

Executive Summary

Building 10 – Old Brew House (13 Cataract St.)

This building was built in the late 1800's to be used for brewing operations. The lower two levels (basement and sub-basement) were used for fermentation. Currently, both levels are full of steel fermentation tanks that have been abandoned. The upper 5 levels were used for the brewing process. Much of the "tower" portion of the building was constructed with wrought iron beams supporting brick arches and concrete floors. This type of construction has held up pretty well and it is in serviceable condition. However, approximately one third of the area in the building was constructed with wood joists and floors. These areas have experienced prolonged exposure to moisture and decay. Much of the framing has deteriorated to the point where it must be replaced. Likewise, the roof structure over the 5th floor (attic) was wood framed where portions of it had collapsed from decay. The holes in the roof have allowed the weather to penetrate the building, deteriorating a large portion of the floor area. There were several areas within the building that were unsafe to walk on. For this reason, the building should be restricted for safety. It was estimated that within 5 to 10 years, much of the wood frame portions and some of the brick and concrete arch floors will collapse.

The approximate floor area of the building was estimated to be slightly more than 17,000 sq. ft. This number does not include the basements or the 5th floor attic space. It also does not include the mezzanine area above the second floor. That space was currently not accessible other than climbing to a temporary access platform that was constructed over the elevator shaft. The elevator was the only point of access to these spaces.

Building 11 – Link

This building was constructed to attach building 12 with the Old Brew House to create a loading and storage area. The age was not known, but the type of structure did suggest it may have been built in the 1940's. Much of the roof structure consisted of wood plank over steel open web joists. The roof structure was serviceable, but the membrane needed to be replaced. The roof structure at the back, southwest corner was entirely wood framed and severely deteriorated from water infiltration. Replacement of the structure was necessary.

Building 12 – Cataract Building

The age of this building was not known, but from the type of construction, it may have been built in the 1920's. This building had two floors above grade and a basement (cellar). It had been used by the Brewery as a cafeteria up until about 10 years ago. Some of the interior floors finishes had buckled because of moisture, but the structure was in good serviceable condition. Most of the floor structure appeared to consist of concrete encased steel framing. The only area needing structural repair was a portion of roof over a walkway in the back of the building.