



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [75031](#)  
**Prepared By:** Meri Rose Ekberg, Community & Cultural Resources Planner  
**Date Prepared:** May 12, 2023

## Summary

### Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09\(1\)\(c\)](#) and [41.12\(3\)](#) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.

### 20, 22, and 30 N Carroll Street



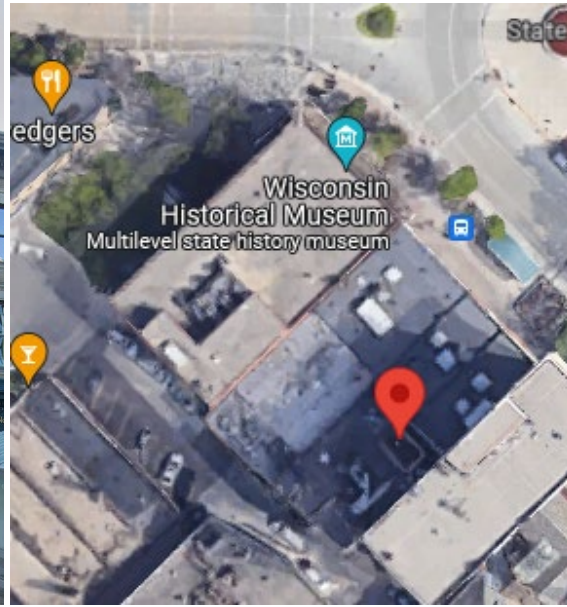
Google Street View

## **20 N Carroll Street**

Commercial building constructed in 1912, remodeled in 1998.



Google Street View



Google Earth

**Applicant:** George Austin, Wisconsin Historical Society

**Applicant's Comments:** WHS concluded after extensive site research that the best site for the new Wisconsin History Center is the current site at the head of State Street at the Capitol Square. The building footprint required to construct the new building led to the acquisition of the 18-20 North Carroll St (Carroll Block) and 22-24 North Carroll St. (Vroman Block) properties. These buildings along with the existing museum building at 30 North Carroll Street will need to be demolished for the new history center.

**Staff Findings:** The preservation file for this building states it was a Queen Anne brick structure built by Madison architects Gordon and Paunack, designed by F.L. Kronenberg, for C.S. Slichter and his wife. An addition was added in 1905. The Anti-saloon league was based in this building in 1925. It housed Spoo and Stephan, "one of the longest term extant building men's clothing stores in the city" which operated from 1907 until at least the 1980s under various names. The Wisconsin Historical Society site file contains similar information.

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



### **22 N Carroll Street**

Commercial building constructed in 1905, remodeled in 1998.



Google Street View



Google Earth

**Applicant:** George Austin, Wisconsin Historical Society

**Applicant's Comments:** WHS concluded after extensive site research that the best site for the new Wisconsin History Center is the current site at the head of State Street at the Capitol Square. The building footprint required to construct the new building led to the acquisition of the 18-20 North Carroll St (Carroll Block) and 22-24 North Carroll St. (Vroman Block) properties. These buildings along with the existing museum building at 30 North Carroll Street will need to be demolished for the new history center.

**Staff Findings:** The preservation file names this the Vroman block, a neo-classical revival brick structure, which housed a variety of businesses from milliners and modistes to dentists and publishers. There is no site file with the Wisconsin Historical Society.

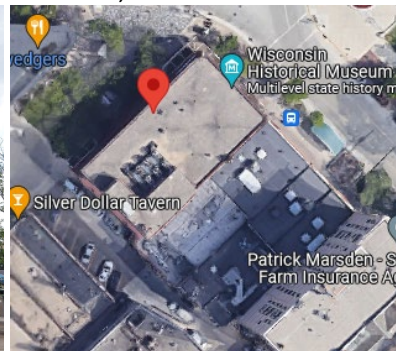
**Staff Recommendation:** Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally or culturally significant.

### **30 N Carroll Street**

Commercial building constructed in 1953, remodeled in 1986.



Google Street View



Google Earth

**Applicant:** George Austin, Wisconsin Historical Society

**Applicant's Comments:** WHS concluded after extensive site research that the best site for the new Wisconsin History Center is the current site at the head of State Street at the Capitol Square. The building footprint required to construct the new building led to the acquisition of the 18-20 North Carroll St (Carroll Block) and 22-24 North Carroll St. (Vroman Block) properties. These buildings along with the existing museum building at 30 North Carroll Street will need to be demolished for the new history center.

**Staff Findings:** A preservation file for this property does not exist. The Wisconsin Historical Society site file notes it is the existing site of the Wisconsin history museum but provided no further context.

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

### 4953 Hoepker Road

Single-family home, unknown date of construction.



Google Street View



Google Earth

**Applicant:** Craig Wendt, American Family Insurance

**Applicant's Comments:** None

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

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

### 408 W Johnson Street

Two-unit residential building constructed in 1899.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

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

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

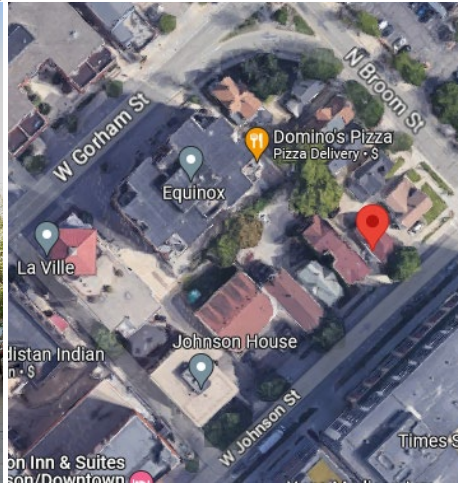


### **412 W Johnson Street**

Nine-unit apartment building constructed in 1990.



Google Street View



Google Earth

**Applicant:** Brian Munson

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

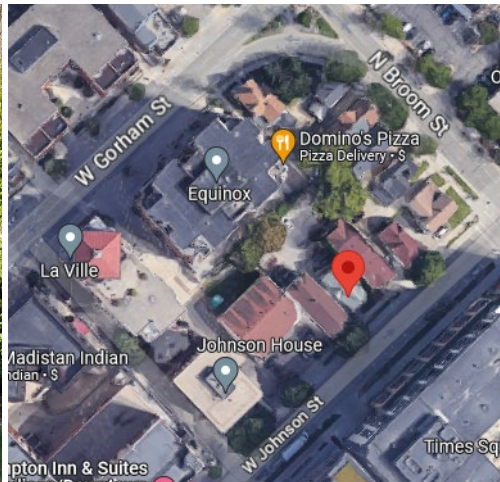
**Staff Recommendation:** Staff recommends a finding of no known historic value.

### **414 W Johnson Street**

Two-unit residential building constructed in 1899.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

**Staff Findings:** The preservation file for this property provides minimal information, noting it is a vernacular Queen Anne and that the property was reviewed by the preservation planner in 1995 and determined to have "no historic or architectural significance." There is no site file with the Wisconsin Historical Society.

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

### **416 W Johnson Street**

Three-unit residential building constructed in 1914.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

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

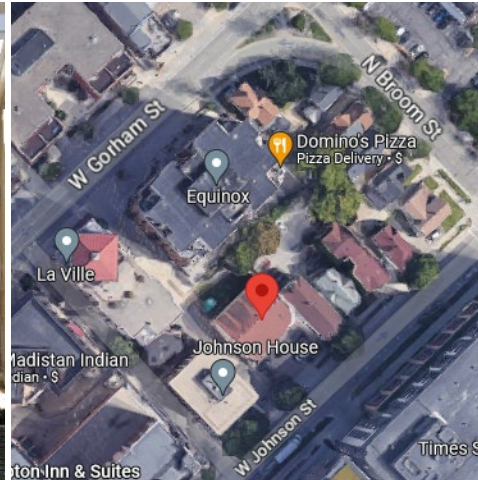
**Staff Recommendation:** Staff recommends a finding of no known historic value.

### **422 W Johnson Street**

Apartment building constructed in 1973.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

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

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

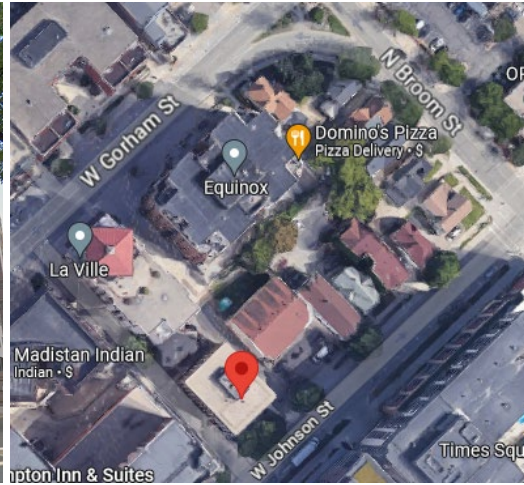


### **430 W Johnson Street**

Apartment building constructed in 1969.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

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

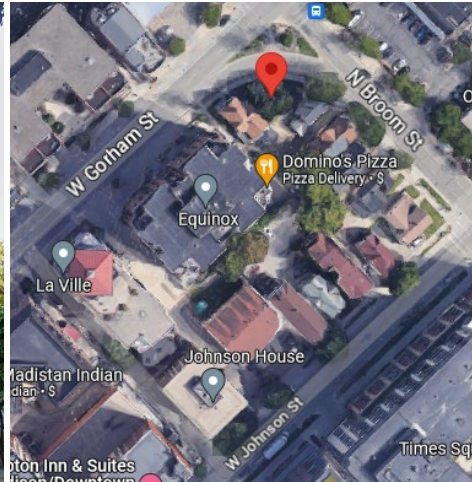
**Staff Recommendation:** Staff recommends a finding of no known historic value.

### **407 W Gorham Street**

Two-unit residential building constructed in 1894.



Google Street View



Google Earth

**Applicant:** Brian Munson

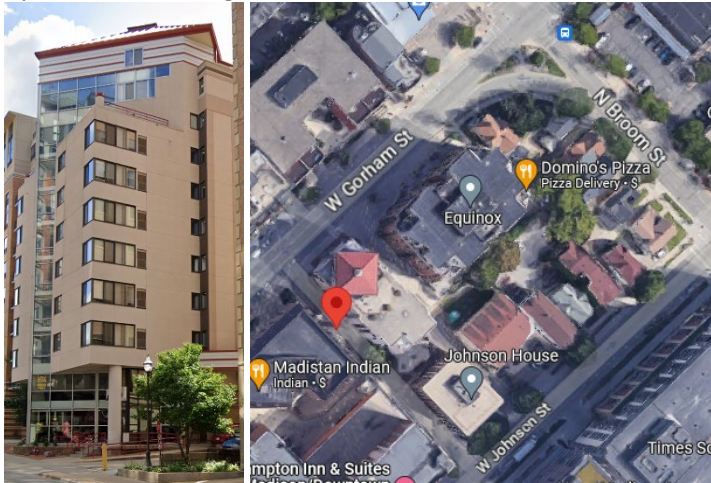
**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

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

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

### **431 W Gorham Street**

Apartment building constructed in 1990, remodeled in 2006.



Google Street View

Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

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

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

### **304 N Broom Street**

Two-unit residential building constructed in 1870.



Google Street View

Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

**Staff Findings:** The preservation file names this Italianate structure the Frank Zehnpfenning house, a German immigrant shoemaker who lived in the house until 1881, after which, it was occupied for generations by the Cnare family. The property was last reviewed for demolition by the Landmarks Commission in 2013, at which point the Commission recommended that "they deeply regretted the long-term loss of historic context and fabric in the downtown area." The Wisconsin Historical Society site file contains similar information.

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



### **308 N Broom Street**

Single-family home constructed in 1885.



Google Street View



Google Earth

**Applicant:** Brian Munson

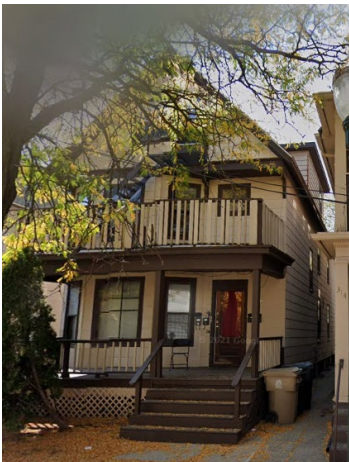
**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

**Staff Findings:** A preservation file for this property does not exist. The property was last reviewed for demolition by the Landmarks Commission in 2013, at which point the Commission recommended that they deeply regretted the long-term loss of historic context and fabric in the downtown area. There is no site file with the Wisconsin Historical Society.

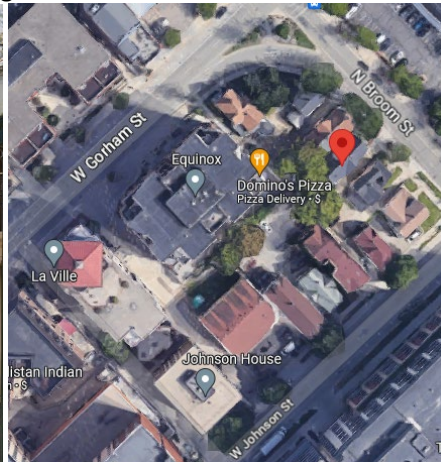
**Staff Recommendation:** Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally or culturally significant.

### **312 N Broom Street**

Three-unit residential building constructed in 1898.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

**Staff Findings:** The preservation file for this property has limited information and names it the James Engelberger House, a vernacular Queen Anne structure. The property was last reviewed for demolition by the Landmarks Commission in 2013, at which point the Commission recommended that they deeply regretted the long-term loss of historic context and fabric in the downtown area. There is no site file with the Wisconsin Historical Society.

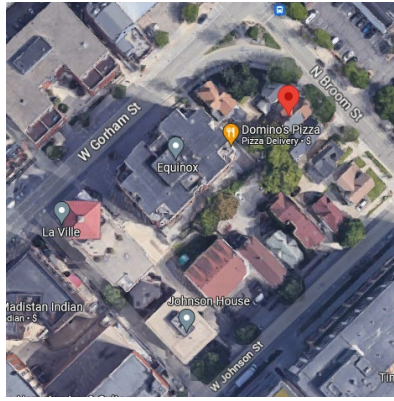
**Staff Recommendation:** Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally or culturally significant.

### **314 N Broom Street**

Four-unit residential building constructed in 1904.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

**Staff Findings:** A preservation file for this property does not exist. The property was last reviewed for demolition by the Landmarks Commission in 2013, at which point the Commission recommended that they deeply regretted the long-term loss of historic context and fabric in the downtown area. There is no site file with the Wisconsin Historical Society.

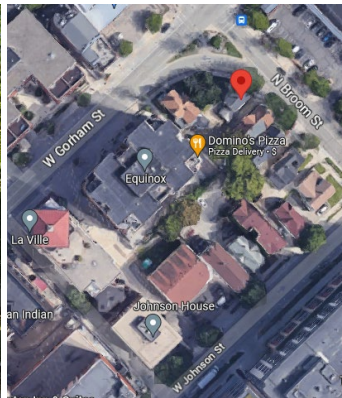
**Staff Recommendation:** Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally or culturally significant.

### **318 N Broom Street**

Two-unit residential building constructed in 1875.



Google Street View



Google Earth

**Applicant:** Brian Munson

**Applicant's Comments:** Core Spaces is working on a rezoning application for a new student housing project, with an anticipated submittal date of May 30, 2023. This submittal will include a demolition request, rezoning request (UMX), and conditional use request for a project with frontage on West Gorham, North Broom, and W Johnson Street.

**Staff Findings:** The preservation file notes this building was constructed by James Livesey for Nicholas Behrand, a German immigrant who initially operated a blacksmith shop on State and Gorham, and later became the bailiff for the U.S. Circuit Court. The Behrand family lived in this Italianate brick building until at least 1950 (except for a 12-year interval when they lived next-door). A 1950 article in the presentation files provides history on the importance of the family to the development of Madison. The property was last reviewed for demolition by the Landmarks Commission in 2013, at which point the Commission recommended that they deeply regretted the long-term loss of historic context and fabric in the downtown area. The Wisconsin Historical Society site file contains similar information.

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

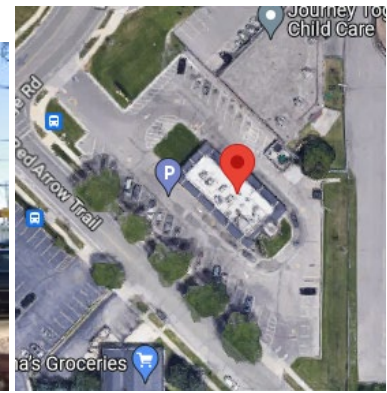


**4687 Verona Road**

Commercial building constructed in 1972.



Google Street View



Google Earth

**Applicant:** Kevin Wehner, KL Engineering

**Applicant's Comments:** The owner is planning a project to demolish and reconstruct the McDonald's building.

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

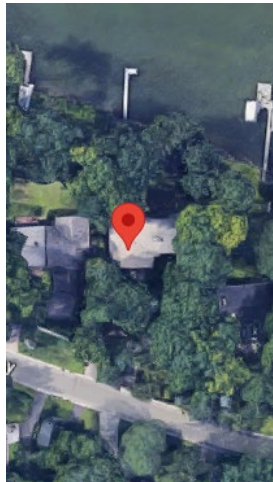
**Staff Recommendation:** Staff recommends a finding of no known historic value.

**2810 Waunona Way**

Single-family home constructed in 1957.



Zillow



Google Earth

**Applicant:** Scott Poulsen, Poulsen Enterprises Inc.

**Applicant's Comments:** None

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

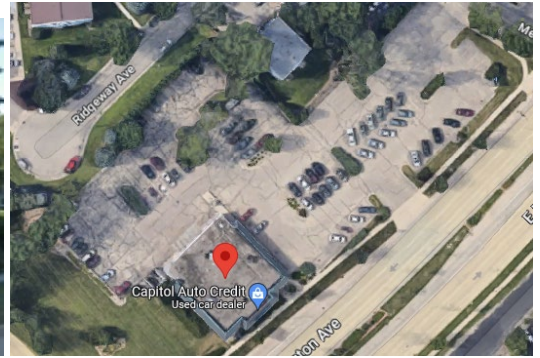
**Staff Recommendation:** Staff recommends a finding of no known historic value.

### **3100 E Washington Avenue**

Commercial building constructed in 1959 with an addition in 1973, remodeled in 1988.



Google Street View



Google Earth

**Applicant:** Nick Orthmann, Bear Development LLC

**Applicant's Comments:** The existing commercial building would be demolished as part of the proposed project to construct approximately 192 apartment units on site. Demolition will only occur if the apartment project is approved and moves forward.

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

**Staff Recommendation:** Staff recommends a finding of no known historic value. The Landmarks Commission reviewed the demolition of this building on November 14, 2022 and made a finding of no known historic value.