



September 30, 2013

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd Room LL-100
Madison, WI 53703

Re: Dane County Lake View Sanatorium Dormitory for Help
1206 Northport Drive
Madison, WI 53704

Dear Members of the Plan Commission and Staff:

Following please find a Project Narrative and plans for the proposed deconstruction of the Former Sanatorium Dormitory for Help for consideration of approval of a demolition permit.

Project Team and Design Process

The property is owned by Dane County. Dane County Public Works and Dane County Parks contracted with Dorschner|Associates, Inc. to lead an architectural and planning team including Ken Saiki Design and Urban Assets. Members of the public, the Friends of Lake View Hill Park, focus groups and other park users, preservationists and area elected officials were engaged in the exploration of the development of an interpretive gathering area design concepts incorporating materials that would be salvaged from the Dormitory for Help.

The project is also being designed in coordination with the State Historic Preservation Officer in developing a mitigation plan providing an ongoing public benefit.

The Landmarks Commission reviewed the proposed demolition at their August 12, 2013 meeting and the enclosed design includes their recommendation to the Plan Commission for the retention of portions of exterior walls and foundation to create a neighborhood requested gathering space incorporating the historical existence of the structure in the design.

Present Use

The Lake View Campus was converted to Dane County Human Services office use in the 1960's. The Dormitory for Help underwent a renovation in 1976. By the early 1990's the Dormitory for Help was no longer occupied and used for file storage. The three story 19,260 SF building is unoccupied.

Proposed Use

Portions of the exterior walls of the Dormitory for Help will be retained and deconstructed materials salvaged and reinstalled to create an interpretive site element to both display the historical significance of the site and continue to encourage the connection between people and open space. Visitors to this site will be provided with information as to the history of the site and the Dormitory for Help. Tiered seating within the original building footprint provides a gathering space and transitions between the built form, the site restoration and the preservation of existing cultural features. A retained portion of the original wall provides an opportunity

Stormwater management features will be integrated while preserving the cultural features of the landscape in support of the Lake View Hill Park Master Plan and recommendations in the Lake View Hill Park Cultural Landscape Evaluation.

The property is zoned Conservancy. Park hours are 6:00 AM-10:00 PM. 192 vehicle parking stalls and 12 bicycle parking stalls serve the campus.

Historical Significance and Alternatives Studied

The Dormitory for Help (also referred to as the Nurse's Dormitory) is one of the contributing structures of the Lake View Sanatorium State and National Register of Historic Places 1993 listing. Per the listing, the Dormitory for Help was constructed in 1934 to house the entire staff to allow the staff living quarters on the fourth floor of the Main Sanatorium Building constructed in 1929-1930, serve as additional patient rooms.

The National Register Listing statement of significance indicates the distinctive design characteristics of the tuberculosis sanatorium include the isolated, hill-top location with landscaped grounds for patients in support of the open air treatment philosophy and the essential curative effects of open space for exercise and fresh air before the discovery of penicillin to cure the disease. Architectural features of significance noted are features of the Main Sanatorium Building. While listed as a contributing building within the property, the physical features of the Dormitory for Help are not essential physical features in the ability of the property to convey its significance.

In 2008 and 2009, Dane County contracted with Dorschner|Associates, Inc. to complete a study of the Lake View Campus to determine goals and requirements for future projects for the continued rehabilitation of the Lake View Campus to provide office space to meet the needs of Dane County departments, divisions and offices. This study concluded Dane County does not have the demand for office space for the rehabilitation of the Nurse's Dormitory to provide additional office space. The estimate of probable construction cost for the rehabilitation of the Nurse's Dormitory for office use was in excess of \$3M in 2009. Relocation of other departments to the Lake View Campus is not suitable due to required departmental adjacencies and public access. The building is currently insured for approximately \$1.7M.

In 2008-2009, Ken Saiki Design completed the Lake View Hill Park Master Plan. The Master Plan provides recommendations on the role of the park and landscape providing information and interpretive opportunities that highlight the history of the site. The Park's adjacency to residential neighborhoods and schools creates opportunities to enhance the site's diverse educational potential.

In July 2011, The Lake View Hill Park Cultural Landscape Evaluation prepared by Quinn Evans Architects provided Dormitory Area Conceptual Treatment Recommendations including that the dormitory be rehabilitated for an adaptive reuse that is compatible with the current use and historic character of the Lake View property. Dane County does not have funds for rehabilitating the dormitory and does not need the building for office or storage space. The county has given permission to the Friends of Lake View Hill to explore possibilities for rehabilitating the building. The Friends of Lake View Hill will pursue a grant to fund a feasibility study and will seek partners who have interest, experience, and funding that could be used toward rehabilitating the building. The feasibility study will assess the financial potential of rehabilitating the dormitory for a specific use or list of uses that are compatible with the Human Services Campus and park use. The study will be unique in that it will facilitate a decision-making process that will result in the stakeholders stating acceptable uses for the property, and parameters that apply. The proposed use should be compatible with the existing site limitations related to parking, vehicular circulation, storm water management, and the Conservancy zoning of the overall property. The study will clearly indicate if there is an identified need for the proposed use in this location. If the Friends of Lake View Hill are not successful in finding partners by January 2012, Dane County will pursue steps toward demolition of the building. Following demolition, the county will develop a plan for a park gathering space with interpretive materials related to the historic aspects of the property. The design of the space will strive to respect the integrity of the remaining historic landscape.

In July, 2012 Dane County contracted with Urban Assets to help determine the future of the Nurse's Dormitory. The report concluded Dane County does not have a use for the building, but at the request of the various stakeholders had allowed the opportunity to explore if there were a viable reuse of the building. Of the suggestions for various uses raised interesting possibilities, they lacked two key elements – a champion willing to lead the project and the prospect of financial feasibility, based on the history of similar projects and current market conditions.

The report also summarizes the 2009 Northport-Warner Park-Sherman Neighborhood Plan and Friends of Lake View Hill Park efforts in the entire property's land use designation as conservancy. Based on the zoning code, the only permitted use would be the construction of a gathering area and shelter. All other uses would either require the approval of the Planning Director, approval through a conditional use process, or a full rezoning as a Planned Development.

The report indicates an Ad Hoc committee formed in 2012 to guide the recommended next steps developed three principles for decision making to guide the future of the Nurses' Dormitory. First, the solution should be a shared community asset that is available to the public, creates an opportunity to educate, and has a positive impact on the neighborhood and the community. Second, the solution should contribute to the conservation of the natural and historical landscape and its role in the story of healing. And third, the solution should be financially feasible.

The report indicates that given the results of the research, and within the context of the decision making principals, Urban Assets recommended the following:

1. While the Nurses' Dormitory is a contributing factor to the historic designation of the former sanatorium and the Lake View Hill Park, it is not a determining factor. There are many elements within the park that will continue to tell the story of the property and the proper reuse of the site will facilitate that story.
2. Due to the current condition of the building and the lack of a feasible reuse within a reasonable time frame, the Nurses' Dormitory should be demolished.
3. Based on the Conservancy zoning, the only permitted use for the site, beyond allowing it to return to its natural state, is as a gathering area or park shelter. *The 2009 Lake View Hill Park Master Plan* recommends the development of additional gathering areas and structures (LVHPMP p.33) within the park which would allow opportunities for environmental education and historical-cultural resource interpretation. Not including, however, covered shelters (LVHPMP p. 35).
4. While the plan recommends the fountain as a potential site for a gathering area, the demolition of the Nurses' Dorm creates an additional opportunity for creating a gathering space that incorporates both the natural environment **and** the history of the park's built environment. Indeed, the plan identifies the site of the Nurses' Dorm as an appropriate location for historical-cultural resource interpretation (LVHPMA p.25). The creation of a gathering space that incorporates elements of the original building within a natural setting will provide a space for the education and enjoyment of the community.
5. Working collaboratively, the County, the Friends of Lake Hill View Park, and neighborhood residents should develop a clear plan for the site's reuse within the context of the park's history, current use, existing plans, and opportunities for their implementation. The hiring of a professional consultant to guide this process is highly recommended.
6. Future reuse of the site should address the storm water management issues including restoration of the historic watercourse to the south to accommodate roof drainage from the DCDHS building (LVHPMP p. 30) as well as other issues related to the drainage of the parking area.
7. The DCDHS should relinquish management of the property to Public Works to coordinate the demolition of the building followed by the Parks Department to coordinate the planning and future reuse of the site.
8. The County should carefully deconstruct the building in order to preserve key architectural and historical elements that could be used in the future reuse of the site to help depict the historical-cultural interpretation.

Deconstruction Strategy

Key elements observed to be in good condition with excellent potential to be salvaged and reused have been identified in coordination with the Wisconsin Historical Society. Deconstruction will involve carefully removing materials that can be reused and recycled.

A Reuse and Recycling plan will be submitted for approval by the City's Recycling Coordinator. Hazardous materials will be appropriately removed and disposed of.

The historic cultural landscape will be protected during the deconstruction and Dane County would identify a protected environment to store salvaged materials prior to their reuse.

Proposed Schedule and Economic Impacts

It is anticipated that deconstruction would start during the winter of 2013 and construction complete in the summer of 2014. The construction phase is anticipated to create the equivalent of 10 full-time jobs.

In summary, the deconstruction of the Dormitory for Help creates an opportunity for a public asset that incorporates both the natural environment, the history of the built environment and will continue the site's historic significance in connecting people with the natural environment. This gathering area will be located to preserve the Historic Cultural Landscape and is a permitted use within the Conservancy Zoning.

Sincerely,



Dawn O'Kroley, AIA, NCARB
Principal