

ATTACHMENT NO. 6

**A SUMMARY OF MAINTENANCE CORRECTIONS
FOR PROPERTIES SUBJECT TO TRUST EASEMENTS.**

Maintenance Requests in NYC by Year With Results

As a result of its annual monitoring inspections, the Trust has made maintenance requests to approximately 40 property owners in New York City over the last four years. The type of maintenance requested and status of completion is provided below. The Trust generally makes the request twice, in part because the process for obtaining local approval for work can be long and arduous. If an owner were to fail to comply after the second request, the Trust would take further action, including legal action if necessary, to ensure the maintenance requested is completed.

2004-2005 (12)

Property 1: cornice is peeling. Requested that it be repainted within six months. Verified requested maintenance was completed during 2006 monitoring.

Property 2: window trim peeling. Requested that it be repainted within six months. Verified requested maintenance was completed during 2006 monitoring.

Property 3: ivy removal revealed damage to the underlying brickwork, in particular missing mortar over the door. Requested that the brickwork be stabilized and mortar repaired within nine months. Verified requested maintenance was completed during 2008 monitoring.

Property 4: ivy overgrowing the windows. Requested that ivy be cut back from the windows within six months. Second request made in 2006. Verified requested maintenance was completed during 2007 monitoring.

Property 5: one window sash broken. Requested that the window be repaired within six months. Verified requested maintenance was completed during 2007 monitoring.

Property 6: ivy overgrowing the windows. Requested that ivy be cut back from the windows within six months. Verified requested maintenance was completed during 2007 monitoring.

Property 7: ivy overgrowing the windows. Requested that ivy be cut back from the windows within six months. Second request made in 2006. Verified requested maintenance was completed during 2007 monitoring.

Property 8: ivy overgrowing the windows. Requested that ivy be cut back from the windows within six months. Verified requested maintenance was completed during 2006 monitoring.

Property 9: frame of one window is broken. Requested that the window frame be repaired within six months. Verified requested maintenance was completed during 2006 monitoring.

Property 10: ivy from neighboring structure encroaching on façade and area of peeling paint under one window has grown. Requested that the ivy be removed from the façade and area of peeling paint be repaired or stabilized within nine months. Verified requested maintenance was completed during 2007 monitoring.

Property 11: dormers peeling and in need of painting. Requested that they be painted within six months. Second request made in 2006. Verified requested maintenance was completed during 2007 monitoring.

Property 12: ivy from neighboring structure encroaching on façade. Requested that the ivy be removed from the façade within nine months. During 2006 monitoring it appeared some ivy had been removed. Second request made in 2006. Communications with owner will continue to ensure maintenance is completed.

2006 (8)

Property 1: paint peeled away from a portion of the cornice/gutter system. Requested that the cornice/gutter system be repainted in the next six months. Verified requested maintenance was completed during 2007 monitoring.

Property 2: vine overgrowing some windows. Requested that the vine be cut back from the windows within six months. Verified requested maintenance was completed during 2007 monitoring.

Property 3: protective finish on front door badly compromised. Requested that the front door be resealed within six months. Verified requested maintenance was completed during 2007 monitoring.

Property 4: trim at roofline on left side façade is peeling. Requested that the trim be painted within six months. Verified requested maintenance completed during 2007 monitoring.

Property 5: extensive vine growth on street façade is encroaching onto a neighboring property, which is also protected by an easement held by the Trust. Pointed out the extent of the vine growth and its encroachment onto a neighboring façade. Verified requested maintenance completed during 2007 monitoring.

Property 6: window frames and trim in very poor condition. Requested that trim and frames be painted and repaired, as needed, within six months. Verified requested maintenance completed during 2008 monitoring.

Property 7: vine overgrowing windows and encroaching onto a neighboring façade, which is also protected by an easement held by the Trust. Requested that the vine be cut back from the windows within six months and noted the encroachment onto a neighboring façade. Verified requested maintenance completed during 2007 monitoring.

Property 8: cornice at roofline missing two brackets and a dentil; stoop stairs peeling; cornice over front door peeling. Requested that the cornice at the roofline be repaired within one year; requested that the stoop stairs and cornice over the door be repainted within six months. Verified requested maintenance to stoop stairs and cornice over door completed during 2007 monitoring. Second request regarding main cornice will be made in 2008. Communications with owner will continue to ensure maintenance is completed.

2007 (7) Requests made to property owners in the Fall 2007. 2008 monitoring cycle completed in Spring 2008.

Property 1: stucco/brownstone skim coat on planter integral to front stoop has a hole. Repair the stucco/brownstone skim coat. Communications with owner will continue to ensure maintenance is completed.

Property 2: lower rail of the center window at 2nd floor of street façade is detached. Repair window. Verified requested maintenance completed during 2008 monitoring.

Property 3: ivy from side growing onto street façade, in particular onto 2nd and 3rd floor window surrounds. Verified requested maintenance completed during 2008 monitoring.

Property 4: ironwork railing at 3rd floor badly rusting; remove rust and repaint railing. Communications with owner will continue to ensure maintenance is completed.

Property 5: ivy beginning to overgrow window at basement level. Cut ivy back from window openings. Communications with owner will continue to ensure maintenance is completed.

Property 6: Vines overgrowing door and windows on primary façade. Cut vines back from openings. Communications with owner will continue to ensure maintenance is completed.

Property 7: ivy overgrowing door surround. Cut ivy back from door surround and sidelight. Communications with owner will continue to ensure maintenance is completed.

2008 (13) The Trust is in the process of making the following requests following its 2008 monitoring inspections.

Property 1: lintel over window at curved bay badly spalling; attempt to mask it with paint is failing. Address any water issues from roof of bay and repair lintel using restoration mortars.

Property 2: graffiti on siding at bay window of street façade. Remove graffiti.

Property 3: peeling and blistering paint at the upper left corner of the door surround; deterioration of stucco, and possibly foundation, at the sidewall because of splashback from neighboring drive and drainage patterns along building side. Remove deteriorated paint and repaint and investigate condition of sidewall and foundation.

Property 4: spray-painted graffiti on façade facing onto street at rear. Remove graffiti.

Property 5: extensive damage to paint on cornice and frieze board at right side of façade, probably due to a leaking gutter. Repair gutter, remove deteriorated paint, and repaint.

Property 6: badly deteriorated paint on sheet metal cornice. Remove deteriorated paint and repaint.

Property 7: window at 5th floor boarded up; graffiti on storefront panels at 1st floor. Repair and uncover window; remove graffiti.

Property 8: badly peeling paint at windows, both sashes and trim. Remove deteriorated paint and repaint.

Property 9: paint at front door and door surround deteriorated. Repaint door and surround.

Property 10: finish on door at northern building deteriorated; vines at rear of southern property grown extensively and now completely cover portions of the rear ell. Refinish door at northern property and cut back vine growth at ell on southern property.

Property 11: removed modern vent at basement-level of street façade; patched without maintaining line of rustication in basement cladding. Recreate rustication line at patch.

Property 12: extensive vine growth at rear beginning to overgrow windows. Cut ivy back from windows.

Property 13: no paint on large portions of underside of cornice; extensive vine growth at rear ell. Remove deteriorated paint from cornice and repaint; continue to monitor vines.