

# HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 13

**HDRC CASE NO:** 2015-251  
**ADDRESS:** 312 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 584 BLK W 1/2 7 LOT 2 ARB A2  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Office of Historic Preservation  
**OWNER:** Vera Williams Young  
**TYPE OF WORK:** Recommendation to BSB  
**REQUEST:**

The applicant is requesting a recommendation to the Building Standards Board for the main structure at 312 N. Hackberry. The City of San Antonio Code Enforcement Division has determined that the wood frame main structure is unsafe and is recommending demolition per Chapter 6-156, subsections 1, 2, 5, 7, 8, 11, 12, and 15.

## APPLICABLE CITATIONS:

*Unified Development Code, Sec. 35-614. - Demolition.*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services: 0—2,500 square feet = \$2,000.00 2,501—10,000 square feet = \$5,000.00 10,001—25,000 square feet = \$10,000.00 25,001—50,000 square feet = \$20,000.00 Over 50,000 square feet = \$30,000.00

*Unified Development Code, Sec. 35-615. - Prevention of Demolition by Neglect.*

(c) Enforcement.

(3) Penalties.

(iv) If any building, object, site or structure covered by this subdivision shall have to be demolished as a public safety hazard and the owner thereof shall have received two (2) or more notices from the director of code compliance of building neglect in violation of this and other city ordinances, no application for a permit for a project on the property may be considered for a period of five (5) years from the date of demolition of the structure. Additionally, no permit for a curb cut needed for the operation of surface parking lot shall be granted by a city office during this period, nor shall a parking lot for vehicles be operated whether for remuneration or not on the site for a period of five (5) years from and after the date of such demolition.

## FINDINGS:

- a. The house at 312 N. Hackberry is a contributing structure to the Dignowity Hill Historic District and was designated under ordinance #57994.
- b. The main house is deteriorated and in need of repairs especially the front porch, rear fire damage and siding, however repairs appear to be feasible. Demolition of a contributing structure within a historic district constitutes an irreplaceable loss to the quality and character of our community and should always be a measure of last resort.
- c. According to Sec. 35-614 of the UDC, in order for the demolition of a contributing structure to be approved, the owner must provide proof of economic hardship and evidence that repairs are not feasible. This information has not been provided to the HDRC for its consideration. If economic hardship cannot be proven, the UDC requires proof of loss of significance. Staff finds that overall the main structure has not suffered major modifications, the majority of its original material is intact and its historical and architectural integrity remain which retains the building's significance.
- d. According to Chapter 6, Article 8 of the City Code, a structure that is identified by Code Enforcement to be in violation of minimum maintenance requirements and dangerous structure codes will be presented to the Building Standards Board. The BSB will determine if the structure is dangerous and may issue an order to demolish the building unless the owner can provide proof of their ability to repair it.
- e. If demolished as a public safety hazard, the UDC Sec. 35-615 requires that no permits be issued for the property for a period of 5 years from the date of demolition. Furthermore, a demolition permit shall not be issued until all appropriate fees outlined in Sec. 35-614 (e) have been collected.

**RECOMMENDATION:**

Staff does not concur with Code Enforcement staff's recommendation for demolition. Staff recommends repair of the structure.

**CASE MANAGER:**

Adriana Ziga





312 HACKBERRY ST N/AC#2243144/IN1,Z93/MOZAKIS/679/5-5-15



312 HACKBERRY ST N



312 HACKBERRY ST N





312 HACKBERRY ST N



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



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**Notification to Historic Preservation Office**

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The property located at **312 HACKBERRY ST N** is being prepared for a hearing before the Building Standards Board. The conditions of this property identified by the Development Services Department necessitating this hearing are listed in the attached report. Refer to action #22431440.

The subject building/structure for the hearing is the:

- |   |   |
|---|---|
| <input type="checkbox"/> Building of                                  | <input checked="" type="checkbox"/> Main Structure      |
| <input type="checkbox"/> Accessory Structure<br>Location on property: | <input type="checkbox"/> Other Structure, specifically: |

***A SEPARATE SUBMITTAL IS REQUIRED FOR EACH PROBLEM STRUCTURE***

Please contact Dangerous Premises Officer George Mozakis at 416-5852 if more information is required.

Your response advising the Building Standards Board of any significance of this structure is requested to be returned within (30) thirty days of receipt of this notice.

Submitted on 5/5/2015.

Roderick J Sanchez, AICP, CBO  
Director of Development Services Department

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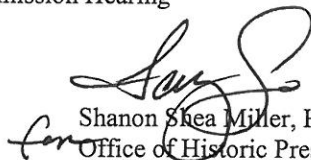
**STATEMENT FROM HISTORIC PRESERVATION OFFICE**

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The Historic Preservation Office hereby advises the Building Standards Board that the above referenced building/structure has been assessed as:

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> A Local Landmark / Ordinance # _____  |                                     |
| <input checked="" type="checkbox"/> Located Within a Local Historic District Dignowity Hill  |                                     |
| Contributing/Significance  | <input checked="" type="checkbox"/> |
| Non-Contributing   | <input type="checkbox"/>            |
| <input type="checkbox"/> National Register of Historic Places District or Individual Listing: _____  | Select Name _____                   |
| <input type="checkbox"/> Potentially Eligible for Individual Landmark (Historic) Designation due to Historical, Cultural, Architectural, or Archaeological Significance              |                                     |
| <input type="checkbox"/> Eligible as a Contributing Structure in a Potential Historic District.  |                                     |
| <input type="checkbox"/> Not Eligible for Individual Landmark (Historic) Designation but Potentially Significant to the Neighborhood or Area as Part of the Overall Historic Fabric. |                                     |
| <input checked="" type="checkbox"/> Requiring a Historic and Design Review Commission Hearing  |                                     |
| <input type="checkbox"/> Not Eligible for Historic Designation   |                                     |

Returned on Wednesday, June 03, 2015.

  
Shanon Shea Miller, HPO  
Office of Historic Preservation

# Bexar CAD

## Property Search Results > 106093 YOUNG VERA WILLIAMS for Year 2015

### Property

#### Account

Property ID:	106093	Legal Description:	NCB 584 BLK W 1/2 7 LOT 2 ARB A2
Geographic ID:	00584-071-0040	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	312 N HACKBERRY ST SAN ANTONIO, TX 78202	Mapsco:	617B5
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

#### Owner

Name:	YOUNG VERA WILLIAMS	Owner ID:	73508
Mailing Address:	601 N CENTER SAN ANTONIO, TX 78202-2802	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$22,440	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$25,550	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$47,990	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$47,990	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$47,990	

### Taxing Jurisdiction

Owner: YOUNG VERA WILLIAMS  
 % Ownership: 100.0000000000%  
 Total Value: \$47,990

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	\$47,990	\$47,990	\$14.73
08	SA RIVER AUTH	0.017500	\$47,990	\$47,990	\$8.40
09	ALAMO COM COLLEGE	0.149150	\$47,990	\$47,990	\$71.58

10	UNIV HEALTH SYSTEM	0.276235	\$47,990	\$47,990	\$132.56
11	BEXAR COUNTY	0.283821	\$47,990	\$47,990	\$136.21
21	CITY OF SAN ANTONIO	0.565690	\$47,990	\$47,990	\$271.48
57	SAN ANTONIO ISD	1.382600	\$47,990	\$47,990	\$663.51
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$47,990	\$47,990	\$0.00
SA011	San Antonio TIF #11 Inner City	0.000000	\$47,990	\$47,990	\$0.00
Total Tax Rate:		2.705675			
				Taxes w/Current Exemptions:	\$1,298.47
				Taxes w/o Exemptions:	\$1,298.45

## Improvement / Building

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 1344.0 sqft **Value:** \$22,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS	WS	1920	1344.0
OP	Attached Open Porch	F - NO		1920	80.0
OP	Attached Open Porch	F - NO		1920	240.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.3295	14352.00	69.00	208.00	\$25,550	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$22,440	\$25,550	0	47,990	\$0	\$47,990
2014	\$27,690	\$10,480	0	38,170	\$0	\$38,170
2013	\$25,560	\$10,480	0	36,040	\$0	\$36,040
2012	\$25,290	\$10,480	0	35,770	\$0	\$35,770
2011	\$28,830	\$10,480	0	39,310	\$0	\$39,310
2010	\$31,910	\$10,480	0	42,390	\$0	\$42,390

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		YOUNG, VERA WILLIAMS	7067	1194	0

2015 data current as of Jun 1 2015 1:23AM.

2014 and prior year data current as of May 16 2015 6:44AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.



## Development Services Department - Building Standards Board

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### Building Standards Board - Dangerous Structure Case Summary

RECORDED UPDATED SUCCESSFULLY

Select Agenda: - () - 312 N Hackberry St, 782022817

New

Update

Reset

Print

Agenda Date:      Agenda No.      Panel: -- select --      Case Status: Open

Date Submitted for Review: 5/5/2015 10:      ECCO Case Number: 22431440      Repeat Offender:      Type: Z93

#### OFFICER INFORMATION

Code Officer Name: George Mozakis

Code Supervisor Name: -- select --

Ready to Process

#### PROPERTY INFORMATION

Address of Violation: 312 N Hackberry St      Permits: No      Warrant Log: No

Violation City: San Antonio      State: TX      Zip: 782022817

Legal Description: Ncb 584 Blk W 1/2 7 Lot 2 Arb A2      Size of Lot: 14,352

CAN: 00584-071-0040-0

Vacancy: Unoccupied

Occupancy: Owner

CD: Council District 2

Historic Property: Yes

Historic Neighborhood: Dignowity Hill

Rehearing

Within 1000 ft of school/daycare: Yes      School/Daycare name: CARVER CHARTER SCHOOL

Building Report: No      Fire Report: -- select --      Fire Case #: N/A      Police Report: No      Police Case #:

Date Reported: 2/2/2015      First Inspection: 2/2/2015      Initial Notice Mailed: 2/3/2015      Photo Date: 2/2/2015

Initiator: George Mozakis

Critical Issues: Unsound roof support, right side of structure

Main Key Findings: Unsound structure with foundation sinking into grade, listing walls, deteriorated siding, overhang, roof covering, loose member on chimney. Rear wall missing siding, secured with pieces of lumber.

Acc Key Findings: N/A

#### OFFICE OF HISTORIC PRESERVATION NOTIFICATION

Select	Sent Date	Returned Date	Finding	Other Info	Significance	HDRC	HDRC Recommend
<input type="checkbox"/>	05/05/2015		-- select --				

Add OHP

#### OWNER INFORMATION

Owner Name: Young Vera Williams

Mailing Address: 601 N Center St      City, State, Zip: San Antonio, Tx. 78202-2802

Owner's Intent: Unknown

Init Inspect Date: 2/2/2015      Personal Contact Made: No      Who was contact made: -- select --

Water Records Information: N/A

#### Structural Condition

#### NOTICE OF VIOLATION INFORMATION

Date Sent	Delivered	Delivered TO	Delivered Othr	Name	Address	City/St/Zp	Returned	Returned Date	Unclaimed	Unclaimed Date	Expired Date
<input type="checkbox"/> 02/03/2015	Certified Mail	Property Owner	Young, Vera Williams	Young, Vera Williams	601 N Center St	San Antonio, Tx., 78202	Yes	02/09/2015	NA	02/09/2015	03/02/2015

Add NOV

#### NOTICE OF HEARING INFORMATION

Notices of hearing sent to:

1st Publication:

2nd Publication:

NOH Posting:

## PRE-BOARD CONFERENCE HEARING

Pre Board Conference Hearing: Yes ☐

Pre Board Conference Hearing Date: 5/1/2015

Pre Board Conference Hearing Attendees: Owner was a no show for meeting, or phone contact

Pre Board Conference Hearing Comments:

## RECOMMENDATION

Main: Demolition ☐

Unsound structure, listing, sitting on grade.

Accessory: N/A ☐Chapter: 6-157 ☐

## OUTCOME

Was Penalty assessed? -- select -- ☐Was quorum met: -- select -- ☐☐ Owner/Representative presentType of Penalty? ☐ Initial Penalty ☐ Non-Compliance Penalty ☐ Both Initial Penalty Amt: \$0.00

Non-Compliance Penalty Amt: \$0.00

Customer ID #:

Invoice #:

Invoice Date:

Amount Invoiced: \$0.00

Amount Paid: \$0.00

Balance: \$0.00

Hearing Results: -- select -- ☐Board Order: -- select -- ☐

Date Orders Expired:

Post BSB Results: -- select -- ☐

Last Updated:

## ATTACHMENTS

## Attach Supporting Materials

Select a data file to upload:

Browse...

File Description:

Upload

Exit

## Attached Files

606



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### Building Standards Board - Structural Condition

Select Date: 5/5/2015 11:20:23 AM Type: Residential - Main Structure

New

Update

Reset

Back to DP

Print

Structural Type: ☒ Residential ☐ Commercial

Occupied: ☐ Yes ☒ No ☒ Main Structure ☐ Accessory

Zoning: RM-4H

#### Check all that apply:

**Roof:** Deteriorated, seams appear to have been patched

Type: Gable

Covering:

Metal

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Roof sagging          | <input checked="" type="checkbox"/> Roof structure dilapidated    | <input type="checkbox"/> Roof Sheathing rotted/damaged           |
| <input checked="" type="checkbox"/> Roof holes/ collapsed | <input checked="" type="checkbox"/> Missing flashing              | <input checked="" type="checkbox"/> Overhang deteriorated/rotted |
| <input type="checkbox"/> Ridge-board missing/damaged      | <input checked="" type="checkbox"/> Roof covering missing/damaged | <input type="checkbox"/> Roof trusses rotted/damaged             |
| <input type="checkbox"/> Rafters rotted/damaged           | <input type="checkbox"/> Missing purlins/brace/collar ties        | <input type="checkbox"/> Unable to access                        |
| <input type="checkbox"/> Ceiling joist rotted/damaged     | <input checked="" type="checkbox"/> Engineers letter required     | <input type="checkbox"/> Fire Damage                             |

**Frame:** Listing walls due to unsound foundation

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Exterior Inspection            | <input type="checkbox"/> Interior Inspection                     | <input type="checkbox"/> Floors                       |
| <input type="checkbox"/> Fire damage walls                         | <input type="checkbox"/> Ceiling not at required height          | <input type="checkbox"/> Floor trusses rotted/damaged |
| <input checked="" type="checkbox"/> Siding damaged/deteriorated    | <input type="checkbox"/> Ceiling severely deflected              | <input type="checkbox"/> Floor has holes              |
| <input checked="" type="checkbox"/> Windows damaged/broken         | <input type="checkbox"/> Sheetrock damaged/missing               | <input type="checkbox"/> Floor joists rotten/damaged  |
| <input checked="" type="checkbox"/> Brick veneer damaged           | <input type="checkbox"/> Studs rotted/leaning                    | <input type="checkbox"/> Floor covering damaged       |
| <input type="checkbox"/> Stucco veneer damaged                     | <input type="checkbox"/> Headers missing                         | <input type="checkbox"/> Floors uneven/unsafe         |
| <input checked="" type="checkbox"/> Chimney/Towers damaged/listing | <input type="checkbox"/> Missing double top plate                | <input type="checkbox"/> Inadequate means of Egress   |
| <input checked="" type="checkbox"/> Structure is listing           | <input checked="" type="checkbox"/> Bottom plated rotted/damaged | <input type="checkbox"/> Fire Damage-Floors           |
| <input checked="" type="checkbox"/> Lack of Weather Protection     | <input type="checkbox"/> Interior walls vandalized               |   |

**Foundation:** Listing foundation, rear section siting on grade

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Post and Beam           | <input type="checkbox"/> Slab on Grade                          | <input checked="" type="checkbox"/> Engineers letter required         |
| <input checked="" type="checkbox"/> Posts leaning           | <input type="checkbox"/> Sill beams rotted/damaged              | <input type="checkbox"/> Floor joists rotten/damaged                  |
| <input checked="" type="checkbox"/> Posts rotted/cracked    | <input checked="" type="checkbox"/> Sill beams on grade         | <input checked="" type="checkbox"/> Floor joist not bearing correctly |
| <input checked="" type="checkbox"/> Needs leveling          | <input checked="" type="checkbox"/> Sill not bearing on support | <input type="checkbox"/> Unable to inspect                            |
| <input checked="" type="checkbox"/> Needs extensive repairs | <input type="checkbox"/> Slab on grade-cracks                   | <input type="checkbox"/> Fire Damage                                  |
| <input type="checkbox"/> No foundation                      |   |   |

**Miscellaneous:** Deteriorated condition

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Front/rear porch damaged      | <input checked="" type="checkbox"/> Front/rear rotted/damaged/detaching | <input checked="" type="checkbox"/> Missing/damaged handrails |
| <input checked="" type="checkbox"/> Door rotted/damaged           | <input type="checkbox"/> Missing smoke detectors                        | <input type="checkbox"/> Missing/damaged guardrails           |
| <input type="checkbox"/> Electrical system hazards                | <input type="checkbox"/> Exposed wires                                  | <input type="checkbox"/> Unsafe equipment                     |
| <input type="checkbox"/> Illegal installation-Electrical/Plumbing | <input type="checkbox"/> Broken devices/fixtures                        | <input checked="" type="checkbox"/> No electrical services    |
| <input type="checkbox"/> Plumbing system hazards                  | <input type="checkbox"/> Insufficient receptacles/lighting outlets      | <input type="checkbox"/> Unlawful structure                   |
| <input type="checkbox"/> Water leaks                              | <input type="checkbox"/> Deteriorated/damaged pipes                     | <input type="checkbox"/> No water service                     |
| <input type="checkbox"/> Water meter tampered                     | <input type="checkbox"/> Gas leak                                       |   |

#### Building Standards Board - Code Definitions 6-156

- ☒ 1. A door, aisle, passageway, stairway or other means of exit is not sufficient width size or not so arranged as to provide safe and adequate means of exit in case of panic.
- ☒ 2. The walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- ☐ 3. The stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose, or location.

- ☐ 4. A portion of the structure/building has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☒ 5. A portion, member or appurtenance of the structure/building is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- ☐ 6. A portion of a building, any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in the Building Code for such buildings.
- ☒ 7. The building or structure, or any portion thereof, because of (i) dilapidation, deterioration, or decay; (ii) faulty construction, (iii) the removal, movement, or instability of any portion of the ground necessary to support such building; (iv) the deterioration, decay, or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- ☒ 8. The building or structure, or a portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ☐ 9. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ 10. The building or structure, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent damage or deterioration of its nonsupporting members, or fifty (50) percent damage or deterioration of enclosing or outside walls or coverings.
- ☒ 11. The building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated or neglected as to become a harbor for vagrants or criminals.
- ☒ 12. The building or structure had been constructed, exists or is maintained in violation of the city's minimum housing standards or technical building codes to the extent violation poses a threat or potential threat to life, health, safety or property.
- ☐ 13. The building or structure is used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction, arrangement, inadequate light, air, or sanitation facilities, is determined by the health director to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.
- ☐ 14. The building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other mechanical, structural, or social cause, has been determined by the fire chief to be a fire hazard.
- ☒ 15. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
- ☐ 16. A portion of the building or structure has remained for a period of time on a site after the demolition or destruction of the building or structure, and was not approved for partial demolition by the BSB or the department of building inspections in its permitting process.
- ☐ 17. The building or structure, is unoccupied by its owner, lessee, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered by children.
- ☐ 18. The building or structure is secured by a means inadequate to prevent unauthorized entry or use in the manner described in condition subsection (17) above.

**Recommendation:** Demolition: Unsound structure, listing, sitting on grade.

**Code and Chapter:** 6-157

Delete