

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 11/11/19

TITLE: Buildings Proposed for Demolition - 2019

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 11/15/19

ID NUMBER: 54302

Members present were: Anna Andrzejewski, Katie Kaliszewski, Arvina Martin, David McLean, and Maurice Taylor. Excused were Richard Arnesen and Betty Banks.

SUMMARY:

Bailey said that the Underrepresented Communities Survey, completed as part of the Historic Preservation Plan, found that the property at 601 Bay View was significant to the Hmong population. She explained that as part of the Hmong community living there, they created gardens, which was an important cultural practice. She said that the proposed redevelopment will include new, more substantial gardens for residents to continue that practice, though they will be in a different location. She said that she is not aware of anything particularly significant about the buildings themselves. She said that looking at a non-traditional way of preservation, she thinks there is a cultural conservation and ongoing cultural practice of the landscape by looking at including the garden practices that are currently taking place and will also take place in the redevelopment. She mentioned that there was a Whitehorse sculpture on the property as well, and the Underrepresented Communities Survey recommended that all Whitehorse sculptures be considered for landmark designations. She suggested that commissioners consider addressing the sculpture for reuse on the property or elsewhere, but certainly that it be salvaged.

Taylor requested confirmation that there was no preservation file on the property, and Bailey said that the information from the Underrepresented Communities Survey, which will be used to create the preservation file, is not complete yet. Martin said that she is concerned about the importance of this property to the Hmong community, especially considering there are not a lot of physical spaces with that significance. She said that she is torn on how to consider this because if the current residents will be moving into the new development, they would likely appreciate having new apartment buildings. She said that it seems to go beyond demolition criterion b because of the cultural significance. Kaliszewski asked about the condition of the buildings. Bailey said that her understanding is that the buildings are not in the best shape, and the property owners want to have more capacity at this property, as well as better facilities for the residents. Andrzejewski agreed with Martin that it is more than criterion b, leaning to c. She said that it has been identified in the Historic Preservation Plan as significant, and they do not want a repeat of urban renewal that is wiping out that attachment to place; she suggested they include language about the importance of buildings to place and identity. Bailey said that residents emphasized that the gardens were important to them, and they will need space to continue that practice. She said that she thought the significance of the property was less architectural and the built environment and more about the cultural landscape and use of the gardens. Taylor asked for confirmation that the new development will have gardens, and Bailey confirmed that new gardens are shown in the plans. Taylor asked if she had heard any pushback from the Hmong community on the new plans, and Bailey said that she has not, though she is not directly involved in the redevelopment review. Martin

asked if the gardens were specifically important in their current location where moving them would cause harm, or if it is simply having gardens somewhere on the property because of the tradition and importance to the Hmong community in Madison. Bailey said that she did not know. Andrzejewski suggested they could include language to urge preservation of key elements of the community in place, if necessary. Martin said that she thought it was an important question, and asked if the Commission could direct the applicants to reach out to the Hmong community. Kaliszewski suggested they reference the new information from the Underrepresented Communities Survey that this property was found to be significant to the Hmong population. Taylor asked if the current residents, including the Hmong community, will be occupying the new structure. Bailey said that there is no guarantee, but it was the intention of the redevelopment to not displace residents.

There was brief discussion of the properties at 7231 Mineral Point Road and 9317 Mineral Point Road.

Bailey explained that there are 17 properties proposed for demolition as part of the redevelopment of SSM Health's clinic property and the surrounding neighborhood. She said that she does not have plans for the new development, but the current draft she reviewed included a large campus with two new medical clinic buildings with the remainder being surface parking; there are plans to add additional buildings to the property over the next 20-30 years. She said that there are no preservation files for any of the properties proposed for demolition. She mentioned that she had already suggested that the applicants look into architectural salvage for the Mid-Century decorative blocks at 1313 Fish Hatchery Road. Andrzejewski said that it is an Erdman building. Bailey discussed each property, and pointed out that 1214 South Street was constructed in 1901 and is very intact. She said that 1210 South Street, constructed in 1894, is the oldest of the group, and also has good historic integrity.

Kaliszewski suggested criterion b for all 17 properties, and said that the applicants are taking down a gigantic chunk of the neighborhood with potential to not put anything up for 20-30 years. Andrzejewski said that the intact properties have value related to the vernacular context. Taylor asked if the properties were all owned by SSM Health, and Bailey confirmed they were. Kaliszewski said that this will destroy the neighborhood, and McLean agreed that it is a loss of a neighborhood. Andrzejewski said that it is also a loss of vernacular, ordinary buildings.

ACTION:

A motion was made by Martin, seconded by Kaliszewski, to recommend to the Plan Commission that the buildings at 601 Bay View have historic value related to cultural significance due to the findings of the Underrepresented Communities Survey that there is a strong Hmong cultural association with this property; to recommend that applicants work closely with the Hmong community to incorporate significant elements from the property; and to recommend that the Whitehorse sculpture on the property is reused or salvaged.

A motion was made by Kaliszewski, seconded by McLean, to recommend to the Plan Commission that the buildings at 7231 Mineral Point Road and 9317 Mineral Point Road have no known historic value.

A motion was made by McLean, seconded by Kaliszewski, to recommend to the Plan Commission that the buildings at 1313 Fish Hatchery Road, 1225 Fish Hatchery Road, 1221 Fish Hatchery Road, 1213 Fish Hatchery Road, 1229 South Street, 1227 South Street, 1223 South Street, 1215 South Street, 1211 South Street, 1216 South Street, 1214 South Street, 1210 South Street, 917 Midland Street, 915 Midland Street, 909 Midland Street, 905 Midland Street, and 901 Midland Street have historic value related to the vernacular context of Madison's built environment, but the buildings themselves are not historically, architecturally, or culturally significant.