

Demolition by Neglect 719 Jenifer St

May 17, 2021



## History of the Proceeding

- Reports from BI
  - September 18, 2019
  - May 28, 2020
- Notice from BI
  - October 23, 2020
- LC approved CoA and referred consideration of demolition by neglect
  - January 11, 2021





# Applicable Standards

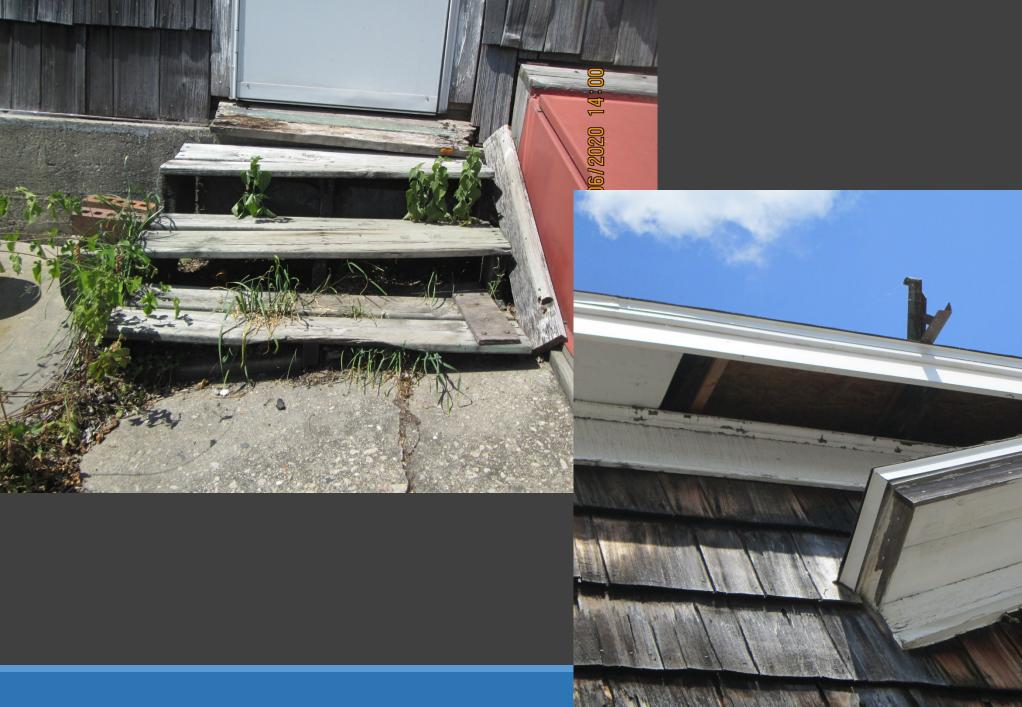
### 41.02 DEFINITIONS.

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

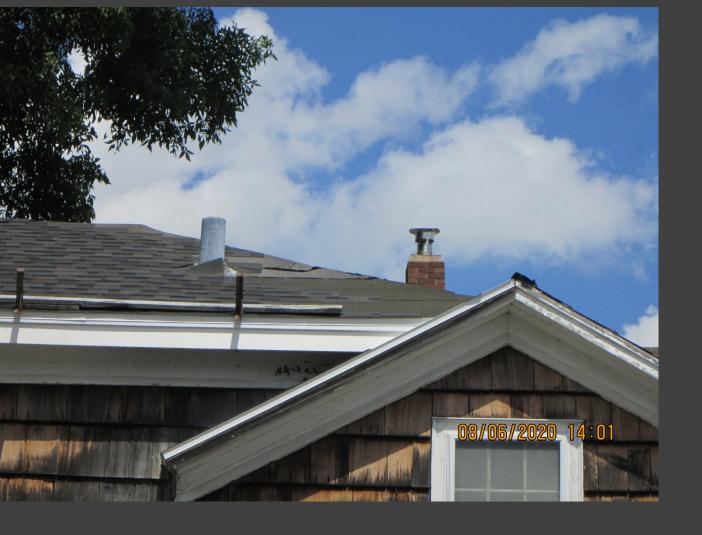
## 41.15 DEMOLITION BY NEGLECT.

(3) <u>Landmarks Commission Finding</u>. 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.





08/06/2020 13:56











## Current conditions



### Previous timeline submitted 1/11/21

Pura Pada Permedal 710 Janifar St																				
Ryan Reda Remodel - 719 Jenifer St.																				
					11/15/20 11/29/2			0/21 1/24/21	2/7/21	2/21/21	3/7/21	3/21/21	4/4/21	4/18/21	5/2/21	5/16/21	5/30/21	6/13/21	6/27/21	7/1
		0 days	Mon 12/14/20	Mon 12/14/20		12/14														
	Commission Application					Ļ														
	Landmark Commission Application Review	15 days	Mon 12/14/20	Fri 1/1/21		_														
	Finalize and Place Material Orders	5 days	Mon 1/4/21	Fri 1/8/21																
4	Window Order Lead Time	16 wks	Mon 1/11/21	Fri 4/30/21			*								ר					
1 1	Replace Windows & Rear Door	4 days	Mon 5/3/21	Thu 5/6/21											<b>1</b>					
6	Replace Trim	3 days	Fri 5/7/21	Tue 5/11/21											-					
7	Remove Existing Siding	2 days	Wed 5/12/21	Thu 5/13/21											1	1				
	Install Insulation, Tyvek, & Sheathing	8 days	Fri 5/14/21	Tue 5/25/21												<b>*</b>				
		5 days	Wed 5/26/21	Tue 6/1/21												Ľ				
	Install Flashing at Basement Door and Reattach Electric Cables	1 day	Wed 6/2/21	Wed 6/2/21													*			
I 1	Build Rear Entry Stairs, Platform, and Railings	5 days	Thu 6/3/21	Wed 6/9/21																
12	Final Inspections	5 days	Thu 6/10/21	Wed 6/16/21													ž			
13	Occupancy	0 days	Wed 6/16/21	Wed 6/16/21														6/16	5	



#### Updated timeline submitted 5/12/21

Rvan Reda Remodel - 719 Jenifer St. Start Finish Nov '20 Dec '20 Jan '21 Feb '21 Mar '21 Apr '21 May '21 Jun '21 Jul '21 D Task Name Duration Submit Landmarks 0 days Mon 12/14/20 Mon 12/14/20 1 Commission Application Landmark Commission 15 days Mon 12/14/20 Fri 1/1/21 2 Application Review Finalize and Place Material 5 days Mon 1/4/21 Fri 1/8/21 3 Orders Remove Existing Siding 5 days Mon 5/10/21 Fri 5/14/21 4 Window Order Lead Time 19 wks Mon 1/11/21 Fri 5/21/21 5 Install Insulation, Tyvek, & 8 days Mon 5/17/21 Wed 5/26/21 6 Sheathing 7 Replace Windows & Rear 5 days Mon 5/24/21 Fri 5/28/21 Door Install Lap Siding 10 days Thu 5/27/21 Wed 6/9/21 8 Replace Trim 9 3 days Mon 5/31/21 Wed 6/2/21 Install Flashing at 1 day Thu 6/10/21 Thu 6/10/21 10Basement Door and Reattach Electric Cables Build Rear Entry Stairs, 5 days Fri 6/11/21 Thu 6/17/21 11 Platform, and Railings 12 Final Inspections Fri 6/18/21 Thu 6/24/21 5 days 6/24 Completion 0 days Thu 6/24/21 Thu 6/24/21 13



# Staff Recommendation

Staff recommends that the Landmarks Commission find that the property at 719 Jenifer Street is undergoing demolition by neglect as defined in Chapter 41. However, if based on the testimony and discussion at the public hearing, the Landmarks Commission is highly confident that the property owner will secure a Certificate of Appropriateness and make the necessary repairs in an expedited timeframe, the Landmarks Commission could refer final consideration of this matter to the July 26 commission meeting.

