

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: August 5, 2009

TO: Tim Parks, Planner, Planning Division

FROM: Tom Adamowicz, Housing Inspection Supervisor, Building Inspection Division

SUBJECT: **Proposed Demolition Permit – Gobel Residence, 312 N. Hamilton Street**

Regarding the Programmed Inspection Report from our office that Mr. Gobel offers as part of his application to demolish the residence, the orders were not sent to justify the demolition of this building; merely to get the building repaired. A major portion of this building's foundation will need to be repaired or replaced. The first floor floor system is also in very poor shape and will need to be repaired or replaced. The floor has many broken, notched and damaged joists and the support was (is) inadequate. At the front of the building, the foundation is pulling away from the floor system. The building is over 120 years old and I believe that many of the floor problems are due to improper initial design. I do believe that the Gobel's have not made timely repairs. I suspect that the foundation could have been saved if proper repairs had been made years ago and if rainwater runoff had been properly managed. The mechanical systems are old and in need of repair or replacement. The owner has also rented to persons who did a lot of damage on the interior; the interior will have to be gutted.

In the end, the decision to allow the building to be demolished or to require the owner keep the building and repair it is up to the policy makers. Building Inspection has a number of open cases at this address; we are ready to refer these cases to the City Attorney for prosecution. We will hold these cases as long as Mr. Gobel actively pursues this demo project. If the policy makers decide that the building cannot be demolished, we would expect Mr. Gobel to make immediate repairs.