



Application Type: DEMOLITION REVIEW
Legistar File ID # [63346](#)
Prepared By: Heather Bailey, Preservation Planner
Date Prepared: February 9, 2021, amended April 29, 2021

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.

2822 Milwaukee Street

Single-family home constructed in 1924.



Bing Street View



Google Earth

Applicant: Katie Lichtie, Speedway Sand & Gravel

Applicant's Comments: The city of Madison has deemed the property located at 2822 Milwaukee St a public nuisance. Speedway Sand & Gravel will deconstruct the single-family residence and the detached garage. The site will be regarded to a level condition and grass will be established. Demolition will occur after all permits are received.

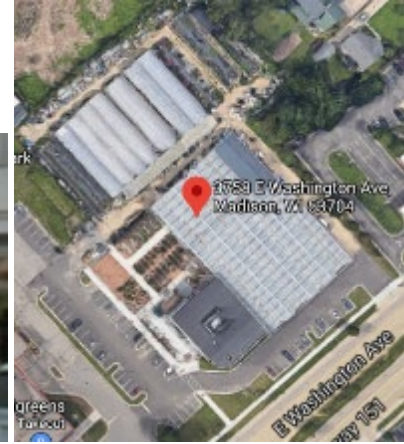
Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

3758 E Washington Avenue

Commercial building (greenhouse) constructed in 1910.



Google Street View



Google Earth

Applicant: Peter Pichotta, Angus-Young Associates

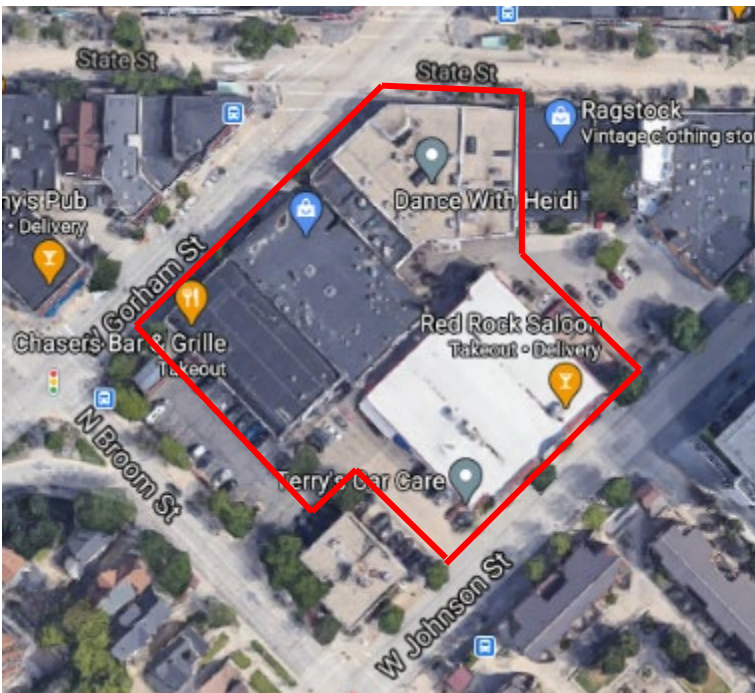
Applicant's Comments: I am the Project Architect submitting on behalf of the client, please feel free to contact me, thank you.

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. There is nothing evident on the existing structures that would date to 1910, and most of what is extant appears to be of a more recent vintage.

322 W Johnson Street, 317 W Gorham Street, 315 W Gorham Street, 341 State Street

Applicant: Brian Munson, Vandewalle & Associates

Applicant's Comments: N/A



Google Earth



Google Earth

Staff Findings: Of the buildings proposed for demolition, three are considered contributing to a potential State Street National Register Historic District, and one as a potential Madison Landmark. The State Street Historic District did not complete the National Register designation process due to owner objection, but the Keeper of the National Register officially determined the proposed district was eligible to the National Register in 1997. The Downtown Plan (2012) recommended reuse of sound historic buildings as they contribute to the district’s character.

The three buildings that contribute to the potential National Register district are a variety of revival architectural styles and were all auto sales and service buildings from the 1920s. They speak to a time when auto sales took place in the heart of downtown, and revival styles of architecture were supposed to evoke sophistication. The other building was recently identified as a potential Madison Landmark due to its significance to the LGBTQ community. All of these structures proposed for demolition have significant historical associations. See additional details below.

322 W Johnson Street

Commercial building constructed in 1925 and remodeled in 1995.



Google Street View



City Assessor's Office



Google Earth

Staff Findings: The preservation file for this property indicates that the brick building was constructed in 1925 as Fox Motor Sales. The Wisconsin Historical Society's Architecture and History Inventory indicates that the Mediterranean Revival building was designed by architect A.L. Seidenschwartz and is considered contributing to the potential State Street National Register Historic District.

317 W Gorham Street

Commercial building constructed in 1934 and remodeled in 1996 (per City Assessor records).



Google Street View



Google Earth

Staff Findings: The preservation file for this property indicates that the Tudor Revival brick building was designed by Edward Tough and constructed in 1926 for the Madison Motor Car Co. Frank Wootton was president of the company, which sold Dodges. The WHS Architecture and History Inventory indicates that the property is considered contributing to the potential State Street National Register Historic District.

315 W Gorham Street

Commercial building constructed in 1925 and remodeled in 1993.



Google Street View



Google Earth

Staff Findings: The preservation file for this property indicates that it was designed by Edward Tough and constructed in 1925 for the Jacobson Auto Co. The WHS Architecture and History Inventory indicates that the Tudor Revival building is considered contributing to the potential State Street National Register Historic District. This building was also the location of a popular mid-twentieth century music venue known as The Factory, which hosted numerous famous acts. Of particular note, Otis Redding was scheduled to play at The Factory when his plane crashed into Lake Monona.

341 State Street

Commercial building constructed in 1982.



Google Street View



Google Earth

Staff Findings: The preservation file for this property references the Historic Preservation Plan’s Underrepresented Communities Survey, which indicates that the Wisconsin Student Association Community Pharmacy moved into the Postmodern building in 1983 and has been located there to the present day. The Community Pharmacy, initially established in 1972, “was a pioneer in sexual health information for the LGBTQ community” and is locally significant to the LGBTQ community in the area of Commerce. In response to the AIDS epidemic in the ‘80s and ‘90s, the Community Pharmacy provided educational outreach and worked to destigmatize condom use. The WHS Architecture and History Inventory indicates that the property is not considered contributing to the potential State Street National Register Historic District.

313 S Henry Street, 315 S Henry Street, 321 S Henry Street, 145 W Wilson Street, 147 W Wilson Street, 149 W Wilson Street, 151 W Wilson Street

Applicant: Erin Socha, Knothe & Bruce Architects

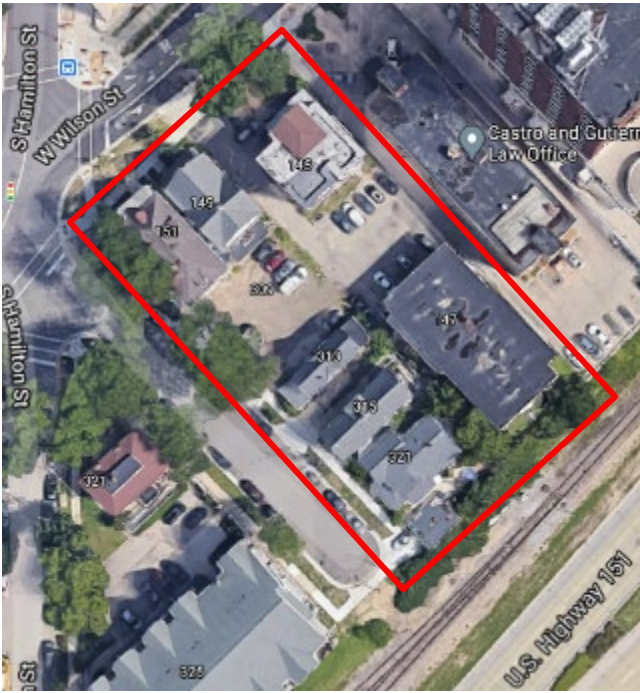
Applicant’s Comments: N/A



Google Street View



Google Street View



Google Earth

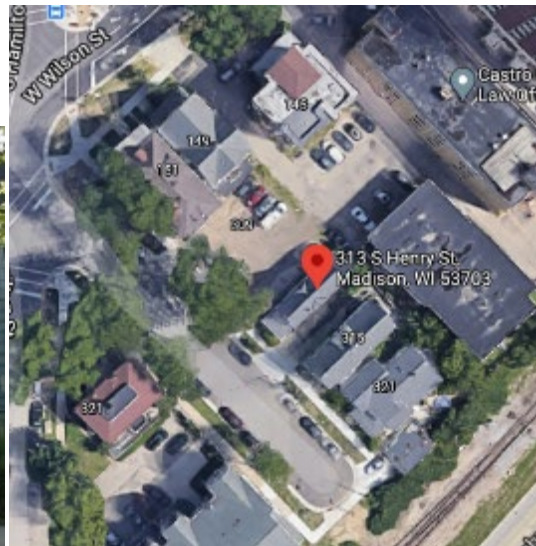
Staff Comments: These properties proposed for demolition are predominantly multi-unit rental housing constructed at the turn of the last century as investment properties. They are indicative of workforce housing at the time. Most of have undergone significant changes over time. One property was identified as a potential landmark in the 1998 Downtown Preservation Plan.

313 S Henry Street

Single-family home constructed in 1894.



Google Street View



Google Earth

Staff Findings: The preservation file for this property indicates that the vernacular clapboard house was constructed in 1894 as the G.W. Smith House; Smith rented out the house. There is no site file with the Wisconsin Historical Society.

315 S Henry Street

Two-unit residential building constructed in 1930.



Google Street View



Google Earth

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society. While the Assessor record identifies this as being constructed in 1930, the form and style of the building appear to date it to the 1890s.

321 S Henry Street

Five-unit residential building constructed in 1889 (per City Assessor records).



Google Street View



Google Earth

Staff Findings: The preservation file for this property indicates that the vernacular asbestos shingle house was constructed in 1873 for Charles W. Askew, who was a clerk and accountant. Over time, the house has had several additions, and there is minimal historic integrity remaining on the exterior. There is no site file with the Wisconsin Historical Society.

145 W Wilson Street

Three-unit residential building constructed in 1910 (per City Assessor records).



Google Street View



Google Earth

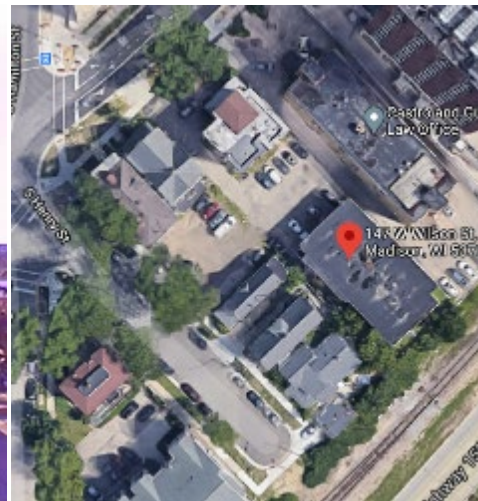
Staff Findings: The preservation file for this property indicates that the vernacular building was “originally an extremely fine Queen Anne” with many gables and a pressed brick chimney. It was designed by James O. Douglas of Milwaukee and constructed in 1883 for Roger C. Spooner, who was an attorney. The exterior has been modified over time, but a decorative chimney remains on the west façade.

147 W Wilson Street

Apartment building constructed in 1959.



City Assessor's Office



Google Earth

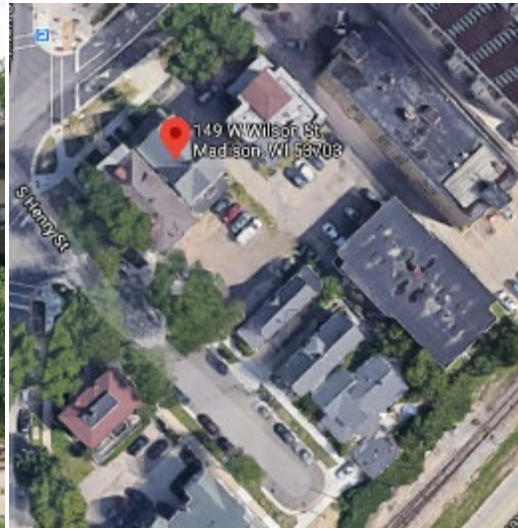
Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

149 W Wilson Street

Two-unit residential building constructed in 1908 (per City Assessor records).



Google Street View



Google Earth

Staff Findings: The preservation file for this property indicates that the stucco Craftsman building was constructed in 1905 for George Sayle, Jr. Sayle was president of Sayle Building and Manufacturing Co., founded in 1889, and was mayor from 1916-1920. He was “prominent in civic activities” and later served on the Police and Fire Commission and the Madison Park and Pleasure Drive Association. Sayle lived in the house until his death in 1951.

151 W Wilson Street

Three-unit residential building constructed in 1912 (per City Assessor records).



Google Street View



Google Earth

Staff Findings: The preservation file for this property indicates that the late Queen Anne clapboard building was constructed in 1911 as the George C. Sayle Flat Building. Sayle used this as an investment property, which was located adjacent to his own house at 149 W Wilson Street. A staff report from 2008 described it as “quite intact on the interior.” The report stated that the “two-story Roman Ionic columns are quite unusual,” and the Progressive-style round-topped dormers and leaded glass transoms were also of note. The report continued that, “it is quite probably the finest example of a standard early 20th century three flat, a building type that was used often in Madison during one of Madison’s greatest boom periods.” It was identified in the 1998 Downtown Historic Preservation Plan as a potential landmark. Subsequently, the character-defining Ionic columns were removed and replaced with the unadorned square columns currently in place. The Madison Trust for Historic Preservation prepared a landmark nomination for the property in 2008, but it was withdrawn in 2009 due to objections from the property owner.

216 S Hamilton Street

Commercial building constructed in 1894 (per City Assessor records).



Google Street View



Google Earth

Applicant: Christopher Gosch, Populance

Applicant's Comments: Resubmittal of this property with a modification to the proposed project and owner is providing additional information on the existing structure.

Staff Findings: The preservation file for this property indicates that the vernacular brick house was constructed in 1853 for Gabriel Bjornson. Bjornson served for many years as registrar in probate for the county courts and was a member of the state assembly. In 1902, he was called a "notable Madison Norwegian."

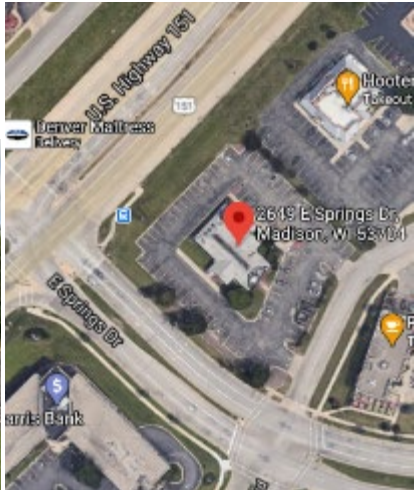
At its October 14, 2019 meeting, the Landmarks Commission found that this property had historic value based upon architectural significance and historic significance, and as a rare remaining resource due to its age. In anticipation of the proposed redevelopment being considered at the Plan Commission, the Madison Trust for Historic Preservation commissioned a study on the property. Their report found that this structure is not eligible to the National or State Registers of Historic Places, but that the property is eligible to be a Madison Landmark under criterion "a" for its association with the settlement and development patterns during the Farwell boom (1846-1856), and criterion "d" as embodying the distinguishing characteristics of an 1850s gabled ell structure. The applicant is submitting updated documentation on the historic value of the property for the Landmarks Commission's reconsideration. Both of those reports are included for your consideration.

2649 East Springs Drive

Commercial building constructed in 1988 with an addition in 1989.



Google Street View



Google Earth

Applicant: Christine Wilson, Cole

Applicant's Comments: N/A

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

100 N Hamilton Street

Parking structure constructed in 1984.



Google Street View



Google Earth

Applicant: Brenda Baker, Madison Children's Museum Inc.

Applicant's Comments: Demolition includes demolishing the perimeter walls and upper deck of the existing parking structure located along N Hamilton and E Dayton as well as associated loading area on the north side that runs along East Dayton Street.

Staff Findings: Please see attached staff memo to the Plan Commission.

PLANNING DIVISION STAFF REPORT

January 25, 2021



PREPARED FOR THE PLAN COMMISSION

Legistar File ID # [63211](#), Staff Report on Historic Value of 100 N Hamilton St, Proposed
for Demolition

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: January 14, 2021

Background

The project applicant for this project did not submit to the demolition listserve in time for the Landmarks Commission to provide its advisory recommendation on the historic value of the property prior to the Plan Commission's review of the proposed redevelopment.

While it has been our practice to have the Landmarks Commission provide the advisory recommendation, the code allows for a report from the Preservation Planner:

MGO 28.185(7)(a)(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."

So that the proposed redevelopment at 100 N Hamilton Street can move forward in a timely manner, the City's historic preservation planner is providing this report on the historic value of the property proposed for demolition.

Staff Recommendation

While the Art Deco structure at 100 N Hamilton is historically and architecturally significant, this proposal is for demolition of the parking structure, which was constructed in 1984. The ca. 1840s log cabin that was installed on top of the parking structure in 2009 will be relocated during demolition and then incorporated into the new development. There does not appear to be any significant historic associations with the parking structure itself and the parking structure is not architecturally significant. Staff believes that the parking structure has no known historic value.