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Visual Exterior Inspection at 736,734, and 732 West End Avenue

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To Whom It May Concern:

I am a New York State Registered Architect and have been retained by Ms. Dee Alpert of 736 West End Ave. to visually inspect the exterior elevations of the above referenced 3 addresses as they pertain to demolition work to be performed, and which may already have been performed at 734 and 732 West End Avenue, and the effect that demolition may have on the 736 address.

In as much as I do not know the extent of the demolition work which has been, and will be performed at 734 and 732, I can not comment on that work, but I can comment on the visual exterior conditions that I have physically observed, in addition to reviewing relevant photographs. I note that significant debris currently in the front yard of 734 appears to be the result of demolition done in a basement.

#734 and 732 are both 3 story turn of the 19th century residential buildings which share "common party walls," which is typical for city zero lot line constructed buildings at that time. It appears that one or two more of these buildings were demolished around 1927 and a new 14 story apartment building, # 736, was constructed at that time. The existing party wall at 734 was physically incorporated into the new 736 building. In other words, the existing northern 3 story party wall of 734 currently physically shares and supports the southern exterior wall for 11 stories of the 736 building.

It is of great concern that the structural integrity of this existing common party wall supporting both 734 and 736 not be compromised at all. There has been a recent reported new crack in one apartment's wall, and at the time the crack appeared, books fell off bookshelves when this interior demolition work at 734 appears to have begun and this also is of some concern. Any demolition work being performed at 734 and 732 should not be allowed to disrupt or alter the condition of this wall.

Another item that I have noticed, which also pertains to this existing common party wall, is that where this wall exits the roof of 734, the flashing that prevents rain from penetrating the roof-to-wall intersection is in poor condition and in some areas does not meet the walls' intersection area at all. A more thorough investigation should be performed to see if rain is entering that area and if so what damage that is causing to this common party wall, which in turn also affects the integrity of said wall.

I believe these items need to be addressed before any additional demolition is carried out so that all parties involved at both 734 and 736 have a clear understanding of what is occurring at 734 and what demolition and excavation provisions or restrictions must be required to assure the structural integrity of this wall in question.

Thank you for your attention to this matter.

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