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December 6, 2016

Mr. Timothy Dexter, Building Inspector
City of Beacon Building Department
City of Beacon City Hall
1 Municipal Plaza
Beacon, New York 12508

Re: Building #16
Beacon Lofts

Mr. Dexter,

I am writing this letter to state that I have inspected the building known as #16 at the Beacon Lofts project in the City of Beacon. The purpose of inspecting the building was to determine the viability of restoring the building in its current condition. Based on my review, I offer the following:

The building is a 3-story masonry and timber structure that is currently in poor condition. The roof consists of timber trusses that span from front to back of the building. The trusses are supported with masonry piers on both the front and rear walls.

I have looked at this building a number of times over the last few years in order to develop a plan to reconstruct it. The first time that I had looked at the structure, the roof trusses on the east end of the building had collapsed on the upper floor. Over time the floor framing had collapsed onto the lower floors. The goal then was to reinforce the existing masonry walls with a bond beam and install new trusses on the roof.

Currently most of the roof has deteriorated. The remaining trusses are in very poor condition and some have begun to fail. Some of the framing from the lower floors have also begun to fail.

At this point, it is my opinion that reconstruction of the building may not be a viable option due to the cost of supporting the building while trying to reestablish lateral reinforcement of the masonry walls.

It is my opinion that the building should be carefully razed in order to protect the attached structures.

Shoring may be necessary to support the south wall of the laundry facility as this wall is a common wall. A portion of that wall and east wall may need to remain. This will be determined prior to the demolition of the building.



Figure 1 – Recent Excerpt from Google Earth

In summary, it is my opinion that the existing structure should be razed and replaced in-kind due to its current condition.

Please feel free to contact me if you require any further information on this matter.

Very truly yours,



Mark A. Day, PE