

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**July 27, 2015**



**Case # 2117 – 505 S. Hutchins St**



**LEGAL DESCRIPTION:** Phillips Addition, Block 11, Pts of Lot 2-3

**STRUCTURE(S):**  single-family residence  
 multi-family residence  
 mixed use  
 commercial  
 accessory structure(s)

**PROPERTY OWNER(S):** Richardo Reyna Davila

**LIENHOLDER(S)/  
MORTGAGEE(S):** none

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** Dec. 8, 2014

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

**PROPERTY ID:** 37651  
**IMPROVEMENT VALUE:** \$33,240  
**YEAR BUILT:** 1945  
**SF OF LIVING AREA:** 1320  
**CURRENT OWNER SINCE:** 2015  
**PROPERTY TAXES OWED:** \$0.00

**BACKGROUND:**

- Assistant Fire Marshal noticed the structure was vacant, un secured, and in dilapidated condition on May 6, 2015. The structure is across the street from an elementary school. The Building Official and Assistant Fire Marshall secured the structure and scheduled the structures for consideration by the Building and Standards Commission.
- Notice was mailed to the owner of record that there would be hold put on the electric on May 11, 2015.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on April 6, 2015 and May 18, 2015.
- The owner contacted the Building Official on May 20, 2015 and notified that the building was secured, exterior stairs removed, and relayed the structures would be demolished two weeks after obtaining a demolition permit. (see attachment)
- The main structure was found unsecured again on June 8, 2015 and re-secured by city staff.
- A demolition permit was issued on June 11, 2015. As of July 14, 2015, the demolition has started.

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**July 27, 2015**

**Case #: 2117**

**Building Address: 505 S. Hutchins St**

**Record Owner(s): Richardo Reyna Davila**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and two (2) 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 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:**

- demolish/remove the building and accessory structure(s) within 30 days.

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

- disconnect water and electric utilities to the building  and accessory structure(s).
- secure the structure, 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:**



Front view, main structure and accessory dwelling



Front view of main dwelling



Stairs removed from second floor unit



Rotten porch framing



Damaged electrical and finishes



Bath room missing finishes and plumbing fixtures



Loose electrical devices, exposed wiring



Damaged ceiling finishes, foundation un-level



Hole in exterior wall, damaged framing



Rear view of main structure



Accessory storage structure



Side view of accessory storage structure



Side view of accessory dwelling



Rear of accessory dwelling, damage to porch area  
And storage closet



Out of plumb wall on accessory dwelling



Exposed Romex electrical wiring



Front view of accessory dwelling



Exposed plumbing at accessory dwelling

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**From:** Ricardo Reyna [<mailto:ricardo@rnlhomebuilders.com>]  
**Sent:** Wednesday, May 20, 2015 11:38 AM  
**To:** [jfagan@bryantx.org](mailto:jfagan@bryantx.org); Cox, Gregory  
**Cc:** Ricardo Reyna  
**Subject:** Regarding Case 2117 - 505 S.Hutchins

Mr. Fagan and Mr. Fox,

I am in receipt of your letter regarding the unsafe condition of 505 S. Hutchins (Case 2117). I would like to inform you that all doors are secured, the exterior stairs have been taken down (see attached photos) and I have requested a demolition permit (see attached) from the COB. Within two weeks from receiving the approved permit from the COB, I will start the demolition of both structures.

The demolition work should take no longer than 10 days to be completed.

Please do not hesitate to contact me if you have any questions or comments.

Thank you,



CITY OF BRYAN  
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# Dangerous Structures Survey Report

Chief Building Official

Case #2117

A. PROPERTY ADDRESS: 505 S Hutchins Street, Phillips Addition, Block 11, Pts. Lot 2-3

B. SPECIFICATIONS: No. Rooms 8+ No. Stories 2 No. Structures 3

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

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

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:

2009 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:

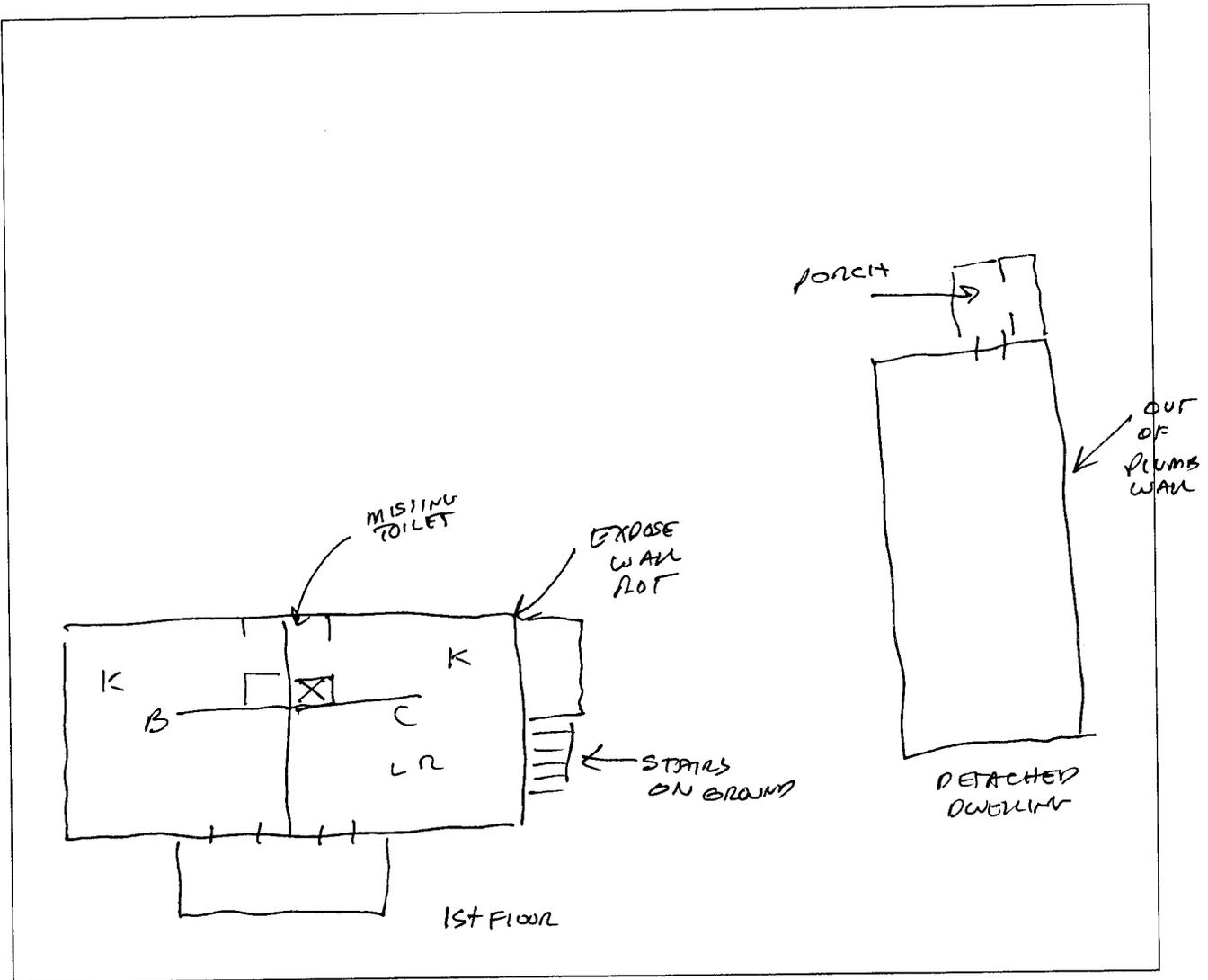
light  
 ventilation  
 sanitation facilities

Main structure?  Accessory structure?

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

**COMMENTS:** Three structures: One is two story with three apartments, two units downstairs and one unit upstairs. Detached accessory dwelling is the second structure. Third structure is a metal shed 1). Stair has been removed that allowed access to second floor 3). Damaged siding, rotten structure visible in several areas, 4). Damaged plumbing and electrical devices 5). No signs of heating system 6). Interior finishes damaged 7). Evidence of roof leaks 8). Missing light fixtures 9). Mold 10). Holes in walls, floors, and ceilings 11). Missing toilets, water heaters, etc. 12). Out of plumb wall on detached accessory dwelling 13). Porch framing not to code

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.

*[Handwritten Signature]*  
Signature

CAROLYN S. COX  
Printed Name

6-9-15  
Date



CITY OF BRYAN  
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# Dangerous Structures Survey Report

Fire Marshal

Case #2117

A. PROPERTY ADDRESS: 505 S Hutchins Street, Phillips Addition, Block 11, Pts. Lot 2-3

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

C. FINDINGS

- Y 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 main structure is considered a loss.  
I estimate that 100% of the accessory structure is considered a loss.
- Y 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? X Accessory Structure? X
- A 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? X Accessory Structure? X
- A 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? X Accessory Structure? X
- X 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.  
Main Structure? X Accessory Structure? X
- X 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? X Accessory Structure? X
- X 07. The structure or a part thereof is in violation of the City's fire code.  
Main Structure? X Accessory Structure? X

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?
09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure?  Accessory Structure?

**COMMENTS**

Rotten floors  
Rotten walls  
open wiring

**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.

  
Signature

SEAN TAYLOR / DSM  
Printed Name/Title

6-10-15  
Date