



JOINT CAMPUS AREA COMMITTEE

UW-Madison University Club Advance Planning Study

May 26, 2022

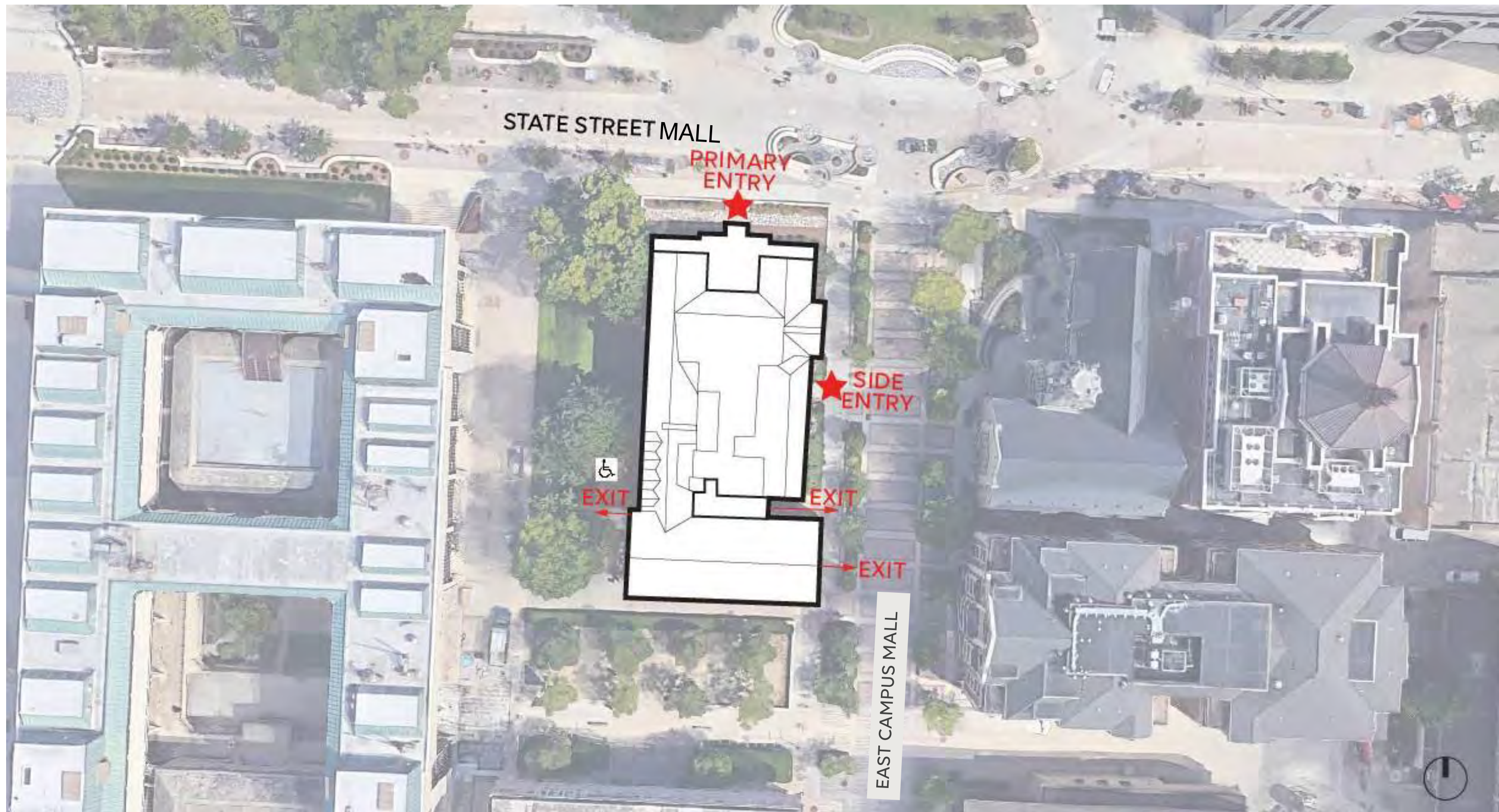
INTRODUCTION

HGA completed an Advance Planning Study for the UW-Madison University Club. The purpose of the study was three-fold:

- To identify potential service models that create a financially stable revenue source for the Club moving forward.
- To review the current conditions and provide an assessment of the building, systems and needs.
- To determine improvements that are needed to support the future service model of the Club and provide a safe and restored building for the next generation of guests to the University Club.







BUILDING HISTORY

1907: Club established with purchase of Parkinson House

1908: Renovation of house and west wing addition

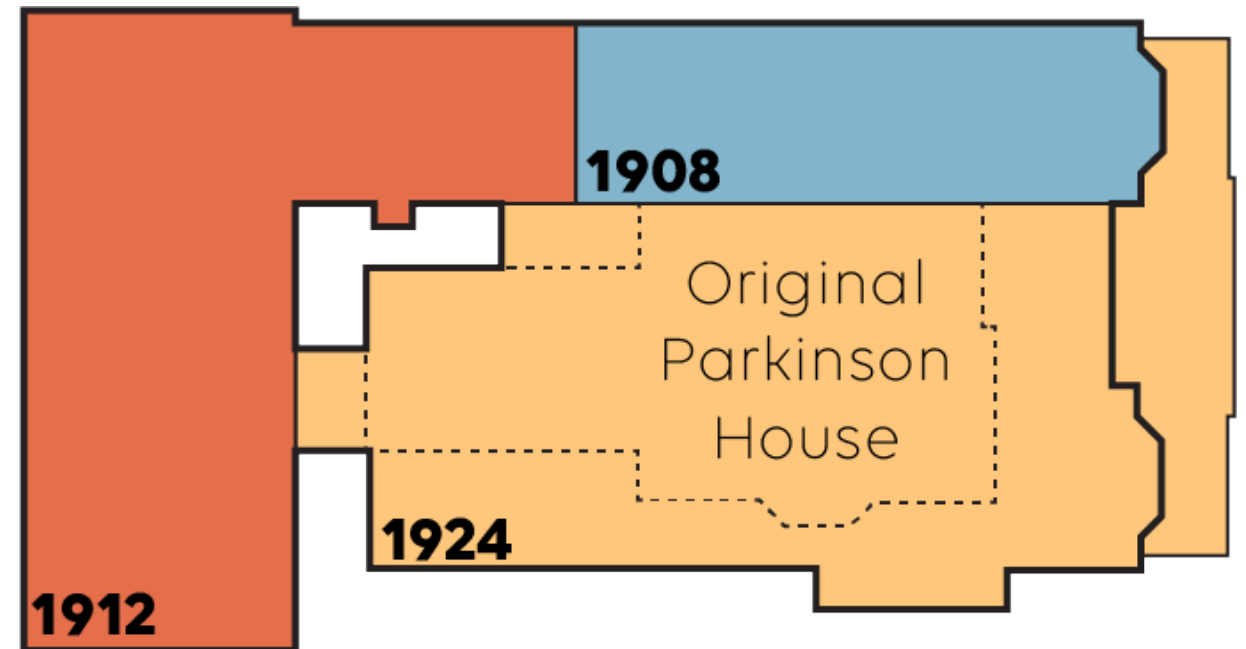
1912: Southern Dormitory wing addition

1924: East and central wing additions

1930's: Club begins operation as membership based 501(c)(7) social organization

1969: Residential apartments converted to faculty office use

1974: Bascom Hill Historic District established



Building Construction Phases

EXISTING EXTERIOR VIEWS



Photo of Main Entry, north façade



Photo of east façade

EXISTING EXTERIOR VIEWS



Photo of west façade showing current accessible entrance



Photo of south façade

EXISTING INTERIOR (MINOR RENO PROPOSED)



Photo of Reading Room

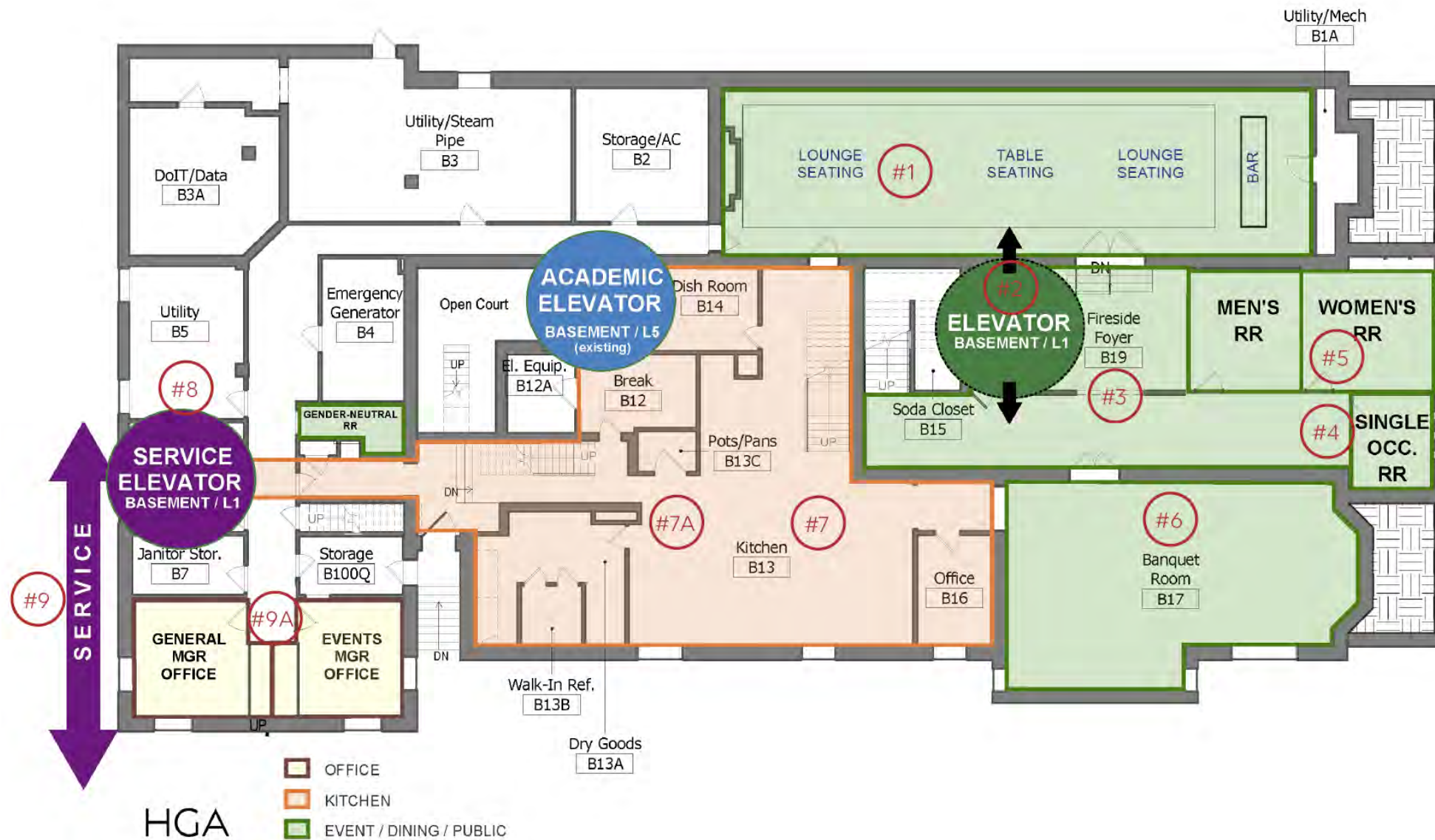


Photo of Wayside Dining Room

EXISTING KITCHEN (MAJOR RENO PROPOSED)



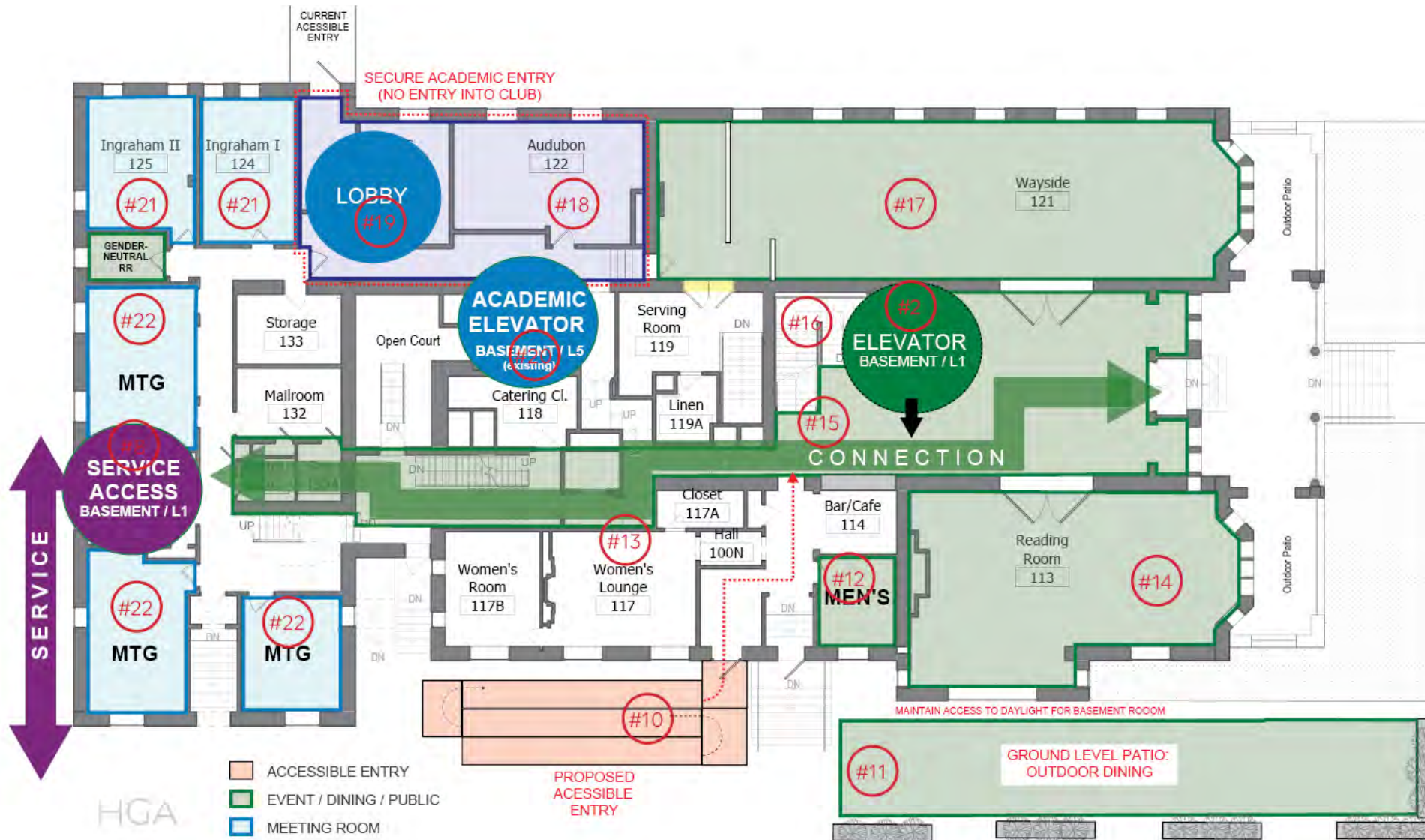
LOWER-LEVEL (BASEMENT) RENOVATION PLANS



KEY PLAN FOR MAJOR WORK AREAS

1. Full Finishes Refresh of Fireside Lounge; New Bar / New Furniture + Equipment
2. New 2-Stop Service Elevator provides accessibility
3. Fireside Foyer - All new finishes -Remove non-compliant ramp
4. Add Single-Occupant Restroom
5. Convert Men's Restroom to Men's + Women's Restrooms
6. Full Finishes Refresh of Banquet Room
7. Complete Gut and Renovation of Kitchen - New floors, walls and ceiling
- 7A. All new kitchen equipment and hood
8. New Service Elevator between Level 1 /Basement
9. New Service Entry for deliveries - new door cut through exterior wall to delivery area with service elevator
- 9A. New General and Event Managers Offices

MAIN LEVEL (LEVEL 1) RENOVATION PLANS



KEY PLAN FOR MAJOR WORK AREAS

10. New Accessible Entry Ramp to Level 1
11. New Patio Seating Area
12. New Men's Restroom on Level 1
13. Women's Lounge/ Restroom receives new finishes
14. Reading Room receives new finishes
15. New major corridor is created to Meeting Rooms
16. Existing Stairs from above retrofitted w/ access control to restrict cross traffic
17. Wayside Room receives new finishes
- 18-20. Area converted to entry/ reception/ meeting room for academic use only.
21. Elevator controls modified to access 1-4
22. Renovated Meeting Room / Office Space Converted to Meeting Rooms

MAIN LEVEL ACCESS CORRIDOR LOCATION

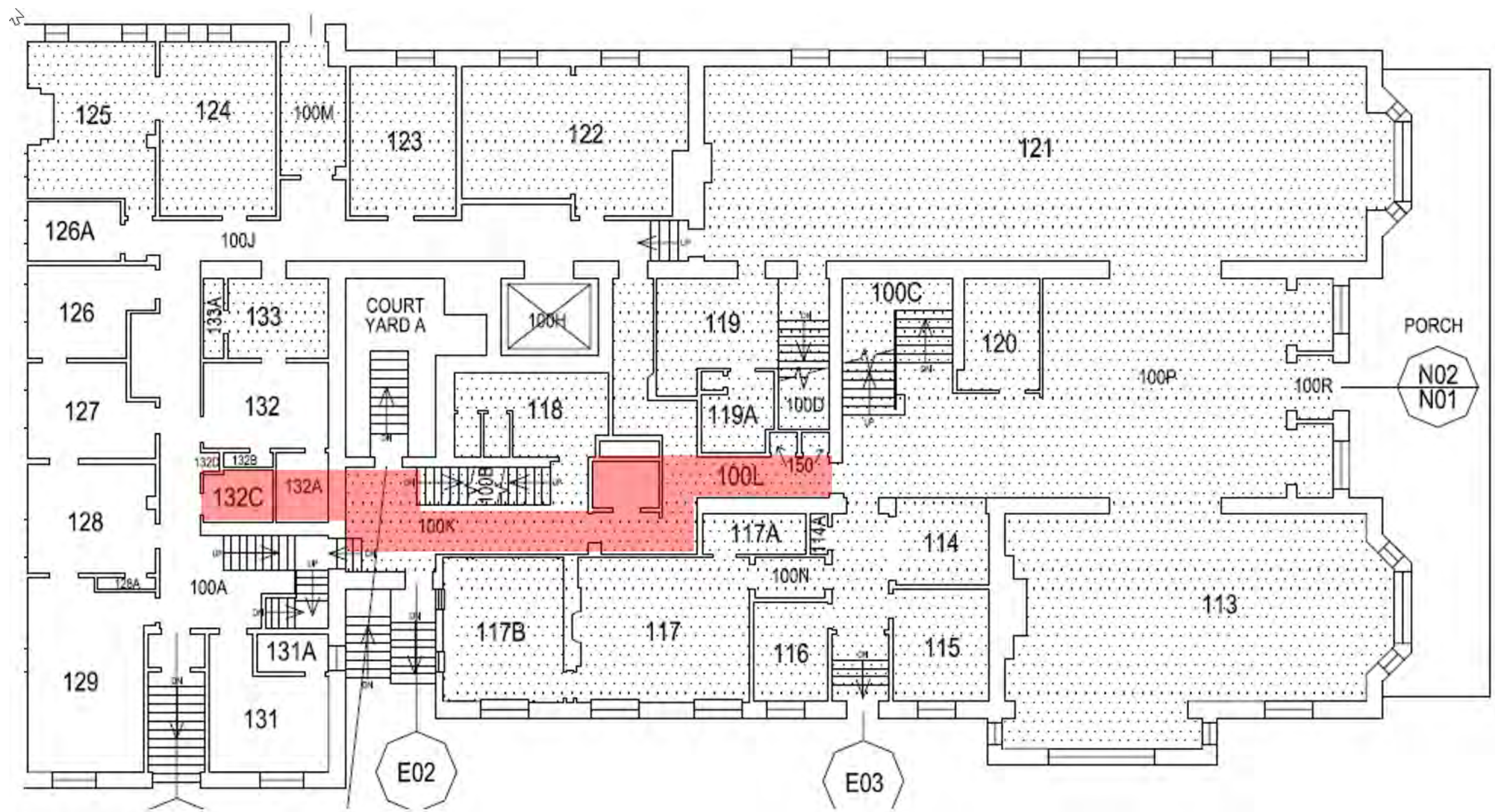




Photo of existing east facade condition



Rendering of new accessible ramp with window modified to door for access to Main Level



Photo of northeast corner



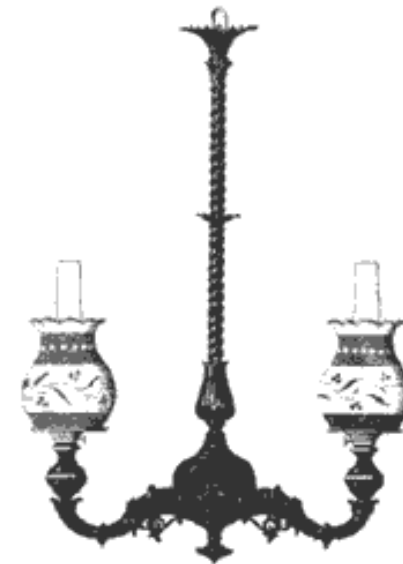
Photo of existing East Campus Mall



INTERIOR

APPROACH: RESPECT, RESTORE, RENEW

1. Public Spaces to remain as is with only minor modifications to improve accessibility and remove exposed piping conduits and non-historic elements.
2. All historic materials to remain. Most historic materials will be cleaned, repaired and refinished.
3. New interventions are primarily focused around improving accessibility and include adding elevators, access ramps; and efforts to improve functionality such as major kitchen upgrades and improvements to the mechanical, electrical, plumbing, technology, and fire protection systems.
4. Our approach will be to work within The Secretary of Interior's Standards for Rehabilitation. On both the exterior and interior the goal will be to minimize renovation and respect, restore, renew this historic building.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

EXISTING LEVEL 1 READING ROOM

Existing beams to remain (repair – touch-up finish as required)

Existing plaster niches to remain

Existing fire place and wood wall paneling to remain (repainted)

Existing plaster walls and ceiling to remain (repaired and repainted)

Existing wood/glass cabinets to remain

Existing terrazzo floors to remain

Existing windows to remain

All exposed conduit to be removed



Photo of Reading Room



Photo of existing Fireside Lounge

LOWER -LEVEL FIRESIDE LOUNGE

Existing plaster wrapped beams to remain (repainted)

Existing stained-glass windows to remain (restored)

Existing wood paneling to remain (refinished)

Existing fireplace + mantel to remain

Existing carpet to be removed and replaced with wood-look LVT

New ceiling light fixtures / existing wall scones to remain

Existing bar restored / relocated

All exposed conduit to be removed



Rendering of proposed new Fireside Lounge





LEVEL 1 –WAYSIDE DINING ROOM

Existing beams to remain (refinished)

Existing windows to remain (refinished)

Existing wood wall paneling to remain (refinished)

Existing plaster walls and ceiling to remain (repaired)

Existing terrazzo floors to remain

New light fixtures

All exposed conduit to be removed

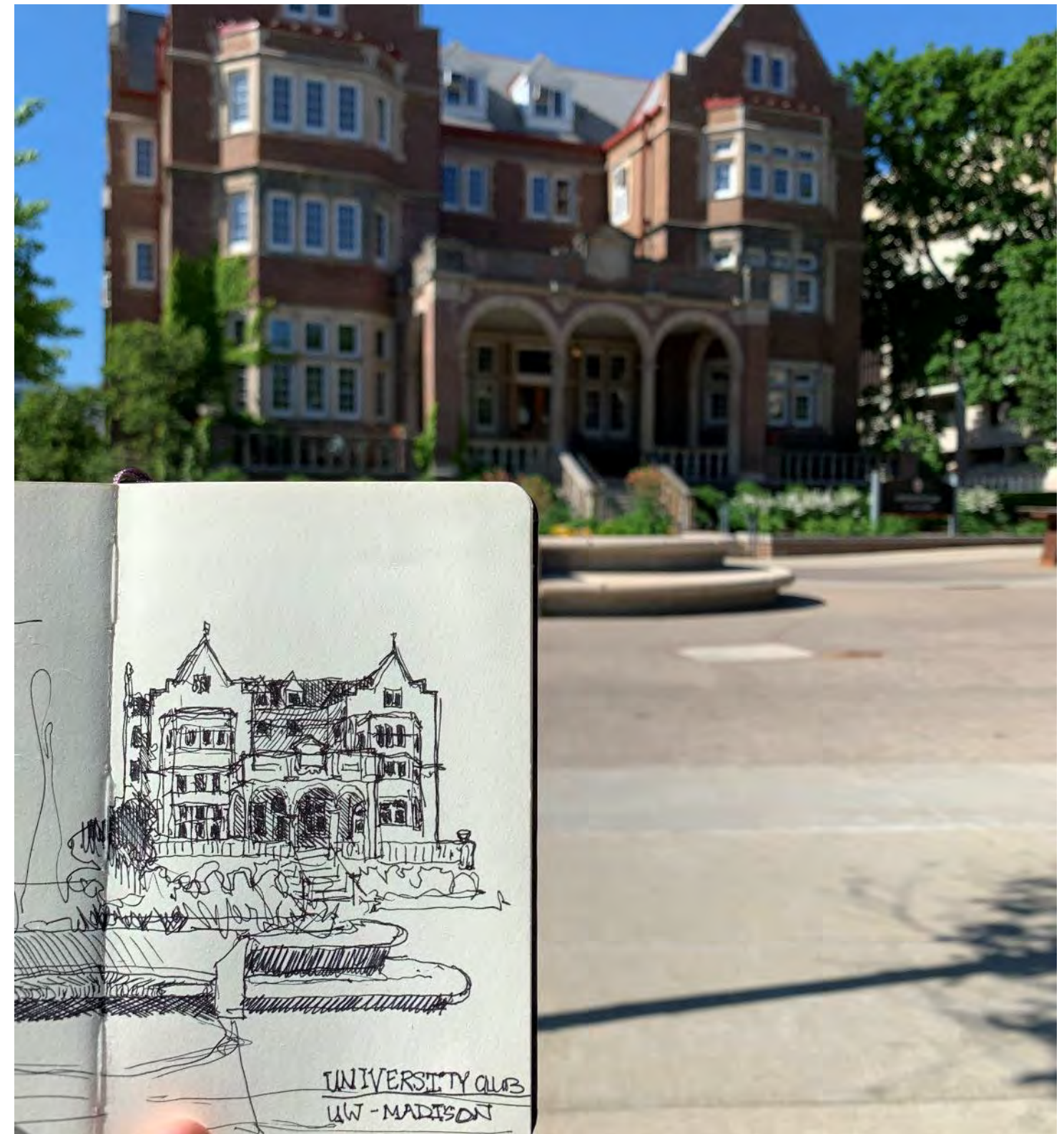


Rendering of proposed new Wayside Dining Room finishes



PROJECT NEXT STEPS

- May 26 – JCAC Review
- Ongoing – WHS Review
- June 21 – DRB Review
- June 30 – Completion of Study



THANK YOU!