

# PLANNING DIVISION STAFF REPORT

February 3, 2014

PREPARED FOR THE LANDMARKS COMMISSION

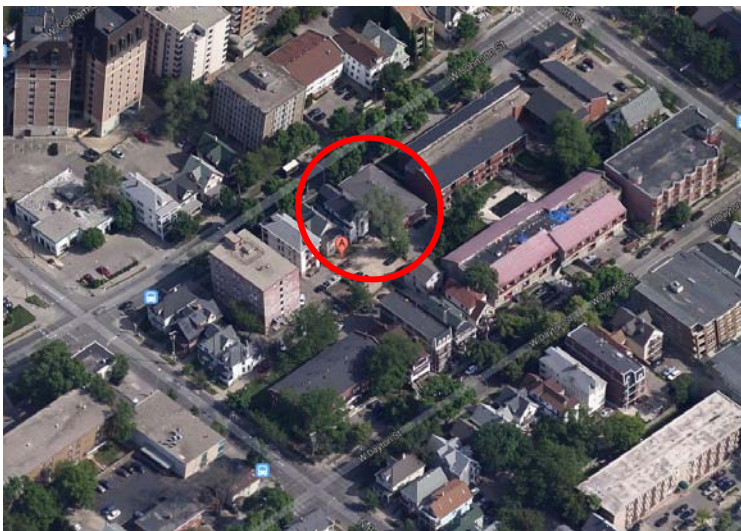


Application Type: DEMOLITION REPORT  
Legistar File ID # [32607](#)  
Prepared By: Amy Scanlon, Preservation Planner, Planning Division

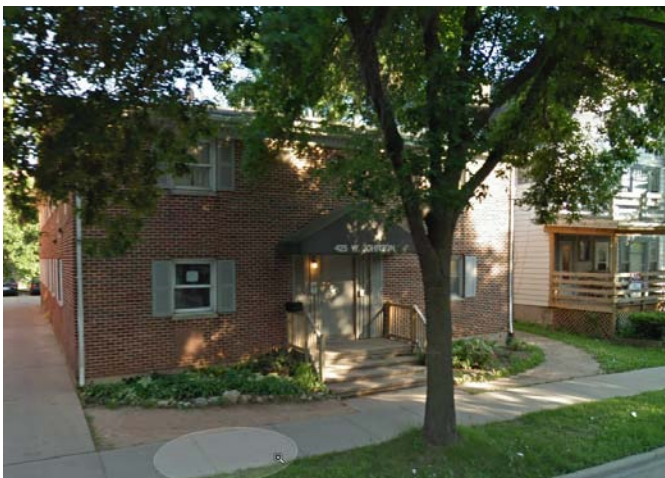
## Summary

### 435, 431 & 425 W Johnson\*

Multi-family residential buildings, dates of construction unknown.



Google aerial view



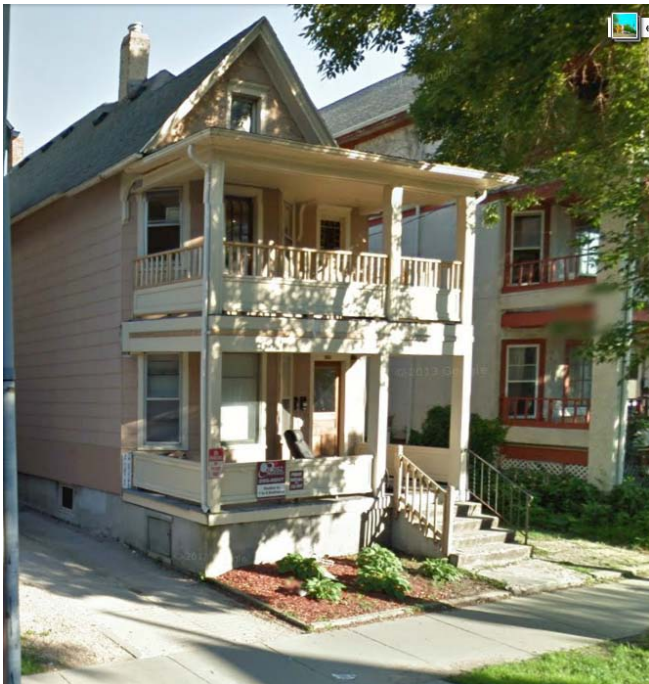
425

Google street view



431

Google street view



435

Google street view

Applicant: John Sutton, Sutton Architecture

Applicant's Comments: This site is proposed to be developed for a 12 story apartment building with 148 units and 148 car stalls underground. The site will include 425 and 431 West Johnson Street.

Staff findings: Preservation files do not exist for these properties.

\* The agenda did not notice the correct addresses for this demolition notification. The agenda for the Feb 17, 2014 meeting will properly notice the addresses.

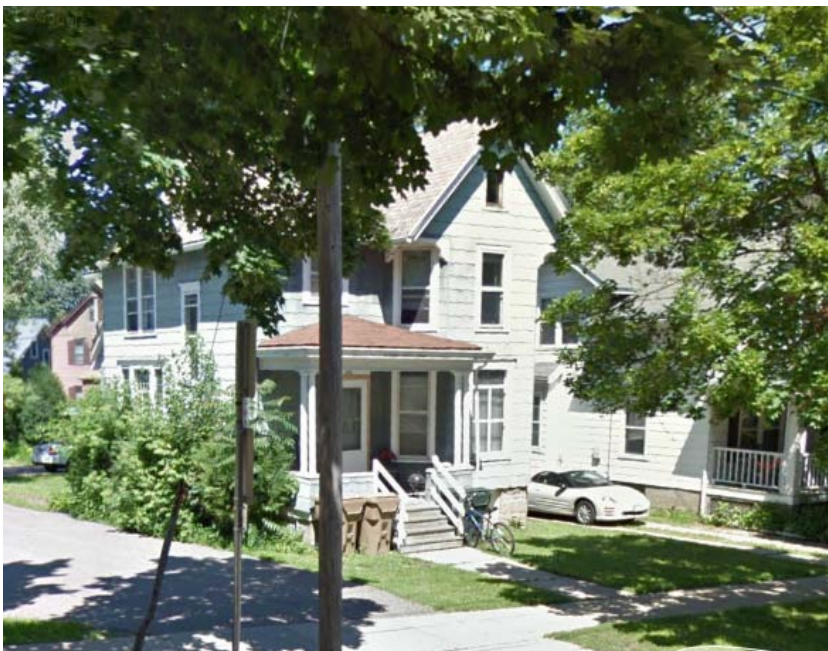
**1406 Mound, 120 and 116 S Randall\***

Synagogue designed by John Flad in 1947 will remain and is being noticed due to the technical demolition of a portion of the east wall. The single family residence at 120 was constructed in 1899 (according to the Assessor) and the single family residence at 116 was constructed in 1922 (according to the Assessor).



1406

Google street view



120

Google street view



116

Google street view

Applicant: Paul Cuta, CaS4 Architecture, LLC

Applicant's Comments: Partial demolition of the existing facility is required for the Beth Israel Center Renovation and Addition project. Demolition includes all existing windows which will be replaced with new windows. The East end of the existing building will also be removed to allow for the addition of a new expanded sanctuary with classrooms below which will expand the current building footprint. A building setback variance has been obtained for this purpose.

House (at 116) to be demolished as part of the Beth Israel Center Renovation and Addition. Area of the current house and property will become part of the new access drive, surface parking and landscape boundary for the Beth Israel Center Project.

Staff findings: The Preservation files do not exist for the properties at 116 and 120 S Randall.

\* The agenda did not notice the correct addresses for this demolition notification. The agenda for the Feb 17, 2014 meeting will properly notice the addresses.

**418 Critchell Terrace**

Single family residence, constructed in 1949.



South Central Wisconsin MLS photo

Applicant: Gerardo Jimenez, Accord Realty, LLC

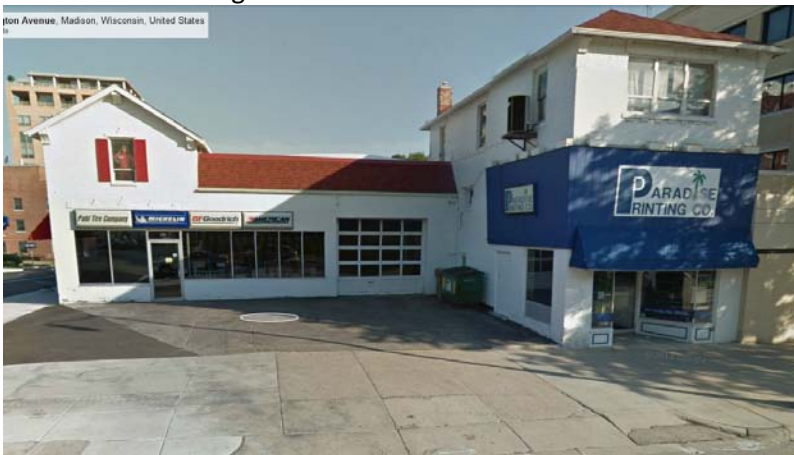
Applicant's Comments: Our main goal is to relocate the building first. Any questions about the building itself please feel free to contact me on the cell phone number listed above...

Thanks

Staff findings: The preservation file for the property explains that the building is a Lustron House and garage constructed for William C. Winder by Findorff. The recently completed Near West Side Neighborhoods Intensive Survey Report, by Timothy F. Heggland provides the information on the Lustron Company (attached). The report notes that each of the seven surveyed examples of Lustron structures in the area (including 418 Critchell Terrace) are considered to be individually eligible for listing in the National Register of Historic Places. The MLS listing is also attached to this report.

**202 East Washington Avenue**

Commercial building constructed in 1930.



Google street view



Google street view

Applicant: Jeff Lenz, North Central Group

Applicant's Comments: None

Staff findings: The preservation file for the property explains that the building was constructed in 1930 by George Cnare as designed by Architect H. Alford in the Mediterranean Revival style as the Capital City Tire Co, Edward's Super Service Station and Electrical Supply Co. The building appears in the book, The Glory Days of Wisconsin Gas Stations, by Jim Draeger.



WHI image ID 17208

## ABSTRACT

Title: City of Madison Intensive Architectural/Historical Survey - Final Report

Author: Timothy F. Heggland, Principal Investigator

Subject: An intensive survey of the historic buildings, structures and sites within an area of the city known as the Near West Side Neighborhoods.

Date: February, 2013

Products Depository: City of Madison  
Madison Public Library System  
Division of Historic Preservation, Wisconsin Historical Society

This report documents an intensive architectural/historical survey of all the historic resources located within an area of the city of Madison known as the Near West Side Neighborhoods as of January 1, 2012. This represents a study area whose boundaries were set by the City of Madison in conjunction with the staff of the State of Wisconsin's Division of Historic Preservation (DHP) prior to the beginning of this study. Subsequently, a reconnaissance survey of this area was undertaken by the principal investigator as the first part of the intensive architectural/historical survey, after which an intensive research effort designed to ascertain the historic and architectural significance of the resources identified by the reconnaissance survey was undertaken by the principal investigator. The results of this research is summarized in this intensive survey report and they are also embodied in individual data entries for all the resources studied, which were prepared in electronic form to standards set by the Division of Historic Preservation.

The purposes of this intensive survey project were two-fold; to identify all the resources within the study area that are potentially eligible for listing in the National Register of Historic Places (NRHP), and to provide the City of Madison and other county, state, and national agencies with a comprehensive data base that covers all the historic resources within the study area. The intensive survey ultimately surveyed 684 individual resources. Of these, four historic districts containing a total of 163 individual buildings, and 24 individual buildings and building complexes were identified as having potential for listing in the National Register of Historic Places.

City of Madison

City of Madison Landmarks Commission

This project has been funded with the assistance of a grant-in-aid from the Park Service, US. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966 as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Division of Historic Preservation of the Wisconsin Historical Society. However, the contents and opinions contained in this publication do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.



2. *Wisconsin State Journal*: August 18, 1935, p. 20; February 2, 1936, p. 2 (illustrated). See also: Beatty & Strang Records. Strang Partners, Inc. Madison, WI. See also: Beatty & Strang. *Speaking of Houses*. Madison: Democrat Printing Co. (N.D.), pp. 8-9 (illustrated).
3. Filipowicz, Diane. *Beatty & Strang, 1930-1941: The Problem of Modernism in American Architectural Practice*. Cornell University, 1985, M.S. Thesis, pp. 80, 83.
4. *Ibid*, pp. 91-92. An addition to this house was built in 1947 and it was designed in the same style by William V. Kaeser. See also: Beatty & Strang Records. Strang Partners, Inc. Madison, WI.
5. Beatty & Strang Records. Strang Partners, Inc. Madison, WI.
6. Filipowicz, Diane. *Op. Cit.*, pp. 119, 121, 223.
7. City of Madison Building Permits.

William V. Kaeser's own early house is also an extremely fine example of the International Style as well and is considered to be individually eligible for NRHP listing.

AHI# 114161    2715 Van Hise Ave.    William V. & Marian Kaeser House    1942

In addition, there is also another fine example located in the proposed Sylvan Avenue-Ridge Road Historic District whose architect is still unknown.

AHI# 111748    2803 Ridge Rd.    Howard Haskin House    1940

#### Lustron (1949-1950)

Although short-lived, the all metal Lustron House produced by the Chicago Vitreous Enamel Products Company's subsidiary, the Lustron Corporation, was one of the most successful and is now the best known of the pre-fabricated houses that were developed just after World War II to meet the enormous post-war need for new housing. The houses were produced in the former Curtiss-Wright airplane factory in Columbus, Ohio, and were especially notable for being made entirely of steel.

Lustron homes are distinctive in their appearance, with two-foot-square, porcelain enameled steel panels on the exterior, usually colored yellow, beige, gray, or aqua. The roof is similarly made of steel, but these panels are sized and shaped to look much like standard shingles. Although several different models were planned, the vast majority—perhaps more than 90%—of those shipped from the factory were the original, two-bedroom Westchester model measuring 31 feet by 35 feet. This model has four picture windows, one in the dining room, one in each bedroom, and one in the living room, which is a bay window.

The interior of the Lustron is all porcelain-enameled steel as well, but these panels are 2 feet wide by 8 feet high and beveled, much like standard paneling, to give the appearance of a conventional home. The design features an open floor plan with only the bedrooms and the bathroom having doors. The space is very efficiently planned, with plenty of storage, making the 1024 square feet seem like more. Built in shelf, drawer and mirror areas are located in the dining room, living room and master bedroom. The closets all have shelves in them as well.(1)

Although a design success and a practical success, the Lustron House was a manufacturing and commercial failure and only some 2500 were made before the company closed its doors in 1950, and only 150 were built in Wisconsin. Never-the-less, the houses lived up to their claim of being practically maintenance free and they also represent an important step in the concept of pre-fabricated housing. Consequently, these houses have an architectural and historical importance that makes all intact examples potentially eligible for listing in the NRHP.

#### EXTANT RESOURCES SURVEYED:

Thirteen examples of the Lustron Home were found by the intensive survey, this being one of the largest concentrations of examples of this important style in Wisconsin. All of them were built by J. H. Findorff &

Son, Inc. of Madison, which was and is one of Madison's biggest builders and which was also the Dane County area dealer for the Lustron Corp.(2) Local sales were undoubtedly helped by a series of articles extolling the Lustron House that were published by the *Wisconsin State Journal*, which actually sent one of its reporters to the Lustron factory in Ohio.(3)

Seven of the surveyed examples are still intact and are considered to be individually eligible for listing in the NRHP and these are listed below. The other six examples, unfortunately, have now either been greatly altered or they have lost their original windows, and since integrity is the most important attribute of these otherwise identical houses, they are no longer considered to be eligible for listing in the NRHP.

AHI# 95428	556 Chatham Terrace	Robert & Edith Komurka House	1949
AHI# 95453	418 Critchell Terrace	Prof. William & Becky Winder House	1949
AHI# 102759	3553 Heather Crest	Mrs. Agnes E. Bodenstein House	1950
AHI# 222251	314 N. Hillside Terrace	Robert & Patricia Trapp House	1950
AHI# 103005	334 N. Hillside Terrace	Muriel DeMars House	1950
AHI# 110487	505 S. Owen Dr.	Robert & Jane McBurney House	1950
AHI# 112543	3810 St. Clair St.	Lester & Lorraine Olson House	1950

Endnotes:

1. Canaday, Tricia. "The Lustron Home." Madison: State Historical Society of Wisconsin, *Wisconsin Preservation*. Vol. XVI, No. 5, Sept/Oct. 1992, pp. 7-10.
2. *Wisconsin State Journal*. March 26, 1949, p. 5.
3. Ibid: February 13, 1949, p. 1; February 14, 1949, p. 8; February 15, 1949, p. 3; February 16, 1949, p. 16; February 17, 1949, p. 5; February 18, 1949, p. 9; February 20, 1949, Sec. 4, p. 10; June 19, 1949, Sec. 4, p. 4.

**Wrightian**

As the name implies, Wrightian style buildings are ones whose designs, if not actually by Frank Lloyd Wright himself, are close in spirit and in appearance to those designed by him. The term "Wrightian" is relatively new and does not yet enjoy universal scholarly currency, partly because Wright himself was so protean and varied a designer that it is hard to place limits on what to include or leave out. Suffice it to say that at this point in time, a "Wrightian" building is one having a close physical resemblance to existing Wright-designed buildings of whatever period but especially those built after 1930.

**EXTANT RESOURCES SURVEYED:**

The most famous building in the survey area, of course, was designed by Wright himself. This is Wright's first Usonian house, the Herbert & Katherine Jacobs House located at 441 Toepfer Ave., which is listed in the NRHP as a National Historic Landmark (NHL), the National Register's highest honor.

AHI# 16085	441 Toepfer Ave.	Herbert & Katherine Jacobs House	1937
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There are several other fine examples of the style in the survey area as well, however, and the best of these are listed below. Not surprisingly, two of them were designed by close associates of Wright's at Taliesin and both are evaluated as being potentially eligible for NRHP listing..

AHI# 222385	307 S. Owen Dr.	Everett & Elenore Melvin House	1948(1)
AHI# 222577	3912 Plymouth Circle	Prof. Robert & Rita Elsom House	1961
AHI# 222611	3925 Plymouth Circle	Prof. Ugo & Ingrid Camerini House	1964
AHI# 110543	3972 Plymouth Circle	Prof. Robert & Jean Sachs House	1957(2)
AHI# 222594	3990 Plymouth Circle	Jack & Geraldine Netboy House	1963
AHI# 112556	302 Shepard Terrace	Prof. Walter & Nicole Plaut House	1965(3)
AHI# 112559	314 Shepard Terrace	Prof. R. Stewart & Jacqueline Macaulay House	1963(4)

## Agent Detail



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## Views

-Customer Full

## Listings

418 Critchell Terr  
Madison, WI 53711  
[MLS: 1705100](#) Price: \$1



MLS # 1705100    MLS    Single Family    Price:    \$1  
**418 Critchell Terr**    City **Madison**    W13  
County: Dane    Mailing City: Madison  
Subdivision: Sunset Village    WI 53711-1533

Bedrooms: 2    Est. Fin Above Grade SqFt: 1,020  
Full Baths: 1    Est Fin Below Grd Exp 0  
Half Baths: 0    Est Finished Non-Exp SqFt: 0  
Est. Age: 54    Est Total Finished SqFt: 1,020    Assessor

Documents (if any):  
Click M for Map:

Open House:

Directions: Midvale to Mineral Point, Right on Owen Drive , Right on Critchell .

	Lvl	Dim		Lvl	Dim		Lvl	Dim	Baths			
Living Rm:	M	13X15	Mstr BedRm:	M	10X14	Laundry:	M		Full	Half	1/4	
Dining Rm:	M	9X10	2nd BedRm:	M	12X13	Laundry	M	5X13	Upper:	0	0	0
Kitchen:	M	8X12	3rd BedRm:	N					Main:	1	0	0
Family/Rec:	N	X	4th BedRm:	N					Lower:	0	0	0

School District: Madison    Elementary: Midvale/Lincoln    Middle: Hamilton    High: West

Legal: Sunset Village Sixth Addition    Est. Acres: 0.2000    Other

Parcel #: 0709-291-0810-2    Zoning: R2    Feet WaterFront:

Builder:    Net Taxes: \$ 3,817 / 2011

Type	1 story	Fuel	Natural gas
Architecture	Ranch	Heating/Cooling	Central air
Mstr Bedrm Bat	None	Water/Waste	Municipal water, Municipal sewer
Dining	Formal	Roof	Other
Kitchen Features	Range/Oven, Refrigerator	Barrier-free	N/A
Fireplace	None	Miles to Capitol	0-10 miles
Basement	None	Terms/Misc.	Cash
Garage	1 car, Detached	Waterfront	N/A
Driveway	Concrete	Lake/River	
Exterior	Other		
Lot Description	Standard, Close to busline		

Interior Features: N/A, At Least 1 tub  
Exterior Features: N/A

This is for the structure only. The structure will need to be removed & relocated. This is a Gray "LUSTRON" HOME - A Period ranch home with a unique place in housing history has an open floor plan. It would be a perfect cabin for a lake or hunting property.

Sold Price:    Concessions:    Closing Date:

This information provided courtesy of: Accord Realty, LLC

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2014 SCWMLS



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