

Board of Building Standards Minutes

April 6, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, April 6, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present:	Steve Ellinger, Chairman	Present
	Perry Haynes	Present
	Matt Loudermilk	Present
	David Beard	Present
	Delbert Allred	Present
	Alana Fletcher Maddox	Present

Visitors:	Casey Longoria	John Garcia	Heloise Munson
	Valerie Garza	Lynn Ingalsbe	Thomas Crain
	Robert Lopez	Gary Goodlaw	Tommy Gilmore
	Paul A. Thomas	David Judy	Bill Ortega
	Sarah Garrett	Cory Adams	Nobel Harris Jr.
	Noe Duran		

Staff Present:	James Prescott, Code Enforcement Officer
	Kelley Messer, Legal Department
	David Sartor, Building Official
	Mary McMahon, Recording Secretary

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15 a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the March 2, 2011 meeting. David Beard made a motion to approve the minutes as written. The motion was seconded by Perry Haynes and unanimously passed.
3. David Sartor, Building Official, addressed the Board regarding the request by Richard Reed of 2041 Anderson St. to allow the foundation of the demolished detached accessory building. Photos taken by Mr. Sartor were distributed for the board members to review. He is requesting the foundation remain to be used as a play area for his grandchildren. The foundation is level and in very good condition. The anchor bolts can be cut off to remove any trip hazards. Staff sees no reason that the foundation cannot remain. Gary Goodlow, representative for the owner, addressed the board informing them he had more pictures if they were interested but did not have any other information to share. Perry Haynes made the motion to allow the foundation to remain with the condition that any obstructions, such as anchor bolts, etc. be removed. Delbert Allred seconded the motion and it carried unanimously.

4. CASES FOR REHABILITATION OR DEMOLITION:

James Prescott, Code Enforcement Officer, then rearranged the order in which the cases were to be heard by the Board to accommodate the citizens and/or owners in attendance waiting to speak about the properties they were interested in.

Case No.	Address & Description	Owner	Board Action
10-017	782 Palm St. 11 & N19 LT12, 186 J & M OT ABL, Abilene, Taylor County, Texas	Ortega, Bill Juarez & Bontke Elisa 1126 Falcon Dr. Clyde, TX 79510	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough- in inspections, if that is done grant an additional 60 days to complete.

Mr. Prescott stated this property has a new owner who is applying for historical overlay protection and Ben Bryner from Planning & Zoning is present to answer any questions regarding same. The property does have a sign placed on it addressing the zoning review. With the exception of the demolition of a porch that had collapsed, no other repairs have taken place since it was last before the board. The new owner has pulled a building permit; there is no owner request in writing. Staff recommendation is 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete. Ben Bryner, from Planning & Zoning addressed the board stating they have been before the Landmarks Commission, they have recommended approval, it was before the P&Z board on Monday but due to the new ownership was tabled in order to get a letter from the owner stating they are interested in moving forward with the overlay or the new owner present at the meeting. It will go the P&Z meeting scheduled for May, if everything is in place it will most likely get approved and move on to the City Council, hopefully in June, for approval. Ms. After discussion, Alana Fletcher Maddox made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Delbert Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
08-053	5342 N. 9 th St. Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Lynn Ingalsbe 1065 N. 3 rd St. Abilene, TX 79602- 1403	Grant owner 90 days to complete repairs.

Mr. Prescott stated that the lot has been cleaned; the tree that had fallen has been removed. There is not much that can be shown from the exterior. This is the seventh time this property has been before the board; there is no owner request in writing. Staff recommendation is 30 days to complete repairs or demolish the structure. Lynn Ingalsbe addressed the board reminding them of the conditions of his ownership. Tommy Gilmore, who is also present, has just recently released from rehab and has been working on the property. Mr. Gilmore addressed the board stating since his release he has had the framing inspected and has begun sheet rocking, it is just about finished. Mr. Ellinger asked how much time he thought he would need to get it out of condemnation. Mr. Gilmore stated 90 days. After discussion, David Beard made the motion to grant owner 90 days to complete repairs, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
08-088	1202 Plum E/2 Lot 6, 200 Johnston OT, 1-A, ABL Abilene, Taylor County, Texas	Robert Carlos Lopez 3009 Hiawatha Tr. Lake Worth, TX 76135	Grant owner 60 days to complete the repairs.

Mr. Prescott stated there remain some skirting issues that need to be addressed. There is a new roofing addition going up on the back of the house. There is a lot of trash and debris on the property. This is the fifth time this property has been before the board, the second time under the current owner. There is no owner request in writing. Staff recommendation is 60 days to complete or demolish. Robert Lopez, owner of the property, addressed the board stating the electrician has completed his work and will be getting the final. The plumber should be in next week to complete. The skirting issues will be addressed. The project should be completed in two months. After discussion, David Beard made the motion to grant owner 60 days to complete the repairs, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-040	1017 S. Danville Elmwood West Sec. 8, Blk. 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #715 Abilene, TX 79605- 3585	Grant owner 60 days to complete repairs.

Mr. Prescott stated there is a new mechanical unit, new windows; the remainder of the work is taking place inside. All the work is up to approximately the half way point. This is the fifth time this property has been before the board; there is no owner request in writing. Staff recommendation is to grant owner 30 days to complete the repairs or demolish. Noe Duran, owner of the property, addressed the board stating he has been working on it as much as he can but works a full time job and would like to request 90 days to complete. After discussion David Beard made the motion to grant owner 60 days to complete repairs, Matt Loudermilk seconded and the motion carried unanimously.

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Case No.	Address & Description	Owner	Board Action
09-043	2241 Melrose Highland Addn., Blk. 13, Lot W10' of lot 6 & all of Lot 7, Abilene, Taylor County, Texas	Glenda Jo Crain 1018 Stowe Abilene, TX 79605	Grant owner 90 days to complete repairs or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated there are no visible signs of progress; it still needs painting, windows. This is the fifth time this property has been before the board; there is no owner request in writing. Staff recommendation is 30 days to complete the repairs or demolish. Thomas Crain, owner of the property addressed the board stating he has been working under the house cleaning out old/extra pipes. Glenda Jo Crain; addressed the board stating they are working on the project and are trying to secure additional funds to complete it. Ms. Crain stated they should be able to get it completed in 90 days. After discussion, Matt Loudermilk made the motion to grant owner 90 days to complete the repairs or demolish the structure, remove debris and clean the lot, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-056	3701 Pine Sidney Smith, Lot 8-9, Abilene, Taylor County, Texas	Juan Garcia & Casimiro Longoria 726 China St. Abilene, TX 79602	Grant owner 90 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 90 days to complete.

Mr. Prescott stated there is new trim, new siding going up. There is some new wiring going in but there also remains some substandard wiring. Trash and debris under the front porch and at the back of the house. There was a small apartment attached to the one car garage, this is been demolished with the garage remaining, there was a small addition on the back that was very substandard, this has also been removed. There was also another accessory structure on the property that has been demolished. This property currently has a new owner, the third since condemnation. They have opened a building and electrical permit; there have been no requests for inspections. Owners have submitted a written request for 180 days. Staff recommendation is 60 days to complete repairs or demolish. Casey Longoria, owner of the property addressed the board, stating they have owned it for three months and have put on a new roof and have cleaned up the lot. After discussion, Matt Loudermilk made the motion to grant owner 90 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 90 days to complete, David Beard seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-057	3624 Grape North Park Addn of McQuary, Block 26, Lot N50 S320 E210 Out of NE Prt, Abilene, Taylor County, Texas	Rosendo Torres & Valarie Garza 1442 Huckleberry Abilene, TX 79603	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete.

Mr. Prescott stated there is some new roofing work taking place, some new windows. There remains a lot of rotted wood, construction debris on the lot, needs to be secured better. There is an outbuilding in the back yard that has a lot of unpainted wood from years of inadequate maintenance. There are new owners for this property. There is no owner request in writing. Staff recommendation is 30 days for a plan of action with written cost estimates, if this is done grant an additional 60 days to obtain all necessary permits and rough in inspections, if this is done grant an additional 60 days to complete. Valarie Garza, owner of the property addressed the board, stating she purchased the house 2 months ago and have put on some new roofing. The house does need to be leveled. They would hope to get 180 days to complete. Mr. Ellinger outlined the time lines for condemned properties. After discussion David Beard made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-063	641 Mesquite St. OT ABL TIF #1, Block 105, Lot W96.58 of 12, Abilene, Taylor County, Texas	Carlos T. Munson 524 Anglewood Trce Stockbridge, GA 30281-7779	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.

Mr. Prescott stated there is a lot of inadequate maintenance, rotted wood. The roof over the porch is damaged, missing shingles, damaged skirting, and damaged siding. The carport roof has water damage as well as the sides, the roof is about to fall in. There is damaged plumbing. As of April 4th there has been a building permit pulled as well as an owner request in writing for 180 days to complete. Staff recommendation is 30 days to obtain a plan of action with written cost estimates, if this is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if this is done grant an additional 60 days to complete. Heloise Munson, mother and representative for the owner addressed the board, stating she purchased the property from another family member, as he is overseas she will be. She has found someone to work on the house who states the house has to be leveled before other work can begin. After discussion, Perry Haynes made the motion to grant owner

30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-021	4074 Clairmont Elmwood West, Sec. 5, Blk. T, Lot 5, Abilene, Taylor County, Texas	David Judy 4074 Clairmont Abilene, TX 79605- 3825	Grant owner 60 days to complete repairs or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated there is an area of skirting that is missing which the Board has asked repeatedly to have secured. Mr. Prescott met with Edgar Judy and walked the interior of the property. They have recently requested a wall insulation inspection. They have hired another electrical contractor who has pulled a permit as of March 30, 2011. Edgar Judy made a request in writing for 90 days to complete the project. This is the fifth time this property has been before the board, staff recommendation is 30 days to complete or demolish. David Judy, previous owner and representative for current owner Edgar Judy, addressed the board stating he has had issues with the contractor and he was not aware of the electrical contractor issue. Perry Haynes made a request that the missing skirting be sealed up. After discussion, Perry Haynes made the motion to grant owner 60 days to complete repairs or demolish the structure, remove debris and clean the lot, Matt Loudermilk seconded and the motion carried with Alana Fletcher Maddox abstaining.

Case No.	Address & Description	Owner	Board Action
10-021	1526 Swenson College Heights, Blk 45, Lot 3 & Adj. Alley, Abilene, Taylor County, Texas	Billy Jack Williams c/o Ricky OBryant 14912 Lyric Rd. Conroe, TX 77302-6752	Grant owner 60 days to complete repairs.

Mr. Prescott stated this property was tabled from last month's meeting. The same trailer full of trash and debris remains on the property. There is a For Sale sign on the property. This property had fire damage and some illegal electrical work. Broken windows remain, unsecured out buildings, there has been no work since the last time it was before the board. This is the third time this property is before the board; there has been no owner request in writing. Staff recommendation is 30 days to complete repairs or demolish. Nobel Harris, representative of the owner addressed the board stating they are trying to contact Ms. Rodriquez's attorney to investigate if she can sell it. They have purchased new windows and installed them; they are trying to get an electrical contractor as well as a plumber to work on the property. They have had shop teachers doing work and the walls are ready for mudding and taping. After discussion David Beard made the motion to grant owner 60 days to complete repairs, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-062	629 & 629 ½ N. 8 th St. 6 146 2B Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas	Sarah Garrett 1026 Luzon St. Abilene, TX 79602- 3018	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete.

Mr. Prescott stated there is inadequate maintenance; the owner has had the property secured. Overgrown trees have damaged the roof. The garage apartment at 629 ½ has inadequate maintenance, rotted wood, damaged roof. There are a lot of tree limbs in the backyard. The plumbing is damaged as is the electrical system. Mr. Prescott has had a few meetings with the owner's daughter. This is the first time this property is before the board; there has been no owner request in writing. Staff recommendation is to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete. Rachael Garrett, daughter of Sarah Garrett, addressed the board stating they have been trying to contact contractors to begin work on the property; they want to repair the property. After discussion, Matt Loudermilk made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-056	1625 Mesquite LT 8 201 Blackburn I-E OT ABL, Abilene, Taylor County, Texas	Ernesto & Eliza Valadez 1625 Mesquite Abilene, TX 79601- 3008	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete.

Mr. Prescott stated this property has been condemned in the past, was removed from condemnation and has returned. The roof is so badly damaged the two bedrooms have ceiling damage from water leaking. There's a lot of rotted wood, broken windows, trash and debris. There is a garage apartment in the back that also has damaged siding and roofing. This is the first time this property is before the board; there is no owner request in writing. Staff recommendation is grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete. Lacy Adams, daughter-in-law of the owner, addressed the board stating her and Ernesto's son plan on repairing the property. They have cleaned out the interior and are working on cleaning up the trash and debris. After discussion, Delbert Allred made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-035	5298 Questa Alameda Addn., Sec. 3, Blk. 6, Lot 13, Abilene, Taylor County, Texas	Blanca Cortez 410 W University Odessa, TX 79764-7108	Grant owner 30 days to complete repairs or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this is a property we have seen a number of times. It does not appear that there has not been a lot of work since it was last before the board. There is no owner request in writing, she did call and request 30 days to complete. Staff recommendation is 30 days to complete repairs or demolish the structure. After discussion Matt Loudermilk made the motion to grant owner 30 days to complete repairs or demolish the structure, remove debris and clean the lot, Delbert Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-050	417 Ross St. Park Heights ABL, Block 1, Lot 10, Abilene, Taylor County, Texas	R. G. Gardiner %Grant Gardiner 1502 Mulberry St. Abilene, TX 79601- 2804	Grant owner 30 days to provide a plan of action with written cost estimates, sell or demolish, remove debris and clean the lot.

Mr. Prescott stated this house has had an extensive fire in the rear. Furniture remains in the front yard from the fire, roof is damaged, the carport has collapsed, there is extensive smoke and fire damage, extensive trash and debris. The city contractor had to secure the property twice. There is no owner request in writing; Mr. Prescott has spoken to Mr. Gardiner's son, as the property will go to Mr. Gardiner's second wife he is not interested in repairing it. Staff recommendation is 30 days to provide a plan of action with written cost estimates, sell or demolish. After discussion, Alana Fletcher Maddox made the motion to grant owner 30 days to provide a plan of action with written cost estimates, sell or demolish, remove debris and clean the lot, David Beard seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-052	5281 Taos Alameda Addn Sec 5, Block T, Lot 11, Abilene, Taylor County, Texas	Isobel Westmoreland 4005 Lynwood Ln. Abilene, TX 79605- 1607	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough- in inspections, if that is done, grant an additional 60 days to complete.

Mr. Prescott stated the house was overgrown with vine, they have cut it down but it remains on the property. The house has been vacant for several years. There is excessive trash and debris on the lot, there is illegal wiring, there is an above ground pool that has just recently been covered. Mr. Prescott has had conversation with the owner's son; they requested 180 days to complete repairs. This is the first time before the board. Staff recommendation is to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete. After discussion, Delbert Allred made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-059	525 Washington St. 1 146 2-A Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas	Versie Brown AKD Versie Lelton Brown Jr. 409 John St. Atlanta, TX 75551-2235	Grant owner 30 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this appears to have been a secondary structure, the main house is gone. This structure appears to have been damaged by fire in the past. The roof has partially collapsed; there is inadequate maintenance, substandard electrical, there are no interior walls, missing windows. There is a storage building on the property that would have to be removed if demolition is ordered. Mr. Prescott has had conversation with Mr. Brown who indicated he is trying to sell the property along with two other properties we will see. There is no owner request in writing. Staff recommendation is 30 days to demolish the structure, remove debris and clean the lot. After discussion, Matt Loudermilk made the motion to grant owner 30 days to demolish the structure, remove debris and clean the lot, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-061	509 Washington St. 4 146 1-Eugene Wood OT ABL TIF #1, Abilene, Taylor County, Texas	Versie Brown AKD Versie Lelton Brown Jr. 409 John St. Atlanta, TX 75551-2235	Grant owner 30 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this has is being split in two, the roof is damaged, it is overgrown with trees, the front door cannot be closed. There is no owner request in writing. Staff recommendation is 30 days to demolish the structure, remove debris and clean the lot. After discussion Perry Haynes made the motion to grant owner 30 days to demolish the structure, remove debris and clean the lot, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-064	517 Washington (garage only) 5 146 1-Eugene Wood OT SW QTR TIF #1, Abilene, Taylor County, Texas	Versie Brown AKD Versie Lelton Brown Jr. 409 John St. Atlanta, TX 75551-2235	Grant owner 30 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott stated the structure seems to be missing a center post causing the structure to lean, there is excessive trash and debris, substandard electrical. There is no owner request in writing. Staff recommendation is grant owner 30 days to demolish the structure, remove debris and clean the lot. After discussion Matt Loudermilk made the motion grant owner 30 days to demolish the structure, remove debris and clean the lot, Delbert Allred seconded and the motion carried unanimously.

<u>David D Beard</u> , Chairman	<u>May 4, 2011</u> Date
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