

Building Board of Appeals Agenda

Aurora City Hall

2 W. Pleasant Street

Aurora MO 65605

November 1, 2022 6:00PM

1. Roll Call

Vice Chairman Jeff Heller

Board Member David White

Board Member Richard Werner

Board Member Eddie Breeding

Board Member Logan Gilbert

2. Call To Order

3. Approval Of Session Minutes

3.I. 6:00 PM Approval Of Minutes From Meeting Held July 9, 2020

Documents:

[COVER SHEET AGENDA ITEM MINUTES FROM MEETING HELD JULY 9, 2020.PDF](#)
[7.9.2020- DRAFT.PDF](#)

4. New Business

4.I. 6:00 PM Appointment Of Chairman To Building Board Of Appeals

Documents:

[COVER SHEET AGENDA ITEM ELECT CHAIRMAN TO BBOA.PDF](#)

4.II. 6:00 PM Appointment Of Vice Chairman To Building Board Of Appeals

Documents:

[COVER SHEET AGENDA ITEM ELECT VICE CHAIRMAN TO BBOA.PDF](#)

4.III. Public Hearing - 100 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM BBOA 100 N MCNATT.PDF
PROPERTY REPORT CARD 100 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
100 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.IV. Public Hearing - 102 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM BBOA 102 N MCNATT.PDF
PROPERTY REPORT CARD 102 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
102 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.V. Public Hearing - 104 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 104 N MCNATT.PDF
PROPERTY REPORT CARD 104 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
104 MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
PROOF OF MAILING 2.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.VI. Public Hearing - 106 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 106 N MCNATT.PDF
PROPERTY REPORT CARD 106 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
106 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF

NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.VII. Public Hearing - 108 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 108 N MCNATT.PDF
PROPERTY REPORT CARD 108 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
108 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.VIII. Public Hearing - 110 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 110 N MCNATT.PDF
PROPERTY REPORT CARD 110 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
110 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF
FLOOD MAP.PDF

4.IX. Public Hearing - 112 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 112 N MCNATT.PDF
PROPERTY REPORT CARD 112 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
112 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.X. Public Hearing - 114 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 114 N MCNATT.PDF

PROPERTY REPORT CARD 114 N MCNATT.PDF
FIELD INSPECTION FORM.PDF
114 N MCNATT PICTURES.PDF
100-114 N MCNATT BLDG ASSESSMENT 03 14 2022.PDF
CERTIFIED VIOLATION LETTER].PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF
FLOOD MAP.PDF

4.XI. Public Hearing - 11 W Cofield Street

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM BBOA 11 W COFIELD.PDF
REPORT CARD.PDF
FIELD INSPECTION FORM.PDF
11 W COFIELD PICTURES.PDF
CERTIFIED VIOLATION LETTER.PDF
RETURN RECEIPT MAILING.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.XII. Public Hearing - 219 W Church Street

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 219 W CHURCH.PDF
REPORT CARD.PDF
FIELD INSPECTION FORM.PDF
219 W CHURCH PICTURES.PDF
VIOLATION LETTER.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.XIII. Public Hearing - 307/309 S Madison Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 307-309 S MADISON.PDF
PROPERTY REPORT CARD.PDF
FIELD INSPECTION FORM.PDF
307-309 S MADISON PICTURES.PDF
307-309 S MADISON BLDG ASSESSMENT 11 12 2019.PDF
CERTIFIED NUISANCE LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.XIV. Public Hearing - 325 N McNatt Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 325 N MCNATT.PDF
REPORT CARD.PDF
FIELD INSPECTION FORM.PDF
325 MCNATT PICTURES.PDF
VIOLATION LETTER.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

4.XV. Public Hearing - 401 W Springfield Street

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 401 W SPRINGFIELD.PDF
REPORT CARD.PDF
FIELD INSPECTION FORM.PDF
401 W SPRINGFIELD PICTURES.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF
FLOOD MAP.PDF

4.XVI. Public Hearing - 603 S Washington Avenue

Documents:

ATTACHMENT LIST.PDF
COVER SHEET AGENDA ITEM 603 S WASHINGTON.PDF
REPORT CARD.PDF
FIELD INSPECTION FORM.PDF
603 S WASHINGTON PICTURES.PDF
CERTIFIED NUISANCE LETTER.PDF
RETURN RECEIPT.PDF
PROOF OF MAILING.PDF
NEWSPAPER NOTICE.PDF
BBOA NOTICE TO OWNER AND POI.PDF

5. Public Comment/Discussion

6. Adjournment

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

**AURORA BUILDING BOARD OF APPEALS
MINUTES**

**REGULAR SESSION
AURORA CITY HALL, COUNCIL CHAMBERS
Tuesday, July 9, 2020 at 6:30 PM**

I. Call to order: Chairman Ellis called the meeting to order at 6:31 p.m.

Roll Call:	Chairman:	Craig Ellis (May 2023)
	Vice Chairman:	Brandon Brashears (May 2022)
	Board Member:	Richard Werner (May 2022)
	Board Member:	David White (May 2021)
	Board Member:	Jeff Heller (May 2023)
	Secretary:	Crystal Abbott

Vice Chairman Brashears and Board Member Werner were absent. Quorum satisfied.

II. Approval of Minutes

A. Approval of Minutes from Regular Session August 28, 2019.

Board Member Heller moved to approve the minutes from the regular session held August 28, 2019. Board member White seconded the motion. Motion passed with all members voting aye.

III. Old Business

None.

IV. New Business

A. **Discussion / 121 W Pleasant Street Aurora, MO 65605**

Owner: MMSD, LLC, C/O Mickey Pritchard

Board member White moved to open the public hearing time noted 6:41 p.m. Board member Heller seconded the motion. Motion passed with the following board members voting aye:

AYES: Ellis, Heller, White

NAYES: 0

Chairman Ellis opened by describing the structure at 121 W Pleasant. The structure looks acceptable from the outside but has considerable code violations inside the home. The structure has been unsecured for an extended period of time and there are no functional utilities to the structure. A generator has been viewed being used at the property. Owner, Mickey Pritchard is present and explains there have been no utilities at his rentals for 2 years due to problems he is having with the electric company. City Manager Holmes advises it is against city code to occupy a residence without utilities. Board Member Heller expresses concern for no running water or smoke alarm. Chairman Ellis addresses there are open visible wires posing a fire and electrical hazard. Staff recommends an order to vacate all people from the premises, secure the structure and make needed repairs. Structure to be immediately vacated, followed by permit being obtained with the planning and zoning office within 30 days. Structure must pass inspection in all areas before occupancy will be allowed. Chairman Ellis asks Mr. Pritchard is he understands what he is to do. Mr. Pritchard replies, "No problem". Chairman Ellis advises if there is not adequate progress that the City of Aurora will remedy nuisance violations, including boarding up structure and abating trash and any exterior code violations. City Manager Holmes emphasizes that the home needs vacated and will remain vacant until all repairs are made, utilities are present and it has passed inspection by the Building Official. Board Member White instructs homeowner to secure the home. Chairman Ellis advises that anyone that enters the premises without proper reason will be trespassing and Police Department shall be notified. Manager Holmes adds that these orders include both the main structure and the building in the back of the property. Homeowner agrees to obtain permit within 30 days.

Chairman Ellis moved to close the public hearing time noted 7:01 p.m. Board member White seconded the motion. Motion passed with the following board members voting aye:
AYES: Ellis, Heller, White
NAYES: 0

Chairman Ellis addressed Finding of Fact regarding the topic property with the board finding the following. The board finds itself in agreement with the Building Inspector. The structure is not in dilapidated condition. It does not appear that required repairs would exceed the economic value of the property. The building inspector was allowed adequate access to the structure for inspection. The structure is unsafe and/or a threat to the public health and safety. The structure is a visible detriment and/or nuisance to the community. The structure currently is not in a condition to be occupied.

MOTION

Board member White moved to uphold the Building Official's decision to vacate and repair and move forward with the property owner pulling a permit within 30 days and making at least 50 percent substantial progress as judged by the Building Official within the six (6) month permit period. Board member Heller seconded the motion. Motion passed with the following board members voting aye:

AYES: Ellis, Heller, White
NAYES: 0

V. Adjournment

Board member White moved to adjourn the meeting time noted 7:08 p.m. Board member Heller seconded the motion. Motion passed with all members voting aye.

APPROVED:

Craig Ellis, Chairman

ATTEST:

Crystal Abbott, Secretary

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner & Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041011000

Owner Name: DAL TRUST

Situs Address: 100 N MC NATT

Mail To Address: 17 E OLIVE ST

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-5836

Section: 12

Township: 26

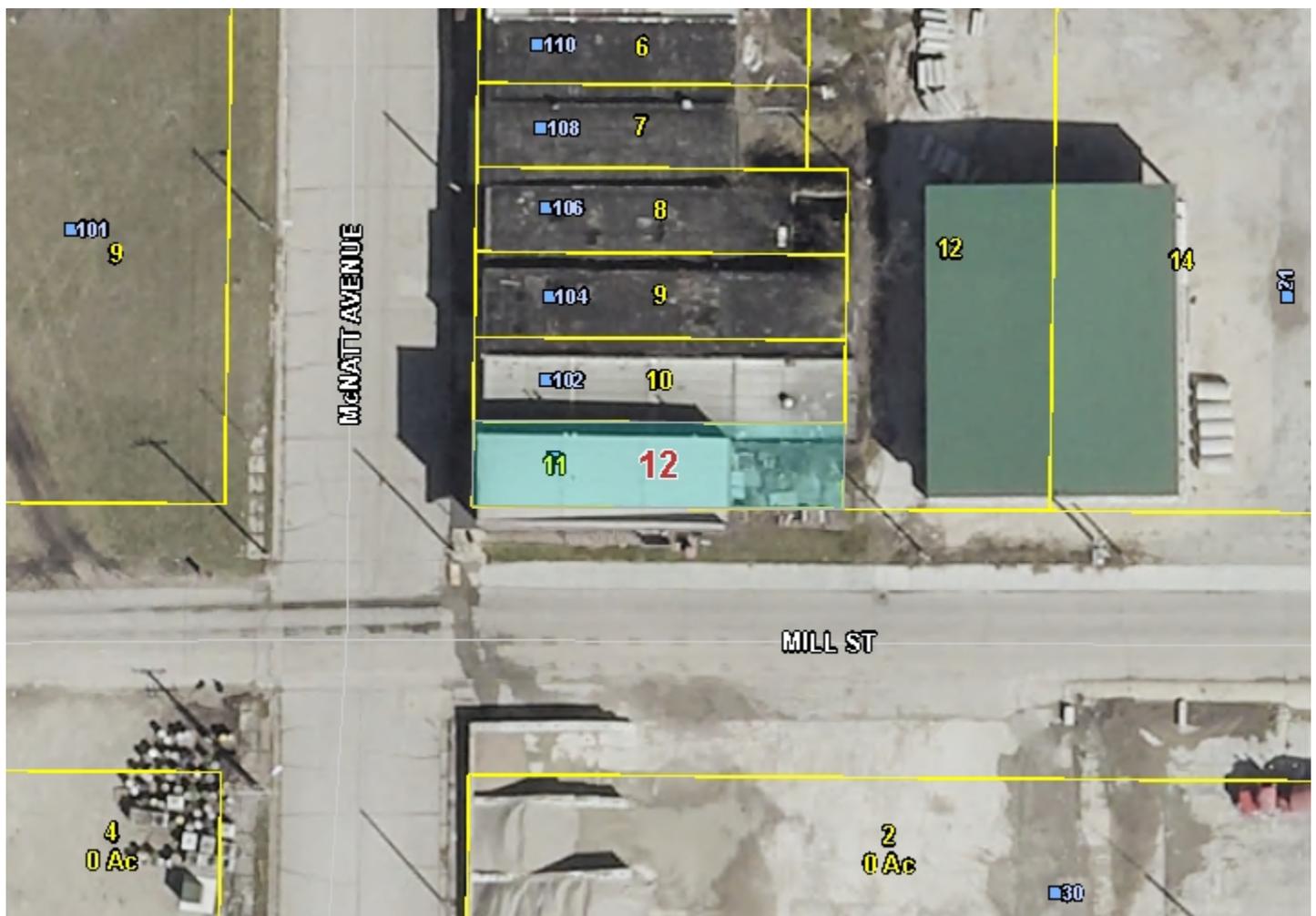
Range: 26

Date Acquired: 2021-09-23

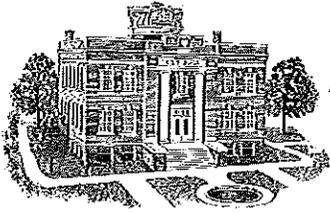
Land Assessed: 320

Total Assessed Including Land: 2520

Legal Description: MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN - AURORA



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 100 N. McNatt Ave, Aurora Mo 65605

Owner/Occupant: Dennis Lawrence Phone #: 417-229-0965

Owner Address : 17 E Olive Street, Aurora Mo 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Southside of Building - Telephone wire / - Unsecure/Unsafe for entry. Neighboring structures collapsed. Separation + gaps in exterior. Structural gap has increased since adjacent structural collapse. Tenants account of experience during collapse indicates structural damage to floor joists + uplift of floor. Supported by visual inspection of exterior brick + walls.

Pass _____ Rejected _____

Re-Inspect Date _____

Carrie Howlett
Building Inspector

10/10/22
Date/Time

100 N McNatt



100 N McNatt



100 N McNatt



100 N McNatt





100 N McNatt



100 N McNatt



100 N McNatt





Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.

Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 100 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: DAL Trust, C/O Dennis Lawrence
Owner's Address: 17 E Olive Street, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett

Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Dennis Lawrence</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p><i>DAL Trust c/o Dennis Lawrence</i> <i>17 E Olive St.</i> <i>Aurora mo 65605</i></p>	<p>B. Received by (Printed Name) <i>Dennis Lawrence</i> C. Date of Delivery <i>3/9/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 5683 9346 1452 84</p>	<p>3. Service Type</p> <p><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"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Registered Mail (over \$500)</p>
<p>7020 1290 0000 3512 0309</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <i>2.05</i>
<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	\$ <i>.53</i>
Total Postage and Fees	\$ <i>(7.33)</i>
Sent To	<i>DAL Trust, c/o Dennis Lawrence</i>
Street and Apt. No., or PO Box No.	<i>17 E Olive Street</i>
City, State, ZIP+4®	<i>Aurora mo 65605</i>

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

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<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	\$.57	
Total Postage and Fees:	\$ 7.82	
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City, State, ZIP+4®	Aurora MO 65605	



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PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **DAL Trust** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **100 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **100 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11
NORTH AURORA ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner & Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041010000

Owner Name: HUNT, JONATHAN A

Situs Address: 102 N MC NATT

Mail To Address: 20512 FARM ROAD 2012

Mail To Address 2:

Mail To City State Zip: CRANE MO 65633

Database Acres: 0

Book/Page: 0398-0126

Section: 12

Township: 26

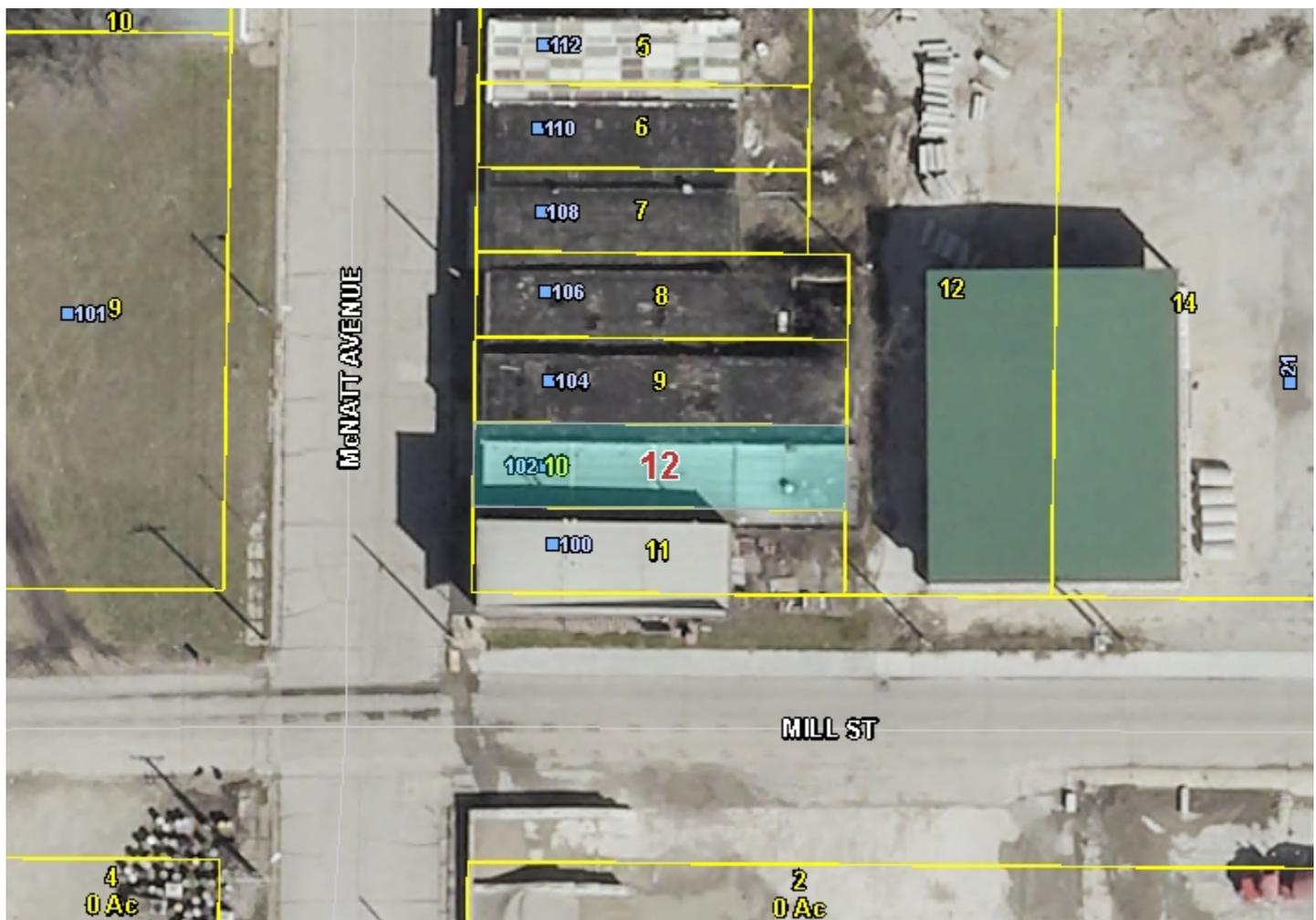
Range: 26

Date Acquired: 2002-07-02

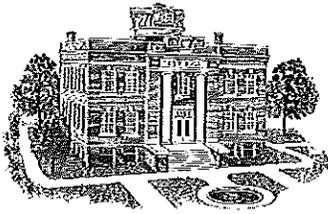
Land Assessed: 320

Total Assessed Including Land: 1310

Legal Description: MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN - AURORA



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.



City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 102 N. McNatt Ave, Aurora MO 65605

Owner/Occupant: Jonathan Hunt Phone #: 417-229-0191

Owner Address : 20512 FR 2012 Crane MO 65633

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Structural collapse, unsafe for entry.

Pass _____ Rejected _____
Carrie Howlett
Building Inspector

Re-Inspect Date _____
10/10/22
Date/Time









102 N McNatt





Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.

Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 102 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Jonathan A Hunt
Owner's Address: 20512 Farm Road 2012, Crane MO 65633

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

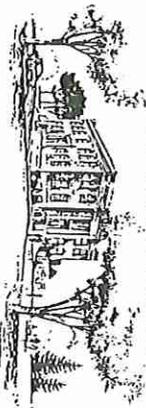
1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director

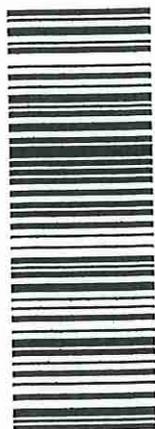


CITY OF AURORA

2 West Pleasant Street
P.O. Box 30
Aurora, MO 65605

2.28
3.5
3.2.15

CERTIFIED MAIL



7020 1290 0000 3512 0316



quadratic
CORRECTION
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\$007.33 9
02/24/2022 ZIP 65605
043M31217542

US POSTAGE

Jonathan A Hunt
20512 Farm Road 2012
Crane MO 65633



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UNABLE TO FORWARD
BC: 65605003030 *2560-66671-25-47

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Domestic Mail Only

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

OFFICIAL USE

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Return Receipt (hardcopy) \$ 3.00

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.53

Total Postage and Fees \$ 7.33

Sent To Jonathan A Hunt

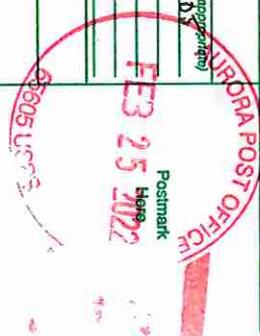
Street and Apt. No., or P.O. Box No. 20512 Farm Road 2012

City, State, ZIP+4® Crane MO 65633

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

See Reverse for Instructions

7020 1290 0000 3512 0316



City of Aurora, Missouri

This is a request for public records under the Missouri Sunshine Law, Chapter 610, revised Statutes of Missouri.

Name: Jonathan Hunt

Address: _____

Phone: _____

Signature: [Signature] Date: 3/3/2022

Records to have copied: Please provide specific description of record(s) to have copied; include record titles and dates, as well as the names of the city agencies or departments which produced or hold the record(s)

Requested Record	Number of copies requested
1. <u>Dangerous + Unsafe Structure Letter</u>	<u>1</u>
2. <u>Certified Mailing ticket</u>	<u>1</u>
3. _____	_____
4. _____	_____
5. _____	_____

Charges: A charge for providing copies of public records is authorized by state law and has been established by the city governing body. These charges are to compensate the city for the actual costs incurred in honoring your request.

The charge to you for preparation and copy(s) of the record(s) that you request is \$ _____.

Time of Request: Date 3/3/22 Time 2:30 pm Time Provided: Date 3/3/22 Time 2:30 pm

Staff Time Involved: _____ Hours & _____ Minutes
Copy Charge: \$ _____ Additional Expense: \$ No charge
Total Charge: \$ _____ Paid _____ Receipt # _____

Carrie Howlett
City Employee & Title

417-229-0191

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Domestic Mail Only

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OFFICIAL USE

7020 1290 0000 3512 2266

Certified Mail Fee	\$ 3.28
Extra Services & Fees (check box and fill in amount)	
<input type="checkbox"/> Return Receipt (hard copy)	\$
<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	\$
Total Postage & Fees	\$

Postmark
Here

Sent To Jonathan Hunt
Street and Apt. No., or PO Box No. 20512 FR 2012
City, State, ZIP+4® Crane mo 65633

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Jonathan A Hunt** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **102 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **102 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG
BLK 11 NORTH AURORA ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Carrie Howlett".

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) and Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041009000

Owner Name: PENNINGTON, REBECCA M

Situs Address: 104 N MC NATT

Mail To Address: % CHARLES BAHN

Mail To Address 2: 804 MC NATT AVE

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0342-0978

Section: 12

Township: 26

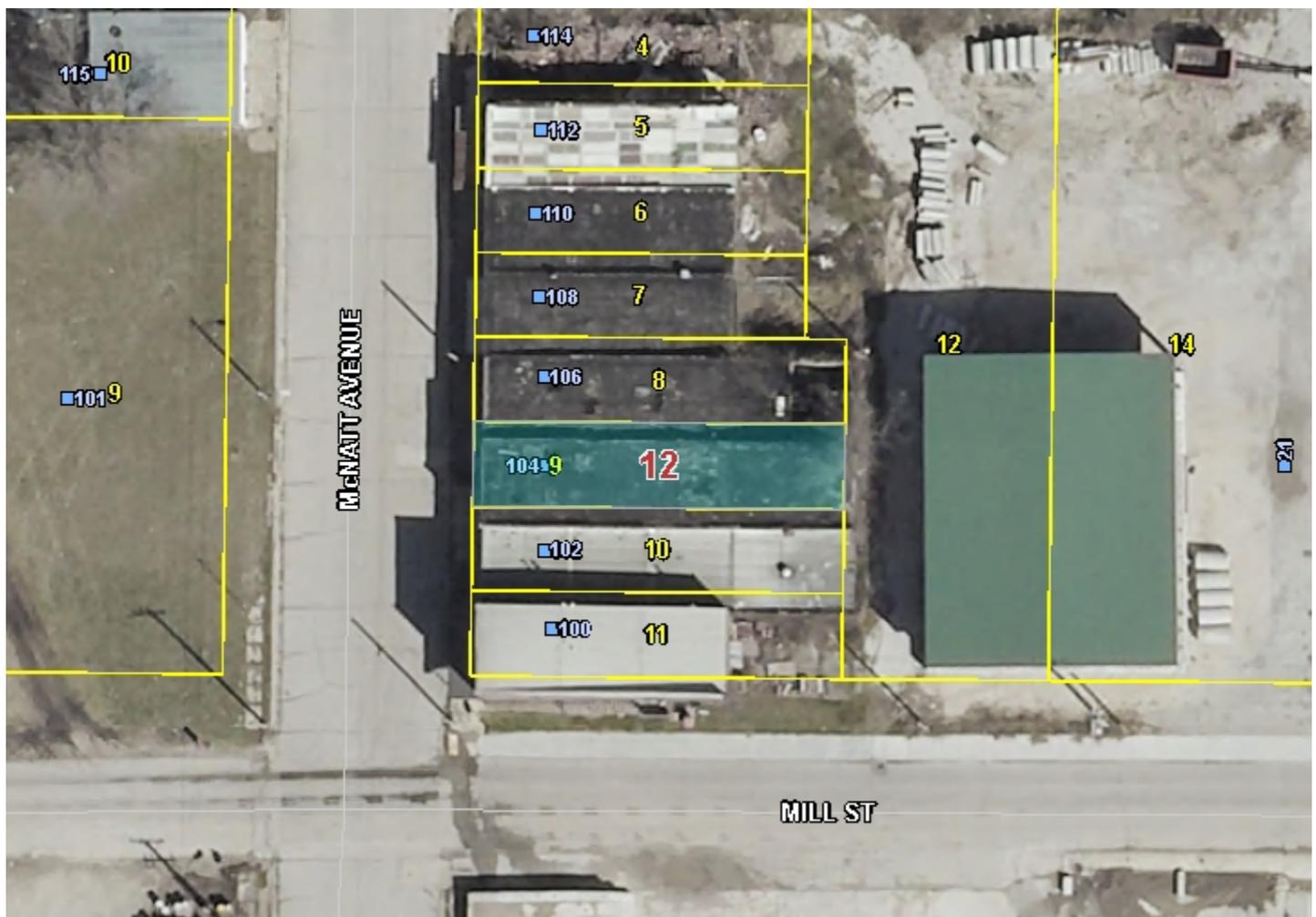
Range: 26

Date Acquired: 1992-07-01

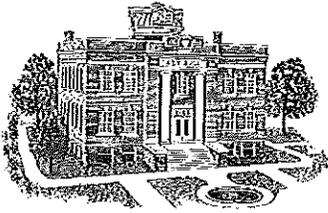
Land Assessed: 320

Total Assessed Including Land: 1180

Legal Description: MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN - AURORA



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.



City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 104 N. McNatt Ave, Aurora MO 65605

Owner/Occupant: Rebecca Pennington c/o Charles Bahn Phone #: _____

Owner Address : 804 N McNatt Ave, Aurora MO 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Structural collapse. Unsafe for entry.

Pass _____ Rejected _____
Carrie Howlett
Building Inspector

Re-Inspect Date _____
10/10/22
Date/Time

104 N McNatt



104 N McNatt











Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.
Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 104 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Rebecca M Pennington, C/O Charles Bahn
Owner's Address: 804 N McNatt Avenue, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
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 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,


Carrie Howlett
Community Development Director

CITY OF AURORA



2 West Pleasant Street
P.O. Box 30
Aurora, MO 65605

7020 1290 0000 3512 0323

CERTIFIED MAIL



quadrant
CORRECTION
IMI
\$007.33
02/24/2022 ZIP 65605
043M31217542



Ret 3/11
2/28

Rebecca M Pennington
C/O Charles Bahn
804 N McNatt Ave
Aurora MO 65605

NIXIE 641 DE 1 0003/15/22
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 65605003030 *2560-00870-25-47

65605 > 0030
656051002 0000

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 \$ 3.75

Extra Services & Fees (check box, add fee as appropriate)

Premium Receipt (hardcopy) \$ 3.00

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.53

Total Postage and Fees \$ 7.33

Sent To Rebecca M Pennington, c/o Charles Bahn

Street and Apt. No. for PO Box No. 804 N McNatt Ave

City, State, ZIP+4 Aurora MO 65605



Postmark
FEB 25 2022

7020 1290 0000 0621 0323

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>														
<p>1. Article Addressed to:</p> <p>Rebecca Pennington - maples 297 E Brown St Verona mo 65769</p>  <p>9590 9402 5683 9346 1336 94</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>														
<p>7020 1290 0000 3512 2280</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<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"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Mail Restricted Delivery (over \$500)	
<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"/> Return Receipt for Merchandise														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Mail Restricted Delivery (over \$500)															
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>															

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<p>Certified Mail Fee \$ <u>4.06</u></p> <p>Extra Services Fees (check box; add fee as appropriate)</p> <p><input checked="" type="checkbox"/> Return Receipt (hard copy) \$ <u>2.00</u></p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$ <u>2.00</u></p> <p>Total Postage \$ <u>7.06</u></p>	<p>Postmark Here</p> 
<p>Sent To <u>Rebecca Pennington - maples</u></p> <p>Street and Apt. No., or PO Box No. <u>297 E Brown St</u></p> <p>City, State, ZIP+4® <u>Verona mo 65769</u></p>	<p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>

7020 1290 0000 3512 2280

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

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

OFFICIAL USE

7020 1290 0000 3512 2273

Certified Mail Fee
\$ 4.00

Extra Services & Fees (check box, add to postage)

- Return Receipt (hard copy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage
\$.57

Total Postage and Fees
\$ 7.82



Postmark
Here

Sender
Rebecca Pennington C/o Charles Bahn
Street and Apt. No., or P.O. Box No.
804 N. McNat
City, State, ZIP+4®
Aurora mo 65605

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Rebecca M Pennington** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **104 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **104 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11
NORTH AURORA ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Carrie Howlett".

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) and Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041008000

Owner Name: DAL TRUST

Situs Address: 106 N MC NATT

Mail To Address: 17 E OLIVE

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-5838

Section: 12

Township: 26

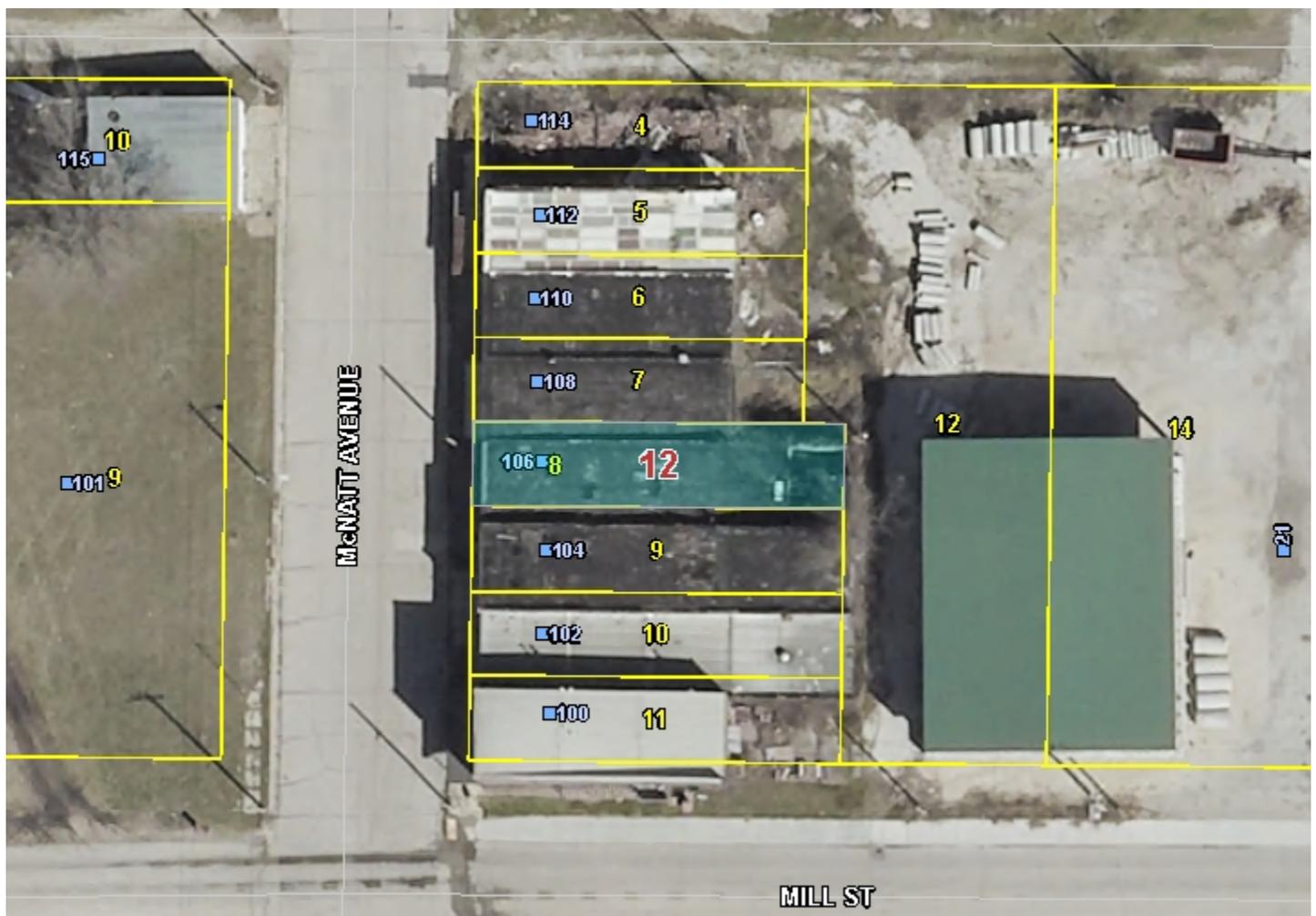
Range: 26

Date Acquired: 2021-09-23

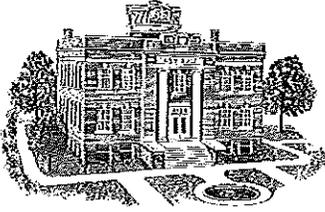
Land Assessed: 320

Total Assessed Including Land: 990

Legal Description: MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.



City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 106 N. McNatt Ave, Aurora MO 65605

Owner/Occupant: Dennis Lawrence Phone #: 417-229-0965

Owner Address : 17 E olive St, Aurora MO 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Structural integrity questionable due to adjacent shared wall structure collapse. Un safe for entry. Deterioration visible rear of structure - unsecured. Open to elements.

Pass _____ Rejected _____
Carrie Howlett
Building Inspector

Re-Inspect Date _____
10/10/22
Date/Time

106 N McNatt



106 N McNatt







Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.

Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 106 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: DAL Trust, C/O Dennis Lawrence
Owner's Address: 17 E Olive Street, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
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 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAL Trust
 c/o Dennis Lawrence
 17 E Olive Street
 Aurora, MO 65605



9590 9402 5683 9346 1450 55

2. Article Number (Transfer from service label)

7020 1290 0000 3512 0354

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Dennis Lawrence Addressee

B. Received by (Printed Name) C. Date of Delivery
 Dennis Lawrence 3/9/22

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$.53
 Total Postage and Fees \$ 7.33



Sent To
 DAL Trust, c/o Dennis Lawrence
 Street and Apt. No., or PO Box No.
 17 E Olive Street
 City, State, ZIP+4®
 Aurora, MO 65605

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

See Reverse for Instructions

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 5.25	
<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	\$.57
Total Postage and Fees :	\$ 7.82

Sent To	DAL Trust, Lawrence
Street and Apt. No., or PO Box No.	17 E Olive St
City, State, ZIP+4®	Aurora MO 65605

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
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SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
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CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
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- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
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MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
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AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **DAL Trust** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **106 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **106 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN -
AURORA, THEN S20.56' E90' N20.56' W90' TO BEG

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) and Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041007000

Owner Name: DAL TRUST

Situs Address: 108 N MC NATT

Mail To Address: 17 E OLIVE ST

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-5838

Section: 12

Township: 26

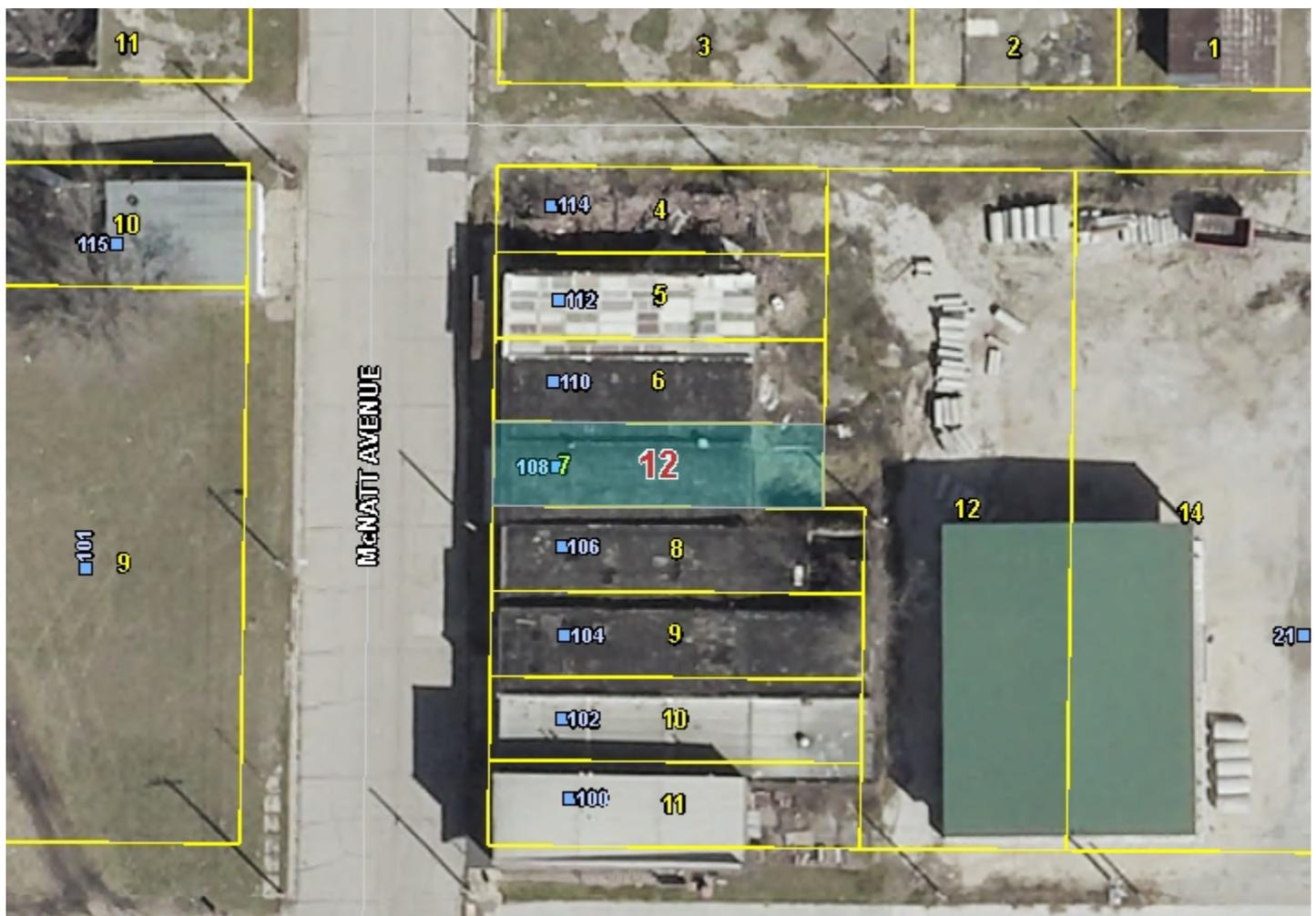
Range: 26

Date Acquired: 2021-09-23

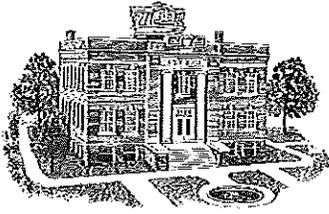
Land Assessed: 320

Total Assessed Including Land: 860

Legal Description: MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 108 N McNath Ave, Aurora MO 65605

Owner/Occupant: Dennis Lawrence Phone #: 417-229-0965

Owner Address : 17 E Olive St, Aurora MO 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Structural integrity questionable due to adjacent shared wall structure(s). Unsafe for entry.
Deterioration visible exterior. Overgrowth blocking rear point of entry.

Pass _____ Rejected _____
Carrie Howlett
 Building Inspector

Re-Inspect Date _____
10/10/22
 Date/Time

108 N McNatt



108 N McNatt









Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

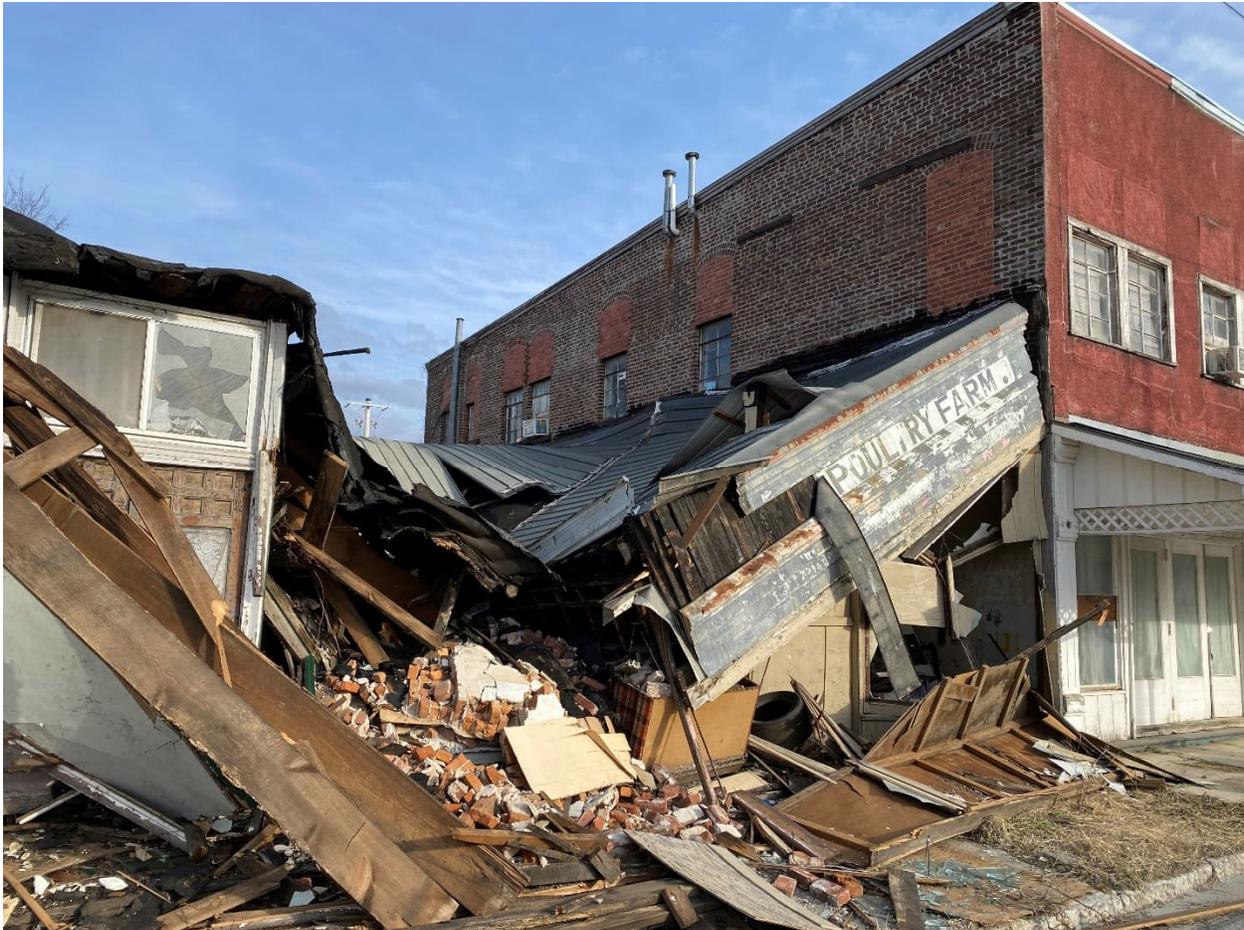
Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.

Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 108 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: DAL Trust, C/O Dennis Lawrence
Owner's Address: 17 E Olive Street, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>X</i> <i>Dennis Lawrence</i></p>																
<p>1. Article Addressed to:</p> <p><i>DAL Trust, c/o Dennis Lawrence</i></p> <p><i>17 E Olive St</i></p> <p><i>Aurora, MO 65605</i></p>  <p>9590 9402 5683 9346 1453 76</p>	<p>B. Received by (Printed Name) <i>Dennis Lawrence</i></p> <p>C. Date of Delivery <i>3/9/22</i></p>																
<p>2. Article Number (Transfer from service label)</p> <p><i>7020 1290 0000 3512 0361</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> red Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> red Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<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"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> red Mail		<input type="checkbox"/> red Mail Restricted Delivery (over \$500)	
<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																
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<input type="checkbox"/> red Mail Restricted Delivery (over \$500)																	
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Certified Mail Fee	\$ <i>3.75</i>
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <i>3.05</i>
<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	\$ <i>.53</i>
Total Postage and Fees	\$ <i>4.33</i>



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Sent To *DAL Trust, c/o Dennis Lawrence*

Street and Apt. No., or PO Box No. *17 E Olive Street*

City, State, ZIP+4® *Aurora, MO 65605*

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

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September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **DAL Trust** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **108 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **108 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA
ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) and Parties of Interest
10. Flood Map

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041006000

Owner Name: HUSE, LEONARD SR ET AL

Situs Address: 110 N MC NATT

Mail To Address: 25 E SUMMIT

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0448-5865

Section: 12

Township: 26

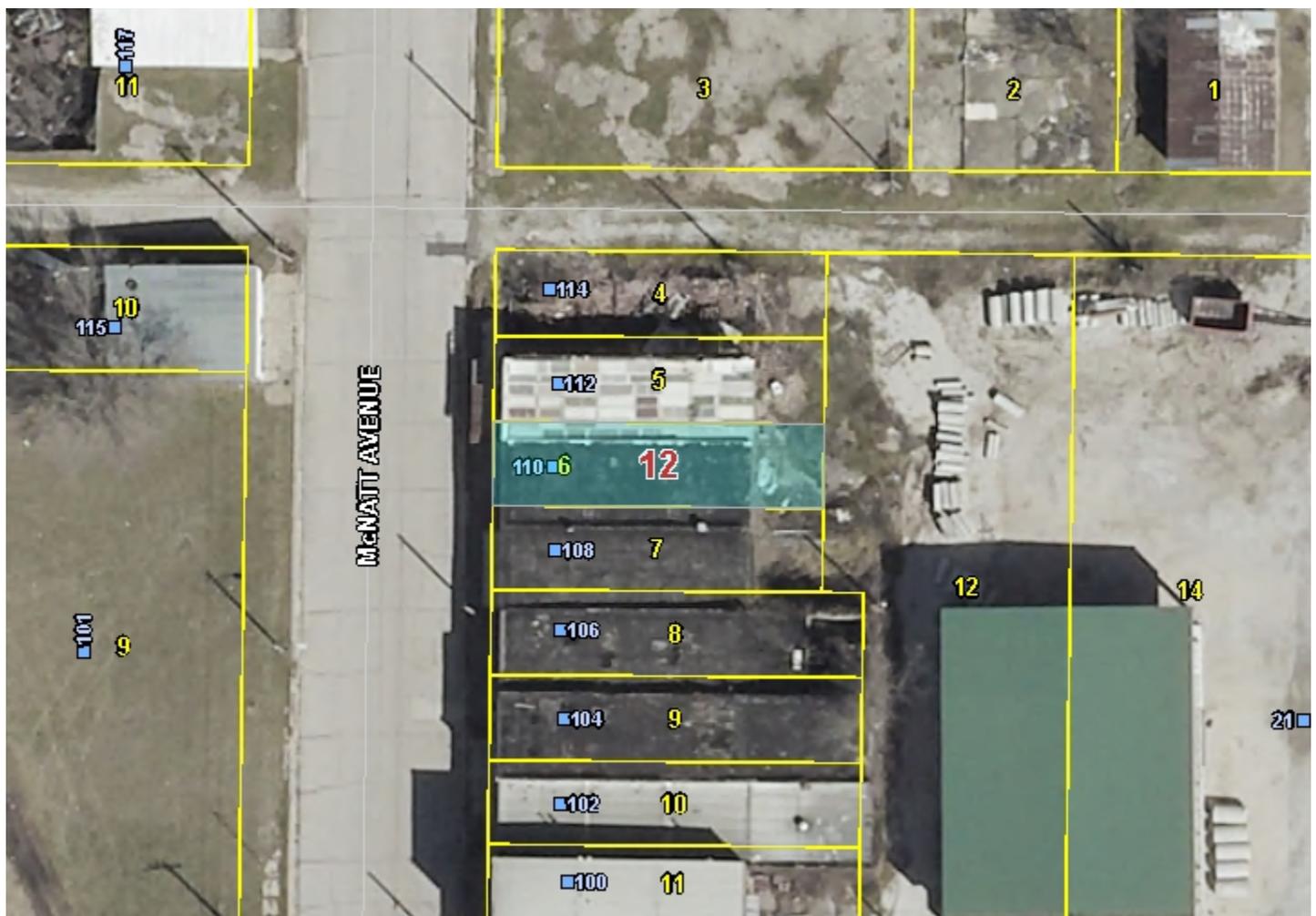
Range: 26

Date Acquired: 2012-12-27

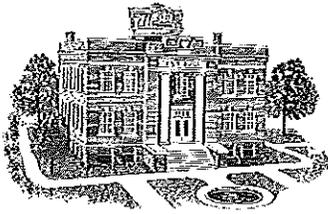
Land Assessed: 320

Total Assessed Including Land: 900

Legal Description: MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.



City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22 Permit #: NA

Address of Construction: 110 N McNatt Ave, Aurora MO 65605

Owner/Occupant: Leonard Huse Sr, ET AL Phone #: 417-440-4381

Owner Address : 25 E Summit St, Aurora MO 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Structural integrity questionable due to adjacent shared wall structure(s). Unsafe for entry.
Deterioration visible exterior rear; separation of brick/structure. Open to elements; unsecured.

Pass _____ Rejected _____

Carrie Howlett

Building Inspector

Re-Inspect Date _____

10/10/22

Date/Time

110 N McNatt



110 N McNatt





Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.

Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: **110 N McNatt Avenue, Aurora MO 65605**
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Leonard Huse Sr, Et Al
Owner's Address: 25 E Summit Street, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,


Carrie Howlett
Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Leonard Huse, Sr ET AL 25 E Summit St Aurora MO 65605</p>  <p>9590 9402 5683 9346 1452 53</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>7020 1290 0000 3512 0330</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise <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"/> Signature Confirmation Restricted Delivery</p>

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.65
<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	\$ 1.53
Total Postage and Fees	\$ 7.33

Sent To: Leonard Huse Sr, ET AL.
Street and Apt. No., or PO Box No.: 25 E. Summit Street
City, State, ZIP+4®: Aurora MO 65605

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



7020 1290 0000 3512 0330

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Leonard Huse, Sr, Et AL 25 E Summit Aurora mo 65605</p>  <p>9590 9402 5683 9346 1336 87</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 If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>7020 1290 0000 3512 2297</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature 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"/> Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

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

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

OFFICIAL USE

<p>7020 1290 0000 3512 2297</p> <p>Certified Mail Fee \$ 4.00</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input checked="" type="checkbox"/> Return Receipt (hard copy)</p> <p><input type="checkbox"/> Return Receipt (electronic)</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p>Postage \$ 3.80</p> <p>Total Postage and Fee \$ 7.80</p> <p>Sent To Leonard Huse Sr ET AL</p> <p>Street and Apt. No., or PO Box No. 25 E Summit</p> <p>City, State, ZIP+4® Aurora mo 65605</p>	<p style="text-align: center;">Postmark Here</p>  <p style="text-align: center;">USPS</p>
---	---

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

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P.O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Leonard Huse Sr, Et Al** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **110 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **110 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA
ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Carrie Howlett".

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Lawrence County, MO



Legend

- Road
 - All Other Roads
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Address Point
- Parcel
- Corporate Limit Line
- Section
- ▬ County Boundary
- LOMRs
- River Mile Markers
- Cross-Sections
- ~ Base Flood Elevations
- || Levees
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan
 - Area with Reduced Risk Due to Lev



1 in. = 7ft.



Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) and Parties of Interest
10. Flood Map

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041005000

Owner Name: GRANT, TOM

Situs Address: 112 N MC NATT

Mail To Address: 1155 BIRCHWOOD DR

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0389-0557

Section: 12

Township: 26

Range: 26

Date Acquired: 2001-03-12

Land Assessed: 320

Total Assessed Including Land: 1060

Legal Description: MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: N/A

Address of Construction: 112 N. Mcnatt Ave, Aurora MO 65605

Owner/Occupant: Tom Grant Phone #: _____

Owner Address : 1155 Birchwood Dr, Aurora MO 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Structural damage/deterioration noted all sides of building. Unsecure; open to the elements. Adjacent building total loss from structure fire. Exterior walls shifting; continuing to separate.

Pass _____ Rejected _____

Re-Inspect Date _____

Carrie Howlett
Building Inspector

10/10/22
Date/Time

112 N McNatt









112 N McNatt







Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.
Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 112 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Tom Grant
Owner's Address: 1155 Birchwood Dr, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

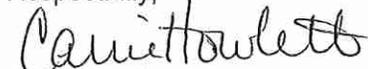
If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett

Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Tom Grant 1155 Birchwood Dr Aurora mo 65605</p>  <p>9590 9402 5683 9346 1452 46</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7020 1290 0000 3512 0347</p>	<p>3. Service Type <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"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature 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"/> Collect on Delivery Restricted Delivery (Mail Restricted Delivery (500))</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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	\$ 3.75
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<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	\$.53
Total Postage and Fees	\$ 7.33



Sent To	Tom Grant
Street and Apt. No., or PO box No.	1155 Birchwood Dr.
City, State, ZIP+4®	Aurora mo 65605

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

7020 1290 0000 3512 0347

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee X	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Tom Grant 1155 Birchwood Drive Aurora mo 65605  9590 9402 5683 9346 1336 70		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from)		3. Service Type	
7020 1290 0000 3512 2303		<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"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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	\$ 4.00
Extra Services & Fees (Box add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hard copy)	
<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	\$ 3.82
Total Postage and Fees	\$ 7.82
Sent To	Tom Grant
Street and Apt. No., or PO Box No.	1155 Birchwood Drive
City, State, ZIP+4®	Aurora mo 65605
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 3512 2303



2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Tom Grant** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **112 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **112 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10'
S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Carrie Howlett".

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment Report
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) and Parties in Interest
10. Flood Map

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001041004000

Owner Name: DAL TRUST

Situs Address: 114 N MC NATT

Mail To Address: 17 E OLIVE ST

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-5838

Section: 12

Township: 26

Range: 26

Date Acquired: 2021-09-23

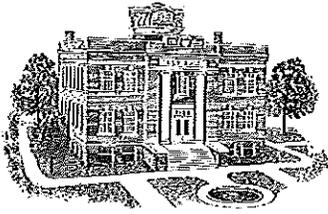
Land Assessed: 190

Total Assessed Including Land: 190

Legal Description: MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction:

114 N. McNatt Ave, Aurora MO 65605

Owner/Occupant:

Dennis Lawrence Phone #: 417-229-0965

Owner Address :

17 E Olive St, Aurora MO 65605

Contractor:

_____ Phone #: _____

Contractor Address:

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes:

Total loss - structure fire. Improper cleanup.

Pass _____

Rejected _____

Re-Inspect Date _____

Carrie Howlett
Building Inspector

10/10/22
Date/Time

114 N McNatt



114 N McNatt



114 N McNatt





10/10/2022
10:03



Structural Assessment of Collapsed Building

Date of Observation: March 10, 2022

Location: Building Collapse
102 McNatt Avenue
Aurora, MO 65605



Picture 1

Overview: The buildings 102 and 104 have collapsed in the front. Building 100 is still standing and was used as a rental apartment and was occupied during the collapse. No injuries were reported. The city has barricaded the half of E. Mill St. and Mc Natt Ave. and have blocked the entrance to building 100 for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Carrie Howlett, Community Development Director

Present During Observation:

Michael Atkinson, P.E. of Allgeier, Martin and Associates Inc.

Alec McDonald, E.I. of Allgeier, Martin and Associates Inc.

Information provided by Carrie Howlett, before the observation was taken into consideration in the preparation of this report.



Picture 2 – Looking SE at 102 & 104

Observations and Discussions: It is our understanding that 102 and 104 collapsed sometime during the evening hours of Tuesday, February 16th, 2022. During the on-site inspection on Thursday March 10th, one of the tenants of the second story of 100 told us that he was flung out of bed during the collapse. He also reported that he had to walk up a slight incline to reach the north wall of his apartment. The tenant's account of his experience is consistent with the collapse of the adjacent building where the failure of the joints would pivot in the wall thereby causing an uplift in the north edge of the floor in 100 McNatt. This is also consistent with the wider gap seen in the flashing (Picture 11) at the north end of the front wall. Because this wall has been pushed upward, any continuation of load transfer in the wall is disrupted and would no longer be considered stable. The wall standing between 100 and 102 seems to have bowed and is lifting

2nd story of 100 up. It appears some of the boards were burned in 102. The back of half of the party wall between 102 and 104 was still standing but is no longer straight or plumb.

As shown in the photographs, the condition of the buildings has deteriorated significantly resulting in structural stability. The bricks in the back wall of 100 McNatt are dislocated and the arches are flattened, settled, and partially collapsed resulting in further structural instability.

Building Construction: The structural composition system of 102, 104 and 106 generally consists of unreinforced, grouted stacked brick walls integrated with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photographs. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 102 and 104 contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system.

Recommendations:

Due to the advanced deterioration and lack of maintenance of the buildings and the structural instability caused by the collapse of 102 and 104, it is the recommendation of this office that all buildings between and including Lots 4 through 11, (Address 100 through 114 McNatt Avenue), be demolished as soon as possible for public health and safety. This is the most economical option investigated.

Observation, Assessment, and Report: Alec McDonald, E.I. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment consisting of Pages 1-8 for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. It should be noted that this report is based on visual observations with limited mechanical techniques and there is no claim, either stated or implied, that all conditions were observed. Allgeier Martin reserves the right to amend this report if additional evidence or information is revealed.

Sincerely,

ALLGEIER MARTIN and ASSOCIATES, INC.



Alec McDonald E.I.



Michael Atkinson P.E.
Vice President

Attachments Pg 4-8



Picture 3 – Party Wall between 102/104



Picture 4 – Burnt boards in 102



Picture 5 – Backside of Unit 100 1st floor



Picture 6 – Back of Unit 100 2nd floor



Picture 7 – Looking Northeast Towards the front of Lots 4-8



Picture 8 – Looking South Towards the back of Lots 4-8



Picture 9 – Back side of Lot 5



Picture 10 – Back side of Lot 7



Picture 11 – Front of Unit 100, 2nd Floor Flashing

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: February 17, 2022
Property Address: 114 N McNatt Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: DAL Trust, C/O Dennis Lawrence
Owner's Address: 17 E Olive Street, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

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The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

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3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 3/3/2022.

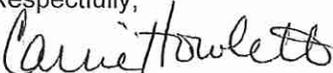
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 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32. Thank you for your prompt attention and assistance in this matter.

Respectfully,


Carrie Howlett
Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Dennis Lawrence</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: DAL Trust, C/O Dennis Lawrence 17E Olive St. Aurora, MO 65605</p>	<p>B. Received by (Printed Name) <i>Dennis Lawrence</i> C. Date of Delivery <i>3/9/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 7020 1290 0000 3512 0378</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<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"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

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OFFICIAL USE

Certified Mail Fee **3.75**

Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.05
<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 \$ **.53**

Total Postage and Fees \$ **7.33**

Sent To *DAL Trust, C/O Dennis Lawrence*
Street and Apt. No., or PO Box No. *17 E Olive Street*
City, State, ZIP+4® *Aurora, MO 65605*

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

AURORA, MO OFFICE
 FEB 27 2022
 65605 USPS

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Certified Mail Fee	\$ 4.00	
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<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	\$.57
Total Postage and Fees :	\$ 7.82

Sent To	DAL Trust, Lawrence
Street and Apt. No., or PO Box No.	17 E Olive St
City, State, ZIP+4®	Aurora MO 65605

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **DAL Trust** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **114 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **114 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11
NORTH AURORA ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

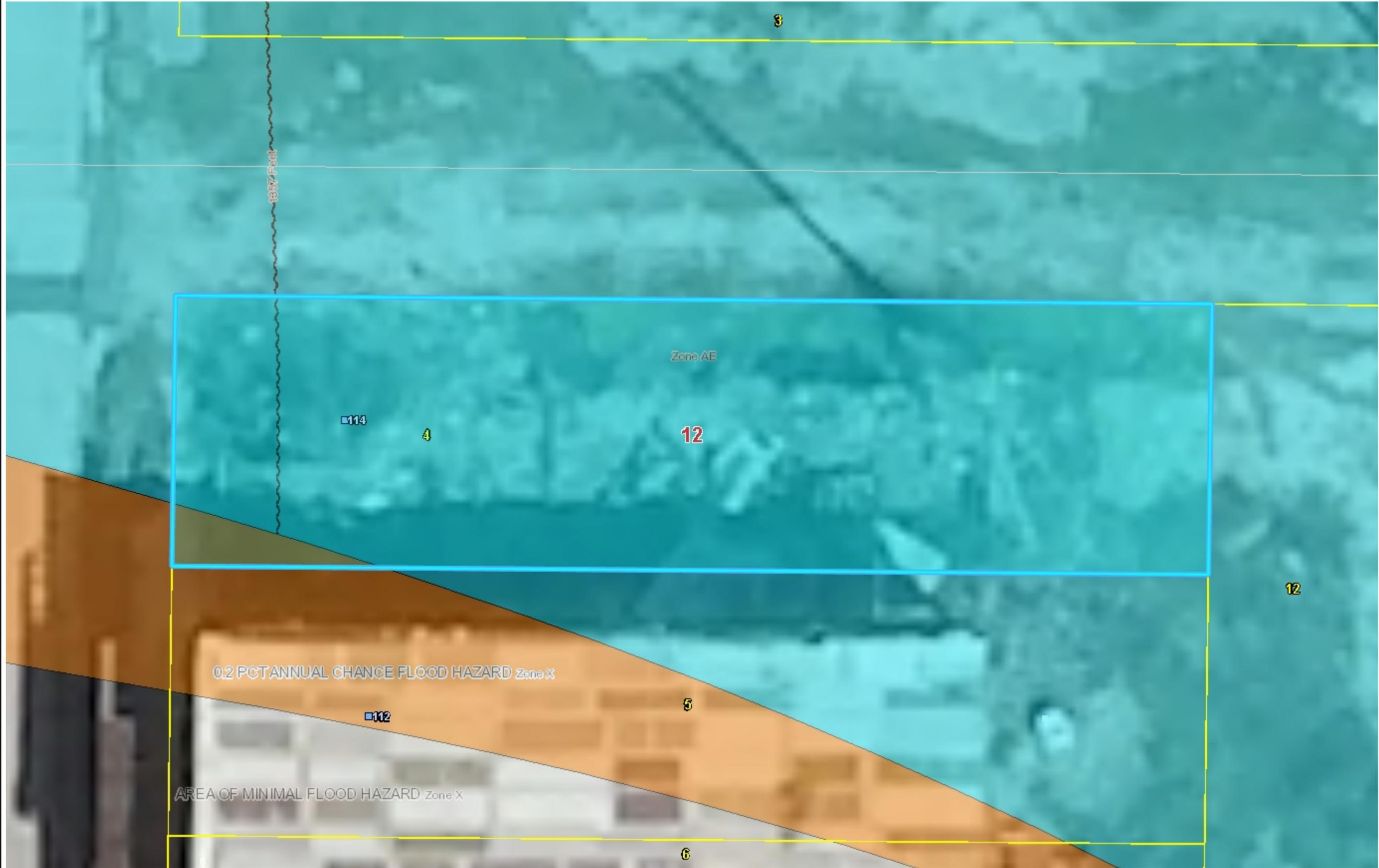
Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Lawrence County, MO



Legend

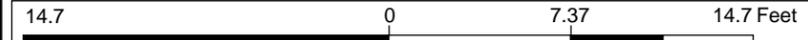
- Road
 - All Other Roads
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Address Point
- Parcel
- Corporate Limit Line
- Section
- ▭ County Boundary
- LOMRs
- River Mile Markers
- Cross-Sections
- ~ Base Flood Elevations
- || Levees
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan
 - Area with Reduced Risk Due to Lev



1 in. = 7ft.



Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Violation Letter
6. Return Receipt/Proof of Mailing
7. Notice of Public Hearing
8. Notice to Owner(s) and Parties of Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001030006000

Owner Name: MC MICHAEL, DAVID & SHARON

Situs Address: 11 W COFIELD

Mail To Address: 15876 SE ST RT CC

Mail To Address 2:

Mail To City State Zip: FAUCETT MO 64448

Database Acres: 0

Book/Page: 0455-2548

Section: 12

Township: 26

Range: 26

Date Acquired: 2019-06-10

Land Assessed: 990

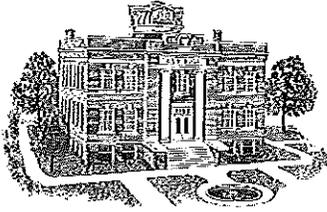
Total Assessed Including Land: 1730

Legal Description: COFIELD ST., W., 11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA

9-19-22
-ca



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.



City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 11 W. cotfield St, Aurora MO 65605

Owner/Occupant: David + Sharon McMichael Phone #: _____

Owner Address : 15876 SE ST RT CC, Faucett MO 64448

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: 1-Accessory Structure /Southside of Structure: Phone Cable
Open to elements; holes in roof; soffit + fascia deteriorated;
Not secured
Interior: subfloor rotten/missing; ceiling water damaged +
missing; possible fire damage; electrical issues.

Pass _____ Rejected _____
Carrie Howlett
 Building Inspector

Re-Inspect Date _____
10/10/22
 Date/Time

11 W Cofield (Pictures taken 10/10/2022)



11 W Cofield (Pictures taken 10/10/2022)



11 W Cofield (Pictures taken 10/10/2022)



11 W Cofield (Pictures taken 10/10/2022)



11 W Cofield (Pictures taken 10/10/2022)



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11 W Cofield (Pictures taken 10/10/2022)



11 W Cofield (Pictures taken 10/10/2022)



CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO.65605
PH. 417-678-5121 ext31
FAX.417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: September 14, 2022
Property Address: **11 W Cofield Street, Aurora MO 65605**
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: David & Sharon McMichael
Owner's Address: 15876 SE State Route CC, Faucett MO 64448

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 10/3/2022.

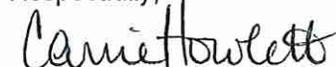
If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. **A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.**
 - b. **A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.**

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 310. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director

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- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

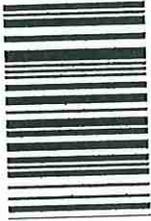
Postage .57

Total Postage and Fees \$ 7.82

Sent to David + Sharon McMichael
 Street and Apt. No., or P.O. Box No. 15876 State Route CC
 City, State, ZIP+4® Parvate, mo 64448

See Reverse for Instructions

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00 3512 2129



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 Anwarth, mo 64422*

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Extra Services (if fees for box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hard copy)	\$
<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	\$
Total Postage and Fees	\$ 7.82



Postmark
Here

Sent To
David & Sharon McMichael
Street and Apt. No., or PO Box No.
15876 SE ST RT CC
City, State, ZIP+4®
Faucett MO 64448

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

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This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
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MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
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MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

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MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **David & Sharon McMichael** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **11 W Cofield Street, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **11 W Cofield Street** is more particularly described herein as follows:

COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN – AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive style with a large initial "C".

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Violation Letter(s)
6. Return Receipt/Proof of Mailing
7. Notice of Public Hearing
8. Notice to Owner(s) & Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012004027009000

Owner Name: BALL, RICHARD S SR & MANDY E ET AL

Situs Address: 219 CHURCH

Mail To Address: % RICHARD BALL JR

Mail To Address 2: 632 E SPRINGFIELD

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0387-0760

Section: 12

Township: 26

Range: 26

Date Acquired: 2000-10-27

Land Assessed: 1540

Total Assessed Including Land: 6160

Legal Description: CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 219 W. Church St., Aurora mo 65605

Owner/Occupant: Richard + Mandy Ball Phone #: _____

Owner Address : 632 E Springfield St, Aurora mo 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Power In Rear of Property / Telephone Rear of Property
Unsafe to enter. Roof, soffit + fascia rotted + missing. Roof
on back side of house collapsed; Rear section of Structure
has separated from primary section of structure - off foundation
+ separated from wall. Possible fire damage.

Pass _____ Rejected _____
Carrie Howlett
 Building Inspector

Re-Inspect Date _____
10/10/22
 Date/Time

219 W Church Street



219 W Church Street



219 W Church Street



219 W Church Street



219 W Church Street



219 W Church Street



219 W Church Street



219 W Church Street







219 W Church Street



219 W Church Street





CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: March 12, 2021
Property Address: 219 W Church St. Aurora, MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Richard S Sr & Mandy E Ball ET AL %Richard Ball Jr
Owner's Address: 632 E Springfield St. Aurora, MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than _____.

If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all of the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office;
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Inspector at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or 32 or cell (417) 366-0144. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Planning and Zoning Director

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<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 3.82
Total Postage and Fees	\$ 7.82

Postmark
Here

Print To
Richard & Mary Marshall, c/o Richard Ball Jr
Street and Apt. No., or PO Box No.
632 E Springfield
City, State, ZIP+4®
Aurora MO 65605

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

7020 1290 0000 3512 2235

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
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- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
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MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Richard S Sr & Mandy E Ball, Et Al** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **219 W Church Street, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **219 W Church Street** is more particularly described herein as follows:

CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Structural Assessment
6. Violation Letter(s)
7. Return Receipt/Proof of Mailing
8. Notice of Public Hearing
9. Notice to Owner(s) & Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012004022014000

Owner Name: HILTON, BEN G & DEBRA S

Situs Address: 309 S MADISON AVE

Mail To Address: P O BOX 1857

Mail To Address 2:

Mail To City State Zip: LEBANON MO 65536

Database Acres: 0

Book/Page: 0454-1055

Section: 12

Township: 26

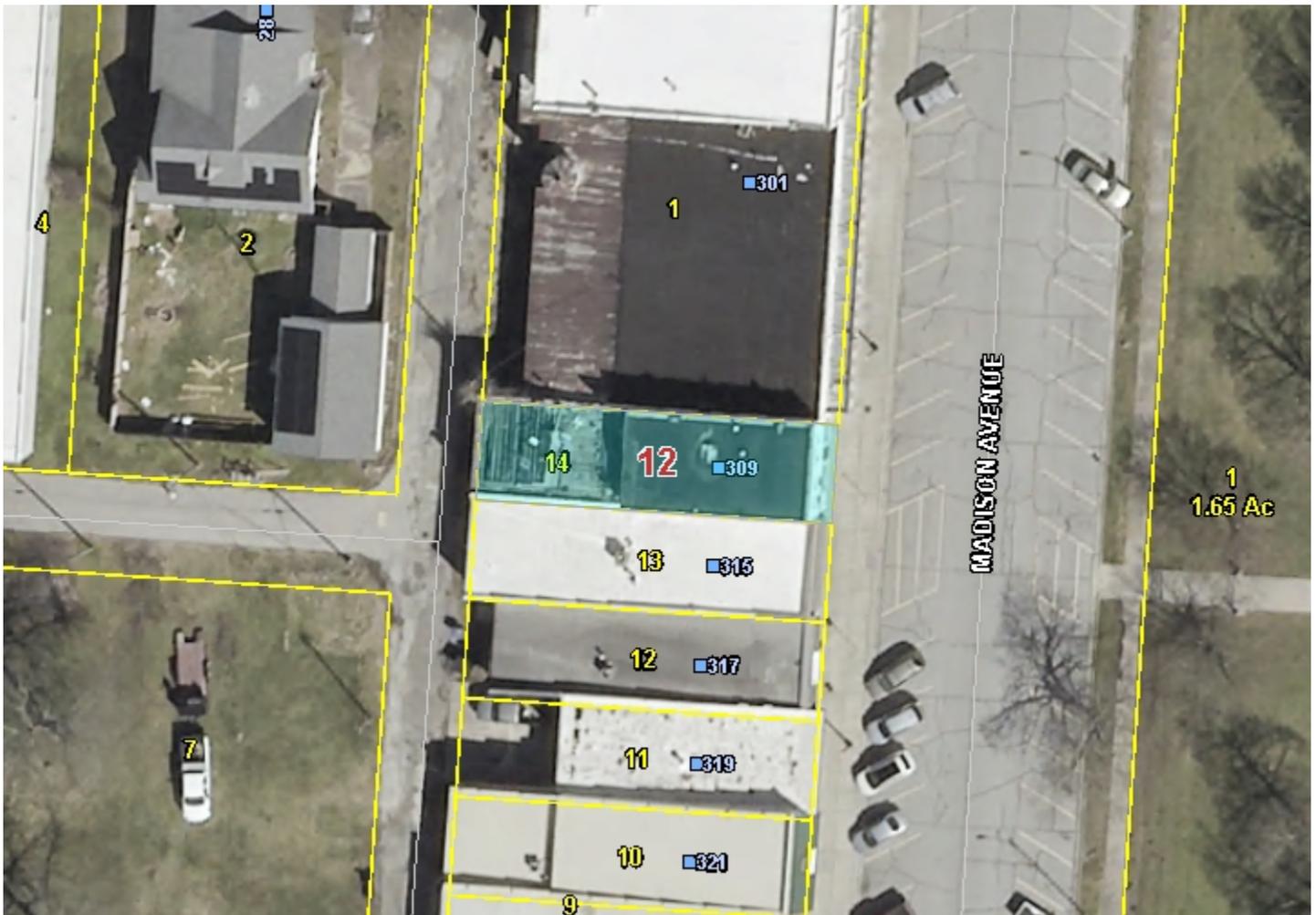
Range: 26

Date Acquired: 2018-03-12

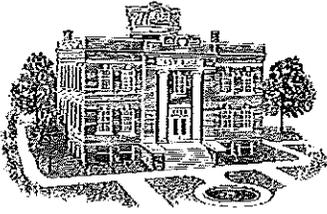
Land Assessed: 1730

Total Assessed Including Land: 5380

Legal Description: MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA



Data contained within this web site was created from record research provided by the county and/or city. Lawrence County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.



City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: NA

Address of Construction: 307/309 S. Madison Ave. Aurora MO 65605

Owner/Occupant: Ben + Debra Hilton Phone #: _____

Owner Address : PO Box 1857, Lebanon MO 65536

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Complaints of water seepage into adjacent structure.
Roof collapsed + gone rear of building. Roof damage/water
damage to front section of building. Failing floor joists.
Structural cracks.

Pass _____ Rejected _____

Re-Inspect Date _____

Camie Howlett
Building Inspector

10/10/22
Date/Time

307/309 S Madison Avenue



307/309 S Madison Avenue



307/309 S Madison Avenue



307/309 S Madison Avenue



307/309 S Madison Avenue



307/309 S Madison Avenue





307/309 S Madison Avenue





Structural Assessment of Historic Building

Location: 307 & 309 S. Madison Ave.
Aurora, MO 65605



Date of Observations: October 30, 2019 Interior and Exterior
November 8, 2019 Exterior Only

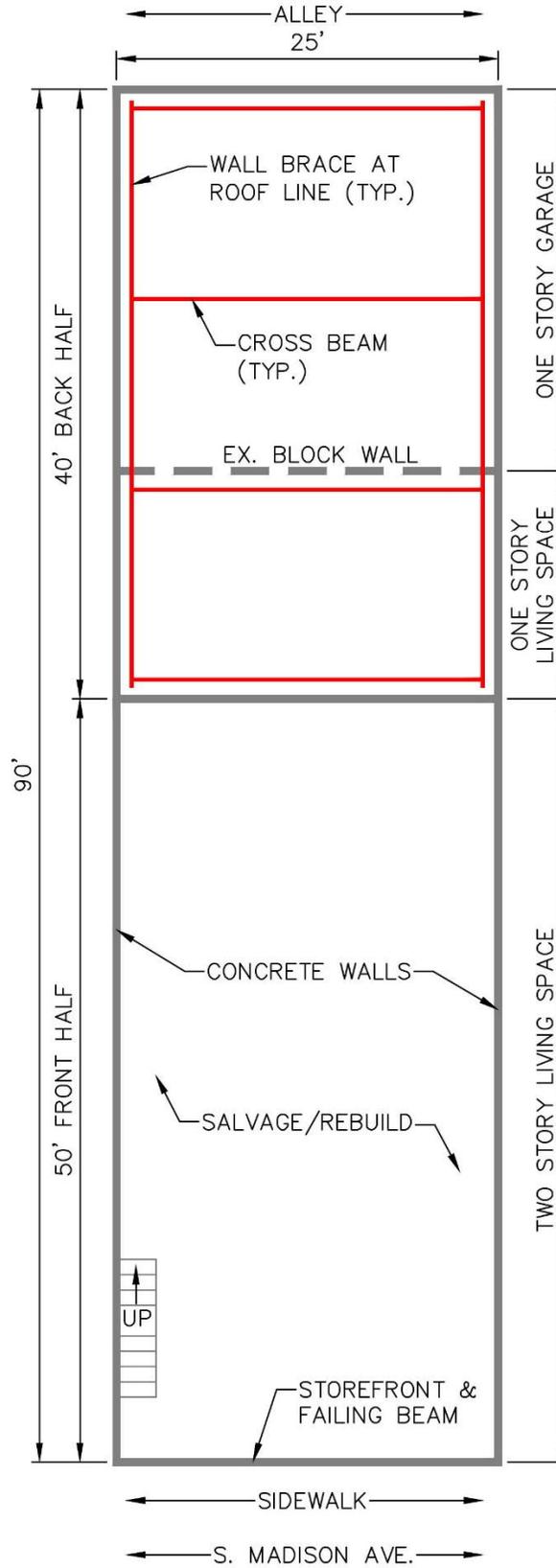
Overview: The property owner on the south side of the subject structure has informed the City that water appears to be seeping through the shared party wall. Subsequently, the City of Aurora requested that an assessment be conducted pertaining to the current condition of the structure and probable cause of the water seepage.

Structural Assessment Requested By: Carrie Howlett, Planning & Zoning Director

GENERAL DRAWING



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE.



Observation and Assessment:

1. The front half (east half) of the building is two-story and in salvageable condition. The roof is leaking and needs addressed soon to prevent further damage to the walls and floors below. The masonry/concrete beam over the storefront windows is failing and needs supported or replaced.
2. The back half (west half) of the building is one-story with a section used as a garage and a section used as living space. The roof is entirely missing from the garage area and mostly missing on the living area. The roof needs replaced with a new roof or bracing as shown on the general drawing. The floor is unsalvageable in the living space and should be removed.

Overall view from the front: white two-story building in the center is the subject structure.



Failing masonry/concrete beam over storefront and cast concrete beam support/party wall.



Closer look at same masonry/concrete beam and cast concrete beam support/party wall.



Significant horizontal beam cracking.



Crack separation measurement.



Looking in from front entrance at the front room, lower level.



Looking toward the back in the upper level.



Floor in lower level, back half.



Roof in garage area.



Recommendations and Conclusions:

1. Adequate building maintenance has not been performed, leading to roof leaks, significant water damage, and structural issues. The leaking roof combined with the second floor being sloped toward the south property is likely the cause for water seeping through the shared party wall. The top of the parapet wall may also be exposed allowing water to infiltrate the shared party wall.

2. It is recommended that the back half of the building be mostly demolished by removing roof and floor remnants. Both of the shared load bearing walls are braced by the floors and roof which act as diaphragms. With these wood framing members compromised the masonry walls are not supported well laterally. Installation of steel bracing for the shared walls is required if the roof structure is not reconstructed. The block cross wall can remain if properly waterproofed. See general drawing.

2a. Additional items to consider is the roof is not reconstructed over the back half:

- The crawl space between the two areas will need to be sealed.
- The exposed shared concrete party wall exposed to the weather will need water proofed.
- The backside of the two-story area will need reworked so it is suitable for exterior exposure.

3. If the property owner intends to salvage the front half, it is recommended that the property owner select a qualified contractor experienced in salvaging and remodeling buildings of this nature to perform the required repairs to the front half of the building. Before any other work is conducted the failing masonry/concrete beam should be replaced, or supported with a new beam and columns. The masonry wall above it imposes significant dead load on the very deteriorated masonry/concrete beam. Once the masonry/concrete beam is supported, begin working on the roof joists by replacing or installing sister joists. Repair the roof, skylights, and parapet to stop leaks. Once the leaks are stopped, the contractor can make necessary repairs to the floors and walls.

3a. Additional items to consider when renovating the front half of the building:

- Lead paint and asbestos abatement procedures need to be followed.
- Drying out the remaining wood members to minimize mold growth.
- Possible concrete wall repairs to mitigate moisture infiltration on exterior walls.



Observation and Assessment: Jared Nichols, P.E. of Allgeier, Martin and Associates, Inc. performed the observation and structural assessment for the purpose described herein and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner. No other use of this structural assessment is authorized and this assessment is intended for the sole use of the Owner (City).

Jared Nichols, P.E.
Allgeier, Martin and Associates Inc.

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: September 14, 2022
Property Address: 307/309 S Madison Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Ben G & Debra S Hilton
Owner's Address: PO Box 1857, Lebanon MO 65536

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than 10/3/2022.
If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. Refer the violation to the Aurora Municipal Court. Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. Abate the nuisance. The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 310. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Ben Hilton</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Ben + Debra Hilton PO Box 1857 Lebanon MO 65536</p>	<p>B. Received by (Printed Name) <i>BEN HILTON</i></p> <p>C. Date of Delivery <i>9/26/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 5683 9346 1338 61</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature 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"/> Mail Restricted Delivery <ul style="list-style-type: none"> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from serial label)</p> <p>7020 1290 0000 3512 2143</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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Certified Mail Fee	\$ 4.00
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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.85
<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	\$ 1.57
Total Postage and Fees	\$ 7.82

Sent To: *Ben + Debra Hilton*

Street and Apt. No., or PO Box No.: *PO BOX 1857*

City, State, ZIP+4®: *Lebanon MO 65536*

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

7020 1290 0000 3512 2143

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Domestic Mail Only

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

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Certified Mail Fee
\$ 4.00

Extra Services & Fees (check box, add fee if appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage
\$.50

Total Postage and Fees
\$ 7.82

Sent to
Bun + Debra Hill

Street and Apt. No., or P.O. Box No.
P.O. Box 185

City, State, ZIP+4®
Lohanon MO 65536



Postmark Here

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

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NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

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- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
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CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
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HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
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MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Ben G & Debra S Hilton** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **307/309 S Madison Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **307/309 S Madison Avenue** is more particularly described herein as follows:

MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Violation Letter(s)
6. Return Receipt/Proof of Mailing
7. Notice of Public Hearing
8. Notice to Owner(s) & Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 191012001030001000

Owner Name: SPARKS, LEE ANNA & GROSE, JOSHUA

Situs Address: 325 MC NATT

Mail To Address: 15 W LEE ST

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0457-2934

Section: 12

Township: 26

Range: 26

Date Acquired: 2021-05-14

Land Assessed: 1670

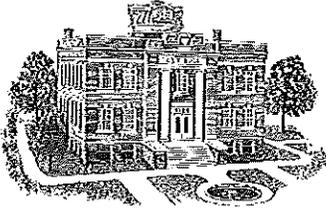
Total Assessed Including Land: 1670

Legal Description: MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA

9-19-22
-ca



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: 2021-0003 (REMODEL-EXPIRED)

Address of Construction: 325 N. McNatt Ave, Aurora MO 65605

Owner/Occupant: Lee Anna Sparks + Joshua Grose Phone #: _____

Owner Address : 15 W. Lee, Aurora MO 65605

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Prior condemnation followed by sale of property. Structure fire - substantial fire damage to entire structure.

Unsafe for entry. Accessory structure on site. - unsafe conditions.

Pass _____ Rejected _____
Carrie Howlett
Building Inspector

Re-Inspect Date _____
10/10/22
Date/Time



325 McNatt



325 McNatt







CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext 31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: July 14, 2021
Property Address: 325 N McNatt Ave. Aurora, MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: Lee Anna Sparks & Joshua Grose
Owner's Address: 15 W Lee St. Aurora, MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

A re-inspection will be made after the ten (10) days' time but no later than July 25, 2021.

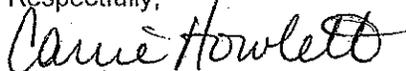
If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all of the following options to remedy the violation:

1. Refer the violation to the Aurora Municipal Court. Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice then you must attend Court at the date and time shown on the summons.
2. Abate the nuisance. The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office;
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Inspector at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 31 or cell (417) 366-0144. Thank you for your prompt attention and assistance in this matter.

Respectfully,



Carrie Howlett
Community Development Director

CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

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Violation Date: July 14, 2021
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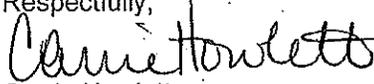
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Respectfully,


Carrie Howlett
Community Development Director

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OFFICIAL USE

7020 1290 0000 062T 0202
4022 2T5E 0000 3512 2204

Certified Mail Fee	\$ 6.50
Extra Services Fee (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hard copy)	\$ 3.25
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Restricted Delivery	\$
<input type="checkbox"/> Signature Required	\$
<input type="checkbox"/> Signature Restricted Delivery	\$

Postage \$ 5.80
Total Postage and Fees \$
Sent To
Lee Anna Spinks + Joshua Grose
Street and Apt. No., or P.O. Box No.
15 W. Lee St
City, State, ZIP+4®
Aurora mo 65605

Postmark
Here

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
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MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
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MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Lee Anna Sparks & Joshua Grose** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **325 N McNatt Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **325 N McNatt Avenue** is more particularly described herein as follows:

MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Return Receipt/Proof of Mailing
6. Notice of Public Hearing
7. Notice to Owner(s) & Parties in Interest
8. Flood Map

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 196013002003014000

Owner Name: VALDES, FROYLAN & JOANA

Situs Address: 401 W SPRINGFIELD

Mail To Address: 12444 LAWRENCE 2150

Mail To Address 2:

Mail To City State Zip: MOUNT VERNON MO 65712-0000

Database Acres: 0

Book/Page: 0457-2857

Section: 13

Township: 26

Range: 26

Date Acquired: 2021-05-12

Land Assessed: 1500

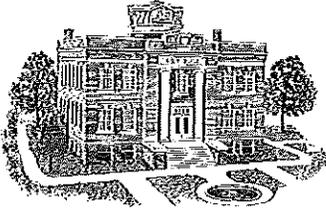
Total Assessed Including Land: 2110

Legal Description: SPRINGFIELD ST., W., 401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA

9-19-22
-ca



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: 2019-0204 (EXPIRED) ^{DEMO -}

Address of Construction: 401 W. Springfield St. Aurora Mo 65605

Owner/Occupant: Eroylan + Joana Valdes Phone #: _____

Owner Address : 12444 Lawrence 2150, Mt Vernon Mo 65712

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|---|--|--|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input type="checkbox"/> Building Safety |
| <input type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: 1. Accessory Building Rear of Property. - Unsecured
Entire property in floodplain - at least 90% of property in flood way.
Severe foundation damage; water damage + deterioration to exterior
+ interior of structure; open to elements; roof, soffit +
facia rotted. Subfloors water damaged + rotted. Ceilings water
damaged + rotted.

Pass _____ Rejected _____

Re-Inspect Date _____

Carrie Howlett
Building Inspector

10/10/22
Date/Time

401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



401 W Springfield Street



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Certified Mail Fee	\$ 4.00
Extra Services & Fees (circle box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hard copy)	\$ 2.80
<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	\$
Total Postage and Fees	\$ 7.80
Postmark Here	
Sent To: <i>Proylan B. Valdes</i>	
Street and Apt. No., or Post Box No.: <i>12444 Lumbana 2150</i>	
City, State, ZIP+4®: <i>MT Vernon mo 65712</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

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Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P.O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **Froylan & Joana Valdes** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **401 W Springfield Street, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **401 W Springfield Street** is more particularly described herein as follows:

SPRINGFIELD ST., W., 401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75'
TO BEG L & L - AURORA

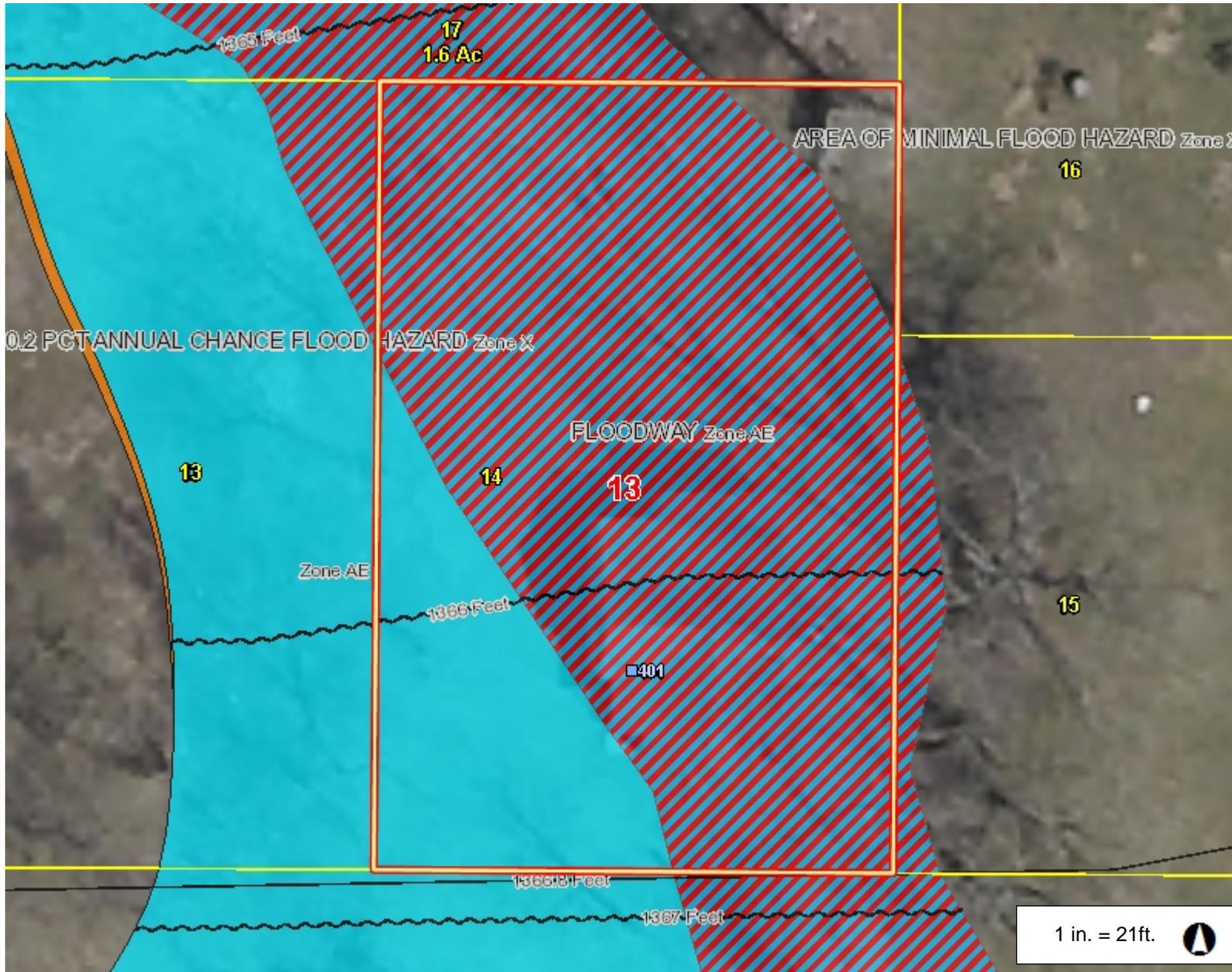
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A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive, flowing style.

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310

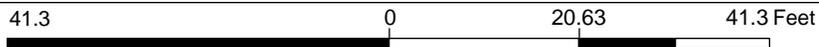
Lawrence County, MO



Legend

- Road
 - All Other Roads
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Address Point
- Parcel
- Corporate Limit Line
- Section
- County Boundary
- LOMRs
- River Mile Markers
- Cross-Sections
- Base Flood Elevations
- Levees
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan
 - Area with Reduced Risk Due to Lev

Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment List

1. Cover Sheet
2. Property Report Card
3. Field Inspection Form
4. Property Pictures
5. Violation Letter(s)
6. Return Receipt/Proof of Mailing
7. Notice of Public Hearing
8. Notice to Owner(s) & Parties in Interest

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Building Board of Appeals
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Lawrence County, MO

Property Report Card

Parcel Number: 196013001004001000

Owner Name: WILLIAMS, JOHN

Situs Address: 603 WASHINGTON

Mail To Address: 603 WASHINGTON

Mail To Address 2:

Mail To City State Zip: AURORA MO 65605-0000

Database Acres: 0

Book/Page: 0451-1702

Section: 13

Township: 26

Range: 26

Date Acquired: 2015-05-04

Land Assessed: 1270

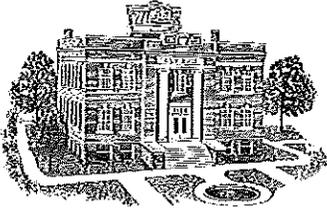
Total Assessed Including Land: 1270

Legal Description: WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA

*9-19-22
-ce*



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City of Aurora

FIELD INSPECTION FORM

Date: 10-10-22

Permit #: 2018-0040 ^{DEMO-} (EXPIRED)

Address of Construction: 603 S. Washington Ave. Aurora MO 65605

Owner/Occupant: John Williams Phone #: _____

Owner Address : _____

Contractor: _____ Phone #: _____

Contractor Address: _____

Type of Inspection Performed

- | | | |
|--|--|---|
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Site Review | <input type="checkbox"/> Set Back Review |
| <input type="checkbox"/> Footing | <input type="checkbox"/> Concrete Floor/Slab | <input type="checkbox"/> Foundation |
| <input type="checkbox"/> Framing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Final/Occupancy | <input type="checkbox"/> Street/Alley |
| <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Building Safety |
| <input checked="" type="checkbox"/> Property Violation | <input type="checkbox"/> Floodplain/Flood Damage | <input type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> General Safety | <input type="checkbox"/> Fire Safety | |
| <input type="checkbox"/> Other: _____ | | |

Notes: Utilities on Eastside of House / Electric / Telephone

Front walls collapsing outward - no structural support.
Carport / addition improper construction - not supported.
Subfloor deteriorated + missing; water damage; ceilings
water damaged + deteriorated.

Damage from structure fire; electrical issues. Not secured.

Pass _____ Rejected _____

Re-Inspect Date _____

Carriettowlett
Building Inspector

10/10/22
Date/Time

603 S Washington



603 S Washington



603 S Washington



603 S Washington



603 S Washington



603 S Washington



603 S Washington



603 S Washington



603 S Washington



CITY OF AURORA

2 W. PLEASANT ST.
AURORA, MO. 65605
PH. 417-678-5121 ext31
FAX. 417-678-6599

NUISANCE VIOLATION NOTICE

Violation Date: September 14, 2022
Property Address: 603 S Washington Avenue, Aurora MO 65605
Complaint: Section 510: "Dangerous and Unsafe Structure"
Property Owner: John Williams
Owner's Address: 18611 Lawrence 2230, Aurora MO 65605

Please be advised the property address listed above is in violation of the City of Aurora property maintenance codes as follows:

SECTION 510.050: STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in substance by the Building Official and the City Council, in ordering repair, vacation or demolition of any dangerous building:

1. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or statute of the state, it shall be repaired or demolished.

You have ten [10] days from the date of receipt of this notice in which to inform the Building Inspector's office of the changes you are making and/or to acquire permits for repairs that will return this property into compliance with City Codes. If needed, please contact this office for further discussion of property conditions.

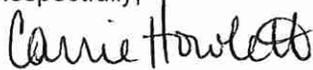
A re-inspection will be made after the ten (10) days' time but no later than 10/3/2022.
If the nuisance still exists, abatement proceedings will begin immediately which could include fines by City Court.

After ten (10) days, if the nuisance still exists, the City of Aurora may pursue any or all the following options to remedy the violation:

1. **Refer the violation to the Aurora Municipal Court.** Under this option you will be issued a summons and will be required to appear in court. If you received a summons with this notice, then you must attend Court at the date and time shown on the summons.
2. **Abate the nuisance.** The expense for any abatement performed by the City of Aurora may be assessed to the owner or occupant of the property. This may result in any or all of the following:
 - a. A special tax bill (lien) being issued by the City of Aurora against this property with the Lawrence County Recorder's Office.
 - b. A request of restitution through the City of Aurora Municipal Court to be determined at your Court date.

All questions or comments may be addressed to the Building Official at Aurora City Hall, 2 W. Pleasant Street, Aurora, Mo. 65605 or by calling (417) 678-5121 ext. 310. Thank you for your prompt attention and assistance in this matter.

Respectfully,


Carrie Howlett
Community Development Director

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>Kathy Williams</i>	
1. Article Addressed to: John Williams 18611 Lawrence 2230 Aurora MO 65605	B. Received by (Printed Name) <i>Kathy Williams</i>	C. Date of Delivery 9-22-22
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	
2. Article Number (Transfer from service label) 9590 9402 5683 9346 1338 30	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature 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"/> Mail Restricted Delivery (over \$500)	
	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
7020 1290 0000 3512 2136		
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$ 4.00	
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 2.75	
<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 \$.57	
Total Postage and Fees \$ 7.82	
Sent To John Williams	
Street and Apt. No., or PO Box No. 18611 Lawrence 2230	
City, State, ZIP+4® Aurora MO 65605	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

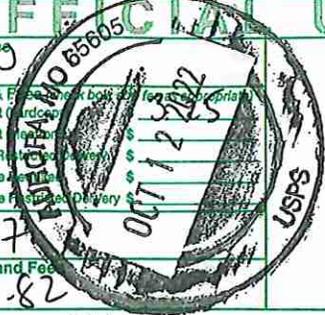
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Certified Mail Fee	\$ 4.00
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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.82
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 1.100
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82



Postmark Here

Sent To	John Williams
Street and Apt. No., or PO Box No.	18611 Lawrence 2230
City, State, ZIP+4®	Aurora IL 65605

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

This public hearing has been called by the **Building Board of Appeals** to consider demolition of the following properties:

- **11 W Cofield Street**
COFIELD ST.,W.,11; LT 8 BLK 4 NORTH AURORA ADDN - AURORA
- **325 N McNatt Avenue**
MC NATT AVE.,325; N100' OF LTS 1 & 2 BLK 4 NORTH AURORA ADDN - AURORA
- **603 S Washington Avenue**
WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN - AURORA
- **401 W Springfield Street**
SPRINGFIELD ST.,W.,401; BEG 30'N & 180'W OF SE COR OF NE NW, THEN N110' W75' S110' E75' TO BEG L & L - AURORA
- **219 W Church Street**
CHURCH ST.,W.,219; LT 95 & W28' OF LT 96 BLK 12 LINZEE'S 2ND ADDN - AURORA
- **315 W St Louis Street**
ST. LOUIS ST.,W.,315; LTS 662 & 663 OF BRODIES ADDN - AURORA
- **126 W Hadley Street**
HADLEY.,W.,126; SE NW SE; E1/2 SW NW SE; W1/2 NE NW SE; E1/2 NW NW SE - ALL EX RD R/W ON N SIDE
- **17 W Cofield Street**
COFIELD ST.,W.,17; LT 7 BLK 4 NORTH AURORA ADDN - AURORA
- **115 N McNatt Avenue**
MC NATT AVE.,115; N30' OF LTS 9 & 10 BLK 10 OF NORTH AURORA ADDN - AURORA
- **307 & 309 S Madison Avenue**
MADISON AVE.,307 & 309; S5' LT 4 & N20' LT 5 BLK 14 O S - AURORA

- **100 N McNatt Avenue**
MC NATT AVE.,100; BEG AT SW COR OF LT 6, THEN N20.66' E90' S20.66' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **102 N McNatt Avenue**
MC NATT AVE.,102; BEG 20.66'N OF THE SW COR OF LT 6, THEN N20.33' E90' S20.33' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **104 N McNatt Avenue**
MC NATT AVE.,104; BEG 41'N OF SW COR OF LT 6, THEN N20.69' E90' S20.69' W90' TO BEG BLK 11 NORTH AURORA ADDN – AURORA
- **106 N McNatt Avenue**
MC NATT AVE.; BEG 82.24'S OF NW COR OF LT 6 BLK 11, NORTH AURORA ADDN - AURORA, THEN S20.56' E90' N20.56' W90' TO BEG
- **108 N McNatt Avenue**
MC NATT AVE.,108; BEG 61.92'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E90' N20.33' W90' TO BEG
- **110 N McNatt Avenue**
MC NATT AVE.,110; BEG 41.58'S OF NW COR OF LT 6, BLK 11 NORTH AURORA ADDN - AURORA, THEN S20.33' E80' N20.33' W80' TO BEG
- **112 N McNatt Avenue**
MC NATT AVE.,112; BEG 20.83'S OF NW COR LT 6, THEN S20.75' E90' N41.58' W10' S20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA
- **114 N McNatt Avenue**
MC NATT AVE.,114; BEG NW COR OF LT 6, THEN S20.83' E80' N20.83' W80' TO BEG BLK 11 NORTH AURORA ADDN - AURORA

Petitioner: **Building Board of Appeals**

All persons wishing to speak either for or against demolition of these properties should attend the meeting.

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

September 29, 2022

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to **John Williams** and parties in interest that the Building Board of Appeals will conduct a PUBLIC HEARING at 6:00 p.m., Tuesday, November 1, 2022, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605.

A PUBLIC HEARING will be conducted to determine if the evidence supports the order to demolish and remove the structure at **603 S Washington Avenue, Aurora, MO 65605** based on the finding that it is a public nuisance and dangerous and unsafe and detrimental to the health, safety or welfare of the residents of the City. The property located at **603 S Washington Avenue** is more particularly described herein as follows:

WASHINGTON AVE.,603; N1/2 LTS 609 & 610; N1/2 OF E30' OF LT 611 BRODIES ADDN – AURORA

All persons wishing to speak should attend the meeting.

Sincerely,

A handwritten signature in black ink that reads "Carrie Howlett". The signature is written in a cursive style with a large initial "C".

Carrie Howlett
Community Development Director
PO Box 30
Aurora, MO 65605
City Hall (417) 678-5121 Ext. 310