



April 21, 2025

Miller Architecture  
11 NW 10th, Suite 100  
Oklahoma City, Oklahoma 73103  
Attn: Cody Pistulka

RE: 12 E Park Place  
Oklahoma City, OK 73104

Dear Cody,

At your request, I made an inspection of the above referenced property to evaluate the structural condition. The building is a two-story wood framed structure with exterior loadbearing brick walls. There is a detached garage of similar construction in back. According to the county assessor's records, it was built in 1933.

The building is in poor condition. There are many windows broken out that have exposed the building to the elements, there is evidence of water damage in many areas of the structure. This can affect the load capacity of the wooden joists and wall studs. In many areas the floor structure is sloped or bowed, evidence of damage. Many locations show damage to the floor joists. Several areas have had the floor diaphragm or ceiling diaphragm torn out which would reduce the capacity of the joists. Several walls have been torn open and the sheathing removed which would also reduce the load bearing capacity of the wall studs.

The current building code mandates that structures shall be constructed to resist the pressure forces from a 115 mph wind speed, as well as a minimum load capacity for the floor. With the damaged floor structure and wall structures, the current building won't meet those requirements and would pose a life safety hazard during a high wind or seismic event.

If you should have any questions, please feel free to contact me.

Sincerely,



Cabot Eudaley, PE, SE(OK)





Attachment 1



Attachment 2

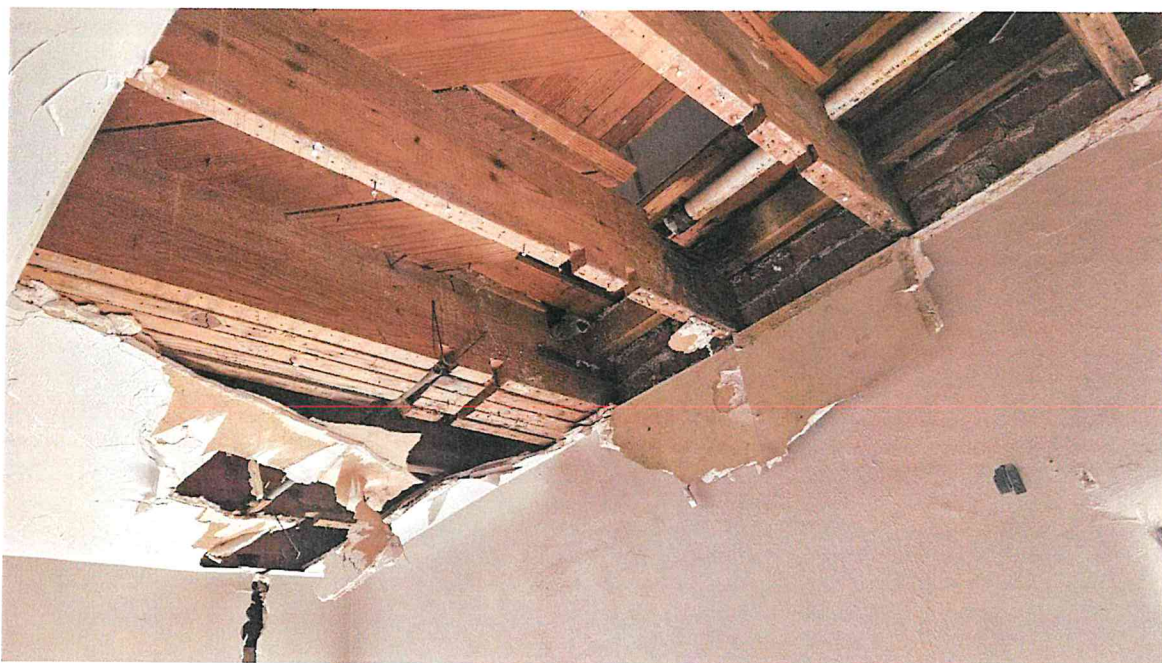




Attachment 3

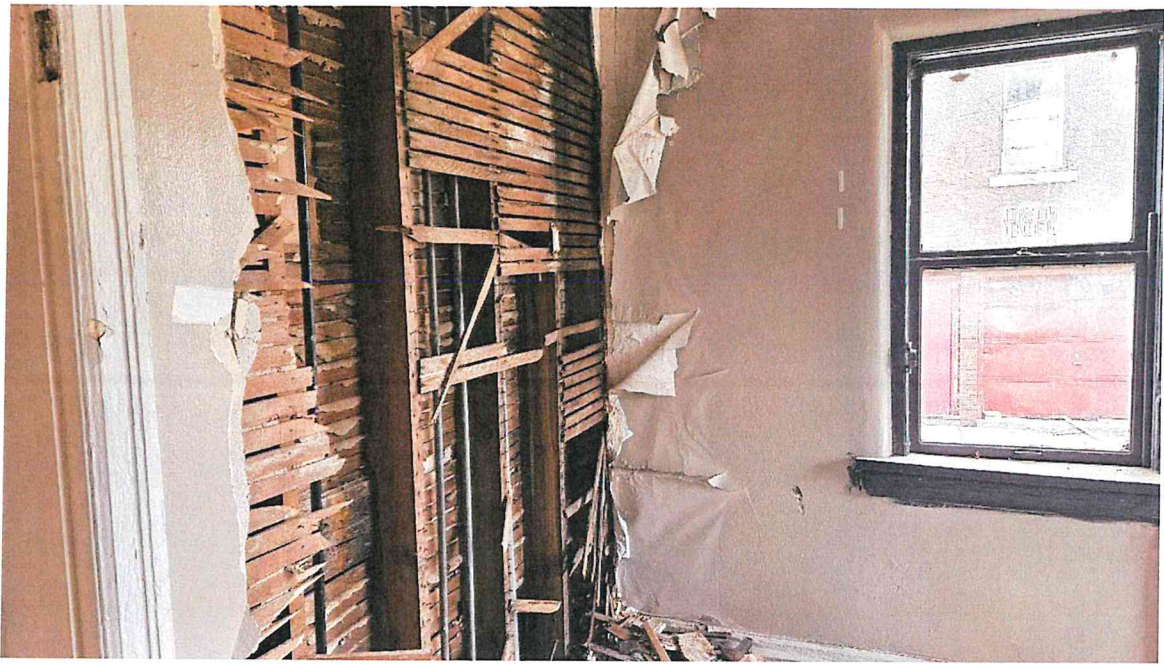


Attachment 4

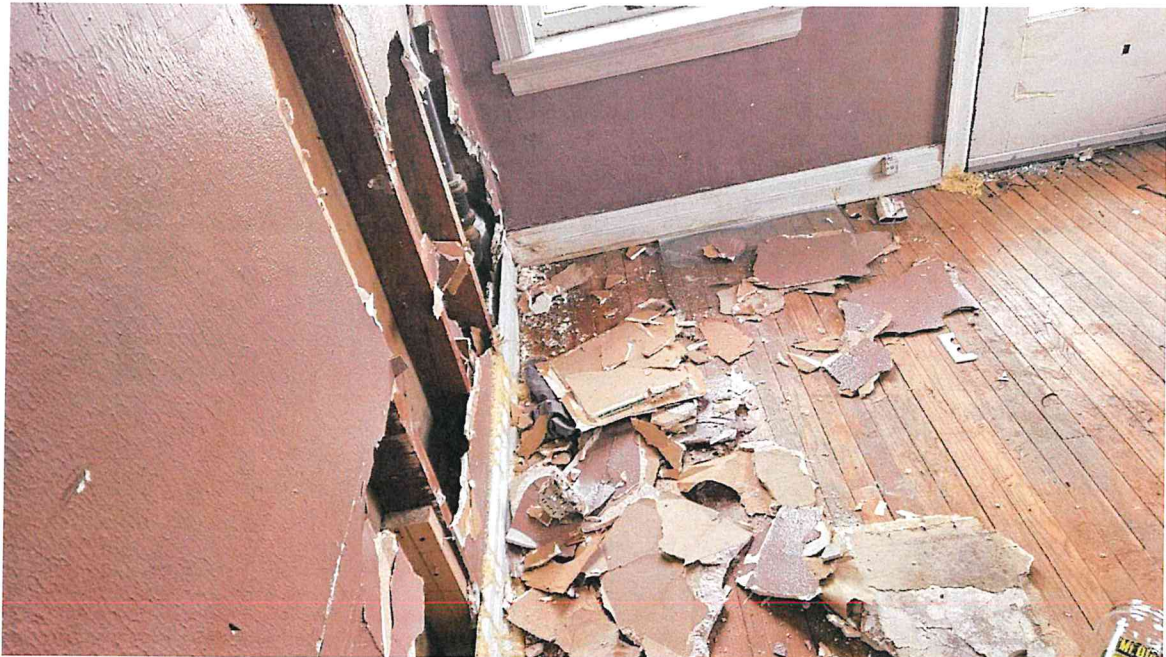


Attachment 5



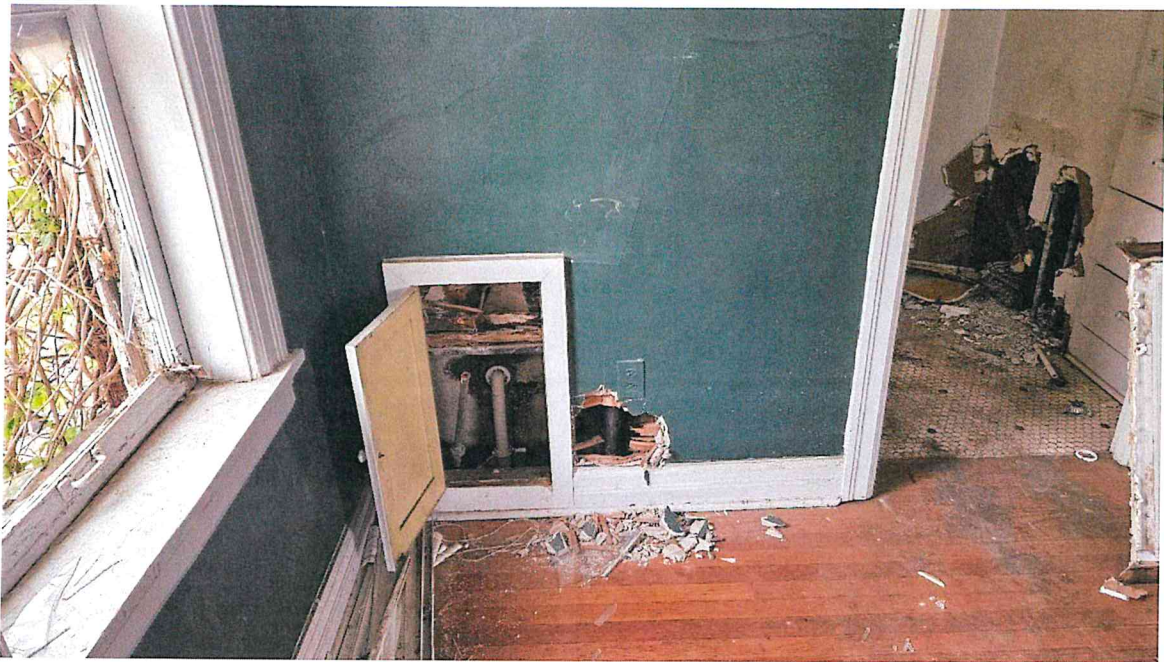


Attachment 6



Attachment 7





Attachment 8



Attachment 9