



**Structure Preservation Evaluation
Former Anaconda Wire and Cable Plant
Hastings-on-Hudson, NY
October 17, 2006**

Contractor: Parsons

**Subcontractor: Hutton Associates, Inc./Steven Katz Architect
with assistance from BL Companies & Robert Silman
Associates, P.C.**



ONE RIVER STREET

HASTINGS-ON-HUDSON NEW YORK

STRUCTURE PRESERVATION EVALUATION

Summary of Findings

October 2006

Hutton Associates Inc. / Stephen Katz Architect

BL Companies

Robert Silman Associates PC



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Structure Preservation Evaluation

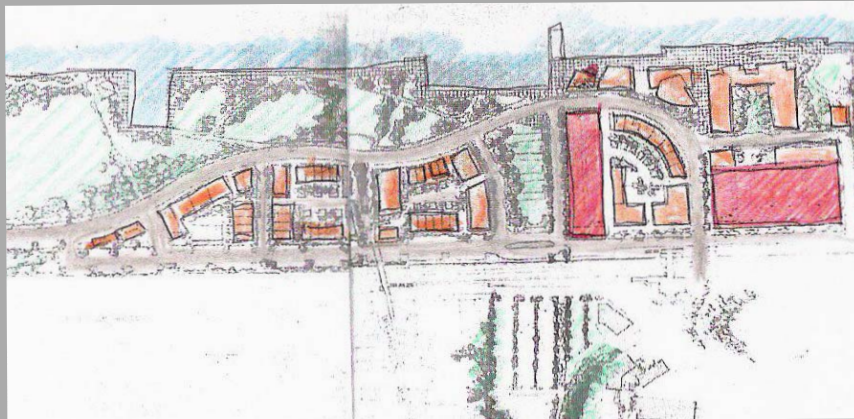
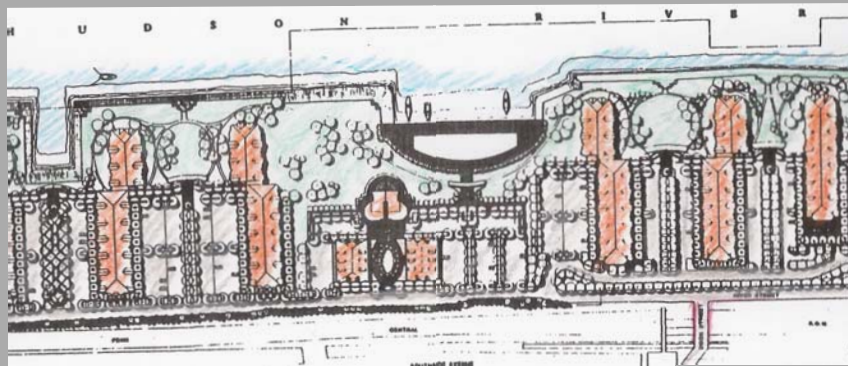
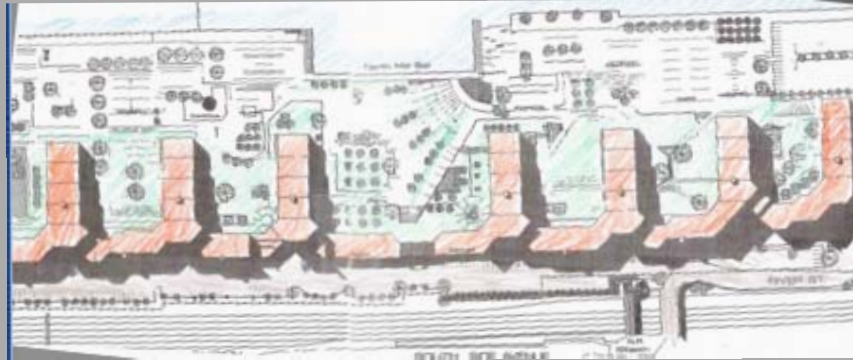
Water Tower, Bldg 51 & Bldg 52

- Reuse potential
- Historic importance
- Condition assessment
- Remediation impacts



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Reuse Options Previously Studied





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Down by the River

Here are some of the latest and proposed waterfront developments on the Hudson River.

NEW YORK

Hudson River

Regatta
Hudson Landing
2,192 units, town houses and condominiums
Approved

Peekskill
Hudson
201 townhouses under construction. Price range from \$165,000 to \$475,000

Osseon
Hudson Square
No townhouses and condominiums proposed

Manhattan
Hudson at Riverside
200 townhouses and town houses. The first phase, now under construction, will have 100 units. Price range is \$1.1 million to \$1.5 million. Some are already sold.

Sleepy Hollow
Hudson Landing
1,250 units, town houses and condominiums proposed

Coxsack Landing
20 town houses under construction. Price range from \$245,000 to \$1.2 million.

Yonkers
Hudson
200 town houses completed in 2000. Price range from \$1.1 million to \$1.5 million. Price range with 200 units in progress.

Dobbs Ferry
Hudson
74 town houses and town houses and condominiums. Price range from \$1.1 million to \$1.5 million. Price range with 200 units in progress.

The Metro Section

The New York Times

Rooms With Views Replace Factories on Hudson's Banks

By LISA W. FODERARO

First came the gracious estates and summer getaways of the 1890's, built for New York City businessmen who yearned for Hudson River breezes and Palisades views. Then came decades of suburban-style home building, with Colonial and Tudor houses in hills and valleys while heavy industry and noisy trains came to dominate the riverbanks.

But now another housing boom is unfolding, along the Hudson. From Yonkers to Kingston, thousands of units of town houses and apartments to buy or rent are planned for the river's edge, where manufacturing has long been in decline.

A confluence of forces — a cleaner river, folding, empty lots created by vanished factories, a housing boom, the proliferation of suburban developers, a willingness by local officials to embrace a new source of tax revenues, and a crystallizing Hudson Valley consciousness — have come together in recent years to generate interest in building and living along the Hudson.

Almost all of the planned housing falls in the luxury category, with condominiums costing as much as a four-bedroom house across town. With them will come the amenities of a rejuvenated Hudson River, with decks, riverside dining and parklands.

The plans are not universally popular. Urban, anti-development efforts span the Hudson, with environmentalists and river enthusiasts joining forces to try to block the proposals. But most of the battles are over scale, riverfront access and affordability. And it is becoming increasingly clear: The next great phase of life for the Hudson River

The Harbors at Havestraw residential complex is being built in Rockland County. An estimated 15,000 units of housing are under review or being constructed along the river's edge.

Some of the housing proposals are so ambitious that they would create villages with increases in population, leading to dramatic change in the character of the towns. See Continued on Page B6

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development of 24 town houses and condominiums along the Hudson in Dobbs Ferry, N.Y., was completed in 2003.



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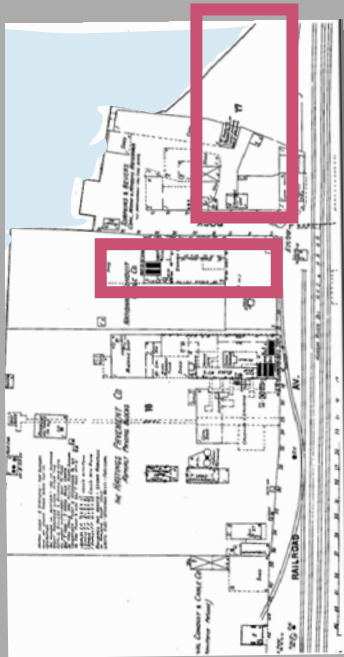
Potential Uses

- Public Use: Museum, Meeting Space, Library, Exhibition Space, Conference Center, Performance Space
- Recreation: Skating/ Hockey, Basketball, Indoor Soccer/ Football, Gymnasium, YM/WCA, Heath Club, Spa
- Commercial: Retail/ Festival Market, Boutiques Mall, Big Box Store, Restaurants, Trade Shows, Catering Hall/ Weddings, Antiques Center
- Water-Related: Boat sales/ service/ storage, maritime sales
- Other: Parking, Warehousing



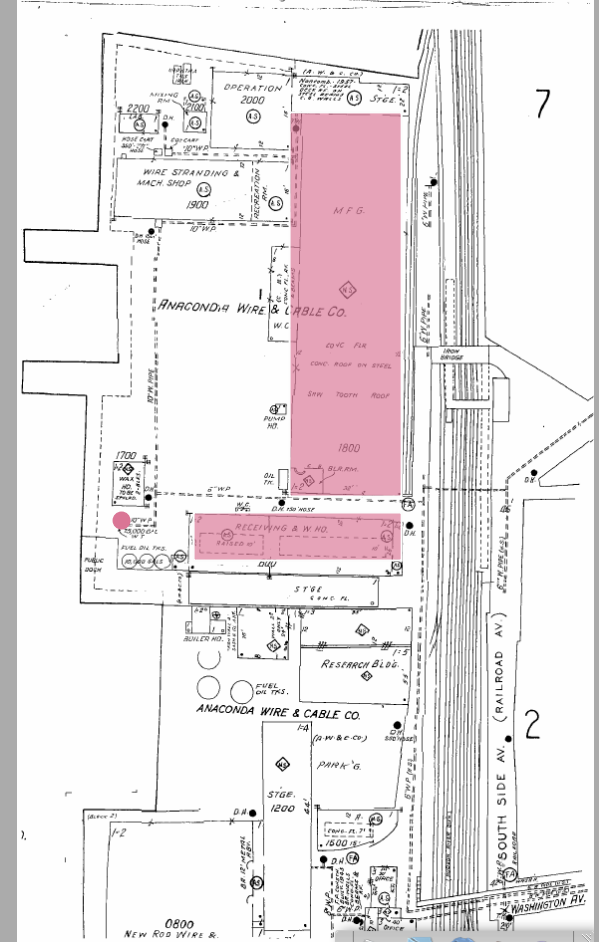
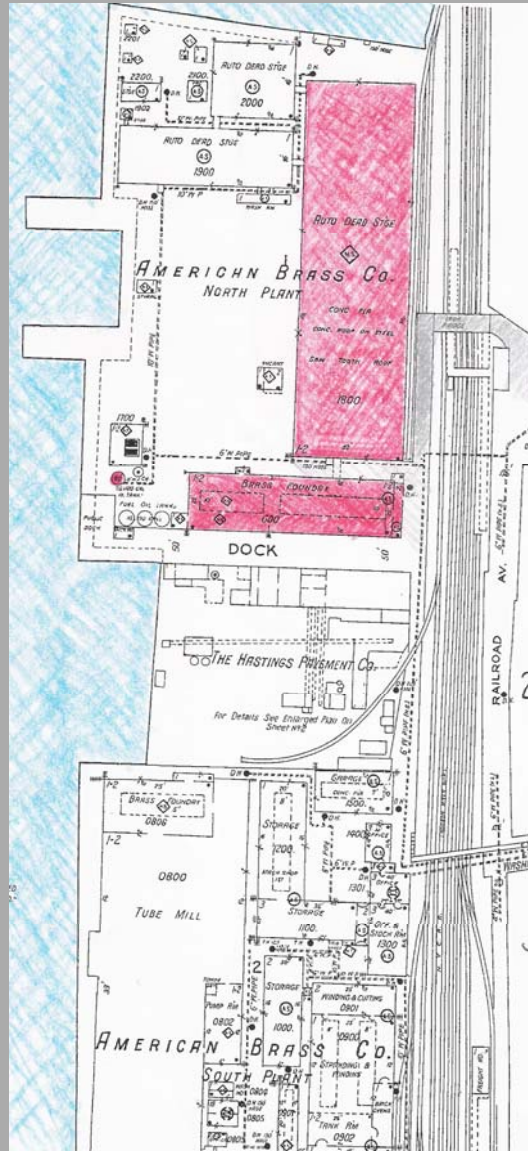
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Site History



1907

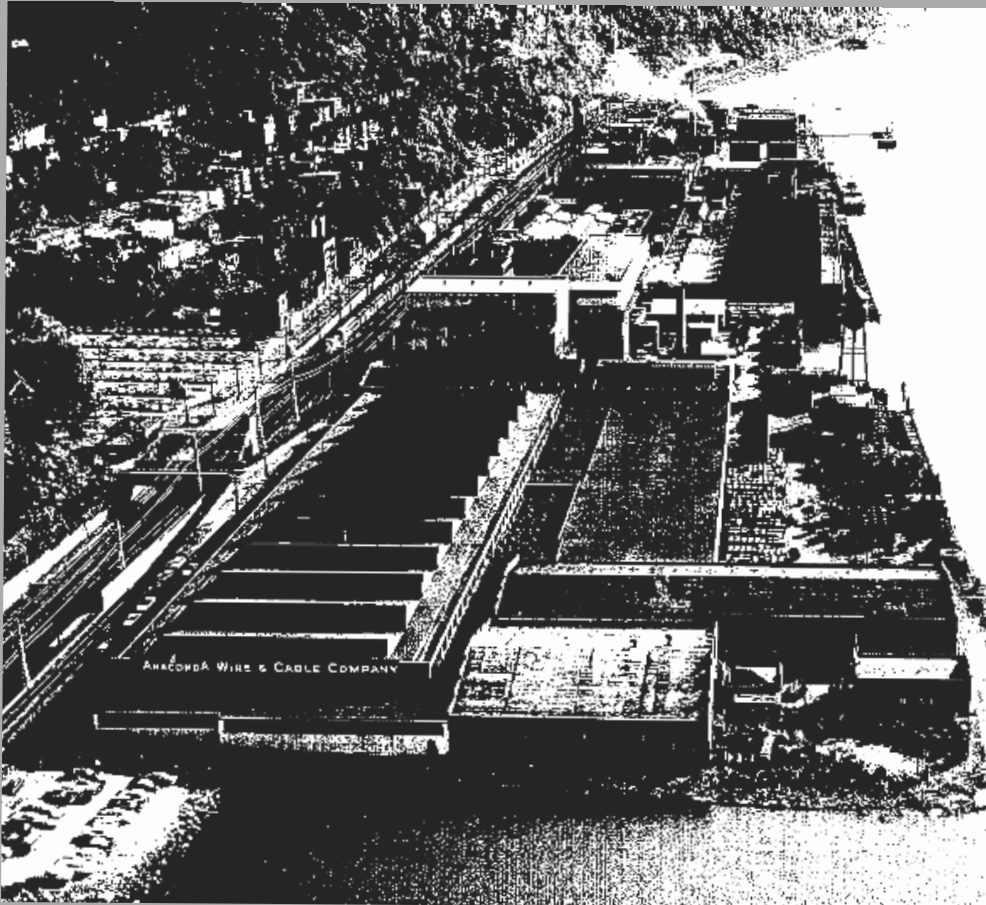
1924



1955



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Building 51

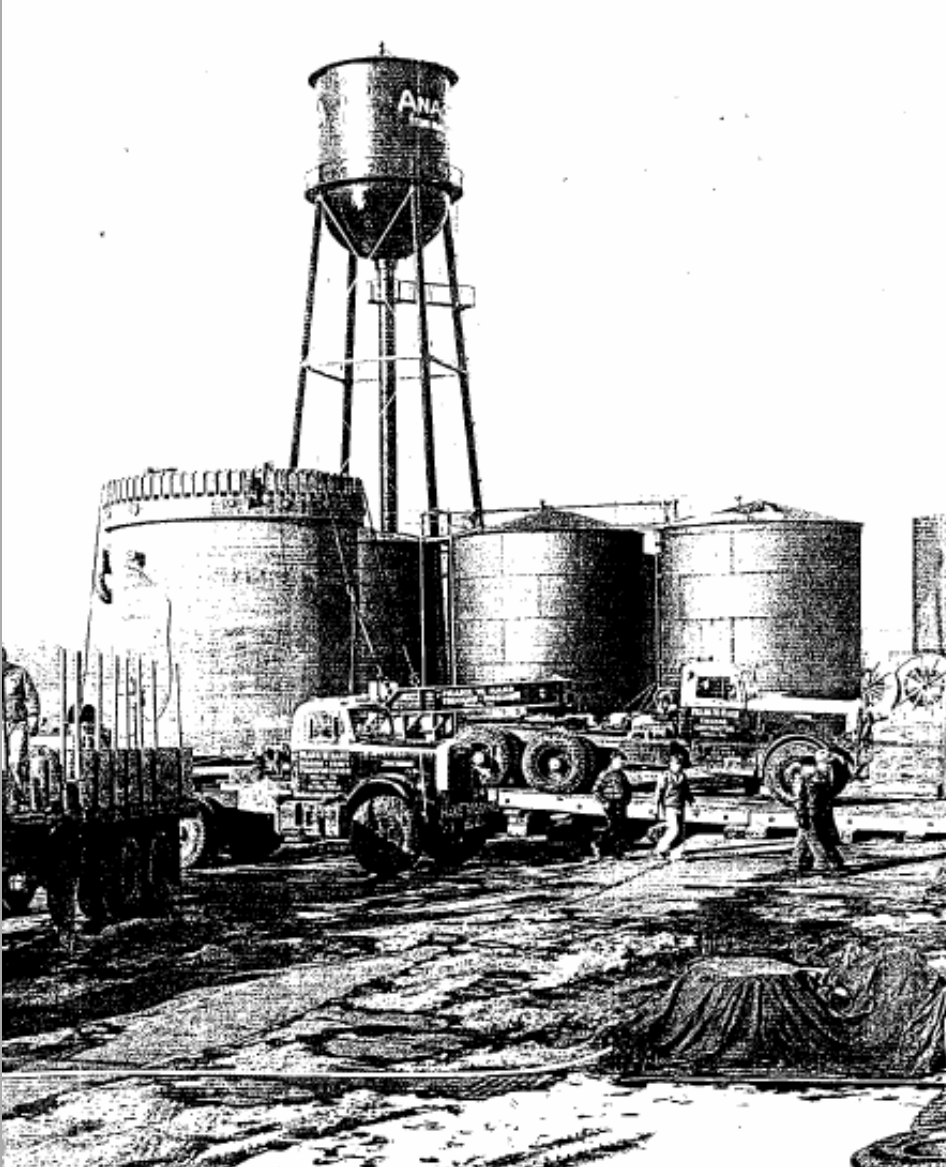
- Eastern section of roof (wood) constructed earlier than western (concrete)
- Interior masonry wall at western end
- Once many windows. Upper clerestory had rack and pinion mechanism.
- Typical of early 20th Century mill buildings

Building 52

- Larger structure
- Sawtooth skylight structure
- Once many windows on openings one above the other
- Overhead gantry crane is interesting historical artifact.
- Building retains integrity of setting, design, materials and workmanship: good example of early 20th century industrial building



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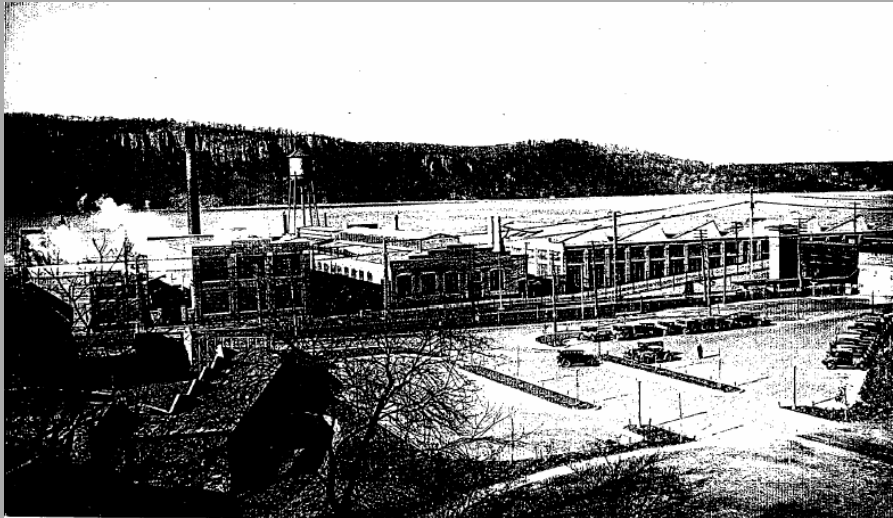


Water Tower

- Built prior to 1924
- Typical feature of industrial sites
- As vertical focal point, intrinsic value as one of few remaining vestiges of village industrial birth and boom years



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Summary: Historical Findings

- NYS SHPO: Buildings do not meet criteria for National Register

- However, we should not overlook their potential significance as extant industrial resources-- components of community's industrial heritage with national influences-- should not be overlooked

- They still have physical integrity and a high degree of representativeness, becoming increasingly rare in regional industrial context.

Challenge:

if feasible, to identify ways in which potential constraints to re-use-- building or soil contamination, view obstruction, impact on scale, and cost of rehabilitation -- can be overcome or minimized.

Issue:

Remediation impacts will likely be severe, and hard choices may have to be made regarding preservation priorities.



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Building 51 Structure

- Long span steel trusses:
 - at east end, wood rafters, planking;
 - at west end, concrete plank/
cast in place roofing
- East end of building:
 - Deterioration of wood rafters/ planking
- Cracks within piers (esp. first two at NW corner), evidence of steel delamination and force of steel pushing brick pier from wall.
- Evidence of wicking action of moisture in interior walls





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Building 51 Repair

- East end of building: Totally replace wood rafters/ planking
- Cracks within piers : remove brick, evaluate steel
(set baseline with intact piers). Clean/ rustproof problem areas.
- Replace brick or use repair mortar
- Repoint entire building
- Ballpark repair cost: \$1,500,000*
- To stabilize only: \$700,000*





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Building 52 Structure



- Long span saw tooth truss structure, concrete plank or poured in place roof.
- Brick masonry bearing walls with buried steel columns
- Adjacent building demolished (damage)
- In general, good condition. Some cracks within piers evidence of steel delamination and force of steel pushing brick pier from wall.
- Interior concrete block wall (not original) has diagonal crack about centerline
- Evidence of wicking action of moisture in interior walls



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Building 52 Repair

- Wall, pier repairs similar to Building 51
- West side of building:
Need to repair damage from adjacent building demolitions
- Cordon off, repair or remove parapets
- Clean rust, coat deteriorated steel bases or add steel plates to reinforce to original capacity



-Ballpark repair cost: \$1,000,000

-To stabilize only: \$500,000



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Water Tower

-Need more detailed survey of connections (possibly with lift truck)
and examination of base conditions



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Compatibility with Remediation



- Bdg 51- Excavation of PCBs-12'-0 Depth
Isolated Pockets of PCBs
5'-0 Contact Barrier/ Soil Cover
Structural Implications/
Potential Partial Demolition
- Bdg 52- Excavation of PCBs-12'-0 Depth
Isolated Pockets of PCBs
5'-0 Contact Barrier/ Soil Cover
Structural Implications/
Potential Partial Demolition
- Water Tower- Excavation of PCBs-12'-0 Depth
5'-0 Contact Barrier/ Soil Cover
Deconstruction/ Reconstruction



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Conclusions and Options

- Water Tower - must be taken down
 - Scrap
 - Restore, store and re-erect (where?)
- Building 51 – west half must be taken down
 - Remove all?
 - Save east part?
- Building 52 – must remove south & north portions
 - Remove all?
 - Save central section?
 - Where will road go?
- Site will be raised 5'
 - Structural impacts to walls
 - Structural impacts to floors
 - Aesthetic impact of raised elevation on building facades/interiors



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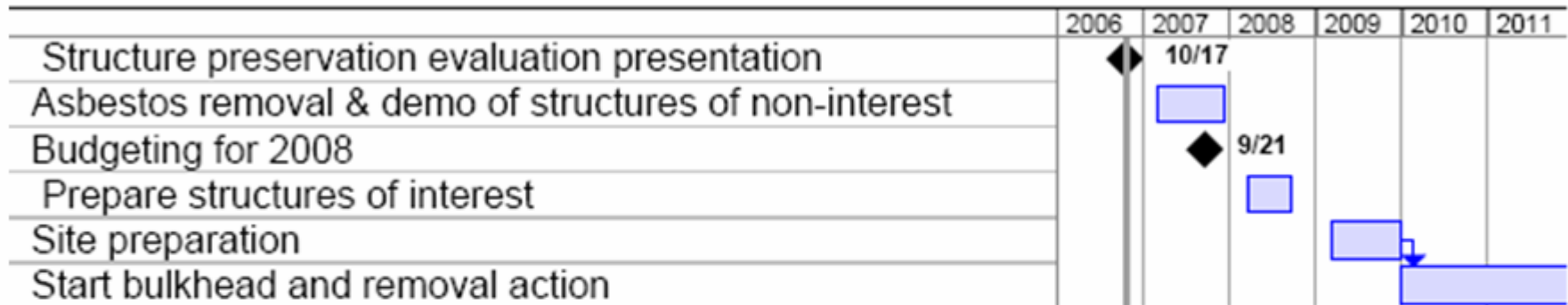
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Input Needed



- Atlantic Richfield's objective is to remediate the site in a manner suitable for redevelopment
- How realistic is it to save partial or relocated structures?
 - Potential developers
 - Potential uses
 - Costs & returns; risks & rewards
 - Financing: private/public mechanisms
- Village input needed by September 2007