

Scanlon, Amy

From: GARY A BROWN [gary.brown@wisc.edu]
Sent: Monday, May 02, 2016 10:35 AM
To: Scanlon, Amy; Aaron Williams
Cc: DANIEL EINSTEIN; Bill Elvey; Roe, Alexandria; Tammi Alexander; Brent Lloyd
Subject: RE: May 2 Landmarks agenda
Attachments: LIFESAVE.PDF

Hi, Amy... thanks for sending the staff comments on the Knapp House CSM review for Landmarks next week. Just wanted to provide some additional information for the report:

1. Our records indicate that the property was listed on the National Register of Historic Places on April 11, 1973 after the State Historical Society approved the NRHP nomination on October 6, 1972. There was no connection to the NRHP listing with the construction of the Lifesaving Station. It was likely due to the fact that in the early 1970's, the wife of Governor Patrick Lucey was interested in re-acquiring the property for use as a state public museum. That proposal never came to fruition and the State of Wisconsin currently has no interest in the property as a public museum today.
2. The UW Lifesaving Station was actually completed in 1967, not 1970 or '71. See the attached clip from Jim Feldman's 1997 book "The Buildings of the University of Wisconsin" for specific references. The station was built on this property after the original boathouse north of the Red Gym was removed to make way for the Alumni Center facility. This particular lakeshore location on Gilman Street provides for expansive views for monitoring activities over a majority of Lake Mendota. We currently have no plans to divest this property or allowing any kind of development to occur, hence the need for us to subdivide the property and maintain ownership of the lakeside lot for the Lifesaving Station.
3. You are correct that both Lot 1 & 2 will remain within the boundary of the NRHP listed facility. The university have no intentions of amending or modifying the boundary of the NRHP property at this time.
4. The current submitted CSM boundaries were based on comments by City staff and the Landmarks Commission in June 2013. At that time, the Commission requested more space be added to the overall lot around the house. As noted in your report, we increased the original CSM by 40 feet to the west to provide more space around the house and to assure that a significant portion of the connected landscape was maintained with historic house. We understand the importance of the historic landscape to overall historic context of the house, along with views from the house to the lake. We believe the current CSM boundary provides that assurance.

Please let me know if you have any other questions. I'll be attending the Landmarks Commission meeting tonight and be able to answer any additional questions from the commission members at that time.

Thanks,
Gary

Gary A. Brown, PLA, FASLA

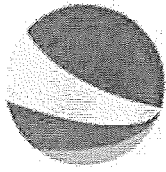
Director, Campus Planning & Landscape Architecture
Director, Lakeshore Nature Preserve

University of Wisconsin-Madison
Facilities Planning & Management
30 N. Mills St. 4th Floor, Madison, WI 53715
Phone: 608-263-3023 Cell: 608-334-2417
gary.brown@wisc.edu

*Providing excellence in facilities and services
for our university community.*

April is.... World Landscape Architecture Month!

Join the Celebration



**WORLD
LANDSCAPE
ARCHITECTURE
MONTH**

From: Scanlon, Amy [mailto:AScanlon@cityofmadison.com]

Sent: Thursday, April 28, 2016 1:01 PM

To: GARY A BROWN; Aaron Williams

Subject: May 2 Landmarks agenda

The May 2, 2016 Landmarks Commission meeting agenda and the staff report related to your item are attached for your information. Please click on the blue number beside your agenda item to be directed to the documents in the public record.

<https://madison.legistar.com/View.ashx?M=A&ID=442922&GUID=4AC2E720-0B7F-4728-B59D-0D75752AAD91>

A representative of this project should be in attendance at the meeting to answer questions.
See you Monday.

Best regards,
Amy



Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building Ste LL.100
215 Martin Luther King Jr Blvd
P.O. Box 2985
Madison WI 53701-2985
ascanlon@cityofmadison.com
608.266.6552

In compliance with State public records law, the City of Madison retains copies of ALL email messages to and from this mailbox. Email messages may be released in response to appropriate open record requests.

LIFE SAVING STATION

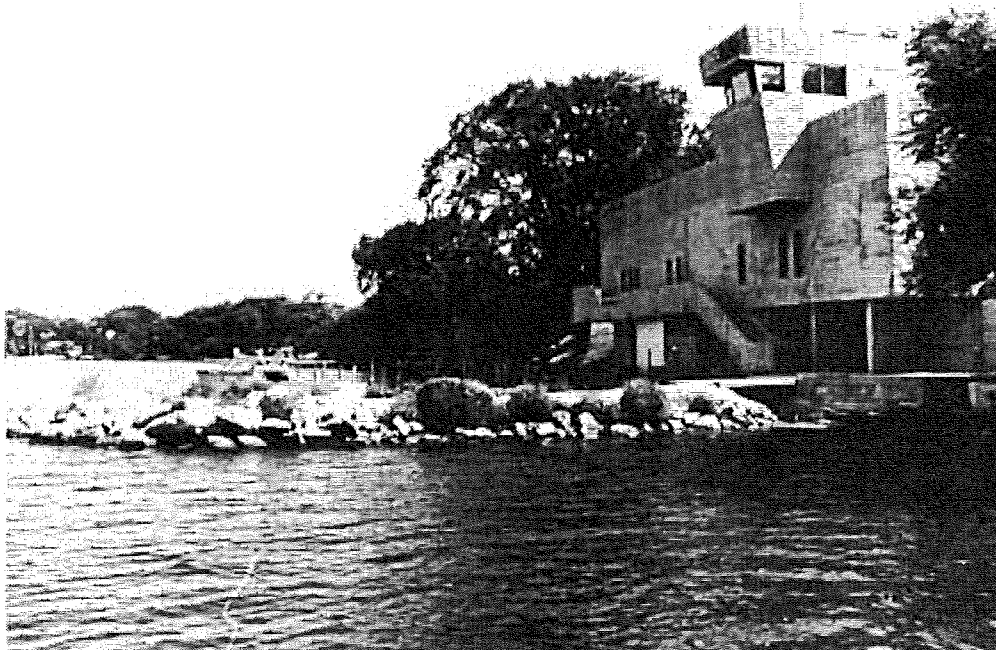


Fig. 1. The Lifesaving Station 1970. The breakwater is at the left; the observation and mechanical decks cantilever towards the lake. [Series 9/2, Lifesaving Station, jf-105]

The lifesaving station at 130 E. Gilman Street was built in 1965 to replace the facilities lost when the old boathouse behind the red gym was demolished.

The planning of the alumni house in 1959 caused a kind of chain reaction in the University's building plan. The alumni house site required the demolition of the old University boathouse, which required a new crew house, and a new swimming beach at Picnic Point; and because the old boathouse had contained the lifesaving facilities for Lake Mendota swimmers and boaters a new lifesaving station needed to be sited and built as well.

In August 1965 the regents approved 130 East Gilman Street as the site of the University Lifesaving Station complete with lookout tower and boat storage. The regents were told that the department of planning and construction spent a "great deal of time" selecting the best site. Among the arguments in favor of this site were a good view of the Mendota shoreline and a large area of the lake, including the area "behind" Picnic Point, that is to the north of the point. Also in its favor was the fact that it was already owned by the University, since it is the lot containing the Knapp Graduate Center. The new lifesaving station would be located at the rear of the Knapp lot, where an existing old frame boathouse could be removed. The outing director of the Union, Gilbert Peters, raised the objection that the Gilman Street site reduced "proximate control" since it was removed from the boat piers of the

Memorial Union, where most Mendota boat traffic originated.¹

In October 1965 the state appointed architects Law, Law, Potter, and Nystrom to the project. The building program prepared by the building committee (A. F. Ahearn, J. B. Bower, and Donald Sites) was ready for the architects use. The University asked for state building commission approval in October, describing a building to cost not more than \$200,000, the amount appropriated for the purpose by the legislature.²

The final plans for the lifesaving station were approved by the regents in March 1966. In May 1966 the city of Madison granted a permit to build a breakwater at the site. After rejected bids in April 1966, and a round of cost cutting, construction contracts were awarded by the regents on July 13, 1966. The general contract went to Vogel Brothers of Madison for \$139,912. Total contracted costs were \$200,000. The source of funds was entirely the state appropriation.³

Construction was begun on July 13, 1966, to be completed by July 1967. Excavation was completed by September 9, and foundation work begun in October. By December 1966 the project was a month behind. It slipped further during the winter. In May 1967 the building was 98 per cent complete, but halted by a strike. By late summer of 1967 the building was finished and in use by the University.

The lifesaving station is a 96 by 43 foot concrete structure on four levels set into the steeply sloping bank on the lake shore. The lowest (lake) level holds the wet boat slip and storage. On the second level are a dry slip with winch, and a workshop. The third level houses the mechanical systems, and the fourth level is the observation level. The top two levels are cantilevered out toward the north (see Fig. 1). An elevator services all levels. The total height of the building is 55 feet. The grade level roof can be used as a parking space. The 6 foot wide breakwater that protects the boat slip area is 56 feet into the lake and 85 feet long. This breakwater caused some concern because of its potential for causing pollution.⁴

1) *Regent's Minutes*, August 8, 1965; Peters to Edsall, August 17, 1965, series 24/9/3 box 6.

2) Postweiler to Peterson, October 22, 1965, Agency Request for State Building Commission Action, October 4, 1965, Building Program-Lifesaving Station, series 24/9/3 box 6.

3) *Regent's Minutes*, March 4, 1966, July 13, 1966; University Life Saving Station, Law, Law, Potter & Nystrom, February 21, 1966, Orr to Jardine, March 16, 1966, Before the Public Service Commission of Wisconsin, May 2, 1966, series 24/9/3 box 6; Sites to Lorenz, July 15, 1966, series 24/9/3 box 9.

4) Hasler to Edsall, December 15, 1966, Tipple to Edsall, December 22, 1966, series 24/9/3 box 9.