

# PROPERTY REPORT

October 2018



## 1509 MAIN STREET

Niagara Falls, New York



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*The information provided in this report was compiled by CJS Architects in October 2018. Any developer should contact CJS Architects for any questions or concerns regarding its content.*

November 6<sup>th</sup>, 2018



Mr. Robert Richardson  
Managing Partner  
Niagara Falls Development Fund One  
500 Seneca St  
Buffalo, New York 14204

Re: **Niagara Falls Property/ Building Assessments**

Mr. Richardson,

On October 17<sup>th</sup> & 19<sup>th</sup>, 2018 CJS Architects, along with representatives from Syracuse Engineers PC, M/E Engineering, and Sienna Environmental Technologies set out to field survey 38 various properties/ buildings in Niagara Falls, NY, with the purpose of providing cursory general conditions reports for each property/ building surveyed. A typical survey lasted less than one hour, and the intent of the reports is to share first impressions of overall conditions only. A more detailed survey of each property will be required to evaluate, verify, and expand upon the initial commentary presented herein. The following is a list of the properties that were to be visited:

1628 Main St	830 Lincoln Pl
1632 Main St	813 Cleveland Ave
1636 Main St	819 Cleveland Ave
1708 Main St	2001 Main St
1802 Main St	2011 Main St
1810 Main St	2019 Main St
1812 Main St	2025 Main St
811 Division Ave	2109 Main St
717 Division Ave	2111 Main St
723 Division Ave	2113 Main St
803 Division Ave	2217 Main St
1643 ½ 8 <sup>th</sup> St	2637 Main St
1902 Main St	917 Niagara Ave
1908 Main St	915 Niagara Ave
2002 Main St	1509 Main St
2018 Main St	1105 Cleveland Ave
802 Lincoln Pl	1600 Cleveland Ave
808 Lincoln Pl	1010 South Ave
826 Lincoln Pl	1915 10 <sup>th</sup> St

Attached for your use/ review are individual surveys of each of the properties/ buildings listed above. Please contact our office should you have questions related to any of the information within.

For the purposes of grading various building components/systems, the Structural and Architectural reports utilized the following 1-5 ranking system to evaluate building components/systems:

1. Building component/ system completely failing, recommend complete removal, replacement, and/or demolition.
2. Building component/ system in extreme disrepair, reuse would require extensive cost/labor but could be accomplished.
3. Building component/ system in in a state of general disrepair, reuse feasible depending on costs.
4. Building component/ system in generally good condition, reuse would require little repair.
5. Building component/ system in good condition, requires no repair.

And the MEP and Hazardous Materials reports utilized the following grading system:

Good: Building component/system in good condition and requires little to no work

Fair: Building component/system in working condition but does require maintenance or some upgrade

Poor: Building component/system is in need of replacement.

Respectfully,



Jonathan Claeys, AIA



## **1509 MAIN STREET**

### **Parcel Info**

- Two structures
- Lot Size: .39 Acres
- Existing Structure 1: Church
- Year Built: 1932
- Structure GFA: 3,916 SF
- Structural Height: One Story
- Existing Structure 2: Residence
- Year Built: 1950
- Structure GFA: 7,105 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial

### **STRUCTURAL**

No Access – Keys not available.

### **ARCHITECTURAL**

Keys were not available to access the buildings; the site was not visited. Google Earth imagery shows that both of the occupied buildings on this property to be in good condition. The site is situated on an acute angle corner of Main St and Lockport St. There is a parking lot to the north of the residence, it is unclear whether or not this lot serves the church.

Further site & building visits would need to be made in order to thoroughly assess this property/these structures.

### **MEPPF**

No access – Keys not available.

### **HAZARDOUS MATERIALS**

No access – Keys not available.

### **SEE ATTACHED APPENDICES FOR INDIVIDUAL FIELD REPORTS BY TRADE**

# BUILDING SURVEY



PROPERTY EVALUATED: 1509 Main St  
Niagara Falls, NY 14305

SURVEY DATE: 10.19.2018

CATEGORY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
<b>SITE ANALYSIS</b>			
Neighborhood Type	Commercial/Residential		
Access From Street	Pedestrian access		
Parking	Street parking		
Walks	On (2) sides of lot (East & West)		
<b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b>			
Construction Type	?		
Foundations	?	?	
Frame	?	?	
Roof	?	?	
Exterior Walls	?	?	
Windows & Doors	?	?	
Interiors			
Walls	?	?	
Ceilings	?	?	
Floors	?	?	
<b>ACCESSIBILITY</b>			
Elevator(s)	?		
Plumbing	?		
Building Access	?		

See attached photos

## BUILDING SURVEY PHOTOS



PROPERTY EVALUATED: 1509 Main St  
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# MEP Building Survey

Building Name: 1509 Main St. Date: \_\_\_\_\_

Occupancy Type: Church

Square Feet: 3,916 Stories Tall: 1 Year Built: 1932

## **General Overall Condition:**

No access - Keys not available.

## **HVAC Observations**

1. Heating System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
2. A/C System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
3. Ventilation System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
4. Temperature Controls: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: \_\_\_\_\_ Booster Pump: Y \_\_\_ N \_\_\_  
\_\_\_\_\_ BFP: Y \_\_\_ N \_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
6. Fire Water Service: \_\_\_\_\_ Fire Pump: Y \_\_\_ N \_\_\_  
\_\_\_\_\_ BFP: Y \_\_\_ N \_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
7. Natural Gas Service: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
8. Domestic Hot Water System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
9. Sanitary Sewer System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
10. Storm Water Sewer/Roof Drainage System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
11. Plumbing Fixtures: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_
12. Sprinkler/Standpipe System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor \_\_\_ Fair \_\_\_ Good \_\_\_

# MEP Building Survey

## Electrical Observations

13. Electrical Service Overhead  Underground  Meter Location Inside  Outside   
Voltage: 208  240  480  Other  Ampacity: 100  225  400  Other   
\_\_\_\_\_ Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers  \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
15. Backup Power: Gas  Diesel  Battery  \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
16. Lighting: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
17. Emergency Lighting: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
18. Tel/Data: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
19. Fire Alarm System: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
20. CO Detection: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
21. Other Systems: \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good

## Additional Comments/ Code Issues

# MEP Building Survey

Building Name: 1509 Main St. Date: \_\_\_\_\_

Occupancy Type: Residential

Square Feet: 7,105 Stories Tall: 2 Year Built: 1950

## **General Overall Condition:**

No access - Keys not available.

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