

# CITY OF HIGH POINT AGENDA ITEM



**Title: Order to Demolish - 1205 Filbert Place**

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

**Meeting Date:** 6/6/2023

**Public Hearing:** N/A

**Advertising Date:** N/A

**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 Division to adopt an ordinance ordering the inspector to demolish the dwelling at 1205 Filbert Place

## **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/3/2020. No action occurred by the compliance date of 1/4/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

## **BUDGET IMPACT:**

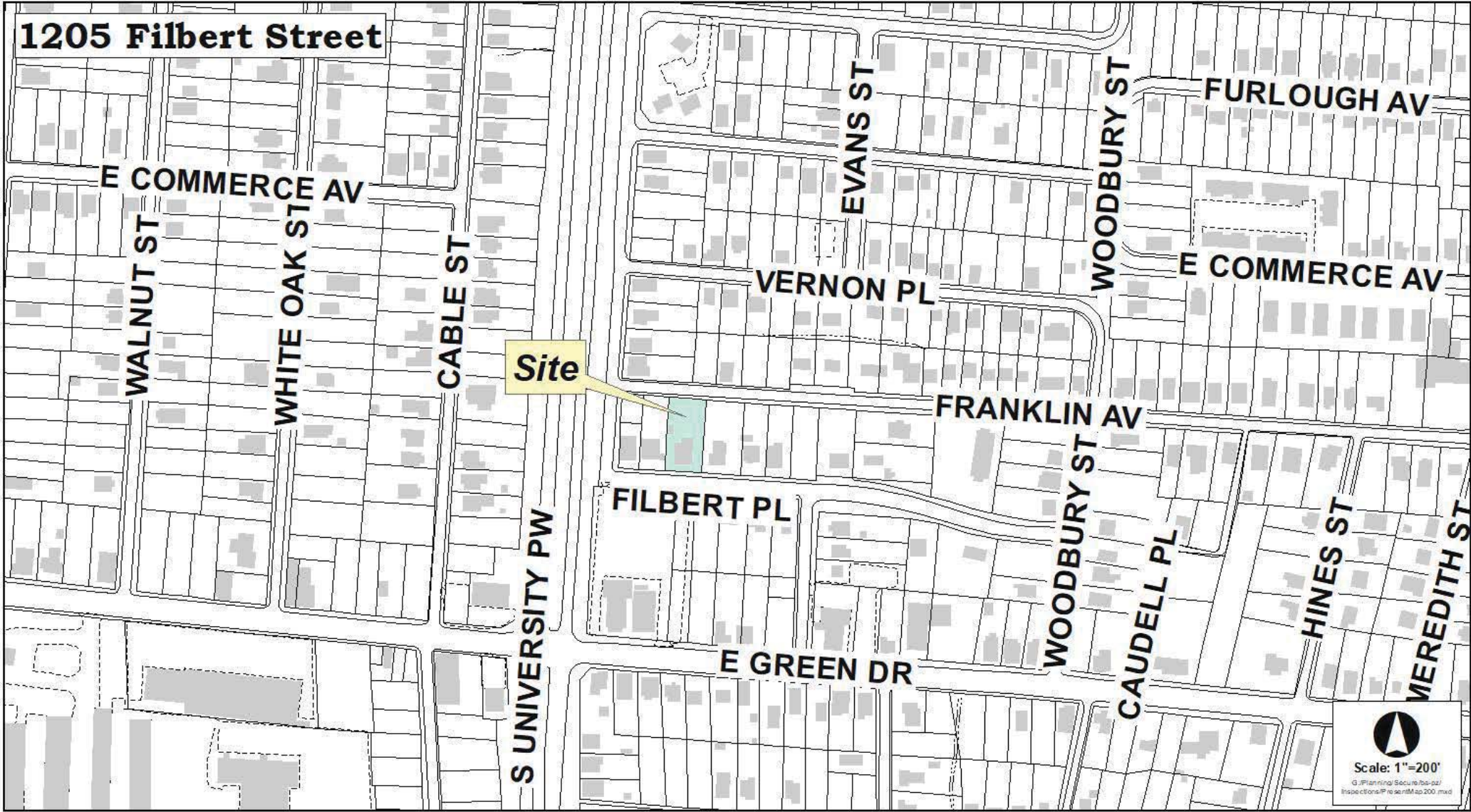
There are sufficient funds in the FY-22-23 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

## **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 to Demolish 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.



**1205 Filbert Street**

**E COMMERCE AV**

**WALNUT ST**

**WHITE OAK ST**

**CABLE ST**

**Site**

**S UNIVERSITY PW**

**FILBERT PL**

**E GREEN DR**

**EVANS ST**

**VERNON PL**

**FRANKLIN AV**

**WOODBURY ST**

**CAUDELL PL**

**HINES ST**

**MEREDITH ST**

**WOODBURY ST**

**FURLOUGH AV**

**E COMMERCE AV**

Scale: 1"=200'  
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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 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1205 Filbert St.

Citi Group Investments LLC  
624 Guilford College Rd. Ste. E  
Greensboro, NC 27409

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 20th day of June, 2023

Sandra Keeney, City Clerk

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

**ORDINANCE REQUEST:** Ordinance to Demolish

**PROPERTY ADDRESS:** 1205 Filbert Pl.

**OWNER:** LADEM Inc. (purchased 2/20/2023)  
Lis Pendens recorded 12/10/2020

**REASON FOR INSPECTION:** Inspector found house vacant and unsecured

**FIRST INSPECTION:** Summary of Major Violations  
04/29/2020

1. Repair or replace damaged roof covering
2. Repair or replace damaged wall covering throughout
3. Repair or replace required plumbing fixtures
4. Repair or replace damaged siding
5. Repair or replace damaged/cracked foundation

**HEARING RESULTS:** 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.  
10/21/2020

**ORDER(S) ISSUED:** Order to Repair or Demolish  
12/3/2020 Date of Compliance 1/4/2021

**APPEALS:** None

**OWNER ACTIONS:** Since the beginning of this case, this property has been sold twice. The original owner sold the property to Steffany Lopez in the summer of 2021. Ms. Lopez obtained a building permit in January of 2022 and a fence permit in October 2021. No inspections were requested on the building permit and the fence permit failed it's inspection. Ms. Lopez then sold the property to Citi Group Investments in June of 2022.

Derrick McDow, representing Citi Group Investments LLC met with Lori Loosemore and signed an Acknowledgment of Requirements for Additional Time to Repair a Property, which Lori approved on 1/31/2023.

Citi Group was not meeting their agreement requirements when Lori discovered the property was sold on 2/20/2023 to Ladem Inc., 624 Guilford College Rd. Ste E, Greensboro, NC 27405 (same address as Citi Group Investments)

Citi Group LLC applied for a building permit for repairs on 2/24/2023. The permit was issued on 4/13/2023 - RC-23-0157. When Don Clodfelter, building inspector, met with Mr. McDow on 4/17/2023 he failed the inspection and made the following notes:

*“I met onsite with Mr. McDow and discussed the scope of the project. The home is currently gutted down to studs, windows replaced, and all old plumbing, wiring, and hvac have been removed (pictures attached). I informed that typically a project of this magnitude would cost over 30k to complete, so detailed material costs and estimates from all contractors to finish the job are required before the permit can be issued. If over 30k a licensed GC is required. A licensed mechanical contractor and inspections also need to be added to the record. This inspection is failed until job cost can be verified.”*

There has not been any contact between Citi Group LLC or Ladem Inc. and the Local Codes Section (except the inspector reaching out to Mr. McDow on 5/24/2023) We were not aware that the property had been sold/transferred until recently. The Agreement that Mr. McDow signed specifically stated the agreement is not transferable to a new owner and if they plan to sale or donate the property they need to notify the Code Enforcement Manager no less than 45 days prior to the closing date. Additionally, they have not met any of the benchmarks they set in the Agreement for Additional Time document.

As of 5/24/2023 the property was unsecured and the inspector was able to take pictures of the property to show the current condition. There have not been any updates to the building permit either.



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