
Regarding: 102-104 King Street – Designated Landmark (Suhr Building) – Exterior restoration.
4th Ald. District. **Contact:** John Sutton, Sutton Architecture
(Legistar #26746)

Date: June 25, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is proposing a project, funded in part by the City Façade Grant Program, that will include the following:

- Repair/replace damaged building stone
 - Repoint
 - Remove metal anchors on face of building
 - Reconstruct column bases
 - Replace 8 windows
 - Repair damaged areas of cornice
 - Repair storefront
 - Install canvas awnings at first floor windows
 - Remove and replace downspouts
 - Paint
-

Relevant sections of the Landmarks Ordinance:

Sec. 33.19(5)(b) Regulation Of Construction, Reconstruction and Exterior Alteration (to landmarks).

4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
 - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
 - b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and
 - c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.
- (Sec. 33.01(4)(b)3. Renumbered to 4. by Ord. 11,070, 12-6-94)
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Staff Comments and Recommendations:

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed project may be met and recommends approval by the Landmarks Commission with the following conditions of approval to be approved by Staff:

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 and has attached product information to this report.
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/repointing 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.

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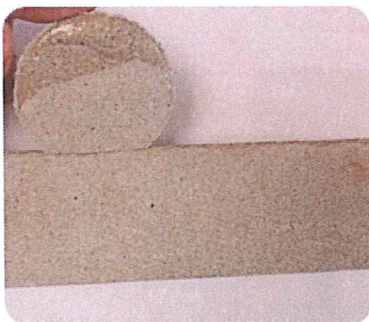
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