

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 7/12/21

TITLE: Buildings Proposed for Demolition - 2021

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 7/13/21

ID NUMBER: 63346

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

SUMMARY:

Peter Rott, registering in support and available to answer questions

Bailey said that staff recommends a finding of no known historic value for the buildings at 718 Dearholt Road, 5802 Odana Road, 2002 Winnebago Street, and 2004 Winnebago Street as there are no preservation files or Wisconsin Historical Society site files for the properties.

Andrzejewski suggested that 718 Dearholt Road could be a Marshall Erdman property, who was a notable builder in Madison. She checked her files and the Wisconsin Historical Society's records and confirmed that it was not an Erdman building.

Bailey said that the building at 2410 Waunona Way is a Lustron house, and the property is located within the boundary of the Waunona burial mound group. She said that the building started out as a Lustron but has undergone a great deal of change over time, and the applicant provided documentation of the current condition of the building. She said that Lustron was known for their glazed metal panels on the exterior and interior, though there is not a lot of evidence on the exterior of this building that it was a Lustron. She said that some elements remain on the inside, and the condition report from the applicant notes areas where there are original features. She suggested that the commission could request that the applicant explore relocating the Lustron house or selling parts for salvage. She explained that there is not a great deal of Lustron houses in existence, and they have very particular parts that are not made anymore and are difficult to fabricate, so there is a market for salvaged Lustron components. She said that the property is within the Waunona burial mound group, which is not a designated landmark. She suggested that they could recommend to the Plan Commission that a condition of the demolition approval be that the property owner secure and submit to the City an approved Request to Disturb permit and provide notification to the Ho-Chunk Nation Tribal Historic Preservation Office of the proposed ground-disturbing activity.

Kaliszewski asked if there would be any Lustron parts available for salvage. Rott said that unfortunately, the only parts that haven't been altered are the roof tiles and ceiling tiles, and everything else has been punctured or destroyed in the many alterations to the house. Kaliszewski said that it is pretty far gone for a Lustron and doesn't have any integrity. She asked for other commissioners' opinions on putting it up for salvage. Andrzejewski agreed and suggested demolition criterion "b" because the house has lost its integrity, however Lustron homes do have historic value and the Landmarks Commission would like to preserve what is left of the house through salvage. She pointed out that there is an active community of people looking for Lustron parts.

Kaliszewski said that she would also like to include conditions regarding the Request to Disturb and consultation with the Ho-Chunk Nation.

ACTION:

A motion was made by Taylor, seconded by Arnesen, to recommend to the Plan Commission that the buildings at 5802 Odana Road, 2002 Winnebago Street, and 2004 Winnebago Street have no known historic value. The motion passed by voice vote/other.

A motion was made by Arnesen, seconded by Taylor, to recommend to the Plan Commission that the building at 718 Dearholt Road has no known historic value. The motion passed by voice vote/other.

A motion was made by Kaliszewski, seconded by Arnesen, to recommend to the Plan Commission that the building at 2410 Waunona Way has historic value related to the vernacular context of Madison's built environment and as a Lustron home, but the building has lost integrity. The Landmarks Commission recommends that the applicant secure and submit an approved Request to Disturb permit to the Preservation Planner, provide notification to the Ho-Chunk Nation Tribal Historic Preservation Office of the development plans as they relate to the burial site, and explore salvaging parts of the Lustron home. The motion passed by voice vote/other.