

September 3, 2015

UW-Madison: Chemistry Instructional Expansion 13B3G | September 3, 2015

Amy Scanlon
Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: HISTORIC EVALUATION OF ABIEL BROOKS RESIDENCE (BLAKEMAN HOUSE) AND THE CROSSING (WESLEY FOUNDATION CHAPEL) AT 1121-1127 UNIVERSITY AVENUE IN MADISON, WISCONSIN

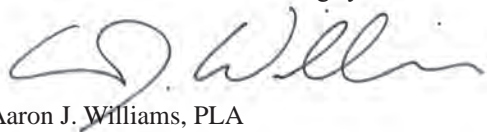
Please accept this historical evaluation for the structure located at 1121-1127 University Avenue, currently occupied by The Crossing. The university intends to acquire a portion of The Crossing in conjunction with the Chemistry Instructional Expansion (#13F1G) project. The Crossing's structure is composed of three adjacent sections, giving the outward appearance of a single building. For purposes of this discussion the historic names associated with the building will be used--as listed in the Wisconsin Architecture and History Inventory (AHI).

The eastern section of the building (1121 University Ave.) was built for Abiel Brooks in 1851 and is listed in the AHI as the "Abiel Brooks Residence." This residence was acquired by the Wesley Foundation in 1915 and converted to use as a parsonage for the Rev. E.W. Blakeman. (The Wesley Foundation subsequently referred to this residence as the Blakeman House.) The central and western segments of the Crossing property (1127 University Ave.) are listed as the "Wesley Foundation Chapel" in the AHI. The western unit was completed in 1918 and the central unit in 1928.

The Abiel Brooks Residence and the Wesley Foundation Chapel share a common wall; however they do not have any interior connections. The university intends to raze the Abiel Brook Residence as part of the aforementioned project. The Wesley Foundation Chapel will not be affected by this project.

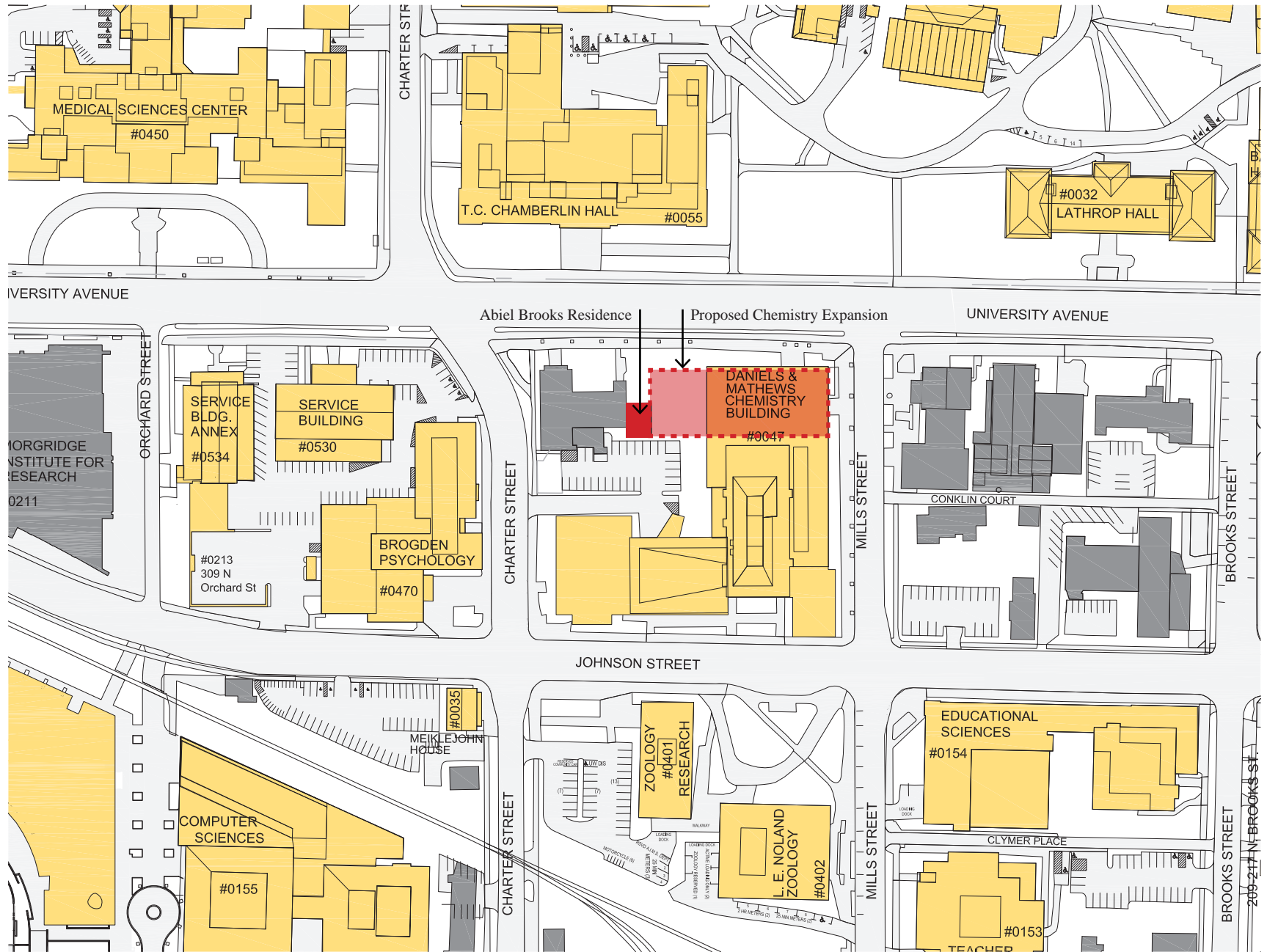
As can be seen in the attached photos the Brooks Residence has been significantly altered. We believe that it no longer retains its historic or architectural integrity. This conclusion is supported by an evaluation performed by Kitty Rankin (2007 letter). Specifically, the following alternations have occurred:

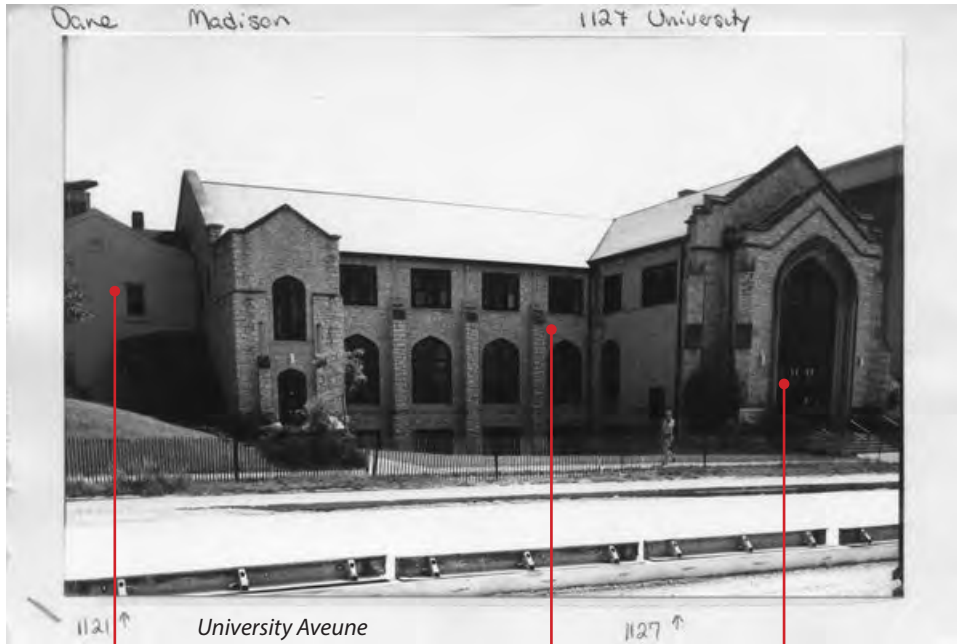
1. The west wing of the residence (Fig 1 and 2) was demolished in 1928 in conjunction with the addition to the Wesley Foundation Chapel.
2. All of the original windows in the residence have been replaced with new aluminum clad units.
3. The wrap around porch (Fig 1 and 2) has been removed.
4. The original main door entry (east facing) was converted to a window unit.
5. The false roof gable ends have been removed.
6. The gable end half-round window openings have been converted to rectangular windows.
7. Original interior walls have been removed and new partition walls have been added.
8. A failure of the heating system has resulted in water damage, leading to buckled floors and extensive mold.



Aaron J. Williams, PLA
Assistant Campus Planner & Zoning Coordinator
Facilities Planning & Management, University of Wisconsin-Madison

cc: Gary Brown, Director, Campus Planning & Landscape Architecture
Pete Heaslett, Project Manager Chemistry Instructional Expansion
Daniel Einstein, Historic and Cultural Resource Manager





1121 University Ave
1851 Abiel Brooks Residence*

1127 University Ave
Wesley Foundation Chapel*
The Crossing

1127 University Ave
Wesley Foundation Chapel*
The Crossing
1928 Addition



1121 University Ave
1851 Abiel Brooks Residence*

1127 University Ave
Wesley Foundation Chapel*
The Crossing
1928 Addition

* Name per the Wisconsin Architecture and History Inventory (AHI)



Fig. 1: Abiel Brooks Residence ca. 1914. (This image is catalogued at the Wisconsin Historical Society Archives under the title “Rowley Residence” Image ID 5107. Abiel Brooks’ daughter Julia inherited the home following the death of her parents. Julia Brooks was married to Manley S. Rowley.

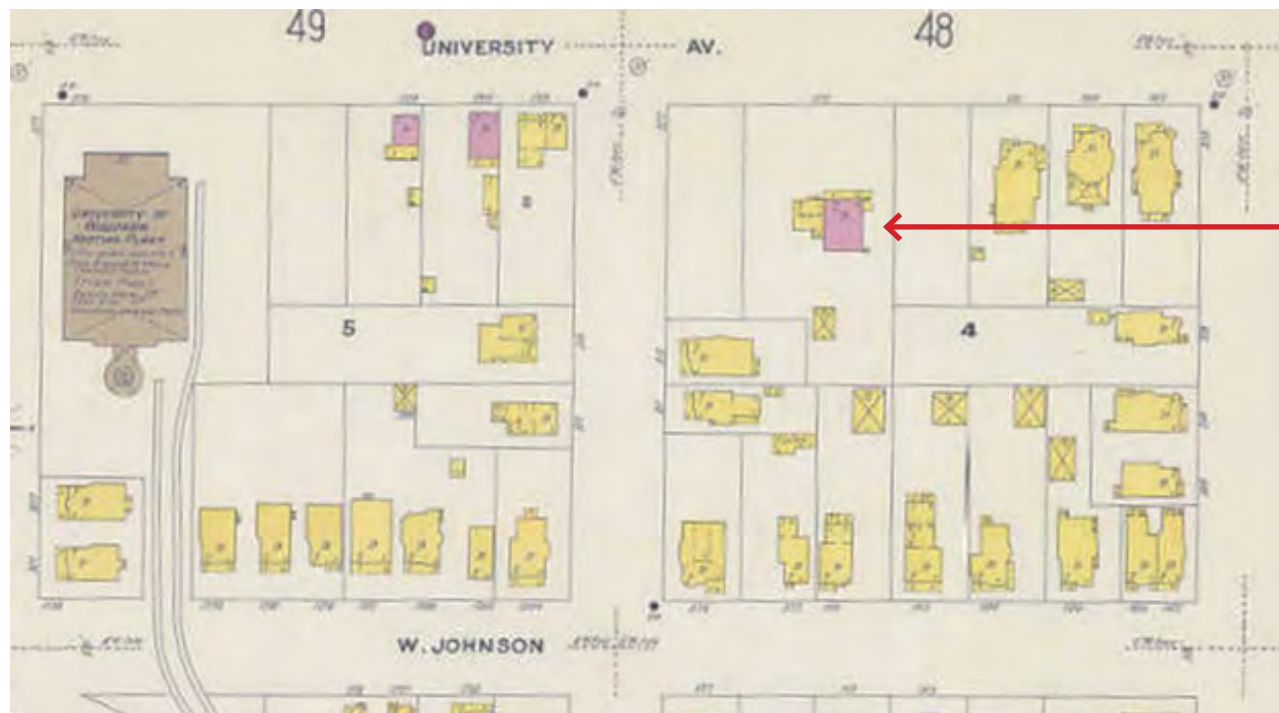


Fig 2: Sanborn Map - 1908, Sheet 51. West side wing of Brooks Residence was razed in conjunction with the 1928 construction of the Wesley Foundation Chapel addition.



South Facade



East Facade (historic main entry to residence)



North Facade



East Facade (University Ave to the right in this picture). 1877



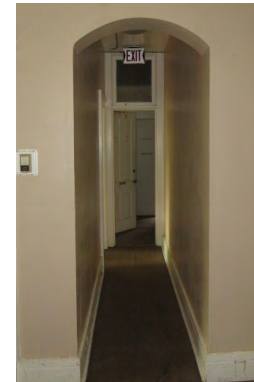
Relationship to The Crossing



2nd Floor Bedroom



2nd Floor Bedroom



2nd Floor Hall



1st Floor Interior Wall



1st Floor Living Room w/Stair



1st Floor Kitchen



Leaded Art Glass Transom



Basement Condition



Attic, Gable end half-round window opening

University of Wisconsin-Madison
Chemistry Instructional Addition & Renovation (#13B3G)
1101 University Avenue

UW-Madison: Chemistry Instructional Expansion 13B3G | September 3, 2015

Project Description

The Chemistry Instructional Addition and Renovation project site is located at 1101 University Avenue on the UW-Madison campus. The mission of the Department of Chemistry at the University of Wisconsin-Madison is to conduct world-class, groundbreaking research in the chemical sciences while offering the highest quality of education to undergraduate and graduate students and postdoctoral associates. The project is comprised of both a renovation and partial demolition (northern section) of the existing Daniels Building to allow for a tower addition. This addition will require the acquisition and removal of the Brooks Residence building currently located at 1121 University Avenue. The project site is bordered on the north by University Avenue, on the west by N. Mills Street, on the south by Johnson Street, and to the east by The Crossing building along N. Charter Street.

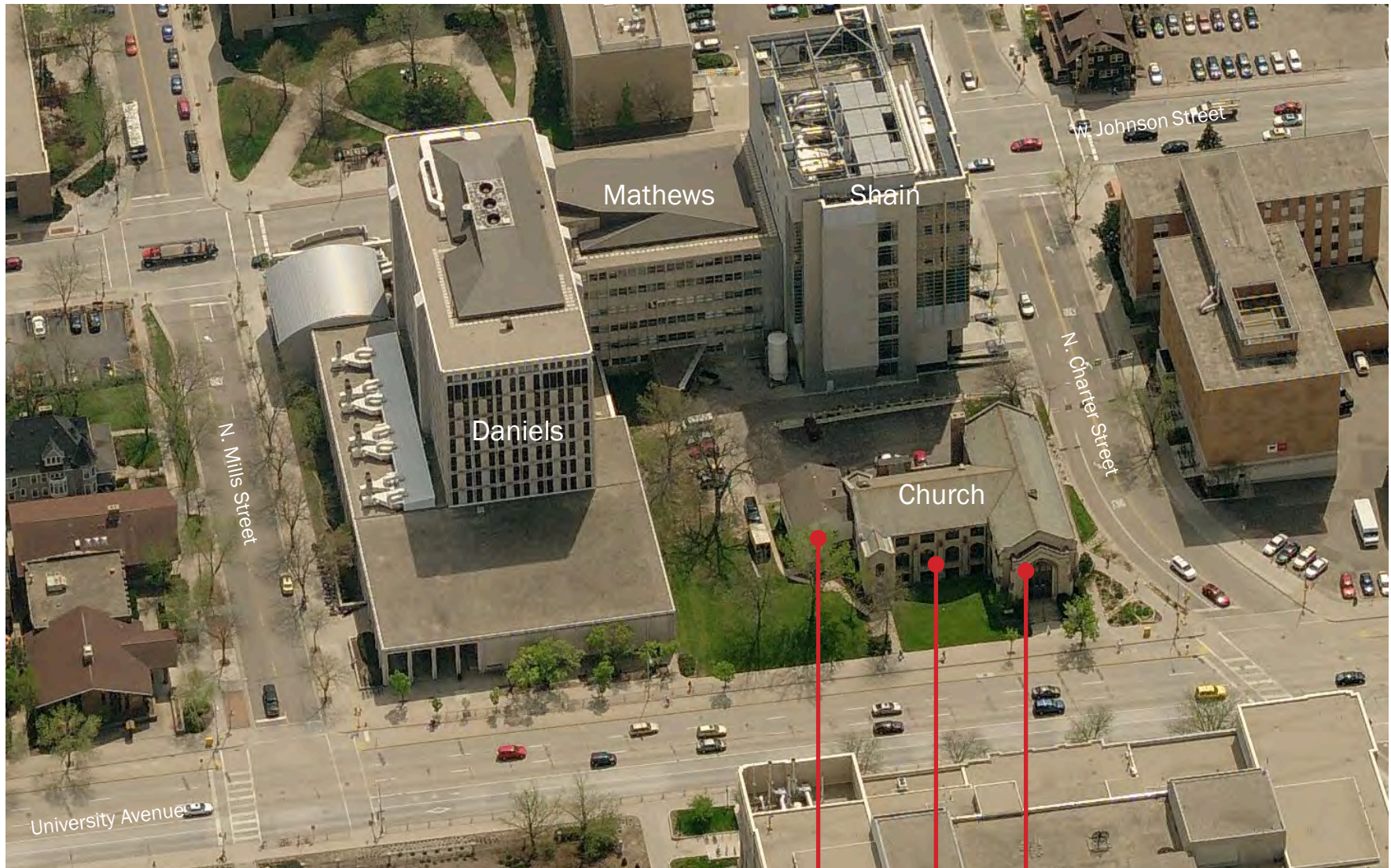
The project will renovate the 409,079 GSF UW-Madison chemistry complex. The complex is comprised of the Mathews and Daniels Buildings (completed in the late 1960s) and the Shain Research Tower (completed in 2000). The complex will house all administrative, instructional, and research functions of the Department of Chemistry, as well as the Chemistry Library and Chemistry Learning Center. The project includes demolition of approximately 39,800 GSF of the Daniels Chemistry building, constructs a seven-story, approximately 170,000 GSF addition, remodels approximately 55,000 GSF of the existing Daniels Chemistry building and renovates the mechanical systems in the Daniels and Mathews Chemistry buildings. The new and remodeled space will house instruction labs for general, organic, and analytical chemistry, support spaces, offices, classrooms, lecture halls, and shell space. Remodeling existing space for general chemistry allows for reuse of a building that would be unsuitable for functions such as organic chemistry that require substantial mechanical infrastructure but are adequate for less demanding uses. Functionally, this remodeled space will tie in well with existing adjacent uses, both now and in the future when that space is remodeled. In order to provide a sufficiently sized site for an optimal addition, it will be necessary to demolish a portion of the Daniels Building. The existing two-story part of Daniels contains the poor quality lecture halls and student support spaces that would be replaced in the new building. Removing this part of the building allows for the construction of a floor plate large enough to accommodate laboratories and support spaces, a logical tie-in of the new space to the existing building, and the extension of new mechanical systems from the addition to the existing Daniels building. The current timeframe for that project is to open in the 2017-19 biennium.

Current Zoning

The Chemistry Instructional Addition and Renovation project is in the Campus – Institutional District (CI), as defined in MGO 28.097. As such the building is an acceptable Primary Use. Since UW-Madison currently does not have a city of Madison approved Campus Master Plan, this project will require conditional use review by the Madison Plan Commission. An informational Urban Design Commission presentation is also required. The project has internally gone through an introductory (April 7, 2015) UW Design Review Board meeting and is planned for conceptual review by that same committee September 15, 2015. A DAT (Development Assistance Team) meeting was completed on August 20, 2015 to answer initial questions related to zoning and agency coordination. The project will be shared as an informational item with the Joint South East Campus Area Committee on October 16, 2015 and go for a formal recommendation by the Plan Commission in late January, 2016.

Draft Schedule

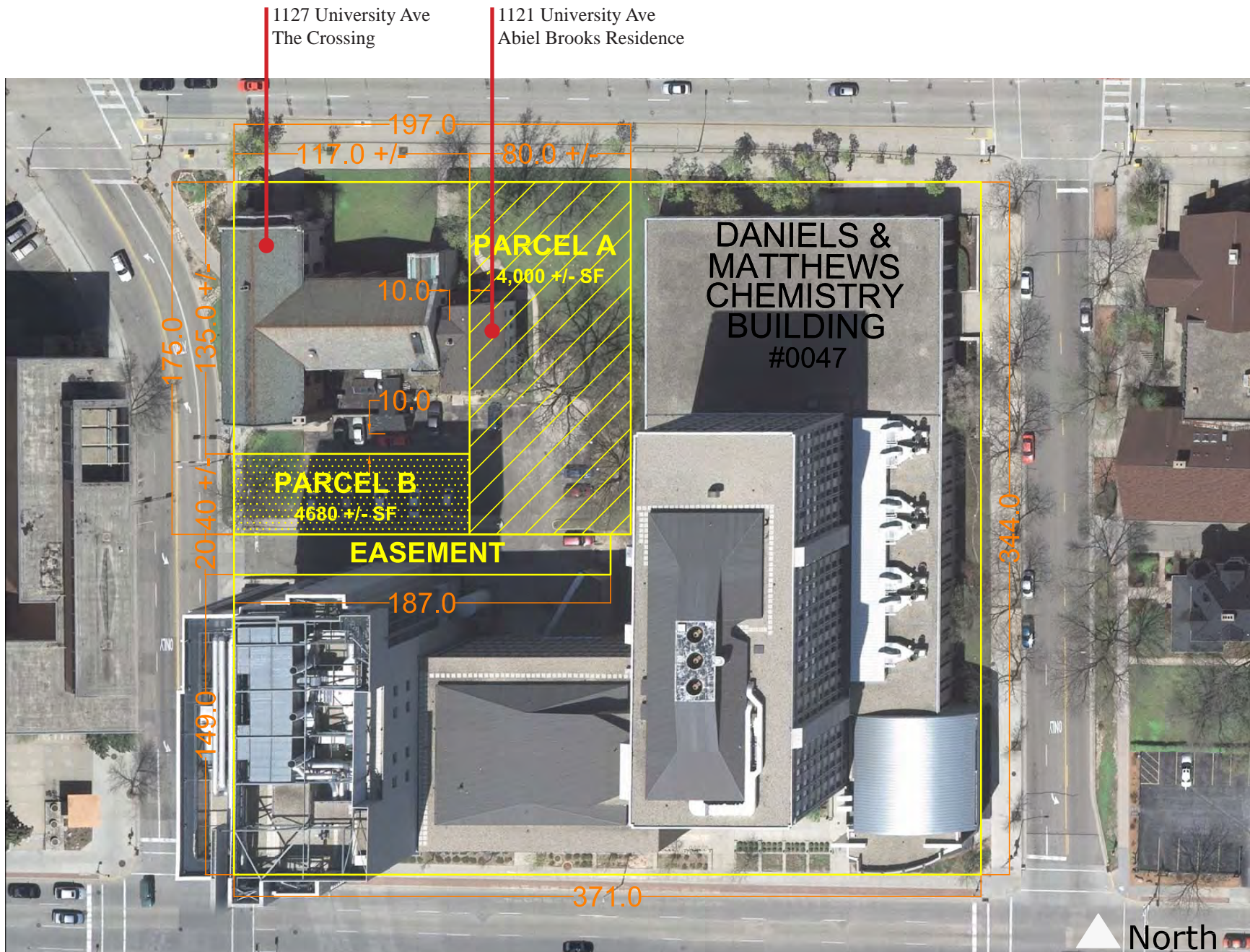
Madison Development Assistance Team – city staff review	August 20th, 2015
Notify alder in writing of Zoning Review schedule	August 14th, 2015
Joint South East Campus Area Committee Informational Presentation	October 16, 2015
Submit Plan Commission application	November, 2015
Joint South East Campus Area Committee, Action	Early January, 2016
Plan Commission Conditional Use Review Meeting	Late January, 2016
Submit Final Drawings for City Staff Sign-Off	October, 2016
Start Construction	April, 2017
Substantial Completion	May, 2019
Occupancy	June, 2019



1121 University Ave
1851 Abiel Brooks Residence
Remove

1127 University Ave (The Crossing)
1918 Construction
Retain

1127 University Ave (The Crossing)
1928 Addition
Retain



Existing Condition

Proposed Condition



