

127 W. Gilman Time Line

- 1858: House built on the 127 West Gilman site. Records not clear if it is the same as the “Jabez B. and M.A.B Smith” house of 1894
- 1893/4: Construction Completed on “Jabez B. and M.A.B. Smith” house
- 1896: Remodeled/Expanded
- 1920s: Jewish Organization, Fraternity
- 1930s-1950s: Rooming House
- 1979: Mike Langer purchased, operated as rooming house
- 1970s-80s: Attic fire with structural damage & one other apartment fire occurred sometime prior to 1990. Failing sandstone foundation repaired three different times prior to 1994
- 1994: Steve Brown purchased building 10-31-94.
- 1994-2002: Operated as rooming house for UW transfer students and WESLI school students. Made upgrades to the apartment units, kitchen & shared bathrooms. Good upkeep of the exterior & grounds, paid taxes etc.
- 2000: Initial report identifying substantial deterioration of building structure. Recommendation for complete demolition & reconstruction vs. investing in individual repairs or improvements. Estimate to restore/repair is \$276,500 - \$358,150 (\$364,000 & \$471,000 in today’s dollars) is not economically viable.
- 2002: Building vacated in 2002 pursuant to second engineering report citing severe structural deterioration & a recommendation to vacate the building at the end of the then current resident lease term.
- 2002-2004: Redevelopment concepts explored, all rejected by neighborhood representatives.
- May 25th 2011: City of Madison Programmed Inspection Notice # CB2011-146-03892 and 03893 issued. Two separate notices issued following same inspection: 03893 requiring exterior soffit/wood repairs, scrape/paint exterior, foundation repair and porch beam replacement and 03892 requiring clean up of exterior terraces, yards, and open porches. Clean up immediately addressed.
- 2011 -Current: Redevelopment plans conceived and discussed with neighbors, City staff, residents & community members. Follow city process in earnest toward development.

- Current Life of building: **119 years**
- Steve Brown Ownership period: **19 years (16% of building life)**
- Steve Brown period of ownership until structural deterioration was first documented : **6 years (5% of building life)**
- At the time of the first structural report (2000), the building was 106 years old and had been operated as a rooming house for more than 80 years. The structural deterioration occurred during the previous 101 years of ownership & did not occur during the 6 year period of ownership by Steve Brown.
- The current building has outlived its useful structural life.