ZARIN & STEINMETZ LLP

Brian T. Sinsabaugh
bsinsabaugh@zarin-steinmetz.com

March 15, 2023

Via FedEx & Email (mmccann@tuckahoe-ny.com)

Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707

Re: Biggest Fish Westchester LLC – Application for Certificate of Appropriateness
Section 31. Block 3 Lot 13 (the "Property")
230 White Plains Road, Village of Tuckahoe

Chairperson Stainhagen and Members of the Historic Preservation Commission:

Our firm represents Biggest Fish Westchester LLC ("Applicant"), the owner of the Property in its application to the Village of Tuckahoe ("Village") Historic Preservation Committee ("HPC") for a Certificate of Appropriateness pursuant to Chapter 11A of the Village Code (the "Historic Preservation Law"). To initiate the application process, we respectfully submit the following:

1. Certificate of Appropriateness Application, dated March 9, 2023;
2. Structural Consulting Report, prepared by Pantec Engineering and dated January 28, 2023 (enclosing photographs of the existing conditions);
3. Construction and Site Plan drawings, prepared by Louis Campana Architect and last revised March 8, 2023; and
4. List of abutting property owners (w/in 500' of property line).

The Applicant purchased the Property in late 2021 by deed recorded in the Office of the Westchester County Clerk in Deed Book 61242 at Page 3780. The Property was last owned by Concordia College and used a college residential dormitory. Shortly after the Applicant's purchase of the Property, a non-owner of the Property filed an application with the Village seeking to landmark the Property, which said application was approved by the Village in August 2022. The Applicant did not join in or otherwise approve of the landmarking application. Rather, once aware of the Application, the Applicant, as the sole owner of the Property, opposed the application. The Applicant has filed an Article 78 proceeding challenging the Village's approval of the landmarking application. See Biggest

Fish Westchester LLC v. The Village of Tuckahoe, et al., No. 68970/2022 (Supreme Court, Westchester County).[1]

The Property has undergone such significant modifications by prior ownership that, since first being constructed in the late 1700's, its historical significance (if any) is now unrecognizable. The modifications include alterations for use of the structure as a college dormitory, a two-story addition made to the structure in the 1960's and the use of modern siding on the structure. Additional modifications are detailed in Pantec's Structural Consulting Report, enclosed. In sum, these modifications detract significantly from what, if any, historical character of the Property there may have ever been. Any remaining historical significant as indicated in the landmarking application itself is more attributable to the site than to the structure.

Even more critical than the above-referenced modifications, the Property is in such a state of disrepair that the replacement of the structure is the only feasible method of ensuring the health, safety and welfare of the occupants while returning the Property back to its traditional use (i.e., single-family dwelling). Pantec's Structural Consulting Report discusses in detail (with photographs) the structural deficiencies that currently exist at the Property. These structural deficiencies were observed through the examination of the building's exterior, cellar and twelve probe openings. Of particular note, every probe opening made uncovered structural deficiencies. (See Pantec Structural Consulting Report, p. 7). The combination of the modifications to and the failure to maintain the structure has resulted in conditions that cannot be reasonably repaired. The structure is not safe. As such the Applicant proposes to remove and replace the structure in its entirety

As shown in the enclosed drawings, the replacement structure will maintain the character of both the Property and the surrounding neighborhood. In fact, the proposed structure is nearly identical in size and incorporates the same Georgian style design as the existing building. (See Proposed Exterior Elevation drawings, A404 to A407). The building's exterior (including doors and windows) will be white, and will include Timberlane fixed lower shudders, double hung windows and Yankee gutters. As such, the new features will match or otherwise be similar to the existing building in terms of design, color, texture and other visual qualities, thus maintaining its historical character.

Given the above, this Application will not result in a substantial adverse effect on the aesthetic, historical or architectural significance of the Property or of that of the surrounding neighborhood. As such, this Application satisfies the standards set forth in Village Code Section 11A-7(c).

---

[1] Notwithstanding the enclosed application for a Certificate of Appropriateness, the Applicant reserves all rights in its Article 78 proceeding and in its challenge of the Village Board of Trustee's resolution adopted August 8, 2022 designating the Property as a local landmark. It remains the Applicant's position that the Village's designation was improper for all the reasons stated in the Article 78 proceeding. However, in the interest of compromise and endeavoring to seek a mutual agreement with the Village, the Applicant respectfully submits this application pursuant to Chapter 11A of the Village Code to permit the reconstruction of the structure on the Property and for settlement purposes.

We respectfully request that this HPC place this matter on its next available meeting agenda to accept the application and schedule a public hearing. Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By: 
Lee J. Lefkowitz
Brian T. Sinsabaugh

cc: Biggest Fish Westchester LLC (via email)
Louis Campana Architect (via email)

VILLAGE OF TUCKAHOE
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION

Application for Certificate of Appropriateness for Designated Local Landmarks

I. Instructions
This form is used by a property owner for making an application for a Certificate of Appropriateness (CoA) under the Village of Tuckahoe Historic Preservation Legislation.

1. Fill out this CoA application completely. If anything in the application does not apply, enter "NA" for "not applicable" rather than leave the item blank. If additional space is needed, please use clearly marked continuation sheets.

2. Submit the completed application, and the required supporting documentation, to the:
   Tuckahoe Building Department
   Attn: Historic Preservation Commission
   Tuckahoe Village Hall
   65 Main Street, Tuckahoe NY 10707
   (914) 961-3100

3. The Tuckahoe Historic Preservation Commission (THPC), which may approve or disapprove the CoA, will review the proposed work and develop its findings of fact according to the criteria set forth in the Tuckahoe Historic Preservation Legislation. The THPC will issue a resolution to the CoA application with its findings.

4. Please note that approval of the CoA does not constitute a building permit. The CoA must be presented to the Building Department as a required document prior to the issuance of a building permit. This is required for all designated local landmarks.

II. Property Information

Property Location: Section: Block: Lot: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Name of the Local Landmark: The Ward House

Address of the Local Landmark: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Zoning Classification: Res A-5

Historic District Name (if applicable): NA

Property Owner: Biggest Fish Westchester LLC

Property Owner Mailing Address: 19 Hewitt Avenue, Bronxville, NY 10708

Project Contact Person: Gregory F. Holcombe

Project Contact Email: greg.holcombe@yahoo.com
Project Contact Phone Number:

Present Use of Property: Vacant (previously used as Concordia College dormitory
Proposed Use of Property (if applicable): Private residence

III. Explanation of Proposed Work

Scope of Work:
New Construction ____ Addition____ Exterior Alteration _____ Replacement in kind_____Re placement with new_X__ Repair____ Painting____ Signage_____ Demolition_X_ Other____

1. What are the current existing conditions?
Provide a narrative that explains the conditions of the specific building components (roof, windows, doors, siding, size, insufficient space, etc.) that have prompted the proposed changes.

See enclosed Structural Consulting Report prepared by Pantec Engineering and dated January 28, 2023

2. What is being proposed and why?
Describe the work being proposed and the reasons for it, including any issues being addressed as well as any and all building components that will be affected by the proposed work.

Demolition and replacement of the existing building. The proposed structure is similar in design and size. The applicant proposes the demolition and replacement due to the deteriorated conditions of the existing structure.

3. What are the intended results/benefits?
Explain the expected outcomes.

Removal of a dilapitated structure and replacement of similar structure that is compliant with modern building practices and therefore, safer for the owner, the inhabitants and the surrounding properties.

IV. Documentation

Attachments Required
The following material needs to be submitted along with this application. Please provide four (4) sets of each of the physical items requested below.

1. **Photographs of Original/Existing Conditions** – Current photos clearly showing all aspects of the current conditions. Photographs of properties within up to 500 feet of the property line may also be provided and/or requested.

2. **Construction Drawings** – Renderings of the proposed work, as well as any dimensional plans (to scale), site plans, footprints, elevations, and perspectives.

3. **List and Samples of Proposed Materials**
Samples and product specifications of all materials to be used, including colors, finish, equipment, etc.

4. **Signage Details:** ***For Signage Only***
Sign location: Elevation showing sign location
Sign dimensions: Height, width, depth (thickness), total sign footage, including supporting brackets
Sign material: Sign text, type of lettering, finish, materials, method of illumination (if applicable), and colors (samples may be required)
Sign attachment method: How will the sign be attached to the façade?

5. **List of Abutting Property Owners (within 500 feet of property line)**
The names and addresses of abutting properties; Town of Eastchester Assessors Office can provide a list and map of adjacent property information.

V. Agreements with Signatures

The information contained in this application, together with the attachments, is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Tuckahoe Historic Preservation Legislation, and will comply with all applicable regulations.

BIGGEST FISH WESTCHESTER LLC

Owner Signature: Gregory F. Holcombe **Date:** 3/09/2023

By: Gregory F. Holcombe, Managing Member

OFFICE USE ONLY

HPC Project No._____

Submittal Date: _____

Approval Date:_____

Denial Date:_____

General Information

Property Location:	230 White Plains Road Tuckahoe, NY 10707
Inspection Dates:	Initial Inspection: 9/23/22 In Depth Inspection: 11/14/22 Probe Inspection: 12/13/22
Report Date:	1/28/23
Report By:	Peter Panagopoulos, P.E. *Principal* Pantec Engineering
Appendices:	Appendix A – Photos Appendix B – Probe Locations Appendix C – Structural Layout Appendix D – Deficiency Location Diagram Appendix E - Two Inner Chimney Georgia Colonial Layout

Introduction

The home at 230 White Plains Road is a three-story colonial era Georgian style home. The home is oriented with its front façade facing north. The original structure has a cellar under the rear two thirds of the home and a crawlspace that runs along the front third of the structure. Historical texts have the home originally built sometime in the early 1700s, burned down in 1778, and rebuilt sometime before 1797. A two-story extension with a cellar was added in the 1960s by Concordia College. Up until recently this home has been used as a student dorm facility. There does not seem to be any historic photos of the home.

Scope

There are multiple signs of structural deterioration throughout the home especially in the cellar. Purpose of the inspection was to investigate the structural integrity of the home at 230 White Plains Road. After an initial inspection it was deemed necessary to make twelve probes to further investigate structural components of the home. Mechanical, electrical, and plumbing components of home were not covered in this inspection.

Observations

The structure at 230 White Plains Road was observed to of been originally built with timber frame construction which was the method of construction for homes in the 18th century era. Timber frame construction consists of using large wood members joined together by various woodworking joints without the use of metal nails. Wood members are notched to fit into each other like puzzle pieces by a method called mortise-and-tenon construction. Some timber frame construction joints use wooden pegs to hold structural wood members in place.

The majority of the original homes interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape which based on the cellar foundation wall and crawlspace configuration may have not even been the original layout of the house. The original home on the property had a smaller foundation footprint than the current foundation. At some unknown point in the past, the foundation was enlarged creating a crawlspace between what was once the northern exterior foundation wall and where the front façade of the home now is. It is unclear if the footprint of the main building was enlarged prior or after the 1778 fire. The height of the crawlspace at the location of probe #1 is approximately 7 inches making it an inaccessible crawlspace. Due to this fact the crawlspace of the building could not be inspected in its entirety. All crawl space observations were made from the one probe opening made in the floor above and two openings in the cellar. It appears piping was run into crawlspace through what potentially was old window openings in the original north foundation wall (Photo #53 - 55). Based on lack of historical photos, the original home being burnt down in a fire, and all the different uses of the building throughout the years it is really not even possible to say for sure when this house was modified to its last footprint.

The layout of the interior of the home has been highly altered, even on the ground floor. Appendix E highlights major modifications to the home which were done at some unknown point of time in the past and shows what the original layout for a home like this would have been. These buildings last use case as a dorm required the layout of all three floors of the building to be altered, creating as many bedrooms as possible and to add bathrooms. The homes layout has been drastically changed and the structural components of the building have been altered throughout. See list below of observations regarding building's interior/exterior components that have been altered and replaced.

a) The current staircase is not common for a Georgian styled colonial house. Staircase to go up to the second floor was originally located somewhere in the entrance foyer but was demolished and moved in the past. See Appendix E, photo #86, and photo #87 to see original location and new location. Current stairs in original home from ground level to 2nd floor is a narrow staircase with walls on each side. Original staircase to the home would of be a wider staircase that is open on one side with a handrail with balusters.

b) Chimneys were originally built symmetrically on Georgian styled colonial homes. Viewing the home from outside it is clear the western chimney was demolished and moved more towards the center of the home. The chimney foundation is still in place and can be observed at cellar level. See Appendix E, Photo #76, & Photo #77 to see original and new chimney locations. See Photo #57 showing original chimney foundation in cellar and new chimney foundation. Chimney being moved drastically alters the layout and originality of the home.

c) Layouts on all floors of original home have been altered to make bedrooms and to add bathrooms for original structure to be used as a dorm.

d) Original floorboards above crawlspace have been removed. Photo #69 & Photo #70 show that there is no original wood flooring beneath new wood flooring above crawlspace. New wood flooring observed to be directly attached to joists. Additionally, no original woold flooring was observed anywhere else in the house.

e) Two cellar windows at boiler room south foundation wall have been covered up when porch was added to the rear of the home at some unknown point in the past (Photo #58 & #62). Porch also was observed to have two different sets of support pillars (Photos #31 - #34). It appears porch that was added to home got extended at some unknown point in the past.

f) Typically, the front of home had the double lines of windows on either side of the door. At 230 White Plains Road the front façade has only one line of windows on each side of the door and what is now the rear façade with the porch has two lines of windows on each side of the door. This means the rear of the home at 230 White Plains Rd was the original front of the home (Appendix E, Photo #12, and Photo #28). It is unclear at what point in time this change was made.

g) Original structure at 230 White Plains Road observed to have new vinyl siding, windows, and roof shingles that has made home lose its original appearance.

Deficiency List

Deficiencies below only cover structural issues & safety issues observed. List below covers no electrical, mechanical, or plumbing deficiencies.

Grounds

1. Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached. Roots/ large weeds growing through joints of walls multiple locations. (Photo #1-3)
2. Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths. (Photo #11)

3. Negative grading front of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration (Photo #4 - #6).
4. Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard (Photo #7).
5. Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard (Photo #8 - #10).

Exterior

6. Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation (Photo #12, #13, #15, & #16).
7. Base of column support for front portico showing signs of differential settlement. Vertical crack running down middle of front portico (Photo #17 - #19).
8. Exposed exterior side of rumble foundation deteriorating (Photo #20).
9. Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required (Photo #21 & #22).
10. Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Vertical crack ground level stonework. Further investigation required (Photo #23 & #24).
11. Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new (Photo #28 & #29).
12. Exterior metal stair egress just sitting on roofing membrane and not attached to structure (Photo #28 & #30).

Rear Porch

13. Rear porch roof deflecting over stairs causing water to pool and leaf build up (Photo #25 - #27).
14. Rear porch sitting on stone pillars that are showing signs of deterioration (Photo #31 - #34).
15. Rear porch stairs deteriorated. No longer usable (Photo #35).

Cellar/Crawl Space

16. Stairs leading from cellar to ground floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.

17. Water intrusion foundation wall, northeast corner of home at extension (Photo #36).

18. Water intrusion foundation, south wall of home at extension (Photo #37).

19. Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor (Photo #38 & #39).

20. Water infiltration around cellar window, north façade of home at window well (Photo #40).

21. Horizontal crack has formed in concrete window well, north façade (Photo #41).

22. Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall (Photo #42).

23. Water infiltration through foundation floor around perimeter of boiler pit (Photo #43).

24. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in boiler room (Photo #43).

25. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in west end of cellar (Photo #44).

26. Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating (Photo #45).

27. Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls (Photo #46 & #47).

28. Pipe penetration drilled through door header leading out to rear yard (Photo #49).

29. Horizontal crack from shear stress resonating down entire member from notch at end of beam (Photo #50 & #51).

30. Wood joist observed to have a large extent of termite damage (Photo #52).

31. Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall (Photo #53).

32. Dirt and soil infiltrating around window in cellar at west foundation wall (Photo #56).

33. Temporary support column being used to hold failing 9-1/2”x9-1/4” girder in boiler room. Column not mechanically attached to girder above (Photo #59).

34. Large horizontal crack in 9-1/2”x9-1/4” girder in boiler radiating from mortise-and-tenon joint connections (Photo #60).

35. Wood joist observed to have a large extent of termite damage (Photo #61).

36. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar (Photo #62 & 63).

37. Temporary support columns being used to hold failing 6-3/4”x10-1/2” girder in place west end of cellar. Columns are not mechanically (Photo #64).
38. Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace (Photo #65).
39. Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header (Photo #66).
40. Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1) (Photo #67 - #72).
41. Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced (Probe #1) (Photo #73).
42. Wood joists spanning crawl space are being inadequately supported at midspans by wood member**s** that are balanced above unstable pieces of stone **(**Probe #1) (Photo #75).

1st Floor

43. Both staircases leading from ground floor to second floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.
44. Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room (Photo #86 & #87).
45. Large shrinkage crack that runs entire floor joist (Probe #4) (Photo #91).
46. Interior girder running north to south is splitting along the mortise and tenon joist connections (Probe #4) (Photo #92 & #93).
47. Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5) (Photo #94 & #96).

2nd Floor

48. Stairs leading from second floor to attic have varying stair riser heights exceeding code max tolerance creating a fall hazard.
49. Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause (Photo #99).

50. Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7) (Photo #100 #101).
51. Past termite damage was observed in floor joist supporting attic level (Probe #7) (Photo #102).
52. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8) (Photo #104).
53. Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required (Photo #107).
54. View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9) (Photo #108 &109).

Attic

55. Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11) (Photo #111 - #113).
56. Vertical crack that has opened more towards the bottom observed, attic post Unclear why this has occurred. Further investigation required (Probe #12) (Photo #114 &115).
57. Roof support beam observed to be coming apart (Photo #117 &118).

Conclusion

Structural deficiency list above it quite extensive. The structure at 230 White Plains Road is in poor condition with the ground level framing, observed from cellar and the probe opening of the crawl space, being in the worst condition. A good amount of the deficiencies observed would require more investigative work to better understand issues. The list above only includes structural deficiencies from examining exterior, cellar, and twelve probe openings. Every probe opening done uncovered structural deficiencies and structural modifications that have been done to the building over the years. It can be assumed that if more probe openings were made, they would uncover more structural deficiencies and modifications. See list below of structural modifications that were observed during in the inspections.

a) The relocated chimney was built directly in the plane of a structural girder beam that was running north to south. Girder beam must have been cut in half to make way for chimney.

b) A large 6”x9-1/4” beam was observed in basement, and it is unclear why it is sized larger than the other floor joists (Photo #48).
c) Ceiling soffit contains a support beam that runs east to west below the exterior spandrel beam that runs north to south. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification done when chimney was moved and not part of the original timber framing design (Probe #2) (Photo #81 & 82).
d) Photo #85: Joists above faux soffit are running north to south and are spaced at 18” inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3) (Photo #85). Further investigation required.
e) New joists observed, 2nd floor ceiling, running east to west have been installed at a higher level than original joists and are resting on 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8) (Photo #103 - #106, #115, &116).
f) Original staircase from ground level to 2nd floor was demolished and relocated.

The structure at 230 White Plains Road has been heavily modified over the years. With all the inconsistencies found by observing structural members from the twelve probe openings done Pantec Engineering could still not create a full picture of the structural layout of the home. Atypical framing techniques were observed in multiple locations, most likely due all the modifications over the years. One example being it is abnormal to have floor joists observed in the cellar level to be spanning in different directions. Appendix C attached to report shows what Pantec Engineering believes is the best representation of the framing layout of the home. More probe work would need to be done to get a fuller picture of the structural layout.

The retaining walls on the grounds of the home were observed to be deteriorating throughout. Stone pathways and rear patio area have trip hazards throughout. Rear porch is in unsafe condition. Multiple structural issues were observed from the exterior of the building. The foundation of the cellar is not watertight in either the original building or addition. Water infiltration issues observed throughout cellar even at base of interior walls. Main structural members in cellar were observed to be failing and sloped floors observed in multiple locations at floors above due to deflecting structural members. Improperly supported floor joists were observed in the crawlspace. The foundation of the crawl space was observed to be too low to the ground putting wood members above at a height were they can be easily damaged due to water infiltration over the top of the foundation. Damaged and deteriorated wood structural members were observed throughout cellar and probes openings.

Pantec Engineering can not vouch for the structural integrity of the original portion of the home at 230 White Plains Road. Too many structural deficiencies and modifications were observed. The amount of structural modifications made to make home a high occupancy dorm

with many bedrooms, bathrooms, heating, and a sprinkler system have damaged the structure throughout. Large penetrations were drilled in structural members for piping without following best practices for these types of modifications. Pantec Engineering's opinion is that the proper structural investigative work, repairs, and structural reinforcement were never done by Concordia College when building was converted into a dorm. Typically, when trying to preserve a historical home building additions are added to house the bathrooms and kitchens to avoid altering the original structure as much as possible. This was not put into practice at 230 White Plains Road.

Due to all the modifications done over the years and deficiencies observed its Pantec's opinion that the entire interior of the building would need to be gutted to properly inspect and analyze structure to come up with repairs for each deficiency. Based on what has been observed large portions of the exterior façade would also be required to be removed for structural repairs to be done. Homes built using timber framed construction have some structural members that span the entire length or width of the home with just using one full member. Posts, the vertical members, are primarily two stories high. Replacing these members would be costly as they would require specialized repair details. Structural repairs would also require large amounts of temporary supports be installed during repair process. Making the foundation watertight and remedying the low crawlspace foundation issue would also require extensive work.

Pantec's opinion is that the amount of repairs that would be required does not justify saving a home that has little historical character left and such a varied layout. The extent of the structural repairs and accompanying costs cannot be determined until interior is gutted. It is safe to assume structural repairs costs will end up being very high. Converting original structure into a dorm was greatly detrimental to the structure at 230 White Plains Road. Pantec Engineering does not think its worth further exploring the idea of potentially saving this structure.

Thank You,

Peter Panagopoulos, P.E

Appendix A – Photos

Grounds

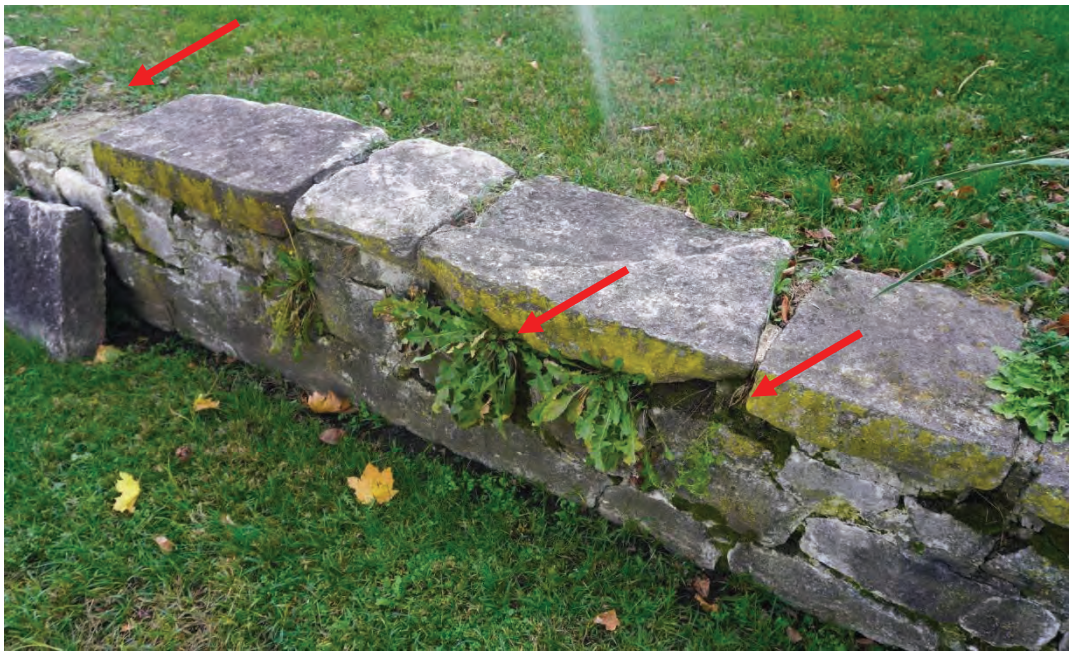

Photo #1: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached.

Photo #2: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.

Photo #3: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.

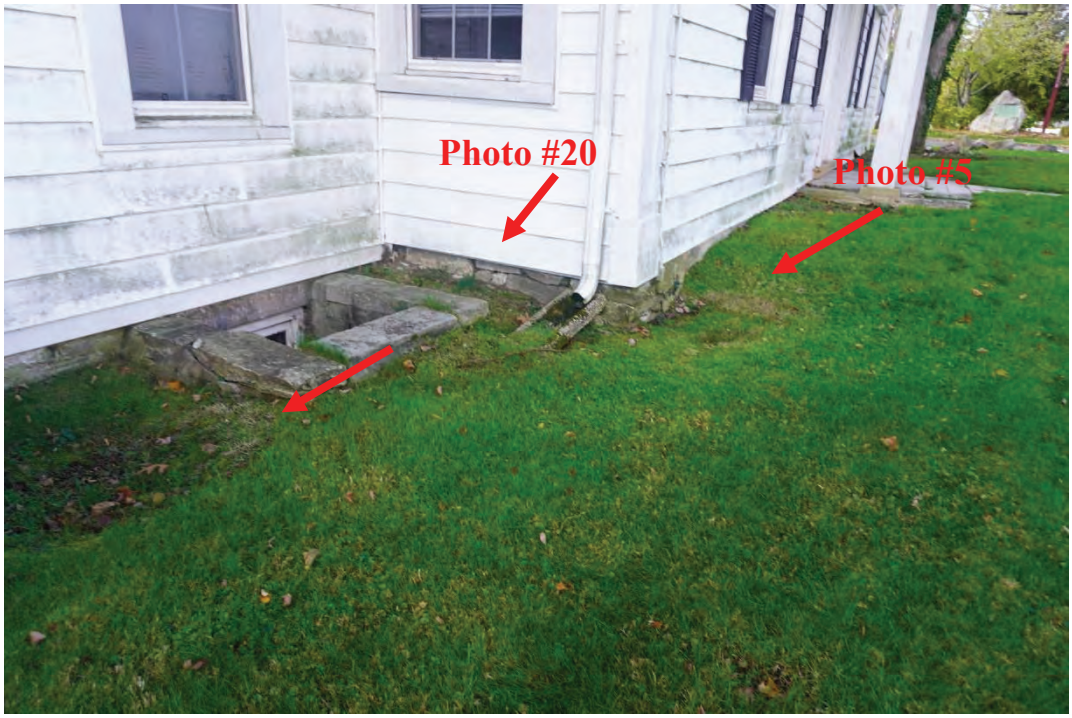

Photo #4: Negative grading front of home between entrance and northeast corner of original structure. Water pooling up against foundation wall and most likely infiltrating into crawlspace.

Photo #5: Negative grading front of home between entrance and northeast corner of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration.

Photo #6: Negative grading front of home between entrance and northwest corner of home. Water pooling up against exterior foundation wall of crawlspace.

Photo #7: Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard.

Photo #8: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.

Photo #9: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.

Photo #10: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.

Photo #11: Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths.

Exterior

Photo #12: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

Photo #13: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

Photo #14: Exterior of building covered in vinyl siding which is not the homes original exterior building material.

Photo #15: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

Photo #16: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

Photo #17: Base of column support for front portico showing signs of differential settlement. Vertical crack running down middle of front portico.

Photo #18: Vertical crack running down middle of front portico.

Photo #19: Base of column support for front portico showing signs of differential settlement.

Photo #20: Exposed exterior side of rumble foundation deteriorating. No mortar between stones.

Photo #21: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.

Photo #22: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.

Photo #23: Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Further investigation required.

Photo #24: Vertical crack ground level stonework east façade, southeast corner of structure at addition.

Photo #25: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

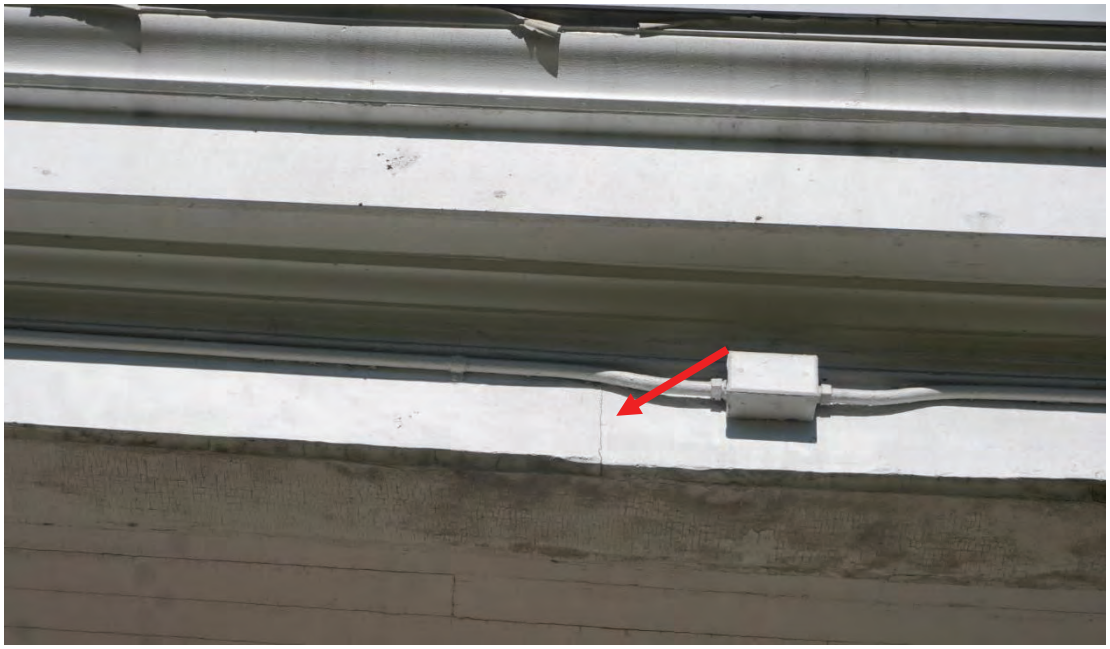

Photo #26: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

Photo #27: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

Photo #28: Rear south façade. Chimneys in colonial era Georgian style homes were symmetrically placed. Original chimney was demolished and relocated at some unknown point in the past. Typically, the front of home had the double sets of windows on either side of the door for this type of Georgian colonial. This means the façade that is now the front of the home that only has one window on each side of the door was most likely the old rear façade of the home.

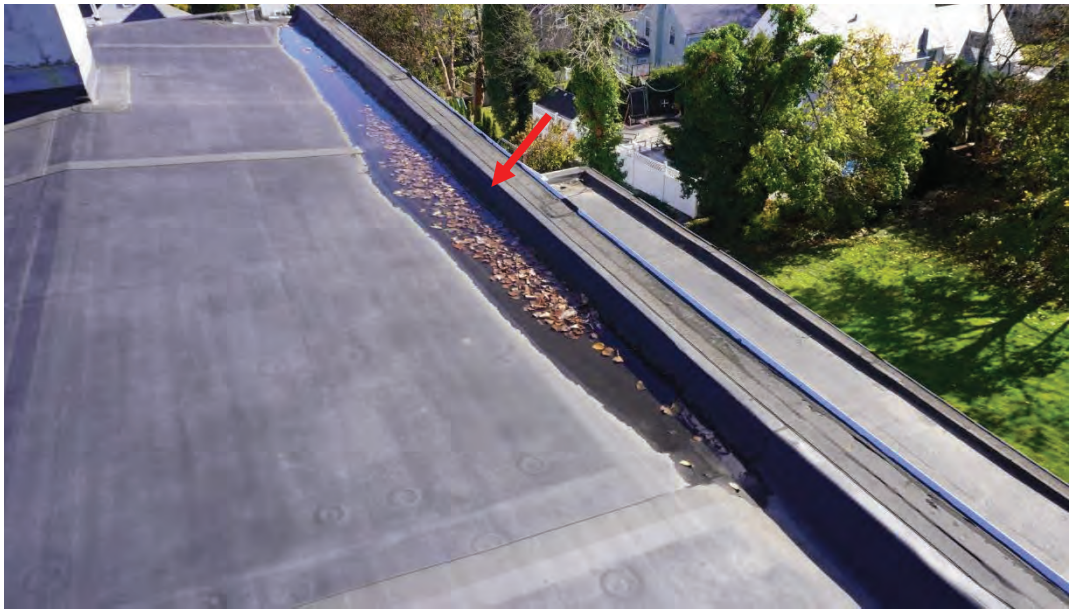

Photo #29: Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new.

Photo #30: Exterior metal stair egress just sitting on roofing membrane and not attached to structure.

Rear Porch

Photo #31: Rear porch sitting on stone pillars that are showing signs of deterioration.

Photo #32: Rear porch sitting on stone pillars that are showing signs of deterioration.

Photo #33: Rear porch was extended to be made wider at some unknown time in the past.

Photo #34: Rear porch sitting on stone pillars that are showing signs of deterioration.

Photo #35: Rear porch stairs deteriorated. No longer usable. Unsafe condition.

Cellar/Crawl Space

Photo #36: Water intrusion foundation wall, northeast corner of home at extension.

Photo #37: Water intrusion foundation, south wall of home at extension.

Photo #38: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.

Photo #39: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.

Photo #40: Water infiltration around cellar window, north façade of home at window well.

Photo #41: Horizontal crack has formed in concrete window well, north façade.

Photo #42: Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall.

Photo #43: Water infiltration through foundation floor around perimeter of boiler pit. Concrete footings were never poured beneath temporary support columns that were added to prop up both failing girders in the cellar.

Photo #44: Concrete footings were never poured beneath temporary support columns that were added to prop of both failing girders in the cellar.

Photo #45: Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating.

Photo #46: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.

Photo #47: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.

Photo #48: Two 10x3 beams spaced 16 inches apart on left are spanning 19 feet. The reason 6”x9-1/4” beam on right is sized larger than other joists is unclear. It is uncommon for such a large member to be sitting on a door header.

Photo #49: Pipe penetration drilled through door header leading out to rear yard.

Photo #50: Horizontal crack from shear stress resonating down entire member from notch at end of beam.

Photo #51: Horizontal crack from shear stress resonating down entire member from notch at end of beam.

Photo #52: Wood joist observed to have a large extent of termite damage.

Photo #53: Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall.

Photo #54: Piping was run into crawlspace through what potentially was an old window in original foundation wall.

Photo #55: Piping was run into crawlspace through what potentially was an old window (second location) in original foundation wall.

Photo #56: Dirt and soil infiltrating around window in cellar at west foundation wall.

Photo #57: Original west chimney was relocated at some unknown time in the past.

Photo #58: Cellar window at boiler room south foundation wall has been covered up when porch was added to the rear of the home.

Photo #59: Temporary support column being used to hold failing 9-1/2”x9-1/4” girder in boiler room. Column not mechanically attached to girder above and does not have a proper footing.

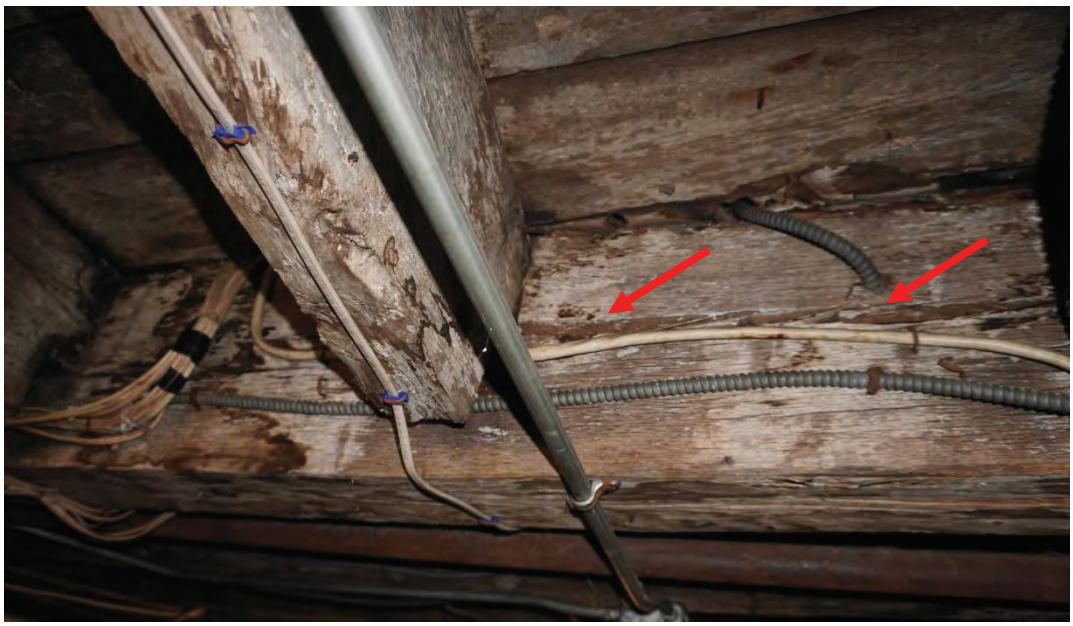

Photo #60: Large horizontal crack in 9-1/2”x9-1/4” girder in boiler radiating from mortise-and-tenon joint connections.

Photo #61: Wood joist observed to have a large extent of termite damage.

Photo #62: Cellar window (second location) at west end of home on south foundation wall has been covered up when porch was added to the rear of the home. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.

Photo #63: Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.

Photo #64: Temporary support columns being used to hold failing 6-3/4”x10-1/2” girder in place west end of cellar. Columns are not mechanically attached to girder above and do not have proper footings.

Photo #65: Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace.

Photo #66: Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header.

Photo #67: Joists spanning crawlspace sit on a thin sill plate which is not a standard timber framing technique. Typically, wood joists would be notched into the sill beam with use of a mortise and tenon connections (Probe #1).

Photo #68: Thin sill plate, joists spanning crawlspace are sitting on, is being supported by a rumble stone foundation wall that is coming apart (Probe #1).

Photo #69: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate.

Photo #70: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate (Probe#1).

Photo #71: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1).

Photo #72: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation below**.** Sill plate has a four-inch unsupported overhang (Probe #1).

Photo #73: Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced. (Probe #1)

Photo #74: Wood joists in crawlspace are sitting 7 inches above exposed dirt beneath crawlspace. Crawlspace is inaccessible. Crawlspace foundation most likely does not extend below the frost line (Probe #1). Further investigation required.

Photo #75: Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1).

1st Floor

Photo #76: Location of west chimney that was relocated at some point in the past. Foundation still in place and can be observed in cellar below.

Photo #77: Chimney was added to this location at some unknown point in the past. Presumably when the original west chimney was demoed.

Photo #78: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).