

**ROSEN** AND  
CONSULTING ENGINEERS

**ASSOCIATES,  
INC.**

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

65 BROAD STREET, CHARLESTON, SC 29401-2989  
(843) 577-4300 FAX: (843) 577-0007  
Email: Roseneng@aol.com

February 26, 2002

Mr. Hugh Price  
78 Smith Street  
Charleston, SC 29401

In Re: 60 Cannon  
Structural Inspection

Dear Hugh,

Confirming our conversations at the time of my inspection of 60 Cannon Street, February 21, 2002.

Exterior

This house needs extensive renovation.

My opinion is that the front porches require such extensive work, that it may be more practical to remove and replace the porches than to repair them in place. Damage includes decayed columns, decayed girders- some concealed and some opened for inspection, extensive flooring damage, etc.

The present stairway is certainly a replacement. Dealing with the City of Charleston Board of Architectural review, you may be required to replace them in the original style.

There are multiple additions on the rear of the house. My opinion is that it will be necessary to replace at least half of the existing construction. Again, it may be more economical to remove and replace the entire rear construction.

During the course of our inspection I showed you areas of wood decay and damage, etc.

Roof

Based on my observations from the rear, there is significant damage to the roof framing of the core house at the chimneys.

At the interior these areas are concealed, so I am uncertain as to the extent of roof framing repairs.

The slate at the core house roof will probably need replacement. I do not believe it can be repaired. All the other roof surfaces will require replacement.

#### Rear Dependency

The rear dependency is unstable, and in my opinion should be demolished as soon as practical.

#### Conclusions

Per our conversations, my opinion is that the core house is probably in satisfactory structural condition and will require minimal repairs. The rest of the construction will require demolition.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint, asbestos, or indoor air quality. You should assume lead base paint and friable asbestos are present.

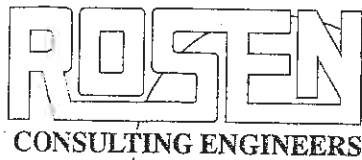
Should you have any questions, please call.

Very truly yours,



Russell A. Rosen, P. E.

RAR/meb



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March 31, 2007

Smith, Cox & Associates, LLP  
P.O. Box 20458  
Charleston, SC 29413

In re: 60 & 60 ½ Cannon Street  
Disclosure of Physical Condition

Gentlemen,

On the afternoon of March 26, 2007, I inspected the readily accessible portions of the common elements of 60 & 60 ½ Cannon Street.

The purpose of that inspection was to develop the attached Disclosure of Physical Condition Statement.

Also, please note that I inspected this property in February 2002 for another client.

Suffice it to say that the front building needs extensive renovation.

Given the age of construction and alterations, I am uncertain of applicable code requirements; but it is my opinion that the exterior front stairs need repair to conform to safe standards.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint, asbestos, or indoor air quality.

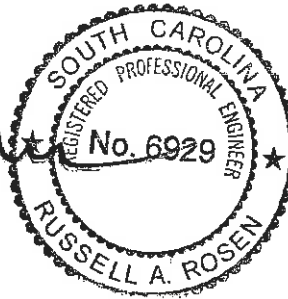
Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

RAR/mad

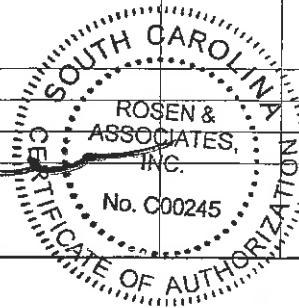
C:\DOC\ Cannon 60 Disclosure Cover letter



Disclosure of Physical Condition of Building - 60 Cannon Street				
General Common Element	Present Condition	Estimated Remaining Useful Life		
Site				
Driveway and Parking	Unpaved gravel	Not applicable		
Unused Portions	Unkept greenspace	Not applicable		
Exterior				
60 Cannon	Needs total renovation	Estimated cost of repair \$75,000		
60 1/2 Cannon	Maginal - several porch ballustrades need to be replaced.	Assume \$10,000 expenditure within 5 years		
Roof				
60 Cannon	Slate roof in poor condition	Assume continuous repair process; estimated at \$2000 every three years; cost of replacement \$25,000		
	Standing Seam metal; non woven frabric (Seal-o-flex) overlay	Estimate cost of maintenance at \$1500 every three years		
60 1/2 Cannon	Fiberglass shingles	Estimated remianing useful life 10 years		
Interior				
60 Cannon - Second floor hallway	Satisfactory	*		
60 1/2 first floor hallway and stairs	First floor floor cupping	Estimated cost of floor replacement \$1000		
Attic				
60 Cannon	Assumed not common			
60 1/2 Cannon	Not readily accessible	*		
Crawl Space				
60 Cannon	Not readily accesible			
60 1/2 Cannon	Satisfactory	*		
		* with normal maintenance and care these elements should last indefintely		

Given the various times  
of construction, we are  
uncertain of would be  
"recognized" violations  
of applicable building  
codes.

C:/ALLDOCS2/DOC/CANNON  
60 DISCLOSURE STATEMENT



3/3/07

**59** 1999 Sandra M. Howard 1980 thru 1996 Whaley's Grocery © 1990 (a) Julia Groves / ( ½ ) Whaley's Grocery 1970 Virginia M. Maggett / ( ½ ) Whaley's Grocery 1950 thru 1960 James H. Tolley © (H) / Whaley's Grocery © 1950 C & J Food Center © 1930 thru 1940 Mrs. Lula Myers (H) 1910 thru 1920 A. J. Myers 1901 Augustus Myers / C. M. Maull

**60** 1970 thru 1999 Robert L. Davis (H) 1990 Paul White / ( ½ ) Mabel Simmons 1980 thru 1996 (b) Elvin Davis 1970 Paul White 1960 Apartments 1950 William Nesbit © / Mozella Davis © Christopher Hutchinson © 1940 Mrs. Elsie Meyer 1930 H. W. Meyer 1920 H. W. Lesemann 1910 Mrs. Sophie Haesloop 1901 Henry Haesloop

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#### SMITH STREET ENDS

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**61** 1920 thru 1999 Cannon Street Branch YMCA *The Cannon Street YMCA was built in the 1930s with labor and materials provided by black craftsmen and tradesmen. It is successor to the first black YMCA in the nation, which opened in Charleston in 1866. In the 1980s, the City of Charleston gave the Cannon Street facility a Community Development grant for needed renovations, which included addition of a second story and replacement of the roof, floor and electrical system. The Cannon Street YMCA provides social development programs and recreational facilities. At one time in the 1980s, it also provided shelter for the homeless.* 1910 J. H. Mindermann 1901 Miss S. W. Wilson

**62** 1999 Georgiana Jenkins (H) / ( ½ ) Leigh Alexander 1990 ( ½ ) Mrs. Ellen D. Simmons 1980 ( ½ ) Mrs. Ellen F. Simmons 1970 thru 1999 Reverend John H. Jenkins © 1970 ( ½ ) Willie Jones (H) 1950 thru 1960 Miss Lillian White (H) / Julia Clements 1950 Miss Lillian White / ( ½ ) Open Hombre / Charles Ray 1940 Mrs. Sally White (H) / Hubert Clements / Mrs. Harmine Scrag (H) 1920 thru 1930 H. M. C. Clement / G. H. Schrage *A duty sergeant with the Charleston Police Department, G. H. Schrage lived in Charleston his entire life. He had served almost 19 years with the department when he was profiled in a department history written in 1925.* 1920 Mrs. Salle White 1910 Mrs. M. J. McCormick / ( ½ ) H. H. Puckhaber 1901 J. W. Robertson / ( ½ ) G. H. W. Bruggemann

**63** 1930 YMCA © / ( ½ ) Vacant 1910 Vacant 1901 William McNeill ©

**64** 1999 Stephanie N. Taylor 1990 Frederick Olson 1980 Samuel Taylor (H) / (a) Jimmy Taylor 1970 (a) Theodore Grant / (b) John Bryant, *plumber* 1960 (a) Frank Colbert © / (b) John Bryant © © Edward N. Reid © 1950 Apartments © 1940 Bernie M. McGraw 1930 R. V. Pierce / J. D. Doyle / Mrs. Verile Mackey 1920 F. X. Casper 1910 L. E. Jackson 1901 Mrs. M. E. Gray

**65** 1999 (a) Russ Cason (b) Christopher Haynes ( ½ ) Molly Kovler / Adam Tyson *The house at this number was bought by Robert and Nancy Mikell in 1995. Through the efforts of Robert Stockton, a local historian and adjunct professor at the College of Charleston, the building was nominated for placement on the National Register of Historic Places. Stockton discovered the house was in a neighborhood known as "butcher town" because people in the 1800s had kept slaughter pens in the rear of their residences backing up to the Coming's Creek marsh. Several butchers owned and lived in the house until it was bought by Christian David Happoldt in 1825. It remained in the Happoldt family until 1907.* 1970 Vacant 1950 thru 1960 Viola Colonel © (H) 1940 George Overstreet 1930 Mrs. Mamie Wingate 1920 ( ½ ) (a) Fred Martin © / (b) Samuel Neely © / W. E. Wingate 1910 Vacant 1901 E. C. Steinmeyer

**66** 1996 Davis Powell 1990 Floyd Pugh 1980 Nancy Jones / ( ½ ) Mildred Robertson 1970 ( ½ ) Harry Simmons 1960 Lillie Holloway © (H) 1940 thru 1950 Charles T. Holloway © (H) 1930 Jacob Rephan 1920 thru 1930 Solomon Simon 1901 thru 1910 Edward Bulcken

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#### CARRERE COURT BEGINS

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