

10 E 92ND STREET

NEW YORK, NY 10128



TAX PHOTOGRAPH - 1940'S



DESIGNATION PHOTO



CURRENT PHOTO

6, 8, 10, 12, 14 East 92nd Street

Borough of Manhattan Tax Map Block/Lots: 1503/167, 67, 66, 65 and 64

Date: 1890-92 [NB 1639-1890]
Architect: Thomas Graham
Owner/Developer: Thomas Graham

Type: Rowhouses (5 of 8)
Style/Ornament: Renaissance Revival
Number of Stories: 4 and basement

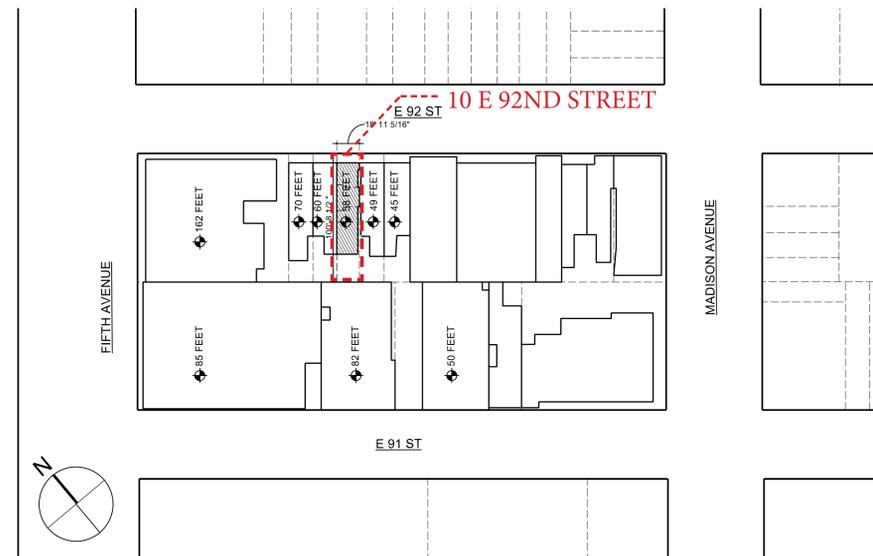
These five Renaissance Revival style rowhouses survive from a row of eight houses designed and built in 1890-92 by the architect/developer Thomas Graham. The eight single-family rowhouses in the row originally extended from No. 4 to No. 18 East 92nd Street. The four-story brownstone-faced rowhouses were designed as a cohesive unit; the original design configuration of the row was a mirror-image "A-B-C-D-D-C-B-A" pattern (Nos. 18 and 16 at the east and No. 4 at the western end have been demolished leaving a "B-C-D-D-C" pattern from west to east). Original features common to each of the houses were rusticated stone facing at the basement and parlor story, arched openings at the parlor story and fourth story, carved foliate details, simple classical window enframements, and modillioned metal cornices with alternating paneled and foliated friezes. Round-arched windows and entrances, trimmed with decorative carving, are original features surviving at the parlor stories of Nos. 10, 12 and 14. No. 10 is the only house in the group to retain its original box stoop. Nos. 8 and 14 each have a second-story oriel window, while a three-story bay window links the two center houses at Nos. 10 and 12.

10 East 92nd Street is the most intact house in the row, retaining its rusticated facing at the lower stories, carved decorative details, and box stoop with iron gates. It is the mirror-image of No. 12, with which it forms the center of the original row, and shares with it shares a three-story bay window. The rusticated basement and parlor story and the carved stone details are intact. A central arched doorway is located at the basement level between Nos. 10 and 12 and originally served as a passage to the rear yards. One-over-one wood sash windows survive.

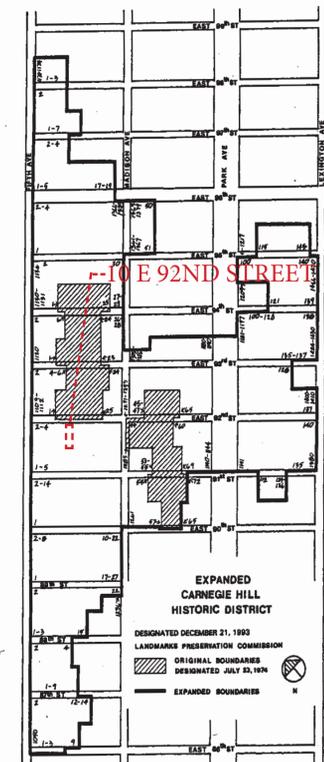
DESIGNATION REPORT



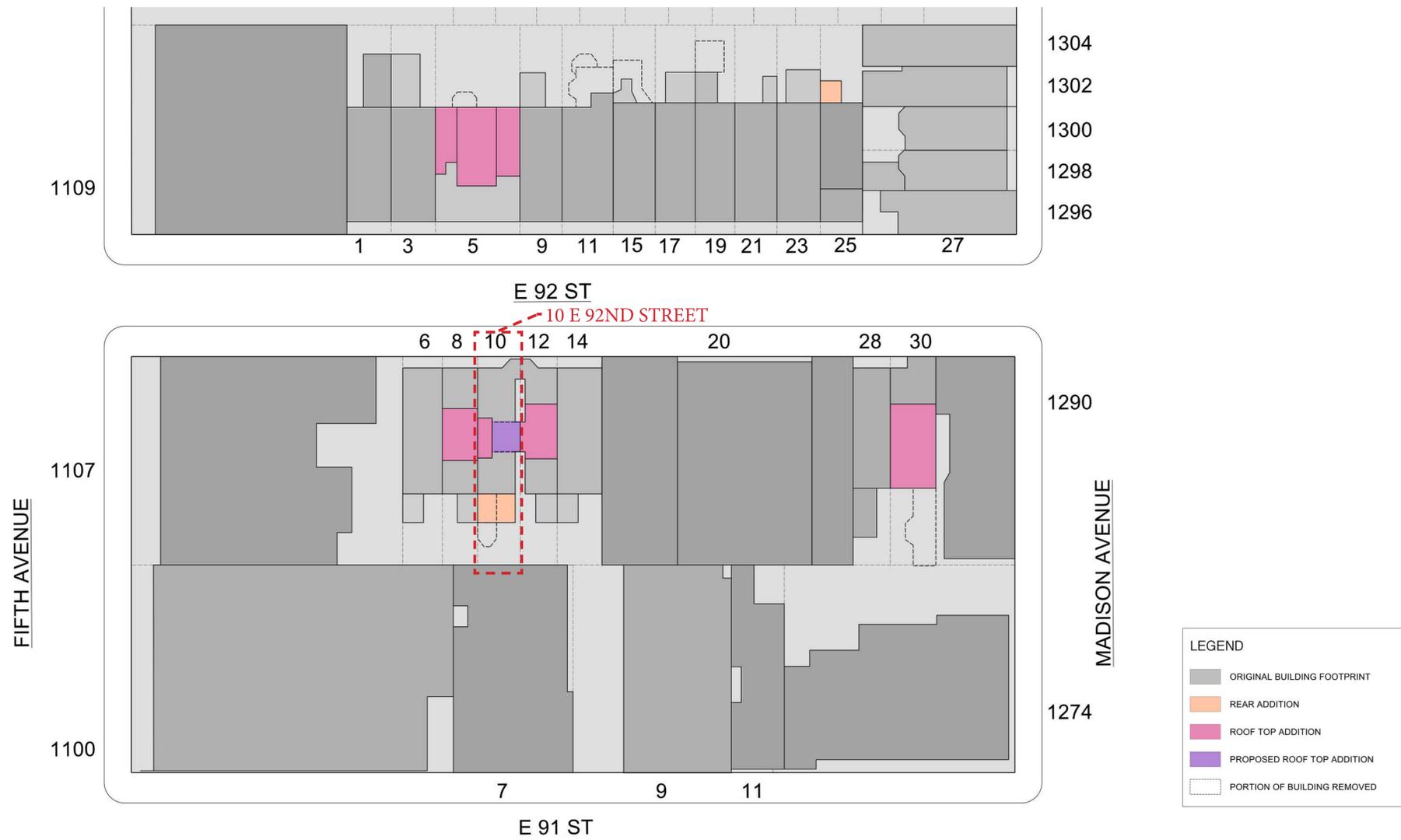
AERIAL VIEW



BLOCK & LOT PLAN BLOCK 1503, LOT 66
SCALE 1"=100'



DESIGNATION MAP



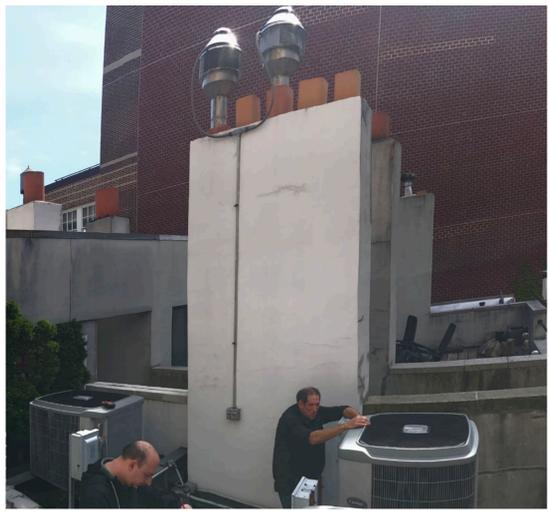
BLOCK STUDY - ROOF/REAR YARD ADDITION
 1/32" = 1'-0"



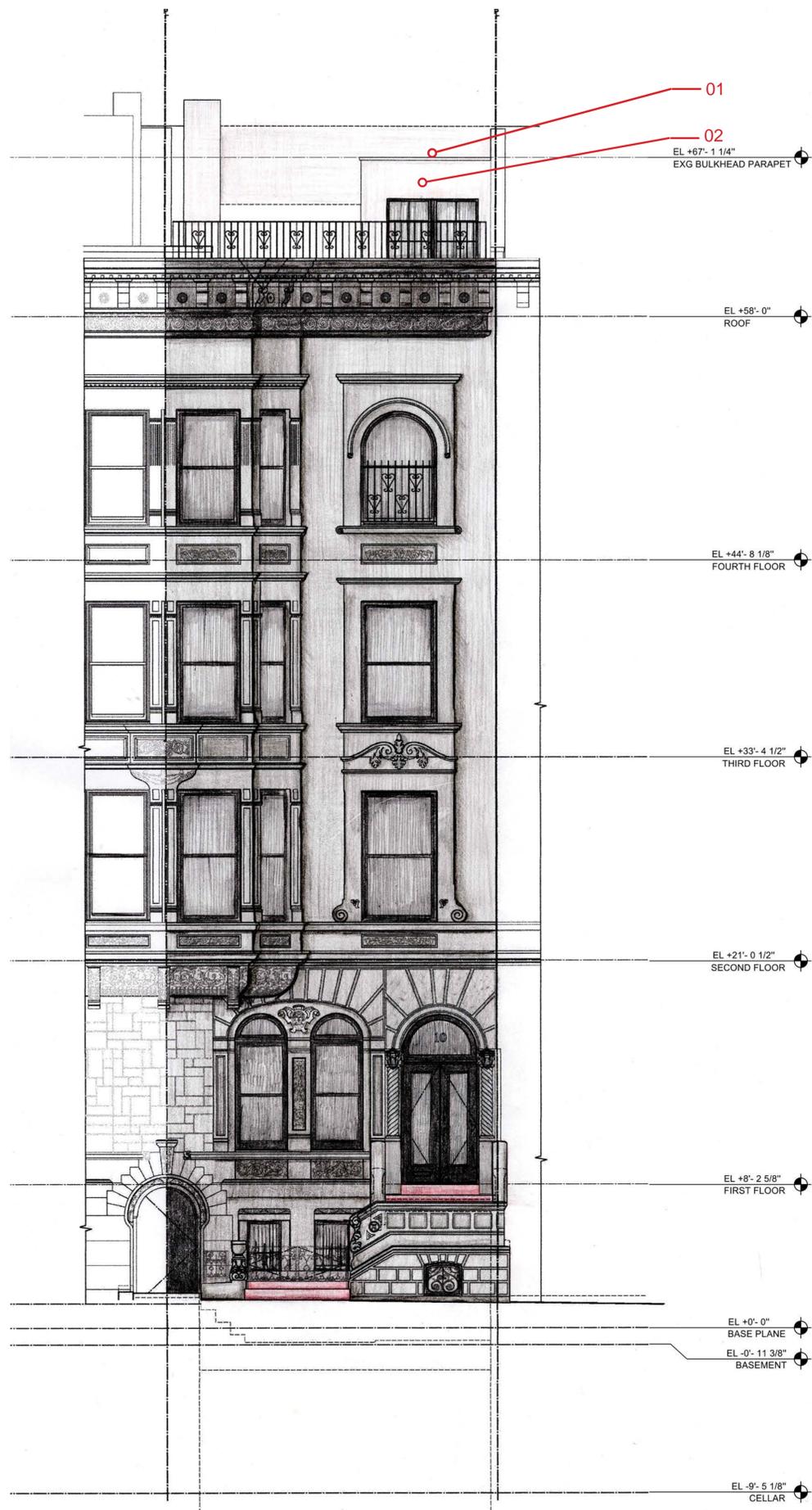
EXISTING ROOF ADDITION - 8 E 92ND STREET



EXISTING BULKHEAD - 10 E 92ND STREET



EXISTING ROOF ADDITION - 12 E 92ND STREET



DEMOLITION ELEVATION NOTES:

- 01. EXISTING BEAM TO BE REMOVED
- 02. EXISTING STAIR BULKHEAD.

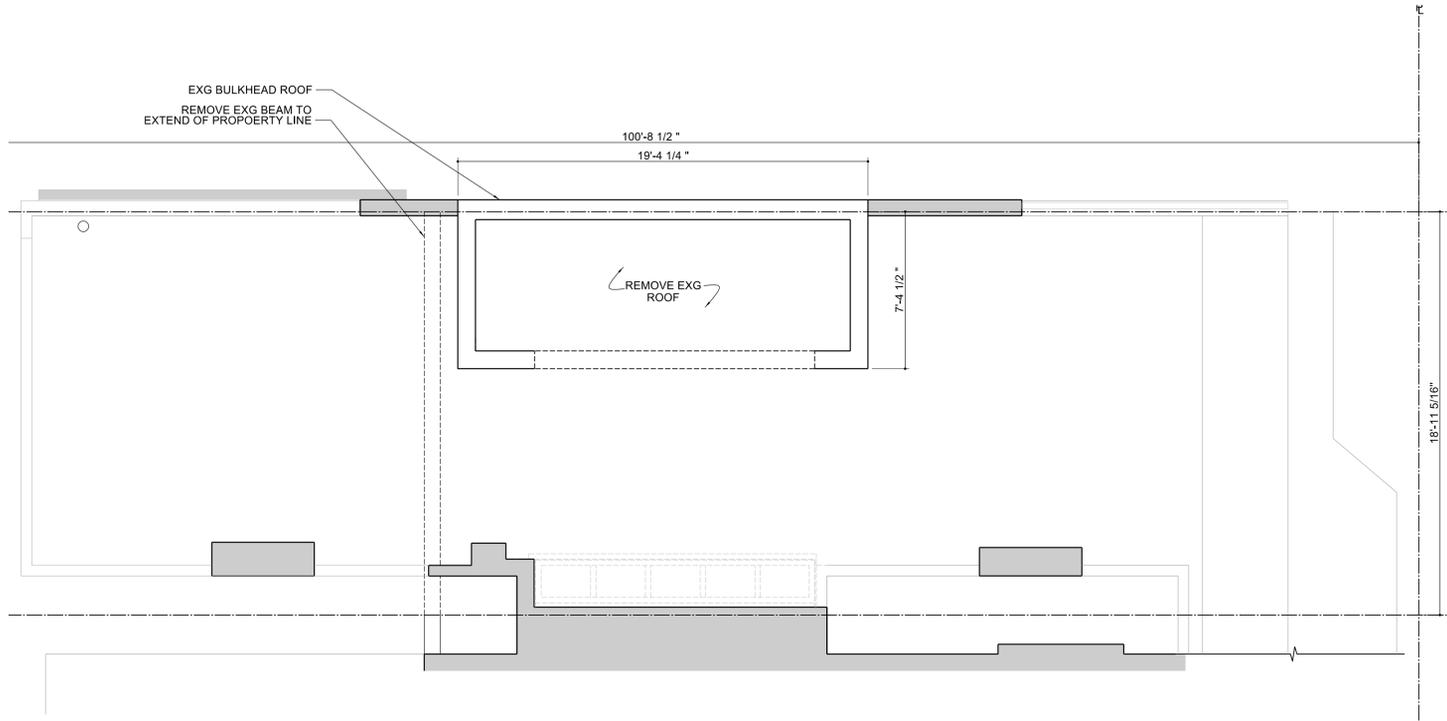
PROPOSED ELEVATION NOTES:

- 01. NEW ROOFTOP ADDITION (NOT VISIBLE AT STREET)
- 02. NEW MECH. EQUIPMENT (NOT VISIBLE AT STREET)
- 02. NEW ALUMINIUM LADDER, PTD. BM 2125-20 DEEP SPACE TO MATCH WINDOWS (NOT VISIBLE FROM STREET)

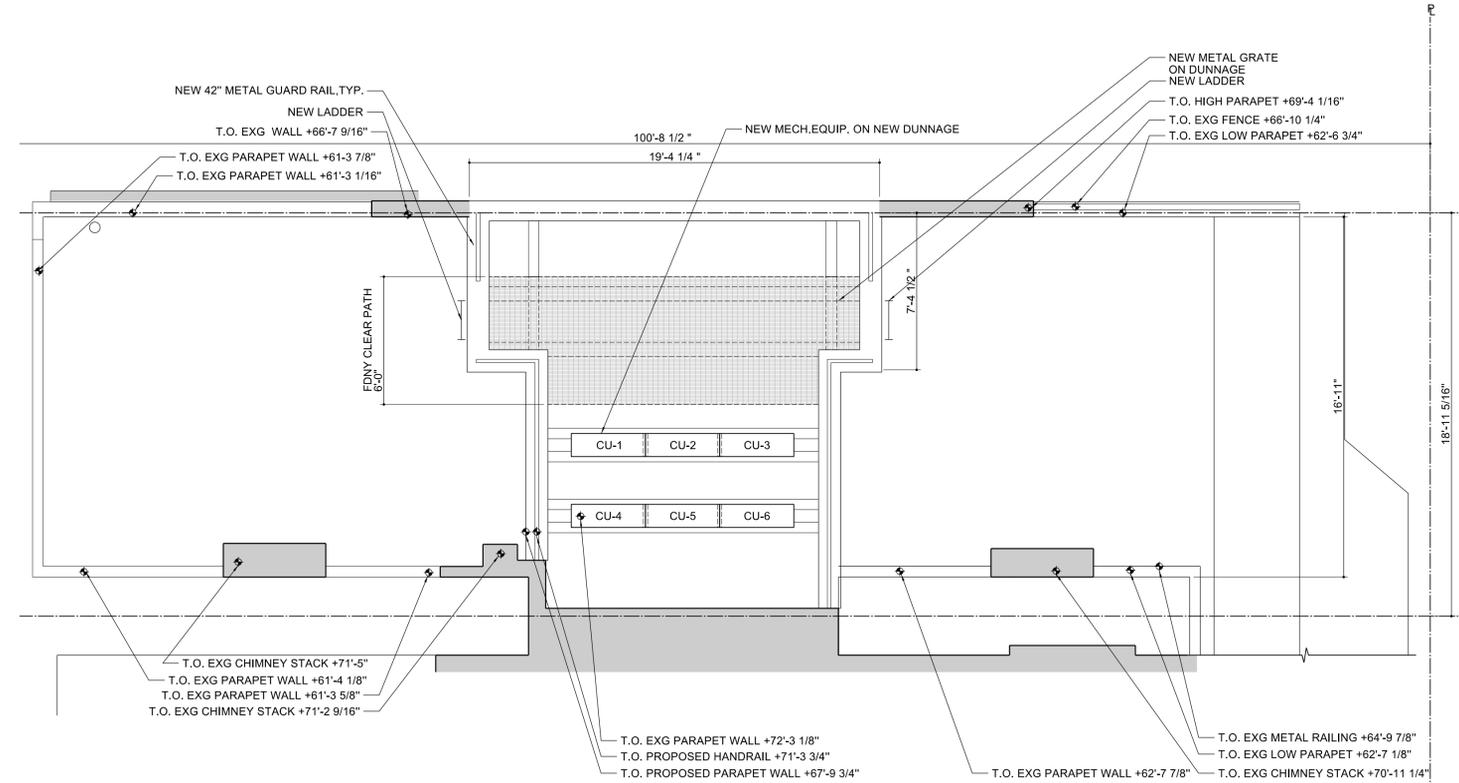


EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

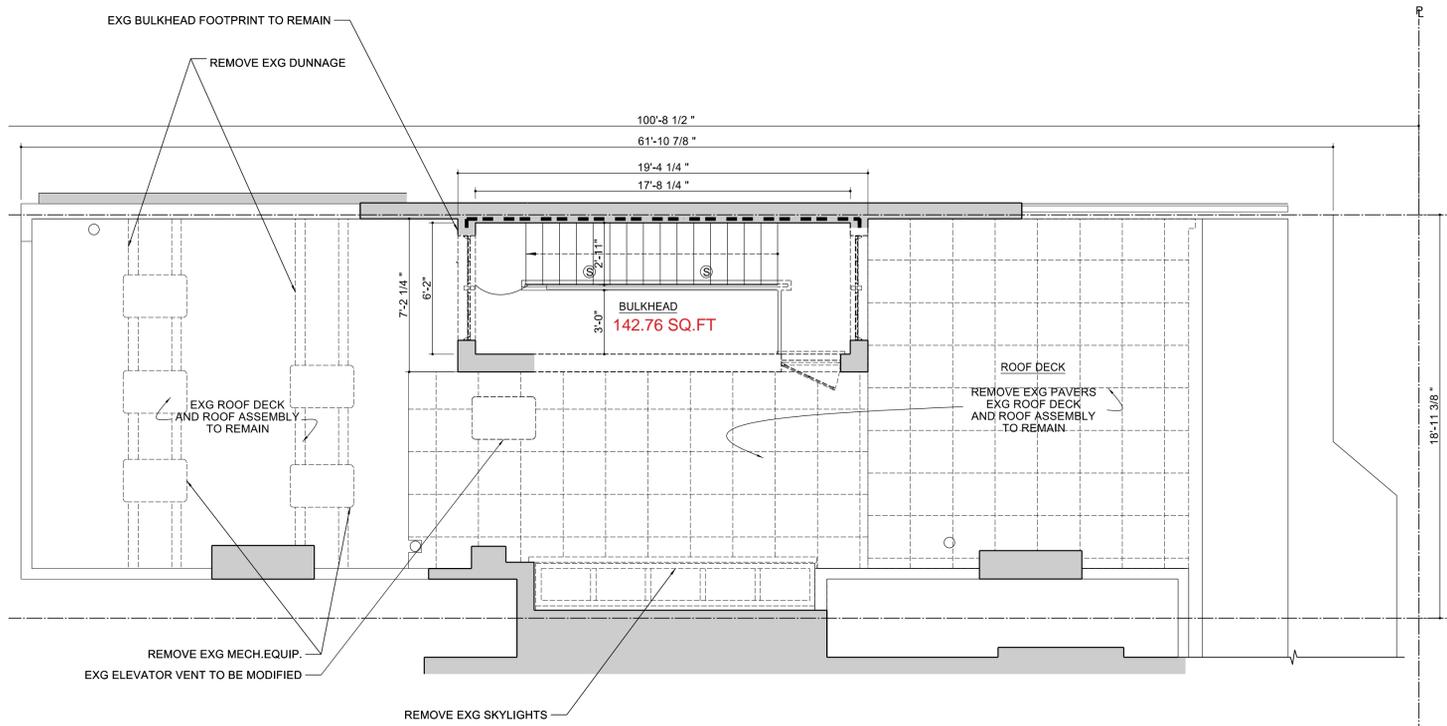
PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



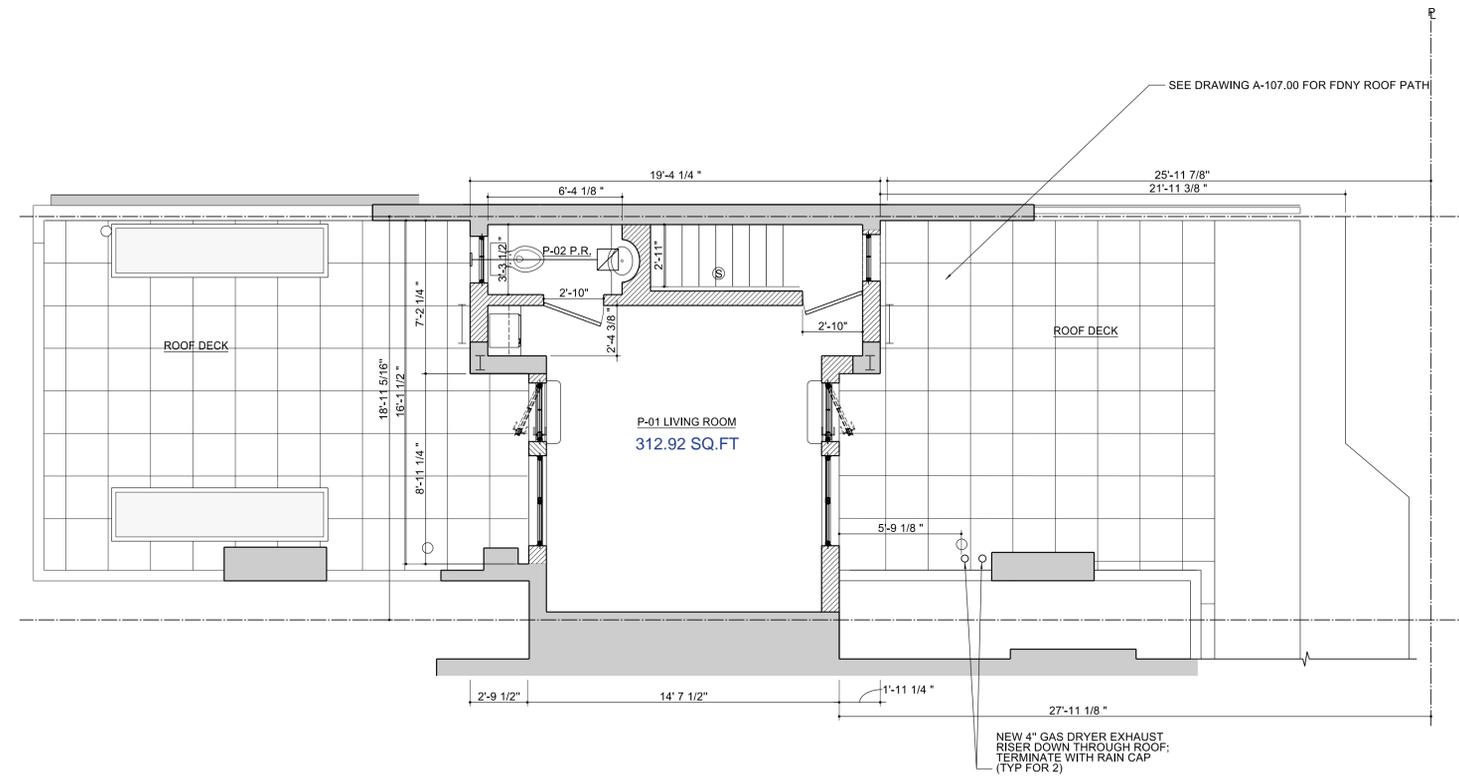
EXG BULKHEAD ROOF DEMOLITION PLAN
SCALE 1/4" = 1'-0"



PROPOSED PENTHOUSE ROOF PLAN
SCALE 1/4" = 1'-0"



EXG ROOF DEMOLITION PLAN
SCALE 1/4" = 1'-0"



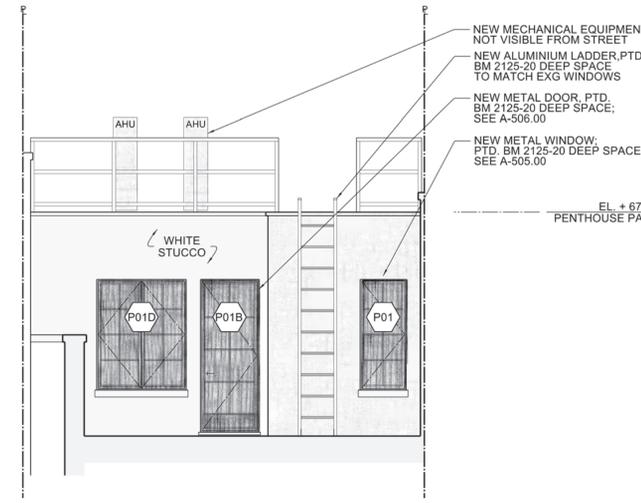
PROPOSED ROOF FLOOR PLAN
SCALE 1/4" = 1'-0"



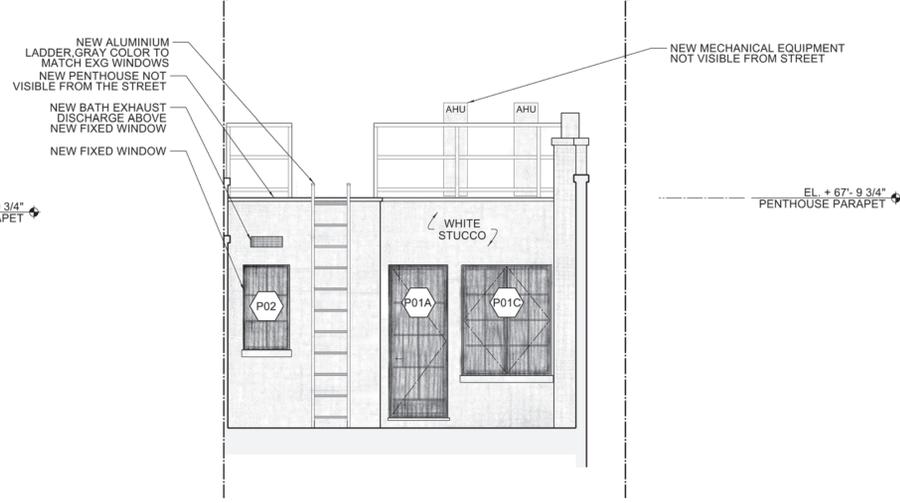
EXISTING ROOF PHOTOS



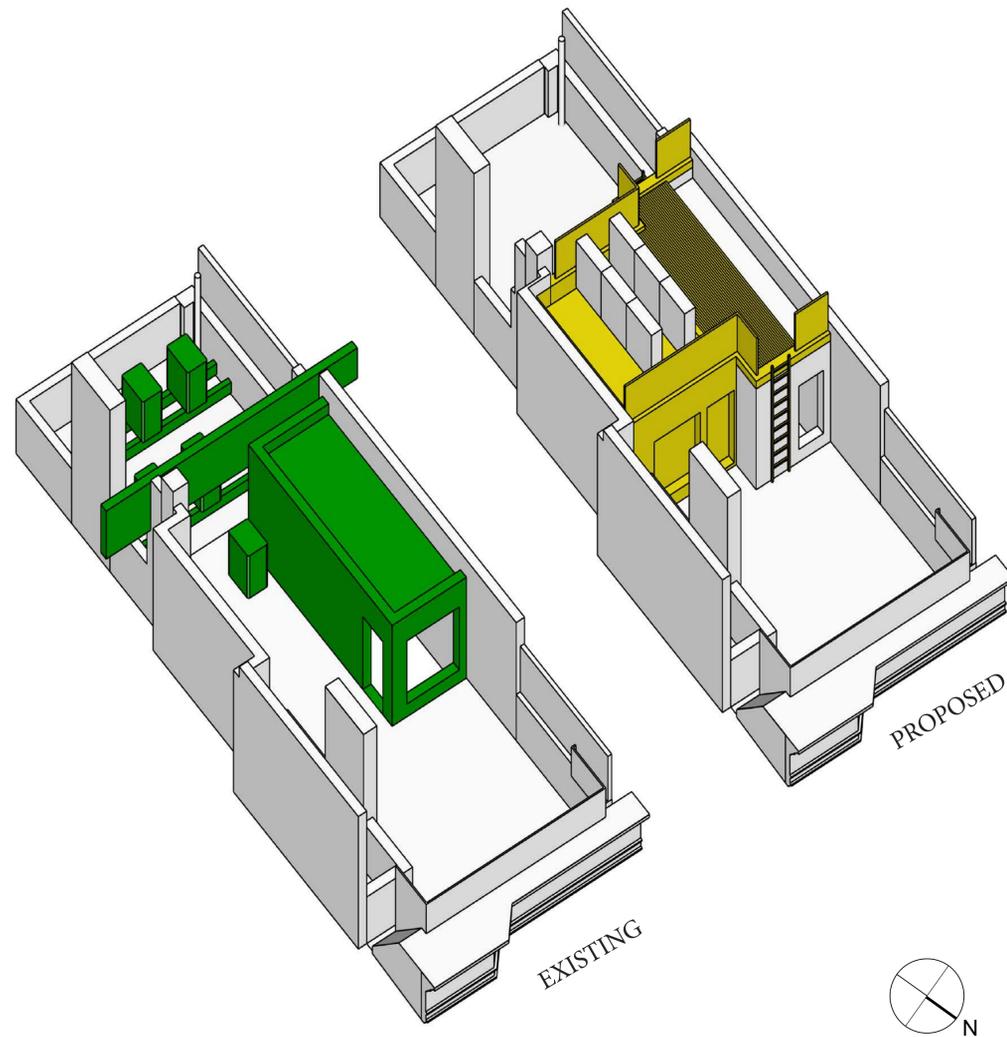
MOCK-UP PHOTOS



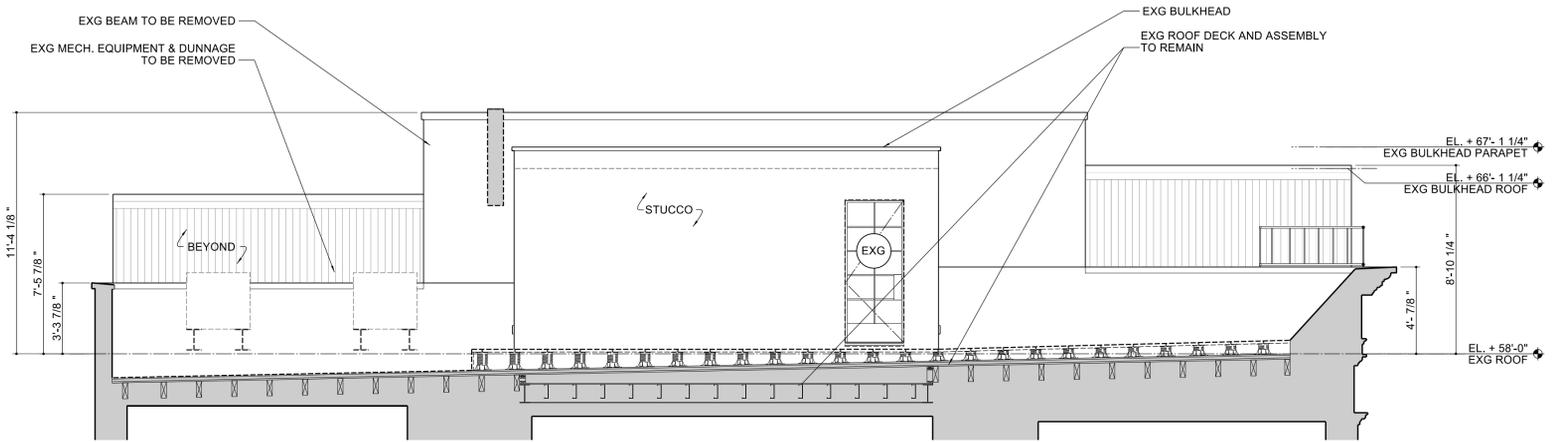
PROPOSED NORTH PENTHOUSE ELEVATION
SCALE 1/4" = 1'-0"



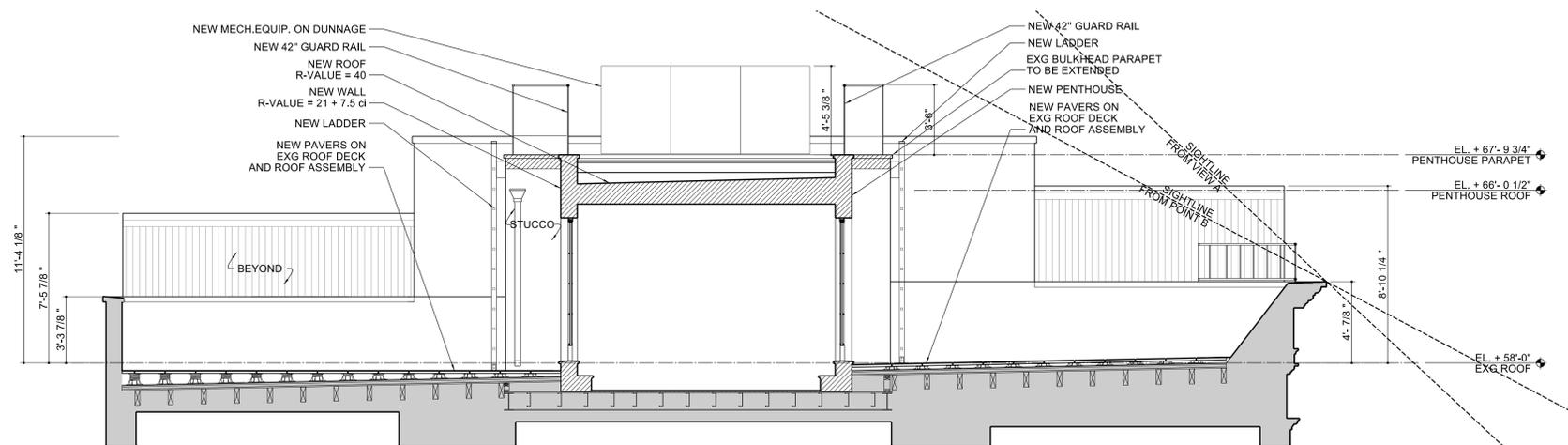
PROPOSED SOUTH PENTHOUSE ELEVATION
SCALE 1/4" = 1'-0"



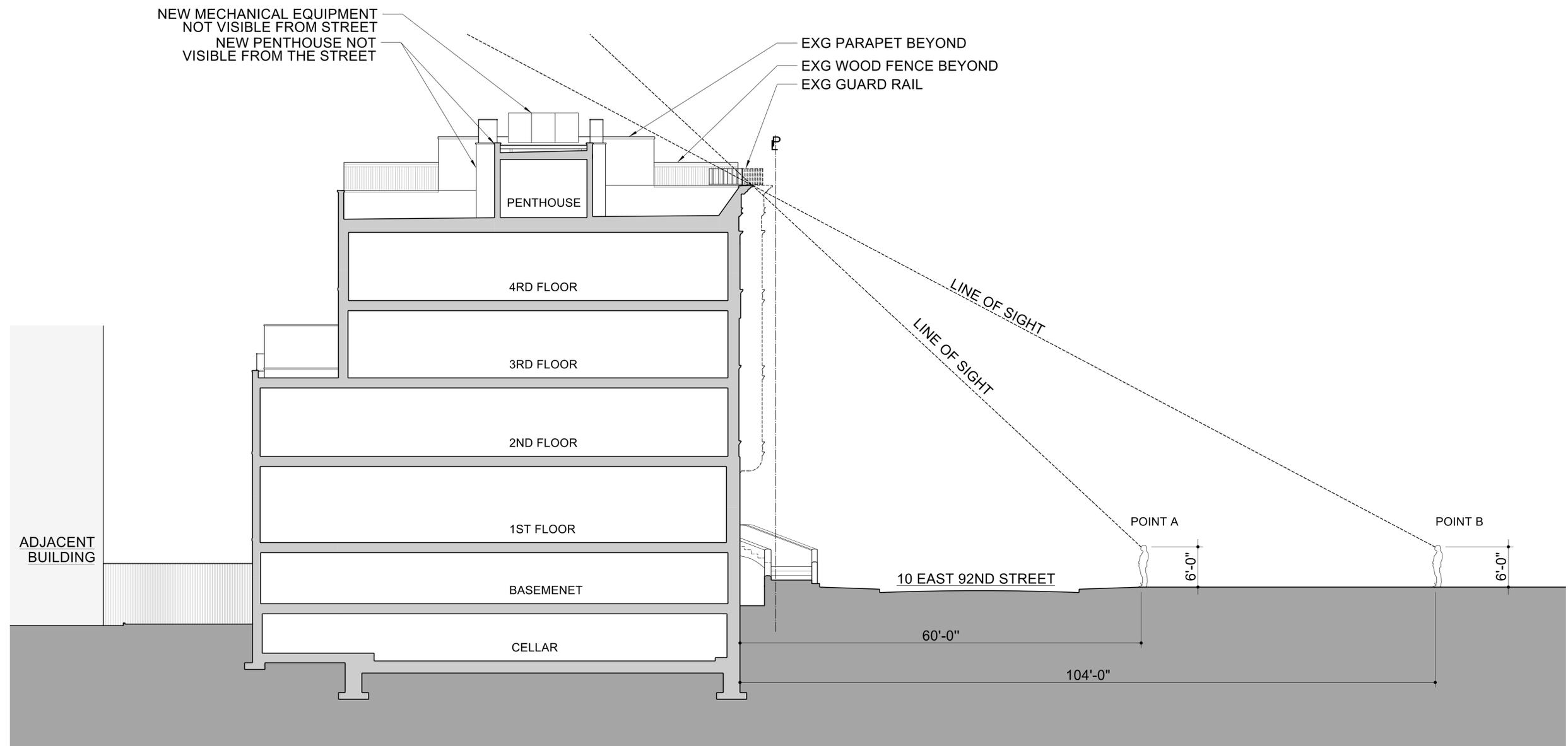
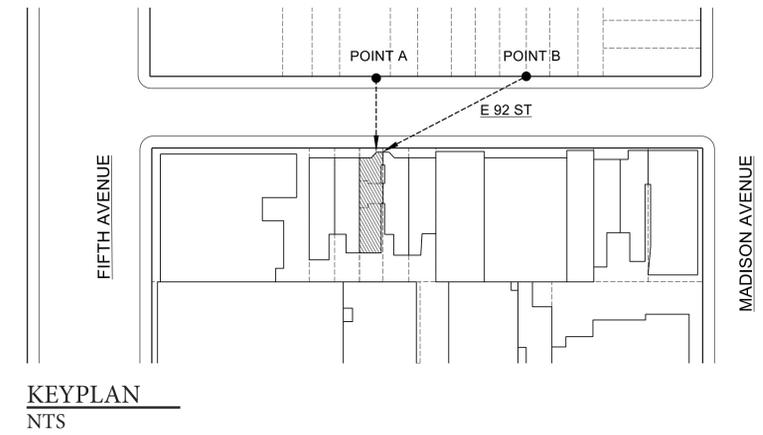
AXONOMETRIC VIEW OF ROOF
NTS



EXISTING BULKHEAD ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED PENTHOUSE SECTION
SCALE 1/4" = 1'-0"



SITE SECTION - PROPOSED
SCALE 1/8" = 1'-0"

10 E 92ND STREET

APPENDIX



SECOND FLOOR



FIRST FLOOR



BASEMENT

REAR ELEVATION