

From: [Bailey, Heather](#)
To: [info1](#)
Cc: [Fruhling, William](#)
Subject: RE: follow up on 121 Langdon
Date: Monday, April 08, 2019 10:58:05 AM
Attachments: [53824- 121 Langdon STAFF REPORT 12-3-18.pdf](#)
[53824 - 121 Langdon COA 12-6-18.pdf](#)

Harold,

I have reviewed your submission for the upcoming meeting and there are still some items outstanding and some details I would like to clarify.

At the December 3, 2018, Landmarks Commission meeting they specified that for the April 22 meeting, they wanted you to submit a copy of the contract with your general contractor as that would detail the scope of work. In your current submission there are two bids, but no signed contract. The Walsh Contract has a disclaimer at the bottom that the details of how the code violations will be resolved will be outlined in the signed contract, and it is those details that the Landmarks Commission needs.

For the scope of work from Knockout Building Restoration, the work described does not meet our preservation standards in several ways.

- To remove the mortar, it must be hand raked, not mechanically cut out
- You can clean the masonry through low pressure or hand scrubbing with a soft bristle brush, but not high pressure
- You must test the historic mortar to determine the appropriate type, but Type S mortar is only appropriate for new construction. Most likely the mortar used on the building will be Type O, but possibly Type N.
- Replacement bricks must be of the same materials as the historic. New/modern brick is not appropriate.
- Repairing and relaying the masonry piers needs to be completed in a preservation appropriate manner. We need details of how that work will be completed.
- No sealants of historic masonry are appropriate or allowed.

Per the December staff report (attached), we asked for the following items and have not received them to date:

- 1) The extents of tuckpointing, mortar mix, and mortar color shall be approved by the Preservation Planner prior to any work being done. Note that this may involve a one or more test areas.
- 2) Clarify that the only portions of the building to be painted are wood or metal- not brick or stone.
- 3) The specifications for the arched storm window on the lower level of the front façade shall be approved by the Preservation Planner.
- 4) Any cleaning or chemical treatment of the building shall be approved by the Preservation Planner.
- 5) The metal framing for the new metal/cable guardrail on the rear and side porches and stairs shall be painted a color complimentary to the overall brick color and be approved by the

Preservation Planner.

- 6) Additional detail, including precise dimensions, for the original columns, bases, and capitals, and balusters and railing for each of the porches shall be provided to ensure they are replicated in a historically accurate manner. The specifications of the replacement components shall be approved by the Preservation Planner prior to their fabrication.

Your Certificate of Appropriateness (also attached) reiterated those items. I currently do not have the details necessary to approve the work required for the property.

Your previous timeline included templates for the porch columns and balusters and test patches for the tuck pointing. Your new timeline does not. In order to ensure the work you're proposing to complete meets the City's requirements, I would recommend including those items back in the timeline.

Are you able to submit a signed contract with a detailed scope of work? Are you able to supply the specifications for the work as described in the numbered points above?



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

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From: info1
Sent: Monday, April 01, 2019 10:40 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: RE: follow up on 121 Langdon

Hi Heather,
Please see attached.
Harold

From: Bailey, Heather [<mailto:HBailey@cityofmadison.com>]
Sent: Tuesday, March 26, 2019 9:09 AM
To: info1 <info@centralapts.com>; 'david@fercharchitecture.com' <david@fercharchitecture.com>; 'snh@herricklaw.net' <snh@herricklaw.net>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Bunnow, Kyle <KBunnow@cityofmadison.com>; Hank, George <GHank@cityofmadison.com>; Strange, John <JStrange@cityofmadison.com>; Zellers, Ledell <district2@cityofmadison.com>; Fruhling, William <WFruhling@cityofmadison.com>

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Mr. Langhammer,

At the December 3, 2018, Landmarks Commission meeting the commission referred the demolition by neglect case for 121 Langdon to their April 22, 2019, meeting. They specifically requested that the property owner supply evidence that work is being completed on schedule in order to meet the August 15, 2019, court-mandated deadline. I am attaching the timeline you supplied for the December 2018 meeting and the action report from that meeting. One of the items the commission would like to see is a signed contract for the work to be completed.

In order to have a complete submission for the April 22 meeting, I need materials submitted by April 1 so we can notice this for a public hearing. I recommend submitting a narrative and any supporting materials that demonstrate progress on this case. Let me know if you have questions as you proceed.

Landmarks Commission Application Information

[Submittal Dates](#)

[Application](#)



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