

**City of Greensboro
North Carolina
Greensboro Minimum Housing
Commission Meeting**

REGULAR MEETING

12:00 P.M.

May 11, 2010

Commission Members Present:

Larry Standley, Chairman
Jeff Nimmer
Jim Burgess
Angela Harris
Wayne Stutts
Tim Vincent

Staff Present:

Wanda Hovander, Inspector
Mike Williams, Esq.-City Attorney's Office
Jennifer Smith-Sutphin, City Attorney's Office
Mary Lynn Anderson, City Attorney's Office
Don Sheffield, Commercial Demolitions
Roddy Covington, Inspector
Will Lilly, Inspector
Marshall Perry, Chief Mechanical Inspector

Staff and persons from the audience were sworn as to their testimony in the following matters for this meeting.

1) APPROVAL OF MINUTES FROM April 13, 2010 MEETING:

Mr. Burgess moved to approve the minutes from the April 13, 2010 meeting, seconded by Mr. Vincent. The Commission unanimously voted 5-0 in favor of the motion.

Ms. Harris joined the meeting at 12:05 p.m.

New Cases:

2) 408 Marshall Street – (TMN 99-4-2) – Harry Whitsett, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)

Inspector Hovander stated that 408 Marshall Street is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in December, 2009. The date of inspection was March 6, 2008. All parties were notified of the hearing. The date of the hearing was August 24, 2009. No one appeared for the hearing but the owner did call. The Inspector's order was issued August 24, 2009 and expired September 23, 2009. The last date of visual inspection was May 10, 2010 by Inspectors Lee and Covington. The City did have to order the building secured and the owner secured it. There are children in the area and no school is nearby. There is no history of police complaints. In the opinion of the Inspector; the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices,

and Complaints issued in this matter; the last date the property was visited was May 10, 2010; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include basement hatchway admits rodents, rain or surface drainage water; chimneys, towers, stacks, etc., structurally unsound or in disrepair; electrical equipment not properly maintained, electrical wiring not properly maintained, exterior surfaces not maintained in good condition; habitable space-interior room: ventilation openings not sufficient for total area served; insect screens required at doors, windows and openings required for ventilation; interior structure in disrepair; interior surfaces have other defective surface conditions: holes in walls, paint peeling, chipping flaking or abraded throughout house, unclean/unsanitary, or not in good condition; plumbing system hazard inadequate service; water heating appliance not properly installed and maintained; windows, skylights, doors or frames unsound, in disrepair, or not weather tight.

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

Morris Eason, 2111 Luther Street, is the contractor for the owner. He stated that the property was 90% repaired at the last inspection and he gave details regarding the remaining items.

Inspector Covington stated that upon his last visit, the majority of repairs had been completed although quite a few still remain. He felt that all repairs should be completed by next month. He commented that the owner needed a permit for the water heater that was already installed.

Mr. Nimmer moved to continue the case until the June, 2010 meeting, seconded by Mr. Vincent. The Commission unanimously approved the motion

3) 805 Bennett Street – (TMN 49-11-1) – Schwarz Properties, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Hovander. (CONTINUED UNTIL JULY, 2010 MEETING)

Inspector Hovander stated that 805 Bennett Street is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. The title search was completed in September, 2009. The date of inspection was October 25, 2007. All parties were notified of the hearing. The date of the hearing was November 16, 2009. No one appeared for the hearing. The Inspector's order was issued February 23, 2010 and expired March 25, 2010. The last date of visual inspection was May 10, 2010 by Inspector Lee. The City did have to order the building secured and the City secured it in October of 2009. This has not been a repeat problem. There are children in the area and Bennett College is nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was May 10, 2010; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include bathroom door, installed, missing; bedroom door installed or missing; broken floor joists; broken floor system sill; broken glass panes; cover plate cracked/missing or loose; cracks in exterior walls; crawl space door report/replace; door(s) inadequately screened; windows inadequately screened; entrance door lock missing;

entrance door weather permeable-exterior; floor system not level; flooring worn through; heating equipment incapable of heating all habitable spaces; heating equipment unsafe to operate; holes in exterior wall; holes in flue; insect/rodent infestation; loose ceiling plaster; loose floor covering; loose flooring; loose plaster on interior wall/partition; loose siding; make windows operable; missing/damaged foundation vents; missing UL listed smoke detector; privacy lock missing from required interior door; repair or replace cabinets; rotten flooring; seal/cover thimble opening; seriously rotted floor joist; shower/tub leaking; soil line broken; termite damaged floor joist; unclean/unsanitary ceiling; unclean/unsanitary fixtures; unclean/unsanitary floor; unclean/unsanitary walls; walls around tubs to be impervious to water; water closet leaks; water closet loose; water line broken or leaking; weak/damaged floor joists; weather permeable window; weather permeable exterior wall/siding.

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

Fred Edmondson, 1917 North Fayetteville Street in Asheboro, stated that he is a representative for Schwarz Properties. He stated that the majority of work has not been completed yet. Due to the large number of properties to be renovated and repaired, he asked the Commission for 60 days to complete this property. In response to a question from Mr. Edmondson, Inspector Hovander said that the boards on the windows could be left up for protection as long as the windows were repaired and in compliance.

Mr. Burgess moved to continue the case until the July, 2010 meeting, seconded by Mr. Vincent. The Commission unanimously approved the motion.

Continued Cases:

- 4) **442 Gorrell Street – (TMN 29-8-1) – Samuel & Kimberly Pass, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 8, 2009 and February 9, 2010 Housing Commission meetings. Inspectors Covington & Hovander. Removed, new parties of interest to be notified. (CONTINUED UNTIL JUNE, 2010 MEETING)**

Inspector Hovander asked the Commission to continue this case until next month. She explained that there is a new Deed of Trust and the owner must be contacted.

Mr. Nimmer moved to continue this case until the June, 2010 meeting, seconded by Mr. Burgess. The Commission unanimously approved the motion.

- 5) **311 Leftwich Street – (TMN 25-11-25) Benjamin A. & Lynne W. Berryhill, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the July 14, 2009, October 13, 2009, December 8, 2009 and February 9, 2010 Housing Commission meetings. Inspectors Covington & Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)**

Inspector Hovander stated that 311 Leftwich is a continued case. Dates and information on this case were read into the minutes at previous meetings. The video shown to members was taken on May 10, 2010. She commented that it appeared the interior was still gutted. No changes were detected since the last meeting. Mr. Sheffield confirmed that a permit for the electrical work had been secured.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was May 10, 2010; this property is not a duplex or multiunit property; and there are more than five separate types of

violations of any of the Minimum Standard Housing Codes; and these violations have previously been read into the minutes. Inspector Hovander stated that she agreed with all the information.

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

Benjamin Berryhill resides at 6600 Dustin Road in Climax, North Carolina. He stated that the rough-in inspection has been completed on the electrical. Plumbing permits will be pulled and work will begin next week. He cited health problems that have hindered progress. Metal reinforcements for the floor joists have been run since the last meeting. He hoped the work would be completed by August, 2010. Inspector Hovander reminded members that this house is located in a historic district. She added that work has been going on for approximately ten years and neighbors are unhappy with the state of the house. Members expressed their disappointment that more work had not been completed. Members discussed having the applicant return next month to assess progress.

Mr. Stutts moved to continue this case until the June, 2010 meeting, seconded by Ms. Harris. The Commission unanimously approved the motion.

6) 1001 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, and April 13, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)

Inspector Hovander stated that 1001 A & B East Bragg Street, 1003 A & B East Bragg Street, 1005 A & B East Bragg Street, 1007 A & B East Bragg Street, and 1009 A& B East Bragg Street are continued cases. The cases were last heard on April 13, 2010. At the last meeting in April, the 1003 unit was almost completed awaiting approval of the trades. There has been no contact regarding the trade inspection.

Frank Edmondson, 1947 North Fayetteville Street in Asheboro, came to the podium to give an update on the properties. He was representing the owner, Schwarz Properties. No work on the units has been done in last 30 days; however, they have been working very hard trying to lease the property. He believed two units were complete. He committed to completing two more units in the next 30 days with the hope of committing to two additional units the following 30 days.

Marshall Perry, 2516 Woodview Drive, is the Chief Mechanical Contractor for the City. Mr. Edmondson asked him if the HVAC units could be removed having it contingent that they would be replaced upon a tenant moving in. Mr. Perry replied that a final inspection could not be done unless the units were installed. He suggested to Mr. Edmondson that putting a steel cage around the unit would be an option to deter vandals. Members also discussed the possibility of issuing a temporary Certificate of Occupancy.

Mr. Burgess moved to continue these cases (1001 A & B East Bragg Street, 1003 A & B East Bragg Street, 1005 A & B East Bragg Street, 1007 A & B East Bragg Street, and 1009 A& B East Bragg Street) until the June, 2010 meeting, seconded by Mr. Vincent. The Commission voted unanimously on the motion.

7) 1003 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, and April 13, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)

8) 1005 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the

January 1, 2010, March 9, 2010, and April 13, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)

- 9) 1007 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, and April 13, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)
- 10) 1009 (A & B) East Bragg Street – (TMN 49-4-10) – Schwarz Properties LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 1, 2010, March 9, 2010, and April 13, 2010 meetings. Inspectors Covington and Hovander. (CONTINUED UNTIL JUNE, 2010 MEETING)

ADJOURN:

There being no further business before the Commission the meeting was adjourned at 12:40 p.m.

Respectfully submitted,

Larry Standley, Chairman
Greensboro Minimum Housing Commission
LS:sm/jd