

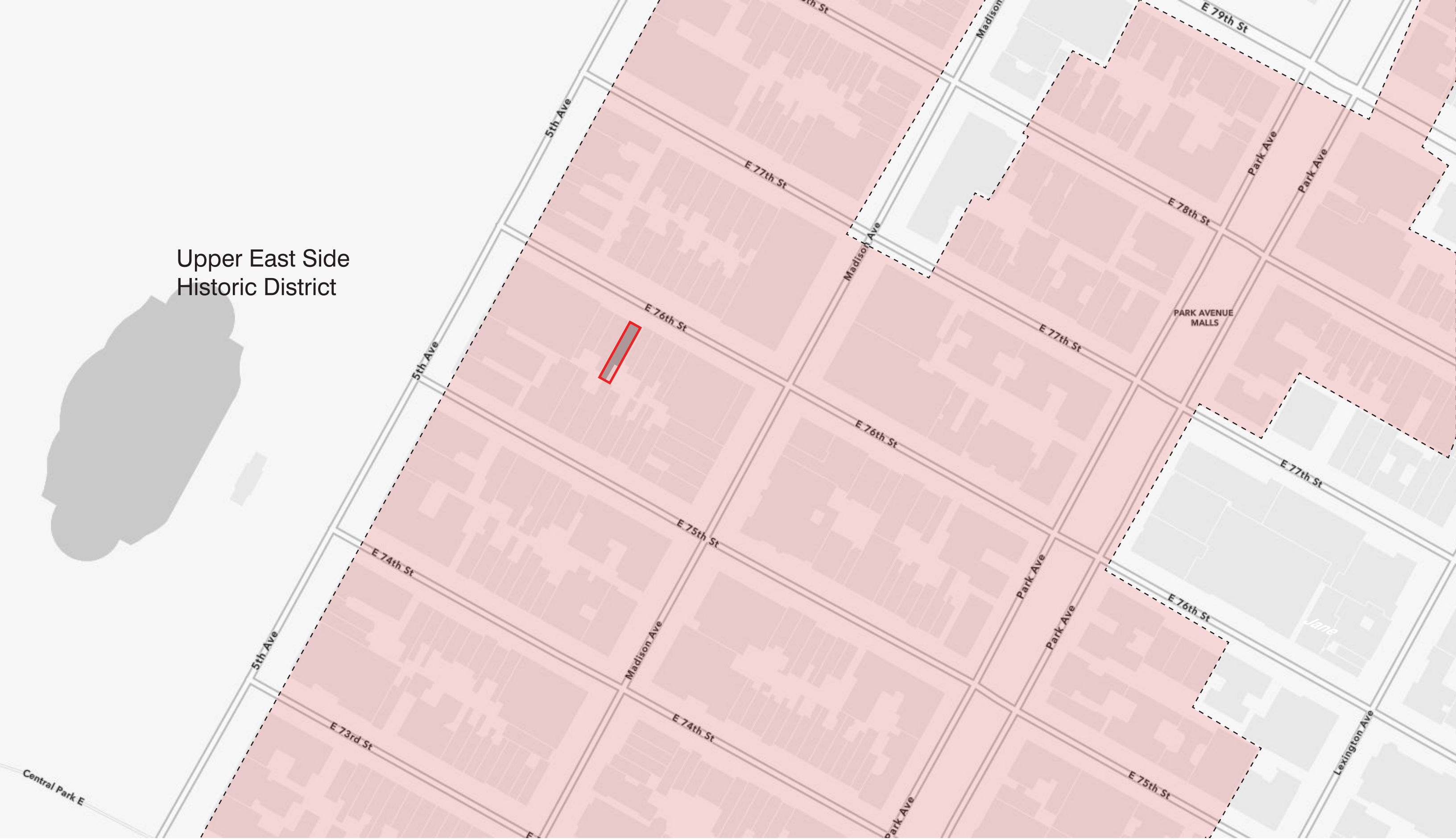


Presentation to the
Manhattan Community Board 8

10 East 76th Street
Upper East Side Historic District

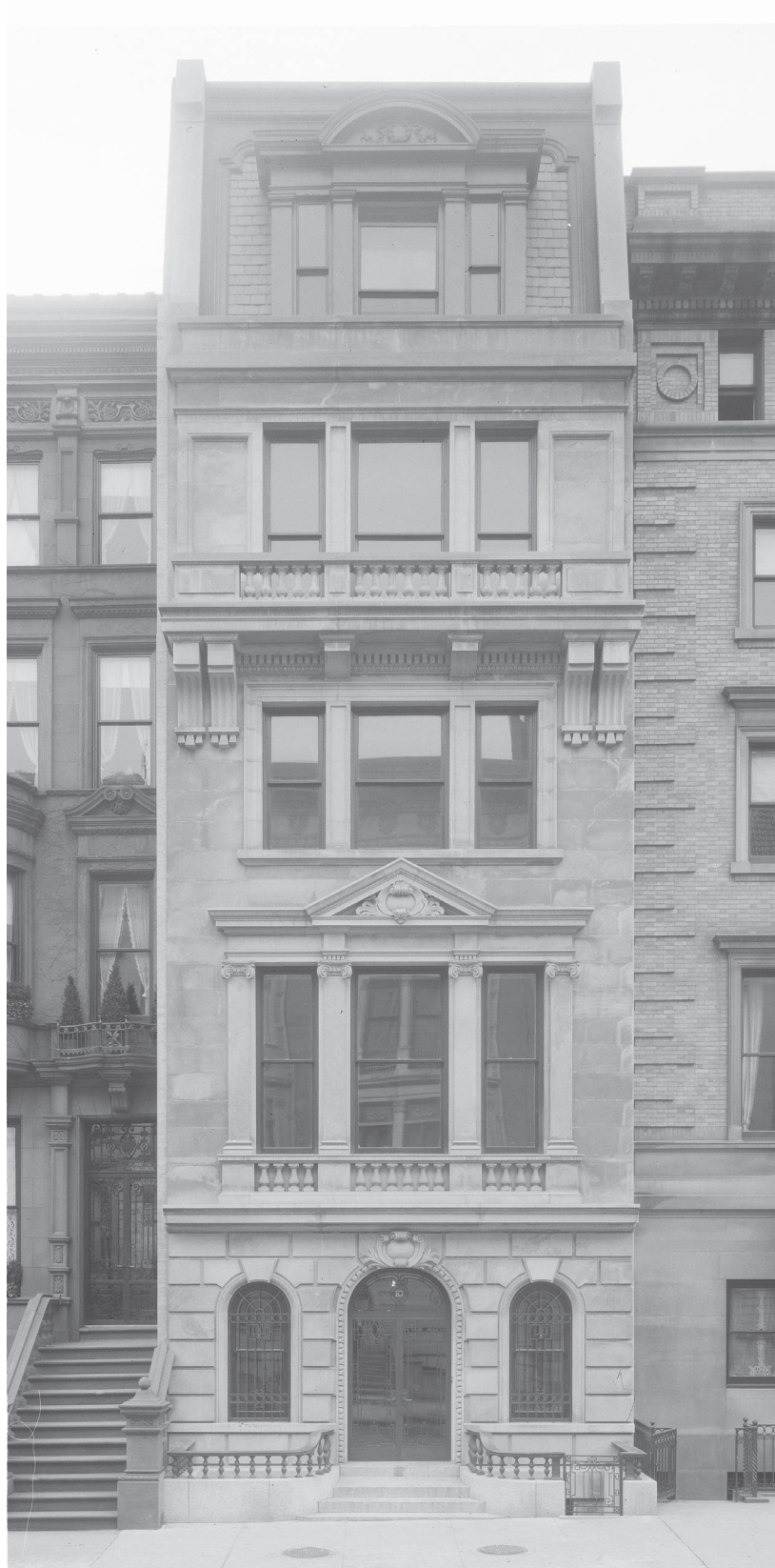
12 June 2023

Upper East Side Historic District









10 East 76th Street, ca. 1910
(MCNY)



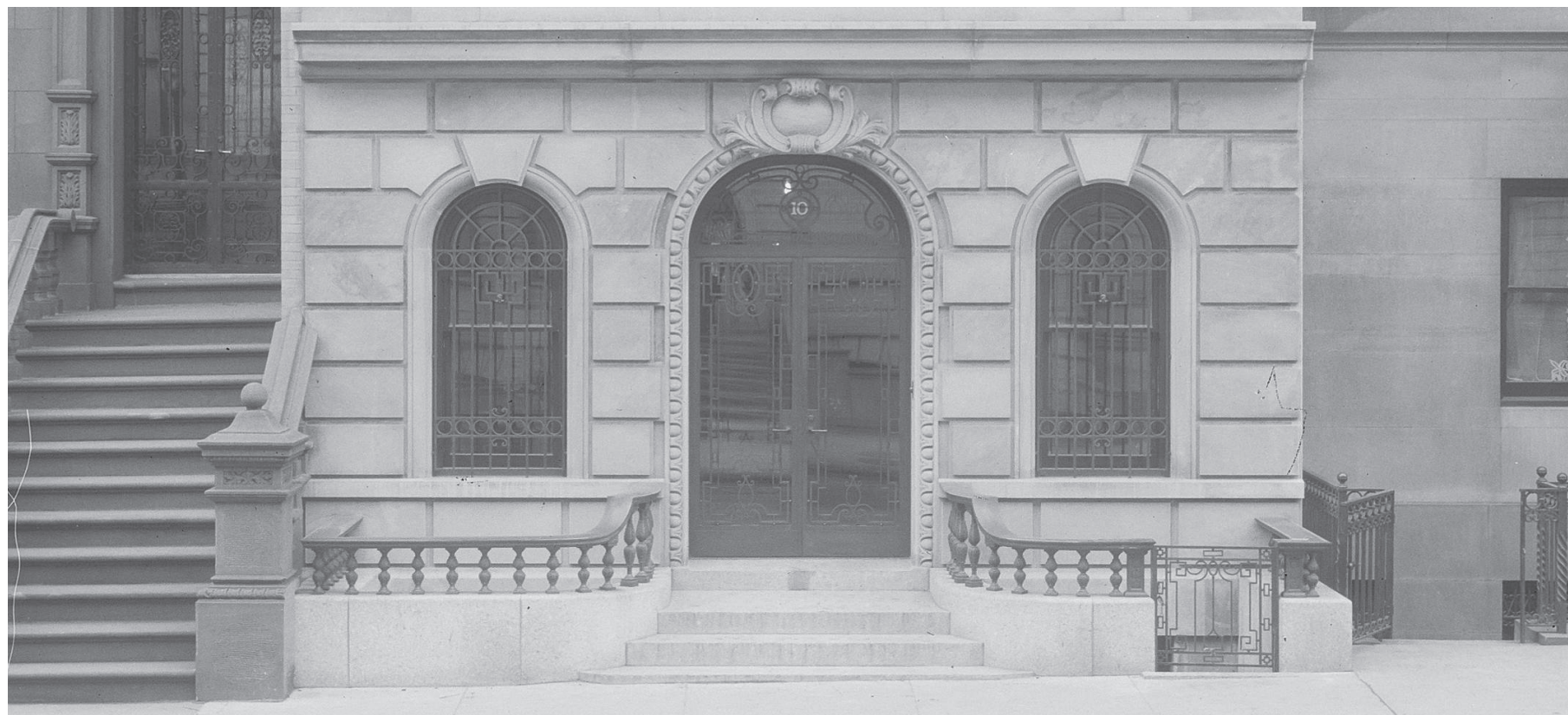
10 East 76th Street, ca. 1940
(Tax Photo, NYC Municipal Archives)



10 East 76th Street, ca. 2006
(Property Shark)



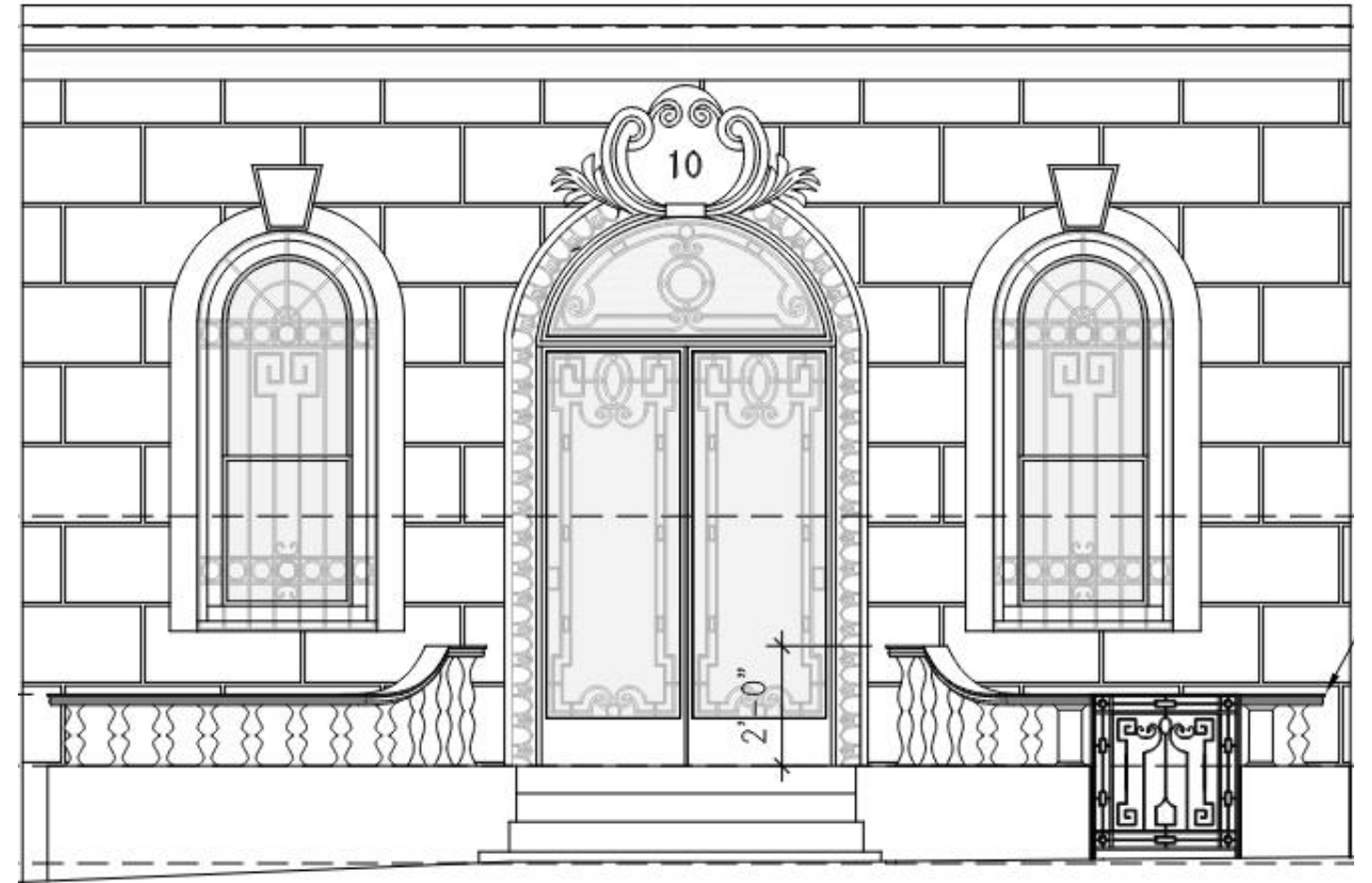
Photo from Present Day



Historical Photo from 1910



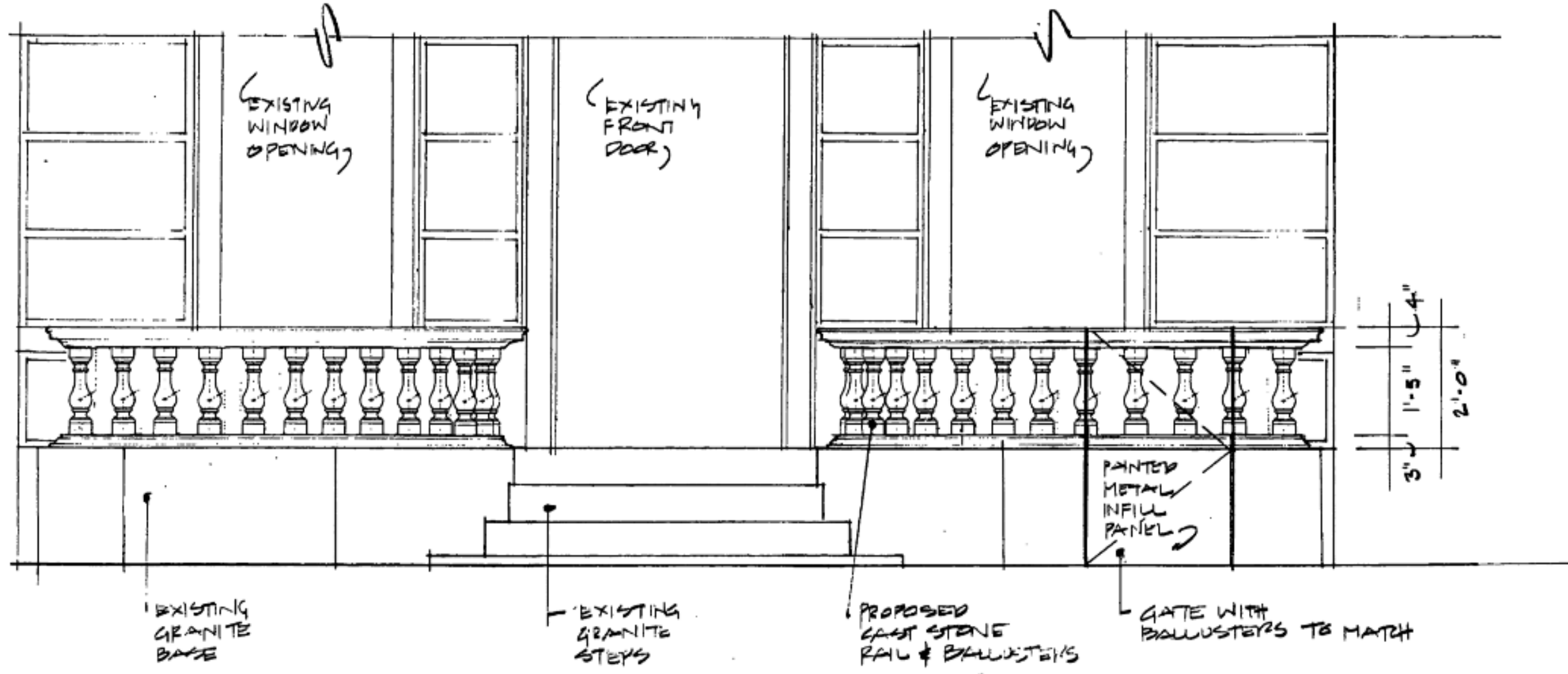
Existing Areaway Railing



Proposed Balustrade and Gate to Match Historical from 1910 but in Cast Stone, not Bronze

N.Y.C. L.P.C. *file copy*
 PROPOSED CAST STONE RAIL FOR
 10 E 76 STREET
 11.12.95

APPROD.







15 East 62nd Street

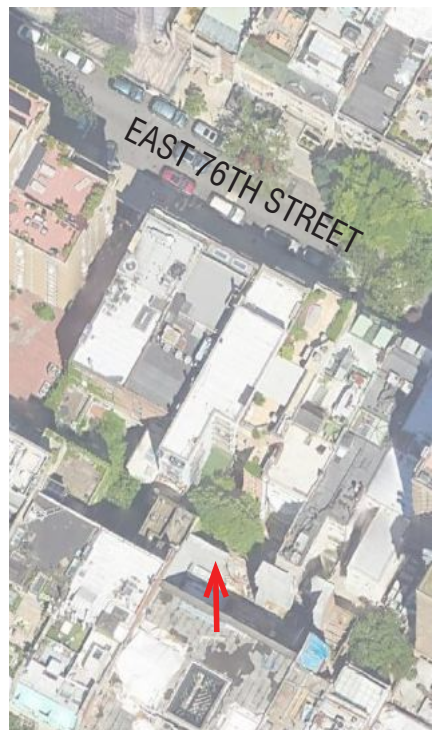


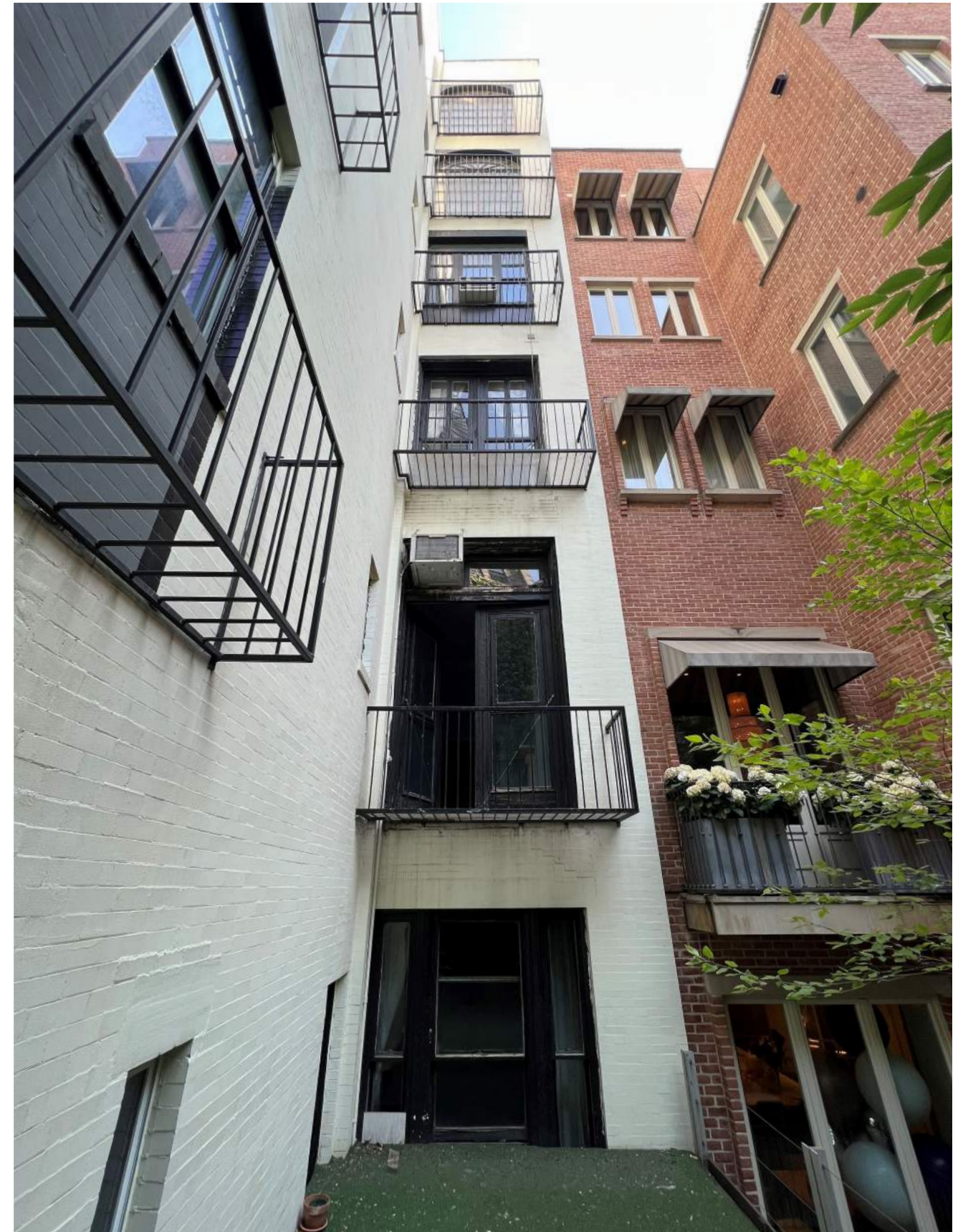
21 East 63rd Street

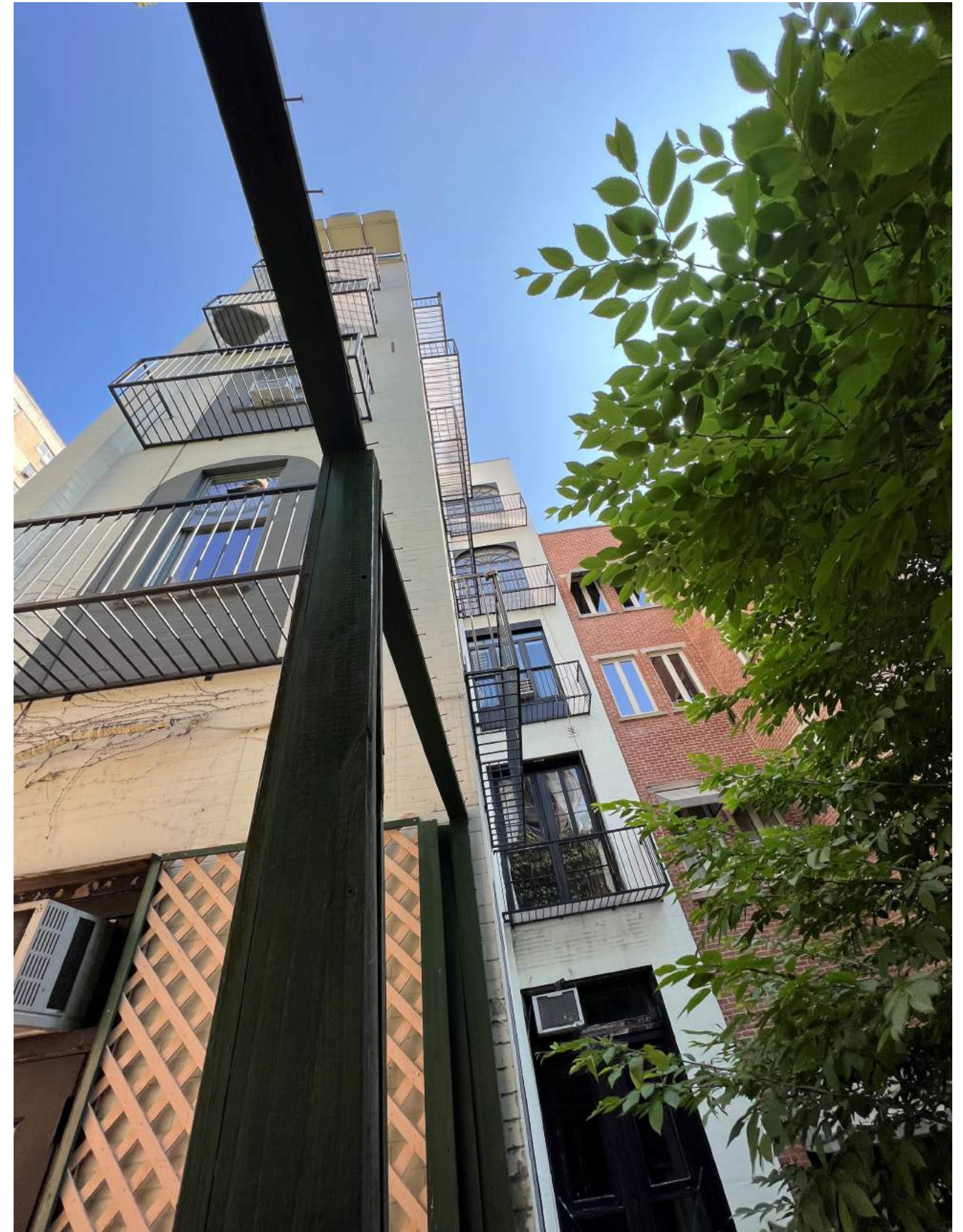
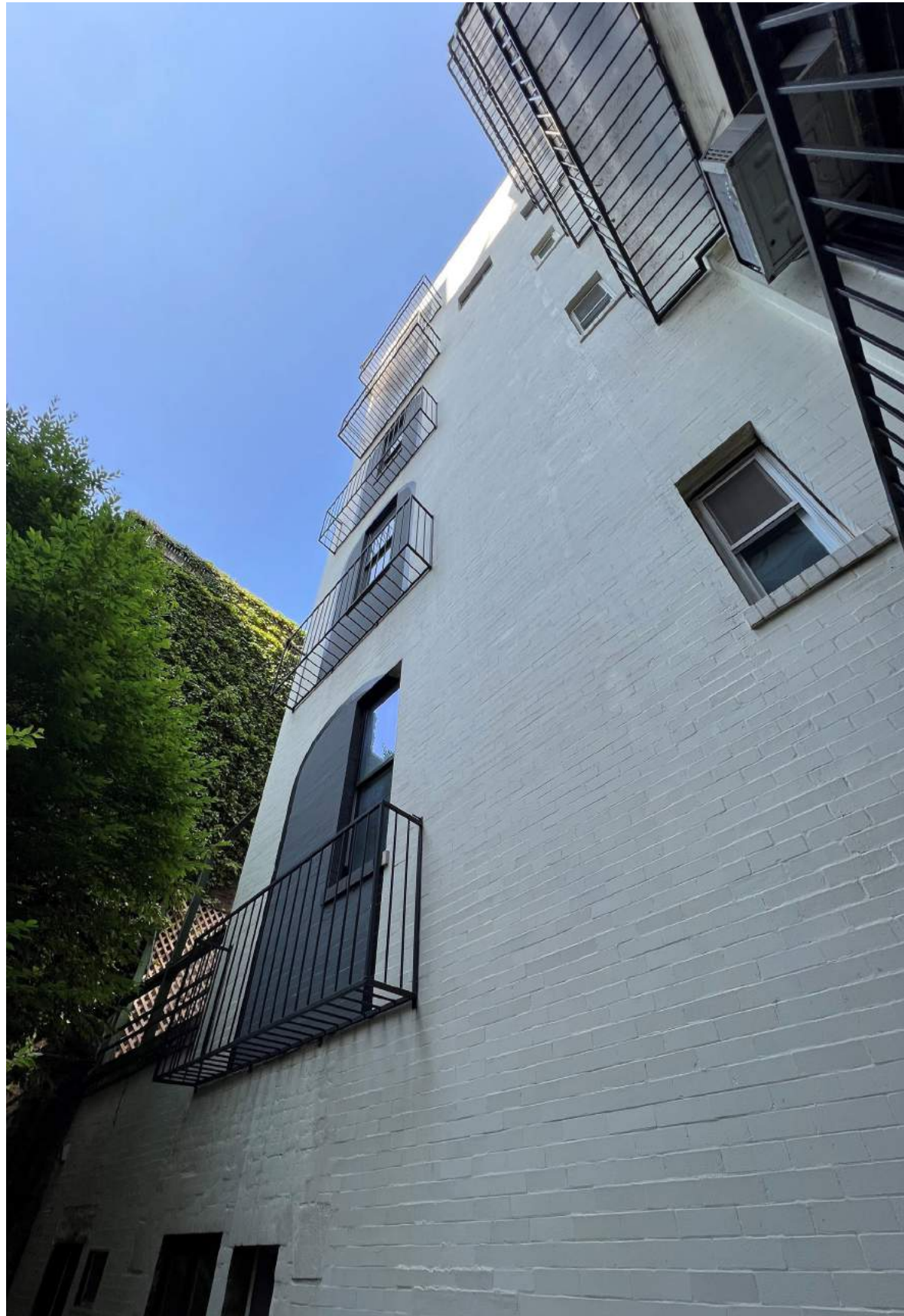


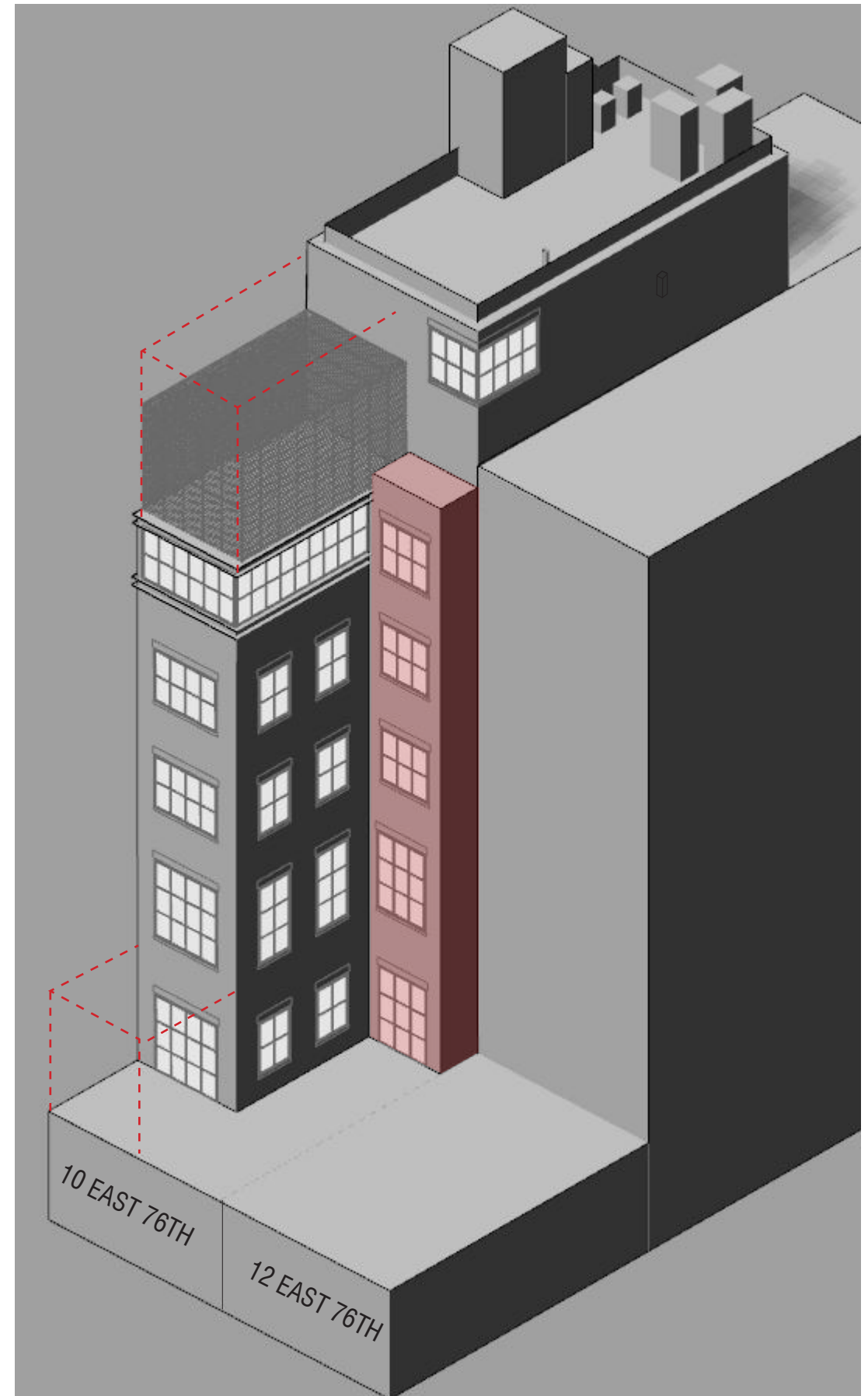
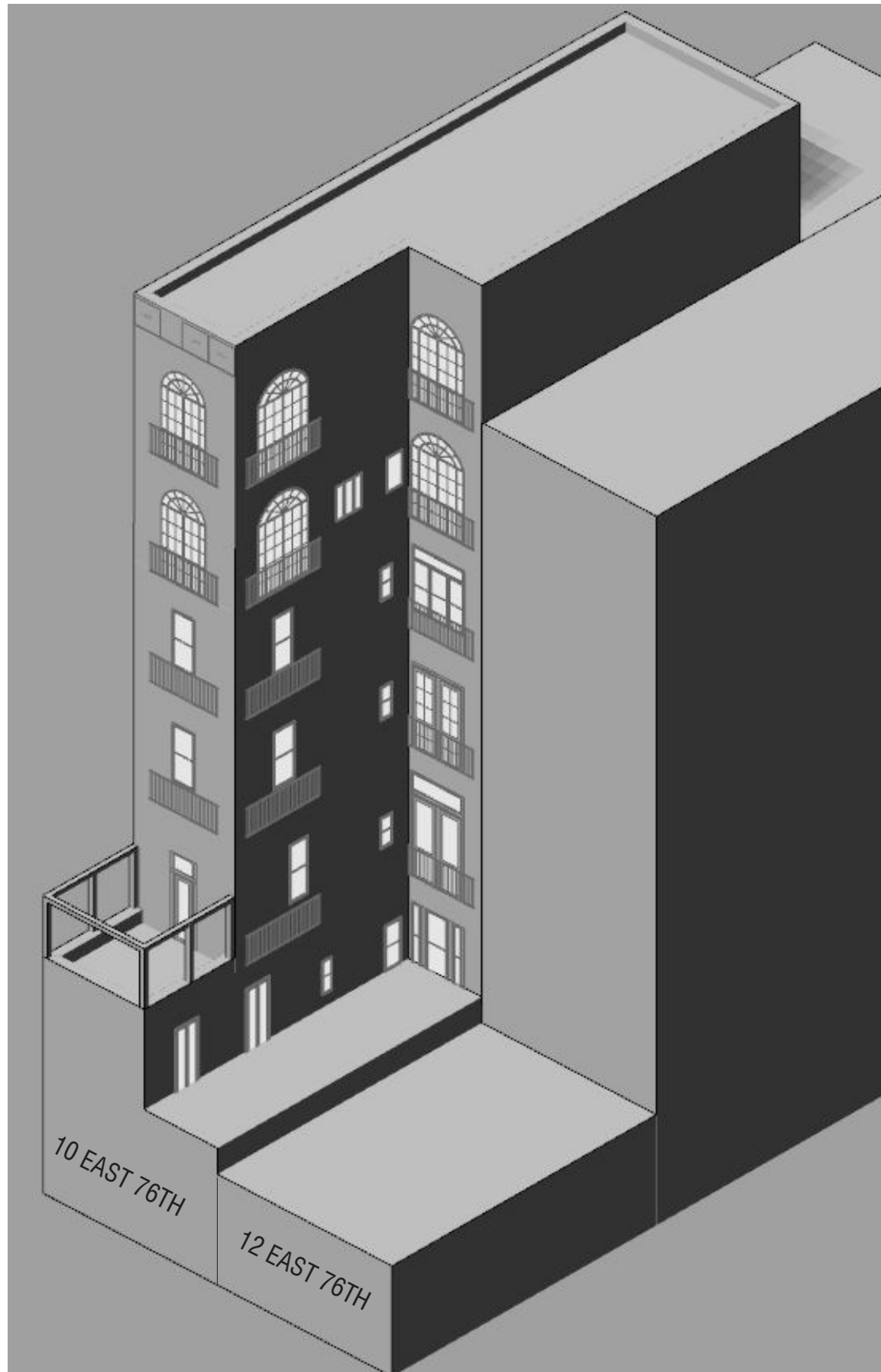
35 East 67th Street



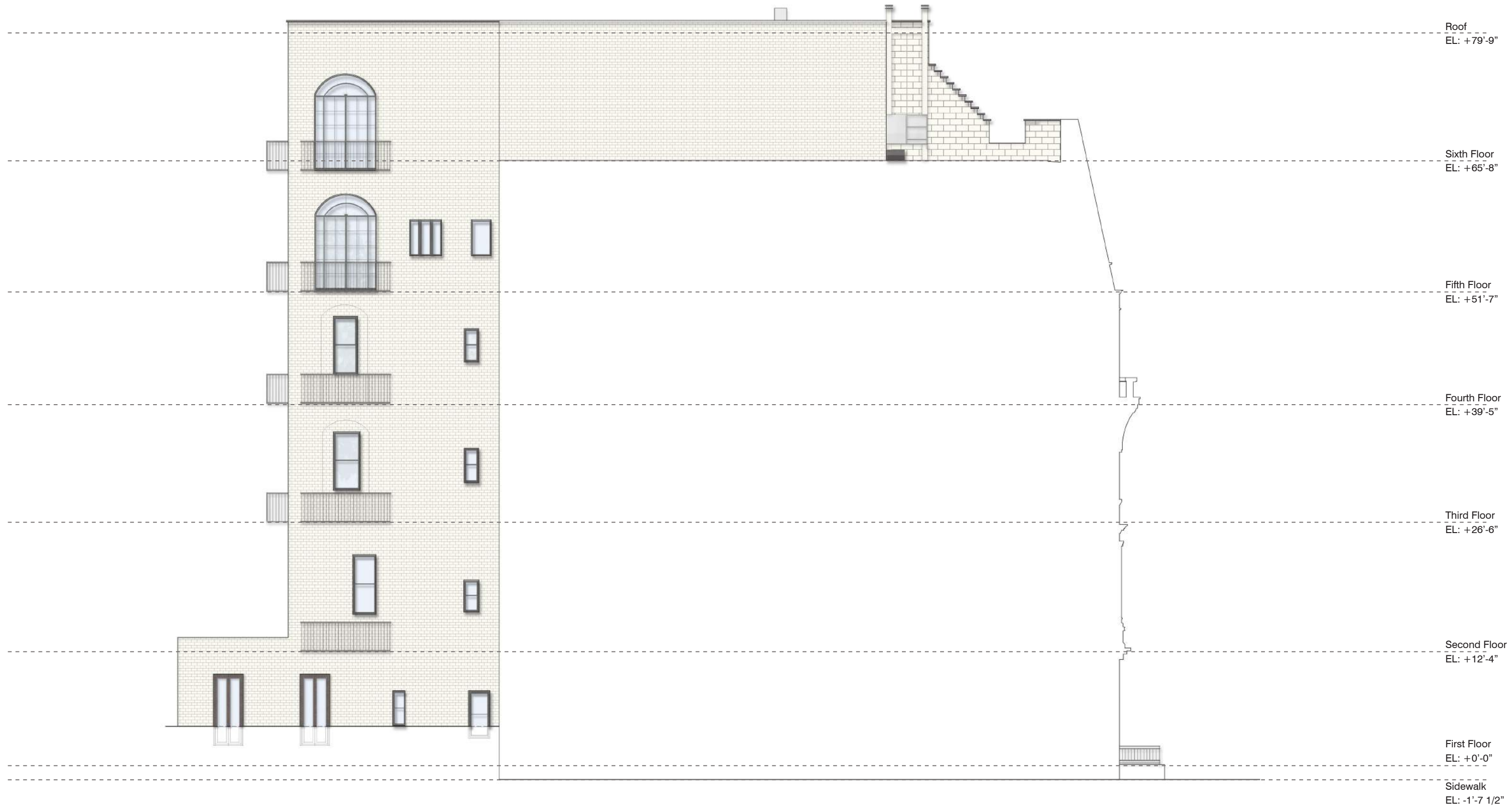


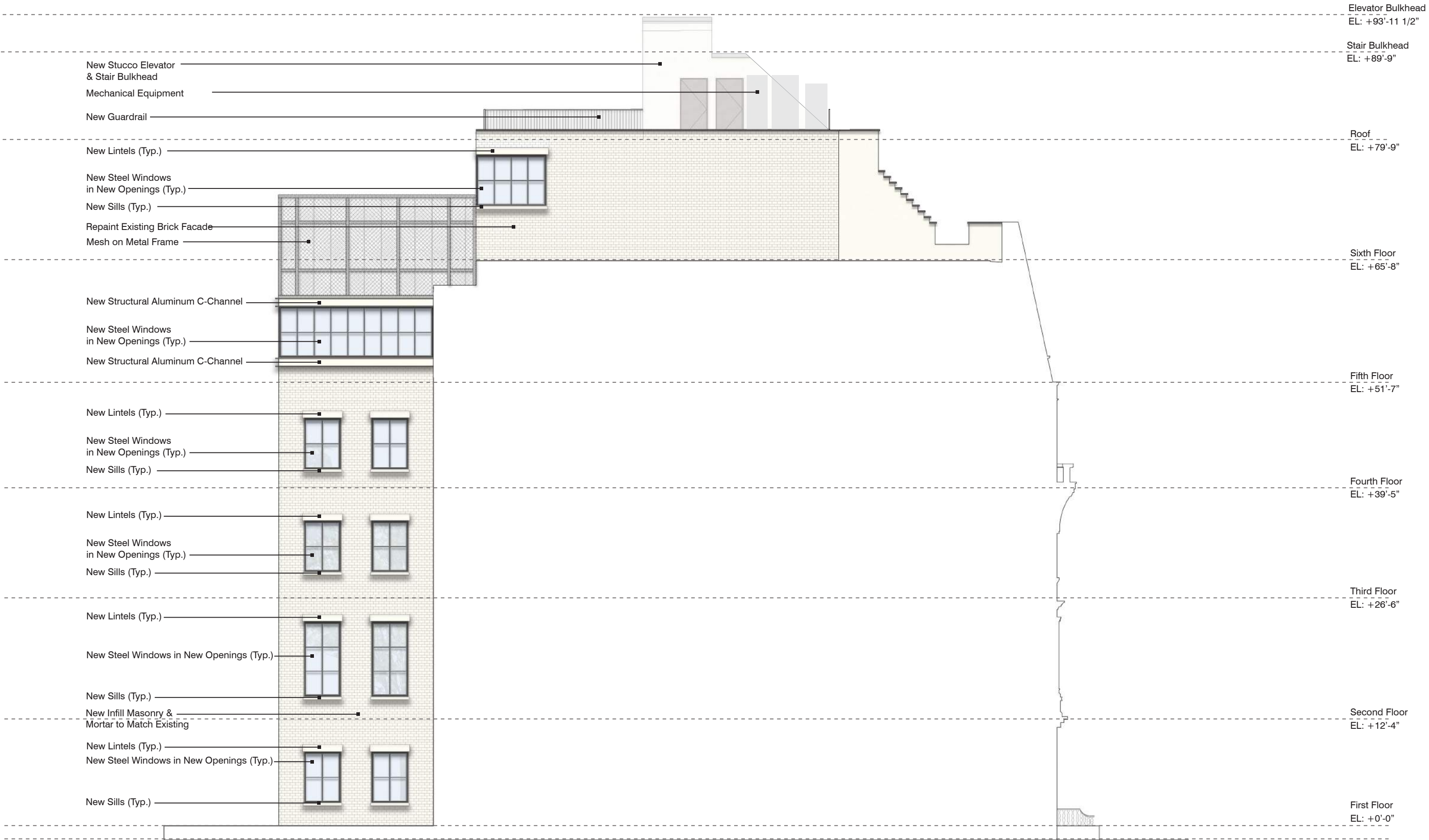












New Stucco Elevator
& Stair Bulkhead
Mechanical Equipment
New Guardrail

New Lintels (Typ.)
New Steel Windows
in New Openings (Typ.)
New Sills (Typ.)
Repaint Existing Brick Facade
Mesh on Metal Frame

New Structural Aluminum C-Channel
New Steel Windows
in New Openings (Typ.)
New Structural Aluminum C-Channel

New Lintels (Typ.)
New Steel Windows
in New Openings (Typ.)
New Sills (Typ.)

New Lintels (Typ.)
New Steel Windows
in New Openings (Typ.)
New Sills (Typ.)

New Lintels (Typ.)
New Steel Windows in New Openings (Typ.)
New Sills (Typ.)

New Infill Masonry &
Mortar to Match Existing
New Lintels (Typ.)
New Steel Windows in New Openings (Typ.)
New Sills (Typ.)

Elevator Bulkhead
EL: +93'-11 1/2"

Stair Bulkhead
EL: +89'-9"

Roof
EL: +79'-9"

Sixth Floor
EL: +65'-8"

Fifth Floor
EL: +51'-7"

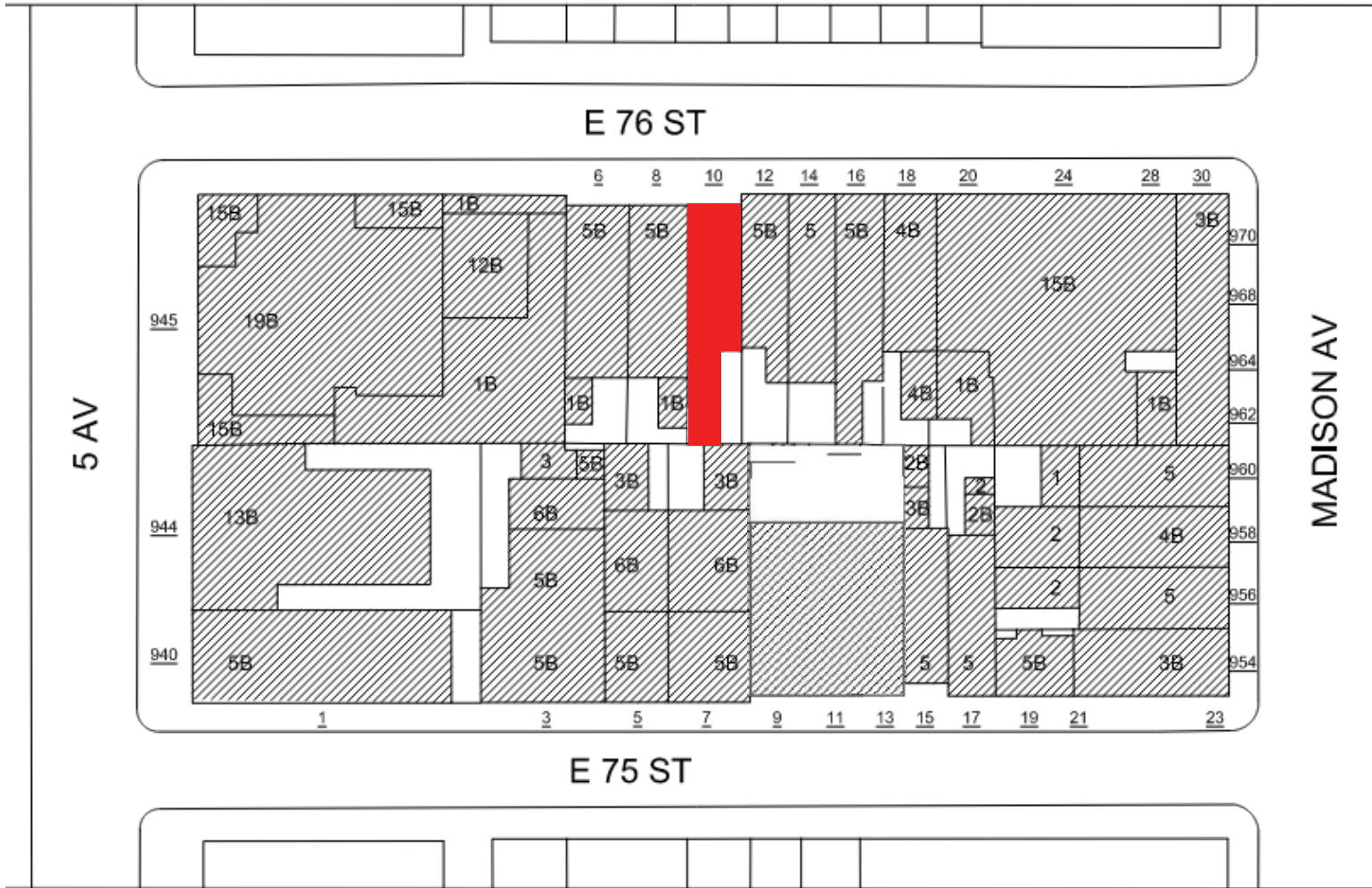
Fourth Floor
EL: +39'-5"

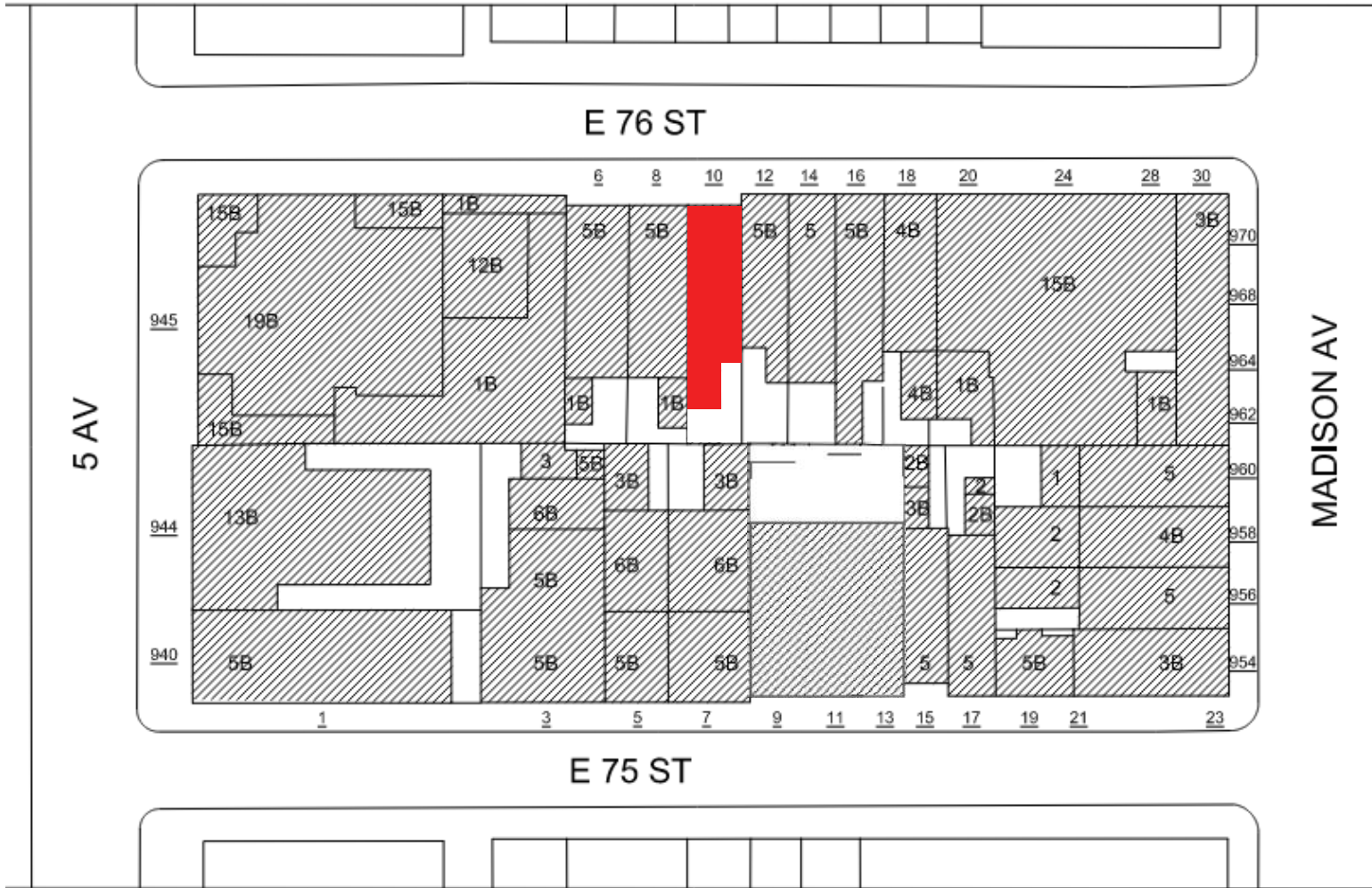
Third Floor
EL: +26'-6"

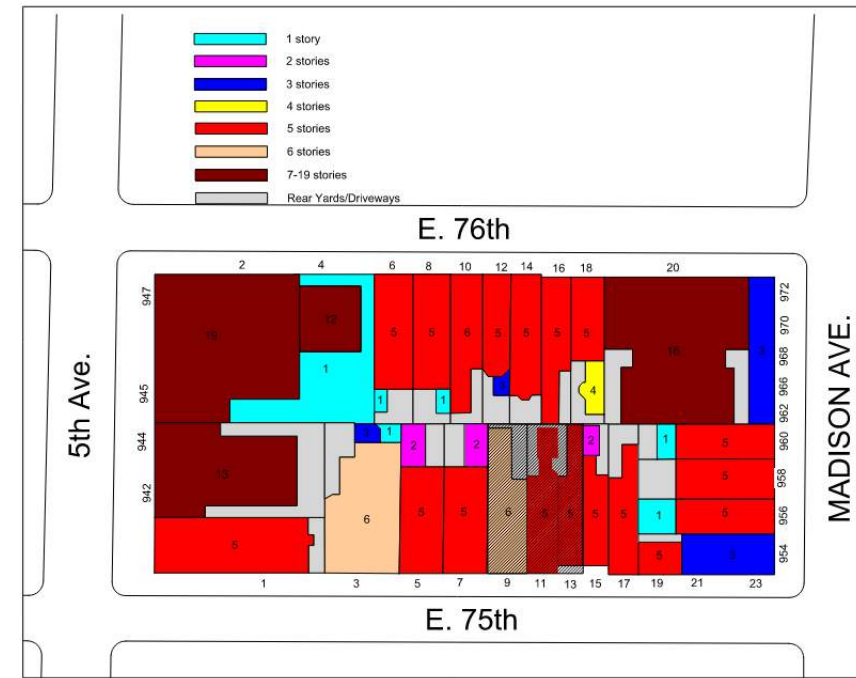
Second Floor
EL: +12'-4"

First Floor
EL: +0'-0"

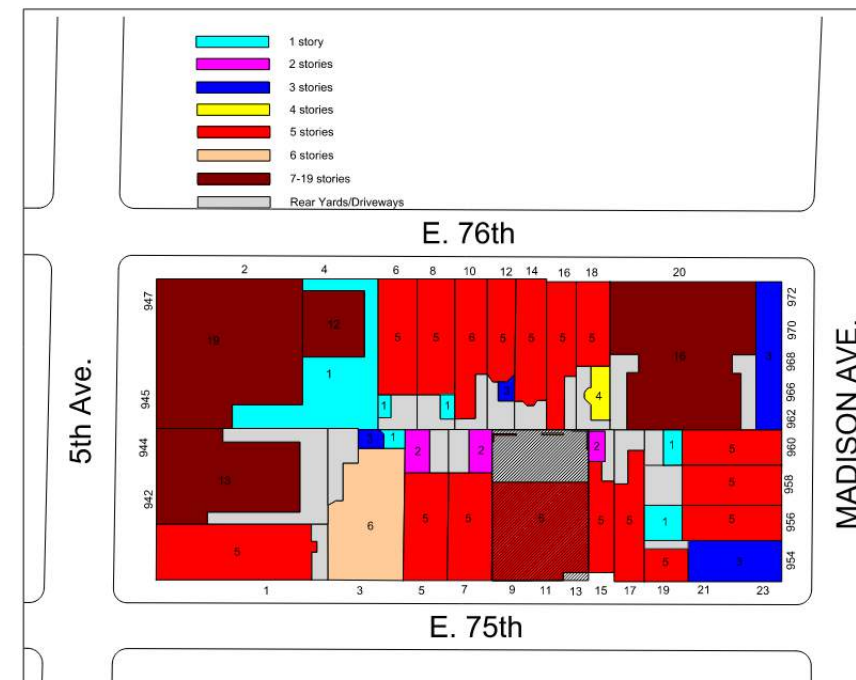
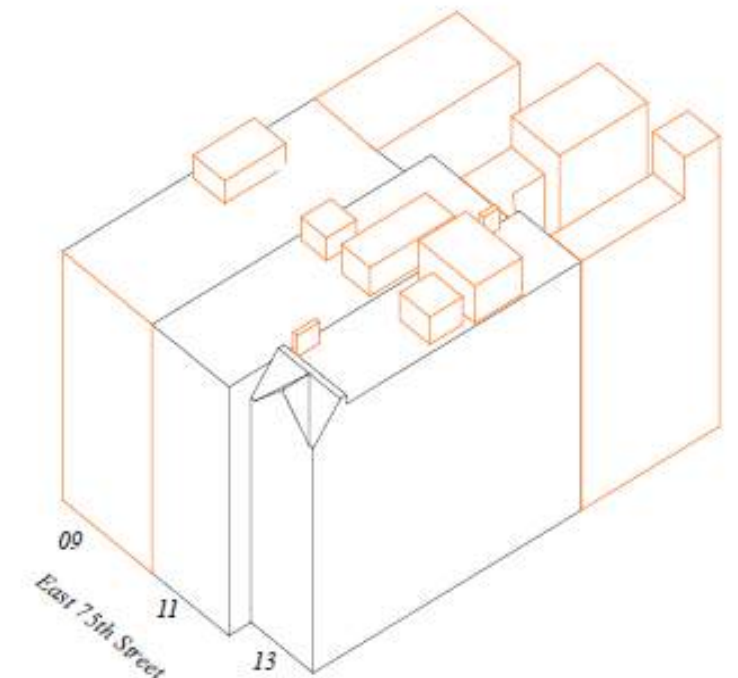
Sidewalk
EL: -1'-7 1/2"



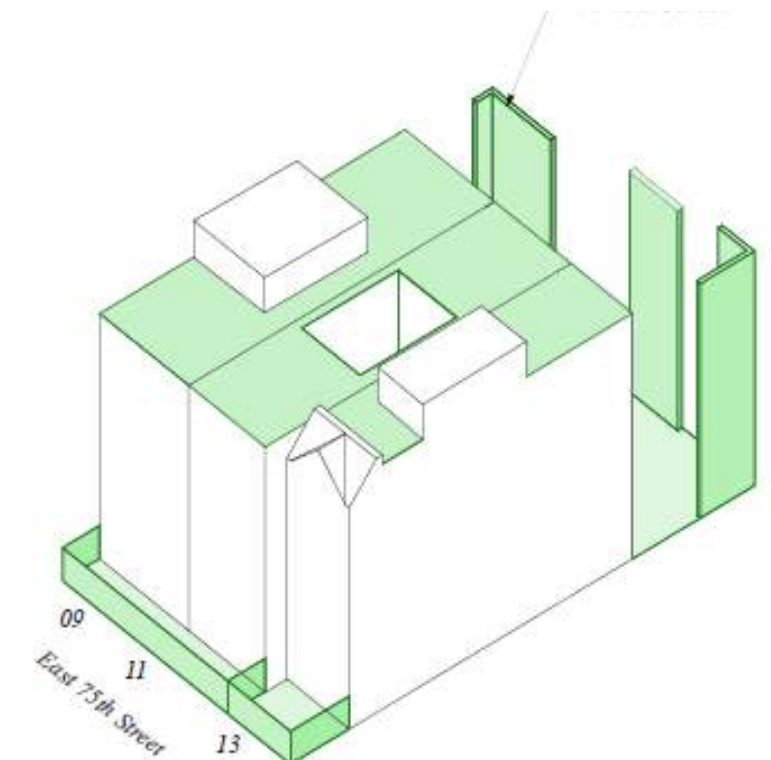


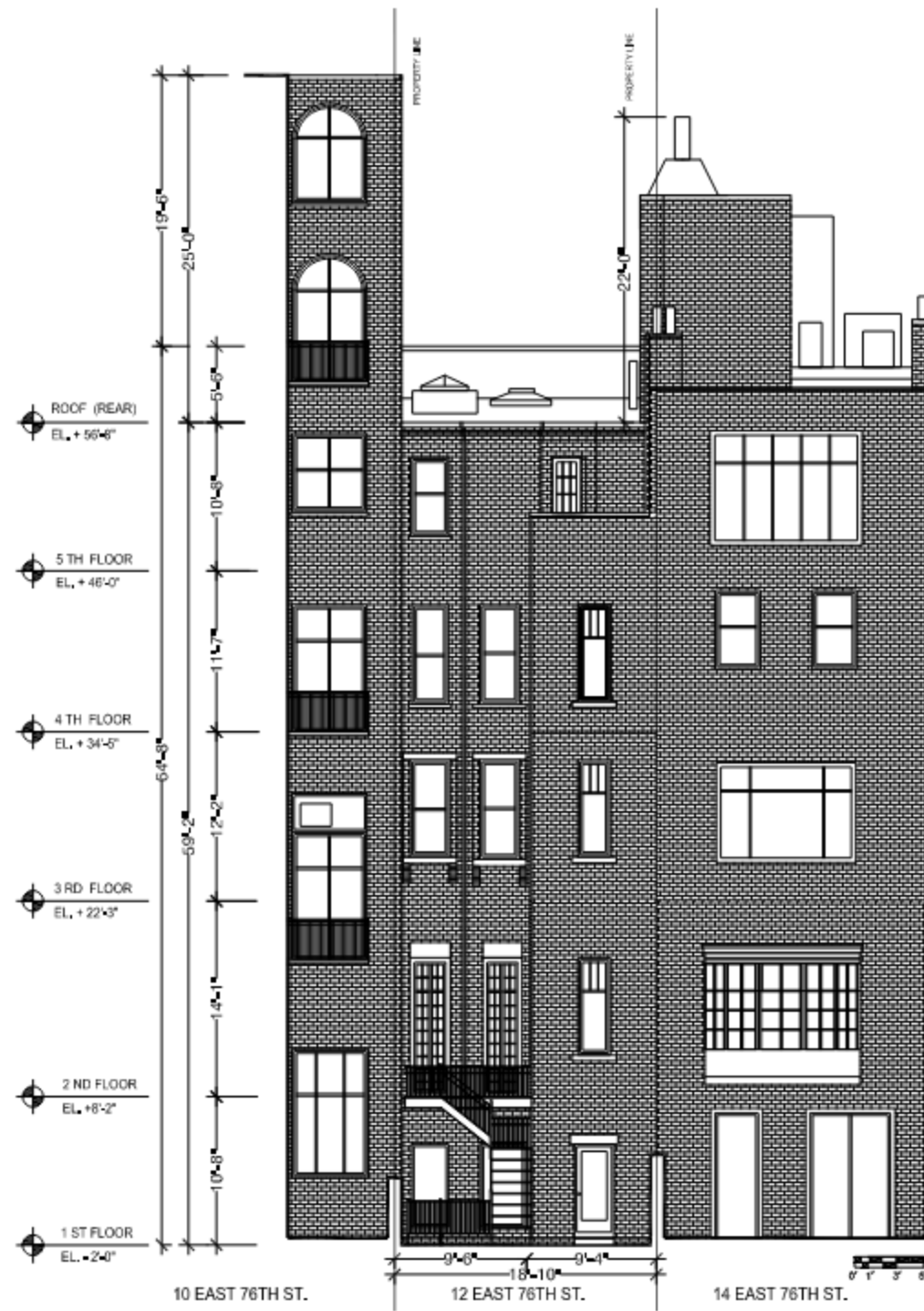


BLOCK STUDY - EXISTING BUILDING HEIGHTS



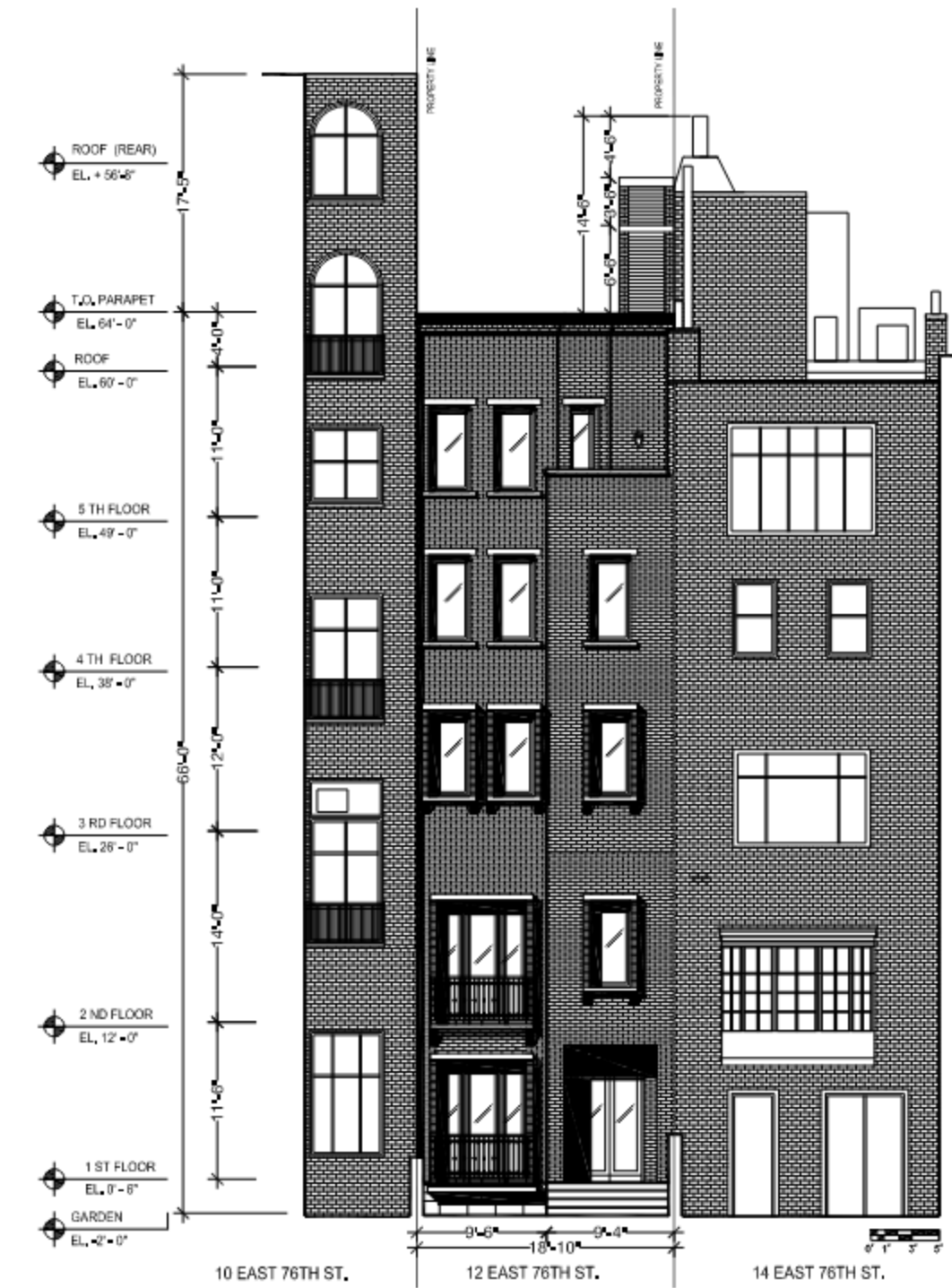
BLOCK STUDY - PROPOSED BUILDING HEIGHTS





EXISTING REAR ELEVATION (NORTH)

SCALE: 1/4" = 1'0"

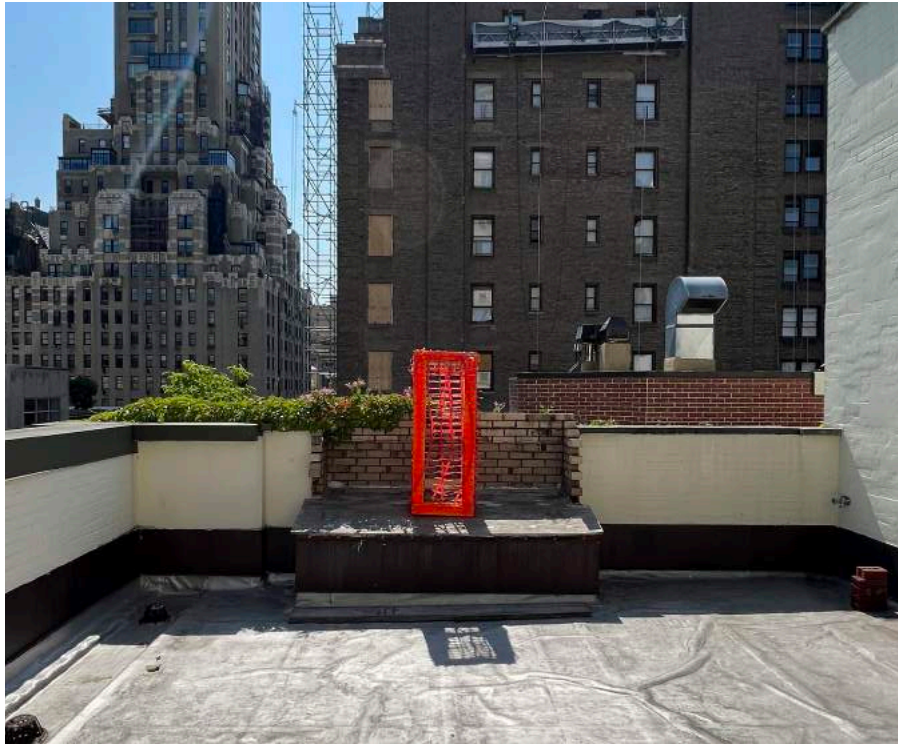


PROPOSED REAR ELEVATION (NORTH)

SCALE: 1/4" = 1'0"

UMBERTO SQUARCIA DESIGNS INC.
 499 W 56TH ST #302, New York NY 10019 USA
 TEL & FAX: 1 212 581 0618 CELL: 917 909 7175
 +39 349 217 8970 umberto@umbertosq.com
 www.umbertosq.com

**PROPOSED ALTERATIONS TO
 12 EAST 76TH STREET
 NEW YORK, NEW YORK**



1 | Lower roof chimney extension, looking east



2 | Railing and elevator bulkhead, looking northwest



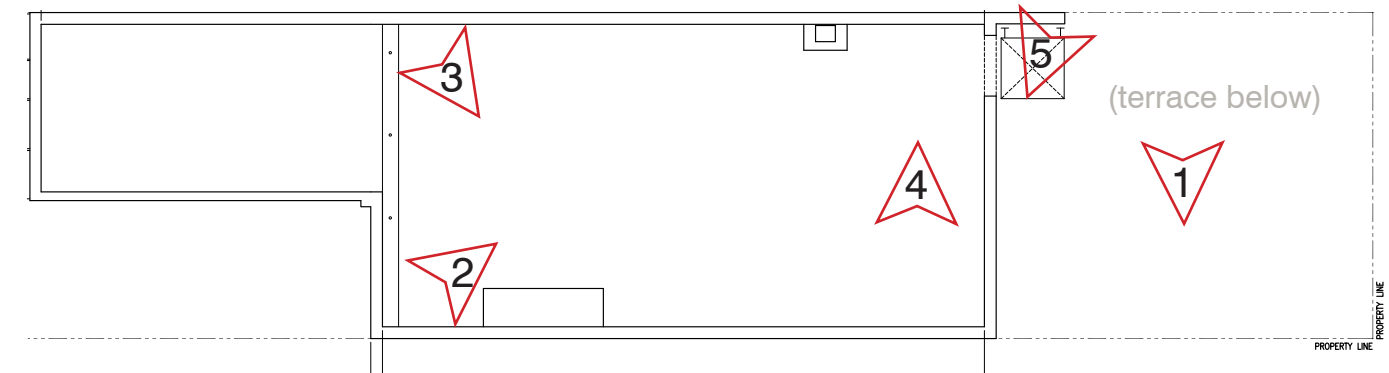
3 | Elevator bulkhead (at left), chimney extension (at right), mechanical (center), and railing, looking north



4 | Stair bulkhead, looking west



5 | Mechanical units and railing, looking east

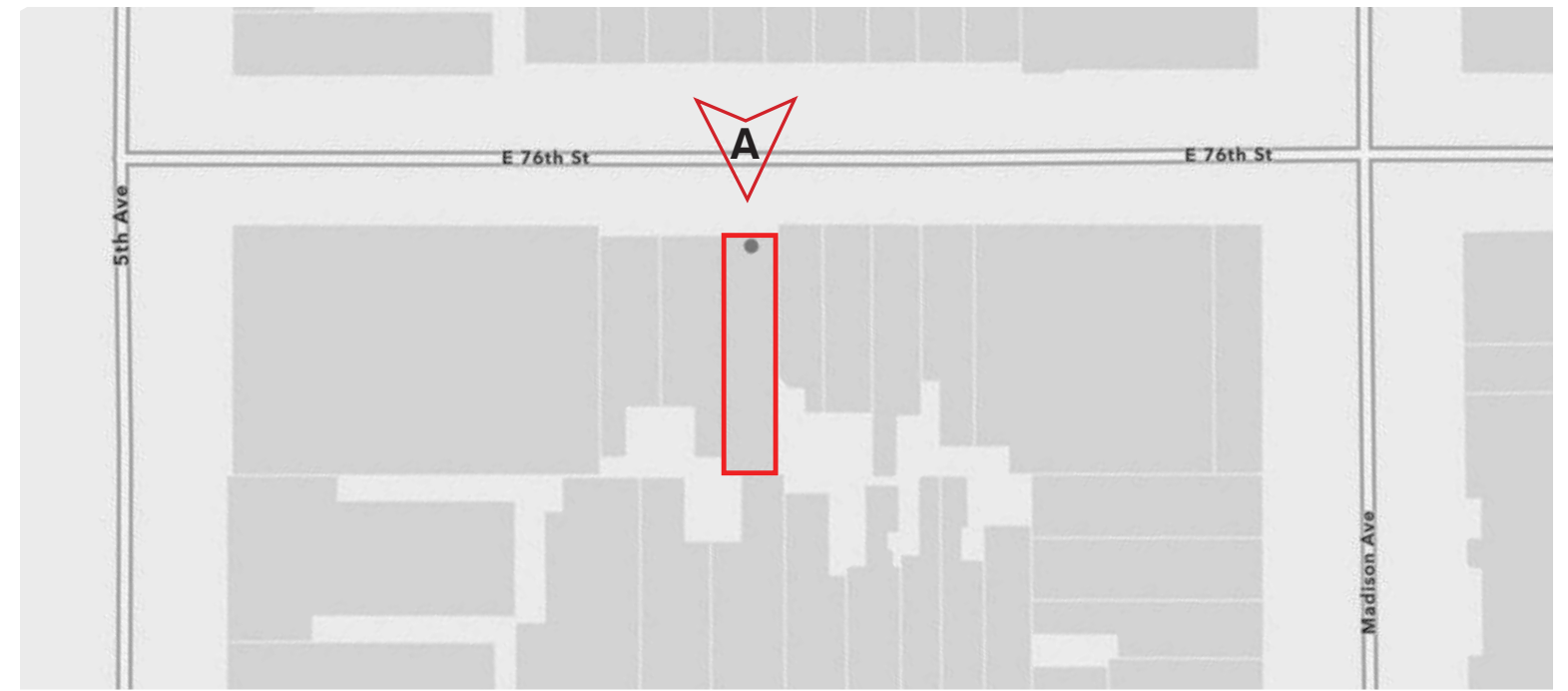


Roof Key Plan (Proposed)





Zoomed In View



A



Zoomed In View



B



Zoomed In View



C



Zoomed In View



D



Zoomed In View



E



Zoomed In View





Zoomed In View



G



Street Facade Masonry



Cast Stone Balustrade



Lower Windows on Front Facade



Upper Windows on Front Facade



Rear Facade Masonry



Mesh on Painted Steel Tubes



Steel Windows on Rear Facade



Steel Windows on Rear Penthouse

