

PLANNING DIVISION STAFF REPORT

January 14, 2019

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REVIEW

Legistar File ID # 54302

Prepared By: Heather Bailey, Preservation Planner
William Fruhling, Principal Planner

Date prepared: January 9, 2019

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.

1948 E Washington Ave

Apartment building constructed in 1989.



Madison Development Corporation website



Google Earth

Applicant: Lorrie Heinemann, Madison Development Corporation

Applicant's Comments: N/A

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

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525 Wingra St

Two-unit residential building constructed in 1905, according to City Assessor records.



Google Street View



Google Earth

Applicant: Brittney Jackson, Acker Builders

Applicant's Comments: Demolish 2 unit dwelling to construct a single family residence.

Staff Findings: The preservation file for this property indicates that the house was constructed in brick in the Greek Revival style, likely in the 1850s-60s. It was originally located on Doty Street behind the Hooley Opera House, and in 1905, the house was moved to its current location as the John C. Frost residence.

1630 Adams St

Single family home constructed in 1920.



Google Street View



Google Earth

Applicant: Melissa Destree, Destree Architecture & Design

Applicant's Comments: While removing walls for renovation we discovered and removed more rotten walls than expected. We will be replacing the rotted walls that were removed in-kind however, the building is now over the 50% exterior wall removal threshold requiring a demo permit. Renovation plans include adding a new 1.5 story roof with living space on the upper level, front porch expansion and a kitchen addition to the rear of their home. The updated design is in keeping with the scale of neighboring houses.

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

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 1/14/19

TITLE: Buildings Proposed for Demolition - 2019

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 1/16/19

ID NUMBER: 54302

Members present were: Stuart Levitan, Anna Andrzejewski, Katie Kaliszewski, David McLean, and Marsha Rummel. Excused was Richard Arnesen.

SUMMARY:

In discussion of 525 Wingra St, Rummel said that Civil War-era structures should not be thrown away. Andrzejewski agreed, and said that she regrets the loss of this structure. Regarding 1630 Adams St, Fruhling said that his understanding is that as the property was being remodeled, they ran into more issues than anticipated and have removed several walls. Levitan clarified that it is a technical demolition, not a razing of the property, and Fruhling confirmed that to be correct.

Levitan recused himself from discussion of the property at 1948 E Washington Ave. Andrzejewski temporarily took over as Chair during that portion of the meeting.

ACTION:

By unanimous consent, the Landmarks Commission voted to recommend to the Plan Commission that the buildings at 525 Wingra St and 1630 Adams St have historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the buildings themselves are not historically, architecturally, or culturally significant, and the buildings at 1948 E Washington Ave, 4702 East Towne Blvd, and 4501 Vernon Blvd have no known historic value. The motion passed by voice vote/other.