

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/4/18

TITLE: 644 N Frances Street - Exterior Alteration
to a Designated Madison
Landmark; 8th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 6/8/18

ID NUMBER: 51827

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; David WJ McLean, Richard Arnesen, Marsha A. Rummel, and Katie Kaliszewski. Excused was Lon Hill.

SUMMARY:

Laura Davis, registering in support and wishing to speak.

Staff explained that this project is straightforward, as they will be removing exterior materials and replacing materials in-kind; however, it is very extensive.

Davis stated that she was hired by the property owner to assess the exterior brick and stone, and found that a lot of materials were failing. She described her research of the type of mortar originally used and analysis of the brick compression and absorption rates. She was able to find a replacement brick that closely matches the original in absorption, color, and size, and stated that the mortar will also match closely. Davis provided a handout with the brick testing results.

Davis briefly described the construction of the building in 1906, noting that some construction methods have allowed water to get into the walls, which has caused warping and rotting of wood. She stated that parts of the building are in really bad shape, and need reinforcing and restructuring.

Andrzejewski asked if original drawings of the building exist, and Davis stated that she has not been able to find any. Kaliszewski asked who the original architect of the building was. Davis stated that she did not know.

Andrzejewski stated that she had wondered why the building was deteriorating. Davis explained that the cast stone lintels are only as deep as the brick, and some span 13 feet, which is why they are not structurally sound. She noted that she proposes to put steel lintel in the larger window opening to support the cast stone. She pointed out that this would be an added material that was not historically there. Andrzejewski stated that the steel lintel would not be visible, and Davis confirmed.

Staff stated that the architects of the building were Jennings and Kronenberg.

McLean asked if they cleaned the building to ensure they selected the proper brick color. Davis responded that they harvested five bricks for the testing that they did clean, but have not cleaned the entire building.

McLean asked whether you would see the steel lintels from the underside of the head exposed from the outside. Davis said yes, but when the windows were replaced they were moved outward, so there is less that you will see.

Rummel thanked Davis for the thorough information provided in her application. Kaliszewski noted that this is what the Commission would like all applicants to do; she commended the applicants for the time spent on researching materials, and noted that it was good to have people treating buildings like this.

Andrzejewski noted that it may seem strange for the Commission to support using new materials like the steel lintels, but it is to preserve a distinctive historic building; it is restoration, not new construction. Kaliszewski agreed.

ACTION:

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