

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JANUARY 8, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, January 8, 2013 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:34 p.m. The following members were present: Chair Kathleen Sullivan, Tyler Quinn, Justin Outling, Kimberly Moore-Dudley, and Shermin Ata. Staff present included Inspectors Lori Loosemore, Chris Jones, Don Sheffield, Roy McDougal, and Roddy Covington; and Mary Lynn Anderson, Legal Department. Also present was Mike Williams, Attorney for the Commission.

APPROVAL OF DECEMBER 11, 2012 MINUTES:

Mr. Quinn moved to approve the minutes from the December 11, 2012 meeting as written, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion.

APPROVAL OF AUGUST 14, 2012 MINUTES:

Counsel Williams explained that Chair Sullivan and Ms. Ata are the only members present who were serving on the Commission in August, 2012. Therefore, the August, 2012 minutes cannot be voted on but they can be accepted.

Chair Sullivan and Ms. Ata stated that they accept the August 14, 2012 minutes.

Individuals were sworn as to their testimony in the following matters.

Ms. Loosemore noted the following changes in the agenda:

- 1302 Grove Street has been repaired and can be removed from the agenda.
- The owner of 2117-2119 Redwood Drive has requested that this item be moved to the beginning of the agenda for continued cases.
- A request has been made to continue the matter of 516 Fifth Avenue due to the death of one of the owners.

Mr. Quinn moved to continue the matter of 516 Fifth Avenue until the February, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion.

New Cases:

- (1) **700 North English Street (TMN 128-8-20/Parcel #0020006) Irene and George Palamaris, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Loosemore.
(CONTINUED UNTIL FEBRUARY, 2013)**

Ms. Loosemore stated that this property was originally inspected April 19, 2011. The hearing was held May 10, 2012 and no one appeared. The order was issued May 10, 2012 and expired June 11, 2012. The City ordered the property to be secured and the owner secured it.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include electrical equipment needs to be properly installed and maintained; back door- locking door is busted; unit needs smoke detectors in the bedrooms; bathroom commode top busted; trash and rubbish has accumulated inside unit; unclean and unsanitary floors, ceilings and/or walls; flooring rotten and must be repaired, building permit required; kitchen floor covering is in disrepair and coming loose; ceiling and walls inside unit need painting; unit has holes in wall, door knobs are putting holes in walls; bathroom door needs locking door knob; bedroom doors need locking door knobs; windows need locks; windows need screens, no central air conditioning; bathtub area wall surround is coming apart; interior window wood frames are busted; exterior wood surface needs to be maintained by painting or other protective coating; foundation wall has holes or cracks; needs handrail at back steps; window panes are cracked and broken throughout the unit; needs a foundation door; roof drains, gutters and downspouts in disrepair; gutters need cleaning out.

Chair Sullivan asked if any one was present wishing to speak on this matter.

Speaking through an interpreter, Marino Lopez, 1210 Jersey Street, indicated that he is in process of purchasing the property from Irene Agapion.

Ms. Moore-Dudley moved to continue the case until the February, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion.

Mr. Lopez agreed to update the Commission on the closing at the next meeting. He is aware of repairs that need to be corrected. Members asked Mr. Lopez to bring a timeline for repairs to the next meeting.

Continued Cases:

- (2) **2117-2119 Redwood Drive (TMN 187-13-7/Parcel #0019881) -- Theophilus A. Pinson and Barbara Pinson, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 11, 2012 Housing Commission Meeting. Inspectors McDougal and Loosemore. (CONTINUED UNTIL FEBRUARY, 2013 MEETING)**

Ms. Loosemore reported that interior repairs for 2117 Redwood have been completed. The exterior of 2217 Redwood Drive and the interior of 2119 Redwood need to be completed.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2013 by; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations for 2119 Redwood Drive include electrical switch missing cover plate in hallway; electrical receptacle in living room missing top and bottom socket; exposed wiring at electrical receptacle in living room; exposed wiring at light fixture in living room;

electrical receptacle required in bathroom, must be GFCI-installed by licensed electrician with permit from City; electrical receptacle in first bedroom has busted socket; kitchen electrical switch missing cover plate; electrical receptacle missing top socket in second bedroom, exposed wiring at kitchen ceiling (light fixture); back door light fixture needs to be repaired, hanging loose; power not on; first bedroom door missing door knob; first and second bedroom closet door missing door knobs; smoke detectors required in all sleeping areas, in hallway outside sleeping area and on all levels; need commode in bathroom; need kitchen sink; walls in first bedroom have chipped and peeling paint; hole in wall behind bath tub fixtures; large hole in bathroom floor, need permit to fix; bathroom floor has no floor covering; hole in kitchen wall; unit has no heating system; front exterior water faucet missing turnoff valve; no water service; bathroom window lock does not secure window; living room window has busted out window panes; first bedroom window lock cannot secure window; first bedroom window pane needs to be repaired, loose from window pane frame; living room picture window must be weather tight; broken windowpane in bathroom window; two entire windows are missing in kitchen; no sink in bathroom; bathroom has no door and no door lock; first bedroom door has no lock, no catch plate; second bedroom locking door knob cannot lock door, catch plate needs to be repaired; interior window frames have rotting wood; exterior window frames have rotting wood; gutters need cleaning out; gutters on rear of house, pulling away from house and hanging loose; fascia boards are loose and hanging off rear of house; exterior window frames have rotting wood; front and rear hand rails need weather coating; fascia boards on house have chipped and peeling paint; back door exterior door foot thresh hold has a hole and rotting wood; exterior property has bottles, cans, paper, and tree limbs with other debris.

Theo Pinson stated that he is the owner of the property. As requested by the Commission at the last meeting, he has placed a "for sale" sign on the property, he has submitted paperwork for City programs, and he is continuing to look for further financing. He asked the Commission for a continuance to bring 2219 Redwood up to code.

Mr. Pinson gave an overview of the City programs he has applied for. He indicated that 2217 Redwood is occupied but 2119 is in very bad repair. Mr. Pinson would prefer not to sell the properties and is optimistic that financing will come through. He felt the property could be brought into compliance within five to six months.

Mr. Pinson indicated he would clean-up the exterior of 2117 Redwood Drive if a continuance was granted.

Ms. Ata felt that more time was needed for Mr. Pinson to determine if the property will be sold or if financing can be secured. She suggested that if given more time he should return with an update, a plan of repair, and an assessment of costs.

Ms. Moore-Dudley pointed out the property was purchased eight years ago and only one side of the property has been made habitable. She felt the property was dangerous and if financing was secured through a municipal program, the owner's additional required outlay of funds would be prohibitive.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 3-2 to deny the motion. (Ayes: Moore-Dudley, Outling. Nays: Sullivan, Ata, Quinn.)

Ms. Ata moved to continue the case for one month, seconded by Mr. Quinn. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Ata, Quinn. Nays: Moore-Dudley, Outling.)

Chair Sullivan asked the owner to return with an update on financing, a timeline for repairs on 2119 Redwood Drive, and a report on whether or not he has cleaned up the exterior of 2117 Redwood Drive. Mr. Quinn asked the owner to also return with a cost estimate for repairs.

- (3) **1302 Grove Street (TMN 85-12-13/Parcel #0009102) -- Anthony Bartholomew, Owner-- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 11, 2012 Housing Commission Meeting. Inspectors Covington and Loosemore. (REPAIRED AND REMOVED FROM AGENDA)**
- (4) **3500 North Church Street aka 201 Denny Road (TMN 412-2-34/Parcel #0216628) -- Charles B. Bell, Sr., Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 11, 2012 Housing Commission Meeting. Inspectors McDougal and Loosemore. (CONTINUED UNTIL FEBRUARY, 2013 MEETING)**

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include accessory structures structurally unsound or in disrepair, outside garage needs to be repaired or torn down; bathtub not connected to water supply system in the unit; electrical equipment not properly maintained, electrical receptacles missing cover plates throughout unit, electrical switches missing cover plates throughout unit, light fixtures in all rooms in disrepair; back porch wood molding is rotten; back door in disrepair; ceiling tile has fallen in inside rooms, holes in wall of unit, need to cover hole in wall where space heater was vented; unsanitary and unclean throughout unit, interior of unit needs to be painted; no floor covering (just joist) in bathroom and part of kitchen, floor covering in all rooms in disrepair and coding loose; roof leaking; down spouts missing; gutters need to be cleaned out; need working smoke detectors; must acquire all proper permits to correct violations; water closet not properly connected to water supply system, water heater not properly installed and maintained.

Charles Bell, 1044 Greenmont Drive, Asheboro, North Carolina, is owner of the property. He stated that he has been working on 3502 North Church Street first because it has the least amount of damage. He will begin working on this unit next week and plans to start with the floors and ceiling. He plans to finish 3502 North Church Street first and then he will begin working on 3500 North Church Street.

Mr. Bell is waiting to hear back from the insurance company regarding damage to the roof and gutters. He provided details to explain the insurance company's delay in sending the claim check. He described additional financing plans. Permits have not been pulled on this case.

Members stated that they would like to see what has been done to 3502 North Church Street before a decision is made on 3500 North Church Street.

Ms. Moore-Dudley moved to take a recess on this case and hear 3502 North Church Street, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion.

After hearing the case at 3502 North Church Street, Commissioner returned to hear 3500 North Church Street.

Ms. Loosemore responded to a question from Ms. Ata and stated that the original inspection for this property was done March 4, 2010 and last month was the first time the case was heard by the Commission.

Ms. Ata asked the owner why no action has been taken on this property since 2010. Mr. Bell described personal circumstances to explain his delay in addressing this property.

Mr. Outling moved to continue the case until the February, 2013 meeting, seconded by Ms. Ata. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling. Nays: Moore-Dudley.)

(5) 3502 North Church Street (TMN 412-2-31/Parcel #0045000) -- Charles B. Bell, Sr., Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 11, 2012 Housing Commission Meeting. Inspectors McDougal and Loosemore. (CONTINUED UNTIL FEBRUARY, 2013 MEETING)

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include leaking roof; need locking door knob on bathroom door; back steps need handrail; house has window panes broken out; back door needs to be repaired; need door and locking door knob for bedroom; living room ceiling tile has fallen in, bathroom ceiling has fallen in, hole in wall of bedroom closet, molding around front door busted and needs to be repaired, need to cover hole in wall where space heater was vented; outside shed in rear needs to be torn down or repaired; front porch needs to be weather coated, back steps need weather coating; foundation opening needs a door; needs electrical receptacle in bathroom, GFCI; electrical switch missing cover plate in bathroom, electrical receptacle missing cover plate in kitchen and living room, kitchen light fixture in disrepair, bedroom light fixture in disrepair, bathroom ceiling light fixture in disrepair, bathroom ceiling ventilation fan not working, need working smoke detectors.

Inspector Loosemore stated that the following violations were marked off as of the January 7, 2013 inspection: property was secured; oxidation stains removed; exterior holes, breaks, loose, or rotted materials corrected; rubbish removed from interior of house; water heater relief valve piped down six inches from floor; unsanitary, unclean floors corrected.

Mr. Bell indicated that more repairs have been made since the inspection. The hole in the bedroom has been repaired, all light fixtures have been replaced, and the porch has been painted. The flashing will be repaired around the chimney tomorrow and painting will be finished this week. They also plan to sand and repaint the ceiling.

Mr. Bell clarified his financing plan for this property. He felt the repairs could be completed within a month.

Ms. Ata moved to continue the case until the February, 2013 meeting, seconded by Mr. Outling. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling. Nays: Moore-Dudley.)

(6) 516 Fifth Avenue (TMN 27-2-5/Parcel #0002407) -- Lafayette and Agnes Dixon, Owners -- In the Matter of Order to Repair, Alter or Improve Structures. Continued from the October 9, 2012 Housing Commission Meeting. Inspectors McDougal and Loosemore. (CONTINUED UNTIL FEBRUARY, 2013 MEETING)

- (7) **418R WEST WASHINGTON STREET (TMN 20-5-12/Parcel #0001608) --- Henry Christian Zenke III, and Virginia Hawthorne Zenke, Co-Trustees -- In the Matter of Order to Repair or Demolish to Structures. Continued from February 14 2012, March 13, 2012, May 8, 2012, June 12, 2012, August 14, 2012, September 11, 2012, and October 9, 2012 Housing Commission Meetings. Inspector Sheffield. (CONTINUED UNTIL FEBRUARY, 2013 MEETING)**

Inspector Loosemore stated that there have been no changes to the property since last month. There is no video on this property. Commissioners were shown video from the October 9, 2012 meeting. Ms. Zenke confirmed that the property is in the same condition as the video being shown.

Counsel Williams asked Inspector Sheffield if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was January 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Sheffield stated that he agreed with these questions.

Inspector Sheffield stated that the violations have been previously read into the record and have not changed.

Virginia Zenke, 1003 Carolina Street, reviewed the history of the house for new members unfamiliar with the case.

She stated that Marsh Prause, Preservation Greensboro Development Fund, and Benjamin Briggs, Preservation Greensboro, indicated they have an individual interested in developing the house along with surrounding property. She expects to hear back from Mr. Prause next week. She stated that another plan has also come about but details are premature at this point.

Inspector Loosemore stated that the original hearing was September 19, 2011. The order was issued on October 6, 2011 and expired December 9, 2011. She gave a brief overview of the case to aid new members.

Ms. Zenke asked the Commission for a continuance of one month to allow her to follow through with interested developers. She felt that a resolution could be determined within 30 days.

Ms. Moore-Dudley moved to continue the case until the February, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:00 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd