

# PLANNING DIVISION STAFF REPORT

August 27, 2018

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [49999](#)  
**Prepared By:** William Fruhling, Acting Preservation Planner  
**Date prepared:** August 21, 2018

## Summary

### Relevant Ordinance section:

28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

### 1954 E Washington Avenue (22 N Second Street)

The apartment building at 1954 E Washington Ave was constructed in 1924, with additional buildings constructed in 1958 and 1989. The apartment building to be demolished, with an address of 22 N Second St, was constructed in 1989.



Google Street View



Google Street View



Google Earth

Building to be demolished at the corner of E Mifflin St and N Second St

**Applicant:** Lorrie Heinemann, Madison Development Corp.

**Applicant's Comments:** Only apt. building at corner of E Mifflin and N Second St.

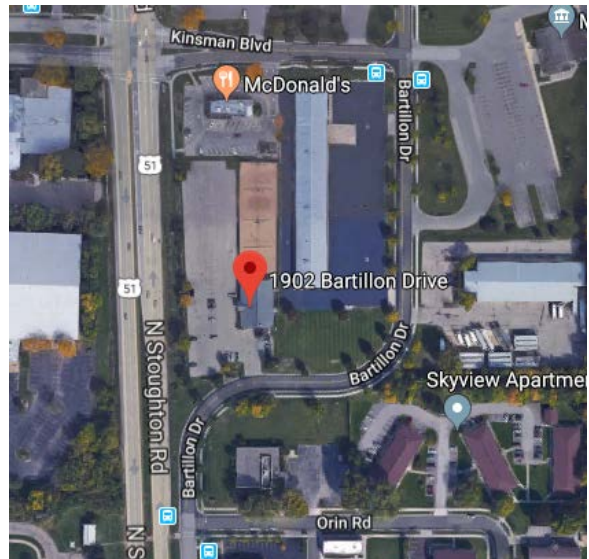
**Staff Findings:** A preservation file for the building at the corner of E Mifflin St and N Second St does not exist. The preservation files indicate this building at 1954 E Washington Ave was constructed in 1925 to the designs of architect Louis Claude of Claude and Starck. It was built as the East Washington Contagious Hospital to treat patients with contagious diseases, and was owned and operated by the City of Madison. In 1989, the building became The Avenue apartments, which remain today.

**1902 Bartillon Drive**

Commercial building constructed in 1995.



City Assessor's Office



Google Earth

**Applicant:** Bob Caspersen, Danlily Corporation

**Applicant's Comments:** N/A

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



## **556 Chatham Terrace**

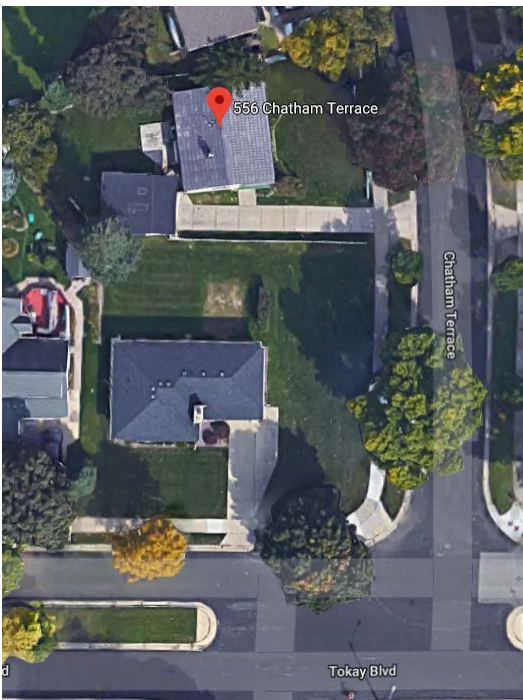
Single family home constructed in 1949.



Google Street View



Google Street View



Google Earth

**Applicant:** Dennis Haefer

**Applicant's Comments:** N/A

**Staff Findings:** Preservation records indicate the home was manufactured by the Lustron Corporation and built by Findorff and Co. in 1949 for owner R.H. Komurka, who was a claims adjuster for an insurance company. Lustron homes became popular during the post-World War II housing shortage. The company's goal was to create low-cost, high-quality housing using mass production methods. Each house was composed of 3000 parts that could be put on a truck and shipped anywhere in the country, with assembly requiring two weeks. The vast majority of the approximately two dozen Lustron homes in Madison were built in 1949 by Findorff. In 1950, the Lustron Corporation went broke. Lustron houses are of great historical interest, and represent a unique period of American life. Those that remain intact are likely eligible for the National Register.

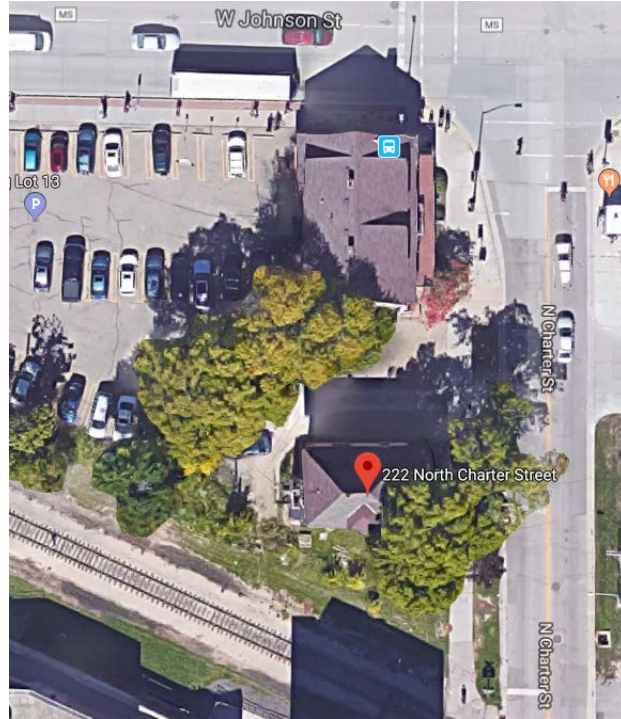


**222 N Charter Street**

Single family home constructed in 1901.



Google Street View



Google Earth

**Applicant:** Jim Stopples, Madison Property Management

**Applicant's Comments:** N/A

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

**1802 Packers Avenue**

Single family home constructed in 1900.

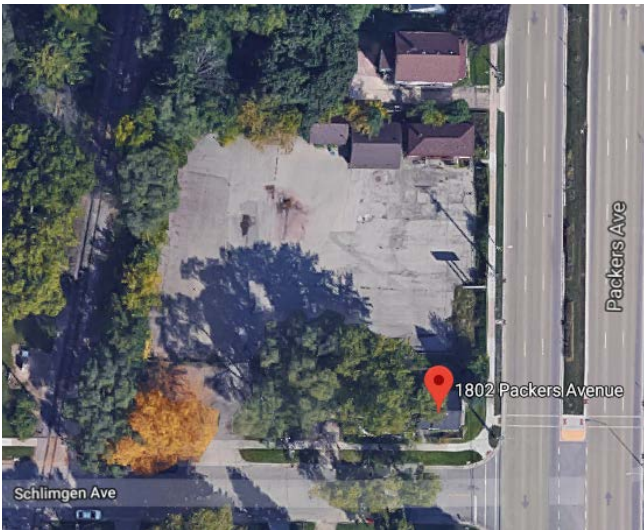


Google Street View



Google Street View





Google Earth

**Applicant:** Michael Carlson, Impact Seven, Inc.

**Applicant's Comments:** This demolition request form is a part of our conditional use application and re-zoning application for the Packers Ave Development by Impact Seven, Inc.

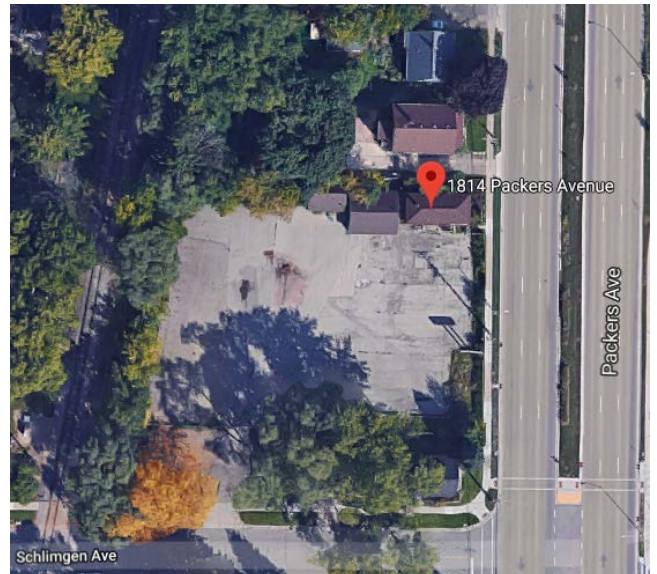
**Staff Findings:** A preservation file for this property does not exist.

**1814 Packers Avenue**

Commercial building constructed in 1930, with an additional building constructed in 1945.



City Assessor's Office



Google Earth

**Applicant:** Michael Carlson, Impact Seven, Inc.

**Applicant's Comments:** This demolition request form is a part of our conditional use application and re-zoning application for the Packers Ave Development by Impact Seven, Inc.

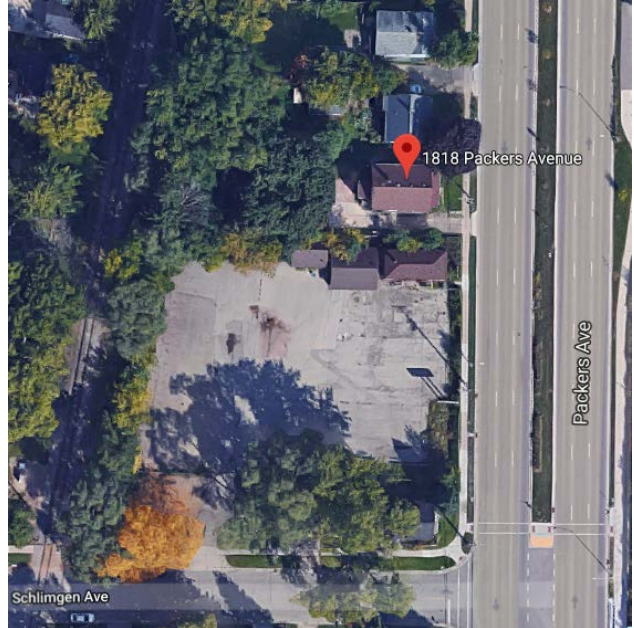
**Staff Findings:** A preservation file for this property does not exist.

**1818 Packers Avenue**

Two-unit apartment building constructed in 1930.



Google Street View



Google Earth

**Applicant:** Michael Carlson, Impact Seven, Inc.

**Applicant's Comments:** This demolition request form is a part of our conditional use application and re-zoning application for the Packers Ave Development by Impact Seven, Inc.

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