



VJ engineering
2570 holiday road, suite 10
Coralville, iowa 52241
Ph: (319) 338-4939 fax: (319) 338-9457

Engineering – surveying
City of Oelwein
Attn: David Kral
Building Official
Re: 33 S. Frederick St.

Dear Mr. Kral:

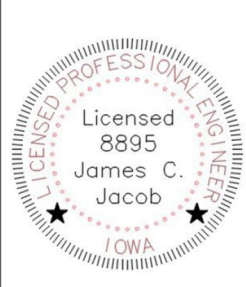
At your request we have examined the building north of the demolished building at 33 S .Frederick. We were specifically looking at the following three areas of concern:

1. The existing south basement wall that was shared with the demoed structure. The majority of this wall is composed of limestone rubble with the mortar in the joints in extremely poor condition. There is a short section on the west end that appears to be cast-in-place concrete. These walls can not be backfilled against. We have enclosed details that depict placing a new wall of concrete bunker blocks in front of the existing wall.
2. The second area of concern is the brick masonry corner at the SW corner of the existing building. This corner was damaged when a steel beam from the demolished building was allowed to fall, and this end rotation caused a large section of brick to be crushed and pulled out. I had taken pictures from my earlier visits and in comparing those pictures to the current condition it is obvious that the entire brick corner from the beam bearing to the roof has been broken free from the building face. I have enclosed copies of the before and after pictures. This brick corner section should be taken down and re-laid to establish the connectivity that existed prior to the demo.
3. The third area of concern to Mike Leo was cracks that he believes were not present between his south wall and intersecting walls. In examining the south walls I did not find any evidence of outward bowing that would explain these cracks. At the present time I would recommend placing a building cross tie at the second floor framing near the west end of the building. I would then recommend that crack monitors be placed at the locations where movements are suspected to see in any new movements are occurring.

If you have any questions on these recommendations please give us a call.

Sincerely,

James C Jacob, PE

	<p>I hereby certify that this engineering document was prepared and the related engineering work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p>
	<p><i>James C. Jacob</i> 12-19-22 _____ JAMES C. JACOB, P.E. DATE License number 8895 My license renewal date is December 31, 2023 Pages or sheets covered by this seal: _____ Letter and S1</p>



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Figure 1: Joint prior to demolition

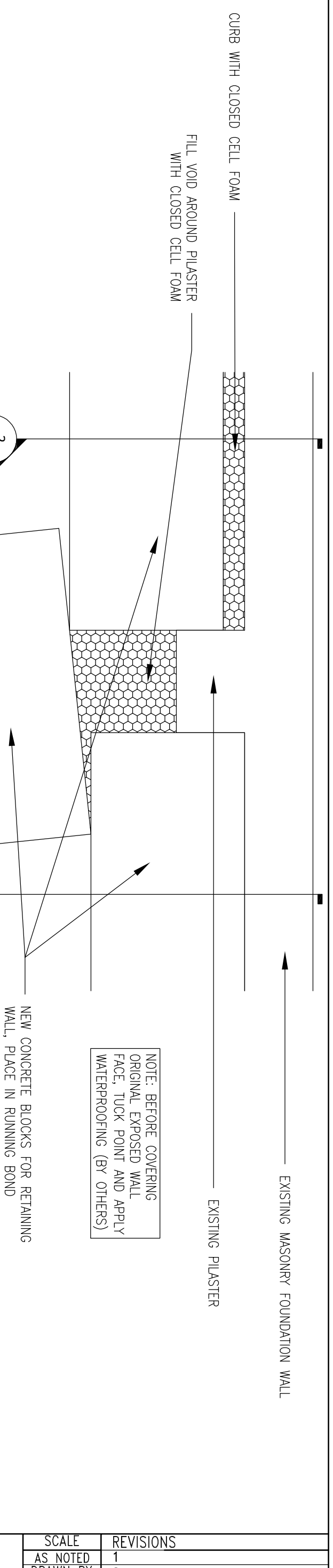


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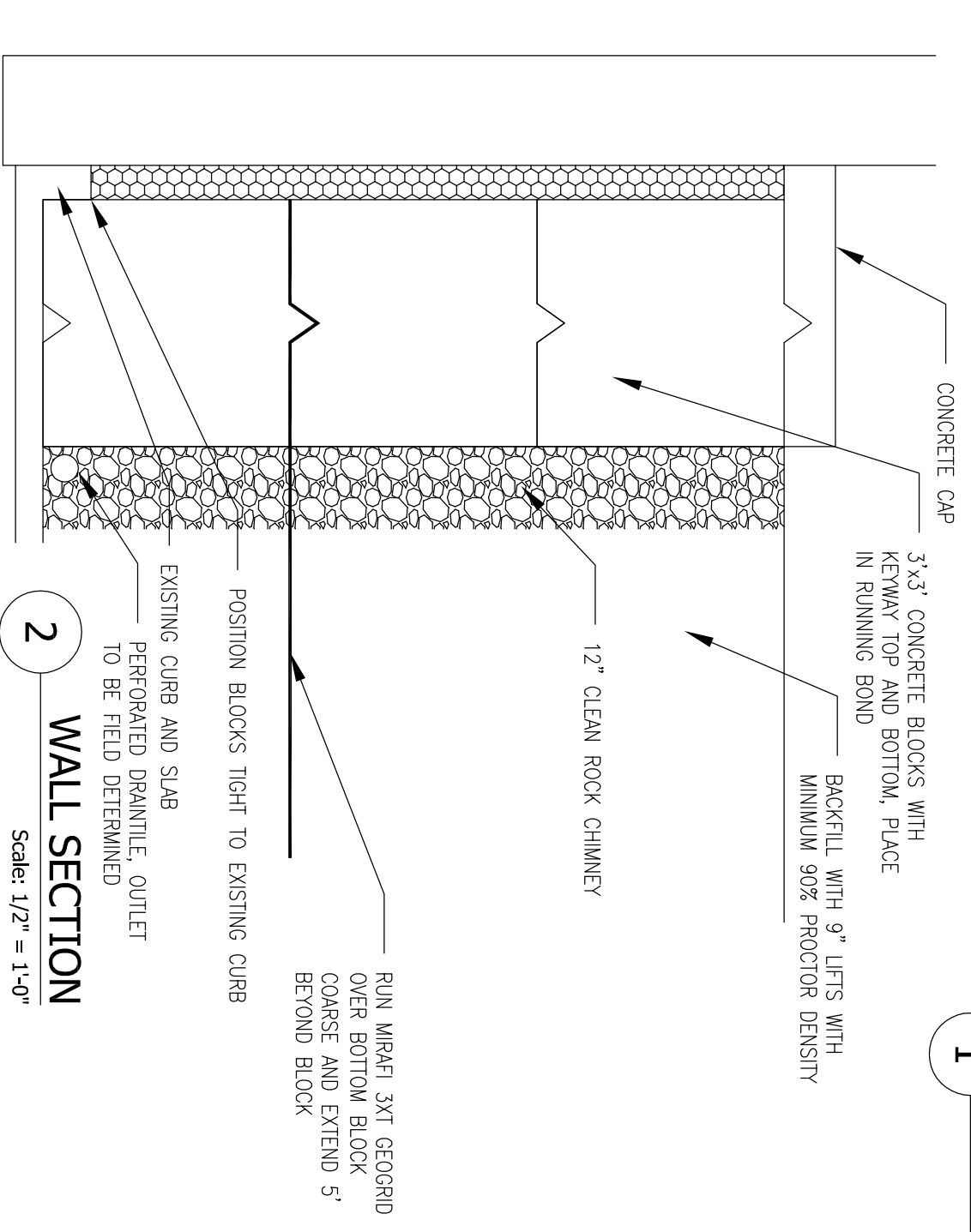
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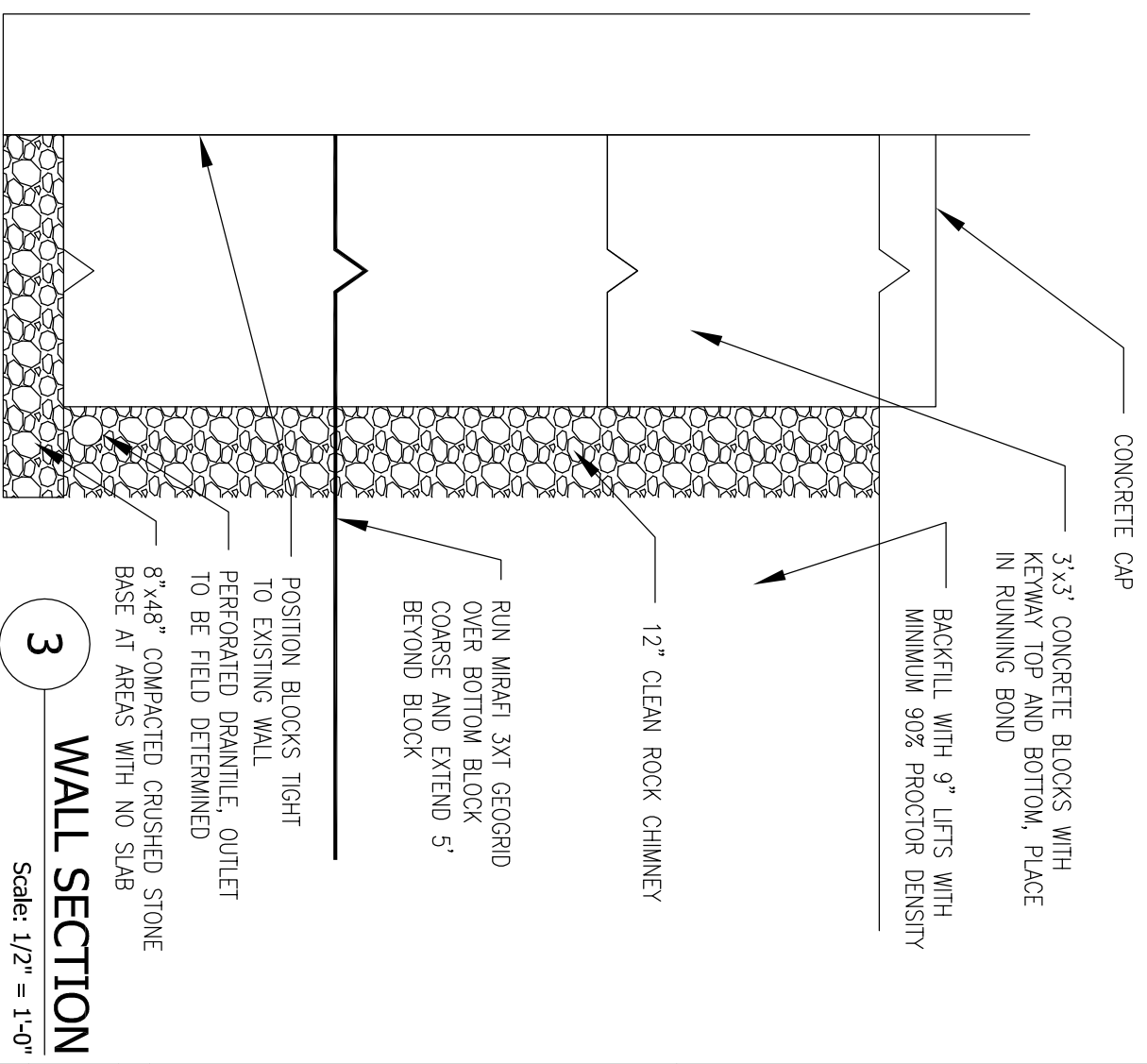
Figure 2: Opening in joint after demolition



1
PARTIAL PLAN
Scale: 1/2" = 1'-0"



2
WALL SECTION
Scale: 1/2" = 1'-0"



3
WALL SECTION
Scale: 1/2" = 1'-0"

NOTE: BEFORE COVERING ORIGINAL EXPOSED WALL FACE, TUCK POINT AND APPLY WATERPROOFING (BY OTHERS)

SCALE	REVISIONS
AS NOTED	1
DRAWN BY	2
JFK	3
DATE	4
12-19-22	5

VJ Engineering
2570 Holiday Road
Coralville, Iowa - 319-338-4939



33 S. FREDERICK ST
OELWEIN, IOWA
CITY OF OELWEIN
BASEMENT INFILL DETAILS

sheet
S1
22-3085