

Regarding: **Buildings Proposed for Demolition - 2012  
(Legistar #25183)**

Date: August 13, 2012  
Prepared By: Amy Scanlon, Preservation Planner

145 Iota Court, 619 and 625 North Henry

145 Iota Ct. is a 33 unit apartment building, constructed in 1912 as the Batchelor Apartments.  
619 N. Henry is an 8 unit apartment building, constructed in 1911 as the Spooner Apartments.  
625 N. Henry is a 17 unit apartment building, constructed in 1916 as the Sigma Nu Fraternity.



Google maps image

625

619

145



Bing maps image



Assessor photo (approximately 15 years old) 145 Iota Court



Assessor photo (approximately 15 years old) 619 North Henry



Assessor photo (approximately 15 years old) 625 North Henry

Applicant: Randy Bruce, Knothe & Bruce Architects, LLC

Applicant's Comments: The development shall include the deconstruction of 3 buildings to make room for a single student housing structure.

Staff findings for buildings proposed for demolition in this development: The reports of former Preservation Planner, Kitty Rankin, prepared in 2008, are attached to this report. All buildings are contributing structures in the Langdon Street National Register Historic District. The Downtown Plan (Recommendation 168) recommends that the historic properties in the Langdon Neighborhood be inventoried and that a local historic district be considered for the area that would be generally coterminous with the National Register historic district. When the NR nomination was written in 1985, there were 89 contributing structures and 113 total structures in the area. Since 1985, some structures have been demolished. As contributing structures continue to be destroyed, there is the possibility that at some point the State Historic Preservation Office could request that the National Register historic district be removed due to the loss of contributing buildings. This would remove the tax credit incentive for all properties in the area and result in a drastic change in the historic neighborhood.

816 Christianson

Single family residence, constructed in 1964.

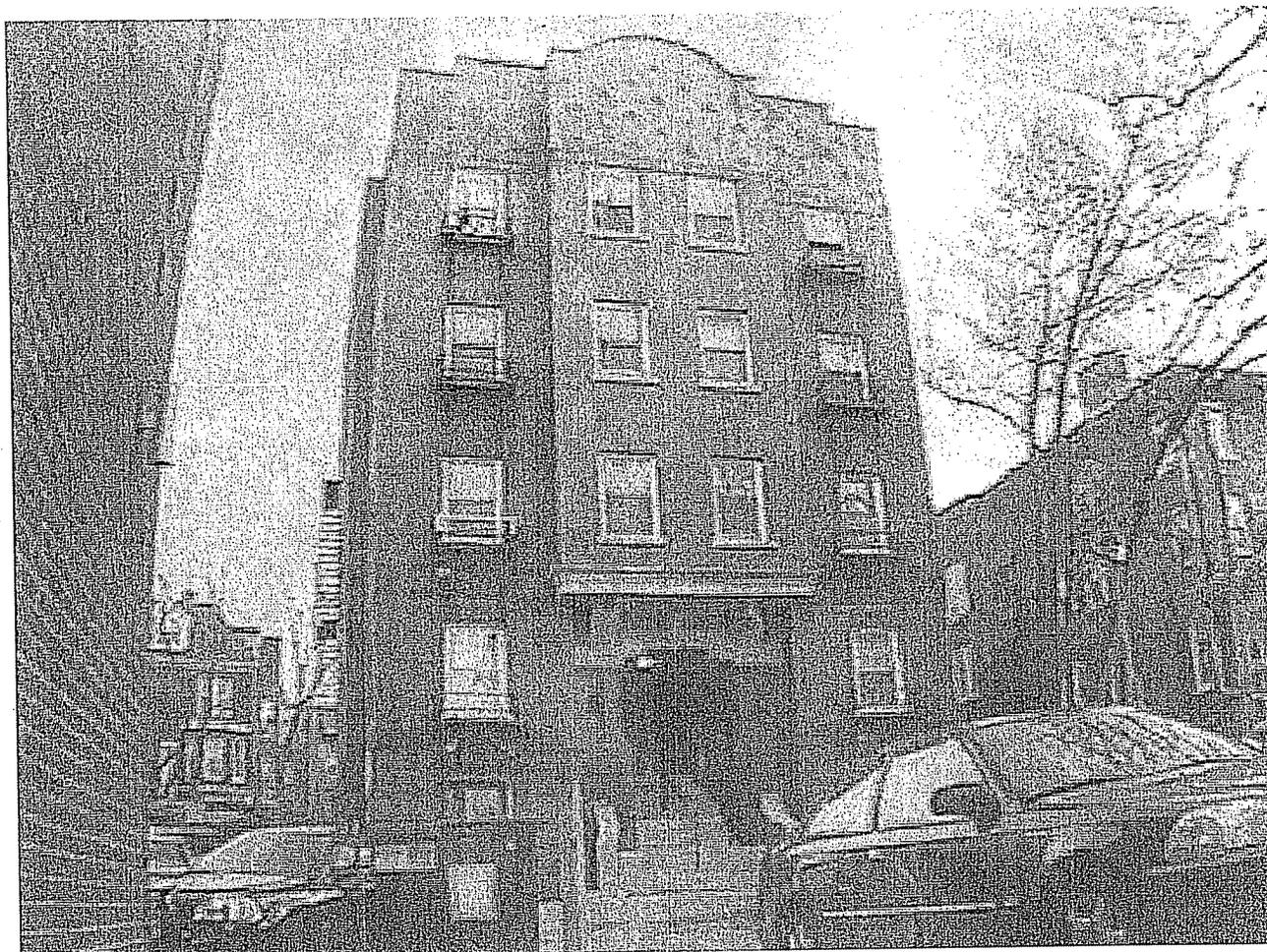


Assessor photo (approximately 15 years old)

Applicant: Scott Kerr

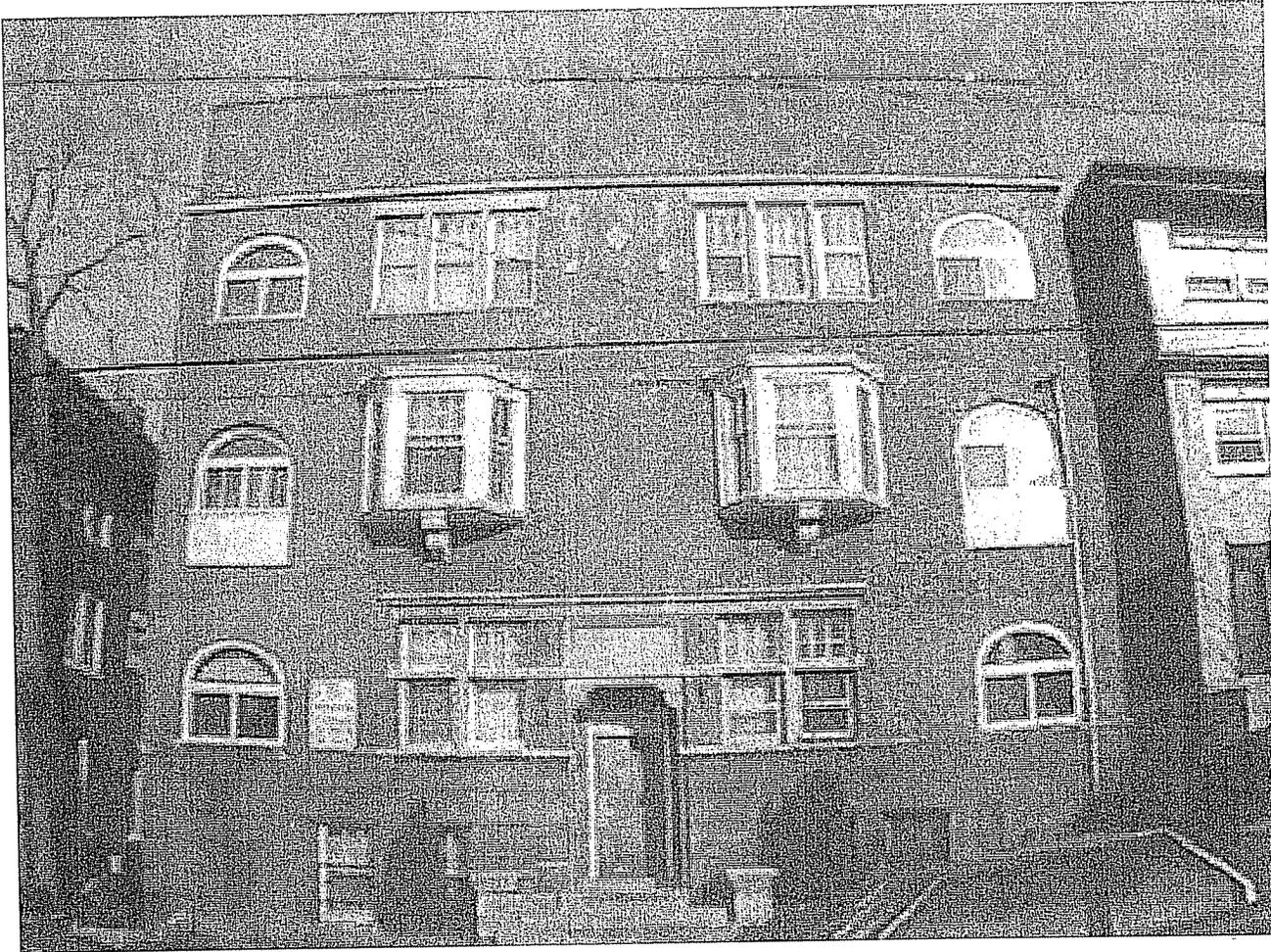
Applicant's Comments: Pipe burst while the home was vacant, over 100,000 cubic feet of water passed through the meter flooding the house. Mold has taken over the building and it has deteriorated to the point that restoration is no longer possible.

Staff findings: A preservation file does not exist for this property.



### 145 Iota Court

This large four-and-one-half-story brick building is proposed for demolition for a multiple story residential building. The Craftsman style building was erected in 1912 as the Batchelor Apartments. It has a unique Craftsman/Classical style entrance feature and the tall parapet with its decorative brickwork is also unusual. It is identified in the draft styles document of the comprehensive survey as one of the finest large Craftsman style apartment buildings remaining in Madison. It is considered a contributing element in the Langdon Street National Register Historic District.



### 619 N. Henry Street

A brick three-and-one-half story Colonial Revival eight-unit residential building proposed for demolition for a large, multi-story residential building. The building has interesting Arts and Crafts elements and was built in 1911 as the Spooner Apartments. It was designed by premier Milwaukee architect Alexander C. Eschweiler, FAIA (1865-1940), one of the finest designers to ever practice in Wisconsin. Other buildings by Eschweiler remaining in Madison include the Chi Psi Lodge around the corner at 150 Iota Court, the Main House across Henry Street at 622 N. Henry, the Scott house at 520 N. Pinckney Street and St. Francis House at 1001 University Avenue. All of these buildings are architecturally significant. This building is listed as a contributing resource in the Langdon Street National Register Historic District. In the draft styles report of our comprehensive survey, it is listed as one of the best examples of the Colonial Revival.

625 N. Henry Street

This three-and-one-half story brown brick building was built as the Sigma Nu Fraternity in 1916. It is proposed for demolition for a multi-story residential building.

Except for infill of porches, which detracts from the overall design of the building, Sigma Nu appears to look very much like it did when it was photographed for a booklet of UW Greek Societies in 1921. The architect for Sigma Nu was Alfred Clas of Milwaukee. His firm, Ferry and Clas, was a close second to Alexander Eschweiler for the finest designers in Milwaukee in their day. The practice of Ferry and Clas was multi-faceted. Their residential, civic and landscape designs were particularly renowned. In Madison they designed such diverse buildings at the State Historical Society, Smith Hall on the UW Campus, the Olin House in University Heights and the Brittingham Boathouse.

Alfred Clas also participated actively in the development of the Milwaukee and Madison parks systems, including the Brittingham Park Boathouse. Their designs tended toward the classical and monumental; as an example, Clas design Wacker Drive in Chicago. Even though Sigma Nu was a rare venture in the Prairie style for the firm, they handled its execution with grace.

The Sigma Nu Fraternity is identified as a contributing element in the Langdon Street National Register Historic District. It is recognized in the draft styles report for the Madison comprehensive survey as one of the finest examples of a large prairie style residential building remaining in Madison.

