

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1 East Gilman St. Aldermanic District: _____

2. PROJECT

Project Title/Description: Band on Front Canopy + 3 window replacement

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP CITY OF MADISON AUG 13 2018 11:03 Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: KEN N. MILLER Company: _____

Address: 5510 GREENLEAF DR. Madison, WI 53713
Street City State Zip

Telephone: 608 695-6886 Email: KENM5510@aol.com

Property Owner (if not applicant): KEN N. MILLER

Address: _____
Street City State Zip

Property Owner's Signature: *Ken N. Miller* Date: Aug 12, 2018

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)

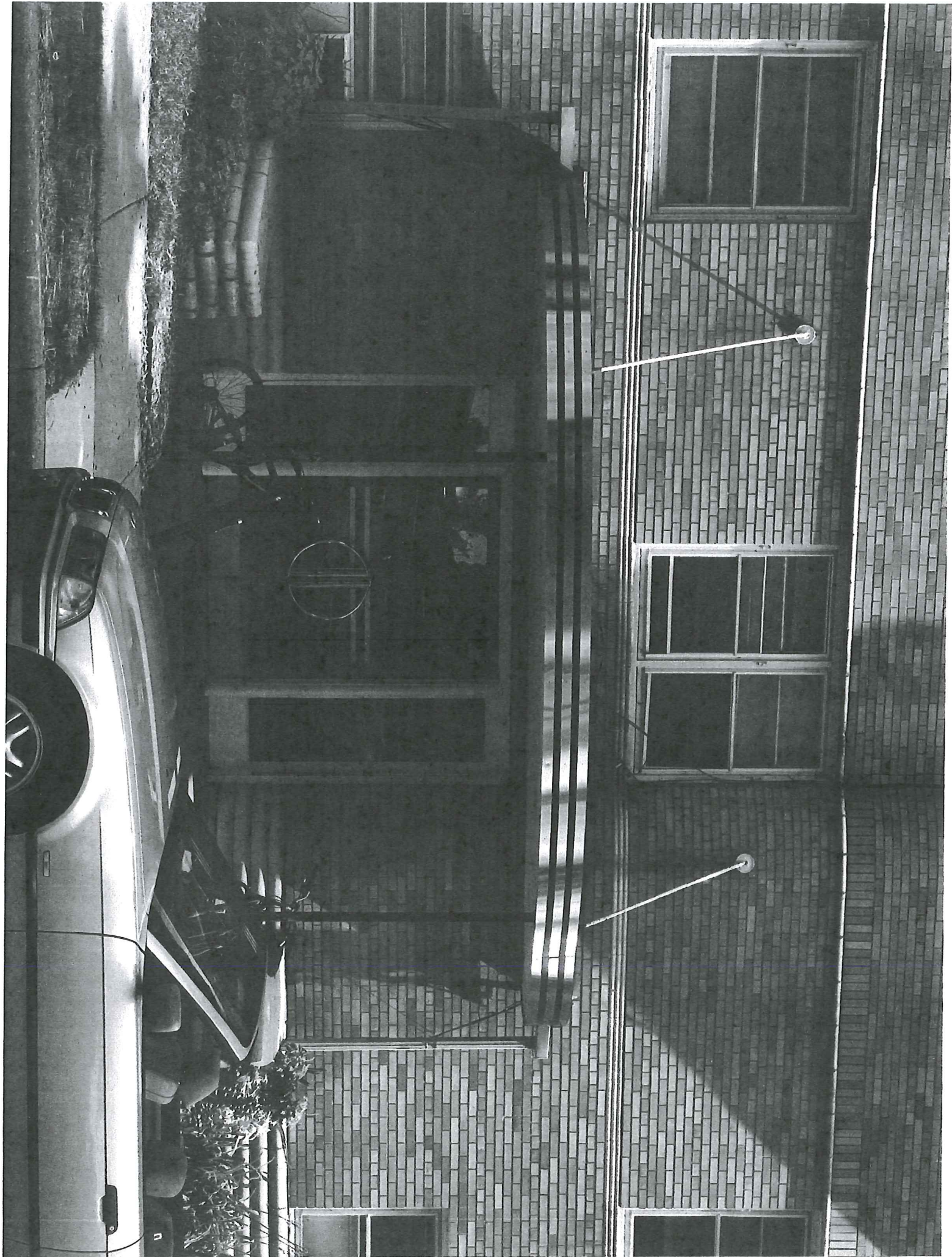
All applications must be filed by 12:00pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

Dear Landmarks Commission,

I am applying for a certificate of appropriateness for two items on 1 East Gilman Street. I had three windows replaced in the rear corner of the building about two years ago and the installer never finished the trim work. The windows used were Anderson replacement windows as I was told that is what is required. The old windows were in terrible condition and the tenant living there had a friend that installs replacement windows. They were the same dimension and look of the old windows. I also replaced the band on the front canopy as I was having problems with the rubber properly adhering to the roof area and my roofer suggested putting a new band on to hold the rubber. I was having problems with roof leaking and never thought about getting a building permit. I went to Badger Diversified Metal shop and showed them a picture of the front canopy and a picture of a canopy from New York and they made me a sample. This was again at least a year ago and when it was finished Capuex Roofing installed it. I researched art deco entrances that have canopies and was able to find that the former New York City Hall that was an historic building, known for its Art Deco Style, had the same exact canopy I am trying to achieve by restoring 1 East Gilman to its original style. I have been taking care of this property for 43 years and having always been obsessed with preserving the look of the exterior and the interior of the property. We have owned the property for 56 years and I have always loved the look and design of the building. I have personally been involved with the maintenance and rentals for most of my life. I am at the property most days of the week and have tried to keep the rents reasonable and have had many long term tenants. I also want to say that in all the years of taking care of the property I have never had so many compliments on an improvement as the new front canopy. I now understand that I should have addressed the panel before fixing the canopy. I would greatly appreciate it if I could keep the canopy the way that it is now. I also believe that the canopy works well with the horizontal line of the building. It looks the same as it did when the building was built per the pictures I was able to locate.

Attached are several photos of the art deco city hall in New York, as well as other canopy style entrances on art deco buildings. Please notice that in one of the pictures I added is one that I found of the Edgewater Hotel which was designed by Lawrence Monberg. Just as 1 East Gilman had a canopy that was metallic and striped, the Edgewater Hotel appears to have a very similar style canopy entranced that was striped.

Thank you for your time and consideration,
Ken N. Miller



From: Ken Miller <kenm5510@aol.com>

To: kenm5510 <kenm5510@aol.com>

Subject: 20180812_173831.jpeg

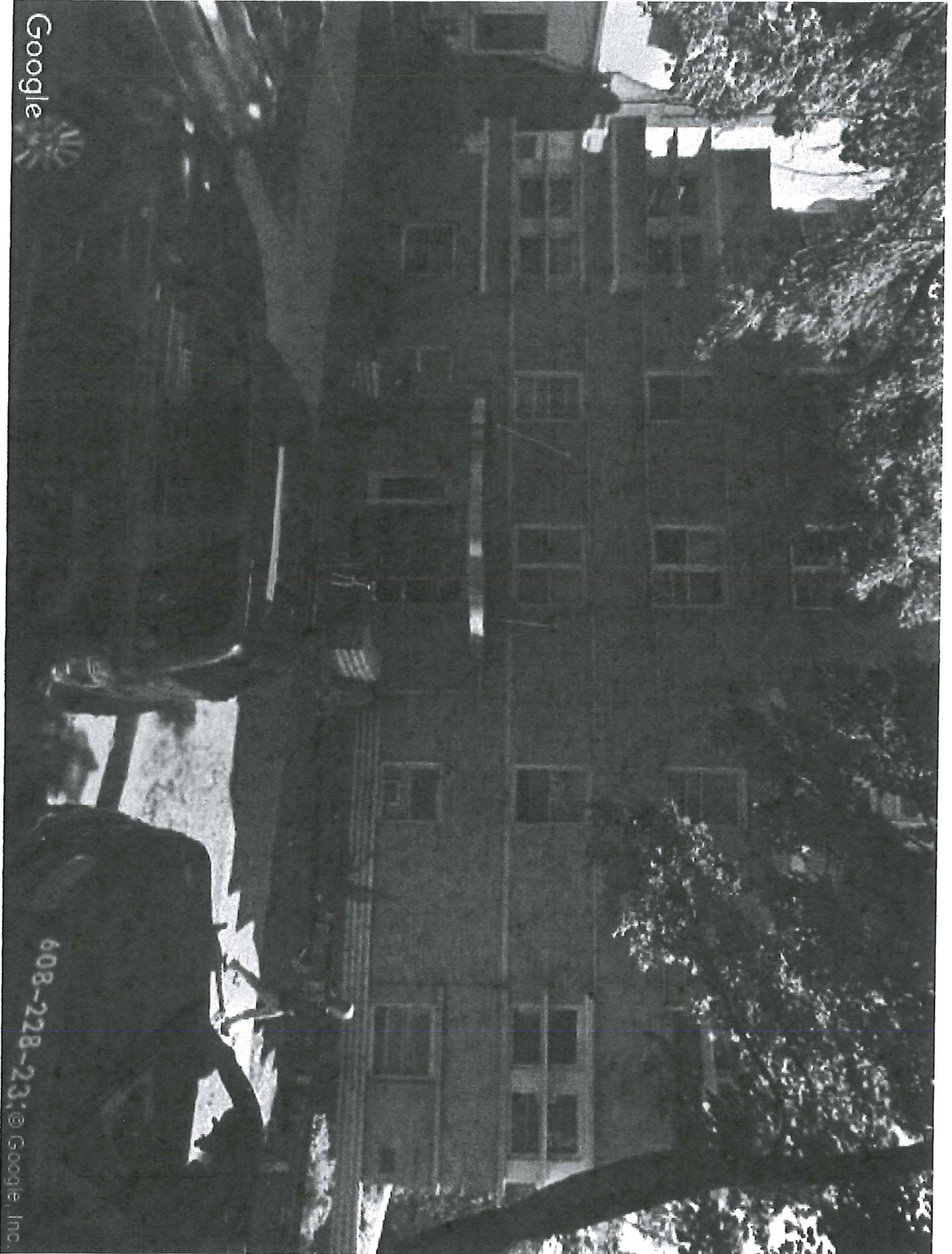
Date: Sun, Aug 12, 2018 9:26 pm

Attachments: 20180812_173831.jpeg (263K)

Sent from my iPhone

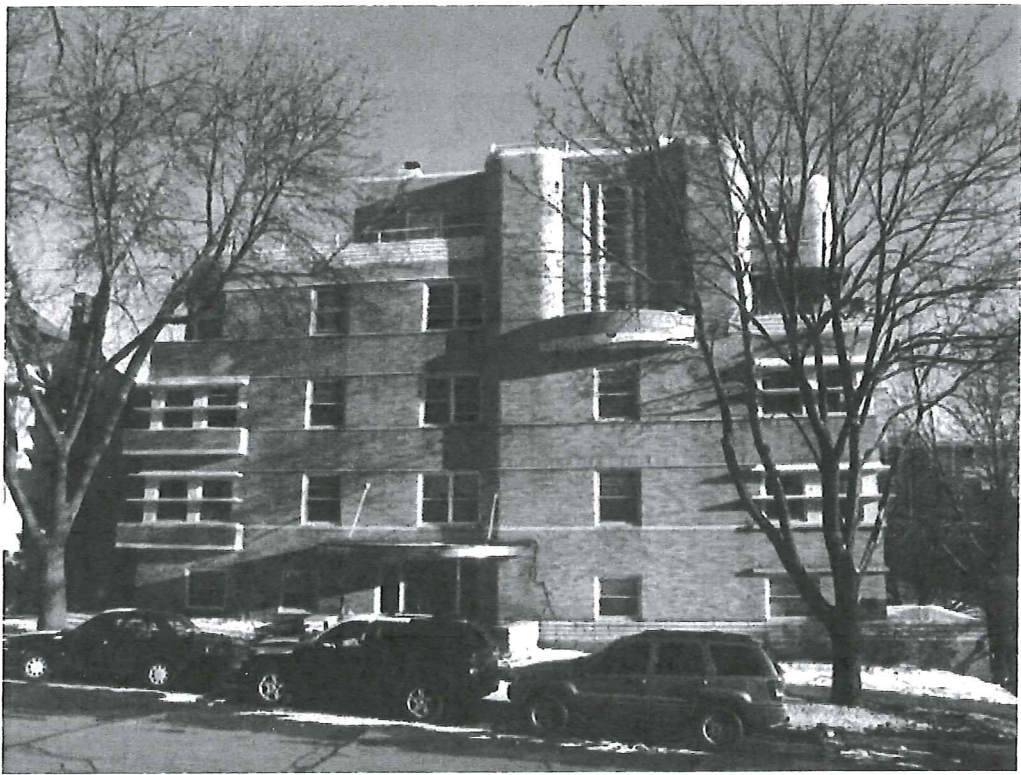
1 Attached Images





Google

608-228-23; © Google, Inc.

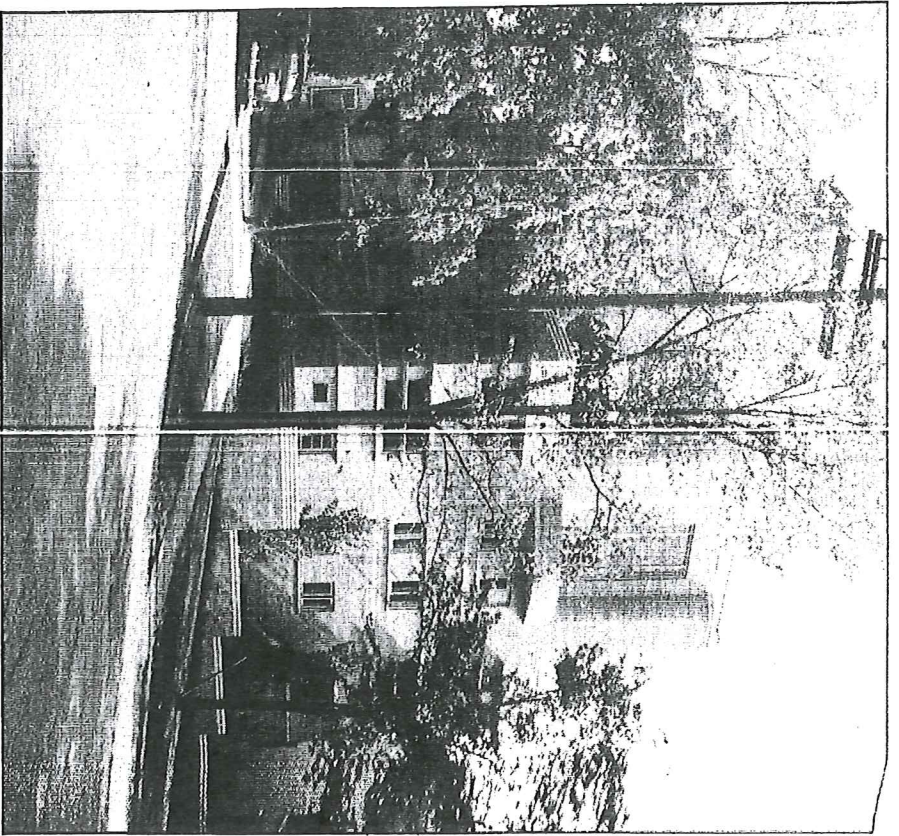




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The Quising Towers apartments, c. 1938-1940. The *moderne* style of the building, designed by architect Lawrence Monberg, is repeated in the Quising Clinic and the old wing of the Edgewater Hotel, also by Monberg. Photo by Harold Home. WHI(W821)48.

An Emerging Sense of History

Following the recovery from World War I, many 19th century buildings in Madison and other cities fell to the wrecking ball. Older buildings often required extensive repairs, particularly after having suffered maintenance cutbacks through the Depression and war. Also, the "progress" ethic promoted modernization at all costs. This contributed to the loss of some of the most important buildings on the hill, including the Flora Mears residence at 116 E. Gilman Street, a Queen Anne style frame building. Razed in 1959, it was replaced by the seven-story Haase Tower apartment building, which was flanked by parking lots and hailed as "the last word in modern beauty of construction."

In 1963, the ornate Vilas mansion at 12 E. Gilman Street became another casualty of "progress." National Guardian Life Insurance Company, located nearby, razed the house to construct a modern glass and steel office building. Also in the '60s, other fine residences, such as the red brick Italianate Lucien S. Hanks home (216 Langdon Street), were demolished and replaced by modern buildings.

Elsewhere in the city, Mapleside, a sandstone Greek Revival farmhouse at 3335 University Avenue, was demolished to make way for a Burger King hamburger stand. The resulting furor fueled a preservation movement that led to the creation of the Madison Landmarks Commission, an official city agency with the authority to designate landmarks and historic districts. These designations offer protection from demolition and require commission review of exterior remodeling and new construction.

Other local successes aided the preservation movement. In 1971, the endangered sandstone and brick Gates of Heaven synagogue was moved from the site of the United Bank building on West Washington Avenue to the corner of North Butler and East Gorham Streets, in the newly expanded James Madison Park; the building has since been refurbished by the city for community use.

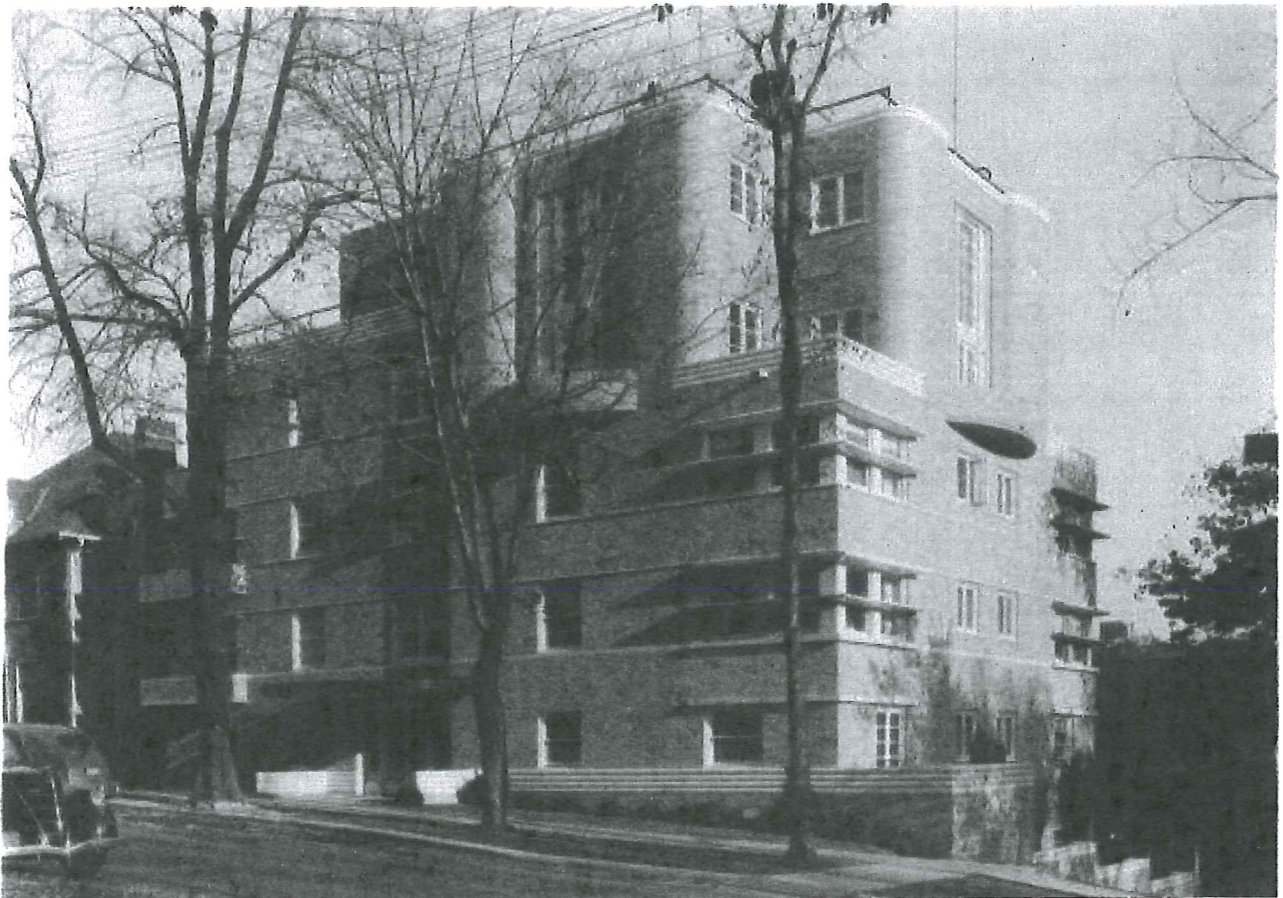
In 1972, neighborhood activists and community leaders set up a private, non-profit corporation to buy a parcel of land at the corner of North Pinckney and East Gorham Streets. A boxy apartment building had been proposed for the site, once the front yard of Elisha W. Keyes. The resulting "vest pocket" park was landscaped in a manner compatible with its historic surroundings.

In 1977, "Big Bug Hill" became the Mansion Hill Historic District, with protection against incompatible construction and renovation. Since the establishment of the historic district, many buildings have shown gradual improvement, owner occupancy has risen, and neighborhood residents have worked hard to enhance the historic character of the area. One project credited to neighborhood volunteers was the rebuilding of a stone pathway from the street end to the lakeshore at the foot of North Pinckney Street.

Building on the Past

"Big Bug Hill" or Mansion Hill is among Madison's most valuable historical, cultural, and architectural resources. Its residents have made significant contributions in the historical development of the city, the state and the nation in business, government, research and education. The hill's unique blend of architecture displays local traditions in design and construction and reflects the growth of the city itself.

The preservation of Mansion Hill will require a continued commitment by residents and community leaders alike, and a recognition by the city as a whole that there is a future in the past.

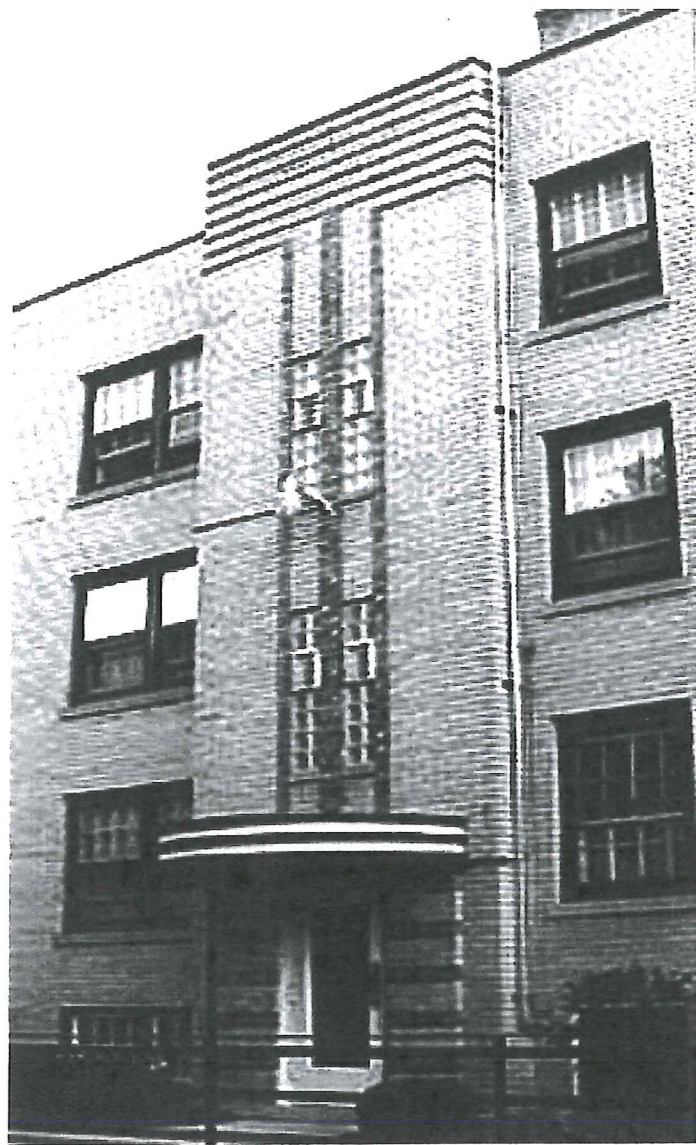


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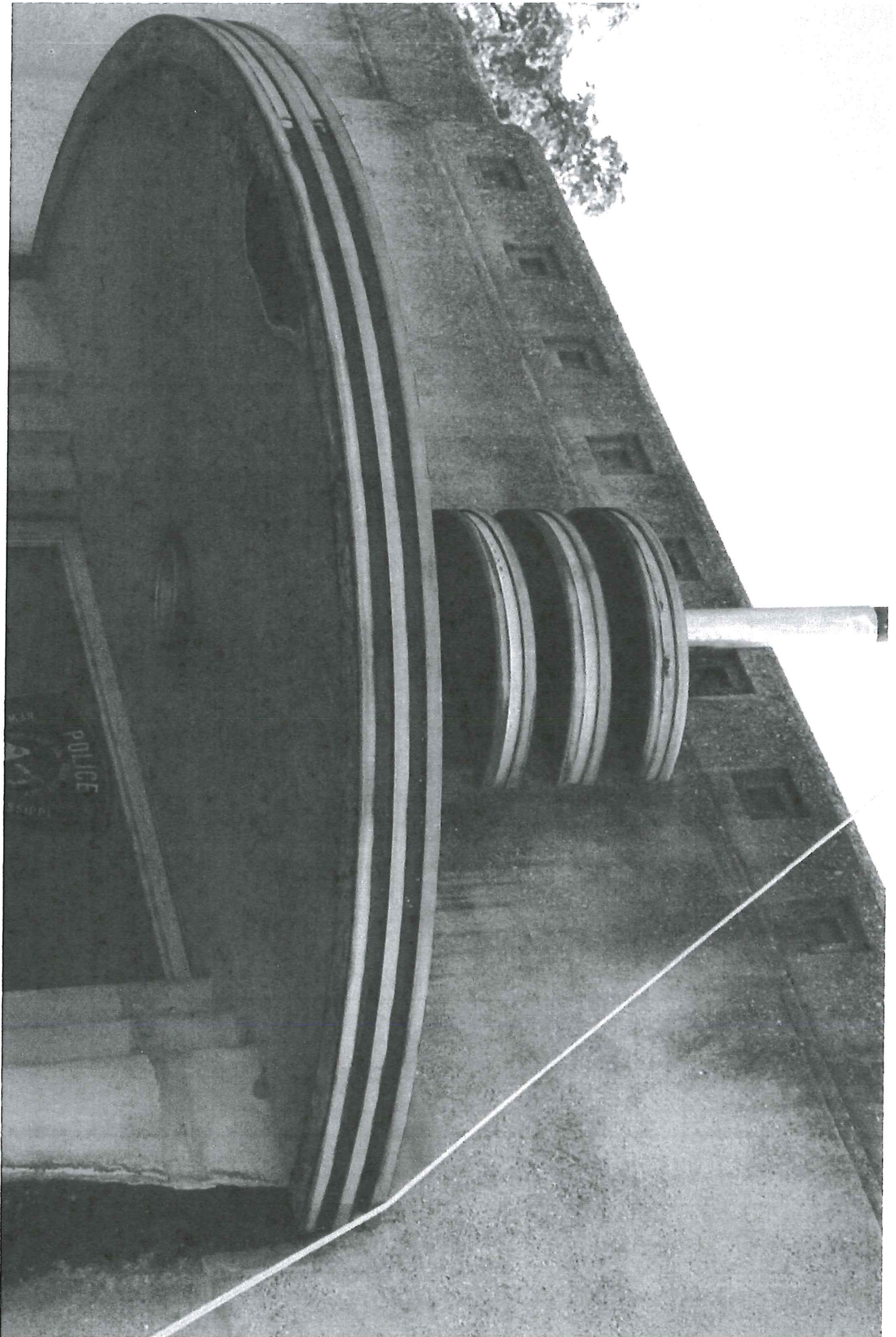
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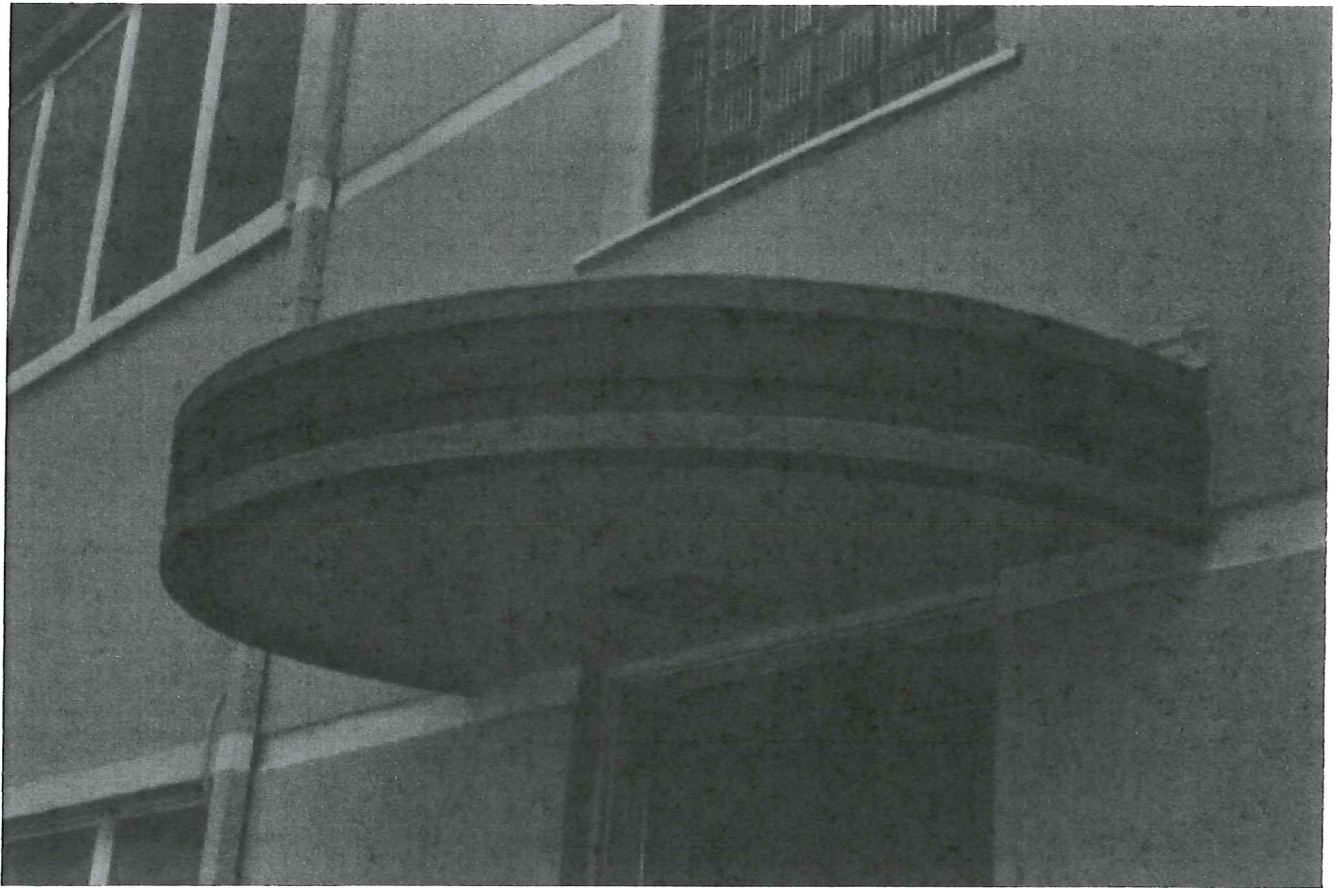












From: Scanlon, Amy <AScanlon@cityofmadison.com>

To: 'Ken Miller' <kenm5510@aol.com>

Cc: Fruhling, William <WFruhling@cityofmadison.com>; Van Berkel, Adrian <AVanBerkel@cityofmadison.com>

Subject: RE: One East Gilman street

Date: Tue, Jul 31, 2018 5:10 pm

Attachments: 2018 LC Meeting Schedule Dates_revised.pdf (143K), Landmarks Commission application_revised.pdf (188K)

Hi Ken,

Thank you for the information. The alterations will need to be reviewed by the Landmarks Commission. Please provide submission materials by August 13 for review by the Commission on August 27. I have attached the application form and the submission/meeting schedule for your use. The submission materials should include historic images of the canopy treatment, images of the canopy before the alterations, images showing the current alteration, and a letter of intent describing the work. As I noted previously, the bands/steps do not meet the ordinance standards. Please contact me with any questions.

Best,

Amy

Amy Loewenstein Scanlon, Registered Architect

Preservation Planner

Department of Planning & Community & Economic

Development

Planning Division

Neighborhood Planning, Preservation and Design Section

P.O. Box 2985

Madison WI 53701-2985

ascanlon@cityofmadison.com

608.266.6552



[Please visit the Historic Preservation Plan Facebook Page!](#)

www.cityofmadison.com/historicpreservationplan

From: Ken Miller <kenm5510@aol.com>

Sent: Monday, July 23, 2018 1:02 PM

To: Scanlon, Amy <AScanlon@cityofmadison.com>

Subject: Re: One East Gilman street

Amy, I have two pictures that appear to show that the original band in front was stripped. I also wonder if I were to paint the black sections silver to match the stainless if that would be acceptable. I will get the pictures to you as soon as I can figure it out.

If I am forced to remove the band the old band is what will remain. I will not be putting a new one up. I have already spent 1500 dollars and I don't have endless amounts of money. I am constantly trying to stop leaks around the entire building. I presently have an apt we are renovating and will not be able to rent it until I can get the leaks to stop. One porch above is already covered in rubber but the roofer wants to do it over. I look at this as a repair but if I have to get a permit I will try to do so. The small porch areas above are always being worked on to stop the leaks. Ken Miller

Sent from my iPhone

On Jul 21, 2018, at 3:23 PM, Scanlon, Amy <AScanlon@cityofmadison.com> wrote:

Ken,

Thanks for the email. 1 E Gilman is a locally designated landmark and any exterior alteration requires review and approval by the Landmarks Commission. I am able to administratively approve some minor repair work on behalf of the Commission. I have attached an application form and meeting/submission schedule to this email. Roof work and window replacements require that you obtain permits and if permits had been properly obtained, you would have been informed that you needed Landmarks review before moving forward.

The black stripes on the band are not historically appropriate and do not meet the standards in the ordinance; therefore, I am not able to administratively approve that alteration. Please prepare to replace the band so that it has a uniform surface and material or make a submission to the Commission requesting approval for this alteration with the understanding that my staff report will recommend that the Commission not approve the request. If you decide to replace the band to receive my administrative approval, please email me with a description of the work and of the final appearance of the new band. Please also email me or include in the Commission submission materials any information/description of the window replacement work that has been done.

Please contact me with any questions.

Best,
Amy

From: kenm5510@aol.com <kenm5510@aol.com>
Sent: Wednesday, July 18, 2018 9:59 AM
To: Scanlon, Amy <AScanlon@cityofmadison.com>
Subject: One East Gilman street

Amy,

I recently had roofers repair the front canopy section of the building. I was having problems with the rubber roof leaking and not staying adhered to the roof. He said we need to put a new stainless steel band around to hold the rubber and I suggested having it stripped. It was actually ordered over a year ago and recently they installed it. I have been told by building inspection that I need to get a permit for that work and for windows that were replaced in the rear of the building. I know that the windows were made to exactly duplicate those that were there and are wood and are anderson replacement windows. I am not sure what to do next. If you could "ok" the work that was done we could finish the trim on the windows and the front of the building looks so much better that would be terrific. My number is 608 695-6886.

Thank you,
Ken Miller

<2018 LC Meeting Schedule Dates.pdf>

<Landmarks Commission application.pdf>



1 East Gilman St.

joe bonardi <joebonardi@gmail.com>
Draft

Sat, Aug 4, 2018 at 10:16 PM

Hi Ken,

I hope you don't mind, but I took some liberties in this email I sent to Amy Scanlon. My point about the Quisling Terrace lit sign is that never was part of the original building, and it seems Amy won't settle for anything different from original design for 1 East.

I'm also calling her out on some pretty awful stuff that happens around here to buildings, but seemingly gotten away with.

I'm waiting for a response from her and I can let you know how that goes.

I have another ally for the overhang, but I have to keep that quiet for now, but she is VIP in national preservation, and she likes your alteration and thinks it completely appropriate. I'm working on getting her to be public in a statement. She is giving me tips on how to proceed with what can be done that will satisfy landmarks.

I'll let you know what I hear.

Joe

----- Forwarded message -----

From: **joe bonardi** <joebonardi@gmail.com>.
Date: Fri, Aug 3, 2018 at 1:28 AM
Subject: Re: 1 East Gilman St.

Hello Amy,

I do admire your diligence for detail in protecting our historical buildings in Madison.

I'm sure that Ken Miller will cooperate in this process as he and his Father before him have been good stewards of 1 East Gilman.

That said, I have some other questions concerning other sites around the downtown historical district and the campus.

The back lit sign of "Quisling Terrace" on the old Quisling clinic. Could Ken put a similar sign "Quisling Towers" on the front over hang?

The recent front porch renovation of 104 East Gilman St, the Kendall House, was that approved by the city? It seems very inappropriate, but that is just my opinion.

A few years ago, the Timothy Brown House at 116 East Gorham St. added 6 or 7 air conditioning units and ran the wires exposed outside the building. Was that approved?

On the campus at the Memorial Library mall, a monumental bronze Art Deco four sided clock, a gift of the class of 1929, has disappeared. I can't find anyone that knows of its future plans of being restored.

The tuck pointing done on the University Club in a recent renovation has to be the worst I have ever seen. Crooked bricks and different colored mortar. Was that approved or under your jurisdiction?

State St Brats. They have a plaque saying it is a historically recognized building. I have witnessed many alterations and embellishments to this place, and never saw a building permit displayed. They recently added a huge lit sign in the front for the Cross Fit event, with a sponsor name, "Rogue".

If Ken were to remove the metal strip, and apply for approval to put it back, would that work? I can't tell from your wording that the change would never have been approved such as it is, or this is about not following guidelines.

Joe

On Wed, Aug 1, 2018 at 7:32 AM, Scanlon, Amy <AScanlon@cityofmadison.com> wrote:

Hi Joe,

I did. I have explained that Ken needs to get Landmarks Commission approval of the canopy alteration because it does not meet the standards and is not something I can administratively approve. Any exterior alteration to a landmark must receive a Certificate of Appropriateness from the Landmarks Commission before work can commence or a building permit can be obtained. This process was not followed.

Best,

Amy

From: joe bonardi <joebonardi@gmail.com>
Sent: Tuesday, July 31, 2018 10:36 PM
To: Scanlon, Amy <AScanlon@cityofmadison.com>
Subject: Fwd: 1 East Gilman St.

Hello Amy,

Did you receive this email?

Joe Bonardi

----- Forwarded message -----

From: joe bonardi <joebonardi@gmail.com>
Date: Thu, Jul 26, 2018 at 1:57 AM
Subject: 1 East Gilman St.
To: "Scanlon, Amy" <ascanlon@cityofmadison.com>

Hello Amy,

The owner there seems to have some sort of immunity to city process, as I have witnessed, unless I am wrong, and he received all the correct approvals.

I appreciate your time on this, as we both share the same concerns in keeping historical places protected and accountable.

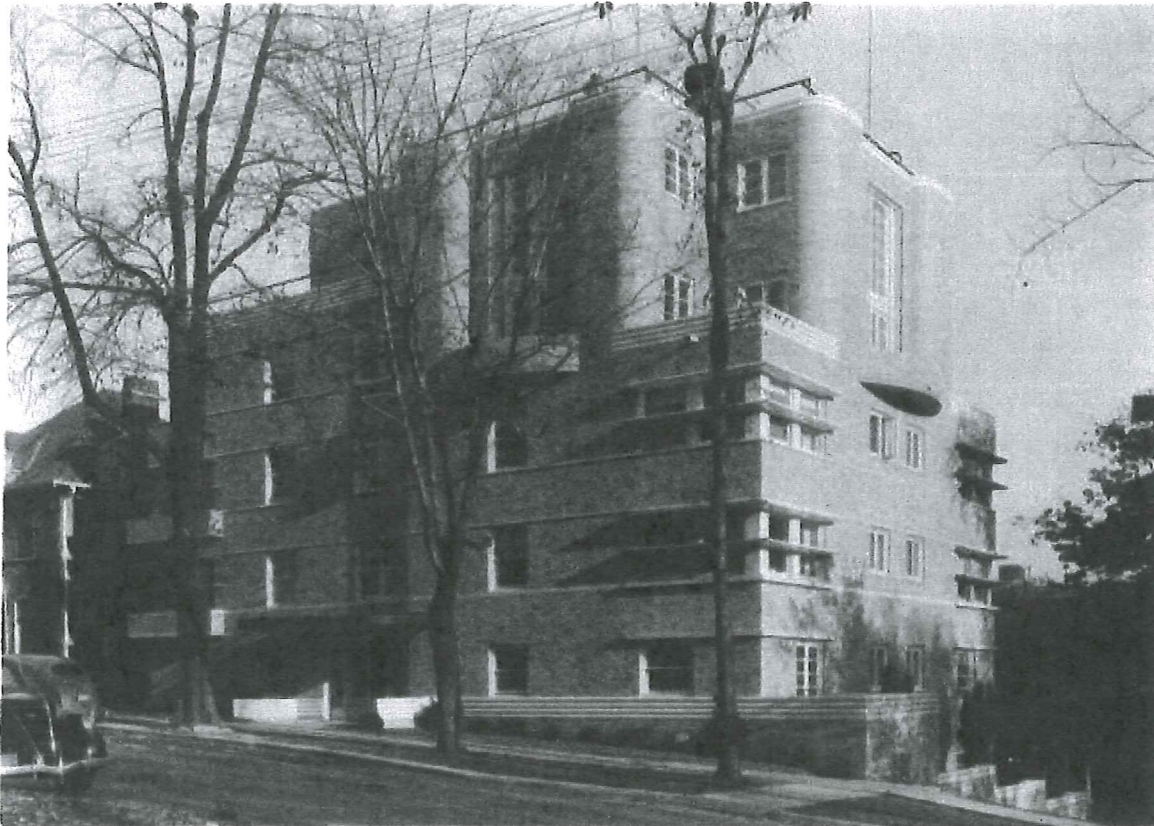
I am looking forward to your answers on all the above questions.

Joe Bonardi

On Wed, Aug 1, 2018 at 8:49 PM, Scanlon, Amy <AScanlon@cityofmadison.com> wrote:

Hi Joe,

The stripes on the canopy fascia are not appropriate. The canopy fascia should be one smooth piece of stainless steel to maintain the historic character. This would have been conveyed if the proper approval process was followed. I can administratively approve the installation of one smooth piece of stainless. Any other option will need to be reviewed by the Landmarks Commission. There are window replacements that also need to be addressed.



From: joe bonardi <joebonardi@gmail.com>
Sent: Wednesday, August 01, 2018 10:26 AM
To: Scanlon, Amy <AScanlon@cityofmadison.com>
Subject: Re: 1 East Gilman St.

Amy,

Joe Bonardi here, and I am hoping to discuss with you the issue over the addition of the chrome strip that was placed on 1 East Gilman's overhang.

I have lived at that address for 25 years, and I was the person that gave Ken Miller the idea for the change. I found a photo of an Art Modern building in Manhattan from the mid '30's and showed it to Ken.

We both agreed it looked similar to the front entrance and thought it would be an improvement, which I believe it is.

I understand that Ken did not go through proper channels to make the change, and frankly, I'm surprised it is an issue, but hope one that can be resolved.

Can we review this further before any decisions made and can I be a part of the dialogue?

Thanks

Joe

