

Memorandum



Winston-Salem

Community Development
Department

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TO: Council Member Denise Adams, Chair - Community Development
Housing and General Government Committee (CDHGGC)
Lee Garrity, City Manager
Tasha Logan Ford, Assistant City Manager
Marla Y. Newman, Community Development Director
Sharon Richmond, Community Development Deputy Director
FROM: Dan Dockery, Chief Building Inspector
DATE: 6/4/2019
SUBJECT: UPDATE 2018 Greenway Ave/ Mr. Nathaniel Phifer
CC: Office of the City Clerk

The property located at 2018 Greenway Avenue was recommended for demolition at the February 12th meeting of the Community Development/Housing/General Government Committee.

Nathaniel Phifer, the property owner, appeared before the Committee and expressed his desire to save and restore the property. As a condition of extending the compliance deadline and delaying demolition, Mr. Phifer was instructed to work with the City's Building Inspections staff to determine a feasible plan for addressing the building's condition. Mr. Phifer was then granted a six-month extension to June 2019 to develop a suitable redevelopment plan.

Building Inspections staff spoke, but did not meet, with Mr. Phifer subsequent to the CDHGG Committee meeting. He/his business partner were invited to meet with staff to learn what is required under the building code and to see an example of sealed drawings to aid their understanding. To date, Mr. Phifer has not submitted any building or other redevelopment plans, nor has there been any further contact with him.

The photographs below were taken on 6/3/2019 and show current conditions. The property remains as a condemned, unsafe structure and has damage over 65% of the fair market value.

The owner has been called and will receive written notification regarding the 6/11/19 Committee meeting.

Staff will recommend demolition of the structure at 2018 Greenway.

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity



PHOTOGRAPHS TAKEN 6/3/2019

