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
PLOT PLAN

SCALE: 1/16" = 1'-0"

1 LPC-100.00

HISTORIC MAP

OF 7

PUBLIC HEARING
08 DECEMBER 2020

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

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HISTORIC DISTRICT MAP - RIVERSIDE-WEST END EXTENSION II

328 W 108TH STREET
NEW YORK, NY 10025

LPC-100.00
TEXCRETE®
WB TEXTURE WATERPROOFER
SMOOTH TEXTURE 3194 LINE

Features
- Waterborne Masonry
- Fast Set
- 720 sq. ft. /gal. coverage
- Textured, tilt-up masonry
- High alkali resistance – up to pH-13
- Pre-cast masonry
- CMU
- Stucco
- Other vertical masonry surfaces

General Description:
 Coronado's Textcrete® WB Waterproofers are high build, breathable waterproofer 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. Textcrete® 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.
- 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)
- Deep Base (3194-34), Accent Base (3194-36)
- For use with Universal Colorant

- Special Colors: Contact your retailer

Certifications & Qualifications:
- VOC compliant in all regulated areas

Technical Assistance:
- Available through our local authorized independent retailers. For the location of the dealer nearest you, call 1-866-708-9180, or visit www.coronadopaint.com

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

Texcrete® WB Texture Waterproofer
Smooth Texture 3194 Line
BEFORE PHOTOS

AFTER PHOTOS

COATING REMOVAL TEST

OWNER:
DON & MADOKA DUET
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NEW YORK, NY 10025