

*APPENDIX 5  
EXISTING BUILDINGS STRUCTURAL  
EVALUATION*

---

[This page intentionally left blank]



**Hudson Valley Office**

21 Fox St., Poughkeepsie, NY 12601  
P: (845) 454-3980 F: (845) 454-4026  
[www.chazencompanies.com](http://www.chazencompanies.com)

Capital District Office (518) 273-0055  
North Country Office (518) 812-0513

January 7, 2011

Mr. Alexander Durst  
Co- Vice President  
The Durst Organization, Inc.  
1 Bryant Park, 49<sup>th</sup> Floor  
New York, New York 10036

*Re: Building Structural and Habitability Assessment of Carvel Property Development Structures.  
Job # 80334.AM*

Dear Mr. Durst:

The Chazen Companies (Chazen) has conducted a Building Structural and Habitability Assessment (Assessment) of several buildings located on the Carvel Property Development (CPD) site in the Towns of Pine Plains and Milan, Dutchess County, New York. This Assessment was performed at the request of The Durst Organization, Inc. In total, twenty-six (26) structures were evaluated. Structural inspections were conducted by Mr. William Reim, P.E., LEED AP. Mr. Reim has over 34 years of experience in civil engineering in all phases of design and construction management and construction support services, including building structural assessments.

*Purpose*

This Assessment was performed to document the general structural integrity of the buildings, and also provide an assessment of the habitability of the structures as defined in the *Property Maintenance Code of New York State 2007*. One of the goals of the Assessment was to determine the feasibility of maintenance/reuse of the buildings given their current structural condition; findings of this Assessment should be viewed within this context.

*Methodology*

To conduct the Assessment, Mr. Reim inspected each of the buildings listed in the Structural Assessment Summary Spreadsheet (Summary Spreadsheet) provided as Attachment A. All accessible building structural elements available and visible at the time of the site visit were inspected for evidence of structural integrity, damage, degradation, and repairs. Representative photographs were taken depicting said building structural elements. Site conditions prevented visual inspection of some building elevations and building roofing surfaces were not accessed by ladder. Building finishes were not removed to reveal concealed conditions.

### *Findings*

The attached Summary Spreadsheet summarizes the findings for each of the structures evaluated as presented in the detailed reports prepared for each structure. Building identification numbers for each structure are as provided by the Client.

As detailed in the Summary Spreadsheet, our field observations of the accessible individual buildings indicate that building structural conditions varied from those buildings which are beyond repair, to those which were habitable and are, in fact, currently occupied. Likewise, recommendations for the assessed structures range from maintenance and repair, to demolition.

If you have any questions whatsoever regarding this Assessment, please do not hesitate to contact me at 845-454-3980.

Sincerely,

A handwritten signature in cursive script that reads "William Reim".

William Reim

WR/bhs

cc: D. Stone, Chazen  
C. Monian, Chazen

**Attachment A**  
**Structural and Habitability Assessment Summary**

[This page intentionally left blank]

**Carvel Property Development - Building Structural and Habitability Assessment Summary Spreadsheet**

<b>BUILDING #</b>	<b>LOCATION</b>	<b>PRESENT CONDITION</b>	<b>RECOMMENDATION</b>
3	210 Ferris Road: House	Structural members and perimeter wood sill plates are extensively deteriorated.	Major structural renovations to replace the deteriorated wood sill and framing members and pipe columns would be required to restore this building. Rehabilitation costs far exceed the building's useful value. The building should be deconstructed in a manner that will allow the reuse of building elements that can be salvaged.
6	Hedge Farm, 2101 Route 199: North Barn	No evidence of failure, sagging or disruption to the structural framing members. The roofing shingles were in good condition.	Painting/refinishing of the exterior finishes and repair of past interior water damage are recommended to extend the serviceable life of this building.
7	Hedge Farm, 2101 Route 199: Garage	There was extensive fire damage noted in the attic of the south wing of the garage. Roof joists and roof sheathing were charred and damaged with the resulting loss of structural integrity of the members.	The building is in structural disrepair to the extent that rehabilitation costs far exceed its useful value. The building should be deconstructed in a manner that will allow reuse of building elements that can be salvaged.
8	Hedge Farm, 2101 Route 199: House	Metal panel roofing, exterior facade transite wall shingles, wood trim, and fascia in poor condition. Water intrusion damage in the kitchen, second floor stairs and east utility room was noted, indicating roofing failure.	The building is in disrepair. Water damage was noted to the extent that rehabilitation costs far exceed its useful future value.
9	Hedge Farm, 2101 Route 199: South Barn	The wood framing has failed and various wings of the structure have collapsed; the interior of the attached structures are exposed to the weather.	Deconstruction is recommended to control the immediate danger of collapse of the remainder of the structures. The building should be deconstructed in a manner that will allow reuse of building elements that can be salvaged.
10	Hedge Farm, 2101 Route 199: East Barn	The structure is significantly deteriorated with wall framing and roof covering missing. The interior of the structure is exposed to the weather with no protection over the exposed boards of the roof deck.	Complete roofing installation, wall framing repairs and facade renovations would be required to stabilize this building. Rehabilitation costs far exceed the building's useful value. The building should be deconstructed in a manner that will allow reuse of building elements that can be salvaged.
11	Hedge Farm, 2101 Route 199: Apartment House	While there was no evidence of failure, sagging or disruption to the structural framing to indicate an immediate danger of collapse, the building perimeter exterior wood panel siding was extensively weathered and deteriorated throughout. Building services (electric, water and heating) have been disconnected and major deconstruction of the electric, plumbing and heating systems and removal of wall board, ceilings, flooring has been completed.	The deconstruction that was started on this building should continue. The building is in disrepair to the extent that rehabilitation costs far exceed useful value.
12	Concrete Barn Across Route 199 from Hedge Farm	The roof structure and loft framing have collapsed and failed and the structure is open to the weather and further degradation	The wood framing has failed and deconstruction is recommended to control the immediate danger of collapse of the remainder of the structure. There do not appear to be any building elements that warrant salvage.
19	2139 Route 199: Barn	Main structural perimeter foundation sill members and various perimeter framing locations were exposed and found to be deteriorated throughout. Major structural renovations to replace the deteriorated wood framing members as well as roofing replacement and siding replacement would be required to restore this building.	The building is in structural disrepair to the extent that rehabilitation costs far exceed its useful value. The building should be deconstructed in a manner that will allow the reuse of building elements that can be salvaged.
22	2139 Route 199: House	The building is stable structurally. Foundation repairs to correct the damaged concrete masonry unit walls are required. Water intrusion damage was noted at the second floor ceiling at the chimney location indicating that roofing, flashing or chimney masonry repairs are required.	The building is stable structurally; however extensive roofing repairs, masonry restoration and facade repairs would be required to restore this building.
27	Route 199 Across from 2290 Route 199: Duplex House	There was no evidence of failure, sagging or disruption to the structural framing to indicate an immediate danger of collapse, but structural members are in poor condition. The roof surface contained rusted deteriorated metal roof panels throughout. The wood shingle siding was deteriorated and weathered throughout with some missing shingles. The building's electric, water, and heating services were disconnected and there are vermin infested areas.	A complete renovation including roofing and siding replacement would be required to maintain the integrity of this building. Additionally, extensive interior renovations would be necessary to make this structure habitable. The building is in disrepair to the extent that rehabilitation costs exceed its useful value.

**Carvel Property Development - Building Structural and Habitability Assessment Summary Spreadsheet**

<b>BUILDING #</b>	<b>LOCATION</b>	<b>PRESENT CONDITION</b>	<b>RECOMMENDATION</b>
28	Route 199 Across from 2290 Route 199: Shed	While there was no evidence of failure, sagging or disruption to the structural framing to indicate an immediate danger of collapse, major renovations to replace the roofing and siding would be required to restore this building. The roof surfaces were deteriorated and the exterior facade wood vertical slat siding, wood trim, and fascia were weathered and worn.	The building is not in danger of immediate collapse, but the cost of renovation far exceeds its useful value. The building should be deconstructed in a manner that will allow reuse of building elements that can be salvaged.
31	Rosenthal Farm, 497 Woodward Hill Rd: Outbuilding	The wood framing has collapsed and the interior of the structure is exposed to the weather.	Deconstruction is recommended to control the immediate danger of collapse of the remainder of the structure. The building has deteriorated to the extent that no building elements can be salvaged for reuse.
32	Rosenthal Farm, 497 Woodward Hill Rd: House	The shingle roof surfaces and exterior facade vinyl siding were in fair condition. There was no evidence of failure, sagging or disruption to the structural framing. Certain repairs are required including selective repairs of foundation masonry, repair of the east porch foundations and wood framing, and refinishing of exterior wood trim and fascia. The building would be considered habitable if the electric, water and furnace were reactivated.	Various foundation, porch and finish repairs would be required to maintain this building.
37	Spruce Farm, 2600 Route 199: Main House	The building super-structure consists of wood frame construction concealed with building finishes. The roof surfaces consist of shingle roofing which are in good condition. There was evidence of sagging of the roof deck at the southwest section of the roof. The exterior facade aluminum siding was in fair condition. The building was occupied and habitable.	The building is serviceable and should be maintained to extend its useful life.
38	Spruce Farm, 2600 Route 199: Garage	There was evidence of failure, sagging and disruption to the structural framing to indicate a condition approaching collapse. The roof structure was bowed and the south wall was significantly settled at the center of the wall. The northwest corner roof structure was damaged and broken. The bottom chords of the roof framing were bowed throughout. Major structural renovations to reinforce and replace the disrupted wood framing members would be required to restore this building.	Major structural renovations to reinforce and replace the disrupted wood framing members would be required to restore this building and a complete exterior renovation would also be required; therefore building deconstruction is recommended. The building should be deconstructed in a manner that will allow the reuse of building elements that can be salvaged.
39	Spruce Farm, 2598 Route 199: Apartment House	The roof surfaces consist of shingle roofing which are in good condition. There was evidence of displaced and bowed concrete masonry units at the southeast section of the basement. The exterior facade aluminum siding was in fair condition, with staining noted at the north facade. The building was occupied and habitable.	The building is serviceable. Foundation improvements and repairs are recommended at the southeast section of the basement.
41	Spruce Farm: Accessory Building	There was evidence of failure, sagging and disruption to the structural framing to indicate a condition approaching collapse. The roof structure was bowed and there were structural framing irregularities and foundation concrete masonry units missing.	Major structural renovations to reinforce and replace the disrupted wood framing members would be required to restore this building. The building is in structural disrepair to the extent that rehabilitation costs far exceed its useful value. The building should be deconstructed in a manner that will allow the reuse of building elements that can be salvaged.
42	Spruce Farm: Root Cellar	The cast-in-place concrete roof slab appeared to be in good condition, but the steel beams were extensively rusted and deteriorated. There was no evidence of failure, sagging or disruption to the structural framing, but masonry and steel beam rehabilitation is recommended to maintain the stability of this buried structure.	Masonry and steel beam rehabilitation (rust removal and painting) are recommended to maintain the stability of this buried structure. Reinforcement of the steel beams may be required upon determining the extent of rust damage after rust removal.
43	Spruce Farm: Chicken Barn 1	The wood structure has partially collapsed and the interior of the structure is exposed to the weather.	Deconstruction is recommended to control the immediate danger of collapse of the remainder of the structure. The building is in structural disrepair to the extent that rehabilitation costs far exceed its useful value. The building should be deconstructed in a manner that will allow the reuse of building elements that can be salvaged.
44	Spruce Farm: Chicken Barn 2	The wood structure has partially collapsed and the interior of the structure is exposed to the weather.	Deconstruction is recommended to control the immediate danger of collapse of the remainder of the structure. The building is in structural disrepair to the extent that rehabilitation costs far exceed its useful value. The building should be deconstructed in a manner that will allow the reuse of building elements that can be salvaged.

**Carvel Property Development - Building Structural and Habitability Assessment Summary Spreadsheet**

<b>BUILDING #</b>	<b>LOCATION</b>	<b>PRESENT CONDITION</b>	<b>RECOMMENDATION</b>
55	678 Hicks Hill Road: House	Exterior inspection only; interior is occupied by tenant. There was no evidence of failure, sagging or disruption to the structure as viewed from the exterior of the building. The roof surfaces consist of wood shingle roofing which are in poor condition. There was evidence of disrupted brick masonry and open mortar joints at the two brick chimneys.	Building is serviceable. Re-roofing and refinishing of the exterior finishes and repair of chimney brick masonry are required to maintain the integrity of this building.
70	115-133 Mt. Ross Road: Main House	There was no evidence of failure, sagging or disruption to the structural framing to indicate an immediate danger of collapse. Water intrusion damage was noted at several locations indicating that roofing repairs and facade renovations would be required to restore this building.	Building is serviceable. Roof repair is recommended.
71	115-133 Mt. Ross Road: Guest Cottage	There was no evidence of failure, sagging or disruption to the structural framing to indicate an immediate danger of collapse. The concrete masonry unit perimeter foundation was noted as cracked and disrupted at several locations. There was sagging noted in the roof structure. The roof shingles were in poor condition and interior stain locations indicated that roofing repairs may be required. Foundation repairs and facade renovations would be required to restore this building.	The building could be rendered serviceable but investment exceeds the useful value. The building should be deconstructed in a manner that will allow reuse of building elements that can be salvaged.
72	115-133 Mt. Ross Road: Barn	There was no evidence of failure, sagging or disruption to the structural framing members. The foundation at the south section of the barn has been recently reconstructed. The roof surfaces are in good condition. The exterior facade wood clapboard siding and transite wall shingles were weathered and worn.	Refinishing of the exterior finishes is required to maintain the integrity of this building. Continued and recurring preventative maintenance should be implemented as necessary.
73	115-133 Mt. Ross Road: Boathouse	While the building is not in immediate danger of collapse, renovations to replace the roof panels, wood siding, windows and doors would be required to restore this building. There was no evidence of failure, sagging or disruption to the structural framing members.	Routine maintenance is recommended.

[This page intentionally left blank]