

Haase, Victoria (Tori)

From: Patrick Sparks <psparks@sparksengineering.com>
Sent: Friday, July 25, 2014 1:07 PM
To: Sadowsky, Steve
Cc: Haase, Victoria (Tori)
Subject: RE: 3805 Red River Street

Dear Steve,

At your request, and that of Laurie Limbacher, I visited the subject property this week to evaluate the structural integrity of the house. I was accompanied by Tere O'Connell with Volz O'Connell Hutson Architects. We were given access to the property by Dr. Karen Browning, one of the owners.

I plan to provide a more formal report by Monday, but I wanted to relay to you my observations and opinions in advance.

The house is constructed of concrete block for the exterior bearing walls, with wood-framed 2nd floor and roof. The projecting overhangs are also wood framed, as are the vertical fins. The load-bearing structural walls of the house are founded independently of the interior first-floor slab. Although the first-floor slab is highly distressed, it is not supporting the exterior walls of the house and is therefore straightforwardly removed and replaced. The vertical fins are decorative and are not required for the support of the building. There are obviously some areas of localized decay in the projecting overhangs, but they can be repaired by conventional wood-framing methods.

In my opinion, the foundation is not irreparable nor the house unsafe as asserted in the report by Mirza Tahir Baig, P.E. of Professional StruCIVIL Engineers, Inc. dated May 19, 2014. The house is structurally stable. The interior floor slab can be replaced without disturbing the load-bearing exterior walls, and the exterior walls do not need to be underpinned. There is no structural reason that the house should be demolished.

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