

Claude Simon

From: heinhorn@oldhouseinspection.com
Sent: Wednesday, September 04, 2013 10:02 AM
To: george hansen
Cc: csimon@fairlane.biz
Subject: RE: Fwd: 336 East 56th Street

Hello Simon & George,

For good quality, high-end design, I would recommend the Architectural Firm of "DHD Designs". The principal is David Howell, Architect. They do very nice work and are located on East 17th street. Tel: 212 477 7700.

You can look them up on line. Please mention my name if you talk with David Howell. We are using them for some of our development projects.

Best,

Hal Einhorn
Old House Inspection Co Inc
55 East 73 Street, #2
New York NY 10021
Tel: 212 794 3205
Mob: 914 489 0453

----- Original Message -----

Subject: Fwd: 336 East 56th Street
From: george hansen <gj.hansen@verizon.net>
Date: Tue, September 03, 2013 2:05 pm
To: "<heinhorn@oldhouseinspection.com> Einhorn"
<heinhorn@oldhouseinspection.com>

Hi Hal,

Do you have a referral for Claude Simon.
He needs a professional engineer or architect to design a horizontal addition
on a town house.

Thanks,
George

Begin forwarded message:

From: "Claude Simon" <csimon@fairlane.biz>
Subject: RE: 336 East 56th Street
Date: August 27, 2013 10:30:38 AM EDT
To: "george hansen" <gj.hansen@verizon.net>
Reply-To: <csimon@fairlane.biz>

George-

A decision to build up or not should be made before investing in a new roof.

Can you recommend an architect or design professional who specializes in this kind of work?

Regards, Claude

-----Original Message-----

From: george hansen [mailto:gj.hansen@verizon.net]
Sent: Tuesday, August 27, 2013 9:44 AM
To: <csimon@fairlane.biz>
Subject: Re: 336 East 56th Street

Claude,

I did not measure the building height, but referenced a work permit listing the building as thirty- eight (38) feet. The building is probably closer to forty-four (44) feet, which would still allow for an eight (8) ft vertical enlargement. Of course, an accurate measurement of the building height is required.

The alteration would involve removing the existing roof and redesigning and rebuilding the roof structure with steel girders. The work would impact the bulkhead, which would most likely have to be built to existing specifications, but that is something a design professional would determine.

George Hansen
917-922-4766
gj.hansen@verizon.net

On Aug 26, 2013, at 23:50, "Claude Simon" <csimon@fairlane.biz> wrote:

Correction to below. Maximum height restriction by deed is 54' NOT 52'.

Hi George,

Thank you for getting this to me so quickly.

I have learned that the deed to this property restricts the ability to build

in a couple of ways. It restricts extending the building to the rear of the

lot to the height of the first floor. Also, it restricts building up on the

existing structure to a height of 52 feet.

Did you note the current height of the building? The seller claims you can

go 8' higher.

Also, anything built on top of the existing structure must leave 5 feet between the east wall of the hotel and the structure. The bulkhead cannot be moved or enclosed in any structure. So we talked about a method of

building up which involves extending the existing side walls and running joists between them. That method I think would not be permitted under the deed. What support for the joists might be used if the west wall of the building could not be extended? Can you comment?

Thanks, Claude

-----Original Message-----

From: george hansen [<mailto:gj.hansen@verizon.net>]

Sent: Sunday, August 25, 2013 6:39 PM

To: Claude Simon

Subject: 336 East 56th Street

Claude,

The inspection report is attached as a word.doc.

Please let me know if you have any questions or need any additional information.

Good luck,
George Hansen
917-922-4766