

**MNA P&D Committee**  
**Draft Criteria for Identification of Neglected Properties**

In order to proactively protect properties which are either historic or contribute to the historic character of the neighborhood, the Marquette Neighborhood Association recognizes the following criteria as being indicative of neglect which may further damage a property such that its current or future owner may seek an otherwise avoidable demotion. We recognize that it is possible other criteria not listed here may contribute to the same end. Such instances will also be considered on a case by case basis to put properties that are of historic value to the neighborhood at jeopardy.

**Mad Ord. Sec. 33.19(8)(a):**

“Every person in charge of an improvement on a landmark site in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.”

**From the San Francisco preservation ordinance:**

1. Facades which may fall and injure members of the public or property.
2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.
3. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
5. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.
6. Any fault or defect in the building which renders it not properly watertight or structurally unsafe.

**From Culpeper, VA ordinance:**

2. Deterioration of exterior walls or other vertical supports, horizontal members, roofs, chimneys, exterior wall elements such as siding, wooden walls, brick, plaster, or mortar to the extent that it adversely affects the character of the historic district or could reasonably lead to irreversible damage to the structure. Either irreversible or financially insolvent to fix. JPH

**From Charlottesville, VA:**

4. The deterioration of crumbling of exterior plasters or mortar; 5. The ineffective waterproofing of exterior walls, roofs and foundations, including broken windows or doors; 6. The peeling of paint, rotting, holes and other forms of decay; 7. *The lack of maintenance of surrounding environment, e.g., fences, gates, sidewalks, street signs, accessory structures and landscaping* (emphasis added);