



Application Type: DEMOLITION REVIEW
Legistar File ID #: 63346
Prepared By: Heather Bailey, Preservation Planner
Date Prepared: July 6, 2021

Summary

Relevant Ordinance Section:

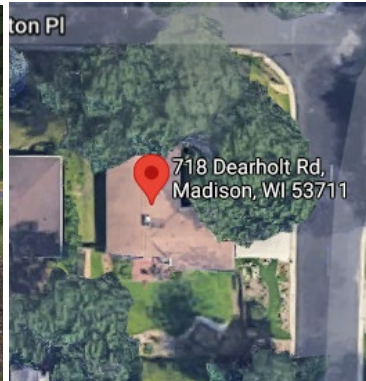
28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

718 Dearholt Road

Single-family home constructed in 1957.



Google Street View



Google Earth

Applicant: Ben Nyquist

Applicant's Comments: We are interested in an expedited application if this is a possibility. We are completing a demolition of our single-family home to replace it with an energy-efficient single-family home that better meets the needs of our family but allows us to stay in this neighborhood.

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

2410 Waunona Way

Single-family home constructed in 1954 per City Assessor.



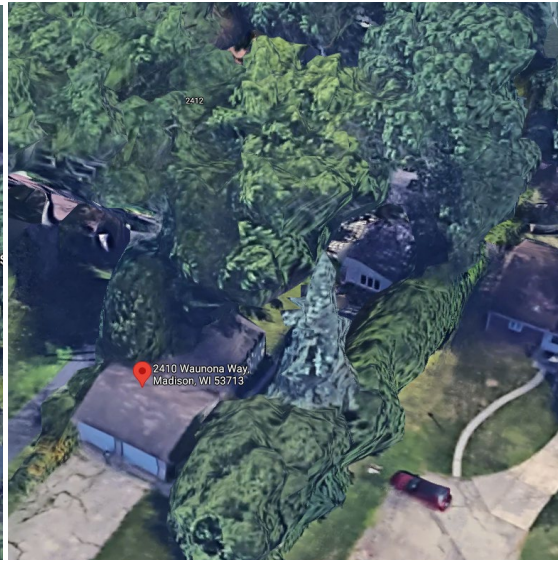
Google Street View



Wisconsin Historical Society



Google Earth



Google Earth

Applicant: Peter Rott, Isthmus Architecture

Applicant's Comments: Existing home is a Lustron model 02 that has been heavily renovated, now deteriorated and presents unusual challenges to maintain due to its pre-existing unsympathetic and invasive renovations that have caused failure of the unique building system. Detached garage is in similar repair, is of conventional construction and poor condition.

Staff Findings: The preservation file for this property indicates that it was manufactured by the Lustron Corporation and constructed in 1949 for owner E.N. Tollner. The survey form also notes that the house has a Chicago window to the left of the front wing. Over time, there have been multiple additions and alterations: a garage constructed in 1955, a lake porch enclosed in 1960, and other major alterations and a porch enclosed in 1985. Lustron homes became popular during the post-World War II housing shortage. The company's goal was to create low-cost, high-quality housing using mass production methods. Each house was composed of 3000 parts that could be put on a truck and shipped anywhere in the country, with assembly requiring two weeks. The vast majority of the approximately two dozen Lustron homes in Madison were built in 1949 by Findorff and Co. In 1950, the Lustron Corporation ceased operations. Lustron houses are of great historical interest and represent a unique period of American life. While Lustrons are rare remaining resources, this structure has undergone significant modifications that it would be challenging for it to be listed to the National Register of Historic Places. However, there is a great need for replacement parts for existing Lustrons and it is possible that a deconstruction of this structure could supply needed parts in order to preserve other historic structures.

Additionally, this property is located within the boundary of the Waunona burial mound group (DA-1403, BDA-0609). Any ground-disturbing activities will need to secure a Request to Disturb from the Wisconsin Historical Society, which will likely require monitoring by an archaeologist. Staff would recommend that the applicant also notify the Ho-Chunk Nation Tribal Historic Preservation Office of their development plans as relates to the burial site.

2002 Winnebago Street

Commercial building constructed in 1965 and remodeled in 1987.



Google Street View



Google Earth

Applicant: Erin Socha, Knothe & Bruce Architects

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.

2004 Winnebago Street

Commercial building constructed in 1965.



Google Street View



Google Earth

Applicant: Erin Socha, Knothe & Bruce Architects

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.

5802 Odana Road

Commercial building constructed in 1996.



Google Street View



Part Toyota Parts
Google Earth

Applicant: Jim Triatik, Sullivan Design Build

Applicant's Comments: The demolition portion of this project consists of removing the front canopy and showroom wall and replacing it with a new showroom wall that is in line with the current Jeep/Chrysler design standards.

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