

# PLANNING DIVISION STAFF REPORT

October 7, 2024

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW

**Legistar File ID #** [81161](#)

**Prepared By:** Heather Bailey, Preservation Planner

**Date Prepared:** October 2, 2024

## 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.

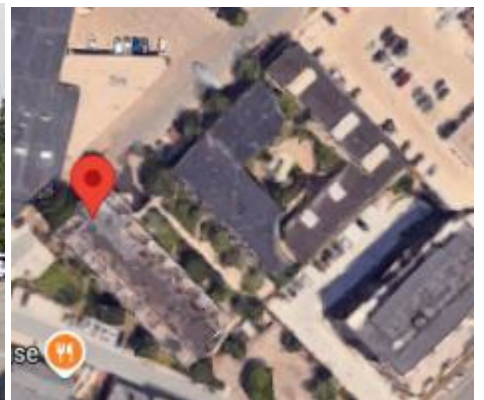
- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative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

### 699 W Mifflin Street

Apartment building constructed in 1989.



Google Street View



Google Earth



Google Street View

**Applicant:** Neil Reardon, ESG Architecture & Design

**Applicant's Comments:** None

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

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

### **619 W Mifflin Street**

Apartment building constructed in 1987.



Google Street View



Google Earth

**Applicant:** Neil Reardon, ESG Architecture & Design

**Applicant's Comments:** Per what has already been outlined to multiple city staff, the Landmarks Commission and the UDC. The landmark structure on 619 will remain and will not be demolished as part of the project.

**Staff Findings:** The proposed work would demolish the el-shaped apartment building that was constructed in 1987. The historic structure will remain.

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



## **418 W Washington Avenue**

Two-unit residential building constructed in 1895.



Google Street View



Google Earth



1897 picture of Schildhauer house, WHS



1897 picture of Edward Schildhauer at desk in house, WHS

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

**Staff Findings:** The City Preservation file identifies this building as the Augustus and Lizzie King house, however, the first resident was Edward Schildhauer. Edward was studying Engineering at UW-Madison, earning his bachelor's and master's degrees. While he was living here, his brother and sister-in-law, Henry and Annie Schildhauer moved into this house as well. After Edward graduated, he went to work for Commonwealth Edison Company in Chicago. In 1906 he was appointed the chief mechanical and electrical engineer for the Panama Canal and saw that project through to completion in 1914. Henry Schildhauer served as the Chief of the Wisconsin Department of Revenue. Annie Schildhauer was an avid photographer and her collection of photos showing Victorian life in Madison is housed with the Wisconsin Historical Society, including numerous photographs of Edward and Henry in the house. The WHS site file contains similar information.

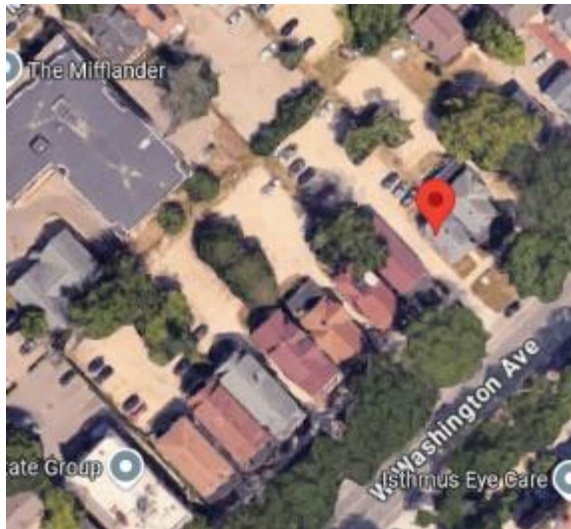
**Staff Recommendation:** Staff recommends a finding of historic value for its association with Edward Schildhauer, chief mechanical and electrical engineer for the Panama Canal.

#### **420 W Washington Avenue**

Single-family home constructed in 1865.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

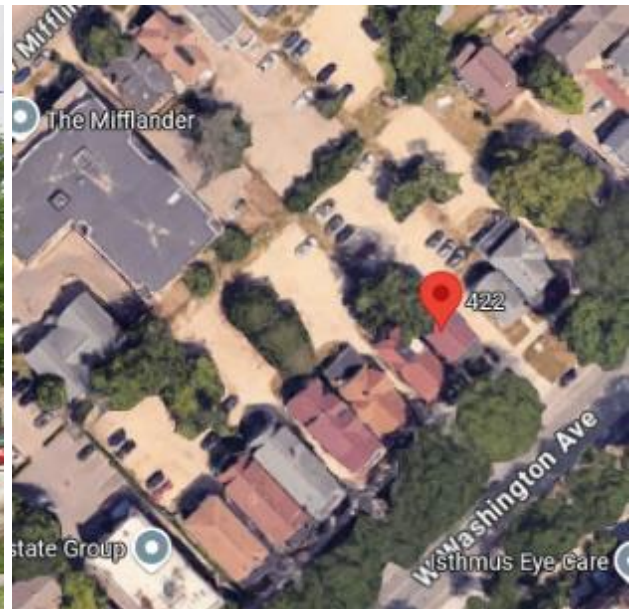
**Staff Recommendation:** There have been significant changes to this structure over time with a loss of historic integrity. Staff recommends a finding of no known historic value.

#### **422-424 W Washington Avenue**

Two-unit residential building constructed in 1925.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

**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.



#### **426 W Washington Avenue**

Two-unit residential building constructed in 1890.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

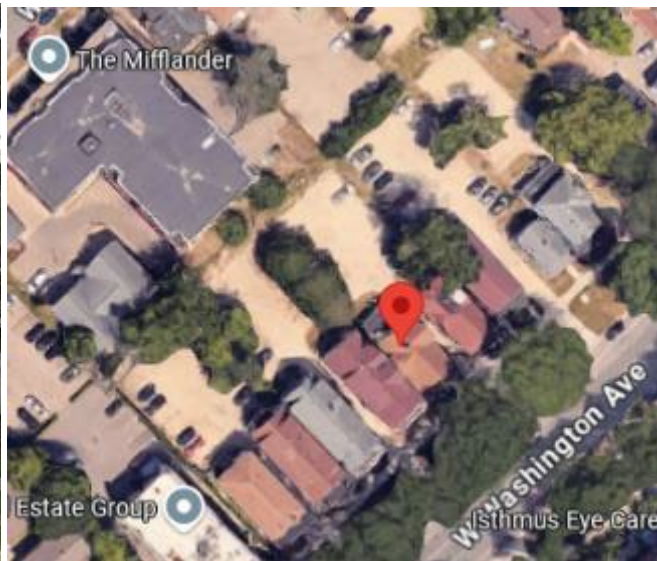
**Staff Recommendation:** Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally, or culturally significant.

#### **430 W Washington Avenue**

Two-unit residential building constructed in 1900.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

**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.



### **432-434 W Washington Avenue**

Three-unit residential building constructed in 1909.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

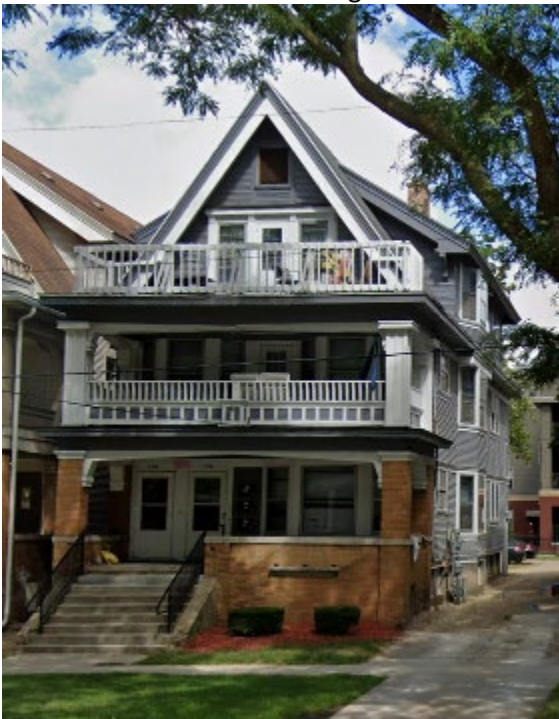
**Applicant's Comments:** None

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

**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.

### **436-438 W Washington Avenue**

Three-unit residential building constructed in 1912.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

**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.

**440-442 W Washington Avenue**

Three-unit residential building constructed in 1911.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

**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.



### **444-446 W Washington Avenue**

Four-unit residential building constructed in 1913.



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

**Staff Findings:** The preservation file indicates that this apartment building was constructed in 1913 and owned and operated by August Watzke for decades. Watzke lived in Middleton. The WHS 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.

### **413 W Mifflin Street**

Single-family home constructed in 1900.



Google Street View



Google Earth



**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

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

**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.

**417 W Mifflin Street**

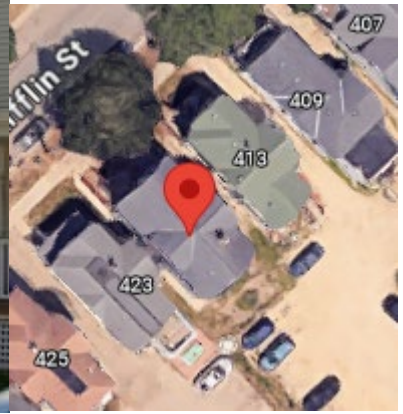
Single-family home constructed in 1906.



Google Street View



Google Street View



Google Earth

**Applicant:** Alison Mills, CRG

**Applicant's Comments:** None

**Staff Findings:** The preservation file identifies this as the Mary and Patrick Lynch residence. Patrick ran a harness and saddler business. The WHS site file contains similar information.

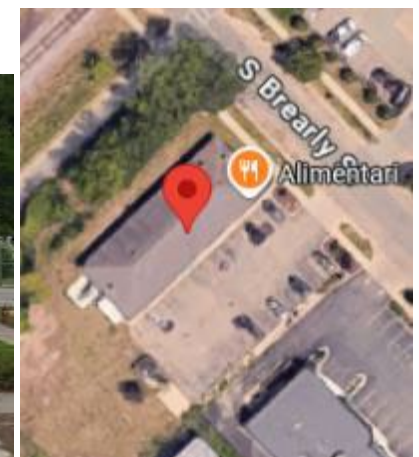
**Staff Recommendation:** Staff recommends a finding of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally, or culturally significant.

**306 S Brearly Street**

Commercial building constructed in 1992 with an addition in 1995.



Google Street View



Google Earth

**Applicant:** Jon Powers, Sara Real Estate Investment

**Applicant's Comments:** The existing commercial retail space at 306-310 S Brearly St. Madison, WI is to be demolished and removed for future development. We intend to submit the new building for approval on 10/7/2024.

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

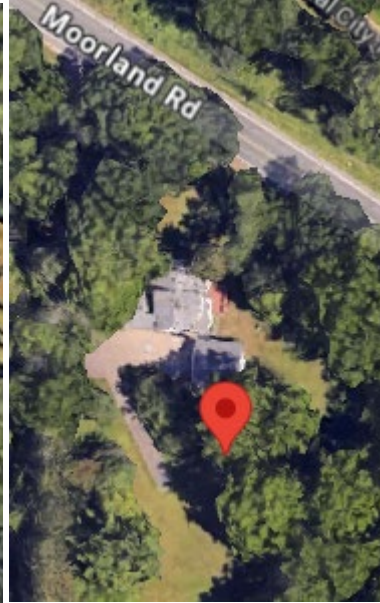
**Staff Recommendation:** Staff recommends a finding of no known historic value.

**1917 Moorland Road**

Single-family home constructed in 1925.



Google Earth



Google Earth

**Applicant:** Brady Lessner, Madison Metropolitan Sewerage District

**Applicant's Comments:** None

**Staff Findings:** There is no preservation file. This property falls within the boundary of a known human burial site (Bryant Mound Group, BDA-0318) and an associated archaeological site of an early Native American settlement (Vantage Point, DA-0607).

**Staff Recommendation:** Staff recommends a finding of no known historic value for the structures on the property. Any ground-disturbing activities will need to secure a Request to Disturb from the Wisconsin Historical Society. We also recommend that the property owner send notification to the Ho-Chunk Nation Tribal Historic Preservation Office when they submit the Request to Disturb.