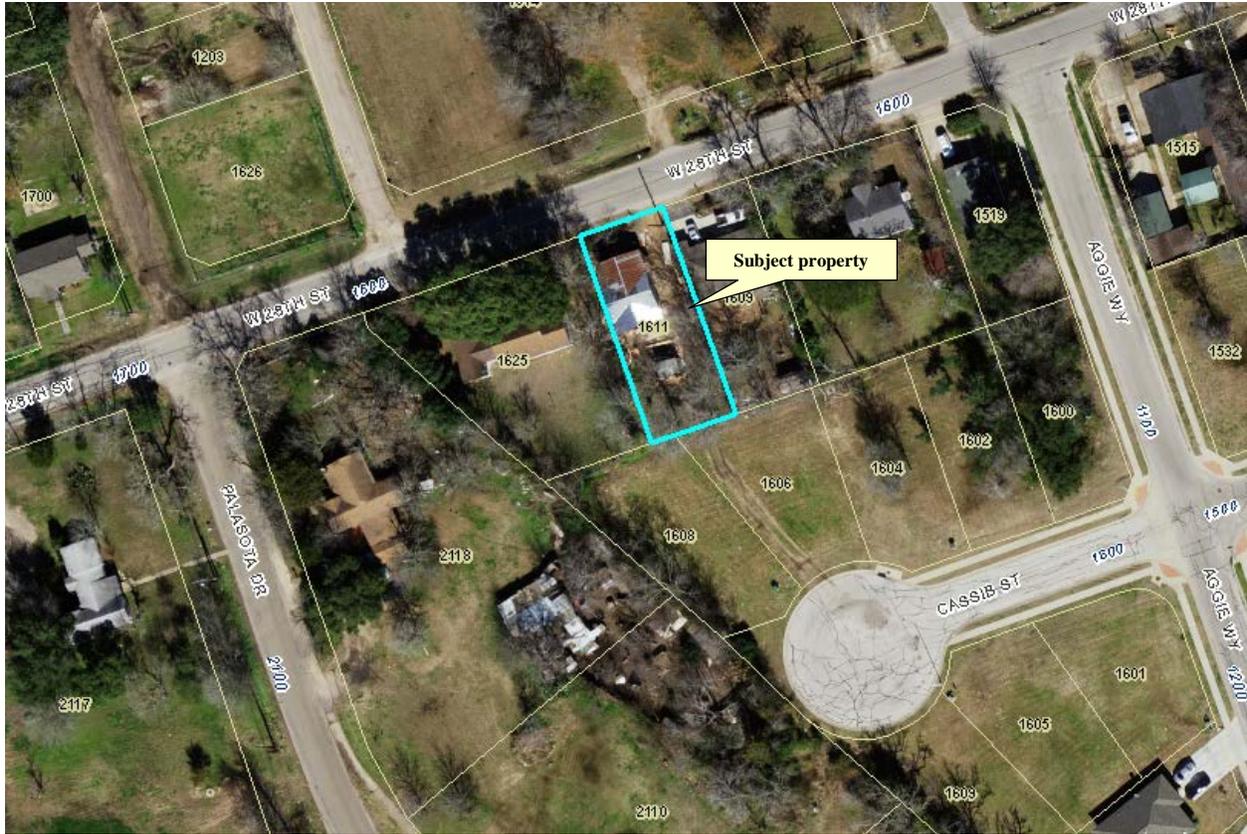


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 25, 2016



Case # 2056 – 1611 W. 28th Street



LEGAL DESCRIPTION: Stovall, Block 3, Lot 5 & pt of W 28th St ROW
STRUCTURE(S): single-family residence
PROPERTY OWNER(S): Silvia Arriola
**LIENHOLDER(S)/
MORTGAGEE(S):** Larry Gilbert Sr. & Terri Gilbert
ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 8/22/2013

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 99042
IMPROVEMENT VALUE: \$16,840
YEAR BUILT: 1950
SF OF LIVING AREA: 1,008
CURRENT OWNER SINCE: 8/19/2013
PROPERTY TAXES OWED: \$275.46

BACKGROUND:

- Assistant Fire Marshal found the home vacant, unsecured, and in need of repairs in March of 2014.
- During its regular meeting on October 27, 2014, the Commission voted to issue an order to repair the building and accessory structure within 150 days.
- City staff met with owner and went over repairs/permits/inspections needed on November 3, 2014.
- The owner obtained the building permit on November 4, 2014.
- Building framing inspection was approved on January 20, 2015.
- During its regular meeting on February 23, 2015, the Commission ordered that the building be repaired in compliance with the time line approved by the Commission the previous October.
- A plumbing permit was obtained on March 27, 2015. The plumbing rough in and top out inspections were approved on April 10, 2015.
- During its regular meeting on April 27, 2015, the Commission ordered that the building be repaired within 120 days (by August 2015).
- An electrical permit was obtained and the electrical rough in inspection was approved on April 27, 2015.
- The building framing and insulation inspection was approved on June 1, 2015.
- During its regular meeting on August 24, 2015, the Commission ordered that the building be repaired within 60 days (by October 2015).
- During its regular meeting on November 23, 2015, the Commission ordered that the building be repaired within 60 days (by January 2016).
- The plumbing final inspection was called in and approved on November 4, 2015.
- Staff contends that while much progress had been made, the property is not currently in compliance with the Commission's order of November 23, 2015. However, **the only remaining inspections are the final inspections and most of the work is completed (approximately 95%)**. Since the owner

has been actively working on making repairs and has engaged plumber and an electrician who are making progress, **staff recommends that the Commission not issue any new orders and considers this case closed.**

ATTACHMENTS:

1. pictures

PICTURES:

Updated Pictures 1-12-16:



Front of house – needs paint and skirting on side



Rear of house, needs landings at doors, finish water Closet



Side of house, needs landing at doors, paint.



Storage building still needs some repairs.

Pictures from 11-11-15:



Front of house



Rear of house – still needs rear landing, water heater enclosure needs to be finished



Kitchen area



Bedroom