



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



May 17, 2021

ISSUED TO:

**Donald Duet**  
**328 West 108 Street**  
**New York, NY 10025**

Re: **MISCELLANEOUS/AMENDMENTS**  
LPC-20-09067  
MISC\_NOC-20-09067  
328 WEST 108TH STREET  
Riverside-West End Historic District Extension II  
MANHATTAN  
Block/Lot: 1892 / 62



Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of No Effect 19-37925 (LPC 19-37925) on May 16, 2019, approving a proposal for the repointing of mortar joints; repainting of brickwork and limestone; repair of limestone; and replacement of a bluestone step at the subject premises.

Subsequently, on March 13, 2020, the Commission received a request to review the completed work and noted that the brickwork was recoated with a water-based acrylic waterproofing coating (Coronado "Texcrete"), instead of masonry paint, as described and shown in an email, dated November 6, 2020, and prepared by Sanam Javadi; and existing conditions photographs, dated (received) March 13, 2020 and April 10, 2020. The amended proposal was presented at the Public Hearing and Public Meeting of December 8, 2020.

In reviewing this proposal, the Commission noted that the Riverside-West End Historic District Extension II Designation Report describes 328 West 108th Street as a Renaissance Revival style rowhouse, designed by Janes & Leo, and built in 1898-99; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission also noted that Warning Letter 21-0049 was issued for "applying a coating to the façade in noncompliance with Certificate of No Effect 19-37925 issued on May 16, 2019."

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No action was taken at the Public Hearing and Public Meeting, and the Commission requested that the applicant submit a report on the coating and its effects, prepared by an Architectural Conservator.

On March 4, 2021, the Commission received the additional requested materials, including a report, titled "328 West 108th Street, Riverside - West End Historic District Extension II, Architectural Conservation Assessment - Painted Brick Evaluation and Recommendations," dated March 4, 2021, and prepared by Mary Kay Judy.

Accordingly, the Commission staff reviewed the submitted materials and finds that the coating matches the previously applied paint in terms of physical and aesthetic characteristics; that the coating is harmonious with other elements on the building, thereby helping to unify the appearance and relationship of the elements; that the coating is comparable in terms of permeability to masonry paint; and that the revised scope of work is in keeping with the intent of the original approval. Based on this finding, Certificate of No Effect 19-37925 is, hereby, amended, and Warning Letter 21-0049 is rescinded.

Additionally, based on a review of the submitted materials, staff found that that the repointing of mortar joints; repair of limestone; replacement of a bluestone step; and coating of painted brickwork and limestone have been completed in compliance with Certificate of No Effect 19-37925 and this Miscellaneous/Amendment. Therefore, the staff has no objection to the issuance of final Department of Buildings sign off for this work at the subject premises.

This amendment is issued on the basis of the building and/or the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic building fabric or site features are discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or during the review process.

The documents, and the Department of Buildings filing drawings where applicable, is/are marked as approved by the Commission, with the date of the approval indicated. The approved work is limited to what is contained in the approved documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Michelle Craren, Landmarks Preservationist.

Michelle Craren

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUIDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

**cc:** Emma Waterloo, Deputy Director; Agnieszka Muczynski, Big Orange Expediting; K. Rice, Senior Enforcement Officer