



Department of Planning & Community & Economic Development

Building Inspection Division

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
Phone: (608) 266-4551
Fax (608) 266-6377
www.cityofmadison.com

DATE: September 17, 2014

TO: Plan Commission

FROM: George C. Hank, Director
Building Inspection Division

SUBJECT: Demolition of 816 Christianson Avenue

A handwritten signature in dark ink, appearing to read "G. Hank", is written over the printed name of George C. Hank.

During the month of February 2009, a broken water pipe that went undetected for more than two weeks significantly damaged the single family home located at 816 Christianson Avenue on the City's East Side. The water buckled the floors throughout the house and warped the floor framing. The framing was most affected in the area above the first floor slab where the utility room is located. Standing water went unnoticed in the crawl space for an extended period of time. The resulting high humidity levels led to mold growth deep into the structure.

During the evening of July 31, 2014, fire caused significant additional damage to the already degraded house. The fire resulted in substantial smoke and heat damage as well as additional water damage. Fires crews ventilated the structure by breaking out most of the windows and cutting large holes in the roof. Cabinets, walls and ceilings were removed to search for concealed fire

The broken water pipe and fire damage have severely degraded the building making repair financially unfeasible. The building has been secured but this only prevents people who generally obey the law from entering the building. In its current condition, the building constitutes a public nuisance and should be removed as soon as possible. I am writing to urge support for the issuance of the Demolition Permit.

Sept 14, 2014

To whom this concerns,

I invested in this neighborhood and my family and I have lived at 814 Christianson Ave. for the last 23 years. Our house is the closest to 816 Christianson Ave.

Tearing down the house at 816 Christianson Ave is a good idea. My main concern is that it's demolished safely.

The house at 816 Christianson Avenue has had extensive black mold in it for the past 4-5 years after the pipes broke in the winter as the house was unoccupied and the temperature wasn't kept high enough.

I have an immune disease and take immunosuppressive medication so I get sick easier than the average person.

There should be mold remediation and removal in connection with the demolition of the house to keep our neighborhood safe and healthy.

Concerned next door neighbors,

Vicki L. Novy

Robert J. Kelnosky