



PERMITS



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APPOINTMENTS

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**NYC**  
Buildings

Accepted



## Technical Report(TR6)

### Compliance Filing # TR6-900177-9A-I1

#### 2. Location

House Number	14	Street Name	MAIDEN LANE
Borough	Manhattan	Block	64
BIN	1001091	Lot	23
Zip Code	10038	C.B No.	101
Control Number	900177		

#### 3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	09/20/2017
Filing Date	08/30/2022	Accepted Date	11/02/2022

#### 4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	07/13/2022	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2024-12-30	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SAFE

#### 5. Building Description

Landmark Building		Landmark District	No
Number of stories	10	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

##### Exterior Wall Type

MASONRY LOAD-BEARING WALL

##### Exterior Wall Material

CAST IRON  
MASONRY  
TERRA COTTA

#### 6. Applicant Information

E-Mail	ATAJZLER@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	038790	Last Name	TAJZLER
First Name	ALEXEI	MI	
Mobile Phone		Business Name	HOWARD L. ZIMMERMAN ARCHITECTS, PC

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	ALEXEI TAJZLER	Date :	2022-10-31
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## 7. Owner Information

E-Mail	FRANK.SAVINO@OUTLOOK.COM	Owner Type	Private
Last Name	SAVINO	First Name	FRANK
MI		Mobile Phone	9738871775
Telephone	9738871775	Business Name	DIAMOND LANE LLC
Business Address	383 RIDGEDALE AVE	City	EAST HANOVER
State	NJ	Zip Code	07936
Business Phone	9738871775	Business Fax	

## 8. Owner Representative

E-Mail

Relationship to Owner

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/repared 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

FRANK SAVINO

Date :

10/31/2022

### QEWI Information

QEWI First Name

ALEXEI

QEWI Last Name

TAJZLER

QEWI Address

11 WEST 30TH STREET

Block

64

Lot

23

Cycle

9

BIN

1001091

# 1. Executive Summary

## General Description

14 Maiden Lane is a ten-story building prewar building constructed of masonry in standard running bond, terracotta stones and granite. Floors 1-3 consist of Granite paneling and store signage. There is a terracotta water table at the 3rd, 8th and 9th floor, ornamental terracotta units throughout floors 4-10 and cast-iron ornaments framing the wood windows at the primary 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 and to document the location of all SWARMP conditions observed. 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 observed conditions at the exterior walls and/or appurtenances thereto that require repairs or maintenance, as described in the Report, prior to the next filing cycle in order to prevent deterioration into an unsafe condition. There were no UNSAFE conditions observed at the time of the inspection(s).

## Conclusions and Recommendations

1. Conclusion: No UNSAFE conditions were observed at the time of inspection. SWARMP items shall require repair or maintenance prior to the date indicated in Section K of the Report. 2. Recommendation: The Owner should retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the SWARMP conditions cited in the Report by the deadline indicated in Section K. 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 with a REPAIR and MAINTENANCE PROGRAM (SWARMP) per the criteria set forth in 1 RCNY 103-04.

## A. Building Information

Address	14 MAIDEN LANE	AKA Address	
Block	64	Lot	23
BIN	1001091	Landmark Building	
Landmark District	No	Cross Streets	

## B. Owner Information

Owner Type	Private	Owner	FRANK SAVINO
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## C. Building Description

Height	124' +/-	Stories	10
Lot & Building Dimensions	23/24'x67'	Cert of Occupancy	81846
Building Use	Mixed Residential/Commercial	Approx. Year Built	1900
Exterior wall type	Exterior wall material		

MASONRY LOAD-BEARING WALL	CAST IRON MASONRY TERRA COTTA
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### D. A detailed description of any settlements, repairs, or revisions to exterior enclosures since the previous report

REPAIRS:No work was required from the previous cycle and no repairs were performed.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 close up physical examination (such as a swing stage scaffold, supported scaffold, rope access 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 framing, concealed anchors, 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 specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the history of maintenance and repairs as described in previous reports and job filings.1.Visual Inspections were conducted via observation from the following locations;Visual inspections were conducted, grade level –street and main roof of the subject building and from the roof of the adjacent building.2.The façade elevations at the public right-of-way measures a total of 24 L.F., which requires a minimum of 1 drops to comply with the FISP rule. HLZAE performed 2 drops, which exceeds the required number to investigate conditions observed during the general visual.3.Physical examination of the railings;There are no railings present on the Building.4.Cavity wall probes: The Building was determined to not have cavity wall construction, no probes are mandated.

### F. Rigger Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
Number of person(s) who conducted inspection and his/her relation to QEWI 2			
Person 1	Margaret Hovorka	Relationship to QEWI	Employee
Person 2	Alexei Tajzler	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	Jorge	Middle Initial
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Last Name	Nunez	Business Name	Structural Preservation Systems LLC
Business Address	104 Wagaraw Road	City	Hawthorne
State	NJ	Zip Code	07506
Business Telephone	6467419900	Business Fax	
Mobile Phone		Email	
Rigger License#	6257		

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

A physical examination was performed via Industrial Rope Access on 6/2/2022 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 Margaret Hovorka of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Alexei Tajzler.

## Dates of inspection(s)      Comments

2022-02-09	Initial Visual Inspection
2022-06-02	Close up Inspections
2022-07-13	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 at floors 4- roof are constructed of brick masonry units in standard running bond. Condition: Mortar deterioration and step cracks were observed however the masonry was secure at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #9, 27 Classification: SAFE WITH REPAIR AND MAINTENANCE

Description: The exterior walls at floors 1-3 are constructed of granite panels Condition: Cracks and delamination at the granite panels were observed however the panels were secure to the facade at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #21-22 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Terracotta: Description: Ornamental units at the primary elevation are terracotta Condition: Ornamental elements were observed with minor cracks and areas where previous patch repairs were failing Terracotta was observed sound and secure during the time of critical examination Location: See Appendix F for Condition Locations Photo: #3-7, 11-14 Classification: SAFE WITH REPAIR AND MAINTENANCE

c. Window Lintels: Description: Window lintels are arched terracotta stone Condition: Lintels were observed to be secured but previously spalled at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #26 Classification: SAFE WITH REPAIR AND MAINTENANCE

d. Windows: Description: Window frames are wood and aluminum. Condition: Window frames were observed to be weathered throughout all facades and a cracked pane was observed at the rear elevation on the 7th floor. All window components were secured to the façade at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #16 Classification: SAFE WITH REPAIR AND MAINTENANCE

e. Windowsills: Description: Windowsills are wood with cast iron cladding. Condition: Windowsills were observed previously spalled at several locations however secure to the façade during the critical examination. Location: See Appendix F for Condition Locations Photo: #8 Classification: SAFE WITH REPAIR AND MAINTENANCE

f. Water Table: Description: The primary elevation has a granite water table at the 3rd floor and a terracotta water table at the 8th and 9th Floors. Condition: Previously spalled granite at the 3rd floor was observed however the granite was sound and secure at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #18 Classification: SAFE WITH REPAIR AND MAINTENANCE

Condition: Cracking and deterioration of the terracotta water table was observed during the critical examination. The water table was observed sound and secure to the façade. during the critical examination. Location: See Appendix F for Condition Locations Photo: 1-2, 11 Classification: SAFE WITH REPAIR AND MAINTENANCE

g. Bulkhead Description: Bulkhead is constructed of brick masonry units in standard running bond and located at the roof Condition: Masonry cracks were observed however all masonry was secure at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #33 Classification: SAFE WITH REPAIR AND MAINTENANCE

h. Water Tower: Description: The water tower sits on a steel dunnage approximately three (3) feet off the roof's surface. Condition: Water tower was observed to be in satisfactory condition at the time of critical examination Photo: #23 Classification: SAFE

## Ga. Appurtenances

a.SignsDescription:Signage exists at the primary façade.Condition:Store front signage was observed to be secured to the exterior façade at the time of critical examinationPhoto:#19Classification:SAFEb.Window A/C UnitsDescription:Window air conditioners are utilized at the BuildingCondition:Window a/c units were verified by Building Staff to be installed with either an exterior bracket or interior angle. Please see the attached notarized A/C letter provided by the Building.Photo:#20Classification:SAFEc.Chimney FlueDescription:There is a metal chimney flue attached to the rear of the building.Condition:The Chimney flue was observed to be in satisfactory condition at the time of critical examination.Photo:#29Classification:SAFE

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

a.Parapet Walls and CopingsDescription:The front parapet wall is comprised of a 60" masonry parapet wall including a 4-inch coping stone for total height above finished roof of 64" The rear parapet wall is comprised of a 32" masonry wall including a 4" camelback coping stone for a total of 36" above finished roof which is in compliance with the 1899 code in effect during the building's construction.Condition:Masonry and mortar cracks were observed at portions of the parapet walls at the time of critical examination.Location:See Appendix F for Condition LocationsPhoto:#24,27 & 28Code Compliance:The parapet walls are considered to be code compliant with the 1899 code in effect at the time of construction.Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFE WITH REPAIR AND MAINTENANCEb.Fire EscapeDescription:There is a metal fire escape at the rear façade.Condition:Paint and steel deterioration was observed throughout the fire escape. Anchors and treads were observed to be secure during critical examination.Location:See Appendix F for Condition LocationsPhoto:#30-31Structural Stability:The fire escape is considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFE WITH REPAIR AND MAINTENANCE

## H. Causes of Conditions Observed

Ongoing building deterioration is a result of time and exposure to the elements. No UNSAFE 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	8	Current Filing Cycle	9
Prior Filing Status	SAFE	Current Filing Status	SWARMP
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			No

The 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects & Engineers, DPC, was filed on 1/22/2018 with the inspections performed 1/12/2018. The report has been reviewed by HLZAE and it cited the Building as Safe.Conditions Cited in 8th Cycle ReportCited Status of ConditionsN/A N/AThere was no repair or maintenance work cited in the previous report.

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

N/A

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



a.Violation #, 35253806M removal of the sidewalk shed before acceptance of the amended 7th cycle report. Amended report was approved on 8/24/2017. Certificate of correction will be filed to rectify the violation.

## K. Recommendations for Repairs or Maintenance

Repairs and maintenance are recommended as a result of the Critical Examination. The Owner should retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address all SWARMP items listed in Section G, Ga and Gb. Repairs shall be executed prior to the date indicated below and in accordance with permit requirements listed below in Section L.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. 1.Deadline for SWARMP Repairs: 12/30/2024

SWARMP Completion Date	2024-12-30
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## L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Bulkhead Brick Replacementb.Terracotta repair/replacementc.Granite repair/replacementd.Sill replacemente.Fire Escape repair2.Repair and maintenance items to be performed which do not require a permit:a.Window repair/ replacementb.Repointingc.Sill repair

## M. Current Report Classification

SWARMP