

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1013 Johnson St.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 8/7/17

**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 1013 Johnson Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/11/16. No action occurred by the compliance date of 11/11/16. 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.

### **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:** 1013 Johnson St.

**OWNER:**

Don G Angell Trust  
(Fire occurred )

**FIRST**

**INSPECTION:**

9/19/16

Summary of Major Violations

1. Repair or replace roof
2. Repair or replace electrical wiring through out house
3. Repair or replace heating system
4. Repair or replace damaged flooring, walls, ceilings
5. Repair or replace plumbing through out house

**HEARING**

**RESULTS:**

10/5/16

Mena Parrish and Peter H. Freeman (architect) appeared for the Hearing to represent the owner. They stated the owner would like to demolish the house and move another structure onto the lot. They were advised that they need to apply for a COA as well. During 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 50% of the value of the structure.

**ORDER(S)**

**ISSUED:**

10/11/16

Order to Repair or Demolish

Date of Compliance 11/11/16

**APPEALS:**

No appeals to date.

**OWNER**

**ACTIONS:**

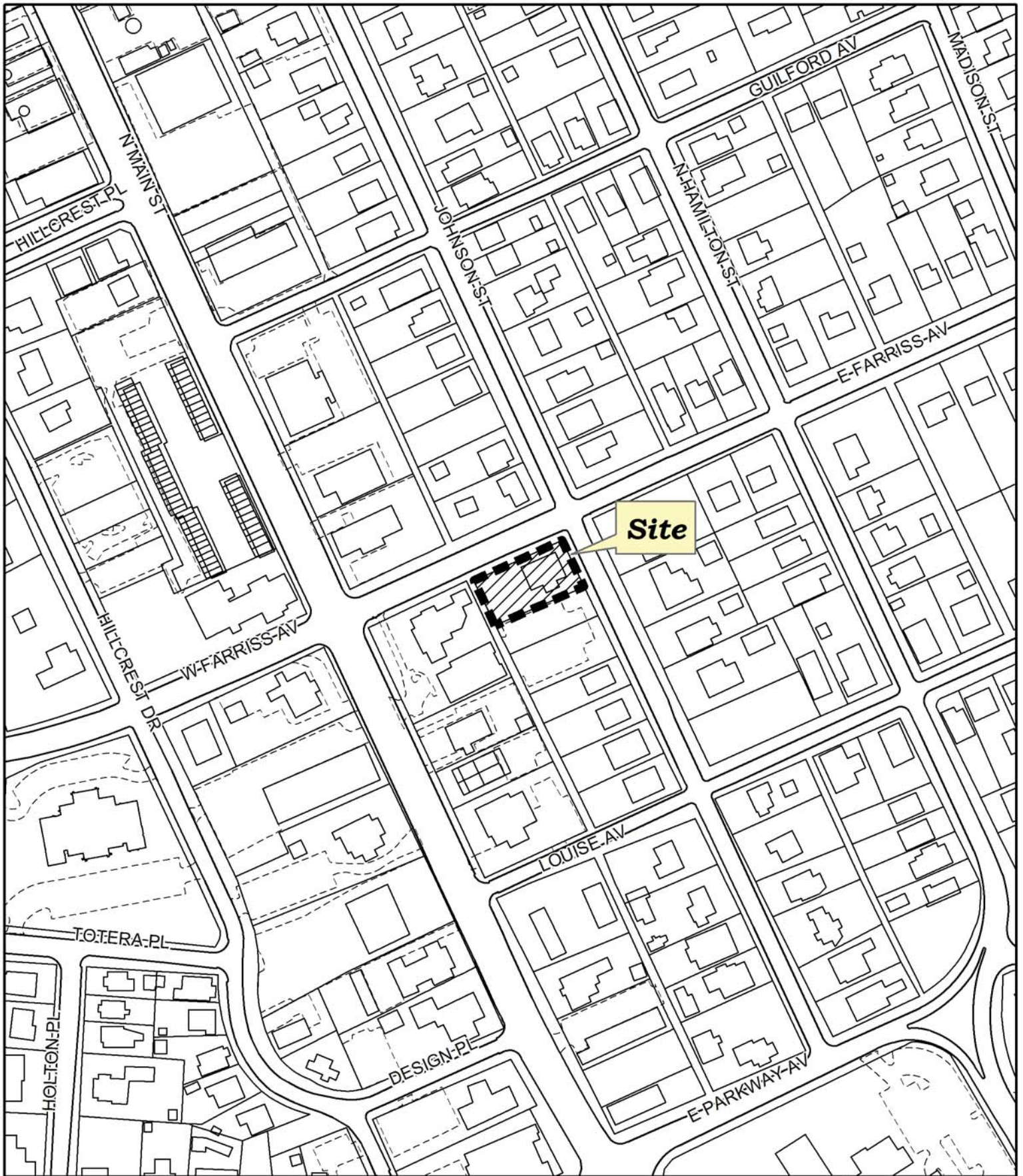
Applied for and received Certificate of Appropriateness.

**EXTENSIONS:**

Yes, extensions were granted for the owner to apply for Certificate of Appropriateness, which was approved by the High Point Preservation Commission at the December 14, 2016 meeting. Additional time was also granted for the owner to obtain a release from Preservation North Carolina.

**ADDITIONAL:**

Assistant City Attorney Brent Cole spoke with Cathleen Turner with Preservation North Carolina on July 24, 2017 who agreed that the easement agreement terminated when the damage to the property exceeded 50% of it's insurable value and they do not contest any interest in the current structure or the need for demolition due to safety concerns. She was going to make contact with the owner and relay this information.



**1013 Johnson Street**

**Ordinance to Demolish**



**Location of subject property**

**Community Development  
and Housing**

**City of High Point**

**Date: July 24, 2017**



**Scale: 1"=200'**  
G:/Planning/Secure/ba-pz/  
Inspections/ord-demo.mxd



















