



Department of Planning & Community & Economic Development

Building Inspection Division

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DATE: June 22, 2018

TO: Plan Commission

FROM: George C. Hank, Director
Building Inspection Division

A handwritten signature in black ink, appearing to read "G. Hank".

SUBJECT: Demolition of 105 E. Lakeview Avenue

I have been asked to review the condition of the single family home located at 105 E. Lakeview Avenue on the City's East side. The property was in the Town of Blooming Grove when the house was originally built. Our first records were an Official Notices requiring basic maintenance in 1964. The building was purchased by Ray Peterson in 1974 and was rented until the City forced the sale of all of Mr. Peterson's rental properties as a result of a public nuisance action. The building has been vacant since 2014. The building is within a half mile of two schools including an elementary school.

I visited the property on June 20, 2018 and conducted an inspection of the building. The building is on a steep lot and has no positive drainage around the rear third of the building. The roof covering is fairly new but was installed over a roof structure with significant sagging. The chimney above the roof line will need to be rebuilt. The fascia is cracked and damaged in multiple locations around the building. The panel siding is mainly intact but was poorly installed. The right side entry landing and stairs is severely deteriorated and is in danger of collapse.

The concrete block foundation has many horizontal cracks and some step cracking. Water was seeping through in multiple locations and the floor was covered with standing water. The only bathroom in the house is located in the left rear corner of the basement. The house was broken into and all of the cooper piping has been removed. The electrical service should be replaced.

The floor framing of the first floor is inadequate consisting mainly of 2 X 6 joists. The front area (a former porch that has now been enclosed) consists of 2 X 4 joists. The beam is under sized and is poorly supported in a couple of locations.

The original front exterior wall between the living room and porch has been removed and was not properly supported. There is a significant sag in the beam. The ceiling height in the living room extension drops down to approximately five feet along the front wall. There are two small rooms behind the living room. One room leads to the kitchen. There are no interior doors to provide privacy throughout the house. The shag carpeting is worn, torn and dirty throughout the house. The kitchen floor tiles are cracked, damaged and poorly installed. The mismatched kitchen cabinets are well worn and have exceed their useful life.

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The building is vacant and has been secured but this only prevents people who generally obey the law from entering the building. In its current condition and location, the building constitutes a public nuisance and should be removed. I am writing to urge support for the issuance of the Demolition Permit.