



City of Saratoga Springs
BUILDING DEPARTMENT
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November 30, 2016

GM 30 Caroline Street Corp
356 Arlington Ave
Brooklyn, NY 11208

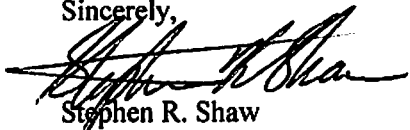
RE: 26 Caroline Street, parcel # 165.60-1-85

To whom it may concern,

This letter is in regard to the structural inspection reports from Ernest J. Gailor, PE dated 11/27/16 and 11/30/16, copies of which are attached. In those reports Mr. Gailor indicated that the fire of 11/24/16 "devastated the building structure" and that his conclusion was that "the building should be demolished expeditiously" due to the extensive damage. Based on these reports, and my own independent inspection, I hereby declare that there is an actual and immediate danger and order that the building be demolished immediately to prevent further damage to adjacent buildings and any additional threats to public safety.

The corrective costs of the emergency will be assessed against the owner of the building.

Sincerely,


Stephen R. Shaw
Zoning and Building Inspector

SRS/kgf

November 27, 2016

Office of Code Enforcement
City of Saratoga Springs
City Hall
Saratoga Springs, New York 12866

Re: Structural Inspection
30 Caroline Street

Gentlemen:

On Friday November 25, 2016, I inspected the subject structure. The building had been subject to a fire that had destroyed the interior space. The purpose for my inspection was to determine if the building remained structurally sound.

The building is two stories tall with approximately 6400 square feet of interior space. The building occupies 50' of the street. The front and rear walls were constructed of brick masonry. These walls provided the main support to the interior wood beams that ran from front to back. Wooden floor joists were installed perpendicularly between the main beams to supply support to the floor system. Intermediate wooden columns were installed under the main beams to provide the required support to the interior framing system.

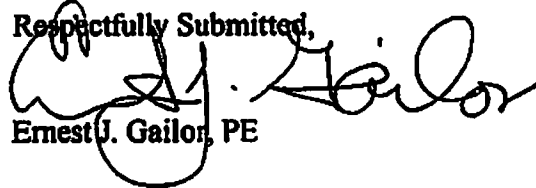
The fire has devastated the building structure. The interior floor system has collapsed and the rear wall has caved in. The rear portion of the parapet wall between this building and the adjacent 30½ Caroline Street building has collapsed onto the roof of 30½ Caroline Street. Prior to the fire, it appears that the front façade of the building has been detrimentally modified. Large portions of the front wall were removed to install wooden store fronts. This in itself has weakened the front bearing wall. Cracks and sags in the front façade are testament to its poor condition. The heat from the fire along with the introduction of large amounts of water from the fire fighting effort has caused additional structural damage to the façade.

The main beams have been severely compromised and are no longer capable of supporting the interior of the building. The rear support (the collapsed masonry wall) and the intermediate wood columns are no longer viable due to severe structural damage. The front façade is in danger of collapse should any live loads be applied (rain, snow and wind). It is clear that, should these loads be experienced, it will place great pressure on the remaining sections of the main beams which rest upon the façade. The beams that are pocketed into the façade will push outward onto the façade. Sufficient load will cause the façade to collapse.

It is my recommendation that the sidewalk be closed off to pedestrian traffic and that the building be demolished expeditiously.

Please feel free to contact our office should you have any questions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ernest J. Gailor". The signature is written in a cursive style with a large initial "E" and "G".

Ernest J. Gailor, PE



Harlan-McGee of North America

Engineers • Planners • Architects

Malta Ridge Professional Building
4000 Silver Beach Road • Malta, New York 12020

November 30, 2016

Vincent J. DeLeonardis
City of Saratoga Springs
City Hall
Saratoga Springs, New York 12866

Re: Structural Inspection
28 Caroline Street

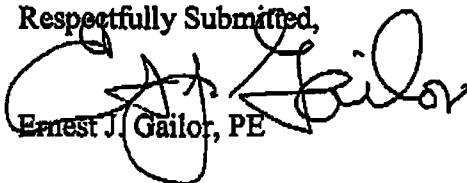
Dear Mr. DeLeonardis:

This letter will serve as an addendum to my letter of November 28, 2016, regarding the 30 Caroline Street structure. I inspected the subject structure on Friday November 25, 2016. It is my understanding that the correct address for the building that I identified in that letter is 28 Caroline Street. The number "30" was posted onto the building when I first inspected it.

Clarification was requested regarding the possible salvage of the façade. I inspected the building and surrounding buildings again yesterday. The façade cannot be safely salvaged. As stated in my previous letter, the façade is not in original condition. Large portions of it have been cut out with no additional support added, structurally weakening the façade. There is no way to safely demolish the interior of the building without going through the front. The site is encroached upon all sides. I do not foresee a means to safely support the façade for any demolition activity that would take place inside. Just one week after the fire, the building appears to be shifting. I believe the deterioration of the façade is moving along to such a degree that a storm event could bring it down.

Please feel free to contact our office should you have any questions.

Respectfully Submitted,


Ernest J. Gailor, PE