

## PLANNING DIVISION STAFF REPORT

August 26, 2013

PREPARED FOR THE LANDMARKS COMMISSION



Application Type: DEMOLITION REPORT

Legistar File ID # [28640](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

### Summary

#### 905, 925, 939, 945 East Washington and 910, 922, 924 East Main

Commercial buildings



Google aerial view image

Applicant: Michael Schmidt, Henneman Engineering

Applicant's Comments: None

Staff findings: Staff toured some of the buildings shown above and believes that the buildings at 910 and 924 East Main are useful buildings that could be used in the interim.

The Assessor's web site was down for maintenance and the dates of construction were not available when this report was being prepared.

The preservation file for 927-939 East Washington notes that Mautz paint built this building in 1928 for their use as a varnish plant. In the late 1920s and 1930s the firm was the only factory specializing in paint products for professional contractors. This site became the base of operations for their paint manufacturing business. By 1939 the firm had over 50,000 square feet of factory spaces on this site, employed nearly 100 people with an annual payroll of about \$600,000. 15 sales representatives oversaw the distribution of Mautz products in Wisconsin, Iowa, Minnesota, Michigan, Illinois and Indiana. The firm also operated a testing laboratory and the

largest decoration studio in Wisconsin. Another note in the file notes that Mautz is the only paint manufacturing firm in Madison during the historic period.



Mautz Paint & Glass Company building located at 939 East Washington Avenue, Wisconsin Historical Society

The preservation file for 945 East Washington notes that the building was constructed in 1928 as the George Cnare and Son Warehouse and was designed by Edward Tough.

The preservation file for 924 East Main Street notes that the building was constructed in 1928 as the National Biscuit Company Warehouse and was designed by Edward Tough and built by George Cnare and Sons.

The preservation file for 946 East Main Street notes that the building was constructed in 1929 as the Wisconsin Telephone Company Garage and Warehouse Building and was designed by Herbst and Kuenzli (Milwaukee) and built by J.H. Findorff and Sons in the Mediterranean Revival Style.

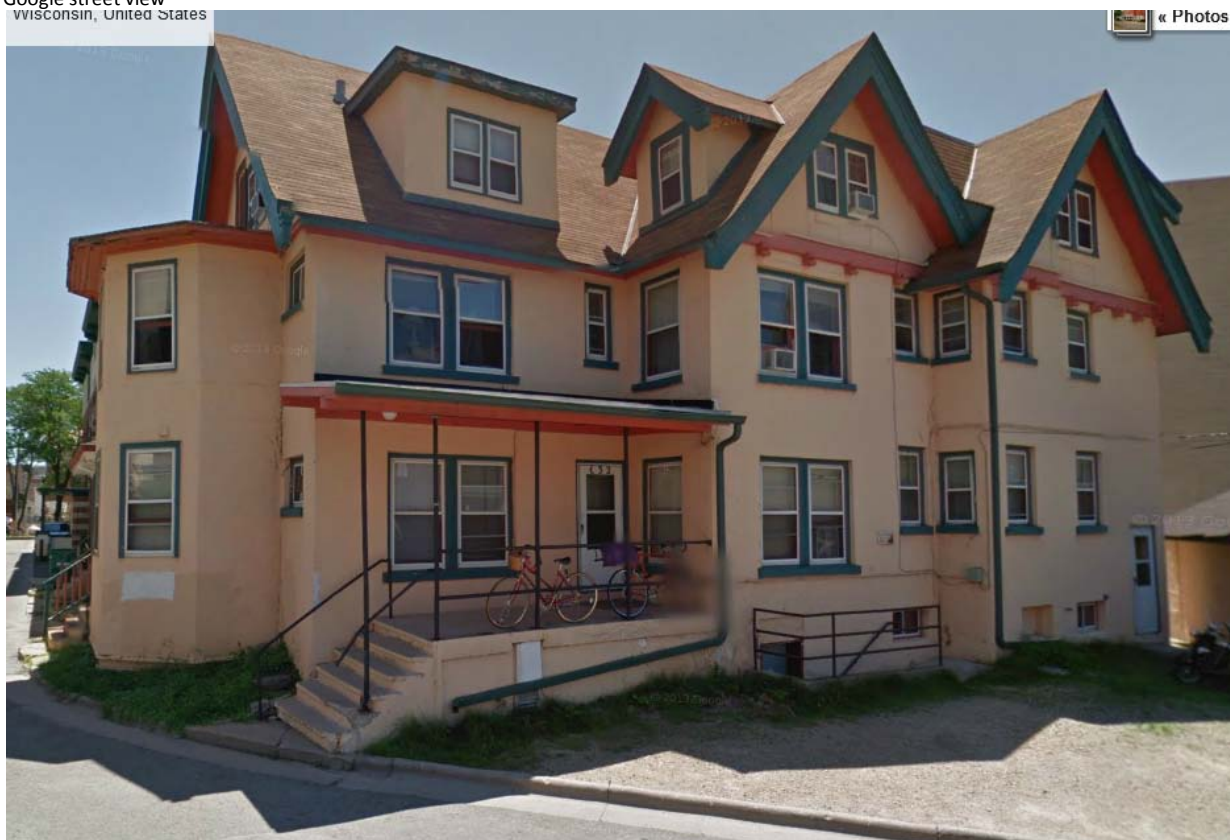
Preservation files for the other properties do not exist.

**622 and 632 Howard Place**

Multi-unit residential structures

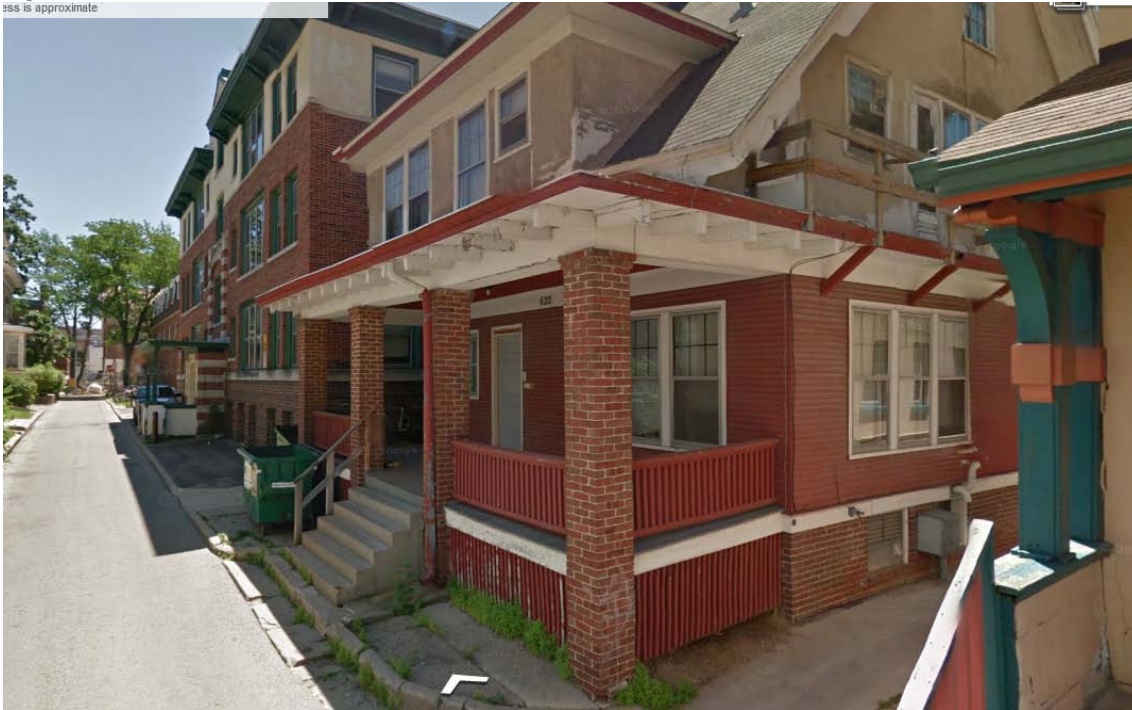


Google street view  
Wisconsin, United States



Google street view





Google street view



Google street view

Applicant: Mark Smith, JLA Architects

Applicant's Comments:

Existing buildings would be razed to allow for the construction of a 37 unit Apartment Building

Staff Findings: The Langdon neighborhood has a distinctive character that is based on the development pattern of the area and the architectural trends of the time. The Langdon neighborhood was originally part of the Mansion Hill neighborhood and was home to prominent businessmen and University faculty. As the University population grew, the Langdon area became a popular neighborhood for Greek letter societies and housing for students. These Greek letter societies established chapter houses in existing stately structures or constructed new high-style period revival buildings. With significant growth in University enrollment, the neighborhood transitioned from a prestigious neighborhood of professionals to a student enclave that is known for its buildings of high-style period revival architectural styles.

The building at 622 Howard Place was constructed in 1909 for owner Mary Harnden in the bungalow style. The building at 632 Howard Place was constructed in 1910 for Harry Curtis as a multi-unit rental house in the Tudor Revival style as designed by Claude and Starck. 622 and 632 Howard Place are contributing structures in the Langdon Street National Register Historic District.

Plans and programs including the Langdon Street National Register Historic District, the Downtown Plan and the 2006 Comprehensive Plan have been put in place to protect the context and character of the Langdon neighborhood.

The Langdon Street National Historic District was listed on the National Register of Historic Places in 1986. The nomination form is linked to Legistar.

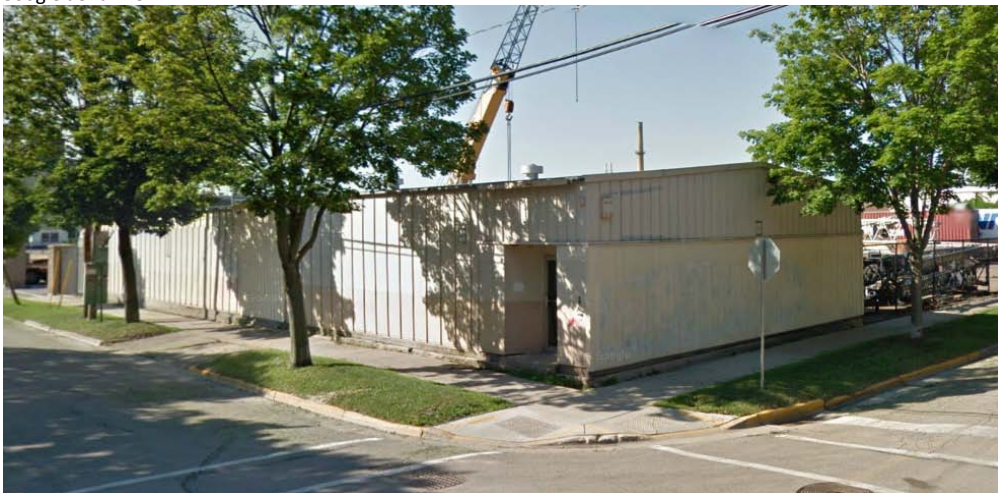
The recently adopted Downtown Plan features the Langdon area in Key 4: Maintaining Strong Neighborhoods and Districts and in Key 7: Build on Historic Resources. The historic preservation related objectives, recommendations, and discussion points that relate to this proposal have not been provided for this Demolition Report, but include pages 56, 57, 92 and 93 of the draft plan. Excerpts of the 2006 Comprehensive Plan that relate to historic preservation issues have not been provided in this Demolition Report, but include Objectives 34, 40, 41, 42, 44, and 51.

**124 North Livingston**

Commercial building, date of construction unknown.



Google aerial view



Google street view

Applicant: Paul Marrotte, Westwood Madison LLC

**Applicant's Comments:**

As part of a rezoning request and subsequent conditional use application for a multi-family development bounded by Livingston, Mifflin, and Dayton streets - we are requesting permission to take down a small warehouse building.

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