



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900090-9B-I1

2. Location

House Number	67	Street Name	WALL STREET
Borough	Manhattan	Block	27
BIN	1000829	Lot	17
Zip Code	10005	C.B No.	101
Control Number	900090		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	09/14/2016
Filing Date	01/27/2023	Accepted Date	02/03/2023

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	12/01/2022	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2024-12-21	Prior Filing Cycle	8
Prior Filing Sub Cycle	8B	Prior Filing Status	SAFE

5. Building Description

Landmark Building		Landmark District	No
Number of stories	25	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
MASONRY LOAD-BEARING WALL	CAST IRON
STEEL FRAME	MASONRY
	STUCCO/EIFS
	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 : 2023-01-23

7. Owner Information

E-Mail	63WALLSTREETMGR@PINNACLELIVING.COM	Owner Type	Private
Last Name	ALLISON	First Name	JASON
MI		Mobile Phone	9174992051
Telephone	2122320063	Business Name	67 WALL STREET OWNER, L.L.C.
Business Address	67 WALL STREET, MGMT	City	NEW YORK
State	NY	Zip Code	10005
Business Phone	2122320063	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/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 JASON ALLISON Date : 01/27/2023

QEWI Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
QEWI Address	11 WEST 30TH STREET	Block	27
Lot	17	Cycle	9

1. Executive Summary

General Description

The 25 Story building located at the corners of Bear Street, Pearl Street, and Wall Street was constructed in 1921. The steel framed structure exterior walls are comprised of granite at the building base, limestone piers at Floors 1-3, cast iron spandrels at Floors 2 and 3, terracotta at Floors 4 and 20-25, and a common bond blended buff brick masonry from Floors 5-19. The building has terraces at Floors 23 and 25. The terrace parapets are a mix of crenulated brick masonry parapets and steel railing infill. The Main Roof parapet is comprised of a Spanish tile mansard parapet wall. Atop the roof is a cooling tower platform and stair and elevator machine room bulkheads. The bulkheads are finished with stucco and roofed with Spanish tiles.

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 observedConditions 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	67 WALL STREET	AKA Address	
Block	27	Lot	17
BIN	1000829	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	JASON ALLISON
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C. Building Description

Height	275'-0"	Stories	25
Lot & Building Dimensions	17/145'x144'	Cert of Occupancy	1000829-0000002

Building Use	MULTI-FAMILY ELEVATOR BUILDINGS	Approx. Year Built	1921
Exterior wall type	Exterior wall material		
MASONRY LOAD-BEARING WALL	CAST IRON		
STEEL FRAME	MASONRY		
	STUCCO/EIFS		
	TERRA COTTA		

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: Installation of illuminated accessory business sign on wall under DOB permit 123082957-01-SG, signed off on 10/13/2017.

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 for the following locations; grade level, surrounding streets, roofs, and terraces at the subject Building and from roofs and setbacks of adjacent buildings 63 Wall Street.

2. The façade elevations at the public right-of-way measures a total of 327 L.F., which requires a minimum of 6 drops to comply with the FISP rule. HLZAE performed 6 drops to meet this requirement.

3. 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 70% of terrace railings. The entire 25th Floor terrace railing was inspected during the visual inspection, and 20% of the 23rd Floor terrace railing was inspected during both the visual and close-up inspection due to limited tenant access.

5. Material testing/probes; Material testing/probes were not required or performed.

6. 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 3			
Person 1	Mathew Mantilla	Relationship to QEWI	Employee

Person 2	Carolyn Caste	Relationship to QEWI	Employee
Person 3	Alexei Tajzler	Relationship to QEWI	QEWI Employee
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Jean	Middle Initial	C.
Last Name	Cortez Nieves	Business Name	Structural Preservations Systems LLC
Business Address	35-21 Vernon Boulevard	City	Long Island City
State	NY	Zip Code	11106
Business Telephone	7183472046	Business Fax	
Mobile Phone		Email	
Rigger License#	07639		

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

A physical examination was performed via Industrial Rope Access (IRA) on 9/27/2022 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 Mathew Mantilla and Carolyn Caste, RA of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Alexei Tajzler, RA.

Dates of

inspection(s)

Comments

2022-09-01	Initial Visual Inspection
2022-09-27	Close Up Inspections
2022-12-01	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 water tight.

2. Façade Components:

a. Masonry Wall: Description: The exterior walls are constructed of brick masonry units in standard common bond from Floors 5-19. Condition: Minor cracks were observed, they are stable and in fair condition Location: See Appendix F for Condition Locations Photo: #1 Classification: SAFE WITH REPAIR AND MAINTENANCE Description: Terracotta wall system located at Floor 4 and 20-25. Condition: Localized cracked terracotta units were sounded, they are stable and in fair condition Location: See Appendix F for Condition Locations Photo: #2 and 3 Classification: SAFE WITH REPAIR AND MAINTENANCE Condition: Localized deteriorated terracotta mortar joints, they are stable and in fair condition Location: See Appendix F for Condition Locations Photo: #4 Classification: SAFE WITH REPAIR AND MAINTENANCE Description: Limestone wall system Located at Floor 1-3. Condition: Limestone elements are in satisfactory condition Photo: #5 Classification: SAFE Description: Granite wall system located at building base. Condition: Granite elements are in satisfactory condition Photo: #6 Classification: SAFE b. Window Lintels: Description: Window lintels are steel angles located throughout all elevations. Condition: Steel angle lintels are in satisfactory condition Photo: #7 Classification: SAFE c. Windows: Description: Window frames are aluminum 1/1 double hung. Condition: Window frames are in satisfactory condition Photo: #8 Classification: SAFE Description: Window perimeter sealant Condition: Window perimeter sealant is in satisfactory condition Photo: #8 Classification: SAFE d. Glazing: Description: Window glazing lites Condition: All window glazing lites are in satisfactory condition Photo: #8 Classification: SAFE e. Windowsills: Description: Windowsills are rowlock brick located at Floors 6-19. Condition: Masonry rowlock windowsills are in satisfactory condition Photo: #9 Classification: SAFE Description: Terracotta windowsills located at Floor 4, 5, and 20-25. Condition: Terracotta windowsills are in satisfactory condition Photo: #10 Classification: SAFE Description: Cast Iron windowsills located at Floors 2 and 3. Condition: Cast Iron windowsills are in satisfactory condition Photo: #14 Classification: SAFE Description: Granite windowsills located at ground level. Condition: Granite windowsills are in satisfactory condition Photo: #6 Classification: SAFE f. Cornice: Description: The primary elevations have a terra cotta cornice at the 23rd Floor. Condition: The cornice is in fair condition, localized deteriorated mortar joints present Photo: Location: #11 See Appendix F for Condition Locations Classification: SAFE WITH REPAIR AND MAINTENANCE g. Water Table: Description: The primary elevations have a terracotta water tables at Floors 4, 5, 20, 25, and roof level. Condition: Water tables are in satisfactory condition Photo: #12 Classification: SAFE h. Ornament: Description: The primary elevations have terracotta ornaments located at Floors 4, 19, and 25. Condition: Terracotta ornaments are in satisfactory condition Photo: #13 Classification: SAFE i. Cast Iron: Description: Cast Iron spandrels and windowsills are located at Floors 2 and 3 of the primary elevations. Condition: Cast Iron spandrels and windowsills are in satisfactory condition Photo: #14 Classification: SAFE j. Stucco: Description: Stucco finish located at roof bulkheads. Condition: Stucco finishes is cracked at several locations. Location: See Appendix F for Condition Locations Photo: #15 Classification: SAFE WITH REPAIR AND MAINTENANCE k. Bulkhead: Description: Stair and elevator machine room bulkheads are located at Main Roof and are comprised of a stucco wall finish and Spanish roof tiles. Condition: Stucco finishes is cracked at several locations. Location: See Appendix F for Condition Locations Photo: #16 Classification: SAFE WITH REPAIR AND MAINTENANCE

Ga. Appurtenances

a. Exterior Fixtures: Description: Exterior light fixtures located at ground level, 23rd Floor and 25th Floor. Condition: Exterior fixtures are securely attached and are in satisfactory condition Photo: #17 and 18 Classification: SAFE b. Flagpoles: Description: Flagpoles are located throughout the Second Floor of the North and South Elevations Condition: Flag poles are securely attached to façade and are in satisfactory condition Photo: #19 Classification: SAFE c. Signs: Description: Building advertising located at Second Floor and storefront signage. Condition: Signs are in satisfactory condition Photo: #20 Classification: SAFE d. Window Guards: Description: Localized window guards located at double hung windows. Condition: Window guards are in satisfactory condition Photo: #21 Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet wall is comprised of a 34" to 44" framed mansard parapet wall coped with Spanish tiles for total height above finished roof of 36-1/2" to 47-1/2". In board is comprised of metal cladding with standing seams. Condition:Parapet low points are non-compliant Location:See Appendix F for Condition LocationsPhoto:#22, 23, and 27Code Compliance:The parapet walls are not considered to be code compliant with the code in effect at the time the building was converted to residential (1968 Building Code).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 MAINTENANCEDescription:The parapet wall at the 23rd and 25th Floor is comprised of a 41-1/2" masonry parapet wall including a 4-1/2" coping stone for total height above finished roof of 46", located at the 23rd and 25th Floor terraces. Condition:Parapet are in satisfactory condition Photo:#24Code Compliance:The parapet walls are considered to be code compliant with the code in effect at the time the building was converted to residential (1968 Building Code).Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEDescription:The parapet wall is comprised of a masonry parapet wall 39" above finished floor, located at fire tower. Condition:Localized cracks present at coping stucco finish, non-compliant height. Location:See Appendix F for Condition LocationsPhoto:#25 and 26Code Compliance:The parapet walls are not considered to be code compliant with the code in effect at the time building was converted to residential (1968 Building Code).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.RailingsDescription:Railings located at the 23rd and 35th Floors are steel picket style side counted infill at crenulate masonry parapets opening. The railing height is 49" above finished floor.Condition:The railings are in satisfactory condition. Photo:#28Code Compliance:The railings are considered to be code compliant with the code in effect at the time building was converted to residential (1968 Building Code).Structural Stability:The Railings are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFEc.Terrace DividersDescription:Wooden terrace dividers located at 23rd Floor. Condition:Terrace dividers are in satisfactory conditionPhoto:#29Classification:Structural Stability:SAFEThe terrace dividers are considered to be structurally stable at the time of examination. They are positively secured against any movement.

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. All SWARMP conditions observed during the visual and close up inspections have been documented in the condition location diagram (Appendix F) and all examples of critical conditions have been provided in the condition photographs (Appendix D).

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 Zimmerman, was filed on 9/14/2016 with the inspections performed on 8/19/2016 The report has been reviewed by HLZAE and it cited the Building as Safe With A Repair Maintenance Program. There 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

None

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: 12/21/2024

SWARMP Completion Date 2024-12-21

L. Required Work Permits

1. Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements: a. Terracotta crack repair b. Terracotta unit replacement c. Railing replacement d. Railing installation 2. Repair and maintenance items to be performed which do not require a permit: a. Face brick replacement b. Re-pointing c. Stucco repairs

M. Current Report Classification

SWARMP