

# PROPERTY REPORT

October 2018



## 813 CLEVELAND 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

## **813 CLEVELAND AVE**



### **Parcel Info**

- One structure
- Lot Size: 5,650 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1951
- Structure GFA: 6,560 SF
- Structural Height: Two Story
- Zoning: C2-A
- Mixed-Use Commercial

### **STRUCTURAL**

The existing building at this address is a typical two-story residential style home with a basement below. The original house appears to have been then wrapped by a single-story addition on the north, east and south sides. The first floor of the house is wood framed with interior posts down to the floor. The basement walls are of stone rubble construction.

The roof structure of the single-story addition was not visible due to interior finishes.

The exterior masonry of the addition will require repointing and repairs. Cracked brick was observed at the northwest corner of the structure.

Portions of the first floor within the original house were soft and deteriorated due to water damage. These areas will require reinforcing and possible removal and replacement.

The second floor and roof were not observed however due to the condition of the asphalt shingles and the first floor, it should be assumed that both will require reinforcing and possible removal and replacement of members due to water damage.

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 moderate disrepair, the one-story masonry addition on the front of the original structure has been severely neglected. Brick & CMU mortars joints required an extensive amount of repointing. The exterior soffit & overhang along the front of the building are falling apart and require removal and replacement. The storefront, building entrances and windows throughout the entire structure do not appear to be salvageable. The shingle roof on the original residential structure is beyond its useful life and is likely leaking causing water damage on the interior.

The interior of the building is cluttered throughout the first floor with debris, areas of the floor appear to be caving in from water damage to the structure. The second floor was in slightly better condition but also exhibited water damage throughout. Finishes are ceiling and wall finishes are failing throughout the building and all of the flooring should be removed.

Any future uses for this building will require a complete gut of all interior finishes. The existing structure will need to be evaluated and repairs to floor and roof framing made as necessary. The original stone walls of the residence appear to be in good condition but should be examined and repointed as necessary. Failed paint on the exterior of the wood windows has exposed them to the elements and will likely require that all windows be replaced. Wood trim along the roof eaves appears from grade to be in relatively good condition, but should be thoroughly examined and repainted at the very least. The front addition on the building will largely need to be rebuilt on the exterior due to the damaged storefront, collapsing overhang, and masonry requiring repointing.

## **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 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 and Joint Compound
- Plaster
- Ceiling Tile
- Carpet mastic
- Wire Insulation
- Linoleum
- Floor Tile and Mastic
- Light Fixture Heat Shield
- Aircell Pipe Insulation, a known asbestos-containing material
- Mud Elbows
- Parging Cement
- Ceramic Wall Tile Grout/Mastic
- Window Glazing
- Roof Repair Tar
- Window Caulk

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 first and second floor were observed to be in poor condition.

Potential Microbial Growth: Potential moisture issues on the 2<sup>nd</sup> floor.

Other Issues: Pipe insulation debris was observed in the basement.

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 had no significant damage to floors, walls, ceilings, or roofing. Based on the general condition of the building most components likely would not need remediation/renovations, depending on the scope of work proposed. Any plumbing and/or mechanical renovation work within the basement areas would likely need remediation of pipe insulation and pipe insulation debris.

**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:** 813 Cleveland Avenue  
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 typical two-story residential style home with a basement below. The original house appears to have been then wrapped by a single-story addition on the north, east and south sides. The first floor of the house is wood framed with interior posts down to the floor. The basement walls are of stone rubble construction.

### **Structural Element Condition Ranking**

- Exterior Brick Masonry (Addition) – 3
- Exterior Stone Masonry (House) - 4
- Stone Rubble Basement Walls - 4
- First Floor Wood Framing – 3

### **Additional Comments & Observations**

The roof structure of the single-story addition was not visible due to interior finishes.

The exterior masonry of the addition will require repointing and repairs. Cracked brick was observed at the northwest corner of the structure.

Portions of the first floor within the original house were soft and deteriorated due to water damage. These areas will require reinforcing and possible removal and replacement.

The second floor and roof were not observed however due to the condition of the asphalt shingles and the first floor, it should be assumed that both will require reinforcing and possible removal and replacement of members due to water damage.

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: 813 Cleveland Ave  
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

| CATEGORY                                    | DESCRIPTION                                     | CONDITION (1-5) | ADDITIONAL NOTES               |
|---|---|-----------------|--------------------------------|
| <b>SITE ANALYSIS</b>                        |   |                 |                                |
| Neighborhood Type                           | Residential                                     |                 |                                |
| Access From Street                          | Pedestrian & vehicular access                   |                 |                                |
| Parking                                     | Street & Site parking                           |                 | Parking on adjacent gravel lot |
| Walks                                       | On (1) side of building (North)                 |                 |                                |
| <b>CONSTRUCTION TYPE, SYSTEMS, FINISHES</b> |   |                 |                                |
| Construction Type                           | III - Mix of combustible and non-combustible    |                 |                                |
| Foundations                                 | Stone   | 4               |                                |
| Frame                                       | Wood framing w/ masonry bearing walls           | 2               |                                |
| Roof  | Front - Not observed, Back - Shingle            | 2               |                                |
| Exterior Walls                              | Masonry & stone                                 | 3               |                                |
| Windows & Doors                             | Original storefront and wood windows            | 2               |                                |
| Interiors                                   |   |                 |                                |
| Walls                                       | Plaster   | 1               |                                |
| Ceilings                                    | ACT/Tile/Plaster                                | 1               |                                |
| Floors                                      | Carpet  | 1               |                                |
| <b>ACCESSIBILITY</b>                        |   |                 |                                |
| Elevator(s)                                 | Yes-2   |                 |                                |
| 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: 813 Cleveland Ave. Date: 10/17/18

Occupancy Type: \_\_\_\_\_

Square Feet: 6,560 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: Furnace in Basement ducted up to 1<sup>st</sup> Floor. Abandoned boiler in Basement  
Condition: Poor  Fair \_\_\_\_\_ Good \_\_\_\_\_
2. A/C System: None  
Condition: Poor \_\_\_\_\_ Fair \_\_\_\_\_ Good \_\_\_\_\_
3. Ventilation System: None  
Condition: Poor \_\_\_\_\_ Fair \_\_\_\_\_ Good \_\_\_\_\_
4. Temperature Controls: None  
Condition: Poor \_\_\_\_\_ Fair \_\_\_\_\_ Good \_\_\_\_\_

## **Plumbing/Fire Protection Observations**

5. Domestic Water Service: None 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: None observed  
Condition: Poor \_\_\_\_\_ Fair \_\_\_\_\_ Good \_\_\_\_\_
8. Domestic Hot Water System: None observed  
Condition: Poor \_\_\_\_\_ Fair \_\_\_\_\_ Good \_\_\_\_\_
9. Sanitary Sewer System: Limited visible PVC and cast iron piping in Basement  
Condition: Poor \_\_\_\_\_ Fair  Good \_\_\_\_\_
10. Storm Water Sewer/Roof Drainage System: Roof drains not observed, gutters and downspouts  
Condition: Poor  Fair \_\_\_\_\_ Good \_\_\_\_\_
11. Plumbing Fixtures: None 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   
Abandoned service \_\_\_\_\_ Condition: Poor  Fair  Good
14. Electrical Distribution: Fuses  Breakers  Fused disconnect switches abandoned \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
15. Backup Power: Gas  Diesel  Battery  None \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
16. Lighting: Incandescent and T12 fluorescent \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
17. Emergency Lighting: None \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
18. Tel/Data: Telephone punch down block in Basement. \_\_\_\_\_  
\_\_\_\_\_ Condition: Poor  Fair  Good
19. Fire Alarm System: No visible system \_\_\_\_\_  
\_\_\_\_\_ 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 severe disrepair. Re-use of MEP systems is not feasible.

**813 Cleveland Avenue– Assessment**  
**Date of Site Visit: October 17, 2018**

Brief Description of Property: 2 story residential building 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 and Joint Compound
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