

# Wittich Hall Renovation

Preservation Plan  
Appendix 2

University of Wisconsin – La Crosse  
November 1, 2016

DFD Project No. 14I20

**FINAL DRAFT**

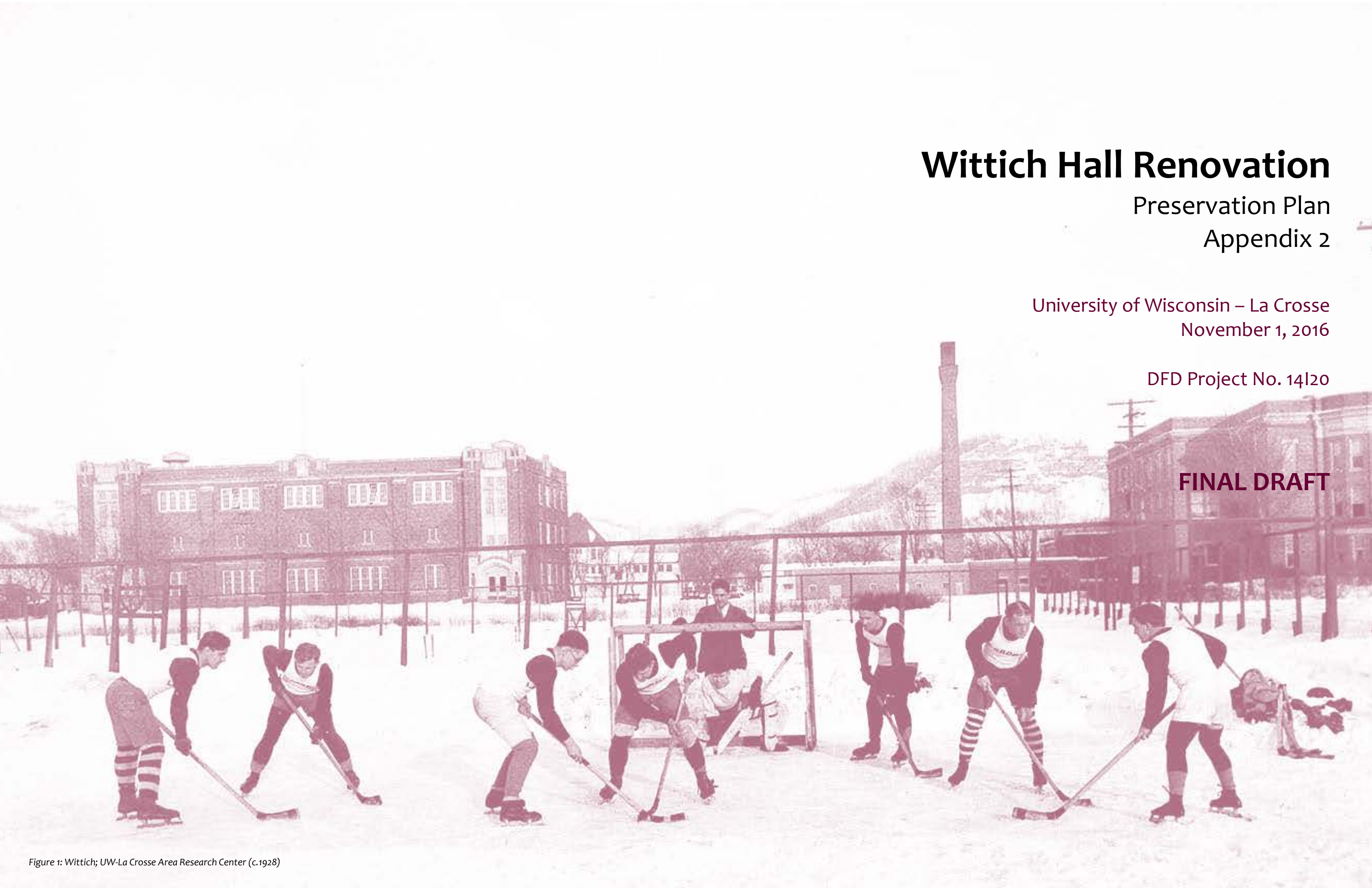


Figure 1: Wittich; UW-La Crosse Area Research Center (c.1928)

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## Preservation Plan

University of Wisconsin – La Crosse

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## 1.1 PURPOSE AND SCOPE

This document is to serve as a planning and decision-making tool for applying the optimal historic treatment approaches to Wittich Hall at the University of Wisconsin-La Crosse. Ideally, this planning process will both preserve and enhance the historic nature of the building in its general aspect as well as in its particulars. The document has engaged the professional expertise of the architects, engineers, and consultants on the project, along with representatives from the University of Wisconsin System, the Division of Facilities Development, and the Wisconsin Historical Society. As such it is a collaborative product: both the planning and construction phases will continually respond to the opinions and guidance of these professionals. It is assumed that the document will change as the project evolves and more information about the building's history, its physical condition, and programming priorities is clarified. It is a work in progress; at the end of each phase of the project, review and assessment may change priorities or specific treatment plans. In addition, a complete record of treatment, including photographs, will be provided at the end of the project.

This Preservation Plan focuses only on those areas of Wittich Hall that exhibit any kind of historic significance. It is not intended as a comprehensive planning document for the renovation of the building, rather as a complement to the Historic Structure Report and the Facility Condition Assessment.

The general purpose of this project is the rehabilitation of Wittich Hall, the second oldest building on the campus of the University of Wisconsin-La Crosse, in La Crosse County, Wisconsin. Constructed in 1916 as the Physical Education Building, Wittich Hall is one of three extant structures from the early history of the "La Crosse Normal School" campus. It was built to provide adequate gymnasium space for the rapidly-expanding physical education program, by all accounts the first state-funded program of its kind in the nation. The structure was designed by the La Crosse firm of Parkinson & Dockendorf, and the same firm designed an addition in 1930 to meet the needs of the growing student body. In 1985, Wittich Hall was listed on the National Register of Historic Places, and in 1989 received state registration. While several directed remodeling projects have adapted Wittich to changing usage, upgraded some of its mechanical systems, and met evolving code regulations, there has not been a comprehensive restoration project to date.

The specific goals for the project include: renovating and converting the gymnasium facility to an academic building to house the College of Business Administration (CBA) and various support spaces; creating optimal energy efficiency, maintainability, operability, and space that is efficiently and effectively configured; and producing functionality that meets the needs of a different college altogether. Meanwhile, the project will need to employ sensitivity to the building's historic context – utilizing sustainable design principals while carefully integrating the historical features as much as possible. The balancing of energy-efficient technologies and practices, recycled existing building materials, and thoughtful waste management practices with considerate design and specification of sustainable materials is key to the overall success of the project. It is believed that an effective and exciting blend of new with old can be achieved.

The entire building and its site are within the scope of this project.

## 1.2 OVERALL RECOMMENDED TREATMENT APPROACH

Wittich Hall, as one of the oldest structures on the UW-La Crosse campus requires a treatment approach that preserves and respects its historic nature, features, and geographic positioning at the center of the campus. The building requires minimal work on its exterior, but its interior, while in good condition, will be undergoing significant transformation in order to provide the appropriate space and state-of-the-art features requested by the campus as part of this project. Every effort will be made to preserve and restore select historic features. Promoting a sensitive stewardship of the past through appropriate treatment will be a guiding principle of the project.

With this in mind, the overall recommended treatment approach is rehabilitation. As defined by The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, rehabilitation is, "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Secretary of the Interior's ten "*Standards for Rehabilitation*" are as follows:

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While the overall treatment approach may be rehabilitation, some spaces and features of the building allow for preservation, restoration, or possible reconstruction. It is strongly advised that each individual treatment be as historically sensitive and sympathetic as possible.

### 1.3 GENERAL RECOMMENDATIONS

Wittich Hall’s exterior maintains a fairly high degree of integrity. There is a mixture of original windows and infill conditions depending on the location and level. For example, the upper windows in the 1916 gymnasium and the 1916 pool have been replaced with glass block, the 1930 pool windows have been replaced with aluminum windows, and some of the lower level windows have been infilled. The original window units that are intact are in fair condition. Based on historic photos, the building did not have glass storm windows, but there is evidence of screen units in later photographs. In a concerted effort to avoid a piecemeal look of existing and new windows with storm units for the necessary thermal upgrade, the renovation preference is new metal-clad wood units that replicate the original proportions precisely with insulated glass and sash lugs.

The brick and limestone masonry should be cleaned and areas of deterioration or loss on the limestone trim and accent panels repaired; all joints within the limestone should be pointed, possibly with use of joint sealant. The aluminum storefront entrances at the northwest and southwest entrances should be replaced with doors that replicate what once were there. These should feature a weather-resistant exterior material and an interior with wooden character. Additionally, the exterior concrete stairs at the northwest and northeast should be removed and replaced with more historically accurate options while the existing ramps should be removed and replaced with a more discrete option that provides universal access. The skylights over the 1916 wing should be reinstated while the current skylight system over the 1930 gymnasium should be retained. Any new skylight or roof monitor elements should be of a scale that cannot be seen from pedestrian level. The existing roof-mounted mechanical system should also be eliminated. The existing limestone copings will require removal to install flashing below the coping stone. Finally, the flagpole element that was originally located on the roof should be recreated.

On the interior, Wittich Hall’s west lobbies and corridors have not been altered significantly since construction, possibly because of their scale and positioning within the building relative to campus circulation. The painted coating on the lobby floors should be removed and the concrete or terrazzo substrate restored. The current stair locations and configuration present a challenge to marrying interpretation and function. While these stairs once served the four entrances of the 1916 building, their number is no longer necessary based on occupancy loads. Additionally, the width of the two stairs on the east side will not meet today’s code requirements. The intention of the proposed design is to remove the narrow stairs located at the east and preserve the wider stairs at the northwest and southwest while incorporating new stairs to the lower level. A new connecting stair in the far southwest corner of the 1930 wing is also being considered.

Throughout the building, plaster walls and ceiling finishes should be repaired, as possible. The brick wainscot and wooden caps in the two gymnasiums should be cleaned and restored. The wooden flooring from the gymnasium should be salvaged for possible reuse, as should the suspension hardware and physical education equipment, with an eye to use in interpretive displays.

Because of the repurposing of the building, some of elements of the historic fabric will be removed. The conceptual design has found an approach that accommodates the CBA into the existing framework without any additions or modifications to the exterior. However, the major programmatic shift requires removal of several interior features including the suspended running track in the 1916 gymnasium, and the pool and mezzanine structure in the 1930 addition.

To honor the historic suspended track, a large floor opening will be created similar in size to the existing track to allow natural light from the skylights above to enter the second floor below. A walkway will span the opening, and repurposed wood gymnasium flooring could be used in its fabrication. New offices will be placed around the perimeter to take advantage of natural light from the west and east windows and the skylights.

Code regulations and mandates for more energy-efficient building systems require that all the mechanical, electrical, and fire alarm systems be replaced, as well as the elevator.

### 1.4 INTERPRETIVE PROGRAMS

Wittich Hall’s history and its central role in the development of the athletic/recreational programming which has become such a central feature of the current campus curriculum, provide the material for a modest, semi-permanent interpretive exhibition in one or more of its public spaces, possibly corridors or lobbies. Such displays would underscore the importance of Wittich Hall in the overall development of the University and its association with outstanding physical education and recreation training. Historic physical education equipment could be installed safely and with accompanying interpretive signboards to create interesting and compelling exhibits.

### 1.5 MAINTENANCE/TREATMENT PROVISIONS

Proper long-term care of Wittich Hall’s historic finishes – wall, ceiling, and trim finishes, concrete and terrazzo flooring, etc. – is a critical component of its preservation. Likewise, proper stewardship of salvaged components is necessary, whether those elements be repurposed, introduced into interpretive displays, or stored for future use. The proposed installation of metal-clad wood window units in the building will minimize ongoing maintenance. If required to retain and restore the existing all-wood units, regular repainting will be required. Additionally, permanent exterior storm windows would distort the view of the historic window design unique to Wittich Hall.

Details of the recommended maintenance procedures will accompany the final Preservation Plan submittal with Record of Treatment.



Figure 2: 1916 Pool, Wittich Hall; UW-La Crosse Area Research Center (c. 1920)



Figure 3: Southwest Entrance, Wittich Hall; UW-La Crosse Area Research Center (c. 1920)

## 2.1 ORGANIZATION OF THE DOCUMENT

This Report contains twelve sections: Identification of the Resource - Executive Summary; Introduction; Developmental History; Architectural Description; Code and Accessibility Review; Structural Evaluation; Building Systems Evaluation; Materials Analysis; Treatment and Use; Use and Interpretation; Room/Feature - Treatment Recommendation; Prioritization and Cost Estimate.



Figure 4: 1916 Gymnasium, Wittich Hall; UW-La Crosse Area Research Center (c.1940)

## 2.2 FUNDING SOURCES

This renovation project is funded through the State of Wisconsin.

- 1.0 Identification of the Resource – Executive Summary
- 2.0 Introduction
- 3.0 Developmental History
- 4.0 Architectural Description
- 5.0 Code and Accessibility Review
- 6.0 Structural Evaluation
- 7.0 Building Systems Evaluation
- 8.0 Materials Analysis
- 9.0 Treatment and Use
- 10.0 Use and Interpretation
- 11.0 Room/Feature – Treatment Recommendation
- 12.0 Prioritization and Cost Estimates



Figure 5: Ice Hockey Squad; UW-La Crosse Area Research Center (c. 1928)

#### 3.1 BRIEF HISTORY OF LA CROSSE, WISCONSIN

La Crosse, Wisconsin, in west-central Wisconsin on the banks of the Mississippi River, was founded in 1841 by trader Nathan Myrick, who discovered that the flat sand prairie on the east bank of the Mississippi, at the confluence of three rivers (the Mississippi from the north, the Black River from the northeast and the La Crosse River from the east) was the ideal location to situate his trading post. The three rivers provided the water highways for people, both Native Americans and the French fur traders, who traveled through the area in the mid-1800s. Within less than a decade after Myrick established his trading post, there were approximately 300 Euro-Americans living on Prairie La Crosse. The village was platted in 1851. By 1855, the population of La Crosse had grown to nearly 2,000 people, and the city was incorporated in 1856. By 1858, the La Crosse & Milwaukee Railroad terminated in La Crosse, bringing even more settlers to the flat prairie between the river and the bluffs.

Due to La Crosse's particular location on the Mississippi, and because of the exploitation of virgin white pine forests in northern Wisconsin for timbering and lumbering, La Crosse grew quickly. The city filled with Yankees and European immigrants looking for work as loggers and lumber mill workers, as well as work in the commercial fields of retail, banking, and services. Lumber and beer brewing became the two largest industries to drive the growth of La Crosse in the second half of the 19th century. By 1890 the population of La Crosse had reached 25,000, with the city acting as a commercial, social and educational hub for west-central Wisconsin.

#### 3.2 LA CROSSE STATE NORMAL SCHOOL

The La Crosse State Normal School emerged as a late-comer in Wisconsin's history of "normal schools," or teacher training and preparation schools. Normal schools were created to train high school graduates to be teachers in the public schools, establishing teaching standards or "norms." Thomas Morris, a Wisconsin senator from La Crosse from 1904 to 1908, was instrumental in having a state normal school established in La Crosse. The normal school system was begun in Wisconsin in 1866 after legislators had spent years attempting to strengthen the teacher preparation programs through private liberal arts colleges. The latter proving insufficient to meet the needs of the growing state population, by 1857 legislation was enacted authorizing the creation of the Board of Regents of Normal Schools. In the post-Civil War era, Wisconsinites saw an increasing need to educate their youth, and thus the process of selecting and funding normal school sites around Wisconsin began.

The first normal school to be established in Wisconsin was at Platteville (1866), rapidly followed by several others, including Whitewater (1868), Oshkosh (1871), River Falls (1874), Stevens Point (1894), and Superior (1896). Though La Crosse, one of the larger cities in the state in the late 19th century, had been advocating for several years for its own normal school, it was not until 1908 that this was granted. It was the eighth out of nine state-funded normal schools established between 1866 and 1916; the ninth was Eau Claire.



Figure 6: Main Hall; UW-La Crosse Area Research Center (1910)

The city of La Crosse, in anticipation of establishing the normal school, had purchased land near the county fairgrounds race track east of downtown. The first building on the newly established La Crosse campus was Main Hall. Construction began in the spring of 1908, and the building was substantially completed, though unfurnished, for the first classes in the fall of 1909. It cost \$260,000. The three-story, red brick building housed all classrooms, a gymnasium, the "training" school, offices for faculty and administration, as well as library, kitchen, lunchroom, and heating plant. This building embodied all school activities for the first eleven years of the institution's existence. Dr. Fasset Allen Cotton, former state superintendent of schools in Indiana, was appointed as the first regent of the La Crosse State Normal School.

Throughout the developmental years of the Wisconsin State Normal School system, between 1866 and 1916, the higher educational needs of Wisconsinites were shifting. Though originally intended solely for teacher preparation training, it became clear early on that the normal schools could also serve students who sought higher academic degrees. There existed the possibility of obtaining advanced degrees economically without having to go to a private college or the University of Wisconsin in Madison. Indeed, from 1903 to 1918, the presidents of these very same private colleges and President Charles Van Hise at University of Wisconsin fought against the Legislature allowing the normal schools to become degree-granting educational institutions. However, the need for expanded higher education programs soon spanned beyond teacher preparation.

#### 3.3 PHYSICAL EDUCATION BUILDING

The second building to be constructed on the La Crosse Normal School campus, the Physical Education Building was built to provide adequate gymnasium space for the physical education program at La Crosse, the only Wisconsin normal school to offer such a program at that time. It is believed that the physical education program at La Crosse was the first state-funded program of its kind in the nation. The program began in 1913 under the direction of Dr. Carl Sputh with only ten students, but continued to grow, straining the small gymnasium in the Main Hall Building. By 1920, there were 125 students in the department, demonstrating the need for the new Physical Education Building.

The Board of Regents authorized construction of a permanent physical education building at the La Crosse Normal School in 1914. The La Crosse architecture firm, Parkinson & Dockendorff, designed the building in the Collegiate Gothic style. The original building was positioned directly north of the original Main Hall normal school building. The building was designed with a rectangular plan, three stories tall in rusticated dark brown brick, with a slightly raised brick basement capped with a stone water table. The west side was designed to be the primary facade.

Though the building design is dated 1916, and construction began that year, work was halted in 1917 with only the outer shell of the building completed, due to so many construction workers being sent overseas during World War I. To illustrate this point, in 1919 there were 132 graduates from the La Crosse Normal School, but only eight of them were men. After the war ended, construction began again on the building, with it completed and dedicated as the Physical Education Building in 1920.



Figure 7: Wittich Hall; UW-La Crosse Area Research Center (c. 1925)



The original building could hold up to 250 students. With a 7,000 square foot gymnasium, an indoor swimming pool, offices, locker rooms and classrooms, the new building was used to capacity with the burgeoning program. As the physical education program grew and the function of the normal school likewise expanded throughout the 1920s, the school's designation changed from normal school to La Crosse State Teachers College. This further stimulated enrollment, leading the Legislature to commit \$65,000 in 1929 to the construction of an addition. This addition would include a second gymnasium, a second swimming pool, more lockers, offices, and an orthopedic room. It was intended specifically to accommodate the increasing number of women enrolling in the physical education program. Construction began in 1930, with the addition also designed by local architects Parkinson & Dockendorff.

The Physical Education Building became the hub of all indoor physical education activities for the next several decades. In 1926, under Physical Education Director Walter Wittich, a four-year physical education program was introduced, and by 1931, a student could receive a physical education degree with an academic minor. A recreation major course was also introduced at that time. By the time Walter Wittich retired in 1946, plans for a graduate degree in physical education were well established. When Walter Wittich died in 1953, the college renamed the Physical Education Building as Wittich Hall, thus commemorating Walter Wittich's thirty-seven years of service to the physical education program.

Wittich Hall remained the primary physical education building on the La Crosse campus until some of the burden was shifted to Mitchell Hall, constructed in 1965 as the La Crosse campus' new state-of-the-art physical education facility, with field house, gymnasiums, dance studio, racquetball courts, indoor pool, weight rooms, locker rooms, classrooms, and offices.

Wittich Hall's historical importance to the University of Wisconsin-La Crosse campus was illustrated when it was listed on the National Register of Historic Places in 1985. Today, Wittich Hall is used for special/adapted physical education, and therapeutic recreation specialization training.

Before the Physical Education Building addition was even started, the La Crosse State Normal School was re-designated in 1927 as the La Crosse State Teachers College, when the school was authorized to award baccalaureate degrees. The primary function of the school continued, however, to be the preparation of teachers for public schools. By 1951, the name of the institution once again changed to Wisconsin State College – La Crosse upon the authorization by the Wisconsin State Legislature and the Board of Regents, allowing the institution to award liberal arts degrees. In 1956 Wisconsin State College – La Crosse was further authorized to offer both Master of Science and Master of Arts in both teaching and physical education.

The official name changed again in 1964 to Wisconsin State University at La Crosse, reflecting further expansion of both undergraduate and graduate programs. Finally, in 1971, the Wisconsin State University system merged with the University of Wisconsin system, and La Crosse's campus was named the University of Wisconsin-La Crosse, as it is known today.



Figure 8: 1916 Gymnasium, Wittich Hall; UW-La Crosse Area Research Center (c.1920)

## 4.0 Architectural Description

### 4.1 OVERVIEW

Nestled within the heart of UW-La Crosse sits a building of a style unique to the rest of the campus. A true representation of Collegiate Gothic architecture, Wittich Hall has provided 100 years of physical education and athletic training. The original “Physical Education Building” is a three-story above grade structure with a full basement. The original 1916 building is oriented in a north-south direction while the 1930 annex is turned ninety degrees for an east-west orientation. The elaborate detailing of the exterior ends at the entrance thresholds as the interior is much more utilitarian but rightly so, for the purpose it served.

In its prime, Wittich Hall was the epicenter for campus activities. Athletic events brought students and spectators to the large gymnasium while the physical education courses were in high demand for a campus that was increasing in enrollment for these professions.

The stylistic prominence of Wittich Hall and its location on campus, make it a beacon for anyone with an architectural interest. While the exterior and structural components of Wittich Hall are well intact and in good shape, various aspects of the interior are in need of attention. UW-La Crosse and the State of Wisconsin have chosen to save this structure and repurpose it and will continue using it to its fullest extent.

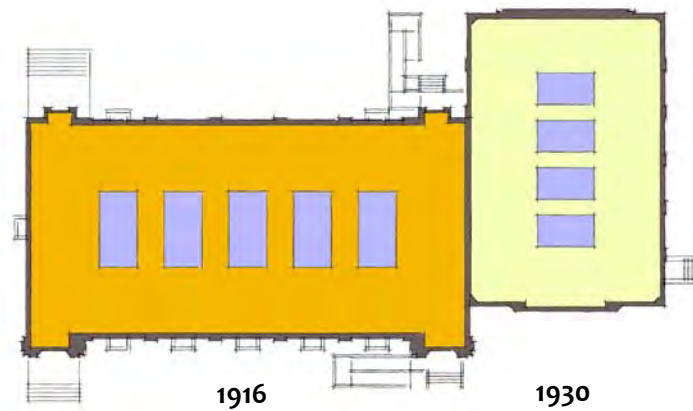


Figure 9: Key Plan; River Architects (2016)

This design team has studied the drawings and photographs available to their fullest extent. Numerous onsite verifications have occurred and hundreds of photographs have been captured to help illustrate the history and integrity of Harvey Hall.

A small number of renovations along the way have transformed the interior of Wittich Hall. A renovation in 1970 removed the pool within the 1916 building. The pool was capped and offices were added at the floor above. Also in 1970, the skylights over the 1916 gymnasium were infilled, although their shape still remains today. In 1978, ramps were added to the exterior of the southeast and southwest entrances. These ramps, along with a new elevator, provided accessibility to those with physical challenges. The elevator however, only serves levels 0-2 and does not access the upper track level.

### 4.2 SITE

In the early years of Wittich Hall, the UW-La Crosse campus was limited in size and confined to just a couple of city blocks. Dedicated in 1909, Graff Main Hall was the first building constructed at the La Crosse Normal School. Wittich Hall was dedicated in 1920 and added to in 1930. Shortly thereafter, in 1939, a new Teachers College Training School was constructed, and later named Morris Hall. During this same time period, a new central heating plant was also constructed. Wittich Hall once stood on its own with little to no landscaping around it but as more buildings were erected and more and more sidewalks added to the campus, landscaping features began to fill in near the building. Today, Wittich Hall is surrounded by trees and a landscape bed. Centennial Hall, constructed in 2011, sits directly west of Wittich Hall where three residence halls once stood (Baird, Trowbridge, and Wilder Halls). To the northwest is the clock tower and just beyond that is Murphy Library. Due north of Wittich Hall resides Cowley Hall, a science facility constructed in 1963 with additions to the east and west in 1968. To the east of Wittich Hall lies the campus heating and cooling plant, which was constructed in 1967. Straight south, historic Graff Main Hall still resides.

Challenges related to building accessibility were handled by ramps added to the east and west sides in 1978. The introduction of these concrete ramps and stairs compromised the historic integrity of the entrances. The four corners of the 1916 wing of Wittich Hall still serve as the main entrances into the building. This preservation plan does not assign any significance to these added features but recognizes the importance of accessibility to these entrances. Original masonry seat walls have been removed, leaving these entrances open for interpretation on how to confront the accessibility-related issues.

At this time, there are no known landscaping features that would keep this project from moving forward. There are however memorials located in the landscaping beds that will need to be carefully protected and possibly relocated temporarily during construction.

The area surrounding Wittich Hall is littered with mechanical and electrical equipment. Numerous condensing units have been installed to provide cooling to various interior spaces. An electrical transformer is located at the southeast corner that serves the building and is in good condition but is being considered for removal and relocation to an interior space.



Figure 10: Site Diagram; River Architects (2016)

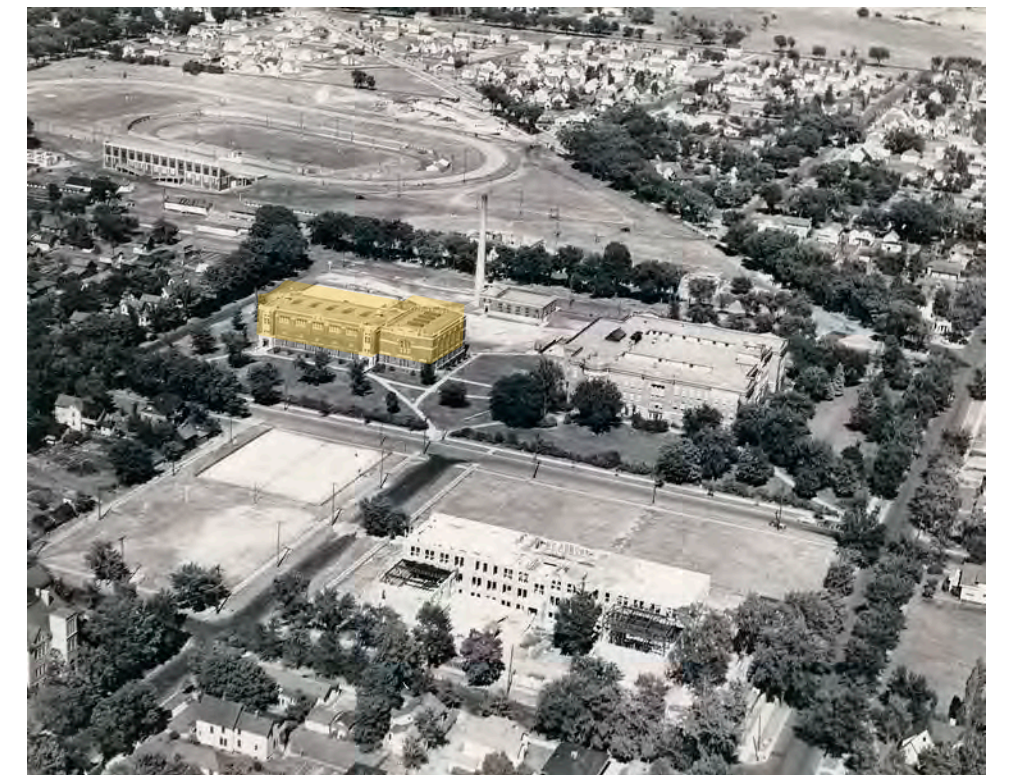
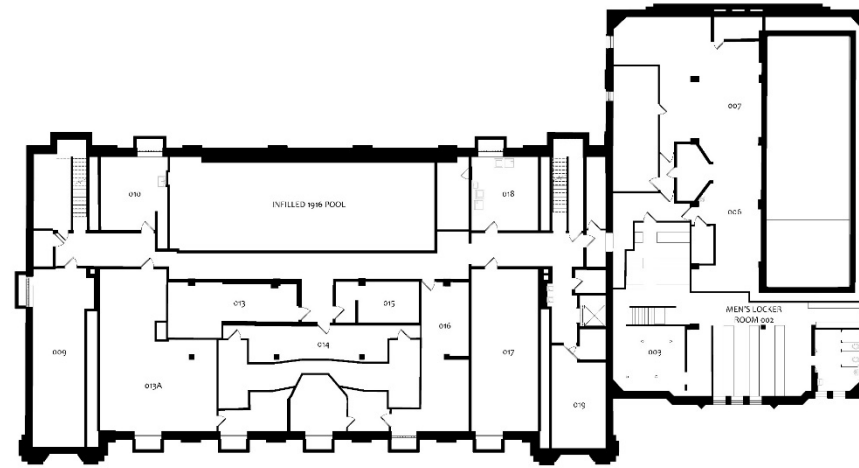


Figure 11: Aerial Photo; UW-La Crosse Area Research Center (1939)

4.3 FLOOR PLANS

Level 1

Lobby spaces containing original flooring, trim, and plaster are located at the north and south ends of the original 1916 building. Leading from these spaces are corridors to office suites and the 1930 pool. Tile floors and painted wood trim can be found throughout Level 1 at the pool area and adjacent spaces, as specifically noted on the original construction drawings. Small storage closets from the original design are still present today. Offices along the east side of the first floor have been in place since the pool was removed in 1970. The glass block windows located at these offices are not original to the building and offer no viewing opportunities to the exterior. A new suite consisting of four offices was added along the west edge, adjacent to the northwest entrance.



LEVEL 0

Level 2

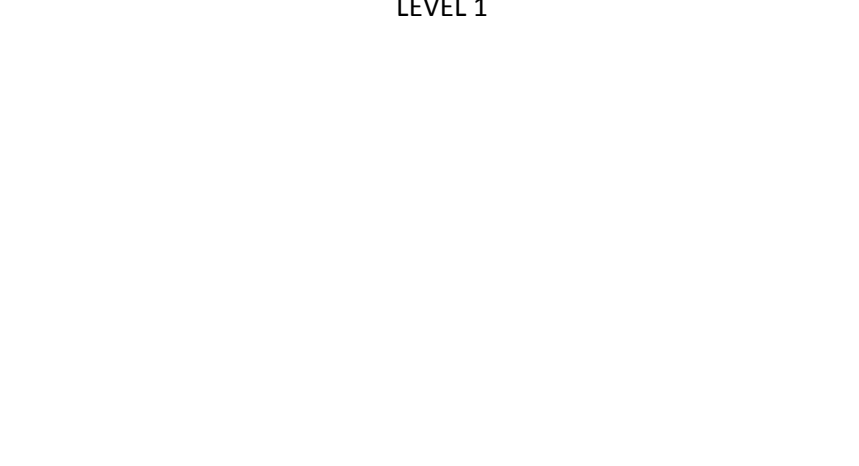
Gymnasium spaces occupy the second floor of Wittich Hall and have not been significantly altered throughout their existence. The 1930 gymnasium now has a storage/training mezzanine located along the south wall below the large windows. Skylights located over the 1930 gymnasium were replaced in 1985 but appear to be of a similar configuration to the original skylight system. The skylights located over the 1916 gymnasium were removed and covered in 1970 but their profile remains today.



LEVEL 1

Level 3

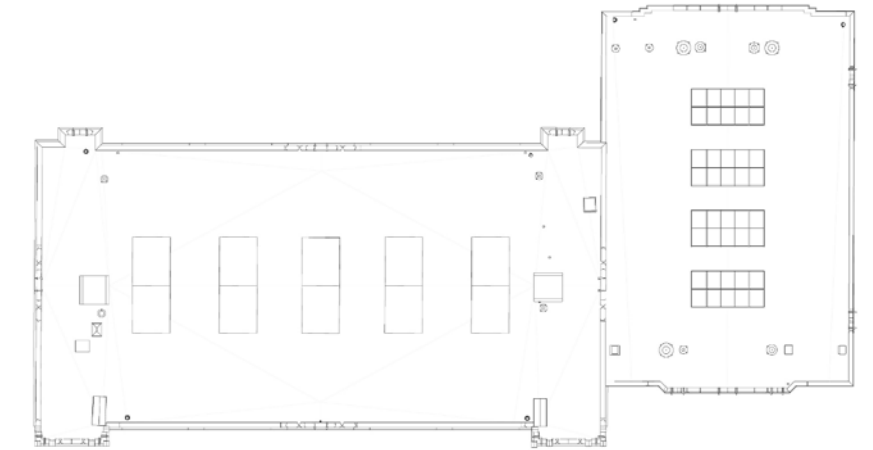
The key feature located on the third floor of Wittich Hall is the suspended track, original to the 1916 building. Careful examination of the original drawings, photographs, and existing conditions has revealed that the track was not constructed as first designed. There is no evidence that the track was ever constructed in concrete and banked. Instead, it is constructed of structural wood members and a wood deck. Another observation from historic photographs is that the wood plywood floor was added at some point along with the single row of seating. Field observations of access holes in this floor show that this track structure is hollow and there is no evidence of a banked track or concrete construction.



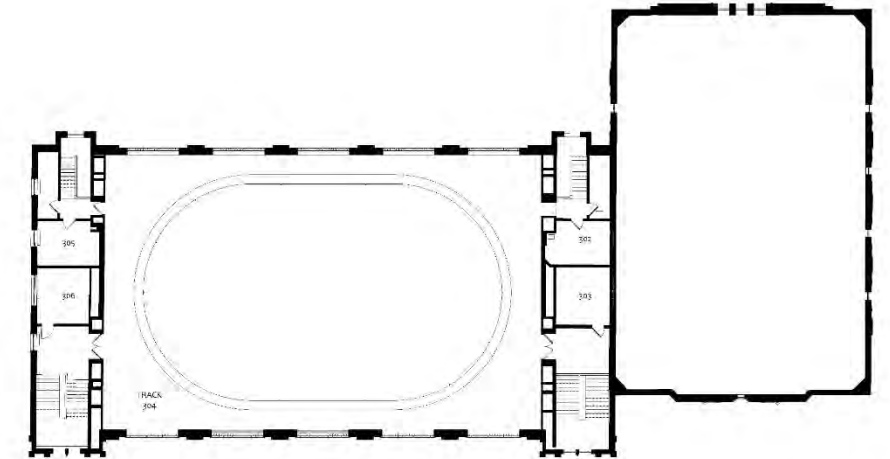
LEVEL 2

Level 0

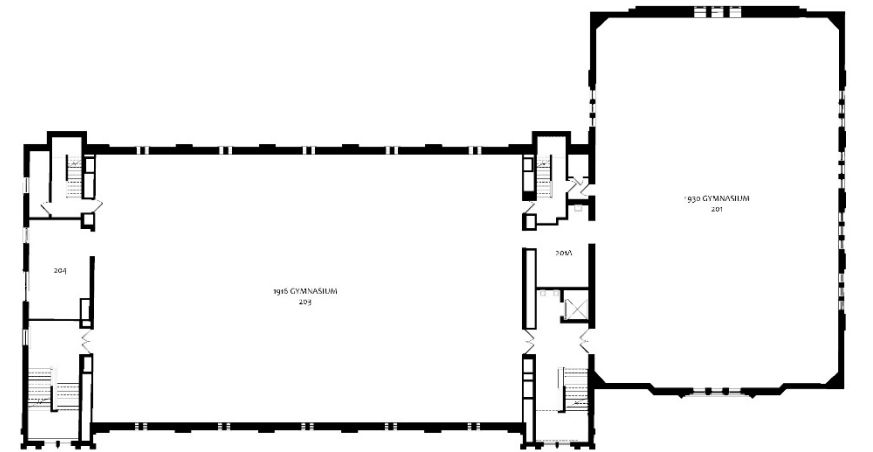
Primarily used for building support (mechanical, electrical, storage, etc.) the lower level of Wittich Hall has very little value to the University. The 1930 addition includes mechanical spaces for the pool along with a Men's Locker Room. Utility services are very much outdated and in need of complete replacement.



ROOF



LEVEL 3



LEVEL 2

## 4.0 Architectural Description

### 4.4 EXTERIOR

Wittich Hall's unique character, rich history, and structural conditions are the primary reasons for saving this structure. The exterior is in relatively good condition considering the building's age. Window replacements have helped prolong some of the challenges the building has faced over time and these windows will now need to be addressed. A total of 52% of the total window area of Wittich Hall have been modified in some fashion. Windows that have not been replaced are reaching the end of their useful life and should be replaced. One interesting observation of Wittich Hall is that all of the existing windows include obscured glass of some kind. There are a number of sashes that have been replaced with clear glass. Including the lower level, there are original windows, replaced windows, and windows infilled with masonry. The recommendation by this design team is to replace all windows with a metal-clad wood window with thermal glazing and profiles to match the original design. The brick and limestone are in good condition and require a complete cleaning along with pointing of existing joints wherever necessary. Broken limestone located near the northwest entrance should be replaced.

The roof has been altered and repaired several times. The most recent roofing project, conducted in 1985, applied a Hypalon coating over the entire roof, including the original 1916 skylight infills. This coating is also placed over flashings. Parapet coping stones should be removed and a flashing should be installed in the setting bed of the stone coping in order to provide a more weather-resistant solution.



Figure 12: South Elevation, Wittich Hall; River Architects (2014)



Figure 13: West Elevation, Wittich Hall; River Architects (2014)



Figure 14: West Elevation, Wittich Hall; River Architects (2007)

### 4.5 INTERIOR

As intricately detailed as the exterior of Wittich Hall is, the interior is very simplified and functional from a design standpoint. Brick wainscoting can be found in both gymnasiums for added durability, while the painted terrazzo/concrete floors in the lobbies provide an additional layer of functionality to the interior spaces. The wood gymnasium floors appear to be in good condition for their age, while the plaster located at the exterior walls is in poor condition in most locations. The 1916 gymnasium doesn't appear to have changed vastly when comparing historic photographs to today's conditions. Similar conditions exist in the 1930 gymnasium and pool areas. Lobby spaces include a wood picture rail that is in relatively good condition. Interior trim at the exterior windows is in fair condition. Windows are typically left open and have been open to the elements for years. Window sills commonly show signs of warping and near the bottom of the wood jambs, it is common to see wood that has sustained damage of some kind. While the staircases visually look to be in good condition, their reduced width, lack of slip resistance at the nosings, and chipped or broken treads make them candidates for restoration.

Because the scope of this renovation project is to repurpose Wittich Hall from a physical education and athletic facility to administrative and academic functions, salvaging gymnasiums, pools, and suspended tracks is not feasible. It is feasible, however, to provide design solutions that represent what was once a premier physical education experience. This is intended to be achieved through the use of retaining and reinstating skylights, providing two-story spaces in the former gymnasiums, and reusing elements from various portions of the existing building. A key requirement for this renovation will be the introduction of modern-day building systems along with technology-rich spaces for today's learning environments. How these elements are woven into the existing building framework will be a challenge to achieve while maintaining as much of the historic fabric as possible.



Figure 15: 1916 Gymnasium, Wittich Hall; River Architects (2014)

### 4.6 ELEVATIONS

The west elevation is a classic example of Collegiate Gothic architecture with elaborate detailing at the entrances and parapets. The architectural makeup consists of a base-middle-top design approach which helped influence the Campus Architectural Guidelines established in the 2005 Campus Master Plan. Concrete stairs and ramps along with aluminum storefront entrances and glass block windows are the key interventions that have transformed the west elevation of Wittich Hall to what it is today.

The north elevation maintains most of its original features, compared to the other four elevations. Other than a few window sash replacements that include a non-matching glass type, the north elevation is completely intact from its original configuration. A thorough cleaning of the brick and limestone along with complete window replacement are the only items recommended for the north elevation at this time.



WEST ELEVATION



Figure 16: West Elevation, Wittich Hall; River Architects (2016)



Figure 17: West Elevation, Wittich Hall; River Architects (2016)



Figure 18: North Elevation, Wittich Hall; River Architects (2016)

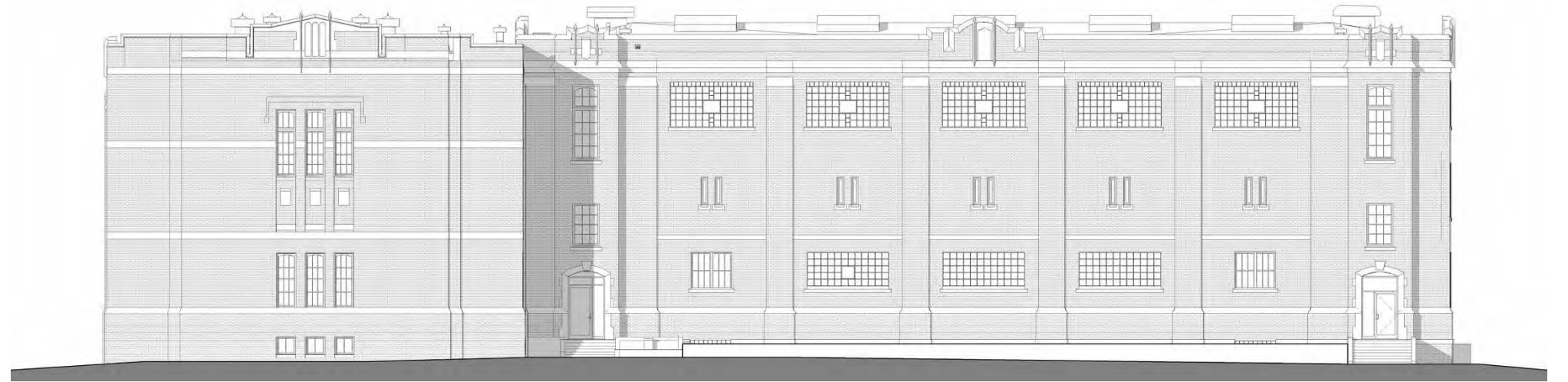


NORTH ELEVATION

## 4.0 Architectural Description

Originally facing a residential neighborhood and railroad tracks, the east elevation is currently the main façade to welcome the public to events in Wittich Hall due to its proximity to parking. Of the four elevations, the east façade could be considered the most altered with its concrete ramp, stairs, aluminum storefront entrances, and numerous window replacements currently in place.

Four large pointed arched windows and decorative masonry pilasters give the south elevation a unique and very distinct character to the campus architecture. The large windows harvest the south sunlight while the windows into the pool have been replaced and have no historic value to the restoration process.



EAST ELEVATION



Figure 19: East Elevation, Wittich Hall; River Architects (2016)



Figure 20: East Elevation, Wittich Hall; River Architects (2016)



Figure 21: South Elevation, Wittich Hall; River Architects (2016)



SOUTH ELEVATION

**4.7 1916 GYMNASIUM**

Although the project is calling for complete removal of the gymnasium function, various elements and aspects of this historic feature are intended to remain. Reinstating the skylights that have been covered in order to bring natural light deep into the space is a primary goal and one of the key historic elements to be recreated. Expressing the metal roof structure to the interior will further enhance the gymnasium function that once existed in Wittich Hall. Replacing the glass block windows at the upper level and replacing with period appropriate replicas will bring a more weather resistant enclosure to this space. The operable window located within the glass block is commonly left in the open position in order to provide natural ventilation. This results in the interior surfaces being exposed to the elements at any given time.

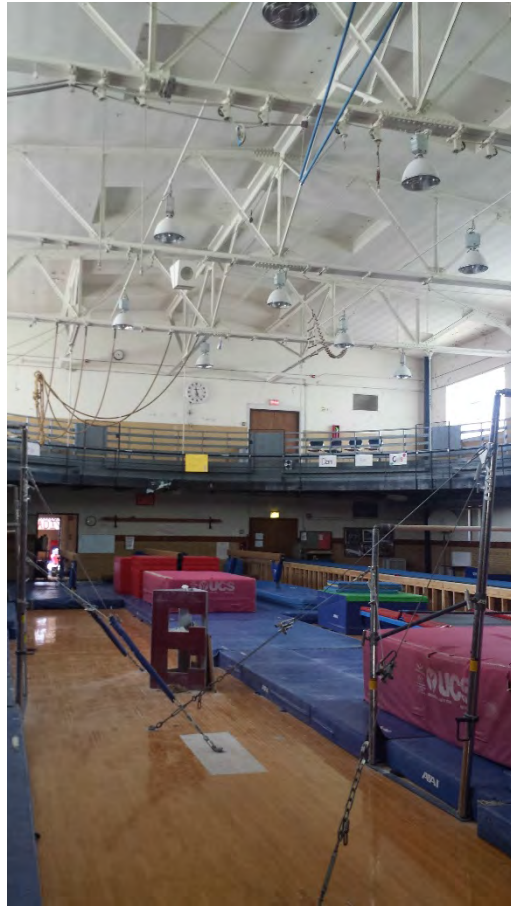


Figure 22: 1916 Gymnasium, Wittich Hall; River Architects (2016)

Plaster walls in the gymnasium are in fair to poor condition depending on location. A full plaster restoration should be explored with possibly expressing of the light-colored brick wainscot and wood cap.

The suspended track was originally designed for running but there is currently no evidence the banked concrete design was ever implemented. Instead, the suspended track played a pivotal role in providing space for spectators during athletic events held in the gymnasium. This design team is exploring ways to reuse the wood decking and metal connection details.

Preserving and highlighting the existing gymnasium equipment should be considered if not for display in Wittich Hall, quite possibly in another building.

**4.8 1930 GYMNASIUM**

The project is calling for complete removal of the 1930 gymnasium function, but various elements and aspects of this historic feature are intended to remain. Skylights that were replaced in 1985 shall remain and will help bring natural light deep into the space. Upon review of the various projects that occurred at Wittich Hall over the years, it was discovered that the ceiling of the gymnasium is wood decking and was covered by an acoustical spline ceiling. Expressing this wood decking is suggested by this design team. The proposed addition of a third level will result in the floor being pulled back from the windows in order to maintain the two-story appearance of the historic gymnasium. As with the other gymnasium, existing equipment should be preserved/salvaged and put on display in Wittich Hall or another building.

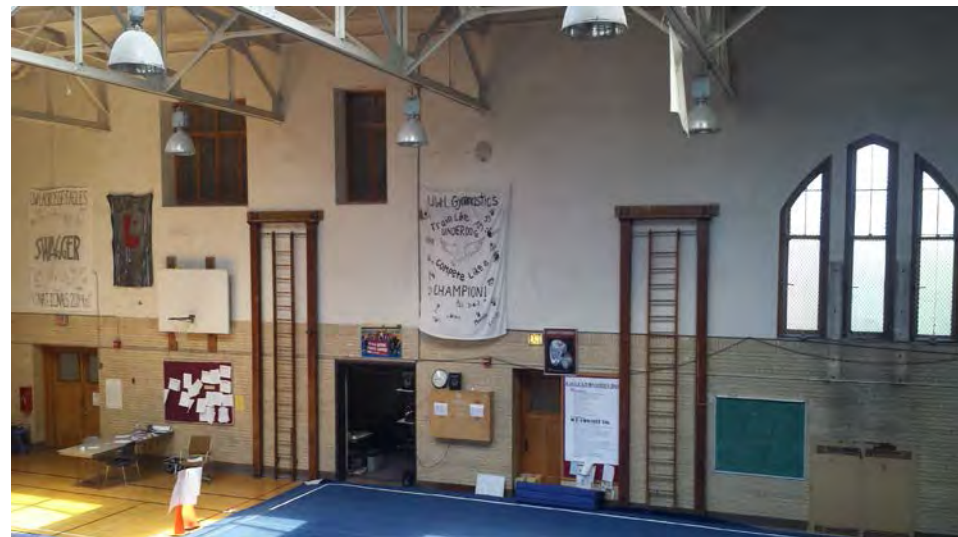


Figure 23: 1930 Gymnasium, Wittich Hall; River Architects (2016)



Figure 24: 1930 Gymnasium, Wittich Hall; River Architects (2016)

**4.9 1930 POOL**

The pool located in the 1930 addition has changed slightly over the years. Access to the basement level locker room was added and the windows were replaced with aluminum framed units. The 60' x 20' pool is finished in tile and ranges from 4'-6" to 8'-6" deep. Adjacent office spaces are currently located across the corridor to the west of the pool. Originally designed as an orthopedic room and two offices, these areas are distinguished from the rest of the building by their painted white finishes.

The pool has been decommissioned as have the adjacent office spaces. The overall condition of the pool area and adjacent spaces appears to be fair with mostly maintenance type of items needing to be addressed.

**4.10 OTHER SPACES**

Entrance lobbies, stairs, offices, locker rooms, and various building support spaces make up the remaining area of Wittich Hall. While the entrance lobbies and stairs appear to have retained their historic fabric over the years, many other spaces have undergone various renovations.

This restoration project intends to preserve or restore most of the elements at the exterior wall, while the remaining interior spaces will undergo a complete removal in order to repurpose the building for its intended administrative and academic functions.



Figure 25: North Entrance Lobby, Wittich Hall; River Architects (2016)

5.1 OVERVIEW

Wittich Hall is a structurally intact facility that is capable of serving the University for a number of years, but in its current condition does pose challenges related to the Building Code. These include fire suppression systems, ADA accessibility, emergency egress, and plumbing fixture availability.

Wittich Hall currently has one elevator which was added in 1978. The hydraulic elevator serves Levels 0-2 only and has a capacity of 2,100 pounds. The cab size is roughly 70" x 51" and the door is 36" wide. An elevator equipment room is located on Level 0.

The limited shaft size may determine if direct replacement is feasible. If the original elevator shaft is reutilized, the size may not accommodate a new elevator cab that permits gurney use for emergencies. Elevator access to Level 3 will be required, thus limiting the use of the existing elevator.

Wittich Hall's raised entrances create unique challenges in regards to building accessibility. Currently, the accessible entrances are located on the east and west sides of the building. The east entrance also includes an interior ramp that rises up to Level 1.

The west entrance is equipped with an automatic door operator. The button for this operator is located on the metal pipe railing on the exterior ramp. The east entrance is also equipped with an automatic door operator. The button for this operator is located on the building, just north of the entrance door.

Looking beyond accessible routes, Wittich Hall also has other accessibility deficiencies including non-compliant door hardware, room signage, doorway maneuvering clearances, handrail heights and extensions, and lack of areas of rescue assistance. There is currently no accessible means to Level 3.

Wittich Hall, in its current configuration, has an accessible entrance and path of travel but not to all levels. At a minimum, accessible restrooms should be provided throughout the building. Accessible door hardware (lever style) should also be provided throughout the building. All room signage should be replaced with ADA compliant signage that includes braille. A new elevator serving all floors is required.

5.2 CODE REVIEW

The following code review is based on the current 2009 Wisconsin Enrolled Commercial Building Code for existing buildings. The actual code for the design and construction phase of the project will be determined by the code in effect at that time.

**Building Type**

The building is considered a Type B (Business) occupancy.

**Construction Classification**

The building is of Type IIIB, non-combustible exterior wall construction.

**Building Heights and Area Limitations**

The building is to have sprinkler systems installed throughout. Stairs and other vertical shafts which connect 4 stories are to be 2-hour fire rated. Corridors are to have zero-hour fire rated walls.

**Building Occupant Load**

Preliminary occupant load calculations indicate that the building capacity is approximately 500 people.

**Building Egress**

The building requires 3 exits total. The existing stairs in the current configuration meet the code requirements for exiting.

**Areas of Refuge**

Although not required for buildings with fully automatic fire suppression systems, the State of Wisconsin, Division of Facilities Development requires areas of rescue assistance.

**Plumbing Fixtures**

Restroom fixture calculations are based on preliminary occupancy calculations and result in the following requirements:

- Male: 12 fixtures
- Female: 12 fixtures

**Fire Suppression System**

A complete fire suppression system shall be installed.

**Fire Alarm System**

Although the existing fire alarm system is in good condition and fully operational, it is recommended that the system be completely replaced based on the scope of this project.

**Envelope Compliance**

New systems or features that are replacing or upgrading existing will comply with current codes and standards.



Figure 26: Typical Stair, Wittich Hall; River Architects (2016)



Figure 27: West Ramp, Wittich Hall; River Architects (2016)



### 6.1 OVERVIEW

Wittich Hall measures approximately 140 feet by 69 feet. The structure is a combination of concrete and steel framing. Foundations are concrete spread footings and continuous wall footings.

In 1930, an addition was made to the original building. This addition housed an additional swimming pool and gymnasium. This addition measures approximately 63 feet by 93 feet. The structure is a combination of concrete and steel framing. Foundations are concrete spread footings and continuous wall footings.

In 1970, a remodel was conducted and as part of the scope of that project, the pool in the original building was filled with dry sand and a concrete slab was poured over the top.

### 6.2 CAPACITY TO SUPPORT RECOMMENDED TREATMENT

Based upon the original drawings, the following structural items were indicated:

Original 1916 Structure:

**Ground Floor Slab on Grade**  
3-inch concrete slab

**First Floor Framing**  
Concrete pan joist formed with clay tile, 2-inch concrete slab, clay tile depth varies from 4 to 6 inches

**Second Floor Framing**  
Concrete pan joist formed with clay tile, 2-inch concrete slab, 3-inch cinder topping, clay tile depth varies from 6 to 10 inches

**Third Floor Framing (Track)**  
5-inch solid concrete slab and concrete beams suspended from roof trusses and load is transferred to exterior walls  
While the original drawings indicate a banked concrete track was to be installed, there are no historic photographs or documentation indicating the banked track was ever constructed. Earliest photographs of the interior show the track structure at its current height while the doors were raised, thus indicating the banking was not installed.

**Roof Framing**  
The roof over the gymnasium is framed with steel trusses and a concrete pan joist system with 7-inch clay tile and a 2.5-inch concrete slab.

The building is in a very good structural condition. Further, in view of the historical design loads, which are comparable to the current code, the building is suitable for its intended future use as envisioned by the design team.

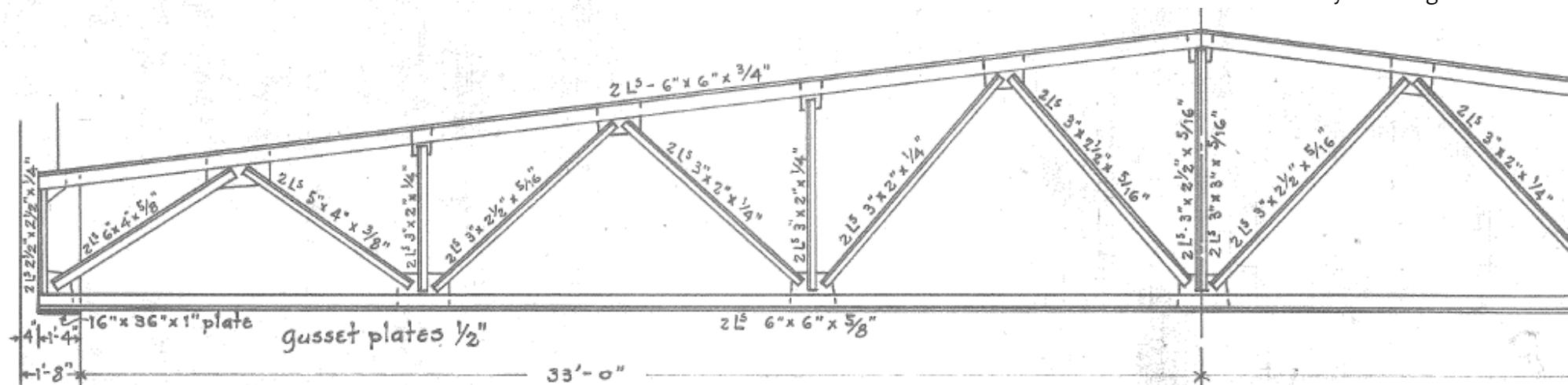


Figure 28: 1916 Gymnasium Roof Truss, Wittich Hall; Parkinson & Dockendorf (1916)

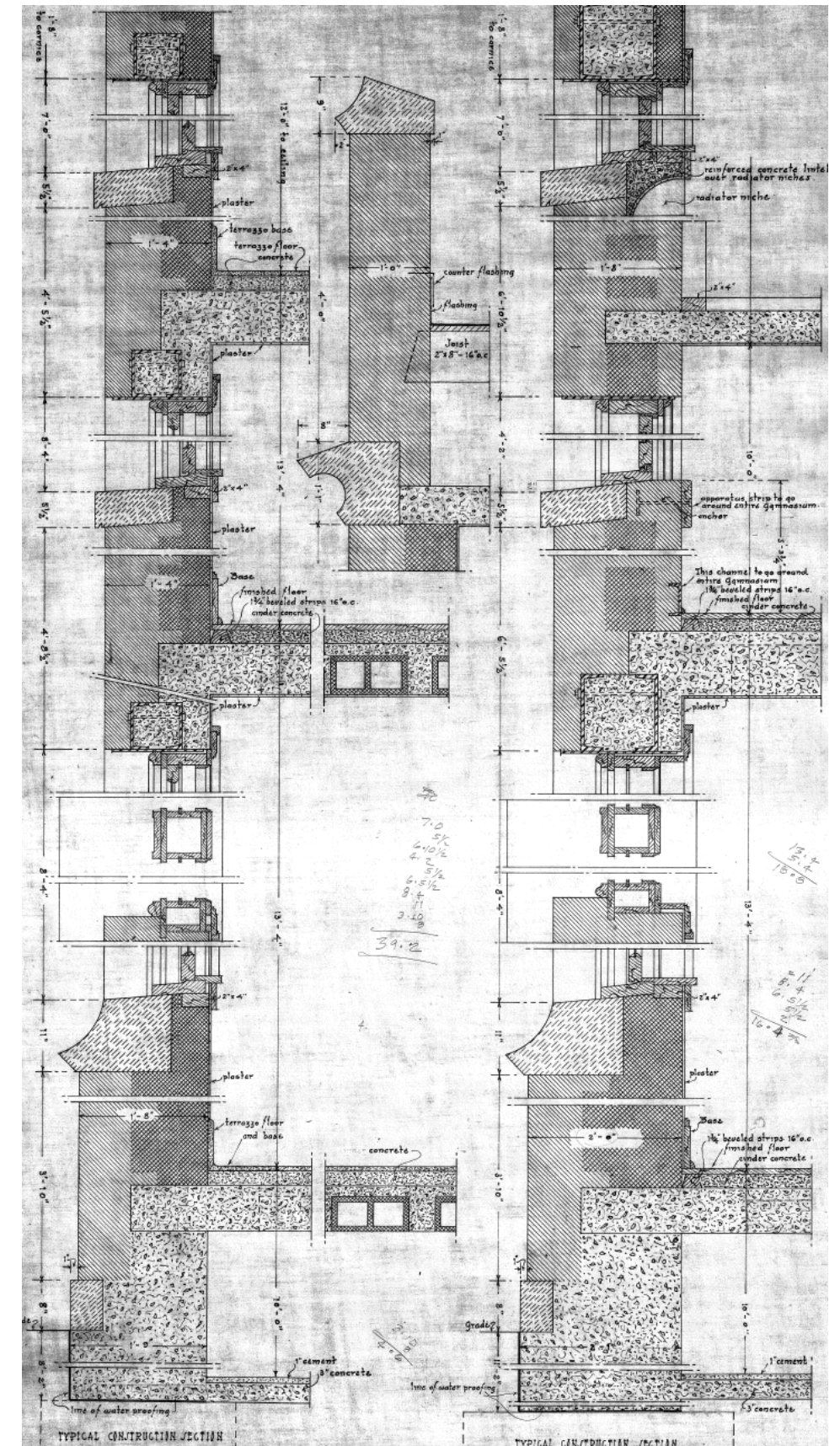


Figure 29: 1916 Construction Drawings, Wittich Hall; Parkinson & Dockendorf (1916)

7.1 OVERVIEW

A limited Mechanical, Electrical, Technology, Plumbing and Fire Protection systems assessment was performed to gauge the usefulness and longevity of the Wittich Hall Building systems.

In addition to reviewing the existing drawings of the Wittich Hall Building provided by the University, Henneman Engineering performed a field survey of the existing conditions to confirm our findings.

7.2 UTILITY SERVICES

**Water and Sanitary Services**

There are currently three water services to Wittich Hall. Two 4" lines are located on the north end and one 4" line is located on the south end.

Two sanitary sewer lines serve Wittich Hall. One is located on the north end and the other on the south end of the building. Examination of these sanitary lines should be conducted in order to determine the condition and whether or not replacement is necessary.

**Steam and Chilled Water**

Steam service is currently located at the south end of the building and is connected to Graff Main Hall.

There is currently no chilled water service to Wittich Hall.

**Power**

Electrical service entrance to the building is served from a campus owned 4.16Y/2.4kV – 208y/120V, 150k pad mounted transformer with a primary connection to campus medium voltage distribution system. The transformer is located at the southeast corner of the building and in good condition, however it is anticipated that the proposed renovations will increase the facility demand such that a replacement is necessary.

Replacement of the exterior pad mounted transformer with new dry type unit substation located inside the building is being proposed. The pad mounted switch should have its terminations inspected and any preventative maintenance requirements performed as part of the renovation project.

**Signal**

Fiber Optic Service Entrance is outdated and under-sized. The Wittich renovation project should coordinate with the campus-wide fiber replacement project regarding schedule, fiber size and preferred entrance location. The new fiber should not be installed before or during renovation activities to prevent damage.

7.3 BUILDING SYSTEMS

**Plumbing**

The majority of the plumbing system is original and is at the end of its useful life. It is recommended to remove all original and remodeled/replaced plumbing systems and possibly salvage any newer replaced items of the plumbing system. Any renovation to the Wittich Hall Building will require newly designed plumbing systems.

**Fire Protection System:**

At this time within the Wittich Hall Building there is no fire protection system. A complete fire protection system shall be added as part of the renovation project.

**HVAC**

The entire HVAC is system is unsalvageable for this project. New air handling systems and perimeter heating units shall be provided along with a full control system.

**Power Distribution**

The service entrance equipment is in a state of mixed conditions. Due to the significance of the proposed renovation, it is recommended it be replaced.

Branch panelboards located through the facility are also in a state of mixed conditions. Most of which have eclipsed their reliable operating life and replacement is recommended. Many of the panel locations are not compliant with the National Electric Code (NEC) equipment space and working clearances. Reuse of the panelboards installed within the last 10 years or so could be considered if the budget does not allow for all new equipment. Replacement of branch circuit panelboards recommended.

**Lighting and Lighting Controls**

The lighting system for the interior and exterior is in various conditions and utilizes a mixture of incandescent, fluorescent and HID sources. None of the luminaires appear to be historically significant and have likely been retrofitted over the years. The exterior exit discharges require emergency lighting which is not currently provided at this facility. It is recommended to replace interior and exterior lighting with new which utilize modern energy efficient models. The exterior of the building should be studied to determine what types of luminaires, if any, may have been installed around the time of original construction. Automatic controls including occupancy sensors and daylight harvesting equipment should be added to be code compliant.

**Signal**

The cable within the building is of various vintages and types. None of it is re-usable. Recommend coordination of new fiber with other campus project. Pull existing telephone cable back to nearest manhole. Reuse or reinstall only 25 pair into Wittich Hall. Alternatively, leave copper pairs in manhole and provide new 25 pair cable directly to Main/Graff Hall via alternate route. Remove coax cable and do not replace.

Provide all new telecom rooms, provide new fiber optic riser cable and provide new Category 6 station cable to all interior areas.



Figure 30: Basement Mechanical Room, Wittich Hall; River Architects (2016)



Figure 31: Basement Mechanical Room, Wittich Hall; River Architects (2016)

## 8.1 OVERVIEW

A material analysis had not yet been conducted at the time of this report. Further refinement of design intent and determination of value of such records is needed. This design team recommends analysis of certain items as a starting point until the design approach is approved.

## 8.2 PAINT ANALYSIS

Examination of historic paint and finishes will be necessary at the interior if any of the original colors are to be reinstated or in the event these colors are recorded for historic documentation purposes. It is this team's understanding that historic replication of original paint colors is not a high priority for this building's new purpose. It is recommended however, that paint analysis be conducted at the exterior windows. Historic photographs indicate windows frames and sashes of a lighter tone on the exterior while it is assumed that the current wood finishes at the interior are original. The drawings from the 1930 addition indicate that all wood trim at the first floor be painted. Painted finishes have been observed in the spaces located on the first floor of the 1930 addition.

Windows in the 1930 pool area have been replaced with aluminum units and will be removed and replaced with units to match the historic double-hung configuration. It is recommended that these units be painted as originally specified.



Figure 32: 1930 Pool, Wittich Hall; UW-La Crosse Area Research Center (c.1931)

Upper level windows in the 1916 gymnasium that have been replaced with glass block were originally trimmed in wood and stained. It is recommended that the new units match the historic color as closely as possible.



Figure 33: 1916 Gymnasium, Wittich Hall; UW-La Crosse Area Research Center (c.1930)

## 8.3 MORTAR ANALYSIS

Although the brick, limestone, and mortar appear to be in relatively good condition, further examination of the mortar should be conducted prior to any masonry restoration work in the future. Because there is a noticeable difference in the mortar between the 1916 and 1930 portions of the building, this analysis of the mortar makeup will provide a consistent match to the original mortar of both areas of the building.



Figure 34: 1916 Brick, Wittich Hall; River Architects (2016)



Figure 35: 1930 Brick, Wittich Hall; River Architects (2016)

### 9.1 RECOMMENDED TREATMENT PHILOSOPHY

A treatment philosophy focused on appropriate preservation, restoration, and rehabilitation will guide the project, as will aesthetic considerations regarding integration of old and new. A primary goal of this project is to maximize the retention of the building's historic character. Where code or structural/mechanical requirements appear to necessitate dramatic changes, all possible alternatives will be carefully investigated and reviewed with the appropriate parties before implementation. Thorough documentation will occur at all phases of the project, from initial planning through completion.

The overall recommended treatment approach for Wittich Hall is rehabilitation. This approach was selected based on the current condition and survival of historic fabric within the different spaces in the building, components' architectural and historic integrity, and their importance to the overall historic nature of the structure. These factors were weighed against the programming demands of the project, and institutional policies regarding energy-efficiency, sustainability, and accessibility. The determined period of significance is 1916-1935. Wittich Hall, with its tall, multi-part pointed arch windows, brick quoins, and dramatic entry bays is an architecturally significant example of the Collegiate Gothic style, so popular during the early part of the 20<sup>th</sup> century. It is the best survivor of this style within the city of La Crosse.

As the general purpose of this rehabilitation is to create a state-of-the-art academic center within a historic structure, questions of how to best utilize the building fabric while respecting its historic elements are critical. To this end, a team of professionals dedicated to historic preservation of vital, functioning academic buildings was gathered to assess all possible options and identify the optimal treatment approach for each aspect of the building. They embarked upon a process of determining the historical and architectural significance, integrity, and character-defining elements of the property. This involved specifically archival research, documentation of the current structure, and analysis of the building's contributions to the UW-La Crosse campus. The Secretary of the Interior's *Standards for the Treatment of Historic Properties* were utilized in order to apply a methodology that preserves both historic materials and elements and provides due consideration of context and usage.

### 9.2 ALTERNATIVE TREATMENTS

The building envelope of Wittich Hall is intact and in excellent condition, requiring only cleaning, some masonry repair, reconfiguration of accessible entrances, window and door restoration or replacement (with replicas of originals), and skylight reinstatement. Additionally, roof-mounted mechanical equipment will be removed and a single, historic metal flag pole recreated for mounting on the roof. With this work completed, the exterior of Wittich will closely replicate its appearance from c. 1930-35, after the addition was constructed. The only significant variation would be the accessible entrances. This work is straightforward and within the framework of rehabilitation; alternative treatments would fall shy of restoring the integrity of the exterior.

On a specific point, approximately 52% of the total window area in Wittich has been compromised, either through replacement with glass block, insertion of venting systems, concrete infill, or sash or glass replacement. The recommended treatment of all the windows is replacement with replica units that would mimic precisely the original profile and configuration of the originals. The replacements would have metal-clad exteriors painted with the historic colors, and wooden interiors likewise matched to original treatment colors or stains. To restore some window units while replacing others would create an uneven appearance not in keeping with the historic design intent. Also, the application of exterior storm units would obliterate the arched top sash and obscure the historic window frame depth.

The interior of Wittich will be undergoing more significant changes to meet the programming needs of the College of Business Administration (CBA). Program space allocations, for instance, dictate a fair number of office spaces, teaching labs, and workrooms, which cannot be included without absorbing the gymnasiums and pool. To retain these spaces disallows configuration of critically-needed programming. To honor the two-story historic spaces, floor openings will connect different levels, allowing light to pass through from the windows and skylights, as originally conceived.



Figure 36: West Elevation, Wittich Hall; UW-La Crosse Area Research Center (c.1940's)



Figure 37: West Elevation, Wittich Hall; UW-La Crosse Area Research Center (c.1930's)

### 9.3 STATEMENT OF POTENTIAL IMPACTS

Wittich Hall will remain a central and heavily-used building on the UW La Crosse campus, but when this project is completed the Hall will present a state-of-the-art educational environment rather than a largely athletic and recreational facility. It will be home to the College of Business Administration, which will relocate from Wimberly Hall. A Preliminary Design Report was authored in 2011 by the University in consultation with an outside firm, and this report has since been assessed and re-evaluated to articulate programming and space needs for the CBA.

The project when completed will provide more meeting and conference space to promote student-faculty interaction, and better alignment of office space to promote collaborative and interdisciplinary environments. The building infrastructure will be upgraded, as will the classroom technology, restrooms, elevators, life safety systems, and accessibility. The project will create a building that the University can expect to use with only minor updates for another half-century. Its history will be underlined through appropriate treatment of its historic fabric and through interpretive opportunities.

#### 9.4 RATIONALE FOR PROPOSED TREATMENT

Wittich Hall is the second oldest building on the UW La Crosse campus and while centrally-located, has seen its use decline. Its original function as a center for physical education has not changed over the years, but as the University has grown, new physical education facilities have been required. Mitchell Hall, built in 1965, superseded Wittich by becoming the campus's state-of-the-art facility with field house, gymnasiums, dance studio, racquetball courts, indoor pool, weight rooms, locker rooms, classrooms, and offices. In recent years, Wittich has served as a center for special/adaptive physical education and therapeutic recreation specialization training, but there is no longer a need for it to remain in operation as such.

As part of the University's 2005 Campus Master Plan, the College of Business Administration is being relocated from Wimberly Hall to Wittich. In this space, the CBA will be consolidated and have expanded programming opportunities. The University wishes to repurpose Wittich to accommodate these needs, and is committed to restoring and maintaining the exterior fabric of the structure and rehabilitating the interior. The building's placement on the National Register of Historic Places underscores its architectural and historical importance not only to the campus but to the city of La Crosse. Indeed, the 1984 La Crosse Intensive Survey identified Wittich as the best example of Collegiate Gothic architecture in the city. Its elegant exterior is remarkable and well-preserved.

While the building has been subject to numerous, modest updates and repairs over the years, past remodeling projects have compromised its historical integrity and some basic design functions (such as the skylights). Many of the building's interior finishes show a century's worth of wear and deterioration. The mechanical systems are uniformly out-of-date. Its accessibility is limited and requires updating; life safety provisions require modernization as well. The structure's floor plans do not permit integration of the required programming, so current spaces need to be modified.



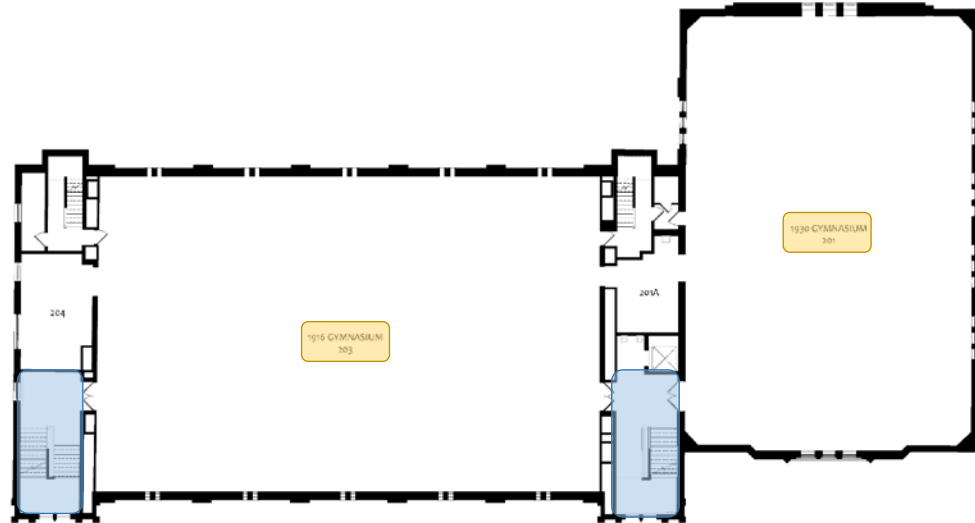
Figure 38: 1916 Gymnasium, Wittich Hall: UW-La Crosse Area Research Center (c. 1925)

## 9.0 Treatment and Use

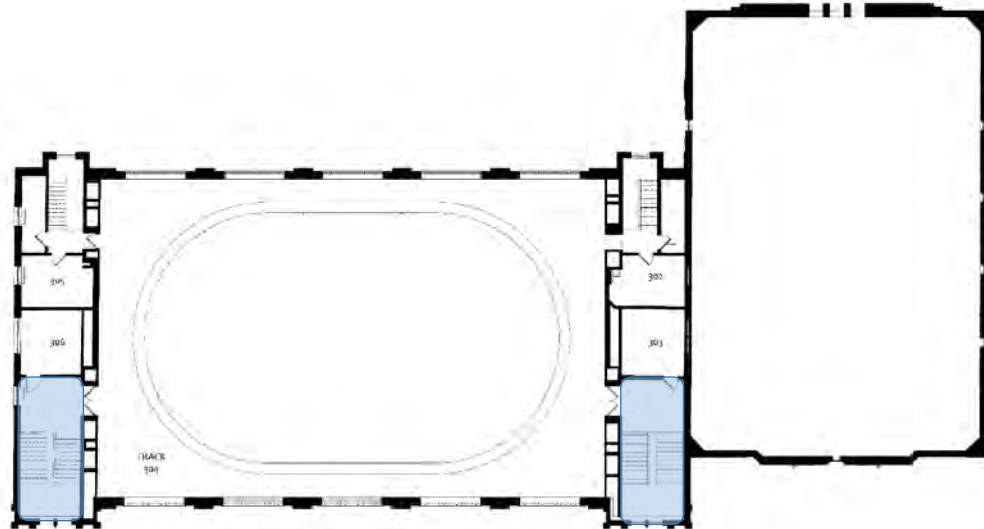
### TREATMENT PRIORITIES - LEVEL 1



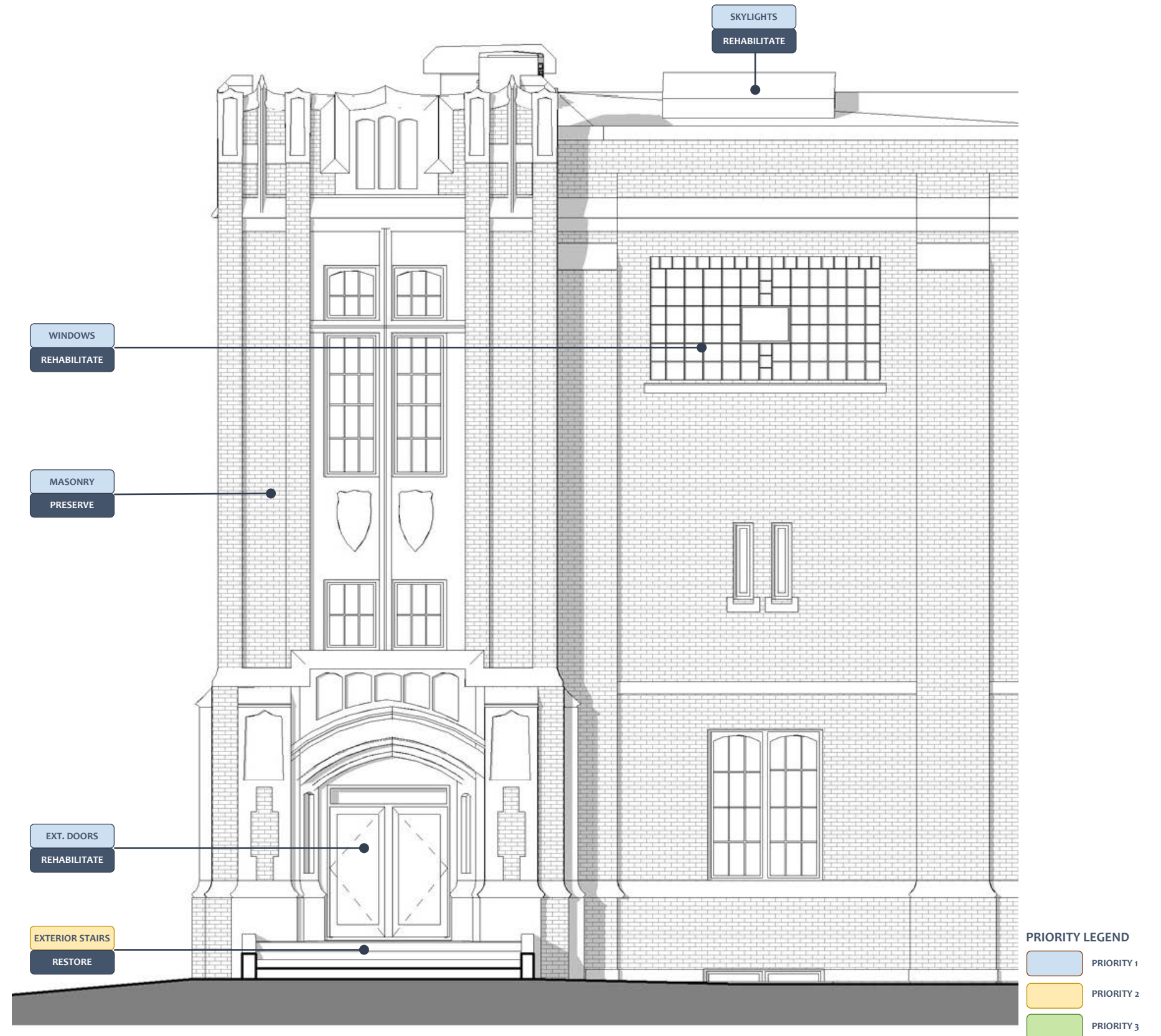
### TREATMENT PRIORITIES - LEVEL 2



### TREATMENT PRIORITIES - LEVEL 3



### TREATMENT APPROACH - EXTERIOR



### 9.5 PROPOSED TREATMENTS

As illustrated in the three floor plans and elevation on the previous page (p. 20), there are several recommended treatment approaches for Wittich Hall. Some components of the building have survived so well that preservation is possible. This is most evident with the masonry and many of the limestone details. The exterior stairs have been modified, but can be restored to their original design. A great percentage of the windows have been altered, however, necessitating a comprehensive rehabilitation in order to recreate the original, unified exterior appearance. The exterior doors have been replaced with aluminum storefront units over the years, but can be rehabilitated with the introduction of replicas of the originals. With these specific treatment approaches, the exterior Collegiate Gothic fabric of the building will be reasserted, and the structure will more closely resemble its c. 1930-1935 appearance.

On the interior, the two west entrances, their corresponding lobbies, and the stairwells up to the second level can be restored, with specific elements preserved, in order to maintain the original sense of space and circulation these areas provided. The interior facing of all the window units will receive the treatment outlined above, thereby restoring their original appearance. Lastly, while not indicated on the graphics, some features of the historic interior, including wood gymnasium flooring and athletic training equipment, will be salvaged for repurposing or use in interpretive displays.



Figure 39: Masonry Seat Walls, Wittich Hall; UW-La Crosse Area Resource Center (c.1940's)

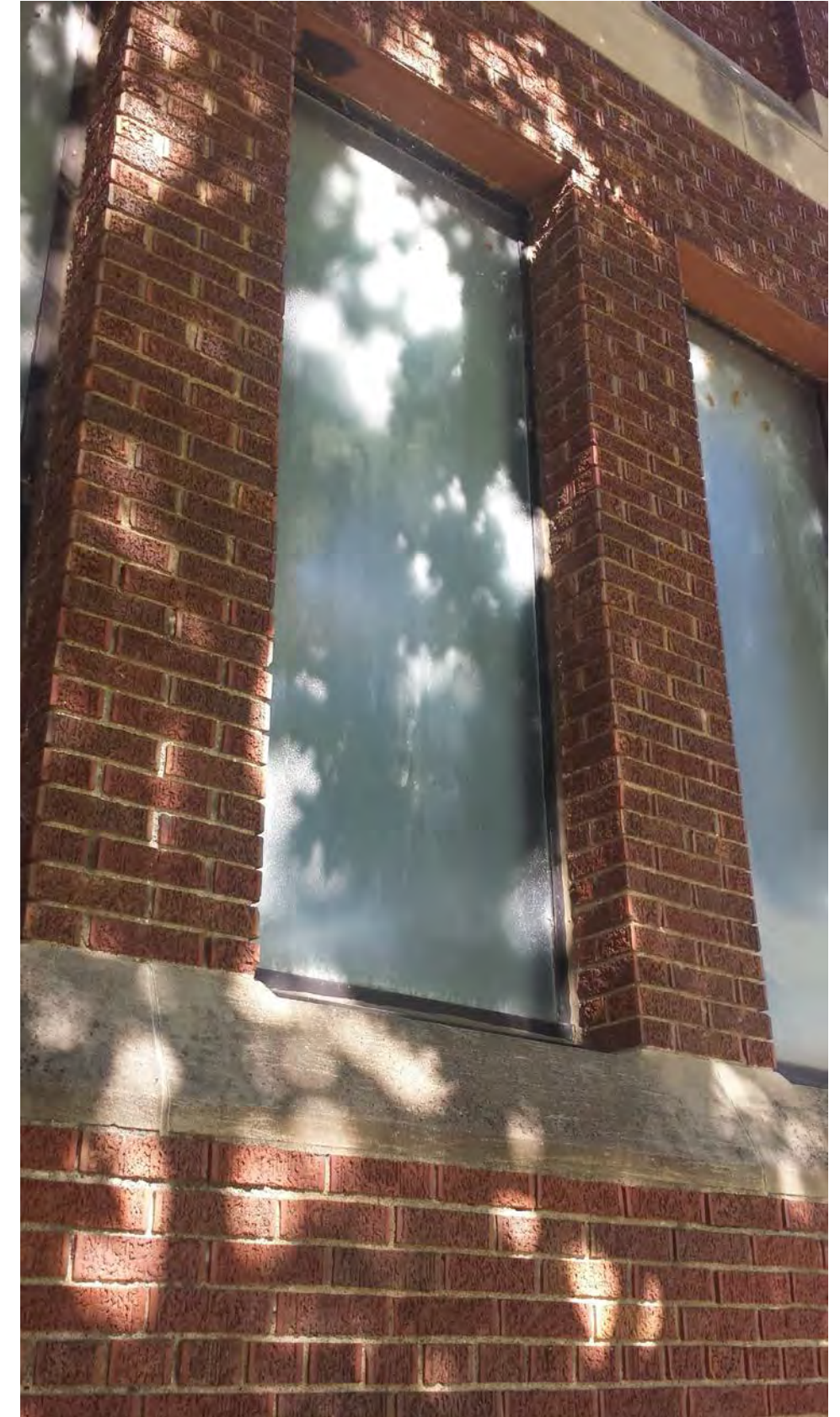


Figure 42: 1930 Pool Window, Wittich Hall; River Architects (2016)

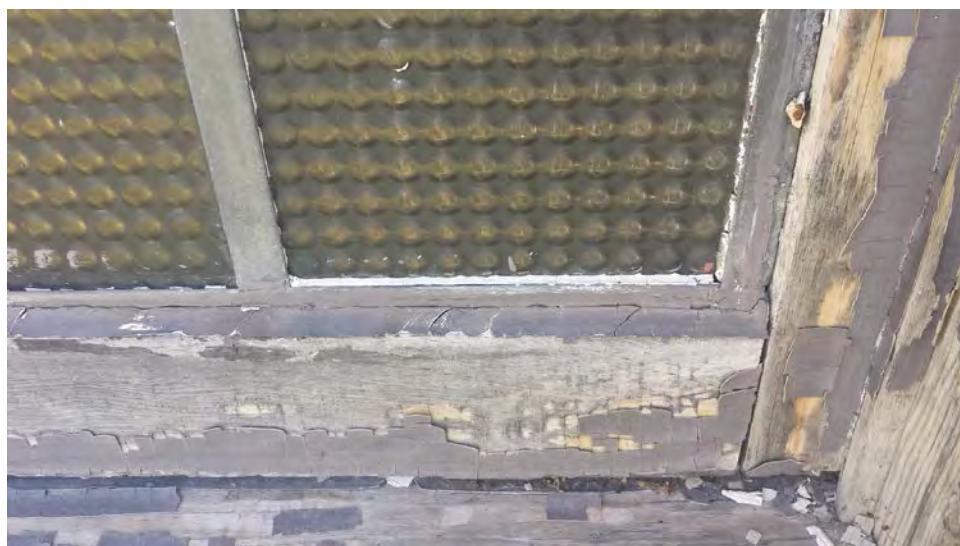


Figure 40: Window Condition, Wittich Hall; River Architects (2016)



Figure 41: Glass Block Window, Wittich Hall; River Architects (2016)

### 10.1 PROPOSED AND RECOMMENDED USE

Wittich Hall's status as one of the oldest buildings on campus and as a physical education building in continuous use since its construction underlines its importance to the University and its curriculum. However, it has outlived its original function and almost all of the physical education activities have moved to other structures on campus, most significantly to Mitchell Hall. The intent is for Wittich to become repurposed as an entirely academic building, presenting a state-of-the-art educational environment for the next generation of Business Administration students and educators. It will provide more meeting and conference space to promote student-faculty interaction, and better alignment of office space to promote collaborative and interdisciplinary environments. It will also create more efficient and effective operations through the consolidation of similar functions within the College of Business Administration. The building infrastructure will be upgraded, as will office technology, restrooms, elevators, life safety systems, and accessibility. The project will create a building that the University can expect to use with only minor updates for another half-century. Its physical education and architectural histories will be underlined through appropriate treatment of its historic features and through interpretive opportunities.

### 10.2 IMPACT OF PROPOSED USE ON HISTORIC FABRIC

The proposed conversion of Wittich from a physical education building with two gymnasiums and a pool to an academic building housing the College of Business Administration requires major changes within the structure. Program space allocation includes offices for the Dean of the CBA; the Accountancy, Economics, Finance, Management, and Marketing Departments; and the Small Business Development Center. This is all without regularly scheduled classroom space. Study areas, teaching labs, meeting rooms, and even space for future growth feature in the proposed configuration of programming allotment. As physical education activities will no longer take place in the building, there is discontinued need for the gymnasiums and pool. Mitchell Hall and a new field house that is home to the gymnastics program will meet these needs for the campus. As such, the gymnasiums in Wittich will be decommissioned and reconfigured, and the pool (already decommissioned) will be reconfigured.

In regards to the existing building systems, the mechanical, electrical, and plumbing systems are inadequate and obsolete and should be replaced. A fire suppression system and complete cooling system should be incorporated into the design. Removal of the suspended ceiling systems will be required in order to integrate a new energy efficient infrastructure. These changes will provide a safer, more efficient, and more comfortable environment.

Structurally, the building is very sound, with no distress on the exterior walls detected. There are some signs of lateral force distress in the interior plaster of the 1930 gymnasium, and signs of water damage at the roof, but neither seems to be causing any structural concerns. There are some cracks in the concrete/terrazzo floors, but all are minor with no structural impact, and to be expected in a building of this age. Restoration/consolidation of these defects will only have a positive impact on the historic fabric.

The new floor framing in the building will need to be shallow due to existing floor-to-floor heights and lightweight to limit the amount of new loading applied to the existing structures. The use of steel beams and columns with steel joists with a form deck and concrete topping would accommodate both design requirements. The grid system for the new columns will need to align with existing columns or bearing walls as much as possible. If large opening spaces below do not allow for efficient column transfers, new columns and footings will need to be installed. The location of these columns can be placed in existing or new partition walls. The historic design loads are comparable to the current code, so the building is suitable for its intended future use as envisioned by the design team.

The topography surrounding Wittich Hall is primarily flat, although the building itself sits on a slightly raised knoll. Because of this elevation change, the only accessible entrances are two ramps, one located on the west and another on the east side of the building. These ramps may be reconfigured to improve utility and aesthetics, and some re-grading may be required to achieve this. Continuous landscaping beds are found around the perimeter of the building, and these are comprised chiefly of perennials, mulch, and decorative boulders. Additionally, there are two benches, two swings, and two bike parking areas. The University has expressed a desire for additional bike parking. As such, there are no foreseeable impacts upon the building itself or site improvements.

### 10.3 REASONING FOR CAPITAL PROJECT

The renovation of Wittich Hall is part of UW La Crosse's 2005 Campus Master Plan. This plan calls for a dramatic transformation to the area west of Wittich over the next 20 years. Centennial Hall, constructed in 2011, is the newest academic facility to be constructed on the campus. A new pedestrian mall is planned for the area between Wittich Hall and Centennial Hall and will extend north to Badger Street. This plan creates a large green space west of Wittich, which opens up the campus to the west entrances to the building and results in greater use of the historic main entries. It is envisioned that this new green space will be the "iconic green which will evoke a memorable impression of the institution." Wittich Hall plays a key role in this reorganization of space, with its historical façade anchoring the southeast end of the proposed new quad.

Additionally, repurposing Wittich allows for the creation of new and improved space for one of its three colleges. The consolidation of administration functions, installation of state-of-the-art technologies, promotion of a more collaborative and interdisciplinary environment, and modernization of mechanical systems within a fresh and contemporary interior will create an exciting and safer facility.

### 10.4 OWNERSHIP, STEWARDS, AND INTERPRETATION

Wittich Hall is part of the University of Wisconsin-La Crosse campus, and as such is operated by the University's Board of Regents on behalf of the State of Wisconsin. They are owners and stewards of the property.

Most of the spaces within the rehabilitated Wittich Hall will be semi-private or private offices. However, there will also be teaching labs, study and support spaces, and meeting rooms. Corridors and gathering spaces within the building may be possible locations for interpretive exercises such as small exhibits related to the history and function of Wittich, the development of the physical education program at the University, a survey of the architectural history of the campus, including the Collegiate Gothic Wittich, etc. There will be limited public access to the building, so interpretation will primarily be directed towards the campus community.



## 11.1 OVERVIEW

Employing the philosophical treatment approach and methodology described above in Section 9.0, *Treatment and Use*, and considering the history and context of Wittich Hall, a framework of treatment recommendations and priorities was developed. The overall recommended treatment approach for this project is rehabilitation, which has been defined by The Secretary of the Interior in *Standards for the Treatment of Historic Properties* as, “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” As also noted previously, while the overall treatment approach is rehabilitation, some spaces and features of the building allow for preservation or restoration. Preservation is defined in these same *Standards* as, “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property”; restoration as, “the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular point in time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.” It is intended that each individual treatment specified below be as historically sensitive and sympathetic as possible.

Each space or feature addressed in this section has been assigned a recommended treatment approach under the general category of rehabilitation. Some spaces/features will be restored while others will be preserved. Because of the repurposing of this building and the requisite removal of some historic fabric, all the remaining spaces/features are considered top priority and are deemed to have a high degree of integrity. Some spaces and features are subject to special investigation or analysis, and this is duly noted.

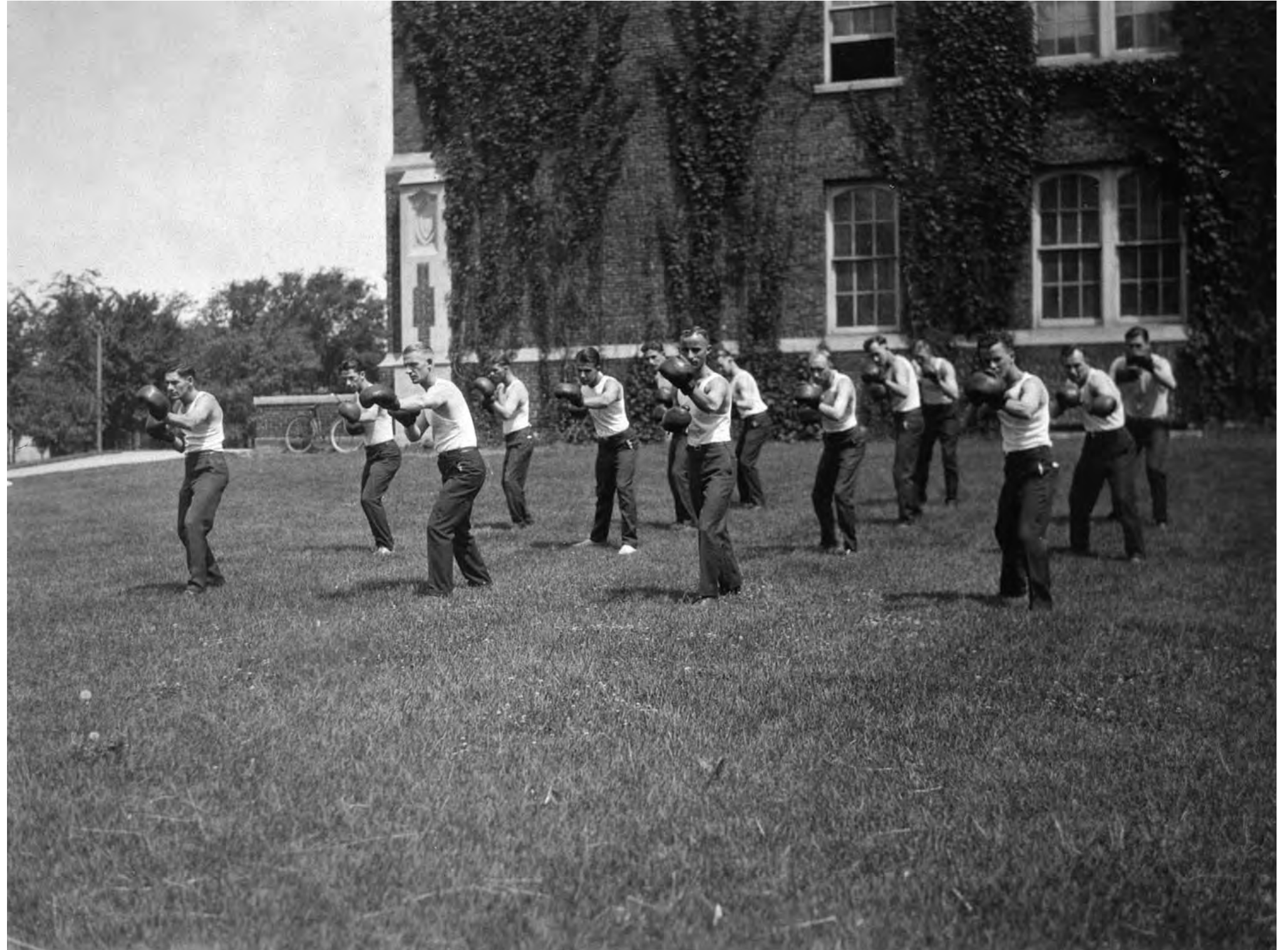


Figure 43: South Elevation, Wittich Hall; UW-La Crosse Area Research Center (c.1920)

WEST ELEVATION

The west elevation of Wittich Hall is currently very much intact historically. It maintains the appearance of the original drawings with a few minor changes in the upper level windows and two main entrances.

PROPOSED TREATMENT

- Replace the aluminum storefront entrances at the northwest and southwest entrances with doors that replicate what were once there. Each door should consist of an exterior material that is weather resistant and the interior should retain a wood character.
- Replace the broken/deteriorated limestone panel located at grade near the northwest entrance.
- Clean all brick and limestone masonry.
- Point all joints within limestone trim and accent panels. Consider use of joint sealant.
- Replace all wood window units with replicas. The windows should consist of an exterior material that is weather resistant and the interior should retain a wood character. Windows to have clear glass in lieu of the historic transfused glass. Muntin bars, sashes, brickmold, etc. to match historic profiles.
- Remove all wood screen units.
- Consider removal of exterior concrete stairs and ramp with something more historically accurate.
- Recreate flagpole that was originally located on the roof.
- Remove non-original mechanical and electrical devices.
- Replace existing light fixture with historic replica fixture.



Figure 44: West Elevation, Wittich Hall; River Architects (2016)



Figure 45: West Elevation, Wittich Hall; River Architects (2016)



Figure 46: West Elevation, Wittich Hall; River Architects (2016)



Figure 47: West Elevation, Wittich Hall; River Architects (2016)

## WEST ELEVATION

## PRESERVE

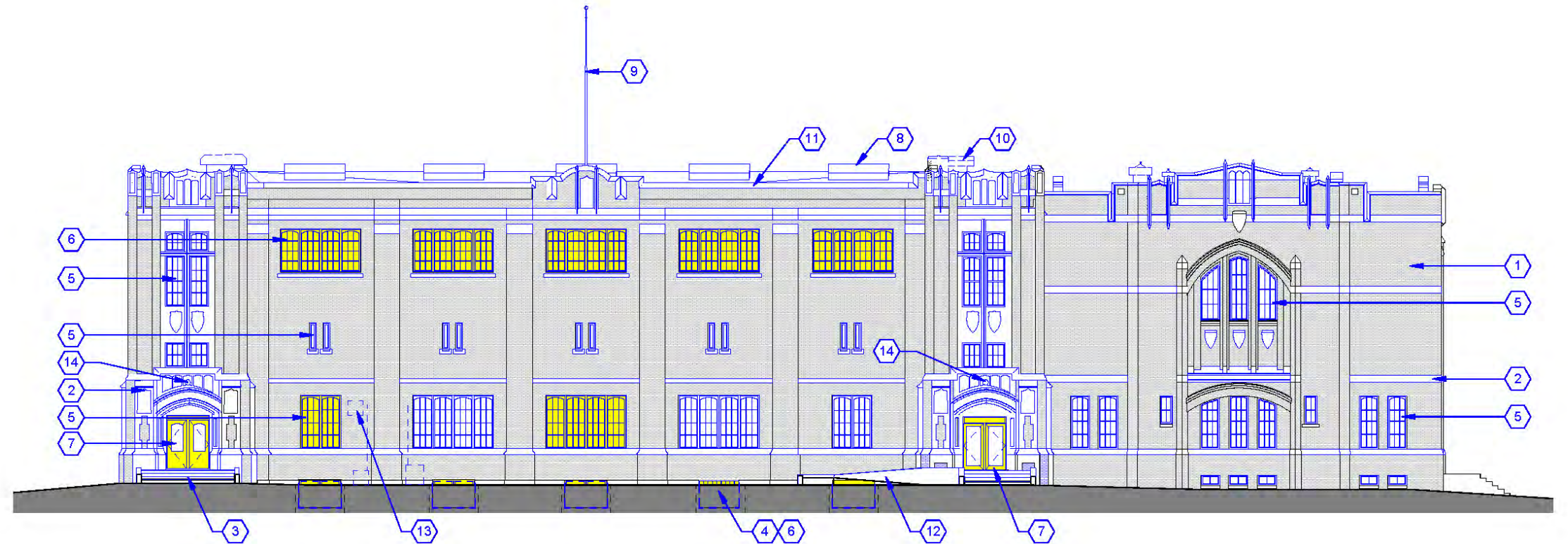
1. Clean all brick masonry using methods approved by The Secretary of the Interior's *Standards and Division of Facilities Development*. Clean and point joints only where required.
2. Clean all limestone trim using methods approved by The Secretary of the Interior's *Standards and Division of Facilities Development*.

## RESTORE

3. Consider removal of existing stairs and reconstruction of historic entrance stair seat walls.
4. Clean, repair, and restore metal window well grating.

## REHABILITATE

5. Replace entire wood window unit and frame with new metal-clad wood window unit with profiles that match the original.
6. Remove existing glass block window and replace with new metal-clad wood window unit with profiles that match the original.
7. Remove existing aluminum storefront entrance and replace with new metal-clad wood door unit with profiles to match the original.
8. Remove skylight infill and replace with new skylight/roof monitor.
9. Recreate flagpole to match original drawings.
10. Remove existing roof-mounted mechanical equipment.
11. Remove existing limestone copings in order to install flashing below coping stone. Backer rod and joint sealant to be used for new joint material.
12. Remove existing ramp and construct new, discrete and accessible entrance.
13. Remove non-original mechanical and electrical equipment.
14. Replace light fixture with historic replica fixture.



 Non-Original/Modified Window/Door

**NORTH ELEVATION**

The north elevation of Wittich Hall is currently very much intact historically. It maintains the appearance of the original drawings.

**PROPOSED TREATMENT**

- Clean all brick and limestone masonry.
- Point all joints within limestone trim and accent panels. Consider use of joint sealant.
- Replace all wood window units with replicas. The windows should consist of an exterior material that is weather resistant and the interior should retain a wood character. Windows to have clear glass in lieu of the historic transfused glass. Muntin bars, sashes, brickmold, etc. to match historic profiles.
- Remove all wood screen units.
- Remove non-original mechanical and electrical devices.



Figure 48: North Elevation, Wittich Hall; River Architects (2016)



Figure 49: North Elevation, Wittich Hall; River Architects (2016)



Figure 50: Basement Window, North Elevation, Wittich Hall; River Architects (2016)



Figure 51: North Elevation, Wittich Hall; River Architects (2016)

**NORTH ELEVATION**

**PRESERVE**

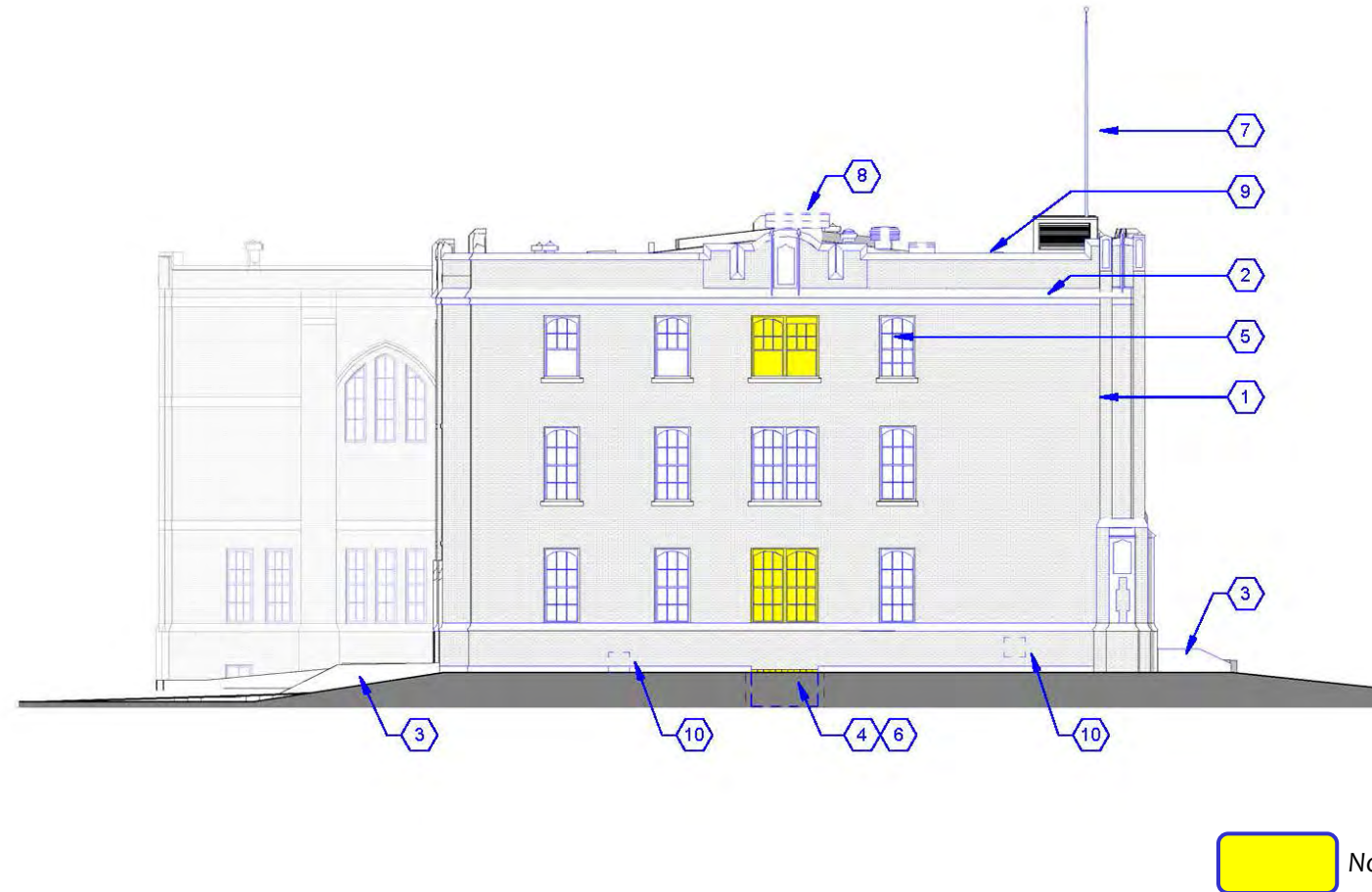
1. Clean all brick masonry using methods approved by The Secretary of the Interior's *Standards and Division of Facilities Development*. Clean and point joints only where required.
2. Clean all limestone trim using methods approved by The Secretary of the Interior's *Standards and Division of Facilities Development*.

**RESTORE**

1. Consider removal of existing stairs and reconstruction of historic entrance stair seat walls. Reconstruction of historic east entrance stair subject to further research.
3. Clean, repair, and restore metal window well grating.

**REHABILITATE**

4. Replace entire wood window unit and frame with new metal-clad wood window unit with profiles that match the original.
5. Remove existing glass block window and replace with new metal-clad wood window unit with profiles that match the original.
6. Recreate flagpole to match original drawings.
7. Remove existing roof-mounted mechanical equipment.
8. Remove existing limestone copings in order to install flashing below coping stone. Backer rod and joint sealant to be used for new joint material.
9. Remove non-original mechanical and electrical equipment.



EAST ELEVATION

The east elevation of Wittich Hall is currently very much intact historically. It maintains the appearance of the original drawings with a few minor changes in the main level and upper level windows and two main entrances.

PROPOSED TREATMENT

- Replace the aluminum storefront entrances at the northwest and southwest entrances with doors that replicate what were once there. Each door should consist of an exterior material that is weather resistant and the interior should retain a wood character.
- Clean all brick and limestone masonry.
- Point all joints within limestone trim and accent panels. Consider use of joint sealant.
- Replace all wood window units with replicas. The windows should consist of an exterior material that is weather resistant and the interior should retain a wood character. Windows to have clear glass in lieu of the historic transfused glass. Muntin bars, sashes, brickmold, etc. to match historic profiles.
- Remove all wood screen units.
- Consider removal of exterior concrete stairs and ramp with something more historically accurate.
- Remove non-original mechanical and electrical devices.
- Replace existing light fixture with historic replica fixture.



Figure 52: East Elevation, Wittich Hall; River Architects (2016)



Figure 53: East Elevation, Wittich Hall; River Architects (2016)



Figure 54: East Elevation, Wittich Hall; River Architects (2016)

**EAST ELEVATION**

**PRESERVE**

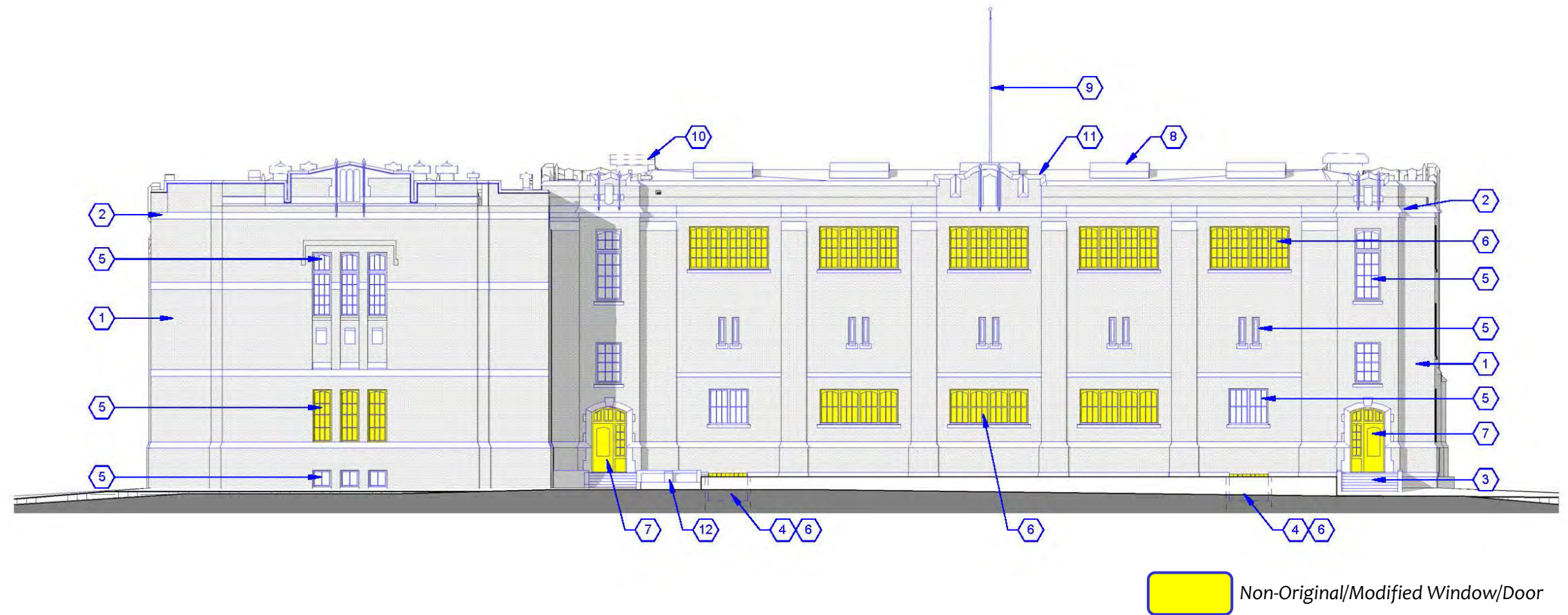
2. Clean all brick masonry using methods approved by The Secretary of the Interior's *Standards and Division of Facilities Development*. Clean and point joints only where required.
3. Clean all limestone trim using methods approved by The Secretary of the Interior's *Standards and Division of Facilities Development*.

**RESTORE**

4. Consider removal of existing stairs and reconstruction of historic entrance stair using historic photos as a guide with the design details being subject to further research.
5. Clean, repair, and restore metal window well grating.

**REHABILITATE**

6. Replace entire wood window unit and frame with new metal-clad wood window unit with profiles that match the original.
7. Remove existing glass block window and replace with new metal-clad wood window unit with profiles that match the original.
8. Remove existing aluminum storefront entrance and replace with new metal-clad wood door unit with profiles to match the original.
9. Remove skylight infill and replace with new skylight/roof monitor.
10. Recreate flagpole to match original drawings.
11. Remove existing roof-mounted mechanical equipment.
12. Remove existing limestone copings in order to install flashing below coping stone. Backer rod and joint sealant to be used for new joint material.
13. Remove existing ramp and construct new, discrete and accessible entrance.
14. Remove non-original mechanical and electrical equipment.



**SOUTH ELEVATION**

The south elevation of Wittich Hall is currently very much intact historically. It maintains the appearance of the original drawings with a few minor changes in the main level windows and entrance.

**PROPOSED TREATMENT**

- Replace the aluminum storefront entrances at the northwest and southwest entrances with doors that replicate what were once there. Each door should consist of an exterior material that is weather resistant and the interior should retain a wood character.
- Clean all brick and limestone masonry.
- Point all joints within limestone trim and accent panels. Consider use of joint sealant.
- Replace all wood window units with replicas. The windows should consist of an exterior material that is weather resistant and the interior should retain a wood character. Windows to have clear glass in lieu of the historic transfused glass. Muntin bars, sashes, brickmold, etc. to match historic profiles.
- Remove all wood screen units.
- Consider removal of exterior concrete stairs and ramp with something more historically accurate.
- Remove non-original mechanical and electrical devices.



Figure 55: South Elevation, Wittich Hall; River Architects (2016)



Figure 56: South Elevation, Wittich Hall; River Architects (2016)



Figure 57: South Elevation, Wittich Hall; River Architects (2016)



## SOUTH ELEVATION

## PRESERVE

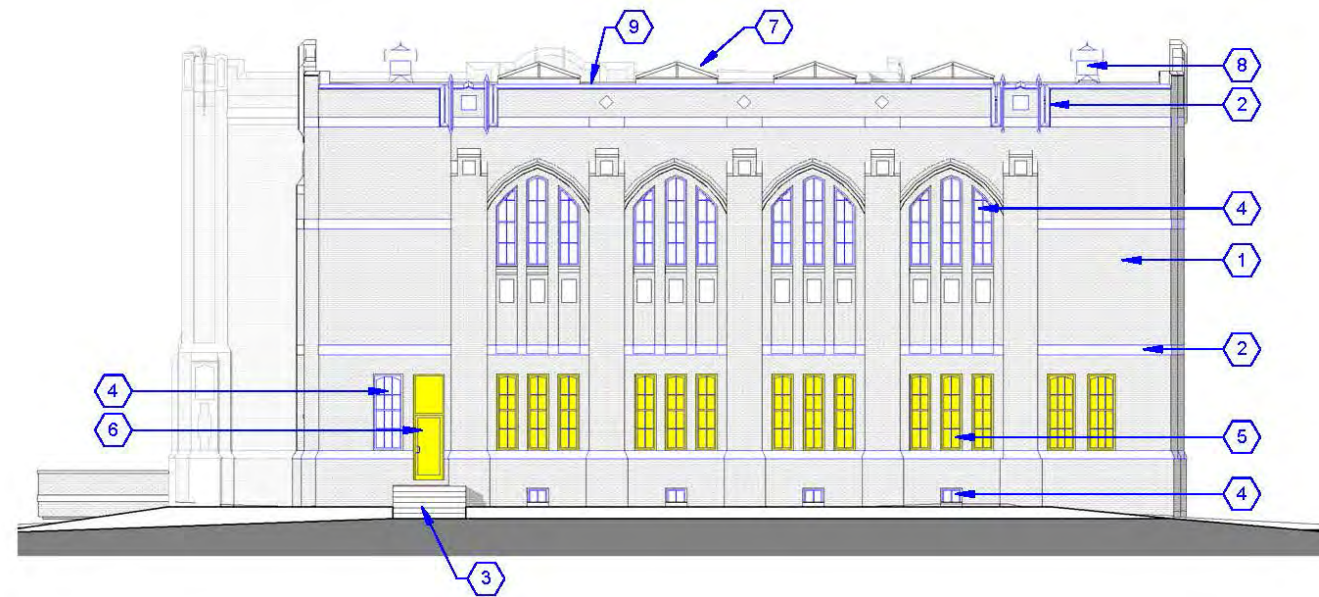
1. Clean all brick masonry using methods approved by The Secretary of the Interior's Standards and Division of Facilities Development. Clean and point joints only where required.
2. Clean all limestone trim using methods approved by The Secretary of the Interior's Standards and Division of Facilities Development.


## RESTORE

3. Consider removal of existing stairs and reconstruction of historic entrance stair seat walls.

## REHABILITATE

4. Replace entire wood window unit and frame with new metal-clad wood window unit with profiles that match the original.
5. Remove existing aluminum framed window and replace with new metal-clad wood window unit with profiles that match the original.
6. Remove existing aluminum storefront entrance and replace with new metal-clad wood door unit with profiles to match the original.
7. Remove skylight infill and replace with new skylight/roof monitor.
8. Remove existing roof-mounted mechanical equipment.
9. Remove existing limestone copings in order to install flashing below coping stone. Backer rod and joint sealant to be used for new joint material.



 Non-Original/Modified Window/Door

ROOF

The roof structure of Wittich Hall is comprised of steel trusses, wood and concrete decking, insulation board, roofing membrane, and a Hypalon roof coating applied in 1985. Campus documents indicate the roofing system was replaced in 1974 and 1985. Skylights over the 1916 gymnasium were infilled in 1970 while the skylights over the 1930 gymnasium were replaced in 1985. Parapets are constructed of multi-wythe brick masonry with a limestone coping. The roofing membrane is terminated at the parapet walls with metal flashing cut into a reglet joint in the brick masonry. Overall, the roofing membrane and flashing appear to be poor condition. Consideration should be given to providing added thermal value to the existing roof with additional insulation thickness.

PROPOSED TREATMENT

- Remove entire roof system to structural deck material. Provide new vapor barrier, insulation, and EPDM roofing membrane.
- Remove existing limestone copings in order to install flashings below coping stone. Backer rod and sealant to be used for new joint material.
- Remove existing roof-mounted mechanical equipment and curbs.
- Replace existing roof drain and conductor piping.
- Remove skylight infill and replace with new skylight/roof monitor.
- Remove and replace existing roof hatch.
- Recreate flagpole to match original design drawings.



Figure 58: Masonry Parapet, Wittich Hall; River Architects (2014)



Figure 59: 1916 Skylights, Wittich Hall; River Architects (2014)

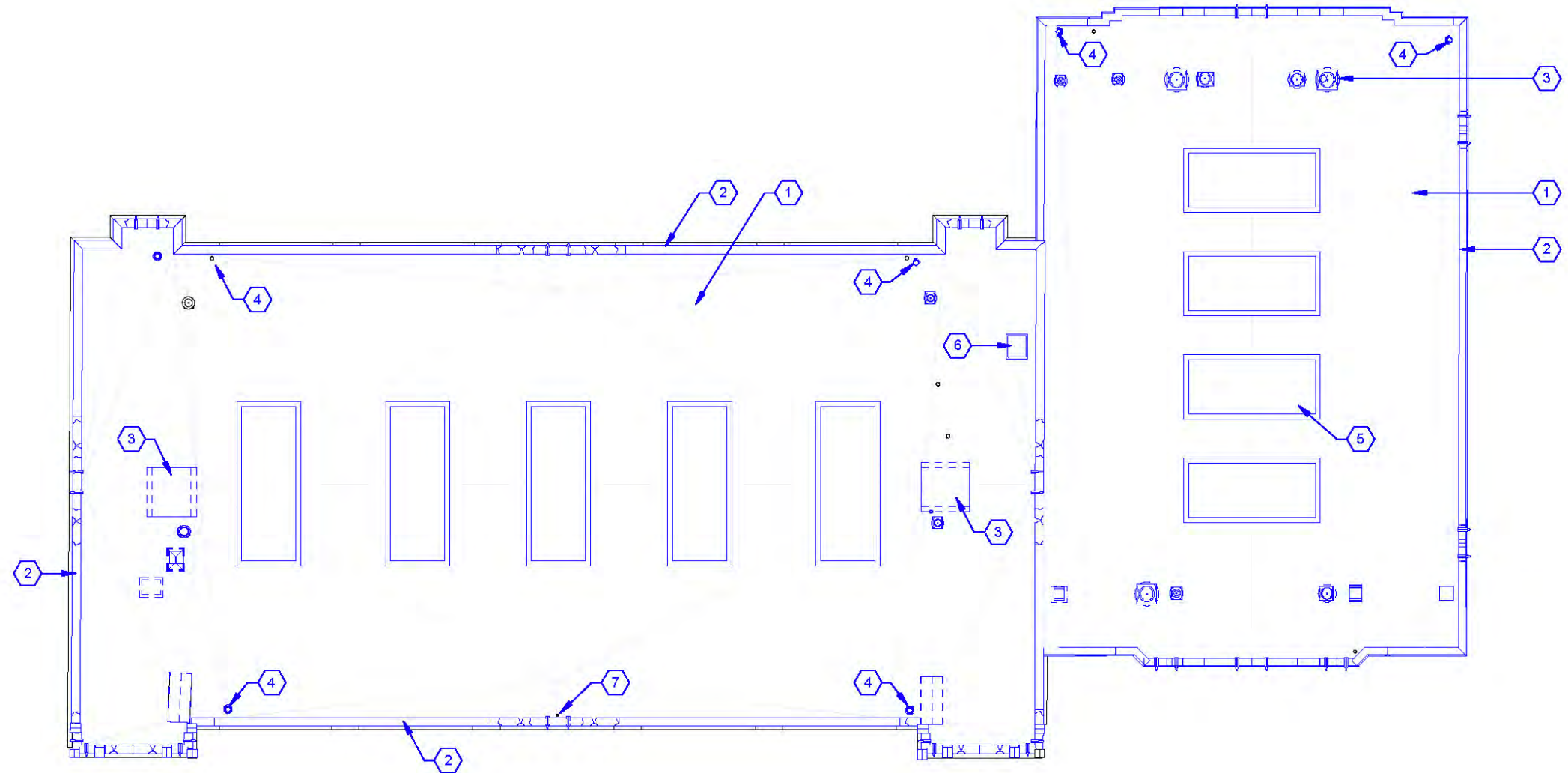


Figure 60: 1930 Skylights, Wittich Hall; River Architects (2014)

## ROOF

## REHABILITATE

1. Remove entire roof system to structural deck material. Provide new vapor barrier, insulation, and EPDM roofing membrane.
2. Remove existing limestone copings in order to install flashings below coping stone. Backer rod and sealant to be used for new joint material.
3. Remove existing roof-mounted mechanical equipment and curbs.
4. Replace existing roof drain and conductor piping.
5. Remove skylight infill and replace with new skylight/roof monitor.
6. Remove and replace existing roof hatch.
7. Recreate flagpole to match original design drawings.



## 11.0 Room/Feature - Treatment Recommendation

### NORTH ENTRANCE LOBBY

Upon entering Wittich Hall from the northwest entrance, one's eyes are drawn to the original 6-panel wood doors located at the storage closet along the north wall. This storage closet currently houses a flammable storage cabinet. The generous lobby space provides a visible connection to the northeast entrance and the office suite to the south. The east entrance contains interior stairs to descend down to the landing at the exterior doors.

### PROPOSED TREATMENT

The aluminum entrance doors at the exterior will be replaced with metal-clad wood doors that replicate the original wood doors. Plaster walls are in fair condition. The scope of the wall treatment has yet to be determined. Plaster restoration will be considered as will options of providing metal furring channels and gypsum board.

It is the intent of the design team to remove the existing east stair entirely and preserve/restore the west stair while removing the closet and adding a new stair to the lower level.

The wood windows will be replaced with a new energy efficient metal-clad wood window that replicates the original wood windows on the interior with stained wood sashes and trim.

Due to the amount of renovation work anticipated in this area, preservation of all the terrazzo floor may not be feasible. Consideration should be given to providing new flooring as needed that replicates the original. Analysis of the original finish is required.

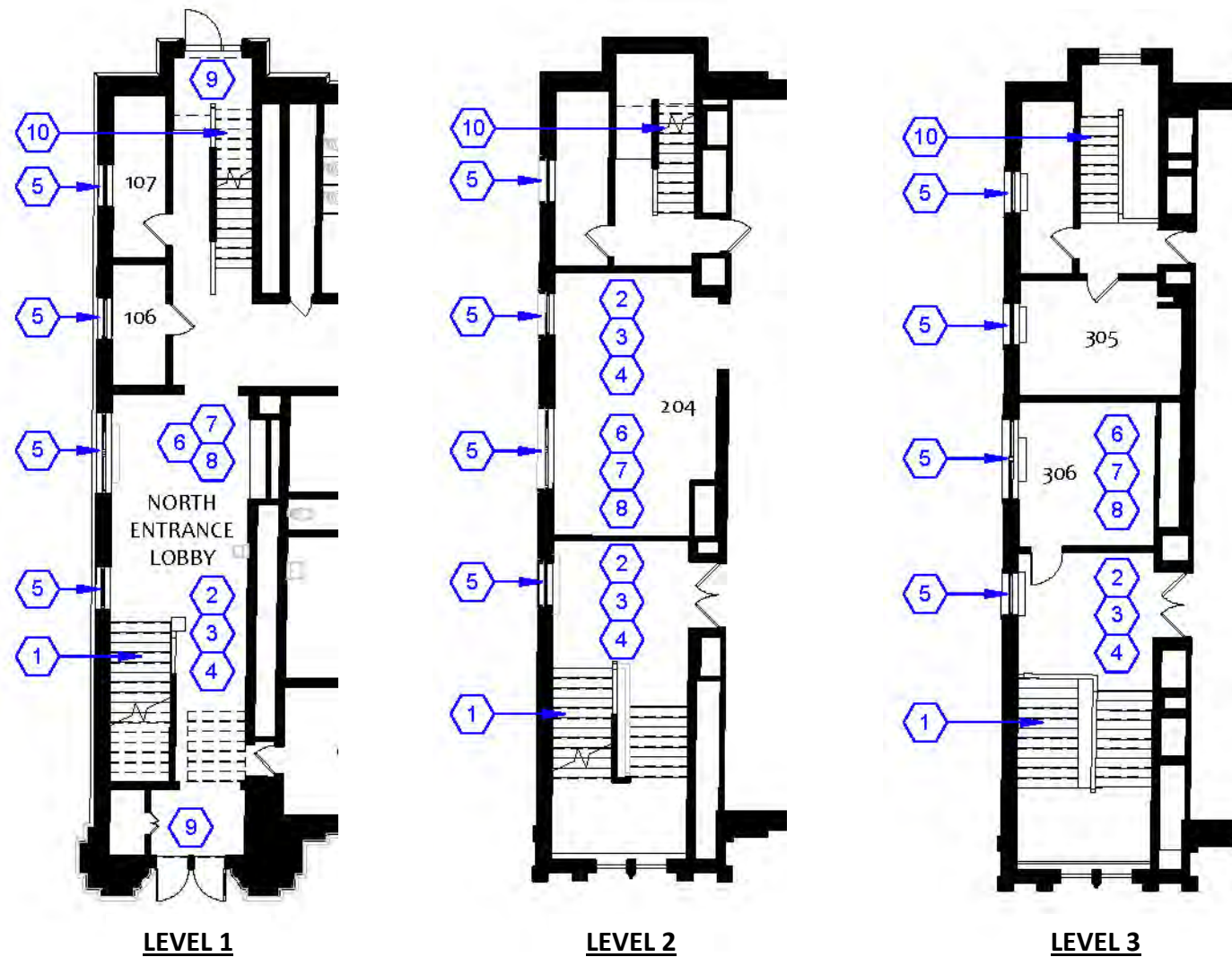
Existing mechanical and electrical systems are of no historic value and will be completely removed. New energy efficient lighting and controls will be provided and new mechanical systems will utilize campus generated heating and cooling. New fire protection and fire alarm systems will be provided throughout this space.



Figure 61: North Entrance Lobby, Wittich Hall; River Architects (2016)



**NORTH ENTRANCE LOBBY**



**PRESERVE/RESTORE**

1. Original stairs should be treated with new slip resistant nosings and code compliant handrails. Plaster guardrail and wood cap should be repaired, cleaned, and restored.

**RESTORE**

2. Repair plaster wall finish. (Typical)
3. Remove painted coating from existing floors and base trim and restore concrete/terrazzo substrate. (Typical)
4. Repair plaster ceiling finish. (Typical)

**REHABILITATE**

5. Remove and replace existing wood double-hung window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
6. Remove and replace all mechanical systems. (Typical)
7. Remove and replace all electrical systems. (Typical)
8. Remove and replace all fire alarm systems. (Typical)
9. Remove and replace aluminum entrance door and frame with metal-clad wood door and frame.
10. Consider complete removal of east stair due to insufficient width.



Figure 62: North Entrance Lobby, Wittich Hall; River Architects (2016)

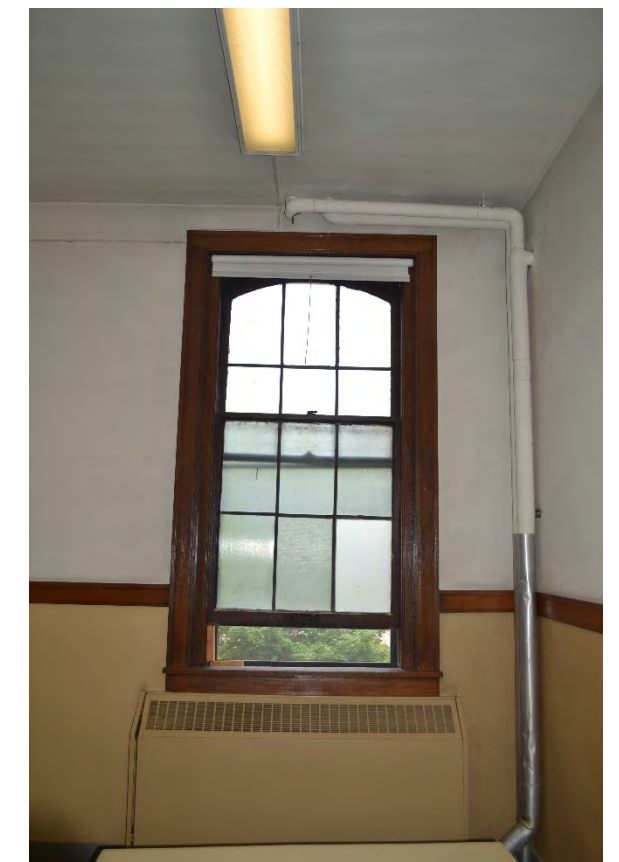


Figure 63: North Entrance Lobby, Wittich Hall; River Architects (2016)



Figure 64: Level 2 Stair Lobby, Wittich Hall; River Architects (2016)

**SOUTH ENTRANCE LOBBY**

Similar to the north entrance lobby, this area connects the west and east entrances and stairs at the south end of the 1916 portion of the building. The connecting south hallway provides access to the 1930 pool and support spaces. This area was modified in 1978 to accommodate an elevator addition within the lobby area as well as a sloped floor to the east entrance. An exterior ramp was also added at the west entrance as part of the 1978 project.

**PROPOSED TREATMENT**

The aluminum entrance doors at the exterior will be replaced with metal-clad wood doors that replicate the original wood doors. The plaster walls are in fair condition. The scope of the wall treatment has yet to be determined. Plaster restoration will be considered as will options of providing metal furring channels and gypsum board.

It is the intent of the design team to remove the existing east stair entirely and preserve/restore the west stair.

The wood windows will be replaced with a new energy efficient metal-clad wood window that replicates the original wood windows on the interior with stained wood sashes and trim.

Due to the amount of renovation work anticipated in this area, preservation of all the terrazzo floor may not be feasible. Consideration should be given to providing new flooring as needed that replicates the original. Analysis of the original finish is required.

Existing mechanical and electrical systems are of no historic value and will be completely removed. New energy efficient lighting and controls will be provided and new mechanical systems will utilize campus generated heating and cooling. New fire protection and fire alarm systems will be provided throughout this space.

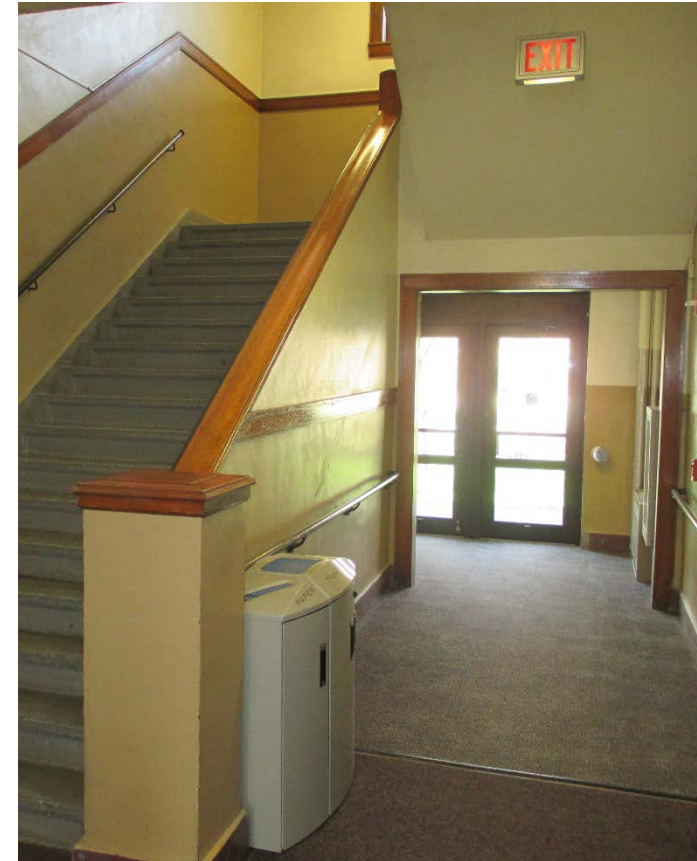


Figure 65: South Entrance Lobby, Wittich Hall; River Architects (2016)

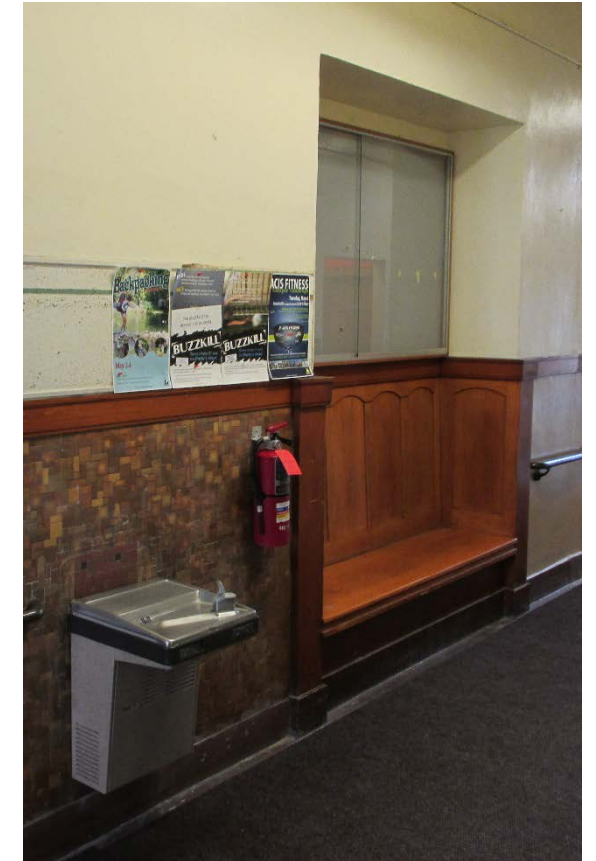
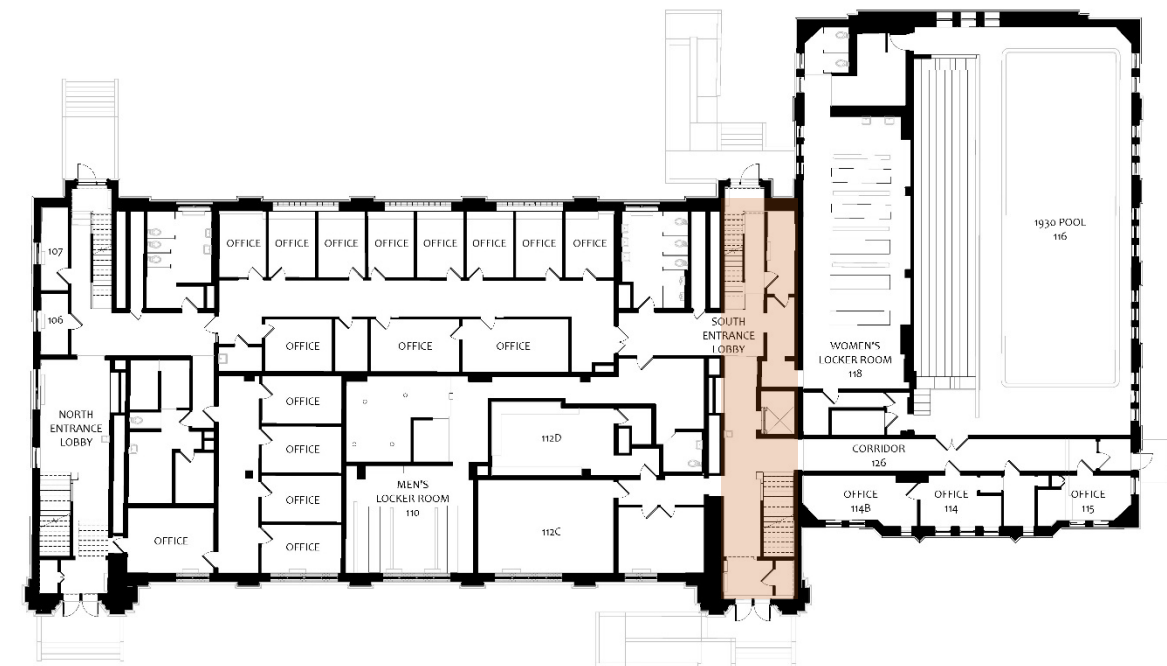
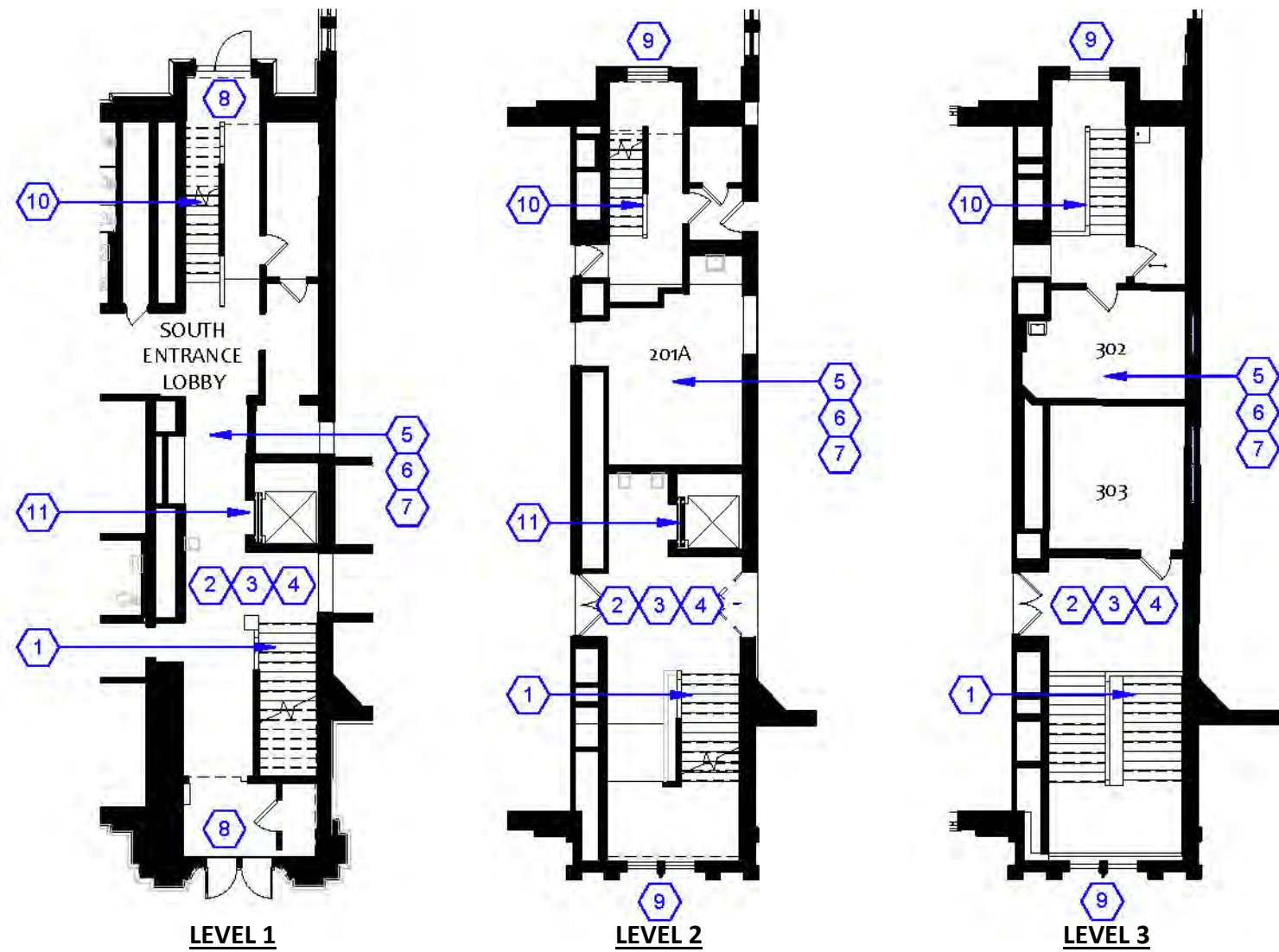


Figure 66: South Entrance Lobby, Wittich Hall; River Architects (2014)



SOUTH ENTRANCE LOBBY



**PRESERVE/RESTORE**

1. Original stairs should be treated with new slip resistant nosings and code compliant handrails. Plaster guardrail and wood cap should be repaired, cleaned, and restored.

**RESTORE**

2. Repair plaster wall finish. (Typical)
3. Remove painted coating from existing floors and base trim and restore concrete/terrazzo substrate. (Typical)
4. Repair plaster ceiling finish. (Typical)

**REHABILITATE**

5. Remove and replace all mechanical systems. (Typical)
6. Remove and replace all electrical systems. (Typical)
7. Remove and replace all fire alarm systems. (Typical)
8. Remove and replace aluminum entrance door and frame with metal-clad wood door and frame.
9. Remove and replace existing wood double-hung window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
10. Consider complete removal of east stair due to insufficient width.
11. Elevator replacement recommended and shall service all floors.



Figure 67: South Entrance Lobby, Wittich Hall; River Architects (2016)



Figure 68: South Entrance Lobby, Wittich Hall; River Architects (2016)



Figure 69: South Entrance Lobby, Wittich Hall; River Architects (2016)

1916 GYMNASIUM

The gymnasium constructed in 1916 was said to be one of the best in the country at that time. The 106' x 66' gymnasium was an upgrade from the space previously located in Main Hall at a mere 42' x 100". The large steel roof trusses and suspended track are an impressive design strategy for maximizing the space without any structural interferences below the track. Small slot windows located at the gymnasium level were the likely result of providing ventilation while inhibiting the possible damage that could be caused. Large double-hung windows originally located at the track level have since been replaced with glass block.

PROPOSED TREATMENT

Although the scope of this project is to remove the gymnasium function, there are elements that should remain and/or be featured. There is no usable function for the suspended track in the office/classroom design and as a result it will be removed entirely. Elements from the track are being studied and will be reused if at all possible, including the wood decking and suspension rods and hardware.

The plaster walls are in need of repair. The scope of the wall treatment has yet to be determined. Plaster restoration will be considered as will options of providing metal furring channels and gypsum board. The existing brick wainscoting will remain in place and either be expressed to the interior or covered and preserved in place.

The glass block windows will be removed and replaced with windows that replicate the original wood windows on the interior with stained wood sashes and trim.

A new floor will be installed at the track level and a large opening will be provided in order to capture the two-story gymnasium experience as much as possible, bringing light from the skylights above to the second floor below.

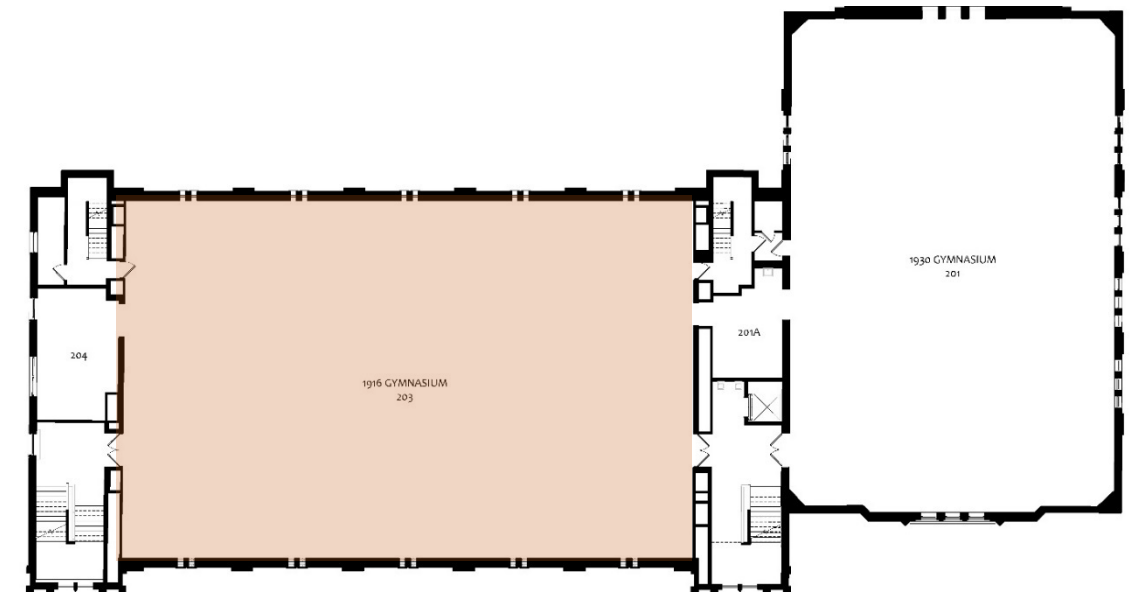
The metal roof trusses will remain exposed to the interior as much as possible and will be restored. A complete paint analysis of the metal trusses is recommended.

Existing mechanical and electrical systems are of no historic value and will be completely removed. New energy efficient lighting and controls will be provided and new mechanical systems will utilize campus generated heating and cooling. New fire protection and fire alarm systems will be provided throughout this space.

Consideration should be given to salvaging various gymnasium equipment for display purposes in Wittich Hall or within another building.



Figure 70: 1916 Gymnasium, Wittich Hall; River Architects (2016)





1916 GYMNASIUM

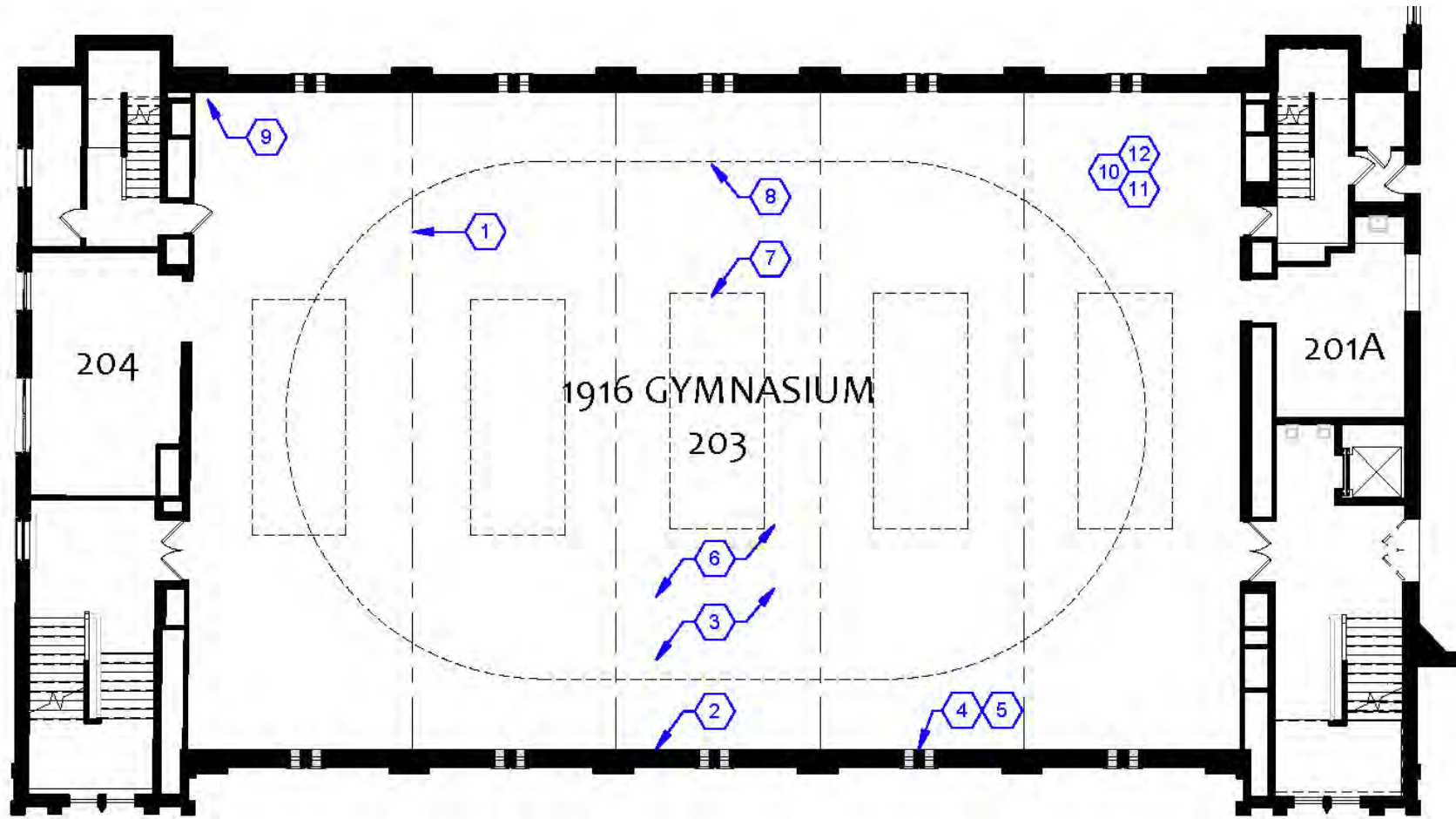


Figure 71: 1916 Gymnasium, Wittich Hall; River Architects (2016)

**PRESERVE**

1. Preserve metal roof trusses and restore finish.

**RESTORE**

2. Repair plaster wall finish. Recommendation is to express the brick wainscot.
3. Repair plaster ceiling finish.

**REHABILITATE**

4. Remove and replace existing wood casement window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
5. Remove and replace existing glass block window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
6. Salvage wood gymnasium flooring for possible reuse.
7. Remove skylight infill and replace with new skylight/roof monitor.
8. Remove suspended running track. Salvage suspension hardware for possible reuse.
9. Replace damaged roof conductor piping and plaster finishes.
10. Remove and replace all mechanical systems. (Typical)
11. Remove and replace all electrical systems. (Typical)
12. Remove and replace all fire alarm systems. (Typical)



Figure 72: 1916 Gymnasium, Wittich Hall; River Architects (2016)



Figure 73: 1916 Gymnasium, Wittich Hall; River Architects (2016)

## 11.0 Room/Feature - Treatment Recommendation

### 1930 GYMNASIUM

Added in 1930, the gymnasium annex provided more space for physical education activities. The 90' x 60' gymnasium has an abundance of natural light from the numerous windows and skylights. Mainly used for gymnastics now, the gymnasium once held physical education activities such as basketball, badminton, and other indoor sports. One of the interesting features of the gymnasium is the roof structure and the four skylights it frames. The metal trusses are spaced 15'-0" o.c. and span the full 60' of the gymnasium in a north-south direction. Original photographs indicate these trusses were lighter in color, much like they are today.

#### PROPOSED TREATMENT

Although the scope of this project is to remove the gymnasium function, there are elements that should remain and/or be featured.

The plaster walls are in need of repair. The scope of the wall treatment has yet to be determined. Plaster restoration will be considered as will options of providing metal furring channels and gypsum board. The existing brick wainscoting will remain in place and either be expressed to the interior or covered and preserved in place.

The wood windows will be removed and replaced with a window that replicates the original windows on the interior with stained wood sashes and trim.

A new floor will be installed at the third floor and openings will be provided in order to capture the two-story gymnasium experience as much as possible, bringing light from the skylights above to the second floor below. Because of the window sill height, the third floor will be positioned back from the windows leaving an opening between floors near the windows.

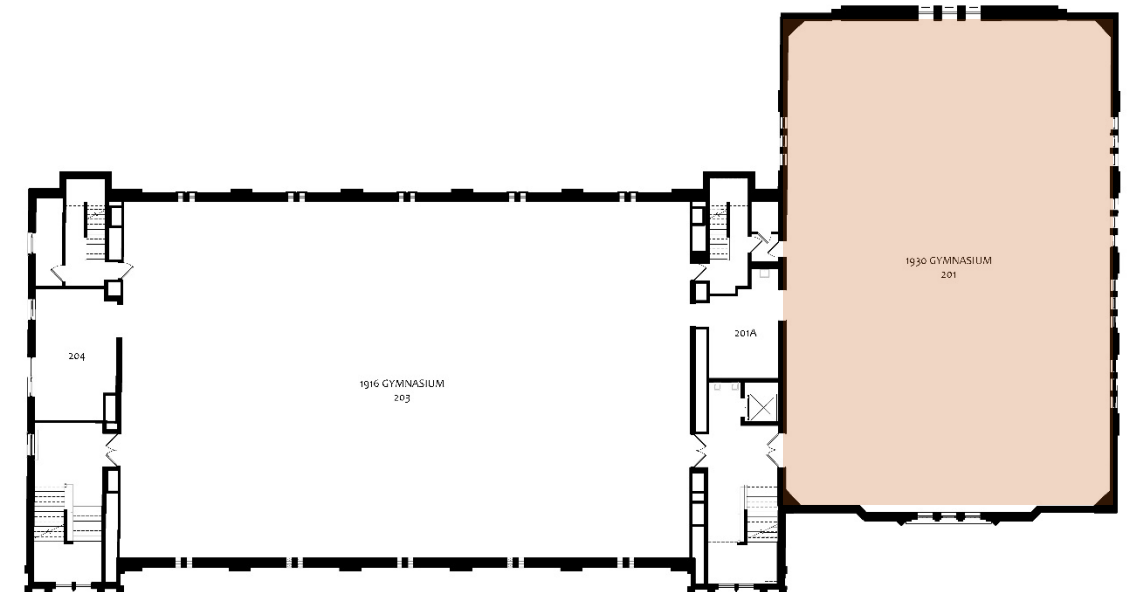
The metal roof trusses will remain exposed to the interior as much as possible and will be restored. A complete paint analysis of the metal trusses is recommended.

Existing mechanical and electrical systems are of no historic value and will be completely removed. New energy efficient lighting and controls will be provided and new mechanical systems will utilize campus generated heating and cooling. New fire protection and fire alarm systems will be provided throughout this space.

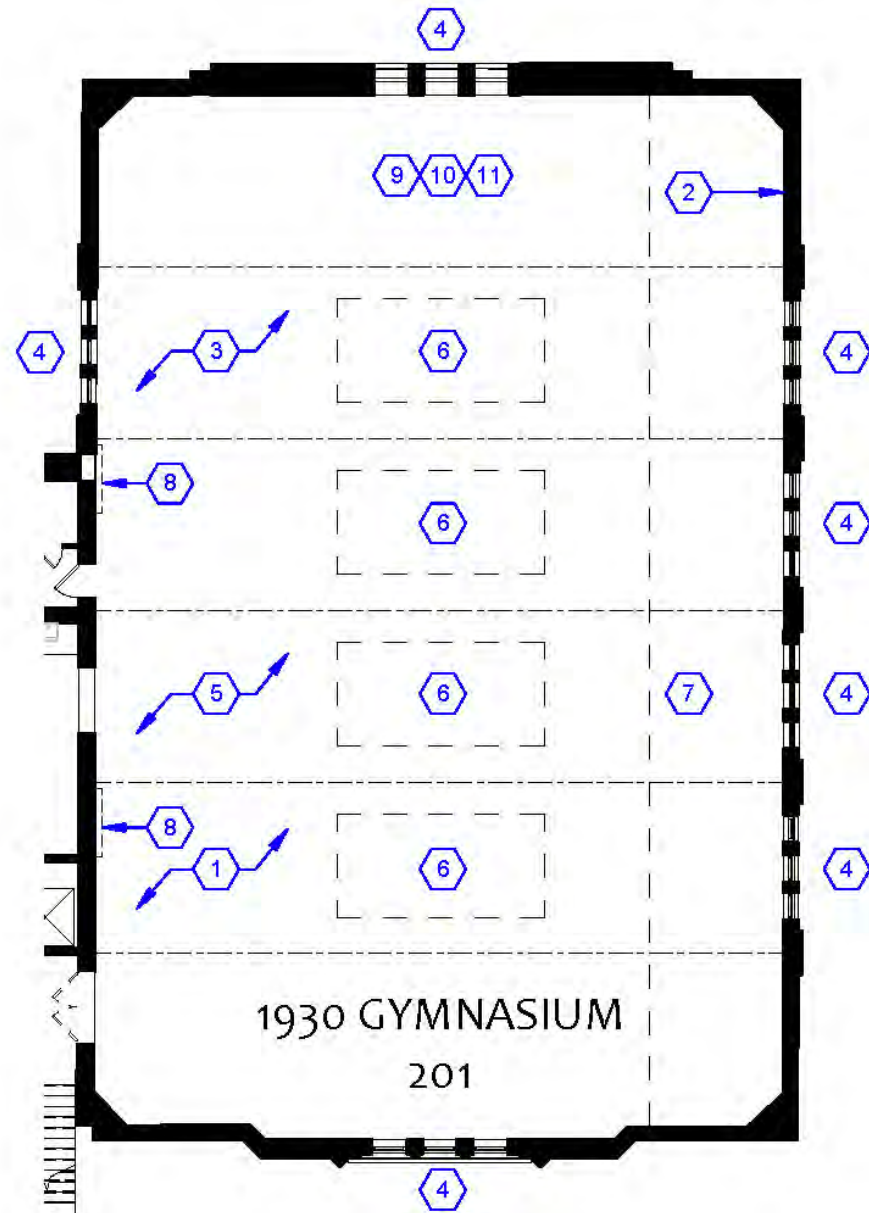
Consideration should be given to salvaging various gymnasium equipment for display purposes in Wittich Hall or within another building.



Figure 74: 1930 Gymnasium, Wittich Hall: River Architects (2016)



1930 GYMNASIUM



**PRESERVE**

1. Preserve metal roof trusses and restore finish.

**RESTORE**

2. Repair plaster wall finish. Consideration of expressing the brick wainscot pending.
3. Remove acoustical ceiling treatment and consider expressing structural wood decking.

**REHABILITATE**

4. Remove and replace existing wood window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
5. Salvage wood gymnasium flooring for possible reuse.
6. Remove skylight and replace with new skylight/roof monitor.
7. Remove mezzanine structure along south wall.
8. Consider salvage of physical education equipment for display.
9. Remove and replace all mechanical systems. (Typical)
10. Remove and replace all electrical systems. (Typical)
11. Remove and replace all fire alarm systems. (Typical)



Figure 75: 1930 Gymnasium, Wittich Hall; River Architects (2016)

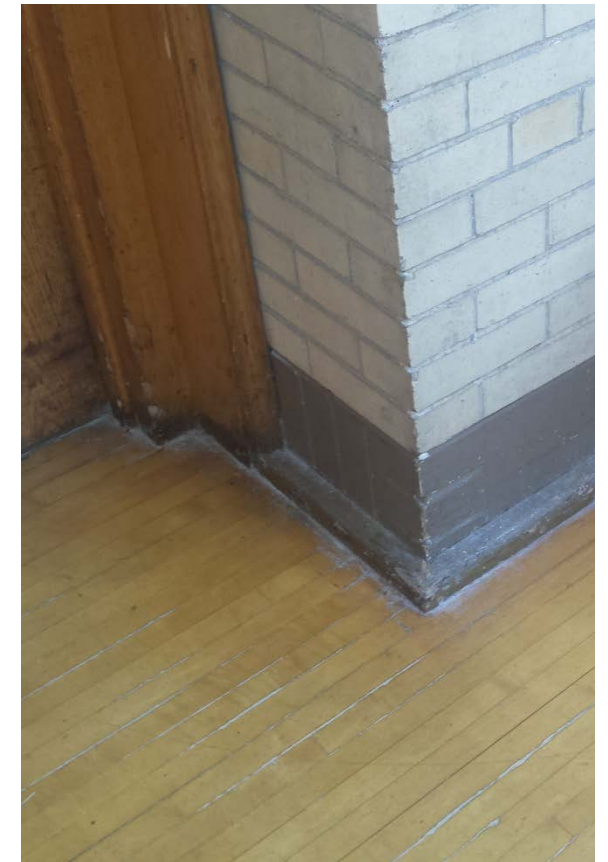


Figure 76: 1930 Gymnasium, Wittich Hall; River Architects (2016)



Figure 77: 1930 Gymnasium, Wittich Hall; River Architects (2016)



Figure 78: 1930 Gymnasium, Wittich Hall; River Architects (2016)

## 11.0 Room/Feature - Treatment Recommendation

### 1930 POOL & ADJACENT SPACES

The pool located in the 1930 addition has changed slightly over the years. Access to the basement level locker room was added between 1930 and 1962 and the windows have also been replaced. The 60' x 20' pool is finished in tile and ranges from 4'-6" to 8'-6" deep. Adjacent office spaces are currently located across the corridor to the west of the pool. Originally designed as an orthopedic room and two offices, the current offices feature painted white finishes which distinguish them from the rest of the building.

### PROPOSED TREATMENT

Although the scope of this project is to remove the gymnasium function, there are elements that should remain and/or be featured.

The plaster walls are in need of repair. The scope of the wall treatment has yet to be determined. Plaster restoration will be considered as will options of providing metal furring channels and gypsum board. The existing tile wainscoting will be removed.

The wood windows will be removed and replaced with a window that replicates the original windows. It is recommended that the new windows located on the first floor of the 1930 addition have a painted interior finish. Paint analysis required to determine original color.

The floor of the pool will be removed and excavation will take place down to the basement level and new interior space will be provided. A new floor will be installed over the pool.

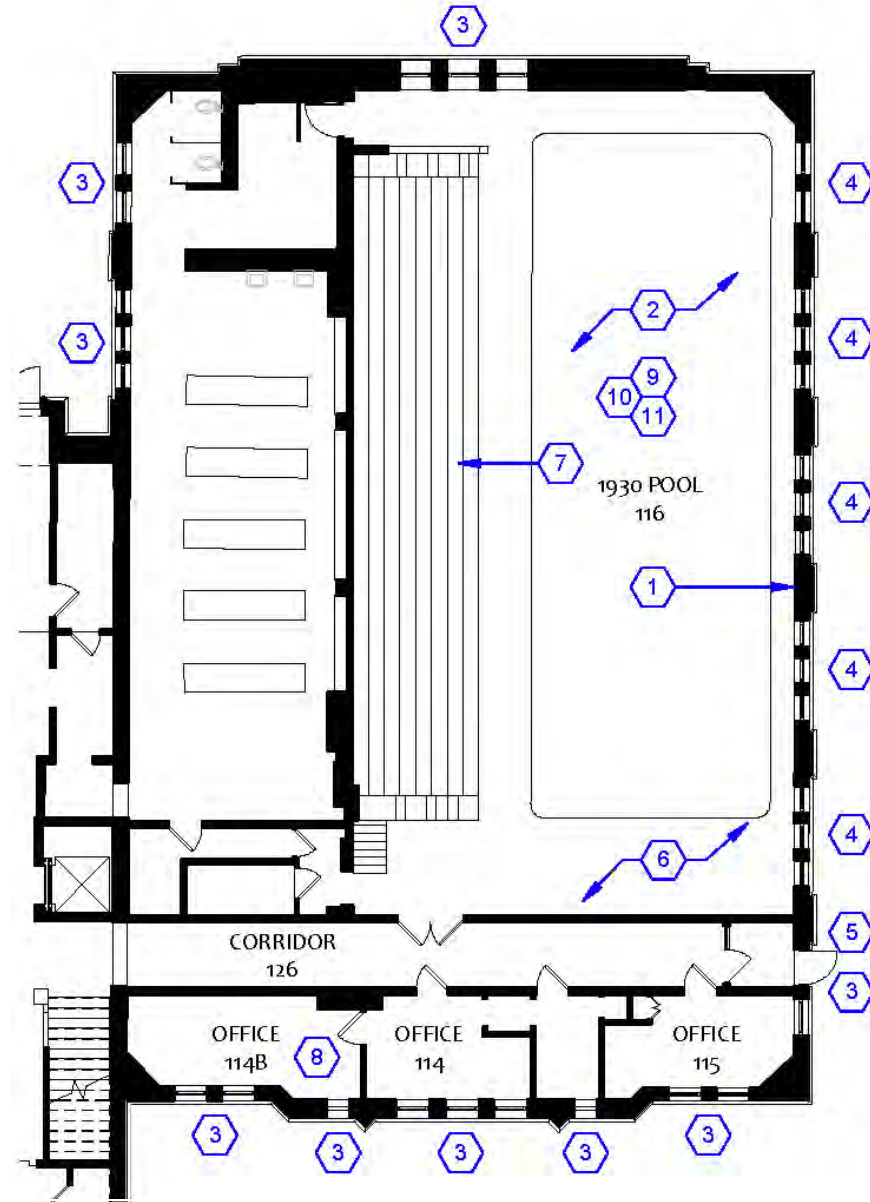
Existing mechanical and electrical systems are of no historic value and will be completely removed. New energy efficient lighting and controls will be provided and new mechanical systems will utilize campus generated heating and cooling. New fire protection and fire alarm systems will be provided throughout this space.



Figure 79: 1930 Pool, Wittich Hall: River Architects (2016)



1930 POOL & ADJACENT SPACES



**RESTORE**

1. Repair plaster wall finish. (Typical)
2. Remove metal decking at ceiling and repair plaster ceiling finish. (Typical)

**REHABILITATE**

3. Remove and replace existing wood window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
4. Remove and replace existing aluminum window with fixed metal-clad wood window. Provide new interior trim to match original profile.
5. Remove and replace existing aluminum entrance door and frame with metal-clad wood door and frame.
6. Remove all floor and wall tile.
7. Remove tiered seating.
8. Consider installation of wood picture rail to match existing.
9. Remove and replace all mechanical systems. (Typical)
10. Remove and replace all electrical systems. (Typical)
11. Remove and replace all fire alarm systems. (Typical)



Figure 80: Office 115 Closet, Wittich Hall; River Architects (2016)



Figure 82: Office 114 Windows, Wittich Hall; River Architects (2016)

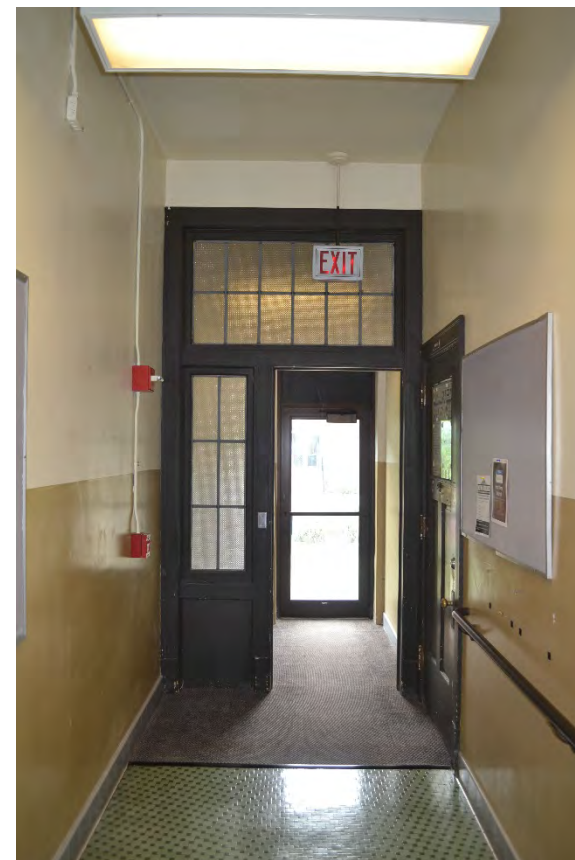


Figure 81: Corridor 126, Wittich Hall; River Architects (2016)

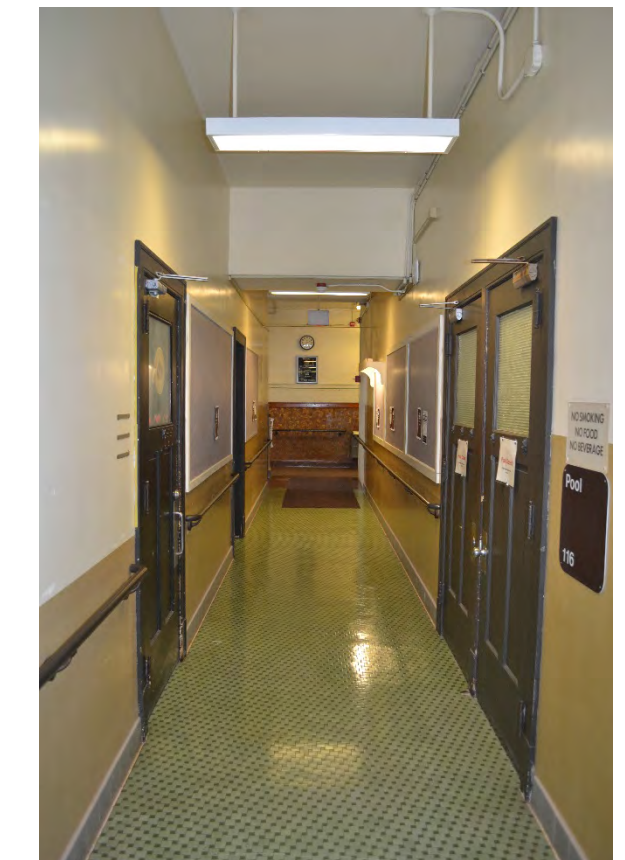


Figure 83: Corridor 126, Wittich Hall; River Architects (2016)

## 11.0 Room/Feature - Treatment Recommendation

### WOMEN'S LOCKER ROOM 118

The main level locker room located in the 1930 addition provided adequate changing facilities for women in the physical education courses. Natural light is provided by north facing windows, making this space quite unique. The space is furnished with marble wall panels, plaster walls and ceilings, and is in overall fair condition.

#### PROPOSED TREATMENT

Complete removal of the locker room is planned for this project. All locker room equipment, restroom fixtures, etc. will be removed.

The plaster walls are in need of repair. The scope of the wall treatment has yet to be determined. Plaster restoration will be considered as will options of providing metal furring channels and gypsum board. All existing wall tile will be removed.

The wood windows will be removed and replaced with windows that replicate the original. It is recommended that the new windows located on the first floor of the 1930 addition have a painted interior finish. Paint analysis required to determine original color.

Existing mechanical and electrical systems are of no historic value and will be completely removed. New energy efficient lighting and controls will be provided and new mechanical systems will utilize campus generated heating and cooling. New fire protection and fire alarm systems will be provided throughout this space.



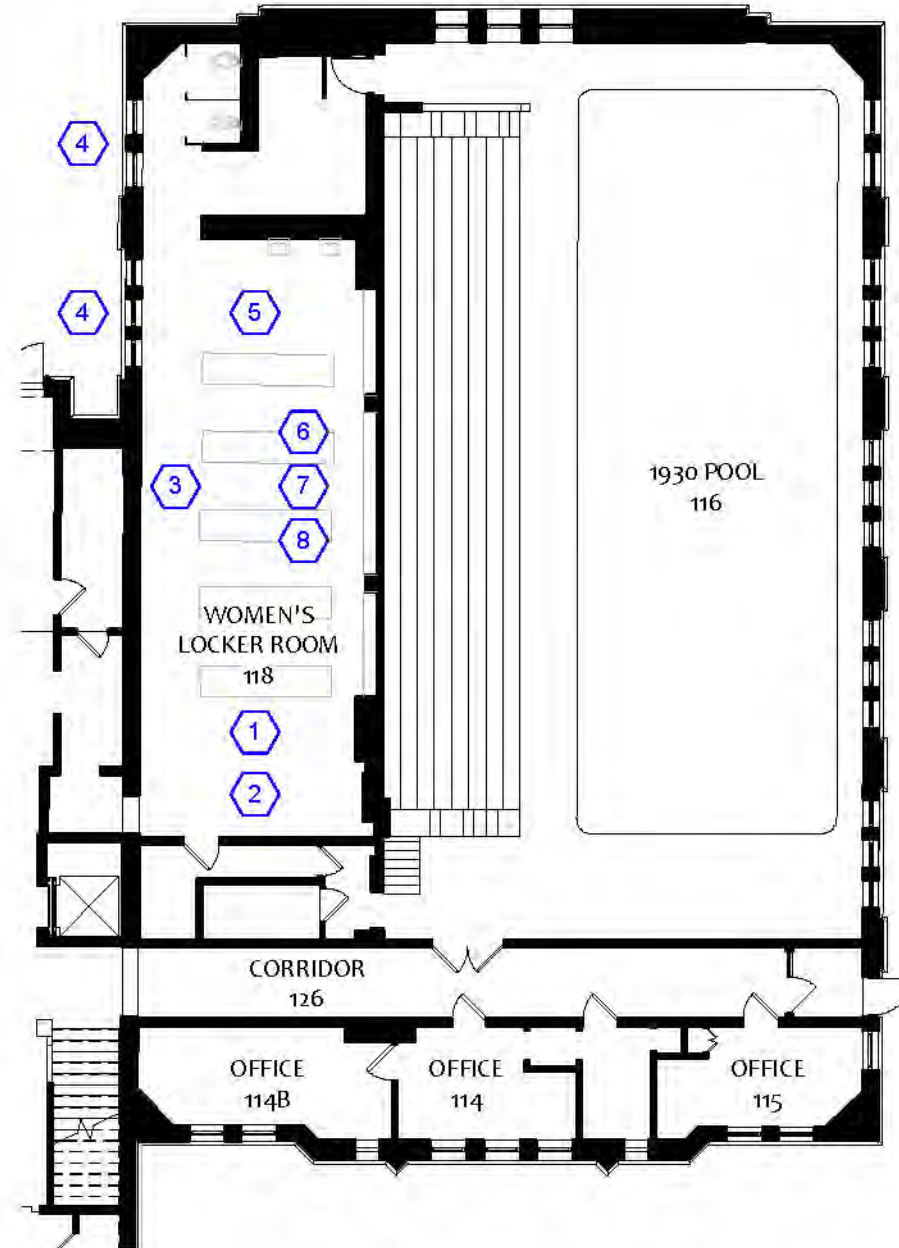
Figure 84: Women's Locker Room 118, Wittich Hall: River Architects (2016)



Figure 85: Women's Locker Room 118, Wittich Hall: River Architects (2016)



## WOMEN'S LOCKER ROOM 118

**RESTORE**

1. Repair plaster wall finish. (Typical)
2. Remove metal decking at ceiling and repair plaster ceiling finish. (Typical)
3. Consider retaining wall niche at original towel pass-through.

**REHABILITATE**

4. Remove and replace existing wood window with fixed metal-clad wood window. Provide new interior wood trim to match original profile.
5. Remove all floor and wall tile.
6. Remove and replace all mechanical systems. (Typical)
7. Remove and replace all electrical systems. (Typical)
8. Remove and replace all fire alarm systems. (Typical)



Figure 86: Women's Locker Room 118, Wittich Hall; River Architects (2016)



Figure 87: Women's Locker Room 118, Wittich Hall; River Architects (2016)

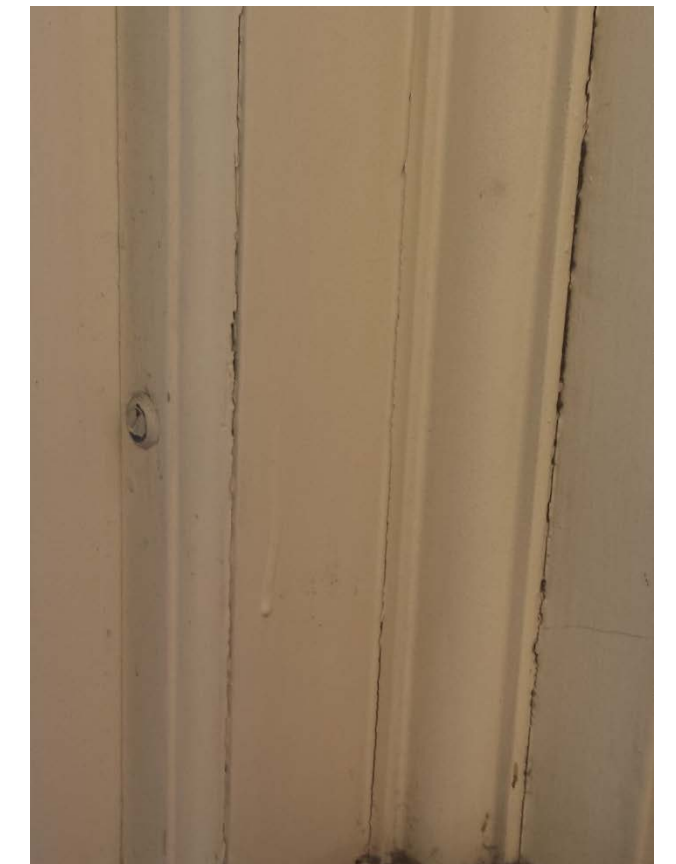


Figure 88: Women's Locker Room 118, Wittich Hall; River Architects (2016)

### 12.1 PRIORITIZED LIST OF RECOMMENDATIONS

As the general purpose of this project is the conversion of Wittich Hall from an athletic and recreational facility to an exclusively academic center, there will be major changes in the physical fabric of the building, most notably on the interior. Therefore, all of the suggested treatments from Part 11 are considered of equal and top priority. The budget for the project allows for all of the recommendations, therefore obviating the need for ranking.

### 12.2 IDENTIFICATION OF NEEDED RESEARCH

The Materials Analysis for this project has yet to be specifically determined. Interior finishes such as those on the walls, ceilings, trim, doors, and floors will need to be tested, as well as those on the interior and exterior of the windows. Likewise, mortar analysis will certainly be undertaken. These tests are subject to further planning and the extent of the concept design adoption.

### 12.3 IDENTIFICATION OF EXCLUDED WORK

There is no excluded work at this time in the project.



Figure 89: West Elevation, Wittich Hall; River Architects (2014)



## PHOTOGRAPH AND ILLUSTRATION CREDITS

Figure Ref.	Description	Date	Credit	Page No.	Figure Ref.	Description	Date	Credit	Page No.
1	Ice Hockey	c.1928	UW-La Crosse Area Research Center	Cover	48	North Elevation, Wittich Hall	2016	River Architects	26
2	1916 Pool, Wittich Hall	c. 1920	UW-La Crosse Area Research Center	4	49	North Elevation, Wittich Hall	2016	River Architects	26
3	Southwest Entrance, Wittich Hall	c. 1920	UW-La Crosse Area Research Center	4	50	North Elevation, Wittich Hall	2016	River Architects	26
4	1916 Gymnasium	c.1940	UW-La Crosse Area Research Center	5	51	North Elevation, Wittich Hall	2016	River Architects	26
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6	Main Hall	1910	UW-La Crosse Area Research Center	6	53	East Elevation, Wittich Hall	2016	River Architects	28
7	Wittich Hall	c. 1925	UW-La Crosse Area Research Center	6	54	East Elevation, Wittich Hall	2016	River Architects	28
8	1916 Gymnasium	c.1920	UW-La Crosse Area Research Center	7	55	South Elevation, Wittich Hall	2016	River Architects	30
9	Key Plan	2016	River Architects	8	56	South Elevation, Wittich Hall	2016	River Architects	30
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12	South Elevation, Wittich Hall	2014	River Architects	10	59	1916 Skylights, Wittich Hall	2014	River Architects	32
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14	West Elevation, Wittich Hall	2007	River Architects	10	61	North Entrance Lobby, Wittich Hall	2016	River Architects	34
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16	West Elevation, Wittich Hall	2016	River Architects	11	63	North Entrance Lobby, Wittich Hall	2016	River Architects	35
17	West Elevation, Wittich Hall	2016	River Architects	11	64	Level 2 Stair Lobby, Wittich Hall	2016	River Architects	35
18	North Elevation, Wittich Hall	2016	River Architects	11	65	South Entrance Lobby, Wittich Hall	2016	River Architects	36
19	East Elevation, Wittich Hall	2016	River Architects	12	66	South Entrance Lobby, Wittich Hall	2014	River Architects	36
20	East Elevation, Wittich Hall	2016	River Architects	12	67	South Entrance Lobby, Wittich Hall	2016	River Architects	37
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22	1916 Gymnasium, Wittich Hall	2016	River Architects	13	69	South Entrance Lobby, Wittich Hall	2016	River Architects	37
23	1930 Gymnasium, Wittich Hall	2016	River Architects	13	70	1916 Gymnasium, Wittich Hall	2016	River Architects	38
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36	West Elevation, Wittich Hall	c.1940's	UW-La Crosse Area Research Center	18	83	Corridor 126, Wittich Hall	2016	River Architects	43
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38	1916 Gymnasium, Wittich Hall	c.1925	UW-La Crosse Area Research Center	19	85	Women's Locker Room 118, Wittich Hall	2016	River Architects	44
39	Masonry Seat Walls, Wittich Hall	c.1940's	UW-La Crosse Area Research Center	21	86	Women's Locker Room 118, Wittich Hall	2016	River Architects	45
40	Window Condition, Wittich Hall	2016	River Architects	21	87	Women's Locker Room 118, Wittich Hall	2016	River Architects	45
41	Glass Block Window, Wittich Hall	2016	River Architects	21	88	Women's Locker Room 118, Wittich Hall	2016	River Architects	45
42	1930 Pool Window, Wittich Hall	2016	River Architects	21	89	West Elevation, Wittich Hall	2014	River Architects	46
43	South Elevation, Wittich Hall	c.1920	UW-La Crosse Area Research Center	23					
44	West Elevation, Wittich Hall	2016	River Architects	24					
45	West Elevation, Wittich Hall	2016	River Architects	24					
46	West Elevation, Wittich Hall	2016	River Architects	24					
47	West Elevation, Wittich Hall	2016	River Architects	24					

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