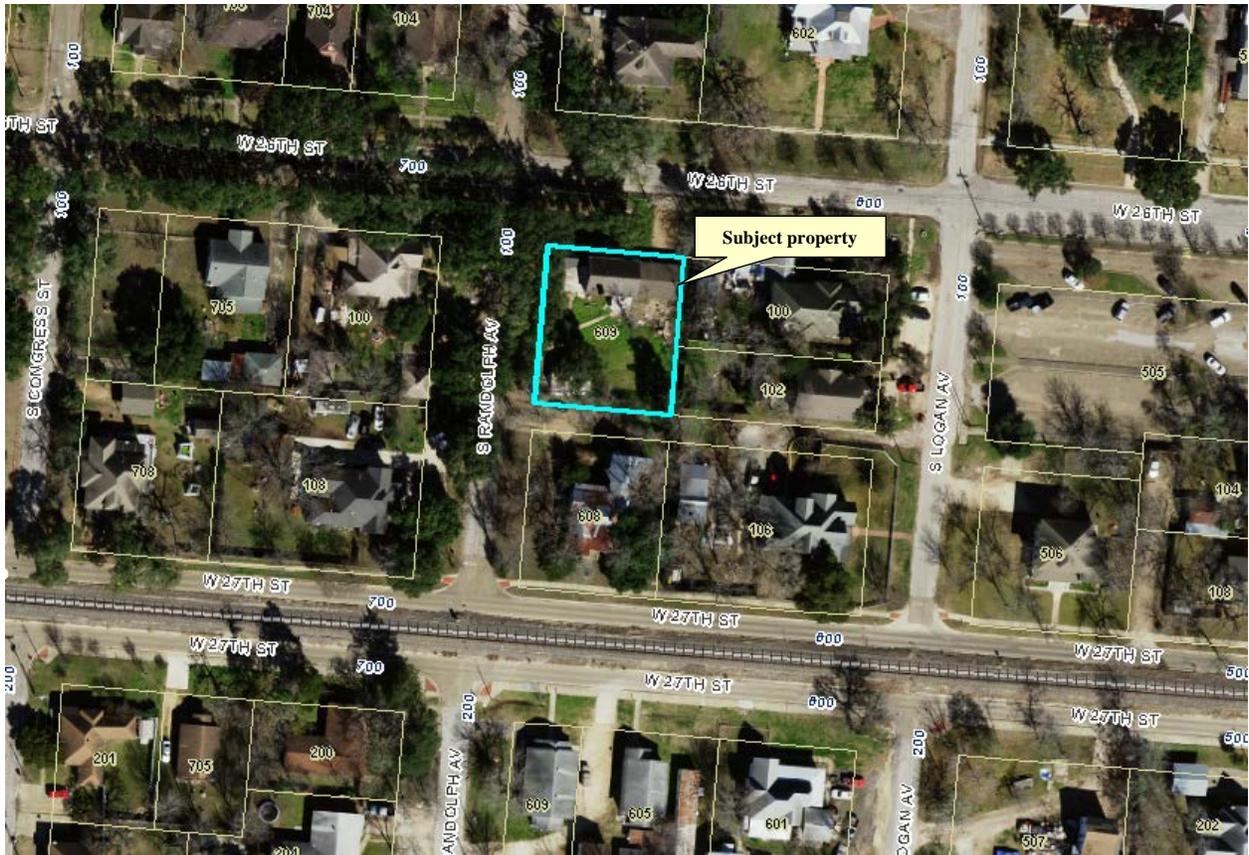


**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

January 25, 2016



Case # 2125 – 609 W. 26th Street



LEGAL DESCRIPTION: City of Bryan Townsite, Block 193, Lot 9 & 10

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

PROPERTY OWNER(S): Contreras Adrian G & Blanca G Reyes

**LIENHOLDER(S)/
MORTGAGEE(S):** Federal Tax Lien
Bank of America Consumer Collateral

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** 12/23/2013

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 22981
IMPROVEMENT VALUE: \$105,710
YEAR BUILT: 1935
SF OF LIVING AREA: 3,139
CURRENT OWNER SINCE: 1/31/1994
PROPERTY TAXES OWED: \$6389.63

BACKGROUND:

- Building permit History: No permits applied for or on file with City since at least 1998.
- Fire Marshal noticed that the house was unsecured and appeared abandoned and in need of repairs in September 2014.
- Notices were sent to owner in September 2014 about securing, and that the City has placed a hold on utilities until permits were obtained and repairs were made.
- The Chief Building Official was never contacted by the owner.
- After noticing that parts of the structure were still unsecured, and the structure's condition appeared to be getting worse, the Chief Building Official and Fire Marshal agreed that the property needed to be brought before the Building and Standards Commission.
- The original part of the house appears to have historical significance with a previous City of Bryan mayor once owning the property.
- During its regular meeting on August 24, 2015, the Commission voted to issue an order to:
 - Secure the main house.
 - Secure the accessory structure.
 - Obtain permits for repair of the building by submitting detailed plans for repairs, including cost estimates, to the city and complete repairs within 90 days.
- The accessory structure was still unsecured as of October 8, 2015; however, there is a fence with a lock on the gate. There are still trash and debris visible in the back yard. A front window on the house is broken.
- As of January 9, 2016, building permits have not been obtained and no plans or estimates have been submitted as per the Commission's orders.
- Extensions were recommended by staff in August and October of 2015 due to historic significance of

the structure. The structure was found unsecured last month. There have been reports that the property has sold or the bank has foreclosed on the current owner.

- Since August 2015, Bank of America and Priority Financial Service have contacted the City; however, there does not appear to be interest from parties involved to repair the structure.
- As of January 11, 2016, the owner has not contacted the City about repairs.

ATTACHMENTS:

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

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



January 25, 2016

Case #: 2125

Building Address: 609 W. 26th Street

Record Owner(s): Contreras Adrian G. & Blanca G. Reyes

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 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 building may not be feasibly repaired in compliance with City ordinances.**

The City recommends that the Commission issue a new order to the owner, lienholder, or mortgagee to:

- secure the building and accessory structure from unauthorized entry within 5 days.**
- clean/remove trash and debris from the yard and accessory structure within 15 days.**
- demolish the building and accessory structures within 30 days and remove all debris.**

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

- disconnect water and electric utilities to the building and/or 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 (1-13-16):



Accessory structure is secure



No changes on house, has been secured



Secured back door



Secured window

PICTURES (7-14-15):



Front of house



Front of house, damaged, missing siding



Front of original house, cracks in brick veneer



Damaged wood windows



Damaged siding



Damaged / open electrical panel. Two services.



Overgrown yard, rear of house



missing siding



No landing at exterior door, damage



Open eaves, damaged overhangs and exterior finishes



Rotten window sills



Unfinished addition and second floor exterior balcony



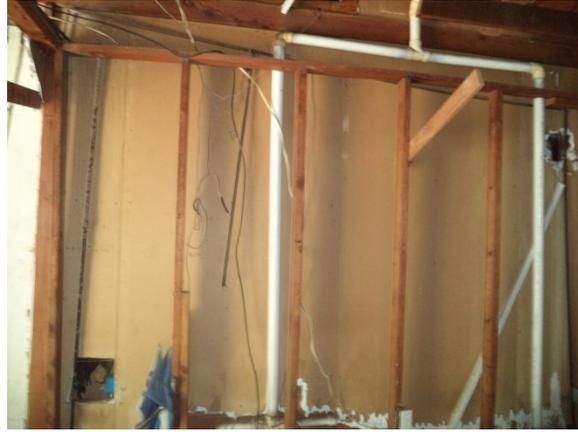
More missing siding



Unsecured



Unfinished or gutted interior



Damage to sheetrock



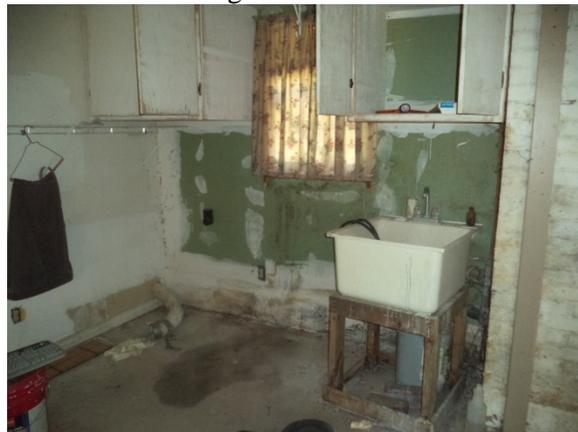
Damage and rot to lower wall



Rotten wall framing



Missing light fixtures / work without permits?



Utility area - mold



Damage to lower shower, finishes removed



Finishes removed at shower



Open junction boxes in attic



Missing or damaged outlet covers

Accessory structure:



Unsecured door openings, no doors



Exposed Romex



Interior trash and debris, materials, paint





CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Chief Building Official

Case #2125

A. PROPERTY ADDRESS: 609 W 26th Street, City of Bryan Townsite, Block 193, Lot 9 & 10 (Mobile Home)

B. SPECIFICATIONS: No. Rooms 12-13 No. Stories 2 No. Structures 2

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 AND 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:

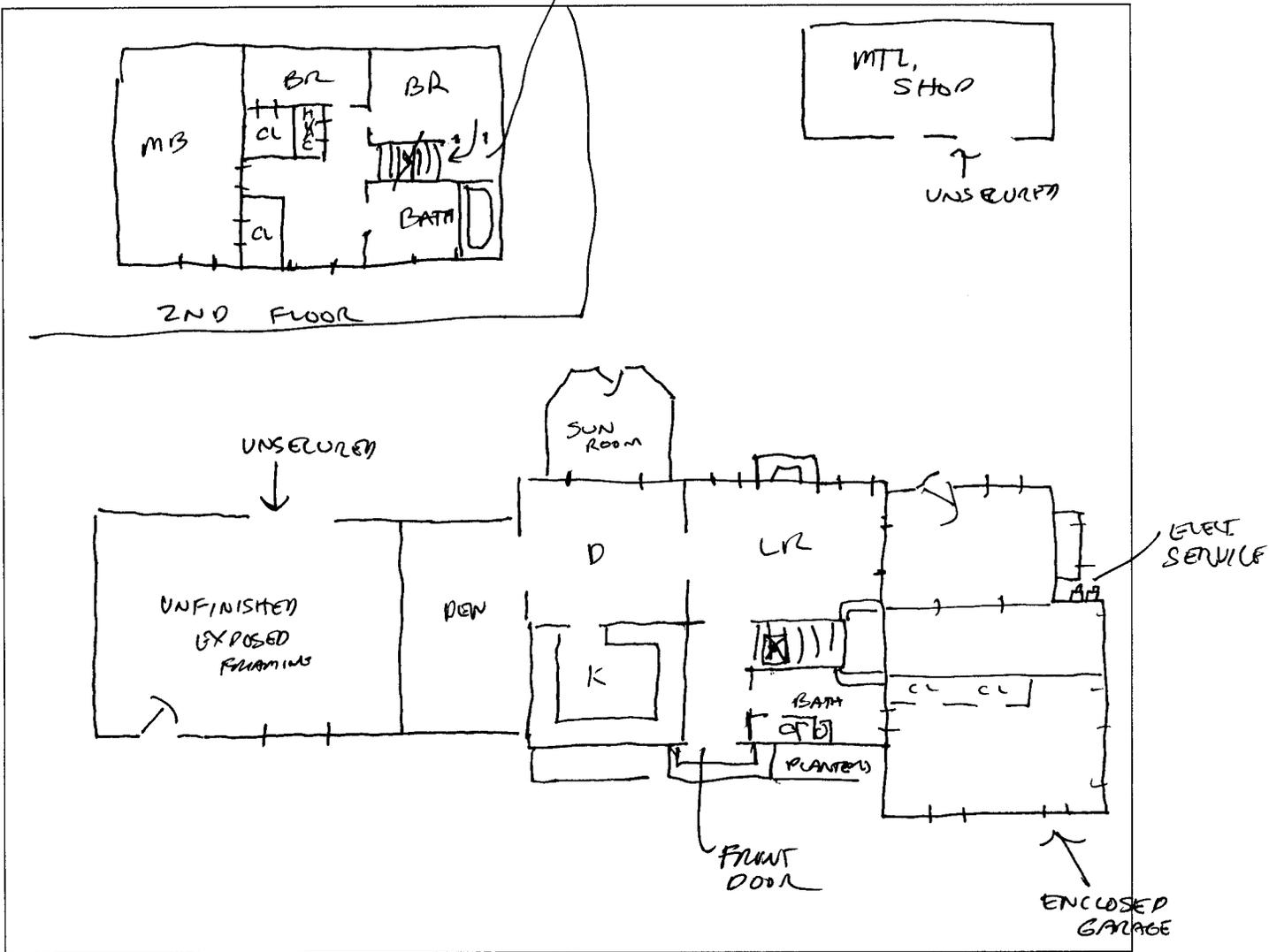
- light
 - ventilation
 - sanitation facilities
- Main structure? Accessory structure?

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: 1) Assumed brick veneer exterior walls, cracks over windows where angle iron has rusted, etc. 2). Damaged gutters and downspouts 3). Damaged siding/trim/fascia 4). Rotten window trim and exterior seals 5). Exterior electrical service is damaged and missing cover at electrical panel. 6). Missing siding at back of house 7). Rear addition off dining room, exterior not finished at overhangs and at second floor, brick veneer was removed. 8). Unfinished side addition on South side, or was gutted, unsecured, damage to walls, electrical, and plumbing 9). Missing light fixtures 10). First floor shower has been demolished, floor is open to crawl space 11). First floor lavatory is missing 12). Open electrical junction boxes in attic 13). Missing insulation in attic, may be missing mechanical unit or portions of 14). Some wood windows are damaged beyond repair 15). Brick veneer needs repairs 16). Two electrical meters on house

Rear shed/garage: Unsecured, never had doors? Has a 3' wide door opening and overhead door opening, open eaves, appears unfinished

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.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

7-15-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2125

A. PROPERTY ADDRESS: 609 W 26th Street, City of Bryan Townsite, Block 193, Lot 9 & 10 (Mobile Home)

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

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 30% 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

Rotten flooring
 open wiring
 Rotten doors
 Broken windows
 VANDALISM
 unpermitted storage
 CRACKS

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
 FREN TAYLOR / DSM Printed Name/Title
 7-15-15 Date