

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
JULY 9, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, July 9, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 1:40 p.m. The following members were present: Shermin Ata, Acting-Chair; Justin Outling; Ellen Sheridan; Tyler Quinn; and Steve Allen. Staff present included Cheryl Lilly, Barbara Harris, Mark Wayman, and 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.

**APPROVAL OF MINUTES FROM JUNE 11, 2013 MEETING:**

Mr. Outling moved to postpone approval of the June 11, 2013 meeting minutes until the August, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously in favor of the motion. (Ayes: Ata, Outling, Quinn, Sheridan. Nays: None.)

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

Ms. Harris requested that the following cases be removed from the agenda due to service issues:

**Continued Cases:**

1203 Sixteenth Street, 1604-1604A Lees Chapel Road, 3213 Morley Road, 703 Holt Avenue, 1511 Randolph Avenue, and 8 Lancer Court.

**New Cases:**

804 Dillard Street, 2209 McConnell Road, 1608 Tucker Street, 1611 Lansdown Avenue, 3611 Busic Avenue, and 2413 Yanceyville Street.

City staff, property owners, and citizens were sworn as to their testimony in the following matters.

**CONTINUED CASES:**

- (1) **1116 Caldwell Street** (TMN 32-12-9) Stephen Agapion, Alice Agapion, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from March 8, 2013 and April 9, 2013 Minimum Housing meetings. **(CONTINUED UNTIL AUGUST, 2013 MEETING)**

Ms. Harris stated that the inspection date was April 18, 2012. A hearing was held before the Inspector on April 30, 2012. An order to repair was issued on May 30, 2012 and expired on June 29, 2012.

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 June 28, 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 switch plate covers; exposed wiring at light fixture; missing smoke detectors; inoperable smoke detectors; gas/electric not on at time of inspection;

plumbing facilities must be maintained in safe, sanitary, and functional condition; water not on at time of inspection, water heater relief valve improperly installed and/or maintained; power not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; wall has peeling, chipping or flaking paint; walls have cracks, holes or loose plaster; rotten flooring must be repaired, loose floor covering; ceiling contains 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 some windows; screens or doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing; broken windows; 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; needs premises identification or house numbers; walkway not maintained.

Ernest Knight, 608 Summit Avenue, stated that he plans to correct all violations. He has a building permit. He described work that has already been started that includes window replacement, leaks have been corrected, roof has been repaired, and new wooden floors have been installed. He plans to install new plumbing. He felt that all work could be completed in one month.

Inspector Sheffield commented that the owner will need to take out a plumbing permit.

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

**(2) 3311 Beck Street** (TMN 197-1-69) Clifton L. Ray, Sr. and Annie M. Ray, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from May 14, 2013 and June 11, 2013 Housing Commission meetings. **(CONTINUED UNTIL AUGUST, 2013 MEETING)**

Ms. Harris stated that this property was originally inspected on August 1, 2012. A hearing was held on August 31, 2012 with the Inspector. The order was issued October 8, 2012 and expired November 7, 2012. There are children living 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 June 28, 2013; 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 and missing electrical outlet covers; exposed wiring at outlets; power not on at time of inspection; exposed wiring at light fixtures; missing smoke detectors; inoperable smoke detectors; gas not on at time of inspection, needs to be on and inspected before case can be completed; every dwelling unit shall contain a kitchen sink.

Matthew Thomas, 1306 King George Drive, stated that he is the new owner. He has funding and hopes to complete repairs at the property within 30 days. There are currently no permits for the property. The sheetrock has been replaced, and there are new light fixtures and windows at the property. The electrical work will begin next week. Landscaping is being maintained.

Ms. Harris read additional violations into the record that included unclean/unsanitary floors, ceilings, and/or walls; water heater relief valve improperly installed; front and back doors need to be weathertight; bathroom does not have a door/ interior lock; bedroom does not have a door/interior lock; locks are not being maintained or missing from windows; windows are not airtight; broken windows; peeling paint; property needs to be graded to prevent accumulation of standing water.

Mr. Outling noted that Mr. Thomas has owned the property for only three weeks and numerous repairs have been made.

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

Mr. Allen joined the meeting at 2:00 p.m.

**(3) 1103 South Aycock Street (TMN 85-5-8) Celestine A. Ntuen and Tina C. Ntuen, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. (INSPECTOR UPHELD)**

Ms. Harris stated that the property was inspected on April 27, 2011. A hearing was held with the Inspector on June 11, 2012. An order to repair was issued on June 11, 2012 and expired July 11, 2012. There are children living 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 July 1, 2013; 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 includes cracked or missing electrical outlet covers; cracked or missing switch plate covers; exposed wiring at outlets; exposed wiring at light fixtures; power not on at time of inspection; missing smoke detectors; inoperable smoke detectors; doors difficult to operate; gas/electric not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings, and/or walls; walls have peeling, chipping or flaking paint; walls have cracks, holes or loose plaster; flooring is rotten in areas and must be repaired; loose floor covering in areas; doors need to be weathertight; 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 windows; every window shall open and close as manufactured; windows missing glazing; windows need to be weathertight; chimney not maintained and in good repair; exterior wood surface needs to be maintained by painting or other protective coatings; exterior walls contain holes or breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; handrails are missing on one or more stairs having four or more risers; property needs premises identification; steps are rotten or in disrepair; deck, porch 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; electrical equipment needs to be properly installed and maintained; and GFCI is missing in bathroom.

Ema Ntuen, 4900 Bennington Drive, was sworn as to her testimony in this matter. Ms. Harris reread the list of violations for 1103 South Aycock Street at the request of Ms. Ntuen.

Ms. Ntuen gave a presentation that provided a brief history of the property and an overview of plans for the structure. Following a visit to property, she contacted an architect and a general contractor to assess damage to the structure. They were all in agreement that demolition was the best option for the property. She has contacted several demolition companies for pricing and timelines. She plans to demolish the house and level the property to eliminate issues of public nuisance. The general contractor indicated the locks would have to be removed so that interior issues such as lead or asbestos can be assessed. She indicated a desire to expedite the process and asked Inspector Covington to coordinate with her to remove the locks. She hopes to have any abatement issues resolved by August so that the property can be demolished at that time. Her father, owner of the property, plans to return to Greensboro in August.

Responding to a question from Ms. Sheridan, Ms. Ntuen stated that she will ask her father to consider contacting the neighborhood association to see if they have interest in renovating the structure as an active part of the Glenwood neighborhood. She commented that they hope to build a better structure on the lot.

Mr. Outling inquired about plans for financing the demolition. Ms. Ntuen apprised her father of the condition of the property and associated costs for repair. Her father was in agreement that demolition would be less expensive than repairing the house. He has plans to return to Greensboro in mid-August. She would like to give her father 3-5 weeks to come up with a plan for financing to resolve the issue.

Ms. Ntuen was informed that a permit is required for demolition.

Ms. Ntuen confirmed that her father is in agreement with the plan of action indicated in her presentation.

Ms. Harris stated that the City can remove the locks from the property to allow access; however, the property owner will have to keep the property secured. If the property is left unsecured, the City will secure it and the owner will be billed.

Responding to Mr. Outling, Ms. Ntuen stated that it is very likely that her father will be returning in August.

Brian Higgins, 1007 Haywood Street, expressed his concern that Ms. Ntuen was present instead of the owner. In addition, he pointed out that asbestos abatement can delay demotion. He commented that the property has been in poor condition for two years. He encouraged the Commission to provide incentive to the owner by upholding the Inspector as the 90-day order is consistent with her timetable for demolition.

Ms. Ntuen stated that she is acting as her father's representative. She pointed out that it will be much cheaper and quicker for her father to demolish the property rather than the City. In addition, it would be better to wait for her father to return to get financing in place for the demolition. She does not want the structure to continue to be a nuisance to the neighborhood. She pointed out that much work has been done toward resolving the situation since her arrival in town.

Mr. Outling commended Ms. Ntuen for her efforts but expressed concern that the owner was not present. Ms. Ntuen stated for the record that her father appointed her as his agent, not a registered agent or a realtor's agent, but as an agent to represent him on his behalf. She has spoken with him since the last hearing and he is in agreement to demolish the property.

Mr. Allen explained that if the Inspector's decision is upheld, her father will have 90 days from today to repair or demolish the property.

Acting-Chair Ata pointed out that the next Minimum Housing Commission meeting is August 13, 2013 and the owner is not scheduled to return to Greensboro until after the meeting.

Mr. Outling commented that the property has been out of compliance for two years; the property is an eyesore that the neighborhood has had to deal with over time; there is no plan for financing to insure that the issues are resolved within a timely manner; the plan to bring the property under compliance is different from the plan at the prior meeting; there needs to be progress on the property; and the owner is not present even though Ms. Ntuen is acting on his behalf.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Sheridan, Quinn, Allen. Nays: None.)

Acting-Chair Ata explained the order to uphold the Inspector to Ms. Ntuen.

Acting-Chair Ata stated that the property involved in this matter is located at 1103 South Aycock 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.

**(4) 1019 Willard Street (TMN 195-2-39) Fred L. Puckett and Mary B. Puckett, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal.  
(CONTINUED UNTIL SEPTEMBER, 2013 MEETING)**

Ms. Harris stated this property was inspected March 8, 2012. A hearing was held with the Inspector on April 27, 2012. An order was issued April 27, 2012 and expired May 29, 2012. The property is located in an area where children live.

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 July 5, 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 includes kitchen cabinets destroyed by fire; exterior shed roof has holes; exterior shed has rotting roof boards; ceiling in exterior shed has fallen down; holes in wall of second bedroom; front door is not weathertight; window lock is broken in third bedroom; front door window pane broken out; no door or door lock at third bedroom; window pane is cracked in second bedroom; hole in exterior wall on side of house; gutters need cleaning out; fascia boards on house have chipped and peeling paint; holes in fascia boards on side of house; downspout is not connected to gutter on front of house; property needs premises identification; wall in second bedroom has chipped and peeling paint; kitchen stove destroyed by fire damage; electric receptacle in exterior shed missing cover plate; light fixture in exterior shed in disrepair; exposed wiring in exterior shed; exterior shed window panes busted out; kitchen wall has smoke damage; bathroom missing electrical receptacle; exposed wiring in ceiling in first bedroom; thermostat in living room is broken; electrical receptacle has busted socket in second bedroom; all surfaces in unit are unclean and unsanitary because of fire; hole in floor in living room at floor vent; first bedroom door knob does not lock door, no catch plate and no door knob; bathroom door knob does not lock door, no catch plate and no door knob plunger; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; heating system not on; using pliers to turn bath tub fixtures on and off; water leak at bathroom sink faucet; bathroom commode loose and unstable.

Pam Hudson, 5201 Lady Lane, and Fred Puckett, 2909 Taylorcrest Road, were present to speak on the property. Mr. Puckett gave an overview of repairs that are being made and Ms. Hudson described the remaining repairs. Mr. Puckett is doing most of the work himself and hopes to complete all repairs within 30 days. Ms. Hudson estimated that 60 percent of the violations have been addressed.

Inspector Sheffield stated that electrical and building permits have been pulled.

Mr. Outling moved to continue the case until the September, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Sheridan, Quinn, Allen. Nays: None.)

**(5) 3102 A through N Summit Avenue** (TMN 294-1-14) Basil Agapion and Sophia Agapion, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from June 11, 2013 Housing Commission meeting. Inspector McDougal. **(CONTINUED UNTIL AUGUST, 2013 MEETING)**

Ms. Harris stated that the property was initially inspected on May 21, 2012 and there have been multiple inspections since that date. The initial order to repair was issued on November 16, 2012 and a number of additional orders have been issued since that date. The property is located in an area where there are children. This is a multifamily unit containing 14 apartments.

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 property was last visited on July 8, 2013; the property is a multiunit property; and 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 McDougal stated that some corrections have been made to violations in units A, B, C and D.

Irene Agapion, 3917 West Friendly Avenue, stated that the contractor is on schedule with the plan for repairs. The units are all vacant and secured. There is no water, gas, or electrical service in the units with the exception of unit B where the contractor is working. The plan is to have all 14 units completed within 120 days. She stated that there are new countertops, faucets, and linoleum in units A through D.

Responding to Mr. Outling, Ms. Agapion stated that work is on schedule relative to the timeline she presented at the last meeting; however, utilities have not been turned on.

Inspector McDougal informed members as to the work still remaining to bring units A through D into compliance. He said that renovation in the bathroom areas created additional violations that are being corrected. Flooring is being put down and commodes and sinks must be attached to the sewer system. Painting has been addressed in units A through D.

Members recommended security patrol service to deter future vandalism, particularly after the completion of units A through D.

Mr. Outling commented that work is a little behind schedule; however, progress has been made.

Ms. Agapion felt that work was on schedule, units A through D are cleaner, and there are fewer violations than before. Downstairs units are being boarded and secured to prevent vandalism.

Ms. Agapion has received a verbal offer to purchase the property. She indicated that her family prefers to consider selling the property only after it has been repaired. If the property is not sold, they plan to continue managing the apartments.

Inspector McDougal explained that all exterior violations must be corrected first and then each unit must be corrected before it can be occupied.

Mr. Allen moved to continue to case until the August, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Sheridan, Quinn, Allen. Nays: None.)

**NEW CASES:**

- (1) **3106 Immanuel Road:** (TMN 175-2-3) Loraine Robinson and Martin Robinson, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Jones. **(INSPECTOR UPHELD)**

Ms. Harris stated that the property was inspected November 28, 2011. A hearing was held with the Inspector on June 5, 2012. The order was issued on June 5, 2012 and expired July 5, 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 July 8, 2013; 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 included power not on at time of inspection, unsafe electrical wiring; exterior wall covering has loose or rotted material due to fire damage; roof has leaks due to fire damage; exposed, unsafe wiring in unit due to fire damage; unclean/unsanitary floors, ceilings and/or walls; wall has structural member unable to support imposed load; some structural members are not able to support a nominal load.

Lorraine Robinson, 2404-B Maywood Street, stated that her plan was to demolish the property within two months.

Ms. Robinson was advised that a permit was required for demolition.

Mr. Quinn moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Sheridan, Quinn, Allen. Nays: None.)

Acting-Chair Ata stated that the property involved in this matter is located at 3106 Immanuel 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.

- (2) **906 Julian Street** (TMN 73-1-3) Prospero Salgado and Sara Salgado, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Harris stated that the inspection was made November 8, 2011. The hearing was held December 19, 2011. An order was issued December 19, 2011 and expired February 6, 2012. There are children living 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 July 2, 2013; 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 includes cracked or missing electrical outlet cover; cracked or missing switchplate cover; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detector; inoperable smoke detector; 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; unclean/unsanitary floors, ceilings and/or walls; wall has peeling, chipping, or flaking paint; loose floor covering; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; locks in bathroom must have a door and interior lock; screens on doors should be self-closing and latching; windows shall open and close as manufactured; broken windows in unit; windows need to be weathertight; 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; foundation wall has holes or cracks; roof drains, gutters, and downspouts in disrepair; roof has leaks; exterior—all mechanical appliances shall be properly installed and maintained in a safe working condition; handrails are loose, damaged or improperly maintained; all exterior property and premises shall be maintained in a clean and sanitary condition; property needs to be graded to prevent accumulation of standing water.

There was no one present to speak on the property.

The Inspector indicated that a warrant was obtained to enter the premises along with the aid of a locksmith. A signature was obtained on the certified mail.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Sheridan, Quinn, Allen. Nays: None.)

Acting-Chair Ata stated that the property involved in this matter is located at 906 Julian 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) 1004 Logan Street** (TMN 72-6-13) Namon Powell, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Harris stated that this property was inspected August 22, 2011. The date of the hearing was September 22, 2011. The order was issued on September 23, 2011 and expired October 24, 2011. There are children living 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 July 2, 2013; 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 locks not maintained or missing from windows due to fire damage; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contains holes or breaks; exterior walls have loose or rotted material; roof has leaks due to fire damage; needs premises identification; 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.

There was no one present wishing to speak on this property. The owner did not give notification that he would be absent. A warrant had to be obtained to enter the property.

Mr. Outling noted that there were no indications that the owner failed to receive adequate notice relative to his absence, and there are no assurances that the property will be brought into compliance in a timely manner.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Sheridan, Quinn, Allen. Nays: None.)

Acting-Chair Ata stated that the property involved in this matter is located at 1004 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.

**(4) 1900 Larkin Street** (TMN 106-2-1) Glenna J. Hinnant and Glenna Jocelyn Leary, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington.  
**(CONTINUED UNTIL AUGUST, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was May 14, 2012. A hearing was held with the Inspector on June 21, 2012. The order was issued on July 20, 2012 and expired August 20, 2012. There are children living 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 July 2, 2013; 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 includes electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; inoperable smoke detectors; 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; water not on at time of inspection; 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 windows; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coatings; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; roof appears to leak; handrails are loose, damaged or improperly maintained; steps are rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition.

Lynnwood Leary, Woodpine Drive, stated that his sister and mother are owners of the subject property. They plan to renovate the property. Mr. Leary stated that funding is in place.

Responding to questions from members, Mr. Leary indicated that his family acquired the property approximately two years ago. They own other properties and a lack of manpower prevented him from starting repairs on the house. In addition, he was the primary caregiver to his now deceased grandfather.

No permits have been pulled for this property. Inspector Foster stated that permits are required for work at the property. Repairs will have to meet new energy and electrical codes.

Mr. Leary has not had an assessment made to determine the amount of money required to bring the property into compliance. If given a continuance of another month, he felt that demo work could be accomplished to remove interior damage. He agreed to bring his mother or sister to speak at the next meeting if a continuance is granted.

Mr. Outling moved to continue the case until the August, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Quinn, Sheridan, Allen. Nays: None.)

Commissioners requested that Mr. Leary return at the next meeting with the following information: (1) schedule of financial capabilities, (2) schedule for completion, (3) estimates of work to be done, (4) outline of progress with demo or other work at property, and (5) pulled permits.

**(5) 807 Ross Avenue (TMN 50-5-4) Harry Clemmons Moore, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (CONTINUED UNTIL AUGUST, 2013 MEETING)**

Ms. Harris stated that the date of original inspection was January 20, 2012. A hearing was held with the Inspector on March 26, 2012. The order was issued on March 26, 2012 and expired April 25, 2012. There are children living 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 July 1, 2013; 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 includes missing smoke detectors; unclean/unsanitary floors, ceilings, and/or walls; doors need to be weathertight; bedrooms must have a door and interior lock; every window shall open and close as manufactured; broken windows; holes, loose material in disrepair in ceiling in bathroom area; peeling paint; loose electrical outlet; screens on doors should be self-closing and latching; foundation wall has holes or cracks; foundation wall –ventilation not maintained or missing; exterior wood surfaces need to be maintained by painting or other protective coating; guardrails are missing at stairs, landing, balcony or walking surface more than 30 inches above grade at front porch; smoke alarms are required in each sleeping room and common area be maintained by painting or other protective coatings; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; roof appears to leak; handrails are loose, damaged or improperly maintained; steps are rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition.

Roy Dickerson, 5511 Chaparral Drive, is a real estate broker representing the owner. The owner, Mr. Moore, has the funds to complete repairs on the house. He plans to sell the house when the repairs have been completed. He will be using a local, licensed contractor who will secure necessary permits.

Mr. Dickerson gave an overview of his health issues and the owner's health issues that have contributed to a delay in starting repairs. He requested a continuance of 60 days due to health issues and wet weather that has impacted the contractor's schedule.

Mr. Outling expressed concern that there was no timeline for repairs, no documentation of available funds, and no work has been done at the property.

Mr. Outling moved to continue the case until the August, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Ata, Outling, Quinn, Sheridan, Allen. Nays: None.)

Mr. Dickerson was informed the Commission will need the following information at the next meeting: (1) timeline for completion, (2) cost estimates, (3) an explanation as to why there has been no progress at the property for a year, and (4) signs of progress being made.

### **COMPLETED CASES:**

1. **1513 Willomore Street** (TMN 84-5-35) Rondal Lane Journey and Jennifer J. Journey, Owners – In the Matter of order to Repair, Alter or Improve the Structure. Inspector Jones. Continued from April 10, 2012; May 8, 2012; July 10, 2012; August 14, 2012; October 9, 2012; December 21, 2012; and March 8, 2013 Housing Commission meetings. **(COMPLETED)**
2. **6 Partnership Court** (TMN 292-6-9) Habitat for Humanity of Greater Greensboro, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from April 9, 2013 Housing Commission meetings. **(COMPLETED)**
3. **210 North Regan Street** (TMN 28-11-26) Viviane Lea, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from April 19, 2013 Housing Commission meeting. **(COMPLETED)**

### **ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:40 p.m.

Respectfully submitted,

Shermin Ata  
Acting Chairwoman, City of Greensboro Minimum Housing Standards Commission

SA:sm/jd