



Project Name & Address: 206 Bernard Court

Application Type: Demolition Historic Value Review

Legistar File ID # [91329](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: February 4, 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

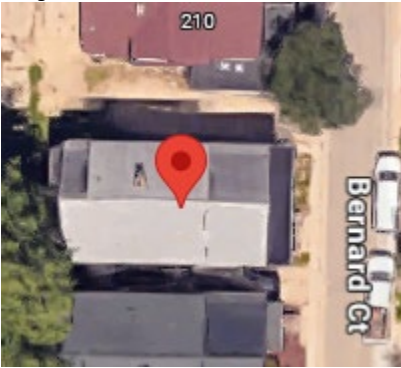
- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications 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.

206 Bernard Court

Commercial building constructed in 1911.



Google Streetview



Google Earth

Applicant: Cindy Torstveit, UW-Madison

Applicant's Comments:

Condition and History of the House: The property at 206 Bernard Court, constructed in 1911, is a 3-story, 3,734 wood frame structure located on Bernard Court. Builder unknown. Based on the age of the building, all building materials are presumed to be asbestos-containing materials. A demolition quality asbestos inspection will be performed prior to removal initiation to confirm. Materials containing hazardous materials will be abated according to current state and federal regulations by a certified contractor. There is lead-based paint on the exterior and interior of the building (UW-Madison Environment, Health & Safety inspections using XRF) with high concentrations of lead around the building based on 2012 soil samples. Reference existing images for additional information.

Potential for Relocation: The structure is not listed on the National or State of Wisconsin Historic Register. The building is listed on the Architecture and History Inventory (#160472) however a determination of ineligibility for the National Register has been made. A 44.40 form has been submitted to the Wisconsin Historical Society and

concurrence received that no eligible properties would be affected. The property's current condition and structural issues would pose significant challenges to any relocation efforts.

Staff Findings: This building was originally a home, but its longest tenant was Bernie's Place preschool from 1968 to 2011. The Underrepresented Communities Historic Resources Survey identifies this as the office for Movimiento Estudiantil Chicano de Aztlan (MEChA) since 2011. MEChA is significant for its activism for Latino/a/e youth. The Wisconsin Historical Society determined that this property was not eligible for the National Register of Historic Places due to a lack of individual architectural or historic significance. While MEChA is a culturally significant organization, their tenure at this location is relatively recent. There is no previously identified archaeology on this property.

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