

"In the Madison area, Wright designed 32 buildings...."

Should the areas surrounding of all these buildings be landmarked so as to preserve the views from their interiors?

"... Lamp House is one of Wright's most important surviving pre-WWI structures..."

This statement, though footnoted, is entirely unsupported. It is one man's opinion.

"The building was sited and designed to optimize Lamp's views of the capitol and lakes Monona and Mendota and provide a suburban-like experience..."

There is no evidence that this is true.

"Lamp desired to watch sailboat races on the lakes..."

Relevant?

"...Wright added fill to increase the elevation of the highest point of the block..."

There is no evidence that Wright added fill. There is no evidence that anyone added fill. The map on page 7 contradicts the claim that this is the highest point on the block.

"The compact and affordable floor plan...was featured in Ladies' Home Journal in 1907..."

The Wright plan in LHJ is similar to the Lamp House plan, but differs as follows:

1. Entrance is on opposite side of house
2. Entrance is centered vs Lamp entrance is at corner
3. LHJ has entry room feeding stairwell; LH has no entry room
4. Stairwell is in different place
5. LHJ Kitchen is much larger, oriented differently and has different layout than LH
6. Second floor hall is much shorter in Lamp house
7. Bathroom placement, size and layout are different
8. Bedroom closets are in different locations
9. LH has no large bedroom as shown in LHJ

"...[floorplan] has been copied thousands of times..."

There is no evidence that the Lamp House floorplan has been copied by anyone.

"The roof garden...illustrates Wright's interest in Japanese architecture..."

The roof garden has been gone for 100 years. The idea that it illustrates Wright's interest in Japanese architecture is completely unsupported.

"...allows Wright to integrate the entire landscape including the lake views, the skies, and the constellations."

This statement is very romantic and evocative, but is complete unsupported.

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Page 5

“The building’s location was selected by Wright and the landscape in the center of the block was designed by him.”

This is unsupported. Maybe Lamp selected the site because he owned it. There is no evidence Wright designed the landscaping.

“Of particular interest, the building currently at 18 North Butler was moved to allow the construction of the Lamp House and create the entrance view we see today.”

The map on page 5 seems to show that the house was moved only a few feet. Might this have been done to allow for a driveway or to allow Lamp, who is said to have been a real estate developer, to build an additional house on his land? Why is this “Of particular interest”?

Page 7

“...Wright modified the topography and added fill to create an elevated platform for the Lamp House.”

There is no evidence that Wright, or anyone, added fill.

Page 8

“- How can redevelopment enhance and revitalize the Lamp House?”

“- The economic value of development including the surrounding area.”

These were the two top priorities expressed at the public charette session, but they are not heeded in the recommendations of the report.

Page 9

“...the block which remains a rare downtown enclave of late 19th and early 20th century structures.”

I don’t believe that this block is rare and I don’t think five houses across from a parking ramp constitutes an enclave.

Page 10

“It was the intention of the architect to locate the house on the highest point of the site to provide views outward, but also to provide a secluded location to buffer the home from the dense urban environment.

This is entirely conjecture.

Page 11

“Providing a view to the lakes was one of the fundamental reasons for the siting of the Lamp House.”

There is no evidence of this.

“...impacts of potential development on the amount of sunlight reaching the Lamp House rooftop there was intentional focus on shadows...”

The rooftop was altered 100 years ago and is no longer accessible. My buildings are to the north, so they would create no shadow no matter how tall.

Page 13

"...accessible to the public..."

The Lamp House is privately owned and is a private residence.

"...distance from the surrounding buildings..."

The committee's recommendation allows development only several feet from the Lamp House while recommending land 10 - 20 times farther be prohibited from development.

Page 15

"This view was created by the architect..."

There is no evidence that Wright was involved in establishing this driveway or moving any houses.

Page 16

"The views from the Lamp House are an important part of the home's design and history."

There is no evidence that there was any significance to the views. Why are the views from this house more important than the views from any of the dozens of other historic houses in Madison?

Page 18

"...any new development...[in areas] indicated with a 3* should be limited to a maximum of 3 stories..."

"Any proposals for buildings above 4 stories in the James Madison Park Neighborhood...should be studied for their impact on the lake views from the house."

I think it's incredible that the Committee believes that all future development in this area should be curtailed to preserve the view from this house. The view is not historic, not significant, not particular to this house and not owned by anyone. Every structure blocks the view of something from somewhere. Why is there such a premium on the view from this house?

Page 20

"Redevelopment is acceptable [on Webster St] but should require a shadow study to ensure meaningful sunlight reaches the Lamp House rooftop."

Why?

"Redevelopment should enhance the character of the 'outdoor room' in which the Lamp House sits..."

There is no basis for this idea of an "outdoor room".

Page 21

“...roof heights should not exceed existing heights...near the corner of Mifflin and Butler to preserve existing lake views.”

Why is the lake view from this house sacred?

Page 23

“These preservation recommendations are balanced by the opportunities for redevelopment both along North Webster Street and East Washington Avenue.”

The “balance” is taking something away from one party and giving it to another. Balance?