

**CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA**



<b>Agenda Date:</b>	September 21, 2015
<b>Action Required:</b>	Approve Resolution
<b>Presenter:</b>	Richard Hunt, Property Maintenance and Housing Inspector City of Charlottesville Neighborhood Development Services
<b>Staff Contacts:</b>	Richard Hunt, Property Maintenance and Housing Inspector City of Charlottesville Neighborhood Development Services
<b>Title:</b>	<b>610 Ridge St Blight Remediation Plan – Requesting \$125,000 from Capital Improvement Program Contingency Account</b>

**Background:**

On February 17, 2015 City Council approved the blight designation for 610 Ridge Street. Staff has developed a plan for remediation however no financial resources were allocated at that time to implement the plan. We request approval of funding to make repairs to protect the life safety of the surrounding public and preserve this structure in a historically designated district. The estimate for this remediation is \$125,000 and it is being recommended that these funds be allocated from the Capital Improvement Program Contingency Account.

**Discussion:**

Staff has notified the owner of 610 Ridge St, before and after the February 2015 blight determination, numerous times about the current conditions of the property. The owner has replied once with a brief letter acknowledging the conditions (attached). On April 15, 2015 staff executed a Building Inspection Warrant to ensure that the structure was still structurally sound. It was discovered that the roof and gutter system has become severely deteriorated and has been the major cause of further damage to the structure. A structural engineer's report and a report from a member of the BAR (attached) confirm the conditions of the property. After meeting with several contractors and gathering additional professional opinions we have developed a plan that will not only stabilize the blight but could also lead to the changing of ownership that could revive this portion of a historic area in the city. This plan could commence on or before November 1, 2015.

**Alignment with Council Vision Areas and Strategic Plan:**

This funding supports the City Council 2025 Vision Statements of "Economic Sustainability" and being "A Connected Community" as well as a "Community of Mutual Respect". We can reach strategic goal #2 to be a safe, equitable, thriving and beautiful community. Blight is a major concern in any neighborhood. This is an area that is rapidly growing and the SIA plan notes it as an area of priority.

### **Community Engagement:**

There has been correspondence with the Ridge Street Neighborhood Association as well as phone conversations with neighbors of the property. It is our understanding that citizens are pleased with the City for taking steps to address the blight and assist in neighborhood stability.

### **Budgetary Impact:**

At this time, City staff recommends that the funds, \$125,000, come from the Capital Improvement Program Contingency Account to address the work on this particular property. All work completed will be billed to the owner and placed in the form of a lien on the property if left unpaid. Under the blight ordinance the City can earn interest on these funds. This lien shall be treated in all respects as a tax lien and enforceable in the same manner. (*Reference* VA Code §36-49.1:1(E)) Due to the conditions of the property this work will have an impact on the City budget, however the attached remediation plan addresses recovering those funds.

### **Recommendation:**

The following points provide a summary of the full recommendation as contained in the Blight Remediation Plan:

- Approve allocation of \$125,000 to address the blight and stabilize the structure resolution included, but Council will need to approve source of funding).
- Make necessary repairs and bill the owner.
- Make an offer to purchase based on 2016 assessment, less money owed to the City.
- If initial offer is rejected, proceed with eminent domain through condemnation proceedings.
- Once the City owns the property, staff plans to come back to Council to discuss options on renovation/disposal of property.

### **Alternatives:**

The following points highlight the attached alternatives.

- Maintain status quo
- Arrest deterioration and maintain as needed
- Demolition

### **Attachments:**

Resolution

Blight Remediation Plan

Alternatives

Structural Engineer report – Dunbar Milby Williams Pittman & Vaughan

Report from BAR member

Council Minutes - March 2, 2015

**RESOLUTION**  
**APPROVAL OF 610 RIDGE STREET BLIGHT REMEDIATION PLAN**  
**AND ALLOCATION OF FUNDING**  
**\$125,000**

**WHEREAS**, the City of Charlottesville approved a designation of blight for 610 Ridge Street on February 17, 2015; and

**WHEREAS**, a Blight Remediation Plan has been prepared to address removal of blighting conditions as well as acquisition of the property in the future; and

**WHEREAS**, in order to move forward with phase 1 of the Blight Remediation Plan, approval of \$125,000 is required.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that:

1. The Blight Remediation Plan for 610 Ridge St. is accepted.
2. The sum of \$125,000 is transferred as follows from the Capital Improvement Program Contingency Account:

**Transfer From**

\$125,000      Fund: 426      Project: CP-080      G/L Account: 599999

**Transfer To**

\$125,000      Fund: 426      Project: P-00886      G/L Account: 599999

# BLIGHT REMEDIATION PLAN – 610 RIDGE ST. | 2015

**Subject Property Address:** 610 Ridge Street, Charlottesville, VA 22902

**Declaration of Blight:** City Council Ordinance, adopted 2/17/2015

## Background Information

The process of Spot Blight Abatement is authorized pursuant to state law, Virginia Code §36-49.1:1. Previously, in February 2015, City Council adopted an ordinance declaring the Subject Property to be a blighted property, and authorized the NDS Director to take action to acquire the property. However, during the period since the Blight Declaration, staff has had no success in establishing a line of communication with the property owners in order to discuss a proposed acquisition, and [as yet] staff has no source of funding for an acquisition.

At this time, staff requests City Council to approve a Blight Remediation Plan, as authorized pursuant to Virginia Code § 36-49.1:1(D). If certain work can be done to stabilize this building, it is still possible that the building can be saved from the fate of "demolition by neglect." Staff's recommendation is that the City take remedial action to stabilize the property, and then identify a source of funding for a possible acquisition at the end of FY 16 or early in FY17.

Staff recommends that the proposed remediation and staging plan for 610 Ridge Street should be carried out in two phases. The initial phase (Phase One) will focus on protecting and preserving the existing building. The action items associated with this phase would include identification of the immediate threat of deterioration of roof structure and stucco siding due to water damage, and the exterior repairs required to impede further deterioration of siding. If the owner continues to remain unavailable to participate with the remediation effort, Phase Two would involve acquisition of the property either through a mutually agreeable sale, or through eminent domain.

## **Phase One—Stabilization**

### **RECOMMENDED FOR COMPLETION PRIOR TO DECEMBER 2015:**

- **Asbestos test - \$300**  
Typical before work commences on old structures

- **Demolition of rear porch - \$12,500**

It was discovered during inspection that the floor of this porch has collapsed compromising the integrity of the walls that were framed in above and below to help enclose. It is recommended that this porch be demolished to protect the life safety of the public surrounding the property as well as the safety of any future occupants or workers. Construction has increased on the property adjacent to the rear and soon the population will too. Without the removal of this portion we cannot complete the roof replacement. We will not ask or allow a contractor to walk on this portion of the roof. After demolition we will board up exposed framing with plywood, then paint and seal. This is the only feasible measure to deal with this safety issue. It is possible that if left undisturbed this portion may stay standing for many years to come.

- **Roof and gutter system replacement - \$62,500**

The metal roof is old and has been patched in several locations. The perimeter has deteriorated in several spots and it is not cost efficient to repair. There are some obvious

## BLIGHT REMEDIATION PLAN – 610 RIDGE ST. | 2015

structural repairs to make and anything that gets removed to make those repairs will likely not be salvageable. Tying in new metal to existing is not practical. The Philadelphia style gutters have completely failed and should be rebuilt with new flashing, lining, and downspouts. Downspouts will have to be tied in to the existing storm water drains. Those drains may or may not be currently functioning. Soffit and fascia trim will need to be replaced and painted to match existing.

- **Cut tree limbs back - \$750**

The trees surrounding the property are severely encroaching on the structure and have contributed to the existing water damage. These limbs need to be cut back to prevent any damage to the new roof and keep the gutter system free from debris.

- **Rebuild chimneys - \$7600**

One has failed and is in danger of collapse and the other has opened up along the base to allow water to penetrate. Rebuilding includes knocking down the chimneys below the roof line to get to solid masonry that is strong enough to build on. This will also allow the new roof to be flashed into it.

### RECOMMENDED FOR COMPLETION IN SPRING 2016:

- **Stucco repair - \$5000**

There are several areas where the stucco lath has separated from the structure. Large holes and cracks have opened up exposing original siding and untreated material which has caused significant damage to the sill plate of the framing. These areas will need to be cut out, boarded up with plywood and then sealed to prevent further water damage.

- **Termite Treatment - \$775**

During inspection we discovered termite damage. It is not known as to whether there is a current infestation or if the current owners have done anything to prevent or treat the issue. A treatment is necessary as a precautionary measure.

- **Board windows, clean exterior stucco and painted surfaces; paint trim, windows, boards, and porch - \$7000**

The windows on the front of the house seem to be in good shape but could use some fresh paint. All of the remaining windows are in disrepair beyond the point of new glass and glazing and are too costly at this stage to repair. They should be boarded up as tight as possible and painted to match the structure. The front windows and porch railings need to be scraped and painted. At this point any untreated or unprotected surface shall be properly surface coated to prevent further deterioration. The entire structure will be washed to remove existing mold, mildew, and dirt.

- **Construction costs – 25%**

These costs would cover construction management fees and possible unforeseen issues.

### **Total estimated cost of Phase One Blight Remediation (Building Stabilization): \$125,000**

The above number is rounded up from \$120,531.25 as a precaution. Any unspent funds will be transferred back to the account they originated from. As work is completed, the Property Owner will be notified of the cost of the work, and will be requested to pay. However, Since Council has already adopted an ordinance declaring this a blighted property the City will have a lien on the property for the cost of the Work, plus interest, beginning on the date(s) on which the Work is completed through the date on which the lien is paid. *Reference Virginia Code §36-49.1:1(E)*

**Note:** The BAR has been consulted and has indicated their general approval to this approach. Prior to commencement of any work, the BAR would be presented with specific work plans for review and approval.

# BLIGHT REMEDIATION PLAN – 610 RIDGE ST. | 2015

## Phase Two—Property Acquisition

- During the FY16-17 Budget Approval Process, funding should be set aside in an amount sufficient for a purchase of the Property.
- Staff will review the January 1, 2016 Property Tax Assessment, and will make an offer to purchase based on the tax-assessed value, less the amount(s) expended by the City to stabilize the property.
- If the offer is rejected or there is no response staff will return to Council and ask for initiation of eminent domain proceedings, as authorized by Va. Code §36-49.1:1(A).
- In the event that the City successfully acquires the Property, then the options for protecting and preserving it, and returning it to a status that contributes positively to the neighborhood and historic district, are increased. Options for a later disposition of the property include:
  1. Auction off the property. The bidding could be started at what the city has into it.
  2. Renovate (subject to BAR approval) and sell the property on the open market. Sale of a renovated property could maximize the purchase price and increase the likelihood that the City could recover the amount of its property lien. Also, performing renovations prior to a sale could allow the City to provide some opportunities for young carpenters-in-training to get some great hands on experience with renovating an old house.
  3. Sell the Property on the open market, as-is (i.e., the stabilized property), subject to the condition that the purchasers will invest in the property and restore it (subject to BAR approval of improvements).

RESPECTFULLY SUBMITTED:

Richard Hunt

Title: Property Maintenance and Housing Inspector

NDS Blight Team (610 Ridge): Patricia Carrington; Richard Hunt; Missy Creasy;  
Mary Joy Scala; Kathy McHugh; Tom Elliott.

Certificate of Mailing

## BLIGHT REMEDIATION PLAN – 610 RIDGE ST. | 2015

City Council Agenda Date: September 21, 2015

I certify that NOTICE OF THE foregoing BLIGHT REMEDIATION PLAN (610 Ridge St.)  
was GIVEN BY REGULAR MAIL TO:

Owner(s): **L Juanita Jones and Ruth L**

Address Per City Tax Records: **10902 Oakwood St, Silver Spring, MD 20901**

Mailed On: September 11, 2015

Signed:  (Richard Hunt)

## ALTERNATIVES:

1. **Maintain the Status Quo –Likely result:** the house will likely continue to deteriorate and the value of the home will continue to drop, impacting adjacent properties, the character of an historic district, and a major entrance corridor in the City. Costs to stabilize the structure will increase as well as the threat to public life safety. The owner(s) of the property are elderly, and perhaps without the means to undertake the scope of repairs that are necessary.
2. **Arrest Deterioration & Maintain as needed–** We can proceed with Phase One (Stabilization) and then Phase Two could be Ongoing Maintenance, as necessary from time to time, to protect the building from the infiltration of water and damage by the elements. At some point we would recover the public money invested, upon a sale or transfer of the property. The downside of this is that we have no way of knowing when title/ownership of the Property might change. Phase Two could extend over a significant period of time, during which we would be performing protective maintenance for many years. This result is inconsistent with the goal of abating the blight, rather than managing it.
3. **Demolition –**The City's ordinance, and state law, allow the City the option of removal of the building or other structure so as to abate the blight on the property. However, this option is the most severe, both for the property owner and with respect to the public interest in preserving buildings that contribute to the character of an historic district. This option is a last resort and should remain our last resort until all options are carefully considered. Approximate cost for demolition would be \$25,000.



# DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

*Consulting Structural Engineers*

PLLC

RICHMOND AND CHARLOTTESVILLE

110 THIRD STREET, N.E., CHARLOTTESVILLE, VIRGINIA 22902-5224 PHONE: 434 293-5171 FAX: 434 971-5191

ALVIN W. DUNBAR, PE, SECB  
C. NELSON WILLIAMS, IV, PE, SECB  
KENNETH J. PITTMAN, PE, SECB  
R. LINDLEY VAUGHAN, JR., PE, SECB  
EDWARD S. FRAHER, III, PE, SECB  
STEPHEN D. BARBER, PE, SECB  
JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C  
GREGORY C. ELLEN, PE, SECB

May 1, 2015

SENIOR ASSOCIATES  
DONNA E. ADAMS, PE, SECB  
JEFFREY M. GREENMUN, PE  
RICHARD K. HAYS, PE, SE, MLSE  
MARCIN J. KOTAS, PE  
AARON J. RICKEL, PE  
ROBERT L. SMITH, PE, SECB  
BETTY M. THOMPSON

Mr. Richard Hunt  
Property Maintenance & Housing Inspector  
Neighborhood Development Services  
610 East Market Street  
P.O. Box 911 – City Hall  
Charlottesville, VA 22902

**RE: 610 Ridge Street, Charlottesville, VA – Structural Observation  
DMWPV Project 1504-40**

Dear Richard,

At your request, a staff engineer from Dunbar Milby Williams Pittman & Vaughan, PLLC visited 610 Ridge Street, Charlottesville, VA, on Wednesday, April 15, 2015. We performed a brief preliminary walk-through structural condition assessment of the property. Our observations were limited to readily accessible and visible portions of the exterior and interior. The structure is a two-story wood-framed residence situated over a crawl space/cellar.

## Observations

1. Several areas exhibit signs of active water leaks, with openings at roof and walls.
2. Upstairs and downstairs ceilings have holes where ceiling appears has failed or is in process of failing due to leaks.
3. The ceiling over the entrance foyer is cracked and partially failed. The plaster ceiling in this area is starting to become unkeyed from the lathe and is at risk of failing completely.
4. Lower level middle room (between kitchen and foyer) floor is soft and spongy near entrance to kitchen. Significant moisture related deterioration is evident in floor framing. Extensive floor structural repairs are likely required in this area.
5. Upstairs bedrooms – several rafter ends are rotted and in need of repair. Studs are exposed in exterior wall and exhibit signs of insect infestation. The drywall ceiling is bowed significantly in the center. Roof rafter repairs have been started but not finished at rear bedroom/porch area.

## 610 Ridge Street, Charlottesville, VA – Structural Observation

May 1, 2015

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6. Foyer – settlement cracks are visible over doorways and window openings. Ceiling plaster is partially missing and cracked. Plaster has become partially unkeyed from lathe.
7. Kitchen – a portion of the floor is covered with plywood. Settlement cracks are visible over wall openings. The ceiling is detached and in poor condition.
8. Exterior – stucco over wood siding has become unbonded and has failed completely in patches. Stucco is bowed outward at the floor level. Other areas have not yet spalled off but are unbonded to wall and at risk to fail and should be removed.

In our opinion, the home is in generally fair to poor structural condition. Extensive repairs are required due to neglect and active water leaks. Of particular concern is the deteriorated floor framing near the door into the kitchen from the middle room. In our opinion, this area of floor is a safety concern and requires repairs or replacement for safe occupancy. We further recommend that unsupported and detached plaster ceiling and stucco areas be removed. All water leaks and openings in roof and walls should be addressed. Rotted rafter ends are extensive and require repairs.

We appreciate the opportunity to work with you on this project. Please contact us if you have any questions or if we can be of any further assistance.

Very truly yours,  
Dunbar, Milby, Williams, Pittman & Vaughan, PLLC

*Jeffrey M. Greenmun*

Jeffrey M. Greenmun, PE



## 610 Ridge Street, Charlottesville, VA – Structural Observation

May 1, 2015

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Photo 1 - Partially completed back roof repairs



Photo 2 – Partially completed back roof repairs

**610 Ridge Street, Charlottesville, VA – Structural Observation**

May 1, 2015

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Photo 3 – Active leak, damaged ceiling, mold and deteriorated wood framing



Photo 4 – Damaged ceiling area

## Hunt, Richard

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**From:** Mohr, Tim  
**Sent:** Wednesday, April 15, 2015 2:17 PM  
**To:** Hunt, Richard  
**Cc:** Scala, Mary Joy  
**Subject:** Site report - 610 Ridge Street

Hi Richard –

Good to meet you, Patricia et al this morning. 610 Ridge Street is a great old house and, in my opinion, the original part of the house (in particular) is well worth saving. It clearly has water damage in a number of places but this is not systemic (yet). Other than the porch at the northeast corner, I don't see anything irreparable. There are a number of areas where framing & exterior trim need to be repaired but most importantly it needs a new roof – or at least the current metal roof needs some serious TLC and the Philadelphia gutters need to be rebuilt/replaced. Fundamentally the house exterior needs to be made weather proof and soon. A couple of specific observations:

1. Roof must be repaired or replaced – metal standing seam roofing per original would be best and a change in material and/or color will require BAR approval.
2. The Philadelphia gutters have clearly failed and the eaves as well as interior finishes are showing the results of that failure – eaves need to be rebuilt/closed up and gutter system needs to be repaired/replaced.
3. Downspouts should be reinstalled (old downspouts were removed and water is spilling down the side of the house as a result). Need to confirm that in ground lines for the downspout leaders are functional as well.
4. Framing and exterior trim needs to be replaced/repared in areas with water damage. Also note that water damage is usually accompanied by insect damage so structure in these locations is typically compromised at the bearing point.
5. All exterior trim, including windows should be scraped and painted. Any color changes must go before the BAR fyi.
6. Glazing should be replaced where broken – not sure what the policy is regarding the boarded up windows. This does protect the house from vandals and weather but also makes it clear that it is an abandoned structure.
7. The northeast corner porch should be demolished and/or rebuilt – the framing is too far gone to justify replacing the roof or repairing what is there. For the purpose of stabilizing the house demolition alone seems justified to me. I could also see an argument for tearing off all of the additions to the rear of the house as a cost saving measure. Any demolition (as opposed to repair/maintenance) must go before the BAR for approval.
8. The stucco is generally in ok condition on the older part of the house but clearly failing on the additions at the rear - the house was originally clapboard with no sheathing and the stucco has been improperly applied directly over it (ie not building paper/felt separating the stucco from the siding – long term I would strongly recommend removing the stucco as it is not great for the long term life of the structure– it hasn't caused any real problems to date as the house is un-insulated and essentially not conditioned. The existing failures are as a result of water coming down the walls from the failed gutter system. Where the stucco has clearly failed I would suggest removing it altogether and re-instating the existing siding but as with the demo suggested in item 7 this requires BAR approval.

9. I will place the photos I took on the my boxnet site so that you and Mary Joy can download them and then distribute as you see fit.

Please feel free to call or write me for clarification, questions, etc.

All the best,

Tim

TIM MOHR AIA  
LEED BD+C

**todd+mohr**  
DESIGN

1112 PARK STREET CHARLOTTESVILLE VIRGINIA 22901  
434 971 4631

16 WOODSIDE WAY PO BOX 668 CASTINE MAINE 04421  
207 317 1178

[tmohr@tmdarch.com](mailto:tmohr@tmdarch.com)



**Subject Property Address:** 610 Ridge Street, Charlottesville, VA 22902

**Declaration of Blight:** City Council Ordinance, adopted 2/17/2015

## Background Information

The process of Spot Blight Abatement is authorized pursuant to state law, Virginia Code §36-49.1:1. Previously, in February 2015, City Council adopted an ordinance declaring the Subject Property to be a blighted property, and authorized the NDS Director to take action to acquire the property. However, during the period since the Blight Declaration, staff has had no success in establishing a line of communication with the property owners in order to discuss a proposed acquisition, and [as yet] staff has no source of funding for an acquisition.

At this time, staff requests City Council to approve a Blight Remediation Plan, as authorized pursuant to Virginia Code § 36-49.1:1(D). If certain work can be done to stabilize this building, it is still possible that the building can be saved from the fate of “demolition by neglect.” Staff’s recommendation is that the City take remedial action to stabilize the property, and then identify a source of funding for a possible acquisition at the end of FY 16 or early in FY17.

Staff recommends that the proposed remediation and staging plan for 610 Ridge Street should be carried out in two phases. The initial phase (Phase One) will focus on protecting and preserving the existing building. The action items associated with this phase would include identification of the immediate threat of deterioration of roof structure and stucco siding due to water damage, and the exterior repairs required to impede further deterioration of siding. If the owner continues to remain unavailable to participate with the remediation effort, Phase Two would involve acquisition of the property either through a mutually agreeable sale, or through eminent domain.

### **Phase One—Stabilization**

**Goal: completion of tasks by May 1, 2016**

#### **RECOMMENDED FOR COMPLETION PRIOR TO DECEMBER 2015:**

- **Asbestos test - \$300**  
Typical before work commences on old structures
- **Demolition of rear porch - \$12,500**  
It was discovered during inspection that the floor of this porch has collapsed compromising the integrity of the walls that were framed in above and below to help enclose. It is recommended that this porch be demolished to protect the life safety of the public surrounding the property as well as the safety of any future occupants or workers. Construction has increased on the property adjacent to the rear and soon the population will too. Without the removal of this portion we cannot complete the roof replacement. We will not ask or allow a contractor to walk on this portion of the roof. After demolition we will board up exposed framing with plywood, then paint and seal. This is the only feasible measure to deal with this safety issue. It is possible that if left undisturbed this portion may stay standing for many years to come.
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structural repairs to make and anything that gets removed to make those repairs will likely not be salvageable. Tying in new metal to existing is not practical. The Philadelphia style gutters have completely failed and should be rebuilt with new flashing, lining, and downspouts. Downspouts will have to be tied in to the existing storm water drains. Those drains may or may not be currently functioning. Soffit and fascia trim will need to be replaced and painted to match existing.

- **Cut tree limbs back - \$750**

The trees surrounding the property are severely encroaching on the structure and have contributed to the existing water damage. These limbs need to be cut back to prevent any damage to the new roof and keep the gutter system free from debris.

- **Rebuild chimneys - \$7600**

One has failed and is in danger of collapse and the other has opened up along the base to allow water to penetrate. Rebuilding includes knocking down the chimneys below the roof line to get to solid masonry that is strong enough to build on. This will also allow the new roof to be flashed into it.

## **RECOMMENDED FOR COMPLETION IN SPRING 2016:**

- **Stucco repair - \$5000**

There are several areas where the stucco lath has separated from the structure. Large holes and cracks have opened up exposing original siding and untreated material which has caused significant damage to the sill plate of the framing. These areas will need to be cut out, boarded up with plywood and then sealed to prevent further water damage.

- **Termite Treatment - \$775**

During inspection we discovered termite damage. It is not known as to whether there is a current infestation or if the current owners have done anything to prevent or treat the issue. A treatment is necessary as a precautionary measure.

- **Board windows, clean exterior stucco and painted surfaces; paint trim, windows, boards, and porch - \$7000**

The windows on the front of the house seem to be in good shape but could use some fresh paint. All of the remaining windows are in disrepair beyond the point of new glass and glazing and are too costly at this stage to repair. They should be boarded up as tight as possible and painted to match the structure. The front windows and porch railings need to be scraped and painted. At this point any untreated or unprotected surface shall be properly surface coated to prevent further deterioration. The entire structure will be washed to remove existing mold, mildew, and dirt.

- **Construction costs – 25%**

These costs would cover construction management fees and possible unforeseen issues.

### **Total estimated cost of Phase One Blight Remediation (Building Stabilization): \$125,000**

The above number is rounded up from \$120,531.25 as a precaution. Any unspent funds will be transferred back to the account they originated from. As work is completed, the Property Owner will be notified of the cost of the work, and will be requested to pay. However, Since Council has already adopted an ordinance declaring this a blighted property the City will have a lien on the property for the cost of the Work, plus interest, beginning on the date(s) on which the Work is completed through the date on which the lien is paid. *Reference Virginia Code §36-49.1:1(E)*

**Note:** The BAR has been consulted and has indicated their general approval to this approach. Prior to commencement of any work, the BAR would be presented with specific work plans for review and approval.



**Phase Two—Property Acquisition**

- During the FY16-17 Budget Approval Process, funding should be set aside in an amount sufficient for a purchase of the Property.
- Staff will review the January 1, 2016 Property Tax Assessment, and will make an offer to purchase based on the tax-assessed value, less the amount(s) expended by the City to stabilize the property.
- If the offer is rejected or there is no response staff will return to Council and ask for initiation of eminent domain proceedings, as authorized by Va. Code §36-49.1:1(A).
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  1. Auction off the property. The bidding could be started at what the city has into it.
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RESPECTFULLY SUBMITTED:

Richard Hunt

Title: Property Maintenance and Housing Inspector

NDS Blight Team (610 Ridge): Patricia Carrington; Richard Hunt; Missy Creasy;  
Mary Joy Scala; Kathy McHugh; Tom Elliott.

**BLIGHT REMEDIATION PLAN—610 RIDGE ST. | 2015**

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**Certificate of Mailing**

City Council Agenda Date: **September 21, 2015**

I certify that NOTICE OF THE foregoing BLIGHT REMEDIATION PLAN (610 Ridge St.)  
was GIVEN BY REGULAR MAIL TO:

**Owner(s): L Juanita Jones and Ruth L**

**Address Per City Tax Records: 10902 Oakwood St, Silver Spring, MD 20901**

Mailed On: \_\_\_\_\_, 2015

Signed: \_\_\_\_\_ (Richard Hunt)

**CITY OF CHARLOTTESVILLE**  
Procurement & Risk Management Services

325 4<sup>th</sup> Street NW (zip 22903)  
PO Box 911  
Charlottesville, VA 22902

Phone: (434) 970-3860  
Fax: (434) 970-3069

[Purchasing@charlottesville.org](mailto:Purchasing@charlottesville.org)  
[www.charlottesville.org/purchasing](http://www.charlottesville.org/purchasing)



**NOTICE OF CONTRACT RENEWAL**

DATE: September 25, 2014

CONTRACT RENEWAL #4

CONTRACT TITLE: Architectural Design Services

CONTRACT NUMBER: 4600000799

CONTRACTOR: Train and Partners Architects  
1218 E Market Street  
Charlottesville, VA 22902  
Sent via email: [tkeogh@trainarchitects.com](mailto:tkeogh@trainarchitects.com)

By mutual agreement of the City and the Contractor contract 4600000799 is amended as follows:

Pursuant to the City of Charlottesville contract 4600000799, the contract is renewed for a one year period effective December 6, 2014 through December 5, 2015. No additional renewal options remain. All other terms, conditions, specifications and pricing remain the same.

City of Charlottesville, Virginia

By: Vernice G. Grooms  
Title: Contract Specialist

Date: 9-25-14

Contractor:

By: Thomas Keogh  
Title: Managing Architect

Date: 9-29-14

If you do not want to extend contract, please sign below and return to the City of Charlottesville.

**DISCONTINUE:** We desire to discontinue the contract.

Contractor:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

DISTRIBUTION:

Procurement – Contract File

Contract Administrator – Scott Hendrix – PW/Facilities Development

**CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA**



<b>Agenda Date:</b>	February 2, 2015
<b>Action Required:</b>	Approval of Ordinance
<b>Presenter:</b>	Jim Tolbert
<b>Staff Contacts:</b>	Jim Tolbert, Director NDS; Patricia Carrington, NDS; Richard Hunt, NDS
<b>Title:</b>	<b>Spot Blight Property at 610 Ridge Street</b>

**Background:** At their January 13, 2015 meeting, the Planning Commission adopted a resolution declaring 610 Ridge St. as a blighted property and agreed with the NDS Director's plan of action. The Planning Commission staff report and resolution are attached.

**Discussion:** In finding the property blighted, the Commission made the following findings:

- (1) The property is a blighted property, as defined within City Code section 5-192;
- (2) The owner has failed to cure the blight or to present a reasonable plan to do so;
- (3) The property is not occupied for personal residential purposes;
- (4) The property has not been condemned for human habitation for more than one (1) year;
- (5) The director's plan for the repair or other disposition of the property is reasonable and in accordance with the city's adopted comprehensive plan, zoning ordinances, and other applicable land use regulations; and
- (6) The property is located within an area listed on the National Register of Historic Places. This commission has referred the director's plan to the board of architectural review for comment regarding the director's proposed plan for repair or other disposition of the property.

The Commission also agreed with the Director's recommendation to first attempt to purchase the property and then, only if it cannot be purchased, move through the process to demolish the property. The specific recommendation as contained in the Planning Commission resolution is as follows:

BE IT FURTHER RESOLVED THAT this Planning Commission hereby directs staff to transmit these findings to City Council after receipt of the BAR's written comments on the Director's plan, and the Council transmittal shall include a recommendation that City Council should affirm these findings and take all necessary action to abate the blight on this Property.

If staff is unsuccessful in purchasing the property it will be brought back to Council for further action.

This item was reviewed by the Board of Architectural Review on January 20, 2015, as requested by the Planning Commission. The BAR recommended approval of the proposed plan by a 7-0 vote.

**Alignment with Council Vision Areas and Strategic Plan:** This agenda item furthers the City Council's vision to be a Smart, Citizen-Focused Government.

**Community Engagement:** The Planning Commission held a public hearing on this item on January 13, 2015. No members of the public spoke.

**Budgetary Impact:** If the City does agree to purchase the property, the potential impact to the budget will be the appraised value of the property.

**Recommendation:** Staff recommends that Council adopt the attached ordinance declaring 610 Ridge Street to be a blighted property and approving the Director's plan. The ordinance instructs the Director to attempt to purchase the property and if unsuccessful, to work with the City Attorney to demolish the house. If demolition is the option, staff recommends that an application be submitted to the Board of Architectural Review for a Certificate of Appropriateness as required by the zoning code. Staff further recommends that if purchased, funds come from the Housing Fund, with repayment at the time the property is sold.

**Alternative:** Council could decide not to declare this a blighted property.

**Attachments:** Planning Commission Staff Report  
Ordinance