

LO 2 wks to Jul 26 LH

RE: 806 Emund Ave (duplex)

No one appeared.

Steve Magner, Vacant Buildings:

- 2-story wood frame duplex with a 2-stall detached garage on a lot of 4,792 sq.ft.
- vacant since Dec 5, 2008
- owner, Nicholas Bartyzal
- Apr 25, 2011, inspection was conducted, list of deficiencies which constitute a nuisance condition was developed and photos taken
- Order to Abate a Nuisance Building was posted on May 4, 2011 with a compliance date of June 6, 2011
- as of today, the property remains in a condition which comprises a nuisance as defined by the legislative code.
- market value \$15,300 on land; market value \$84,700 on building
- real estate taxes current
- Vacant Building Registration fees were paid by assessment on Dec 15, 2010
- a Code Compliance Inspection has not been done
- \$5,000 performance bond has not been posted
- 12 Summary Abatement Notices since 2008
- 15 Work Orders: 1) boarding/securing; 2) grass/weeds; 3) snow/ice; 4) garbage/rubbish (from 2008 - May 4, 2011)
- estimated cost to repair exceeds \$50,000; to demolish between \$11,000-\$13,000
- DSI recommends removing the building within 15 days

Ms. Moermond:

- extensive list in the Order to Abate a Nuisance Building of those items which constitute a nuisance
- no Code Compliance list

Christine Boulware, Heritage Preservation Commission (HPC):

- built 1890; has a turret; has some ornate Queen Anne details
- some alterations: front porch has been enclosed; siding's been installed over clapboard
- not locally designated; however, currently in Legacy Survey area
- not individually eligible for designation but it's details complement the neighborhood
- HPC staff would strongly encourage rehab

Ms. Moermond:

- viewed photos
- would need to be deconverted to a single family, if rehabbed (but money is hard to find)
- the building is in very bad shape
- looks like a case of complete abandonment
- she will bring this to the attention of the councilmember, HRA and
- directed Mai Vang to send email to Sheri Pemberton to ask her if this is on a First Look list and if Chase Bank would be willing to sign it over to the City; have Michelle Vojacek do the title work on it.

- will recommend that the City Council lay this over for 2 weeks (CCPH Aug 17, 2011)