CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION

Michelle Basch, Chairperson **Omar E. Balbuena-Palma, Secretary**
123 Grand Street, Newburgh, N.Y. 12550 **Phone: (845) 569-7380**

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of March 22, 2017

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Wednesday, March 22, 2017 at 6:00 p.m. at the City Council Chambers, 83 Broadway, Newburgh, NY 12550.

Members Present: Michelle Basch, Chairperson
Richard E. Rosencrans (left at 7:45p.m.)
Isaac Diggs (arrived at 7:00 p.m.)
Hannah Walsh
Jim Hoekema

Members Excused: Jeff Wilkinson
Christopher Hanson

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
Omar E. Balbuena-Palma, Secretary to the Land Use Boards

The meeting was called to order at 6:18 p.m. after a quorum was confirmed.

Minutes of the February 14, 2017 Meeting

Mr. Rosencrans made a motion to approve the minutes from the February 14th 2017 meeting as submitted.
Ms. Walsh seconded the motion.

The motion was approved 4-0.

PUBLIC HEARINGS

AR 2017-06 **258 Liberty Street**
To eliminate lead based paint hazards requiring painting using lead encapsulated paint and to replace the windows in-kind. The sash and the trim will also be painted.
Applicant/ Owner: Daniel J. Gilbert/ 258 Liberty Street Associates, LLC.

Daniel Gilbert appeared before the board. He said he applied for the federal Lead Safe Orange grant to help clean the lead hazards in his buildings and to replace the windows. He said it was too expensive to refurbish the windows so he will be replacing them with wooden double-hung windows as depicted in the application.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Rosencrans made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to approve the application as submitted.
Mr. Rosencrans seconded the motion.

The motion was approved 4-0.

AR 2017-04 **15 ½ Overlook Place**
To repoint/repair existing brick or stone, replace cornice, repair the porch, replace door, remove the chimney, and replace windows. To paint the trim, cornice porch and door.
Applicant/Owner: Nathan Litwin/ Habitat for Humanity of Greater Newburgh

Nathan Litwin appeared before the board and gave a brief explanation of his project, too restore the building to match the other half of the property.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Walsh confirmed with the applicant that the door is made from fiberglass with a colonial design.

Ms. Basch confirmed with the applicant that the windows will be 1/1 instead of 4/4 as shown in the application and that the columns are made of wood composite.

Ms. Walsh made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.

The motion was carried unanimously.

Ms. Walsh made a motion to approve the application as submitted with the exception that the windows will be 1/1 instead of 4/4.
Mr. Hoekema seconded the motion.

The motion was approved 4-0.

AR 2017-01 **32 Lutheran Street**
To replace windows in-kind and request approval of existing door. To repair/ replace the porch and stairs in-kind.
Applicant/ Owner: Carl Hamilton

Carl Hamilton and Brunilda Hamilton appeared before the board. They wanted to replace the windows and keep the integrity of the porch by repairing where possible and replacing what is not, as well as requesting approval to keep the existing exterior door.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Walsh confirmed with the applicant that the spindle design will remain on the porch.

Ms. Basch said that the missing spindles can be replaced in-kind to match the remaining spindles and that the stairs will be replaced with wood. Iif the original door still exists, theapplicant has the option to remove the exterior door at a future date.

Mr. Rosencrans made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to approve the application to replace in-kind as submitted, with the option to replace and match the original spindle design on the porch and remove the exterior door to expose the original door. The windows will be replaced with wood 1/1.
Mr. Rosencrans seconded the motion.

The motion was approved 4-0.

AR 2017-09 **176 Grand Street**
To repair/ restore front steps and railings, stabilize front steps, reset and level the bluestone path, and to replace the front door. To paint the exterior in Benjamin Moore colors as follows:

- The trim body and main cornice in BM HC -27

- The brackets in HC-25
- The door and trim detail in BM HC-65

Applicant/ Owner: Thomas M. Bregman/ 176 Grand Newburgh LLC

Thomas Bregman appeared before the board. He gave a brief explanation of his project to repair the stairs where possible and replace the railings and balusters. If the stairs were found to be structurally unsound and the pieces unsalvageable, he wanted to replace the stairs with a new style made of steel with a cast-iron look. The exterior will be painted and he will reset the bluestone. The front door will be removed and replaced with a period appropriate door. He also wanted the option to replace the galvanized downspout with copper. Mr. Bregman also wanted to remove an existing, but unused fire escape. He wasn't sure if the fire escape was needed to comply with applicable fire codes. Ms. Basch said this would be the subject of a separate application at a later date.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Bash clarified that the treads are depicted on the submitted picture and the railings will be like the submitted picture.

Mr. Rosencrans made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to repair and restore the front steps and railing in-kind if salvageable and if not to replace them with a period style steel staircase as presented to the board; o reset the bluestone; to replace the front door with original if salvageable or a period appropriate door;o paint the exterior as indicated in the application and the option to replace the downspout with a copper downspout. The paint will be Benjamin Moore Historic Colors: HC-25, HC-27, HC-65.
Mr. Hoekema seconded the motion.

The motion was approved 4-0.

Mr. Diggs arrived at the meeting.

AR 2017-08 **27 Henry Avenue**

To repair or replace siding and trim. To salvage existing windows, to renovate the porch and include original columns and spandrels. To install new railings, wooden steps, front door and transom.

Applicant/ Owner: Jeff Wilkinson PA/ Dawn Collins

Desiree Gonzales Garcia appeared before the board. She explained the proposed work as shown in the submitted architectural drawing. She clarified that the permacast used is a composite material and provided a permacast columns sheet.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch clarified that the downspout will be rebuilt the same, the spindles will be repaired or replaced as needed and the staircase will be redone in mahogany.

Mr. Rosencrans made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to approve the application as submitted in the architectural drawings.
Mr. Diggs seconded the motion.

The motion passed 5-0

AR 2017-10 **59 Carson Avenue**
To repair/replace the facade in-kind where possible. To repair or replace windows, siding and trim, and to rebuild the porch to include original columns and spandrels. To install new railings, wooden steps, front door and transom. To repoint existing chimney and to paint the exterior in Benjamin Moore HC-145 Van Courtland Blue.
Applicant/ Owner: Shay Sellars/ Hudson Valley Real Estate Partners, LLC

Desiree Gonzales Garcia remained before the board and Shay Sellars appeared before the board. Ms. Sellars had four, similar applications to the ARC. Ms. Gonzales Garcia explained the proposed work as shown in the submitted architectural drawing. She provided the ARC members with a sconce light that will be added to the exterior of the building on top of the door.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch clarified that the chimney will be repointed and the windows will be 2/2 on the second and first floor while the small windows on top are 1/1. The staircase will be wood with copper post caps. She asked if the applicant would be open to salvaging the siding and placing a second sconce light for additional lighting the applicant agreed.

Mr. Diggs made a motion to assume SEQRA lead agency.
Mr. Rosencrans seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Ms. Basch made a motion to approve the application as submitted in the architectural drawings If the siding was removed and needed to be replaced, it would be replaced with fiber cement boards. The porch will have a sconce light over the door and a second sconce light between the two windows to add lighting. The railings on the porch will be in wood and copper finials on the banister. The colors will be as indicated in the application, Benjamin Moore HC-145 Van Courtland Blue.
Mr. Rosencrans seconded the motion.

The motion passed 5-0

AR 2017-11 **63 Carson Avenue**
To repair/replace the facade in-kind where possible. To repair or replace windows, porch, handrails balustrades, steps, and door. To repoint existing chimney and to paint the exterior in Benjamin Moore HC-51 Audubon Russet.
Applicant/ Owner: Shay Sellars/ Hudson Valley Real Estate Partners, LLC

Shay and Desiree stayed before the board and stated that the application is like the application at 59 Carson Avenue with no significant differences, only a change in color.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch said the applicant will follow the same indications as 59 Carson Avenue.

Mr. Rosencrans made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Hoekema made a motion to approve the application as submitted in the architectural drawings. The porch will have a sconce light over the door and a second sconce light between the two windows to add lighting. The colors will be as indicated in the application, Benjamin Moore HC-51 Audubon Russet.

Ms. Basch seconded the motion.

The motion passed 5-0

AR 2017-12 **65 Carson Avenue**
To repair/replace the facade in-kind where possible. To install new windows, new porch, handrails balustrades, steps, and door. The exterior will be painted in Benjamin Moore HC-93 Carrington Beige.
Applicant/ Owner: Shay Sellars/ Hudson Valley Real Estate Partners, LLC

Shay and Desiree stayed before the board and stated that the application is like the application at 59 Carson Avenue with no significant differences, only a change in color.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch said the applicant will follow the same indications as 59 Carson Avenue.

Mr. Rosencrans made a motion to assume SEQRA lead agency.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Hoekema made a motion to approve the application as submitted in the architectural drawings. The porch will have a sconce light over the door and a second sconce light between the two windows to add lighting. The colors will be as indicated in the application, Benjamin Moore HC-93 Carrington Beige.
Ms. Basch seconded the motion.

The motion passed 5-0

AR 2017-13 **67 Carson Avenue**
To repair/replace the facade in-kind where possible. To salvage existing windows and to install new porch, handrails balustrades, steps, and door. The exterior will be painted in Benjamin Moore HC-169 Coventry Grey.
Applicant/ Owner: Shay Sellars/ Hudson Valley Real Estate Partners, LLC

Shay and Desiree stayed before the board and stated that the application is like the application at 59 Carson Avenue but they will add a window at the top and change the color.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs made a motion to assume SEQRA lead agency.
Ms. Walsh seconded the motion.
The motion was carried unanimously.

Mr. Rosencrans made a motion to assume SEQRA negative declaration.
Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Hoekema made a motion to approve the application as submitted in the architectural drawings. The porch will have a sconce light over the door and a second sconce light between the two windows to add lighting. The colors will be as indicated in the application, Benjamin Moore HC-169 Coventry Grey.
Ms. Walsh seconded the motion.

The motion passed 5-0

AR 2017-07 **123 Montgomery Street**
To install new windows, cornice, exterior door and repoint existing masonry. To paint the exterior in Benjamin Moore Historic Colors.
Applicant/ Owner: Coppola Associates/ Tyler Roebuck

Tyler Roebuck appeared before the board. He explained the project as depicted in the submitted plan. He said the windows will be replaced to be 2/2 as well as the door and that he would like to paint the building but he does not have an exact color chosen yet. He said that the roof is not visible from the street.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

The was a discussion by the board as to the specifics of the proposed plan.

Ms. Basch clarified with the applicant that the body will be repaired and cleaned and the top of the brackets will be Benjamin Moore Tudor brown, the bottom moulding will be BM Greenfield Pumpkin and the body will be in the blue historic color palette. The windows will be in the grey historic color palette. The applicant accepted those suggestions.

Richard Rosencrans left the meeting at 7:45 p.m.

Mr. Diggs made a motion to assume SEQRA lead agency.
Ms. Walsh seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to assume SEQRA negative declaration.

Mr. Hoekema seconded the motion.
The motion was carried unanimously.

Mr. Diggs made a motion to approve the application as submitted with the exception to install new wooden 2/2 windows and to paint the body with a color from the blue historic color palette and the windows from the grey historic color palette. The applicant will try to salvage the door or replace it with a period accurate door. The wood trim and cornice will be added to match the neighboring house and the wall tie will be a cast iron star.
Ms. Basch seconded the motion.

The motion passed 4-0

AR 2017-14 **100 Third Street**
To renovate the exterior of the property. To erect a perimeter fence with vines, a street gate with wood planks, and add a painted steel stair and a wooden bench to the property.
Applicant/ Owner: 100 3rd St LLC Renovation/ Cynthia Corsiglia + Ali Hocek

Mr. Kaufman gave a brief background on the applicant. He said the Planning Board granted site plan approval on March 22, 2017 and that the building is a non-contributing building in the historic district. The Planning Board took on the role as Lead Agency and issued a negative declaration pursuant to SEQRA.

Cynthia Corsiglia and Ali Hocek appeared before the board and gave an overview of their plan as they proposed to the Planning Board. They requested a certificate of appropriateness for the exterior work shown in their site plan. The fence would be made of wood, roughly six feet tall, and it matches the modern style of the building. They will also be adding a wire fence with vines growing on it, as well as a painted steel stair and a wooden bench on the property.

Ms. Walsh said that fences more than forty inches tall are not allowed, pursuant to in historic district guidelines, and referred to Mr. Kaufman and the Chair for clarification. Mr. Kaufman said that the ARC historic district guidelines are not binding on the ARC's decision, but if the Board elects to deviate from the guidelines, they should provide sufficient reasoning to support the reasons for deviation.

There was a discussion regarding the wire fence and the height of the fence allowed on historic properties.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Ms. Basch said she has no issue with the wire fence and the size of the fence given that it does not contribute to the historic district and it matches the design of the building. Ms. Walsh agreed and added that the fence is appropriate for commercial reasons. Mr. Diggs also agrees but wanted to clarify that he would like to see greenery on the wire fence year-round.

Ms. Basch moved to accept the application as submitted and to ensure that the metal fencing will have greenery growing through it.
Mr. Diggs seconded the motion.

The motion passed 4-0.

AR 2017-05 **119 Broadway**
To place an aluminum 40" x 26' sign in between the first and second floor of the façade and a sign on the entrance door.
Applicant/ Owner: Jeffrey Link/ 119 Broadway Newburgh Inc.

Jeff Link appeared before the board. He gave a brief explanation of his project to place a steel sign on the façade of the building for commercial reasons and how he came up with the name.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Diggs said the proposed sign overpowers the building and Mr. Hoekema said the color is too radical. Ms. Basch said that the sign did not cover the entire area and felt out of place. Ms. Walsh said the sign color could be changed to tie the building together.

The ARC had a discussion regarding the sign, the colors and placement with the applicant.

Mr. Hoekema made a motion to assume SEQRA lead agency.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Mr. Hoekema made a motion to assume SEQRA negative declaration.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to place a sign on the façade of 119 Broadway where the existing frame and background with diagonal strips will be painted black and the addition of a metal sign with a black background and grey or beige text in the font and design submitted. To add the address to the glass door in the style submitted.

The motion passed 4-0.

DISCUSSION ITEMS

AR 2017-17 **290 Liberty Street**
To do an emergency demolition.
Applicant/ Owner: Newburgh Community Land Bank

At the request of the Applicant and with the recommendation of the Newburgh Department of Code Compliance, there was an emergency application to demolish the building at 290 Liberty Street. A letter from the Applicant was attached. No one appeared on behalf of the application.

Ms. Basch said the building is missing a rear wall and is in danger of collapsing. She said she would like to salvage the materials from the demolition.

Ms. Walsh said the Newburgh Land Bank's record with preservation is commendable as well as their clean-up standards.

The Chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Mr. Hoekema made a motion to assume SEQRA lead agency.
Ms. Walsh seconded the motion.
The motion was carried unanimously.

Mr. Hoekema made a motion to assume SEQRA negative declaration.
Mr. Diggs seconded the motion.
The motion was carried unanimously.

Ms. Walsh made a motion to approve the demolishing of 290 Liberty Street.
Ms. Basch seconded the motion.
The motion passed 4-0.

Miscellaneous Discussion Item

Brian Flannery appeared before the board. He wanted to discuss Central Hudson activities occurring near the Colonial Terraces District. Mr. Flannery wanted the Board to act to either guide or pre-empt Central Hudson activities.

Ms. Basch said she appreciates Mr. Flannery's notification and suggested he contact Ed Howard, the Plumbing Inspector, and let him know of any concerns as the ARC cannot act pre-emptively.

Mr. Kaufman said that neither the ARC nor any other Board can act pre-emptively. Any Board only has the power/authority to act on actual applications that come before it. If Central Hudson, or any other applicant, had business that triggered ARC review, the ARC would review the application at the appropriate time.

With no further business to discuss the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Omar E. Balbuena-Palma

Secretary to the Land Use Boards

Attachments – 290 Liberty Street Letter

MEMO

To: Architectural Review Commission
From: Madeline Fletcher, Newburgh Community Land Bank
Re: 290 Liberty Street and Salvage
Date: March 17, 2017

To the Members of the Newburgh ARC:

In May 2015 Newburgh Community Land Bank acquired the property located at 290 Liberty Street from the City of Newburgh. Vacant for about twenty years (according to the long term neighbor), the property is collapsed in the rear and in the interior, but retains the front façade. NCLB was optimistic about the potential restoration or creative preservation of this front façade and proceeded with the acquisition in spite of the documented condition.

In about 2007, the City transferred ownership to Newburgh Community Action Corporation, who rather than develop the property as promised (and as funded to do), let it sit and deteriorate for eight years with no improvements until the City took the property back in 2015.

A 2008 structural assessment by Crawford & Associates Engineering PC documented the overall "poor" condition of the building. And, in December 2015, following NCLB's acquisition of the property, we commissioned an updated structural assessment which documented the critical condition of the building (attached). Since that time we have both monitored the condition of the property while we simultaneously sought the opinions of contractors and potential purchasers regarding restoration of the building. Estimates for the reconstruction of the building are in the millions based upon the particular issues for this building, its proximity to its neighbors and other factors.

In recent months, City of Newburgh's Codes and Fire Departments have become concerned about potentially accelerating deterioration based upon façade cracking and the degradation of the interior (which you can see standing outside the building!), which we have been ordered to address immediately.

Concurrent to these issues, we have also been working to develop a program that would allow us to salvage critical building materials from the several buildings we own (and possibly city-owned buildings as well) that must come down for critical reasons. NCLB has a long standing preference for preservation even at escalated cost because of our belief that the architecture of this community is part of what makes it a community of choice, but preservation is not possible in every instance. 290 is one such instance. While working quickly to adhere to the Code and

Fire Department requirements, we are hoping to make 290 Liberty Street our first salvage test case. We believe that at minimum brick and possibly some timbers and architectural elements may be salvaged and made available for other projects that we support and for the many other projects underway in Newburgh's East End. The need for appropriately historic brick in East End renovations has been highlighted to us multiple times and we hope that salvaging 290 Liberty and any future demolition-necessary buildings will both honor their history and play a continued important role in Newburgh's revitalization.

While this particular emergency condition will be rectified as soon as possible, we want to ensure that we work transparently within the East End District and keep the ARC informed and involved in our effort to undertake demolition and salvage appropriately where necessary.

Yours sincerely,

Madeline Fletcher
Newburgh Community Land Bank
15 Chambers Street
Newburgh, NY 12550
845-565-5360

MICHAEL P. CARR P.E.
Consulting Engineer

13 Woodland Drive
Garrison, NY 10524
Phone: (845) 424-6119
email: carrm@cyberchron.com

Date: December 12, 2015

Ms. Diana Mangaser.
Newburgh Community Land Bank
PO box 152
Newburgh, NY

Reference: General structural condition of building located at 290 Liberty Street, Newburgh, NY

Dear Ms. Mangaser,

I conducted a site visit at the above referenced property on December 8, 2015. Specifically, I viewed and inspected the general condition of any structure visible and accessible from the exterior of the building, as we did not enter the building due to its extremely poor condition.

At the time of my site visit, you accompanied me and answered my questions. My findings are as follows:

This report is based on conditions that were present and visible at the time of my site inspection. Changes to these conditions or visibility of such could change my evaluation and opinion.

1. The building is a two and one half story brick masonry structure over a partial below grade basement.

2. Currently the building is in a semi-collapsed, non-occupied state. The condition of the building prevented any entrance to inspect the interior.

Building Condition:

Footing:

No access to the footing was available. Significant step cracking is noted around the front entrance, and it appears that the front right corner of the building has dropped relative to the rest of the building. This would indicate that there is a problem with the footings or foundation in this area.

Foundation:

No sub grade foundation was inspected due to the inability to enter the building. It is likely that there are foundation support issues in and around the front right corner of the building. There may also be foundation issues along the rear wall, as a massive collapse has occurred on this wall.

Walls:

The front and north brick masonry walls are in poor condition. They contain several large step cracks, that are significantly displaced. The window and door headers are also in poor condition. The rear wall has partially collapsed, and is in danger of fully collapsing, which would likely severely damage both side walls. A full rebuild of the rear wall, and significant restoration and rebuilding of the sides and front wall will be required.

Floors:

The floor structures were only viewed through the partially collapsed rear wall. The floors appear to be partially collapsed, and are in danger of pulling the side walls of the building inward, causing the building to collapse inward, upon itself. These floors will need to be completely removed and replaced.

Chimney:

The internal masonry chimney was viewed through the partially collapsed rear wall. The chimney appeared to be tied to each floor level, as it extended upwards through the building. Since most of the floors have collapsed, the chimney is now generally un-supported, and in danger of collapse. It will have to be removed and replaced, as the building is re-built.

Windows / Doors:

The windows and doors are largely missing or broken beyond repair. As the building would require complete gutting and rebuilding, these windows and doors will also need to be replaced.

Roof:

The roof was only slightly visible from the rear of the building. It appears that the roof will need to be totally removed and replaced, as it appears to be in serious disrepair.

Photo 1 showing front view of building (center of photo).

Photo 2 showing front right corner of building, note step crack in masonry above front door.

Photo 3 showing close up of step crack above front door. This crack indicates that foundation or footing structure below is failing.

Photo 4 showing side of front right corner. Note step cracking and displacement is along two exterior walls of front corner, indicating severe foundation or footing failure below.

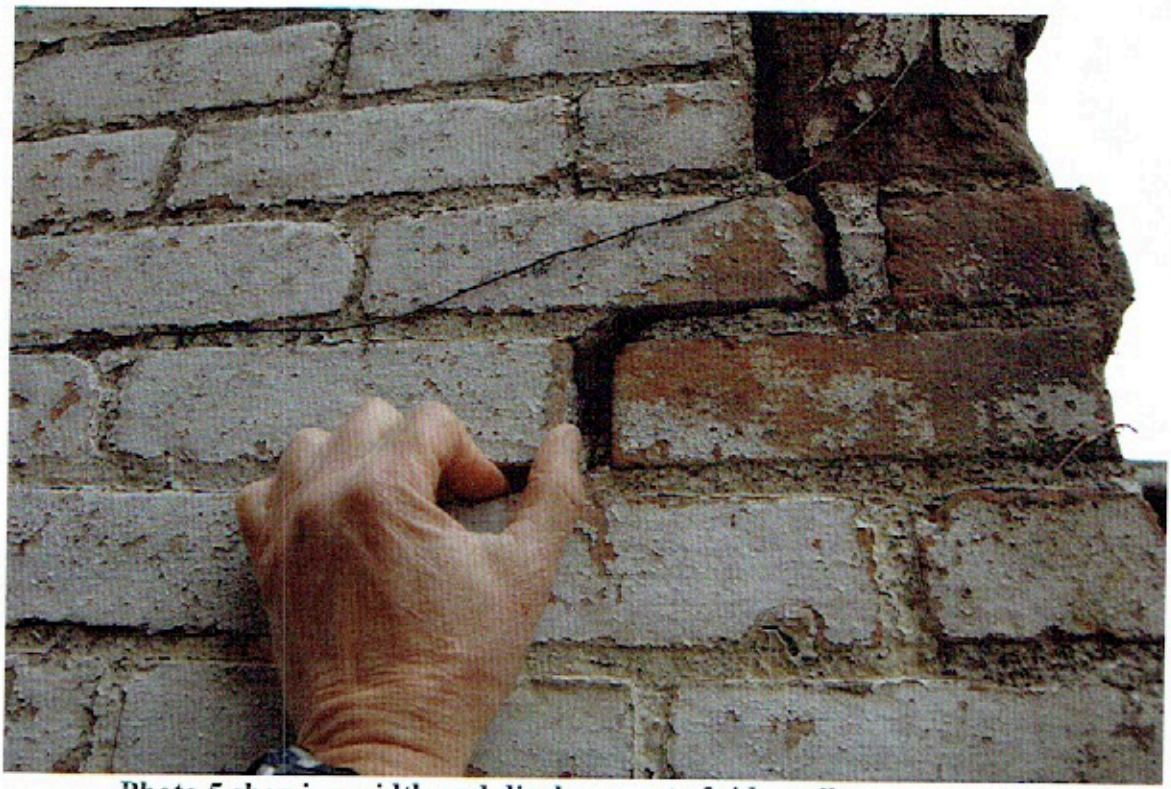

Photo 5 showing width and displacement of side wall step cracking.

Photo 6 showing rear of building. Note center of three story masonry wall has collapsed, exposing the interior framing of the building.

Photo 7 showing view into the interior of the building through the missing section of rear wall. Note poor condition of rear masonry wall, and un-supported chimney within building.

Photo 8 showing un-supported chimney mass and collapsed second and third floors as viewed through gap in rear wall.

Photo 9 showing rotated unstable wall and loose brick over window on rear wall.

Photo 10 showing collapsed internal framing and severely damaged masonry walls.

Photo 11 showing collapsed floor framing.

Recommendations:

While I do believe it would be possible to stabilize this building, and attempt a repair, it should be noted that the cost to do so would be excessive. It is likely that the entire interior structure would have to be removed and replaced, including all roof structure, third floor structure, second floor structure, first floor structure, internal partitions, and chimneys. It is un-likely that any of the internal joists or rafters have fire cut ends. This creates an extreme hazard for workers trying to remove the embedded joists and rafter from the masonry walls, as they will tend to pull the masonry walls inward onto the workers, as the members are removed. As also evident from the photos above, the rear masonry wall of the building is in danger or imminent collapse, and as such any workers working in the fall zone of this wall will be in severe danger. Access to the south wall and east (rear) wall is also limited, so proper scaffolding and shoring would be hard to provide.

As also shown in the photos above, there appears to be a structural deficiency in the front right corner of the building, likely in the foundation or footing area. If the building is repaired, this situation will have to be investigated and repaired. Since the repair will be at the base of two large masonry walls, this repair will prove to be difficult and costly.

In addition to the massive structural damage shown and listed above, the front masonry detail work is in very poor condition, and will be very costly to repair or duplicate.

Should a prospective buyer be interested in repairing and restoring the building, a thorough investigation of the potential buyer's construction background should be conducted, to ensure that they possess the requisite experience, skills, equipment, and financial backing to safely attempt the project.

If a capable buyer is not located in the near future, I would recommend that the building be safely razed, as it is currently a collapse hazard.

Should you have any questions, kindly advise.

Regards,

Michael P. Carr, P.E.