

**TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION**

Meeting Date: March 8, 2010

SUBJECT: Review of Clevenger Site Plan and Discussion regarding Use/Disposition of the Residential Structure known as the White House

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: 8-A
Department: Board of Aldermen
Contact: Marcy Onieal, Town Manager
Presenter: Marcy Onieal, Town Manager

BRIEF SUMMARY: The Clevenger property, which the Town acquired in 2006 for future development as a recreational and fire training site, also included a deteriorated residential structure on the site, the disposition of which has never been formally addressed by the Board. The house has been unoccupied and unused since the town acquired the property. During their planning retreat on February 18, 2010, the Board of Aldermen discussed several options for disposition including demolition, re-use for town recreational programming, and rehabilitation as affordable rental housing. The structure has recently been evaluated by the Town's building inspector, fire inspector and by an independent engineering firm, whose report is attached. Formal construction quotes for rehab/reuse have not yet been requested, as the code and design requirements would differ depending on the intended end use. Informal verbal quotes obtained from a local contractor and two different engineers suggest that the Town might expect to spend a minimum of \$50K-60K to return the house to safe and usable condition. Contractor's quotes for demolition and disposal ranged from \$2,000 to \$6,000 (see attached). Staff investigated the possibility of burning the structure for fire training purposes, but were advised by Air Quality and DOI that a permit would not be issued due to close proximity of the house to flammable materials & structures and because of the likely presence of hazardous materials. Due to the age of the house (c. 1915), lead-based paint and asbestos are complicating factors with regard to reuse, demolition and liability. Alderman Sobol provided information that the structure may have value as a historic site, but the Historic Properties Commission has not yet met to evaluate that suggestion. Staff requests Board direction prior to proceeding any further with plans for either demolition or reuse.

RECOMMENDED MOTION AND REQUESTED ACTIONS: at the Board's discretion

FUNDING SOURCE: undetermined at this time

ATTACHMENTS: Visual condition survey from Sutton-Kennerly & Associates, Consulting Engineers, dated March 1, 2010; Contractor quotes for demolition and disposal. Photos of the structure will be available as part of the staff presentation at the regular meeting.

MANAGER'S COMMENTS AND RECOMMENDATIONS: Without prompt action, the house will continue to deteriorate, possibly beyond the point of rehab/re-use. The structure has presented, and continues to present, safety and liability issues to the Town, although the Town has suffered no claims related to the condition of the house to date. Given the current lack of consensus by the Board on what to do with the white house, I am requesting the Board's explicit direction before asking staff to pursue a particular direction on this matter further.