



BREESE STEVENS FIELD

HISTORIC STRUCTURE REPORT

Madison, Wisconsin

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SUMMARY OF REPORT CONTENTS

The information obtained through research of historic documents and physical investigation of the current condition of Breese Stevens Field is contained in this historic structure report. This information has been divided into 7 sections, which are listed and summarized as follows:

Part A - Introduction Pages 2 - 4

This section contains a description of the scope and purpose of this study, identifies the report project team, and describes the methods of investigation used to obtain the information included herein. It also includes an overview of the field's historic significance.

Part B - Historic Architectural Analysis Pages 5 - 7

Includes a brief history of the area and key people associated with the field. This section also traces the evolution of the building and grounds from construction to the date of this report. The information has been obtained from written documentation and gathered from examination of physical evidence at the site.

Part C - Code Analysis Pages 8 - 10

This section contains a preliminary code review and identifies areas that will need additional work or modification for Breese Stevens Field to function as a code compliant public assembly space.

Part D - Documentation and Recommendations Pages 11 - 46

Treatment recommendations are covered in this section for areas of restoration, rehabilitation, and repair.

Part E - Budget Estimates Pages 47 - 49

This section contains budgetary estimates in a prioritized format based on the immediacy of the necessary repairs. This covers the work outlined in the recommendations section.

Part F - References Pages 50 - 51

This section includes illustration credits.

Part G - Appendices Pages 52 - 55

Contains supplementary information and documentation relevant to the information provided in the report.



Part A:

Introduction



PURPOSE OF THE STUDY

This historic structure report will serve as a basis for the restoration and rehabilitation of Breese Stevens Field located in Madison, Wisconsin. This professional and technical document will provide an architectural analysis of the field based on its history. It will also include an analysis of the existing condition of the structure and recommendations for the repair and treatment of the building and the site.

This preservation plan includes several areas of investigation that when combined, will provide a master plan for future actions to be taken by the City of Madison for the purpose of restoring and maintaining Breese Stevens Field.

This document is a work in progress. It should function as a guideline for the architectural and engineering implementation plans to follow. New information may be uncovered and incorporated in this document that will lend a more complete understanding of the history of the field.

PROJECT TEAM

River Architects, Inc., of La Crosse, Wisconsin was retained to provide an historic structure report on Breese Stevens Field.

The investigation, research, and evaluation encompass several areas of examination including architecture, history, structure, plumbing, mechanical systems, and electrical systems. River Architects, Inc., collaborated with a team of preservation consultants to generate this report. The team and their areas of expertise and contribution are as follows:

River Architects, Inc. La Crosse, WI
•William B. White, AIA Architecture, Graphics,
• David J. Hannu Publication Design

Galileo Consulting Group, Inc. La Crosse, WI
•Chris C. Olson, P.E. Plumbing, Mechanical,
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•Robert Corey, P.E. Structural Engineering

A special thanks is noted to Brad Weisinger and the staff of the City of Madison Parks Department for the invaluable help throughout this process.

INVESTIGATION METHODOLOGY

The objective of this historic research was to provide a documented history of the original construction, as well as the evolution and subsequent alterations of Breese Stevens Field. Information compiled was organized to serve as a basis for the restoration and rehabilitation of Breese Stevens Field.

The investigation into the history of the field consisted of three phases: intensive literature and archival research, field survey and investigation, and preparation of the report. During the archival and literature review, files, Internet sites, papers, and records housed at the City of Madison and the State Historical Society were researched extensively.

The original drawings, created by the architects Claude and Starck, were found and used as reference tools. Primary research sources, such as Deed Records, local newspapers, historical maps, minutes, and letters at the State Historical Society were also utilized.

An important resource that was elusive was an historic photographic record of the field. Very few photos of the early appearance of the field are available for examination. The search for historic photographs is ongoing, because they typically provide the most insight into the early appearance of historic buildings.

Also absent is an exact record of the extent of work done by the CWA. Conclusions can be drawn from other sources, such as newspaper clippings, but these assumptions cannot be absolutely verified.

The evidence that was gathered by the architectural project team includes photographs, field measurements, observations of existing conditions, and the physical evidence of change. This evidence has been gathered visually with minimal destructive investigation.

This report does not signify an end to the information gathering process but is rather a piece of the ongoing research and should be supplemented by future information.

STATEMENT OF SIGNIFICANCE

There are several determinations that must be made before making decisions about the approach to treatment recommendations. The first thing you must know is why the site is important. What is it about the site that makes it significant amongst the larger landscape of old buildings.

Finding the significance of an historic site involves consideration of several factors. One of the factors alone can make a site historically significant, or it may be a combination of factors and influences.

There are four criteria that are referenced when a building or site is considered for protection and preservation, and is considered eligible for National or State register listing. These guidelines are used to determine the historical significance of the building or site. They are that the:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant to our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.
- D. Property has yielded, or is likely to yield information important to our history or prehistory.

In 2001, Breese Stevens Field was studied and determined eligible for both national and state historic register listing based on a combination of the factors listed above.

The site's construction by a New Deal public works program, the Civil Works Administration, makes the site significant based on criterion A because of its contribution to broad patterns of our history.

The Breese Stevens Field grandstand was designed in a Mediterranean Revival style, a fairly rare design typology, and this makes the site significant based on criterion C, because the property is characteristic of a specific style of architecture.

TARGET PERIOD OF INTERPRETATION

Having a target period for the restoration gives the project a basis for all of the decisions that must be made. The Secretary of the Interior's Standards for the Treatment of Historic Properties identifies a number of factors that contribute to the determination of the target period and treatment including:

- The relative importance in history.
- The current physical condition of the building.
- Proposed use.
- Mandated code requirements.

The architectural project team has selected the period of 1925 through 1934 as the target period of interpretation. This selection begins with the original date of the playing field and grandstand construction in 1925, and ends with the final major modification, the addition of the surrounding sandstone walls by the Civil Works Administration (CWA). These individual construction efforts together cause the property to appear as it is seen today, in its current physical condition.

The unique and historic program under which the property was constructed, and the building's physical typology both give credence to the target period of interpretation, and which influenced the team to decide on the years between 1925 and 1934 for our study.



The team has also chosen this time span because this is the period in which the property contributed the most to its community, not only because of its unique and historic construction by the CWA, but also because it was then the premier baseball stadium in the City of Madison, and was home to many civic events.

RESTORATION METHODOLOGY

The Secretary of the Interior's Standards identifies four treatment approaches that apply to historic buildings, and has developed guidelines for each treatment for buildings and their sites.

The treatments are preservation, rehabilitation, restoration and reconstruction. The two treatment approaches that will chiefly be used on Breese Stevens Field are preservation and restoration.

Preservation involves "holding the building or site in time" and incorporates preservation techniques to keep the structure as it exists today. The other approach is restoration. This includes the work necessary to return the structure to a target time or period prior to the way it exists today.

Restoration is often thought of as a return to the building's original appearance, but this is not necessarily the case. One type of restoration effort can return the appearance of the building to its appearance during a key event in history or during the time when the structure most contributed to the community.

Restoration of this sort requires good documentation of the historic appearance of the site and structures. At this time, the information found regarding the property is limited to the original plans and several current and period photographs.

The second approach to restoration, and the one recommended for this project based on the relative absence of quality information, would be to preserve the site as it currently exists, with few modifications to enhance its historic aspect.

The site will then represent an evolutionary tale that encompasses the full history of the structure. With this approach, only obviously inappropriate additions or modifications will be restored to their previous appearance.

The bulk of the recommendations herein will focus on preserving the site as it currently exists and the modifications necessary to meet current and forecasted facility programming needs and code requirements.

The recommendations developed and identified in the following sections have attempted to meet the following basic goals:

1. Historic fabric would be maintained or restored wherever possible.
2. Accessibility and code requirements would be met.
3. No modifications would be done to decrease the code identified life safety aspects of the structure.
4. No modifications would be done that would significantly alter the historic integrity of the structure.
5. Maximum possible flexibility would be maintained for the adaptive reuse of the facility.
6. All maintenance items, both deferred and present, would be addressed.
7. All recommendations would be tied into the target period of interpretation.

All future work on the property should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Implementation strategies should be reviewed with the State Historic Preservation Officer prior to any work being done on the site.

FUTURE WORK/SCHEDULED MAINTENANCE

Any work undertaken in the future should be accompanied by detailed written descriptions and/or detailed drawings describing the condition of the structure or site prior to the work and what is proposed. Before and after photographs following HABS/HAER guidelines should also be taken as further documentation. This is critical to developing a database of alterations and modifications done to the site.

A maintenance plan schedule should also be developed that identifies cyclical maintenance tasks for the Parks Department on the smaller scale and the City of Madison on the larger scale. This will be critical for forecasting budget needs for the site in future years.



Part B:

Historic Architectural Analysis



HISTORIC ANALYSIS AND CHRONOLOGY

As early as 1922, the city of Madison became aware that they needed a city athletic field when seven thousand signatures were collected in support of a field and grandstand project. A special committee formed to oversee the construction of a municipal athletic field, and in October 1923, a resolution for the city to provide \$8,000 in their budget for the field was made.

In November 1923, Mrs. Breese Stevens, widow of former mayor and University of Wisconsin Regent Breese J. Stevens, sold for \$35,000 the city block between East Washington Avenue, North Paterson Street, East Mifflin Street, and North Brearly Street to the city of Madison. It was her wish that a new athletic field be built there, with the understanding that it would be used for no other purpose than that of an athletic field, and that the field would be named in her husband's honor (Weisinger, 2002).

In 1925, the city hired the architecture firm of Claude and Starck to design a grandstand for the new athletic field. Louis Claude and Edward Starck were partners in Madison from 1896 to 1947, the time of Starck's death.

Their firm was known for a wide variety of buildings, specializing in educational and institutional structures, and including more than thirty small town public libraries in Wisconsin and surrounding states. The architectural team compiling this report found an incomplete set of Claude and Starck blueprint plans for "a baseball grandstand, Madison City Athletic Field (1925)." These are the original grandstand drawings.

By mid 1925, an ordinance was passed to issue bonds to be called "Memorial Stadium Bonds," and by September 1925, Second Ward Security Company had purchased 55,000 Municipal Stadium Bonds (Weisinger, 2002: 2).

By the end of 1925, the stadium was under construction, with a report in the *Capital Times* reporting its progress, stating, "the erection of concrete stands...and the beginning of an enclosing wall of architectural beauty, stamps this piece of civic construction as epoch-making." The

article went on to say that architect Claude "is greatly wrapped up in the stadium project" and that when completed it "will give Madison the leading civic athletic field in the state." (*Capital Times*, 31 December 1925)

Opening day for the new field was set for May 5th, 1926. The mayor of Madison asked for all businesses to close by 3:30 that afternoon so that everyone could attend the dedication and first baseball game. Festivities at Breese Stevens Municipal Athletic Field were kicked off with a parade at 2:00 p.m.

Opening day was a success, despite the 7 to 5 loss of the Madison Blues to the Beloit Fairies. There were nearly four thousand people in attendance, with Governor John Blaine throwing the first pitch to Mayor A.G. Schmedemann (*Capital Times*, 29 April 1926; 5 May 1926).

Within a month of Opening day, smaller details were considered for the field. The Committee on Finance agreed to increase expenses for maintenance of the field. Revenue from concessions at the field was granted, and rental during the baseball season was allowed. Within a year of opening, the wire fence was extended on the field (Weisinger, 2002: 2).

In 1931, a number of improvements were made to the field. Floodlights were installed by Madison Electric Decoration Company for a lifetime contract of \$29,100. A new committee consisting of three contractors, two aldermen and one city official organized to supervise the promotion and operation of night athletic events.

Plans were made shortly thereafter to purchase new portable and permanent steel bleachers. By September 1931, the city was employing two men full time for the operations of Breese Stevens Field (Weisinger, 2002: 2-3). In November of 1931, the small ball field installed a Public Address system.

Breese Stevens Field continued to be home to the "old" Madison Blues baseball team until 1939. While playing at Breese Stevens Field, the Blues, a semi-pro team, played against other Wisconsin teams as well as the Chicago American Giants, the Kansas City Monarchs, and

other teams from the Negro Leagues. Occasionally, the Blues played an exhibition game against the Chicago Cubs, who had a strong Madison following. During the early years of World War II, the "new" Blues, a Class B farm team of the Chicago Cubs, played in the field, as well as teams from the city's Industrial Leagues (Penkiunas, 1995).

In 1934, the sandstone surrounding walls of Breese Stevens Field were constructed by the Civil Works Administration (CWA), a short-lived New Deal program. The CWA was a one season program that used Works Projects Administration (WPA) funds to finance its programs. While the WPA worked on large projects, such as water works, city halls and state institutions, the CWA focused on park and playground construction, feeder roads and excavations. Emphasis on CWA projects was to be local, on public properties, and intensive in its use of manual labor.

Overall, the CWA program brought \$35,160,000 in federal funds to Wisconsin, employing 161,395 men at its peak (Lyons, 1935: 31, 39). The CWA began hiring workers in Madison on 20 November 1933, with the intention of terminating all work by 1 April 1934. By late November 1933, 45 men began work on Breese Stevens Field's walls, with the work substantially completed by mid-March (*Wisconsin State Journal*, 29 November 1933: 2; Penkiunas, 1995).

In 1934, as the stone wall's preliminary construction was being completed, lighting was also added to the athletic field. Eight metal frame towers with multiple lights affixed to their tops were erected inside the walls of the stadium, providing sufficient light for evening events.

Since the field was the only one in the city of Madison until the 1960s to supply lighting for after-dark events, it was home to most of the city's outdoor events, including high school football, midget car racing, circuses, ice skating, track and field events, Madison Drum and Bugle Corp competitions, concerts, baseball and softball games, boxing and wrestling (Penkiunas, 1995; Bertun, March/April 2000: 6).



Pictured above is a photograph from the early 1930's that was given to the team for use in this report by the Madison Department of Planning and Development. It depicts the site with its eight light towers standing tall over the athletic field. Masons are shown nearby, presumably placing the stone on the walls. This photograph also shows portable metal bleachers on the north side of the field, as well as the beginning of a section of concrete foundation, which would become an extension of the grandstand, made to accommodate permanent bleacher seating.

Originally, home plate was at the west end of the field, with first base at the south side, second base and the outfield to the east, and third base at the north side of the field. After the new bleachers and lighting were installed in 1934, the field was oriented so that home plate was in the northwest corner of the field, with first base at the southwest corner, second base to the southeast, and third base to the northeast. A cinder track encircled the outside of the entire field, inside the walls and bleachers (*Wisconsin State Journal*, 9 June 1981).

In 1939, a press box was constructed on the north wall, above the bleachers (Rankin to Stapay, 2 June 1981).

Due to the timeline of the erection of the light standards and of the sandstone wall, the team assumes that this permanent addition to the grandstand was constructed in 1934. This final modification marks the end of the period of significance chosen in this report. The site exists now much as it did after construction was completed in 1934.



Despite the field's heavy use and popularity, other more modern athletic facilities in Madison began to appear by the late 1960s, such as Mansfield Stadium, where ample parking in the suburbs made its use more appealing. As Breese Stevens Field slowly lost its popularity, fewer major events were held there.

An inspection of the stadium in the mid-1960s revealed several areas of deterioration that were in need of repair. Much of the deterioration was to the stone and brick work, caused by what appeared to be alternate freezing and thawing (Weisinger, 2002: 4).

By the early 1980s, talk of demolition threatened the historic stadium. In response to the unsafe conditions of the structure, the Madison Parks Department budgeted \$60,000 for demolition of the brick grandstand as part of the field's rehabilitation.

However, due to public and political outcry, the stadium was saved from demolition, and the city decided to spend a bit more money for rehabilitation of the entire structure, and its conversion into a soccer facility (*Wisconsin State Journal*, 9 March 1982).

After the 1982 rehabilitation, Breese Stevens Field was used as home to the University of Wisconsin, Edgewood College, MATC, East and LaFollette high schools, and even the Madison 56ers. The field played host to over one hundred soccer games per season over the next few years. In 1989 the WIAA state high school championships were also moved to the field (Bertun, 2000: 6).

The historical significance of the field has been demonstrated through numerous articles in local newspapers and newsletters recounting the variety and scope of events that have been played historically and currently at Breese Stevens Field.

In 1995 the field was accepted by the City of Madison Landmarks Commission as a local historic site, based on its historical significance (Penkiunas, 1995; Dane County Register of Deeds). Breese Stevens Field has also been determined as Eligible for placement on both the State and National Register of Historic Places.

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Part C:

Code Analysis



CODE AND ACCESSIBILITY (ANSI A117.1) REQUIREMENTS

Prior to proceeding with a restoration project, the Breese Stevens Field structure will have to be reviewed under the International Building Code (IBC) as adopted and modified by the State of Wisconsin. This new model code became effective on July 1, 2002.

Code reviews are required for work that involves changes in components related to life safety, structural revisions, and change of use of buildings. Cosmetic repairs to the structures, such as repainting of the handrails, will not require a code review. Reviews are required of the structures that fit the following categories identified in the code:

“Major building elements or components relating to matters addressed in the code are being reconstructed, replaced, or altered as a part of the work. Of particular note are the addition of the elevator and the required rest room facilities.”

Any area where alteration takes place will require upgrading to meet accessibility codes. For example, the railings in the grandstand seating section do not need to be replaced with railings that would be compliant with the current code unless changes affecting that entire area are undertaken.

The State of Wisconsin’s modifications to the IBC include special provisions for qualified historic buildings. Chapter Comm 70 lists 17 categories of building safety parameters, which are used to compare the historic building to the prevailing code. A number is entered into each category as an indication of building compliance. Positive numbers indicate that the historic structure provides a higher level of life safety than is required, while negative numbers point to code deficiencies within a category.

This Historic Code comes into effect when a building is either nominated for or is already listed on the National Register of Historic Places, on a certified municipal reg-

ister of historic property, or is considered to be a contributing structure to a district on one of these two lists. Breese Stevens Field is listed on the Madison Register of Historic Landmarks, and as such qualifies for inclusion under the provisions of Comm 70, the Historic Code chapter.

This code chapter allows some areas of non-code compliant elements to be overlooked in favor of meeting stricter guidelines on others. For example, the existing exit gates are currently oriented to swing inward, which is in violation of code standards. The team would normally advise that these gates be reoriented to swing outward. In this case, this condition or others may be chosen to remain, in favor of installing a sprinkler system in the building. This installation will make up for the deficiency in “points” if the gates remain unchanged.

By far the most significant impact of the code requirements is in the area of rest room facilities. The Historic Building Code does not make exceptions for the number of rest room facilities or for the fixture count in historic facilities. The number of fixtures required is set by the maximum capacity of the facility, and both must comply with the current prevailing code. These requirements must be met if any alteration or change in occupancy is undertaken.

The other area in which the Historic Building Code is not in effect is regarding issues of accessibility. These areas must also be made to meet the current prevailing code with no exceptions. The greatest impact of this section is the amount of wheelchair seating and the requirements for dispersal and companion seating to accompany it. The current physical configuration of the seating sections limits the dispersion of accessible seating throughout the facility.

The other requirements that must be met are those outlined in the Americans with Disabilities Act and the American National Standard of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1 – 1998), which has been adopted as a part of the IBC Enrolled Wisconsin Commercial Building Code. Any structure owned by a government agency in accordance with federal guide-

lines, in 1980 was to develop an implementation plan for making the building accessible and compliant with the requirements for toilet fixtures. Breese Stevens Field is one of these structures. This plan was to be implemented even without major changes to the building, as they became feasible.

The Enrolled Code does have minimum provisions that must be met for existing buildings which undergo a renovation or a change in occupancy. They are under ICC/ANSI A117.1 and IBC Chapter 11 as follows:

(IBC 62.1104.2(a)) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces.

(IBC 62.1105.1(a)) At least 50 percent but not less than one to each building and structure shall comply with accessible route provisions.

(IBC 62.1109.1(a)) Toilet rooms and bathing facilities shall be accessible. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

(IBC 62.1104.4(a)) At least one route shall connect each accessible level, including mezzanines, in multilevel buildings and facilities.

The other publication that should guide the development of accessible features of the site is *A Design Guide: Universal Access to Outdoor Recreation*. This document was developed for the Forest Service and published in 1993. This design guide outlines the universal design strategy that should be implemented to accommodate a broad range of disabilities.

The only other pertinent document regarding accessibility and publicly owned recreation lands is a study that was done jointly between the Secretary of Agriculture and the Secretary of the Interior’s offices in 1998. This study, mandated by Congress, was done to determine ways that access can be improved to outdoor recreation facilities for persons with disabilities. The study was specifically targeted toward federal lands administered by the USDA Forest Service, the National Park Service,

the Bureau of Land Management, and the U.S. Fish and Wildlife Service.

Most items discussed in the study are also standards for compliance under ANSI A117.1. The guidelines developed in the study are much more broad based than those in ANSI A117.1, and are to serve more as goals for accessibility on federal lands.

SPECIFIC CONDITIONS

There are several conditions which will need to be addressed in order to meet the standards of the current Building Code. One area of concern is egress, a term used to describe safe exiting in cases of emergency. Currently, the egress from the seating sections is in the form of pass-through openings enclosed by either overhead doors or gates, as was mentioned earlier in this report. Neither of these conditions satisfies life-safety requirements.

The team recommends that the existing overhead doors be replaced with out-swinging, side hinged doors. The gates will also require modification to meet the Building Code standards.

The lower level areas of Sections D and E are considered Storage for the purpose of this Historic Structure Report, and are labeled accordingly on the drawings that follow this narrative. If the future use of the facility changes from how it is used currently, the requirements for meeting the Code standards in these areas will change.

If the spaces are to become occupied areas, such as meeting rooms or offices, the building will require the installation of a sprinkler system. The team compiling this report suggests that the installation of a sprinkler system be considered at this point in order to avoid a more costly and complicated installation later should forecasted and future building use change.

As was stated earlier in this report, the number of toilet fixtures required in a building is set by the maximum capacity of the facility, and must comply with the current prevailing code. If capacity is increased with a



change in future use from storage to occupied uses, additional toilet fixtures will need to be added to accommodate this increased capacity.

The drawings which follow already reflect the inclusion of the two (2) additional fixtures made necessary by Code if the use of these four storage spaces is to change into meeting rooms or other occupied uses. In the event that the use of these rooms does change to one that is occupied, these spaces will be calculated to have an occupancy of 200 people total, instead of the 39 people they accommodate as storage rooms.

The Press Box is not required to be accessible under the current code in accordance with Section Comm 62.1104(4)(b) of the Enrolled Wisconsin IBC. Even though it is a multilevel structure, it is exempt from accessibility compliance under this section because its small size limits its capacity. All press boxes are exempt for this reason.

The exterior stairways, handrails, doors, and other components of egress of Breese Stevens Field should comply with the minimum requirements for dimensions and construction, as outlined in the current Wisconsin modified version of the IBC. These alterations can be accomplished with minimal visual impact on the historical aesthetic of the structure.

This report shows modifications to the various sections of the entire facility to accommodate some of the required major changes necessary to meet ICC/ANSI A117.1 and IBC guidelines for accessibility. This code analysis section constitutes a preliminary review for the purposes of this report. A thorough code review will be required when the final use is verified, and the implementation plans are produced and presented for approval from the State of Wisconsin.

OCCUPANCY: A-5 Assembly: Bleachers, Grandstands, Stadiums

CLASS OF CONSTRUCTION: III Masonry Exterior

SPRINKLERS: Required if contains occupied spaces over 1,000 sf.

OCCUPANT LOAD: Bleachers = 4,871 people
Interior = 94 people

EXITS: The Grandstands require 4 exits

WHEELCHAIR SEATING: 50 spaces required

WHEELCHAIR CLUSTERS (groupings of wheelchair spaces): 8 clusters required

PLUMBING FIXTURES: Toilets - Men = 16

Women = 33

Sinks - Men = 12

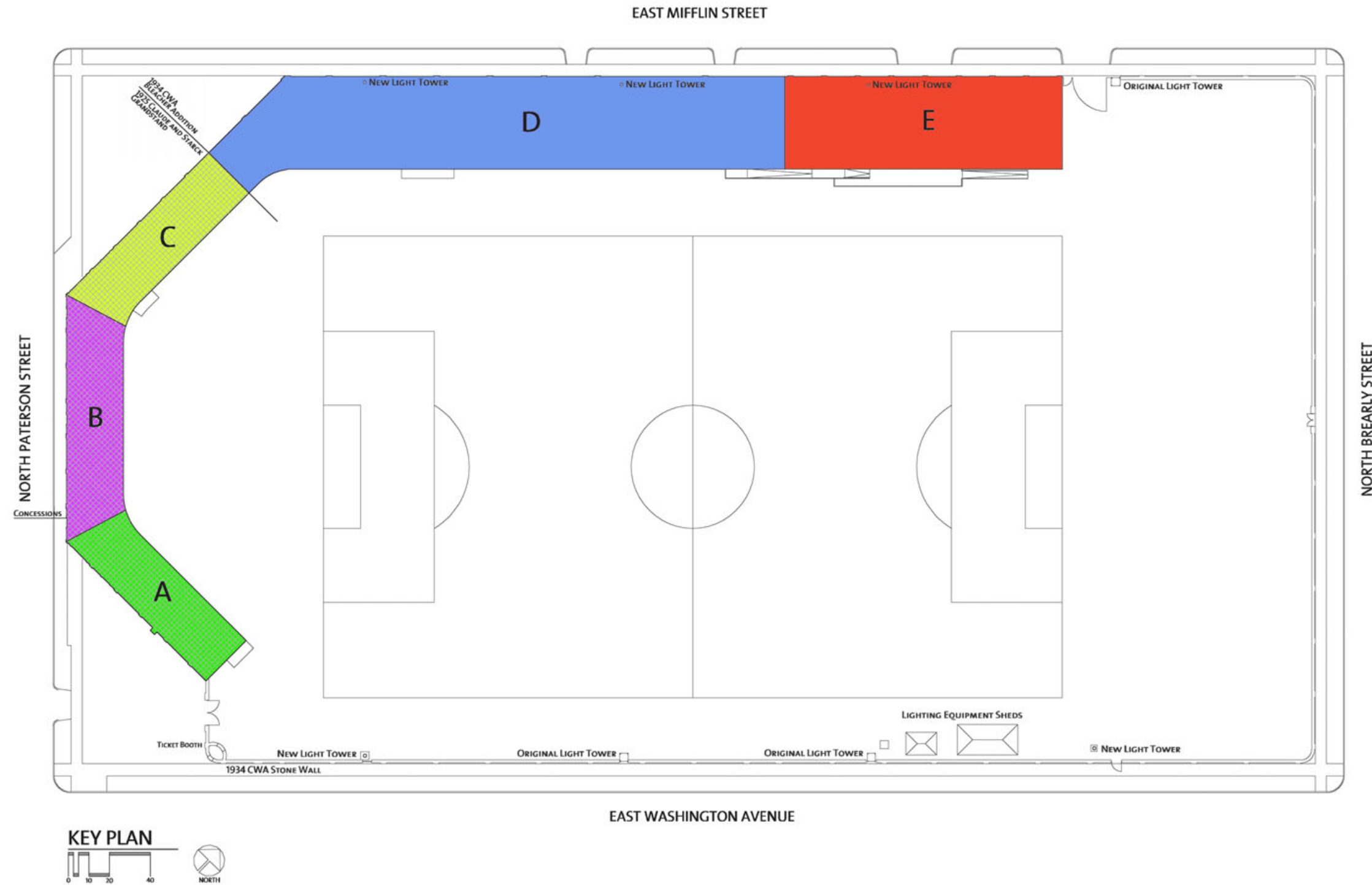
Women = 16

Drinking Fountains = 5



Part D:

Documentation and Recommendations





EXPLANATION OF TERMS

To achieve the greatest amount of clarity in this report, the architectural team has chosen to give specific names to the different structures on the site. These determinations are made on the basis of the structure's construction date, to lend a chronology to the site, and each structure will be referenced accordingly.

When speaking of the Exterior places, those which contain benches and seating, any reference to the Grandstand, is made of the original Claude and Starck, brick C-Shaped covered grandstand, built in 1925. Any reference to the Bleachers is made of the additional leg of seating on the north, or Mifflin Street, end of the site. Additionally, any reference to the stone walls refers to the outer enclosing stone walls, built by the CWA in 1934.

When speaking of Interior places, mechanical and locker rooms, etc., such pieces will be referred to much like levels of a building. These rooms are to be referred to as being on the Lower Level of the corresponding exterior piece. For example, discussions regarding the locker rooms will be made with the clarification that these are in the lower level of the 1925 Grandstand.

Further, the grandstand, the bleachers, and the lower level have been divided into five sections, lettered A-E for even greater clarification in discussion.

SITE

The Breese Stevens Field site encompasses approximately two typical city blocks. Along the southwest and northwest sides of the field is the original C-shaped grandstand that has wooden bench seating and is covered by a roof. Additional uncovered bleacher seating is along the north of the field. There is a two story press box along the north side of the field, above the bleacher seating. The remaining field on the northeast and southeast sides has enclosing sandstone walls. There are four light towers on each of the long sidelines, north and south. Small sheds for lighting equipment are on the south sideline.

WALKS

The walks are generally in good condition around the perimeter of the field. The two paved areas to the west and south of the field are in poor condition and should be replaced. (Figure 1) It appears that the curb along North Paterson, on the west end of the field, has been replaced and lowered at sometime in the past. The existing curb/street elevation does not match with the sidewalk, creating a step in the concrete walk along the street edge. This is a trip hazard and a maintenance problem, and should be corrected/replaced.

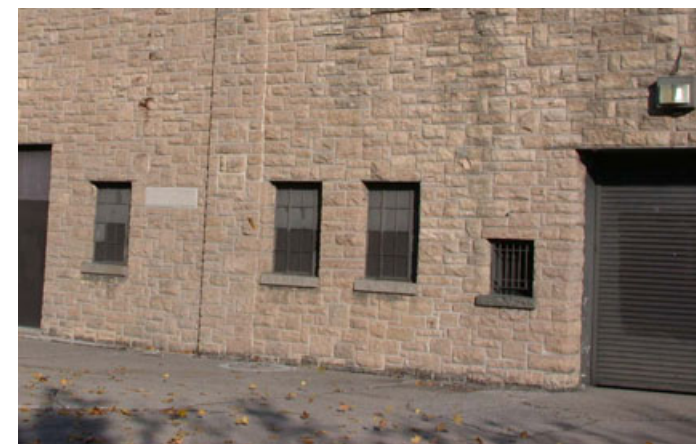


FIGURE 1: Poor concrete walks along the west façade of the grandstand. (2002)

STONE WALLS

The low wall along East Washington and North Brearly Streets on the southeast portion of the field is in very



FIGURE 2: Step cracking in the low wall along East Washington Street. (2002)

good condition. However, there is one area of wall, located adjacent to the western most light tower, where there is some structural failure. (Figure 2) The wall in this location has significant step cracking and should be reconstructed.

LIGHT TOWERS

Originally, there were eight truss type light towers on the site. Four were located on the north end, along Mifflin Street, and four on the south end along East Washington Avenue. Three door sized openings in the wall along East Washington Avenue accommodate three of that side's four light towers. The fourth tower is in the southeastern corner, near Brearly Street, and does not have a corresponding opening; instead it stands alone in the grass. This condition is the same on the north end of the property, with three of the four towers incorporated into the bleacher sections, and the fourth freestanding in the northeastern corner of the site.

Overall, only three of the original eight light towers remain. The only original light tower on the northern end of the field is the tower located the furthest east, the one which stands alone. The other three are replacement light poles.

There are two original light towers on the southern end

of the field. Numbering from west to east, the original poles are numbers two and three, the middle two, the remaining are replacements.

The replacement tower located in the southwestern corner, near Paterson Street, has a corresponding opening in the stone wall that has been in-filled with iron fencing. The two remaining openings in the East Washington wall contain the original towers. The bases of these towers have been covered with sheet metal to deter trespass into the field through the opening, and to prevent people from climbing the towers. (Figure 3) The team recommends that these openings be in-filled with iron fencing to match the condition of the western opening. (Figure 2)



FIGURE 3: Wall opening at one of the light towers along East Washington Street. (2002)

SITE LIGHTING

The perimeter site lighting is limited to standard street lighting and building mounted fixtures. These fixtures should be replaced with historically appropriate fixtures. If evening events are to be part of the field's typical programming, consideration should be given to adding historically appropriate pole/post lighting along North Paterson Street.



GRANDSTAND EXTERIOR WALL

The masonry of the grandstand is generally in good condition, though re-pointing is needed at various locations. The masonry should be cleaned with a method approved by both the State Historical Society and the Department of the Interior. Some of the terra cotta trim pieces around doors and window openings are broken and/or missing pieces and should be reproduced. (Figure 4)

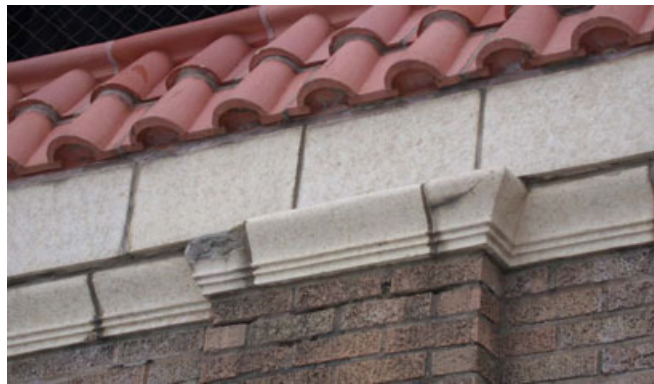


FIGURE 4: Cracked and broken terra cotta pieces and roof tiles on original grandstand section. (2002)

The windows are original to the 1925 date of construction of the grandstand. They are steel divided light windows, and some of the panes have operable awning or hopper sections. (Figure 5) These windows are in fair condition; however, the glazing has been painted on the interior of every window. The windows should be removed and stripped of paint and then repainted and reinstalled. The glazing should be reinstalled with new gasket material to ensure its future longevity.

There are window openings in the exterior wall of the grandstand that have been in-filled with brick. According to some of the historical data, these were primarily windows, but at least one was used as a concession stand. (Figure 6) These openings are trimmed in terra cotta on the exterior of the building but not on the interior. The entrance doors, by comparison, have terra cotta on both the interior and the exterior. If documentation can be found to determine the original configuration and construction of the infilled windows, their reinstallation should be considered.



FIGURE 5: Typical steel window. (2002)

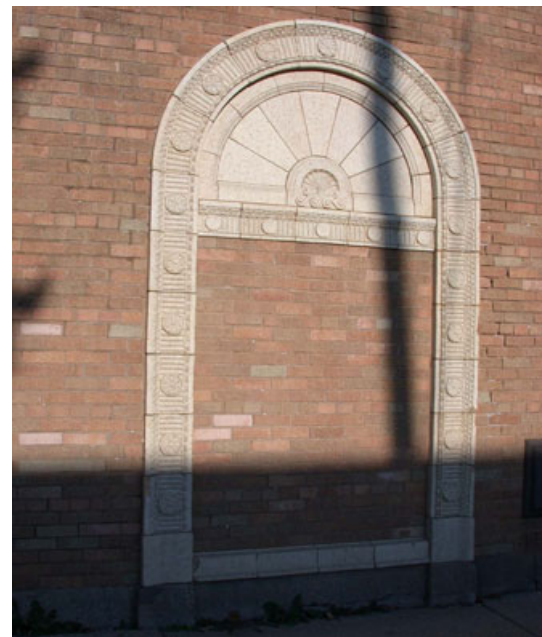


FIGURE 6: In-filled window opening. (2002)

Other openings in the exterior walls of the grandstand include the ticket booth windows, entrance doors, and overhead doors. The ticket booth windows have been covered with removable plywood panels. It is not known at this time what originally covered the windows when they were not in use. It appears that hinge hardware has been removed from the interior frames suggesting that there were originally two small, hinged doors that opened to allow for ticket sales. (Figure 7)



FIGURE 7: Interior of ticket booth window. (2002)

Historically appropriate doors should be reinstalled in the openings. The ticket booth security bars should be stripped, repainted, and reinstalled.

The entrance openings are now modern hollow metal doors and frames. (Figure 8) It is unclear what the original material and configuration of the doors and frames was. It is possible that they were solid wood covered with sheet metal, which was not uncommon for heavy use facilities in the 1920's. These openings should be returned to their original condition after additional research can determine the original appearance of the entrances. For now, cosmetic repairs, such as repainting, are all that is required.

The overhead doors are a combination of panel "garage" type on the Mifflin Street façade and steel roll down type at some of the pedestrian entrances. (Figure 9) The roll down doors at the entrances which lead to seating (the numbered entrance gates) should be replaced with operable, outswinging gates. The remaining steel roll down overhead doors only require cosmetic repairs.

There is one fiberglass overhead door on the northeast façade of the newer grandstand section. This door is used for access to the field with grounds-keeping equipment. The fiberglass door should be replaced with a simple flat panel coiling door similar to the type on Mifflin Street. All the doors and frames should be repainted.



FIGURE 8: Modern entrance door, sidelight and frame. (2002)



FIGURE 9: Steel roll down door at pedestrian entrances along North Paterson Street. Replace with operable, outswinging gate. (2002)



GRANDSTAND ROOF AND SEATING

The original grandstand has a partial clay tile decorative roof edge. Overall, the tile is in good condition, but there are some broken tiles that need to be replaced.

This section also has a steel framed roof that is covered with asphalt shingles. The roof and supporting structure have been well maintained and are in good condition. The structure needs only cosmetic repair in the form of repainting.

The concrete risers where the bench seating is located are in poor condition due to water infiltration. Refer to the structural section for an evaluation and recommendations for repair. The handrails in this area need to be prepped and repainted.

The simple wood slab seating in the grandstand is not inconsistent with the period of construction; however, the wood benches could either be replaced completely with an historically appropriate option or they could be repaired/replaced, depending on their condition.



FIGURE 11: Wall damaged from settlement and freeze/thaw cycle. (2002)

Sections of the grandstand interior wall are in poor condition due to settlement and from cycling through freeze-thaw cycles. (Figure 11) The wall itself should be repaired, waterproofing installed, and the excavated area backfilled with a suitable material to allow for proper drainage.

We also recommend that the foundation wall be excavated and the condition of the drain tile system be verified along the length of the wall. The drain tile system should be repaired or replaced as necessary.

BLEACHER SEATING AND PRESS BOX

According to documentation in the form of photographs, the construction of the Press Box took place after 1934. Stone masons are seen in the photograph below building the surrounding sandstone walls. There is no press box in the view. (Figure 12) Therefore, its construction falls outside of the Target Period of Interpretation decided upon by the team, and is not considered key to this Historic Structure Report.



FIGURE 12: Photograph of CWA masons erecting sandstone wall surrounding the field. (1934)

The press box, as it stands today, is in fair condition, but deferred maintenance items need to be addressed on both the interior and the exterior. If the press box is to be retained and continues to be used, all maintenance items should be addressed to ensure the safety of the structure.

GRANDSTAND LOWER LEVEL

ALL LOWER LEVEL AREAS A THROUGH E

The existing concrete riser slab that supports the exterior seating, also forms the ceiling in these interior areas, and is in need of repair. Its reinforcing is exposed where the concrete has cracked and fallen off of the structure.

Refer to the structural section for discussion of the work required. Finishes are typically paint over masonry. All existing exposed wall and ceiling surfaces should be painted. The concrete floor in these areas should also be sealed to simplify cleaning.

SECTION A

This section currently houses a small storage room, two referee's rest rooms, and a large room for general storage.

The floor plan has two existing ramps that lead to grade. Both ramps are too steep to be accessibility compliant under ANSI A117.1. These ramps lead from the exterior grade down to an open storage area that is currently minimally used.

The low grandstand wall along the field is constructed of concrete that has been parged and painted. There were originally square windows along this interior wall that looked out over the playing field at ground level. They have been removed and blocked in.

Per Code, accessible ramping and wheelchair platforms must be installed along this wall, making the reinstallation of most of these windows unfeasible. Where possible, these windows should be opened up and reinstalled in their original locations.

At the east end of the storage area are two rest rooms that have been dedicated for use by the referees during sporting events. These rest rooms are in poor condition and do not conform to ANSI A117.1 requirements. The

team recommends that a portion of the required new public rest rooms be installed in this area, replacing the existing referee rest rooms.

None of the current public rest room facilities are accessible by persons in wheelchairs without leaving the enclosure of the field. The addition of a wheelchair ramp in section A will facilitate barrier free access to the lower level rest rooms for ticketed spectators.

This new ramp and the existing one, which is to be remodeled, will be constructed to provide wheelchair access to the floor line from the exterior grade. Handrails should be installed as required by code.

The current lighting in this area is appropriate, but the lighting level is not adequate for circulation by the general public. The installation of additional fixtures should be considered to provide more general-purpose lighting.

SECTION B

This section currently houses two storage rooms, a combination maintenance/mechanical room, and a former locker room that is currently unused.

The storage room is likely the one mentioned in historic annotations that refer to an exterior concession stand. There is a platform built along the southwest wall in the location of an in-filled window. This form is consistent with a concession stand arrangement.

The maintenance/mechanical room serves a variety of functions. It contains a desk and office equipment, the water heater for the building, maintenance supplies and a service sink. Minimal work is necessary in this room; however, separation of the functions would be beneficial to both the staff and visitors to the field.

We recommend dividing the room into two areas. One area would house the office functions and the other would service the maintenance, supply, and mechanical functions.

The locker room area is identified as unassigned. This



the City of Madison. This room has a partition along the corridor wall that is constructed of wood boards on the corridor with wire screening along the top of the wall. Depending on the use of the room, this wall may need reconstruction to provide additional security.

SECTION C

This section houses the locker room facilities for the site and a storage room. The locker rooms have been recently remodeled and are in reasonably good condition. However, the locker rooms were not remodeled to meet ANSI A117.1 standards, and some work is necessary to bring them up to code.

The largest issue to be addressed is the water closet configuration. The number of fixtures will have to be reduced from three down to two in each locker room in order to accommodate larger accessible stalls. The shower will also require simple fixture modifications.

Off of the corridor along the field side of the space, is a door and a stair that leads to the field. At the base of the stair is a wooden floor that was installed to allow rainwater drainage to the soil below. This floor should be replaced with a concrete slab that contains a floor drain connected to the field and wall drainage system.

LOWER LEVEL BLEACHERS

SECTION D

This section currently houses the public rest rooms, two large unassigned spaces, and a room with a lowered floor that has a door leading to a stair to the field.

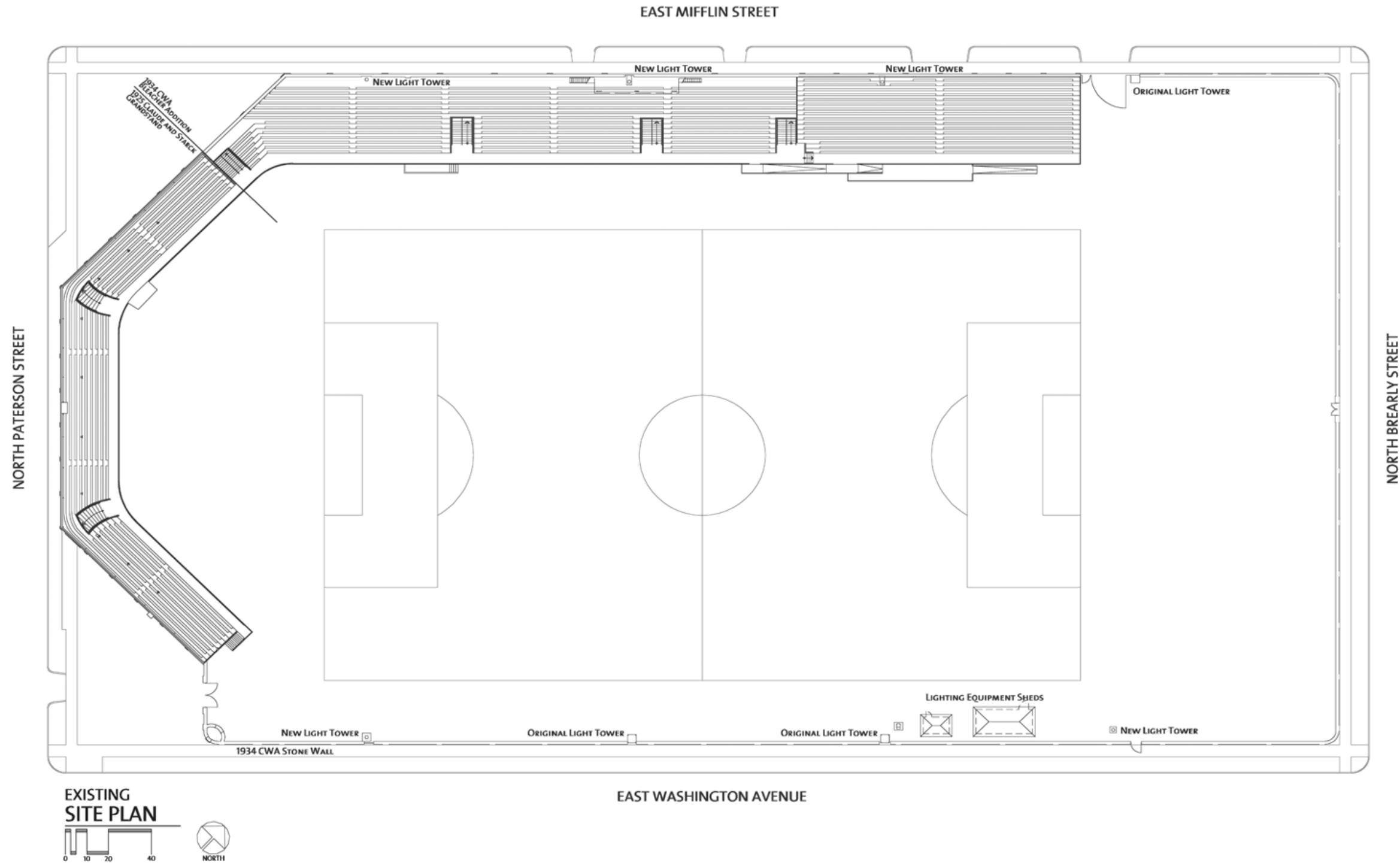
There are some minor maintenance issues (i.e. painting) to address in the public rest rooms but overall they are in good condition. The room with the dropped floor has significant staining on the walls and ceiling. This area should be power washed and repainted.

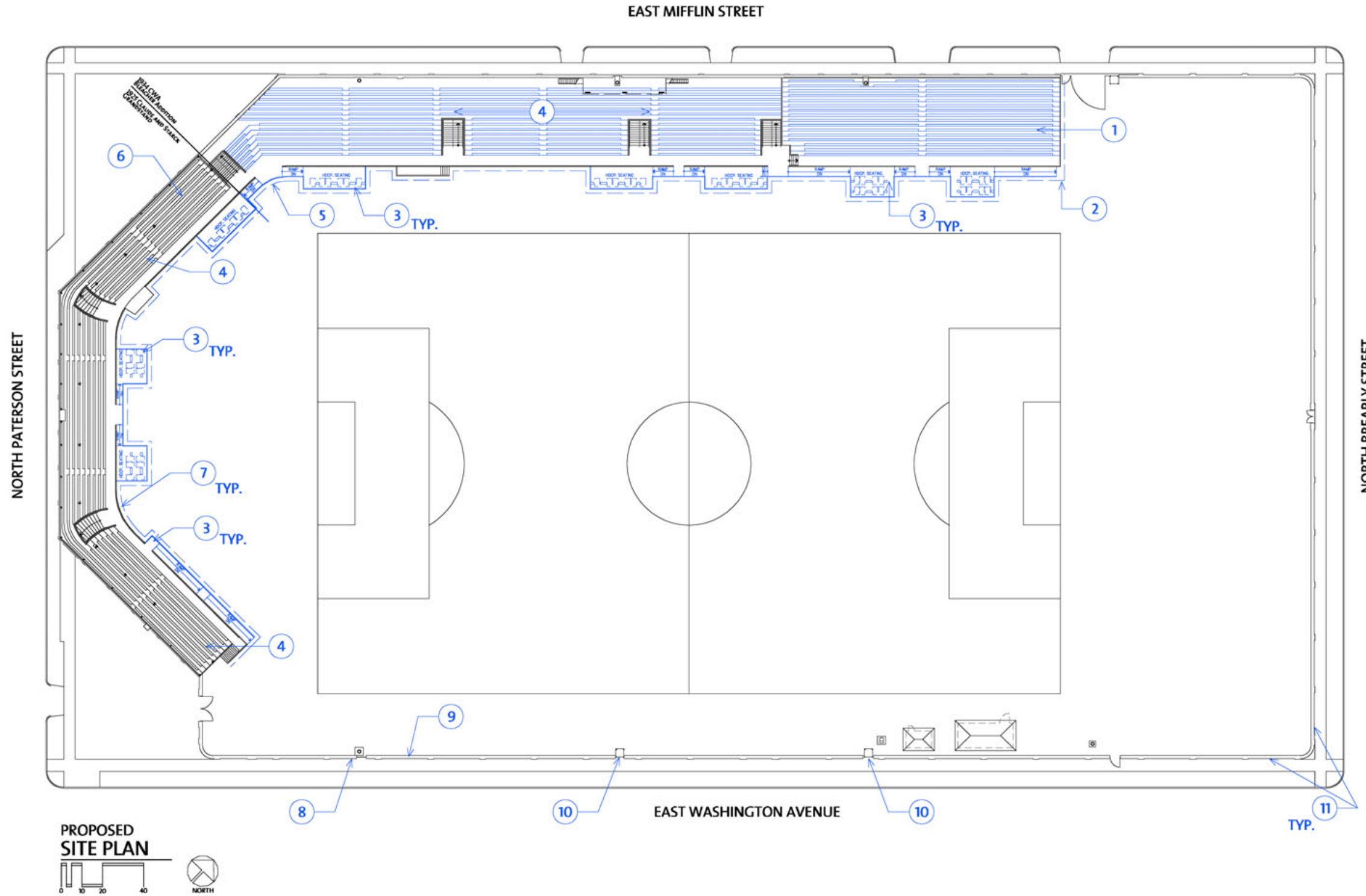
Two large unassigned spaces on the west and east ends of this section can be developed into usable space as determined by the City of Madison.

SECTION E

This section contains two unassigned spaces on the east and west ends and a large storage space for field maintenance equipment and supplies in the center. The unassigned spaces could again be developed by the City of Madison for alternate programming.

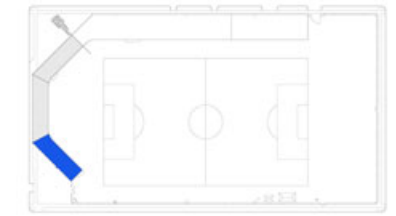
The new rest rooms identified in this section fulfill the code requirements for fixtures needed. These should be constructed of painted concrete block walls and other durable materials that meet the maintenance requirements of the City of Madison.





LEGEND
BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK

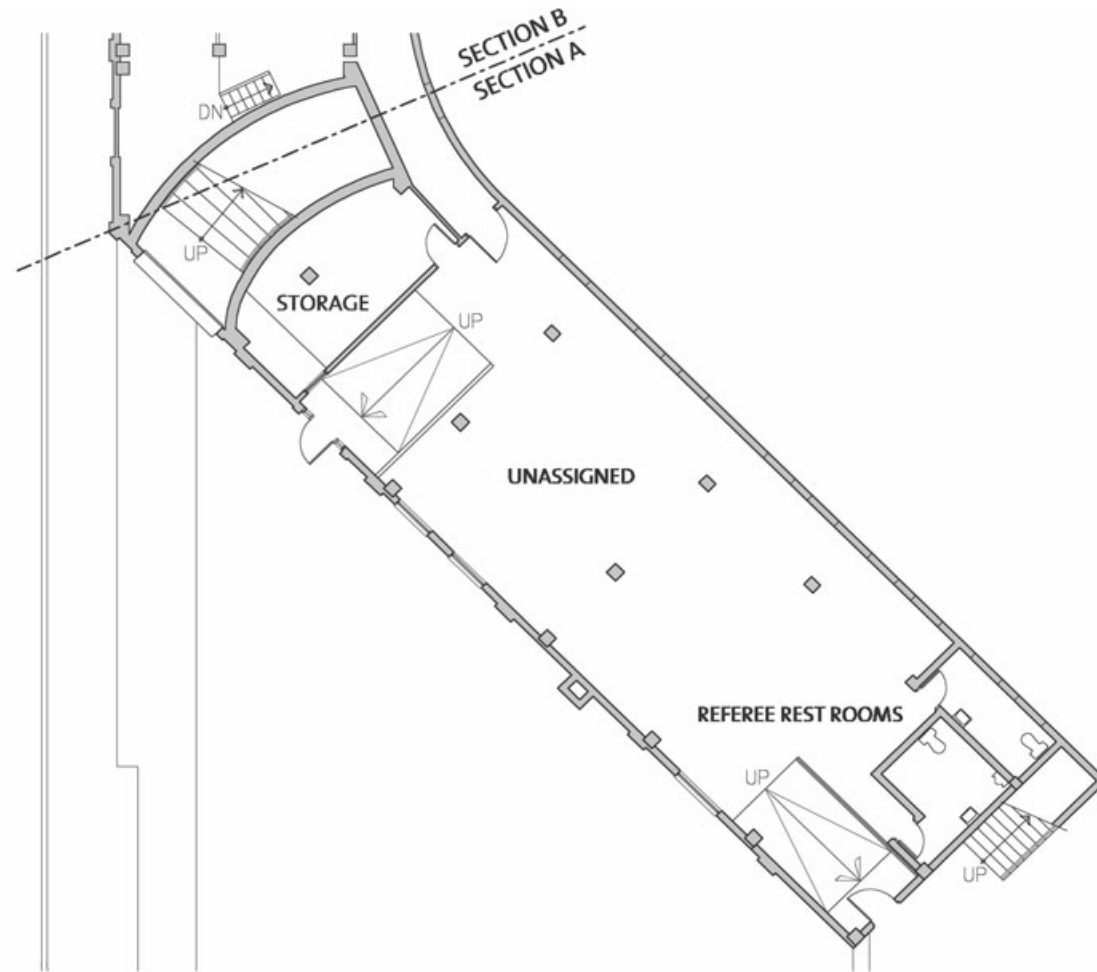
- NOTES:**
1. Replace fiberglass bleachers.
 2. Install new subsurface drainage system along interior perimeter of seating areas.
 3. Construct ANSI A117.1 compliant seating areas as required by current code.
 4. Repair concrete risers and joints. Cover the slabs with waterproof membrane coating.
 5. Relocate/rebuild pit drain.
 6. Replace wood seat slabs where damaged.
 7. Repair concrete stub wall at edge of bleacher slab. Reinstall handrails.
 8. Rebuild step cracking in wall adjacent to the opening.
 9. Limit vines to chain link fence on top of the wall. Trim vines away from masonry where required.
 10. Repair opening with iron fencing to match western opening.
 11. Repoint and clean wall and cap around the perimeter of the field.



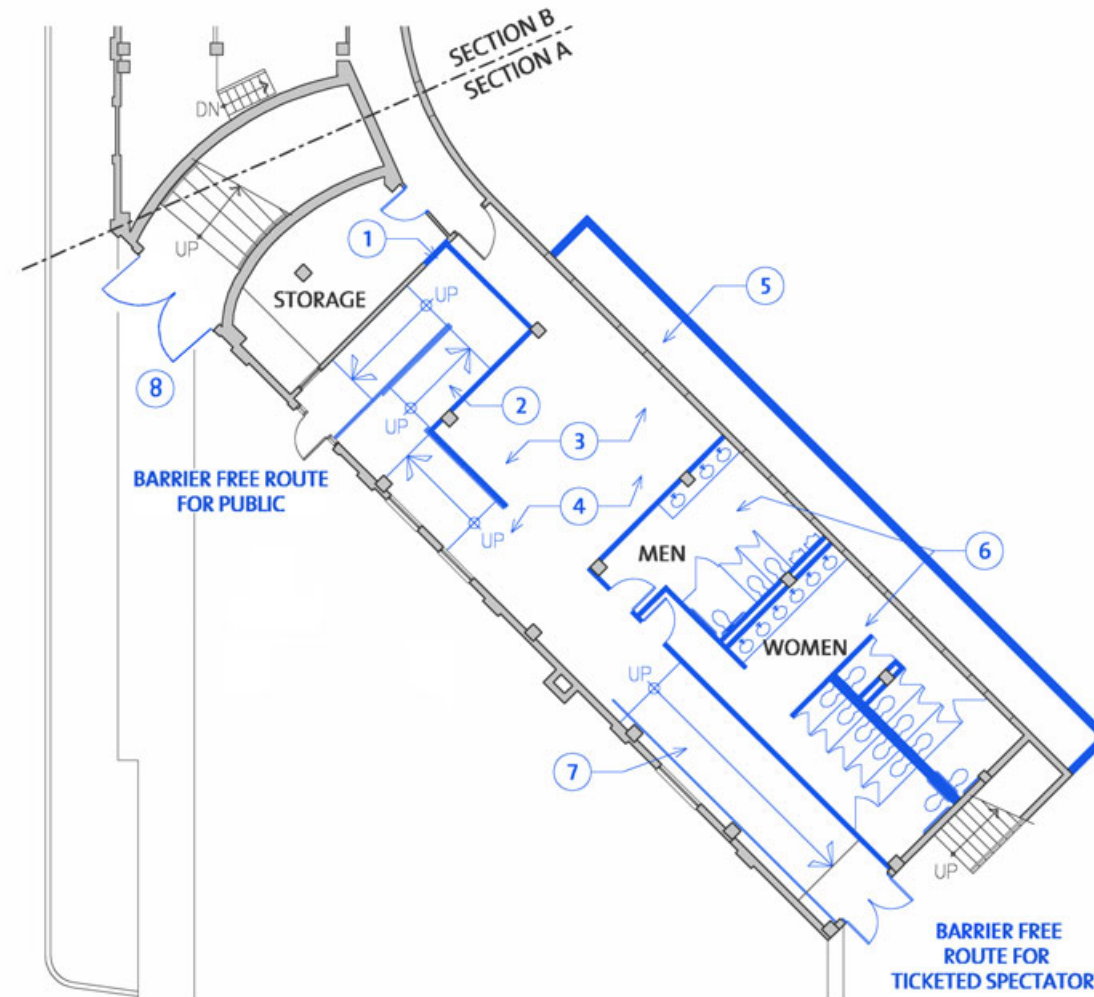
KEY PLAN

LEGEND

BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK



**EXISTING
FLOOR PLAN-SECTION A**

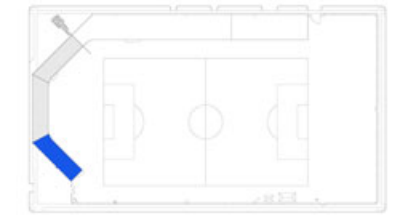


**PROPOSED
FLOOR PLAN-SECTION A**



NOTES:

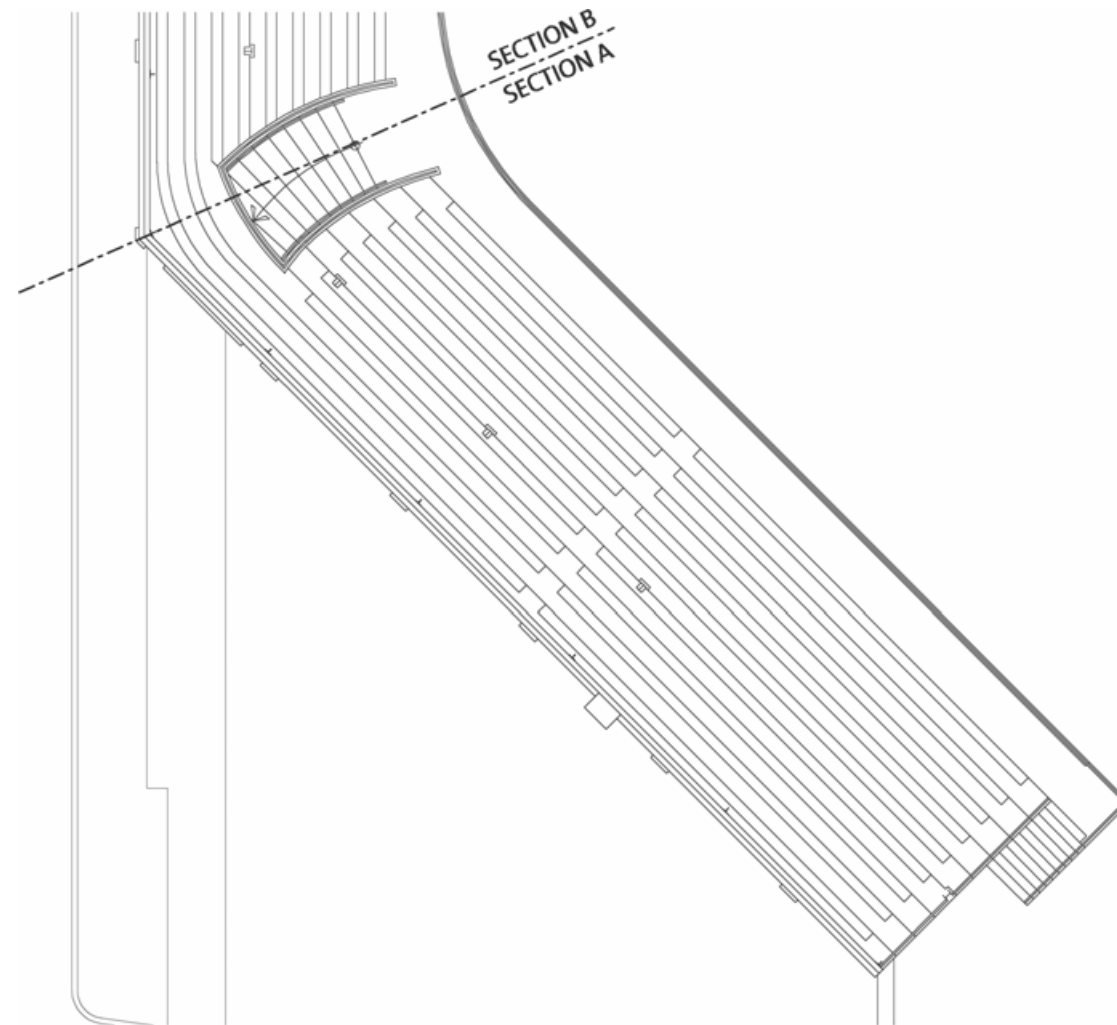
1. Relocate door to accommodate ramp.
2. Reconfigure ramp per ANSI A117.1 requirements.
3. Paint interior wall and ceiling surfaces, seal concrete floor.
4. Replace rebar and repair concrete deck where required.
5. Foundation for new accessible ramp.
6. Install new rest rooms as required by code.
7. Extend ramp and add handrails per ANSI A117.1 requirements.
8. Replace overhead door with operable, outswinging gate.



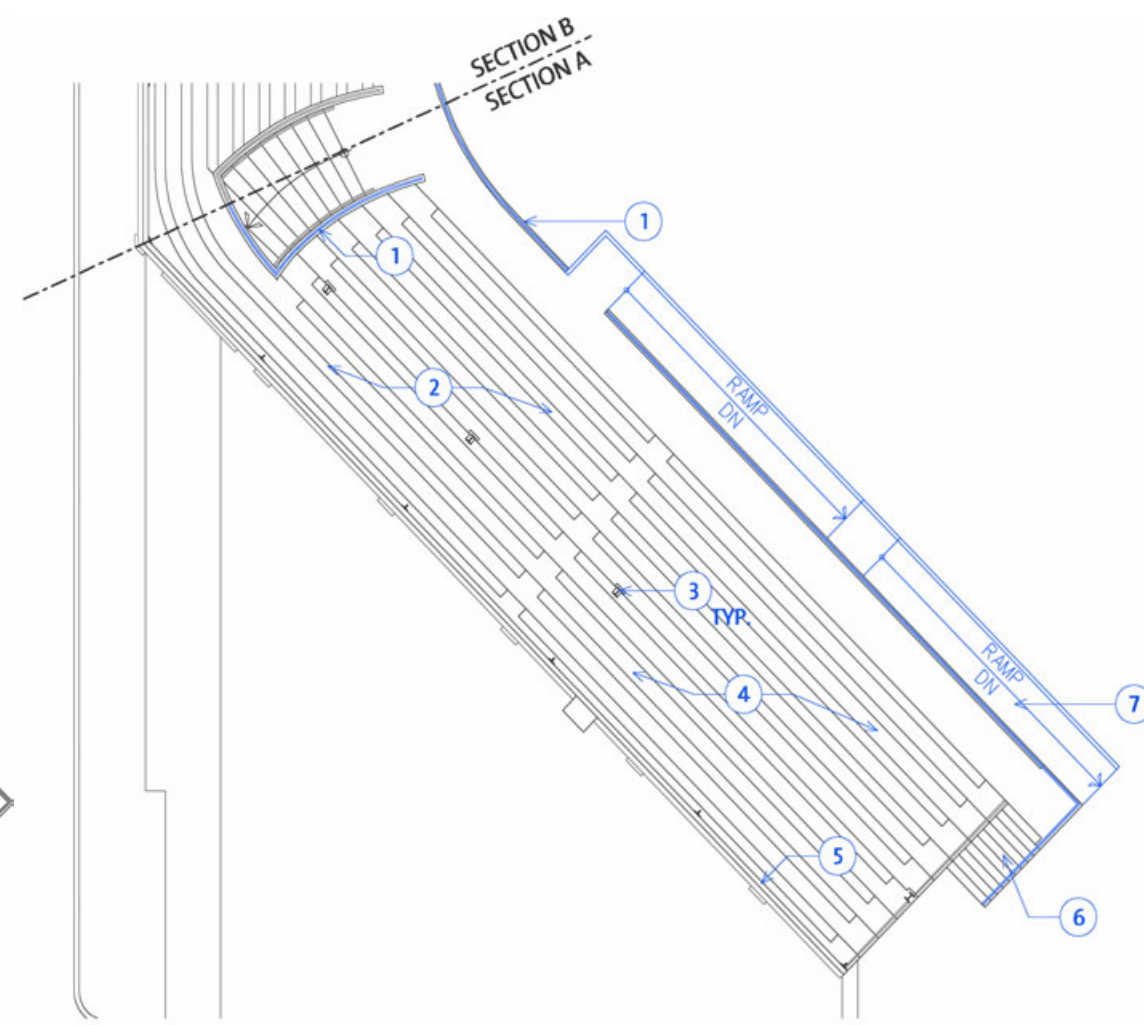
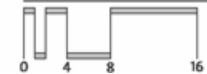
KEY PLAN

LEGEND

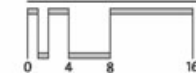
- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK



EXISTING
GRANDSTAND PLAN-SECTION A

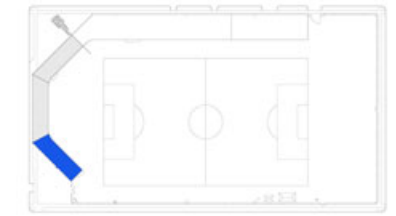


PROPOSED
GRANDSTAND PLAN-SECTION A



NOTES:

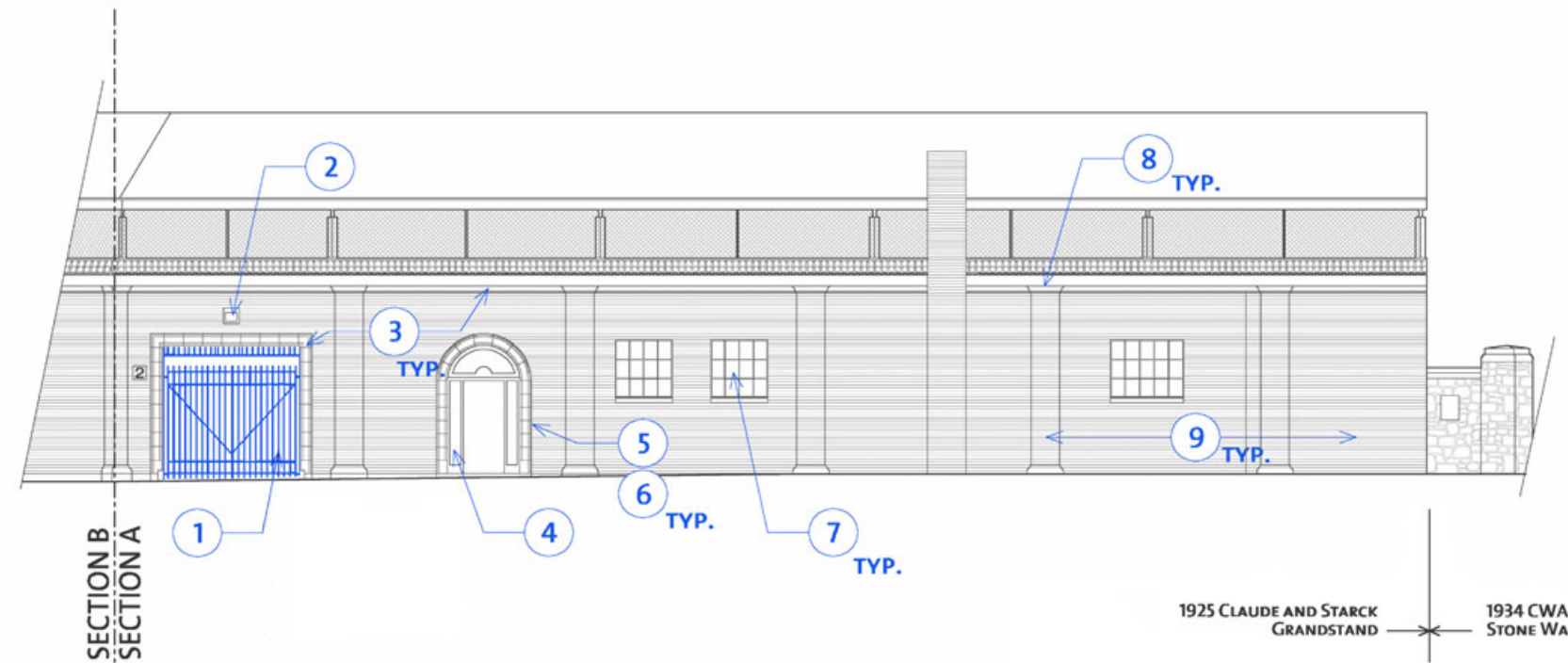
1. Repaint handrails.
2. Replace wood seat slabs where damaged.
3. Repaint canopy steel structure.
4. Repair concrete risers and joints. Cover the slab with waterproof membrane coating.
5. Re-point wall and cap where necessary.
6. Repair stair walls where necessary and repaint.
7. Construct new ANSI A117.1 compliant ramp as required by code.



KEY PLAN

LEGEND

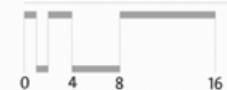
- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK



NOTES:

1. Replace overhead door with operable, outswinging gate.
2. Replace light fixture with historically appropriate unit.
3. Repair/replace broken terra-cotta pieces.
4. Remove paint from sidelight glass. Repaint frame and door.
5. Caulk all brick to terra-cotta joints.
6. Tuckpoint terra-cotta joints where required.
7. Remove steel windows. Strip paint from frames, sash and glass. Repair hardware where required, prep and repaint windows.
8. Install mortar wash on terra-cotta capped piers.
9. Re-point masonry wall and cap where required. Clean all masonry surfaces.

PROPOSED
SOUTH ELEVATION- SECTION A





SECTION A PHOTOGRAPHS



FIGURE 13: South grandstand façade. (2002)



FIGURE 14: Bleacher section from the field. (2002)



FIGURE 15: East end of Section A grandstand. (2002)



FIGURE 16: Pedestrian grandstand entrance with roll down door. (2002)



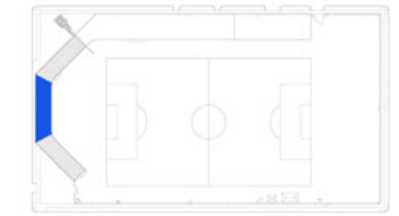
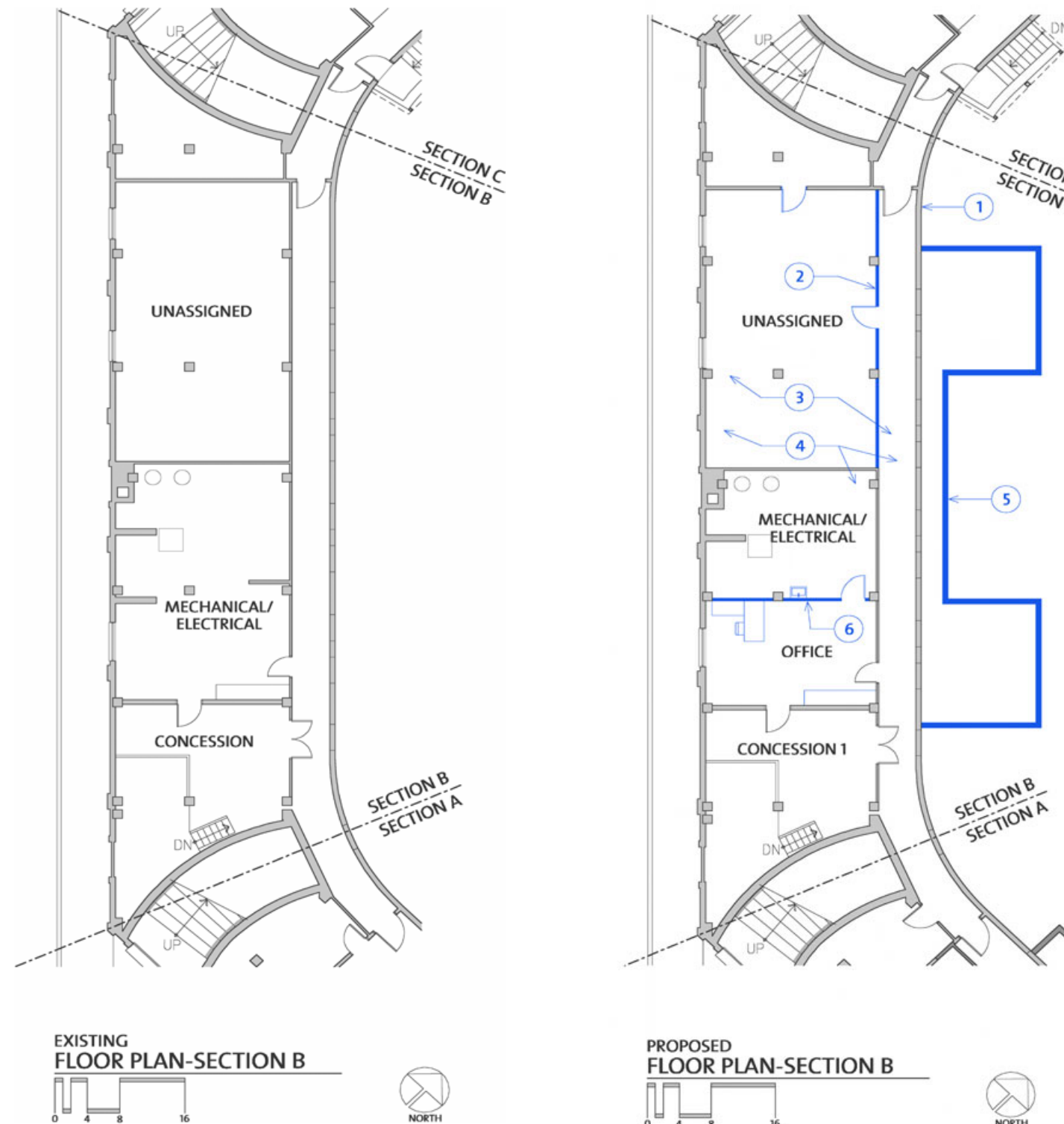
FIGURE 17: Damage to concrete riser slab from water infiltration. (2002)



FIGURE 18: Section A view to the east. (2002)



FIGURE 19: Section A view to the west. (2002)



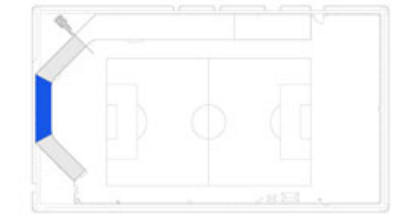
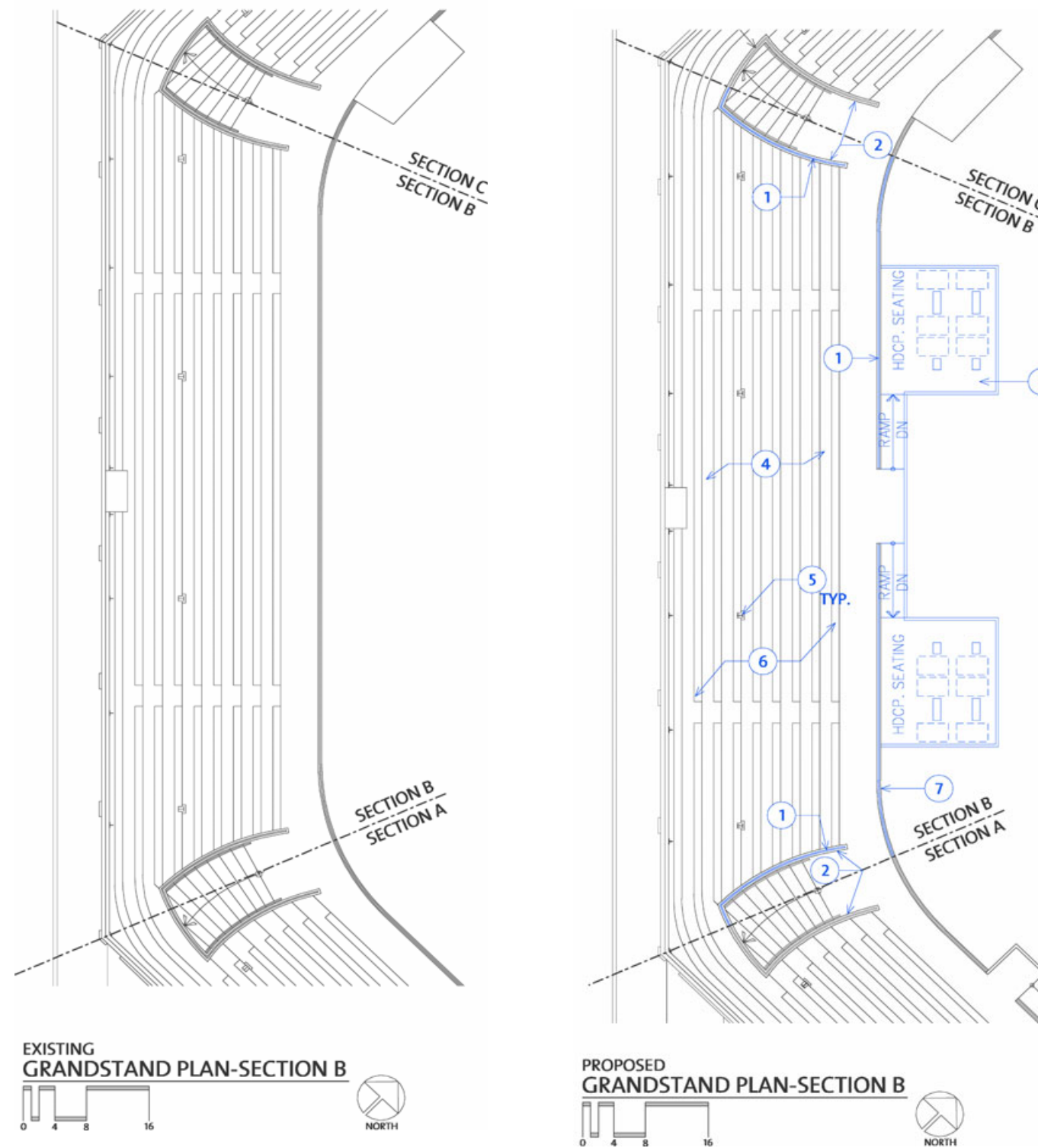
KEY PLAN

LEGEND

- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK

NOTES:

1. Reconstruct lower portion of wall along the field.
2. Construct new secure wall along corridor.
3. Replace rebar and repair concrete deck where required.
4. Paint interior wall and ceiling surfaces, seal concrete floor.
5. Foundation for new accessible seating area.
6. Relocate utility sink. Construct dividing wall between maintenance office and mechanical room.



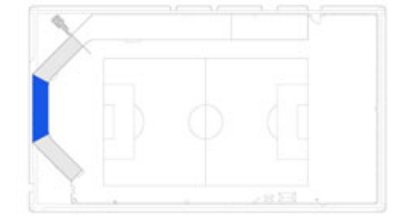
KEY PLAN

LEGEND

- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK

NOTES:

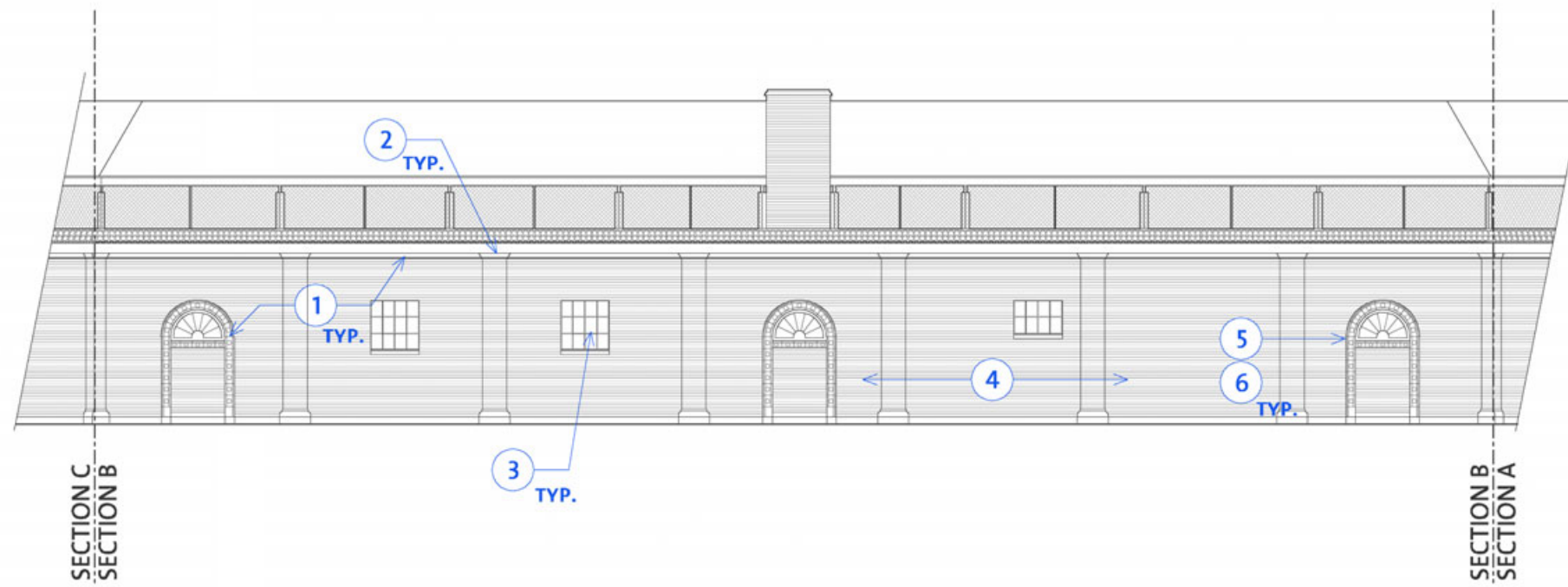
1. Repaint handrails.
2. Repair stair walls where necessary and repaint.
3. Construct new ANSI A117.1 compliant seating area as required by code.
4. Repair concrete risers and joints. Cover the slab with waterproof membrane coating.
5. Repaint canopy steel structure.
6. Replace wood seat slabs where damaged.
7. Rebuild wall from the bleacher slab up. Reinstall guardrails.



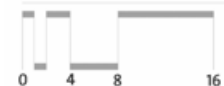
KEY PLAN

LEGEND

- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK



PROPOSED
SOUTHWEST ELEVATION- SECTION B



NOTES:

1. Repair/replace broken terra-cotta pieces.
2. Install mortar wash on terra-cotta capped piers.
3. Remove steel windows. Strip paint from frames, sash and glass. Repair hardware where required, prep and repaint windows.
4. Re-point masonry wall and cap where required. Clean all masonry surfaces.
5. Caulk all brick to terra-cotta joints.
6. Tuckpoint terra-cotta joints where required.



SECTION B PHOTOGRAPHS



FIGURE 20: Southwest grandstand façade. (2002)



FIGURE 21: Southwest grandstand façade. (2002)



FIGURE 22: Section B bleacher section looking northwest. (2002)



FIGURE 23: Storage room with remnants of concession stand platform. (2002)



FIGURE 27: Corridor in section B. (2002)



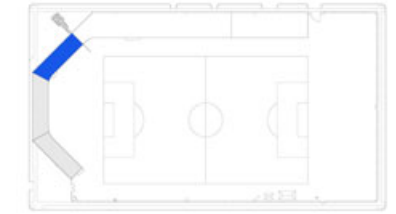
FIGURE 24: View into maintenance room showing utility sink and water heater. (2002)



FIGURE 25: Locker room looking toward the corridor. (2002)



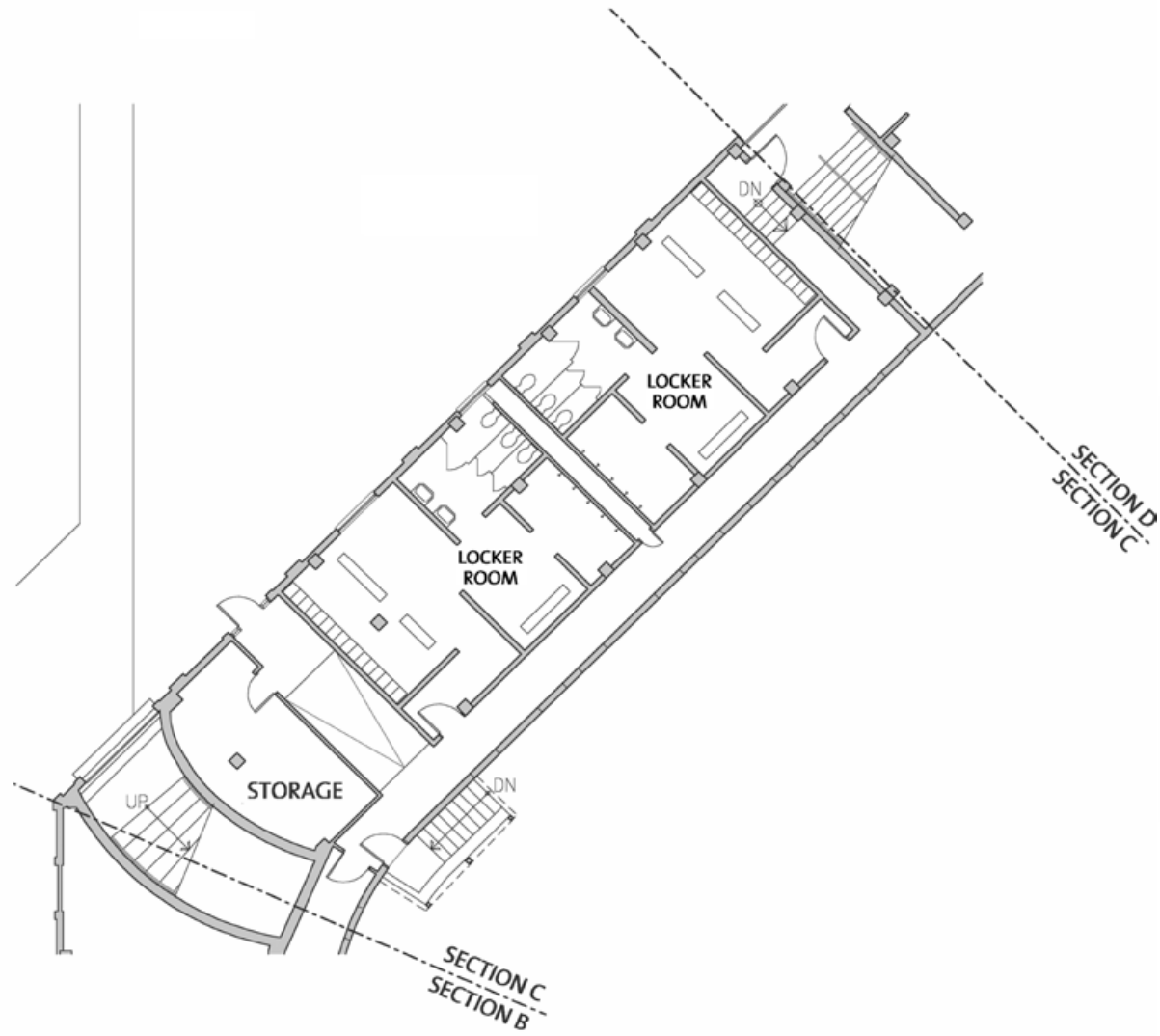
FIGURE 26: View into locker room. (2002)



KEY PLAN

LEGEND

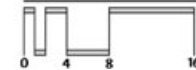
- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK



EXISTING
FLOOR PLAN-SECTION C

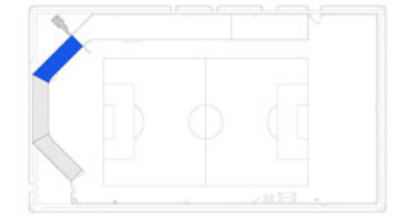


PROPOSED
FLOOR PLAN-SECTION C



NOTES:

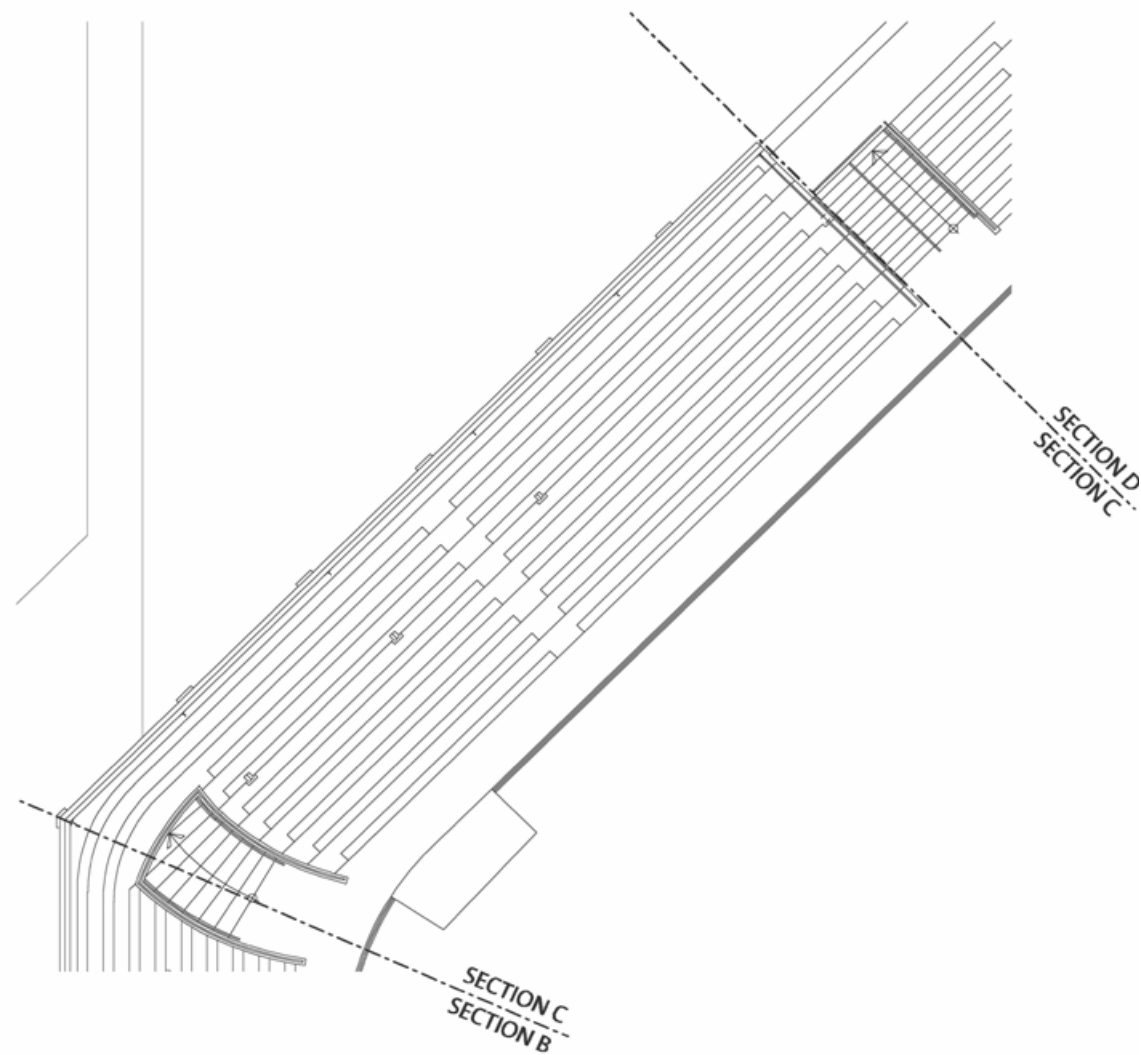
1. Reconfigure rest rooms/fixtures to comply with ANSI A117.1 requirements.
2. Replace rebar and repair concrete deck where required.
3. Foundation for new accessible seating area.
4. Paint interior wall and ceiling surfaces, seal concrete floor.
5. Install handrails at ramp.
6. Replace overhead door with operable, outswinging gate.



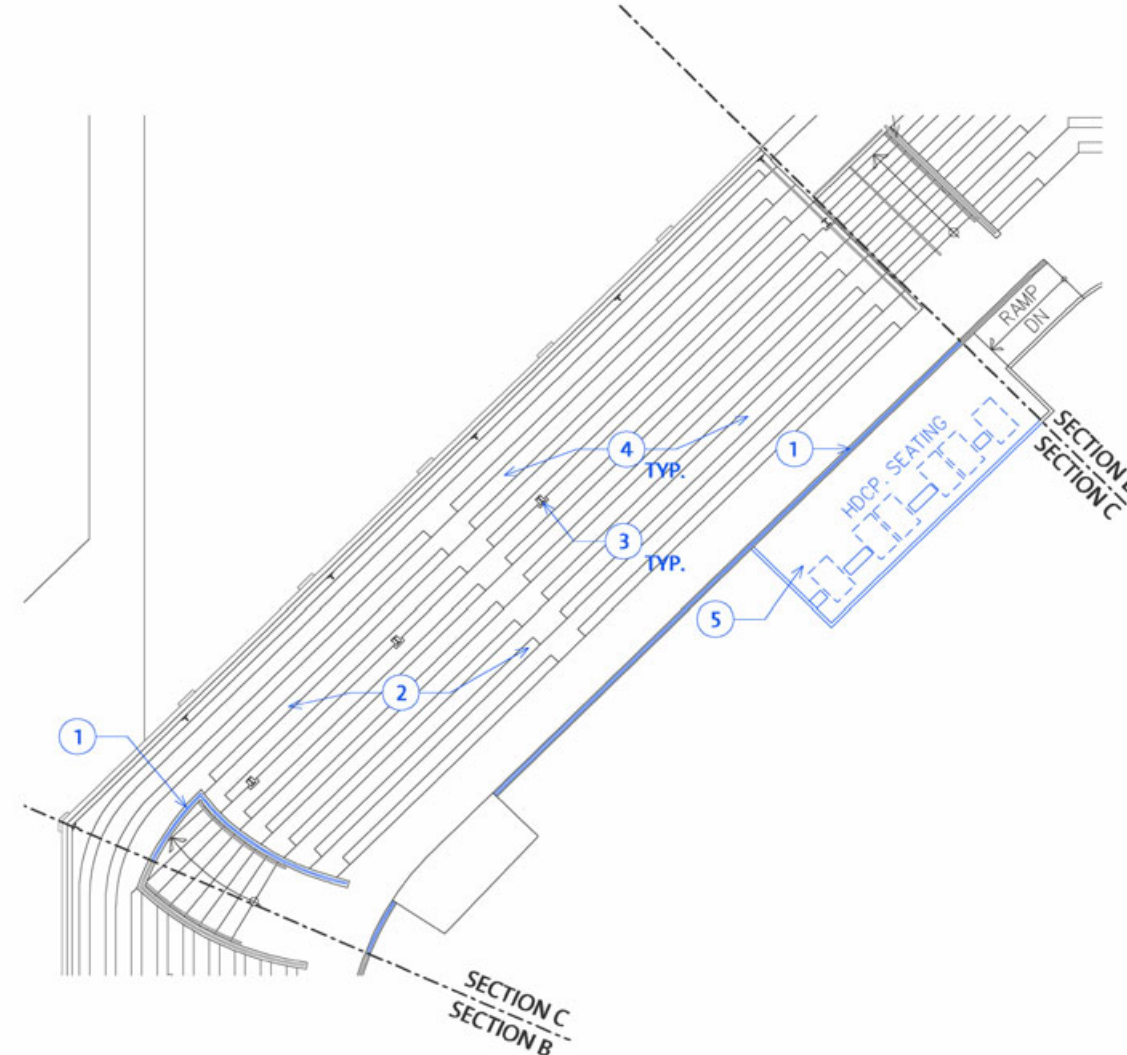
KEY PLAN

LEGEND

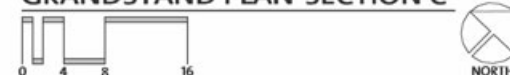
- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK



EXISTING
GRANDSTAND PLAN-SECTION C

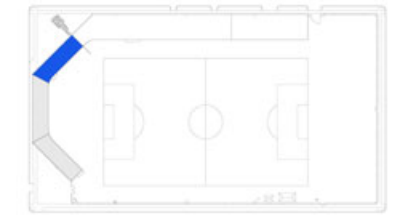


PROPOSED
GRANDSTAND PLAN-SECTION C



NOTES:

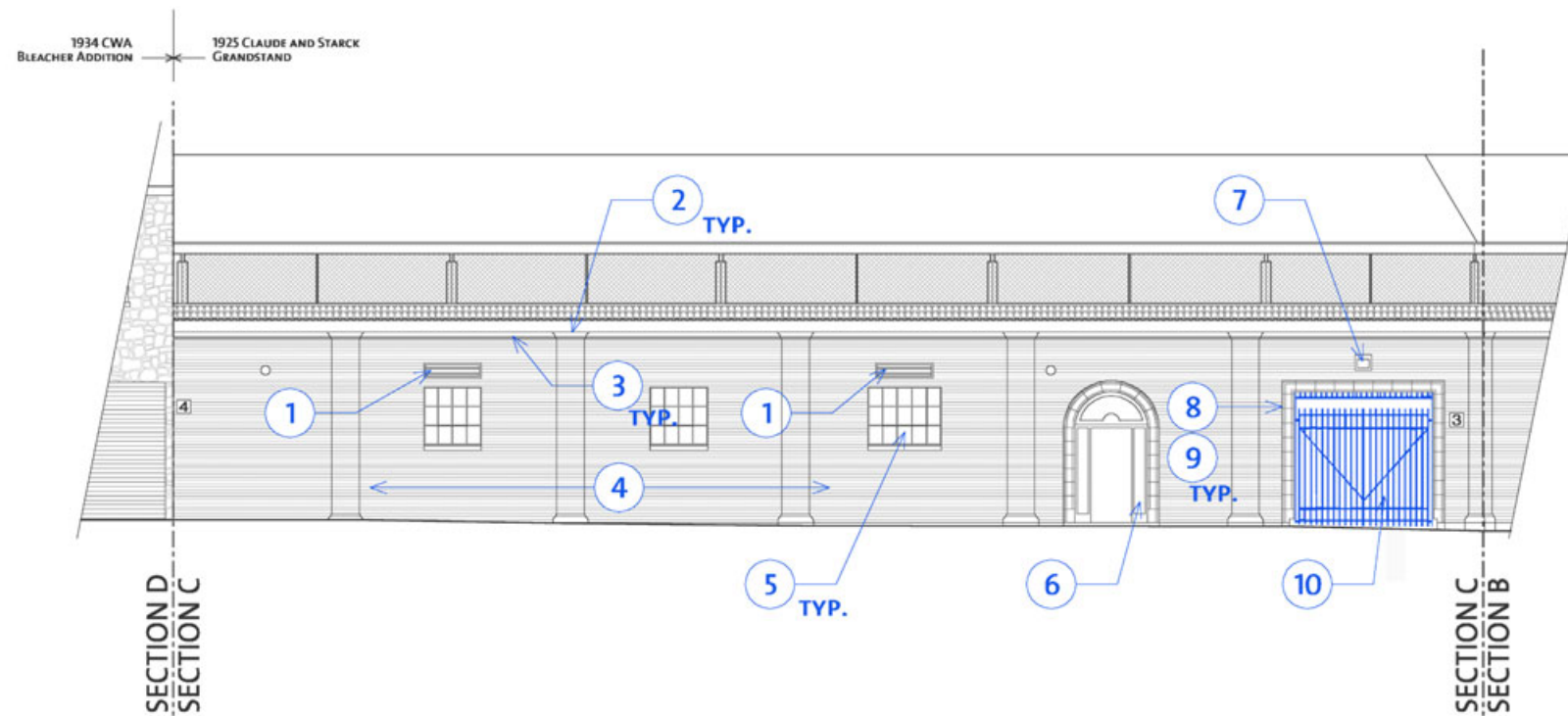
1. Repaint handrails.
2. Replace wood seat slabs where damaged.
3. Repaint canopy steel structure.
4. Repair concrete risers and joints. Cover the slab with waterproof membrane coating.
5. Construct new ANSI A117.1 compliant seating area as required by code.



KEY PLAN

LEGEND

- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK



PROPOSED
WEST ELEVATION- SECTION C



NOTES:

1. Repaint metal grates and grilles.
2. Install mortar wash on terra-cotta capped piers.
3. Repair/replace broken terra-cotta pieces.
4. Re-point masonry wall and cap where required. Clean all masonry surfaces.
5. Remove steel windows. Strip paint from frames, sash and glass. Repair hardware where required, prep and repaint windows.
6. Remove paint from sidelight glass. Repaint frame and door.
7. Replace light fixture with historically appropriate unit.
8. Caulk all brick to terra-cotta joints.
9. Tuckpoint terra-cotta joints where required.
10. Replace overhead door with operable, outswinging gate.



SECTION C PHOTOGRAPHS



FIGURE 28: West façade of original and 1934 grandstand sections. (2002)



FIGURE 29: Damage to concrete from water infiltration at joints. (2002)



FIGURE 30: Locker room stalls. (2002)



FIGURE 31: Section C grandstand looking north. (2002)



FIGURE 32: Pedestrian entrance with roll down door. (2002)

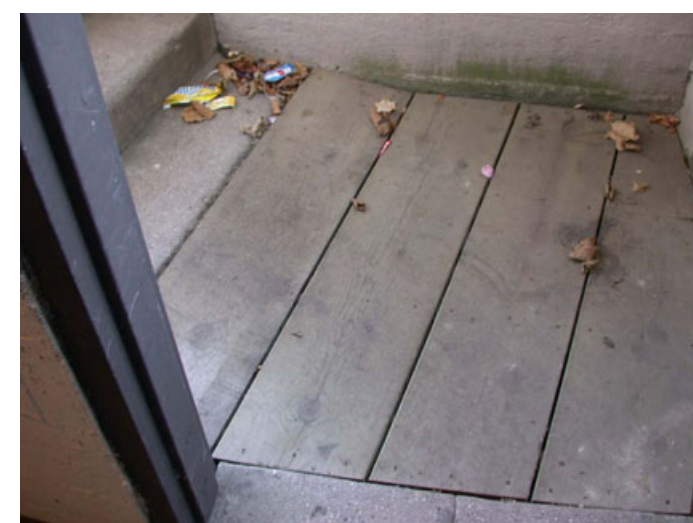
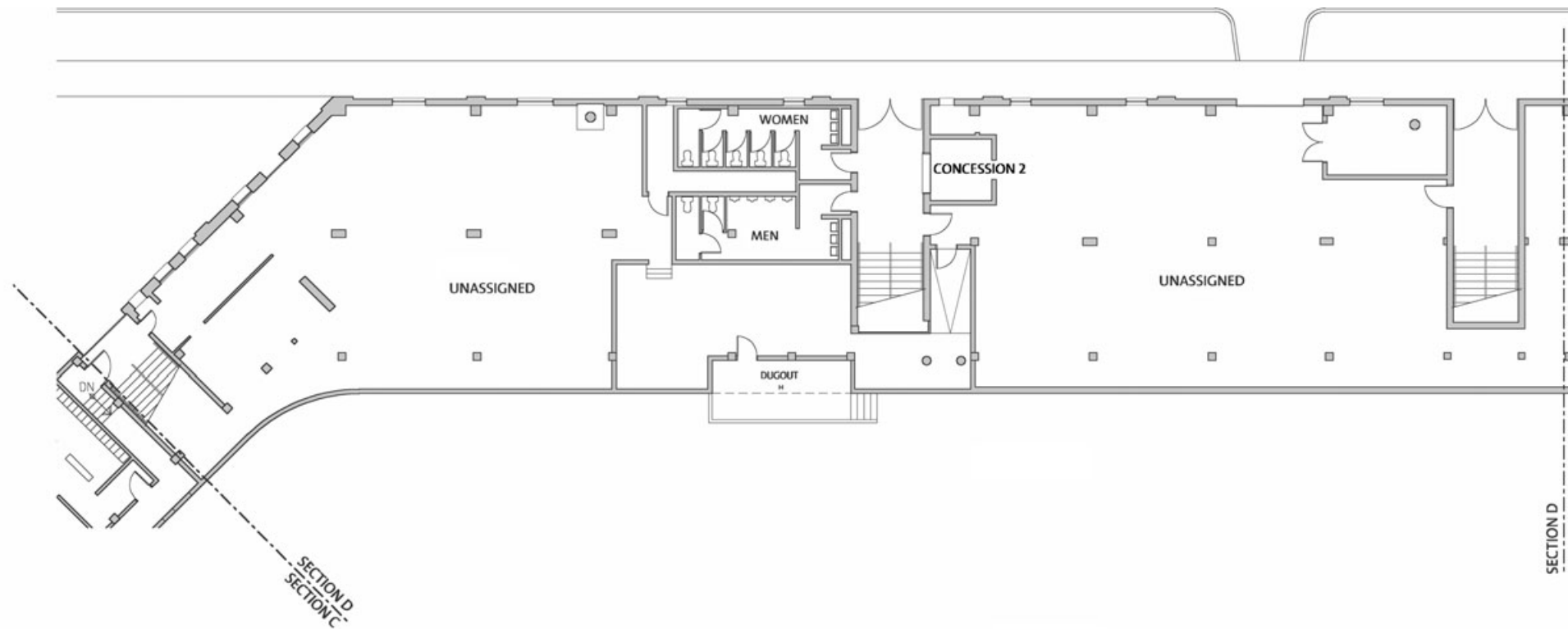


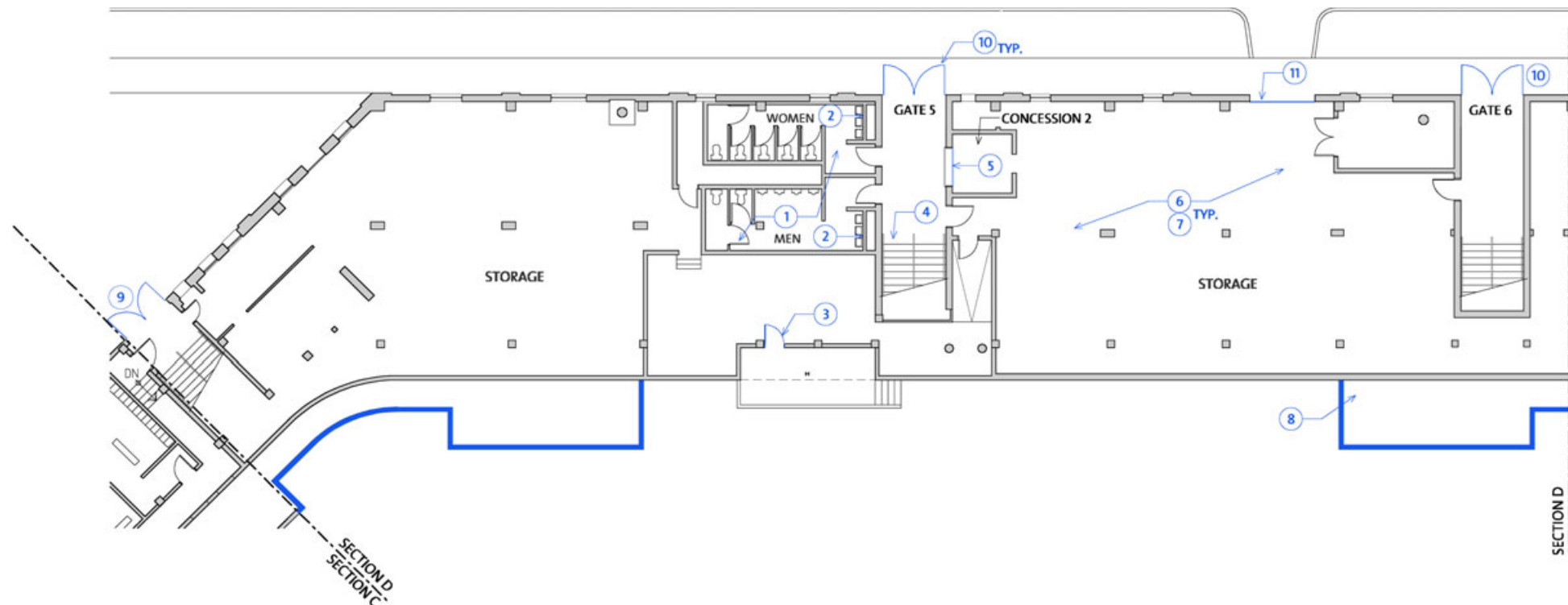
FIGURE 33: Wood floor at base of stair to the field. (2002)



FIGURE 34: Step crack in wall at west ticket booth. (2002)



EXISTING
FLOOR PLAN-SECTION D



PROPOSED
FLOOR PLAN-SECTION D



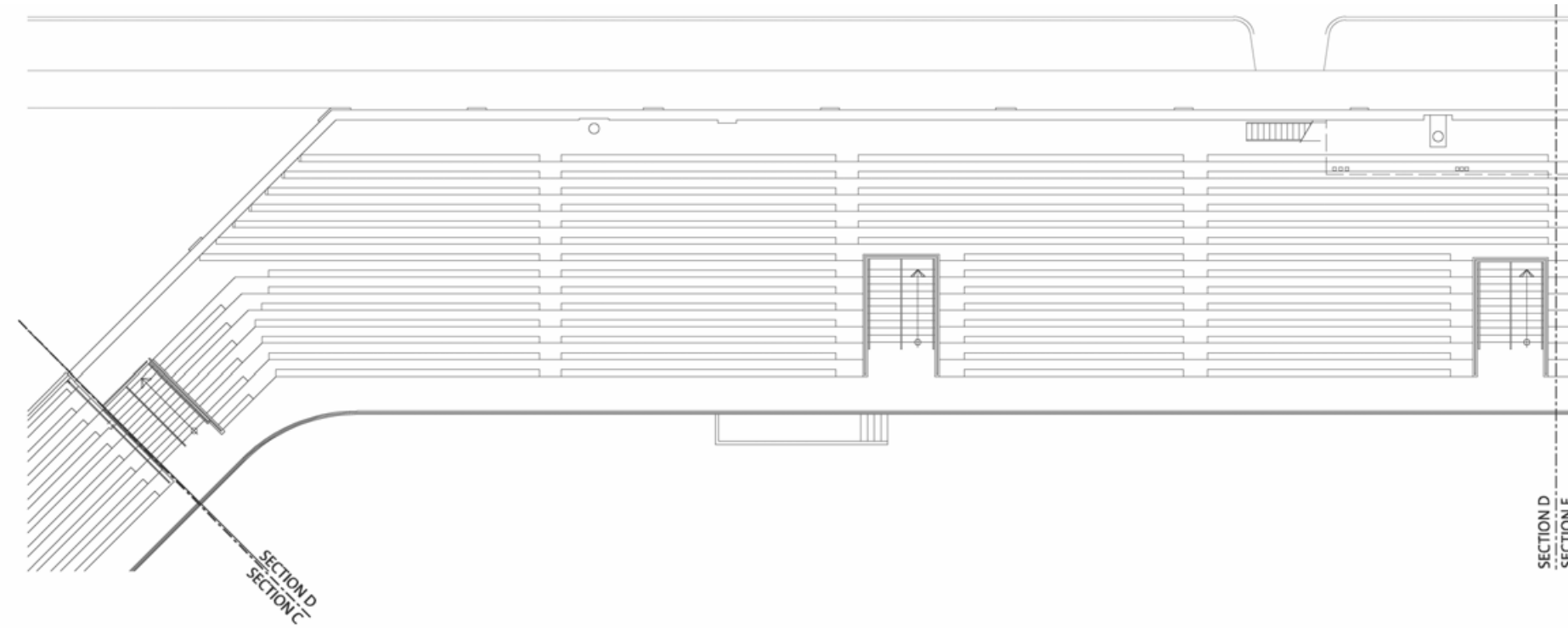
KEY PLAN

LEGEND

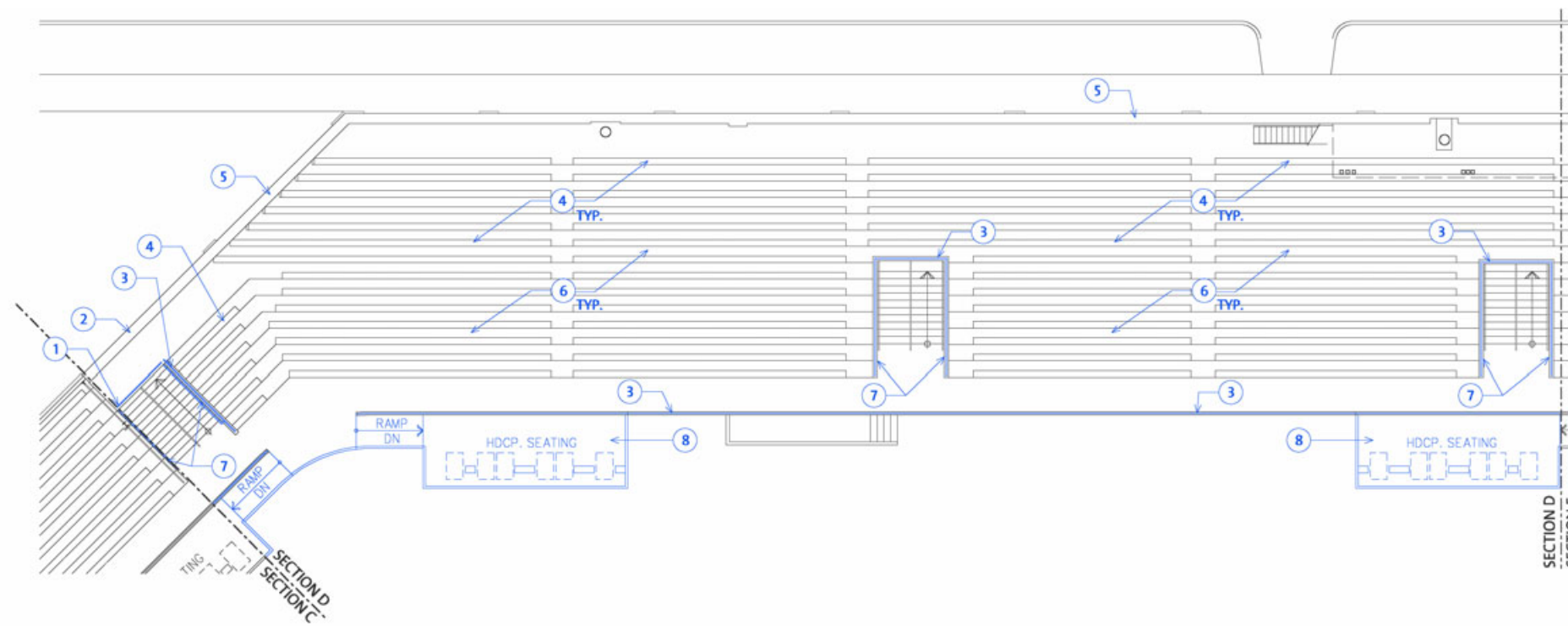
- BLACK- EXISTING CONDITIONS
- BLUE- PROPOSED WORK

NOTES:

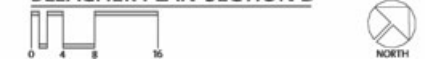
1. Paint interior wall and ceiling surfaces, seal concrete floor.
2. Repair ceramic tile base.
3. Weatherstrip bottom of door.
4. Repour slab at base of stair. Add sand fill to raise slab to original elevation.
5. Install new secure window cover.
6. Replace rebar and repair concrete deck where required.
7. Repair slab at drain pipe, add sand fill to raise slab to original elevation.
8. Foundation for new accessible seating area.
9. Replace overhead door with operable, outswinging gate.
10. Modify existing gates to outswinging orientation, and repaint.
11. Repaint overhead coiling door.



EXISTING
BLEACHER PLAN-SECTION D



PROPOSED
BLEACHER PLAN-SECTION D



KEY PLAN
LEGEND
BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK

- NOTES:
1. Repair column/ slab connection over slab.
 2. Repair wall cap where press box was removed.
 3. Repaint handrails.
 4. Replace fiberglass bleachers with code compliant and historically appropriate type.
 5. Re-point wall and cap where necessary.
 6. Repair concrete risers and joints. Cover the slab with waterproof membrane coating.
 7. Tuckpoint stair walls as necessary.
 8. Construct new ANSI A117.1 compliant seating area as required by code.



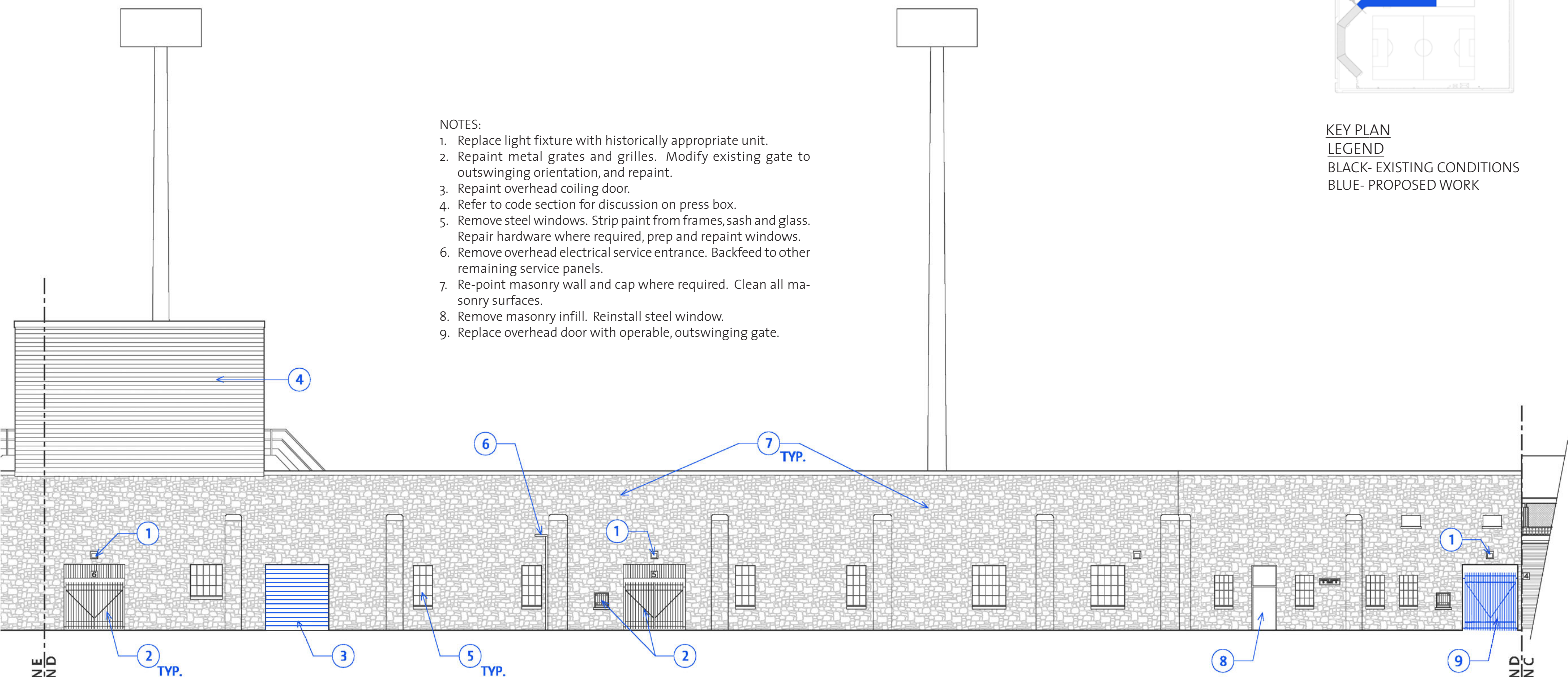
KEY PLAN

LEGEND

BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK

NOTES:

1. Replace light fixture with historically appropriate unit.
2. Repaint metal grates and grilles. Modify existing gate to outswinging orientation, and repaint.
3. Repaint overhead coiling door.
4. Refer to code section for discussion on press box.
5. Remove steel windows. Strip paint from frames, sash and glass. Repair hardware where required, prep and repaint windows.
6. Remove overhead electrical service entrance. Backfeed to other remaining service panels.
7. Re-point masonry wall and cap where required. Clean all masonry surfaces.
8. Remove masonry infill. Reinstall steel window.
9. Replace overhead door with operable, outswinging gate.



SECTION E
SECTION D

SECTION D
SECTION C

PROPOSED
NORTHWEST ELEVATION- SECTION D





SECTION D PHOTOGRAPHS



FIGURE 35: Partial northwest façade of Section D. (2002)



FIGURE 36: Stair leading to the field. (2002)



FIGURE 37: Partially in-filled window along northwest wall. (2002)



FIGURE 40: Low field wall with drainage scupper and leaders to subsurface drainage system. (2002)



FIGURE 38: Stair leading to the public rest rooms. (2002)



FIGURE 39: Dropped floor level area at base of the stair to the field. (2002)



FIGURE 41: Area at base of ramp. Note in-filled windows on wall at right. (2002)



FIGURE 42: Lavatories in the Men's rest room. (2002)

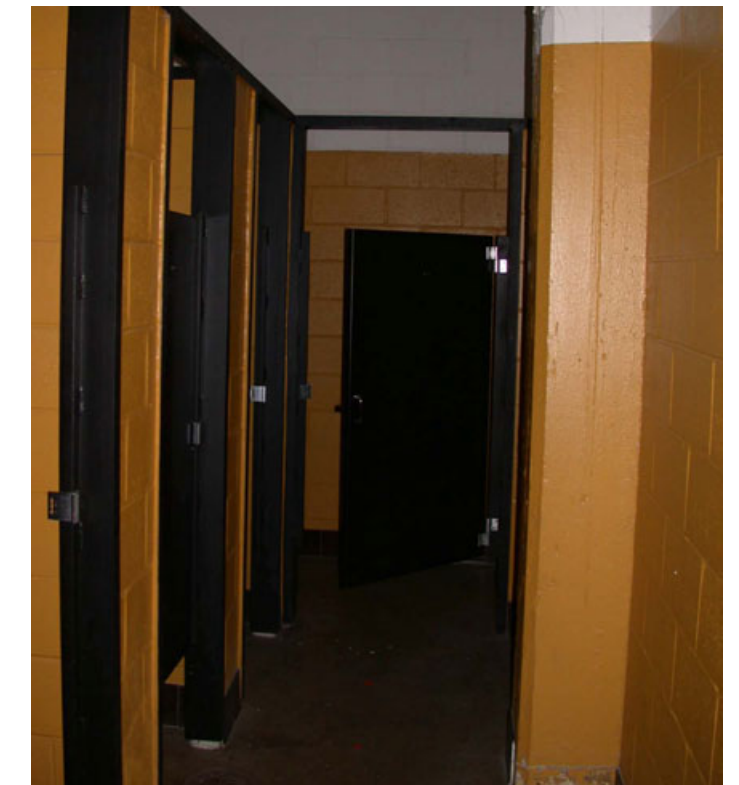
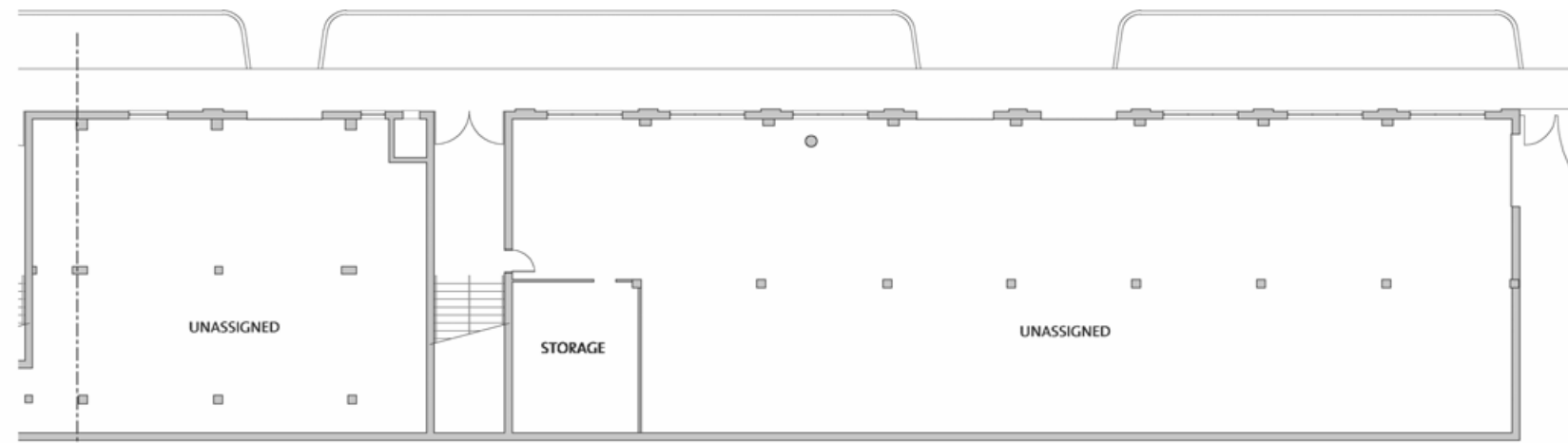


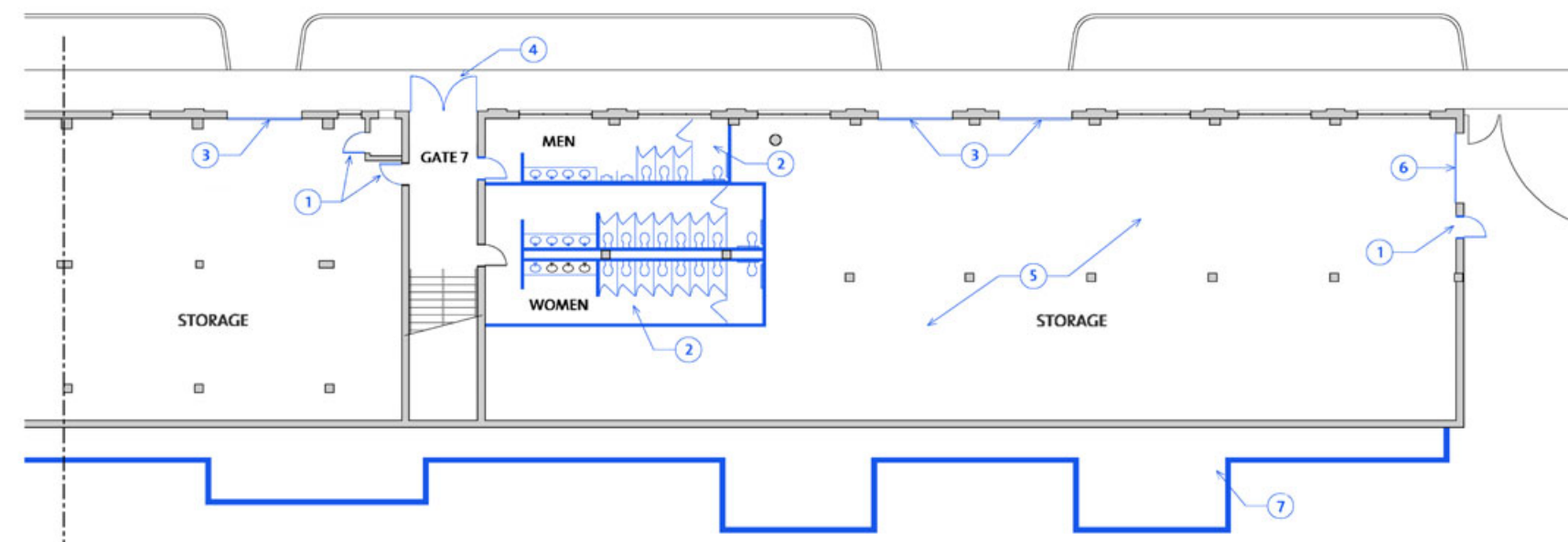
FIGURE 43: Toilet stalls in the Women's rest room. (2002)



SECTION D
SECTION E
EXISTING
FLOOR PLAN-SECTION E
0 4 8 16
NORTH

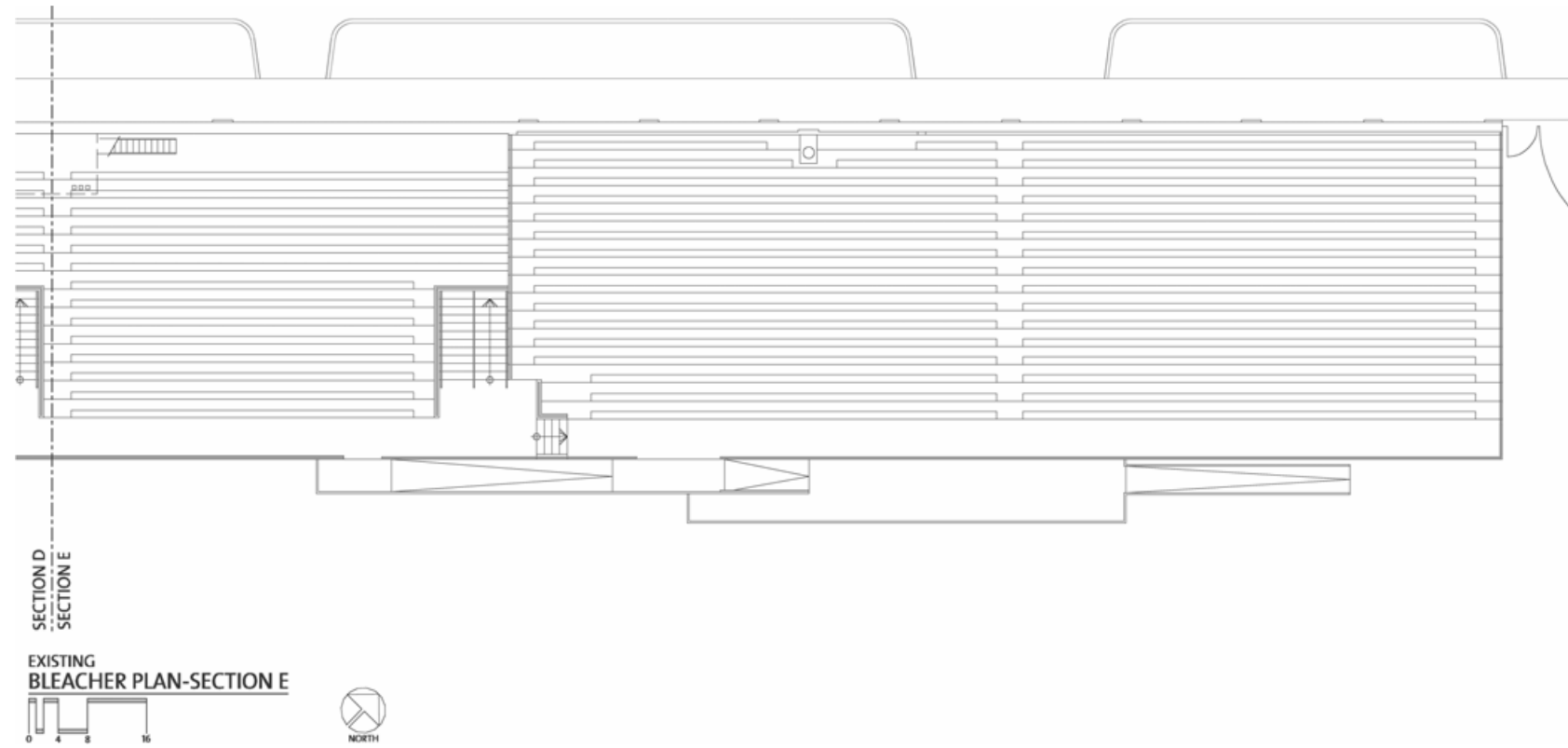


KEY PLAN
LEGEND
BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK

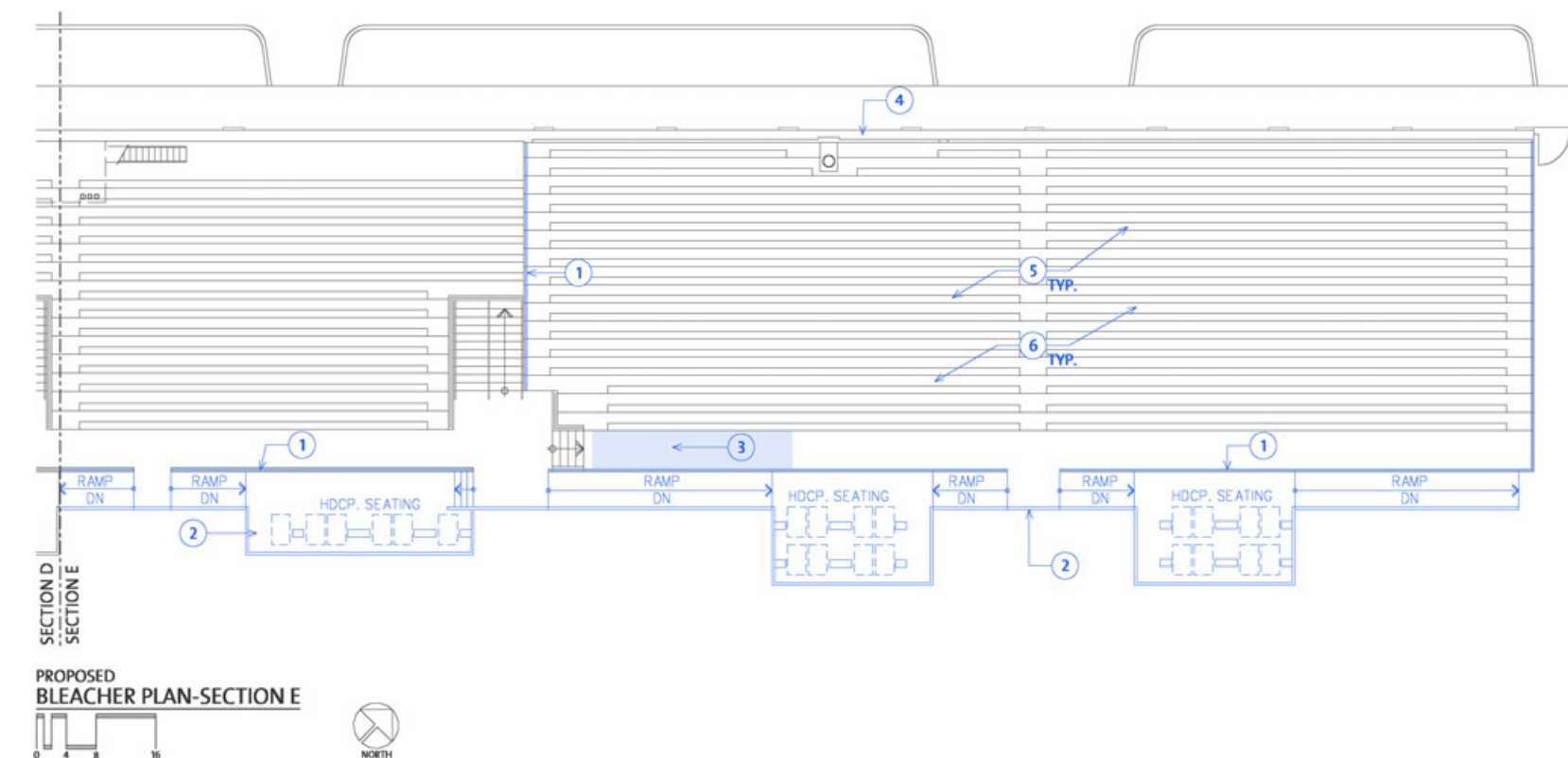


SECTION D
SECTION E
PROPOSED
FLOOR PLAN-SECTION E
0 4 8 16
NORTH

- NOTES:
1. Add doors for pedestrian access and egress.
 2. Construct new rest rooms as required by code.
 3. Repaint overhead coiling doors.
 4. Modify existing gate to outswinging orientation, and repaint.
 5. Replace rebar and repair concrete deck where required.
 6. Install new overhead door similar to doors on East Mifflin Street.
 7. Foundation for new accessible seating area.



KEY PLAN
LEGEND
BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK

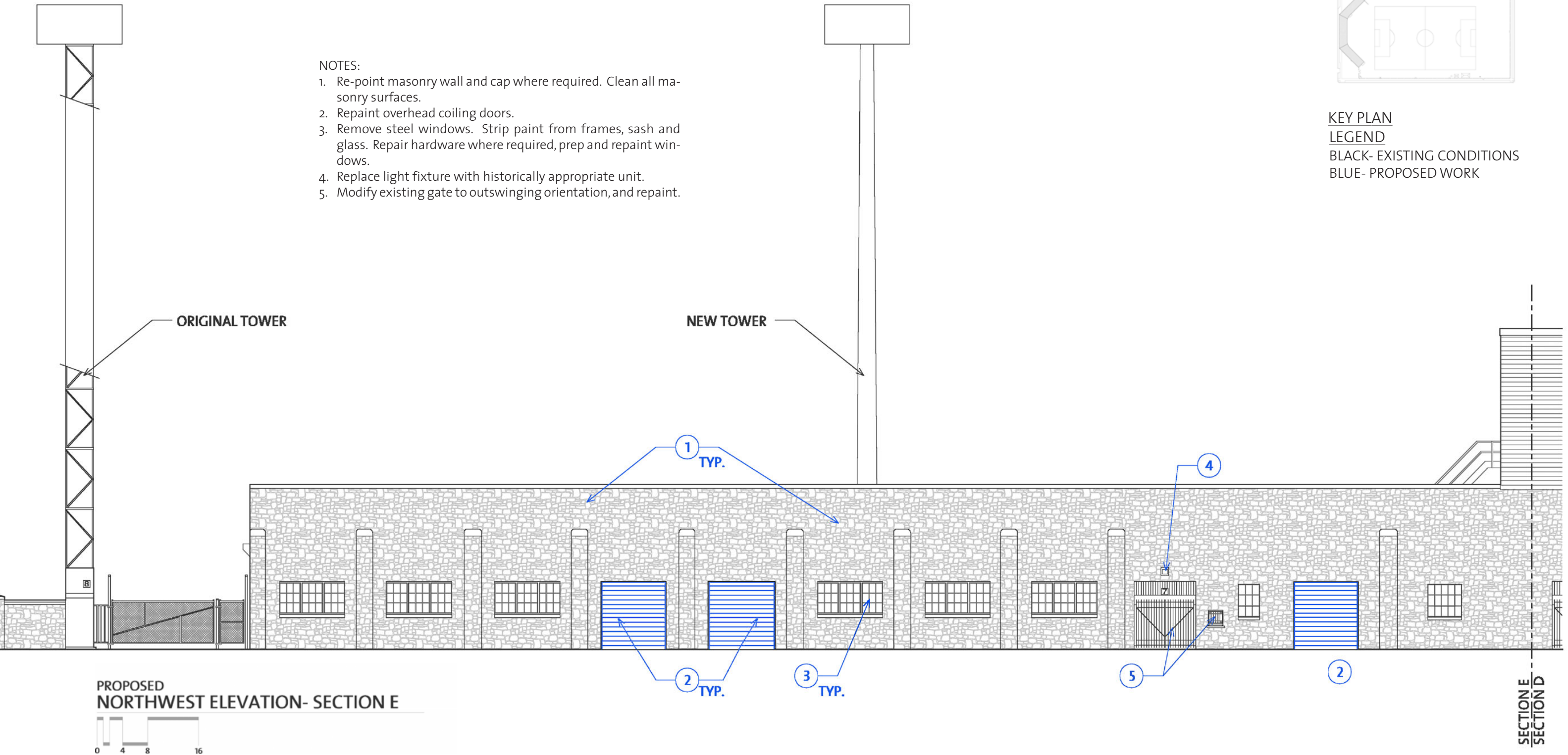


- NOTES:**
1. Repaint handrails.
 2. Remove existing accessible viewing area and construct new area per code.
 3. Replace deteriorated concrete slab.
 4. Re-point wall and cap where necessary.
 5. Replace fiberglass bleachers with code compliant and historically appropriate type.
 6. Repair concrete risers and joints. Cover the slab with waterproof membrane coating.

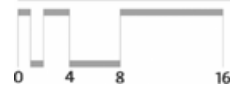


KEY PLAN
LEGEND
BLACK- EXISTING CONDITIONS
BLUE- PROPOSED WORK

- NOTES:
1. Re-point masonry wall and cap where required. Clean all masonry surfaces.
 2. Repaint overhead coiling doors.
 3. Remove steel windows. Strip paint from frames, sash and glass. Repair hardware where required, prep and repaint windows.
 4. Replace light fixture with historically appropriate unit.
 5. Modify existing gate to outswinging orientation, and repaint.



PROPOSED
NORTHWEST ELEVATION- SECTION E





SECTION E PHOTOGRAPHS



FIGURE 44: North end of the northwest façade. (2002)



FIGURE 46: Gate 7 entrance and ticket booth. (2002)



FIGURE 47: Northeast end of the section E bleachers. (2002)



FIGURE 48: Interior of maintenance storage area showing damaged concrete slab. (2002)



FIGURE 49: Interior of maintenance storage area looking southwest. (2002)



STRUCTURAL

EVALUATION AND RECOMMENDATIONS:

Concrete Seating Slab – Areas A and B

Structural concrete seating area is deteriorating due to water infiltration. Quantity of water is obviously reduced where a roof exists over the seating area (sections A-C).

Water tends to pond in the crotch of the stepped seating area. This causes rusting of the reinforcing bars at the bottom level of the slab as shown in the photos. This would need to be repaired by removal of loose concrete, replacement of deteriorated bars, and replacement of the concrete.

The joint at the high end of the seating slab and the perimeter wall leaks. Various attempts have been made to seal this joint with caulk, tar, etc. to this point all unsuccessfully. Our recommendation places a sheet metal flashing/counterflashing system in cut joints in the stone and seating slab. This repair would be done in the entire high side perimeter.

Construction joints in the seating slab are another source of water leakage. These are identified as straight cracks running in a direction perpendicular to the seats. These joints have been topped by a cementitious patch in an attempt to seal them. The patch has cracked, revealing the joint below, and thus continues to admit water. We would propose to inject the cracks with a urethane resin to seal them.

Expansion joints are placed at four locations in the seating sections. At one location in Section D, the joint has been properly repaired and doesn't appear to leak. The other three located in Sections B and C are simply tarred. We recommend removing the tar as best as possible and replacing it with a manufactured compression seal joint.

The walkway at the base of the seating section has marginal to no slope toward the concrete curb. To establish longevity for this element, the surface would desirably be scarified and topped with a latex modified

cementitious product.

The entire top surface of the seating area should be covered with an adhered urethane membrane to properly limit water intrusion. This would involve removal of all the seats and their brackets. We view this type membrane to have a life expectancy of 15 years and would have some yearly maintenance. Without this action, water will continue to infiltrate the structural concrete causing rebar corrosion and concrete spalling.

Without this moisture barrier and its proper maintenance, the other repairs noted are negated. We view the membrane to be necessary even when the grandstand roof covers the seating area. The deterioration noted in this report makes apparent that wind driven rain (and possibly old roofing leaks) accumulate sufficiently to degrade the slab.

In section B, the concrete stub wall along the side of the walkway is in poor condition. Since this is the support for the handrail, we view this deterioration as a safety issue. It would be our opinion that the stub wall be removed flush with the walkway slab and the new membrane be extended over the top. This would require extension of the handrail downward, and new anchorage provided.

In section E, at the head of the wood wheelchair ramp, a section of walkway slab roughly 6' x 18' is deteriorated and in need of replacement.

CONDITION OF INTERIOR SPACES

Section A

Generally open floor area. The concrete floor has settled toward the center of the room. This is probably indicative of the poor soil in the area. It is not proposed to be repaired.

Section B

A tunnel exists along the field side of this area. This concrete wall had a number of window holes which have

since been masoned shut. This wall has a horizontal crack at window sill level running essentially the full length of the wall. The wall has moved inward at the crack due to the weight of the soil. We judge this wall crack as structurally significant and that at some point in time the wall will collapse.

The floor slab has settled in the tunnel area. This has been caused by an essentially open expansion joint above admitting water. We would believe this section of tunnel slab should be replaced once the cause of the water intrusion has been found and rectified.

The north partition at the shop area is constructed of clay tile and presumably dates from the original construction. This partition is constructed on the floor slab which is apparently poorly supported by the subgrade, causing cracks in the wall. The wall itself is poorly constructed with units placed in random orientations.

The result is a wall of poor quality which, while not structural, is suspect as to its stability. The walls should be replaced when they show signs of collapse. No costs are carried for repair, as it is only a desirable and not an immediate need.

The locker room in section B shows floor settlement on the order of 3/4". This again is related to presumably poor soil in the area. No costs are carried for repair as it is not a safety issue.

The relatively new cross partition in the tunnel area has settled as it bears on the original slab-on-grade. This presumably would be replaced to maintain proper operation of the door. It appears the slab is settling rather consistently in this portion of the building and the support of masonry partitions directly on it is problematical.

Section C

The "light" locker room looks to be in good condition as we understand it was remodeled in the 1980's. The base tile has separated from the walls in some locations, probably because of the lack of heat in the winter.

The tunnel still exists along the field side and is showing the same failed condition due to water intrusion as was noted at Section B.

Section D

In this wider area, the slab-on-grade settlement becomes more apparent. The step cracks in the ticket window booth are a result of settlement. The floor settlement appears to be a continuing process. Usually slabs placed on poor soil will settle early in their life and then consolidate. Here the slab has settled since the last painting and/or the installation of newer block partitions.

We have no soil borings specific to this site but do have general knowledge of soils in the area. Apparently five to seven feet of fill was placed to achieve desired site grades. Below this level lies a stiff clay layer. This explains the lack of settlements noted for foundations set at frost level. The slabs on grade in these areas are surmised to have been poured later than the original construction and probably placed on the original fill soils.

Water penetration through the seating areas continue to consolidate the fill soils causing the settlements noted in the slab on grade. In any event, there are not monies carried to mud jack the slabs in this area, as it is deemed for storage only at this time and the expense doesn't seem justified.

We note in this section the step crack in the high perimeter wall at the location of a window. This is the only place where any settlement condition affecting the slab is also affecting the perimeter wall and its deeper footings. Other than this location, there is little indication of settlement of the tall stone wall at the perimeter.

The middle area of section D starts to show the settlements occurring along the concrete wall adjacent to the playing field. The slab on grade has settled toward this wall. This will occur all the way to the east and to the end of the section. This is believed to be caused by scour of fine soil particles along the wall from water entering



the seating area and passing into the drainage system that runs along the edge of the field. It is also possible that the drain pipe that runs along this wall at the edge of the field has collapsed.

At the exterior access gate in this section (gate 5), the floor slab-on-grade is again settled about 3" at its center.

The east end of section D contains stored bike racks. There is a drain pipe in the floor near the overhead door. This pipe has collapsed causing the floor to be depressed several inches.

Section E

Here again the slab-on-grade has significantly settled along the wall on the field side.

PERIMETER WALL- HIGH SIDE OF SEATING AREA

This wall is comprised of through the wall brick at Sections A through C and quarried stone for Sections D and E.

The wall at section A is a recent and well done reconstruction, having been in poor condition previously. It is presumed that water entered the wall at the top, causing the distress which led to its replacement. The remainder of the wall shows probable water entry at the top of the pilasters through the terra cotta coping. This is typical at most pilasters. Some repointing is necessary in the walls themselves. Caulking should be done where the terra cotta arches are abutted by the brick wall.

The stone wall in Sections D and E is in remarkably good condition considering its age. Its longevity is a testament to the masons of the day who built it.

LOW STONE WALL ALONG MIFFLIN AND BREARLY STREETS

Through thickness stone wall again in remarkably good condition. Repointing work has been done on the wall

in the past. Some repointing is necessary mostly near the top of the wall due to water admitted through the stone coping. Along East Washington Avenue, at the west most light pole, the wall is cracked through. The wall should be taken down stone by stone and rebuilt here.

To maintain integrity of this wall, a periodic repointing must be done. This is especially important with the stone coping and the ability of the head joints to admit water. We propose that at 5 year intervals the walls be repointed by a mason skilled at restoration masonry, using mortar that matches the original as close as possible in color and physical properties. We would estimate the cost of repointing every fifth year at \$4000.

STEEL FRAMED ROOF OVER AREAS A-C

The structure, deck and roofing appear in good condition. No costs are carried for repair.

PLAYING FIELD

At the Brearly Street side, the field inlet drain pit is collapsing. Assuming this drain actually works, the pit should be excavated and rebuilt.

There is apparently a buried drain system along the grandstand to accept water running off the playing field. It is unknown by park personnel if the drain is in working order or not. Nor is it known what the drain pipes do. We believe this is an important issue to understand the construction and operating ability. It is believed by the writer to be nonfunctional and causing the slab settlements noted along the grandstand low perimeter wall.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

EVALUATION:

Since the facility has limited interior occupancy and is used only seasonally, Heating, Ventilating and Air Conditioning (HVAC) systems are limited. The primary HVAC



FIGURE 50: Locker room exhaust fan. (2002)

systems consist of exhaust for the locker and toilet rooms and a small amount of heat for the locker rooms and the maintenance office. There are no air conditioning systems in the facility.

LOCKER ROOMS

The locker rooms have been recently equipped with mechanical exhaust systems. Each locker room is served by an in-line exhaust fan, suspended at the ceilings within the locker rooms. (Figure 50) These fans collect exhaust air from the toilet and shower areas and discharge to the exterior of the building via a wall louver. The equipment and installation appear to be very new. Based on the physical size of the exhaust fans and ductwork, the installation appears to be compliant with current Building Code.

Make-up air for these exhaust systems is drawn through a single door grille at the entrance into each locker room. This door grille appears marginal in size, although the building construction is certainly not tight and make-up air probably leaks into the locker rooms from many sources. Under current Building Code, this make-up air must be tempered if the building is to be used in "cold" seasons.

Each locker room is equipped with a single, suspended, gas-fired unit heater. (Figure 51) These heaters presumably provide heat for "marginal" days when the weather



FIGURE 51: Locker room unit heater. (2002)

is cool. The heaters appear to be in very good condition. The heaters are controlled by single temperature, "residential" thermostats located within the locker rooms. The gas service is turned off in the winter and the heaters are not operational.

These heaters are "atmospherically-fired", meaning they require a gas vent and a source of combustion air. The "leaky" nature of the building construction provides adequate combustion air from a "practical" standpoint; however, the installation is not currently Code-compliant. If the construction were to be "tightened up", a separate source of combustion air would be required. If that work was completed, replacement of these heaters with a ducted system may be advisable.

MAINTENANCE ROOM

The Maintenance Room is equipped with a single, suspended, gas-fired unit heater. The installation is essentially identical to the locker rooms, except the gas vent-



FIGURE 52: Partially dismantled ductwork in the Women's rest room. (2002)

ing is connected to an old chimney. When small, gas-fired equipment is connected to an old masonry chimney, deterioration of the masonry and mortar joints often occurs rapidly. If a liner was not installed in this old chimney, it should be.

A "residential", single temperature thermostat also controls operation of this unit heater. Similar to the condition in the locker rooms, there is no dedicated combustion air source. Combustion air should be provided for this heater, as well as the large domestic water heater located in this same room.



FIGURE 53: Exhaust vent located on the exterior of the building. (2002)

REFEREE TOILET ROOMS

At the far south end of the building are two small toilet rooms. There is no heat in these toilet rooms. The exhaust venting has been partially removed resulting in no exhaust from the Women's toilet room. (Figure 52) Sections of the ductwork have been removed. The Men's toilet room is equipped with a dedicated exhaust fan which draws exhaust air through a single grille. (Figure 53) All remaining ductwork and grilles in this area are severely rusted, deteriorated, and damaged. If these toilet rooms are to be salvaged, the entire exhaust system will require replacement.



FIGURE 54: Gas meter and regulator inside building. (2002)

GAS SERVICE

The building is served by a single natural gas service. The primary regulator and meter are located inside the building. (Figure 54) The original gas piping has been used for the new unit heaters and single gas-fired, domestic water heater. The piping is substantially over-sized for the current load. At some previous time, there must have been more fuel-fired equipment located in this facility.

The exterior surface of the piping is rusting. It may be prudent to remove all existing gas piping and replace with new. The gas service could be increased to a 2.0 psig service. At the 2.0 psig distribution pressure, the new piping would be 1-1/4" at the largest point and would decrease as the connected load decreased. Although there is no specific Code requirement, we would recommend the piping be painted "yellow" for quick identification. Identification labels should also be applied to the piping in every room and "space."

RECOMMENDED CORRECTIVE WORK:

- Remove all unused piping. There appears to be remnants of abandoned heating piping remaining in the building. All such piping, supports, etc. should be removed completely.



FIGURE 55: Former location of the water meter. (2002)

- Replace all natural gas piping with new piping sized for the actual load and distributed at 2.0 psig. Paint this piping – completely – with yellow paint and apply piping identification in all rooms and spaces.
- Provide a positive source of combustion air for the unit heater and the domestic water heater located in the Maintenance Room. Interlock the combustion air with these appliances to prevent them from operating without proof of combustion air.
- Provide a positive source of combustion air for the unit heaters in the Locker Rooms. Interlock the combustion air with these appliances to prevent them from operating without proof of combustion air.

PLUMBING SYSTEMS

EVALUATION:

WATER SERVICE AND DISTRIBUTION

Water is supplied from the city utilities from the north side of the building. A 2-1/2" steel water service enters the building underground. A flush floor box was originally installed to house the meter and building control valve. (Figure 55) As the facility is currently owned by the City of Madison, there is no water meter used at the facility.

In place of the meter, a short length of 1-1/4" copper piping is now used. The copper joins the steel piping without any dielectric protection. Dielectric unions should be provided at this location and anywhere else that steel and copper piping are joined together. (Dielectric unions or nipples are recommended where copper and galvanized steel materials meet to prevent an electrochemical reaction which deteriorates the water distribution system.)

The main water supply lines run under the floor slab and are not accessible. Generally, this only occurs where long runs of piping are required between locker rooms, toilet rooms, etc. The remainder of the piping is located above



FIGURE 56: Newer copper piping tied into original steel pipes. (2002)

the floor. With few exceptions, all of the above-floor water supply piping has been replaced within the last few years.

All new piping is copper with solder joints. The new piping is fully insulated and well constructed. (Figure 56 shows a typical example where the original steel piping penetrates the floor slab. At the first available fitting, the piping has been replaced with new copper piping. Rubber insulation has been used for all water supply piping.)

The primary exception to the “new water distribution” piping is in the area of the Referee toilet rooms on the far south end of the building. This piping is entirely old steel and old copper. There is no hot water piping in this area and the lavatories are not equipped with any hot water. The piping is installed exposed on the toilet room walls. All piping in this area should be considered for replacement if the toilet rooms are remodeled or replaced.

There is no fire sprinkler in the building and the water service is not large enough to support one.

SANITARY DRAIN AND SEWER

The exact location (or locations) of the sanitary sewer was not verified, but presumably discharges to city utilities on the north side of the building. All sanitary drainage piping and sanitary sewer piping drains by gravity.



FIGURE 57: New PVC sanitary drainage piping. (2002)

Much like the water distribution piping, most of the sanitary drainage and vent piping has been replaced where located above the floor slab. The new sanitary drainage and vent piping is entirely PVC. The installation appears Code-compliant and well constructed. (Figure 57)

Once again, there are exceptions to this condition in the Maintenance Room and in the area of the Referee toilet rooms on the far south end of the building. The original cast iron and galvanized steel piping remains in these areas. This piping appears to be in fair condition, but the installation is entirely exposed within the toilet rooms and is not compliant with current Plumbing Code. (Figure 57)

STORM DRAIN AND SEWER

There is no interior storm drainage within this building. Generally, rain water drains to grade in any manner possible. There are “leaks” in the roof causing water to enter the building at numerous locations. During our wintertime field investigation, pools of frozen water existed throughout the facility.

FIXTURES AND EQUIPMENT

In general, the fixtures are relatively new and in very good condition. No significant deficiencies were noted. The locker rooms and the main public-access toilet rooms have been entirely reconstructed within recent years.



FIGURE 58: Toilet room with original cast iron and steel piping. (2002)



FIGURE 59: Vandal-resistant stainless steel fixture. (2002)

In the Referee toilet rooms, the water closets have been replaced in recent years. These water closets are “residential”, floor-mounted, tank-type, vitreous china units. They are in fair condition. The urinal in the Men’s toilet room and the lavatories in both toilet rooms are old and have no salvage value. (Figure 58)

The public access toilet rooms are fitted with vandal-resistant stainless steel fixtures. (Figure 59) Tempered water is supplied to all lavatories by a central mixing valve. This arrangement minimizes potential damage to lavatory faucets. The mixing valve and a small water heater are located in the piping access space behind the toilet rooms.

The locker rooms are also equipped with fairly new fixtures. All fixtures in the locker rooms are vitreous china with flush valves on the water closets and manual faucets on the lavatories. The shower valves have also been replaced and are in good condition. The showers are single units located in a common shower room with no dividers.

A single floor drain in the center of the room serves the shower room. Ideally, multiple floor drains should be installed, located directly below each shower head, to minimize water travel across “common” spaces in the shower room.



FIGURE 60: Service sink in Maintenance Room. (2002)

The Maintenance Room is equipped with a service sink. (Figure 60) Although the fixture certainly shows its age, it is in reasonable condition and replacement is not required.

WATER HEATING AND TREATMENT EQUIPMENT

There are two water heaters in the facility. A large gas-fired unit is located in the Maintenance Room and serves the locker rooms. (Figure 61) A water softener (although not present at the time of our field investigation due to freezing weather conditions) treats all domestic water prior to heating. The piping in and around the water heater is new copper. This water heater appears to be in fine condition with no noted deficiencies. (Refer to notations regarding combustion air under the Heating, Ventilation and Air Conditioning Section.)

The other water heater is a small electric unit installed to serve the lavatories in the public access toilet rooms. This heater is relatively new and appears to be in fine condition. The water entering this heater is not softened. Assuming that softening is recommended with City of Madison water supplies, replacement of this



FIGURE 61: Gas fired water heater in Maintenance Room. (2002)

heater may be required frequently. The replacement cost of this heater probably does not warrant installation of another water softener at this location.

RECOMMENDED CORRECTIVE WORK:

- Remove all unused piping. There appears to be remnants of abandoned water distribution and sanitary drainage and vent piping remaining in the building. All such piping, supports, etc. should be removed complete.
- Insulate all exposed and accessible hot water piping between the large water heater in the Maintenance Room and the locker rooms.

- Consider installation of a hot water circulation line between the large water heater in the Maintenance Room and the locker rooms. This distance is fairly long and presumably requires a long time to get hot water in the showers. If a circulation line is installed, control the pump with an aquastat and timeclock to limit operation only when the facility is being used.
- Label all exposed and accessible piping with fluid type and flow direction.
- Install dielectric protection at all locations where galvanized steel piping joins copper piping. This can be accomplished with dielectric unions or insulated flanges.

ELECTRICAL SYSTEMS

EVALUATION:

ELECTRICAL SERVICE EQUIPMENT

There are three (3) separate electrical services located within and serving this building.

Service "A": 120/240 VAC; Single Phase; Three Wire
200 amp capacity.

Service "C": 120/240 VAC; Single Phase; Three Wire
200 amp capacity.

Service "D": 277/480 VAC; Three Phase; Four Wire
800 amp capacity.

Service "A" serves the west side of the building. Service "C" serves the remainder of the building. Service "D" serves the athletic field lighting only.

Normally, multiple electrical services are not allowed within a single building. A single electrical service is preferred for life safety reasons. In the case of a fire, the fire department wants to quickly locate the electrical service and disconnect all electrical power to the facility. Multiple electrical services can be provided when the



FIGURE 62: Electrical service 'A' (2002)

electrical load is very large or in the case where a building is very large and incorporates fire division walls. Neither condition exists here.

There are three (3) "entities" that should be consulted for approval regarding the electrical service: The local fire department, the local building official, and the local electrical utility. Presumably, all three of these entities are aware of the installation at Breese Stevens Field, and have approved it.

In general, all electrical service equipment is in good condition, appropriate for the installation, and substantially Code-compliant.

Service "A" is the oldest of the three services. (Figure 62) There is some surface rust showing on the metal enclosures. The distribution panel is a Square D Type "NQOD." A separate fused disconnect switch protects the service. The panelboard is well labeled and no circuits appear suspect or overloaded.

Service "C" is probably the same age as Service "A", although a new distribution panel has been recently added. (Figure 63) As with Service "A", there is some surface rust on the older metal enclosures. The new distribution panelboard is a Cutler Hammer Type "PB". The panel is well labeled and no circuits appear suspect or overloaded. Panel "B," a small distribution panel located behind the public-access toilet rooms, is fed from this



FIGURE 63: Electrical service 'C'. (2002)



FIGURE 64: Electrical panel 'B' (2002)



FIGURE 65: Electrical service 'D'. (2002)

service; however, there is no apparent disconnecting means. (Figure 64)

The C/T cabinet was not opened for inspection. The installation may be Code-compliant, but without access into the C/T cabinet, this could not be verified. We recommend that this service be thoroughly inspected by a qualified electrical contractor to ensure all circuits are properly protected and Code-required disconnecting means are present.

Service "D" is very new and installed solely to power the athletic field lighting. (Figure 65) The service consists of a main disconnect switch, C/T cabinet, single "power contactor" and distribution panelboard. All equipment is Cutler Hammer and in very good condition. The "power contactor" automatically controls the lighting from a single remote switch located in the Maintenance Room.

The "power contactor" is installed on the feeder conductors between the C/T cabinet and the distribution panelboard. When the remote lighting control switch is energized, the entire lighting system is energized at once. This presumably results in a high inrush of current (because of the nature of the HID lighting fixtures) and a high, short-term demand. It may be advisable to consult with the local electrical utility and determine if the facility is paying a financial penalty for this demand.



FIGURE 66: Typical surface munter electrical conduit. (2002)

There may be electrical cost savings to change the "start-up" mode such that all fixtures are not energized at the same time.

ELECTRICAL DISTRIBUTION AND BRANCH CIRCUIT WIRING

All of the branch circuit wiring is installed in metallic conduit – typically EMT. Much of this conduit was installed at the same time as the current electrical services. This conduit is in very good condition. Older conduit remains – particularly at the final devices. (Figure 66) Older conduit is rusty, but still in acceptable condition. In general, all conduit is surface-mounted.

The general installation of the branch circuit wiring appears to be Code-compliant and installed in a first class manner. The interior of the raceway system was not inspected. There is evidence of much condensation in this building and most older metallic surfaces are rusty. Although not a Code requirement, separate grounding conductors should be installed in all conduit runs and terminated on all electrical devices (receptacles, switches, etc.) as well as outlet boxes.

LIGHTING AND SWITCHING

Most of the interior lighting fixtures have been replaced in recent years. With few exceptions, interior lighting is incandescent lamp holders with metal cages. (Figure 67) The locker rooms are fitted with new, vapor-resis-



FIGURE 67: Typical interior incandescent fixture. (2002)

tant fluorescent lighting fixtures (suspended) and there are a few older fluorescent industrials in select spaces. All interior lighting is manually-controlled via standard wall switches. Switch locations are "typical" and reasonable for the current use of the building. Emergency egress lighting is total absent from the building. Exit lights are installed, but are not equipped with any backup power supply.

Exterior lighting under the canopy and at the exterior stairs and exit ways is HID. Fixture spacing under the canopy is large – probably producing less than 10 Fc at the floor level on average. (Figure 68) These fixtures are old and have significantly-yellowed lenses.

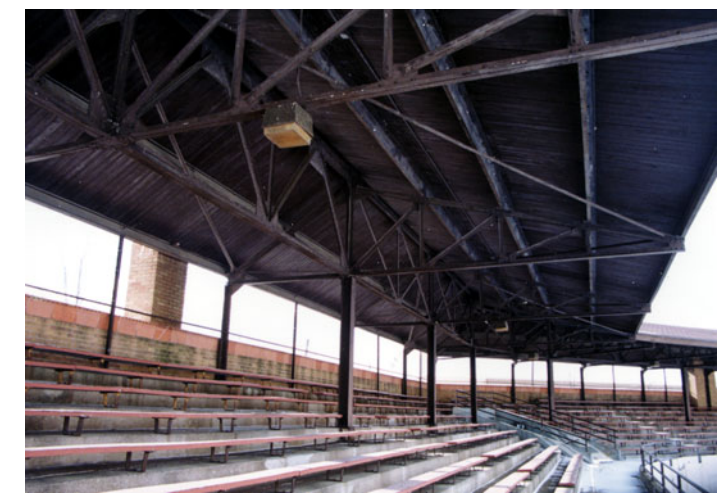


FIGURE 68: HID exterior lighting at canopy. (2002)



FIGURE 69: Flood light at exit stairs (2002)

Lighting at the exit stairs typically consists of a single wall-mounted flood light. (Figure 69) In contrast to the canopy lighting, this appears to be a very bright light source, without directional shading, installed in a small area. In an emergency situation, this lighting could be detrimental to an orderly egress.

There is no emergency egress lighting nor illuminated exit lighting at the seating level of the facility.

The athletic field lighting is fairly typical with multiple poles or towers. The lighting fixtures appear to be “con-



FIGURE 70: Two different styles of field lighting towers. (2002)

ventional” sportlighters. The exact lamp and wattage is unknown, but presumably is 1,000 or 1,500 watt metal halide.

There are two (2) generations of “towers” still on the site. (Figure 70) The original towers were large square towers with multiple “truss-like” supports. The climbing ladder is located inside these towers. The top of the tower is equipped with a work platform. The new towers are single metal poles with climbing rungs on the surface of the poles. These poles are fairly large and also include a work platform at the top. Fixtures appear to be mounted at 80-90 feet above ground level.

The number of fixtures vary with each pole – from a range of 9-14 fixtures per pole. Based on the number of fixtures and number of poles, lighting levels on the athletic field should be very good.

LIFE SAFETY SYSTEMS

For all practical purposes, there are no life safety systems within this facility.

There are no emergency egress lights anywhere. There is no fire alarm system. Exit lights are installed inside the building, but are not equipped with a backup power supply and are sparsely located.

COMMUNICATION SYSTEMS

There are virtually no communication systems within the building. There is a single public pay telephone located outside the building near the public-access toilet rooms. The Maintenance Room has telephone service which appears to be a single “residential” line. Telephone service was not observed elsewhere in the building.

There are (3) small loudspeakers located at the top of the press box. (The press box was not accessible during our field investigation.) (Figure 71) It is unlikely that any voice announcement would be intelligible far from this broadcast booth.



FIGURE 71: Press Box. (2002)

OTHER SPECIAL SYSTEMS

There are no other “systems” within this building, including security systems. As the building is restored, installation of a security system is recommended.

RECOMMENDED CORRECTIVE WORK:

- Remove all unused electrical equipment, conduit, wire, boxes, etc. There appears to be remnants of abandoned electrical conduit and equipment located throughout the facility. All such conduit is rusted and deteriorated and should be removed complete. (See Figure 72)
- Investigate the electrical service at “Service C”. Verify



FIGURE 72: Unused and deteriorated electrical equipment to be removed. (2002)

that Panel “B” is fed from this service, is properly connected and properly fused/protected.

- Review the “multiple” electrical services with the local authorities having jurisdiction, in particular, the local fire department. Ensure that all parties understand that the building has (3) interior electrical services.
- Consider relighting the exterior canopy with new fixtures. Fixture selection requires careful consideration. Normally, HID fixtures with either metal halide or high pressure sodium light source are used in exterior applications. If Breese-Stevens Field remains a seasonal facility, fluorescent lighting could be successfully used. Low pressure sodium should



also be considered. Low pressure sodium minimizes "light pollution" to neighbors and is very efficient. It has a very "yellow" color, but color rendition is not critical for this application. Provide fixtures in adequate quantity to obtain uniform lighting levels at recommended levels.

- Consider relighting the exit stairs and all means of egress with directional fixtures that clearly illuminate the path of egress, but do not cause excessive glare or shine directly into the eyes of people attempting to exit the facility.
- Consider installation of an emergency power generator set to supply emergency power to egress lighting, exit lights, life safety systems and public address systems.
- Provide adequate exit lights and emergency egress lighting throughout the interior of the building. All exit lights should be equipped with a backup power supply (through use of an emergency generator or integral batteries).
- Install a public address system throughout the entire facility to be used for emergency broadcasting of emergency egress instructions, etc., as well as normal broadcasting.
- Install a manual fire alarm system inside the building. Include automatic detection devices (smoke detectors, heat detectors) at all appropriate locations.
- Remove all "old" telephone wiring throughout the building and replace with a new wiring system appropriate for the proposed occupancy.
- Consider installation of a new security system. Security systems can be quite complex (and expensive) or rather simple.



Part E:

Budget Estimates



PRELIMINARY COST ESTIMATE

The following budgetary estimate is based on the work to be completed as outlined in “Part D – Documentation and Recommendations”. To facilitate prioritization or phasing of the construction work, the estimate has been divided into various sections and particular areas of work within the facility. It is important to note that each section of the building is and will be connected in terms of structure, mechanical systems, site, and in some instances circulation. There will be some cross over of construction necessary to complete adjacent spaces.

The final code review by State building code officials may impact the final scheduling and priority of the work. The scheduling of the work will also be affected by financial considerations and construction related phasing.

These estimates are based on 2003 construction costs. The average annual inflation rate has been in the 4-6% range. An annual increase of approximately 5% of the project cost should be added to the totals for each additional year to address construction cost inflationary increases. This particularly impacts projects in which a lengthy fund-raising campaign must be developed to fund the project, which may or may not be the case with Breese Stevens Field.

Contingencies have been added in most sections. These are an attempt to address hidden issues that will come up during the construction process.

PRELIMINARY PROJECT COST ESTIMATE

SITE

1. CONCRETE PAVING	80,000
(Demolition and Replacement of Plazas and Sidewalks)	
2. LOW STONE WALL REPAIR	11,000
3. METAL GATES AT LIGHT TOWERS	3,000
4. SITE LIGHTING	42,400
(Historic Wall Fixtures and Site Lighting)	
5. CONSTRUCTION SUBTOTAL (Lines 1-4)	136,400
6. CONTINGENCY (20% of Line 5)	27,280
SUBTOTAL - SITE	\$163,680

GRANDSTAND EXTERIOR WALL

1. BRICK TUCKPOINTING AND REPAIR	5,000
2. MASONRY CLEANING	18,000
3. TERRA COTTA REPAIR	6,000
(Reproduction Pieces at Pilasters and Grout at Archways)	
4. CLAY TILE ROOF REPAIR	2,500
5. WINDOW AND DOOR REPAIRS	33,700
A. Existing Metal Windows	
A. Existing Metal Windows	
B. Infilled Opening Renovation	
C. Ticket Booth Windows	
D. Replace Hollow Metal Entrances	
E. Repair/Replace Overhead Doors	
6. CONSTRUCTION SUBTOTAL (Lines 1-5)	65,200
7. CONTINGENCY (20% of LINE 6)	13,040
SUBTOTAL – GRANDSTAND EXTERIOR	\$78,240

GRANDSTAND SEATING

1. SEATING AND RISER RESTORATION	281,500
A. Structural	
I. Concrete Repair	
II. Joint Repair	
III. Handrails	
IV. Install Membrane	
B. Seating Repair/Replacement	30,000
2. ELECTRICAL	30,000
3. GENERAL CONSTRUCTION – ACCESSIBLE SEATING	80,000
4. CONSTRUCTION SUBTOTAL (Lines 1-3)	391,500
5. CONTINGENCY (20% of Line 4)	78,300
6. A/E FEES (10% of Lines 4 & 5)	46,980



7. MISCELLANEOUS COSTS	5,000
(Plan Review, Printing and Distribution)	
SUBTOTAL – GRANDSTAND SEATING	\$521,780

PLAYING FIELD

1. REPAIR DRAIN GRATE PIT	2,000
2. DRAIN TILE REPAIR AT GRANDSTAND WALL	47,600
A. Excavation at Grandstand Wall	
B. Repair Drain Tile	
C. Repair, Waterproof and Backfill at Wall	
SUBTOTAL – PLAYING FIELD	\$49,600

GRANDSTAND INTERIORS

(NOTE: All Concrete Repairs at Underside of Seating Risers is listed under Grandstand Seating, Line 1)

1. SECTION A	114,495
A. General Construction	
(Ramps, Toilet Rooms, Finishes)	
B. HVAC	
C. Plumbing	
D. Electrical	
E. Construction Subtotal (Lines A-D)	
F. Contingency (10% of Line E)	
G. A/E Fees (10% of Lines E & F)	
2. SECTION B	21,604
A. General Construction	
(Walls, Finishes)	
B. HVAC	
C. Plumbing	
D. Construction Subtotal (Lines A-C)	
E. Contingency (10% of Line D)	
3. SECTION C	23,320
A. General Construction	

(Railings, Finishes)	
B. HVAC	2,000
C. Plumbing	3,000
D. Construction Subtotal (Lines A-C)	21,200
E. Contingency (10% of Line D)	2,120

4. SECTION D	2,750
A. General Construction	
(Slab Repair, Finishes)	
B. Contingency (10% of Line A)	

5. SECTION E	101,169
A. General Construction	
(Toilet Rooms, Finishes)	
B. HVAC	
C. Plumbing	
D. Electrical	
E. Construction Subtotal (Lines A-D)	
F. Contingency (10% of Line E)	
G. A/E Fees (10% of Lines E & F)	

SUBTOTAL – GRANDSTAND INTERIORS	\$263,338
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OVERALL INTERIOR WORK

1. MISC. DEMOLITION	3,000
(Remove Old Plumbing/HVAC/Electrical Equipment)	
2. MISC. PLUMB/HVAC/ELECTRICAL	66,000
A. Label Plumbing Systems	
B. Replace and Label Gas Piping	
C. Emergency Power Generator	
D. Emergency and Exit Lighting	
E. Manual Fire Alarm System	
F. Update Telephone System	
G. Security System	
H. Construction Subtotal (Lines A-G)	
I. Contingency (20% of Lines A-H)	

SUBTOTAL – OVERALL INTERIOR WORK	\$69,000
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TOTAL ESTIMATED PROJECT COST	\$1,145,638
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Part F: References



ILLUSTRATION CREDITS

Figure 1	River Architects, Inc.	Figure 47	River Architects, Inc.
Figure 2	River Architects, Inc.	Figure 48	River Architects, Inc.
Figure 3	River Architects, Inc.	Figure 49	Galileo Consulting Group
Figure 4	River Architects, Inc.	Figure 50	Galileo Consulting Group
Figure 5	River Architects, Inc.	Figure 51	Galileo Consulting Group
Figure 6	River Architects, Inc.	Figure 52	Galileo Consulting Group
Figure 7	River Architects, Inc.	Figure 53	Galileo Consulting Group
Figure 8	River Architects, Inc.	Figure 54	Galileo Consulting Group
Figure 9	River Architects, Inc.	Figure 55	Galileo Consulting Group
Figure 10	River Architects, Inc.	Figure 56	Galileo Consulting Group
Figure 11	River Architects, Inc.	Figure 57	Galileo Consulting Group
Figure 12	Madison Department of Planning and Development	Figure 58	Galileo Consulting Group
Figure 13	River Architects, Inc.	Figure 59	Galileo Consulting Group
Figure 14	River Architects, Inc.	Figure 60	Galileo Consulting Group
Figure 15	River Architects, Inc.	Figure 61	Galileo Consulting Group
Figure 16	River Architects, Inc.	Figure 62	Galileo Consulting Group
Figure 17	River Architects, Inc.	Figure 63	Galileo Consulting Group
Figure 18	River Architects, Inc.	Figure 64	Galileo Consulting Group
Figure 19	River Architects, Inc.	Figure 65	Galileo Consulting Group
Figure 20	River Architects, Inc.	Figure 66	Galileo Consulting Group
Figure 21	River Architects, Inc.	Figure 67	Galileo Consulting Group
Figure 22	River Architects, Inc.	Figure 68	Galileo Consulting Group
Figure 23	River Architects, Inc.	Figure 69	Galileo Consulting Group
Figure 24	River Architects, Inc.	Figure 70	Galileo Consulting Group
Figure 25	River Architects, Inc.	Figure 71	Galileo Consulting Group
Figure 26	River Architects, Inc.	Figure 72	Galileo Consulting Group
Figure 27	River Architects, Inc.		
Figure 28	River Architects, Inc.		
Figure 29	River Architects, Inc.		
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Figure 41	River Architects, Inc.		
Figure 42	River Architects, Inc.		
Figure 43	River Architects, Inc.		
Figure 44	River Architects, Inc.		
Figure 45	River Architects, Inc.		
Figure 46	River Architects, Inc.		



Part G:

Appendices



Appendix 1



Breese Stevens-A Bulleted Review
4/15/2002

prepared by Brad Weisinger

- September 28 1923, Special committee formed on Municipal Athletic Field.
- October 12, 1923, Resolutions: Sum of \$8000.00 is included in the budget to provide for the construction of B.J Stevens field.
- Nov 8,1923 Resolutions by Athletic Committee. Mayor and the City clerk to sign a contract for the purchase.
- Nov 10, 1923 Article of Agreement made between M. Elizabeth Stevens, Amelia F. Stevens and Elizabeth Stevens Jackson, their heirs and assigns to be paid \$35,000 for a block designed as the "Breese Stevens Athletic Field," and that said premises shall never be used for any other purpose than that of an athletic field.
- Nov 23, 1923 Resolution, \$500.00 needed in order that the grounds may settle during the winter months.
- Dec 28,1923, Commission shall consist of seven members who shall be elected by Common Council annually.
- September 12 1924, Resolution by Finance Committee. More work to be done, \$2500.00 transferred to the Athletic Field Budget Account.
- Oct 24, 1924, Report of Special Athletic Committee. Improving the field, bidders of the work desired, recommends that the bid of John McDonald at 7970.00 be awarded to him.
- Oct 24, 1924, Sum of 15,000 is provided in budget for the building grand stand.
- Feb 13, 1925 Ordinance, Memorial issue of bonds of 50,000
- April 21,1925, Report of Finance Committee. Further consideration to the issue of bonds in the sum of 50,000.
- May 22, 1925, enter into the contract for the construction.
- June 24,1925, Committee on Finance Ordinance.
- Ordinance providing the issue of bonds to be called "Memorial Stadium Bonds", Chapters 45 and 67 of the statutes .
- September 25,1925, second Ward Security Co. has purchased 65,000 Bridge Bonds at a premium of 250.00 and 55,000 Municipal Stadium Bonds.
- May 28,1926, misleading article "Who Put over the Athletic Field".
- June 11,1926, Committee on Finance additional expense will be incurred in the maintenance budget. Revenue from concessions granted; and rental during baseball season.
- June 24,1927, report of the Municipal Athletic Commission. Considered the bids for extending fence. Capital Wire Co. bid in the sum of 858.00.
- Jan 9,1931, Report of the Athletic Committee. Madison Electric Decoration Co. to floodlight. Contract price to be \$29,100. City would not be obligated for repairs and replacements during the life of the contract.
- Feb 13,1931, Appoint a committee consisting of three contractors, two aldermen and one city official to supervise promotion of operation of night athletics.
- Feb 27,1931, Bleachers and Office - Plans needed for portable bleachers, wooden bleachers, steel bleachers bids.
- March 13, 1931 bids on Bleachers, Report of the Athletic committee.
- March 27,1931, Report of the Finance Committee. Wayne Iron Works of 6,760.00 for the new bleachers.
- April 10,1931, Ordinance relating to the climbing or standing upon automobiles parked.
- September 25,1931, Report of Athletic committee policies for the conduct; and facilities of the field, for the coming year. Employment of 2 men at full time. Gordon Nelson Building Commissioner act as superintendent of the field.
- November 13, 1931, Heating and Public Address system – cost of heating system. Report of city Property Committee. PA system.
- December 21, 1931, Report of the Finance Committee -Bid of C. A. Hooper Co. – additional heating.
- January 8, 1932, Report of Athletic Committee, plans and specs for stuccoing the fence.
- June 24, 1932, Report of Athletic Committee, Steve Ray be paid for time employed at Breese.
- July 8, 1932, Report of Athletic Committee; communicate to James Demetral about brawls at the wrestling matches will be eliminated from using field.
- August 12, 1932, Report of the Athletic Committee, renting Breese.
- September 4, 1932, Report of the Athletic Committee, Steve Ray fixing up the burrows block as temporary field for football practice.
- September 23, 1932, Finance Committee, \$25.00 for rolling burrows block
- Athletic Committee, fixing radiator bids, \$13.00 paid to Madison Electric Decor Co. for lamps.
- November 10, 1932, Padlocks paid, radiators been repaired.
- January 27, 1933, Athletic Committee, fixtures.
- April 13, 1933, Athletic Committee, repair of the canvas Gallagher Tent and Awning Co. City engineer get dirt for filling new score board.
- April 28, 1933, Employment.
- May 26, 1933, Athletic employment committee.
- February 23, 1934, Finance and Athletic Committees; transfer of \$6,581.80 to general fund to be applied to equipment.
- July 27, 1934, Athletic Committee, net cash \$1,326.93 paid to city treasury.
- August 18, 1936, Data submitted relative to land contract on Stevens Field. Stevens Field property is not covered by insurance.
- November 22, 1936, Athletic Committee, bids for concession.
- December 28, 1936, Athletic Committee, open bids for concession.
- January 8, 1937, Finance Committee, purchase Burr Jones field.
- April 20, 1937, Athletic committee, lease field.
- April 23, 1965, It was found that several areas of this building are deteriorating and in need of repairs; easterly end of the reinforced concrete beam, exterior stone & brick walls, chimney caps and upper portions of masonry on the chimneys; brick panels on the Paterson Street side have shifted. Most of the damage appears to have been caused as a result of alternate freezing & thawing due to water leakage.



- August 5, 1968, From "Capital Times," Breese Stevens Dance Clash Brings Warning from Equality Unit Chief, Rev. James C. Wright. The incident developed on August 3, 1968. The Police Department recommended future scheduled dances at Breese Stevens Field be canceled.
- August 15, 1968, after several conferences with Mr. Coyle, he advised that the decision had been made to cancel all future dances.
- September 23, 1970, Preparation for the Tenth Annual Punt, Pass, Kick Competition sponsored by Kayser Ford at Breese Stevens Field on Wednesday, October 7, 1970, rain date is October 8, 1970.
- June 16, 1971, VFW Post #10203 sponsored boxing exhibition at Breese Stevens Field on Saturday, August 21, 1971.
- July 22, 1971, 3505-71—Ordinance repealing Section 8.24 of the Madison General Ordinances entitled "Fermented Malt Beverage and Liquor Control on Certain Public Property.
- August 24, 1971, Resolution authorizing the sale of fermented malt beverage at Breese Stevens Field by city employees where the receipts from such sales go into the General Fund.
- August 24, 1971, Resolution requesting the Board of Park Commissioners to have plans and specifications prepared for a conversion of Breese Stevens Field to use for softball.
- September 3, 1971, Discussion within staff, concerning the possible conversion of Breese Stevens to a softball facility; thereby eliminating the hardball that exists there at the present time.
- August 7, 1972, The Third Annual Mayors' Review is tentatively scheduled for August 25th; hope to have the use of Breese Stevens Field for this evening. Mayor Bauman of Middleton will be this year's recipient of the Mayors plaque presented by the drum & bugle corps.
- May 7, 1975, The Madison Park Commission at its regular meeting accepted staff recommendation that Breese Stevens Field not be prepared for football activities this fall.
- July 22, 1975, Resolution authorizing the Real Estate Division to offer to MATC the use of Breese Stevens field for athletic purposes.
- April 4, 1976, Roofing at Breese Stevens Field needs replacing and the wood decking is totally deteriorated in spots. It is recommended that the entire deck be replaced.
- June 18, 1981, Demolition of the brick grandstand.
- July 20, 1981, Study on Breese, cost of renovation.
- July 27, 1981, Basic services required on Breese Stevens
- August 13, 1981, Draft scope of services for Breese Stevens
- September 15, 1981, Breese Stevens Committee; copy of recommendations made by the committee to have the report back for their review by October 16.
- November 3, 1981, Breese Stevens Consultant Study
- March 23, 1982, A resolution authorizing the expenditure of \$97,200 to be financed from the Parks Platting fee fund for the purpose of completing the Phase II Restoration of Breese Stevens field.
- August 21, 1995, Preliminary consideration of Landmark Nominations: Breese Stevens Field, 917 E Mifflin St.
- June 5, 2001, Resolution, creating a Breese Stevens Neighborhood Planning Committee for the purpose of investigating the future of Breese Stevens.