

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1450 Monroe Street (Field House) Madison, WI 53706 Aldermanic District: #5

2. PROJECT

The UW-Madison Field House Exterior and South Plaza Projects consist of providing a new plaza space (approx. 28,000sf), as well as rehabilitation of the existing windows in the building along with masonry repairs and facade cleaning.

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
 - Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
 - Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Gary Brown (Owner's Representative) Company: University of Wisconsin-Madison

Address: 30 N. Mills Street Madison Wisconsin 53715
Street City State Zip

Telephone: 608-263-3023 Email: gary.brown@wisc.edu

Property Owner (if not applicant): State of Wisconsin - Board of Regents

Address: 1220 Linden Drive, #1860 Van Hise Hall Madison Wisconsin 53706
Street City State Zip

Property Owner's Signature: *Gary Brown (owner's rep)* Date: 03/20/19

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ****Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Photographs of examples on another historic resource
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552



**Facilities Planning
& Management**
UNIVERSITY OF WISCONSIN-MADISON

March 21, 2019

Heather Bailey
City of Madison Planning Division
215 Martin Luther King Jr. Blvd
Rm. #017 MMB
Madison, WI 53713

**RE: UW-MADISON FIELD HOUSE LANDMARKS COMMISSION APPLICATION
UW Field House Exterior and South Plaza Projects
1450 Monroe Street (Parcel address: 1440 Monroe Street)
University of Wisconsin-Madison**

Dear Heather Bailey,

This is an application for review by the City of Madison Landmarks Commission for the above referenced project. The project is proceeding as a "Minor Alteration to an Existing PD" for the site located within the 1440 Monroe Street (Camp Randall). The project consists of the redevelopment of a 28,000 SF area to develop a hardscape plaza area to the south of the Field House as well as rehabilitation of the façade of the building.

The rehabilitation of the building includes replacement of the original east/south/west windows as well as masonry crack/void filling, broken stone replacement, addition of lights to match existing fixtures and overall cleaning of the façade. The north windows will be minimally repaired in place. The south plaza project includes the reconstruction of the historic stairway and wing walls in their current location (as required per the Wisconsin Historical Society), as well as a new retaining wall, raised seating areas, new pavement, and upgraded landscaping. The paving at the east, south, and southwest of the Field House will be reconstructed and be maintained as a fire lane for the building per the Madison Fire Department.

The south plaza area work includes the space directly south of the Field House extending from Monroe Street along Little Street, Regent Street, and wrapping around the corner at Breese Terrace. This entire length will be upgraded to match the existing cream city brick piers and ornamental black metal fencing that exists in other locations around the Camp Randall Stadium (north and west areas). As part of this redesign, considerations have been made to address security concerns, parking lot landscaping, visitor safety/comfort, and a new UW-Madison campus main entry sign and wayfinding improvements on the corner of Breese Terrace and Regent Street.

Construction of the improvements is scheduled to begin in early 2020 and be completed by August 2020 ensuring the Field House is accessible for scheduled events. Construction activities will adhere to the Madison General Ordinance 24.08 in regard to noise abatement and not allowing the use of equipment between the hours of 7:00am and 7:00pm (Monday through Saturday).

The project was presented to the Joint Campus Area Committee on March 13 for informational purposes and again on May 8, 2019 for final review. Those comments will be incorporated into the submitted drawings to both the city and the Wisconsin Historical Society. We have attached the email correspondence with Alder Shiva Bidar-Sielaff who has recommended approval. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

Landmarks Commission Application
 Plans (12 sets of paper copies)
 Letter of Intent (12 copies) – includes Alder recommendation
 PDF of materials sent to landmarkscommission@cityofmadison.com

Project Participants

Owner: **State of Wisconsin**
Agency: University of Wisconsin System
 Board of Regents
 Room 1860 Van Hise Hall
 1220 Linden Drive
 Madison, Wisconsin 53706

Owner's Contact: **University of Wisconsin – Madison**
 Facilities Planning and Management
 30 N. Mills Street, 4th Floor
 Madison, Wisconsin 53715-1211
 Phone: 608-263-3023
 Attn: Gary Brown
 E-Mail: gary.brown@wisc.edu

Architects: **Berners-Schober Associates, Inc.**
 44 E. Mifflin Street #500
 Madison, Wisconsin 53703
 Phone: 920-569-8702
 Attn: Joe Dettlaff, President
 E-Mail: JDettlaff@bsagb.com

SmithGroup
 44 E. Mifflin Street #500
 Madison, Wisconsin 53703
 Phone: 608-251-1177
 Attn: Bill Patek, Principal-in-Charge
 E-Mail: Bill.Patek@smithgroupjjr.com

Project Schedule:

Bid Opening: November 2019
 Start Construction: February 2020
 Substantial Completion: August 2020

Final site compliance date (MGO Sec. 28.186(4)(b): May 14, 2021

Estimated Project Cost:

The estimated total project cost is \$5,993,000 and is a 100% gift funded project.

Thank you,



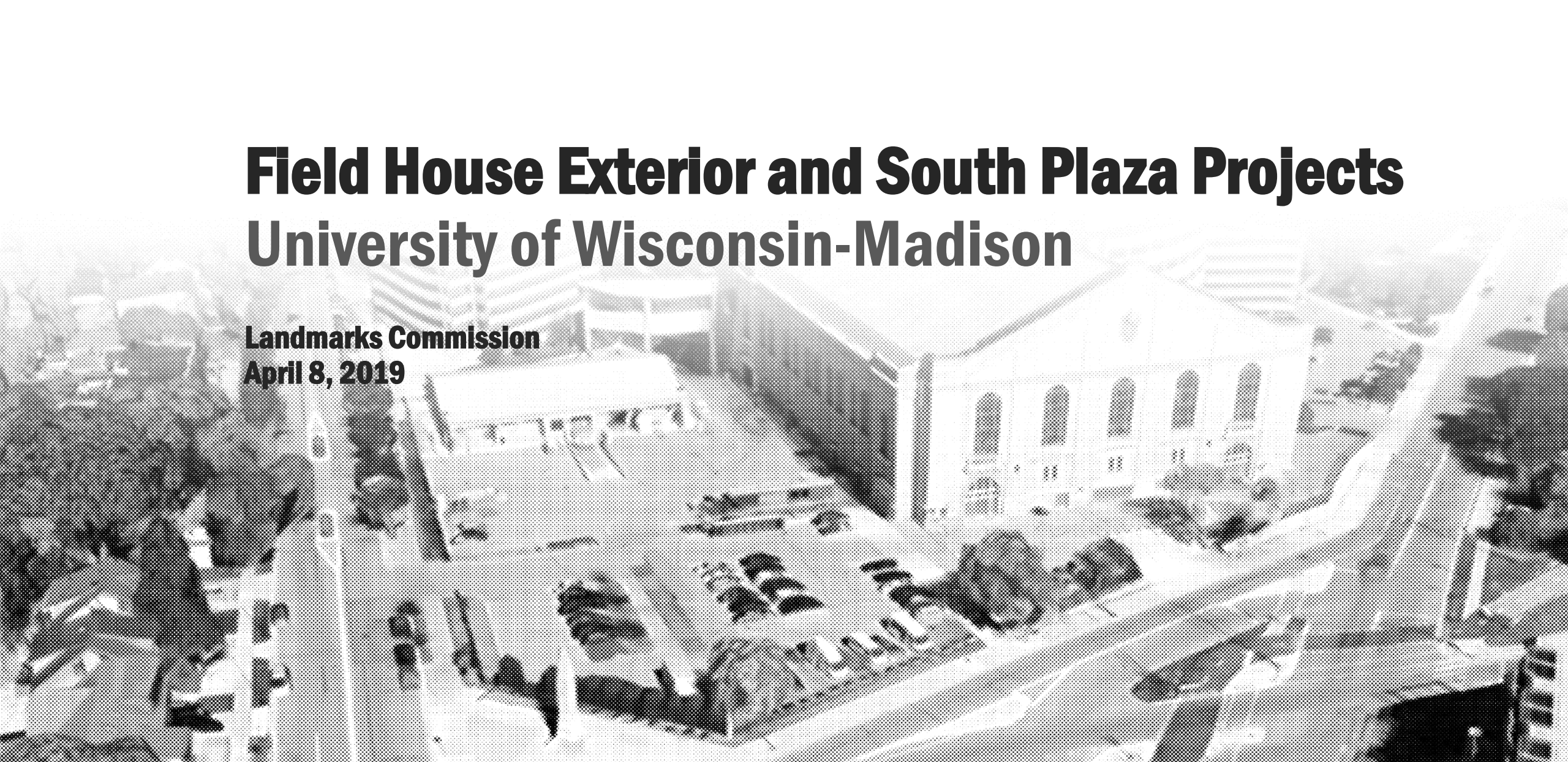
Gary A. Brown, PLA, FASLA
 Director, Campus Planning & Landscape Architecture
 Facilities Planning & Management, University of Wisconsin-Madison

cc: Peter Bloechl-Anderson, UW-Madison FP&M Project Manager Alder Shiva Bidar-Sielaff, District 5
 Tim Luttrell, DFDM Project Manager Aaron Williams, UW-Madison FP&M Campus Planning

Field House Exterior and South Plaza Projects

University of Wisconsin-Madison

Landmarks Commission
April 8, 2019



Project goals

Rehabilitation of the Field House façade and complete reconstruction of the plaza space.

FIELD HOUSE REHABILITATION:

- Improve appearance of building with façade cleaning.
- Fix masonry by filling cracks/voids and replacing broken stones as budget allows.
- Improve the thermal performance of the building.
- Addition of lighting to match existing.
- Terra Cotta replacement as budget allows.

PLAZA RECONSTRUCTION:

- Improve condition and function of existing parking lot.
- Install piers and fencing to match Breese Terrace/North stadium plaza area.
- Enlarge plaza area with terraced seating, special paving, and landscaping.
- Implement a new retaining wall with fence along Little Street/Monroe Street. Encroachment request.
- Rebuild historic stairs and stone wing walls to Field House per Wisconsin Historical Society.

The Field House is an individually listed building on the National Register of Historic Places (NRHP) and is considered a City Landmark.

Window Scope

- Removal of the existing windows and replacing with an aluminum replica
(SRW windows by Diamond Windows)
- The windows on the North Elevation will remain and have the black paint removed from the existing glass.
- The existing wood window frames above the doors will be repaired and repainted.
The black paint will be removed.
- Construction estimate = \$2,035,992
 - Original estimate to clean and repair existing = \$3,144,978

Door Scope

- Remove and replace all doors on the South elevation of the Field House as well as Gate B and Gate C doors
- Existing wood frames are to be stripped of all paint
- Existing wood door frames are to be repaired and repainted with exterior grade paint
- New solid wood doors are to be furnished and installed with nine true divided lites per door
- Construction estimate = \$294,629

ca. 1929



ca. 1930



South Elevation

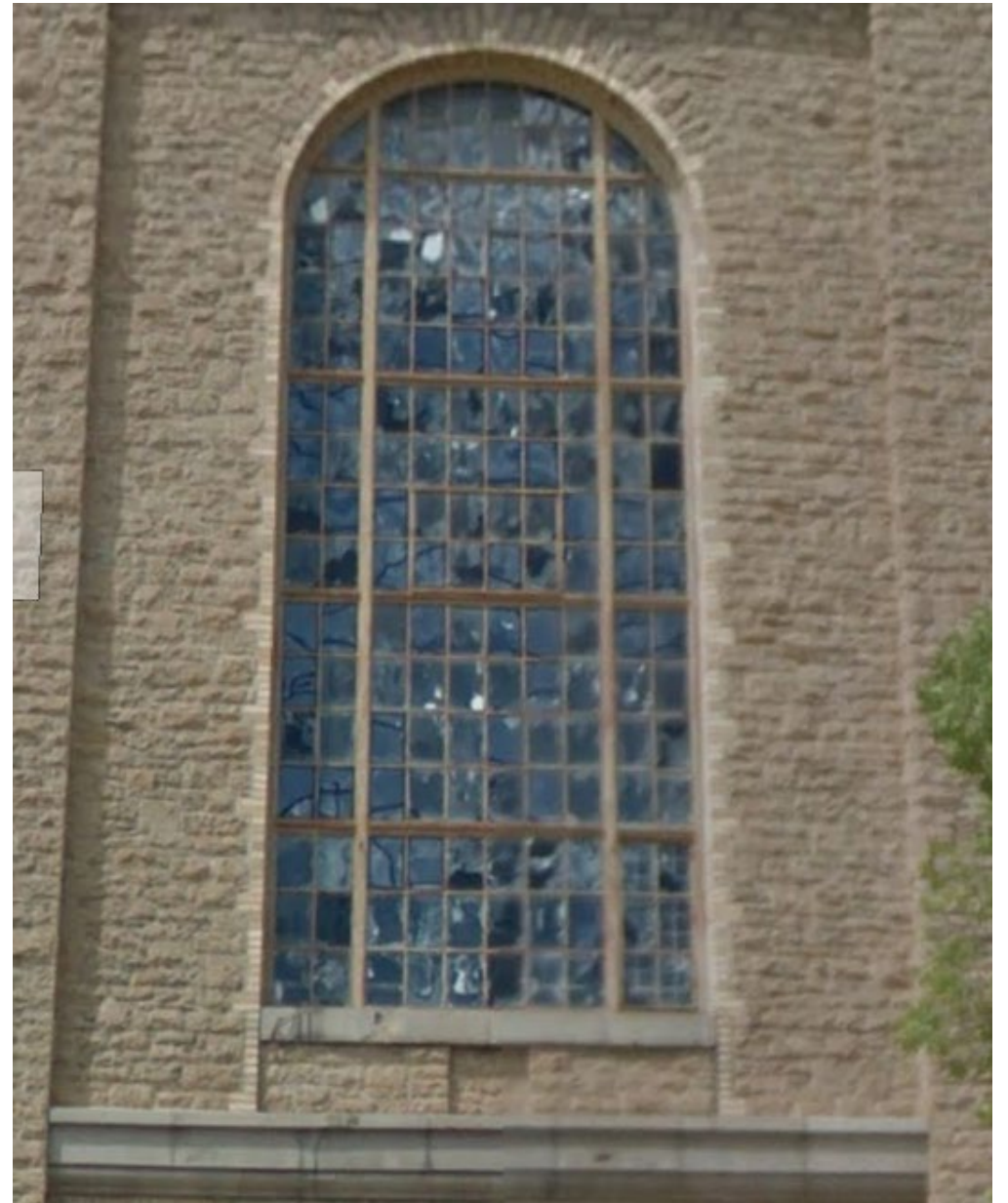


University of Wisconsin-Madison Field House Plaza

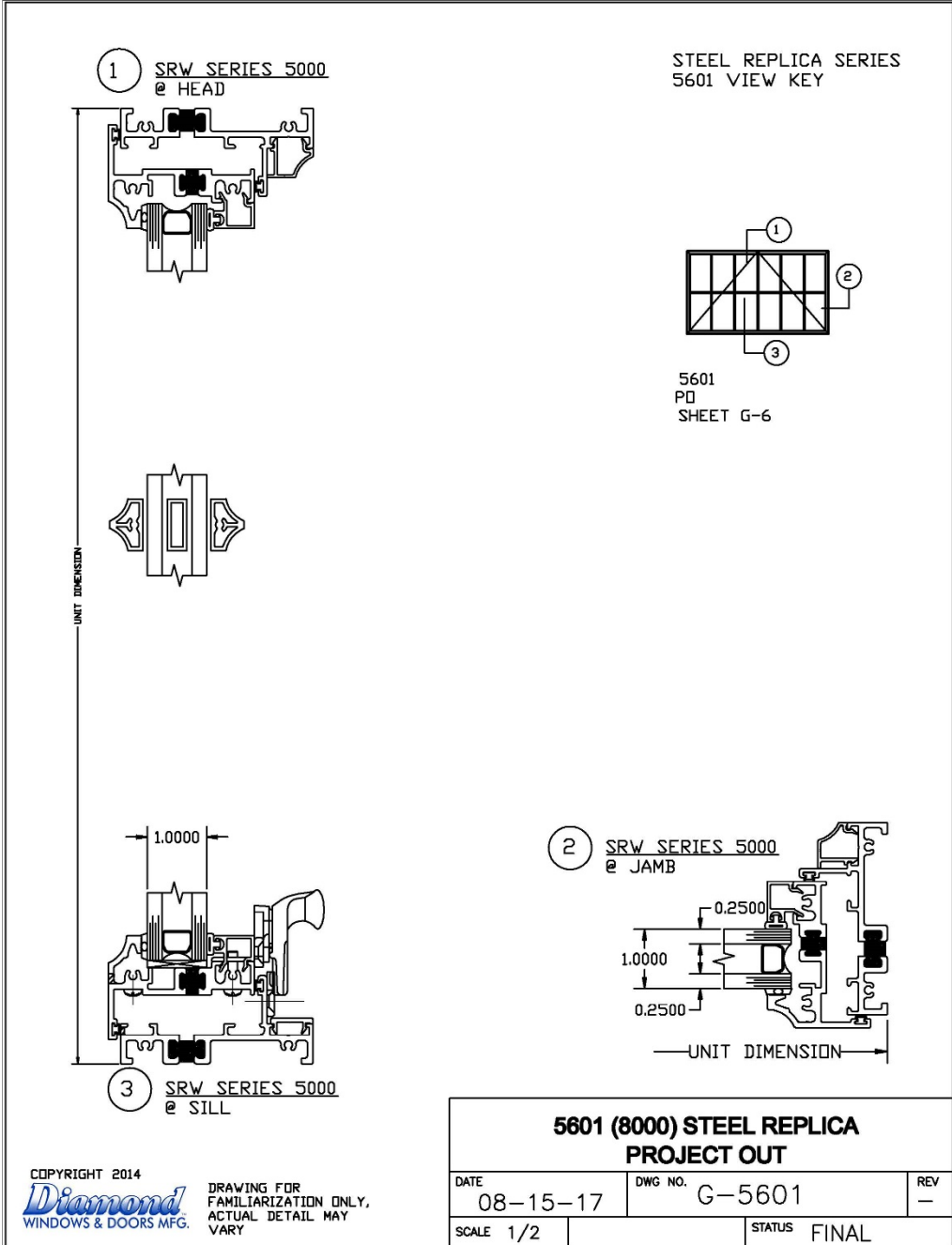
South East Corner



Typical window



Typical proposed window cut





**Typical door at original location
East and West elevation**



**Typical door at original location
South elevation**

Typical door at infill location – south elevation



UW Field House HSR

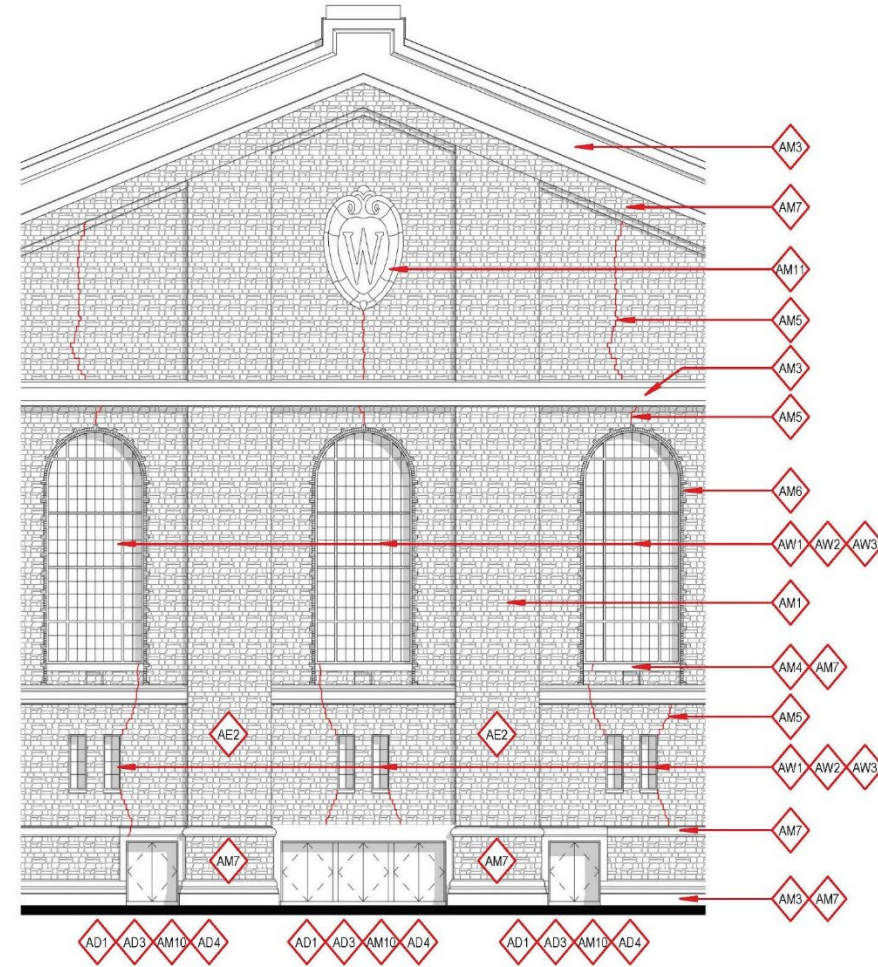
UW Field House Historic Structure Report

University of Wisconsin – Madison
November 28, 2018

DFDM Project No. 1512G

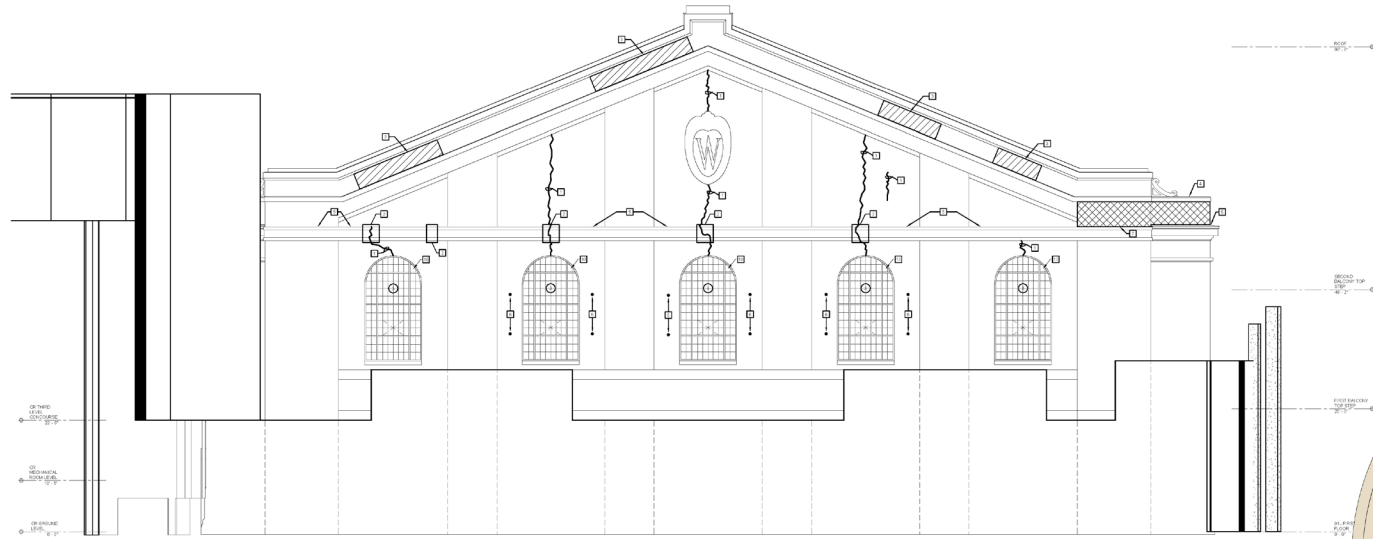
DRAFT 2

Figure 6: Field House Exterior
(After Archibald July 12, 2018)



CONDITION ASSESSMENT SUMMARY - SOUTH ELEVATION - BAY S2

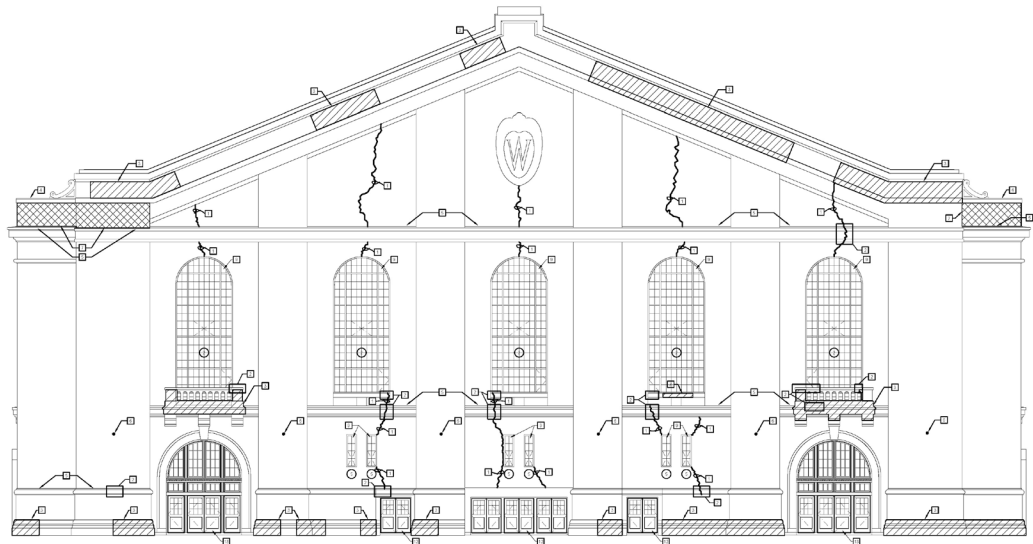
DOORS	ELECTRICAL	MASONRY	WINDOWS
AD1 NON-ORIGINAL HOLLOW METAL DOORS ARE IN GOOD CONDITION	AE2 LIGHT FIXTURE MISSING - ORIGINAL FIXTURE MOUNTING HARDWARE REMAINS	AM1 EVIDENCE OF PREVIOUS TUCKPOINTING EFFORT WITH NON-MATCHING MORTAR	AW1 DETERIORATED FINISH AT METAL WINDOW FRAME
AD3 SEALANT AT DOOR PERIMETER IN POOR CONDITION		AM3 EVIDENCE OF TERRA COTTA SPALLING	AW2 GLAZING UNITS HAVE BEEN PAINTED ON THE INTERIOR FACE
AD4 NON-ORIGINAL PLASTER DOOR SURROUND IN FAIR CONDITION		AM4 FRACTURED TERRA COTTA UNIT(S)	AW3 SEALANT AT WINDOW PERIMETER IN POOR CONDITION
		AM5 DIAGONAL STEP CRACKING PRESENT	
		AM6 BRICK AT THE PERIMETER OF THE WINDOW APPEARS TO BE IN GOOD CONDITION	
		AM7 MASONRY STAINING PRESENT	
		AM10 FLASHING AND SEALANT IN POOR CONDITION	
		AM11 CRACK OBSERVED IN "W" CARTOUCHE	



A1 FIELD HOUSE EXTERIOR ELEVATION - LOOKING SOUTH
3/32" = 1'-0"



D13 SOUTH ENTRY PAINT ELEVATION
1/32" = 1'-0"



A2 FIELD HOUSE EXTERIOR ELEVATION - LOOKING NORTH
3/32" = 1'-0"



EXTERIOR RESTORATION GENERAL NOTES

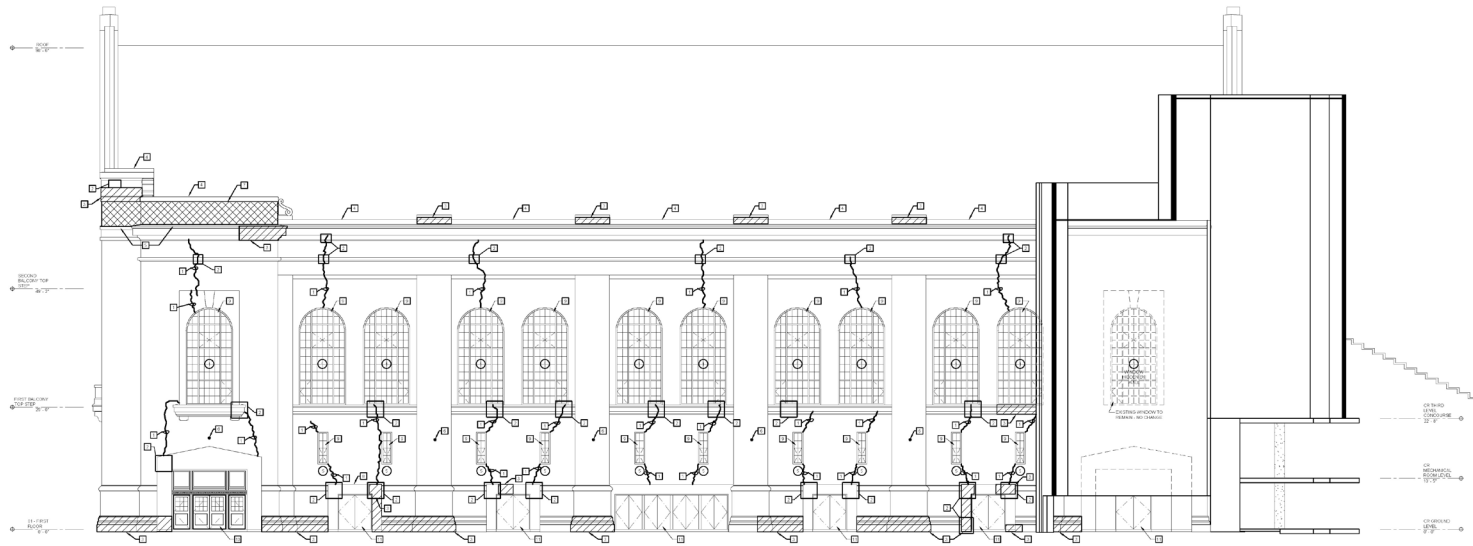
- NO WORK SHALL BE PERFORMED THAT COMPROMISES THE HISTORIC INTEGRITY OF THE EXISTING BUILDING. ALL WORK SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH SECRETARY OF INTERIORS STANDARDS FOR WORK ON HISTORIC STRUCTURES.
- MORTAR FOR TUCKPOINTING SHALL MATCH EXISTING IN MAKE-UP COLOR, DENSITY AND STRENGTH. SAMPLE EXISTING MORTAR AND TUCKPOINT LABORATORY TEST FOR EXACT MATCH. SUBMIT TEST DATA AND PHYSICAL SAMPLES TO ARCHITECT FOR REVIEW.
- TERRACOTTA FOR TERRAZZOS SHALL MATCH EXISTING TERRACOTTA IN MAKE-UP COLOR, DENSITY AND STRENGTH. SAMPLE EXISTING MORTAR AND TERRAZZO LABORATORY TEST FOR EXACT MATCH. SUBMIT TEST DATA AND PHYSICAL SAMPLES TO ARCHITECT FOR REVIEW.

PLAN KEYED NOTES

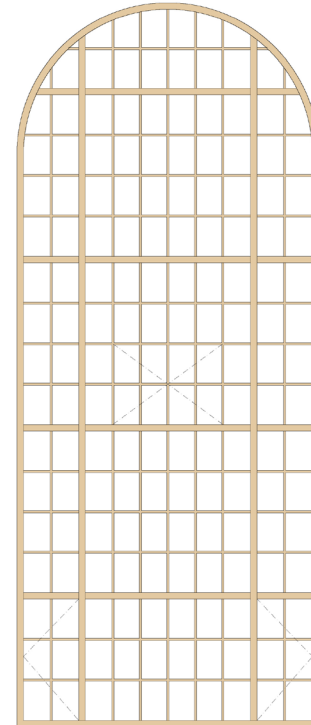
- 1. EXTERIOR MASONRY SHALL BE RACKED CLEAN AND BRICK OPEN TO ACCEPT NEW MORTAR.
- 2. FRACED TERRAZZO SHALL BE RACKED CLEAN AND BRICK OPEN TO ACCEPT PATCH TO MATCH.
- 3. TERRAZZO PATCHES SHOWN WITH DIAGONAL HATCH SHALL BE GRIND TO SMOOTH SURFACE. PAINTED TO MATCH ADJACENT AND RESEAL.
- 4. TERRAZZO PATCHES WITH UPWARD FACING JOINTS SHALL BE RACKED CLEAN AND NEW MORTAR.
- 5. TERRAZZO PATCHES WITH DOWNWARD FACING JOINTS SHALL BE RACKED CLEAN AND NEW MORTAR.
- 6. REMOVE ANCHORS MASONRY AND FILL WITH MORTAR.
- 7. MASONRY SHOWN WITH CROSS-HATCH SHALL BE RACKED CLEAN AND NEW MORTAR (TUCKPOINT).
- 8. REMOVE EXISTING SHEET COPPER FLASHING OVER DOOR AND PRODUCE NEW.
- 9. REMOVE EXISTING WINDOW SILLING AND FRAME COMPONENTS IN THEIR ENTIRETY AND PREP OPENING TO RECEIVE NEW WINDOW. PATCH EXISTING WALL, JAMB HEAD, SILL, AND STUCCO AS REQUIRED TO MATCH EXISTING. NOTE: WINDOW SILLING AND FRAME ASSEMBLY SHALL BE LEAD FREE. SOURCE OF HAZARDOUS MATERIALS AS ACCORDING TO APPLICABLE STANDARDS.
- 10. EXTERIOR MASONRY TO REMAIN IN PLACE. USE CARE TO MINIMIZE DAMAGE TO REMAIN AND REMOVE BLACK PAINT FROM EXISTING GLAZING AS REQUIRED.
- 11. REPAIR EXISTING LOW METAL DOOR, FRAMES, AND LOCKERS THAT ARE TO REMAIN IN PLACE. SEE PAINT SCHEDULE FOR COLOR SELECTION.
- 12. REMOVE EXISTING LOW METAL DOORS AND FRAMES AT LOCATION SHOWN IN THEIR ENTIRETY, AND PREP OPENING TO RECEIVE NEW DOORS AND FRAMES. PATCH EXISTING WALL, JAMB HEAD, AND SILL AS REQUIRED TO MATCH EXISTING. NOTE: EXISTING FRAMES CONTAIN LEAD BASES PAINT.
- 13. REMOVE EXISTING LOW METAL DOORS AT LOCATION SHOWN. EXISTING WOOD FRAMES TO REMAIN. EXISTING WOOD FRAMES TO BE STRIPPED OF PAINT, REPAIRED, BE PAINTED, AND PREPARED FOR NEW DOORS AND HARDWARE. NOTE: EXISTING FRAMES CONTAIN LEAD BASES PAINT.

MATERIALS

-  SPALLING TERRACOTTA
-  TUCK POINT STONE JOINTS

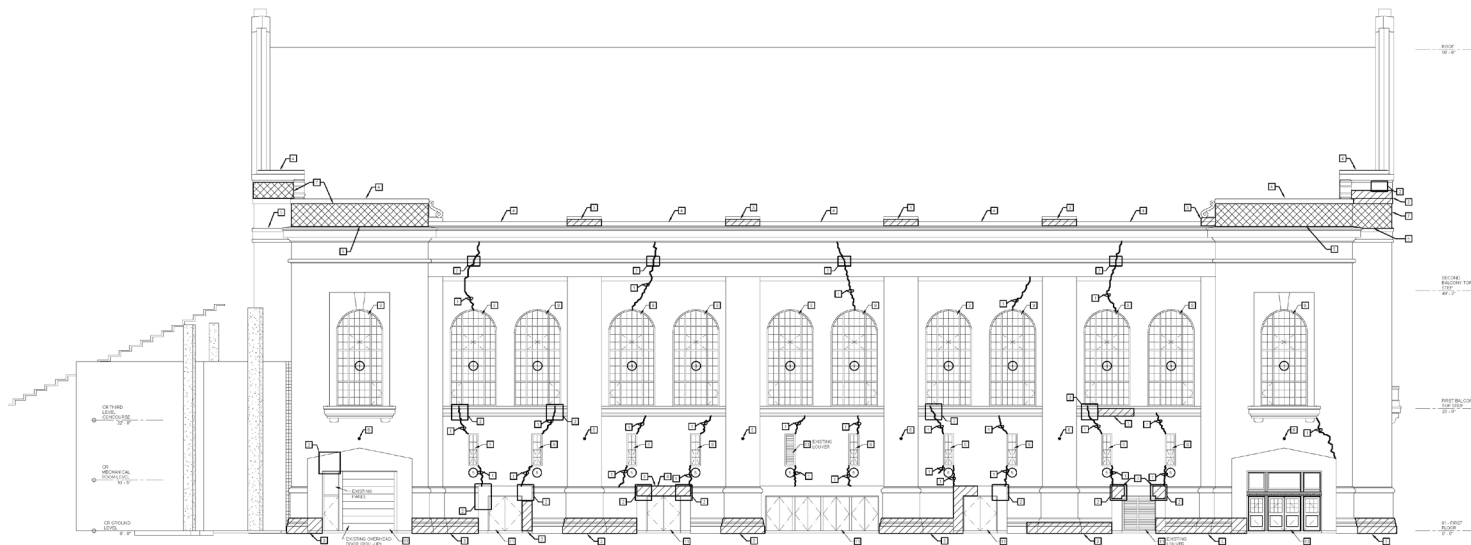


G2 FIELD HOUSE EXTERIOR ELEVATION - LOOKING WEST
 3/32" = 1'-0"



NEW
 2ND CAMPAIGN PAINT MATCH
 BUFF
 SW 7691 (BLTMORE BUFF)

E1A ENLARGED WINDOW PAINT ELEVATION
 1/2" = 1'-0"



A2 FIELD HOUSE EXTERIOR ELEVATION - LOOKING EAST
 3/32" = 1'-0"

EXTERIOR RESTORATION GENERAL NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HISTORIC INTENT OF THE EXISTING BUILDING. ALL WORK SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH SECRETARY OF INTERIOR GUIDELINES FOR WORK ON HISTORIC STRUCTURES.
2. MORTAR FOR TUCKPOINTING SHALL MATCH EXISTING IN MAKE UP, COLOR, GENSITY AND STRENGTH. SAMPLE TEST FOR MORTAR AND TUCKPOINT LABORATORY TEST FOR EACH MATCH. SUBMIT TEST DATA AND PHYSICAL SAMPLES TO ARCHITECT FOR REVIEW.
3. TERRA COTTA FOR TERRA COTTA REPAIR SHALL MATCH EXISTING TERRA COTTA IN MAKE UP, COLOR, GENSITY AND STRENGTH. SAMPLE TEST FOR MORTAR AND TUCKPOINT LABORATORY TEST FOR EACH MATCH. SUBMIT TEST DATA AND PHYSICAL SAMPLES TO ARCHITECT FOR REVIEW.

PLAN KEYED NOTES

1. STEPCORNER IN MASONRY SHALL BE RACKED CLEAN AND GRIND OPEN TO ACCEPT NEW MORTAR.
2. FRACTURED TERRA COTTA SHALL BE RACKED CLEAN AND GRIND OPEN TO ACCEPT PATCH TO MATCH.
3. TERRA COTTA TILE SHOWN WITH DIAGONAL HATCH SHALL BE GRIND TO SMOOTH SURFACE. PAINTED TO MATCH EXISTING AND REGLAZED.
4. TERRA COTTA PARAPET TILE UPWARD FACING JOINTS SHALL BE RACKED CLEAN AND NEW MORTAR.
5. TERRA COTTA TILE UPWARD FACING JOINTS SHALL BE RACKED CLEAN AND NEW MORTAR.
6. REMOVE ANCHORS MASONRY AND FILL WITH MORTAR.
7. MASONRY SHOWN WITH CROSS-HATCH SHALL BE RACKED CLEAN AND NEW MORTAR (TUCKPOINT).
8. REMOVE EXISTING SHEET COPPER FLASHING OVER DOOR AND PROVIDE NEW.
9. REMOVE EXISTING WINDOW GLAZING AND FRAME COMPONENTS IN THEIR ENTIRETY AND PREP OPENING TO RECEIVE NEW WINDOW. MATCH EXISTING COLOR AND FINISH. GLAZING SHALL BE STOCK AS REQUIRED TO MATCH EXISTING. NOTE: WINDOW FRAMES CONTAIN ARISTON GLAZING AND LEAD PAINT. DISPOSE OF HAZARDOUS MATERIALS ACCORDING TO APPLICABLE STANDARDS.
10. EXISTING WOOD TO REMAIN IN PLACE. USE CARE TO MINIMIZE DAMAGE TO FRAME AND REMOVE BLACK PAINT FROM EXISTING GLAZING AS REQUIRED.
11. REPAINT EXISTING WINDOW METAL DOORS, FRAMES AND LOUVERS THAT ARE TO REMAIN IN PLACE. SEE PAINT SCHEDULE FOR COLOR SELECTION.
12. REMOVE EXISTING WINDOW METAL DOORS AND FRAMES AT LOCATION SHOWN IN THEIR ENTIRETY AND PREP OPENING TO RECEIVE NEW WINDOW AND FRAMES. PATCH EXISTING WALL AT FRAME HEAD AND SILL AS REQUIRED TO MATCH EXISTING. NOTE: EXISTING FRAMES CONTAIN LEAD BASED PAINT.
13. REMOVE EXISTING WINDOW METAL DOORS AT LOCATION SHOWN IN THEIR ENTIRETY AND PREP OPENING TO RECEIVE NEW WINDOW AND FRAMES. PATCH EXISTING WALL AT FRAME HEAD AND SILL AS REQUIRED TO MATCH EXISTING. NOTE: EXISTING FRAMES CONTAIN LEAD BASED PAINT.
14. REMOVE EXISTING WINDOW METAL DOORS AT LOCATION SHOWN IN THEIR ENTIRETY AND PREP OPENING TO RECEIVE NEW WINDOW AND FRAMES. PATCH EXISTING WALL AT FRAME HEAD AND SILL AS REQUIRED TO MATCH EXISTING. NOTE: EXISTING FRAMES CONTAIN LEAD BASED PAINT.

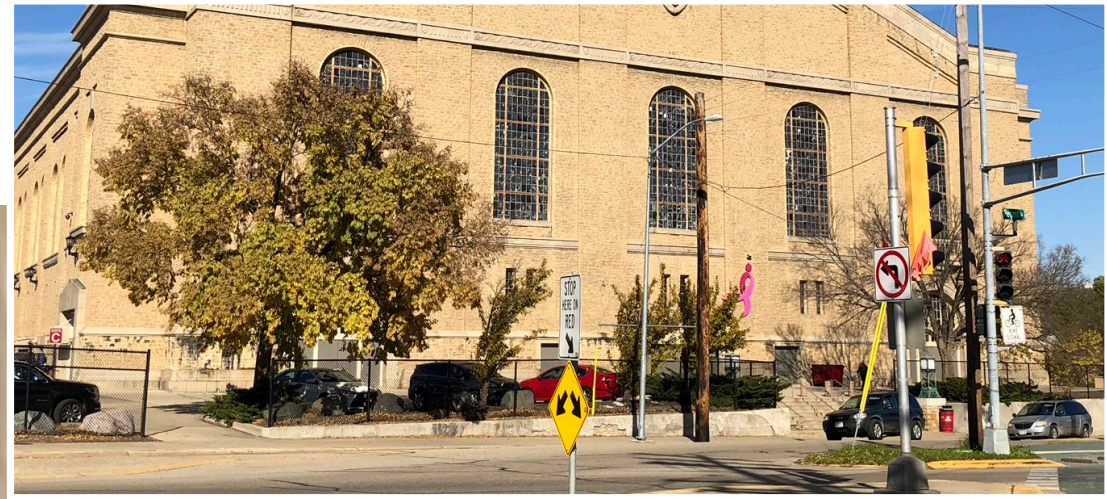
MATERIALS

- SPALLING TERRACOTTA
- TUCK POINT STONE JOINTS

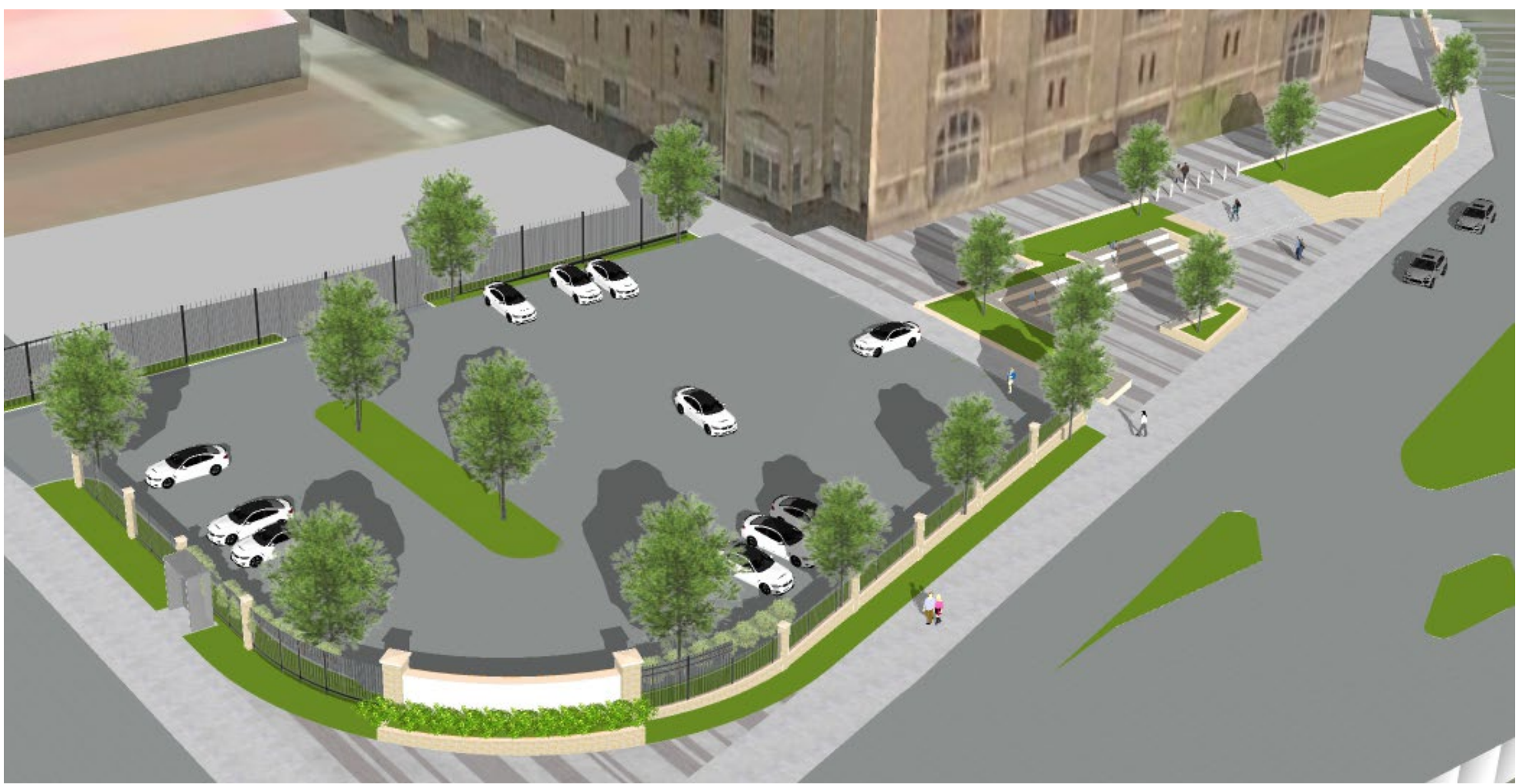
Fieldhouse Plaza



Little Street Plaza Concept



Little Street Plaza Looking North

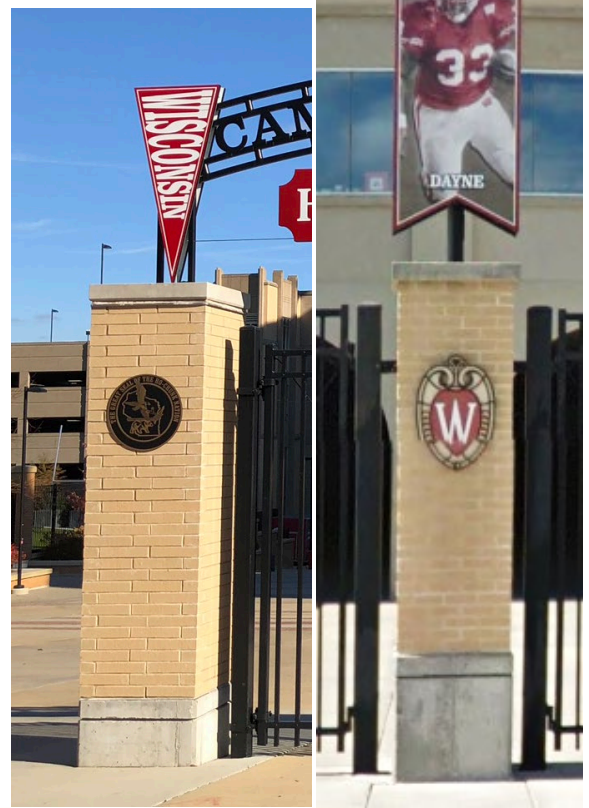
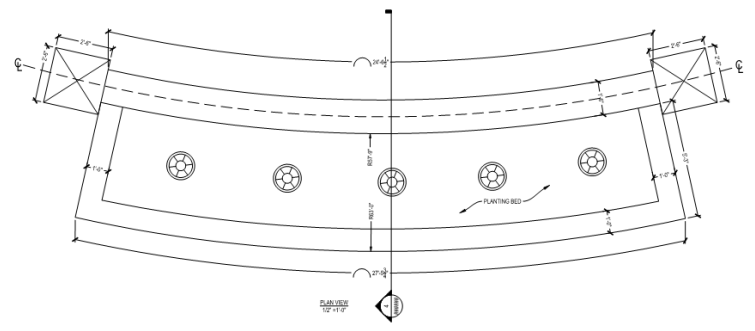


Bird's eye perspective looking north east

Campus Gateway



Walnut St. Gateway Sign



Site Precedence Piers

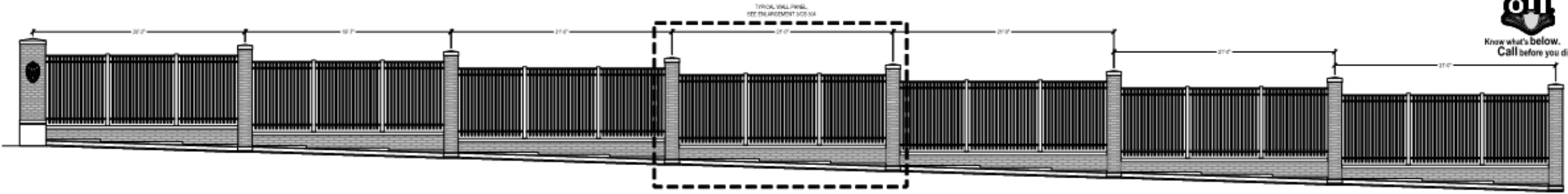


Campus Gateway Sign Mockup

Little Street Wall

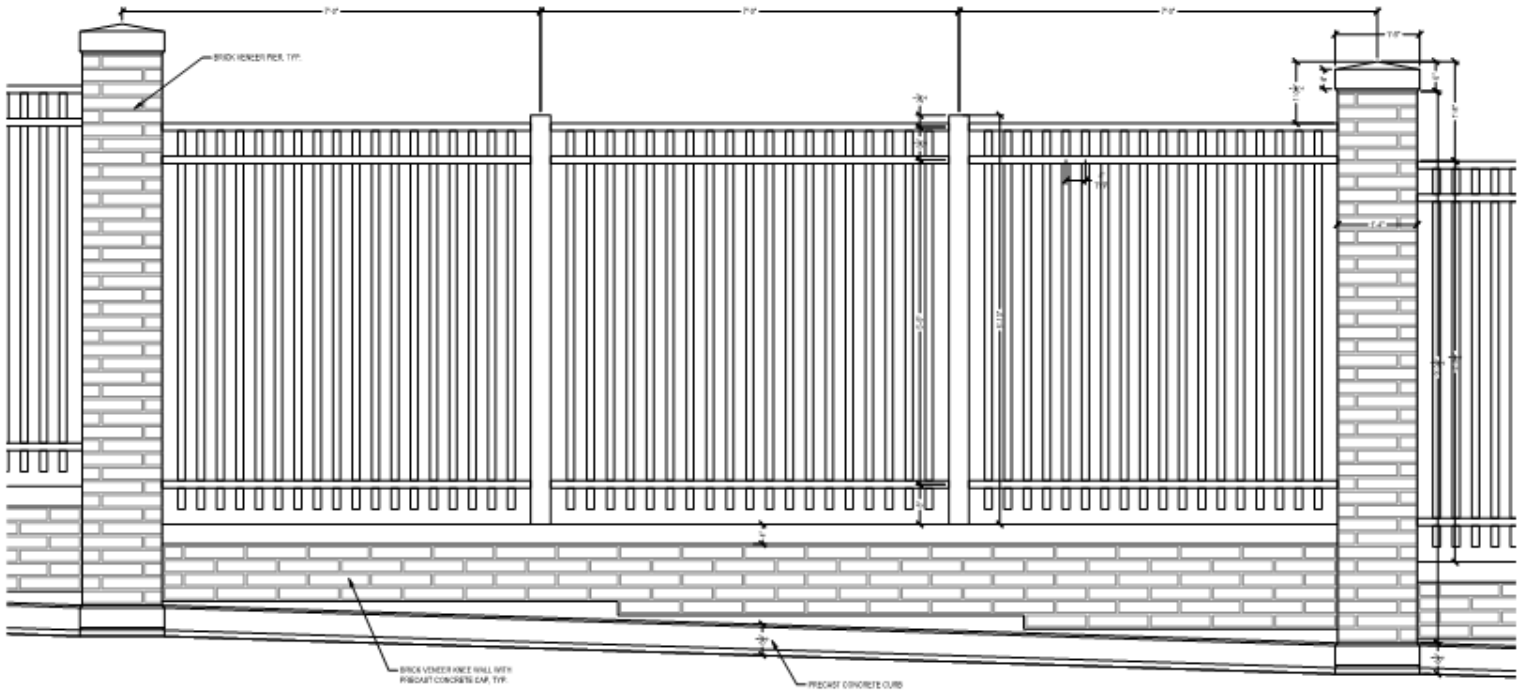


Know what's below.
Call before you dig.



1 DOUBLE SIDED BRICK VENEER WALL WITH PIER AND FENCE ELEVATION

SCALE 1/2" = 1'-0"

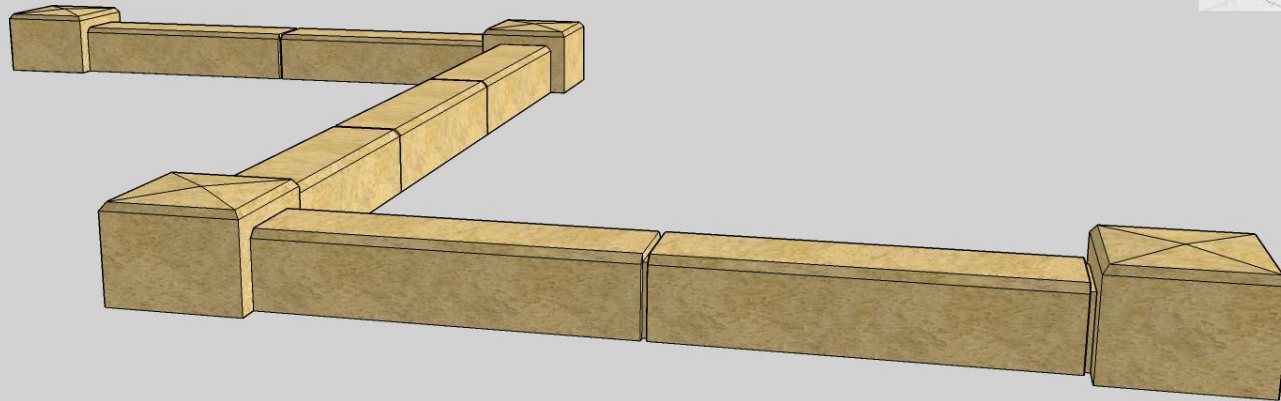
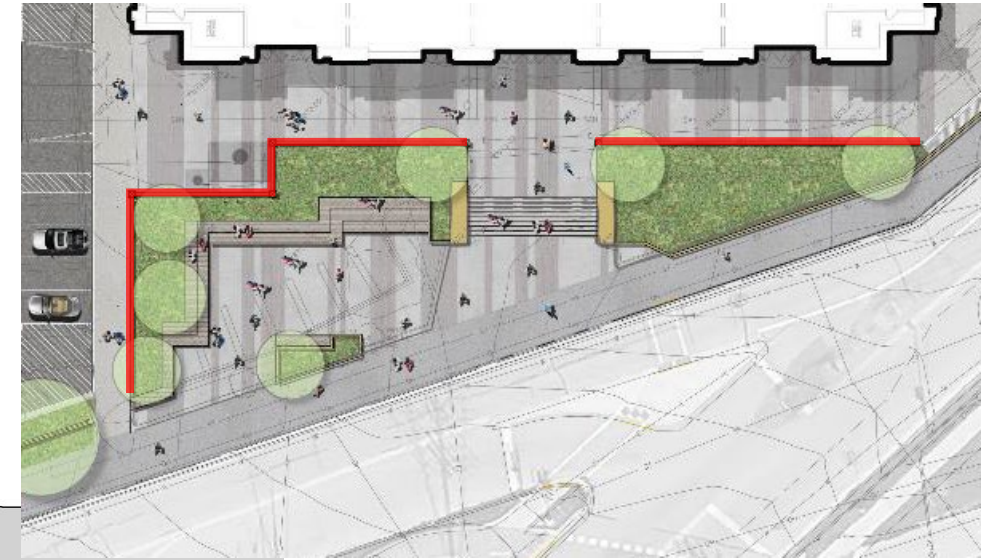


2 DOUBLE SIDED BRICK VENEER WALL WITH PIER AND FENCE ENLARGEMENT

SCALE 7/8" = 1'-0"



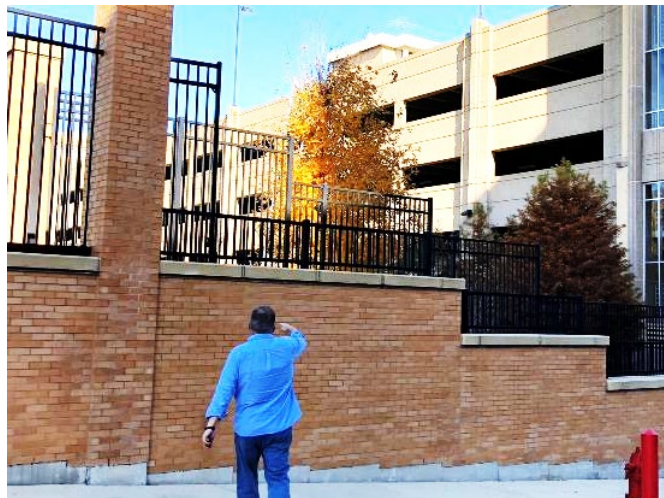
Planter Curb Study



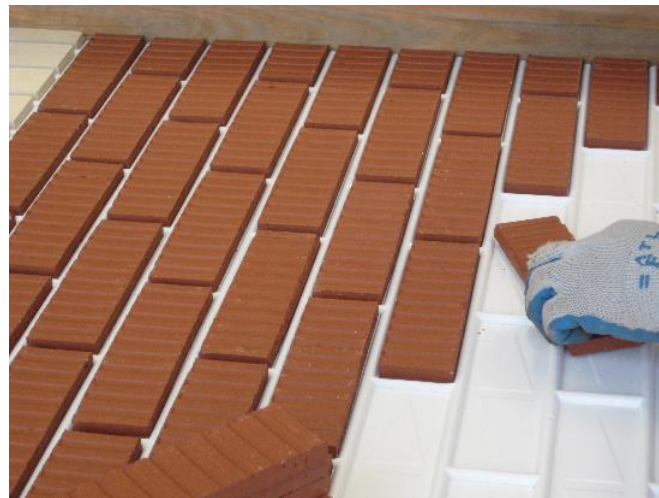
Little Street Wall – Precast with Steel H Piles and Pile Cover



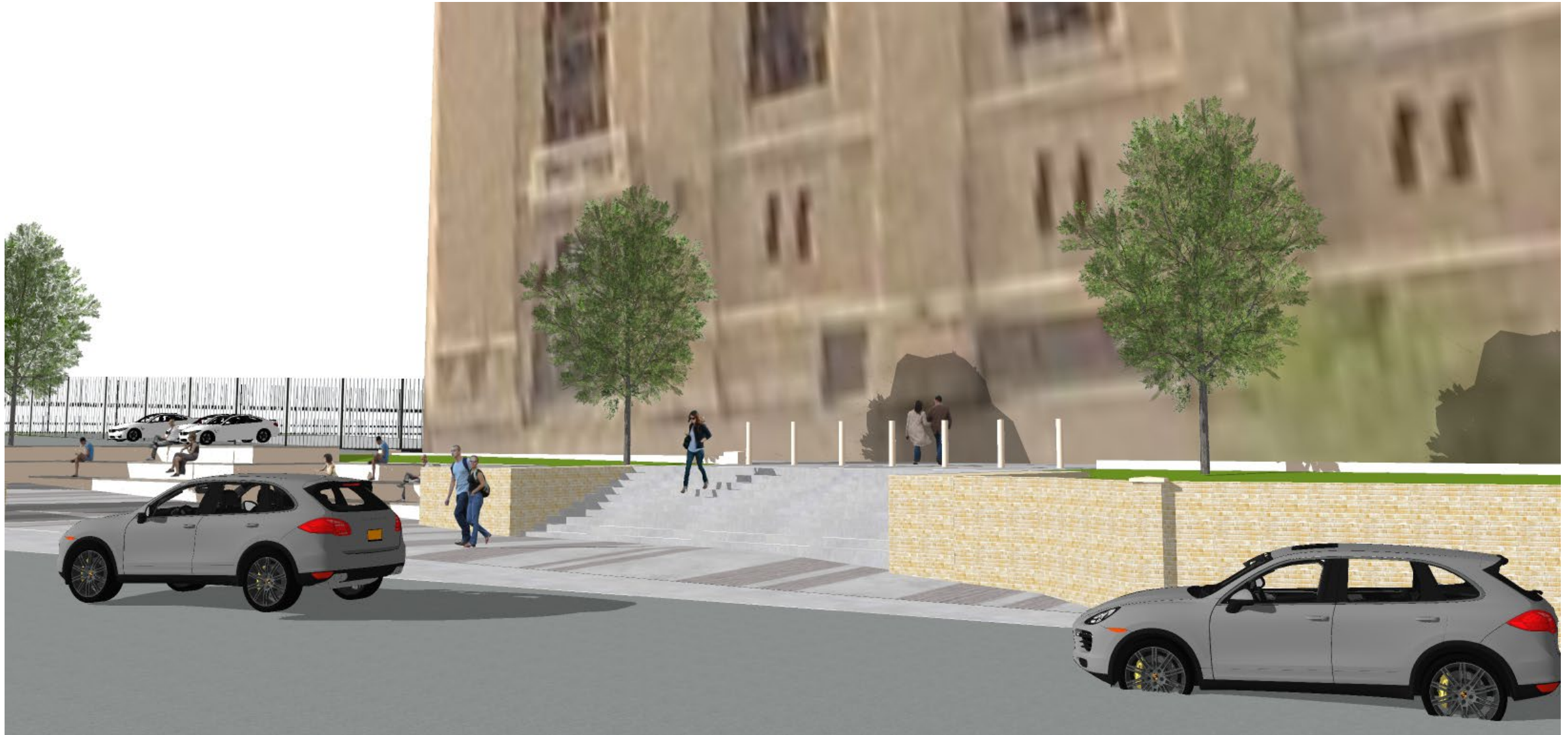
View from Little Street



Fence at Practice Field



Retaining Wall



Little Street Plaza Looking West

Retaining Wall



Little / Monroe Street Wall

Retaining Wall



Monroe Street Wall

Project Schedule

Draft Schedule:

Wisconsin Historical Society Briefing #1:	October 25, 2018
UW-Madison Design Review Board:	November 2, 2018
Wisconsin Historical Society Briefing #2:	February 14, 2019
Notify Alder Bidar (District #5) in writing:	March 1, 2019
City Development Assistance Team (DAT):	March 7, 2019
Joint Campus Area Committee – Informational:	March 13, 2019
UW-Madison Design Review Board:	March 19, 2019
City of Madison Landmarks Commission - Informational:	April 8, 2019
Submit Minor Alt Application to City:	April 17, 2019
Joint Campus Area Committee – Recommendation:	May 8, 2019
UW-Madison Design Review Board:	May 21, 2019
Submit Review Materials to City	June 2019
Start Construction:	February 2020
Substantial Completion:	August 2020