

A.F. McCormick Structural Engineering

Suite 208, Historic Entler Hotel
129 East German Street
PO Box 3604
Shepherdstown, WV 25443

June 12, 2020

Becky Axilbund
Manager, Main Street Middletown
19 West Main Street
Middletown, MD 21769

Re: Structural Evaluation
Nos. 19 and 21 West Main Street
Middletown, MD

Dear Ms. Axilbund:

At your request I visited the above-referenced buildings on May 27, 2020, to inspect the structure and evaluate possible alternatives to the methods proposed by your architect for rebuilding the foundations under the frame structures.

Having reviewed the plans by architect Daniel T. Campbell, and the existing conditions, I have concluded that the proposed foundation and slab construction is appropriate. His initial concept involved completely removing the buildings from the foundation to do the new work, but subsequent drawings did not require this. Both buildings may be shored in place, though this requires that the excavations and slab preparation be done by hand.

The floor elevation change proposed in 19 West Main Street is less than 2 inches, which should be able to be achieved without actually lifting the structure higher. If desired, the building could be shored in sections as each portion of existing foundation is replaced. The bottoms of the studs must be cut to bear on a new sill plate. Straightening and leveling the framing would require lifting in some areas.

Lowering 21 West Main Street's floor to the proposed elevation would involve supporting the entire structure, replacing the existing foundation (not curb), pouring the slab, then lowering the framing so that the floor is at the same elevation as the adjacent building. This is more complex, though would result in less fill being required toward the front of the building.

The higher grade at the rear of the buildings may require an additional course of concrete block to maintain at least 8 inches from grade to framing, if the grade cannot be lowered.

There is no feasible alternative that would allow the existing framed floors to remain in place, because the access is so limited and the joists are much too close to interior grade.

Efficient shoring is key to this project, so any contractor used must have the proper knowledge and equipment for this effort.

If you have any questions regarding the above, please contact me.

Respectfully submitted,



Alicia F. McCormick, P.E.
afmc/let20-067

