



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner



June 22, 2023

Brian Orzel
NY District US Army Corps of Engineers
26 Federal Plaza, Room 16-406
New York, NY 10278

Re: USACE
Bridges at Lake Parc Residential Subdivision (20.9 acres)
47 Lakes Road, Village of Monroe, Orange County
16PR01672

Dear Brian Orzel:

The State Historic Preservation Office (SHPO) has reviewed the "Structural Integrity Assessment" (May 2023) in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

Based upon this review, it is the opinion of the SHPO that the Roscoe Smith House (07147.000119) has deteriorated to such a point that many of its character defining features have been damaged or destroyed and that it is no longer eligible for listing in the State and National Register of Historic Places. Therefore, it is the opinion of the SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

Please note that this letter replaces our January 14, 2022 conditional no adverse effect letter and that the SHPO no longer recommends that the Roscoe Smith House be retained and mothballed. If you have any questions, I can be reached at nancy.herter@parks.ny.gov.

Sincerely,

Nancy Herter
Director, Technical Preservation Services Bureau

STRUCTURAL INTEGRITY ASSESSMENT

for

Shalom Environmental, Inc.
91 Seven Springs Road
Monroe, New York

- Location -

45 Lakes Road
Monroe, New York

May 2023

Prepared By:



10 Jones Avenue
Rochester, New York 14608
585-313-9683

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EXECUTIVE SUMMARY

This report has been prepared to summarize a structural integrity evaluation for the structures located at 45 Lakes Road in Monroe, New York (subject property or Site). The work was completed by NEU-VELLE LLC (NEU-VELLE) on behalf of Shalom Environmental, Inc..

On May 5, 2023, an inspection of the building located on the site to provide judgement on the structural integrity of the structures was conducted. Based on review of the structure, it is NEU-VELLE's professional judgement that the existing structure should be considered structurally unsound and/or unsafe as a result of damage incurred from rain, snow, and the lack of appropriate maintenance practices. At the time of the inspection, the foundations, portions of ceilings, floors, walls, and chimney have been impacted by water intrusion and portions of the structure (ceilings and floors) have collapsed and become unsecure. In addition, there is visible mold as well as disturbed asbestos within the structure. Therefore, the deficiencies have made the structures unsecure and unsafe and should not be entered and it is NEU-VELLE'S professional opinion that the structure should be condemned and demolished due to its unsafe condition.

Section 1

NEU-VELLE, LLC.



Introduction

1.0 Introduction

1.1 General

This report has been prepared by NEU-VELLE, LLC. (NEU-VELLE) to document the findings of a structural integrity assessment conducted on May 5, 2023, for the structure located at 45 Lakes Road in Monroe, New York. The assessment was conducted to evaluate the site structure (i.e., house) and to provide judgement on its structural integrity for future access and occupancy.

1.2 Project Objectives

The purpose and objective of the assessment includes the following:

- The professional judgement relating to the structural integrity of the existing house
- Determinations if the building it is to safe access;
- Determination if asbestos abatement can be completed safely; and
- Determination if the building is safe to occupy.

1.3 Report Organization

This report presents the findings from the site inspection and structural evaluation activities. Section 2 provides information on each area as well as the condition and evaluation of structural integrity. Section 3 presents our conclusions and recommendations regarding the interpretation and findings as a result of the inspection and evaluation.

Section 2

NEU-VELLE, LLC.



Structural Integrity Assessement

2.0 Structural Integrity Inspection

2.1 General

Accompanied by Shalom Environmental and Owner representatives, NEU-VELLE conducted a walk-thru of on-site structures. The following areas were inspected. A brief description of the area and judgment of the structural integrity is presented below. Representative photographs of the building are presented in Appendix B.

2.2 Inspection

This existing structure (house) is a three-story residence that was constructed in 1870. The house is timber and cobble stone construction and is approximately 3,300 square feet in living space. The structure is supported by a rubble wall basement structure that was not able to access due to its deteriorated condition. Based on review of the structure, it has been poorly maintained, and therefore severe water intrusion from rain and snow has caused numerous failures in the roof, walls, floors, ceilings, and foundation. Water intrusion has impacted the entire structure (i.e., roof, floor joists, and ceiling joists) which has caused settlement and failure as well as ceiling and floor failures in several locations. The fireplace has severely deteriorated and the exterior portion above the roof-line is leaning and in danger of collapse onto the roof. In addition, there is visible mold throughout the structure, potentially disturbed asbestos containing materials (drywall compound, insulation, floor tiles, etc.), as well as animal infestation which has made the structure unsafe to occupy. Therefore, these deficiencies have made the structure unsecure and unsafe and should not be entered unless professionally trained and certified. It is NEU-VELLE'S professional opinion that the structure should be condemned and demolished. Photos of the structure are attached.

Section 3

NEU-VELLE, LLC.



Conclusions and Recommendations

3.0 Summary

3.1 General

This section summarizes the interpretation of the field data and associated findings obtained during the site inspection.

3.2 Conclusions and Recommendations

Based on review of the site, it is NEU-VELL's professional judgement that the existing structure on site should be considered structurally unsound and/or unsafe as a result of damage incurred from rain, snow, and the lack of appropriate maintenance practices. At the time of the inspection, the foundations, portions of ceilings, floors, and walls have been impacted by water intrusion and portions of the structures have collapsed and become unsecure. In addition, there is visible mold as well as the possibility of disturbed asbestos within some of the structure. Therefore, the deficiencies have made the structure unsecure and unsafe and should not be entered and it is NEU-VELLE'S professional opinion that the structure should be condemned and demolished due to its unsafe condition.

Appendix A

NEU-VELLE, LLC.



Site Map



Appendix B

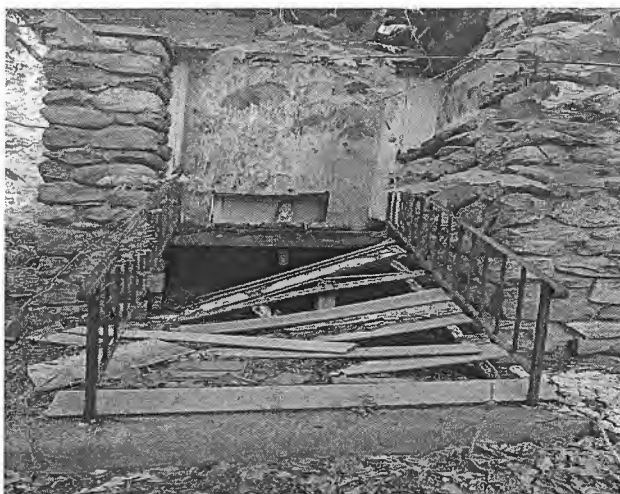
NEU-VELLE, LLC.



Photographs



Side View



Foundation Settlement and Deterioration



Floor & ceiling damaged by water intrusion



Severe floor damage



Severe floor damage



Roof collapse



Celing collapse



Floor collapse



Mold and celing colapse



Mold and celing colapse



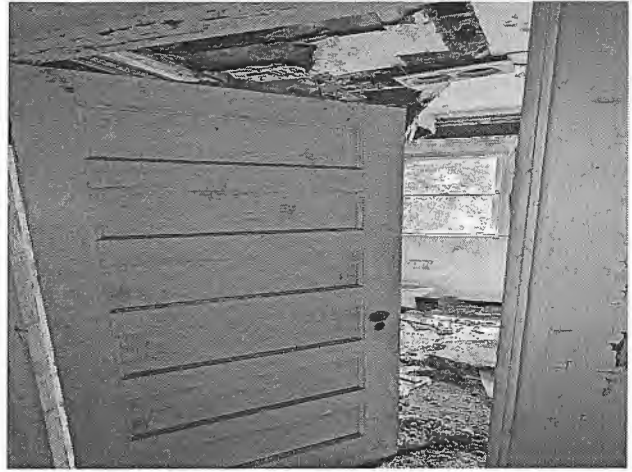
Mold & celing colapse



Floor collapse



Ceiling collapse



Ceiling collapse



Ceiling collapse



Ceiling collapse



Deteriorated Fireplace



Deteriorated Fireplace

Appendix C

NEU-VELLE, LLC.



Engineer Certification

STRUCTURAL INGEGRITY ASSESMENT

45 Lakes Road
Monroe, New York

ENGINEER CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate and complete.



Albert G. Lyons Jr., P.E.
NEU-VELLE LLC

5/8/23

Date