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## Demolition by Neglect 121 Langdon St.

April 22, 2019



# Background

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- Sept. 17, 2018 — Public Hearing on notice of demo by neglect
- Dec. 3, 2018 — COA with conditions, referred demo decision to future meeting
- August 15, 2019 — Court-approved agreement to complete BI work order



# History of Property

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



# Applicable Standards

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**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.



# December 8 Referral

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- LC referred demo decision to 4/22 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

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Staff recommends that the Landmarks Commission refer the finding that demolition by neglect is occurring until the May 6, 2019, meeting to review the signed contract for work and ensure that adequate progress is being made on making the required repairs by the court stipulated deadline of August 15, 2019.

