



Date: January 21, 2015

To: Linda R. Price, Revitalization Manager

From: Keith A. Petillo, Rehabilitation Specialist *KAP*

Subject: 607 E. Comanche Street

The structure at 607 E. Comanche Street is a one story single-family home of approximately 440 square feet in total floor area. Records indicate a construction date between 1925 and 1944. It is my understanding that the property owner has died. There has been no water service since March of 2011. Property taxes have not been paid for several years. The property is apparently abandoned.

The home is in a state of disrepair. A fallen tree has structurally damaging the northwest corner and the electrical service into the building. Deteriorated siding is evident on all four sides and the front door is rotting away. The building is unfit for human habitation in its present condition.

Section 108 of the adopted International Property Maintenance Code states in part that *"When a structure is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code."*

The Code further states in Section 110 that *"The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure."*

**RECOMMENDATION:** The City of Norman should initiate condemnation proceedings. A detached storage building and storm cellar on the property should be included in the demolition order.

Cc: Barbara Burlingame, Code Compliance Inspector

office memorandum