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**The City of New York
Community Board 8 Manhattan**

April 22, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 163 East 69th Street (Upper East Side Historic District) – *L. Ramirez, Architect* - A neo-Georgian style four-story building designed by Albro & Lindeberg and constructed in 1909. Application is for window and door replacements, rooftop floor addition.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 21, 2021, the board approved the following resolution by a vote of 45 in favor, 1 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS 169 East 69th Street was built in 1851 as a two-family dwelling with a garage, converted into a tenement building in 1873, and converted into apartments with storage for four cars in 1954;

WHEREAS the property is 25'-0" wide by 100 feet long;

WHEREAS the width of the building is about 25 feet, and the length of the building is 79'-10 7/8" with a 17'-6" wide extension on the first floor along the west property line to the rear property line;

WHEREAS the applicant seeks to repair and restore the front façade, whose major material is a "reddish brown" brick;

WHEREAS the ground floor currently has a door on the west, a narrow pair of doors within a masonry opening that was reduced in size, and a window to the east;

WHEREAS the buildings either side have a door either side of a wide masonry opening with a pair of garage doors;

WHEREAS the ground floor of 169 East 69th Street also had a ground floor design similar to the buildings either side with a door on either side of a wide opening with a pair of large doors into the garage;

WHEREAS the applicant will restore the ground floor to be similar to the original design in the symmetrical relationships with an entry door on the west, a large pair of doors in the restored large central opening, and a false door on the east;

WHEREAS the brick masonry openings will have limestone keystones;

WHEREAS the ground floor doors will be of a raised panel design and will be painted black;

WHEREAS the existing windows will be replaced with six over six divided lite windows to match the original windows;

WHEREAS the façade will be fully repaired or replaced to include semi-circular wrought iron railings at the second-floor windows, the limestone sills, lintels, and keystones at the windows, the white painted metal cornice, modillions, and dentils, and repointing and power-washing of the brick masonry.

WHEREAS the roof of the recess on the east side of the building, which is about 5'-0" deep and 20'-0" long, will be replaced with a sloped skylight with translucent glass;

WHEREAS the rear extension will be cut back 13'-0" to create a rear garden;

WHEREAS the north face of the extension will have glass doors with single lites with narrow glass transoms and the east face will have two glass doors with narrow transoms;

WHEREAS the eastern portion of the rear façade of the main building and the second floor will have a multi-pane glazing system that will replace three punched in windows on the second floor;

WHEREAS there will be French doors within the multi-pane glazing system centered on the terrace being created on the ground floor extension;

WHEREAS the masonry openings for the three punched -in windows on the third and fourth floors will be changed to create three two story high masonry openings;

WHEREAS the sills for the third-floor windows will be replaced with new limestone sills to match the existing;

WHEREAS the existing six over six windows in the punched in openings on the third floor will be replaced with new six over six windows to match the existing windows and the six over six punched in windows on the fourth floor will be replaced with multi-pane full height windows;

WHEREAS the fourth-floor windows will have new guardrails and sills;

WHEREAS a rooftop enlargement will be added with a setback from the front façade of 26'-7" and a setback from the rear façade of 8'-4 ¼" with the shape of the enlargement the full width of the building at the rear portion and the width of the building at the setback area in the center of the building;

WHEREAS the rear portion of the enlargement will be about 12 feet in length and the portion in the center of the building will be about 21 feet in length.

WHEREAS the current height of the building to the top of the roof is 48'-4" plus a parapet height of 3'-2" for a total height of 51'-6";

WHEREAS the current roof is being rebuilt at a height of 47'-9 ½" and the new parapet at the front will be 3'-6" for an overall height of 51'- 3 ½";

WHEREAS the roof of the enlargement will be 10'-0" higher than the new main roof for a height of 57'-9 ½" and the parapet will be 1'-6 ½" for an overall height from grade of 59'-4";

WHEREAS there will be a door from the new fifth floor to a new terrace on the main front roof;

WHEREAS there will be mechanical equipment set back from the front along the east side of the main front roof;

WHEREAS the roof of the fourth floor in the rear will become a terrace;

WHEREAS the glazing for the fifth floor in the rear will be full height windows with a glass door to the terrace;

WHEREAS the glazing on the rear of the fifth floor will be similar in appearance to the glazing of the ground floor extension;

WHEREAS the vertical enlargement is not visible from 69th Street but is partially visible from Third Avenue;

WHEREAS this restoration, renovation, and enlargement restores the front façade in an authentic manner;

WHEREAS the enlargement and the changes to the glazing on the rear façade are in the spirit of the restoration of the front;

WHEREAS the glazing in the rear has been increased to reflect the program for the building while maintaining the brick masonry character of the building;
WHEREAS this restoration, renovation, and enlargement is contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **APPROVED** as presented.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District