

Written Letter of Intent

The growing population of Jewish students at the University of Wisconsin underscores the necessity for an expanded Chabad building. This roughly 14,000 sf addition will not only accommodate the increasing demand for Chabad's programs but also provide a more functional and versatile space for various activities and events for students on campus.

The proposed new addition will replace an existing building and will be located adjacent to a historical building and a recent addition built back in 2017. The existing building being replaced type of construction, and its structural and architectural attributes does not support connecting the two buildings to support an assembly occupancy which the program requires. The proposed addition will preserve the historic façade and pickup on existing materials and horizontal datums of the 2017 addition to create a harmonious and aesthetically pleasing overall façade. Integrating a rooftop garden into the design, along the street facing façade, will help activate the adjacent park and help enhance the overall site context by providing relief and wonder to all that pass by.

We are confident that the proposed architectural enhancements will facilitate the organization's mission to foster inclusivity, cultural awareness, and community engagement. The design aims to create an environment that supports the diverse needs of the Chabad organization and Jewish student population, as well as enhance the overall student campus experience.

Conditions Report:

Names: Hubert and Margaret Schmitz House

Date of Construction: 1898

Architectural Style: Queen Anne

Overview: Wood frame, front facing, three story, gabled design with a front porch.

Condition Observations:

Foundation: Majority of foundation are constructed of rubble limestone and mortar. Shows significant water seepage through the limestone foundation wall and up through the basement floor. The basement floor concrete slab shows significant cracking. Foundation wall mortar appears to be significantly eroded. Water and sediment are collecting on the south side of foundation wall. High likelihood of mold growing throughout the basement. Foundation walls are settling in different locations at uneven rates. The limestone foundation wall architectural historic preservation state is deteriorated beyond repair.





First Floor: The first floor framing consists of 2x8 at 16" centers with 1x decking. The perimeter of the building is framed with a timber sill beam receiving the joists. First floor framing wood in certain locations appears to be deteriorating and rotting. Some joist supports appear to be undermined by deteriorated sections of stonework. Floor level appears to be sound with some sagging and undulation in floors over and away from supports. Ceiling damage from past water infiltration was noted.



Bearing Floor Condition

Second Floor and third floor framing and wall studs are completely concealed behind finishes. Ceiling damage from past roof leaks was noted.



Exterior Porch: First floor patio appears to be settling in different locations. The limestone pier and column supporting roof appears to be protruding outwardly. Porch floor framing is spongy and sagging. The porch roof structure appears to be sagging. Fire escape added after the original construction has significantly damaged the original trim at connection points, shows signs of rotting.

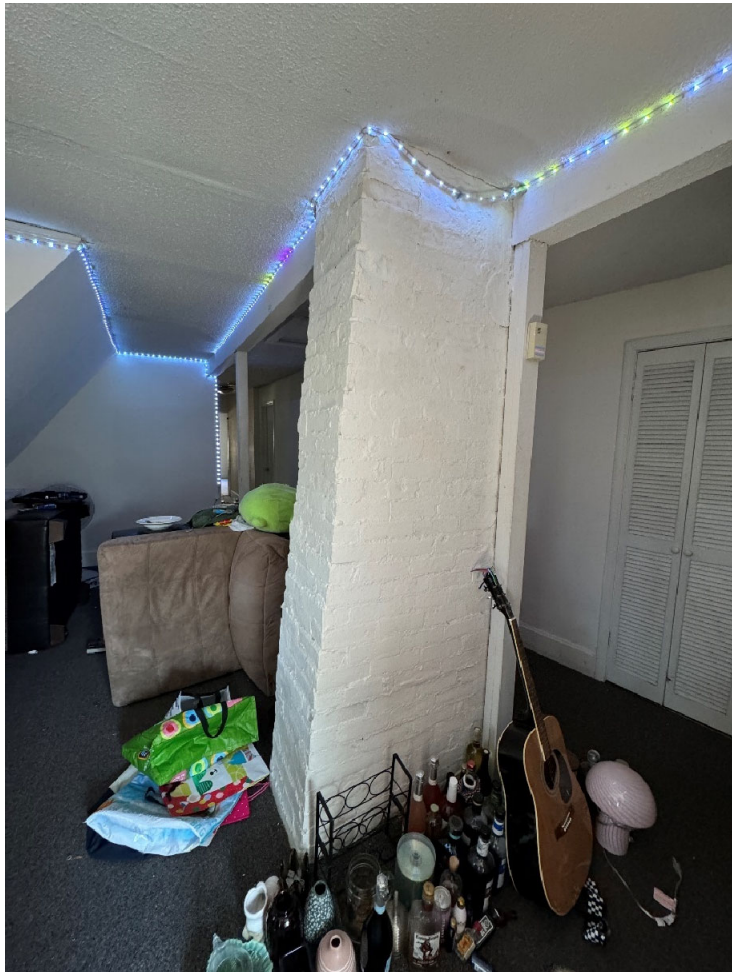


Exterior Envelope: Exterior siding, according to Wisconsin Historical Society, is made of asbestos with failing and cracking paint. Shows significant damage along the south side, facing Peace Park. Original 2.5" wood exterior siding supporting the 1950's additional siding shows major deterioration, significant rotting, and is damaged beyond repair. Many locations appear to be punched through showing the damaged sheathing beyond. Some of the original window trim along the south facing side deteriorated beyond repair. All windows lack any weather stripping and are very leaky to air infiltration.



Roof: The roof framing is 2x4 rafters at 16" on center with 1x decking. The rafters are bearing on the exterior wall and extended to the ridges. The roof framing contains several areas of apparent damage. Holes in the shingled roof can be seen from the street. Some deterioration was noted in the soffits. It is probable that a significant amount of roof decking has been damaged since the shingle has been in poor condition for some time. The owner has repaired areas of roof due to water leaks. The existing chimney in the roof space appears to be dilapidated and looks to be sloping in one direction on lower floors.





225 W. Gilman Existing Building

Suitability to UW-Madison Chabad Program:

a. The existing basement cannot support the type of usage and safe storage required by the new program due to several factors, including inadequate floor-to-floor height, insufficient floor strength, high moisture content, and a high likelihood of mold. Repairing and expanding the existing foundation is not possible but to accommodate the new program would necessitate its demolition, thereby reducing the building's architectural historical integrity.

b. UW-Madison Chabad aims to expand the first-floor assembly area to accommodate the new program. However, the existing building's first-floor framing and foundation cannot support the required number of people.

c. The existing second floor is not large enough to support the auxiliary spaces needed, such as a library, offices, lounge, and meeting room. Moreover, the second-floor framing cannot support the required number of occupants.

d. The new Chabad program includes plans for a third-floor rooftop patio and garden, which the existing roof cannot support, which means the need to demo and reduce the historical integrity of the building.

Relocation to Another Site:

Assemblage Architects and the owner are willing to provide as much information as needed to help relocate the building if a potential buyer is interested. However, several significant issues must be addressed if the existing building is moved to a new site:

a. The owner has stated the existing building cannot obtain insurance from any company in Wisconsin due to its many defects. To find a new out-of-state insurer would be quite costly and perhaps not possible if the building were to be relocated.

b. Moving the building would compromise its envelope and necessitate demolishing the foundation. Replacing the existing foundation would substantially reduce the building's architectural historical integrity, given the stone foundation's historical significance.

c. The building's structural elements would require significant changes to sit on a new foundation, including replacing 100+ year-old first floor, second floor, and roof timber framing thereby reducing the building's structural historical integrity.

d. According to the historical society, the exterior siding contains asbestos. Moving the building without contaminating the surrounding future site would be a considerable challenge and would likely necessitate replacing the siding including the original front façade trim.