



Demolition by Neglect 121 Langdon St.

May 22, 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 and May 6, 2019
 - Conditions of COA not met
 - Dec. timeline not met
 - Referred to May 22 meeting
- August 15, 2019
 - Court-approved agreement to complete BI work order



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.



April 22 & May 6 Referral

- LC referred demo decision to 5/6 meeting
- 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



Staff Recommendation

Demolition by Neglect

Staff will approve the work to proceed on the front porch and the tuckpointing per the Landmarks Commission's previously approved Certificate of Appropriateness with the following conditions:

1. The masonry work not include sealants
2. All work for the porch comply with the construction documents

Staff recommends that the Landmarks Commission continue referring this item to future meetings while staff awaits construction documents for the side porch, rear porch, and stairs; and a product sheet for the replacement arched storm window.

