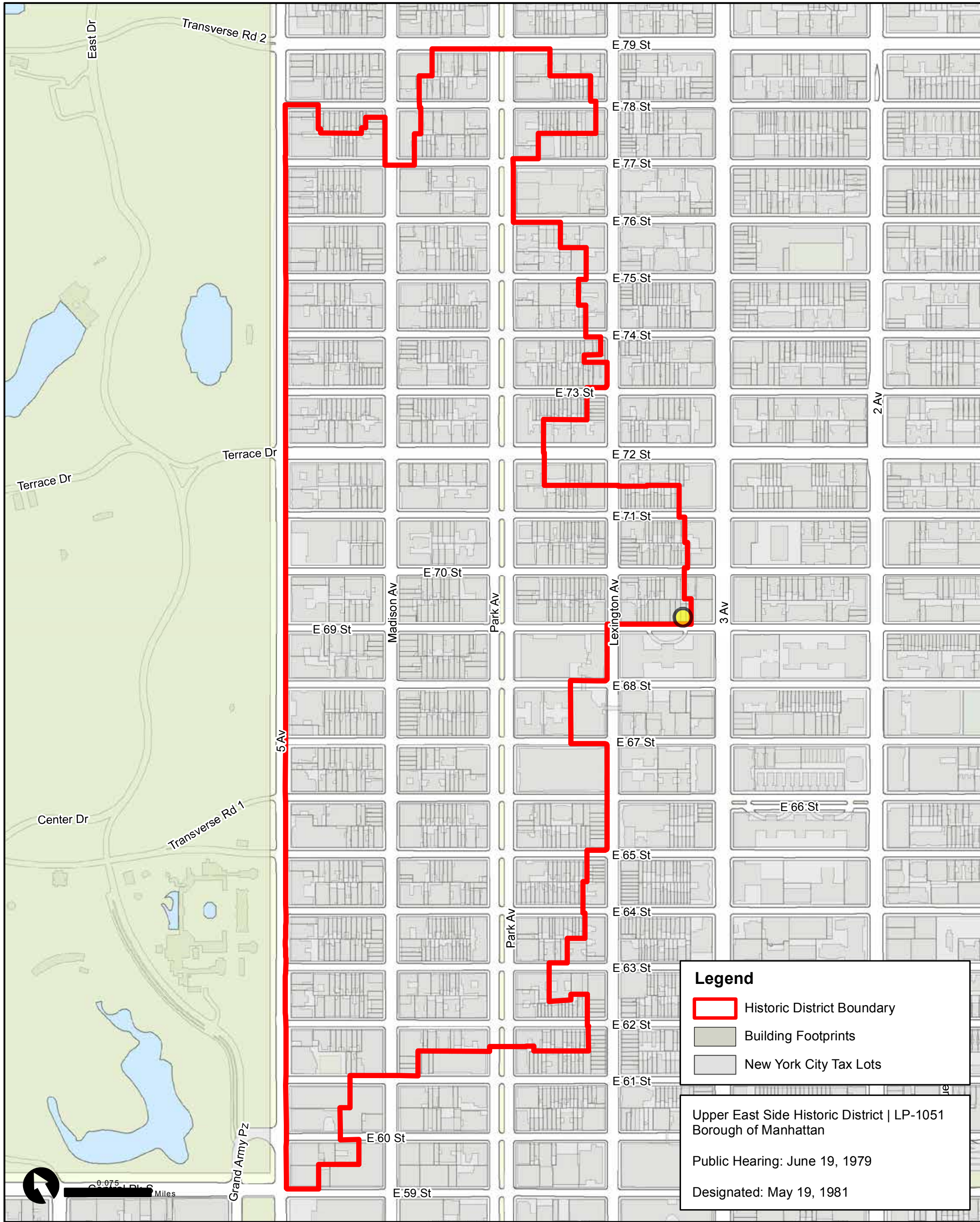


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Upper East Side Historic District | LP-1051



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3/28/2019

UPPER EAST SIDE HISTORIC DISTRICT MAP

EAST 69TH STREET North Side

No. 163 (1404/31)	Date	Architect	Owner
Erected	1909	by Albro & Lindeberg	for Richard M. Hoe
<b><u>ARCHITECTURE</u></b>			
Style	neo-Georgian		
Elements	Four-story building; Flemish bond brick facade with brick at the ground floor simulating rustication; central arched entrance flanked by service door and window, both with flat brick arches and keystones; second floor windows set within round arches with contrasting keystones and impost blocks; splayed brick arches with keystones above second and third floor windows; multi-paned window sash; modillioned and dentilled roof cornice.		
Alterations	1954 - converted to apartment with a storage area for four cars.		
<b><u>HISTORY</u></b>			
Replaced a third class tenement building (1872-73). Built as a garage and two-family dwelling for Richard Hoe (1851-1925), a banker who lived at 11 East 71st Street. Since 1976 the building has been owned by the Congregation Achpretvia Tal Chaim Shar Hayushor.			
<b><u>References:</u></b> New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.			



SITE LOCATION



163 EAST 69TH STREET, 2020

163 EAST 69TH STREET TOWNHOUSE



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LPC-1





167 EAST 69TH STREET, 1940s ( SHOWING 163 EAST TO THE LEFT)



163 EAST 69TH STREET, 1940s



163 EAST 69TH STREET, 2021

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**LPC-2**





159 EAST 69TH STREET, 2021



161 EAST 69TH STREET, 2021



167 EAST 69TH STREET, 2021

**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-3**



161 EAST

163 EAST

167 EAST



↑ A    ↑ B    ↑ A    ↑ A    ↑ B    ↑ C    ↑ A    ↑ B    ↑ A

EXISTING EXTERIOR FRONT (SOUTH) ELEVATION

161 EAST

163 EAST

167 EAST



↑ A    ↑ B    ↑ A    ↑ A    ↑ B    ↑ A    ↑ A    ↑ B    ↑ A

PROPOSED EXTERIOR FRONT (SOUTH) ELEVATION

**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-4**

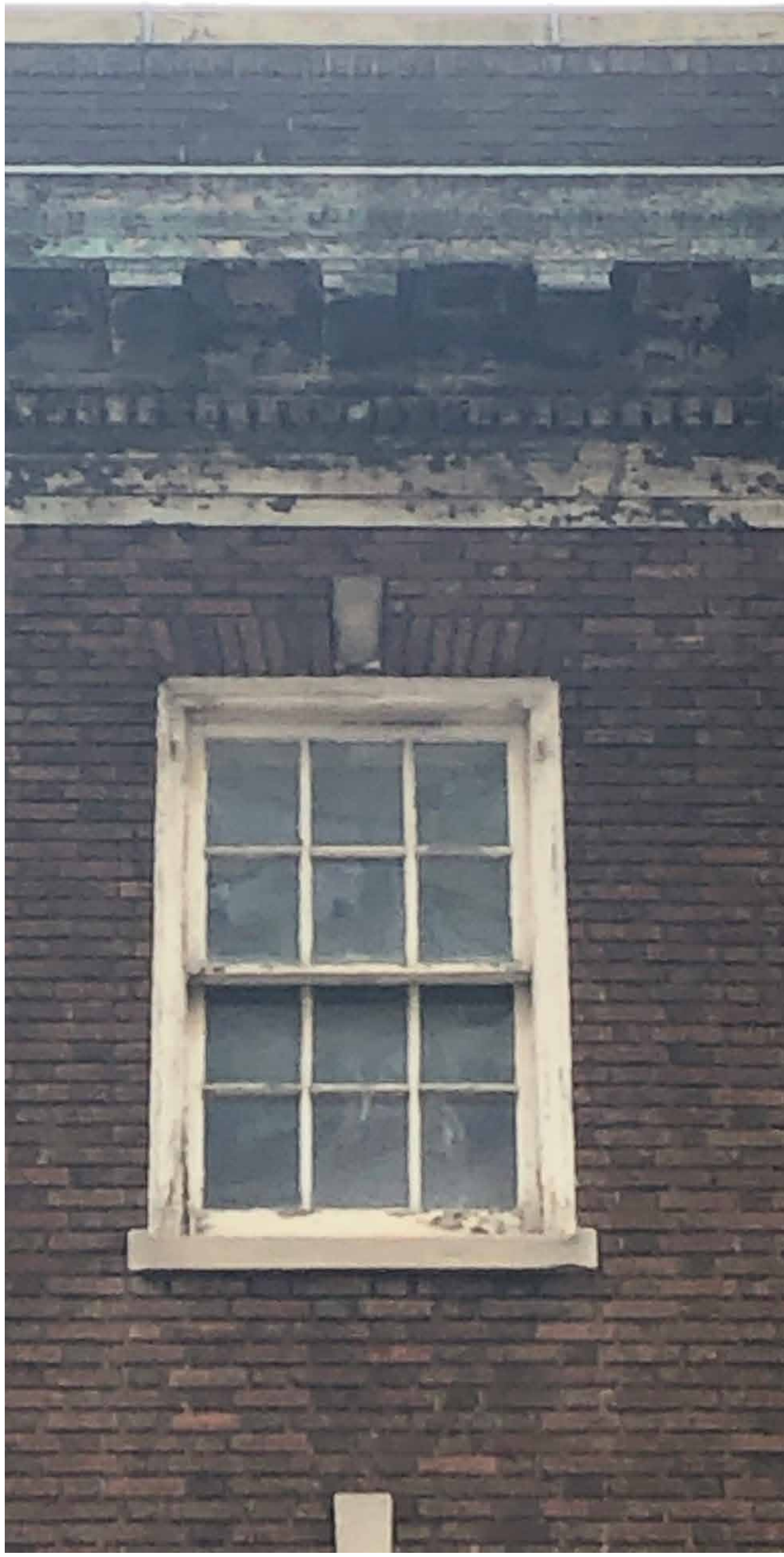




167 EAST 69TH STREET, 2021



DETERIORATION OF CORNICE AND DOUBLE HUNG WINDOWS



CORNICE AND DOUBLE HUNG WINDOWS EXISTING CONDITION

**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-5**

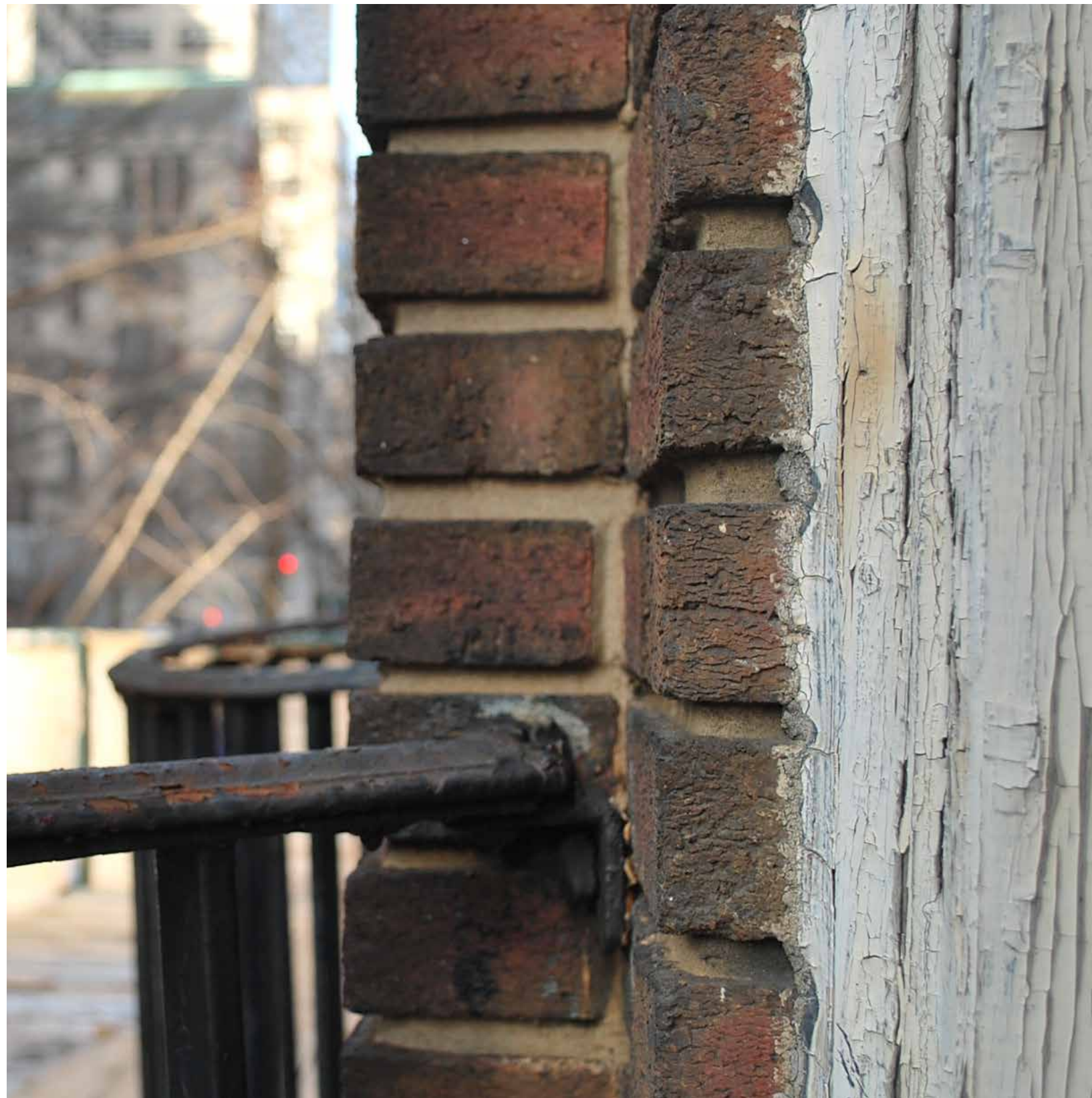




EXISTING CONDITIONS OF 163 EAST 69TH STREET MAIN ENTRY AND BRICK WORK DETAIL



EXISTING CONDITIONS OF 163 EAST 69TH STREET BRICK WORK DETAIL AND WROUGHT IRON RAILING



EXISTING MORTART CONDITION



EXISTING WROUGH IRON CONDITION

**163 EAST 69TH STREET TOWNHOUSE**



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EXISTING CONDITIONS OF MAIN ENTRY WOOD DOOR.



EXISTING CONDITIONS OF FOURTH FLOOR WINDOW AND CORNICE.



EXISTING TYPICAL CONDITIONS OF STREET FRONTING WINDOWS.

**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-7**



161 EAST

163 EAST

167 EAST



↑ A    ↑ B    ↑ A    ↑ A    ↑ B    ↑ C    ↑ A    ↑ B    ↑ A

EXISTING EXTERIOR FRONT (SOUTH) ELEVATION

161 EAST

163 EAST

167 EAST



↑ A    ↑ B    ↑ A    ↑ A    ↑ B    ↑ A    ↑ A    ↑ B    ↑ A

PROPOSED EXTERIOR FRONT (SOUTH) ELEVATION

163 EAST 69TH STREET TOWNHOUSE



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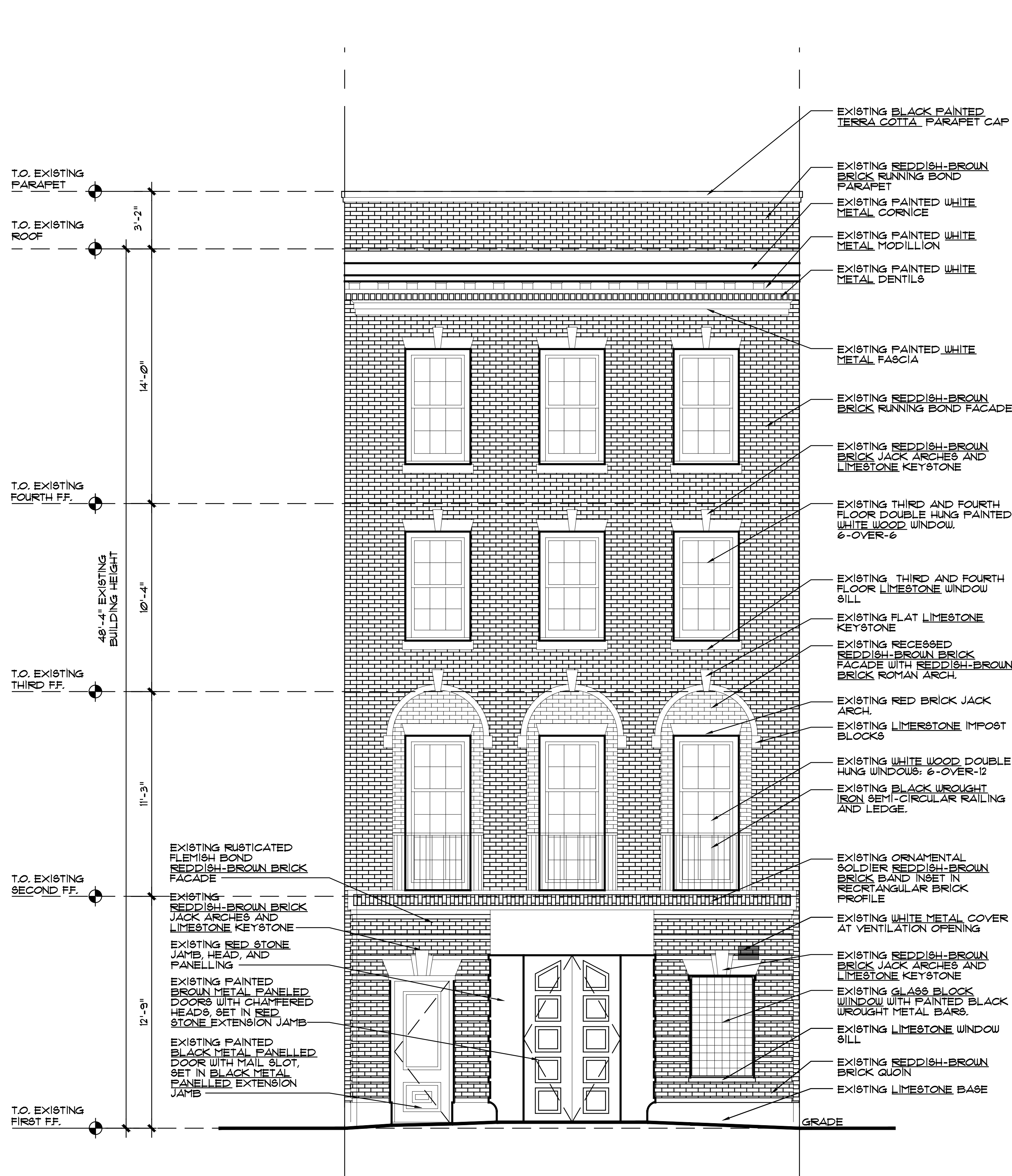
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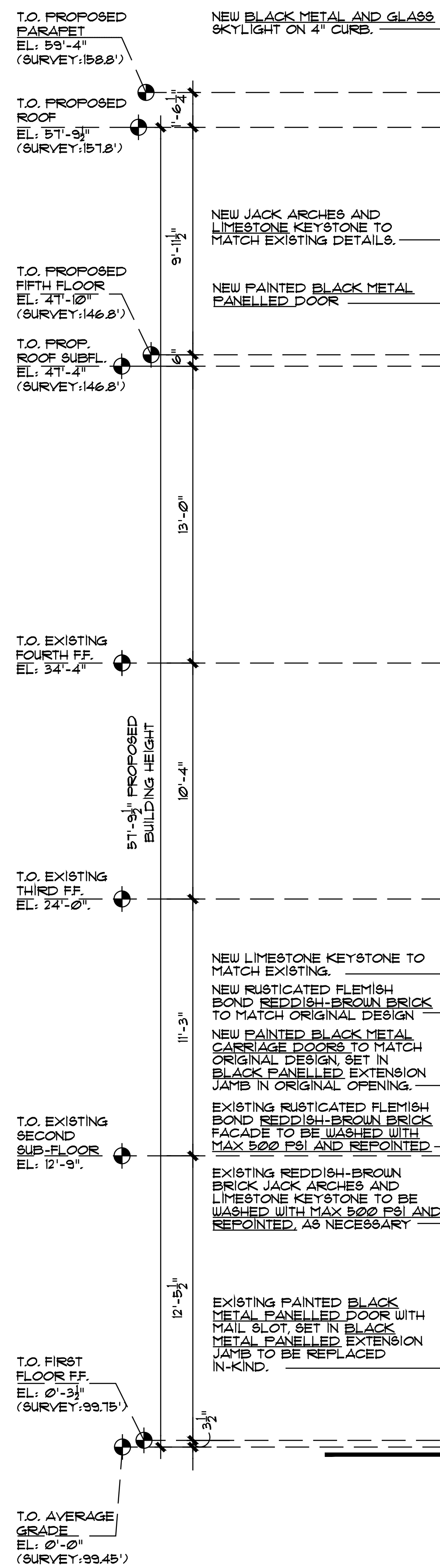
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LPC-8





EXISTING EXTERIOR FRONT (SOUTH) ELEVATION



PROPOSED EXTERIOR FRONT (SOUTH) ELEVATION

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LPC-9





163 EAST 69TH STREET, 2020



163 EAST 69TH STREET, 1940s

## 163 EAST 69TH STREET TOWNHOUSE



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LPC-10



EXISTING RUSTICATED  
FLEMISH BOND  
REDDISH-BROWN BRICK  
FACADE

EXISTING  
REDDISH-BROWN BRICK  
JACK ARCHES AND  
LIMESTONE KEYSTONE

EXISTING RED STONE  
JAMB, HEAD, AND  
PANELLING

EXISTING PAINTED  
BROWN METAL paneled  
DOORS WITH CHAMFERED  
HEADS, SET IN RED  
STONE EXTENSION JAMB

EXISTING PAINTED  
BLACK METAL paneled  
DOOR WITH MAIL SLOT,  
SET IN BLACK METAL  
paneled EXTENSION  
JAMB

EXISTING ORNAMENTAL  
SOLDIER REDDISH-BROWN  
BRICK BAND INSET IN  
RECTANGULAR BRICK  
PROFILE

EXISTING WHITE METAL COVER  
AT VENTILATION OPENING

EXISTING REDDISH-BROWN  
BRICK JACK ARCHES AND  
LIMESTONE KEYSTONE

EXISTING GLASS BLOCK  
WINDOW WITH PAINTED BLACK  
WROUGHT METAL BARS.

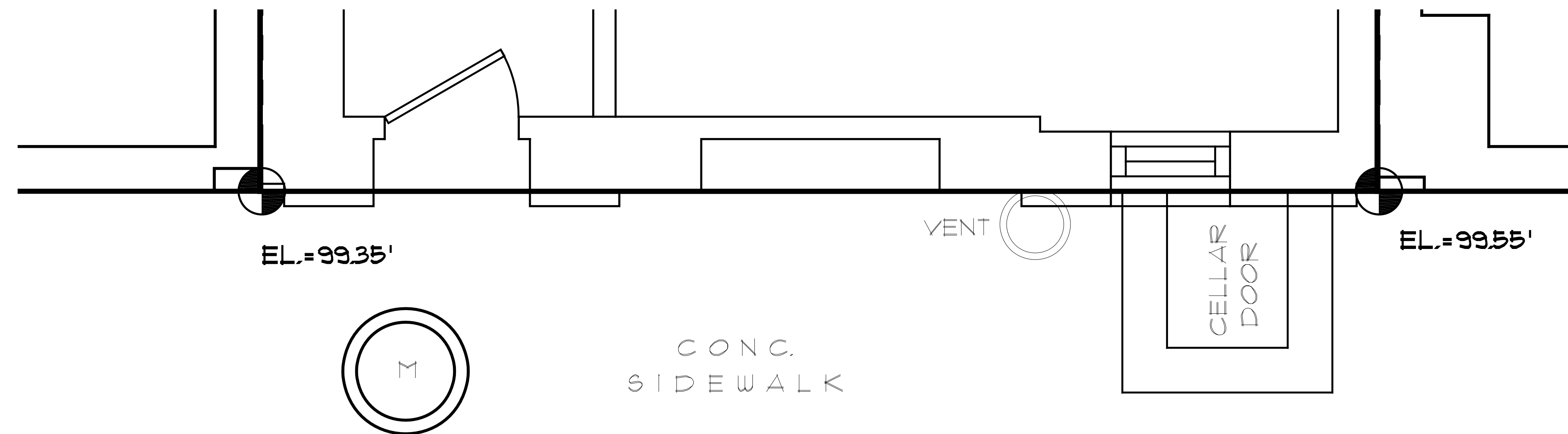
EXISTING LIMESTONE WINDOW  
SILL

EXISTING REDDISH-BROWN  
BRICK QUOIN

EXISTING LIMESTONE BASE

GRADE

EXISTING EXTERIOR FRONT (SOUTH) ELEVATION



EXISTING GROUND FLOOR PLAN

163 EAST 69TH STREET TOWNHOUSE



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LPC-11



EXISTING RUSTICATED FLEMISH BOND REDDISH-BROWN BRICK FACADE TO BE WASHED WITH MAX 500 PSI AND REPOINTED

EXISTING REDDISH-BROWN BRICK JACK ARCHES AND LIMESTONE KEYSTONE TO BE WASHED WITH MAX 500 PSI AND REPOINTED, AS NECESSARY

EXISTING PAINTED BLACK METAL PANELLED DOOR WITH MAIL SLOT, SET IN BLACK METAL PANELLED EXTENSION JAMB TO BE REPLACED IN-KIND.

EXISTING ORNAMENTAL SOLDIER REDDISH-BROWN BRICK BAND INSET IN RECTANGULAR BRICK PROFILE TO BE WASHED WITH MAX 500 PSI AND REPOINTED

EXISTING REDDISH-BROWN BRICK JACK ARCHES AND LIMESTONE KEYSTONE TO BE WASHED WITH MAX 500 PSI AND REPOINTED AS NECESSARY.

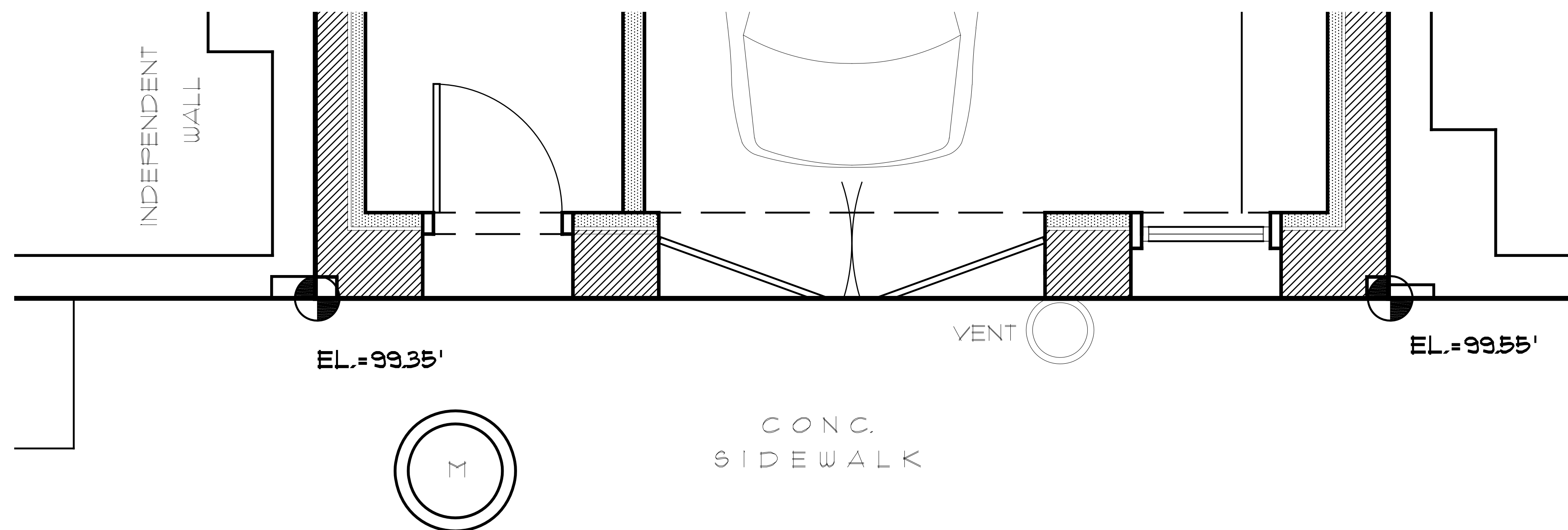
NEW PAINTED BLACK METAL PANELLED DOOR, IN BLACK METAL PANELLED EXT. JAMB TO MATCH ENTRY DOOR

EXISTING REDDISH-BROWN BRICK QUOIN TO BE WASHED WITH MAX 500 PSI AND REPOINTED

EXISTING LIMESTONE BASE TO BE WASHED WITH MAX 500 PSI

GRADE

PROPOSED EXTERIOR FRONT (SOUTH) ELEVATION



PROPOSED GROUND FLOOR PLAN

163 EAST 69TH STREET TOWNHOUSE



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LPC-12





EXISTING EXTERIOR FRONT (SOUTH) RENDERING



PROPOSED EXTERIOR FRONT (SOUTH) RENDERING

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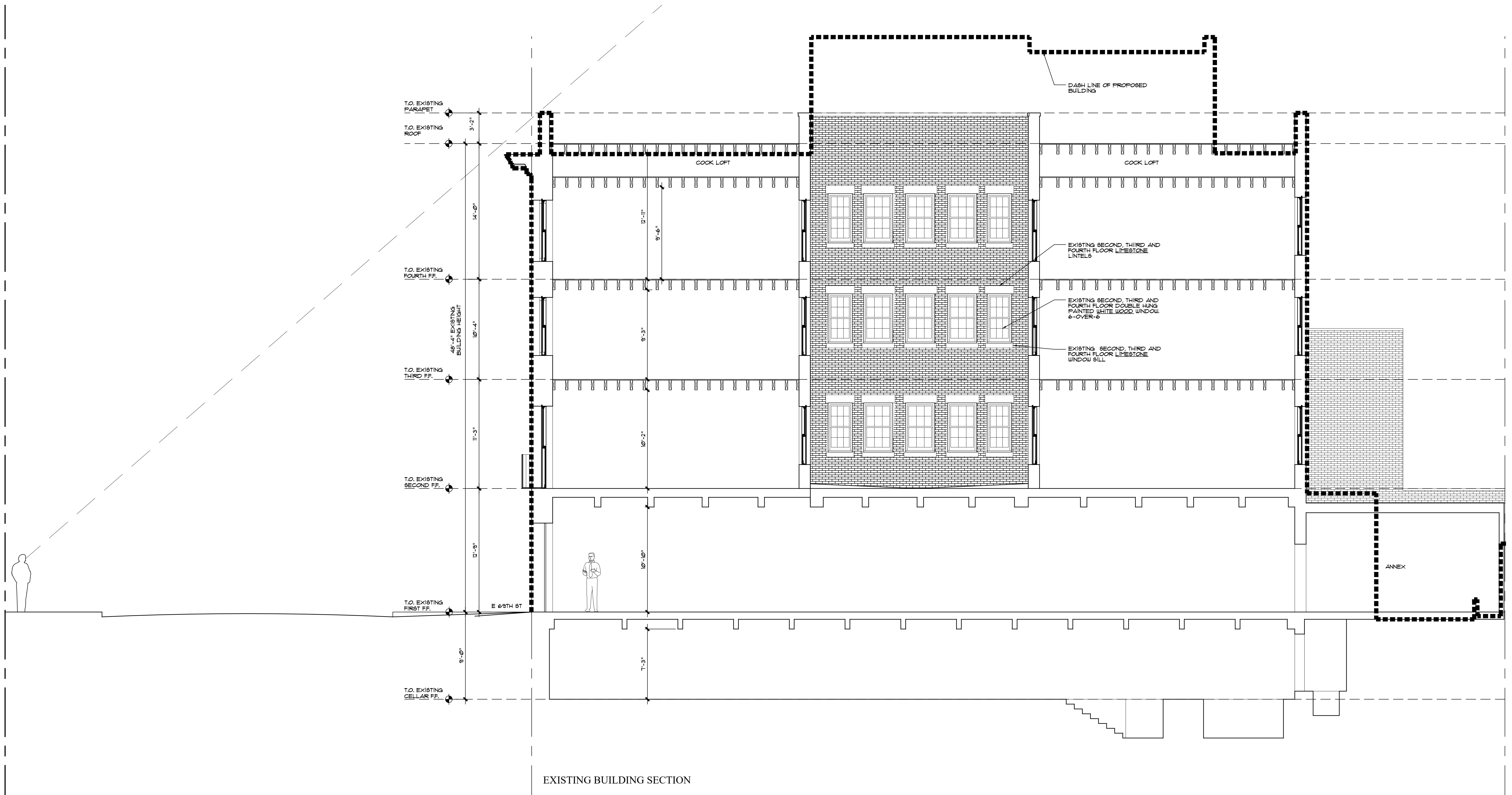
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**LPC-13**





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LPC-14



PROPOSED BUILDING SECTION

## 163 EAST 69TH STREET TOWNHOUSE



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LPC-15





EXISTING STREET VIEW ON 69TH STREET, LOOKING EASTWARD



PROPOSED STREET VIEW ON 69TH STREET, LOOKING EASTWARD ( MINOR VISIBILITY FIFTH FLOOR)



**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-16**

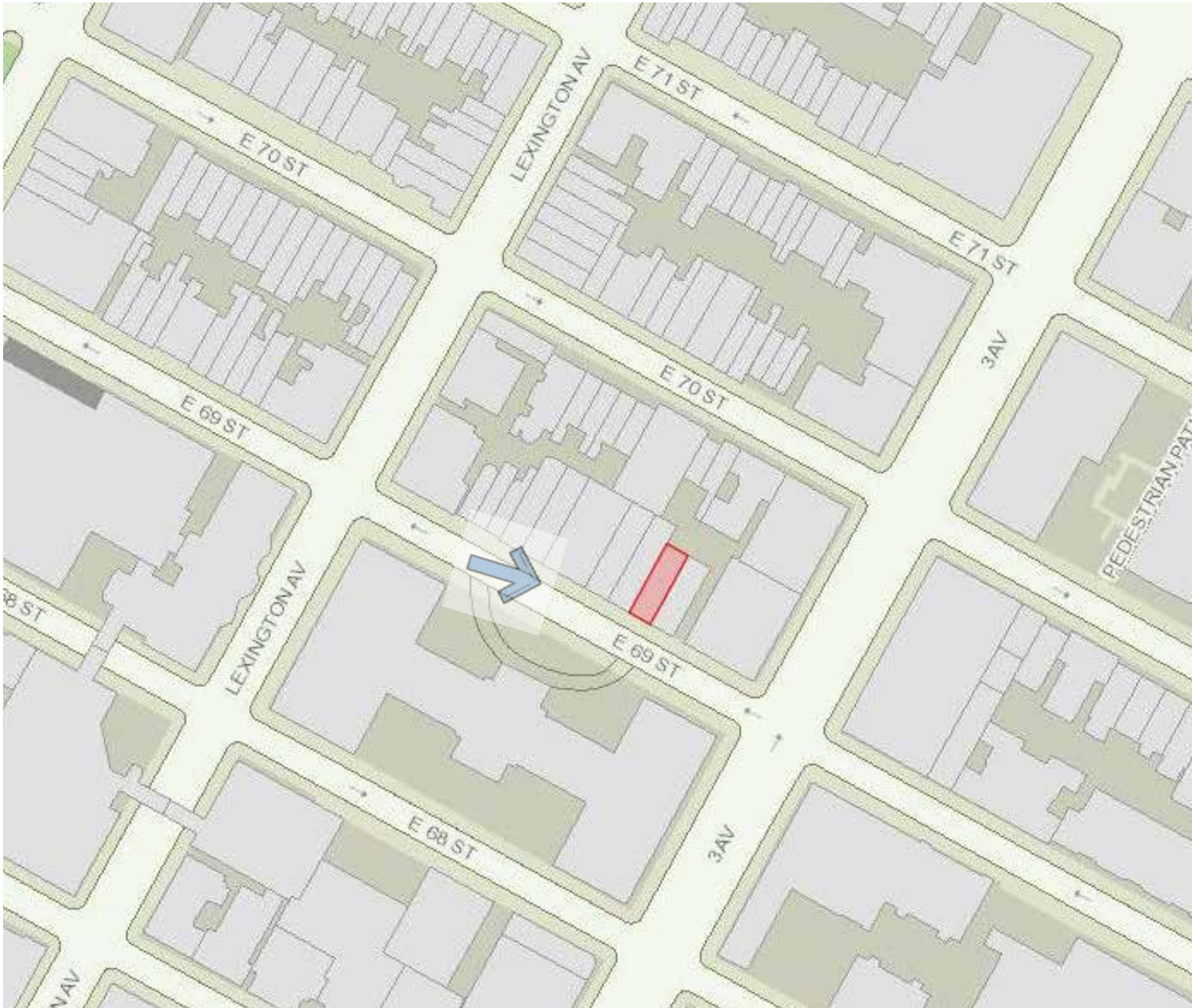




EXISTING STREET VIEW ON 69TH STREET, LOOKING EASTWARD



PROPOSED STREET VIEW ON 69TH STREET, LOOKING EASTWARD ( NON VISIBLE FIFTH FLOOR)



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**LPC-17**

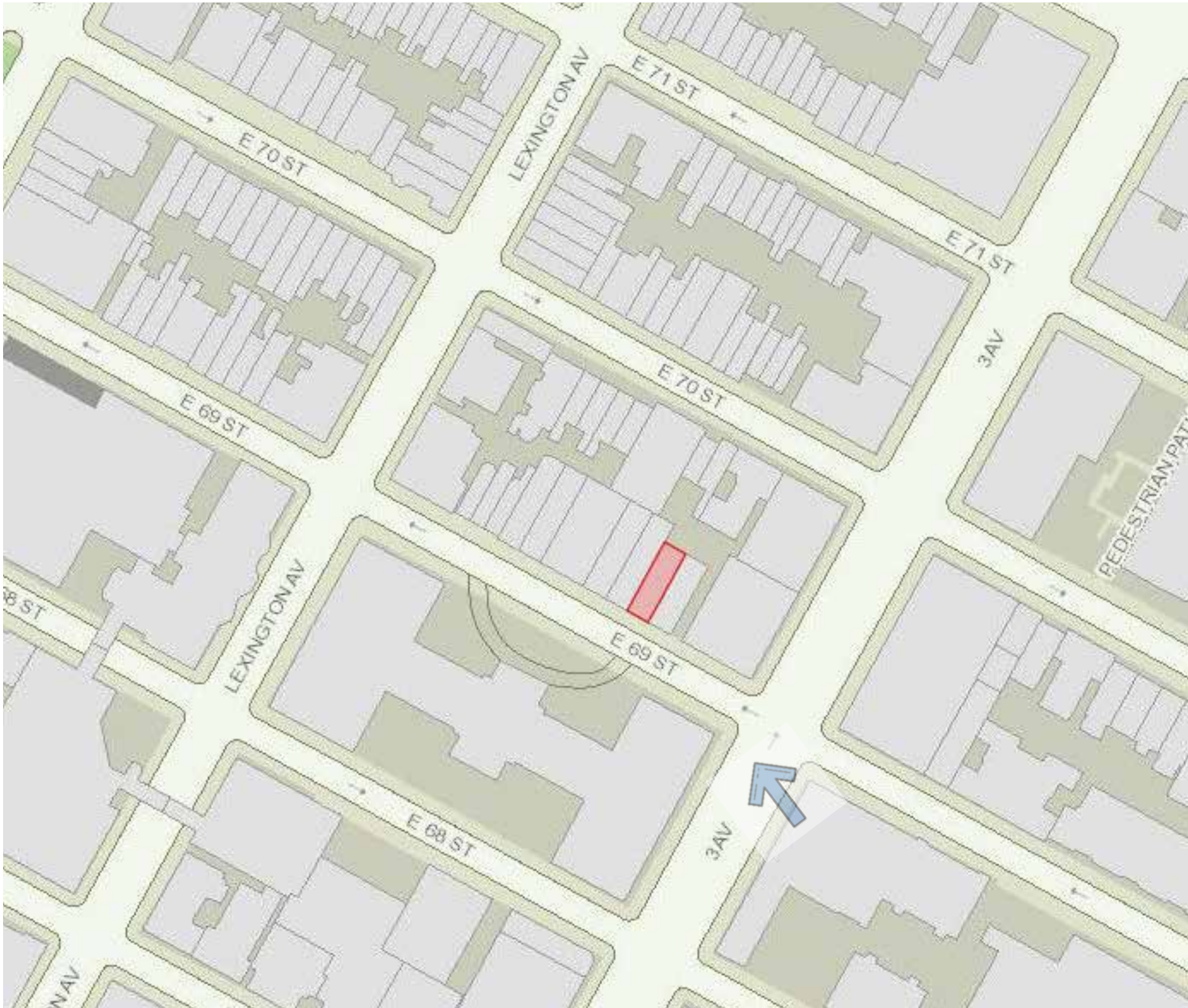




EXISTING STREET VIEW ON 3RD AVENUE, LOOKING WESTWARD



PROPOSED STREET VIEW ON 3RD AVENUE, LOOKING WESTWARD (MINOR VISIBILITY OF PROPOSED BULKHEAD)



**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-18**









VIEW A= EXISTING ROOF CONDITION PHOTO, 2020

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LPC-20





VIEW A= EXISTING ROOF WITH ROOF MOCK UP, 2021

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LPC-21



167 EAST

163 EAST

161 EAST



EXISTING REAR FACADE RENDERING

167 EAST

163 EAST

161 EAST



PROPOSED REAR FACADE RENDERING

**163 EAST 69TH STREET TOWNHOUSE**



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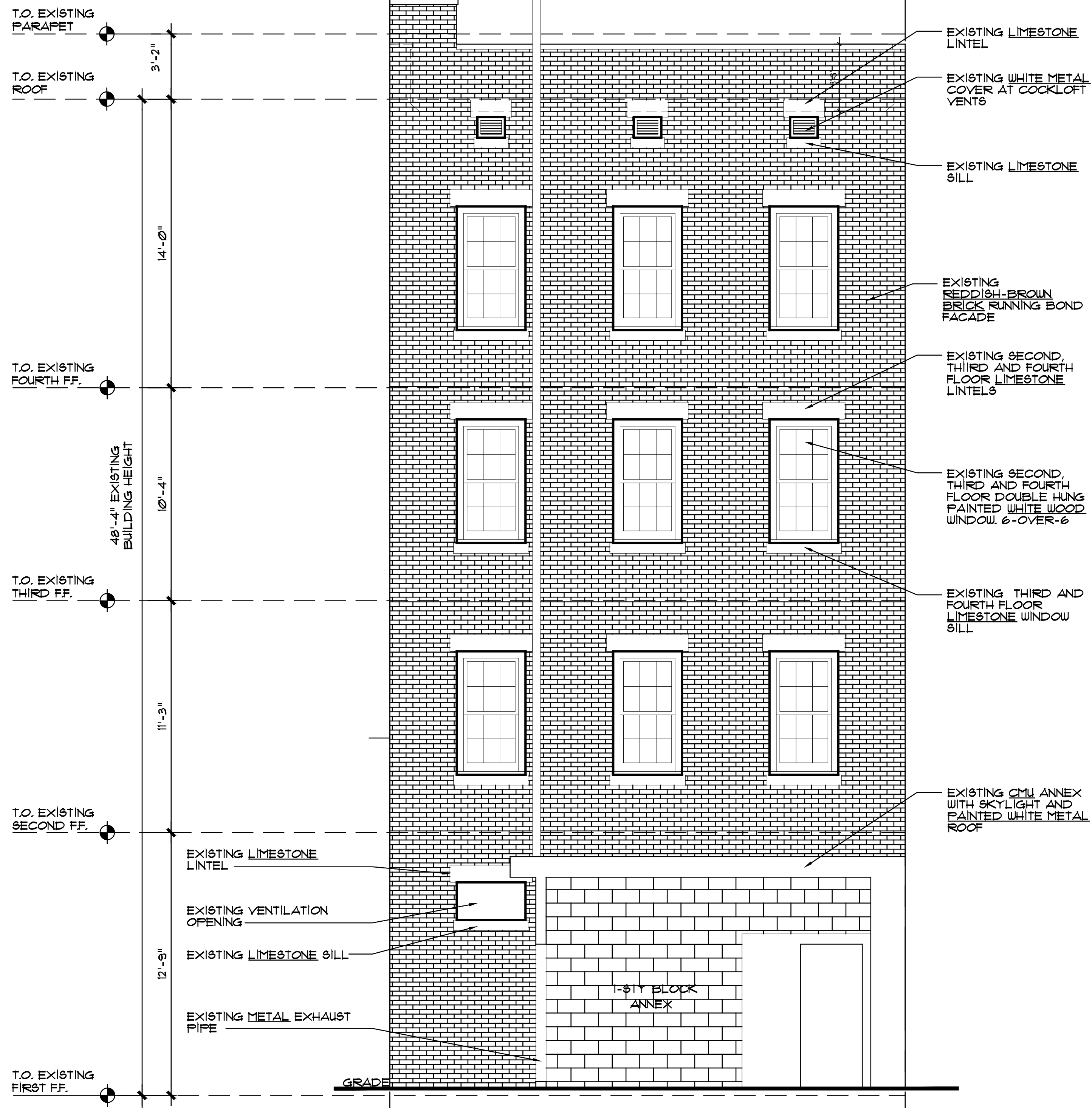
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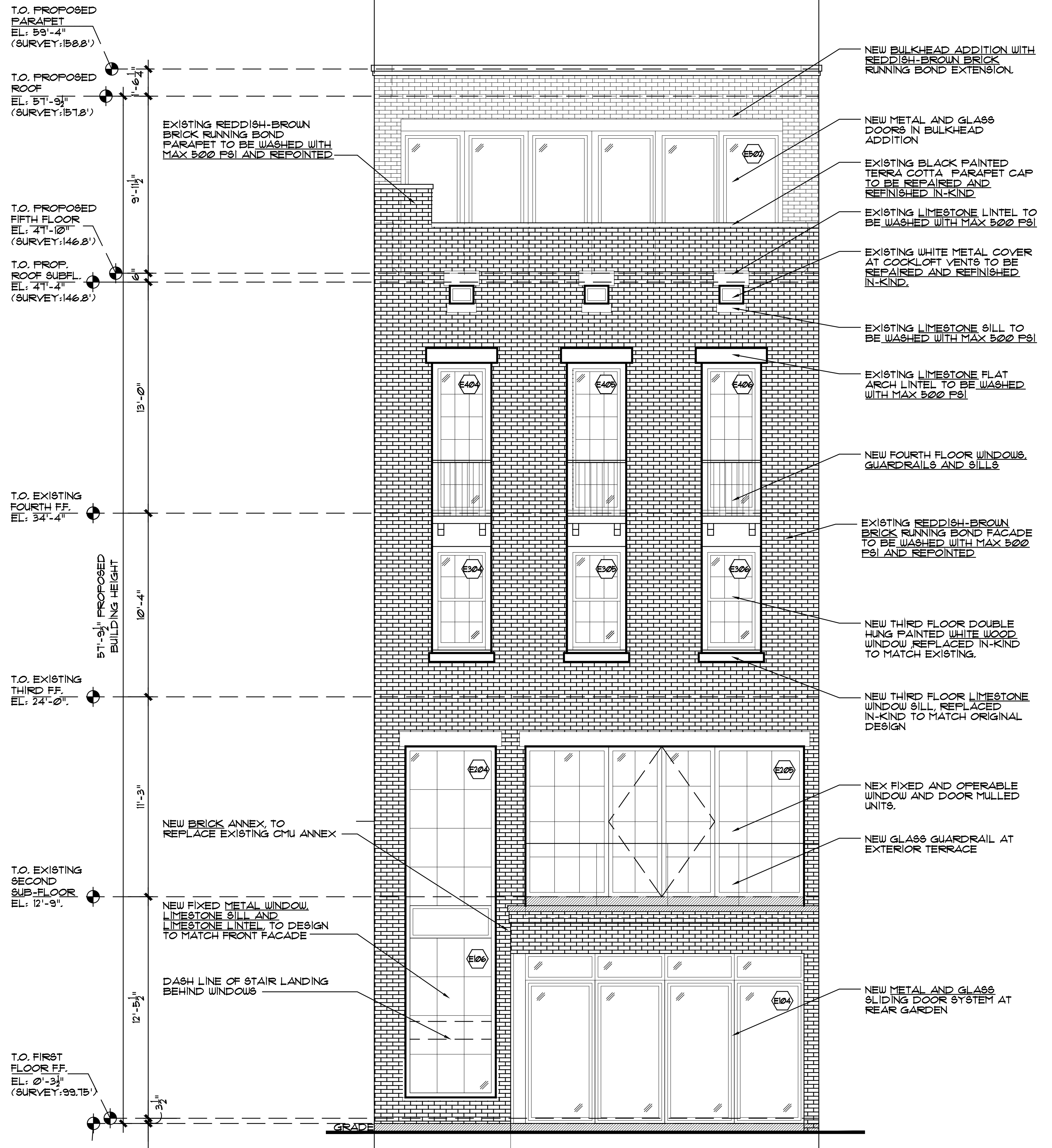
**LPC-22**



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EXISTING EXTERIOR REAR (NORTH) ELEVATION



PROPOSED EXTERIOR REAR (NORTH) ELEVATION

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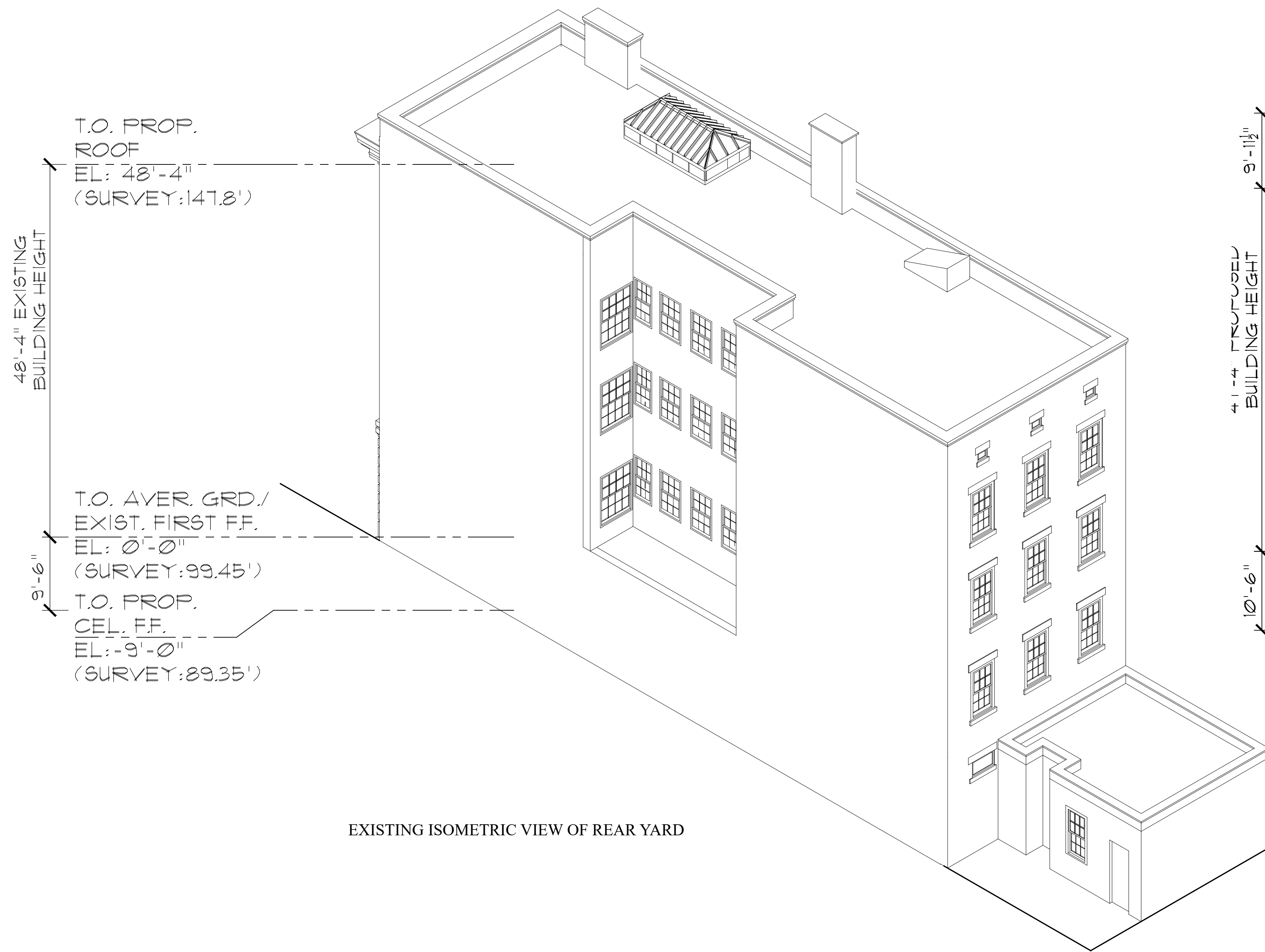
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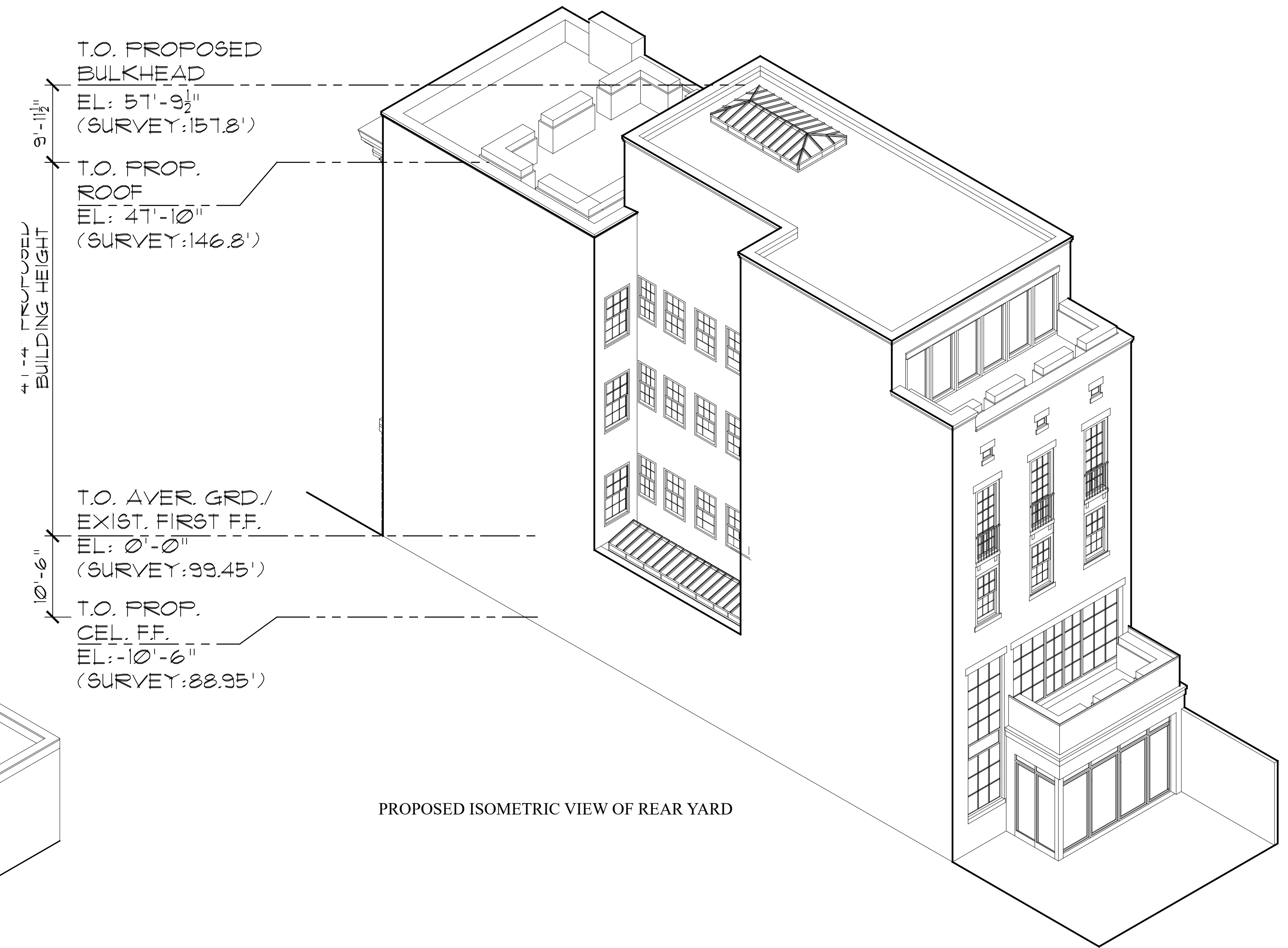
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LPC-23





EXISTING ISOMETRIC VIEW OF REAR YARD



PROPOSED ISOMETRIC VIEW OF REAR YARD

## 163 EAST 69TH STREET TOWNHOUSE



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LPC-24

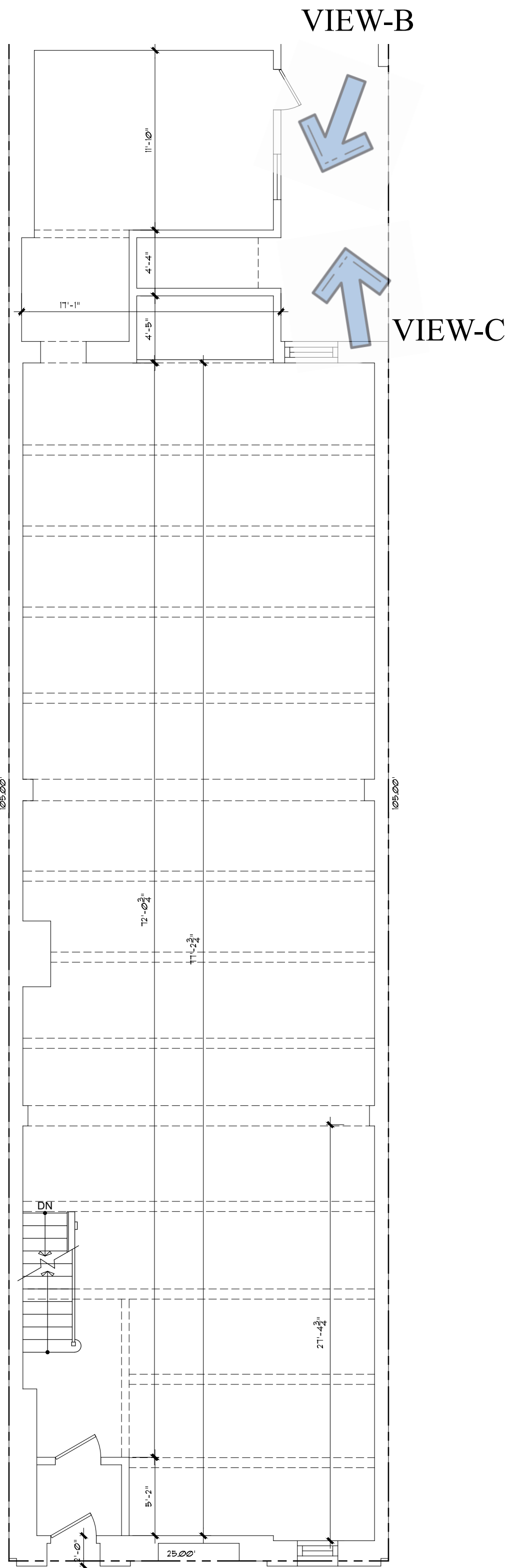




VIEW B= EXISTING REAR YARD CONDITION PHOTO, 2021



VIEW C= EXISTING REAR YARD CONDITION PHOTO, 2021



EXISTING FIRST FLOOR PLAN

**163 EAST 69TH STREET TOWNHOUSE**



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**LPC-25**





EXISTING VIEW OF REAR STRUCTURE. VIEW TAKEN FROM SECOND FLOOR.

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BIRD'S EYE VIEW OF EXISTING REAR YARD CONDITION



BIRD'S EYE VIEW OF PROPOSED REAR YARD CONDITION

**163 EAST 69TH STREET TOWNHOUSE**



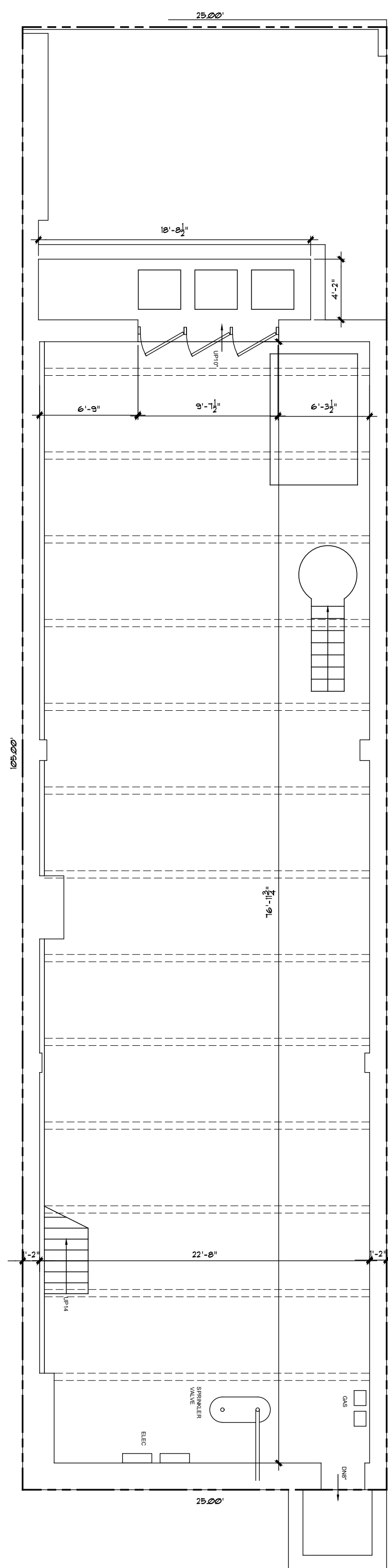
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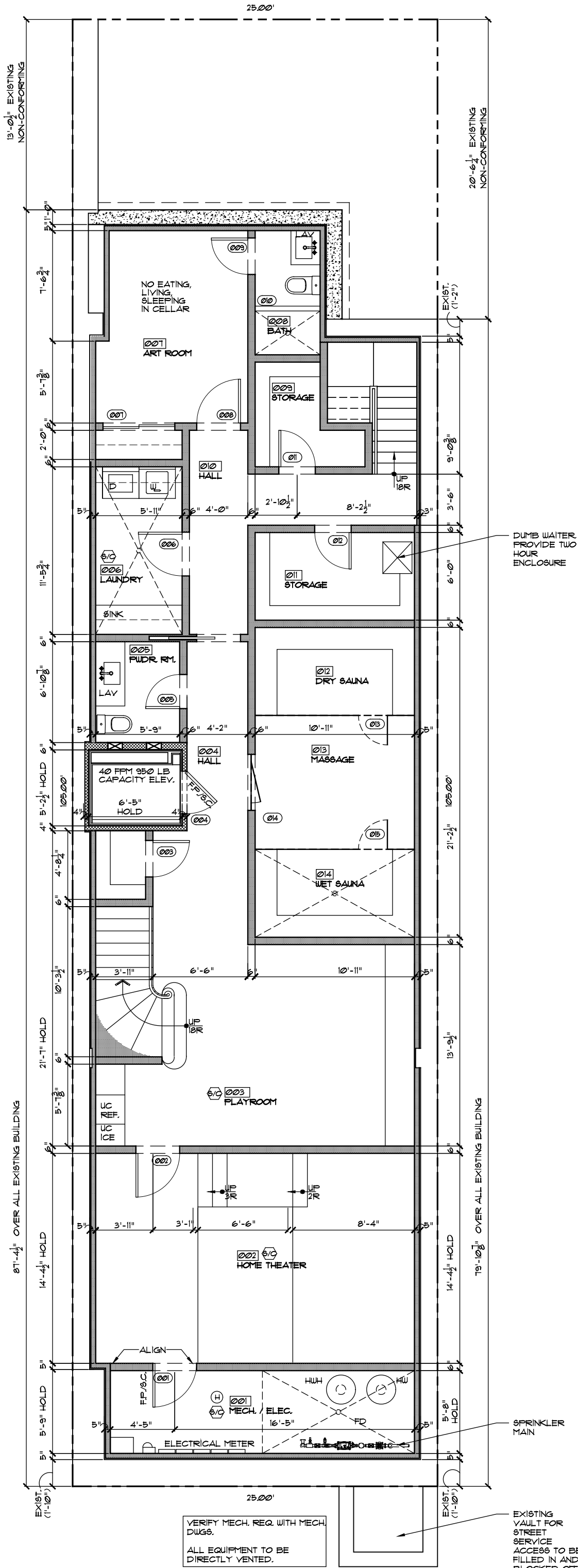
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APRIL 14TH 2021 **LPC-27**

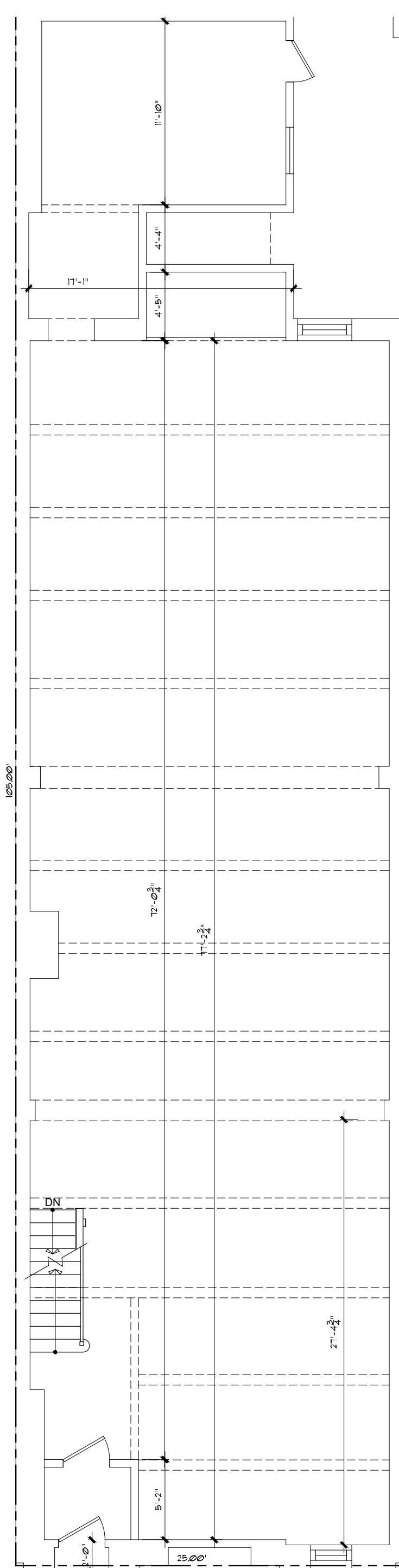




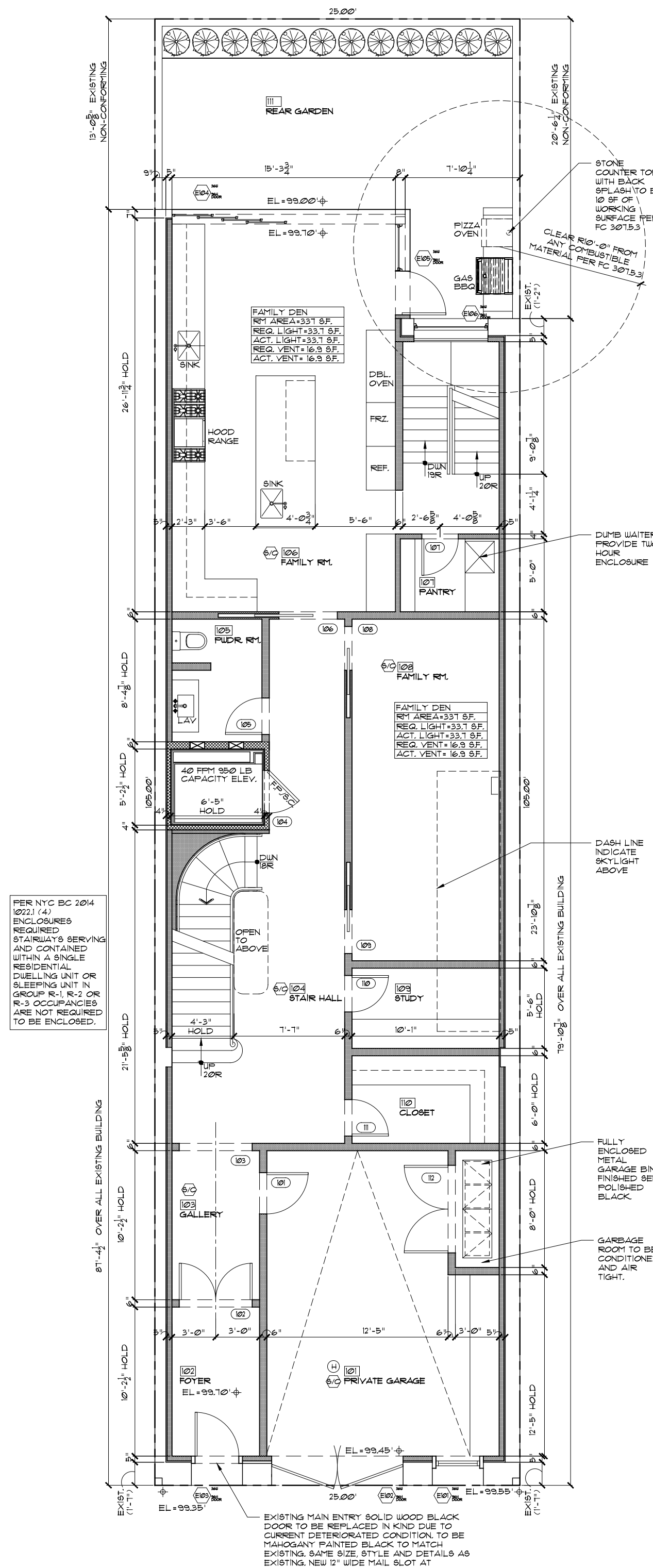
EXISTING CELLAR PLAN



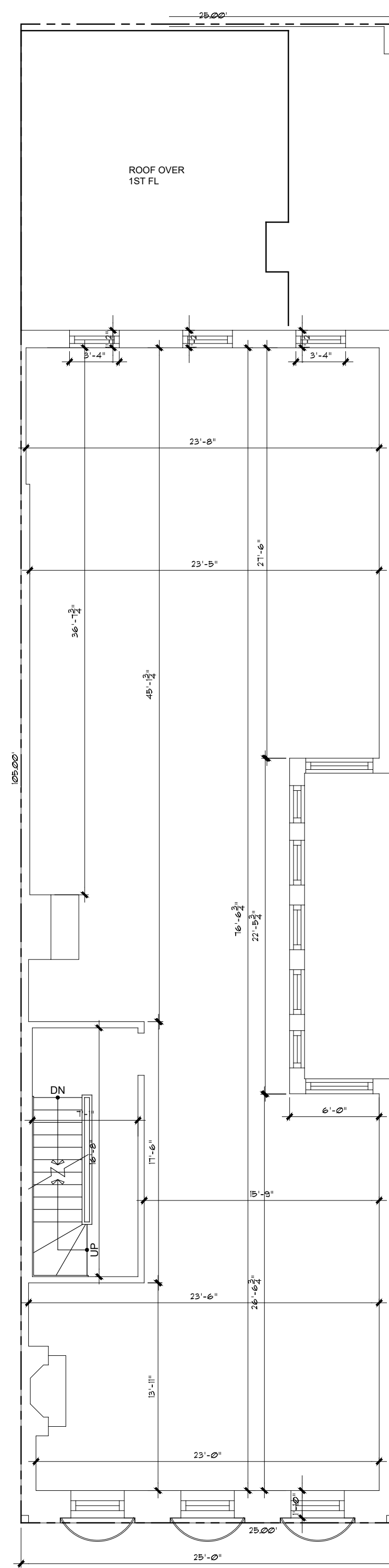
PROPOSED CELLAR PLAN



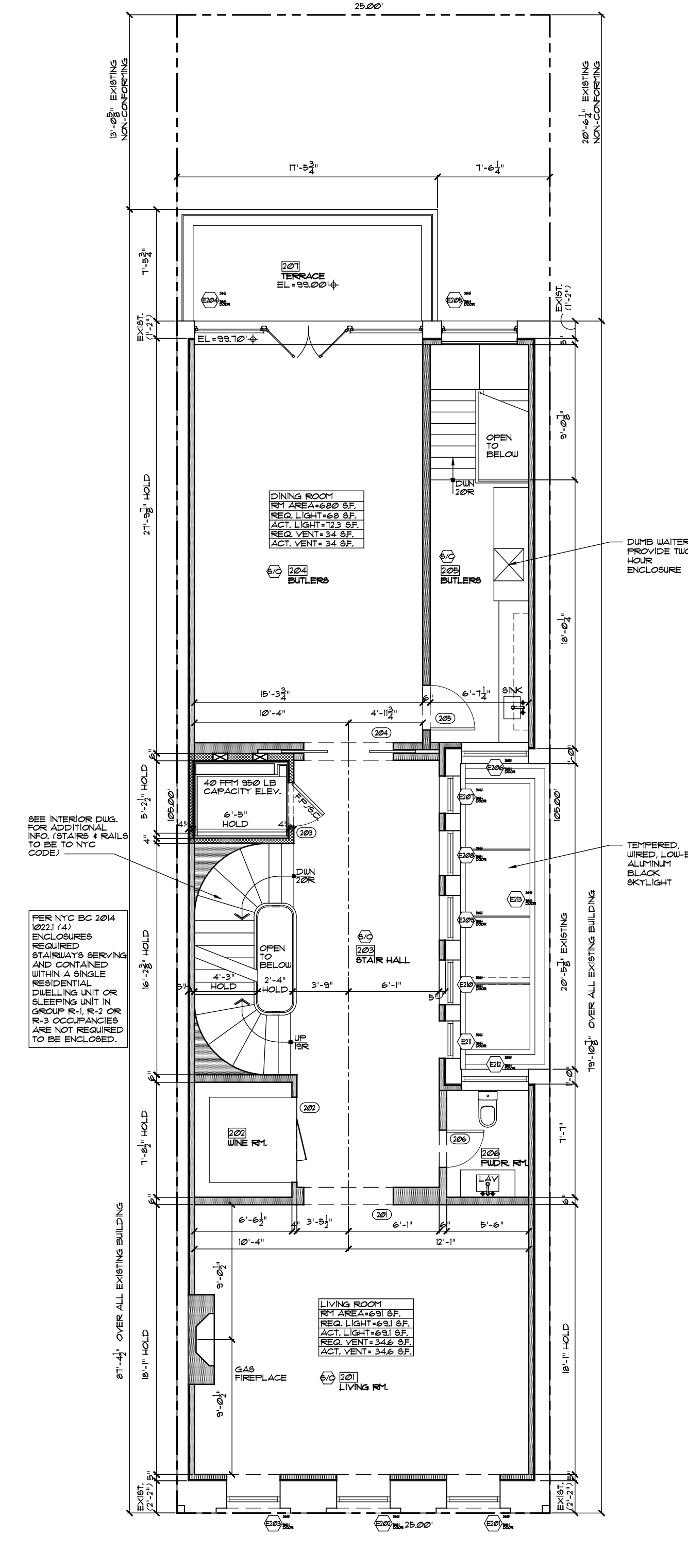
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

## 163 EAST 69TH STREET TOWNHOUSE



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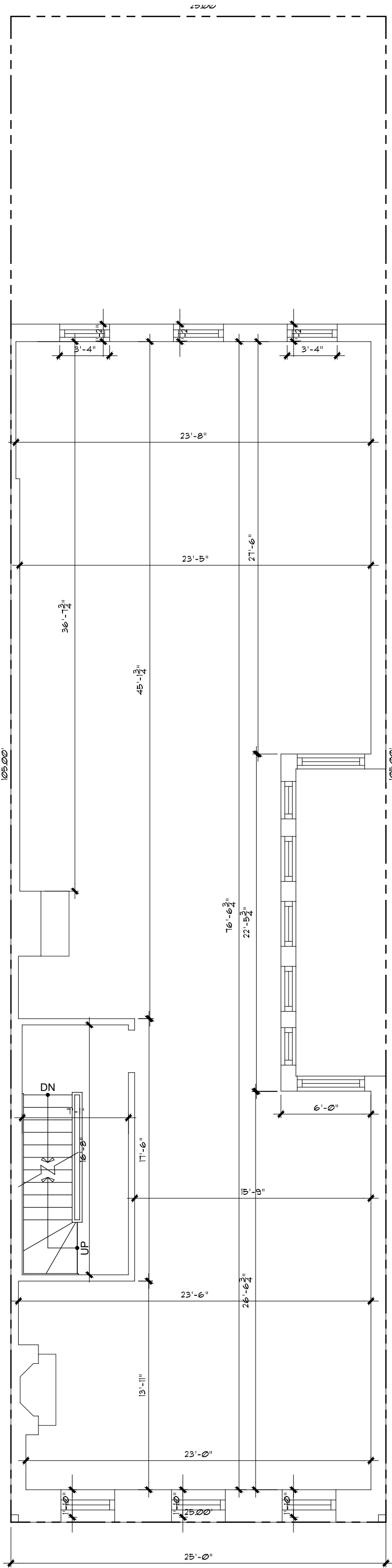
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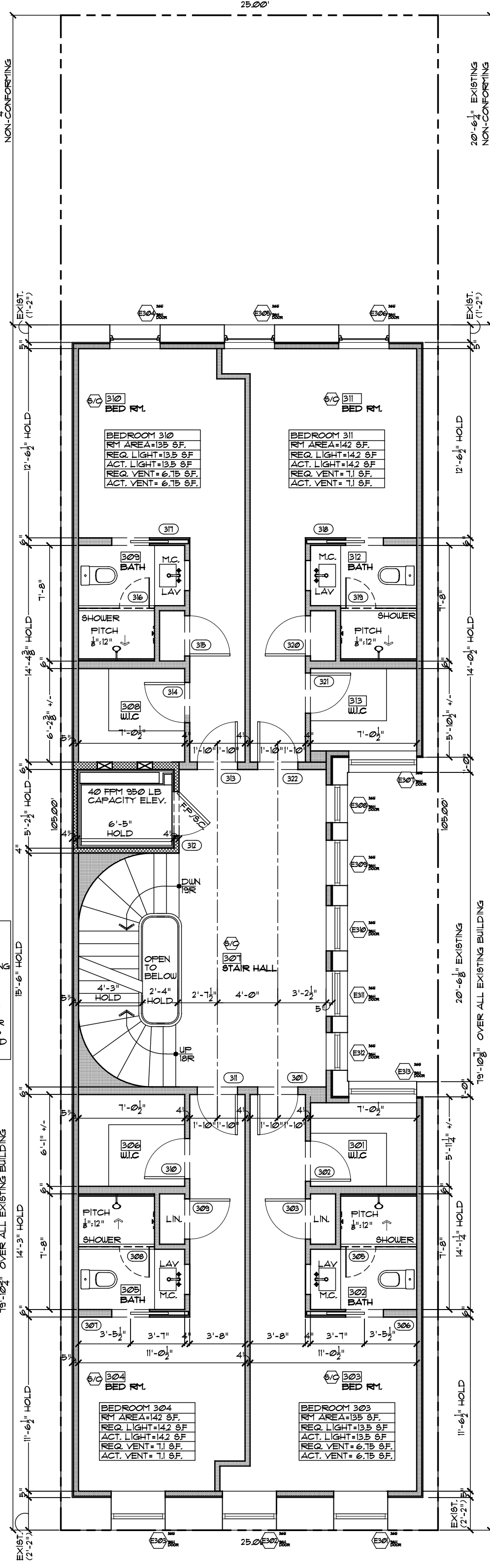
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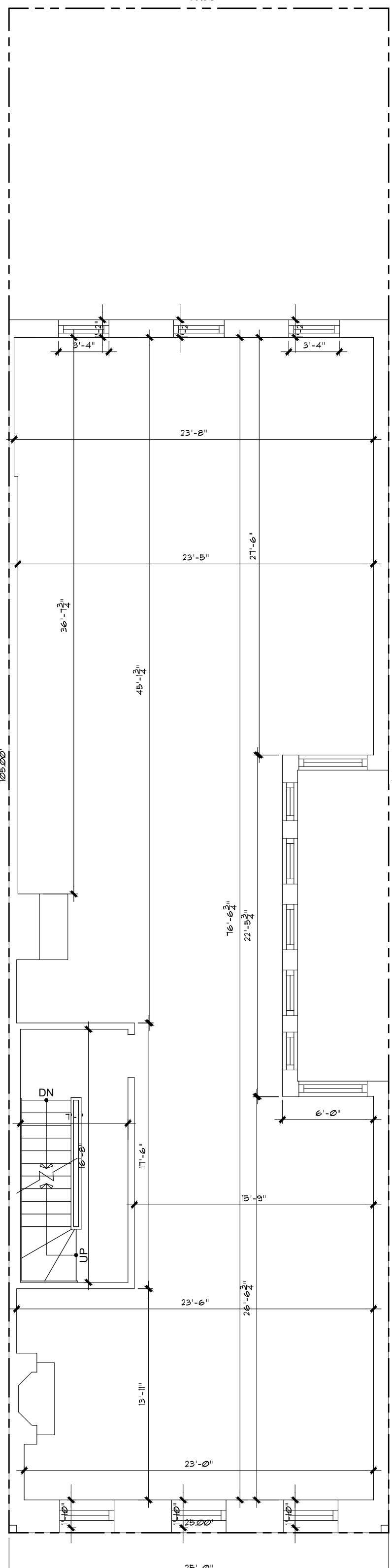




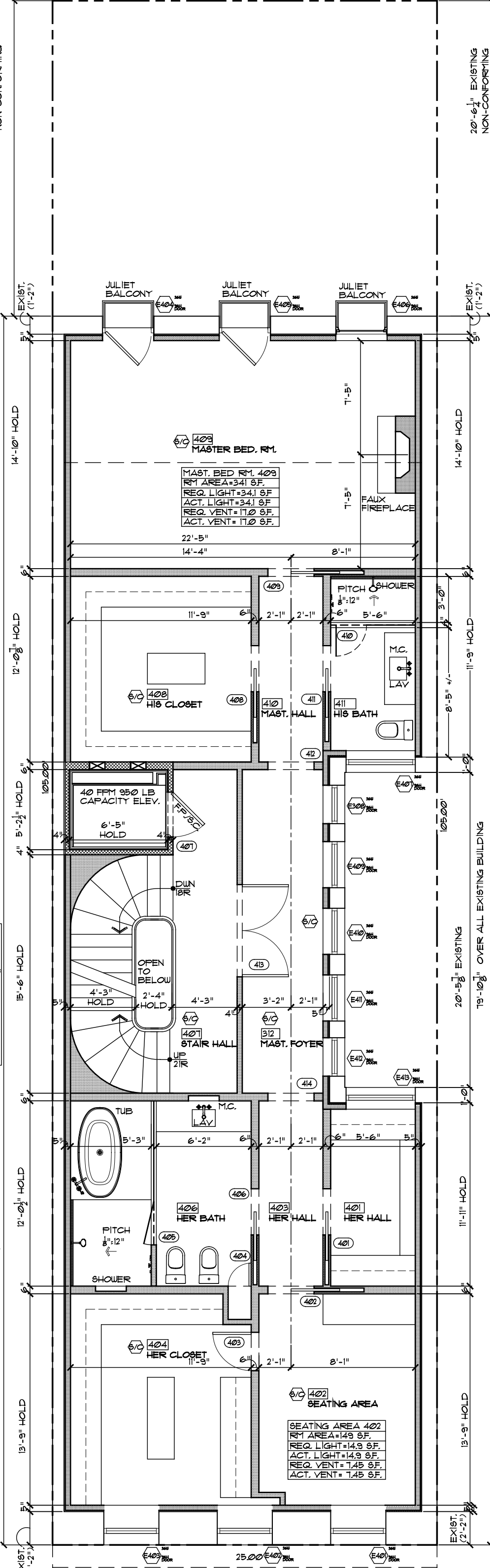
EXISTING THIRD FLOOR PLAN



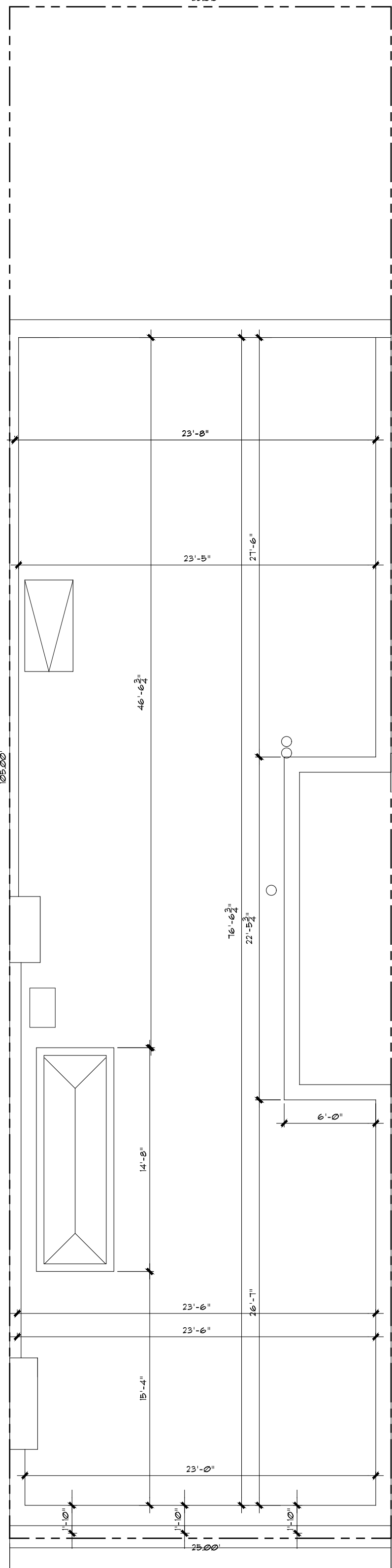
PROPOSED THIRD FLOOR PLAN



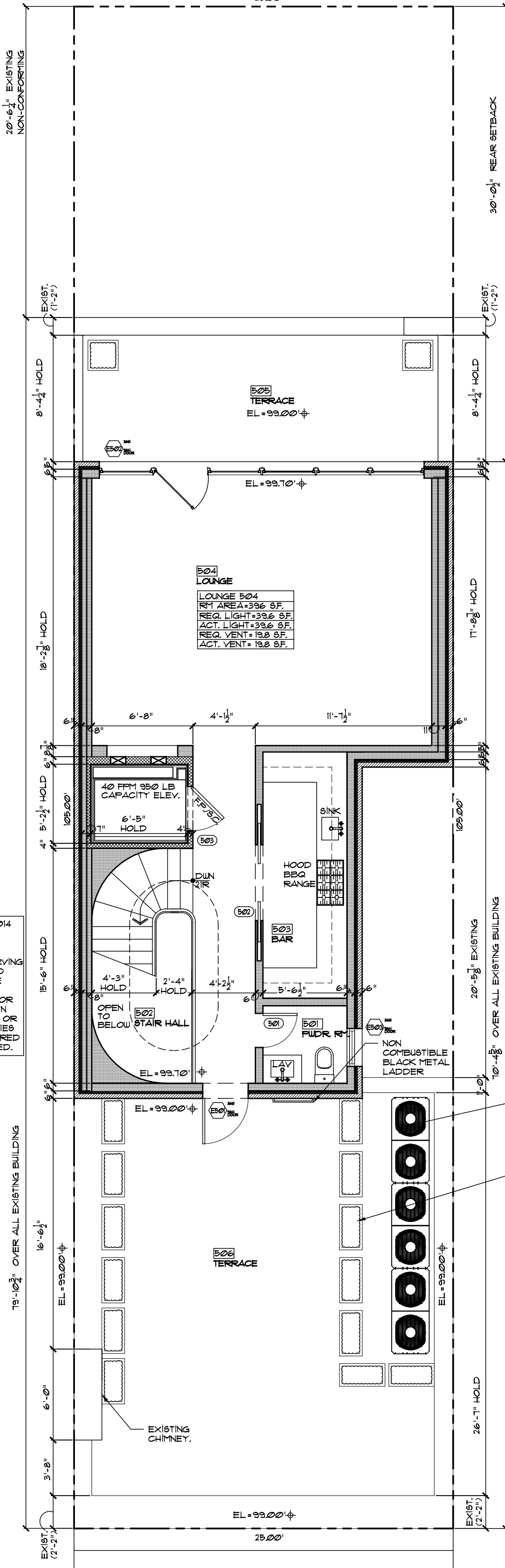
EXISTING FOURTH FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED FIFTH FLOOR PLAN

163 EAST 69TH STREET TOWNHOUSE



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