

45 West 9th Street
New York, New York 10011

ITEMS TO APPROVE

Marbling
Coating

45 West 9th Street

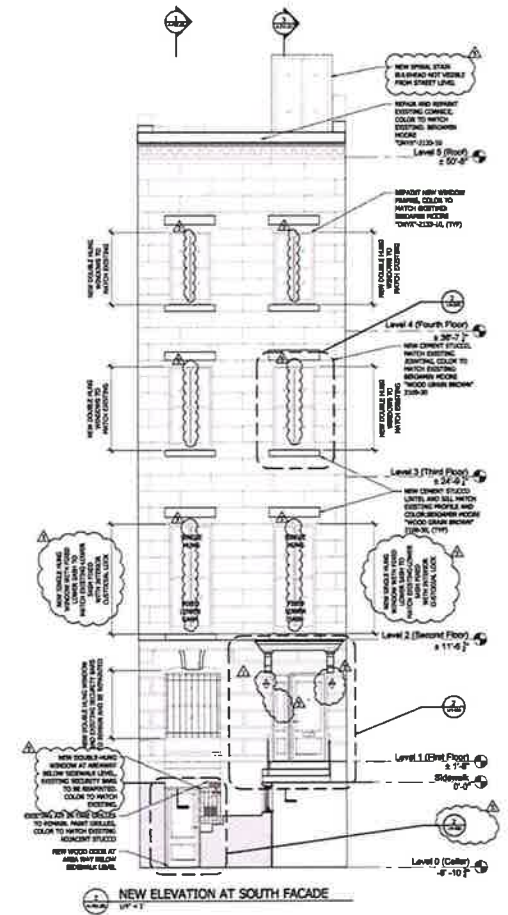
New York, New York 10011



Original



Current



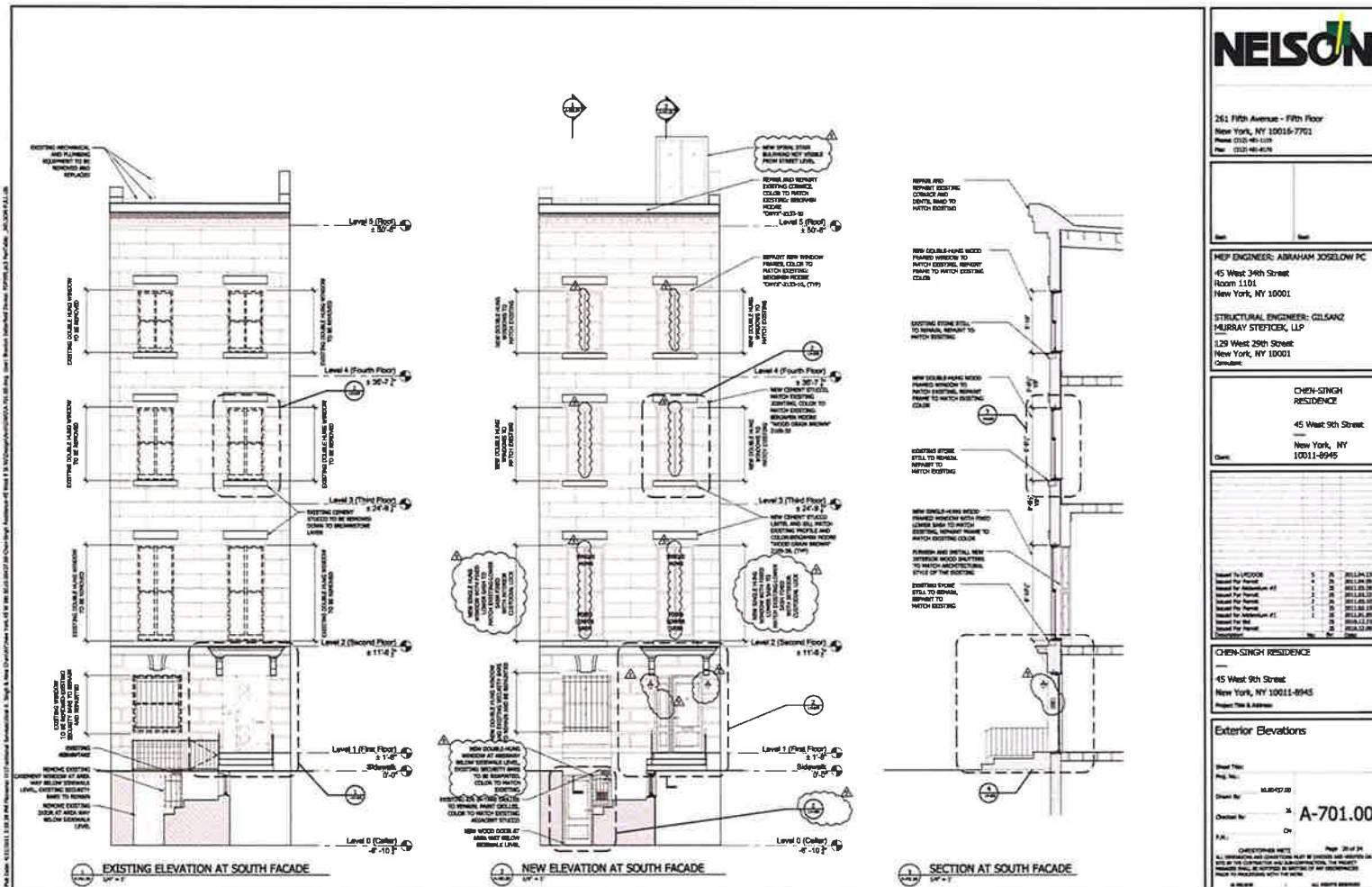
LMPC Approved Drawing

Condition Comparison

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45 West 9th Street

New York, New York 10011



NELSON

261 Fifth Avenue - Fifth Floor
 New York, NY 10016-7701
 Phone (212) 461-1100
 Fax (212) 461-1100

MEP ENGINEER: ABRAHAM JOSELOW PC
 45 West 34th Street
 Room 1101
 New York, NY 10001

STRUCTURAL ENGINEER: GILSANZ
 MURRAY STEFICK, LLP
 129 West 29th Street
 New York, NY 10001
 Consultant

CHEN-SING
 RESIDENCE
 45 West 9th Street
 New York, NY
 10011-8945

CHEN-SING RESIDENCE
 45 West 9th Street
 New York, NY 10011-8945
 Project Title & Address

Exterior Elevations

Sheet No. A-701.00
 Project No. 10011-8945
 Date 09/10/13
 Scale 1/8" = 1'-0"

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45 West 9th Street

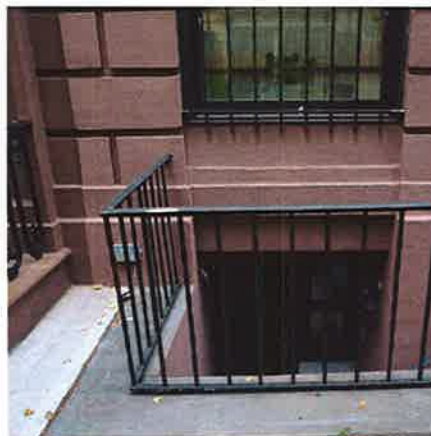
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Original Condition



Current Condition



Original v. Current Comparison

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45 West 9th Street

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57-59 West 9th



49 West 9th



45 West 9th



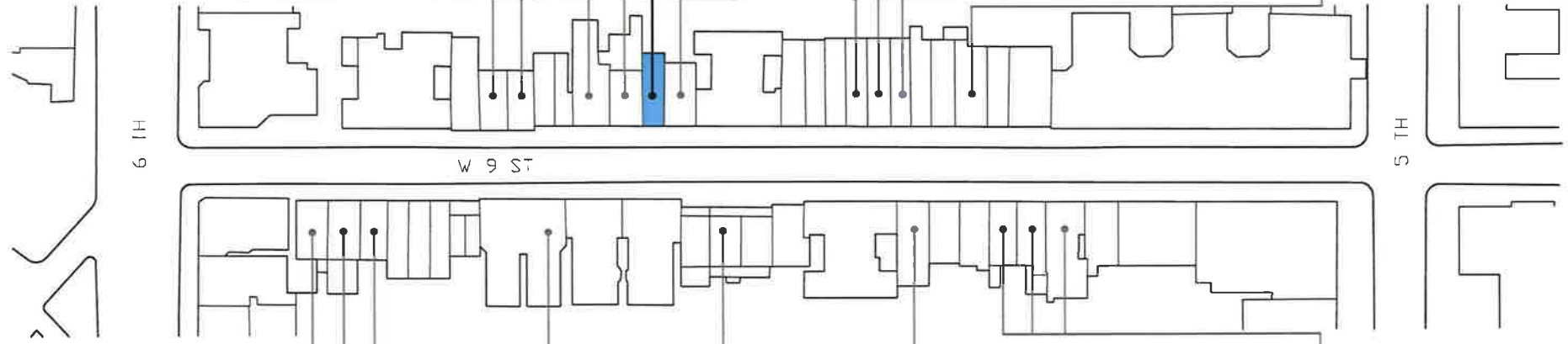
43-47 West 9th



27-29 West 9th



21 West 9th



56-60 West 9th



46 West 9th



34 West 9th



30 West 9th



16-18 West 9th

Context

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61 West 9th Stucco



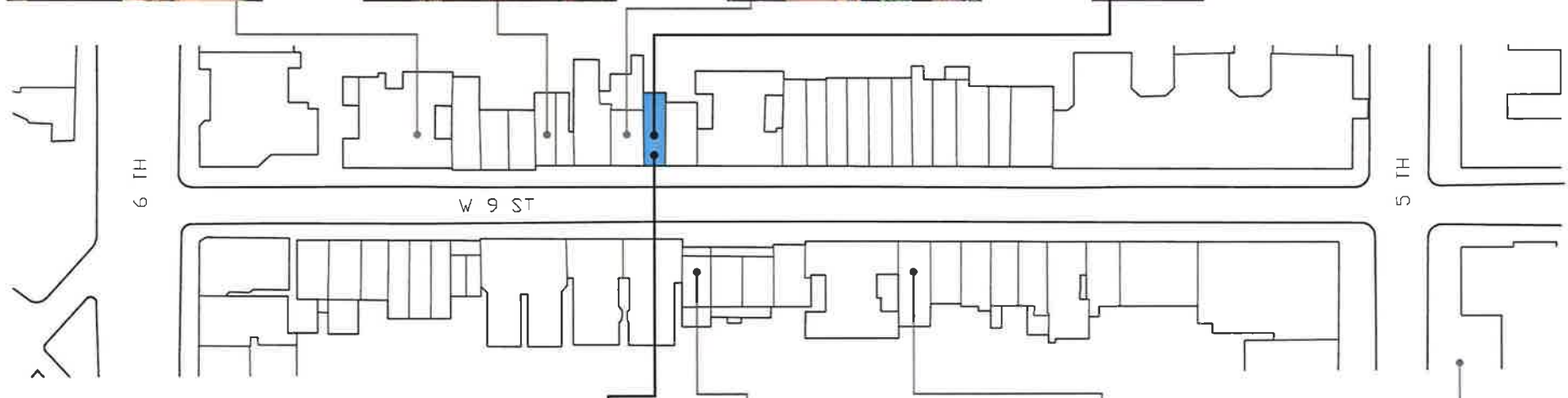
51 West 9th Stucco



47 West 9th (Ground Floor)



45 West 9th Stucco (above)



45 West 9th (Ground Floor)



38 West 9th Stucco



22 West 9th Stucco



10 5th Avenue Stucco

Context Details

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Stucco Walls in Neighborhood



Stucco Walls- 45 West 9th

Neighborhood Conditions

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PRODUCT DATA

9 09 97 23 Coatings for Concrete
and Masonry

THOROCOAT®

Water-based, high-build,
100% acrylic waterproof coating

Description

Thorocoat® water-based, high-build, 100% acrylic waterproof coating for above-grade concrete, masonry, stucco and EIFS.

Features

- Available in smooth, fine, and coarse textures
- Resists wind-driven rain
- Excellent adhesion
- Breathable
- UV resistance
- Carbon dioxide diffusion barrier
- Excellent hiding power
- Excellent color retention
- Freeze/thaw resistant
- Tough finish
- Recoatable
- VOC compliant
- Also available in algae resistant (A+) and perlite texture formulas

Benefits

- Design versatility
- Helps prevent water penetration into the substrate
- Bonds securely to substrate for long-term durability
- Allows water vapor to escape from the structure; prevents peeling and blistering
- Looks like new long term
- Protects embedded steel from corrosion
- Covers variations in substrate appearance
- Resists color fading
- Suitable for cold climates
- Resists erosion
- Easy and cost-efficient to maintain
- Environmentally friendly
- Versatility

Test Data

THOROCOAT® SMOOTH

PROPERTY	RESULTS	TEST METHODS
Density , lbs/gal (kg/L)	11.4 – 12.4 (1.37 – 1.49)	ASTM D 1475
Solids , %		ASTM D 5201
By weight	56.2	
By volume	38	
Viscosity , KU	102 – 110	ASTM D 562 (Stormer)
VOC content , lbs/gal (g/L)	0.90 (107)	ASTM D 3960

THOROCOAT® FINE

PROPERTY	RESULTS	TEST METHODS
Density , lbs/gal (kg/L)	13.1 – 14.1 (1.57 – 1.69)	ASTM D 1475
Solids , %		ASTM D 5201
By weight	68.6	
By volume	49	
Viscosity , KU	117 – 125	ASTM D 562 (Stormer)
Gloss , gloss units	<3	ASTM D 523
VOC content , lbs/gal (g/L)	0.57 (68)	ASTM D 3960

THOROCOAT® COARSE

PROPERTY	RESULTS	TEST METHODS
Density , lbs/gal (kg/L)	13.2 – 14.2 (1.58 – 1.70)	ASTM D 1475
Solids , %		ASTM D 5201
By weight	69.9	
By volume	50	
Viscosity , KU	117 – 125	ASTM D 562 (Stormer)
VOC content , lbs/gal (g/L)	0.53 (63)	ASTM D 3960

BASF
The Chemical Company

Thorocoat

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Thorocoat is > 13.1 US Perm

> 10 US perm is classified as “permeable” and comparable to cement sheathings and unpainted plasters.

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Removal

Extensive, potentially harmful or
damaging to existing stone beneath

Cost of Scaffolding: \$9,500

Cost of Renovation: \$53,900

Total Cost: \$63,400



BROWNSTONE AUTHORITY INC.

RESTORATION PROPOSAL

Notes:

- Homeowner to provide water, electricity and a secure place for tools and materials during project.
- All work will be done under Landmark Preservation Commission specifications.
- Removal and discharge of debris resulting from this project are included in price.
- Sidewalk shed and pipe-scaffolding rental is not included in price.
- All labor and materials for proposed project are included in price.
- Any unforeseen work to be charged separately.
- No structural changes are to be made.
- The total cost for this project is: \$53,900.
- Payment method to be arranged with homeowner.
- We will maintain price until October 2013 if notified in advance.

Removal Costs

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Marbling: As a hand applied material, Stucco has variation. The look is consistent with neighboring Townhouses.

Coating: The Thorocoat coating is vapor permeable and consistent in look to the neighboring Townhouses. The color of the Thorocoat matches the existing color and the look is consistent with neighboring Townhouses.

Cost: The cost and damage to the original stone by removing the Thorocoat is considerable.

Summary

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