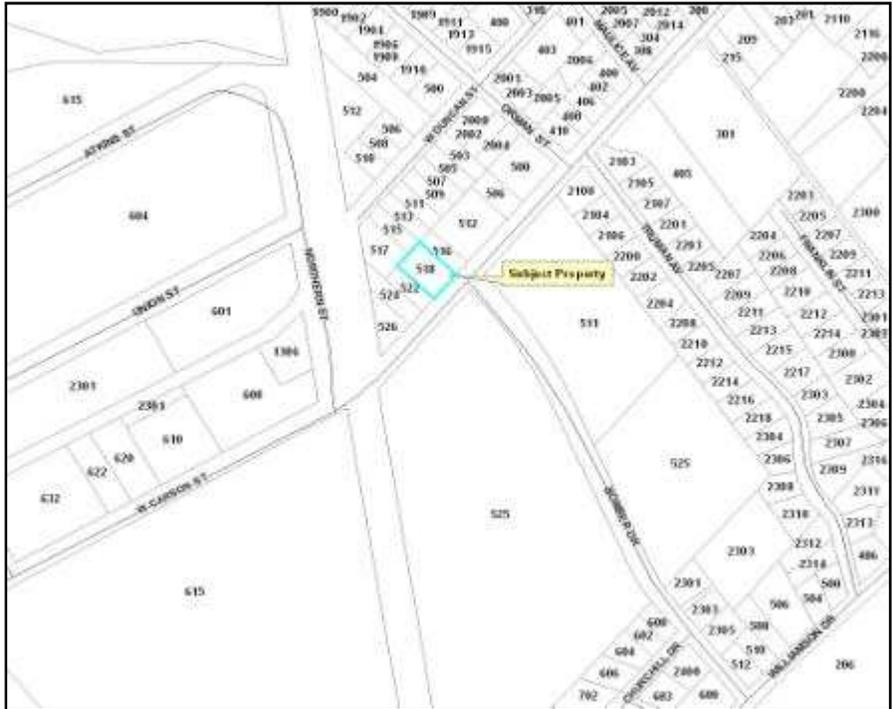


**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

September 26, 2011



**Case #1758 – 518 West Carson Street**



**LEGAL DESCRIPTION:** Block 10, Lot 21 & 22, Beason Revised Subdivision

**STRUCTURE(S):**

- single-family residence
- multi-family residence
- mixed use
- commercial
- accessory structure(s)

**PROPERTY OWNER(S):** Louis W Jr & Joann Zaeske

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)**

**(AS APPRAISED BY THE**

**BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$24,130 (2011 tax year)

**BACKGROUND:** Code Enforcement contacted the property owner concerning the condition of the roof in March 2009 and the property owner obtained a building permit to re-roof the structure. However, no work was started and the permit expired. The house has been deteriorating since before Code Enforcement contact with the owner and has not been occupied for many years.

**ATTACHMENTS:**

- (1.) staff recommendation
- (2.) pictures
- (3.) dangerous structures survey reports with recommendations

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**September 26, 2011**

**Case #: 1758**

**Building Address: 518 West Carson Street**

**Record Owner(s): Zaeske Louis W Jr & Joann**

**The City's Chief Building Official has requested this Commission hearing to discuss the building  and 1 accessory structure(s) on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building  and/or accessory structure(s) they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):**

- 1)  The building, structure, or any part thereof is likely to partially or fully collapse.
- 2)  The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3)  One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4)  The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5)  The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6)  The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7)  The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8)  The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9)  The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

**The City further recommends that the Commission find that:**

- the building is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the accessory structure(s) is/are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the building is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the building.**

- the accessory structure(s) is/are unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure(s).**
- the building may feasibly be repaired so that it is no longer in violation of City ordinances.
- the building may not be feasibly repaired in compliance with City ordinances.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- vacate the building within \_\_\_\_ days.
- secure the building and accessory structure(s) from unauthorized entry within 30 days.**
- demolish/remove the building and accessory structure(s) within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_\_ days, in accordance with the schedule below:

Deadline

Task

---



---



---



---



---

- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

**The City further recommends that the Commission order the City to demolish the building and accessory structure(s) and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.**

**PICTURES:**







CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Code Enforcement

Case # 1758

**A. PROPERTY DESCRIPTION**

Address 518 W Carson Street

Lot(s) 21 & 22 Block(s) 10 Addition(s) Beason Revised

Owner(s) Zaeske Louis W Jr & Joann

Mailing Address PO Box 3383, Bryan, TX 77805-3383

**SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms 5 Stories 1 Structures 2

**STRUCTURAL USE**

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home

**OCCUPANCY**

- Occupied
- Vacant
- Open

**B. FINDINGS**

- 01. The building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to children.

**C. DETERMINATION**

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured or has been secured and must remain so.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

COMMENTS

has attached garage / building

9 vehicles, 1 tractor + 1 snow  
trailer in back yard

D. Kaatz

Signature

Dawn Kaatz

Printed Name/Title

Code Enforcement Officer

8-17-11

Date

Case # \_\_\_\_\_



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Chief Building Official

Case # 1758

A. PROPERTY DESCRIPTION

Address 518 W Carson Street

Lot(s) 21 & 22 Block(s) 10 Addition(s) Beason Revised

Owner(s) Zaeske Louis W Jr & Joann

Mailing Address PO Box 3383, Bryan, TX 77805-3383

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ Structures \_\_\_\_\_

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

Tar and gravel roof allowed to leak over the years, causing decking to rot and failure of the roof supports causing house to fall subject to 2009 IBC Section 116 and the city dangerous structures ordinance. Also, main and accessory structure are not secured from unwanted entry, multiple junk and antique vehicles on property in disrepair.

- 02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base.
- 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated.
- 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated.
- 05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

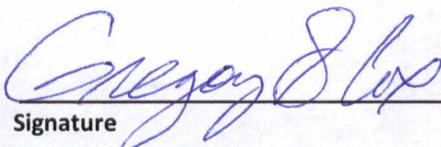
06. The structure or any part thereof has inadequate means of egress as required by the city's building code.
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:
- light
  - ventilation
  - sanitation facilities
08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
- Holes or cracks in the floor, exterior wall or roof
  - Loose, rotten, warped or protruding boards
10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
- Defective materials
  - Structural deterioration
  - Interior walls or ceilings with holes, cracks or loose plaster

**COMMENTS**

As mentioned, roof leaks caused extensive damage to nearly 100% of the roof structure, interior is open to sky, and main and accessory storage/garage structure are unsecured. Barrels stored on site with possible oil and soil contamination. Multiple antique and junk vehicles on site, some possibly valuable. Accessory structure open and has siding/roof damage.

**DETERMINATION**

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A.  Be vacated OR  remain unoccupied; and
  - B.  Be repaired OR  be demolished.
2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.



Signature

GREGORY S COX

Printed Name

8-17-11

Date

Case # \_\_\_\_\_



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case # 1758

A. PROPERTY DESCRIPTION

Address 518 W Carson Street

Lot(s) 21 & 22 Block(s) 10 Addition(s) Beason Revised

Owner(s) Zaeske Louis W Jr & Joann

Mailing Address PO Box 3383, Bryan, TX 77805-3383

## SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms 6 Stories 1 Structures 2

### STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

### CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

### OCCUPANCY

- Occupied
- Vacant
- Open

B. FINDINGS

- 01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare. I estimate that 100% of the structure is considered a loss.
- 02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.
- 03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.
- 04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
- 06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.

X

07. The structure or a part thereof is in violation of the City's fire code.

C. DETERMINATION

X

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

A. \_\_\_ Be vacated OR X \_\_\_ remain unoccupied; and

B. \_\_\_ Be repaired OR X \_\_\_ be demolished.

\_\_\_ 2.

It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

COMMENTS *Roof collapse in several places*

---

*windows broken*

---

*interior of house exposed to weather*

---

*BARRELS of unknown substance in back yard*

---

*several old (non-running) vehicles in back yard*

---

*TRASH throughout house & outside*

---

*OLD TIRES*

---

*Detached shed & breezeway - Roof collapse*

---

*Backyard overgrown with trees & weeds*

---

*exposed wiring*

---

*House full of leaves & limbs from Roof Collapse*

---



---



---



---



---



---

*[Handwritten Signature]*

Signature

FRED TAYLOR Deputy Fire Marshal

Printed Name/Title

8-17-11

Date