



Central Properties

513 North Lake St.

Madison, WI 53703

Telephone: (608) 255-1767 Email: info@centralapts.com

TO: Heather Bailey
Department of Planning + Community + Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985

FROM: 121 Langdon Street Group LLP, Harold Langhammer

Dear Heather,

Thank you for your letter of March 26th.

I attach a revised construction schedule from architect David Ferch, together with construction documents. I also attach the application for the next meeting of the Landmarks Commission.

Sincerely,

Harold Langhammer

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 121 Langdon Street Aldermanic District: 2

2. PROJECT

Project Title/Description: Exterior Repairs - 121 Langdon Street

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: 121 Langdon Street Group LP Company: _____

Address: 513 N. Lako St Madison WI 53703
Street City State Zip

Telephone: 608 255 1767 Email: info@centralapts.com

Property Owner (if not applicant): u/a

Address: _____
Street City State Zip

Property Owner's Signature: Harold Langdon, Partner Date: 4-1-19

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ****Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Photographs of examples on another historic resource
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
 City of Madison Planning Division
 126 S Hamilton St
 P.O. Box 2985 (mailing address)
 Madison, WI 53701-2985
ascanlon@cityofmadison.com
 (608) 266-6552

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

April 1, 2019

Project: 01412

Harold Langhammer
Central Properties
515 Lake Street
Madison, WI 53703

RE: Exterior Repairs at 121 Langdon Street

Dear Harold:

I understand that you are ready to proceed with the construction drawings for the exterior repairs at 121 Langdon Street. I could make time in my schedule in two weeks to start work on the final architectural drawings for the project. Below is a timeline that I could probably meet for you to have a building permit to start construction.

Please note that since this project will need the site plans approved by the city before a building permit can be issued, I have scheduled completing and submitting the site plan drawings first since the city review process takes about 30 days to complete.

4/15/19 – Start work on the Construction Drawings.

5/15/19 – Finish Site plan drawings and submit for the City of Madison Site Plan Review.

6/1/19 – Complete the construction drawings and submit to Building Inspection for Plan Review.

6/17/19 – City of Madison Site Plan Review sign-off complete.

6/17/19 – City of Madison Building Inspection Review complete.

6/18/19 – Obtain a building permit.

Although this is the earliest that I think it is possible to obtain a building permit, since you have selected a general contractor, there are some things that could be organized and fabricated, such as the decorative columns, that could speed up construction.

Sincerely,



David Ferch



Restoration Proposal Form

General Contractor INFORMATION

Name Central Properties
Address 121 Langdon St.
City, State ZIP Madison, WI 53711
Phone (608)-255-1767
Email

Project name Historic Suhr Residence

CONTRACTOR INFORMATION

Company Knock Out Building Restoration LLC.
Name Ryan Jones
Address 161 Bischoff St.
City, State ZIP Fond du Lac, WI 54935
Phone (920)-296-7427
Email ryantajones@gmail.com

SCOPE OF WORK

Cut all cracked and deteriorated mortar joints. Pressure wash building using a turbo spin nozzle. Tuckpoint all mortar joints with color matching mortar using Western Type S Mortar. Inspect and caulk all failing caulk joints with Polyurethane Sealant. Remove any failing and deteriorated bricks from chimney and re-lay with matching brick. Apply Waterproofing Sealer to all brick and block work using product Seal Krete.

Repair and Relay masonry piers as per notice below

All Masonry Completed will be to Requirements of City of Madisons Official Notice CB2016-333-13997

Item

5. 27.05(2)(g)2

11. 27.05(2)(g)

NOT INCLUDED

N/A

COMPANY PROPOSAL

Scope of Work to be completed at a cost of \$24,800. 1st payment of \$8200 due upon signing contract. 2nd payment of \$8200 due upon starting project. 3rd and final payment of \$8400 due upon finishing project. Check can be made payable to Knockout Building Restoration. If there are any unforeseen circumstances that will be more then total cost of \$26,800, Written permission will be required. Items that could change total cost could be but not limited to, complete rebuild of chimneys and replacement of upper Flues and/or replacement of any of the front pier stones. If anything shall fail or any shrink cracks appear, repair work will be done at no charge. A 30 day check of the work done will be conducted. Work guaranteed for 5 years.

Ryan Jones - Owner

Submitted by (Company Representative)

12-02-2018

Date

OWNER ACCEPTANCE

121 Langdon Street Group LLC by:
Havel Langman

Submitted by (home owner or authorized representative)

1-25-19

Date

Wednesday, February 20, 2019

WALSH'S CONTRACTING

Residential- New Construction- Commercial

CB22016-333-13997

Policy#

Type:

Title: Proposal

WALSH'S CONTRACTING

Name: Langdon Street Group
Phone: (608)
Address: 121 N Langdon ST
Madison, WI 53703

76 S. Macy St. Sut#1 Phone# (920)238-9605
Fond du lac WI 54935
Adam (608)617-6382 Cordelle (920)602-6472

PROJECTS:

PRICE:

THIS PROPOSAL IS TO ADDRESS ALL LISTED VIOLATIONS AS WELL AS MEET ALL REQUIREMENTS THAT HAVE BEEN SET BY THE BUILDING INSPECTORS DIVISION OF MADISON WISCONSIN AND AS WELL AS MEET ALL CRITERIA AND EXPECTATIONS SET FORTH BY THE LANDMARKS COMMISSION.

THE FOLLOWING VIOLATIONS ARE:

- 1) 41.09- 41.16-41.21
- 2) 29.05-29.08-27.05
- 3) 29.05-29.08- 27.05
- 4) 29.05(1)-29.08(1)-27.05(1)
- 5) 27.05(2)(G)2
- 6) 27.05(2)(E)
- 7) 27.05(2)(I)
- 8) 27.05(2)(G)2
- 9) 27.05(2)(H)
- 10) 27.04(2)(G)
- 11) 27.04(2)(D)
- 12) 27.05(2)A-27.05(2)(G)2
- 13) 27.05(2)(H)
- 14) 27.05(2)(H)

ALL OF THE ABOVE STATED VIOLATIONS AND FULL DETAILS WILL BE OUT LINED IN CONTRACT, START AND COMPLETION DATES WILL ALSO BE INCLUDED AS WELL AS PAYMENT STRUCTURE FOR PHASE COMPLETION IN PROJECTS PROGRESS.

TOTAL= \$76,850.00

Summary/Recommendations

Currently there are none.

If you have any further questions please feel free to contact us.

Thank you.

Thank YOU for Choosing WALSH'S CONTRACTING Thank You!