

The current proposal is:

**Preservation Department – Item 3, LPC-25-00039**

**12 East 69th Street – Upper East Side Historic District**  
**Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 852 4740 5541

**Passcode:** 410385

By Phone: 646-558-8656 (NY)

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12 EAST 69TH STREET



EXISTING FACADE



BLOCK PLAN



1915 FACADE



1945 FACADE

PROJECT TITLE  
**Alterations to the Residence at 12 East 69th Street, New York, NY**

DATE  
 9/16/24

SCALE  
 NTS

AUTHOR  
 PS, MV

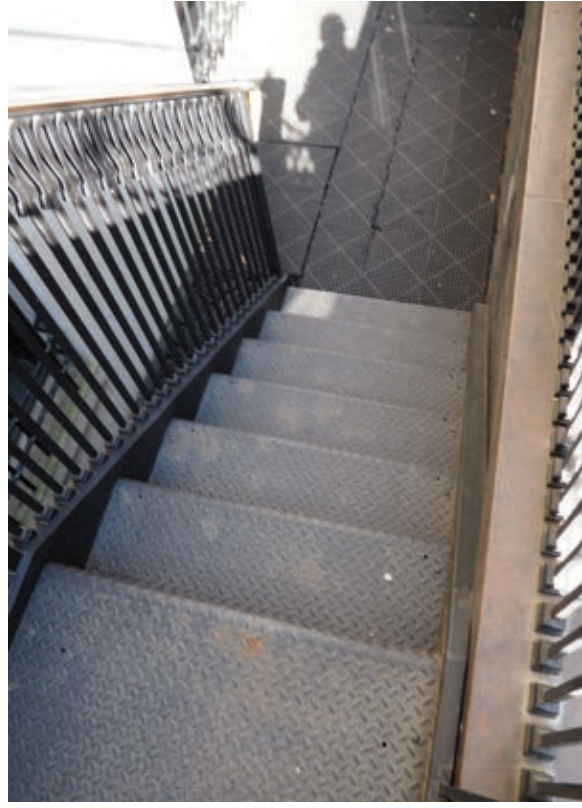
SHEET NUMBER  
**LPC-3**

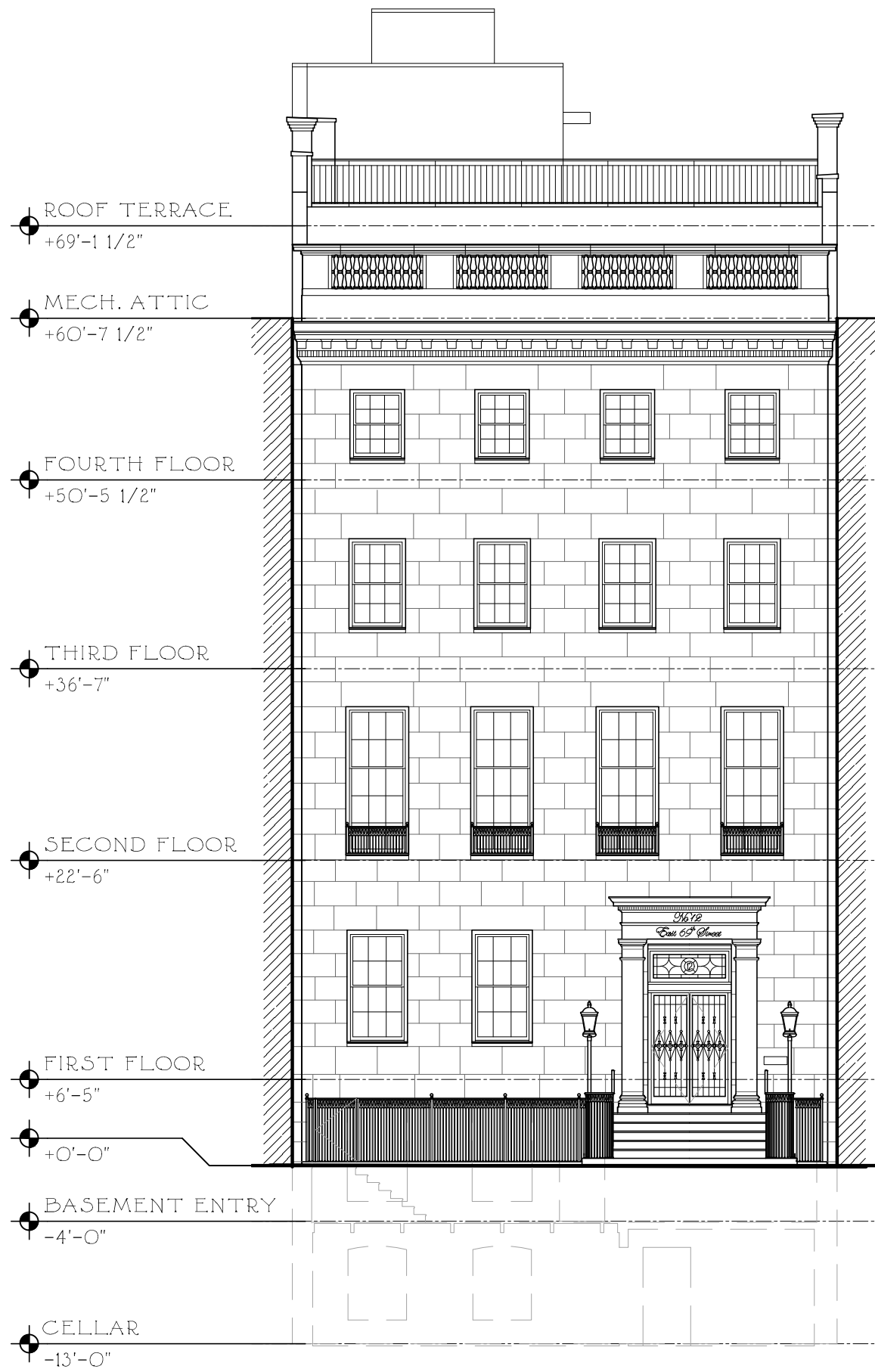
SHEET TITLE  
**FRONT FACADE HISTORIC PHOTOS**

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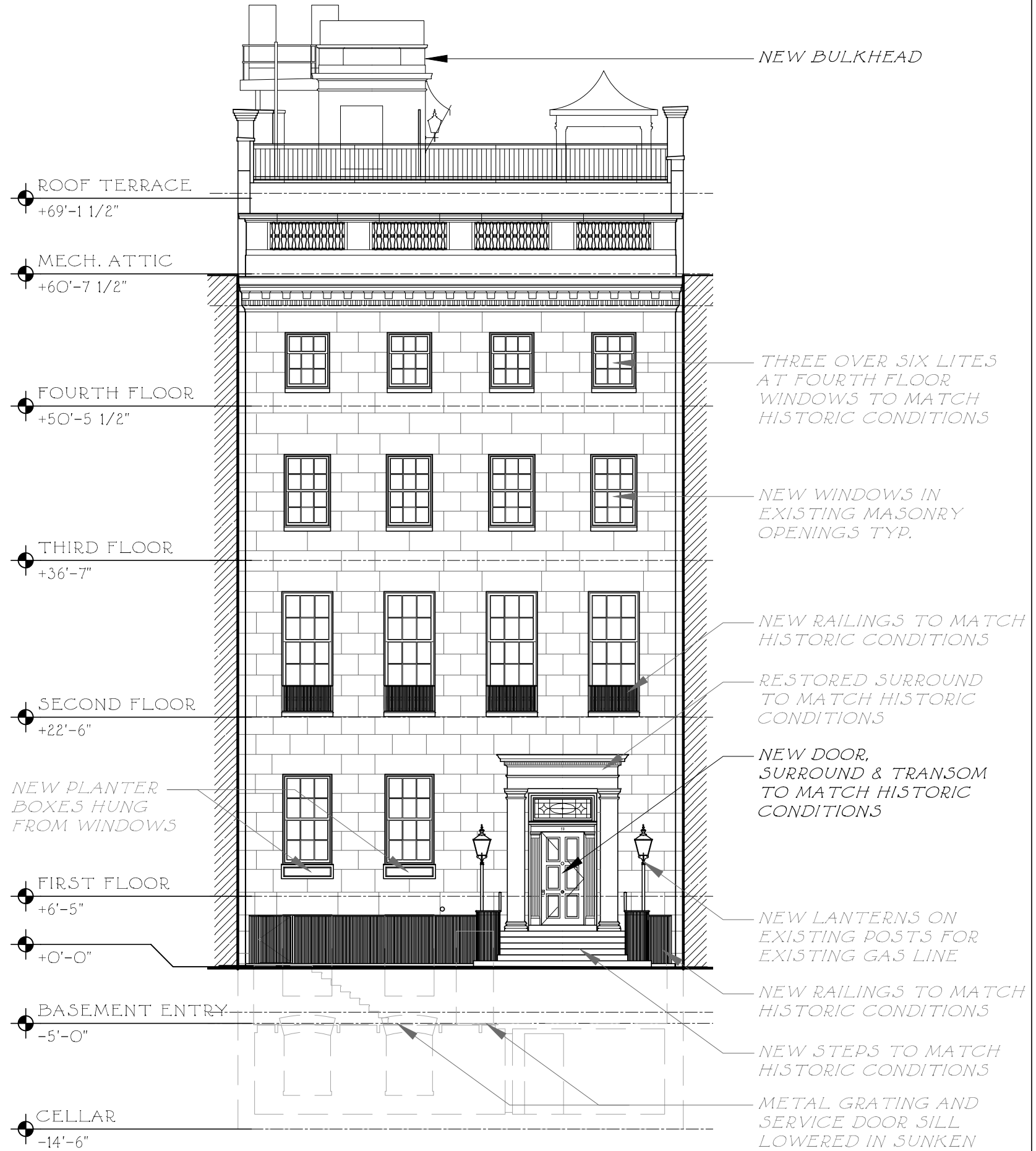
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 PROJECT 2306







**EXISTING**



**PROPOSED**

ROOF TERRACE  
+69'-1 1/2"

MECH. ATTIC  
+60'-7 1/2"

FOURTH FLOOR  
+50'-5 1/2"

THIRD FLOOR  
+36'-7"

SECOND FLOOR  
+22'-6"

FIRST FLOOR  
+6'-5"

+0'-0"

BASEMENT ENTRY  
-4'-0"

CELLAR  
-13'-0"

NEW BULKHEAD

THREE OVER SIX LITES AT FOURTH FLOOR WINDOWS TO MATCH HISTORIC CONDITIONS

NEW WINDOWS IN EXISTING MASONRY OPENINGS TYP.

NEW RAILINGS TO MATCH HISTORIC CONDITIONS

RESTORED SURROUND TO MATCH HISTORIC CONDITIONS

NEW DOOR, SURROUND & TRANSOM TO MATCH HISTORIC CONDITIONS

NEW PLANTER BOXES HUNG FROM WINDOWS

NEW LANTERNS ON EXISTING POSTS FOR EXISTING GAS LINE

NEW RAILINGS TO MATCH HISTORIC CONDITIONS

NEW STEPS TO MATCH HISTORIC CONDITIONS

METAL GRATING AND SERVICE DOOR SILL LOWERED IN SUNKEN



**HISTORIC**

ADDED BLOCK AT PILASTER CAPITALS TO BE REMOVED

ADDED REDUNDANT SIGNAGE TO BE REMOVED

ADDED BLOCK AT PILASTER BASES TO BE REMOVED

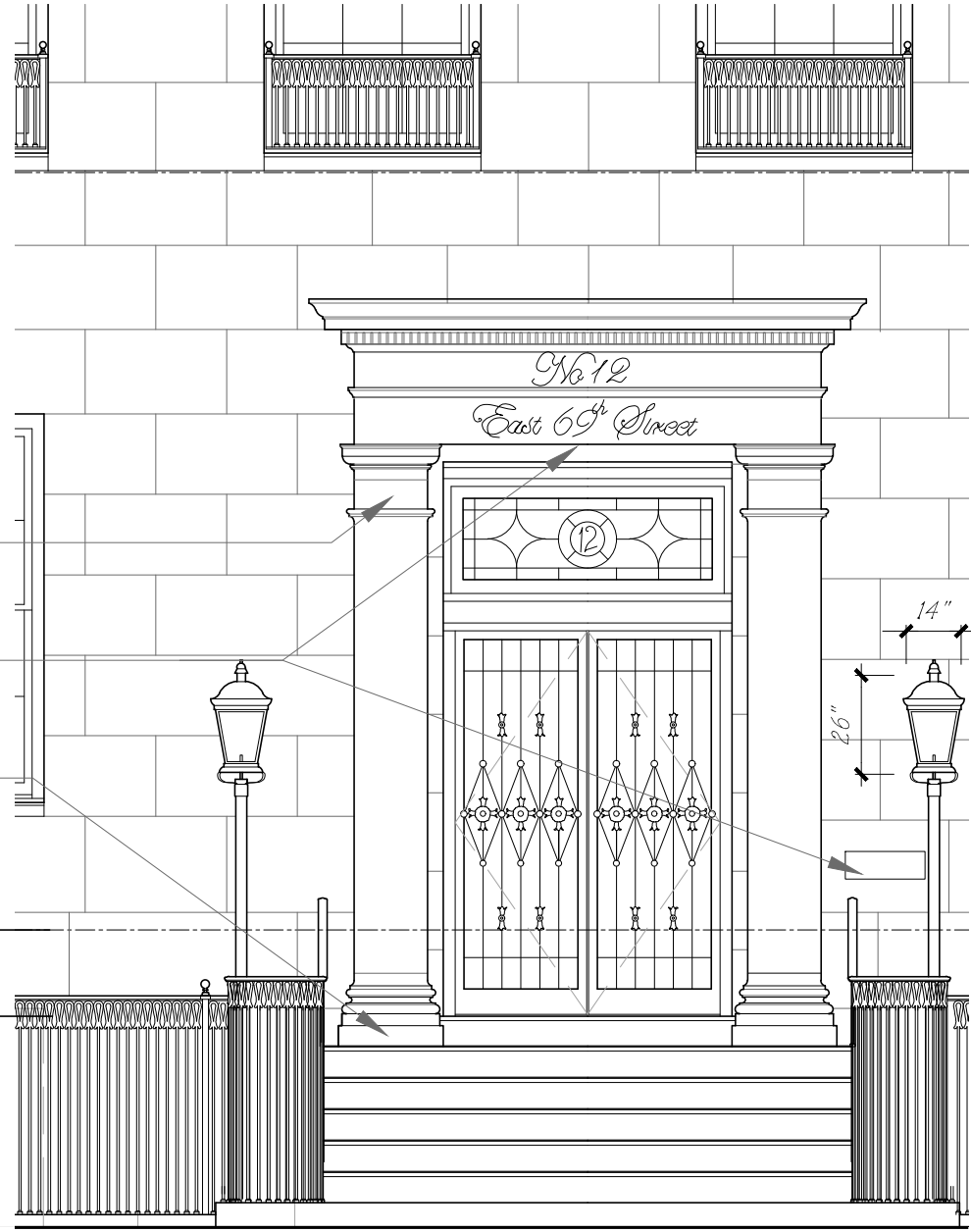
FIRST FLOOR

+6'-5"

ENTRY

+4'-7"

+0'-0"



**EXISTING**

NEW METAL RAILINGS TO MATCH HISTORIC CONDITIONS

LIMESTONE SURROUND RESTORED TO MATCH HISTORIC CONDITIONS

NEW LEADED GLASS TRANSOM TO MATCH HISTORIC CONDITIONS

NEW WOOD PILASTERED DOOR SURROUND TO MATCH HISTORIC COND.

NEW WOOD SIX (6) PANEL DOOR TO MATCH HISTORIC CONDITIONS

NEW METAL LANTERNS ON EXISTING POST WITH EXISTING GAS LINE

NEW LIMESTONE STEPS W/ REDUCED RISE HEIGHT TO MATCH HISTORIC COND.

NEW METAL RAILINGS TO MATCH HISTORIC CONDITIONS

FIRST FLOOR

+6'-5"

ENTRY

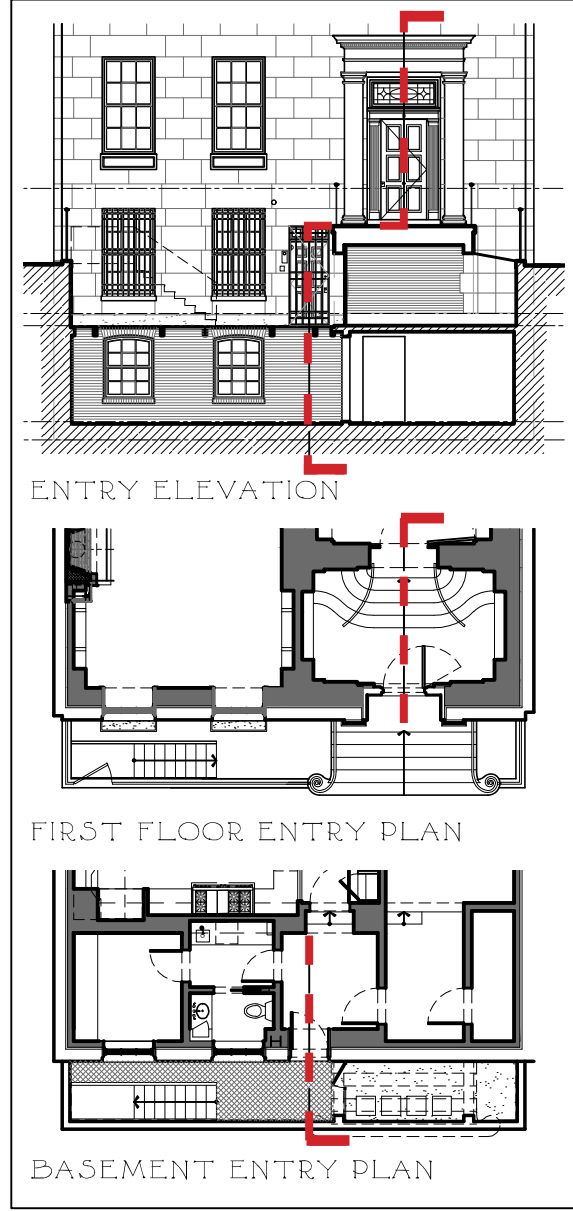
+3'-9 1/4"

+0'-0"

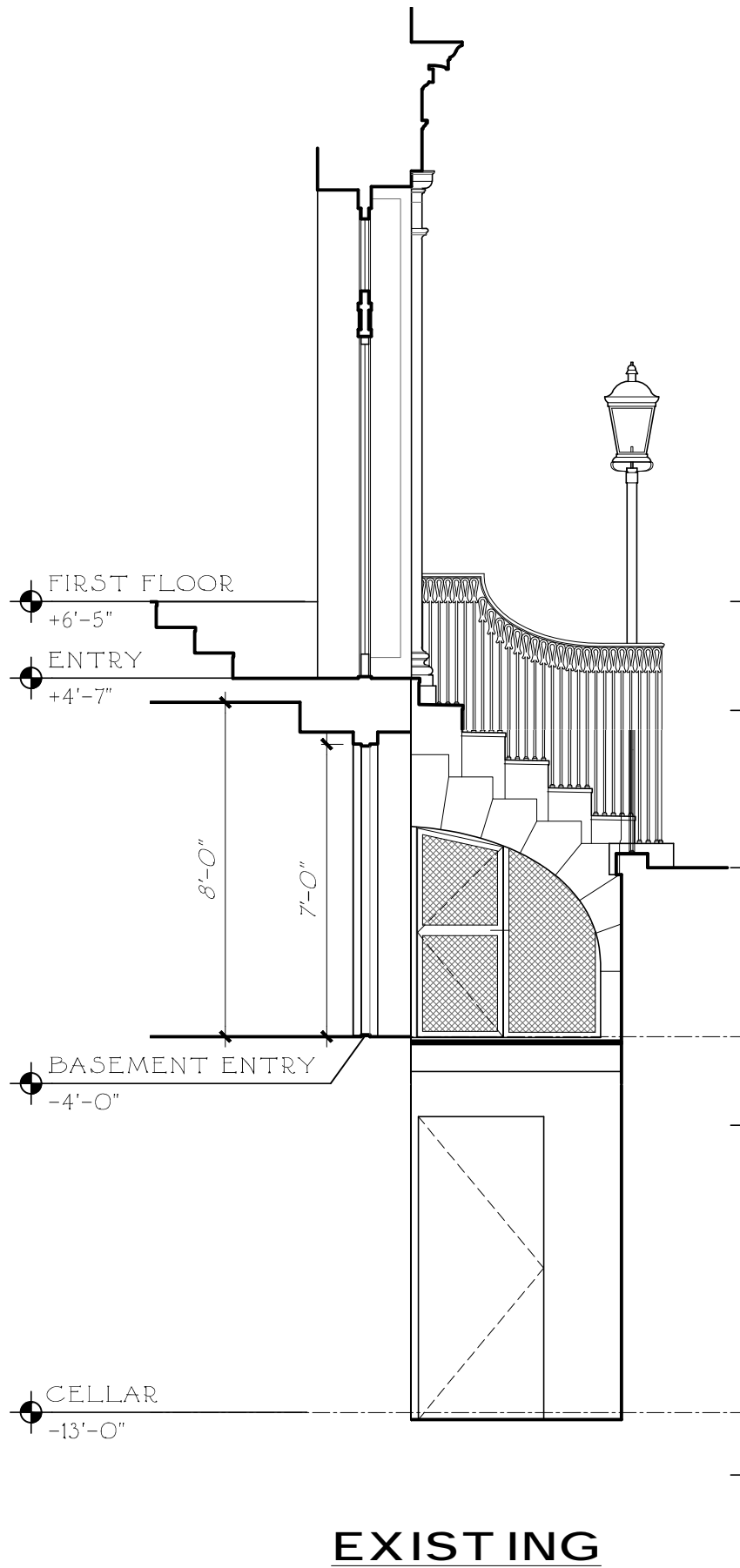


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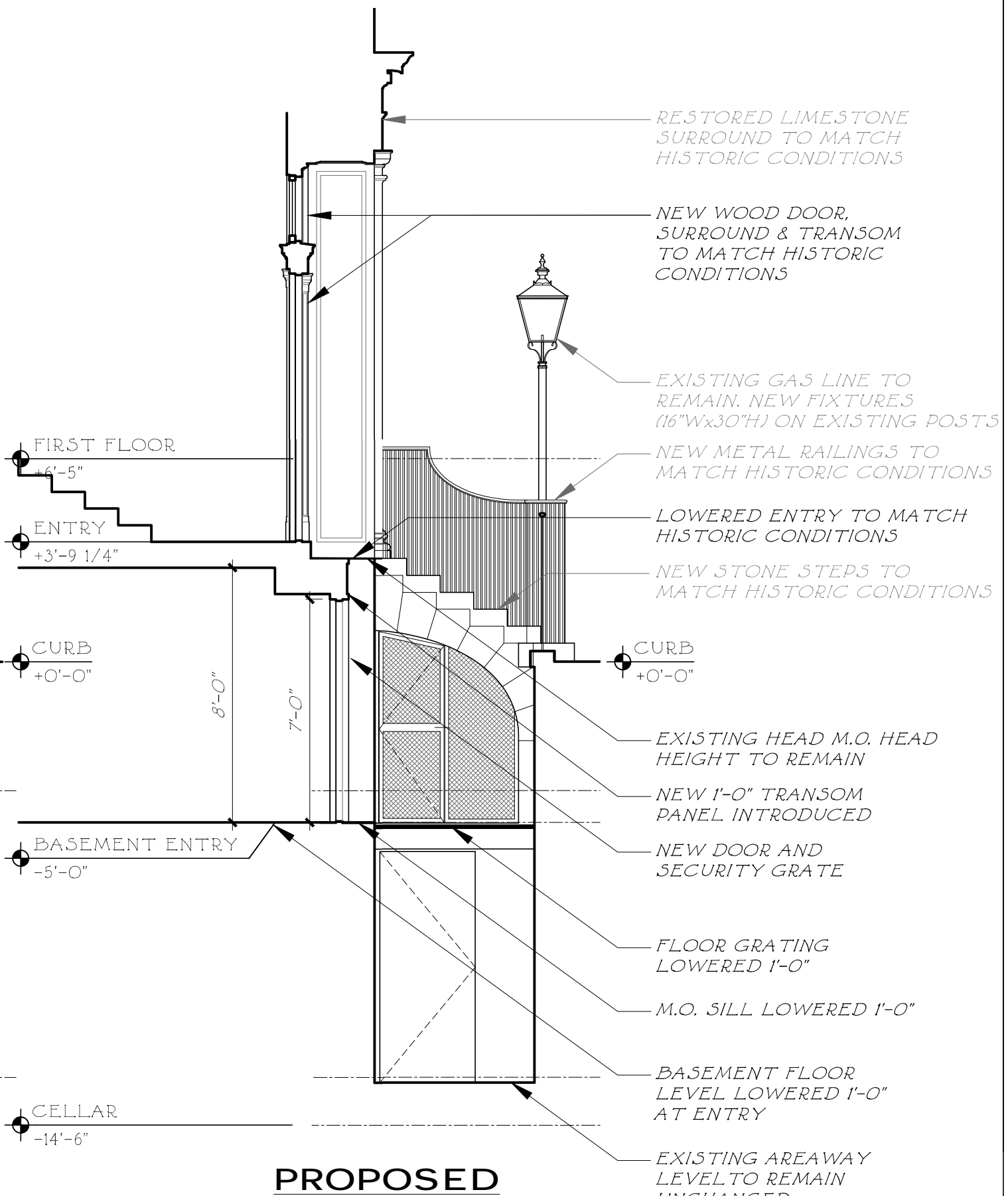




KEY SECTION & PLANS



EXISTING



PROPOSED



EXISTING



PROPOSED



HISTORIC



11 E 69TH ST  
DELANO &  
ALDRICH  
1924



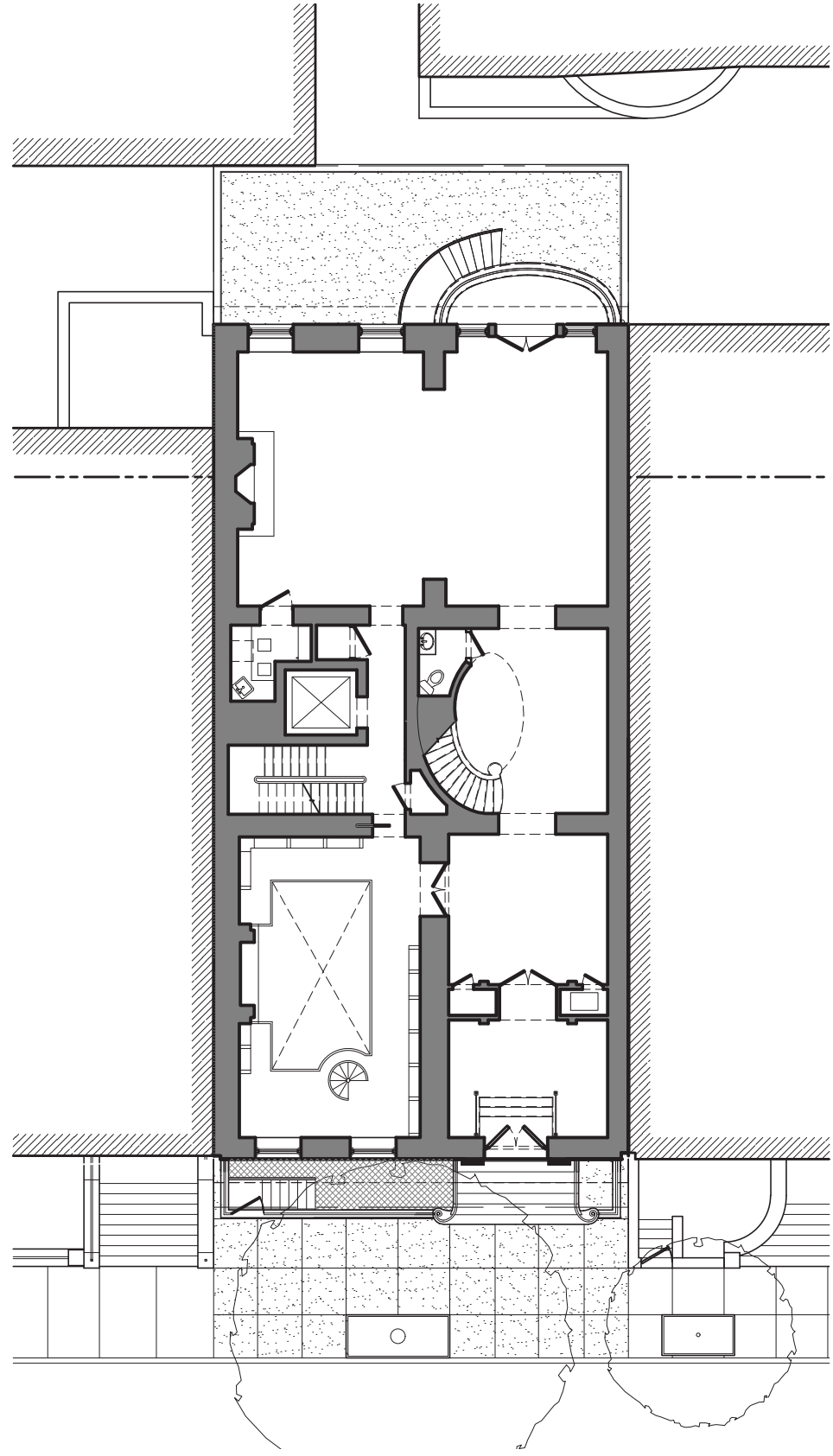
33 E 69TH ST  
HENRY C.  
PELTON  
1918



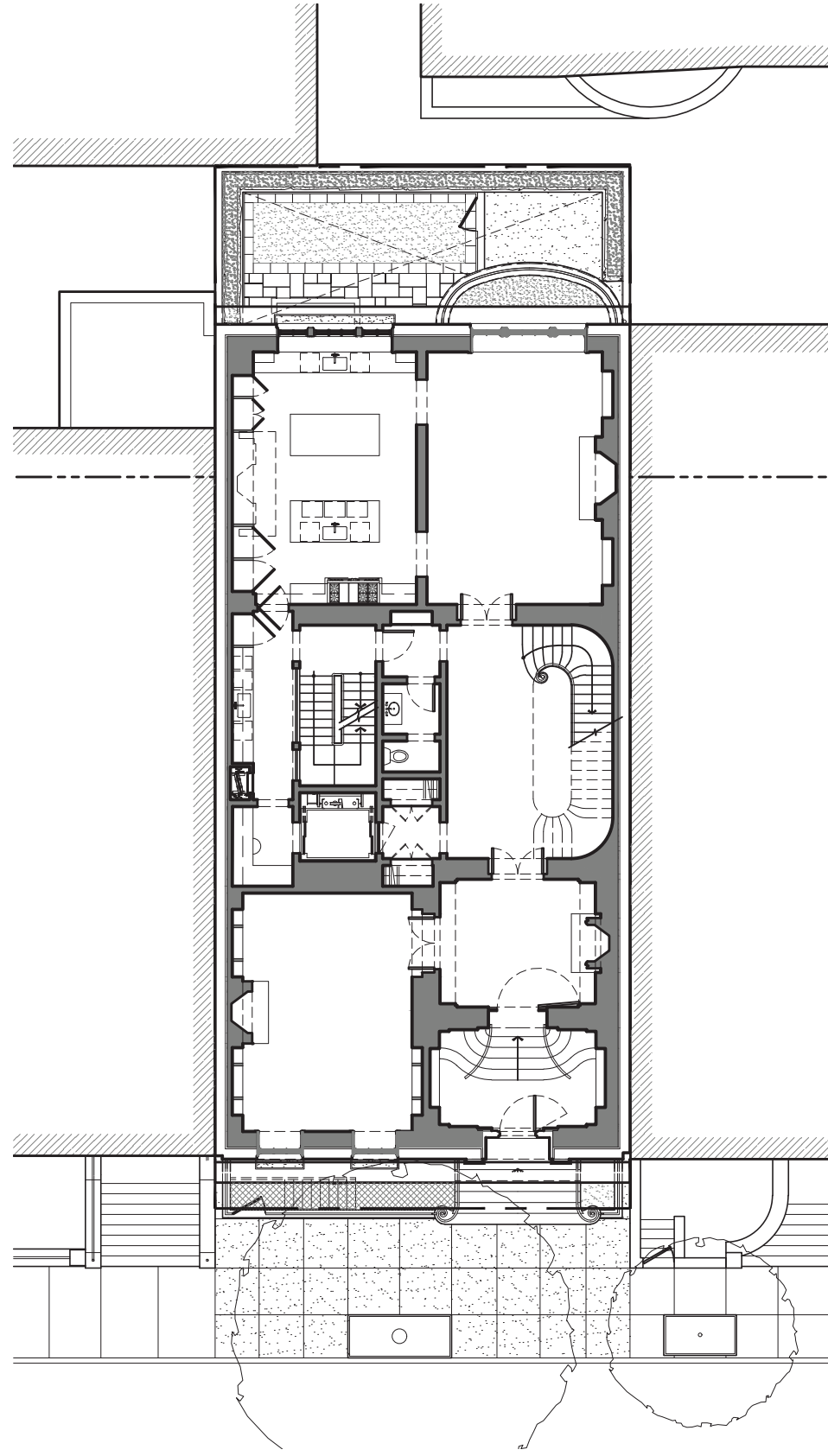
49 E 67TH ST  
STERNER &  
WOLFE  
1919 (ALTERED)



EXISTING



PROPOSED



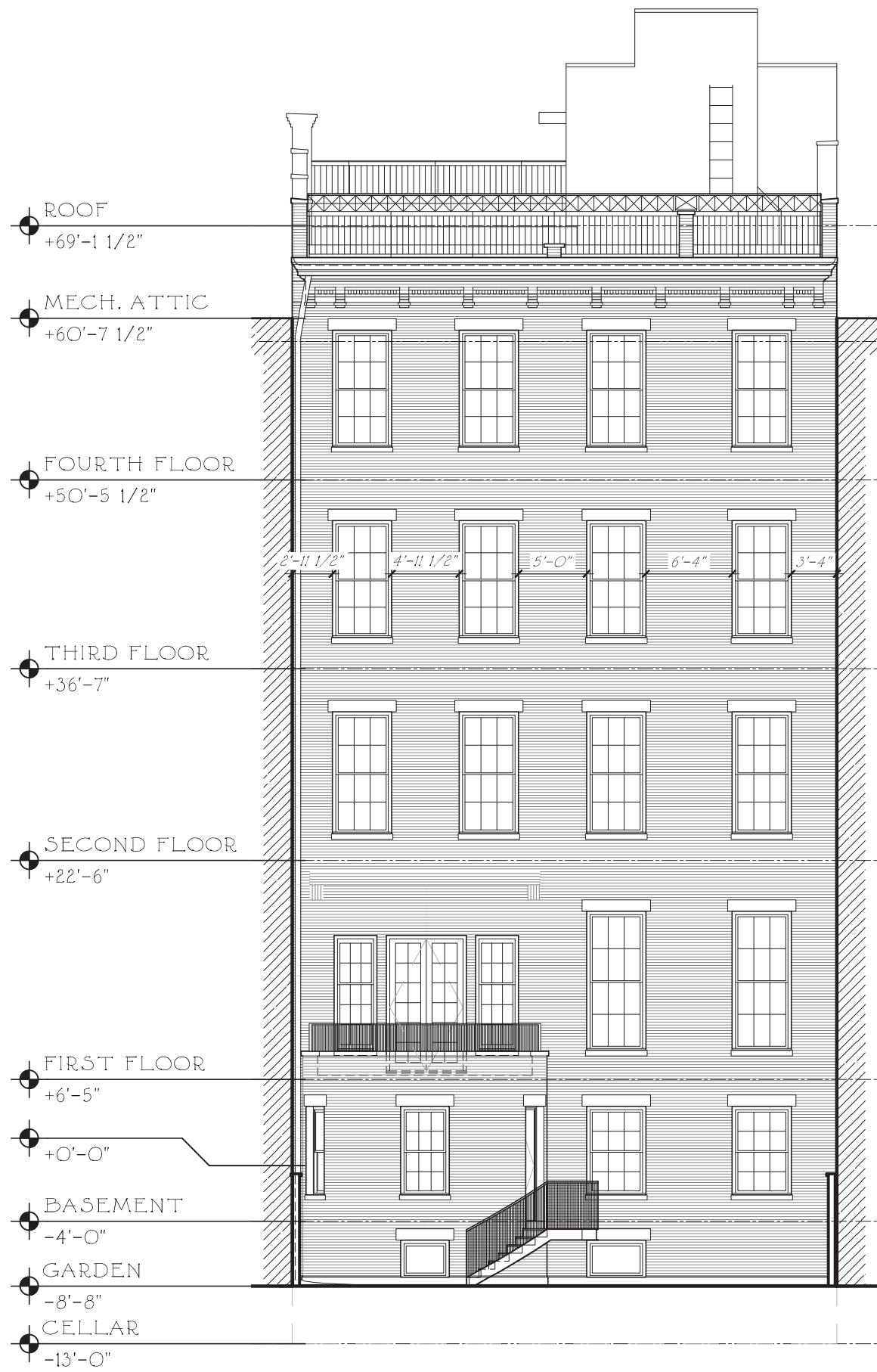


FROM GARDEN LEVEL

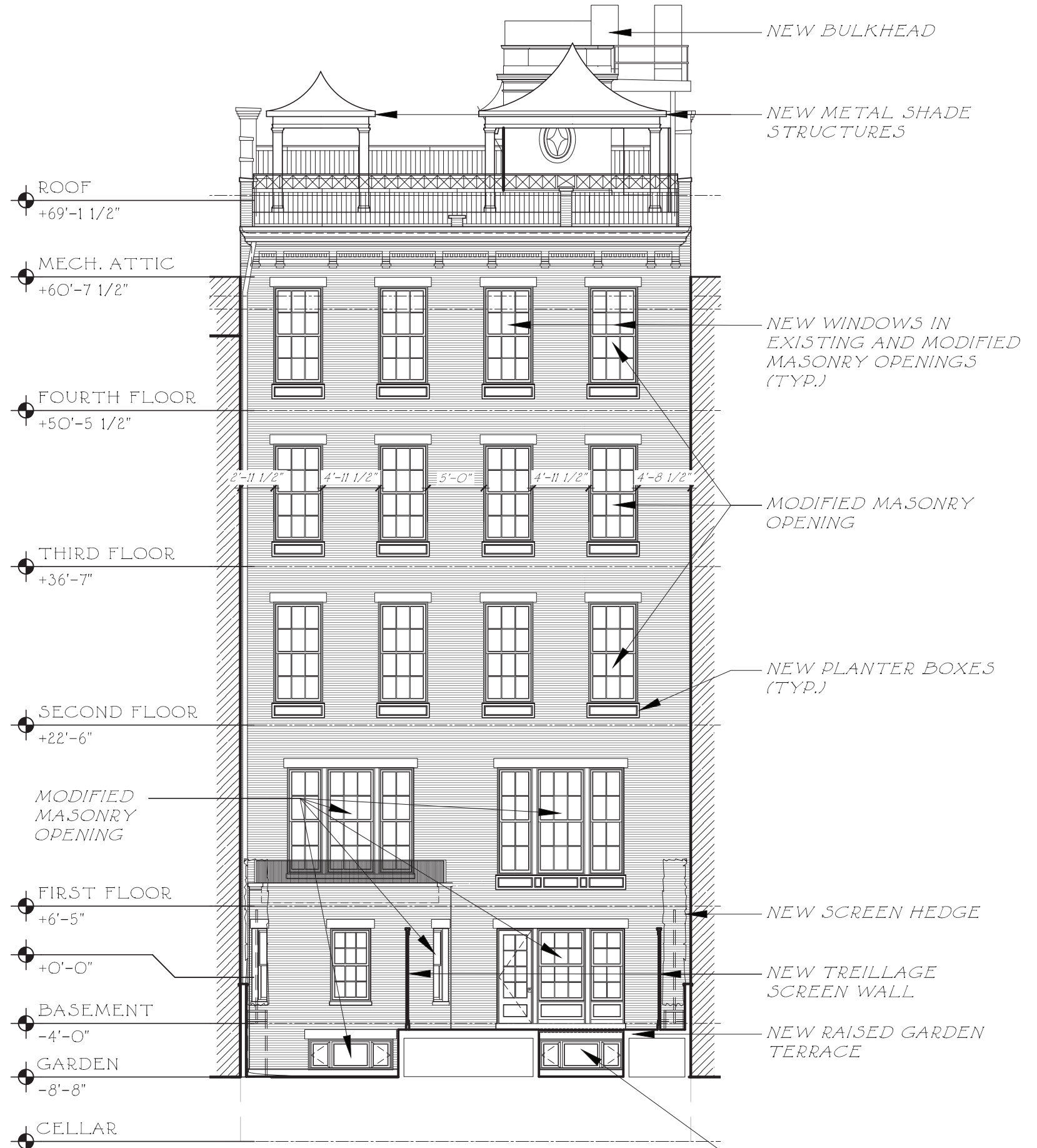




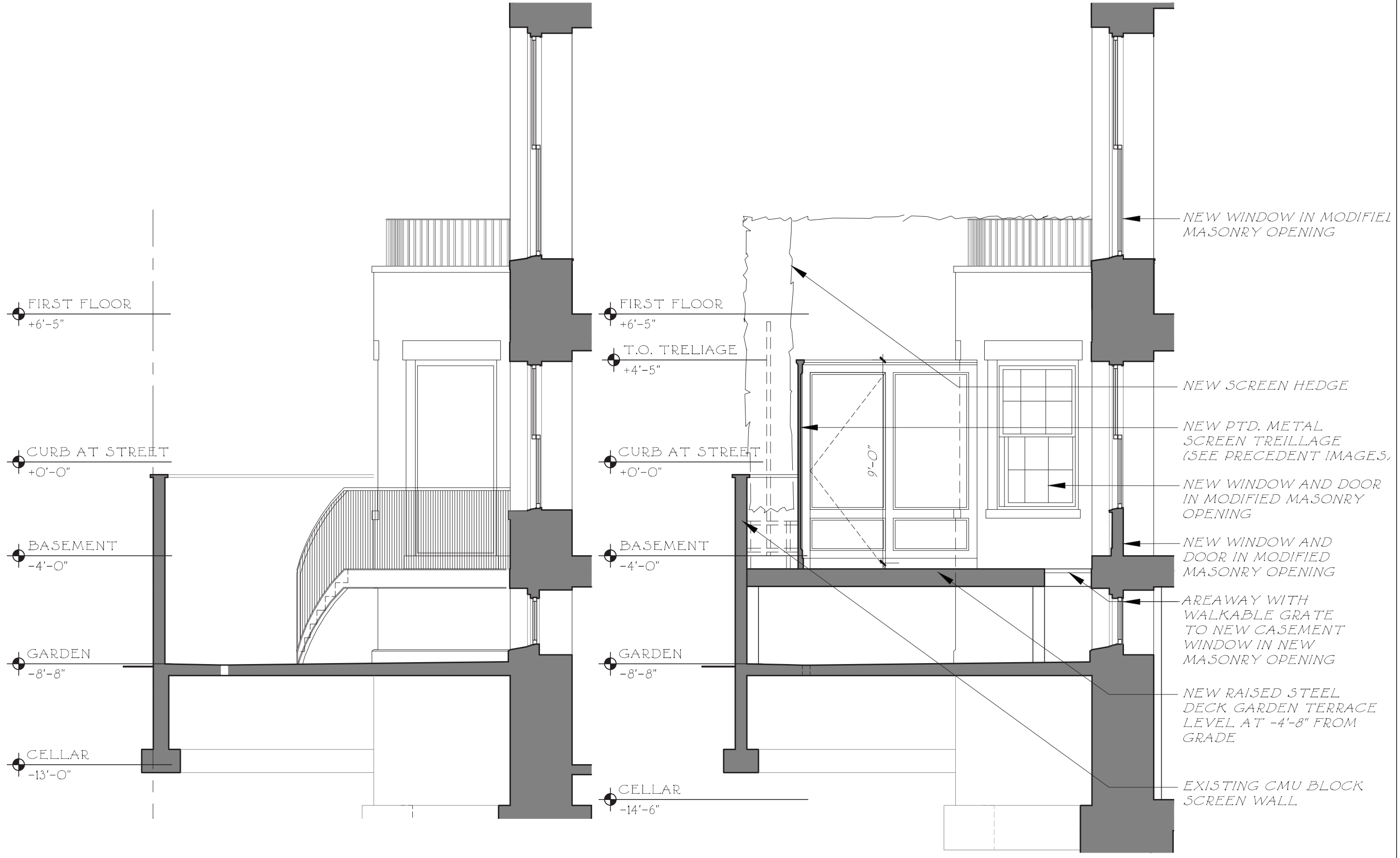
FROM ABOVE



EXISTING



PROPOSED

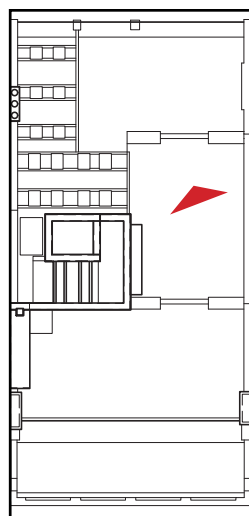


EXISTING

PROPOSED

- NEW WINDOW IN MODIFIED MASONRY OPENING
- NEW SCREEN HEDGE
- NEW PTD. METAL SCREEN TREILLAGE (SEE PRECEDENT IMAGES)
- NEW WINDOW AND DOOR IN MODIFIED MASONRY OPENING
- NEW WINDOW AND DOOR IN MODIFIED MASONRY OPENING
- AREA WAY WITH WALKABLE GRATE TO NEW CASEMENT WINDOW IN NEW MASONRY OPENING
- NEW RAISED STEEL DECK GARDEN TERRACE LEVEL AT -4'-8" FROM GRADE
- EXISTING CMU BLOCK SCREEN WALL





KEY PLAN

LOOKING SOUTH

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PROJECT TITLE

Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE

ROOF SITE PHOTO

DATE

9/16/24

SCALE

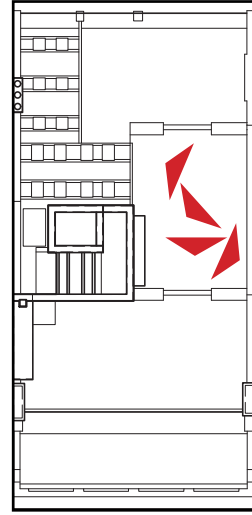
NTS

AUTHOR

PS,MV

SHEET NUMBER

LPC-16



KEY PLAN



LOOKING WEST & NORTH WEST

LOOKING NORTH EAST & EAST

SHEET NUMBER  
**LPC-17**

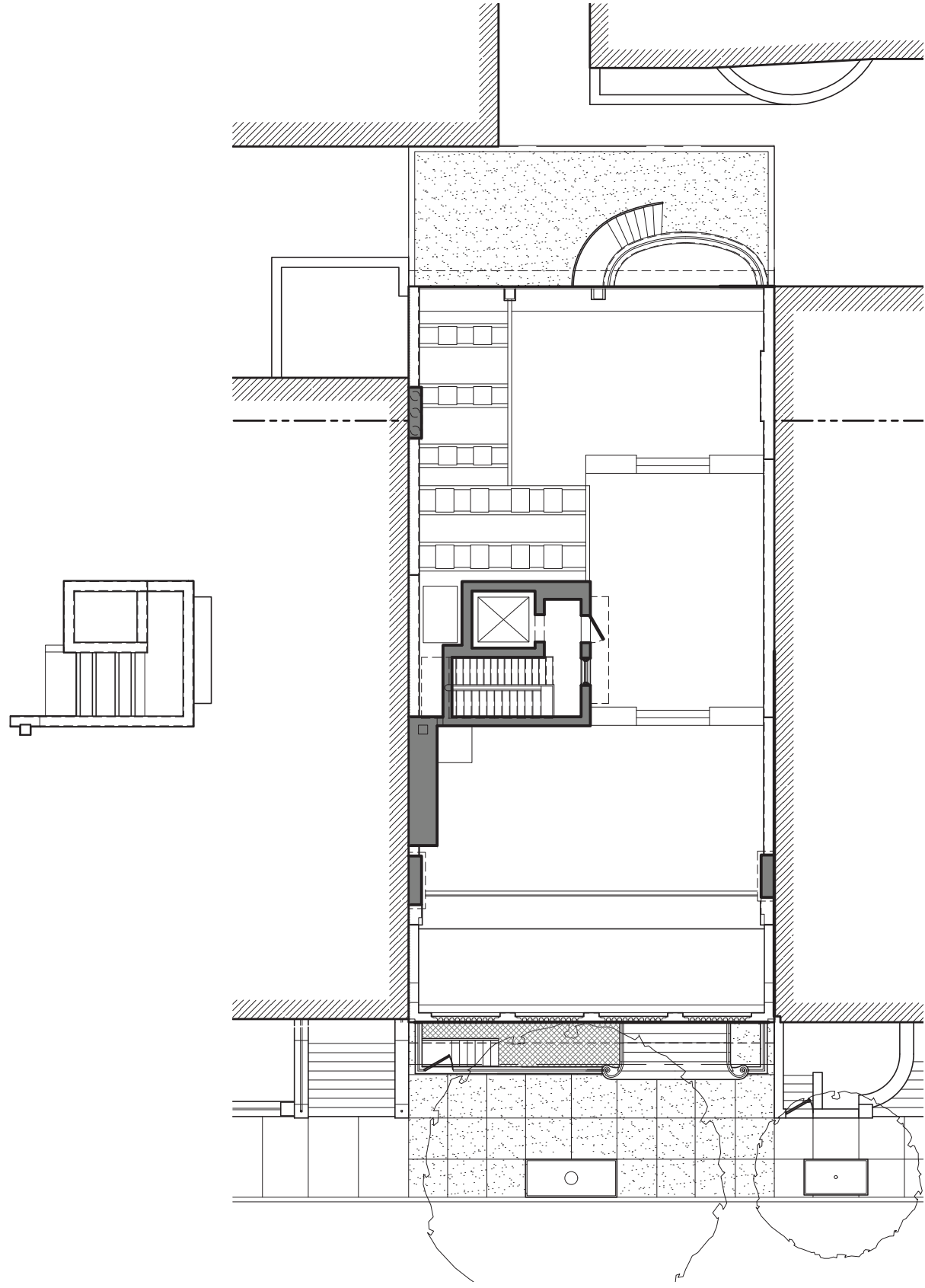
DATE 9/16/24  
SCALE NTS  
AUTHOR PS,MV

PROJECT TITLE  
**Alterations to the Residence at 12 East 69th Street, New York, NY**

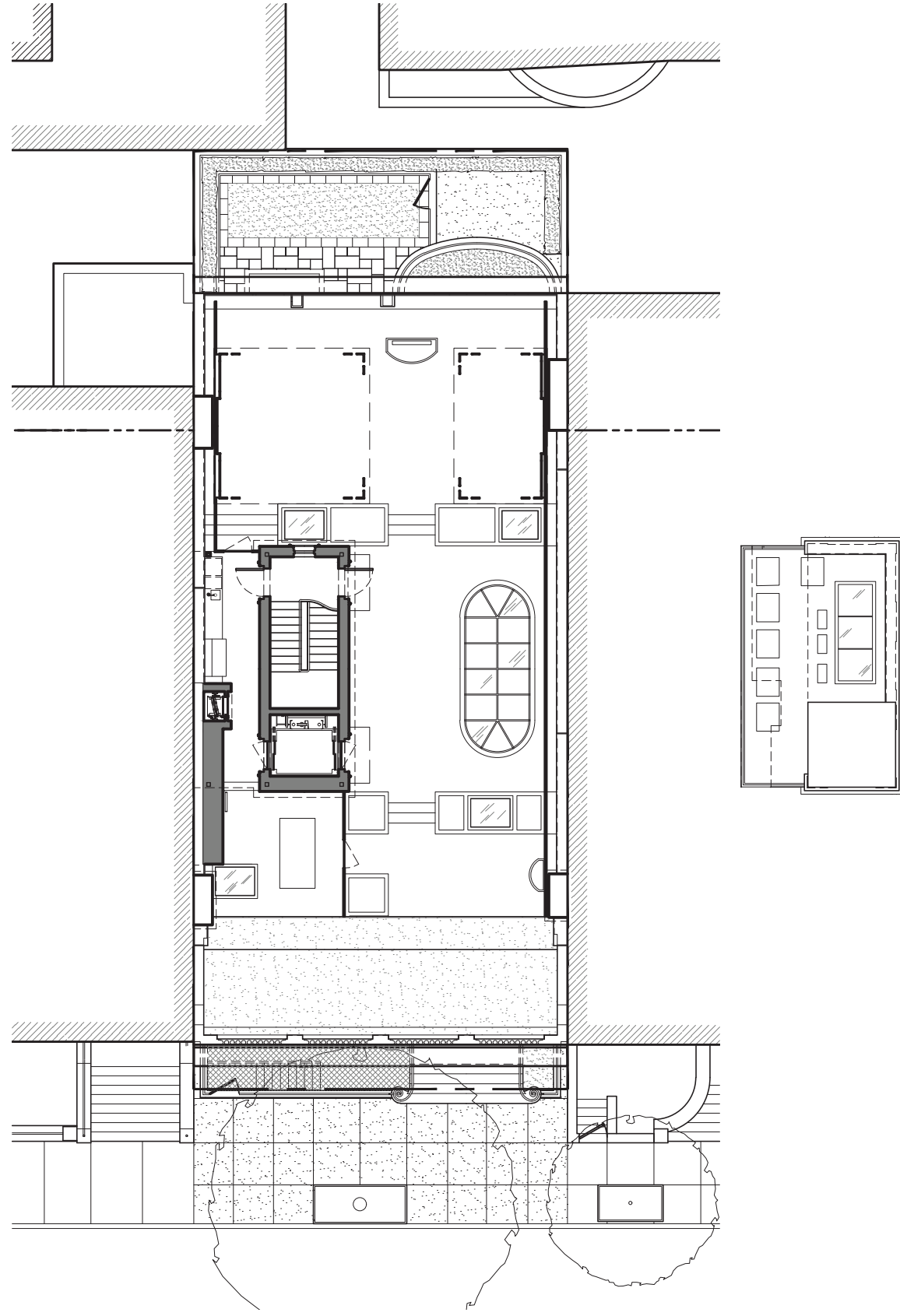
SHEET TITLE  
**ROOF SITE PHOTOS**

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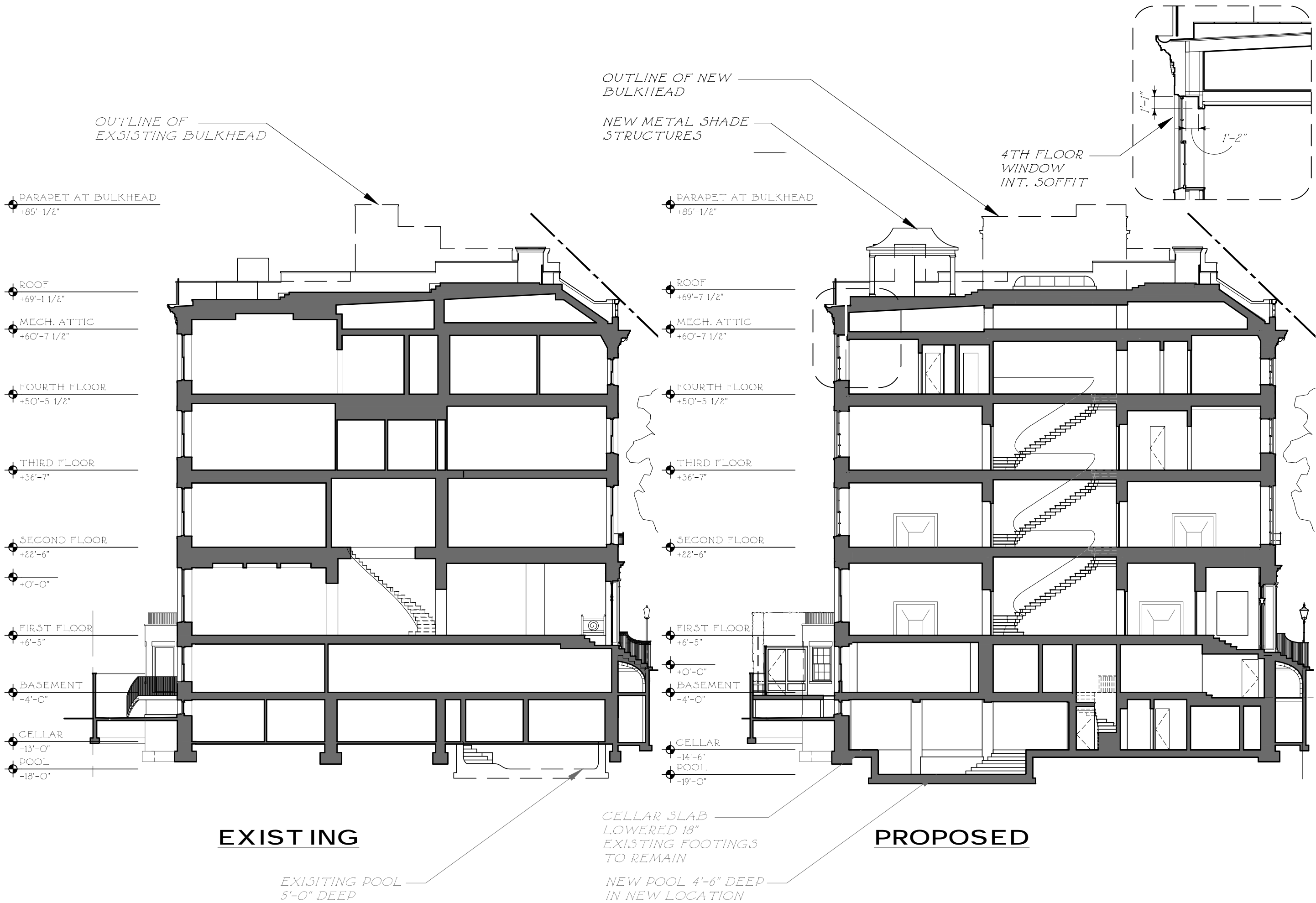
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EXISTING



PROPOSED



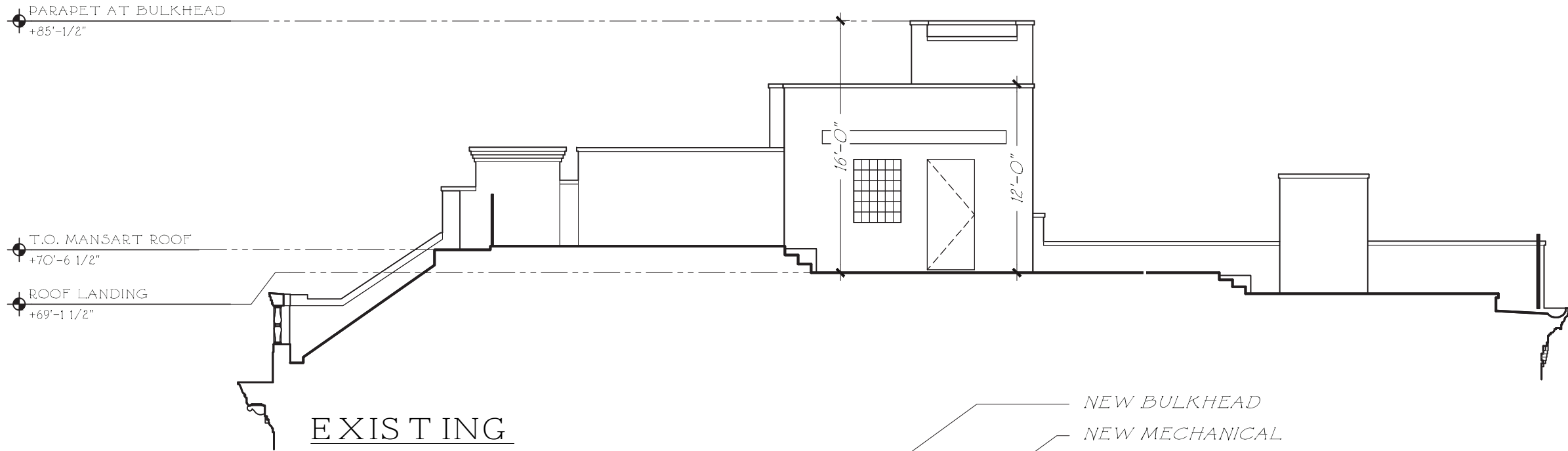
**EXISTING**

**PROPOSED**

EXISTING POOL  
5'-0" DEEP

CELLAR SLAB  
LOWERED 18"  
EXISTING FOOTINGS  
TO REMAIN

NEW POOL 4'-6" DEEP  
IN NEW LOCATION



EXISTING

NEW BULKHEAD  
NEW MECHANICAL



PROPOSED

NEW PTD. METAL  
SHADE STRUCTURE  
T.O. SHADE STRUCTURE  
+83'-1"  
NEW PTD. METAL  
TRELIAGE SCREEN  
WALL

SHEET NUMBER	LPC-20
DATE	9/16/24
SCALE	1/8"=1'-0"
AUTHOR	PS,MV

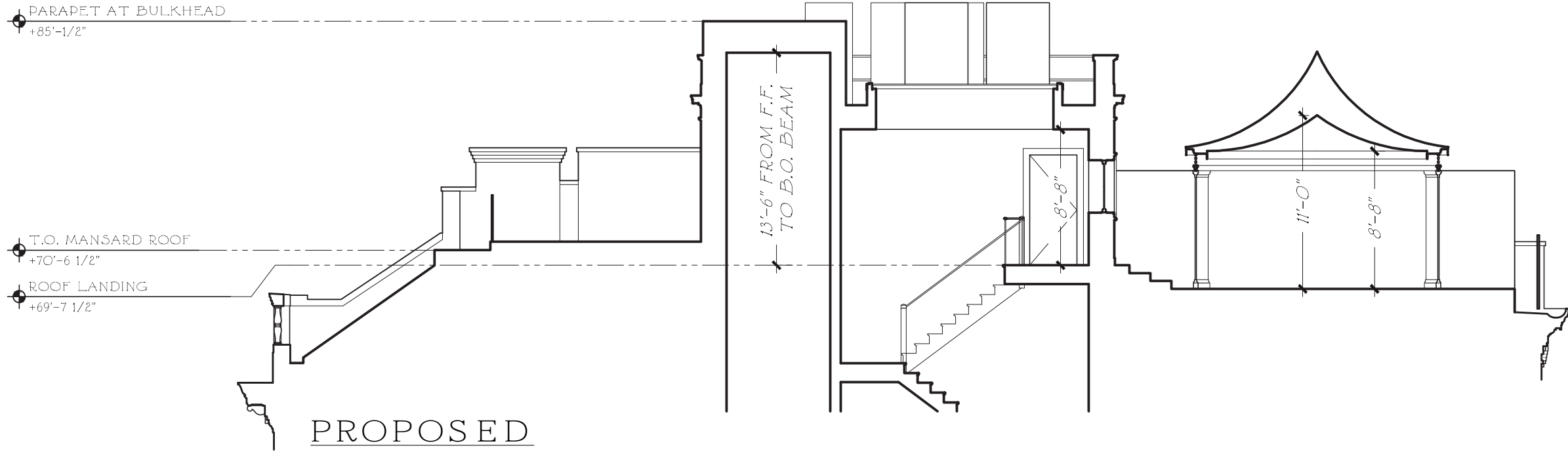
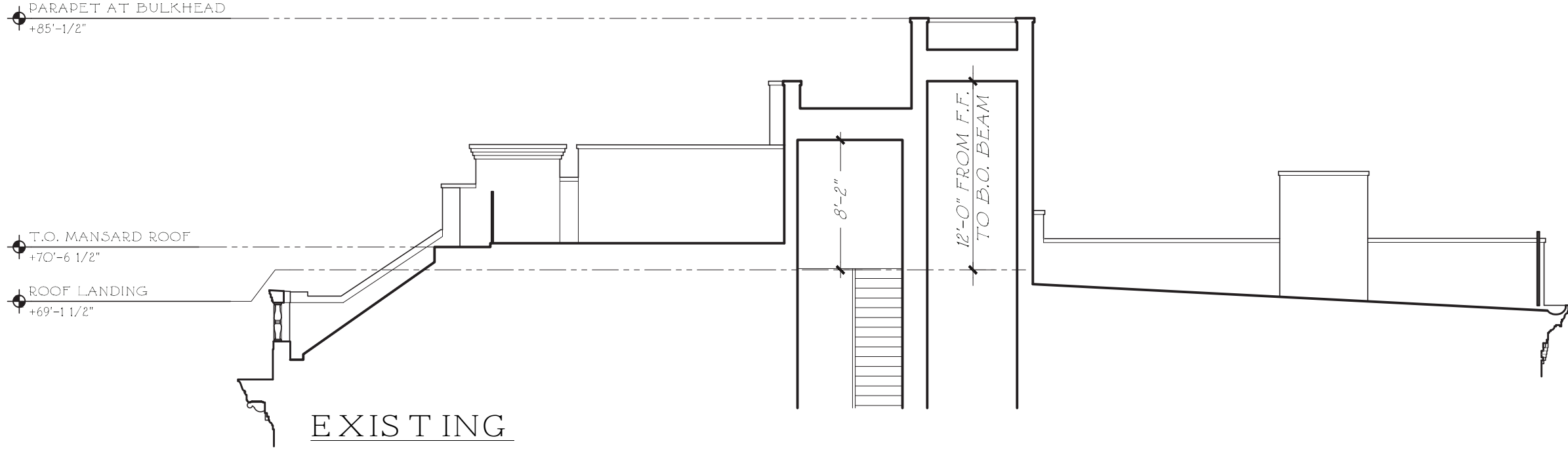
PROJECT TITLE  
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE  
BUILDING SECTION COMPARISON

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PROJECT TITLE  
Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET NUMBER  
LPC-21

DATE  
9/16/24

SCALE  
1/8"=1'-0"

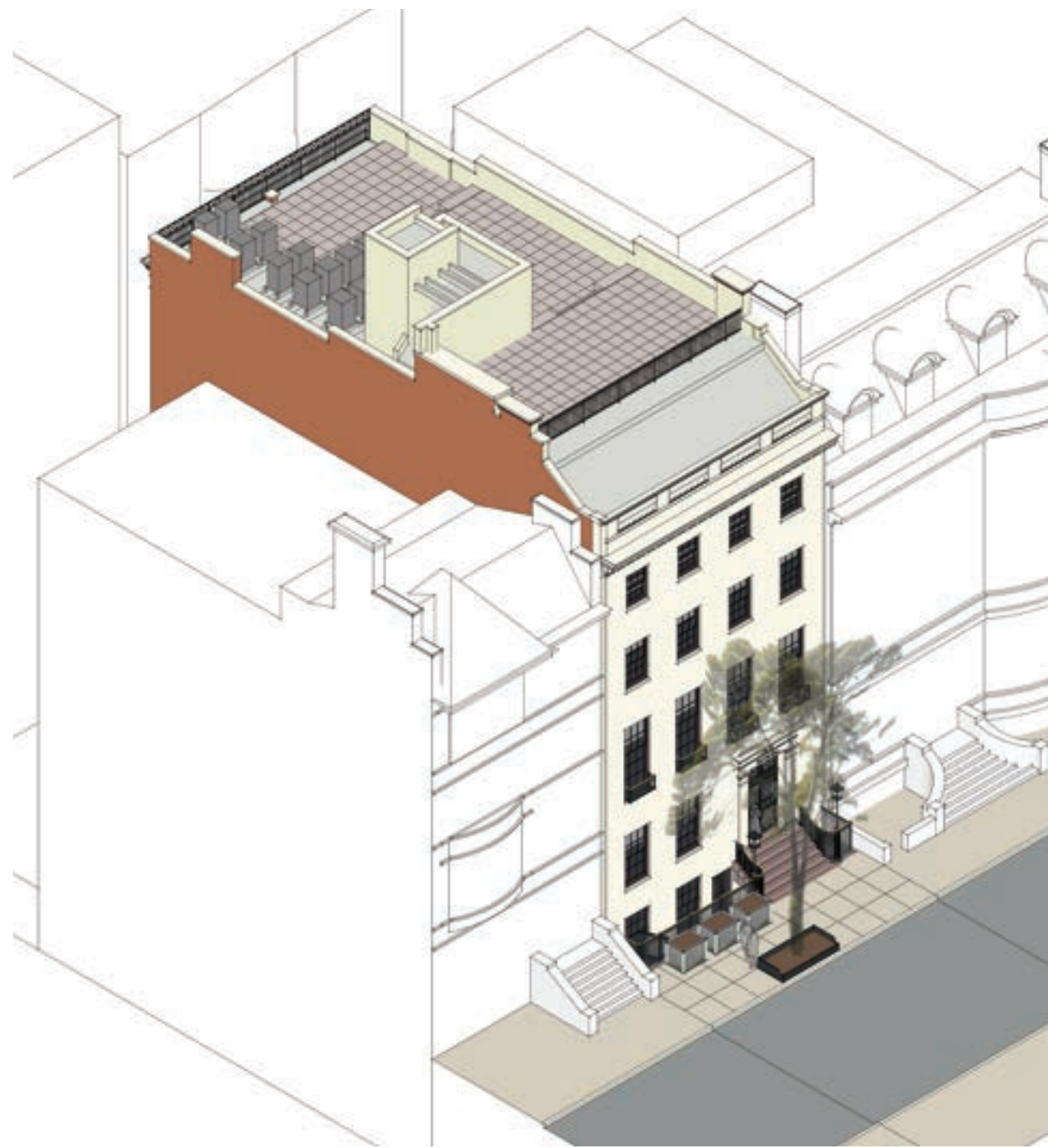
AUTHOR  
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SHEET TITLE  
BUILDING SECTION COMPARISON

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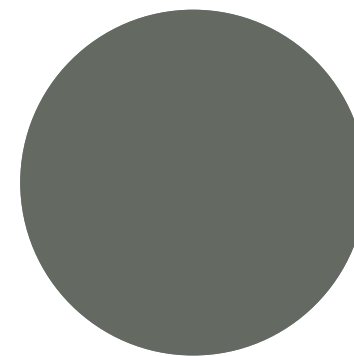
EXISTING AXON LOOKING S.W.



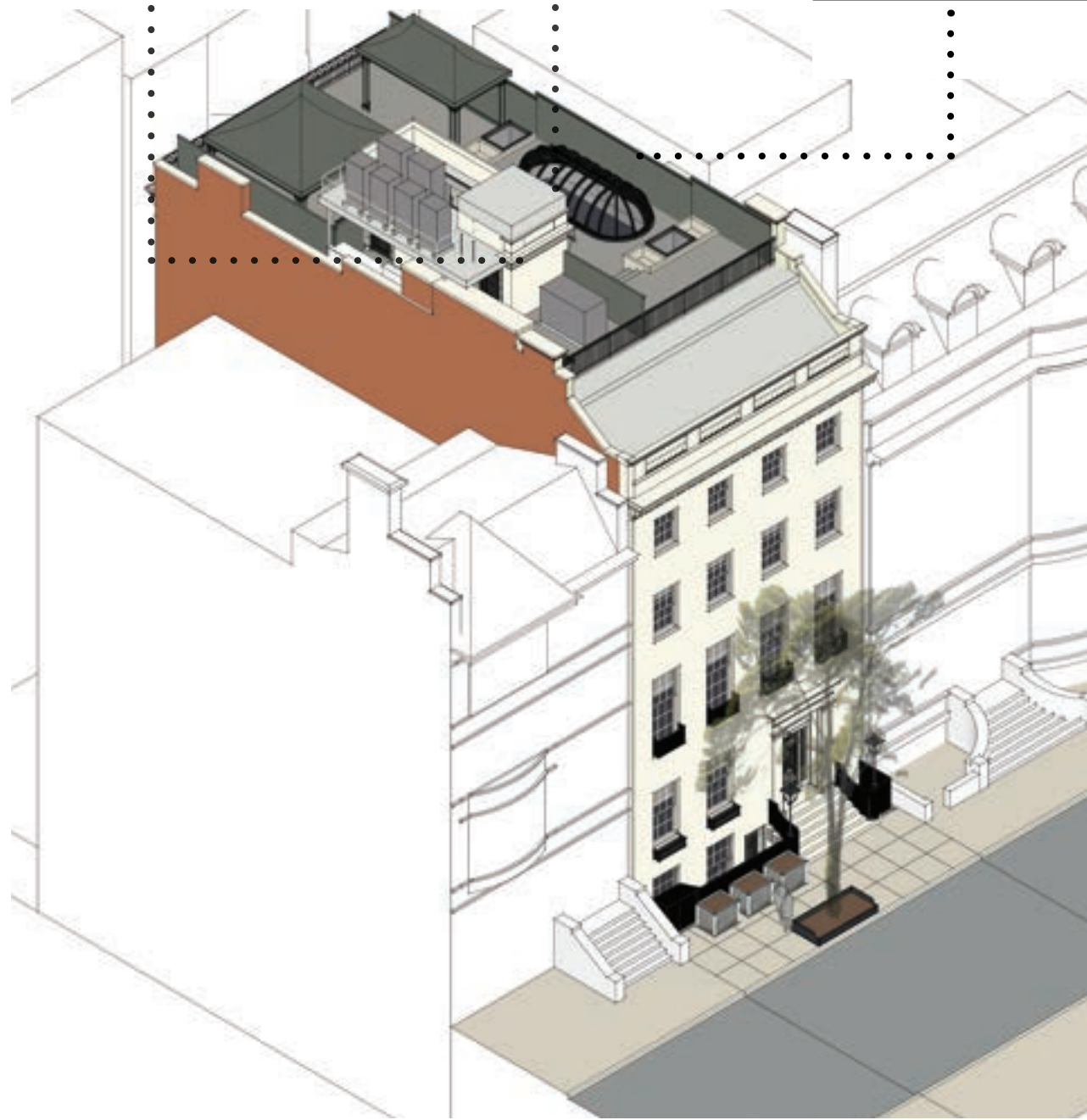
STUCCO AT  
BULK HEAD



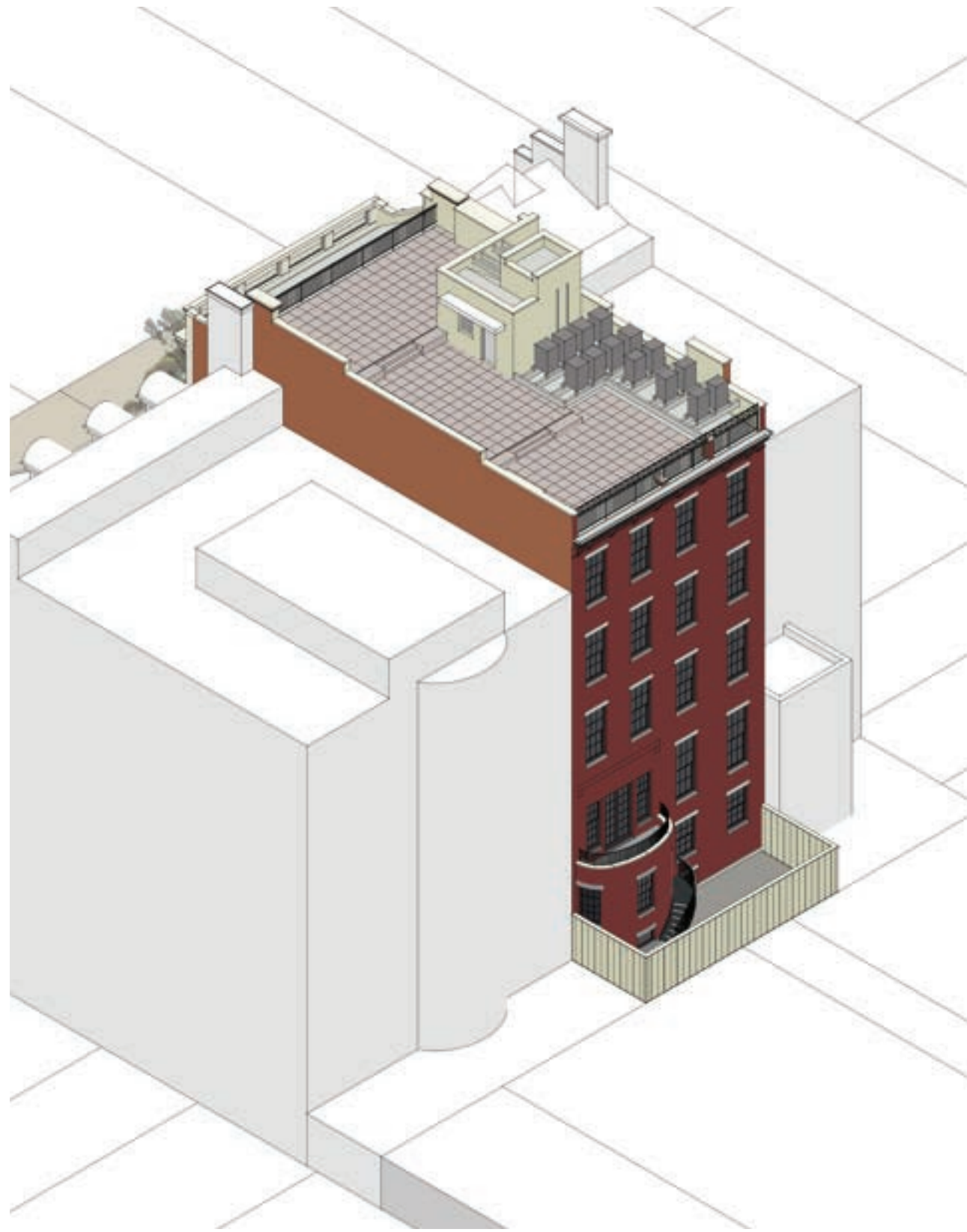
ZINC METAL AT  
ELEVATOR MASS



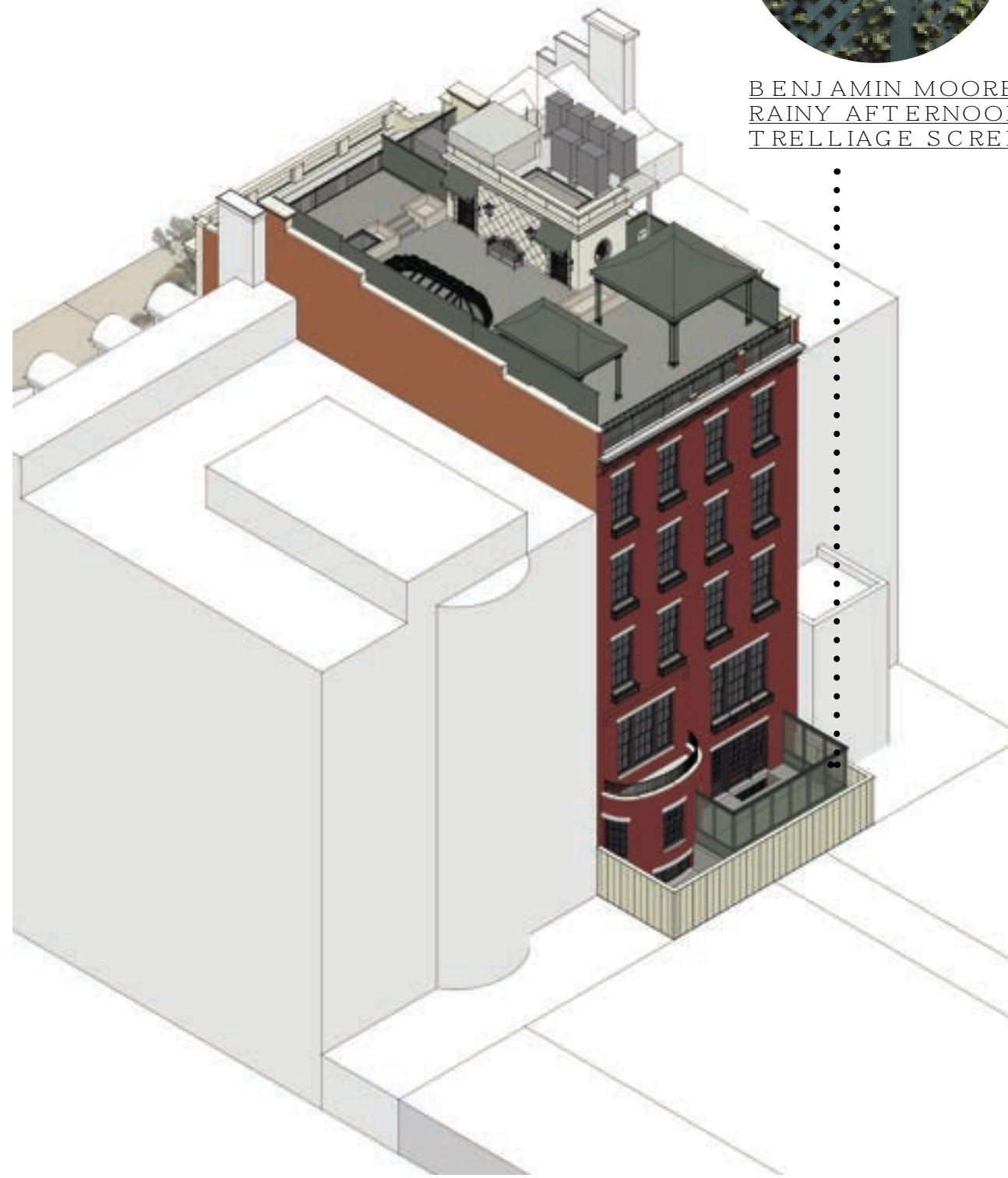
BM RAINY AFTERNOON  
AT TRELLIAGE SCREEN  
& SHADE STRUCTURES



PROPOSED AXON LOOKING S.W.



EXISTING AXON LOOKING N.E.



PROPOSED AXON LOOKING N.E.



BENJAMIN MOORE  
RAINY AFTERNOON  
TRELLIS SCREEN

PROJECT TITLE

Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE

AXON OMETRIC COMPARISON

DATE

9/16/24

SCALE

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AUTHOR

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SHEET NUMBER

LPC-23

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VIEW FROM 69TH STREET

SHEET NUMBER  
**LPC-24**

DATE  
 9/16/24

SCALE  
 NTS

AUTHOR  
 PS,MV

PROJECT TITLE  
**Alterations to the Residence at 12 East 69th Street, New York, NY**

SHEET TITLE  
**VISIBILITY MOCKUP SITE PHOTOS**

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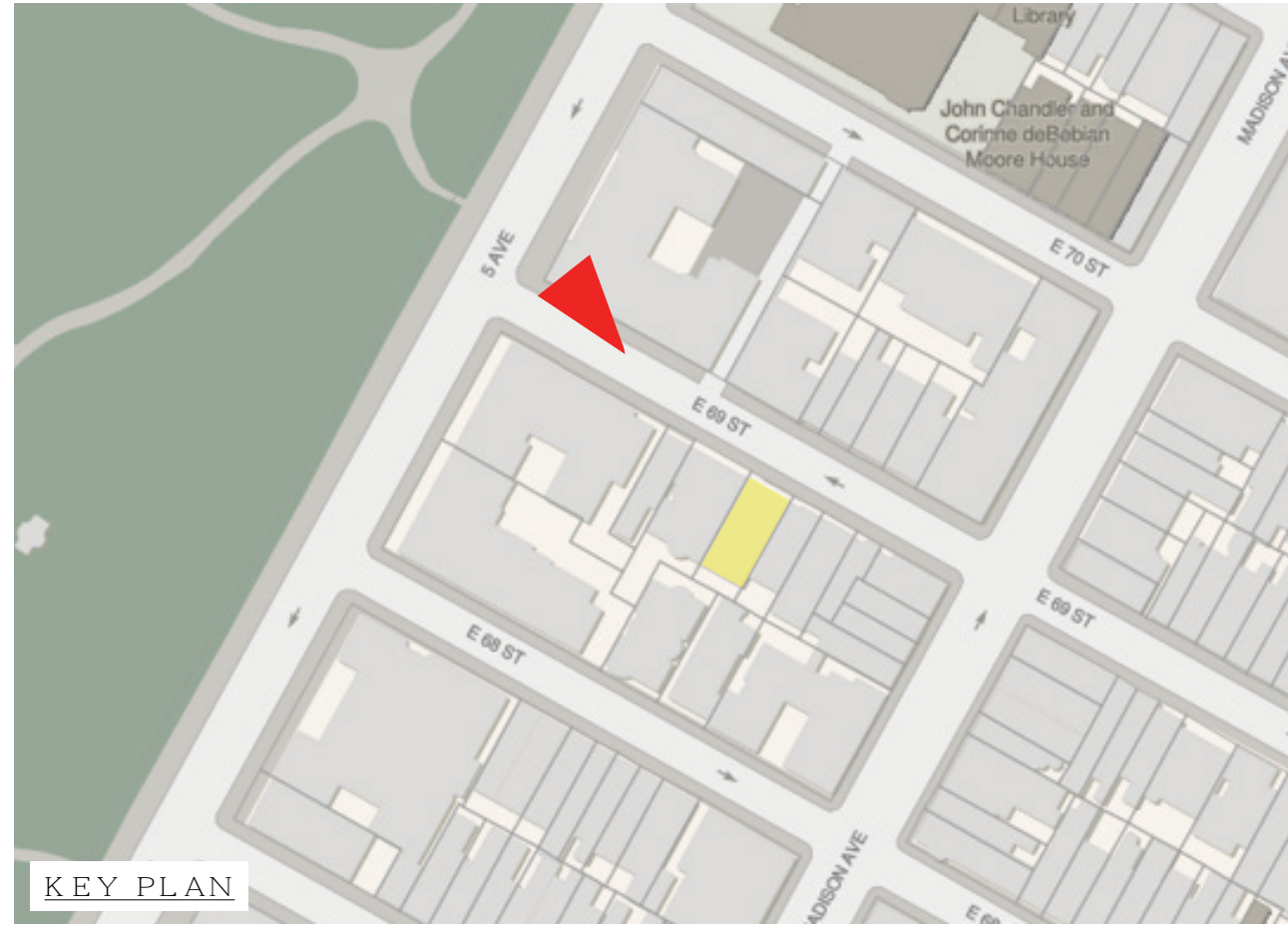
RENDERED TRELLIAGE FROM 69TH STREET LOOKING WEST



MOCKUP ENLARGED PHOTO



RENDERED TRELLIAGE WALL



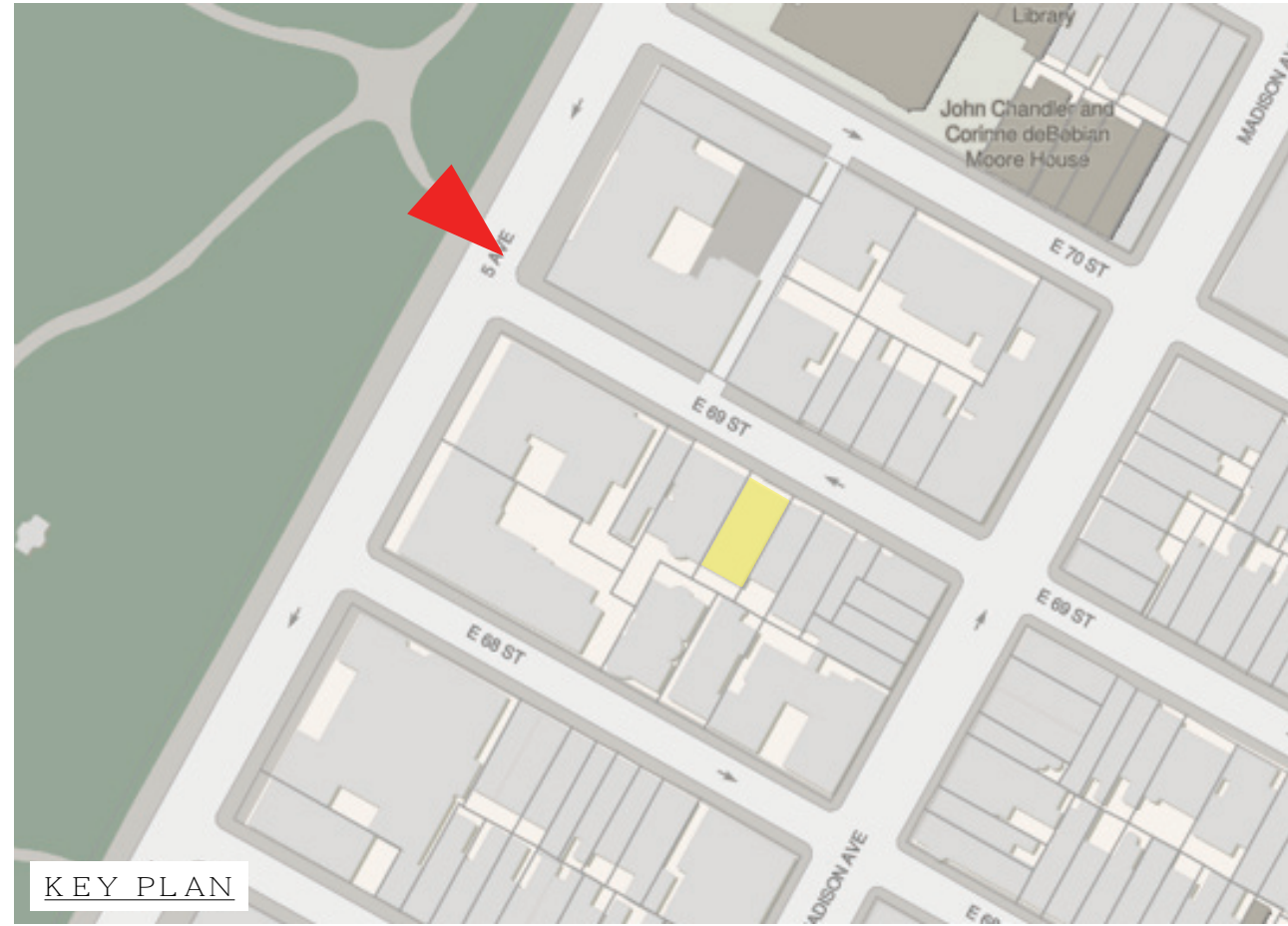
KEY PLAN



MOCKUP ENLARGED PHOTO



RENDERED BULKHEAD



KEY PLAN

RENDERED TRELLIAGE & BULKHEAD FROM 5TH AVENUE LOOKING WEST



RENDERED TRELLIAGE & CHIMNEYS FROM 69TH STREET LOOKING WEST



MOCKUP ENLARGED PHOTO



RENDERED TRELLIAGE WALL



KEY PLAN



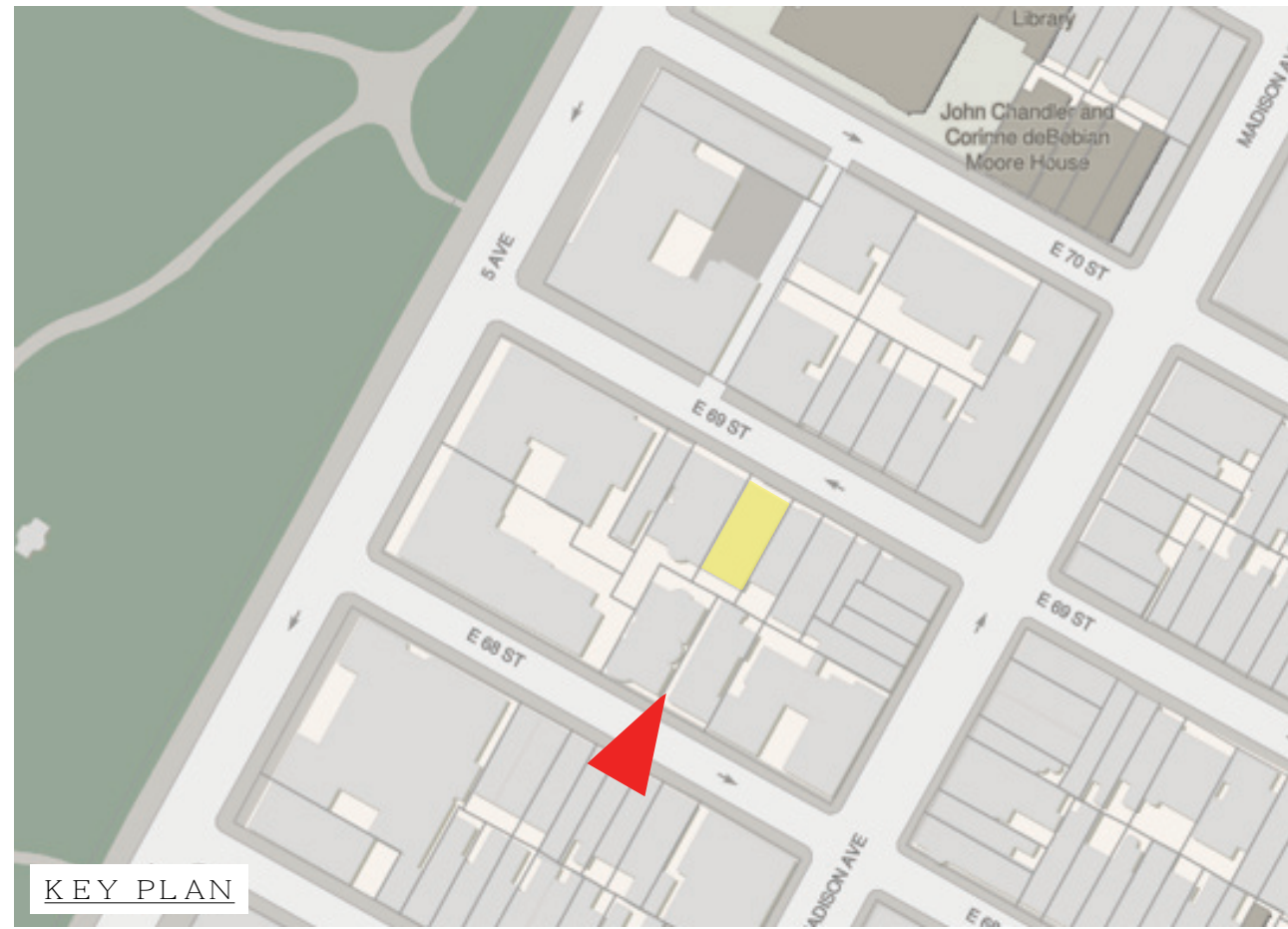
RENDERED TRELLIAGE, WINDOWS, & SHADE STRUCTURE FROM 68TH STREET



MOCKUP ENLARGED PHOTO



RENDERED SHADE STRUCTURE



KEY PLAN



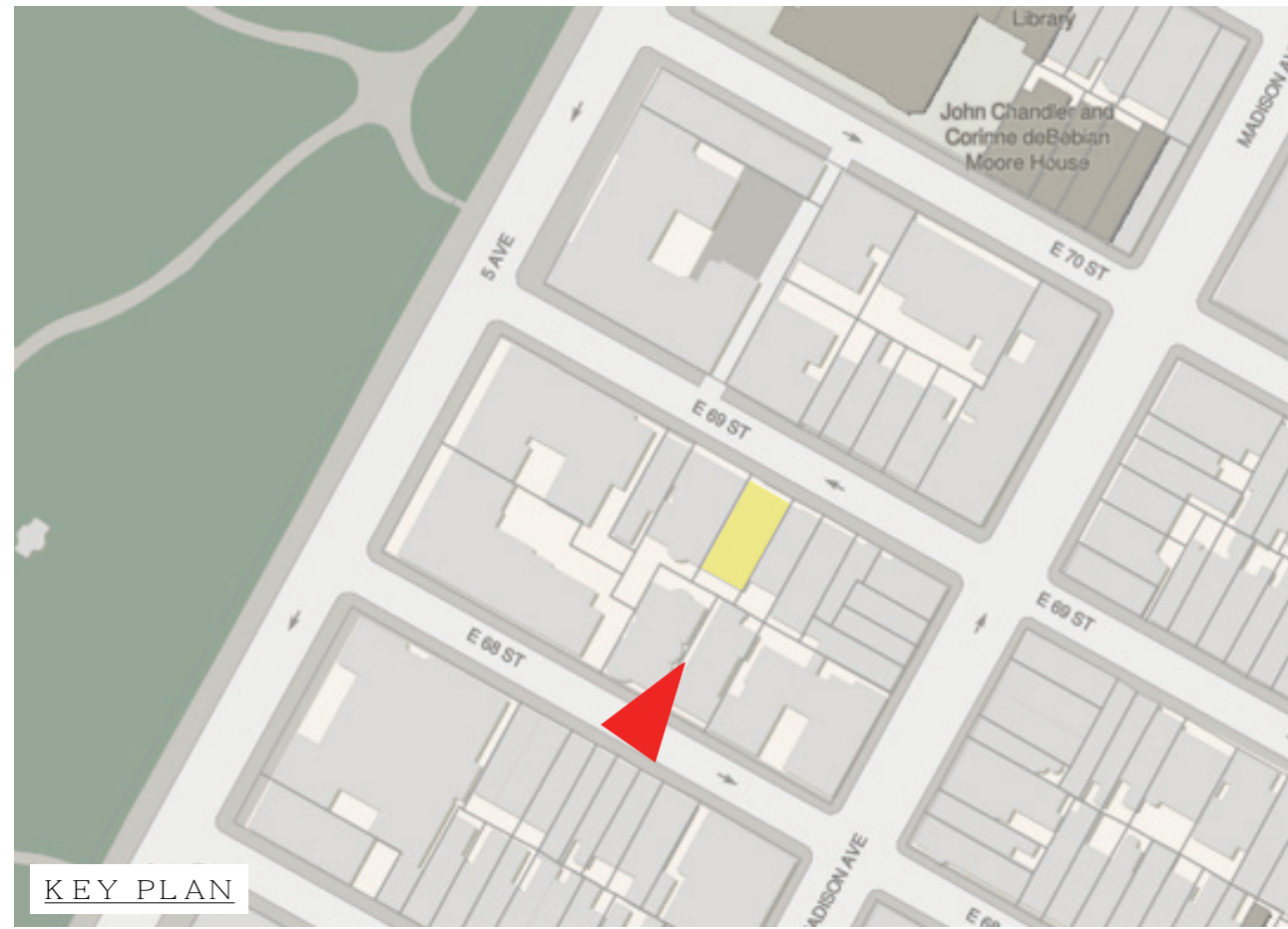
RENDERED TRELLIAGE, WINDOWS, & SHADE STRUCTURE FROM 68TH STREET



MOCKUP ENLARGED PHOTO



RENDERED SHADE STRUCTURE



KEY PLAN



C O N C L U S I O N

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**Borough of Manhattan**

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APPENDIX

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PROJECT 2396

PROJECT TITLE

Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE

APPENDIX

DATE

9/16/24

SCALE

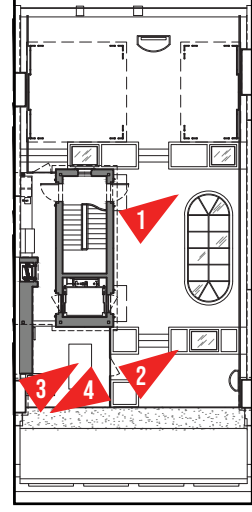
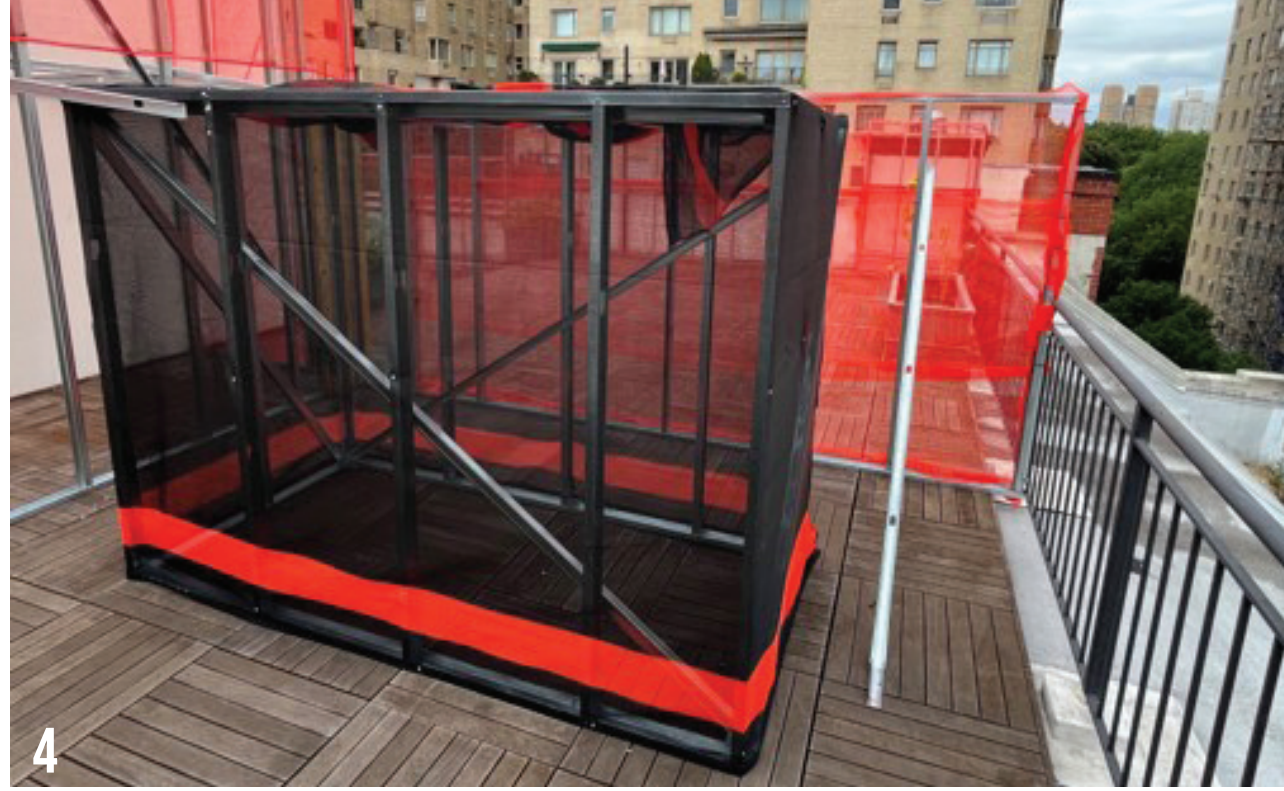
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AUTHOR

PS,MV

SHEET NUMBER

LPC-31



KEY PLAN



SHEET NUMBER  
**LPC-32**

DATE  
9/16/24

SCALE  
NTS

AUTHOR  
PS,MV

PROJECT TITLE  
**Alterations to the Residence at 12 East 69th Street, New York, NY**

SHEET TITLE  
**ROOF MOCKUP - SITE PHOTOS**

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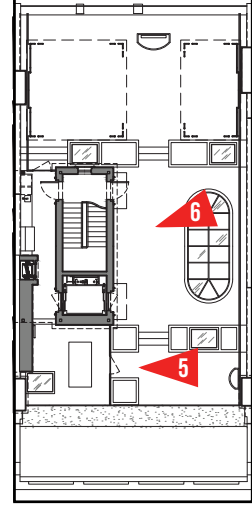
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PROJECT 2306



5



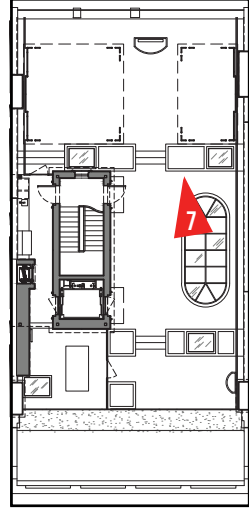
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KEY PLAN



7



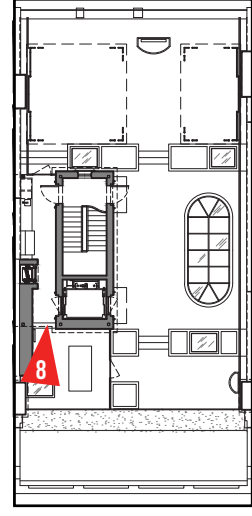
KEY PLAN



8



KEY PLAN



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PROJECT TITLE

Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE

ROOF MOCKUP - SITE PHOTOS

DATE

9/16/24

SCALE

NTS

AUTHOR

PS,MV

SHEET NUMBER

LPC-35



EXISTING CONCRETE FILL

EXISTING STONE VENEER

EXISTING STONE VENEER

EXISTING CONCRETE FILL

EXISTING HISTORIC STONE STEPS

EXISTING HISTORIC STRUCTURAL ARCH





EXISTING

NEW WOODEN  
PLANTER BOXES

NEW METAL GATE  
AND SCREEN

NEW WOOD DOOR,  
TRANSOM, & METAL  
SECURITY GATE  
WITH LOWER SILL

ENTRY  
+3'-9 1/4"

+0'-0"

BASEMENT  
-4'-0"

BASEMENT ENTRY  
-5'-0"

CELLAR  
-14'-6"

STAIRS EXTENDED  
TO LOWERED GRATING

EXPOSED BRICK  
PARGED TO  
MATCH LIMESTONE

FLOOR GRATING  
AND SLAB LOWERED  
BY 1'-0"



PROPOSED

PROJECT TITLE

Alterations to the Residence at 12 East 69th Street, New York, NY

SHEET TITLE

ENTRY ELEVATION COMPARISON

DATE

9/16/24

SCALE

1/8"=1'-0"

AUTHOR

PS, MV

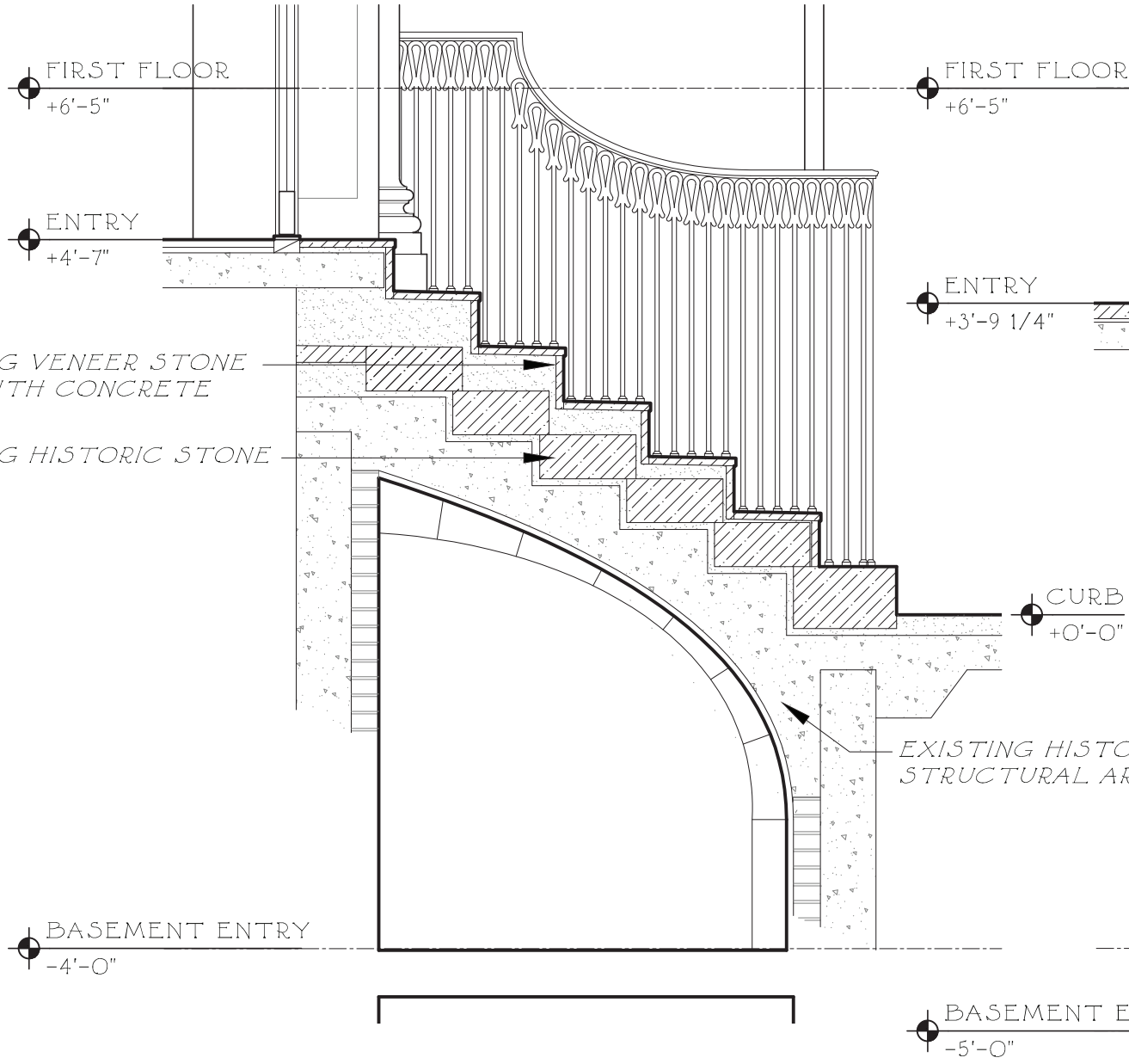
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LPC-37

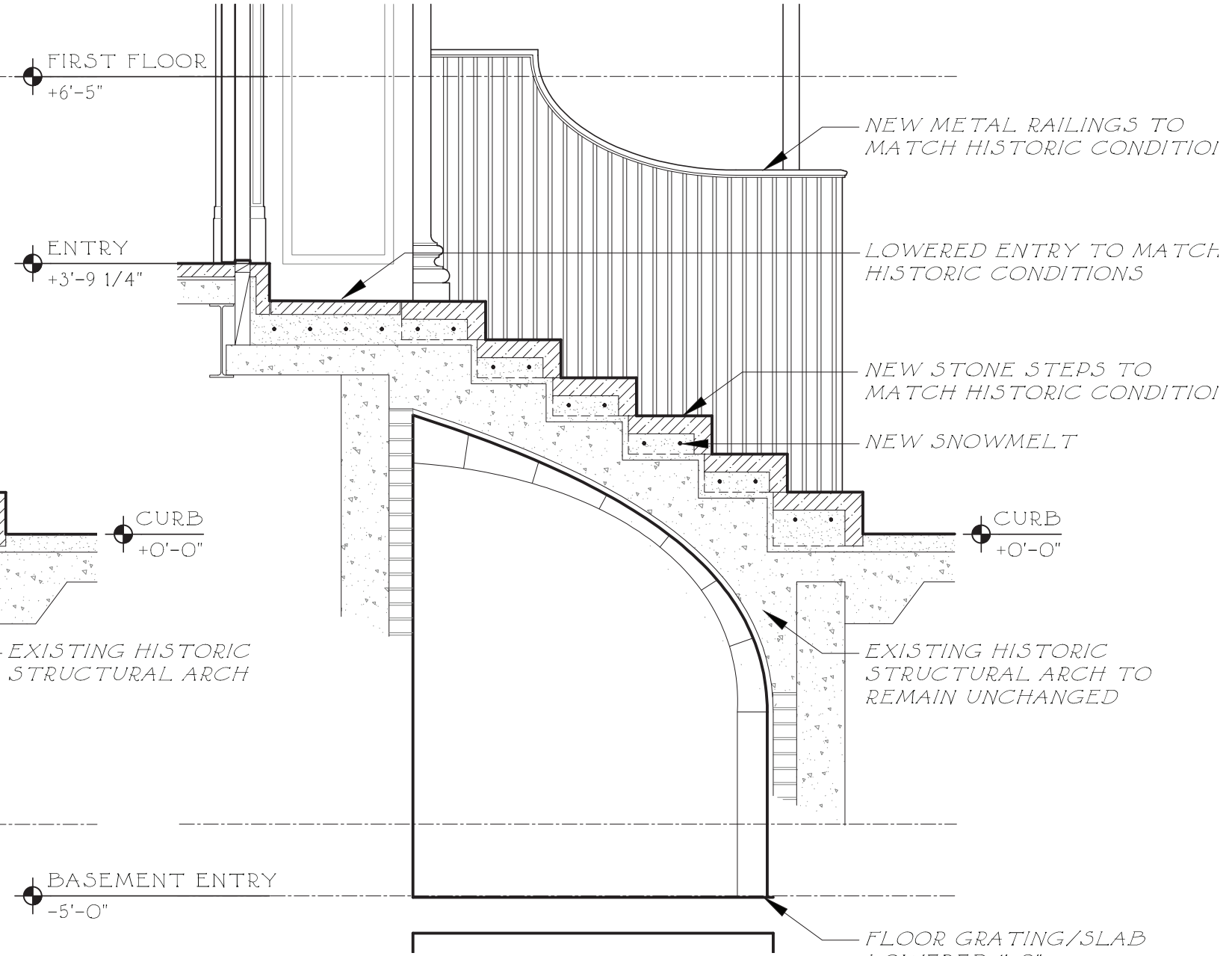
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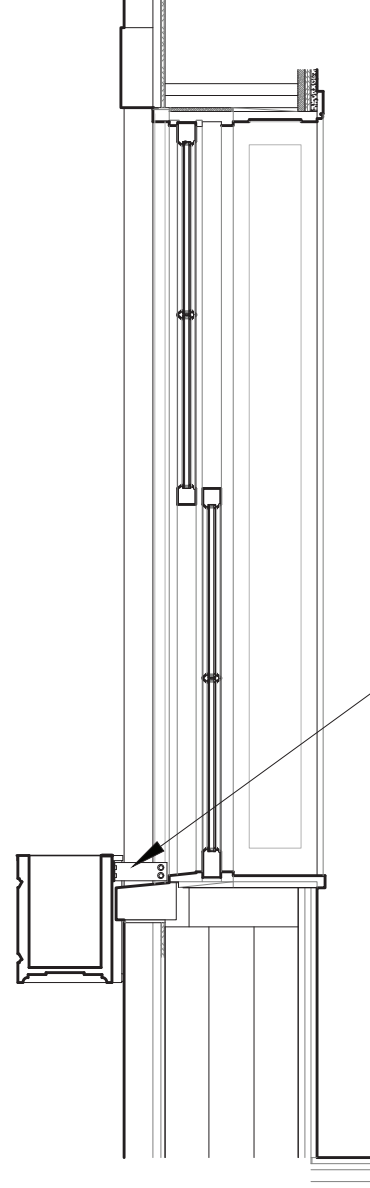
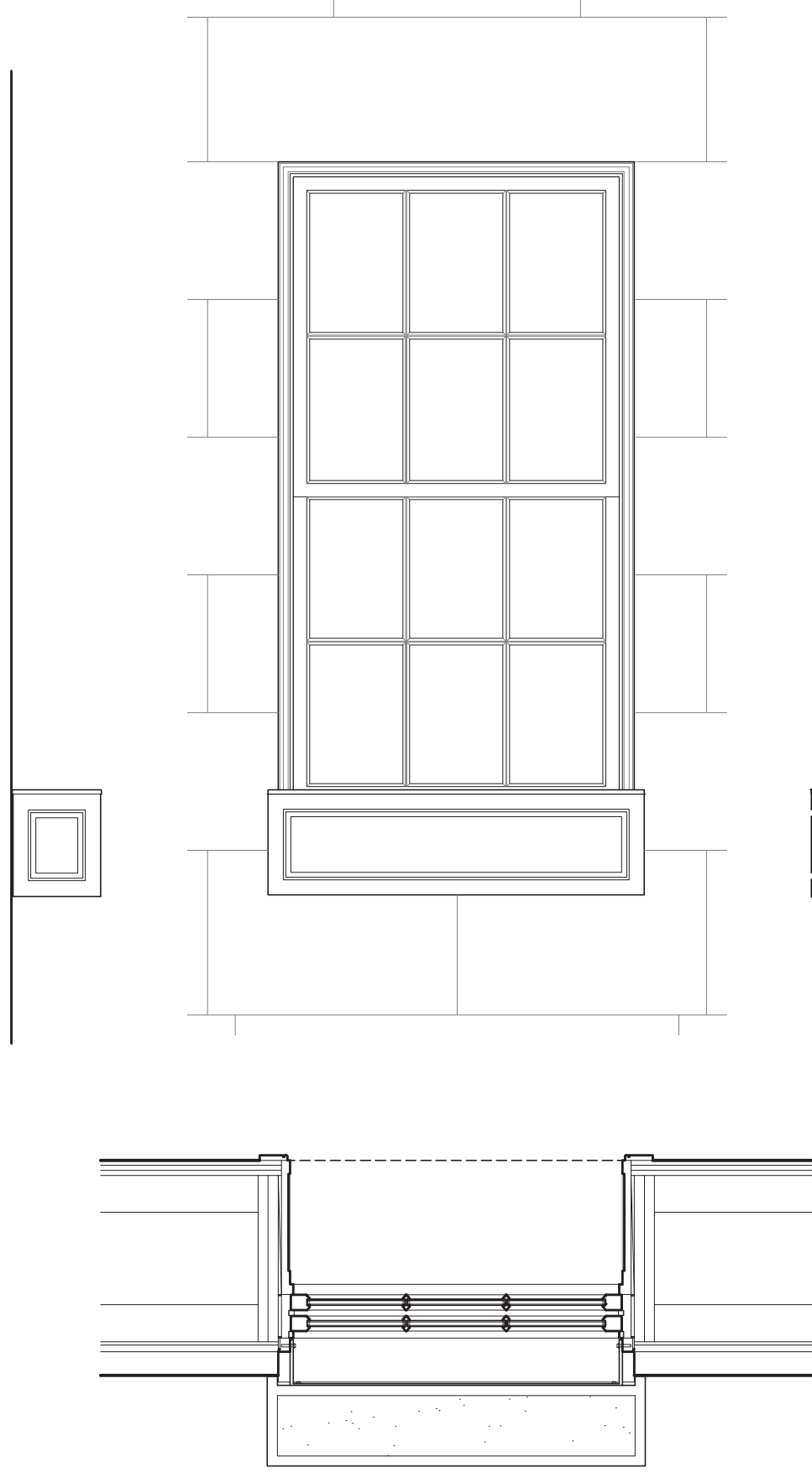


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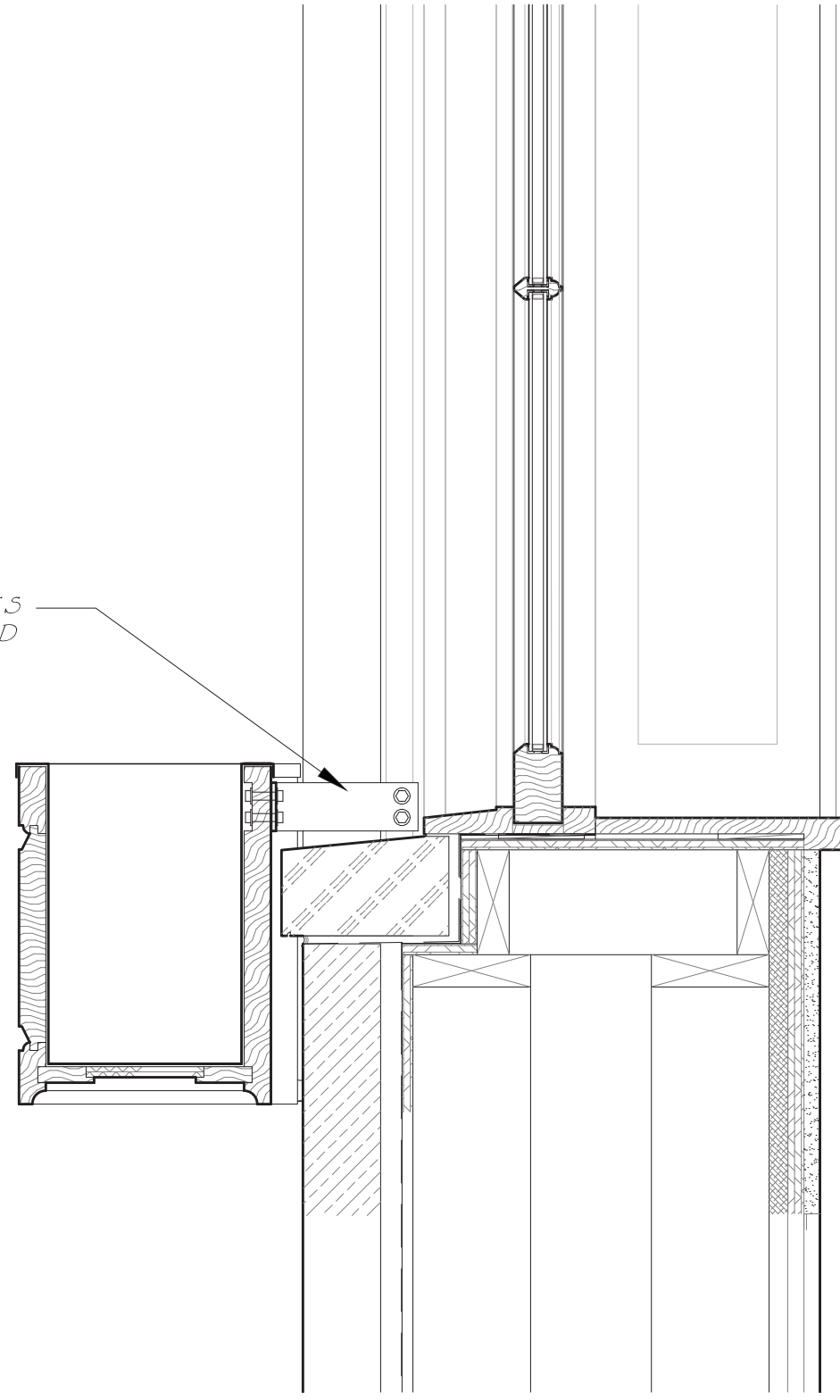


PROPOSED

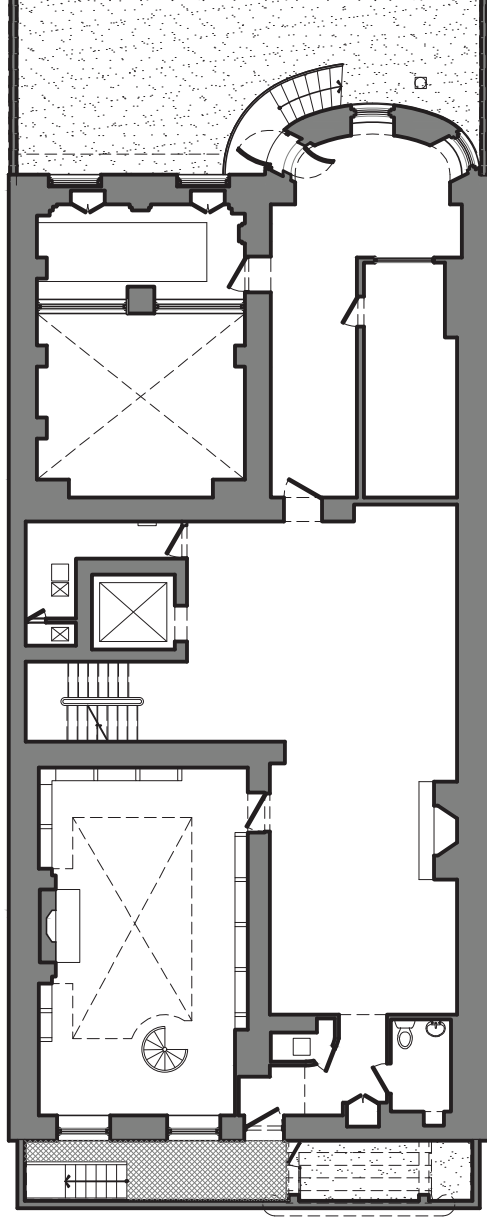




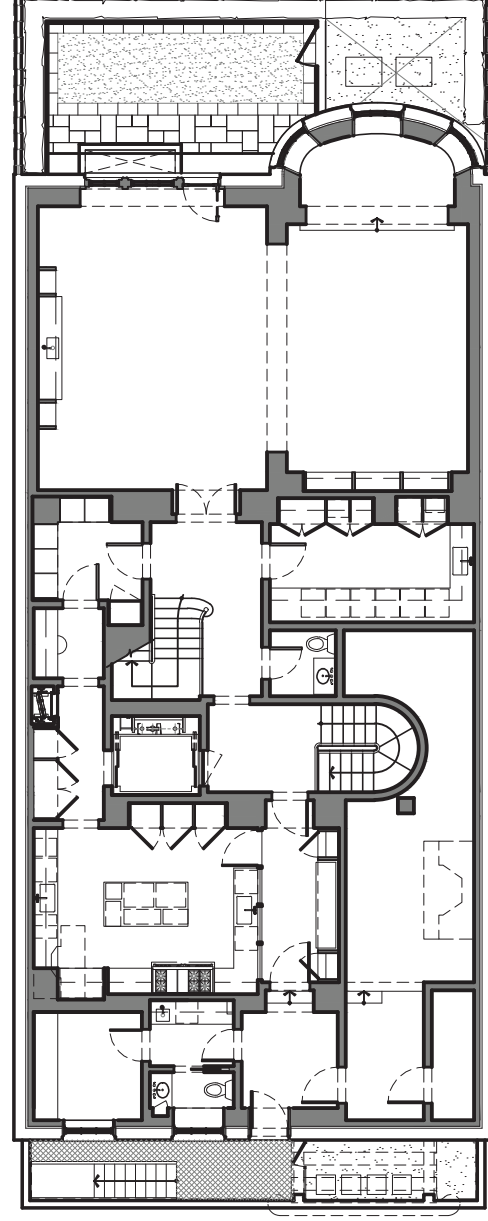
*HANGER BRACKET TIES  
BACK INTO NEW WOOD  
WINDOW SURROUND*



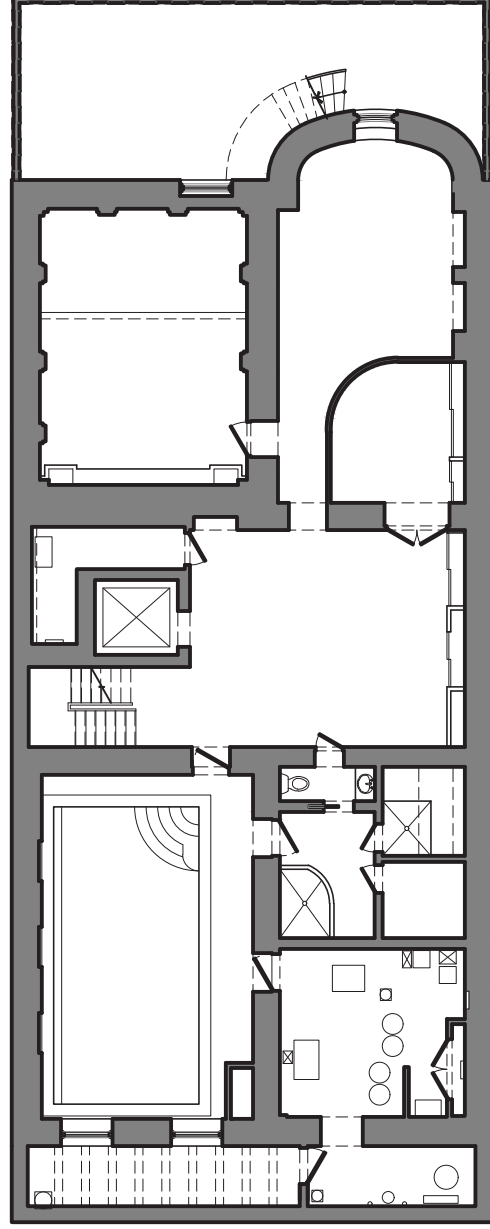
EXISTING



PROPOSED



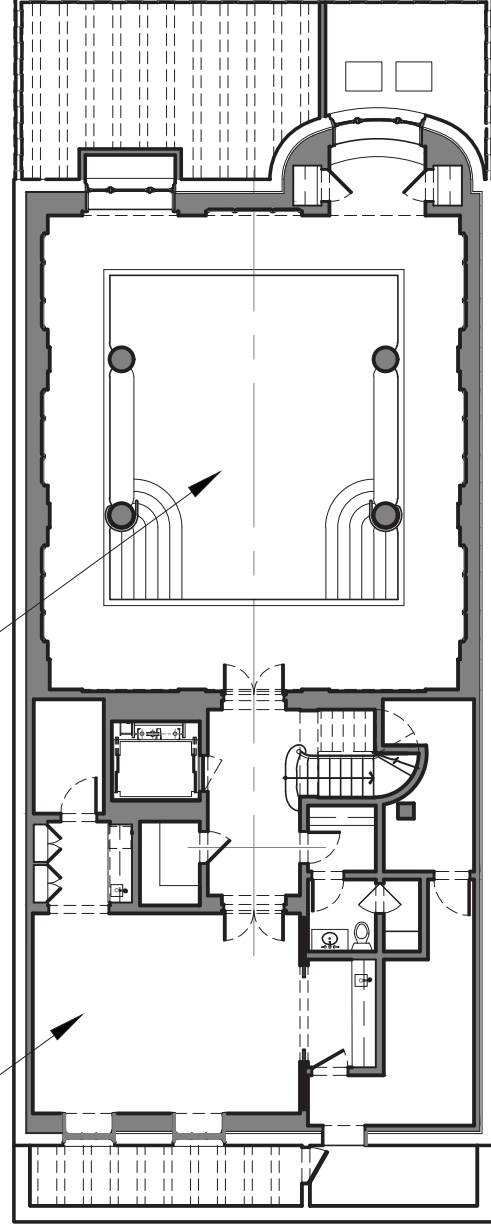
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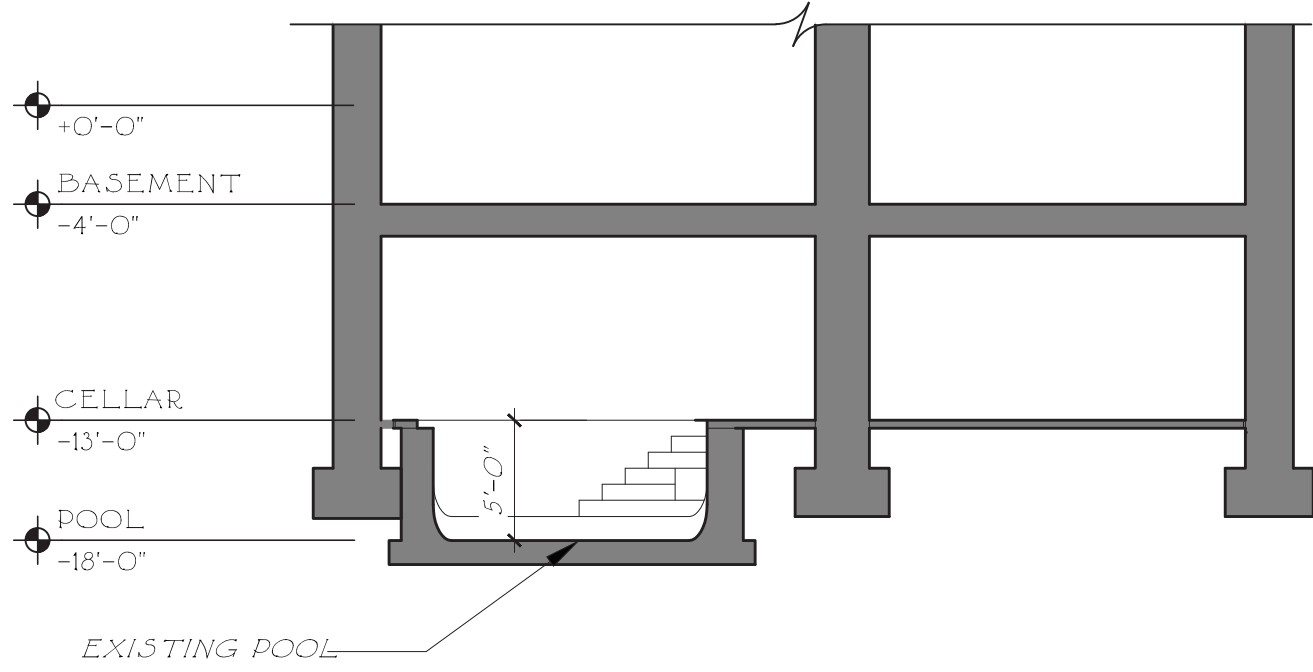


PROPOSED

*NEW POOL 4'-6"  
DEEP IN NEW  
LOCATION*

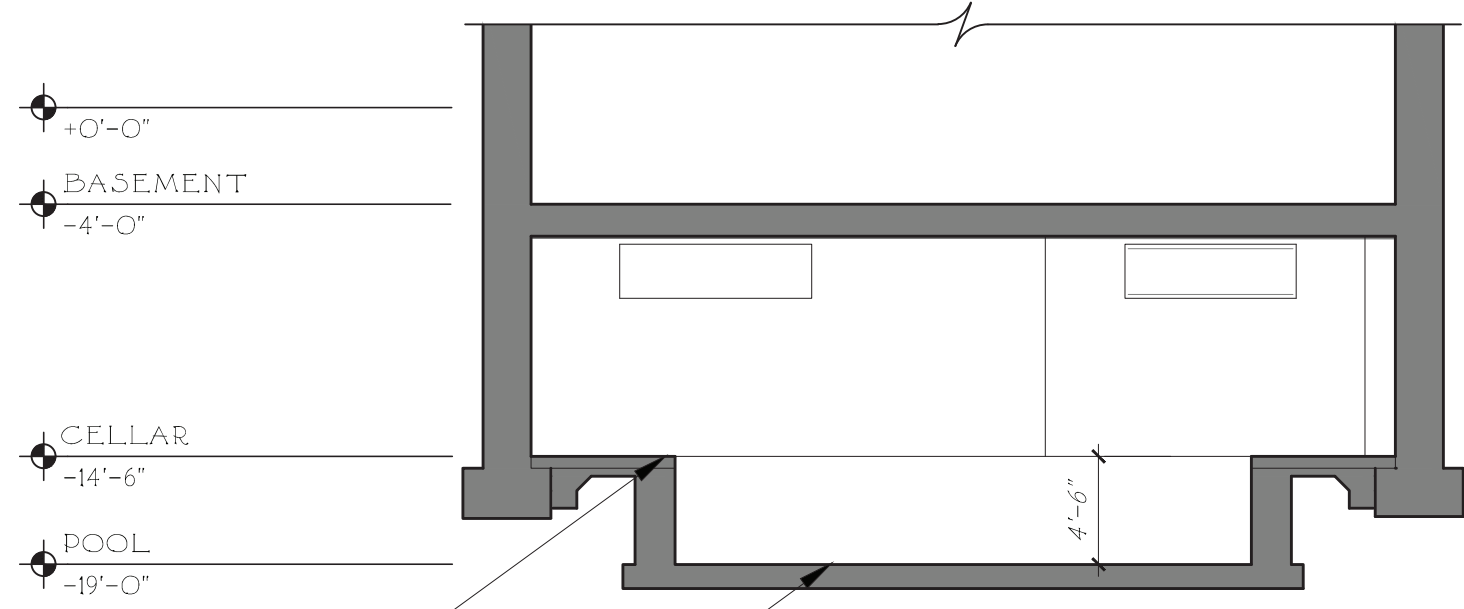
*CELLAR SLAB  
LOWERED 18"  
EXISTING FOOTINGS  
TO REMAIN*





EXISTING POOL

EXISTING



CELLAR SLAB  
LOWERED 18"  
EXISTING FOOTINGS  
TO REMAIN

NEW POOL IN  
NEW LOCATION

PROPOSED



EXISTING



PROPOSED



HISTORIC



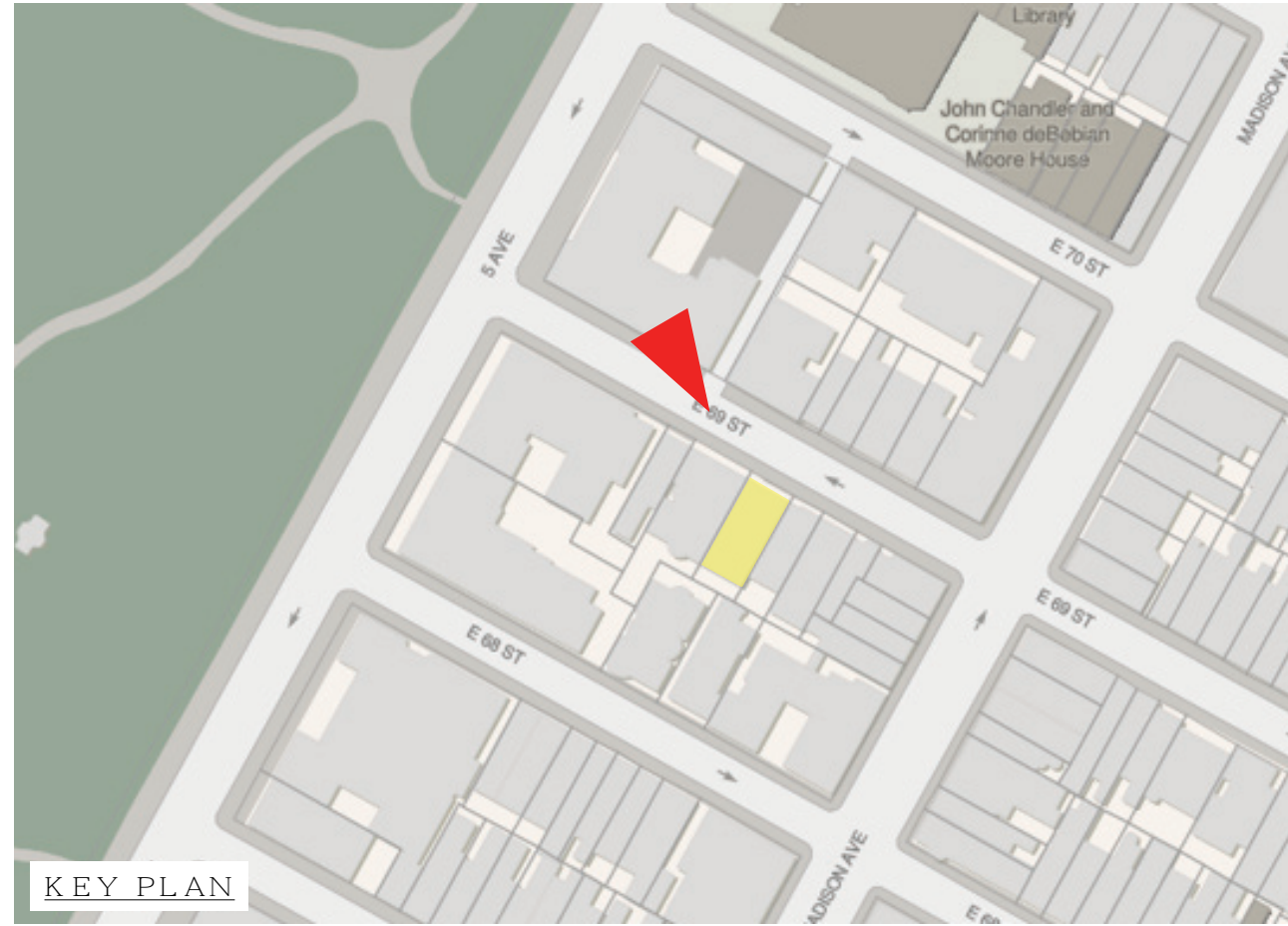
RENDERED TRELLIAGE FROM 69TH STREET LOOKING WEST



MOCKUP ENLARGED PHOTO



RENDERED TRELLIAGE WALL



KEY PLAN



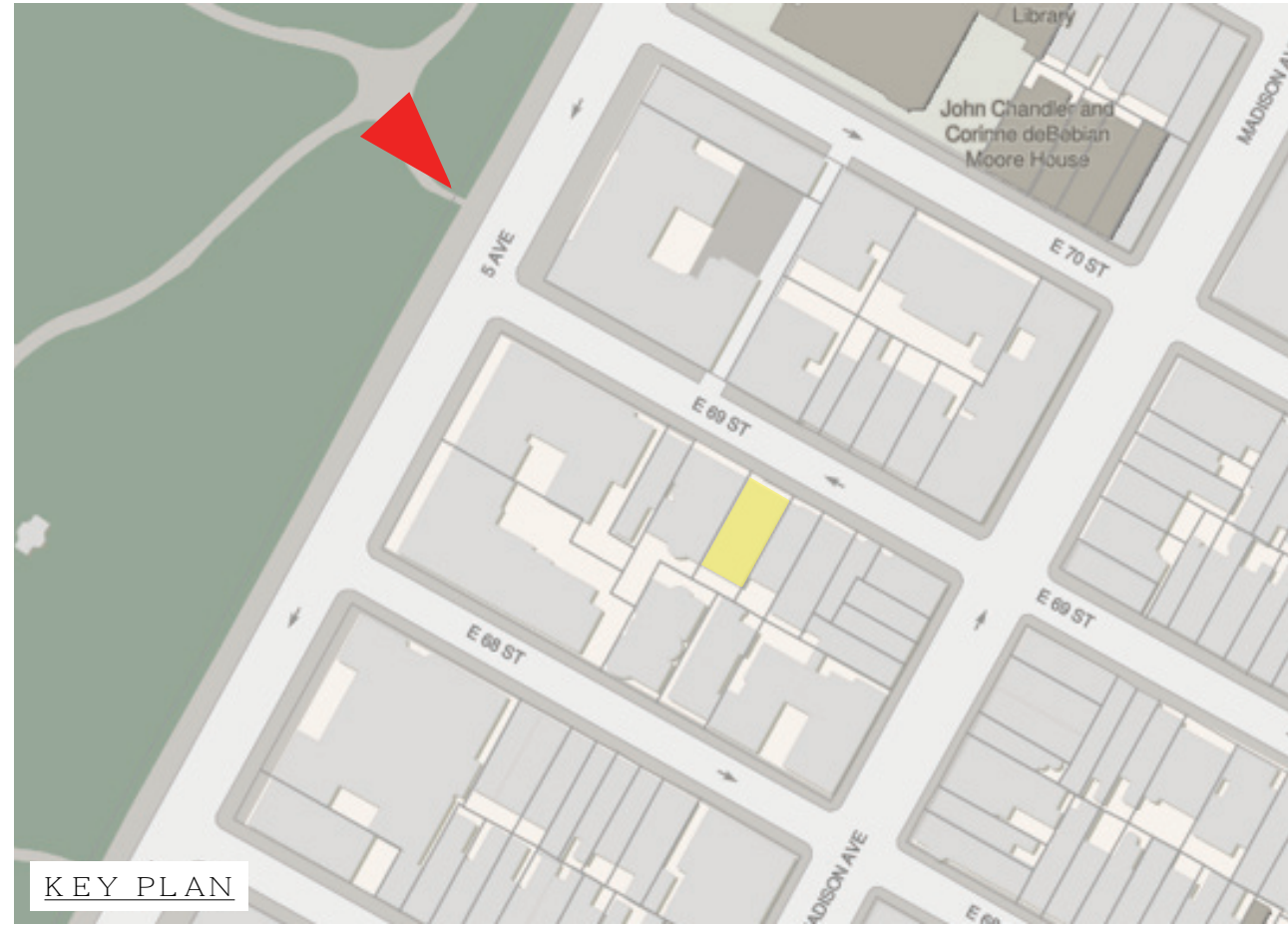
RENDERED BULKHEAD FROM CENTRAL PARK



MOCKUP ENLARGED PHOTO



RENDERED BULKHEAD



KEY PLAN



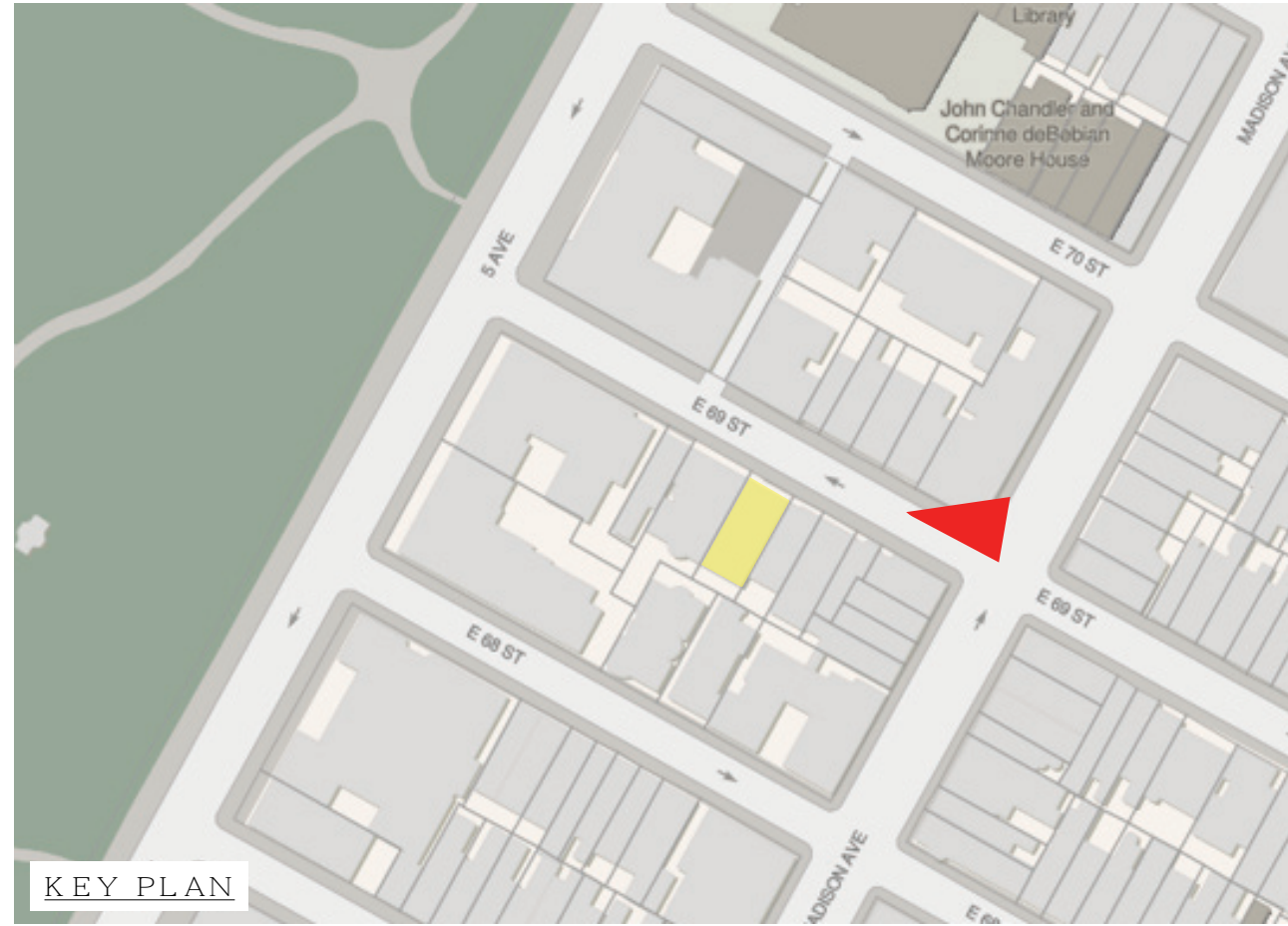
RENDERED TRELLIAGE FROM 69TH STREET LOOKING WEST



MOCKUP ENLARGED PHOTO



RENDERED TRELLIAGE WALL



KEY PLAN



**September 24, 2024**  
Public Hearing

The current proposal is:

**Preservation Department – Item 3, LPC-25-00039**

**12 East 69th Street – Upper East Side Historic District**  
**Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 852 4740 5541

**Passcode:** 410385

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (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.