

From: [Dawn O'Kroley](#)
To: [PLLCApplications](#)
Cc: [Benford, Brian](#)
Subject: Agenda Item 9, Oppose the demolition of 609-617 E Dayton, 616 E Mifflin and 114 N Blount
Date: Monday, March 7, 2022 1:16:46 PM

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Commissioners, it would be inappropriate to approve the demolition of two separate properties on the same block that are part of the history of underrepresented communities. The Historic Preservation Plan includes specific emphasis on six underrepresented communities, African American, First Nations, Hmong, Latino/a, LGBTQ and Women. I served as chair of the Historic Preservation Plan Advisory Committee.

114 N Blount is a contributing property in the East Dayton Street National Register District, part of Madison's first African American neighborhood. It is critical to retain the District's listing and eligibility for State and Federal preservation tax credits.

The women-owned business, Reynolds Transfer & Storage on E Dayton and E Mifflin was founded in 1888 by Anna Gault Reynolds. Also of note, Anna's grandson, Mayor Henry Reynolds cast the tie breaking vote for the Madison City Council to pass an ordinance prohibiting discrimination in housing and employment in 1963.

On May 31, 2021, per zoning code ordinance 28.105, a request to create a Neighborhood Conservation Overlay District including and surrounding the East Dayton Street National Historic District and Fourth Lake Ridge National Historic District was submitted to the Director of Planning, Community & Economic Development and the Common Council. The city has not yet made a determination whether the proposed area is consistent with the eligibility standards in Sec. 28.105 (3). I urge this body not to approve of their demolition. Thank you, Dawn O'Kroley 646 E Gorham Street

From: [Lisa Pfaff](#)
To: [PLLCApplications](#)
Subject: Landmarks Commission agenda item 68860
Date: Monday, March 7, 2022 6:12:29 PM

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I am opposed to the proposed demolition of 609-617 E Dayton Street until there is agreement on a design and business management plan between the developer and the Tenney-Lapham Neighborhood Association. The developer's request for a permit is premature.

Thanks!

Lisa Pfaff
Madison 53704

Landmarks Comments 7 March 2022

Hi, my name is Bob Klebba and I am the Tenney-Lapham Neighborhood Association Development Chair, which means I chair the neighborhood steering committee for Mr Metzger's proposed development.

I apologize for not providing a report to staff and the commissioners ahead of time. I was not aware until this morning that the request for demolition would be reviewed this early in the development process. I asked the developer earlier today to refer your review, but that would delay your input by 7 weeks. Upon further discussion, we both feel that feedback from your commission earlier in the process will be instructive.

The alder had a neighborhood meeting to introduce the proposed development and the neighborhood Steering Committee has met once so far to discuss issues with the use, the design and the historic preservation for this location.

The vast majority of committee members' comments were against the demolition of the warehouse and encouraged the reuse of the façade of the existing building. A quick review of these comments is:

- Preservation of the existing historic building is important
- Please keep the historic bldg., we don't want to lose any more historic assets
- The hotel rehabilitation of the Kleuter Bldg (Mautz warehouse) is a great example of adaptive reuse that should be considered here.
- this IS our history
- Look at the fine detail of the existing building. None of the detail and period architecture will be reflected in current design
- The context of the bldg. should honor the existing warehouse, which is part of the n'hood's cultural history
- Keep the warehouse façade and let it guide the hotel design
- front of the old warehouse is unique and should be retained

Some comments were neutral like

- I don't feel an empty warehouse brings much value to our neighborhood. Although I do appreciate that not many buildings look like that anymore.