



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 104 KING STREET Aldermanic District: 4

2. PROJECT

Date Submitted: 6/11/12

Project Title / Description: SUHR BUILDING

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____



3. APPLICANT

Applicant's Name: JOHN W. SUTTON Company: SUHR BUILDING LLC
 Address: 104 KING STREET City/State: MADISON WI Zip: 53703
 Telephone: (608) 469-2528 E-mail: JOHN@SUTTONARCHITECTURE.COM

Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: [Signature] Date: 6/11/12

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

June 11, 2012

Ms. Amy Scanion
Preservation Planner
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Façade Grant
104 King Street

Dear Ms. Scanion,

The following is submitted with plans and application for staff, Landmarks Commission, and council consideration for approval of the proposed Suhr Building Façade Grant.

Owner: Scott Lewis & John W. Sutton
104 King Street
Madison, WI 53703

Project: Suhr Building
104 King Street
Madison, WI 53703

Architect: Sutton Architecture
104 King Street
Madison, WI 53703

Expected Construction Schedule: Summer 2012

This involves exterior restoration to improve the exterior material and finishes to mainly reflect the original conditions. The building has a new partnership and financing to make exterior and interior improvements that are much needed. The City Façade Grant will help to do a more complete exterior improvement.

The sandstone is in need of spot tuckpointing and stone replacement, as well as some stone repair. Sandstone that has more than 25% wear will be replaced with same size units. We will try to use sandstone the City has salvaged for this specific use.

The stone is 4" deep and varies in size. Other areas of repair will be stabilized with stone patch. Tuckpointing will use mortar that matches the original rather than newer mortar that is found on the building. Additional work on the stone will include removing miscellaneous sign hardware that has accumulated over the years. Once removed, the holes will be filled with stone patch to match. We will use removed sandstone material to mix with stone patch to improve color match.

June 11, 2012
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The column base on the front of the building has worn to a point of structural concern. We feel the best approach is to create a protective metal cover that we can fill with stone patch. This would be just the lower portion of the base that has no feature. We will then be able to build out the detail worn away on the remaining portion of the base using stone patch.

Most windows are sash replace units that just need a little repair and painting. All the original window trims remain. There are 8 windows that will be replaced to match. Three were full window replacements inserted into the original framing, reducing the actual sash size. They were also aluminum clad. Three others are just aluminum storm windows. That last two are the only remaining original windows. They are not in good shape and just single pane glass. We will repair all original frames and paint.

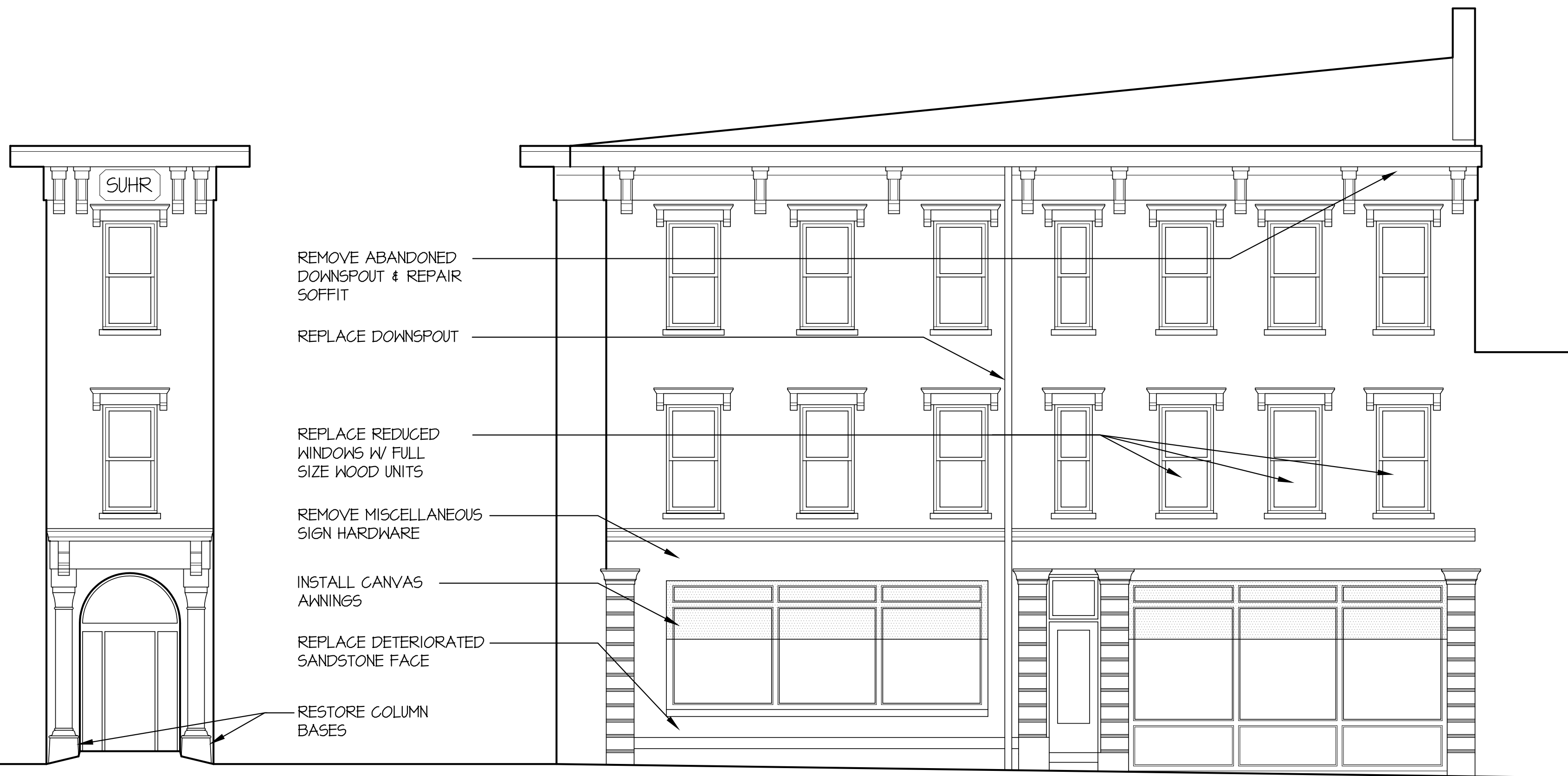
The cornice has some damaged soffit that will be replaced. We have an abandoned downspout that protrudes just 6" below the soffit that will be removed completely. Two brackets are missing some pieces that we will replace to match original. The roof edge has already been repaired to prevent any further damage. The entire cornice will be repainted.

There is a jump platform on the second floor that will be painted and the exit door will be repaired and painted as well. The storefronts will be repaired and painted. The tenant had wanted operable windows to help with heat build-up, but we feel canvas awnings would be historically better and also be more effective. We are also upgrading their HVAC as a separate project that is now under way to help with this. The awnings will be installed by Gallagher and be mounted to the window frames, not the stone. They will have rigid metal frame with no side panels.

Our paint scheme will be historic in nature. We will use two colors. The base color will be a mouse grey with the accent being burgundy. Along with repainting all exterior wood, we understand the City strongly feels the terrace and front apron should have the "cow pattern" painted over with a neutral color. The "cow pattern" would be better served as a look for the removable sidewalk screens.

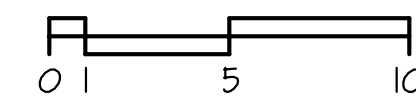
Respectfully submitted,

John W. Sutton



1 WEST ELEVATION
A1.1

2 SOUTH ELEVATION
A1.1



PROJECT

Suhr Building

104 King Street
Madison Wisconsin 53703

DRAWING

WEST and SOUTH ELEVATION

DATA

Project # 201204
Date: 05.23.12
Drawn by: jws

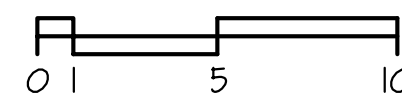
1 OF 2

A1.1



- REBUILD BRACKET & REPAIR SOFFIT
- REPLACE ALUM. STORM UNITS W/ FULL SIZE WOOD WINDOWS
- REPLACE DOWNSPOUT
- REPLACE DAMAGED WINDOWS W/ WOOD SAME SIZE UNITS
- REMOVE MISCELLANEOUS SIGN HARDWARE
- INSTALL CANVAS AWNINGS
- TUCKPOINT TO MATCH ORIGINAL MORTAR
- REPLACE DETERIORATED SANDSTONE FACE

1 NORTHWEST ELEVATION
A1.2



PROJECT

Suhr Building

104 King Street
Madison Wisconsin 53703

DRAWING

NORTHWEST ELEVATION

DATA

Project # 201204
Date: 05.23.12
Drawn by: jws

2 OF 2

A1.2

















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ONE WAY
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FRY