

Cnare, Rebecca

From: Kate Moran [katemmoran@yahoo.com]
Sent: Monday, November 30, 2009 8:38 AM
To: Cnare, Rebecca
Subject: Please don't allow highrise building on Langdon

Dear Alder Cnare and the Landmarks Commission:

I work two jobs right now to stay afloat, and I hope you realize how much more difficult political participation is all but Madison's rich. I am sorry working keeps me from your hearings today. No developer will pay me to show up and testify. But I wanted to tell you that as a cab driver, I always stop tourists at the top of Wisconsin for the view. It never fails to get a gasp or positive comment.

Lately politician on the national level have let the banking industry run wild and on the local level, the developers. Please don't sell out our future. Please allow scenic vistas for the working people as well as the rich.

Please make a move that won't destroy our future landscape for short term economic gain for a few.

Sincerely,

Kate Moran
941 Dane St
Madison, WI, 53713

Cnare, Rebecca

From: gtipler@tds.net
Sent: Monday, November 30, 2009 3:58 PM
To: Cnare, Rebecca
Subject: Fw: Landmarks Commission. Comment on Edgewater proposal.

Madison Landmarks Commission
RCnare@cityofmadison.com

Re: Edgewater Hotel proposal

Madison Landmarks Commissioners:

The proposed new building for the Edgewater Hotel doesn't meet the zoning criteria for height and massing. It's not even close.

However, the proposal can be reworked to meet the criteria, but should be done so, within the context of the Mansion Hill Historic District zoning criteria. There's certainly enough land there for it.

Should such an exemption be permitted, it would inspire myriad future developments to be proposed to exceed zoning criteria with abandon, though with a precedent.

Send it back for an overhaul. If the project is worth doing, it's worth doing right.

Thank you for your consideration.

Gary Tipler
807 Jenifer Street
Madison, WI 53703

Cnare, Rebecca

From: Scott Thornton [sbthornton@gmail.com]
Sent: Monday, November 30, 2009 1:28 PM
To: Fruhling, William; Cnare, Rebecca
Cc: mnaboard@marquette-neighborhood.org; Gary Tipler; john martens; Rummel, Marsha; Dick Wagner; fae dremock; peter wolff; John Coleman; Johanna Coenen
Subject: The Edgewater Hote/Landmark Ordinances

Dear Landmarks Commissioners -

The progress of the Edgewater Hotel project is being watched closely by city neighborhoods with historic districts. The Marquette neighborhood is home to two of Madison's historic districts: the Third Lake Ridge Historic District and the Marquette Bungalows Historic District. They were established in 1979 and 1993 to preserve the architecture and enhance the quality of life in our neighborhood.

The city of Madison has ordinances in place to protect the integrity of these districts. They are assets of the city worth protecting. Historic districts enhance the quality of life in our city and contribute to economic development. It is very important that these ordinances and spirit of the Madison Landmarks historic districts remain high standards in determining whether new development is appropriate.

A historic district does not preclude new development. The Marquette neighborhood has supported development within the district that has been compatible or enhances the surrounding structures. Some buildings have been sacrificed to demolition in order to achieve the desired benefits. The Mansion Hill neighborhood worked closely with the developer of the Quisling Clinic apartments to ensure that its redevelopment was compatible with the historic district and preserved the historic façade. It is important to note that supporting a historic district does not mean that a neighborhood is anti-development.

The Mansion Hill neighborhood is being faced with a development that may not be compatible with their historic district. The architecture, height, massing and setbacks of the proposed Edgewater tower do not seem to fit well with the surrounding buildings. These issues would be addressed in a successful proposal.

The Marquette neighborhood is committed to preserving our historic districts and is concerned about how the Edgewater proposal is handled. The bar should be set high when it comes to our landmark ordinances.

Sincerely,

Scott B. Thornton, President
Marquette Neighborhood Association
1104 Jenifer Street

Cnare, Rebecca

From: Sashe Mishur [drumfem@me.com]
Sent: Monday, November 30, 2009 1:30 PM
To: Cnare, Rebecca
Subject: Protect Historical Mansion Hill

Please deny the variance requested by Edgewater developer and hold any construction to existing historical standards.

Sashe Mishur
4520 Lakeview AvenueM\
McFarland WI 5358
838-7011

Cnare, Rebecca

From: David Steffenson [dsteffe70@gmail.com]
Sent: Wednesday, November 25, 2009 11:42 PM
To: dan.stephans@wisconsin.gov; Cnare, Rebecca
Cc: info@capitolneighborhoods.org
Subject: Landmarks Commission, Nov. 30 meeting, Edgewater Hotel

Follow Up Flag: Follow Up
Flag Status: Flagged

To: The Landmark Commission
City of Madison

November 25, 2009

From: The Rev. Dave Steffenson, Ph.D., Director,
The Upstream Institute for Ecological Ethics,
344 W. Dayton, #401
Madison, WI 53703
[Dsteffe70@gmail.com](mailto:dsteffe70@gmail.com)

Re: Edgewater Hotel proposed expansion

Because I cannot attend Monday's meeting (Nov. 30) because I have health issues, I wish to include this statement in the record. I am asking the Landmark Commission to **NOT grant permission** for this project to proceed under its current proposal, and certainly without TIF funds or other public funds.

To speak mainly to Landmark Commission concerns, unless one is aesthetically challenged, at first glance, even the improved revised and scaled-down version of the proposed east tower is too big, too ugly, and not fitting to the Mansion Hill neighborhood and to the north side of the Isthmus view from the Capitol.

The Edgewater Hotel is obviously a "landmark" under the city's definition, but the proposed new addition is not even close to fitting. It has no aesthetic unity. One feature that makes the Edgewater a Landmark is its classic art deco styling, and the proposed addition is not. I would propose that the developers be allowed to build a building similar to the existing addition, but no larger or taller on the east side and similar to the existing addition on the west side. It should be in a similar style to the existing west side addition. The hotel should be permitted to update and unify all parts of the expanded building within its historic style.

The proposed "tower" will block views of the capitol regardless of whether it meets height regulations, and it will open up the north side of the Isthmus to look and function like the ugly and much too high south side.

Furthermore, the "grand staircase" and the waterfront plans are a sop to the city since there are no known plans on how that area will be used or what restrictions will be placed on it. I am sure that if it starts out as open public space, that won't last long once a lot of the sunbathing students from Langdon street, or even our homeless citizens who now spend their summer days in our parks, decide it is a nice place to hang out. And how will the "docking space" be allocated or used by boaters?

Furthermore, this appears to me to be classic bait and switch. The developers want to expand to be a "destination attraction" for conferences, business travel, meetings, etc. As we are experiencing "peak oil" and can expect gas prices to rise to double the last high or more, perhaps \$8 per gallon or more, there will be fewer national or regional meetings, increasing cost-cutting by business and education, and "destination travel" will decline precipitously. Business will increasingly use electronic communications and meetings without travel. **Already, Madison room tax revenues to the general fund are down 52% or \$1.1 million less than last year.** (*WI State Journal, Tuesday, Nov. 24, 2009, p. A5*). In my mind that raises serious questions not only for this hotel

but for all the other hotels being proposed or built for use in the near future anywhere in the city. The developers told me at the public meeting that they have national study figures (I don't remember who they said did the study) that project a rise in intercity travel and hotel use, but I would say those studies are obsolete and are projecting a future out of a very different past that does not take permanent energy changes, environmental decline, and post-recession economic plateaus into account.

The reason I suspect "bait and switch" is that the new proposal already includes some condominiums, and I suspect that as the hotel market shrinks, this building will be converted to all condominiums, with perhaps the lower public rooms retained for restaurants, banquets, weddings, local meetings, etc. That may be a good plan if kept within the parameters I outline, but receive no public funds.

Already, there is another version of such a switch in the proposal's claim to provide jobs: Yes, as the addition is being built and the rest remodeled, for a *short time* it will provide construction jobs paying a living wage. But when it is completed, hotels and restaurants notoriously do not pay living wages nor provide stable permanent jobs to most of its employees, old or new.

In talking to some friends who lived a number of years in Madison, and then have lived in Columbus, WI for a long time but who attended a Madison church and came to Madison frequently, we agreed that the *new* developments and construction, especially on the Isthmus and around the university, have created a situation where there are fewer reasons to want to come to Madison. As someone myself who lived in Columbus for 13 years, and have lived in downtown Madison for three years, and who has been coming often to Madison for more than 30 years, I would agree with my friends that Madison is losing whatever makes it unique and attractive among America's cities.

I am not a Mansion Hill resident, but I reside just outside that area in the 4th District, and I belong and attend First United Methodist Church in the area and I notice the architectural decline as the new high rises are going up, often to stand partly empty. As a retired clergy member of First United Methodist Church, I double-checked and it is **untrue**, as one newspaper reported, that our church endorses this project. First United Methodist Church has never taken *any* stand or voted on this project under any circumstances.

I urge the Landmark Commission to reject the current plan, and if the Edgewater people want to submit another plan, that it receive no public funding through TIF or any other arrangement.

Thank you,
David Steffenson

--

Dave Steffenson
344 W. Dayton, #401
Madison, WI 53703
608-285-5201
dsteffe70@gmail.com

DATE: November 30, 2009

TO: Landmarks Commissioners

FROM: David Mollenhoff and Ledell Zellers

SUBJECT: Edgewater Hotel Tower is a clear violation of the Mansion Hill Historic District Ordinance

The Hammes Company has requested the Landmarks Commission to grant a variance so that a huge new hotel can be built in the Mansion Hill Historic District. In determining whether that variance can be granted, this Commission is charged with making a decision based on the language of the Mansion Hill Historic District ordinance and the referenced variance ordinance.

This 33 year old ordinance and associated variance ordinance contain clear language regarding the five key issues:

- purpose and intent
- guideline criteria for new development
- specific limits on your authority to issue a variance for new construction
- specific standards and conditions that must exist before you can vary ordinance regulations, and
- specific instances where variances are authorized.

We have read this ordinance carefully and have concluded that its language on these five key issues requires you to deny the variance.

Here is our reasoning and the ordinance citations for each of the five issues:

1. The new hotel tower violates the fundamental purpose and intent of the Mansion Hill Historic District [33.19(10)(a)].

The ordinance declares: "It is hereby declared a matter of public policy that [Mansion Hill] be identified, designated, and protected because of its special character and historical interest." There is no way that this language can be twisted to mean that a 164,000 square foot, 8-story tall building will *protect* the special character and history of the district.

2. The hotel tower violates the first and most significant criterion for new development in the Mansion Hill Historic District [33.19(10)(e)].

That criterion reads as follows: "The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related." Visually related area is defined "as the area described by a two hundred (200) foot radius circle drawn from the centerpoint of the streetside (front) lot line." City staff has concluded that this proposed project has frontage at the end of Wisconsin Avenue and along the east side of Wisconsin Avenue. Therefore 1, 2, 10, and 12 Langdon Street are in the visually related area. The proposed new Edgewater tower is approximately triple the estimated gross floor area and gross volume of the largest of these four buildings and is a whopping 16 times the smallest. It clocks in at an eye-popping 6 times the average gross floor area and gross volume.

The ordinance also includes four other criteria, but they do not apply to the hotel tower.

3. The hotel tower exceeds the authority allotted to the Landmarks Commission to grant variances for new construction [33.19(15)(a)].

The authority of the Landmarks Commission to grant variances for new construction is strictly limited to cases where two criteria are met. Those two criteria are:

- when new construction is "in harmony with the general purpose and intent (of the ordinance) to preserve the historic character of landmarks, landmark sites, and of each Historic District"
- when "the proposed project will be visually compatible with the historic character of all buildings directly affected by the project and of all buildings within the visually related area."

Regarding the first criterion, no reasonable person can say that a 164,100 square foot , 8-story building (14 stories from the lake side) at the intersection of Wisconsin and Langdon is "in harmony with the general purpose and intent" of the

historic district—unless harmony is defined as a harsh and jarring dissonance! No reasonable person can say that a huge new tower will *preserve the* character of the district—unless preservation means incremental destruction. The vision of the developer would be a precedent for a wall of high-rise lake-hugging buildings and that is precisely one of the things the Mansion Hill Historic District was established to prevent.

Regarding the second criterion, a 164,100 square foot, 8-story building, as noted in #2 above, fails the ordinance’s visual compatibility test.

The absence of both criteria means that the Landmarks Commission does not have the authority to approve a variance for the new hotel tower.

4. None of the standards the ordinance requires to grant a variance for new construction exist [33.19(15)(c)].

The language of the ordinance could hardly be clearer. “The Landmarks Commission *shall not vary* the regulations of this ordinance unless ... one or more of the following conditions is present.” (Italics added.) The ordinance goes on to define three conditions collectively labeled “standards” in the ordinance. The developer claims that the first and third are present. But are they? Let’s take a look.

Condition number one is when a “substantial hardship...as distinguished from a mere inconvenience” is produced by the “physical characteristics of the specific building or site involved.” But then the ordinance adds a thumping disqualifier: “provided that the alleged difficulty or hardship...has not been created by any person *presently* having an interest in the property.” (Italics added.) In fact, the present owners of the property, National Guardian Life (NGL) and the Faulkner family, most assuredly have “an interest in the property.” They were substantially responsible for the current state of disrepair of the existing Edgewater Hotel and they were responsible for building the 1970s addition, which failed in key ways to comply with the spirit or intent of the 1965 vacation ordinance. To not be able to build a tower as large as the developer would prefer is not a hardship under this section. Thus, the substantial hardship test cannot be used.

Condition number three requires that the proposed new construction “have a *beneficial* effect on the historic character of the visually related area.” (Italics added.) In key points numbered 2 and 3 above we showed that the hotel tower was visually incompatible and historically inharmonious with its visually related environment. Thus, it is ludicrous to assert that this massive out of scale building has a beneficial impact on the visually related area.

The current Edgewater owners may want approval to build a massive new hotel tower to allow the sale of their property to go through. The potential new owners may want to expand the business of the Edgewater to make their purchase financially lucrative, but the Landmarks Commission and the City of Madison have no obligation to allow this tower to be built if it fails to meet standards and conditions set forth in the Mansion Hill Historic District ordinance.

One other point should be made in this context: Mistakes made before the historic district was set up cannot be used to justify additional mistakes after the ordinance was passed. Such mistakes corrode the cultural and architectural integrity of the historic district.

5. The hotel tower fails to qualify for an authorized variance under the ordinance [33.19(15)(d)].

The ordinance allows variances only if standards just noted in point number 4 are present—which we have shown to be absent—and then only in six categories of *cosmetic architectural details* such as type of siding, changes in color and texture, roof shape, and building materials. And the only ones addressing new construction which would apply to the tower are numbers 5 and 6 which specifically only address use of materials which “would otherwise be prohibited.” Conspicuously missing is any language authorizing a variance for mass and height. Thus, the tower’s volume and height cannot become the basis for an authorized variance.

Conclusion

The language of the landmarks ordinance prohibits the commission from granting a variance to the Hammes Company for the proposed hotel tower. You must therefore deny the request. Any other interpretation would make the 33 year old Mansion Hill Historic District ordinance a hypocritical joke.

November 24, 2009

Re: Edgewater Hotel Proposal

To Whom It May Concern:

Members of the Tenney-Lapham Neighborhood council have watched with interest as the Hammes Company's proposal for the Edgewater Hotel has begun to take shape. We would like members of the landmarks, urban design and plan commissions and Common Council to know that we have serious concerns.

While we would love to see improved public access to the lake, an attractive restoration of the original hotel and improved hotel amenities, we are primarily concerned in two areas:

1. The potential negative impact of violating city ordinances meant to protect local historic districts.
2. The potential commitment of up to \$16 million in Tax Increment Financing (TIF) for public amenities that are neither clearly defined nor understood.

Tenney-Lapham is home to two national register historic districts -- Fourth Lake Ridge and Sherman Avenue. Our 2008 neighborhood plan calls for seeking local historic district status for each of them. Our desire is to extend greater protections to our historic resources, celebrate our unique sense of place and give homeowners and prospective homeowners confidence that the character and scale of the districts will be maintained.

The historic zoning for Mansion Hill calls for a 50-foot height limit (approximately 5 stories), but the Edgewater tower is proposed at 8 stories. And the historic district ordinance requires new construction to be compatible with the historic structures in the visually related area. Hammes Company is asking to be exempt from the visually-related area test, thereby undermining historic district protections.

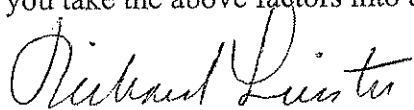
Given those factors, we are deeply concerned about the negative precedent that would be set by waiving core provisions of the local landmarks and historic districts ordinance for this project.

Regarding the proposed \$16 million in TIF, we are concerned that the public benefits have not been clearly defined, nor has the case been made that this project, or an improved version of it, could not happen without the TIF assistance. We question the use of TIF for lake-front property, and for an unfair advantage competing with other privately-funded hotels.

Given that the proposed public access will be part of a private hotel's terrace and parking-garage entrance, we would like to see greater guarantees and/or an improved design that would more convincingly make the case for creation of a truly public space. Including a lakeside bike and pedestrian path would be a substantial improvement, for instance.

We ask that you take the above factors into account as you review the proposal before you.

Sincerely,



Richard Linster, president
Tenney Lapham Neighborhood Association



Cnare, Rebecca

From: David Steffenson [dsteffe70@gmail.com]
Sent: Wednesday, November 25, 2009 11:42 PM
To: dan.stephans@wisconsin.gov; Cnare, Rebecca
Cc: info@capitolneighborhoods.org
Subject: Landmarks Commission, Nov. 30 meeting, Edgewater Hotel

Follow Up Flag: Follow Up
Flag Status: Flagged

To: The Landmark Commission
City of Madison

November 25, 2009

From: The Rev. Dave Steffenson, Ph.D., Director,
The Upstream Institute for Ecological Ethics,
344 W. Dayton, #401
Madison, WI 53703
Dsteffe70@gmail.com

Re: Edgewater Hotel proposed expansion

Because I cannot attend Monday's meeting (Nov. 30) because I have health issues, I wish to include this statement in the record. I am asking the Landmark Commission to **NOT grant permission** for this project to proceed under its current proposal, and certainly without TIF funds or other public funds.

To speak mainly to Landmark Commission concerns, unless one is aesthetically challenged, at first glance, even the improved revised and scaled-down version of the proposed east tower is too big, too ugly, and not fitting to the Mansion Hill neighborhood and to the north side of the Isthmus view from the Capitol.

The Edgewater Hotel is obviously a "landmark" under the city's definition, but the proposed new addition is not even close to fitting. It has no aesthetic unity. One feature that makes the Edgewater a Landmark is its classic art deco styling, and the proposed addition is not. I would propose that the developers be allowed to build a building similar to the existing addition, but no larger or taller on the east side and similar to the existing addition on the west side. It should be in a similar style to the existing west side addition. The hotel should be permitted to update and unify all parts of the expanded building within its historic style.

The proposed "tower" will block views of the capitol regardless of whether it meets height regulations, and it will open up the north side of the Isthmus to look and function like the ugly and much too high south side.

Furthermore, the "grand staircase" and the waterfront plans are a sop to the city since there are no known plans on how that area will be used or what restrictions will be placed on it. I am sure that if it starts out as open public space, that won't last long once a lot of the sunbathing students from Langdon street, or even our homeless citizens who now spend their summer days in our parks, decide it is a nice place to hang out. And how will the "docking space" be allocated or used by boaters?

Furthermore, this appears to me to be classic bait and switch. The developers want to expand to be a "destination attraction" for conferences, business travel, meetings, etc. As we are experiencing "peak oil" and can expect gas prices to rise to double the last high or more, perhaps \$8 per gallon or more, there will be fewer national or regional meetings, increasing cost-cutting by business and education, and "destination travel" will decline precipitously. Business will increasingly use electronic communications and meetings without travel. **Already, Madison room tax revenues to the general fund are down 52% or \$1.1 million less than last year.** (*WI State Journal, Tuesday, Nov. 24, 2009, p. A5*). In my mind that raises serious questions not only for this hotel

but for all the other hotels being proposed or built for use in the near future anywhere in the city. The developers told me at the public meeting that they have national study figures (I don't remember who they said did the study) that project a rise in intercity travel and hotel use, but I would say those studies are obsolete and are projecting a future out of a very different past that does not take permanent energy changes, environmental decline, and post-recession economic plateaus into account.

The reason I suspect "bait and switch" is that the new proposal already includes some condominiums, and I suspect that as the hotel market shrinks, this building will be converted to all condominiums, with perhaps the lower public rooms retained for restaurants, banquets, weddings, local meetings, etc. That may be a good plan if kept within the parameters I outline, but receive no public funds.

Already, there is another version of such a switch in the proposal's claim to provide jobs: Yes, as the addition is being built and the rest remodeled, for a *short time* it will provide construction jobs paying a living wage. But when it is completed, hotels and restaurants notoriously do not pay living wages nor provide stable permanent jobs to most of its employees, old or new.

In talking to some friends who lived a number of years in Madison, and then have lived in Columbus, WI for a long time but who attended a Madison church and came to Madison frequently, we agreed that the *new* developments and construction, especially on the Isthmus and around the university, have created a situation where there are fewer reasons to want to come to Madison. As someone myself who lived in Columbus for 13 years, and have lived in downtown Madison for three years, and who has been coming often to Madison for more than 30 years, I would agree with my friends that Madison is losing whatever makes it unique and attractive among America's cities.

I am not a Mansion Hill resident, but I reside just outside that area in the 4th District, and I belong and attend First United Methodist Church in the area and I notice the architectural decline as the new high rises are going up, often to stand partly empty. As a retired clergy member of First United Methodist Church, I double-checked and it is **untrue**, as one newspaper reported, that our church endorses this project. First United Methodist Church has never taken *any* stand or voted on this project under any circumstances.

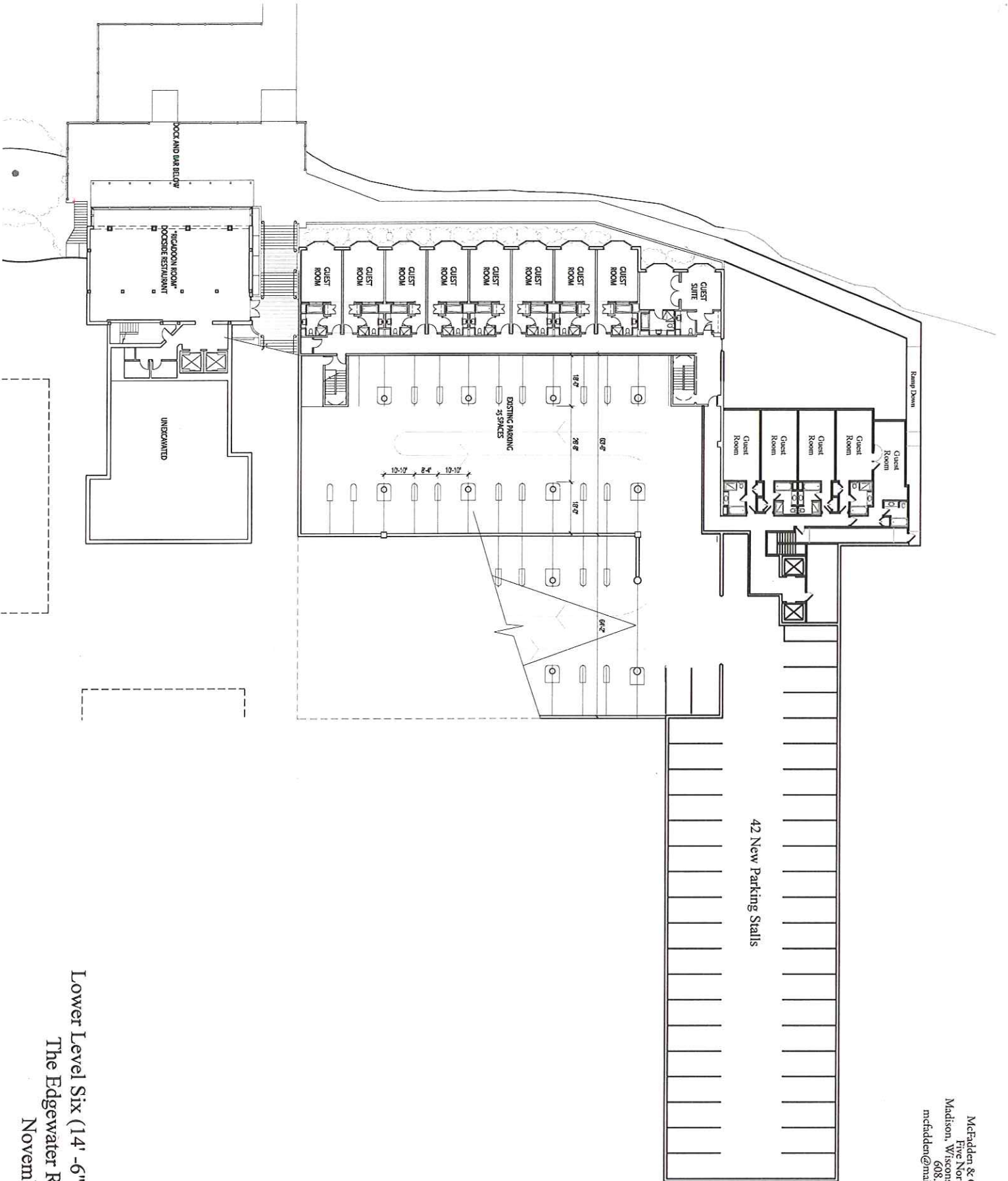
I urge the Landmark Commission to reject the current plan, and if the Edgewater people want to submit another plan, that it receive no public funding through TIF or any other arrangement.

Thank you,
David Steffenson

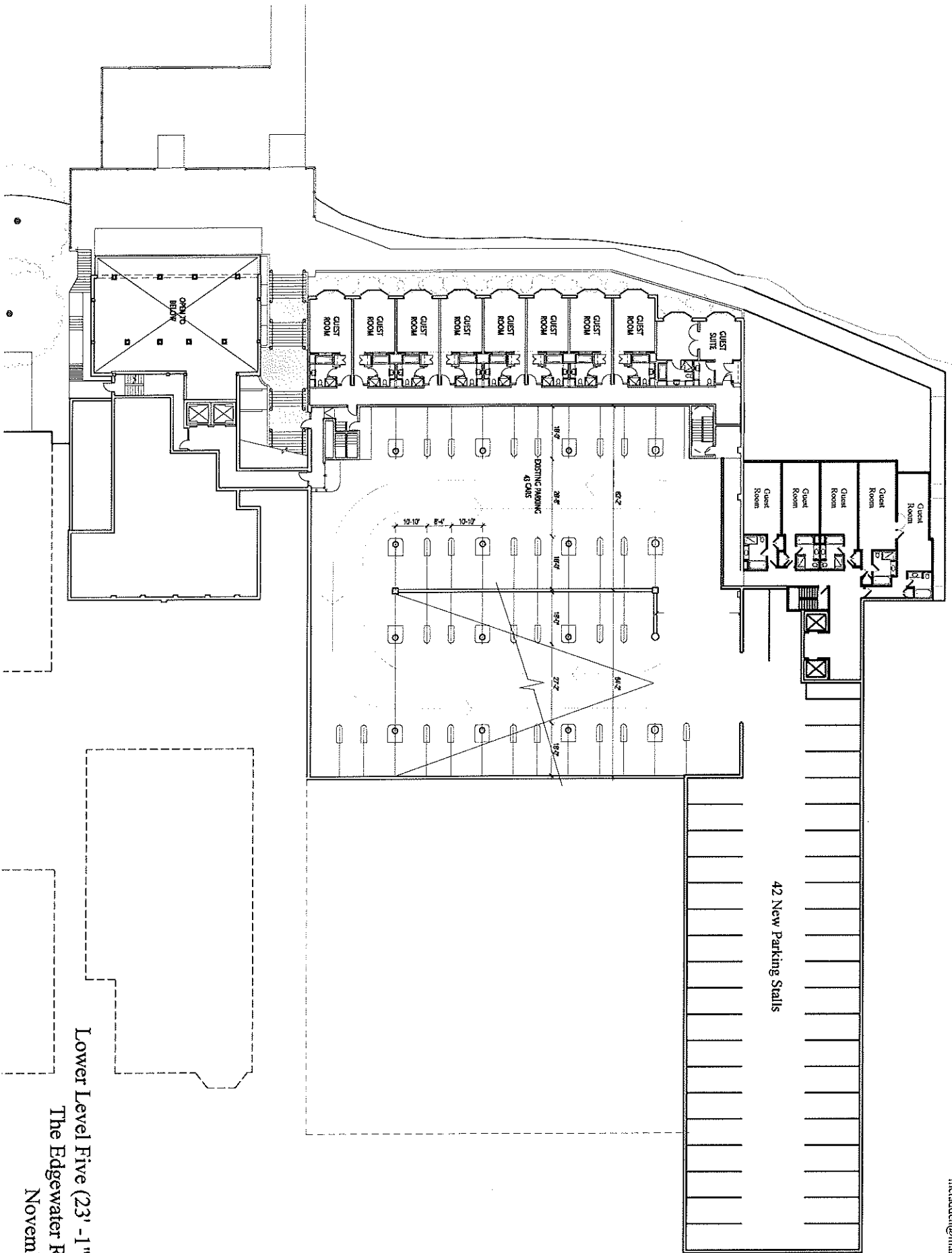
--

Dave Steffenson
344 W. Dayton, #401
Madison, WI 53703
608-285-5201
dsteffe70@gmail.com

James McFadden



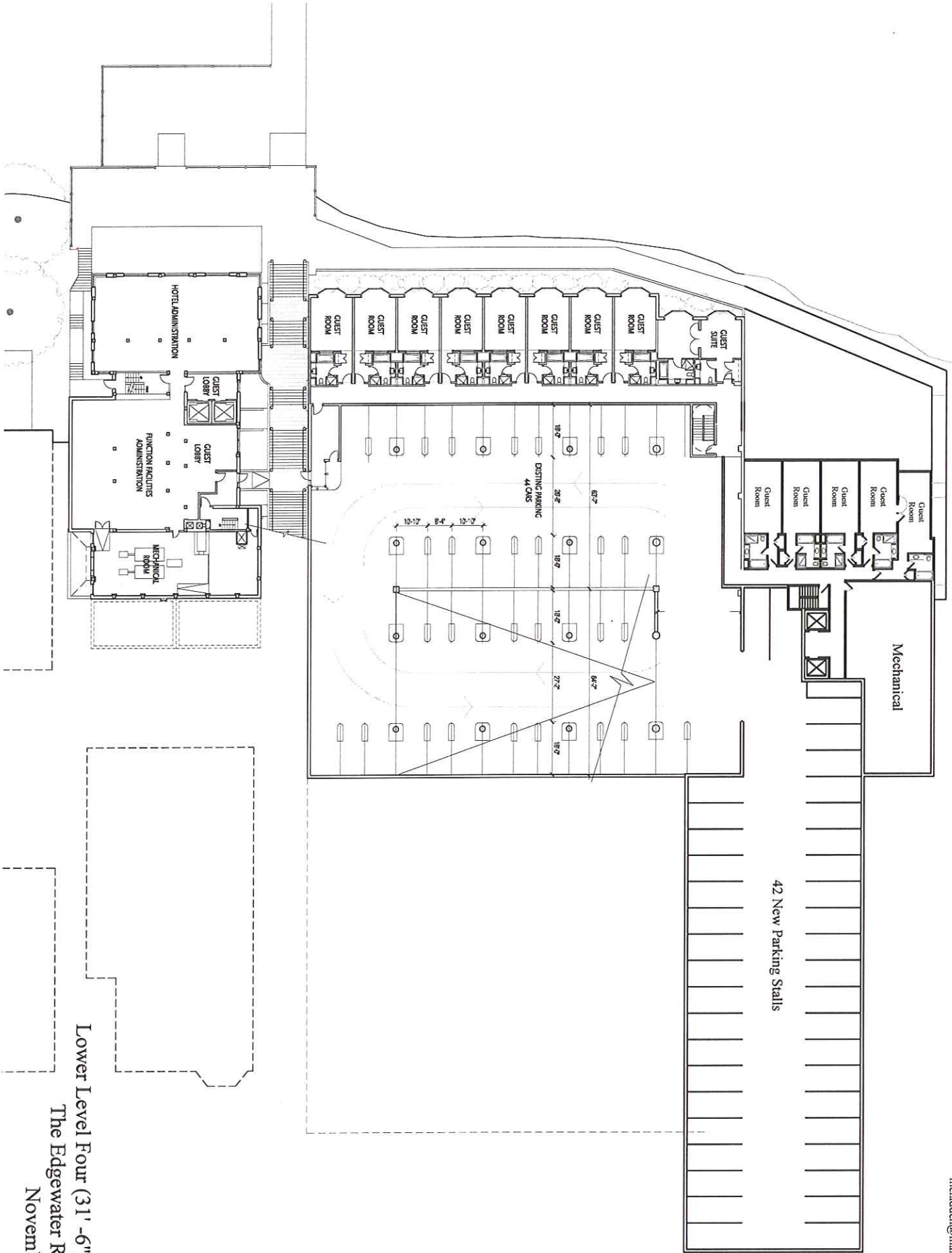
Lower Level Six (14' -6") @ 1" = 20'
The Edgewater Reconsidered
November 30, 2009



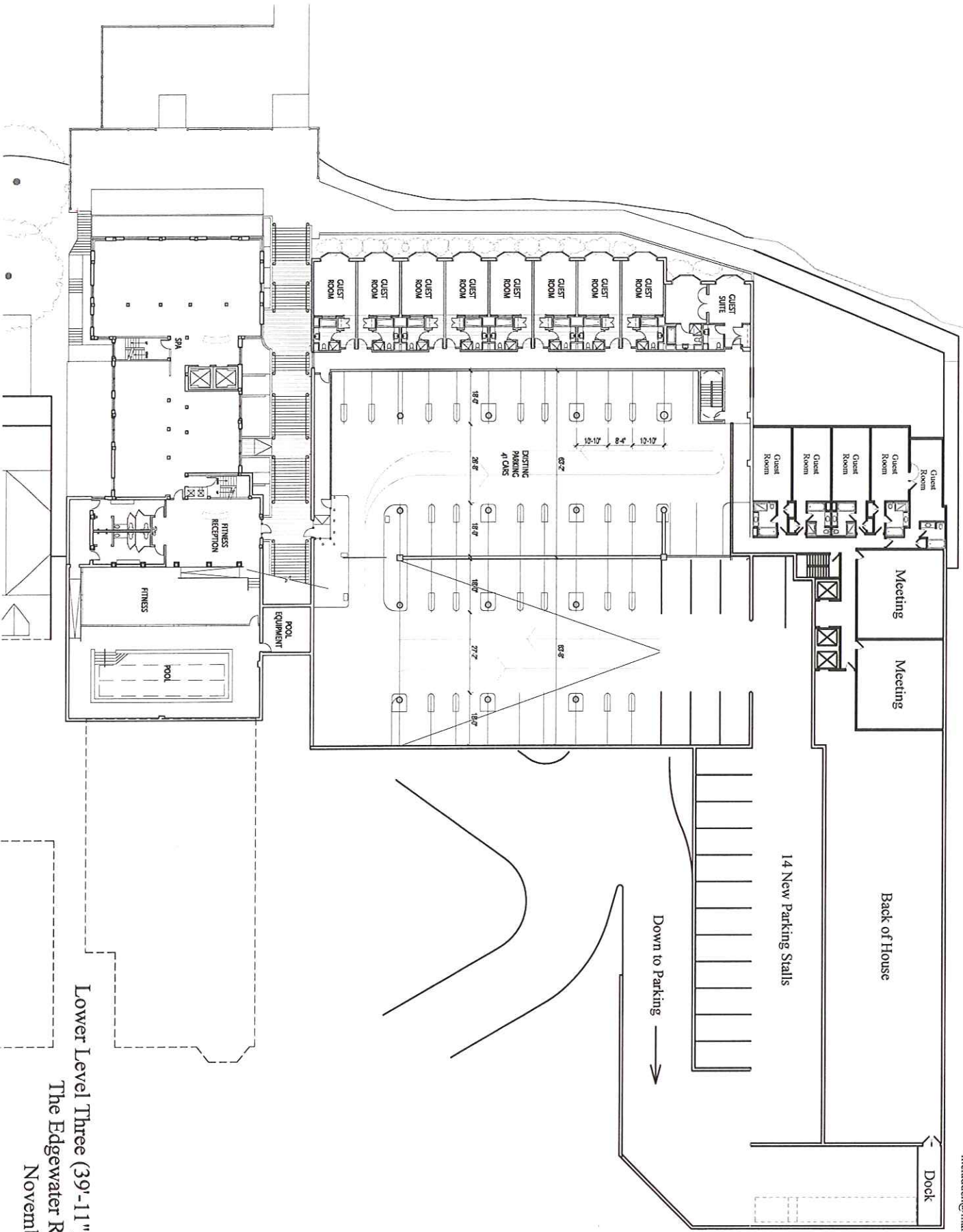
42 New Parking Stalls



Lower Level Five (23' - 1") @ 1" = 20'
 The Edgewater Reconsidered
 November 30, 2009

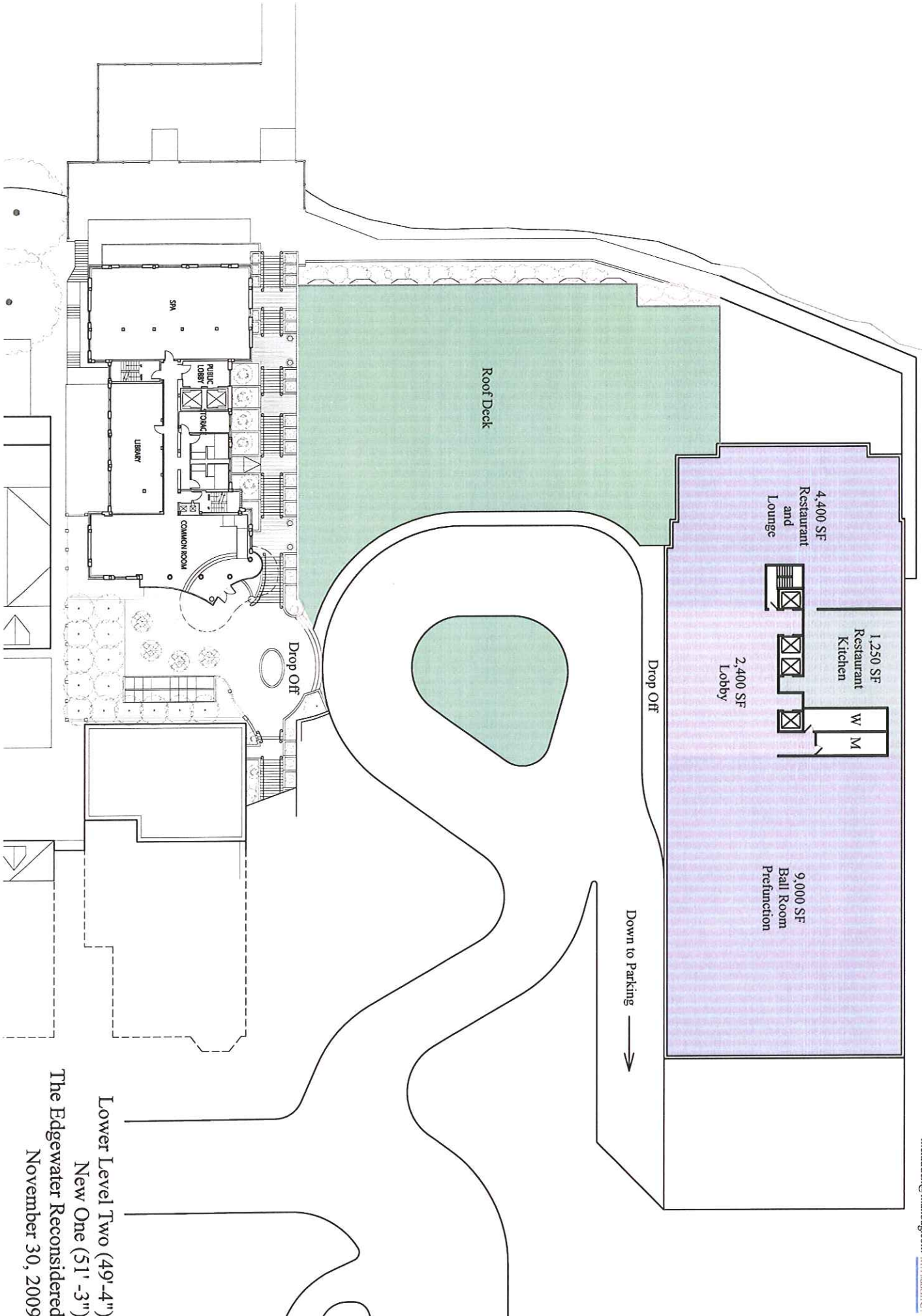


Lower Level Four (31' -6") @ 1" = 20'
 The Edgewater Reconsidered
 November 30, 2009

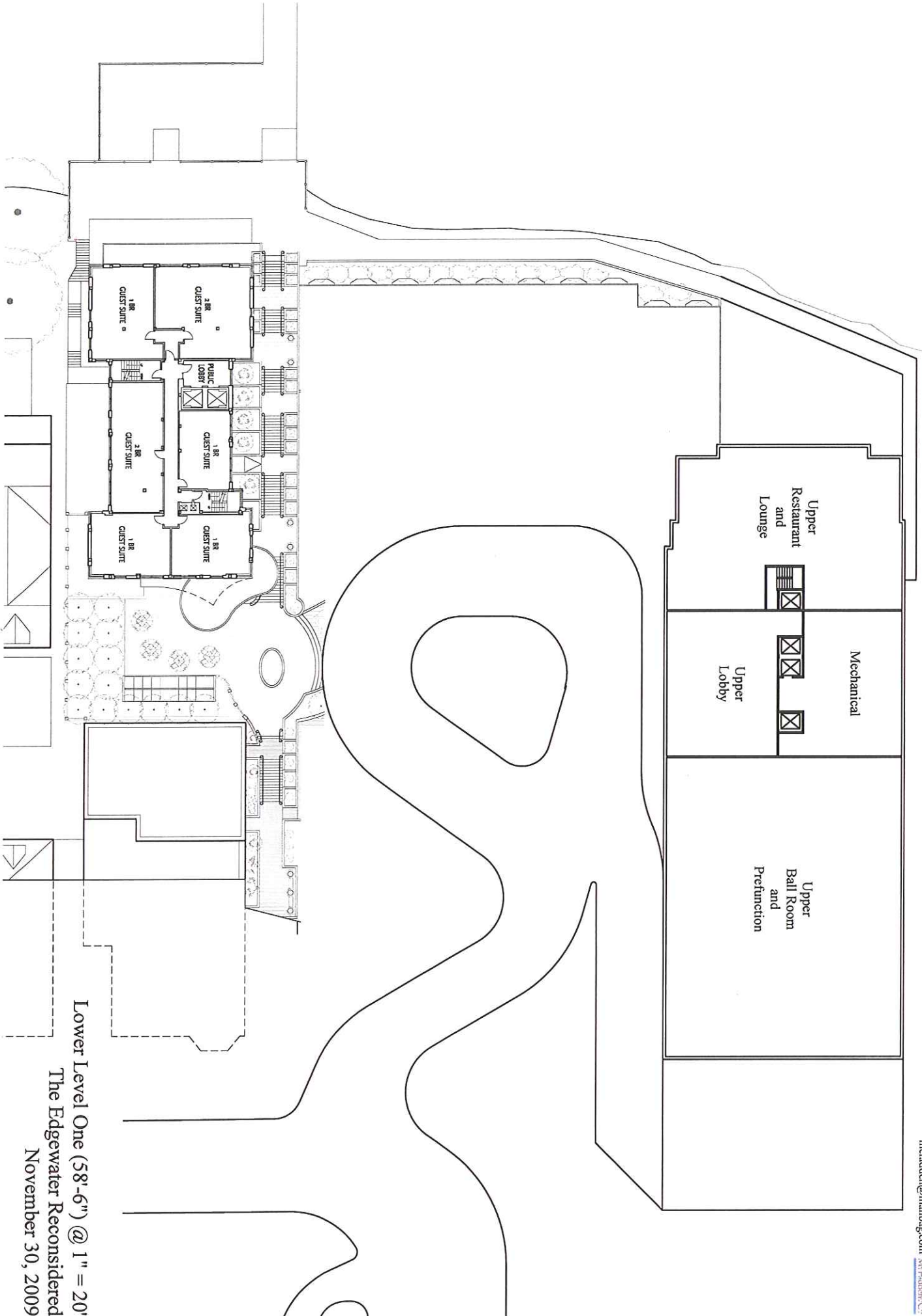


Lower Level Three (39'-11") @ 1" = 20'
 The Edgewater Reconsidered
 November 30, 2009

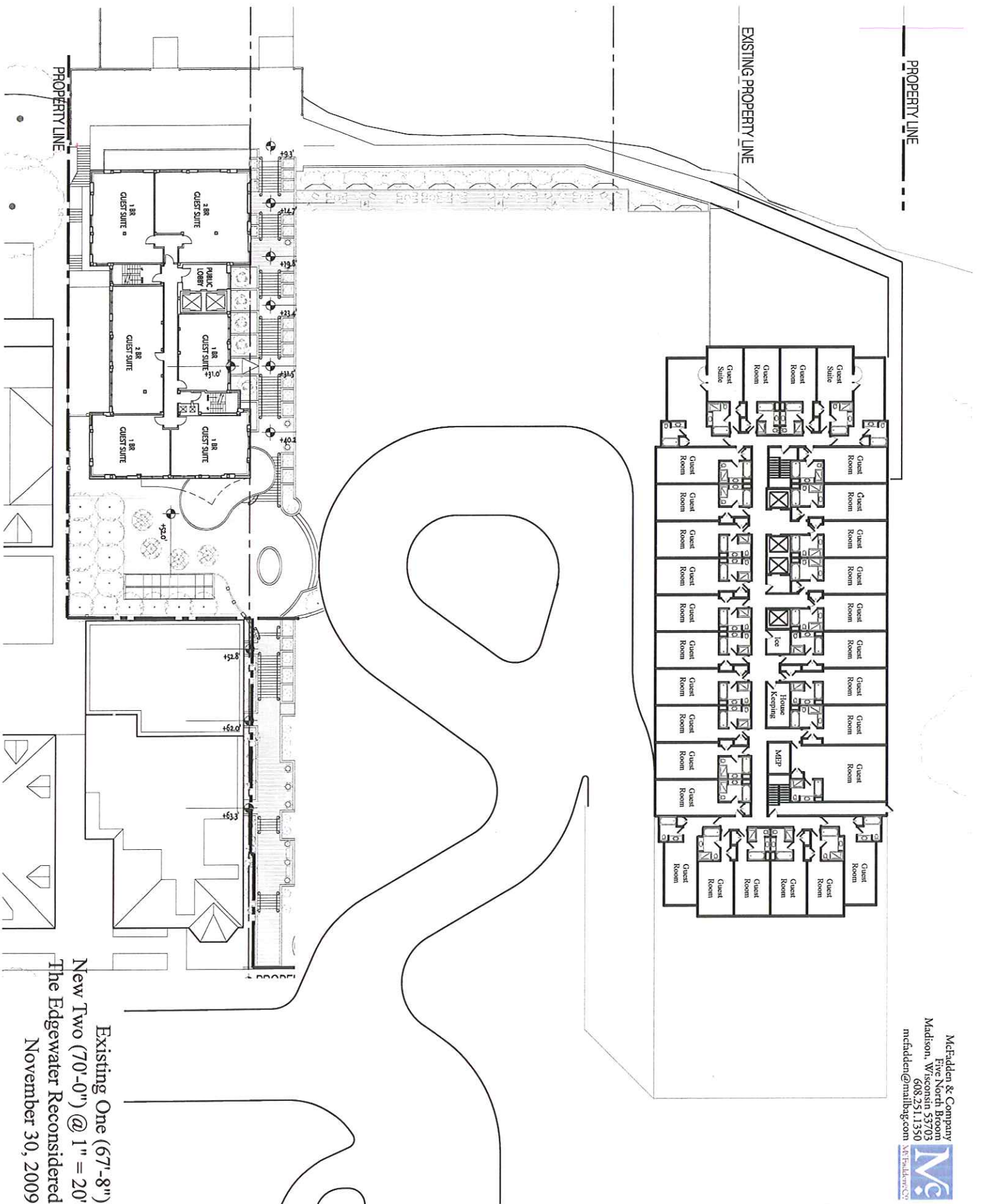




Lower Level Two (49'-4")
 New One (51' -3")
 The Edgewater Reconsidered
 November 30, 2009



Lower Level One (58'-6") @ 1" = 20'
 The Edgewater Reconsidered
 November 30, 2009



PROPERTY LINE

EXISTING PROPERTY LINE

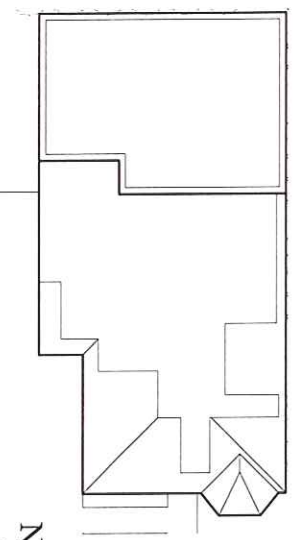
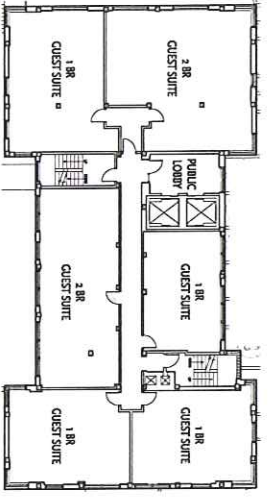
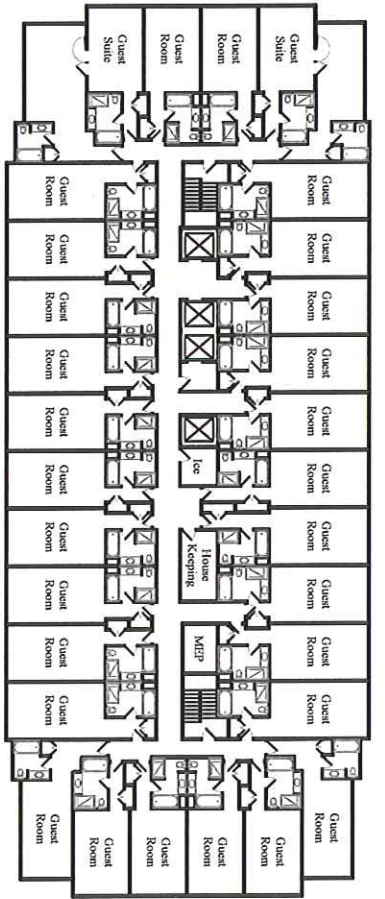
PROPERTY LINE

Existing One (67'-8")

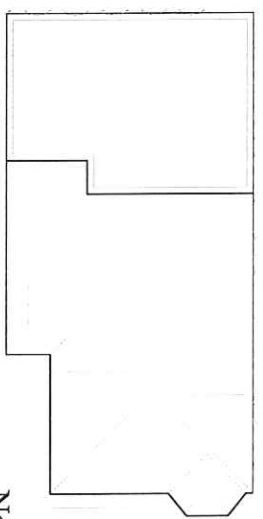
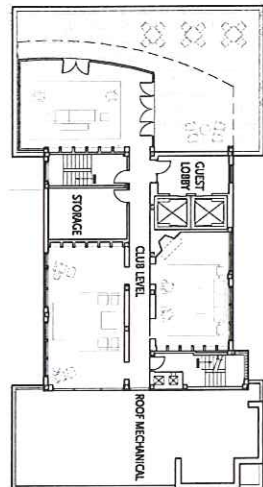
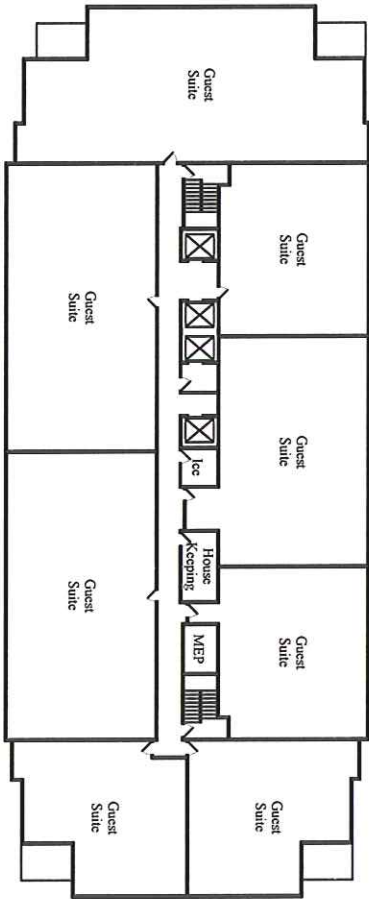
New Two (70'-0") @ 1" = 20'

The Edgewater Reconsidered

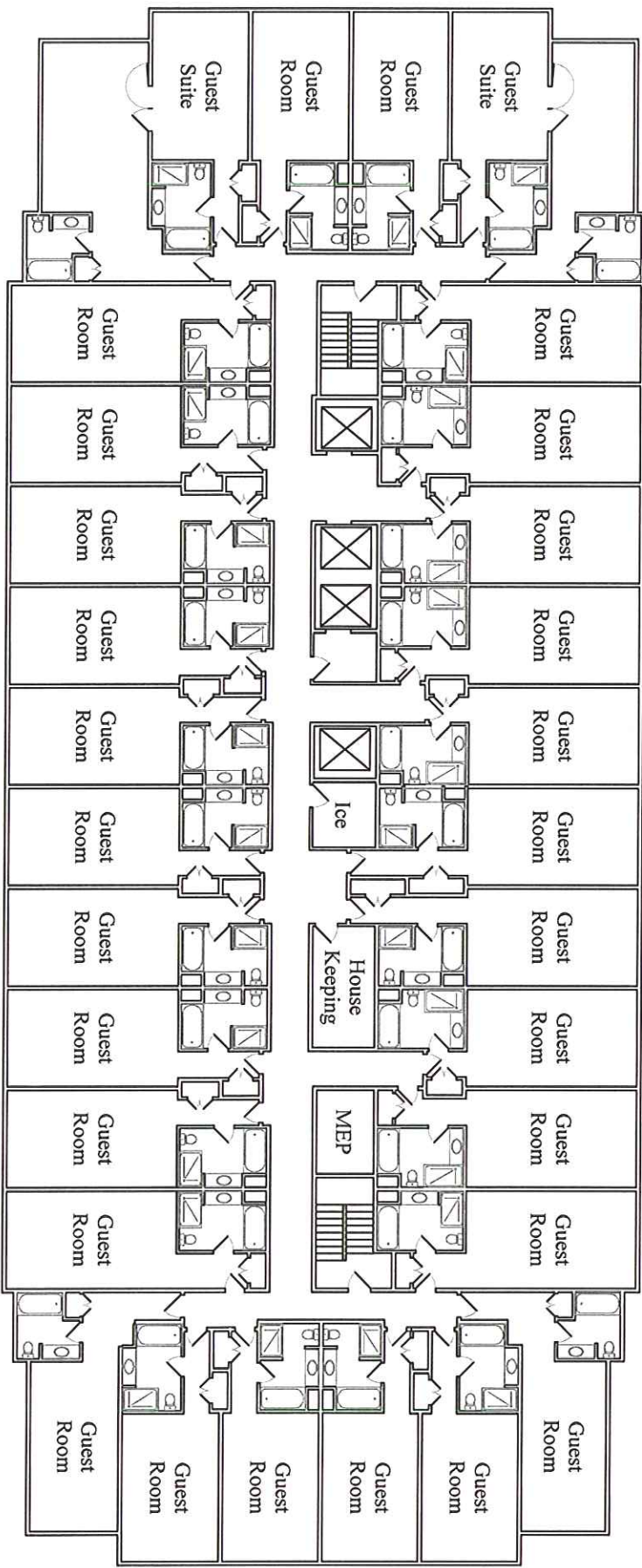
November 30, 2009



Existing Two (76'-10")
 New Three (79'-8") @ 1" = 20'
 The Edgewater Reconsidered
 November 30, 2009



Existing Roof (105'-4")
 New Sixth or Top Floor (108'-8")
 The Edgewater Reconsidered
 November 30, 2009



Typical Floors 2, 3 & 4 @ 1' = 10'
The Edgewater Reconsidered
November 30, 2009

FRED MOHS
GENE DEVITT

**Mansion Hill Steering Committee on the Edgewater Model of
Part of the Mansion Hill Historic District.**

Below is a model of the latest rendition of the addition to the Edgewater Hotel.

The building measures 148 feet in height on the lake side, and 84 feet in height on the City side producing an average height of 116 feet. In contrast, the NGL building up the street measures 60 feet to the top of the 5-story main portion with the 6th story set-back approximately 25 feet, adding an additional 15 feet for a total of 75 feet. The Kennedy Manor is 68 feet in height. Two Langdon is 24 feet high on the Langdon Street side and 55 feet at the rear of the addition. Most of the original buildings in the neighborhood are two and three stories. The Mansion Hill Inn is one of the taller buildings at 40 feet to the peak of its roof. On the last page of these photos part of the neighborhood is shown with many of the original buildings, both historic and contributing. It is, after all, these original buildings that the requirements of the historic district are intended to protect and respect.





This is the Dane County Courthouse on South Hamilton Street, which is about the same size as the proposed hotel. It gives some idea of what a building with no setback would look like.



These are four-story townhouses along South Broom Street. They are set back 15 feet from the sidewalk. Even at this scale, because of the length and volume, the four-story height would not be appropriate compared to Two Langdon Street.



In order to demonstrate that the Mansion Hill Steering Committee on the Edgewater is not made up of a group of NIMBYs who reject everything, we have had a model constructed that, among other things, demonstrates that a 200+ room hotel could be built on National Guardian Life property that would accomplish a number of important objectives:

- The proposed design would have seven stories toward the lake and three toward the city with a large drive and parking area that would be able to digest both automobile and bus traffic arriving on the very limited street access available to the Edgewater site.
- This alternative would permit the construction of large simple underground parking trays that, unlike the proposed hotel, could fulfill the developer's promise to have free, self-park capacity for any combination of events that would take place at the hotel.
- It needs to be emphasized that the Langdon/Gilman Street/Wisconsin Avenue area has been in a perpetual crises mode with respect to street parking. A new hotel should not add to the problem.



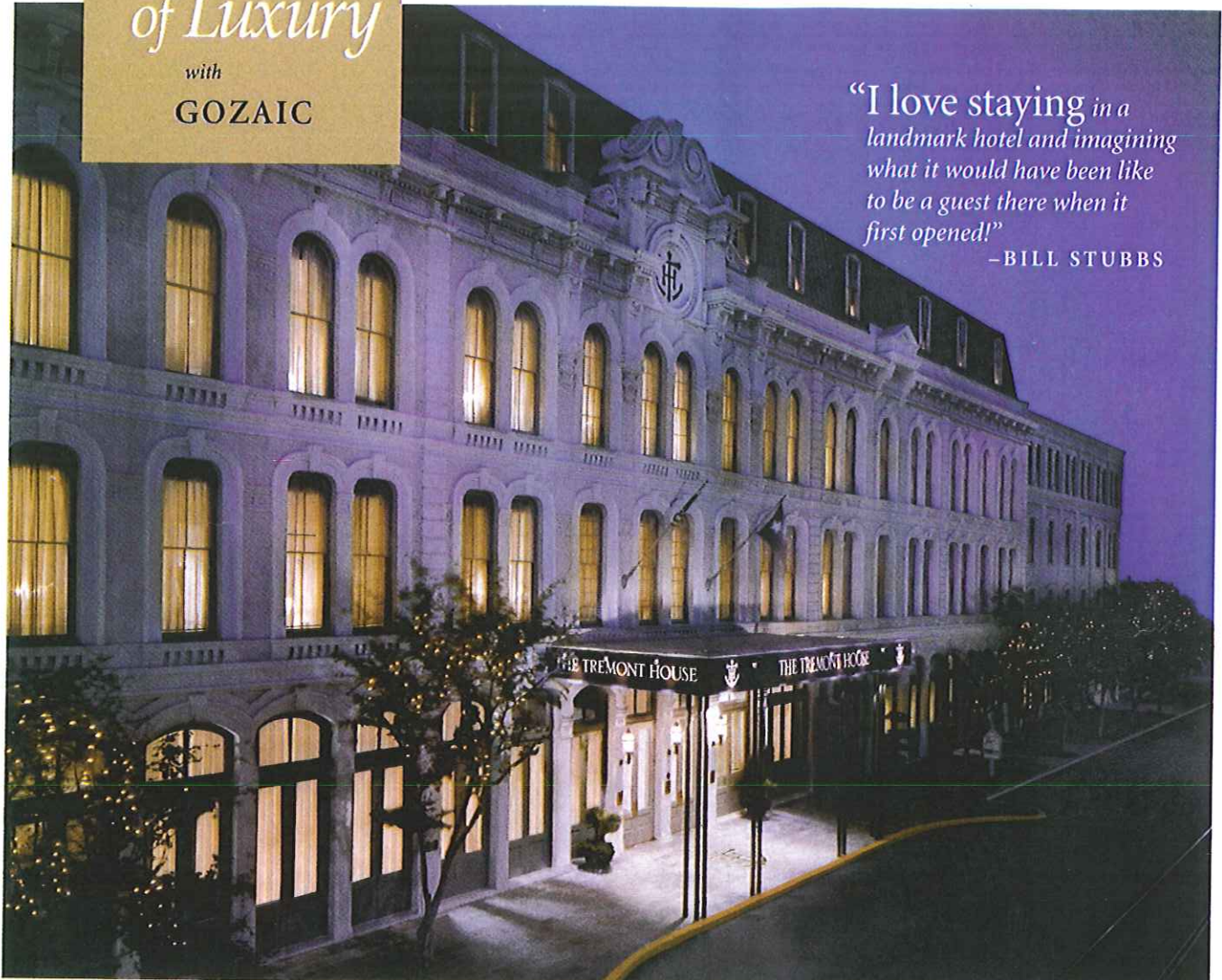


Moment of Luxury

with
GOZAIC

"I love staying in a landmark hotel and imagining what it would have been like to be a guest there when it first opened!"

—BILL STUBBS



Galveston's recently restored Tremont House, originally opened in 1839.

WHEREVER THE PLANE TOUCHES DOWN, Bill Stubbs immediately seeks out local sites that will add context to each trip. This season, he takes a closer look at legendary neighborhoods, mansions, hotels and other structures that tell a larger story.

One of the first stops on the itinerary this year: the idyllic Berkshires, whose rich landscape has been home to leading cultural figures over time. While in Massachusetts, Bill visits

The Mount, built in 1902 by famed author Edith Wharton and still representative of Wharton's influential design principles. Wharton's estate and its surrounding gardens (seen on the previous page) inform and attract thousands to this day, and are lauded for exceptional restoration—in 2007, the National Trust for Historic Preservation bestowed the Preservation Honor Award upon The Mount.

Moment of Luxury also heads down to Galveston, Texas, where Bill tours The Strand, known for its elaborate late 19th-century cast iron storefronts. In 2008, Hurricane Ike threatened the island's archetypal architecture, seriously damaging many buildings. Bill speaks with a local philanthropist who is working to repair landmarks like Hotel Galvez and The Tremont House, gaining insight from John Williams, CEO of Heritage Travel, on efforts underway to ensure this rare city for future generations. Vital elements of Galveston's history in design and lore, both hotels have played host to countless famed figures, from Ulysses S. Grant to Buffalo Bill.

Find your moment of history

Introducing Gozaic.com, an online travel community for people seeking heritage and culture-rich experiences. Presented by Heritage Travel, a subsidiary of the National Trust for Historic Preservation, Gozaic.com offers visitors the opportunity to explore places of historic and cultural meaning and share their journeys with other like-minded travelers. The National Trust plays a major role in the places where great moments have occurred, bringing people together to protect and appreciate these locations. GOZAIC.COM

gozaic

This photo of Galveston's 170 year old Tremont House illustrates an architectural treatment on a three story building with mansard that could be a possibility for a different configuration that would overcome many of the objections that attach to the current plan.

FRED MOHS GENE DEVITT



Eastside of the 400 Block of Wisconsin Avenue.



The west side of the 400 Block of Wisconsin Avenue showing the Hart House and 424 Wisconsin Avenue.



The 500 Block of Wisconsin Avenue showing 504 (Governor Schmedemann House-1900) The Kennedy Manor (1929)
512 Wisconsin Avenue-The Jones' House (1877). The Parkinson House (1910)



Two Langdon – The Fuller Mansion

1947 Edgewater



View south along Wisconsin Avenue showing the 66 foot setback of the NGL building.



Looking south on Wisconsin Avenue, the black line approximates the southwesterly corner of the proposed building.



16 LANGDON



The first block of Langdon Street looking east showing 16 Langdon, 10 Langdon, 2 Langdon, and the approximate corner of proposed hotel.



Looking south from the 500 block of North Carroll Street. All original houses.



Looking west on the 500 Block of North Carroll Street-510 North Carroll.



PAT Sheldon



Building which is out of scale with the surrounding historic homes