

# PROPERTY REPORT

October 2018



## 1802 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

## **1802 MAIN STREET**



### **Parcel Info**

- One structure
- Lot Size: 7,881 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1951
- Structure GFA: 14,080 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial

### **STRUCTURAL**

The existing building at this address is a two-story structure. The second floor consists of concrete floor slabs supported by steel bar joists. The roof construction was not observed however it is assumed to be of similar construction. The floor and roof construction are supported by steel girders spanning between interior columns and exterior masonry bearing walls.

The second-floor steel framing was observed to have rusting and some deterioration. Those areas observed will require scraping, cleaning and re-priming of steel members. Although not observed, it is assumed that the roof construction will require the same repairs if not more do to water damage.

The brick façade along Main street and the south elevation appears to be in good condition with some minor cracking. These cracks will require repairs along with some re-pointing on both elevations.

A brick pier is present at the southeast corner of the building. The brick has deteriorated and even fallen off at the base. It is assumed based on the construction of the building that a steel column is buried within the brick pier to support the corner of the building. The column more than likely will require some remedial work and repairs along with re-constructing the brick pier.

At the west elevation, there are some broken clay tile blocks that will need to be replaced or repaired in some manner.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.

### **ARCHITECTURAL**

The building exterior is in relatively good repair. What appears to be original storefront along main street has been covered with painted OSB panels, the condition of the glazing is unknown. The existing masonry appears to be in good general condition with exception of a masonry pier at the south-east corner of the building that is severely damaged and needs to be re-built. The remainder of the exterior masonry exhibits some cracking, the entire building should be examined and repointed as necessary. The original wood windows on the second floor are intact but the paint has been compromised on the exterior exposing the wood to the elements, it's possible that water has damaged the windows beyond repair.

The interior of the first floor is in extreme disrepair, ceiling and wall finishes are failing and falling down throughout the open floor space. The second floor is in slightly better condition, but a hole in the roof at the south-east corner has caused extensive damage to the building interior. Plaster wall finishes are failing throughout the second floor and the tin ceiling and trim work exhibits rusting throughout the space.

Any future re-use of the building should include a full-scale gut of all interior finishes with new finishes installed throughout. Roof framing will need to be removed and replaced at the hole. Second floor windows should be evaluated in more detail to determine whether or not they can be salvaged. The building only has one stair along the south façade. Depending on the desired future use, a second stair may need to be added for egress from the second floor.

### **MEPFP**

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes. Property is vacant and has been left in a state of severe disrepair. Re-use of MEP systems is not feasible.

### **HAZARDOUS MATERIALS**

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Gypsum Board
- Joint Compound
- Plaster
- Wire Insulation
- Carpet Mastic
- Roofing

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paint in the vestibule and main room was in poor condition.

Potential Microbial Growth: The potential for microbial growth was observed throughout the building.

Other Issues: None.

Potential Hazardous Material Remediation: No obvious asbestos-containing or lead-based paint containing materials were observed during the site visit. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. Most walls, ceilings, and floorings are damaged throughout the building, with some leaking issues on the 2<sup>nd</sup> floor by the roof hatch. Based on the general condition of the building most components likely would need remediation, depending on the scope of work proposed and testing results.

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



Catherine M. Styn, PE | Dale T. Cich, PE | Darren K. Geibel, PE | Principals  
Julie A. Marwin, PE | Associate

**Property Address:** 1802 Main Street  
Niagara Falls, New York

**Assessment Date:** October 17, 2018

**Assessment Type:** Visual observations only

### **General Building Construction**

The existing building at this address is a two-story structure. The second floor consists of concrete floor slabs supported by steel bar joists. The roof construction was not observed however it is assumed to be of similar construction. The floor and roof construction are supported by steel girders spanning between interior columns and exterior masonry bearing walls.

### **Structural Element Condition Ranking**

- Exterior Masonry – 4
- Second Floor Construction - 3

### **Additional Comments & Observations**

The second-floor steel framing was observed to have rusting and some deterioration. Those areas observed will require scraping, cleaning and re-priming of steel members. Although not observed, it is assumed that the roof construction will require the same repairs if not more do to water damage.

The brick façade along Main street and the south elevation appears to be in good condition with some minor cracking. These cracks will require repairs along with some re-pointing on both elevations.

A brick pier is present at the southeast corner of the building. The brick has deteriorated and even fallen off at the base. It is assumed based on the construction of the building that a steel column is buried within the brick pier to support the corner of the building. The column more than likely will require some remedial work and repairs along with re-constructing the brick pier.

At the west elevation, there are some broken clay tile blocks that will need to be replaced or repaired in some manner.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.



# BUILDING SURVEY



PROPERTY EVALUATED: 1802 Main St  
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

CATEGORY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
<b>SITE ANALYSIS</b>			
Neighborhood Type	Commercial		
Access From Street	Pedestrian access		
Parking	Street parking		
Walks	On (2) sides of building (East & South)		
<b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b>			
Construction Type	Type III - Mix of combustible/noncombustable		
Foundations	Concrete	4	
Frame	Mix of wood & steel framing	3	Steel joists @ 2nd floor, wood joists at roof
Roof	Not observed	1	Hole in roof @ SE corner
Exterior Walls	Masonry Bearing walls w/ brick veneer	4	
Windows & Doors	Original storefront - 1st floor & wood windows - 2nd floor	3	Storefront has been boarded up, condition is largely unknown
Interiors			
Walls	Plaster	1	Severly deteriorated
Ceilings	Plaster/tin	1	Severly deteriorated
Floors	Carpet	1	Severly deteriorated
<b>ACCESSIBILITY</b>			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	Yes - from Main St.		

See attached photos

## BUILDING SURVEY PHOTOS



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# MEP Building Survey

Building Name: 1802 Main St. Date: 10/17/18

Occupancy Type: Commercial

Square Feet: 14,080 Stories Tall: 2 Year Built: 1951

## **General Overall Condition:**

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes.

## **HVAC Observations**

1. Heating System: CI radiators no boiler found  
Condition: Poor  Fair  Good
2. A/C System: Ductwork on 2<sup>nd</sup> no central system observed  
Condition: Poor  Fair  Good
3. Ventilation System: Unknown  
Condition: Poor  Fair  Good
4. Temperature Controls: NA  
Condition: Poor  Fair  Good

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: Not observed, limited visible distribution piping Booster Pump: Y  N   
BFP: Y  N  Condition: Poor  Fair  Good
6. Fire Water Service: None Fire Pump: Y  N   
BFP: Y  N  Condition: Poor  Fair  Good
7. Natural Gas Service: Not observed, limited visible distribution piping  
Condition: Poor  Fair  Good
8. Domestic Hot Water System: Gas-fired tank type, 40 gallon capacity, no recirculation system  
Condition: Poor  Fair  Good
9. Sanitary Sewer System: Not observed, no visible piping  
Condition: Poor  Fair  Good
10. Storm Water Sewer/Roof Drainage System: Not observed, no visible piping, significant water damage to building  
Condition: Poor  Fair  Good
11. Plumbing Fixtures: Not observed  
Condition: Poor  Fair  Good
12. Sprinkler/Standpipe System: None  
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   
No visible service Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers  No visible distribution  
Condition: Poor  Fair  Good
15. Backup Power: Gas  Diesel  Battery  None  
Condition: Poor  Fair  Good
16. Lighting: Abandoned fluorescent luminaires  
Condition: Poor  Fair  Good
17. Emergency Lighting: No visible emergency lighting  
Condition: Poor  Fair  Good
18. Tel/Data: No visible telephone  
Condition: Poor  Fair  Good
19. Fire Alarm System: No visible fire alarm  
Condition: Poor  Fair  Good
20. CO Detection: None  
Condition: Poor  Fair  Good
21. Other Systems: \_\_\_\_\_  
Condition: Poor  Fair  Good

## Additional Comments/ Code Issues

Property is vacant and has been left in a state of severe disrepair. Re-use of MEP systems is not feasible.



**1802 Main Street – Assessment**  
**Date of Site Visit: October 17, 2018**

Brief Description of Property: A 2 story vacant building with a rolled flat roof system built in 1951.

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Gypsum Board
- Joint Compound
- Plaster
- Wire Insulation
- Carpet Mastic
- Roofing

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paint in the vestibule and main room was in poor condition.

Potential Microbial Growth: The potential for microbial growth was observed throughout the building.

Other Issues: None.

Potential Hazardous Material Remediation: No obvious asbestos-containing or lead-based paint containing materials were observed during the site visit. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. Most walls, ceilings, and floorings are damaged throughout the building, with some leaking issues on the 2<sup>nd</sup> floor by the roof hatch. Based on the general condition of the building most components likely would need remediation, depending on the scope of work proposed and testing results.