



February 23, 2015

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

RE: HISTORIC EVALUATION OF SCIENCE HOUSE AT 1645 LINDEN DRIVE ON THE UNIVERSITY OF WISCONSIN-MADISON CAMPUS

Please accept this information packet in regards to the historical evaluation of Science House on the UW-Madison campus. This information is being provided for your information and review. Please respond with any comments or blessing, as it is our understanding the demolition of Science Hall will not trigger a landmarks commission submittal based on our assembled information. We value your knowledge as preservation planner for the city and its importance to development projects here at UW.

The currently named Science House at 1645 Linden Drive was built in 1868 as the farm superintendent's residence, located east of the still extant Horse Barn further west on Linden Drive. It was moved to its current location in 1901 by Dean William Henry. The building has been significantly remodeled over the years for a variety of uses. I've attached an excerpt from Jim Feldman's book "The Buildings of the University of Wisconsin" and a chronology of the building from various records.

Here is our historic evaluation from 2009, which has been agreed upon with the Wisconsin Historical Society:

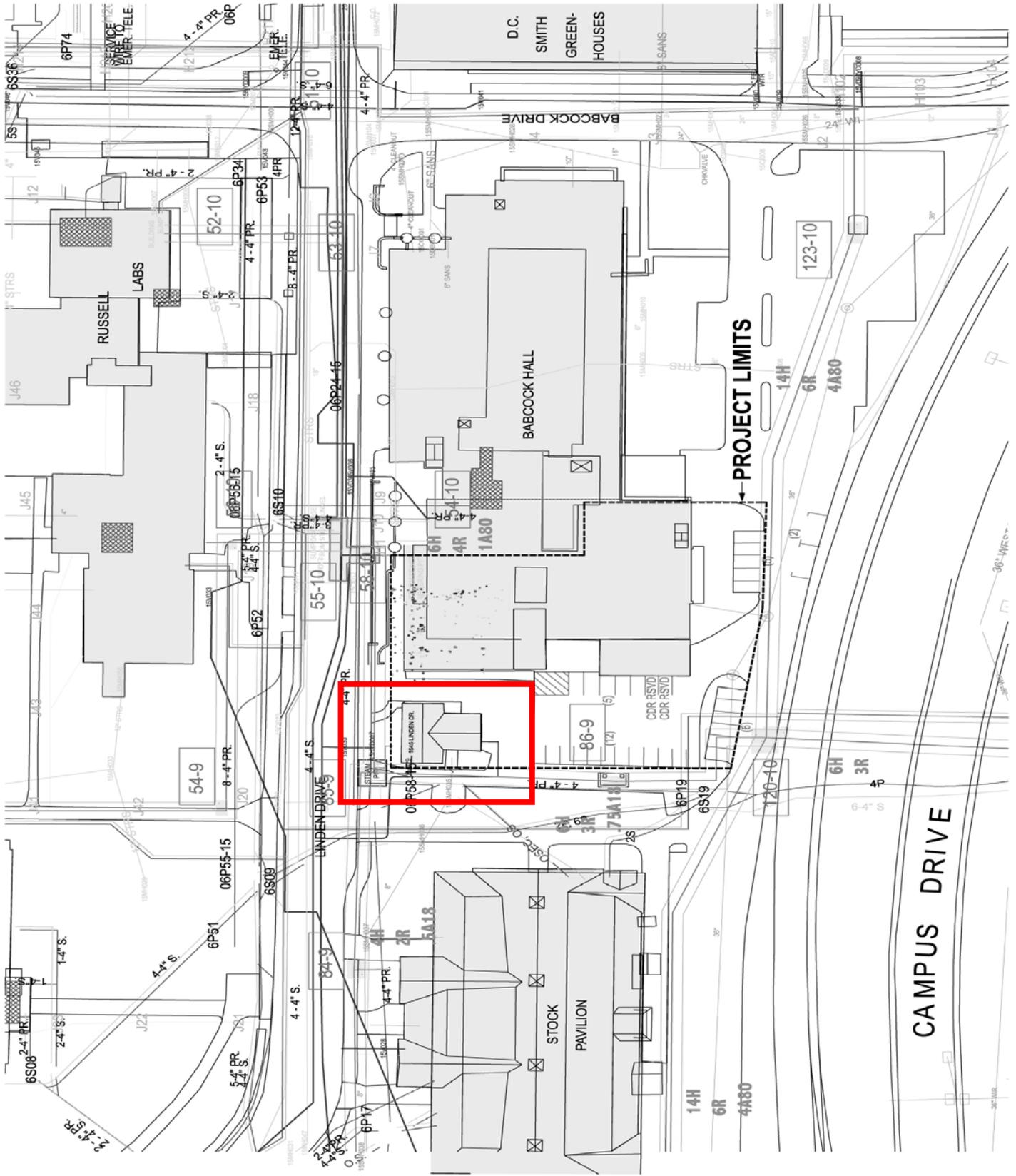
Artist in Residence Studio / Farm Superintendent's House (Linden Dr 1645), 1645 Linden Drive, UW#0091, WHS#113943, Not eligible for listing on the NRHP due to alterations and relocation from original site.

Review of the plans will indicate where the relocated Science House currently resides and how the proposed development will encroach on this area. I thank you for your timely response to this matter.

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

cc: Gary Brown, Director, Campus Planning & Landscape Architecture
Stu LaRose, Project Manager Babcock Hall Dairy Plan & Center for Dairy Research

Facilities Planning & Management



ARTIST- IN- RESIDENCE HOUSE



Fig. 1. The Artist-in-residence house, looking toward Russell Labs, 1994. [Author Photo AP-1]



Fig. 2. The farm residence from an 1878 etching. This view is from the opposite side of the house from Fig. 1. [etching on wall in Archives]

This house was built in 1868 as a home for the superintendent of the experimental farm. At that time it stood just to the east of the horse barn. In 1900 Dean William Henry had the house moved to its current location, which at that time was called 438 Farm Place. It has since held the studio of artist-in-residence Aaron Bohrod and several other academic departments.

This building was built in 1868 as the residence for the experimental farm. The residence and the farm barn (now the horse barn) were built to provide the start of a College of Agriculture as required of the University by the Federal Morrill Act of 1862, which made land grants to states that founded colleges of Agriculture. The first director of the experimental farm was W. W. Daniels, who in his 1868 report to the regents says "A farm house 20 by 38 feet with a wing 22 by 24 feet to be finished the first of January 1869 is in process of erection."¹ The following year Daniels reports "The farm house, which was being built at the time of my last report, is completed, and has been occupied since January last by the farm superintendent."² The disbursements of the Experimental Farm Fund for 1869 show expenditures of \$2743 for construction of the house.³ The contractors were Sorenson and Fredrickson. Augustus Kutzbock, a pioneer architect of Wisconsin, was paid \$50 for plans and specifications.⁴

In the earliest days of the University farm this building was used to house the farm superintendent and farm laborers. When William Arnon Henry came to the University in 1880 and before he became a dean with a concomitant salary, he lived in the farm house at a rental rate of \$200 per year.⁵ An 1871 survey map shows the original location of the farm house as just to the east of the horse barn.⁶

In 1901, as dean of the College of Agriculture, Henry successfully petitioned the regents to move some of the old farm buildings to new locations.⁷ Among the buildings to be moved was the farm house. The house was moved to a lot on Farm Place, a small lane running west and north from Babcock Drive to Linden Drive. The farm house became 438 Farm Place. Farm Place although still (1995) marked with street signs serves mainly as a parking lot behind Babcock Hall. The removal of these small buildings left an area near the horse barn which "is reserved for future educational buildings, such as poultry, veterinary, etc."⁸

After the move to Farm Place professor G. C. Humphries lived at 438 Farm Place. Humphries lived in the old farm house until his retirement in July 1942. Other professors lived in the house until 1947 when it was taken over by the Home Economics Extension department, who stayed in the building until 1962. By this time Farm Place had been vacated and the new address of the house was 1645 Linden Drive.

In 1962 the University department of planning and construction remodelled the north side of the house to provide an artist's studio for the University artist in residence, Aaron Bohrod. This is the remodelling that added the half-timber trim on the house to match the adjoining Stock Pavilion. This and other remodellings, as well as artistic license, account for the differences in details between the etching in Fig. 2 and the photograph in Fig. 1.

From 1962 until his retirement in 1972, Bohrod used the studio at 1645 Linden Drive. In the years after Bohrod's retirement the house went through a steady stream of occupants: 1973 Agriculture and Extension, 1974-1981 Landscape Architecture; 1982-1991 Food Science. In 1993 a major interior remodelling prepared the house for its current occupant, the Center for Environmental Awareness.

1) Annual Report of the Regents 1868 p. 27.

2) Annual Report of the Regents 1869 p. 37.

3) Annual Report of the Regents 1869 p. 81.

4) Kutzbock did work on the old Madison City Hall, the second state capitol building, the Napoleon Van Slyke house on Mansion Hill and the Farwell octagon house. Despondent over personal matters, Kutzbock committed suicide by walking into Lake Mendota on November 1, 1868, while the farm house was under construction. One of the regent's payments to Kutzbock was written after his death.

5) Glover, *Farm and College* p. 135.

6) This map is bound into the 1871 Regents report, and was kindly analyzed by graduate civil engineering student Tod Hepworth.

7) 18th Report of Agriculture Experimental Station, 1901 p. 1-2 Steenbock Archives.

8) 18th Report of Agriculture Experimental Station, 1901 p. 1-2 Steenbock Archives.

Chronology: 1645 Linden Drive (current official name)

Also: Farm Superintendent's Residence, 438 Farm Place, Artist in Residence Studio, Science House)

DRAFT prepared by D. Einstein, June 17, 2013, ver. 1)

1868-9: Under construction in November 1868, to be finished January 1, 1869. Built as residence for the superintendent of the experimental farm and farm laborers. (Feldman, p. 28)

1880: William Arnon Henry lived here--rented structure for \$200/yr. (Feldman, p. 28). The university built the Ag Dean's Residence in 1896 for Henry. Not clear how many years Henry lived at 1645 Linden Dr.

1901: Henry has structure moved to 438 Farm Place. (Feldman, p. 29)

1903(?)-1942: Residence for G. C. Humphries. (Feldman, p. 29) Chair of the animal husbandry department for 35 years. Worked on single grain experiment and food ration studies, leading to advances in nutritional science.

"The Humphrey home served as the social center for long course, short course, Home Economics students and faculty." (Schultz, p. 15)

1942-1947: Residence for other professors. (Feldman, p. 29)

1947-1962: Home Economics/Extension--now bears 1645 Linden Dr. address. (Feldman, p. 29)

1962-1972: Remodeled for Aaron Bohrod. Half-timber and stucco trim added at this time to match Stock Pavilion. (Feldman, p. 29)

1973: Agriculture and Extension (Feldman, p. 29)

1974-1981: Landscape Architecture (Feldman, p. 29)

1982-1991: Food Science (Feldman, p. 29)

1993-1997: Interior remodeled to accommodate Prof. Phil Lewis and Center for Environmental Awareness (Feldman, p. 29)

1997- : Prof. Paul Williams, and his Fast Plants and Bottle Biology programs, renamed Science House.

Oldest wood frame campus structure?

The current Horse Barn was also built in 1868, though precise dates are not known. Therefore this structure could be the "oldest extant wood frame structure *built for the university.*" The Keystone House (SMO name: 901 University Bay Dr.) built in 1853 but transferred to UW in 1968 is the oldest UW wood frame structure.

Did John Steuart Curry use the studio?

The structure was remodeled in 1962 to provide space for Aaron Bohrod, successor to Curry. Curry died in 1946.

"...later (1936) {the house} served as the studio for the first artist in residence, John Steuart Curry." (Schultz, p. 15) This is not factual. Curry did not use the structure, it was Aaron Bohrod.

Augustus Kutzbock, architect

Kutzbock paid \$50 for house plans and specifications. Architect for old Madison City Hall, Napoleon Van Slyke House, Farwell Octagon House, Gates of Heaven Synagogue, and second state capitol. Committed suicide at Picnic Point, November 1, 1868-during construction of 1645 Linden Drive.

Sources:

The Buildings of the University of Wisconsin, Jim Feldman, 1995

The History of the Dairy Science Department, Bud Schultz, 2009.

University of Wisconsin-Madison

Babcock Hall Dairy Plan & Center for Dairy Research

1605 Linden Drive

Project Description

The Babcock Hall project site is located on the UW-Madison campus at 1605 Linden Drive. The University of Wisconsin's commitment to agriculture and food science has played a critical role in the development of Wisconsin as "America's Dairyland". The project area is bordered on the east by Babcock Drive, to the north by Linden Drive, to the west by the Stock Pavilion and to the south by UW Parking Lot 40.

The project will renovate existing space and add space to Babcock Hall to optimize the educational, research and commercial opportunities associated with the dairy program on the UW-Madison campus. The proposed project will include construction of new dairy intake facility on the south and infilling of existing space to create new office space and mechanical areas. Five-thousand GSF of space currently utilized as milk intake area, drying house and stair tower will be removed, and the adjacent Science House will be deconstructed and removed. An additional 27,700 GSF in the existing Babcock Hall will be renovated, including the existing dairy plant. Approximately 33 parking spaces located in Lot 40 will be removed. The Wisconsin Historical Society has confirmed that the Science House, an old farm superintendent's residence, is not historic and has been remodeled and renovated to the extent that it is not eligible for listing on the National Register of Historic Places. The UW Stock Pavilion, located directly west of Babcock Hall, however, is on the National Register of Historic Places and no impacts to that facilitate are anticipated.

Current Zoning

The current site is zoned C-I, Campus Institutional. Since UW-Madison currently does not have a city of Madison approved Campus Master Plan, this project will require a conditional use review by the Madison Plan Commission. The project has been shared with the Joint West Campus Area Committee on December 10, 2014. Members of the committee noted the university should pay attention to the south face of the building, visible from Campus Drive, and that sound attenuation should be reviewed for the rooftop mechanical systems so as to not increase sound impacts in the Regent neighborhood to the south.

Draft Schedule

Joint West Campus Area Committee Informational Presentation (done)	December 10, 2014
Notify alder in writing (done)	February 3, 2015
Madison Development Assistance Team – city staff review	February 19, 2015
Submit Plan Commission application	March 18, 2015
Plan Commission Conditional Use Review Meeting	May 4, 2015
Start Construction	March 2016
Substantial Completion	July 2018
Occupancy	August 2018



Existing Site & Context

Babcock Dairy Plant and Center for Dairy Research
University of Wisconsin Madison

12/10/14
Zimmerman Project # 130153.00
Wisconsin DFD Project #13A2U



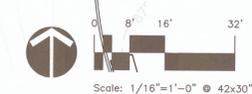
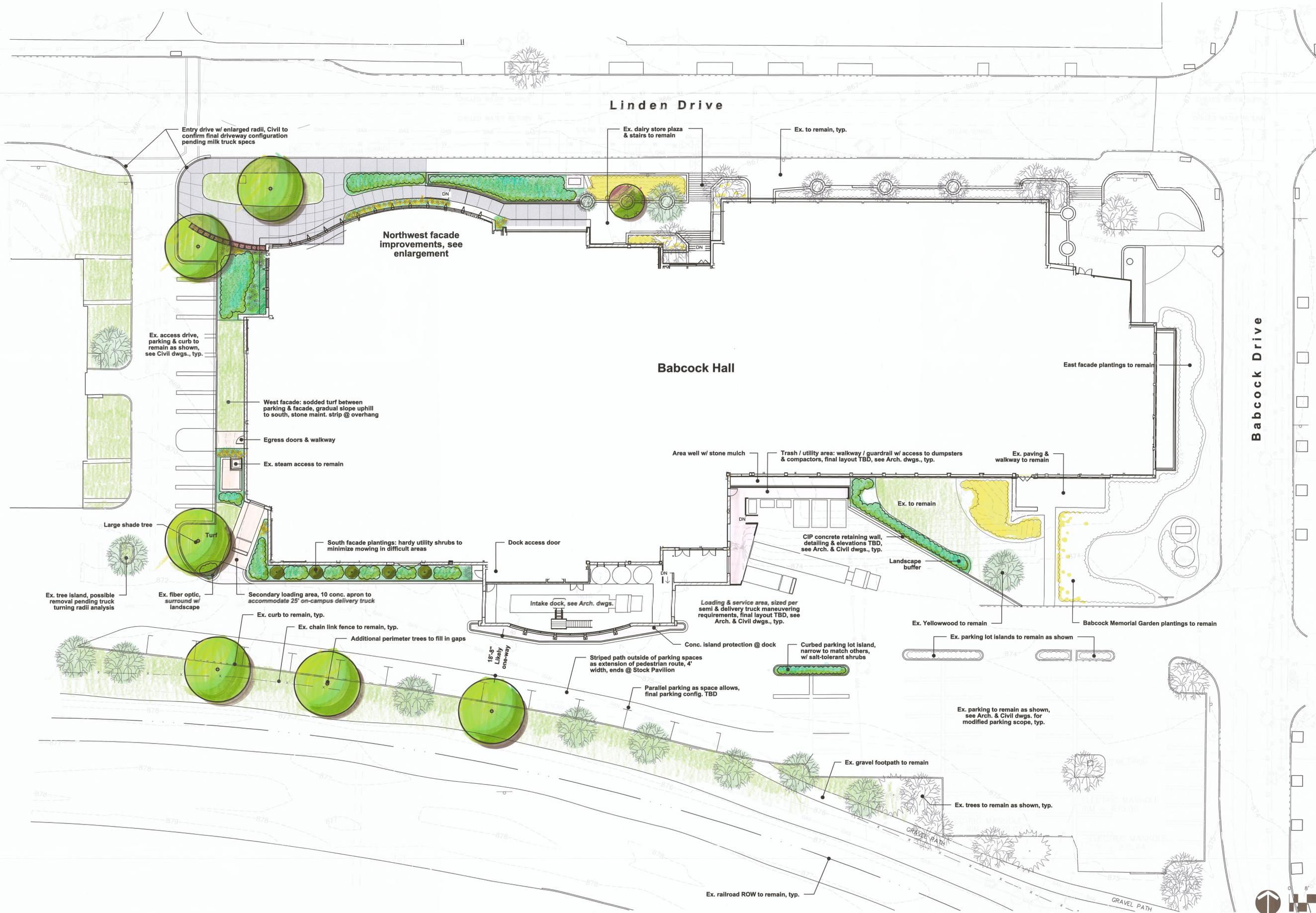


Site & Context With Proposed Addition

Babcock Dairy Plant and Center for Dairy Research
University of Wisconsin Madison

12/10/14
Zimmerman Project # 130153.00
Wisconsin DFD Project #13A2U



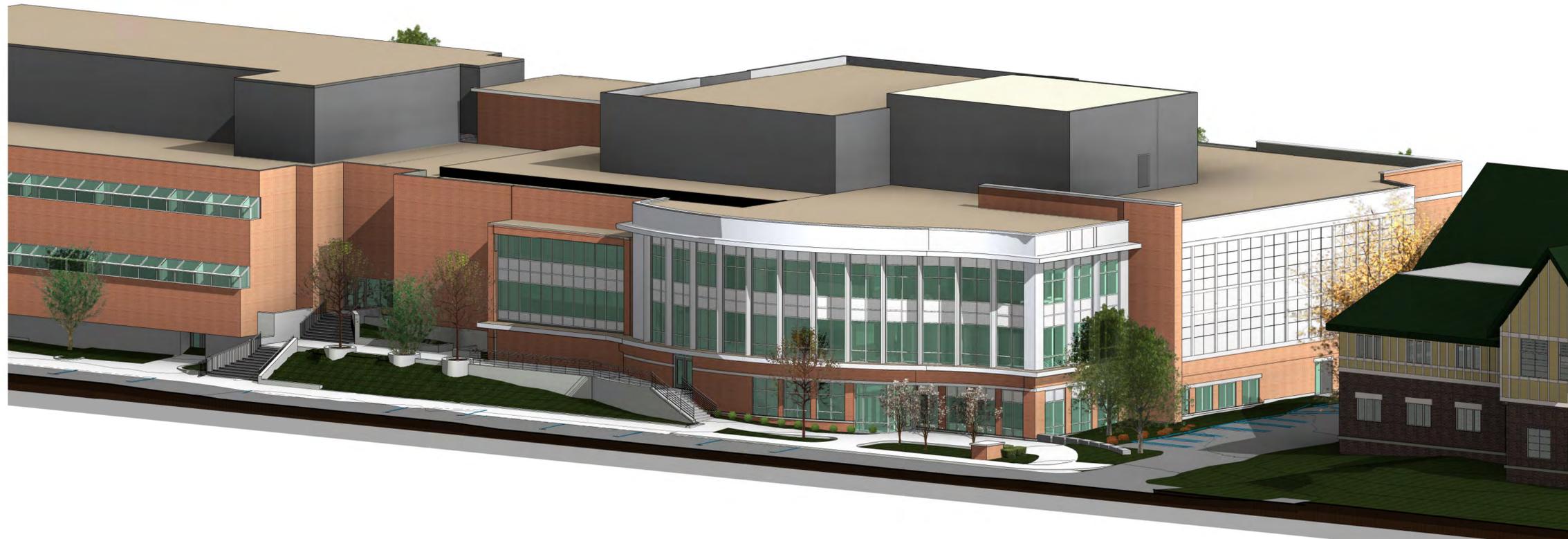


Overall Site / Landscape Plan

01/06/2015
 Zimmerman Project # 130153.00
 Wisconsin DFD Project # 13A2U

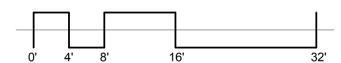
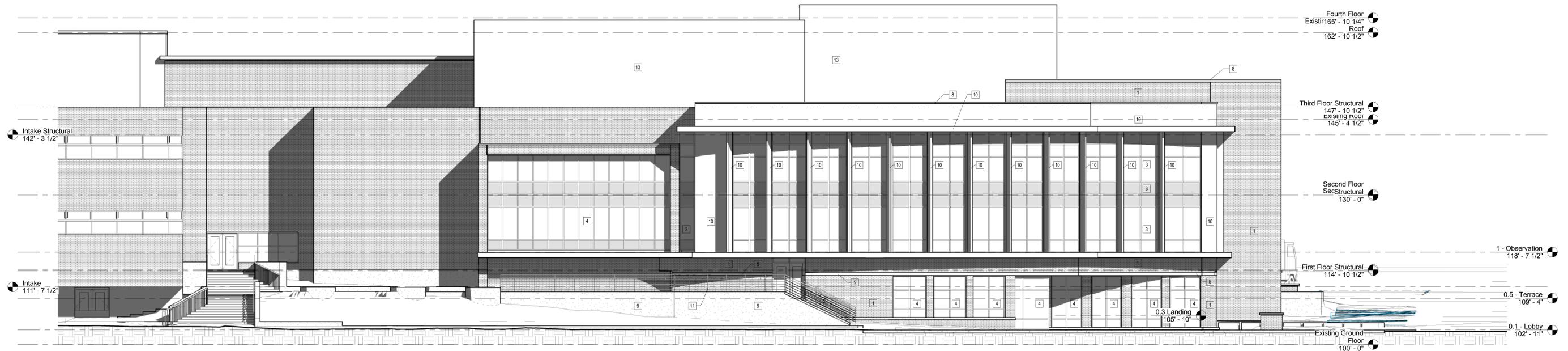
Babcock Dairy Plant and Center for Dairy Research
 University of Wisconsin - Madison





BUILDING MATERIALS

- 1 BRICK TO MATCH EXISTING
- 2 BRICK SOLDIER COURSE / REVEAL
- 3 CURTAIN WALL WINDOW SYSTEM
- 4 STOREFRONT SPECIALTY PANEL
- 5 CORRUGATED SPECIALTY PANEL
- 6 SPECIALTY PANEL / RAIN SCREEN SYSTEM
- 7 METAL COPING / TRIM
- 8 PRECAST COPING / SILL / TRIM
- 9 CAST IN PLACE CONCRETE
- 10 TERRACOTTA
- 11 METAL GUARDRAIL / HANDRAIL
- 12 EQUIPMENT ACCESS DOORS
- 13 METAL COMPOSITE PANEL

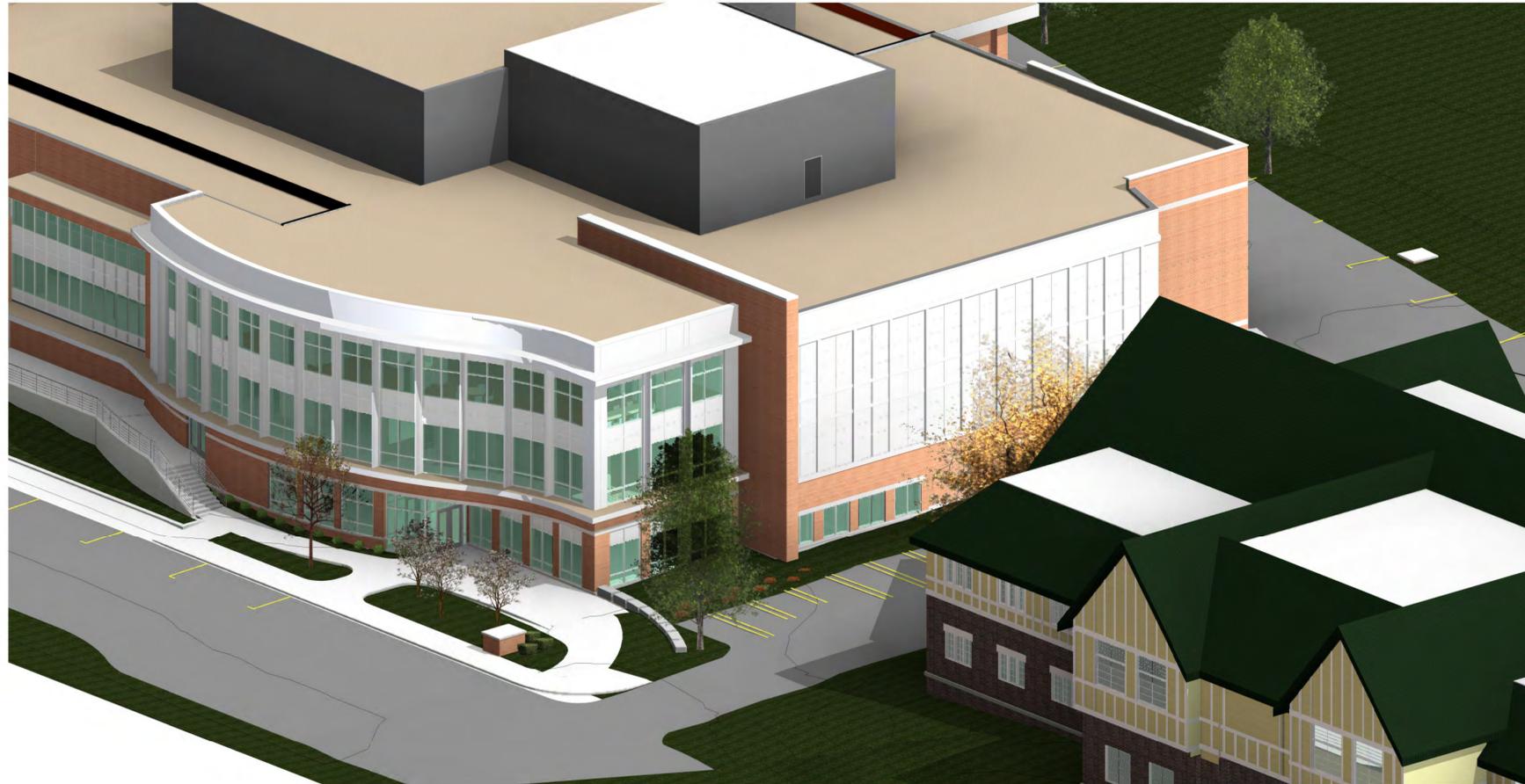


North Elevation

01/13/15
 Zimmerman Project # 130153.00
 Wisconsin DFD Project # 13A2U

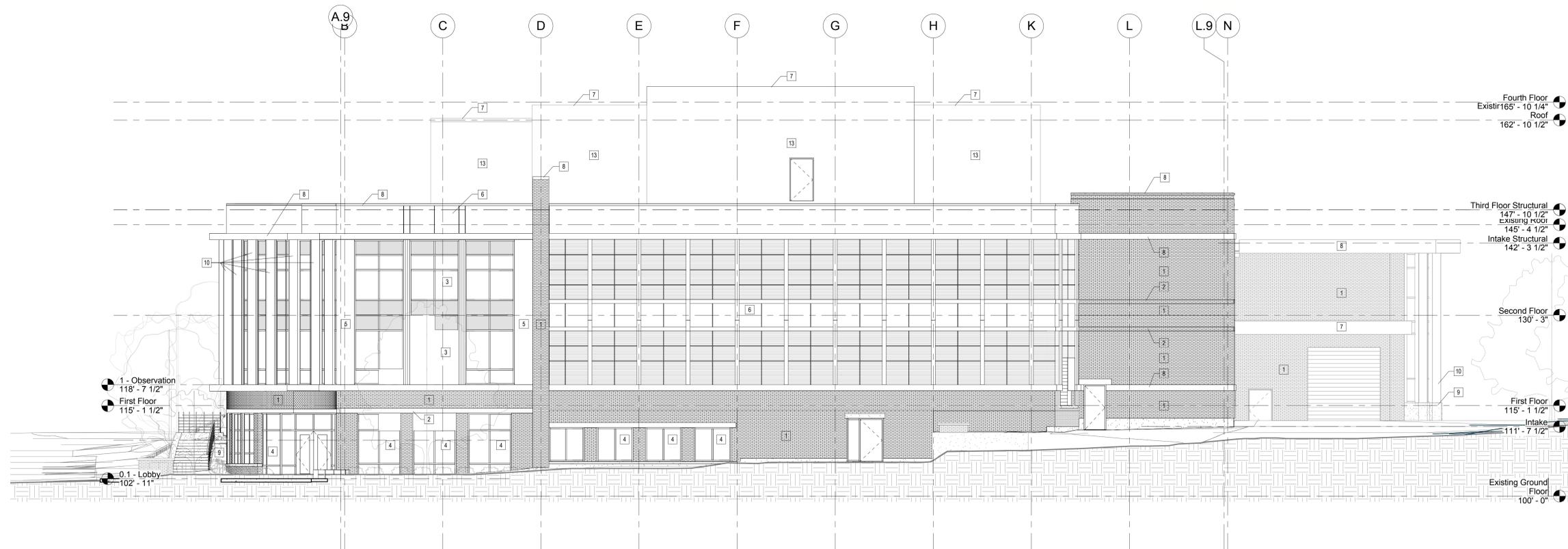
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West Elevation

01/13/15
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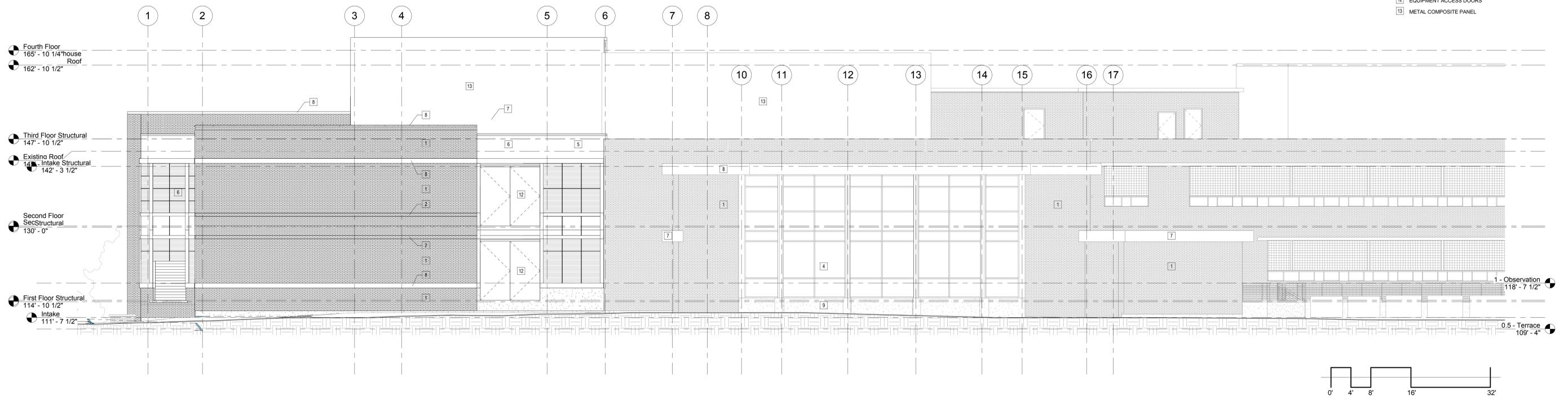
Babcock Dairy Plant and Center for Dairy Research
 University of Wisconsin - Madison





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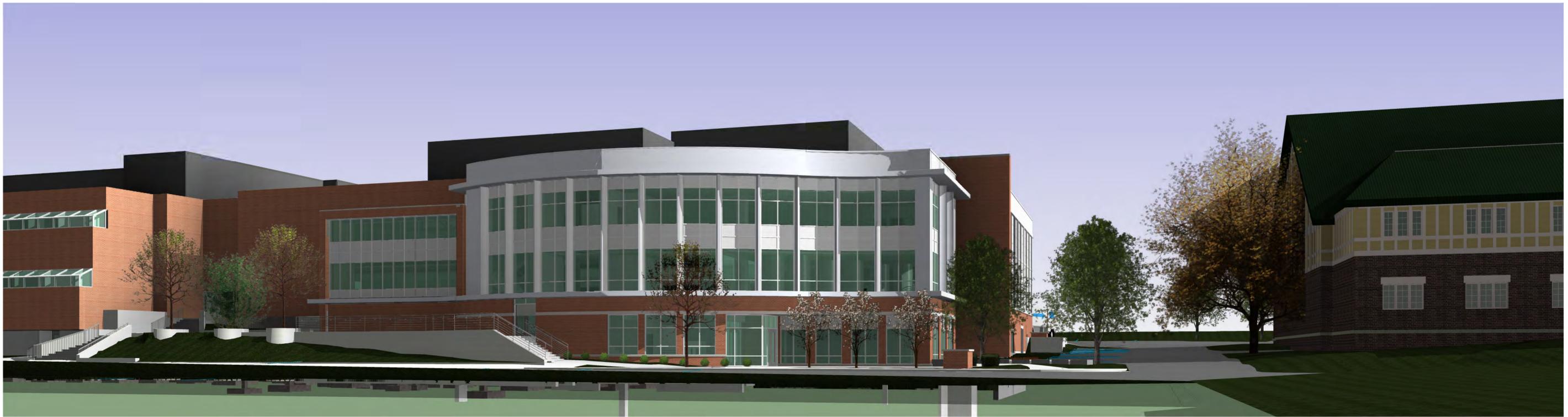


South Elevation

01/13/15
Zimmerman Project # 130153.00
Wisconsin DFD Project # 13A2U

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Perspective Views

01/13/15
Zimmerman Project # 130153.00
Wisconsin DFD Project # 13A2U

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Views from South

01/12/15
Zimmerman Project # 130153.00
Wisconsin DFD Project # 13A2U

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