

MEMORANDUM OF AGREEMENT
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC RESERVATION
PURSUANT TO 36 CFR S 800.6(a)

WHEREAS, the U.S. Department of Veterans Affairs (DVA) has determined that the proposed construction of a skilled nursing facility at the Wisconsin Veterans Home at King, Wisconsin will have an effect upon the Cottages Historic District, a property that is listed in the National Register of Historic Places, and has consulted with the Wisconsin State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. S 470f); and

WHEREAS, The Wisconsin Department of Veterans Affairs (WDVA) participated in the consultation;

NOW, THEREFORE, the DVA and the Wisconsin SHPO agree that this undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

Stipulations

The DVA will ensure that the following measures are carried out.

I. RECORDATION

Prior to the demolition or relocation of any of the buildings in the Historic District, the WDVA shall contact the Rocky Mountain Regional Office of the National Park Service's Historic American Building Survey (HABS) to determine what level and kind of recordation is required for the district. Unless otherwise agreed to by the NPS, the WDVA shall ensure that all documentation is completed and accepted by HABS prior to the demolition or relocation of buildings in the district and that a copy of this documentation is made available to the SHPO.

II. DEMOLITION

After recordation, garages 308S and 308N and cottages 415, 416, 113, 114, 115, 117, 118 and 119 may be demolished or removed from the district after salvage of any historical elements or fabric that could be used in the renovation of other cottages in the District.

III. RELOCATION

Cottages 116, 216, 217, 218, 219, 412 and 414 will be relocated within the Cottages Historic District in accordance with the site plan attached as Appendix A. The Wisconsin Department of Veterans Affairs shall ensure that the property is moved in accordance with the approaches recommended in Moving Historic Buildings (John Obed Curtis, 1979, American Association of State and Local History), in consultation with the SHPO, by a professional mover who has the capability to move historic structures properly. In completing this relocation care will be taken to preserve as many of the mature trees as possible.

IV. DEVELOPMENT OF PRESERVATION PLAN

The Wisconsin Department of Veterans Affairs will develop a Historic Preservation Plan (HPP) for the Cottages District by December 31, 1991, in accordance with the standards and guidelines attached as Appendix B. The plan shall be developed in consultation with the SHPO. The site plan set forth in Appendix A shall be incorporated into the HPP.

When the HPP is complete in draft form, the Wisconsin Department of Veterans Affairs will provide copies of the draft to the SHPO for review and acceptance. Disagreements or questions about the draft HPP will be resolved through consultation among the parties.

Execution of this Memorandum of Agreement by the DVA and the Wisconsin SHPO and its subsequent acceptance by the Council and implementation of its terms, evidence that the DVA has afforded the Council an opportunity to comment on the construction of the skilled nursing facility at King and its effects on historic properties and that the DVA has taken into account the effects of the undertaking on historic properties.

U.S. DEPARTMENT OF VETERANS AFFAIRS

BY: *Bruce Plecinski*
for Bruce Plecinski, Acting Director
Office of Planning and Development

DATE: 4/29/91

STATE HISTORIC PRESERVATION OFFICER

BY: *Jeff Dean*
Jeff Dean, Director, Division of
Historic Preservation

Date: 1/16/91

Concur:

WISCONSIN DEPARTMENT OF VETERANS AFFAIRS

BY: *John J. Maurer*
John J. Maurer, Secretary

Date: 1-17-91

ACCEPTED for the Advisory Council on Historic Preservation

BY: *Robert M. Bush*
for Robert Bush, Executive Director

Date: 4/3/91

APPENDIX A

01

PARKING

PARK

QUADRANGLE

AVE

200

101

100

WRIGHT

104

414

125

124

123

122

121

120

216

115

218

105

107

109

110

111

112

BRAGG

412

223

222

221

220

219

113

217

STORDBOOK

700

N. DRIVE

415

414

412

416

308A

308S

COTTAGE REI

218

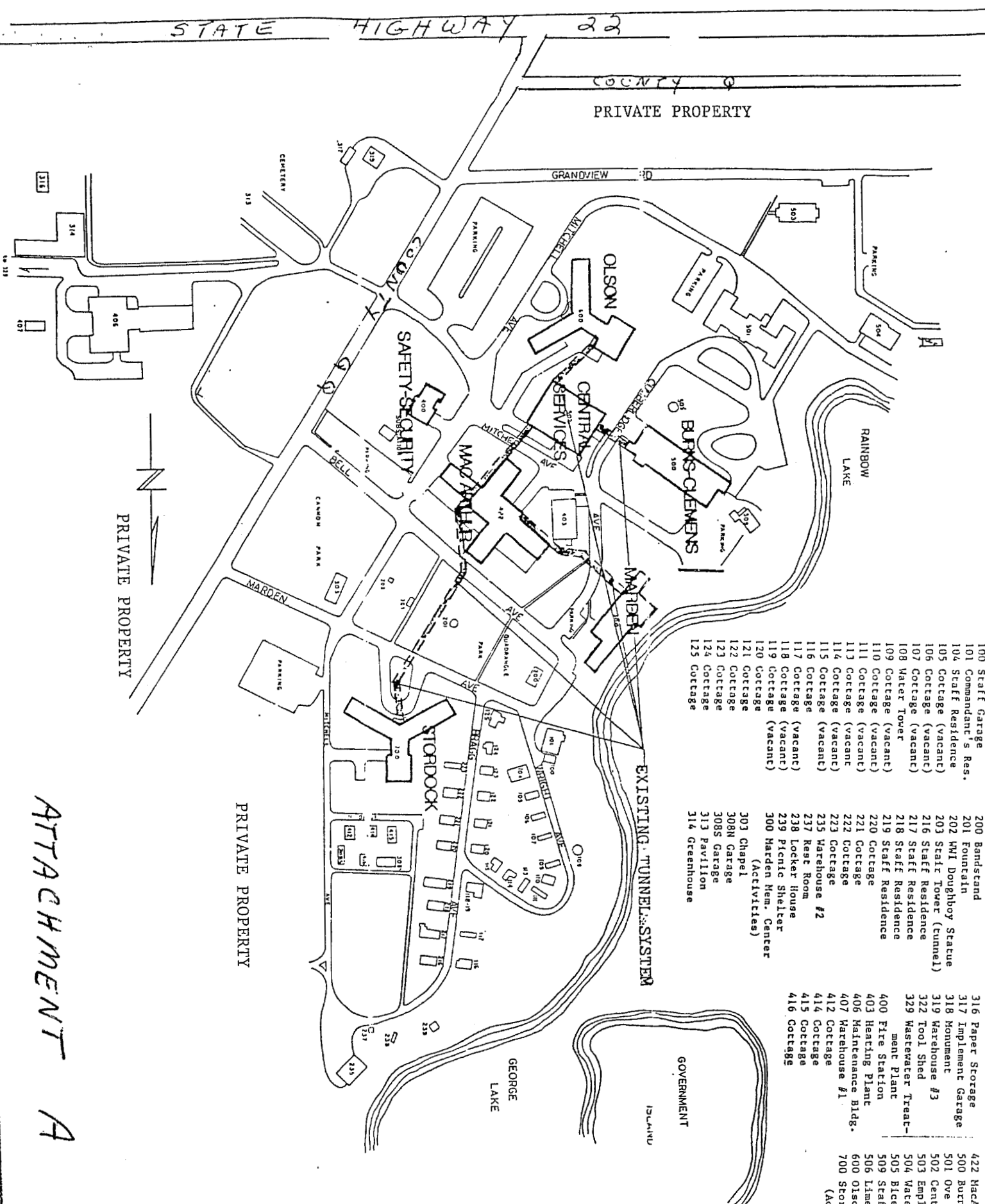
108

PRIVATE PROPERTY

PRIVATE PROPERTY

PRIVATE PROPERTY

ATTACHMENT A



- 100 Staff Garage
 101 Commandant's Res.
 104 Staff Residence
 105 Cottage (vacant)
 106 Cottage (vacant)
 107 Cottage (vacant)
 108 Water Tower
 109 Cottage (vacant)
 110 Cottage (vacant)
 111 Cottage (vacant)
 113 Cottage (vacant)
 114 Cottage (vacant)
 115 Cottage (vacant)
 116 Cottage (vacant)
 117 Cottage (vacant)
 118 Cottage (vacant)
 119 Cottage (vacant)
 120 Cottage
 121 Cottage
 122 Cottage
 123 Cottage
 124 Cottage
 125 Cottage
- 200 Bandstand
 201 Fountain
 202 WMI Doughboy Statue
 203 Staff Tower (tunnel)
 216 Staff Residence
 217 Staff Residence
 218 Staff Residence
 219 Staff Residence
 220 Cottage
 221 Cottage
 222 Cottage
 223 Cottage
 235 Warehouse #2
 237 Rest Room
 238 Locker House
 239 Plenic Shelter
 300 Hadden Mem. Center (activities)
 303 Chapel
 308N Garage
 308S Garage
 313 Pavilion
 314 Greenhouse
- 316 Paper Storage
 317 Implement Garage
 318 Monument
 319 Warehouse #3
 322 Tool Shed
 329 Wastewater Treatment Plant
 400 Fire Station
 403 Heating Plant
 406 Maintenance Bldg.
 407 Warehouse #1
 412 Cottage
 414 Cottage
 415 Cottage
 416 Cottage
- 422 Nachthur Hall
 500 Burns-Clemens Hall
 501 Ove Center (vacant)
 502 Central Serv. Bldg.
 503 Employee Dormitory
 504 Water Treatment Plant
 505 Bicentennial Fountain
 509 Staff Residence
 506 Lime Storage
 600 Olson Hall
 700 Stordock Hall (Admin. Offices)

VANCLUFT

Part 2 - ATTACHMENT A

STRUCTURES RETAINED IN PLACE:

Cottages currently in use: 104, 120, 121, 122, 123, 124, 125,
220, 221, 222, 223

Cottage planned to be upgraded for residential use: 110

Cottages out of use to be studied as part of a long range plan: 106,
107, 109

STRUCTURES MOVED WITHIN THE DISTRICT: 216, 217, 218, 219, 412, 414, 116

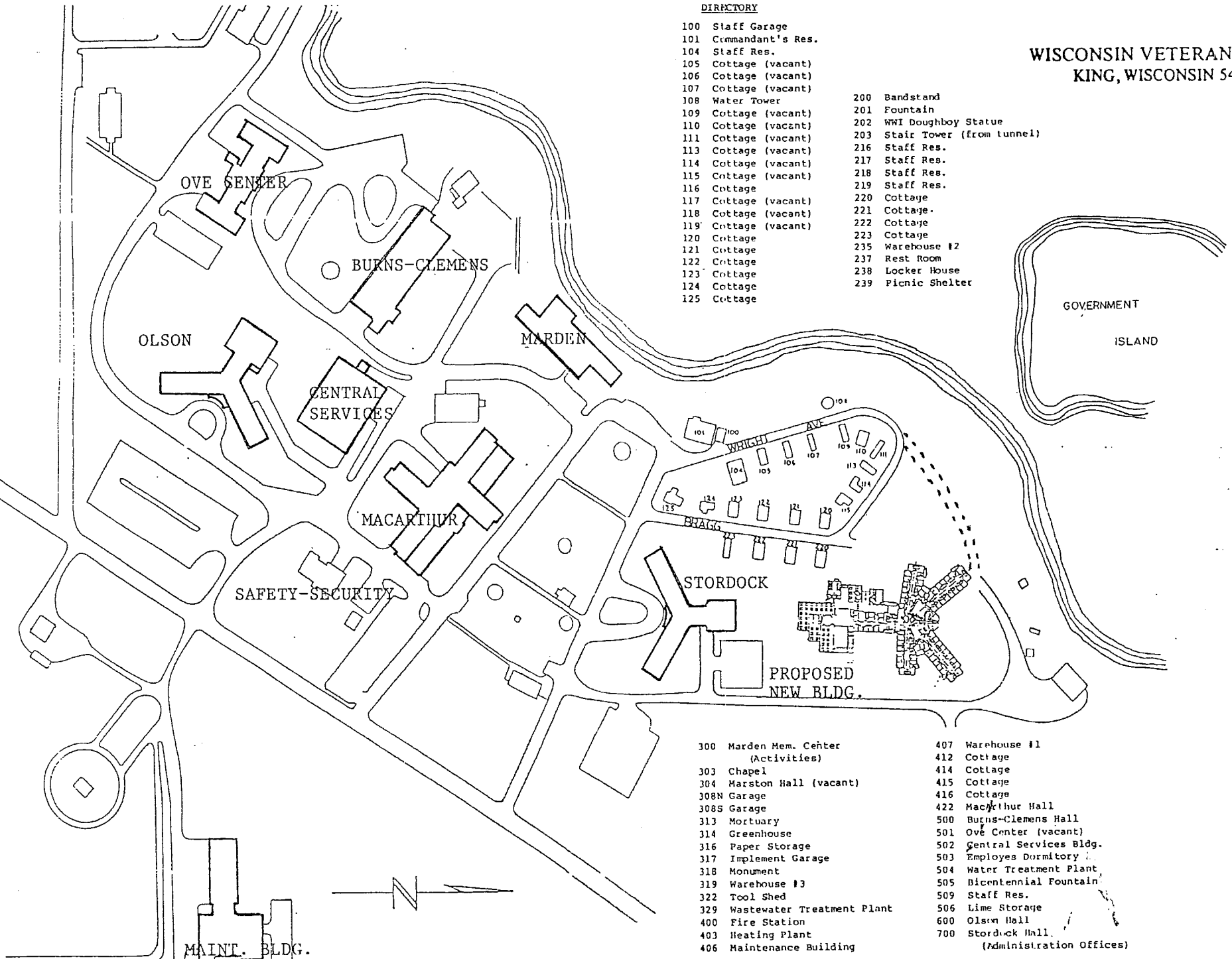
STRUCTURES MOVED OUT OF THE DISTRICT: 415, 416 (due to structural problems)
105, 111, 113, 114, 115, 117, 118-
119 (to make room for structurally
sound cottages with floor plans
suitable for residential use.)

*Footnote: Structure 101 is on the historic register as an individual building, 100 is a garage, 108 is a water tower, and structures 308N and 308S are also garages not included as part of the historic cottage district.

WISCONSIN VETERANS HOME
KING, WISCONSIN 54946

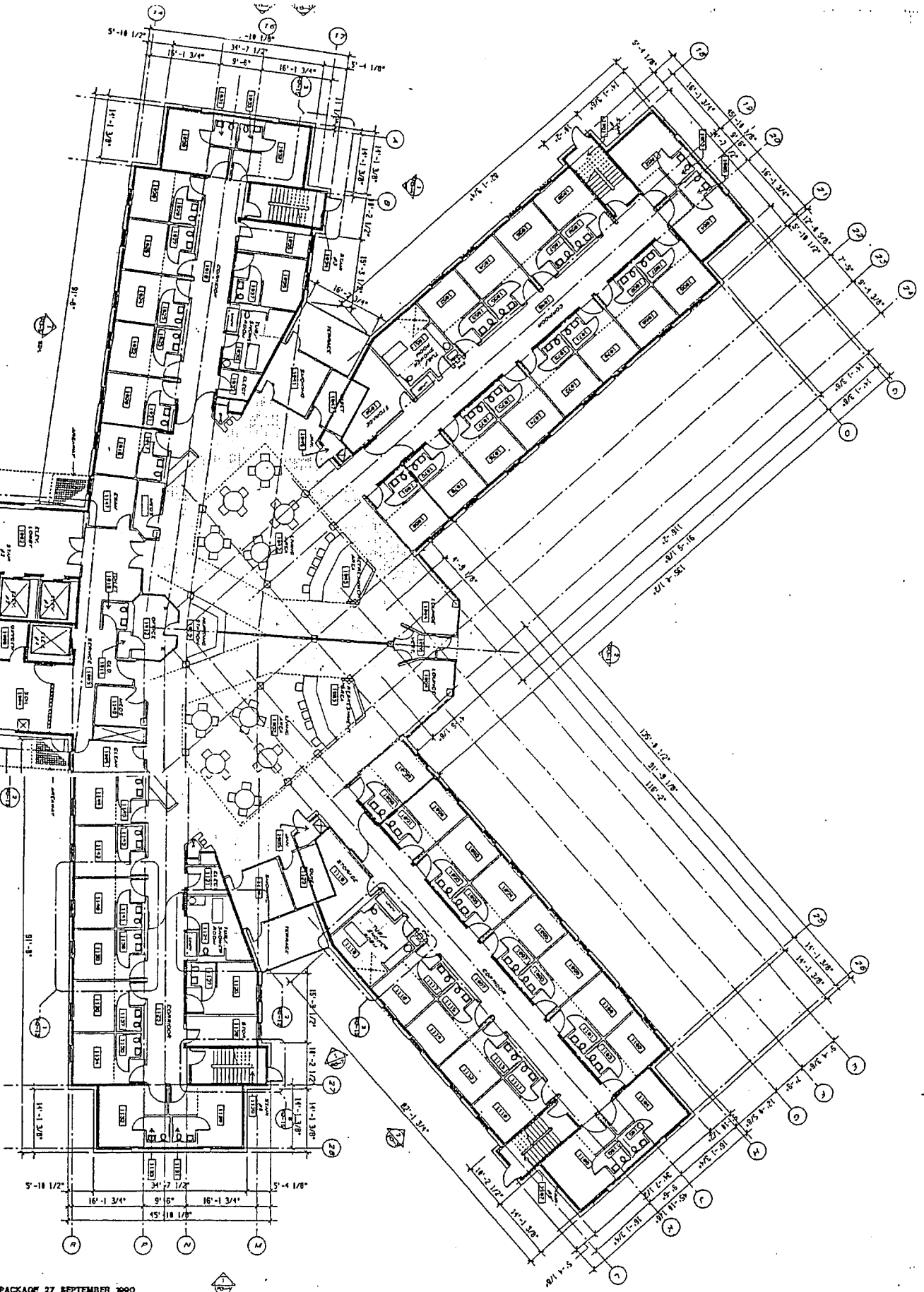
DIRECTORY

- | | | | |
|-----|-------------------|-----|---------------------------|
| 100 | Staff Garage | 200 | Bandstand |
| 101 | Commandant's Res. | 201 | Fountain |
| 104 | Staff Res. | 202 | WWI Doughboy Statue |
| 105 | Cottage (vacant) | 203 | Stair Tower (from tunnel) |
| 106 | Cottage (vacant) | 216 | Staff Res. |
| 107 | Cottage (vacant) | 217 | Staff Res. |
| 108 | Water Tower | 218 | Staff Res. |
| 109 | Cottage (vacant) | 219 | Staff Res. |
| 110 | Cottage (vacant) | 220 | Cottage |
| 111 | Cottage (vacant) | 221 | Cottage |
| 113 | Cottage (vacant) | 222 | Cottage |
| 114 | Cottage (vacant) | 223 | Cottage |
| 115 | Cottage (vacant) | 235 | Warehouse #2 |
| 116 | Cottage | 237 | Rest Room |
| 117 | Cottage (vacant) | 238 | Locker House |
| 118 | Cottage (vacant) | 239 | Picnic Shelter |
| 119 | Cottage (vacant) | | |
| 120 | Cottage | | |
| 121 | Cottage | | |
| 122 | Cottage | | |
| 123 | Cottage | | |
| 124 | Cottage | | |
| 125 | Cottage | | |



- | | | | |
|------|------------------------------------|-----|---|
| 300 | Marden Mem. Center
(Activities) | 407 | Warehouse #1 |
| 303 | Chapel | 412 | Cottage |
| 304 | Marston Hall (vacant) | 414 | Cottage |
| 308N | Garage | 415 | Cottage |
| 308S | Garage | 416 | Cottage |
| 313 | Mortuary | 422 | MacArthur Hall |
| 314 | Greenhouse | 500 | Burns-Clemens Hall |
| 316 | Paper Storage | 501 | Ove Center (vacant) |
| 317 | Implement Garage | 502 | Central Services Bldg. |
| 318 | Monument | 503 | Employee Dormitory |
| 319 | Warehouse #3 | 504 | Water Treatment Plant |
| 322 | Tool Shed | 505 | Bicentennial Fountain |
| 329 | Wastewater Treatment Plant | 509 | Staff Res. |
| 400 | Fire Station | 506 | Lime Storage |
| 403 | Heating Plant | 600 | Olson Hall |
| 406 | Maintenance Building | 700 | Stordock Hall
(Administration Offices) |

ATTACHMENT B



ATTACHMENT C
GROUND LEVEL PLAN
SCALE 1/8"=1'-0"

DESIGN DEVELOPMENT PACKAGE 27 SEPTEMBER 1990

NO.	REVISION	DATE	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

WISCONSIN STATE VETERANS HOME
SKILLED NURSING FACILITY KING, WISCONSIN

Architects & Planners
Kubala Washatko Architects, Inc.
Hellmuth, Obata & Kassabaum, Inc.

Structural, Mechanical & Electrical Engineers
Arnold and O'Sheridan, Inc.

Plumbing Engineers
PSJ Engineering, Inc.

Appendix B

The Historic Preservation Plan (HPP) for the Cottages District shall be prepared in accordance with the following guidelines.

1. The HPP will be prepared by or under the supervision of an individual who meets, or individuals who meet, at a minimum, the "professional qualifications standards" for architectural history or history in the Secretary of the Interior's Professional Qualifications Standards (48 FR 44738-9).

2. The HPP will be prepared with reference to:

The Secretary of the Interior's Standards and Guidelines for Preservation Planning (48 FR 44716-20) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating of Historic Buildings.

3. The essential purpose of the HPP will be to establish processes for integrating the preservation and use of historic properties with the mission and programs of the Wisconsin Department of Veterans Affairs in a manner appropriate to the nature of the historic properties involved and the nature of the facilities at King and the Wisconsin Department of Veterans Affairs' mission, programs, and planning processes.

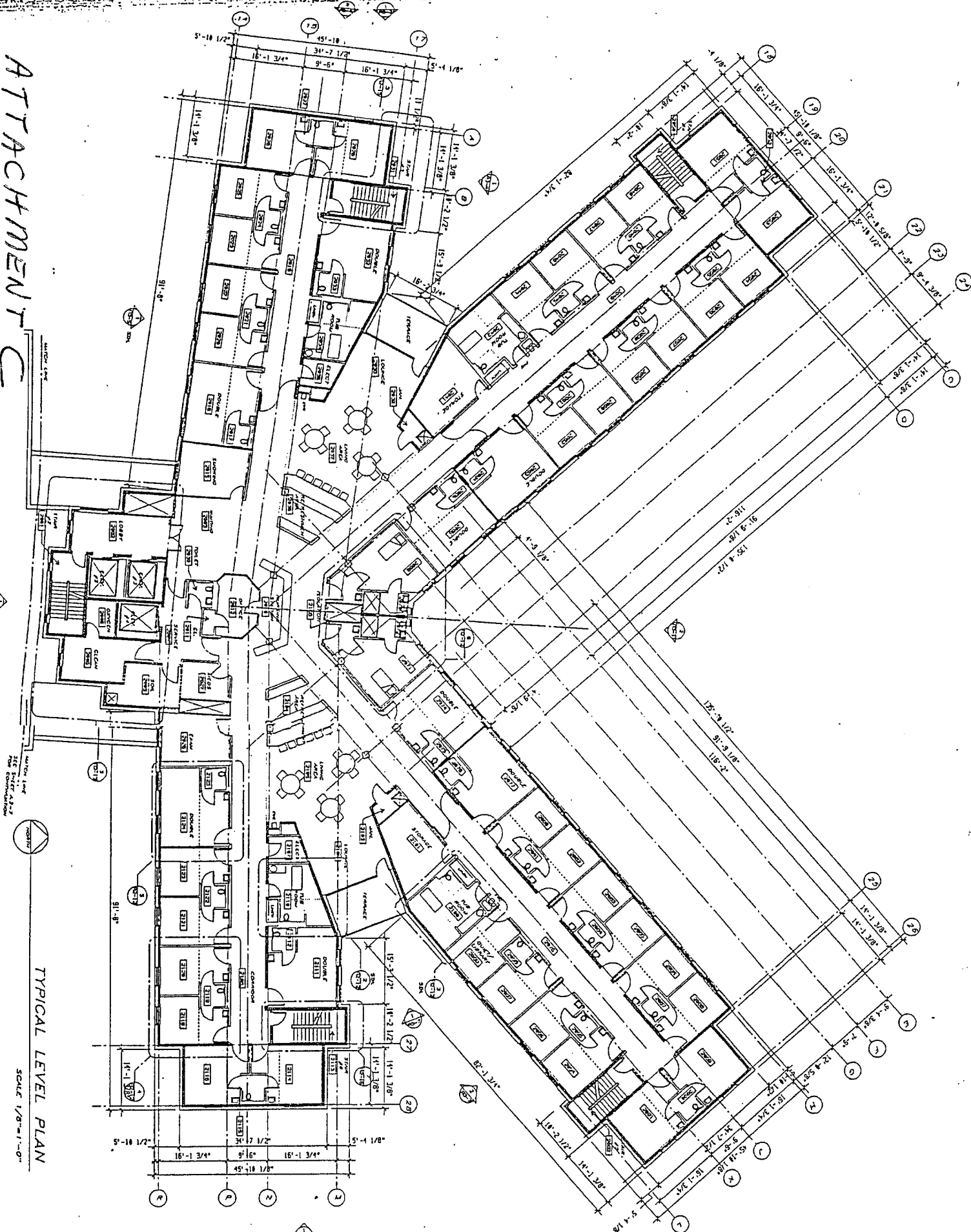
4. The HPP will include the following contents:

- a. Foreword: The foreword shall explain the basis upon which the HPP is being prepared.
- b. Introduction: The introduction shall explain the organization and use of the various sections of the HPP.
- c. Overview: This element of the HPP will synthesize available data on the history, architecture, architectural history, and landscape architecture, of the Cottages District at King and its surrounding area, to provide a context in which to evaluate and consider alternative treatment strategies for different classes of historic properties.
- d. Inventory. This element of the HPP will include descriptions of all properties within the Cottages District, including but not limited to its physical condition,

- e. Management system. This element of the HPP will establish procedures for the management of historic properties within the Cottages District including but not limited to:
- i. procedures for the use of historic properties for agency purposes or the purposes of others, in a manner that does not cause significant damage to or deterioration of such properties, with reference to the Section 110 Guidelines, Section 110(a)(1), Discussion s (b), ;
 - ii. procedures for affirmatively preserving historic properties, with reference to the Section 110 Guidelines, Section 110(a)(1), Discussion s (c),
 - iii. procedures for the maintenance of historic properties, with reference to the Discussion s (d)(1)(i),
 - iv. procedures for the avoidance or mitigation of adverse effects on historic properties, with reference to the Section 110 Guidelines, Section 110(a)(2), Discussion s (d)(1)(iii),
 - v. procedures for consultation with relevant parties during implementation of the HPP, with reference to the Section 110 Guidelines, Part III.

ATTACHMENT C

TYPICAL LEVEL PLAN
SCALE 1/8"=1'-0"



DESIGN DEVELOPMENT PACKAGE 27 SEPTEMBER 1990

Category	Sub-Category	Sheet
Architectural	Site Plan	1
	Foundation	2
	Structure	3
	Interior	4
	Exterior	5
	Roof	6
	MEP	7
	Other	8
	Other	9
	Other	10
Mechanical

Electrical

Plumbing

WISCONSIN STATE VETERANS HOME
SKILLED NURSING FACILITY KING, WISCONSIN

Architects & Planners
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Hellmuth, Obata & Kassabaum, Inc.

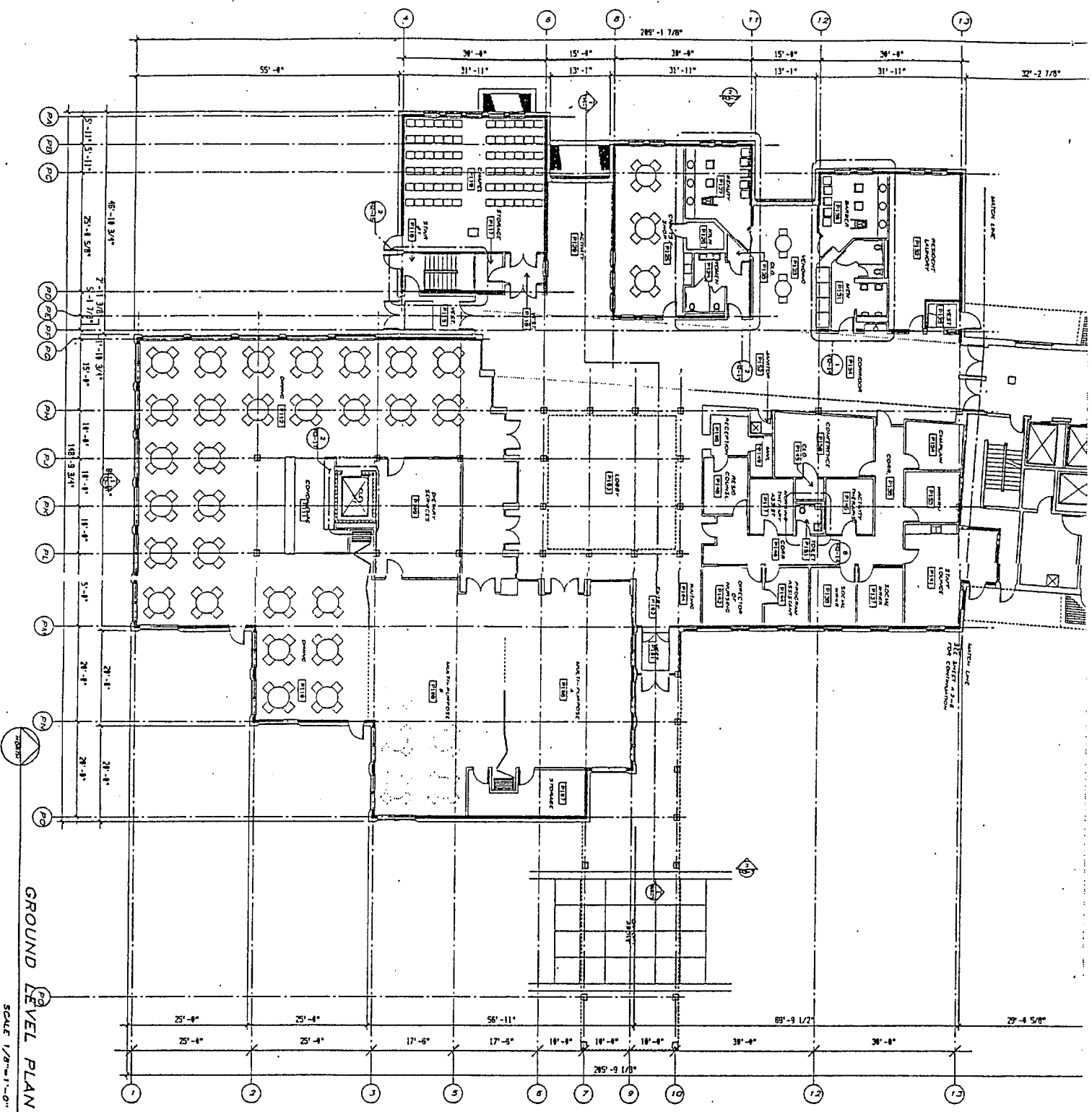
Structural, Mechanical & Electrical Engineers
Arnold and O'Sheridan, Inc.

Plumbing Engineers
PSJ Engineering, Inc.

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Kassabaum, Inc.

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ATTACHMENT C



GROUND LEVEL PLAN
SCALE 1/8"=1'-0"

DESIGN DEVELOPMENT PACKAGE 27 SEPTEMBER 1990

Project No.	Design	Architect	Structural	Mechanical	Electrical	Plumbing	Other

WISCONSIN STATE VETERANS HOME
SKILLED NURSING FACILITY KING, WISCONSIN

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Heilmuth, Obata & Kassabaum, Inc.

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PSJ Engineering, Inc.

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