

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/28/21

TITLE: Buildings Proposed for Demolition - 2021

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 6/30/21

ID NUMBER: 63346

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused were Betty Banks and David McLean.

SUMMARY:

Bailey said that staff recommends a finding of no known historic value for the buildings at 1729 Schlimgen Avenue, 3570 E Washington Avenue, 3574 E Washington Avenue, and 3578 E Washington Avenue as there are no preservation files or Wisconsin Historical Society site files for the properties. Arnesen pointed out the Trachte building behind 3574 E Washington Avenue and asked if it was going to be demolished as well. Bailey said that the information provided by the applicant does not discuss the Trachte building, which are a rare remaining resource in Madison. Arnesen said that they should encourage the applicant to explore ways to refurbish or relocate the Trachte building.

Regarding 849 E Washington Avenue, Bailey said that it is a technical demolition that will retain the 1917 portion of the building fronting E Washington Avenue and demolish the 1930 addition on the back. She said that the proposed redevelopment on the site will integrate the 1917 portion of the building to serve as street frontage for the overall development.

Kaliszewski said that it sounds like the applicant is keeping the part of the building that they would care about most. She asked if the Landmarks Commission would review the demolition again if the applicant were to decide to demolish the front of the building as well and not integrate it into the new development. Bailey said that she didn't know, but the commission could put that request in the motion. Andrzejewski said that it is important to stress the building's significance, especially given the changes along this corridor.

Kaliszewski asked if they should review the historic significance of the building in two separate portions, the front and the back addition. There was brief discussion about the significance of the front 1917 portion of the building and the 1930 addition. Bailey said that the 1930 addition was constructed when the Gardner Baking Company occupied the building from 1926-1952 and their operation was growing, which is part of the building's history as it relates to the Gardner Baking Company. Arnesen said that the Gardner Baking Company has a prominent history in Madison.

Andrzejewski said that she worried about the potential of a façadectomy where only the face of the building was saved. Arnesen said that the current plans are to save a significant chunk of the entire front building. Bailey said that by retaining a significant portion of the existing structure, the building is still able to convey its historic associations.

Arnesen said that they should review the building as a whole rather than in parts, and if the Plan Commission wants to provide additional information regarding the partial demolition and incorporation into the redevelopment, the Landmarks Commission would be happy to review the building again in more detail.

Arnesen said that the building is culturally significant given that Gardner was a fixture on the east side of Madison for many years. Andrzejewski said that the building still conveys aspects of its historic design and retains integrity. Arnesen pointed out that the bakery sign is still on the building. Andrzejewski said that she thinks it falls under demolition criterion "c." Arnesen and Kaliszewski agreed.

Bailey began discussion of 2436 Regent Street and pointed out that the historic picture shows that the overall form of the building hasn't changed over time, though there are historic details that no longer remain. She referenced changes in materials and the covering of the cornice area. She said the building is located directly across from the cemetery, so there is a historic association, but we don't have a lot of information on the history of the monument company or what happened there. She said that grave markers were created here for a century, but the exterior has a loss of historic integrity. Arnesen suggested demolition criterion "a," and Kaliszewski said that she agreed because of the alterations, though it is sad to see the building demolished. Andrzejewski said the building has historic value in context but has lost integrity. Martin agreed that it is too bad to see the building demolished.

Bailey mentioned the public comment submitted regarding 555 W Mifflin Street, which discussed the proposal from the mid-1990s to designate the 500 block of W Mifflin Street as a historic district. She said that this particular structure is an outlier, but there were concerns about retaining the integrity of this core part of the Mifflin area. Arnesen said that he would have a hard time finding anything other than demolition criterion "a," no known historic value. Bailey said that there is no preservation file or Wisconsin Historical Society site file, so we have no detailed information on any known historic value. She said that the structure itself does read like a 1940s building with a streamlined inset, but it has had some exterior alterations and there are challenges to its historic integrity. Andrzejewski agreed that the integrity of the building is questionable, and Kaliszewski agreed.

ACTION:

A motion was made by Arnesen, seconded by Kaliszewski, to recommend to the Plan Commission that the buildings at 1729 Schlimgen Avenue, 3570 E Washington Avenue, 3574 E Washington Avenue, and 3578 E Washington Avenue have no known historic value and to encourage the applicant to explore salvage of the Trachte building at 3574 E Washington Avenue. The motion passed by voice vote/other.

A motion was made by Arnesen, seconded by Martin, to recommend to the Plan Commission that the building at 849 E Washington Avenue has historic value based on cultural significance in its association with the Gardner Baking Company and architectural significance as an intact example of an early 20th century commercial building. If the Plan Commission wants to provide additional information regarding the partial demolition, and additional information about the historic value of the areas to remain as part of the redevelopment, the Landmarks Commission would be happy to review the building again in more detail. The motion passed by voice vote/other.

A motion was made by Martin, seconded by Arnesen, to recommend to the Plan Commission that the building at 2436 Regent Street has historic value related to its historic association with the cemetery, but the building has lost integrity. The motion passed by voice vote/other.

A motion was made by Arnesen, seconded by Martin, to recommend to the Plan Commission that the building at 555 W Mifflin Street has no known historic value because of its loss of historic integrity. The motion passed by voice vote/other.