



Staff Analysis of 1415 Meadow

HBS26-0003

Full Property Background:

- The primary structure was built in 1962. The accessory structure was built in approximately 1980. The current owner has owned the property since April 2019. Work was completed without permits in July of 2019; Building Safety investigated and posted a Stop Work Order on the site August 2019. No permits were ever secured, and therefore no additional work has been completed on the structure since, causing deterioration and unsafe conditions.
- **Building Safety work on the site:**
 - July 2019- Building Safety investigated a complaint of work without permits, and posted a stop work order for the primary structure on the site.
 - July 2019- Received application for an interior remodel of the primary structure, 2 plan reviews were completed though there were still outstanding comments.
 - October 2019- Received revisions that indicated a multi-family use, permit was cancelled and the applicant was instructed to apply for a commercial permit for the multi-family use. No such application was ever received.
 - April 2020- Received revisions to reinstate the residential review. Comments were sent to the applicant for revisions.
 - December 2020- Revisions were received. Comments were sent to the applicant as items were still pending.
 - February 2021- Received revisions. Comments were sent to the applicant as items were still pending.
 - March 2021- Received revisions and permit was approved. Permit fees were never paid and the permit eventually expired.
- **Community Improvement Services: (43 cases overall 2002-2025)**
 - August 2021 – Community Improvement worked the first vacant/unsecure complaint, and had 2 other grass/weed complaints during August 2021

HBS26-003

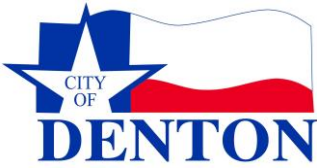


- May-August 2022- Community Improvement worked 3 complaints on vegetation covering a street sign, trash/debris, and grass/weeds.
- March-November 2023- Community Improvement worked 5 complaints for graffiti, trash/debris, grass/weeds, and vacant site monitoring from May to January.
- July-October 2024- Community Improvement worked 2 cases for grass/weeds, and trash/debris.
- April-November 2025 – Community Improvement has worked 6 complaints on grass/weed, trash/debris, and vacant/unsecured building complaints.

• Lien Information:

- There are currently 4 liens on the property for workorders the City had to secure in 2023 and 2025 when the Owner was unresponsive to notices of trash/debris, grass/weeds, and the unsecure structure. \$4,780.35

Complaint	2021	2022	2023	2024	2025
Vacant/unsecure	1		1		2
Grass/weeds	2	2	2	1	3
Trash/Debris		1	1	1	1
Graffiti			1		

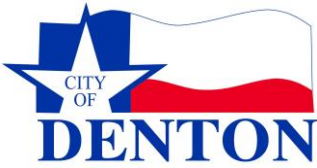


- **The primary structure at 1415 Meadow St qualifies for 12 of the 15 dangerous structure standards:**

- (1) The building or structure was constructed or maintained in violation of any provision of the city's building codes, fire code or any other applicable ordinance or law of the city, county, state, or federal government and such violation renders the building or structure dangerous to the life, limb, health, property, safety, or welfare of the general public or the occupants of the building or structure.
 - The primary structure has not been maintained in some time, the exterior sheathing is extremely weathered, and siding is missing from the gable.
- (3) The foundation or the vertical or horizontal supporting members are so damaged or deteriorated as to create a hazard or safety concern.
 - The roof framing and exterior walls have suffered a fair amount of weathering as well due to water infiltration.
- (4) The non-supporting coverings of walls, ceilings, roofs, or floors are so damaged or deteriorated as to create a hazard or safety concern.
 - All interior and exterior sheeting has deteriorated from the lack of weatherproofing over the years.
- (6) The structure or any part thereof has been damaged by fire, water, earthquake, wind, tornado, vandalism, or other causes to such an extent that it has become dangerous to the public health, safety and welfare.
 - The structure has suffered water damage due to the lack of weatherproofing/proper exterior wall and roof coverings, as well as vandalism from being an unsecure structure over the years.
- (7) A portion of a building or structure remains on a site when construction or demolition work is abandoned.
 - Renovations work started in 2019, no permits were ever secured for the work and the project was abandoned.



- (8) A door, aisle, passageway, stairway, fire escape or other means of egress is not of sufficient width or size, or is damaged, dilapidated, obstructed or otherwise unusable, or so arranged so as not to provide safe and adequate means of egress in case of emergency or need.
 - All windows and doors are missing and currently boarded over with plywood to discourage illegal occupancy.
- (9) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the city's citizens including but not limited to all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably known to spread disease.
 - Holes in the roof, floors, and walls make this structure an easy target for rodents, pests, and insects.
- (10) The structure has been found to contain visually apparent mold growth of greater than one hundred (100) square feet in the dwelling unit and will require demolition if the remediation of such mold growth would exceed fifty (50) percent of the value of the structure.
 - The walls and floors have several areas of mold from the exterior wall and roof coverings allowing the infiltration of water.
- (11) Whenever the building or structure has been so damaged by fire, wind, tornado, earthquake, or flood, or has become so dilapidated or deteriorated as to become:
 - An attractive nuisance to children;
 - A harbor for unauthorized occupants, criminals, or trespassers; **or** as to
 - Enable persons to resort thereto for the purpose of committing unlawful acts.
 - There is trash and debris left behind by unauthorized occupants. And until the structure was secured by the City's CIS department the structure was open and available to anyone who wanted to enter.
- (13) The building or structure has any portion, member or appurtenance, ornamentation on the exterior thereof which is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of safely resisting wind pressure, snow, ice, or other loads.



- The structure would not be capable of providing resistance to ice, snow, or rain. Sections of the roof are missing.
- (14) The electrical system, plumbing system, or mechanical system is totally or partially damaged, destroyed, removed, or otherwise made inoperable, unsafe, hazardous, or unsanitary.
 - The electrical, plumbing, and mechanical systems were removed from the main structure.
- (15) The building or structure has been determined to be vacant, using the following factors: the percentage of overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing three (3) or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by the owner or a licensed real estate professional hired by the former or current occupant of the property, and to which the water service has not been shut off.
 - The structure is vacant and has been for several years.
- **The accessory structure at 1415 Meadow St qualifies for 4 of the 15 dangerous structure standards;**
 - (1) The building or structure was constructed or maintained in violation of any provision of the city's building codes, fire code or any other applicable ordinance or law of the city, county, state, or federal government and such violation renders the building or structure dangerous to the life, limb, health, property, safety, or welfare of the general public or the occupants of the building or structure.
 - The accessory structure has not been maintained in some time, it is boarded up due to missing windows/doors and/or holes in the exterior.
 - (11) Whenever the building or structure has been so damaged by fire, wind, tornado, earthquake, or flood, or has become so dilapidated or deteriorated as to become:
 - An attractive nuisance to children;



- A harbor for unauthorized occupants, criminals, or trespassers; or as to
- Enable persons to resort thereto for the purpose of committing unlawful acts.
- There is trash and debris left behind by unauthorized occupants, including an old mattress. And until the structure was secured by the City's CIS department the structure was open and available to anyone who wanted to enter.
- (13) The building or structure has any portion, member or appurtenance, ornamentation on the exterior thereof which is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of safely resisting wind pressure, snow, ice, or other loads.
 - The structure would not be capable of providing resistance to ice, snow, or rain. Sections of the roof are missing.
- (15) The building or structure has been determined to be vacant, using the following factors: the percentage of overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing three (3) or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by the owner or a licensed real estate professional hired by the former or current occupant of the property, and to which the water service has not been shut off.
 - The structure is vacant and has been for several years.