



Demolition by Neglect 719 Jenifer St

July 26, 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
- LC referred consideration of demolition by neglect
 - May 17, 2021





Applicable Standards

41.02 DEFINITIONS.

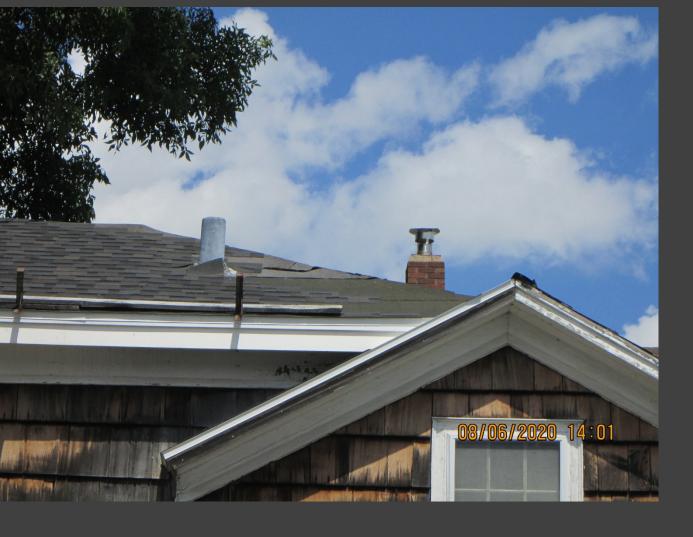
<u>Demolition by Neglect</u> means the process of allowing landmarks, landmark sites or improvements in historic districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair.

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.

















Conditions as of May 17, 2021





7/21/21 conditions









Timeline submitted 5/12/21

Ryan Reda Remodel - 719 Jenifer St.													
ID	Task Name	Duration	Start	Finish	Nov '20	Dec '20		Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
	Submit Landmarks Commission Application	0 days	Mon 12/14/20	Mon 12/14/20		12/	2/14						
	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	Remove Existing Siding	5 days	Mon 5/10/21	Fri 5/14/21							•		
5	Window Order Lead Time	19 wks	Mon 1/11/21	Fri 5/21/21									
	Install Insulation, Tyvek, & Sheathing	8 days	Mon 5/17/21	Wed 5/26/21							*		
	Replace Windows & Rear Door	5 days	Mon 5/24/21	Fri 5/28/21							T		
8	Install Lap Siding	10 days	Thu 5/27/21	Wed 6/9/21									
9	Replace Trim	3 days	Mon 5/31/21	Wed 6/2/21						· ·	*		
	Install Flashing at Basement Door and Reattach Electric Cables	1 day	Thu 6/10/21	Thu 6/10/21								Ť	
	Build Rear Entry Stairs, Platform, and Railings	5 days	Fri 6/11/21	Thu 6/17/21								*	
12	Final Inspections	5 days	Fri 6/18/21	Thu 6/24/21								*]
13	Completion	0 days	Thu 6/24/21	Thu 6/24/21									6/24



Staff Recommendation

Staff recommends that the Landmarks Commission find that the property at 719 Jenifer Street is not undergoing demolition by neglect as defined in Chapter 41.

