

# PROPERTY REPORT

October 2018



## 2637 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

## **2637 MAIN STREET**



### **Parcel Info**

- One structure
- Lot Size: 8,375 SF
- Existing Structure: Vacant Retail
- Year Built: 1950
- Structure GFA: 4,064 SF
- Structural Height: One Story
- Zoning: C2-A
- Commercial

### **STRUCTURAL**

The existing building at this address is a single-story structure. The first floor is a concrete slab on grade. The front portion of the building consists of a wood framed roof system supported by exterior brick bearing walls. The back portion, which appears to be an addition to the structure, is framed with steel bar joists supported by exterior cmu bearing walls.

The exterior brick masonry on the front building is in fair condition. The steel lintels above the windows have begun to rust and in one location delamination has occurred. The delaminated lintel will need to be replaced with the remaining lintels requiring minor scraping and cleaning.

An area of the wood roof at the center portion of the building has collapsed. This area will need to be demolished and rebuilt.

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 site has a grass yard with a walk to Main St., an abandoned gas station to the south, train tracks to the east and a strip plaza/parking lot to the north. It is unknown if any of the parking lot and curb cut at Main St. are a part of the property.

This structure has been severely neglected and is in disrepair. The exterior masonry is in generally good condition with minor cracking observed in mortar joints and window sills but deterioration at the top of some walls was observed. Roofing and flashings appear to have been failing for quite some time which has led to water infiltration into the walls and building interior. Flashings and wood trim/fascias around the entire building require replacement.

The roof in the front portion of the building has caved into the building in areas, continued water infiltration has led to black mold propagation throughout the interior.

The rear steel joist garage portion of the building appears to be in relatively good condition.

If this building is to be renovated and repurposed it is likely that the entire wood framed roof will need to be removed and replaced. All interior finishes should be removed and abatement performed as needed.

### **MEPP**

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. This property is vacant and has been left in 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:

- Window Glazing Compound

- Roof Cement
- Exterior Caulk
- Ceiling Tiles
- Mastic Pucks
- Gypsum Board
- Joint Compound
- Carpet Mastic
- Floor Tile and Mastic

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paints on the exterior and within offices and middle section are in poor condition.

Potential Microbial Growth: Potential for microbial growth observed in all interior spaces within the building.

Other Issues: In the middle section of the building, the roof has caved in.

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. The building roof system has collapsed and all floors, walls, and ceilings are significantly damaged. Based on the general condition of the building, demolition of the entire structure is likely. If the building is deemed to be condemned and unsafe to inhabit or work in by a professional engineer, remediation could involve demolition with asbestos in place per NYS ICR-56 11.5, and the whole building structure would need to be disposed of as Regulated Asbestos Contaminated Material (RACM) per EPA.

**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:** 2637 Main Street  
Niagara Falls, New York

**Assessment Date:** October 19, 2018

**Assessment Type:** Visual observations only

### **General Building Construction**

The existing building at this address is a single-story structure. The first floor is a concrete slab on grade. The front portion of the building consists of a wood framed roof system supported by exterior brick bearing walls. The back portion, which appears to be an addition to the structure, is framed with steel bar joists supported by exterior cmu bearing walls.

### **Structural Element Condition Ranking**

- Exterior Brick Masonry – 3
- Exterior Cmu Bearing Walls - 4
- Wood Joist Roof Framing – 2
- Steel Bar Joist Roof Framing - 4

### **Additional Comments & Observations**

The exterior brick masonry on the front building is in fair condition. The steel lintels above the windows have begun to rust and in one location delamination has occurred. The delaminated lintel will need to be replaced with the remaining lintels requiring minor scraping and cleaning.

An area of the wood roof at the center portion of the building has collapsed. This area will need to be demolished and rebuilt.

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: 2637 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		
Access From Street	Pedestrian & Vehicular access		
Parking	Site parking?		Unclear if parking lot to the north is part of the property
Walks	On (1) sides of lot (West)		
<b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b>			
Construction Type	III - Mix of combustible & non-combustible		
Foundations	?	?	
Frame	Masonry bearing w/ wood roof framing	2	
Roof	Appears to be a membrane	2	
Exterior Walls	Masonry (brick and CMU)	3	
Windows & Doors	Original wood	3	
Interiors			
Walls	Plaster	1	
Ceilings	ACT/Plaster	1	
Floors	CPT	1	
<b>ACCESSIBILITY</b>			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	No		

See attached photos



## BUILDING SURVEY PHOTOS



PROPERTY EVALUATED: 2637 Main St  
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**BUILDING SURVEY PHOTOS**



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# MEP Building Survey

Building Name: 2637 Main St. Date: 10/19/18

Occupancy Type: Commercial

Square Feet: 4,064 Stories Tall: 1 Year Built: 1950

## **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: Radiators - no boiler. Owner claims there used to be radiant floor  
Condition: Poor  Fair  Good
2. A/C System: ACCU (indoors not connected)  
Condition: Poor  Fair  Good
3. Ventilation System: EF on Roof, ductwork in ceiling space  
Condition: Poor  Fair  Good
4. Temperature Controls: NA  
Condition: Poor  Fair  Good

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: Not observed 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: 1 in. service with pressure regulator at grade, meter has been removed,  
1-1/2 in. distribution piping Condition: Poor  Fair  Good
8. Domestic Hot Water System: None observed  
Condition: Poor  Fair  Good
9. Sanitary Sewer System: None observed  
Condition: Poor  Fair  Good
10. Storm Water Sewer/Roof Drainage System: Not observed, 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   
Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers   
Condition: Poor  Fair  Good
15. Backup Power: Gas  Diesel  Battery  Generator for telephone system  
Condition: Poor  Fair  Good
16. Lighting: T12 fluorescent  
Condition: Poor  Fair  Good
17. Emergency Lighting: Emergency battery packs and exits  
Condition: Poor  Fair  Good
18. Tel/Data: Telephone punch down block in Basement  
Condition: Poor  Fair  Good
19. Fire Alarm System: Battery operated smoke detectors. Do not function  
Condition: Poor  Fair  Good
20. CO Detection: None  
Condition: Poor  Fair  Good
21. Other Systems: Star Systems alarm  
Condition: Poor  Fair  Good

## Additional Comments/ Code Issues

This property is vacant and has been left in severe disrepair. Re-use of MEP systems is not feasible.



**2637 Main Street– Assessment**  
**Date of Site Visit: October 19, 2018**

Brief Description of Property: A single storied abandoned building with a flat roof system built in 1950. There are 6 spaces in the building that were originally used as offices.

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

- Window Glazing Compound
- Roof Cement
- Exterior Caulk
- Ceiling Tiles
- Mastic Pucks
- Gypsum Board
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