



**Winston-Salem**  
Community  
Development

Community Development Housing  
General Government Committee

# Demolition Review

February 11, 2020

# -50 % Category

- **DEFINITION – cost of repairs are 50% below the structures Fair Market Value**
- **Properties vacant 6 months or more**

C-5 Richard M. Miller  
2419 Sink Street  
Case 2016101262 (Southeast Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (originally 12) As of 2/7/2020, 9 violations have been complied, 3 are remaining **1. Replace or repair defective siding, 2. weatherstripping around doors 3. replace loose wall or ceiling material.** The customer placed a “No Trespassing” sign and the interior violations can not be verified.
- Lis pendens – violations were submitted to the County Clerk’s office & were filed 5/11/2017
- Hearing 12/30/2016 - Repair & Vacate Order expired 5/25/2017
- Eligible for CDHGGC consideration– 12/25/2017
- Estimated cost to repair the structure - \$3,273
- Fair Market value of Structure - \$12,500

C-5

2419 Sink Street





C-5

# 2419 Sink Street

All pictures from  
1/13/2020





C-5

## 2419 Sink Street

All pictures from 2/7/2020

- Defective siding was painted over. (exterior)
- Weatherstripping around doors and
- loose wall/ ceiling material are inside the property.
- A **No Trespassing** sign prevents entry unless the property owner allows it or staff obtains an administrative warrant.



# +50 % Category

- **DEFINITION – cost of repairs are more than 50% above the estimated value of the property**
- **Properties vacant over 6 months**



**C-6 Daryl R. Hinshaw & Wendy G. Hinshaw**  
**4034 S. Main Street**  
**Case 2017050958 (Southeast Ward)**

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (12)
- Lis pendens – violations were submitted to the County Clerk's office & were filed 6/21/2018
- Hearing 4/27/2018 - Repair & Vacate Order expired 6/17/2018
- Eligible for CDHGGC consideration– 2/6/2019
- Estimated cost to repair the structure - \$9,016
- Fair Market value of Structure - \$18,000

C-6

4034 S. Main Street



C-6

4034 S. Main Street





# +65% Category

**DEFINITION:** cost to repair properties exceed 65% of the fair market value. Properties in this category can be demolished 30 days after Council approval.

C-7 Daniel B. Souther, Heirs  
Geneva C. Pardue, Heirs  
2450 Boone Avenue  
Case 2019030044 (Southwest Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (23)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 12/3/2019
- Hearing 10/21/2019 - Repair or Demolish Order expired 12/29/2019
- Eligible for CDHGGC consideration– 2/6/2020
- Estimated cost to repair the structure - \$40,538
- Fair Market value of Structure - \$15,300

C-7

2450 Boone Avenue





C-8 J H Lawson Jr., Heirs  
T S Lawson, Heirs  
4561 Oak Ridge Drive  
Case 2019050795 (Northeast Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (23)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 11/26/2019
- Hearing 11/7/2019 - Repair or Demolish Order expired 1/12/2020
- Eligible for CDHGGC consideration– 1/12/2020
- Estimated cost to repair the structure - \$38,932
- Fair Market value of Structure - \$3,000

C-8

4561 Oak Ridge Drive

