



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	03/17/2021	Department	Code Enforcement
Agenda Item	4b) Discussion of Dangerous Building/ 235 Water Street		
Est. Cost	NA		

Background Information	<p>Attached please find the engineer's report on this structure. Please also find a request from Stacy Caron (Gerard's Pizza) requesting some positive movement with this building.</p> <p>CEO Kris McNeill will be available to discuss the building and the current and potential steps the City of Gardiner may take in regard to 235 Water Street.</p>
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Requested Action	Council discussion with CEO that will include next steps on this item.
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



A.E. Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

October 7, 2020

162-20

Mr. Kris McNeil
Code Enforcement Office
City of Gardiner
6 Church Street
Gardiner, Maine 04345

**Subject: Visual Structural Observation
235 Water Street
Gardiner, Maine**

Dear Kris:

Thank you for choosing A.E. Hodsdon Consulting Engineers to provide engineering services in the form of a visual structural observation of the existing structure located at 235 Water Street in Gardiner. The following is a report based on our site visit on September 24, 2020.

We were asked to conduct a visual structural observation of the existing building after concerns arose to the structural condition and stability of the building. The structure is located in the downtown district of Gardiner, which consists of row buildings on each side of the street in a typical main street configuration. Most of the structures in the downtown have retail occupancies on the first floor with residential dwelling units above.

This structure was involved in a fire in July of 2015 that resulted in the complete removal of the abutting property to the south. The upper floors of this building were originally only accessible through the abutting building. Since the fire, it appears that little work has been done to the remaining structure to improve its condition with many rooms still having fire damage debris and showing signs of water damage.

We walked through the entire three story with full basement structure to observe the type, style, and condition of the exposed structural framing. We observed that the framing for each of the floors are in very poor structural condition requiring extreme caution to where one walks through the space. It appears that the building was not well constructed from the beginning. Even the observed portion of the second floor framing that has consistent 3x6 joists spaced at 24" on center are dramatically undersized for the 15'-0" width of the building. In addition to these areas, we observed several areas throughout where the floor framing has been cut, damaged, sistered, patched with new framing, or headed off for an old opening. The framing condition on the upper floors is even worse with the rear portion of the third floor appearing very unstable with a large floor depression. We observed that the rear portion of the roof is open allowing water to enter the building. This inconsistent framing along with age, damage from the fire event, and no maintenance has left the framing with large deflections, compromised connections, and diminished lateral stability.

From the exterior of the building, we observed that the rear wall has an outward bow at the basement and first floor level that is pushing the exterior stair and deck assembly outward. We also observed an outward bow in between the second and third floor framing, which is the area of the observed dropped framing on the third floor. The neighboring property to the south is experiencing dropping bricks from the masonry wall onto their property. We observed that the property party wall to the north consists of just a wood framed wall with no masonry separation. The framing for this wall is completely open to the neighboring building with no fire protection in place. The wall framing consists of lightly framed wood construction with some of the members bowing inward from the excessive load they are carrying without any wall sheathing for bracing.

Based on our observation of the structural framing, it is our professional opinion that the building needs to be razed. The deterioration, bowing, fire damage, and lack of maintenance of the floor, roof, and wall framing has created a substantial public safety hazard. Given that the framing condition and configuration, the structural elements of this building are not easily reinforced, repaired, or replaced. Therefore, razing the building and constructing a replacement building or leaving the property vacant appears to be the best option.

However, the removal of the existing building will create a new issue that will need to be addressed. Without a masonry party wall between this property and the property to the north, the support and enclosure of the north property will need to be determined. This will involve creating a basement foundation structure for the construction of a new exterior wall that can be finished and attached to the existing structure. A plan for how this termination will be constructed will need to be in place and acceptable to the abutter before the existing building can be razed.

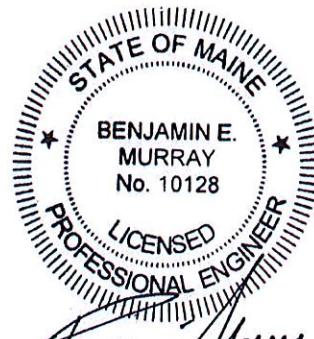
This concludes our report. No destructive or invasive testing was performed. A visual observation does not constitute the structure being analyzed. Observations and subsequent assessments are limited as such to those limitations. The evaluation and report is not to be considered as a guarantee of condition and no warranty is implied. The work conducted does not constitute a building inspection.

If you have any questions, please feel free to call me at 873-5164.

Sincerely,



Benjamin Murray, P.E.
A.E. Hodsdon Consulting Engineers



From: Stacy Caron <stacycaron71@gmail.com>

Sent: Wednesday, March 3, 2021 10:33 AM

To: Christine Landes <CLandes@gardinermaine.com>; Tracey Desjardins <TDesjardins@gardinermaine.com>

Subject: Gerard's patio

Good morning. i just wanted to touch base with you both about the status of the building abutting our patio. Pat Hart has kept me in the loop regarding when it will be on the agenda for city council meeting. We've been able to push aside thinking about it over the winter but as it warms up we need to figure out a plan. The patio has been a major source of revenue for us especially with COVID and the loss of our patio space this summer would be financially devastating. We did receive a copy of the engineer's report but will need a bit more clarification on how we will be affected and any info would be appreciated. I know you both have a lot going on and thank you for all you do!

Stacy Caron