

City of Madison, Wisconsin

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REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Application:  
104 King Street (Topsy Cow)  
706 Williamson Street (Flux Mopeds)

AUTHOR: Percy Brown, Manager  
Office of Economic Revitalization  
Economic Development Division

DATED: June 29, 2012

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**SUMMARY:**

On February 3, 2004, the Common Council adopted Resolution No. 61179, approving the Objectives and Criteria for the Façade Improvement Grant Program. The resolution specifies that all Façade Improvement proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review are the following Facade Improvement proposals:

**1. 104 King Street: Topsy Cow**  
**Grantee: Suhr Building, LLC**

This is a “flatiron” building: Work includes restoration of stone, storefronts, windows and cornice

- a. Remove and replace downspout & repair soffit
- b. Replace reduced windows with full size wood units
- c. Replace alum. storm units with full size wood windows
- d. Replace damaged windows with wood same size units
- e. Remove misc. sign hardware
- f. Install canvas awnings
- g. Replace deteriorated sandstone face
- h. Restore column bases

- i. Tuck point to match original mortar
- j. Paint

**See Attachments for Specification**

Total project cost is estimated at \$51,960.00  
Façade Improvement Grant not to exceed \$25,000.00

**2. 706 Williamson Street: Flux Mopeds  
Grantee: Blount Street, LLC**

This property is located in the Third Lake Ridge Historic District.  
Work includes removal of the existing garage door and replacing it with a new permanent storefront

- a. The altered area will be a clear anodized aluminum storefront with insulated glazing units

**See Attachments for Specification**

Total project cost is estimated at \$26,469.00  
Façade Improvement Grant not to exceed \$10,000.00

**RECOMMENDATION:**

The above Façade Improvement Grant proposals have been reviewed by the Façade Improvement Grant Program Staff Team and meet the requirements of the Program. The Staff Team recommends approval of the above Façade Improvement Grant proposals subject to the following conditions:

**104 King Street- Certificate of Appropriateness:**

The Madison Landmarks Commission at its meeting of June 25, 2012 approved a Certificate of Appropriateness for the project with the conditions of approval contained in the attached letter dated June 27, 2012.

**706 Williamson Street- Certificate of Appropriateness**

The Madison Landmarks at its meeting of June 25, 2012 approved the issuance of a Certificate of Appropriateness for the project.



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building, Suite LL100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TTY/TEXTNET 866 704 2318  
FAX 608 266-8739  
PH 608 266-4635

June 27, 2012

Mr. John Sutton  
Suhr Building, LLC  
104 King Street  
Madison, WI 53703

re: Certificate of Appropriateness for 102 - 104 King Street

Mr. Sutton:

At its meeting on June 25, 2012, the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to criteria for exterior alterations to the designated landmark, Suhr Building, located at 102 – 104 King Street. The Landmarks Commission approved the issuance of a Certificate of Appropriateness for the project with the following conditions of approval:

1. The patch material must be softer than the sandstone to ensure that the remaining historic fabric is not damaged further by the repair. In addition, the patch material must have good adhesion, be breathable and have similar thermal expansion characteristics to the sandstone. (Staff assumes the Applicant is planning to use Bonstone Last Patch Limestone as the patch material).
2. The repair shall be performed by a qualified contractor who has experienced good results on similar projects using the same stone repair material. Staff shall review and finalize a patch material color match sample (dried) and surface texture match sample before the contractor proceeds with the work. The sample area approved by Staff will serve as the standard for the work and should not be covered or destroyed. Staff may request additional samples to be installed to achieve the best qualities for the work.
3. Staff strongly encourages that the existing mortar be removed with hand tools as the use of powered grinders may result in the damage of sound historic material.
4. The proposed mortar mix shall result in a mortar that is softer than the sandstone to ensure that the surrounding sandstone is not damaged further by the installation of an incompatible mortar. The mortar mix should not contain Portland Cement.
5. The mortar removal and tuckpointing/repainting shall be performed by a qualified contractor who has experienced good results on similar projects. Staff shall review and finalize a mortar color sample (dried) and pointing profile sample before the contractor proceeds with the work. The sample area approved by Staff will serve as the standard for the work and should not be covered or destroyed. Staff may request additional samples to be installed to achieve the best qualities for the work.

6. The Applicant shall provide Staff with documentation showing the original treatment of the column bases to ensure historical accuracy for reconstructed elements.
7. The Applicant shall provide more information about proposed replacement window unit material.
8. Downspouts shall be replaced with downspouts having historically appropriate profiles.
9. Non-corrosive metal fasteners shall be utilized.
10. The Applicant shall utilize a Dutchman repair instead of a composite material repair and metal protective cap at the column bases.
11. The final cleaning of the building shall be executed by a qualified contractor in a method that will not cause further damage to the stone.

This letter will serve as your "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The conditions of approval above must be met before a building permit may be issued.

Please note that any major design changes from the plans submitted to the Landmarks Commission must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit.

If you have any questions, please contact me (266-6552 or [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)).

Best regards,

**\*\* SENT VIA EMAIL \*\***

Amy L. Scanlon, Registered Architect, LEED® AP  
Preservation Planner  
Secretary of the Madison Landmarks Commission

cc: Al Martin, Urban Design Commission  
Percy Brown  
Building Inspection Plan Reviewers

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  
Page 2

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.

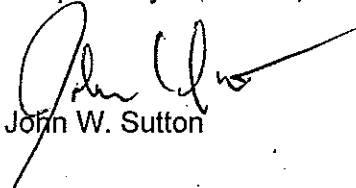
Most windows are sash replace units that just need a little repair and painting. All the original window trims remain. There are 8 windows that will be replaced to match. Three were full window replacements inserted into the original framing, reducing the actual sash size. They were also aluminum clad. 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



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  - SEALING
  - STONE CLADDING
  - STONE AND TILE SETTING

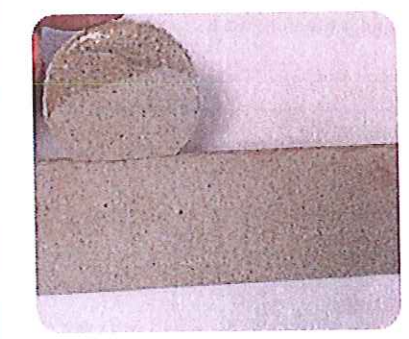
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**Planning Division**

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Madison Municipal Building, Suite LL100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TTY/TEXTNET 866 704 2318  
FAX 608 266-8739  
PH 608 266-4635

\*\* SENT VIA EMAIL \*\*

June 27, 2012

Ms. Amy Hasselman  
Architecture Network  
116 East Dayton Street  
Madison, WI 53703

Re: 706 Williamson Street, Certificate of Appropriateness

Ms. Hasselman,

At its meeting on June 25, 2012, the Madison Landmarks Commission reviewed, in accordance with the provisions of the Landmarks Ordinance, a proposal for exterior alterations to the property located at 706 Williamson Street in the Third Lake Ridge Historic District. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the removal of the existing garage door and installation of new storefront system. Staff understands that a new address is being created for this tenant space and it will be known as 710 Williamson Street.

This letter will serve as the "Certificate of Appropriateness" for the project. When applying for a building permit, take this letter to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

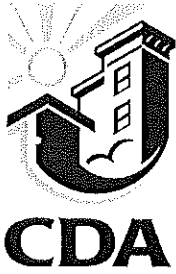
Please note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$200 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.19).

If you have any questions, please call me at 266-6552.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect, LEED® AP  
Preservation Planner  
City of Madison Planning Division

cc: Building Inspection Plan Reviewers



**CITY OF MADISON**  
**FAÇADE IMPROVEMENT GRANT PROGRAM**  
*Building and beautifying Madison, one storefront at a time*



Department of Planning & Community & Economic Development  
 Economic Development Division  
 215 Martin Luther King Jr., Boulevard  
 Percy Brown, 266-6558  
[pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: JOHN W. SUTTON Phone: 608 469 2528  
 Business Name: SUTTON ARCHITECTURE / TIPSY COW  
 Building Name: SUHR BUILDING  
 Business Address: 104 KILL STREET Zip Code 53703  
 E-mail Address: JOHN@~~SUTTON~~.SUTTONARCHITECTURE.COM  
 Property Owner: SUHR BUILDING LLC (SCOTT LEWIS & JOHN W. SUTTON)  
 Address: 121 SOUTH PINKNEY STREET  
 Name of Grantee: ~~THE~~ SUHR BUILDING LLC  
 Lease Terms: NA  
 Definition of Project Scope: RESTORATION OF STONE, STOREFRONTS, WINDOWS, AND CORNICE.

**ATTACHMENT**

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

**PROJECT BUDGET**

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>SEE ATTACHED BREAK DOWN.</u>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total:	<u>51,960</u>	<u>25,000</u>	<u>26,960</u>



**CITY OF MADISON**  
**FAÇADE IMPROVEMENT GRANT PROGRAM**  
*Building and beautifying Madison, one storefront at a time*



Department of Planning & Community & Economic Development  
 Economic Development Division  
 215 Martin Luther King Jr., Boulevard  
 Percy Brown, 266-6558  
 pbrown@cityofmadison.com

Contractor/Supplier: CM1  
 Address: 121 SOUTH PINKNEY STREET

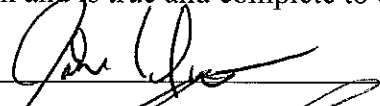
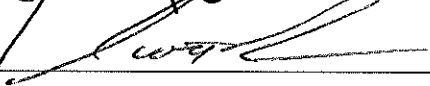
**ATTACHMENT**

\* Bids, estimates, and/or contracts, product brochures, locater map and design drawings, if appropriate.

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**APPLICANT'S CERTIFICATION**

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

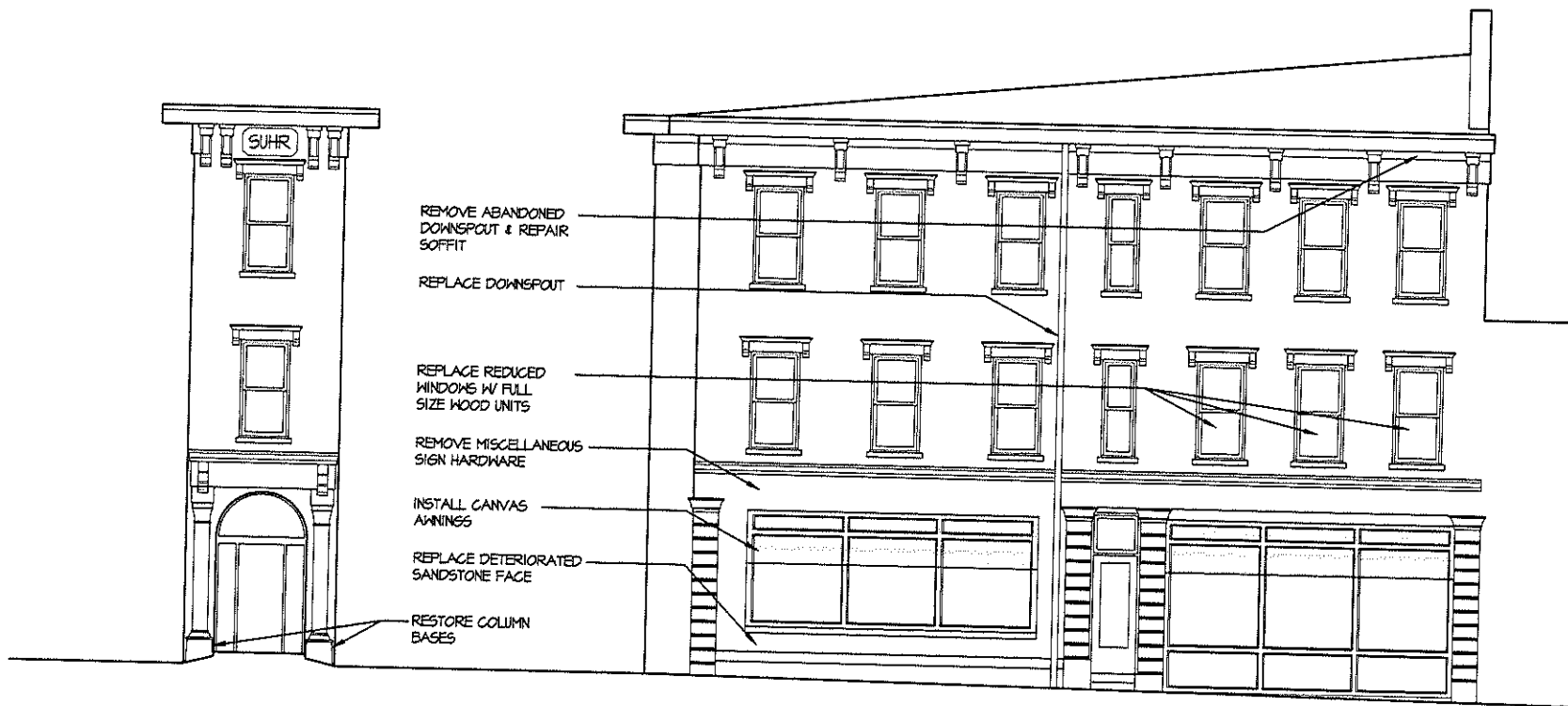
Signature:  Date: May 18, 2012  
 Signature:  Date: May 18, 2012

Please send this completed application, accompanying materials, and application fee of \$100 to:

Economic Development Division  
 Attn: Percy Brown  
 215 Martin Luther King Jr. Boulevard, Room 312  
 P.O. Box 2983  
 Madison, WI 53701-2983

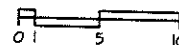
104 King Street  
Cost Estimate for Façade Improvements

1) Replace damaged stone and tuckpoint wherever necessary. Repair Parapit Wall	\$13,100.00
2) Remove Metal cover from sidewalk, build blockwall fill with stone & pour concrete	\$4,400.00
3) Replace Store front windows	\$4,200.00
4) Replace Upper windows 2nd & 3rd Floor	\$12,500.00
5) Replace trim mouldings around windows Where necessary with similar style	\$960.00
6) Paint & Caulk all Wood Trim, Facia, Soffit Cornice, Etc.	\$7,550.00
7) Replace missing bracket and repair cornice	\$1,750.00
8) Remove abandoned downspout and repair soffit	\$1,250.00
9) Remove abandoned electrical conduit	\$150.00
10) Replace downspouts and supports	\$1,000.00
11) Install awnings over storefronts	\$2,400.00
12) Repair jump platform door	\$200.00
13) Overhead/Contingency - (25%)	\$2,500.00
 Exterior Total	 \$51,960.00



1 WEST ELEVATION  
AJJ

2 SOUTH ELEVATION  
AJJ



PROJECT

Suhr Building

104 King Street  
Madison Wisconsin 53703

DRAWING

WEST and SOUTH ELEVATION

DATA

Project # 209204  
Date 05.23.02  
Drawn by jae

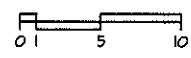
1 OF 2

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		2 OF 2
Project #	201204	A1.2
Date	05.23.12	
Drawn by	Jms	





S. E. 11th



ONE WAY  
→

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