



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: R-1112-144

Introduced: 6/13/2012

Current Status: Non-Consent Items

Version: 2

Matter Type: Resolution

Title

RESOLUTION NO. R-1112-144: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CONDEMNING THE HEREINAFTER-DESCRIBED PREMISES AS A NUISANCE; AND PROVIDING FOR NOTICE AND HEARING THEREOF (GARAGE AT 503 WEST DAWS STREET)

ACTION NEEDED: Motion to adopt Resolution No. R-1112-144 and approve the directive that Staff abate the nuisance as outlined in Resolution No. R-1112-144 as required by law.

ACTION TAKEN: TK/JG

Body

BACKGROUND: The City of Norman has a program for the demolition and removal of structures that are no longer maintained by the owner(s) and have become unfit for human habitation and/or a nuisance to the surrounding neighborhoods. Funds are provided yearly for the removal of those structures that are condemned and not removed by the owner(s) with payment due to the City of Norman within six (6) months of receipt of the billing. Failure to satisfy the debt with the City results in a lien being filed against the property with payment to be received by the county with the Ad Valorem Tax and forwarded to the City of Norman upon receipt of the payment.

DISCUSSION: A detached garage located at 503 West Daws Street is proposed for condemnation in association with this agenda item. The owner of record is Thomas L. Endicott. This detached garage suffered a fire in April 2010. In July of that year, verbal contact was made with the owner who indicated that work to repair the structure would begin the following week. Because no action was taken by the owner, a condemnation initiation letter was sent in December 2010. When notified the owner responded and advised that he planned to begin work soon. A second condemnation initiation letter was sent in November 2011 because no permits for either demolition or building had ever been issued. The only work done since the fire was to attach pieces of plywood to the structure to cover the openings.

In the City Council meeting of June 26th, Mr. Endicott indicated that he still wanted to rebuild the structure. Council directed Staff to meet on site with Mr. Endicott to determine the degree of damage, the feasibility of repair, and to work out a potential schedule for the work to be done. That meeting and inspection occurred on June 29th and included the property owner, the Building Official, a Building Inspector, a Code Compliance Inspector, and the Revitalization Manager.

The consensus of the group was that there was structural damage to the building, but that it was mostly confined to the center room of the structure. The repairs needed include: replacement of

the sloped roof on the north side of the center section of the building; replacement of the two interior walls supporting the roof structure in the center section of the building; replacement of the exterior walls in the center section of the building; replacement of the ceiling in the center section; replacement of any other charred wood (or evaluated and deemed adequate by an Oklahoma licensed engineer); replacement of the exterior siding; and replacement of the garage door. Also all debris within the structure must be removed to allow for proper inspections. A building permit is required before any building structure elements are removed or replaced.

In the City Council meeting on July 24th, Mr. Endicott indicated that he could make substantial progress on the structure in thirty days, and asked for an extension. The Council granted the extension to August 28th. On August 21st Revitalization Manager Linda Price and Code Compliance Inspector Joe Schier met on site with Mr. Endicott to discuss the status of the project and to take photos. There had been no communication from Mr. Endicott except for a voice message on August 20th. In that message he indicated that he would submit the building permit application on August 21st. In our meeting on the 21st Mr. Endicott indicated that he intended to bring in a building permit and payment the next day, August 22nd, along with a written schedule for removing debris and repairing the building. That schedule was requested on July 24th following the City Council meeting. Mr. Endicott did submit a building permit application on Wednesday morning, August 22nd and submitted a list of intended repairs and a proposed time frame of completion of March 1, 2013. In the last thirty days items have been removed from the north and south rooms that were not fire damaged, but nothing has been done to the section that needed to be addressed.

In Staff's opinion substantial progress has not been made. However, if the Council so chooses, we will continue to work with Mr. Endicott

Attachments include Resolution of Condemnation Number R-1112-144, a summary related to actions taken, a summary of code violation activity related to the property, Mr. Endicott's plan, and staff memoranda and photos of the property.

Notification of condemnation has been sent to the owner of record. The property was also posted as required by State law and City ordinance.

RECOMMENDATION: Staff recommends approval of condemnation for the property through Resolution No. R-1112-144 and requests that the structure be ordered removed.