

# PROPERTY REPORT

October 2018



## 811 DIVISION AVE

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

## **811 DIVISION AVE**

### **Parcel Info**

- One structure
- Lot Size: 3,659 SF
- Existing Structure: Partially Occupied Retail/Residential
- Year Built: 1950
- Structure GFA: 4,320 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial



### **STRUCTURAL**

The existing building at this address has two different structures that abut each other. The front building along Division street is a two-story building with a basement below. The first floor is wood framed with interior posts down to the floor. The basement walls are of cmu construction. The exterior walls of this building are cmu with the front façade having face brick.

The back building is a typical two-story residential style home with a basement below. The first floor is wood framed with interior posts down to the floor. The basement walls are of stone rubble construction.

The second floor and roof construction for both structures was not visible due to interior finishes.

The first-floor wood framing and basement walls on the back structure were in good condition. Only minor cracking was observed in some of the stone rubble walls that would require repairs.

The first-floor wood framing on the front structure was in good condition in terms of deterioration however there were some areas where additional posts and headers were added to re-support the floor. These areas would need to be addressed and possibly reinforced to ensure they had the proper structural capacities.

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 condition. Brick and CMU exterior walls on the front portion of the structure appear to be in good repair with little to no repointing necessary. Original second floor metal windows on the front portion of the structure are intact and, from grade, appear to be in good condition. First floor storefront has been covered with plywood, its condition is unknown. Wood siding and windows on the residential back portion of the building appear to be in good shape with some re-painting necessary.

The finishes on the front portion of the structure show varying levels of damage. The ceiling and flooring likely require replacement but the drywall on the exterior walls appears to be in good condition. The basement in the front portion of the structure appears dry, and other than the shoring that has been added, exhibits no other signs of deterioration. The second floor of this portion of the structure was not observed but assumed to be in a similar condition to the first-floor.

The back portion of the structure is currently occupied as a residence. The basement appeared dry and the first-floor framing was in good shape. Only a portion of the residence was observed due to it being occupied, finishes appeared to be in good condition, though dated.

Future re-use of this structure would require mostly cosmetic work and updating of finishes & fixtures.

## **MEPFP**

Observations of the building's MEP systems overall appear to be in generally fair condition. Potential renovations would require some known upgrades in order to meet current codes. This property is partially occupied. The MEP systems could be re-used in the residential portion if the layout doesn't change. The MEP systems in the commercial portion are inadequate for any use and would need to be upgraded. Specifically, there is no apparent means for ventilation in the front of the building.

## **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:

- Floor Tile
- Gypsum Board
- Joint Compound
- Wire Insulation
- Window Caulk
- Parging
- Aircell Pipe Insulation, a known asbestos-containing material
- Mud Fittings on Pipe Insulation
- Duct Paper
- Linoleum
- Plaster

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Poor paint conditions were observed on the exterior and in the main room of the building.

Potential Microbial Growth: No microbial growth or moisture issues were observed during the inspection.

Other Issues: The back apartment is occupied and was mostly inaccessible at the time of inspection.

Potential Hazardous Material Remediation: Known asbestos-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 is generally in good shape, with no visible significant damage to walls, floors, or ceilings. Based on the general condition of the building most components may not need remediation/renovations, depending on the scope of work proposed and testing results. Any plumbing and/or mechanical renovation work would involve remediation of asbestos containing pipe insulation and duct paper.

**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:** 811 Division Street  
Niagara Falls, New York

**Assessment Date:** October 17, 2018

**Assessment Type:** Visual observations only

### **General Building Construction**

The existing building at this address has two different structures that abut each other. The front building along Division street is a two-story building with a basement below. The first floor is wood framed with interior posts down to the floor. The basement walls are of cmu construction. The exterior walls of this building are cmu with the front façade having face brick.

The back building is a typical two-story residential style home with a basement below. The first floor is wood framed with interior posts down to the floor. The basement walls are of stone rubble construction.

### **Structural Element Condition Ranking**

- Exterior Masonry at Front Building – 4
- First Floor Wood Framing at Front Building – 3
- First Floor Wood Framing at Back Building – 4
- Cmu Basement Walls at Front Building – 4
- Stone Rubble Basement Walls at Back Building - 4

### **Additional Comments & Observations**

The second floor and roof construction for both structures was not visible due to interior finishes.

The first-floor wood framing and basement walls on the back structure were in good condition. Only minor cracking was observed in some of the stone rubble walls that would require repairs.

The first-floor wood framing on the front structure was in good condition in terms of deterioration however there were some areas where additional posts and headers were added to re-support the floor. These areas would need to be addressed and possibly reinforced to ensure they had the proper structural capacities.

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: 811 Division Ave  
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 (1) sides of building (North)		
<b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b>			
Construction Type	Front Portion - III - Mix of combustible/non-combustible Back portion - IV - Combustible		
Foundations	Front - CMU. Back - Stone	5	
Frame	Front - CMU bearing walls with wood floor framing Back - Wood framed	4	
Roof	Not observed	?	
Exterior Walls	Masonry & wood framed with siding	4	
Windows & Doors	Original existing	4	
Interiors			
Walls	Plaster, drywall	2	
Ceilings	Tln/drywall	2	
Floors	carpet, VCT	3	
<b>ACCESSIBILITY</b>			
Elevator(s)	No		
Plumbing	Facilities not observed		
Building Access	Yes - from Division ave		

See attached photos

## BUILDING SURVEY PHOTOS



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# MEP Building Survey

Building Name: 811 Division Ave. Date: 10/17/18

Occupancy Type: Commercial (front); Residential (rear)

Square Feet: 4,320 Stories Tall: 2 Year Built: 1950

## **General Overall Condition:**

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

## **HVAC Observations**

1. Heating System: Gas UH and elec. fin in front building; HW boiler in Basement rear building (2007)  
HW radiators in upper floors Condition: Poor  Fair  Good
2. A/C System: None in front building; none in rear building  
Condition: Poor  Fair  Good
3. Ventilation System: None in front building; operable windows, natural vent  
Condition: Poor  Fair  Good
4. Temperature Controls: Thermostats  
Condition: Poor  Fair  Good

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: 3/4 in. service in Basement 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: 1-1/2 in. service outside with meter at grade, 1 in. distribution piping  
Condition: Poor  Fair  Good
8. Domestic Hot Water System: Gas-fired combination heating/domestic water boiler/tank in Basement  
(2007), some copper and PEX distribution piping Condition: Poor  Fair  Good
9. Sanitary Sewer System: Mostly PVC piping in Basement  
Condition: Poor  Fair  Good
10. Storm Water Sewer/Roof Drainage System: Roof drain not observed, gutters, downspouts and sump  
pump in Basement 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   
One (1) house and one (1) store meter Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers  Square-D Type XO load centers  
Condition: Poor  Fair  Good
15. Backup Power: Gas  Diesel  Battery  None  
Condition: Poor  Fair  Good
16. Lighting: Incandescent and fluorescent  
Condition: Poor  Fair  Good
17. Emergency Lighting: No visible emergency lighting  
Condition: Poor  Fair  Good
18. Tel/Data: Telephone punch down blocks in Basement; inactive  
Condition: Poor  Fair  Good
19. Fire Alarm System: System manufacturer is not visible. Minimal coverage  
Condition: Poor  Fair  Good
20. CO Detection: None  
Condition: Poor  Fair  Good
21. Other Systems: Gemni Security System; inactive  
Condition: Poor  Fair  Good

## Additional Comments/ Code Issues

This property is partially occupied. The MEP systems could be re-used in the residential portion if the layout doesn't change. The MEP systems in the commercial portion are inadequate for any use and would need to be upgraded. Specifically, there is no apparent means for ventilation in the front building.



**811 Division Avenue – Assessment**  
**Date of Site Visit: October 17, 2018**

Brief Description of Property: A 3 story building built in 1950, formerly utilized as a paint store and currently vacant in the front store space. The back addition of the building is residential and currently occupied. The buildings have a flat asphalt roof (store front) and shingle roof system (back residential).

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

- Floor Tile
- Gypsum Board
- Joint Compound
- Wire Insulation
- Window Caulk
- Parging
- Aircell Pipe Insulation, a known asbestos-containing material
- Mud Fittings on Pipe Insulation
- Duct Paper
- Linoleum
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