

Roy Vinyard  
[REDACTED]

August 15, 2024

Downtown Design Review Committee  
City Hall – City Council Chambers  
200 North Walker Ave, Oklahoma City, OK

Dear Members of the Committee,

My name is Roy Vinyard and I am the owner of 804 SW 2<sup>nd</sup> St, as well as the remainder of this city block. I am writing to bring to your urgent attention the critical issue of structural instability associated with 804 SW 2<sup>nd</sup> St. After thorough examination and analysis, it has become evident that this building poses significant safety hazards to the public and requires immediate action to mitigate potential dangers.

Recent assessments conducted by structural engineers have confirmed that the building is suffering from severe structural deficiencies. Most of these issues are described as dangerous in the engineering report submitted for review. The stated conditions were those of two years ago and have only gotten exponentially worse since. Such conditions jeopardize the integrity of the building and significantly increase the risk of collapse.

Moreover, this building as well as all the others on the block are frequently accessed by individuals trespassing trying to access shelter. This issue exacerbates the danger, as unauthorized entry increases the likelihood that people will come into contact with unstable structures or hazardous materials. Given the building's deteriorated state, this presents an imminent risk of injury or even fatality.

For the safety of the community and to prevent any potential tragedies, I strongly urge the committee to prioritize the demolition of this building. While the decision to demolish is not taken lightly, it is clear that preserving the building poses a greater risk than addressing its removal. I am confident that prompt action to dismantle the structure will greatly enhance public safety and alleviate the potential hazards associated with its current condition. I appreciate your attention to this critical matter and am available for any further discussions or to provide additional information if needed.

Thank you for considering this request.

Sincerely,



JOHN EVANS CONSTRUCTION AND DESIGN  
3901 AMELIA AVE  
OKLAHOMA CITY, OK 731122831  
US

## Estimate

**ADDRESS**

Roy Vinyard  
Vinyard Veggies  
330 N E 36th  
OK.  
Oklahoma City, OK 73101

**SHIP TO**

Roy Vinyard  
Vinyard Veggies  
804 SW 2nd St Oklahoma City  
Oklahoma 73109

**ESTIMATE #**

1041

**DATE**

03/01/2024

| DATE       |              | DESCRIPTION  | QTY    | RATE      | AMOUNT     |
|------------|--------------|--|--------|-----------|------------|
| 03/01/2024 | 22 Specialty | Remove existing Metal Rain roof  | 14,000 | 3.00      | 42,000.00  |
| 03/01/2024 | 22 Specialty | Remove existing Tar and Paper Roofing  | 14,000 | 3.00      | 42,000.00  |
| 03/01/2024 | 22 Specialty | Remove and Replace any rotten and damaged shiplap decking<br>Price is based on observation of decking from underneath and could cost more when uncovered   | 8,000  | 7.00      | 56,000.00  |
| 03/01/2024 | 22 Specialty | Remove and Replace damaged and rotten 2x structural members as needed Frame in new saddle for proper water drainage. Price is figured on visual damage from ground and can cost more when uncovered. | 1      | 49,000.00 | 49,000.00  |
| 03/01/2024 | 22 Specialty | Install new 1.5" Poly ISO board mechanically fastened to deck.<br>Install new .060 mill fleece Back roof system. This roof will have a twenty (20) year NDL warranty.                                | 155    | 1,050.00  | 162,750.00 |
| 03/01/2024 | 22 Specialty | Install Tie rod system to stable Exterior walls. This is not for Foundation issues nor does it address the chimney stack in back of property   | 600    | 85.00     | 51,000.00  |

TOTAL

**\$402,750.00**