

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
MAY 14, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, May 14, 2013 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:37 p.m. The following members were present: Chair Kathleen Sullivan, Justin Outling, Ellen Sheridan, Shermin Ata, Tyler Quinn, and Kimberly Moore-Dudley. Staff present included Barbara Harris; Mark Wayman; Inspectors Don Sheffield, Roy McDougal, Chris Jones, Don Foster, and Roddy Covington. Also present was Mike Williams, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Ms. Harris requested that the minutes from the April 9, 2013 meeting be approved at the next meeting. Members agreed by acclamation to review the minutes from the April 9, 2013 meeting at the June 11, 2013 meeting.

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

**NEW CASES:**

- (1) 4311 Kildare Drive - (TMN 546-7-9) – EH Pooled 1012, LP, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)**

Ms. Harris stated that this case was initially heard on February 27, 2012 and was referred to the Housing Commission. The last date of visual inspection was May 10, 2013 when a video of the property was taken by Inspector McDougal.

Counsel Williams asked Ms. Harris 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 May 10, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include exposed wiring at exterior front light fixture; front porch guardrail is loose and unstable; handrail on rear porch steps is loose and unstable; property needs identification numbers; side porch handrail, porch, and steps need painting with protective coating; exterior air conditioning unit has parts missing and not working; electrical receptacle in first bedroom is missing cover plate, ceiling fan light fixture in second bedroom is loose and wobbles; needs globe for light fixture in third bedroom; light fixture in bathroom upstairs does not work; upstairs third bedroom door off of hinges, needs to be repaired; door in first bedroom was removed by tenant and needs to be replaced; globe needed for light fixture at stairway; smoke protectors are needed in bedrooms; downstairs commode does not flush properly and is stopped up; holes in wall of upstairs hallway which appear to have been caused by the tenant; walls and ceiling in unit need painting; front porch concrete is busted and uneven; upstairs fourth bedroom needs a doorknob and lock; windows need locks in unit; ceiling in first bedroom needs to be repaired; ceiling in second bedroom has a hole; molding around interior side door needs to be repaired; commodes are loose and unstable in bathrooms up and downstairs.

There was no one present to speak on this property.

Ms. Harris stated that the owner lives in Texas and staff has not been notified that there is a local agent to serve as representative. The notice was received and signed for by certified mail on April 29, 2013.

Inspector Sheffield reported that no permits have been pulled for this property.

Ms. Moore-Dudley moved to continue the case for 30 days, seconded by Ms. Ata. The Commission voted 2-4 against the motion and the motion was rescinded. (Ayes: Ata, Moore-Dudley. Nays: Sullivan, Outling, Quinn, Sheridan.)

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn. Nays: Moore-Dudley.)

Chair Sullivan stated that the property involved in this matter is located at 4311 Kildare Drive 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.

**(2) 3923 Yanceyville Street -- (TMN 429-1-11) Bryon Nelson, Patricia Nelson, Owners - In the Matter of Order to Repair, Alter or Improve Structure(s). Inspector Foster (INSPECTOR UPHELD)**

Ms. Harris stated that this case was originally inspected in May, 2012 and the hearing was held January 20, 2013. No one appeared for the hearing. The original order was issued in February, 2013. The City had the property secured in June, 2012. There are children in the area and a City recreation center is located next door to the property.

Counsel Williams asked Ms. Harris 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 May 9, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include electrical receptacles missing cover plates in exterior sheds and garage, living room electrical receptacle is very loose, rear enclosed porch has exposed wiring; power not on at time of inspection; exposed wiring in ceiling in interior shed garage around light fixtures; front door glass panel must be repaired; back door missing for back entrance to interior shed garage; exposed wiring on back of exterior wall; smoke detectors required in all sleeping areas; smoke detectors missing in all sleeping areas, in hallways outside sleeping areas, and on all levels; property does not have a working heating system; hole in bathroom sink, no water service; bathroom sink has no plumbing fixtures; tub is not hooked up to water and sewer system; bathroom window interior frame has rotted wood; large hole in dining room wooden floor; bedroom wood floor covering has decaying and rotting wood; large hole in bathroom around bathtub; roof leak; dining room ceiling has fallen down due to roof leak; dining room wood floor has rotting and decaying wood; paint peeling off bathroom ceiling; hole in floor of back enclosed porch; kitchen floor has soft and sinking areas; kitchen floor covering is loose and coming apart; surfaces are unclean/unsanitary; hole in kitchen wall; walls in unit need painting; ceilings in unit need painting; washing machine hook-up missing faucets and turn-on valves; locks are needed on bedroom doors; window in kitchen needs locks; living room window badly cracked; windows in unit are not weather tight;

window pane missing out of living room; dining room window broken out; dining room windows need locks; exterior electrical receptacle under carports needs weather cap; exterior wall covering has chipped and peeling paint; fascia boards on house are rotting and have decayed wood; ceiling under front porch has peeling and chipped paint; soffit boards are rotting and decaying; front porch roof support poles need to be weather coated; exterior back entrance wall has chipped and peeling paint; wall has rotted material at back enclosed porch; exterior window frames have chipped and peeling paint; fascia and soffit boards have chipped and peeling paint; exterior window frame and window sill at bedroom have rotting and decaying wood; front porch guard rails have rotted wood; a handrail is needed at the back steps; front porch guard rails need weather coating; handrail is needed at front steps; front porch floorboards need weather coating; rotted material at backdoor threshold; exterior walls on exterior shed of garage has chipped and peeling paint; holes on wall of exterior shed; shingles on roof of exterior shed are loose and coming apart; holes in interior walls of exterior shed; soffit boards on exterior sheds have rotted and decaying wood; window panes broken out of exterior shed; exterior window frames of exterior shed have rotting or decaying wood; steps on rear exterior shed need to be repaired and are falling apart; handrail guard where porch and steps meet needs to be weather coated on exterior shed; back door window has broken out window panes.

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

Inspector Foster stated that a warrant had to be obtained to gain entrance to the property for purposes of making the video.

Bryon Nelson, 3611 Tagus Drive, indicated that plans are to demolish the property.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3923 Yanceyville 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.

- (3) 3209 Builtwell Road (TMN 3-142-C-528-13) James Wallace Kinney, Sr. and Cynthia Kinney, Owners - In the Matter of the Order to Repair, Alter or Improve Structure(s). Inspector McDougal. (INSPECTOR UPHELD)**

Ms. Harris stated that this case was originally inspected in March, 2012 and the hearing was held in December, 2012. The order was issued in January, 2013. There are children in the area.

Counsel Williams asked Ms. Harris 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 May 10, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include no water service at unit; two electrical receptacles in living room missing cover plates; electrical receptacle in living room is loose and pulling away from the wall; first bedroom has only one electrical receptacle; no electrical power service; electrical receptacles missing cover plate in bathroom; electrical receptacle in bathroom is pulling out of wall; door knob missing for third bedroom door; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; front storm door missing arm closure; no working heating system; bathroom commode is loose and unstable; kitchen sink is not hooked up to a sewer system; no water service; walls in unit need painting; holes in wall in second bedroom; kitchen floor is sinking, needs permit to make repair; kitchen floor has no floor covering; paint peeling off kitchen ceiling; holes in kitchen walls; bathroom floor is sinking, falling in, needs permit to repair; bathroom ceiling is falling down; need door and door lock for first bedroom; window pane broken out in living room; holes in bathroom walls; kitchen windows need locks; cannot go from one bedroom through another bedroom to get to a bathroom; plaster has fallen from walls in living room; exterior wall covering is missing on the front and side of the house; roof leaks in back of unit; oxidation on walls of house; fascia boards on rear and side of house has rotting wood; front enclosed porch roof is leaking; holes in exterior wall covering; window panes broken out on side of house; shingles missing on house; surfaces inside unit are unclean and unsanitary; windows in unit are not watertight; need numbers on house; roof boards have rotting wood; third bedroom has only one electrical receptacle.

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

Inspector Sheffield said that no permits have been taken out for this property.

Mr. Quinn moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3209 Builtwell Road 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.

**(4) 3214 Morley Road -- (TMN 295-2-3) Betty Avers, Owner – In the Matter of Order to Repair, Alter or Improve Structure(s). Inspector McDougal. (CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Ms. Harris stated that this case was originally inspected in July, 2012 and the hearing was held in August, 2012. There are children living in the area.

Counsel Williams asked Ms. Harris 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 May 10, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include two electrical receptacles missing cover plates in first bedroom; kitchen ceiling exhaust fan is not working; needs smoke detectors in all sleeping areas, in hallway outside sleeping area and on all levels; needs carbon monoxide detector; need to change filter in return vent; bathroom commode is loose and unstable; wall tile around bathroom tub fixtures have fallen down;

kitchen floor at kitchen sink is sinking, needs permit for repair; bathroom floor around commode is sinking, needs permit to repair; front fascia boards have rotting wood; front fascia boards need painting; front gutters need to be repaired; rear fascia boards on house has rotting wood; exterior wall covering on side of house need weather coating; front downspouts are not connected to the gutter; bottom of front door exterior frame has rotting wood; rear fascia boards need painting; back door exterior light fixture does not work; attached shed wall covering has rotting material; exterior attached shed fascia boards have rotting wood.

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

Inspector Sheffield stated that a building permit was pulled on May 14, 2013; however, no inspections have been done.

Betty Avers, 3213 Morley Road, informed the Commission that some repairs have been made to the property. She identified the violations that were corrected.

Ms. Harris read the list of current violations into the record. The current violations include bathroom commode loose and unstable; wall tile around bathroom tub fixtures have fallen down; kitchen floor at kitchen sink is sinking; bathroom floor around commode is sinking; rear fascia boards have rotting wood; exterior wall covering on side of house needs weather coating; bottom of front door exterior frame has rotting wood; rear fascia boards needs painting; back door exterior light fixture does not work; attached shed wall covering has rotting material; exterior attached shed fascia boards have rotting wood.

Inspector McDougal stated that he agreed with the list of current violations as read.

Ms. Avers gave an overview her financial situation leading up to the delay in beginning repairs.

Mr. Outling moved to continue this case until the June 11, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Quinn, Outling, Moore-Dudley. Nays: None.)

Mr. Outling instructed Ms. Avers to determine the complete scope of work, cost, and timeline for repairs to be communicated to the Commission at the next meeting.

**(5) 213 Woodnell Street -- (TMN 546-5-2) Woodnell Palace, Owner – in the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal.  
(CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Ms. Harris stated that this case was originally inspected December 17, 2010 and the hearing was held on April 8, 2011. The City had to secure the property. The property is near an elementary school. There have been a number of owner changes since the property came into the system. The current owner was provided a list of the violations.

Counsel Williams asked Ms. Harris 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 May 10, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include exterior back yard shed roof has fallen in, exterior back yard shed has peeling and chipping paint; mailbox is in disrepair and falling down; locking door knob for first bedroom is loose and broken; need globe for exterior light fixture on front porch, light fixtures in unit area hanging loose and in disrepair; back enclosed porch ceiling is falling in; back enclosed porch has rotting wood and wall panels missing; back door to unit is in disrepair and will not close and lock; foundation door has fallen off the hinges; back enclosed porch exterior has paint peeling and chipping; fascia boards on rear

of house has rotting wood; back screen door has rotting wood; molding around front door is missing and in disrepair; fascia boards on house need painting; exterior foundation wall has very large hole in it; unit roof is leaking; down spout is loose from house in the rear of the house, gutters are bent over and coming loose from the house, gutters need cleaning out; unit needs house numbers; unit has broken window panes; unit needs a working heating system; bathroom commode is loose and unstable; screens at back enclosed porch are torn and in disrepair; floors, walls, bathroom and kitchen surfaces are unclean/unsanitary; floor is sinking around bathroom commode, kitchen floor has rotting wood and rotting floor joist, large hole in kitchen floor; floor coverings in unit are loose, coming apart and in disrepair ceiling buckling in kitchen and dining areas; ceiling leaking in second bedroom; ceiling tiles are loose and falling in living room; unit needs smoke detectors; there is accumulated trash in this unit.

Inspector Sheffield stated that no permits have been pulled for this property.

Chair Sullivan expressed concern with information on the tax card and following a review of the title search, Ms. Anderson confirmed for members that Woodnell Palace is the owner of the property. Counsel Williams stated that the property owner was served notice of the meeting. The deed information is correct; however, the tax card is not accurate.

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

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 3-3 and the motion failed. (Ayes: Outling, Quinn, Sheridan. Nays: Sullivan, Ata, Moore-Dudley.)

Ms. Moore-Dudley moved to continue the case until the June 11, 2013 meeting, seconded by Ms. Ata. The Commission voted 4-2 in favor of the motion. Ayes: Sullivan, Ata, Sheridan, Moore-Dudley. Nays: Quinn, Outling.)

**(6) 1719 McKnight Mill Road – (TMN 417-5-2) Secretary of Urban Development, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)**

Ms. Harris stated that this case was originally inspected in June, 2012 and the hearing was held November, 2012. The order was issued in November, 2013. There are children in the area. This property is owned by the Secretary of Housing and Urban Development and there was good service on the case.

Counsel Williams asked Ms. Harris 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 May 14, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include electrical receptacles missing cover plate in second bedroom; no electrical power service; two electrical receptacles missing cover plates in master bedroom; third bedroom door missing door knob; master bathroom door knob is very loose and cannot work; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; no heat service; no water service; need to pipe down relief valve six inches from the floor; floor and floor carpeted areas are unclean and unsanitary; surfaces in unit are unclean/unsanitary; under kitchen sink and under all bathroom sinks is unsanitary/unclean; kitchen stove, oven and inside refrigerator is unclean and unsanitary; interior walls need painting; all ceiling return vents are unclean and unsanitary; need lock on third bedroom door; window pane broken out in third bedroom; gutters need cleaning out; gutter badly bent on rear of house; need guardrails on front porch; brick for steps at back door are loose and falling apart; living room ceiling has large stain; shelf under master bathroom sink needs to be replaced; front porch roof support pole has fallen down, needs to be put back up; master bathroom sink is falling apart; hole in exterior shed roof and shed is falling apart; need to repair mailbox.

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

Inspector Sheffield said that no permits have been taken out for this property.

Inspector McDougal stated that no one has contacted him regarding the property. It was noted that the property was winterized after the initial inspection.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 3209 1719 McKnight Mill Road 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) 1107 Bellevue Street** (TMN 32-8-16) Preservation Greensboro Development Fund, Owner –In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington.  
**(INSPECTOR UPHELD)**

Ms. Harris stated that this case was originally inspected in June, 2011 and the hearing was held November, 2012. The order was issued in December, 2012. The City has had to secure the property. There are children in the area.

Counsel Williams asked Ms. Harris 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 May 13, 2013 by Inspector Covington; 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include fire damage throughout the house; cracked or missing switch plate cover; electrical panel missing knock-out blanks; electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; fire damage; power not on at time of inspection; unsafe electrical wiring due to fire damage; door difficult to operate due to fire damage; lighting is required in public halls, stairway, kitchen, bathroom, laundry room, boiler room, furnace room due to fire damage; missing smoke detector; inoperable smoke detectors; heat, gas/electric not on at time of inspection; water not on at time of inspection, water heater relief valve improperly installed and/or maintained; unclean/unsanitary floors, ceilings and/or walls due to fire damage; walls have peeling chipping or flaking paint that must be repair, removed or covered due to fire damage; walls have cracks, holes or loose plaster, decayed wood or other defective material must be corrected; there is rotten flooring that must be repaired; loose floor covering must be repaired or replaced; bathroom requires ventilation system when window isn't provided; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; 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; roof water shall not be discharged as to create a public nuisance; roof appears to be leaking;

guardrails are loose, damaged or improperly maintained; roof structural member rotten or deteriorated due to fire damage; ceilings contain holes, loose material and/or in disrepair; doors need to be weather tight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on doors; screens required on windows; screens on doors should be self closing and latching; every window shall open and close as manufactured; windows need glazing; windows need to be weather tight; guardrail missing on stair, landing, balcony, or walking surface more than 30" above grade; handrail is 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; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; the City has had to secure the building.

Inspector Sheffield stated that no permits have been pulled for this property.

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

Julie Curry, Preservation Development Fund, asked for a continuance as there has been recent interest in the property. She stated that this property is in a National Register Historic District. The property is a contributing structure in the historic district and tax credits are available.

During questioning, Ms. Curry indicated that the property was gifted to the Preservation Development Fund and the fire occurred before they took ownership in 2011. She said that Preservation Development Fund does not do improvements on properties and they do not plan to spend any money on the property. Although there has been interest, there has not been an offer to purchase the property. The property has been listed for a year.

Ms. Ata pointed out that the property has been sitting for two years.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1107 Bellevue 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.

**(8) 1203 Sixteenth Street – (TMN 252-143-2) First Troy SPE, Inc., Kristen Ellefson Foyes, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (CONTINUED UNTIL JULY 9, 2013)**

Ms. Harris stated that this case was originally inspected September 25, 2012 and the hearing was held on November 6, 2012. There are children in the area. Work is currently under way at the site.

Counsel Williams asked Ms. Harris 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 May 14, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of existing violations include no electrical power service; door knob for first bedroom door is broken; no working heating system; no water service; all surfaces in unit area are unclean and unsanitary; walls in unit need painting; front and rear exterior fascia boards have chipped and peeling paint; fascia boards on exterior side of house has chipped and peeling paint; gutters need to be cleaned out; front porch roof exterior support poles have chipped and peeling paint; exterior window pane frames have chipped and peeling paint.

Inspector Sheffield stated that no permits have been pulled for this property. He added that painting does not require a permit.

Chair Sullivan asked if there was any one present wishing to speak on this property.

Kirsten Boyles, First Troy Bank, stated that the bank became the property owner on March 8, 2013. The property is up for sale and there is interest; however, there are currently no contracts. She asked for an updated list of violations. The bank plans to make the repairs and she requested additional time.

Ms. Sheridan moved to continue the case until the July 9, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn, Moore-Dudley. Nays: None.)

**(9) 2101 Blair-Khazan Drive – (TMN 760-6-119)) US Bank NA, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)**

Ms. Harris stated that this case was originally inspected in December 20, 2011 and the hearing was held July 23, 2012. The City has had to secure the property. There are children in the area and a bus stop is located on a corner near the property.

Counsel Williams asked Ms. Harris 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 May 10, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include electrical receptacle missing cover plate in second bedroom; two electrical receptacles missing cover plates in third bedroom; second bedroom door is missing; third bedroom closet door is missing door knob; hallway bathroom door knob is loose; back storm door arm closure is broken; front door has been kicked in, cannot secure; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; thermostat is busted; water not on at time of inspection, needs to be on and inspected before case can be completed; shelf under kitchen sink is falling in; walls and ceilings in kitchen need painting; hole in wall in first bedroom; hallway utility closet door is missing door knob; first bedroom door knob is busted; kitchen window pane is broken out; need locks on bedroom doors; carpet and floors in unit are unclean and unsanitary; return vent cover is unclean and unsanitary; need to change filter in return vent; power not on at time of inspection, needs to be on and inspected before case can be completed.

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

Inspector Sheffield said that no permits have been taken out for this property.

It was noted that the property has been owned by the bank since March, 2013. Ms. Harris confirmed that this case received good service.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Quinn, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 2101 Blair-Khazan Drive 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.

**(10) 213 Whittington Street** – (TMN 17-9-11) US Bank NA, Owner – In the Matter of Order to Repair, Alter of Improve the Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Harris stated that this case was originally inspected on April 3, 2012 and the hearing was held May 11, 2012. The order was issued on June 11, 2012. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 14, 2013 by Inspector Covington; 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. Ms. Harris stated that she agreed with these questions.

Inspector Covington confirmed that this is a single-family home, not a duplex.

Ms. Harris stated that the list of violations include electrical equipment needs to be properly installed and maintained; missing smoke detectors; inoperable smoke detectors; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; 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; loose floor covering must be repaired or replaced, ceiling contains holes, loose materials and/or in disrepair; exterior wood surfaces are not being maintained with paint or other protective coatings; property needs to be graded to prevent accumulation of standing water; all exterior property and premises are not being maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches.

Inspector Sheffield said that a permit was pulled in 2011 but there have been no inspections on this property.

There was no one present to speak on this case.

Inspector Covington stated that someone is working on the property because several violations have been corrected. He indicated that he gained entry to the property through the services of a locksmith. He was working with the owners a while back, but recently he has not heard from them.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Moore-Dudley. Nays: Sheridan.)

Chair Sullivan stated that the property involved in this matter is located at 213 Whittington 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) 1701 Ball Street** – (TMN 179-1-8) RWLA, 11 LLC, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal.  
**(CONTINUED UNTIL AUGUST 13, 2013)**

Ms. Harris stated that this case was originally inspected August 31, 2012 and the hearing was held on October 1, 2012. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 14, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include back storm door on enclosed porch leading to back yard is missing bottom panel; back storm door on enclosed porch leading to back yard missing arm closure; back storm door at back door missing arm closure; back door missing door knob; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; no working heating system; no water service; water heater not properly hooked up; bathroom commode is loose and unstable; no electrical power service in unit; the Duke Energy line coming to the electric meter needs to be raised; first bedroom needs a door and lock; front porch metal overhang needs weather coating; front porch roof metal support poles need weather coating; exterior front porch wood floor has rotting wood; exterior front porch wood floor needs weather coating; front porch exterior guardrails need weather coating; front steps exterior handrails need weather coating; need house numbers; front steps concrete has holes and falling apart; mailbox needs to be repaired.

Inspector Sheffield stated that a permit for interior alteration was pulled on May 6, 2013. There have been no inspections at the property.

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

Rick Summers, 3512 Merchant Street, said that almost half of all violations have been completed. He plans to complete the remainder as soon as possible and he requested a continuance of 90 days as finances are the main holdup.

Ms. Moore-Dudley moved to continue the case until the August 13, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Moore-Dudley, Outling, Quinn. Nays: None.)

- (12) 815 Pearson Street** – (TMN 30-2-12) Doresa Ibrahim, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington.  
**(REMOVED)**

Ms. Harris asked the Commission to pull this case from the agenda as foreclosure proceedings have been initiated on this property.

Ms. Ata moved to remove this case from the agenda, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Moore-Dudley, Outling, Quinn. Nays: None.)

- (13) 3311 Beck Street** – (TMN 197-1-69) Clifton L. Ray and Annie M. Ray, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington.  
**(CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was August 1, 2012. A hearing was held August 31, 2012 and an order was issued October 8, 2012. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 13, 2013 by Inspector Covington; 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include cracked or missing electrical outlet covers; exposed wiring at outlets; exposed wiring at light fixtures; power not on at time of inspection; property missing smoke detectors; inoperable smoke detectors; heat, gas, electric not on at time of inspection; the unit does not contain a bathtub, shower, bathroom sink, toilet; kitchen sink missing; plumbing facilities not being maintained in a safe, sanitary, functional condition; water not on at time of inspection; property has unclean/unsanitary floors, ceilings and walls; there are cracks, holes, or loose plaster, decayed wood or other defective material in the walls; ceiling contains holes, loose material, or in disrepair; water heater valve not properly installed or maintained; doors need to be weather tight, bathroom door does not have an interior lock; bedroom doors do not have interior locks; locks are missing from windows; windows are broken in some rooms; windows need to be airtight; peeling paint on exterior wood surfaces; property needs to be graded to prevent accumulation of standing water; exterior walls have loose or rotting material.

Inspector Sheffield stated that no permits have been pulled for this property.

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

Brenda Ray, 2805 Emerson Road, stated that the property is being sold to a private owner. The closing is planned within two to three weeks. The new owner will be aware of current violations. She plans to inform the new owner that they need to have a timeline for repairs when they come to the June, 2013 meeting.

Ms. Sheridan moved to continue the case until the June 11, 2013 meeting to hear from the new owner, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Moore-Dudley, Outling, Quinn. Nays: None.)

- (14) 4205 Harvard Street**– (TMN 234-13-186) Heather Elizabeth Donovan, aka, Heather Elizabeth Hogan/Heather D. Hogan, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Foster. **(CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was August 10, 2012. A hearing was held November 29, 2012 and an order was issued January 8, 2013. The City had to order the property secured. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 9, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include property had to be ordered secured; all appliances shall be capable of performing the intended function; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing smoke detectors in each bedroom; inoperable smoke detectors; heat, gas, electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; dwelling shall be kept free from insect and rodent infestation; holes in walls; roof has rotten roof sheathing at front porch; doors need to be weather tight; screens required on windows; every window shall open and close as manufactured; windows missing in upstairs; front porch exterior walls have loose or rotted material; roof leaks; all mechanical appliances shall be properly installed and maintained in a safe working condition and capable of performing intended function; missing steps to deck on front; all accessory structures shall be maintained structurally sound and in good repair; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; improper stairs to upstairs and egress can not be through bedroom; habitable spaces shall not be less than seven inches high; counter tops need to be replaced, missing thermostat.

Inspector Sheffield stated that no permits have been pulled for this property. An electrical permit will need to be pulled.

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

Inspector Foster stated that the owner has not contacted him. He gained access to the unit through an administrative warrant and a locksmith.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 2-4 against the motion. (Ayes: Outling, Quinn. Nays: Sullivan, Ata, Sheridan, Moore-Dudley.) The motion was rescinded.

Ms. Moore-Dudley moved to continue the case until the June 11, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 4-2 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Moore-Dudley. Nays: Outling, Quinn.)

Chair Sullivan called a 15-minute recess at 3:55 p.m.

#### **CONTINUED CASES:**

- (15) 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 August 14, 2012; November 13, 2012; February 12, 2013; and March 12, 2013 Housing Commission meetings. Inspector Jones.  
**(CONTINUED UNTIL AUGUST 13, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was March 22, 2011. A hearing was held April 29, 2011 and an order was issued May 26, 2011. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 13, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of 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; roof drains, gutters and downspouts in disrepair; cracked or missing electrical outlet cover; power not on at time of inspection; lighting required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, furnace room; clothes dryer exhaust must be vented directly to the exterior; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; 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; unclean and unsanitary floors, ceilings and/or walls; wall has 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; ceiling contains holes, loose material and/or in disrepair; guardrail are loose, damaged or improperly maintained; doors need to be weather tight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; screens required on windows; bathroom requires ventilation system; screens required on doors; screens required on windows; windows need glazing, broken windows; cracked or missing electrical outlet cover; every window shall open and close as manufactured; windows need to be weather tight; missing smoke detectors, inoperable smoke detectors, and windows not readily accessible in case of emergency.

Inspector Sheffield stated that no permits have been pulled for this property. An electrical permit will need to be pulled.

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

Leon Warren was present to represent his mother who is the owner of the property. He reviewed the violations that have been addressed on the exterior and interior of the property since the March, 2013 meeting. Electrical service is now connected to the structure and the plumber plans to call for a rough-in inspection today. The electrician will begin work next week and the HVAC system will be installed in several weeks.

Mr. Sheffield confirmed that the load bearing wall has been constructed by the stairs. He instructed Mr. Warren to stop insulating until the trades have been inspected. After framing is inspected, he can continue insulating. Electrical and mechanical permits need to be taken out before work in these areas can begin.

Ms. Moore-Dudley moved to continue the case until the August 13, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Moore-Dudley, Quinn. Nays: None.)

**(16) 1543 McCormick Street – Keith Pearson, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from April 9, 2013 Housing Commission meeting. Inspector Covington. (CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was June 26, 2012. A hearing was held August 13, 2012 and an order was issued August 13, 2012. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 13, 2013 by Inspector Covington; 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include dwelling needs 3 wire, 120/140 volt 60 Amp service; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; unsafe electrical wiring; missing smoke detectors; inoperable smoke detectors; heat-gas/electric not on at time of inspection; 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; unclean/unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced; ceiling contains holes, loose materials and/or in disrepair; doors need to be weather tight; bathroom must have a door and interior lock; double keyed deadbolt not permitted on means of egress door; bedroom must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; broken windows; windows need to be weather tight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contains holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; duct system must be capable of performing required function, duct work on the ground; plumbing fixtures must have adequate clearance for usage and cleaning; roof leaks, appears to leak/tree fell on house; deck, porch and/or patio flooring rotten or in disrepair, back porch; screen door in disrepair.

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

Keith Pearson, P.O. Box 10817, Stokesdale, North Carolina gave an overview of completed work along with the status of funding for necessary repairs. He projects a timeline of 60 to 90 days to completion. He has applied for a loan to cover the remaining repairs and an approval letter was received on May 11, 2013.

Patricia Wysneski, 1607 Bayliff Street, shared information with Commissioners that the owner had offered to sell the property. Mr. Pearson stated that selling the property was an option he pursued prior to receiving financing.

Mr. Pearson distributed a copy of the loan approval letter to Commissioners for their review.

Ms. Moore-Dudley expressed concern that the house has been gutted and sitting for four years. In addition, the approval letter has conditions the owner may not be able to meet.

Ms. Moore-Dudley moved to uphold the Inspector. There was no second to the motion and the motion failed.

Mr. Outling moved to continue the case until the June 11, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Sheridan, Ata. Nays: Moore-Dudley.)

Inspector Sheffield informed the owner that permits will be needed for the property.

**(17) 700 North English Street** – Irene Palamaris, George Palamaris, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from January 8, 2013; February 12, 2013; and March 12, 2013 Housing Commission meetings. Inspector Foster.  
**(CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was April 19, 2011. A hearing was held May 10, 2012 and an order was issued May 10, 2012. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 10, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include needs to repair light fixture at back door, need to repair light fixtures in bedrooms; unit needs electrical receptacle in bathroom, must be GFI and must acquire permit to install; back door locking door knob is busted; unit needs smoke detectors in the bedrooms; bathroom commode top is busted; trash and rubbish has accumulated inside unit; 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 needs painting; unit has holes in the wall, door knobs are putting holes in the walls; bathroom door needs a locking door knob; bedroom doors need locking door knobs; windows need locks; windows need screens; bathroom tub area wall surround is coming apart; interior window wood frames are busted; exterior window frames need painting or weather coating; 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; need a foundation door roof drains, gutters and downspouts in disrepair; gutters need cleaning out.

Inspector Foster stated that he met with Mr. Lopez who is in the process of attempting to purchase this property. He started repairs with the intent to purchase through a short sale process. They are having difficulty establishing a closing date and he has ceased work on the property until a date is confirmed.

The owner was informed that he needed to be present at this meeting with a scope of work, plan and closing date to present to the Commission.

Ms. Sheridan moved to continue the case until the June 11, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Sheridan, Ata. Nays: Outling.)

**(18) 703 Holt Avenue – Ernest Knight, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from March 12, 2013 Housing Commission meeting. Inspector Jones.  
(CONTINUED UNTIL JULY 9, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was March 18, 2011. A hearing was held March 20, 2011 and an order was issued May 11, 2012. There are children in the area where the property is located. A day care facility is located behind the unit.

Counsel Williams asked Ms. Harris 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 May 13, 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include 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 house; side porch needs guard rail; side porch handrail; side porch light fixture needs a globe, need to replace front door light fixture; foundation doors need to be repaired and able to lock, foundation doors must be tight and not admit rodents; there are window panes broken out in unit, side porch window pane is broken out; unit needs working smoke detectors; exterior air unit needs to be replaced or repaired, the air unit is completely apart; 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 has

badly buckled because of water damage from roof leak; floor covering is loose and coming apart in the bathroom and hallway; bathroom, hallway, and second bedroom ceiling have fallen down because of water damage from roof leak, requires 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. Harris stated that there is work in progress; however, the existing violations have not been cured. Some new violations have been created as a result of the work that is going on.

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

Andy Knight, 608 Summit Avenue, stated that there is a lot of work going on at the property. Much of the rear of the house had to be replaced due to the roof leak. They are moving ahead correcting the remaining violations. He felt it would take 60 days to complete the repairs.

Inspector Sheffield stated that there is a building permit and an electrical permit for this property. A plumbing and mechanical permit will be needed.

Ms. Sheridan moved to continue the case until the July 9, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Sheridan, Ata, Outling. Nays: None.)

**(19) 405 East Whittington Street – (TMN 17-11-13) – Adele L. Wicker, Owner – In the Matter of Order to Repair, Alter or Improve the Structures. Continued from the November 13, 2012; December 10, 2012; February 12, 2013; and April 9, 2013 Housing Commission meetings. Inspector Covington.  
(INSPECTOR UPHELD)**

Ms. Harris stated that the date of original inspection was November 21, 2011. A hearing was held January 11, 2012 and an order was issued January 25, 2012. There are children in the area where the property is located.

Counsel Williams asked Ms. Harris 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 May 13, 2013 by Inspector Covington; 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include electrical equipment not properly installed; power not on at time of inspection; exposed wiring at outlet; exposed wiring at light fixture; missing smoke detector; gas/electric, heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; 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; ceiling contains holes, loose material and/or in disrepair; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; missing bathroom/kitchen sink, toilet; doors need to be weather tight; locks not maintained or missing from windows; screens required on windows; broken windows; windows need to be weather tight; screens on doors should be self-closing and latching; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; exterior wood surfaces need to be maintained by painting or other protective coating; roof drains, gutters and downspouts in disrepair; guardrails are loose, damaged or improperly maintained; front porch missing pickets; 24-hour notice posted to secure property in 2011.

There was no one present to speak on this property.

Inspector Sheffield stated that the last permit was pulled in 2004.

Inspector Covington indicated that Martin Wicker contacted him on Monday, May 13, 2013 to communicate that the property is still in probate.

Mr. Outling cited the owner's inability to attend these meetings and the fact that the house has been out of compliance for a lengthy period of time. In addition, there is no indication that repairs will be made in a timely manner.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Sheridan, Ata, Outling. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 405 East Whittington 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.

**(20) 2117 & 2119 Redwood Drive – (TMN 187-13-7) – Theophilus and Barbara Pinson, Owners – In the Matter of Order to Repair, Alter or Improve the Structures. Continued from the December 11, 2012; January 8, 2013; February 12, 2013; March 12, 2013 Housing Commission meetings.  
(CONTINUED UNTIL AUGUST 13, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was March 9, 2012. A hearing was held May 9, 2012 and an order was issued May 10, 2012. There are children in the area where the property is located.

Inspector Sheffield stated that the only permit pulled for this property is an electrical meter change-out permit that was completed last year.

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

Stephen Davis, 4198 Pleasant Valley Road, stated that he is representing Theo Pinson, the owner. Mr. Pinson was in attendance but had to leave to return to work. The owner has an application pending with a lead program.

Beth Benton works with the City of Greensboro's Lead Safe Housing program. She confirmed that Mr. Pinson made an application with the program. The application has been approved and a lead inspection risk assessment has been completed. Ms. Benton has also made a secondary inspection at the property to confirm the presence of lead paint. She plans to use alternative funding sources to partner with the lead program to bring the property up to code. Mr. Pinson also plans to bring some money to the table. She stated that 90 days will be needed to go through the process leading up to a signed contract to begin work.

Ms. Moore-Dudley moved to continue the case until the August 13, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Sheridan, Ata, Outling. Nays: None.)

**(21) 1000 West Florida Street** – (TMN 83-4-25) – Alejandro Garcia Cahuich, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the March 8, 2013 Housing Commission meeting. Inspector Covington. **(CONTINUED UNTIL AUGUST 13, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was February 12, 2012. A hearing was held July 11, 2012 and an order was issued July 11, 2012. There are children in the area where the property is located.

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

Rosa Alonzo stated that she will be interpreting for the owner, Alejandro Garcia, 1000 Florida Street, on behalf of the City.

Inspector Sheffield stated that a permit was pulled in 2012 to repair the fire damage. An active soft service was put in and inspected in 2012. There has been no inspection on the building.

Ms. Ata asked for an update on progress made within the last two months. Mr. Alonzo indicated that the windows have been framed. He felt it would take approximately four months to finish the repairs.

Ms. Harris read the list of violations that have been cleared. These violations include some smoke detectors installed; doors have been weather tightened; screens have been placed on windows; screens on doors are now operating properly; broken windows have been repaired; windows are now weather tight; holes no longer exist in exterior walls; loose or rotted materials no long exist in exterior walls; flashing has been provided around chimney; holes or cracks in foundation walls have been repaired; guard rails are now properly installed, rotten steps have been repaired; the deck patio and porch fire damage has been repaired

Counsel Williams asked Ms. Harris 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 May 13, 2013 by Inspector Covington; 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. Ms. Harris stated that she agreed with these questions.

Ms. Harris stated that the list of violations include power not on at time of inspection; missing smoke alarms; gas/electric not on at time of inspection; water not on at time of inspection; unsanitary/unclean floors, ceilings, walls; fire damage to floor; loose flooring covering must be repaired or replaced; locks not maintained or missing from windows; ceilings have holes from fire damage.

Ms. Moore-Dudley moved to continue the case until the August 13, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Sheridan, Ata, Outling. Nays: None.)

Mr. Alonzo was informed that he will need to get electrical, plumbing, and mechanical permits.

### **ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 5:13 p.m.

Respectfully submitted,

Kathleen Sullivan  
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd