

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 4/22/19

TITLE: 121 Langdon St - Demolition by Neglect
of a Designated Madison Landmark
in the Mansion Hill Hist. Dist. (Suhr
House); 2nd Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 4/26/19

ID NUMBER: 53000

Members present were: Stuart Levitan, Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, and Arvina Martin. Excused was David McLean.

SUMMARY:

Harold Langhammer, registering in support and wishing to speak
Scott Herrick, registering in support and available to answer questions

Bailey explained that the determination of whether demolition by neglect is occurring at 121 Langdon Street had been referred from previous meetings on September 17, 2018 and December 3, 2018. She noted that on December 3, 2018, the Commission approved a Certificate of Appropriateness to complete the necessary work on the property, and she outlined the specific conditions of that approval. She said that the property owner also has an agreement with the Municipal Court that all items on the Building Inspection work orders must be completed by August 15, 2019. At the December 3, 2018 meeting, the Commission requested that signed contracts be provided by the property owner in order to assess whether the work could be completed on schedule.

Bailey said that the applicant recently provided additional materials after the staff report was written, but she has not yet reviewed that information and cannot provide a recommendation on whether it meets the conditions of the Certificate of Appropriateness at this time. She said that she recommends the demolition by neglect determination be referred to the May 6, 2019 Landmarks Commission meeting in order to review the signed contract for the work and ensure that adequate progress is being made on the required repairs.

In looking at the construction schedule the applicant submitted at the December 3, 2018 meeting, Bailey said that none of the points in the timeline seem to have been met, and information submitted about the work to be completed does not meet the Secretary of the Interior's Standards or Guidelines. Given these factors, she said that staff has concerns that the demolition by neglect is ongoing.

Levitan asked the property owner if he would be able to meet the timeline and if he had any updates to provide. Langhammer said that he doesn't think meeting the August 15 deadline will be an issue. Levitan asked staff which work was determined not to be in compliance with the Secretary of the Interior's Standards. Bailey said that the description for how to address the tuckpointing was to grind the joints and use type S mortar, as well as to pressure wash the building and seal all of the masonry with water-repellent sealant. She said that none of those methods meet the Standards or Guidelines. She said that it appears the contractor has responded to staff's concerns regarding those items as part of the recent submission, but she has not had a chance to review it yet.

Andrzejewski asked for clarification on what they would like the property owner to provide at the next meeting. Bailey said that the Commission had previously requested signed contracts with detailed scopes of work, and the descriptions of the work they have received to date do not meet the Secretary of the Interior's Standards and need to be revised. Andrzejewski requested that the applicants provide any additional materials well in advance of the next meeting so that Commissioners have time to give it most serious consideration. She pointed out that if they continue to refer their determination, it could put everyone in a bind as the August 15 deadline approaches. Langhammer said that he agreed, and is not intentionally delaying the process.

ACTION:

A motion was made by Andrzejewski, seconded by Kaliszewski, to refer the item to the May 6, 2019 Landmarks Commission meeting. The motion passed by voice vote/other.