

PLANNING DIVISION STAFF REPORT

July 9, 2018

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REVIEW
Legistar File ID # [49999](#)
Prepared By: Amy Scanlon, Preservation Planner
Date prepared: June 27, 2018

Summary

Relevant Ordinance section:

28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

2500 Waunona Way

Single family home constructed in 1890.



Bing Street View



Google Earth

Applicant: Mark Wohlferd, Design Shelters LLC

Applicant's Comments: The home was originally an 1890 ice storage shed which has been added to several times through the last 100+ years. The structure is in need of many improvements if it were to be brought up to the modern code requirements. The owner has decided that it is best to demolish and start with a clean slate.

Staff Findings: A preservation file for this property does not exist.

4316 Monona Drive

Single family home constructed in 1931.



Google Street View



Google Street View



Google Earth

Applicant: Jeff Carr, Monona Grove School District

Applicant's Comments: Demolish three vacant single family houses owned by Monona Grove School District.

4316 Monona Drive, 4217 Jerome Street, 4221 Jerome Street

The district has owned two of the properties for over 20 years and the third for 19 years. All three properties share a common rear yard boundary with the district's tennis courts located at 104 East Coldspring Avenue. It is the district's intent to convert the properties to open space that will be maintained, leaving mature trees intact.

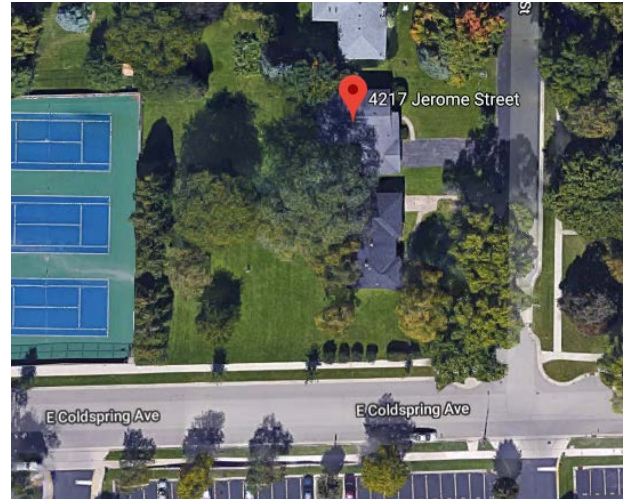
Staff Findings: A preservation file for this property does not exist.

4217 Jerome Street

Single family home constructed in 1977.



Google Street View



Google Earth

Applicant: Jeff Carr, Monona Grove School District

Applicant's Comments: Demolish three vacant single family houses owned by Monona Grove School District.

4316 Monona Drive, 4217 Jerome Street, 4221 Jerome Street

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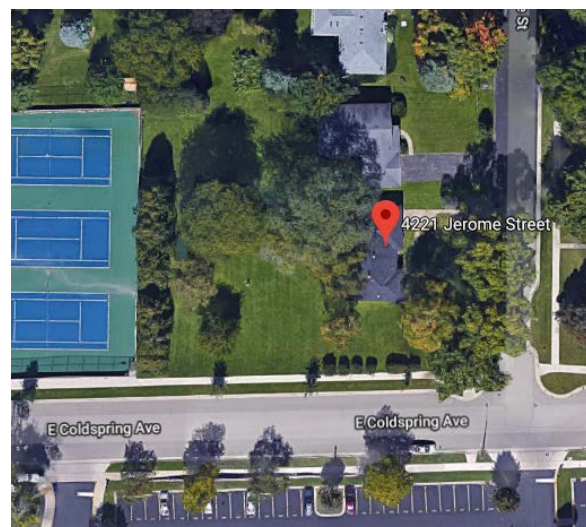
Staff Findings: A preservation file for this property does not exist.

4221 Jerome Street

Single family home constructed in 1954.



Google Street View



Google Earth

Applicant: Jeff Carr, Monona Grove School District

Applicant's Comments: Demolish three vacant single family houses owned by Monona Grove School District.

4316 Monona Drive, 4217 Jerome Street, 4221 Jerome Street

The district has owned two of the properties for over 20 years and the third for 19 years. All three properties share a common rear yard boundary with the district's tennis courts located at 104 East Coldspring Avenue. It is the district's intent to convert the properties to open space that will be maintained, leaving mature trees intact.

Staff Findings: A preservation file for this property does not exist.

924 E Main Street

Commercial building constructed in 1928.



Google Street View



Google Earth

Applicant: Curt Brink, Archipelago Village LLC

Applicant's Comments: Owner seeks permission to demolish the vacant 1-story warehouse at 924 E. Main St. and a one-story brick warehouse in order to complete environmental remediation of the former Mautz Paint site.

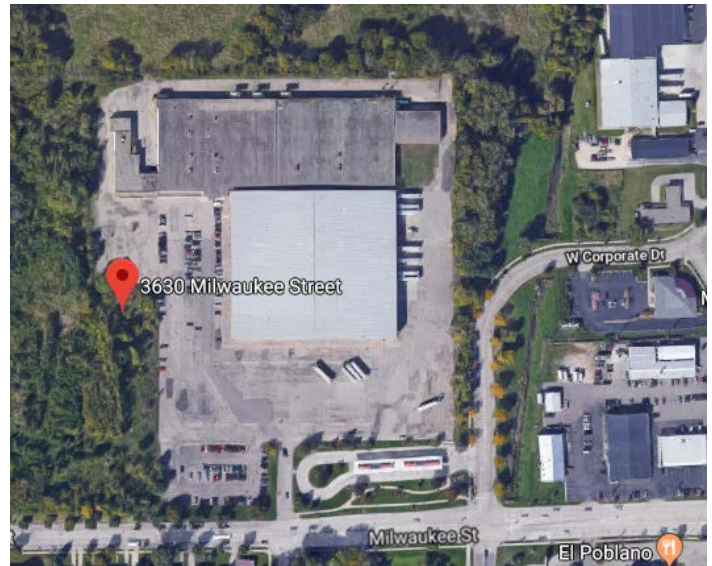
Staff Findings: The preservation file indicates the building was constructed in 1928 as the National Biscuit Company Warehouse and was designed by Edward Tough and built by George Cnare and Sons.

3630 Milwaukee Street

Commercial building constructed in 1964.



City Assessor's Office



Google Earth

Applicant: Dennis Richardson, RG Huston Co, Inc.

Applicant's Comments: Duren Income Trust property (Leo Duren)

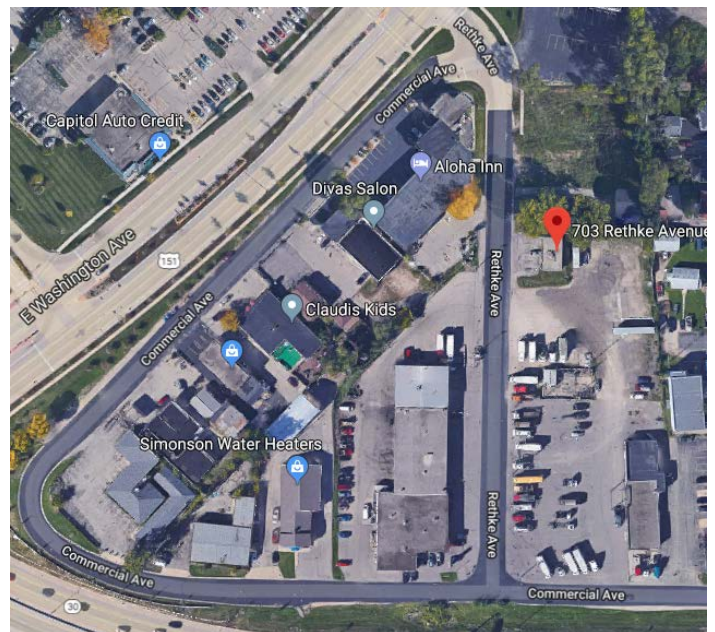
Staff Findings: A preservation file for this property does not exist.

703 Rethke Avenue

Commercial building constructed in 1960.



Google Street View



Google Earth

Applicant: Mark Plavcan, Twisted Fitness

Applicant's Comments: Demolish existing vacant bar/building. Construction of new Gym facility.

Staff Findings: A preservation file for this property does not exist.

118, 122, 124 & 126 State Street



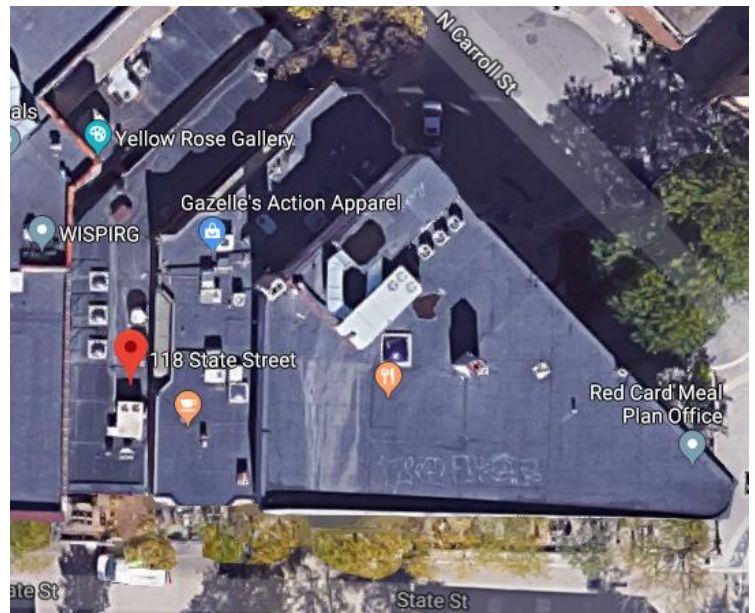
Google Earth

118 State Street

Commercial building constructed in 1886, according to City Assessor's Office records. Preservation files indicate construction in 1897.



City Assessor's Office



Google Earth

Applicant: Jeff Vercauteren, Husch Blackwell LLP

Applicant's Comments: 122 State Street Group LLC is proposing to redevelop the existing buildings at 122 and 124 State Street and portions of the existing buildings at 118 and 126 State Street for a 130-room hotel. The new building would incorporate the facades and portions of the existing structures at 118 and 126 State Street.

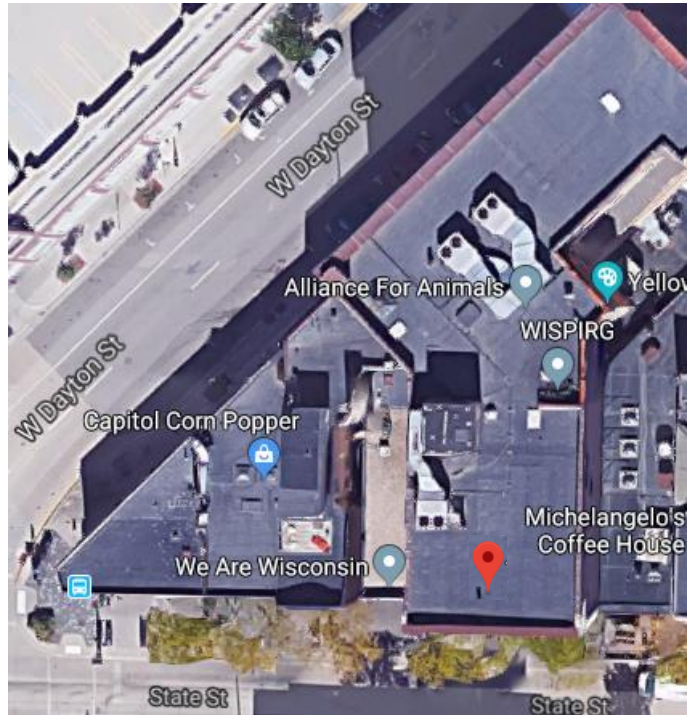
Staff Findings: The building was the original location of the Mautz Brothers Paint Company. Mautz would later become one of Madison's largest industries.

122 State Street

Commercial building constructed in 1917.



Google Street View



Google Earth



WHS 52204 – YWCA in 1932



WHS Property Record

Applicant: Jeff Vercauteren, Husch Blackwell LLP

Applicant's Comments: 122 State Street Group LLC is proposing to redevelop the existing buildings at 122 and 124 State Street and portions of the existing buildings at 118 and 126 State Street for a 130-room hotel. The new building would incorporate the facades and portions of the existing structures at 118 and 126 State Street.

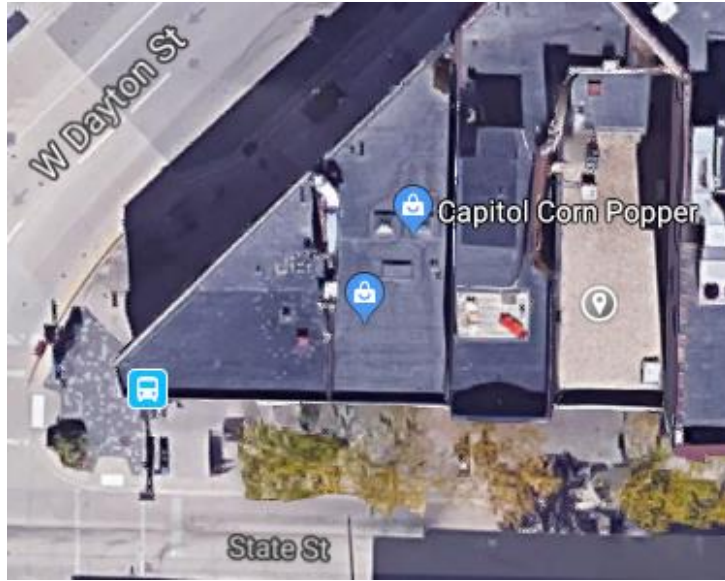
Staff Findings: This building was constructed in 1917 and served as the YWCA. While likely significant to women's history, the exterior alterations that were undertaken in the 1970s have severely damaged the exterior of the building.

124 State Street

Commercial building constructed in 1904.



Google Street View



Google Earth

Applicant: Jeff Vercauteren, Husch Blackwell LLP

Applicant's Comments: 122 State Street Group LLC is proposing to redevelop the existing buildings at 122 and 124 State Street and portions of the existing buildings at 118 and 126 State Street for a 130-room hotel. The new building would incorporate the facades and portions of the existing structures at 118 and 126 State Street.

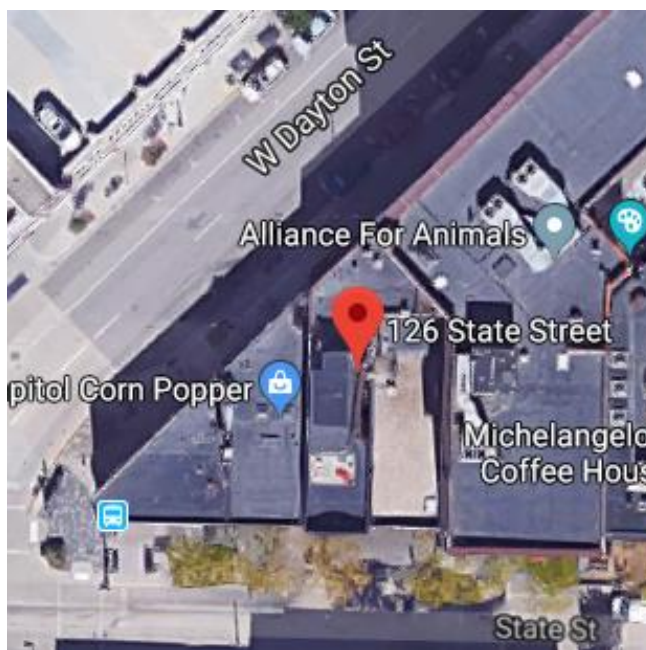
Staff Findings: A preservation file exists, but contains minimal information.

126 State Street

Commercial building constructed in 1908, according to City Assessor's Office records. Preservation files indicate construction in 1907.



Google Street View



Google Earth

Applicant: Jeff Vercauteren, Husch Blackwell LLP

Applicant's Comments: 122 State Street Group LLC is proposing to redevelop the existing buildings at 122 and 124 State Street and portions of the existing buildings at 118 and 126 State Street for a 130-room hotel. The new building would incorporate the facades and portions of the existing structures at 118 and 126 State Street.

Staff Findings: Boelsing building (in the Queen Anne style), 126 State Street, 1907. The two-story bay is flanked by columns in the brick wall to either side and a very wide classical entablature with a rounded pediment above. When the building was first constructed, J.F. Schadauer operated a crockery store there. In 1924, it became Clark's men's clothing store.