



PERMITS



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**NYC**  
Buildings

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## Technical Report(TR6)

### Compliance Filing # TR6-919098-9A-I1

#### 2. Location

House Number	261	Street Name	WEST 36TH STREET
Borough	Manhattan	Block	786
BIN	1083626	Lot	1
Zip Code	10018	C.B No.	105
Control Number	919098		

#### 3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	
Filing Date	06/16/2023	Accepted Date	07/12/2023

#### 4. Inspection Report Status Information

Current Cycle: Last QEWI	04/19/2023	Current Cycle Filing Status	SAFE
Inspection Date			
Prior Filing Cycle		Prior Filing Sub Cycle	
Prior Filing Status			

#### 5. Building Description

Landmark Building		Landmark District	No
Number of stories	12	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
OTHER	MASONRY TERRA COTTA OTHER

Other Wall Type: Masonry Bonded Walls

Other Wall Material: Limestone

#### 6. Applicant Information

E-Mail	SBUSH@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	035711	Last Name	BUSH
First Name	STEPHANIE	MI	
Mobile Phone		Business Name	HOWARD L. ZIMMERMAN ARCHITECTS, P.C

Business Address	11 WEST 30TH STREET	City	NEW YORK
State	NY	Zip Code	10001
Business Telephone	2125649393	Business Fax	

Accepted

## 6a. Applicant's Statement

I hereby state that the Owner/ Owner's Representative has authorized me to submit this report. Furthermore, I hereby state that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

☒ I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand, and I further agree that, by uploading an electronic image of my signature and professional seal as part of this submission, I am applying such signature and seal to this signed statement as if I had personally signed and sealed this statement by hand.

Name                      STEPHANIE BUSH    Date :                      2023-06-02

## 7. Owner Information

E-Mail	JCOFFEY@GFPRE.COM	Owner Type	Private
Last Name	COFFEY	First Name	JAMES
MI		Mobile Phone	2123722057
Telephone	2123722057	Business Name	New Triple Crown LLC.
Business Address	125 PARK AVENUE	City	NEW YORK
State	NY	Zip Code	10009
Business Phone	2123722057	Business Fax	

## 8. Owner Representative

E-Mail	Relationship to Owner
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First Name

Last Name

Phone

Accepted

## 9. Owner's Statement

(A) I hereby state that I am the owner/owner's representative of the premises referenced in the report associated with this filing. Furthermore, I have received and read a copy of the request associated with this filing and I am aware of the required repairs and/or maintenance, if any and the recommended time frame for same.

(B) I certify that all items noted as SWARMP conditions in the previous cycle's report have been corrected/repaired unless I have indicated above that the current inspection report status is UNSAFE as per administrative code article 302, if applicable.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

☒ I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand.

Name

JAMES COFFEY

Date :

06/05/2023

### QEWI Information

QEWI First Name

STEPHANIE

QEWI Last Name

BUSH

QEWI Address

11 WEST 30TH STREET

Block

786

Lot

1

Cycle

9

BIN

1083626

### 1. Executive Summary

## General Description

The building exterior walls are a bonded wall brick system. There is decorative terra cotta at the front elevation. Decorative limestone is located on the ground floor. The windows are double hung aluminum windows with some filled with louvers. The window lintels and window sills are made of terra cotta. There are two water tables made of terra cotta located on the 4th and 11th floors. The parapet walls are brick masonry with terra cotta camel back copings. Masonry chimney is located at the northeast corner. The rear elevations have steel window lintels and pre-cast concrete window sills. There is a steel fire escape at the rear elevation.

## Scope of Inspection

Howard L. Zimmerman Architects & Engineers, D.P.C. (HLZAE) has been retained to perform a Periodic Inspection of the Exterior Walls and Appurtenances of the Building walls in conformance with New York City regulations. HLZAE's responsibility is limited solely to that of Critical Examination and preparation and filing of the Report. HLZAE carefully reviewed the most recent previous report and any available other reports prior to inspection of the Building. HLZAE utilized a professional standard of care to assess the Building's condition and applied professional knowledge of the properties and characteristics of the materials used in its construction. The inspections were performed and completed in accordance with the Administrative Code and 1 RCNY 103-04. The Report utilizes photographs and diagrams to identify the location(s) of close-up inspections. Conditions noted in the Report are as of the last date of examination only. The condition of the Building will change over time and the rate of change will vary with the type of construction, history of maintenance and repair, and environmental conditions.

## Summary of Findings

HLZAE did not observe deterioration or movement at the exterior walls or appurtenances thereto at the time of inspection(s).

## Conclusions and Recommendations

1. Conclusion: No UNSAFE or SWARMP conditions were observed at the time of inspection. 2. Recommendation: The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration. The Building is classified as SAFE per the criteria set forth in 1 RCNY 103-04.

### A. Building Information

Address	261 WEST 36TH STREET	AKA Address	
Block	786	Lot	1
BIN	1083626	Landmark Building	
Landmark District	No	Cross Streets	

### B. Owner Information

Owner Type	Private	Owner	JAMES COFFEY
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### C. Building Description

Height	+/- 130-0"	Stories	12
Lot & Building Dimensions	1/~43' x 170'	Cert of Occupancy	81729
Building Use	Residential	Approx. Year Built	1930

Exterior wall type	Exterior wall material
OTHER	MASONRY TERRA COTTA OTHER

Other Wall Type: Masonry Bonded Walls

Other Wall Material: Limestone

## D. A detailed description of any settlements, repairs, or revisions to exterior enclosures since the previous report

REPAIRS:The Owner has been diligent in maintaining the Building and has recently completed the façade restoration program.1.Work performed:a.Miscellaneous Terra cotta unit replacementb.Miscellaneous brick replacement c.Brick re-pointingd.Limestone re-pointinge.Terra cotta joint re-pointing MODIFICATIONS:There have been no modifications or revisions to the exterior envelope of the Building since the last Cycle filing.

## E. Procedures Used in Making the Critical Examination

In performing the Critical Examination visual inspections were conducted and observations were reasonably made of the Building facades and their components via an observation platform (such as a swing stage scaffold, supported scaffold, or boom lift) and from grade level, roofs and setbacks, balconies, and fire escapes as available and accessible at the subject Building and from roofs and setbacks of adjacent buildings when permitted. Magnification equipment, including telephoto camera lenses and binoculars, were utilized during the Critical Examination.Railing locations inspected were reviewed for structural stability and code compliance.HLZAE reviewed industry standards, applicable codes and regulations in effect at the time of the construction of the Building.Conditions not subject to visual review (backup masonry, structural steel framing, concealed clips, etc.) are beyond the scope of this Report.Window air conditioning units (A/C units) are considered to be seasonal installations and it is Ownership/Management's responsibility to ensure proper installation. HLZAE's observations of installed A/C units are limited to the dates of the inspections. HLZAE is not responsible for A/C units installed after the critical examination is completed or air conditioning units to which access for verification of correct installation was not permitted.An inspection program was designed taking into consideration the type of construction of the Building's envelope, age of the material components, the façade's specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the façade's history of maintenance and repairs as described in previous reports and job filings.1.Visual Inspections were conducted via observation from the following locations;From street elevations sidewalk and from main roof. 2.The façade elevations at the public right-of-way measures a total of 43-0" LF, which requiresa minimum of 1 drop to comply with the FISP rule. HLZAE performed 2 inspections from suspended scaffolds to meet this requirement which was 100% of the street elevation3.Physical examination of the railings; Railings were reviewed for signs of significant lateral movement and random movement. The physical examination excluded any probes or invasive/ASTM testing. 4.The representative sample of this Building's railings was determined to be 100% of a new bulkhead railing.5.Material testing/probes;No probes or tests were performed6.Cavity wall probes: The Building was determined to not have cavity wall construction, no probes are mandated.

## F. Rigger Information

QEWI First Name	STEPHANIE	QEWI Last Name	BUSH
Number of person(s) who conducted inspection and his/her relation to QEWI 2			
Person 1	Igor Litwinowicz	Relationship to QEWI	Employee
Person 2	Stephanie Bush	Relationship to QEWI	QEWI Employee
Person 3		Relationship to QEWI	
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

## Rigger/Operator Info

First Name	Climaco	Middle Initial	
Last Name	Paque	Business Name	Paque Construction Inc.
Business Address	1378 60 Street	City	Brooklyn

State	NY	Zip Code	11219
Business Telephone	7184354834	Business Fax	
Mobile Phone		Email	
Rigger License#	6227		

## Location(s) of close-up inspection & Plot Details

A physical examination was performed via scaffolds between 06/15/2022 and 09/15/2022 at the representative portions of the street façade(s) from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Igor Litwinowicz of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Stephanie Bush, RA

## Dates of

## inspection(s)      Comments

2022-04-08	Initial Visual Inspection
2022-06-15	Close up inspections through 9/15/2022
2023-04-17	QEWI Final Visual Inspection

## G. Description, location(s) and Classification of Conditions Observed

1. Building Envelope and Leaks: There were no reported leaks at the time of the critical examination; the Building envelope is apparently watertight. 2. Façade Components: a. Masonry Wall: Description: The exterior walls are constructed of brick masonry units in standard common bond. Condition: Deteriorated mortar has been repaired during the restoration campaign under DOB job # M00722117-I1-GC. The brick masonry was observed to be in satisfactory condition during the critical examination. Photo: #5,6,7,12, 13,14,15,16 Classification: SAFEb. Decorative Terra Cotta: Description: Decorative terra cotta is located throughout the front elevation. . Condition: Numerous terra cotta units at the front facade were replaced during the restoration campaign under DOB job # M00722117-I1-GC. In addition, all mortar joints were repointed. The remaining units were sounded and were observed to be in satisfactory condition during the critical examination. Photo: #3,4,5,6,7,8,9,10,11,13, 15,16,17,18, Classification: SAFEc. Terra cotta water tables: Description: Decorative terra cotta water tables are located on 4th and 11th floors the front elevation. Condition: Miscellaneous terra cotta units at the front facade were replaced during the restoration campaign under DOB job # M00722117-I1-GC. In addition, all mortar joints were repointed. The remaining units were sounded and were observed to be in satisfactory condition during the critical examination. Photo: #10,18 Classification: SAFEd. Decorative Limestone: Description: The limestone is located at the first two floors of the South elevation Condition: Deteriorated Miscellaneous cross- joints were re pointed during the restoration campaign under DOB job # M00722117-I1-GC . The limestone facade was observed to be in satisfactory condition during the critical examination. Photo: # 1 Classification: SAFEe. Window Frames Description: Windows at all elevations are aluminum double hung windows. Condition: All window frames were observed to be in satisfactory condition during the inspection. Photo: # 1,2,8,10 Classification: SAFE f. Window Lintels Description: North, courtyard window lintels are steel. Condition: The window lintels were observed to be in satisfactory condition during the critical examination. Photo: # 22 Classification: SAFEd Description: Front elevation window lintels are made of terra cotta Condition: Some of the units at front were replaced during the restoration campaign under DOB job # M00722117-I1-GC. The remaining units were sounded and were observed to be in satisfactory condition during the critical examination. Photo: # 16 Classification: SAFE g. Window Sills Description: Window sills at courtyard elevation are pre-cast concrete and window sills at front elevation are terra-cotta. Condition: Deteriorated mortar cross-joints were repaired during the restoration campaign under DOB job # M00722117-I1-GC Windowsills were observed to be in satisfactory condition during the critical examination. Photo: # 6,10,21 Classification: SAFEh. Bulkhead Description: There is a masonry bulkhead on the main roof. The bulkhead is covered with metal streamline cladding. Condition: Bulkhead was observed to be in satisfactory condition during the critical examination. Classification: SAFE

## Ga. Appurtenances

a. Store Canopy Description: The store canopy consists of metal structure covered with light material supported at the building walls Condition: The store's canopy shows no sign of deterioration or disrepair. The canopy is considered to be securely anchored and was observed to be in satisfactory condition during the critical examination. Photo: #1 Classification: SAFEb. Water Tower Description: There is a water tower on the roof made of wood and supported by steel structure. Condition: The water tower was observed to be in satisfactory condition during the critical examination. Photo: # 19 Classification: SAFEc. Mechanical Equipment Description: There is mechanical equipment installed on the main roof. The equipment is supported on a steel dunnage. Condition: The Mechanical equipment was observed to be in satisfactory condition during the critical examination. Photo: # 19 Classification: SAFEd. Rear elevation chimneys Description: There are two chimneys at the rear elevation. Masonry chimney at northeast corner and metal chimney at northwest corner. Condition: The chimneys were observed to be in satisfactory condition during the critical examination. Photo: # 20,21 Classification: SAFE

## Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls Main Roof Courtyard Elevation:Description:The parapet walls at the main roof north elevation consist of brick masonry with camel back terra cotta copings. The parapet walls are 36" above the floor.Condition:The parapet walls are considered to be in satisfactory condition.Code Compliance:The parapet walls are considered to be code compliant with the 1938 code.Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:# 21Classification:SAFEb.Protective Guard Main Roof South Elevation:Description:The parapet walls at the main roof south elevation consist of brick masonry with terra cotta copings and steel railing mounted on top of the copings. The protective guards are 45" above the floor.. Condition:The Parapet walls are considered to be in satisfactory condition.Code Compliance:The parapet walls are considered to be code compliant with the 2022 code.Structural Stability:The Parapet walls are considered to be structurally stable at the time of examination. It is positively secured against movement.Photo:# 13,22Classification:SAFEc.Fire EscapeDescription:The fire escapes are painted steel with baskets at each floor, a drop ladder to gradeCondition:The rails, treads and paint condition of the fire escape is considered to be in satisfactory condition during the critical examination.Structural Stability:The fire escapes are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:# 21, 23Classification:SAFE

## H. Causes of Conditions Observed

Not applicable. No UNSAFE or SWARMP conditions were observed at the time of inspection.

## I. Status Report of Exterior Maintenance

Per New York City Building Code Section 28.301.1: all buildings and all parts thereof and all structures shall be maintained in a safe condition. The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.

## Ja. Comparison Chart of Conditions Reported for current and previous cycle

Prior Filing Cycle	Current Filing Cycle	9
Prior Filing Status	Current Filing Status	SAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?		No

The initial 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects & Engineers DPC, was filed on 02/21/2018. with the inspections performed between August 24, 2017 and final inspection on February 16, 2018. The report has been reviewed by HLZAE and it cited the Building as Safe With Repair And Maintenance Program. Conditions Cited in 8th Cycle Report Cited Status of ConditionsMiscellaneous terra-cotta repair or replacement CompletedAll required work cited in the previous report filing cycle was performed during the restoration campaign under the direction of HLZAE. According to DOB records and our inspections the required work for the 8th Cycle was completed.

## Jb. Work permit numbers, status & sign off dates

Job Number Permit Type Sign-Off DateM00722117-I1-GCDOB Work PermitLOC Issued 05/23/2023M00630437-I1-ELShed Permit In process

## Jc. ECB Violation numbers and the status of the repairs of the conditions cited in the ECB violations

FAILURE TO SUBMIT AN ACCEPTABLE REQUIRED CYCLE 9A REPORT OF CRITICAL EXAMINATION DOCUMENTING CONDITION OF EXTERIOR WALL AND APPURTENANCES REQUIRED BY 28-302.4 FOR CONTROL#919098.REM:SUBMIT ACCEPTABLE REQUIRED. TO BE ADDRESSED PENDING THIS REPORT REVIEW AND ACCEPTANCE



## K. Recommendations for Repairs or Maintenance

No repairs or maintenance are recommended as a result of the Critical Examination. The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.

## L. Required Work Permits

No work has been deemed necessary to be performed as a result of the Critical Examination, therefore no work permits are required.

## M. Current Report Classification

SAFE