

PLANNING DIVISION STAFF REPORT

May 6, 2024

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REVIEW

Legistar File ID # [81161](#)

Prepared By: Meri Rose Ekberg, Community & Cultural Resources Planner

Date Prepared: April 30, 2024

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

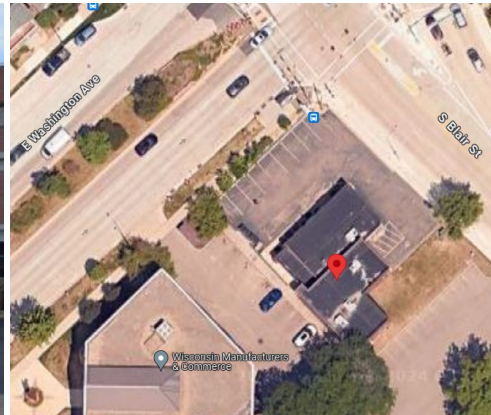
- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09](#)(1)(c) and [41.12](#)(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.

521 E Washington Avenue

Commercial building constructed in 1958 with an addition in 1989.



Google Street View



Google Earth

Applicant: Lisa Ruth Krueger, Knothe & Bruce Architects

Applicant's Comments: None.

Staff Findings: The preservation file has limited notes that the building was a gas station until the 1980s when it was remodeled into offices. There is no WHS Site File.

Staff Recommendation: Staff recommends a finding of no known historic value.

306 N Brooks Street

Commercial building constructed in 1953 with an addition in 1997.



Google Street View



Google Earth

Applicant: Lisa Ruth Krueger, Knothe & Bruce Architects

Applicant's Comments: None.

Staff Findings: The preservation file includes only a copy of the WHS site file with information about this property's listing in the City of Madison's Underrepresented Communities Historic Resources Survey Report. The property is listed as potentially eligible for historic designation as it was the site of the Women's Center of the University YMCA from the 1970s-1990s and housed the Lesbian Switchboard beginning in 1974. "The site was a hive of LGBTQ activity...hosting a variety of organizational, therapeutic, and publishing activities." See the full write up here:

<https://www.wisconsinhistory.org/Records/Property/HI241079>

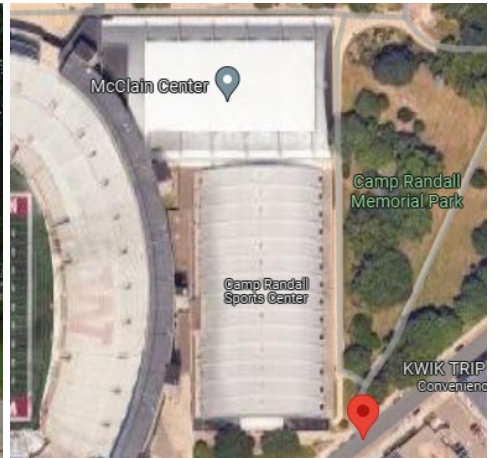
Staff Recommendation: Staff recommends a finding of historic value for its historic association with the Women's Rights Movement and Gay Liberation Movement.

1430 & 1436 Monroe Street

Sports complex with an unlisted date of construction.



Google Street View



Google Earth

Applicant: Aaron Williams, University of Wisconsin-Madison

Applicant's Comments: Request for the UW-Madison Camp Randall Sports Center Replacement Project (#22D5A). The project will remove 1430 & 1436 Monroe Street, Camp Randall Sports Center (Shell) and McClain Athletic Facility respectively. This project is intending to file an application for demolition permit (Planned Development) and deconstruct these facilities to create an indoor practice facility with associated training, dining, and operational space.

Staff Findings: There is no preservation file or WHS site file.

Staff Recommendation: Staff recommends a finding of no known historic value.

3553 University Avenue

Commercial building constructed in 1984.



Google Street View



Google Earth

Applicant: Randy Christianson, Walter Wayne Development

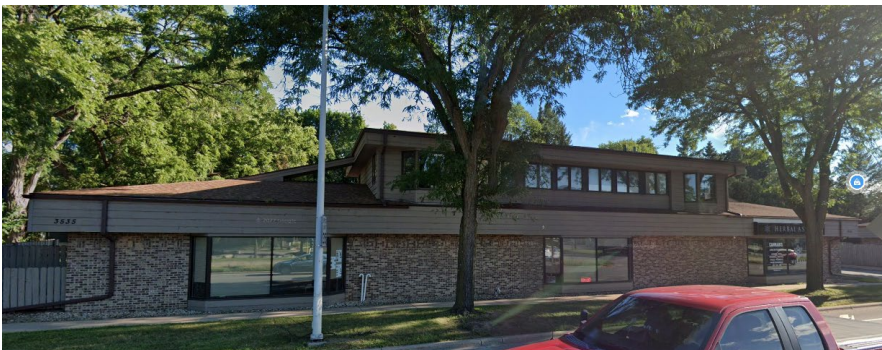
Applicant's Comments: None.

Staff Findings: There is no preservation file There is no WHS site file.

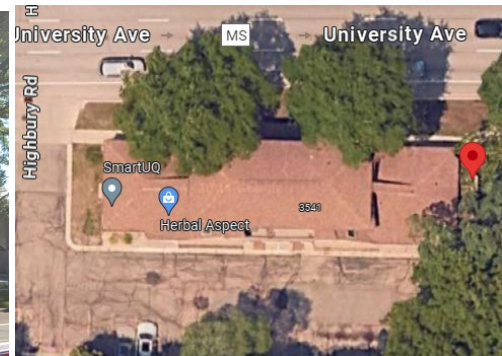
Staff Recommendation: Staff recommends a finding of no known historic value.

3535 University Avenue

Commercial building constructed in 1984.



Google Street View



Google Earth

Applicant: Randy Christianson, Walter Wayne Development

Applicant's Comments: None.

Staff Findings: The preservation file includes an article from February 16, 1970 that notes the site was the location of a historic stone house demolished that year and replaced with a Burger King. There is no WHS site file.

Staff Recommendation: Staff recommends a finding of no known historic value.

202-208, 210, and 212 S Baldwin Street



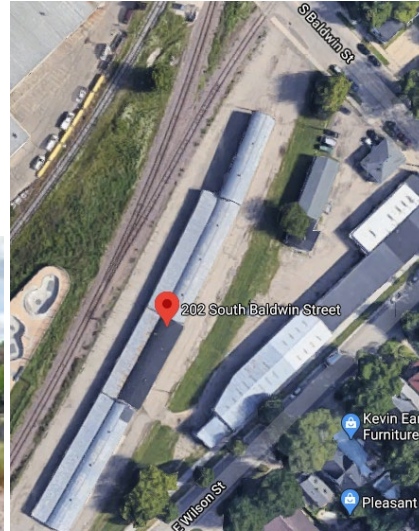
Google Earth

202-208 S Baldwin Street

Commercial building constructed in 1947.



Google Street View



Google Earth

Applicant: Mike Sturm, City of Madison Parks Division

Applicant's Comments: The City of Madison Parks Division is intending to file an application for demolition permit for a 968 sf office building. The demolition is part of the future expansion of McPike Park. Parks will submit the permit application request to City Zoning on April 29, 2024. Prior to issuance of permits and demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator. The affected site area will be restored to turf pending future park improvements.

Staff Findings: The preservation file includes files from 2020 when the building was last reviewed for demolition. The building is a set of early Trachte buildings. One of the Trachte's possibly shows up on the 1950 Sanborn as being lumber storage. The chain of the current Trachte buildings appears in the 1955 aerial of the city. All are oriented to be parallel to the railroad siding, suggesting that they were constructed to serve the rail line. A letter from the Parks department is included. The 2020 LC recommendation was a finding of historic value related to the vernacular context of Madison's built environment and industrial character and asked that the buildings be documented prior to demolition and to explore salvage or relocation opportunities. There is no WHS site file.

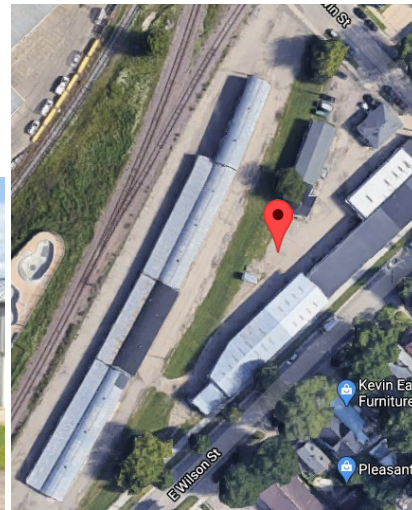
Staff Recommendation: Staff recommends a finding of historic value related to the vernacular context of Madison's built environment. As Trachte's are a rare remaining resource, recommend that the applicant explore salvage and relocation of the existing structures, with photographic documentation of the site and structure prior to demolition.

210 S Baldwin Street

Commercial building, date of construction unknown.



Google Street View



Google Earth

Applicant: Mike Sturm, City of Madison Parks Division

Applicant's Comments: The City of Madison Parks Division is intending to file an application for demolition permit for a 968 sf office building. The demolition is part of the future expansion of McPike Park. Parks will submit the permit application request to City Zoning on April 29, 2024. Prior to issuance of permits and demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator. The affected site area will be restored to turf pending future park improvements.

Staff Findings: The preservation file includes files from 2020 when the building was last reviewed for demolition. The building appears in the 1942 Sanborn map as an "A&W Ho." It seems likely that the former pump house is now attached to the warehouse building. Both were a part of the bulk oil station for the Chicago & Northwestern Railroad, and the buildings are oriented to the former railroad siding that was at this location. This building also appears in the 1937 aerial of the city. By the 1950 Sanborn map, this building was denoted as "Wood WKG" and was part of the Lumberman's Supply campus. A letter from the Parks department is included. The 2020 LC recommendation was a finding of historic value related to the vernacular context of Madison's built environment and industrial character and asked that the buildings be documented prior to demolition and to explore salvage or relocation opportunities. There is no WHS site file.

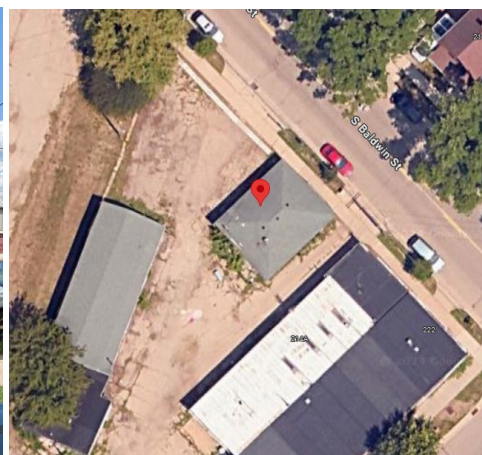
Staff Recommendation: Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not architecturally or historically significant.

212 S Baldwin Street

Single family home constructed in 1910.



Google Street View



Google Earth

Applicant: Mike Sturm, City of Madison Parks Division

Applicant's Comments: The City of Madison Parks Division is intending to file an application for demolition permit for a 968 sf office building. The demolition is part of the future expansion of McPike Park. Parks will submit the permit application request to City Zoning on April 29, 2024. Prior to issuance of permits and demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator. The affected site area will be restored to turf pending future park improvements.

Staff Findings: The preservation file only includes information from 2020 when the property was last reviewed for demolition. The file states the building appears in the 1908 Sanborn as the office and scales for Conklin & Sons Coal & Wood, which was located along the siding for the Chicago & Northwestern Railroad. By the 1950 Sanborn, this building was the office for Lumberman's Supply. A letter from the Parks department is included. The 2020 LC recommendation was a finding of historic value related to the vernacular context of Madison's built environment and industrial character and asked that the buildings be documented prior to demolition and to explore salvage or relocation opportunities. There is no WHS site file.

Staff Recommendation: Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not architecturally or historically significant.