

LPC PUBLIC HEARING PRESENTATION
TUESDAY, DECEMBER 8TH 2020

RE: 328 W 108ST STREET
NEW YORK, NY 10025

DELSON OR SHERMAN ARCHITECTS PC

20 JAY ST
SUITE 636
BROOKLYN
NY 11201
718-789-2919
delsonsherman.com

We seek approval for the coating used to repaint the bricks on the front facade of 328 W 108th Street.

Our directions for this work consisted of a performance spec for breathable water-based exterior masonry paint color-matched to the existing paint. The painter chose a product that claimed to fit this description, but on closer inspection turned out to be an elastomeric coating.

We argue that stripping the coating will compromise the fire skin of the bricks and lead to premature decomposition. The option that would cause the least harm is to leave the coating in place.

Jeffrey Sherman
Licence #: 026215

9/24/15

328 W 108TH STREET
NEW YORK, NY 10025

LPC PUBLIC HEARING
08 DECEMBER 2020

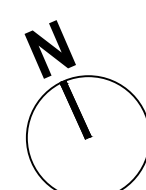
PLOT PLAN HISTORIC MAP

LPC-100.00

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AREA OF PROPOSED WORK



WEST 108st STREET
(NARROW STREET)

EXISTING
STREET TREE

330

328

326-324

EXISTING
5-STORY
+CELLAR

PROPOSED
STAIR AND
ELEVATOR
BULKHEAD

EXISTING
5-STORY
+CELLAR

PROPOSED
4-STORY
+CELLAR—RELOCATED
BAY WINDOW

BLOCK:1892
LOT:62

- 121'-4½"

— 22'—0"

1 **PLOT PLAN**
SCALE: 1/16" = 1'-0"



Riverside-West End Historic District Extension II



2 HISTORIC DISTRICT MAP - RIVERSIDE-WEST END EXTENSION II

LPC-100.00

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1 BLOCK FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DELSON OR SHERMAN ARCHITECTS PC

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OWNER:
DON & MADOKA DUET
328 W 108TH STREET
NEW YORK, NY 10025

PLAN EXAMINER

DOB JOB #
DOB SCAN CODE

328 W 108TH STREET
NEW YORK, NY 10025

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BLOCK
FRONT ELEVATION

LPC-101.00

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300 WEST 108TH ST.



316 W 108TH ST.



318, 320 W 108TH ST.



322 W 108TH ST.



324, 326 W 108TH ST.



328 W 108TH ST.



330 W 108TH ST.



355 W 108TH ST.

OWNER:

DON & MADOKA DUET
328 W 108TH STREET
NEW YORK, NY 10025

1 WEST 108TH STREET
N.T.S.

328 W 108TH STREET
NEW YORK, NY 10025

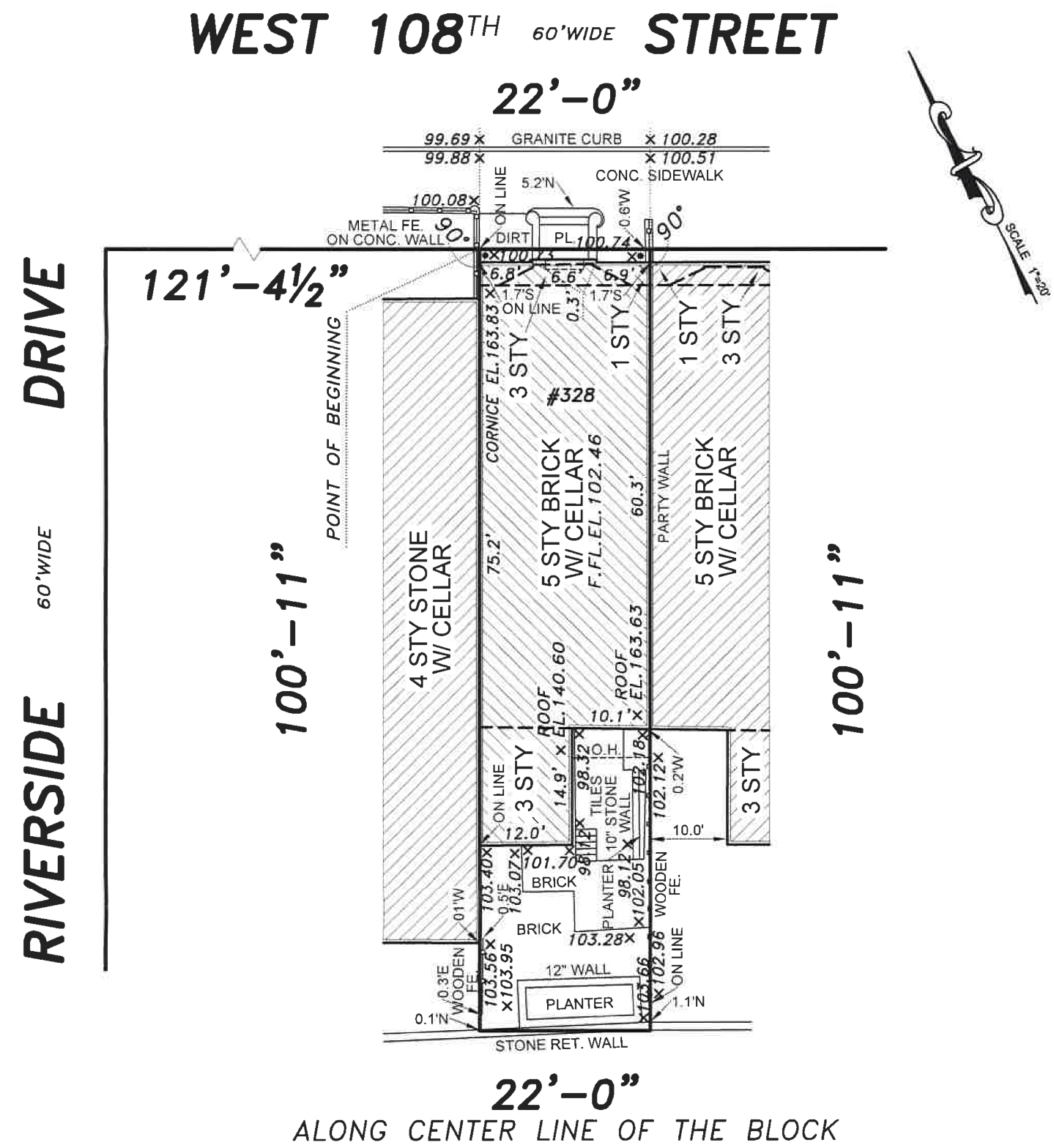
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WEST 108TH STREET
PHOTOS

LPC-102.00

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JOB NO. M 1892-62-LOCEL DATE: OCTOBER 13, 2014
LOCATION ELEVATION SURVEY

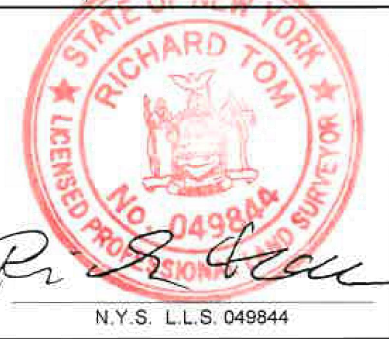


NOTES:
ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM. TO OBTAIN:
- NGVD 1929 DATUM - ADD 1.098 FEET
- MANHATTAN BOROUGH DATUM - SUBTRACT 1.652 FEET

SYMBOLS AND ABBREVIATIONS

PLATFORM	PL or PLT	ROOF OVER	R.O.	MONITORING WELL	OW
BASEMENT ENTRANCE	B.E.	FIRE ESCAPE	F.E.	TRANSIT LIGHT	TL
CELLAR ENTRANCE	C.E.	UTILITY POLE	U.P.	STREET LIGHT	SL
AIR WAY	A.W.	PARKING METER	P.M.	FIRE HYDRANT	F.H.
CONCRETE	CONC	ON PAUL	ON PAUL	SEWER CONNECTION	SC
OVERHANG	O.H.	CURB AND CURB CUT	C.C.	SHUT OFF VALVE	SOV
AIR CONDITION	AC	OVERHEAD SERVICE	O.S.	HANDICAPPED PARKING	H.P.
METAL	MET	CABLE TV MANHOLE	C.T.M.	EXISTING TREE	ET
NORTH OF PROPERTY LINE	N	MANHOLE	M	GRADING	G
SOUTH OF PROPERTY LINE	S	CATCH BASIN	C.B.	FENCE	F
EAST OF PROPERTY LINE	E	EXISTING ELEVATIONS	E.E.	BAY WINDOW	B.W.
WEST OF PROPERTY LINE	W	CITY ESTABLISHED GRADES	C.E.G.		

328 WEST 108th STREET, MANHATTAN, NEW YORK CO., NY,



SEC. BLOCK 1892 LOT 62
GUARANTEED TO
TITLE NO.



TEXCRETE®
WB TEXTURE WATERPROOFER
SMOOTH TEXTURE 3194 LINE

- Features**
- Waterborne Masonry Waterproof
 - High Build
 - Tilt-Up
 - High alkali resistant – up to pH-13
 - Pre-Cast
 - CMU
 - Stucco
 - Other Vertical Masonry Surfaces

General Description

Coronado® Texcrete® WB Waterproofers are high build, breathable waterproofing coatings, designed for application by the professional contractor to above grade concrete and masonry structures. These coatings are specifically engineered to be applied direct to concrete and masonry surfaces without priming. Texcrete® WB coatings are designed to resist high pH surfaces and therefore can be applied direct to new concrete without extended curing and delays. These coatings pass the ASTM D6904 wind driven rain test and are resistant to salt spray, acid rain and UV light tested in 1 pinhole-free coat. The breathable, high build film allows moisture vapor to pass through, without blistering or causing a loss of adhesion. Available in various textures, these products do not require a primer / filler on smooth masonry surfaces.

- Recommended For**
- For commercial and residential applications
 - Use on exterior vertical masonry substrates in exposures ranging from mild atmospheric to extreme weathering and wind-driven rain. These products may be applied to cured or uncured (green) concrete (minimum cure 10 days). No need to wait the required 28 day for concrete to cure.

- Limitations**
- May be applied to cured or uncured (green) concrete in temperatures ranging from 35 °F up to 100 °F.
 - Water resistance requires two, pinhole-free coats by following label and TDS recommendations for application, priming, and recoat time.

Product Information		
Colors — Standard: Tintable White (3194-1)	Technical Data	Tintable White
	Vehicle Type	Acrylic
— Tint Bases: Deep Base (3194-34), Accent Base (3194-36) Tint only with Universal Colorant	Pigment Type	Titanium Dioxide
	Volume Solids	38 ± 1.0%
— Special Colors: Contact your retailer	Coverage per Gallon at Recommended Film Thickness	90 – 110 Sq. Ft.
	Recommended Film Thickness	— Wet 16 mils — Dry 6 mils
Certifications & Qualifications: VOC compliant in all regulated areas	Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.	
	Dry Time @ 77 °F (25 °C) @ 50% RH	— Tack Free 1 Hour — To Recoat 4 Hours
The products supported by this data sheet contain a maximum of 100 grams per liter VOC / VOS (0.83 lbs./gal.) excluding water & exempt solvents.	High humidity and cool temperatures will result in longer dry, recoat and service times.	
	Dries By	Evaporation
Technical Assistance: Available through your local authorized independent retailer. For the location of the dealer nearest you, call 1-866-708-9180, or visit www.coronadopaint.com	Viscosity	115 – 120 KU
	Flash Point	200 °F or greater (TT-P-141, Method 4293)
	Gloss / Sheen	Flat (1 - 3 @ 60°)
	Surface Temperature at Application	— Min. 35 °F — Max. 100 °F
	Thin With	Not Recommended
	Clean Up Thinner	Warm Soapy Water
	Weight Per Gallon	11.5 lbs
	Storage Temperature	— Min. 45 °F — Max. 95 °F
	Volatile Organic Compounds (VOC) 94.2 Grams/Liter 0.78 Lbs./Gallon	
	Reported values are for Tintable White. Contact your dealer for values of other bases or colors.	

Manufactured by Benjamin Moore & Co. 101 Paragon Drive, Montvale, NJ 07645 Tel: 866-708-9180Fax: 888-248-2143 www.coronadopaint.com M72 3194 EN 033020

1 ARCHITECTURAL SURVEY- BLOCK 1892, LOT 62
N.T.S.

2 TAX PHOTO
N.T.S.

3 MASONRY PAINT CUTSHEET
N.T.S.

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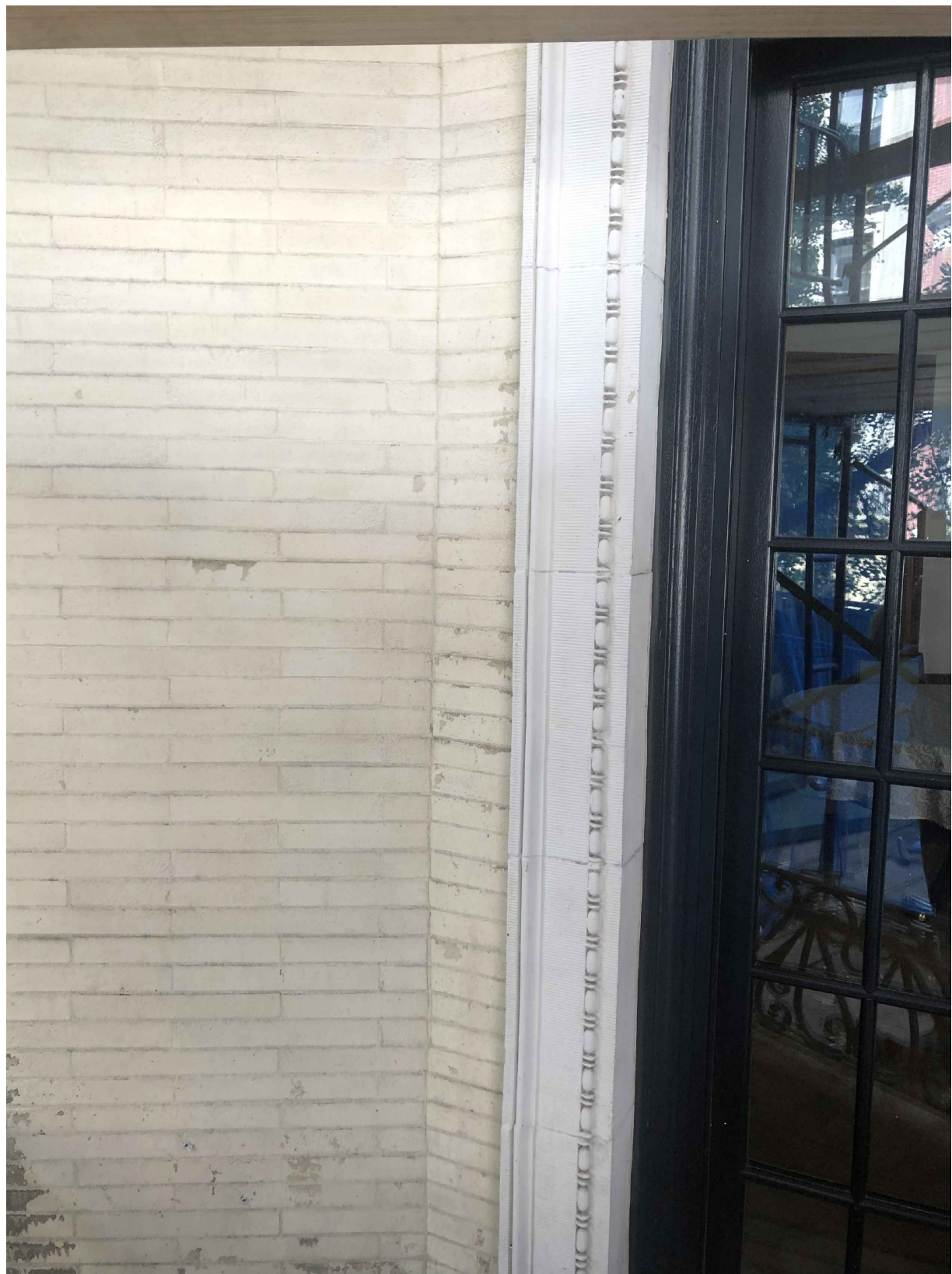
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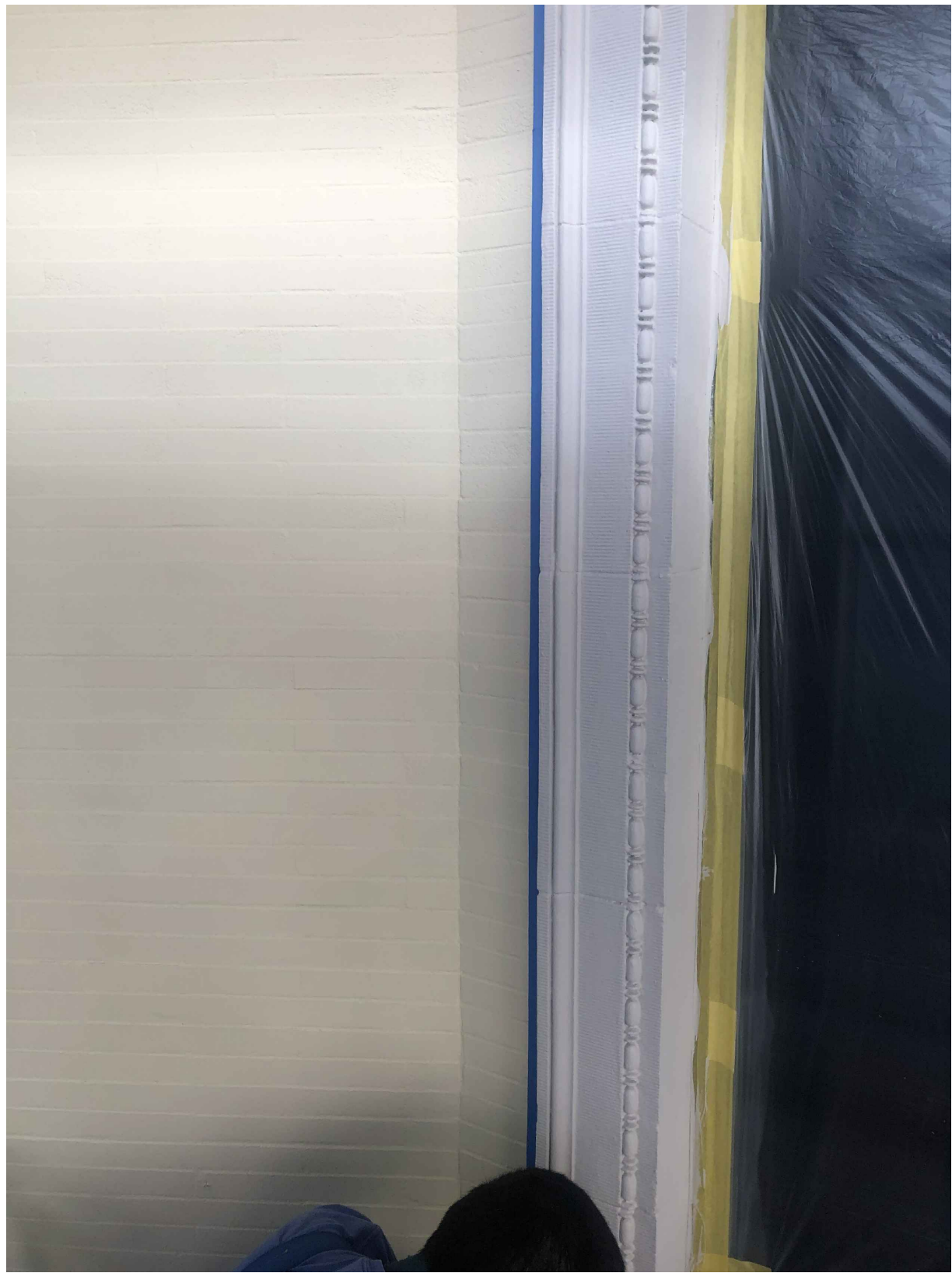
SURVEY, TAX PHOTO
PAINT SPECS

LPC-103.00

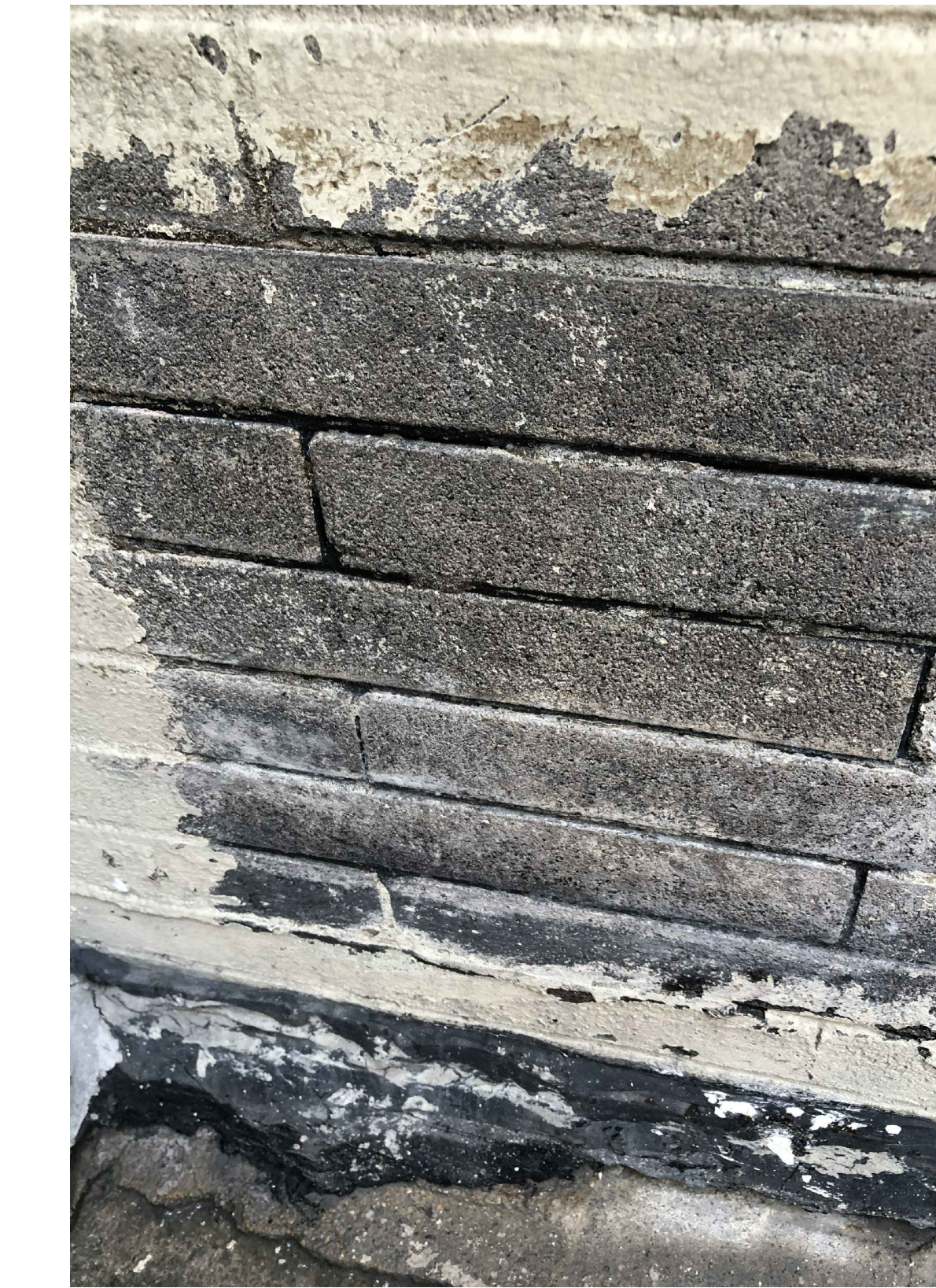
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1 BEFORE PHOTOS
N.T.S.



2 AFTER PHOTOS
N.T.S.



3 COATING REMOVAL TEST
N.T.S.

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BEFORE & AFTER
PHOTOS

LPC-104.00



316 WEST 108TH STREET



317 WEST 108TH STREET



317-319 WEST 107TH STREET



323 WEST 108TH STREET



360 WEST 108TH STREET



780 WEST END AVE.