



**NOTICE OF A REGULAR MEETING
BUILDING AND STANDARDS COMMISSION
THURSDAY, AUGUST 21, 2025 AT 4:00 P. M.
SECOND FLOOR CITY HALL
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

- 1. Call Meeting to Order**
- 2. Public Comments and Receipt of Petitions**
- 3. Reports and Announcements**
 - *Reports from City officials or City staff regarding items of community interest, including expression of thanks, congratulations or condolences; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda.*
- 4. Discuss and Possibly Act Upon Approval of the Minutes from the May 15, 2025 Building and Standards Commission meeting.**
- 5. Discuss, and Possibly Act Upon Case Number 2025-01 regarding a request for an extension of time and associated matters related to the property located at 703 W. Main Street and further described as Lot 15 A of the West Main Street Addition aka DB Williams, Lot 3.**
- 6. Conduct a hearing regarding Case Number 2025-02 regarding the property located at 1306 Bridge Street and further described as Lot 5A of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.**
- 7. Discuss and Possibly Act Upon Case Number 2025-02 regarding the property located at 1306 Bridge Street and further described as Lot 5A of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.**
- 8. Conduct a hearing regarding Case Number 2025-03 regarding the property located at 1308 Bridge Street and further described as Lot 5 of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.**

9. Discuss and Possibly Act Upon Case Number 2025-03 regarding the property located at 1308 Bridge Street and further described as Lot 5 of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.
10. Adjourn.

CERTIFICATION

I certify that a copy of August 21, 2025, agenda of items to be considered by the Building and Standards Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on August 15, 2025 at 4:00 p.m.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: *This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two (72) hours before the meeting) by calling (979) 337-7200 for assistance.*

I certify that this notice and agenda of items to be considered by the Building and Standards Commission was removed by me from the City Hall bulletin board on _____ at _____ am /pm.

Signature

CITY OF BRENHAM

BUILDING AND STANDARDS COMMISSION MINUTES

May 15, 2025

The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.

A regular meeting of the Building and Standards Commission (BSC) was held on May 15, 2025, at 4:00 P.M. in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Arlen Thielemann, Chair
Matthew Metzger, Vice Chair
Marshall Bevers
Walt Edmunds
Richard Morris

Commissioners absent:

None

Staff present:

Stephanie Doland, Director of Development Services
Allen Jacobs, Building Official
David Doelitsch, Assistant Building Official
Mark Pierce, Environmental Health Specialist
Steven Loving, Fire Marshal
Cary Bovey, City Attorney
Kim Hodde, Planning Technician

Citizens/others present:

Jason Vestuto

Media present:

None

1. Call Meeting to Order

Chair Thielemann called the meeting to order at 4:02 p.m. with a quorum of five (5) Commissioners present.

2. Public Comments and Receipt of Petitions

There were no public comments and/or receipt of petitions.

3. Reports and Announcements

- Allen Jacobs, Building Official, gave the Board an update on the status of various substandard building cases that are currently in process. Mr. Jacobs stated that in 2024, notices were sent to eight (8) property owners regarding nine (9) substandard buildings and compliance was achieved for all but three (3) structures. He stated that one of the cases is being brought before the board tonight and the other two will likely be forthcoming at a later meeting since the owners have indicated that they will be addressing the substandard conditions; however, no progress has been made to date.
- Kim Hodde advised the Board that the City Secretary's office is starting the Board appointment/re-appointment process early this year. Terms of office for Arlen Thielemann and Walt Edmunds will be expiring in December 2025 so if they wish to serve another term, Kim Hodde has the form for them to fill out.

4. Discuss and Possibly Act Upon Approval of the Minutes from the April 3, 2025, Building and Standards Commission meeting.

Chairman Thielemann asked for any corrections or additions to the minutes. Kim Hodde stated that a revised set of minutes was placed on the dais since she had listed Roger Morris as the Vice Chair instead of Matthew Metzger. A motion was made by Commissioner Metzger and seconded by Commissioner Morris to approve the minutes from April 3, 2025, Building and Standards Commission meeting, as corrected.

Chairman Thielemann called for a vote. The motion passed with the Commissioners voting as follows:

Thielemann	Yes
Metzger	Yes
Bevers	Yes
Edmunds	Yes
Morris	Yes

5. Conduct a hearing regarding Case Number 2025-01 regarding the property located at 703 W. Main Street and further described as Lot 15 A of the West Main Street Addition aka DB Williams, Lot 3 which has been determined by the Building Official to be a substandard building.

Chair Thielemann opened the Public Hearing on Case Number 2025-01 at 4:06 pm. Chair Thielemann administered the Oath of Office to Allen Jacobs, Building Official, and Stephanie Doland, Development Services Director.

Allen Jacobs presented the Findings on Substandard Building Case No. 2025-01.

January 14, 2025: The Building Official and Fire Marshal inspection reports were completed. The dwelling has structural deterioration consisting of failing structural members under the dwelling and structural columns at the front porch, inadequate sanitary plumbing, broken

windows, deteriorated eaves, and the dwelling is unsecured and exposed to the weather elements. The Accessory Building(s) are deteriorated and/or the wall systems that have buckled have created leaning structures that are prone to possibly collapse. There is evidence of uninvited (transient) person(s) on the property and within the substandard dwelling.

Recap – Brief Timeline

- September 2024: A courtesy notification was sent to the owner of record; however, the notice was returned.
- October 2024: Legal notification was sent to the owner of record; however, the notice was returned. It was discovered that the apparent owner of record was deceased.
- November 2024: The City of Brenham orders a title search on the property.
- January 2025: The City of Brenham exercises a premises search warrant and inspection reports are completed by the Building Official and the Fire Marshal.
- January 2025: The City of Brenham secures the doors and contracts to have weedy and overgrown lot maintained and junk and trash removed from the property.
- April 2025: It was discovered that the property was scheduled to be auctioned for unpaid property taxes. One week later, the City of Brenham was contacted by an apparent heir of the property who had paid the outstanding taxes on the property; therefore, the property was pulled from the tax sale.
- April 2025: Heir (Jason Vestuto) contacts the City of Brenham
 - Mr. Vestuto's intent is to cooperate with the City of Brenham in abating the substandard conditions as soon as possible.
 - The owner plans to monitor the property regularly, take over the mowing, have the junk inside removed, have the house boarded up, and install no trespassing signage.
 - The owner has communicated with the local Police Department and has provided his contact information to them.
 - The owner has communicated with adjoining and nearby residents and has provided his contact information to them as well.
 - The heirship case was filed in Washington County Court on March 27, 2025, and the heirship court date is tentatively scheduled for May 27, 2025.
 - The owner plans to coordinate rehabilitation or demolition of the dwelling as outlined in an email correspondence dated May 12, 2025.

Staff Analysis and Findings

- The Building Official recommendation is that the dwelling and outbuildings are substandard and recommend demolition.
- As of April 24, 2025, the owner has made his intentions known:
 - The owner/heir has taken action to secure and clean up the premises and to take an active role to abate the substandard conditions.
 - The owner/heir has plans to oversee the abatement and any activity on the property.
 - The owner/heir has paid back due taxes.
 - The owner/heir has provided a written plan with a schedule.

At this point, Chairman Thielemann swore in the heir/property owner, Jason Vestuto.

Jason Vestuto asked if there are any additional steps that need to be taken to secure the building prior to his heirship hearing on May 27th? Staff responded that the building is secure; therefore, no further steps need to be taken at this time. Mr. Vestuto did not have any other questions for the Building Official or City Staff. The Building and Standards Commission did not have any further questions for the Building Official or City Staff.

Mr. Vestuto provided background information on the case:

- His parents divorced in 1974, and his father raised him.
- For over 30 years, he has had little or no contact with his mother, Ruth Vestuto.
- Both of his parents were only children, so it was not a large family.
- Mr. Vestuto learned of his mother's passing in late 2024 although she passed away in January 2024.
- Mr. Vestuto has hired an attorney and has filed for heirship.
- From what he has discovered, it appears that his mother may have suffered for many years with mental illness.
- The utilities to the house have been disconnected since 2012 or 2013.

Mr. Vestuto has contacted the Brenham Police Department and various neighbors who state that since the property has been boarded up, no trespassers have been seen. He wants to make sure that he has ownership of the property before expending any additional expenses. He provided the following timeline of events:

- Once he was made aware of the unpaid property taxes and impending tax sale, he paid the delinquent property taxes.
- He found the notice of the substandard building and contacted Allen Jacobs.
- On April 29th, there was a trespasser, so he contacted Brenham Police Department, and they were issued a criminal trespass.
- On April 30th, he paid the 2024 property taxes.
- On May 1st, he received the court date notification.
- On May 2nd, mowing of the property was completed.
- On May 4 and May 11th, the building was secured.

Mr. Vestuto noted that this project may be larger than he anticipated. He has received a couple of cash offers for the property already so he has contacted several realtors to get fair market value. He is evaluating the project to determine a plan of action – rehabilitation versus demolition or sell the property as-is. If the rehab is done, he would likely partner with someone to get it done. Mr. Vestuto is hopeful to have a plan by the time of the heirship judgement. He noted that he was told that it could take up to 4 weeks to get the heirship finalized and recorded.

Commissioner Morris asked if the property was sold, would the new owners know about the substandard status. Cary Bovey, City Attorney, replied that the City of Brenham Ordinance has a provision that states that the owner cannot sell the property unless the owner provides the Substandard Building Order to the purchaser then the new owner will be required to adhere to the order.

Mr. Vestuto stated that there is also approximately \$2,500 in mowing bills owed. He asked if this was a firm amount and if it could be put on hold until heirship has been established. Stephanie Doland stated that his questions would be forwarded to the City Secretary.

The Buildings and Standards Commission nor the Building Official or City staff did not have any further questions for the property owner/heir.

There were no Persons of Interest in attendance for this hearing.

There was no rebuttal from the Building Official

Chair Thielemann stated As Chairman of the Building and Standards Commission, I hereby incorporate into the record of this hearing and testimony, documents, records, and additional evidence presented by the Building Official and other City representatives, the Property Owner(s), Person(s) of Interest and any other persons who testified with no exceptions of evidence.

Chair Thielemann closed the Public Hearing on Case Number 2025-01 at 4:42 pm.

6. Discuss and Possibly Act Upon Case Number 2025-01 regarding the property located at 703 W. Main Street and further described as Lot 15 A of the West Main Street Addition aka DB Williams, Lot 3 which has been determined by the Building Official to be a substandard building.

The Board deliberated the evidence presented for this case.

A motion was made by Matthew Metzger to defer all action on this case until such time that heirship has been legally established. The motion died due to lack of a second.

A motion was made by Walt Edmunds to order the buildings substandard but to defer any timeline for demolition or repair of the property until such time that heirship has legally been established. The motion died due to lack of a second.

A motion was made by Richard Morris and seconded by Matthew Metzger to find that the dwelling and outbuilding structures are substandard buildings, and to allow time for heirship to be finalized, **order** that the accessory (out) buildings are secured within 30-days, **order** that the accessory (out) buildings are demolished and removed within 60-days of the heirship being finalized, and allow additional time for remediation plans for the dwelling unit and defer Commission decision for reconsideration on August 7, 2025.

Chairman Thielemann called for a vote. The motion passed with the Commissioners voting as follows:

Thielemann	Yes
Metzger	Yes
Bevers	Yes
Edmunds	Yes
Morris	Yes

8. Adjourn

A motion was made by Commissioner Metzger and seconded by Commissioner Edmunds to adjourn the meeting at 5:00 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Building and Standards Commissioners in this decision-making process.

Certification of Meeting Minutes:

_____	<u>Arlen Thielemann</u>	<u>August 21, 2025</u>
Building & Standards Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>August 21, 2025</u>
Attest	Staff Secretary	Meeting Date



MEMORANDUM
BUILDING SUBSTANDARD CASE 2025-01
703 WEST MAIN STREET

STAFF CONTACT: Allen Jacobs, Building Official

OWNERS/APPLICANTS: Ruth Ann Vestuto (Per Washington County Appraisal District and Title Search)

ADDRESS/LOCATION: 703 West Main Street

LEGAL DESCRIPTION: S3950 - West Main Street Addition, Lot 15A, aka D B Williams, Lot 3

REQUEST: A request for the Building and Standards Commission to grant an Extension of Time to the original time granted for the remediation of the substandard conditions at 703 West Main Street.

BACKGROUND: The alleged heir of the property, Mr. Jason Vestuto, has been diligently working towards the remediation of the property at 703 West Main Street.

The original ruling was made by the Building and Standards Commission on May 15, 2025 was to give Mr. Jason Vestuto until the date of August 7, 2025, to review and fully consider the remediation plans for the subject property. The Building and Standards Commission also ordered the accessory buildings to be demolished and removed within 60 days after heirship of the property was determined. The time was given to Mr. Jason Vestuto to complete the determination of the heirship.

The determination of heirship has taken longer than anticipated. Please see attached correspondence from Mr. Jason Vestuto. Mr. Jason Vestuto was required to move the hearing for the determination of the heirship from Washington County to Polk County. Mr. Jason Vestuto does not anticipate this determination of heirship in Polk County to take 5-6 months of delays again in Polk County. Please refer to Mr. Jason Vestuto's written update per Attachment: A.

The City of Brenham Code of Ordinances allows an Extension of Time as follows.

§ 6-152 **Extension of time.**

The building official may approve one (1) or more extensions of time as he may determine to be reasonable to complete the required repair or demolition. Such requests for extensions shall be made in writing stating the reasons therefor. If the extensions of time, in total, exceed one hundred twenty (120) days, they must also be approved by the building and standards commission which may act without further public hearing.

Due to the unique circumstances, the City of Brenham Building and Standards Commission is requested to consider the requested Extension of Time to allow Mr. Jason Vestuto additional time for the remediation plans for the dwelling.

STAFF RECOMMENDATION:

Staff is recommending the Extension of time for ninety (90) days. This recommendation is being requested on behalf of the applicant, Mr. Jason Vestuto, since he has kept his promises to maintain the property, to secure the buildings/structures, and to monitor the property to ensure that there is not unauthorized activity on the property. Please refer to Attachment: B and Attachment: C, in reference to Mr. Jason Vestuto's continued email correspondence in reference to the maintenance and security of the property.

Attachment: A

Received August 11, 2025

Update for 703 West Main Street, August 11th, 2025

Future plan

- Current updated plan is to sell the property as-is, as soon as possible, after ownership is finalized, to one of the two potential cash buyers who have made offers and who both have intent to clear the site of all structures and rebuild, or to another buyer with the similar intent.
- This decision was come to through efforts to gather more information, comparative market analysis of property value, informal preliminary estimates of range of costs related to renoting the house, and personal financial and professional commitments.

Heirship case, prior to May 15th

- January 15th, all vital records sent to my attorney Joe Falco, III (Falco & Falco)
- January 15th - March 27th, Falco & Falco research, public notice, and preparation of court filing
- March 27th, the initial heirship case was filed in Washington County
- April 10th, an Ad Litem attorney was appointed by Washington County court
- May 1st, court hearing date scheduled by Washington County for May 27th, email notification from Falco&Falco received May 15th

Heirship case, updates since May 15th

- May 23rd, my attorney (Joe Falco, III, Falco & Falco) communicated go me that the court hearing date for heriship determination was to be cancelled due to new witness information from the Ad Litem attorey, showing that my mothers residence at time of death was in Polk County.
- July 18th, Washington County Ad Litem attorney (Emily G. De Young, law firm of Moorman Tate, LLP) filed report with Washington County stating case must be transfered to Polk County. Report dates listed as April 10, 2025 through July 17, 2025.
- July 15th, Motion to Transfer from Washington County to Polk County, filed by my attorney (Joe Falco, III, Falco & Falco) in Washington County
- August 1st, Polk county clerk, Schelana Hock, confirmed by letter that the case has been transfered, Cause no. 2025-047, letter date August 01, received August 09.

Heirship case, likely future

My current understanding of the process since the case has been transferred to Polk County, is that there will be a 10-day period of public notice, with notice posted in local newspapers, and then a wait for the Polk County to schedule an heirship determination court hearing date in Polk County, likely Livingston Texas.

Since the initial estate research (by Joe Falco, III) and Ad Litem investigation and reporting (By Emily De Young) have been completed, and a witness listed on the death certificate has been contacted, my best guess is that the delays associated with those (5-6 months in total) would NOT be expected again, so that the time-line in Polk County should be shorter, but it is uncertain.

Property maintenace and building updates since May 15th

- June 1st, Openings to all outbuildings were boarded up, front entrance to garage verified locked.
- June 1st, Beams were affixed to the west side of the garage to secure against further leaning or collapse.
- May 2nd, lawn care payment, mowing
- June 12th, lawn care payment, mowing
- June 27th, lawn care payment, mowing
- July 25th, lawn care payment, mowing and clearing branches
- August 11th, lawn care payment, mowing

Research on property value and costs

- property value estimate, realtor, Adam Edrington, Bock Realty Group, College Station TX
- found that property is zoned as "B1, Local Business/Residential Mixed Use District"
- confirmed by Kim Hodde, Planning Technician, City of Brenham
- visited the site to view structure
- recommended selling as-is
- CMA (comps) resulted in valuation significantly lower than Washington CAD valuation
- property value estimate, realtor, Angela Kraushaar, Katy TX
- hearing description of house, recommended selling as-is
- CMA (comps) resulted in valuation significantly lower than Washington CAD valuation

- cash offers, Renaldo Castro, Brenham TX
 - Renaldo Castro, contractor, neighbor across the street on West Main
 - ongoing discussions
 - visited site to view structure
 - interested to buy as-is
 - intent to demolish after purchase, and develop the site
-
- cash offer, Deborah Stepanek, Brenham TX
 - owner of another property on West Main
 - ongoing discussions
 - visited site
 - interested to buy as-is
 - intent to demolish after purchase, and develop the site
-
- estimates of house structural repairs
 - preliminary cost estimates obtained via phone conversations with realtors, potential buyer, and contractor
 - pier, beam, foundation and brick leveling, approx \$17K
 - roof, approx \$15K
 - house demolition, approx \$20K
-
- recommended sale over repair
 - both potential buyers interested in clearing site, rebuilding
 - both realtors recommended sale as-is, cautioned against investing more
 - advice is that any investments in repair or demolition prior to sale would likely not increase the sale price, and so would be a loss for me

Attachment: B 703 West Main Street

Allen Jacobs

From: Jason Vestuto <jasonvestuto@gmail.com>
Sent: Monday, August 4, 2025 10:14 AM
To: Allen Jacobs
Subject: Update on 703 West Main

Mr. Jacobs,

An update on the property lawn care...

Attached are photos to show how the property looked yesterday, August 3rd.

I was at the property again Sunday and cleared/gathered recently fallen limbs/twigs/debris and organized at property edge for pick up. And I've also found a replacement lawn care service, recommended by my neighbor at 705 West Main.

Jason Vestuto







Allen Jacobs

From: Jason Vestuto <jasonvestuto@gmail.com>
Sent: Friday, July 25, 2025 4:04 PM
To: Allen Jacobs
Subject: Re: Update on 703 West Main

Mr. Jacobs,

I'm writing to provide another update on the status of 703 West Main.

(1) yard maintenance

I've had a lawn service mow and remove many dead and allen branches from the site.

The crew performed the work over a few days end of June through early July.

A few photos attached. This includes several very large branches that fell from the trees along the east property boundary during the severe storms in late June and early July. They didn't communicate exact dates as they had several delays due to rain and muddy ground.

(2) heirship case

Notifications from my attorney show that they have received and shared the final report from the Ad Litum attorney appointed by Washington County, and based on that report, the case must be moved from Washington County to Polk County. Additional information was found that indicated my mother may have had a residence in Polk County. A new witness was contacted in Polk county that knew her in her final year and my attorney indicates that the information she gave in communications with the Ad Litum attorney supported by heirship case. Additional communication from my attorney shows that they have drafted the transfer application, but I have not received confirmation from Polk County clerk that it was transferred. I will follow up again when I have more information.

In addition I have visited the property and have been in regular contact with neighbors who are also monitoring the property. Recently my lawn service crew has not been responsive, so I am looking for a new crew to mow again after the recent rains. I'll be at the property again this weekend to do additional lawn care myself.

Please let me know if you have any questions, and feel free to call if you'd like talk over the phone any time.

Thank you,
Jason Vestuto



On Jun 25, 2025, at 12:03 PM, Allen Jacobs <ajacobs@cityofbrenham.org> wrote:

Mr. Vestuto,

Thank-you for responding to my update request.

(3) my current attorney Joe Falco, III and his office Falco and Falco, have not communicated any substantive updates on the case for a month.

I have called and emailed repeatedly throughout the month, and received a few minimal replies about how they intend to respond soon, but no substantive updates. His assistant says he is involved in a Supreme Court case (assuming TX) but no other responses. I have contacted my attorneys office again today, but only reached voice mail. I have also initiated conversations with 2 other attorneys as backups in case my current attorney continues to not respond.

(4) I've been in contact with the city, county, and Perdu Brandon law offices regarding the city liens for past lawn care

I have the amount associated with the court ruling that originally led to the house being listed for tax sale auction. I've asked all involved if we could wait until I own the property before paying those liens, and all seemed to agree.

(5) I have scheduled a lawn service to clear fallen branches and mow the grass again

They (Filipe Avalos) were originally scheduled to do it between June 07-14, but they delayed due to repeated rain storms.

I've reached them again today, and they promise me they will be doing all the work tomorrow and sending photos.

I sent them a partial early payment in early June, with the agreement that I'll pay the remainder once work is completed.

Jason Vestuto
512-971-6284

Attachment C - Correspondence from Jason Vestuto

From: [Jason Vestuto](#)
To: [Allen Jacobs](#)
Cc: [Stephanie Doland](#); [Kim Hodde](#)
Subject: Re: Written Extension of Time Request Requirements for 703 W. Main Street
Date: Sunday, August 17, 2025 12:22:30 PM

Mr. Jacobs,

As preparation for the Building Commission hearing planned for August 21st, I am writing confirm that I plan to attend and write to summarize and clarify my current status regarding the property at 703 West Main Street in Brenham.

At this time, I am not yet the legal owner of the property. I am currently in the middle of an heirship proceeding, which was originally filed in Washington County, but has now been transferred to Polk County, and the court has not yet determined ownership.

In the meantime, I have complied with the City's request to secure the property by boarding the house and outbuildings to prevent trespassing, and maintained the lot with regular mowing.

Because ownership has not been resolved, I am not in a position to make long-term commitments regarding demolition or rehabilitation. Any current planning is extremely challenging and uncertain given that the future ownership and financial liabilities associated with the property and the legal proceedings surrounding ownership determination cannot be fully known at this time. I respectfully request that the City defer any potential demolition order or rehabilitation orders until after the heirship case is complete and ownership has been finalized, so that the actual owner can make the necessary decisions.

I want to cooperate fully with the City, and I will continue to maintain the property in a secure condition while the ownership matter is pending.

Sincerely,
Jason Vestuto



STAFF REPORT
BUILDING SUBSTANDARD CASE
1306 BRIDGE STREET

STAFF CONTACT: Allen Jacobs, Building Official

OWNERS/APPLICANTS: Estate of Samuel J. Stone, Sr., Deceased
Samuel J. Stone, Jr. (Per Washington County Appraisal District and Title Search)

ADDRESS/LOCATION: 1306 Bridge St.

LEGAL DESCRIPTION: S1800 – Carlton, N.J. Lot 5A

LOT AREA: 0.99-acres, 43,250 square feet (Shared with 1308 Bridge Street)

**ZONING DISTRICT/
USE:** R-2 Mixed Residential Use

REQUEST: A request for the Building and Standards Commission to hold a public hearing and take action on the aforementioned property and substandard structures at 1306 Bridge Street, Brenham, Texas 77833

BACKGROUND:

The subject property is a shared lot with 1308 Bridge Street. The building consist of a proposed residential structure that was evidently under construction and never completed. The incomplete construction has deteriorated over time and is a substandard structure. The structure was inspected by the City of Brenham Building Official and City of Brenham Fire Marshal. Please see attached reports and accompanying pictures as dated June 24, 2025. The property was previously listed for sale and then taken off the market after owner and real estate agent were notified of substandard conditions. The owner is not locally located and the real estate representative has maintained correspondence with the City of Brenham. Despite the substandard condition of the building/structure; the mowing of the grass on this property has been maintained.

The timeline of events in the efforts to abate this substandard condition is as follows:
(refer to attachments for each timeline event)

July 23, 2014	Previous final order by the Building and Standards Commission to remedy the Substandard conditions at 1308 Bridge St. Mail was unclaimed. The City of Brenham Building and Standards Commission declared the structure to be remedied on March 18, 2014. The substandard condition was partially remedied when building permits were pulled by the property owner on February 8, 2016. Accessory buildings were demolished; however, the substandard conditions of the two main structures have continued to linger. Refer to Attachment A.
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Sepetember 6, 2024	Courtesy Notification for Substandard Concerns sent to the owner by certified mail.
October 07, 2024	Formal Notice sent to owner by certified mail. Refer to Attachment B.
November 22, 2024	The City of Brenham ordered and received a property title reports. Refer to Attachment C.
December 2024 – Present 2025	Various email Correspondence with property owner and property representative. The City of Brenham has had multiple communications with the owner informed the City of Brenham that the demolition is being coordinated. The owner failed to followup in a timely manner to remediate the substandard conditions and this has evolved in the necessity of the public hearing by the City of Brenham Building and Standards Commission to remediate the substandard conditions on this property. Refer to Attachment H.
June 24, 2025	The City of Brenham excersised a search warrant for fire, health, and code inspections. The search warrant was accompanied by: Allen Jacobs, Building Official; Steven Loving, City Fire Marshal; Mark Pierce, City Health Inspector; Stephanie Doland, Director of Development Services. Refer to Attachment D.
June 24, 2025	Building Official Inspection Report for Substandard Concerns Completed. Refer to Attachment E.
June 24, 2025	Fire Marshal Inspection Report for Substandard Concerns Completed. Refer to Attachment F.
July 22, 2025	Building and Standards Public Hearing Notification mailed to owner by certified mail and also emailed to the attention of Property Owner and Property Owner Representative. Refer to Attachment I.
August 08, 2025	Second, Building and Standards Public Hearing Notification mailed to owner by certified mail.
August 11, 2025	The City of Brenham received completed applications from the property owner for building demolition permits for each building/structure (1306 Bridge St. and 1308 Bridge St.) Demolition Permits were issued.
August 14, 2025	Telephone correspondence with the Demolition Contractor, Chronic Industries, LLC.; contractor stated that he plans to mobilize on the property on Monday, Aug. 18, 2025 to start the demolition process. Refer to Attachment H.

APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:

City of Brenham Code of Ordinances, Chapter 6 Buildings and Structures, Article XII Substandard Buildings and Structures; allows and describes procedures for: **Abatement of substandard buildings.** All buildings or portions thereof which are determined to be substandard buildings, as defined in this article, are hereby declared to be a hazard to the health, safety and welfare of the citizens, and shall be abated by repair, vacation, rehabilitation, demolition or removal in accordance with the procedures specified in this article, by the city's historic preservation ordinance if applicable, by prosecution in municipal court, or as otherwise allowed by law or equity.

ADDITIONAL FINDINGS AND CONCERNS:

1. On June 24, 2025 the Building Official Inspection Report for Substandard Concerns Completed. The findings of this report consisted of the following substandard structure/building concerns: Inadequate sanitary plumbing system, incomplete electrical, dilapidated structure without windows, unsecure building with open doors, failing structural members at the pier and beam system and deteriorated holes through the roof structure. The incomplete dwelling has deteriorated eaves and is open to the weather elements due to the incomplete exterior construction, and this continued exposure to the weather will only accelerate the dilapidation of the incomplete construction of the proposed dwelling.
2. The substandard conditions of the property and unsecure conditions of the building have created a blight and nuisance for the community.
3. The only City of Brenham building permit pulled for work at the property was a previous demolition permit pulled February 2016. Accessory buildings were demolished at that time. Note: The property owner has maintained the mowing of the property throughout the years.
4. The City has had open communication with the property owner and property owner representative; however, there were not any major strides to remedy the substandard building conditions. The owner conveyed plans to demolish the buildings and structures. Nevertheless, owner failed to followup in a timely manner to remediate the substandard conditions and this has evolved in the necessity of the public hearing by the City of Brenham Building and Standards Commission to remediate the substandard conditions on this property.
5. August 11, 2025, the City of Brenham received completed applications from the property owner for building demolition permits for each building/structure (1306 Bridge St. and 1308 Bridge St.)

STAFF RECOMMENDATION:

Based on the history and the substandard condition of the deteriorated structure/dwelling and the extended communications with the owner, the Building Official recommends that the substandard structure/dwelling be demolished within 60 days (Per City of Brenham Code of Ordinances Section 6-134 Standard procedure for abating substandard Building and Section 6-136(3)b. Order of building and standards commission, and the site be completely cleaned off. This recommendation is on behalf of the Substandard Building Inspection Reports, Fire Marshal Inspection Report, and the City of Brenham Code of Ordinances, Chapter 6 Buildings and Structures, Article XII Substandard Buildings and Structures to protect the safety and welfare of the citizens of Brenham.

ATTACHMENTS:

- A. Final Order of the Building and Standards Commission
- B. Legal notification of substandard building
- C. Title Report for 1306 and 1308 Bridge St., Brenham, TX.
- D. Copy of City of Brenham search warrant for fire, health, and code inspections
- E. Building Official Inspection Report
- F. Fire Marshal Inspection Report
- G. Inspection Report Pictures
- H. Various email correspondence with Owner/Owner Representative: December 2024-Present 2025
- I. Certified Mail, Notice of Substandard Building Hearing for 08-21-25 with Building and Standards Commission

ATTACHMENT A - 1306 BRIDGE STREET



Mayor
Milton Y. Tate, Jr.

Council Members
Gloria Nix, Mayor Pro Tem
Mary E. Barnes-Tilley
Andrew Ebel
Danny Goss
Keith Herring
Weldon C. Williams, Jr.

CITY OF BRENHAM FINAL ORDERS OF THE BUILDING AND STANDARDS COMMISSION

July 23, 2014

Certified Mail Return Receipt No. 7014 1200 0002 3324 8672

Eyvonne L. Stone
1308 Bridge Street
Brenham, Texas 77833

Reference: Notification of Substandard Structure at: 1306 BRIDGE STREET

Dear Eyvonne L. Stone:

According to the Real Property Records of Washington County, you own or claim an interest in the real property located at 1306 BRIDGE STREET, Brenham, Texas. This property having the legal description as: Lot 5A Rent House & Impts, of the N. J. Carlton Subdivision. If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property and stating the name and last known address of the person who acquired the property or an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10th day after the date that you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to TEX. LOCAL GOV'T CODE ANN. § 54.005, as amended, that you own or claim an interest in the property described in this notice, even if you do not.

You are hereby notified that on Tuesday, March 18, 2014, the Building and Standards Commission, on the recommendation of the Building Official, declared a structure located on your property substandard and hereby orders the property owner to abate the substandard structure by: completing the necessary repairs or demolish the structure within thirty days.

Your mortgage or lienholder may request additional time if abatement is not completed within 90 days by contacting the Building Official. If the orders are not completed within 90 days, the structure will be ordered vacated and posted to prevent further occupancy until the work is completed, and the Building Official may cause the work to be done and all costs incurred will be charged against the premises and/or owner.

Any owner, lienholder, or mortgagee of record may appeal the order by the Building Standards Commission to District Court; and such petition shall be in writing and filed with the District Court within thirty calendar dates after the date of this final order. If no appeal is filed in District Court, the order of the Building Standards Commission is, in all respects, final and binding, and the failure to appeal in the time specified will constitute a waiver of all rights to an appeal.

Page 1

Please contact our office to obtain the proper permits before completing any work to correct building deficiencies. The City of Brenham appreciates your cooperation in resolving this problem. Please contact me if you have any questions pertaining to this matter; I may be reached at 979-337-7220 or ajacobs@cityofbrenham.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Allen Jacobs', with a stylized flourish extending to the right.

Allen Jacobs
Building Official
City of Brenham
979-337-7220
ajacobs@cityofbrenham.org

sh

cc: file

Julie Fulgham, Director of Development Services
David Doelitsch, Code Enforcement Officer
Alan Finke, Fire Marshall



P.O. Box 1059
Brenham, Texas 77834

CERTIFIED MAIL



7014 1200 0002 3324 8719

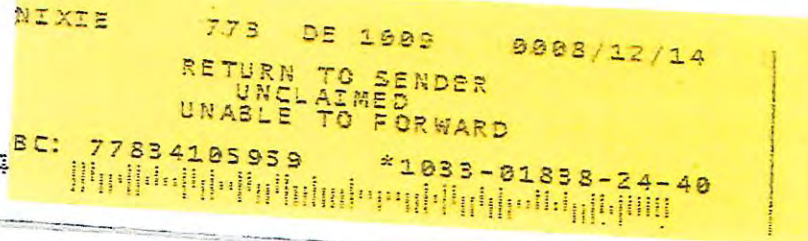


7-25-14
Jae

7-30
8-10

UNC

Eyvonne L. Stone
1308 Bridge Street
Brenham, Texas 77833



ATTACHMENT B - 1306 BRIDGE STREET



October 7, 2024

Samuel J. Stone
PO Box 721316
San Diego, CA 92172

Certified Mail Receipt No. 2022 1670 0002 1370 7353

Reference: Notification for Substandard Structures at 1306 Bridge St. and 1308 Bridge St.

Dear Samuel J. Stone,

This is the second and the required legal notice to inform you of the Substandard Conditions on the referenced property. (Note: A courtesy notice was previously sent to your attention on September 6, 2024).

This letter is being sent to your attention with respect to the substandard structure located on property that you own according to the real property records of the Washington County Appraisal District and located at 1306 Bridge Street and 1308 Bridge Street. This property having the legal description as Carlton, N.J. Lot 5. A structure located on this property has been declared a dangerous structure and a nuisance by the City of Brenham Building Official. The structure shall be repaired or removed in its entirety to remove this declaration. Please contact the City of Brenham Building Official upon receipt of this notice and notify the City of Brenham of your plans to rectify this substandard structure.

Accordance to the Real Property of Washington County, you own or claim an interest in the real property described in this notice. If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10th day after the date you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to Tex. Local Gov't Code Ann. Sec. 54.005, as amended. That you own or claim an interest in the property described in this notice, even if you do not.

Failure to rectify the substandard conditions will result in this property being reviewed in a Public Hearing by the City of Brenham Building Standards Commission; whereas a ruling will be made to have the building repaired or removed.

If the substandard structure is not repaired or removed, the City of Brenham will forward this matter to the City of Brenham Building Standards Commission for remediation. In the event that the City of Brenham is forced to remove this substandard structure on your behalf, all costs associated with the removal is the responsibility of the property owner and any unpaid remediation may eventually result in a lien being filed against the property.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To Samuel J. Stone
 Street and Apt. No. or PO Box No. P.O. Box 121316
 City, State, ZIP+4® San Diego CA 92172

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Samuel J. Stone
P.O. Box 121316
San Diego, CA 92172

City of BRENHAM
 200 W. Vulcan St. (77833)
 P.O. Box 1059
 Brenham, Texas 77834-1059



CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

- 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:

9590 9402 8416 3156 8060 15



Samuel J. Stone
P.O. Box 121316
San Diego, CA 92172

7022 1670 0002 1370 7353

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

A. Signature

☒ X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent
☐ Addressee

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |

Domestic Return Receipt



THIS REPORT IS NOT TITLE INSURANCE. Liability hereunder is limited to the amount paid for same. This report is furnished solely by South Land Title, LLC (herein called Company) as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. You agree to release, indemnify and hold harmless Company because of any negligence by Company {Whether sole, joint or otherwise) for any claim, loss liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined by the terms of such policy.

TITLE REPORT

EXAMINER: Jill Nice

FILE NO. WCTP2400638

DATE: November 22, 2024@ 8:00 am

REQUESTED BY: City of Brenham

Examination from: Records of South Land Title, LLC

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

TITLE GOOD IN:
Estate of Samuel J. Stone, Sr., Deceased
Samuel J. Stone, Jr.

ESTATE OR INTEREST:

Fee Simple

CORRECT DESCRIPTION OF PROPERTY:

Lot Five (5), and Lot Five "A" (5A) of N. J. Carlton, an unrecorded subdivision in Washington County, Texas, and both tracts described as a 1.00 acre tract as follows:

All that certain lot or parcel of land lying and being situated in Brenham, Washington County, Texas and is part of the Arabella Harrington League, about 3/4 of a miles northeast of the courthoust, and is a part of the tract conveyed to Margaret J. Carlton, by A. M. Hughes, and is known in the subdivision of said tract as Lot No. 5, and is bounded as follows, to-wit:

BEGINNING at a stake in the center of Cooks Branch, the southeast corner of Lot No. 4, heretofore conveyed to Wm. Burghardt,

THENCE N 15 W 149.2 varas to a stake,

THENCE N 75 E 38 varas, a stake in the northwest corner of No. 6, heretofore conveyed to Commodore Jefferson;

TEHNCE S 15 E 15.50 varas, a stake in the center of Cooks branch, thence up said branch with its meanders to the PLACE OF BEGINNING, containing one acre be the same, more or less.

LESS HOWEVER - (Volume 378, Page 665 DTWCT)

All that certain parcel of land lying in the City of Brenham, Washington County, Texas and being a portion of Lot 5 in the Carleton's Addition conveyed to Lou Dell Stone and Stark Stone, Jr. by Bennie E. Blakely, et al by deed dated October 29, 1942 recorded in Volume 132, page 450 of the Deed Records of Washington County, Texas, this certain parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of Bridge Street for the northwest corner of said lot;

THENCE with said street line N 75 deg. E, 105.56 feet to the northeast corner of said lot;

THENCE with the east line of said lot S 15 deg. E, 7.00 feet;

THENCE S 15 deg. W, 105.56 to a point in the west line of said lot;

THENCE with said lot line N 15 deg. W, 7.00 feet to the point or place of beginning, containing 739 square feet of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

RESTRICTIONS

ITEM 1 OF SCHEDULE "B" IS HEREBY DELETED IN ITS ENTIRETY.

EASEMENTS, MINERALS & OTHER EXCEPTIONS

- a. Rights of Parties in possession. (OWNER POLICY ONLY)
- b. Subject to any and all visible and/or apparent easements over, under or across subject property, which a survey or physical inspection may disclose.
- c. Any encroachment, encumbrance violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- d. Any portion of the subject property lying within the boundaries of a public or private roadway, whether dedicated or not.
- e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- f. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- g. Rights of tenants, as tenants only, under existing lease agreements affecting the land.
- h. Easement from Lou Dell Stone and Stark Stone, Jr. to The City of Brenham, Texas, dated March 21, 1978, recorded in Volume 362, page 919, Deed Records of Washington County, Texas.

NOTE: Federal law prohibits enforcement of such personal restrictions and even limits the ability of the title company to report or show them. To the extent such personal restrictions are contained in any document listed as an exception to title in this insuring form, such personal restrictions or covenants are omitted from the exception. If the Company or its title insurance agent have provided copies of documents containing such personal restrictions or covenants, we are simply providing a true copy of the recorded documents and do not publish, state, or imply such personal restrictions or covenants are enforceable.

PAYOFF LIENS & MISC REQUIREMENTS

- a. Notice of Mowing Lien filed by City of Brenham, Washington County, Texas for Eyvonne Stone, dated February 24, 2016 recorded in [Volume 1534, page 728](#), of the Official Records of Washington County, Texas.
- b. Notice of Mowing Lien filed by City of Brenham, Washington County, Texas for Eyvonne Stone, dated December 18, 2014 recorded in [Volume 1490, page 826](#), of the Official Records of Washington County, Texas.
- c. Statutory Utility Lien filed by City of Brenham, Texas for Stark Stone, dated October 21, 2004 recorded in [Volume 1138, page 7](#), of the Official Records of Washington County, Texas.
- d. The Company requires for its review a satisfactory court order or decree or Affidavit of Heirship or certified copy of Probate proceedings, relating to the estate of Samuel J. Stone, Sr., deceased, in compliance with applicable law determining the heirs of said decedent and satisfactory deeds from the heirs and their spouses. At that time, the Company may make additional requirements or exceptions. (An affidavit of heirship is recorded in Instrument No. [2001009702](#), Galveston County, Texas, a certified copy should be recorded in the Official Records of Washington County, Texas.)
- e. The Company requires for its review a satisfactory court order or decree or Affidavit of Heirship or certified copy of Probate proceedings, relating to the estate of Morris L. Stone, deceased, in compliance with applicable law determining the heirs of said decedent and satisfactory deeds from the heirs and their spouses. At that time, the Company may make additional requirements or exceptions.
- f. The legal description has changed over the years without current metes and bounds or a current plat reflecting the division of Lot 5 to Lot 5 and Lot 5A. Title Company requires a Category 1A Condition I (urban business districts), II (urban areas), III (suburban areas), or IV (for rural property) survey showing all improvements.
- g. Company requires proof that the subject property qualified for each ad valorem tax exemption that was granted to it for the last three tax years.
- h. If any party to the transaction will execute documents based on a Statutory Durable Power of Attorney, Company requires the agent presenting such power of attorney to provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Sec. 751.203 of the Texas Estates Code, before the date of closing.
- i. Company will require tax certificates on the subject property showing all taxes paid up to and including the year .
- j. Company will require a properly executed Waiver of Inspection.
- k. Company requires an Affidavit as to Debts and Liens to be executed at closing.
- l. "The title insurance policy being issued to you contains an Arbitration Provision. It allows you or the Company to require arbitration if the amount of Insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a

dispute over a claim, you must request deletion of the Arbitration Provision before the policy is issued. If you are the purchaser in the transaction and elect deletion of the Arbitration Provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration Provision, please inform us through your Closing Instructions."

- m. For informational purposes: Texas law may require certain Seller notices. Some notices, including the Notice to Purchaser of Special Taxing or Assessment District, are required to be filed in the real property records. The title company does not determine what notices are required for any specific transaction and does not identify districts in which the property is located. Please contact an attorney for guidance regarding Seller notice requirements. The Seller should notify the title company of any notices they will want recorded at the time of closing.

The following is for informational purposes only:

The current vesting deed is as follows:

General Warranty Gift Deed executed by Eyvonne L. Stone to Samuel J. Stone, dated December 14, 2015, recorded in [Volume 1527, page 298](#), Official Records of Washington County, Texas.

Quit Claim Deed executed by Lucille Stone to Eyvonne L. Stone, dated July 13, 2007, recorded in [Volume 1251, page 945](#), Official Records of Washington County, Texas.

Samuel James Stone, Sr. by virtue of Affidavit of Heirship, recorded in [Volume 571, page 651](#), Official Records of Washington County, Texas.

Warranty Deed executed by Bennie E. Blakely, et al to Lou Dell Stone and Stark Stone, Jr., dated October 29, 1942, recorded in [Volume 132, page 450](#), Deed Records of Washington County, Texas.

South Land Title, LLC



BY: _____
Authorized Countersignature

NOTES TO CLOSER:

ATTACHMENT D - 1306 BRIDGE STREET

IN RE:

1306 BRIDGE STREET

BRENHAM, TEXAS

COPY

§

§

§

THE STATE OF TEXAS

CITY OF BRENHAM

WASHINGTON COUNTY

SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS

GREETINGS - to any Fire Marshal, Health Officer, Code Enforcement Official or Building Official of the City of Brenham, Washington County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Brenham, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) (**Building Official**) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search 1306 BRIDGE STREET, Brenham, Texas, the suspected place and premises described in said affidavit and to there determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Brenham or the State of Texas, and in particular, to determine the presence of junked motor vehicles, junk and litter in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you may seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:48 o'clock (a.m.) (p.m.), on this 23rd day of June, 2025 to certify which witness my hand and seal this day.



[Signature]
Judge, Brenham Municipal Court

OFFICER'S RETURN

Came to hand the 24 day of June, 2025 at 9:00 o'clock A.m. and executed on the 24th day of June, 2025 at 3:00 o'clock P.m. by

[Signature]
(Fire Marshal) (Health Officer) (Building Official)

**BUILDING OFFICIAL
SUBSTANDARD STRUCTURE REPORT**

Property Address: 1306 Bridge Street

Substandard Structure: Proposed construction for a Dwelling. The proposed construction is incomplete.

Specifications: No. Rooms Unknown No. Stories 1 No. Structures 1

Structural Use: Proposed construction for a dwelling. The proposed construction is incomplete.

Construction Type: Type V Construction. All wood construction and pier and beam construction.

Occupancy Status at time of Inspection: Vacant - Unoccupied

As per City of Brenham Code of Ordinances, Chapter 6 – Building and Structures, Section 121 – Substandard Building Designated: Any building, structure, or portion thereof, including but not limited to any dwelling unit, guest room or suite of rooms, or the premises on which the same is located in which there exists any of the following listed in conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, as determined by the Building Official, shall be deemed and is hereby declared to be a substandard building:

(a) *Inadequate sanitation.* Inadequate sanitation shall include, but not be limited to, the following:

- ☒ Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.
- ☒ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☒ Lack of or improper kitchen sink.
 - ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☒ Lack of adequate heating facilities.
 - ☐ Lack, or improper operation, of required ventilating equipment.
- ☒ Lack of minimum amounts of natural light and ventilation required by this chapter.
- ☒ Lack of required electrical lighting.
- ☒ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin or rodents as determined by the Building Official.
- ☒ General dilapidation or improper maintenance.
- ☒ Lack of connection to required sewage disposal system.
 - ☐ Lack of adequate garbage and rubbish storage and removal facilities as determined by the Building Official.
 - ☐ Lack of sanitary, interior wall covering.

Comments:

Incomplete construction. The incomplete construction has contributed to the complete deterioration of the original construction.

(b) *Structural hazards.* Structural hazards shall include, but not be limited to, the following:

- ☒ Deteriorated or inadequate foundations.
- ☒ Defective or deteriorated flooring or floor supports.
- ☒ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☒ Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
- ☒ Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
- ☒ Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- ☒ Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - ☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
 - ☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- ☒ Any condition wherein a building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the buildings or structures is less than it was prior to the damage and is less than the minimum requirement established by the building code of the City.
 - ☐ Any condition wherein any exterior appendages or portion of a building or structure are not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads.
- ☒ Any condition wherein any building, structure or portion thereof as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.

Comments:

Incomplete construction. The incomplete construction has contributed to the complete deterioration of the original construction.

Hazardous wiring. All wiring except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Comments:

The remodel addition, has never been wired. The existing has deteriorated wiring.

(c) *Hazardous plumbing.* All plumbing except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross-connections and siphonage between fixtures.

Comments:

The plumbing systems have never been installed and/or completed.

(d) *Hazardous mechanical equipment.* All mechanical equipment, including but not limited to vents, except that which conforms to all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.

Comments:

There is no central A/C system at this incompleated construction.

(e) *Faulty weather protection.* Weather protection which shall include, but not be limited to, the following:

- ☐ Deteriorated, crumbling or loose plaster.
- ☒ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
- ☒ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- ☒ Broken, rotted, split or buckled exterior wall coverings or roof coverings.
- ☒ Lack of adequate insulation in ceilings.
- ☒ Lack of adequate insulation in exterior walls. Provided, however, double wall construction which was in compliance with this chapter at the time of original construction shall be deemed adequate for purposes of this chapter; otherwise, insulating material will be required.

Comments:

Incomplete construction. The incomplete construction has contributed to the complete deterioration of the original construction.

- (f) *Fire hazard.* Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the Fire Marshal or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

Comments:

Refer to Fire Marshal Inspection Report.

- (g) *Faulty materials of construction.* All materials of construction except those which are specifically allowed or approved by this chapter and the building code, and which have been adequately maintained in good and safe condition.

Comments:

Incomplete construction has deteriorated over time. Stud walls and Roof Sheathing have deteriorated. Structure was never weathertight.

- (h) *Hazardous or insanitary premises.* Those premises on which any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.

Comments:

There is an accumulation of junk and rubble in areas exposed to the weather where the structure, the roof, exterior walls have been exposed to the weather due to the incomplete construction.

- (i) *Inadequate maintenance.* Any building or portion thereof which is determined to be an unsafe building in accordance with any City ordinance.

Comments:

The dwelling never conformed to code since the construction was never completed.

Inadequate exits. All buildings or portion thereof not provided with adequate exit facilities as required by City ordinance except those buildings or portion thereof whose exit facilities conform with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

Comments:

The building cannot be occupied since there the building never was completed and completed work has now deteriorated where the work conducted does not comply with the minimum building code standards.

(j) *Inadequate fire protection or firefighting equipment.* All buildings or portions thereof which are not provided with a fire-resistive construction or fire extinguishing systems or equipment required by this chapter or the building code, except those buildings or portions thereof which conform with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been maintained and approved in relation to any increase in occupant load, alteration or addition or any change in occupancy.

Comments:

Refer to Fire Marshal Report.

(k) *Improper occupancy.* All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancy.

Comments:

Not applicable. The incomplete construction was never approved for occupancy.

Development Services Department
City of Brenham
P.O. Box 1059
Brenham, Texas 77834
979-337-7220



Substandard Building Report Conclusion:

Inspection Date: June 24, 2025

This detailed report documents the conditions determined that have rendered the above-described structure a substandard building under the provisions of Chapter 6 of the City of Brenham Code of Ordinances.

Allen Jacobs, June 24, 2025

Allen Jacobs, Building Official

Brenham Fire Department

Occupancy: **Samuel J Stone**

Occupancy ID: **2080**

Address: **1306 Bridge ST Brenham TX 77833**



Form: Substandard
Structure

Inspection Type: **Complaint**

Inspection Date: **10/17/2024**

Time In: **12:00**

Authorized Date: **10/17/2024**

By: Loving, Steven N (601)

Time Out: **12:29**

By: Loving, Steven N (601)

Inspection Description:

Evaluation of Structure for referral to City of Brenham Building and Standard Commission

Inspection Topics:

Brenham City Ordinance 6-121

Is the structure in violation of City of Brenham Ordinance 6-121 Substandard Buildings designated?

Any building, structure, or portion thereof, including but not limited to, any dwelling unit, guest room or suite of rooms, or the premises on which the same is located in which there exists any of the following listed in conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, as determined by the building official, shall be deemed and is hereby declared to be a substandard building

Status: Deficiency Noted

Notes:



Inadequate sanitation BCO: 6-121 (1)

Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit. Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel. Lack of or improper kitchen sink. Lack of hot and cold running water to plumbing fixtures in a hotel. Lack of hot and cold running water to plumbing fixtures in a dwelling unit. Lack of adequate heating facilities. Lack, or improper operation, of required ventilating equipment. Lack of minimum amounts of natural light and ventilation required by this article. Lack of required electrical lighting. Dampness of habitable rooms. Infestation of insects, vermin or rodents as determined by the building official. General dilapidation or improper maintenance. Lack of connection to required sewage disposal system. Lack of adequate garbage and rubbish storage and removal facilities as determined by the building official. Lack of sanitary, interior wall covering.

Status: Not Applicable - N/A

Notes:

Structural hazards BCO: 6-121 (2)

Deteriorated or inadequate foundations. Defective or deteriorated flooring or floor supports. Flooring or floor supports of insufficient size to carry imposed loads with safety. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration. Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety. Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety. Any condition wherein a building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the buildings or structures is less than it was prior to the damage and is less than the minimum requirement established by the building code of the city. Any condition wherein any exterior appendages or portion of a building or structure are not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads. Any condition wherein any building, structure or portion thereof as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.

Status: Deficiency Noted

Notes:

Hazardous wiring BCO: 6-121 (3)

All wiring except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Status: Not Applicable - N/A

Notes: No electrical service to the building noted

Hazardous plumbing. BCO 6-121 (4)

All plumbing except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross-connections and siphonage between fixtures.

Status: Undetermined

Notes:

Hazardous mechanical equipment. BCO 6-121 (5)

All mechanical equipment, including but not limited to vents, except that which conforms to all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.

Status: Undetermined

Notes: None noted could not make entry into property or buildings on property

Faulty weather protection. BCO 6-121 (6)

Deteriorated, crumbling or loose plaster. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering. Broken, rotted, split or buckled exterior wall coverings or roof coverings. Lack of adequate insulation in ceilings. Lack of adequate insulation in exterior walls. Provided, however, double wall construction which was in compliance with this article at the time of original construction shall be deemed adequate for purposes of this article; otherwise, insulating material will be required.

Status: Deficiency Noted

Notes:

Fire hazard. BCO 6-121 (7)

Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

Status: Deficiency Noted

Notes: Over growth of tree limbs, entangled into electrical transmission lines in front of the residence.

Faulty materials of construction. BCO 6-121 (8)

All materials of construction except those which are specifically allowed or approved by this article and the building code, and which have been adequately maintained in good and safe condition.

Status: Deficiency Noted

Notes:

Hazardous or insanitary premises. BCO 6-121 (9)

Those premises on which any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.

Status: Undetermined

Notes:

Inadequate maintenance. BCO 6-121(10)

Any building or portion thereof which is determined to be an unsafe building in accordance with any city ordinance.

Status: Deficiency Noted

Notes:

Inadequate exits. BCO 6-121 (11).

All buildings or portion thereof not provided with adequate exit facilities as required by city ordinance except those buildings or portion thereof whose exit facilities conform with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

Status: Undetermined

Notes:

Inadequate fire protection or firefighting equipment. BCO 6-121(12).

All buildings or portions thereof which are not provided with a fire-resistive construction or fire extinguishing systems or equipment required by this article or the building code, except those buildings or portions thereof which conform with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been maintained and approved in relation to any increase in occupant load, alteration or addition or any change in occupancy.

Status: Not Applicable - N/A

Notes:

Improper occupancy. BCO 6-121 (13)

All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancy.

Status: Not Applicable - N/A

Notes:

IFC Section 111 Unsafe Buildings

Is the building in compliance with SECTION 111.1, Unsafe Buildings.

General. If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

Status: Deficiency Noted

Notes:

Is the building in compliance with SECTION 111.1.1, Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

Status: Not Applicable - N/A

Notes:

Is the building in compliance with SECTION 111.1.2, Structural hazards.

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

Status: Not Applicable - N/A

Notes:

Does the building require immediate evacuation SECTION 111.2, Evacuation?

The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

Status: Not Applicable - N/A

Notes:

Is the building currently being abated SECTION 111.4 Abatement?

The owner, the owner's authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Status: Not Applicable - N/A

Notes:

ICF Section 311 Vacant Premises

Is the building or structure in compliance with SECTION 311.1 Vacant Premises

General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with Sections 311.1.1 through 311.6.

Status: Deficiency Noted

Notes:

Is the building considered to be an abandoned premises SECTION 311.1.1 Abandoned Premises

Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered to be abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

Status: Undetermined

Notes: Build owner identified by tax record.

Is the premises safeguarded SECTION 311.2 Safeguarding Vacant Premises

Safeguarding vacant premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with Sections 311.2.1 through 311.2.3.

Status: Deficiency Noted

Notes:

Is the premises secured in compliance with SECTION 311.2.1 Security

Security. Exterior and interior openings open to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safe

Status: Deficiency Noted

Notes:

Is the Fire protection maintained in compliance with SECTION 311.2.2 Fire Protection

Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times. Exceptions: 1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard. 2. Where approved by the fire code official, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons. 3. Where approved by the fire code official, fire alarm and sprinkler systems are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where fire areas do not exceed 12,000 square feet (1115 m²); and that do not store motor vehicles or hazardous materials.

Status: Not Applicable - N/A

Notes:

Is the Fire Separation in compliance with SECTION 311.2.3 Fire Separation

Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained. Openings, joints and penetrations in fire-resistance-rated assemblies shall be protected in accordance with Chapter 7.

Status: Not Applicable - N/A

Notes:

Is the premises in compliance with SECTION 311.3 Removal of combustibles

Persons owning, or in charge or control of a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the International Building Code, where waste is controlled and removed as required by Section 304. 2. Seasonally occupied buildings.

Status: Undetermined

Notes:

Notifications and Referrals

Has the property owner been identified of failure to comply

Name and contact phone number /e-mail/address to whom the documents were delivered

Status: Undetermined

Notes:

Has this premises been referred to the City of Brenham Building and Standards Commission

When was the mater referred to the Building and Standards Commission

Status: Undetermined

Notes:

Has the City of Brenham Building Official been notified of the Unsafe, Vacant, Abandoned, or Substandard building conditions

Who was notified, when was the person notified, and by what means was the person notified.

Status: Pass

Notes: Building code official is conduction concurrent inspections of locations.

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 29 minutes

Total Time: 29 minutes

Summary:

Overall Result: Referred to Building Official as Substandard Building

Inspector Notes:

Inspector:

Name: Loving, Steven N
Work Phone(s): 979-337-7302
Email(s): sloving@cityofbrenham.org

Signature

*Date***Representative Signature:**

Signature

Date

7/11/25, 5:03 PM

ATTACHMENT G - 1306 BRIDGE STREET

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7/11/25, 5:05 PM

1306 Bridge Street Admin Warrant Photographs 06.24.25 - OneDrive

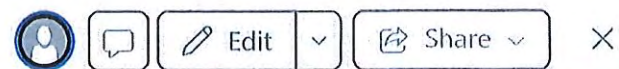


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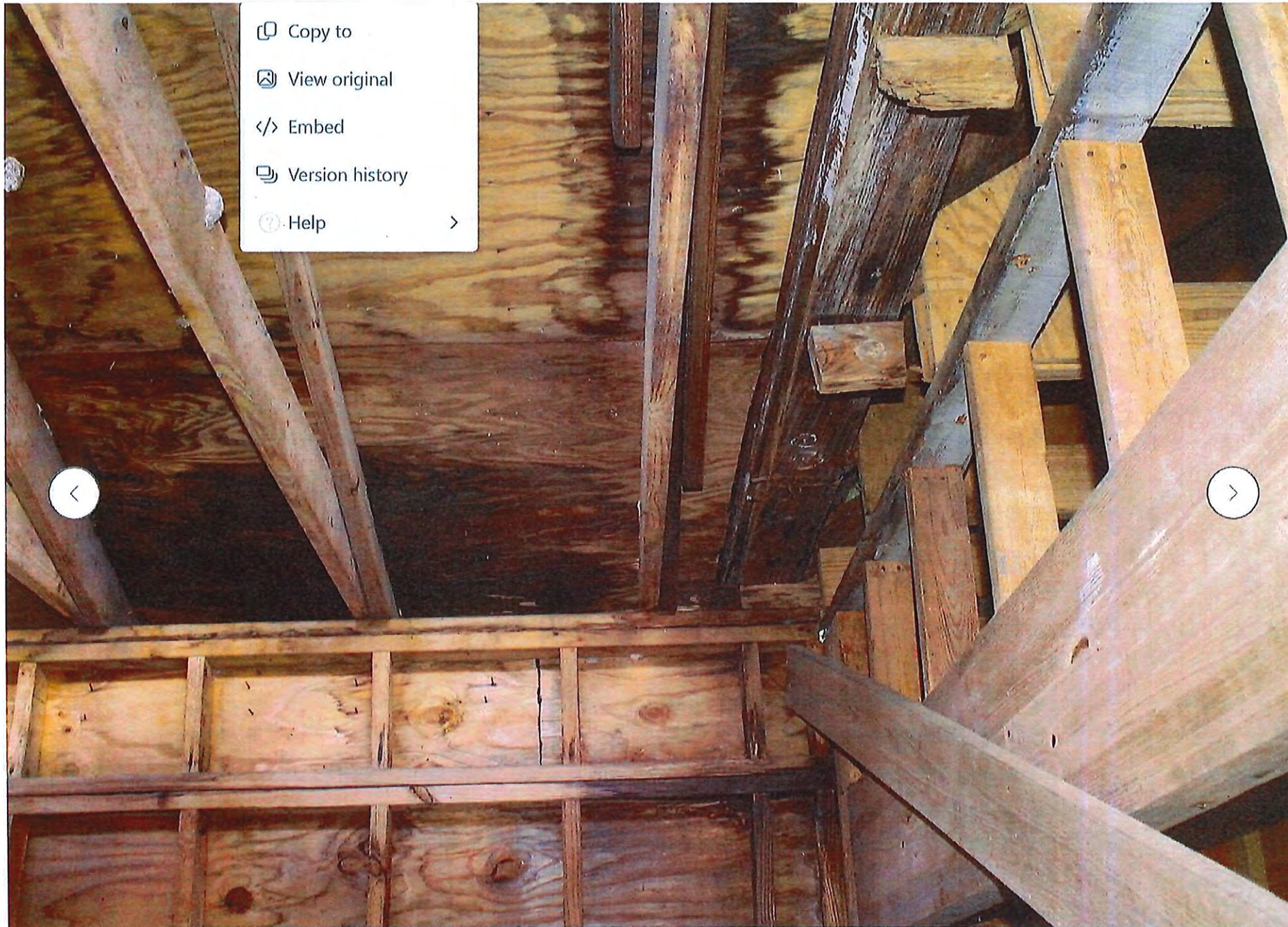


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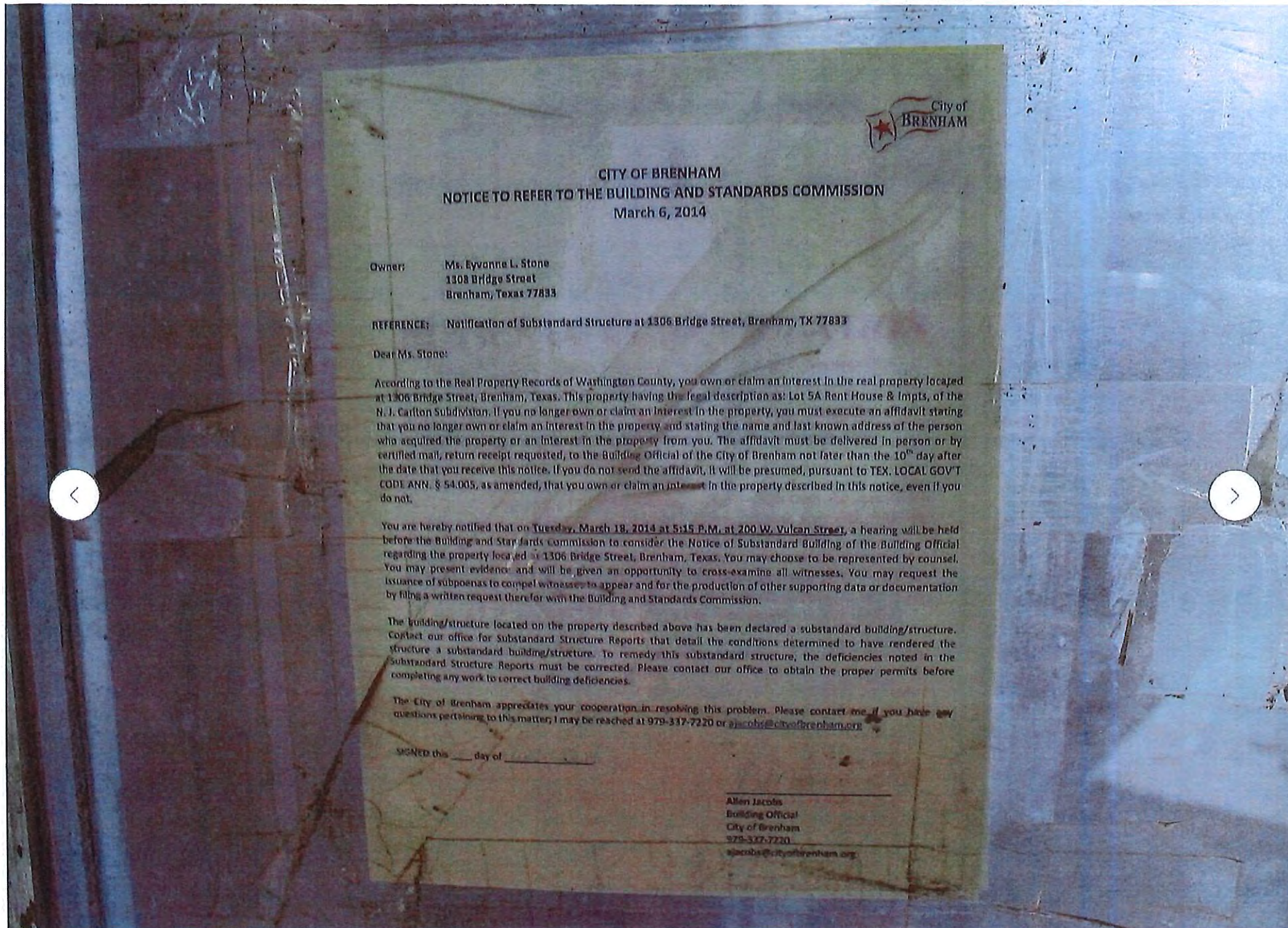


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7/11/25, 5:08 PM

1306 Bridge Street Admin Warrant Photographs 06.24.25 - OneDrive



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IN RE: 1306 BRIDGE STREET BRENHAM, TEXAS

COPY

THE STATE OF TEXAS
CITY OF BRENHAM
WASHINGTON COUNTY

SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS


GREETINGS - to any Fire Marshal, Health Officer, Code Enforcement Official or Building Official of the City of Brenham, Washington County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Brenham, Texas.

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) (Building Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

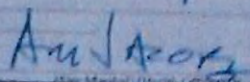
NOW THEREFORE, you are hereby commanded to enter upon and search 1306 BRIDGE STREET, Brenham, Texas, the suspected place and premises described in said affidavit and to there determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Brenham or the State of Texas, and in particular, to determine the presence of junked motor vehicles, junk and litter in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you may seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:48 o'clock (a.m.) (p.m.), on this 24th day of June 2025 to certify which witness my hand and seal this day.

 Judge, Brenham Municipal Court

OFFICER'S RETURN

Came to hand the 24 day of June 2025 at 9:00 o'clock A.M. and executed on the 24th day of June 2025 at 3:00 o'clock P.M. by 

ATTACHMENT H - 1306 BRIDGE STREET

Allen Jacobs

From: Allen Jacobs
Sent: Wednesday, August 6, 2025 5:15 PM
To: Donna Guient; Samuel Stone
Cc: Steven Loving; Allen Jacobs; Kim Hodde; Stephanie Doland
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas
Attachments: 20250711172751383.pdf; 20250711165147882.pdf; 20250711165233572.pdf; 20250711172740904.pdf; 20250711170543406.pdf; 20250711170634354.pdf; 20250806160739083.pdf

Ms. Guient,

Thank-You for answering my phone call this evening.

I am glad that you are planning to be at the Public Hearing

If you can provide an action plan with dates and substantial accomplishments prior to the meeting that would be good.

We will be finalizing everything for the Building and Standards Commission on August 11, 2025. We would need any information prior to the meeting and on or before August 11, 2025.

Please do not hesitate to contact my office if you or the owner has any questions.

Thank-You,

Allen Jacobs | City of Brenham

City of Brenham Building Official

Direct : 979-337-7214

Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>

Sent: Wednesday, August 6, 2025 4:56 PM

To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>

Cc: Steven Loving <sloving@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>; Stephanie Doland <sdoland@cityofbrenham.org>

Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope everyone is doing fine.

If you have an update that would be great.

A Certified Mail Notice was sent to the property Owner on July 22, 2025, for the City of Brenham Building and Standards Commission Public Hearing Notification for the Substandard Buildings/Structures at 1306 Bridge St. and 1308 Bridge St., Brenham, TX.

This notification states: "You are hereby notified that on Thursday, August 21, 2025, at 4:00 P.M. at 200 W. Vulcan Street, in the City Council Chamber on the 2nd Floor of City Hall, a hearing will be held before the Building and Standards Commission to consider the Notice of the Substandard Building of the Building Official regarding the property located and addressed as 1306 Bridge St. & 1308 Bridge St. Brenham, Texas 77833." The last attachment is a copy of this Certified Mail Notice was sent to the property Owner on July 22, 2025.

Please do not hesitate to contact my office if you or the owner has any questions.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs
Sent: Tuesday, July 15, 2025 5:01 PM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Steven Loving <sloving@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Thank you for calling the City of Brenham this afternoon.

Per our telephone conversation today, I am sending you several demolition contractors tht have pulled permits for residential demolition work, at the City of Brenham, within the past year (I went back to December 2024).

Please refer to contact info that I copied from the permit files. (Note: Each contractor has pulled at least one demo permit as noted).

Also, please understand that the City of Brenham does not make contractor recommendations and that you may use any qualified contractor and that you do not have to choose a contractor on this list; and this short list of demolition contractors are in a meaningless random order.

Please let me know if you have any other questions.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



Legacy Concrete Works, Brenham, TX.
SSCHULZ@CONCRETESOLUTIONLLC.COM
SKYLAR SCHULZ
979-836-5415 (979) 251-0830 MBL.

JJ DEMOLITION
info@jjdemolition.com
1829 CROMWELL STREET, HOUSTON
BELINDA VALDIVIA
8328849183 8328849183

Priority Demolition and Remediation, LLC
info@prioritydemocompany.com
Dillon Hughes
(936) 825-4004 (936) 672-5175 MBL.

RZ EARTHWORX LLC, Brenham, TX.
ROBERTRUTH1@GMAIL.COM
ROBERT RUTH
7138824746

From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Friday, July 11, 2025 6:04 PM
To: Cc: Steven Loving <sloving@cityofbrenham.org>; Stephanie Doland <sdoland@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Thank You for taking my phone call on Wednesday, 07-09-2025, in reference to the ongoing substandard conditions at 1306 and 1308 Bridge Street, Brenham, Texas. (Also, Thank-You for your phone message yesterday, Thursday, 07-10-2025)

Per our telephone conversation I am forwarding an initial substandard building inspection reports that I conducted when the City of Brenham exercised a search warrant on the property, at each structure/building on June 24, 2025. The Fire Marshal also attended and conducted a report that I can also send (all information will be presented at the scheduled Public Hearing of the Building Standards Commission on August 21, 2025).

The first attachment is the Inspection report for 1306, with two picture attachments following for 1306.

The fourth attachment is the inspection report for 1308, with two picture attachments following for 1308.

The City of Brenham is planning to hold a public hearing with the City of Brenham Building and Standards Commission for each of these structures on August 21, 2025.

The Owner, Mr. Samuel Stone, will be sent notification by certified mail to notify him of this Public Meeting.

Please note: It is always better to have the property owner who has shown and provided a plan for abatement and even better when the plan has been initiated on the ground, prior to this scheduled Public Hearing of the City of Brenham Building and Standards Commission.

You may start the building permit process to abate the substandard conditions; however, to pull the permit and to have results on the ground prior to the scheduled Public Hearing of the City of Brenham Building and Standards Commission is definitely encouraged.

Please refer to the City of Brenham Building Permitting online portal (Accela) system at the following link: (please hold the Ctrl tab on your keyboard when clicking link) cityofbrenham.online/dev-permits

It is the City of Brenham's Goal to abate substandard issues as soon as possible, and to work with responsive property owners as much as possible, with realistic expectations to achieve the substandard abatement goal in a timely manner. This will prevent other extensive measures of abatement by the City of Brenham Building and Standards Commission. If requested; the City of Brenham, Building Official and Fire Marshal, are available to conduct onsite inspections with the Owner, (Owner's Representative(s)). Please contact us and we will schedule a time to meet on the property if you would like. However, time is of the essence to prevent more extensive measures to abate these substandard conditions.

Please do not hesitate to contact my office if you have any questions. I will be your contact for the City of Brenham, and I will try to assist you as much as possible. Email correspondence is always appreciated, and I will try my best to answer your phone calls or return any phone messages as soon as possible (time is of the essence). I look forward to hearing back from you.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Thursday, June 5, 2025 1:16 PM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I will be sending a notice out for these two substandard buildings.

If you have an update, that would be helpful.

Please let me know if you do or do not have an update.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Wednesday, April 30, 2025 8:24 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I'll be going in my meeting soon.

Any update?

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Tuesday, April 29, 2025 11:41 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

My update meeting was changed to 8AM tomorrow morning.

Wednesday, April 30th Morning; and I need to let the City of Brenham Department of Development Services know the status of the demo project on Bridge Street.

I appreciate your assistance and phone call yesterday.

I know y'all have had a lot of unplanned events and I appreciate everyone's continued efforts to abate the safety concerns on the property.

Any update, for my meeting tomorrow morning, on the status of the demolition permits for these two substandard buildings will be greatly appreciated.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:38 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>; Sarah Hill <SHill@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Per our telephone conversation, please see below.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Sarah Hill <SHill@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:36 AM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Cc: David Doelitsch <DDoelitsch@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Legacy Concrete Works
979-836-5415

Thank you,

Sarah Hill
Permitting Coordinator
Development Services
City of Brenham
979-337-7220

Please use the link below to access our online permit portal.
cityofbrenham.online/dev-permits

Help us improve our services by providing feedback. [Please click to take our 2-minute customer satisfaction survey.](#)

From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:33 AM
To: Sarah Hill <SHill@cityofbrenham.org>
Cc: David Doelitsch <DDoelitsch@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Sarah,

Do you have the Contractor's Name and phone number for the house that was demoed on Ewing St. last week?

This person would like me to provide for them.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:23 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope y'all are doing fine.

Thank-You for your email update on April 16th.

I have a meeting tomorrow, Tuesday, April 29th; and I need to let the City of Brenham Department of Development Services know the status of the demo project on Bridge Street.

An update on the status of the demolition permits for these two substandard buildings will be greatly appreciated.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Donna Guient <ddguient@gmail.com>
Sent: Wednesday, April 16, 2025 4:24 PM
To: Allen Jacobs <AJacobs@cityofbrenham.org>; Samuel Stone <jazimine@aol.com>
Subject: Re: Bridge Street Substandard Buildings, Brenham Texas

Hello Mr. Jacobs,

Thank you so much for reaching out to us again. I was out of the country last week on vacation. I was able to speak with Mr. Stone today and he informed me that he has been undergoing medical treatment and has a medical procedure tomorrow. He had planned on being here by mid-March but has not been able to make it due to extended testing and procedure delays.

I'm expecting a quote back from Edwards Construction by Friday of this week. Mr. Stone also informed me that he has a nephew in Brenham that is helping to identify demolition contractors there. He still plans to get here as soon as he's able to handle this directly.

I hope that this information is helpful and hope to have more details soon.

Very kind regards,

DONNA GUIENT | REALTOR®

Sales and Marketing Consultant

Walzel Properties, LLC

Direct: (713) 291-3435

Email: ddguient@gmail.com

From: Allen Jacobs <AJacobs@cityofbrenham.org>

Sent: Monday, April 14, 2025 9:05 AM

To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>

Cc: Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope y'all are doing fine.

Please give me an update on the status of the demolition permits for these two substandard buildings.

In the previous email you mentioned that in Mid-March that there would be an update.

I have been told to make substandard building public hearing recommendations for the Brenham Building and Standards Commission.

I would like to have an Owner's update on the property.

I appreciate your help. Your assistance is appreciated.

Any information you can provide will be good for my update and may avoid having to take the property to a Public Hearing at the Brenham Building and Standards Commission.

Thank-You,

Allen Jacobs | City of Brenham

City of Brenham Building Official

Direct : 979-337-7214

Email: ajacobs@cityofbrenham.org



From: Allen Jacobs
Sent: Thursday, April 3, 2025 10:46 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope y'all are doing fine.

Please give me an update on the status of the demolition permits for these two substandard buildings.

In the previous email you mentioned that in Mid-March that there would be an update.

I actually have a meeting today (after lunch) with the Building and Standards Commission. I would like to give the Commission an Owner's update on the property; in lieu of telling the Commission that we have not heard back yet on the status of the substandard structures.

I appreciate your help. Your assistance is appreciated.

Any information you can provide will be good for my update and may avoid having to take the property to a Public Hearing at the Brenham Building and Standards Commission.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Donna Guient <ddguient@gmail.com>
Sent: Wednesday, February 26, 2025 11:15 AM
To: Allen Jacobs <AJacobs@cityofbrenham.org>; Samuel Stone <jazimine@aol.com>
Subject: Re: Bridge Street Substandard Buildings, Brenham Texas

Good morning Mr. Jacobs,

I hope that all is well with you! Relative to our recent phone conversation, I have spoken with my client, Mr. Stone. We are in the process of obtaining quotes from contractors/developers on the demolition and development of the aforementioned property.

Mr. Stone has doctor's appointments in California next month and is unable to come down to Texas until Mid-March. If we do not have an accepted sales contract on the property by that time, he will move

forward with the next steps. Prior to any demolition, he plans to walk through the structures to salvage anything of sentimental value. Mr. Stone will require that all utility caps remain intact during demolition.

We will keep you informed with updates on our progress.

Very kind regards,

DONNA GUIENT | REALTOR®

Sales and Marketing Consultant

Walzel Properties, LLC

Direct: (713) 291-3435

Email: ddguient@gmail.com

From: Allen Jacobs <AJacobs@cityofbrenham.org>

Sent: Tuesday, February 25, 2025 10:48 AM

To: Samuel Stone <jazimine@aol.com>

Cc: Donna Guient <ddguient@gmail.com>; Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Please give me an update on the status of the demolition permits for these two substandard buildings.

I have a meeting tomorrow morning, and I need to inform the City of Brenham Development Services Department of the status of the Owner's plans to abate the substandard buildings.

Any information you can provide will be good for my update and may avoid having to take the property to a Public Hearing at the Brenham Building and Standards Commission.

Your timely assistance is appreciated.

Thank-You,

Allen Jacobs | City of Brenham

City of Brenham Building Official

Direct : 979-337-7214

Email: ajacobs@cityofbrenham.org



From: Samuel Stone <jazimine@aol.com>
Sent: Tuesday, December 10, 2024 4:19 PM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Cc: Donna Guient <ddguient@gmail.com>
Subject: Re: Bridge Street Substandard Buildings, Brenham Texas

Mr. Allen,

How much would it cost me for a permit to DEMO if this turnout to be the route that I decided to take if the property doesn't sale? So, either I sale or renovate the property March 2025!

There are Gas & Water Caps on the properties of 1306 & 1308 Bridge Street that I want to stay in place!

How much does it cost to install utilities on property?

Now, if I want a company to come and rebuild on the property, what all would I need and how much will it cost for permits if required for anything? If there's anything that I didn't asked, that I need to know, please inform me or my Realtor, Mrs. Donna Guient and please keep her informed and in this loop with all concerning this property!

I have also informed you that I wouldn't be able to provide you anything in ten days because I'm out of town at this time and will not return until March 2025!

Please provide me and Ms Donna with pictures of the substandard conditions of the property and what you require to bring this property to standard conditions for the city of Brenham?

Samuel James Stone, Jr.
858 539-3101
jazimine@aol.com

On Tuesday, December 10, 2024 at 01:28:54 PM PST, Allen Jacobs <ajacobs@cityofbrenham.org> wrote:

Mr. Samuel Stone,

Per the Certified Mail Notices that were sent to the attention of the referenced property owner.

Please provide a proposed plan that we can review to resolve the substandard conditions at the referenced property.

The plan will have to be reviewed by the City of Brenham.

Please provide within ten calendar days.

Thank-You,

Allen Jacobs| City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



ATTACHMENT I - 1306 BRIDGE STREET



CITY OF BRENHAM NOTICE OF SUBSTANDARD BUILDING PUBLIC HEARING

JULY 22, 2025

Certified Mail Receipt No. 7022 1670 0002 1370 7438

Owner: Samuel J. Stone
PO Box 721316
San Diego, CA 92172

REFERENCE: City of Brenham Building and Standards Commission Public Hearing Notification for Substandard Buildings/Structures at 1306 Bridge St. and 1308 Bridge St., Brenham, TX 77833

Dear Mr. Samuel J. Stone:

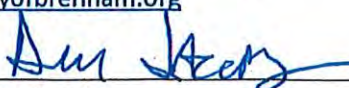
According to the Real Property Records of Washington County, you own or claim an interest in the real property located at 1306 Bridge St. and 1308 Bridge St., Brenham, Texas 77833. This property having the legal description as: Carlton, N.J. Lot 5 (this single lot having the two structures as individually addressed 1306 & 1308 Bridge St.). If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property and stating the name and last known address of the person who acquired the property or an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10th day after the date that you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to TEX. LOCAL GOV'T CODE ANN. § 54.005, as amended, that you own or claim an interest in the property described in this notice, even if you do not.

You are hereby notified that on Thursday, August 21, 2025, at 4:00 P.M. at 200 W. Vulcan Street, in the City Council Chambers on the 2nd Floor of City Hall, a hearing will be held before the Building and Standards Commission to consider the Notice of Substandard Building of the Building Official regarding the property located and addressed as 1306 Bridge St. & 1308 Bridge St., Brenham, Texas 77833. You may choose to be represented by legal counsel. You may present evidence and will be given an opportunity to cross-examine all witnesses. You may request the issuance of subpoenas to compel witnesses to appear and for the production of other supporting data or documentation by filing a written request therefor with the Building and Standards Commission. A copy of the Rules of Procedure governing the hearing may be obtained from the Building Official.

The buildings/structures located on the property described above have been declared a substandard building/structure by the City of Brenham Building Official. Enclosed are copies of the Substandard Structure Reports and Fire Marshal Inspection Reports that detail the conditions determined to have rendered each structure a substandard building/structure. To remedy the substandard buildings/structures, the deficiencies noted in the Substandard Structure Reports must be corrected. Please contact our office to obtain the proper permits before conducting any demolition work or construction to abate each of the building/structure deficiencies.

The City of Brenham appreciates your cooperation in resolving this problem. Please contact me if you have any questions pertaining to this matter; I may be reached at 979-337-7220 or ajacobs@cityofbrenham.org

SIGNED this 22nd day of July.


Allen Jacobs
Building Official
City of Brenham
979-337-7220
ajacobs@cityofbrenham.org

7022 0410 0003 0481 5304

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| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
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| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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Total Postage and Fees

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City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Samuel J Stone
P.O. Box 721316
San Diego CA 92172

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|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

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Total Postage and Fees

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City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Samuel J Stone
P.O. Box 721316
San Diego CA 92172



STAFF REPORT
BUILDING SUBSTANDARD CASE
1308 BRIDGE STREET

STAFF CONTACT: Allen Jacobs, Building Official

OWNERS/APPLICANTS: Estate of Samuel J. Stone, Sr., Deceased
Samuel J. Stone, Jr. (Per Washington County Appraisal District and Title Search)

ADDRESS/LOCATION: 1308 Bridge St.

LEGAL DESCRIPTION: S1800 – Carlton, N.J. Lot 5

LOT AREA: 0.99-acres, 43,250 square feet (Shared with 1306 Bridge Street)

**ZONING DISTRICT/
USE:** R-2 Mixed Residential Use

REQUEST: A request for the Building and Standards Commission to hold a public hearing and take action on the aforementioned property and substandard structures at 1308 Bridge Street, Brenham, Texas 77833

BACKGROUND:

The subject property is a shared lot with 1306 Bridge Street. The building consists of a single family dwelling/residential structure that has deteriorated due to lack of maintenance over many years. The dwelling has deteriorated over time and is a substandard structure. The structure was inspected by the City of Brenham Building Official and City of Brenham Fire Marshal. Please see attached reports and accompanying pictures as dated June 24, 2025. The property was previously listed for sale and then taken off the market after owner and real estate agent was notified of substandard conditions. The owner is not locally located and the real estate representative has maintained correspondence with the City of Brenham. Despite the substandard condition of the building/structure; the mowing of the grass on this property has been maintained.

The timeline of events in the efforts to abate this substandard condition is as follows:
(refer to attachments for each timeline event)

July 23, 2014	Previous final order by the Building and Standards Commission to remedy the Substandard conditions at 1308 Bridge St. Mail was unclaimed. The City of Brenham Building and Standards Commission declared the structure to be remedied on March 18, 2014. The substandard condition was partially remedied when building permits were pulled by the property owner on February 8, 2016. Accessory buildings were demolished; however, the substandard conditions of the two main structures have continued to linger. Refer to Attachment A.
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Sepetember 6, 2024	Courtesy Notification for Substandard Concerns sent to the owner by certified mail.
October 07, 2024	Formal Notice sent to owner by certified mail. Refer to Attachment B.
November 22, 2024	The City of Brenham ordered and received a property title reports. Refer to Attachment C.
December 2024 – Present 2025	Various email Correspondence with property owner and property representative. The City of Brenham has had multiple communications with the owner informed the City of Brenham that the demolition is being coordinated. The owner failed to followup in a timely manner to remediate the substandard conditions and this has evolved in the necessity of the public hearing by the City of Brenham Building and Standards Commission to remediate the substandard conditions on this property. Refer to Attachment H.
June 24, 2025	The City of Brenham excersised a search warrant for fire, health, and code inspections. The search warrant was accompanied by: Allen Jacobs, Building Official; Steven Loving, City Fire Marshal; Mark Pierce, City Health Inspector; Stephanie Doland, Director of Development Services. Refer to Attachment D.
June 24, 2025	Building Official Inspection Report for Substandard Concerns Completed. Refer to Attachment E.
June 24, 2025	Fire Marshal Inspection Report for Substandard Concerns Completed. Refer to Attachment F.
July 22, 2025	Building and Standards Public Hearing Notification mailed to owner by certified mail and also emailed to the attention of Property Owner and Property Owner Representative. Refer to Attachment I.
August 08, 2025	Second, Building and Standards Public Hearing Notification mailed to owner by certified mail.
August 11, 2025	The City of Brenham received completed applications from the property owner for building demolition permits for each building/structure (1306 Bridge St. and 1308 Bridge St.) Demolition Permits were issued.
August 14, 2025	Telephone correspondence wth the Demolition Contractor, Chronic Industries, LLC.; contractor stated that he plans to mobilize on the property on Monday, Aug. 18, 2025 to start the demolition process. Refer to Attachment H.

APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:

City of Brenham Code of Ordinances, Chapter 6 Buildings and Structures, Article XII Substandard Buildings and Structures; allows and describes procedures for: **Abatement of substandard buildings.** All buildings or portions thereof which are determined to be substandard buildings, as defined in this article, are hereby declared to be a hazard to the health, safety and welfare of the citizens, and shall be abated by repair, vacation, rehabilitation, demolition or removal in accordance with the procedures specified in this article, by the city's historic preservation ordinance if applicable, by prosecution in municipal court, or as otherwise allowed by law or equity.

ADDITIONAL FINDINGS AND CONCERNS:

1. On June 24, 2025 the Building Official Inspection Report for Substandard Concerns Completed. The findings of this report consisted of the following substandard structure/building concerns: Inadequate sanitary plumbing system, inadequate electrical, dilapidated structure with broken windows, failing structural members at the pier and beam system and deteriorated holes through the roof structure. The deteriorated dwelling has deteriorated eaves and is open to the weather elements due to the failing exterior construction, and this continued exposure to the weather will only accelerate the dilapidation of the existing construction of the substandard dwelling.
2. The substandard conditions of the property and unsecure conditions of the building have created a blight and nuisance for the community.
3. The only City of Brenham building permit pulled for work at the property was a previous demolition permit pulled February 2016. Accessory buildings were demolished at that time. Note: The property owner has maintained the mowing of the property throughout the years.
4. The City has had open communication with the property owner and property owner representative; however, there were not any major strides to remedy the substandard building conditions. The owner conveyed plans to demolish the buildings and structures. Nevertheless, owner failed to followup in a timely manner to remediate the substandard conditions and this has evolved in the necessity of the public hearing by the City of Brenham Building and Standards Commission to remediate the substandard conditions on this property.
5. August 11, 2025, the City of Brenham received completed applications from the property owner for building demolition permits for each building/structure (1306 Bridge St. and 1308 Bridge St.)

STAFF RECOMMENDATION:

Based on the history and the substandard condition of the deteriorated structure/dwelling and the extended communications with the owner, the Building Official recommends that the substandard structure/dwelling be demolished within 60 days (Per City of Brenham Code of Ordinances Section 6-134 Standard procedure for abating substandard Building and Section 6-136(3)b. Order of building and standards commission, and the site be completely cleaned off. This recommendation is on behalf of the Substandard Building Inspection Reports, Fire Marshal Inspection Report, and the City of Brenham Code of Ordinances, Chapter 6 Buildings and Structures, Article XII Substandard Buildings and Structures to protect the safety and welfare of the citizens of Brenham.

ATTACHMENTS:

- A. Final Order of the Building and Standards Commission
- B. Legal notification of substandard building
- C. Title Report for 1306 and 1308 Bridge St., Brenham, TX.
- D. Copy of City of Brenham search warrant for fire, health, and code inspections
- E. Building Official Inspection Report
- F. Fire Marshal Inspection Report
- G. Inspection Report Pictures
- H. Various email correspondence with Owner/Owner Representative: December 2024-Present 2025
- I. Certified Mail, Notice of Substandard Building Hearing for 08-21-25 with Building and Standards Commission

ATTACHMENT A - 1308 BRIDGE STREET



Mayor
Milton Y. Tate, Jr.

Council Members
Gloria Nix, Mayor Pro Tem
Mary E. Barnes-Tilley
Andrew Ebel
Danny Goss
Keith Herring
Weldon C. Williams, Jr.

FINAL ORDERS OF THE BUILDING AND STANDARDS COMMISSION

July 23, 2014

Certified Mail Return Receipt No. 7014 1200 0002 3324 8719

Eyvonne L. Stone
1308 Bridge Street
Brenham, Texas 77833

Reference: Notification of Substandard Structure at: 1308 BRIDGE STREET

Dear Eyvonne L. Stone:

According to the Real Property Records of Washington County, you own or claim an interest in the real property located at 1308 BRIDGE STREET, Brenham, Texas. This property having the legal description as: Lot 5, of the N. J. Carlton Subdivision. If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property and stating the name and last known address of the person who acquired the property or an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10th day after the date that you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to TEX. LOCAL GOV'T CODE ANN. § 54.005, as amended, that you own or claim an interest in the property described in this notice, even if you do not.

You are hereby notified that on Tuesday, March 18, 2014, the Building and Standards Commission, on the recommendation of the Building Official, declared a structure located on your property substandard and hereby orders the property owner to abate the substandard structure by: completing the necessary repairs or demolish the structure within thirty days.

Your mortgage or lienholder may request additional time if abatement is not completed within 90 days by contacting the Building Official. If the orders are not completed within 90 days, the structure will be ordered vacated and posted to prevent further occupancy until the work is completed, and the Building Official may cause the work to be done and all costs incurred will be charged against the premises and/or owner.

Any owner, lienholder, or mortgagee of record may appeal the order by the Building Standards Commission to District Court; and such petition shall be in writing and filed with the District Court within thirty calendar dates after the date of this final order. If no appeal is filed in District Court, the order of the Building Standards Commission is, in all respects, final and binding, and the failure to appeal in the time specified will constitute a waiver of all rights to an appeal.

Please contact our office to obtain the proper permits before completing any work to correct building deficiencies. The City of Brenham appreciates your cooperation in resolving this problem. Please contact me if you have any questions pertaining to this matter; I may be reached at 979-337-7220 or ajacobs@cityofbrenham.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Allen Jacobs', with a stylized flourish at the end.

Allen Jacobs
Building Official
City of Brenham
979-337-7220
ajacobs@cityofbrenham.org

sh

cc: file

Julie Fulgham, Director of Development Services
David Doelitsch, Code Enforcement Officer
Alan Finke, Fire Marshall

2



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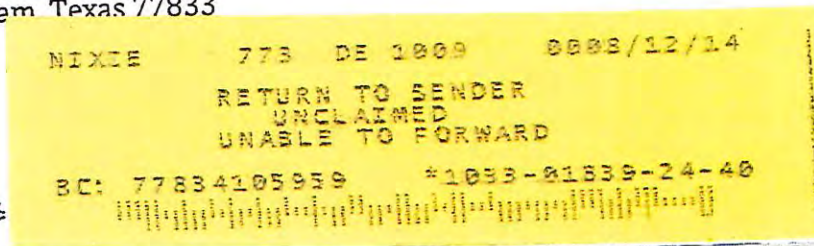
7014 1200 0002 3324 8672



7-25-14
Vae

7-30
8-10

UNC
Eyvonne L. Stone
1308 Bridge Street
Brenham Texas 77833



77834105959

ATTACHMENT B - 1308 BRIDGE STREET



October 7, 2024

Samuel J. Stone
PO Box 721316
San Diego, CA 92172

Certified Mail Receipt No. 2022 1670 0002 1370 7353

Reference: Notification for Substandard Structures at 1306 Bridge St. and 1308 Bridge St.

Dear Samuel J. Stone,

This is the second and the required legal notice to inform you of the Substandard Conditions on the referenced property. (Note: A courtesy notice was previously sent to your attention on September 6, 2024).

This letter is being sent to your attention with respect to the substandard structure located on property that you own according to the real property records of the Washington County Appraisal District and located at 1306 Bridge Street and 1308 Bridge Street. This property having the legal description as Carlton, N.J. Lot 5. A structure located on this property has been declared a dangerous structure and a nuisance by the City of Brenham Building Official. The structure shall be repaired or removed in its entirety to remove this declaration. Please contact the City of Brenham Building Official upon receipt of this notice and notify the City of Brenham of your plans to rectify this substandard structure.

Accordance to the Real Property of Washington County, you own or claim an interest in the real property described in this notice. If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10th day after the date you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to Tex. Local Gov't Code Ann. Sec. 54.005, as amended. That you own or claim an interest in the property described in this notice, even if you do not.

Failure to rectify the substandard conditions will result in this property being reviewed in a Public Hearing by the City of Brenham Building Standards Commission; whereas a ruling will be made to have the building repaired or removed.

If the substandard structure is not repaired or removed, the City of Brenham will forward this matter to the City of Brenham Building Standards Commission for remediation. In the event that the City of Brenham is forced to remove this substandard structure on your behalf, all costs associated with the removal is the responsibility of the property owner and any unpaid remediation may eventually result in a lien being filed against the property.

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Sent To Samuel J. Stone
 Street and Apt. No., or PO Box No. P.O. Box 121316
 City, State, ZIP+4® San Diego CA 92172
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<p>1. Article Addressed to:</p> <p><u>Samuel J. Stone</u> <u>P.O. Box 121316</u> <u>San Diego, CA 92172</u></p>	
<p>9590 9402 8416 3156 8060 15</p>	
<p>7022 1670 0002 1370 7353</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery</p>	
<p>4. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>A. Signature</p> <p><input checked="" type="checkbox"/> X</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	

City of BRENHAM
 200 W. Vulcan St. (77823)
 P.O. Box 1059
 Brenham, Texas 77834-1059

Samuel J. Stone
P.O. Box 121316
San Diego, CA 92172



THIS REPORT IS NOT TITLE INSURANCE. Liability hereunder is limited to the amount paid for same. This report is furnished solely by South Land Title, LLC (herein called Company) as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. You agree to release, indemnify and hold harmless Company because of any negligence by Company {Whether sole, joint or otherwise) for any claim, loss liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined by the terms of such policy.

TITLE REPORT

EXAMINER: Jill Nice

FILE NO. WCTP2400638

DATE: November 22, 2024@ 8:00 am

REQUESTED BY: City of Brenham

Examination from: Records of South Land Title, LLC

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

TITLE GOOD IN:
Estate of Samuel J. Stone, Sr., Deceased
Samuel J. Stone, Jr.

ESTATE OR INTEREST:

Fee Simple

CORRECT DESCRIPTION OF PROPERTY:

Lot Five (5), and Lot Five "A" (5A) of N. J. Carlton, an unrecorded subdivision in Washington County, Texas, and both tracts described as a 1.00 acre tract as follows:

All that certain lot or parcel of land lying and being situated in Brenham, Washington County, Texas and is part of the Arabella Harrington League, about 3/4 of a miles northeast of the courthoust, and is a part of the tract conveyed to Margaret J. Carlton, by A. M. Hughes, and is known in the subdivision of said tract as Lot No. 5, and is bounded as follows, to-wit:

BEGINNING at a stake in the center of Cooks Branch, the southeast corner of Lot No. 4, heretofore conveyed to Wm. Burghardt,

THENCE N 15 W 149.2 varas to a stake,

THENCE N 75 E 38 varas, a stake in the northwest corner of No. 6, heretofore conveyed to Commodore Jefferson;

TEHNCE S 15 E 15.50 varas, a stake in the center of Cooks branch, thence up said branch with its meanders to the PLACE OF BEGINNING, containing one acre be the same, more or less.

LESS HOWEVER - (Volume 378, Page 665 DTWCT)

All that certain parcel of land lying in the City of Brenham, Washington County, Texas and being a portion of Lot 5 in the Carleton's Addition conveyed to Lou Dell Stone and Stark Stone, Jr. by Bennie E. Blakely, et al by deed dated October 29, 1942 recorded in Volume 132, page 450 of the Deed Records of Washington County, Texas, this certain parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of Bridge Street for the northwest corner of said lot;

THENCE with said street line N 75 deg. E, 105.56 feet to the northeast corner of said lot;

THENCE with the east line of said lot S 15 deg. E, 7.00 feet;

THENCE S 15 deg. W, 105.56 to a point in the west line of said lot;

THENCE with said lot line N 15 deg. W, 7.00 feet to the point or place of beginning, containing 739 square feet of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

RESTRICTIONS

ITEM 1 OF SCHEDULE "B" IS HEREBY DELETED IN ITS ENTIRETY.

EASEMENTS, MINERALS & OTHER EXCEPTIONS

- a. Rights of Parties in possession. (OWNER POLICY ONLY)
- b. Subject to any and all visible and/or apparent easements over, under or across subject property, which a survey or physical inspection may disclose.
- c. Any encroachment, encumbrance violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- d. Any portion of the subject property lying within the boundaries of a public or private roadway, whether dedicated or not.
- e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- f. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- g. Rights of tenants, as tenants only, under existing lease agreements affecting the land.
- h. Easement from Lou Dell Stone and Stark Stone, Jr. to The City of Brenham, Texas, dated March 21, 1978, recorded in Volume 362, page 919, Deed Records of Washington County, Texas.

NOTE: Federal law prohibits enforcement of such personal restrictions and even limits the ability of the title company to report or show them. To the extent such personal restrictions are contained in any document listed as an exception to title in this insuring form, such personal restrictions or covenants are omitted from the exception. If the Company or its title insurance agent have provided copies of documents containing such personal restrictions or covenants, we are simply providing a true copy of the recorded documents and do not publish, state, or imply such personal restrictions or covenants are enforceable.

PAYOFF LIENS & MISC REQUIREMENTS

- a. Notice of Mowing Lien filed by City of Brenham, Washington County, Texas for Eyvonne Stone, dated February 24, 2016 recorded in [Volume 1534, page 728](#), of the Official Records of Washington County, Texas.
- b. Notice of Mowing Lien filed by City of Brenham, Washington County, Texas for Eyvonne Stone, dated December 18, 2014 recorded in [Volume 1490, page 826](#), of the Official Records of Washington County, Texas.
- c. Statutory Utility Lien filed by City of Brenham, Texas for Stark Stone, dated October 21, 2004 recorded in [Volume 1138, page 7](#), of the Official Records of Washington County, Texas.
- d. The Company requires for its review a satisfactory court order or decree or Affidavit of Heirship or certified copy of Probate proceedings, relating to the estate of Samuel J. Stone, Sr., deceased, in compliance with applicable law determining the heirs of said decedent and satisfactory deeds from the heirs and their spouses. At that time, the Company may make additional requirements or exceptions. (An affidavit of heirship is recorded in Instrument No. [2001009702](#), Galveston County, Texas, a certified copy should be recorded in the Official Records of Washington County, Texas.)
- e. The Company requires for its review a satisfactory court order or decree or Affidavit of Heirship or certified copy of Probate proceedings, relating to the estate of Morris L. Stone, deceased, in compliance with applicable law determining the heirs of said decedent and satisfactory deeds from the heirs and their spouses. At that time, the Company may make additional requirements or exceptions.
- f. The legal description has changed over the years without current metes and bounds or a current plat reflecting the division of Lot 5 to Lot 5 and Lot 5A. Title Company requires a Category 1A Condition I (urban business districts), II (urban areas), III (suburban areas), or IV (for rural property) survey showing all improvements.
- g. Company requires proof that the subject property qualified for each ad valorem tax exemption that was granted to it for the last three tax years.
- h. If any party to the transaction will execute documents based on a Statutory Durable Power of Attorney, Company requires the agent presenting such power of attorney to provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Sec. 751.203 of the Texas Estates Code, before the date of closing.
- i. Company will require tax certificates on the subject property showing all taxes paid up to and including the year .
- j. Company will require a properly executed Waiver of Inspection.
- k. Company requires an Affidavit as to Debts and Liens to be executed at closing.
- l. "The title insurance policy being issued to you contains an Arbitration Provision. It allows you or the Company to require arbitration if the amount of Insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a

dispute over a claim, you must request deletion of the Arbitration Provision before the policy is issued. If you are the purchaser in the transaction and elect deletion of the Arbitration Provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration Provision, please inform us through your Closing Instructions."

- m. For informational purposes: Texas law may require certain Seller notices. Some notices, including the Notice to Purchaser of Special Taxing or Assessment District, are required to be filed in the real property records. The title company does not determine what notices are required for any specific transaction and does not identify districts in which the property is located. Please contact an attorney for guidance regarding Seller notice requirements. The Seller should notify the title company of any notices they will want recorded at the time of closing.

The following is for informational purposes only:

The current vesting deed is as follows:

General Warranty Gift Deed executed by Eyvonne L. Stone to Samuel J. Stone, dated December 14, 2015, recorded in [Volume 1527, page 298](#), Official Records of Washington County, Texas.

Quit Claim Deed executed by Lucille Stone to Eyvonne L. Stone, dated July 13, 2007, recorded in [Volume 1251, page 945](#), Official Records of Washington County, Texas.

Samuel James Stone, Sr. by virtue of Affidavit of Heirship, recorded in [Volume 571, page 651](#), Official Records of Washington County, Texas.

Warranty Deed executed by Bennie E. Blakely, et al to Lou Dell Stone and Stark Stone, Jr., dated October 29, 1942, recorded in [Volume 132, page 450](#), Deed Records of Washington County, Texas.

South Land Title, LLC



BY: _____
Authorized Countersignature

NOTES TO CLOSER:

ATTACHMENT D - 1308 BRIDGE STREET

IN RE:

1308 BRIDGE STREET

BRENNHAM, TEXAS

COPY

§

§

§

THE STATE OF TEXAS

CITY OF BRENNHAM

WASHINGTON COUNTY

SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS

GREETINGS - to any Fire Marshal, Health Officer, Code Enforcement Official or Building Official of the City of Brenham, Washington County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Brenham, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) (**Building Official**) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search 1308 BRIDGE STREET, Brenham, Texas, the suspected place and premises described in said affidavit and to there determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Brenham or the State of Texas, and in particular, to determine the presence of junked motor vehicles, junk and litter in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you may seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:48 o'clock (a.m.) (p.m.), on this 23rd day of June, 2025 to certify which witness my hand and seal this day.



[Signature]
Judge, Brenham Municipal Court

OFFICER'S RETURN

Came to hand the 24 day of June, 2025, at 9:00 o'clock A.m. and executed on the 24th day of June, 2025 at 3:00 o'clock P.m. by

[Signature]
(Fire Marshal) (Health Officer) (Building Official)

BUILDING OFFICIAL SUBSTANDARD STRUCTURE REPORT

Property Address: 1308 Bridge Street

Substandard Structure: Previously building was a single family dwelling. The present condition is a deteriorated house that cannot be lived in.

Specifications: No. Rooms Unknown No. Stories 2 No. Structures 1

Structural Use: Previously a single family dwelling. The existing dwelling has deteriorated to the point that is not fit for habitation.

Construction Type: Type V Construction. All wood construction and it appears that it may be partially pier and beam construction and also partially on concrete slab.

Occupancy Status at time of Inspection: Vacant - Unoccupied

As per City of Brenham Code of Ordinances, Chapter 6 – Building and Structures, Section 121 – Substandard Building Designated: Any building, structure, or portion thereof, including but not limited to any dwelling unit, guest room or suite of rooms, or the premises on which the same is located in which there exists any of the following listed in conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, as determined by the Building Official, shall be deemed and is hereby declared to be a substandard building:

(a) *Inadequate sanitation.* Inadequate sanitation shall include, but not be limited to, the following:

- ☒ Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.
- ☒ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☒ Lack of or improper kitchen sink.
 - ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☒ Lack of adequate heating facilities.
 - ☐ Lack, or improper operation, of required ventilating equipment.
 - ☐ Lack of minimum amounts of natural light and ventilation required by this chapter.
- ☒ Lack of required electrical lighting.
- ☒ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin or rodents as determined by the Building Official.
- ☒ General dilapidation or improper maintenance.
 - ☐ Lack of connection to required sewage disposal system.
- ☒ Lack of adequate garbage and rubbish storage and removal facilities as determined by the Building Official.
- ☒ Lack of sanitary, interior wall covering.

Comments:

The dwelling is completely dilapidated and open to weather elements. The lack of general maintenance for many years has contributed to the complete deterioration of the original construction.

(b) *Structural hazards.* Structural hazards shall include, but not be limited to, the following:

- ☒ Deteriorated or inadequate foundations.
- ☒ Defective or deteriorated flooring or floor supports.
 - ☐ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☒ Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - ☐ Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
- ☒ Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- ☒ Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - ☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
 - ☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- ☒ Any condition wherein a building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the buildings or structures is less than it was prior to the damage and is less than the minimum requirement established by the building code of the City.
 - ☐ Any condition wherein any exterior appendages or portion of a building or structure are not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads.
- ☒ Any condition wherein any building, structure or portion thereof as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.

Comments:

Dwelling is completely dilapidated and open to the weather elements. The lack of general maintenance for many years has contributed to the complete deterioration to the original construction.

Hazardous wiring. All wiring except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Comments:

The Lack of general maintenance for many years has contributed to the complete deterioration of the original construction.

- (c) *Hazardous plumbing.* All plumbing except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross-connections and siphonage between fixtures.

Comments:

The plumbing systems have been inoperative for extended period of time.
Typically, plumbing systems deteriorate and are not operative after extended neglect of proper maintenance.

- (d) *Hazardous mechanical equipment.* All mechanical equipment, including but not limited to vents, except that which conforms to all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.

Comments:

There is no central A/C system at this dwelling; there are old window units.

- (e) *Faulty weather protection.* Weather protection which shall include, but not be limited to, the following:
- ☒ Deteriorated, crumbling or loose plaster.
 - ☒ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
 - ☒ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
 - ☒ Broken, rotted, split or buckled exterior wall coverings or roof coverings.
 - ☐ Lack of adequate insulation in ceilings.

- Lack of adequate insulation in exterior walls. Provided, however, double wall construction which was in compliance with this chapter at the time of original construction shall be deemed adequate for purposes of this chapter; otherwise, insulating material will be required.

Comments:

The lack of maintenance for many years has contributed to the complete deterioration of the original construction.

- (f) *Fire hazard.* Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the Fire Marshal or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

Comments:

Refer to Fire Marshal Inspection Report.

- (g) *Faulty materials of construction.* All materials of construction except those which are specifically allowed or approved by this chapter and the building code, and which have been adequately maintained in good and safe condition.

Comments:

Extreme inadequate maintenance has contributed to broken windows, rotted doors, rotted exterior finishes, rotted and deteriorated roofing and roof eaves and siding.

- (h) *Hazardous or insanitary premises.* Those premises on which any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.

Comments:

There is an accumulation of junk and rubble in areas exposed to the weather where the structure, the roof, exterior walls have failed due to neglect of maintenance.

- (i) *Inadequate maintenance.* Any building or portion thereof which is determined to be an unsafe building in accordance with any City ordinance.

Comments:

The dwelling does not conform with the minimum code standards to be legally occupied. There are no active utilities. The electrical system is completely deteriorated and cannot be made active/hooked up to the public electric utility.

- (j) *Inadequate exits.* All buildings or portion thereof not provided with adequate exit facilities as required by City ordinance except those buildings or portion thereof whose exit facilities conform with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

Comments:

The building cannot be occupied since there the building no longer conforms with the minimum building code standards to be occupied.

- (k) *Inadequate fire protection or firefighting equipment.* All buildings or portions thereof which are not provided with a fire-resistive construction or fire extinguishing systems or equipment required by this chapter or the building code, except those buildings or portions thereof which conform with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been maintained and approved in relation to any increase in occupant load, alteration or addition or any change in occupancy.

Comments:

Refer to Fire Marshal Report.

- (l) *Improper occupancy.* All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancy.

Comments:

At the present time the building cannot be legally occupied due to the extensive deterioration of all building systems; including: roof, exterior walls, doors, windows, electrical system, plumbing system, front porch overhang, building columns, etc.

Substandard Building Report Conclusion:

Inspection Date: June 24, 2025

This detailed report documents the conditions determined that have rendered the above-described structure a substandard building under the provisions of Chapter 6 of the City of Brenham Code of Ordinances.

Allen Jacobs, June 24, 2025

Allen Jacobs, Building Official

Brenham Fire DepartmentOccupancy: **Samuel J Stone**Occupancy ID: **2076**Address: **1308 Bridge ST BRENHAM TX 77833**Form: Substandard
StructureInspection Type: **Complaint**Inspection Date: **10/17/2024**Time In: **12:00**Authorized Date: **10/17/2024**

By: Loving, Steven N (601)

Time Out: **12:33**

By: Loving, Steven N (601)

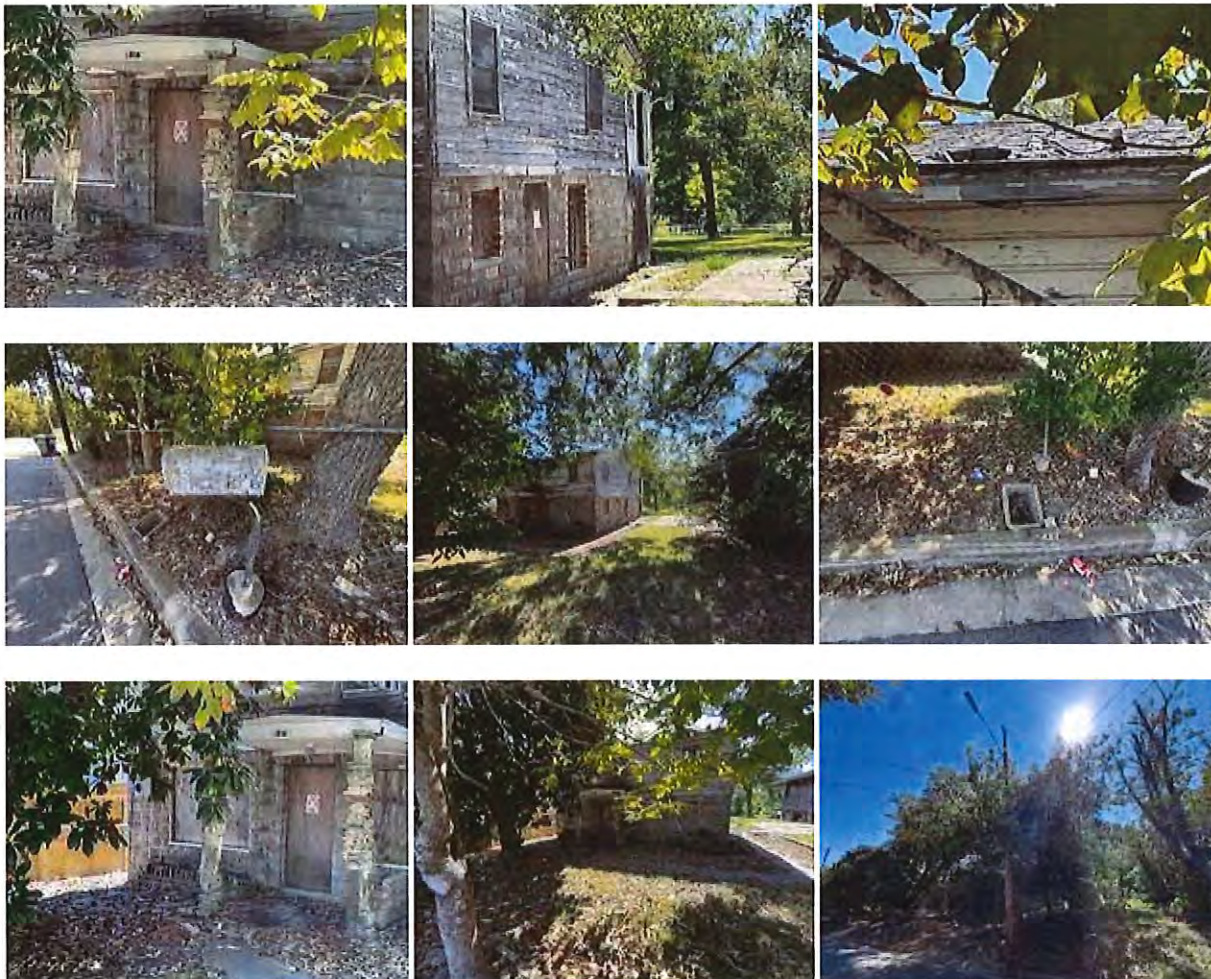
Inspection Description:

Evaluation of Structure for referral to City of Brenham Building and Standard Commission

Inspection Topics:**Brenham City Ordinance 6-121**

Is the structure in violation of City of Brenham Ordinance 6-121 Substandard Buildings designated?

Any building, structure, or portion thereof, including but not limited to, any dwelling unit, guest room or suite of rooms, or the premises on which the same is located in which there exists any of the following listed in conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, as determined by the building official, shall be deemed and is hereby declared to be a substandard building

Status: Deficiency Noted**Notes:**

Inadequate sanitation BCO: 6-121 (1)

Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit. Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel. Lack of or improper kitchen sink. Lack of hot and cold running water to plumbing fixtures in a hotel. Lack of hot and cold running water to plumbing fixtures in a dwelling unit. Lack of adequate heating facilities. Lack, or improper operation, of required ventilating equipment. Lack of minimum amounts of natural light and ventilation required by this article. Lack of required electrical lighting. Dampness of habitable rooms. Infestation of insects, vermin or rodents as determined by the building official. General dilapidation or improper maintenance. Lack of connection to required sewage disposal system. Lack of adequate garbage and rubbish storage and removal facilities as determined by the building official. Lack of sanitary, interior wall covering.

Status: Undetermined**Notes:****Structural hazards BCO: 6-121 (2)**

Deteriorated or inadequate foundations. Defective or deteriorated flooring or floor supports. Flooring or floor supports of insufficient size to carry imposed loads with safety. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration. Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety. Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety. Any condition wherein a building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the buildings or structures is less than it was prior to the damage and is less than the minimum requirement established by the building code of the city. Any condition wherein any exterior appendages or portion of a building or structure are not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads. Any condition wherein any building, structure or portion thereof as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.

Status: Deficiency Noted**Notes:****Hazardous wiring BCO: 6-121 (3)**

All wiring except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Status: Not Applicable - N/A**Notes:** No electrical service noted to building, electrical meter is not present.**Hazardous plumbing. BCO 6-121 (4)**

All plumbing except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross-connections and siphonage between fixtures.

Status: Undetermined**Notes:****Hazardous mechanical equipment. BCO 6-121 (5)**

All mechanical equipment, including but not limited to vents, except that which conforms to all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.

Status: Not Applicable - N/A**Notes:****Faulty weather protection. BCO 6-121 (6)**

Deteriorated, crumbling or loose plaster. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering. Broken, rotted, split or buckled exterior wall coverings or roof coverings. Lack of adequate insulation in ceilings. Lack of adequate insulation in exterior walls. Provided, however, double wall construction which was in compliance with this article at the time of original construction shall be deemed adequate for purposes of this article; otherwise, insulating material will be required.

Status: Deficiency Noted**Notes:****Fire hazard. BCO 6-121 (7)**

Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

Status: Deficiency Noted**Notes:**

Faulty materials of construction. BCO 6-121 (8)

All materials of construction except those which are specifically allowed or approved by this article and the building code, and which have been adequately maintained in good and safe condition.

Status: Deficiency Noted

Notes:

Hazardous or insanitary premises. BCO 6-121 (9)

Those premises on which any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.

Status: Undetermined

Notes:

Hazardous or insanitary premises. BCO 6-121 (9)

Those premises on which any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.

Status: Undetermined

Notes:

Inadequate maintenance. BCO 6-121(10)

Any building or portion thereof which is determined to be an unsafe building in accordance with any city ordinance.

Status: Deficiency Noted

Notes:

Inadequate exits. BCO 6-121 (11).

All buildings or portion thereof not provided with adequate exit facilities as required by city ordinance except those buildings or portion thereof whose exit facilities conform with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

Status: Deficiency Noted

Notes:

Inadequate fire protection or firefighting equipment. BCO 6-121(12).

All buildings or portions thereof which are not provided with a fire-resistive construction or fire extinguishing systems or equipment required by this article or the building code, except those buildings or portions thereof which conform with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been maintained and approved in relation to any increase in occupant load, alteration or addition or any change in occupancy.

Status: Not Applicable - N/A

Notes:

Improper occupancy. BCO 6-121 (13)

All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancy.

Status: Not Applicable - N/A

Notes:

IFC Section 111 Unsafe Buildings

Is the building in compliance with SECTION 111.1, Unsafe Buildings.

General. If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

Status: Deficiency Noted

Notes:

Is the building in compliance with SECTION 111.1.1, Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

Status: Deficiency Noted

Notes:

Is the building in compliance with SECTION 111.1.2, Structural hazards.

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

Status: Not Applicable - N/A

Notes:

Does the building require immediate evacuation SECTION 111.2, Evacuation?

The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

Status: Not Applicable - N/A

Notes:

Is the building currently being abated SECTION 111.4 Abatement?

The owner, the owner's authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Status: Undetermined

Notes:

ICF Section 311 Vacant Premises

Is the building or structure in compliance with SECTION 311.1 Vacant Premises

General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with Sections 311.1.1 through 311.6.

Status: Deficiency Noted

Notes: The front of the property is fenced with no trespassing signs but the gated access and buildings are not secured in any manor from preventing entrance, either by physical force or no force being required to gain entry.

Is the building considered to be an abandoned premises SECTION 311.1.1 Abandoned Premises

Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered to be abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

Status: Undetermined

Notes: Property owner identified through tax records, does currently have a for sale sign in front of property.



Is the premises safeguarded SECTION 311.2 Safeguarding Vacant Premises

Safeguarding vacant premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with Sections 311.2.1 through 311.2.3.

Status: Deficiency Noted

Notes:

Is the premises secured in compliance with SECTION 311.2.1 Security

Security. Exterior and interior openings open to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safe

Status: Deficiency Noted

Notes:

Is the Fire protection maintained in compliance with SECTION 311.2.2 Fire Protection

Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times. Exceptions: 1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard. 2. Where approved by the fire code official, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons. 3. Where approved by the fire code official, fire alarm and sprinkler systems are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where fire areas do not exceed 12,000 square feet (1115 m2); and that do not store motor vehicles or hazardous materials.

Status: Not Applicable - N/A

Notes:

Is the Fire Separation in compliance with SECTION 311.2.3 Fire Separation

Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained. Openings, joints and penetrations in fire-resistance-rated assemblies shall be protected in accordance with Chapter 7.

Status: Undetermined

Notes:

Is the premises in compliance with SECTION 311.3 Removal of combustibles

Persons owning, or in charge or control of a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the International Building Code, where waste is controlled and removed as required by Section 304. 2. Seasonally occupied buildings.

Status: Undetermined

Notes:

Notifications and Referrals

Has the property owner been identified of failure to comply

Name and contact phone number /e-mail/address to whom the documents were delivered

Status: Undetermined

Notes:

Has this premises been referred to the City of Brenham Building and Standards Commission

When was the mater referred to the Building and Standards Commission

Status: Undetermined

Notes:

Has the City of Brenham Building Official been notified of the Unsafe, Vacant, Abandoned, or Substandard building conditions

Who was notified, when was the person notified, and by what means was the person notified.

Status: Deficiency Noted

Notes: Building code official is conducting independent inspections of the location.

Additional Time Spent on Inspection:**Category****Start Date / Time****End Date / Time****Notes:** No Additional time recorded**Total Additional Time: 0 minutes****Inspection Time: 33 minutes****Total Time: 33 minutes****Summary:****Overall Result:** Referred to Building Official as Substandard Building**Inspector Notes:****Inspector:**

Name: Loving, Steven N

Work Phone(s): 979-337-7302

Email(s): sloving@cityofbrenham.org

*Signature*_____
*Date***Representative Signature:**_____
*Signature*_____
Date

ATTACHMENT G - 1308 BRIDGE STREET



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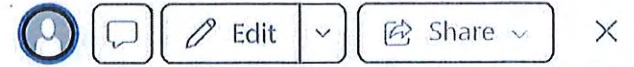


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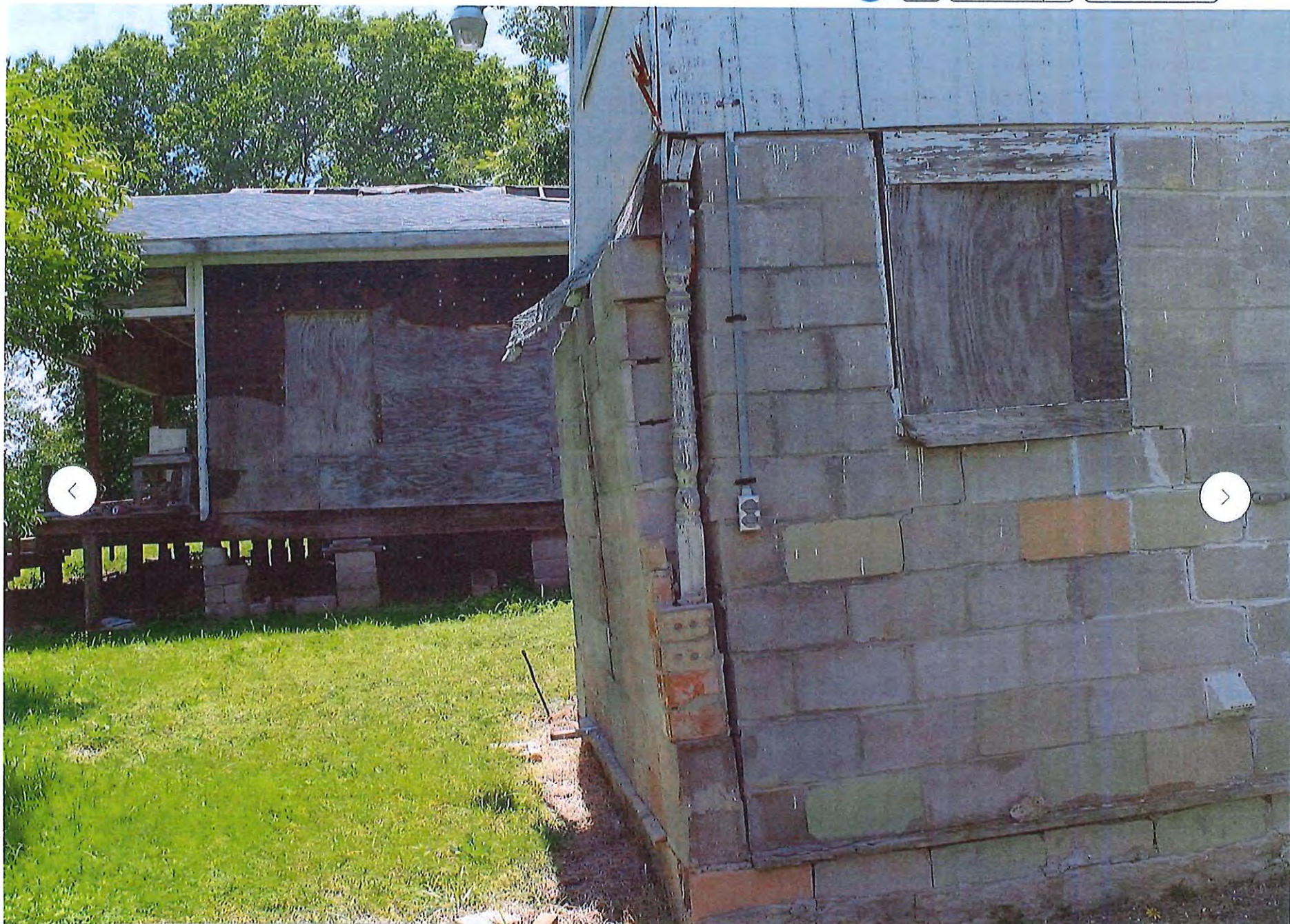
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1308 Bridge Street Admin Warrant Photographs 06.24.25 - OneDrive

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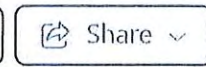
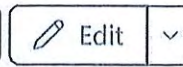
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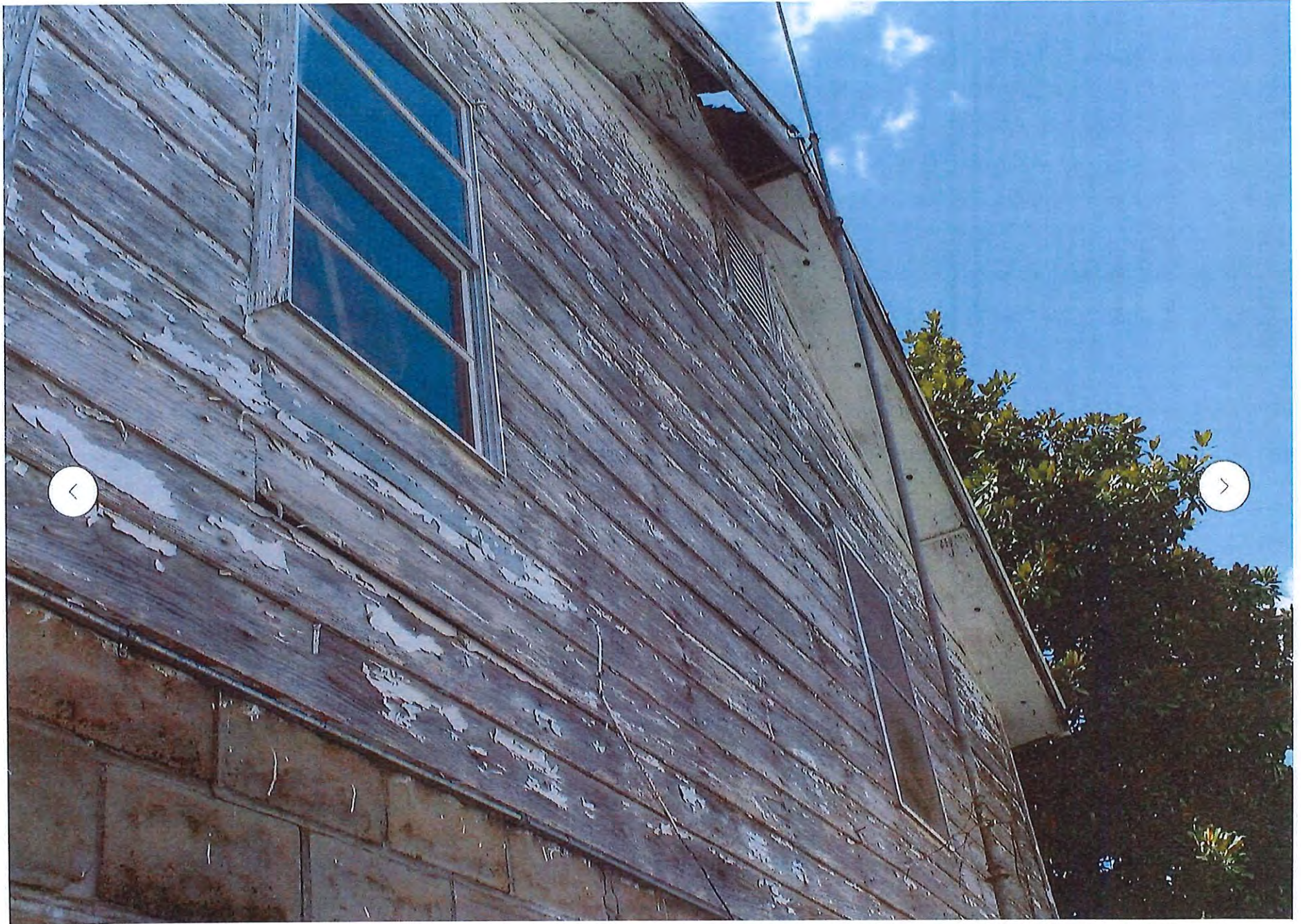


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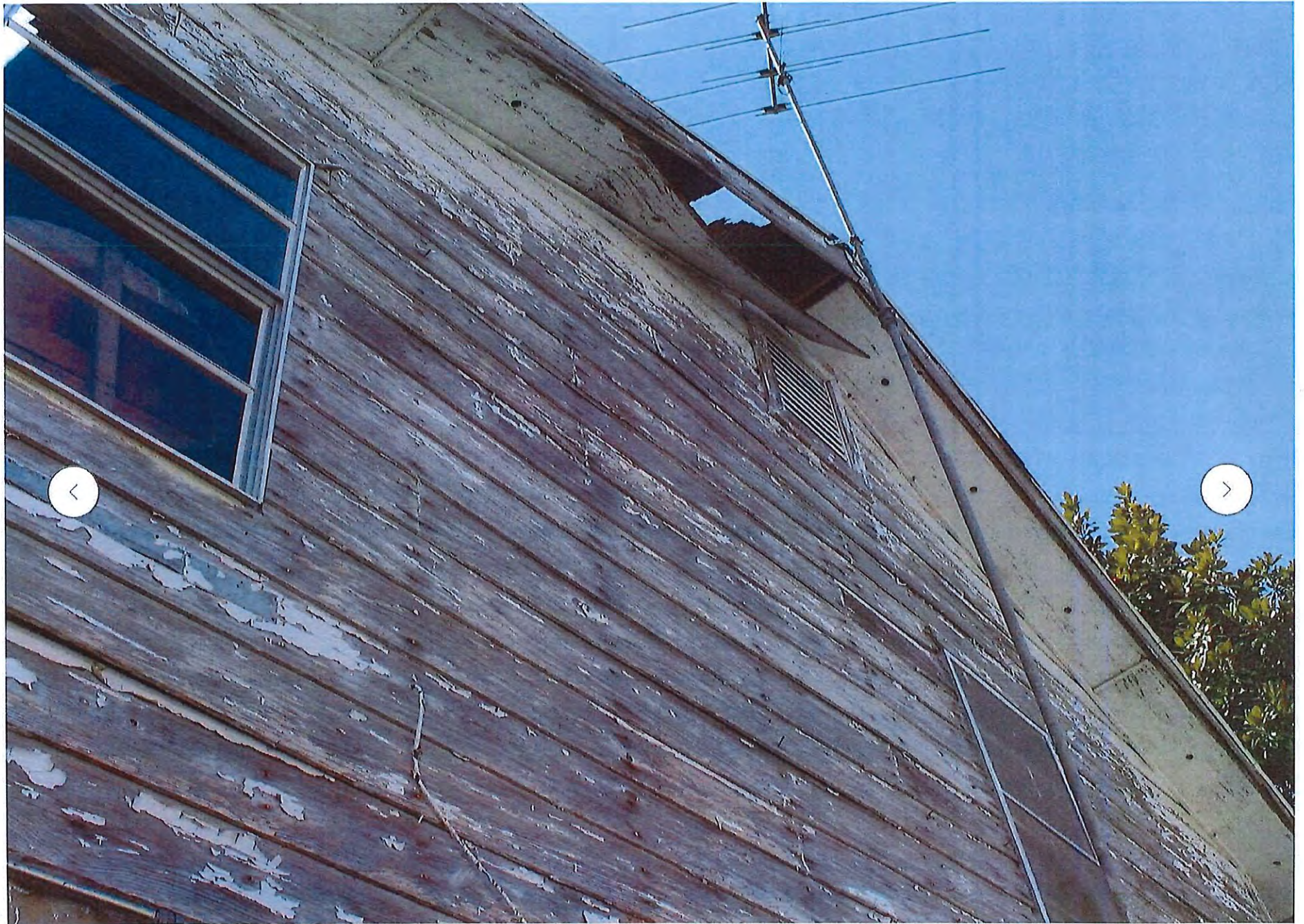
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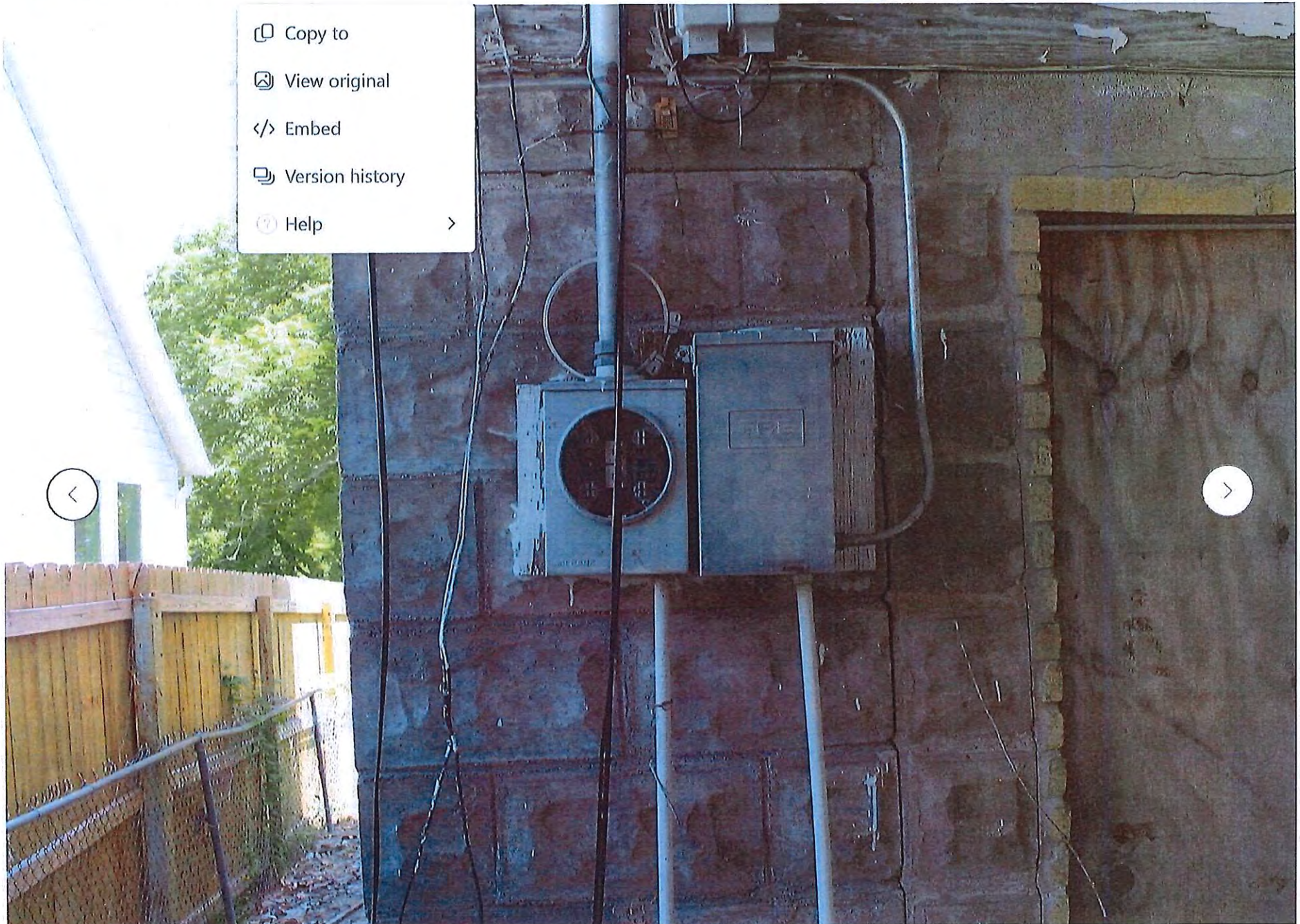


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7/11/25, 5:21 PM

1308 Bridge Street Admin Warrant Photographs 06.24.25 - OneDrive



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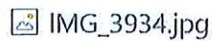



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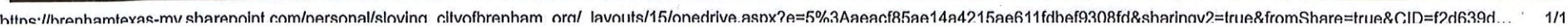




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IN RE:
1308 BRIDGE STREET
BRENHAM, TEXAS

COPY

THE STATE OF TEXAS
CITY OF BRENHAM
WASHINGTON COUNTY

SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS

GREETINGS - to any Fire Marshal, Health Officer, Code Enforcement Official or Building Official of the City of Brenham, Washington County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Brenham, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) (Building Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search 1308 BRIDGE STREET, Brenham, Texas, the suspected place and premises described in said affidavit and to there determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Brenham or the State of Texas, and in particular, to determine the presence of junked motor vehicles, junk and litter in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you may seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3:48 o'clock (a.m.) (p.m.), on this 23rd day of June, 2025 to certify which witness my hand and seal this day.



Judge, Brenham Municipal Court

OFFICER'S RETURN

Came to hand the 24 day of June, 2025 at 9:00 o'clock A.m. and executed on the 24th day of June, 2025 at 3:00 o'clock P.m. by

Aileen Jacobs
(Fire Marshal/Health Officer/Building Official)

ATTACHMENT H - 1308 BRIDGE STREET

Allen Jacobs

From: Allen Jacobs
Sent: Wednesday, August 6, 2025 5:15 PM
To: Donna Guient; Samuel Stone
Cc: Steven Loving; Allen Jacobs; Kim Hodde; Stephanie Doland
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas
Attachments: 20250711172751383.pdf; 20250711165147882.pdf; 20250711165233572.pdf; 20250711172740904.pdf; 20250711170543406.pdf; 20250711170634354.pdf; 20250806160739083.pdf

Ms. Guient,

Thank-You for answering my phone call this evening.

I am glad that you are planning to be at the Public Hearing

If you can provide an action plan with dates and substantial accomplishments prior to the meeting that would be good.

We will be finalizing everything for the Building and Standards Commission on August 11, 2025. We would need any information prior to the meeting and on or before August 11, 2025.

Please do not hesitate to contact my office if you or the owner has any questions.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Wednesday, August 6, 2025 4:56 PM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Steven Loving <sloving@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>; Stephanie Doland <sdoland@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope everyone is doing fine.

If you have an update that would be great.

A Certified Mail Notice was sent to the property Owner on July 22, 2025, for the City of Brenham Building and Standards Commission Public Hearing Notification for the Substandard Buildings/Structures at 1306 Bridge St. and 1308 Bridge St., Brenham, TX.

This notification states: "You are hereby notified that on Thursday, August 21, 2025, at 4:00 P.M. at 200 W. Vulcan Street, in the City Council Chamber on the 2nd Floor of City Hall, a hearing will be held before the Building and Standards Commission to consider the Notice of the Substandard Building of the Building Official regarding the property located and addressed as 1306 Bridge St. & 1308 Bridge St. Brenham, Texas 77833." The last attachment is a copy of this Certified Mail Notice was sent to the property Owner on July 22, 2025.

Please do not hesitate to contact my office if you or the owner has any questions.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs

Sent: Tuesday, July 15, 2025 5:01 PM

To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>

Cc: Steven Loving <sloving@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>

Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Thank you for calling the City of Brenham this afternoon.

Per our telephone conversation today, I am sending you several demolition contractors tht have pulled permits for residential demolition work, at the City of Brenham, within the past year (I went back to December 2024).

Please refer to contact info that I copied from the permit files. (Note: Each contractor has pulled at least one demo permit as noted).

Also, please understand that the City of Brenham does not make contractor recommendations and that you may use any qualified contractor and that you do not have to choose a contractor on this list; and this short list of demolition contractors are in a meaningless random order.

Please let me know if you have any other questions.

Thank-You,

Allen Jacobs | **City of Brenham**
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



Legacy Concrete Works, Brenham, TX.
SSCHULZ@CONCRETESOLUTIONLLC.COM
SKYLAR SCHULZ
979-836-5415 (979) 251-0830 MBL.

JJ DEMOLITION
info@jjdemolition.com
1829 CROMWELL STREET, HOUSTON
BELINDA VALDIVIA
8328849183 8328849183

Priority Demolition and Remediation, LLC
info@prioritydemocompany.com
Dillon Hughes
(936) 825-4004 (936) 672-5175 MBL.

RZ EARTHWORX LLC, Brenham, TX.
ROBERTRUTH1@GMAIL.COM
ROBERT RUTH
7138824746

From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Friday, July 11, 2025 6:04 PM
To: Cc: Steven Loving <sloving@cityofbrenham.org>; Stephanie Doland <sdoland@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Thank You for taking my phone call on Wednesday, 07-09-2025, in reference to the ongoing substandard conditions at 1306 and 1308 Bridge Street, Brenham, Texas. (Also, Thank-You for your phone message yesterday, Thursday, 07-10-2025)

Per our telephone conversation I am forwarding an initial substandard building inspection reports that I conducted when the City of Brenham exercised a search warrant on the property, at each structure/building on June 24, 2025. The Fire Marshal also attended and conducted a report that I can also send (all information will be presented at the scheduled Public Hearing of the Building Standards Commission on August 21, 2025).

The first attachment is the Inspection report for 1306, with two picture attachments following for 1306.

The fourth attachment is the inspection report for 1308, with two picture attachments following for 1308.

The City of Brenham is planning to hold a public hearing with the City of Brenham Building and Standards Commission for each of these structures on August 21, 2025.

The Owner, Mr. Samuel Stone, will be sent notification by certified mail to notify him of this Public Meeting.

Please note: It is always better to have the property owner who has shown and provided a plan for abatement and even better when the plan has been initiated on the ground, prior to this scheduled Public Hearing of the City of Brenham Building and Standards Commission.

You may start the building permit process to abate the substandard conditions; however, to pull the permit and to have results on the ground prior to the scheduled Public Hearing of the City of Brenham Building and Standards Commission is definitely encouraged.

Please refer to the City of Brenham Building Permitting online portal (Accela) system at the following link: (please hold the Ctrl tab on your keyboard when clicking link) cityofbrenham.online/dev-permits

It is the City of Brenham's Goal to abate substandard issues as soon as possible, and to work with responsive property owners as much as possible, with realistic expectations to achieve the substandard abatement goal in a timely manner. This will prevent other extensive measures of abatement by the City of Brenham Building and Standards Commission. If requested; the City of Brenham, Building Official and Fire Marshal, are available to conduct onsite inspections with the Owner, (Owner's Representative(s)). Please contact us and we will schedule a time to meet on the property if you would like. However, time is of the essence to prevent more extensive measures to abate these substandard conditions.

Please do not hesitate to contact my office if you have any questions. I will be your contact for the City of Brenham, and I will try to assist you as much as possible. Email correspondence is always appreciated, and I will try my best to answer your phone calls or return any phone messages as soon as possible (time is of the essence). I look forward to hearing back from you.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Thursday, June 5, 2025 1:16 PM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I will be sending a notice out for these two substandard buildings.

If you have an update, that would be helpful.

Please let me know if you do or do not have an update.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Wednesday, April 30, 2025 8:24 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I'll be going in my meeting soon.

Any update?

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Tuesday, April 29, 2025 11:41 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

My update meeting was changed to 8AM tomorrow morning.

Wednesday, April 30th Morning; and I need to let the City of Brenham Department of Development Services know the status of the demo project on Bridge Street.

I appreciate your assistance and phone call yesterday.

I know y'all have had a lot of unplanned events and I appreciate everyone's continued efforts to abate the safety concerns on the property.

Any update, for my meeting tomorrow morning, on the status of the demolition permits for these two substandard buildings will be greatly appreciated.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:38 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>; Sarah Hill <SHill@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Per our telephone conversation, please see below.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Sarah Hill <SHill@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:36 AM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Cc: David Doelitsch <DDoelitsch@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Legacy Concrete Works
979-836-5415

Thank you,

Sarah Hill
Permitting Coordinator
Development Services
City of Brenham
979-337-7220

Please use the link below to access our online permit portal.
cityofbrenham.online/dev-permits

Help us improve our services by providing feedback. [Please click to take our 2-minute customer satisfaction survey.](#)

From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:33 AM
To: Sarah Hill <SHill@cityofbrenham.org>
Cc: David Doelitsch <DDoelitsch@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: FW: Bridge Street Substandard Buildings, Brenham Texas

Sarah,

Do you have the Contractor's Name and phone number for the house that was demoed on Ewing St. last week?

This person would like me to provide for them.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Monday, April 28, 2025 11:23 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope y'all are doing fine.

Thank-You for your email update on April 16th.

I have a meeting tomorrow, Tuesday, April 29th; and I need to let the City of Brenham Department of Development Services know the status of the demo project on Bridge Street.

An update on the status of the demolition permits for these two substandard buildings will be greatly appreciated.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Donna Guient <ddguient@gmail.com>
Sent: Wednesday, April 16, 2025 4:24 PM
To: Allen Jacobs <AJacobs@cityofbrenham.org>; Samuel Stone <jazimine@aol.com>
Subject: Re: Bridge Street Substandard Buildings, Brenham Texas

Hello Mr. Jacobs,

Thank you so much for reaching out to us again. I was out of the country last week on vacation. I was able to speak with Mr. Stone today and he informed me that he has been undergoing medical treatment and has a medical procedure tomorrow. He had planned on being here by mid-March but has not been able to make it due to extended testing and procedure delays.

I'm expecting a quote back from Edwards Construction by Friday of this week. Mr. Stone also informed me that he has a nephew in Brenham that is helping to identify demolition contractors there. He still plans to get here as soon as he's able to handle this directly.

I hope that this information is helpful and hope to have more details soon.

Very kind regards,

DONNA GUIENT | REALTOR®

Sales and Marketing Consultant

Walzel Properties, LLC

Direct: (713) 291-3435

Email: ddguient@gmail.com

From: Allen Jacobs <AJacobs@cityofbrenham.org>

Sent: Monday, April 14, 2025 9:05 AM

To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>

Cc: Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope y'all are doing fine.

Please give me an update on the status of the demolition permits for these two substandard buildings.

In the previous email you mentioned that in Mid-March that there would be an update.

I have been told to make substandard building public hearing recommendations for the Brenham Building and Standards Commission.

I would like to have an Owner's update on the property.

I appreciate your help. Your assistance is appreciated.

Any information you can provide will be good for my update and may avoid having to take the property to a Public Hearing at the Brenham Building and Standards Commission.

Thank-You,

Allen Jacobs | City of Brenham

City of Brenham Building Official

Direct : 979-337-7214

Email: ajacobs@cityofbrenham.org



From: Allen Jacobs
Sent: Thursday, April 3, 2025 10:46 AM
To: Donna Guient <ddguient@gmail.com>; Samuel Stone <jazimine@aol.com>
Cc: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

I hope y'all are doing fine.

Please give me an update on the status of the demolition permits for these two substandard buildings.

In the previous email you mentioned that in Mid-March that there would be an update.

I actually have a meeting today (after lunch) with the Building and Standards Commission. I would like to give the Commission an Owner's update on the property; in lieu of telling the Commission that we have not heard back yet on the status of the substandard structures.

I appreciate your help. Your assistance is appreciated.

Any information you can provide will be good for my update and may avoid having to take the property to a Public Hearing at the Brenham Building and Standards Commission.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Donna Guient <ddguient@gmail.com>
Sent: Wednesday, February 26, 2025 11:15 AM
To: Allen Jacobs <AJacobs@cityofbrenham.org>; Samuel Stone <jazimine@aol.com>
Subject: Re: Bridge Street Substandard Buildings, Brenham Texas

Good morning Mr. Jacobs,

I hope that all is well with you! Relative to our recent phone conversation, I have spoken with my client, Mr. Stone. We are in the process of obtaining quotes from contractors/developers on the demolition and development of the aforementioned property.

Mr. Stone has doctor's appointments in California next month and is unable to come down to Texas until Mid-March. If we do not have an accepted sales contract on the property by that time, he will move

forward with the next steps. Prior to any demolition, he plans to walk through the structures to salvage anything of sentimental value. Mr. Stone will require that all utility caps remain intact during demolition.

We will keep you informed with updates on our progress.

Very kind regards,

DONNA GUIENT | REALTOR®
Sales and Marketing Consultant
Walzel Properties, LLC
Direct: (713) 291-3435
Email: ddguient@gmail.com

From: Allen Jacobs <AJacobs@cityofbrenham.org>
Sent: Tuesday, February 25, 2025 10:48 AM
To: Samuel Stone <jazimine@aol.com>
Cc: Donna Guient <ddguient@gmail.com>; Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: RE: Bridge Street Substandard Buildings, Brenham Texas

Ms. Guient,

Please give me an update on the status of the demolition permits for these two substandard buildings.

I have a meeting tomorrow morning, and I need to inform the City of Brenham Development Services Department of the status of the Owner's plans to abate the substandard buildings.

Any information you can provide will be good for my update and may avoid having to take the property to a Public Hearing at the Brenham Building and Standards Commission.

Your timely assistance is appreciated.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org



From: Samuel Stone <jazimine@aol.com>
Sent: Tuesday, December 10, 2024 4:19 PM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Cc: Donna Guient <ddguient@gmail.com>
Subject: Re: Bridge Street Substandard Buildings, Brenham Texas

Mr. Allen,

How much would it cost me for a permit to DEMO if this turnout to be the route that I decided to take if the property doesn't sale? So, either I sale or renovate the property March 2025!

There are Gas & Water Caps on the properties of 1306 & 1308 Bridge Street that I want to stay in place!

How much does it cost to install utilities on property?

Now, if I want a company to come and rebuild on the property, what all would I need and how much will it cost for permits if required for anything? If there's anything that I didn't asked, that I need to know, please inform me or my Realtor, Mrs. Donna Guient and please keep her informed and in this loop with all concerning this property!

I have also informed you that I wouldn't be able to provide you anything in ten days because I'm out of town at this time and will not return until March 2025!

Please provide me and Ms Donna with pictures of the substandard conditions of the property and what you require to bring this property to standard conditions for the city of Brenham?

Samuel James Stone, Jr.
858 539-3101
jazimine@aol.com

On Tuesday, December 10, 2024 at 01:28:54 PM PST, Allen Jacobs <ajacobs@cityofbrenham.org> wrote:

Mr. Samuel Stone,

Per the Certified Mail Notices that were sent to the attention of the referenced property owner.

Please provide a proposed plan that we can review to resolve the substandard conditions at the referenced property.

The plan will have to be reviewed by the City of Brenham.

Please provide within ten calendar days.

Thank-You,

Allen Jacobs | City of Brenham
City of Brenham Building Official

Direct : 979-337-7214

Email: ajacobs@cityofbrenham.org



ATTACHMENT I - 1308 BRIDGE STREET



CITY OF BRENHAM NOTICE OF SUBSTANDARD BUILDING PUBLIC HEARING

JULY 22, 2025

Certified Mail Receipt No. 7022 1670 0002 1370 7438

Owner: Samuel J. Stone
PO Box 721316
San Diego, CA 92172

REFERENCE: City of Brenham Building and Standards Commission Public Hearing Notification for Substandard Buildings/Structures at 1306 Bridge St. and 1308 Bridge St., Brenham, TX 77833

Dear Mr. Samuel J. Stone:


According to the Real Property Records of Washington County, you own or claim an interest in the real property located at 1306 Bridge St. and 1308 Bridge St., Brenham, Texas 77833. This property having the legal description as: Carlton, N.J. Lot 5 (this single lot having the two structures as individually addressed 1306 & 1308 Bridge St.). If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property and stating the name and last known address of the person who acquired the property or an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10th day after the date that you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to TEX. LOCAL GOV'T CODE ANN. § 54.005, as amended, that you own or claim an interest in the property described in this notice, even if you do not.

You are hereby notified that on **Thursday, August 21, 2025, at 4:00 P.M. at 200 W. Vulcan Street, in the City Council Chambers on the 2nd Floor of City Hall**, a hearing will be held before the Building and Standards Commission to consider the Notice of Substandard Building of the Building Official regarding the property located and addressed as 1306 Bridge St. & 1308 Bridge St., Brenham, Texas 77833. You may choose to be represented by legal counsel. You may present evidence and will be given an opportunity to cross-examine all witnesses. You may request the issuance of subpoenas to compel witnesses to appear and for the production of other supporting data or documentation by filing a written request therefor with the Building and Standards Commission. A copy of the Rules of Procedure governing the hearing may be obtained from the Building Official.

The buildings/structures located on the property described above have been declared a substandard building/structure by the City of Brenham Building Official. Enclosed are copies of the Substandard Structure Reports and Fire Marshal Inspection Reports that detail the conditions determined to have rendered each structure a substandard building/structure. To remedy the substandard buildings/structures, the deficiencies noted in the Substandard Structure Reports must be corrected. Please contact our office to obtain the proper permits before conducting any demolition work or construction to abate each of the building/structure deficiencies.

The City of Brenham appreciates your cooperation in resolving this problem. Please contact me if you have any questions pertaining to this matter; I may be reached at 979-337-7220 or ajacobs@cityofbrenham.org

SIGNED this 22nd day of July.


Allen Jacobs
Building Official
City of Brenham
979-337-7220
ajacobs@cityofbrenham.org

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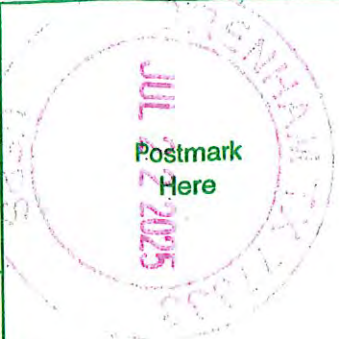
See Reverse for Instructions

7022 1670 0000 1370 7438

Samuel J. Stone

P.O. Box 721316

San Diego, CA 92172



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