

PLANNING DIVISION STAFF REPORT

January 8, 2024

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REVIEW

Legistar File ID # [81161](#)

Prepared By: Meri Rose Ekberg, Community & Cultural Resources Planner

Date Prepared: January 4, 2024

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

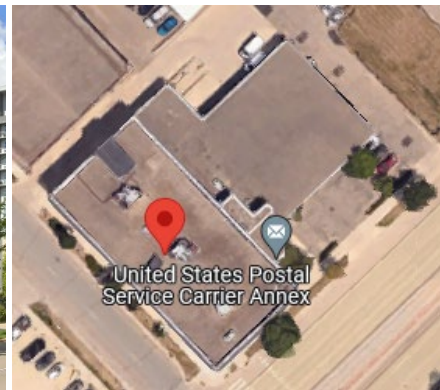
- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09](#)(1)(c) and [41.12](#)(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.

702 E Washington Avenue

Commercial building constructed in 1925 with additions in 1979 and 1998, all remodeled in 1998.



Google Street View



Google Earth



Wisconsin Historical Society, Fagan Publishing Co. postcard, Image ID #135869

Applicant: Chris Houden, Willow Partners LLC

Applicant's Comments: This demolition is associated with a redevelopment Project located at 702 East Washington Avenue - a 14-story multi-family/commercial mixed-use project. Land-use & urban design applications are submitted for this Project.

Staff Findings: The WHS site file indicates that the Commercial Vernacular industrial building was known historically as Kayser Motors, and also served as a home for the QTI group. The preservation file also notes that it was designed by architects Claude and Starck. The property has undergone significant alteration resulting in a loss of historic integrity.

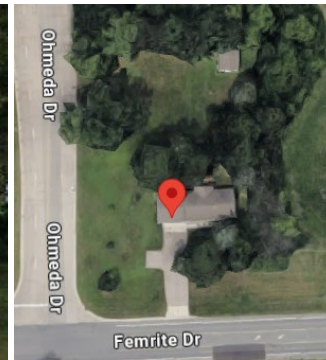
Staff Recommendation: Staff recommends a finding of historic value as the product of an architect of note, but the building itself is not historically, architecturally, or culturally significant due to the loss of integrity.

6402 Femrite Drive

Single-family home constructed in 1955.



Google Street View



Google Earth

Applicant: Michelle Orge, Second Harvest Food Bank

Applicant's Comments: None

Staff Findings: There is no preservation file or WHS site file.

Staff Recommendation: Staff recommends a finding of no known historic value.

4701 Ellestad Drive

Single-family home constructed in 1945.



Google Street View



Google Earth

Applicant: Adam Ryan, Quam Engineering

Applicant's Comments: None

Staff Findings: There is no preservation file or WHS site file.

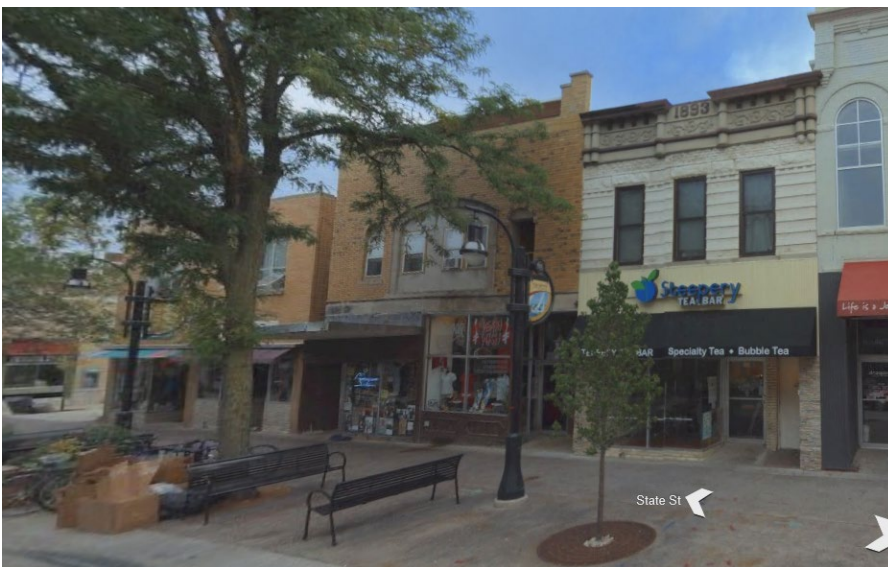
Staff Recommendation: Staff recommends a finding of no known historic value.

428-430, 432-436, 440-444 State Street

The Landmarks Commission reviewed the proposed demolition of these buildings on January 31, 2022, and made the finding that “the buildings at 428-430 State Street and 432-436 State Street have historic value based on their status as contributing structures in a potential National Register Historic District. The building at 440-444 State Street has historic value related to the vernacular context of Madison’s built environment and its intact condition.” The 2022 action report related to that discussion is attached to this report.



Bing Street View



Bing Street View

428-430 State Street

Commercial building constructed in 1893, with a rear addition and remodel in 2009.



Bing Street View



Google Earth

Applicant: Lisa Ruth Krueger, Knothe & Bruce Architects

Applicant's Comments: None

Staff Findings: The preservation file for this property indicates that the Henry Pecher Building was constructed in 1893 in the Romanesque Revival style. Henry Pecher lived in the building and ran his tonsorial parlor (barbershop) and baths on the first floor. The WHS site file indicates that the building is considered contributing to the potential State Street National Register Historic District.

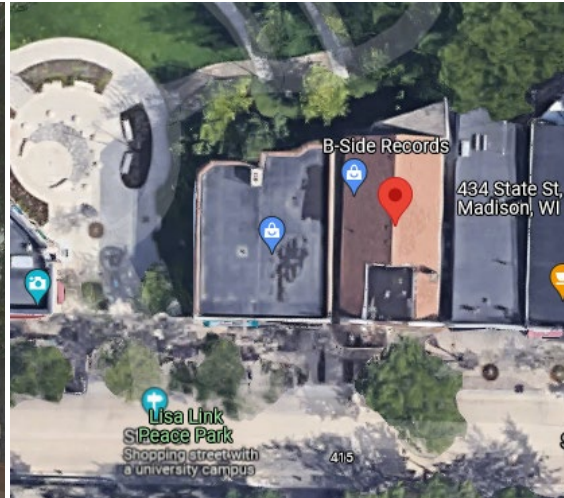
Staff Recommendation: Staff recommends a finding of historic value based on the status that this is a contributing structure in a potential National Register Historic District.

432-436 State Street

Commercial building constructed in 1899 (City Assessor), remodeled in 1927 and 1996 (City Assessor).



Bing Street View



Google Earth

Applicant: Lisa Ruth Krueger, Knothe & Bruce Architects

Applicant's Comments: None

Staff Findings: The preservation file names this the H. Halperin Commercial Building. The building was constructed in 1899 (City Assessor), and in 1927 Balch and Lippert completed a substantial remodel of the facade in in the Mediterranean Revival style. The first occupants were the Malone Grocery and a shoe repair shop. The WHS site file indicates that the building is considered contributing to the potential State Street National Register Historic District.

Staff Recommendation: Staff recommends a finding of historic value based on the status that this is a contributing structure in a potential National Register Historic District.

440-444 State Street

Commercial building constructed in 1962.



Bing Street View



Google Earth

Applicant: Lisa Ruth Krueger, Knothe & Bruce Architects

Applicant's Comments: None

Staff Findings: A preservation file for this property does not exist. The WHS site file indicates that the Contemporary-style retail building is not considered contributing to the potential State Street National Register Historic District, which has a period of significance of 1855-1946.

Staff Recommendation: Staff recommends a finding of historic value related to the vernacular context of Madison's built environment and its intact condition.

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 1/31/22

TITLE: Buildings Proposed for Demolition - 2022

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 2/7/22

ID NUMBER: 68860

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Ald. Arvina Martin, David McLean, and Maurice Taylor.

SUMMARY:

Kurt Stege, registering in opposition and wishing to speak

Kevin Burow, registering in support and available to answer questions

Bailey provided background information on the buildings at 428-430 State Street, 432-436 State Street, and 440-444 State Street. The buildings at 428-430 State and 432-436 State are considered contributing to the potential State Street National Register Historic District.

Kaliszewski asked when the potential State Street historic district had been assessed. Bailey said that the nomination was in the 1990s, so the 50-year historic period has shifted since then. Kaliszewski said that because the potential historic district was evaluated 20 years ago, the building at 440-444 State Street has likely gained significance in that time and would now be considered contributing to the district. She pointed out that the building has great integrity.

Stege, speaking as an individual not representing an organization, said that State Street is under tremendous development pressures, and they would hate to see two more significant buildings be demolished. They suggested there should be a responsibility on the part of the developer to complete an assessment on the historic structure and submit it with their demolition request.

Burow was not present to answer questions.

Arnesen suggested the buildings at 428-430 State Street and 432-436 State Street fit demolition criterion c and the building at 440-444 State Street fits demolition criterion b. Martin agreed and said she was worried about doing harm to a contributing building. Arnesen pointed out that 432-436 State looks like it has been modified over time.

Andrzejewski said that while there might be some changes, the buildings are older and some of the only commercial buildings left, so they are really important in representing our Progressive-era history.

Kaliszewski agreed with Arnesen's assessment because the buildings at 428-430 and 432-436 State Street were identified as contributing structures in the potential National Register Historic District. She reiterated that the building at 440-444 State Street has likely gained significance to be considered contributing to the historic district since it was last evaluated in the 1990s.

McLean agreed that 440-444 State Street was very intact and appeared to have its original 1962 building materials and window systems, which is significant.

Martin asked if there were further attempts to officially recognize State Street as a historic district. Bailey said that there has been disinterest amongst property owners to move forward with such a district.

ACTION:

A motion was made by Kaliszewski, seconded by Arnesen, to recommend to the Plan Commission that the buildings at 428-430 State Street and 432-436 State Street have historic value based on their status as contributing structures in a potential National Register Historic District. The building at 440-444 State Street has historic value related to the vernacular context of Madison's built environment and its intact condition. The motion passed by voice vote/other.