

Memo in re 34 Society

August 4, 2018

In 2004 and 2005 I participated in the renovations at 34 Society for the developer, Peninsula Properties, Sean Litton. My recollection is that Edwin Porter was the contractor for the work.

The work included installing a tie back system across the front wall. The building was built approximately 175 years ago. It is three story unreinforced masonry (brick) building with an exterior stucco finish and wood frame infill. See sketch attached.

More recently, I worked with Mr. Dave Owens at the unit at the rear of the development in the repair of the rear right corner of his unit. (Working with Jeff ??? of Dillon Construction to affect a repair there)

Dominic Volpe of Palmetto Craftsmen asked me to review the current masonry façade restoration work with him. When we met at the site, July 23rd, he was not aware of my earlier participation or the installation of the tie backs.

On the morning of July 27th, Dominic, Robert Johnson and I reviewed conditions at the interior behind the front wall. Our finding is that conditions are stable and there is no evidence of movement in the front wall since the finishes were applied.

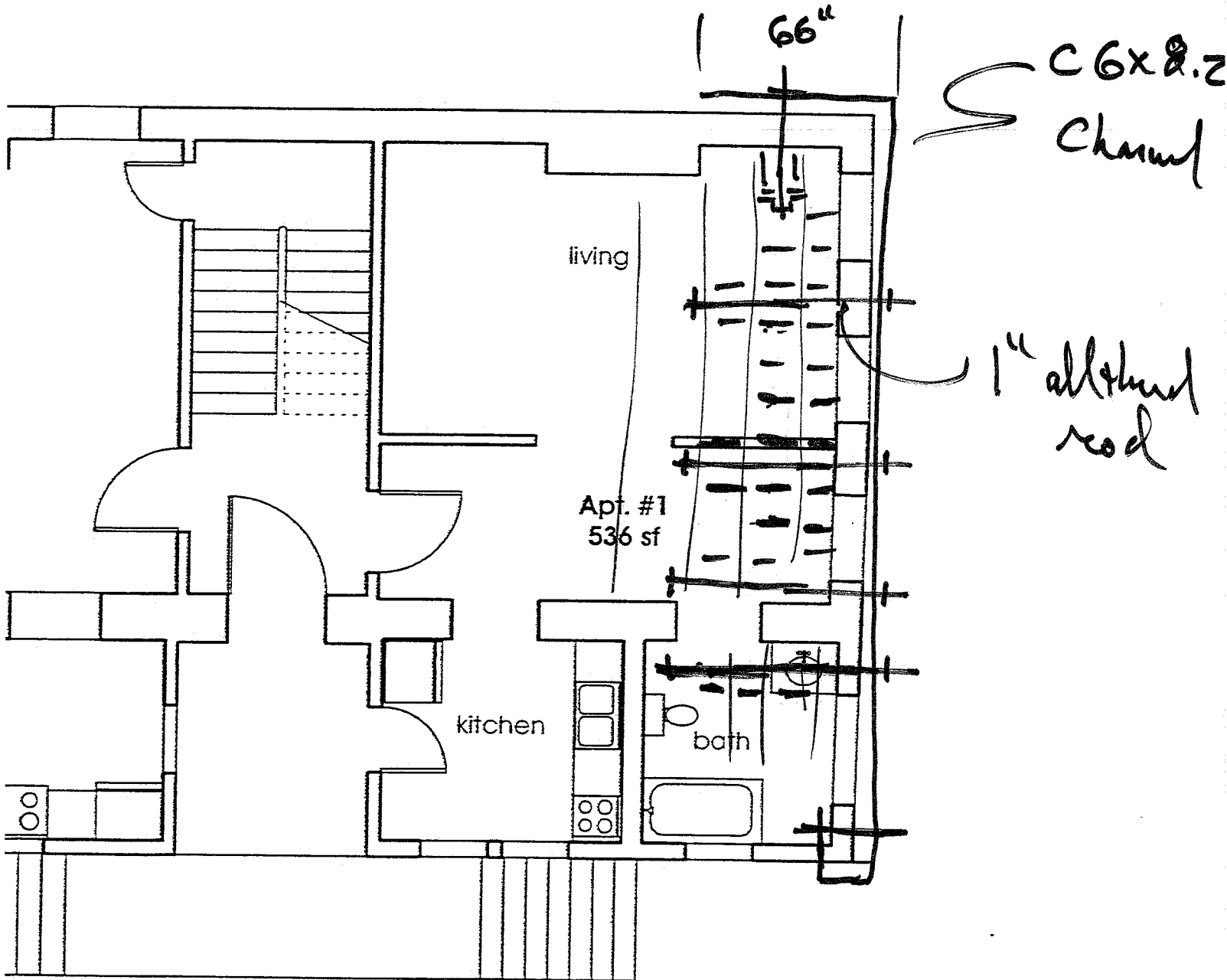
We also did a cursory review of the work to date at the exterior of the front wall. Suffice it to say that the privacy panel at the side porches appear to have been laid subsequent to the construction of the core building. That is why there is a vertical separation between the house masonry and the porch masonry.

Major portions of the stucco have been removed at the front revealing failing mortar joints. As I understand it, this was done because there were cracks appearing the front wall stucco. I am unsure of the condition of the stucco or masonry in 2004.

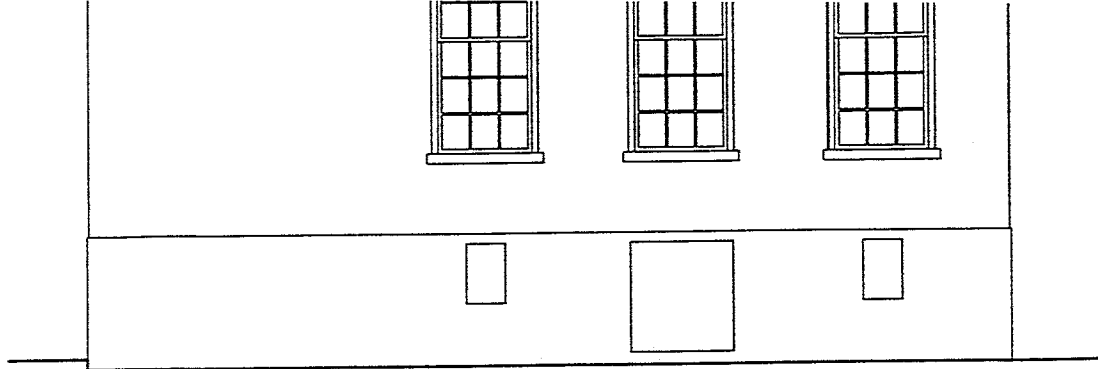
There was/is a "bulge" in the wall. My recollection is that this was the condition in 2004 and that was the cause for the tie back installation at that time.

My recommendation at this time is to install another tie back similar to the others at the first floor and to undertake the repair and pointing of the unreinforced brick façade using a type "O" mortar; with an appropriate Charleston stucco finish.

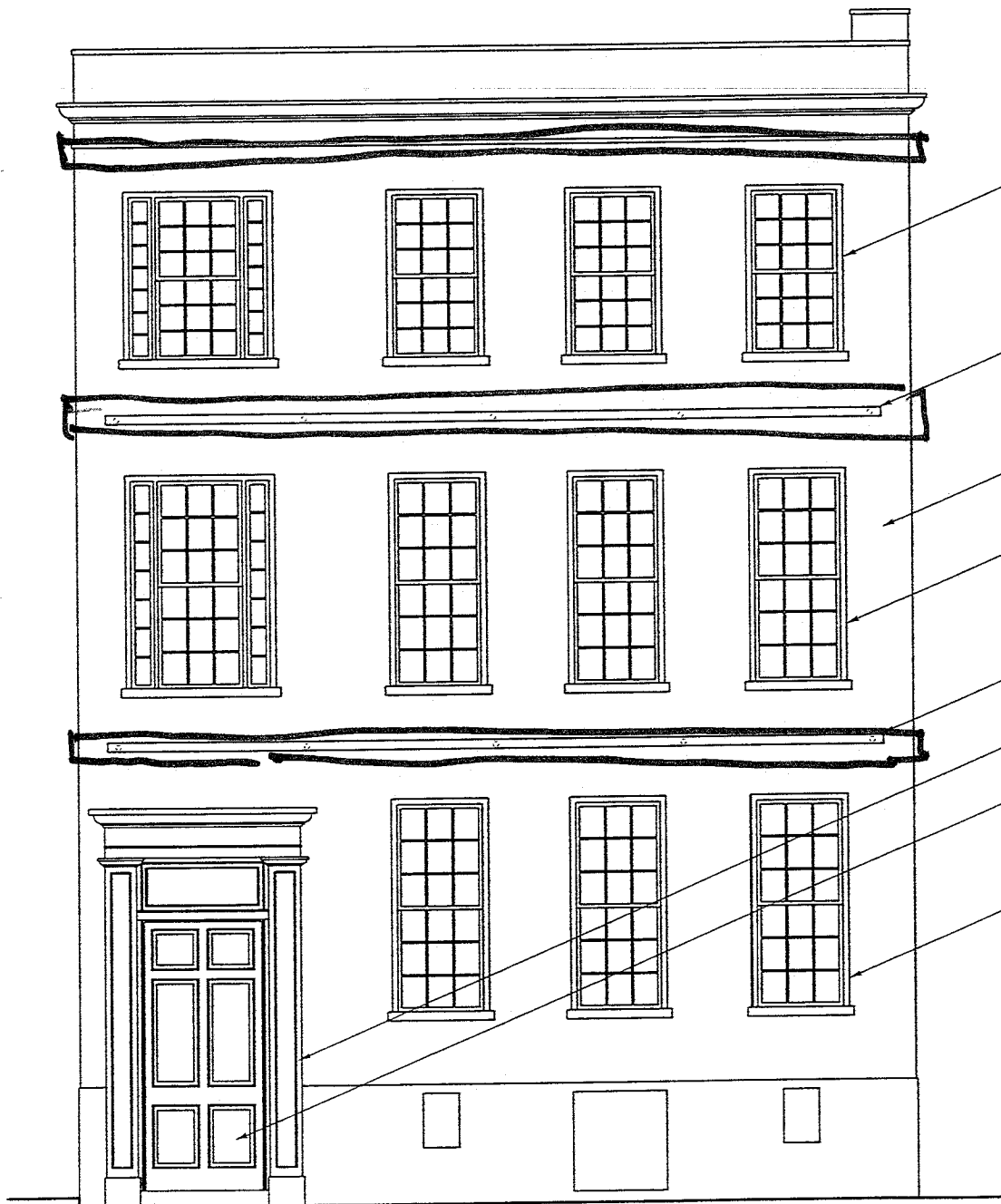
Society 34



existing first floor plan: 3/16"=1'-0"



existing south elevation: 1/4" = 1'-0"



proposed south elevation: 1/4" = 1'-0"