

**From:** [Zellers, Ledell](#)  
**To:** [Dan O'Callaghan](#)  
**Cc:** [REDACTED]; [Fruhling, William](#); [Scanlon, Amy](#); [Heiser-Ertel, Lauren](#); [Brink, Curtis](#)  
**Subject:** Re: 104 E. Gilman - porch piers  
**Date:** Friday, August 03, 2018 4:57:41 PM

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Hello Dan,

Thanks for this summary and for getting together with me.

The only slight clarification I would make is on item one in re: to the Light Fixtures. I do not like the down-lighting on the pier, as you noted. I think it would only light part of the stoop and perhaps a bit of the top step and, in my view, is a modern look. If a period appropriate light fixture on the top of the piers is available, it seems to me it would both provide more light and not be as contemporary looking as is the down-lighting on the piers. Staff suggested stand alone light fixtures which also seems appropriate.

Unfortunately I will not be able to make it to the meeting.

Best,  
Ledell

Alder Ledell Zellers  
608 417 9521

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**From:** Dan O'Callaghan <[dan.ocallaghan@carlsonblack.com](mailto:dan.ocallaghan@carlsonblack.com)>  
**Sent:** Friday, August 3, 2018 4:33 PM  
**To:** Zellers, Ledell  
**Cc:** [REDACTED]; [Fruhling, William](#); [Scanlon, Amy](#); [Heiser-Ertel, Lauren](#); [Brink, Curtis](#)  
**Subject:** RE: 104 E. Gilman - porch piers

Ald. Zellers,

Thank you for taking the time to meet with Curt and me at the property this week to discuss the concerns you relayed to Amy in your earlier email. During our site visit, we discussed the following:

Light Fixtures. The two middle piers, flanking the steps, have been drilled to allow the future installation of light fixtures on top of the cap. The staff report expressed concern with this prospect, suggesting that down-lighting might be more appropriate. During our site visit, you expressed a preference to keep the light fixtures on top (as opposed to down-lighting lower on the piers), though you made it very clear (as did the staff report), that any future light fixture installation would need the review and approval of the Landmarks Commission. The owner would like to keep the conduit as-is, and specifically acknowledges that further review/approval of the Landmarks Commission is required before any light fixtures can be installed.

Middle Piers; Cap Size. The two middle piers, flanking the steps, are slightly taller than the other piers. The staff report suggested that all piers should be equal in height. The staff

report also suggested that the caps should be reduced in size so they do not overhang as much. The owner would prefer to keep these two middle piers at the taller height because they help to define the entry. The owner would also prefer to keep the caps as-is. You expressed no particular preference on the height of these central piers and indicated that you would defer to the judgment of the Landmarks Commission. You also indicated that you would defer to the judgment of the Landmarks Commission on the proper size of the caps.

East Corner Pier. The pier on the east corner of the porch was constructed wider and taller than the adjacent piers (it is similar in size to the two central piers). Staff report recommended reducing the height and width of this pier so that it matches the height and width of the adjacent piers. You concurred with this recommendation. The owner agreed with the joint recommendation made by you and staff.

Engaged Pier – East. An engaged pier was installed on the building at the west end of the porch but no matching pier on the east end was installed. You and staff both recommended that a matching engaged pier be installed on the east. The owner agreed.

Metal Railings. The owner has indicated that the original railings are believed to be in storage and there is a possibility (depending on condition) that the railings could be reinstalled at some point in the future, subject to compliance with applicable building codes. Re-installation of these railings is not being proposed at this time because the exact whereabouts and condition are not yet known. The owner acknowledges that further review/approval of the Landmarks Commission is required before any railings can be installed.

I hope the above summary accurately captures our site visit. Please don't hesitate to correct me if I've misstated anything or left out any important details. Again, thanks for taking the time to meet with us. Curt is planning to attend the meeting Monday evening.

Best,  
Dan

**CARLSON BLACK**

**Dan O'Callaghan | Partner**

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**From:** Scanlon, Amy <AScanlon@cityofmadison.com>

**Sent:** Monday, July 23, 2018 8:30 AM

**To:** Dan O'Callaghan <[dan.ocallaghan@carlsonblack.com](mailto:dan.ocallaghan@carlsonblack.com)>

**Cc:** [REDACTED]; Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>; Zellers, Ledell

<district2@cityofmadison.com>

**Subject:** RE: Landmarks agenda #8

Hi Dan,

The Alder has requested referral of this item to the Landmarks Commission meeting of August 6. I will revise the staff report to include some of the items below and share it with you in advance of that meeting.

Please contact me with any questions.

Best,

Amy

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**From:** Zellers, Ledell

**Sent:** Saturday, July 21, 2018 3:23 PM

**To:** Scanlon, Amy <[AScanlon@cityofmadison.com](mailto:AScanlon@cityofmadison.com)>

**Cc:** [REDACTED]; Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>; Dan O'Callaghan <[dan.ocallaghan@carlsonblack.com](mailto:dan.ocallaghan@carlsonblack.com)>

**Subject:** Landmarks agenda #8

Hello Amy,

I have some questions about the conditions for the property at 104 E. Gilman.

- The pier on the far right is also larger/taller than six of the piers (as are the two center piers). Why is it not required to be reduced in size/height to match the smaller piers?
- There is a pier built on the face of the building on the far left with no such matching pier that has been built on the far right on the face of the building. You can clearly see (attached photo) that there used to be such a partial pier on the building face in that location. Why is it not a condition to add that pier?
- The photos you showed include a railing. Should there not be a condition that the railing design be approved prior to final selection, purchase and installation?
- I'm not clear on your objection to installation of appropriately designed light fixtures on the top of the center piers. It seems such light fixtures would be more in harmony with the building than installation of light fixtures "in a lower portion of the pier".

I will try to come by the Landmarks Commission meeting. However, I will have to leave by 6:00 so would appreciate it if this item could be early on the agenda.

Thank you.

Ledell

Alder Ledell Zellers  
608 417 9521

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**From:** [REDACTED]

**Sent:** Saturday, July 21, 2018 2:58 PM

**To:** Zellers, Ledell

**Subject:**

Sent from my HTC

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