



August 28, 2025

Eric Newman  
11625 Moonrise Court  
Nevada City, CA

Job#: 25-118  
Project Address: 236 S Church St Grass Valley

Dear Mr. Newman,

Jackson & Sands Engineering, Inc. was contacted to provide engineering oversight of the dryrot repair to the bell tower located at the northeast corner of the main building at the project address referenced above. During preliminary investigations, it was found the south corner of the tower at the 2nd floor level settled by greater than 1" due to crushed and deteriorated wood members (Figures 1 and 2). While discussing methods to shore the tower and repair this section the integrity of the lower columns were investigated. The corner columns appear to be constructed of wood framing with a stucco wrap. The wood framing in the easternmost column has deteriorated beyond recognizable shape (Figure 3) and the southernmost column wood has retained its shape but lost the majority of its structural value (Figure 4). Figure 5 further clarifies the location of the eastern and southernmost corners.

It is my opinion the bell tower portion of the main structure should be considered substandard construction due to structural hazards per Section 17920.3 of the California Health and Safety Code. However, given normal loading conditions of summer and early fall, the building is not at risk of immediate collapse as the load path is now through the stucco wrap. High wind, seismic, or snow events could cause the bell tower to collapse as the stucco wrap is not sufficient to resist these increased forces.

Through verbal conversation with the building contractor, I understand the building owners do not have sufficient funds to repair the bell tower appropriately, therefore I recommend the bell tower be immediately dismantled to a height where the owner does have funds to adequately repair the remaining portion. The remaining portion of the bell tower will be required to meet current building standards as the extent of the current damage qualifies as substantial structural damage per the California Existing Building Code.

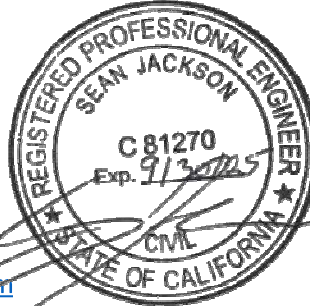
Jackson and Sands Engineering, Inc.  
1250 East Ave., #10  
Chico, CA 95926  
[info@jacksonandsandsengineering.com](mailto:info@jacksonandsandsengineering.com)



If there are any questions please feel free to contact me at the number below.

Thank You,

Sean Jackson, P.E.  
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Jackson and Sands Engineering, Inc  
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Figure 1- Deteriorated Floor Joist



Figure 2- Greater than 1" settlement in the upper level of photo



Figure 3- Wood debris from inside the easternmost column



Figure 4- Decayed wood in southernmost column



Figure 5- Bell Tower Layout

1-Westernmost corner. 2- Southernmost corner. 3- Easternmost corner.