



Project Name & Address: 3375 E Washington Avenue

Application Type: Demolition Historic Value Review

Legistar File ID # [89143](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: July 15, 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 Approval.

41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

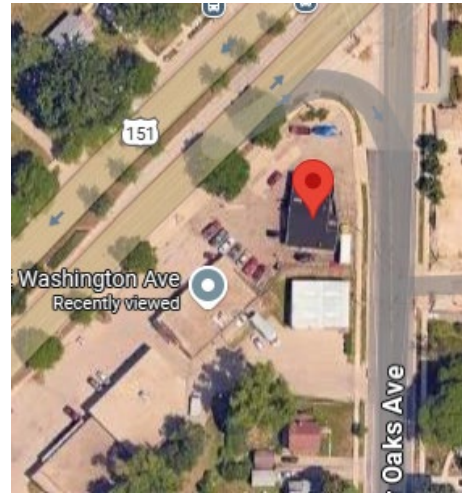
- (1) Review for Historic Value. Following a review of MGO Sec. 28.185 applications for demolition by the Landmarks Commission and based upon application materials, and a report by the City's Preservation Planner, and any public testimony, the Commission shall review [MGO Sec. 28.185](#) applications 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.

3375 E Washington Avenue

Commercial building constructed 1954



Google Streetview



Google Earth

Applicant: Kevin Burow, Knothe & Bruce Architects

Applicant's Comments: The existing buildings were most recently used as commercial buildings and rental properties. The site is located in an area that has been identified in the City of Madison Comprehensive Plan as desirable for higher density residential use. We are proposing the existing 930 N Fair Oaks and 3357 - 3375 E. Washington Ave. buildings be demolished; the 922 & 926 N. Fair properties were approved for demolition at the March 3, 2025 Plan Commission meeting. All demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures. It is not economically feasible to move or reuse the existing structures.

Staff Findings: There is no preservation file for this property or State site file. The building permit file begins in 1968, well after this building was constructed. This Midcentury service station building is not individually architecturally significant and there are no known significant historic associations. There are no previously identified archaeological resources on this property or in the vicinity.

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