

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 130 E Gilman St Aldermanic District: 2

2. PROJECT

Project Title / Description: Governor's Mansion Inn

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
Land Division/Combination in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
New Construction in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

Form area with 'PLANNING DIVISION USE ONLY' label and 'Registrar #' field.

3. APPLICANT

Applicant's Name: Robert Klebba Company:

Address: 704 E Gorham St, Madison WI 53703

Telephone: 608-209-8100 E-mail: bob.klebba@gmail.com

Property Owner (if not applicant):

Address:

Property Owner's Signature: [Signature] Date: 18 May 2017

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

Governor's Mansion Inn

130 E Gilman St

Bob Klebba and David Waugh

18 May 2017

Overview

We propose to convert the former Governor's Mansion/Executive Residence at 130 E Gilman St to an 8-room hotel with an event space and café. The building was most recently used as the Knapp House, a graduate student residential scholarship program, and is being sold after being vacant for the past 4 years. It will be exciting to reopen the grand Victorian spaces on the first floor to the public. The building is registered as a national historic landmark and is the location for many significant developments in Madison's and Wisconsin's history.

We have over 4 years' experience operating the Mendota Lake House B&B in the historic Wm & Dora Collins House. Our business model focuses on exploring the historic nature of the building in its neighborhood, all while providing a range of room rates. We feel strongly that everyone should be able to enjoy our local historic buildings such as hipsters enjoying the local music scene to tourists from overseas travelling in the Midwest to scholars visiting the University of Wisconsin.

The current layout of the Governor's Mansion suits our proposed use well. Our collaboration with the Wisconsin State Historical Society will allow us to bring the building up to code and preserve the look and the feel of the former Governor's Mansion. We intend to decorate it as a house museum, celebrating its history including the birth of the Wisconsin Idea with Robert La Follette up to the Knapp House scholar program.

We have had our architect and many contractors through the building, giving us a thorough analysis of the process required to get to commercial building code. Even though many variances and a rezoning of the property will be required for any commercial use, we are comfortable we will achieve collaboration between the State Historical Society and City fire and building inspection. We expect to have the building open to the public again by May 2018.

Our proposal conforms to the City of Madison Downtown Plan. "Objective 7.1: Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods." Not only will important interior features of the house be maintained and restored, but the exterior and the surrounding landscape will be preserved.

Changes

Conversion to hotel

The layout for hotel accommodations is well defined on the second floor with 7 existing bedrooms. The eighth bedroom on the first floor will be accessible. 5 guest bathrooms will need to be added however all of the bathrooms will need updating. 2 additional restrooms will be added to accommodate events. Other remodeling includes changing the kitchen space for a café business and adding an accessible access on the west side of the building. We also hope to restore the historic porch which went from the front entrance on the southeast to the side entrance on the southwest.

Mechanicals

Structurally, the building is sound and has been well maintained by the University for the past 50 years and by the State for the previous 80. Our proposed commercial use will require some major mechanical changes. A sprinkler system and

zoned air conditioning will be installed throughout. The 125A electrical service will need updating and plumbing will be added for the new bathrooms.

Accessibility

A ramp will be built from the accessible parking on the west side of the building to allow access from the west entrance. This entrance may need to be changed in order to accommodate wheelchairs. From this point access can be made to the event space in the front of the building and to the accessible guest room in the rear.

Historic preservation – Interior

None of the key remaining architectural features will be changed. The kitchen/service area on the first floor will be completely remodeled; however the dining room, parlor and living room will be restored to their original use. On the second floor, 2 bedrooms will be slightly reconfigured to add bathrooms, and a short hallway will be moved to add 2 more. The grand staircase will be preserved.

On-site Parking

We will collaborate with the City on the addition of 7 car parking spaces to the existing 3 on site. There is an existing parking lot on the west side of the building and the east side has a driveway that leads to a basement entrance. The west parking lot will allow for accessible parking. We intend to install a 20 unit bike rack on the west side of the building. We have contacted Fiore Companies next door and they expressed a willingness to make their parking lot across E Gilman St available after business hours for events at the Governor's Mansion.

Café

Along with the kitchen remodel, we will be adding a small café to accommodate guests and the general public. The café space will be in the dining room, behind the parlor and living room. The café will serve non-alcoholic beverages and local bakery items and will be open from 6:30 am to 2:00 pm, seven days a week. Most café patrons will be expected to arrive on foot or bike. Patrons in cars will park in the street. In the summer months, We hope that café patrons will be able to enjoy the restored wrap-around porch on the south corner of the building.

Outdoor events

Landscaping will respect the historic use of the deep lot leading to Lake Mendota. We will be developing a patio area nearer to the house which can be used for entertaining and events. We will also have outdoor events with no amplified sound no more than 3 nights a week, lasting no later than 10:00 pm Friday-Saturday and 9:00 pm Sunday-Thursday. In the summer months we wish to provide Friday evening public "sunsets on the governor's terrace" with local musicians where wine and beer would be served. Hours would be from 6-10PM. Hotel guests as well as the general public would be invited to attend.

Longer term lodging

We expect to accommodate guests longer than 30 days in the slower winter months. Otherwise most rooms will be rented on a nightly basis with an average occupancy of 2 days.

Caretaker's quarters

Caretaker's quarters will be constructed in an exposed basement room. The room has an outside door and will be completely separated from the hotel and café operation.

**Knapp House Graduate Center – Old Executive Residence
130 East Gilman Street
Madison, Wisconsin**



Front (southeast) elevation

Brief History

The existing Knapp House Graduate Center (aka Old Executive Residence) was originally built in 1855 by Julius T. White, and his wife Catherine, and was first known as the “White House” to local residents in Madison. Mr. White was a prominent local businessman and legislator. It was one of the first sandstone mansions in what would become known as Mansion Hill. White was a local art collector and had a leading role in the artistic and social life of Madison until his departure in 1857. White sold the house to George and Emeline Delaphine from whom he originally purchased the land. In 1868, they sold the house to J.G. Thorp and his wife Amelia Chapman Thorp from Eau Claire, Wisconsin where they had compiled a fortune in the lumber industry. In 1883, the Thorps sold the mansion to Governor Jeremiah Rusk who lived there for two years. He then sold it to the State of Wisconsin for use as a permanent executive residence. All seventeen governors from 1885 to 1949 lived in the house and maintained its social standing and festive reputation in the community. In 1950, a new governor’s mansion was purchased in Maple Bluff and the State sold the house to the University for \$60,000 using earnings from the Kemper K. Knapp endowment fund. Since that time the university has used the facility for graduate student housing as the Knapp Graduate Center. That program has recently been reorganized and move onto campus. The university is working with UW System, the State of Wisconsin’s Department of Administration, and the Wisconsin Historical Society to transfer the property.



Front elevation from north



North elevation, left



North elevation, right



Northwest elevation (lakeside)



Adjacent apartment building to the southwest



UW Lifesaving / Lake Safety Station, view to the west & Lake Mendota



South elevation, left



South elevation, right



Interior, main entry foyer



Interior, main entry foyer looking back to main door



Interior, main dining room



Interior, main dining room



Interior, main living room



Interior, main living room, front alcove



Interior, kitchen



Interior, kitchen

Contextual Photos



Office building to the north



Residential building, across the street to the northeast



Residential building, across the street to the east



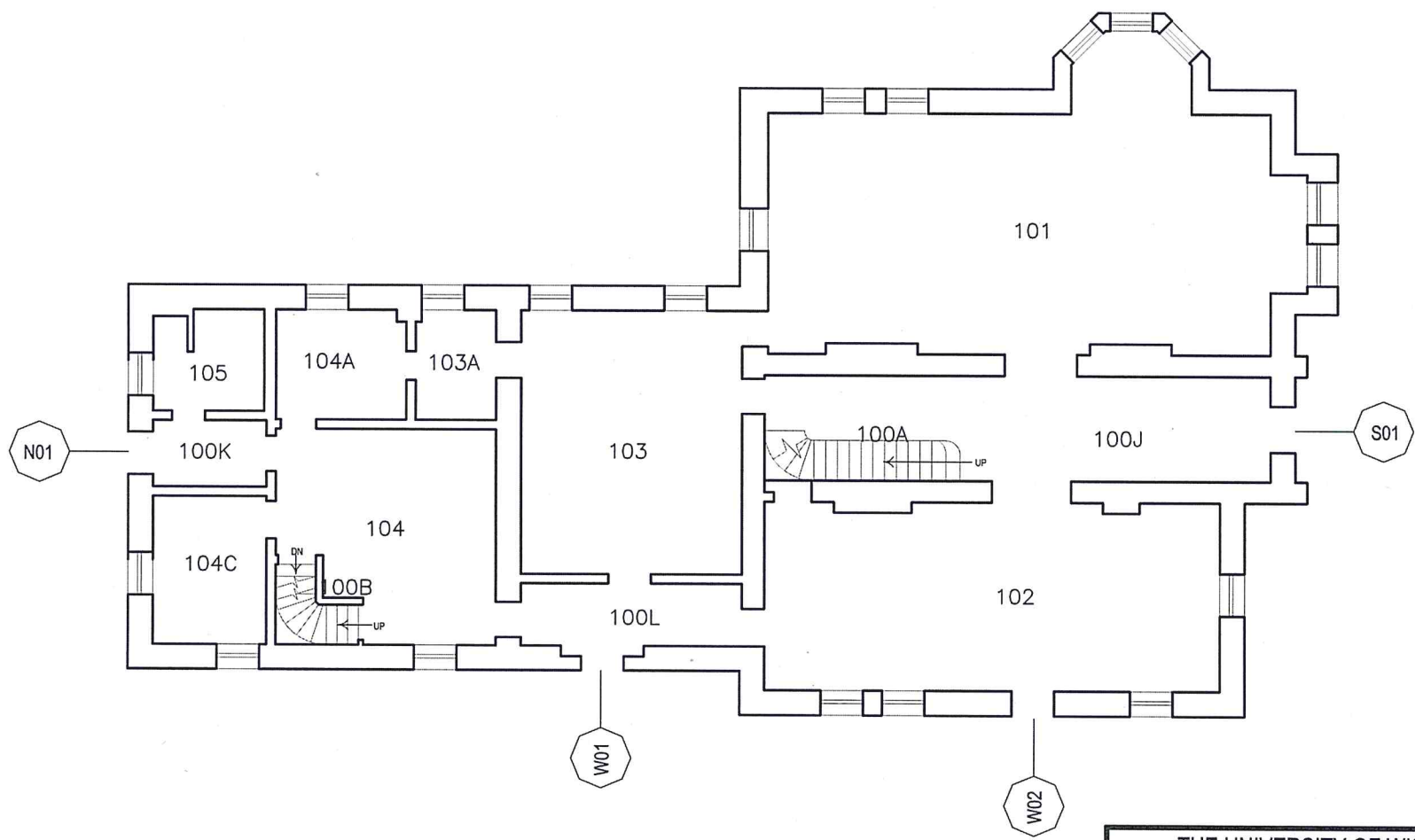
Residential buildings, across the street to the southeast



Residential apartment building to the south

SF CURRENT 10/13/05

Room No.	Area
100A	37
100B	24
100J	224
100K	37
100L	81
101	660
102	427
103	289
103A	43
104	205
104A	70
104C	84
105	53



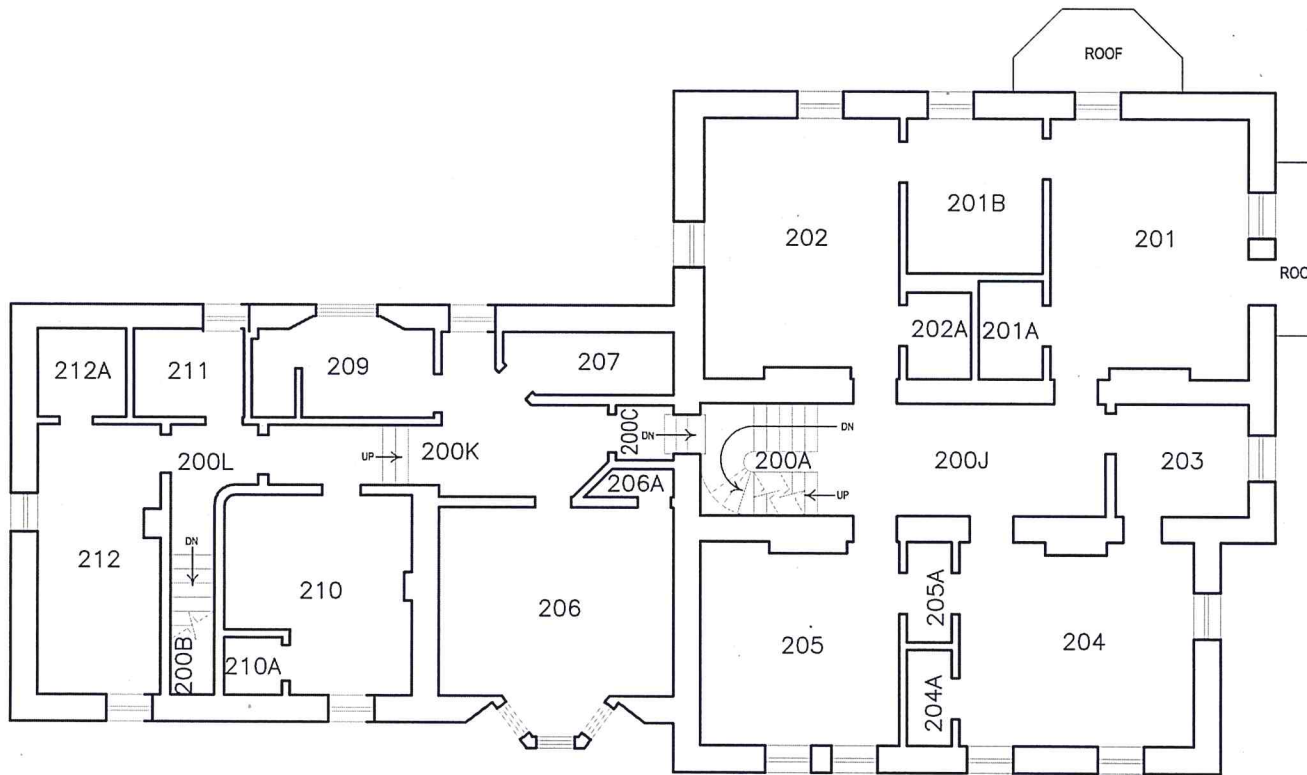
FIRST FLOOR PLAN

SCALE: 1" = 8'

FLOOR PLANS PROVIDED FOR
OFFICIAL UNIVERSITY OF WISCONSIN
BUSINESS PURPOSES ONLY.
PUBLIC DISTRIBUTION OR WEB
POSTING IS NOT APPROPRIATE.



THE UNIVERSITY OF WISCONSIN-MADISON DIVISION OF FACILITIES PLANNING AND MANAGEMENT OFFICE OF SPACE MANAGEMENT	
KNAPP HOUSE 130 EAST GILMAN ST	
DATE: 01-98 DRAWN BY: JPK REVISIONS: 10-05	BLDG NO#: 0009 FILE NO#: 0009A01 2 4



SE CURRENT 10/13/05

Room No.	Area
200A	55
200B	25
200C	18
200J	137
200K	125
200L	35
201	215
201A	26
201B	89
202	212
202A	23
203	63
204	198
204A	18
205	168
205A	18
206	186
206A	9
207	43
209	71
210	139
210A	14
211	41
212	138
212A	33

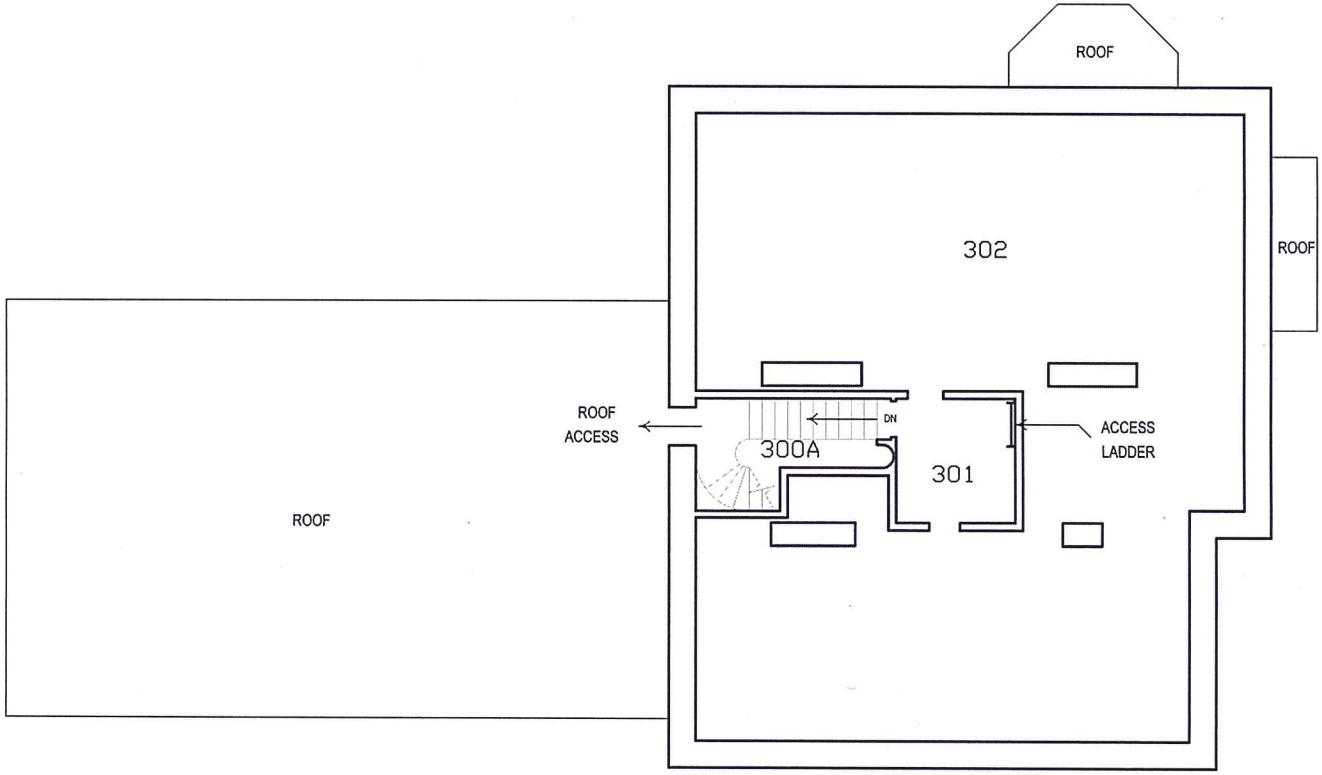
SECOND FLOOR PLAN
SCALE: 1" = 8'

FLOOR PLANS PROVIDED FOR OFFICIAL UNIVERSITY OF WISCONSIN BUSINESS PURPOSES ONLY. PUBLIC DISTRIBUTION OR WEB POSTING IS NOT APPROPRIATE.



THE UNIVERSITY OF WISCONSIN-MADISON DIVISION OF FACILITIES PLANNING AND MANAGEMENT OFFICE OF SPACE MANAGEMENT									
KNAPP HOUSE 130 EAST GILMAN ST	<table border="1"> <tr> <td>DATE: 01-98</td> <td>BLDG NO: 0009</td> </tr> <tr> <td>DRAWN BY: JPK</td> <td>FILE NO: 0009A02</td> </tr> <tr> <td>REVISIONS: 10-05</td> <td style="text-align: center;"> <table border="1"> <tr><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">4</td></tr> </table> </td> </tr> </table>	DATE: 01-98	BLDG NO: 0009	DRAWN BY: JPK	FILE NO: 0009A02	REVISIONS: 10-05	<table border="1"> <tr><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">4</td></tr> </table>	3	4
DATE: 01-98	BLDG NO: 0009								
DRAWN BY: JPK	FILE NO: 0009A02								
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SF CURRENT 09/02/03	
Room No.	Area
300A	72
301	62
302	1240



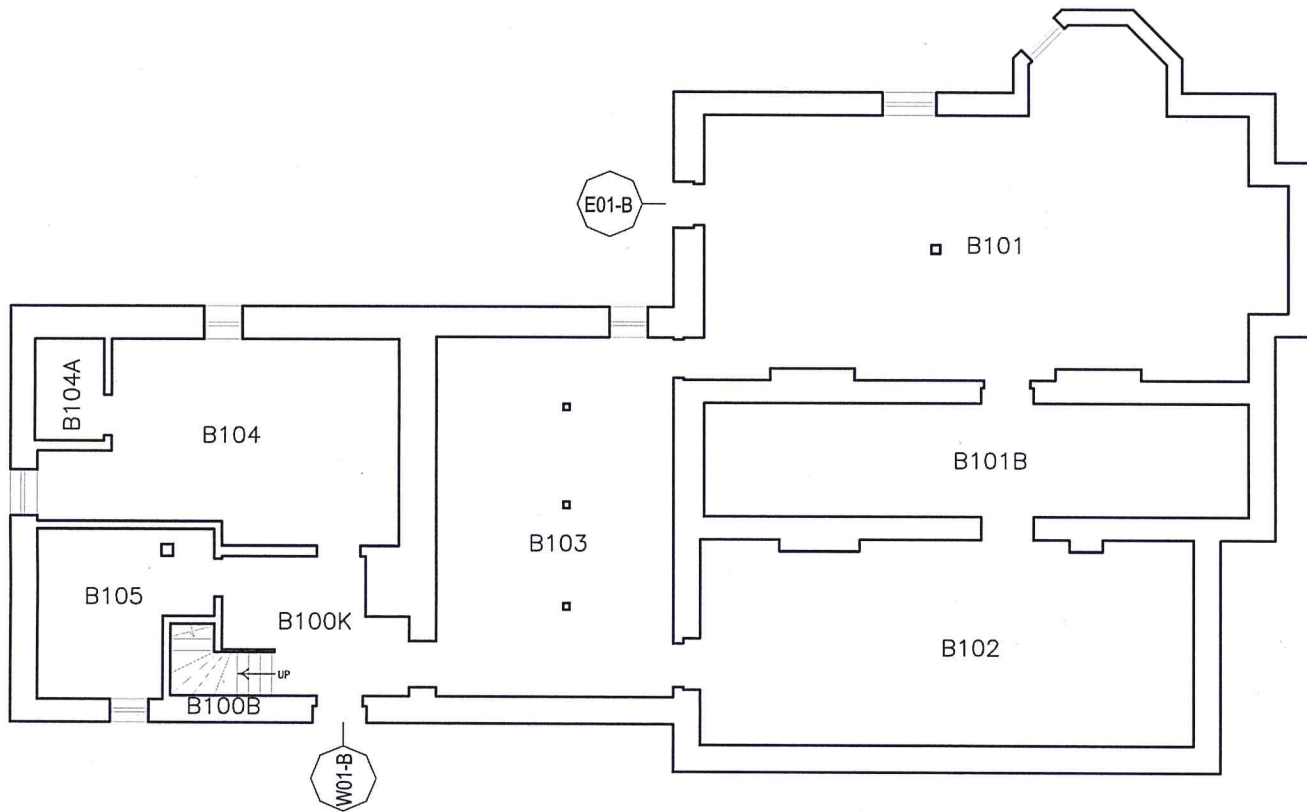
THIRD FLOOR PLAN
 SCALE: 1" = 8'

FLOOR PLANS PROVIDED FOR
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THE UNIVERSITY OF WISCONSIN-MADISON DIVISION OF FACILITIES PLANNING AND MANAGEMENT OFFICE OF SPACE MANAGEMENT	
KNAPP HOUSE 130 EAST GILMAN ST	
DATE: 01-98	BLDG NO: 0009
DRAWN BY: JPK	FILE NO: 0009A03
REVISIONS: 10-05	4 <hr style="width: 100%;"/> 4

SE CURRENT 10/13/05	
Room No.	Area
B100B	23
B100K	89
B101	675
B101B	263
B102	423
B103	360
B104	262
B104A	30
B105	108



BASEMENT FLOOR PLAN

SCALE: 1" = 8'
SCALE REFLECTED ON 11 x 17 SHEET



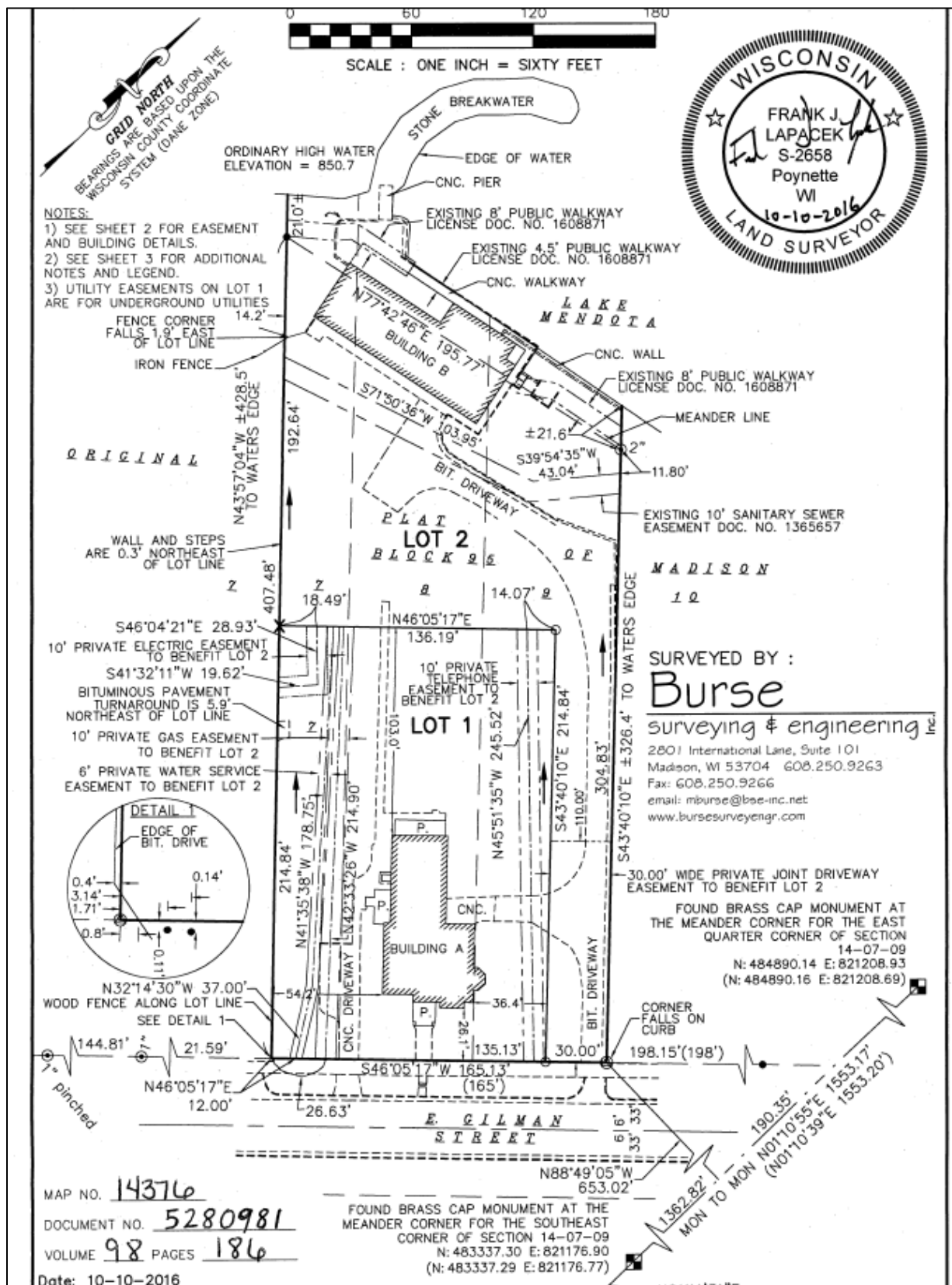
NORTH

THE UNIVERSITY OF WISCONSIN-MADISON
DIVISION OF FACILITIES PLANNING AND MANAGEMENT
OFFICE OF SPACE MANAGEMENT

KNAPP HOUSE
130 EAST GILMAN ST

DATE: 01-98	BLDG NO: 0009
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Site Plan



Governor's Mansion – Parking

West driveway

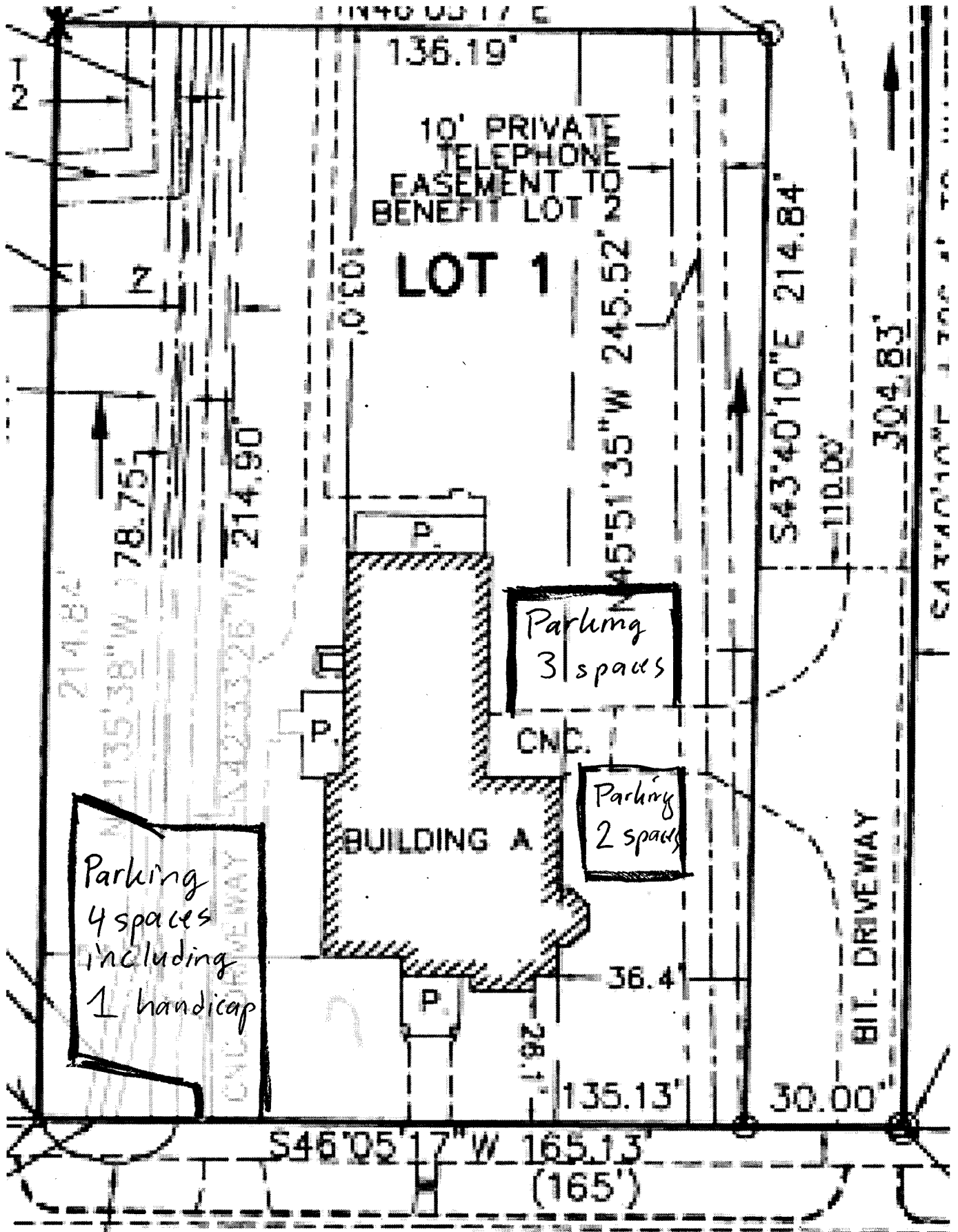
We propose 4 parking spaces , including 1 handicap on the west side of the building. The parking will be concealed by landscaping along the sidewalk and the neighbor's fence on the west. This parking will also provide access for catered events.



East driveway

We propose 5 parking spaces, north and south of the existing driveway. The grade between the sidewalk and the parking will effectively hide the parking. All the area will be at the level of the house's basement, further concealing the parking from views from the house.





10' PRIVATE TELEPHONE EASEMENT TO BENEFIT LOT

LOT 1

Parking 3 spaces

Parking 2 spaces

Parking 4 spaces including 1 handicap

BUILDING A

CNC.

E. GILMAN STREET

N88°49'05" E

214.84'

78.75'

214.90'

103.0'

135.19'

245.52'

214.84'

110.00'

304.83'

304.83'

BIT. DRIVEWAY

S46°05'17" W 165.13'

(165')

26.63'

36.4'

135.13'

30.00'