Landmarks Preservation Commission

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-09323

134 East 36th Street – Murray Hill Historic District Extension

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 856 4639
Passcode: 205598
646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

LANDMARKS PRESERVATION COMMISSION

134 East 36th Street

New York, NY 10016

Roof Repairs & Facade Restoration

at Lexington Avenue



Murray Hill Historic District | Block 891, Lot 71 | Project No. 7326

PATH Architecture PC

LPC-01

PROJECT OVERVIEW

Property Details

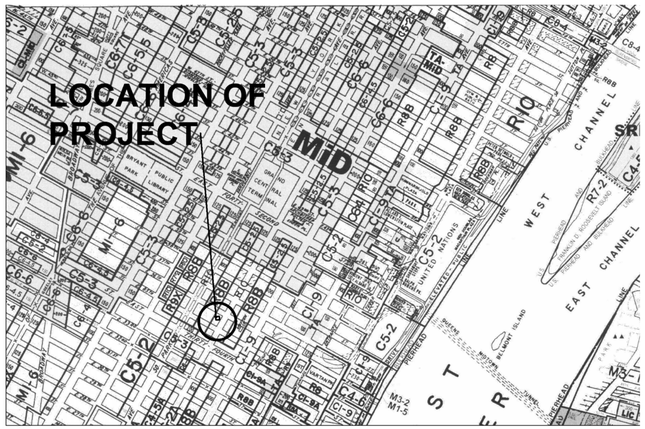
Address: 134 East 36th Street
New York, NY 10016

Historic District: Murray Hill

Block / Lot: 891 / 71

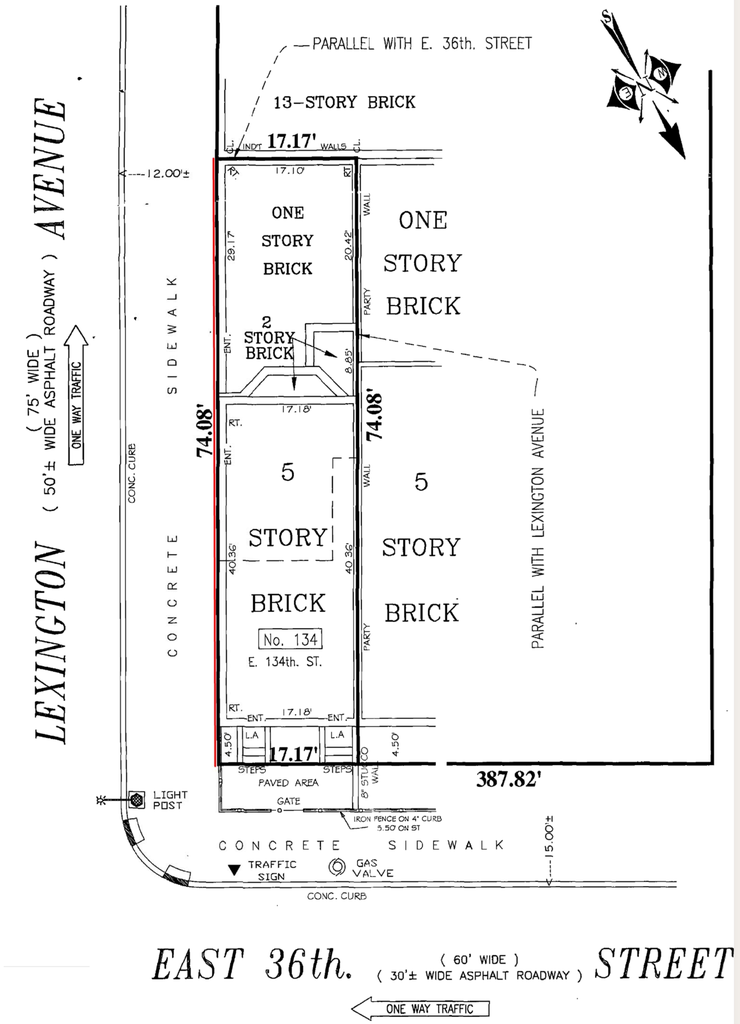
Building Type: Residential Townhouse

Zoning: R-10



Scope of Work

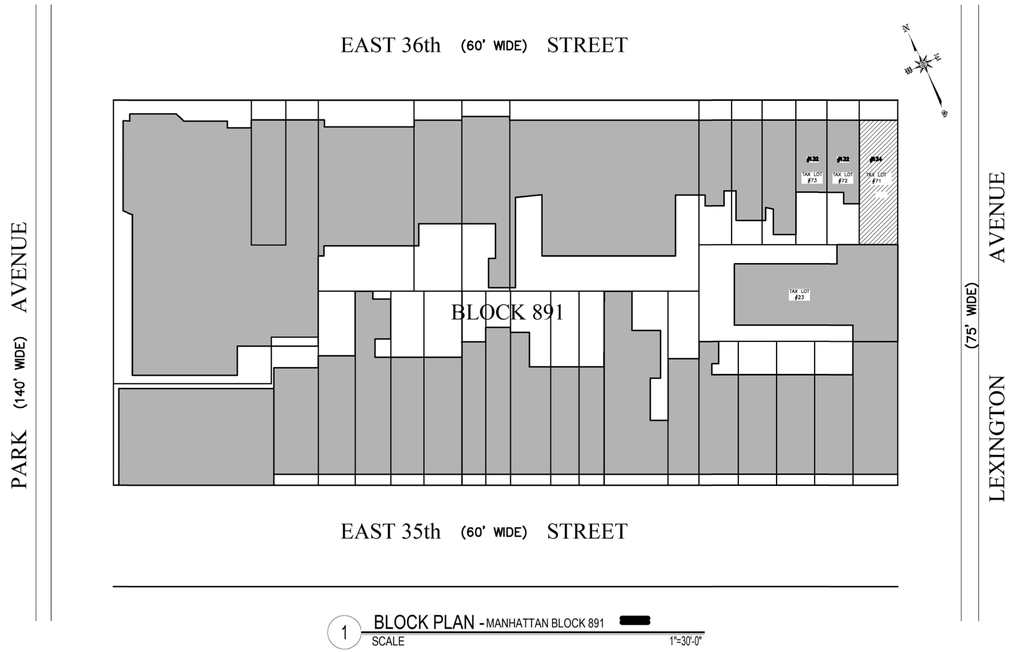
1. EXISTING EAST FACADE RESURFACING
2. EXISTING MANSARD ROOF RESTORATION
3. EXISTING UPPER ROOF RAILING RELOCATION AND DESIGN

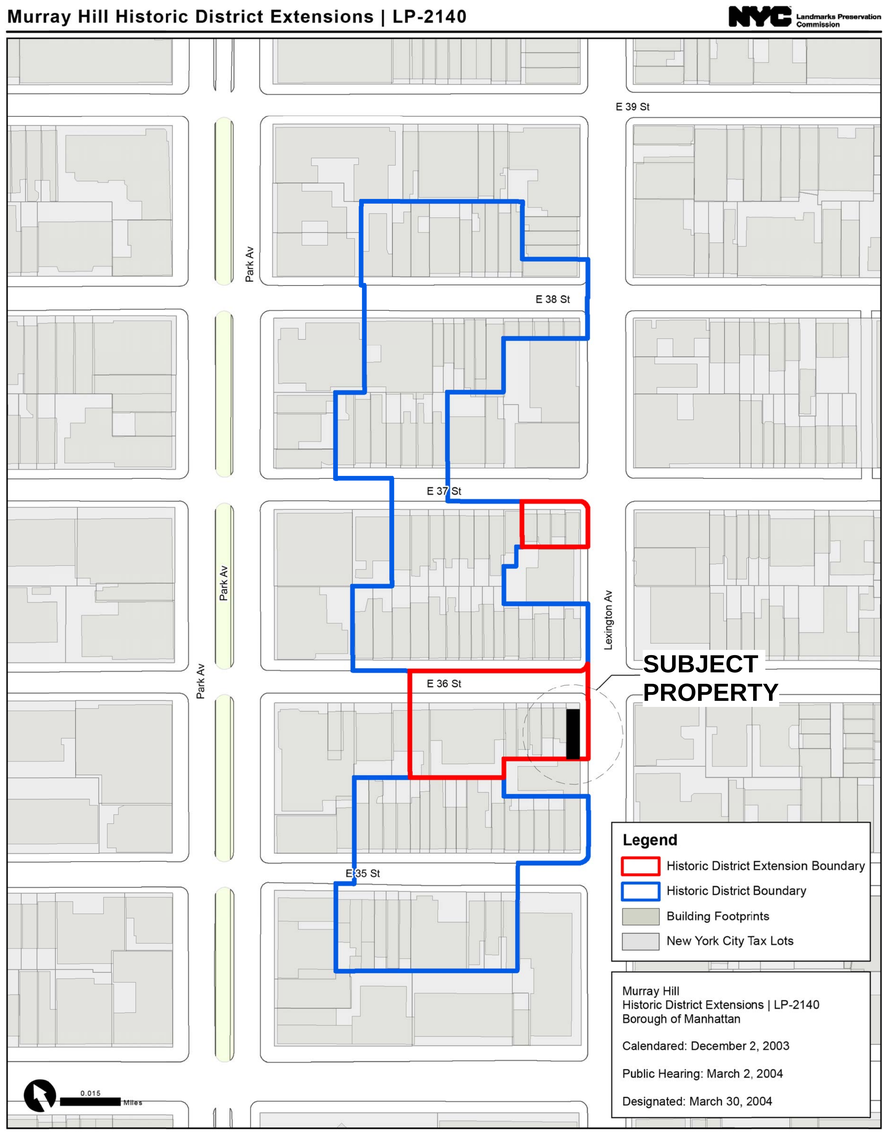


PLOT PLAN
SCALE: 3/32" = 1'-0"

CONTEXT AND SIGNIFICANCE

- **Located within the Murray Hill Historic District Extensions**
- **Prominent corner property visible from both Lexington Avenue and East 36th Street**
- **Second Empire style row house designed by George J. Hamilton & Thomas Kilpatrick, built c. 1863-64**
- **The building's style, scale, materials, and details contribute to the special architectural and historic character of the historic district**
- **Current use: Mixed residential and community facility**





Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

HISTORIC PHOTOS



HISTORIC PHOTO 1940



HISTORIC PHOTO 1980



EXISTING FACADE 2026

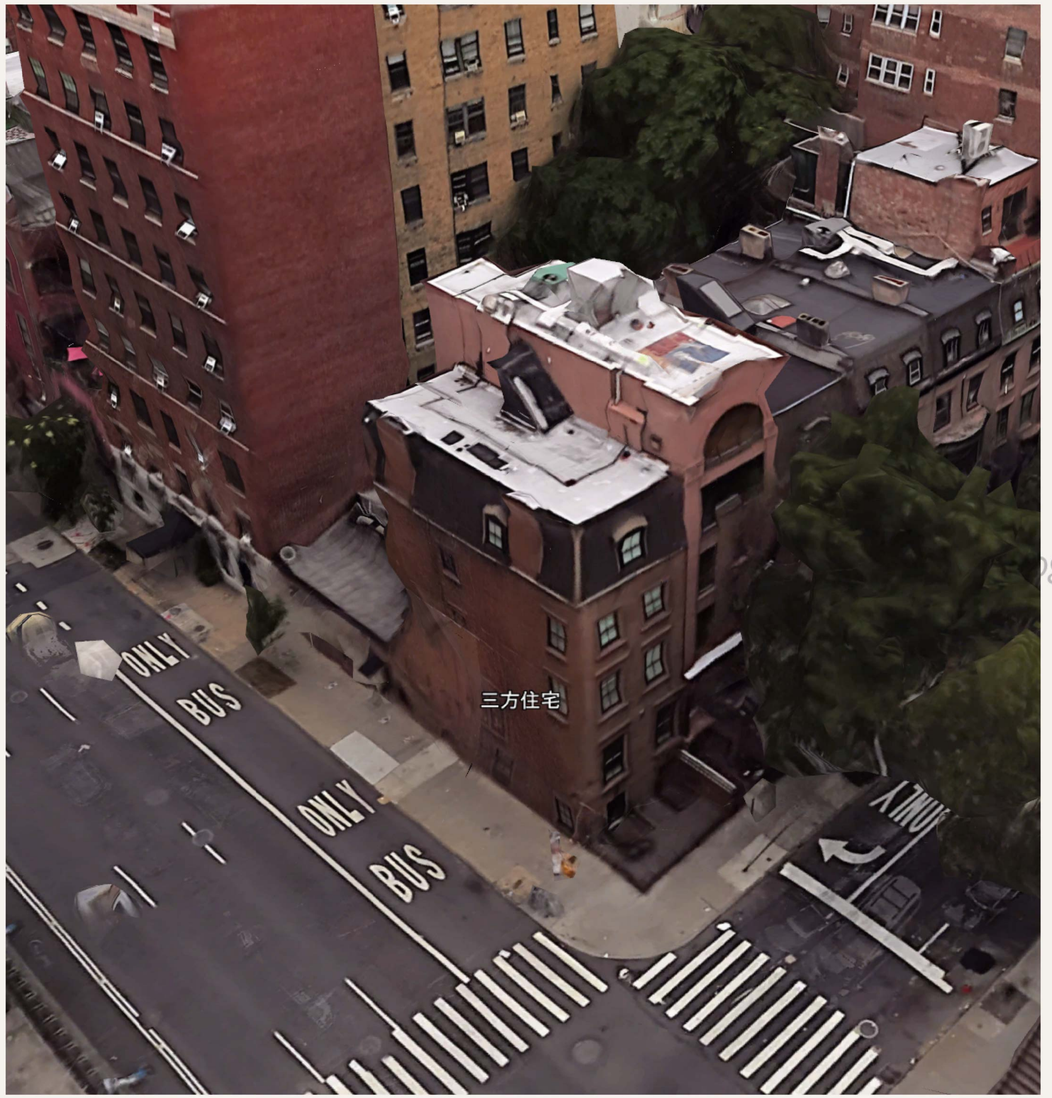
DESIGNATION PHOTOS 2004







EXISTING CONDITIONS PHOTOS



EXISTING ROOF



CORNER VIEW - 2026

EXISTING CONDITIONS PHOTOS

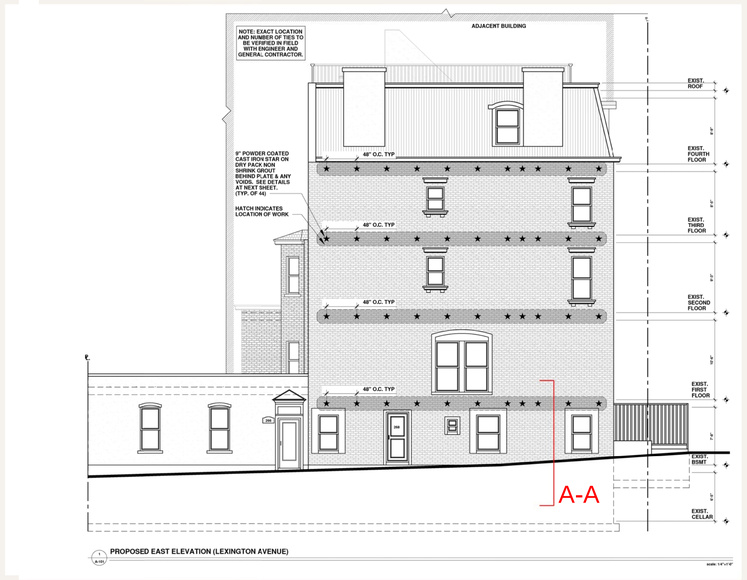


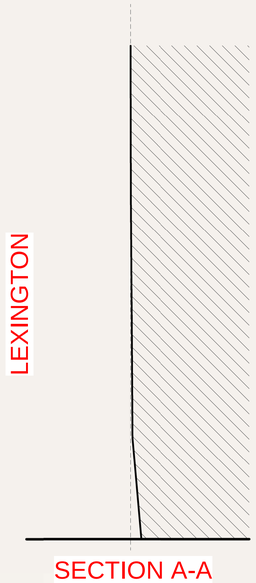
REAR ELEVATION VIEW - 2026



SIDE ELEVATION VIEW - 2026

FACADE STABILIZATION & IMPROVEMENT

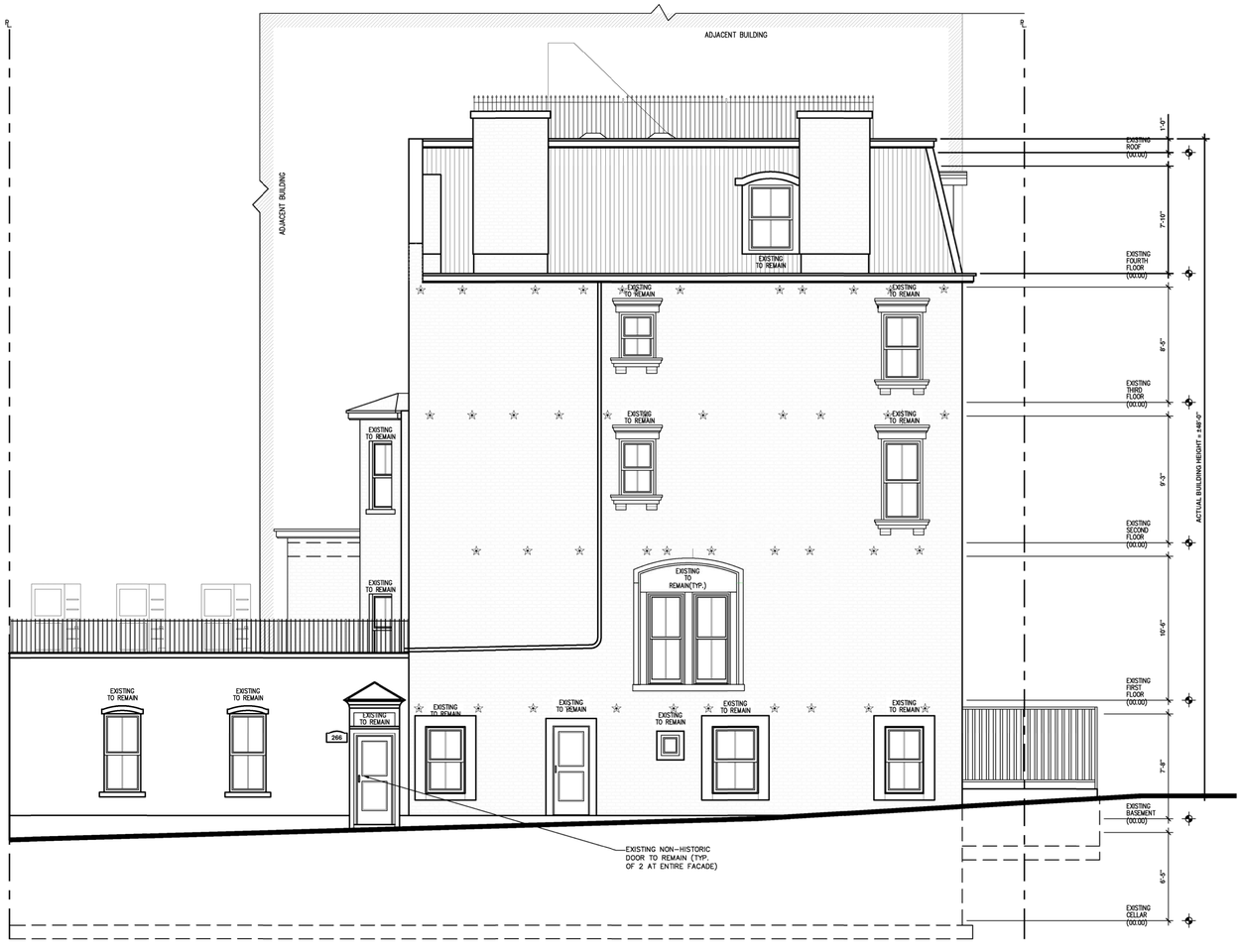




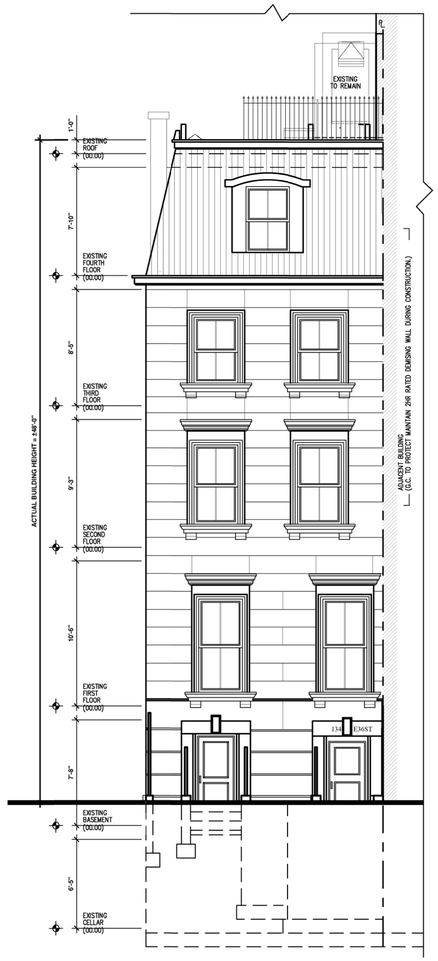




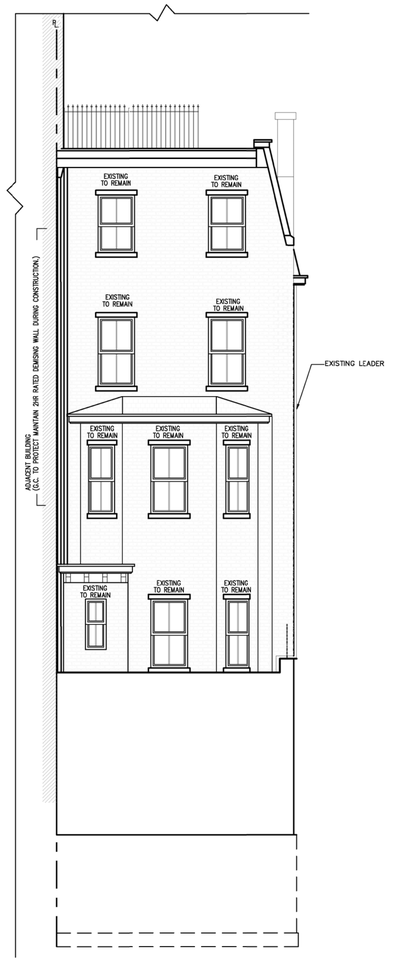
EXISTING ELEVATIONS



1 EXISTING FRONT ELEVATION AT LEXINGTON AVENUE
SCALE 3/16"=1'-0"

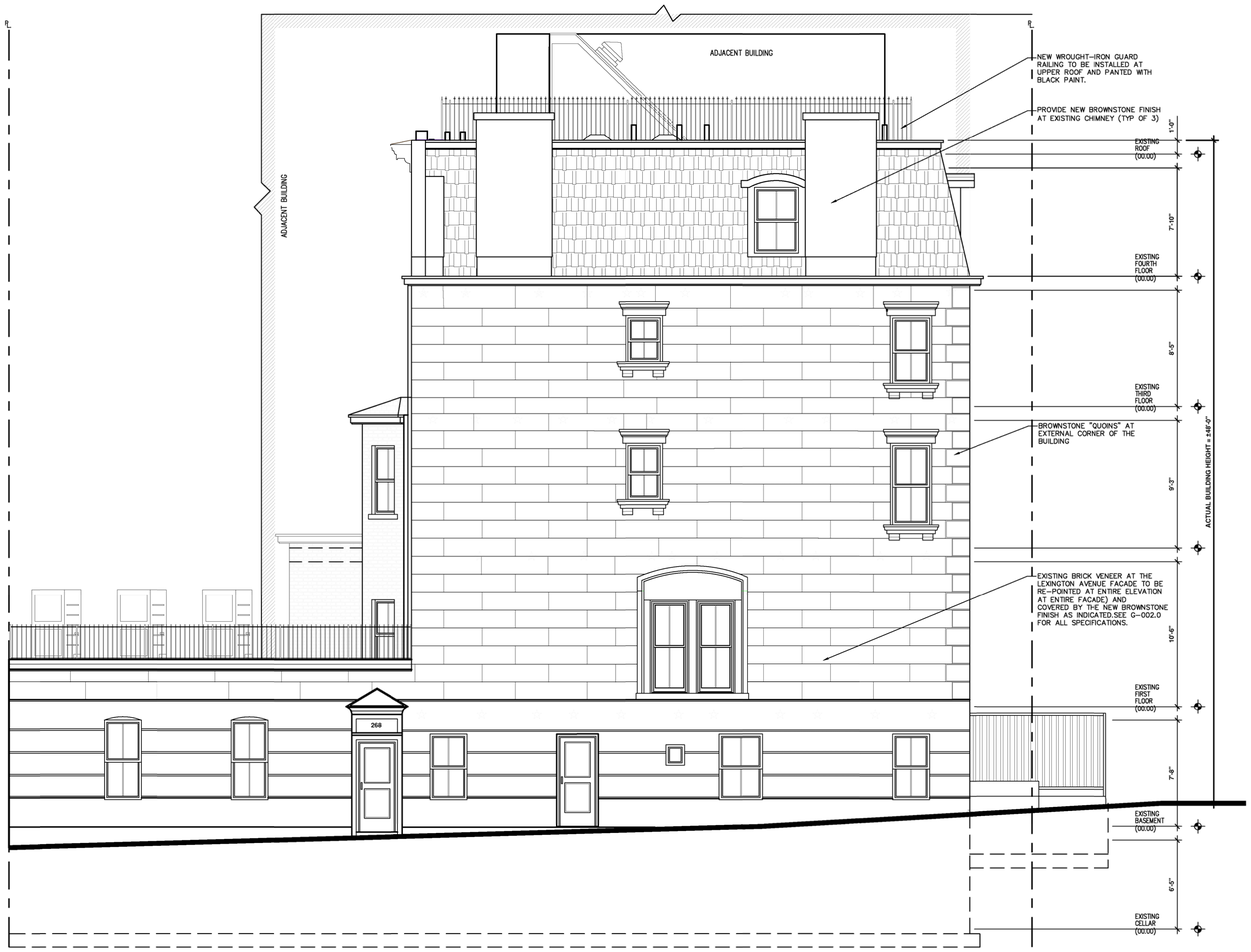


2 EXISTING FRONT ELEVATION AT 36TH STREET
SCALE 3/16"=1'-0"

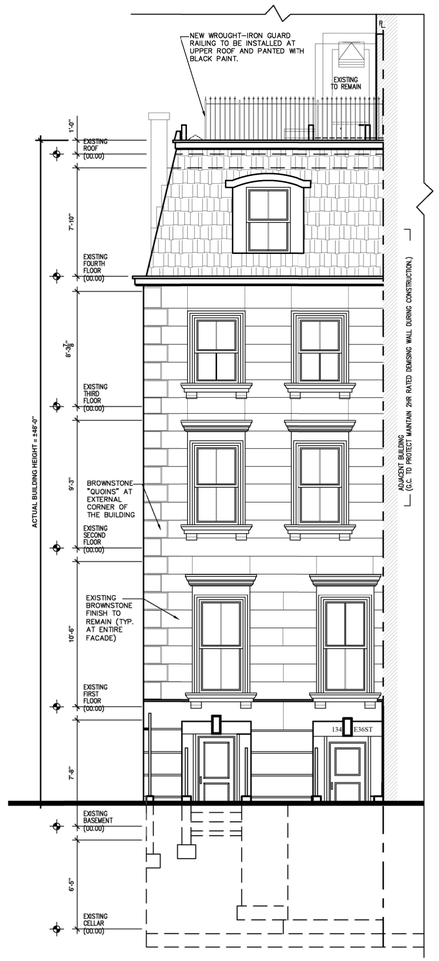


3 EXISTING REAR ELEVATION
SCALE 3/16"=1'-0"

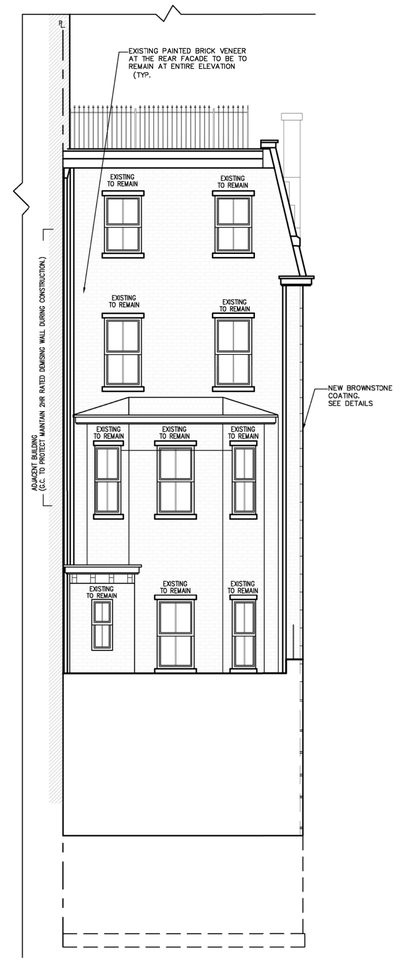
PROPOSED ELEVATIONS



1 PROPOSED FRONT ELEVATION AT LEXINGTON AVENUE
SCALE 3/16"=1'-0"



2 EXISTING FRONT ELEVATION AT 36TH STREET
SCALE 3/16"=1'-0"



3 EXISTING REAR ELEVATION
SCALE 3/16"=1'-0"

EXISTING AND PROPOSED CORNER VIEWS

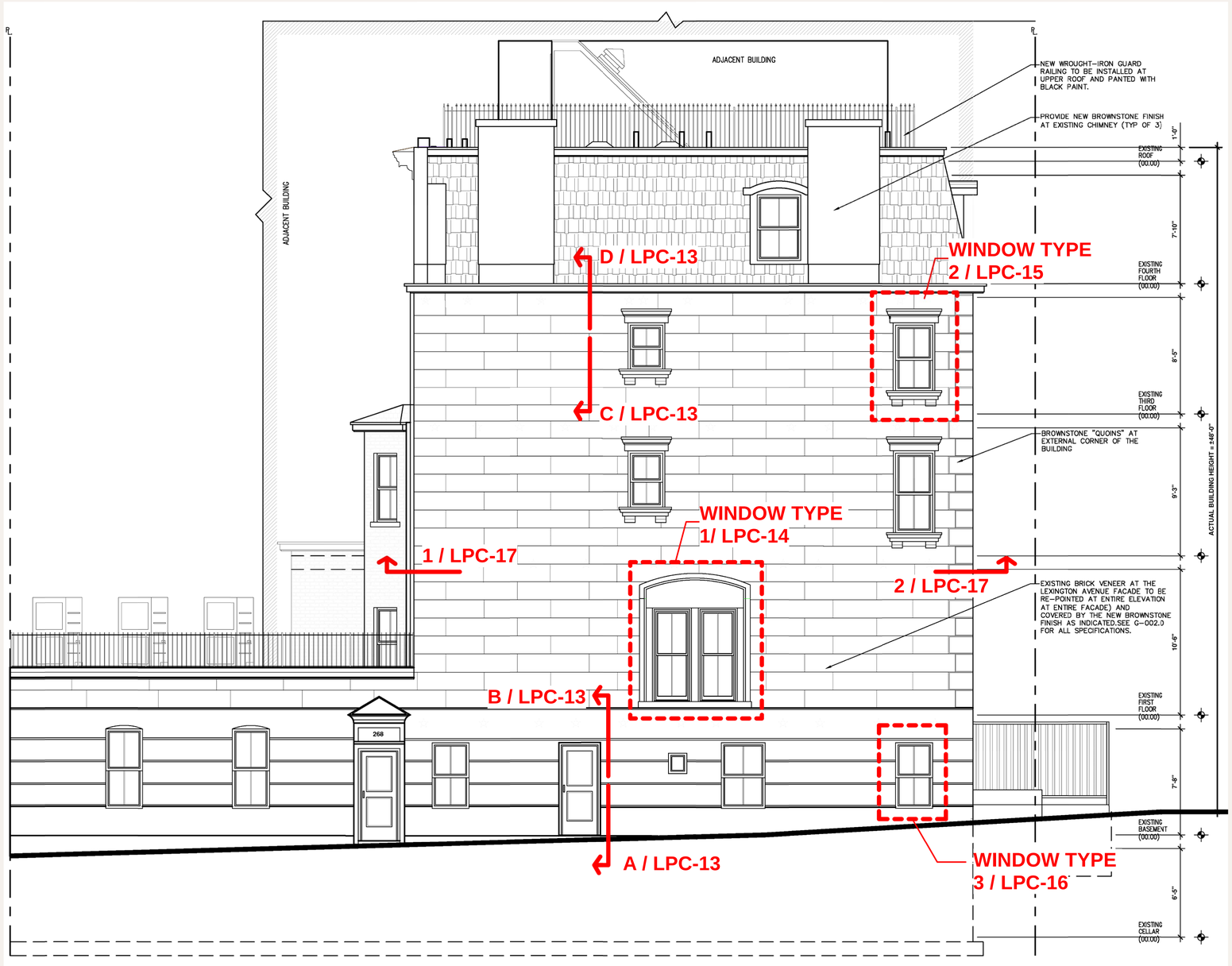


EXISTING - CORNER VIEW - 2026

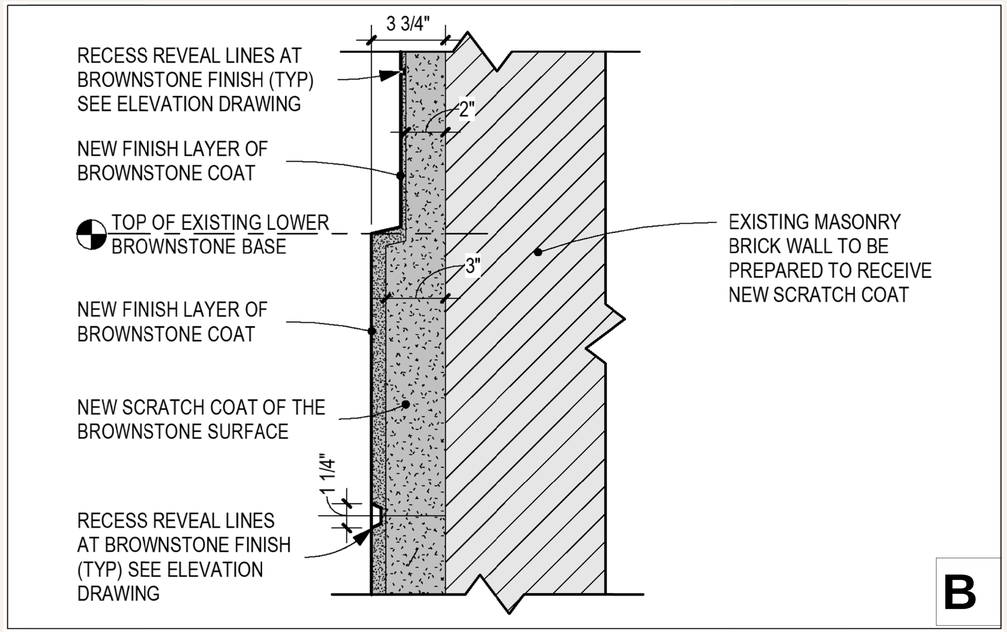


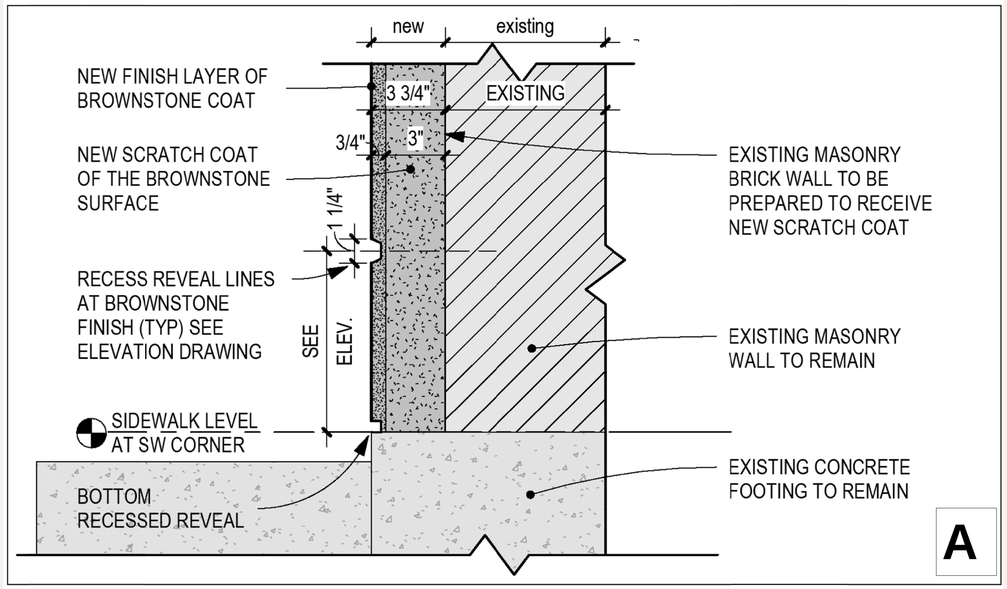
PROPOSED - CORNER VIEW - RENDERING

ELEVATION & CALLOUTS TO DETAILS

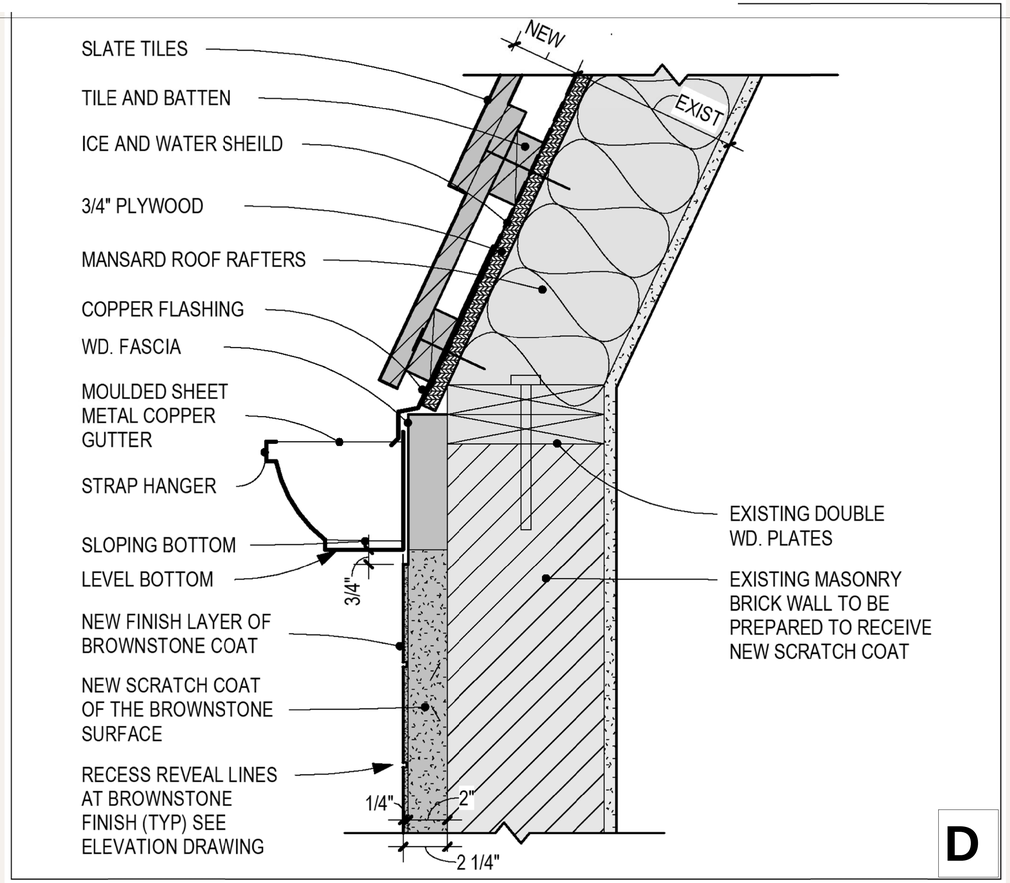


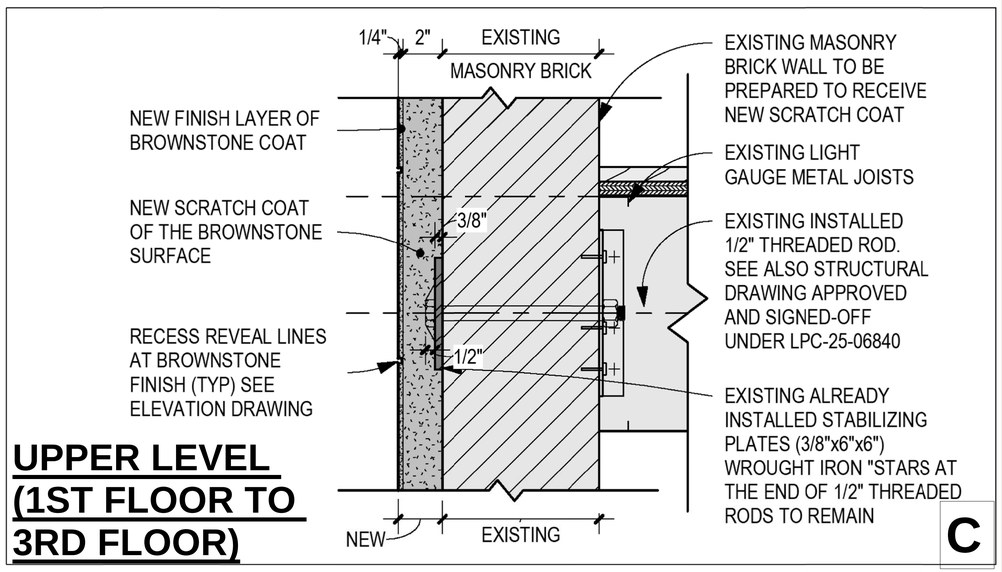
BROWNSTONE FINISH - TYPICAL WALL DETAIL





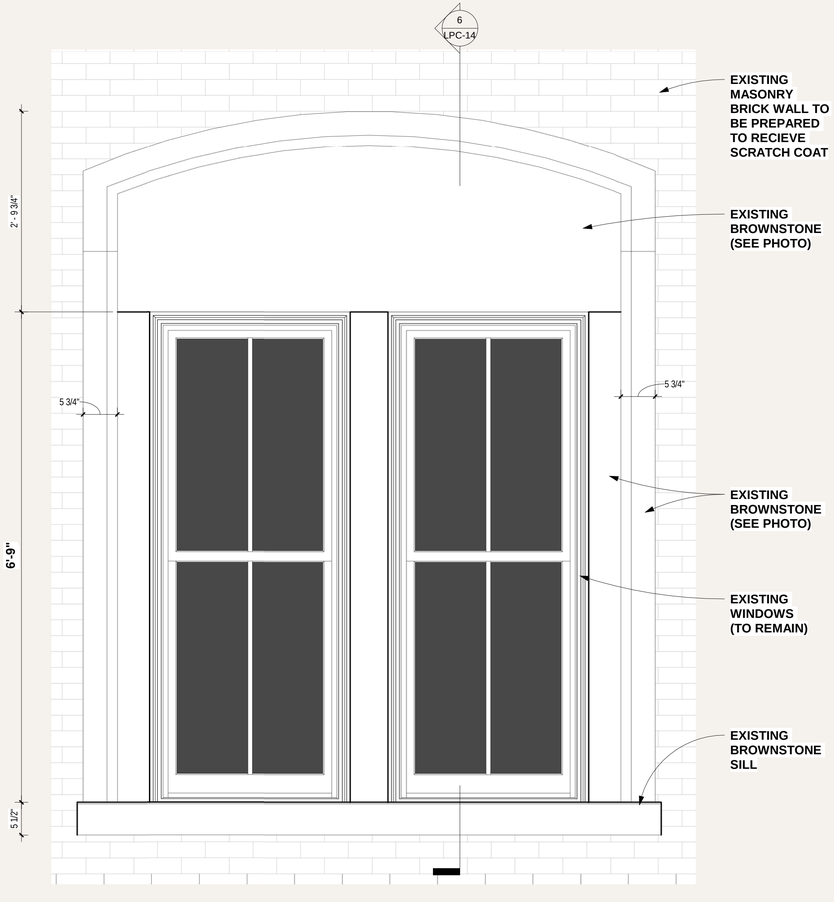
LOWER BASE BROWNSTONE DETAIL



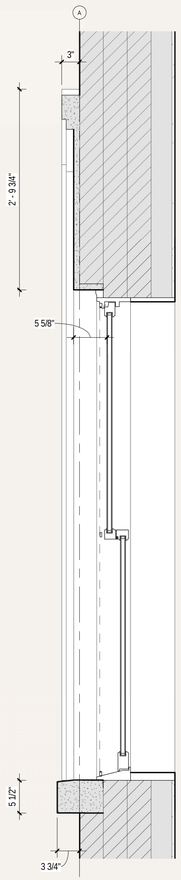


UPPER LEVEL (1ST FLOOR TO 3RD FLOOR)

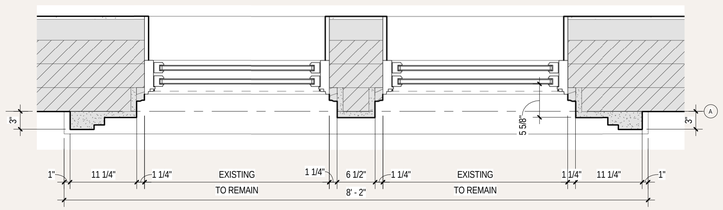
NEW BROWNSTONE FINISH - WINDOW (TYPE 1)



4 ELEVATION
1" = 1'-0"



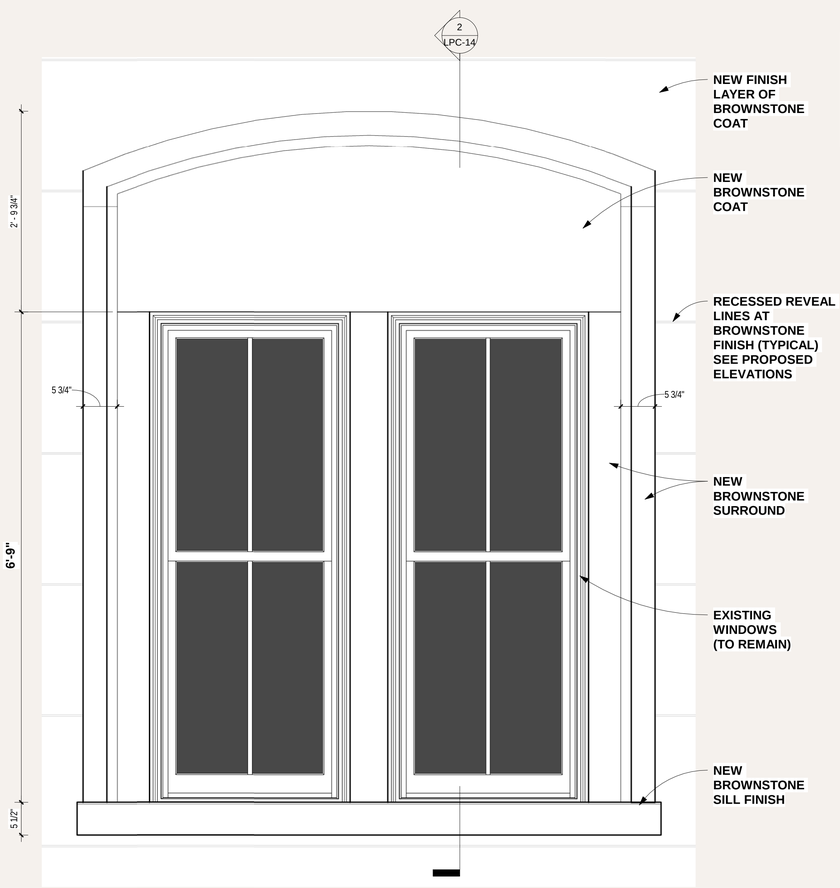
6 SECTION
1" = 1'-0"



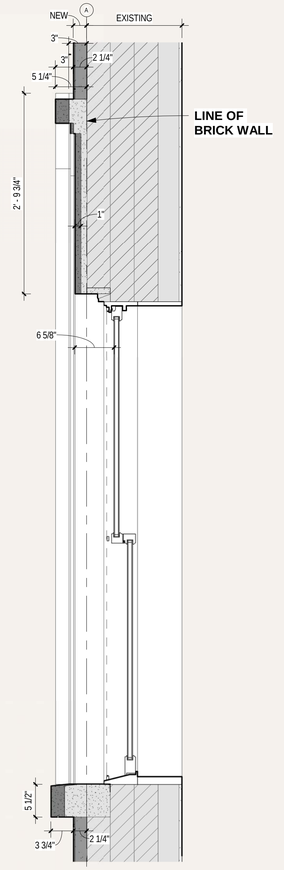
5 PLAN
1" = 1'-0"



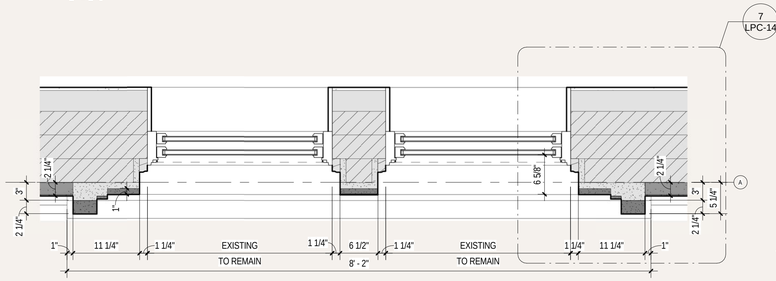
EXISTING CONDITIONS



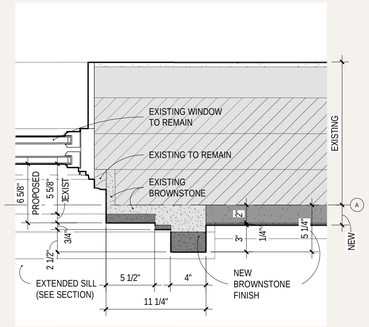
1 ELEVATION
1" = 1'-0"



2 SECTION
1" = 1'-0"



3 PLAN
1" = 1'-0"

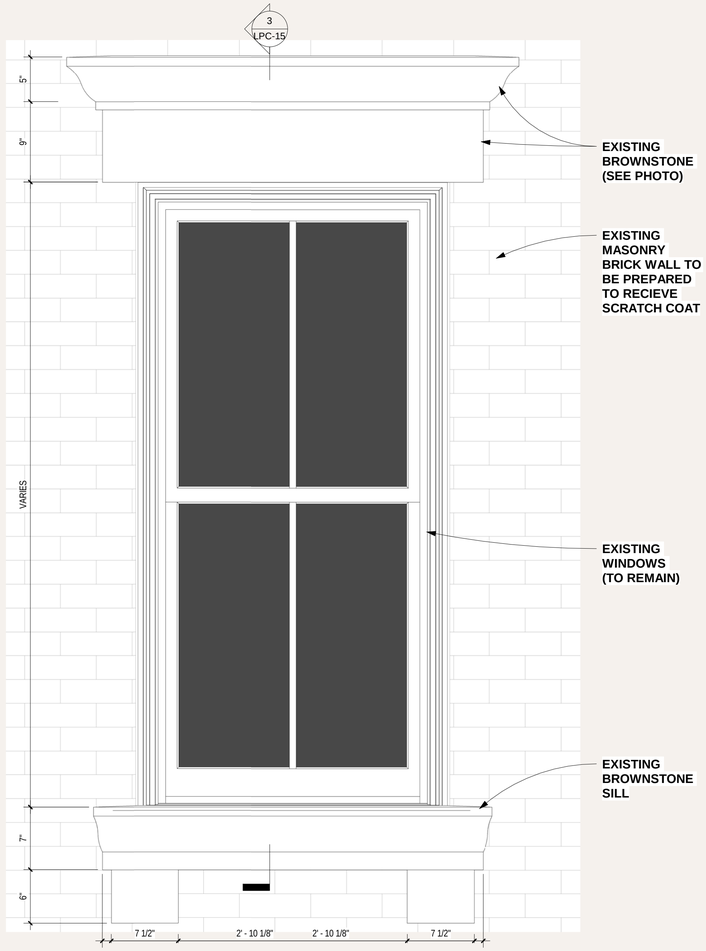


7 WIND-1-DETAIL
1 1/2" = 1'-0"

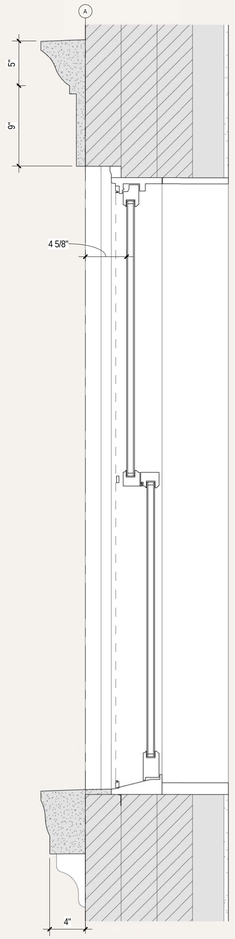
PROPOSED FINISHES

NEW BROWNSTONE FINISH - WINDOW (TYPE 2)

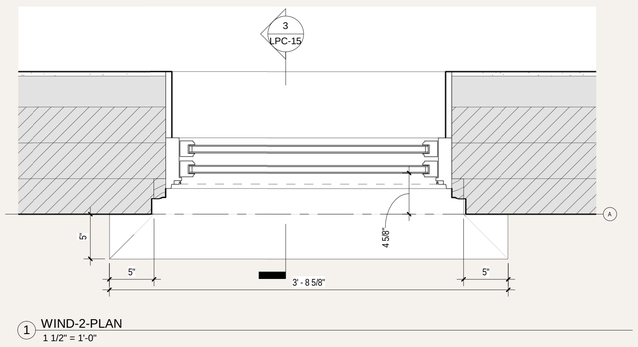
UPPER LEVEL - (1ST FLOOR TO 3RD FLOOR)



2 WIND-2-ELEV
1 1/2" = 1'-0"



3 WIND-2-SECTION
1 1/2" = 1'-0"

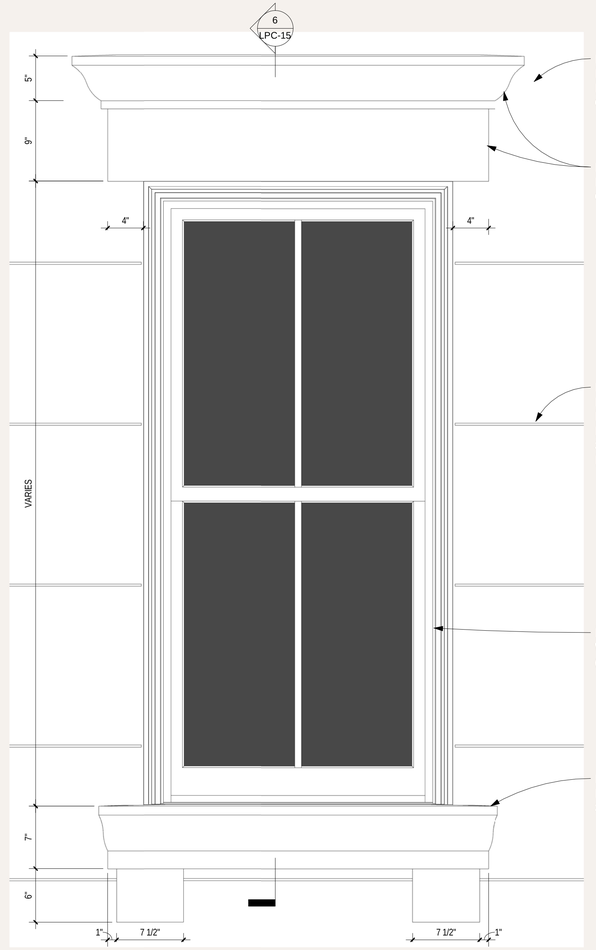


1 WIND-2-PLAN
1 1/2" = 1'-0"

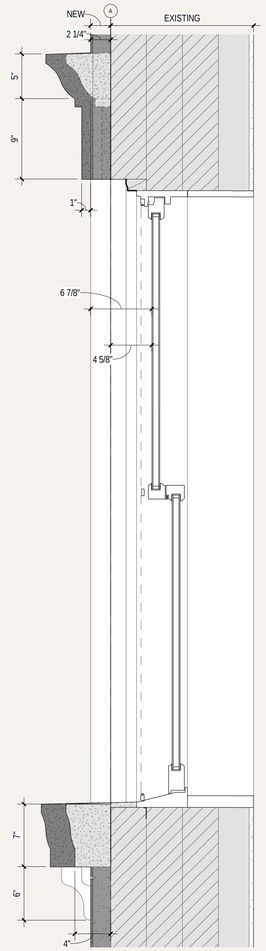




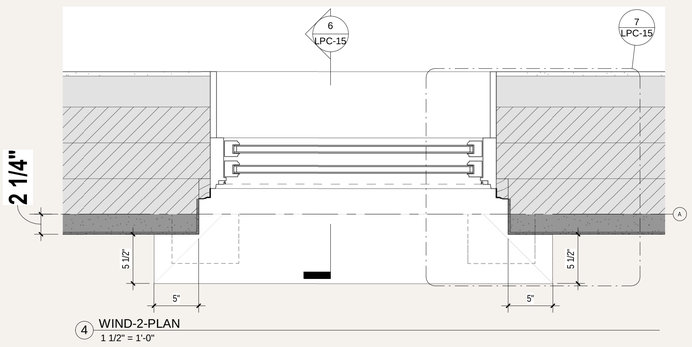
EXISTING CONDITIONS



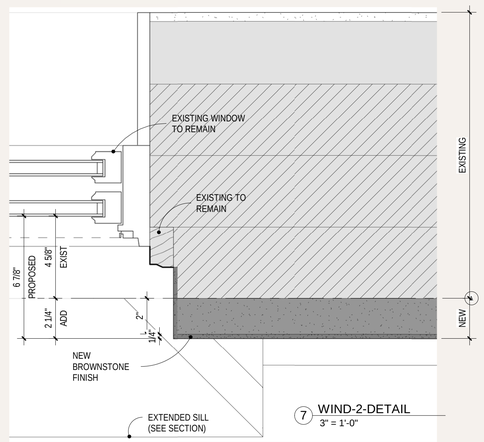
5 WIND-2-ELEV
1 1/2" = 1'-0"



6 WIND-2-SECTION
1 1/2" = 1'-0"



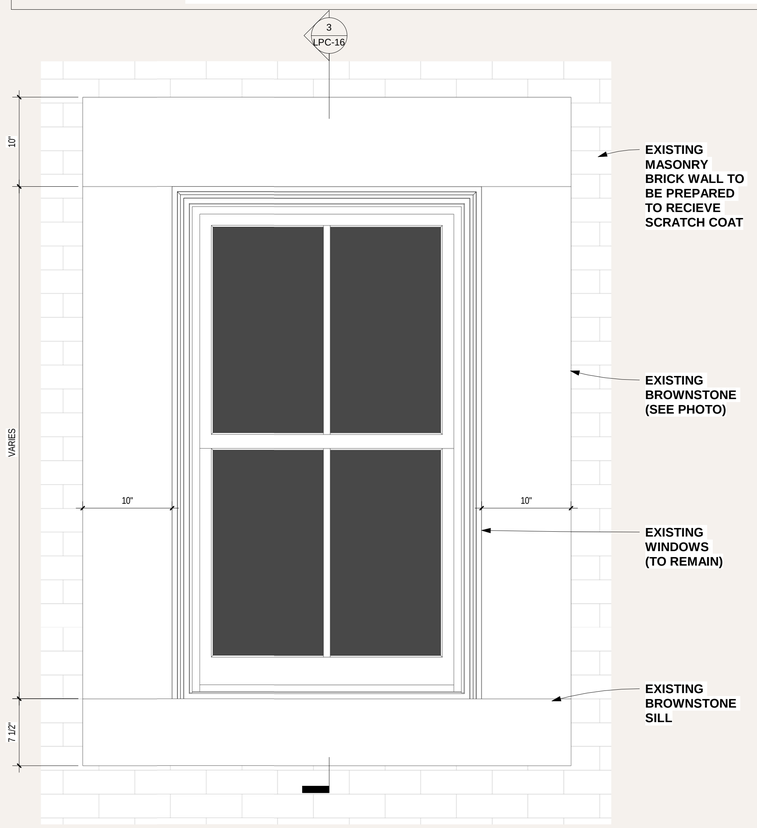
4 WIND-2-PLAN
1 1/2" = 1'-0"



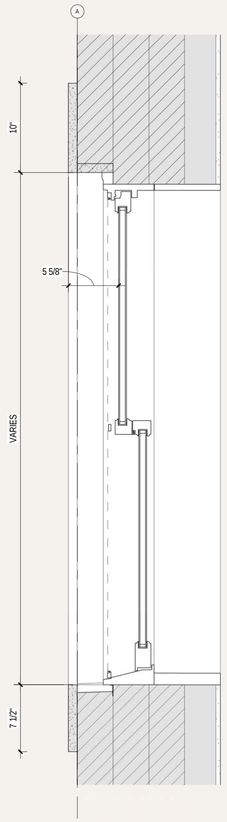
7 WIND-2-DETAIL
3" = 1'-0"

PROPOSED FINISHES

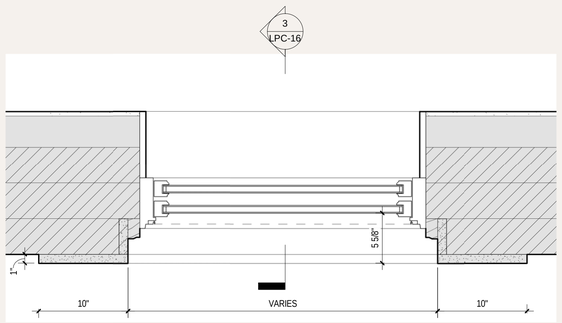
NEW BROWNSTONE FINISH - WINDOW (TYPE 3)



2 WIND-3-ELEV
1 1/2" = 1'-0"



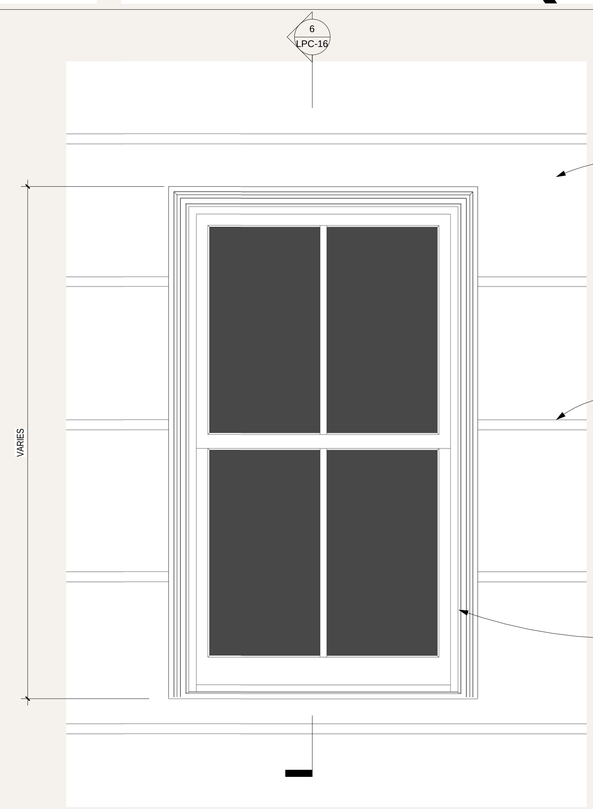
3 WIND-3-SECTION
1 1/2" = 1'-0"



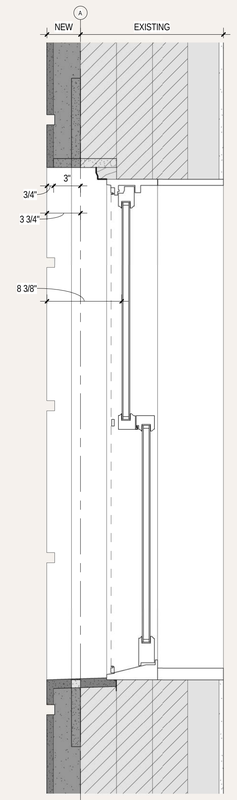
1 WIND-3-PLAN
1 1/2" = 1'-0"



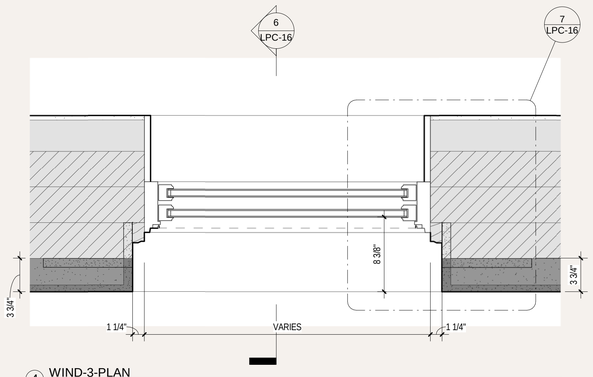
EXISTING



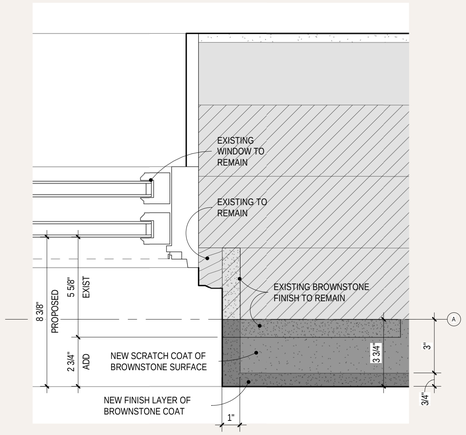
5 WIND-3-ELEV
1 1/2" = 1'-0"



6 WIND-3-SECTION
1 1/2" = 1'-0"



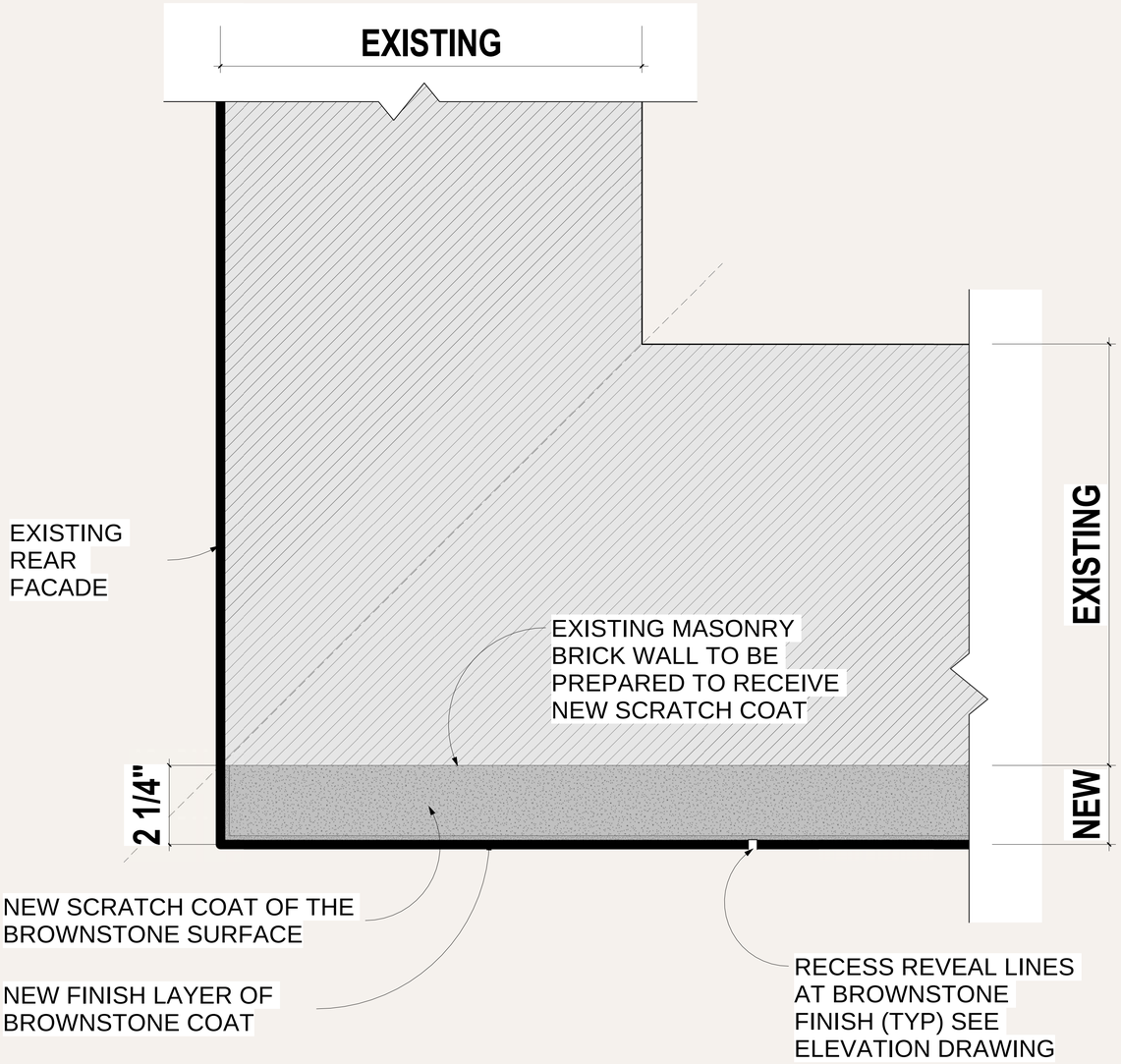
4 WIND-3-PLAN
1 1/2" = 1'-0"



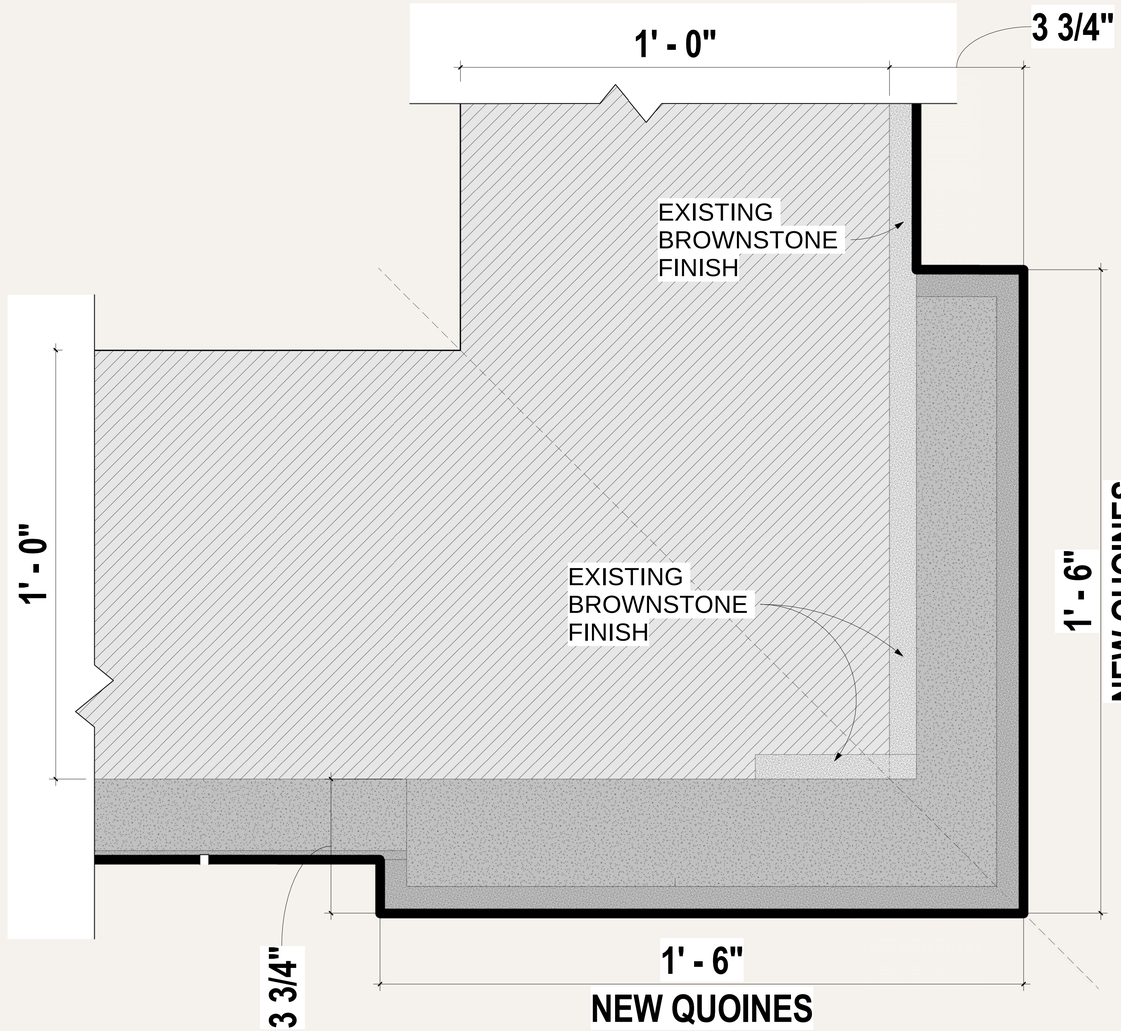
7 WIND-3-DETAIL
3" = 1'-0"

PROPOSED

PROPOSED BROWNSTONE FINISH - AT CORNERS

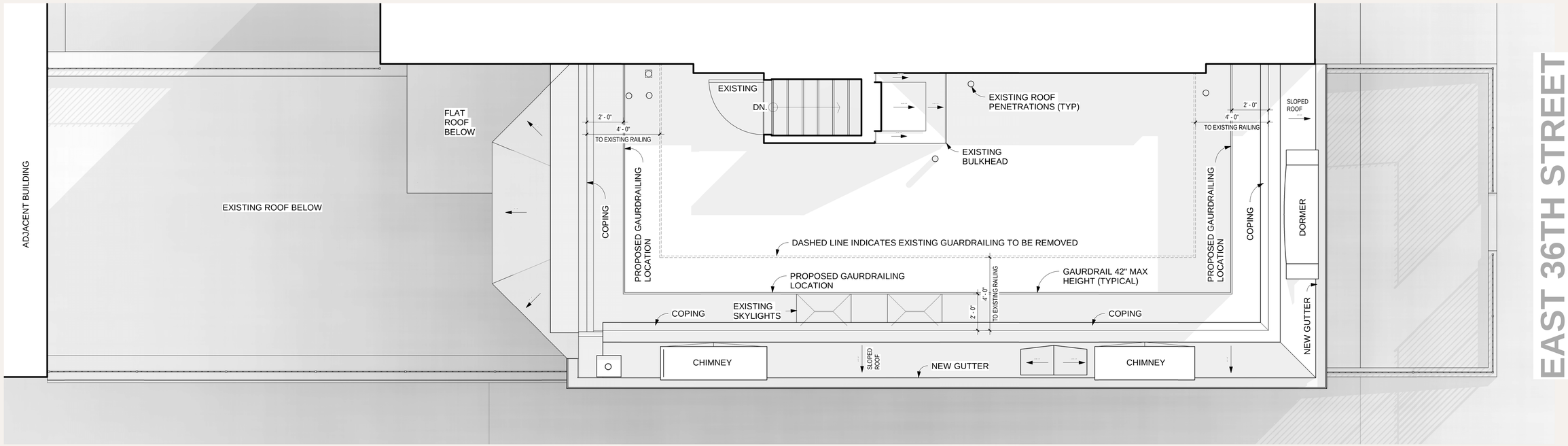


1. REAR CORNER



2. FRONT - QUOINES

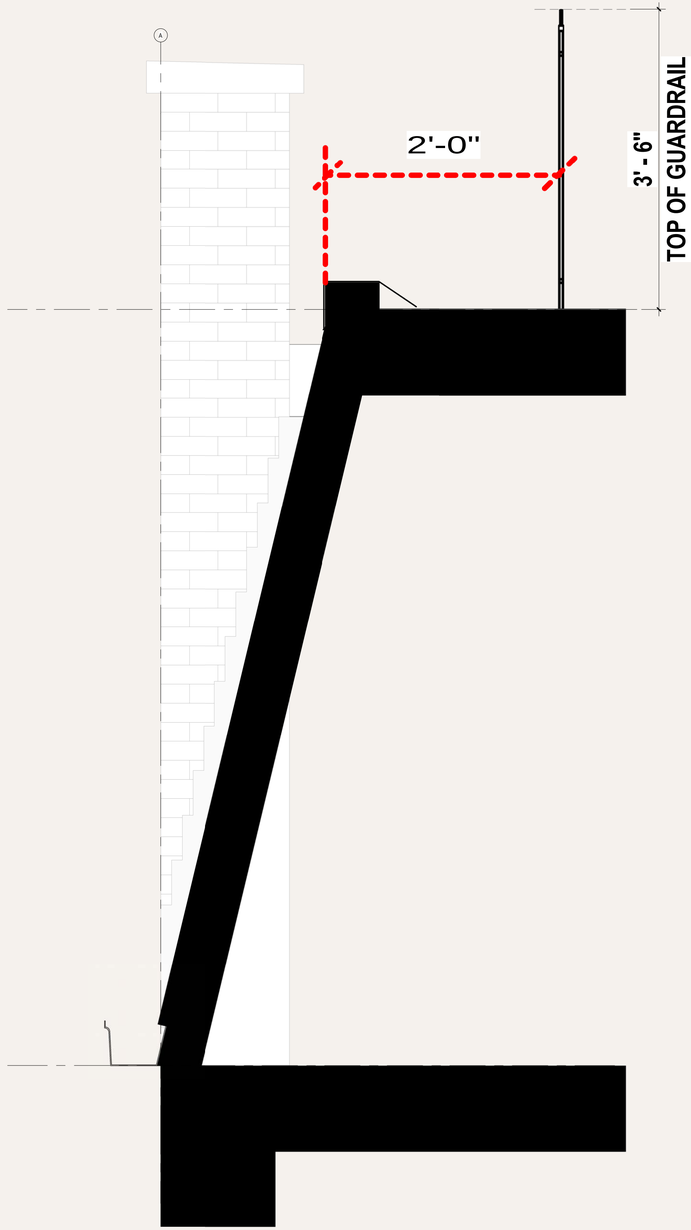
ROOF PLAN - EXIST. & PROP. RAILING LOCATIONS



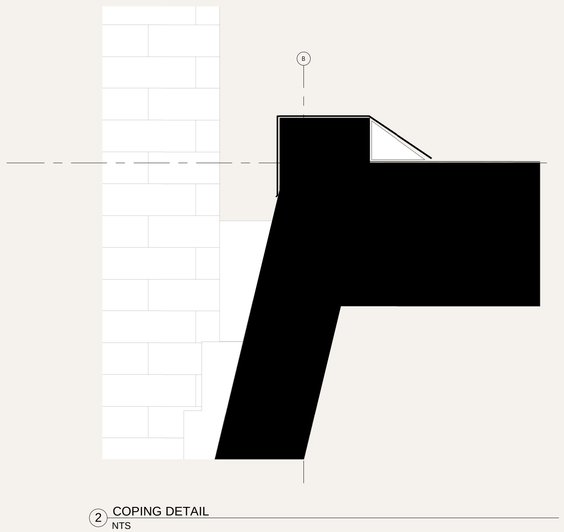
1 RAILING PLACEMENT - FLOOR PLAN
3/8" = 1'-0"

SECTION - GUARDRAILING AT MANSARD ROOF

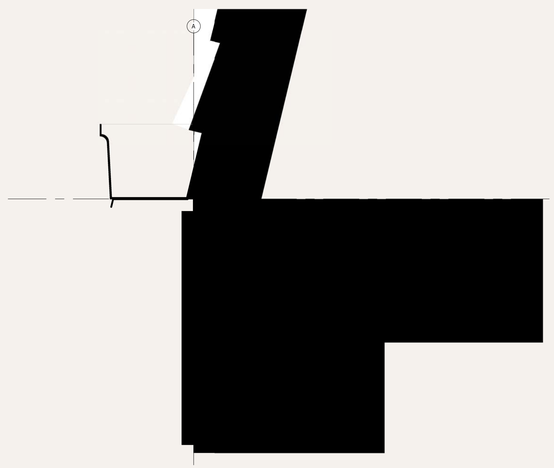
TYPICAL SECTIONS



1 RAILING SETBACK
NTS



2 COPING DETAIL
NTS

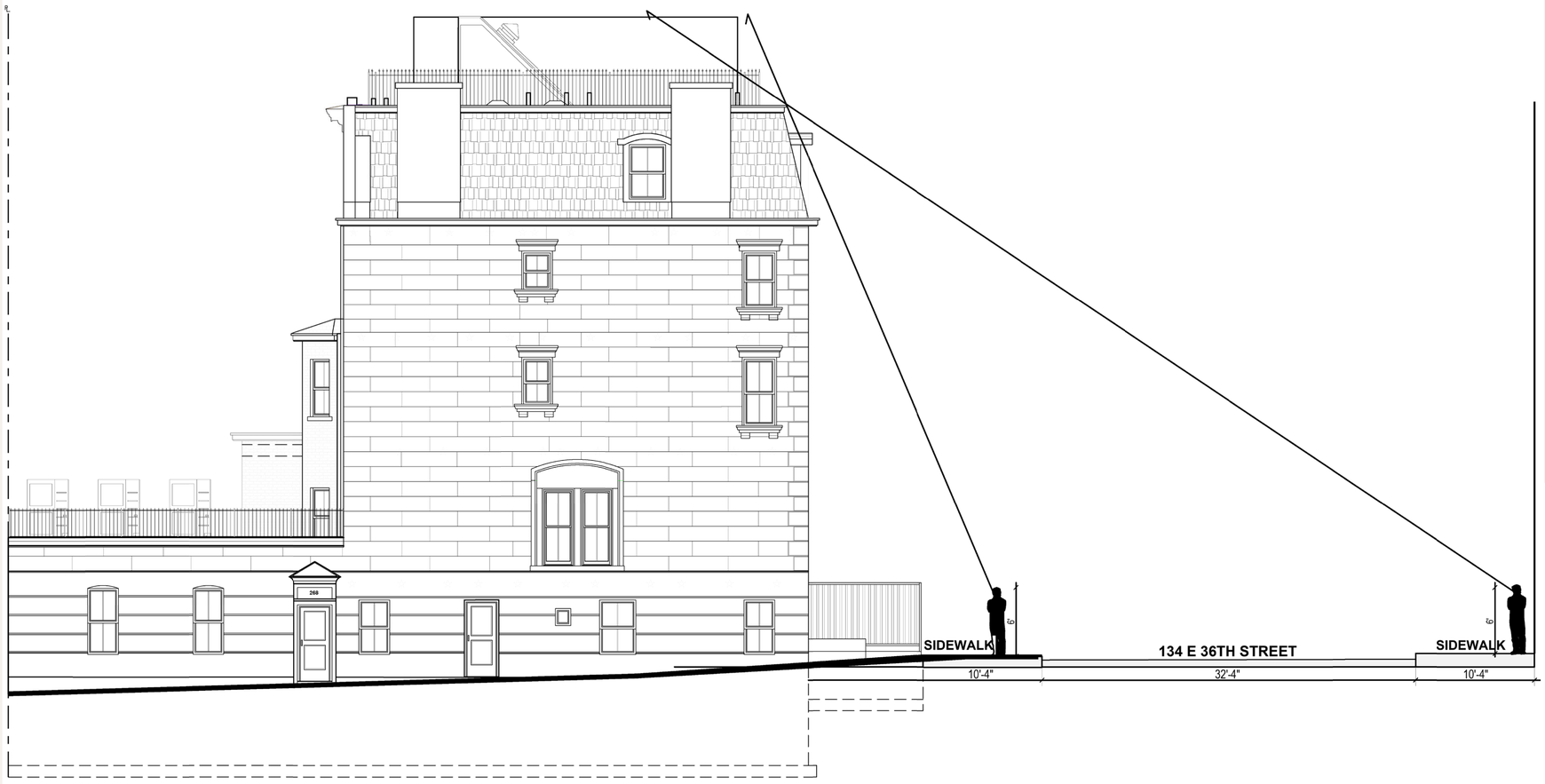


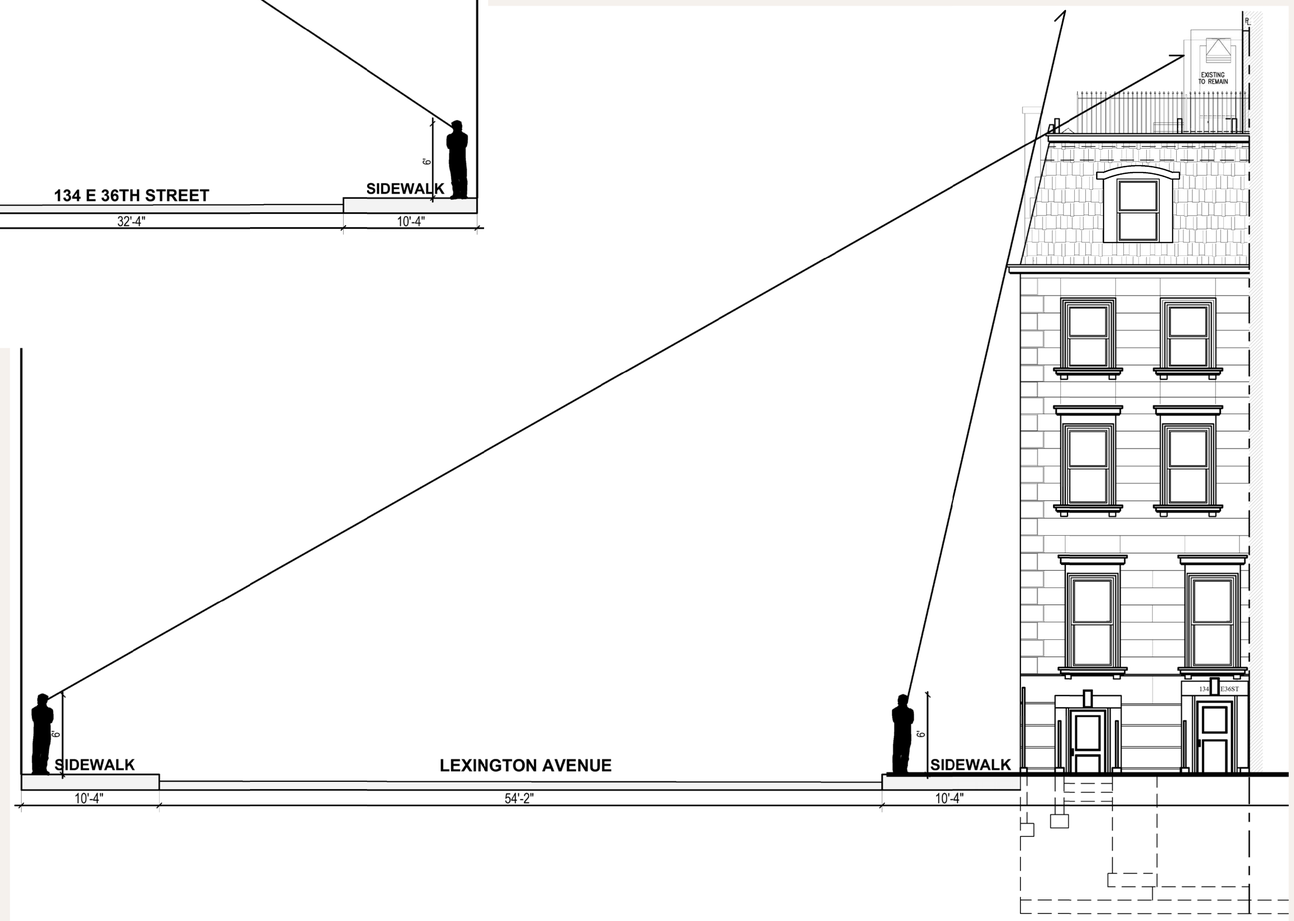
3 GUTTER @MANSARD - SEE DETAIL
NTS



TWO FEET OFFSET - MOCKUP

PROPOSED SITE LINES AT 36TH STREET AND LEXINGTON AVENUE





EXISTING AND PROPOSED CORNER VIEWS



EXISTING - CORNER VIEW - 2026



PROPOSED - CORNER VIEW - RENDERING

Landmarks Preservation Commission

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-09323

134 East 36th Street – Murray Hill Historic District Extension

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 856 4639
Passcode: 205598
646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

APPENDIX

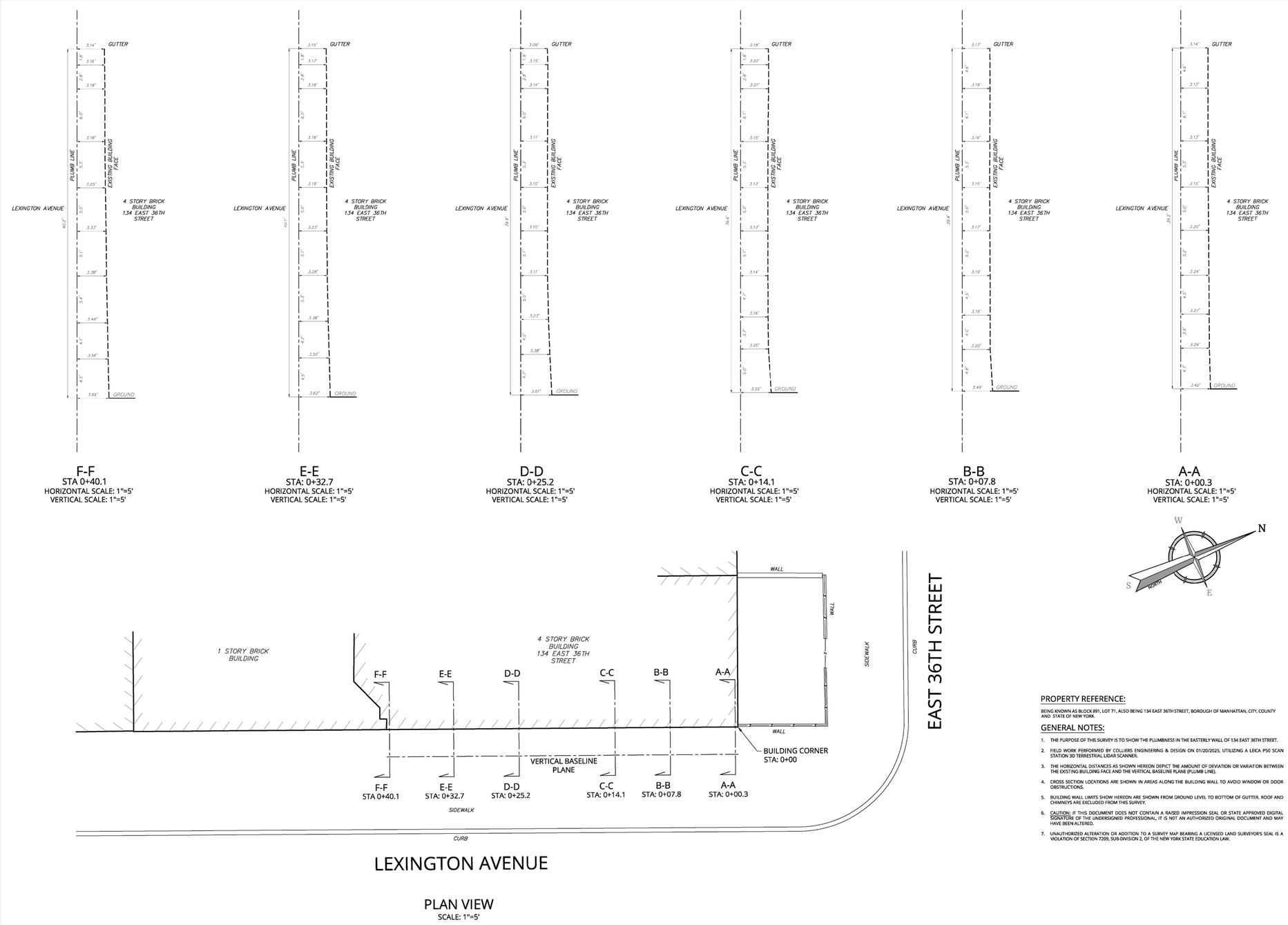
SHEET LIST

LPC-01	COVER	1	of	33
LPC-02	PROJECT OVERVIEW	2	of	33
LPC-03	CONTEXT AND SIGNIFICANCE	3	of	33
LPC-04	EXISTING CONDITION - PHOTOGRAPHS-1	4	of	33
LPC-05	DESIGNATION PHOTOS	5	of	33
LPC-06	EXISTING CONDITION - PHOTOGRAPHS-2	6	of	33
LPC-07	EXISTING CONDITION - PHOTOGRAPHS-3	7	of	33
LPC-08	LEXINGTON AVENUE WALL STABILIZATION-3	8	of	33
LPC-09	EXISTING ELEVATIONS	9	of	33
LPC-10	PROPOSED ELEVATIONS	10	of	33
LPC-11	EXISTING AND PROPOSED CORNER VIEWS	11	of	33
LPC-12	ELEVATION & CALLOUTS TO DETAILS	12	of	33
LPC-13	LEXINGTON AVENUE WALL STABILIZATION-3	13	of	33
LPC-14	LEXINGTON AVENUE WALL WINDOW 1	14	of	33
LPC-15	LEXINGTON AVENUE WALL WIN-2	15	of	33
LPC-16	LEXINGTON AVENUE WALL WINDOW 3	16	of	33
LPC-17	LEXINGTON AVENUE QUOINES DETAILS	17	of	33
LPC-18	ROOF PLAN - EXIST. & PROP. RAILING LOCATIONS	18	of	33
LPC-19	RAILING LOCATION ROOF PLAN	19	of	33
LPC-20	SITE LINES AT 36TH STREET AND LEXINGTON AVENUE	20	of	33
LPC-21	EXISTING AND PROPOSED CORNER VIEWS	21	of	33

APP-01	APPENDIX COVER	22	of	33
APP-02	LEXINGTON AVENUE WALL STABALIZATION-1	23	of	33
APP-03	LEXINGTON AVENUE WALL STABALIZATION-2	24	of	33
APP-04	LEXINGTON AVENUE WALL STABILIZATION-3	25	of	33
APP-05	BROWNSTONE SPECIFICATIONS	26	of	33
APP-06	ROOFING REPLACEMENT PLAN & DETAILS	27	of	33
APP-07	ROOF REPLACEMENT	28	of	33
APP-08	EXISTING AND PROPOSED WROUGHT IRON RAILINGS	29	of	33
APP-09	BROWNSTONE FINISH PRECEDENCE	30	of	33
APP-10	CORNER BUILDING EXAMPLES - PRECEDENCE	31	of	33
APP-11	EXISTING UPPER ROOF IMAGES	32	of	33
APP-12	INSTALLER INFORMATION AND PRECEDENT WORK	33	of	33

FACADE STABILIZATION

- **The east (Lexington Avenue) brick veneer wall was suspected to be failing and out of plumb.**
- **GENERAL NOTES:**
- **The purpose of this survey is to show the plumbness of the easterly wall of 134 East 36th Street.**
- Field work performed by Colliers Engineering & Design on 01/09/2025, using a Leica P50 Scan Station 3D terrestrial LiDAR scanner.
- The horizontal distances as shown hereon depict the amount of deviation of offset between the existing building face and the vertical baseline plane (plumb line).



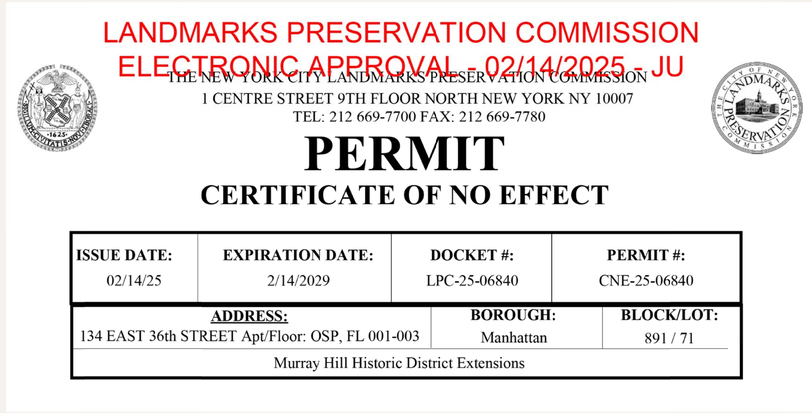
PROPERTY REFERENCE:

BEING KNOWN AS BLOCK 891, LOT 71, ALSO BEING 134 EAST 36TH STREET, BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PLUMBNESS IN THE EASTERLY WALL OF 134 EAST 36TH STREET.
2. FIELD WORK PERFORMED BY COLLIERS ENGINEERING & DESIGN ON 01/20/2025, UTILIZING A LEICA P50 SCAN STATION 3D TERRESTRIAL LIDAR SCANNER.
3. THE HORIZONTAL DISTANCES AS SHOWN HEREON DEPICT THE AMOUNT OF DEVIATION OR VARIATION BETWEEN THE EXISTING BUILDING FACE AND THE VERTICAL BASELINE PLANE (PLUMB LINE).
4. CROSS SECTION LOCATIONS ARE SHOWN IN AREAS ALONG THE BUILDING WALL TO AVOID WINDOW OR DOOR OBSTRUCTIONS.
5. BUILDING WALL LIMITS SHOW HEREON ARE SHOWN FROM GROUND LEVEL TO BOTTOM OF GUTTER. ROOF AND CHIMNEYS ARE EXCLUDED FROM THIS SURVEY.
6. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR STATE APPROVED DIGITAL SIGNATURE OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

FACADE STABILIZATION


LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/14/2025 - JU

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 NO EFFECT

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	PERMIT #:
02/14/25	2/14/2029	LPC-25-06840	CNE-25-06840

ADDRESS:	BOROUGH:	BLOCK/LOT:
134 EAST 36th STREET Apt/Floor: OSP, FL 001-003	Manhattan	891 / 71
Murray Hill Historic District Extensions		

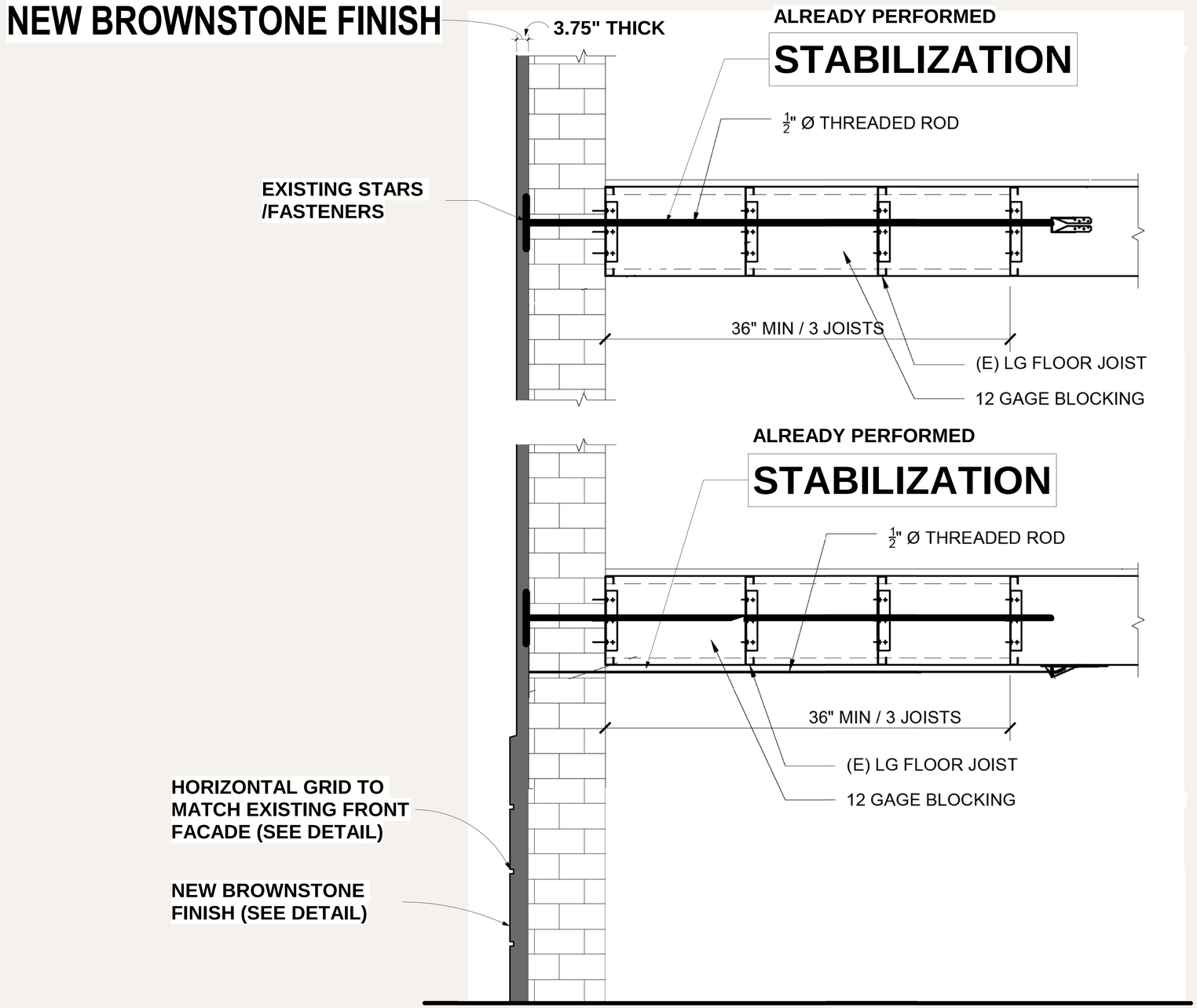
- **The east (Lexington Avenue) facade was found to be failing and out of plumb. A facade deviation survey confirmed the extent of the displacement, and stabilization work was subsequently filed and approved by the Landmarks Preservation Commission under Certificate of No Effect CNE-25-06840, issued February 14, 2025. The approved work included the installation of brown painted metal star bolts/anchor plates at the first, second, and third floor levels, along with interior structural reinforcement.**

- **This stabilization work has been completed. However, the star bolts remain visible on the facade, and the deteriorated brick continues to be exposed to weather and further degradation.**

- **We are now proposing to clad the stabilized brick facade with a new brownstone finish. This approach serves three purposes:**
  1. **it conceals the exposed star bolts,**
  2. **it provides a protective layer over the stabilized but deteriorating brick, and**
  3. **it unifies the building's appearance by extending the front (36th Street) facade's brownstone coursing, grid lines, bay spacing, and joint pattern around the Lexington Avenue elevation.**

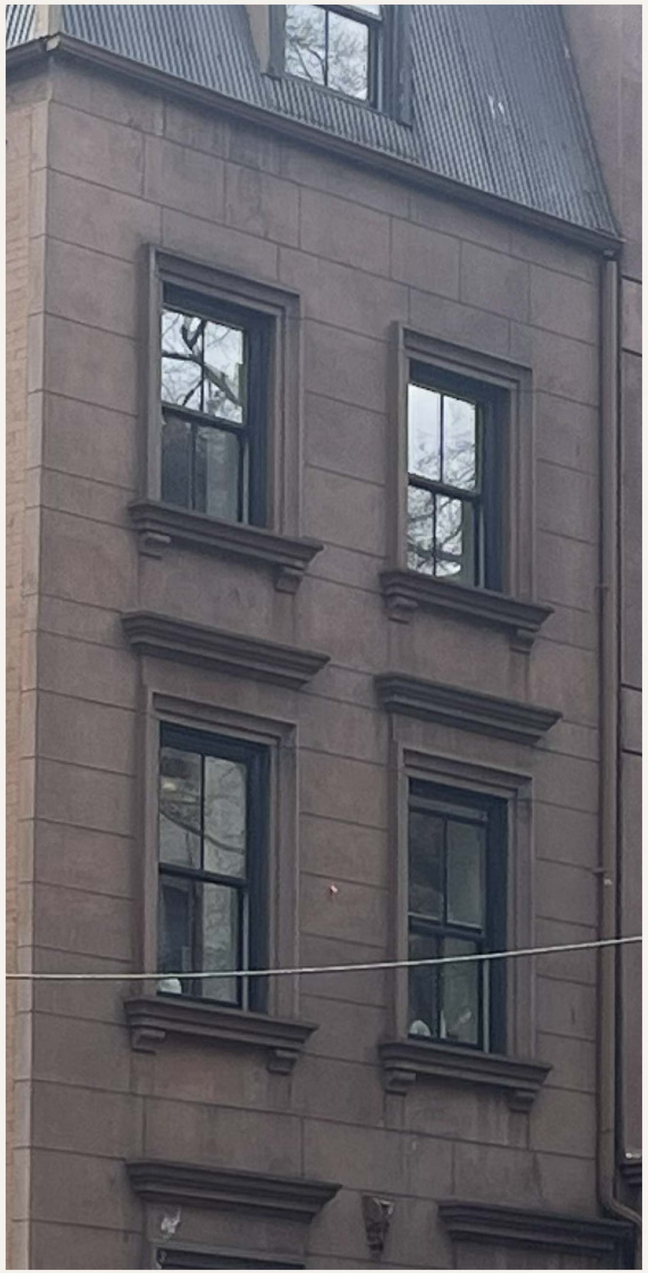
- **While the east facade was historically brick, the proposed brownstone treatment presents a more cohesive and historically harmonious reading of the building, consistent with its Second Empire architectural character as noted in the Murray Hill Historic District Designation Report.**

PROPOSED EAST FACADE RESURFACING



1 STABILIZATION AND IMROVEMENT 2
1" = 1'-0"

BROWNSTONE SPECIFICATIONS



SPECIFICATION FOR PATCHING & RESURFACING BROWNSTONE

A. BROWNSTONE REPAIR AND GRID ALIGNMENT NOTES
   A. GRID AND ALIGNMENT:
      1. ALL REPAIR WORK, BROWNSTONE PATCHING, COURSING, JOINT LINES, AND SURFACE TOOLING SHALL ALIGN WITH THE EXISTING FRONT FACADE GRID, BAY SPACING, AND VERTICAL AND HORIZONTAL DATUMS. GRID LINES SHOWN ARE DERIVED FROM THE EXISTING FRONT FACADE AND SHALL BE MAINTAINED THROUGHOUT ALL REPAIRED AREAS. NO NEW OR ALTERED MODULES ARE PERMITTED.

B. PREPARE THE SURFACE:
   1. CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.

C. KEY THE SURFACE:
   1. TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL 1/2-INCH DIAMETER HOLES, 1/2-INCH DEEP, SPACED TWO TO THREE INCHES APART IN STAGGERED ROWS. VARY THE ANGLE OF THE HOLES.

D. APPLY THE PATCHING MATERIAL USING THE FOLLOWING 5 STEPS:
   1. WASH THE SURFACE:
      - WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.
   2. APPLY THE SLURRY COAT:
      - APPLY THE SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE.
   3. APPLY THE SCRATCH COAT:
      - PRESS THE FIRST SCRATCH COAT INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. SCORE EACH SCRATCH COAT BEFORE INITIAL DRYING TO PROVIDE A KEY FOR SUBSEQUENT COATS. NO COAT SHALL EXCEED 3/8-INCH IN THICKNESS. SCRATCH COATS SHALL CONSIST OF MATERIAL IN THE MIX TO THE REQUIRED VOLUME.
   4. APPLY THE FINISH COAT:
      - APPLY THE FINISH COAT AFTER THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THE FINAL COAT SHALL BE FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE EXISTING STONE.
   5. APPLY THE SURFACE FINISHING:
      - FINISH THE SURFACE TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITIONS. SURFACE TREATMENTS MAY INCLUDE DAMP SPONGING (STIPPLING), DRY TOWELING WITH A WOODEN FLOAT, OR ACID ETCHING WITH DILUTED HYDROFLUORIC ACID, ALL PERFORMED WHILE THE PATCH IS PARTIALLY CURED TO LEATHER HARDNESS.

PATCHING RECIPES

SLURRY COAT
1 PART WHITE PORTLAND CEMENT, 2 PARTS TYPE S LIME
6 PARTS SAND MIX WITH WATER

SCRATCH COAT
1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME
6 PARTS SAND MIX WITH WATER

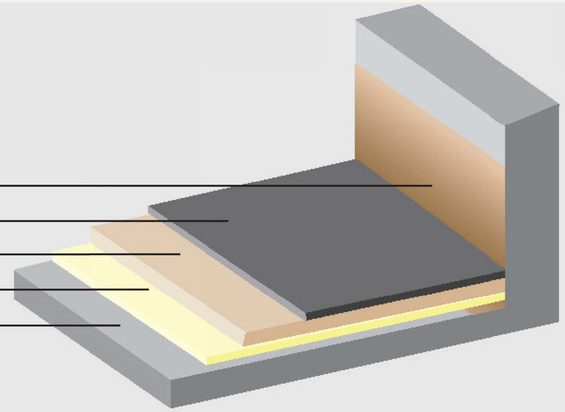
FINISH COAT
1 PART WHITE PORTLAND CEMENT
1 PART TYPE S LIME
2-3 PARTS SAND
3-4 PARTS CRUSHED STONE
DRY PIGMENTS
MIX WITH WATER

SLURRY MIXING TIPS

- ALL MEASUREMENTS ARE PARTS BY VOLUME:
  - ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER
  - USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT SUFFICIENT TO GIVE A COLOR MATCH, AND BE CAREFUL NOT TO EXCEED RECOMMENDED MAXIMUM AMOUNTS, AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR
  - THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE, AND YOU MAY WANT TO CONSIDER USING STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.

ROOFING REPLACEMENT

STANDARD ROOFING ASSEMBLY

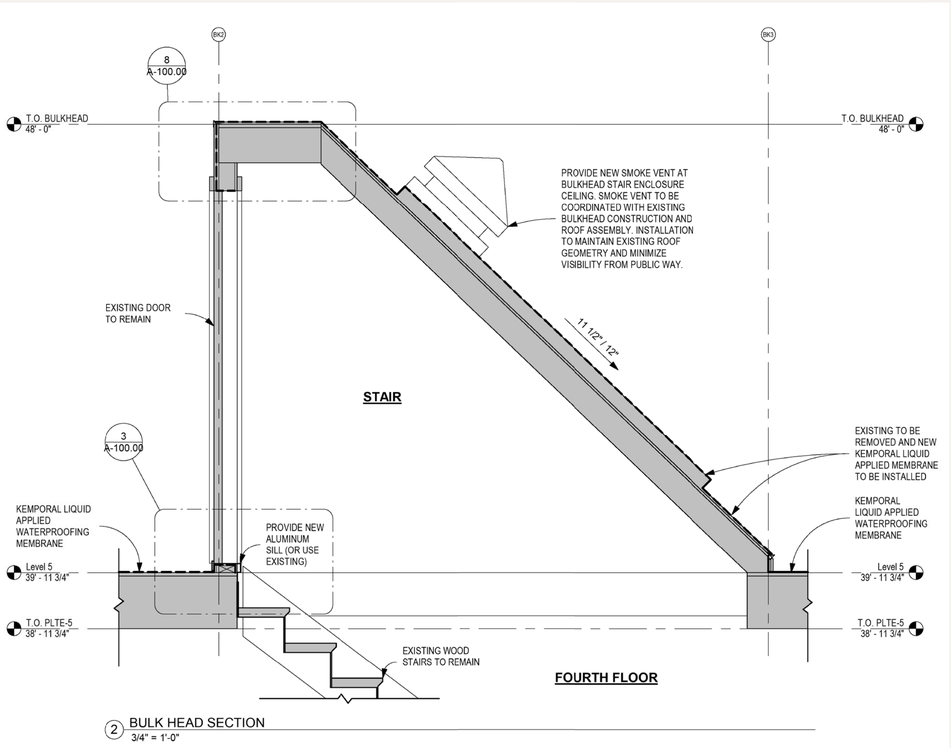


- **The existing roofing membranes at the upper and lower roofs are to be removed and replaced with a new Kemperol 2K-PUR liquid-applied waterproofing membrane system. Kemperol is a cold-applied, fully reinforced, monolithic membrane that bonds directly to the substrate, eliminating the possibility of lateral water migration. The system will be applied to all flat roof areas as shown on drawings.**

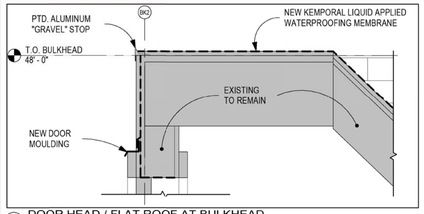
- **Ice and water shield will be provided at perimeter edges of roofs and valleys. All pipe penetrations, drains, and transitions will receive Kemperol flashing details per manufacturer specifications.**

- **New porcelain pavers on a Bison pedestal system will be installed at the lower roof level.**

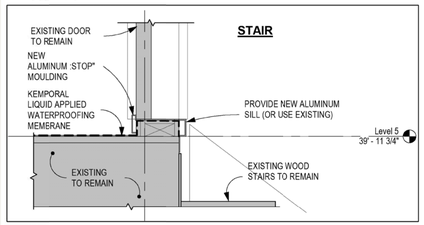
- **Existing gutters and leaders will be replaced in kind with matching material and color.**



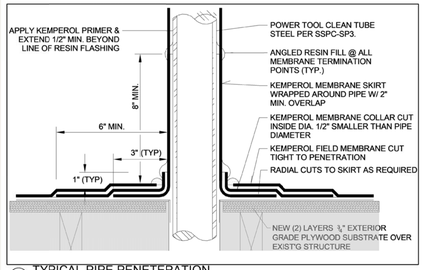
2 BULK HEAD SECTION
3/4" = 1'-0"



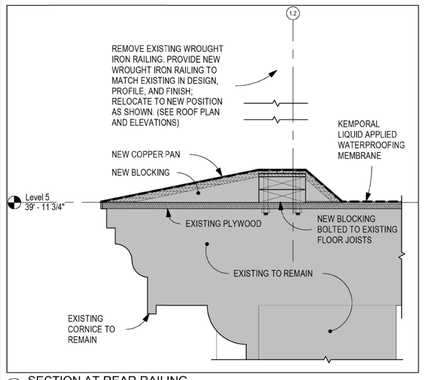
8 DOOR HEAD / FLAT ROOF AT BULKHEAD
1 1/2" = 1'-0"



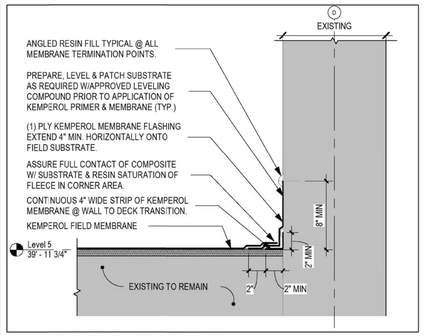
3 DOOR SILL AT BULKHEAD
1 1/2" = 1'-0"



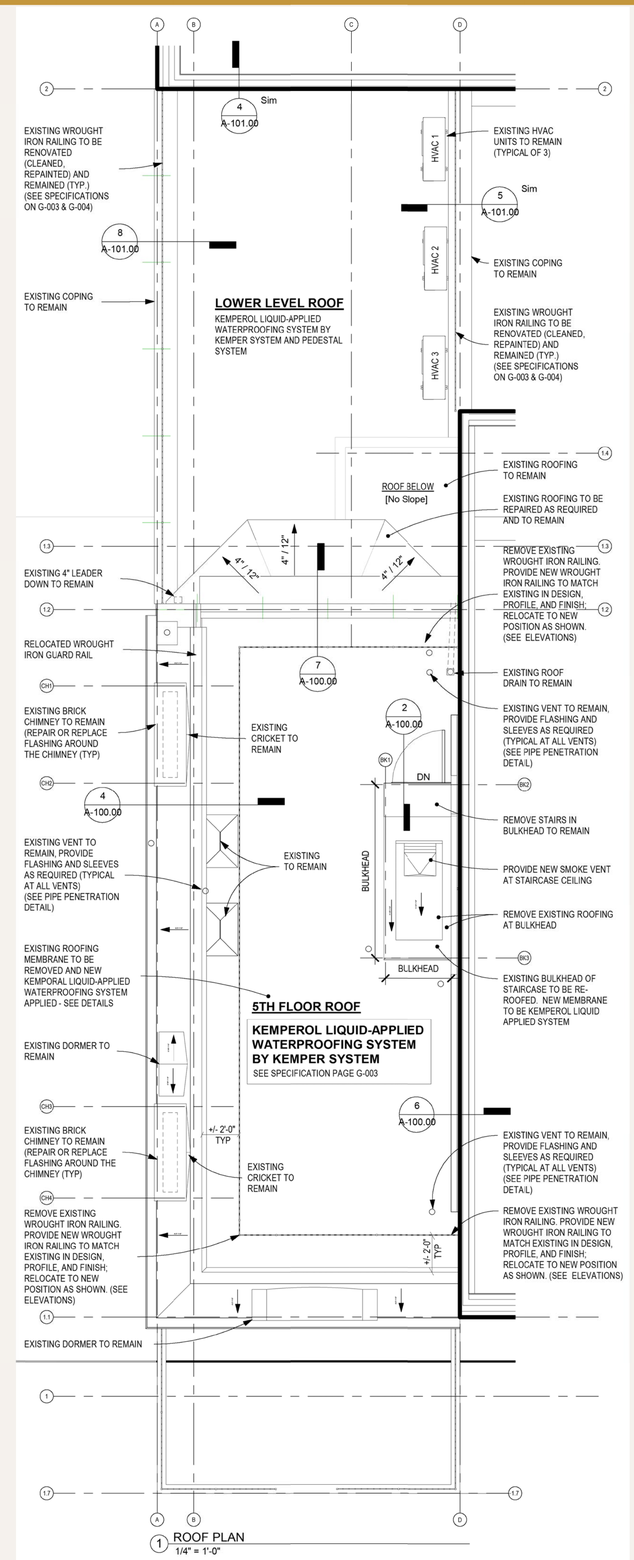
10 TYPICAL PIPE PENETERATION
12" = 1'-0"



7 SECTION AT REAR RAILING
1 1/2" = 1'-0"



6 SECTION AT ADJACENT PARTY WALL
1 1/2" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

ROOFING REPLACEMENT AT MANSARD ROOF



- EXISTING MANSARD ROOF

SCOPE OF WORK

- Existing corrugated metal mansard roofing to be removed and replaced with new Vermont slate shingles (CUPA 12)
- All new flashing in minimum 16 oz. copper
- Slate matches historic mansard roof in material, profile, coursing, and exposure — consistent with the building's Second Empire character
- Slate color samples to be submitted to LPC for approval



VERMONT SLATE SHINGLES / CUPA 12



- PROPOSED RENOVATED MANSARD ROOF

VERMONT SLATE SHINGLES





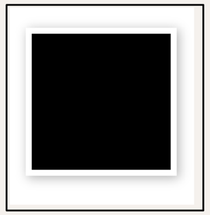
CUPA 14

- OPTIONAL ROOF FINISH TYPES TO BE SELECTED BY LPC

EXISTING AND PROPOSED WROUGHT IRON RAILINGS

PAINT: GENERAL SPECIFICATIONS

EXISTING WROUGHT IRON FENCES: RUST-OLEUM
PRIMER - RUSTOLEUM / RUSTY METAL PRIMER (7769502)
TOP COAT - OIL BASE SATIN BLACK PROTECTIVE ENAMEL (7777730)



SATIN BLACK
7769502

WINDOWS INTERIOR / EXTERIOR: BENJAMIN MOORE
EXISTING DORMERS TRIM EXTERIOR FINISHES
PRIMER - Fresh Start® High-Hiding All Purpose Primer Gallon White
TOP COAT - Regal® Select Exterior - Flat Gallon White Dove OC-17



BLACK
SATIN
2131-10

EXISTING ENTRANCE DOOR: BENJAMIN MOORE
PRIMER - Fresh Start® High-Hiding All Purpose Primer Gallon White
TOP COAT - Regal® Select Exterior - Low Lustre Gallon Black Satin 2131-10



BLACK
SATIN
2131-10

****ALL SPECIFICATIONS APPLY UNLESS OTHERWISE NOTED****

REMOVAL NOTES & SPECIFICATIONS FOR THE RENOVATION & REPAINTING OF THE WROUGHT IRON RAILING & GATES AT FRONT ENTRANCE AND LOWER & UPPER ROOFS

1. REMOVAL OF THE PAINT FROM EXISTING WROUGHT IRON USING "PEEL AWAY" FROM 1-7. THIS SYSTEM IS ENVIRONMENTALLY SAFE METHOD OF REMOVING UP TO (32) LAYERS OF PAINT FROM IRON AND METAL SURFACES. THE SYSTEM INCLUDES A PASTE THAT IS SPREAD OVER THE SURFACE TO BE STRIPPED AND THEN COVERED WITH A FIBROUS LAMINATED PAPER WITH CONTROLS EVAPORATION, AND IS LEFT ON UNTIL ALL THE PAINT IS DISSOLVED FOR THE EASY COLLECTION OF THE WASTE. THE LAMINATED PAPER IS THEN REMOVED WITH BULK OF THE PASTE AND PAINT ADHERING TO IT AND STRIPPED SURFACE IS WASHED CLEAN AND NEUTRALIZED.
2. AFTER REMOVING PAINT CLEAN AND NEUTRALIZE THE ENTIRE SURFACE WITH LOW PRESSURE WASHING TECHNIQUE (BELOW 300PSI) MOVING FROM TOP TO BOTTOM OF WROUGHT IRON ELEMENTS. IF ANY RESIDUE STILL REMAIN SCRAPE IT USING PLASTIC PAINT SCRAPER.
3. AFTER REMOVAL OF PAINT AND CLEANING ENTIRE SURFACE OF FENCE AND GATE THE PRIMER HAS TO BE APPLIED TO THE SURFACE. PRIMER TO BE RUSTOLEUM OIL BASED HIGH PERFORMANCE PROTECTIVE ENAMEL. SEE GENERAL SPECIFICATION OF COLORS ON THIS PAGE.
4. THE FINISH COLOR ON FENCE AND GATE AT FRONT TO BE RUSTOLEUM PROTECTIVE ENAMEL. COLOR BLACK IN SATIN FINISH.



PAINT: EXISTING LOWER ROOF RAILING



PAINT: EXISTING RAILING AT ENTRANCE

PRECEDENT - 54 GREENE AVENUE, BROOKLYN, NY



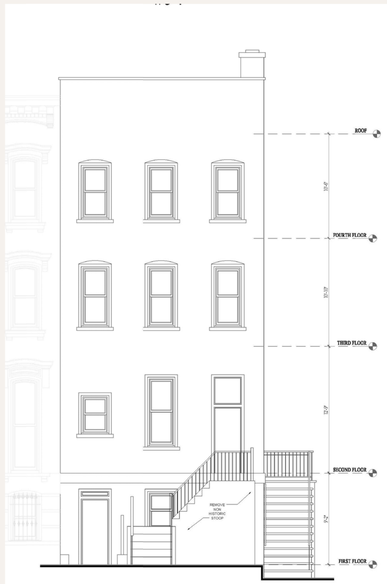
HISTORIC PHOTO



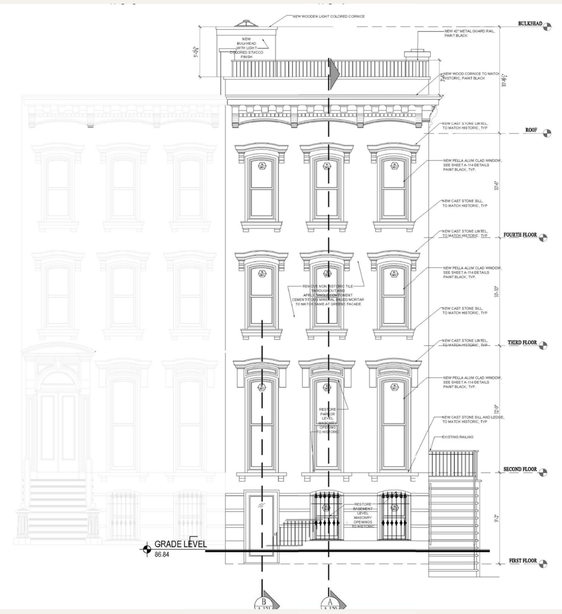
4 1940 TAX LOT PHOTO
NTS

HISTORIC PHOTO

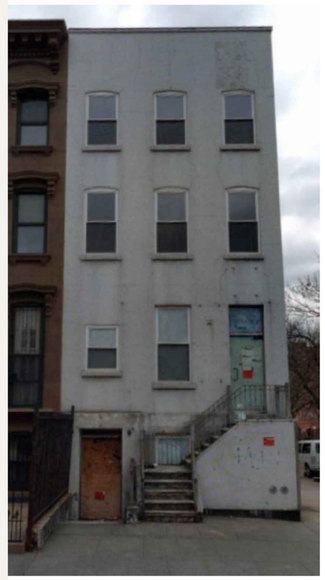
PREVIOUSLY APPROVED LPC PROJECT - STUCCO FINISH OVER HISTORIC BRICK

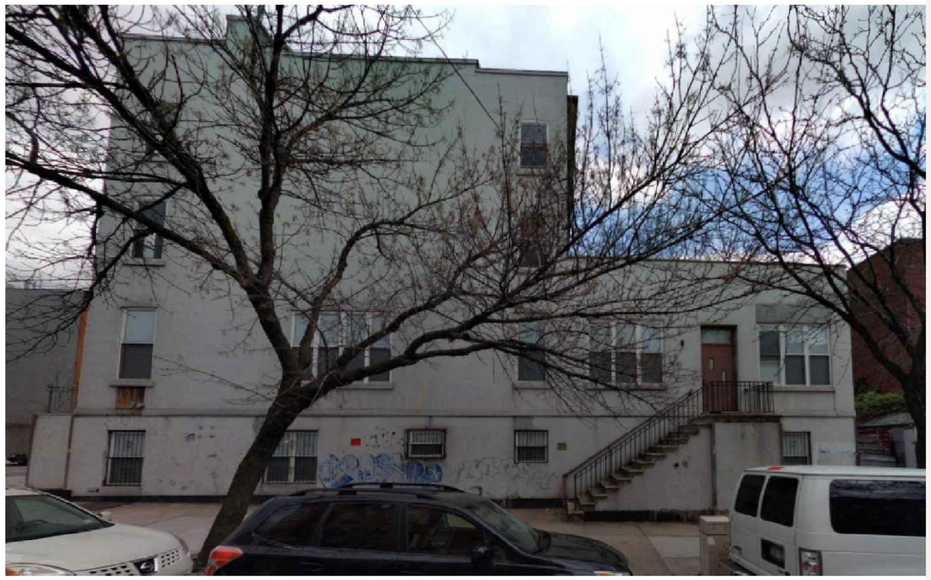


EXISTING

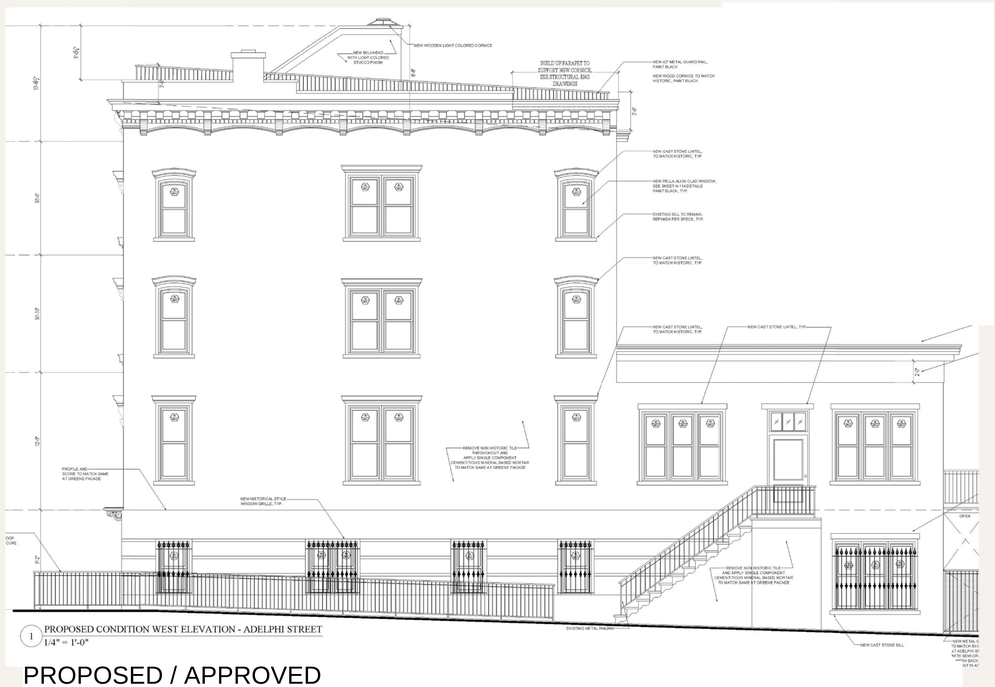


PROPOSED / APPROVED





EXISTING



PROPOSED / APPROVED

CORNER BUILDING EXAMPLES - PRECEDENTS

MURRAY HILL HISTORIC DISTRICT SAMPLES OF STUCCO FINISH AT CORNER PROPERTIES



CORNER BUILDING AT LEXINGTON AVENUE - 136 EAST 38TH STREET



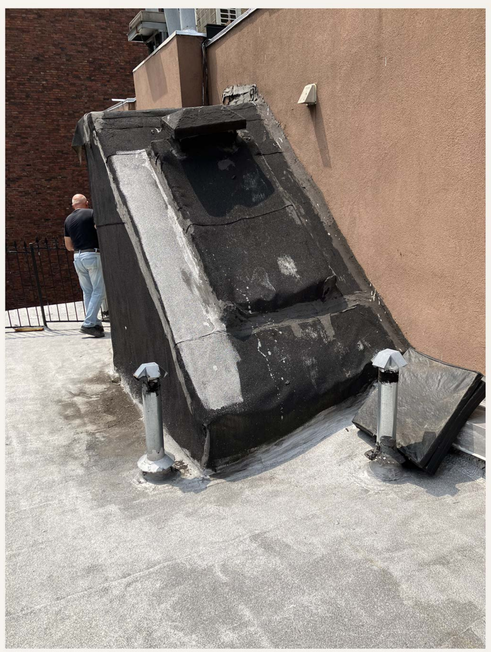
CORNER BUILDING AT 292 LEXINGTON AVENUE - EAST 38TH STREET

EXISTING UPPER ROOF IMAGES











INSTALLER INFORMATION & PRECEDENT WORK

Define Contracting Inc.

Brownstone Facade Restoration Specialist

445 East 5th Street, Suite. F 5, Brooklyn, NY 11218

Tel: 917-517-2117 **Email:**definecontracting@gmail.com

PROPOSAL/CONTRACT

Submitted to: PATH Architecture PC **Date: 07-13-2026**

ATTN: Voytek T. Oktawiec AIA
Job location: 134 E 36th St, New York, NY 10016
Tel: 917-604-8723

Description	Price
1 - Slurry coat & Scratch coat should be approximately 1-3 inches, finishing coat of brownstone should be quarter inch to half inch. **2 - We will not apply any metal wire mesh.** **3 - If the detail is more than 4 inches thick (progressive outline more than 4 inches), then it needs to be mechanically reinforced with rebar anchored to the backup wall.** **Details:** **Brownstone facade restoration, new brownstone coat as per architect-developed details.**	
General Notes: All prices quoted include all labor and materials, unless otherwise stated. All protective measures will be taken during construction to safeguard property. All waste and debris related to the job will be cleaned and removed. Customers will provide water and electricity. Any unforeseen structural work that may require re-stabilizing or rebuilding on the facade will be an additional cost. The client will be notified if any is required during the chipping process.	
Insurance: We will provide general liability action over coverage, disability coverage, and workers' compensation. Umbrella insurance (5M) coverage.	
Including Labor & Materials Total	

PROPOSAL FROM MOHAMMED RUBEL W/ INDICATED THICKNESSES OF BROWNSTONE COATING



115 EAST 38TH STREET

Landmarks Preservation Commission

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-09323

134 East 36th Street – Murray Hill Historic District Extension

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 856 4639
Passcode: 205598
646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.