



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



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 10/02/14	<b>EXPIRATION DATE:</b> 5/20/2020	<b>DOCKET #:</b> 163133	<b>COFA #:</b> COFA 16-3349
<b>ADDRESS:</b> 34 EAST 68TH STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1382 / 48

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Jason P. Reska**  
**34 E. 68 LLC**  
**34 East 68th Street**  
**New York, NY 10021**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 16, 2014, following the Public Hearing and Public Meeting of May 20, 2014, voted to approve a proposal to amend Certificate of Appropriateness 15-9357 to reconstruct the façade, as put forward in your application completed on May 9, 2014, and as you were notified in Status Update Letter 16-2650 issued on September 16, 2014.

The proposal, as approved, consists of the demolition of the brownstone and stucco primary façade to the back-up brick; and the reconstruction of the façade in terra cotta ashlar blocks and terra cotta ornamental elements. The proposal was shown on presentation slides labeled 1 through 21 dated September 16, 2014, prepared by Michael K. Chen, R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District designation report describes 34 East 68th Street as a neo-Grec style rowhouse designed by R.W. Buckley and built in 1879; 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 Upper East Side Historic District. The Commission further noted that the brownstone façade has been heavily coated with an elastomeric coating and the underlying brownstone is highly friable. The Commission finally noted that Certificate of Appropriateness 14-1865 was issued March, 18, 2013, for resurfacing the primary facade with a tinted stucco, creating a recessed areaway, the demolition of the rear facade including an ornamental bay window, reconstructing the rear

facade with an addition, and the removal of a special window; and that Certificate of Appropriateness 15-9357 was issued June 24, 2014, for the demolition of the brownstone and stucco primary facade to the back-up brick, and reconstruction of the facade in precast concrete ashlar blocks with terra cotta ornament.

With regard to this proposal, the Commission found that the brownstone primary façade has been heavily coated, and is exfoliating, damaged or otherwise unsound; that due to existing stucco and coatings on the building, the façade has lost portions of the profiled detailing at the window surrounds and sills; that the use of terra cotta as a substitute material, will allow for the full restoration of the details of the façade, including the profiled window and door surrounds and sills, and the original ashlar coursing; that terra cotta is a traditional building material used contemporaneously during the construction date of this row, and is found in rowhouse construction in the City; and that the terra cotta will have a finish color and aggregate to achieve a texture similar to brownstone, and is in keeping with the traditional color and material palette of late 19th century neo-Grec style buildings. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Upper East Side Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on September 30, 2014, the staff received drawings labeled A250.01, A400.01, A410.01, A415.01, A416.01, A420.01, A421.01 and A425.01 dated September 19, 2014, prepared by Michael K. Chen, R.A. Accordingly, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

Please note that this permit is issued contingent on continued consultation with Landmarks Preservation Commission staff on the final terra cotta finish color variations and aggregate levels. Please notify staff when field mock-up are complete for review.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is 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 disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**

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Michael Chen, Michael K. Chen Architecture

**cc:** Jared Knowles, Deputy Director of Preservation/LPC