

# 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

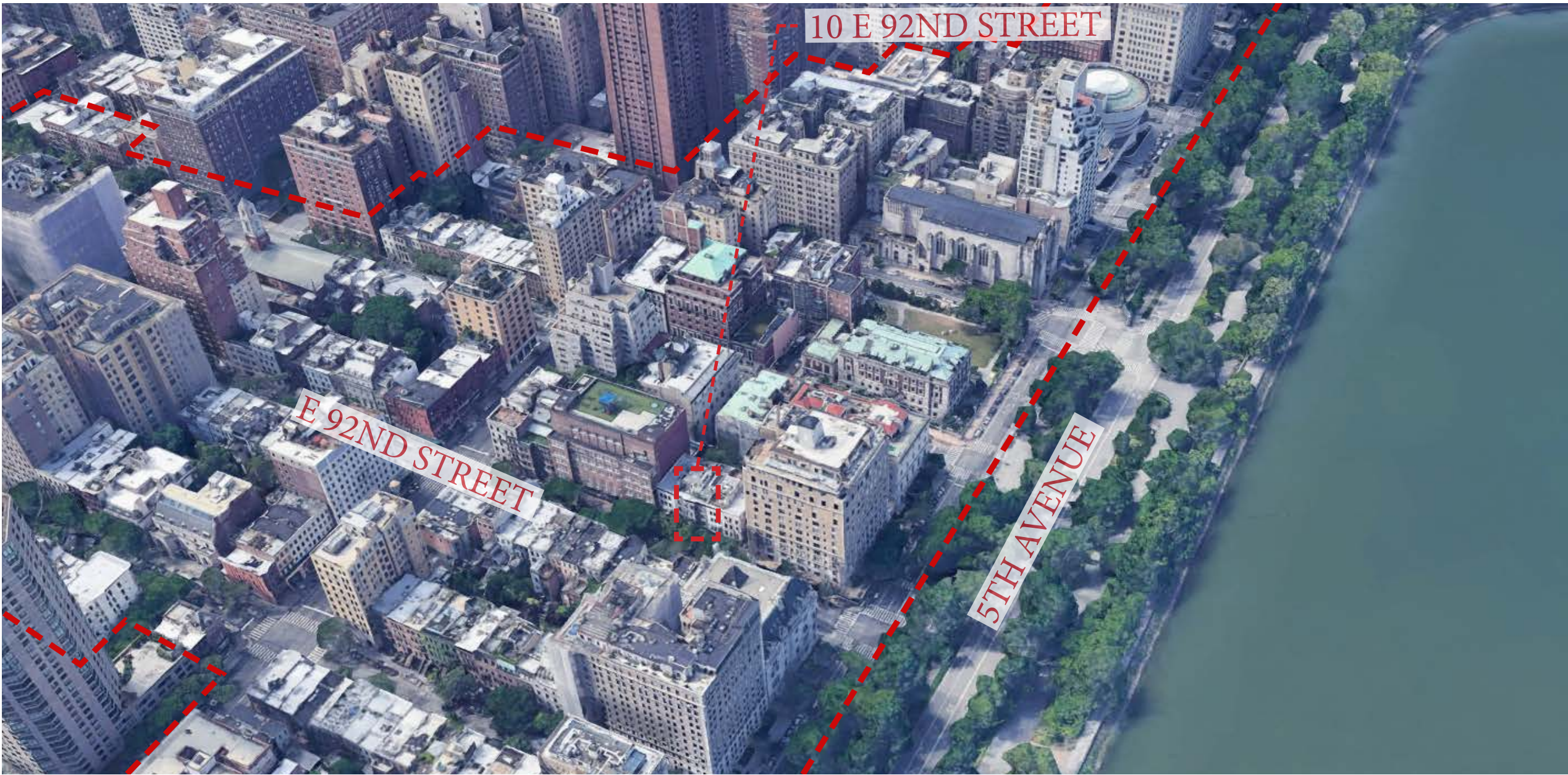
Date: 1890-92 [NB 1639-1890]  
Architect: Thomas Graham  
Owner/Developer: Thomas Graham

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

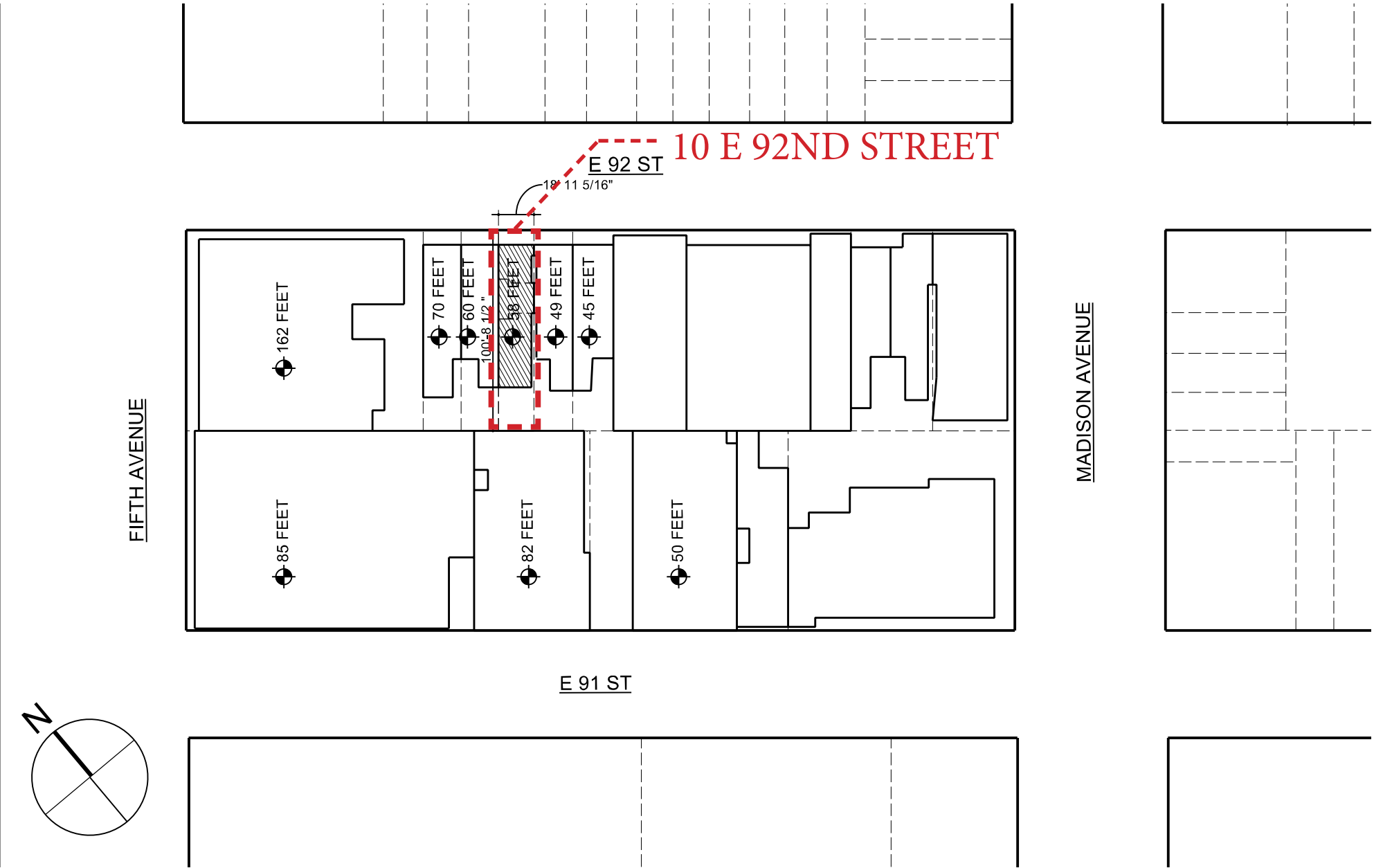
These five Renaissance Revival style rowhouses survive from a row of eight houses designed and built in 1890-92 by the architect/developer Thomas Graham. The eight single-family rowhouses in the row originally extended from No. 4 to No. 18 East 92nd Street. The four-story brownstone-faced rowhouses were 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.

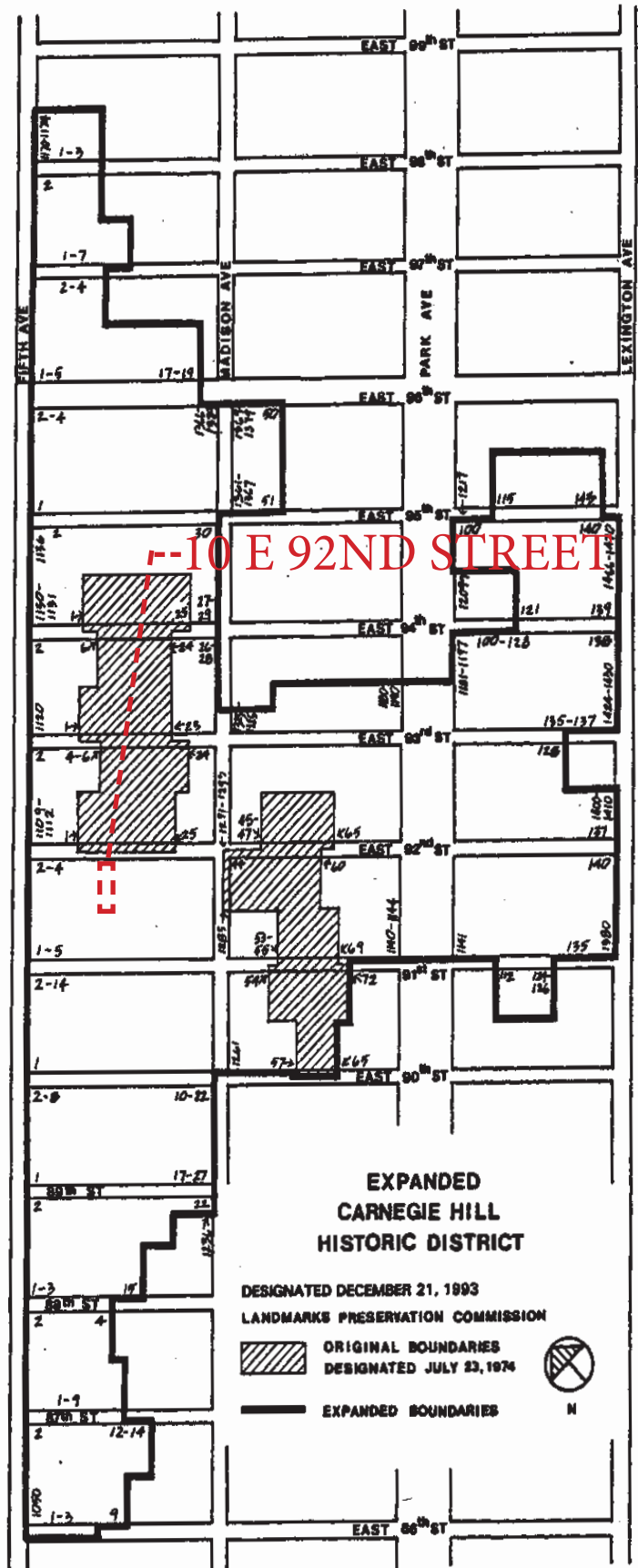
## DESIGNATION REPORT



AERIAL VIEW



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

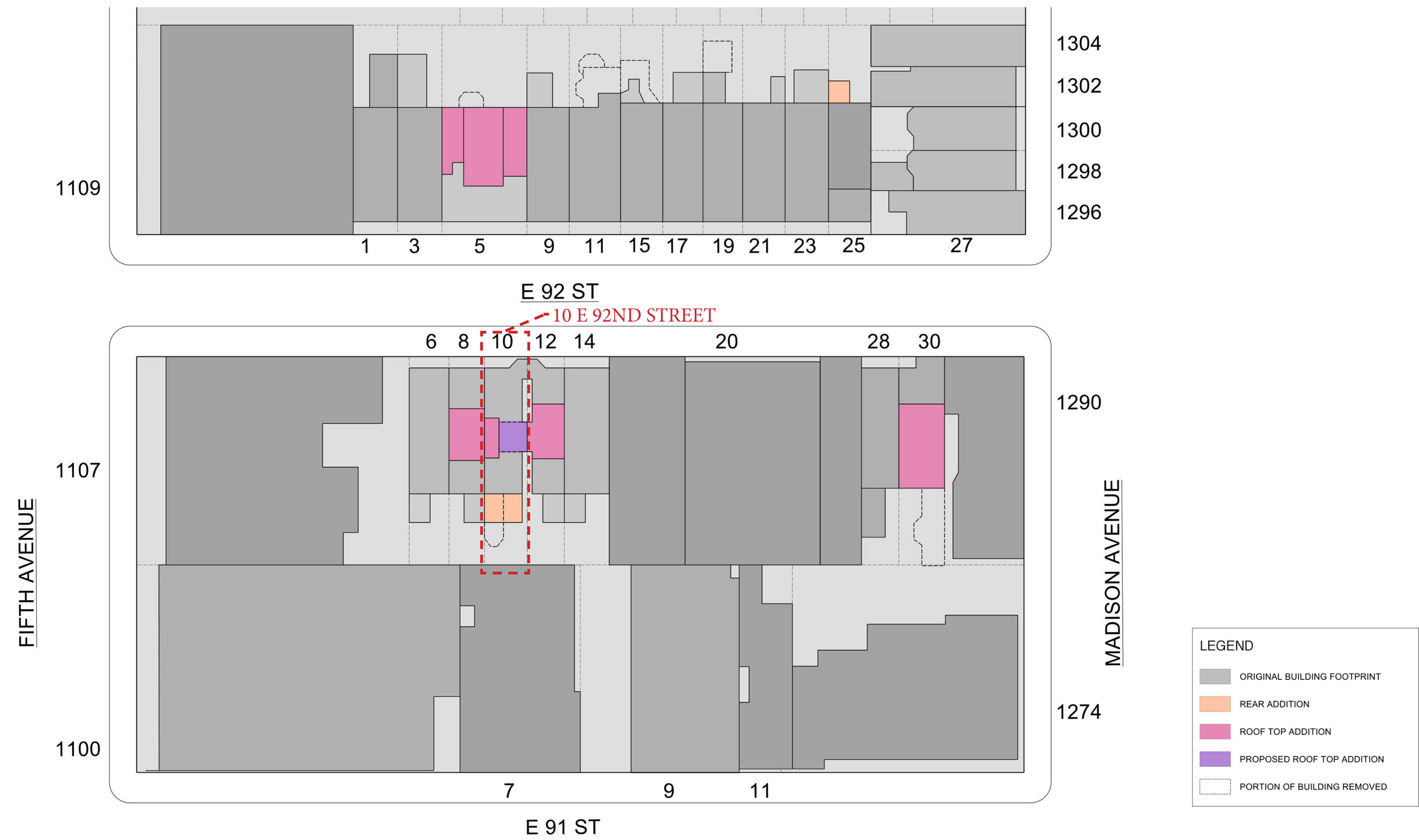


DESIGNATION MAP

CICOGNANI KALLA ARCHITECT PLLC  
6 EAST 46TH STREET  
NEW YORK, NEW YORK 10017

MAY 2020





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



EXISTING ROOF ADDITION - 8 E 92ND STREET

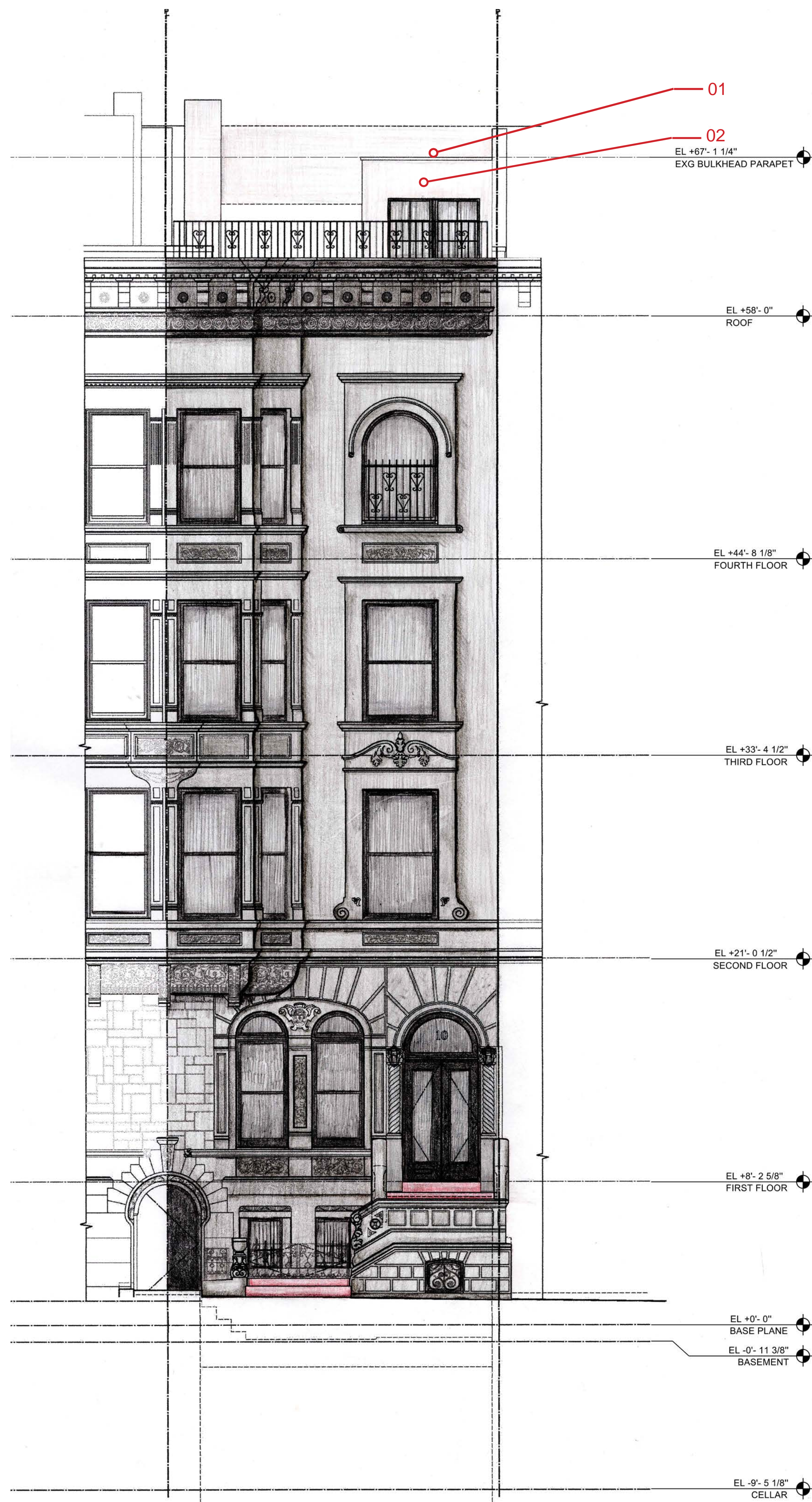


EXISTING BULKHEAD - 10 E 92ND STREET



EXISTING ROOF ADDITION - 12 E 92ND STREET





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

#### DEMOLITION ELEVATION NOTES:

01. EXISTING BEAM TO BE REMOVED

02. EXISTING STAIR BULKHEAD.

#### PROPOSED ELEVATION NOTES:

01. NEW ROOFTOP ADDITION (NOT VISIBLE AT STREET)

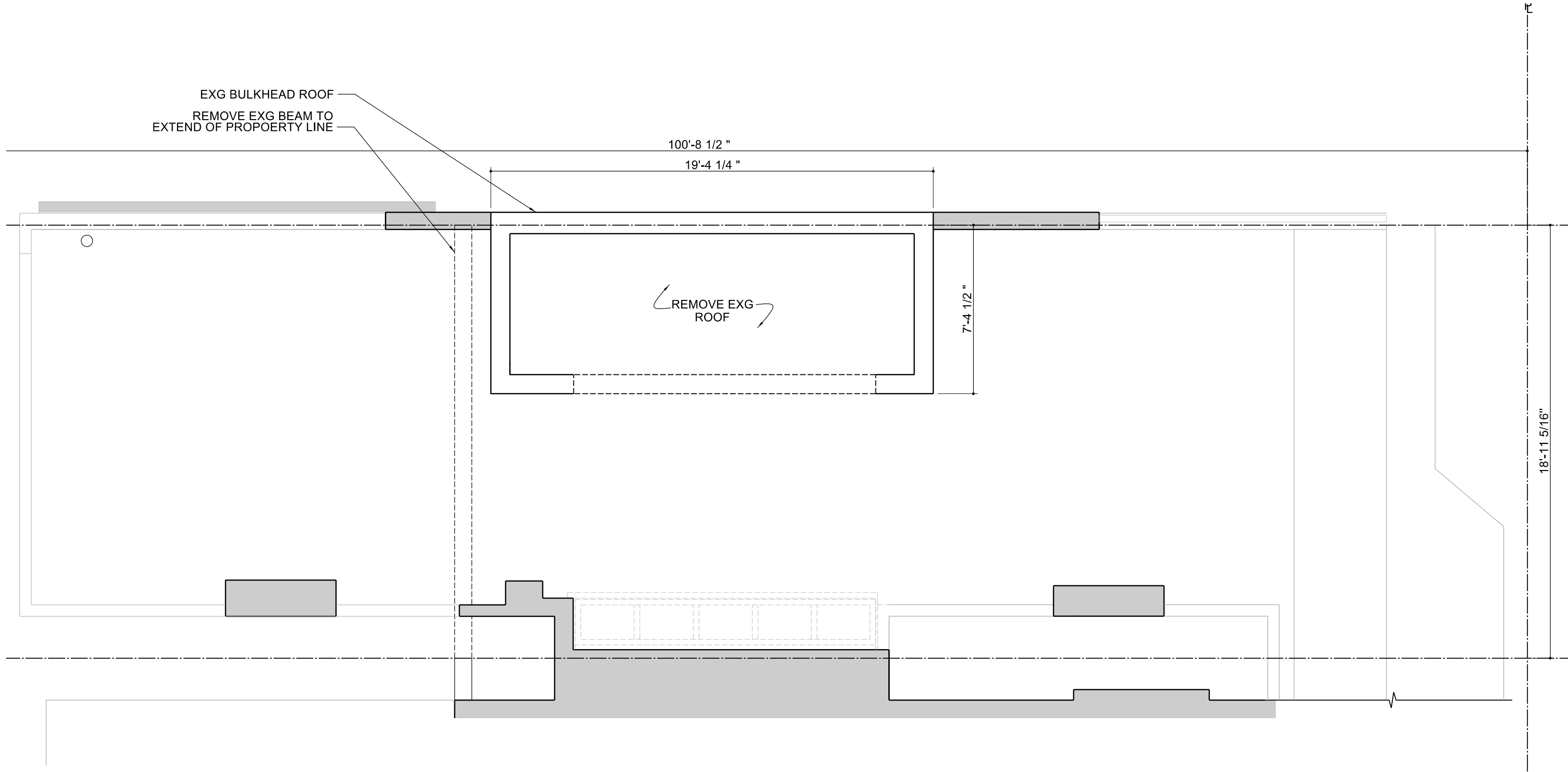
02. NEW MECH. EQUIPMENT (NOT VISIBLE AT STREET)

02. NEW ALUMINIUM LADDER, PTD. BM 2125-20  
DEEP SPACE TO MATCH WINDOWS  
(NOT VISIBLE FROM STREET)



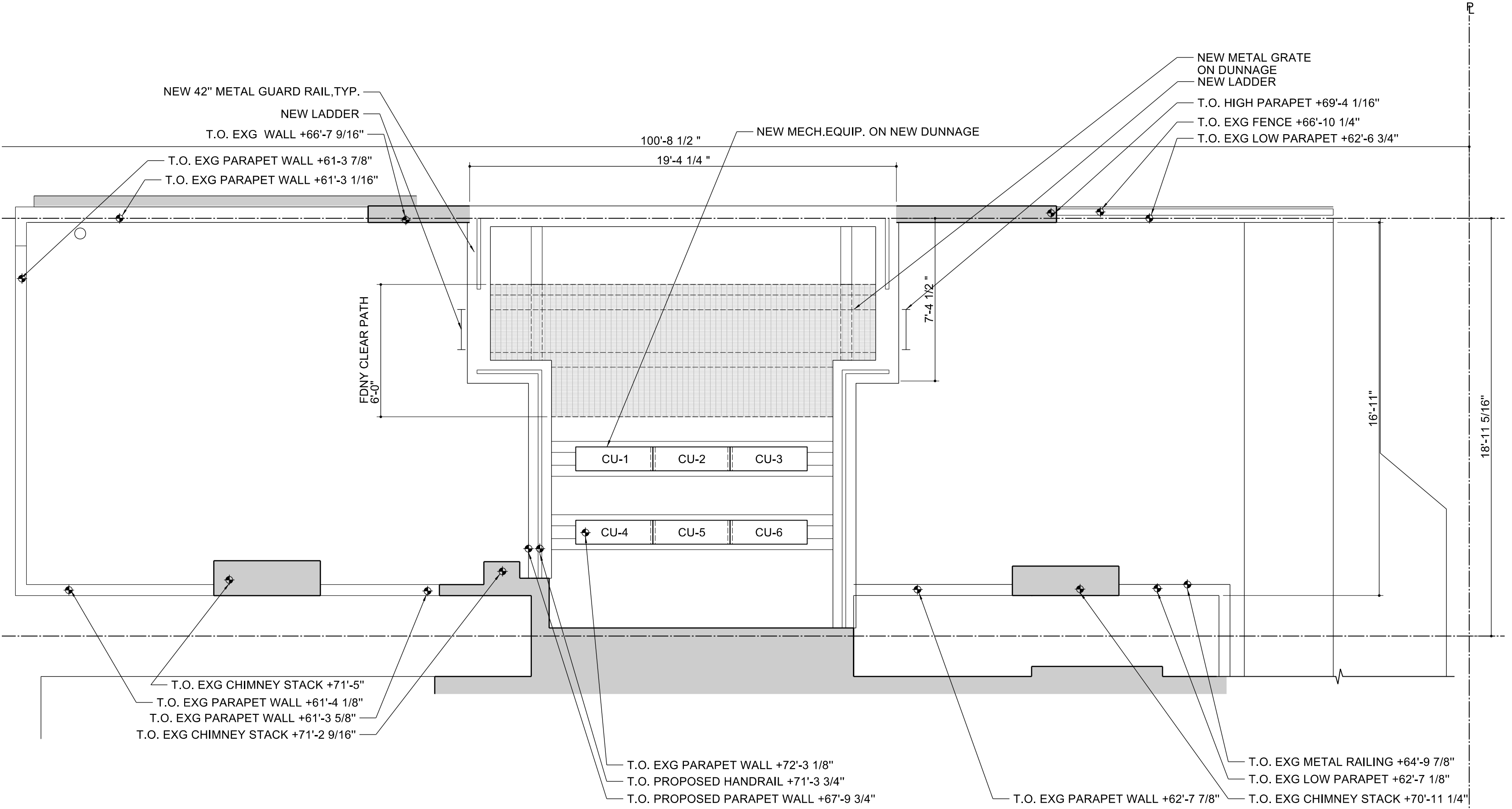
PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"





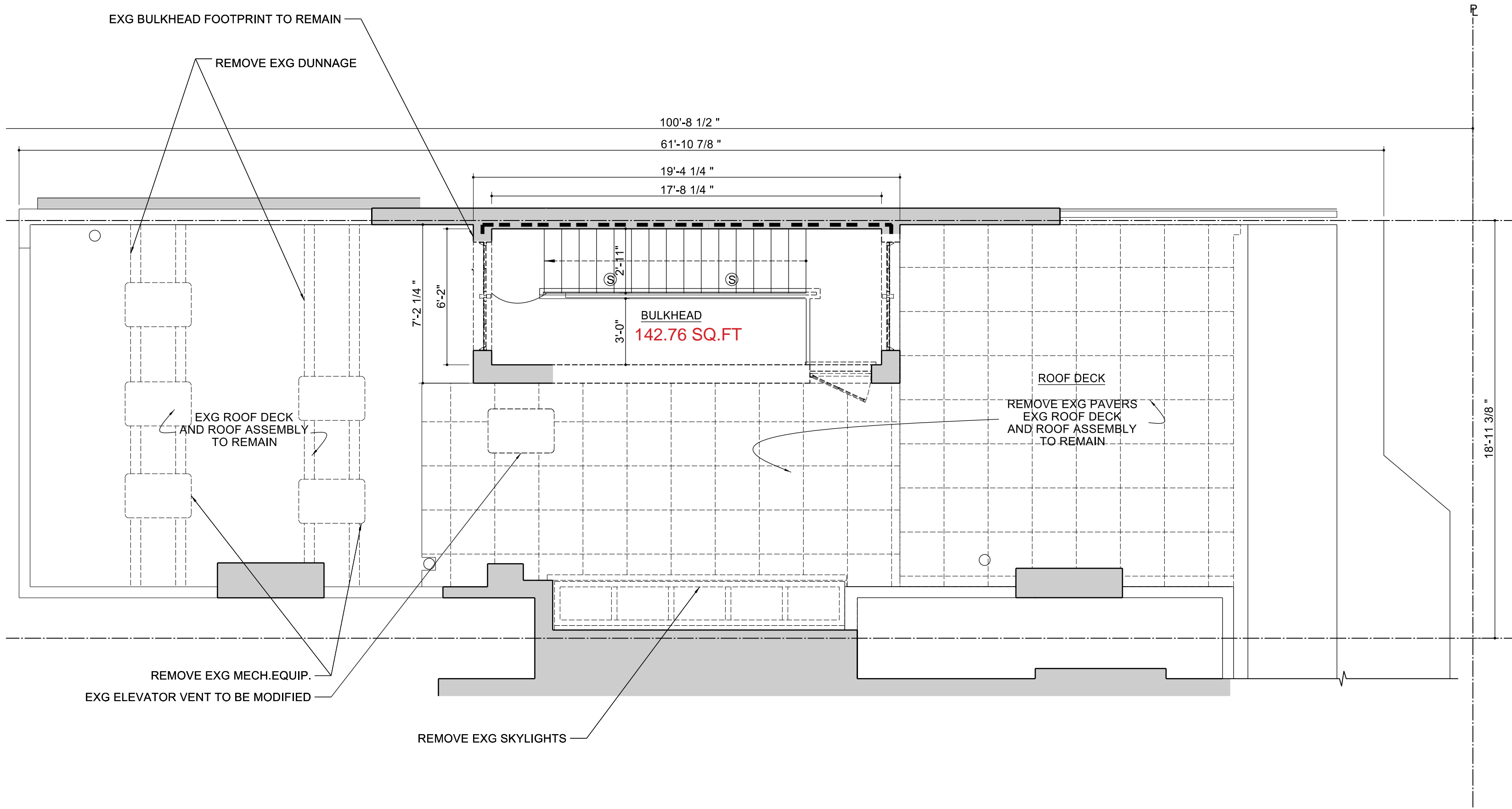
EXG BULKHEAD ROOF DEMOLITION PLAN

SCALE 1/4" = 1'-0"



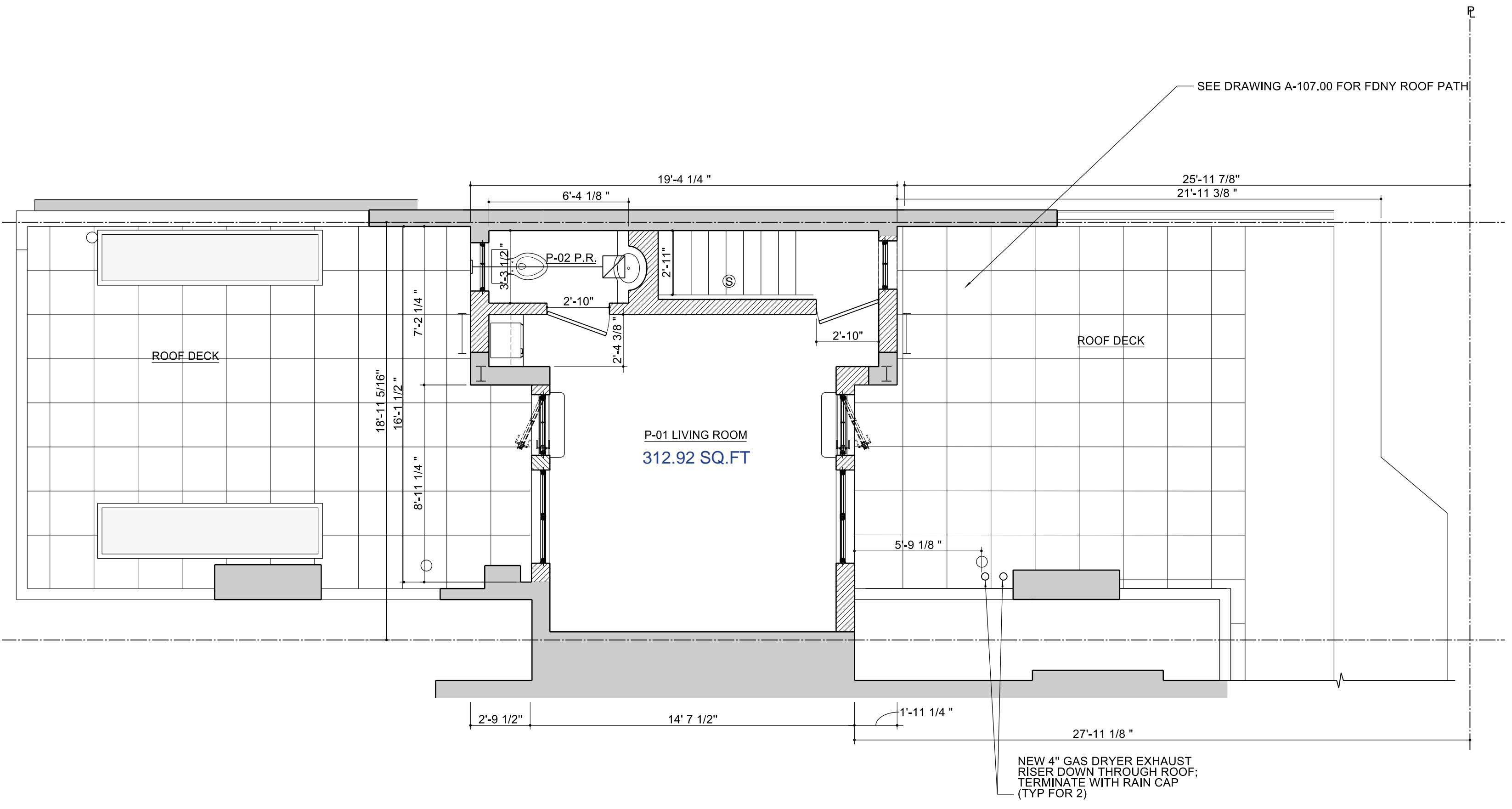
PROPOSED PENTHOUSE ROOF PLAN

SCALE 1/4" = 1'-0"



EXG ROOF DEMOLITION PLAN

SCALE 1/4" = 1'-0"



PROPOSED ROOF FLOOR PLAN

SCALE 1/4" = 1'-0"

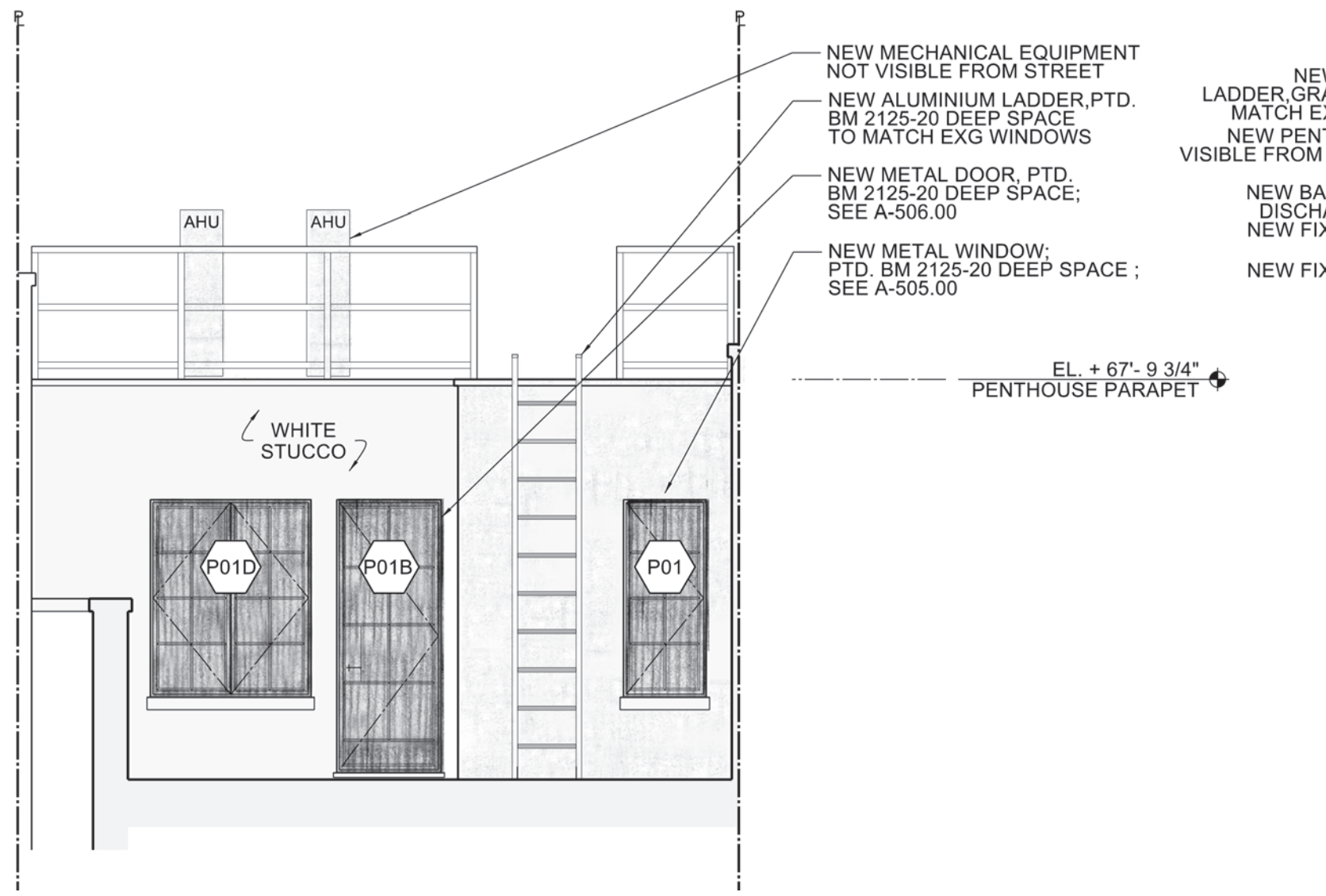




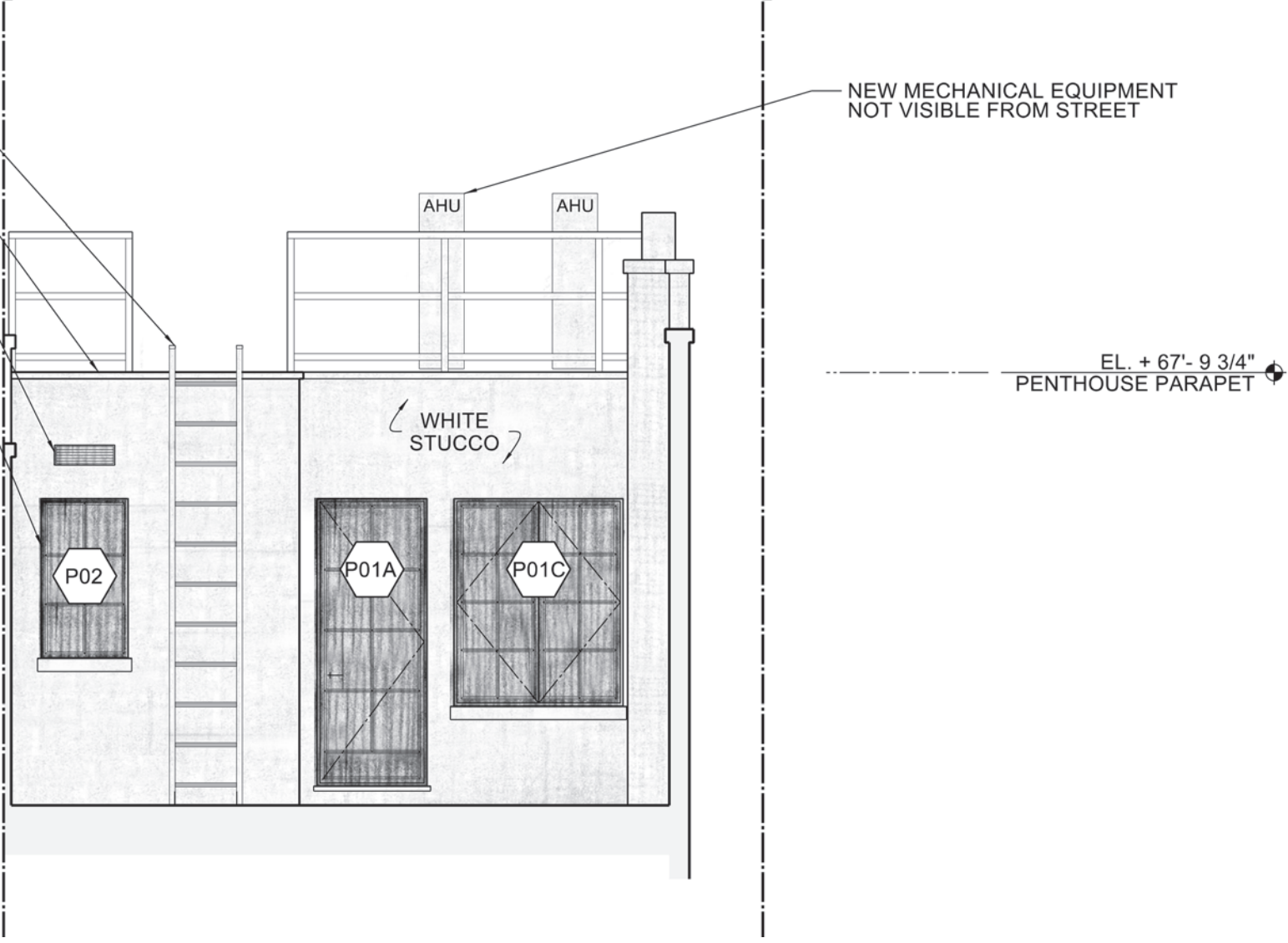
EXISTING ROOF PHOTOS



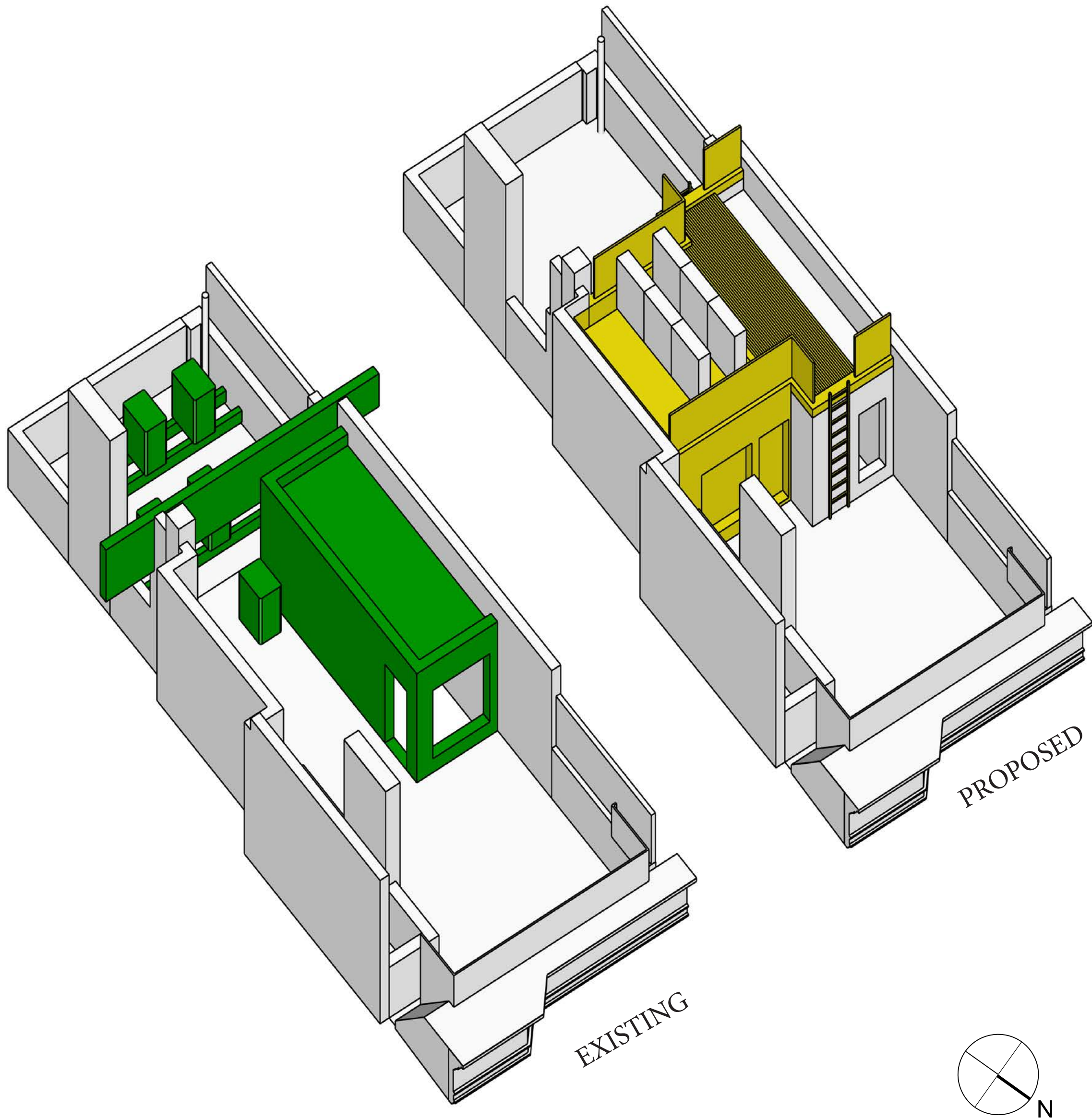
MOCK-UP PHOTOS



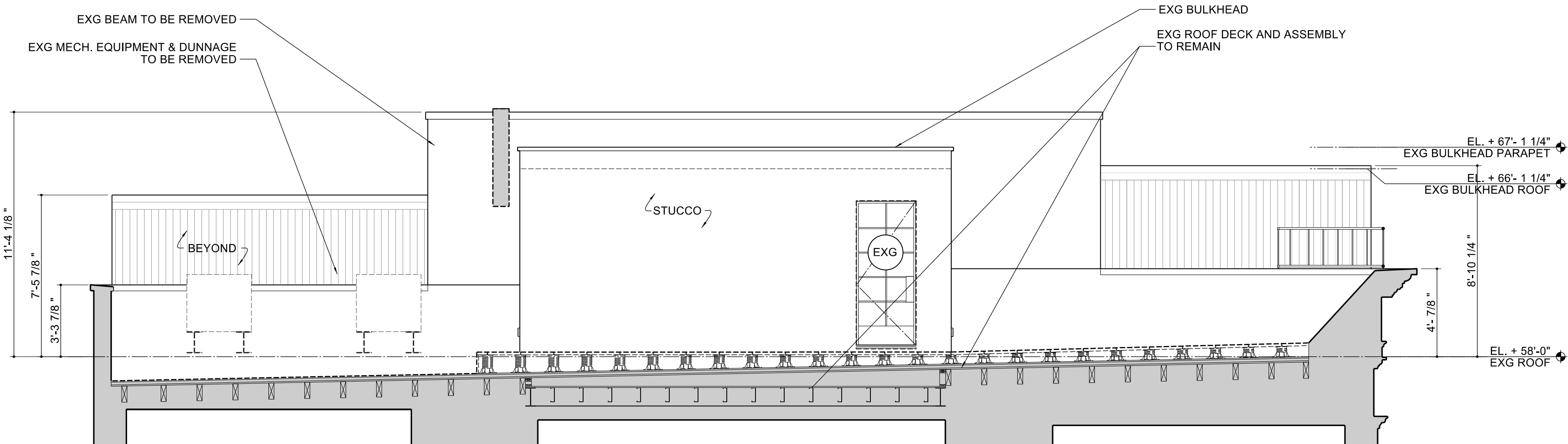
PROPOSED NORTH PENTHOUSE ELEVATION  
SCALE 1/4" = 1'-0"



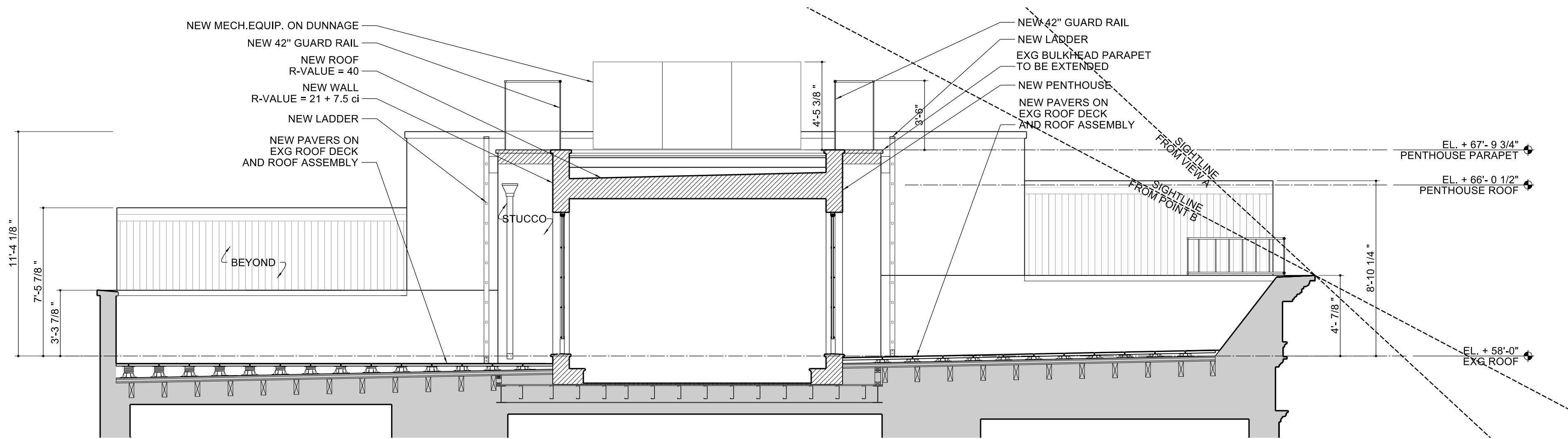
PROPOSED SOUTH PENTHOUSE ELEVATION  
SCALE 1/4" = 1'-0"



AXONOMETRIC VIEW OF ROOF  
NTS

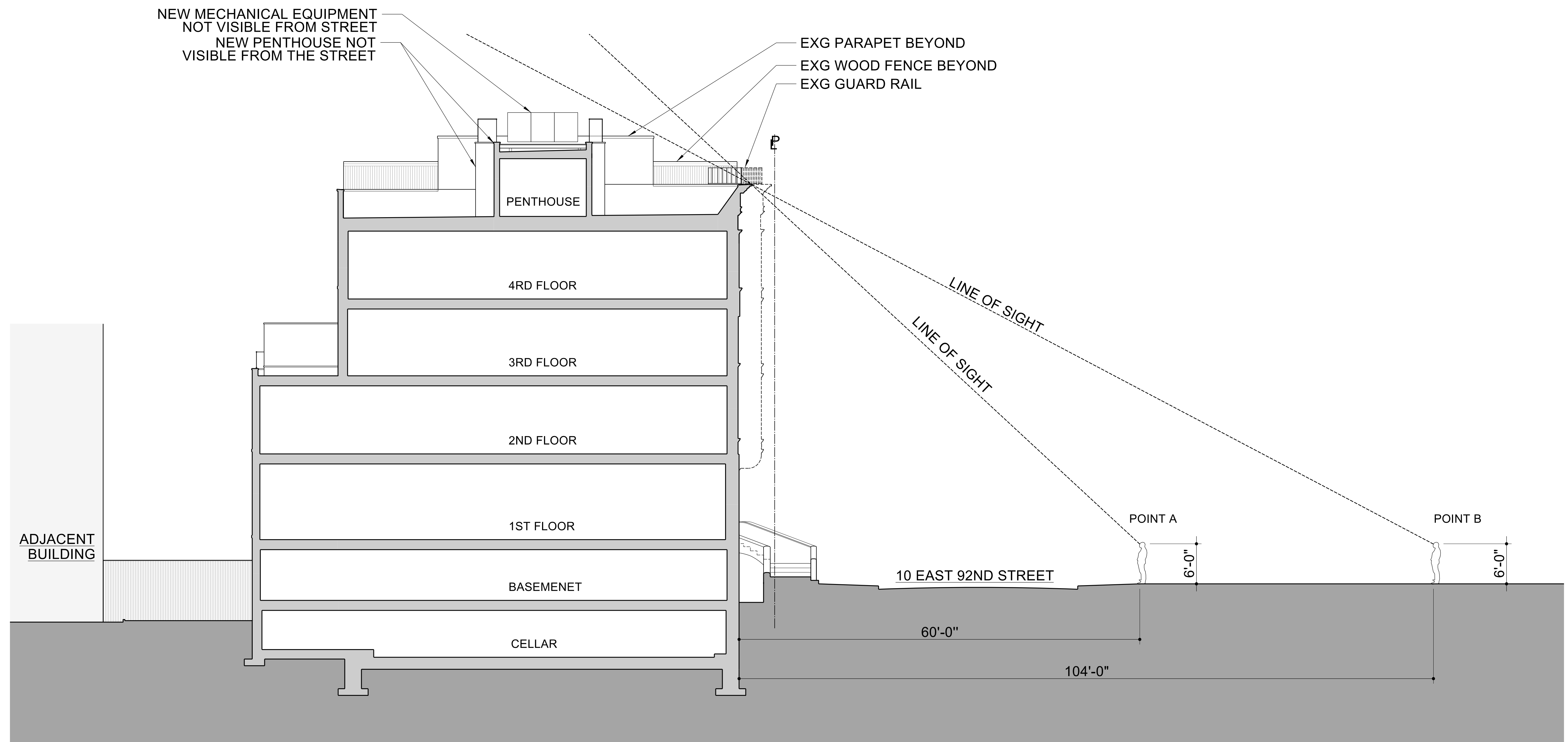
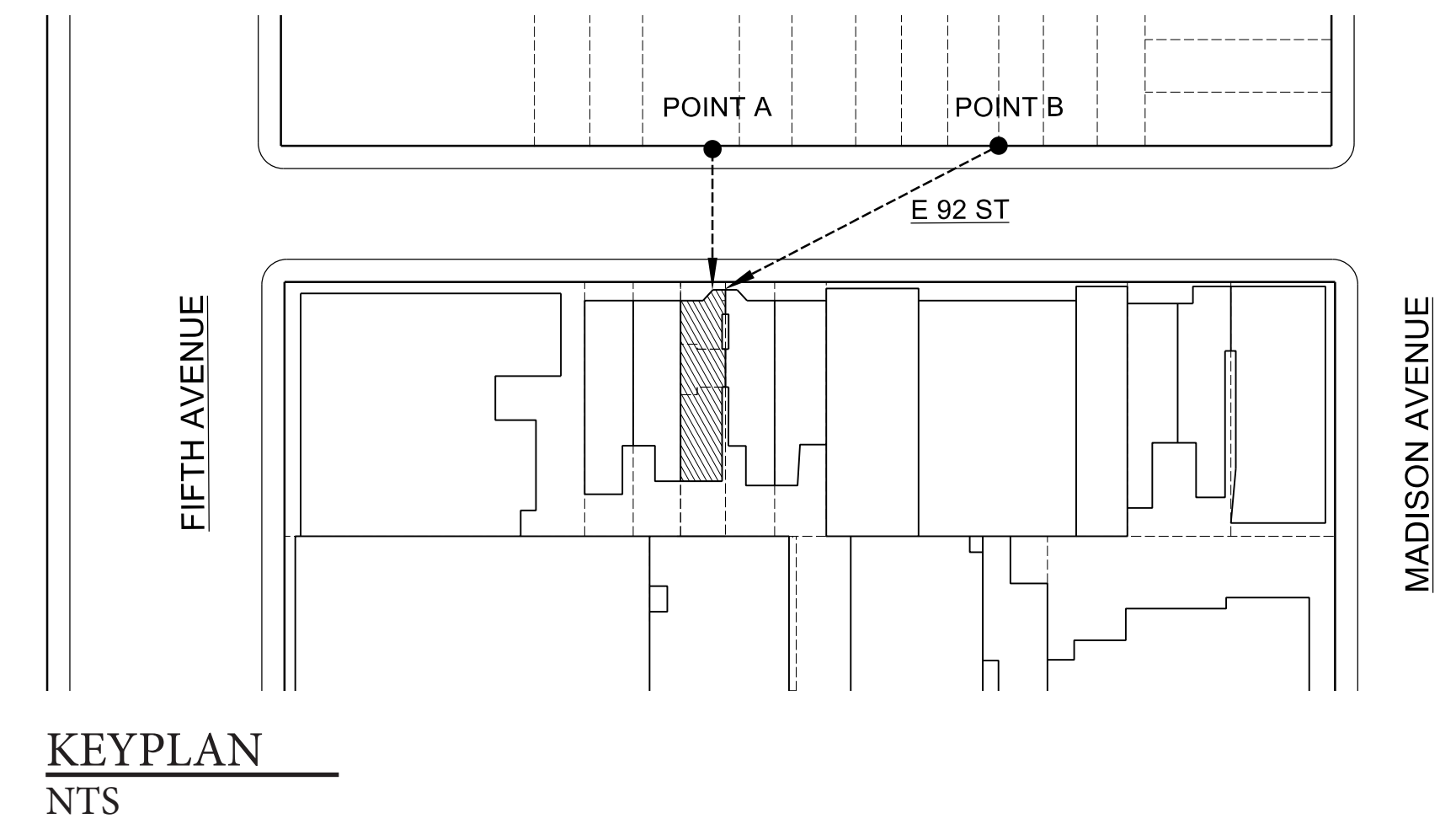


EXISTING BULKHEAD ELEVATION  
SCALE 1/4" = 1'-0"



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