

January 19<sup>th</sup>, 2026

ATTN: Chris Harris  
City of Gary- Redevelopment  
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RE: 529 Washington St, Gary, Indiana

To Whom It May Concern,

Please see the attached report on the structural assessment of 529 Washington Street in Gary, Indiana which includes details regarding our findings and recommendations.

If you have any questions, please feel free to contact us. Thank you.

Sincerely,



Joseph Klatt, P.E.  
Structural Engineer

**Background:**

529 Washington Street is a vacant two-story office building which was last used as a bank. On January 12<sup>th</sup>, 2026, Frost Engineering & Consulting conducted a walkthrough inspection of the facility intending to identify outstanding structural issues. The inspection was limited to elements that were readily observable, and did not include sampling, structural exploration, or testing. The majority of the flooring and roofing had finishes covering structural elements. Therefore, not all of the structure could be inspected. During the design phase of a future renovation project, coordination with a structural engineer should be done to identify areas for selective demolition. This selective demolition will allow more areas to be inspected.

During our facility inspection, we identified five areas for further investigation which are noted in figure 1. Specific recommendations for either maintenance or repair for each of these areas are included in the sections below. Each photographed deficiency is categorized as high priority (HP), medium priority (MP), low priority (LP), or no action (NA). We recommend that these findings be incorporated into either an upcoming renovation or the facility maintenance plan. The overall condition of the facility is decent, with areas of localized degradation that are noted in this report.

**Structural System:**

The structural system throughout much of the buildings consists of solid sawn wood joists supported by steel framing, steel columns, or masonry bearing walls. The steel framing consists of rolled sections used as girders, arched roof trusses, and round steel columns. The exterior walls are load bearing multi-wythe masonry.

The basement floor is slab-on-grade. The floor above is generally supported by steel columns with steel girders and wood floor beams. The southern portion of the building has a slab-on-grade at the ground level.

The 2<sup>nd</sup> floor framing is a mixture of systems. The southeastern portion consists of a concrete slab supported by concrete columns. This area is colored in blue in figure 1. The northern portion consists of wood floor joists supported by steel girders and steel columns which is colored green in figure 1. The southwest portion could not be identified due to ceiling and floor finishes and is colored pink in figure 1. However, the floor exhibited no bounce and is likely a continuation of the concrete slab in the blue area.

The roof framing over the 2<sup>nd</sup> floor also changes in each section of the building. The northern portion, colored green, could not be identified due to finishes covering the area. The roof over the blue and pink areas is supported by curved steel trusses joined with wood purlins, supporting either wood sheathing or precast concrete.

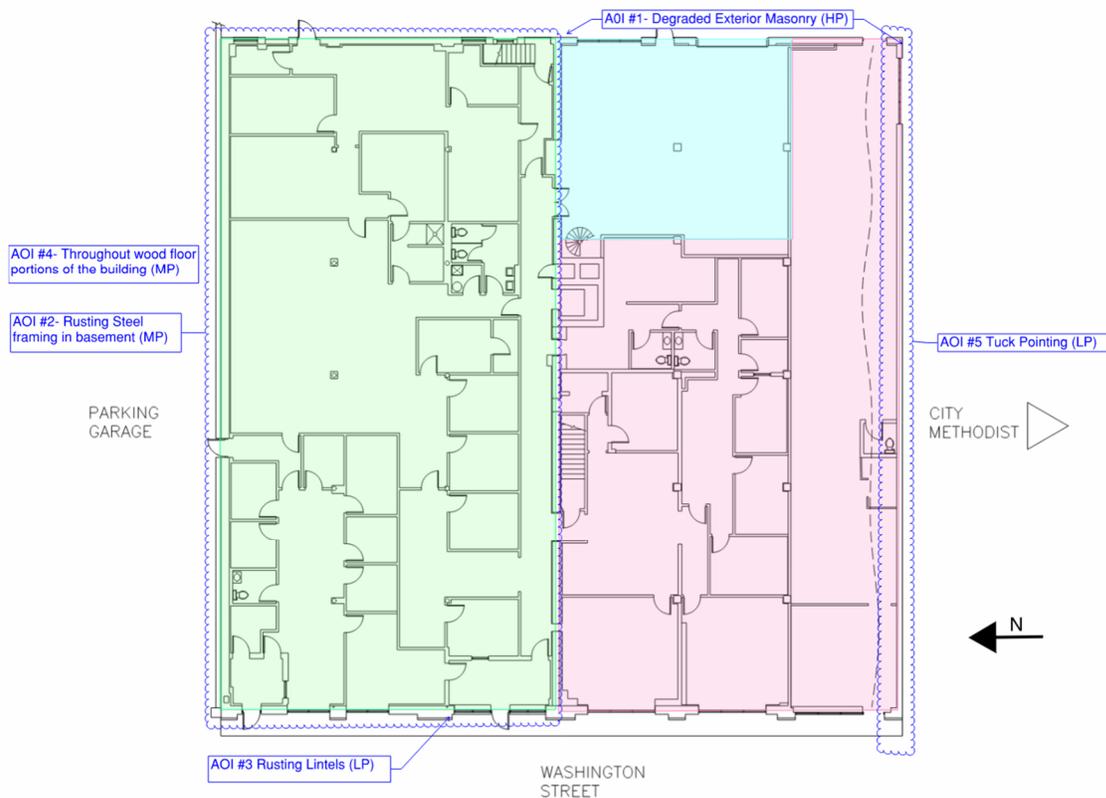


Figure 1 Location of Areas of Investigation (AOI)

### Area of Investigation # 1 – Degraded Exterior Masonry (HP)

The southeast corner and a smaller middle portion of the building has significantly degraded as shown in figures 2-5. Two of three wythes or brick are gone and portions have light penetrating the interior as shown in figure 4. These wall sections can be repaired by shoring the adjacent floors from the ground to the roof before demolishing and rebuilding the damaged portion of masonry wall.



Figure 2: Southeast corner missing masonry – HP

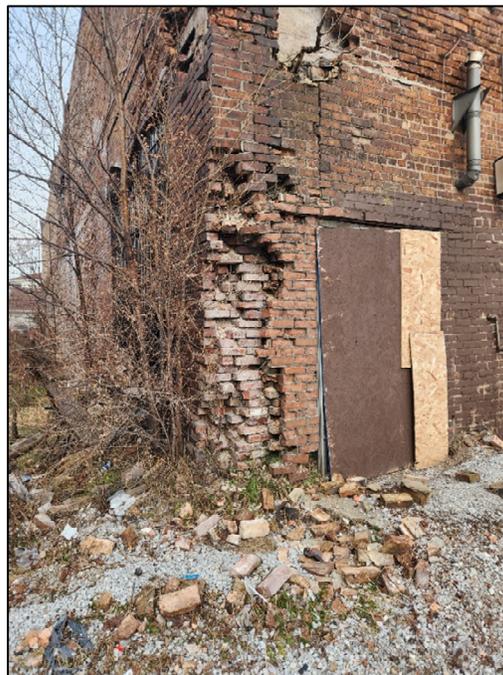


Figure 3: Southeast corner ground level - HP



Figure 4: Southeast corner from 2<sup>nd</sup> floor inside – HP



Figure 5: East wall hallway along building - HP

#### Area of Investigation # 2 – Rusting steel framing in the basement (MP)

Steel floor beams throughout the basement are rusting as shown in figures 6-9. A more detailed evaluation should be conducted during the renovation. Sections with steel loss greater than 1/16<sup>th</sup> of an inch as measured by a caliper should be further evaluated by a structural engineer for potential repairs. Sections with loss less than 1/16<sup>th</sup> of an inch should have rust removed and be repainted. This entails sand blasting exposed portions to SSPC-SP6 and then repainting with two coats of a ZRC cold galvanizing compound to a minimum thickness of 3 mils. Select portions of the beam should be uncovered to confirm that there is not significant section loss in concealed portions of the beams.



Figure 6: Basement steel beam # 1 - MP



Figure 7: Basement steel beam # 2 - MP



Figure 8: Basement steel beam # 3 - MP



Figure 9: Basement steel column - MP

### Area of Investigation # 3 – Lintel Replacement (LP)

Exterior steel lintels are used to support the exterior walls at windows and doors. These lintels should be replaced if they have significant section loss. Significant section loss is defined as having its cross-sectional thickness decreased by  $1/16^{\text{th}}$  of an inch or greater as measured by a caliper. During renovation, these lintels should be evaluated and programmed for replacement as needed. Lintels with section loss less than  $1/16^{\text{th}}$  of an inch should be maintained. Maintenance involves sand blasting the exposed section to SSPC-SP6 and then painting with two coats of a ZRC cold galvanizing compound to a minimum thickness of 3 mils.

### Area of Investigation # 4 – Localized Rotting

Localized portions of the wood decking are rotted as shown in figure 10. The rot appeared to be localized and not due to active leaks. Any rotted flooring sheathing, roof sheathing and rotted structural members should be repaired by replacement during renovation.



Figure 10: Rotting Roof decking - MP

#### Area of Investigation # 4 – Exterior masonry

The south facing exterior masonry has several issues. First, there is a segment at the roof level that is missing flashing (shown in figure 11). This has potential for water intrusion and subsequent moisture damage. The roof of this segment should be evaluated for moisture damage during construction and roof flashing repaired. Fig 12 shows ice on the exterior and is likely due to pipe burst from the inside. Bricks in this area should be tested to see if they are soft and replaced if degraded. Secondly, much of the wall has much of its mortar missing as shown in figure 12. The entire face should be repointed with a type N mortar.



Figure 11: Ice and missing roof flashing - LP



Figure 12: wall with missing mortar- LP