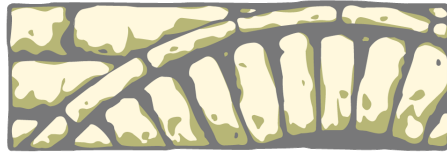


MADISON TRUST



for Historic Preservation

Advocacy News

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Adaptive Reuse as Historic Preservation

By Bob Klebba

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Last year's Madison Trust Historic Preservation Awards ceremony was held at The Tinsmith (828 E. Main St.). This spectacular event space showcases an early Trachte Brothers steel commercial building and is now used for weddings, holiday parties, and of course our event. The Tinsmith is an excellent example of the adaptive reuse on an historic building.



Image courtesy of The Tinsmith

Adaptive reuse is important for preserving the range of our rich architectural inventory from modest residences to larger commercial buildings. As time moves forward, it is important that buildings be rehabilitated to keep them useful and pertinent to our 21st century lives, otherwise they are lost to the wrecking ball.

In this article, I will discuss a few more developments that have been approved and are underway around our community.

Lucky's 1313 Brew Pub, 1313 Regent St.

The owner of the building where Lucky's 1313 Brew Pub is adding 3 stories above 1313 Regent St. as part of a development that will have 63 apartments. The housing includes 49 efficiency, 37 one-bedroom and eight two-bedroom apartments, and five two-bedroom townhouses.

(Continued)



Image from Knothe & Bruce Architects

The owners acquired the existing building, constructed in 1940, in 2014 and initially intended to demolish it for new construction. Instead, the building was converted from an auto repair garage to a brewpub in 2016, and at the time, footings were placed within the existing structure to accommodate a future vertical expansion to add housing. The owners have preserved the industrial feel of the brewpub.

Dayton Hotel, 609-615 Dayton St.

The 55-room hotel design respects the varied uses of the surrounding neighborhood and retains the Reynolds Warehouse façade on East Dayton Street and the Reynolds House on East Mifflin Street.

The façade of the hotel highlights the warehouse's industrial character and an addition to the hotel on East Mifflin Street complements the historic Reynolds House.

Preservationists were pleased to see this design which makes best use of the character and history of the existing warehouse and residential building.



Image from JLA Architects

(Continued)

Baker's Place, 849 E. Washington Ave.

The front portion of the former Gardner Bakery building along East Washington Avenue is being preserved, while the rest of the lot extending to East Main Street is the future site of a 12-to 14-story mix-used building. The old and new buildings will incorporate commercial and residential uses with over 200 apartments. Most interesting in this new development is that the new building will avoid using traditional steel and concrete construction. The structural components will be engineered wood framing.



Image from Michael Green Architecture

Wilson Street Hotel, 317 E. Wilson St.

A 45-room hotel is being built in the four-story historic former Rubin's Furniture on East Wilson Street. The hotel will also use the adjacent building at 323 E. Wilson St.

The independent, extended-stay hotel will offer a mix of studio and one- and two-bedroom units, spacious rooms highlighting the existing historic warehouse structure and finishes, a rooftop patio above the two-story building for guest use, first-floor commercial space along East Wilson Street.

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The building at 317 E. Wilson St., built in the Neoclassical Revival/Craftsman style, was designed by Madison architect Alvan Small and completed in 1907.



Image from GBA Architecture|Design

938 Spaight St.

Most of Apex Property Management's buildings are older formerly single-family residences and cater generally to UW-Madison students. The need for student housing effectively preserves a lot of historic housing stock, however not always in the best of circumstances.

An exception to this paradigm is one of Apex's buildings at 983 Spaight St. An extensive renovation is being undertaken in the Third Lake Local Historic District on this property with greater attention to the quality of work and adherence to the Landmarks Ordinance. This is likely a recognition of the demand for alternatives for more upscale and unique housing in neighborhoods with more interesting character.



Image from Google Maps, 2021