

## **C.O.A. Relocation Request for Cathcart House**

The site plan for Block 61 in which Cathcart house was approved by The Historical Preservation Board on March 2, 2022. The approval included Cathcart house which was to remain in its original location on the original foundation. As all may be aware in the past year construction has commenced and work being done to date consisted of doing utility and site work, removing the non-historical additions from the homes, relocating the historical homes to new foundations, and installing sheet piles.

In evaluating the house condition, research of the history was conducted to discover the original construction of the porch and if there were any issue with foundations. A newspaper article was found at the Historical Society that was written when the Snyder's owned the house which was after 1971. The articles states that Cathcart sold the house to James Journey in 1966. He started to do repairs on the house including structural improvements but it turned into a massive job and he sold the house to Fran Mater in 1969. He sold to Cathcart in 1971. This article provides evidence that there were structural issues back in the 60s and it is uncertain as to how much work was actually done. There is also an account of the wood porch boards rotting out and being replaced at least 3 times before Snyder poured the porch in concrete. The concrete porch may have resulted in not having to repeatedly replace porch boards, but it did additional damage to the adjacent structural members of the house where it made contact with the concrete by trapping moisture. (The news article is attached to this narrative)

With regards to Cathcart House restoration, the non-historical porch enclosure and addition was removed from the rear of the house. Structural evaluations were performed which revealed an issue with support piers and rotted beams and joists in the floor supports. This prompted additional research and discussions with professionals and staff. Additionally, the existing structure has a concrete porch which was poured some time ago has fractures. The concrete was poured around the supporting 4"x4" columns which support the upper porch and roof. The foundation under the columns is in question and it appears that one of the columns towards the middle of the portion of the porch facing the street has settled. It has been confirmed through photo documentation taken before construction started that the settlement was present before construction.

The conclusion and recommendation for repair of the structural elements of the house require the concrete porch to be carefully removed and the house to be elevated off the foundation. A new foundation slab under the entire house pad will then be poured and the house will be moved back to its original location over the new concrete slab. Once in place the block stemwall will be erected and the house will be lowered and anchored to the new foundation. During the preparation of the new foundation the structural beams and joists in need of repair and replacing will be completed. The porch will be reconstructed in wood as per the original porch construction. A portion of the original porch was found under the flooring of the rear part of the house that was enclosed.

This confirms the porch was in fact wood and the style of the construction can be duplicated. Upon completion of the porch reconstruction the restoration of the structure can then be completed. The reconstruction will utilize authentic building materials. No synthetic material will be utilized in the restoration of the structure.

The C.O.A. request is for relocation because the house must be lifted from its foundation. The house will be placed back in the original location. The intent with the site plan approval was to not relocate the house. Unfortunately the structural condition of the house dictates the above course of action to permit access to restore the structural aspects of the house.