



Demolition by Neglect 121 Langdon St.

June 24, 2019



Background

- Sept. 17, 2018
 - Public Hearing on notice of demo by neglect
- Dec. 3, 2018
 - COA with conditions
 - Referred demo decision to future meeting
- April 22, May 6, May 22, 2019
 - Landmarks Commission worked with applicant to meet COA conditions
- August 1, 2019
 - Court-approved agreement to complete BI work order (previously reported at August 15)



History of Property

- Built in 1886 for John J. Suhr, Sr.
 - Founded German-American Bank
- Second Empire-style house
- Designated a Madison Landmark in 1974



Applicable Standards

41.15 DEMOLITION BY NEGLECT. The owner of a landmark, improvement on a landmark site, or improvement in a historic district, may not allow the landmark or improvement to undergo demolition by neglect.

- (3) Landmarks Commission Finding. If, after a public hearing, the Landmarks Commission finds that a landmark or improvement is undergoing demolition by neglect, it shall report its finding to the Common Council, the Building Inspector and the Office of the City Attorney. A Landmarks Commission finding of demolition by neglect is prima facie evidence of demolition by neglect for purposes of any administrative or civil court action, and also constitutes a determination that a public nuisance exists under sec. 27.05(3) of the Madison general ordinances.



Referrals

- COA conditions needed to be met
 - repair the front, side, and rear porches and stairways with the condition that all final details must be approved by staff
 - to tuckpoint damaged masonry, with the extents of the work and the mortar mix and mortar color to be approved by staff
 - and to replace the arched storm window on the lower level of the front façade, with specifications for the window to be approved by staff
- LC asked to see signed contract(s) to assess if work could be completed on schedule



Public Comments

- Alder Heck voiced his support of the project with staff recommendations.



Staff Recommendation

Demolition by Neglect

Staff recommends that the Landmarks Commission makes a finding of demolition by neglect, per the recommendation of the Building Inspection Division.

The commission should make a report of this finding to Common Council, the Building Inspector, and the Office of the City Attorney, with the recommendation that the Landmarks Commission's finding serve to support actions taken through the Building Inspection Division and the City Attorney's Office to remediate the physical condition of 121 Langdon Street.

