



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900130-9C-I1

2. Location

House Number	56	Street Name	PINE STREET
Borough	Manhattan	Block	41
BIN	1001009	Lot	7503
Zip Code	10005	C.B No.	101
Control Number	900130		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9C	Last Cycle Filing Date	02/20/2019
Filing Date	02/21/2024	Accepted Date	03/06/2024

4. Inspection Report Status Information

Current Cycle: Last QEWI	01/09/2024	Current Cycle Filing Status	UNSAFE
Inspection Date			
UNSAFE Completion Date	2024-11-21	Prior Filing Cycle	8
Prior Filing Sub Cycle	8C	Prior Filing Status	UNSAFE

5. Building Description

Landmark Building	Yes	Landmark District	No
Number of stories	16	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	MASONRY
STEEL FRAME	NATURAL STONE
	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 :	2024-02-14
------	----------------	--------	------------

7. Owner Information

E-Mail	JKLARFELD@HALSTEAD.COM	Owner Type	Private
Last Name	KLARFELD	First Name	JEFF
MI		Mobile Phone	6467210264
Telephone	6464856166	Business Name	56 PINE STREET CONDOMINIUM
Business Address	770 LEXINGTON AVE.	City	NEW YORK
State	NY	Zip Code	10065
Business Phone	6464856166	Business Fax	

8. Owner Representative

E-Mail	MCAFIERO@HALSTEAD.COM	Relationship to Owner	
--------	-----------------------	-----------------------	--

First Name

MELISSA

Last Name

CAFIERO

Phone

2123279167

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
MELISSA
CAFIERO

Date : 02/21/2024

QEWI Information

QEWI First Name

ALEXEI

QEWI Last Name

TAJZLER

QEWI Address

11 WEST 30TH STREET

Block

41

Lot

7503

Cycle

9

BIN

1001009

1. Executive Summary

General Description

The Wallace Building (56 Pine Street) is a 16-story structure with street-fronting facades on Pine Street & Cedar Street. The Building is classified as an individual landmark with a steel frame with solid brick masonry walls, limestone water tables at the 4th floor on the Cedar Street façade and at the 2nd & 4th Floors on the Pine Street façade. The windows above the 4th floor have terracotta decorative surround elements and a mix of limestone window sills and slate window sills. The windows below the 4th floor have painted cast iron surrounds and balconettes. The Building sits on a granite plinth of approximately 36" above grade with granite columns atop it. The main entrance offset towards the West side of the Pine Street façade and the service entrance is offset to the East side of the façade at Cedar Street.

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 UNSAFE and 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 were cited as SWARMP in the previous FISP Report that were not corrected as of the date of the inspection(s). However, none of the conditions observed are considered to be imminently hazardous. HLZAE also observed new conditions at the exterior walls and/or appurtenances thereto that require repairs or maintenance during the next five years in order to prevent deterioration into an unsafe condition.

Conclusions and Recommendations

1. Conclusion: No hazardous conditions were observed at the time of the inspection(s). Previous uncorrected SWARMP items (UNSAFE conditions) observed at the time of inspection(s) shall require prompt repair or maintenance. New SWARMP items observed at the time of inspection(s) shall require repair or maintenance prior to the date indicated in Section K of the Report. 2. Recommendation: The Owner should, without delay, retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the uncorrected SWARMP condition(s) from the prior FISP Report and similarly to address the new SWARMP items within the timeline cited in the Report. The QEWI shall apply for an initial extension of time with the DOB, if requested by the Owner, upon installation of the sidewalk shed. 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 UNSAFE per the criteria set forth in 1 RCNY 103-04 whereas, any condition which was reported as Safe with a Repair and Maintenance Program in a previous Report and which is not corrected at the time of the current inspection shall be reported as an Unsafe condition.

A. Building Information

Address	56 PINE STREET	AKA Address	
Block	41	Lot	7503
BIN	1001009	Landmark Building	Yes
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	JEFF KLARFELD
------------	---------	-------	---------------

C. Building Description

Height	+/- 163'-0"	Stories	16
Lot & Building Dimensions	7503/46 ft. x 135 ft.	Cert of Occupancy	103766453T004
Building Use	Mixed Residential and Commercial	Approx. Year Built	1893
Exterior wall type		Exterior wall material	
MASONRY LOAD-BEARING WALL		MASONRY	
STEEL FRAME		NATURAL STONE	
		TERRA COTTA	

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.Brick Replacementb.Terracotta Patching + Replacementc.Limestone Patching + Replacementd.Cast Iron Repairse.Water Tower Steel Repairsf.Masonry Repointingg.Masonry Patching + Pinningh.Window Sealant Repairsi.Terracotta Glaze Coating Installationj.Sealant ReplacementMODIFICATIONS: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 Building's specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the history of exterior wall maintenance and repairs as described in previous reports and job filings.1.Visual Inspections were conducted via observation from the following locations;Visual inspections of 100% of the Building's street-fronting facades were conducted during repairs.2.The façade elevations at the public right-of-way measures a total of 110 L.F., which requires a minimum of 2 drops to comply with the FISP rule. Close up inspections were performed via suspended scaffolding, under HLZAE supervision, during the recent repairs campaign.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 100% of terrace railings, 100% of roof railings, 5% of fire escapes.5.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	Walter Thompson	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	Miguel	Middle Initial	A
Last Name	Brion	Business Name	Canido Basonas Construction Corp
Business Address	314 48 Street	City	Brooklyn
State	NY	Zip Code	11220
Business Telephone	7188320283	Business Fax	
Mobile Phone		Email	
Rigger License#	5602		

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

Physical examinations were performed, during the repairs campaign, via suspended scaffold starting on 7/23/2021 with the final close-up inspection on 3/9/2023 at the street façade(s) from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Walter J. Thompson under the supervision of the QEWI Alexei Tajzler, RA of Howard L. Zimmerman Architects & Engineers, D.P.C.

Dates of

inspection(s)	Comments
2019-02-14	Initial Visual Inspection
2021-07-23	Close Up Inspections through 3/9/2023
2024-01-09	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 Common bond. Condition: The brick masonry was observed to be in satisfactory condition during the critical examination. The previously cited SWARMP condition was repaired under work permit #1409611074-01-EW-OT and HLZAE's supervision. Photo: #3, 4, 5 Classification: SAFE Condition: Sandstone balconette at the Ground Floor on Pine Street was observed to have spalls on the top rail and eroded & broken baluster pins. Location: See Appendix F for Condition Locations Photo: #1 Classification: UNSAFE Condition: Crack at the sandstone masonry wall, next to existing fire hydrant supply pipe at the Ground Floor on Cedar Street, was observed at the time of critical examination. Location: See Appendix F for Condition Locations Photo: #46 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Window Lintels Description: Window lintels are terra cotta at the North and South elevations and are steel at Floors 14 & 15 at the North elevation, East and West elevations. Condition: The window lintels were observed to be in satisfactory condition during the critical examination. Photo: #19, 20, 21 Classification: SAFE

c. Windows Description: Window frames are aluminum Condition: The windows were observed to be in satisfactory condition during the critical examination. Photo: #19, 20, 21 Classification: SAFE

d. Window Sills Description: Window sills are limestone at floors 14 and 15 of the North elevation and 1 through 16 at the West and East elevations. The window sills are slate at all other locations at the North and South elevations Condition: The window sills were observed to be in satisfactory condition during the critical examination. The previously cited SWARMP condition was repaired under work permit #1409611074-01-EW-OT and HLZAE's supervision. Photo: #16 Classification: SAFE

e. Cornice Description: The North façade has a painted sheet metal cornice at the 16th Floor penthouse and a copper cornice at the 15th Floor. Condition: The 16th floor sheet metal cornice and the 15th floor copper cornice were both observed to be in satisfactory condition at the time of examination. Photo: #35, 36 Classification: SAFE

f. Water Table Description: The North elevation has a terra cotta water table at the 11th and 14th floors, and a limestone water table at the 4th floor. The South elevation has a terra cotta water table at the 11th floor, and a limestone water table at the 2nd and 4th floors. Condition: The water tables were observed to be in satisfactory condition during the critical examination. The previously cited SWARMP condition was repaired under work permit #1409611074-01-EW-OT and HLZAE's supervision. Photo: #9, 10 Classification: SAFE

g. Ornament Description: Ornamental terracotta columns, window surrounds, balustrades and decorative elements are present throughout the Building at the North & South facades. Condition: The ornamental terracotta elements throughout the North & South facades were observed to be in satisfactory condition at the time of examination. The previously cited SWARMP condition was repaired under work permit #1409611074-01-EW-OT and HLZAE's supervision. Photo: #7, 8, 11, 12, 13, 14 Classification: SAFE

h. Plinth Course Description: There is a granite block plinth of approximately 36" in height on the Pine Street façade. The granite plinth is divided into five (5) blocks with sandstone balusters between them and clusters of granite columns atop each block. Condition: A crack was observed at the granite block flanking the Building's entrance. Location: See Appendix F for Condition Locations Photo: #2 Classification: SAFE WITH REPAIR AND MAINTENANCE

i. Cast Iron Description: Ornamental cast iron columns and window surrounds are present at the Building's North & South facades. Condition: The ornamental cast iron columns and window surrounds were observed to be in satisfactory condition at the time of examination. Photo: #15 Classification: SAFE

j. Bulkhead Description: The bulkhead is a concrete masonry construction that is coated with mastic. Condition: The bulkhead was observed to be in satisfactory condition during the critical examination. Photo: #27 Classification: SAFE

k. Mechanical Tower Description: The mechanical tower has two levels. The top level is a metal platform with HVAC units. The level below is the mechanical bulkhead roof. Condition: The mechanical tower bulkhead was observed to be in satisfactory condition during the critical examination. Photo: #28 Classification: SAFE

l. Water Tower Description: The water tower is exposed with structural steel supports at the main roof. Condition: The water tower was observed to be in satisfactory condition during the critical examination. The previously cited SWARMP condition was repaired under work permit #1409611074-01-EW-OT and HLZAE's supervision. Photo: #33, 34 Classification: SAFE

Ga. Appurtenances

a. Exterior Fixtures Description: Security cameras are present at the second floor of the building. Condition: The security cameras were observed to be in satisfactory condition during the critical examination. Photo: #40 Classification: SAFE

b. Flagpoles Description: Metal flagpoles are present at the 1st floor of the South elevation. Condition: The metal flagpoles were observed to be in satisfactory condition during the critical examination Photo: #39 Classification: SAFE

c. Signs Description: Store-front wall-mounted sign is present at the 1st floor of the North elevation. Condition: The storefront wall-mounted sign was observed to be in satisfactory condition during the critical examination. Photo: #45 Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The North parapet wall is comprised of a 38" - 40 1/2" masonry parapet wall with a corrugated metal cladding and metal coping cover. Condition:The parapet walls are considered to be in satisfactory condition during the critical examination.Location:See Inspection Plan for Condition LocationsPhoto:#24Code Compliance:The parapet walls are considered to not be code compliant with the 1968 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 movement.Classification:SAFE WITH REPAIR AND MAINTENANCEDescription:The South parapet wall is comprised of a 38" brick masonry parapet wall with a weathered copper coping cover which is part of the Building's 16th floor copper cornice.Condition:The parapet walls are considered to be in satisfactory condition during the critical examination.Location:See Inspection Plan for Conditions LocationsPhoto:#26Code Compliance:The parapet walls are considered to not be code compliant with the 1968 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 movement.Classification: SAFE WITH REPAIR AND MAINTENANCEb.RailingsDescription:Railings at the main roof are steel tube style top mounted to concrete roof slabs with a metal mesh inlay. The railing height is 43" above finished floor. Condition:The railings are considered to be in satisfactory condition during the critical examination.Photo:#23Code Compliance:The railings are considered to be code compliant with the 1968 code in effect at the time of construction.Structural Stability:The railings are considered to be structurally stable at the time of examination. They are positively secured against movement.Classification:SAFEDescription:Railings at the mechanical tower bulkhead are steel tube style mounted to metal platform with a metal mesh inlay at the top platform level and deck-mounted steel pipe railing at the bulkhead roof level below it. Condition:The metal platform level railing height is 51" above platform surface. The bulkhead tower roof railing height is 42" above roof surface with a horizontal pipe spacing of 19". The railings are considered to be in satisfactory condition during the critical examination.Photo:#29, 30, 31, 32Code Compliance:The railings are considered to be code compliant with the 1968 code in effect at the time of construction.Structural Stability:The railings are considered to be structurally stable at the time of examination. They are positively secured against movement.Classification: SAFEc.Fire EscapeDescription:The fire escape is painted steel with baskets at each floor, a drop ladder to grade.Condition:Rails, Treads and Anchor Points, and Paint Condition are considered to be in satisfactory condition during the critical examination.Photo:#35, 36Structural Stability:The fire escapes are considered to be structurally stable at the time of examination. They are positively secured against movement.Classification: SAFECondition:Horizontal gap between bulkhead roof low-parapet and fire escape platform with 9" dimension observed at the time of critical examination..Location:See Inspection Plan for Condition LocationsPhoto:#37, 38Structural Stability:The fire escapes are considered to be structurally stable at the time of examination. They are positively secured against 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. As the previously itemized SWARMP conditions have not been corrected, these items are now considered to be administratively UNSAFE. These conditions are not hazardous to the public, but should be rectified immediately in accordance with the Administrative Code and 1 RCNY 103-04. Additional SWARMP conditions were observed at the time of inspection as stated above in Section G, Ga and Gb.The Owner was notified of the Building's condition and a sidewalk shed is not required immediately.All SWARMP/UNSAFE 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	UNSAFE	Current Filing Status	UNSAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			Yes

The 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects Engineers. DPC, was filed on 2/20/2019 with the inspections performed on 10/29/2018. The report cited the Building as UNSAFE.Conditions Cited in 8th Cycle ReportCited Status of ConditionsCast Iron Repairs CompletedWater Tower Steel Repairs CompletedBrick Replacement CompletedMasonry Repointing CompletedMasonry Pinning CompletedTerracotta Glaze Coating CompletedSealant Replacement CompletedTerracotta Patching & Replacement CompletedLimestone Patching & Replacement Not CompletedAccording to DOB records and our inspections the required work for the 8th Cycle was not completed.

Jb. Work permit numbers, status & sign off dates

Job Number Permit Type Sign-Off Date1409611074-01-EW-OTDOB Work Permit ActiveM00112908-I1-SH Shed Permit 11/16/2023M00514662-I1-SF Pipe Scaffold PermitActive

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, without delay, retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the uncorrected SWARMP condition(s) from the prior FISP Report and all new SWARMP items. All Administratively UNSAFE items listed in Section G, Ga and Gb shall be repaired without delay and in accordance with permit requirements listed below in Section L. All SWARMP items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below and in accordance with permit requirements listed below in Section L. 1.Deadline for SWARMP Repairs: August 21, 2026 All UNSAFE items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below.1.Deadline for UNSAFE Repairs: November 21, 2024 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 Owner is responsible for ensuring the UNSAFE conditions described in section G, Ga and Gb. are corrected and all actions recommended by the QEWI are completed within the timeframe noted above. The Owner must notify the DOB of any deviation from the timeframe and supporting documents from the QEWI justifying the request must be provided when submitting the Subsequent report.

UNSAFE Completion Date 2024-11-21

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Increasing height of an existing parapet.b.Installation of new parapet guardrail.c.Sandstone baluster replacement and repairsd.Granite crack repair.2.Repair and maintenance items to be performed which do not require a permit:a.None

M. Current Report Classification

UNSAFE