

Brown Team's 127 W. Gilman Time Line (Black)

F. Ingebritson Comments (Blue)

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.

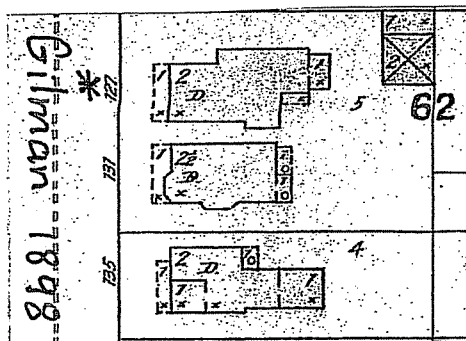
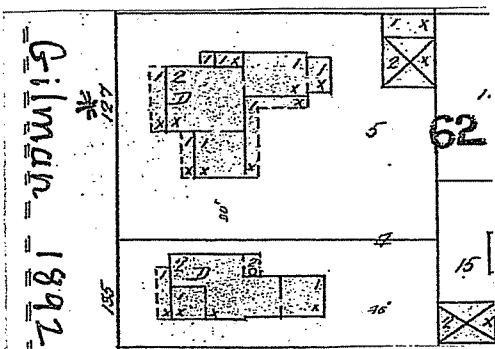
Unable to verify that a house was built on Lot 5 Block 62 in 1858. However, in Aug. of 1887, Napoleon B. VanSlyke sold 127 to Alfred Merrill who lived in the house for 2 years before renting it to Elizabeth Vilas (widowed sister-in-law of Henry Vilas) and Jessie C. Vilas.

1893/4: Construction Completed on "Jabez B. and M.A.B. Smith" house

By June of 1894, Wm. T. Fish owned the house and sold it to the Smiths for \$4400. Fish withheld the SW 14 ft. of the lot because he planned to combine that footage with Lot 6 for the purpose of building a rental house.

1896: Remodeled/Expanded

The deed stipulated that when Fish developed lot 6, the Smiths would have to remove an ell-shaped section of the house at 127 because it had been built on that part of lot 5 (SW 14 ft.) that Fish had not included in the property transfer of 1894.



In 1911 Harry G. Smith sold the home to Mrs. Elsa Kragh (wid of Christ W.) She rented rooms. Mrs. Kragh always had a family member living with her (Stella or Herbert Kragh).

In 1917 Mrs. Kragh sold to Howard D. Piper (Clara J); Elizabeth Piper

1920s: Jewish Organization, Fraternity

In 1922 HD Piper sold 127 to Phi Sigma Delta, a Jewish Fraternity.

In 1927 the Fraternity sold the house to Empire Fuel Oil Company.

1930s-1950s: Rooming House

From 1927 to 1939, the house was rented to Mrs. Frances S. Uphoff (wid of Simon) & 3 members of her family (a student, cashier, & chef); the Pi Alpha Tau Sorority; and the credit manager at Empire Fuel Co.

In 1939, Empire Fuel Oil Co. sold 127 to Mrs. Leone M. Moss (wid of Claude S.) From 1939 to 1966 Mrs. Moss lived in the house and rented rooms. She applied for a Lodging House License and was allowed to have up to 20 tenants.

In 1962 Mrs. Moss signed a Land Contract to sell 127 to Dr. Rich. M. Heins. By 1967, Dr. Heins and Dr. Geo. E. Heathcote were partners. They applied for a Lodging House License. In 1968, H & H House had an on-site manager and Erna Wilson was the Housemother. For 3 years there was an on-site manager. From 1969 to 1974 there were between 8 to 10 tenants a year. Raymond L DeChant, David Ersland and Richard Ringelstetter each owned the house before Michael Langer purchased it in 1979 .

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

Unable to find any record of an attic fire that caused structural damage. In 1981, there was a fire in a 2nd floor apt. with damages estimated at \$400. (MFD INVESTIGATIVE REPORT # 499694, 127 W. Gilman St- 6/14/1981)

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.

The 2002 Buss report notes that conditions "continue to deteriorate rapidly due to the settling of the building and failure of the building over time." In the 11 years since receiving this report Steve Brown and SBA have apparently made no effort to stem this rapid deterioration and stabilize the building. In the Buss estimate only \$87,750 of the high budget number of \$358,150 is attributable to structural repairs and the foundation. The balance of the budget is for items with limited lifespans or items subject to normal ongoing repairs such as: roofing, siding, interior finishes and upgrades to mechanical systems.

The November 2013 Pierce Engineering report under Recommendations states, ".....based on our experience and the observations made, the structural integrity of the house has been compromised in areas requiring remedial repairs prior to any occupancy. The report also notes that "the current building structure under existingloads is stable." The report offers two options for the building--one is demolition. The other "is to selectively replace and repair the current structure to insure the structural integrity."

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.

According to the 2003 and 2005 City Directories, the house was occupied by a tenant in each of those years.

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.
-

