



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [68860](#)  
**Prepared By:** Meri Rose Ekberg, Community & Cultural Resources Planner  
**Date Prepared:** May 3, 2022

## Summary

**Relevant Ordinance Section:**

28.185(7)4. The Plan Commission shall consider the report of the City’s historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

**3401 E Washington Avenue**

Commercial building constructed in 1952 with an addition in 1965.



Google Street View



Google Street View



Google Street View



Google Earth



WHS Property Record #115324

**Applicant:** Mike Slavish, Wisconsin Housing Preservation Corp.

**Applicant's Comments:** We are requesting demolition of functionally-obsolete buildings at 3401, 3413, and 3433 East Washington Avenue in Madison to revitalize this vacant site into a workforce housing residential development.

**Staff Findings:** The preservation file indicates that the contemporary brick building was originally the Gardner Baking Company Bakery Building. Gardner Baking Co. was founded by Louis Gardner Sr. in 1926 and was originally located at 849 E Washington Avenue; the company outgrew their original space and moved to this location in 1952. At the time of construction, the new plant was fitted with the most advanced devices for manufacturing bakery products and employed 225 Madison residents. The site file with the Wisconsin Historical Society contains similar information.



## 917 Deming Way

Commercial building constructed in 1988.



Google Street View



Google Street View



Google Earth

**Applicant:** Jason Lietha, Ruekert & Mielke Inc.

**Applicant's Comments:** Meeting was held with City of Madison DAT on 2/10/2022. Preapplication demo meeting was held on 2/16/22 with planning and zoning. Notification will be sent to Alderperson and Neighborhood association on 4/22/2022. The planned demolition for this site is only a partial demolition for the exterior walls to add an expansion to the current building, however this will require a demolition permit as directed by the City. No existing buildings will be razed.

**Staff Findings:** A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

## **4414 Regent Street**

Commercial building constructed in 1961 and remodeled in 1994.



Google Street View



Google Earth

**Applicant:** Paul Cuta, CaS4 Architecture

**Applicant's Comments:** Proposed demolition of an existing office building comprised of approximately 7,144 GSF on two levels for the development and construction of a new, mixed-use building comprised of approximately 47,600 GSF with parking below and partially below grade, first floor commercial space and 3 to 4 floors of apartments above.

**Staff Findings:** A preservation file for this property does not exist. The Wisconsin Historical Society site file indicates that the Contemporary-style office building was designed by architects Graven, Kenney, and Iverson, who were also among the first tenants of the building. The building is contributing to the University Hill Farms National Register historic district. The district is listed for its history related to Community Planning & Development and its distinctive MidCentury Modern residential and commercial architecture with a period of significance of 1956-1989.