

# CITY OF HIGH POINT AGENDA ITEM



**Title:** Ordinance to Demolish – 218 Underhill St.

**From:** Thanena S. Wilson, Interim Director  
Community Development & Housing

**Meeting Date:** 2/7/2022

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:** A. Staff report  
B. Ordinance to Demolish  
C. Photos  
D. Maps

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## **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 218 Underhill Street.

## **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/29/2021. No action occurred by the compliance date of 11/29/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

## **BUDGET IMPACT:**

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

## **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

## **PENDING ACTION:**

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

218 Underhill St.

**OWNER:**

Heirs of Hattie Withers Cook

**REASON FOR  
INSPECTION:**

Inspectors observed condition of the property

**FIRST  
INSPECTION:  
1/8/2019**

Summary of Major Violations

1. Repair or replace roof covering
2. Repair or replace foundation
3. Repair or replace sagging/broken joists and girders
4. Repair or replace weak/sagging floor in living room
5. Repair or replace chimney, brick separating from wall

**HEARING  
RESULTS:  
10/28/2021**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:  
10/29/2021**

Order to Repair or Demolish  
Date of Compliance 11/29/2021

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

218 Underhill St.

Heirs of Hattie Withers Cook  
220 Underhill St.  
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,  
This the 7th day of February, 2022

Lisa B. Vierling, City Clerk

**ADDITIONAL:**

On January 3, 2020, Mrs. Rose Holland called and spoke with the inspector. She stated she is the only living daughter in the family and her mother did not have a will when she passed. Ms. Holland asked about the minimum housing process, which the inspector explained. She stated she would like to fix the property but doesn't have the money and some of her nephews want the property, but they do not have the money to get the Deed out of her Mother's name. The inspector told Ms. Holland that the City would give her some time to try and come up with a plan. Several weeks later Ms. Holland called the inspector back and advised that she does not have the money to straighten out the Deed or the money to repair, so the City could move forward with their process.

Local Codes issued a new Hearing Notice in October of 2021, which included advertising in the newspaper. On October 20, 2021 Ms. Elizabeth Rosa, granddaughter of owner, called and spoke with the inspector. She advised the inspector there are Heirs for the property but she has no way of contacting them.

Guilford County property taxes in the amount of \$1,857.35 for the years 2018 through 2021 are due.





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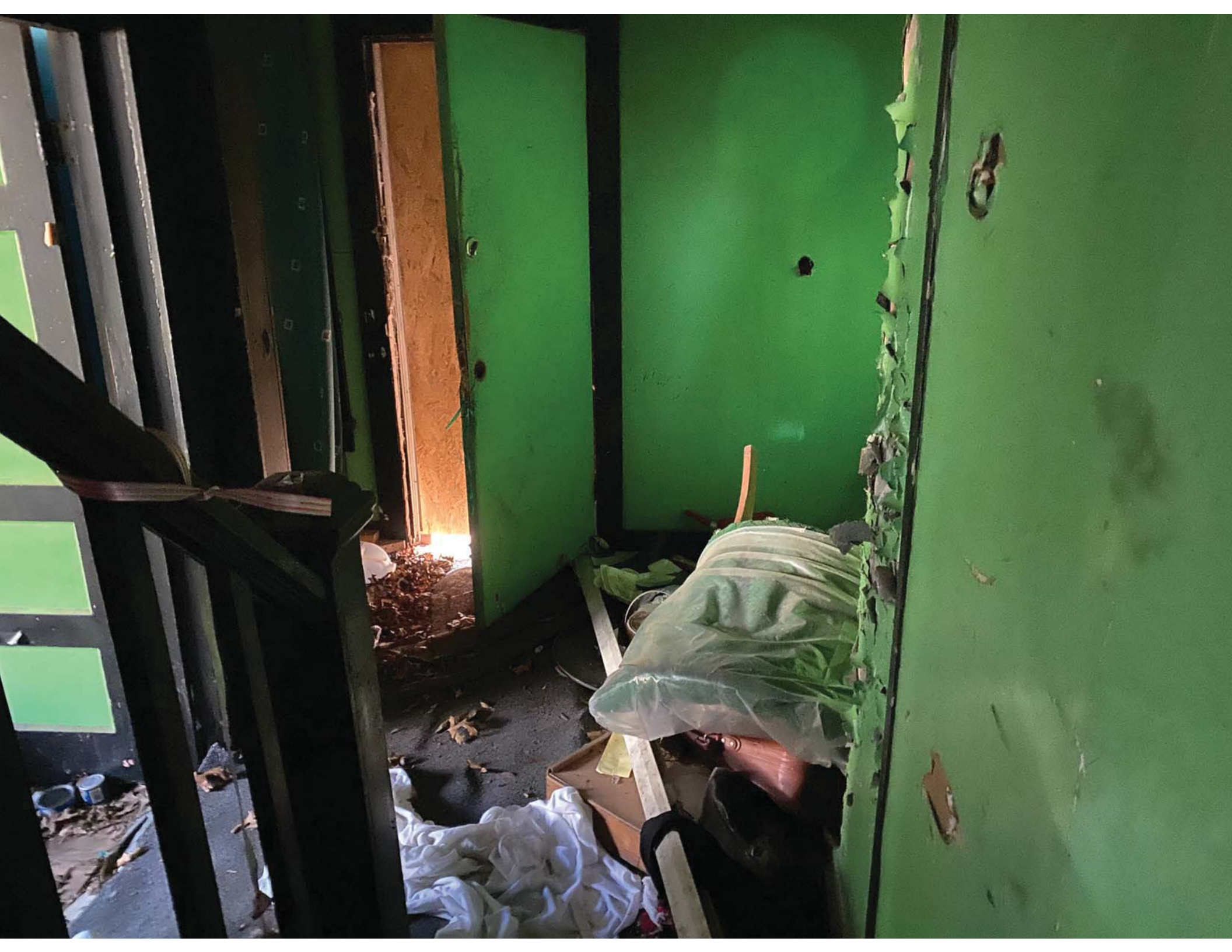


















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