

Hi Steve,

I wanted to thank you for your time and counsel earlier this week regarding 2100 Sharon Lane. Your advice and help are very much appreciated.

Also, I wanted to make you aware of a discovery we made today. The entire roof system of the home has significant fire damage and was only half-heartedly repaired at the time the home was rebuilt. The original roof framing was nowhere near to within current code requirements before the fire and the repairs did not even bring the home back to its pre-existing state (it appears that only 50% of the rafters had a new 2x4 scabbed onto them). We have reached out to a couple of engineers for their professional opinions, but I suspect that the entire roof structure and ceiling and possibly the walls and floor joists will have to be completely demoed and replaced due to this damage.

Repair to the roof (as opposed to demo and replacement) would not be an option due to the impossibility of getting access to the attic area with long framing members and/or steel that will be necessary to repair the damage adequately. You can see shingle debris in the attic over the front porch and we suspect that the original roof was demoed and replaced at the time of the fire which gave them the access necessary to make the repairs they made. This access would not be available to us unless we completely removed the roof and at that point, repair in lieu of removal would not make much sense.

It is clear after witnessing the extent of the damage that this was not a small fire and based on some of the permit documentation provided by your staff, it appears the flooring had to be repaired. This is concerning to us since we have not yet inspected the floor joists, nor do we know what is waiting for us behind the sheetrock/paneled walls. We can only assume that there is further damage from the fire to these areas that likely was repaired in the same half-hearted way as the roof and ceiling.

Kelly or I are happy to meet you over there tomorrow if you'd like to see things for yourself. Otherwise, follow the Dropbox link below to see pictures of the extensive damage. I know this is a long shot, but I have to ask. Given that you and your staff could not have had this information at the time of your study of the home's history, would you kindly reconsider the staff's recommendation to initiate historic review?

https://www.dropbox.com/sh/88j40aevpmh4unp/AABL0C6zoA2d_2cPMKBkjKGua?dl=0

Thank you,
Ethan

