

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

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January 31, 2018

Ms. Amanda Wyckoff
Albany County Land Bank Corporation
Property and Development Manager
69 State Street, 8th Floor
Albany, NY 12207

Re: *Visual Structural Evaluation*
127 Clinton Street
Albany, NY 12206
C.T. Male Associates Project No. 15.5188

Dear Ms. Wyckoff:

As requested, C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C.T. Male Associates) conducted a visual structural evaluation of the above-referenced building on January 26, 2018. The purpose of this evaluation was to visually observe the condition of the building and to provide an opinion on its structural integrity. Based on our visual observations during this site visit, it is our opinion that this building is structurally unsound and should be condemned. As a result of being condemned, a pre-demolition asbestos survey cannot be completed, and as such, the building will need to be demolished per NYS DOL ICR-56 11.5 "Controlled Demolition with Asbestos in Place".

We have the following comments on the structural condition of the building:

General

- The structure is a brick, 2-story row house. Floors, roof and interior walls are wood framed with brick infill at some interior walls.
- Most interior finishes have been removed, but some plaster and gypsum board finishes remain.
- The rear of the building was inaccessible at the time of the site visit due to the collapsed floors at the middle of the building.

Basement/Foundations

- Wood posts and first floor beams and joists are significantly deteriorated. First floor framing is collapsing into the basement near the middle of the building. See photo 04.
- Basement walls are typically brick. Most basement walls could not be observed due to collapsing framing from above.
- Basement stairs have partially collapsed.

First Floor

- Floor framing and sheathing is collapsing into the basement near the middle of the house. The back portion of the house was not safely accessible. See photos 04-09.

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Second Floor

- Floor framing and sheathing is collapsing into the first floor near the middle of the house. The rear portion of the second floor was not safely accessible at the time of the site visit. See photos 11-15.

Roof

- Roof leaks are active and roof framing is significantly deteriorated. See photos 11-15.

Exterior

- The front brick wall is generally plumb and in structurally acceptable condition. See photos 01-03.
- Perimeter walls at the sides and back of the building have some damage, but are generally intact. The back wall was not accessible at the time of the site visit.
- The wood front steps are deteriorated and handrails are missing. See photos 01-02.

Photographs taken during our site visit are enclosed for your reference. If you have any questions regarding this letter or require additional information, please contact me at (518) 786-7408.

Sincerely,

C.T. MALE ASSOCIATES



Matthew W. Clark, P.E.
Project Structural Engineer



127 Clinton St 01.jpg



127 Clinton St 02.JPG



127 Clinton St 03.JPG



127 Clinton St 04.JPG



127 Clinton St 05.JPG



127 Clinton St 06.JPG



127 Clinton St 07.jpg



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127 Clinton St 15.jpg