

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 5/17/21

TITLE: 719 Jenifer St - Demolition by Neglect in
the Third Lake Ridge Hist. Dist.; 6th
Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 5/24/21

ID NUMBER: 62805

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused were Betty Banks and David McLean.

SUMMARY:

Tyler Weavers, registering neither in support nor in opposition and available to answer questions

Bailey provided a brief overview of the demolition by neglect case, which the Landmarks Commission had previously reviewed on January 11, 2021 and referred to today in order to check on the progress being made toward completing the work associated with the Certificate of Appropriateness approved on January 11, 2021. She showed photos of the current conditions and pointed out that the applicant had investigated the bottommost layer of siding, which was clapboard. She explained that they are currently moving toward installing the new siding and replacement windows, so the work is progressing. She shared the new timeline submitted by the applicant, which has a June 24, 2021 date of completion. She said that staff recommends that the commission find that demolition by neglect is occurring, however if the commission is highly confident the property owner will complete work from the Certificate of Appropriateness, they could refer consideration to the July 26, 2021 meeting.

Andrzejewski opened the public hearing.

Taylor asked why staff recommended referral to July 26. Bailey said that it was meant to ensure the work is completed and doesn't stop midway. She explained that by July 26, all of the work related to the BI work orders should be completed, so the commission should be able to determine whether or not the maintenance issues have been resolved. She said that if the work is completed, then her recommendation will be to find that demolition by neglect is no longer occurring and the property has been saved. She said that the goal of the demolition by neglect process is to encourage movement on the issues that have brought a property to a point where it is in a tenuous state.

Arnesen asked Weavers, the contractor, if he thought they would finish the work by June 24. Weavers said that is the current timeline, and he feels confident they are on schedule. He said that they have received or have in stock most of the materials, which was his biggest concern at the moment; knowing they have the materials, he said it should be no problem to meet the deadline.

Andrzejewski asked Weavers if he saw evidence that the building was built in two different time periods when they removed the siding. Weavers said that once the siding was removed from the entire side of the house, he saw a vertical element of trim that separated the original building from the addition. Andrzejewski asked if the

original building was the front or back, and Weavers said it was the rear building and the addition was to the front.

Andrzejewski closed the public hearing.

Kaliszewski cautioned the applicant that if the work is not done by the July 26 meeting, they will be having a different conversation.

ACTION:

A motion was made by Arnesen, seconded by Kaliszewski, to refer the item to the July 26, 2021 Landmarks Commission meeting. The motion passed by voice vote/other.