

Dangerous Building Violation Checklist

Address 803 W. Hullum

Date July 12, 2023

- Roof, ceiling, floors, walls, sills, windows or foundation or any combination thereof rotted or decayed and falling apart
- Uninhabitable due to obsolescence and/or deterioration caused by neglect, vandalism, fire damage, old age or the elements
 - Unsanitary and/or damp condition and is likely to create disease because of the presence of insects, rodents or vermin
- Likely to become a fire menace or be set on fire
 - Danger of falling and injuring persons or property
 - Does not contain a minimum floor area of at least one hundred fifty (150) square feet of floor space for one occupant and one hundred (100) square feet of floor space for each additional occupant
- Contains holes, cracks or other defects in it, or does not have railings for stairs, steps, balconies, porches and elsewhere
 - Is not weathertight and watertight or does not have a moisture-resistant finish or material for the flooring or subflooring of each bathroom, shower room and toilet room
- Does not have exterior windows and doors that are easily opened to provide air ventilation and are covered with screens for keeping out insects and each opening of the structure, or air conditioning equipment capable of maintaining a maximum inside temperature of 85 degrees Fahrenheit or twenty degrees lower than the outside temperature, which is warmer, between April 16 and October 31 of each year
- Does not have operating supply lines for electrical service, if electric service is available within three hundred feet of the building, or that does not have operating electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances and fixtures
- Constitutes a danger to the public even though secured from entry or the means used to secure the building are inadequate to prevent unauthorized entry or use of the building
 - Unoccupied buildings that are not secure from unauthorized entry
 - Occupied buildings that do not have in operating condition a connection to discharge sewage from the structure or land into a public sewer system, a toilet connected to a water source and to a public sewer system, connection to portable water at adequate pressure and a kitchen sink, bathtub or shower, and lavatory connected to a cold and hot water source
 - Occupied buildings that do not have in operating condition heating equipment capable of maintaining a minimum inside temperature of 68 degrees Fahrenheit between November 1 and April 15 of each year in each room

If a structure is not structurally unsound, an asbestos inspection and possible abatement of regulated asbestos containing materials (RACM) may be required before demolishing the structures.

Notes: not secure

uncept



City of Breckenridge

October 2, 2023

James Anthony Pichler
1008 W. Elliott
Breckenridge, TX 76424

CERTIFIED MAIL-9589 0710 5270 0626 7792 57
RETURN RECEIPT REQUESTED

NOTICE OF HEARING REGARDING PROPERTY LOCATED AT 803 W. HULLUM, BRECKENRIDGE, TX 76424

Dear Mr. Pichler,

On July 12, 2023, you were notified that I made an initial determination that the building on property you own located at 803 W. HULLUM – HOLLAMAN'S ADDITION, BLOCK 1, LOT W/16 OF 2, E/2 OF 3, is a dangerous building because it does not meet minimum standards for buildings in the City of Breckenridge as established in Section 5-5 of the Breckenridge Code of Ordinances.

Because you failed to respond as requested or to abate the conditions on the property, the City Commission of the City of Breckenridge will conduct a **public hearing on October 17, 2023 at 5:30 PM at 105 North Rose Avenue, Breckenridge, Texas** to make a final determination regarding whether or not the building on the property is dangerous and must be secured or vacated; whether occupants must be relocated; and whether the building must be demolished or removed from the property and, upon any such determination, may issue an order for remedy of the conditions on the property based on its findings.

Any and all persons interested in the above-referenced item may appear at such hearing, be heard, and present evidence in reference to the condition of the building. **At this hearing, you will have the burden of proving that the building is not dangerous. If, at this hearing, you will allege that the building can be repaired to meet the minimum standards, you are required to submit proof of the scope of work that may be required to bring the building into compliance with the minimum standards and the amount of time it will take to reasonably perform the work.**

If you have any questions, please contact me at 254-559-8287 during regular business hours.

Sincerely,

Wesley Turner
Code Enforcement Official
City of Breckenridge

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Anthony Pichler
1008 W. Elliott
Mckenridge, TX 76424



9590 9402 8064 2349 2361 42

2. Article Number (Transfer from service label)

7589 0710 5270 0626 7792 57

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *James Pichler* Agent Addressee

B. Received by (Printed Name)

James Pichler Yes

C. Date of Delivery

10-4-23 No

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
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- Certified Mail Restricted Delivery
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- Collect on Delivery Restricted Delivery
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- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



City of Breckenridge

July 12, 2023

James Anthony Pichler
1008 W. Elliott
Breckenridge, TX 76424

CERTIFIED MAIL – 9589 0710 5270 0626 7790 73
RETURN RECEIPT REQUESTED

Re: Real property located at **803 W. Hullum**, Breckenridge, Texas

Dear Citizen,

Pursuant to Section 5-8(c) of the Breckenridge Code of Ordinances, you are hereby given notice that I have made an initial determination that the building located on property you own or have an interest in at **803 W. Hullum – Holloman's Addition, Block 1, Lot W/16 of 2, E/2 of 3**, is a dangerous building because it does not meet the minimum standards for buildings in the City of Breckenridge as established in Section 5-5 of the Breckenridge Code of Ordinances.

The building does not meet the minimum standards contained in Section 5-5 of the Breckenridge Code of Ordinances for the following reasons:

- Section 5-5(1)(a): The building does not meet the minimum standards because it has rotted or decayed roof, ceiling, floors, walls, sills, windows, foundation, or any combination thereof. It is uninhabitable due to obsolescence and/or deterioration caused by neglect.
- Section 5-5(1)(c): The building is a fire menace because it is in a dilapidated condition.
- Section 5-5(1)(d): The building is in unsanitary condition and likely to create disease because of the presence of insects, rodents, or vermin.
- Section 5-5(1)(g): The building has holes, cracks, or other defects in it, thereby constituting a danger to persons or property.
- Section 5-5(2): The building is not occupied by its owners, lessees or other invitees and is not secure from unauthorized entry so that it could be entered or used by uninvited persons or children regardless of its structural condition.

You are, hereby, notified that the building described above is a dangerous building and that you must vacate and/or repair, demolish, or remove the building for the health, safety, and welfare of the community, immediately. The city will appreciate your prompt cooperation in addressing this matter.


If you do not reply or take action within 15 days of the date of this letter, I will request a public hearing before the City Commission for a final determination that building is a dangerous building. If the City Commission makes a final determination that the building is a dangerous building, the City Commission may enter an order requiring that you perform specified actions within a certain time frame.

If you have any questions, you may call me at 254-559-8287.

Sincerely,

A handwritten signature in cursive script that reads "Wesley Turner". The signature is written in black ink and has a long, sweeping tail that extends to the right.

Wesley Turner
Code Enforcement Official
City of Breckenridge

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>James Anthony Pichler</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to: <i>James Anthony Pichler</i> <i>1008 W. Elliott</i> <i>Breckenridge, TX 76424</i></p>  <p>9590 9402 8064 2349 2367 22</p>	<p>B. Received by (Printed Name) <i>James Anthony Pichler</i> C. Date of Delivery <i>7-14-23</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 9589 0710 5270 0626 7790 73</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery (Insured Mail Restricted Delivery over \$500)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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Total Postage and Fees \$ 8.77	
Sent To <i>James Anthony Pichler</i>	
Street and Apt. No., or PO Box No. <i>1008 W. Elliott</i>	
City, State, ZIP+4® <i>Breckenridge TX 76424</i>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

803 W. Hullum

