

Revised



(Updated October 29, 2024) July 15, 2024

Mr. Andrew Langsam
6060 Ridge Avenue
Philadelphia, PA 19128

Reference: **11 Shurs Lane (Manayunk), Phila., PA**
Existing Facade Wall/Building Structural Evaluation
Structural Engineering Observation Report; DA No. 2024-075.00

Dear Mr. Langsam:

Updated Engineering Report - Oct. 29, 2024

This updated engineering report is being sent as a follow-up to my attendance at the October 22, 2024 Architectural Committee Meeting of the Philadelphia Historical Commission. Prior to issuing this updated engineering report, I conducted a second inspection of the conditions of the existing stone façade wall

During the meeting it was proposed by the Committee that the existing stone facade wall along Shurs Lane could be saved/re-used as-is, and can be 'reinforced from behind using shotcrete', or other means.

As previously stated in the initial report below, and re-iterated again here, the existing stone wall has obvious, noticeable out-of plane movement, leaning, bulging (toward the sidewalk)...along with cracking and signs of efflorescence indicating water infiltration into the wall core. The wall is in poor structural condition and unsafe. The materials of the wall will continue to degrade in the future from continued exposure, worsening the current conditions and contributing to additional bulging, leaning and increasing this unsafe condition.

The Committee's proposal, reinforcing/shotcreting from behind, etc., we believe is not a feasible long-term repair solution since it will not do anything to address the current out-of-plane movement/leaning of the wall, or arrest any future progressive movement. The wall would need to be "tied back" to some sort of back-up structural frame, but the required bolting/drilling/connections from this structural frame into the existing wall will most probably cause additional damage to the aging wall materials.

Based upon my observations set forth above, it is my opinion to a reasonable degree of engineering certainty that it would be an unsafe long-term solution to reinforce/brace the stone façade wall as recommended by the Committee.

Mr. A.Langsam
July 15, 2024
Page 2

Per your request, this letter is being sent as a follow-up to our meeting with you and site visit, specifically to review the current conditions of the existing facade wall and building at the above referenced property.

We performed a "hands on" inspection of the stone facade wall and adjacent building that are located directly along Shurs Lane. The facade wall exhibits cracking and bulging throughout. There are "star-bolts and "bracing" - previous attempts to stabilize the wall. The adjacent remaining building, has had previous fire damage and partially burned down years ago.

Based on our site observations, our engineering judgment/analyses and professional opinion, we believe that both the facade wall and remaining building are in very poor structural condition and cannot be salvaged or repaired as they are in their current state. It will be a very unsafe condition to try to re-use any of these structures, and structurally not feasible to incorporate them into the future new development planned at this location in their current state. We recommend that these existing structures be razed/torn down in their entirety.

After razing of the facade wall and building, we will perform an additional evaluation and best efforts will be made to try to re-use the materials, stones, etc and incorporate them into the new planned construction. Upon evaluation, if these materials can not be reused, new materials will be used to match the previous appearance.

Mr. Langsam, I trust that this letter is useful for your purposes. Please do not hesitate to call if you have any questions regarding the above info or if you need anything else. Thank you.

Sincerely,



Salvatore Di Genova, P.E.
PA P.E. # 042432-E