

Note to Commission:

Demolition and Redevelopment of: **604-630 E Johnson Street**
309, 311 N Blair Street

Renovation of: **315, 319 & 323 N Blair Street**
609-625 E Gorham Street

This submittal of a PUD (GDP-SIP) proposes to demolish 11 houses and one detached garage, and replace them with approximately 85 new units in three separate buildings. In addition, the submittal proposes the renovation of 8 houses along E Gorham and N Blair Streets. This proposal was referred to the Landmarks Commission by the Common Council for an advisory recommendation.

None of the proposed demolitions are designated landmarks, nor have they been identified as potential landmarks. While many have been severely altered, they remain somewhat significant only due to the fact that the entire block is a relatively intact group of homes dating from approximately 1853-1927.

The submittal does not include the details about the renovation of the 8 houses on E Gorham and N Blair Streets.

Staff has attached the best information that could be found on both the proposed demolitions and proposed rehabilitations. This information has been attached to this report.

Due to the extensive altering of the houses by previous owners, and the renovation of the eight houses identified, staff recommends that the Landmarks Commission refer the proposal back to the Plan Commission with a favorable recommendation subject to assurances being provided that there will be a mechanism approved to ensure the renovation of 609-625 E Gorham Street, and 315, 319, and 3223 N Blair Street.

Respectfully submitted.
Rebecca Cnare and Bill Fruhling
3/31/09

Houses Proposed for Demolition:

3/30/09

311 N. Blair 1852 Vernacular Joseph Bayer House
A completely altered old house, so altered that it has never been researched.



309 N. Blair 1886 Queen Anne August Bayer House
This vernacular Queen Anne house has later siding but a nice front porch and bay window. Several members of the Bayer family lived here in the 19th century.



602-04 E. Johnson 1885 Vernacular Charles Hoebel Residence
Hoebel was a carpet weaver and cleaner, lived here until ca. 1911. Once a nice house, but very altered.



606-08 E. Johnson 1921 Vernacular
Front altered with new second story room over porch.



Kenney Company Two Flat

610 E. Johnson 1900 Queen Anne John and Mary Eagan Residence
Mr. Eagan was an engineer/janitor at the water works, lived here until after 1930. Very altered.



612 E. Johnson 1913 Vernacular Fred Schmitz Investment Property
Built at same time as the Schmitz residence behind at 615 E. Gorham St., probably as an investment rental property; quite altered.



614 E. Johnson 1903 Vernacular

Christian P. Schubring Grocery Store

The Schubrings lived and had their grocery store here until sometime after 1939. Quite altered, but first story looks like it might be original.



618 E. Johnson 1853 Vernacular

Collins-Farwell-Hendricks House

This is a very old house, but quite altered. From ca. 1856 to ca. 1872 it was owned by John Sachtjen, a carpenter. C. F. Rinder, who built the grocery store on the corner of Johnson and Hamilton, lived here from ca. 1873 to 1901.



620 E. Johnson 1871 Vernacular

Carl Hoebel Residence

This Hoebel was in the carpet weaving and repair business, and was probably the father or uncle of the Hoebel of 604 E. Johnson Street. This is a simple little cottage with later siding.



626 E. Johnson

1867

Vernacular

Pearce Residence

A small cottage with modern siding built for a carpenter. A resident who lived there and died there in 1904 was O. E. Woodbury, who had been the superintendent at the Ball Foundry, was mildly famous for having written "Tippecanoe and Tyler Too," when he was a 13-year-old boy in New York state.



630 E. Johnson

Moved in 1927

Greek Revival

Harry and Ethel Church

A much-altered house probably dating originally to the 1850s. Church was a painter for the Mautz Brothers.



Houses Proposed for Renovation: All are considered to be contributing to the Fourth Lake Ridge National Historic District, except for 323 N Blair Street.

625 E. Gorham 1909

Nathaniel Crampton House

Apparently known for attending every UW home football game from 1890 until his death in 1933. He was a member of the Capitol Police Force and a Capitol Guide. He came to Madison in 1850, fought in the Civil War and shook Lincoln's hand. He belonged to the GAR and was Mason. Crampton was a druggist with Sumner and Crampon. The Cramptons lived here until at least 1937. Ca. 1930 Rennebohm bought out Crampton and he became an insurance agent.



623 E. Gorham 1902 Queen Anne

August and Carolina Scheibel House



619 E. Gorham 1905 Progressive Minorah and Vincent Kubly House

Attributed to Lew Porter, but not certain, Progressive style. Vincent Kubly lived here until ca. 1927. He was a partner in Wolff, Kubly, Hirsig hardware store on the square. Kubly was also vice-president of the Madison Hardware Specialty Co. (see Wiedenbeck, below). 1927-1937 and beyond Jessie and Grace Forbes lived here, of Forbes-Meagher Music Co.



615 E. Gorham 1913 Progressive/Neoclassical Fred and Philomena Schmitz

The Schmitzes owned and operated “The Hub,” men’s clothing store on the square. They lived here until ca. 1931.



609 E. Gorham 1910 Prairie Style Theodore and Emily Wiedenbeck House
Wiedenbecks lived there until sometime after 1937. He was president of Wiedenbeck/Dobelin Co. (est. 1896) a wholesale hardware company, specializing in supplies for blacksmiths and wagon-makers, pres. Madison Hardware Specialty Co., vice-pres Madison Hardware Co., later also vice-president of Union Trust Co. Claude and Starck designed the new main building for the W-D Co. in 1907.



323 N. Blair 1904 Queen Anne E.B. and Sophie Steensland House
This house is listed as a non-contributing building to the National Historic District. A large Queen Anne house with a corner tower much altered. Steensland was secretary of the Savings Loan and Trust Co. (Started as the Secretary and later became president of the Savings and Loan Trust, which was started with his father in 1890.). Later home of Andrew and Magdalene Schubert; Mr. Schubert was a well-known photographer.



Houses Proposed for Renovation: These houses are not in the Fourth Lake Ridge National Historic District.

While the following houses are not in the Fourth Lake Ridge Historic District, the first owners of the house, as indicated in our tax records, is shown if available.

319 N. Blair 1916 Prairie Style Lewis and Clara Giffert House



315 N. Blair 1910 Don Sherman (Martin & Regina Gaukel)

A standard four-square frame house of simple design and altered with later siding and enclosing the front porch. The first owner was Don Sherman, but the first occupants were the Gaukels. It was probably built as an investment and rented out. Mr. Gaukel was a lawyer and only lived here for a year or two. In its early years, the house had several different families living here in quick succession.

