

Attachment C

August 3, 2022

Historic Preservation
City of Phoenix

To whom it may concern,

John and Meg Smeck, owners of 302 E. Pasadena Ave. 85012, request extinguishment of the remaining one year of the 2008 easement attached to our home by a prior owner who installed a roof with HP grant funds.

There are two home improvement projects to our home, one an emergency and the other to achieve energy efficiency, that we would like to complete ASAP without the time constraints and process burden that the easement presents:

1. Emergency Project: The wood shingle roof covered by this easement failed in a recent monsoon storm which caused interior ceiling plaster damage in the kitchen. The licensed roofer who did an emergency patch/cover of the area found at least 20 other weak/loose areas on the roof that risk further interior water damage in other rooms of our home. With the age, type of roofing material, and low-quality installation of the roof, the roofer said "repairs cannot be guaranteed and are not advisable with the condition of this roof." The roof has 5" exposure which is typically a lower cost/lower quality install, which likely explains why what could normally be expected to last up to 30 years has failed at year 14. *We need to move ahead with a roof replacement immediately to prevent further damage to the interior and contents of our home.*

Included are photos to show the roof patches and covering over the kitchen bay window and an interior ceiling photo to show the plaster damage where the water came through the ceiling. To date, we have incurred \$600 for the emergency temporary patch to the roof and are currently getting estimates for the interior plaster ceiling repair and roof replacement.

2. Energy Efficiency Project: We plan to do a full window replacement with high-end Sierra Pacific wood casement windows with clear glass to preserve the more historic non-tinted look of the windows. Beyond the immediate energy efficiency and cost savings of having airtight windows, we have already encountered a 10% cost increase due to the delay in working through the historic easement/guidelines and are exposed to the risk of further cost increases with every further delay.

We understand that Section 6 calls for a \$1250 penalty to extinguish the easement in its final year. And while we would like the City to consider waiving this out clause because we will be improving the home with materials that are within the historic preservation guidelines, we ask for an *expedited response* to address the emergency roof replacement required and to help us achieve the cost savings that will accrue with more efficient windows.

Respectfully submitted,

Meg and John Smeck

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Photo 1. 302 E. Pasadena Ave., front view. Note patch over shingles to address roof leak.



Photo 2. 302 E. Pasadena Ave., interior view. Note evidence of leak in ceiling.