

717 42nd Street

Owner: Paul N Stallings

1,890 Square Feet



03 17 2021



03 17 2021



03 17 2021



03 17 2021

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES
P.O. Box 657 • Cataula, GA • 706.320.2171

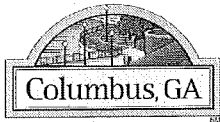
Proposal

Name	City of Columbus		
Attention	Ryan Pruett		
City	Columbus	State	GA ZIP 31901
Phone	(706)225-3893		

Date	3/4/2021
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	Project Description	Unit Price	TOTAL
	City of Columbus Demolition Proposal		
	<p><u>717 42nd Street:</u> 1,890 sq. ft. demolish wood structure. 1,890 sq. ft. provide and install seed and straw of the building footprint.</p>	<p>\$3.90 \$0.55</p>	<p>\$7,371.00 \$1,039.50</p>
	<p>NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.</p>		
		TOTAL	\$8,410.50

WOMAN OWNED SMALL BUSINESS



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What progress has preserved.

COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-03-16-002829)

Case Type: Condemn-Demo
Address: 717 42Nd St
Columbus, GA

Assigned To:
Status: Request for Compliance Pending/Open

Opened Date: 03/14/2016
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
04/12/2016	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 4/13/2016
04/27/2016	Marsha Thomas	Notice to Demolish or Repair		NO ONE WAS PRESENT FOR THE HEARING. LETTER MAILED OUT ON 4/27/2016
06/13/2016	Teresa Young	On-Site Visitation		no change / 112
07/14/2016	Teresa Young	On-Site Visitation		no change / 112
08/15/2016	Teresa Young	On-Site Visitation		NO CHANGE / 112
09/27/2016	Teresa Young	On-Site Visitation		NO CHANGE / 112
10/25/2016	Teresa Young	On-Site Visitation		No change / 112
11/15/2016	Teresa Young	On-Site Visitation		no change / 112
12/12/2016	Teresa Young	On-Site Visitation		OWNER REMAINS THE SAME; NO CHANGE TO THE PROPERTY OR DWELLING / 112
01/18/2017	Teresa Young	On-Site Visitation		no change / 112
02/07/2017	Teresa Young	On-Site Visitation		No Change / 112
03/07/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
04/07/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
05/05/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112

Activity Date	Created By	Activity Type	Activity Name	Comments
06/06/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
07/06/2017	Teresa Young	On-Site Visitation		OUT OF STATE OWNER - NO CHANGE / 112
08/04/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
09/08/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
10/10/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
11/09/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
12/12/2017	Teresa Young	On-Site Visitation		OWNER REMAINS THE SAME; NO CHANGE / 112
01/09/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
01/16/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
02/12/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
03/13/2018	Teresa Young	On-Site Visitation		OWNER DECEASED; NO NEXT OF KIN FOUND / 112
04/10/2018	Teresa Young	On-Site Visitation		CHECKED ADDRESS OF OWNER; CORRECT INFORMATION; NO CHANGE / 112
05/09/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
06/11/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
07/11/2018	Jamaal Williams	On-Site Visitation		Same owner no change / 113
08/13/2018	Jamaal Williams	On-Site Visitation		No Change no taxes has not been paid since 2011 / 113
09/12/2018	Jamaal Williams	On-Site Visitation		No Change out of town address for owners in the public assess site / 113

Activity Date	Created By	Activity Type	Activity Name	Comments
10/09/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
11/13/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
12/26/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
01/28/2019	Jamaal Williams	On-Site Visitation		NO work no change / 113
03/12/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
05/20/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
06/20/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
07/23/2019	Jamaal Williams	On-Site Visitation		No work no change will add to the list to be boarded / 134
08/27/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
09/30/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
10/29/2019	Jamaal Williams	On-Site Visitation		No work no change Out of town owners /113
11/27/2019	Jamaal Williams	On-Site Visitation		No Change out of town address for owners in the public assess site / 113
12/24/2019	Jamaal Williams	On-Site Visitation		No work no change /113
01/29/2020	Jamaal Williams	On-Site Visitation		No work no change / 113
02/21/2020	Joseph Sturcken	On-Site Visitation		Taxes have not been paid in over 10 years. /111
03/20/2020	Joseph Sturcken	On-Site Visitation		No change. /111
04/15/2020	Joseph Sturcken	On-Site Visitation		No change. /111
05/15/2020	Joseph Sturcken	On-Site Visitation		No change. /111

Activity Date	Created By	Activity Type	Activity Name	Comments
07/10/2020	Joseph Sturcken	On-Site Visitation		No change. /111
08/11/2020	Joseph Sturcken	On-Site Visitation		No change. /111
09/04/2020	Joseph Sturcken	On-Site Visitation		No change. /111
10/01/2020	Joseph Sturcken	On-Site Visitation		No change. /111
12/14/2020	Walter Lewis	On-Site Visitation		no change //112
01/27/2021	Walter Lewis	On-Site Visitation		no change //112
02/25/2021	Walter Lewis	On-Site Visitation		no change //112
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: STALLINGS PAUL N C/O SYNOVUS MORTGAGE CORP. 800 SHADES CREEK PKY # ST350 BIRMINGHAM AL 35209 ARTICLE NUMBER: 7020 0090 0000 1808 1509
04/02/2021	Walter Lewis	On-Site Visitation		no change //112



420 10th Street
Post Office Box 1340
Columbus, Georgia 31902-1340

Telephone (706) 653-4126
Fax (706) 653-4123

Ryan Pruett
Director

CERTIFIED MAIL

STALLINGS PAUL N C/O SYNOVUS MORTGAGE CORP.

800 SHADES CREEK PKY # ST350

BIRMINGHAM AL 35209

7020 0090 0000 1808 1509

3/12/2021

Dear Sir or Madam:

SUBJECT: 717 42nd Street

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) and for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$9,018.00**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27th, 2020 at 5:30 EST**.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

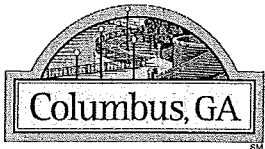
City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD



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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 4/25/2016

OWNER: C/O SYNOVUS MORTGAGE CORP.

OWNER'S ADDRESS: 800 SHADES CREEK, BIRMINGHAM AL 35209

REFERENCE NUMBER
CASE-03-16-002829

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 717 42ND ST, COLUMBUS GA

NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structures are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repairs or improvements or alterations of the building/structure so as to render if safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

**FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126**

2171

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Interim Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX: (706) 653-4123

REFERENCE NUMBER
CASE-03-16-002829

NOTICE TO DEMOLISH OR REPAIR

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Teresa Young	Violations	03/14/2016 03/14/2016

304.6 - Exterior walls All exterior walls shall be free from holes, breaks, and loose or totting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration .

504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition .

304.15 - Doors All exterior doors, door assemblies and hardware shall be maintained in good condition . Locks at all entrances to dwelling units and sleeping units shall tightly secure the door .

304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

302.1 Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition . The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

304.7 - Roofs and drainage The roof and flashing shall be sound, tight and not have defects that admit rain . Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure . Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions . Roof water shall not be discharged in a manner that creates a public nuisance .

602.2 - Residential occupancies Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees in all habitable rooms, bathrooms and toilet rooms . Cooking appliances shall not be used to provide space heating to meet the requirements of this section .

304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling flaking and chipped paint shall be eliminated and surfaces repainted . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion . Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .

304.3 - Premises identification Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property . These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters . Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.

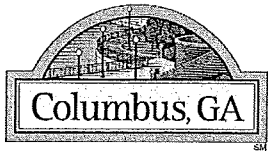
704.2 - Smoke Alarms 1 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes .

3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R -2, R-3, R-4 and in dwellins no regulated in Group R occupancies, regardless of occupant load at all of the following locations :

302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.



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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-03-16-002829

NOTICE TO DEMOLISH OR REPAIR

305.3 - Interior surfaces All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

301.3 - Vacant structures and land All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

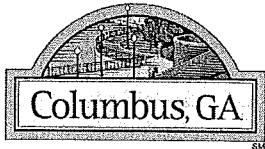
PROPERTY IS ABANDONED, DILAPIDATED AND VANDALIZED; NO PROPERTY TAXES HAVE BEEN PAID SINCE 2011. / 112

307.1 - Accumulation of rubbish or garbage All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

302.5 Rodent harborage All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

Inspectors Comments

THIS PROPERTY NO LONGER HAS ANY MECHANICAL; ELECTRICAL OR PLUMBING SYSTEMS; NO WINDOWS OR FRAMES; DOORS BROKEN IN HALF; CEILING'S COLLAPSING; ROOF LEAKING; ABANDONED AND DILAPIDATED. THE COST TO REPAIR EXCEEDS 50% OF THE VALUE OF THE STRUCTURE, THEREFORE IT HAS BEEN CONDEMNED. OWNERS SHALL PULL ALL REQUIRED PERMITS TO INCOMPLETE THE REPAIRS TO BRING UP TO CURRENT CODE OR OBTAIN A PERMIT TO DEMOLISH. / 112



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420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 4/12/2016

OWNER: C/O SYNOVUS MORTGAGE CORP.

OWNER'S ADDRESS: 800 SHADES CREEK, BIRMINGHAM AL 35209

REFERENCE NUMBER
CASE-03-16-002829

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 717 42ND ST, COLUMBUS GA

DEMOLITION HEARING NOTICE

Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on
4/27/2016 10:00:00AM

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

2164

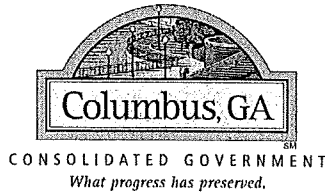
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John Hudgison

John Hudgison, Interim Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

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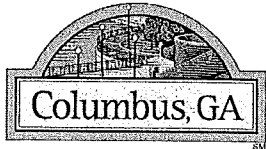


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DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Teresa Young	Violations	03/14/2016 03/14/2016
<p>304.6 - Exterior walls All exterior walls shall be free from holes, breaks, and loose or totting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration .</p> <p>504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition .</p> <p>304.15 - Doors All exterior doors, door assemblies and hardware shall be maintained in good condition . Locks at all entrances to dwelling units and sleeping units shall tightly secure the door .</p> <p>304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>302.1 Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition . The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.</p> <p>304.7 - Roofs and drainage The roof and flashing shall be sound, tight and not have defects that admit rain . Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure . Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions . Roof water shall not be discharged in a manner that creates a public nuisance .</p> <p>602.2 - Residential occupancies Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees in all habitable rooms, bathrooms and toilet rooms . Cooking appliances shall not be used to provide space heating to meet the requirements of this section .</p> <p>304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.</p> <p>Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling flaking and chipped paint shall be eliminated and surfaces repainted . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition .</p> <p>All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion . Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement . All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.</p> <p>304.3 - Premises identification Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property . These numbers shall contrast with their background . Address numbers shall be Arabic numerals or alphabet letters . Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.</p> <p>604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.</p> <p>704.2 - Smoke Alarms 1 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.</p> <p>2. In each room used for sleeping purposes .</p> <p>3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.</p> <p>Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings no regulated in Group R occupancies, regardless of occupant load at all of the following locations :</p> <p>302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.</p>			



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DEMOLITION HEARING NOTICE

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