



Application Type: DEMOLITION REVIEW
Legistar File ID #: 58738
Prepared By: Heather Bailey, Preservation Planner
Date Prepared: August 11, 2020

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.

522 S Gammon Road (53 West Towne Mall)

Commercial building constructed in 1971. The building to be demolished is on the same parcel as 53 West Towne Mall.



Google Street View



Google Earth

Applicant: Todd Mosher, raSmith

Applicant's Comments: Demolition of the former Sears Auto Center at West Towne Mall, to clear the site and prep for a new commercial building.

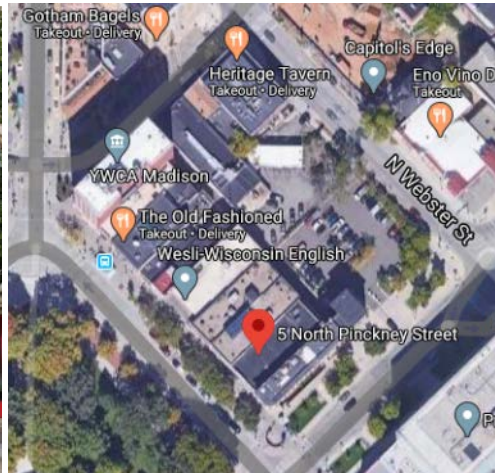
Staff Findings: A preservation file for this property does not exist.

5 N Pinckney Street

Commercial building constructed in 1946, remodeled in 1992.



Google Street View



Google Earth

**Applicant:** Mark Binkowski, Urban Land Interests

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

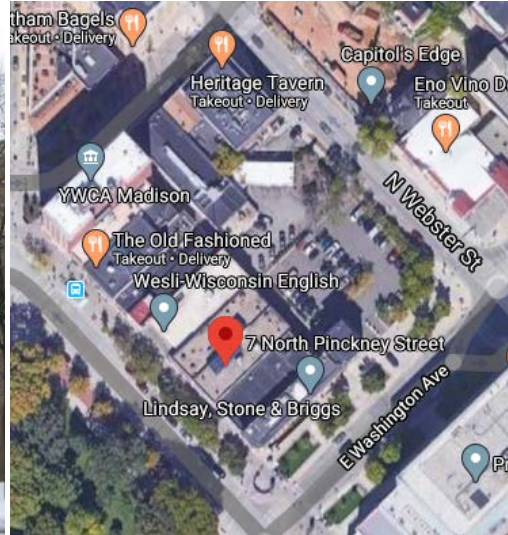
**Staff Findings:** A preservation file for this property does not exist.

**7-11 N Pinckney Street**

Commercial building constructed in 1895, remodeled in 1979.



Urban Land Interests



Google Earth

**Applicant:** Mark Binkowski, Urban Land Interests

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

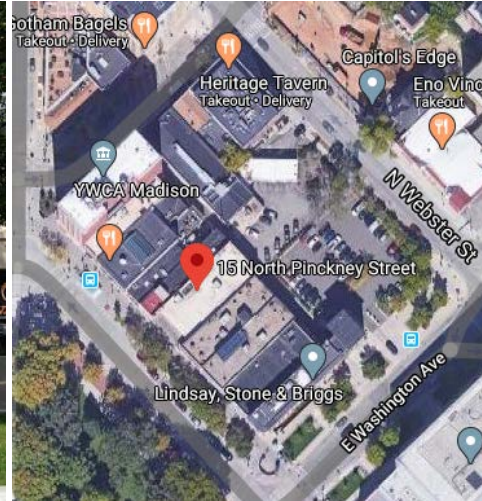
**Staff Findings:** The storefront addressed as 7 N Pinckney was part of a building that was originally constructed in 1899 for the Olson & Veerhusen men's clothing store, which operated in this location until 1975. This building is significant for having the longest association with a menswear retail business in Madison. The adjacent storefront (9-11 N Pinckney) was constructed in 1906 and housed the Keely & Neckerman drygoods store, the Harry S Manchester men's clothing store, and then Tittle & Sons Meat Market before Olson and Veerhusen expanded into the space in 1951. The building was also the local branch office for UMOS (United Migrant Opportunity Services) in 1976, which provided advocacy and programming for migrant farm workers. While the second story of 9-11 N Pinckney has lost its cornice, it still retains the narrow belt course of smooth-faced white stone that creates a continuous sill for the original window openings. Above the windows there is light-brick infill in the location where the cornice was once installed, and at the top of the façade the stone coping remains. While certainly less decorative than the adjacent building, the second story is able to convey its early 20th century commercial history. At the time of its landmark designation, this property was addressed as 7 and 9 N Pinckney. Both storefronts had been significantly altered over time to accommodate new and ongoing uses. The second-story façade of 7 N Pinckney still retained the Claude & Stark-designed Italian Renaissance Revival ornamentation and the second-story façade of 9-11 N Pinckney still retained enough original building fabric to convey its historic associations. Both storefronts are significant as part of the architectural context of the commercial history of Block 101, and for being the home of the Olson and Veerhusen menswear store. On June 1, 2020, the Landmarks Commission approved a Certificate of Appropriateness for the demolition of the landmark building due to their May 4, 2020, approval of the Public Interest Variance for redevelopment of the property.

### 15 N Pinckney Street

Commercial building constructed in 1972, remodeled in 1986.



Google Street View



Google Earth

**Applicant:** Mark Binkowski, Urban Land Interests

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

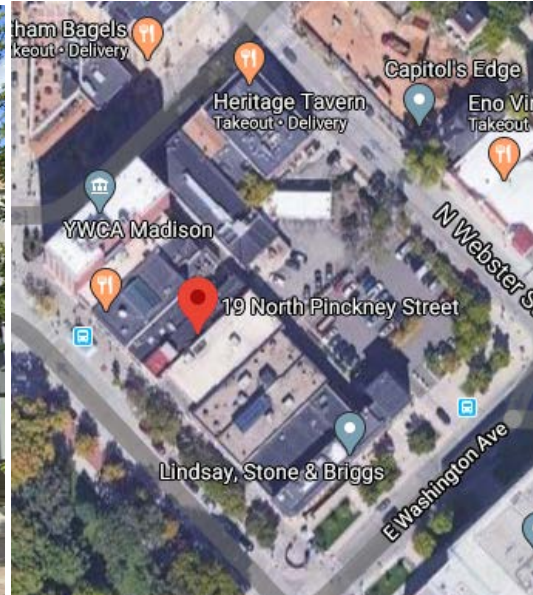
**Staff Findings:** A preservation file for this property does not exist.

### 19 N Pinckney Street

Commercial building constructed in 1890, remodeled in 1990 (per City Assessor's Office records).



Google Street View



Google Earth

**Applicant:** Mark Binkowski, Urban Land Interests

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

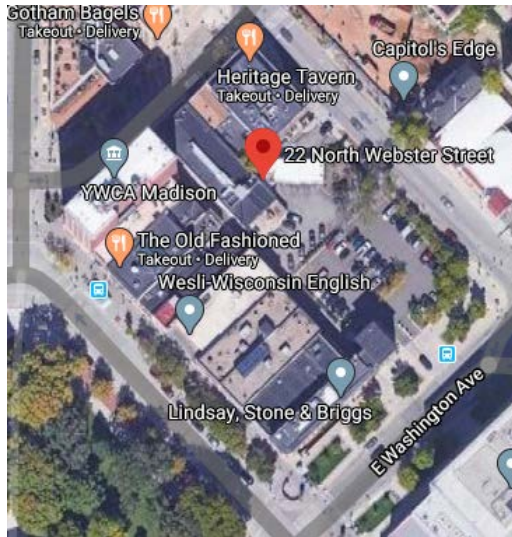
**Staff Findings:** The preservation file for this property indicates that the building was constructed in 1880-1881, with an addition in 1884. The first occupant was F.H. Grube & Co., a confectionery and bakery (1883-1887). The next occupant was Bon Ton Confectionery (1887-1923), then Keefrey Drug Store (1923-1928) and Rennebohm Drug Store (1928-1939).

**22 N Webster Street**

Commercial building constructed in 1972, remodeled in 1982.



Google Street View



Google Earth

**Applicant:** Mark Binkowski, Urban Land Interests

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

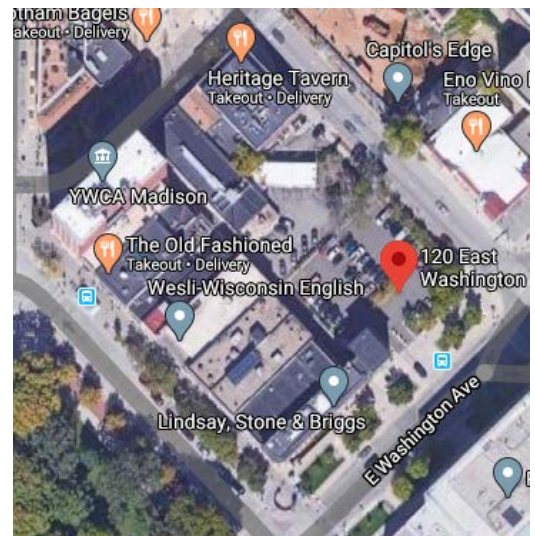
**Staff Findings:** A preservation file for this property does not exist.

**116, 118, 120 E Washington Avenue**

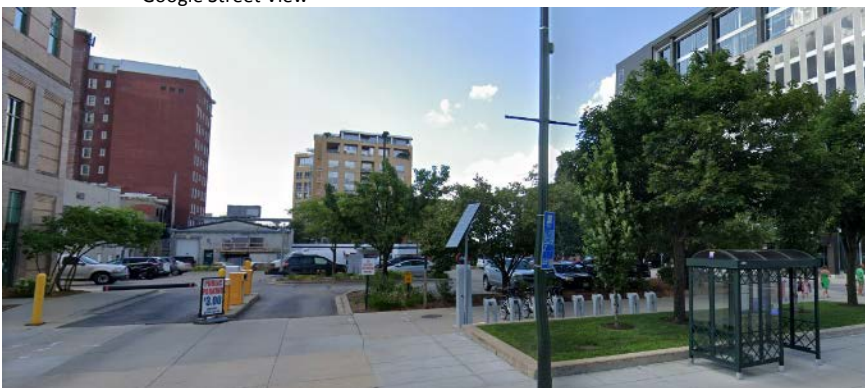
Parking lot and 1994 addition to the American Exchange Bank at 1 N Pinckney Street.



Google Street View



Google Earth



Google Street View

**Applicant:** Mark Binkowski, Urban Land Interests

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

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

**1022 Reinke Drive**

Single-family home constructed in 1959.



Google Street View



Google Earth

**Applicant:** Lyndsey Dewing

**Applicant's Comments:** We had a house fire on 3/27/20. Our house is currently uninhabitable. We are requesting to get a raze order from the city to demolish our house. Currently, the repairs are well over \$200,000, which is well over the value of the home.

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

**5010 Milwaukee Street**

Single-family home constructed in 1946.



Google Street View



Google Earth

**Applicant:** Daniel Bennett, Stone Overbuilders LLC

**Applicant's Comments:** Only the building is being removed. The foundation is being reused and upgraded to meet today's building codes. No ground will be disturbed other than a few pilings for decking and an egress window. The foundation meets all setbacks, the closest lot line is 22.5 ft. to the east. The house takes up less than 20% of the total lot sq ft.

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