

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: March 20 th , 2017
TITLE: 117 E Main St – Alteration/Addition to a Designated Madison Landmark in 4 th Ald. Dist.	REFERRED:
Contact: Stephen Mar-Pohl, InSite Consulting Architects, LLC	REREFERRED:
AUTHOR: Amy Scanlon, Secretary	REPORTED BACK:
DATED: March 21 st , 2017	ADOPTED: POF:
	ID NUMBER: 46227

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Marsha A. Rummel, Lon Hill, and Richard Arnesen. Excused was David WJ McLean. Erica Fox Gehrig arrived after the discussion of this item.

SUMMARY:

Stephen Mar-Pohl, representing InSite Consulting Architects, registering in support and wishing to speak.

Mar-Pohl gave a brief introduction and explanation of the project. InSite is making every effort to preserve and restore the building in the manner of the original.

Applicant will be replacing the masonry sill with dolomitic limestone blocks, which are the best replacement for Madison sandstone; the applicant has used this successfully elsewhere.

Applicant would like to replace the cornice, but that will happen in the future. They consulted a number of historic photos in order to recreate it. The National Park Service has given their approval.

Applicant is not applying for a Certificate of Appropriateness for the cornice at this time. The owner is waiting for such a time when a grant might be available.

Hill asked what the tentative plans were for the cornice in the meantime. The Applicant responded that it's going to be a common brick that matches what would have been present historically, and the design is relatively straightforward. There will be a mass wall with headers and stretchers, and include a wooden cap. The current plan is for a partial cornice without the brackets and the overhang. The dark, hatched material is what will be present until the reconstructed cornice is realized.

Levitan asked Staff if the two comments on the staff report have been satisfied. Staff indicated that the Commission should discuss the cast iron storefront. The Applicant responded, saying that the cast iron is in relatively good condition. It will be inspected, stripped, primed, and painted in the same day. Right now, they are not anticipating any repairs.

Staff went on to ask whether the dolomitic limestone at the base will be flashed. The Applicant responded in the affirmative and went on to say that the limestone will appear to be Madison sandstone, but will be much more durable. There will be a sheet metal flashing on top of that. It will be a nice, muted, natural color that will last a very long time.

Rummel requested clarification about pictures (one contained a cornice; one did not). The Applicant indicated that one photo is the façade as it appears now, and the second is how it will look upon the project's completion.

Rummel thanked the Applicant for the detail in the application, and went on to question the City's salting policy and its potential effect on this building. The Applicant responded that the City Mall Crew appears to be trying to keep salt away from façades, but they are getting destroyed by salt.

ACTION:

A motion was made by Andrzejewski and seconded by Arnesen to approve the request for the Certificate of Appropriateness. The motion passed by a voice vote.