

5.2 Potentially Eligible Properties

Commonwealth recommends the following four properties in the APE potentially eligible for the National Register:

Property Name	Location	Potential Significance	Survey Map Reference
<i>James Madison Memorial High School</i> AHI #107285	Located in the vicinity of the proposed path on the north side of Mineral Point Road.	Intact, potentially distinctive local example of postwar modernism in school design (<i>Criterion C: Architecture</i>); may also have local significance for association with Madison public schools in postwar period (<i>Criterion A: Education</i>).	2
<i>Garner Park Shelter</i> AHI #243308	Located in the vicinity of the proposed station at Mineral Point Road/Rosa Road and the proposed path on the north side of Mineral Point Road.	Distinctive, unique, award-winning Wrightian-style shelter designed by Stuart William Gallaher; not yet of historic age, but may have exceptional architectural significance within the local context (<i>Criterion C: Architecture, Criteria Consideration G: Properties Less than 50 Years of Age</i>); no other buildings/structures within Garner Park appear to be of historic age and therefore the park on the whole does not appear to be potential eligible.	4
<i>UW-Madison Central Heating Station/ Service Building Annex</i> AHI #114116	Located in the vicinity of the proposed station at University Avenue/ Orchard Street.	Distinctive example of Neoclassical architecture on UW-Madison campus; may also have significance for association with campus architect Arthur Peabody and consulting architects Laird and Cret; UW-Madison considers the building eligible under <i>Criterion C: Architecture</i> but it has not been formally evaluated.	9
<i>UW-Madison Vilas Hall</i> AHI #102548	Located in the vicinity of the proposed station at University Avenue/East Campus Mall	May have local architectural significance as an intact example of the Brutalist style and the work of architects Flad and Associates; UW-Madison considers the building eligible under <i>Criterion C: Architecture</i> but it has not been formally evaluated.	9

Based on the current project design, a Determination of Eligibility (DOE) is not recommended for any of these properties at this time. None of the properties/resources are located immediately adjacent to proposed project activities, nor are they in areas where viewshed may have the potential to cause alterations in their historic character or use or otherwise affect their ability to convey any architectural and/or historical significance they may have.

James Madison Memorial High School (AHI #107285) is on the north side of Mineral Point Road, where an existing sidewalk will be widened to create a shared-use path. The school building is located more than 700 feet from the nearest project activities. Between the school building and Mineral Point Road are modern athletic fields/facilities and a surface parking lot.

The Garner Park Shelter (AHI #243308) is on the north side of Mineral Point Road at the Rosa Road intersection. A median station is proposed at this location on the opposite side of the intersection as the park, approximately 800 feet from the shelter. The existing sidewalk on the north side of the Mineral Point Road and south side of Garner Park will be widened to create the shared-use path. It is approximately 500 feet from the shelter. Between the shelter and Mineral Point Road is a large athletic field and mature trees.

The UW-Madison Central Heating Station/Service Building Annex (AHI #114116) is located on the south side of University Avenue at the Orchard Street intersection. The station proposed at this location will be curbside on the north side of the intersection, near the location of an existing bus stop with shelters (which would be removed). Three travel lanes, a bike lane, and a sidewalk will be between the building and station.

UW-Madison's Vilas Hall (AHI #102548) is located on the south side of University Avenue at the East Campus Mall intersection. The station proposed at this location will be curbside on the north side of the intersection, opposite Vilas Hall. Three travel lanes, a bike lane, and a sidewalk will be between the building and station.

5.3 Other Properties

Outside of the listed, determined eligible, and potentially eligible properties that were identified, the survey results were as follows:

- 25 previously surveyed properties were resurveyed.
- Eight previously surveyed properties were not resurveyed due to loss of integrity, with most alterations consisting of replacement cladding materials, replacement windows, additions, and/or façade modifications.
- Five previously surveyed properties were found to be nonextant/demolished.
- Four properties were newly surveyed, including an early twentieth century commercial building that is noteworthy for its time as a recording studio during the 1980s and 1990s (AHI #243309, Smart Studios), a mid-century modern tavern/bar (AHI #243310, The Malt House), an intact Queen Anne-style house (AHI #243311), and a c.1970 Contemporary bank building (AHI #243312, Associated Bank). These properties were found to meet survey criteria but do not appear to have potential architectural or historical significance.

The resurveyed properties include resources within the locally designated First Settlement Historic District, a relatively small, mostly residential area roughly bounded by E. Washington Avenue, S. Blair Street, E. Wilson Street, and S. Butler Street. Commonwealth did not find the district to retain sufficient architectural interest and integrity to be potentially eligible under National Register evaluation criteria.

6.0 CONCLUSIONS

In accordance with Section 106, Commonwealth completed an architecture/history survey of the proposed 15-mile east-west BRT route in Madison. Numerous historic properties were identified within the project's APE. This includes the following three historic districts and seven individual properties:

- University Hills Farms Historic District – Listed on the National Register
- Bascom Hill Historic District – Listed on the National Register
- State Street Historic District – Determined eligible for the National Register
- AHI #16673, Wisconsin State Capitol – Listed on the National Register and a National Historic Landmark
- AHI #28441, Dane County Courthouse/Madison City Hall – Determined eligible for the National Register
- AHI #16109, St. Patrick's Roman Catholic Church – Listed on the National Register
- AHI #108385, Breese Stevens Municipal Athletic Field – Listed on the National Register
- AHI #115003, Kleuter Wholesale Grocery Warehouse – Listed on the National Register
- AHI #115033, Gisholt Machine Company – Determined eligible for the National Register
- AHI #102453, Madison East High School – Determined eligible for the National Register

Under Section 106, effects to these historic properties will need to be assessed and considered.

Commonwealth also identified the following four potentially eligible properties in the APE:

- AHI #107285, James Madison Memorial High School
- AHI #243308, Garner Park Shelter
- AHI #114116, UW-Madison Central Heating Station/Service Building Annex
- AHI #102548, UW-Madison Vilas Hall for the Communication Arts

Based on the current project design, formal National Register evaluations (DOEs) are not recommended for these properties at this time. None of the properties/resources are located immediately adjacent to proposed project activities, nor are they in areas where viewshed may have the potential to cause alterations in their historic character or use or otherwise affect their ability to convey any architectural and/or historical significance they may have.

7.0 BIBLIOGRAPHY

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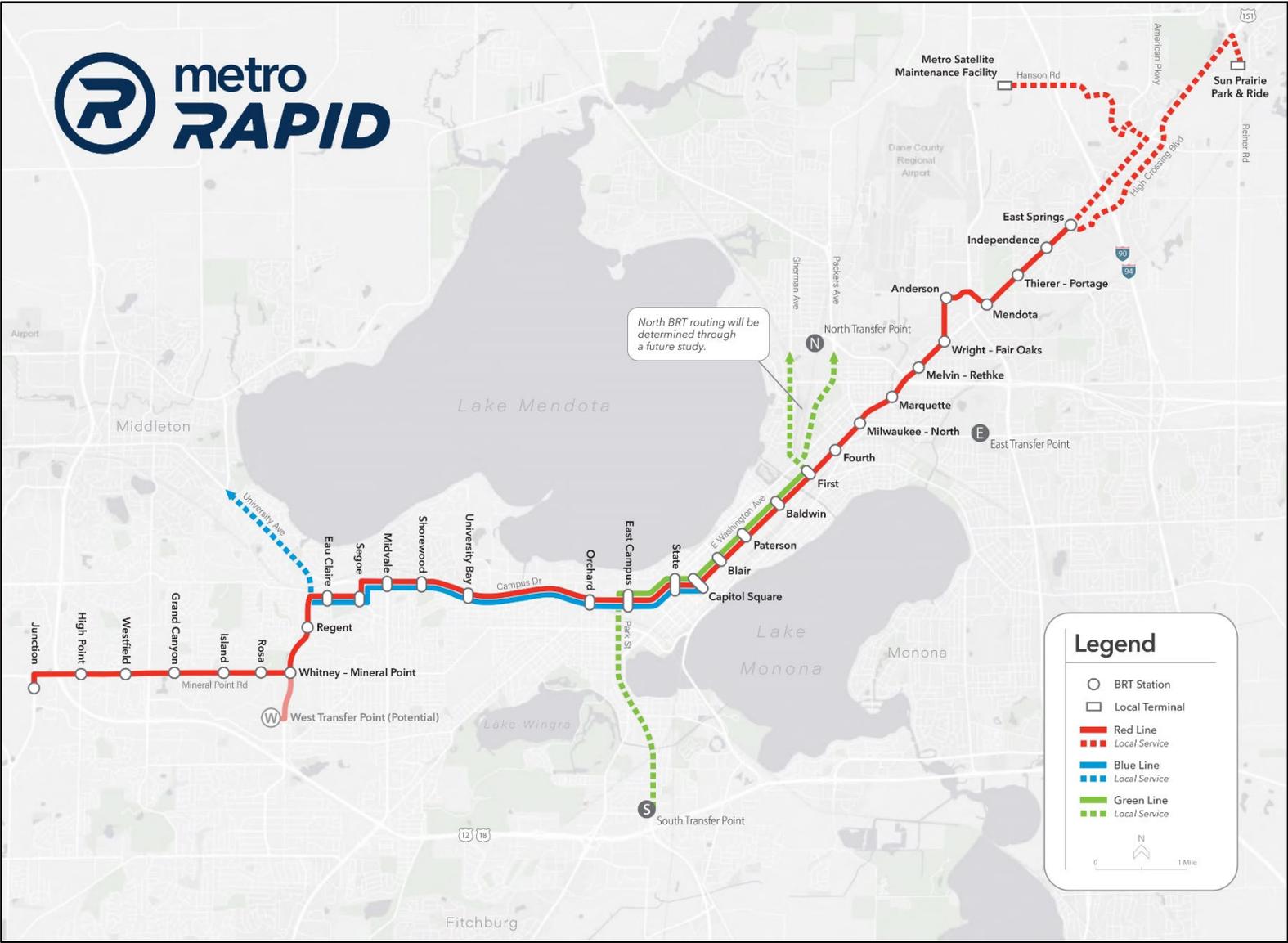
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APPENDIX A

Survey Maps

Tables of Surveyed Resources

Survey Photographs

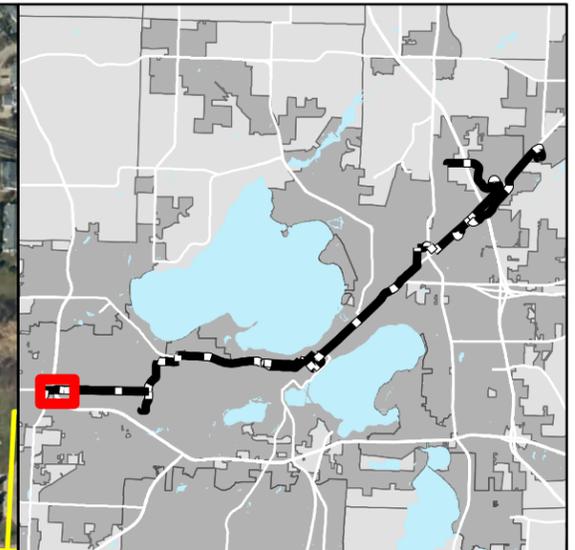
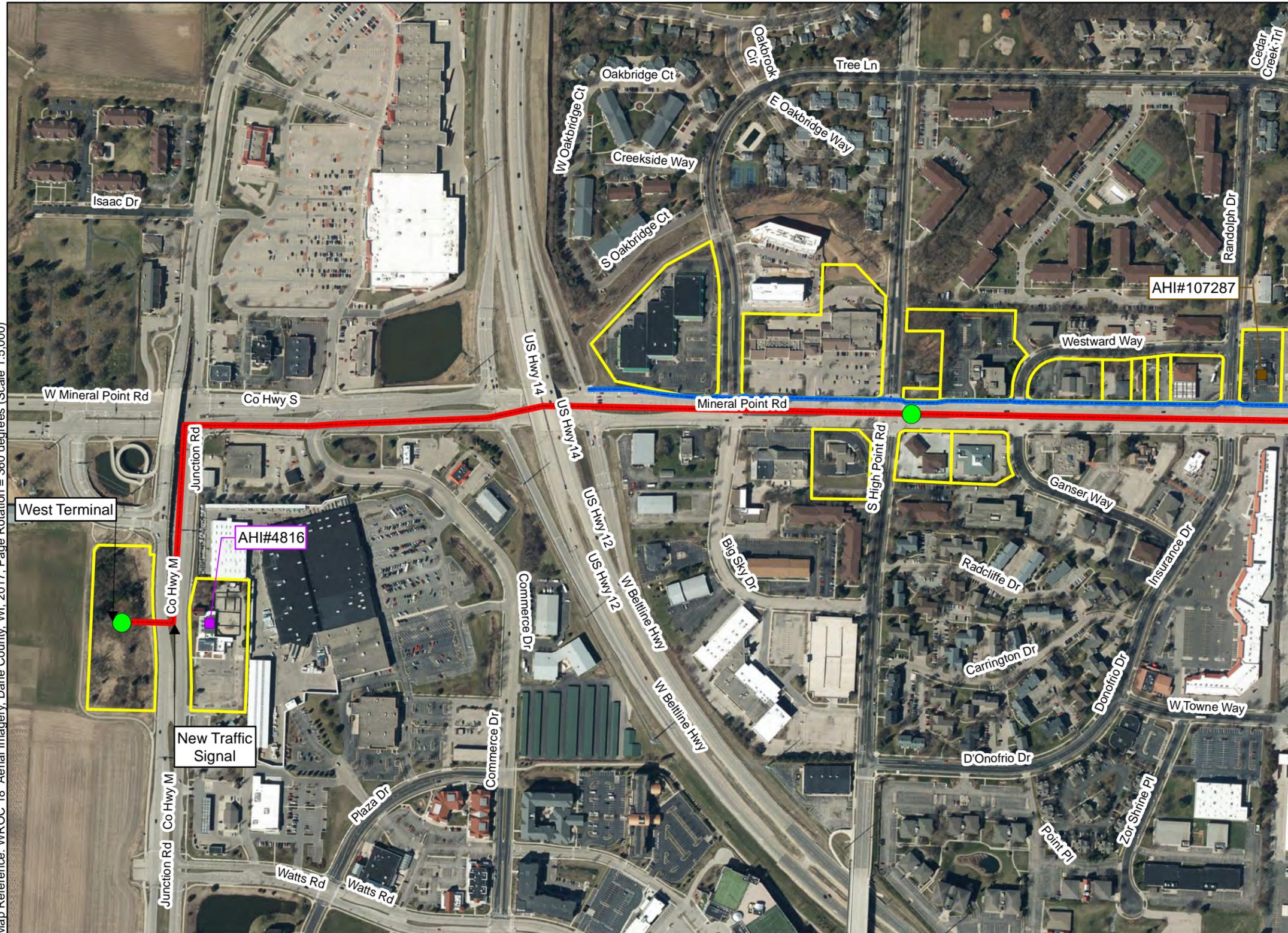


Overview Map of BRT Route

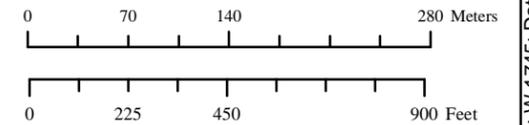
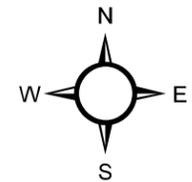
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Map 1

Map Reference: WROC 18" Aerial Imagery, Dane County, WI, 2017, Page Rotation = 360 degrees (Scale 1:5,000)



- Surveyed Architectural Historic Resource
- Not Extant Architectural/Historic Resource
- Proposed Station Location
- Proposed Route Alignment
- Shared Use Path
- Parcel within Area of Potential Effects



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Table 1

AHI No.	Address	Property Name	Property Type	Resource Type	Year Built	Architectural Form/Style	Architectural Details	Survey Status	Eligibility Recommendation	Additional Comments	Photos
Junction Road (West Terminal) - Station											
4816	437 S. Junction Road	Middleton Junction Elementary School	School	School	c.1912	Craftsman	1.5 stories; stucco cladding; pronounced front gables with triangular knee braces; center cupola; side parapet gables with concrete coping; multi-light sash windows; raised basement with glass block windows	Resurveyed - altered appearance	Not eligible	Sizable modern additions and exterior/interior remodeling; converted into a veterinary/animal boarding facility in recent years; no longer an intact example of an early 20th century schoolhouse or representative of that period in the history of Madison schools/ education	1, 2
107287	Mineral Point Road at Randolph Drive	None	Residential	House	c.1900	N/A	N/A	Not resurveyed - nonextant	N/A	N/A	N/A
Mineral Point Road at High Point Road - Station											
None											

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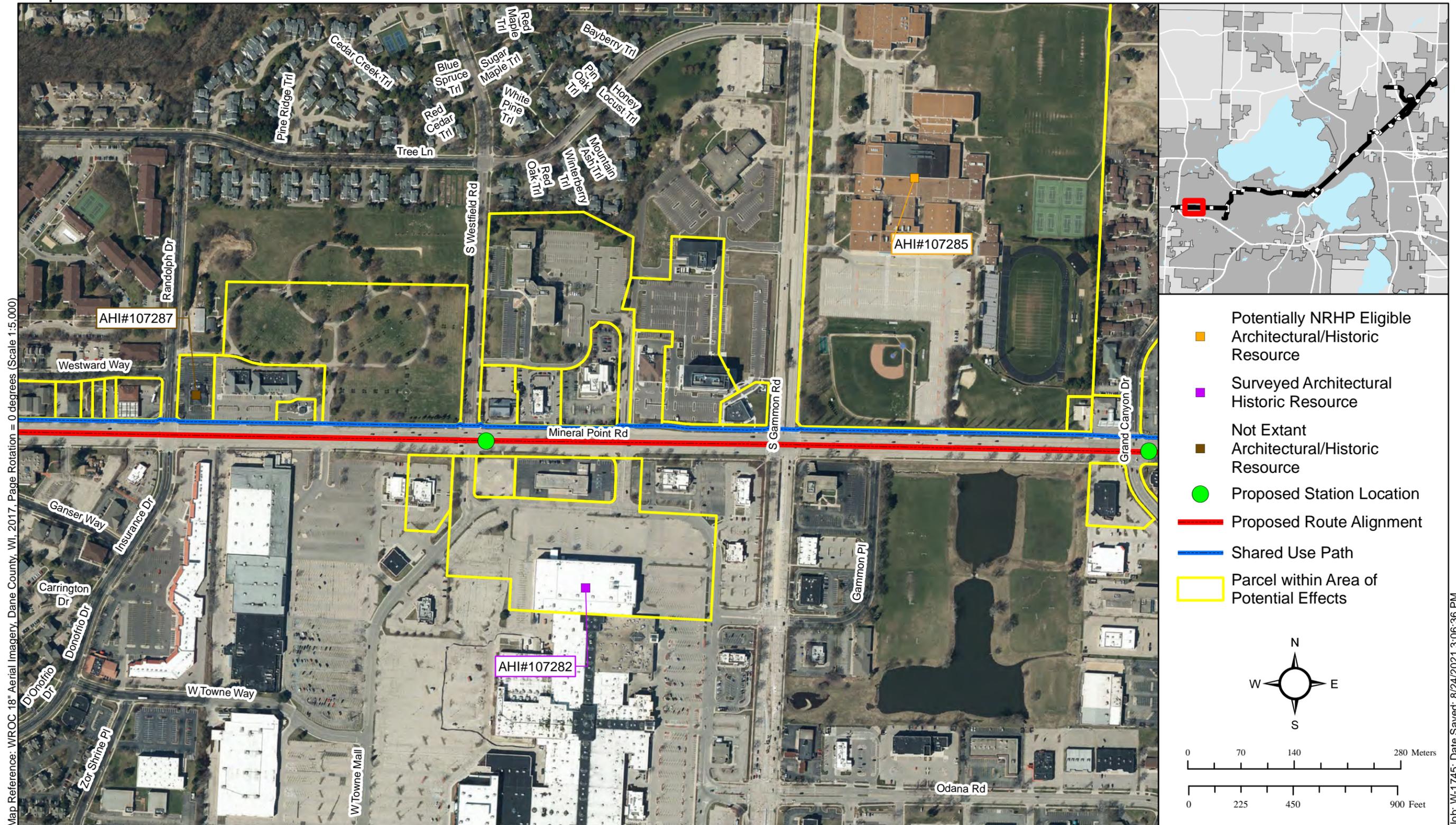
Photo 1. AHI #4816, 437 S. Junction Road, Former School, View North



Photo 2. AHI #4816 S. Junction Road, Former School, View Northeast

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Map 2



Map Reference: WROC 18" Aerial Imagery, Dane County, WI, 2017, Page Rotation = 0 degrees (Scale 1:5,000)

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Table 2

AHI No.	Address	Property Name	Property Type	Resource Type	Year Built	Architectural Form/Style	Architectural Details	Survey Status	Eligibility Recommendation	Additional Comments	Photos
Mineral Point Road at Westfield Road - Station											
107282	66 West Towne Mall	West Towne Mall	Commercial	Shopping mall	1970	Contemporary	Original sections include north end (JCPenney) and central portion of west elevation (former Boston Store), which represent only 1/3 of current footprint; interior fully remodeled/modernized	Resurveyed - appearance unchanged	Not eligible	Does not retain sufficient integrity to represent 1970s-era mall; south end (former Sears) remodeled in late 1980s or early 1990s and again in recent years; major façade and interior renovations in last 20 years; new anchor store (Dick's Sporting) added in 2004	3-5
North Side of Mineral Point Road - Adjacent to Path											
107285	201 S. Gammon Road	James Madison Memorial High School	School	School	1966	Contemporary	Postwar modern school building; 2 stories; box-like forms and massing; irregular footprint; brick cladding and pilasters; ribbed concrete roofline; plate glass windows; c.1980 fieldhouse	Resurveyed - appearance unchanged	Potentially Eligible	Intact, potentially distinctive local example of postwar modernism in school design; may also have local significance for association with Madison public schools in postwar period	6, 7

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Photo 3. AHI #107282, 66 West Towne Mall, West Towne Mall, View Northwest



Photo 4. AHI #107282, 66 West Towne Mall, West Towne Mall, View Northwest

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Photo 5. AHI #107282, 66 West Towne Mall, West Towne Mall, View Southwest



Photo 6. AHI #107285, 201. S. Gammon Road, James Madison High School, View Northeast

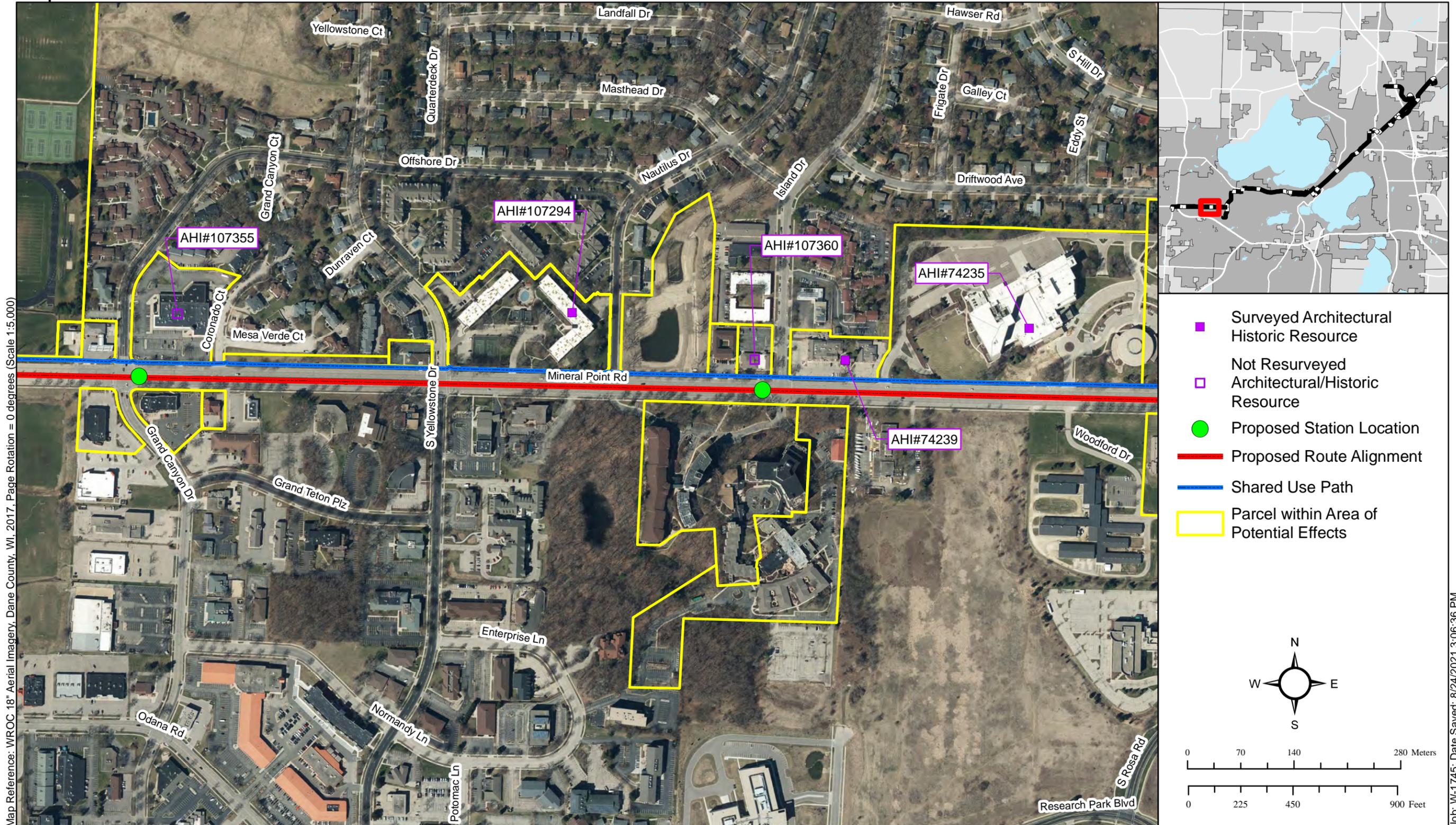
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Photo 7. AHI #107285, 201. S. Gammon Road, James Madison High School, View Northeast

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Map 3



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Table 3

AHI No.	Address	Property Name	Property Type	Resource Type	Year Built	Architectural Form/Style	Architectural Details	Survey Status	Eligibility Recommendation	Additional Comments	Photos
Mineral Point Road at Grand Canyon Drive - Station											
107355	6622 Mineral Point Road	Parkwood Center/Clock Tower Court	Commercial	Shopping center	c.1970	Contemporary	N/A	Not resurveyed - loss of integrity	Not eligible	Modern additions and façade alterations/remodels	8
Mineral Point Road at Island Drive - Station											
74239	6110 Mineral Point Road	Gugel Family Farm	Commercial	House; Shopping center	1863; 1996	Gabled ell; Neo-Colonial Revival	2 stories; brick; modern gabled portico; segmental arch lintels; stone sills; modern replacement windows; decorative brick; modern commercial additions	Resurveyed - altered appearance	Not eligible	Numerous modern alterations to historic farmhouse; modern commercial additions; the property is no longer representative of an intact or functioning farmstead	9, 10
107360	6200 Mineral Point Road	None	Commercial	Office building	c.1970	Contemporary	N/A	Not resurveyed - loss of integrity	Not eligible	Replacement siding, replacement windows, other modern exterior remodeling	11
North Side of Mineral Point Road - Adjacent to Path											
107294	6302 Mineral Point Road	Marbella Condominiums	Residential	Condominiums	c.1975	Contemporary	Large residential complex with three main buildings; 3 stories; brick; flat roof; sheltered balconies; sliding glass doors; modern windows; Tudor arch details over some windows and doors	Resurveyed - appearance unchanged	Not eligible	Intact but nondistinctive example of Contemporary-style large residential complex; less than 50 years of age and does not possess exceptional significance	12, 13

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Photo 8. AHI #107355, 6622 Mineral Point Road, Parkwood Shoppe Center, View Northeast



Photo 9. AHI #74239, 6110 Mineral Point Road, Gugel Family Farm, View Northwest

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Photo 10. AHI #74239, 6110 Mineral Point Road, Gugel Family Farm, View Northwest



Photo 11. AHI #107360, 6200 Mineral Point Road, Office Building, View Northwest

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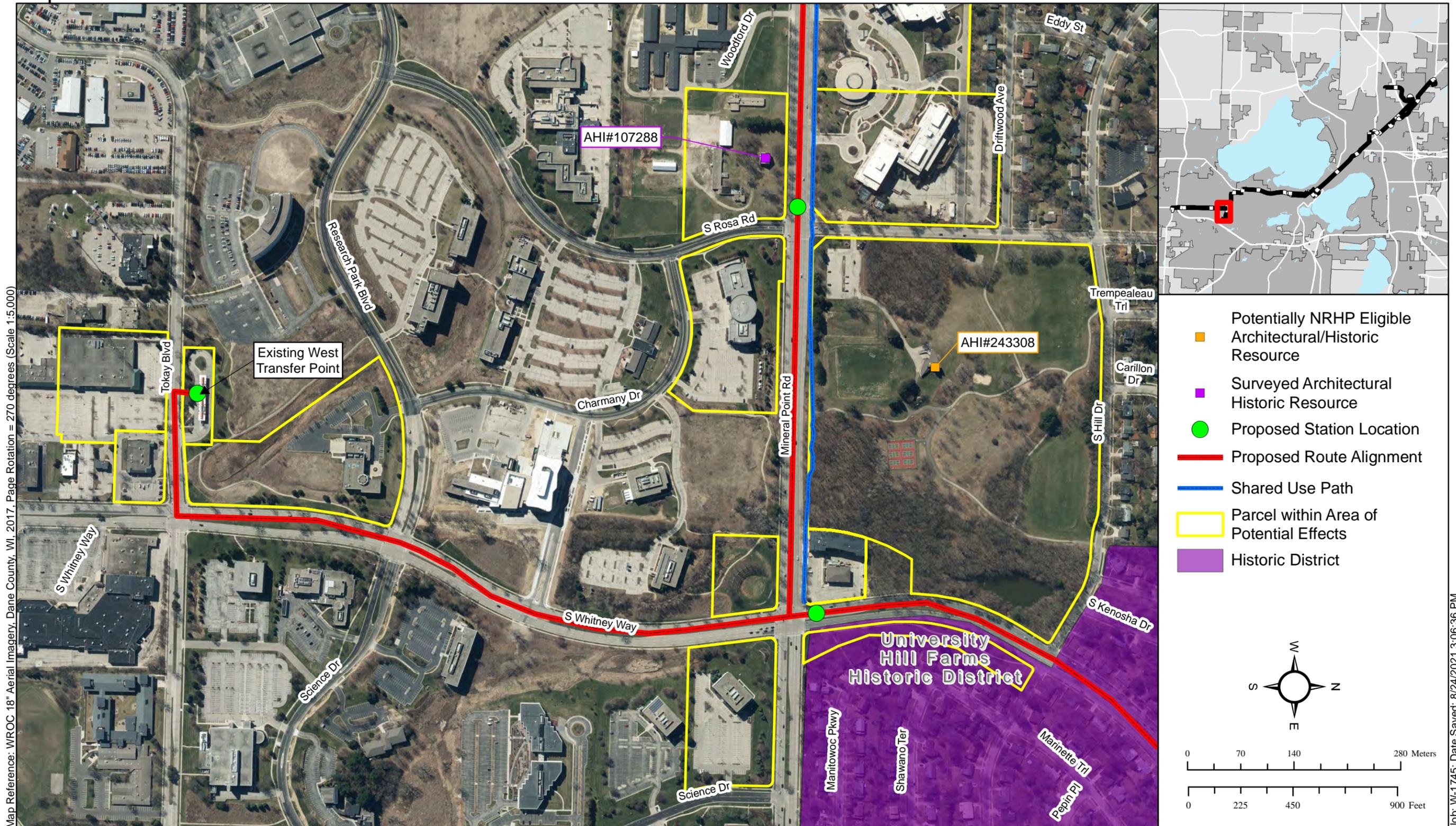
Photo 12. AHI #107294, 6302 Mineral Point Road, Marbella Condominiums, View Northeast



Photo 13. AHI #107294, 6302 Mineral Point Road, Marbella Condominiums, View Northeast

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Map 4



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Table 4

AHI No.	Address	Property Name	Property Type	Resource Type	Year Built	Architectural Form/Style	Architectural Details	Survey Status	Eligibility Recommendation	Additional Comments	Photos
Mineral Point Road at Rosa Road - Station											
74235	5910 Mineral Point Road	CUNA Mutual Insurance Building	Commercial	Office building	1960	Contemporary	4 stories; flat roof; irregular footprint; numerous modern additions	Resurveyed - altered appearance	Not eligible	Corporate campus with major additions in 1963, 1970, 1988, and 1992; central circular building demolished by 2020; new construction underway at time of survey	14, 15
107288	5707 Mineral Point Road	UW Charmany Farms Farmhouse	Farmstead	House	c.1900	Queen Anne Free Classic; Vernacular	2-story farmhouse; clapboard siding; brick foundation; full-length porch with Doric columns; leaded windows; bay windows; property includes modern outbuildings	Resurveyed - appearance unchanged	Not eligible	Farmhouse not distinctive or intact local example of architectural form/style; property not representative of intact historic farmstead with numerous altered or modern outbuildings; demolition permit has recently been filed	16-18
243308	333 S. Rosa Road	Garner Park Shelter	Recreational	Park shelter	c.1975	Wrightian	Dramatic, irregular form and massing; stone construction; prominent angular cantilevered roof with balcony; shallow single story gabled roof shelters picnic tables; battered walls	New survey	Potentially eligible	Distinctive, unique, award-winning Wrightian-style shelter designed by Stuart William Gallaher; not yet of historic age, but may have architectural significance within the local context; no other buildings/structures within Garner Park appear to be of historic age	19-21
West Transfer Point - Station											
<i>None</i>											
Mineral Point Road at Whitney Way - Station											
University Hill Farms Historic District - Listed on the National Register											

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Photo 14. AHI #74235, 5910 Mineral Point Road, CUNA, View Northeast



Photo 15. AHI #74235, 5910 Mineral Point Road, CUNA, View North

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Photo 16. AHI #107288, 5707 Mineral Point Road, UW Charmany Farms, View West



Photo 17. AHI #107288, 5707 Mineral Point Road, UW Charmany Farms, View Southeast

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Photo 18. AHI #107288, 5707 Mineral Point Road, UW Charmany Farms, View Southwest



Photo 19. AHI #243308, 333 S. Rosa Road, Garner Park Shelter, View Northeast

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Photo 20. AHI #243308, 333 S. Rosa Road, Garner Park Shelter, View Southeast

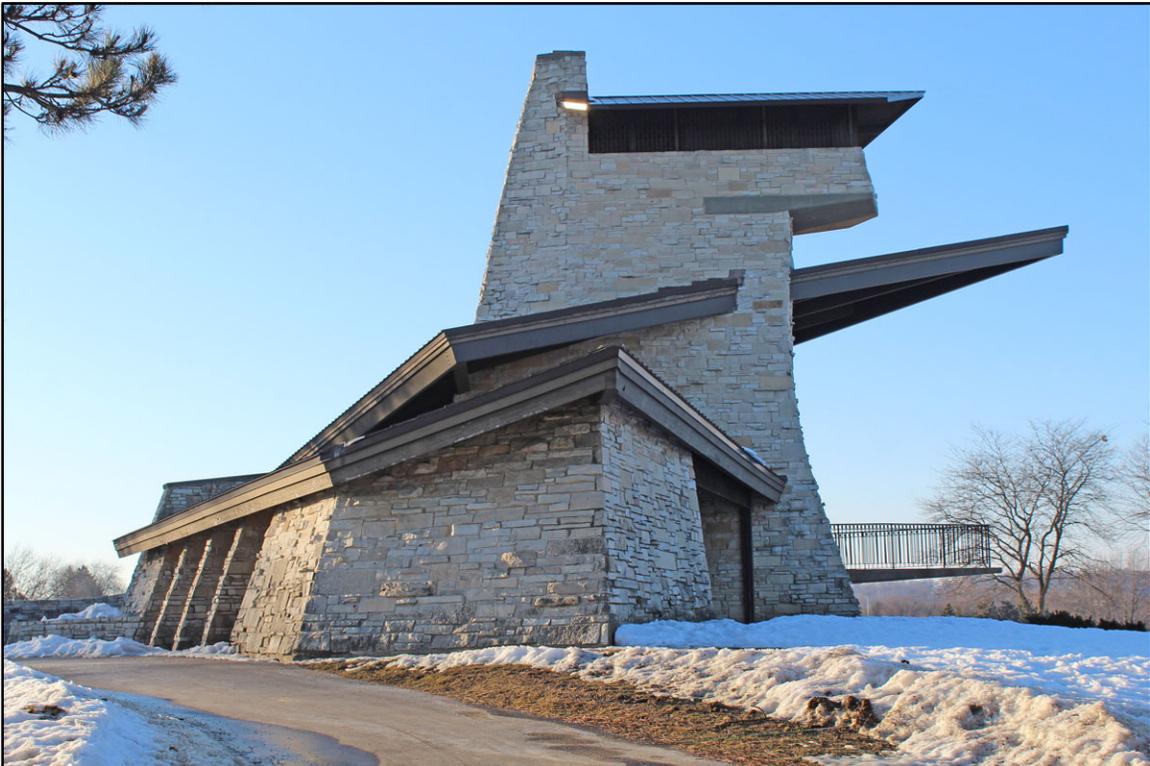


Photo 21. AHI #243308, 333 S. Rosa Road, Garner Park Shelter, View Northwest

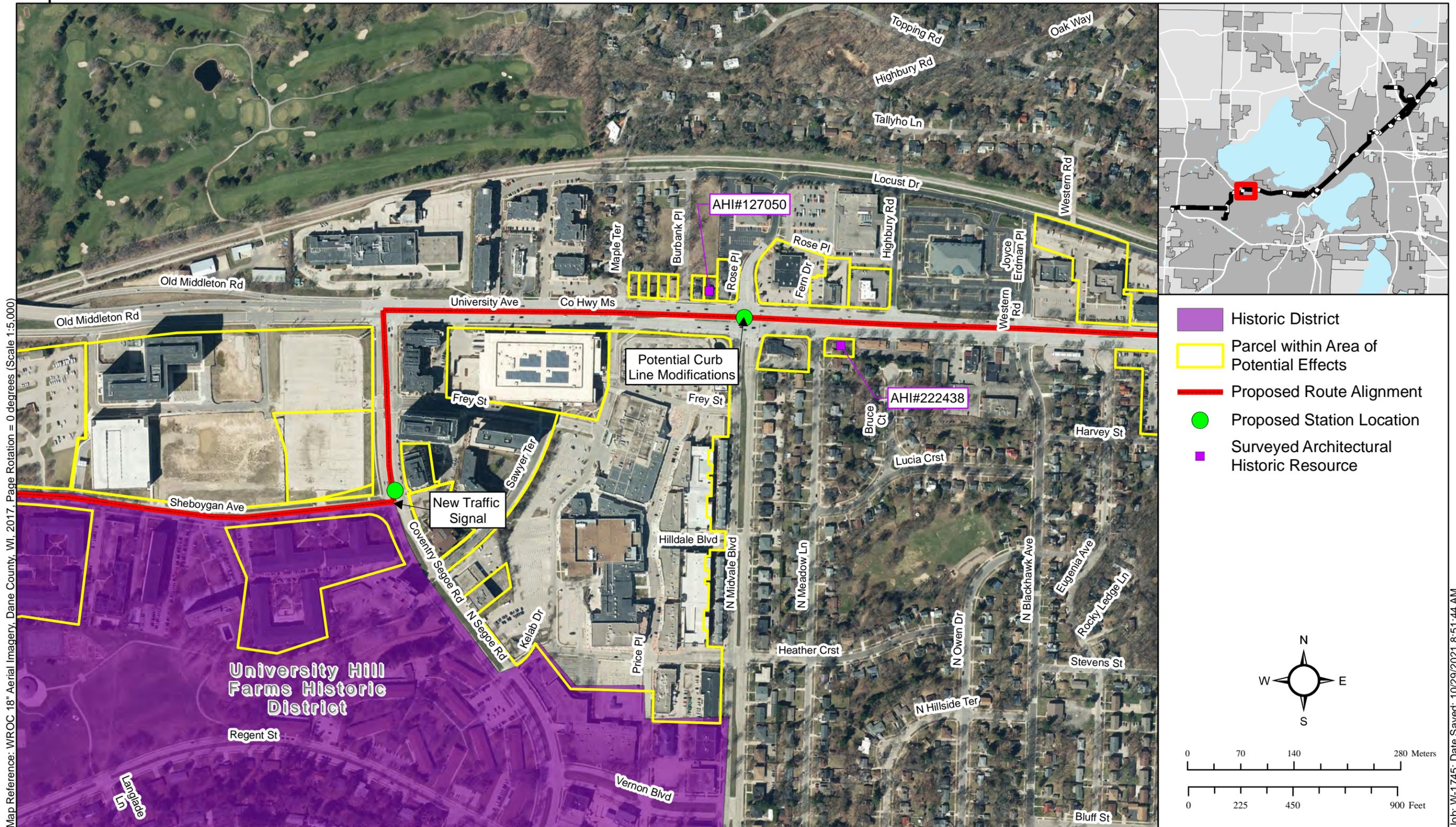
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Table 5

AHI No.	Address	Property Name	Property Type	Resource Type	Year Built	Architectural Form/Style	Architectural Details	Survey Status	Eligibility Recommendation	Additional Comments	Photos
Whitney Way at Regent Street - Station											
University Hill Farms Historic District - Listed on the National Register											
Whitney Way at Sheboygan Avenue - Adjacent to New Traffic Signal											
University Hill Farms Historic District - Listed on the National Register											
Sheboygan Avenue at Eau Claire Avenue - Station											
University Hill Farms Historic District - Listed on the National Register											

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Map 6



Map Reference: WROC 18" Aerial Imagery, Dane County, WI, 2017, Page Rotation = 0 degrees (Scale 1:5,000)

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Table 6

AHI No.	Address	Property Name	Property Type	Resource Type	Year Built	Architectural Form/Style	Architectural Details	Survey Status	Eligibility Recommendation	Additional Comments	Photos
Sheboygan Avenue at Segoe Road - Station											
University Hill Farms Historic District - Listed on the National Register											
University Avenue at Midvale Boulevard - Station											
127050	3810 University Avenue	None	Residential	House	1925	Bungalow	1.5 stories; asymmetrical massing; front gabled roof; off-center front gabled projection; enclosed porch; replacement siding and windows	Resurveyed - altered appearance	Not eligible	Typical example of the bungalow form with alterations; nothing to suggest potential historic or architectural significance	22
222438	737 Meadow Lane	Rathbun House	Residential	House	1955	Ranch	1 story; L-shaped footprint; broad hipped roof; concrete foundation; integrated one-car garage; 1/1 sash and horizontal sliding windows; wide gauge siding and brick veneer	Resurveyed - appearance unchanged	Not eligible	Typical example of the Ranch style; nothing to suggest potential historic or architectural significance	23

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Photo 22. AHI #127050, 3810 University Avenue, House, View North



Photo 23. AHI #222438, 737 Meadow Lane, House, View East