

Memo

TO: Dr. Chase and Mary O'Neill
FROM: Karen Chubak, CSArch
DATE: August 27, 2019
PROJECT: GCSD Mansion Exterior Assessment
CSArch Project No. 166-1906
PAGES: 4

On August 27, 2019 CSArch (Karen Chubak) and DiSalvo Structural Engineers (Bruce D. Richardson) visited the site of the Greenburgh Central School District Administration Building, otherwise known as the Mansion, at 475 West Hartsdale Avenue. CSArch and DiSalvo reviewed the exterior and interior of the building, with the assistance of Michael Falcone, at the request of GCSD in order to identify emergency hazardous conditions. These conditions are listed below in order of priority.

Item #1

The south portion of the building currently contains two ECP classrooms. These spaces have an acoustical tile ceiling (ACT) which is suspended below the original dropped plaster ceiling. It is unclear whether this ACT ceiling is attached to the plaster ceiling or to the roof structure above it. The roof above this space is deteriorated and has been the cause of water infiltration in the adjacent wing where Dr. Chase's office is located. The ACT shows signs of water damage (brown tiles) and the plaster ceiling above it appears deteriorated – the plaster ceiling can only be seen in part from the backyard through the high windows in this space.

In two offices on the North side of the building, original plaster ceilings have collapsed suddenly in areas where they were located below a leaking roof.

CSArch and DiSalvo are seriously concerned with the structural integrity of the plaster ceiling located above the dropped ACT ceiling over the two ECP classrooms. This plaster ceiling is likely deteriorated due to water infiltration. CSArch and DiSalvo recommend that portions of the ACT ceiling be removed so that the concealed plaster ceiling can be properly evaluated and removed if necessary. Failure to do so might put GCSD at risk if the plaster ceiling collapses suddenly as it will likely cause the ACT ceiling to collapse as well.

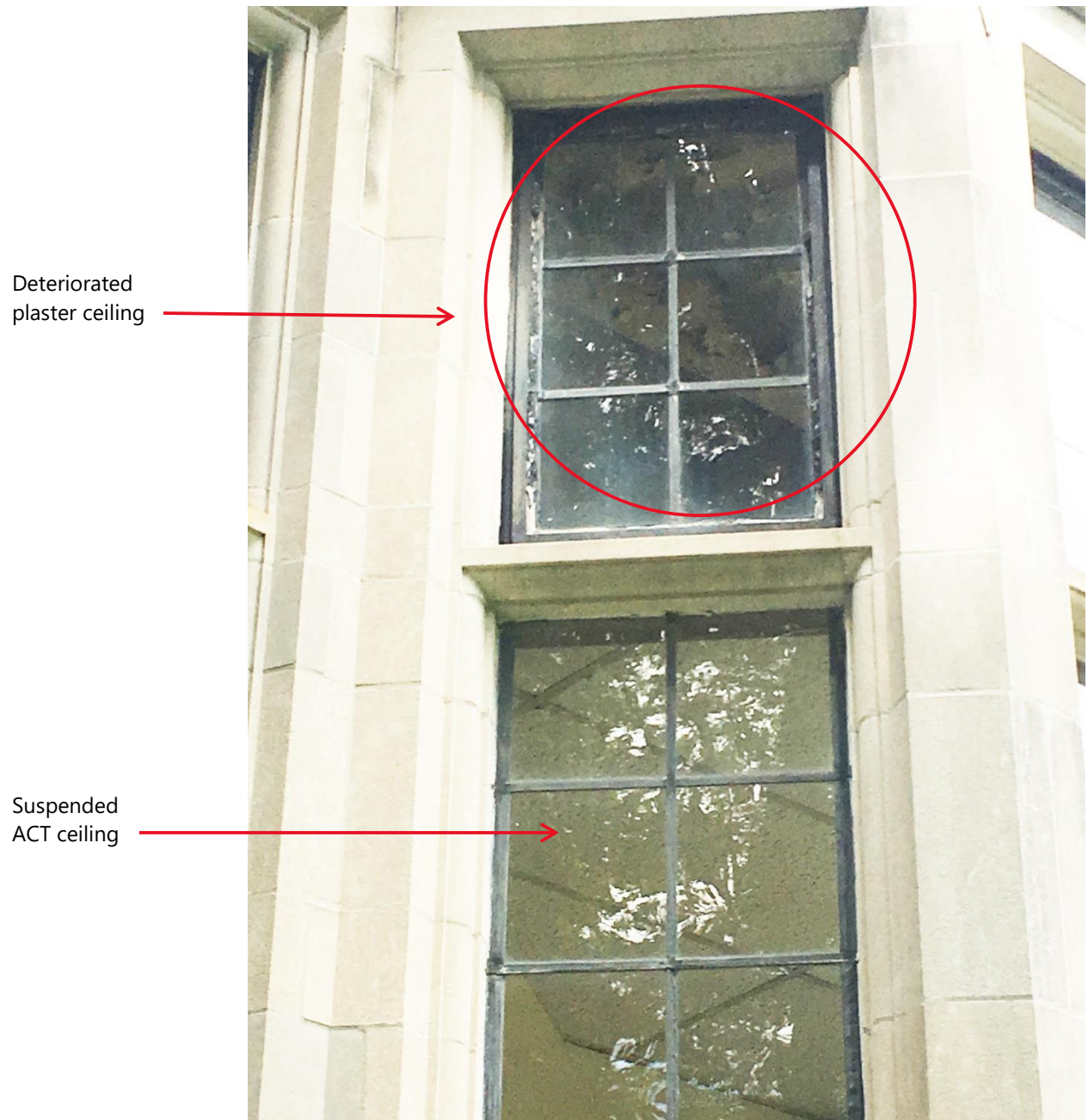


Photo of Item #1

Item #2

The south portion of the building is clad in brick. The parapet portion of this brick façade exhibits serious cracks at the outside corners. The movement of this masonry has caused bricks to be partially dislodged and the stone coping above them has been partially lifted and has shifted.

CSArch and DiSalvo are seriously concerned with the structural integrity of these areas on the brick parapet and the possibility of bricks and/or stone falling off the building. This parapet overlooks the ECP playground. CSArch and DiSalvo recommend that loose portions of masonry parapet be carefully removed, and the remainder of the parapet be stabilized and protected from the elements with necessary tarps and netting. These areas of the parapet will need to be repaired by a skilled mason as these parapets are an important feature of this ornate portion of the façade.



Photos of Item #2

Item #3

The southeast portion of the building has steps leading to grade that are seriously deteriorated. Bricks cladding underneath the steps and below the stone steps themselves have started to dislodge.

CSArch and DiSalvo are concerned with the structural integrity of these steps. These steps are used daily by ECP students and teachers for playground access. CSArch and DiSalvo recommend that these steps be taken out of use and repaired by a skilled brick mason.



Photos of Item #3

Item #4

The retaining wall directly adjacent to the steps mentioned in item #3 is slowly collapsing as the upper five courses of brick are visibly out of plane with the lower portion of the wall.

CSArch and DiSalvo are concerned with the structural integrity of this retaining wall. This wall is adjacent to stone steps used daily by ECP students and teachers for playground access. CSArch and DiSalvo recommend that these steps be taken out of use and the wall be repaired by a skilled brick mason.



Photo of Item #4