

# PLANNING DIVISION STAFF REPORT

May 6, 2019

PREPARED FOR THE LANDMARKS COMMISSION



**Application Type:** DEMOLITION REVIEW

**Legistar File ID #** 54302

**Prepared By:** Heather Bailey, Preservation Planner

**Date prepared:** April 30, 2019

## 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.

### 510, 514, 516, and 518 E Wilson St

The properties proposed for demolition are part of a larger redevelopment project that also includes two adjacent parcels outside of the National Register Historic District.



Google Street View



Google Earth



Google Earth

### **510 E Wilson St**

Commercial building constructed in 1875, with additions in 1948, 1951, and 1956.



Google Street View



Google Earth

**Applicant:** Michael Metzger, McGrath Property Group

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

**Staff Findings:** The preservation file indicates that the commercial vernacular building was originally the Germania House Hotel, owned by William Schumacher, with construction likely beginning in 1872. The exterior of the property is stucco over brick. The file notes that the property was substantially altered in a 1983 renovation. The building is a non-contributing structure in the East Wilson Street National Register Historic District.



### **514 E Wilson St**

Commercial building constructed in 1909. The southwest half of the building is considered 514 E Wilson St; the City Assessor's property file indicates that it is "connected and used with adjacent building" at 516 E Wilson St.



Google Street View



Google Earth

**Applicant:** Michael Metzger, McGrath Property Group

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

**Staff Findings:** The preservation file indicates that the property was likely constructed prior to 1885 as the August Ramthun commercial building. Ferdinand Kronenberg remodeled the property for Oscar Schubert in 1910 with a new storefront and rear addition. The building is a non-contributing structure in the East Wilson Street National Register Historic District.

### **516 E Wilson St**

Commercial building constructed in 1909. The northeast half of the building is considered 516 E Wilson St; the City Assessor's property file indicates that it is "connected and used with adjacent building" at 514 E Wilson St.



Google Street View



Google Earth

**Applicant:** Michael Metzger, McGrath Property Group

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

**Staff Findings:** The preservation file indicates that the property was likely constructed in 1886 as the August Ramthun commercial building. The building is a non-contributing structure in the East Wilson Street National Register Historic District.

**518 E Wilson St**

Commercial building constructed in 1890.



Google Street View



Google Earth

**Applicant:** Michael Metzger, McGrath Property Group

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

**Staff Findings:** The preservation file indicates that the brick Italianate building was constructed in 1886 as the J.B. Drives commercial building. The first occupant of the property was the August Cunradi Drug Store (1886-1888), then it became a saloon (1890-1916) and later, a restaurant (1925-1934). The building is a contributing structure in the East Wilson Street National Register Historic District.

**223 S Pinckney St**

Parking garage constructed in 1958.



Google Street View



Google Earth

**Applicant:** Matthew Mikolajewski, City of Madison Economic Development Division

**Applicant's Comments:** Re-approval for the demolition of the Government East Parking Garage. Other addresses used for the property include 215 S Pinckney Street and 110 E Wilson Street.

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