



Project Name & Address: 232 S Fair Oaks Avenue

Application Type: Demolition Historic Value Review

Legistar File ID # [91244](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: January 7, 2026

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09](#)(1)(c) and [41.12](#)(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Approval.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

(1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications for demolition and assign one of the following Categories to each principal building proposed for demolition:

- (a) Category A Demolitions: denotes that the Landmarks Commission finds that the building has historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, listed in the National Register of Historic Places, and/or as an intact or rare example of a certain architectural style or method of construction.
- (b) Category B Demolitions: denotes that the Landmarks Commission finds that the building has historic value related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.
- (c) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category may also include sites or properties that have archaeological or other site findings of significance, but where removal of the building itself will have no impact.

(2) Presence of Archaeology. When applicable, each finding shall also note the presence of an archaeological or burial site on the site of the building proposed for demolition.

232 S Fair Oaks Avenue

Commercial building constructed ca. 1908.



Google Streetview



Google Earth

Applicant: Peter Schumacher, Potter Lawson

Applicant's Comments: The existing structure at 232 South Fair Oaks Avenue is two and a half stories tall. It has wood-framed exterior walls atop a stone foundation. The roof has a steeply pitched front gable with a secondary gabled dormer. A bay window projects from the second floor of the primary façade. Maps and phone directories indicate that the building was likely constructed around the year 1908 as a grocery store with apartments above. A small two-story addition was made to the rear of the building sometime after 1950. Presently, the building is subdivided into five apartment units. The interior retains some hardwood floors, decorative wood trim, and five panel wood doors. The exterior is clad in vinyl siding. A fire escape balcony and several awnings have been added.

Staff Findings: There is no preservation file, but there is a State site file. The building was constructed ca. 1908 as a mixed-use family grocery store. The Svatos family lived upstairs and ran a grocery on the first floor. When John Svatos died, his family continued to live upstairs, but a tailor opened shop in the commercial space on the first floor. The commercial storefront area is no longer evident and the building is now a 5-unit apartment building. The simple Folk Victorian building is not architecturally significant and the historic associations are not significant. There is no previously identified archaeology.

Staff Recommendation: Staff recommends a finding of (c) no known historic value.