



Project Name & Address: 6 S Prospect Avenue
Application Type(s): Certificate of Appropriateness for demolition and new construction
Legistar File ID # [72859](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: August 9, 2022

Summary

Project Applicant/Contact: Meri Tepper
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a new detached garage and porch remodel.

Background Information

Parcel Location/Information: The subject property is a designated landmark located in the University Heights Local Historic District.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis and Conclusion

The property at 6 S Prospect is a two-story Prairie-style residential structure, designed by architect Alvan E. Small. The 1909 house was originally the residence of Henry & Minnie Wolff. This property was designated a Madison Landmark in 1991 as an excellent example of Prairie-style architecture. The architect studied with Louis Sullivan in Chicago before returning to Madison and partnering with Lew F. Porter. This commission was one of Small's first solo projects after Porter left their firm to oversee construction of the state capitol.

The proposed work is to remove the existing carport structure, rework the landscaping and hardscape to access the rear entry to the house, and construction of a new detached garage. The existing carport structure was approved by the Landmarks Commission in 1989 when the property was a part of the University Heights local historic district, but before it became a designated landmark.

As relatively recent construction, the carport has not achieved significance in its own right. This space that once held the carport will lead to a new garage with a hipped roof, clad in stucco with Prairie-style vehicle doors and lighting. Adjacent to the garage is a patio area in the rear yard. The rear porch area is proposed to have new permanent roofing to replace the fabric awning, installation of a simple metal railing, and reconfigured concrete steps leading to the rear yard.

A discussion of relevant standards follows:

Secretary of the Interior's Standards for Rehabilitation

1. No proposed changes of land use and the modifications of the parking and outdoor space is in keeping with the residential use of the property.
2. The project does not propose to remove historic materials or features.
3. The carport and rear porch modifications from 1989 have not achieved significance in their own right. The new garage and the alterations to the rear porch area will read as new, blend with the character of the building, but not create a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. N/A
6. N/A
7. N/A
8. There are no known archaeological resources on this property that the ground-disturbing work would impact.
9. The exterior alterations on the property will utilize a similar architectural vocabulary, will not destroy historic materials and will be differentiated from the historic while still being compatible with the building and site.
10. The modifications to the rear porch area and the construction of the new detached garage can be removed in the future without damaging the essential form or integrity of the historic property.

Recommendation

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