PLANNING DIVISION STAFF REPORT

October 6, 2025

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	**1314 Randall Court**
Application Type:	Demolition Historic Value Review
Legistar File ID #	90156
Prepared By:	Heather Bailey, Preservation Planner, Planning Division
Date Prepared:	October 3, 2025

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 Approval.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

(1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review MGO Sec. 28.185 applications for demolition and assign one of the following Categories to each principal building proposed for demolition:

(a) Category A Demolitions: denotes that the Landmarks Commission finds that the building has historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, listed in the National Register of Historic Places, and/or as an intact or rare example of a certain architectural style or method of construction.

(b) Category B Demolitions: denotes that the Landmarks Commission finds that the building has historic value related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.

(c) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category may also include sites or properties that have archaeological or other site findings of significance, but where removal of the building itself will have no impact.

(2) Presence of Archaeology. When applicable, each finding shall also note the presence of an archaeological or burial site on the site of the building proposed for demolition.

1314 Randall Court
Single-family home constructed in 1927

Google Streetview

Google Earth

Applicant: Kevin Burow, Knothe & Bruce Architects

Applicant's Comments: The existing buildings have been most recently used as rental properties. The buildings have served many people over time but have become outdated. It is not economically feasible to move or reuse the existing structures. The site is located on a corner of the city that is currently underutilized and would be better utilized as a multi-family property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures. Any required remediation or contamination removal will occur prior to demolition.

Staff Findings: The is no preservation file or State site file. The building does not appear to be architecturally significant and there are no known historic associations. The Landmarks Commission previously reviewed this property on July 25, 2022, and recommended that this property and collection of houses proposed for demolition as part of the larger redevelopment, had historic value related to the vernacular context of the City of Madison and spoke to the history of student housing near the university, but that none of the buildings were particularly architecturally significant. There is no previously identified archaeology on this property.

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