



**Project Address:** 511 N Carroll Street  
**Application Type:** Certificate of Appropriateness for exterior alteration to a designated landmark in a historic district  
**Legistar File ID #** 32067  
**Prepared By:** Rebecca Cnare, Urban Design Planner, Planning Division

## Summary

**Applicant/Property Owner:** Alano Society inc.

**Requested Action/Proposal Summary:** The applicant is asking the Landmarks Commission to grant a Certificate of Appropriateness for exterior alterations to a designated landmark in the Mansion Hill Historic District. The exterior alteration includes the removal of non-original front stoop, glass block windows and side sun porch in order to facilitate the front façade restoration of the landmark located at 511 N Carroll Street. This project will also be reviewed at the Urban Design Commission as it has applied for funding through the city’s Façade Grant Program.

**Applicable Regulations & Standards:** Section 33.19 of the Madison General Ordinances (see below)

**Review Required By:** Landmarks Commission, Urban Design Commission (Façade Grant Application)

## Background Information

**Parcel Location:** The landmark site is located in the Mansion Hill (local) Historic District and in the Mansion Hill National Register Historic District.

### Relevant Landmarks Ordinance Sections:

- 33.19(10)(d) Regulation of Construction, Reconstruction, Exterior Alteration and Demolition.  
The Commission shall act in these matters specifically as they regard the Mansion Hill Historic District in the manner specified by Madison General Ordinance, Sections 33.19(5)(b) and (c).
- 33.19(5)(b) Regulation of Construction, Reconstruction and Exterior Alteration.
1. *[Not applicable for Landmarks Commission review.]*
  2. *[Not applicable for Landmarks Commission review.]*
  3. *[Not applicable for Landmarks Commission review.]*
  4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
    - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
    - b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

- c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.
- 5. [Not applicable for Landmarks Commission review.]
- 6. [Not applicable for Landmarks Commission review.]

## Analysis and Conclusion



The proposed alterations are intended to remove additions to the house that were not in keeping with its original character. The proposal includes the restoration and reuse of existing columns on that were relocated during construction of the non-original sun porch. This restoration puts the two remaining columns back into their original location, and matches them with two new columns where needed. The new front porch will be required to meet building code standards, and as such will not exactly match the original, but will be of the same character. New windows will replace the non-original glass block behind the sun porch and will match the other windows on the façade. New doors will reflect the original character, and the brick is to be repaired and painted to match the existing as needed.

These plans were developed by the applicant in conjunction with the City Façade Improvement Grant Program Staff which includes the Preservation Planner, Amy Scanlon.

Willet-Main House Photo from 1948 (*Wisconsin Historical Society Photo*)

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed project are met and recommends approval by the Landmarks Commission.