



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [75031](#)  
**Prepared By:** Meri Rose Ekberg, Community & Cultural Resources Planner  
**Date Prepared:** September 14, 2023

**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.

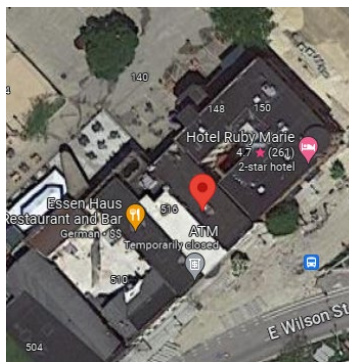
- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative 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 Appropriateness.

**518 E Wilson ST**

Commercial building constructed in 1890 (Assessor) or 1886 (preservation file).



Google Street View



Google Earth

**Applicant:** Brian Munson, Vandewalle & Associates

**Applicant’s Comments:** Redevelopment proposed for East Wilson Parcels.

**Staff Findings:** Preservation file names this the J.B. Drives building, and Italianate brick structure that is contributing to the East Wilson Street National Register Historic District. It has served as a drug store, a saloon, and a restaurant. WHS site file contains similar information. In 2019 the Landmarks Commission recommended 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, and/or as an intact or rare example of a certain architectural style or method of construction.

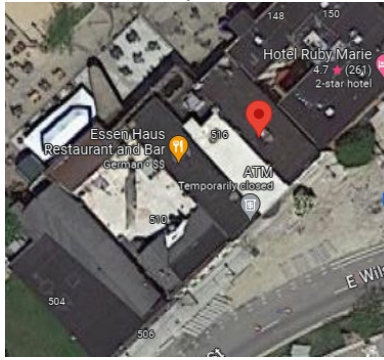
**Staff Recommendation:** Staff recommends historic value due to its status as a contributing structure in a National Register Historic District.

### **516 E Wilson ST**

Commercial building constructed in 1909 (Assessor) or 1886 (preservation file), remodeled in 1961.



Google Street View



Google Earth

**Applicant:** Brian Munson, Vandewalle & Associates

**Applicant's Comments:** JCAP Development is proposing a redevelopment of the Blair Wilson Properties, including the demolition of the building due to functional obsolescence and structural defect.

**Staff Findings:** Preservation file names this the A. Ramthun Commercial Building, non-contributing to the East Wilson Street National Register Historic District. WHS site file contains similar information. In 2019 the Landmarks Commission recommended historic value related to the vernacular context of Madison's built environment or the product of an architect of note, but the building itself is not historically, architecturally, or culturally significant.

**Staff Recommendation:** Staff recommends historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally, or culturally significant.

### **514 E Wilson ST**

Commercial building constructed in 1909 (Assessor) or pre 1885 (preservation file), addition in 1954, remodeled in 1983.



Google Street View



Google Earth

**Applicant:** Brian Munson, Vandewalle & Associates

**Applicant's Comments:** JCAP Development is proposing a redevelopment of the Blair Wilson Properties, including the demolition of the building due to functional obsolescence and structural defect.

**Staff Findings:** Preservation file names this the A. Ramthun Commercial Building, constructed prior to 1885 and remodeled in 1910 by Ferdinand Kronenberg, and again in the 1980s which resulted in a loss of integrity. Non-contributing structure in East Wilson Street National Register Historic District. WHS site file contains similar information. In 2019 the Landmarks Commission recommended historic value related to the vernacular context of Madison's built environment and the product of an architect of note, but the building itself is not historically, architecturally, or culturally significant.

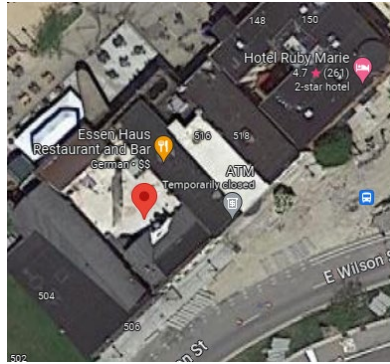
**Staff Recommendation:** Staff recommends historic value related to the vernacular context of Madison's built environment and the product of an architect of note, but the building itself is not historically, architecturally, or culturally significant.

### **510 E Wilson ST**

Commercial building constructed in 1875, additions in 1948, 1951, 1956, remodeled in 1961 (Assessor) or 1872, additions in 1882, remodeled in 1983 (preservation file).



Google Street View



Google Earth

**Applicant:** Brian Munson, Vandewalle & Associates

**Applicant's Comments:** JCAP Development is proposing a redevelopment of the Blair Wilson Properties, including the demolition of the building due to functional obsolescence and structural defect.

**Staff Findings:** The preservation file names this the Germania House Hotel, a vernacular structure with stucco over brick that was substantially altered in 1983. Non-contributing resource within the East Wilson Street National Register Historic District. In 2019 the Landmarks Commission recommended it had no known historic value.

**Staff Recommendation:** Staff recommends a finding of no known historic value.

### **506 E Wilson ST**

Commercial building constructed in 1875 (Assessor), 1871 (preservation file), addition in 1891, remodeled in 1990.



Google Street View



Google Earth

**Applicant:** Brian Munson, Vandewalle & Associates

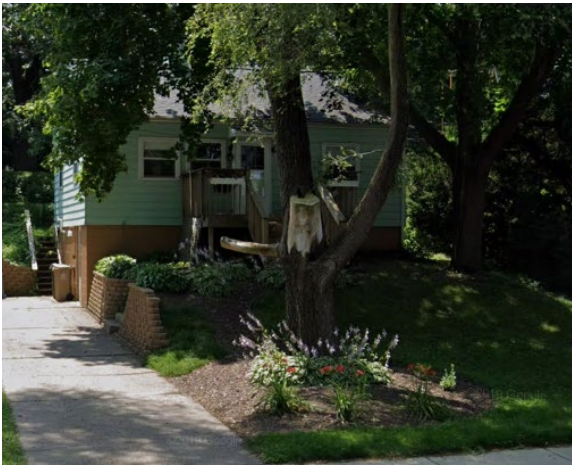
**Applicant's Comments:** JCAP Development is proposing a redevelopment of the Blair Wilson Properties, including the demolition of the building due to functional obsolescence.

**Staff Findings:** The preservation file names this the Herman Klueter Building, an Italianate brick building that served as various grocery stores or meat markets until 1925 at which point it was converted to a restaurant, the purpose it serves today. WHS site file notes it is a contributing resource to the East Wilson Street National Register Historic District, and adds that this property served as two prominent lesbian bars in the 1980s (Emily's and Cheri's), which were among the only to cater to this clientele.

**Staff Recommendation:** Staff recommends a finding of historic value as a contributing structure in a National Register Historic District, as a mostly intact example of a rare remaining resource (early Italianate), and due to the cultural and historical significance.

### **617 W Lakeside St**

Single family home constructed in 1951.



Google Street View



Google Earth

**Applicant:** Peter Cheramy, Cheramy Builders Inc

**Applicant's Comments:** Please let me know if you have any questions. 608-504-7423

**Staff Findings:** There is no preservation file or WHS site file.

**Staff Recommendation:** Partial demolition of front façade for an addition. Staff recommends a finding of no known historic value.

### **29 S Mills**

Commercial Building constructed in 1965.



Google Street View



Google Earth

**Applicant:** Adam Winkler, The Alexander Company, Inc.

**Applicant's Comments:** Demolition of the existing Neighborhood House Community Center. This will make way for a redevelopment of the property into a mixed-use building with a new community center on the first floor and mixed-income multifamily on the upper floors.

**Staff Findings:** The preservation file contains a file from the Wisconsin Historic Preservation database which describes the building as an International Style meeting hall potentially eligible for landmark designation, as identified in the City of Madison Underrepresented Communities Historic Resource Survey. Served as the 5<sup>th</sup> home of the Neighborhood House, which has provided services to a wide variety of communities in the Greenbush area since 1916. In the mid-1970s helped the earliest Hmong refugees in Madison find housing, employment, and child-care, and more. The WHS site file contains similar information.

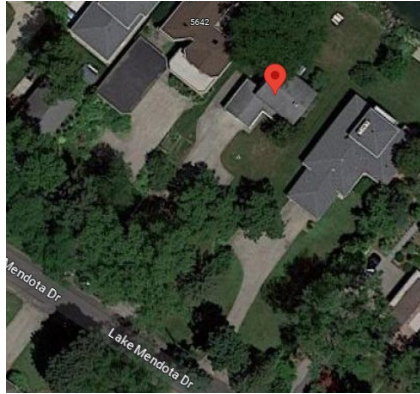
**Staff Recommendation:** Staff recommends a finding of historic value due to cultural significance, but the building itself is not architecturally significant.

**5632 Lake Mendota Dr.**

Single family home constructed in 1952.



RedFin.com photo from 2023



Google Earth

**Applicant:** Jim Coons, Coons Construction of Verona LLC

**Applicant's Comments:** The reason for demolition is to build a new house for Mike and Laura Huggett

**Staff Findings:** There is no preservation file or WHS site file. The lot is within boundary of Uncatalogued Burial Sites 47-DA-0129/47-BDA-0384 (Mendota Beach Mound Group) and 47-DA-0821/47-BDA-0536 (Burton Mortuary Area), with some overlap with these groups. Per Wis. Stats. 157.70 the property owners will need to secure a Request to Disturb from the Wisconsin Historical Society.

**Staff Recommendation:** Staff recommends a finding of no known historic value for the built environment but the site is culturally significant to the Ho-Chunk people.