

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

April 25, 2016



**Case # 2164 – 1304 Finfeather Road**



**LEGAL DESCRIPTION:** Zeno Phillips League, TR.1: 61ft. by 367 ft., TR2: 8ft. By 172.3 ft

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

**PROPERTY OWNER(S):** Rosemary Vollmar

**LIENHOLDER(S)/  
MORTGAGEE(S):** Zane Anderson - Judgment

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 10/22/2013

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

**PROPERTY ID:** 51083  
**IMPROVEMENT VALUE:** \$27,160  
**YEAR BUILT:** 1952  
**SF OF LIVING AREA:** 1,008  
**CURRENT OWNER SINCE:** 11/9/2005  
**PROPERTY TAXES OWED:** \$168.63 (2014)  
\$89.65 (2015)

**BACKGROUND:**

- City permit records only show a plumbing permit and inspection for yard sewer repair in April 2001. No other permits or applications for permits have been applied for as of March 2, 2016 since at least 1998.
- The Bryan Police Department alerted the Chief Building Official and Assistant Fire Marshal that the property appeared to be in disrepair and appeared abandoned on July 9, 2014. A utility hold was placed on the structure and the owner was sent a notification letter on July 11, 2014 with a request to meet and inspect the structure with the owner. The owner never responded.
- In November 2015 and early January 2016, the Bryan Police Department found the structure unsecured after a citizen reported broken windows, and requested that it be considered for the Building and Standards Commission.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on January 7, 2016, February 11, 2016 and March 24.
- As of April 13, 2016, the owner has not contacted the city about the structures.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 25, 2016**

**Case #: 2164**

**Building Address: 1304 Finfeather Road**

**Record Owner(s): Rosemary Vollmar**

**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 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; however the house appears to have been unoccupied and apparently not been maintained for at least 2 years, been left unsecured, and repairs and continued maintenance are therefore not likely; no plans, estimates, and timeline for repairs have not been submitted.**

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

- secure the building and accessory structures from unauthorized entry within 30 days.**
- demolish the building and accessory structures 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 accessory structures; and**
- secure the building and accessory structures, 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.**

**PICTURES (April 2016):**



Structures still unsecured



Yard is overgrown

**PICTURES (March 2016):**



Front of house from Finfeather Rd.



Broken unsecured window

**PICTURES (February 2016):**



Front of house, overgrown yard



Cracks in sheetrock at ceilings and walls



Damaged / loose light fixtures



Missing electrical outlet covers



Water damage at wall below furnace



Electrical panel, cracks in sheetrock wall



Trash and debris, food left behind



Evidence of rat/mice infestation



The attic area has evidence of a previous fire  
No attic insulation



Openings to exterior, open electrical junction boxes



Front left side of home



Outdated meter base – needs new service



Rotten rear deck and ramp, damaged siding



Rear corner of house



Detached garage, damaged siding, door with Broken glass, unsecured openings



Interior of detached garage



Rafters of detached garage, not adequate for span



Detached accessory storage structure



Rotten framing in detached accessory storage structure, damaged electrical panel





The detached storage structure appears to be in side setback and is too close to neighboring commercial business (not enough fire separation).



# Dangerous Structures Survey Report

Chief Building Official

Case # 2164

A. PROPERTY ADDRESS: 1304 Finfeather Road, Zeno Phillips, Block 16, Lot 3 (TR-94)

B. SPECIFICATIONS: No. Rooms 5 No. Stories 1 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: Vacant house, city keeps finding it unsecured. Detached garage: broken windows on garage door, trahs and debris inside, exposed Romex, etc. Could not see foundation or lower walls due to trah and debris inside. Storage structure on skids – rotten lower walls, damaged electrical, in side setback and too close to neighboring commercial building, not enough fire separation between neighbor’s building due to being in side setback. Main house: unsecured, broken windows, unlocked doors, Previous evidence of fire damage in attic. Attic is not insulated. Damaged interior finishes, trash and debris. There are open electrical junction boxes in attic. Damaged exterior light fixtures. Extension cords inside, damaged interior light fixtures. Missing electrical plate covers on switches and outlets. The back deck at exterior door is rotten. Un-level floors inside home.

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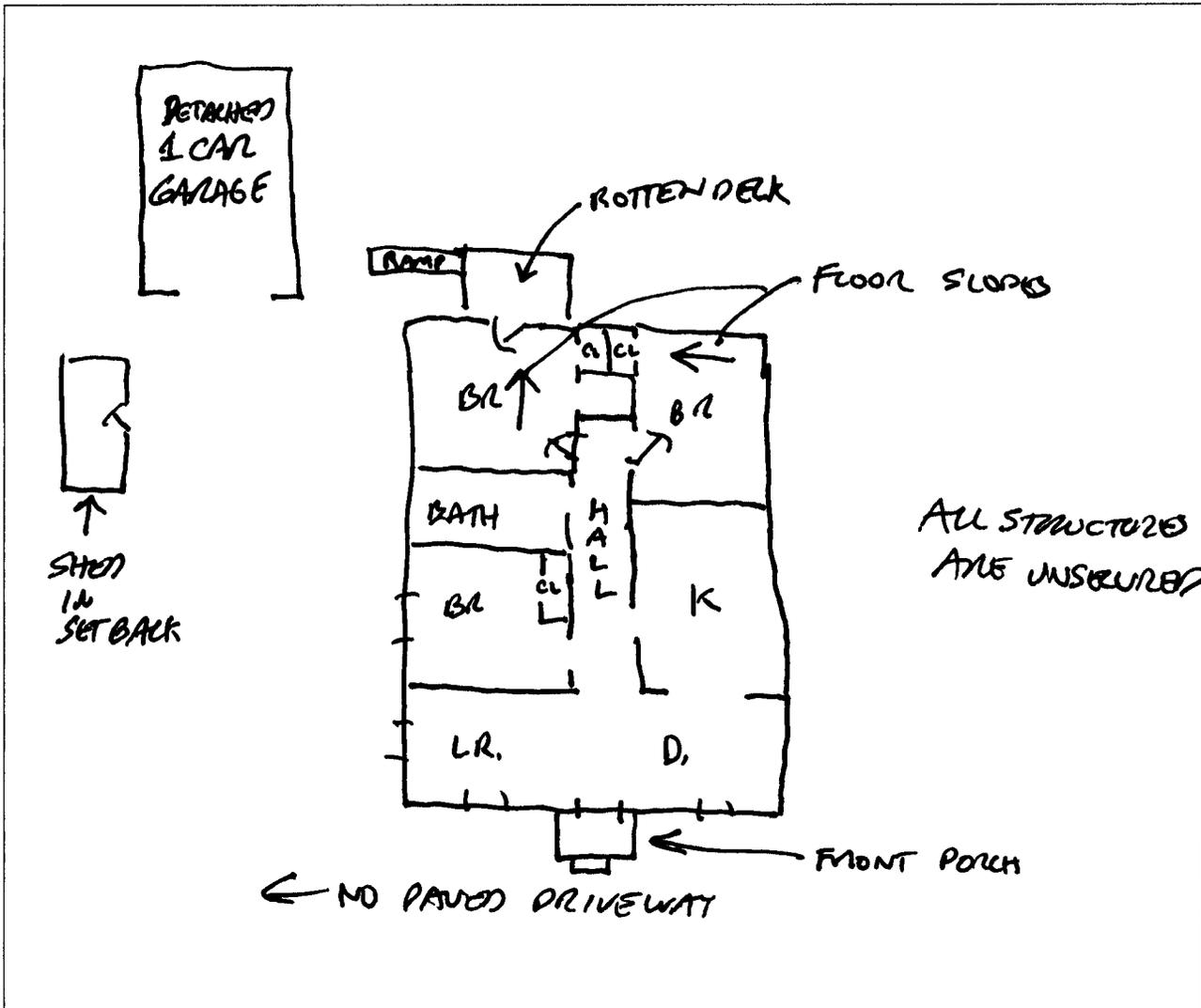


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**FLOOR PLAN (if necessary)**



**D. DETERMINATION**

1. It has been determined upon inspection and investigation that the MAIN RESIDENTIAL structure and detached garage 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.



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# Dangerous Structures Survey Report

Fire Marshal

Case #2164

A. PROPERTY ADDRESS: 1304 Finfeather Road, Zeno Phillips, Block 16, Lot 3 (TR-94)

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures 3

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 30% of the main structure is considered a loss.  
I estimate that 60% 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?

