

CITY OF HIGH POINT AGENDA ITEM



Title: Ordinance to Demolish – 1409 Pershing St.

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

Meeting Date: 1/18/2022

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1409 Pershing St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/5/2021. No action occurred by the compliance date of 4/9/2021. 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:**

1409 Pershing Street

OWNER:

Hermenia Milton

**REASON FOR
INSPECTION:**

Received complaint about condition of house

**FIRST
INSPECTION:
5/24/2018**

Summary of Major Violations
1. Repair or replace roof sheathing & covering
2. Repair or replace damaged ceiling & wall material
3. Repair or replace damaged piers
4. Repair or replace breaker box & exposed wiring
5. Install required plumbing fixtures

**HEARING
RESULTS:
2/18/2021**

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:
3/5/2021**

Order to Repair or Demolish
Date of Compliance 4/9/2021

APPEALS:

None

**OWNER
ACTIONS:**

Applied for permit to make repairs, but not issued due to nonpayment

ADDITIONAL:

Ms. Milton did call the inspector on 2/16/2021 and advised him that she was going to let her son (Andre Harrington) make repairs to the house and keep the house in the family. The inspector advised Ms. Milton that we would need to see permit issued, passing inspections and work progressing on the house. She told him she would check on permits and would be replacing windows first.

On 3/18/2021 the inspector spoke to Wallis Burkes (fiancé of Andre Harrington) who requested that we release the hold for the electric on the house, which we did that same day. Someone did contact Customer Service to connect electricity but was advised a past due amount is due in their name before it can be connected.

June 4, 2021, Ms. Milton contacted Customer Service to advise the meter box was off the house. Customer Service advised her this is the homeowner's responsibility to have it repaired. The meter box was not repaired, and no electricity has been turned on.

A permit was applied for and ready 5/3/2021. Permit cost was \$200, \$100 was paid in June 2021 and had a remaining balance of \$100.00. Development Services contacted the applicant five times since May of 2021 to advise of the balance due for the permit to be issued. The permit was expired due to nonpayment in January of 2022.

Guilford County property taxes are delinquent in the amount of \$4,218.31 for 2013, 2014, 2015, 2016, 2019, 2020 and 2021.

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)

1409 Pershing St.

Hermenia Milton
1607 Martin Luther King Jr Dr
Greensboro, NC 27406

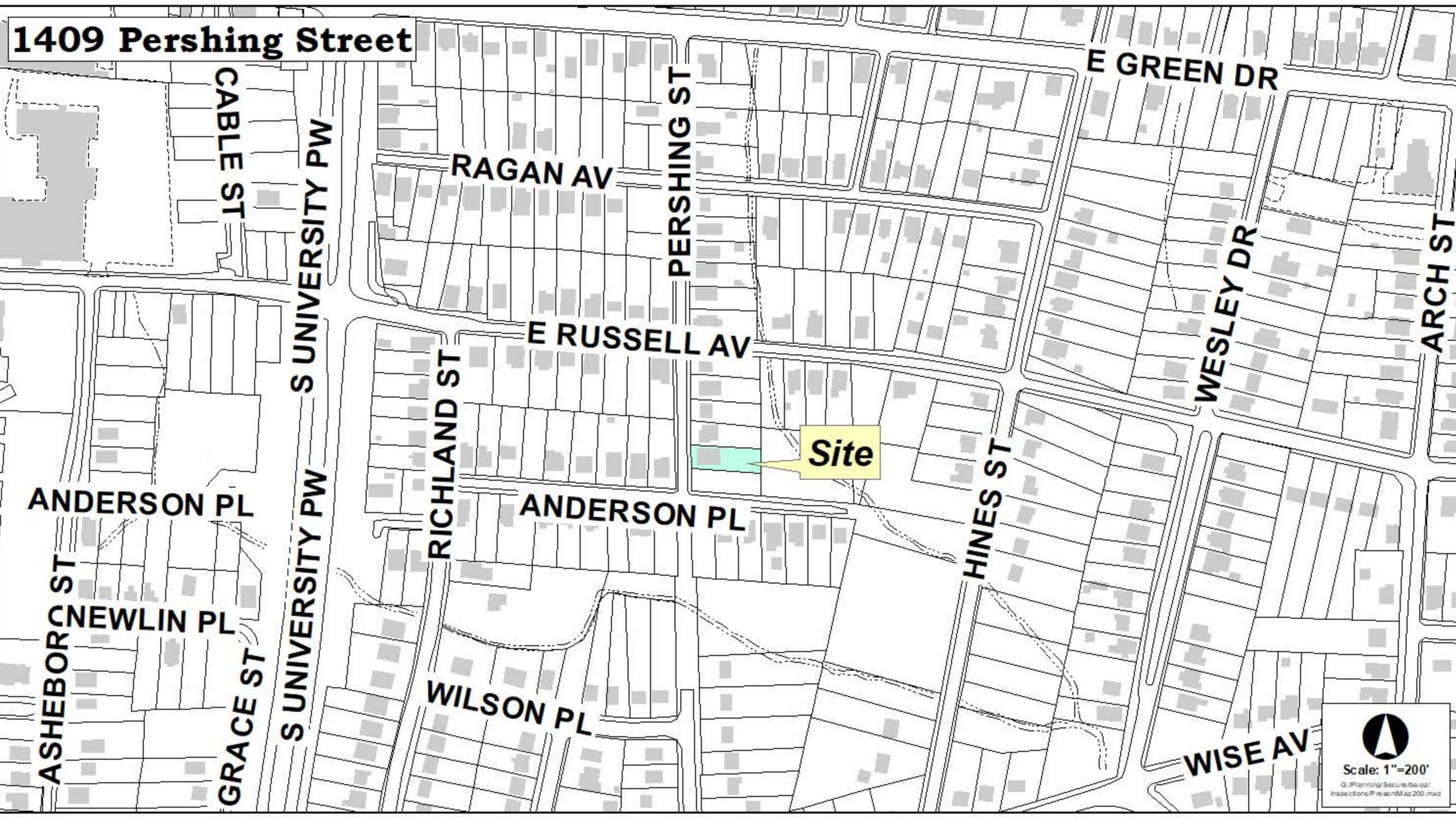
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

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

Adopted by City Council,
This the 18th day of January, 2022

Lisa B. Vierling, City Clerk

1409 Pershing Street



CABLE ST

S UNIVERSITY PW

RAGAN AV

PERSHING ST

E GREEN DR

E RUSSELL AV

WESLEY DR

ARCH ST

RICHLAND ST

Site

ANDERSON PL

HINES ST

ANDERSON PL

ASHEBORO ST

NEWLIN PL

GRACE ST

S UNIVERSITY PW

WILSON PL

WISE AV

Scale: 1"=200'
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DIRECTV



