

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
MARCH 12, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, March 12, 2013 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:38 p.m. The following members were present: Chair Kathleen Sullivan, Justin Outling, Ellen Sheridan, and Kimberly Moore-Dudley. Staff present included Inspectors Lori Loosemore, Don Sheffield, Roy McDougal, and Roddy Covington. Also present was Mike Williams, Attorney for the Commission.

APPROVAL OF FEBRUARY 12, 2013 MINUTES:

Ms. Sheridan moved to approve the minutes from the February 12, 2013 meeting as written, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley. Nays: None.)

Ms. Loosemore announced that no new cases were added or deleted; however, changes to the agenda were made for administrative purposes to carry out duties more efficiently. Members agreed by acclamation to follow the new agenda as presented by Inspector Loosemore.

City staff and speakers from the audience were sworn as to their testimony in the following matters.

NEW CASES:

- 1. 1108 Woodnell Street – (TMN 212-5-7/Parcel #0022765) Joan Mozelle Evans, Owner - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Loosemore. (CONTINUED UNTIL JUNE, 2013 MEETING)**

Inspector Loosemore stated that this property was originally inspected on November 8, 2011. All parties and owners were notified of the hearing.

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 March 7, 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.

Ms. Loosemore stated that the list of violations include unclean and unsanitary surfaces throughout unit; walls and ceiling in unit need painting; wall in rear enclosed den area is buckling from water roof leak; rotten roof sheathing; roof structural member not able to support nominal load due to roof leak; structural members rotten or deteriorated due to roof leak and does require permit for repair; ceiling in rear enclosed den has fallen down from roof water leak; ceiling contains holes, loose material and/or in disrepair; ceiling falling down in third bedroom; unclean and unsanitary floors, ceilings, and/or walls; floor and carpet areas are unclean and unsanitary in unit; rubbish or garbage has accumulated at interior of unit; hole in ceiling in first bedroom; no door for first bedroom; windows in rear enclosed den have busted window panes; window pane busted out in second bedroom; window pane busted out in bathroom; door for third bedroom in disrepair; rotting wood on fascia boards on rear of house; gutters on back of house

are badly bent; vinyl cover for fascia board on rear of house has come off; exterior walls have loose or rotted material; all overhang extensions shall be maintained in good repair and properly anchored, rear side door overhang has fallen off house; window pane in third bedroom is busted out; all exterior doors, door assemblies, and hardware shall be maintained in good condition, both side storm doors to rear enclosed den have arm closures missing; exterior shall be maintained free from weeds/plant growth in excess of 12 inches, vines and bushes are growing into the house.

Ms. Sullivan asked if anyone was present to speak on this matter.

Joan Evans, 1108 Woodnell Street, stated that the house was purchased several months ago. She requested a continuance of 90 days to bring the property up to code. She was not the owner on the date of original inspection.

Counsel Williams explained that the City's legal department did a search and determined that the owners had changed prior to the notice. Therefore, the current owner was given the notice.

Ms. Evans was notified on March 1, 2013 of the hearing. She has hired a licensed contractor and plans for the property to be her primary residence.

Ms. Sheridan moved to continue the case for 30 days. There was no second and the motion failed.

Ms. Moore-Dudley moved to continue the case until the June, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley. Nays: None.)

2. 703 Holt Avenue – (TMN 196-2-15) Ernest Knight, Owner - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Loosemore. (CONTINUED UNTIL MAY, 2013 MEETING)

Inspector Loosemore stated that the property was originally inspected on March 18, 2011. The date of the hearing was April 20, 2011. The order was issued on May 11, 2012 and expired on June 11, 2012. The date of last visual inspection was March 7, 2013 by Inspector McDougal. The City did not have to order this property secured. There are children in the area and a daycare is located behind the unit.

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 March 7, 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 hole in exterior of house; need to replace flashing around chimney; front gutter is bent and in disrepair, roof shingles are loose and falling off roof; unit roof is leaking; exterior wood surfaces need to be maintained by painting or other protective coating, under front door and at thresh hold there is rotting wood, at rear of house the fascia and soffit boards have rotting wood, roofing boards at rear of house have rotting wood, and front door moulding has rotting wood; side porch roof support poles have chipping and peeling paint, window frames on house need painting; exterior wall covering coming loose and pulling away from the house; side porch needs guard rail; side porch needs handrail; side porch light fixture needs a globe, need to replace front door light fixture; door needs to be weathertight; foundation doors need to be repaired and able to lock, foundation doors must be tight and not admit rodents; window panes are broken out of the unit, side porch window

pane is broken; unit needs working smoke detectors; exterior air unit needs to be replaced or repaired, the air unit is completely apart; wall structural member unable to support imposed load and requires a permit to repair; wall has peeling, chipping, or flaking paint and must be repaired, removed or covered; bedrooms have peeling and chipping paint on walls and ceilings; second bedroom and bathroom have sheet rock and plaster coming loose and falling from walls; hallway wood flooring is badly buckled due to water damage from roof leak; floor covering is loose and coming apart in the bathroom and hallway; bathroom, hallway, and second bedroom ceilings have fallen down due to water damage from roof leak and requires a building permit to correct this violation; bathroom commode is loose and unstable; bathroom door needs locking door knob; bedroom doors need locking door knobs; all areas and surfaces in vacant unit are unclean and unsanitary; bathroom floor is sinking.

Ms. Sullivan asked if anyone was present wishing to speak on this matter.

Nancy Smirno, 4212 Henderson Road, was present for the owner, Mr. Knight, who is ill and cannot attend the meeting. She provided background information and stated that the owner is working on the property. She requested a 90-day continuance to complete repairs.

Inspector Sheffield reported that the owner pulled a building permit on December 7, 2012 but there are no electrical, mechanical, or plumbing permits for the property.

Ms. Moore-Dudley moved to continue the case for 90 days. There was no second and the motion failed.

Mr. Outling moved that the case be continued until the next meeting to hear the owner's plan for remediation, seconded by Ms. Sheridan. The Commission voted in a tie 2-2 and the motion failed. (Ayes: Outling, Sheridan. Nays: Sullivan, Moore-Dudley)

Ms. Sullivan moved that the case be continued for 60 days until the May, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley. Nays: Outling.)

Ms. Sullivan asked that the owner present a timeline toward completion at the June, 2013 meeting.

3. 1000 W. Florida Street – (TMN 83-4-25) Alejandro Garcia Cahuich, Owner - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. (CONTINUED UNTIL THE APRIL, 2013 MEETING)

Inspector Loosemore stated that this property was originally inspected on February 12, 2012 and the hearing was held on July 11, 2012. No one appeared for the hearing. The order was issued on July 11, 2012 and expired August 13, 2012. The City ordered the property secured and the owner secured it. There are children in the area. The date of last visual inspection was March 11, 2013.

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 March 11, 2013 by Inspector Foster; 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 there was a fire in the dwelling and the case was referred by the fire department. She said that the list of violations include exposed wiring at the light fixture; power not on at

time of inspection and needs to be on and inspected before case can be completed; smoke alarms required in each bedroom; inoperable smoke detectors; gas/electric not on at time of inspection and must be on and inspected before case can be completed; water not on at time of inspection and must be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; rotten flooring must be repaired, building permit required; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; locks not maintained or missing from windows; screens required on windows; screens on doors should be self-closing and latching; windows need glazing; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; flashing required around chimney; foundation wall has holes or cracks; guardrails are loose, damaged or improperly maintained; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; property was ordered to be secured; missing sheetrock due to renovation throughout; missing electrical wiring due to renovations throughout; and plumbing missing due to renovation.

Patricia Wysneski, 1607 Bailiff Street, resides in the Glenwood neighborhood. She reminded the Commission that empty houses in disrepair effect the entire neighborhood in a detrimental way.

Inspector Sheffield stated that a Repair to Fire Damage permit was pulled on July 2, 2012; however, this case reflects extensively more than fire damage and many other permits will be required to make repairs. No inspections have been made since the permit was pulled.

Inspector Loosemore clarified that the new owner purchased the property on June 15, 2012. The new owner was notified of the hearing on March 1, 2013.

Ms. Moore-Dudley stated that she would like to hear from the new owner regarding this case. She noted that new windows appear to have been installed and equipment is sitting on the property.

Mr. Outling noted his concern that the owner was not present at the meeting.

Ms. Moore-Dudley moved to continue the case until the April, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley. Nays: Outling,)

4. 5214 Bayberry Lane – (TMN 6-352H-724-126/Parcel #0088430) Chester and Robin Sands, Owner(s) - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Loosemore. (INSPECTOR UPHELD)

Inspector Loosemore stated that this property was originally inspected on April 3, 2012. All parties and owners were notified of the hearing. The hearing was held on June 4, 2012 and no one appeared. The order was issued on November 21, 2012 and expired on December 21, 2012. The City did not have to order the property to be secured. There are children living in the area.

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 March 8, 2013 by Inspector Jones; 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 hallway bathroom commode loose or unstable; hole in wall of kitchen; hole in wall in utility room at washing machine hook up; exterior vinyl

wall covering is coming loose and falling off in rear of house; gutters need cleaning out; need turn valve for exterior water faucet in rear of house; need numbers on house; gutters are pulling away from unit on rear of house; front window pane is broken out; doors to exterior metal sheds are broken and cannot be closed and secured; pools shall be maintained and sanitary; guardrails surrounding the outside swimming pool are very loose with nails backing out of the wood; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained; wood flooring walkway and wood guardrails at exterior pool need weather coating; electrical receptacle missing cover plate in den area; exposed wiring in ceiling in living room; two electrical receptacles missing cover plates in first bedroom; exposed wiring at ceiling in second bedroom; electrical receptacles missing cover plate in third bedroom; electrical receptacle for kitchen stove is hanging loose, needs to be stationary; exposed wiring in kitchen where exhaust fan for stove would be; electric receptacle loose at wall in living room and also loose at wall in utility room; front storm door arm closure is broken; smoke detectors required in all sleeping areas, in hallway outside sleeping area and on all levels; need carbon monoxide detector.

There was no one present wishing to speak on the property.

The new owners were notified on May 8 and 9, 2012.

Inspector Sheffield reported that there are no permits on the property. An electrical permit would be required for repairs.

Inspector Loosemore provided details of the title search.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling. Nays: Moore-Dudley.)

Chair Sullivan stated that the property involved in this matter is located at 5214 Bayberry Lane in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

5. 1116 Caldwell Street – (TMN 32-12-9) Stephen and Alice Agapion, Owner(s) - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. (CONTINUED UNTIL THE APRIL, 2013 MEETING)

Inspector Loosemore stated that the property was originally referred by the Greensboro Police Department as being unsecured. An inspection was made on April 18, 2012. All parties and owners were notified. The hearing was held on April 30, 2012 and no one appeared. The order was issued on May 30, 2012 and expired on June 29, 2012. The property had to be secured and it was secured by the City.

Inspector Loosemore clarified that Mr. Agapion sent a letter stating that the property now belongs to Ernest Knight. She noted that the new owner is not reflected on current records.

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 March 8, 2013 by Inspector Foster; 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 cracked or missing switch plate cover; exposed wiring at light fixture; missing smoke detector; inoperable smoke detector; gas/electric not on at time of inspection and must be on and inspected before case can be completed; water not on at time of inspection and must be on and inspected before case can be completed; water heating relief valve improperly installed and/or maintained; power not on at time of inspection and must be on and inspected before case can be completed; unclean/unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired, building permit required; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; bathroom must have a door and interior lock; locks not maintained or missing from window; screens required on window; screen on doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing, broken window; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; needs premises identification; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained.

Chair Sullivan asked if anyone was present wishing to speak on this property.

Nancy Smirno, 4220 Henderson Road, stated that the owner, Mr. Knight, purchased the property around January 8, 2013 from Mr. Agapion. The owner plans to repair the property. She requested a continuance of 90 days to make repairs.

Since Mr. Knight is scheduled to return for another case in sixty days, Ms. Moore-Dudley moved to continue the case for 60 more days. There was no second and the motion failed.

Mr. Outling moved to continue the case for 30 days until the April, 2013 meeting to give the owner an opportunity to present a plan for repairs, seconded by Ms. Sheridan. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling. Nays: Moore-Dudley.)

6. 506 Logan Street – (TMN 71-2-4/Parcel #0007349) Samara and Walter T. Johnson III, Owner(s) - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington and Loosemore. (INSPECTOR UPHELD)

Inspector Loosemore stated that the property was originally inspected on August 24, 2011. The hearing was held on February 24, 2012 and Walter Johnson appeared for the meeting. The order was issued on March 26, 2012 and expired April 25, 2012. The property did not have to be secured. There are children in the area.

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 March 8, 2013 by Inspector Foster; 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 cracked or missing electrical outlet cover; cracked or missing switch plate cover; smoke detectors required in each bedroom; inoperable smoke detector; gas/electric not turned on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition, water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; plumbing fixture/toilet loose or not properly secured; doors need to be weathertight; screen required on doors; screen required on windows; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior wall has loose or rotted material; foundation wall has cracks or holes; foundation wall ventilation not maintained or missing.

There was no one present wishing to speak on the property.

Inspector Sheffield stated that no building permits have been pulled on the property.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley.)

Chair Sullivan stated that the property involved in this matter is located at 506 Logan Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

7. 3703 Cameron Avenue – (TMN 209-1-36/Parcel #0022087) Alfredo Rios Vasquez, Owner - In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal and Loosemore. (CONTINUED UNTIL THE APRIL, 2013 MEETING)

Inspector Loosemore stated that Isabel Gil, 4903 Heritage Woods Drive, will serve as interpreter for the owner, Alfredo Vasquez.

Inspector Loosemore stated that the date of the original hearing was May 29, 2011 and no one attended. The order was issued on July 5, 2012 and expired on August 6, 2012. The City had to order the property secured twice. The owner secured the property on one of the two occasions. Mr. Vasquez is the new owner who was served on March 1, 2013 for today's 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 March 7, 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 indicated that the case was the result of a fire and all of the repairs are related to the fire damage. She stated that the list of violations include no appliances because the house was

gutted due to fire; electric panel box loose that connects for exterior air condition unit; as a result of fire, the house was gutted on the interior and there are no electric fixtures or equipment; exposed wiring where exterior air conditioning connects; no doors in unit; smoke detectors required in all bedrooms, hallways outside bedrooms and on all levels; no duct system; no heating system; no plumbing fixtures or facilities; unclean and unsanitary floors, ceilings and/or walls; wall - structural member unable to support imposed load, building permit required; rotten flooring must be repaired, building permit required; rotten roof sheathing; roof structural members rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; every habitable space shall have at least one window; exterior walls have loose or rotted material; foundation wall has holes or cracks; needs premises identification; deck, porch, and/or patio flooring rotten or in disrepair, front porch and front porch roof overhang support poles damaged by fire; ceiling contains holes, ceiling for front porch damaged by fire, rotten and/or in disrepair; exterior wood surfaces need to be maintained by painting or other protective coating, fascia boards on house damaged by fire.

Ms. Gil indicated that Mr. Vasquez purchased the property on March 1, 2013. He plans to put siding on the exterior and install new electrical equipment. He has not spoken with a contractor yet but he requested a 90-day continuance to complete repairs on the exterior of the house. He is unsure if the property will be his residence or a rental property. He has not formulated a timeline to bring the entire property into compliance; however, his estimate is six months.

Ms. Moore-Dudley moved to continue the case until the June, 2013 meeting. There was no second and the motion failed.

Mr. Outling moved to continue the case until the April, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling. Nays: Moore-Dudley.)

Mr. Vasquez was asked to return to the April, 2013 meeting with a timeline for completion of the entire property.

Inspector Loosemore informed Mr. Vasquez that he will be receiving a letter from the City to notify him that the issue of standing water at the rear of the property must be resolved.

Inspector Sheffield commented that the owner needs to secure necessary permits for the property.

A recess was taken by the Commission from 2:40 p.m. until 2:45 p.m.

CONTINUED CASES:

- 8. 700 N. English Street (TMN 128-8-20/Parcel #0020006) Irene and George Palamaris, Owner(s) -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the January 8, 2013 and February 12, 2013 Housing Commission Meetings. Inspectors McDougal and Loosemore. (CONTINUED UNTIL MAY, 2013 MEETING)**

Inspector Loosemore stated that this property was originally inspected on April 19, 2011. The date of the hearing was May 10, 2012. The order was issued on May 10, 2012 and expired on June 11, 2012. The City ordered the property secured and the owner secured it. There are children in the area.

Inspector Loosemore informed members that the new owners have not yet closed on the property.

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 March 11, 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 repair of light fixture at back door and light fixtures in bedrooms, unit needs electrical receptacle in bathroom, must be GFI and must acquire a permit to put in GFI receptacle; back door locking door knob is busted; unit needs smoke detectors in the bedrooms; bathroom commode top is busted; area under kitchen sink is unclean and unsanitary, interior surfaces are unclean and unsanitary, floor carpeted areas are unclean and unsanitary; floor area in bathroom is sinking, back enclosed porch floor is sinking; kitchen floor covering is in disrepair and coming loose; ceiling and walls inside unit need painting; bathroom door needs a locking door knob; bedroom doors need locking door knobs; windows need locks; windows need screens-no central air conditioning; bathroom tub area wall surround is coming apart; interior window wood frames are busted; exterior window frames need painting or weather coated, vinyl covering for fascia and soffit boards are loose and falling; holes in foundation walls; need handrail at back steps; window panes are cracked and broken out in the unit; needs a foundation door; gutters need cleaning out.

Isabel Gil, City of Greensboro, served as the interpreter for the new owner, Monro Lopez. Mr. Lopez indicated that the closing is scheduled for April 5, 2012. The property will be his residence.

Ms. Moore-Dudley moved to continue the case until the May, 2013 meeting for an update on repairs, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Inspector Sheffield informed the owner that a building permit was required to make the repairs.

9. 1513 Willomore Street (TMN) Rondal and Jennifer Journey, Owner(s) – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2012; May 8, 2012; July 10, 2012; August 14, 2012; October 9, 2012 and December 12, 2012 Minimum Housing Commission meetings. Inspectors Jones and Loosemore. (CONTINUED UNTIL JULY, 2013 MEETING)

Lane Journey, 5613 Newman Davis Road, updated members on repairs made to the property. The insulation rough-in was inspected and passed. The dry wall has been put up and was primed and painted. He described work done relative to HVAC and noted that Piedmont Natural Gas Company has installed their meter. The wood flooring has been purchased and delivered and installation is in process.

Mr. Journey estimated that all work should be completed in 90 days.

Mr. Outling moved to continue the case until the July, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

10. 905 Haywood Street – (TMN 57-9-28/Parcel #0006044) Nellie J. Jones LLC, Owner(s) – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the February 12, 2012 Minimum Housing Commission Meeting. Inspectors Covington and Loosemore. (INSPECTOR UPHELD)

Inspector Loosemore stated that this property was originally inspected on April 4, 2012. All parties of interest and owners were notified of the hearing. The date of the hearing was June 18, 2012. The order was issued on July 17, 2012 and expired on August 20, 2012. The City did have to order the property secured and the owner secured it. There are children in the area.

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 March 11, 2013 by Inspector Foster; 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 missing smoke detectors; inoperable smoke detectors, power not on at time of inspection, needs to be on and inspected before case can be completed; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition, bathroom sink; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired, building permit required; loose floor covering must be repaired or replaced; doors need to be weathertight; bathroom must have a door and interior lock; bedroom must have a door and interior lock; locks not maintained or missing from window; every window shall open and close as manufactured; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; foundation wall ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; roof drains, gutters, and downspouts in disrepair; handrails are loose, damaged or improperly maintained; ceiling contains holes, rotten and/or in disrepair; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; cracked or missing switch plate cover.

Chair Sullivan asked if there was anyone present to speak on this property.

Bulent Bediz, 808 Lexington Avenue, stated that a building permit was pulled on February 4, 2013 and he plans to have all the work finished by July, 2013.

Responding to a question from Ms. Moore-Dudley, Mr. Bediz indicated that repairs on this property have not been made yet because he is also working on other properties. The property was purchased in 2010.

Mr. Outling asked for details of Mr. Bediz's plan toward completion. Mr. Bediz indicated that within the next 30 days the house will be cleaned, cabinets will be removed, and work will be done on the kitchen and bathroom.

Ms. Moore-Dudley pointed out that Mr. Bediz has owned the property for three years and no repairs have been made. In addition, neighbors have expressed issues with several of his properties.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 905 Haywood Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

11. 1315 Gorrell Street (TMN 102-9-8) Margaret C Warren, Owner - In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the November 8, 2011; December 13, 2011; May 8, 2012; August 14, 2012; November 13, 2012; and February 12, 2013 Housing Commission Meetings. Inspectors Covington and Loosemore. (CONTINUED UNTIL MAY, 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 March 11, 2013 by Inspector Foster; 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 violations include exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; cracked or missing electrical outlet cover; power not on at time of inspection, needs to be on and inspected before case can be completed; missing sheetrock throughout unit; standing water under house; lighting is required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, furnace room; clothes dryer exhaust must be vented directly to the exterior; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; heating system not maintaining 68 degrees in habitable rooms, bathrooms – permit required for all trades before work is started; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection and needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired, building permit required; ceiling contains holes, loose material and/or in disrepair; screens required on windows; windows need glazing, broken; cracked or missing electrical outlet cover; every window shall open and close as manufactured; windows need to be weathertight; missing smoke detectors; inoperable smoke detectors; windows not easily accessible in case of emergency.

Leon Warren, 3223 Edenwood Drive, stated that no additional progress has been made over the last 30 days. He noted that there have been instances of vandalism at the property. As requested at the last meeting, he presented a timeline to the Commission detailing his plans for the record. Mr. Warren is still having difficulty scheduling the plumber as reflected in a recorded conversation played for the Commission. He is in process of considering other options including hiring a new plumber who can do the work in a timely fashion.

Ms. Sheridan moved to uphold the Inspector. There was no second and the motion failed.

Ms. Moore-Dudley moved to continue the case until the May, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Mr. Harold F. Greeson, attorney, asked the Commission for permission to speak on 905 Haywood Street. He agreed to speak later in the meeting after the continued cases were heard.

12. 2117-2119 Redwood Drive (TMN 187-13-7/Parcel #0019881) - Theophilus A. Pinson and Barbara Pinson, Owner(s) – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 11, 2012; January 8, 2013; and February 12, 2013 Housing Commission Meetings. Inspectors McDougal and Loosemore. (CONTINUED UNTIL MAY, 2013 MEETING)

Ms. Sheridan left the meeting without being excused and therefore, her votes will be counted in the affirmative for the remainder of the meeting.

Theo Pinson, owner, stated that little progress has been made due to the long funding process. He reported the application will be given to the construction advisor who will inspect the property. At that point, he will be advised what needs to happen before the lead program will be able to start. He was notified that bids for the program should go out within four to five weeks.

Mildred Powell, Housing Services Administrator for Planning and Community Development, responded to questions from members. She stated that as of today, Mr. Pinson's file is complete. The construction advisor will determine if there are housing violations that the owner must correct before the case progresses through the lead remediation process. Ms. Powell gave an overview of the process to correct code violations. She said it would be approximately six weeks before a determination could be made as to the cost of the project.

Mr. Pinson estimated a timeline to completion of 90 days.

Although the owner has applied for funding, Mr. Outling felt that there was an absence of a plan to fix the violations.

Mr. Outling moved to uphold the Inspector. The Commission voted 2-2 in a tie and the motion failed. (Ayes: Outling, Sheridan. Nays: Sullivan, Moore-Dudley.)

Ms. Moore-Dudley moved to continue the case until the May, 2013 meeting, seconded by Chair Sullivan. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley. Nays: Outling.)

If Mr. Pinson does not qualify for the two programs, he was asked to be prepared to discuss his plan for repairs with a timeline. In addition, he was asked to consider if he was prepared to spend the money to complete the tasks.

13. 516 Fifth Avenue (TMN 27-2-5/Parcel #0002407) - Lafayette and Agnes Dixon, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Continued from the October 9, 2012; January 8, 2013; and February 12, 2013 Housing Commission Meetings. Inspectors McDougal and Loosemore. (CONTINUED UNTIL JUNE, 2013 MEETING)

Inspector Loosemore stated that the Inspector for this case has been to the property and indicated on the violation list, as distributed to members, which violations have been repaired and which violations are still outstanding.

Agnes Dixon, 7410 Dickenfeld Drive, Summerfield, North Carolina, stated that all the repairs should be completed within 90 days.

Inspector Loosemore advised the owner to apply for all COAs (Certificate of Appropriateness) that might be needed since the property is located in a historic district.

Robert Hulin, 343 East Montcastle Drive, stated that they checked with Mike Cowhig, Planning and Community Development, before the gutters on the house were removed. He indicated that houses in that historic neighborhood do not have gutters.

Ms. Moore-Dudley moved to continue the case until the June, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

14. 3502 N. 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; and January 8, 2013; February 12, 2013 Housing Commission Meetings. Inspectors McDougal and Loosemore. (INSPECTOR UPHELD)

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 March 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 roof and flashing shall be sound, tight, and not admit rain, roof leaking; 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 the wall of bedroom closet, moulding around front door busted and needs to be repaired, need to cover hole in wall where space heater was vented; unit has no water and no power, must have permits to make repairs to unit; outside shed in rear needs to be torn down or repaired; back steps need weather coating; foundation opening needs a door; needs electrical receptacle in bathroom—requires permit, electrical receptacle missing cover plate in bathroom; electrical receptacle missing cover plate in kitchen; electrical receptacle missing cover plate in living room; kitchen light fixture in disrepair; bedroom light fixture in disrepair; need globe for front porch light fixture; bathroom ceiling light fixture in disrepair; bathroom ceiling ventilation fan not working; needs working smoke detectors.

There was no one present to speak on the property.

Inspector McDougal clarified that the owner communicated that he would not be able to attend the meeting. The owner was asked to email staff that he would not be able to attend, but he did not do so.

Inspector McDougal noted that the owner has made cosmetic repairs but he is not addressing items on the violation list.

Inspector Sheffield confirmed that no permits have been pulled for this property even though it appears some plumbing has been done.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3502 North Church Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum

Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

15. 3500 N Church Street (AKA 201 Denny Rd) (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; January 8, 2013; and February 12, 2013 Housing Commission Meetings. Inspectors McDougal and Loosemore. (INSPECTOR UPHELD)

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 March 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 outside garage needs to be repaired or torn down; bathtub is not properly anchored to the water supply system; electrical receptacles missing cover plates throughout unit, electrical switches missing cover plates throughout unit, light fixtures in all rooms in disrepair; back porch wood moulding 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; there is no floor covering (just joist) in bathroom and part of kitchen, floor covering in all rooms in disrepair and coming loose; roof leaking; down spouts missing; gutters need to be cleaned out; need working smoke detectors; must acquire all proper permits to correct violations, unit has no water and no power; water closet not properly connected to water supply system in this unit; water heater not properly installed and maintained in this unit.

There was no one present to speak on the property.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3500 North Church Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

16. 418 R W. 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 the Structure. Continued from February 14, 2012; March 13, 2012; May 8, 2012; June 12, 2012; August 14, 2012; September 11, 2012; October 9, 2012; January 8, 2013; and February 12, 2013 Housing Commission Meetings. Inspector Sheffield. (INSPECTOR UPHELD)

Inspector Loosemore commented that the video being shown was taken in October, 2012; however, the condition of the house is currently the same.

Counsel Williams asked Inspector Sheffield if the video being shown was a fair and accurate representation of the property based on his looking at the property on March 12, 2013; 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 March 12, 2013 by Inspector Sheffield; 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 list of violations include no foundation; no heating; no plumbing; no safe access; and no electrical.

Virginia Zenke, 1003 Carolina Street, stated that she has been investigating an alternative method of dealing with this house which is called "deconstruction". She described the process for the Commission. She met with PGDF (Preservation Greensboro Development Fund) and they plan to write an article about the house in the hope of finding a tenant for the property.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 418R West Washington Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

REQUESTS TO RESCIND:

None.

ADDITIONAL BUSINESS:

Harold Greeson, attorney, resides at 301 Frederick Road. He referred to property located at 905 Haywood Street and a statement made during the meeting. Chair Sullivan clarified that that the statement had been retracted. In addition, he commented that a building permit was recently issued on the property. He referred to the Ordinance and stated his opinion that the Commission did not have the authority to ignore that a valid building permit is currently in force. He requested that the Commission rescind their order to uphold the Inspector and rehear the case. Mr. Greeson stated that the property was not in poor condition and could be brought into compliance within 90 days.

Chair Sullivan explained that the order to uphold the Inspector gives the owner 90 days to repair the property before it is demolished.

Members commented that they were not inclined to reopen the case. Counsel Williams stated that Mr. Bediz has the right to appeal the Commission's decision to Superior Court.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 4:35 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd