

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: 6 S. Prospect Ave

Alder District: 5

2. PROJECT

Project Title/Description: New Detached Garage, Sitework, and Rear Porch Remodel

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

DPCED USE ONLY	Legistar #:
	DATE STAMP RECEIVED 7/25/22 10:01 am

3. APPLICANT

Applicant's Name: Meri Pepper Company: Associated Housewrights

Address: 1217 Culmen St Madison, WI 53711
Street City State Zip

Telephone: 608-204-7665 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): William and Mary Ehlenbach

Address: 6 S. Prospect Ave Madison, WI 53726
Street City State Zip

Property Owner's Signature: [Signatures] Date: 7/24/2022

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

Letter of Intent
New Detached Garage, Sitework, and Back Porch Remodel
July 18 2022

To: Landmarks Commission
City of Madison

Design/Build Agent: Associated Housewrights
Project Designer: Meri Tepper
On behalf of: Homeowners William and Mary Ehlenbach

Project Name
Detached Garage and Back Porch Remodel

Project Address
6 South Prospect Ave Madison, WI 53713

Project Description
William and Mary Ehlenbach have commissioned Associated Housewrights to design and build a 2-car detached garage and remodel the existing back entry sequence to the house. This includes new concrete driveway, exterior concrete staircases, railing and roofing to an existing rear porch.

The property (The Wolff House) is in a prominent corner location of Prospect Ave. and Regent St. The house, designed by Architect Alvan Small in 1909 is listed on the National Register of Historic Places. The house is described to exhibit an “extreme simplicity of exterior decoration, with plain stuccoed wall surfaces, trimmed only by a few vertical and horizontal painted wood boards.” It has been written about as an excellent example of the Prairie Style.

The new detached garage will have a spray applied EFIS stucco finish and painted door trim. The color of the stucco on the garage is proposed to match the brown paint of the existing house trim. This is to help differentiate between the old stucco on the existing home and the new stucco on the garage. The painted trim will be from Boral which has a smooth finish to mimic painted wood. The product specifications for the garage door and side door are described in the drawing set.

The purpose of this project is to remedy troublesome parking conditions. In 1998 the homeowners at the time applied for a Certificate of Appropriateness to restore the existing basement garage and add the trellises and a canvas roofed carport structure to improve weather protection for the cars and garage door. Unfortunately, these originally stated goals are no longer performing to modern needs. The current project goals are as follows:

1. Weather protected and fully enclosed garage for 2 cars and outdoor equipment.
2. Widen the shared driveway from 8'-6" to 16'-10".
3. New concrete landscape stair and planter wall leading up to the back porch.
4. Remodeled back porch (code compliant) aluminum guardrails, a weather-tight roof, and gutters with downspouts.
5. The existing basement garage will continue to serve as an unconditioned storage shed for the home.

The existing historic home will remain untouched.

Respectfully,

Meri Tepper
Director of Design for Associated Housewrights



ORIGINAL SINGLE STALL GARAGE STALL AT BASEMENT LEVEL - TOO NARROW FOR MODERN CAR



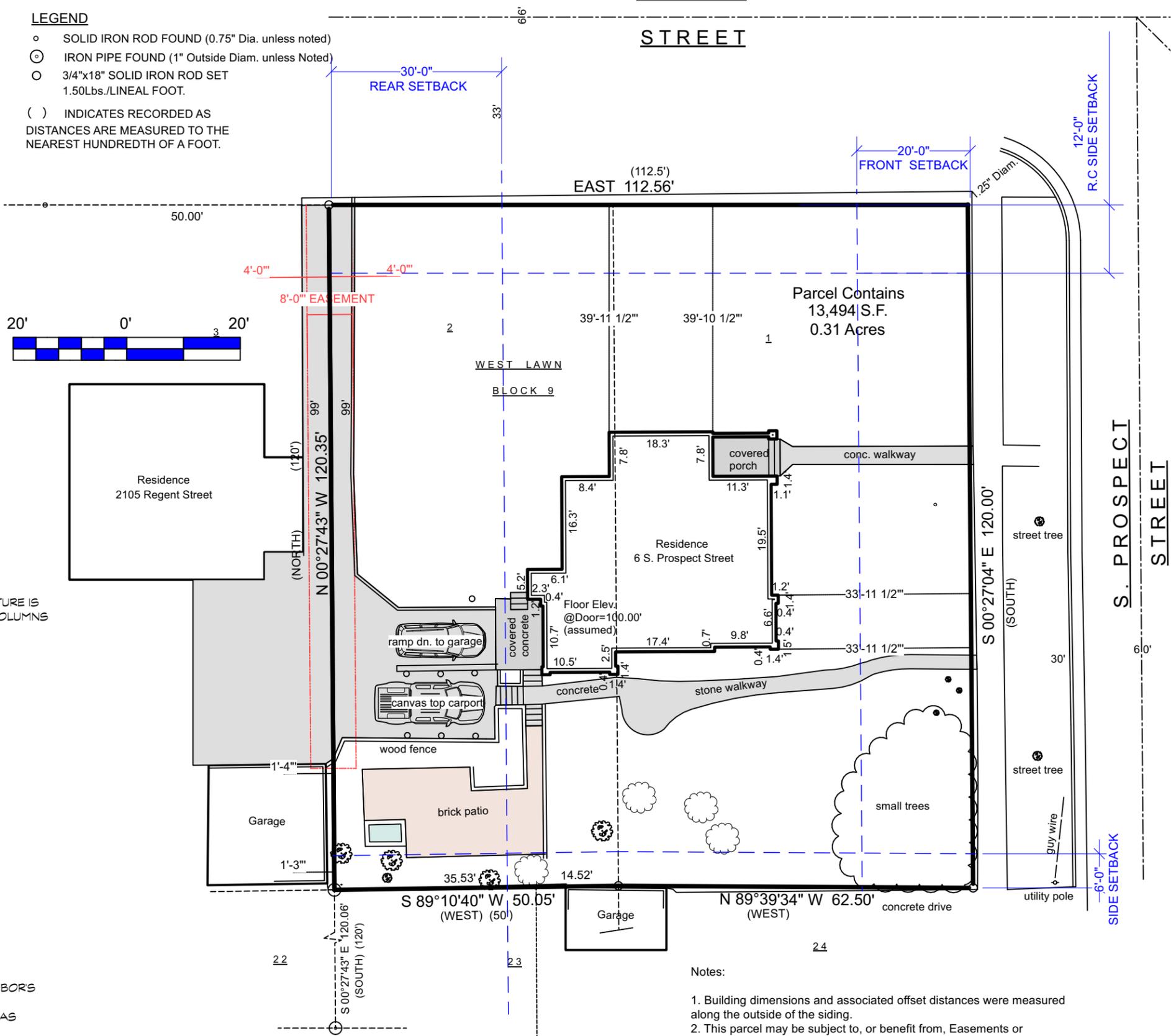
CARPORT ADDED IN THE 80'S. THE ROOF IS CANVAS AND THE WOOD STRUCTURE IS ROTTED BEYOND REPAIR AND WOULD REQUIRE CONSTRUCTION. CONCRETE COLUMNS IMPEDE CAR-DOOR CLEARANCE. LOCATION OF THIS CAR PORT RESTRICTS PEDESTRIAN ACCESS TO THE BACK DOOR ENTRY OF THE HOUSE.



EXISTING 8'-6" WIDE DRIVEWAY TOUCHES THE NEIGHBOR'S HOUSE. WHEN THE CARPORT WAS INSTALLED THIS NECESSITATED USE OF THE NEIGHBOR'S DRIVEWAY IN ORDER TO ENTER AND LEAVE THE PARKING SPACE UNDER THE CARPORT. DESPITE NO NEIGHBOR OPPOSITION AT THE TIME THE CARPORT WAS APPROVED THIS OBJECTIVELY LIMITS THE NEIGHBOR'S FREE USE OF THEIR DRIVEWAY.

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



Notes:

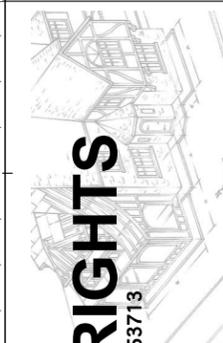
1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

Version/Date:
LANDMARKS
220714
25 JUL 22

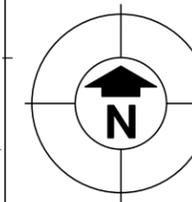
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M.T.

DETACHED GARAGE & SITEWORK

EHLENBACH
6 S. PROSPECT AVE
MADISON, WI. 53726



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 4

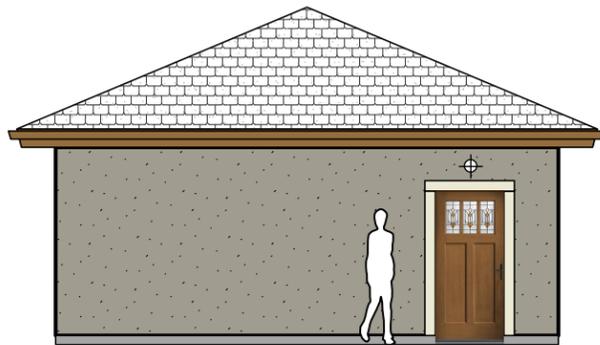
•Furnishings by others.

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



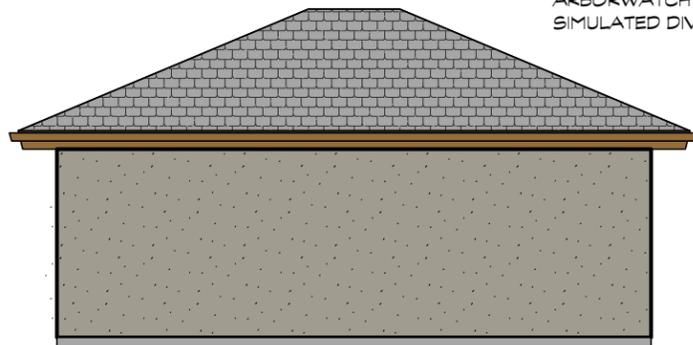
REGENT ST. FACADE (NORTH)

scale: 1/8" = 1'-0"
CLOPAY CANYON RIDGE CARRIAGE HOUSE 4-LAYER DOOR
18'-0" X 8'-0" ULTRA-GRAIN CYRPESS MEDIUM FINISH DOUBLE PANE CLEAR GLASS



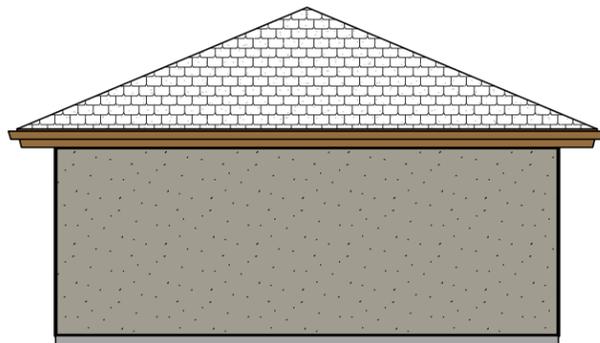
S. PROSPECT AVE FACADE (EAST)

scale: 1/8" = 1'-0"
THERMATRU
CLASSIC CRAFT FIR GRAIN
CCA9300-SDL
3'-0" X 6'-8"
ACORN & DECORATIVE GLASS
ARBORWATCH 3-LITE W/
SIMULATED DIVIDED LITES



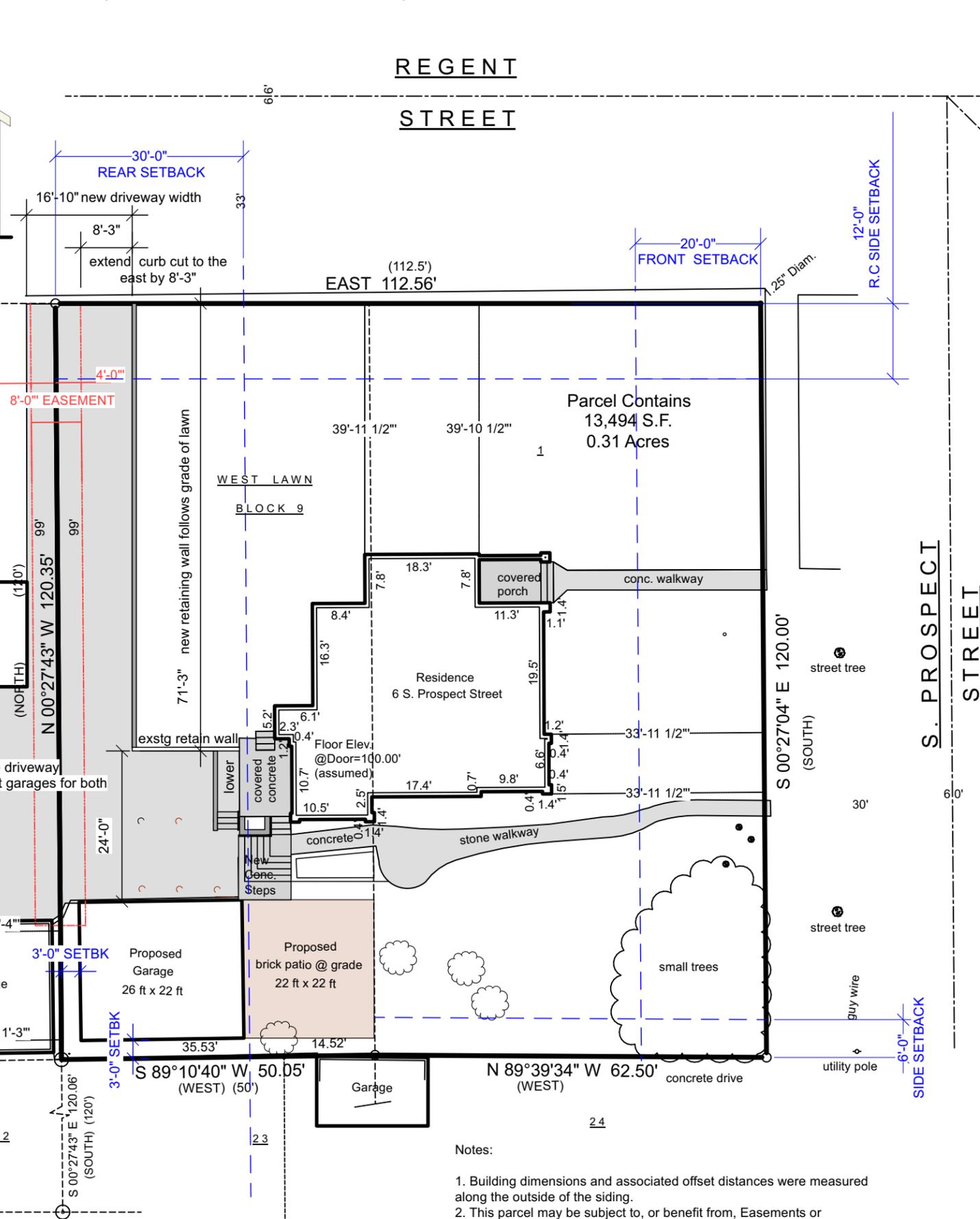
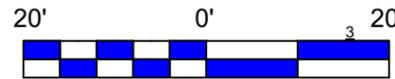
SOUTH PROPERTY LINE FACADE

scale: 1/8" = 1'-0"



WEST PROPERTY LINE FACADE (4'-3" AWAY FROM NEIGHBOR'S GARAGE)

scale: 1/8" = 1'-0"



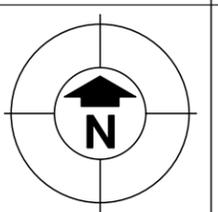
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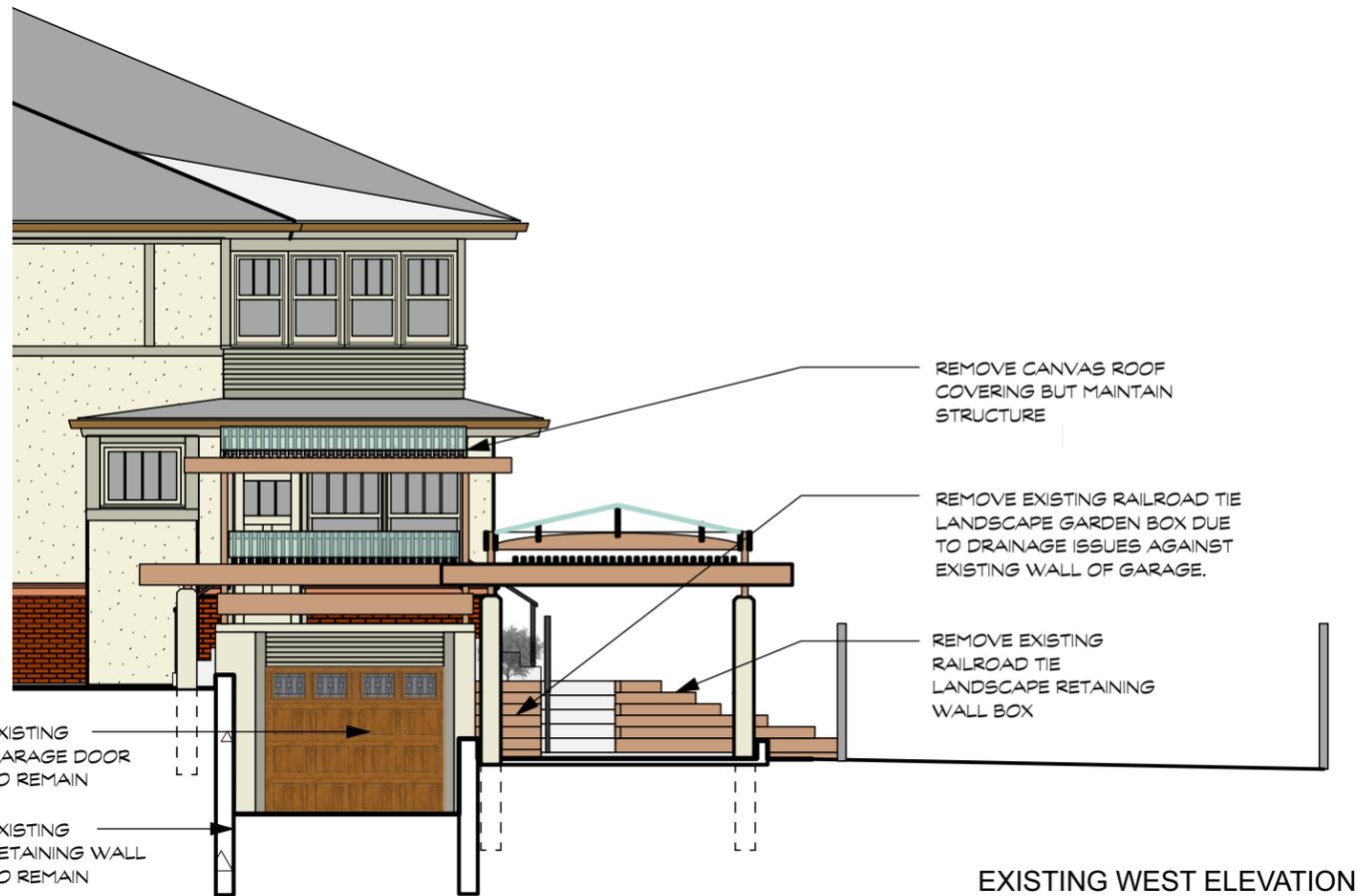
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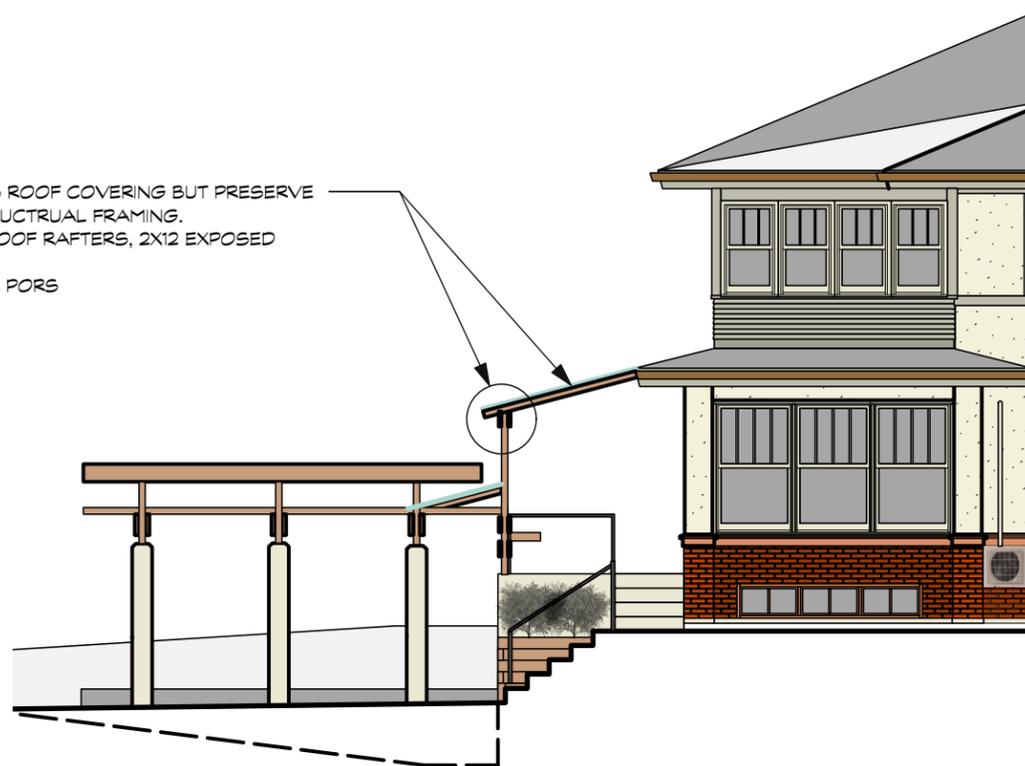


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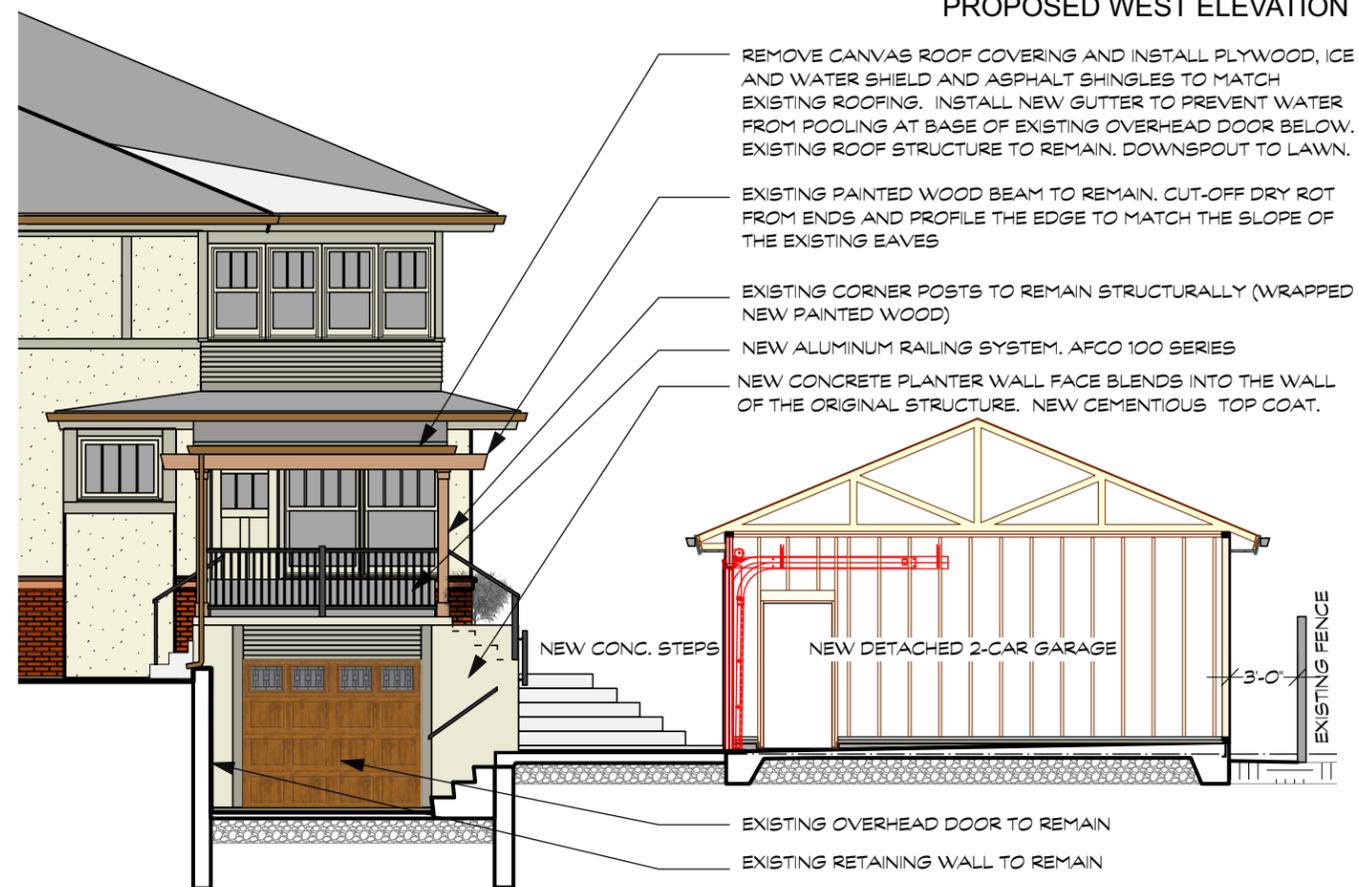


EXISTING WEST ELEVATION

REMOVE CANVAS ROOF COVERING BUT PRESERVE ALL EXISTING STRUCTURAL FRAMING. INCLUDING: 2X4 ROOF RAFTERS, 2X12 EXPOSED HEADER BEAM AND 4X4 CORNER POSTS



EXISTING SOUTH ELEVATION

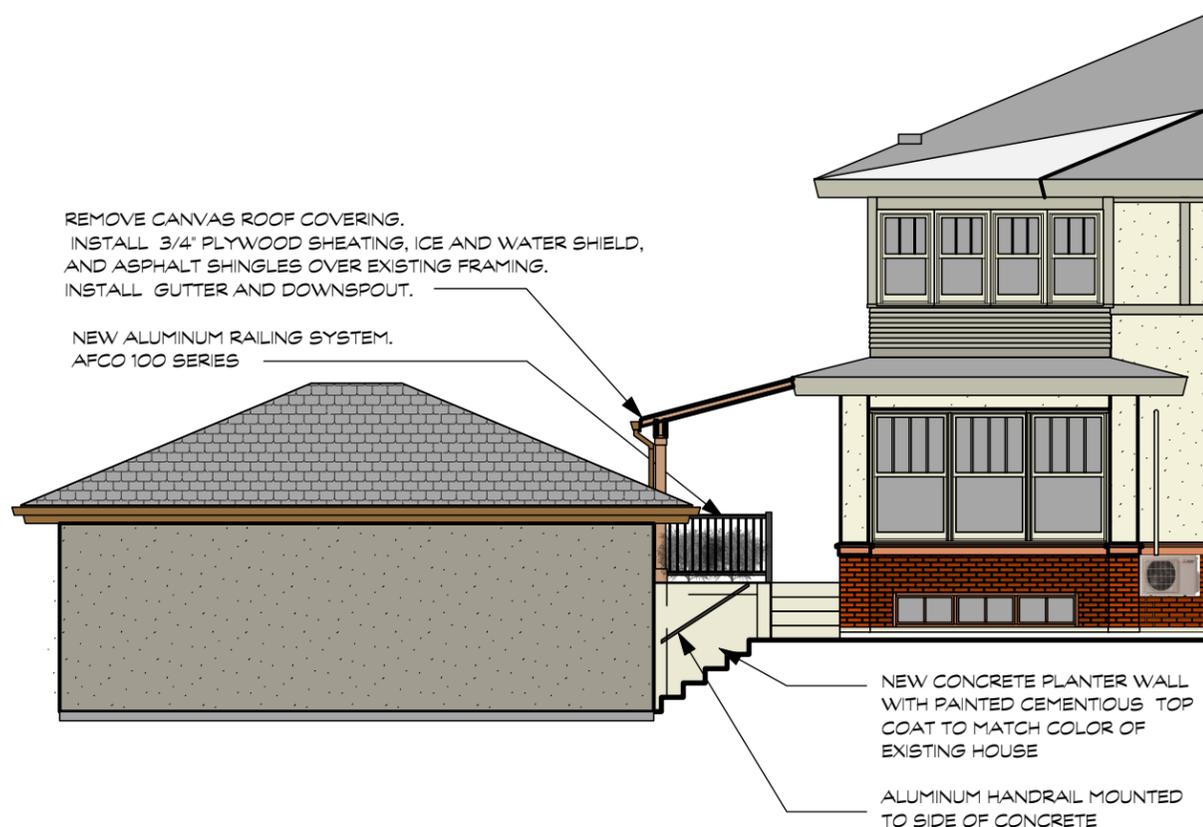


PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

REMOVE CANVAS ROOF COVERING. INSTALL 3/4" PLYWOOD SHEATHING, ICE AND WATER SHIELD, AND ASPHALT SHINGLES OVER EXISTING FRAMING. INSTALL GUTTER AND DOWNSPOUT.

NEW ALUMINUM RAILING SYSTEM. AFCO 100 SERIES



NEW CONCRETE PLANTER WALL WITH PAINTED CEMENTIOUS TOP COAT TO MATCH COLOR OF EXISTING HOUSE

ALUMINUM HANDRAIL MOUNTED TO SIDE OF CONCRETE

•Furnishings by others.

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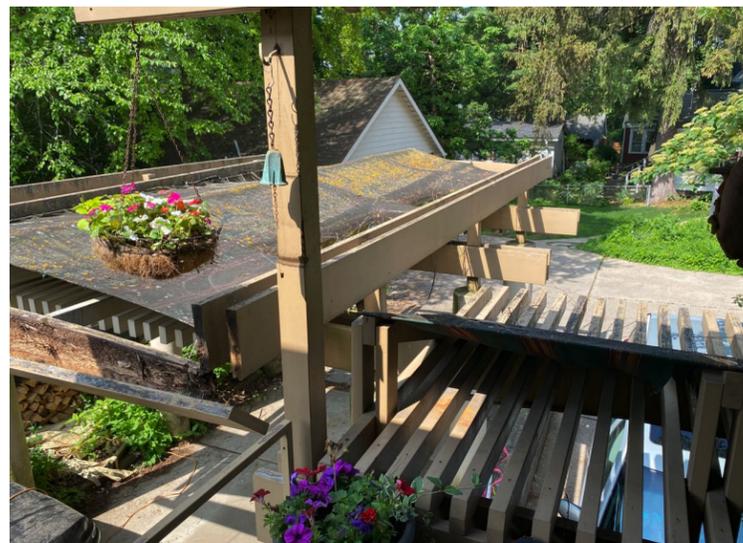


PROPOSED REMVAL OF RAILROAD TIE-GARDEN WALLS FOR RECONSTRUCTION OF CONCRETE LANDSCAPE STEPS

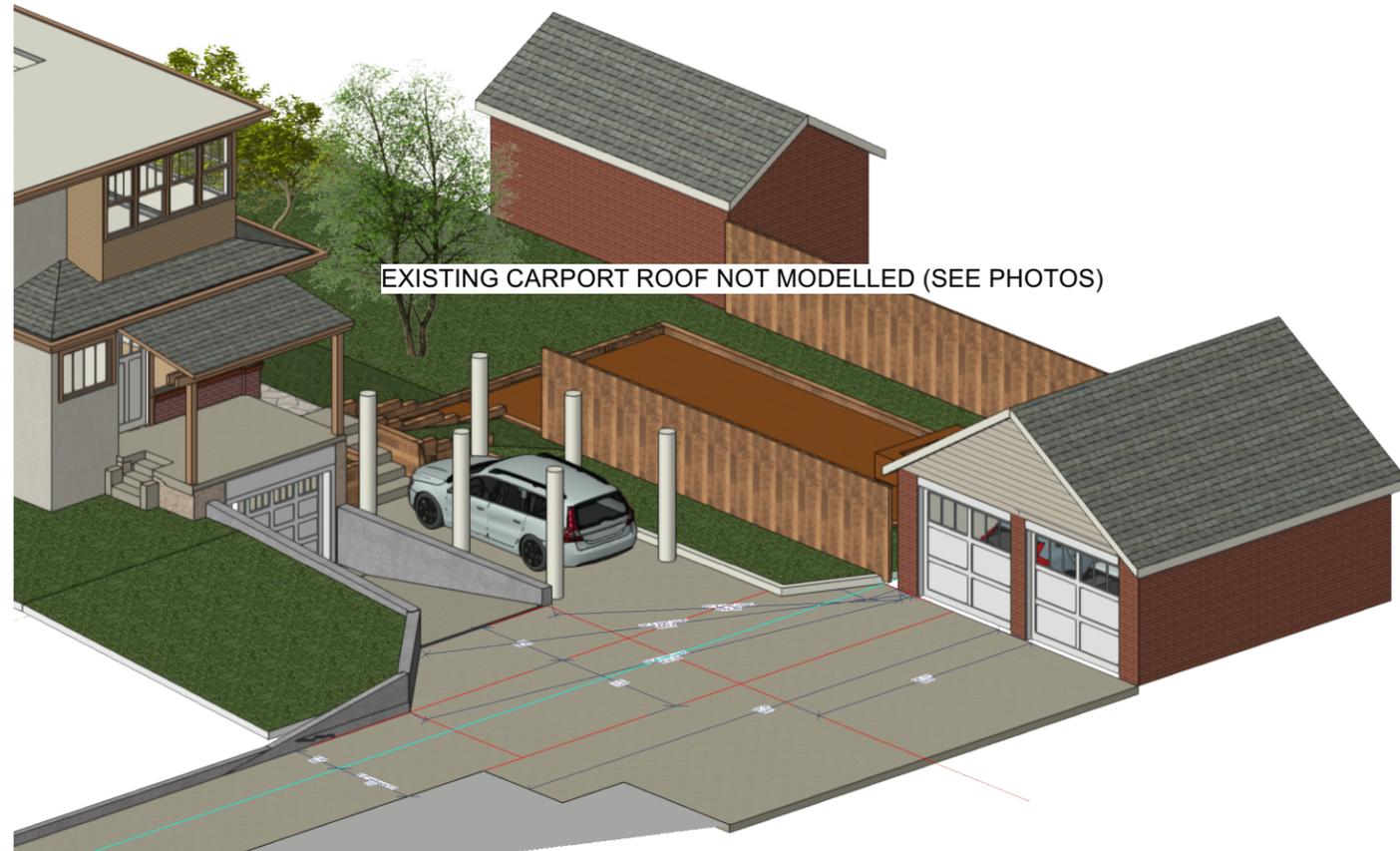
EXISTING CARPORT PROPOSED TO BE REMOVED



CARPORT LOCATION RESTRICTS ACCESS TO THE BACK DOOR OF THE HOUSE. WHEN A CAR IS PARKED HERE THE STAIRCASE ITAKING YOU DOWN FROM THE BACK DOOR POSITIONS YOU RIGHT INTO THE HOOD OF THE CAR.



ROTTING STRUCTURE, CANVAS ROOF, NO GUTTER OR RAIN WATER MANAGEMENT.



• 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.

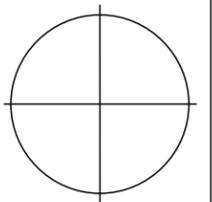
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