


HISTORIC DESIGN FOR BETTER LIVING SPACE

Steve Brown, Steve Brown Apartments and Mansion Hill

- Steve Brown
 - UW-Madison alumnus
 - A respected professional career in property development, preservation and management
 - A history of community service
 - Board of the Madison Community Foundation
 - Board of American Players Theater
 - Founder, Project Home
 - Porchlight Supporter
 - The Road Home Supporter
 - DMI Supporter

Steve Brown Apartments




HISTORIC DESIGN FOR BETTER LIVING SPACE

Steve Brown, Steve Brown Apartments and Mansion Hill

- Steve Brown Apartments
 - Established in 1980
 - Employs 120 people in the Madison area
 - Specializes in property development, preservation and management
 - Student Residence Halls
 - Student housing
 - Up-scale apartment dwellings

Steve Brown Apartments



HISTORIC DESIGN FOR BETTER LIVING SPACE

Steve Brown, Steve Brown Apartments and Mansion Hill

- Steve Brown Apartments and Mansion Hill
 - Steve Brown purchased his first property in the Mansion Hill area in 1983

Steve Brown Apartments



HISTORIC DESIGN FOR BETTER LIVING SPACE

Steve Brown, Steve Brown Apartments and Mansion Hill

Steve now owns 20 properties in Mansion Hill...
a little more than one in every ten properties in the historic district.




MANSION HILL DISTRICT

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Steve Brown, Steve Brown Apartments and Mansion Hill



120 W. Gorham St. – Steve Brown Apts. Office (Wooton Mead House 1907)

107 W. Gorham St. (John Cory House 1876)

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

- Historic districts **are not** outdoor museums where we isolate and preserve artifacts in perpetuity behind glass and velvet ropes.
- Historic districts **are** places in which people live and work.
 - Responsibility to honor the past and manage the evolution.
 - Obligation to sustain economic viability and robust human activity.
 - Safe. Personally. Structurally.
 - Diverse population, including consumers with varying degrees of discretionary income.
 - Ownership that is economically viable enough to sustain maintenance and reinvestment.
 - Recognition of the importance of, and a willingness to achieve, all of the above.

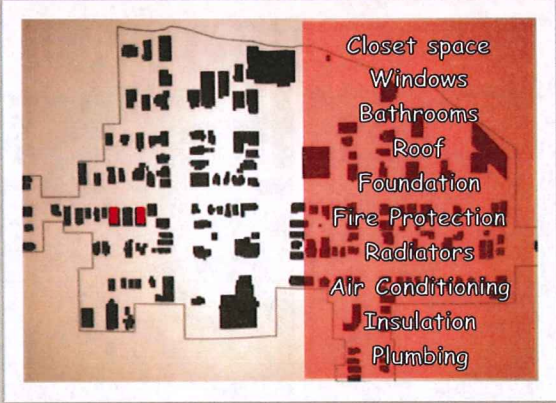
Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

Steve owns two properties in Mansion Hill that are problematic.


- 121 W. Gilman
- 127 W. Gilman



Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history



134 W. Gorham St. (Van Veltzer Residence 1897)

114-116 W. Gorham St. (Dr. Bowen House 1853)

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

NOT INHABITABLE

Steve Brown Apartments

There's a difference between use and structural decline and neglect

1894-1919 1920-1939 1940's-1990's 1994-2002

127 W. Gilman has been not been a viable architectural, structural or economic building for at least 11 years and most people have known it.

2002- 2004
Steve Brown explores a number of redevelopment concepts related to 127 W. Gilman. All are rejected by neighborhood representatives.
Pays more than \$21,000 in property taxes on the non-useable building at 127 W. Gorham.

2004 - 2011
Steve Brown invests more than \$4,400,000 in maintenance and preservation of his properties in Mansion Hill and University Heights.
Pays more than \$59,000 in property taxes on the non-useable building at 127 W. Gorham.

2011-2013
Still trying....

127 W. Gilman is built in 1894 as a residential dwelling. It is expanded in 1896.

By the 1920's the structure has become a multi-dweller facility being used first by a religious organization and then later by a fraternity.


As the structure passes the fifty year mark, it becomes a rooming house and apparently remains some sort of rental property for the next five decades. Sometime prior to the 1980's an attic fire produced structural damage.

Steve Brown acquires the property in its hundredth year as part of a three property package. He tries to keep it open as a rooming house. But, concerned about structural deterioration he shuts the building down.

2002: Building vacated pursuant to engineering report citing severe structural deterioration.

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

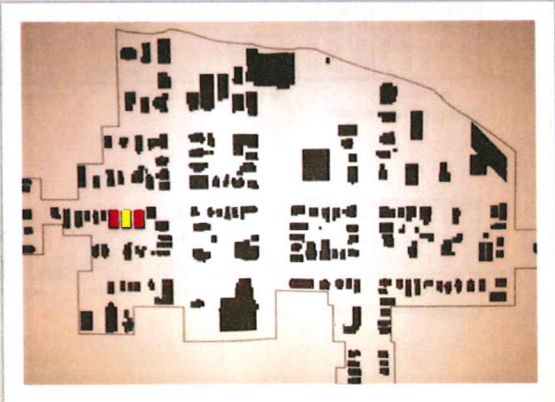


Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

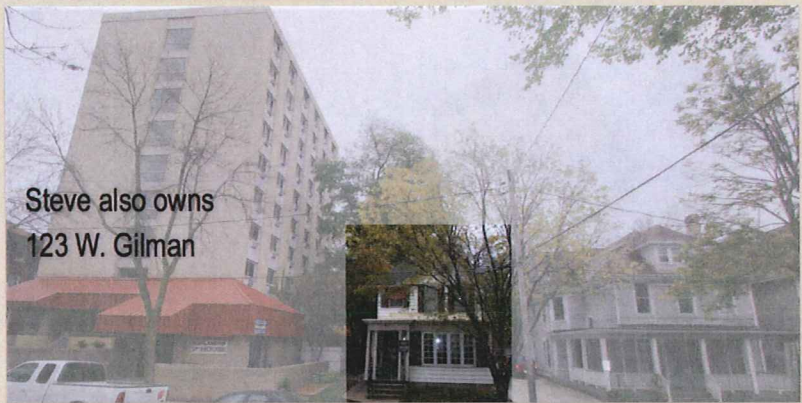
Steve also owns
123 W. Gilman



Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

An historic vision for the future of Madison and Mansion Hill



Steve also owns
123 W. Gilman

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE



330 N. CARROLL
127 N. CORNWALL
112-117 N. CORNWALL
118 N. CORNWALL
123 N. CORNWALL
129 N. CORNWALL

330 N. CARROLL
127 N. CORNWALL
113 N. CORNWALL
117 N. CORNWALL
118 N. CORNWALL
123 N. CORNWALL
129 N. CORNWALL

1
EXISTING STREET ELEVATION - EXISTING

2
EXISTING STREET ELEVATION - PROPOSED

BROWN HOUSE
ARCHITECTURE & INTERIOR DESIGN

STEVE BROWN APTS.
127-129 W. CORNWALL ST. - HISTORIC PRESERVATION

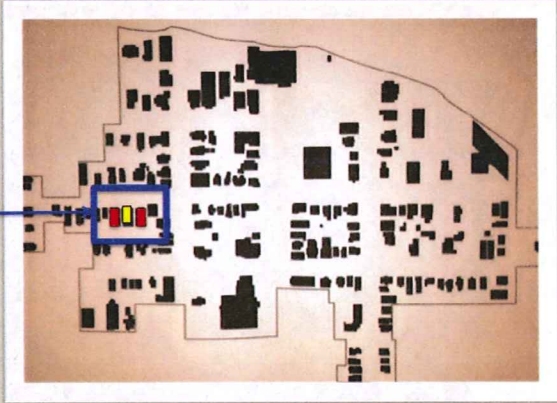
SK-10
R.I. 2013

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

Take a closer and look at the exact area we are talking about




Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history

Congestion and parking already affect the ambience of this historic area.

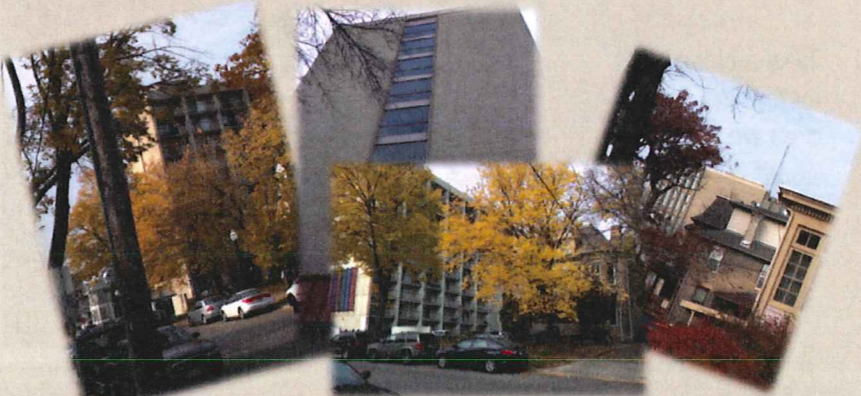


Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

Embracing the challenges, opportunities and responsibilities that come when you live with history


Architectural anomalies are already a part of this historic area.



Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE


An historic vision for the future of Madison and Mansion Hill



Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

An historic vision for the future of Madison and Mansion Hill



Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

An historic vision for the future of Madison and Mansion Hill

HONORING THE PAST



Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

An historic vision for the future of Madison and Mansion Hill

HONORING THE PAST




WITH A BETTER FUTURE

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

An historic vision for the future of Madison and Mansion Hill

HONORING THE PAST




WITH A BETTER FUTURE

Steve Brown Apartments

HISTORIC DESIGN FOR BETTER LIVING SPACE

An historic vision for the future of Madison and Mansion Hill

FEWER PEOPLE UNDERGROUND PARKING



SAFE VIBRANT

Steve Brown Apartments

The image is a promotional graphic for 'Steve Brown Apartments'. At the top, a horizontal architectural sketch shows the facade of a historic building with arched windows and doorways. Below this, the text 'HISTORIC DESIGN FOR BETTER LIVING SPACE' is written in a serif font. The main title, 'An historic vision for the future of Madison and Mansion Hill', is centered in a bold, sans-serif font. Below the title, the words 'FEWER PEOPLE' and 'UNDERGROUND PARKING' are written in blue, sans-serif font, positioned above a central architectural rendering. The rendering depicts three multi-story brick buildings with numerous windows, interspersed with green trees and shrubs. The buildings are set on a green lawn. Below the rendering, the words 'SAFE' and 'VIBRANT' are written in green, sans-serif font. In the bottom right corner, the text 'Steve Brown Apartments' is written in a small, black font.







121 W. Gilman St.



501 N. Henry St.



522 N. Pinckney St.



1 Langdon St.



116 E. Gilman St.



505 N. Carroll St.