



537 E. Delavan Avenue, Former Houde Engineering
Factory



777 Northland Avenue, Former Otis Elevator
Company Foundry

NORTHLAND CORRIDOR REDEVELOPMENT

**Federal Historic Preservation Actions
Public Meeting**

January 30, 2017

INTRODUCTIONS

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Buffalo Urban Development
Corporation (BUDC)

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BD+C
Principal
BAC/Architecture + Planning, PLLC

SEVERAL FEDERAL ACTIONS

- **Rehabilitation of and Use of Rehabilitation Tax Credits on 683 Northland Avenue**
- **“Section 106” on 777 Northland & 537 East Delavan Avenue**



THE NIAGARA MACHINE & TOOLWORKS FACTORY

683 Northland Avenue



THE NIAGARA MACHINE & TOOL WORKS FACTORY

683 Northland Avenue



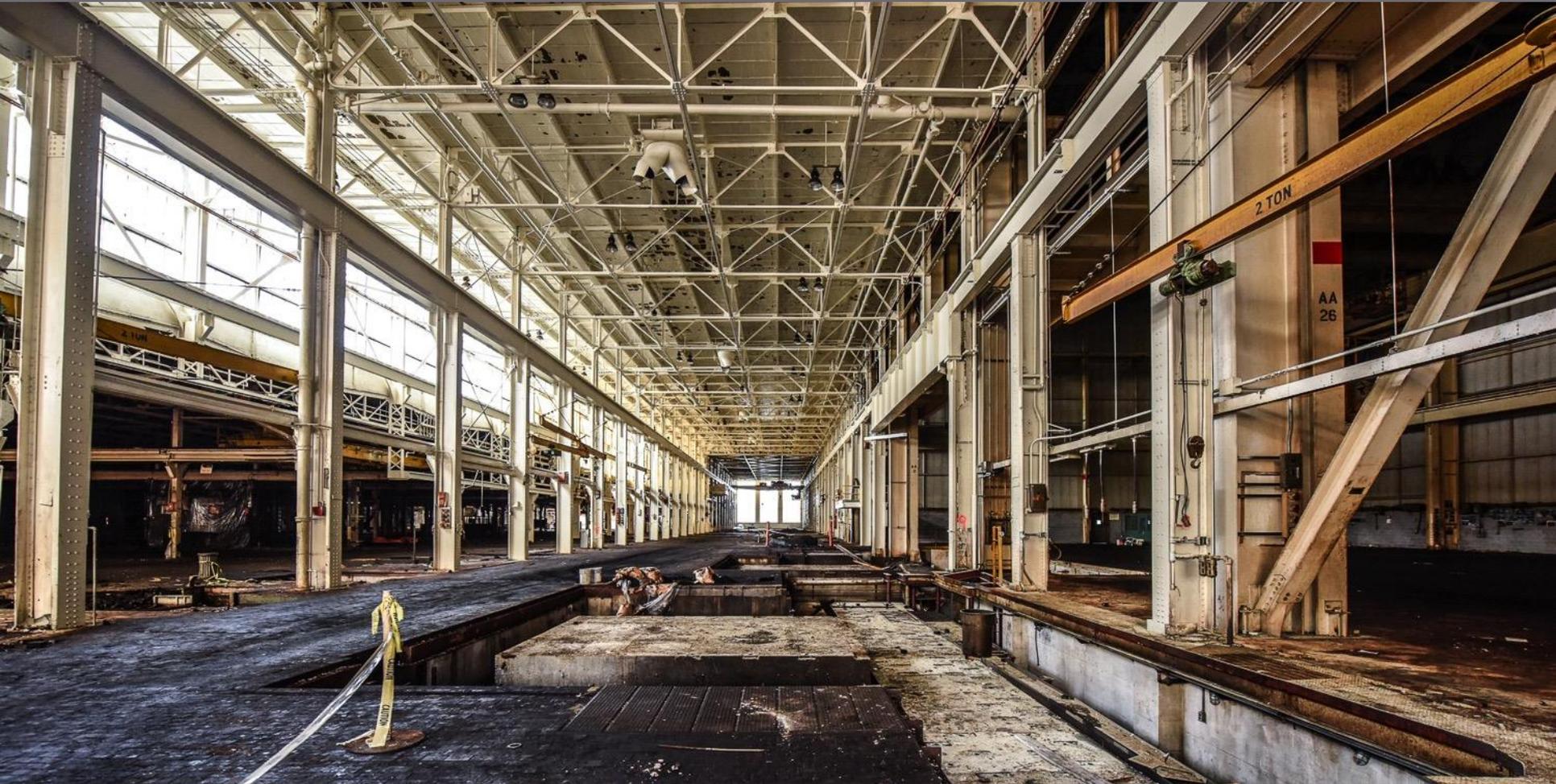
THE NIAGARA MACHINE & TOOLWORKS FACTORY

683 Northland Avenue



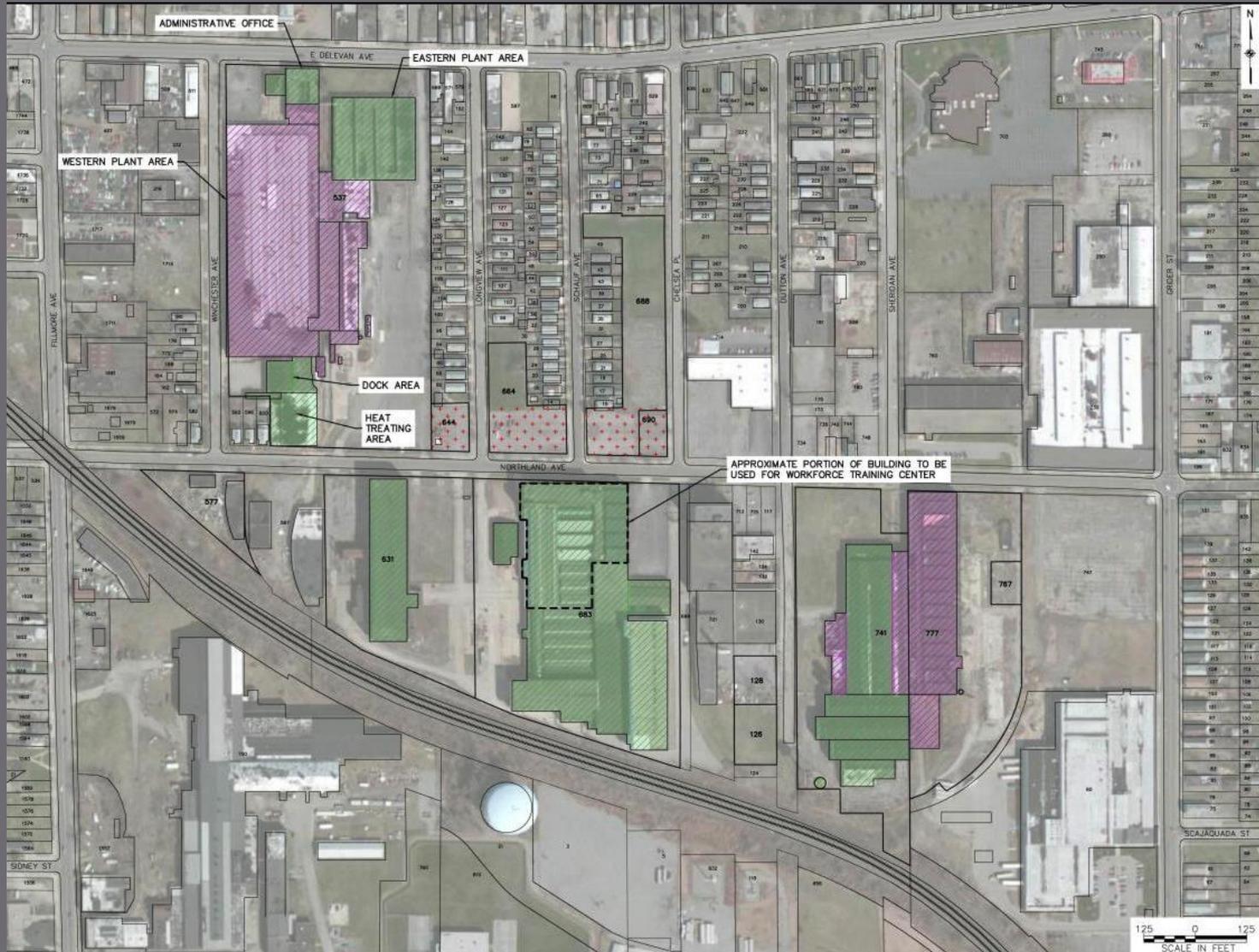
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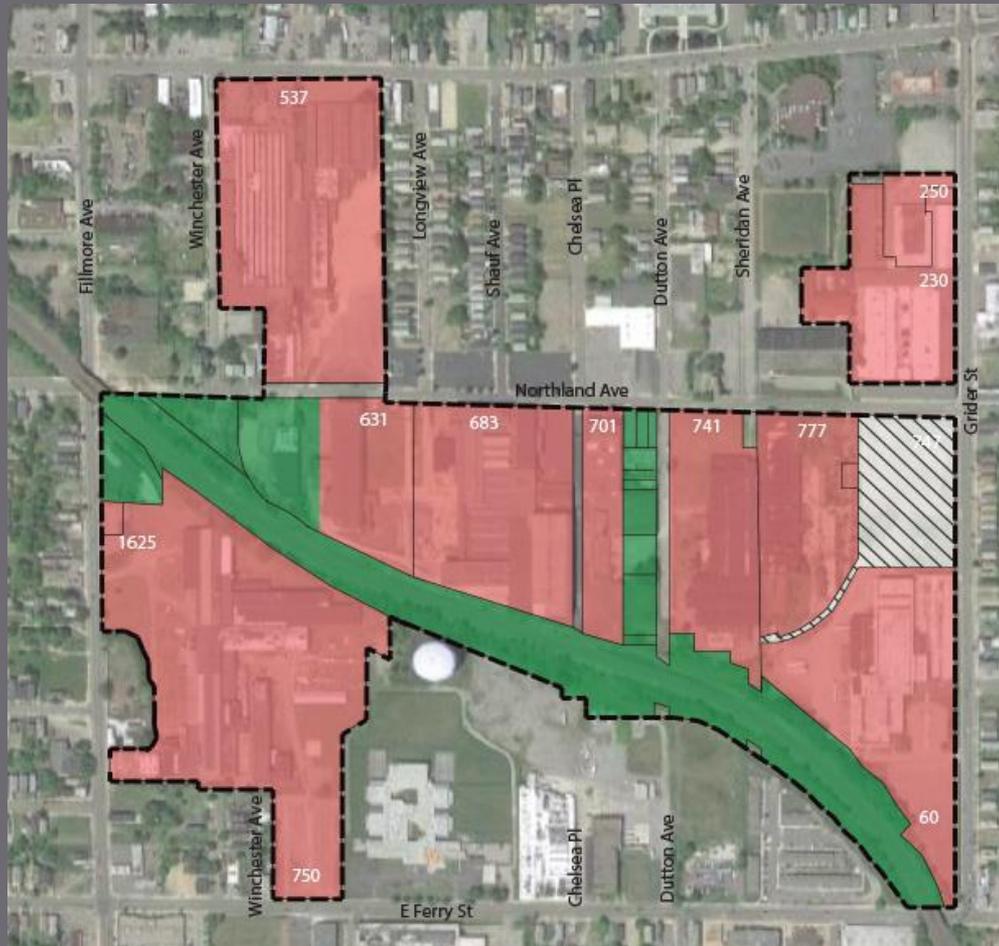
WHAT IS SECTION 106?

The Undertaking



WHAT IS SECTION 106?

Potential National Register of Historic Places Eligible Properties



Proposed Northland-Beltline Historic District

HOUDE ENGINEERING FACTORY

537 East Delavan Avenue, 1924 - 1952



OTIS ELEVATOR COMPANY FOUNDRY

777 Northland Avenue, 1913 - 1950



HOUDE ENGINEERING FACTORY

Eligible for the National Register



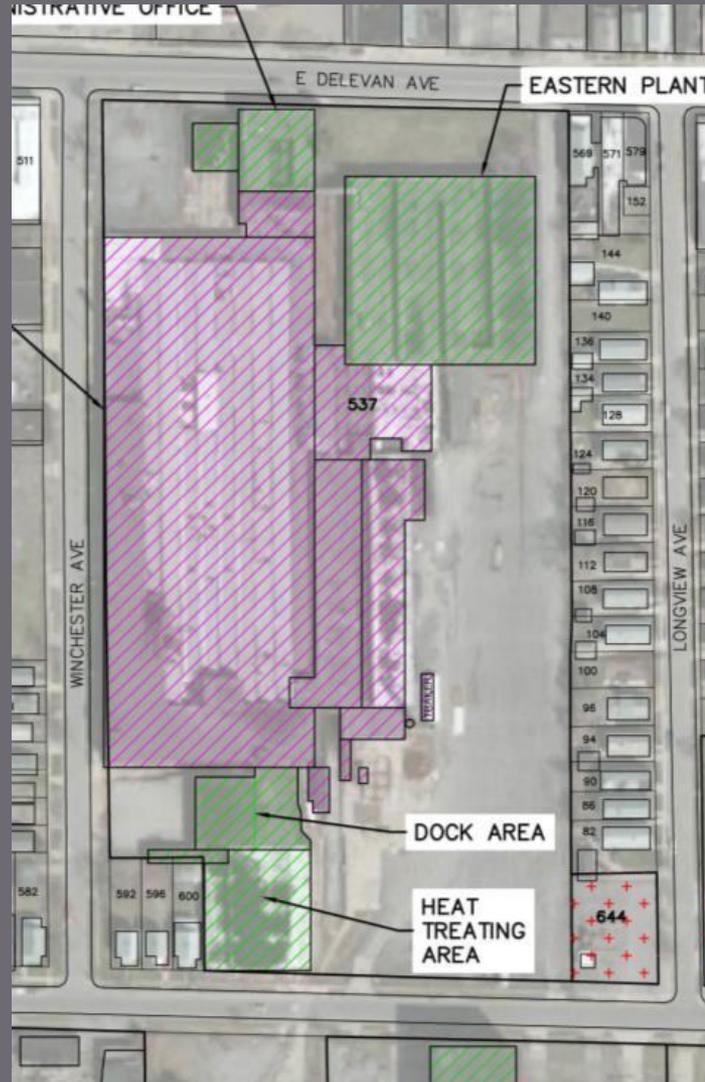
HOUDE ENGINEERING FACTORY

Eligible for the National Register



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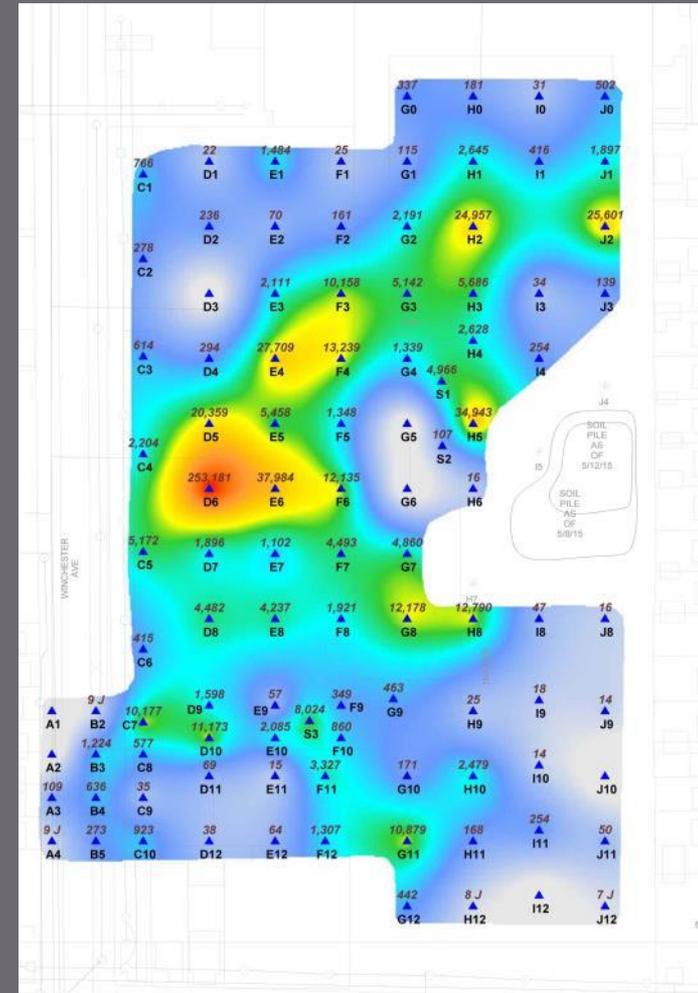
Adverse Effects



HOUDE ENGINEERING FACTORY

Adverse Effects

The Site is classified by the Department of Environmental Conservation as a **Class 2 site** that presents a significant threat to public health and/or the environment. Listed on The Registry of Inactive Hazardous Waste Disposal Sites.



Sample Passive Soil-Gas Survey sheet

HOUDE ENGINEERING FACTORY

Partial Demolition

ENVIRONMENTAL REVIEW

REGULATORY STATUS:

- On October 18, 1995, the site was listed on the NYS Registry of Inactive Hazardous Waste Sites as a Class 3 site
- In September 1995, Vibrattech Inc., entered into a Consent Order with the NYSDEC to implement an Interim Remedial Measures (IRM) to remove and treat contaminated soil from a rail spur area
- Analytical results of post remedial samples confirm that contaminants of concern remain in the on-site soil and groundwater at concentrations above applicable regulatory standards and criteria
- In 2016, NYSDEC reclassified as a Class 2 Site. Class 2 definition is: Significant threat to the public health or environment - action required.
- BUDC is bound by Consent Order Agreement with NYSDEC for remediation of contaminated soil, groundwater and soil vapor at the site.

SITE CONTAMINATION:

Chlorinated Solvents

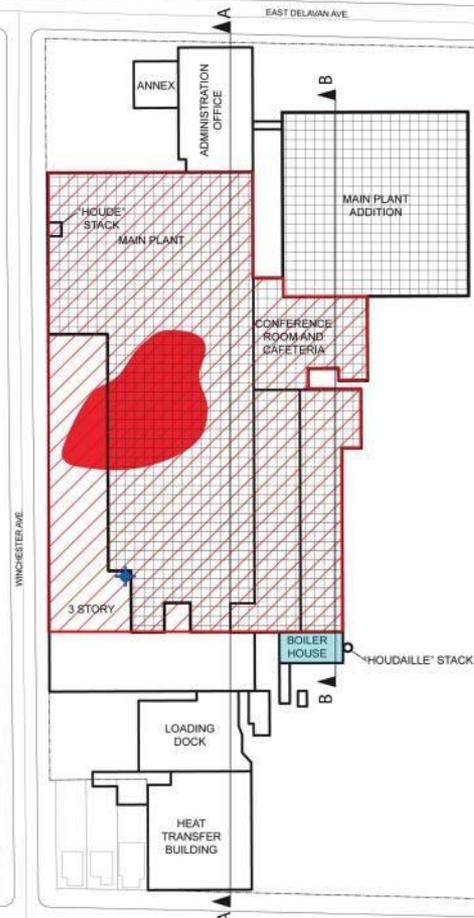
- The primary chlorinated volatile organic compounds (VOCs) of concern are: 1,1-dichloroethane; 1,2-dichloroethane; cis-1,2-dichloroethane; 1,1,1-trichloroethane; trichloroethene; and vinyl chloride
- Chlorinated VOCs have been detected in soil, groundwater and soil gas at the site
- A soil gas survey completed in Fall of 2015 identified potential source areas for chlorinated VOC contamination under the central-northern portion of the main plant building.
- This contamination requires additional investigation beneath the Main Plant floor area and subsequent remediation work under the NYSDEC Consent Order.

Petroleum Contamination/Free Phase Product

- Numerous petroleum underground storage tanks were formerly present at the site. Most tanks were removed; however, due to proximity to the Houdaille stack foundation, a portion of a fuel oil tank remains at the site.
- Free phase petroleum product layers have been identified in multiple on-site monitoring wells.
- A specific source of the petroleum has not been determined, however, the source is likely the result of numerous spills and leakage over the life of the facility. Heating oil was formerly stored and used generally in the area of the boiler room.
- A significant quantity of free phase product is currently present in a well within the lower level of the main plant building. This finding indicates that unidentified source areas may be present beneath the building.

REMEDIATION:

- The condition of the roof in the building renders it unsafe to work within using the drilling equipment required to investigate soil and groundwater conditions beneath the Main Plant floor area
- The remediation approach will be determined based on the site investigation results. Typical remedial approaches include excavation and removal of source area soils, installation of a free product/groundwater recovery well network (or trench) and long-term collection and treatment of free product and groundwater



HOUDE ENGINEERING FACTORY

Compliance Report & Alternatives Analysis



HOUDE ENGINEERING FACTORY

Mitigation Recommendations



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Mitigation Recommendations



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Mitigation Recommendations



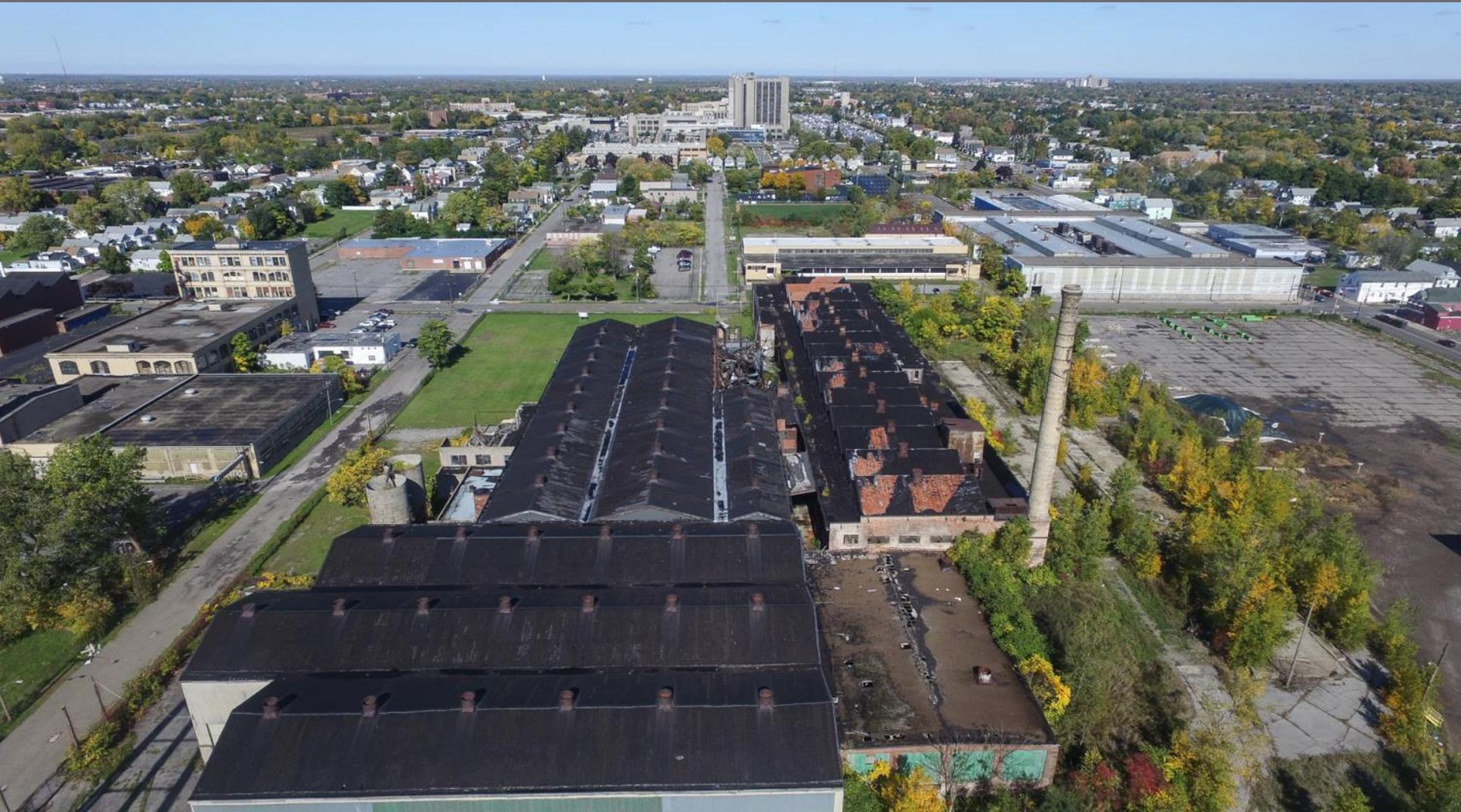
HOUDE ENGINEERING FACTORY

Mitigation Recommendations



OTIS ELEVATOR COMPANY FOUNDRY

Eligible for the National Register



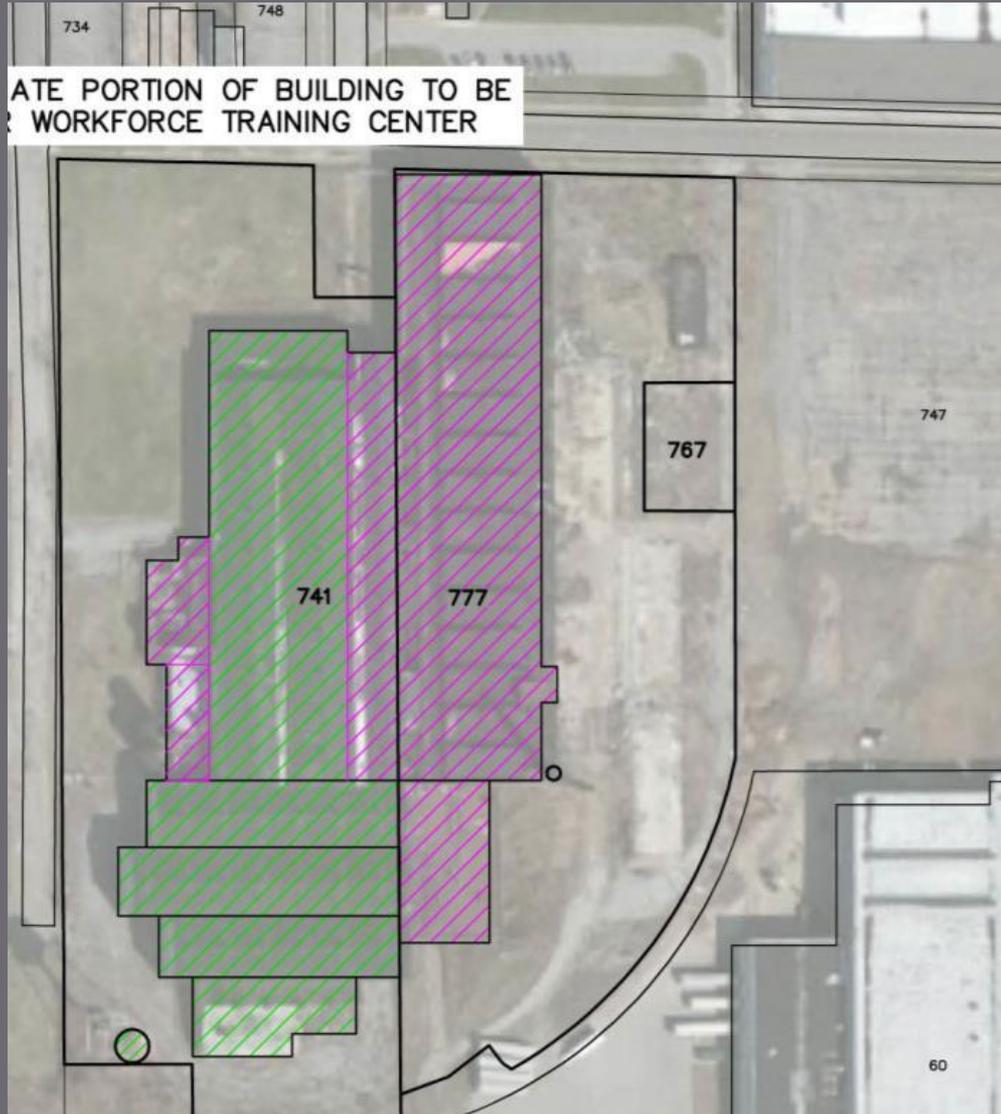
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Adverse Effects



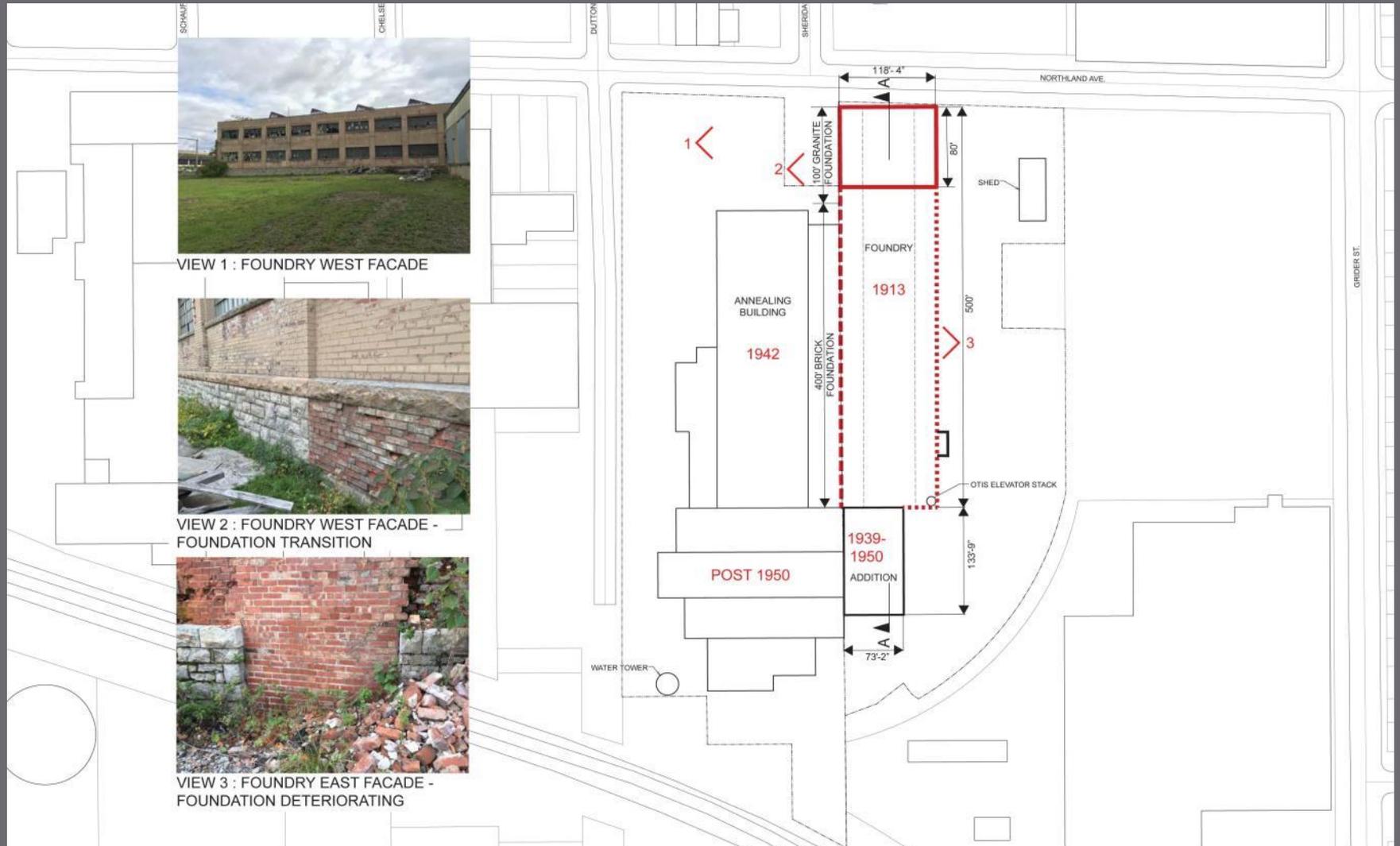
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Adverse Effects



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Partial Demolition



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Compliance Report & Alternatives Analysis



OTIS ELEVATOR COMPANY FOUNDRY

Mitigation Recommendations



OTIS ELEVATOR COMPANY FOUNDRY

Mitigation Recommendations



MITIGATION OPTIONS

Historic Documentation



MITIGATION OPTIONS

Prepare an Exhibit and/or Walking Tour



Free Exterior Audio Tour



Welcome to the Richardson Olmsted Complex!
Learn about the past, present, and future of this historic site.



Instructions:

- Dial (716) 249-3874 to begin the tour.
- Use your smartphone to scan the QR code or enter richardson-olmsted.com/visit/audio-tour/ into your browser to access the map of stop locations shown here.
- Enjoy your tour!

- 1 The Environment Matters
- 2 Why an Asylum in Buffalo?
- 3 Unusual Building Placement
- 4 Important Construction Numbers & Dates
- 5 What is Richardsonian Romanesque?
- 6 What is a National Historic Landmark?
- 7 Inside & Out, Form Follows Function
- 8 The Power of Nature: Olmsted's Vision
- 9 A Bridge to Holistic Health
- 10 A New Olmstedian Plan for the 21st Century
- 11 The Reason for "Birds in Flight"
- 12 Healing in Action: A Farm, Greenhouse & Gardens
- 13 Looking Forward; Preserving the Past
- 14 Modern Uses for Historic Landmark
- 15 Visit Us Indoors!

Voice Talent: Mike Forster

"Architecture was considered essential to the cure."

– Carla Yanni, *The Architecture of Madness*

Questions? Feedback? Interested in an interior tour? Please visit www.richardson-olmsted.com.



Community Foundation
for Greater Buffalo

MAKE THE MOST OF YOUR GENEROSITY.

Richardson Olmsted Complex, Buffalo, NY

AN EXHIBIT TO TELL THE STORY

Prepare an Exhibit and/or Walking Tour



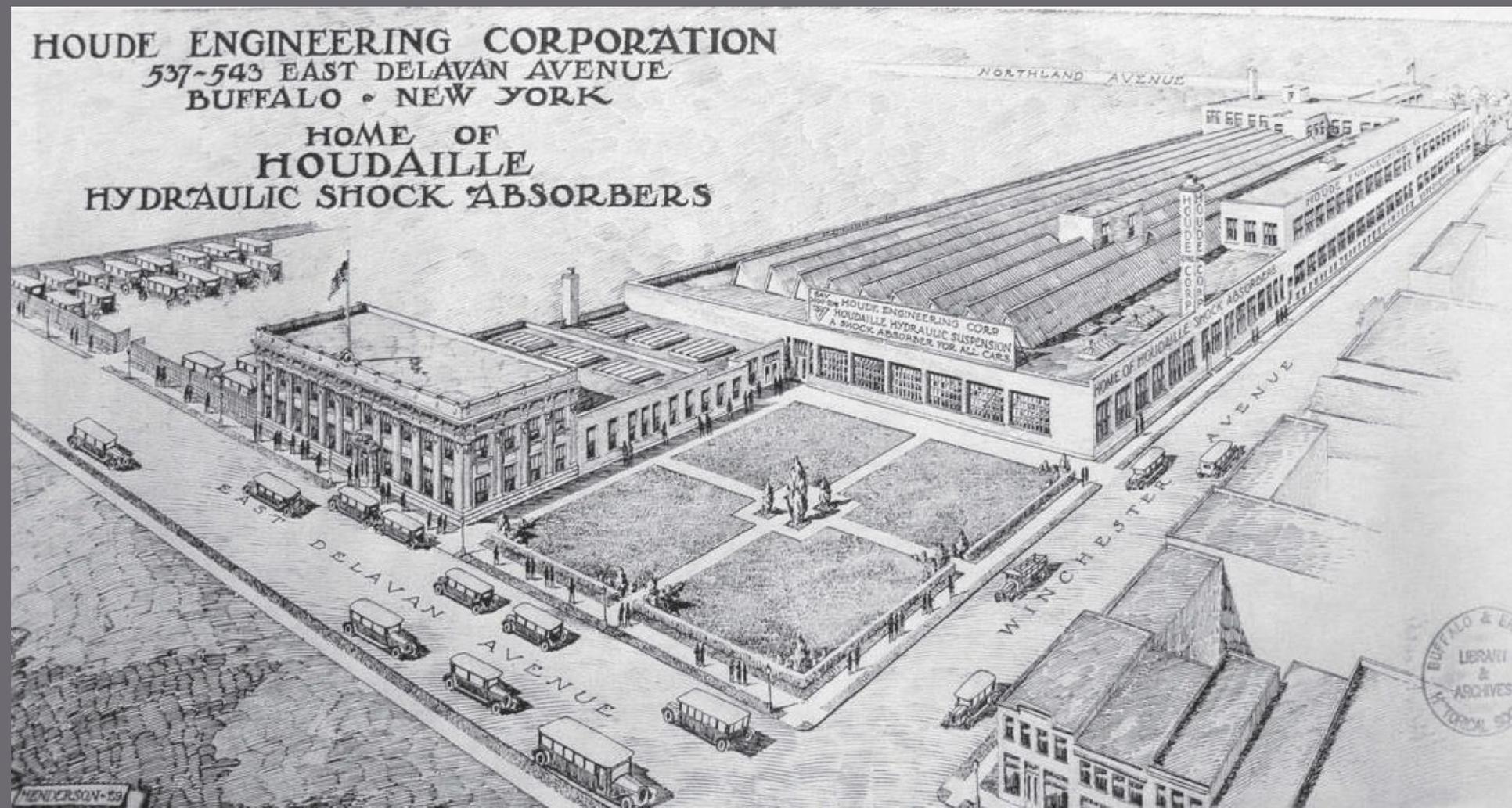
Photograph by Buffalo Chamber of Commerce- 1914

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HOUDE ENGINEERING CORPORATION
537-543 EAST DELAVAN AVENUE
BUFFALO • NEW YORK

HOME OF
HOUDAILLE
HYDRAULIC SHOCK ABSORBERS



THE NORTHLAND – BELTLINE HISTORIC DISTRICT

