

# County Condemns Nelson House Annex for Public Safety

*Foot traffic is restricted in pedestrian sidewalk area*

**Poughkeepsie...** The Dutchess County Department of Public Works (DPW) has announced a portion of pedestrian sidewalk area in front of the three structures, including the former Nelson House Annex building, located at 28 and 44 Market Street in the City of Poughkeepsie, is closed to foot traffic due to the threat of falling debris. DPW has condemned the structures and recommended that they be demolished because the structures represent a safety hazard to those who walk or work in the vicinity of the structures due to the potential failure of parapets, coping, lintels and other exterior building components. The Nelson House Annex has been vacant since 1996.

Dutchess County Executive Marcus J. Molinaro signed Executive Order #4 of 2012 today declaring the existence of an emergency affecting the life, health or safety of inhabitants of Dutchess County with respect to the structures located at 28 and 44 Market Street, including the Nelson House Annex. The Executive Order directs DPW to conduct a SEQRA review in connection with the demolition of the structures and ordered demolition following approval from the Dutchess County Legislature for contract execution to the lowest responsible bidder.

The Executive Order came following recommendations from New York State Code Enforcement Officer Richard J. Carroll, who serves at the County's outside Code Enforcement consultant, Dutchess County Code Enforcement Officer Joseph M. Beahan and City of Poughkeepsie Building Inspector Gary E. Beck Jr. that the building be demolished as soon as feasible to preclude any further exposure to public safety. These recommendations follow several studies conducted since 1988, including the most recent study by Sen Architects in 2012, which all outline the significant deterioration of the building and the safety hazards it presents. Several of the 2012 study's finding relate to issues of water freeze/thaw problems and snow/ice load concerns. Therefore, with the impending winter conditions, the need to address the structures is immediate.

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