

AND

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

June 29, 2009

Architecture and Preservation Division
City of Charleston
75 Calhoun Street, 3rd Floor
Charleston, SC 29401

Attn: Mr. Eddie Bello, AIA
Urban Design and Preservation Architect

In Re: 133 Cannon Street
Structural Inspection

Gentlemen,

I have inspected the structure at 133 Cannon Street and offer the following information.

General

133 Cannon Street is a two-story wood frame house that I believe to be approximately 150 years old.

There was evidently a first and second floor front porch. The second floor porch was covered. The existing bay window at the front is not original; that is, it is built over the first floor porch (boards). These porches have been removed. A concrete first floor porch is installed.

It appears that there was a 1st and 2nd floor porch on the rear which has been removed (foundations remain). There are no bathrooms in the house. It is assumed that portions of the rear porches included at least one bathroom.

Portions of the left and right side walls including infill between the building piers (skirt wall) were (are) covered with stucco on wire lath.

Exterior

The exterior's wood siding and trim is in poor condition. Much of the siding and trim are rotted and decayed and will require replacement.

The vine growth is so extensive that major portions of the right side and rear are not visible. It should be assumed that there is extensive decay there similar to the front and left side.

Interior

Although some finishes remain at the interior, the condition is such that the entire interior will have to be gutted to allow for contemporary wiring, plumbing, heating and air conditioning, etc., upon renovation.

The (limited) studs, floor joists, and other structure that I was able to view contain extensive insect and water damage. My opinion is that there is further extensive damage that is concealed that will require repair. In particular, the 2nd floor system at the front will have to be replaced. The stairway is much too narrow for safe occupancy.

Roof

The roof is five "V" metal crimp roof. Given the extensive decay at the front and vine coverage, it must be assumed that the roof will have to be replaced.

Attic

The roof framing is marginal at best and will require substantial reinforcement.

In particular, the front portion of the roof is gone and will have to be replaced.

There was a flue near the center of the house. The flue was removed at the roof line and the roof covered over.

Crawl Space

The foundations are independent brick masonry piers of marginal character.

The foundations should be replaced with contemporary type foundations, piers and tie downs in the event of any repair.

The sills at the left side and rear contain extensive decay, requiring replacement.

The sill under the front of the core house at the bay window contains termite damage requiring replacement.

Assuming that the concrete porch would be replaced with period construction, the bay window would have to be removed and rebuilt to facilitate this effort.

Estimate of Remaining Functional Fabric After Renovation

Foundations	20%
Floor Framing	25%
Exterior Wall Framing	10%
Interior Framing	50%
Interior Finishes	5%
Roof Framing	25%
Roofing	0%
New Construction for Bathroom(s)	0%

When one anticipates the front and rear porch replacement, neglecting contemporary utilities and appliances, etc., I estimate that less than 15% of the existing construction will contribute to the house.

Conclusion

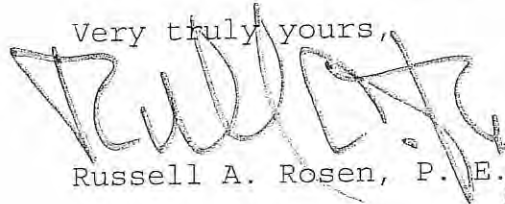
It is my opinion that any attempts to restore or renovate the existing building will require replacement of much of the remaining original fabric, including the foundations, brick piers, front porches,

studs, siding, windows, second floor joists, roof sheathing, etc. to where that original fabric will be extensively replaced.

Therefore, it is my conclusion that the house be demolished.

Should you have any questions, please call.

Very truly yours,

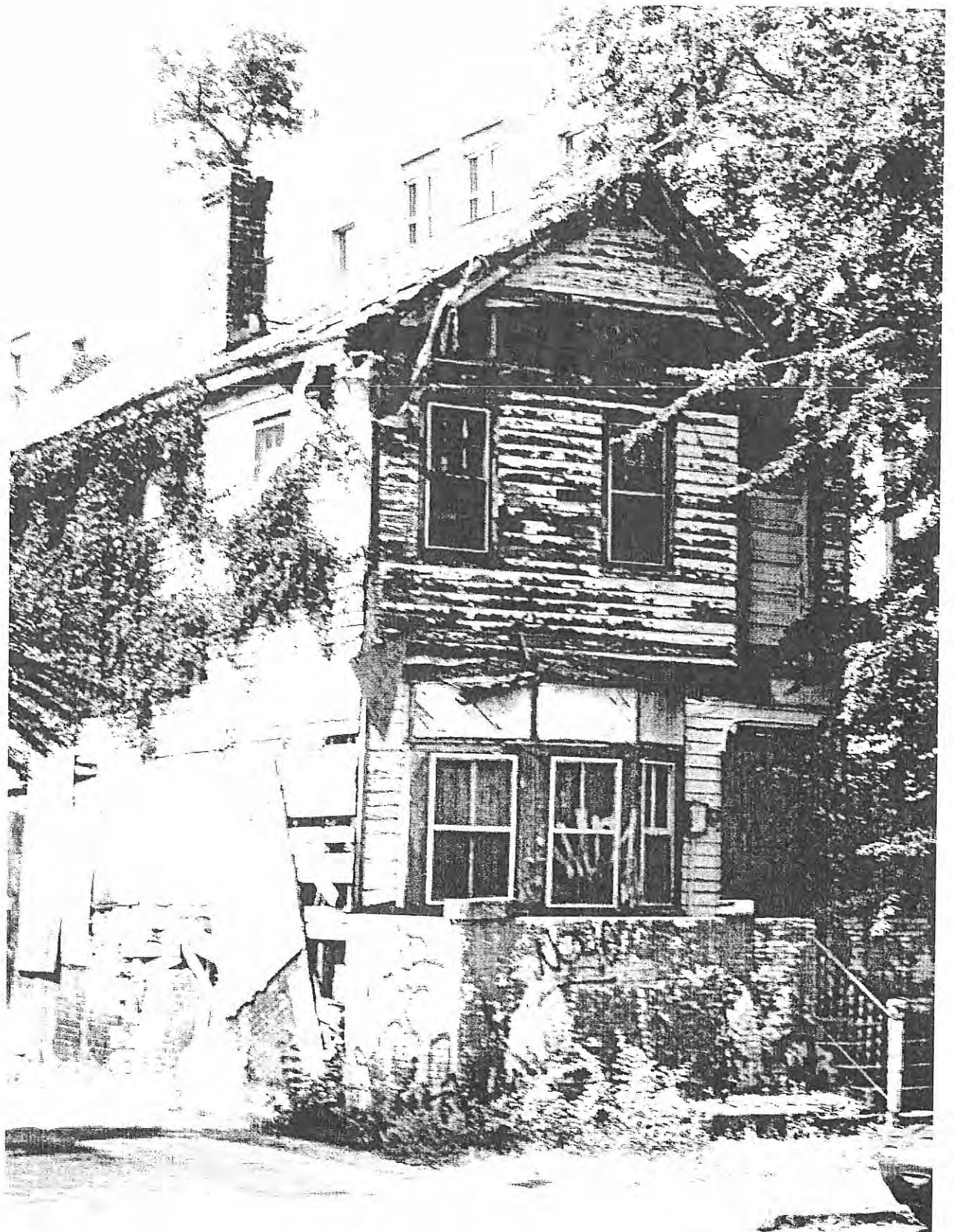


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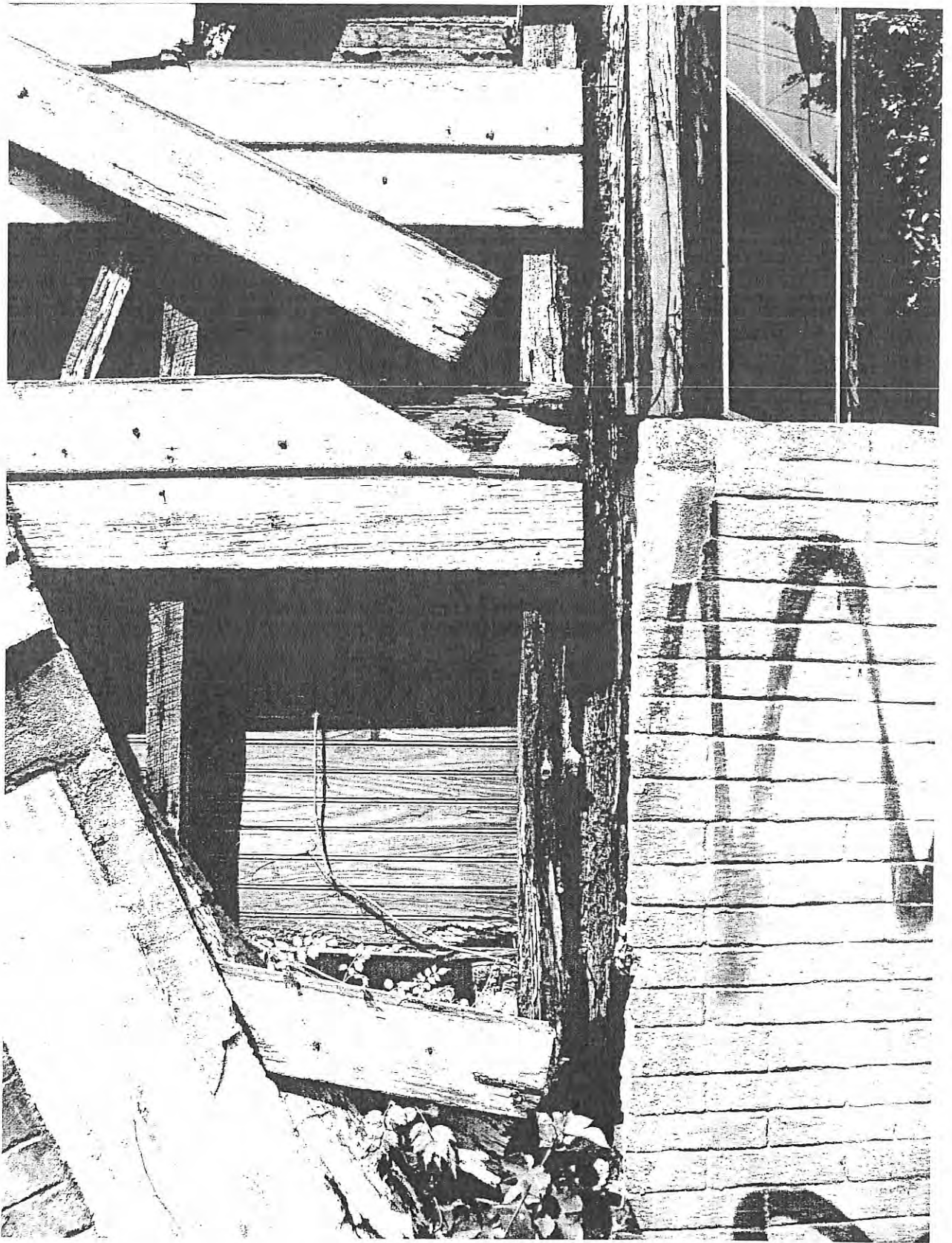




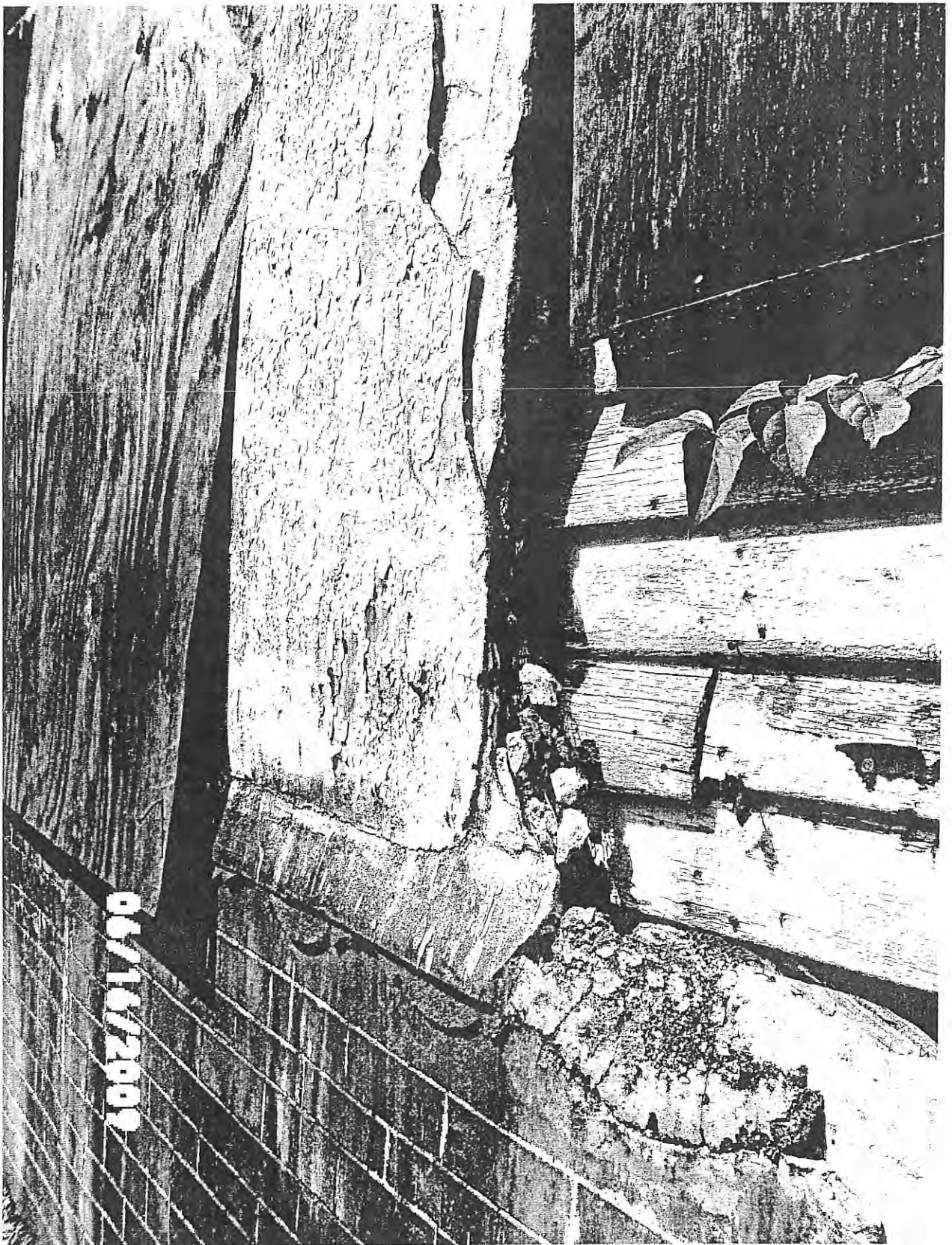
133 Cannon Street - Left Front Corner - note that both the original first and (covered) second floor porches have been removed. There was extensive use of stucco on wire lath at the first floor on both the left and right sides.



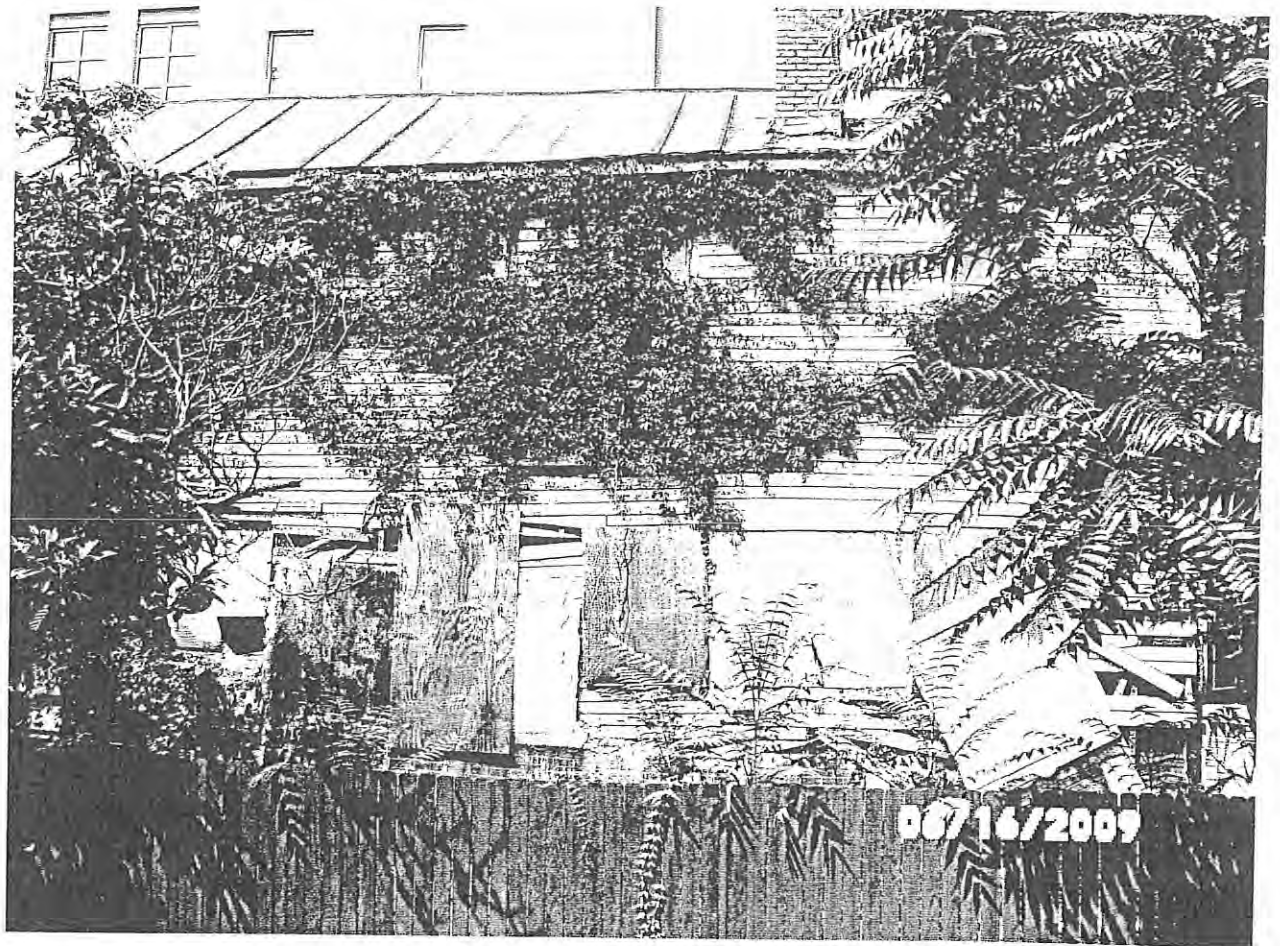
Left Front Corner at Roof



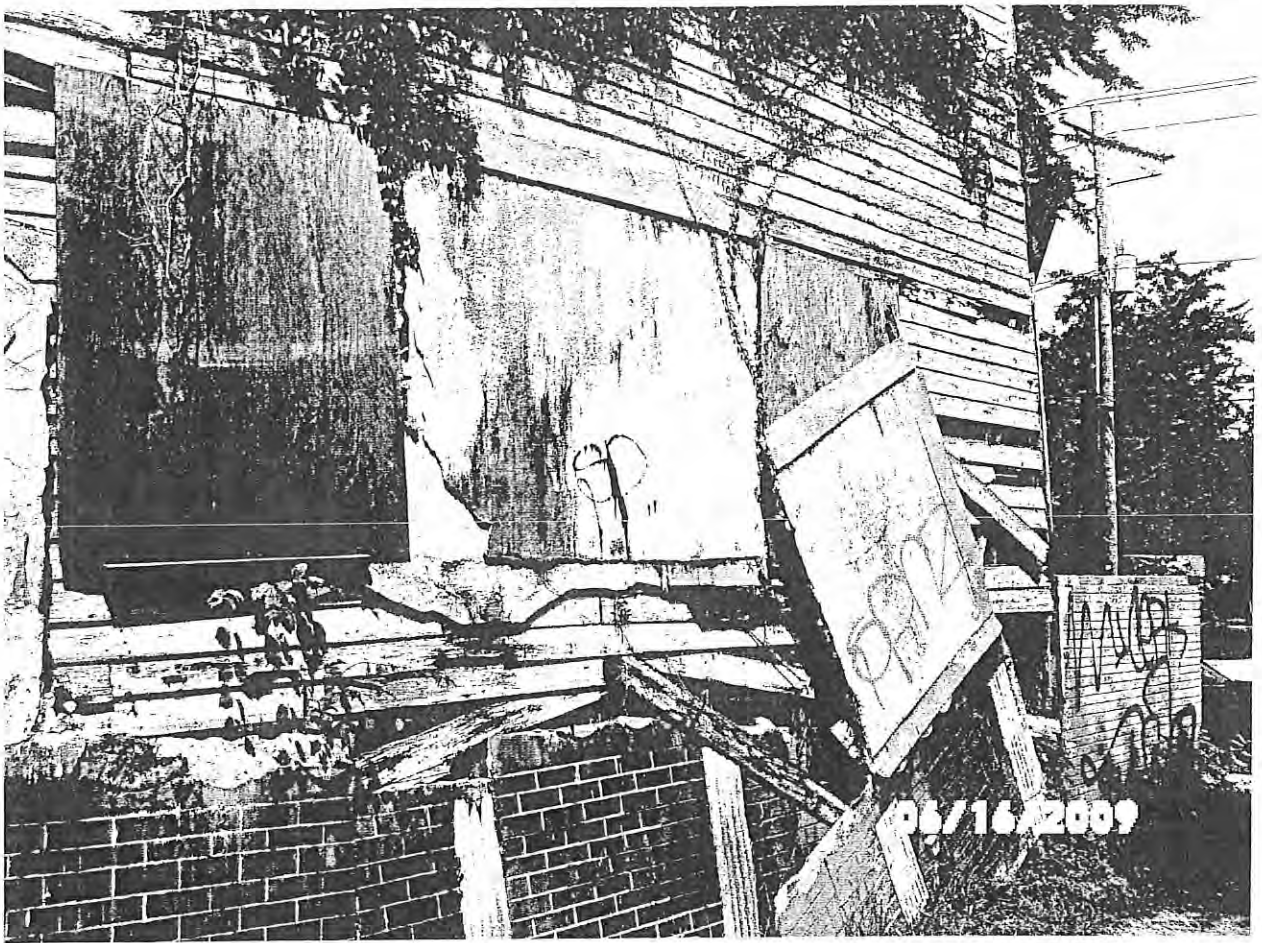
Left Front Corner at First Floor



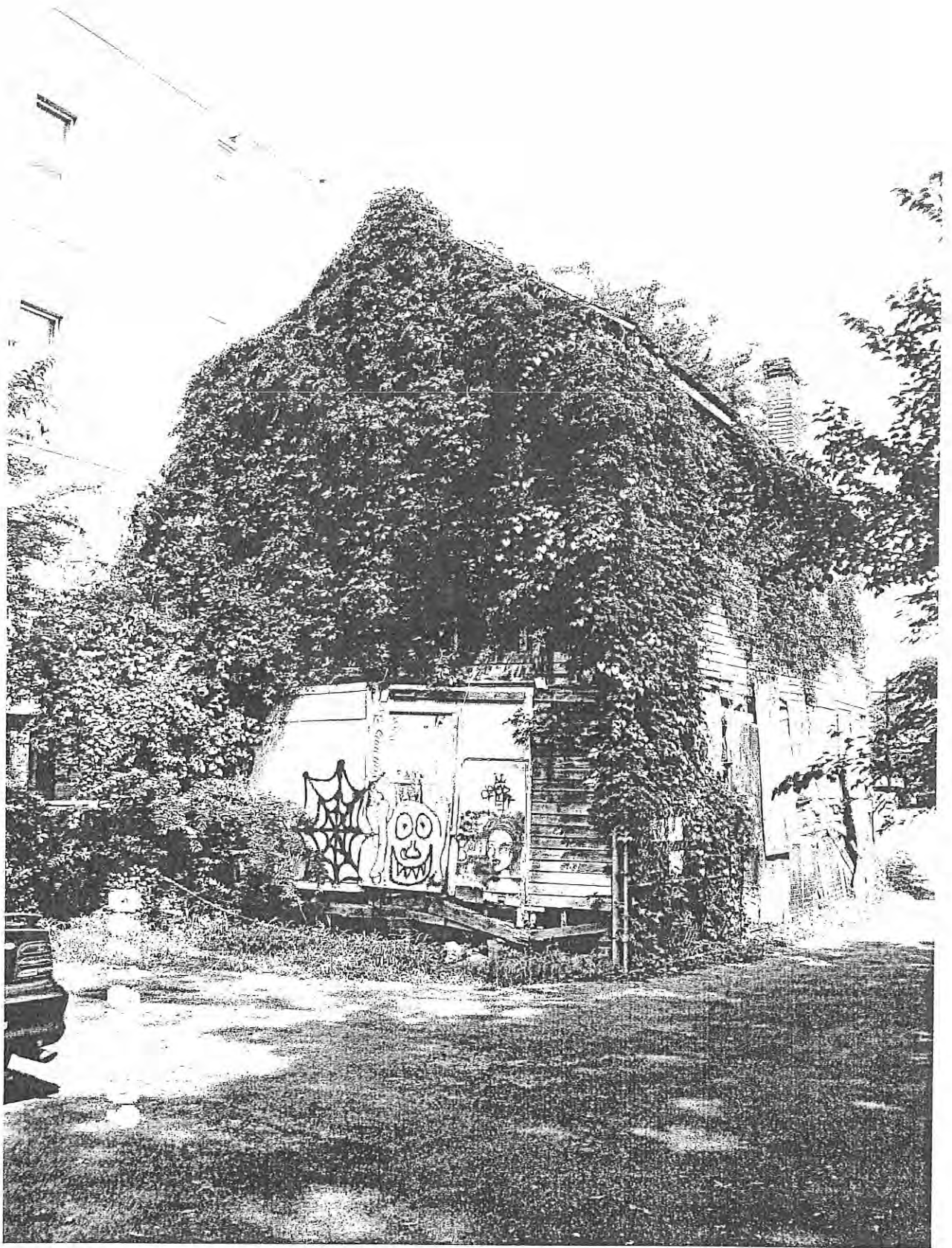
Left Side at First Floor - Lath & stucco application



Left Side



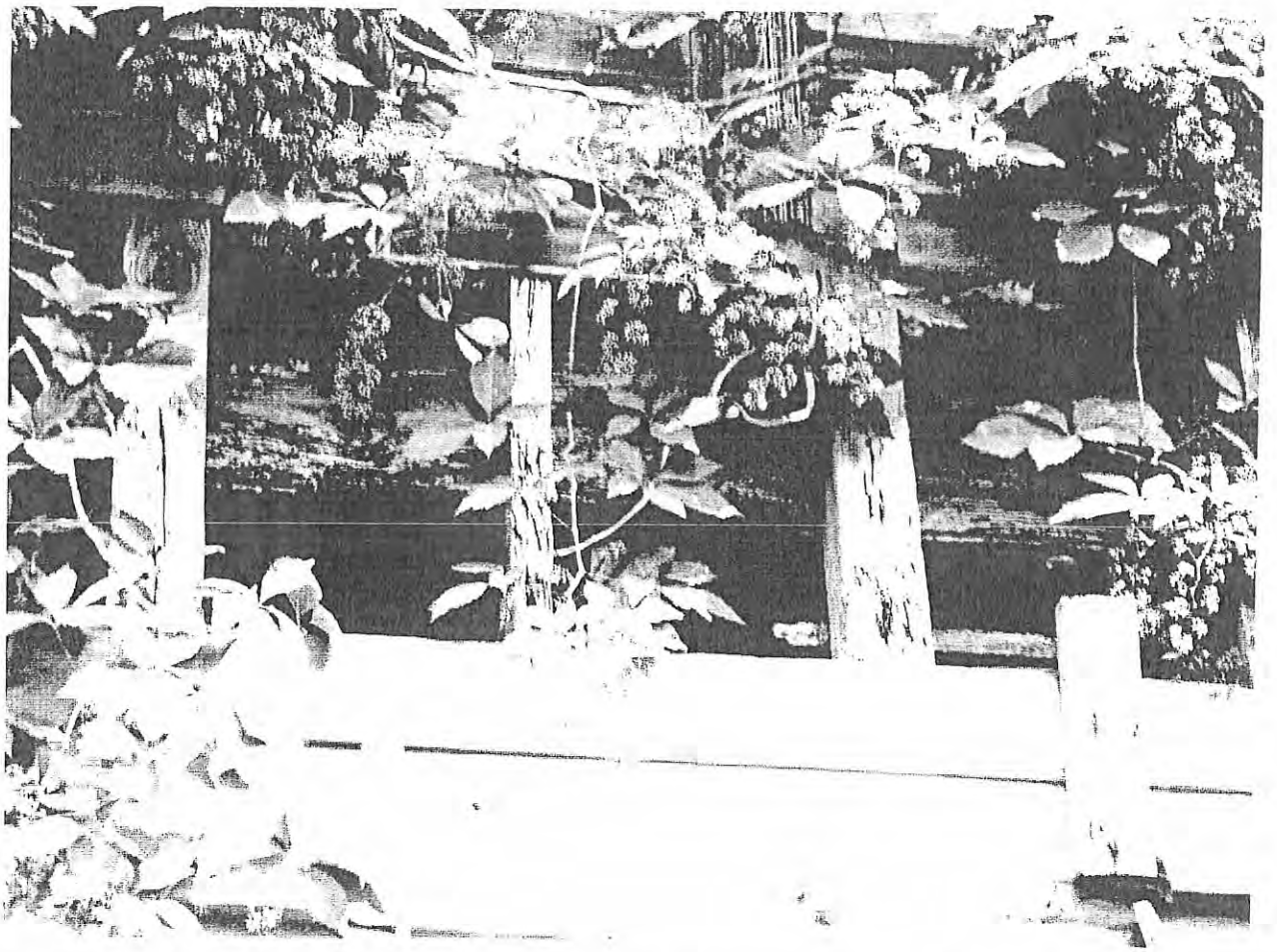
Left Side - Note that the stucco work went well up onto the first floor wall



Rear



Rear - Note bathroom area has been removed.



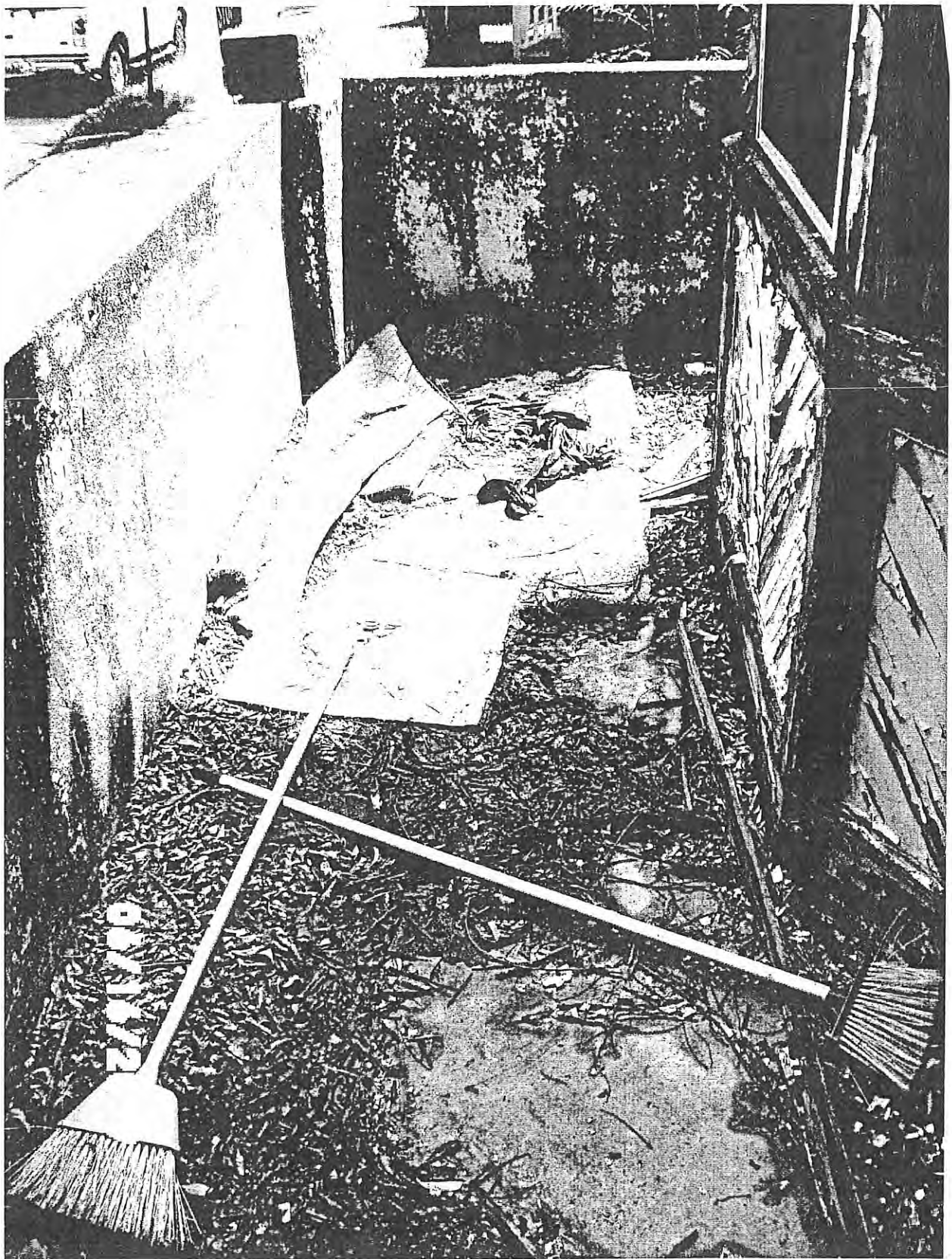
Rear - opening in exterior wall at second floor where I believe there was a porch.



Right Side



Right Side



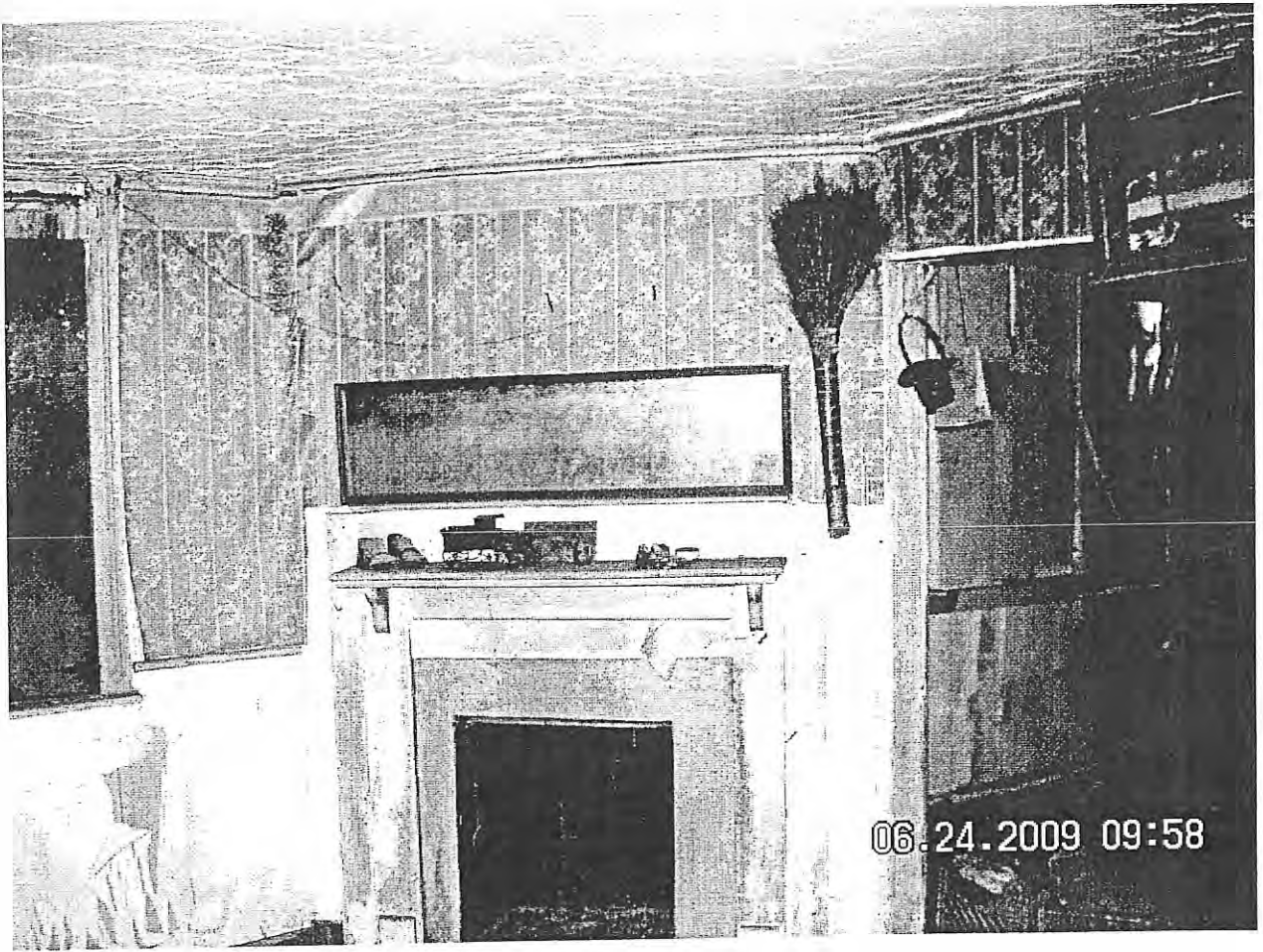
Front Porch



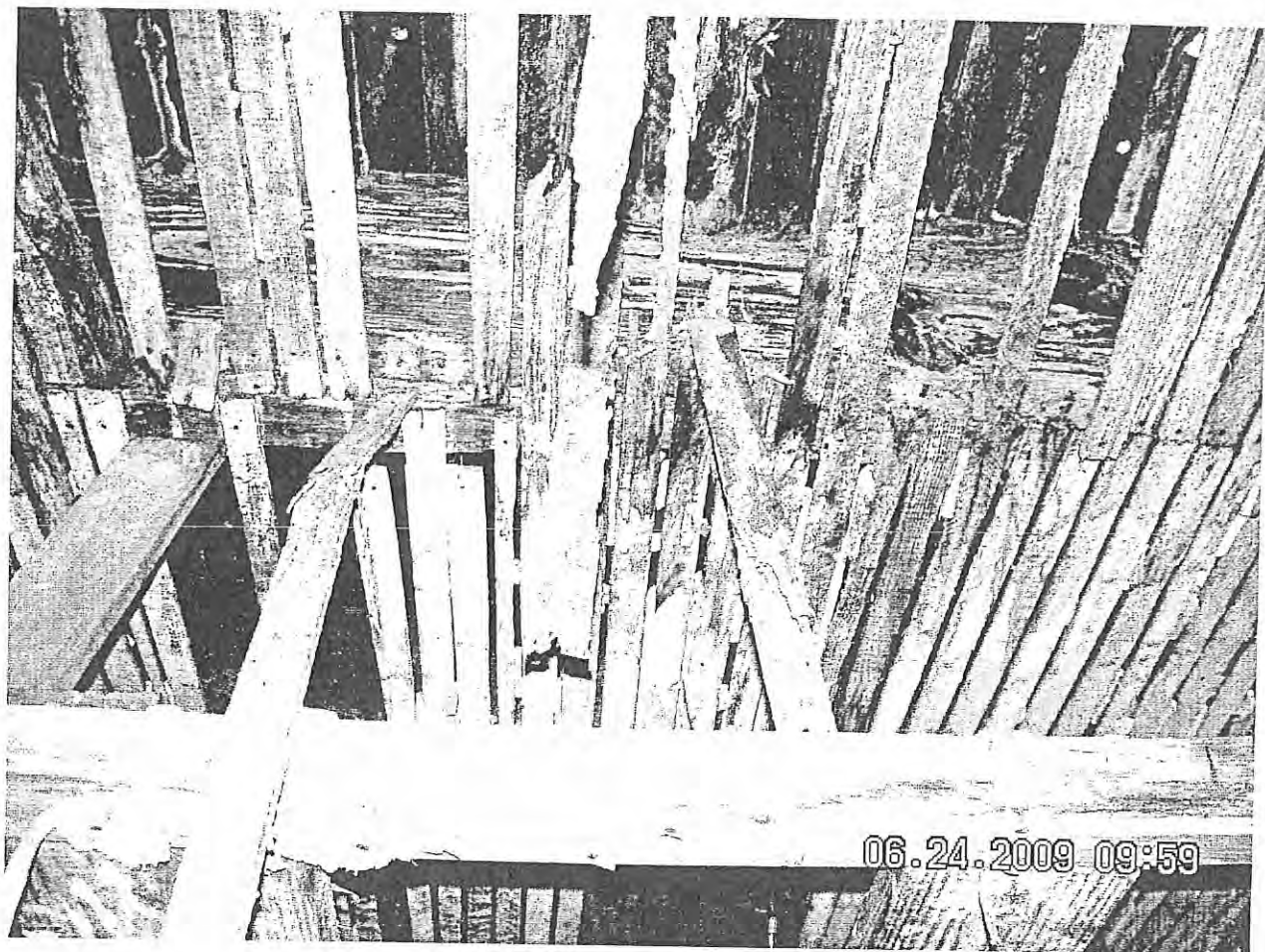
Front Porch



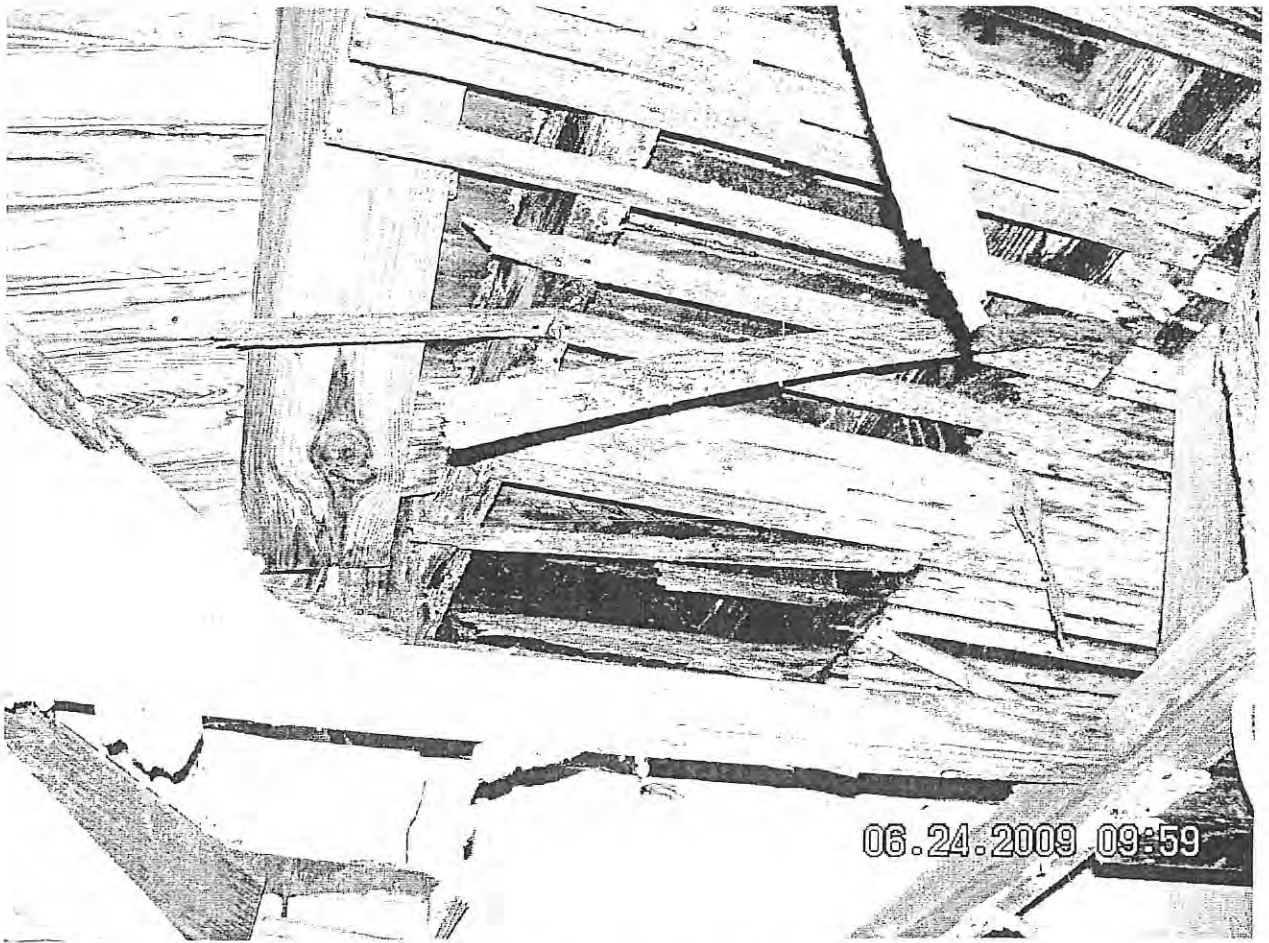
First Floor Hallway - note extremely narrow stair



Living Room



Living Room ceiling / Second floor floor - note extensive damage in floor system.



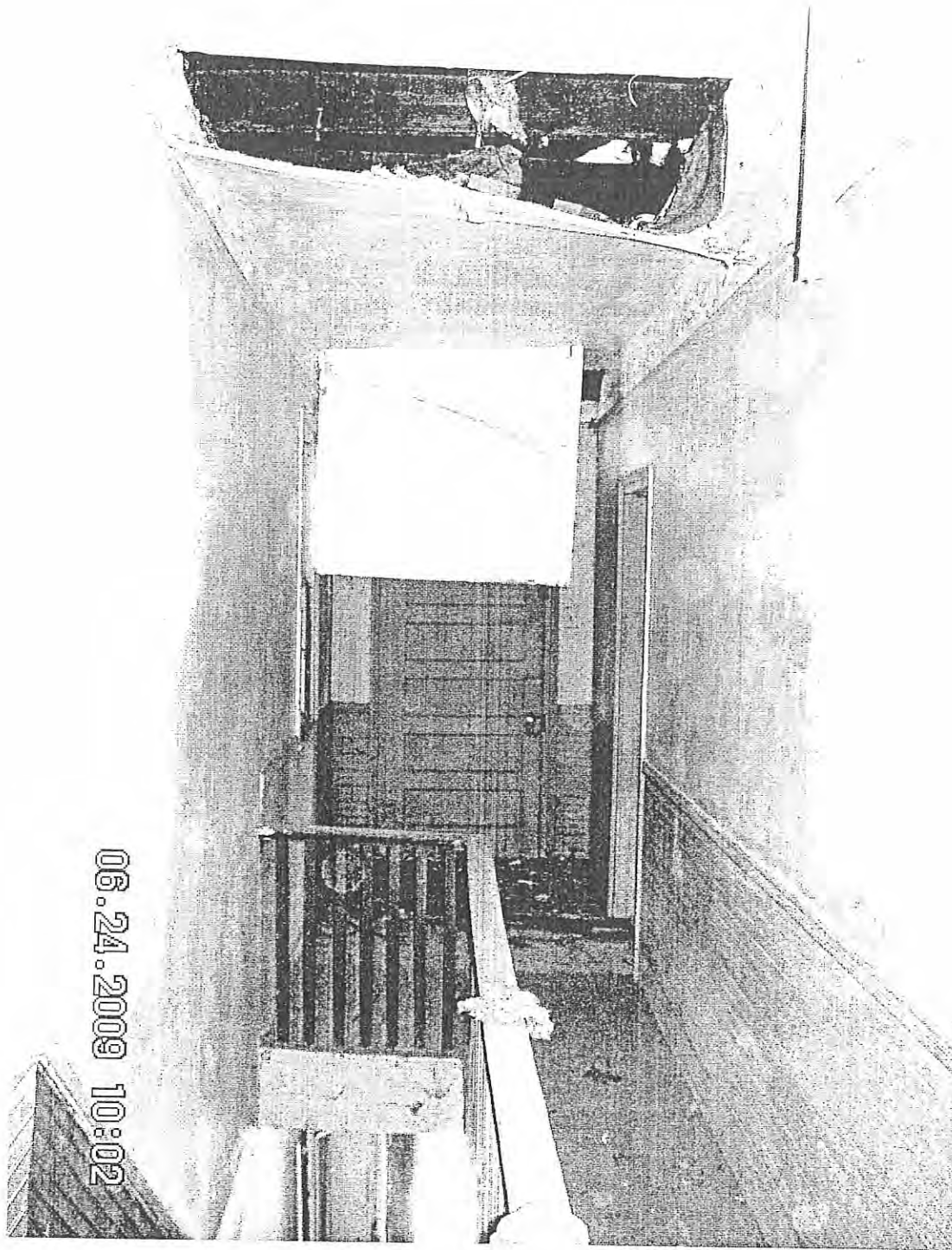
First floor ceiling - Bay window roof to left, core house to right.



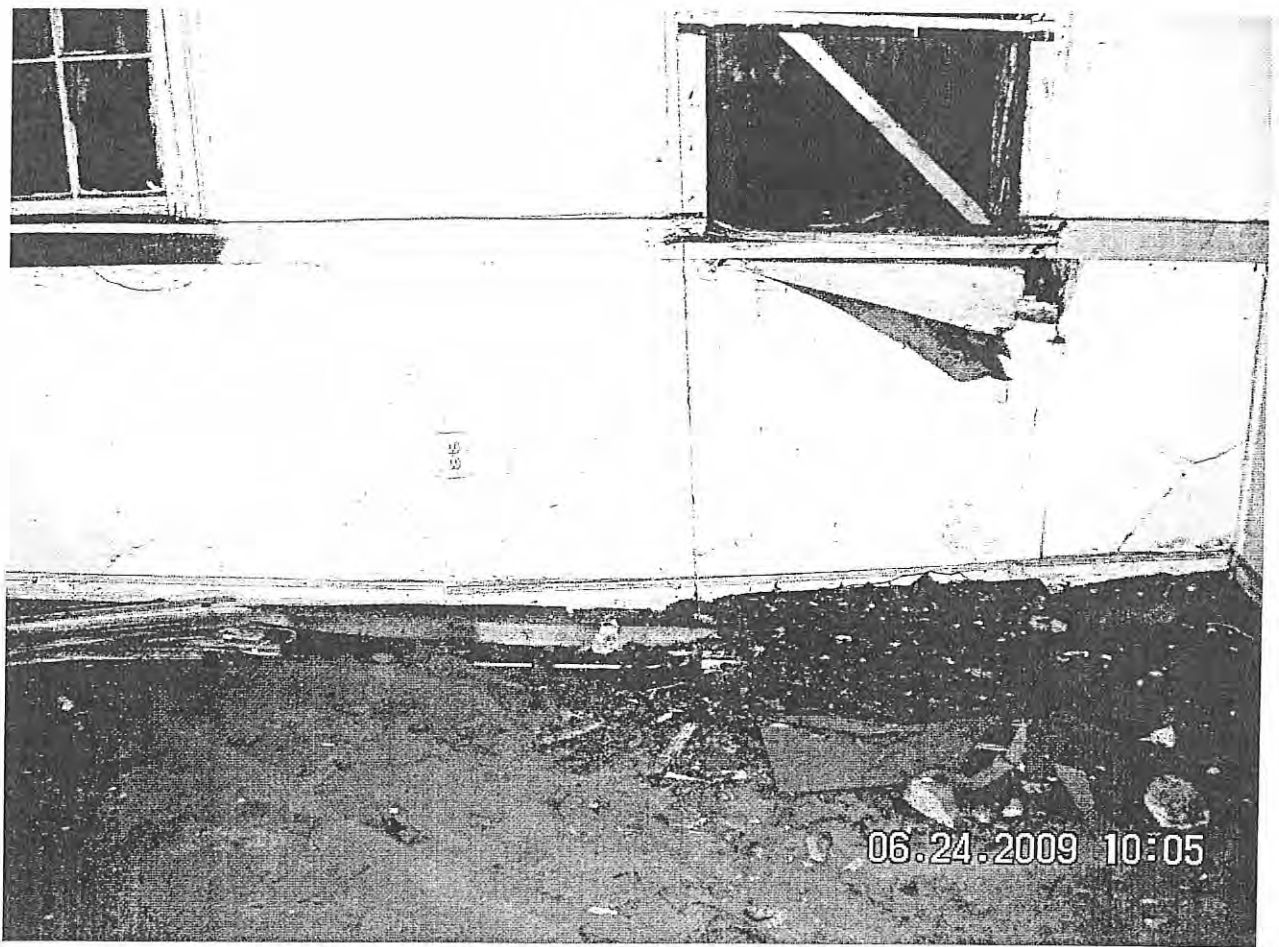
View through to center room



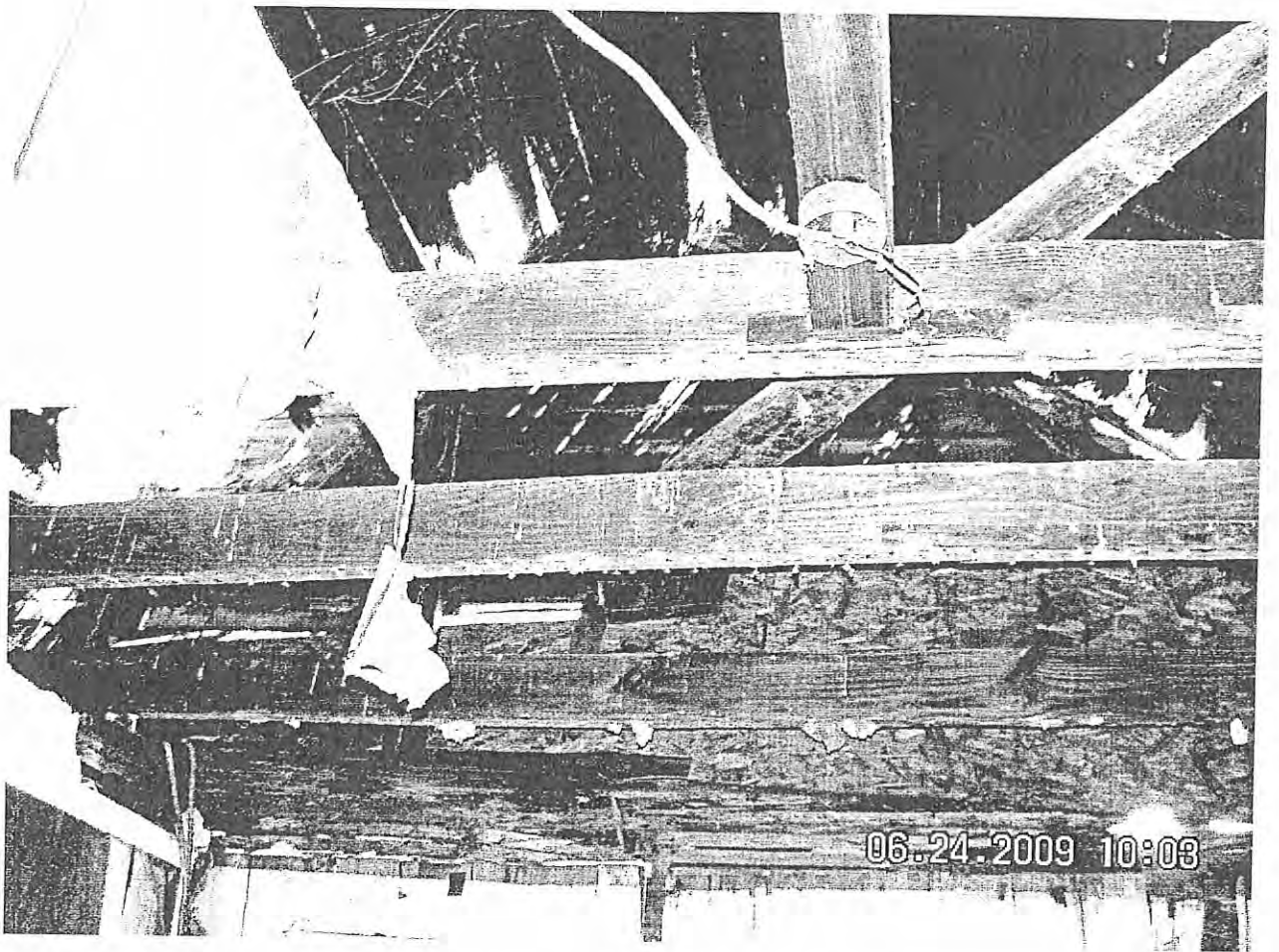
View from Kitchen looking forward.



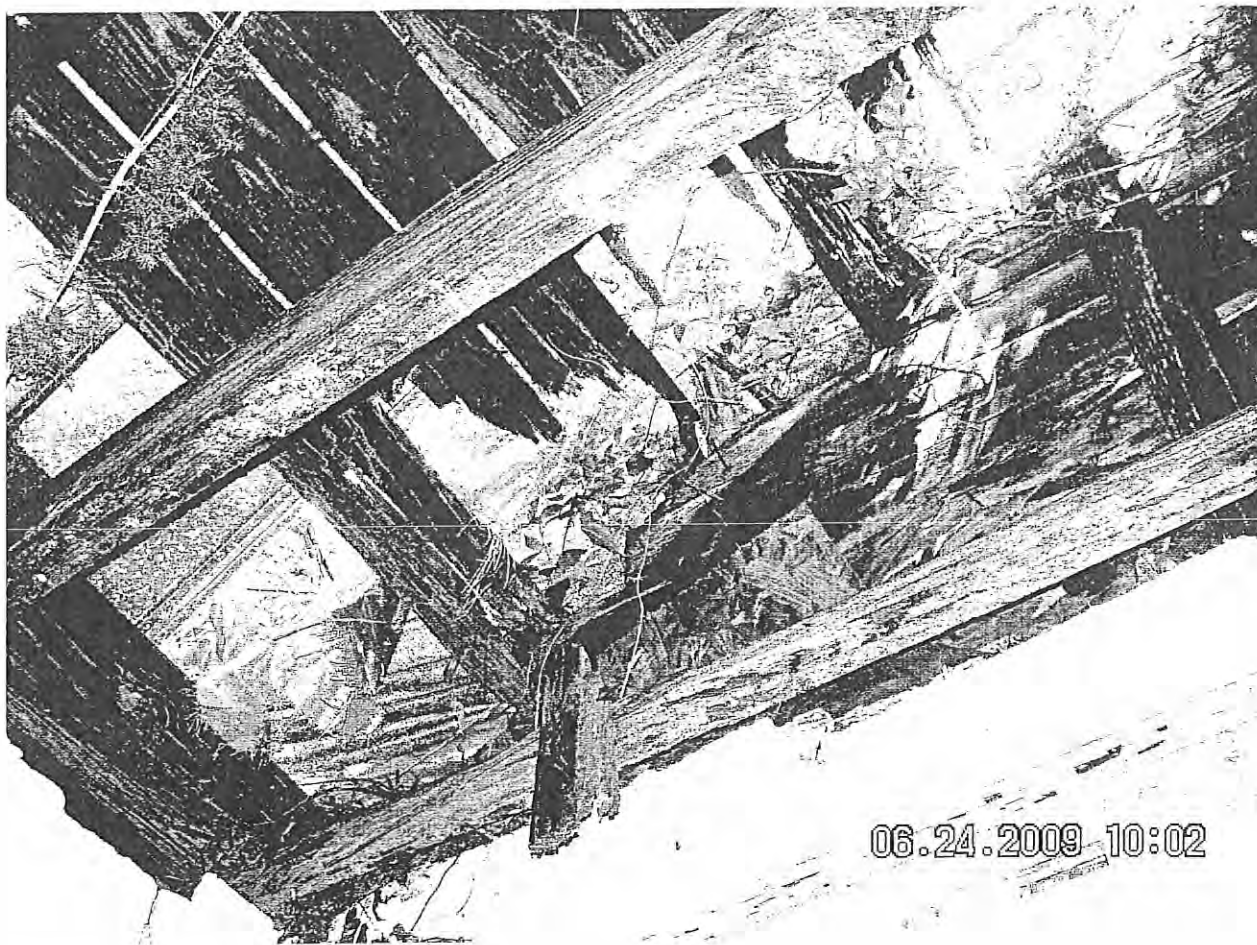
Second floor hall



Second Floor Rear Bedroom - Note sag in floor at exterior wall.



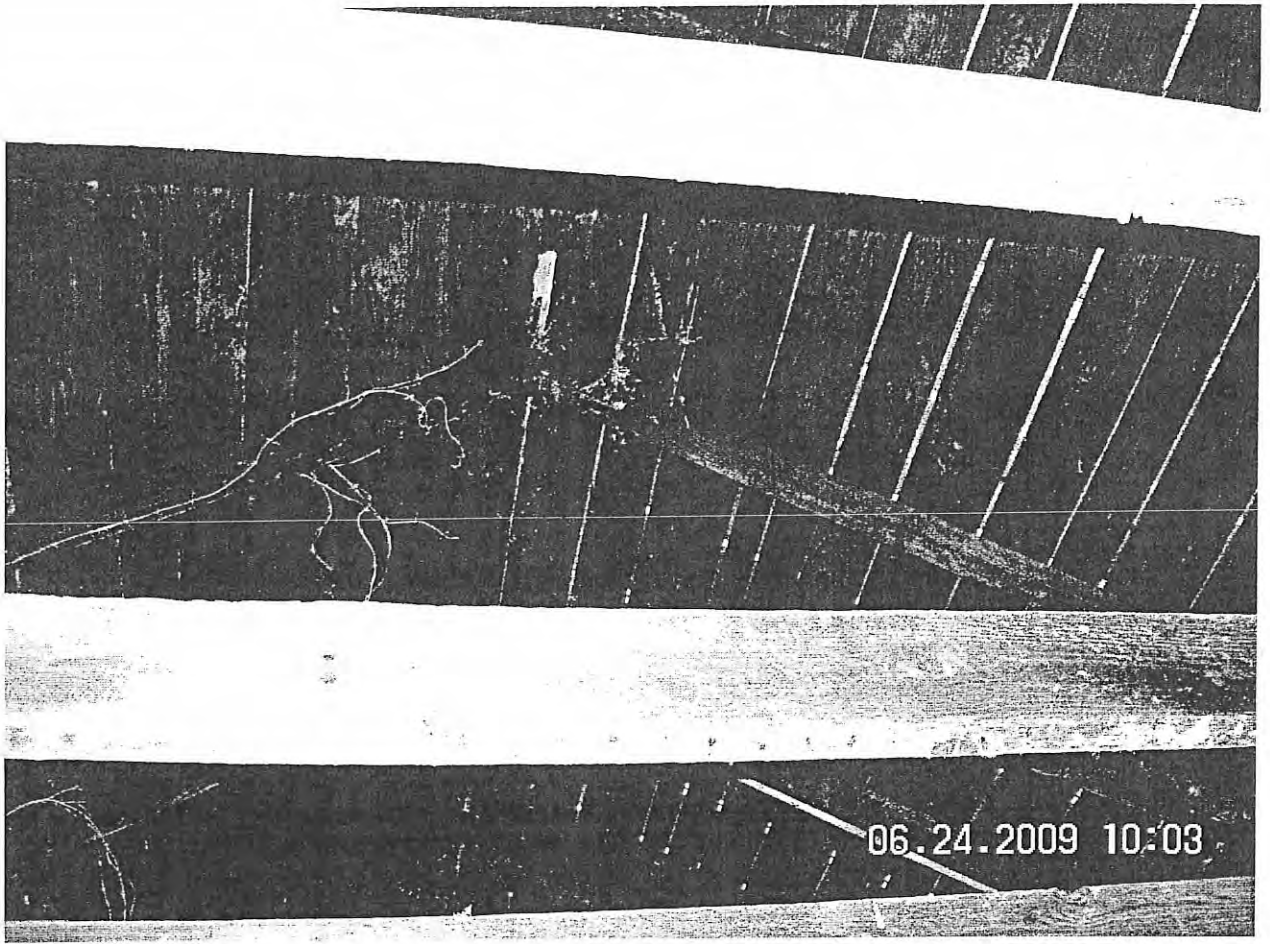
Front roof area - white panel in upper left is ceiling.



Front Right corner of roof



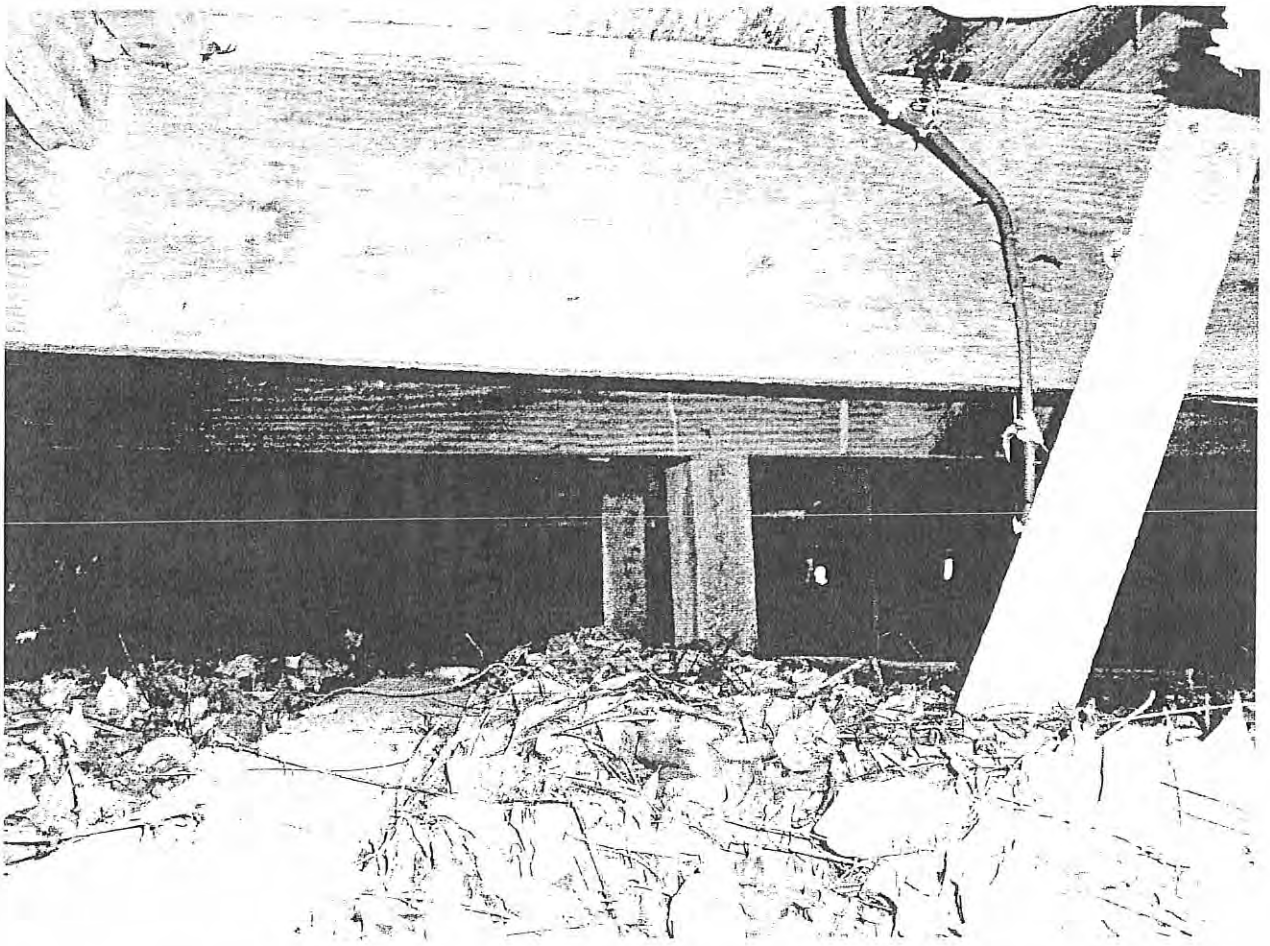
Front left corner of roof - note OSB where second floor porch roof was removed.



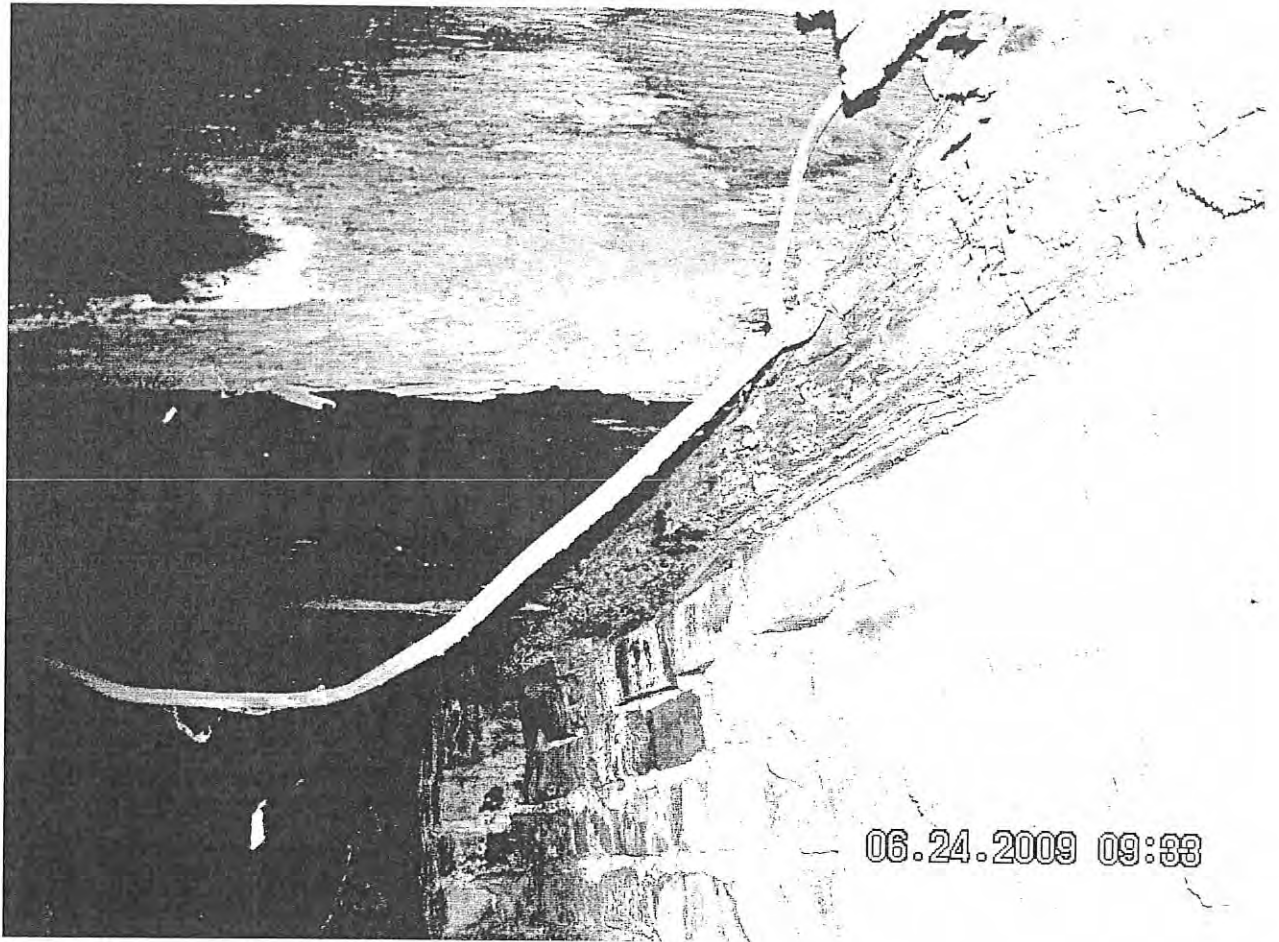
View of center portion of roof



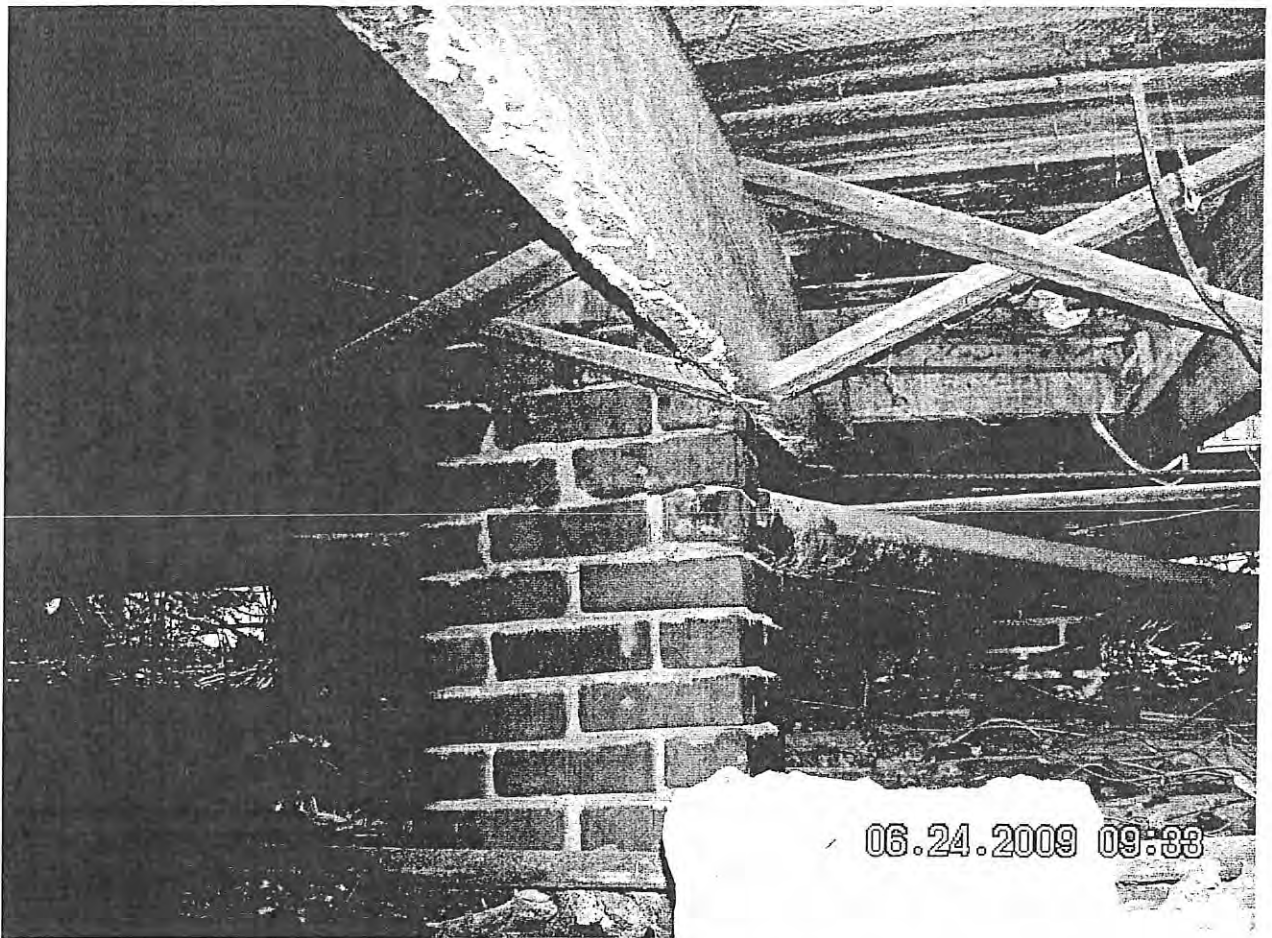
Center (Utility) flue has been removed above the roof and the roof covered over.



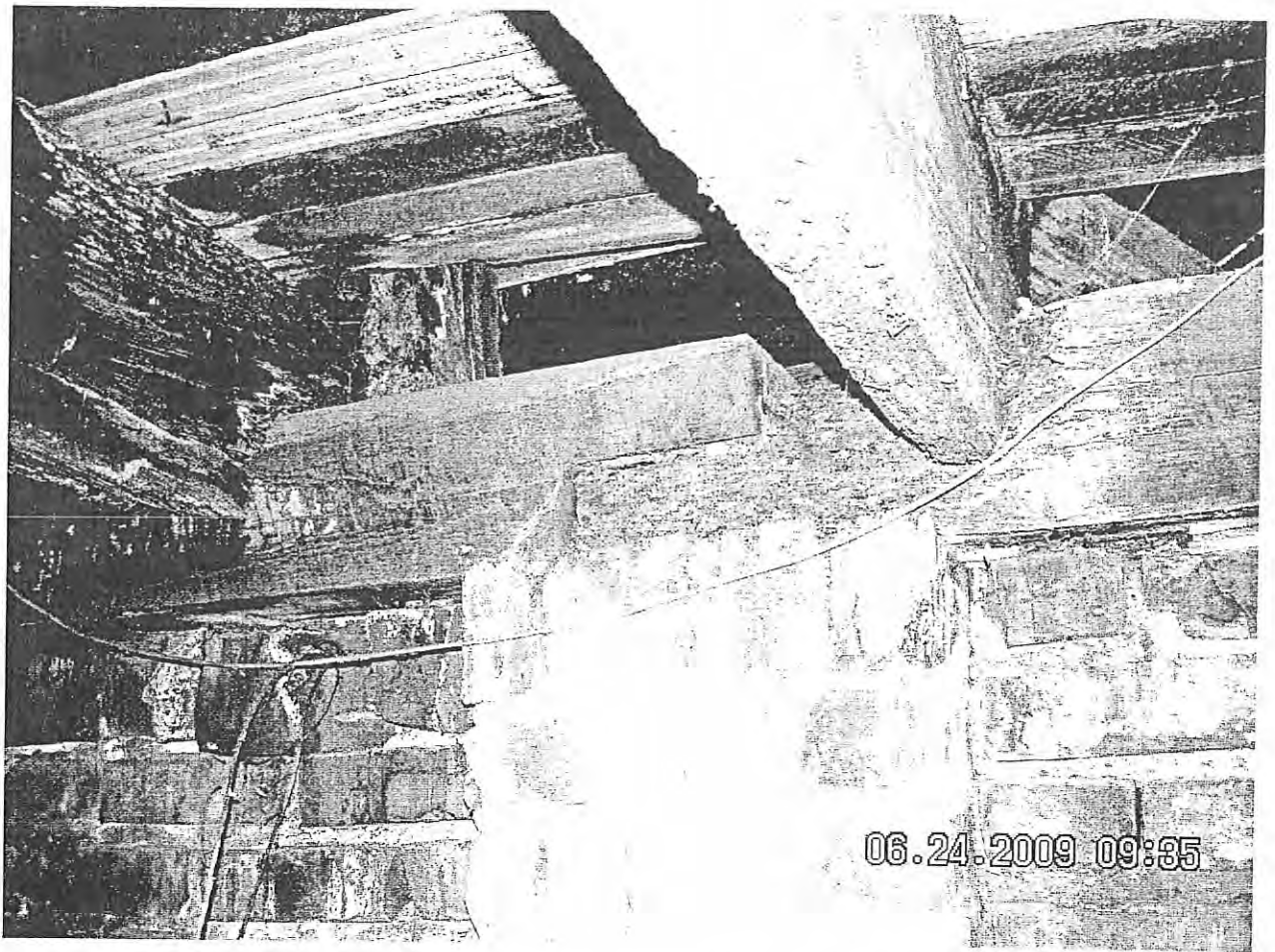
View under house from rear (under Kitchen) - note wood support posts.



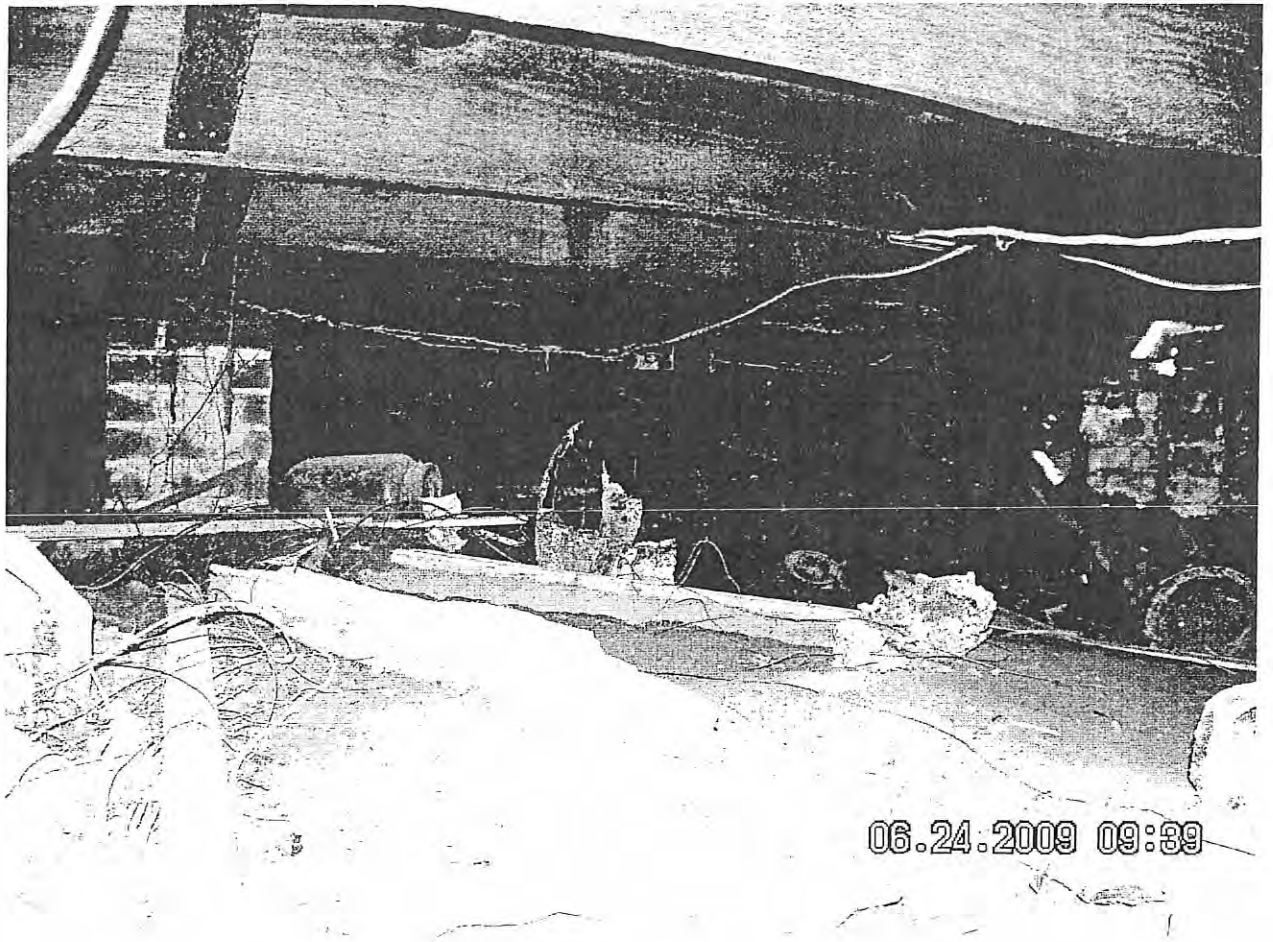
Decay at left side sill and first floor floor joist



Former flue foundation - note termite shelter tube on
joist



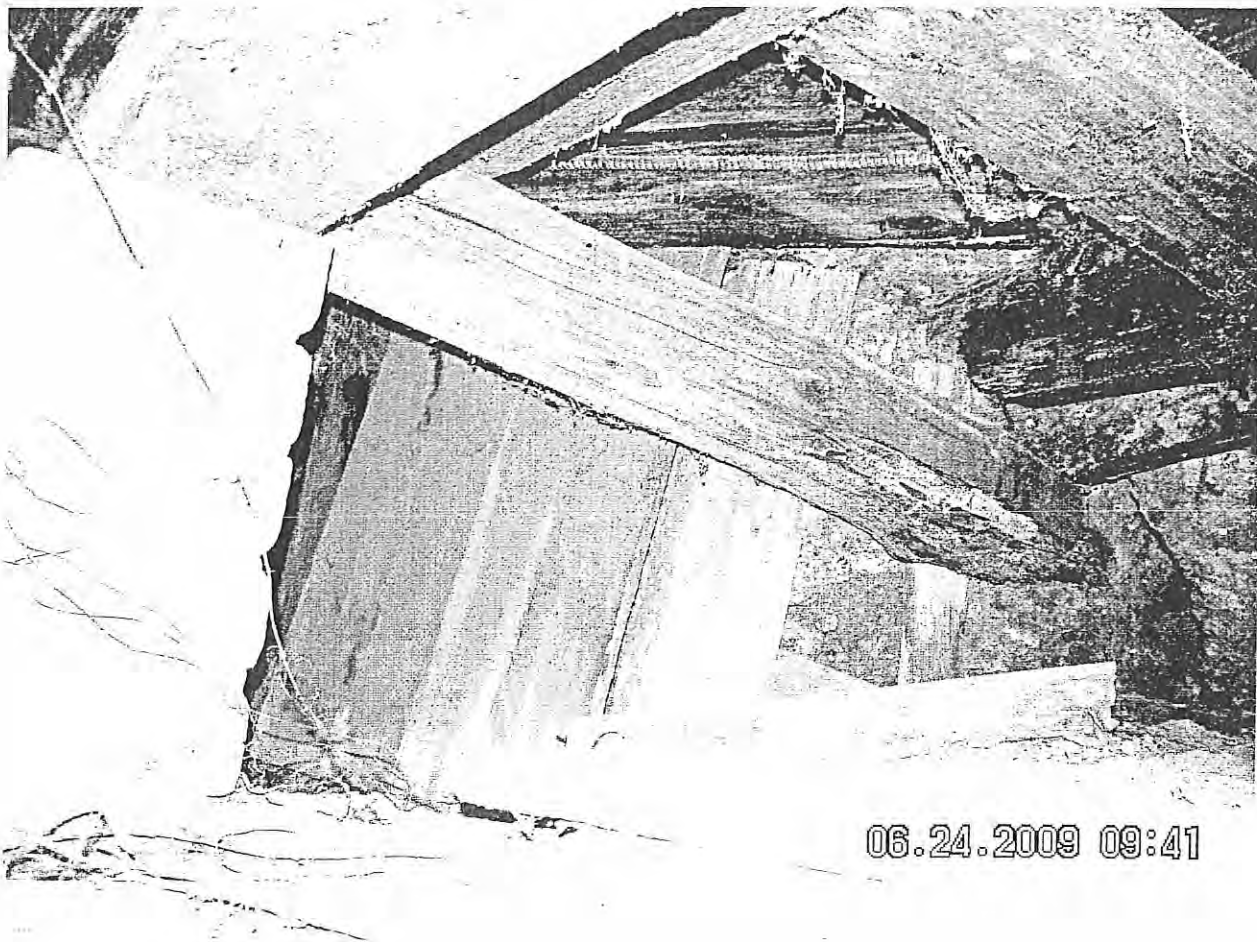
Left Side - note decay at sill, termites in joist, and cracked floor joist.



View toward front porch left side

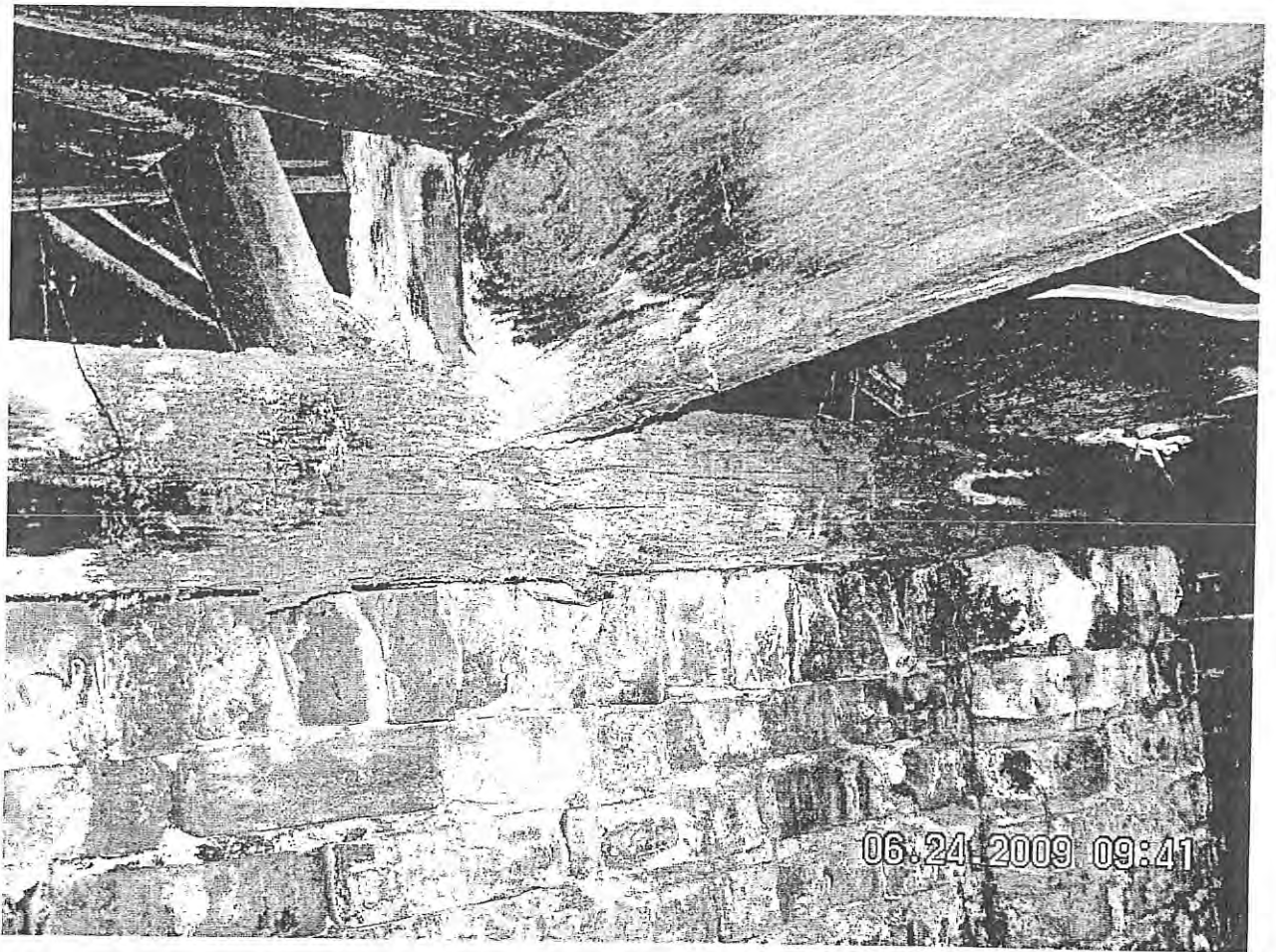


View under front porch - note there are no foundations
under bay window area.

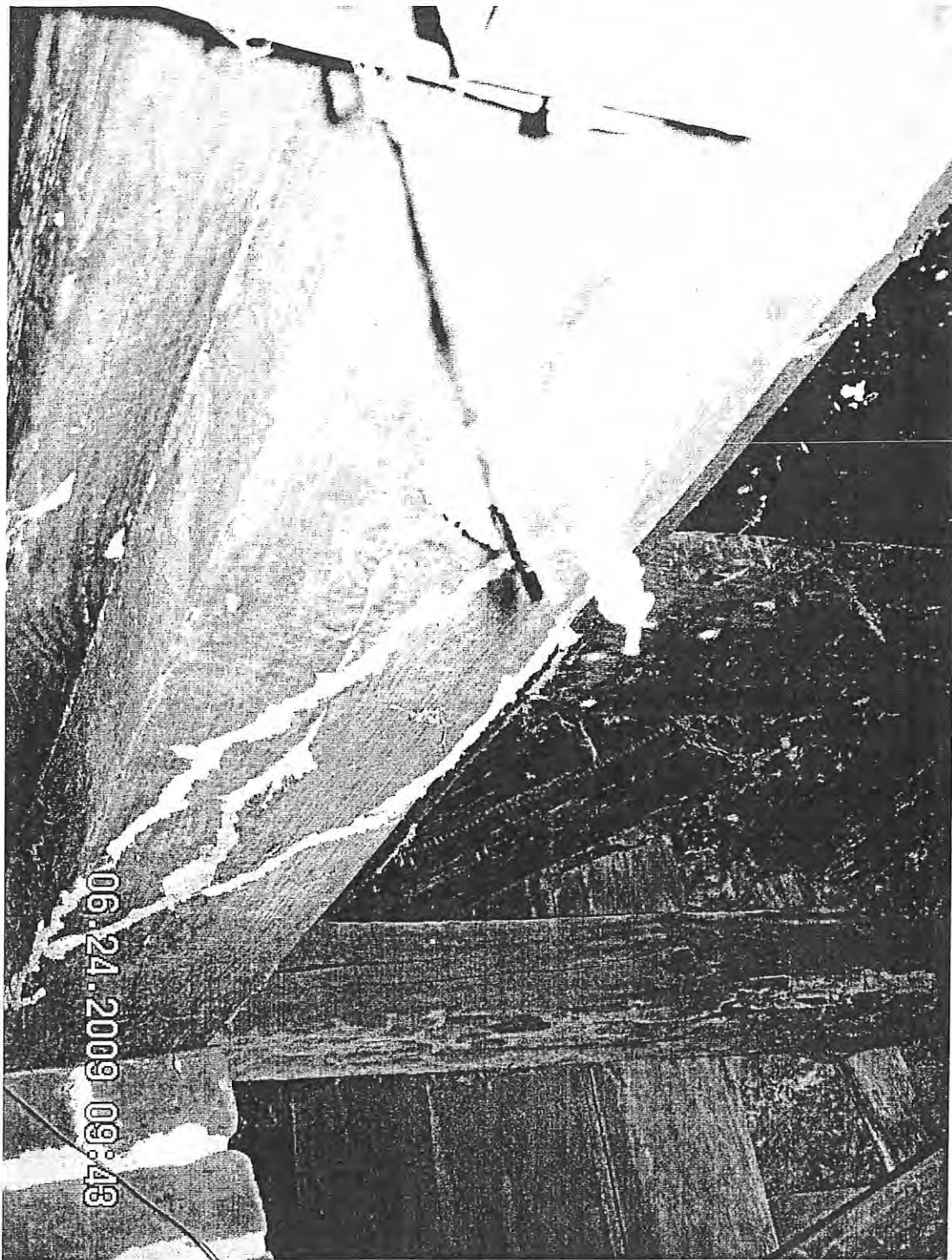


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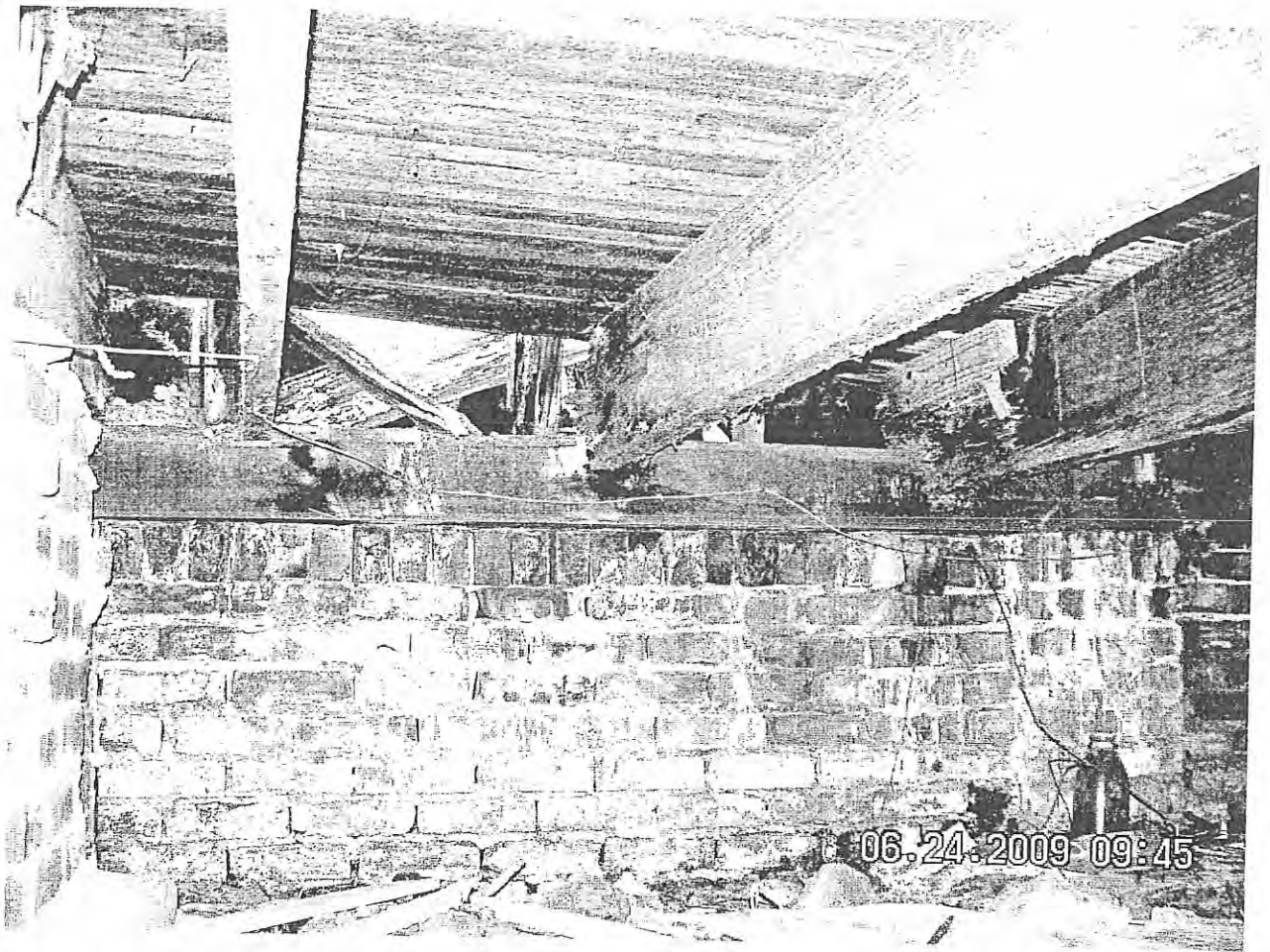
View under bay window.



Decay in left side sill and floor joist



Termite activity on girder between the bay window and house (original front sill)



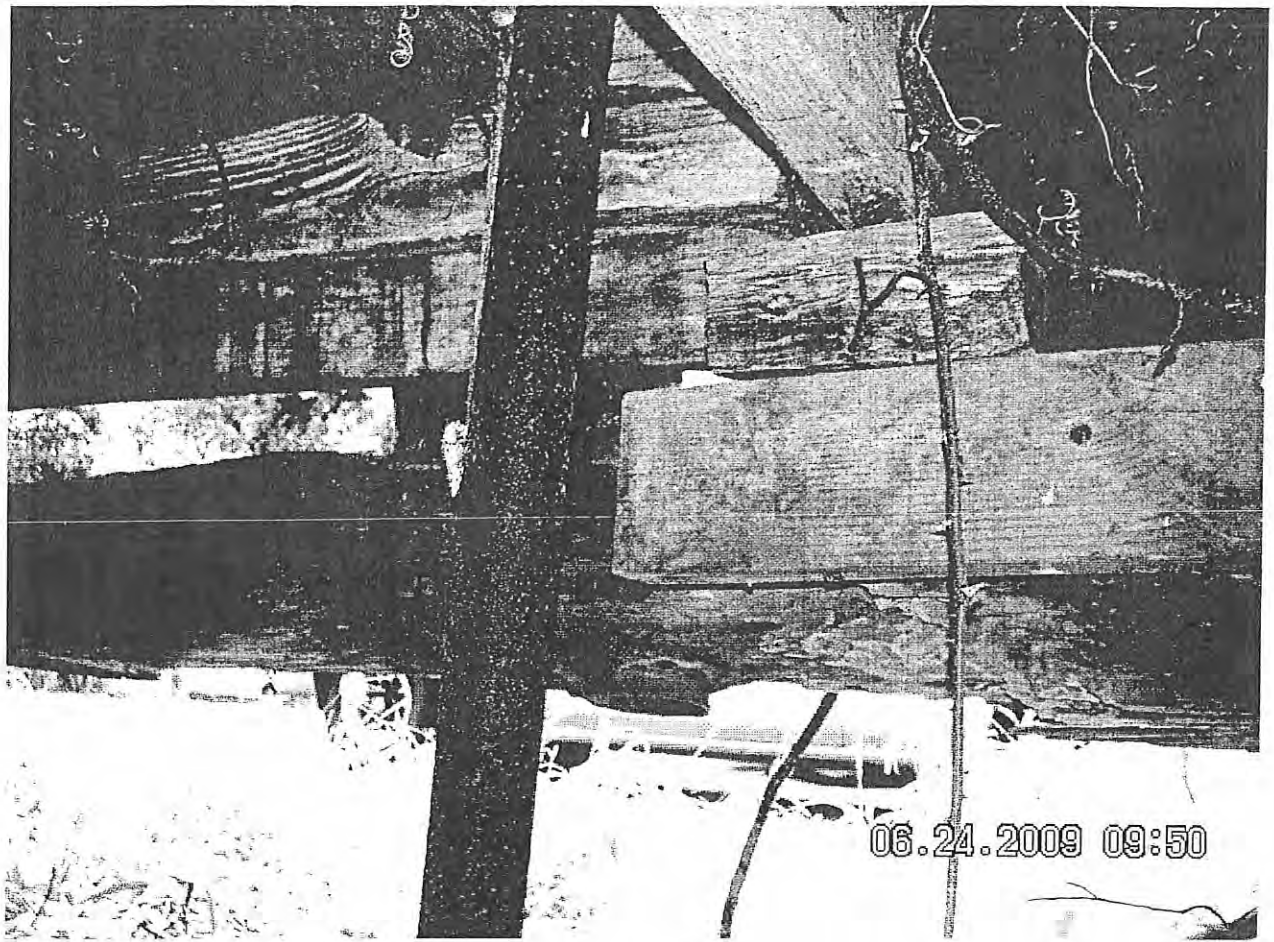
Area behind chimney.



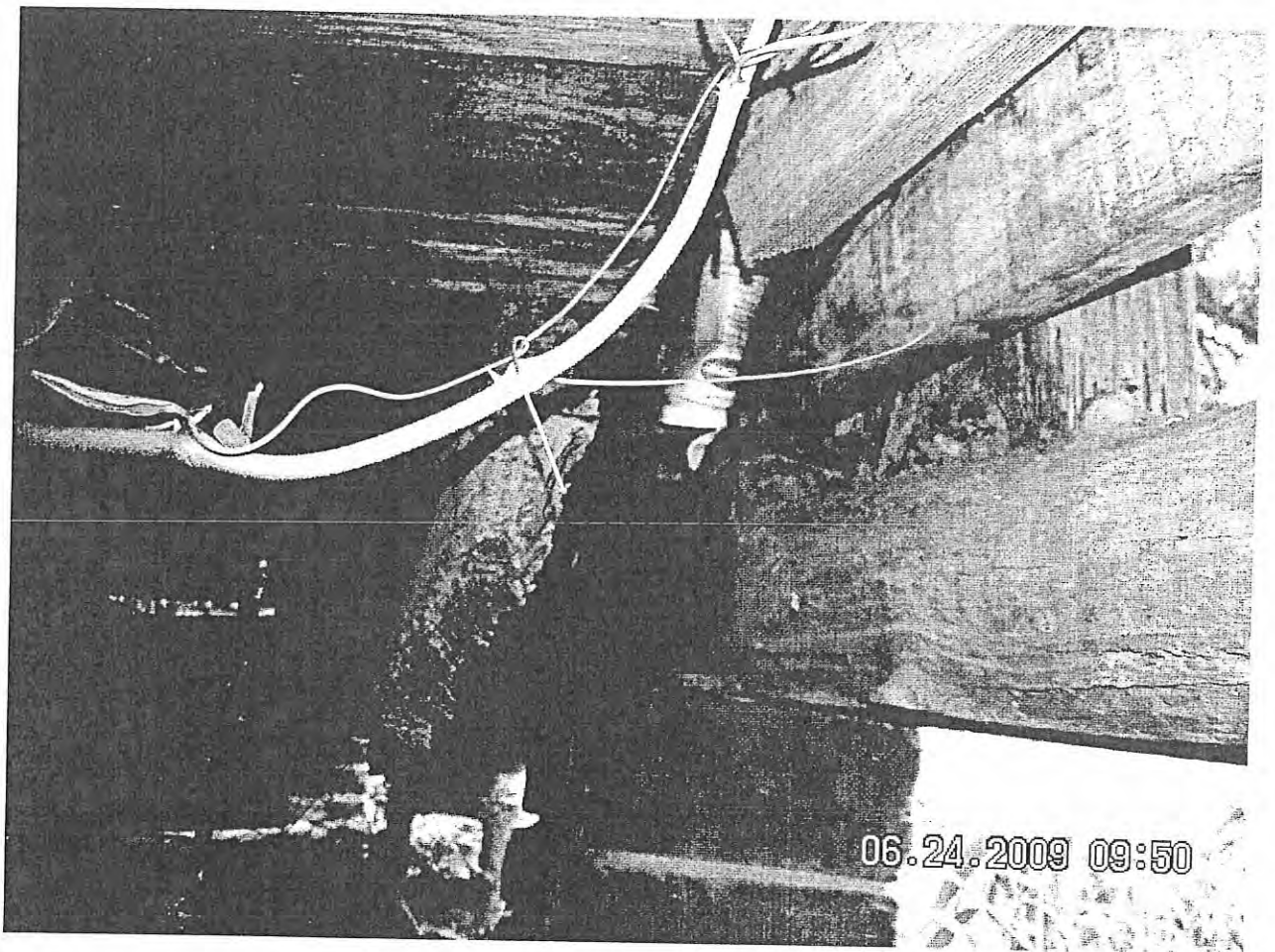
Floor under Kitchen



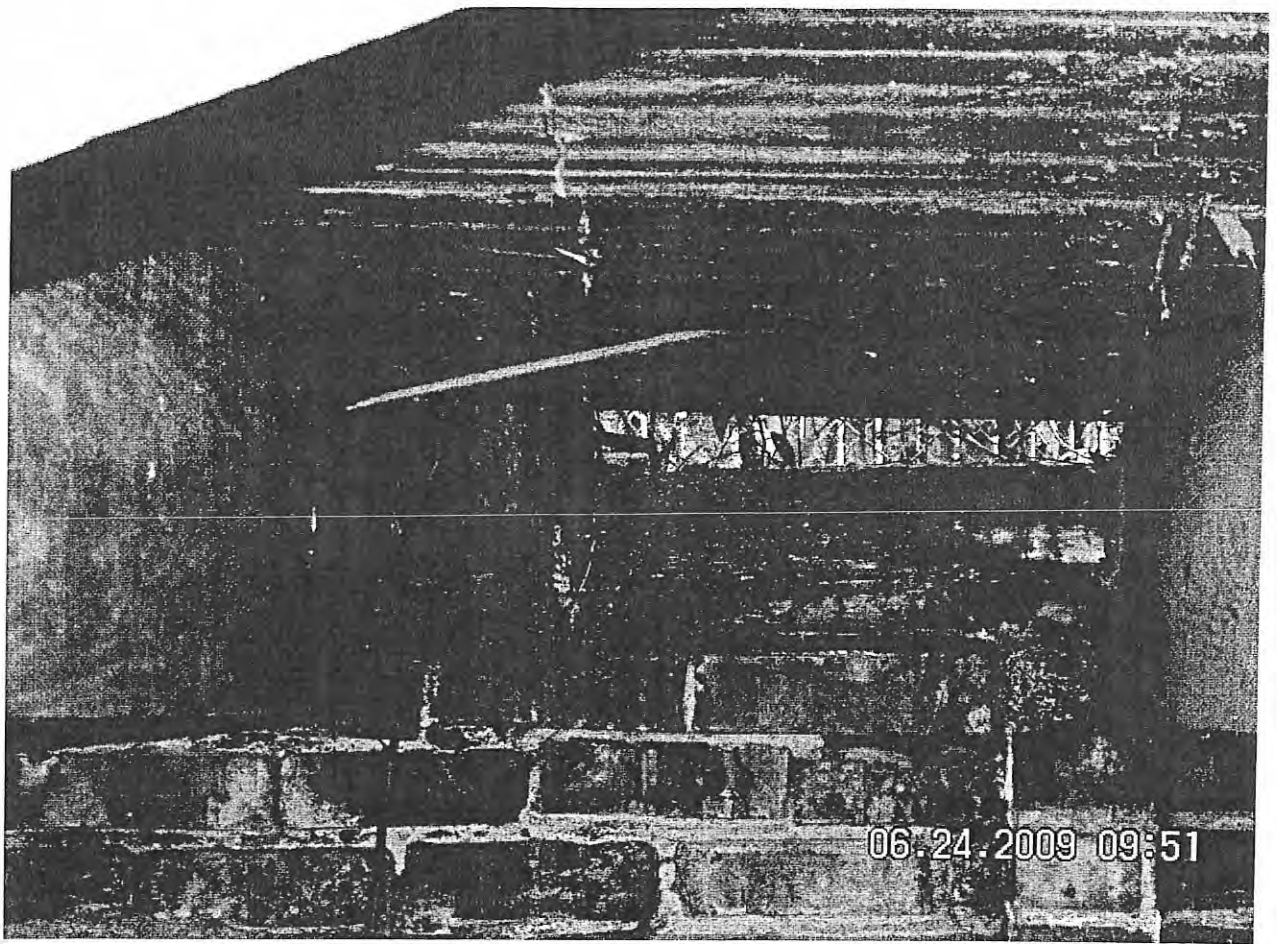
Rear Right Corner - note pier failing.



Sill at rear



View across house at rear.



Sill at left side rear