

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**February 22, 2016**



**Case # 2133 – 308 Bonneville Street**



**LEGAL DESCRIPTION:** Dansby Heights, Block 2, Lot 4 & 5

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

**PROPERTY OWNER(S):** Carr Minnie Mae

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

**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 10/07/2005

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

**PROPERTY ID:** 25464  
**IMPROVEMENT VALUE:** \$22,450  
**YEAR BUILT:** 1945  
**SF OF LIVING AREA:** 736  
**CURRENT OWNER SINCE:** (none listed)  
**PROPERTY TAXES OWED:** \$728.65

**BACKGROUND:**

- Permit history: No building permits applied for or obtained since at least 1998.
- City staff noticed the house ridge vent had been blown off in October 2015. The house has been boarded up for some time and it appeared conditions are becoming worse due to lack of maintenance. The home is located near a City park.
- Notices that the property had an electrical hold on it from the Chief Building Official and request to meet/inspect were mailed to the property owner on November 20, 2015. The owner did not contact the City.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on November 3, 2015, August 5, 2015, December 21, 2015, and January 27, 2016.
- While inspecting the property for the Building and Standards Commission hearing on December 8, 2015, a neighbor was able to call the owner's daughter. City staff spoke with owner's daughter and went over what was needed to repair the structure and to prepare for the hearing.
- The Chief Building Official spoke with owner's daughter on or around January 19<sup>th</sup>, the family wants to repair the home and maybe rent out.
- During its regular meeting on January 25, 2016, the Commission heard from Mr. Melvin Stone who wanted to repair the structure. The Commission issued an order to the owner to visit with the Chief Building Official and come back to the February 22, 2016 hearing with the following:
  - Complete plans, estimates, and timeline for repairs to the structures so they are no longer dangerous.
- City staff spoke with Mr. Stone during the week after the January hearing and went over what he needed to submit.

- On or around February 3, 2016 the City received an estimate for roof and siding repairs totaling \$9800.00. Please see attached fax. The estimates are not complete as they do not list any interior repairs.
- On February 9, 2016, city staff contacted Mr. Stone and asked for additional estimates to be submitted for review and to include interior repairs to sheetrock, insulation, electrical, and plumbing repairs; no revised estimates have been received by staff as of February 15, 2016.

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structure survey reports
4. owner submitted plans and estimates (fax dated February 3, 2016)

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**February 22, 2016**

**Case #: 2133**

**Building Address: 308 Bonneville Street**

**Record Owner(s): Carr Minnie Mae**

**The City's Chief Building Official has requested this Commission hearing to discuss the building and one 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 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, however the house has been unoccupied and apparently not been maintained for about 10 years and repairs and continued maintenance are therefore not likely; complete 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:**

- demolish the accessory structure and remove the debris within 30 days.**
- demolish the building and remove all the debris within 60 days.**

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

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

**PICTURES:**



Front of house – siding needs repairing and painting



Right side of house, siding needs repairing and painting



Rear of house, no landing at back door



Loose/damaged siding on left side of house



Rotten roof deck at overhangs



Kitchen ceiling collapsed due to roof leaks.



Mold from roof leaks



Mold and ceiling damage from roof leaks



Attic: Missing roof ridge vent, allowing water inside



Collapsed ceiling sheetrock from roof leaks in front bedroom



Damaged accessory storage structure



Accessory storage - Missing rear wall, unsecured



# Dangerous Structures Survey Report

Chief Building Official

Case #2133

A. **PROPERTY ADDRESS:** 308 Bonneville Street, Dansby Heights, Block 2, Lot 4 & 5

B. **SPECIFICATIONS:** No. Rooms 4 No. Stories 1 No. Structures 2

**STRUCTURAL USE**

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

**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  
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?

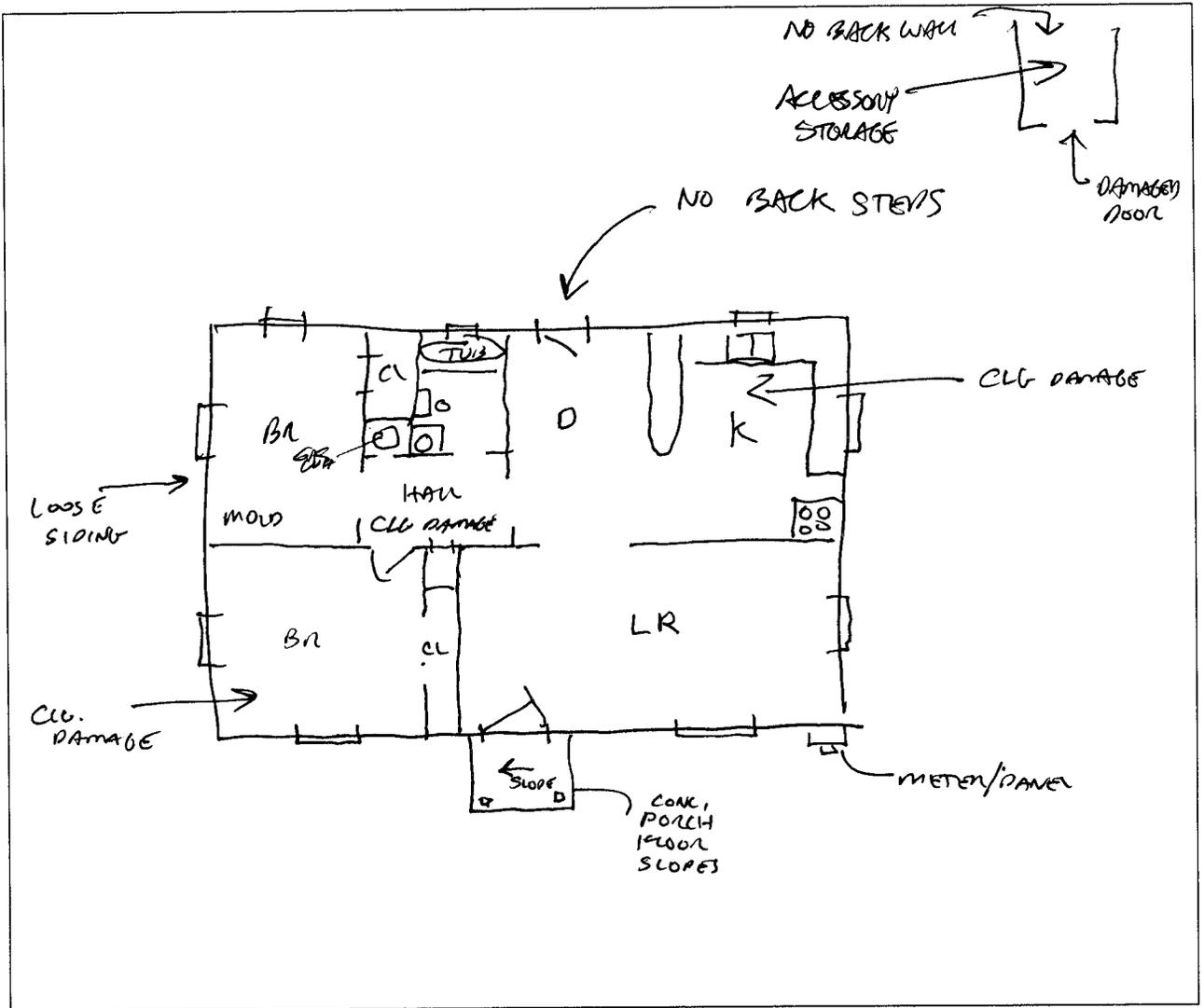
11. The building, structure, or a part thereof, is unsecured and open.

Main structure?  Accessory structure?

COMMENTS: The siding needs to be repaired in various locations, there is a loose board on front and West side allowing water into the structure. The ridge vent has blown off or has become detached allowing water into the attic and into the interior causing ceiling damage in most rooms. There is mold on the interior. The front rain gutter is loose. Front porch floor is un level and sloping towards the west. The bedrooms and living rooms have a gas vented to exterior wall heater. Some of the roof decking is rotten at the roof overhangs. Some electrical plug covers are damaged or missing. Ceiling insulation is hanging down where sheetrock ceilings have pulled loose. The windows and doors have been boarded up.

Accessory structure – the back wall is missing and the door is damaged.

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.



12-10-15  
 Signature Printed Name Date

## **McKinzie, Charmaine**

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**From:** Cox, Gregory  
**Sent:** Thursday, December 10, 2015 11:15 AM  
**To:** McKinzie, Charmaine  
**Subject:** 308 Bonneville Jan BSC - owner's daughter contact

Next door neighbor gave this to us, jerry spoke with her (daughter of owner, says mother has dementia

Daughter would like copy of letters/notices:

Cecelia Wells  
8806 Tewanin Drive  
Houston Texas 77061

281-300-1188

**Thanks,  
Greg**



# Dangerous Structures Survey Report

Fire Marshal

Case #2133

A. PROPERTY ADDRESS: 308 Bonneville Street, Dansby Heights, Block 2, Lot 4 & 5

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

<u>STRUCTURAL USE</u>	<u>CONSTRUCTION</u>	<u>OCCUPANCY</u>
<input checked="" type="checkbox"/> Residential/Single Family	<input checked="" type="checkbox"/> Box	<input type="checkbox"/> Occupied
<input type="checkbox"/> Mixed Use	<input 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? \_\_\_\_\_
- 09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure? \_\_\_\_\_ Accessory Structure? \_\_\_\_\_

**COMMENTS**

open wiring  
 Rotten walls  
 Rotten spots in floor

**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.


FRED TAYLOR / DSM
12-18-15

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Signature Printed Name/Title Date

STAPLES

**copy&print**

Complimentary  
Self-Serve Fax Cover Sheet

To: Gregory Cox

From: Melvin Stone

Fax #: 979-209-5035

Phone #: 832-869-6515

Date: 2/4/2016

Reply Fax #: \_\_\_\_\_

Number of Pages (Including Cover): 2

Urgent  Confidential  Confirm Receipt

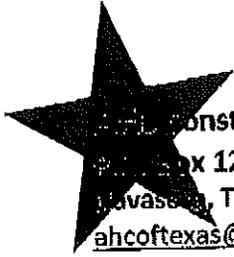
Re: 308 Bonnevillle St  
Bryan

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7/13 bizavc

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**AHJ Construction Consulting of Texas**

Box 127  
Bavassah, TX 77868  
[ahcoftexas@gmail.com](mailto:ahcoftexas@gmail.com)

February 03, 2016

Melvin Stone  
Dansby Heights  
308 Bonneville St  
Bryan TX

Re: Repairs on Property located at 308 Bonneville St Bryan TX  
AHJ Construction Consulting of Texas will provide all labor and materials to complete Repairs to existing structure.

**Includes:**

Replace approximately 18 Sq. of roof	4600
Replace/repair siding on house as needed power wash and repaint	5200
Haul off all trash and debris replace felt	
Install approximately 18 Sq. of roof with 30 yrs. roof	
Replace gutter replace drip edge	
Repair and replace siding	
<b>Total Price</b>	<b>\$9800</b>

**Exclusions:** Mechanical, Electrical and Plumbing work.  
By signing this contract, you agree to the terms and conditions of this contract.

Property owner  
  
\_\_\_\_\_

AHJ Construction Consulting of Texas  
  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_