

# **City of Fairmont 2023 Demolition Program Update**



PLANNING AND DEVELOPMENT DEPARTMENT  
 SCORING RUBRIC FOR  
 PROBLEM PROPERTIES & POTENTIAL DEMOLITIONS  
 June 22nd, 2021

**Draft Prioritization Chart**

Address	Health and Safety Hazard (1-10)	Duration of Vacancy (0-5)	Visibility (1-5)	Cluster (0-10)	Historically Contributing (0, -3, or -5)	In Flood Plain (0, 3, or 5)

Health and Safety. The scoring for health and safety shall be as follows:

- 1-2: Property is a minor nuisance. High grass or peeling paint. One or two minor IPMC violations in the past year.
- 3-4: Property is a nuisance. High grass, overgrown vegetation, or trash violations. Three or four IPMC violations in the past year.
- 5: Property is a risk. Previous conditions plus one or more necessary utilities are shut off.
- 6: Property is a danger. Windows and doors are broken or missing. Significant damage to the building envelope such as rotted siding or missing roofing material.
- 7-8: Property is a substantial danger. Not structural sound such as missing structural component, building leaning, substantial fire damage, missing roof, or partial collapse of structural element etc.
- 9: Property is an imminent danger. At risk major structural failure or collapsing in the near future. Demolition is imminent.
- 10: Property is an imminent danger and endangers adjacent property or right-of-way. At risk major structural failure or collapsing in the near future, and structure is likely to impact an adjacent property or right-of-way.

Duration of Vacancy. Score shall be between 0-5 and shall correspond to the total number of years the structure has been vacant.

Visibility. The scoring for visibility shall be as follows base on adjacent roadway type:

- 0: Property is located off of a local, privately owned access road and does not have access directly from a public right-of-way.
- 1: Property is on a local access road.
- 2: Property is on a secondary distributor.
- 3: Property is on a primary distributor.
- 4: Property is highly visible from an arterial or collector road.
- 5: Property is on an arterial or collector road.

Cluster. The scoring for cluster shall be based on the number of structures with Raze or Repair Order within 500 horizontal feet over the course of the last 12 months and shall be a maximum of 10.

Historically Contributing. The score for historically contributing shall be a negative score based on the following:

- 0: Not a contributing or registered structure.
- 3: A contributing structure.
- 5: A registered historic structure.

In Floodplain. The score shall be as follows:

- 0: Not in the Floodplain.
- 3: In the 100 Year Floodplain or in a Special Advisory Hazard Area.
- 5: In the Floodway.

Address	Structure Type	Date	Condition Rating	Condition Rating Value	Duration of Vacancy	Visibility	Cluster	Historical Contributing Rating	Floodplain	Priority Rating
644 Monroe St	Principal	5/25/2021	Should Be Demolished	9	5	1	8	0	0	23
1112 Alexander Place	Principal	2/21/2019	Should Be Demolished	8	4	2	8	0	0	22
118 Pine St	Principal	12/27/2022	Demolished	8	3	1	10	0	0	22
120 Pine St	Principal	12/27/2022	Demolished	8	3	1	10	0	0	22
1111 Alexander Place	Principal	1/16/2019	Should Be Demolished	8	2	2	9	0	0	21
219 Albert Ct	Principal	4/18/2022	Repaired	8	5	4	4	0	0	21
1004 Morgantown, see 1008 Morgantown Ave	Principal	12/10/2021	Demolished	8	5	5	2	0	0	20
1008 Morgantown Ave	Principal	12/10/2021	Demolished	8	5	5	2	0	0	20
126 Spruce St	Principal	3/5/2021	Should Be Demolished	8	5	1	6	0	0	20
17 Baltimore Ave	Principal	11/29/2021	Demolished	8	5	2	5	0	0	20
209 Chestnut St	Principal	2/1/2023	Demolished	8	4	1	7	0	0	20
624 Monroe St	Principal	1/26/2021	Should Be Demolished	6	5	1	8	0	0	20
114 Pine St	Principal	7/6/2021	Poor	5	5	1	8	0	0	19
1515 Speedway	Principal	11/8/2021	Demolished	8	5	5	1	0	0	19
209 1/2 Chestnut	Principal	2/1/2023	Demolished	6	4	1	8	0	0	19
211 East Park Ave	Principal	9/27/2022	Demolished	8	5	5	1	0	0	19
325 Cliff Ave	Principal	5/1/2018	Should Be Demolished	9	5	1	4	0	0	19
902 Willets Ave	Principal	4/6/2018	Should Be Demolished	8	5	4	2	0	0	19
121 Spruce St garage	Garage (Accessory Structure)	3/5/2021	Should Be Demolished	8	0	1	9	0	0	18
215 Albert Ct	Principal	2/23/2022	Demolished	8	3	4	3	0	0	18
315 Wilson	Principal	3/5/2018	Should Be Demolished	8	4	4	2	0	0	18
321 Cliff Ave	Principal	3/24/2023	Demolished	8	2	1	7	0	0	18
401 Quarry Ave	Principal	1/13/2022	Should Be Demolished	9	5	1	3	0	0	18
1000 Brookside Dr	Principal	10/30/2020	Should Be Demolished	8	5	2	2	0	0	17
1213 Field St	Principal	8/6/2021	Should Be Demolished	9	5	1	2	0	0	17
1217 Field St	Principal	8/6/2021	Should Be Demolished	9	5	1	2	0	0	17
221 Tiano St	Principal	1/12/2021	Should Be Demolished	8	5	3	1	0	0	17
435 1/2 Monroe	Principal	12/11/2020	Should Be Demolished	8	4	1	4	0	0	17
500 Ogden Avenue	Principal	8/21/2015	Should Be Demolished	8	5	2	2	0	0	17
501 Coleman Ave	Principal	12/25/2021	Demolished	8	5	2	2	0	0	17
525 Coleman Ave	Principal	12/21/2022	Demolished	8	5	2	2	0	0	17
Brookeside Dr (Barn)	Accessory Structure	9/25/2021	Demolished	8	5	2	2	0	0	17
1221 Field St	Principal	2/24/2020	Should Be Demolished	8	5	2	1	0	0	16
162 Fox Hill Ln	Principal	1/3/2020	Should Be Demolished	8	5	2	1	0	0	16
17.5 Baltimore Ave	Principal	11/29/2021	Demolished	8	1	2	5	0	0	16
209 High Street	Principal	10/13/2022	Demolished	8	4	1	3	0	0	16
213 Robinson St	Principal	9/1/2021	Poor	6	5	4	1	0	0	16
230 Allegheny Ave	Principal	8/5/2021	Should Be Demolished	9	5	1	1	0	0	16
288 View Ave (Garage)	Garage (Accessory Structure)	11/2/2020	Poor	6	0	1	9	0	0	16
318 Garrett Ave	Principal	6/15/2018	Should Be Demolished	8	5	2	1	0	0	16
323 Chicago	Principal	11/4/2020	Poor	6	5	2	3	0	0	16
341 Straight St (Garage)	Garage (Accessory Structure)	9/14/2022	Demolished	8	5	1	2	0	0	16
421 Hoult Rd	Principal	11/18/2020	Should Be Demolished	8	5	1	2	0	0	16
508 6th street	Principal	12/2/2020	Active Remodel	8	5	2	1	0	0	16
508 Robinson St	Principal	5/25/2021	Should Be Demolished	9	5	1	1	0	0	16
523 Ogden Avenue	Principal	10/7/2020	Poor	6	5	2	3	0	0	16
608 Gaston Ave	Principal	2/14/2022	Demolished	8	5	2	1	0	0	16
8 1/2 Baltimore	Principal	10/27/2021	Demolished	8	1	2	5	0	0	16
915 Boulevard Ave	Principal	9/20/2019	Should Be Demolished	8	2	4	2	0	0	16
108 Suncrest Blvd	Principal	11/14/2017	Poor	6	4	3	2	0	0	15
109 Chew St	Principal	6/22/2017	Should Be Demolished	8	4	1	2	0	0	15
1108 Pennsylvania Ave (garage)	Garage (Accessory Structure)	3/29/2021	Demolished	8	1	5	1	0	0	15
114 Spence St (Assessory Stru.)	Accessory Structure	4/17/2023	Demolished	8	5	1	1	0	0	15
121 1/2 Reeves Ave	Principal	1/9/2023	Should Be Demolished	9	4	1	1	0	0	15
2 9th St	Principal	3/17/2022	Should Be Demolished	8	5	1	1	0	0	15
243 Watson Ave	Principal	5/30/2018	Poor	5	5	1	4	0	0	15
304 Suncrest Dr	Principal	7/29/2022	Demolished	6	5	3	1	0	0	15

Number Demolished	44
Number Repaired	4
Pending Demolition	2
Active Removal	2
Remaining	100

305 View Ave	Principal	2/28/2022	Demolished	6	0	1	8	0	0	15
308 Wilson St	Principal	3/14/2022	Active Remodel	8	1	4	2	0	0	15
312 Maple Ave	Principal	10/31/2022	Demolished	8	2	2	3	0	0	15
439 1/2 Walnut Ave	Principal	6/28/2022	Should Be Demolished	8	5	1	1	0	0	15
514 Hoult Rd garage needs torn dc	Garage (Accessory Structure)	3/22/2022	Demolished	8	5	1	1	0	0	15
613 Oliver Avenue	Principal	2/24/2022	Demolished	8	5	1	1	0	0	15
700 Glenn Ave	Principal	2/2/2022	Demolished	8	3	1	3	0	0	15
915 Courtland St	Principal	11/8/2022	Should Be Demolished	8	5	1	1	0	0	15
114 Billingssea St	Principal	5/24/2021	Poor	6	3	1	4	0	0	14
124 Grafton St	Principal	6/24/2021	Poor	5	5	1	3	0	0	14
1330 Pennsylvania Ave	Principal	11/3/2022	Poor	5	3	5	1	0	0	14
202 Billingssea St	Principal	5/24/2021	Poor	6	3	1	4	0	0	14
209 Suncrest Blvd	Principal	6/3/2019	Should Be Demolished	8	2	3	1	0	0	14
211 Spruce St	Principal	10/21/2020	Should Be Demolished	8	4	1	1	0	0	14
239 Watson Ave	Principal	12/23/2021	Demolished	6	0	4	4	0	0	14
250 Apple Court	Principal	12/23/2021	Demolished	6	2	2	4	0	0	14
300 Bellview Ave	Principal	2/16/2023	Demolition Permit Obtained	8	2	2	2	0	0	14
309 Walnut Ave	Principal	6/12/2018	Poor	6	0	4	4	0	0	14
313 Montgomery Ave	Principal	10/19/2020	Should Be Demolished	8	1	1	4	0	0	14
319 Cliff Ave	Principal	12/7/2017	Should Be Demolished	8	4	1	1	0	0	14
326 Gaston Ave	Principal	2/8/2022	Demolished	8	3	2	1	0	0	14
411 Suncrest Blvd	Principal	2/14/2020	Should Be Demolished	8	1	3	2	0	0	14
815 Morgantown Ave	Principal	10/28/2019	Poor	6	2	5	1	0	0	14
831 4th Street	Principal	1/6/2020	Poor	6	1	4	3	0	0	14
10 Spence St	Principal	9/3/2021	Poor	5	5	1	2	0	0	13
1098 Washington St	Principal	6/27/2022	Poor	6	5	1	1	0	0	13
117 Billingssea St	Principal	5/24/2021	Poor	6	3	1	3	0	0	13
1204 Lowell St	Principal	2/23/2022	Repaired	6	5	1	1	0	0	13
130 Spruce St	Principal	12/29/2022	Demolished	6	0	1	6	0	0	13
210 Stevens St	Principal	2/1/2023	Poor	5	5	1	2	0	0	13
212 Stevens St	Principal	2/1/2023	Poor	5	5	1	2	0	0	13
214 McKinney St	Principal	4/13/2021	Demolished	8	1	1	3	0	0	13
217 High Street	Principal	2/22/2021	Should Be Demolished	8	1	1	3	0	0	13
217 Monroe	Principal	8/20/2017	Should Be Demolished	8	4	3	1	-3	0	13
224 Baltimore St	Principal	2/26/2019	Fair / Needs Work	2	4	2	5	0	0	13
295 Holbert Ave	Principal	1/14/2021	Should Be Demolished	8	0	2	3	0	0	13
299 Holbert Ave	Principal	2/21/2021	Poor	5	5	1	2	0	0	13
320 Ossaway	Principal	3/31/2023	Demolished	8	1	1	3	0	0	13
8 Lehman Ave	Principal	11/29/2021	Demolished	8	1	2	2	0	0	13
110 Westlawn	Principal	5/1/2023	Demolition Permit Obtained	8	1	1	2	0	0	12
1105 Carleton St	Principal	4/30/2018	Poor	6	3	1	2	0	0	12
113 Walnut Ave	Principal	2/6/2023	Should Be Demolished	6	2	1	3	0	0	12
115 Walnut Ave	Principal	3/7/2023	Should Be Demolished	6	2	1	3	0	0	12
121 Bourbon St	Principal	10/12/2022	Poor	5	5	1	1	0	0	12
122 Bonview Ave	Principal	3/30/2022	Poor	5	5	1	1	0	0	12
18 Baltimore St	Principal	1/19/2023	Repaired	1	4	2	5	0	0	12
206 Stevens St	Principal	2/1/2023	Poor	7	2	1	2	0	0	12
216 Holbert Ave out building	Accessory Structure	12/9/2020	Should Be Demolished	8	1	2	1	0	0	12
312 Walnut Ave	Principal	2/8/2022	Demolished	6	0	4	2	0	0	12
315 Sutton Dr	Principal	10/5/2020	Should Be Demolished	8	1	1	2	0	0	12
325 Chicago St	Principal	11/4/2020	Poor	6	1	2	3	0	0	12
343 Straight St	Principal	5/24/2021	Should Be Demolished	9	0	1	2	0	0	12
344 Hamilton St	Principal	10/14/2022	Demolished	6	4	1	1	0	0	12
607 Cleveland Ave (Outbuilding)	Accessory Structure	4/17/2023	Poor	5	1	5	1	0	0	12
613 View Ave	Principal	12/21/2022	Demolished	8	1	1	2	0	0	12
617 Walnut Ave (Garage)	Garage (Accessory Structure)	3/30/2022	Should Be Demolished	9	1	1	1	0	0	12
7 Freeland St (Outbuilding)	Accessory Structure	4/5/2023	Should Be Demolished	7	1	1	3	0	0	12
704 1/2 Glenn Ave	Principal	1/9/2019	Should Be Demolished	8	0	1	3	0	0	12
5 12th St	Principal		Should Be Demolished	8	0	3	1	0	0	12
1010 Ridgely Avenue	Principal	7/29/2020	Poor	6	0	4	1	0	0	11
1019 Carleton St	Principal	9/16/2022	Poor	7	1	1	2	0	0	11
121 Reeves Avenue	Principal	3/29/2021	Should Be Demolished	8	0	2	1	0	0	11
320 Lehman Ave	Principal	11/20/2020	Poor	6	0	2	3	0	0	11

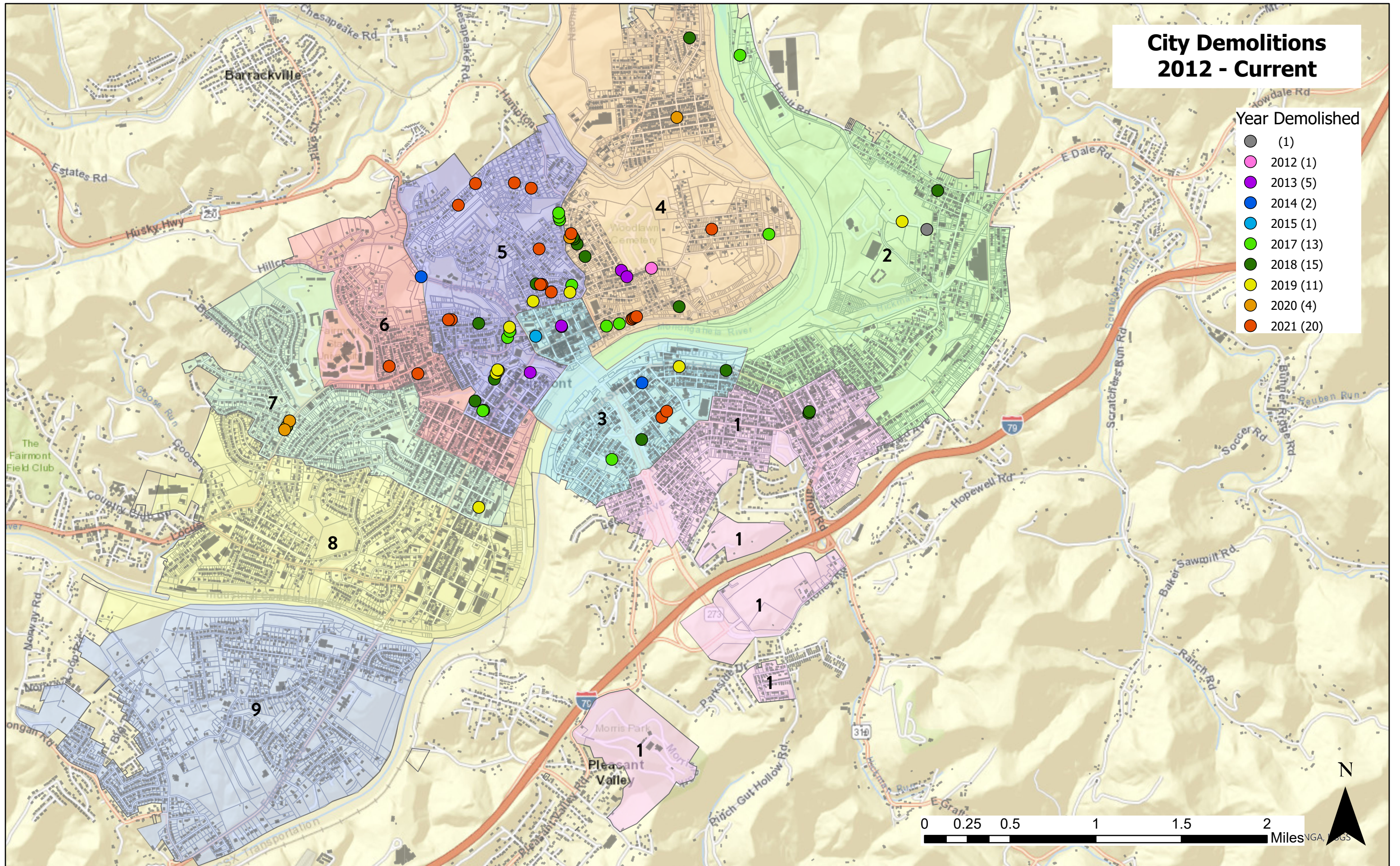
424 Spring St	Principal	2/10/2021	Poor	6	0	1	4	0	0	11
518 Ogden Avenue	Principal	3/30/2017	Fair / Needs Work	2	4	2	3	0	0	11
553 Carter St	Principal	3/22/2023	Demolished	6	1	1	3	0	0	11
715 Gaston Ave	Principal	3/31/2022	Should Be Demolished	7	1	1	2	0	0	11
719 Walnut Ave (Garage)	Garage (Accessory Structure)	4/5/2023	Should Be Demolished	8	1	1	1	0	0	11
819 Washington St	Principal	6/13/2021	Demolished	8	1	1	1	0	0	11
1022 Fennimore St	Principal	10/27/2022	Demolished	6	1	1	2	0	0	10
13 Rhea Ter	Principal	3/2/2022	Demolished	8	0	1	1	0	0	10
605 Ogden Avenue	Principal	10/30/2020	Poor	6	0	2	2	0	0	10
605 Palatine Ave	Principal	3/9/2021	Should Be Demolished	8	0	1	1	0	0	10
607 Riverview St	Principal	12/23/2021	Demolished	8	0	1	1	0	0	10
7 12th St	Principal	10/27/2022	Poor	5	1	3	1	0	0	10
707 Virginia Ave	Principal	3/17/2023	Should Be Demolished	7	1	1	1	0	0	10
735 Merchant St	Principal	2/21/2023	Poor	7	1	1	1	0	0	10
907 Lewis St	Principal	9/26/2019	Poor	6	2	1	1	0	0	10
1515 Edgeway Dr	Principal	3/17/2022	Poor	5	2	1	1	0	0	9
209 Watson	Principal	11/10/2020	Poor	6	0	2	1	0	0	9
325 Quarry Ave	Principal	12/5/2022	Poor	4	1	1	3	0	0	9
347 Locust Avenue	Principal	11/10/2020	Fair / Needs Work	2	0	4	3	0	0	9
413 Murray Ave	Principal	2/7/2020	Poor	6	1	1	1	0	0	9
50 Mack St	Principal	11/20/2020	Poor	6	1	1	1	0	0	9
501 Morgantown Ave	Principal	8/23/2022	Poor	5	2	1	1	0	0	9
627 Virginia Ave	Principal	2/7/2023	Poor	5	1	1	2	0	0	9
707 Ogden Avenue	Principal	10/23/2020	Poor	6	0	2	1	0	0	9
824 Fourth St (Garage)	Garage (Accessory Structure)	10/5/2021	Should Be Demolished	7	0	1	1	0	0	9
112 Maplewood Dr (Garage)	Garage (Accessory Structure)	6/15/2022	Poor	5	1	1	1	0	0	8
1311 Pennsylvania Ave (garage)	Garage (Accessory Structure)	4/11/2022	Demolished	2	0	5	1	0	0	8
420 Wiley St	Principal	7/19/2022	Repaired	2	0	4	2	0	0	8
1904 & 1906 Morgantown Ave	Principal		Fair / Needs Work	2	0	3	2	0	0	7
408 Allegheny Ave	Principal	9/7/2021	Demolished	2	0	1	4	0	0	7
302 Bellview Ave	Principal	9/25/2019	Fair / Needs Work	2	0	2	2	0	0	6
136 Odell St	Principal	5/30/2018	Fair / Needs Work	2	0	2	1	0	0	5

# May 2021 Data

# City Demolitions 2012 - Current

## Year Demolished

- (1)
- 2012 (1)
- 2013 (5)
- 2014 (2)
- 2015 (1)
- 2017 (13)
- 2018 (15)
- 2019 (11)
- 2020 (4)
- 2021 (20)

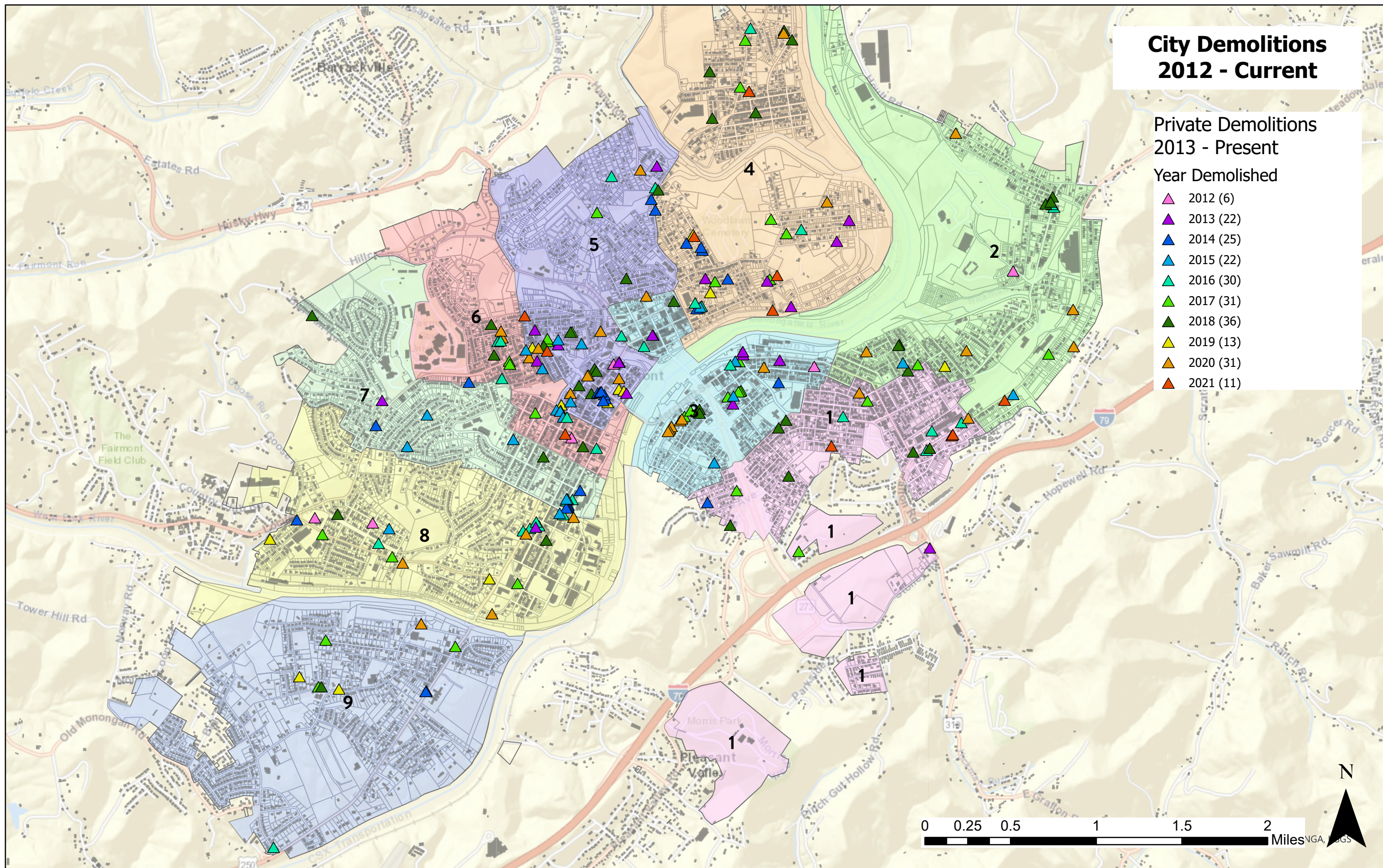


# City Demolitions 2012 - Current

Private Demolitions  
2013 - Present

Year Demolished

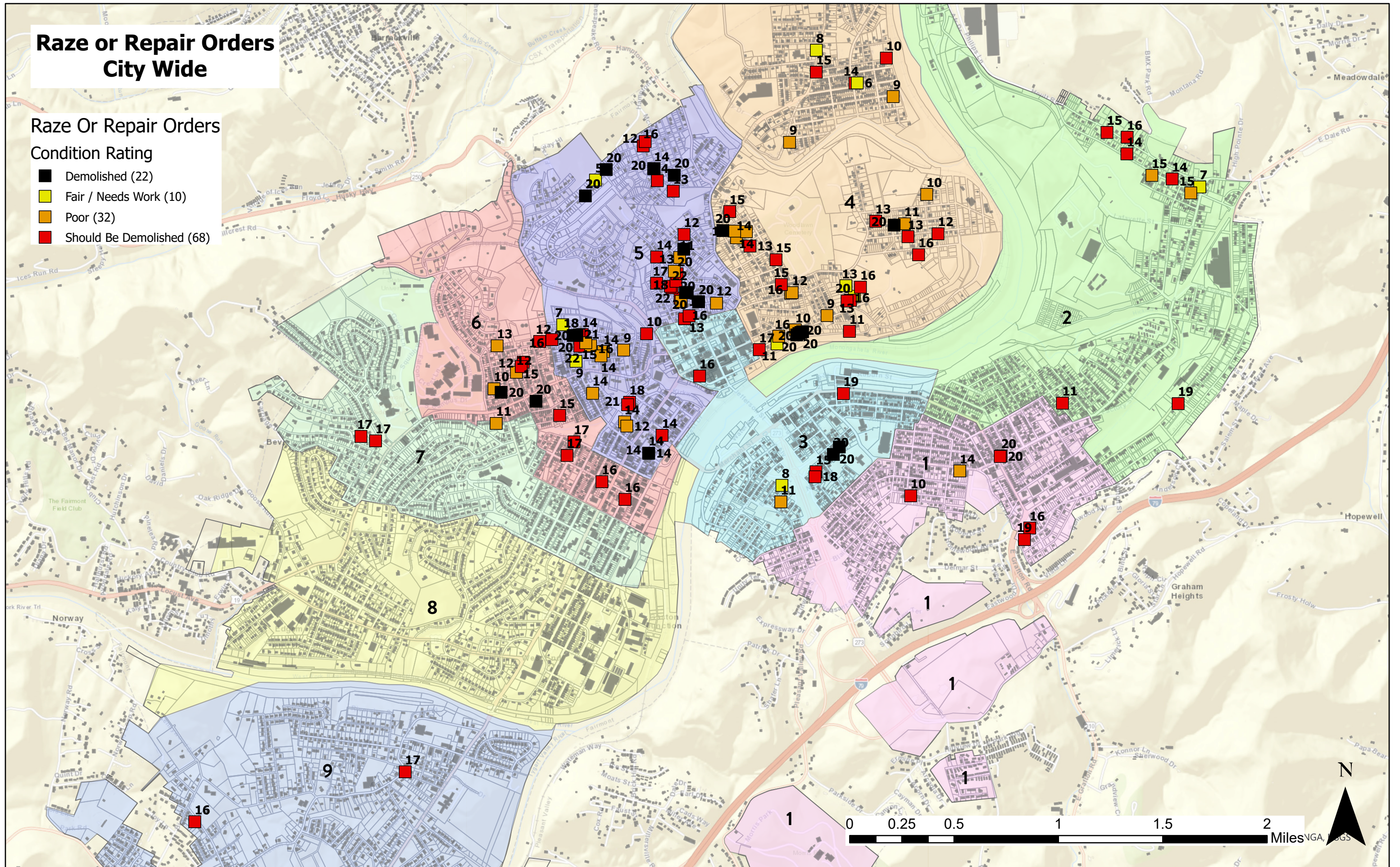
- ▲ 2012 (6)
- ▲ 2013 (22)
- ▲ 2014 (25)
- ▲ 2015 (22)
- ▲ 2016 (30)
- ▲ 2017 (31)
- ▲ 2018 (36)
- ▲ 2019 (13)
- ▲ 2020 (31)
- ▲ 2021 (11)



# Raze or Repair Orders City Wide

## Raze Or Repair Orders Condition Rating

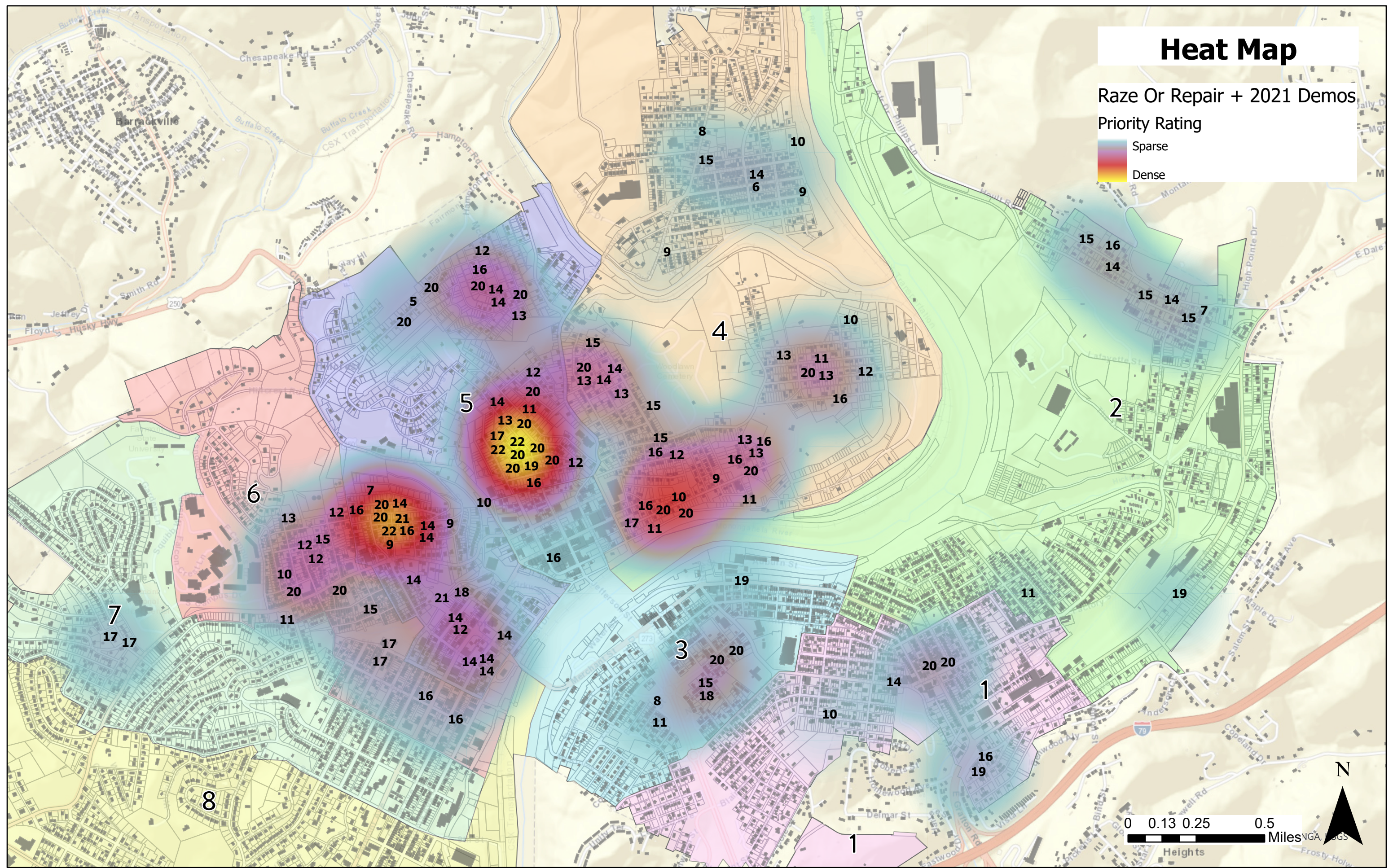
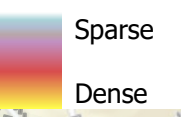
- Demolished (22)
- Fair / Needs Work (10)
- Poor (32)
- Should Be Demolished (68)



# Heat Map

Raze Or Repair + 2021 Demos

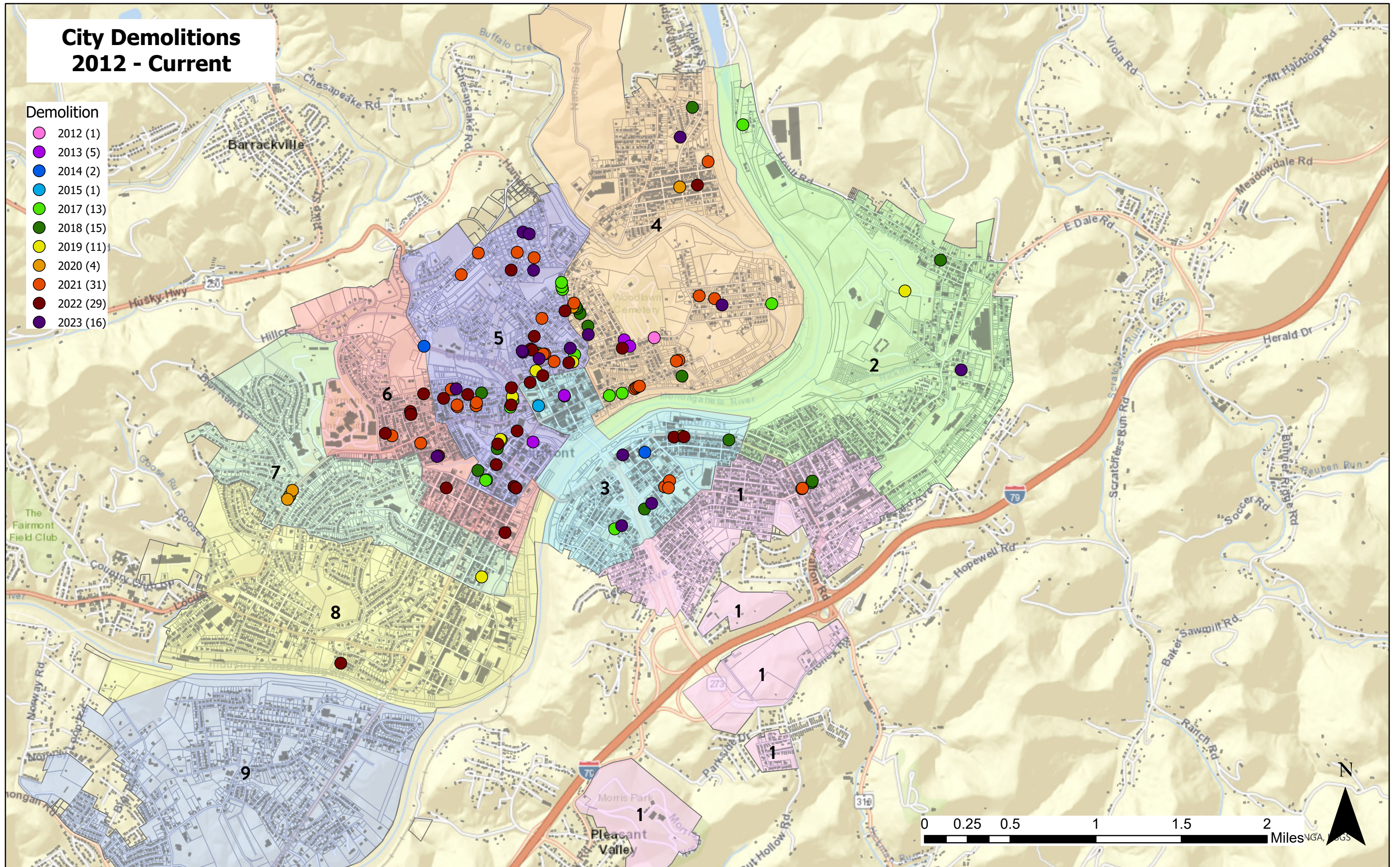
Priority Rating



# May 2023 Data

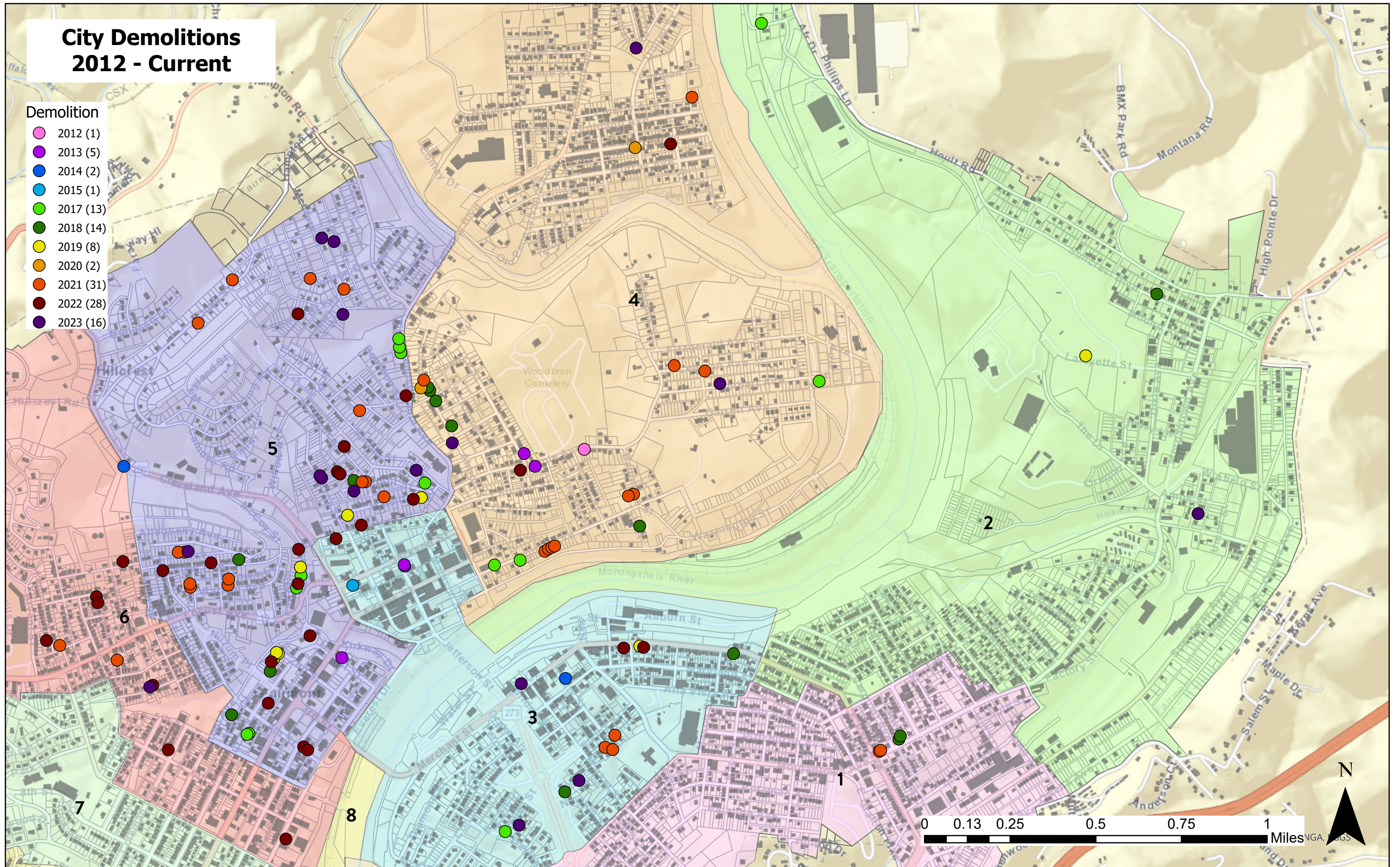
# City Demolitions 2012 - Current

- Demolition
- 2012 (1)
  - 2013 (5)
  - 2014 (2)
  - 2015 (1)
  - 2017 (13)
  - 2018 (15)
  - 2019 (11)
  - 2020 (4)
  - 2021 (31)
  - 2022 (29)
  - 2023 (16)



# City Demolitions 2012 - Current

- Demolition
- 2012 (1)
  - 2013 (5)
  - 2014 (2)
  - 2015 (1)
  - 2017 (13)
  - 2018 (14)
  - 2019 (8)
  - 2020 (2)
  - 2021 (31)
  - 2022 (28)
  - 2023 (16)

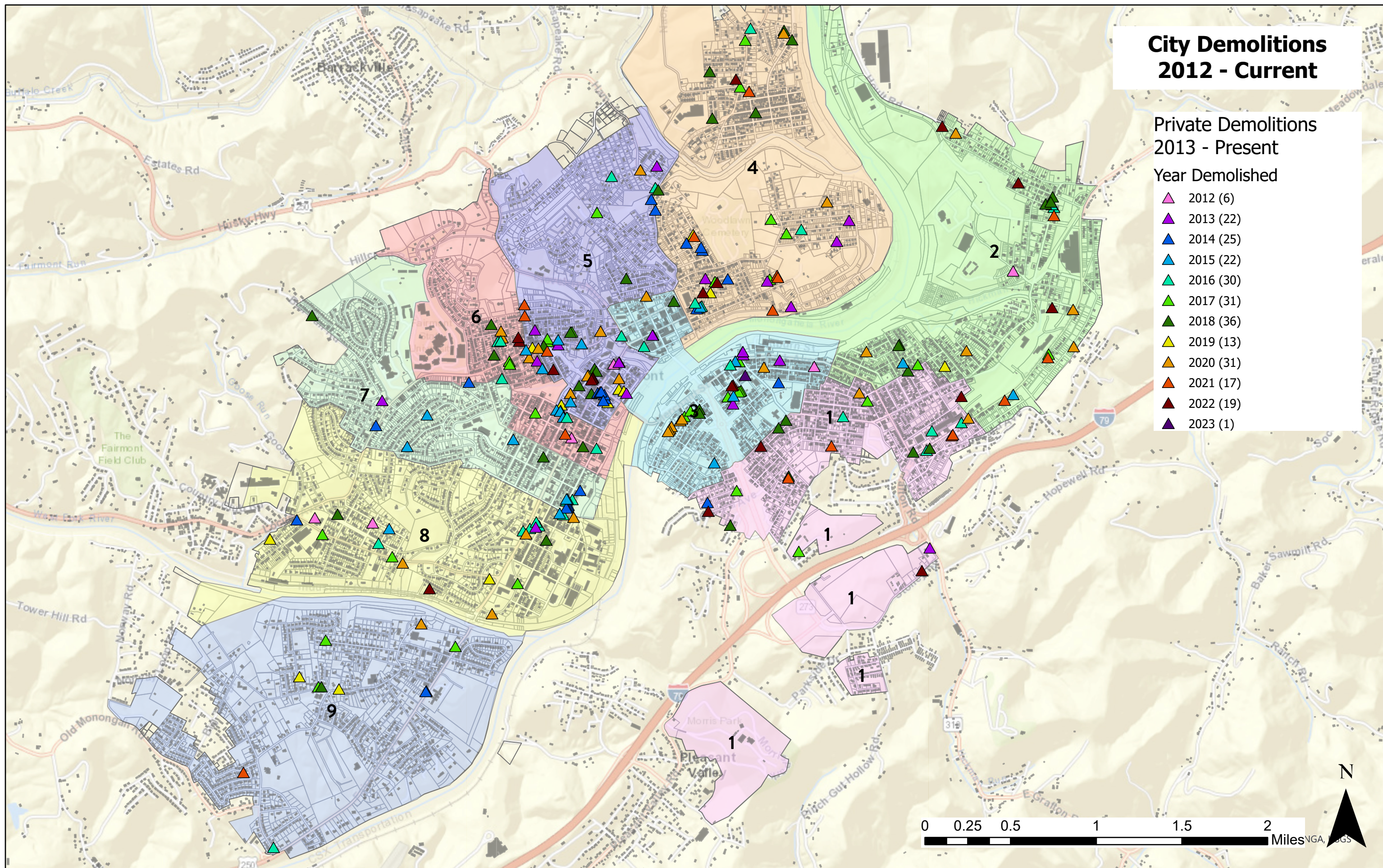


# City Demolitions 2012 - Current

Private Demolitions  
2013 - Present

Year Demolished

- ▲ 2012 (6)
- ▲ 2013 (22)
- ▲ 2014 (25)
- ▲ 2015 (22)
- ▲ 2016 (30)
- ▲ 2017 (31)
- ▲ 2018 (36)
- ▲ 2019 (13)
- ▲ 2020 (31)
- ▲ 2021 (17)
- ▲ 2022 (19)
- ▲ 2023 (1)



# Raze or Repair Orders City Wide

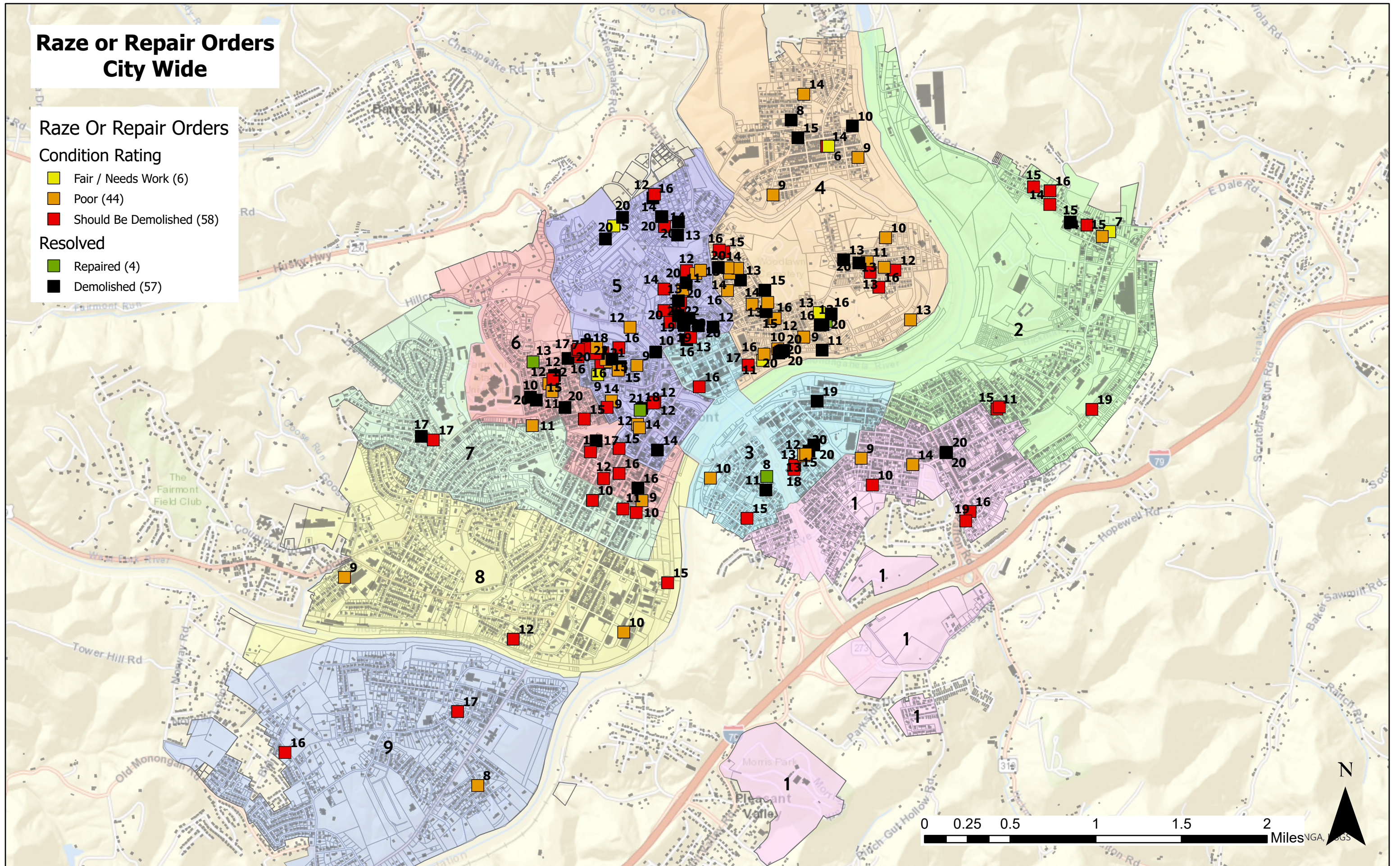
## Raze Or Repair Orders

### Condition Rating

- Fair / Needs Work (6)
- Poor (44)
- Should Be Demolished (58)

### Resolved

- Repaired (4)
- Demolished (57)



# Raze or Repair Orders City Wide

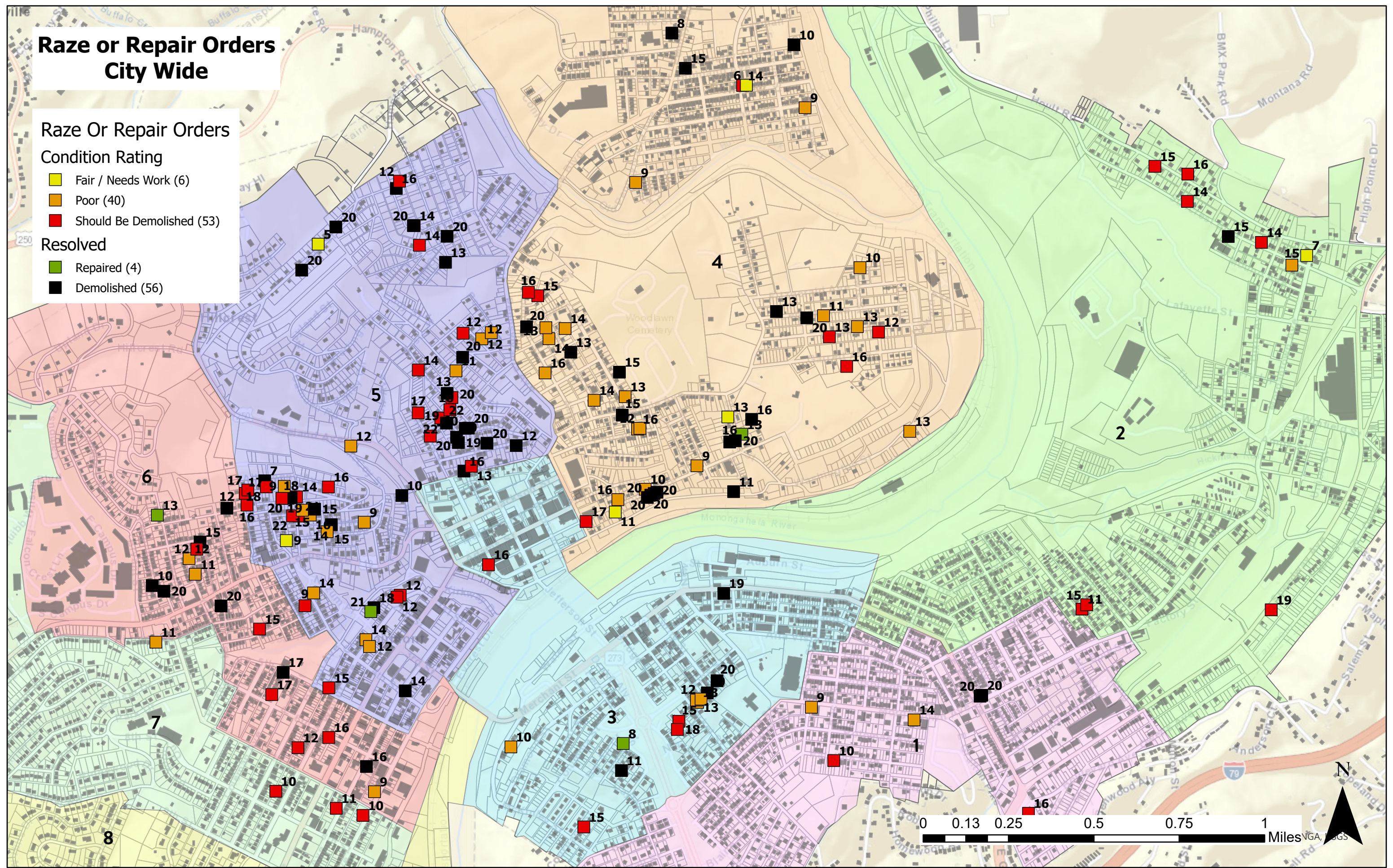
## Raze Or Repair Orders

### Condition Rating

- Fair / Needs Work (6)
- Poor (40)
- Should Be Demolished (53)

### Resolved

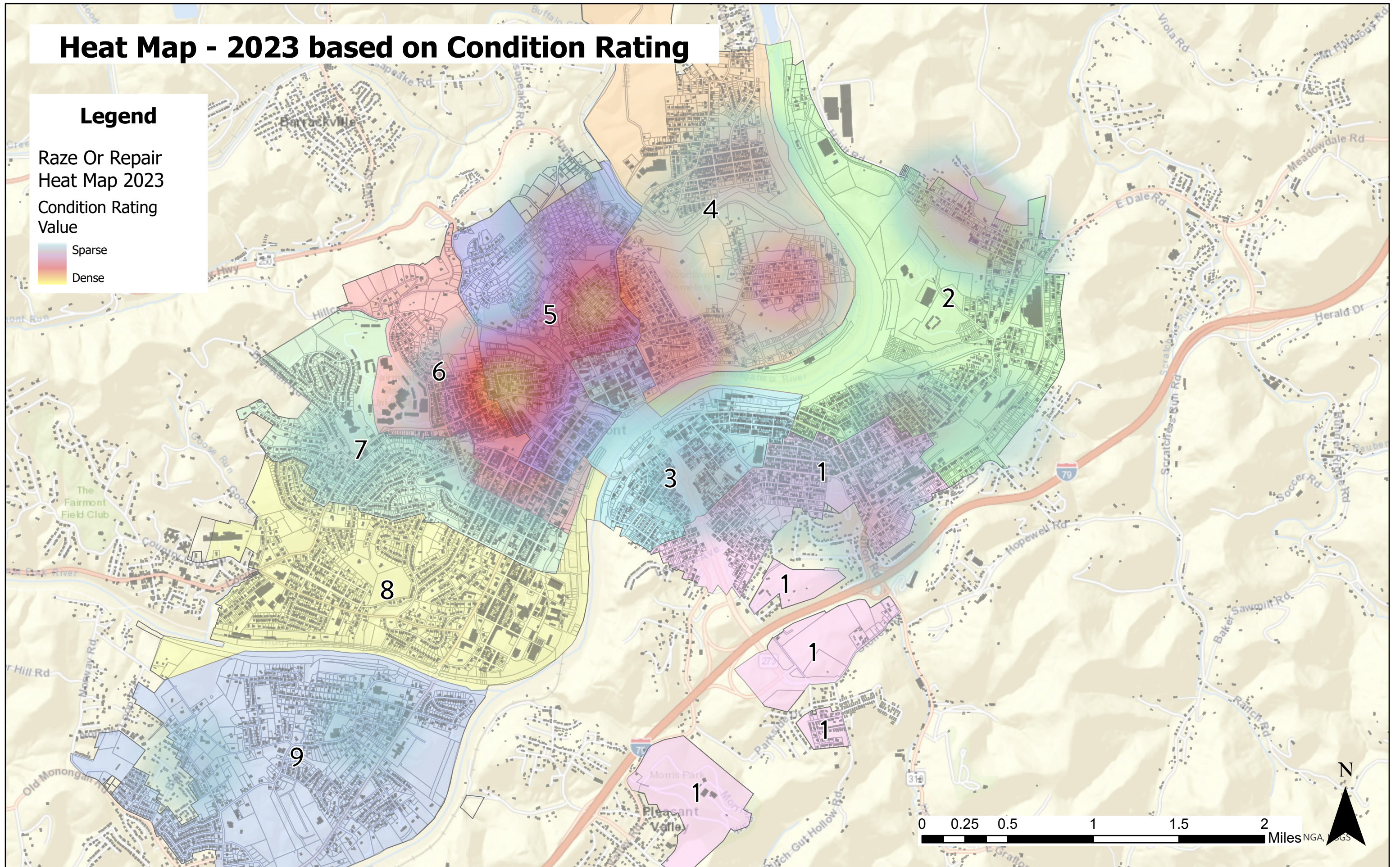
- Repaired (4)
- Demolished (56)



# Heat Map - 2023 based on Condition Rating

## Legend

Raze Or Repair  
Heat Map 2023  
Condition Rating  
Value



# Heat Map - 2023 Based on Priority Rating

**Legend**

Raze Or Repair  
Heat Map 2023

Priority Rating

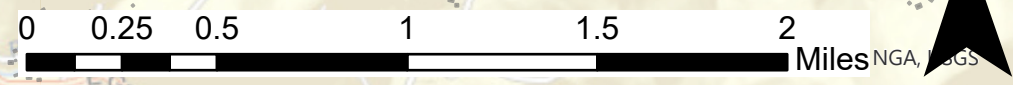
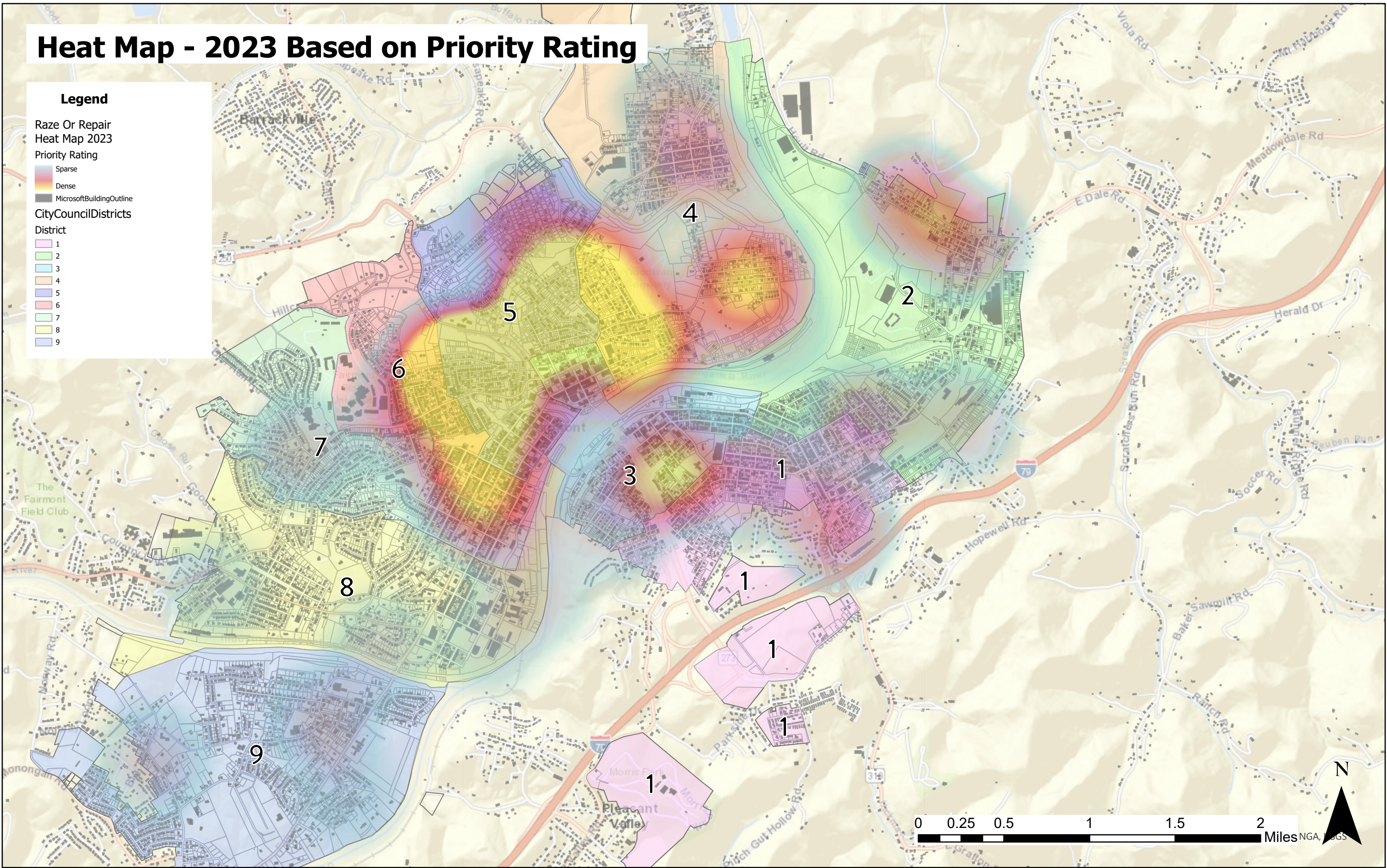
- Sparse
- Dense

MicrosoftBuildingOutline

CityCouncilDistricts

District

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

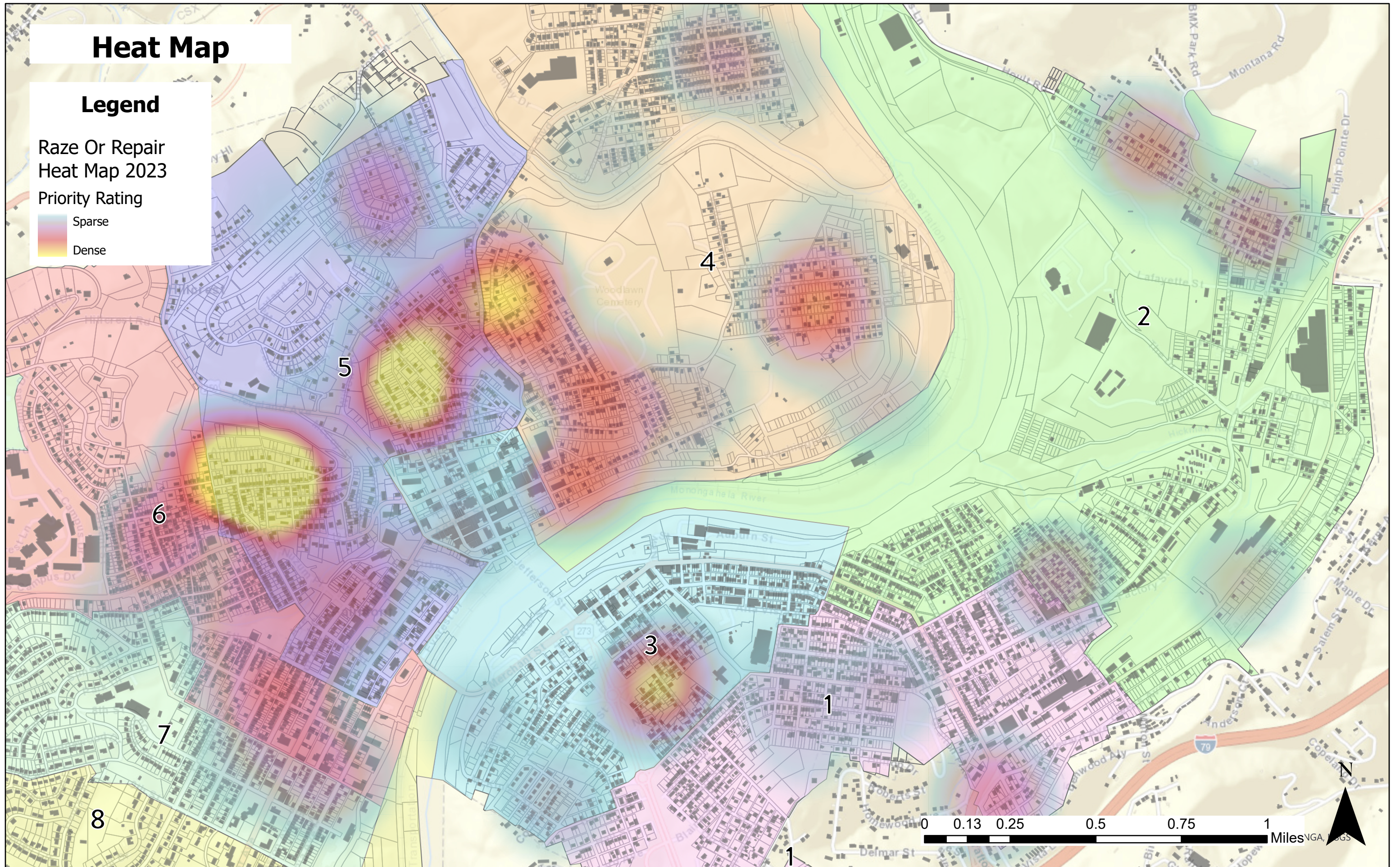


# Heat Map

## Legend

Raze Or Repair  
Heat Map 2023

Priority Rating



### BAD Buildings Survey Conducted by Citizens in 2015/2016 with Updates

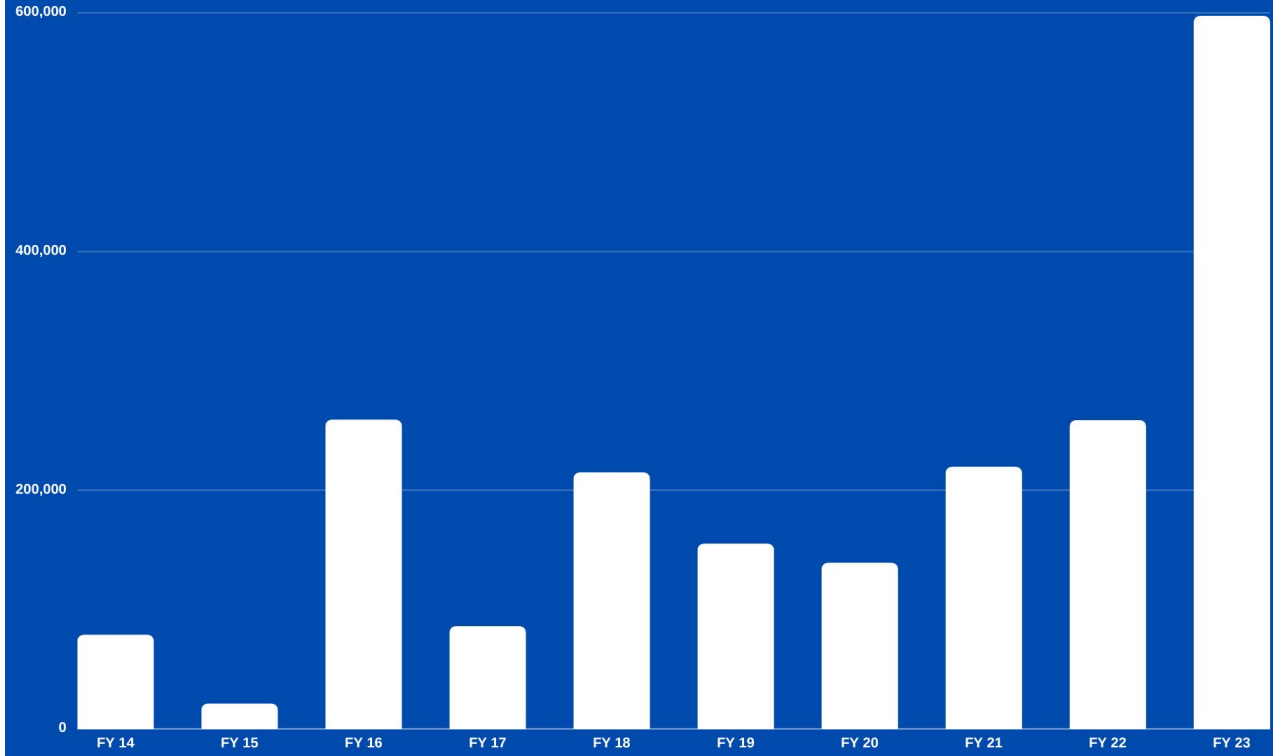
Initial Property Condition	Quantity in Inventory	Percentage	Quantity Remaining
<b>Properties Initially Assessed</b>	277		
Good	43	15.5%	41
Fair	112	40.4%	91
Poor	80	28.9%	24
Should be demolished	42	15.2%	10
Purchased/rehab or in progress	0	0.0%	
Demolished	0	0.0%	
<b>Properties Not Initially Assessed</b>	352		
Property Condition – blank	1	0.2%	

Current Property Condition	Quantity in Inventory	Percentage	Percent Change of Initial Assessed
<b>Property Condition - Answered</b>	556	88.3%	
Good	42	7.6%	-2.3%
Fair	93	16.7%	-17.0%
Poor	22	4.0%	-72.5%
Remodel in Progress	8		
Active Raze or Repair	5		
Should Be Demolished	9	1.6%	-78.6%
Remodel in Progress	2		
Active Raze or Repair	6		
Rehabilitated	29	5.2%	9.7%
Rehabilitated - Initially Assessed Good	0		
Rehabilitated - Initially Assessed Fair	3		
Rehabilitated - Initially Assessed Poor	20		
Rehabilitated - Initially Assessed Should Be Demolished	4		
Rehabilitated But Not Initially Assessed	2		
Demolished	361	64.9%	30.3%
City Funded Demolition	104		
Demolished - Assessed Good	2		
Demolished - Assessed Fair	18		
Demolished - Assessed Poor	36		
Demolished - Assessed Should Be Demolished	28		
Demolished But Not Initially Assessed	277		
Active Raze or Repair and Initially Assessed	21		
Active Raze or Repair and Not Initially Assessed	73		
Total Raze or Repair Orders	94		
Not Currently Assessed	0	0.0%	

2021 Numbers
540
-2.30%
-10.60%
-64.60%
-67.40%
8.90%
24.80%
61
2
12
31
25
255

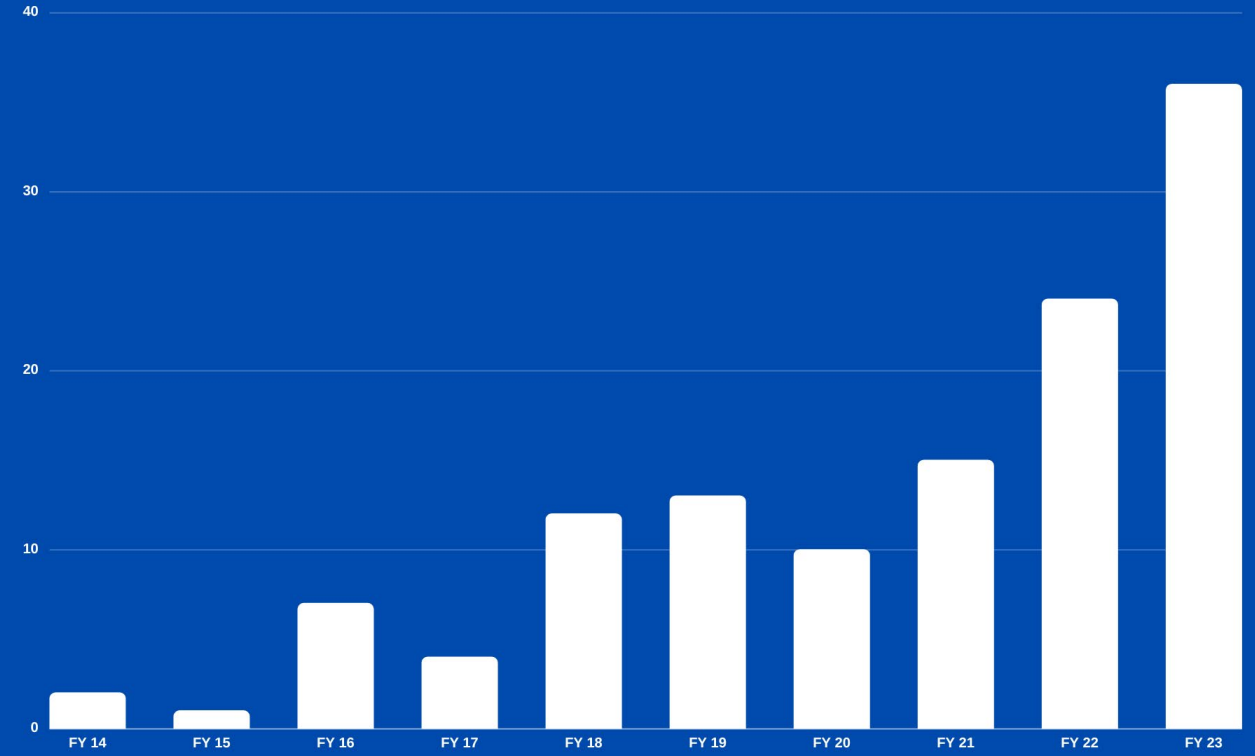
# DEMOLITION COSTS BY FISCAL YEAR

**I.** This chart shows total demolition costs by fiscal year for City funded demolitions. Note: FY 23 is not completed as of this report.



# DEMOLITIONS BY FISCAL YEAR

**II.** This chart shows total demolitions completed by fiscal year for City funded demolitions. Note: FY 23 is not completed as of this report.



FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
\$78,589	\$20,890	\$258,700	\$85,715	\$214,596	\$154,880	\$138,852	\$219,312	\$258,288	\$597,007

FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
2	1	7	4	12	13	10	15	24	36