Memorandum

TO: Lee Garrity, City Manager
FROM: Aaron King, Planning Director
DATE: September 5, 2019
SUBJECT: Amendment to Liberty Street Redevelopment Certification

At its meeting on August 22, 2019, the City-County Planning Board determined that based on the information provided in the Liberty Street Redevelopment Area Amendment report and appendices, the parcels at 1700, 1712 and 1714 North Liberty Street meet the definition of blighted parcel under the provisions of North Carolina Redevelopment Law by reason of dilapidation, deterioration, age or obsolescence, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes and, therefore, substantially impair the sound growth of the community and are detrimental to the public health, safety, morals or welfare.

A copy of the full report is available in the office of the City-County Planning Board staff.

Aaron King, Director
City-County Planning & Development Services

cc: Angela Carmon, City Attorney
    Evan Raleigh, Assistant City Manager
TO: Chris Leak, Chair, and Members of City-County Planning Board  
FROM: Margaret Bessette, Assistant Planning Director  
DATE: August 16, 2019  
SUBJECT: Liberty Street Redevelopment Area Certification Amendment

Recognizing that conditions can exist in communities that cannot be effectively dealt with by local governments using standard methods, or by private enterprise, the North Carolina Legislature adopted an Urban Redevelopment Law. The law gives local governments the ability to acquire properties in *blighted areas* or *nonresidential redevelopment areas* using the power of eminent domain and then redevelop or sell the properties consistent with an adopted redevelopment plan.

Under North Carolina Redevelopment Law, planning commissions (the City-County Planning Board in Winston-Salem/Forsyth County) are solely charge with assessing conditions and certifying areas as *blighted areas* or as *nonresidential redevelopment areas*.

The last area certified by the City-County Planning Board was the Liberty Street Redevelopment Area, certified as a *nonresidential redevelopment area*, on February 24, 2005. The area is located along North Liberty Street from US 52 (near Bethlehem Lane) south approximately to Eleventh Street. After the certification, the City then adopted the first phase of a redevelopment plan on December 2005 and acquired 4 structures and 4 vacant lots based on the adopted plan. The City now has a limited amount of money and wishes to begin a second phase of property acquisition in the area.

When the Liberty Street redevelopment certification and redevelopment plan were adopted, any parcel could be acquired using the power of eminent domain in area certified as a *blighted areas* or a *nonresidential redevelopment area*, consistent with the redevelopment plan. In August 2006, the North Carolina Legislature amended the Urban Redevelopment Law to limit the properties local governments can acquire in *blighted areas* and *nonresidential redevelopment areas* using eminent domain to properties that have been determined by the planning commission to be *blighted parcels*. Vacant parcels and parcels with structures that have not been determined to be blighted can only be acquired through negotiated acquisition.

City Attorney Angela Carmon, in consultation with staff of the School of Government, has determined that while the 2005 certification of the Liberty Street Area as a *nonresidential redevelopment area* remains valid, individual parcels within the area must be determined to be blighted parcels by the Planning Board for the City to use the power to eminent domain to acquire the properties in any future phases of plan implementation. A memo is attached from Ms. Carmon detailing the process for amendment of the certification and the redevelopment plan.

At the Planning Board meeting on August 22, Planning staff will present the attached Liberty Street Redevelopment Area Certification Amendment and ask the board to determine that three (3) parcels in the Liberty Street Redevelopment Area meet the definition of a *blighted parcel* under the provisions of North Carolina Urban Redevelopment Law.
Memorandum

TO: City/County Planning Board
FROM: Angela I. Carmon, City Attorney
DATE: August 15, 2019
SUBJECT: Liberty Street Corridor Redevelopment Plan ("LSCRCP")
CC: Aaron King, Planning and Development Services Director
     Margaret Bessette, Assistant Planning and Development Services Director

On February 24, 2005, the City-County Planning Board deliberated and certified the area located in the city that is generally bounded on the north by Bethlehem Lane; on the east by the rear property lines of lots fronting on the east side of Liberty Street; on the south by Eleventh Street and on the west by the centerline of US Highway 52 as a nonresidential redevelopment area, which became known as the Liberty Street Redevelopment Area. In September 2005, the Winston-Salem City Council, acting in its redevelopment capacity, forwarded the Liberty Street Corridor Redevelopment Plan ("LSCRCP") to the City-County Planning Board ("Board") for its review and recommendation. On November 10, 2005, the City-County Planning Board considered and recommended approval of the Liberty Street Corridor Redevelopment Plan ("LSCRCP"). On December 19, 2005, the Winston-Salem City Council ("Council") approved the LSCRCP following a public hearing. Based upon the LSCRCP narrative and the maps, it was clear that the LSCRCP was to be carried out in phases.

The aforementioned nonresidential redevelopment area certification and the LSCRCP are still legally valid and defensible. Unfortunately, this area has not been the subject of significant improvements or enhancements since the initial nonresidential redevelopment area certification and the city has only acquired a few properties identified in Phase 1 of the LSCRCP. The area continues to be the subject of blight and intensive code enforcement action.

With the change in the law in 2006, properties that are to be acquired by the use of eminent domain must be identified by the planning commission as blighted parcels. Based upon my research and communications with the School of Government, this blighted parcel designation may occur today although it is fourteen years after the initial nonresidential redevelopment area certification and adoption of the original plan.

N.C.G.S. 160A-503 defines as blighted parcel as:

"...a parcel on which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which..."
endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare...”.

Staff in code enforcement and building inspections have conducted interior and exterior inspections of the three properties (1700, 1712 and 1714 N. Liberty Street). Based upon the above-referenced definition and the aforementioned inspections, staff believes each of the subject parcels meet the definition of blighted parcels and will be prepared to submitted information and documentation to substantiate that belief.

Once the nonresidential redevelopment area certification has been amended by the Board to include the subject properties as blighted parcels, the Council, acting in its capacity as a redevelopment commission, will proceed to work on a proposed amendment to the LSCR to include the acquisition of the subject properties and extension of the current land use requirements and restrictions associated with said plan. Such restrictions are currently due to expire January 1, 2020. All of the properties acquired, pursuant to Phase 1 of LSCR, are currently owned by the city; therefore, the statutory provision that requires the consent of anyone who purchased property from the city does not apply. The Council will forward to the Board said proposed plan amendment for its review and submission of a recommendation(s). Before the proposed amended plan comes back to Council for approval, city staff will attempt to meet with and discuss the proposed plan amendment with the affected property owners.

Upon review and submission of said recommendation by the Board to Council, the Council, acting in its capacity as a redevelopment commission and governing body, will hold a public hearing before consideration of the plan for approval. After the Council conducts the public hearing, it may proceed to act upon the plan and, if adopted, instruct staff to proceed in accordance with said plan. Should you have any questions, please do not hesitate to let me know.
Liberty Street Redevelopment Area

Recommended for Blight Determination

Certified February 24, 2005
Amendment August 22, 2019
Background
The purpose of this report is to provide justification for the determination that three (3) parcels in the Liberty Street Redevelopment Area are blighted parcels under the requirements of North Carolina Redevelopment Law, as amended. Excerpts from North Carolina Redevelopment are included in Appendix I.

The Liberty Street Redevelopment Area was certified as a nonresidential redevelopment area by the City-County Planning Board on February 24, 2005 based on the determination that “the Liberty Street Area contains a predominance of buildings and improvements whose use is predominantly nonresidential, and further, that at least one-half of the building in the area are deteriorated, dilapidated, or obsolete such that they impair the sound growth of the community, adversely affect surrounding development, and are detrimental to public health, safety, morals and welfare of the community.” The 2005 certification report provides a summary of the conditions in the area: of the total 64 structures in the area, 40 structures, 63%, were determined to be dilapidated or deteriorated. A copy of the certification report is attached following this certification amendment.

Since the 2005 certification, North Carolina Redevelopment Law has been amended to require that the planning commission (City-County Planning Board in Winston-Salem) must determine that an individual parcel is a blighted parcel in order for local government to use the power of eminent domain to acquire the parcel.

Structural Conditions Assessment
Because the City has only limited funds available for additional redevelopment activities in the area, structural assessment was limited to an area where City action would have concentrated impact. City-County Inspections and Housing Code Enforcement staff evaluated the interior and exterior of structures fronting on Liberty Street between 16th Street and Brannon Lane in July 2019. Staff obtained administrative warrants to enter the structures to fully assess conditions on July 19, 2019.

The table on the following pages summarizes the conditions of each structure/parcel. More detailed information and images are provided for each property in the appendix. Included in Appendix V is a violation listing history for the properties recommended for blighted parcel determination and also includes history for 1600 North Liberty Street which is not recommended for blighted parcel determination at this time.

Based on their conditions, staff believes that the structures at 1700, 1712 and 1714 North Liberty Street meet the definition of blighted parcel under North Carolina Redevelopment law.
## Summary of Structural Conditions

<table>
<thead>
<tr>
<th>Map #</th>
<th>Address # on Liberty Street</th>
<th>Pin Number</th>
<th>Land Use/Occupancy Status</th>
<th>External Conditions</th>
<th>Internal Conditions</th>
<th>Housing Code Violations 7/19/19</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1714</td>
<td>6836-53-2273</td>
<td>Residential/Commercial</td>
<td>Defective porch columns and joists</td>
<td>Vacant</td>
<td>5 minor 8 unfit</td>
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<td>Damaged front door and screen door</td>
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<td>Leaking roof</td>
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<td>Broken window panes</td>
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<td>Foundation damage</td>
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<td>Mold on siding</td>
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<td></td>
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<td>Rear stairs damaged</td>
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<tr>
<td>2</td>
<td>1712</td>
<td>6836-53-2178</td>
<td>Residential/Commercial</td>
<td>Boarded windows and doors</td>
<td>Vacant</td>
<td>DEMO 3 Minor 12 Unfit</td>
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<td>Missing and defective siding</td>
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<td></td>
<td></td>
<td></td>
<td>Rotted window sills</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Damaged window and door screens</td>
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<td>Abandoned vehicle in rear</td>
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<td>Warped boards on rear deck</td>
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Liberty Street Redevelopment Certification Amendment, page 4
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<th>Land Use/Occupancy Status</th>
<th>External Conditions</th>
<th>Internal Conditions</th>
<th>Housing Code Violations 7/19/19</th>
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</thead>
</table>
| 3     | 1700                        | 6836-53-2161 | Commercial, May be partially occupied    | Broken and boarded windows  
Rotted window sills  
Defective siding  
Damaged fascia and/or soffits  
Ramp not structurally sound; railing damaged | At least partially vacant  
Floor system not structurally sound; damaged floor covering  
HVAC system needs repair or replacement  
Plumbing features installed without permits; other plumbing features need repair or replacement  
Baths not to ANSI standards  
Missing/damaged electrical plates  
Water damage/holes in walls and ceilings | 2 Minor  
8 Unfit |
Determination

Based on the information provided in this Liberty Street Redevelopment Area Amendment and appendices, the parcels at 1700, 1712 and 1714 North Liberty Street meet the definition of *blighted parcel* under the provisions of North Carolina Redevelopment Law by reason of dilapidation, deterioration, age or obsolescence, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes and, therefore, substantially impair the sound growth of the community and are detrimental to the public health, safety, morals or welfare.
APPENDIX I

Excerpts from North Carolina Redevelopment Law
Chapter 160A, Article 22, as amended

The following terms where used in this Article, shall have the following meanings, except where the context clearly indicates a different meaning:

(2) "Blighted area" shall mean an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare; provided, no area shall be considered a blighted area within the meaning of this Article, unless it is determined by the planning commission that at least two thirds of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a blighted area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, it may only be exercised to take a blighted parcel as defined in subdivision (2a) of this section, and the property owner or owners or persons having an interest in property shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs and paid by the petitioners.

(2a) "Blighted parcel" shall mean a parcel on which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare; provided, no parcel shall be considered a blighted parcel nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that the parcel is blighted.

(10) "Nonresidential redevelopment area" shall mean an area in which there is a predominance of buildings or improvements, whose use is predominantly nonresidential, and which, by reason of:
a. Dilapidation, deterioration, age or obsolescence of buildings and other structures,
b. Inadequate provisions for ventilation, light, air, sanitation or open spaces,
c. Defective or inadequate street layout,
d. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
e. Tax or special assessment delinquency exceeding the fair value of the property,
f. Unsanitary or unsafe conditions,
g. The existence of conditions which endanger life or property by fire and other causes, or
h. Any combination of such factors
   1. Substantially impairs the sound growth of the community,
   2. Has seriously adverse effects on surrounding development, and
   3. Is detrimental to the public health, safety, morals or welfare;

provided, no such area shall be considered a nonresidential redevelopment area nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that at least one half of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a nonresidential redevelopment area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, the property owner or owners or persons having an interest in property shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs and paid by the petitioners.
APPENDIX II

1714 North Liberty Street

Images
Housing Code Enforcement Reinspection Report
Building and Trade Inspection Report
**Reinspection Report**

**Inspector:** SHAWN HELM  
**Case Status:** OPEN

**Address:** 1714 N LIBERTY ST  
**Block:** 0277  
**Lot:** 113  
**Ward:** NORTHEAST

---

**Important Names and Numbers**

**Owner Name 1:** NORTH CAROLINA COMMUNITY DEVELOPMENT INI  
**Owner Name 2:**  
**Owner Address:** 5800 FARINGDON PL, RALEIGH, NC, 27609  
**Tenant Address:** 5800 FARINGDON PLACE, RALEIGH, NC, 27609  
**Violator:** NORTH CAROLINA COMMUNITY DEVELOPMENT INI  
**Contact:** NORTH CAROLINA COMMUNITY DEVELOPMENT INI

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**Notify:**

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<th>NAME</th>
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<tr>
<td>TARA KENCHEN</td>
<td>5800 FARRINGDON PLACE</td>
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<td>RALEIGH, NC, 27609</td>
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**Violations:**

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<td>Repair or replace defective siding at front</td>
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<td>08</td>
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<td>07/19/2019</td>
<td>Maintain floors, walls - fixtures in clean and sanitary condition</td>
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<td>04</td>
<td>1600</td>
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<td>07/19/2019</td>
<td>07/19/2019</td>
<td>Mold like or mildeew conditions caused by persistent, excessive dampness or</td>
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<tr>
<td>10</td>
<td>0200</td>
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<td>07/19/2019</td>
<td>Replace loose wall and ceiling materials</td>
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<td>17</td>
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<td>07/19/2019</td>
<td>Provide operable smoke detector</td>
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<td>14</td>
<td>0200</td>
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<td>07/19/2019</td>
<td>07/19/2019</td>
<td>Repair or replace steps at rear</td>
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<td>06</td>
<td>0600</td>
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<td>07/19/2019</td>
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<td>Repair porch columns</td>
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<td>07/19/2019</td>
<td>Repair door front door</td>
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<td>0200</td>
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<td>07/19/2019</td>
<td>07/19/2019</td>
<td>Repair door front storm</td>
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<td>02</td>
<td>0400</td>
<td>Unfit</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>Weatherstrip doors</td>
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<td>07/19/2019</td>
<td>07/19/2019</td>
<td>Replace defective joists</td>
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**Important Names and Numbers**

WINSTON SALEM  
CD-Plus for Windows 95/98/NT/2000  
Liberty Street Redevelopment Certification Amendment, page 17: 38:29AM  
Page 1 of 2
Reinspection Report

CDPR4005 - Reinspection Report

INSPECTOR: SHAWN HELM

CASE STATUS: OPEN

ADDR NBR: 7963 PIN: 6836-53-2273.000 CASE NBR: 2019070949

PROPERTY ADDR: 1714 N LIBERTY ST

CASE OPEN DATE: 07/19/2019 FUNDING: Tenant

HEARING DATE: ORDER DATE:

OWNER NAME 1: NORTH CAROLINA COMMUNITY DEVELOPMENT INITIATIVE
OWNER ADDRESS: 5800 FARINGDON PL, RALEIGH, NC, 27609
CONTACT: NORTH CAROLINA COMMUNITY DEVELOPMENT INITIATIVE

VIOLATOR: NORTH CAROLINA COMMUNITY DEVELOPMENT INITIATIVE

FRONT PORCH

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<td>12</td>
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NOTES:

_______________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
Building and Trade Inspections
1714 North Liberty Street
Based on inspections on July 19, 2019

Building
- Roof damage.
- Mold in ceilings in multiple rooms.

Plumbing
- Could not locate water heater to inspect.
- Some hangers were missing under house for water and drainage systems.

Repair Estimates
- Building mostly structural and minor cosmetic repairs $7,800.00
- HVAC repair/replace $1480.00 to repair and $5400.00 to replace
- Electrical repair $860.00
- Plumbing repair water heater and pipe strapping $1412.00

Note: These are mostly non-forensic costs. The costs, particularly for building, could double or triple once work begins and more damage from lack of maintenance and general neglect is discovered.

Dan Dockery
Chief Building Official
WS/FC Planning and Development Services
100 E. 1st St.; Suite 337
Winston-Salem, NC 27101
APPENDIX III

1712 North Liberty Street

Images
Housing Code Enforcement Reinspection Report
Building and Trade Inspection Report
1712 Liberty Street
Reinspection Report

INSPECTOR: SHAWN HELM
CASE STATUS: OPEN

CDPR4005 - Reinspection Report

INSPECTOR: SHAWN HELM
CASE STATUS: OPEN

ADDR NBR: 7985    PIN: 6836-53-2178.000    CASE NBR: 2019070946    TYPE: HSE
CASE OPEN DATE: 07/19/2019    FUNDING: OCCUPANCY: INSPECTION AREA: SA-04
PROPERTY ADDR: 1712 N LIBERTY ST    BLOCK: 0277    LOT: 114    ORDER DATE:

IMPORTANT NAMES AND NUMBERS

OWNER NAME 1: VISIONZ ENTERTAINMENT COMPLEX INC
OWNER NAME 2:
OWNER ADDRESS: 4927 W MARKET ST, STE 3000 B, GREENSBORO, NC, 27407
Address:
CONTACT:
VISIONZ ENTERTAINMENT COMPLEX INC

VIOLATIONS:

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<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS</td>
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<td>0200</td>
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<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPAIR DOOR</td>
</tr>
<tr>
<td>08</td>
<td>0100</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPAIR DEFECTIVE FLOORING</td>
</tr>
<tr>
<td>01</td>
<td>0800</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>OTHER</td>
</tr>
<tr>
<td>02</td>
<td>0200</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>ROTTED WINDOW SILLS</td>
</tr>
<tr>
<td>02</td>
<td>0100</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
</tr>
<tr>
<td>02</td>
<td>0300</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPLACE BROKEN WINDOW PANES</td>
</tr>
<tr>
<td>13</td>
<td>0400</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPAIR OR REPLACE REAR PORCH FLOOR</td>
</tr>
<tr>
<td>10</td>
<td>0100</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS</td>
</tr>
<tr>
<td>01</td>
<td>0600</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>REPAIR LOCKSETS</td>
</tr>
<tr>
<td>17</td>
<td>0600</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR</td>
</tr>
<tr>
<td>06</td>
<td>0400</td>
<td>UNFIT</td>
<td>07/19/2019</td>
<td>07/19/2019</td>
<td>PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL</td>
</tr>
</tbody>
</table>

WINSTON SALEM
CD-Plus for Windows 95/98/NT/2000
Reinspection Report

INSPECTOR: SHAWN HELM

CASE STATUS: OPEN

ADDR NBR: 7985 PIN: 6836-53-2178.000 CASE NBR: 2019070946 TYPE: HSE

CASE OPEN DATE: 07/19/2019 FUNDING: OCCUPANCY: INSP AREA: SA-04

PROPERTY ADDR: 1712 N LIBERTY ST BLOCK: 0277 LOT: 114

HEARING DATE: Ward: NORTHEAST

OWNER NAME 1: VISIONZ ENTERTAINMENT COMPLEX INC
OWNER NAME 2: 

OWNER ADDRESS: 4927 W MARKET ST, STE 3000 B, GREENSBORO, NC, 27407

Address: TENANT: VISIONZ ENTERTAINMENT COMPLEX INC

CONTACT: 

VIOLATOR: VISIONZ ENTERTAINMENT COMPLEX INC

05 0100 UNFIT 07/31/2019 PROVIDE HEATING FACILITY

NOTES: 

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____________________________________________________________________________________________
Building and Trade Inspections
1712 North Liberty Street
Based on inspections on July 19, 2019

Building/General
- Sheetrock and insulation installed without permits.
- Significant trash and debris throughout inside of structure.
- Permit #3155957 and #161600 for rear deck have stop work orders.

HVAC
- All HVAC equipment and duct work has been removed.

Electrical
- Installation of new electrical service in process. No permits issued.
- No service currently installed on this building.
- No devices installed.

Plumbing
- Open drain lines within building need to be capped off. Plumbing permit #160294 was never completed and work stopped for this project. This permit is in “STOP WORK.”
- Could not locate water heater for this building.
- Need to seal up holes around pipes.
- Poor sanitary conditions—Bathroom facilities are not working and it looks like human feces are in many rooms.
- Would need licensed plumber to obtain permits for all plumbing work that was done here and to make necessary corrections. Plumber will need to place test(s) on all water and drainage, waste and vent systems.

Repair Estimates
- Building renovation $21,900.00
- HVAC replacement to include units and ductwork $7,200.00 installation…….$1,680.00 Cleanup prior and after install.
- Electrical replacement of total system $5,800.00
- Plumbing replacement and repair $6,100.00

Note: These are mostly non-forensic costs with the exception of 1712 where some walls were already opened. The costs, particularly for building, could double or triple once work begins and more damage from lack of maintenance and general neglect is discovered.

Dan Dockery
Chief Building Official
WS/FC Planning and Development Services
100 E. 1st St.; Suite 337
Winston-Salem, NC 27101
APPENDIX IV

1700 North Liberty Street

Images
Housing Code Enforcement Reinspection Report
Building and Trade Inspection Report
**Reinspection Report**

**Inspector:** SHAWN HELM  
**Case Status:** OPEN

**Address Number:** 8008  
**PIN:** 6836-53-2161.000  
**Case Number:** 2019070945  
**Type:** HSE

**Case Open Date:** 07/19/2019  
**Funding:**  
**Occupancy:**  
**Inspection Area:** SA-04

**Property Address:** 1700 N LIBERTY ST  
**Block:** 0277  
**Lot:** 115  
**Ward:** NORTHEAST

**Hearing Date:**  
**Order Date:**

---

**Important Names and Numbers**

- **Owner Name 1:** GILMORE JEANETTE D  
- **Owner Address:** 5521 LEGARE DR, WINSTON SALEM, NC, 27105  
- **Address:** TENANT: GILMORE JEANETTE D  
- **Contact:** GILMORE JEANETTE D  
- **Violator:** GILMORE JEANETTE D

**Notify:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
</table>

**Violations:**

<table>
<thead>
<tr>
<th>Group</th>
<th>Code</th>
<th>Curri Cond</th>
<th>Comply Date</th>
<th>Viol. Date</th>
<th>Description/Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>0200</td>
<td>MINOR</td>
<td></td>
<td>07/19/2019</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS FIRST ROOM ON RIGHT...TO INCLUDE WATER STAINS ON CEILING..</td>
</tr>
<tr>
<td>09</td>
<td>0100</td>
<td>MINOR</td>
<td></td>
<td>07/19/2019</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
</tr>
<tr>
<td>01</td>
<td>0800</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>OTHER ROTTED WINDOW SILLS</td>
</tr>
<tr>
<td>17</td>
<td>0600</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR</td>
</tr>
<tr>
<td>08</td>
<td>0300</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING BACK ROOM</td>
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<tr>
<td>10</td>
<td>0100</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS BACK ROOMS</td>
</tr>
<tr>
<td>06</td>
<td>0700</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS BACK ROOM...ONE OUTLET CHIPPED IN FIRST ROOM ON RIGHT</td>
</tr>
<tr>
<td>01</td>
<td>0800</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>OTHER REPAIR RAILINGS ON SIDE AT RAMP</td>
</tr>
<tr>
<td>12</td>
<td>0200</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>REPAIR SOFFIT AND/OR FASCIA</td>
</tr>
<tr>
<td>09</td>
<td>0200</td>
<td>UNFIT</td>
<td></td>
<td>07/19/2019</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
</tr>
</tbody>
</table>

**Notes:**

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Reinspection Report
CDPR4005 - Reinspection Report

INSPECTOR: SHAWN HELM
CASE STATUS: OPEN

ADDR NBR: 8008 PIN: 6836-53-2161.000 CASE NBR: 2019070945 TYPE: HSE
CASE OPEN DATE: 07/19/2019 FUNDING: OCCUPANCY: INSPI AREA: SA-04
PROPERTY ADDR: 1700 N LIBERTY ST BLOCK: 0277 LOT: 115
HEARING DATE: Ward: NORTHEAST
ORDER DATE:

_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
Building and Trade Inspections
1700 North Liberty Street
Based on inspections on July 19, 2019

Building
- Floor system not structurally sound.
- Baths not to ANSI standards.
- No exit lights.
- Ramp not structurally sound.

HVAC
- No exhaust in bathrooms.
- No access to HVAC equipment not maintaining temp.

Electrical
- Need service entrance cable strapped outside, staple NW cable up in crawl space.
- Plates missing on devices or broken.

Plumbing
- New drainage, waste and vent system installed without permits or inspections.
- New water lines were installed without permits or inspections.
- Could not locate water heater.
- Need to seal up holes around pipes.
- Improper hanger spacing on DWV and some water pipes.
- Improper venting of traps.
- Would need licensed plumber to obtain permits for all plumbing work that was done here and to make necessary corrections. Plumber will need to place test(s) on all water and drainage, waste and vent system and request needed inspections.

Repair Estimates
- Building – Cosmetic and light structural repairs $4,200.00
- HVAC system is not functioning at this time, estimated costs of repair S2,100.00
- Bath vents not installed - $200.00
- Electrical repairs to service Cable straps, routing of NM cable in crawl $500.00
- Permitting and repair of plumbing systems – Drainage waste and vent system $1860.00
- Repair/replace water lines $480.00
- Water Heater $860.00

Note: These are mostly non-forensic costs. The costs, particularly for building, could double or triple once work begins and more damage from lack of maintenance and general neglect is discovered.

Dan Dockery
Chief Building Official, WS/FC Planning and Development Services
100 E. 1st St.; Suite 337; Winston-Salem, NC 27101
APPENDIX V

Housing Code Enforcement
Violation Listing History
<table>
<thead>
<tr>
<th>CaseID</th>
<th>CloseDate</th>
<th>OpenDate</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>2004060716</td>
<td>05/19/2004</td>
<td>11/29/2007</td>
<td>REPLACE DEFECTIVE SHEATHING @ BACK</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>REPAIR DOOR AT BACK</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>REPAIR/REPLACE DEFECTIVE FACIA AT BACK</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
</tr>
<tr>
<td>2004060721</td>
<td>05/07/2004</td>
<td>05/28/2004</td>
<td>HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS</td>
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<tr>
<td>2006081001</td>
<td>07/10/2006</td>
<td>08/18/2006</td>
<td>HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS</td>
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<tr>
<td>2011050726</td>
<td>05/11/2011</td>
<td>06/08/2011</td>
<td>TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON</td>
</tr>
<tr>
<td>2013060663</td>
<td>06/10/2013</td>
<td>07/23/2013</td>
<td>IS BREEDING GROUND/ STORAGE FOR ATTRACTING PESTS</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>CANNOT BE SELF PROPELLED/MOVED IN THE MANNER IN WHICH IT WAS</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>IS POINT OF HEAVY GROWTH OF WEEDS/ VEG. OVER 8 IN. IN HEIGHT</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>DOES NOT DISPLAY A CURRENT LICENSE PLATE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>JUNKED - IS PARTIALLY DISMANTLED OR WRECKED</td>
</tr>
<tr>
<td>2014040489</td>
<td>04/09/2014</td>
<td>04/21/2014</td>
<td>TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON</td>
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<tr>
<td>2014100394</td>
<td>10/07/2014</td>
<td>10/13/2014</td>
<td>TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON</td>
</tr>
<tr>
<td>2015052033</td>
<td>05/26/2015</td>
<td>06/11/2015</td>
<td>HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED S1</td>
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<tr>
<td>2015070997</td>
<td>07/20/2015</td>
<td>08/04/2015</td>
<td>HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED S1</td>
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<td>2015091257</td>
<td>09/11/2015</td>
<td>09/29/2015</td>
<td>HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED S1</td>
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<tr>
<td>2015091258</td>
<td>09/11/2015</td>
<td>09/29/2015</td>
<td>TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON</td>
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2015120690  CLOSE  12/18/2015  01/05/2016
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

2016051623  CLOSE  05/11/2016  05/27/2016
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

2016081401  CLOSE  08/24/2016  09/07/2016
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

2017120848  CLOSE  12/27/2017  01/30/2018
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

2018020715  CLOSE  02/20/2018  03/19/2018
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

2018030726  CLOSE  03/23/2018  04/06/2018
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

1700  1700 LIBERTY ST  09/05/1986  02/03/1994  10852

10852  09/05/1986  02/03/1994
Repair, replace or remove gutters-  00800819860905G06FM19930625CRepair, replace or remove: MINOR
Repair defective switches and outlets-  00800819860905F07 U19940203CRepair defective switches or UNFIT
Repair or replace defective siding-  00800819860905G03BU19940203CRepair or replace defective UNFIT
Paint or treat ext wood with protective coat-  00800819860905G03AM19930625CPaint or treat ext wood with MINOR
Repair or replace loose floor covering-KIT  00800819860905G02CU19940203CRepair or replace loose flo UNFIT
Repair defective joists-FPH  00800819860905G02BU19940203CRepair defective joists UNFIT
Repair or replace screens on doors-  00800819860905B01AM19930625CRepair or replace screens MINOR
Repair or replace screens on windows-  00800819860905B01BM19940203CRepair or replace screens UNFIT
Repair plumbing leak in kitchen-  00800819860905D03AM19940203CRepair plumbing leak in kit MINOR
Repair plumbing leak in bath-  00800819860905D03BU19940203CRepair plumbing leak in bath UNFIT
Repair plumbing leak under structure-  00800819860905D03CU19940203CRepair plumbing leak under UNFIT
Replace loose wall materials - bath & kitchen-  00800819860905G04MU19940203CReplace loose wall mater UNFIT
Repair lavatory and fixtures-  00800819860905D07 M19940203CRepair lavatory and fixtures MINOR
Repair or replace front porch floor-  00800819860905G07AU19940203CRepair or replace front porc UNFIT
Provide req fire resistance protection-  00800819860905G10 U19940203CProvide req fire resistance p UNFIT
Maintain floors,walls,ceilings & fixtures-  00800819860905H01 U19940203CMaintain floors,walls,ceilings UNFIT
Provide proper garbage containers-  00800819860905H03 M19930625CProvide proper garbage con MINOR
Clean yard of rubbish, trash and garbage-  00800819860905H05AU19940203CClean yard of rubbish, trash UNFIT
Have structure exterminated: Insects,Rodents-  00800819860905H06 U19940203CHave structure exterminated UNFIT
Ceiling insulation is reqd. in all dwellings-  00800819860905G05101 M19940203CCeiling insulation is reqd. in MINOR
Protect water piping from freezing-  00800819860905D04 M19940203CProtect water piping from fre MINOR
Repair tub fixtures-  00800819860905D08 M19940203CRepair tub fixtures MINOR
Repair chimney-  00800819860905E02 U19940203CRepair chimney UNFIT
Repair electrical connection to water heater-  00800819860905F05 U19940203CRepair electrical connection UNFIT
Correct loose electrical wire in basement-  00800819860905F07MU19940203CCorrect loose electrical wire UNFIT
Repair crawl space door-  00800819860905G01AM19940203CRepair crawl space door MINOR
98041376  CLOSE  04/22/1998  05/19/1998
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON ALL TYPES OF TRASH, LITTER, JUNK, ETC. ALSO PILES OF EXPOSED GARBAGE, RAT HARBORAGE, ETC IN BUILDING OR UPON PREMISES

2004060550  CLOSE  05/19/2004  08/23/2004
REPAIR FOUNDATION AT SIDE/BACK
PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL-METER PULLED
OTHER: DEFECTIVE WINDOW FRAMING AT SIDE (LEFT)
PROVIDE DOOR TO BASEMENT
REPAIR OR REPLACE STEPS AT SIDE (BROKEN TREADS)
OTHER: DEFECTIVE COLUMN/PIERS AT BACK
REPAIR OR REPLACE REAR PORCH FLOOR/BAND
REPAIR OR REPLACE SIDE PORCH CEILING
REPAIR OR REPLACE ROOF COVERING
REPAIR SOFFIT AND/OR FACIA AT BACK
REPAIR OR REPLACE DEFECTIVE SIDING
PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING
REPAIR DEFECTIVE FLOORING AT BACK
OTHER: DECAYED DOOR FRAMING AT SIDE

1712  1712 LIBERTY ST 10818
CLOSE  09/05/1986  06/16/1987
REPAIR DEFECTIVE FLOORING - BAT
REPAIR OR REPLACE HANDRAIL AT INTERIOR STEPS - BAT
REPAIR PLUMBING LEAK IN BATH - BAT
REPAIR SINK FIXTURES - KIT
REPAIR LIGHT FIXTURES IN BATHROOM - BAT
REPAIR DEFECTIVE JOISTS - BAT
REPAIR OR REPLACE STEPS AT REAR - BAT
REPAIR OR REPLACE HANDRAIL AT REAR STEPS - BAT
REPAIR OR REMOVE ACCESSORY BUILDING - BAT
REPAIR BACK DOOR - BAT
REMOVE ALL UNUSED WIRING - BAT
REPLACE LIGHT SWITCH COVER IN LIVING ROOM - BAT

21071647  CLOSE  07/02/2001  07/26/2001
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

21071648  CLOSE  07/02/2001  07/26/2001
HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL LOTS

98040454  CLOSE  12/10/1997  02/05/2003

- PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL (60 AMP-SERVICE WITH SUBPANELS & DOUBLE UP ON LUGS)
- REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS (KITCHEN & UTILITY ROOM)
- REPLACE COVER ON RANGE RECEPTACLE
- REPLACE COVER ON RANGE RECEPTACLE
- REPAIR DEFECTIVE FLOORING IN BATHROOM
- REPAIR OR REPLACE LOOSE FLOOR COVERING IN KITCHEN & UTILITY ROOM
- REMOVE TRASH & DEBRIS FROM BASEMENT
- HAVE STRUCTURE EXTERMINATED OF INSECTS, RODENTS & OTHER PESTS (ROACHES)
- REPLACE FRONT DOOR (DOOR SPLIT - BAD SHAPE)
- SEAL CRACKS AROUND REAR DOOR
- UNCLG KITCHEN SINK DRAIN
- CAP OFF GAS LINE IN KITCHEN
- PROVIDE MINIMUM OF 2 RECEPT. IN EVERY ROOM
- INSTALL INSIDE COVER ON FUSE BOX
- ANCHOR WEATHER HEAD ON ENTRANCE CABLE
- CORRECT WIRING PROBLEM @ REAR - OUTSIDE
- ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN
- REPAIR DOOR @ INTERIOR (SEVERAL DOORS)
- REPAIR LOCKSETS @ INTERIOR DOORS
- REPAIR STRIKER PLATE-REAR DOOR
- WEATHERSTRIP DOORS @ FRONT & REAR
- MAKE BATHROOM WINDOW AIR TIGHT
- MAKE ALL WINDOWS OPERATE PROPERLY (NOT LOCKING & CLOSING RIGHT)
- RESEAT COMMODE (BOTH BATHROOMS)
- PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING
- REPAIR OR REPLACE DEFECTIVE SIDING (HOLES & CRACKED BOARDS)
- REPLACE LOOSE WALL AND CEILING MATERIALS IN ALL ROOMS
- PROVIDE ACCESS DOOR TO ATTIC
- REPLACE DEFECTIVE SHEATHING
- REPAIR OR REPLACE ROOF COVERING
- REPAIR OR REPLACE FRONT PORCH RAILINGS
- REPAIR OR REPLACE STEPS AT REAR (BOTTOM STEP)
- REPAIR OR REPLACE STEPS AT INTERIOR (BASEMENT)
- REPAIR OR REPLACE HANDRAIL AT INTERIOR STEPS
- PROVIDE OPERABLE SMOKE DETECTOR (BOTH DETECTORS NEED BATTERIES)
- REPAIR JOIST BAND @ REAR WALL
- PAINT WALLS AND CEILING IN KITCHEN
- REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS
- INSTALL HANDRAIL AT REAR STEPS (HAS RAIL ON ONE SIDE - OTHER SIDE NEED A RAIL)
- REPAIR KITCHEN CABINETS
- REPLACE BROKEN WINDOW PANES
- REPAIR LAVATORY AND/OR FIXTURES (DRAIN LEAKS)
- REMOVE LIGHT FIXTURE IN UPSTAIRS CLOSET (FIRE HAZARD - TOO CLOSE TO CLOSET ROD)
- PROVIDE PROPER SIZE WATER HEATER
- CLOSE THIMBLE WITH MASONRY (UPSTAIRS BEDROOM & CLOSET)
CHANGE AIR FILTERS IN FURNACE
INSTALL PROPER SIZE FUSES

98041386  CLOSE 04/22/1998 05/19/1998
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

99010752  CLOSE 01/19/1999 02/02/1999
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

99090448  CLOSE 08/12/1999 08/27/1999
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

99090450  CLOSE 08/12/1999 08/27/1999
HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS

2003071214  CLOSE 07/21/2003 09/26/2003
REPAIR PLUMBING LEAK IN BATH UNDER SINK AND AT BATHTUB
PROVIDE HOT WATER AT BATHTUB
PROVIDE OPERABLE THERMOSTAT
PROVIDE DOOR TO FRONT
REPAIR KITCHEN CABINETS
REPAIR LOCKSETS AT BACK - NO LOCKSET
REPLACE BROKEN WINDOW PANES - MISSING (BACK)
PROVIDE TWO MEANS OF EGRESS FROM EACH DWELLING UNIT - BACK
REPAIR FRONT PORCH RAILING
PROVIDE HEATING FACILITY
INSTALL RECEPTACLE TO ELIMINATE USE OF FLEXIBLE CORD FOR APPLIANCE
PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL
REPAIR DEFECTIVE LIGHT FIXTURES IN KITCHEN
REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS
REPAIR FOUNDATION - BACK NEAR BASEMENT DOOR
REPAIR OR REPLACE LOOSE FLOOR COVERING IN KITCHEN
REPAIR HOLES IN WALLS AND CEILINGS IN BATHROOM AND HALL TO BATHROOM
PROVIDE OPERABLE SMOKE DETECTOR
REPAIR OR REPLACE SCREENS ON DOORS AT FRONT
REPAIR DEFECTIVE FLOORING IN BATHROOM AND KITCHEN

2004060551  CLOSE 05/19/2004 02/24/2010
REPLACE BROKEN WINDOW PANE AT BACK UPSTAIRS
REPAIR OR REPLACE FRONT PORCH FLOOR
OTHER - REPAIR BAND @ RIGHT SIDE AND BACK
REPAIR LOCKSETS @ BACKDOOR
REPAIR FOUNDATION AT BACK
REPAIR OR REPLACE DEFECTIVE SIDING AT SIDE/BACK
REPAIR OR REPLACE ROOF COVERING
REPAIR SOFFIT AND/OR FACIA @ BACK
REPAIR DOOR @ BASEMENT @ BACK
| Case Number | Status Date | Action Date  
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2015070603  CLOSE 07/10/2015 07/28/2015
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST1

2015070604  CLOSE 07/10/2015 06/18/2019
REPLACE BROKEN WINDOW PANES
REPAIR OR REPLACE FRONT PORCH FLOOR
REPAIR SOFFIT AND/OR FASCIA
PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING
REPAIR ELECTRICAL SYSTEM.

2015080881  CLOSE 08/17/2015 09/01/2015
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2015100466  CLOSE 10/09/2015 10/27/2015
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST1

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2017051668  CLOSE 05/30/2017 06/14/2017
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST1

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2017061684  CLOSE 06/27/2017 07/12/2017
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2017090870  CLOSE 09/18/2017 04/04/2018
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST1

2018021013  CLOSE 02/27/2018 03/26/2018
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

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<td>REPLACE BROKEN WINDOW PANES AT SOUTH SIDE</td>
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<td>REPAIR DOOR AT FRONT STORM DOOR</td>
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<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS AND CLEAN</td>
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NONREGULATION CURBSIDE VIOLATION

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TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

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NONREGULATION CURBSIDE VIOLATION

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TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

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NONREGULATION CURBSIDE VIOLATION

2003100713  CLOSE  09/09/2003  03/07/2006  
REPAIR KITCHEN CABINETS
REPAIR LOCKSETS @ BACK
REPAIR PLUMBING LEAK IN BATH @ COMMODE UNDER, SINK, BATHTUB
REPAIR OR REPLACE SCREENS ON DOORS @ FRONT
REPLACE BROKEN WINDOW PANES @ BACK
PROVIDE TWO MEANS OF EGRESS FROM EACH DWELLING UNIT
REPAIR TUB FIXTURES (HOT WATER SUPPLY)
PROVIDE HEATING FACILITY
OTHER: PROVIDE OPERABLE THERMOSTAT
INSTALL RECEPTACLE TO ELIMINATE USE OF FLEXIBLE CORD FOR APPL
PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL
REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS
REPAIR FOUNDATION @ BACK NEAR FRAMING @ BASEMENT DOOR
REPAIR DEFECTIVE FLOORING IN BATHROOM & KITCHEN
REPAIR HOLES IN WALLS AND CEILINGS IN HALL & BATHROOM
PROVIDE ACCESS DOOR TO ATTIC
REPAIR ROOF LEAK IN BATHROOM & HALL NEAR BATHROOM
PROVIDE OPERABLE SMOKE DETECTOR
REPLACE DETERIORATED WINDOWS - ALL
REPAIR SEWER LINE
REPAIR PLUMBING LEAK IN KITCHEN
REPAIR PLUMBING LEAK IN BATH
REPAIR PLUMBING LEAK UNDER STRUCTURE
REPAIR KITCHEN SINK, FIXTURES AND/OR DRAIN
REPAIR REAR EXIT DOOR - BOARDED UP
REPLACE DEFECTIVE JOISTS
REPAIR OR REPLACE LOOSE FLOOR COVERING IN HALL
REPAIR HOLES IN WALLS AND CEILINGS IN HALLWAY - REAR PORCH
REPLACE LOOSE WALL AND CEILING MATERIALS IN UNIT
PAINT WALLS AND CEILINGS IN UNIT
HAVE ALL BEDROOM WIRING BROUGHT UP TO CODE
REPAIR DEFECTIVE FLOORING IN HALL
PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING
REPLACE REAR PORCH CEILING
REPAIR DEFECTIVE LIGHT FIXTURES IN KITCHEN
REPAIR OR REPLACE LOOSE FLOOR COVERING IN KITCHEN
REPAIR OR REPLACE REAR PORCH RAILINGS

2003101491  CLOSE  09/10/2003  09/26/2003
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

2003101492  CLOSE  09/10/2003  09/26/2003
HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS

2003101668  CLOSE  09/09/2003  08/24/2004
OTHER: REPAIR ROOF LEAK @ HALLWAY @ BATHROOM ENTRANCE
MAINTAIN FLOORS, WALLS & FIXTURES IN CLEAN AND SANITARY CONDI'
OTHER: RAW SEWER RUNNING TO REAR YARD
SECURE COMMODE TO FLOOR
REPAIR SEWER LINE (BACKUP)
REPAIR ROOF LEAK IN ROOM AND HALL-BEDROOM NEXT TO BATHROOM  CHANGED TO MINOR 8/24/04
REPLACE LOOSE WALL AND CEILING MATERIALS IN ROOM
ELECTRICAL SERVICE DISCONNECTED
REPAIR COMMODE

2004050577  CLOSE  04/23/2004  05/07/2004
TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

2004050578  CLOSE  04/23/2004  05/07/2004
HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS

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TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

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HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS

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TRASH, LUMBER, RUBBISH, JUNK, APPLIANCES, FURNITURE, ETC UPON

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HIGH WEEDS AND GRASS ON BUSINESS OR RESIDENTIAL /LOTS

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HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

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HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

2017101154  CLOSE  10/25/2017  10/30/2017
PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING
REPAIR OR REPLACE SCREENS ON DOORS

2018041109  CLOSE  04/26/2018  05/10/2018
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

2018051255  CLOSE  05/21/2018  06/07/2018
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

2018081662  CLOSE  08/30/2018  09/21/2018
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

2019060305  CLOSE  06/07/2019  06/11/2019
HIGH WEEDS/GRASS ON LOT MUST BE MOWED TO IMPROVED/PAVED ST

LIBERTY    ACCY. BLDG.
ST
1714
1714 LIBERTY    ACCY. BLDG. ST
2004060552
2004060552  CLOSE  05/19/2004  02/21/2008
REPAIR OR REPLACE DEFECTIVE SIDING
REPAIR OR REPLACE ROOF COVERING
OTHER: DEFECTIVE TOP - BOTTOM PLATES AT STUDS
REPLACE DEFECTIVE SHEATHING
PROVIDE DOOR
PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING
REPAIR OR REMOVE ACCESSORY BUILDING
Liberty Street Redevelopment Area
INTRODUCTION

The purpose of this report is to provide justification for the certification of the Liberty Street Area as a nonresidential redevelopment area under the requirements of North Carolina Urban Redevelopment Law. Excerpts from North Carolina Redevelopment Law are included in Appendix A. Most redevelopment certifications considered by the City-County Planning Board (CCPB) in the recent past have been blighted area certifications because the areas were predominantly residential. The Liberty Street Area is proposed as a nonresidential redevelopment area because there is a predominance of buildings or improvements whose use is predominantly nonresidential and because at least one-half of the buildings in the Area have a significant amount of structural deterioration.

The Liberty Street Area (herein also referred to as “the Area”) encompasses 46.2 acres along Liberty Street east of US 52. The area is generally bounded: on the north by Bethlehem Lane; on the east by the rear property lines of lots fronting on the east side of Liberty Street; on the south by the Eleventh Street; and on the west by the centerline of US Highway 52. A boundary description is provided in Appendix B.

The predominant land use in the area is nonresidential, with approximately 74% of the land developed with commercial/industrial uses and 98% of the land area zoned for commercial use. There is a significant amount of structural deterioration in the area. Sixty-three percent of the 64 structures in the Area have been classified nonstandard.

RELATIONSHIP TO OTHER REDEVELOPMENT AREAS

The Liberty Street Area is immediately east of the Liberty/Patterson Redevelopment and Reconditioning Area certified by the CCPB in 2000. Liberty Street from US 52 south to 7th Street is included in the Liberty/Patterson Area. The Liberty/Patterson Redevelopment Plan concentrated acquisition, clearance and redevelopment activities on Thirteenth and Fourteenth Streets near Patterson Avenue.

The Liberty Street Area is located generally southwest of the Northeast Winston #2 Redevelopment Area certified by CCPB in 1988. The Liberty Street Area includes four properties fronting on Liberty Street between New Hope and Bethlehem Lanes that are also included in the Northeast Winston #2 Redevelopment Area. The Northeast Winston #2 Redevelopment Plan includes significant residential acquisition, clearance and redevelopment. New construction is currently underway in the area. None of the four overlapping properties were identified for acquisition under the Northeast Winston #2 Redevelopment Plan.

The Liberty Street Area is west of the East Winston #4, East Winston #5, and Northeast Winston #1 Redevelopment Areas, certified by CCPB in 1975, 1988, and 1989, respectively. Redevelopment activities in these areas entailed substantial residential acquisition, clearance and redevelopment from the late 1970s through mid-1990s.
CONDITIONS IN THE AREA

Land Use/Character
The predominant land use in the Liberty Street Area is nonresidential, with approximately 74% of the land area developed with commercial type uses. South of Fifteenth Street, many of the uses are auto-repair or building contractors with outside storage of vehicles and equipment, giving the subarea a commercial/industrial character. The subarea north of Fifteenth Street has more variety of uses, including institutional uses, giving it more of a commercial/retail character.

A significant amount of land in the Liberty Street area is vacant—approximately 9 acres, 19% of the total area. From field work and a cursory review of old aerial photographs, most of these sites were developed at some time in the past.

Approximately 7% of the land in the Area is developed for residential use. There are 10 residential structures. Two are multifamily structures and eight are single-family or duplex structures. Residential structures are located on Thirteenth Street and in the 1700 and 1800 blocks of Liberty Street.

Table 1 below provides a summary of land use and zoning by acreage in the Liberty Street Area.

Zoning
About 98% of the land in the Area is zoned for commercial use and the balance is zoned for residential land use. Approximately 49% of the land is zoned PB (Pedestrian Business). Most of the PB zoned land fronts on Liberty Street. The other dominant zoning district is GB and GB-S (General Business and General Business-Special Use) which accounts for approximately 46% of the land area. Most GB zoned property is located between US 52 and properties fronting on west side of Liberty Street. Approximately 2% of the total land area, 1.1 acres, is zoned for residential use—under the RSQ district. Table 1 below provides a summary of zoning and land use acreage in the Area.

Table 1. Zoning/Land Use Summary

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</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.1</td>
<td>7%</td>
<td>3.1</td>
<td>7%</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>45.1</td>
<td>73.5%</td>
<td>34.1</td>
<td>74%</td>
</tr>
<tr>
<td>Vacant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>19%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>46.2</td>
<td></td>
</tr>
</tbody>
</table>
Demographic and Tenure Characteristics
When the 2000 Census was taken, approximately 50 people lived in residential structures in Liberty Street Area. Based on an evaluation of the address data in the Forsyth County Tax Records, approximately 2 of the 10 residential structures were owner-occupied, a very low percentage compared to rates of over 50% Citywide and 60% countywide.

Structures and Structural Conditions
There are a total of 64 structures in the Area. Of these, 54 are nonresidential and 10 are residential structures.

A structural conditions survey was completed for residential and nonresidential structures in the Area. North Carolina Redevelopment Law lists a variety of conditions that contribute to making an area a nonresidential redevelopment area, including: dilapidation, deterioration, age or obsolescence of buildings and other structures; unsanitary or unsafe conditions; and conditions which endanger life or property by fire and other causes.

As has been done for other certification studies in primarily residential areas, the City's minimum housing code was used as the basis for determination of the condition of residential structures in the Area. A survey was completed by City of Winston-Salem Housing and Neighborhood Services staff in September 2004. All ten of the residential structures were determined to be substandard and in need of repair.

The basis for evaluation of the condition of nonresidential structures is not as clear-cut, since there are no minimum standards for commercial or industrial buildings, as there are with residential structures. The North Carolina Building Code and the City Fire Code were not used since they address safety of existing structures, not deterioration. The North Carolina Building code states that existing buildings that met the code at the time of their construction may continue to be used for their intended purposed as long as they are not dangerous to life and meet certain standards for exits. The City Fire Department generally only completes voluntary annual inspections for currently occupied buildings.

Because of the limitations of the building and fire codes, Planning staff developed an evaluation system for nonresidential structures based on the terminology in North Carolina Redevelopment Law. Nonresidential structures in the study area were evaluated based on the following: Would a reasonable person find that the structure was dilapidated or deteriorated such that it has a adverse impact on surrounding properties and the community as a whole?

In October 2004, City-County Planning staff evaluated each nonresidential structure in the Area. Staff looked for the presence of a combination of the following deterioration factors: broken and/or broken out windows and/or doors; boarded up windows and/or doors; holes, cracks, buckling, and/or decay in walls and foundations; crumbling and/or decaying facades; leaking or collapsing roofs and/or walls; broken signage and/or fencing; broken and/or substantially decaying window casings and/or decorative features,
including as shutters and trim; extensive peeling paint; and, overgrown vegetation, junked cars, and/or trash on property. Photographs documenting the physical condition of each property were taken in October 2004, with some follow-up photography in November 2004. Properties with a great amount of decay were classify as "dilapidated", while those with less, but still a significant number of deteriorating factors, were classified as "deteriorated." Of the 54 nonresidential structures, 30 were determined to be deteriorated or dilapidated.

For this certification, all residential structures classified as substandard (major or minor repair) and all non-residential structures classified as dilapidated or deteriorated have been grouped together under the label “non-standard”. Of the total 64 structures in the Liberty Street Area, 40 structures, 63%, were determined to be non-standard. Table 2 below summarizes the condition of structures in the Area.

**Table 2. Structural Conditions Summary, September and October, 2004**

<table>
<thead>
<tr>
<th>Structure Type/Condition</th>
<th>Number of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non-Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Standard</td>
<td>24</td>
</tr>
<tr>
<td>Dilapidated or Deteriorated</td>
<td>30</td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Standard</td>
<td>0</td>
</tr>
<tr>
<td>Substandard (Minor or Major)</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total Structures</strong></td>
<td>64</td>
</tr>
<tr>
<td>Standard</td>
<td>24</td>
</tr>
<tr>
<td>Non-standard</td>
<td>40</td>
</tr>
<tr>
<td><strong>Percent Non-standard</strong></td>
<td>63%</td>
</tr>
</tbody>
</table>
Summary of Conditions

- The Liberty Street Area is predominantly nonresidential based on: 74% of the land is developed for commercial use, 7% developed for residential use and 19% is vacant; and, 98% of the land zoned for commercial use and 2% is zoned for residential use.
- Of the 64 structures in the Liberty Street Area, 40 structures, 63% of the total, were classified as non-standard because they do not meet the minimum housing code or have been classified as deteriorated or dilapidated based on the criteria described above.

DETERMINATION

Based on the information provided in this report and the supporting documentation on file in the offices of the City-County Planning Board, the City-County Planning Board finds that the Liberty Street Area contains a predominance of buildings and improvements whose use is predominantly nonresidential, and further that at least one-half of the buildings in the Area are deteriorated, dilapidated, or obsolete such that they substantially impair the south growth of the community, adversely effects surrounding development, and are detrimental to public health, safety, morals, and welfare of the community. Therefore, the City-County Planning Board determines that the Liberty Street Area is a nonresidential redevelopment area within the meaning of North Carolina Redevelopment Law and will now be referred to as the “Liberty Street Redevelopment Area.”
APPENDIX A

Excerpts from N.C. Redevelopment Law,
Chapter 160A, Article 22, Paragraph 160A-503. Definitions

(2) "Blighted area" shall mean an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to public health, safety, morals or welfare; provided no area shall be considered a blighted area nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that at least two thirds of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a blighted area; provided that if the power of eminent domain shall be exercised under the provision of this Article, the property owner or owners or persons having an interest in property shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs paid by the petitioners.

(10) "Nonresidential redevelopment area" shall mean an area in which there is a predominance of buildings and improvements, who use is predominantly nonresidential, and which by reason of:
   a. Dilapidation, deterioration, age or obsolescence of buildings and other structures,
   b. Inadequate provision for ventilation, light, air, sanitation, or open spaces,
   c. Defective or inadequate street layout,
   d. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
   e. Tax or special assessment delinquency exceeding the fair value of property,
   f. Unsanitary or unsafe conditions,
   g. The existence of conditions which endanger life or property by fire and other causes,
   or h. Any combination of such factors

1. Substantially impairs the sound growth of the community,
2. Has seriously adverse effects on surrounding development, and
3. Is detrimental to public health, safety, morals or welfare; provided no area shall be considered a nonresidential redevelopment area nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that at least one half of the buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a nonresidential redevelopment area; provided that if the power of eminent domain shall be exercised under the provision of this Article, the property owner or owners or persons having an interest in property
shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs paid by the petitioners.

(21) "Rehabilitation, conservation, and reconditioning area" shall mean any area which the planning commission shall find, by reason of factors listed in subdivision (2) or subdivision (10), to be subject to a clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, it will become in the reasonably foreseeable future a blighted area or a nonresidential redevelopment area as defined herein. In such an area, no individual tract, building, or improvement shall be subject to the power of eminent domain, with the meaning of this Article, unless it is of the character described in subdivision (2) or subdivision (10) and substantially contributes to the conditions endangering the area; provided that if the power of eminent domain shall be exercised under the provision of this Article, the respondent or respondents shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs paid by the petitioners.
APPENDIX B

Boundary Description

Liberty Street Redevelopment Area

Beginning at a point, said point being the centerpoint of intersection of the rights-of-way of US Highway 52 and Liberty Street; thence southeastward along the centerline of the right-of-way of Liberty approximately 190 feet to a point, said point being the centerpoint of the intersection of rights-of-way Liberty Street and Bethlehem Lane; thence eastward along the centerline of the right-of-way of Bethlehem Lane approximately 210 feet to point on the centerline of right-of-way of Bethlehem Lane; thence southward approximately 140 feet along the eastern property lines of Tax Block 316, Lots 3 and 4; thence eastward approximately 80 feet along northern property line of Tax Block 316, Lot 105; thence southward approximately 320 feet along the eastern property lines of Tax Block 316, Lots 105 and 101, crossing the right-of-way of New Hope Lane, and along the eastern property lines of Tax Block 306, Lots 101, 210, and 211; thence westward approximately 45 feet along the southern property line of Tax Block 306, Lot 211; thence southward approximately 195 feet along the eastern property lines of Tax Block 306, Lots 1L, 2L, 3L, 4L, 5L, 209, 208, and 7L, to a point, said point being the centerline of right-of-way of Seventeenth Street; thence eastward approximately 60 feet along the centerline of right-of-way of Seventeenth Street to point on the centerline of right-of-way of Seventeenth Street; thence southward approximately 645 feet along the eastern property lines of Block 305, Lots 9, 8, 202, 201, 3, 107, 110, 10, crossing an alley, along the eastern property lines of Block 300, Lots 1C, 2C, 3C, 4C, and 5C; thence eastward approximately 65 feet along the northern property lines of Block 300, Lots 701 and 7L; thence southward approximately 180 feet along the eastern property line of Block 300, Lot 7L to a point, said point being the centerline of the of right-of-way of Fourteenth Street; thence westward approximately 25 feet along the centerline of the of right-of-way of Fourteenth Street to point on the centerline of right-of-way of Fourteenth Street; thence southward approximately 665 feet along the eastern property lines of Tax Block 296, Lots 109, 108, 107, 106B, 106A, 105, 104, 103, 102, and 10; thence southwestward approximately 10 feet along the eastern property line of Tax Block 296, Lot 110; thence southwestward approximately 390 feet along Tax Block 295, Lots 107, 106, 104, 103, 102, and 101; thence eastward approximately 25 feet along the northern property line of Tax Block 9998, Lot 27; thence southward approximately 205 feet along the eastern property line of Tax Block 9998, Lot 27 to a point, said point being the centerline of right-of-way of Twelfth Street; thence westward approximately 35 feet along the centerline of right-of-way of Twelfth Street to point on the centerline of right-of-way of Twelfth Street; thence southward approximately 210 feet along the eastern property line of Tax Block 9998, Lot 652; thence westward approximately 200 feet along the southern property line of Tax Block 9998, Lots 652, 105D and 105E; thence northwestward approximately 180 feet along the southwestern property line of Tax Block 9998, Lot 105E to a point, said point being the centerline of right-of-way of Liberty Street; thence northeastward approximately 290 feet along the centerline of right-of-way of Liberty Street to a point, said point being the centerpoint of intersection of the rights-of-way of
Liberty Street and East Eleventh Street; thence southwestward approximately 485 feet along the centerline of the right-of-way of East Eleventh Street to a point, said point being the centerpoint of the intersection of the rights-of-way of East Eleventh Street and US Highway 52; thence northward along the centerline of right-of-way of US Highway 52 approximately 3090 feet to the point of beginning