

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  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### 1. LOCATION

Project Address: 6 S. PROSPECT AVE. MADISON WI 53726 Aldermanic District: 5

### 2. PROJECT

Project Title/Description: EHLNBACH SUNPORCH CONVERSIONS

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

- ☒ Alteration/Addition to a building 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 of Historic District Nomination/Amendment  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review
	Zoning Staff Initial:
	Date:     /     /

### 3. APPLICANT

Applicant's Name: MERI TEPPER Company: ASSOCIATED HOUSEWRIGHTS

Address: 1217 CULMEN ST MADISON WI 53713  
Street City State Zip

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

Property Owner (if not applicant): WILLIAM + MARY EHLENBACH

Address: 6 S. PROSPECT AVE. MADISON WI 53726  
Street City State Zip

Property Owner's Signature: [Signature] Date: 7/24/2019

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, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd. 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/2019LCMeetingScheduleDates.pdf>

Letter of Intent  
Sun porch remodel for William and Mary Ehlenbach  
May 03 2019

To: Landmarks Commission  
City of Madison

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

Project Name  
Ehlenbach sun porch conversions

Project Address  
6 South Prospect Ave Madison, WI 53713

Project Description  
William and Mary Ehlenbach have commissioned Associated Housewrights to design and remodel two sun porches on the rear and side of the existing house. The 3-season sun porches will be converted to conditioned rooms.

The property (The Wolff House) is in a prominent corner location of Prospect Ave. and Regent St. The house, designed by Architect Alvan Small 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."

One purpose of the remodel is to provide year round conditioned enjoyment of the 1st floor sun porch. It currently serves as a breakfast room that closes down over the winter. Space currently being used as an unheated garden shed would be incorporated into the conditioned room for household storage. The yard door to this shed would be removed and the opening repaired with stucco siding to match the existing house. A new window would be installed above the old shed door to bring light into the alcove. It is interesting to note that the area where this new window is proposed is not part of the original structure but appears to have been added when the carport structure was built.

Upstairs, the 3-season sleeping sun porch would be converted into a jack-and-jill bathroom to alleviate the demand on the original single hall bath. All exterior windows and siding would be replaced to match existing as closely as possible. It is suspected that this second story sun porch is not original to the house. The City of Madison Landmark and Landmarks Site Nomination Form (4) described the house as symmetrical, "with its central, two-story pavilion flanked on each side by one-story porches" In addition, there is visible evidence of the original eave profile when standing in the space and looking at the ceiling. The aerial photo also shows a different roofing material over this space, which hints that it is not part of the original cruciform roofline.

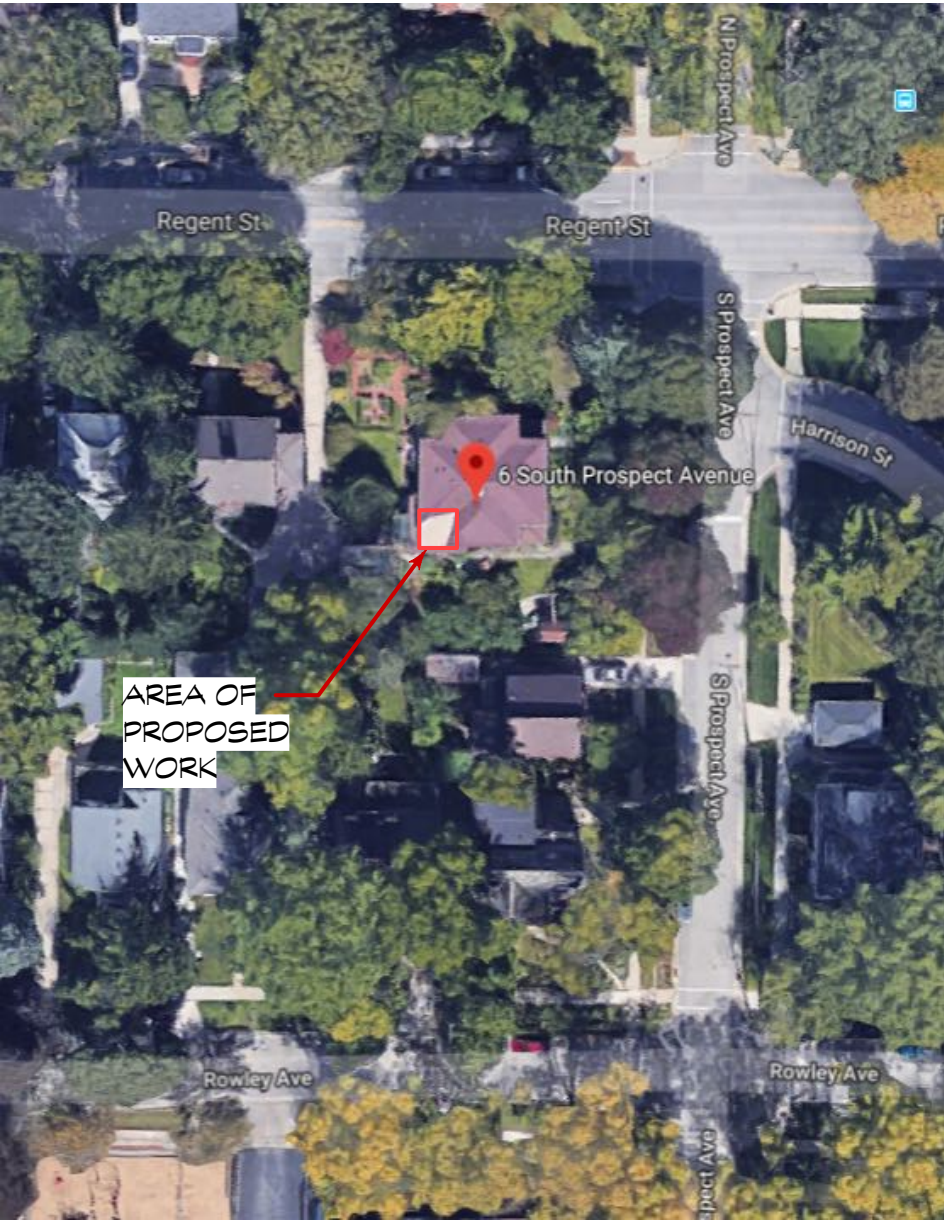
The existing structure, and importantly, its outward appearance is to remain largely unaltered. All window sizes, materials, and patterns will match the storm windows that they are replacing.

Respectfully,

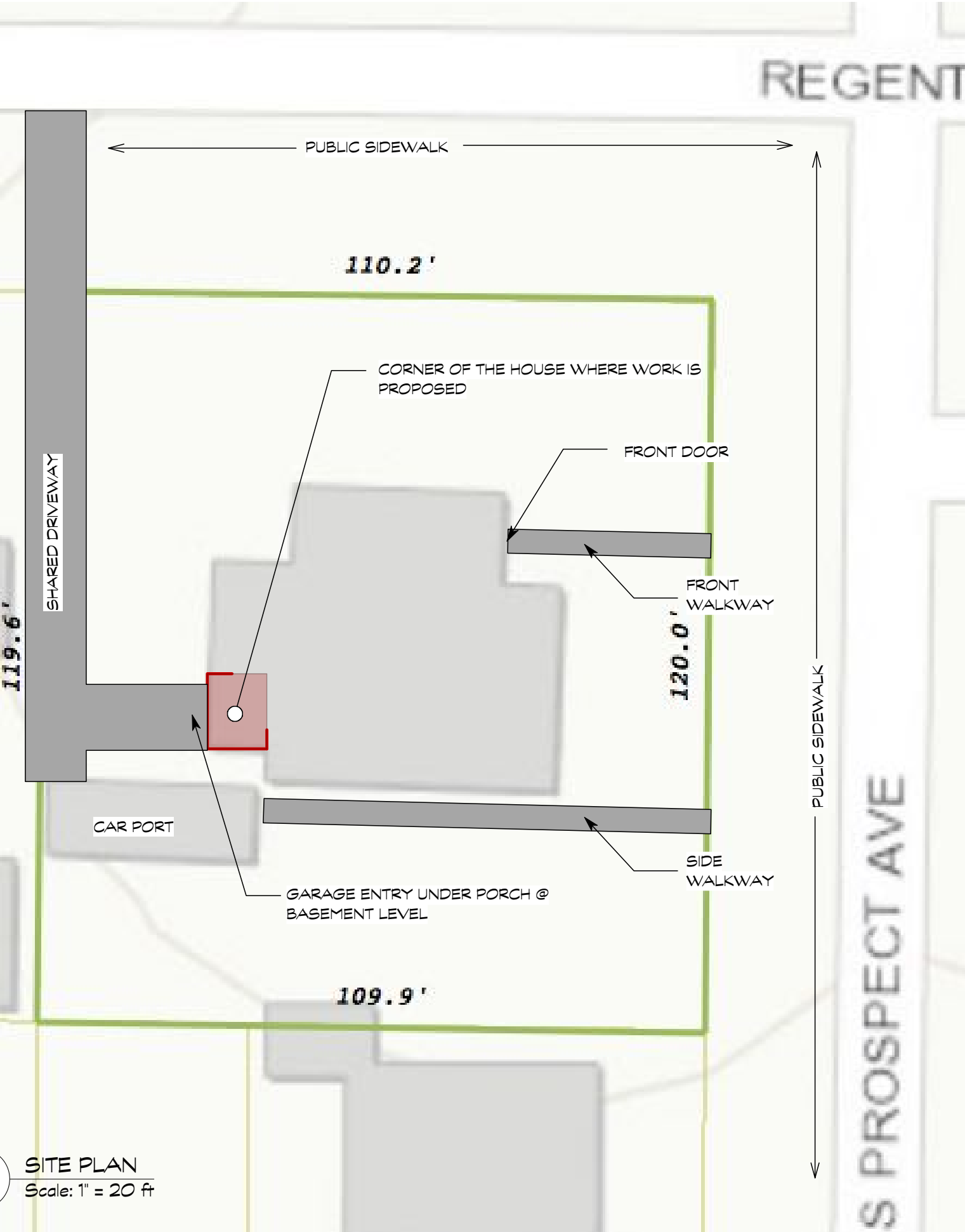


Meri Tepper  
Director of Design for Associated Housewrights  
For William and Mary Ehlenbach





1 SITE PLAN  
Scale: 1" = 20 ft



Version/Date:  
LANDMARKS  
190220  
03MAY19  
Printed by:  
M.T.

REMODEL  
EHLENBACH  
6 S. PROSPECT AVE  
MADISON, WI. 53726

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

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EXTERIOR DECONSTRUCTION:  
1. REMOVE ALL STORM WINDOWS

INTERIOR DECONSTRUCTION:  
2. REMOVE DINING ROOM STORM DOORS, KITCHEN ENTRY DOOR, AND PORCH STORM DOOR AND STORE IN BASEMENT

3. REMOVE BEADBOARD CEILING

4. ALL STUCCO AND BRICKWORK TO REMAIN INTACT

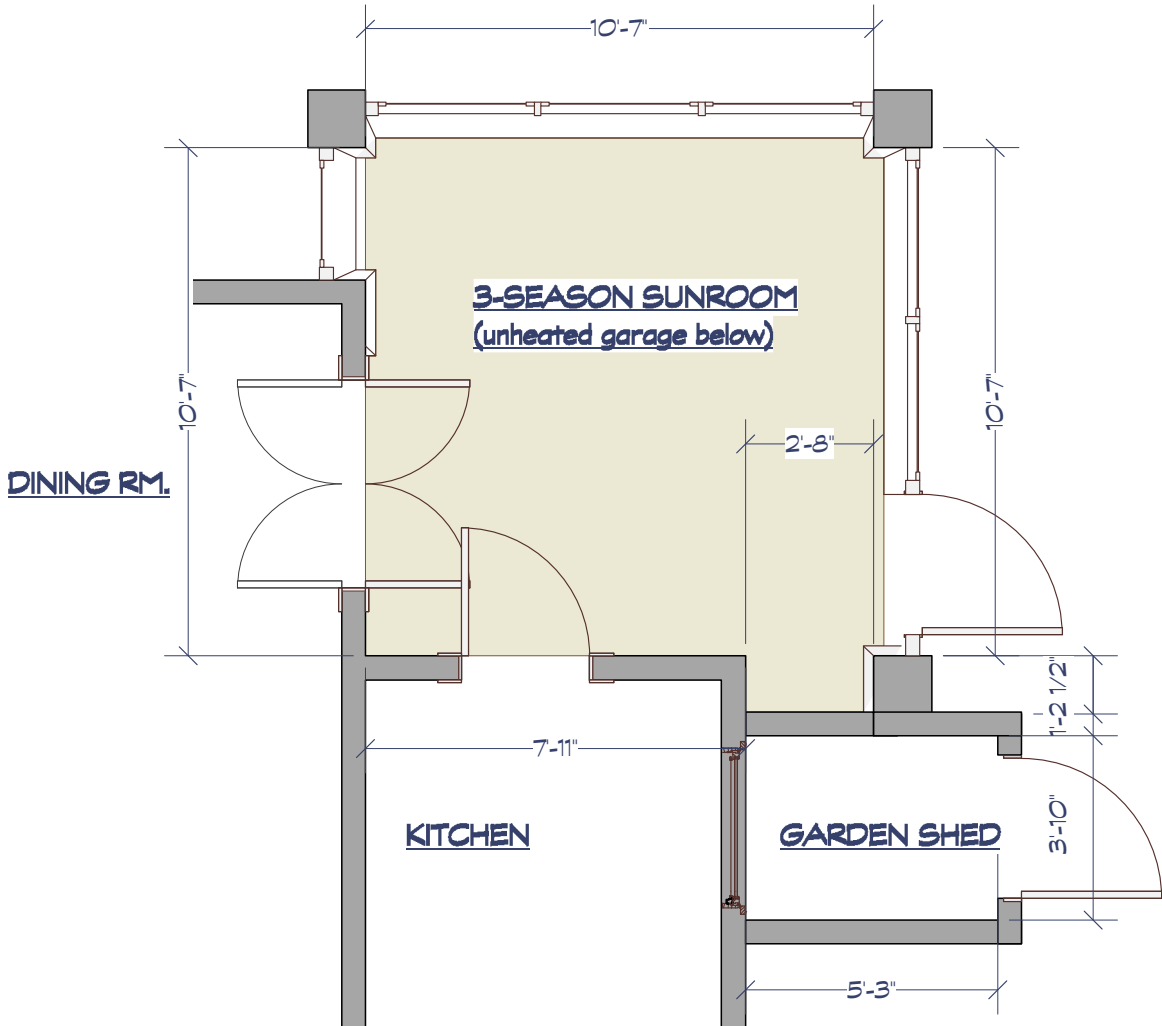
5. REMOVE WOOD PANELS FROM CEILING OF GARAGE BELOW.

EXTERIOR REMODEL:  
1. NEW WINDOWS @ PORCH TO BE MARVIN. PAINTED ALL WOOD DOUBLE HUNG LOW-E DOUBLE PANE. WINDOW PATTERN TO MATCH EXISTING (SEE EXTERIOR ELEVATIONS)

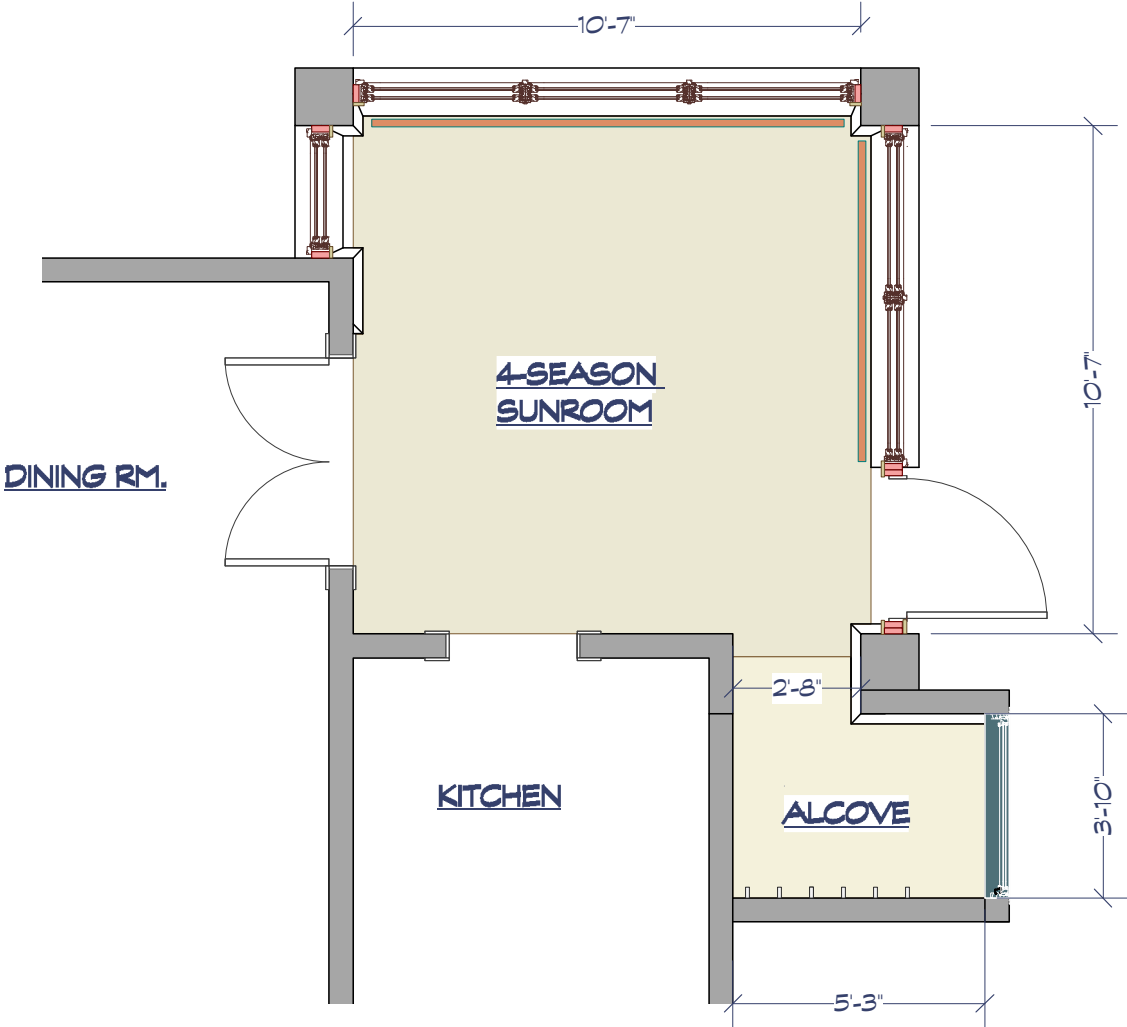
2. NEW WINDOW ABOVE ALCOVE BENCH TO BE FIXED PANE WITH 2 VERTICAL DIVIDED LITES TO MATCH WINDOWS ON EXISTING HOUSE (SEE EXTERIOR ELEVATIONS AND PHOTOS)

3. NEW 36" ENTRY DOOR TO BE ANDERSEN BRAND. PAINTED WOOD WITH LOW-E DOUBLE PANE GLASS. DOOR PATTERN AND WINDOW PATTERN TO MATCH EXISTING (SEE EXTERIOR ELEVATIONS)

INTERIOR REMODEL:  
1. INSTALL THIN PANEL RADIATOR UNDER WINDOWS  
2. RE-FINISH FIR FLOORING  
3. REMODEL GARDEN SHED INTO CONDITIONED ALCOVE INTERIOR SPACE  
4. INSTALL RECLAIMED FIR FLOORING (FROM UPSTAIRS) INSIDE ALCOVE  
5. REMOVE EXISTING KITCHEN ENTRY DOOR AND STORE IN BASEMENT  
6 REMOVE DINING ROOM STORM DOORS AND STORE IN BASEMENT  
7. REPLACE PAINTED BEAD BOARD CEILING WITH MATCHING NEW BEADBOARD CEILING  
8. INSULATE AND FIRE-SEPARATE (SHEETROCK) GARAGE CEILING BELOW.



2 SUNROOM (EXISTING)  
Scale: 1/4" = 1'-0"



3 SUN ROOM (PROPOSAL)  
Scale: 1/4" = 1'-0"

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EXTERIOR DECONSTRUCTION:

- 1. REMOVE ALL STORM WINDOWS
- 2. REMOVE SIDING AND PANELS BELOW WINDOWS (NOTE: THESE ARE NOT FRAMED WALLS)

INTERIOR DECONSTRUCTION:

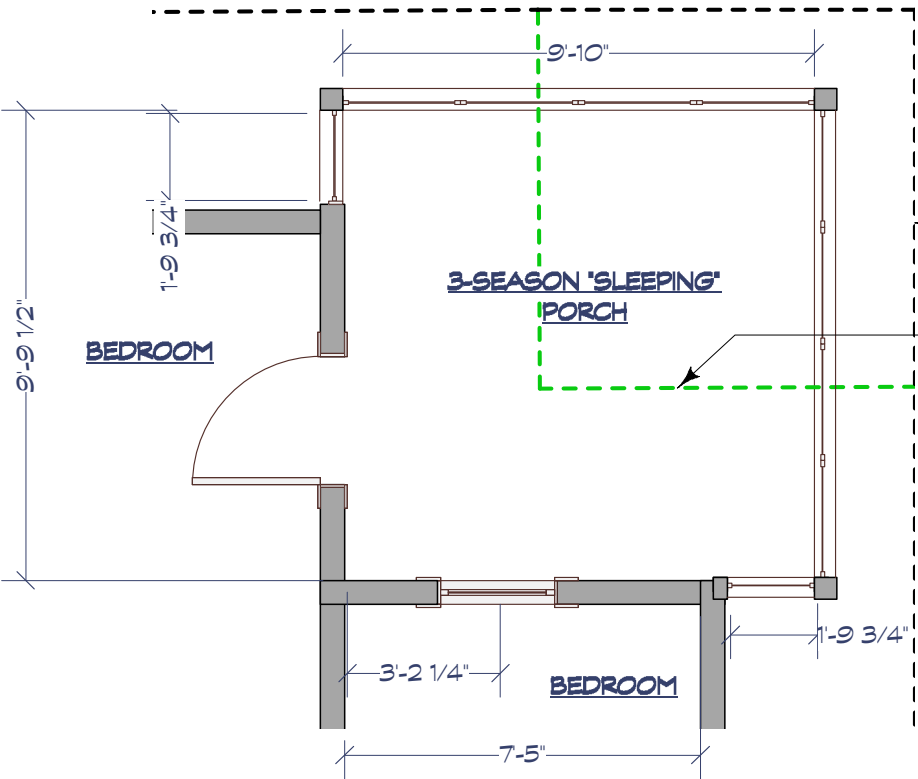
- 1. REMOVE ALL FLOORING AND SALVAGE FOR RE-USE IN PORCH ROOM BELOW.
- 2. REMOVE STUCCO CEILING
- 3. REMOVE STUCCO ON WALL SURFACES
- 4. REMOVE WINDOW TO INTERIOR NORTHERN BEDROOM

EXTERIOR REMODEL:

- 1. NEW WINDOWS @ PORCH TO BE MARVIN. PAINTED ALL WOOD CASEMENT AND PICTURE LOW-E TRIPLE PANE. WINDOW PATTERN TO MATCH EXISTING (SEE EXTERIOR ELEVATIONS)
- 2. FRAME 2X6 WALLS, INSULATE, AND REPLACE ALL EXTERIOR SIDING AND TRIM TO MATCH WHAT IS THERE AS CLOSELY AS POSSIBLE. SILL & HEAD ELEVATIONS AND WINDOW PATTERNS TO MATCH EXISTING.

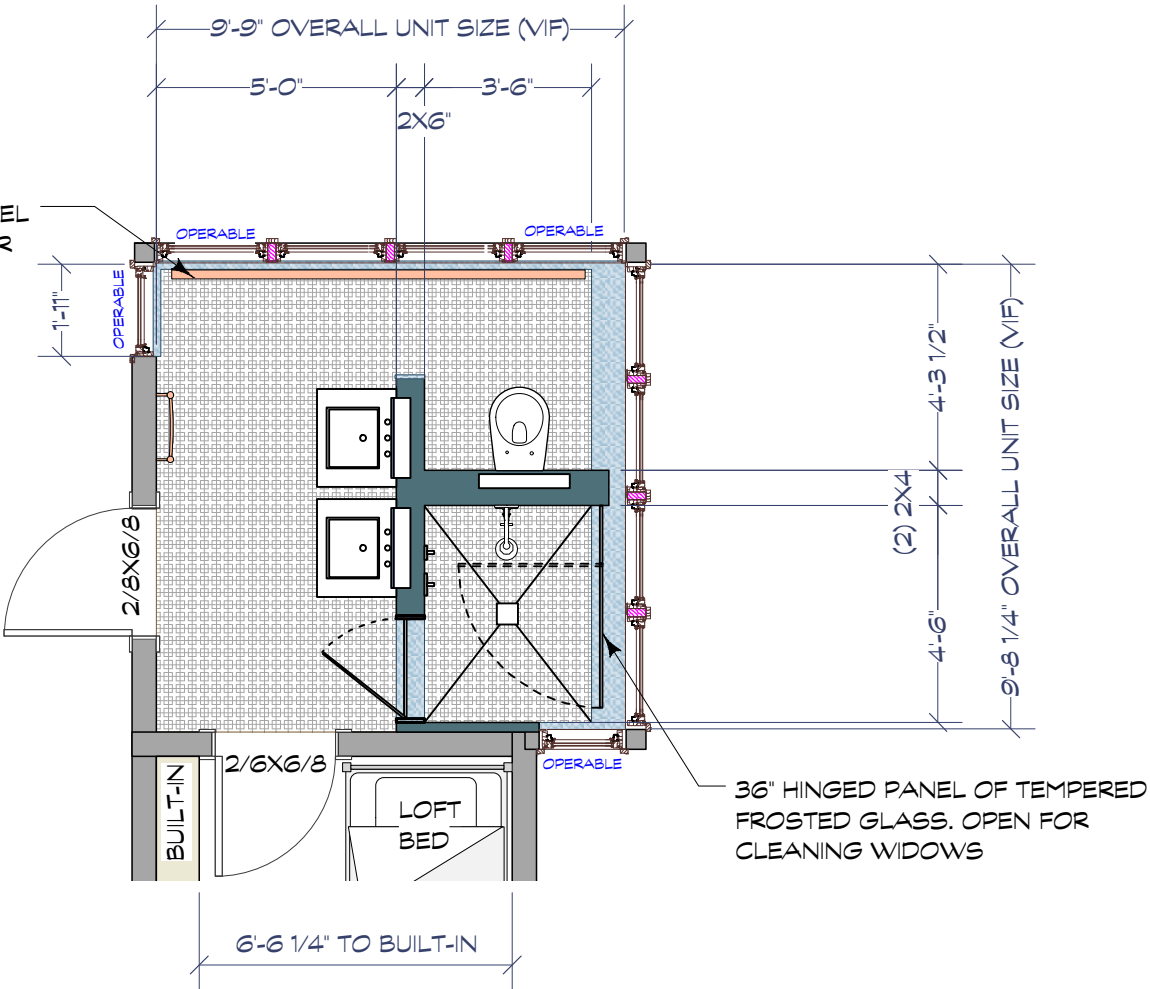
INTERIOR REMODEL:

- 1. INSTALL THIN PANEL RADIATOR UNDER WINDOWS
- 2. INSTALL BATHROOM FIXTURES AND PLUMBING
- 3. INSULATE WALLS AND CEILING
- 4. SHEETROCK AND TILE INTERIOR WALLS
- 5. SHEETROCK THE CEILING.
- 6. INSTALL NEW DOOR FROM NORTHERN BEDROOM INTO BATHROOM



BLACK DASHED LINE INDICATES CURRENT ROOF OVERHANG

GREEN LINE INDICATES SUSPECTED ORIGINAL ROOFLINE OVERHANG



36" HINGED PANEL OF TEMPERED FROSTED GLASS. OPEN FOR CLEANING WIDOWS

5

SLEEPING PORCH (EXISTING)  
Scale: 1/4" = 1'-0"

4

JACK AND JILL BATHROOM (PROPOSAL)  
Scale: 1/4" = 1'-0"

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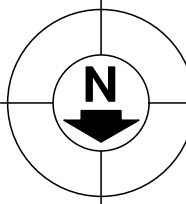
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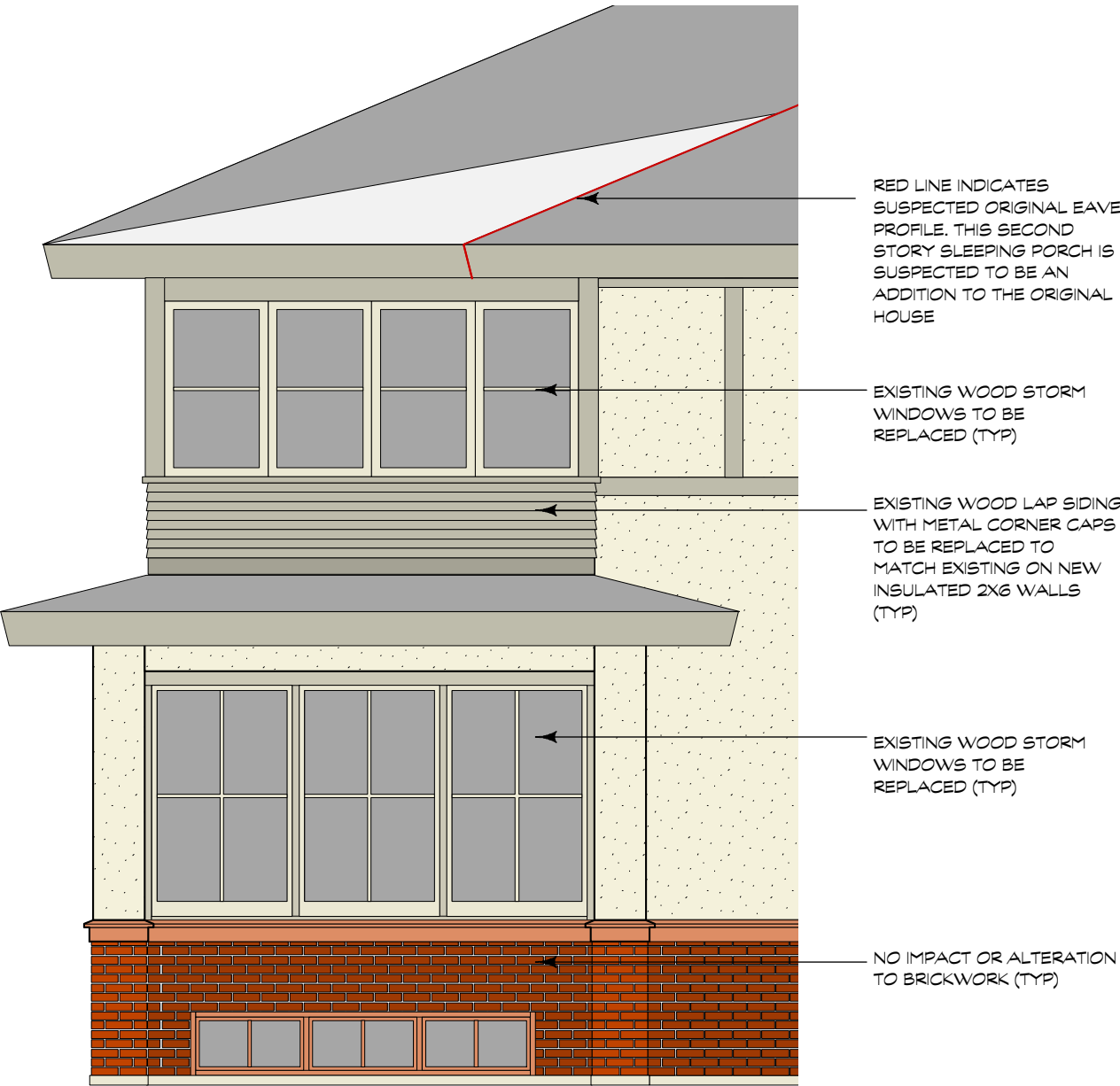


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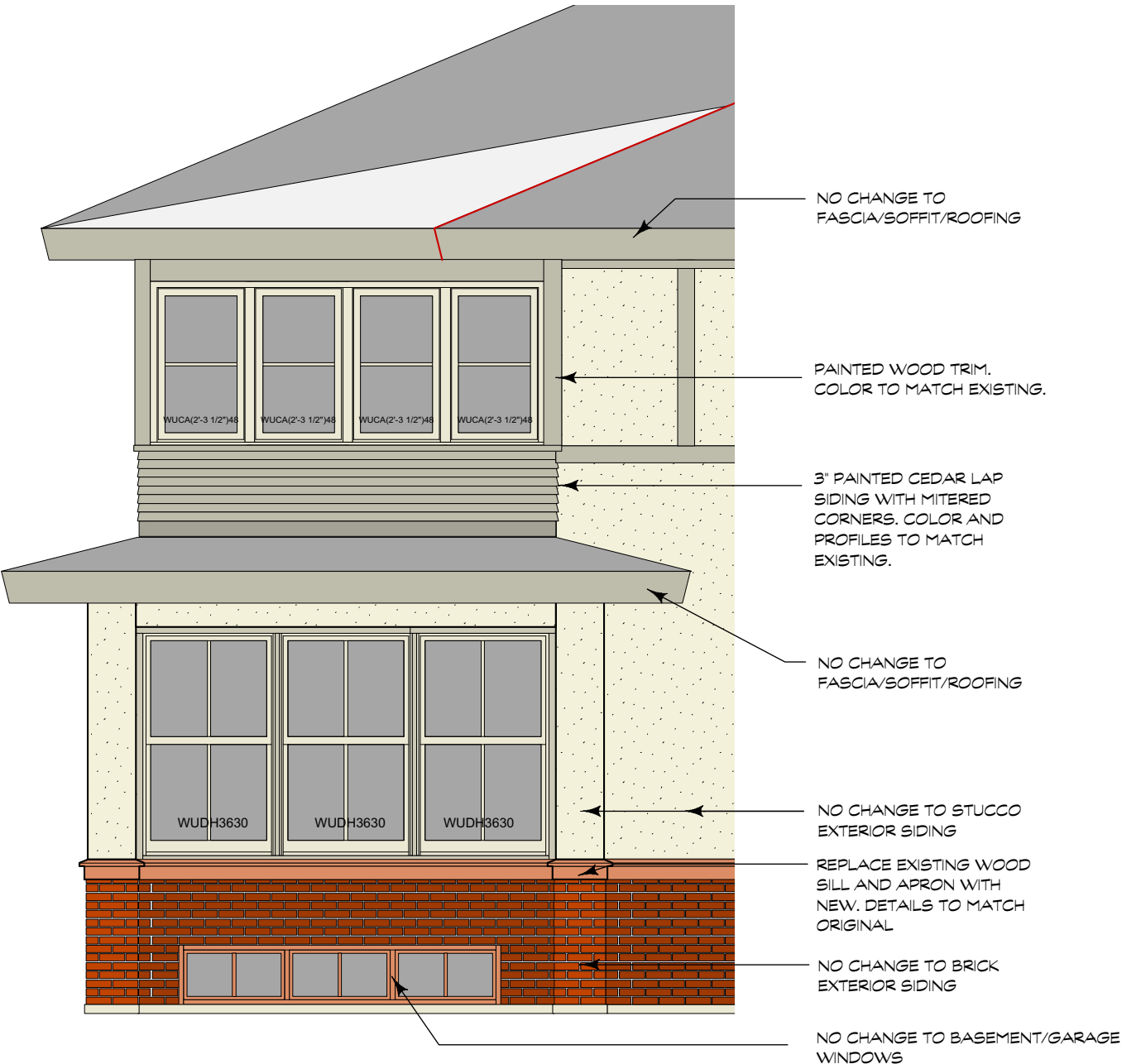




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SOUTH(side yard) EXTERIOR ELEVATION EXISTING

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



7

SOUTH(side yard) EXTERIOR ELEVATION PROPOSED

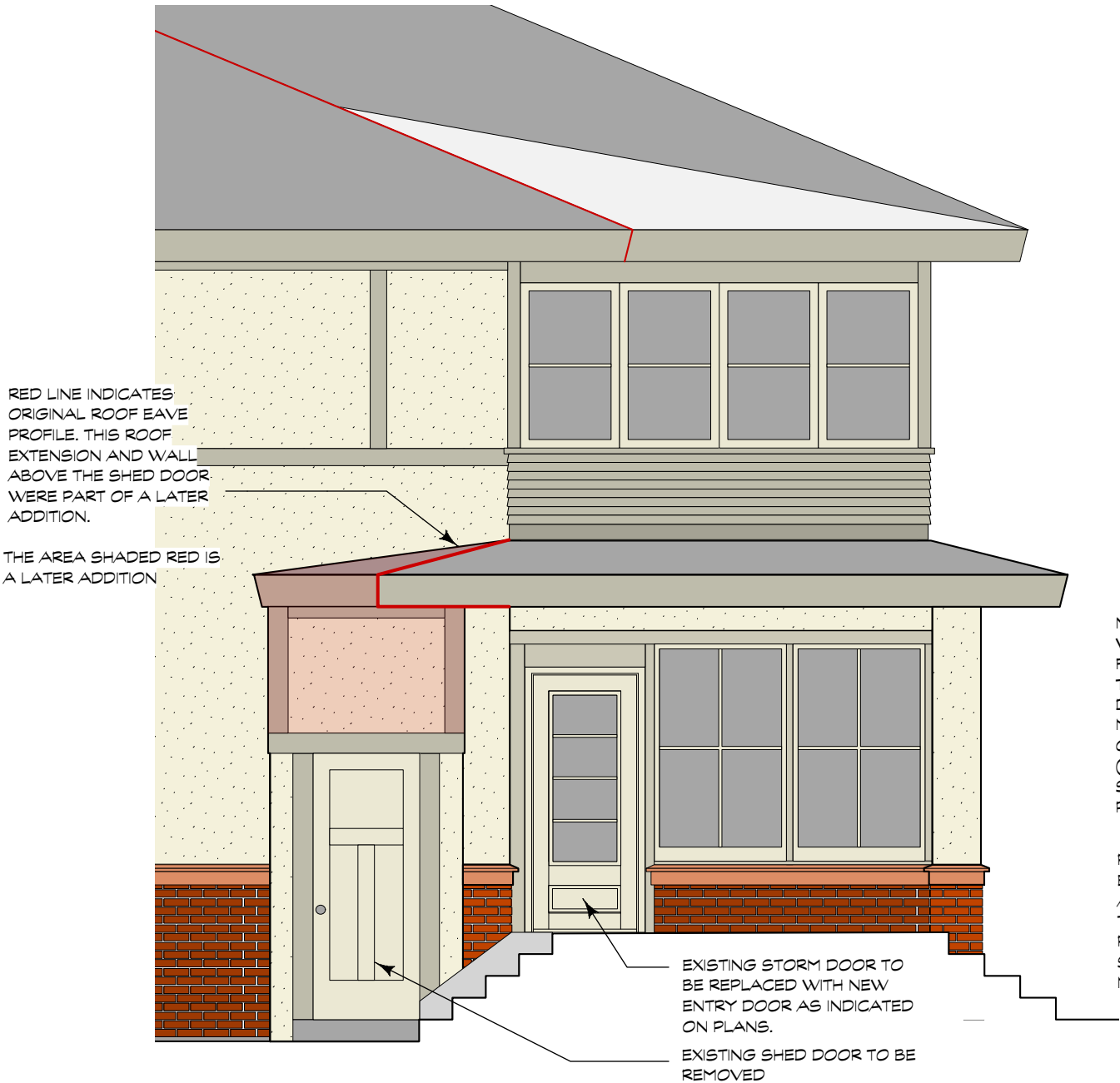
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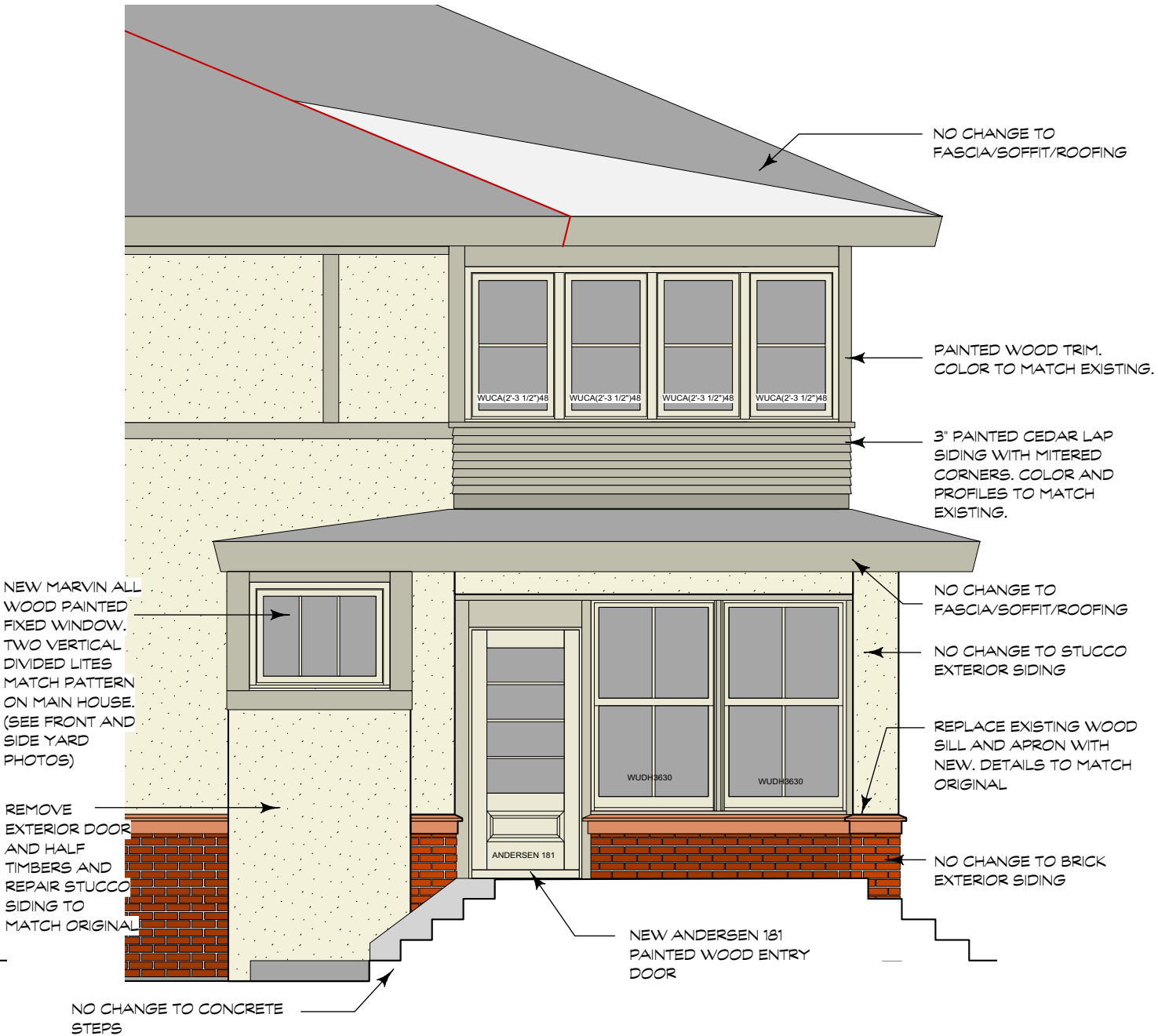
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8 WEST (rear yard)EXTERIOR ELEVATION EXISTING  
Scale: 1/4" = 1'-0"

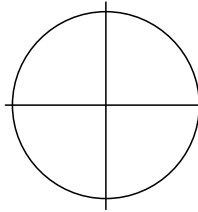


9 WEST(rear yard) EXTERIOR ELEVATION PROPOSED  
Scale: 1/4" = 1'-0"

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EXISTING STORM WINDOW  
@ 2ND STORY PORCH

EXISTING STORM WINDOW  
AND 1ST STORY PORCH



EAST ELEVATION - FRONT - S. PROSPECT AVE



FRONT DOOR

EAST ELEVATION - FRONT - S. PROSPECT AVE

EXISTING STORM  
WINDOWS  
@ 2ND STORY PORCH

EXISTING STORM  
WINDOWS  
AND 1ST STORY PORCH



SOUTHWEST ELEVATION - SIDE & REAR YARDS



SOUTH ELEVATION - SIDE YARD

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WEST ELEVATION - REAR YARD - CARPORT AND BASEMENT GARAGE



VIEW FROM SHARED DRIVEWAY ACCESS ON REGENT ST.

EXISTING STORM  
WINDOWS  
@ 2ND STORY PORCH

LOCATION FOR NEW  
TRANSOM WINDOW.  
NOTE THIS IS WALL  
ABOVE THE DOOR IS NOT  
ORIGINAL TO THE HOUSE

SHED DOOR TO BE  
REMOVED. STUCCO  
OVER



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NORTHWEST ELEVATION - SIDE - REGENT STREET

EXISTING STORM  
WINDOW  
@ 2ND STORY PORCH



NORTHEAST ELEVATION - CORNER OF REGENT AND PROSPECT



NORTH ELEVATION - SIDE - REGENT STREET

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