JOHN PATRICK
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First North Building
50 North Avenue NE, Suite 102
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PHONE: (330)471-9000

January 27, 2023

Mr. Frank Silla
City of Massillon
Chief Building Official
One James Duncan Plaza
Massillon, Ohio 44646

Re: Unsafe Structure Inspection for 14 and 20 Lincoln Way East in Massillon, Ohio

Dear Mr. Silla,

It needs to be understood that as registered licensed architects and engineers in the state of Ohio, our responsibility is to assure the health, welfare and safety of the general public. The definition of a safety risk is: Attributes, characteristics or exposures that increase the likelihood of an incident that places the general public in danger.

On January 18, 2023 at approximately 11:30 a.m., I conducted the first of several inspections of the existing structures located at 14 and 20 Lincoln Way East in Massillon, Ohio. Both buildings are vacant and owned by Towne Plaza LTD (***See Image 1).***

Apparently, in the previous week, the masonry/metal sided rear facade on 20 Lincoln Way East collapsed and it is my understanding that the rear of 14 Lincoln Way East collapsed approximately ten months ago. This more recent collapse pulled the remaining masonry facade off of the rear surface of 14 Lincoln Way East ***(See Images 2, 3 & 4).***
It should also be noted that the brick debris from this recent collapse penetrated the roof of the lower adjacent building causing the structural failure of the lower roof
(See Images 3 & 34).

Unfortunately, the condition of these two buildings is grave and the potential of collapse is evident as seen in the two previous collapses. These two buildings pose a direct threat to the buildings at 24 Lincoln Way East and 10 Lincoln Way East, in that an uncontrolled collapse would structurally harm the adjoining structures. This block was constructed originally, as one building with floor system bearing walls between addresses. This results in a situation of each contiguous building being only as strong as its weakest component. Catastrophic failure of 14 or 20 Lincoln Way East could result in a failure of 10 and 24 Lincoln Way East. I strongly recommend shoring and reinforcing the exterior walls and floor systems immediately in both 24

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and 10 Lincoln Way East. Adjoining public sidewalks and streets must be protected from collapsing or falling buildings to an extent of a minimum of one and one half the height of the collapsing structure
(See Images 1, 5, 6, 7, 8, 28, 29, 30 & 31).

20 Lincoln Way East was ravaged by a substantial fire approximately 14 years ago leaving the building with laterally unsupported walls in heights exceeding 27'. In addition, timber structures that experience heat and water exposures are severely weakened, which in this case, greatly increases the potential for additional collapse ***(See Images 6, 9, 10, 11 & 13).***

Due to years of water infiltration and many years of neglect, the mortar between many of the masonry bricks is completely gone, leaving only gravity as the structural system for the buildings. This fact is evident by the lack of mortar present on the fallen brick on the ground and the open joints in the still standing walls ***(See Images 3, 12, 13, 14,15, 26 & 27).***

In building 20, as is apparent in ***Images 11 and 13***, the remaining floor joists are sagging in the middle under the still present unstable roof and floor loads. An additional concern is the presence of an upside-down fire cut of the floor joist ***(See Image 12).***
This improper cut further weakened the remaining masonry walls above the joist (due to prying from the joists) as the building continued to sag under improperly supported loads and decaying framing members.

The facade walls on these buildings, as well as the additional facade walls on this block of buildings, are not properly tied into the backup floor/roof framing. In some cases, the facade is not connected at all. The facade wall on 14 Lincoln Way East is clearly tilting out from the top in excess of 2" as is evident from the wall cracks in ***Images 16, 17 & 18***.

It was also noted that the front, southwest corner of 10 Lincoln Way East is failing and is pulling away from its roof framing backup ***(See Images 19, 20, 21 & 22).***

The separation wall between 24 Lincoln Way East is now leaning into the void that was 20 Lincoln Way East as evidenced by the wall cracks and wall displacement on the third floor of 24 Lincoln Way East ***(See Images 7, 8, 28, 29 & 30).***

The parapet wall running north-south between 24 and 20 Lincoln Way East is curling over in response to decay, failing mortar and wall movement below. This is also true at the parapet wall between 20 and 14 Lincoln Way East ***(See Images 23,24, 25, 32 & 33)***.
These facts above were witnessed and confirmed by our structural engineer, Bradley W. Lightfoot and we are in agreement as to the conditions of these buildings. Mr. Lightfoot

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conducted a complete building inspection with me again, on January 19, 2023 at approximately 1:00 p.m.

Recommendation:

Absolute safety must take precedence at this time. These two buildings are extremely unstable at this time and there is absolutely no engineering that can predict/guarantee when a collapse will take place. Efforts must be made to protect the public, demolition and shoring workers, and the connected adjacent properties.

The two adjacent properties must have their adjoining walls tied into their existing floor/roof framing systems and the floors shored at 24 Lincoln Way East. These floors need to be shored due to the likelihood that the masonry wall between 24 and 20 Lincoln Way East will peel off as 20 Lincoln Way East is demolished.

I suggest that the ornamental architectural features and stone on the south face of the building be carefully removed and stored for a future use opportunity ***(See Images 1, 16, 26, 27 & 35).***

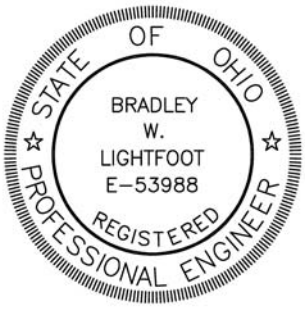
There must be a mutual understanding by all parties involved or having interest in the situation that this report offers absolutely no guarantee or assurance that a collapse will not occur during the demolition or that the shored reinforced buildings will be able to withstand the collapse.

These buildings, in the opinion of this architect, and in the opinion of structural engineer Bradley W. Lightfoot, are in danger of failure or collapse, therefore endangering the health, welfare and safety of the general public and the property. These buildings are insecure, unsafe, structurally defective, and unfit for occupancy.

Sincerely,

John Picard
John Patrick Picard Architect, Inc.

Bradley W. Lightfoot, PE
BWL Engineering, Inc.



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Appendix

Image 1

Image 2

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Image 3

Image 4

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Image 5

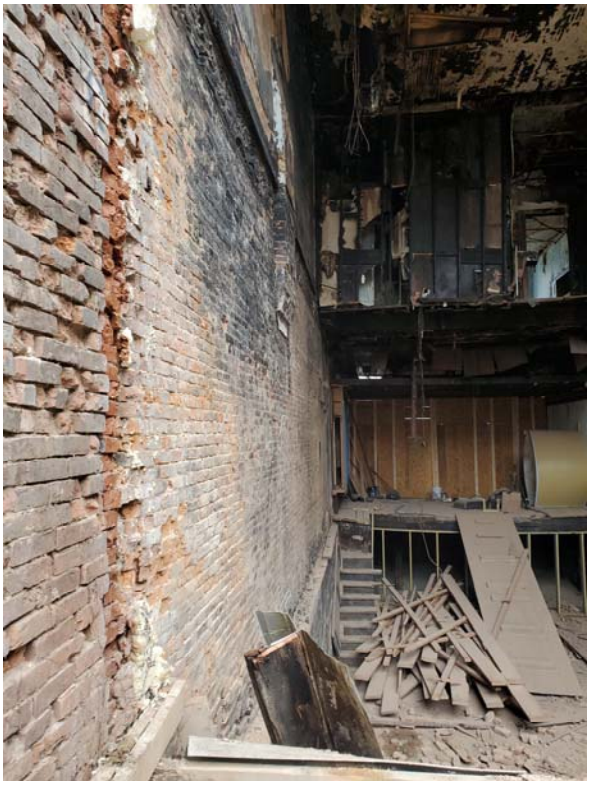

Image 6

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Image 11

Image 12

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Image 13

Image 14

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Image 15

Image 16

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Image 18

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Image 19

Image 20

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Image 22

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Image 24

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Image 32

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Image 33

Image 34

Image 35