

2022

Demolition Report: Jan-01 to Dec-31



Kiersten Rose
Demolition Specialist
City of Huntington

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Introduction

The mission of the Unsafe Building Commission is to act as a vehicle for stabilizing the community by enacting catalysts for change toward properties that have been deemed unsecure, unsanitary, or hazardous via overseeing repairs, vacancies, demolitions, or any combination of the three. Its primary goal is to encourage owners to properly care for their properties and provide guidance for returning properties to a state of safety and productivity, while also exercising its authority to demolish properties beyond a state of disrepair or a significant safety hazard to the community.

The data presented in this report covers the 2022 calendar year: January 1st to December 31st. During this period, the demolition program was subject to a personnel change, as Christal Perry, previous Demolition Specialist, left the position, and a transition period occurred between her absence and the hiring of the current Demolition Specialist, Kiersten Rose. This report includes photos and information regarding the demolition of each property, as well as the results of a data analysis that was performed. The entity known as the Unsafe Building Commission is henceforth abbreviated as “UBC.” Furthermore, the “Active Demo List” referred to throughout this report is the list referenced daily by the Demolition Specialist currently used for keeping track of any property that comes through the Unsafe Building Commission.

The statistical analysis performed for this report was based on the fifty-six completed demolitions from January 1, 2022, to December 31, 2022. All data was gathered from the Cabell County Assessor, WV Property Viewer, and from the files of the Demolition Specialist. Service costs incurred by the legal department paid for by the Community Development Block Grant fund were not included in the analysis of completed demolitions, as data was inconclusive. Also, properties that had completed the testing or abatement phase alone, were not included. The dates

used to demonstrate the completed phases (testing, abatement, and demolition) were taken from the invoices provided by the contractors. As such, using the dates when requests were submitted for asbestos testing, asbestos abatement, and demolition could provide different results; however, sufficient data was not able to be gathered to use this metric.

Tables and Figures

Cost Breakdown				
	Asbestos Testing	Asbestos Abatement	Demolition	Total Demolition
Totals	\$ 49,813.00	\$ 234,863.62	\$ 647,700.00	\$ 932,376.62
Averages	\$ 889.52	\$ 8,098.75	\$ 11,776.36	\$ 16,649.58
Percentages	5.34%	25.19%	69.47%	

Table 1. An outline of the totals and average costs incurred by the UBC program, as a result of the fifty-six demolished properties.

Table 1 is derived from the data analysis performed using the fifty-six properties (total properties demolished during the 2022 calendar year) that have completed the UBC Program. Total demolition-related costs of the fifty-six properties is \$932,376.62 (Table 1) with the average cost per demolition being \$16,649.58. Of the fifty-six properties demolished, fourteen were performed under emergency circumstances, and nine were voluntary demolitions, in which the owners of the properties either agreed with the judgment of, and/or sought help from UBC Program.

When looking at the cost breakdown for the 2022 calendar year, a possible trend worth considering that relates to demolition-related costs is that one out of eight demolitions, costs an average of \$41,326.32. This rise in costs is typically associated with structures containing asbestos. Out of the fifty-six demolished structures, seven had total demolition costs greater than \$27,826.02. This number was used as a benchmark to assess the data and represents one standard deviation from the average total demolition cost, standard deviation meaning how close the values are to the average. One standard deviation means that 68.2% of the values fall within a certain range relative to the average cost of demolition. These seven values cannot be treated as outlying cases but rather give information regarding the change in demolition costs. A similarity that was found among the seven demolitions costing greater than \$27,826.02 was that each

property contained a minimum of 1600 square feet of “category II non-friable asbestos containing cementitious siding,” also known as asbestos containing cement fiber board (e.g., Transite). These changes will be analyzed and discussed more in-depth in an upcoming analysis comparing demolition data from the last several years.

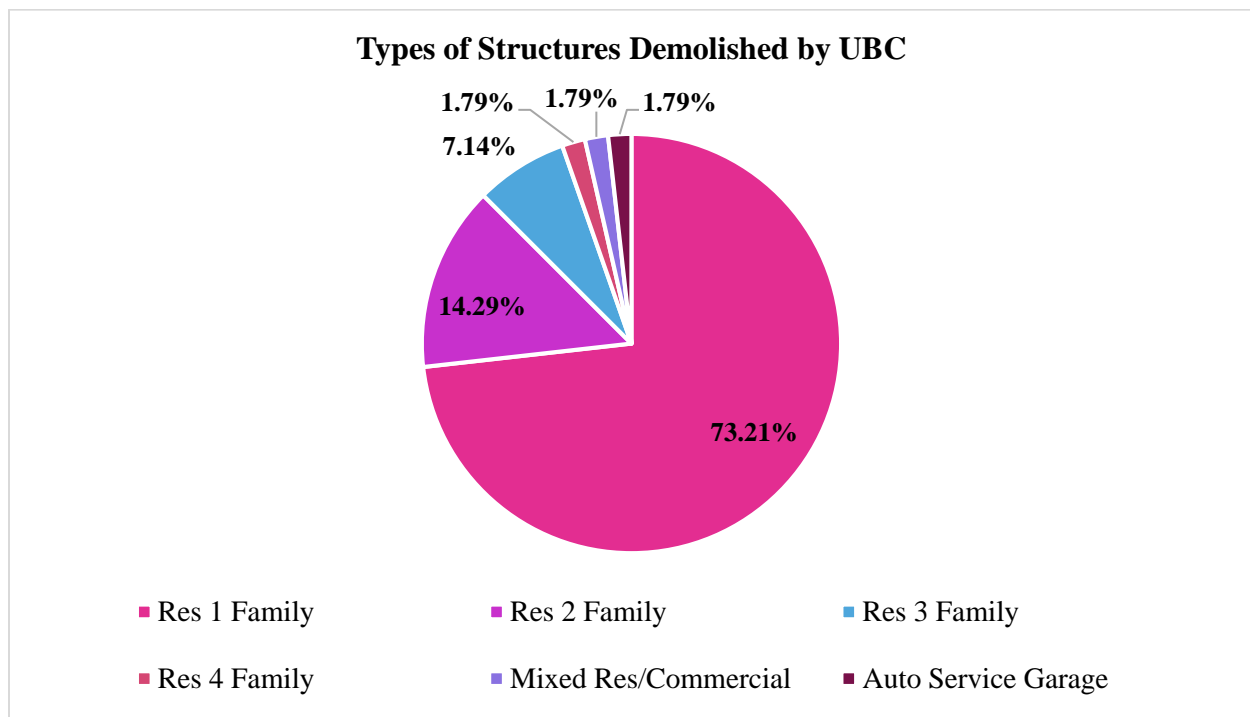


Figure 1. Structures demolished by the UBC are primarily single-family homes that have become dilapidated and abandoned.

The housing stock of Huntington, WV, is facing a serious ageing issue, which was further demonstrated by the 2022 data; the average age of the houses demolished by the UBC this year is 106.36 years old. The youngest structure demolished was sixty-two years old built in 1960 (3208 Piedmont Road), and the oldest was 142 years old constructed in 1880 (2419 1st Avenue). Furthermore, when looking at the type of structures demolished, it can be seen that 73.21% (Figure 1) of the fifty-six properties were single-family homes (41 out of 56). Eight of the

structures were classified under “Residential 2 Family” and an additional four classified as “Residential 3 Family.” One structure each was classified as “Residential 4 Family,” “Auto Service Garage,” and “Mixed Residential/Commercial.”

Average Number of Days Between Phases	
Ordered to Demolition	179.92
Ordered to Testing	98.00
Testing to Abatement	56.13
Abatement to Demolition	54.63
Ordered to Demo, Voluntary	150.22
Ordered to Demo, Emergency	14.00

Table 2. The table lists the average number of days between each phase of the demolition process, as well as the average number of days from the order of demolition to the date of completion for each demolition type.

Table 2 outlines the average number of days between each phase of the demolition process. As can be seen, it takes an average of 179.92 days (approximately 6 months) from when a property has been ordered to be demolished by the UBC to when its demolition is complete. An interesting statistic to observe is the drop in average days between being ordered and tested to being tested and abated. It takes approximately 98.00 days for a property to be tested for asbestos after being ordered demolished but only 56.13 days on average to have the asbestos abated after testing. This difference is attributed to the required postings of the demolition order, servicing the owners before moving forward, and property owners filing injunctions prolonging the process. Furthermore, the time between the order of demolition and the demolition for properties ordered due to emergencies, primarily due to fires, is 14 days, and when looking at the average number of days between the demolition order and finished demolitions for properties demolished voluntarily, the average number of days decreases to 150.22. This could be a result of changes to

the service process, as the owners need to sign the consent form in person with the legal department forgoing the need to locate the owner and go through the standard service process.

The statistic for average days from order of demolition to completed demolition is affected by injunctions, which can increase the average number and days when filed. When calculating the statistics for average number of days between phases and average number of days between order of demolition and completed demolition, emergency demolitions were not included, as the timeframe for emergency demolitions is significantly less given the matter of urgency. Properties demolished for City purposes also have the potential to affect the average number of days from order of demolition to completed demolition. As properties demolished for the City are not required to have a recorded order of demolition or signed voluntary demolition form, dates for the order of demolition are unknown, only the dates of which the property completed asbestos testing. Of the fifty-six properties that completed the demolition process, six were owned by the Land Bank (408 5th Avenue West, 750 Washington Avenue, 821 19th Street, 1327 9th Avenue, 2207 9th Avenue, and 2629 4th Avenue) and one property owned by the City of Huntington (3208 Piedmont Road), which was demolished for construction of a new fire department. 750 Washington Avenue was demolished as a result of the structure catching fire.

A matter of importance to mention, due to the affect it could have on the data results demonstrated in Table 2, is that the property located at 1521-1523 7th Avenue had an exceptionally high number of days between the order of demolition and the date of completed demolition: 839 days, 513 days more than the second highest in the sample (4612 Magazine Avenue took 326 days from the demolition order to completed demolition). 1521-1523 7th Avenue was ordered to be demolished by the UBC on June 11, 2020, after which time complications occurred.

The owner was noncompliant and would not allow the asbestos abatement contractors access to the property on two separate occasions (April 5, 2020, and April 16, 2020). As a result, the demolition process for 1521-1523 7th Avenue was significantly prolonged until its demolition on September 28, 2022. Furthermore, this property has potential for skewing the data, as it was demolished, as a result of being adjacent to 1517-1519 7th Avenue, which had to undergo an emergency demolition. Therefore, the date of which 1521-1523 7th Avenue would have been demolished may have been thwarted by the emergency demolition of 1517-1519 7th Avenue. Without having a significantly larger sample of completed demolitions to analyze, it is not currently feasible to assess how much this single property would affect a long-term average.

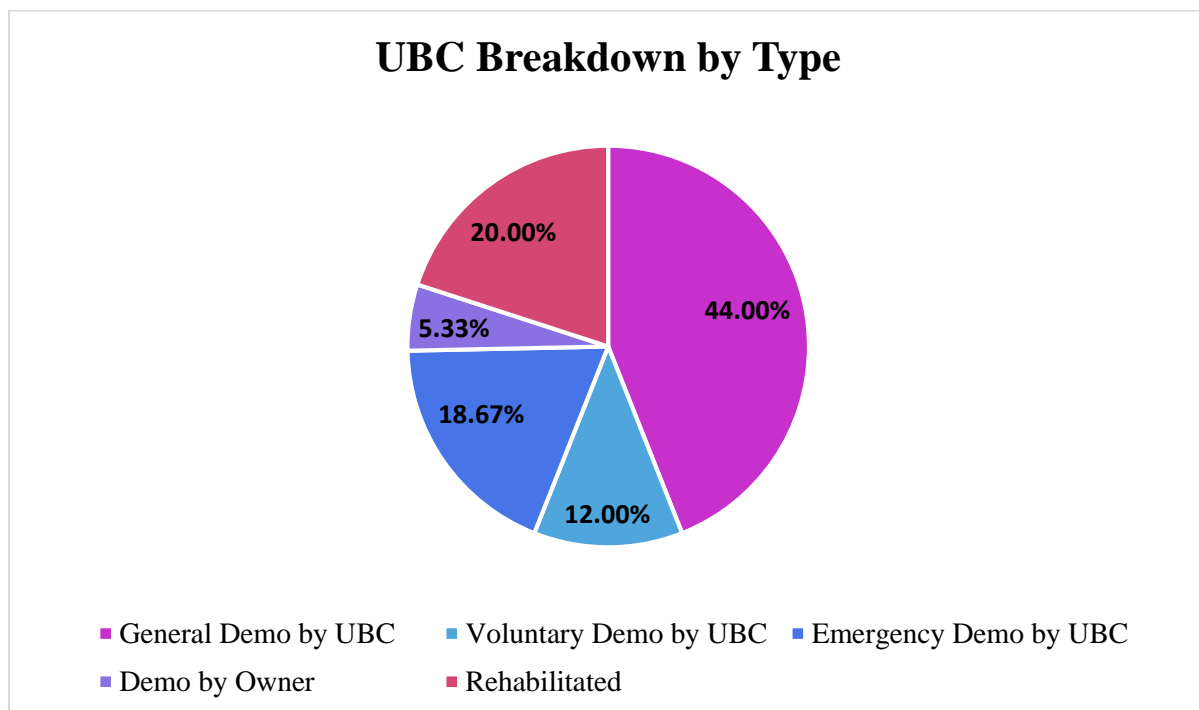


Figure 2. A breakdown by type of removal for the 75 properties removed from the "Active Demo List."

A total of seventy-five properties were removed from the “Active Demo List” during the 2022 calendar year. Figure 2 demonstrates that 74.67% of the seventy-five properties (56 total) removed from the “Active Demo List” were properties that completed the demolition process by the UBC. An interesting statistic to consider is that 25.0% of the total demolitions performed were under emergency orders. As mentioned previously in this report, most of the emergencies were a result of fires; however, there were two instances in which an emergency demolition was performed in order to compensate for owners attempting to perform demolitions without going through the proper channels. A positive note regarding the efforts of the UBC Program is the 20.00% success rate for rehabilitations, meaning that owners adhered to the requirements determined by the UBC board and achieved a “Certificate of Occupancy” deeming the property to once again be in livable conditions rather than needing to be demolished. It can also be seen that owners do not often prefer to self-demolish, as only four of the seventy-five properties, or 5.33%, were demolished through means of their owner. Table 3 breaks down properties by their district in order to look at current distributions. Of the seventy-five properties processed during the 2022 year, 29.33% were located in District 2, followed by 21.33% in District 5 and 17.33% in District 9. The most demolitions occurred in District 2 this year accounting for 30.36% of the fifty-six.

Properties Processed by District				
District	Demos	Rehabs	Owner Demo	Total Properties
1	2	0	0	2
2	17	4	1	22
3	8	1	0	9
4	0	2	0	2
5	11	2	3	16
6	0	2	0	2
7	2	0	0	2
8	6	1	0	7
9	10	3	0	13

Table 3. It can be seen that for the 2022 calendar year, District 2 had the most properties heard by the UBC, as well as the most properties demolished, followed by Districts 5 and 9.

Finally, Tables 4 and 5 demonstrate the current status of the “Active Demo List” as of December 31, 2022. Of the 199 total properties, seventeen are waiting to be demolished by the demolition contractor, and eleven more will soon be ready after completing the testing and abatement phases (Table 4). There are ten properties needing to be inspected once more to determine status and eight properties on hold for various reasons; these are properties with unusual circumstances. Three properties are currently occupied and will continue the process once vacant, and an additional three properties have injunctions filed with the Circuit Court. The UBC has a total of twenty-five properties under orders of continuance either due to lack of service or to allow time for rehabilitation, additional inspections, or for the owners to meet the requirements of the board. Nineteen properties are due for legal review to determine if they can proceed in the demolition process.

Snapshot of Active Demo List as of Dec. 31, 2022	
Testing Phase	6
Abatement Phase	5
Demolition Phase	17
Need Inspection	10
Injunction Filed	3
On Hold	8
Occupied	3
Continued by UBC	25
Need Legal Review	19
Complaints	103
Total on Active Demo List	199

Table 4. As of Dec. 31, 2022, 199 properties are on the "Active Demo List." The table denotes the number of properties currently in each stage of the demolition process. Complaints continue to increase in number monthly with 103 currently awaiting service.

Moreover, for the 2022 calendar year, total costs incurred by the demolition program sum up to \$1,035,340.47 with approximately 76% of those expenses coming from the General Fund and 24% from the Community Development Block Grant fund (Table 5). Excluding personnel costs, total demolition-related costs total \$942,961.64 with approximately 83% expensed from General Fund, which accounts for approximately 81.6% of the demo budget line.

Snapshot Totals from Active Demo List				
	CDBG	General Fund	Totals	Percent of Total Expense
Testing	\$ 7,024.00	\$ 52,996.00	\$ 60,020.00	5.80%
Abatement	\$ 44,291.45	\$ 188,944.14	\$ 233,235.59	22.53%
Demolition	\$ 99,000.00	\$ 541,139.50	\$ 640,139.50	61.83%
Recordings	\$ 1,492.00	\$ -	\$ 1,492.00	0.14%
Service	\$ 8,074.55	\$ -	\$ 8,074.55	0.78%
Salaries and Benefits	\$ 92,378.83	\$ -	\$ 92,378.83	8.92%
Total Demo Costs	\$ 252,260.83	\$ 783,079.64	\$ 1,035,340.47	
Percent of Total Expense	24.37%	75.63%		

Table 5. All expenses as of Dec. 31, 2022, incurred by the demolition program.

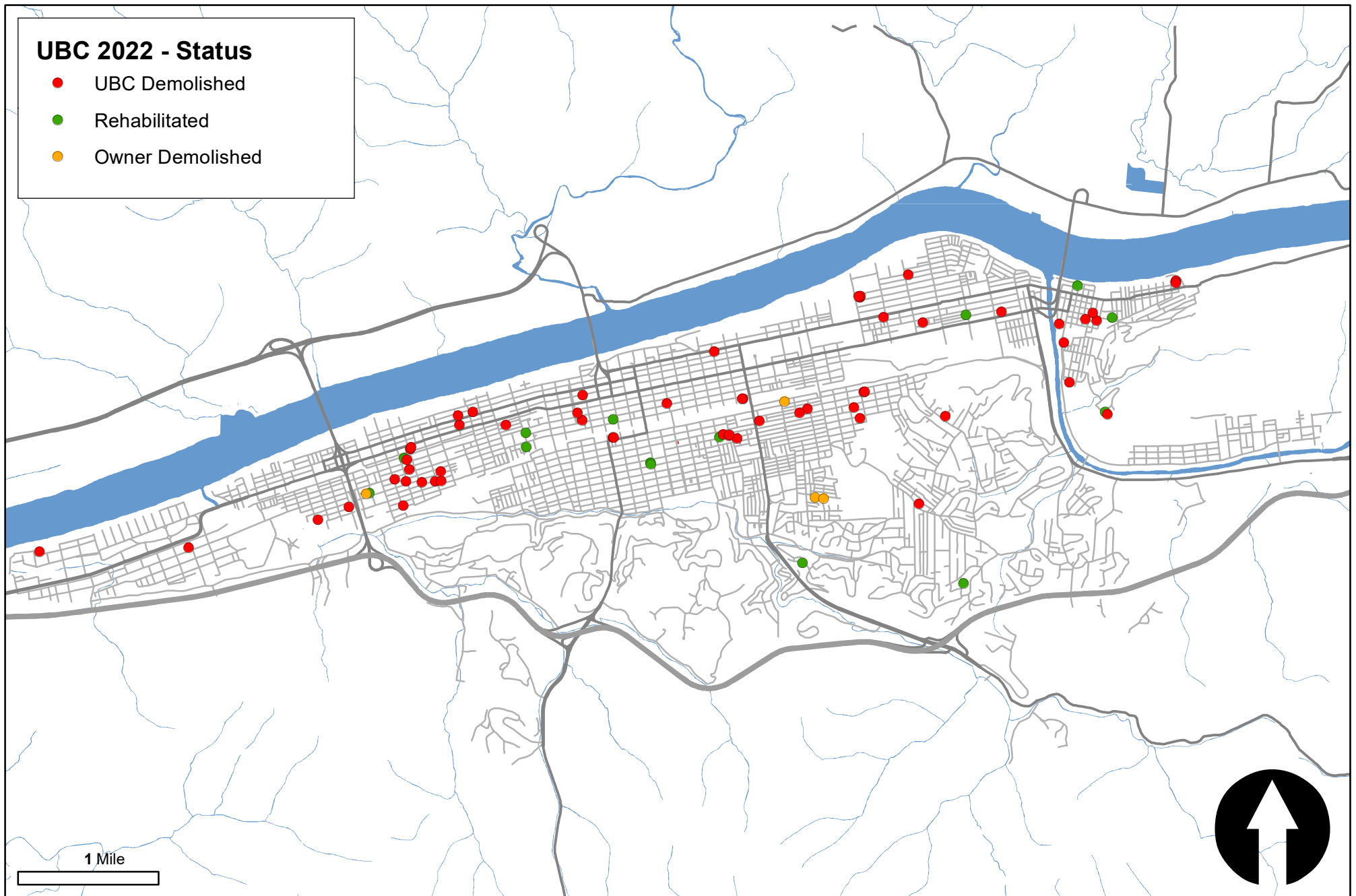
Conclusions

The goal of this data analysis beyond providing a report is to create a database in which data can continue to be added so that a more thorough analysis can be conducted with a larger sample. The data discussed in this report will be part of a larger analysis including a sample of one hundred houses that will be used to determine more accurate statistics regarding the success of the demolition program, as well as be used to create a forecasting model for demolitions performed in a given year and for future discussions regarding budgeting and rising costs. Once data is gathered about the complaint process, specifically the number of new complaints that are given to legal each month, an estimate of the number of properties annually to be demolished could be calculated when combining that data with the current data noting average number of days between the order of demolition and completed demolition.

Lastly, the demolition program is pleased to note that it has stayed on track despite the setbacks it has faced this year. The previous Demolition Specialist, Christal Perry, left the position on April 23, 2022. Before having left, 17 out of the 56 properties had completed the demolition process (30.36%). This statistic is included to demonstrate that the demolition process was not significantly affected during the transition from her departure, overseen by Brad Nunley, to the onboarding of the new Demolition Specialist, Kiersten Rose.

UBC 2022 - Status

- UBC Demolished
- Rehabilitated
- Owner Demolished



Properties Processed UBC - 2022



207 Water Street

District: 9

Rehabbed by owner.

Removed by the UBC on 11/10/2022.



209 39th Street

District: 9

Ordered: 6/9/2022

Asbestos Testing: \$1,094.00

Asbestos Abatement: \$23,955.84

Demolition: \$16,300.00

Total Demo Costs: \$41,349.84



211 39th Street

District: 9

Ordered: 6/9/2022

Asbestos Testing: \$952.00

Asbestos Abatement: \$1,410.50

Demolition: \$14,900.00

Total Demo Costs: \$17,262.50



226 Buffington Street

District: 9

Ordered: 4/14/2022

Asbestos Testing: \$968.00

Demolition: \$7,400.00

Total Demo Cost: \$8,368.00



255 6th Avenue West



District: 2

Rehabbed by owner.

Removed from UBC on 1/13/2022.



288 Guyan Street

District: 9

Ordered: 3/10/2022

Asbestos Testing: \$1,095.00

Asbestos Abatement: \$1,866.35

Demolition: \$7,000.00

Total Demo Cost: \$9,961.35



294 Norway Avenue

District: 7

Emergency Demolition

Ordered: 2/24/2022

Asbestos Testing: \$820.00

Demolition: \$6,200.00

Total Demo Costs: \$7,020.00



307 Short Street

District: 9

Ordered: 3/10/2022

Asbestos Testing: \$830.00

Demolition: \$6,000.00

Total Demo Costs: \$6,830.00



307 Buffington Street

District: 9

Voluntary Demolition (due to fire damage)

Ordered: 11/3/2021

Asbestos Testing: \$496.00

Demolition: \$2,900.00

Total Demo Cost: \$3,396.00



308 6th Avenue

District: 3

Emergency Demolition

Ordered: 7/17/2022

Asbestos Testing: \$785.00

Demolition: \$7,500.00

Total Demo Cost: \$8,285.00



408 5th Avenue West

District: 2

Ordered: Land Bank property

Asbestos Testing: \$1,180.00

Asbestos Abatement: \$5,072.00

Demolition: \$8,600.00

Total Demo Cost: \$14,852.00



414 Green Oak Drive

District: 6

Rehabbed by owner.

Removed by the UBC on 7/14/22.



421-423 4th Street

District: 3

Voluntary Demolition

Ordered: 4/22/2022

Asbestos Testing: \$895.00

Asbestos Abatement: \$3,976.50

Demolition: \$17,000.00

Total Demo Cost: \$21,871.50



430 8th Street West

District: 2

Voluntary Demolition

Ordered: 5/11/2022

Asbestos Testing: \$810.00

Asbestos Abatement: \$16,539.02

Demolition: \$6,500.00

Total Demo Cost: \$23,849.02



506 Wilson Place

District: 9

Ordered: 4/14/2022

Asbestos Testing: \$860.00

Demolition: \$9,000.00

Total Demo Cost: \$9,860.00



520 8th Avenue

District: 3

Ordered: 11/12/2021

Asbestos Testing: \$756.00

Asbestos Abatement: \$1,360.25

Demolition: \$12,200.00

Total Demo Cost: \$14,316.25



522 8th Avenue

District: 3

Ordered: 11/12/2021

Asbestos Testing: \$840.00

Asbestos Abatement: \$2,814.30

Demolition: \$12,200.00

Total Demo Cost: \$15,854.30



540 7th Avenue

District: 3

Rehabbed by owner.

Removed by the UBC on 6/9/2022.



609-619 10th Street

District: 3

Ordered: City of Huntington property

Asbestos Testing: \$1,641.00

Asbestos Abatement: \$6,835.45

Total Demo Cost to Date: \$8,476.45

Note: Property demolished for use of parking by Huntington Police Department. Demolition incomplete due to adjoining building status.



612 5th Avenue

District: 9

Structure demolished by owner.

Removed by the UBC on 6/9/2022.



615 Trenton Place

District: 3

Emergency Demolition

Ordered: 10/17/2022

Asbestos Testing: \$840.00

Demolition: \$15,000.00

Total Demo Cost: \$15,840.00



634 Washington Avenue

District: 2

Ordered: 11/12/2021

Asbestos Testing: \$690.00

Demolition: \$10,400.00

Total Demo Cost: \$11,090.00



719 3rd Street West



District: 2

Structure demolished by owner.

Removed by the UBC on 9/8/2022.



730 Buffington Street

District: 9

Ordered: 7/8/2021

Asbestos Testing: \$1,155.00

Asbestos Abatement: \$2,480.00

Demolition: \$9,000.00

Total Demo Cost: \$12,635.00



750 Washington Avenue

District: 2

Emergency Demolition

Ordered: Land Bank property

Asbestos Testing: \$785.00

Asbestos Abatement: \$17,774.50

Demolition: \$11,400.00

Total Demo Cost: \$29,959.50



821 19th Street

District: 5

Ordered: HURA Owned

Asbestos Testing: \$975.00

Demolition: \$16,000.00

Total Demo Cost: \$16,975.00



910 17th Street West

This property was an emergency demolition ordered on 7/14/2022 due to an attempted demolition by the owner.



District: 2

Asbestos Testing:
\$968.00

Asbestos
Abatement:
\$393.90

Demolition:
\$5,000.00

Total Demo Cost:
\$6,361.90

918 13th Street West



District: 5

Rehabbed by
owner.

Removed by
the UBC on
1/13/2022.

930 10th Street West

District: 2

Ordered: 6/9/2022

Asbestos Testing: \$984.00

Asbestos Abatement: \$2,313.00

Demolition: \$7,900.00

Total Demo Cost: \$11,197.00



937 14th Street

District: 5

Emergency Demolition

Ordered: 1/18/2022

Asbestos Testing: \$683.00

Demolition: \$5,400.00

Total Demo Cost: \$6,083.00



939 14th Street

District: 5

Emergency Demolition

Ordered: 1/18/2022

Asbestos Testing: \$683.00

Demolition: \$5,400.00

Total Demo Cost: \$6,083.00



944 Monroe Avenue

District: 2

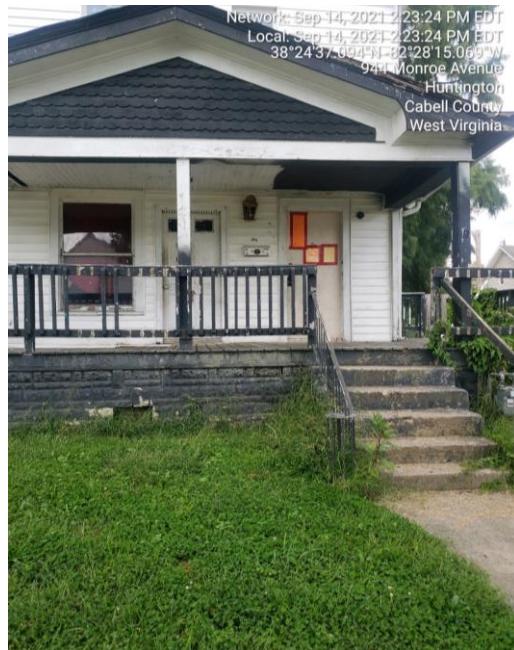
Ordered: 8/12/2021

Asbestos Testing: \$885.00

Asbestos Abatement: \$8,928.00

Demolition: \$12,600.00

Total Demo Cost: \$22,413.00



962 Jackson Avenue

District: 2

Ordered: 3/10/2022

Asbestos Testing: \$1,165.00

Asbestos Abatement: \$22,533.00

Demolition: \$16,000.00

Total Demo Cost: \$39,698.00



1001 9th Avenue

District: 5

Rehabbed by owner.



1007-1009 8th Street



District: 4

Rehabbed by owner.

Removed by the UBC on 7/14/2022.



1027 13th Street West

District: 2

Ordered: 9/9/2021

Voluntary Demolition

Asbestos Testing: \$870.0

Asbestos Abatement: \$4,464.00

Demolition: \$4,200.00

Total Demo Cost: \$9,534.00



1046 5th Avenue West

District: 2

Ordered: 2/10/2022

Asbestos Testing: \$615.00

Asbestos Abatement: \$612.78

Demolition: \$14,750.00

Total Demo Cost: \$15,977.78



1053 Monroe Avenue

District: 2

Ordered: 6/9/2022

Asbestos Testing: \$1,120.00

Asbestos Abatement: \$15,018.70

Demolition: \$9,500.00

Total Demo Cost: \$25,638.70



1077-77 ½ Adams Avenue

District: 2

Ordered: 8/12/2021

Asbestos Testing: \$1,125.00

Asbestos Abatement: \$18,931.00

Demolition: \$29,500.00

Total Demo Cost: \$49,556.00



1124 Jefferson Avenue

District: 2

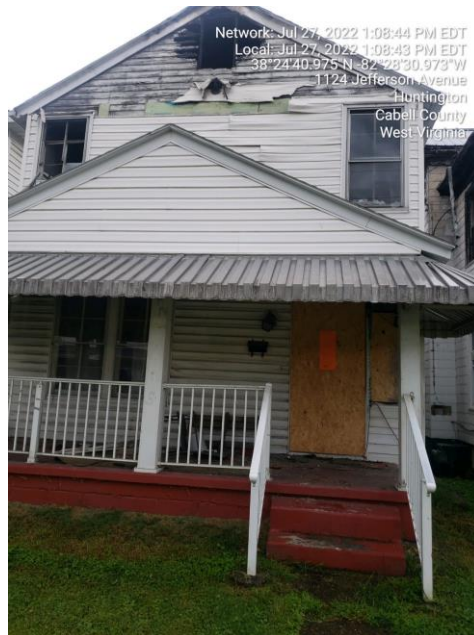
Ordered: 7/14/2022

Asbestos Testing: \$790.00

Asbestos Abatement: \$2,405.90

Demolition: \$11,000.00

Total Demo Cost: \$14,195.90



1132-34 Madison Avenue

District: 2

Emergency Demolition

Ordered: 6/1/2022

Asbestos Testing: \$645.00

Asbestos Abatement: \$27,131.20

Demolition: \$12,000.00

Total Demo Cost: \$39,776.20



1137 5th Avenue West

District: 2

Rehabbed by owner.

Removed by the UBC on 9/8/2022.



1202 Monroe Avenue

District: 2

Ordered: 6/1/2022

Asbestos Testing: \$960.00

Asbestos Abatement: \$5,841.00

Demolition: \$16,500.00

Total Demo Cost: \$23,301.00



1255 Madison Avenue

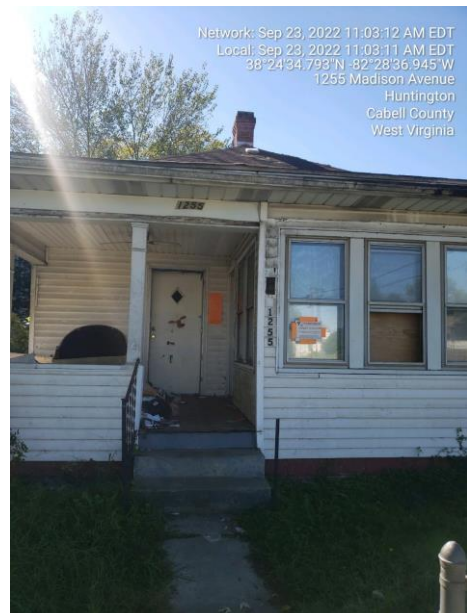
District: 2

Ordered: 8/11/2022

Asbestos Testing: \$856.00

Demolition: \$9,000.00

Total Demo Cost: \$9,856.00



1327 9th Avenue

District: 5

Ordered: Land Bank Owned

Asbestos Testing: \$882.00

Asbestos Abatement: \$2,576.75

Demolition: \$14,000.00

Total Demo Cost: \$16,576.75



1401 3rd Avenue

District: 3

Emergency Demolition

Ordered: 2/25/2022

Asbestos Testing: \$816.00

Asbestos Abatement: \$1,665.00

Demolition: \$32,500.00

Total Demo Cost: \$34,981.00



1410 10th Avenue

District: 5

Emergency Demolition

Ordered: 1/13/2022

Asbestos Testing: \$685.00

Demolition: \$9,900.00

Total Demo Cost: \$10,585.00



1517-1519 7th Avenue

Property was originally damaged by fire. An emergency demolition was performed later as a result of attempted demolition by the owner.

District: 3

Ordered: 9/27/2022

Asbestos Testing: \$865.00

Demolition: \$19,500.00

Total Demo Cost: \$20,365.00



1520 Monroe Avenue



District: 2

Rehabbed by owner.

Removed by the UBC on 8/11/2022.



1521-1523 7th Avenue

District: 3

Ordered: 6/11/2020

Asbestos Testing: \$602.00

Asbestos Abatement: \$2,147.85

Demolition: \$19,500.00

Total Demo Cost: \$22,249.85

Note: Demolished on 9/27/2022 as an accessory to the emergency demolition of 1517-1519 7th Avenue.



1526 Monroe Avenue

District: 2

Structure demolished by owner
September 2022.



1616 9th Avenue

District: 5

Emergency Demolition

Ordered: 11/17/2022

Asbestos Testing: \$685.00

Demolition: \$15,000.00

Total Demo Cost: \$15,685.00



Photo taken from Cabell County Assessor's website.

1711 Crestmont Drive



District: 6

Rehabbed by owner.

Removed by the UBC on 7/14/2022.



1712 8th Avenue

District: 5

Structure Demolished by owner July 2022.



1810 9th Avenue

District: 5

Ordered: 4/11/2022

Voluntary Demolition

Asbestos Testing: \$785.00

Demolition: \$7,500.00

Total Demo Cost: \$8,285.00



Huntington, West Virginia, United States
1810 9th Ave, Huntington, WV 25703,

1811 McVeigh Avenue (Garage Only)

District: 5

Demolished by owner prior to UBC hearing.



1901 McVeigh Avenue

District: 5

Structure demolished by the owner
May 2022.



1946 Jackson Avenue

District: 2

Ordered: 8/11/2022

Asbestos Testing: \$765.00

Demolition: \$9,000.00

Total Demo Cost: \$9,765.00



2207 9th Avenue

District: 5

Ordered: Land Bank Owned

Asbestos Testing: \$1,430.00

Demolition: \$14,000.00

Total Demo Cost: \$15,430.00



2227 10th Avenue

District: 5

Emergency Demolition

Ordered: 2/28/2022

Asbestos Testing: \$710.00

Demolition: \$9,800.00

Total Demo Cost: \$10,510.00



2309 8th Avenue

District: 5

Ordered: 9/8/2022

Asbestos Testing: \$680.00

Demolition: \$9,000.00

Total Demo Cost: \$9,680.00



2317 8th Avenue

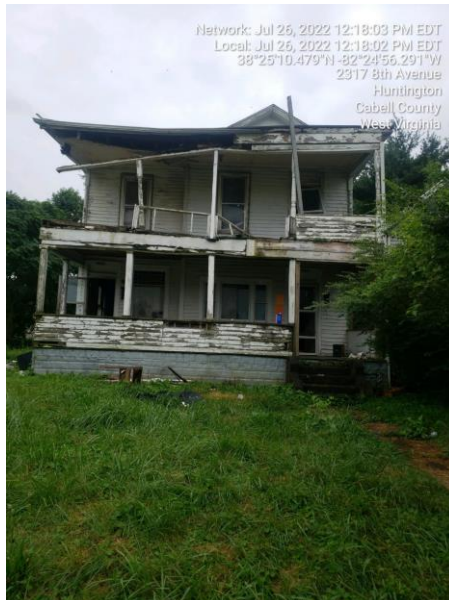
District: 5

Ordered: 7/14/2022

Asbestos Testing: \$886.00

Demolition: \$16,000.00

Total Demo Cost: \$16,886.00



2413 1st Avenue

District: 8

Voluntary Demolition

Signed: 4/15/2022

Asbestos Testing: \$986.00

Asbestos Abatement: \$429.20

Demolition: \$18,500.00

Total Demo Cost: \$19,915.20



2419 1st Avenue

District: 8

Voluntary Demolition

Signed: 4/15/2022

Asbestos Testing: \$765.00

Demolition: \$12,000.00

Total Demo Cost: \$12,765.00



2423 1st Avenue

District: 8

Voluntary Demolition

Signed: 4/15/2022

Asbestos Testing: \$1,110.00

Asbestos Abatement: \$4,651.00

Demolition: \$12,000.00

Total Demo Cost: \$17,761.00



2495 3rd Avenue

District: 8

Emergency Demolition

Ordered: 2/25/2022

Asbestos Testing: \$934.00

Demolition: \$16,000

Total Demo Cost: \$16,934.00



2615 Guyan Avenue

District: 8

Ordered: 1/13/2022

Asbestos Testing: \$864.00

Demolition: \$8,000.00

Total Demo Cost: \$8,864.00



2629 4th Avenue

District: 8

Ordered: Land Bank property

Asbestos Testing: \$1,035.00

Demolition: \$8,700.00

Total Demo Cost: \$9,735.00



2760 Highlawn Avenue

District: 8

Rehabbed by owner.

Removed from UBC 1/13/2022



2810 Cottage Street

District: 7

Emergency Demolition

Ordered: 12/21/2021

Asbestos Testing: \$685.00

Demolition: \$8,000.00

Total Demo Cost: \$8,685.00



2922 5th Avenue

District: 9

Ordered: 6/9/2022

Asbestos Testing: \$986.00

Demolition: \$16,000.00

Total Demo Cost: \$16,986.00



3208 Piedmont Road

District: 1

Ordered: City of Huntington

Asbestos Testing: \$1,977.00

Asbestos Abatement: \$34,486.70

Demolition: \$17,500.00

Total Demo Cost: \$53,963.70

Note: Demolished for use of the new fire department.



3827 Stanley Road



District: 9

Rehabbed by owner.

Removed by the UBC on 9/8/2022.



3847-3847 Rear Stanley Road

District: 9

Ordered: 6/9/2022

Asbestos Testing: \$986.00

Demolition: \$16,000.00

Total Demo Cost: \$16,986.00



4612 Magazine Avenue

District: 1

Ordered: 3/11/2021

Asbestos Testing: \$665.00

Asbestos Abatement: \$932.00

Demolition: \$3,800.00

Total Demo Cost: \$5,397.00



Honorable Mention: 207 Water Street

207 Water Street is a demonstration of the success that can occur when properties are subjected to the UBC process. 207 Water Street was first heard by the UBC in January 2022, again in February 2022, and then a third time in March 2022, this time under new ownership. In April 2022, the new owners were granted a six month continuance. Our inspectors inquire regularly on the status of the property and stated at the hearing (April 14, 2022) that the owners were making good progress and had fixed the issues required by the inspectors, including the foundation and windows, as well as removing all trash and debris from the property.

The property was heard during the November UBC hearing and formally removed from the “Active Demo List.” Our inspectors and board work diligently to make sure each and every property are provided fairness and justice while remaining consistent and determined. The owners have made a remarkable transformation of the property, which can be seen from the photos below.





Apr 8, 2022 2:13:18 PM
116 Main Street
Huntington
Cabell County
West Virginia



This photo was taken on October 5, 2022. 207 Water Street, Huntington, WV.



This photo was taken January 10, 2023. 207 Water Street, Huntington, WV.

Additional Property Notes

- 910 17th Street West was first ordered to be demolished by the Unsafe Building Commission on June 9, 2022, but was then subject to an emergency demolition. The property was treated as an emergency demolition in the dataset, as the emergency status interfered with its natural demolition process. The emergency demolition occurred as a result of the owner's attempted self-demolition rendering the structure a safety hazard.
- 1401 3rd Avenue was a voluntary demolition, but this was a result of fire damage due to a fire at the adjacent property. 1401 3rd Avenue was not an emergency demolition; this note is included for reference.
- 2227 10th Avenue was first an emergency demolition, but the owner signed a voluntary demolition form given the fire damage. 2227 10th Avenue was treated as an emergency demolition in the dataset due the extensive damage and urgency of the demolition.
- 2505 3rd Avenue was first a voluntary demolition signed on February 25, 2022, but also had an emergency demo from fire damage. 2505 3rd Avenue was treated as a voluntary demolition in the dataset, as the need for emergency demolition was not urgent.
- 307 Buffington Street was a voluntary demolition and treated as such in the data analysis; however, the voluntary demolition form was signed consequent to a fire that occurred on the structure.



This concludes the 2022 Demolition Report: Jan-01 to Dec-31.

**Thank you to everyone who has assisted in making this program a
success.**