



Project Address: 121, 123, 127 West Gilman Street
Application Type: **INFORMATIONAL PRESENTATION** Review demolition requests and development in historic district
Legistar File ID # [32027](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Dan Seeley

Requested Action/Proposal Summary: INFORMATIONAL PRESENTATION In the future, the Landmarks Commission will be requested to act on the request for a Certificate of Appropriateness for the following:

- Removal/demolition of structure located at 123 West Gilman
- New development in historic district (Relocation of structure to another site in historic district)
- Demolition of structure located at 121 West Gilman
- Demolition of structure located at 127 West Gilman
- New development in historic district on West Gilman

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject sites are located in the Mansion Hill (local) historic district and in the Mansion Hill National Register Historic District.

Relevant Ordinance Sections:

33.19(5)(c)3. Standards. (for Demolition)

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;

- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19(10)(e) Guideline Criteria for new Development in the Mansion Hill Historic District.

- 1. 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).
- 2. In the street elevation(s) of a new building, the proportion between the width and the height in the facade(s) shall be visually compatible with the buildings and the environment with which it is visually related (visually related area).
- 3. The proportions and relationships between width and height of the doors and windows in new street facade(s) shall be visually compatible with the buildings and environment with which it is visually related (visually related area).
- 4. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with the buildings and environment with which it is visually related (visually related area).
- 5. All new street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant vertical or horizontal expression, this expression should be carried over and reflected.

Analysis and Conclusion

The Landmarks Commission is receiving an informational presentation. An action from the Commission is not requested and is not appropriate at this time.