



**LEGAL DESCRIPTION:** SFA #10, Block 15, Lot 7

**STRUCTURE(S):** single-family residence, accessory structure(s)

**PROPERTY OWNER(S):** Bill Hightower

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** March 1, 2012

**BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:**

|                             |          |
|-----------------------------|----------|
| <b>PROPERTY ID:</b>         | 99042    |
| <b>IMPROVEMENT VALUE:</b>   | \$26,040 |
| <b>YEAR BUILT:</b>          | 1935     |
| <b>SF OF LIVING AREA:</b>   | 1,075    |
| <b>CURRENT OWNER SINCE:</b> | 1987     |
| <b>PROPERTY TAXES OWED:</b> | \$0.00   |

**BACKGROUND:**

- City staff noticed house was vacant in 2011 and needed repairs; a hold was placed on utilities and the owner was notified.
- In February of 2012, City staff met with the owner and discussed repairs and permits needed to get utilities back on.
- In the summer of 2014, the Chief Building Official noticed that the home was still vacant, unsecured, and in need of repairs.
- A letter to secure the structure was sent out on March 24, 2014; the structure remains unsecured.
- A Building and Standards Commission meeting notice was mailed to the listed property owner on September 23, 2014; staff never received plans or estimates for repairs.
- During its regular meeting on October 27, 2014, the Commission voted to issue an order to secure the structure and repair the structure within 60 days, and to show compliance with the repair order during the January 2015 Commission meeting.
- Building Official sent notice to owner on what all needed to be repaired for permits and a new certificate of occupancy in early November 2014 (see attachment)
- No permits have been applied for as of January 12, 2015 and the structure remains unsecured.
- Staff mailed property owner reminder notice on December 22, 2014 to appear before Building and Standards Commission on January 26, 2015 to show compliance with the Commission's order.

**ATTACHMENTS:**

1. staff recommendation
2. letter to property owner with attachment, dated November 7, 2014
3. pictures
4. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**January 26, 2015**

**Case #: 2057**

**Building Address: 1910 Old Hearne Road**

**Record Owner(s): Bill Hightower**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and 1 accessory structure 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 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 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:**

- secure the building from unauthorized entry within 30 days.**
- demolish the building and accessory structure and remove the debris within 30 days.**

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

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

November 7, 2014

To: Bill Hightower  
7578 Wixon Road  
Bryan, Texas 77808-8084

RE: 1910 Old Hearne Road

Dear Mr. Hightower,

As you know the Building and Standards Commission ordered your structure at the above referenced address repaired to code in 60 days.

I have put together the attached list to help you bring the structure up to code. I suggest we meet on site prior to permits being pulled to go over the list.

Please call Charmaine at 979-209-5030 or email me at [gcox@bryantx.gov](mailto:gcox@bryantx.gov) if any questions and to set up a time to meet.

Sincerely,

**Gregory S. Cox, CBO**  
Chief Building Official  
Development Services, City of Bryan  
[www.bryantx.gov](http://www.bryantx.gov)  
[gcox@bryantx.gov](mailto:gcox@bryantx.gov)  
979-209-5031 office  
979-209-5035 fax

## **1910 Old Hearne Road**

Commissioners ordered structure to be brought up to code compliance in 60 days.

Required:

- Building Permit
- Electrical permit by licensed electrician
- Plumbing permit by licensed plumber
- HVAC permit by licensed Mechanical contractor
- Abide by all city inspection procedures and policies, call for inspections prior to covering work, obtain Certificate of Occupancy before release of power
- Licensed engineer for evaluation and recommendation on rear slab at kitchen/back bedroom
- Repair or Remove rear addition/carport / rebuild with framing in compliance with code
- Rewire house to 2011 National Electrical Code requirements and City of Bryan Amendments
- Repair/replace all damaged wall framing, exterior sheathing, etc.
- Repair siding /replace missing asbestos boards/ paint house
- Repair front porch, roof deck and overhangs
- Clean up around property – remove trash and debris
- Add wall insulation R13 per current code
- Add ceiling insulation R30 per code
- Replace windows with double pain low E windows - .35 maximum SHGC, .65 maximum U-factor, bedroom windows need to meet requirements for
- Remove all old exposed Romex wiring
- Repair all damaged interior finishes
- Repair / replace all damaged light fixtures
- Remove flex gas piping where running through wall for stove – plumber will need to replumb per code
- Clean up around property – remove trash and debris
- Repair holes in roof/rotten overhangs and roof rafters – new roof
- Repair hole in back wall at back door
- Code required landings / steps/ guards / and handrails at exterior doors – side door, back door, front door, etc.
- Crawl space skirting, ventilation, and access
- Remove/cap unused plumbing

**Please call or email if any questions. City staff is available to meet on site and go over all repairs needed in order to obtain a certificate of occupancy.**

**Gregory S. Cox, CBO**

Chief Building Official

Development Services, City of Bryan

[www.bryantx.gov](http://www.bryantx.gov)

[gcox@bryantx.gov](mailto:gcox@bryantx.gov)

979-209-5031 office

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PICTURES: 09-04-14



Front porch with roof damage



Close up of front porch roof damage



Side view of front porch damage



Unsecured back door and opening, framing at back porch does not meet code. Exposed wiring.



Damaged interior walls, plumbing not to code



Exposed Romex wiring



Exposed Romex wiring, outlet missing cover, Old two prong plug and non-grounded wiring



Interior finishes damaged/loose



Unlevel floors



Exposed Romex wiring with illegal splice



Older electrical panel



Interior ceiling finish damaged



Illegal and unsafe gas piping



Damaged exterior siding and roof overhangs, open window – unsecured, tree resting on house



Damaged roof, gap and rear addition



Back porch framing damaged and does not meet code

Garage / Carport



Unsecured Garage



Trash and debris in garage, framing does not meet code, exposed Romex wiring



CITY OF BRYAN  
The Good Life, Texas Style™

# Dangerous Structures Survey Report

Chief Building Official

Case #2057

- A. PROPERTY ADDRESS: 1910 Old Hearne Road, SFA #10, Block 15, Lot 7 (TR-465) H 26, #40
- B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories \_\_\_\_\_ No. Structures Z

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family  
 Mixed Use  
 Commercial  
 Residential/Multi Family  
 Accessory Structure(s)

- Box  
 Frame 1935  
 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:

2609 IRC / 2011 NEC

Main structure?  Accessory structure?

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. Main structure?  Accessory structure?

03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure?  Accessory structure?

04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure?  Accessory structure?

05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.  
 Main structure?  Accessory structure?

06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure?  Accessory structure?

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

Main structure?  Accessory structure?

Case # 2057

X 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.  
Main structure? X Accessory structure? X

X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:  
X Holes or cracks in the floor, exterior wall or roof  
X Loose, rotten, warped or protruding boards  
Main structure? X Accessory structure? X

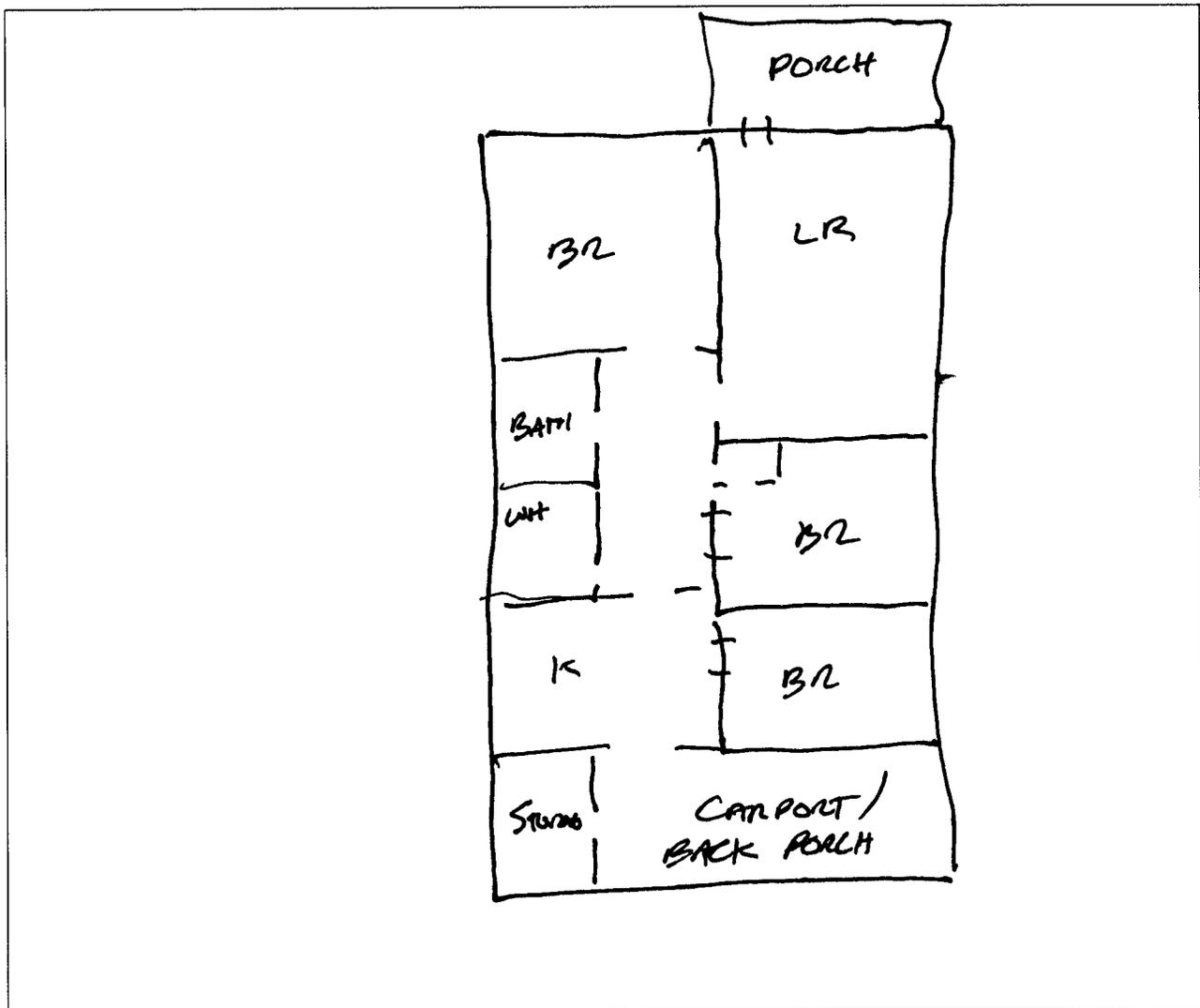
X 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:  
X Defective materials  
X Structural deterioration  
X Interior walls or ceilings with holes, cracks or loose plaster  
Main structure? X Accessory structure? X

X 11. The building, structure, or a part thereof, is unsecured and open.  
Main structure? X Accessory structure? X

COMMENTS (1.) DAMAGED ROOF/FRONT PORCH - ROT (2.) DAMAGED SIDINGS  
(3.) UNSECURED (4.) LOOSE LIGHT FIXTURES (5.) BACK PORCH  
FRAMING NOT TO CODE (6.) KITCHEN ON SLAB FOUNDATION -  
UNLEVEL (7.) DAMAGED ELECTRICAL WIRING (8.)  
MISSING PLUG COVERS (9.) EXPOSED ROMEX WIRING  
(10.) CLG. FINISH DAMAGE (11) DAMAGED LIGHT FIXTURES  
(12) <sup>OPEN</sup> SPLICED ELECTRICAL WIRES (13.) MISSING SINK  
(14.) DAMAGED ROOF SHINGLES (15) EXPOSED PLUMBING PIPES  
ARL EXTERIOR (16) DAMAGED INTERIOR FINISHES  
(17) GAS FLEX PIPING THRU WALL (18) REAR ADDITIONS  
TO HOUSE NOT TO CODE (19.) ROTTEN ROOF DECKING

ACCESSORY STORAGE STRUCTURE - FRAMING NOT TO CODE  
UNSECURED

D. FLOOR PLAN (if necessary)



E. 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

9-12-14  
Date



# Dangerous Structures Survey Report

Fire Marshal

Case #2057

A. PROPERTY ADDRESS: 1910 Old Hearne Road, SFA #10, Block 15, Lot 7 (TR-465)

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures 2

| <u>STRUCTURAL USE</u>   | <u>CONSTRUCTION</u>                       | <u>OCCUPANCY</u>                           |
|---|---|--|
| <input checked="" type="checkbox"/> Residential/Single Family | <input type="checkbox"/> Box              | <input type="checkbox"/> Occupied          |
| <input type="checkbox"/> Mixed Use                            | <input checked="" type="checkbox"/> Frame | <input checked="" type="checkbox"/> Vacant |
| <input type="checkbox"/> Commercial                           | <input type="checkbox"/> Masonry          | <input type="checkbox"/> Open              |
| <input type="checkbox"/> Residential/Multi Family             | <input type="checkbox"/> Mobile Home      |  |
| <input type="checkbox"/> Accessory Structure                  |   |  |

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 \_\_\_\_\_% of the main structure is considered a loss.  
I estimate that \_\_\_\_\_% of the accessory 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.  
Main Structure?  Accessory Structure?
- 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.  
Main Structure?  Accessory Structure?
- 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.  
Main Structure?  Accessory Structure?
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.  
Main Structure?  Accessory Structure?
- 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.  
Main Structure?  Accessory Structure?
- 07. The structure or a part thereof is in violation of the City's fire code.  
Main Structure?  Accessory Structure?

- \_\_\_ 08. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.  
Main Structure? \_\_\_ Accessory Structure? \_\_\_
- X 09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure? X Accessory Structure? X

COMMENTS *open wiring*  
*Rotten Lumber*  
*floor unlevel*  
*missing/damaged wiring*  
*open splices*

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 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.

*Fred Taylor* FRED TAYLOR DM 9-4-14  
 Signature Printed Name/Title Date