



Agenda Item #: 5
Project Title: Buildings Proposed for Demolition
Legistar File ID #: 68860
Prepared By: Heather Bailey, Preservation Planner
Members: Present: Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, David McLean, Maurice Taylor, and Ald. Bill Tishler. Excused: Richard Arnesen.

Summary

Michael Metzger, registering in support and wishing to speak
Kevin Burow, registering in support and available to answer questions

Bailey said that the building at 5602 Schroeder Rd was indicative of late midcentury gas and service stations, but there was no preservation file or WHS site file and recommended a finding of no known historic value for the building at 5606 Schroeder Road as there are no preservation files or WHS site files for that structure.

Bailey recommended a finding of no known historic value for the buildings at 1313 Randall Court, 1314 Randall Court, 120 N Orchard Street, 124 N Orchard Street, and 128 N Orchard Street, as there are no preservation files or WHS site files. She noted the buildings were indicative of student housing we see near campus, but none of the buildings are particularly significant architecturally.

Kaliszewski said the buildings are an important part of Madison's vernacular architecture, especially as it relates to student housing.

McLean pointed out that this includes quite a few houses, and there are fewer and fewer left in this part of town. He voiced concern about the loss of historic housing stock to new development.

Bailey explained that a technical demolition is proposed for the building at 1701 Wright Street and recommended a finding of no known historic value, as there is not a preservation file or WHS site file.

Bailey provided information on the revised plans for 609 E Dayton Street, which include integration of the historic structure into the redevelopment. She explained that the Plan Commission has requested the Landmarks Commission's review of the revised proposal and their assessment on whether the part of the building being salvaged is able to convey its historic value. She pointed out that the more decorative, character-defining elements of the existing structure at 609 E Dayton Street are on the front, and as one goes around the side, the building becomes more utilitarian.

Michael Metzger said that saving the front façade has been requested by many stakeholders, so they were happy their team could bring a project forward that achieved this goal. By retaining the warehouse façade and incorporating the Reynolds family homestead into the development, they thought it conveyed the area's industrial history and contributions the Reynolds family made to Madison.

McLean said he appreciated the compromises and effort to preserve the legacy of the Reynolds family and historic properties.

Action

A motion was made by Taylor, seconded by Ely-Ledesma, to recommend to the Plan Commission that the buildings at 5602 Schroeder Road and 5606 Schroeder Road have no known historic value. The motion passed by voice vote/other.

A motion was made by McLean, seconded by Harris, to recommend to the Plan Commission that the buildings at 1313 Randall Court, 1314 Randall Court, 120 N Orchard Street, 124 N Orchard Street, and 128 N Orchard Street have historic value related to the vernacular context of Madison's built environment, particularly related to student housing near the UW campus, but the buildings themselves are not significant. The motion passed by voice vote/other.

A motion was made by McLean, seconded by Ely-Ledesma, to recommend to the Plan Commission that the building at 1701 Wright Street has no known historic value. The motion passed by voice vote/other.

A motion was made by McLean, seconded by Taylor, to recommend to the Plan Commission that the building at 609 E Dayton Street has historic value based on architectural significance, and the integration of the existing façade is able to preserve that architectural significance. The façade has a high degree of integrity, and the integration of both the façade and Reynolds residence are able to relate the history of that local company. The motion passed by voice vote/other.