



Project Name & Address: 630 E Washington Avenue

Application Type: Demolition Historic Value Review

Legistar File ID # [88190](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: May 29, 2025

Summary

Relevant Ordinance Section:

28.185(7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.

- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
- (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall approve the demolition or removal under sub. (9) below, after considering input from the Landmarks Commission.
- (c) Nothing in this subsection eliminates the requirement in MGO Secs. [41.09](#)(1)(c) and [41.12](#)(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications for demolition and assign one of the following Categories to each principal building proposed for demolition:
 - (a) Category A Demolitions: denotes that the Landmarks Commission finds that the building has historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, listed in the National Register of Historic Places, and/or as an intact or rare example of a certain architectural style or method of construction.
 - (b) Category B Demolitions: denotes that the Landmarks Commission finds that the building has historic value related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.
 - (c) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category may also include sites or properties that have archaeological or other site findings of significance, but where removal of the building itself will have no impact.
- (2) Presence of Archaeology. When applicable, each finding shall also note the presence of an archaeological or burial site on the site of the building proposed for demolition.

630 E Washington Avenue

Commercial building constructed 1959.



Google Street View



Google Earth

Applicant: Marc Ott, JLA Architects

Applicant's Comments: The Salvation Army of Dane County is proposing a redevelopment of their current property at 630 E. Washington Avenue. Currently the Salvation Army operates a women and family homeless shelter and services at the site in an adapted former catholic school building. The proposed redevelopment would raze the current building and adjacent parking lots to the east and construct a new purpose built shelter building.

The new shelter will contain expanded capacity for single women and families stays. Additionally it will provide respite recovery rooms, supportive services including case management, foodservice, classroom training rooms, multi-purpose space, and recreational space. Space is also provided for medical primary health, mental health, and dental clinic.

In 2019 the proposed redevelopment was brought forward. At that time the project site consisted of three separate lots which encompass approx. half of the east 600 block from E. Washington Ave back to E. Mifflin, and from mid-block east to N. Blount Street. Those lots consisted of the existing Salvation Army shelter, parking lots, and a small used auto dealership. The three were combined with a new CSM to form one parcel which total of approx. 97,977 s.f. (2.25 acres). The redevelopment proposal consisted of the new shelter building along with a 44 unit affordable apartment building to form a campus. In the fall of 2019, the submitted redevelopment went through the City of Madison review process and received approval.

Due to Covid 19 pandemic the redevelopment was put on hold in yearly 2020. In 2022 the affordable apartment building received a WHEDA funding award. The remaining conditions of approval signoffs were completed in October 2022. Construction of the affordable apartments started in the spring of 2023 with the building occupancy in the spring of 2024. As we now move forward to the construction of the shelter building, the original city zoning approvals have expired. This letter accompanies the new resubmittal package.

Staff Findings: The preservation file for this property indicates that the building was constructed in 1959 as St. Patrick's Roman Catholic School. In 1987, the Preservation Planner described it as "a simple, institutional-type building of little architectural interest." The Landmarks Commission complete a historic value review of this same structure on August 26, 2019, and found it to have no known historic value.

Staff Recommendation: Staff recommends a finding of (c) no known historic value.