

Board of Building Standards Minutes

November 6, 2013

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, November 6, 2013, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Wayland Schroeder	Absent
	Alana Fletcher Maddox	Present
	Gretchen Denny	Absent
	Delbert Allred	Absent
	David Beard	Present
	Jeremy Kahl	Absent
	Anthony McColum	Present
	Edger Cordova	Absent
	Lloyd Turner	Absent
	David Brosig	Present

Visitors:	Judy Caperton	Jack Chamberlain
	Charles H. Blanks	

Staff Present: Michael Moffitt, Code Enforcement Officer
Kelley Messer, Legal Department
David Sartor, Building Official
Meagan Baker, Recording

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the September 4, 2013 meeting. Mr. Beard made the motion to approve, Mr. Brosig seconded and it passed unanimously.
3. Building Official, Mr. David Sartor spoke in the request from Mr. Jack Chamberlain to be allowed to leave the foundation in place at the address of 1001 Chestnut. The foundation in question is from a portion of the building that suffered a fire on July 7, 2011. The building was under a different ownership at that time. The previous owner obtained a demolition permit to demolish the portion of the structure that was damaged by the fire. He did so, but did not remove the foundation. There was no final inspection done for the permit. After some time passed, Mr. Chamberlain purchased the property. Building Inspections met with Mr. Chamberlain about the open demolition permit. At that time Mr. Chamberlain stated that it is his desire to leave the foundation for the use of parking. The building in this matter was an automotive repair shop and it will be leased out again for the same use. Staff does not make a recommendation on a request to leave a foundation after demolition because ordinance requires the removal of the foundation upon demolition. However staff has no opposition to the request.

When Mr. Chamberlain first looked at the property for purchase he was unaware that there had been a fire. Mr. Chamberlin looked at the slab/foundation as an asset for the building to have additional parking. The former owner had to leave a lot of cars parked out on the street. Mr. Chamberlain felt it would safer for the vehicles to be parked on this foundation instead of the street. Mr. Chamberlain is getting estimates for a fence to screen from public view.

After discussion, Mr. Beard moved to leave the foundation and Mr. McColum seconded and the motion carried unanimously.

4. CASES FOR REHABILITATION OR DEMOLITION:

Michael Moffitt, 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
13-012	1034 S 15 th St LEDBETTER / HORTON & HALL, BLOCK 3-4, LOT 7	McCutchen Gloria Leagrand Nesmith % Angela Gann 2701 Old Anson Rd Abilene TX 79603-1833	Declared a Nuisance & Demolition

Mr. Moffitt stated there have been a lot of complaints for this property, regarding health risks and unsightly conditions. This property is infested with rats, mice and fleas. The condition of the roof is literally caving in. The kitchen ceiling has a dropped ceiling; there is mold that is occurring due to the leaky roof. This property would incur a large expense in getting the property cleaned up. Staff had elected to close off areas of unsightly condition from public view. All the sinks and copper has been removed from the house. Mr. Moffitt does not know how long this property has been abandoned. Mr. Moffitt has had no contact with the property owners.

Mrs. Judy Caperton stated she lives directly behind 1034 S 15th St. Mrs. Caperton stated that the property is not closed off from the alley; the fence is broken in places. Mrs. Caperton is very unhappy that she has to look at this property in its current condition. She stated that the owner passed away about 4 years ago. Mrs. Caperton is requesting from the board to demolish the building.

Mr. Charles Blanks has been living in this neighborhood off and on since 1947. Mr. Blanks lives a couple of lots down for 1034 S 15th St. Mr. Blanks would try to fix the fence and pick up the trash in hopes that vagrants would not camp out in the house.

Staff's recommendation is (1) that the board find that this property is substandard, dilapidated, dangerous and should be demolished pursuant to sections 8-554 and 8-564 based upon the following conditions; lack of kitchen sink, wiring, and plumbing; deteriorated, flooring, walls, ceiling and roof that are loose, crumbling, rotten, warped or contain parts that may fall, and general dilapidation and improper maintenance. (2) Staff further recommends that the board order the property to be demolished pursuant to section 8-564.

After discussion, Mr. Beard moved to declare this property a nuisance based on staff recommendation and Mrs. Maddox seconded and the motion carried unanimously. Mr. McColum moved to order demolition based on section 8-564 and Mrs. Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
13-013	1918 S 19 th St HATTIE M SAYLES, BLOCK 1&3, LOT W60 E180 S140 LT3	Hight William H 1918 S 19 th St Abilene TX 79602-4617	Declared a Nuisance & Demolition

Mr. Moffitt stated this property was involved in a fire. There was significant damage to the roof and supporting wall were destroyed. The rafters that support the roof were severely damaged. It was reported that the fire started in the kitchen. The lady that was living in the house did not have insurance on the house therefore she has no means of fixing the issues. There was an abatement crew sent out to the property to get it cleaned up.

Staff's recommendation is (1) that the board find that this property is substandard, dilapidated, dangerous and should be demolished pursuant to sections 8-554 and 8-564 based upon the following conditions: deteriorated, flooring, walls, ceiling and roof (due to fire) that are loose, crumbling, rotten, warped or contain parts that may fall. (2) Staff further recommends that the board order the property to be demolished pursuant to section 8-564

After discussion, Mr. Beard moved to declare this property a nuisance based on staff recommendation and Mr. Brosig seconded and the motion carried unanimously. Mr. McColum moved to order demolition based on section 8-564 and Mr. Beard seconded and the motion carried unanimously.

Mr. Ellinger inquired of staff whether progress had been made on demolition of the old ice house located at 541 Oak St.

Mrs. Messer reminded the board that it should not discuss properties not listed on the agenda.

Mr. Ellinger inquired as to whether the adjacent property owner has been contacted; Mr. Moffitt stated that he would contact Mr. Tom Benson with an update.

Mrs. Maddox asked when the property at 1034 S 15th St will be demolished.

Mr. Moffitt answered that the City is not in a position where he can determine when demolition will occur, it all depends on when Street Services has the time and funds.

Mr. Ellinger stated that he would like the issue of funding for city demolition to be added to the next agenda, and requested that city staff address the board regarding this issue.

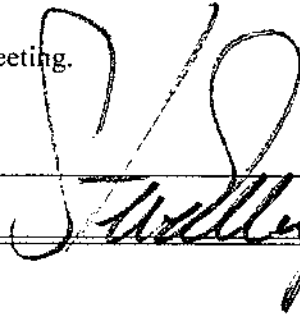
Mr. McColum asked about the status of the old Matera Paper Company building.

Mrs. Messer suggested that these properties could be added to the next agenda.

Mr. McColum would like the status of the old Matera Paper Company building to be put on the next agenda.

Mr. Ellinger adjourned the meeting.

Approved:



Chairman

Date 11.06.13