

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 5/23/22

TITLE: 917 E Mifflin St - Exterior Alteration to a Designated Madison Landmark (Breese Stevens Field) - Repair of masonry and relocation of south gate; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 5/25/22

ID NUMBER: 68535

Members present were: Richard Arnesen, Katie Kaliszewski, Ald. Arvina Martin, and David McLean. Excused was: Maurice Taylor.

SUMMARY:

Sarah Close, registering neither in support nor in opposition and wishing to speak

Bailey provided information on the history of the structure and described the proposed work. She explained that the existing wrought iron gate is rusting and causing deterioration of the stone at points of connection to the stone piers, which has resulted in cracking and structural failures. The applicant proposes removing the historic gates, deconstructing the pier and attached wall, installing temporary gates, then adding footers and additional supports for new piers, reinstalling the historic stone as a veneer, and reattaching the historic gates. She said that it will be an involved process because they don't know the full depth of the existing stone piers, and they won't know what they are working with until the deconstruction is underway. She said that due to deterioration, some stones will also need to be replaced. She discussed the applicable Secretary of the Interior's Standards. She said that staff has specific recommendations about how to undertake this work, though they will need to continue evaluating the situation based on information gathered in the deconstruction process. Staff recommended approval with the conditions that updated plans showing the footings encompassing the full extent of the reconstructed pier, including the area covered in veneer, be submitted to staff; documentation and numbering of the stones on the existing piers be submitted to staff; a contractor meeting with staff take place to determine best course of action for converting the existing stones to serve as veneers; and final specifications for method of connection of gates to the masonry piers be approved by staff. She also suggested the applicant use a nonreactive metal at the points of connection to avoid this situation in the future.

Sarah Close, City of Madison Parks Division, explained that the project has become more complicated over time. They said they have spoken with a mason about the general plan, but once they receive Landmarks Commission approval, they will do an RFP to get bids on the project.

McLean said that it sounds like they may not replace full stones depending on their size and would use veneers instead. He asked if it was sandstone. Bailey said it was her understanding that the stones would be used as veneers. She said that the stone was quarried from Hoyt Park, which does have sandstone block, so she suspects it is a type of sandstone.

McLean said he was nervous about cutting the stone. He suggested that they find out how many whole stones they can keep during the deconstruction process, rather than using all veneers. He asked about the size of the

piers and said that his overall concerns were regarding cutting the stones and trying to make veneers. Bailey said she had similar concerns, which is why she requested that staff have a contractor meeting. She didn't know how deep the stones were. She said that she was concerned that the work could be done in a way that pulverized the stones and then they would be gone. She said that she and Sarah Close discussed other possible options for reconstruction of the piers, including installation of rebar in the center instead of CMU but still using stones as veneer. She said they need to get to a point where they have more information on what they are dealing with, which requires deconstruction of the piers.

McLean said his preference was to keep the stones whole and based on that, figure out what the core needs to be in order to make it work. He said that the piers have stood 80 years already, and he wouldn't be surprised if the mortar pockets were original because they may have mortared anchors in place in order to set the stones where they wanted. He said that ideally, the full stones would go back as full stones. He said that it is great to preserve them and redo the original construction as closely as possible.

Kaliszewski asked if the Parks Division was okay with staff's proposed conditions of approval. Sarah Close said they were.

ACTION:

A motion was made by McLean, seconded by Arnesen, to approve the request for the Certificate of Appropriateness with the conditions that updated plans showing the footings encompassing the full extent of the reconstructed pier, including the area covered in veneer, be submitted to staff; documentation and numbering of the stones on the existing piers be submitted to staff; a contractor meeting with staff take place to determine best course of action for converting the existing stones to serve as veneers; final specifications for method of connection of gates to the masonry piers be approved by staff; and explore preservation of full stones by creating a core to support them in their original placements rather than cutting stone for veneers. The motion passed by voice vote/other.