

United States Department of the Interior National Park Service

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received

date entered

See instructions in How to Complete National Register Forms Type all entries—complete applicable sections

1. Name

historic

and or common Buildings at 322-344 East 69th Street

2. Location

street & number 322-344 East 69th Street

not for publication

city, town New York

vicinity of

state New York

code 036

county New York

code 061

3. Classification

Table with 4 columns: Category, Ownership, Status, Present Use. Includes sub-sections like Public Acquisition and Accessible.

4. Owner of Property

name See continuation sheet

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Surrogate's Court/Hall of Records

street & number 31 Chambers Street

city, town New York

state NY

6. Representation in Existing Surveys

title New York Statewide Inventory

has this property been determined eligible? yes X no

date 1983

federal X state county local

depository for survey records Division for Historic Preservation

city, town ALDANY

state NY

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Buildings at 322-344 East 69th Street

Continuation sheet New York County NY item number 4

Page 2

Owners

- 322 Hinda Pressman
322 East 69th Street
NYC 10021
- 324 Robert Dolobowsky et al
42 Campo Road
Westport, Conn.
- 326 Carl M. Jacobs III
326 East 69th Street
NYC 10021
- 328 Sarah A. Ball et al
510 Madison Avenue
NYC 10022
- 330 Der Scutt et al
400 Park Avenue
NYC 10022
- 332 Martha D. Doptoglon
332 East 69th Street
NYC 10021
- 334 Robert King et al
334 East 69th Street
NYC 10021
- 336 Marcus Jaffe
336 East 69th Street
NYC 10021
- 338 Richard Flender et al
338 East 69th Street
NYC 10021
- 340 Haskel Edelstein et al
340 East 69th Street
NYC 10021
- 342 Thomas C. Perkins
342 East 69th Street
NYC 10021
- 344 First Magyar Reformed Church
344 East 69th Street
NYC 10021

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date NA

Describe the present and original (if known) physical appearance

The twelve buildings at 322-344 East 69th Street form a unified group of three-story and basement Neo-Grec style row houses. These row houses are intact structures surrounded by altered row houses and modern high rise buildings.

The single family row houses can be divided into two groups--Nos. 322-332 and Nos. 334-344. The first six row houses were built in 1879-80. These brownstone-fronted houses have high stoops that lead to double-doored entrances topped by slab lintels that rest on stylized brackets. Each house has a rusticated base cut by a pair of segmental-arched windows. The long rectangular parlor floor windows have sills supported by corbels that echo the form of the entrance brackets. Simple lip lintels cap each window on this floor, as well as the windows above. The upper story windows also have sills resting on simple corbels. Each house is crowned by a galvanized-iron cornice with dentils and angular brackets. The only major alteration to a house in this row is the addition of a basement level garage to No. 328 (alteration, 1966--Gaylan C. Bergren, architect). See photos 1,2

The second brownstone-fronted row, built in 1879, is a bit more ornate than the row to its west. Like the neighboring row, these houses have high stoops, double doors, rusticated bases with segmental-arched windows, long parlor floor windows, and galvanized-iron cornices with stylized brackets (see photos 1,3). The enframements around the doors and windows, however, are more ornate. Each entrance has a full enframent with a deep lintel set on angular brackets. The windows have full enframements with more complex lintels than those on the other houses. There have been no major alterations to these six houses.

Minor alterations to the houses in the nomination include some later doors and windows and the replacement of all of the original cast-iron railings. These were removed after 1945 since they appear in a photo from that year (see plate 1). These changes have not compromised the integrity of the group.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1879

Builder Architect Jacob Valentine, William R. Smith

Statement of Significance (in one paragraph)

Nos. 322-346 East 69th Street between First and Second Avenues form a small group of twelve row houses designed by two architects in 1879 for a single developer. All of these buildings have brownstone fronts and are Neo-Grec in style and they form a small, cohesive group of single family row houses. The East 69th Street buildings are a rare surviving enclave of low-rise nineteenth-century construction in the heavily rebuilt eastern edge of upper Manhattan and they are an unusual link to the earliest period of residential development in this area of New York City.

Following the recovery from the financial panic of 1873 and the opening of the Third Avenue El in 1878, construction on Manhattan's Upper East Side boomed. Block after block of row houses appeared on the streets to the east of the elevated. The vast majority of these dwellings were erected by speculators who sold them to middle-class families as soon as they were completed. Most of the row houses built in this area during the 1870s were designed in the Neo-Grec style.

Neo-Grec row houses generally have brownstone fronts as do houses, designed in the Italiana style popular in the 1850s and 1860s. It is in their detail that Neo-Grec houses differ from earlier buildings. The Neo-Grec reflects a movement away from the fluid, curvaceous forms of the mid-nineteenth-century period to a sharper, more angular and geometric taste. The most notable attributes of the Neo-Grec style are the extensive use of angular forms and stylized incised carving. These Neo-Grec forms are an indication of the machine technology which became prevalent in America in the last half of the nineteenth century. The early stone cutting machines could not cut complex curving forms, but were able to cut the simple angular forms seen on the East 69th Street row houses and on other contemporary buildings.

The first six houses in the district, Nos. 322-332 (see photos 1,2), were designed by Jacob Valentine for speculative builder James E. Ray. Valentine was a prolific architect who designed many Neo-Grec style row houses in the area, few of which survive. The second row, Nos. 334-344 (photos 1,3), was also designed for James E. Ray, but its architect was William R. Smith. All twelve of these row houses remain substantially as built and their low-rise character is a welcome relief in an area that is now primarily built up with highrise residential structures.

9. Major Bibliographical References

New York City Department of Buildings. Permits and dockets.

New York City Landmarks Preservation Commission. Upper East Side Historic District Designation Report, 1981.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Central Park

Quadrangle scale 1:24,000

UTM References

A

1	8	5	8	7	5	4	10	4	15	1	13	0	14	10
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Boundaries are noted on attached map.

List all states and counties for properties overlapping state or county boundaries

state NA code county code

state code county code

11. Form Prepared By

name/title Merrill Hesch

organization NYS Department of Parks, Recreation and Historic Preservation

date 2/84

street & number Empire State Plaza--Agency Bldg #1

telephone (516)-474-0479

city or town Albany

state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Commissioner for Historic Preservation

date

8/3/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Buildings at 322-344 East
 11th Street
 New York County NY
 Central Park Quadrangle
 Section 18
 37540
 L 4513040



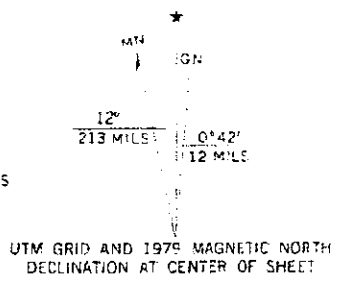
NEW JERSEY CITY
 6-65 11 NE

Mapped, edited, and published by the Geological Survey
 Revised in cooperation with New York
 Department of Transportation

Control by USGS, USC&GS, and New Jersey Geodetic Survey

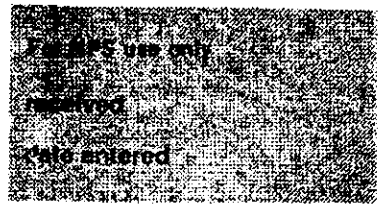
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 T-5089, T-5264, T-5276, T-5448, T-5449, T-5451, T-5452, T-5453, T-5458,
 and T-5778 Topography by photogrammetric methods from aerial photographs
 taken 1954 and planetable surveys 1956
 Revised from aerial photographs taken 1966. Field checked 1966

Selected hydrographic data compiled from USC&GS Charts 226, 274, 745,
 746, and 747 (1966). This information is not intended for navigational purposes



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Buildings at 322-344 East 69th Street

Continuation sheet

New York NY

Item number

11

Page

2

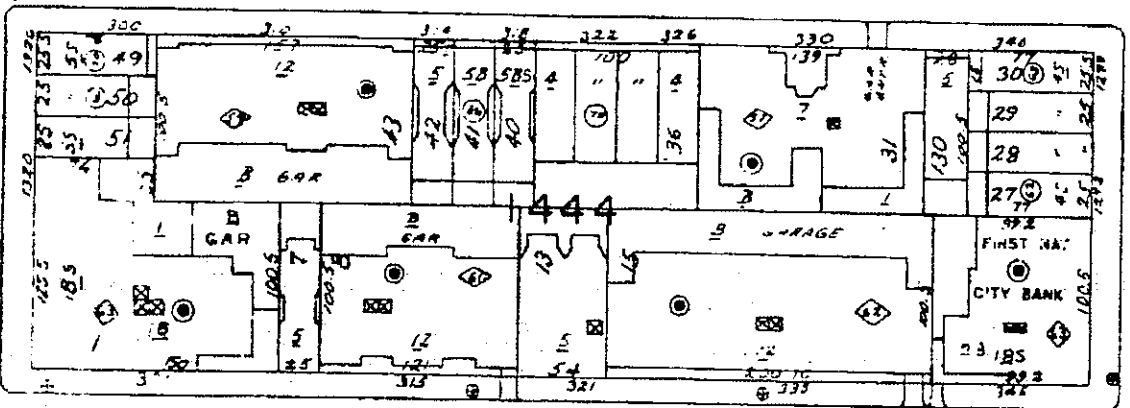
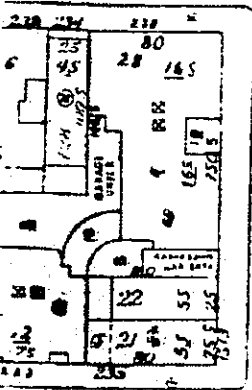
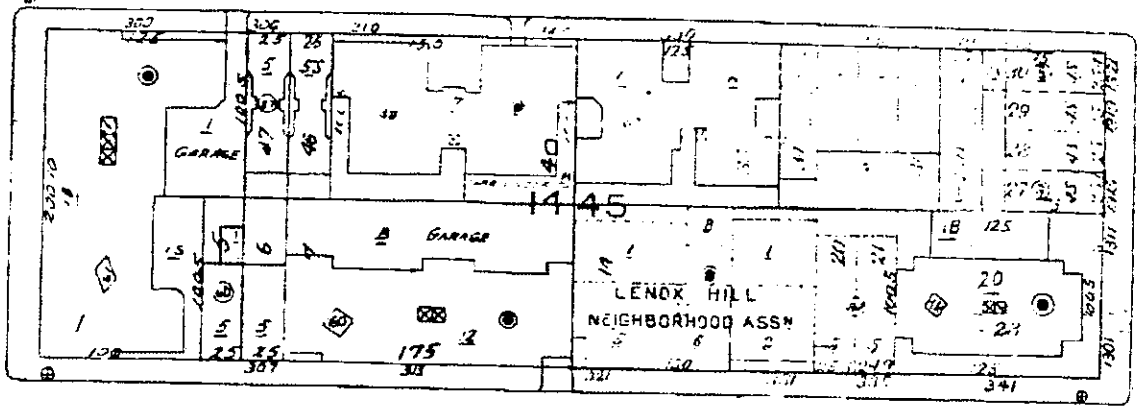
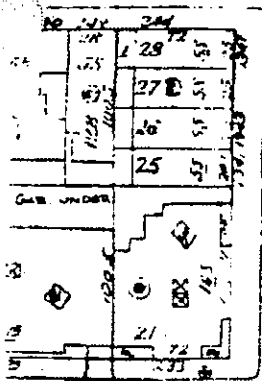
Form prepared by:

Andrew Scott Dolkart, Consultant

201 West 92nd Street--Apt. 3F

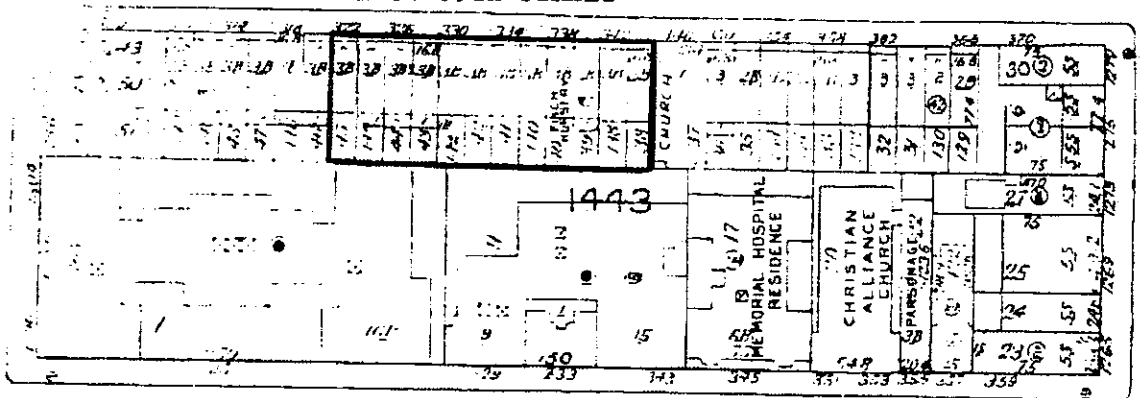
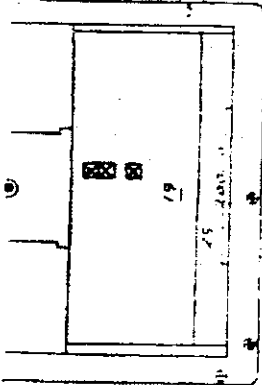
New York, NY 10025

212-877-2088



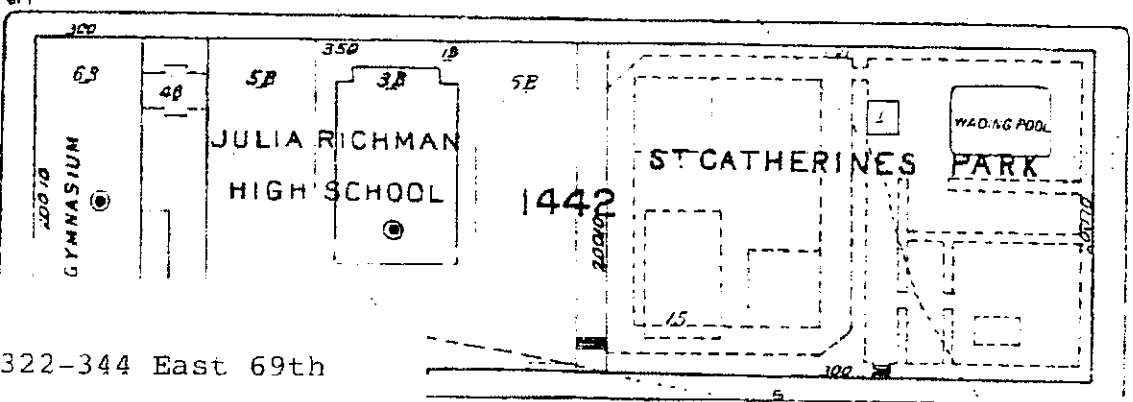
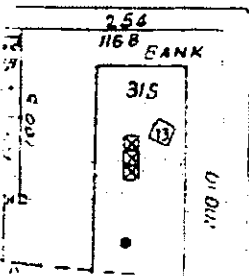
AVE.

EAST 69th STREET



SECOND AVENUE

FIRST AVENUE



Buildings at 322-344 East 69th Street
 New York County, New York
 Manhattan Land Book, New York:
 Sanborn Map Co., 1980-81

