

Regarding: **Buildings Proposed for Demolition - 2012
(Legistar #20957)**

Date: February 27, 2012
Prepared By: Amy Scanlon, Preservation Planner

5430 Lake Mendota Drive
Single family residence. Built in 1930.



Bing aerial view image



Applicant: Michael Schlageter

Applicant's Comments: None

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

305 & 309 West Johnson Street
Commercial buildings. Dates of construction unknown, but estimated circa 1910.



Google street view image of 305



Google street view image of 309

Applicant: Mike Slavish, Hovde Properties

Applicant's Comments: Hovde Properties intends to demolish the structures located at 305 and 309 W Johnson Street and construct a mixed-use, multi-family building with structured parking.

Staff findings: The preservation file for 305 shows the Madison Packing Company was located here and credits Claude & Starck and John Flad with later additions. The date of construction is before 1913. A preservation file for 309 does not exist.

3077 East Washington Avenue

Commercial Building. Date of construction unknown.



Google map

Applicant: Rhea Stangel-Maier, Rethke Properties LLC

Applicant's Comments: This building has been vacant for the past 10+ years. Reviewing the possibility of removing it from the property.

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

1323 West Dayton Street and 1322 Randall Court

See Applicant's comments below



Bing aerial view images

Applicant: Randy Bruce, Knothe & Bruce Architects, LLC

Applicant's Comments: The buildings are as follows

- 1323 West Dayton Street is a 21 unit student housing apartment building. The 2 story building is a stick frame building that includes a basement. The property has rear yard parking with architecture that does not contribute to the neighborhood. The property is zoned R-6.
- 1322 Randall Court is a 2 story stick frame structure and includes one dwelling unit, built in 1922. The property has front yard parking. The property is zoned R-6.

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

704, 714, 720, 728 and 734 University Avenue

Commercial Buildings. See Applicant's comments below and attached information from preservation file.





Google street view images

Applicant: Gary Brown

Applicant's Comments (altered by staff to include all buildings): Commercial buildings currently owned by the UW will be removed in fall of 2012 for eventual development of the proposed UW Music Performance Facility. Original building construction dates 1897 - 1912. Site will be sodded prior to future development.

Staff findings: Please see attached information found in preservation file.

**700 block University Avenue, north side
Proposed for demolition for new University of Wisconsin School of Music
Performance Facility**

The UW proposes to demolish all of the buildings on the north side of the 700 block of University Avenue for construction of a new music performance venue. None of these buildings were identified as potential landmarks in the Downtown Historic Preservation Plan.

704-714 University Avenue

This building, which has been split into two parcels, was developed by the Gay Land Company in 1899 as the cardinal Building. The building is a large two-story brick commercial structure. It is a Queen Anne style block designed by locally noted architects Claude and Starck. It features four second-story bay windows, a multi-sided corner oriel bay at the corner of the building at University and Lake Street, one at the back corner on Lake Street and two polygonal bays facing University Avenue. First commercial occupants included a shoe store, a meat market and a restaurant. Later long term uses were for the Tiedeman Drug Store at the corner and a grocery store. It is mentioned in the draft "Architectural Styles" document as a relatively intact Queen Anne building with corner features.

720 University Avenue

Built in 1897 with major additions and alterations in 1911 and 1926, this is a two-story commercial building in the Romanesque Revival style. It is a two-story cream brick building erected originally for August Rosen and added onto by August Kleinheinz. The Richardsonian Romanesque features include an arcade of narrow arched at the cornice of the building with decorative brickwork in the arched and at the top cornice. Probably because it was added onto, the arches are not all of the same width and are not symmetrical, with an asymmetrical grouping of windows below. It is and awkward and undistinguished design.

728 University Avenue

This tiny one-story frame building is only 6.3 feet in width. It was built by August Kleinheinz in 1911-1912; at the time Kleinheinz owned the buildings to either side. It was rented at first as a confectionery and later used as a bakery. Except for its distinction as probably the narrowest commercial building in Madison, it is of no other historic significance.

732 University Avenue

This three-story cream brick building was built in two phases for August Kleinheinz's store, with a family residence upstairs. Kleinheinz ran a dry good store in the west half and moved his store to the east half after it was completed. The asymmetricality of the design belies its two-part construction. It has a high false front, with two second-story bays on the newer east half and is undistinguished in design.

see photographs on next page