



266 E Erie Street - HPC

Existing Conditions | 08.08.2023



North Facade

Addition (1912)

Original Building (1884)

North Facade





The building has undergone multiple building renovations including recorded changes occurring in 1912, 1920, 1921, 1935, 1951, 1980, 1996, and 1997.



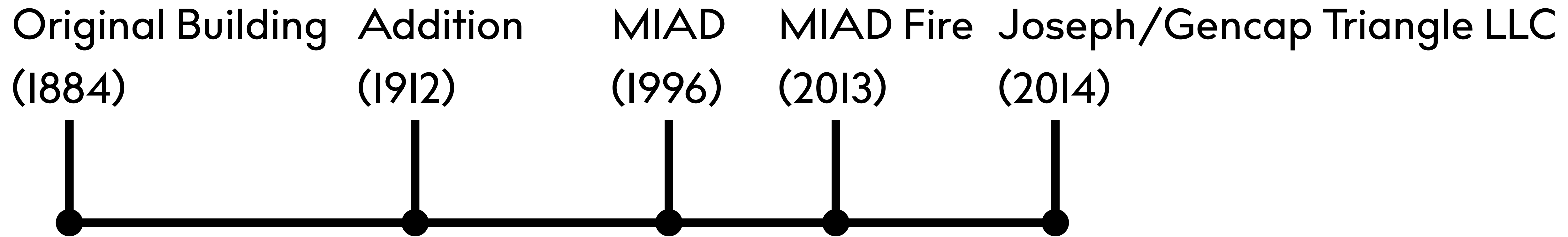
South Facade

Original Building (1884)

Addition (1912)

South Facade





2013 MIAD Fire

- Roof structure was severely damaged
- Damage resulted from both fire & associated water
- Requires roof structure replacement





Roof - Structural Fire Damage



Roof - Structural Fire Damage



Roof - Structural Fire Damage



Floor - Structural Fire Damage

Addition (1912)

Original Building (1884)



North Facade



Original Building (1884)

Settlement



Addition (1912)

Settlement

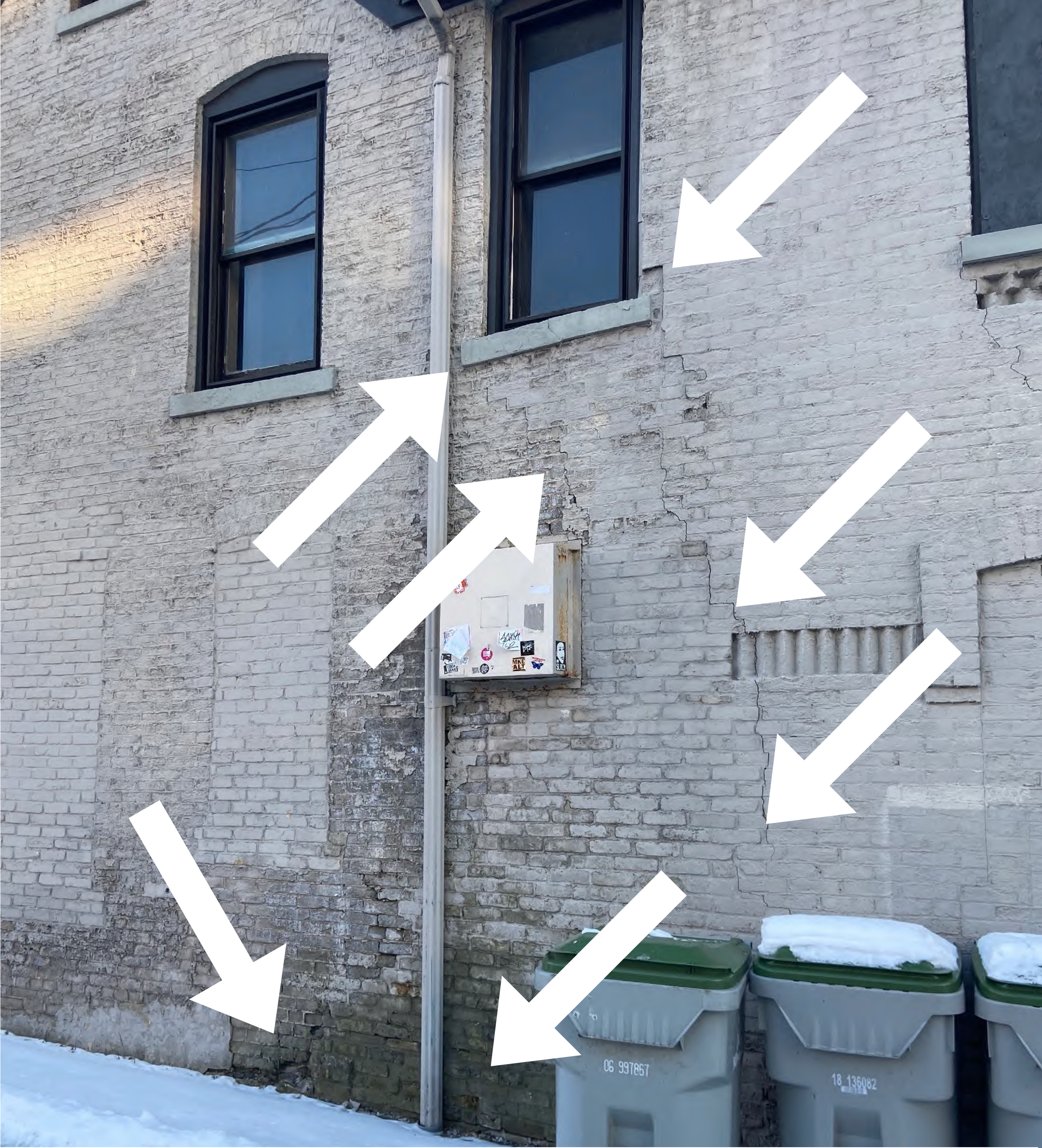


Brick Bowing





Brick Bowing and Settlement



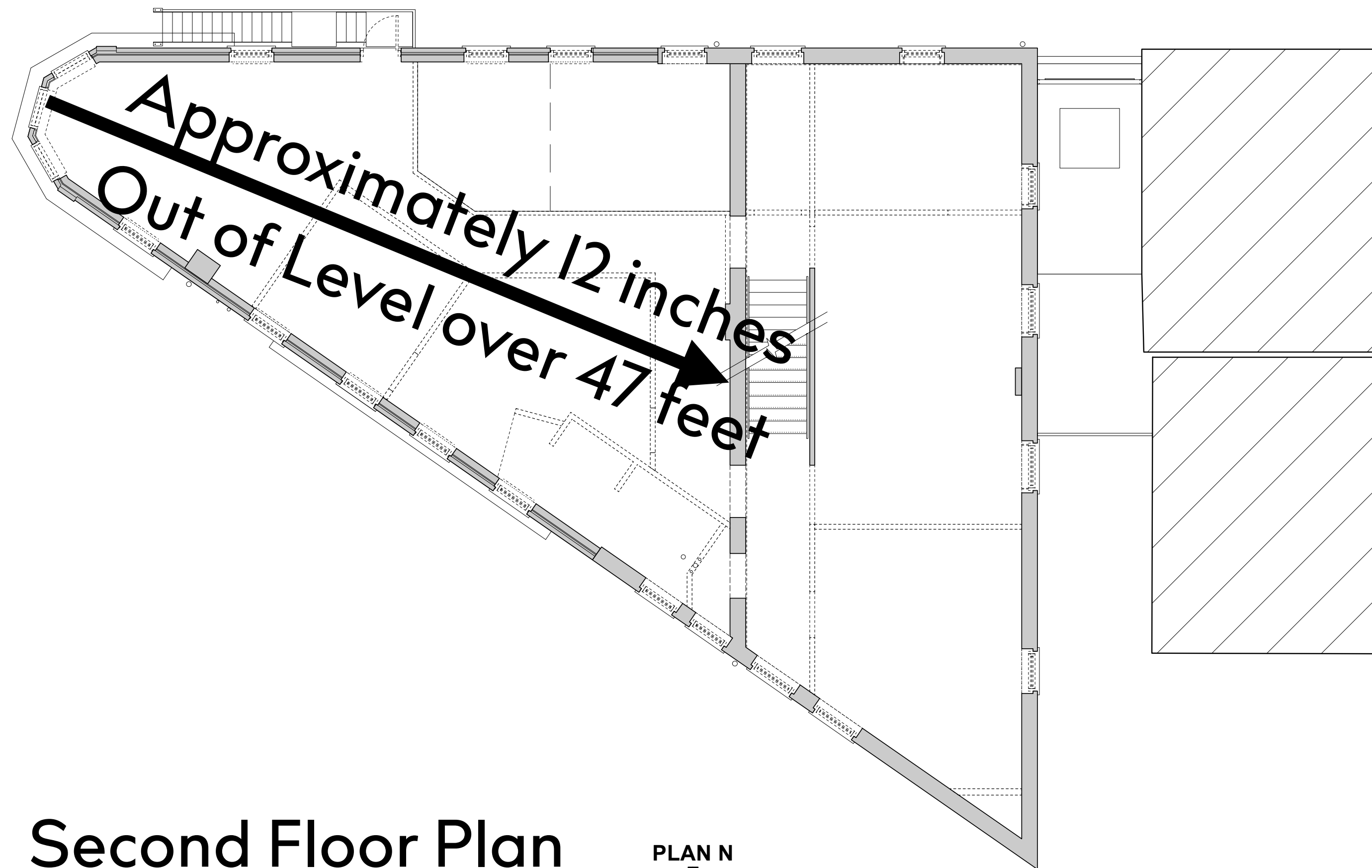
Brick Cracking and Deterioration



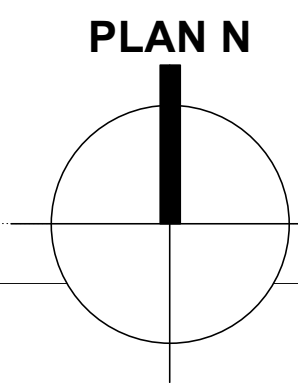
Brick Cracking and Deterioration



Brick Cracking and Deterioration



Second Floor Plan

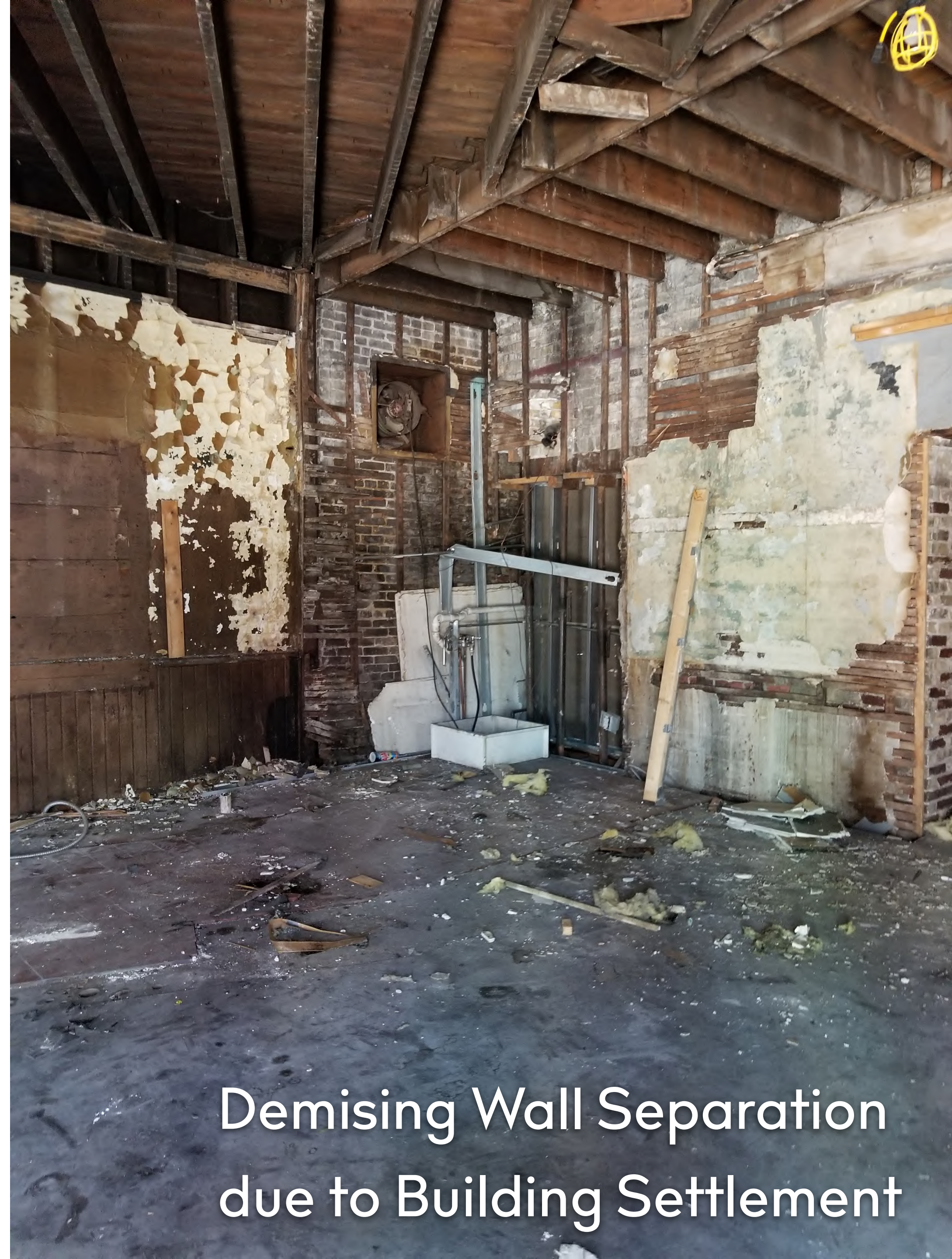


Floor out of level due to building settlement

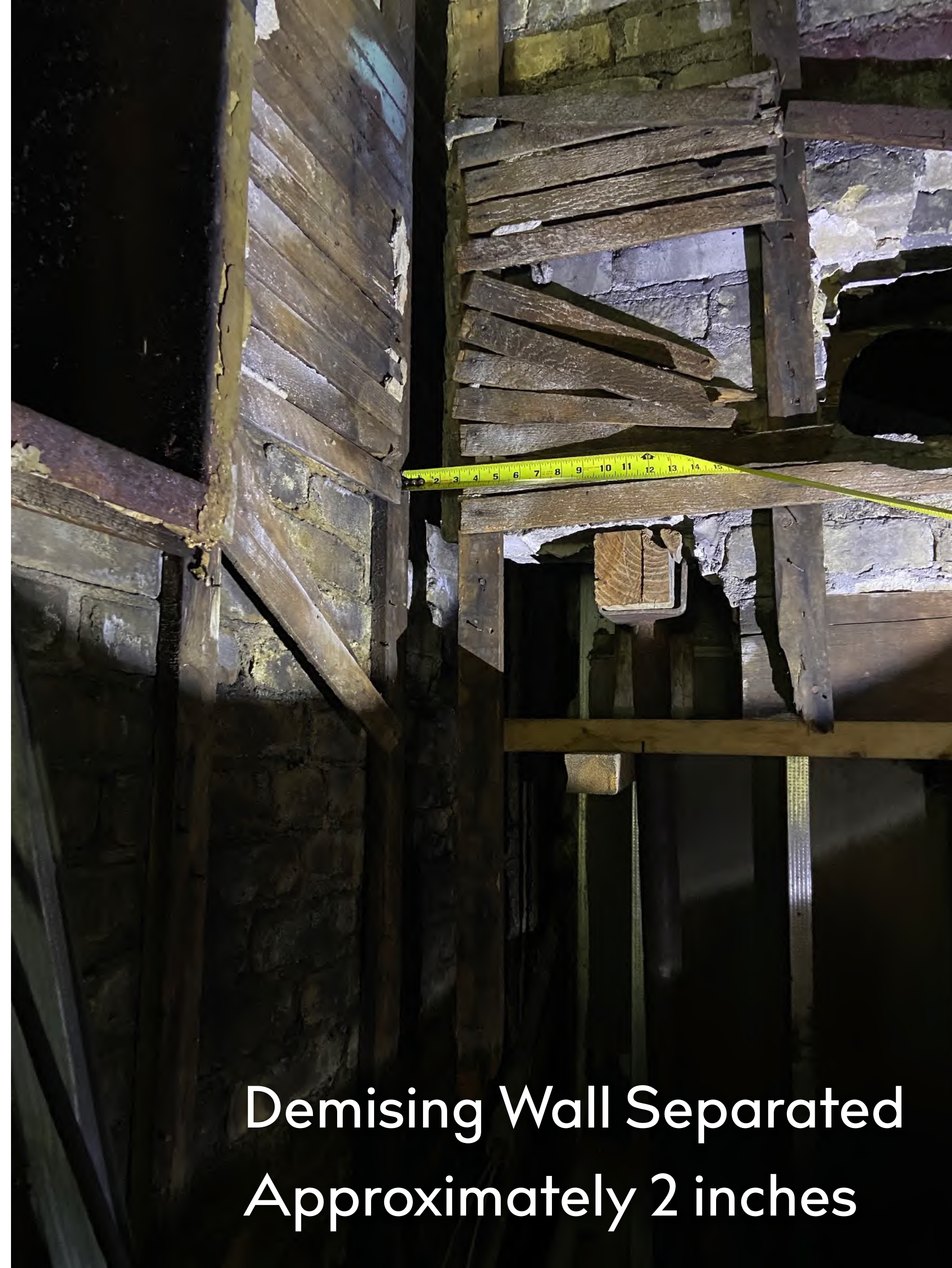








Demising Wall Separation
due to Building Settlement



Demising Wall Separated
Approximately 2 inches



Building out of Plumb



Good from far, far from good.





Actively Moving Brick

Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration

2 HOUR METER
PARKING
8:00AM TO 6:00PM
MONDAY THRU FRIDAY

2 HOUR FREE
PARKING
8:00AM TO 6:00PM
SATURDAY



Failed Lintel

Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration



Structural Brick Deterioration

The prospect of restoring the building is rendered infeasible by two significant factors.

First, the resultant damage from the 2013 fire requires replacement of the roof and roof structure. This damage predated the current ownership's involvement and has been temporarily addressed with repairs intended to protect the public's well-being in the near term.

Second, the significant differential settlement of the building requires remediation that will necessitate the deconstruction of many building components, including:

- Removal and replacement of large portions of the brick facade/structure
- Rebuilding of parapets
- Replacement of all exterior and interior windows and doors
- Building perimeter will need to be excavated to the bottom of footings to add grade beams and helical piers

Therefore; any attempt at reconstruction will result in a building that is largely a facsimile of the current building.

Thank you.

Wholeness in everything we do.

