

**Re: 1204 E. 6<sup>th</sup> Street – backup information (applicant)**  
**PR-2021-121884**

At this time, I am requesting that a relocation permit be granted for the property located at 1204 E. 6<sup>th</sup> Street. The current improvements are in exceptionally poor and hazardous condition as has been displayed in the provided photos & engineers report.

The property has not been properly cared for over the course of many decades, resulting in excessive deterioration and a complete lack of integrity. While the roof was replaced within the past 10 years, it was unfortunately done after decades of leaking, which significantly rotted both the interior & exterior structure. In addition, the absence of rain gutters and the grading of the lot, which drains directly into the rear of the house, has greatly accelerated the decrease in integrity. The rear of the house is below grade by approximately 14" with a driveway that not only drains underneath the house, but inside the house. These drainage issues have completely deteriorated the foundation which now shows 6" variations over 4' spans throughout the house and has countless rotten structural members.

I have been a construction contractor for 16 years and in that time, I have worked on numerous landmark structures in addition to many restoration/remodels of non-landmark structures. I can say with absolute certainty that there is little to none of the existing house that could be salvaged. Some of the items that would need to be replaced or highly modified are listed below. Once such measures were taken to eliminate hazards and make the house structurally safe and sound, there would be little to no original fabric remaining, making it ineligible for a landmark designation.

- doors (already not original. not secure & currently hazardous)
- windows (have been poorly repaired in the past, mostly rotten or replaced w/ scabbed on 1x2. not secure & currently hazardous)
- siding (areas have full rot through allowing access through wall. hazardous)
- foundation (piers, beams, subfloor, etc. areas have full rot through allowing access through floor. hazardous)
- roof (rafters, decking, shingles, etc. areas have full rot through allowing sky view through roof. hazardous)
- gutters (currently none)
- mechanical (currently none)
- electrical (currently extremely hazardous)
- plumbing (currently sanitary issue w/ WW drainage. Hazardous & health threat)
- front porch (structure, deck, railings, roof, columns, etc. areas of floor, roof, columns & railings have full rot through. hazardous)
- grading & drainage (house would need to be raised and the entire site would need to be re-graded and properly drained away from the structure.)

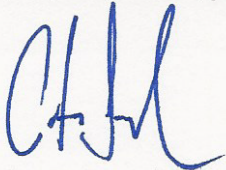


While in my opinion this house is beyond eligibility to restore and designate a landmark, I am making my best effort to see that the home be relocated rather than demolished. This is a good faith effort out of respect for the City Staff and Historic Landmark Commission. The structure will be far from original due to the level of decay, but the spirit of the home can go onto exist. While generally it is fairly easy to find a home for a relocated home, we have offered this one to over a dozen people who are looking for a relocated home and every one of them so far has said that the condition is too poor. However, I am optimistic we can find someone.

In reference to the staff report, I would like to point out that Frank Zakrison is being recognized with the Uptown Sports Bar project at 1200 E. 6<sup>th</sup> Street. It is to my understanding that the landmark program generally recognizes an individual once through historic preservation. Recognition for Frank Zakrison is already being achieved through the preservation of 1200 E. 6<sup>th</sup> Street, which used to be Zakrison's bakery.

Furthermore, I believe it is worth noting that the project planned to replace the existing house at 1204 E. 6<sup>th</sup> Street would opt into the Affordability Unlocked program creating a significant number of much needed affordable housing units in the neighborhood.

I sincerely appreciate your time and consideration. I am available to further discuss the property and my request for a relocation permit at your convenience.



Cater Joseph

