



**LEGAL DESCRIPTION:** Washington Heights, Block 2, Lot 1 & 2  
**STRUCTURE(S):**  single-family residence  
**PROPERTY OWNER(S):** Eddington Jarrett  
**LIENHOLDER(S)/  
MORTGAGEE(S):** none  
**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 6/04/2010

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

**PROPERTY ID:** 46870  
**IMPROVEMENT VALUE:** \$20,510  
**YEAR BUILT:** 1940  
**SF OF LIVING AREA:** 624  
**CURRENT OWNER SINCE:** 5/27/2014  
**PROPERTY TAXES OWED:** \$1,654.81

**BACKGROUND:**

- Permit History: no building permits applied for or obtained since at least 1998.
- City staff noticed the home was dilapidated and the back door was not secured in October 2015.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on October 20, 2015.
- 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, and December 21, 2015.
- A neighbor reported in December 2015 that the unoccupied house may be being used for drug sales and activity. The property is near a City park.
- As of January 11, 2016, the owner has not contacted the city about repairing.

**ATTACHMENTS:**

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

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**January 25, 2016**

**Case #: 2144**

**Building Address: 1516 Rollins Avenue**

**Record Owner(s): Eddington Jarrett**

**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 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:**

- secure the building from unauthorized entry within 30 days.**
- demolish the building and accessory structures and remove all 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 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:**



Front of house



Front/right side, damaged electrical service, rotten roof Overhang



Missing crawl space skirting, damaged siding



unsecured/damaged back door, damaged siding



Interior ransacked, trash and debris, evidence of rodents.



Damaged electrical devices, exposed Romex wiring.



Rear utility room addition, exposed studs, trash



Damaged electrical outlet



Damaged light fixtures



Remains of two accessory structures



# Dangerous Structures Survey Report

Chief Building Official

Case # 2144

A. PROPERTY ADDRESS: 1516 Rollins Avenue, Washington Heights, Block 2, Lot 1 & 2

B. SPECIFICATIONS: No. Rooms 5 No. Stories 1 No. Structures 1

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: Rear door is open, neighbor is concerned house is being used for drug sales. Electrical weather head is damaged and pulled loose from house, roof overhangs are rotten, dip in roof, damaged roof finishes.

Damaged siding, missing siding. Exposed damaged plumbing vents. Rear addition appears to never have been properly finished, rotten walls/floor. Thrash and debris inside, interior has furniture/clothing still inside.

Interior has been ransacked. Some wiring has been removed. Damaged light fixtures, switches and outlets.

Evidence of rat infestations. Un-level floors, soft floors. No heating system except for Dearborn heater in living room. No crawl space skirting.

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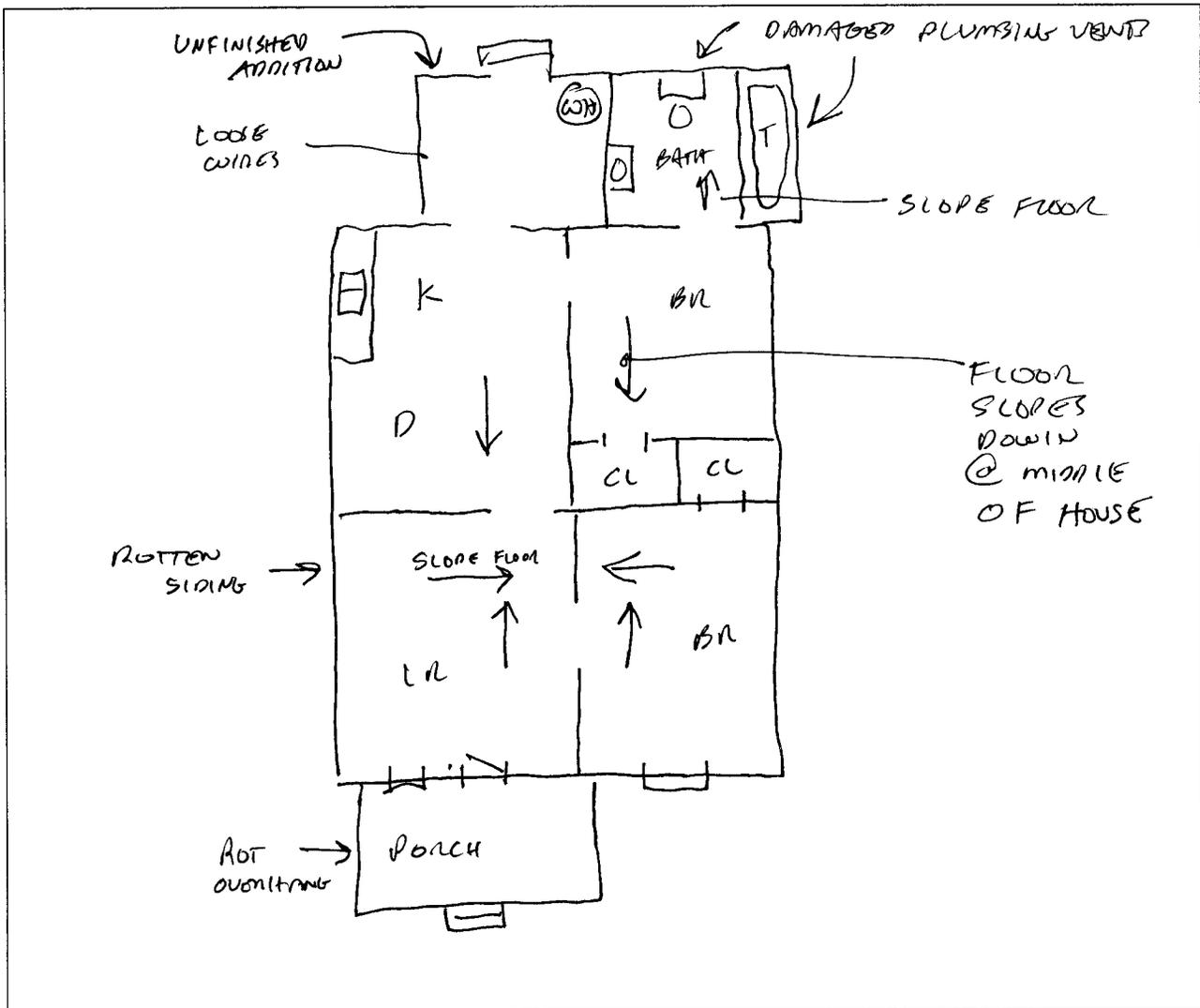
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D. FLOOR PLAN (if necessary)



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

12-10-15  
Date

## McKinzie, Charmaine

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**From:** Cox, Gregory  
**Sent:** Thursday, December 10, 2015 11:27 AM  
**To:** McKinzie, Charmaine  
**Subject:** 1516 Rollins owner phone number

Given to us by neighbor

713-922-0166 says it is brother of original owner who is deceased, in his 80's

**Greg**

Pink House



# Dangerous Structures Survey Report

Fire Marshal

Case #2144

A. PROPERTY ADDRESS: 1516 Rollins Avenue, Washington Heights, Block 2, Lot 1 & 2

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	_____ Occupied
_____ Mixed Use	_____ Frame	<input checked="" type="checkbox"/> Vacant
_____ Commercial	_____ Masonry	<input checked="" type="checkbox"/> Open
_____ Residential/Multi Family	_____ Mobile Home	
_____ 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 ~~100~~ % 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**

Leaky Roof  
 Wiring ISSUES  
 Rotten WALLS  
 Rotten Floors

**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

FRED TAYLOR / ISM  
Printed Name/Title

12-8-15  
Date