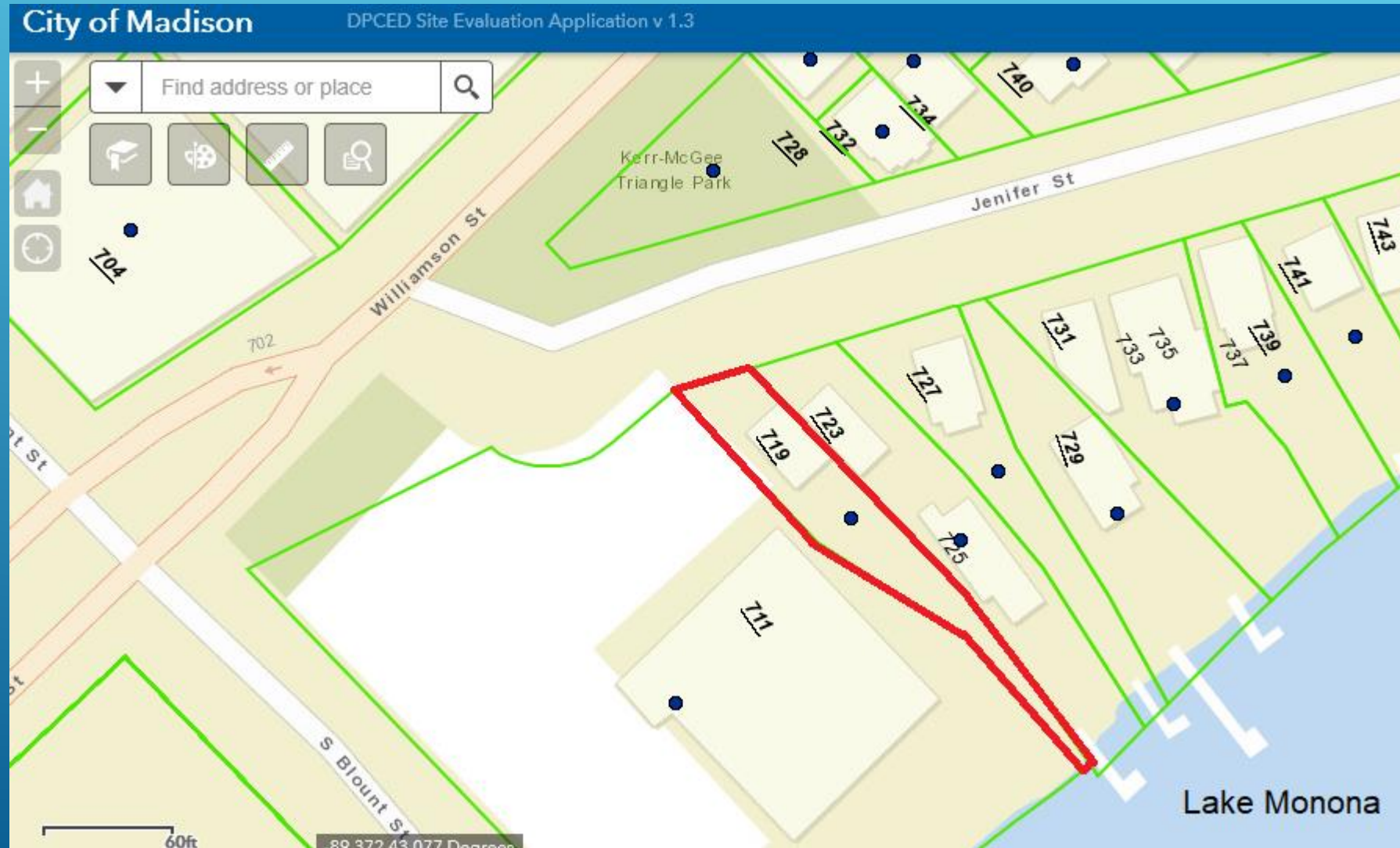


719 JENIFER ST

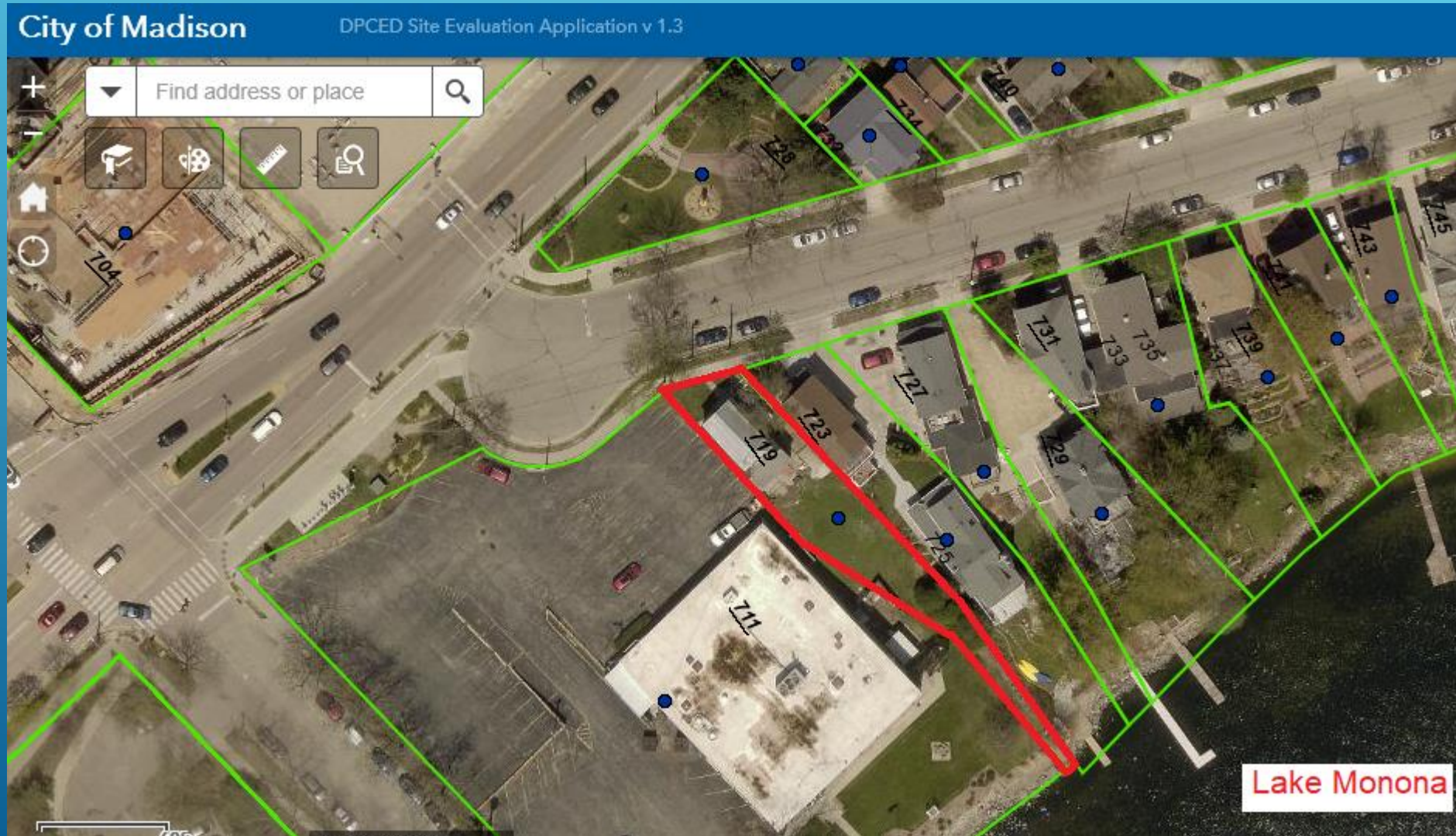
Demolition by Neglect

01/11/2021

LOCATION: THIRD LAKE RIDGE HISTORIC DISTRICT



LOCATION: THIRD LAKE RIDGE HISTORIC DISTRICT



FOR SALE: 07/2017

The property sold within days of being listed and the original real estate listing description read, in part: “Located in the Historic district this needs the right steward to work with the Landmarks & City to bring it back and/or go thru the process with Landmarks & Plan Commission to demo & rebuild.”

Source: [Realtors.com/Redfin.com](https://www.realtors.com/Redfin.com)

GOOD START

07/2017 – Building permit #BLDRPR-2017-11267 is issued to tear off and replace the roof covering. A Certificate of Appropriateness is also administratively approved for this alteration. The roof covering on the rear portion of the house is removed. However, no other progress is made, the roof covering is not replaced, and the building permit and Certificate of Appropriateness both expired without inspection in 07/2019. (BI)

GOOD START

11/2017 – A Certificate of Appropriateness (LNDMRK-2017-00167) is issued granting permission to extend the roof profile, add skylights, and replace the existing roofing. The roof covering on the rear portion of the house is removed. However, no other progress is made, the roof covering is not replaced, and the Certificate of Appropriateness expired in 11/2019. (BI)

NO PROGRESS: AFTER TWO YEARS

09/2019 – After no progress at the property has been observed, Official Notice #CB2019-259-05665 is issued (reissued due a new ownership where several items were listed in old notice).

Issued on 09/18/2019 with due date on 08/02/2020

This Official Notice consists of 15 exterior-related violations to MGO Chapters 27 and 41. (BI)

ANOTHER NOTICE

05/2020 – Official Notice #CB2020-141-02108
requiring the owner to obtain a building permit for
any interior alterations.

Issued 05/28/2020 with due date 06/12/2020.

This Official Notice has not been complied with. (BI)

CERTIFICATE OF APPROPRIATENESS: IN PROGRESS

06/2020 – Applicant would like to change the rear roof form, complete concrete work, construct two rear decks, add rear door openings, install HVAC system, tuckpoint foundation, and replace windows & storms, siding, and gutters.

CoA is with “In progress” status and certificate has not been obtained. (BI)

REFERRAL TO CITY ATTORNEY OFFICE: PROSECUTION

09/2020 - Official Notice #CB2019-259-05665 is referred to the Office of the City Attorney for potential prosecution after no progress is made in eliminating any of the 15 exterior violations. (BI)

12/20: Per Office of the City Attorney, “the owner had a pretrial court scheduled for December 9, 2020. He failed to appear (call or email our office).”


DEMOLITION BY NEGLECT: DEFINITION

Demolition by Neglect means the process of allowing landmarks, landmark sites or improvements in historic districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair.

MGO 41.02 “Demolition by Neglect means the process of allowing landmarks, landmark sites or improvements in historic districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair.”

DEMOLITION BY NEGLECT: NOTIFICATION

10/2020 – Notification of demolition by neglect letter sent to the owner, Preservation Planner, and Landmarks Commission per MGO 41.15(1) requirements.

Three parallel white diagonal lines are located in the bottom right corner of the slide, extending from the right edge towards the center.

WHAT THE OWNER NEEDS TO DO:

As the delaying of maintenance is causing the property to decay and deteriorate, the owner needs to stop further neglect complying with the Official Notices as stated in the Notice of Demolition by Neglect letter sent on October 2020

SUMMARY

- Current owner owns the property for over 3 ½ years
- Two notices are not in compliance and no real progress has been made
- CoAs: one expired and another “In progress”
- No permits (construction, electrical, plumbing and HVAC) have been obtained
- One notice has been referred to the Office of the City Attorney
- As the failure to follow through with maintenance to satisfies the Demolition by Neglect definition, the letter of Demolition by Neglect was sent

JOSEMARIA DONOSO

HOUSING INSPECTION SUPERVISOR

BUILDING INSPECTION DIVISION

608.266.4216

JDONOSO@CITYOFMADISON.COM