

34 WEST 12TH STREET

LANDMARKS PRESENTATION:

- 02 FRONT FACADE BEFORE AND AFTER
- 03 FRONT FACADE IMAGES
- 04 FRONT FACADE IMAGES
- 05 REAR FACADE BEFORE AND AFTER
- 06 LANDMARK APPROVED ELEVATION
- 07 AS BUILT ELEVATION
- 08 AS BUILT CONDITION - ROOF CORNICE
- 09 AS BUILT CONDITION - ROOF CORNICE
- 10 AS BUILT CONDITION - LINTEL HEIGHT
- 11 EXISTING CONDITION - NEIGHBORING FACADES
- 12 AS BUILT CONDITION - NEIGHBORING FACADES
- 13 AS BUILT CONDITION - NEIGHBORING FACADES
- 14 AS BUILT CONDITION - REAR FACADE BRICK CONDITION
- 15-33 REAR FACADE REPORT FROM STRUCTURAL ENGINEER



SUMMARY OF WORK:

APPLICATION IS TO RENOVATE REAR FAÇADE TO INCLUDE STRUCTURAL REPAIRS AT SELECTED SPOTS OF THE WALL, RETAIN EXISTING BRICK AND USE EXISTING BRICK AS THE FINISH PATCH MATERIAL; INCREASE BUILDING HEIGHT TO 9 INCHES ABOVE ADJACENT NEIGHBORS; AND POWER WASH AND CLEAN BRICK TO UNIFY REAR FAÇADE.

PRESENTED BY:

STUDIO SC ARCHITECTURE
37 GREENPOINT AVENUE
BROOKLYN NY 11222

ADDRESS: 34 WEST 12TH STREET,
NY NY 10011
LANDMARK TYPE: GREENWICH VILLAGE
HISTORIC DISTRICT
DESIGNATION DATE: NOVEMBER 10, 1981
BOROUGH: MANHATTAN



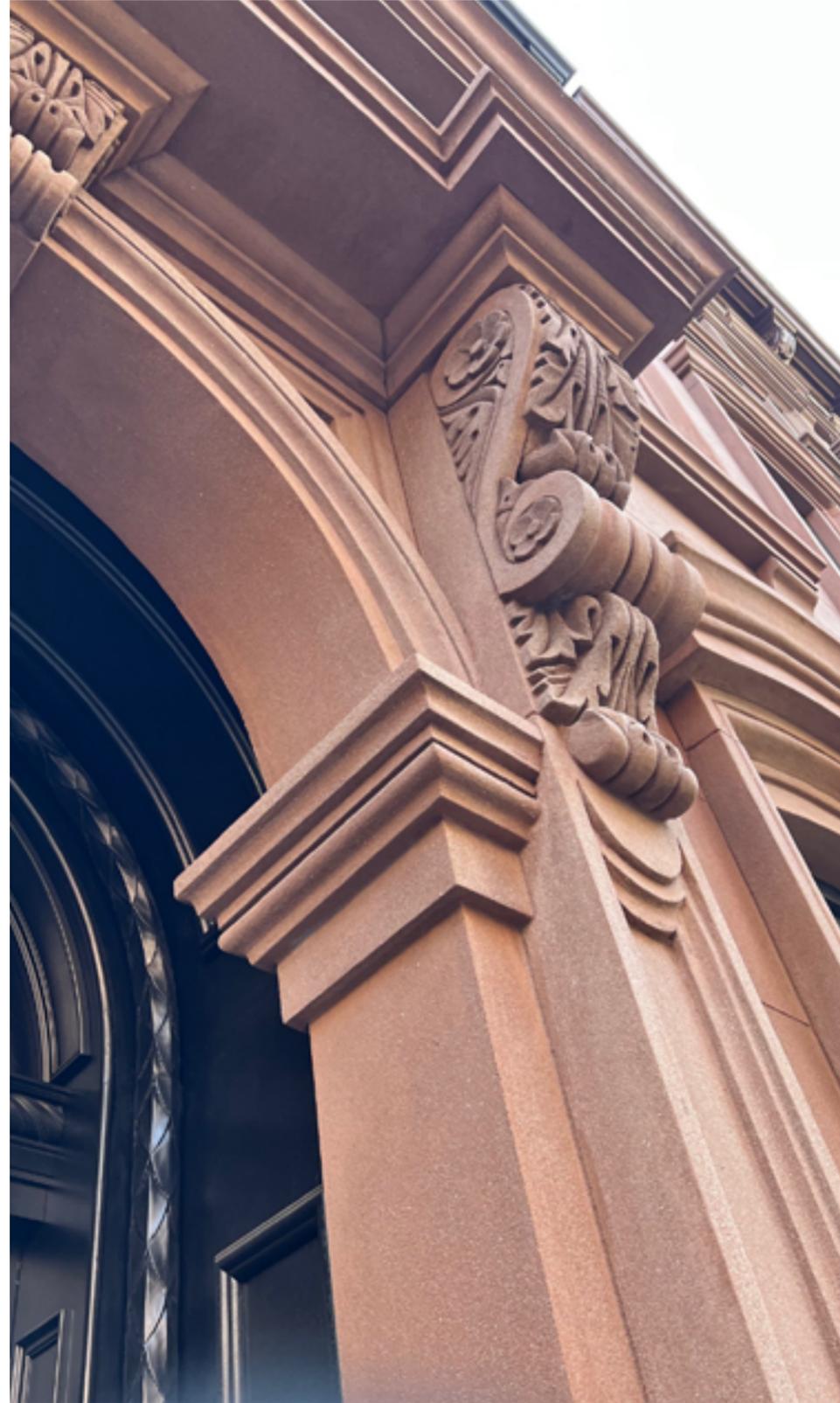
PHOTO TAKEN JANUARY 18TH 2022



PHOTOS TAKEN DECEMBER 4TH, 2024



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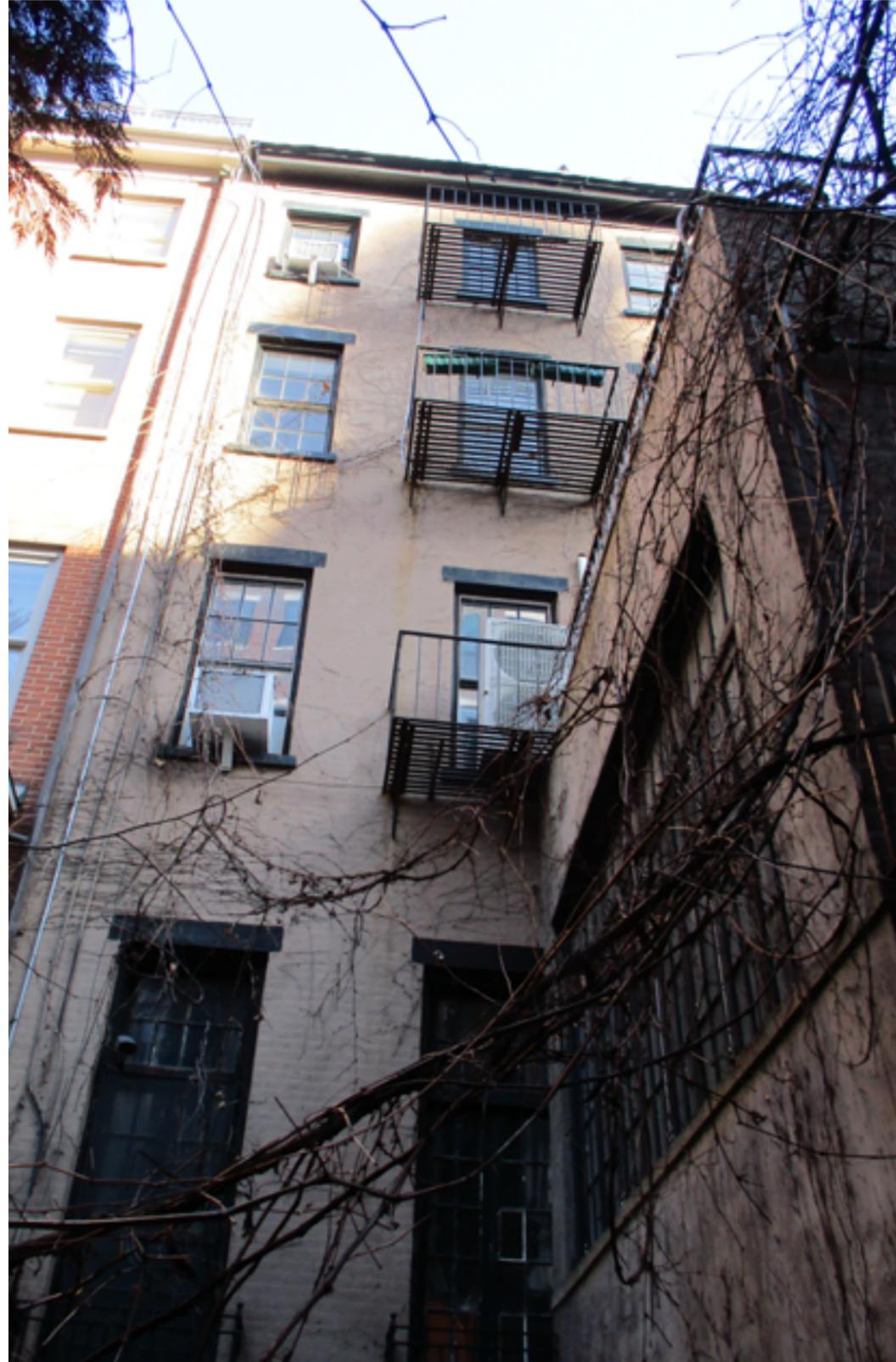


PHOTO TAKEN JANUARY 18TH 2022



PHOTO TAKEN OCTOBER 7TH, 2024

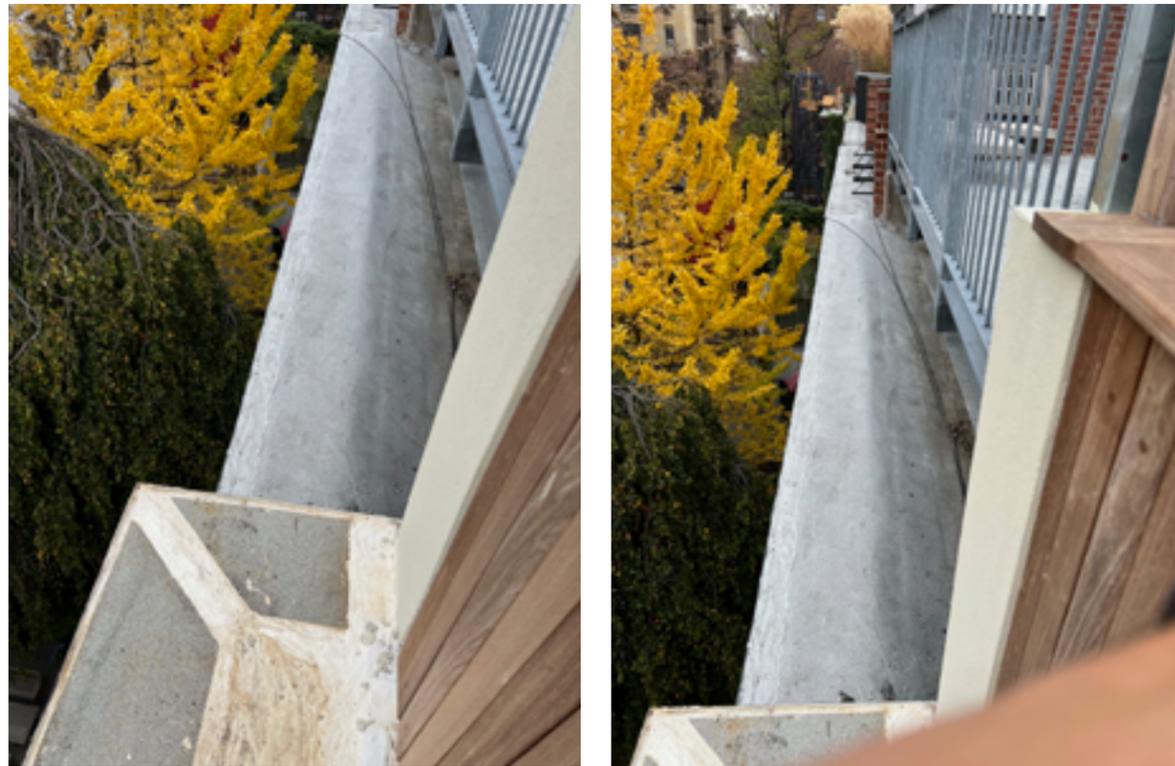


APPROVED AUGUST 29TH, 2023





APPROVED AUGUST 29TH, 2023



PHOTOS TAKEN NOVEMBER 20TH, 2024



MEASURED NOVEMBER 20TH, 2024



PHOTOS TAKEN NOVEMBER 20TH, 2024



MEASURED NOVEMBER 20TH, 2024



PHOTO TAKEN NOVEMBER 20TH, 2024



MEASURED NOVEMBER 20TH, 2024

THE REAR FACADE OF THIS ROW VARIES IN DESIGN, TYPOLOGY AND MATERIALS, THERE IS NO CONSISTENCY IN THE ROW AT THE REAR FACADES



PHOTOS TAKEN MARCH 31ST, 2022

THE REAR FACADE OF THIS ROW VARIES IN DESIGN, TYPOLOGY AND MATERIALS, THERE IS NO CONSISTENCY IN THE ROW AT THE REAR FACADES



PHOTOS TAKEN MARCH 31ST, 2022

THE REAR FACADE OF BLOCK VARIES IN DESIGN, TYPOLOGY AND MATERIALS, THERE IS NO CONSISTENCY IN THE ROW AT THE REAR FACADES



PHOTOS TAKEN DECEMBER 4TH, 2024





PHOTOS TAKEN OCTOBER 23RD, 2024





Jan 10, 2023

Re: 34 W 12th Street, NY, NY – Existing brick façade at back.

To Whom It May Concern;

I visited the building located at 34 W 12th street, NY, NY on Nov 2022. The building was 4 story high with basement and cellar. The purpose of the site visit was to observe the condition of the existing back façade after the contractor had removed the interior sheathing. The back façade was made of bricks. Visual observation was used.

During the site visit, I had observed the followings,

- a. Back facade was found bulging in few locations. Bricks were found misaligned in many locations. Bricks were found settling in few locations.
- b. Mortars between bricks were found weak and deteriorated in most locations. Some area were loose and some area were found missing bricks.
- c. Bricks were found cracked in few locations.
- d. Back façade was found separating from side walls.

Please see attached pictures for example of damages.

Reinforcing the brick back facade won't be an option because it was impossible to strengthen the mortar / bonds between wythes of loose bricks. Moreover, the bricks were not aligned probably.

Based on our findings above, it is our professional opinion that the existing back façade shall be re-built with new. In order to preserve the appearance of the back façade as much as possible, we will propose re-using old bricks as veneer with metal studs backing.

Please kindly let me know if you need additional information.

Thank you.

Sincerely yours,



Mickey Chan, P.E, .Principal
MC Structural Engineering Pllc

116-55 Queens Blvd,
Suite 205
Forest Hills, NY 11375
Tel: 718-263-3333
Email: info@MCstructural.com



Bricks were loose, mortars at joints were weak. Bricks at base were falling apart.



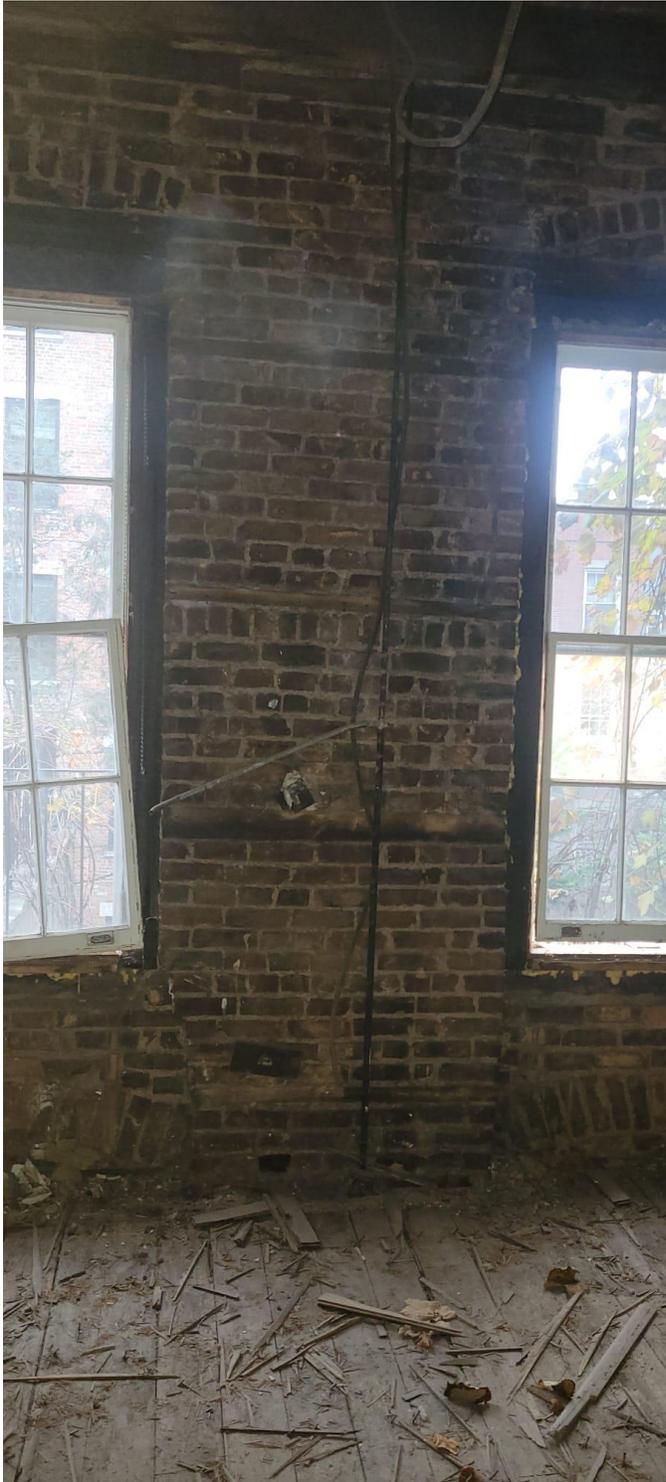
Bricks were found settling. Loose mortar joints were found.



Bricks were found settling. Wide crack was observed. Loose mortar joints were found.



Loose mortar joints.



Bricks were misaligned. Mortar joints were loose and weak.



Loose mortar joints.



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Missing bricks, loose / missing mortar joint



Back façade separated from side wall



Back façade separated from side wall



Back façade separated from side wall