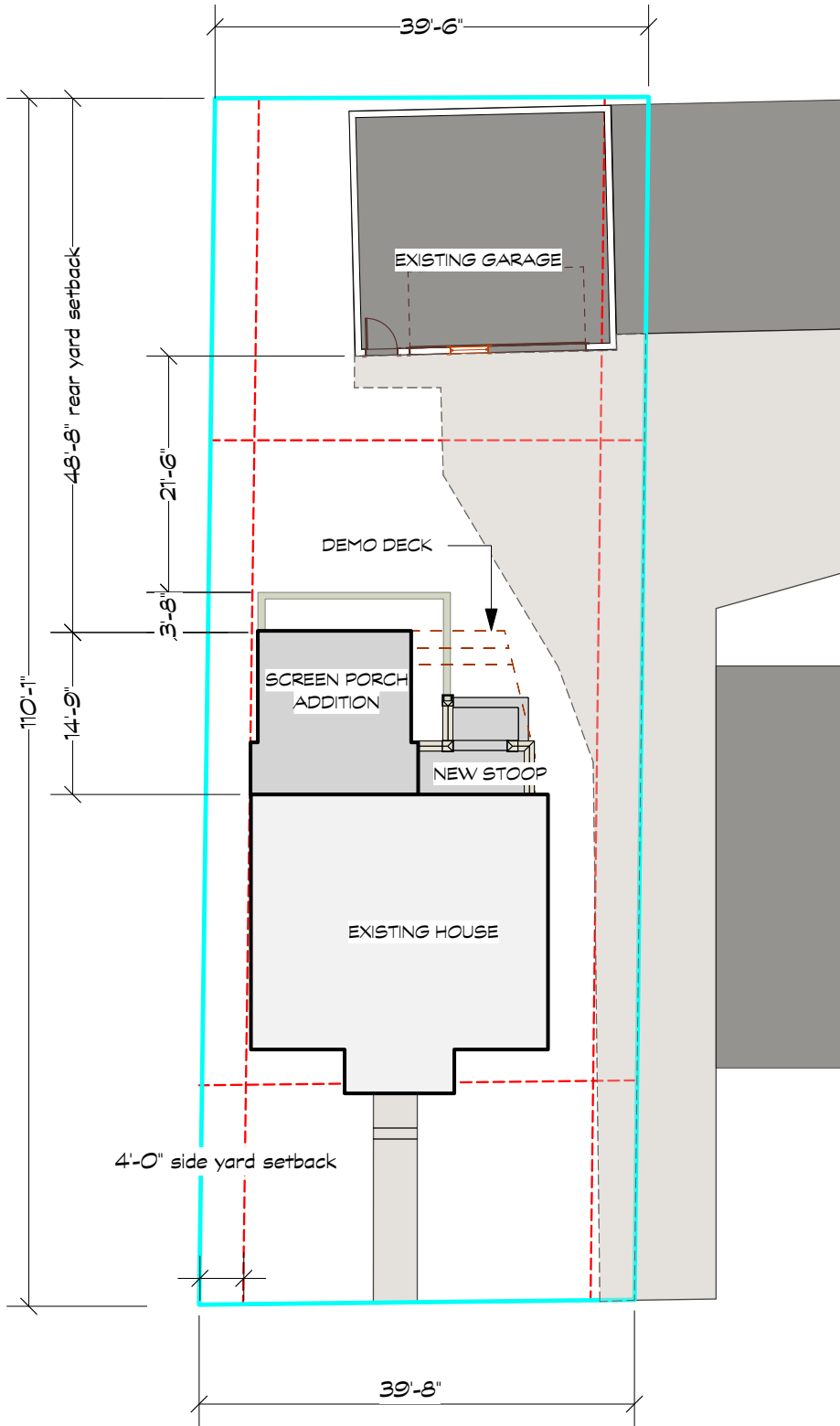
To bring more light into the master bedroom a small custom-made eyebrow dormer window is proposed. This style of window is not seen often in new construction because it has been more easily replaced by modern skylights, but we have elected to bring back a more historic style.

The addition is not visible from the street nor from any side streets. 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 Grace and Nathan Welham





KENDALL AVE

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



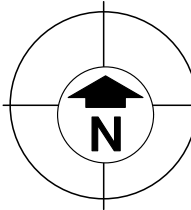
2 SITE LOCATION AND EXISTING PHOTOS



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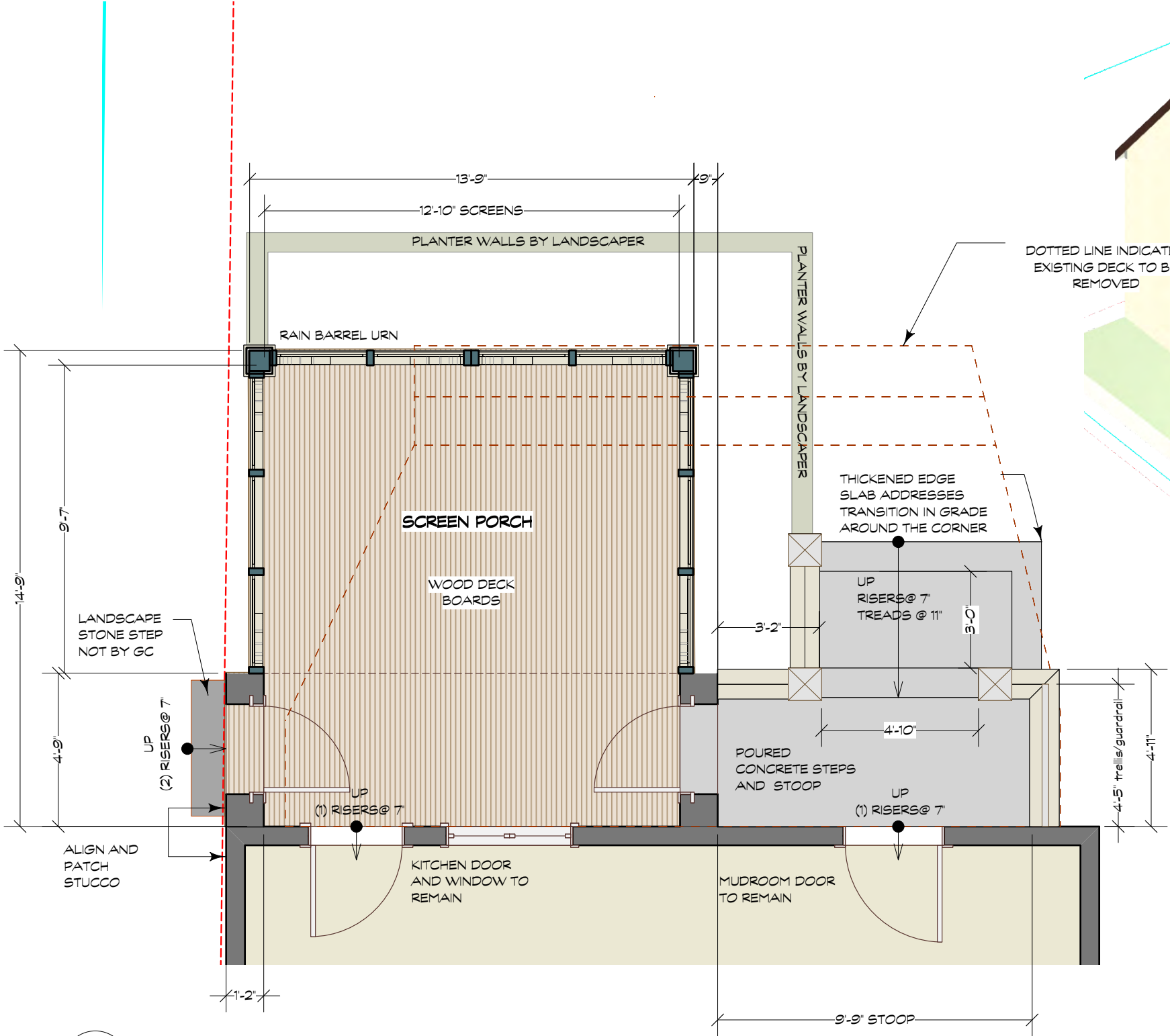
ADDITON/REMOD  
GRACE AND NATHAN WELHAM  
2128 KENDALL AVE  
MADISON, WI. 53726

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

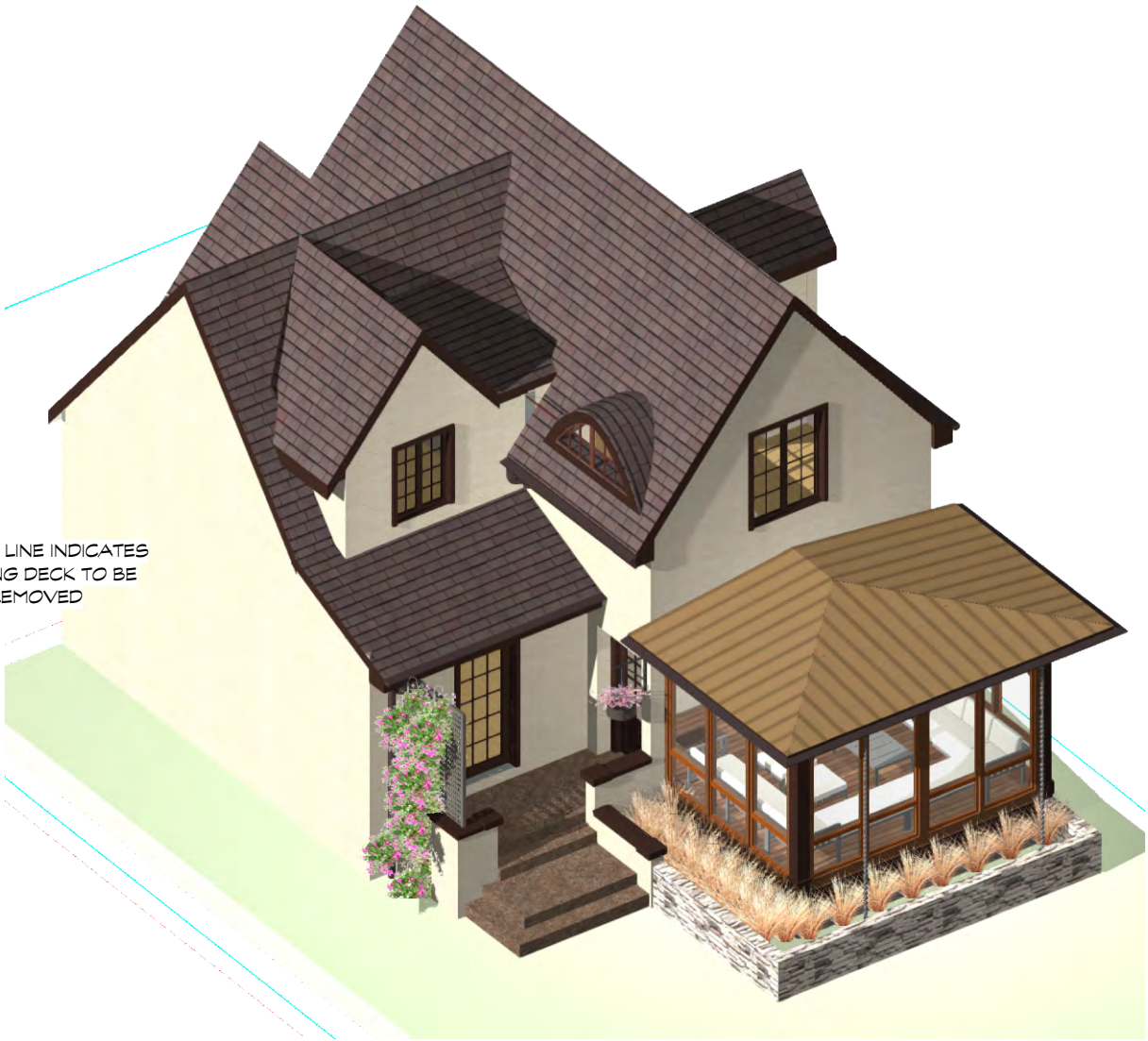


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3 PROPOSED FLOOR PLAN  
1/4" = 1'-0"



4 AXON

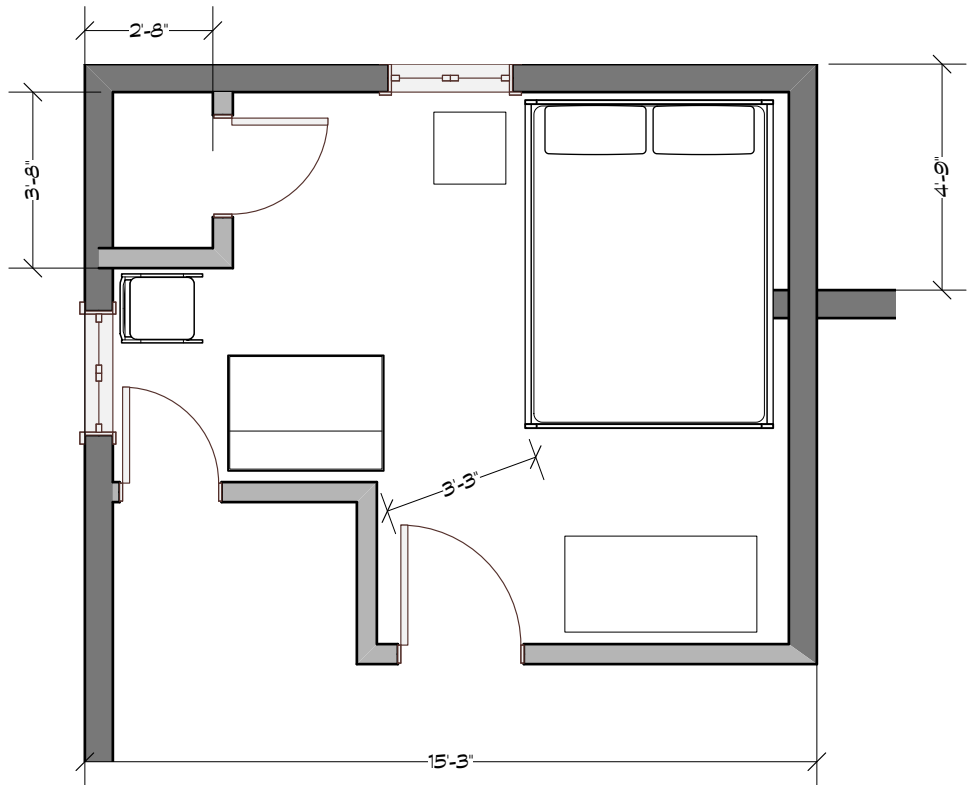


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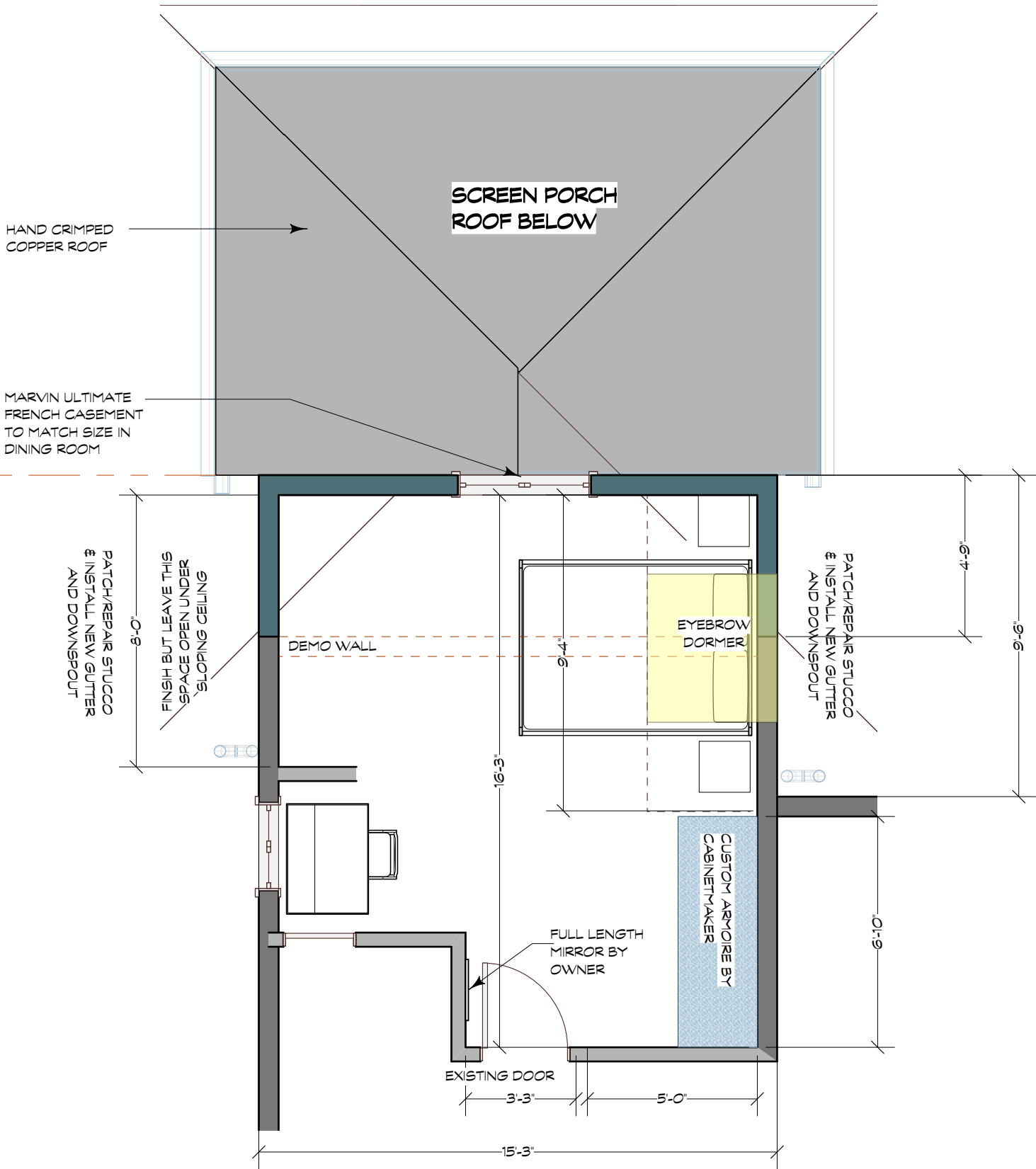
ADDITON/REMOD  
GRACE AND NATHAN WELHAM  
2128 KENDALL AVE  
MADISON, WI. 53726

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5 EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"



6 PROPOSED SECOND FLOOR PLAN EXPANSION  
1/4" = 1'-0"

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7 REAR YARD ELEVATION  
1/4" = 1'-0"



INSPIRATION IMAGE FOR  
BRACKET DETAILS

12" OC. COPPER STANDING SEAM ROOF OVER  
HIGH-TEMP ICE AND WATER SHIELD

PANTED CEDAR OR BORAL FASCIA TO MATCH  
EXISTING HOUSE

COPPER HALF-ROUND GUTTER TO  
MATCH EXISTING. RAIN CHAINS INTO  
PLANTER BED AND INCORPORATED  
WITH SITE DRAINAGE

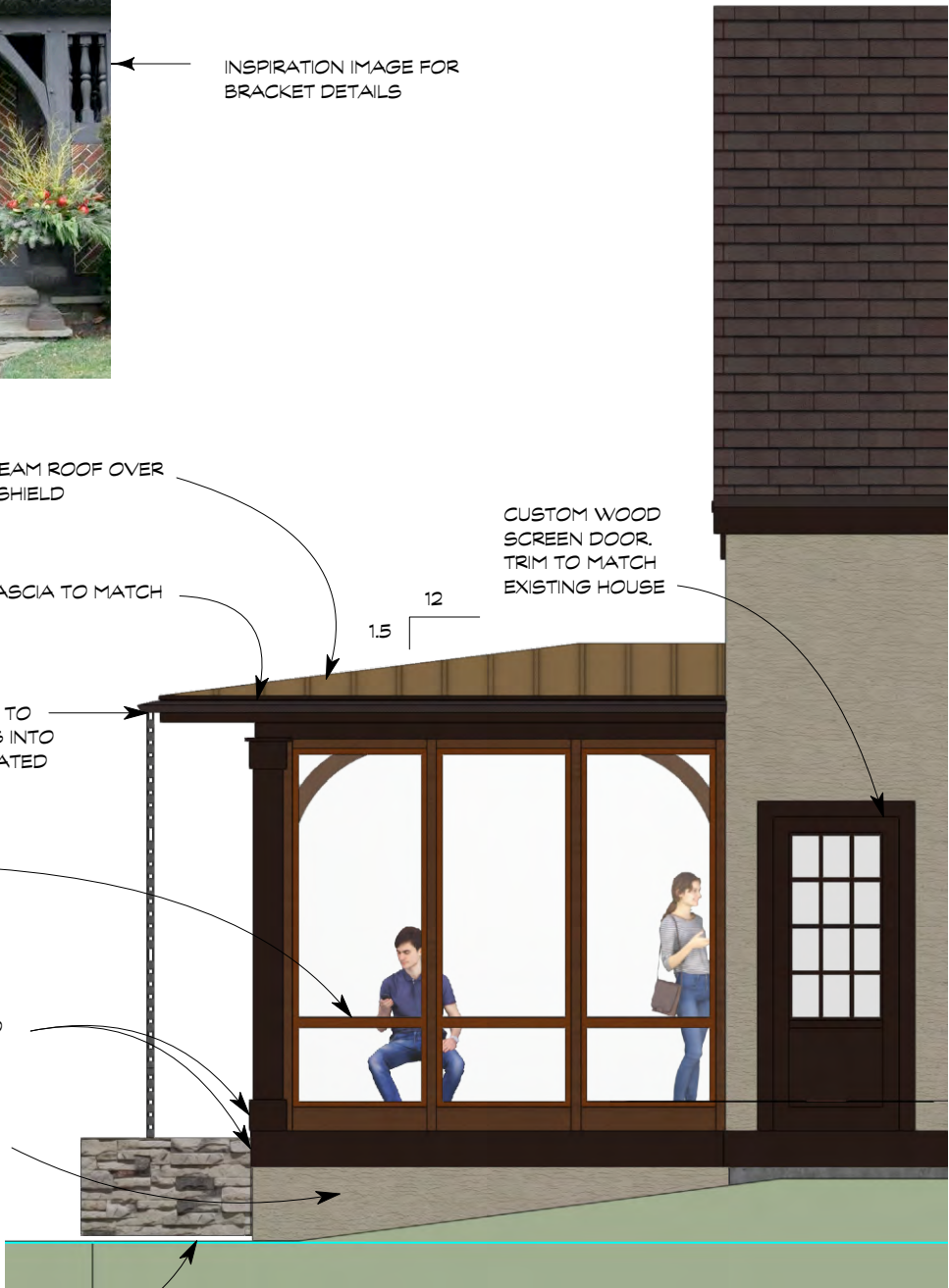
CUSTOM WOOD INSECT  
SCREEN FRAMES.

PAINED BORAL COLUMN AND  
FASCIA TRIM

SOLID SKIRTING WILL KEEP  
SITE DRAINAGE AND PLANTER  
SOIL OUT OF FROM AREA  
UNDER THE DECK

STACKED STONE PLANTER  
WALLS

CUSTOM WOOD  
SCREEN DOOR.  
TRIM TO MATCH  
EXISTING HOUSE



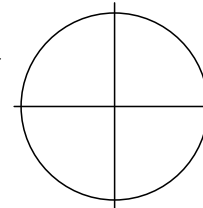
8 SIDE YARD ELEVATION  
1/4" = 1'-0"

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ADDITION/REMOD  
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1/8" = 1'  
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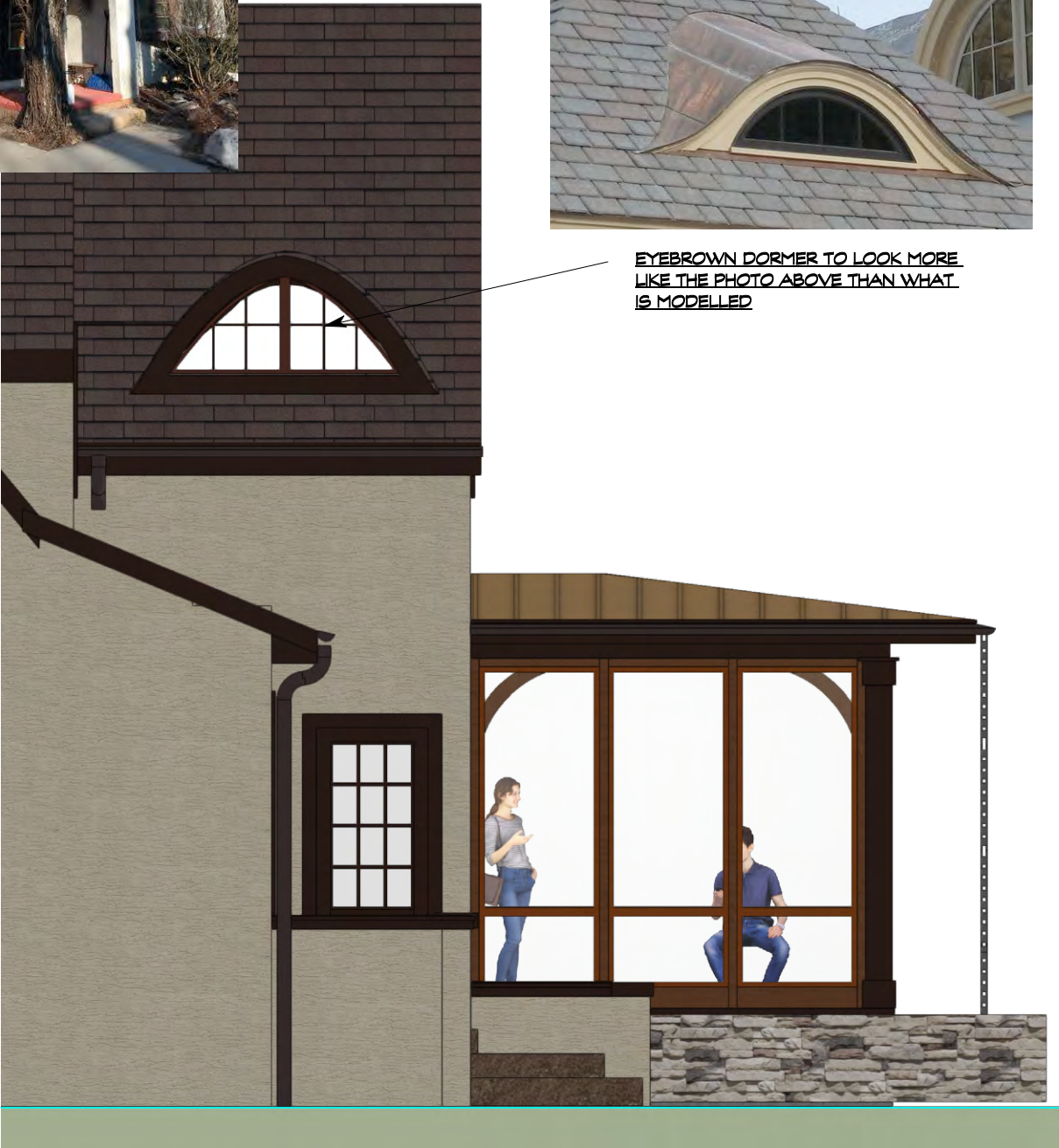




PRECEDENCE IMAGE OF EYEBROW  
DORMER IN UNIV. HEIGHTS  
NEIGHBORHOOD



EYEBROWN DORMER TO LOOK MORE  
LIKE THE PHOTO ABOVE THAN WHAT  
IS MODELLED



9 DRIVEWAY SIDE YARD ELEVATION  
1/4" = 1'-0"



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