



**LEGAL DESCRIPTION:** Phillips, Block 25  
**STRUCTURE(S):**  single-family residence  
**PROPERTY OWNER(S):** Frieda Mary M  
**LIENHOLDER(S)/  
MORTGAGEE(S):** none  
**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 12/6/2005

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

**PROPERTY ID:** 37747  
**IMPROVEMENT VALUE:** \$39,380  
**YEAR BUILT:** 1935  
**SF OF LIVING AREA:** 1,224  
**CURRENT OWNER SINCE:** 1/6/2004  
**PROPERTY TAXES OWED:** \$1588.69

**BACKGROUND:**

- Notices to secure the house was sent to owner on January 22, 2013. The owner secured the house.
- The City received an anonymous complaint about the condition of the structure in early 2015.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on August 5, 2015, September 10, 2015, and October 22, 2015.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**November 23, 2015**

**Case #: 2128**

**Building Address: 405/407 E 31st Street**

**Record Owner(s): Frieda Mary M**

**The City's Chief Building Official has requested this Commission hearing to discuss the building 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 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 the building 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.**
- 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.**

**PICTURES:**



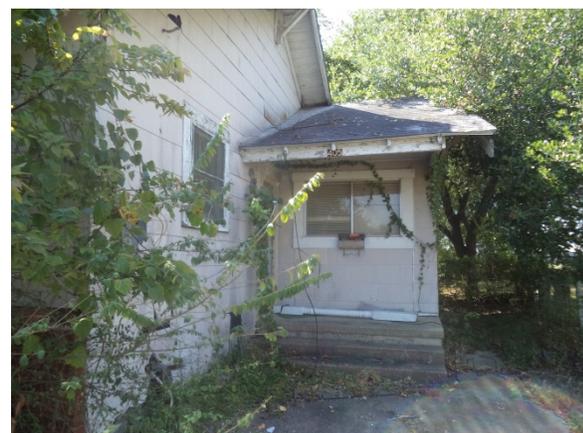
Front of structure – overgrown trees/bushes



Brick veneer pulling loose/collapsing



More brick veneer pulling loose, water damaged walls, trim, etc.



Rear entry of residential portion



Damaged electrical fixtures



Damaged siding, trash



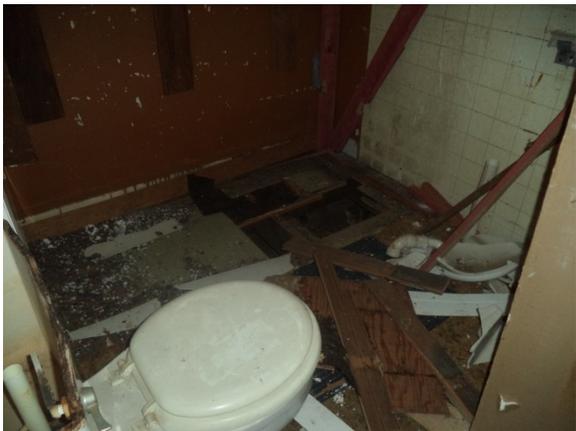
Side of structure, damaged siding



Damaged wall/foundation from trees



interior floor rotten by exterior door



Bath tub missing, damaged floor/finishes



Ceiling finish pulling loose



# Dangerous Structures Survey Report

Chief Building Official

Case #2128

A. PROPERTY ADDRESS: 405 E 31<sup>st</sup> Street, Phillips, Block 23

B. SPECIFICATIONS: No. Rooms 6+ No. Stories 1 No. Structures 1

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

Residential/Single Family

Box

Occupied

Mixed Use

Frame

Vacant

Commercial

Masonry

Open

Residential/Multi Family

Mobile Home

Accessory Structure(s)

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, 2009 IBP, IFC, IPC, 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: This structure has been vacant for some time, city has found it unsecured several times. It has been used as a house and beauty shop in the past. There are two parts to the structure separated by a dividing wall between the commercial and residential use. It appears vandals have broken in and taken HVAC systems, water heater, wiring, etc. The exterior needs repairs. There is loose brick veneer wainscot that has pulled loose and collapsed in some areas, rotten walls, overhangs, etc. There are some boarded up windows. Vegetation is over grown around the structure. There are damaged or missing exterior and interior light fixtures. There is missing or loose asbestos siding in some locations. The side entry door to commercial portion has a rotten threshold and portion of floor. Some parts of the ceiling has collapsed or pulled loose. The commercial portion restroom has parts of the rest room floor missing and finishes are damaged. The commercial portion is not ADA accessible and would need improvements if used for commercial again.

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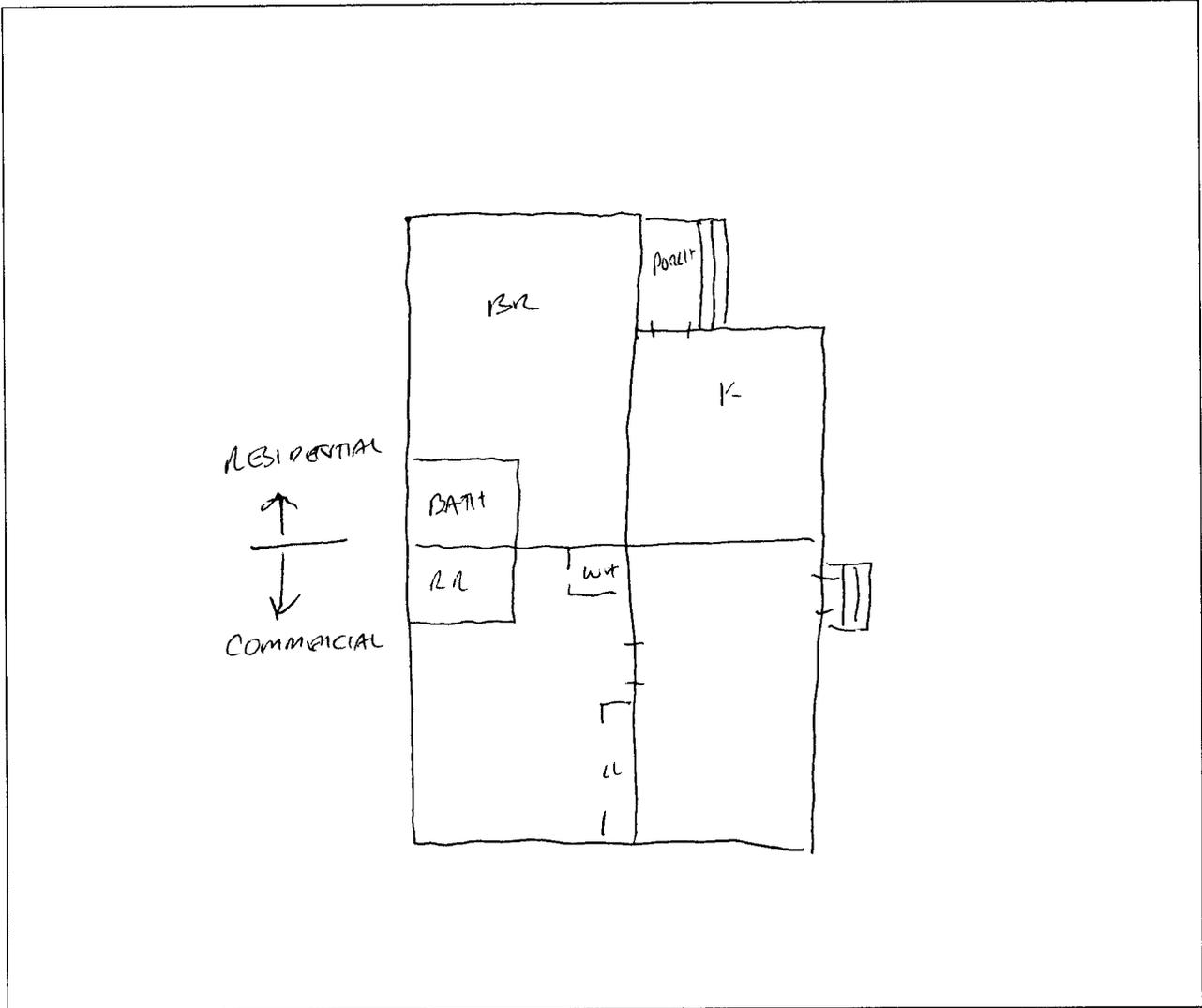
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**FLOOR PLAN (if necessary)**



**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

10-20-15  
Date



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case #2128

A. PROPERTY ADDRESS: 405 E 31<sup>st</sup> Street, Phillips, Block 23

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

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 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 80% 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?

