

# City of Madison Landmarks Commission

# APPLICATION

City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985



## 1. LOCATION

Project Address: 929 Williamson St Aldermanic District: 6

## 2. PROJECT

Project Title / Description: Demolition, fill-in, and replacement with green space

This is an application for: (check all that apply)

- ☐ Alteration / Addition to a Designated Landmark
- ☐ Land Division/Combination of Designated Landmark site
- ☐ Alteration / Addition to a building adjacent to a Designated Landmark
- ☐ Alteration / Addition to a building in a Local Historic District (specify):
  - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
  - ☐ University Heights ☐ Marquette Bungalows
- ☐ Land Division/Combination in a Local Historic District (specify):
  - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
  - ☐ University Heights ☐ Marquette Bungalows
- ☐ New Construction in a Local Historic District (specify):
  - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
  - ☐ University Heights ☐ Marquette Bungalows
- ☒ Demolition
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment  
(Please contact the Historic Preservation Planner for specific submission requirements.)
- ☒ Other (specify): Demolition of building in Local Historic District, Third Lake Ridge

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## 3. APPLICANT

Applicant's Name: Caden Howell Company: \_\_\_\_\_  
Address: 928 Jenifer St, Madison, WI 53703  
Telephone: (312) 593-8073 E-mail: cadenhowell@gmail.com  
Property Owner (if not applicant): \_\_\_\_\_  
Address: \_\_\_\_\_

Property Owner's Signature: Caden Howell Date: 5/15/2017

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☒ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☒ Electronic files (via email) of submission materials (see below).
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.

N/A ☐ Architectural drawings reduced to 11" x 17" or smaller pages which may include:

N/A ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;

N/A ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;

N/A ☐ Floor Plan views of levels and roof;

N/A ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.

☒ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:

☒ Photographs of existing conditions;

☐ Photographs of existing context;

☐ Manufacturer's product information showing dimensions and materials;

☒ Other Public records history, lot description, and evaluation from Freiburger Construction Consulting

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect

City of Madison Planning Division

P.O. Box 2985 (mailing address)

Madison, WI 53701-2985

[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

608 266 6552



928 Jenifer St.  
Madison, WI 53703-3522  
May 15, 2017

City of Madison Landmarks Commission  
City of Madison Planning Division  
126 S Hamilton Street  
P.O. Box 2985  
Madison, WI 53701-2985

Members of the Landmarks Commission:

I am writing for permission demolish the house at 929 Williamson St, which I purchased in October 2016. The property is dilapidated, and was posted as No Occupancy by the City of Madison in November 2015. I hired an inspector to look over the property in December 2016. He has informed me that if not demolished, every major system in the house, including the foundation and framing, would need to be replaced or repaired. The cost of repair could not be economically justified for either a rental or owner-occupied property. From what I've been able to research, the property does not appear to be of any historic or architectural significance. I have also been unable to purchase liability insurance for the property in its current state.

At this time, I would like to plant the lot with grass or other suitable ground cover and maintain it as a green space. For that reason, I am not submitting any architectural plans at this time. I will return to the Landmarks Commission for your permission if we decide to build on this site in the future.

Thank you for your time and attention to my request.

Sincerely,



Caden Howell

**FREIBURGER CONSTRUCTION CONSULTING, Inc.**  
**5438 County Highway M**  
**Fitchburg, WI 53575**  
**(608) 835-0001**

November 21, 2016

Caden Howell  
928 Jenifer St  
Madison, WI 53703

Dear Caden,

At your request we have inspected the residential building located at 929 Williamson St. Madison, Wisconsin, and have compiled the following report. This report is for your information and is not to be construed as a warrantee of any mechanical system, nor does it guarantee any portion of the building against subsequent failure.

We have evaluated the current condition of this residential building to assist you in assessing the possibilities of rehabilitating the dwelling.

**1. Structure:**

- 1.1 This single story wood frame dwelling was originally constructed in 1879 according to the city assessor's records. The dwelling is currently uninhabited. On November 5, 2015 Madison Building Inspection issued a No Occupancy Order which prohibits the premises from being occupied until it is brought up to full compliance with all applicable building codes in Madison Ordinances.
- 1.2 There is a small basement with a brick foundation under a portion of the center section of the structure. (Photo 1) The headroom clearance in this area is limited at 5'. The balance of the center section and the sections towards the front and rear of the property are supported on what appear to be shallow stone or other masonry foundation walls with inaccessible crawl spaces.
- 1.3 There is some deterioration to the brick foundation where moisture infiltration has occurred. Eroded mortar joints and spalled brick were noted in several locations. (Photo 2) In another area portions of the foundation wall were removed to provide access to part of the rear crawls space to allow for installation of plumbing pipes. (Photo 3) The basement area has an earthen floor.
- 1.4 The wood framing set on top of the brick foundation is severely deteriorated. (photos 4 & 5) A probe could be fully inserted into the wood in many locations. Other portions of

the wood framing are also deteriorated due to excess moisture. Supplemental posts have been installed under portions of the floor framing in numerous locations without proper support or protection from deterioration at the base. (Photo 6 - 8) In other locations supplemental blocking bears directly on soil. (Photo 9)

- 1.5 Around the exterior perimeter where the wood framing could be accessed the wood framing is noted to have deteriorated. At the front section of the dwelling a parged masonry barrier was constructed around the base of the structure. This masonry concealed the wood floor framing setting on the crawl space foundation. (Photo 10) The intent was apparently to close off the crawl space. Where this masonry has fallen away the wood framing is visible and is seriously deteriorated.
- 1.6 The floors within all of the rooms are uneven and slope reflecting the deterioration of the framing and foundations. In some locations the slope is over 1" across 2'. Cracked or deteriorated floor joists were noted in several locations. (Photos 11 & 12) In the bathroom the legs of the claw foot tub have pushed thru the flooring. (Photo 13)
- 1.7 There is a single wythe brick chimney in the center of the structure which extends up through the roof. Within the attic the brick on two sides of the chimney have collapsed. (Photo 14) The chimney above the roofline should be considered unstable since it does not have support at all sides.
- 1.8 The wood framing for the roof over the rear entry landing has rotted and collapsed. (Photo 15)

## **2. Roof and Gutters:**

- 2.1 The asphalt shingles on the roof are nearing the end of their useful life. Where the shingles abut an exterior wall the detailing was not completed in a professional manner. Roofing mastic has been lapped up onto the siding or wood trim and some sections are pulling away creating a point of moisture entry. (Photo 16)
- 2.2 There are multiple layers of shingles on the roofs. In at least one location there appears to be three layers of shingles. Roof structures are typically designed for no more than 2 layers of asphalt shingles.
- 2.3 There are no gutters or downspouts on this structure.

## **3. Windows and Doors:**

- 3.1 The wood frame double hung windows are single glazed. Random windows that were tried did not operate smoothly. Some of the wood frames and glazing are deteriorated. There are aluminum frame combination storms and screens at the windows that are in poor condition. Screens or storm windows are missing in a number of locations.
- 3.2 The windows do not appear to be original to the dwelling. Replacement jamb liners have been installed. At some locations the installation was never completed with interior trim. At the front of the dwelling the space between two windows that likely was a picture window has been filled in with painted plywood. (Photo 17)
- 3.3 The wood exterior entry doors are in poor condition and not original to the dwelling. The door at the front entry is a door intended for interior use. At the rear entry the door

is delaminating. The rear entry has a storm door which is not useable due to the collapsed roof.

3.4 At the front porch the framing supporting the screen door has been dislodged making operation problematic. (Photo 18) The screens at the porch are in poor condition.

3.5 The interior doors are in poor condition, off their hinges or missing.

#### 4. **Insulation & Ventilation:**

4.1 There is about 4" of fiberglass insulation in the attic providing an insulation level around R-15. This is well below the current industry standard of at least R-40.

4.2 The amount of ventilation at the attic is below current code requirements.

4.3 At locations where the exterior wall cavities were visible there was no insulation.

#### 5. **HVAC:**

5.1 There is a gas fired forced air furnace installed at the 1<sup>st</sup> floor. The furnace is a natural draft type vented with a single wall metal flue that was extended up thru the existing brick chimney.

5.2 The current furnace installation is a safety hazard. Prior to operation of the furnace a full inspection by a qualified HVAC technician is recommended to insure proper operation and the integrity of the heat exchanger. Also given the deteriorated condition of the brick chimney the flue will need to be rerouted with code compliant materials. Heating supply ducts do not extend to each of the rooms rather they discharge into the central areas. To meet current codes ducts would need to be installed to serve each room.

5.3 There is no air conditioning installed in this dwelling.

5.4 The bathroom does not have an exhaust fan for ventilation as required by current codes.

#### 6. **Plumbing:**

6.1 The plumbing system uses steel and copper piping for water supply with cast iron and PVC piping for the drain and vent system. The water service to the building has been shut off and the water meter has been removed.

6.2 The plumbing system was not tested for adequacy. Prior to the winter season draining all the water supply lines and filling the drain traps with an appropriate antifreeze is recommended.

6.3 As noted above the bath tub has subsided a couple of inches through the floor. It is likely that this has resulted in damage or breaks in the associated plumbing pipes.

#### 7. **Electrical:**

7.1 There is a 100 amp overhead electrical service to the dwelling with circuit breakers for overcurrent protection. The electrical service has been disconnected. No testing of the electrical system was completed as part of this inspection.

- 7.2 In the basement area the metal electrical conduit is corroded due to the high moisture levels.
- 7.3 There are no smoke detectors or carbon monoxide detectors in this dwelling.
- 7.4 The current electrical system does not meet current code requirements in a number of areas including; the main service panel is located over the stairs without an appropriate working area, the limited number of receptacles in most rooms and lack of ground fault protection. (Photo 19)

**8. Interior:**

- 8.1 The interior finishes are in poor condition. Wall paneling has moisture damage and is deteriorating. (Photos 20 & 21) Gypsum board walls have cracks and holes. The ceilings have fiberboard tiles which are water stained and deteriorated in several locations. Floor coverings are worn, cracked or missing. Cabinetry and countertops are damaged.
- 8.2 The stairs to the basement are steeply pitched, very narrow and the bottom tread is missing. (Photo 22) There are no handrails or guardrails at these steps. Installing a code compliant set of steps would require reconfiguring the stairway opening and moving walls within the dwelling.

**9. Exterior:**

- 9.1 The exterior of the building is clad with a cement board siding of the type which may contain asbestos. A Certified Asbestos Tester can take a sample to provide definitive information. Removing or cutting the siding will require special precautions if the siding contains asbestos. The siding is generally intact, though there are a few cracked or missing pieces.
- 9.2 Apparently there was damage to the soffit and fascia in several areas. At these locations a board has simply been installed to close off this area rather than actually making repairs to the damaged components. (Photo 23) In one location a section of this board cracked and fallen away.
- 9.3 There is wood trim at windows and the porch which is in fair condition. At the fascia the paint finish has deteriorated and the wood is cracked or rotted in places.

**10. Overall Considerations:**

- 10.1 The overall deterioration of this dwelling is substantial. The previous owner held the property for over 50 years and according to city inspection files has had orders for repairs numerous times over that entire timeframe. The work that has been done to repair the structure is substandard and in some case not code compliant.
- 10.2 The extent of deterioration to the wood framing at the base of the walls around the perimeter of the structure is not fully known. However, in every location where the framing is visible the wood is rotted and will need to be replaced if the dwelling were to be rehabbed.
- 10.3 The foundations, especially at the crawl spaces are inadequate. Constructing a new

foundation under this building would be incredibly difficult if not impossible due to the serious deterioration of the wood framing. Major portions of the floor framing would need to be replaced to provide a solid means of supporting the structure prior to beginning work on the foundations. This would require replacing a substantial portion of the existing wood framing as there appears to be limited sound material and the floors all slope significantly.

- 10.4 The plumbing, heating and electrical systems will need to be completely replaced to provide adequate comfort, safety and code compliance.
- 10.5 The building is located very close to the west side lot line. The adjacent property is also close to the lot line. Only 3' separates the two buildings. (Photo 24) During any reconstruction there will likely be issues of fire separation and limits on size and number of openings in this wall. Currently a bedroom and bathroom have windows along this wall.
- 10.6 The No Occupancy order from the City requires that repairs be made to make the dwelling fully code compliant. The extent of repairs required will mean that all aspects of the dwelling will need to be brought up to current code requirements. Given the extent of the damage and deterioration to the structure it is unlikely that much of the original components of the structure would remain after this work is completed.
- 10.7 From a financial perspective it is unlikely that the costs of the required repairs could be justified if the dwelling was to be a rental property. Likewise, as an owner occupied dwelling it seems unlikely that an owner could justify the expense of the repairs against the small size of the dwelling.

Should you have any questions after reviewing this report please feel free to contact me.

Sincerely,

Peter Ostlind  
Direct line 444-9079



# 929 Williamson St Freiburger Consulting Review

Image Addendum Nov 21–Dec 6, 2016

## 01. Brick foundation



## 02. Deterioration of Brick Foundation.



### 03. Deteriorated foundation at mechanical opening





#### 04. Wood framing deterioration at perimeter



## 05. Deteriorated wood framing at perimeter





## 06. Supplemental posts, inadequate bearing



## 07. Supplemental posts with inadequate bearing





## 08. Deteriorated post base.



## 09. Post bearing on soil





## 10. Masonry barrier against dwelling





## 11. Cracked floor joist



## 12. Cracked floor joist



### 13. Legs of tub thru floor





#### 14. Collapsed chimney in attic



## 15. Collapsed entry roof





## 16. Roof to wall detail



## 17. Window opening infilled



## 18. Front porch





## 19. Lack of work space at electrical panel



## 20. Water damaged interior wall





## 21. Deteriorated kitchen wall



## 22. Basement stairs



## 23. Board covering fascia & soffit





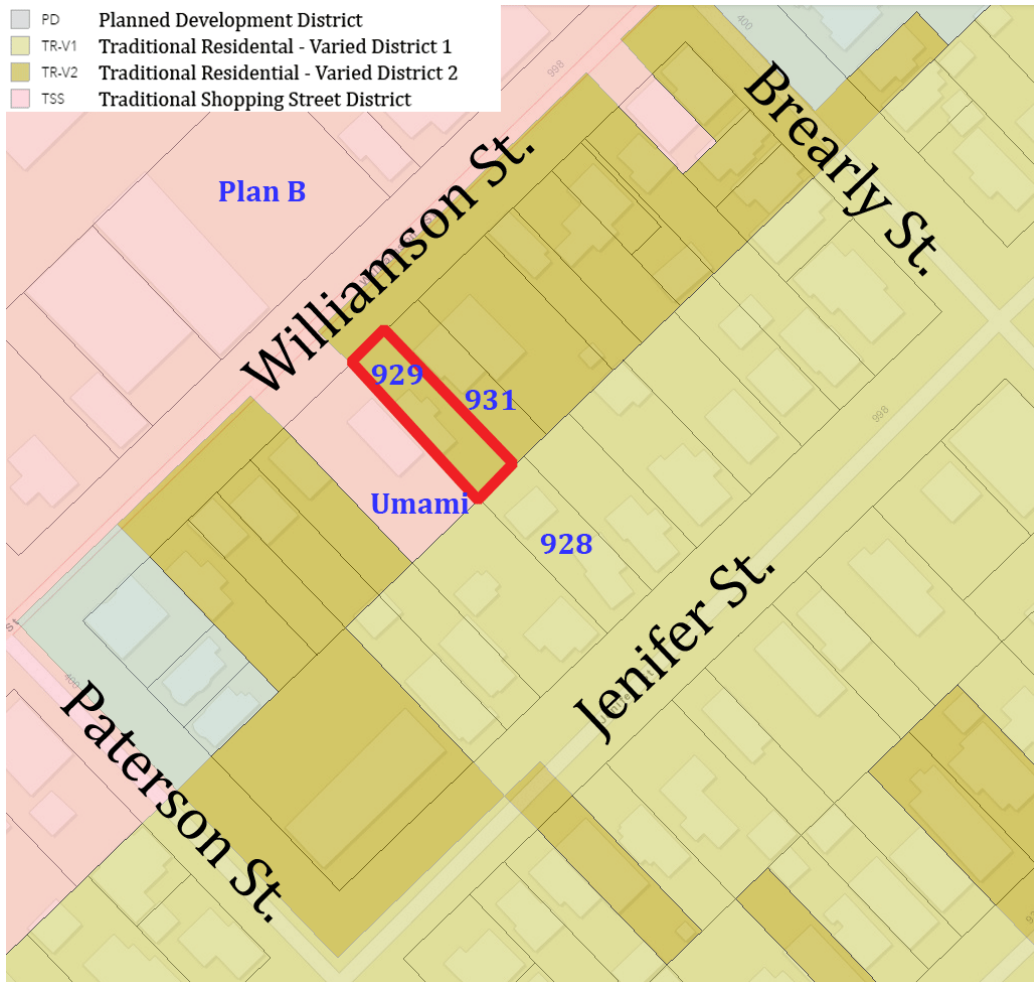
## 24. Limited separation to adjacent building



# Description of 929 Williamson St Lot

Prepared by Caden Howell  
Last updated May 14, 2017

## Location and Zoning



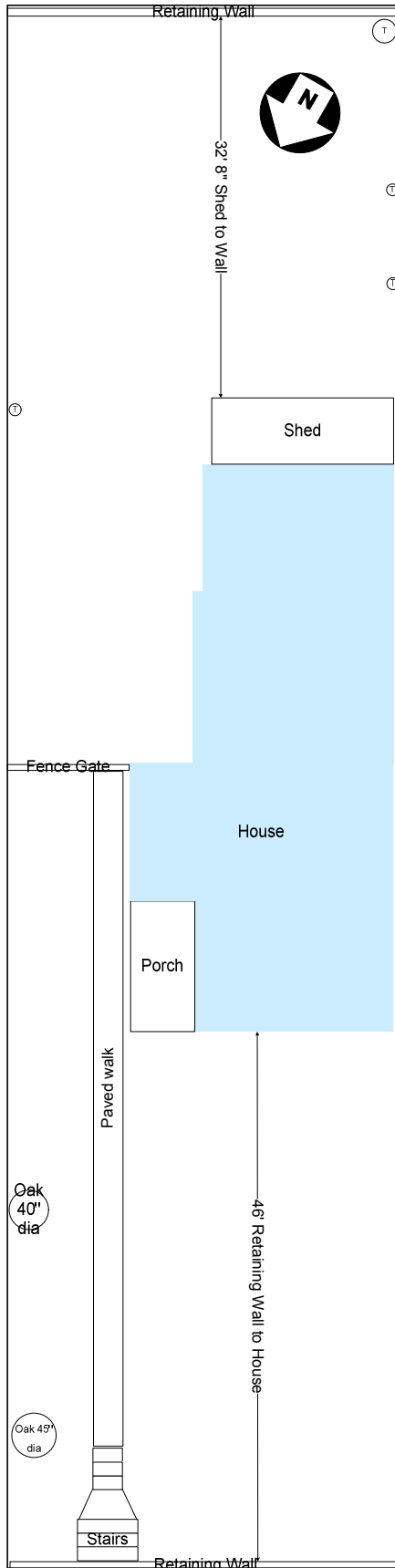
### Sources:

2015 Zoning Map. Downloaded May 8, 2017.

[http://www.cityofmadison.com/dpcd/planning/documents/Zoning\\_Districts\\_2015.pdf](http://www.cityofmadison.com/dpcd/planning/documents/Zoning_Districts_2015.pdf)

City of Madison Zoning Districts Map. Downloaded May 8, 2017.

<http://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=89737c066cda41eea5d986dd71291576>



## 929 Williamson St Lot

The 929 Williamson St Lot is a 33' by 132' lot. The northeast side of the lot faces Williamson St. There is a 2'4" high retaining wall between the lot and the sidewalk.

The lot grades uphill from Williamson St towards the lot for 928 Jenifer St at the back of the property, rising somewhere between 14' and 41'. Another retaining wall, about 2' high separates the 929 lot from the Jenifer St lot.

A concrete stairway and 30" wide walkway lead from the sidewalk to the front porch and entrance.

The property features two mature oak trees, 45" and 40" in diameter, on the front side of the property on the northeast property line. Several smaller, less mature trees exist in the rear of the property.

The house is separated from the 923 Williamson St building (Umami Restaurant) by 3'6".



## Appendix: Estimation of Change in Elevation

Location\Method	GPS Altimeter	Location-Based Altimeter (Topographical Map Lookup)	Barometric Altimeter
Sidewalk	842	858	827
Top of Sidewalk Retaining Wall	842	858	830
Back of Lot Retaining Wall	883	870	844

Elevation statistics collected from "Accurate Altimeter" application, used to approximate rise in elevation. Source:

<https://play.google.com/store/apps/details?id=com.arlabsmobile.altimeterfree&hl=en>

# History of 929 Williamson St

Prepared by Caden Howell

Last updated May 14, 2017

Disclaimer: This document has been prepared, to the best of my ability, based on public records. I tried to minimize assumptions, and when necessary, point out that assumptions were made.

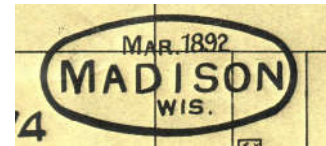
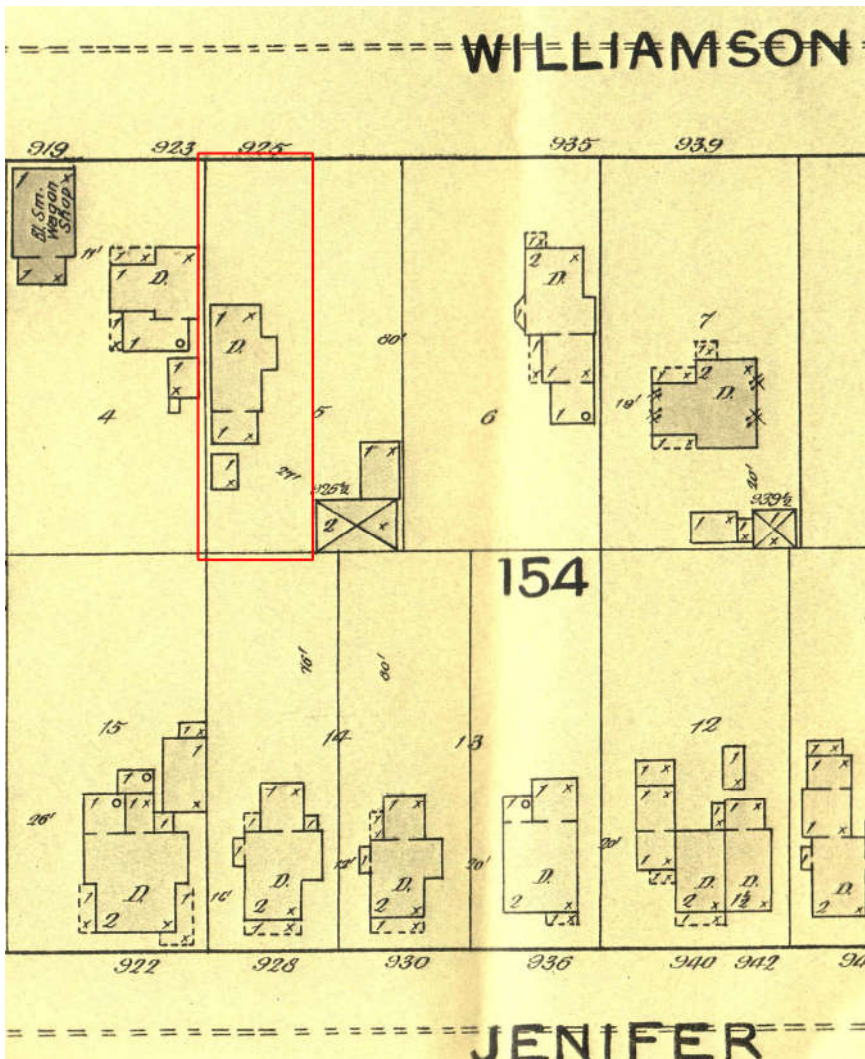
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## Summary

In 1879, a five-room single-story home was built at 929 Williamson St. It appears to have been largely unchanged since then or at least since 1892, where it appears on a map of the area. Until about 1906, 929 Williamson appears to have been occupied by the Conlin family. Peter Conlin was an early settler of the Third Ward, and a drayman for about 30 years. Around 1907, Peter Conlin and his family moved into 931 Williamson St next door, splitting lot 5. Starting around that time, 929 Williamson saw a number of shorter-term occupants, who may have been renters or owners, until the house was purchased by Gilman S. Stone, a fireman, around 1949. Stone occupied the home with his family until about 1966, when the home was purchased by Ray A. Peterson. At that time 929 Williamson became a rental property. It fell into disrepair over the decades and was posted as "No Occupancy" by the City of Madison in 2015.

I was unable to find any past occupants of 929 Williamson St of particular historical significance.



929 Williamson St on a map from March 1892, when it was numbered 925 Williamson St (outlined in red.)

## Historic Status

929 Williamson St exists in the Third Lake Ridge Local Historic district. However, it does not appear on the National Register of Historic Places. It falls outside the adjacent Jenifer-Spaight Historic District which does appear on the National Register.<sup>1</sup>

<sup>1</sup> National Park Service U.S. Department of the Interior. National Register of Historic Places Registration form, "Jenifer-Spaight Historic District." <https://npgallery.nps.gov/pdfhost/docs/NRHP/Text/04001153.pdf> Downloaded April 29, 2017.





The No Occupancy Posting on 929 Jenifer St

## Recent No Occupancy Status

It would be fair to say that Ray Peterson, who owned the property from approximately 1966 until 2016, or more than a third of the life of the building, plays an important part in the history of 929 Williamson St. The City of Madison Code Building Inspection Division has recorded a number of code violations going back a several decades. In 2015, Ray Peterson made Madison news for owing more than \$600,000 in judgments and more than 1,400 violations on his properties which were accumulated between May 1, 2010 and May 1, 2015.<sup>2</sup> In the same article, describing 929 Williamson St and 2269 E. Washington, Housing Inspection Supervisor Kyle Bunnaw commented, "They were in such bad shape that we didn't compile a report. It's one of those things where, I'm sorry, this is so bad, no one can be in here." Both properties had recently been posted as "No Occupancy" due to housing code violations.

## Timeline of Events of Public Record

City of Madison Building Inspection case numbers in parentheses, where applicable.

1879	929 Williamson St is built (at the time, probably numbered 925 Williamson.) on lot 5.
November 10, 1879	Peter Conlin and Catherine Lovin marry <sup>3</sup>
1885	To the southwest, 923 Williamson St is built (which now houses Umami Restaurant.) <sup>4</sup>
1883-1907	Peter Conlin, Drayman ("freight delivery"), resides at 929 Williamson <sup>5</sup> with wife Katherine (alt Katie, Kathrine, Catharine)

<sup>2</sup> Godar, Bryna. "Madison landlord Ray Peterson aims to sell 48 properties following court ruling." The Capital Times. December 7, 2015. [http://host.madison.com/ct/news/local/govt-and-politics/madison-landlord-ray-peterson-aims-to-sell-properties-following-court/article\\_587bd17f-855b-53fd-abac-0ac15d9b60a5.html](http://host.madison.com/ct/news/local/govt-and-politics/madison-landlord-ray-peterson-aims-to-sell-properties-following-court/article_587bd17f-855b-53fd-abac-0ac15d9b60a5.html)

<sup>3</sup> Wisconsin Historical Society. Wisconsin Genealogy Index: Marriage Record Entry for Dane County, Volume No. 03, Page No. 483; viewed online at <http://www.wisconsinhistory.org> on

<sup>4</sup> : Wisconsin Historical Society Architecture and History Inventory Property Record, " 923 WILLIAMSON ST "

1897	William Schultz and wife Emma live at 929 Williamson St. Schultz is a dealer in fresh, smoked, and dried meats at 908 Williamson. <sup>6</sup> Emma Schultz is a half-sister of Peter Conlin.
1902	Frank M. Conlin, student at University of Wisconsin, lives with parents at 929 Williamson <sup>7</sup>
1904	931 Williamson St is built on the northeast half of lot 5. This is possibly when the 66-foot lot shown in the 1892 map was divided.
1907	William H. Conlin, Electrical Engineering student at University of Wisconsin lives with parents at 929 Williamson <sup>8</sup>
1909	City directory lists Peter Conlin residence as 931 Williamson
1911-1914	William U. and Frieda Taplick reside at 929 Williamson street. <sup>9</sup> 1911 announced the birth of a son. <sup>10</sup> William Taplick's occupation listed as machinist at South Madison Co. <sup>11</sup>
1914	William Jahn, employee of MG&E Co, and wife Flora reside at 929 Williamson.
1916	George A Smith, switchman for the NW Railway resides at 929 Williamson with wife Beulah. <sup>12</sup>
1916	Harry Wilcox, lineman of NW Railway resides at 929 Williamson with wife Mabel S. <sup>13</sup>
1917	Harry Wilcox of 929 Williamson St. files exemption claim to the draft. <sup>14</sup>
1919	Herbert Grimm, laborer, and wife Mildred reside at 929 Williamson. <sup>15</sup>
1920	Houses for sale: "929 Williamson St—Five room house just decorated—a very reasonable price of \$3700—lot 33x132. Groves-Cretney co. Fairchild 372" <sup>16</sup>
1921	Mary E Blossom (widow of William) and Mrs. Hattie Atkinson, clerk (widow of John) resides at 929 Williamson <sup>17 18</sup>

<sup>5</sup> Madison City Directory 1890-91, 1892-1893, 1894-1895, 1886-1887, 1888-1889, 1890-1891, 1900-1901, 1902, 1904, 1907 Collection at <http://digicoll.library.wisc.edu/cgi-bin/WI/WI-idx?type=browse&scope=WI.MadisonLocHist>

<sup>6</sup> Madison City Directory, 1896-1897

<sup>7</sup> Madison City Directory, 1902

<sup>8</sup> Madison City Directory, 1907

<sup>9</sup> Madison City Directory, 1914 (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011)

<sup>10</sup> "Ten Years Ago Today." Wisconsin State Journal. May 13, 1921. 9.

<sup>11</sup> Madison City Directory, 1911

<sup>12</sup> Madison City Directory, 1916. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>13</sup> Madison City Directory, 1916

<sup>14</sup> "1000 Drafted Men Go Thru Body Test." Wisconsin State Journal. August 18, 1917. 6.

<sup>15</sup> Madison City Directory, 1919

<sup>16</sup> "Houses for Sale." Madison Capital Times. April 19, 1920. 9.

<sup>17</sup> Madison City Directory, 1921 (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011)

<sup>18</sup> Madison City Directory, 1921

1922	Mrs. Hattie Atkinson moves from 929 Williamson to 414 Oakridge Avenue <sup>19</sup> Mary E Blossom moves to 414 Oakridge as well. <sup>20</sup>
1923	Glenn E and Delia Sherman reside at 929 Williamson. Glenn Sherman is a clerk at Sherman & Hughes <sup>21</sup>
1925	Virgil L Treadwell, painter, and Helen F and Ernest E Treadwell, students, reside at 929 Williamson. <sup>22</sup>
1927	Josef L, department manager at S S Kresge Co, and Edna C Schaefer reside at 929 Williamson. <sup>23</sup>
1929	William Salvisberg and wife Mary reside at 929 Williamson St. <sup>24</sup>
1930	"Lost Parrot From 929 Williamson St. Return to Owner and Receive \$10.00 REWARD!" <sup>25</sup> Capital Times reports "Polly Belonging to Pauline Busser Tries Wings, is Missing." <sup>26</sup> , "Prodigal Parrot Back Thanks to Local Girl and Times Want Ad" <sup>27</sup> Pauline went on to marry Ernest Edgren and worked for Wisconsin Bell for almost 40 years. <sup>28</sup>
1931	Paul M Busser, foreman at Struck and Irwin Fuel Co and wife Maude reside at 929 Williamson with Pauline A Busser, telephone operator for Wis Tel Co. <sup>29</sup>
1933-1935	James H and Ethel R McAllister reside at 929 Williamson St. <sup>30</sup>
1937	Orville L , machinist, and Mildred E Rowen reside at 929 Williamson St. <sup>31</sup>
1937	Frank Schneider, machinist, resides at 929 Williamson St.
1939	Harold E. Tipler , driver for Yellow Truck Lines, and wife Alice M reside at 929 Williamson St. <sup>32</sup>
1941-1947	Emil C, porter, and Ellen Lamp reside at 929 Williamson St.

<sup>19</sup> "Removals." Madison Capital Times. February 13, 1922. 8.

<sup>20</sup> Madison City Directory, 1923. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>21</sup> Madison City Directory, 1923. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>22</sup> Madison City Directory, 1925. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>23</sup> Madison City Directory, 1927. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>24</sup> Madison City Directory, 1929. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>25</sup> Madison Capital Times. July 17, 1930. 4.

<sup>26</sup> Madison Capital Times. July 18, 1930. Section 2. 1.

<sup>27</sup> Madison Capital Times. July 22, 1930. Section 2. 1.

<sup>28</sup> "Obituaries." Wisconsin State Journal. February 9, 2009.

<sup>29</sup> Madison City Directory, 1931. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>30</sup> Madison City Directory, 1933, 1935. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>31</sup> Madison City Directory, 1937. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>32</sup> City of Madison Directory 1939. [http://thirdlakeridge.org/results.asp?Street=Williamson&Street\\_no=929](http://thirdlakeridge.org/results.asp?Street=Williamson&Street_no=929)



	Emil Lamp is a fireman with Madison Club. <sup>33</sup>
1948	Gilman Stone, fireman <sup>34</sup> , lives at 1036 Williamson St <sup>35</sup>
1950	Ellen Lamp now widowed lives at 929 Williamson St. <sup>36</sup>
June 1950	Gilman Stone obtains work permit for repairs at 929 Williamson St. worth \$200. <sup>37</sup>
December 10, 1951	Daughter born to Mr. and Mrs. Gilman Stone, 929 Williamson St. <sup>38</sup>
March 1965	Gilman S. and Priscilla Stone still live at 929 Williamson St. <sup>39</sup>
November 3, 196? (year illegible)	City of Madison Electrical work permit lists owner as Gil Stone
April 6, 1965	Install heating
May 5, 1965	Repairs to plaster, rotted window sash, enclose heating plant
August 25, 1965	Plumbing connection for automatic washer
September 10-15, 1965	City of Madison reports roof links, issue with cement steps
1966?	Ray Peterson takes possession of 929 Williamson St. (Not found in public record.)
May 9, 1966	Reside and reroof with asphalt and asbestos
1967	Patrick M. Roach <sup>40</sup> and Carl W, Gilmann <sup>41</sup> reside at 929 Williamson St.
1967	929 Williamson is occupied by Kathleen E. Doherty <sup>42</sup>
1969	929 Williamson is occupied by Deborah C. Alderman, age 22. <sup>43</sup>
January 10, 1973	(0709-134-0611-6) City of Madison reports some exterior trim needs paint and rear shed should be repaired or removed
July 25, 1973	City of Madison reports no action taken on January issues
August 8, 1973	January Issues remediated
1974	929 Williamson is occupied by Mr. and Mrs. David Russell. <sup>44</sup>
September 28, 1974	Previous owner, Gilman S. Stone passes away. <sup>45</sup>
January 16, 1984	(84-00486) Code enforcement: ceilings are sloping, kitchen floor is rotten
January 20, 1984	(84-00902, 84-00903) City of Madison notice issued
	• Furnace issues

<sup>33</sup> Madison City Directory, 1941, 1943, 1947. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>34</sup> Madison Capital Times. August 6, 1954.

<sup>35</sup> "Fireman's Team Seeks Bowling League Berth." The Wisconsin State Journal. September 8, 1948.

<sup>36</sup> Madison City Directory, 1950. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)

<sup>37</sup> Madison Capital Times. June 26, 1950.

<sup>38</sup> Madison Capital Times. December 10, 1951.

<sup>39</sup> "Judy C. Morgan Becomes Bride of Gilman J. Stone." Wisconsin State Journal. March 1, 1965. Section 2. 2.

<sup>40</sup> "Records Column." Wisconsin State Journal. January 12, 1967.

<sup>41</sup> "Today's Records. Traffic Court." Madison Capital Times. January 19, 1967.

<sup>42</sup> "Today's Records. Marriage Licenses." Madison Capital Times. December 11, 1967.

<sup>43</sup> "Today's Records. Traffic Court." Madison Capital Times. March 19, 1969.

<sup>44</sup> "Today's Records. Births." Madison Capital Times. December 5, 1974.

<sup>45</sup> "Death Notices." Wisconsin State Journal. September 28, 1974. Section 1. 8.

	<ul style="list-style-type: none"> <li>• Leaking? (illegible) lavatory faucets</li> <li>• Leaking toilet</li> <li>• Rotted out bathroom floor, bathtub is sinking into the floor</li> <li>• Insufficient insulation and related Energy Code items</li> <li>• Broken floor tile in kitchen</li> <li>• Missing or issue with deadbolts and window locks</li> </ul>
	Condition of front porch
April 17, 1984	Most January issues remediated
April 23, 1984	(84-02375) Request for driveway and curb cutout denied, not enough room to put next to current structure.
April 25, 1984	Code enforcement: Outstanding January issue with clearance around combustibles
April 26, 1984	City of Madison grants Energy Code Compliance Certificate
May 29, 1984	Letter from City of Madison "failed to maintain the proper clearance between vent pipe and combustible wall"
1988	929 Williamson occupied by Daniel Gaytan. <sup>46</sup>
February 2, 1993	(93-01362, 93-01714) City of Madison issued 2 notices, 33 items including: <ul style="list-style-type: none"> <li>• Multiple windows do not close and lock</li> <li>• Hole in middle bedroom ceiling</li> <li>• Hole in kitchen floor</li> <li>• No shutoff control knob for kitchen cold water</li> <li>• Right stove burners don't light by pilot</li> <li>• Replace the bathroom flooring</li> <li>• Repair walls around bathtub</li> <li>• Hot water faucet bathroom doesn't work</li> <li>• Leaking drain pipe on bathroom sink</li> <li>• Tuckpoint foundation</li> <li>• Damaged siding</li> <li>• Deteriorated paint on wood surfaces</li> <li>• Rotted wood between windows on front of house</li> <li>• Install fascia boards on right side of house</li> </ul>
February 1, 1996	(96-04302) Code Enforcement, 12 items including: <ul style="list-style-type: none"> <li>• Bathroom, kitchen sink leaks, can see through to basement</li> <li>• Rebuild, replace deteriorated front left side porch</li> <li>• Exterior trash</li> <li>• Non-working windows, missing and torn screens</li> </ul>
January 1, 1997	(97-00630,97-00631) Code Enforcement: <ul style="list-style-type: none"> <li>• Insufficient heat</li> <li>• Leaking Bathroom faucet,</li> </ul>

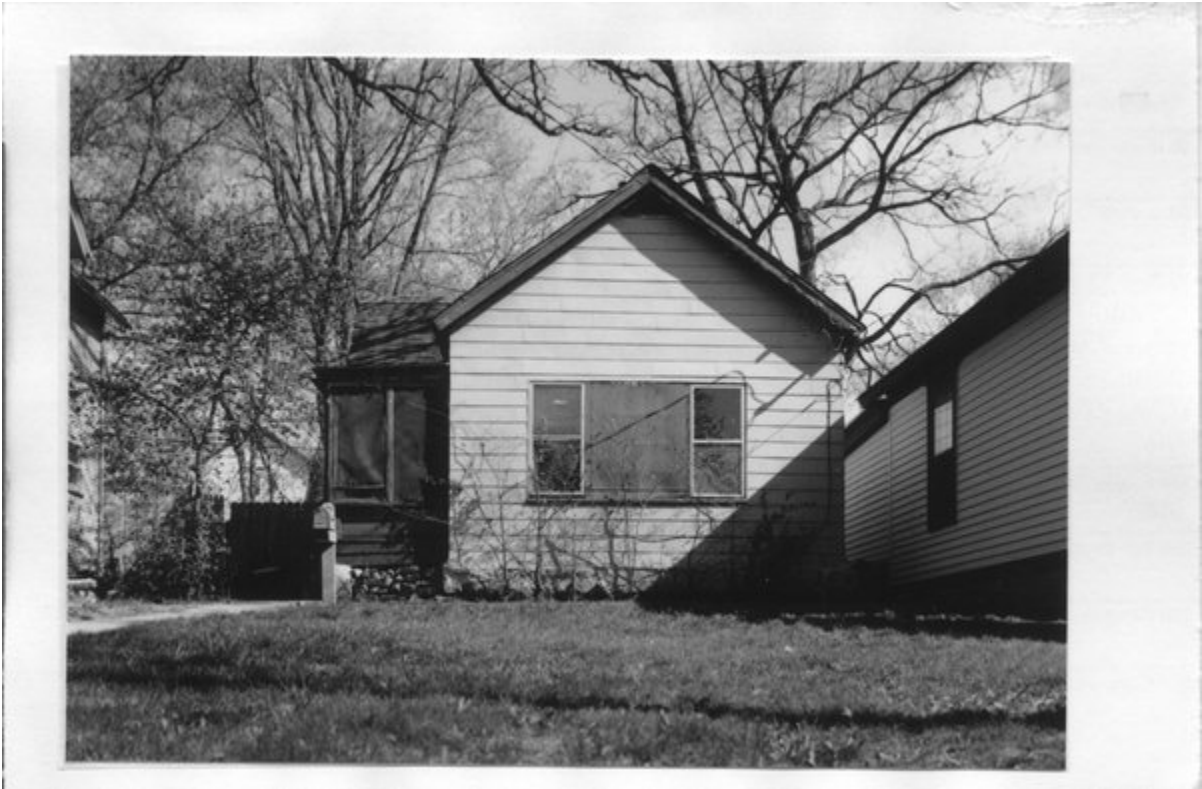
<sup>46</sup> "Campos backers picket City-County; claim racism." Wisconsin State Journal. March 30, 1988. Section 3. 2.

	<ul style="list-style-type: none"> <li>• Missing storm panels</li> <li>• Missing tiles on kitchen walls</li> </ul>
August 22, 1997	(97-04616) Code Enforcement: <ul style="list-style-type: none"> <li>• Carpet mold and mildew</li> <li>• Holes in floor</li> <li>• MG&amp;E Red tagged gas range</li> </ul>
August 26, 1997	(97-04891) Code enforcement: 26 items including: <ul style="list-style-type: none"> <li>• Rear bedroom floor hole and broken, curled, moldy tile</li> <li>• Fiberglass roof over rear entry door sags and is full of debris</li> <li>• Rotted, damaged, loose soffit and fascia for main roof in area above the side porch</li> </ul> Rotted, damaged siding near rear shed
October 22, 1997	(97-06037) Code Enforcement: Kitchen faucet leak, leaks into base cabinet
November 25, 1997	929 Williamson "may be eligible for rent abatement per Madison General Ordinances 32.06(2)." <sup>47</sup>
October 8, 2002	(202297009, 202297010) Code enforcement: <ul style="list-style-type: none"> <li>• Standing water on basement floor</li> <li>• Water leak by water meter in basement</li> <li>• Deterioration of front-side porch</li> <li>• Rebuild front right corner of foundation wall</li> </ul>
October 25, 2002	City of Madison notice, 28 items including: <ul style="list-style-type: none"> <li>• Frame falling apart in rear storm door</li> <li>• Deteriorated paneling on wall in kitchen under the window</li> <li>• Broken doorjamb for rear bedroom entrance door</li> <li>• Missing glass on right window in front bedroom</li> </ul>
June 26, 2003	City of Madison notice: Obtain permit for roof replacement
December 17, 2003	(203351011) Code Enforcement: Severe leak in bathroom, water turn off for the building
September 17, 2007	(207261028) City of Madison notice: Missing street numbers, Exterior trash complaint
May 7, 2008	(208126019) Exterior junk trash debris complaint
December 4, 2008	(208207011) Compliance reached for junk, trash, debris complaint.
September 10, 2010	(CB2010-272-05828) Abandonment of the property, broken windows, side door unlocked
May 23, 2011	(CB2011-143-03809) "House has been abandoned long term and is very poor maintenance condition. Rats living in the basement and travel to adjoining yards."
October 29, 2015	(CB2015-309-09072) Code Enforcement: "House is deteriorating, tub has sunk through the

<sup>47</sup> "Legal Notices." Madison Capital Times. November 25, 1997. 4B.

	floor, toilet not operating correctly, damaged flooring, general disrepair and deterioration."
November 5, 2015	City of Madison posts "No Occupancy" on 929 Williamson St.
October 26, 2016	House purchased from Ray A. Peterson by Caden Howell

## Appendix: Photos of 929 Williamson St



929 Williamson St. Appears to be some time before Asbestos Siding was installed in 1966.<sup>48</sup>

<sup>48</sup> Wisconsin Historical Society Architecture and History Inventory Property Record, "Approximately 927 Williamson" Downloaded April 29, 2017 from <http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963814&dsNavOnly=N:4294963828-4294963814&dsRecordDetails=R:HI120608&dsDimensionSearch=D:927+williamson,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:927+williamson,Dxm:All,Dxp:3>





929 (left) and 923 (right) Williamson St circa 1977.<sup>49</sup>

<sup>49</sup>Wisconsin Historical Society Architecture and History Inventory Property Record, " 923 WILLIAMSON ST " Downloaded April 29, 2017 from <http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963814&dsNavOnly=N:4294963828-4294963814&dsRecordDetails=R:HI115849&dsDimensionSearch=D:923+williamson,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:923+williamson,Dxm:All,Dxp:3>

## Appendix: Peter Conlin's Obituary

Source: Madison Capital Times. July 29, 1931. 1.

Peter Conlin was possibly the first inhabitant of 929 Williamson St, although it looks like around 1907, he moved to 931 Williamson St, the house built on the other half of lot 5.

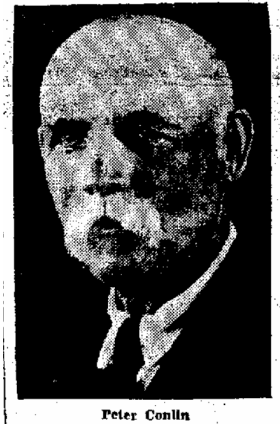
### **Peter Conlin, Ex-Drayman, Dead, Aged 77**

*Veteran - 3rd Ward Resident Dies at Home Today*

Peter Conlin, 77, retired drayman and an old settler of the third ward, died early today at his home, 931 Williamson St. He had been suffering with Rheumatism for several months. Born in Racine in 1854, Mr. Conlin came with his parents to Dane County. They settled on a farm near Madison. Later, Mr. Conlin took a position with the Chicago and NorthWestern road. He engaged in the dray business about 30 years and retired 12 years ago.

Fifty-two years ago Mr. Conlin was married to Miss Catherine Levin, who survives him. Two years ago Mr. and Mrs. Conlin celebrated their golden wedding anniversary. They had lived on the present homestead site ever since they had been married. Besides his widow Mr. Conlin leaves two sons, Dr. Frank M. Conlin of Omaha, Neb. who came here several years ago, and William H. Conlin, Maple Bluff. Two half-sisters, Mrs. Patrick Casey and Mrs. William Schulz of this city, and a half brother, Michael Conlin, of Blooming Grove, also survive. The oldest son of Mr. Conlin, James, died about 24 years ago.

A brother, Dominic Conlin, who was also engaged in the dray business, died ten years ago. Mr. Conlin had been a member of St. Patrick's church ever since its organization in the late eighties. Funeral services will be held at 9 Friday morning from St. Patrick's church with the Rev. P. B. Knox officiating. Burial will be in Cavalry cemetery.



Peter Conlin

## Appendix: 1965 Floor Plan Sketch

The following floor plan was filed at the City of Madison Building Inspection office by Master Builders, Ray Peterson's company. It is still a roughly accurate representation of the building layout.

