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

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<th>ISSUE DATE:</th>
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<td>COFA 17-5091</td>
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ADDRESS:
36 EAST 68TH STREET
HISTORIC DISTRICT
UPPER EAST SIDE

BOROUGH:
MANHATTAN

BLOCK/LOT:
1382 / 47

Display This Permit While Work Is In Progress

ISSUED TO:
Felice Lasalvia de Clemente
Sage 12 Holding LTD
405 Park Avenue
Suite 802
New York, NY   10022

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 19, 2015, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on April 23, 2015, and as you were notified in Status Update letter 17-1779, issued on May 21, 2015. The approval will expire on May 19, 2021.

The proposed work, as approved, consists of the replacement of the existing stucco at the front façade with a new limestone façade, with fluting at the basement flanking a new, wide central entrance with a projecting surround at the lowered areaway, projecting window surrounds with keystones at the 1st floor and the replication of the existing blind arch at the center window of the 1st floor, a band course below the 2nd floor windows, projecting surrounds at the 2nd floor windows, projecting sills and flat surrounds at the 3rd and 4th floor windows, and a new fluted cornice; the installation of a new pair of glass doors with decorative metalwork at the new central entrance, painted dark bronze; the installation of oval single-pane tilt-and-turn windows, with a dark bronze painted finish, flanking the central entrance at the basement; the removal of the existing areaway walls and ironwork, and its replacement with new decorative metalwork to match the metalwork at the new entrance door and with new central stairs leading to the entrance; the removal of the existing slate mansard roof and dormer windows, and its replacement with a new standing seam copper mansard roof with arched dormer windows with decorative copper framing, with all copper to be pre-patinated green, and with new multi-light wood casement windows with arched transoms at the new dormer windows, with a dark bronze painted finish; excavation beneath the building to expand the cellar and create
a sub-cellar and excavation at the rear to create a deeper yard, to match the level of the adjacent rear yards at the East 67th Street houses within the central greenspace; the installation of new masonry to match existing at the portions of the rear façade exposed following the excavation; the infill of the existing window openings at the rear façade of the ell with new brick to match existing, and the installation of one new three-over-three aluminum window in a new masonry opening at each floor; the installation of a new aluminum casement window within a new opening at the exposed cellar floor at the rear of the ell, a new four-over-four double-hung aluminum window within a new opening at the exposed cellar floor at the side façade of the ell, and a new single-pane curved aluminum picture window at the exposed cellar floor of the rounded bay at the rear façade; the installation of new copper framing at the basement floor of the rounded bay to match the historic copper above, and the installation of new curved, multi-light steel casement windows within the new copper framing; and the construction of a new rooftop stair and elevator bulkhead, framed with new copper and with glazing facing the roof with a curved portion at the front and a new fluted limestone wall at the west side of the bulkhead, which will be minimally visible from a small portion of the west side of Madison Avenue; as shown in presentation slides LPC-01.00 through LPC-18.00, dated 5/14/15, prepared by Matiz Architecture & Design, submitted as components of the application, and presented at the May 19, 2015 Public Hearing. As initially presented, the proposed window configuration at the 1st façade of the front façade was to be six-over-six.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District designation report describes 36 East 68th Street as a rowhouse designed by R.W. Buckley and built in 1879, and modified in the neo-Classical style by Morris & O'Connor in 1932; 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.

With regard to the proposal, the Commission found that while the building was originally constructed as part of a row, all the houses in this row have been extensively altered, therefore the proposed alterations will not detract from an existing cohesive streetscape; that many of the houses within the Upper East Side Historic District have been re-clad over time with new limestone facades, and that the work is in keeping with that tradition; that the materials and details of the existing stucco façade are not commensurate with other rowhouses altered in the neo-Classical style in the early 20th century in this historic district, therefore, its replacement with limestone will elevate the materiality of the façade without compromising a contributing element of the streetscape; that the streetscape is presently made up of houses of a variety of materials, and that the proposed limestone is a material commonly found on facades throughout the historic district; that the proposed façade design will be in keeping with the design and hierarchy of limestone townhouses of a similar age within the Upper East Side Historic District and the retention of the central blind arch at the 1st floor from the 1932 design will recall the evolution of the façade's design over time; that the creation of a wider, lowered central entrance at the basement, will be in keeping with grand building entrances at buildings of a similar age and style found elsewhere in the historic district; that the paired doors with ironwork at the new entrance will be in keeping with the paired entrance doors with ironwork at the neighbor and at buildings of a similar age and style found elsewhere within the historic district; that the proposed decorative ironwork at the doors and areaway will be a modern interpretation of ironwork historically found within the historic district; that the replacement of the existing slate mansard roof with a new standing seam copper roof, with arched dormers, will be in keeping with the design and material of mansard roofs at limestone townhouses found elsewhere within the historic district; that the details of the new façade including fluted limestone at the base and cornice, oval window flanking the entrance, and simple window enframements, recall elements of the Hollywood Regency style occasionally found at altered buildings in the historic district; that the excavation to expand the cellar and create a new sub-cellar will be limited to the interior and is to be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer, to protect the building's primary façades and the adjacent buildings; that while the excavation at the rear yard will result in a deeper yard than those at the neighboring
houses on East 68th Street, the new grade will match the level of the adjacent rear yards at the East 67th Street houses that share the central greenspace; that given these variations in grade at the central greenspace, the lower grade at the building will have little impact on the adjacent properties; that the modifications to the fenestration pattern at the rear of the ell, rear façade, and new cellar floor of the rear façade, will not be visible from a public thoroughfare, and will not result in any damage to, nor detract from, any significant architectural features of the building; that the expanded copper window framing, with new curved multi-light casement windows, at the basement of the rounded bay will be in keeping with the design and details of the historic copper framed windows above, which are to be retained and restored, thereby preserving these special architectural features; that the construction of the roof bulkhead will not result in any damage to or destruction of any significant architectural features of the building; and that the bulkhead will be visible from a small portion of the west side of Madison Avenue, and that its presence will not overwhelm the significant architectural features of the building nor detract from the streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it with certain modifications.

The Commission made its determination subject to the stipulations that the windows at the former parlor floor match the existing nine-over-nine configuration; and that two signed and sealed copies of the DOB filing drawings, incorporating these changes, be submitted for review and approval.

Subsequently, on July 2nd and July 9th, 2015, the Landmarks Preservation Commission received drawings LPC-01.00 through LPC-18.00, T-001.00, ZO-001.00, DM-001.00 through DM-005.00, A-005.00, A-010.00 through A-015.00, A-020.00, A-021.00, A-022.00, A-023.00, A-025.00, A-030.00 through A-034.00, A-040.00, A-041.00, A-042.00, and A-050.00 through A-054.00, dated 6/28/15, prepared by Juan Carlos Matiz, R.A., drawings S-001.00, S-002.00, S-101.00 through S-105.00, S-150.00, S-200.00, S-201.00, and S-202.00, dated 6/25/15, prepared by John A. Baranello Jr., P.E., drawings M-101.00, M-201.00, M-202.00, M-203.00, M-300.00, M-301.00, M-302.00, M-303.00, M-304.00, M-401.00, M-501.00, M-601.00, M-602.00, P-101.00, P-201.00, P-300.00, P-301.00, P-302.00, P-303.00, P-304.00, P-401.00, P-501.00, P-502.00, P-601.00, SP-101.00, SP-201.00, SP-300.00, SP-301.00, SP-302.00, SP-303.00, SP-304.00, SP-501.00, and SP-502.00, dated 6/29/15, prepared by Matthew K. Bendix, P.E., and drawings SOE-101.00, SOE-102.00, and SOE-103.00, dated 7/6/15, prepared by Raymond Volpe, Jr., P.E. Accordingly, staff reviewed these drawings and found that the proposed windows at the 1st floor of the front façade will match the existing nine-over-nine double-hung configuration; and that the proposal approved by the Commission has been maintained.

In addition, staff noted the inclusion of the following additional work: interior alterations at all floors; the in-kind replacement of the nine (9) existing six-over-six double-hung wood windows at the 2nd, 3rd, and 4th floors of the front façade; the in-kind replacement of the three (3) existing nine-over-nine double-hung wood windows at the 1st floor of the front façade as required by the Commissioners; with all new windows to have a dark bronze painted finish; exterior work at the rear façade and side façade of the rear ell, including the removal of all existing windows and their replacement with new multi-light double-hung aluminum windows within existing and expanded or reduced masonry openings; the installation of a new multi-light door within a modified masonry opening at the 3rd floor of the rear façade, leading to the existing terrace above the rounded ell; the replacement of all existing through-wall louvers at the rear and rear ell facades with new brick to match the adjacent; the removal of the existing masonry façade at the rear of the non-original setback 5th floor addition, and its replacement with new limestone, with a new window assembly consisting of a single-pane aluminum window flanked by multi-light aluminum casement windows; the installation of new decorative railings at the rear of the roof and at the terrace at the roof of the rounded ell; and the installation of new a new deck, railings, and HVAC units with an acoustic barrier, all at the non-visible roof.

With regard to this additional work, the Commission finds that the windows at the front façade will be in
keeping with the configuration, operations, materials, details, and finish found at modified buildings of a similar age and style found elsewhere within the Upper East Side Historic District, and that the retention of the nine-over-nine configuration at the 1st floor of the front façade will maintain the significant hierarchy of the fenestration pattern from the 1932 alteration at the building. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(d)(2), that the new windows and doors at the rear façade and rear ell will not be visible from a public thoroughfare, will be installed in existing and modified window openings, and will not replace "special" windows as defined in the Rules. The Commission further finds that the reconstruction of the rear façade of the 5th floor addition will not result in any damage to, or destruction of, any significant architectural features of the building, and that the new limestone masonry will match the material to be used at the front façade resulting in a consistent masonry treatment at the building. The Commission finally finds, in accordance with the R.C.N.Y., Title 63, Section 2-19(e)(1), that the installation of the new railings at all roofs, new deck, and new HVAC units with acoustic barrier will not result in damage to, or demolition of, any significant architectural features of the roofs; will not be visible from a public thoroughfare; and will not adversely affect significant architectural features of adjacent improvements. Based on the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 17-5091 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the new limestone prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Juan Matiz, Matiz Architecture & Design

cc: J. Matiz; C. Kane Levy, Deputy Director of Preservation, LPC