

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** June 25, 2012

**TITLE:** 102-104 King Street – Designated  
Landmark (Suhr Building) - Exterior  
restoration. 4<sup>th</sup> Ald. District. Contact:  
John Sutton, Suhr Building LLC  
(26746)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** June 25, 2012

**ID NUMBER:**

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Members present were: Stu Levitan, Chair; Vice Chair; Christina Slattery, David McLean, Marsha Rummel, Robin Taylor and Michael Rosenblum. Gehrig excused.

### **SUMMARY:**

John W. Sutton, 104 King Street, registering in support and available to answer questions. Mr. Sutton provided a brief presentation about the proposed work. Sutton explained that the building has a 4 inch sandstone veneer and stones that have 25% damage will be repaired. He explained that the building exterior will be restored and described a list of items to be included in the work.

Slattery asked for clarification regarding the repair of the column bases. Sutton explained that he would like to stabilize the base by introducing metal cap over the square repaired base. Sutton explained that the metal cap would remain in place to provide future protection.

McLean explained that he is concerned about introducing the non-historic cap element. He suggested that Mr. Sutton consider a Dutchman repair that is pinned and epoxied to the existing weathered stone. Mr. Sutton explained that he would consider that repair and noted that the contractor selected for this work must be qualified.

McLean also suggested that Mr. Sutton use stainless steel fasteners instead of carbon steel. Mr. Sutton explained that the proposed awning structures would be fastened to window trim instead of to the stone wall.

McLean also noted that building cleaning should be completed by a qualified contractor that will use a method that does not cause further damage to the stone.

Mr. Sutton explained that he concurred with the staff comments.

Slattery asked if 20-25% surface area of stone was a typical threshold for replacement/repair. McLean noted that 20-25% seemed typical in practice.

McLean noted that the downspout at Main Street has been a large cause for ice on the sidewalk and asked if this proposal would address this issue. Mr. Sutton explained that they try to stay ahead of it and the only real fix would be to change the roof design which is not part of this proposal.

**ACTION:**

A motion was made by McLean, seconded by Rummel, to approve the exterior alterations with staff comments and comments regarding the use of non corrosive steel anchors, stone cleaning by a qualified contractor that will use techniques that will not further damage the stone, and utilizing Dutchman repair at column bases in lieu of metal cap method. The motion was passed on a voice vote/other.