



PLANNING AND DEVELOPMENT

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Memorandum

To: Community Development Committee
From: Dawn Reinhart
Date: 09/07/2017
Re: 17-1268 Request to amend purchase agreement for 1302 5th Ave

Background: June of 2016 Lewis Parish proposed to move the home located at 414 Division Street to 1302 5th Ave, a vacant City owned lot. Due to a business expansion the home was at risk of being demolished and Lewis desired to preserve the structure and its historical charm.

The Housing Rehabilitation Review Board approved the acquisition of 1302 5th Ave for the purpose of moving 414 Division St with the caveat that Staff perform an inspection of the property and include the inspection in the Real-estate Purchase Agreement (Vacant Land), hereinafter referred to as “Agreement”. Several Staff members performed an onsite inspection. The findings were discussed with Lewis onsite and a scope of work was developed. The scope of work- EXHIBIT A was presented to Lewis on 7/11/2016. Exhibit A was recorded with the Agreement at the Register of Deeds office.

In July 2017 Lewis contacted Staff to ask that the requirement to re-side the home could be re-evaluated as the current cedar siding was in good condition. Staff advised that the Community Development Committee would need to approve an amendment to the “Agreement” and requested that Lewis furnish testimonies/reports from qualified experts on the current condition of the siding and life of the siding shall it be restored. More specifically staff requested:

- a proposal or scope of work be developed that indicates specific pieces of wood that need replacement, if any
- the process to be utilized to restore the siding
- the type of paint and primer, provide paint specifications and explain why that specific paint and primer was chosen over others
- who is performing the scope of work and the timeframe needed to complete the work

Lewis is requesting an amendment to Exhibit A-Scope of work, item A(1) & (2) of the “Agreement”.

A. SIDING -

Complete the following:

1. ~~Replace siding~~
 - a. ~~Material shall be of LP Smartside or Cement Board Siding~~ See letter for description of new work
2. ~~Replace the soffit and~~ wrap the fascia in colored aluminum; include window casing and sills, corners, frieze board, splash board and shakes.

Staff Recommendation: 9/8/2017- staff is waiting for more information to be able to formulate a recommendation on the request to modify the scope of work. Staff does recommend that if the scope of work is modified, Lewis shall contract with a contractor that specializes in restoration of siding and exterior elements. Lewis has completed 75% of the work and has until November 10th to complete the work. The 25% remaining is building a garage, replacing the siding, and replacing some windows. Lewis was aware of the scope of work when he entered into an agreement with the City a year ago.