



DATE: July 30, 2009

TO: Rebecca S. Cnare, ASLA
City of Madison Landmarks Commission

FROM: Gary A. Brown, FASLA *Gary Brown*
Director, Campus Planning & Landscape Architecture

RE: 1300, 1330 & 1340 Linden Drive
School of Human Ecology Addition & Renovation Project

Please find enclosed a series of information related to the above project at the School of Human Ecology (SoHE) here on the University of Wisconsin campus. As noted in the project description, we are planning to remove the existing buildings at 1330 and 1340 Linden Drive (the 1941 Human Development & Family Studies House and the 1956 Preschool Laboratory, respectively). Both the existing main SoHE building and the HDFS House have been determined to be eligible for listing on the National Register of Historic Places by the Wisconsin Historical Society. The University and State of Wisconsin have been in close contact with the Historical Society throughout the project and have negotiated a detailed mitigation plan to offset the impacts to these and other historic resources in the area.

With regard specifically to the Human Development & Family Studies House, the State of Wisconsin has offered the building up for relocation to any qualified bidder for the sum of \$1.00 (plus all moving expenses). They have also offered it for relocation and reuse to all other state agencies and several local organizations including:

- City of Madison Community Development Block Grant Office
- Habitat for Humanity of Dane County
- Project Home
- Common Wealth Development
- Madison Area Community Land Trust
- Gorman & Co.
- Operation Fresh Start
- Porchlight, Inc.
- Housing Initiatives, Inc.
- Madison Development Corporation
- Housing Resources Group

Interested parties have until August 31, 2009 to provide a written letter of commitment to the university if they are interested in moving the building. Parties then have until February 1, 2010 to remove the house. Detailed news articles have been placed in the local media (both print and TV) advertising the house for relocation and sale (see attached). To date, no letters of commitment have been received.

We are prepared to review the enclosed material with the Landmarks Commission at their August 10 meeting. We understand this is a proactive informational presentation prior to our conditional use review at the Plan Commission on August 17. The Landmarks Commission action, if any, will be advisory to the Plan Commission on the conditional use and demolition request.

If you have any questions or need additional information, please feel free to contact me directly at 263-3023 or via e-mail at gbrown@fpm.wisc.edu.

Thanks!

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

University of Wisconsin-Madison
School of Human Ecology Addition & Renovation -- 1300 Linden Drive

Project includes deconstruction and removal of buildings at 1330 and 1340 Linden Drive, major renovations to the existing main building at 1300 Linden Drive and a 97,000 gross square foot addition to the west. Both the main building and the Family Studies House have been determined to be eligible for listing on the National Register of Historic Places by the Wisconsin Historical Society.

Project Description and Historic Background

The University of Wisconsin-Madison is planning the renovation and expansion of the existing School of Human Ecology building, located at 1300 Linden Drive. The addition will consist of 4 stories above grade off the west side of the existing building, connecting to the existing building at all four floors. A below grade parking level will be located under the building providing 41 parking spaces (39 standard spaces plus 2 accessible parking spaces) and secure bicycle storage. Additional bicycle and moped parking will be located around the exterior site. An existing 25-car surface parking lot will be removed as part of the project.

The project site roughly is described as an area bounded on the south by Linden Drive, on the east by the west exterior stair case of Van Hise Hall, on the west by Agricultural Hall and on the north by Observatory Hill and the historic Washburn Observatory. A specific site plan is attached that shows the project extents.

Two existing buildings will be removed as part of the project (the Preschool Laboratory, 1440 Linden Drive at 6,912 gross square feet and the Human Development/Family Studies House, 1430 Linden Drive at 5,425 gross square feet). The latter house is listed as eligible for listing on the National Register of Historic Places by the Wisconsin Historical Society under criterion A in the field of women's education. The building may be moved off site if a qualified buyer is found prior to August 31, 2009. If a buyer is not found, the building will be deconstructed and recycled as much as possible. To date, the building has been offered to all state agencies for reuse without any positive responses. News articles have been placed in the local media and local developers typically interested in moving houses have been contacted. A full reuse and recycling plan has been submitted for City of Madison review.

The Human Development & Family Studies House at 1430 Linden Drive (aka Home Management House, Practice House, Practice Cottage, Child & Family Studies) was designed in 1940 by then state architect, Roger Kirchhoff. Construction was finished in June 1941. It is a two-story colonial revival of light brick with Madison sandstone trim, an asphalt shingled hipped roof. The building is substantially built with concrete floors and hollow tile walls in order to be fireproof. Originally there were four bedrooms, three bathrooms, a study, an instructor's suite, kitchen, laundry, demonstration rooms, and sun porch. It was intended to accommodate an instructor and eight students living in the facility at any one time. Every senior in home economics was required to spend two weeks in the house prior to graduation. The house fulfilled its mission for the first 25 years until the mid-1960s when the school changed its name from "Home Economics" to "Family Resource and Consumer Science". At that time the building was converted to offices.

The Preschool Laboratory at 1440 Linden Drive (aka Nursery School) was designed in 1956 by Weiler and Strand of Madison. The facility opened in September 1957. It is a 61-foot by 74-foot two-level concrete building faced with brick and set into the south side of Observatory Hill. Outdoor playground facilities surround the building on the north and east sides.

The existing main School of Human Ecology facility has been designated as potentially eligible for listing on the National Register under Criterion C, as a fine example of the institutional work of Laird and Cret (known locally for their UW campus master plan of 1908 working with State Architect Arthur Peabody). It may also be eligible under Criterion A in the area of history as part of a "women's campus."

The original School of Human Ecology building was designed by Paul Cret and constructed in 1913. The west wing was added in 1951 as envisioned by Cret in his original plans. It is a five story, cut limestone and brick Beaux Arts building with a exterior central grand stair leading to the main floor of the facility. The building currently consists of 76,145 GSF and houses the School of Human Ecology's administrative offices and student services along with various classrooms, design studios, research laboratories and a lecture hall. The main users of the remodeled existing building and the addition will be students, faculty and staff in the School of Human Ecology. The total building (existing and addition) will have approximately 1,206 occupants including 221 employees. Upon completion, the two buildings together will total 173,205 gross square feet. The project site is approximately 157,000 square feet or 3.60 acres in size.

The existing School of Human Ecology building is located immediately adjacent to the Henry Mall Historic District which was listed on the National Register of Historic Places (NRHP) in 1992. The University of Wisconsin-Madison,

UW System and State of Wisconsin's Department of Administration has coordinated closely with the Wisconsin Historical Society on all proposed work in the building as well as for the addition and the surrounding site improvements. The Observatory Hill Historic district boundary for the Washburn Observatory is just north of the project site and it too is listed on the National Register of Historic Places. The NRHP listed Observatory Hill Native American mound district is also present to the north and west of the project site. Finally, there are also numerous historic cultural landscape elements scattered around the site including two Franz Aust rock gardens, the Presidential Oak, the Euthenics Oak and Rock Garden, and an Autumn Purple White Ash cloned from the original cultivar by G.W. Longenecker that will be protected during construction.

Further, the proposed project impacts the designated site boundary of Agricultural Hall (1902), immediately to the west, which was listed on the National Register of Historic Places in 1985. Mitigation efforts have been successfully negotiated with the Wisconsin Historical Society.

The existing School of Human Ecology building is a well-designed and impressive structure that represents an important historical element on the University of Wisconsin-Madison campus. The building is located near the top of Observatory Hill and plays an important role as part of the "Greater Mall" portion of campus. Just as importantly, the relationship between the building and its prominent site accentuates the building's visual and spatial presence.

Based on a review of the existing drawings and site inspections the exterior envelope is in very good condition for a building of this age. Typical deterioration of the exterior historic elements includes surface crazing of the brick in some areas that are exposed to the weather; some limited cracks in the limestone masonry; limited deterioration of mortar joints at the brick and limestone masonry; minor erosion of the limestone where exposed to the weather and rainwater run-off; deterioration of vertical masonry joints exposed to the weather; very minor spalling of the limestone masonry; sealant joints that have reached the end of their service life and localized staining of the masonry. The only area that is in poor condition is the grand front stairs which are constructed of concrete with limestone sidewalls. There is deterioration of the concrete stair surfaces and notable dislocation, cracking and joint failure at the limestone.

The existing clay roof tiles and flashing appear to be in good condition. The existing flashing is very weathered and appears to be copper due to its green patina. Any roof areas that are modified will most likely require replacement of the existing flashings due to their age and potential brittleness. The existing wood, single-pane windows are in very good condition since they are protected by being inset into the heavy masonry walls and the installation of modern, aluminum storm windows.

The proposed addition will house the School of Human Ecology Preschool Laboratory will be licensed for up to a maximum of 118 children from an overall capacity level however this maximum will not be reached based on the high quality program the school plans to deliver. It is envisioned that the number of children in the facility will be somewhere between 73 and 88 children including 12 infants, 12 two- to three-year olds, 30 two- to five year olds and 30 specialty/4-K children. There are no plans to enroll the full 118 children which would sacrifice the high quality program envisioned.

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. Some of the underground parking will be reserved for the preschool drop-off/pick-up use as well as a mix of short term meter and permit parking. Parking for individuals with disabilities (2 spaces) will be provided in the underground garage as well. A full landscape renovation and restoration plan is included with the project.

Exterior building materials of the addition will be consistent with the campus neighborhood and include brick, stone, glass, metal panel and precast concrete. In addition, a series of green roofs are being planned as part of the project to reduce overall stormwater impacts on the site.

The overall project follows the 2005 Campus Master Plan that suggests a building addition to the west of the present day School of Human Ecology building. The proposed building addition is set back from Linden Drive approximately in line with Agricultural Hall and the existing SoHE building in respect for the "Greater Mall" as defined in the 1908 Campus Master Plan and reiterated in the 2005 Campus Master Plan.

The project has been presented to the Joint West Campus Area Committee for informational review in January 2009 and has been presented to the City of Madison development assistance team in February 2009. In July 2009, the project received a recommendation for approval by the Plan Commission of the conditional use from Joint West.

Questions on this project may be directed to Gary Brown, at 608-263-3023 or Angela Pakes Ahlman at 608-262-6384.

1430 Linden Drive – Human Development / Family Studies Building (to be removed)



South façade, main elevation



Northeast entry



West façade

1440 Linden Drive – Preschool Laboratory (to be removed)



Southwest Corner

School of Human Ecology Building



Main, South Facade



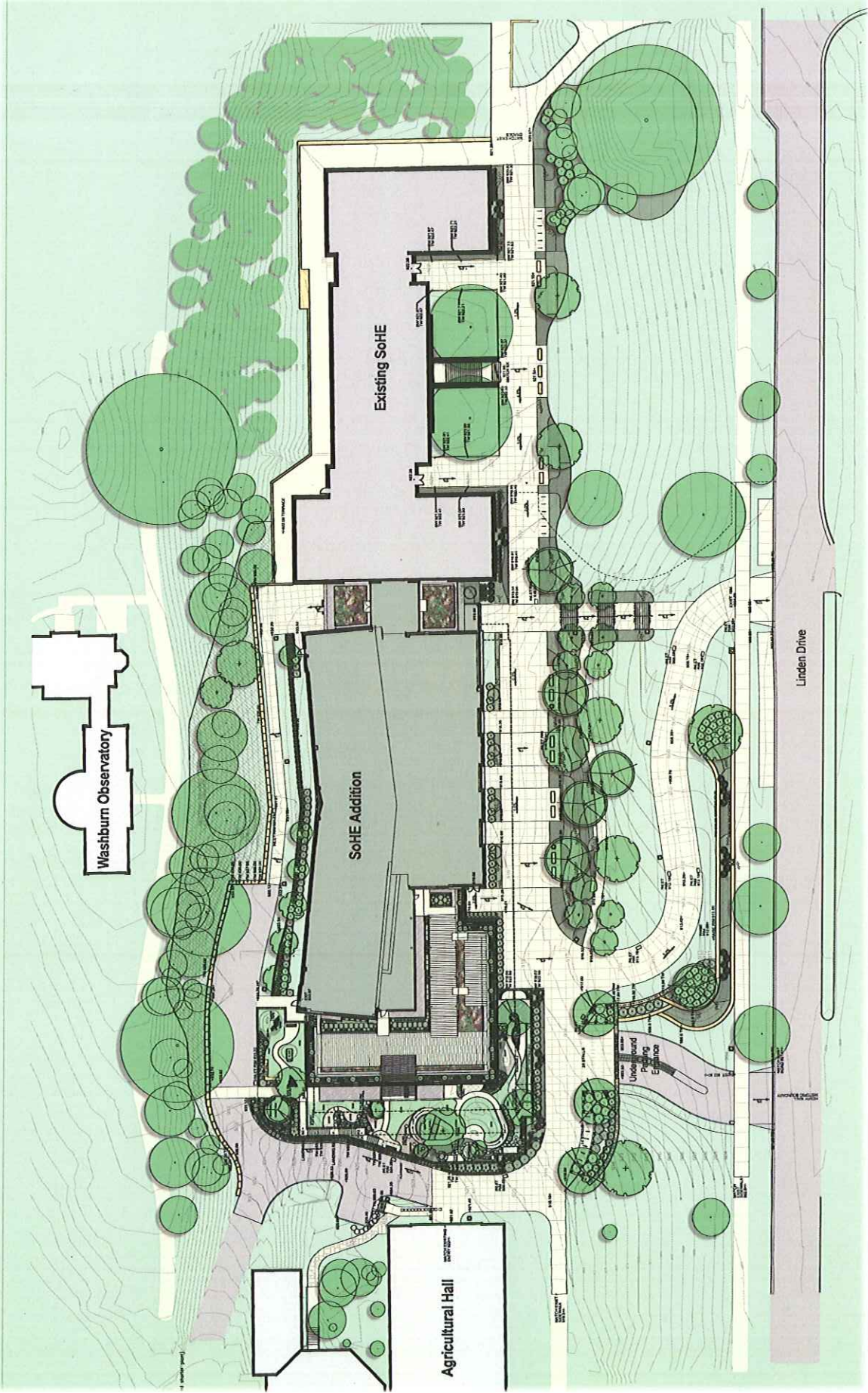
East Elevation

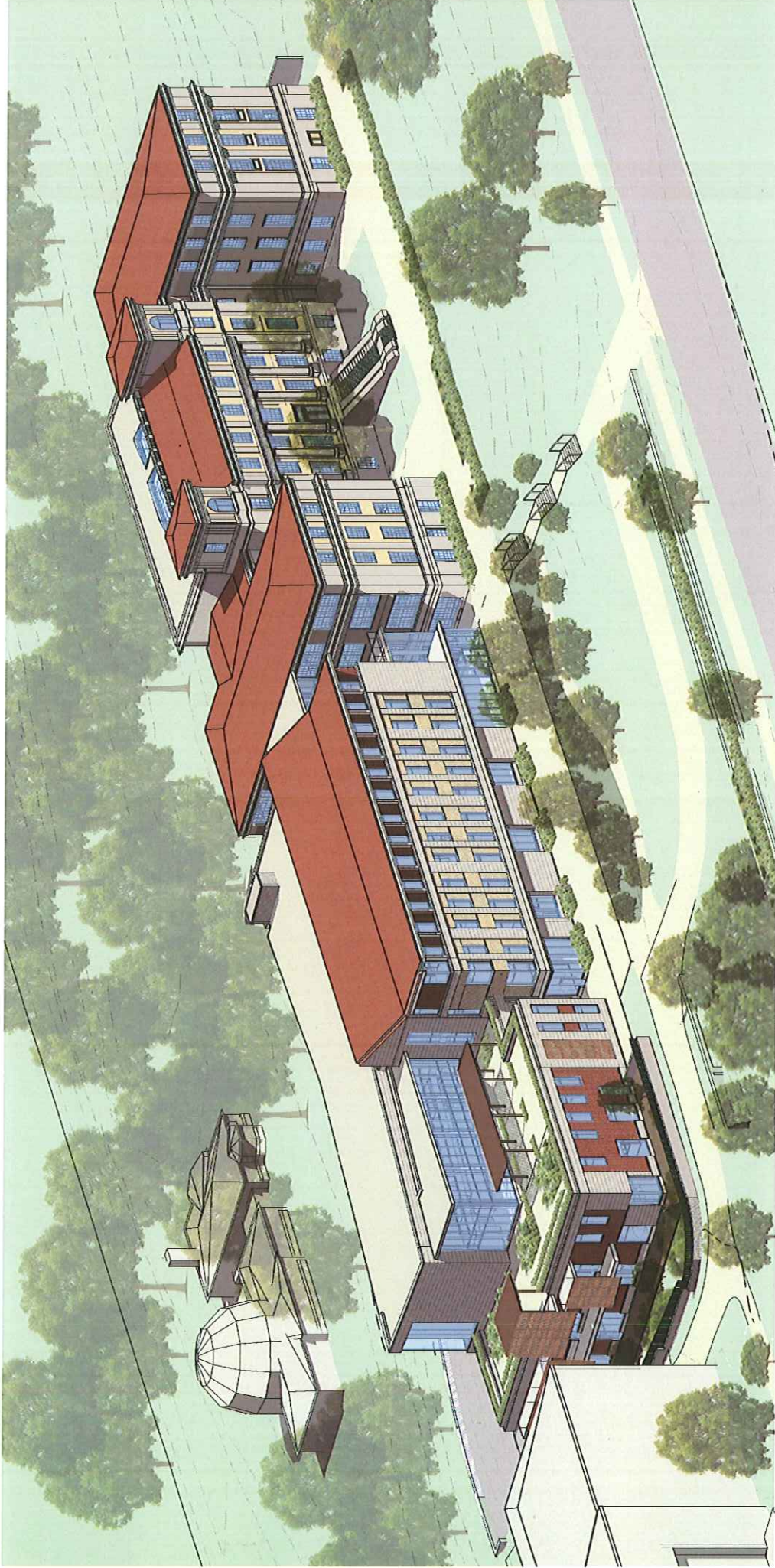


West Elevation



Building Site from above, looking northwest







SOUTH ELEVATION
JULY 2009



NORTH ELEVATION
JULY 2009

July 13, 2009

Mr. Chip Harry L. Brown, III
Government Assistance and Training Specialist
Wisconsin Historical Society
816 State Street
Madison, WI 53706-1482

Re: School of Human Ecology- Mitigation Plan
DSF Project No. 06K2Z
Practice Cottage
1430 Linden Drive
Madison, WI 53706

Dear Chip,

The following is my report on the property.

Purpose

Given the likelihood that the Practice House will be demolished, the mitigation plan requires a report on the salvage, reuse and recycling potential of the property.

Deconstruction Strategy

If removal of the home is the alternative that is implemented, deconstruction should be the preferred method of removal. Deconstruction involves carefully removing materials, elements and components that can be reused and recycled.

As a prelude to the deconstruction, appropriate architectural digital photography, similar to H.A.B.S standards, was completed and will be transmitted to the University Archives and the Wisconsin Historical Society in conjunction with other required mitigation documents.

The preparation of a comprehensive reuse and recycling plan, meeting City of Madison requirements, is recommended for the property prior to deconstruction activities.

Present Use

At present the cottage is utilized by Human Development & Family Studies for office space.

Background

Originally constructed in 1941 as the Home Management House, this 3,700 sq/ft building was used as a practice and training for the Home Economics Department. *(Image 1)*

This is a two story colonial revival house with concrete frame, structural clay tile partitions and brick exterior walls. The house originally had 4 bedrooms, 3 baths, study, kitchen, enclosed porch and an instructor's suite. It also featured a laundry, a demonstration room and a recreation room in the basement. The house accommodated one instructor and eight students as short term residents.

The building was converted to office space sometime during the 1960's era.

The majority of key interior and exterior identifying features of this home remain intact. The office function was inserted with little alteration except for the removal of the kitchen cabinets and subdivision of the basement laundry area.

Materials Suitable for Salvage and Reuse

The following key elements of the house were observed to be in good condition and have excellent potential to be salvaged and reused. *Habitat ReStore* is a recognized market in the Madison area for reused building materials. They will deconstruct and resell residential scale building materials. *(Also see attached images at end of this report).*

Basement

- Fireplace surround and hearth stones *(image 2)*
- Wood panel doors, hardware and wood surrounds
- Wood windows and surrounds *(image 3)*
- Built in cabinets and hardware *(image 4)*

First Floor

- Wood fireplace surround/mantel and marble hearth (image 5)
- Oak wood flooring (image 6)
- Wood panel doors, hardware and wood surrounds (image 7)
- Stair newel post, railing and balustrade (image 8)
- Built in cabinets and hardware
- Entry door and surround
- Wood windows and surrounds
- Original lighting fixtures (image 9)

Second Floor

- Wood panel doors, hardware and wood surrounds
- Built in cabinets and hardware (image 10)
- Oak wood floor
- Wood windows and wood surrounds (image 11)
- Stair hall railing and balustrade (image 12)
- Original lighting fixtures (image 13)

Exterior

- Front entry door way, surround and door (image 14)
- Stone trim and sills (image 14)
- Brick
- Original light fixtures
- Metal cast iron railings
- Wood shutters
- Retaining wall and patio stones (image 15)

Any remaining items *Habitat ReStore* can not take should be marketed accordingly. This can be accomplished via local newspaper ads as well as web-based listings like *Madison Stuff Exchange*, *Madison Freecycle*, and *SustainDane*. Another way to connect to nonprofit groups and individuals is the *Business Materials Exchange of Wisconsin*.

Other Materials Suitable for Recycling

The materials listed below are typically recycled by local contractors as part of the normal deconstruction process.

Wood

All untreated lumber, including; rafters, roof sheathing, structural lumber, decking, rough framing, joists, studs, etc. should be recycled.

Carpet

All carpet and pad in the house is recyclable. Several local companies accept carpet for manufacturers to recycle.

Asphalt

Any asphalt paving or shingles, after removal of nails, can be recycled by local contractors.

Wiring & components

Electrical, communications and data wiring is recyclable for the copper content. Insulated copper wire, copper, aluminum, brass and other non-ferrous metals all may be recycled.

Toilets & Lavatories (*image 16*)

Typically toilets are not accepted for reuse, but some contractors take used toilets and lavatories to be crushed, ground up and sold as recycled aggregates.

Equipment and Appliances

Freestanding, removable, and possibly usable equipment and appliances all have potential for reuse.

Metal

Metal components such as conduit, pipe, ductwork, vents, storm windows, grilles, fire escapes, doors and mechanical equipment can be hauled to a metal salvage company for recycling.

Hazardous materials

The University has a comprehensive hazardous materials report on this building.

The removal and then reuse of salvaged building materials and components minimizes waste, pollution and energy use that results from the production of "new" building materials and components. It also increases the diversion of reusable materials from the waste stream, therefore reduces the amount of materials going into landfills.

The other benefits of salvage are that quality materials and components, such as stone, old growth lumber and historic fixtures and hardware find new homes or new uses within the community. These products, materials and components are given an extended life. Original materials and components can be used as is or slightly modified in a building rehabilitation. Materials and components can also be re-fabricated to serve a new role in a new construction or rehabilitation project.

In summary, there are numerous opportunities to salvage, reuse and recycle materials, elements and components from the Practice Cottage if it is deconstructed.

Sincerely,

Charles J. Quagliana, AIA, NCARB
Preservation Architect