



Date: January 21, 2015

To: Linda R. Price, Revitalization Manager

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

Subject: 813½ College Avenue

The building known as 813½ College Avenue is a two story duplex unit behind the main residential structure addressed as 813 College. This duplex is arranged in an upstairs/downstairs apartment configuration. Each apartment is approximately 486 square feet in floor area. Records indicate a construction date of sometime between 1930 and 1944. The property is empty. According to utility records there has been no water service to either apartment since August of 2000.

This building is in an advanced state of disrepair and neglect. Damaged siding and rotted wood trim is evident on all sides of the building. The exterior stairway has deteriorated to the point that it can be considered dangerous. Most of the windows are broken out with piles of dead leaves collecting inside. There is a large hole in the roof allowing rain to enter the structure. A bird's nest can be found in the bathroom sink. Considerable repairs are needed before either of the apartments can be made fit for human habitation.

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 requirements of the Code are clear. The City of Norman should initiate condemnation proceedings.

Cc: Barbara Burlingame, Code Compliance Inspector

office memorandum