

**REVISED 01.04.2021**

**216 S. HAMILTON ST.  
MADISON, WI**

**ANALYSIS & SUMMARY**

Prepared for:  
**Courtside Development, llc**



## EXISTING ASSET ANALYSIS

### METHODOLOGY AND RESOURCES:

- 1: Review Current Zoning, Preservation Plan Documentation, and Parcel history  
<NEW> Owner assessment of property
- 2: Assess for Historic relevancy, context, uniqueness, and associations
- 3: Review NPS evaluation criteria for building and potential historic tax credit programs
- 4: Review current financial responsibilities and obligations with respect to future uses

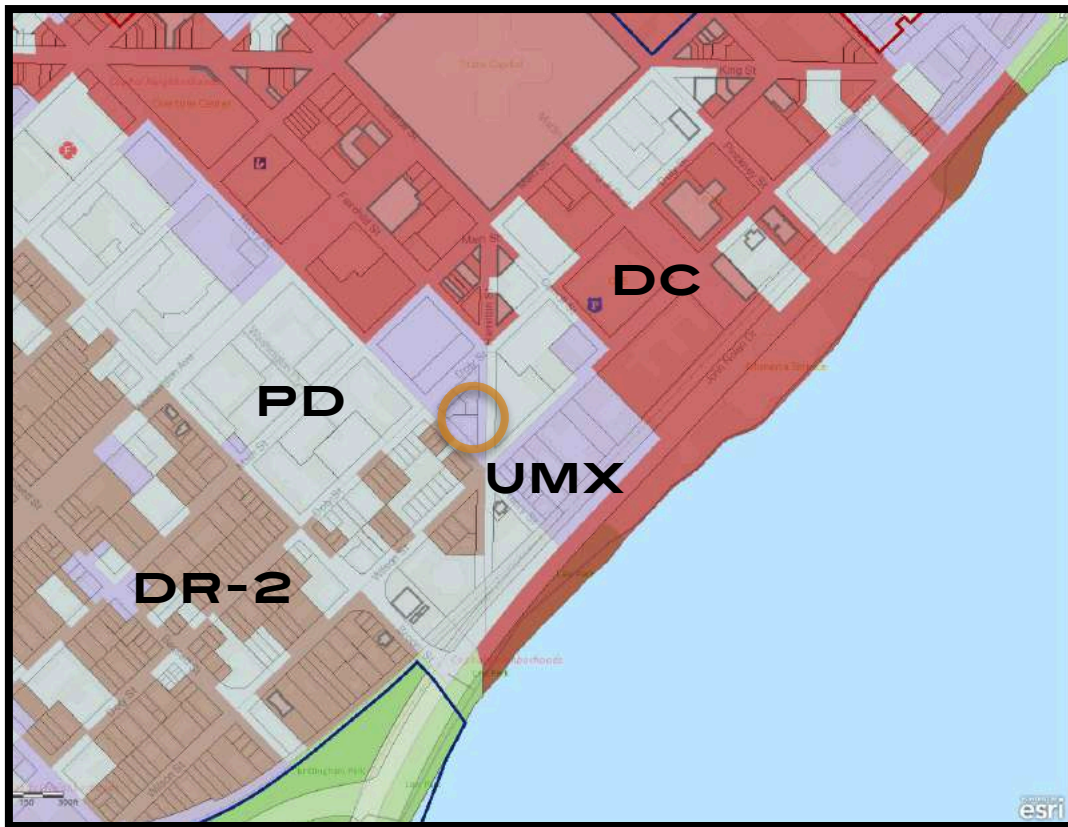
#### Resources:

City of Madison General Ordinances  
 City of Madison Downtown Historic Preservation Plan  
 City of Madison Planning Historic District Designations  
 City of Madison Planning Historic Preservation Project  
 City of Madison, Wisconsin "Underrepresented Communities Historic Resource Survey Report"  
 Lehrke, Tish 2017-2019

<NEW> 216 S. Hamilton St. Gabriel Bjornson House Supplemental Research  
 Jason Tish - Archetype HPC, LLC Bill Swan - research assistant 17 January, 2020

Wisconsin Historical Society Property Record:  
 216 S. Hamilton St.: Architecture and History Inventory  
 Wisconsin Historical Society Property Record:  
 216 S. Hamilton St.: Intensive Survey Form  
 Wisconsin Historical Society Property Records:  
 Building types and Construction Dates  
 Wisconsin Historical Society: Guidelines for Federal and State Registration of Historic Properties  
 Bassett Neighborhood Master Plan  
 Wisconsin State Journal: Heather Bailey Q+A; Article; 09.18.19  
 Preservation Leadership Forum; "When does it Become Social Justice? Thoughts on  
 Intersectional Preservation Practice"; Article; 07.20.17  
 A National Register White Paper; "The Components of a Historic Context"; Wyatt, 4.9.09

**CURRENT ZONING AND PRESERVATION PLANS**



**Current Zoning- UMX**

28.073 - DOWNTOWN DISTRICT BUILDING FORMS:  
Single family detached in UMX District- **NOT ALLOWED**

**<11.11.2020: ZONING NOTE:>** Over time, Policy Makers and planners have identified and acknowledged the changing and evolving nature of the Urban built environment. The result has been that decisions have been previously made and implemented to address land use in this evolving environment that have the most benefit to the general population.

If this site were vacant, and we proposed the exact type of structure and use that this existing building represents, it would **NOT** be allowed because it does not represent the best use of the property as reliably demonstrated and implemented in multiple zoning code Districts and ordinances.

**Downtown Historic Preservation Plan**

- Map 1: Proposed Landmark: **NO**
- Map 2: Commercial Preservation Review Area: **NO**
- Map 3: Proposed Neighborhood Conservation Area: **(PROPOSED)**

**Definition:** In these "Neighborhood Conservation Areas," the residential use, identity and character of the neighborhood would be preserved, rather than emphasizing the physical historic fabric, as historic district designation would do.

This would be accomplished by the Department of Planning and Development staff working with neighborhood property owners to assess the important design issues and make recommendations for ways to enhance the urban character of their neighborhood.

For example, the recommendations might include repeating a dominant roof pattern in new construction, but would not add regulations about demolishing the older buildings on the site.

**No Landmarks Commission review is proposed for the Neighborhood Conservation Areas.**

**<11.11.2020: LANDMARKS COMMISSION NOTE:>**  
 This block was NOT identified as meeting criteria for additional review by the Landmarks Commission for inclusion in any Neighborhood Conservation Area.

- Map 4: Proposed Local Historic District: **NO**
- Map 5: Proposed Landmark Designations: **NO**
- Individual Historic Sites: Subject Parcel **Not Listed or identified**

Recommendations from Downtown Historic Preservation Plan:  
 The residential section of the Bassett neighborhood should be designated a Neighborhood Conservation Area  
**Note: Subject Parcel falls outside the residential zoning district**  
**S. Henry St. is the Dividing line between DR-2 and UMX**

**<11.11.2020: LANDMARKS COMMISSION NOTE:>**  
 Previous actions by the Landmarks Commission have been to EXCLUDE this block from further study. Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

**Summary:**  
 Parcel is not in a Historic District and has not been identified as a proposed Landmark

**<11.11.2020: PROPERTY NOTE:>** Project is not subject to "Demolition by Neglect" criteria, as property has been substantially altered over the previous 70 years and alterations were made prior to acquisition by current owner

## EXISTING BUILDING AND CONTEXT REVIEW

### Gabriel Bjornson House

Year Built: **1853**

Historic Use: **Single family House**

Current Use: **Office**

Architectural Style: **Vernacular Gabled Ell**

Wall Material: **Brick/Wood**

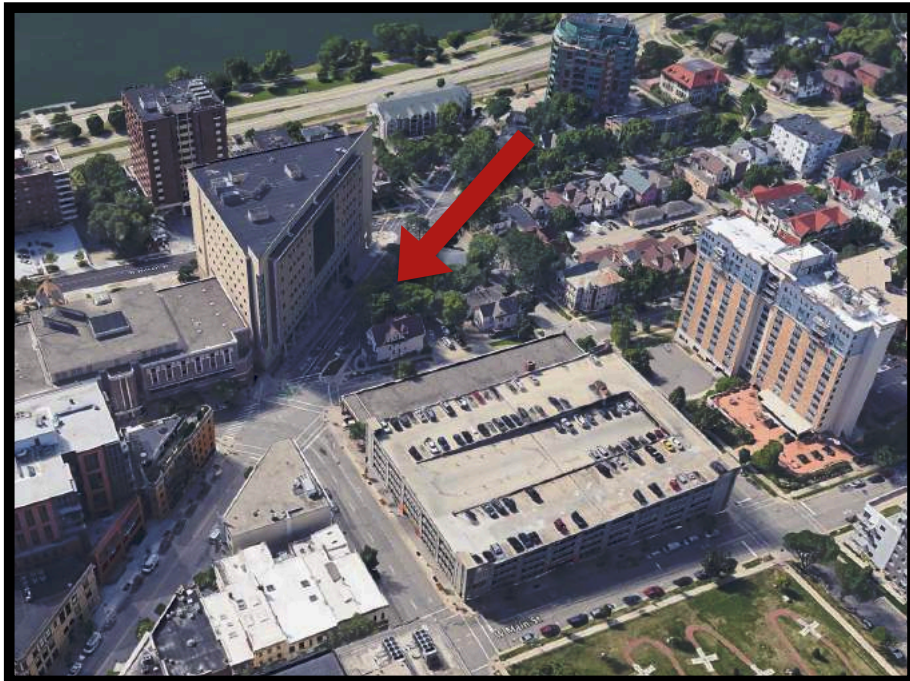
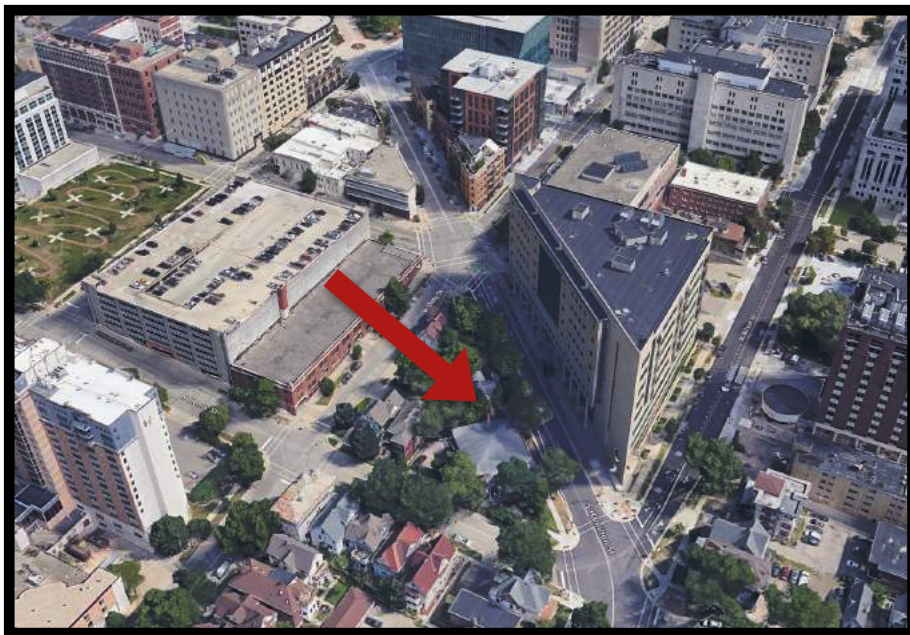
On National Register: **NO**

On State Register: **NO**

Designated Local Landmark: **NO**

In Historic District: **NO**

Parcel adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission: **NO**



**Historic Background:**

The Gabled ell has a distinctive "L" shape, which creates a front gable and a side gable. The Gabled Ell was a common house style from about 1870 to 1910. They could be quite simple or very decorative, which created houses with various stylistic elements such as bracketing, fishscale shingling, gingerbread, and Queen Anne style windows with stained glass.

216 S. Hamilton Features:

- "L" shaped with a front and side gable.
- (3) Windows with stained glass.
- Vernacular Wood Stair Balustrade

**From Gary Tipler:**

*The northern part of the house likely dates to the early 1850s -- it was built of vermilion brick, possibly from John George Ott's brickyard, with simple stone lintels from a local quarry. I don't know the date of the stylish two-story addition.*

*Modest early houses like this one were often homes to those who went on to be giants in the community, so I wouldn't rule out a significance based on history or association with a person or event of importance. Architecturally, it is an interesting house, uncommon representation of its time. I would disagree that only architectural gems, reflecting wealth and "taste" should be the only buildings worthy of consideration for continued use. Maybe Nick Schroeder can shed some light on the construction. So little historical research has been done on the oldest buildings in Madison, but that doesn't mean an importance is non-existent. It simply means it hasn't been revealed or portrayed in recent decades.*

**NOTE: We do not see any significance based on Mr. Tipler's comments, particularly based on significance based on a person**

**Historic Context:**

The triangular block of S. Henry, S. Hamilton, and W. Doty, was primarily a residential block consisting of single family homes. These homes were of varying sizes and styles, of which no existing homes remain in use as a residence. Commercial and multi-family uses around the square expanded into this block after WWI, with significant development that altered the use and context of the block as a single family residential district.

The two remaining houses dating from pre-1915 have been extensively altered for use as Office space, and post WWI construction includes Mixed use, multi family, and commercial. The historic context of the original intended use has been permanently altered due to evolution of the City and land uses.

**Current Context:**

- S. Henry Street: Multi family on Parcel side; opposite side is largely intact with infill projects scattered throughout the DR-2 District. Housing is primarily single family converted to rental, with some owner occupied single family houses in the District.
- S. Hamilton: Mixed use and commercial on Parcel side. Entire block on opposite side has been dedicated for use by the Dane County Courthouse built in 2005. Primary public entry to the Courthouse is mid-block on S. Hamilton Street.
- W. Doty: Primarily sideyard exposure for commercial and multifamily buildings on parcel side. Opposite side is a City utility building with car entry locations and no public uses.
- W. Wilson: A intersection of three streets and three Zoning Districts consisting of rental residential and mixed use buildings

**< ADDITIONAL INFORMATION: "216 S. Hamilton St. Gabriel Bjornson House Supplemental Research" Document:>**

Jason Tish (Archetype), at the request of MTHP, produced a Supplemental Document that addressed and clarified issues that were contained in this Analysis and Summary.

**Clarification:**

-No definitive answer on whether or not the house had an addition after house was constructed. Evidence that house was in its current form by 1892. (p. 4, paragraph 3)

**Clarification:**

-Property was converted to Commercial use in 1954 for Dairyland Mutual Insurance Company. (p. 7, paragraph 3)  
We were not sure of the proposed conversion to commercial use but thought it was the early 1960's.

**Interpretation:**

-Property was modified and converted to commercial use sooner than we had identified (1954 vs. 1962). Property was used for commercial use, then multi-family, then back to commercial use from 1954-present or 66 years since it was used as its original function as a single family home.

*Review Building type and Style in Madison area*

**Total Number of 1800-1899 Vernacular Gabled Ells identified in Madison, Wisconsin: 109**

Number of **pre-1880** Vernacular Gabled Ells identified in Madison, Wisconsin: 62

- (4) demolished
- (58) total remaining
- (11) in designated Historic Districts
- (1) Designated as Madison Historical Landmark
  - 20% of remaining Vernacular Ells in Historic Districts or Designated Landmark

**Pre-1860** (19 total, 17 remaining):

- 734 JENIFER ST- Wood Cladding**  
**Jenifer-Spaight Historic District**  
National Register Listing Date:**10/13/2004**  
State Register Listing Date:**7/16/2004**
- 740 JENIFER ST- Wood Shingle**  
**Jenifer-Spaight Historic District**  
National Register Listing Date:**10/13/2004**  
State Register Listing Date:**7/16/2004**
- 403 N BREARLY ST- Wood Cladding**  
**Sherman Avenue Historic District**  
National Register Listing Date:**3/22/1988**  
State Register Listing Date:**1/1/1989**
- 719-721 E GORHAM ST- Brick**  
**Fourth Lake Ridge Historic District**  
National Register Listing Date:**2/26/1998**  
State Register Listing Date:**11/6/1996**

- 101 N FRANKLIN ST- Wood Cladding
- 23 N FRANKLIN ST- Wood Cladding
- 17-19 N FRANKLIN ST-Brick
- 503 W DOTY ST-Asbestos Cladding
- 743 WILLIAMSON ST-Asbestos Cladding
- 939-941 WILLIAMSON ST-Brick
- 210 N HAMILTON-Brick
- 216 N HAMILTON-Brick
- 1245 JENIFER ST--Aluminum Cladding
- 1325 JENIFER ST-Asphalt Cladding
- 748 E JOHNSON ST-Asbestos Cladding
- 935 W JOHNSON ST- Wood Cladding
- 311 E MIFFLIN ST-Asbestos Cladding

2215 N SHERMAN AVE-Brick  
 702 E JOHNSON ST-Demolished  
 442 W WILSON ST- Demolished

**1860-1869** (16 total):

- 725 JENIFER- Wood Cladding**  
**Jenifer-Spaight Historic District**  
 National Register Listing Date:**10/13/2004**  
 State Register Listing Date:**7/16/2004**
- 748 JENIFER ST- Wood Cladding**  
**Jenifer-Spaight Historic District**  
 National Register Listing Date:**10/13/2004**  
 State Register Listing Date:**7/16/2004**
- 949 E GORHAM ST-Brick**  
**Fourth Lake Ridge Historic District**  
 National Register Listing Date:**2/26/1998**  
 State Register Listing Date:**11/6/1996**
- 152 E GORHAM ST-Aluminum Siding**  
**Mansion Hill Historic District**  
 National Register Listing Date:**6/4/1997**  
 State Register Listing Date:**2/11/1997**

419 W GORHAM ST-Asbestos Cladding  
 139 N HANCOCK ST- Wood Cladding  
 3525 PORTAGE RD-Asphalt Cladding  
 1818 ST DUNSTAN DRIVE- Brick  
 402 E WASHINGTON- Brick  
 1043 WILLIAMSON ST- Demolished  
 446 W WILSON ST-Brick  
 2245 WINNEBAGO ST  
 6110 MINERAL POINT RD-Brick  
 6405 MINERAL POINT RD-Brick  
 27 N BALDWIN ST-Asbestos Cladding  
 5409 FEMRITE DRIVE--Asbestos Cladding  
 May be Demolished

**1870-1879** (27 total):

- 101 S FRANKLIN ST- Madison Historic Landmark**  
**Designated: 10/15/2002**
- 409 S LIVINGSTON ST- Wood Cladding**  
**Jenifer-Spaight Historic District**  
 National Register Listing Date:**10/13/2004**  
 State Register Listing Date:**7/16/2004**
- 826 SPAIGHT ST-- Wood Cladding**  
**Jenifer-Spaight Historic District**  
 National Register Listing Date:**10/13/2004**  
 State Register Listing Date:**7/16/2004**
- 312 N CARROLL ST--Asbestos Cladding**  
**Mansion Hill Historic District**  
 National Register Listing Date:**6/4/1997**  
 State Register Listing Date:**2/11/1997**

1110 WILLIAMSON ST  
 437 W WILSON ST  
 544 W WILSON ST  
 805 TROY DRIVE  
 1024 WILLIAMSON ST  
 2811 KENDALL AVE  
 515 E JOHNSON ST  
 6932 MANUFACTURERS DRIVE  
 1014 E GORHAM ST



321 S HENRY ST  
 506 E JOHNSON ST  
 512 E JOHNSON ST  
 946 E JOHNSON ST  
 151 PROUDFIT ST  
 2037 ATWOOD AVE  
 315 S BALDWIN ST  
 308 N BLAIR ST  
 124 N BROOM ST  
 403 W DOTY ST  
 405 W DOTY ST  
 435 W DOTY ST  
 619 N FRANCES ST- Demolished  
 403-405 W GILMAN ST- Demolished

1880-1899 (47 total): (individual buildings not listed)

**< ADDITIONAL INFORMATION: "216 S. Hamilton St. Gabriel Bjornson House Supplemental Research" Document:>**

**Clarification:**  
 We identified a total of 109 comparable Gabled Ell houses built in Madison between 1800 and 1899. Archetype's report of Gabled Ell houses by decade add up to 165 Gabled Ell houses extant houses, **a +54 difference**

**Clarification:**  
 We identified 4 comparable Gabled Ell houses built in Madison that share similar characteristics. Archetype's report accounts of Gabled Ell houses by similar characteristics add up to 7 Gabled Ell houses extant houses, **a +3 difference**

**Interpretation:**  
 -Additional similar properties in Madison were identified

**MGO 28.211 - DEFINITIONS**

**Historic Structure :**

**Any structure that is either:**

(a) Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register-  
**Not listed- previous Municipal evaluations of subject property have not reached a threshold for nomination, listing, or protective covenants**

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district  
**Not located in a designated Historic District**

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.  
**Not listed**

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.  
**Not listed**

**Historical Significance:****Criteria for Evaluation**

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

*a: It is associated with broad patterns of cultural, political, economic or social history of the nation, state or community.*

< ADDITIONAL INFORMATION: "216 S. Hamilton St. Gabriel Bjornson House Supplemental Research" Document:>

**Clarification:**

Archetype's analysis posits that the property reflects eligibility with this criterion as "...it is associated with settlement and development patterns...". Although this is a very vague criterion, we do not believe this is sufficient for eligibility as a City of Madison Landmark due to the loss of context, significant changes in Land use and expansion and evolution of the idea of urban living. In addition, structure has not been utilized as a single family home for 66 years.

*b: That are associated with the lives of significant persons in or past*

Property owned by a wealthy white male lawmaker who moved to Minnesota and became a judge  
The history of this individual does not seem to be well documented.

< ADDITIONAL INFORMATION: "216 S. Hamilton St. Gabriel Bjornson House Supplemental Research" Document:>

**Clarification:**

Archetype's analysis confirms and reinforces the conclusion that there were no significant people in City history associated with this property and this criteria should not be considered (p. 5-7). We concur with that conclusion.

**From Kitty Rankin:**

Bjornson was one of the early Norwegians to settle in Dane County. He came over in 1843 with a contingent of Norwegians who were bound for the Lake Koshkonong area. He settled at first in the **Town of Christiana**. In 1849 he was elected town clerk and in 1850 he was elected to the state Assembly.

In 1851 he was married to Gunhild Torjusdatter, also from Norway. In 1853 he built his house on Hamilton St. in Madison, probably because he had recently been elected Dane County clerk of courts; at the same time he served as clerk of the County Board of Supervisors for two terms. In Madison he started one of the four or so Norwegian newspapers in the Midwest in 1857. His was called the Nordstjernen. He was listed in the 1858 city directory as an "editor and etc." He was elected president of the Norwegian Press Assn. around this time. **Unfortunately, his Democrat leaning newspaper took a stand on slavery that was unpopular to the mostly Republican Norwegians, and his paper failed and was folded into two other papers soon thereafter.**

In the 1860 census Bjornson was listed as a farmer in Sec. 31 in the Town of Perry (Google Earth seems to indicate that the old farmhouse is still there). In 1864-1865 he again served as Dane County clerk of courts. The 1868 city directory he is listed as an attorney at law with an office in the Bruen's Block (where the glass bank is now) and his residence was shown to be in Black Earth. It is probable that he moved to Black Earth because it was on the railroad line to Madison (but he continued to own the farm in the Town of Perry for some time after this).

In 1877 he contributed the section on the Town of Perry in Park's History of Madison, Dane County and Surroundings and had this to say: "the Town has a serious drawback, on account of its long distance from railroad communication, being situated in the center, between several railroad stations, none of which is nearer than twenty miles from its center" (Park, p. 292).

Bjornson had a paid-for listing in the 1875 city directory: "Bjornson, Gabriel, attorney at law, office with County Judge, prompt attention given to all kinds of legal business. Also, agent for sale of Immigrant Tickets from Norway and other European countries, res University Ave." In 1877 he lived on the corner of Broom and Clymer. In the 1880 city directory he was listed as a lawyer living in the Third Ward.

Around the year 1880 the Bjornsons moved to Ada MN, a relatively new railroad town in the northwest part of the state. The 1885 census shows that the Bjornson and wife Gunhild and family were living there. Gabriel Bjornson was elected Judge of Probate there in 1881.

"Bench and Bar of Norman County," History of Clay and Norman Counties v. I, 1918, p. 350, states:

Gabriel Bjornson was an early settler in Ada, and besides officiating as judge of probate, a position which he held until his death, he also engaged in the practice of law. He was not a man in robust health, and confined his practice mostly to that of counselor. He was a man of keen intellect and studious habits, and with his large law library was well fitted to give counsel. His judgment was said to be sound and reliable. After his death, his law library was sold to attorney Eli B. Larson.

George Tobias Flom, in A History of Norwegian Immigration to the United States From the Earliest Beginning down to the Year 1848, 1909, p. 264, states that "Björnson is said to have been the first Norwegian to be admitted to the bar in this country."

P O P U L A N C E

c: *It has important archaeological or anthropological significance.*  
**Not Applicable, Archetype report does not dispute this conclusion.**

d: *It embodies the distinguishing characteristics of an architectural type inherently valuable as representative of a period, style, or method of construction, or of indigenous materials or craftsmanship.*

**Subject Property is one of 165 similar structures in Madison that date prior to 1899. Many of the existing similar structures are in designated Historic Districts and are still placed in the proper historical context with respect to surrounding structures and uses.**

< ADDITIONAL INFORMATION: "216 S. Hamilton St. Gabriel Bjornson House Supplemental Research" Document:>

**Clarification:**

Archetype's analysis identifies 17 similar structures of similar construction, with 3 in locally designated historic districts. Archetype's analysis also identifies the structure as able to "...convey the design and construction methods of the house." (p.13, paragraph 5),

Archetype's report also states that the structure does **NOT** retain integrity of :

- Setting
- Materials
- Workmanship
- Feeling
- Association (cannot evaluate)

**Interpretation:**

**Although the property still has an intact form, for all of the reasons identified in the Populace and Archetype reports, the property is unrecognizable in terms of use, setting, materials, workmanship, and feeling from the original context and intent of the structure.**

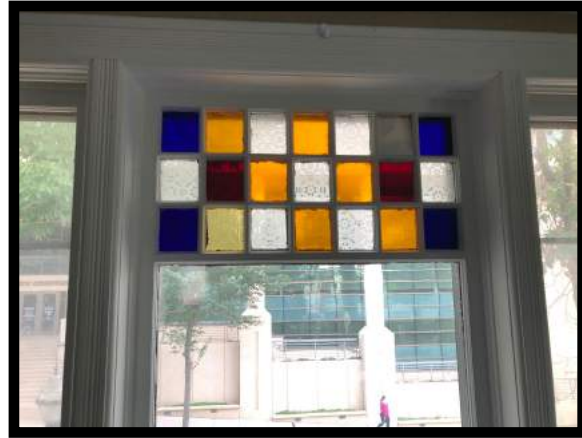
e: *It is representative of the work of a master builder, designer or architect.*  
**Not Applicable, Archetype report does not dispute this conclusion.**

P O P U L A R I T Y

Character Defining Features



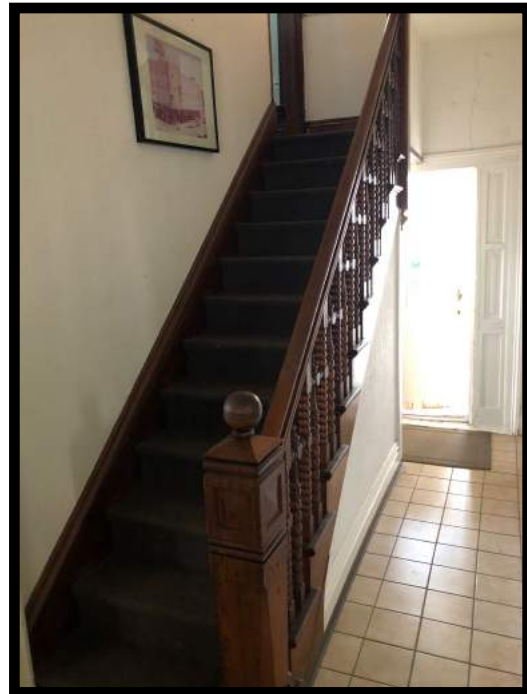
Stained Glass at top of stairs



Stained glass facade S. Hamilton St.



Exterior

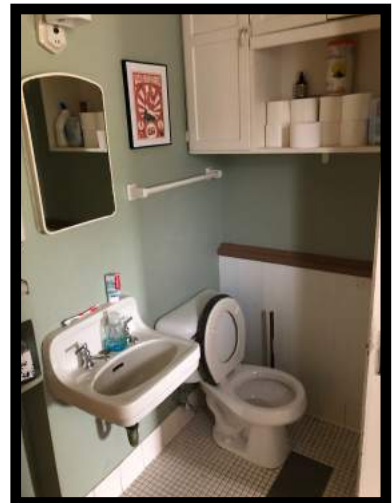


Stair Balustrade

Existing Conditions



Existing Kitchen



**APPLICABLE MUNICIPAL REGULATIONS & STANDARDS**

- MGO Chapter 28
- MGO Subchapter 28E
- MGO Chapter 33.19
- MGO Chapter 41
- City of Madison Comprehensive Plan
- Basset Neighborhood Plan
- Downtown Historic Preservation Plan

**Land Use Summaries:**

**Existing Building:**

Previously completed (early 1950s) Office conversion use does not meet current market demand for space. Cannot be currently leased as housing without the following renovation work, which will continue to alter the interior:

- New code compliant Kitchen (currently only has a sink)
- New code compliant Shower/tub(s)
- Window replacement (approx. 60% of windows)
- Electrical upgrades
- Exterior work-brick pointing and roof/fascia repair
- Foundation repair

**Note- Renovating building to 2 units would involve altering the only remaining character defining feature, which would then subject the property to denial of Historic Tax Credits**

**Assuming Utilizing Historic Tax Credits:**

**20% taken over 5 years**

**23,447 = \$4689.40/year**

**28,802 = 5760.40/ year**

**10% credit has been repealed**

**Net decrease of \$0.17/s.f. for rent.**

The inverted dynamic of debt, expenses, and income creates a condition of disincentivizing any substantial improvements to the property.

Improvements beyond general upkeep and maintenance are not feasible due to the previous alterations that have been made to the property, and attempts to restore property to a useable commercial or office do not reflect in additional opportunities for restoration or adaptive re-use.

**SUBCHAPTER 28E: DOWNTOWN AND URBAN DISTRICTS ZONING CODE**

**28.071 GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.**

- (1) Statement of Purpose.
  - (a) **Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;**
  - (b) Recognize and enhance the unique characteristics of Downtown neighborhoods;
  - (c) Recognize the architectural heritage and cultural resources of Downtown neighborhoods;
  - (d) Facilitate context-sensitive development;
  - (e) Foster development with high-quality architecture and urban design;
  - (f) Protect important views as identified in the Downtown Plan.

**NOTE: If parcel was vacant and a Single Family Residence was proposed on this parcel, it would NOT BE ALLOWED per current Zoning Designations.**

**This reflects the evolution and growth of the City as a living and adaptable organism that changes to reflect needs, uses, and markets that did not exist or were not relevant in the past.**

**These Zoning changes that eliminated Single Family Detached homes in this Zoning District were completed with a great amount of work by City Staff and extensive public input.**

**RECOMMENDATION:**

**In consideration of the following factors:**

- Existing condition and extensive alterations of the current structure
- Complete loss of historic context
- Inability of existing Building to meet current market demand as either residential or commercial uses
- Large number of structures similar in style and period still utilized as housing in Historic Districts and/or Designated Landmarks
- Financial infeasibility to perform renovations to create reasonably priced housing or commercial options
- Previously identified minor Historic figures attached to the Building not representative of the entire City Culture
- Previous evaluations and investigations of property HAVE NOT resulted in a historic designation after multiple opportunities.
- Similar properties to subject property WERE placed in Historic Districts, National Register or on the Madison Landmarks Register over the past 36 years. This indicates that the subject parcel has not been a consideration for preservation.

It also not a consistent application of MGO 28 regarding why this property is being designated for protection when other examples of similar type and time exist with appropriate historic context or are in designated Landmark Districts, particularly when previous reviews of the Property have failed to ascertain any historic importance.

We recommend salvage and reusing the 3 character defining features of the existing structure (2 windows and balustrade) for other houses of a similar type in Madison, the demolition of the existing structure and replacement with a Live/Work building that reflects the changing uses of the Downtown and S. Hamilton block, improves the pedestrian experience, and provides ancillary support spaces for the Courthouse.

Any possible salvageable materials will be recovered for reuse, any flooring, stairs, trim, windows or doors. We have met with Deconstruction on site and they noted that some but not much is salvageable due to the large amounts of paint and alterations.

**PROPOSED PROJECT SUMMARY**

**PROJECT ADDRESS:** 216 S. Hamilton St.; Madison, WI  
**APPLICATION TYPE:** Demolition Permit  
**PREPARED BY:** Populance, llc

**APPLICANT:**  
 Populance, LLC

**CURRENT PROPERTY OWNER:**  
 Courtside Development, LLC

**REQUESTED ACTIONS:**  
 Approval of a demolition permit for an existing 2 story single family house that was converted to office space approx. 66 years ago

**PROPOSAL SUMMARY:**  
 Approval of a demolition permit for an existing 2 story single family house to allow construction of a 5 unit Live/Work building with 480 square feet of restaurant space and 7 surface parking stalls at 216 S. Hamilton Street.

S. Hamilton St. has evolved with the rest of the Downtown core. The block and context where the project is located consisted of single family homes which has become a combination of commercial, multi-family, mixed use, civic, and converted rental housing uses.

The most dramatic addition is the 8 story Dane County Courthouse which occupies the full block on the opposite side of S. Hamilton from the subject parcel. The primary entrance to the Courthouse is mid-block on S. Hamilton St. and receives a substantial amount of foot traffic during the workday.

Other recent projects include a mixed use commercial/owner occupied project and condo/rental housing projects completed within the last 20 years.

S. Hamilton St. is currently underutilized, but with new uses that are activating the streetscape and providing integral infill developments that create more consistent pedestrian and circulation uses.

Applicant has reviewed and defined uses that would complement and enhance the existing uses on the block while also creating inviting public areas for Courthouse users and residents and cleaning up the center block for current multi-family tenants.

Project as proposed meets all current Zoning and land use requirements "by rights" and no variances would be requested.

**INFORMATION**

Construction of a 2 Story, 5 unit Live/Work building with 480 square feet of restaurant space and 7 surface parking stalls at 216 S. Hamilton Street.

The intent of the project is to provide ancillary professional uses that can complement and add to the existing streetscape consisting of offices and the main entrance to the Dane County Courthouse.

In addition to Live/Work spaces, there is an "Automat" proposed with outdoor space that would be used for Courthouse patrons and others in the neighboring business and residences. Both proposed uses are permitted as part of the current UMX zoning designation.

The infill project will complete the streetscape of commercial uses, create additional pedestrian uses on the formerly "dead" side of S. Hamilton Street, and become a welcoming space for users of the Courthouse and nearby businesses and residences.



Project will create 2 floors of contiguous Live/Work space, with the Automat located on the ground floor and accessible from the sidewalk/street. The materials for the project will be consistent with materials found in the context of the block.

Primary pedestrian entries would be on S. Hamilton Street at multiple locations on grade, with surface car parking screened behind the building in the rear period of the parcel. Vehicle traffic would enter at existing curb cuts on S. Hamilton St. and W. Doty Streets, and no modifications or additional curb cuts are requested.

**28.071(2)(a) DOWNTOWN HEIGHT MAP**

ALLOWED = 6 Stories  
 PROPOSED = 2 Stories

✓ **Complies**



28.071(2)(a) Downtown Height Map

**28.071(2)(c) DOWNTOWN STEPBACK MAP**

REQUIRED: S. Hamilton St. = 15'-0" stepback above 4 stories  
 PROPOSED = N/A

✓ **Complies**



28.071(2)(c) Downtown Stepback Map

**28.076 URBAN MIXED-USE (UMX) DISTRICT.**

(1) *Statement of Purpose.*

*This district is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings.*

**TABLE 28E-2 Designates the following:**

Live/Work: **Permitted Use**

Restaurant: **Permitted Use**

Parking lot exceeding maximum required parking: **Proposed Parking Lot does not exceed maximum required parking**

**NOTE: No parking is required for the UMX District.**

4(b) All new buildings and additions that are less than twenty-thousand (20,000) square feet and are not approved pursuant to (a) above, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in **Sec. 28.071 (3)**, if applicable, and the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.

**UDC Review Required**

4(c) All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in *Sec. 28.071 (3)*, if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

**Conditional Use Review Not Required**

**28.071 (3) Design Standards.**

*The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.*

(a) Parking.

1. Parking shall be located in parking structures, underground, or in **surface parking lots behind principal buildings**. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.

**Liner Building:**

(a) Building Type. A specialized building, parallel to the street, which is designed to conceal an area such as a parking lot or loading dock.

(b) Access and Entry. The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street.

(c) Massing and Articulation. Maximum building length parallel to the primary abutting street shall not exceed three hundred (300) feet without a visual break such as a courtyard or recess. Minimum building depth is sixteen (16) feet. Facades facing a public street shall be vertically articulated a minimum interval of forty (40) feet. Entrances shall be provided at least every forty (40) feet along the primary abutting street.

**✓Complies**

2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.

**✓N/A**

3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

**✓N/A**

4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.

**✓N/A**

(b) Entrance Orientation.

1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.

**✓Complies**

2. Additional secondary entrances may be oriented to a secondary street or parking area.

**✓Complies**

3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

**✓Complies**

4. Within ten (10) feet of a block corner, the facade may be set back to form a corner entry.

**✓N/A**

(c) Facade Articulation.

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
  - a. Facade modulation, step backs, or extending forward of a portion of the facade.
  - b. Vertical divisions using different textures, materials, or colors of materials.
  - c. Division into multiple storefronts, with separate display windows and entrances.
  - d. Variation in roof lines to reinforce the modulation or vertical intervals.
  - e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

**✓Complies**

(d) Story Heights and Treatment.

1. For all buildings, the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. An atrium that exceeds eighteen (18) feet will be considered more than one (1) story.

**✓Complies**

2. Upper stories shall not exceed fourteen (14) feet floor to floor.

**✓Complies**

3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.

**✓Complies**

4. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation.

**✓Complies**

5. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

**✓N/A**

(e) Door and Window Openings.

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.

**✓Complies**

2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.

**✓Complies**

3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

**✓Complies**

4. Garage doors and opaque service doors shall not count toward the above requirements.

**✓Complies**

5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

✓Complies

f. Building Materials.

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.

✓Complies

Table 28E-1: Building Materials in Downtown and Urban Districts.

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face / Split-Face Block	✓	✓	✓	✓	A
Wood / Wood Composite	✓	✓	✓	✓	B
Fiber-Cement Siding / Panels	✓	✓	✓	✓	B
Concrete Panels (Tilt-up or Precast)	✓	✓	✓	✓	C
EIPS / Synthetic Stucco	✓	✓	✓	✓	D
Stone / Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	E
Hand-Laid Stucco	✓	✓	✓	✓	D
Reflective Glass / Spandrel	✓	✓	✓	✓	F
Glass (Transparent)	✓	✓	✓	✓	

A- Shall be used in conjunction with a palette of materials and shall not comprise more than thirty-three percent (33%) of any building.  
 B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material.  
 C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.  
 D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square.  
 E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal  
 F- Shall be used in limited quantities as an accent material.

2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade.

✓Complies

g. Equipment and Service Area Screening.

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.

✓Complies

2. No doors or openings providing access to parking or loading facilities shall abut the Capitol Square, State Street or King Street.

✓N/A

3. Fences and walls shall be architecturally compatible with the principal structure.

✓Complies

h. Screening of Rooftop Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

✓Complies

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1 1/2) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

✓Complies

**MGO 28.185 - APPROVAL OF DEMOLITION (RAZING, WRECKING) AND REMOVAL**

**Section 28.185** provides the process and standards for the approval of demolition permits.

(1) Statement of Purpose .

It is hereby declared a matter of public policy that the good maintenance and rehabilitation of existing buildings, the preservation of safe and sanitary housing available at **reasonable prices**, and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to **aid in the implementation of adopted City plans**, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving his or her existing building or buildings.

(2) Applicability and Initiation .

(a) No building as defined in [Sec. 29.03](#), MGO, shall be demolished or removed without a permit from the Building Inspection Division of the Department of Planning and Community and Economic Development. Any Eligible Applicant (See [Sec. 28.181\(2\)](#)) may submit an application for a demolition or removal permits to the Director of the Building Inspection Division.

An application for a demolition or removal permit shall contain a clear, detailed and complete statement of the present or most recent use and any use proposed to be made of the property if the demolition or removal permit is approved.

(b) An application for a permit also shall include plans for any proposed future use, including site, grading and landscaping plans, floor plans, building elevations and materials, the length of the current ownership, and photographs of the interior and exterior of the building(s). A written report of a licensed architect or engineer describing the condition of the building(s) may be submitted to substantiate the request.

(c) If the proposed demolition is to be accomplished by fire, the application shall designate the proposed method of demolition.

(6) Exemptions

(a) Demolition or removal permits may be issued without the approval required in Subdivision (5) above whenever any one (1) of the following conditions is present, provided that: the subject building has not been used at any time as a single-family or multiple-family dwelling in whole or in part, **is not a landmark**, and is **not located in an Historic District or Neighborhood Conservation District**:

**The criteria for new developments in Downtown Districts are found in Section 28.071(3)**

**Review Required By:** Urban Design Commission and Plan Commission.

**28.183(6) Approval Standards.**

**(NOTE: Although a conditional use is NOT required, we believe the proposed project exceeds all applicable Approval Standards)**

(a) The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1: The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

**Provides additional services to serve the Community**

2: The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

**All Municipal Services and infrastructure are existing and service site**

3: The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

**Provides a complementary use to adjacent properties and uses**

4: The establishment of the conditional use will not impede the normal and orderly development

and improvement of the surrounding property for uses permitted in the district.

**Would have a net positive effect on surrounding property and uses**

5: Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

**All Municipal Services and infrastructure are existing and service site**

6: Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

**To be discussed with Staff**

7: The conditional use conforms to all applicable regulations of the district in which it is located.

N/A

8: When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

a: Bear in mind the City general intent to accommodate community living arrangements.

b: Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the percentage by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.

N/A

9: When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

**Project will be submitted to the Urban Design Commission based on requirements in MGO 28.076**

10: When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use. N/A

11: N/A- Proposed project not a telecommunication facility

12: N/A- Project proposal does not exceed Max. Building heights per 28.071(2)(a)

13: N/A- Proposed project not a lakefront development.

14: N/A- Project proposal does not exceed Max. Building heights per 28.071(2)(a)

**BACKGROUND INFORMATION**

**Parcel Location:** An approximately 7,867 s.f. (0.18-acre) parcel located mid-block near the corner of S. Hamilton, S. Henry, and W. Wilson; Aldermanic District 4 (Verveer); Downtown District; Madison Metropolitan School District.

**Existing Conditions and Land Use:** Existing 2 story residential building, built approx.. 1867, zoned UMX (Urban Mixed Use).

**Surrounding Land Uses and Zoning:**

- S. Henry Street: Multi family on Parcel side; opposite side is largely intact with infill projects scattered throughout the DR-2 District. Housing is primarily single family converted to rental, with some owner occupied single family houses in the District.
- S. Hamilton: Mixed use and commercial on Parcel side. Entire block on opposite side has been dedicated for use by the Dane County Courthouse built in 2005. Primary public entry to the Courthouse is mid-block on S. Hamilton Street.
- W. Doty: Primarily sideyard exposure for commercial and multifamily buildings on parcel side. Opposite side is a City utility building with car entry locations and no public uses.
- W. Wilson: A intersection of three streets and three Zoning Districts consisting of rental residential and mixed use buildings

**Adjacent Streets:**

**Hamilton:** One-way (north); 2 Hour street parking along parcel, no parking along opposite side of street

**Adopted Land Use Plans:** The Comprehensive Plan designates the property and context as part of the Downtown Core (Volume II, Map 2-3).

Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

The 1997 Basset Neighborhood Master Plan identifies the parcel as part of the State Capitol Mixed Use Zone and encourages an intensive mixed use zone including very high density residential development.

**Zoning Summary:** The site is zoned **UMX (Urban Mixed-Use):**

Site is on an irregularly shaped lot.

Commercial Building:

Requirements	Required	Proposed
Front Yard	0' Minimum	2'-0"-5'-0"
Side Yards	0' Minimum	2'-0"-15'-0"
Rear Yard	10'-0"	10'-0"
Useable Open Space	10 sq. ft. per bedroom 38 bedrooms = 380 s.f. required	N/A
Maximum Lot Coverage	90%	TBD
Maximum Building Height	6 stories	3 stories
AutoParking	No minimum	7
Bike Parking	1 per dwelling unit + 1 visitor stall per 10 res. units = (21); Office: 1 per 2,000 sq. ft. floor area (1) (4 total)	4 surface
Loading	N/A	0
Building Forms	Liner Building/ Commercial Block	Liner Building/ Commercial Block

**Other Critical Zoning Items**

<b>Yes:</b>	Urban Design (Downtown District), Barrier Free, Access Easements
<b>No:</b>	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park, Historic District

**Environmental Corridor Status:** The property is not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services, including Metro Transit service

## DEMOLITION OF EXISTING BUILDING

The Zoning Code **Sec. 28.185** includes the following provisions regarding approval of the Demolition and Removal of buildings:

(1) Statement of Purpose.

It is hereby declared a matter of public policy that the good maintenance and rehabilitation of existing buildings, the preservation of safe and sanitary housing available at reasonable prices, and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving his or her existing building or buildings.

(2) Applicability and Initiation.

(a) An application for a demolition or removal permit shall contain a clear, detailed and complete statement of the present or most recent use and any use proposed to be made of the property if the demolition or removal permit is approved.

**COMPLIES: Proposed Project Plan submitted to Plan Commission for Demolition Approval**

(b) An application for a permit also shall include plans for any proposed future use, including site, grading and landscaping plans, floor plans, building elevations and materials, the length of the current ownership, and photographs of the interior and exterior of the building(s). A written report of a licensed architect or engineer describing the condition of the building(s) may be submitted to substantiate the request.

**COMPLIES: Proposed Project Plan (including assessment by licensed Architect) to be submitted to Plan Commission for Demolition Approval**

(7) Approval Standards.

Applications for demolition or removal permits shall not be approved, except as provided in (6) above, unless the following standards are met:

(a) Applications With a Proposed Future Use.

1. The Zoning Administrator issues a zoning certificate for the proposed use of the property. For the purpose of this subdivision, a zoning certificate shall mean a certification in writing that the proposed use of the property would be in compliance with the provisions of the Zoning Code.
  - a. If the Zoning Administrator finds that the proposed use of the property is not in compliance with the provisions of the Zoning Code, the applicant for a demolition or removal permit may apply for a map or text amendment pursuant to Sec. 28.182 or for a conditional use permit pursuant to Sec. 28.183 for the proposed use. All of the provisions of Secs. 28.182 and 28.183 shall apply to said applications, except that the time limit for commencement of the conditional use, pursuant to Sec. 28.183(9), shall be eighteen (18) months instead of twelve (12) months.
  - b. If after the procedures provided in Paragraph 1.a. are followed, the proposed use of the property would be in compliance with the provisions of the Zoning Code, the Zoning Administrator shall grant zoning approval for the proposed use, pursuant to Sec. 28.202(3).  
**Proposed project meets all Planning and Zoning standards currently adopted at time of submittal**



# P O P U L A N C E

2. The Plan Commission finds that both the requested demolition or removal and the proposed use are compatible with the purpose of this section and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. Furthermore, the proposed use should be compatible with adopted neighborhood plans, the Comprehensive Plan or with any applicable neighborhood conservation district requirements. When making this finding the Commission shall consider and may give decisive weight to any relevant facts, including but not limited to:
  - a. The effects the proposed demolition or removal and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties.
  - b. The reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building; and
  - c. The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

No existing housing, affordable or otherwise, is affected by the demolition of the existing building.
4. In the case of landmarks or improvements located in a local Historic District, consideration and approval of demolition or removal permits by the Plan Commission shall be contingent upon the prior issuance of a certificate of appropriateness by the Landmarks Commission pursuant to Sec. 33.01 (5)(c), MGO.

Proposed project is not a Landmarked building nor is it located in a Historic District. Previous assessments of the structure over the past 35 years have resulted in the Property NOT recommended for inclusion on the State or local Historic Registry.
5. 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.
6. If a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator.

## ANALYSIS AND CONCLUSION

Proposed Project in the UMX zoning requires approval for a **demolition permit**.

The Applicant specifically believes that all standards can be met for the proposed Live/Work building. Applicant believes that the proposed development will have a positive impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, and will not create an adverse impact on the City's ability to provide services to the site.

Applicant also believes that approval of the project will not create an undue impact on traffic, circulation or parking in the surrounding area, based on the small amount of parking provided and multiple access points.

The proposed redevelopment of the site is consistent with the statement of purpose for the UMX zoning district, which was established to recognize corridors in the City that are largely pedestrian oriented, and encourage their redevelopment into projects that are conducive to pedestrian, bicycle, transit and motor vehicle activity.

The project is also consistent with the neighborhood commercial recommendation applied to the site and adjacent properties the 1997 Bassett Neighborhood Master Plan, which was developed to create a neighborhood stabilization and redevelopment vision for the area of the City located near the Capitol and more intensive uses west of the Capitol.

P O P U L A N C E

Applicant believes that the commercial building can also meet the requirements for new development in the Downtown Core sufficiently for the Urban Design Commission to grant the project approval.

The project provides the effective screening of parking recommended by the district, with all of the proposed parking concealed. Further, the architecture of the building suggests that it can meet the district goals for contemporary architecture and massing, and for materials and colors of new buildings to be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.

Additional Items:

- 1: Project is NOT located in a Historic District as designated by the Landmarks Commission
- 2: The nearest designated landmark buildings are on the 100 and 300 blocks of S. Hamilton (Baskerville and Stoner House)

E N D

**Current Owner Comments on Building Condition:**

The Building was purchased in 2017 and was exhibiting many signs of deterioration resulting from the previous owner's neglect and significant non-historic alterations.

**Interior:**

- 1 Flooring: Many original Floor boards were missing, replaced with scrap wood, or irretrievably decayed.
- 2 Tile in kitchen and bathroom tile are from somewhere between the 50-70's, and incrementally replaced in a piecemeal fashion.
- 3 The kitchen and bath were completely replaced several times and none of the original components remain.
- 4 The original bath is in a different room and plumbing patching was completed sometime in the 1960s.
- 5 A doorway between two rooms has been removed and patched over. The original door and frame is not on site.
- 6 Several original interior doors are missing and cannot be located
- 7 Phone service, cable and ethernet has been run through the building over the years with no regard to the original construction.
- 8 Plaster has deteriorated in many areas because of roof neglect years prior. Repairs were made to the best extent possible.
- 9 All four original outside doors had been replaced with contemporary (1970s era) wood doors with one square window, one had a storm door added

**Exterior**

- 1 Brick has been painted over many times
- 2 Cementitious Veneer over placed original foundation to seal cracking resulting from foundation settlement,
- 3 2 corners had bricks falling out, some of those bricks were missing.
- 4 Back porch had been removed.
- 5 On the bottom side of the building the foundation was starting to fail due to the fill around it washing away over the years, Current owner remediated it to the best extent possible
- 6 Original roofing had been replaced with shingles and rubber sheathing.
- 7 Original basement access had been replaced, and was rotting yet again, and closed off in the basement, this hazard was mitigated.
- 8 Basement was taking lots of water during rain and the foundation was saturated, this was mitigated by adding gutters and proper landscaping when current owner purchased property..
- 9 Front porch replaced with concrete steps and platform by previous owners.
- 10 Storm windows installed many years ago by previous owners.
- 11 The upstairs bottom side windows and framing was rotting due to neglect and were replaced with new windows to eliminate further deterioration
- 12 The roof over the original removed porch had been significantly altered when porch was removed by previous owners.

**ANALYSIS SUMMARY:**

- Over the past 70 years there have been extensive alterations to the current structure
- Complete loss of historic context due to evolution of uses and goals of the City
- Inability of existing Building to meet current market demand as either residential or commercial uses
- Large number of structures similar in style and period still utilized as housing in Historic Districts and/or Designated Landmarks
- Financial infeasibility to perform renovations to create reasonably priced housing or commercial options
- Previously identified minor Historic figures attached to the Building not representative of the entire City Culture
- Previous evaluations and investigations of property HAVE NOT resulted in a historic designation after multiple opportunities.
- Similar properties to subject property WERE placed in Historic Districts, National Register or on the Madison Landmarks Register over the past 36 years. This indicates that the subject parcel has not been a consideration for preservation.

It also not a consistent application of MGO 28 regarding why this property is being designated for protection when other examples of similar type and time exist with appropriate historic context or are in designated Landmark Districts, particularly when previous City reviews of the Property have failed to ascertain any historic importance.

We recommend salvage and reusing the 3 character defining features of the existing structure (2 windows and balustrade) for other houses of a similar type in Madison, the demolition of the existing structure and replacement with a Live/Work building that reflects the changing uses of the Downtown and S. Hamilton block, improves the pedestrian experience, and provides ancillary support spaces for the Courthouse.

Any possible salvageable materials will be recovered for reuse, any flooring, stairs, trim, windows or doors. We have met with Deconstruction on site and they noted that some but not much is salvageable due to the large amounts of paint and alterations.

# 216 S Hamilton St., Condition Report

This report shows the condition of this once fine old home. We show current condition (all of which existed in 2016 and many years prior) and what was done to mitigate continued deterioration. We also show just how little is of original design and materials remain intact.

The amount of work to restore this building to its original state would be significantly beyond any reason for doing so.

For a virtual walkthrough, please use this link:

<https://my.matterport.com/show/?m=UfJjNhY25Qn&mls=1>

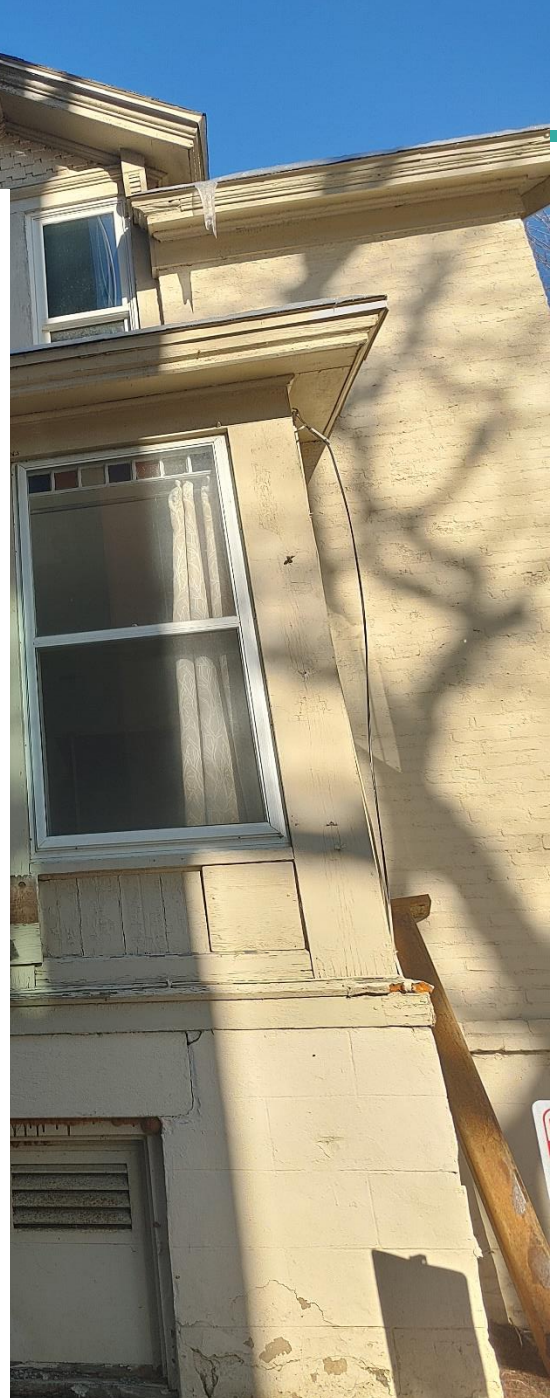
**Additional Photos:**

<https://acuitycs.sharefile.com/d-s40b141a781264d3ebaf518bacfd3510e>

JANUARY 3

Realty 4 Good

Authored by: Jason Iverson



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## Structural issues (all present in 2016)

- Floor Joists deterioration on Capital side – First Floor has settled between 1-3 inches; this was present when purchased in 2016, causing gaps above the windows and below the baseboard along with a sloping floor in several spots
- Gutters and reasonable landscaping did not exist, and the basement was often wet during rainstorms, this led to foundation issues and water issues in the basement over the years, landscaping and gutters have slowed this deterioration
- 2 corners of brick had started to deteriorate on the Capital side, this was remediated with cement as there was no base left under these corners.

## Original material and design issues (present in 2016 the last purchase date)

### Room by room

- Room 1 (probably a bedroom originally) (1 story side)
  - Flooring was not salvageable in 2016, there was too much wear, glue, nails, and damage from previous rug installs and lack of care.
  - Built in bookshelf for commercial use likely done when converted to commercial (law firm)
  - Wainscoting and trim installed likely when converted to commercial
  - Joists have sunken
  - Outside Entry door not original, wood door with single window, likely from the same time it was converted to commercial
  - 2 windows and interior door does not have original trim
  - Interior door appears to be newer than the era of the house
  - Trim and baseboard painted with many layers of paint

- 
- Radiator painted (does not appear to be original)
  - Added electrical, phone and ethernet cabling and panels. With large holes and other issues created by previous installs
  - Kitchen (1 story side)
    - Wainscoting, trim, sink, counter, cabinets, and wallpaper all added likely when converted to commercial
    - Tile is laid over a subfloor that appears to be laid over the top of the original floor
    - This room was nearly unusable when purchase in 2016.
    - No original baseboard
    - Door is missing
  - Room 3 (likely a former family area) (1 story side)
    - Was able to restore the floor in 2016, only room in the house where the flooring was salvageable
    - Joists have sunken
    - Baseboard and trim painted over many times
    - Radiator painted and one does not appear to be original
    - Cheap tile was installed (and likely glued on) on the ceiling at some point, probably around the time it was converted to commercial
    - Entry door missing
    - Hard to determine what is under the ceiling tile added.
    - Added electrical, phone and ethernet cabling and panels. With large holes and other issues created by previous installs
    - Walls refinished with a more modern finish
  - Hallway/entry way (between the two sides, downstairs and upstairs)
    - Tiled sometime well after being built, likely around the time it was converted to commercial
    - Radiator painted (does not appear to be original)
    - Three outside entry doors replaced with wooden, single or multi panel windows, appear to be upgraded around the time it was converted to commercial, provide no historical context

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- Appears to be some old damage to the lath and plaster and appears it has been refinished with a more modern finish
  - Original baseboard missing, probably replaced when converted to commercial
  - Original trim painted many times
  - Stair railing, in great shape
  - Stair flooring was not recoverable
  - Upstairs hallway was redone with wainscoting
  - Room 3 (first floor, 2 story side)
    - Trim and baseboard painted with many layers of paint.
    - Flooring was not recoverable too much damage from nails, glue, and neglect
    - Original doorway between this room and Room 4, has been closed off, and most of this wall is drywalled on both sides
      - The doorway is still visible, but fully closed off
    - Added electrical, phone and ethernet cabling and panels. With large holes and other issues created by previous installs
    - Built in bookshelf, likely done when converted to commercial law firm
    - Some baseboard missing or not original, due to the doorway being closed off
  - Room 4 (first floor, two story side)
    - When purchased in 2016 this room had been closed for many years, the radiator was removed, and it was filled with junk with doors closed, so the plaster is in bad shape
    - This room has a common wall with Room 3 and therefore has a closed off doorway with drywall
    - Flooring in this room is worse than the others, half the floor was replaced with newer poorer materials and that has also deteriorated, this appears to have been the former bathroom and the moisture from the tub etc. was the cause of the flooring issues
    - Trim and baseboard fully painted
    - In 2016, interior wall was full of shelving which we removed
    - Windows were nailed shut and had so much paint they would not open



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- There are holes in the walls that give no indication of what they would have been for, other than possibly cabinetry or something of that nature
  - **Room 5 (upstairs, Large room)**
    - Upstairs doorway to second floor, trim not painted, but door is missing
    - 2 walls refinished with wainscoting
    - Painted trim and baseboard
    - Baseboard missing
    - Door trim refinished
    - Door missing
    - Windows opposite of the Capital had to be replaced in 2016, they were so deteriorated water was getting in and doing additional damage, and bees were flying in. Modern windows were used
    - Added electrical, phone and ethernet cabling and panels. With large holes and other issues created by previous installs
    - Flooring was damaged beyond reasonable repair from glue, nails, and neglect
    - Radiator is painted and does not appear to be original
  - **Room 6 (upstairs)**
    - Appears to have been a maternity room of sorts
    - Flooring was not in good shape
    - Window trim added that does not appear it would have been original
    - Baseboard and trim all painted
    - Radiator removed, no heat, was also used for storage
  - **Interior general**
    - Original components do remain, though few and virtually non that have been changed
    - Some stained glass remains, though some are cracked
    - Some unpainted trim remains, (one doorway)
    - The handrails for the stairs are in great shape
    - Flooring is not great
    - Most of the building's interior has been changed in one way or another over the years
    - We had Deconstruction come discuss salvaging materials

- 
- Trim has too much paint and would not be desirable because of the amount of work needing to be done to restore it, let alone remove it.
  - Flooring, most of it is not in good enough shape to try to salvage, what is in good enough shape may be difficult to recover depending on how it was installed, etc
  - Stained Glass and handrails have value and are recoverable
- Exterior
    - When purchased in 2016, there was a mountain of work to do outside
    - All windows have storm windows installed, seem to be from around the time it was converted to commercial, as well as one of the side doors.
    - General cleanup, removal of garbage (literally building up in back), brush and weeds was a big task
      - Hypodermic needles were found (drug use), homeless people were living in the back and there were no lights in back, it was basically a hiding place for nefarious activity.
      - We installed light and cleaned things up, so it would not be seen a congregation space
    - Landscaping was done to dry out the basement and allow for parking and to eliminate runoff into city water ways
    - Cement was added to the foundation in two corners to prevent further erosion of the brick
    - Gutters were added to help eliminate the basement water issues
    - 2 large paper wasp nests were mitigated (both 2 – 3 feet in diameter)
    - The old outside entrance to the basement was covered up with junk, which was removed and fixed, with that entrance being boarded up
    - The original porch in back was removed many years ago.
    - The roof over the removed porch is not structurally sound since it was not properly supported once removed.
    - 1 small staircase was installed in its place
    - Leading to that staircase was a mud pit, this was mitigated with a cement sidewalk (which also helped protect the foundation in this location)

- 
- The bottom side of the foundation was being uncovered by erosion, this was mitigated by digging out, installing railroad ties, and filling back in to protect the foundation and create more parking
  - Much of the trim pieces outside have significant deterioration
  - Brick has several layers of paint
  - Front porch was removed, and a cement slab installed some time ago
  - Fascia and Soffit in need of major repair
  - There has been interest in the brick and other outside material recovery
  - Current owner (Jason Iverson) has an interest in recovering as many materials as possible either for himself or through other parties

#### **In summary**

**This property has been neglected, changed, and left to deteriorate or be updated through its entirety. It is inconsistent to insist current owner repair and maintain this property in a historic way; when it has never been protected previously and has been allowed to fall into the current state over a very long period and would cause undue burden to current owners.**

**Had Courtside Development (Jason Iverson and partners) not purchased the property to house their business in 2016, it would have continued to deteriorate and would be in considerably worse shape.**

**It is also important to note that while it needs a major cleaning, nothing that has been done other than the windows upstairs and the gutters, has taken away from its original state, and those were done to help prevent further deterioration.**



**216 S. Hamilton St.  
Gabriel Bjornson House  
Supplemental Research**

Jason Tish - Archetype HPC, LLC  
Bill Swan - research assistant  
17 January, 2020

## **M E T H O D O L O G Y**

In November 2019, The *Madison Trust for Historic Preservation* commissioned *Archetype, Historic Property Consultants, LLC* to conduct research on the house at 216 S. Hamilton St. in Madison to augment the evaluation presented by *Populance Architecture and Development*. *Populance* submitted a report to the City of Madison Planning Division in September 2019, that analyzes the history and potential historic significance of 216 S. Hamilton St. That report was submitted in support of a development proposal that would require the demolition of 216 S. Hamilton. The *Populance* report presents a strong accounting of planning documents and processes in which the historic significance of the house has been evaluated, but it misapplies federal criteria for evaluation of integrity, incorrectly evaluates the property's historic context, and insufficiently identifies the property's character-defining features. It also presents an incomplete comparison with similar houses in Madison.

*Archetype HPC* reviewed survey data collected during the 1983 architecture and history survey of Madison.

We reviewed Sanborn Fire Insurance maps from 1892 to 1951 to attempt to confirm the sequence of construction for the house's different sections.

We searched Madison City Directories from 1858 to 1980 to confirm and complete the succession of occupants of the property.

We conducted full-text searches of Madison newspapers using *newspaperarchive.com* to get some insight into the the lives and activities of occupants of the house, and to identify events that occurred at the property that may be associated with larger trends of Madison history.

We used the the Wisconsin Historical Society's Architecture and History Inventory (AHI) database (publicly searchable at *wisconsinhistory.org*) to identify other properties in Madison that are similar to the house at 216 S. Hamilton. Using Google Street View we confirmed the existence and construction method of as many of those properties as we could clearly see.

We used the *National Register Bulletin: How to Apply the Criteria for Evaluation* to apply the National Register Criteria for eligibility.

All evaluations and conclusions contained herein are the opinion of Jason Tish, historic preservation consultant with *Archetype, LLC*. Tish has twenty years of experience applying criteria for evaluation of historic properties.

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## CHRONOLOGY OF CONSTRUCTION

There is some dispute about the sequence of construction of the house's different sections. Property records from the period of construction are not clear.

Gary Tipler, historian of Madison architecture, has argued, based on the house's materials and design, that the one-story section of the house was built first, and the two-story section was added later.<sup>1</sup> Research for this report did not find documentation that definitively confirmed the sequence of construction.



The oldest section of the house was apparently built in the early 1850s. The 1983 Intensive Survey Form completed by Katherine Rankin and Elizabeth Miller (included in the "Supplement" section of the *Populance* report) indicates, based on research of "tax records," that Gabriel Bjornson first occupied the house in 1853, and that he was the first owner.<sup>2</sup> Rankin and Miller's form also indicates, based on "plat and bird's-eye maps," that an "alteration" to the house occurred in 1866, but does not clarify what that alteration entailed.

A letter suggests that an addition was built between 1915 and 1922. A 1949 article on the house by *The Capital Times* writer Alexis Baas quotes a letter written by the daughter of A.H. Schubert (owner of the house from 1922 to 1944) that indicates that the Kennedy family (owners of the house from 1915 to 1922) "built the apartment" during their ownership. Neither the letter's author nor Baas attempt to specify which segment of the building they considered "the apartment." At the time Baas wrote his article in 1949 the entire house consisted of three separate residences, one in the single-story ell, and two in the two-story section.<sup>3</sup>

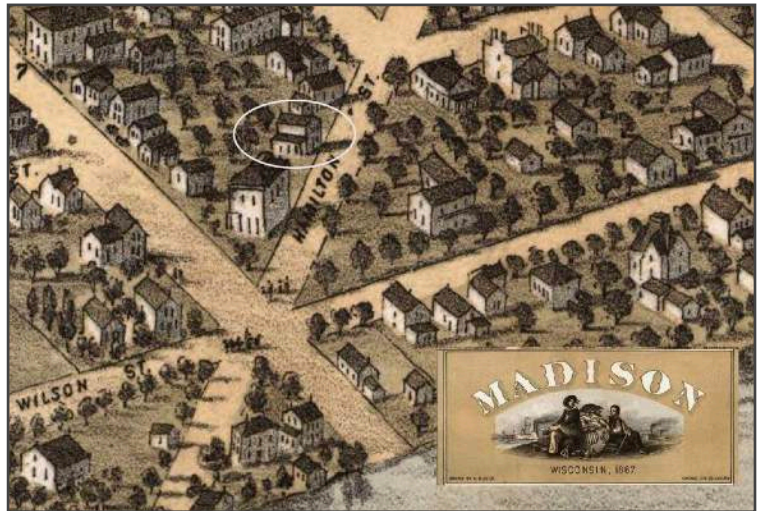


<sup>1</sup> Personal communication, Nov. 20, 2019.

<sup>2</sup> Katherine Rankin and Elizabeth Miller, *Intensive Survey Form* (Madison, Historic Preservation Division of the State Historical Society of Wisconsin, 1983).

<sup>3</sup> Alexis Baas, "Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St." Madison, *The Capital Times*, Sept. 12, 1948, 13.

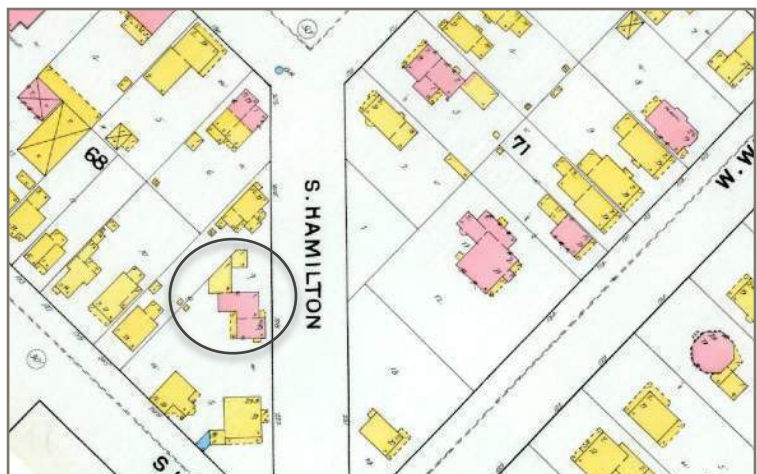
The consistent materials in the one-story section, plus its orientation lend credence to Tipler's theory that it was built first. Consistent materials from the front to the rear of the one-story section suggest that the entire one-story section was built as a single component rather than as a traditional ell to the two-story section. A true ell on a Gabled Ell house is typically built on a long axis perpendicular to the main mass of the house. The one-story section of this house was built on a long axis that is parallel to the two-story section.



*Bird's eye drawing of Madison, 1867*

The 1867 bird's-eye drawing that Rankin and Miller refer to (excerpted here) shows a house at that location that is a two-story front-gabled house with a side porch, but without the ell that exists today. It should be noted that bird's-eye drawings from this period are not noted for their accuracy at the level of the common residential building.

It is certain that by 1892 both masonry sections of the house that exist today were in place. The Sanborn Fire Insurance map of the area published that year show a masonry structure with the same footprint occupied by the house today. It also shows a wood frame section attached to the northwestern elevation of the one-story section. That frame section is not extant.



*Sanborn Fire Insurance map - 1892  
Pink is masonry. Yellow is wood frame*

Regardless of which section was built first, the house took the form, early in its existence, of a Gabled Ell, sometimes also called a Gable and Ell Cottage, with an ell elongated to the rear. The house represents the Gabled Ell form well with its upright, two-story, front-gabled section, one-story wing extending from one side, and the entry porch located at the intersection of the two.

## **A S S O C I A T E D   P E O P L E**

### ***Gabriel Bjornson, ca.1853-1858***

The original section of the house was built for Gabriel Bjornson around 1853. Bjornson was its first occupant.<sup>4</sup> He lived in the house until about 1858. Research for this report did not uncover any information about Bjornson that can augment the information in the *Populance* report. Based on the information about Bjornson in the *Populance* report, he does not appear to be a person who made significant contributions to local, state, or national history.

### ***J.H. McAvoy, ca.1859-1860***

McAvoy was a banker and the deputy clerk of the Dane County board of Supervisors. Research for this report did not uncover any information about McAvoy that indicates he made significant contributions to local, state, or national history.

### ***George H. Barwise, ca.1861-1866***

George H. Barwise was a partner in the real estate firm of Williamson & Barwise. Research for this report did not uncover any information about Barwise that indicates he made significant contributions to local, state, or national history.

### ***Julia and Frederick Mohr, ca.1867-1868***

Julia Mohr purchased the property from George H. Barwise in 1867.<sup>5</sup> The Mohrs lived in the house briefly in the late 1860s. Their place of residence was indicated in 1868 as "Hamilton near Henry." Frederick Mohr was associated with the Mohr & Stein Lumber Co. Research for this report did not uncover any information about the Mohrs that indicates they made significant contributions to local, state, or national history.

### ***William Farrell, 1884-1915***

William Farrell purchased the property in 1884.<sup>6</sup> He lived there until about 1914 according to research in Madison City Directories. He was a partner in the Farrell Milsop Company, which manufactured wagons and carriages from the 1870s into the 1890s. In 1880, the company was called the "leading firm of its kind in Madison."<sup>7</sup> William Farrell was listed as "retired" in the 1894 Madison City Directory. He died in 1918. Research for this report did not uncover any information about Farrell that indicates he made significant contributions to local, state, or national history.

### ***Ellen and John L. Kennedy, 1915 - 1922***

The property was purchased in 1915 by John L. and Micheal J. Kennedy.<sup>8</sup> John was married to Ellen Kennedy, and Michael was their son. Michael was drafted in 1918 for service in World War I, and by 1921, John had died. Research done in 1949 by *The Capital Times* writer Alexius Baas

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<sup>4</sup> Katherine Rankin and Elizabeth Miller, *Intensive Survey Form* (Madison, Historic Preservation Division of the State Historical Society of Wisconsin, 1983).

<sup>5</sup> "Sales of Real Estate in Dane County." Madison, *Wisconsin State Journal*, April 13, 1867, 10.

<sup>6</sup> Alexius Baas, "Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St." Madison, *The Capital Times*, Sept. 12, 1948, 13.

<sup>7</sup> Consul W. Butterfield, *History of Dane County, Wisconsin preceded by a history of Wisconsin, statistics of the state, and an abstract of its laws and constitution and of the Constitution of the United States* (Chicago, Western Historical Co., 1880).

<sup>8</sup> Alexius Baas, "Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St." Madison, *The Capital Times*, Sept. 12, 1948, 13.



quotes a letter written by the daughter of later owner A.H. Schubert that indicates that the Kennedy family “built the apartment” during their ownership. Neither the letter’s author nor Baas attempt to specify which segment of the building the letter refers to. At the time Baas wrote his article in 1949 the entire house consisted of three separate apartments, one in the single-story ell, and two in the two-story section.<sup>9</sup>

### **Mr. A. H. Schubert, 1922-1944**

Andrew H. Schubert purchased the property from the Kennedy family in 1922. Schubert was a tavern operator and relatively minor developer of property in downtown Madison. In the early 1920s, he took note of Madison’s first example of a new form of commercial architecture, the arcade, and replicated it in one of his own development projects.

Around 1900, Schubert assumed management of a tavern at 1320 University Avenue from his father-in-law, Frank Fleckenstein.<sup>10</sup> Schubert operated the tavern until 1906, when the building was sold.<sup>11</sup> In September of 1908, he secured a license to build his own small, 2-story, mixed-use building at 120 W. Mifflin St.<sup>12</sup> That building is currently designated a City of Madison Landmark. In 1909, he opened the Silver Dollar buffet in the ground-floor commercial space of 120 W. Mifflin. Schubert and his wife lived in the apartment on the second floor. The Silver Dollar initially served food, but was soon licensed to serve liquor. By 1914, the Silver Dollar was managed by Robert and Leo Daggett. The Silver Dollar closed in 1917 when voters made Dane a dry county.<sup>13</sup> In 1919, Schubert reopened the Silver Dollar.<sup>14</sup> At that time it was described as a “former saloon still operating as [a] drink parlor.”<sup>15</sup> Andrew Schubert sold the building in 1923.<sup>16</sup> During the last year that he owned 120 W. Mifflin, Schubert witnessed the construction of the Mifflin Arcade building directly across the street. The Mifflin Arcade was the first commercial building of its kind in Madison, a single commercial building partitioned into smaller ground-floor storefronts with a unified facade treatment. In 1924, Schubert built his own arcaded commercial building at 544-546 W. Washington Ave. (extant).<sup>17</sup> The architect of Schubert’s arcade, M.P. Schneider, said of the design, “The gradual migration of the retail shopping district from the Square has given an inspiration for the creation of a new and distinctive type of commercial architecture. The merchants of Madison are as progressive as any in the large cities of the country, and they appreciate architectural merit both in design of building and the real sales value of glass window fronts.”<sup>18</sup> Andrew Schubert seems to have retired after building his arcade. By 1939, he was renting out rooms in 216 S. Hamilton.<sup>19</sup> By 1941, he was living at 312 N. Blount St. In 1944, Schubert sold 216

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Alexius Baas, “Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St.” Madison, *The Capital Times*, Sept. 12, 1948, 13.

<sup>10</sup> “Jud Stone’s Gleanings,” Madison, *Wisconsin State Journal*, May 19, 1906, 7.

<sup>11</sup> “Jud Stone’s Gleanings,” Madison, *Wisconsin State Journal*, Sept. 15, 1906, 3.

<sup>12</sup> “New Saloon for Uptown.” Madison, *Wisconsin State Journal*, Sept. 12, 1908, 8.

<sup>13</sup> “Many Bar Owners Stay in Business.” Madison, *Wisconsin State Journal*, June 10, 1917, sec. 2, 1.

<sup>14</sup> Carolyn Freiwald, *Landmark Nomination Form*, Schubert Building, 120 W. Mifflin St. 2006, City of Madison, Wisconsin, 8.

<sup>15</sup> “21 Saloons, Smiling Bravely, Continue in Business in Madison,” Madison, *Wisconsin State Journal*, March 6, 1921, 6.

Carolyn Freiwald, *Landmark Nomination Form*, Schubert Building, 120 W. Mifflin St. 2006, City of Madison, Wisconsin, 8.

<sup>17</sup> “New Arcade Planned on Avenue,” Madison, *Wisconsin State Journal*, June 15, 1924, 7.

<sup>18</sup> “New Arcade Planned on Avenue,” Madison, *Wisconsin State Journal*, June 15, 1924, 7.

<sup>19</sup> Advertisement for “single and double rooms for men” for rent in 216 S. Hamilton, Madison: *Wisconsin State Journal*, Sept. 12, 1939.

S. Hamilton St. to Raymond Burt, a building inspector employed by the City of Madison who immediately proceeded to convert the house to three separate residential apartment units.<sup>20</sup> Schubert died in 1950.

#### ***Newlyweds and short-term residents, 1944-1954***

From 1944 until 1955 the house was occupied by a series of short-term residents, many of them newlyweds. In 1955, the house hosted its first commercial tenant, the Dairyland Mutual Insurance Company.

#### ***Dairyland Mutual Insurance Co., 1954-1955***

The Dairyland Mutual Insurance Company had its offices at 216 S. Hamilton for a brief period in 1954. Dairyland was founded by Stuart Struck in 1952, and had offices at 933 Regent St.<sup>21</sup> (not extant), and 8 S. Carroll St.<sup>22</sup> (extant), prior to moving to 216 S. Hamilton St. sometime in 1954, or possibly late in 1953. This appears to be the first use of 216 S. Hamilton as commercial office space. Dairyland moved out of 216 S. Hamilton in 1955 and into 347 W. Wilson St. (not extant) in February of 1955.<sup>23</sup> In early 1956, Dairyland moved to a new building the company built for itself at 335 W. Wilson St (not extant).<sup>24</sup> In 1960, Dairyland and another insurance company established by Struck moved into a larger building purpose-built for the two companies at 626 N. Segoe Rd. (not extant). Dairyland Insurance Co. was acquired by Sentry Insurance in 1966, which maintains the Dairyland brand in 2020. Sentry Insurance moved to a new headquarters building in Stevens Point, WI in 1977. Dairyland Insurance still offers policies, and specializes in auto and motorcycle coverage.<sup>25</sup> The brief residence at two extant locations, 216 N. Hamilton, and 8 S. Carroll St., by the Dairyland Mutual Insurance Company are associated with the formative period of the company in Madison. However, the company did not make significant contributions to local, state, or national history in the area of commerce or any other historic theme.

#### ***Short-term residents 1955-1975***

From 1955 until 1975 the house was occupied by a series of residents living in the three apartment units. None of them are notable in local, state or national history.

#### ***Houkom and Ritchie attorneys, 1975-2005***

Beginning in 1975, Larry A. Houkom and Ronald A. Ritchie rented 216 S. Hamilton St. and used it as office space for their law partnership. Ritchie's name does not appear in conjunction with the address after 1989, but Houkom retained office space in the house until 2005. Research for this report did not uncover any information about the Houkom and Ritchie, or either of the attorneys individually, that indicates they made significant contributions to local, state, or national history.

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<sup>20</sup> Russel B. Pyre, "Our Town: News of Your Neighbors." Madison, *Wisconsin State Journal*, Jan. 22, 1944. 8.

<sup>21</sup> "Judgement for \$125,000 Asked in Suit Here," Madison, *Wisconsin State Journal*, Sept. 17, 1953, sec. 1, 4.

<sup>22</sup> "Notice of Meeting," Madison, *Wisconsin State Journal*, Mar. 11, 1953, sec. 2, 12

<sup>23</sup> "Madison News Items in Brief, Office Building Permit," Madison, *Wisconsin State Journal*, Feb. 17, 1955, sec. 1, 10

<sup>24</sup> "\$173 Million Assets for Insurance Firms With Home Offices Here." Madison, *Wisconsin State Journal*, "Madison Business and Industry Edition", 7.

<sup>25</sup> "Dairyland: where promises are kept, and people always come first." Dairyland Insurance, accessed, Jan. 5, 2020, <https://www.dairylandinsurance.com/about-dairyland-insurance>

## **GABLED ELL HOUSES IN MADISON (HISTORIC CONTEXT OF DESIGN AND CONSTRUCTION)**

The *Populance* report misapplies the concept of historic context. It examines the property's physical setting under the rubric of historic context. Historic context is the pattern of history with which a property is associated, and that property's role within that pattern of history. Historic context is meant to be evaluated after a property's significant associations and period of significance are established. Without defining the property's association with historic events, persons, or history, a historic context cannot be properly evaluated.

Research for this report did not find any associations that are likely to make it eligible under National Register Criterion A, B, or D. The most likely argument for the house's eligibility for the National Register would be under Criterion C, for design or construction. This report does *not* make that argument, and is *not* a full application of the National Register Criteria. Even so, the house can be examined within the context of the Gabled Ell form.

The Gabled Ell, as a vernacular form of construction, was ubiquitous throughout the United States, especially in rural areas and small towns as settlement spread from east to west. The form reached the height of popularity from 1870 through about 1920. The temporal prevalence of the form in Madison corresponds with this trend.

The form typically consists of two masses, of similar or different heights, set at a perpendicular angle to each other, with the main entrance under a porch or portico at the intersection of the two masses. The dominant mass, usually built with a gable end facing the front, typically contained formal and private spaces. The deferential mass (the ell) typically contained the kitchen and informal or private spaces.<sup>26</sup> Stylistic treatments were commonly applied to the exterior, and reflected what was popular at the time and in the region. Given the temporal range of the form's occurrence in Wisconsin, style often exhibits the influence of the Greek Revival, Gothic Revival, or Queen Anne.



<sup>26</sup> Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870-1960*, (New York: W. W. Norton & Company, 2009), 140-141.

Because Gabled Ell (or Gable-and-Ell-Cottage) is a form of construction rather than an architectural style, no written context of the form in Wisconsin or Madison exists. The form is not specifically addressed in the Wisconsin Cultural Resource Management Plan. The 1994 Madison survey report only identifies a few Greek Revival style houses that take the form of a Gabled Ell. The Wisconsin Historical Society's Architecture and History Inventory database (AHI) records "Gabled Ell" in the Architectural Style field of the their database, but the State Historic Preservation Office considers Gabled Ell to be a vernacular form rather than an architectural style.<sup>27</sup>

The *Populance* report asserts a total of 109 comparable Gabled Ell houses built in Madison between 1800 and 1899.<sup>28</sup> The report's account of Gabled Ell houses by decade add up to 165 extant houses.<sup>29</sup> The report does not discuss its methodology.

Archetype used the AHI database, publicly searchable at [wisconsinhistory.org](http://wisconsinhistory.org) to find similar houses in Madison. We used search parameters that returned all properties in the database located in the city of Madison that were identified as Gabled Ell.<sup>30</sup> Our search returned 165 properties. We used Google Street View to view recent images of each property. Of the 165 properties returned by the AHI under our search criteria:

- 124 are extant
- 97 appear to be of wood-frame construction
- 17 appear to be of masonry construction (brick in all cases)
- 10 are misidentified (either not the Gabled Ell form, or listed under an incorrect address)

Many have extensive alterations, including additions, expansions, and modern exterior materials.<sup>31</sup> This can be explained in most case by the age of the building combined with shifting ideas of modern housing over their lifetimes, and the durability of exterior materials.

Of the 17 extant masonry examples of the Gabled Ell form in Madison, there are 7 that are similar to 216 S. Hamilton in terms of design, materials, and historic integrity:

1. 101 S Franklin St. – included in the First Settlement local Historic District
2. 511 E. Main St. – included in the First Settlement local Historic District
3. 315 S Baldwin St. – included in the Third Lake Ride local Historic District
4. 17-19 N. Franklin St.
5. 2215 N. Sherman Ave.
6. 6110 Mineral Point Rd.
7. 1016 Jenifer St.

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<sup>27</sup> Veregin, Peggy, National Register Coordinator for the State of Wisconsin. Personal communication, Jan. 15, 2020.

<sup>28</sup> 216 S. Hamilton St. Analysis & Summary -Draft-, Madison, Populance Architecture and Development, 2019, 5th unnumbered page.

<sup>29</sup> 216 S. Hamilton St. Analysis & Summary -Draft-, Madison, Populance Architecture and Development, 2019, 5th through 7th unnumbered pages.

<sup>30</sup> The AHI is not a comprehensive inventory of Gabled Ell houses in Madison, but it likely includes a high percentage of the total number of Gabled Ell houses in the city. Those included in the AHI are those that were recorded in previous surveys of historic architecture in Madison in 1973, 1983, and 2012. These surveys focused on defined areas that included (particularly in 1973 and 1983) the oldest parts of the city, where Gabled Ell houses are more likely to be located.

<sup>31</sup> Time limitations and visibility prevented a full inventory of exterior alterations.

## HISTORIC INTEGRITY

The Madison Landmarks ordinance, currently undergoing an overhaul, does not include an integrity standard or criteria for evaluating integrity. The National Register of Historic Places (NRHP) program does have an integrity standard for eligibility, and measures historic integrity in terms of its location, design, setting, materials, workmanship, feeling, and association. To meet the standard for integrity, a property will “possess [integrity under] several, and usually most of the aspects.” However, the integrity criteria are meant to be applied after a property’s period of significance has been determined. The standards are then applied to the state of the property during that period. In their application of the integrity criteria, the *Populance* report appears to have presumed significance under criterion C (for design and construction). We therefore applied the criteria to the period of original construction of the house’s segments ca.1853 - ca.1892 This is complicated by the lack of clarity in the sequence of construction.

In its evaluation of the seven aspects of integrity, the *Populance* report misinterprets some of the aspects. Our evaluation of the house’s historic integrity applies the guidance in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:<sup>32</sup> We considered each aspect as a binary - the house either retains integrity in the aspect, or it does not.

- *Location*: The house retains integrity of location. It stands on the site where it was originally built along S. Hamilton St., a radial street extending from the Capitol Square at an angle to the regular street grid on the isthmus. It has not been moved since it was constructed.
- *Design*: The house retains integrity of design. Unlike many Gabled Ell houses in Madison whose design has been obscured by expansions of interior space, modern exterior materials, changes in fenestration patterns, and additions, 216 S. Hamilton, especially when viewed from S. Hamilton St. clearly conveys its original design as a modest, private, urban residence with an addition built relatively early in its life, Its masses are clearly oriented in the form of a Gable and Ell cottage - a wing projecting at a right-angle from the main mass with the main entry nestled in the ell or on the side.<sup>33</sup> The main mass retains its vertical orientation, its fenestration pattern, and its simple roofline. Its design has been somewhat compromised on the rear elevation where a second-floor window opening has been converted to a door opening, and a small expansion of interior space is visible at the roofline of the two-story section.
- *Setting*: The house does not retain integrity of setting. When the first section of the house was built, lots within two blocks of the Capitol Square were dominated by traditional single-family residences. The area around the Capitol Square has changed dramatically since the 1850s, and no longer has a residential character. Extant single-family houses are rare. The area is dominated by high-rise commercial, professional, residential, and mixed-use buildings. This transition was well underway in the 1910s when the construction of the city’s first “skyscraper” office buildings and large hotels near the Square fundamentally shifted the density of the downtown area.

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<sup>32</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Eligibility* (Washington D.C., U.S. Government Printing Office, 1990 revised 1997).

<sup>33</sup> Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870-1960*, (New York: W. W. Norton & Company, 2009), 140-141.



- Materials:* The house does not retain integrity of materials. Most exterior materials from the period of construction and early decades are extant, but much of it has been obscured by the application of other materials. Brick cladding has been painted, but still shows the its course pattern and orientation. Irregular limestone foundation materials, once exposed on the facade, have been covered with a skim coat, incised to mimic dimensioned masonry units. Some extant exterior materials appear to date to the period of construction or the early decades of the



house's life: decorative concrete window headers, decorative barge board and fascia boards, a bay window (obscured by foliage), and window mullions. We did not have access to the interior of the house, so our evaluation of interior materials is dependent on photos included in the *Populance* report. Interior materials that might be associated with an early period of significance are largely gone. There are some windows with decorative colored glass, and a decorative stairway balustrade that likely date to the time of construction. The wood entrance portico is difficult to date without close examination of its materials. Stylistically, it could date to the first 40 years of the house's existence. It could also be a later construction designed to match the style of the house.

- Workmanship:* The house does not retain integrity of workmanship. Too many exterior and interior materials have been replaced or obscured for the structure to clearly convey the workmanship of the builders.

- *Feeling*: The house does not possess integrity of feeling. This evaluation is heavily affected by the altered interiors, and by the encroachment of 21st-century development on the property. Observing the house at close range, one can get a sense of private home construction in the 1850s, but looking beyond the facade, to nearby properties, or inside the entrance, the feeling dissipates quickly.
- *Association*: Integrity of Association cannot be evaluated, even hypothetically, without first defining the significant person, event or history with which the property is associated.

## **POTENTIAL ELIGIBILITY UNDER MADISON LANDMARKS ORDINANCE**

To be eligible as a City of Madison Landmark, the property must meet one of the five standards below. Integrity is not a consideration.

- (a) It is associated with broad patterns of cultural, political, economic or social history of the nation, state or community.
- (b) It is associated with the lives of important persons or with important event(s) in national, state or local history.
- (c) It has important archaeological or anthropological significance.
- (d) It embodies the distinguishing characteristics of an architectural type inherently valuable as representative of a period, style, or method of construction, or of indigenous materials or craftsmanship.
- (e) It is representative of the work of a master builder, designer or architect.

The house meets criterion a. It is associated with settlement and development patterns during a decade of explosive growth that historian David Mollenhoff calls the “Farwell boom” (1846-1856) when Madison grew from a “tiny country hamlet” of 600 residents to a village of 9,000, rapidly moving in the direction of a full-fledged city.<sup>34</sup> In 1847, just six years before 216 S. Hamilton St. was built, only one house had been built southwest of the capitol. By 1857, just four years after, settlement had reached south nearly to Bassett St.<sup>35</sup> During the Farwell boom, masonry houses like 216 S. Hamilton “represented achievement, dignity, wealth, and - most of all - permanence.”<sup>36</sup> They embody the ambition of 19th-century settlers in Madison, and their faith in the village that would grow to be the Madison of the 20th and 21st centuries.

The house also meets criterion d. It embodies distinguishing characteristics of the vernacular Gabled Ell form of residential construction that was common in Madison during the second half of the 19th century. The character-defining features of the Gabled Ell form are clearly legible in the house as it stands today. Many examples of the form are extant throughout the city, but relatively few of them (17) were executed with masonry. The house also exhibits relatively little alteration from additions, expansions, and modern materials. The house’s external materials, despite some being obscured, convey the design and construction methods of the house.

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<sup>34</sup> David Mollenhoff, *Madison: A History of the Formative Years*, 2nd ed. (Madison: University of Wisconsin Press, 2003), 44.

<sup>35</sup> David Mollenhoff, *Madison: A History of the Formative Years*, 2nd ed. (Madison: University of Wisconsin Press, 2003), 55.

<sup>36</sup> David Mollenhoff, *Madison: A History of the Formative Years*, 2nd ed. (Madison: University of Wisconsin Press, 2003), 54.



## CONCLUSIONS

The house at 216 S. Hamilton St. is very old relative to the entire built landscape of Madison. It has the ability to convey a brief sense, from the public right-of-way, of what downtown Madison was like in its formative years. It reaches back to the Farwell boom and the city's transition from a small hamlet to a large village in the 1850s. It was present at key moments in the city's history, which no person living today witnessed - the rise and decline of industries, the fire that destroyed the second capitol building, the construction of the city's first "skyscrapers" on the Square. In that regard, it has the capacity to expand the scope of our thinking about the history of our city and our place in it today.

Age alone, however, does not make it eligible for historic designation. Historic designation programs are the rubrics we have developed to evaluate a place's significance to a community's history, and thus the cultural value that a property has to its community. Not meeting the criteria, however, does not necessarily accurately measure the cultural value of a place to a community.

The house does not meet the criteria for inclusion in the National Register of Historic Places. We did not find associations with any significant events (criterion A) or people (criterion B). The house does embody the distinctive characteristics of a form of construction common during a distinct period of Madison's history (criterion C), but lacks overall integrity to convey its association with that period.

The house does meet criteria a and d of Madison's Landmarks Ordinance. It is not currently designated, individually or within a historic district. There are 17 other brick Gabled Ell house in Madison of similar age, design, and materials. Three of them are in locally designated historic districts, and have the protections provided by the Landmarks Ordinance.

**1** City, Village or Town: \_\_\_\_\_ County: \_\_\_\_\_ Surveyor: **RANKINE MILLER** Date: **7/7/83**

Street Address: **216 S. HAMILTON ST** USGS Quad and UTM Reference: \_\_\_\_\_ Acreage: \_\_\_\_\_

Current Name & Use: **COMM. APT. OFFICE** Current Owner: **LARRY H. MAUKOM & RONALD A. RITCHIE**

Film Roll No. **30** Negative No. **10A** Facade Orient. **E** Affix Contact Prints **Threinen 21/35**

Current Owner's Address: **216 S. HAMILTON MADISON 53703**

Legal Description: **PART LOTS 7, 8 & 9, BLK 68, ORIG. PLOT**

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
<b>2 Gabriel Bjornson house</b>	<b>A</b>	<b>Bjornson</b>	<b>1853-58</b>		<b>A</b>
Dates of Construction /Alteration	Source	<b>McAVOY</b>	<b>1859-60</b>	<b>banker + land agent</b>	<b>A</b>
<b>1853/1866</b>	<b>A, B</b>	<b>Barwise</b>	<b>1861-66</b>		<b>A</b>
Architect and/or Builder:	Source	<b>Mohr Fred + Julia</b>	<b>1867-8-?</b>		<b>A</b>

**3** Architectural Significance

Represents work of a master  
 Possesses high artistic values  
 Represents a type, period, or method of construction  
 Engineering  
 None

Architectural Description and Significance:  
**may be on 1855 map**  
**stained glass**  
**vernacular**  
~~brick~~ **brick**

Interior visited?  Yes  No

**4** Historical Significance

Assoc. with lives of significant persons  
 Assoc. with significant historical events  
 Assoc. with development of a locality  
 Other: \_\_\_\_\_  
 None Period of significance: \_\_\_\_\_

Historical Background and Significance:  
**Bjornson served for many years as registrar in probate for the county courts. He was a member of the state assembly. He later moved to ada, Minn. where he served as a county judge. He was called in 1902 a "notable Madison Norwegian." (c)**

**5** Sources of Information (Reference to Above)

**A** **tax records**

**B** **plat + birdseye maps**

**C** **Madison Past & Present, p. 93.**

**D** **Park, p. 138**

**E**

**F**

**6** Representation in Previous Surveys

HABS  LDMK  WIHP  NRHP  
 other: \_\_\_\_\_

**7** Condition

excellent  good  fair  poor  ruins

**8** District: \_\_\_\_\_

pivotal  contributing  non-contributing

**9** Opinion of National Register Eligibility

date: \_\_\_\_\_ initials: \_\_\_\_\_

eligible  not eligible  unknown  
 national  state  local

Map Name  
0309-231-2004-B

Map Code

Blk 68, lots 7, 8 & 9: Corn of S cor. lot 8, Th N 128.33' to P.O.B. 30  
 Th S 89° 30' 38" W 45.5', Th N 00 29' 22" W 39.91', Th N 04° 50' W (10A)  
 TAX RECORDS RESEARCH 37', Th N 05° 07' 48" E 54.25', Th E 34.54', Th S 103.97'  
 to P.O.B.

Address: 216 S. Hamilton St. Probable date: \_\_\_\_\_ Legal Description: \_\_\_\_\_

Date	Owner	Value	Comments	Date	Owner	Value	Comments
1856				1876			
1857	Bjornson	400	SE 1/2 9 + all 8	1877			
1858				1878			
1859				1879			
1860				1880			
1861				1881			
1862				1882			
1863				1883			
1864				1884			
1865				<del>1885</del>			
1866				1853	widow Smith	8 = 40 9 = 50	
1867				<del>1886</del>			
1868				1854	as below	1200	as below
1869				<del>1887</del>			
1870				1855	Bjornson	1500	8 + SE 1/2 9 ∴ house here
1871				1888			
1872				1889			
1873				1890			
1874				1891			
1875				1892			
				1893			
				1894			
				1895			

Date	Owner	Value	Comments
1896			
1897			
1898			
1899			
1900			
1901			
1902			
1903			
1904			
1905			
1906			
1907			
1908			
1909			
1910			
1911			
1912			
1913			
1914			
1915			

Date	Owner	Value	Comments
1916			
1917			
1918			
1919			
1920			
1921			
1922			
1923			
1924			
1925			
1926			
1927			
1928			
1929			
1930			

Street:	N, E, S, W:	Number:	Legal Description:
Hamilton	S	216	Original Plat, Block _____
Notes on Address:		Extant:	Citation:
			<u>Cap. Times</u> , Sept. 12, 1948
Historical Phenomenon (last name first):			Theme:
_____ House			<del>Streets &amp; Squares</del>

Notes:

pg. #

source not checked

Dates:



312 N. Ham.

310 "

22 E. Miff.

14 "

145 W. Wilson

112 "

120 "

124 "

lot 7, Block 68

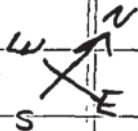
1856	L. E. Jones	\$ 50	lowest on block
1857	"	\$ 75	"
1858	no name	\$ 200	"
1859	maybe J. M. Dickinson	140	"
1860	W. E. Jones	140	"
1861	R. Nichols NW 1/2	100	
	GEO T. Berrise SE 1/2	50	} 250
	" also SE 1/2 9	200	
	R. Nichols NW 1/2 9	700	

1862	R. Nichols NW 1/2	100	GEO H. Berrise SE 1/2 50
			(also part 8 750)

1863 →

PT 12 Ben Reed 400 ←

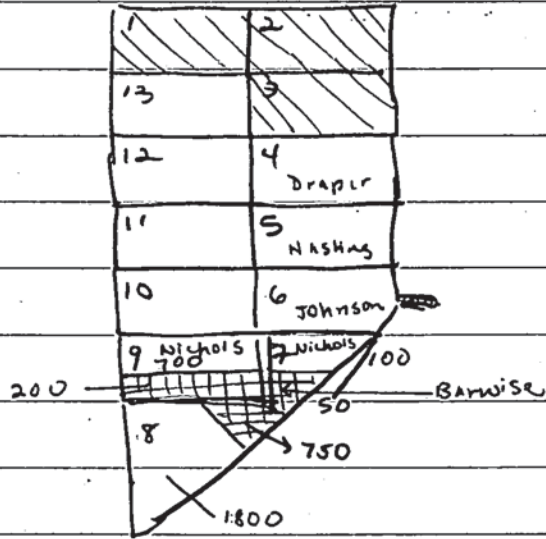
PT 10 J. Ramsdell 300 ←



- 1, 2, 3 = Dame Co. 0
- 4 = Lyman Draper 2000
- 5, 11 = Samuel Hopkins 3500
- 6, 10 = Silsbee 1500
- W. F. Porter
- G. H. Berrise = 1000
- Daniel Reed = 1400

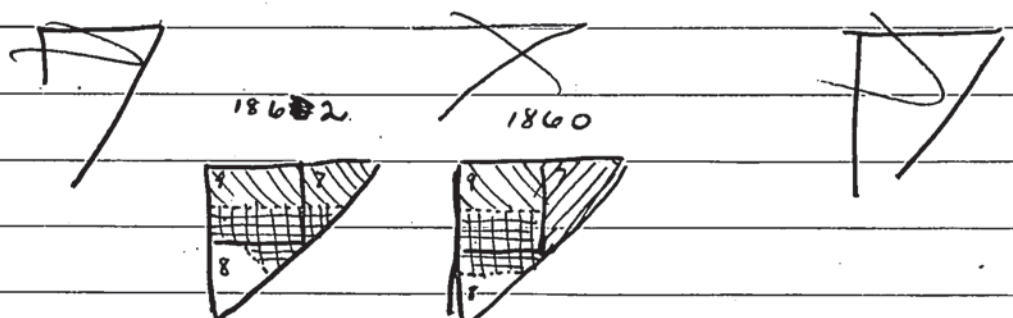
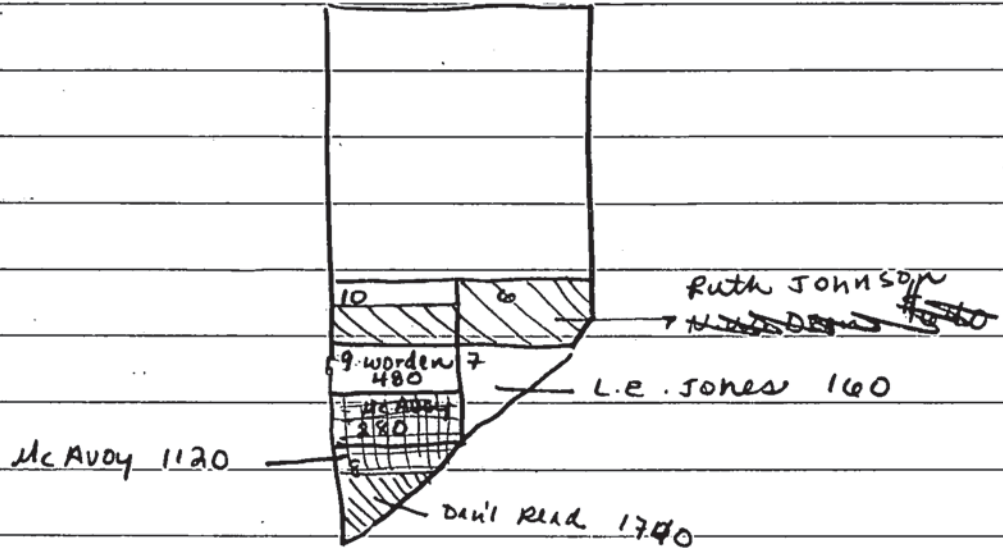


1862



1861 1000 for 3 part Barwise parcel

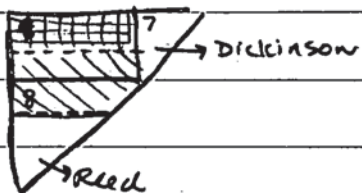
1860



Lot 7 = ~~150~~ 150      Lot 7 = 160  
 Lot 8 = ~~2550~~ 2550      Lot 8 = 2860  
 Lot 9 = ~~900~~ 900      Lot 9 = 760

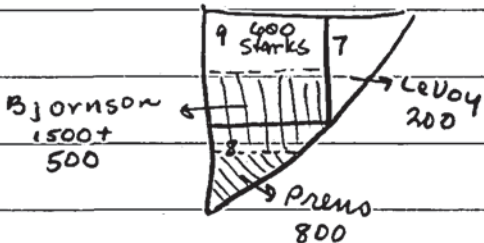
part of lot 8 of Barwise: all N of line drawn from S line of lot 9 on Nemy, thence NE 32', thence E to Hamilton at pt 122' from S corner

1859



Lot 7 = 160 160  
 Lot 8 = 1440 + 1120 2560  
 Lot 9 = 280 + 480 760

1858



Lot 7 = 200 200  
 Lot 8 = 800 + 1500 2300  
 Lot 9 = 500 + 600 1100

1862

789 Barwise = 1000

7.9 ~~Barwise~~ 800  
~~Nichols~~

8 Reed = 1600

1863

1000

Porter

Reed = 1740

1864

" 1000

Porter = 350  
 Norton = 700

" 1600

1865

" = 1000

Porter = 350  
 Taylor = 700

" = 1600

1866

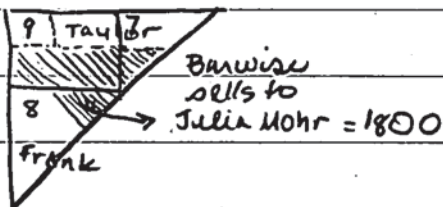
" 1000

"

" 1600

1867

NW  
 ↑  
 SE



Taylor = 800  
 Riley = 400

Reed sells to ASFrank 2000

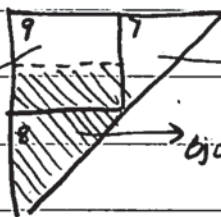
1868

Mohr = 2000

Taylor = 900  
 Resm = 500

Frank 2250

1857



Lot 7 = 75 LE Jones

SE 1/2 9 + all 8 = 400 Bjornson

(in 1858 this parcel = 2800 or 2400)

part of 9 + 10 holding all = to 420 N. Smith Estate

216 S. Hamilton

1866 c.d.	Fred Mohr,	Main betw Henry + Brown
1868	" "	Hamilton betw Main + Henry
1873	" "	" " Clymer + Wilson

note: big house on south tip of block  
on 1867 but not 1855 map

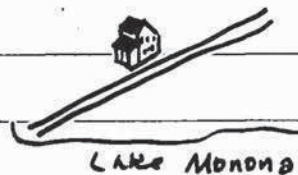
1867 map:

216 S. Hamilton

maps: maybe 1855

lot 7, block 68

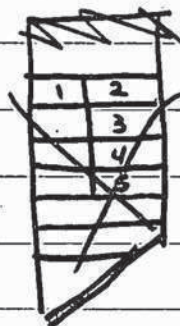
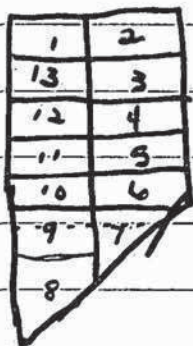
is this correct? →



~~check MPY street files~~

1856 tax roll G.E. Jones, value 50 lot 7

now: part of lots 7, 8 + 9



5

check city directories for owners:

? 1857 Bjornson  
1858 Bjornson built now??

? 1859 McAvoy

1860 McAvoy

1861-6 Geo. H. Barwise

banker + land agent

1867-8 Julia Mohr

~~agent~~



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1855 (3)
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1857 (4)
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1



PROPERTY RECORD 210 N HAMILTON

Community: Madison
County: Dane
Historic Name: James Jack House
Reference Number: 102161



PROPERTY RECORD 216 S HAMILTON

Community: Madison
County: Dane
Historic Name: Gabriel Bjornson House
Reference Number: 102182



PROPERTY RECORD 734 JENIFER ST

Community: Madison
County: Dane
Historic Name: CHRISTOPHER/ WILDHAGEN HOUSE
Reference Number: 103058



PROPERTY RECORD 740 JENIFER ST

Community: Madison
County: Dane
Historic Name: Henry Christoffers Residence
Reference Number: 103067



PROPERTY RECORD 1245 JENIFER ST

Community: Madison
County: Dane
Historic Name: John and Johanna Hallahan Residence
Reference Number: 105266



PROPERTY RECORD 1325 JENIFER ST

Community: Madison
County: Dane
Historic Name: Joseph Kilp Residence
Reference Number: 105336



**PROPERTY RECORD**  
**702 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Henry Hormann Residence**  
Reference Number: **105827**



**PROPERTY RECORD**  
**748 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Mrs. Knoll Residence**  
Reference Number: **106015**

**PROPERTY RECORD**  
**935 W JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Daniel Mackman Residence**  
Reference Number: **106263**



**PROPERTY RECORD**  
**311 E MIFFLIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **108374**



**PROPERTY RECORD**  
**2215 N SHERMAN AVE**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **112765**



**PROPERTY RECORD**  
**743 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Michael and Susan Zwank Residence**  
Reference Number: **115834**

**PROPERTY RECORD**  
**939-941 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Henry Foster Residence or William Drews Residence**  
Reference Number: **115854**



**PROPERTY RECORD**  
**403 N BREARLY ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Robert and Sarah Hastie House**  
Reference Number: **78071**



**PROPERTY RECORD**  
**719-721 E GORHAM ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Robert Livesey House**  
Reference Number: **91707**



**PROPERTY RECORD**  
**503 W DOTY ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **John A. Byrne Residence**  
Reference Number: **96536**



**PROPERTY RECORD**  
**17-19 N FRANKLIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **John & Bridget Comeford residence**  
Reference Number: **97577**



**PROPERTY RECORD**  
**23 N FRANKLIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Probably Christian Diedrich house**  
Reference Number: **97578**



**PROPERTY RECORD**  
**101 N FRANKLIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **William F. Reiche residence**  
Reference Number: **97599**

1

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1862 (2)

1863 (3)

1865 (1)

1866 (3)

1867 (2)

1869 (3)

Results 1-16 of 16 Sort by: Relevance

1



PROPERTY RECORD 419 W GORHAM ST

Community: Madison County: Dane Historic Name: James McCann house Reference Number: 101715



PROPERTY RECORD 139 N HANCOCK ST

Community: Madison County: Dane Historic Name: Luke Gilligan House Reference Number: 102226



PROPERTY RECORD 3525 PORTAGE RD

Community: Madison County: Dane Historic Name: Reference Number: 110548

PROPERTY RECORD 1818 ST DUNSTAN DRIVE

Community: Madison County: Dane Historic Name: Reference Number: 112544



PROPERTY RECORD 402 E WASHINGTON

Community: Madison County: Dane Historic Name: Fred Scheibel Residence and Floral Shop Reference Number: 114888



PROPERTY RECORD 1043 WILLIAMSON ST

Community: Madison County: Dane Historic Name: John Hyland Residence Reference Number: 115864





**PROPERTY RECORD**  
**442 W WILSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **D. D. Bennett Residence**  
Reference Number: **115997**

**PROPERTY RECORD**  
**446 W WILSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Charles D. Havens Residence**  
Reference Number: **116000**



**PROPERTY RECORD**  
**725 JENIFER**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **120564**



**PROPERTY RECORD**  
**152 E GORHAM ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Reuben Garlick/William & Anna Swain House**  
Reference Number: **37096**



**PROPERTY RECORD**  
**748 JENIFER ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **KLOSE COTTAGE**  
Reference Number: **73241**



**PROPERTY RECORD**  
**6110 MINERAL POINT RD**

Community: **Madison**  
County: **Dane**  
Historic Name: **Gugel Family Farm**  
Reference Number: **74239**



**PROPERTY RECORD**  
**6405 MINERAL POINT RD**

Community: **Madison**  
County: **Dane**  
Historic Name: **Otto and Louisa Toepfer Farm**  
Reference Number: **74242**



**PROPERTY RECORD**  
**949 E GORHAM ST**

Community: **Madison**



County: **Dane**  
 Historic Name: **Martin Iverson House**  
 Reference Number: **91753**



**PROPERTY RECORD**  
**27 N BALDWIN ST**  
 Community: **Madison**  
 County: **Dane**  
 Historic Name: **Matthias and Amelia Bauman House**  
 Reference Number: **94906**



**PROPERTY RECORD**  
**5409 FEMRITE DRIVE**  
 Community: **Madison**  
 County: **Dane**  
 Historic Name:  
 Reference Number: **97163**

**1**

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Filter: Categories of Architecture and History Inventory

Filter: Community of Madison

Filter: Architectural Style of Gabled Ell

Filter: Historic Use of house

Filter: Year of 1800-1899

Filter: Year of 1870-1879

Search Within

Refine by Year

- 1870 (2)
1872 (10)
1873 (3)
1875 (4)
1877 (6)
1878 (1)
1879 (1)

Results 1-20 of 27 Sort by: Relevance

1 2



PROPERTY RECORD 1014 E GORHAM ST

Community: Madison
County: Dane
Historic Name: David Understock residence
Reference Number: 101685



PROPERTY RECORD 321 S HENRY ST

Community: Madison
County: Dane
Historic Name: Charles W. Askew Residence
Reference Number: 102892



PROPERTY RECORD 506 E JOHNSON ST

Community: Madison
County: Dane
Historic Name:
Reference Number: 105707



PROPERTY RECORD 512 E JOHNSON ST

Community: Madison
County: Dane
Historic Name:
Reference Number: 105708



PROPERTY RECORD 946 E JOHNSON ST

Community: Madison
County: Dane
Historic Name: K. Fleischer Residence
Reference Number: 106232

PROPERTY RECORD 409 S LIVINGSTON ST

Community: Madison
County: Dane
Historic Name:
Reference Number: 107414



**PROPERTY RECORD**  
**826 SPAIGHT ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **112911**



**PROPERTY RECORD**  
**1024 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **115860**



**PROPERTY RECORD**  
**1110 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **115869**



**PROPERTY RECORD**  
**437 W WILSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Alexander George Residence**  
Reference Number: **115996**



**PROPERTY RECORD**  
**544 W WILSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **116007**

**PROPERTY RECORD**  
**6932 MANUFACTURERS DRIVE**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **223069**



**PROPERTY RECORD**  
**515 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **J. J. Van Kenlen/Patrick & Bridget Conlin House**  
Reference Number: **37436**



**PROPERTY RECORD**  
**2811 KENDALL AVE**

Community: **Madison**  
County: **Dane**  
Historic Name: **Florence Bernault House**  
Reference Number: **37809**



**PROPERTY RECORD**  
**312 N CARROLL ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Daniel S. Durrie Residence**  
Reference Number: **38621**

---



**PROPERTY RECORD**  
**151 PROUDFIT ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **John Fagg House**  
Reference Number: **81319**

---



**PROPERTY RECORD**  
**2037 ATWOOD AVE**

Community: **Madison**  
County: **Dane**  
Historic Name: **Christian Amoth House**  
Reference Number: **94804**

---



**PROPERTY RECORD**  
**315 S BALDWIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Christian H. Meyer House**  
Reference Number: **94995**

---



**PROPERTY RECORD**  
**308 N BLAIR ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **R.R. Smith House**  
Reference Number: **95150**

---



**PROPERTY RECORD**  
**124 N BROOM ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **John Mausbach House**  
Reference Number: **95228**

---

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## Refine by Year

- 1870 (2)
- 1872 (10)
- 1873 (3)
- 1875 (4)
- 1877 (6)
- 1878 (1)
- 1879 (1)

Results 21-27 of 27 Sort by:

◀ 1 2



**PROPERTY RECORD**  
**304 N BROOM ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Frank Zehnpfennig House**  
Reference Number: **95232**



**PROPERTY RECORD**  
**403 W DOTY ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Peter Delmar residence**  
Reference Number: **96400**



**PROPERTY RECORD**  
**405 W DOTY ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **William Erickson House**  
Reference Number: **96408**



**PROPERTY RECORD**  
**435 W DOTY ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Anthony Donovan Residence**  
Reference Number: **96496**



**PROPERTY RECORD**  
**619 N FRANCES ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Craven Sisters House**  
Reference Number: **97460**



**PROPERTY RECORD**  
**101 S FRANKLIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Emily Thompson House (Mrs. Ole)**  
Reference Number: **97620**



**PROPERTY RECORD**  
**403-405 W GILMAN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **James Murtagh House/Ye Olde Fashioned Tea Shoppe**  
Reference Number: **99205**

◀ 1 2

Have Questions?



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Search Within

Refine by Year

- 1880 (5)
1881 (3)
1882 (1)
1883 (3)
1884 (4)
1885 (7)
1886 (7)
1887 (1)
1888 (3)
1889 (2)

Results 1-20 of 36

Sort by: Relevance

1 2



PROPERTY RECORD
1029 EMERALD

Community: Madison
County: Dane
Historic Name: E. S. Ferris Residence
Reference Number: 100009



PROPERTY RECORD
732 JENIFER ST

Community: Madison
County: Dane
Historic Name: AUGUST CONRAD HOUSE
Reference Number: 103055



PROPERTY RECORD
1016 JENIFER ST

Community: Madison
County: Dane
Historic Name: Joseph Anton Steinle Residence
Reference Number: 103176



PROPERTY RECORD
1104 JENIFER ST

Community: Madison
County: Dane
Historic Name:
Reference Number: 103189



PROPERTY RECORD
1310 JENIFER ST

Community: Madison
County: Dane
Historic Name: August H. Beckman Residence
Reference Number: 105299



PROPERTY RECORD
1311 JENIFER ST

Community: Madison
County: Dane
Historic Name: August Van Etten Residence
Reference Number: 105301



**PROPERTY RECORD**  
**629 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **William Hoffman Residence**  
Reference Number: **105722**



**PROPERTY RECORD**  
**717 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **H. C. Lamp House**  
Reference Number: **105971**



**PROPERTY RECORD**  
**736 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Thomas Brathaney Residence**  
Reference Number: **106007**



**PROPERTY RECORD**  
**816 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **William Sullivan Residence**  
Reference Number: **106135**



**PROPERTY RECORD**  
**940 E JOHNSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **A. D. Pratt Residence**  
Reference Number: **106231**



**PROPERTY RECORD**  
**1204 RUTLEDGE ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **L. P. Jerdee House**  
Reference Number: **106807**



**PROPERTY RECORD**  
**815 LAWRENCE ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **107177**

**PROPERTY RECORD**  
**511 E MAIN ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Mary and Joel Boley House**  
Reference Number: **107880**





**PROPERTY RECORD**  
**539 NORTH ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Sebastian Stang Residence**  
Reference Number: **110455**

---



**PROPERTY RECORD**  
**705 ORTON COURT**

Community: **Madison**  
County: **Dane**  
Historic Name: **John N. Jones Residence**  
Reference Number: **110484**

---



**PROPERTY RECORD**  
**701 PULLEY DRIVE**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **110562**

---



**PROPERTY RECORD**  
**318 VAN DEUSEN ST**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **114122**

---



**PROPERTY RECORD**  
**923 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Edward Streidt Residence**  
Reference Number: **115849**

---



**PROPERTY RECORD**  
**1113 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **John Vitense Residence**  
Reference Number: **115870**

---

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- 1882 (1)
- 1883 (3)
- 1884 (4)
- 1885 (7)
- 1886 (7)
- 1887 (1)
- 1888 (3)
- 1889 (2)

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1 2



PROPERTY RECORD 1121 WILLIAMSON ST

Community: Madison County: Dane Historic Name: William Kingston Residence Reference Number: 115871

PROPERTY RECORD 429 W WILSON ST

Community: Madison County: Dane Historic Name: W. E. & C. R. Slightham Invest. Property Reference Number: 115994



PROPERTY RECORD 6071 MCKEE RD

Community: Madison County: Dane Historic Name: Bailey Farm Reference Number: 117954



PROPERTY RECORD 917 JENIFER

Community: Madison County: Dane Historic Name: Reference Number: 120579



PROPERTY RECORD 11 W GILMAN ST

Community: Madison County: Dane Historic Name: Mrs S.H. Carpenter Rental House Reference Number: 37050



PROPERTY RECORD 23 E JOHNSON ST



Community: **Madison**  
County: **Dane**  
Historic Name: **John M. Bowman House**  
Reference Number: **37419**

---



**PROPERTY RECORD**  
**218 W GILMAN ST**  
Community: **Madison**  
County: **Dane**  
Historic Name: **H.C. Keeler Residence**  
Reference Number: **38603**

---



**PROPERTY RECORD**  
**613 STATE ST**  
Community: **Madison**  
County: **Dane**  
Historic Name: **August Van Duesen House**  
Reference Number: **75780**

---



**PROPERTY RECORD**  
**517 S BALDWIN ST**  
Community: **Madison**  
County: **Dane**  
Historic Name: **Matthias Wagner House**  
Reference Number: **88763**

---



**PROPERTY RECORD**  
**810 E GORHAM ST**  
Community: **Madison**  
County: **Dane**  
Historic Name: **James Robbins House**  
Reference Number: **91718**

---



**PROPERTY RECORD**  
**849 E GORHAM ST**  
Community: **Madison**  
County: **Dane**  
Historic Name: **Carl Wiedenbeck House**  
Reference Number: **91738**

---



**PROPERTY RECORD**  
**415 N PATERSON ST**  
Community: **Madison**  
County: **Dane**  
Historic Name: **Michael Judge House**  
Reference Number: **91773**

---



**PROPERTY RECORD**  
**4538 E BUCKEYE RD**  
Community: **Madison**  
County: **Dane**  
Historic Name: **Frederick and Mina Horstmeier Farm House**  
Reference Number: **95353**

**CONTACT US**



**PROPERTY RECORD**  
**924 W DAYTON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Barney Fitzpatrick House**  
Reference Number: **96505**



**PROPERTY RECORD**  
**1205 DRAKE ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Frank Holdebrandt residence**  
Reference Number: **96552**



**PROPERTY RECORD**  
**414 S FEW ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Henry Niebuhr residence**  
Reference Number: **97179**

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Search Within

Refine by Year

1890 (4)

1891 (1)

1895 (1)

1896 (1)

1898 (2)

1899 (1)

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1



PROPERTY RECORD 415 S LIVINGSTON ST

Community: Madison County: Dane Historic Name: Reference Number: 107417



PROPERTY RECORD 218 MARION ST

Community: Madison County: Dane Historic Name: Conrad Grimm House Reference Number: 108340



PROPERTY RECORD 2921 MILWAUKEE ST

Community: Madison County: Dane Historic Name: Reference Number: 109388



PROPERTY RECORD 1002 TROY DRIVE

Community: Madison County: Dane Historic Name: Reference Number: 113357



PROPERTY RECORD 5006 VOGES RD

Community: Madison County: Dane Historic Name: Reference Number: 114871



PROPERTY RECORD 405 W WASHINGTON AVE

Community: Madison County: Dane Historic Name: Phineas Baldwin House Reference Number: 115338



**PROPERTY RECORD**  
**1442 WILLIAMSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **D. D. Daniher House**  
Reference Number: **115936**



**PROPERTY RECORD**  
**7601 MINERAL POINT RD**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **74248**



**PROPERTY RECORD**  
**3026 ATWOOD AVE**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **94868**



**PROPERTY RECORD**  
**4312 BUCKEYE RD**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **95247**

1

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Filter: Categories of Architecture and History Inventory

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Filter: Year of 1900-1909

Search Within

Refine by Year

- 1900 (3)
- 1901 (1)
- 1902 (1)
- 1903 (1)
- 1905 (1)
- 1906 (4)
- 1907 (2)
- 1909 (1)

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1

PROPERTY RECORD 505 MERRILL CREST

Community: Madison County: Dane Historic Name: Reference Number: 107788



PROPERTY RECORD 4809 MARSH RD

Community: Madison County: Dane Historic Name: Reference Number: 108351



PROPERTY RECORD 3166 RIDGEWAY AVE

Community: Madison County: Dane Historic Name: Reference Number: 112458



PROPERTY RECORD 4222 TORMEY LANE

Community: Madison County: Dane Historic Name: Reference Number: 113354



PROPERTY RECORD 4305 WESTPORT RD

Community: Madison County: Dane Historic Name: Reference Number: 115784



PROPERTY RECORD 525 WINGRA ST

Community: Madison County: Dane Historic Name: John C. Frost Residence Reference Number: 116009

## CONTACT US



**PROPERTY RECORD**  
**625 WOODWARD**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **116058**



**PROPERTY RECORD**  
**412 S BREARLY**

Community: **Madison**  
County: **Dane**  
Historic Name: **WALTER & SARAH FOSDICK**  
Reference Number: **120548**



**PROPERTY RECORD**  
**808 JENIFER**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **120569**



**PROPERTY RECORD**  
**1915 ADAMS ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **James and August Skinner House**  
Reference Number: **37575**



**PROPERTY RECORD**  
**1712 JEFFERSON ST**

Community: **Madison**  
County: **Dane**  
Historic Name: **Irving and Anna Backus House**  
Reference Number: **37679**



**PROPERTY RECORD**  
**1820 VAN HISE AVE**

Community: **Madison**  
County: **Dane**  
Historic Name: **William G. Hatfield House**  
Reference Number: **75821**



**PROPERTY RECORD**  
**201 DEMPSEY RD**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **96514**



**PROPERTY RECORD**  
**209 N FRANKLIN AVE**

Community: **Madison**  
County: **Dane**  
Historic Name:  
Reference Number: **97616**