



Agenda Item #:	8
Project Title:	415 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
Legistar File ID #:	91234
Prepared By:	Heather Bailey, Preservation Planner
Members:	Present: Richard Arnesen, Ald. John Duncan, Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, Jacob Morrison, and Maurice Taylor Excused: None

Summary

John Myefski, registering neither in support nor in opposition and wishing to speak

Kurt Stege, registering neither in support nor in opposition and wishing to speak

Josh Dawson, registering in support and wishing to speak

John Rolling, registering in opposition and wishing to speak

Bailey provided information on the building, referencing Michael Bridgeman's history of the building that was attached to the demolition report. She said that of the Brutalist-style buildings in Madison, this one is unusual. Most are massive with large overhangs, but this building falls into Brutalist Expressionism with its cube approach. We don't have other buildings like this in Madison, and staff recommended a finding of (a) historic value for its significant Brutalism Expressionism architecture.

Kurt Stege spoke about how special the building is. They noted two significant aspects: it is a cantilevered residential building, which is rare in Madison, and it appears to be intact. They agreed with staff's finding of (a).

John Rolling said the building was obviously very significant and pointed out that we have no Modernist landmarks in Madison yet, but we should. They supported staff's finding of (a). If the Plan Commission approves the demolition, they recommended they require documentation of the building through photographs and measured drawings of the exterior.

Morrison said this was a really interesting, nice piece of architecture that is also a representation of the evolution of student housing near State Street, and it absolutely falls under a finding of (a). It is a piece of Madison's history, and if it is demolished, he agreed with Rolling's recommendation to document the exterior.

Harris also supported a finding of (a), noting the building's unique architectural features, intact quality, significance related to the social context of Madison, and the fact that it's a private residential building. She was also in favor of Rolling's suggestion for documentation.

Arnesen agreed with others' comments and added that it is not just a private building, but a private dorm, which was unusual in 1966. He asked if the building would be eligible for listing on the National Register of Historic Places or as a local landmark. Bailey thought that it was a strong candidate for a National Register listing. She agreed that it could be a local landmark as well, but it would take someone coming in with a nomination, ideally with the support of the property owner. Arnesen and Kaliszewski agreed that it was important to convey to the Plan Commission that the building could be eligible for listing.

Action

A motion was made by Harris, seconded by Arnesen, to recommend a finding of (a) historic value for its significant Brutalism Expressionism architecture, intact quality, significance related to the social context of Madison, and potential eligibility for listing on the National Register of Historic Places or as a local landmark. If the demolition is approved, the Landmarks Commission recommends that the Plan Commission require documentation of the exterior of the building through photographs and measured drawings. The motion passed by voice vote/other.