

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 9/20/21

TITLE: Buildings Proposed for Demolition - 2021

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 9/21/21

ID NUMBER: 63346

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

SUMMARY:

John Flad, registering in support and wishing to speak

Kevin Burow, registering in support and available to answer questions

Bailey said that staff recommends a finding of no known historic value for the building at 466 Orchard Drive as there is no preservation file or Wisconsin Historical Society site file for the property.

Bailey said that the buildings at 216 N Midvale Boulevard and 222 N Midvale Boulevard are both contributing to the University Hill Farms National Register historic district, which has a period of significance of 1956-1989.

John Flad, applicant for the redevelopment of the properties on N Midvale Boulevard, said that the proposed redevelopment plans are consistent with the recommendations in the Hill Farms Neighborhood Plan. He asked for clarification on the Landmarks Commission's role in the demolition review process. Bailey explained that the Landmarks Commission provides an advisory recommendation to the Plan Commission related to the historic value of any property proposed for demolition.

Arnesen said that if 216 and 222 N Midvale Boulevard are both contributing to the National Register historic district, that would meet demolition criterion c, and Kaliszewski agreed. Andrzejewski agreed with criterion c and explained that as contributing structures, it doesn't mean the buildings are being called out as landmarks in their own right; however, they contribute to the commercial character of this planned development in the late 1950s and early 1960s, which is called out in the nomination of the historic district. Arnesen emphasized that the commission is not saying the buildings are significant, but the nomination papers for the historic district found that the buildings were contributing to the historic district. Given the ordinance language for the demolition review, he said that the commission should make a finding of demolition criterion c.

Bailey said that there is no preservation file or Wisconsin Historical Society site file for the property at 7317 Cottage Grove Road, and due to this lack of information regarding the farming complex, staff recommends a finding of no known historic value. She said that we are losing agricultural properties, and though they are not rare remaining resources, there is some latitude to talk about them as part of the vernacular landscape of our buffer zones. McLean agreed that it is a loss of the buffer from city to rural.

ACTION:

A motion was made by McLean, seconded by Arnesen, to recommend to the Plan Commission that the building at 466 Orchard Drive has no known historic value. The motion passed by voice vote/other.

A motion was made by Andrzejewski, seconded by Arnesen, to recommend to the Plan Commission that the buildings at 216 N Midvale Boulevard and 222 N Midvale Boulevard have historic value based on their status as contributing structures in the University Hill Farms National Register historic district. The district is significant for its grouping of MidCentury commercial and residential architecture, and these two structures contribute to the overall character of the district. The buildings are not significant in their own right, but they were called out as contributing structures in the nomination of the historic district. The motion passed by voice vote/other.

A motion was made by McLean, seconded by Arnesen, to recommend to the Plan Commission that the buildings at 7317 Cottage Grove Road have no known historic value, though it is a loss of the vernacular landscape of our buffer zones. The motion passed by voice vote/other.