



Application Type: DEMOLITION REVIEW
Legistar File ID #: 58738
Prepared By: Heather Bailey, Preservation Planner
Date Prepared: April 27, 2020

Summary

Relevant Ordinance Section:

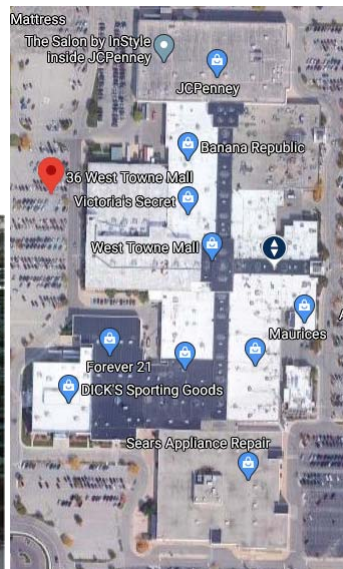
28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

36 West Towne Mall

Commercial building constructed in 1971.



City Assessor's Office



Google Earth

Applicant: Jennifer Hauschild, WDS Construction Inc.

Applicant's Comments: N/A

Staff Findings: A preservation file for this property does not exist. Staff has provided a recommendation to the Plan Commission that the property has no known historic value (see attached staff report).

4201 N Sherman Avenue (4000 Packers Avenue)

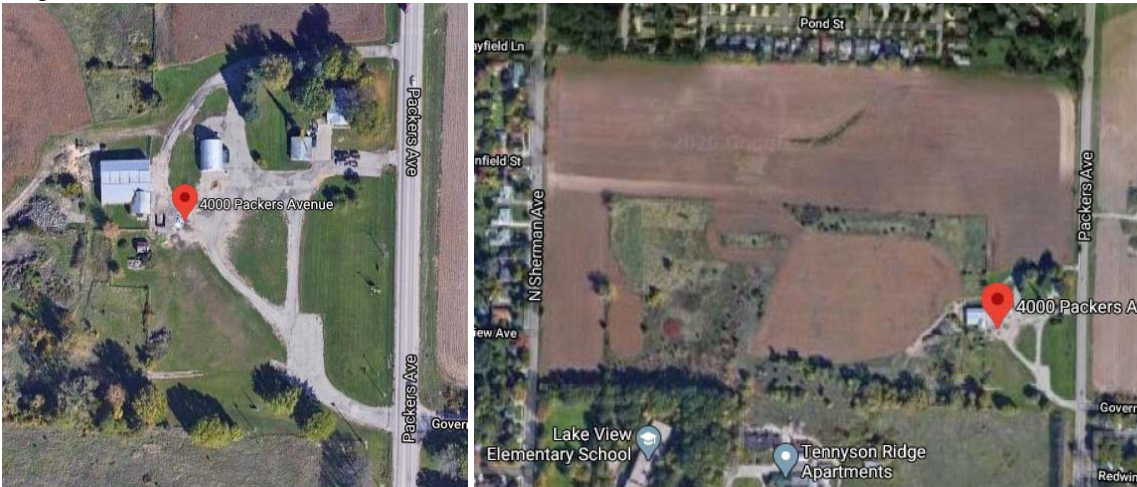
Single-family home constructed in 1952.



Google Street View



Google Street View



Google Earth

Google Earth

Applicant: Marty Rifken, Rifken Group

Applicant's Comments: Removing farmhouse, garage and shed located at 4000 Packers Avenue.

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

9 N Hancock Street, 408 E Washington Avenue, 410 E Washington Avenue, 414 E Washington Avenue, 8 N Franklin, and 12 N Franklin Street



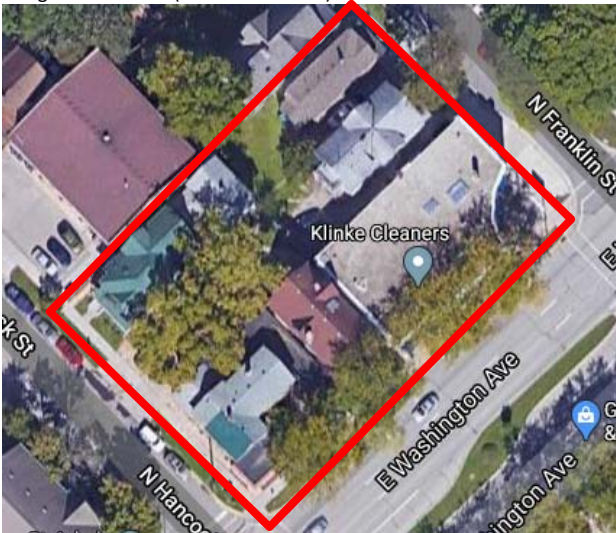
Google Street View (N Hancock Street)



Google Street View (E Washington Avenue)



Google Street View (N Franklin Street)



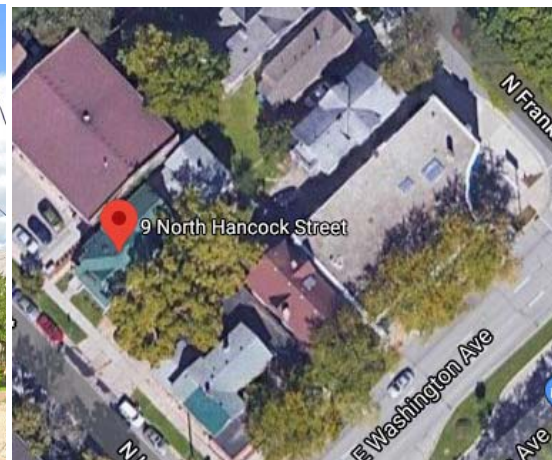
Google Earth

9 N Hancock Street

Apartment building constructed in 1894 (City Assessor's Office). The preservation file indicates a construction date of 1892.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: 402-414 E Washington Ave and 9 N Hancock St

Staff Findings: The preservation file for this property indicates that the Queen Anne-style house was built as a residence for Herman Pfund and Ida Scheibel, Herman however he was married to Anna Scheibel at the time. Ida was Anna's stepmother. Anna and Herman had previously lived with her father's family at 402 E Washington. Herman Pfund immigrated from Switzerland to Madison in 1857 and served as a teacher in Madison schools. Anna's father immigrated from German and she was born in the United States. When Herman had this house constructed, he had become a successful lawyer. Anna and Herman had several children, one of whom they named after his father: August Herman Pfund. August grew up in this house and earned a BS in Physics at UW-Madison. He went on to earn his Ph.D at Johns Hopkins where he remained for the rest of his career. His accomplishments include discoveries related to the hydrogen spectral series known as the Pfund series, the Pfund sky compass, and his work in the area of infrared gas analysis. While Herman and Anna later moved to a house on Vilas Avenue, this house is likely the only remaining house associated with August Pfund. Please see the attached report from the developer regarding their research on the property.

408 E Washington Avenue

Commercial building constructed in 1890, with additions in 1915, 1935, and 1938 (City Assessor's Office). The preservation file indicates a construction date of 1866.



City Assessor's Office



Google Earth



Google Street View



Google Street View

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

Staff Findings: The preservation file for this property indicates that the brick Italianate-style house was built as the Fred Scheibel Residence and Florist Shop (1875-1890). It follows the same pattern as most Italianate brick houses with front-gabled roofs in Madison, with three evenly spaced second story windows that have decoration at the top (some of the earliest have plain, thick stone lintels flush with the masonry walls), and a small decorative window at the attic level. Most of Madison's Italianate houses have lost their original porches. The commercial addition is indicative of mid-twentieth century evolution of residential structures to also housing commercial operations. The typical form was a residential structure with a modern commercial addition on the front, coming up to the front of a property line to create a modern storefront experience. The Madison Intensive Survey's Style Guide indicates that this property has probably

lost too much integrity to be individually eligible for the National Register. Please see the attached report from the developer regarding their research on the property.

410 E Washington Avenue

Apartment building comprised of two structures, constructed in 1900 (on left) and 1907 (on right).



City Assessor's Office



Google Street View



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

Staff Findings: The preservation file for this property indicates that the stucco and wood Craftsman house was likely designed by architects Claude and Starck because of its strong similarities to other Claude and Starck houses. It was built as a residence for Emil Frautschi, who was president of the Madison Association of Commerce from 1929-31 and president of the Madison Fuel Company in 1939. Please see the attached report from the developer regarding their research on the property.

414 E Washington Avenue

Commercial building constructed in 1924.



Google Street View



Google Street View



Google Earth

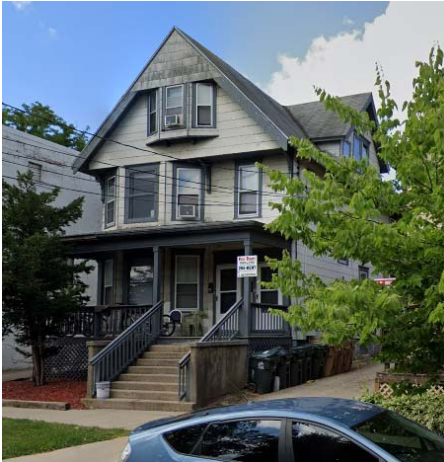
Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

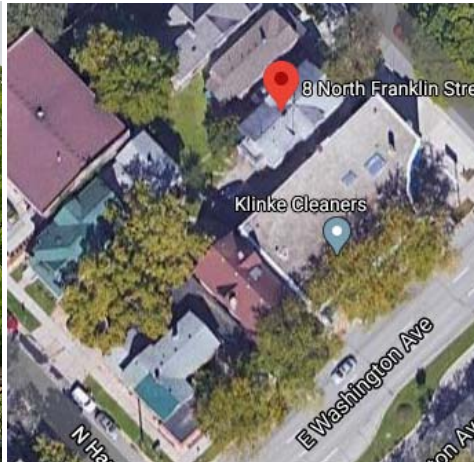
Staff Findings: A preservation file for this property does not exist. Please see the attached report from the developer regarding their research on the property.

8 N Franklin Street

Three-unit apartment building constructed in 1900.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

Staff Findings: A preservation file for this property does not exist. Please see the attached report from the developer regarding their research on the property.

12 N Franklin Street

Two-unit apartment building constructed in 1879 (City Assessor’s Office). The preservation file indicates a construction date of 1875.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant’s Comments: N/A

Staff Findings: The preservation for this property indicates that it was built as the Tim Purcell investment house. Purcell was a grocer who built several small houses in this neighborhood; he lived on E Washington Avenue. Please see the attached report from the developer regarding their research on the property.

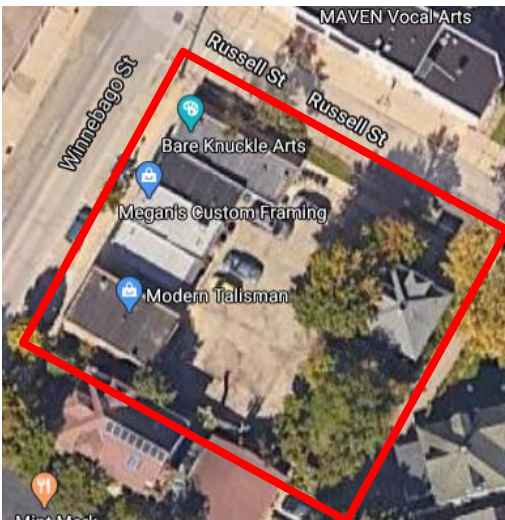
316 Russell Street, 1937, 1941, 1947, and 1949 Winnebago Street



Google Street View (Russell Street)



Google Street View (Winnebago Street)



Google Earth



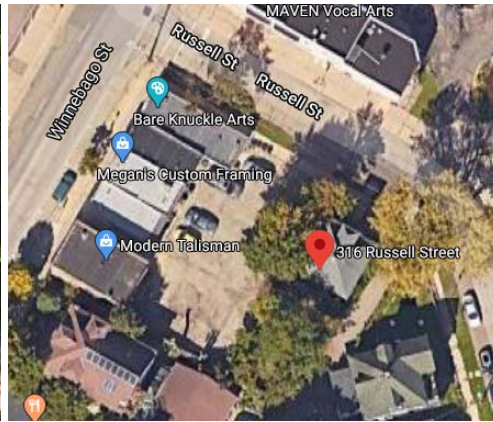
Google Earth

316 Russell Street

Single-family home constructed in 1902.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

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

1937 Winnebago Street

Commercial building constructed in 1930.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

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

1941 Winnebago Street

Commercial building constructed in 1930 and remodeled in 1968 (City Assessor's Office). The preservation file indicates a construction date of 1934 (for building on left).



Google Street View



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

Staff Findings: The preservation file for this property indicates that the brick commercial building (on left) was originally the Bakery Store Building. While currently one building, the two storefronts are addressed as 1941 Winnebago on the left (north) and 1939 Winnebago on the right (south). A review of city directories found a variety of businesses previously located in 1941 Winnebago, including Friss Jewelers, Standard Brands grocery store, and Kirby Home Sanitation System vacuum cleaners. Similarly 1939 Winnebago housed several businesses including the Dorfman dentist office and the Kassabaum painting business.

1947 Winnebago Street

Commercial building constructed in 1928 (City Assessor's Office). The preservation file indicates a construction date of 1927.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

Staff Findings: The preservation for this property indicates that the small one-story commercial structure was built as part of the A.A. Link commercial building, and was originally a popcorn store until 1933, when it became a longtime barbershop operated by the Wagner and Helm families.

1949 Winnebago Street

Commercial building constructed in 1930 (City Assessor's Office). The preservation file indicates a construction date of 1927 or 1929.



City Assessor's Office



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: N/A

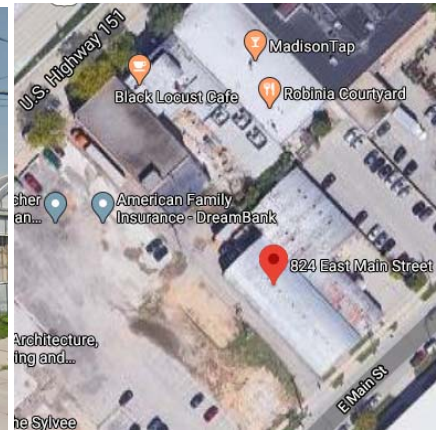
Staff Findings: The preservation file for this property indicates that the small one-story Mediterranean Revival commercial structure was built as part of the A.A. Link commercial building, and while it says the date of construction was 1927 or 1929, it seems more likely this building was constructed to house the Oliver Olson Jewelry Store, which operated here from ca. 1930-43.

824 E Main Street

Commercial building constructed in 1927.



Google Street View



Google Earth

Applicant: Andrew Inman, North Central Group

Applicant's Comments: N/A

Staff Findings: A preservation file for this property does not exist, though it appears to be a Trachte building.

825 E Washington Avenue

Commercial building constructed in 1914. The preservation file indicates construction was 1912.



Google Street View



Google Earth

Applicant: Andrew Inman, North Central Group

Applicant's Comments: N/A

Staff Findings: The preservation file for this property indicates several phases of construction, which included brick work by Balch & Lippert in 1923, and an addition completed by Law, Law & Potter in 1964. This building housed the Madison Fireproof Warehouse Company, which initially offered fireproof storage. Starting around 1951, the business expanded to include moving vans.

160 Westgate Mall

Commercial building constructed in 1959 and remodeled in 1996.



Google Street View



Google Street View



Google Earth

Applicant: Melissa Huggins, Urban Assets LLC

Applicant's Comments: Proposed demolition of Westgate Mall to develop mixed-use affordable housing

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

1837 Aberg Avenue

Commercial building constructed in 1968 and remodeled in 1998.



Google Street View



Google Earth

Applicant: Jim Rodgers, Liberty Mortgage and Development Company

Applicant's Comments: Demolition predicated on receipt of Low-Income Housing Tax credits from WHEDA and securing additional soft funding in 2020. Assembled development sites are 1825 & 1837 Aberg Avenue.

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

1825 Aberg Avenue

Commercial building constructed in 1981.



City Assessor's Office



Google Earth

Applicant: Jim Rodgers, Liberty Mortgage and Development Company

Applicant's Comments: Demolition predicated on receipt of Low-Income Housing Tax credits from WHEDA and securing additional soft funding in 2020. Assembled development sites are 1825 & 1837 Aberg Avenue.

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

1818, 1814, and 1802 Packers Avenue



Google Earth

1818 Packers Avenue

Two-unit residential building constructed in 1930.



Google Street View



Google Earth

Applicant: Jim Rodgers, Liberty Mortgage and Development Company

Applicant's Comments: Demolition predicated on receipt of Low-Income Housing Tax credits from WHEDA and securing additional soft funding in 2020. Assembled development sites are 1802, 1814, 1818 Packers Avenue and 2102 Schlimgen Avenue.

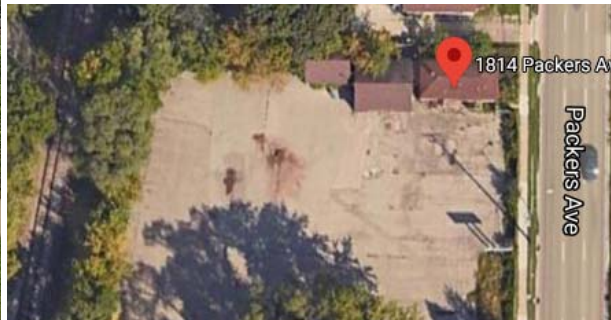
Staff Findings: A preservation file for this property does not exist.

1814 Packers Avenue

Commercial building constructed in 1930 and remodeled in 1981. Garage constructed in 1945.



Google Street View



Google Earth

Applicant: Jim Rodgers, Liberty Mortgage and Development Company

Applicant's Comments: Demolition predicated on receipt of Low-Income Housing Tax credits from WHEDA and securing additional soft funding in 2020. Assembled development sites are 1802, 1814, 1818 Packers Avenue and 2102 Schlimgen Avenue.

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

1802 Packers Avenue

Single-family home constructed in 1900.



Google Street View



Google Earth

Applicant: Jim Rodgers, Liberty Mortgage and Development Company

Applicant's Comments: Demolition predicated on receipt of Low-Income Housing Tax credits from WHEDA and securing additional soft funding in 2020. Assembled development sites are 1802, 1814, 1818 Packers Avenue and 2102 Schlimgen Avenue.

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

133 E Lakeside Street

Commercial building constructed in 1966.



Google Street View



Google Earth

Applicant: Stacey Oehrke, Knothe Bruce

Applicant's Comments: Demolish the VFW building at 133 E Lakeside St

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

2812 E Johnson St, 2902 E Washington Ave, and 401 North Lawn Ave



401 North Lawn

2902 E Washington

2812 E Johnson

Google Earth

2812 E Johnson Street

Three-unit apartment building constructed in 1920.



Google Street View



Google Earth

Applicant: Anne Morrison, 2902 East Washington Avenue LLC

Applicant's Comments: N/A

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

2902 E Washington Avenue

Commercial building constructed in 1951 and remodeled in 1975.



Google Street View



Google Earth

Applicant: Anne Morrison, 2902 East Washington Avenue LLC

Applicant's Comments: N/A

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

401 North Lawn Avenue

Commercial building constructed in 1949.



Google Street View



Google Earth

Applicant: Anne Morrison, 2902 East Washington Avenue LLC

Applicant's Comments: N/A

Staff Findings: A preservation file for this property does not exist. A review of the building permit file finds a permit to construct the 1st Church of the Nazarene in 1949. The building converted to being a daycare center in 1974, which remained in operation for the next couple of decades.



PREPARED FOR THE PLAN COMMISSION

Legistar File ID # [59075](#) Staff Report on Historic Value of 66 West Towne Mall Proposed for Demolition

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: March 3, 2020

Background

At its February 17, 2020, meeting, the Landmarks Commission provided their advisory recommendation on the historic value of 66 West Towne Mall. Staff recently became aware that the applicant had entered an incorrect address and had meant to propose demolition of 36 West Towne Mall. The Landmarks Commission had made a recommendation that the property at 66 West Towne Mall had no known historic significance as there was no evidence of it being architecturally or historically significant.

The part of the building complex at 36 West Towne Mall does not have a city preservation file or state site file. It does not appear to be architecturally significant or retain enough historic integrity to convey any historic associations from when it was constructed in 1971.

While it has been our practice to have the Landmarks Commission provide the advisory recommendation, the code allows for a report from the Preservation Planner:

MGO 28.185(7)(a)(4): “The Plan Commission shall consider the report of the City’s historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.”

As the Landmarks Commission did not have any agenda items, they cancelled their March 2 meeting, which would delay their review of the proposed demolition at 36 West Towne Mall. So that the proposed redevelopment at 36 West Towne Mall can move forward in a timely manner, the City’s historic preservation planner is providing this report on the historic value of the property proposed for demolition.

Staff Recommendation

Staff believes that the property at 36 West Towne Mall has no known historic value.