

# STORES



Fig. 1. Stores February 1997. The street at the right is Murray, the Fleet car Office is near the bottom of the picture.[Del Brown Photo, AP-71]

*The stores building replaced the old and deteriorating Charter Street warehouse in 1985. It houses University Stores as well as the Extension printing and bulk mailing services.*

The problem of storage of the goods needed to operate the University has existed since the early part of the twentieth century. In the earliest days of the University, the professors and janitors were enough to handle the classroom supplies, furniture, and other items (stored in the basement of North Hall, and later Music Hall) needed for the small school of that day. But in the period between 1910 and 1925 the enrollment grew large enough that some permanent storage was needed and a systematic way of stocking and delivery. The University architect Arthur Peabody designed the Service building on University Avenue primarily as a store room to handle these issues. The Univer-



Fig. 2. The old store building at 29 N. Charter Street, 1969. This building was built about 1925 as the Feldman Paper Box Company, and later housed other industrial companies, including Rundle-Spence Plumbing Supply. The University purchased the building in 1958 and moved the University stores operation into it. By the late 1960s the building was deteriorating rapidly. This picture is one of a series taken to illustrate the failing condition of the building. Its foundations had heaved, making the floors uneven, and the basement ceiling was very low because of the installation of modern utilities across the ceilings. Fired danger was considerable because of the storage of flammable gases. A civil engineering professor (John Johnson) was consulted, but his report indicated that the building was too far gone to save. The old stores building was demolished in July 1986 (Memorandum, Kennedy to Fulop, series 4/31/9-3 box 7), after the new Murray Street building opened. The site is now a large parking lot next to the photomedia building.

sity stores moved into this storage space in the mid-1920s, and stayed there until 1959 when the size of the University had made another huge leap. Stores then moved to a warehouse at 29 N. Charter Street (see Fig. 2.)<sup>1</sup>

As the Charter Street warehouse deteriorated in the late 1960s, several alternatives were explored including the purchase of existing warehouses. The most positive result of these 1970s studies was that the problem of a permanent storage facility was made clear to the University administration, since chancellor Shain and his staff took an active part in these studies. In November 1974 the Planning and Development Committee recommended that \$2 million be approved to build a combined stores and Extension services building. In early 1975 the stores/service building was placed in 19th position on the biennial priority list. Then followed four years of difficulty in deciding on and procuring a site for the building. Some of this delay was the result of the arranging of agreements between the University and the City of Madison regarding the development of the rail corridor.<sup>2</sup>

In May of 1979 the regents made a new request to the state building commission. This proposal marked the approval of a greatly expanded project. Now instead of just a stores warehouse the project included space for Extension Duplicating Services (then in the basement of 45 N. Charter St.), Extension Bulk mailing (in an old house on Brooks St.), and Agricultural Bulletin operations (in the old agricultural heating plant on Babcock Drive). These operations were all greatly cramped for space and would benefit from proximity to the stores operation. In May 1979 the state building commission approved a \$36,000 advance for planning of a \$2 million stores/extension building. In August the state

selected the architectural firm of Kreuger and Shutter for the project.<sup>3</sup>

At their December 1980 meeting the regents approved the acquisition of a 1.22 acre improved site on North Murray Street for the stores/extension building (then the site of the Sinaiko Brothers Salvage Yard). After a year of futile negotiating with the owners of this land, the regents voted in October 1981 to commence condemnation proceedings to acquire the land. Not until November 1982 were the regents able to approve a purchase price of \$421,000 of state funds for the parcel. At the same meeting the regents approved a budget increase of \$322,000 for a total budget of \$2,322,000. It was pointed out to the regents that this project had already been ten years in planning and that the Charter Street building continued to deteriorate. A June 1983 request for a building ordinance variance to construct the building within three feet of the lot line instead of the required 30 feet was denied by the city of Madison. This reduction in size of the warehouse building would become a drawback of the design. In February 1984 after an unsuccessful round of bids, the regents deleted a number of features to reduce the cost and added another \$162,000 to the budget, up to \$2.48 million. This would be the last budget adjustment.<sup>4</sup>

The state let building contracts for the Stores/Extension Services building on March 20, 1984. The contractor for all work was Corporate Construction Limited of Oregon Wisconsin, for \$2.18 million. Total costs were \$2.428 million. The construction went smoothly and the road construction for the project was contracted by the Joe Daniels Company. The new building opened for business on August 19, 1985.<sup>5</sup>

The building is 312 by 165 feet of concrete block, faced with brick. The main storage area is awkwardly triangular to fit the oddly shaped and too-small lot. The southeast part of the building has a mezzanine level for the offices of the Extension departments. There are two loading docks on the east side. Stores occupies 75 per cent of the building, with the remaining quarter filled by Extension Services. Surprisingly, no material is brought to the site by the adjacent railroad tracks, all deliveries being made by truck.

1) University Directories.

2) Farnsworth to Edsall, November 14, 1969, series 4/31/9-3 box 7; Shain to Everson, Farnsworth and Collins, April 27, 1972, series 83/35 box 4; Program Statement, April 27, 1972, series 83/35 box 4; *Regent's Minutes*, November 1, 1974, February 7, 1975.

3) Agency Request for State Building Commission Action, May 1979, series 4/31/9-3 box 7; *Regent's Minutes*, June 8, 1979 p. IV-2; Kumlien to Edsall, August 16, 1979, series 4/31/9-3 box 7.

4) *Regent's Minutes*, December 5, 1980, October 11, 1981, November 5, 1982, February 10, 1984; Notes for regent's meeting, November 1982, series 4/31/9-3 box 7; Zoning Application, June 30, 1983, Agency Request for State Building Commission Action, February 1984, Final Cost Reduction List, February 13, 1984, series 4/31/9-3 box 7.

5) State Budget Letter, Paul Brown to Shutter, March 20, 1984, State Department of Administration, office of Patricia Hillestadt; UW New Release, August 13, 1985, series 3/31/9-3 box 7.