



**Project Name & Address:** 501 E Washington Avenue  
**Application Type(s):** Advisory Recommendation for Development Adjacent to a Landmark Site  
**Legistar File ID #** [88188](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** May 28, 2025

## Summary

**Project Applicant/Contact:** Nick Orthmann, Wash Franklin LLC, c/o Bear Development  
**Requested Action:** The Applicant is requesting that the Landmarks Commission provide an advisory recommendation for development adjacent to a landmark that will be reviewed by the Urban Design Commission and Plan Commission.

## Background Information

**Parcel Location/Information:** The subject property is located adjacent to the Mattermore-Malaney House (512 Main Street) designated landmark site

### Relevant Ordinance Sections:

#### **28.144 - DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.**

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

## Analysis and Conclusion

The proposed project is to redevelop the property at 501 E Washington to construct a 7-story apartment building. This property shares a rear property line with the Mattermore-Malaney House at 512 E Main Street. There is also a designated landmark at 501 E Main Street (Louis & Catherine Nelson House), but it does not share a property line with the redevelopment project, so it is not included in this review.

The Mattermore-Malaney House was designated a Madison landmark in 2002 for its architectural significance as a rare and exceptionally intact example of a frame, Front Gable house. The house was constructed in 1874 for James Mattermore. It is a simple, two-story clapboard structure that is located within the First Settlement local historic district. This area of the neighborhood has a mix of similarly-scaled residential structures and larger infill apartment buildings. Half a block away from the urban corridor along E Washington that leads to the Capitol Square that is four blocks away, there is a rapid transition between the mass and scale of the structures along E Washington and in the neighborhood that serves as the context for the Mattermore-Malaney House. The proposed adjacent development at 501 E Washington will blend with the urban corridor on E Washington, with a U-shaped stepback in the rear wall plane to line up with the landmark property. The deep residential lot (133 feet) of the designated landmark site, which currently has a substantial tree canopy, paired with the inset in the rear

wall-plane of the adjacent new structure creates a visual buffer between the pedestrian experience of the landmark site from the developed public right-of-way on E Main and the new structure that will be located behind the historic property.

This project will also need approvals from the Plan Commission and Urban Design Commission. The Landmarks Commission is not an approving entity but is tasked with providing advisory recommendations on if the proposed work will have adverse impacts on the adjacent landmark.

A discussion of relevant standards follows:

**28.144 - DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.**

Staff believes that the proposed work will not have an adverse impact on the adjacent landmark. This redevelopment is happening at the border of a dense urban commercial corridor and the edge of a historic residential neighborhood, which serves as the context for the designated landmark site. The redevelopment is configured so that it mitigates the visual impacts that would be visible from the pedestrian experience of the landmark from the front of the historic property. The proposed new structure is not so overly large or visually intrusive as to adversely affect the character of the adjacent landmark.

## **Recommendation**

Staff recommends the Landmarks Commission advise the Plan Commission and Urban Design Commission that the proposed work will not be so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.