

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**August 26, 2013**



**Meiller Mobile Home Park – 1405 Groesbeck Street and 1405A Groesbeck Street  
(Case #1861 and Case #1861A)**



**LEGAL DESCRIPTION:** Lot 1 of Block 1 of Meiller Addition, being part of 1.00 acre of Zeno Phillips League

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Ted J & Mildred M Meiller

**LIENHOLDER(S)/  
MORTGAGEE(S):**

none

**IMPROVEMENT VALUE(S)  
(AS APPRAISED BY THE  
BRAZOS COUNTY  
APPRAISAL DISTRICT)  
FOR 2013 TAX YEAR:**

CASE # 1861 (1405 Groesbeck Street): \$9,790

CASE # 1861A (1405A Groesbeck Street): \$1,290 or \$1,570 (1982 or 1983 manufactured home)

**BACKGROUND:**

In September 2011, this property was brought to the attention of the Code Enforcement Department due to other mobile homes on the property being vacant and receiving information vagrants occupying structures after dark. Staff also found open storage, tall grass and inoperable vehicles on the property. Due to the dilapidated state of the structures on the property, the case was referred to Building Services and Fire Marshall for complete assessment.

On June 25, 2012, the Commission ordered the mobile home addressed as 1405C Groesbeck Street to be demolished within 60 days. On September 24, 2012, the Commission ordered the mobile home addresses as 1405B Groesbeck Street to be secured and demolished within 30 days. The mobile home at 1405C Groesbeck has been removed, but the mobile home at 1405B Groesbeck Street is still on the property.

In July 2013, staff found the mobile home addressed as 1405A Groesbeck Street as well as the house addressed as 1405 Groesbeck Street and accessory structures on the property to be unsecured. All buildings and structures on the property show signs of deterioration and remain unsecured.

**ATTACHMENTS (for each case):**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**August 26, 2013**

**Case #: 1861**

**Building Address: 1405 Groesbeck Street**

**Record Owner(s): Ted J & Mildred M Meiller**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and two accessory structures 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 structures 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 structures 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 structures.**
- 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 from unauthorized entry within 7 days.**
- demolish/remove building and accessory structures within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_\_ days, in accordance with the schedule below:

Deadline

Task

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- 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 recommends that the Commission orders that the City may:**

- disconnect water and electric utilities to the building and accessory structures.**
- secure the structure, demolish the building and accessory structures 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.**

**1405 Groesbeck Street**

pictures taken on 07-09-2013



Storage Building



Second Storage Building





CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Chief Building Official

Case # 1861

A. PROPERTY DESCRIPTION

Address: 1405 GROESBECK STREET

Lot(s) 1 Block(s) 1 Addition(s) MEILLER ADDITION, BEING PART OF 1.00 AC. ZENO PHILLIPS LGE WITH MOBILE HOME

Owner(s) TED J & MILDRED M MEILLER

Mailing Address: 1308 BENNETT STREET, BRYAN TEXAS 77802-1223

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms 4 Stories 1 Structures 2

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

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

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant
- Open (SHED)

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:  
2009 IRC / 2011 NEC
- 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. (SHED)
- 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. (SHED)
- 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 (1) DAMAGED SIDING (2) DAMAGED FRAMING/EXPOSED FRAMING @ FRONT DOOR (3) UNLEVEL FLOORS (4) DAMAGED LIGHT FIXTURES (5) UNSECURED WINDOW (6) DAMAGED FLOOR NEAR BACK DOOR (7) DAMAGED CEILING IN DINING ROOM FROM ROOF LEAKS (8) DAMAGED/ROTTEN STORAGE SHED

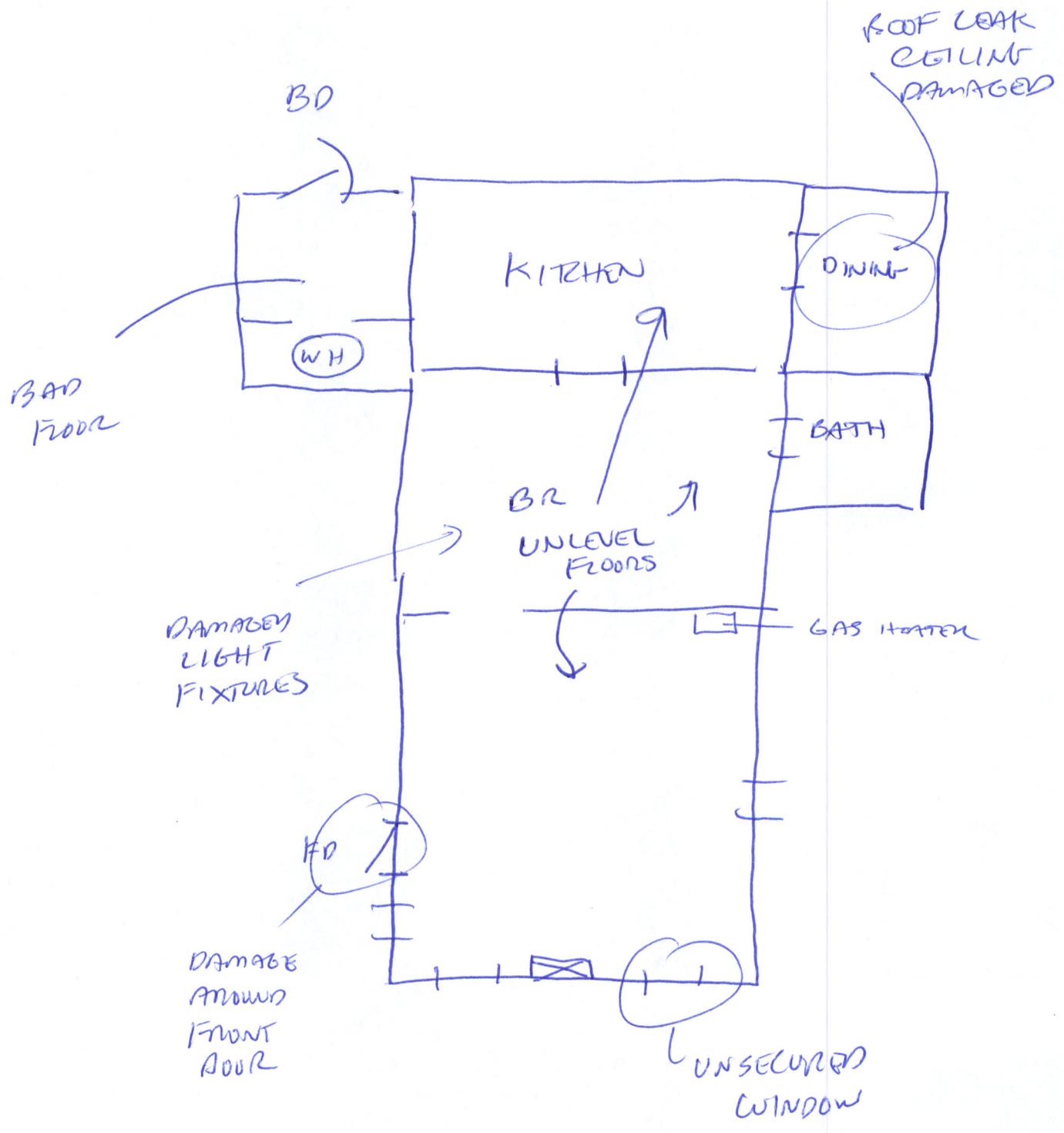
D. DETERMINATION

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.

*Conroy & Co*  
Signature

CAREY S. COX  
Printed Name

7-9-13  
Date





# Dangerous Structures Survey Report

Code Enforcement

Case # 1861

A. PROPERTY DESCRIPTION

Address: 1405 GROESBECK STREET

Lot(s) 1 Block(s) 1 Addition(s) MEILLER ADDITION, BEING PART OF 1.00 AC. ZENO PHILLIPS LGE WITH MOBILE HOME

Owner(s) TED J & MILDRED M MEILLER

Mailing Address: 1308 BENNETT STREET, BRYAN TEXAS 77802-1223

B. SPECIFICATIONS

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

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

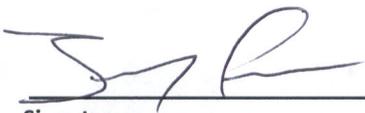
- 01. The building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to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

D. 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 There are 2 storage buildings that are in very  
bad shape

The house has BTM meter and Gas meter



Signature

Jerry Fagan

Printed Name/Title

7-9-13

Date

Case # 1861

Page 2 of 2



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case # 1861

A. PROPERTY DESCRIPTION

Address: 1405 GROESBECK STREET

Lot(s) 1 Block(s) 1 Addition(s) MEILLER ADDITION, BEING PART OF 1.00 AC. ZENO PHILLIPS LGE WITH MOBILE HOME

Owner(s) TED J & MILDRED M MEILLER

Mailing Address: 1308 BENNETT STREET, BRYAN TEXAS 77802-1223

B. SPECIFICATIONS

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

STRUCTURAL USE

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

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. 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 70% 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.

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

D. 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.

COMMENTS

Leaking Roof

Broken windows

Holes in exterior walls

Doors missing

mold

Damaged elec system

Floors soft

Jul 26 Fred Taylor Deputy Fire Marshal 7-15-13

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**August 26, 2013**

**Case #: 1861A**

**Building Address: 1405A Groesbeck Street**

**Record Owner(s): Ted J & Mildred M Meiller**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and 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 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 and accessory structure 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 within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_\_ days, in accordance with the schedule below:

Deadline

Task

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- 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 recommends that the Commission orders that the City may:**

- disconnect water and electric utilities to the building.**
- secure the structure, demolish the building 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.**

**1405A Groesbeck Street**

pictures taken on 07-09-2013





# Dangerous Structures Survey Report

Chief Building Official

Case # 1861A

A. PROPERTY DESCRIPTION

Address: 1405 GROESBECK STREET #A

Lot(s) 1 Block(s) 1 Addition(s) MEILLER ADDITION, BEING PART OF 1.00 AC. ZENO PHILLIPS LGE WITH MOBILE HOME

Owner(s) TED J & MILDRED M MEILLER

Mailing Address: 1308 BENNETT STREET, BRYAN TEXAS 77802-1223

B. 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

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:  
2009 IRC / 2011 NEC
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** (1) DAMAGED SKIRTING (2) DAMAGED/ROTTEN SIDING  
 (3) DAMAGED DECK/PORCHES - BACK PORCH COLLAPSING  
 (4) ELECTRICAL OUTLETS LOOSE & HANGING (5) ROTTEN SIDING  
 (6) ROTTEN FLOORS/WALLS (7) BROKEN ELECTRICAL CONDUIT @ METER POLE (8) OPEN FLOORS  
 (9) STORAGE SHED DAMAGED/ROTTEN

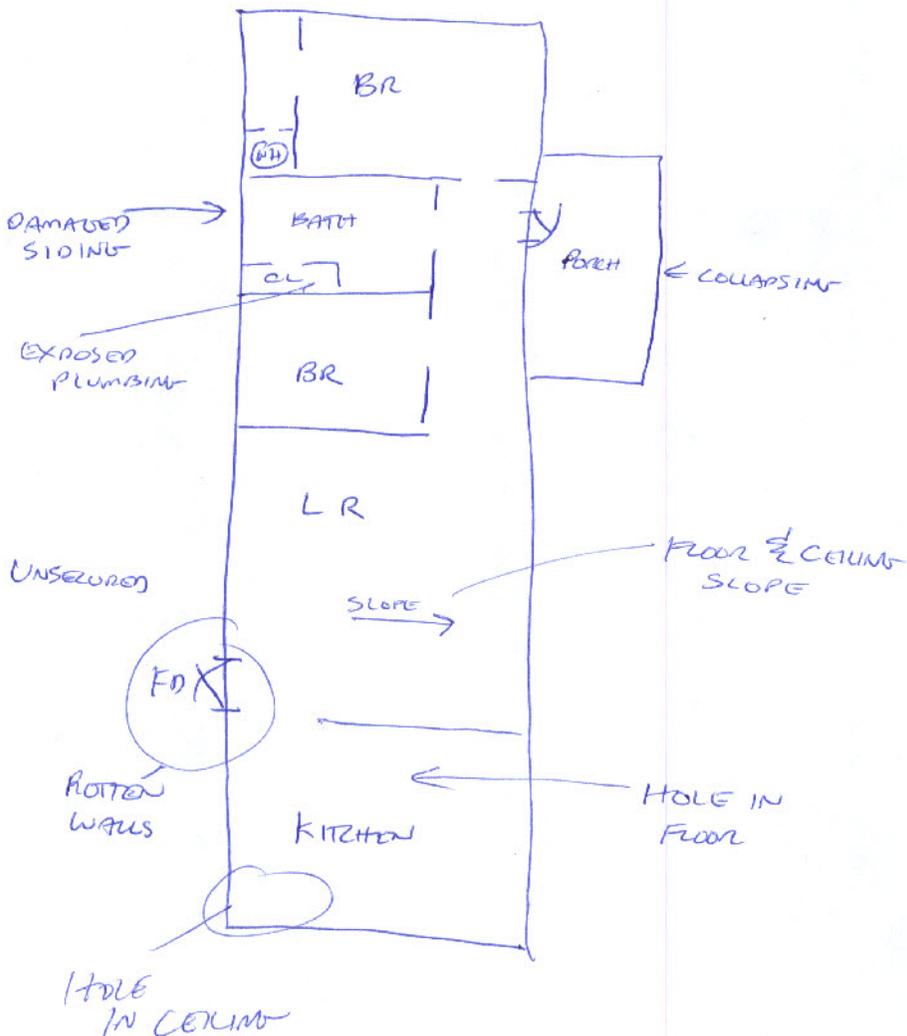
**D. DETERMINATION**

- 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.

*Gregory S. Cox*  
Signature

Gregory S. Cox  
Printed Name

7-9-13  
Date





# Dangerous Structures Survey Report

Code Enforcement

Case # 1861A

**A. PROPERTY DESCRIPTION**

Address: 1405 GROESBECK STREET #A

Lot(s) 1 Block(s) 1 Addition(s) MEILLER ADDITION, BEING PART OF 1.00 AC. ZENO PHILLIPS LGE WITH MOBILE HOME

Owner(s) TED J & MILDRED M MEILLER

Mailing Address: 1308 BENNETT STREET, BRYAN TEXAS 77802-1223

**B. SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories 1 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 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.

**D. 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.





# Dangerous Structures Survey Report

Fire Marshal

Case # 1861A

A. PROPERTY DESCRIPTION

Address: 1405 GROESBECK STREET #A

Lot(s) 1 Block(s) 1 Addition(s) MEILLER ADDITION, BEING PART OF 1.00 AC. ZENO PHILLIPS LGE WITH MOBILE HOME

Owner(s) TED J & MILDRED M MEILLER

Mailing Address: 1308 BENNETT STREET, BRYAN TEXAS 77802-1223

B. SPECIFICATIONS

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

STRUCTURAL USE

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

CONSTRUCTION

- Box  
 Frame  
 Masonry  
 Mobile Home

OCCUPANCY

- Occupied  
 Vacant  
 Open

C. 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.

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

D. 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.

COMMENTS

Damaged elec system  
Roof leaks  
Broken windows  
Holes in exterior walls  
Doors Broken  
MOLD  
Soft floors  
Soft walls

Fire Marshal Fred Taylor Deputy Fire Marshal 7-15-13