

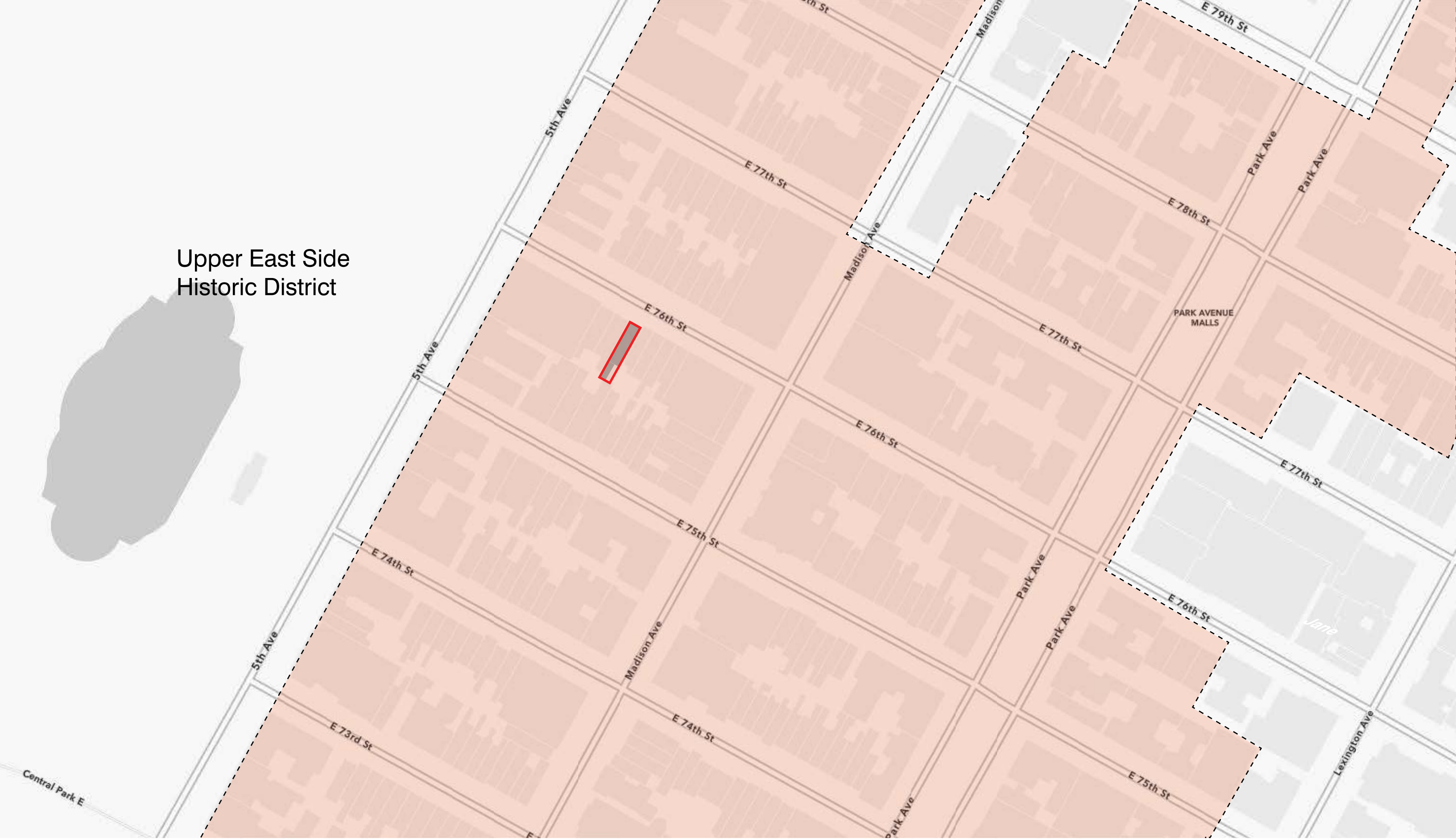


Presentation to the
Manhattan Community Board 8

10 East 76th Street

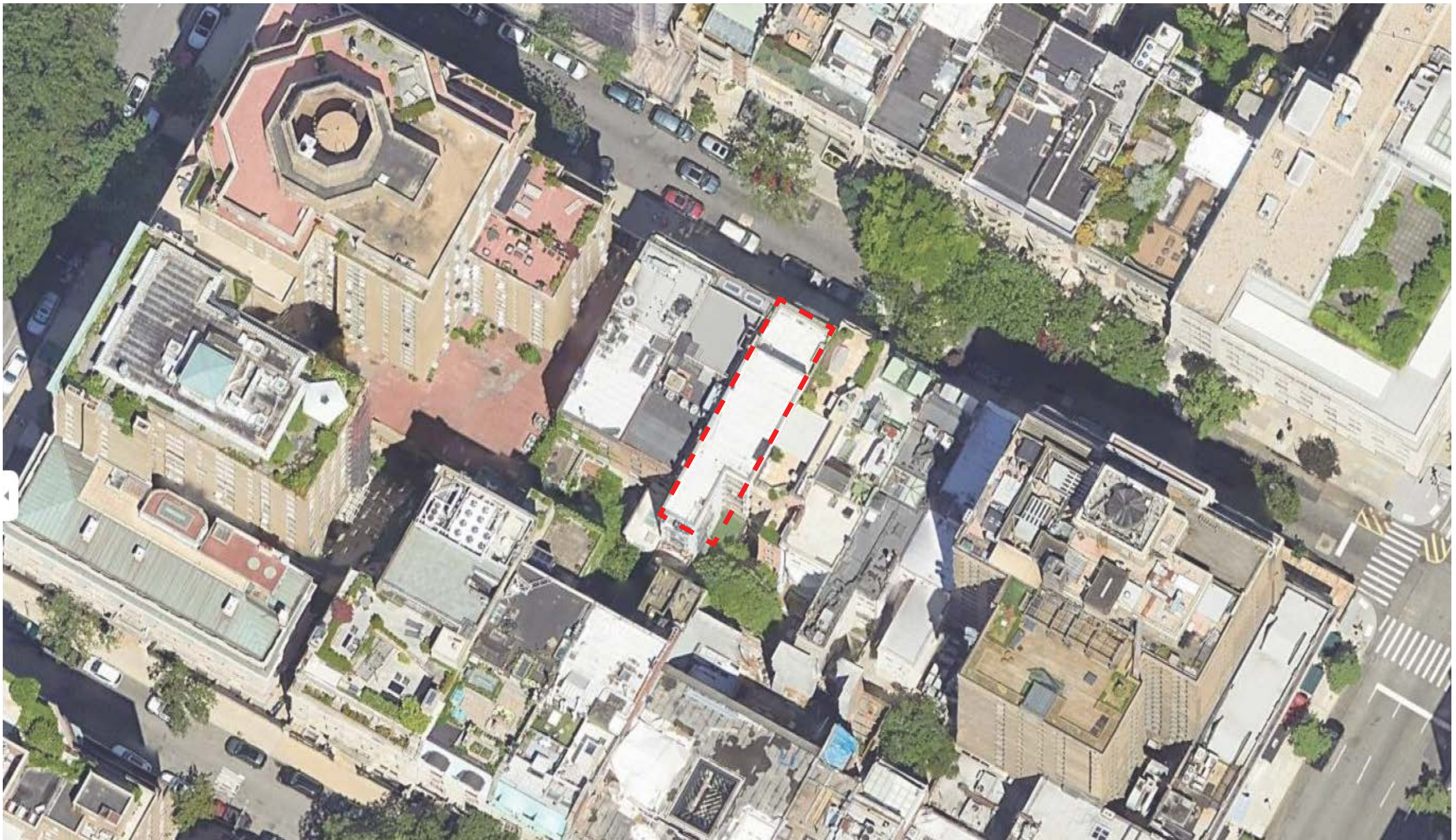
Upper East Side Historic District

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)

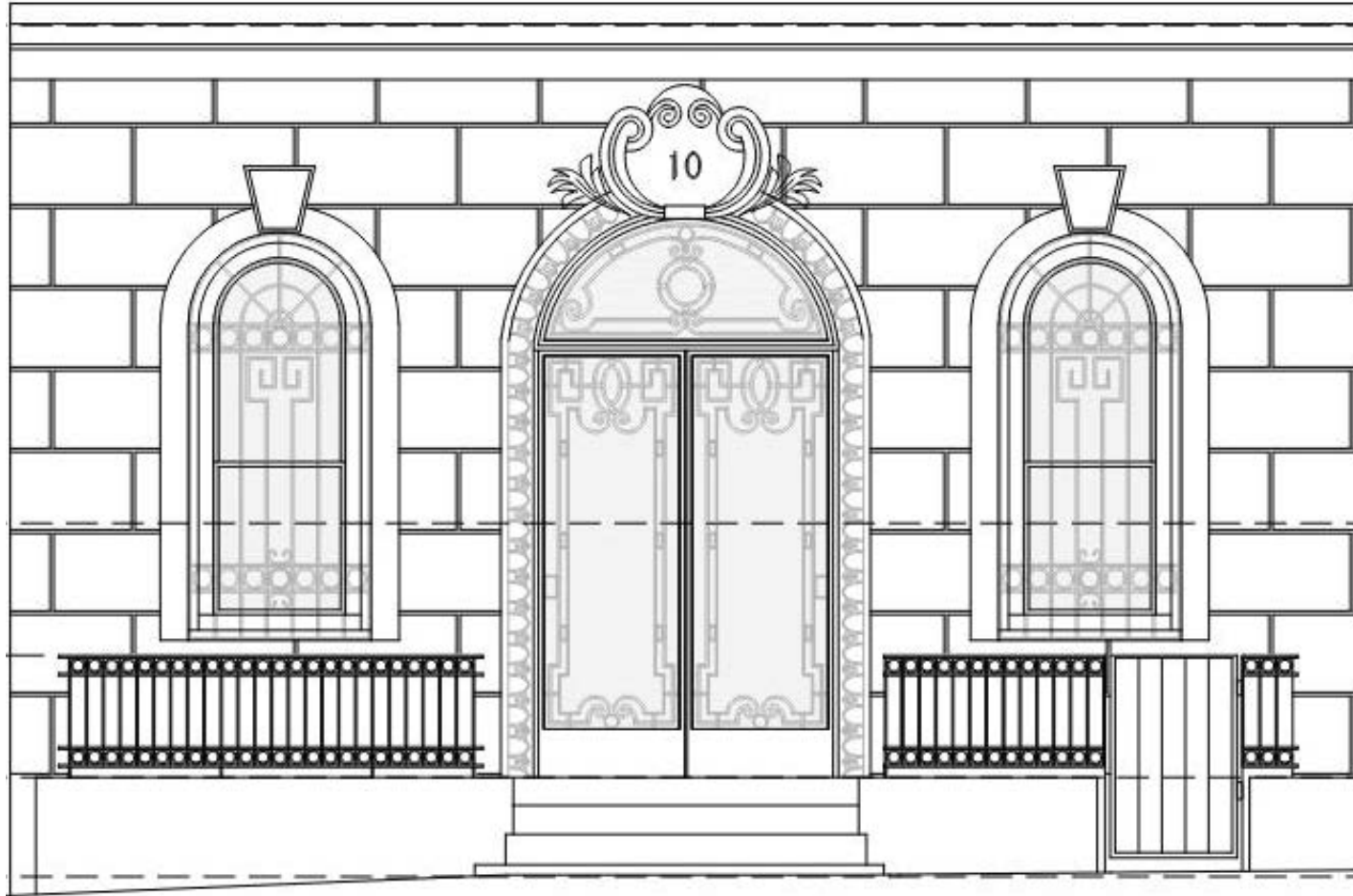




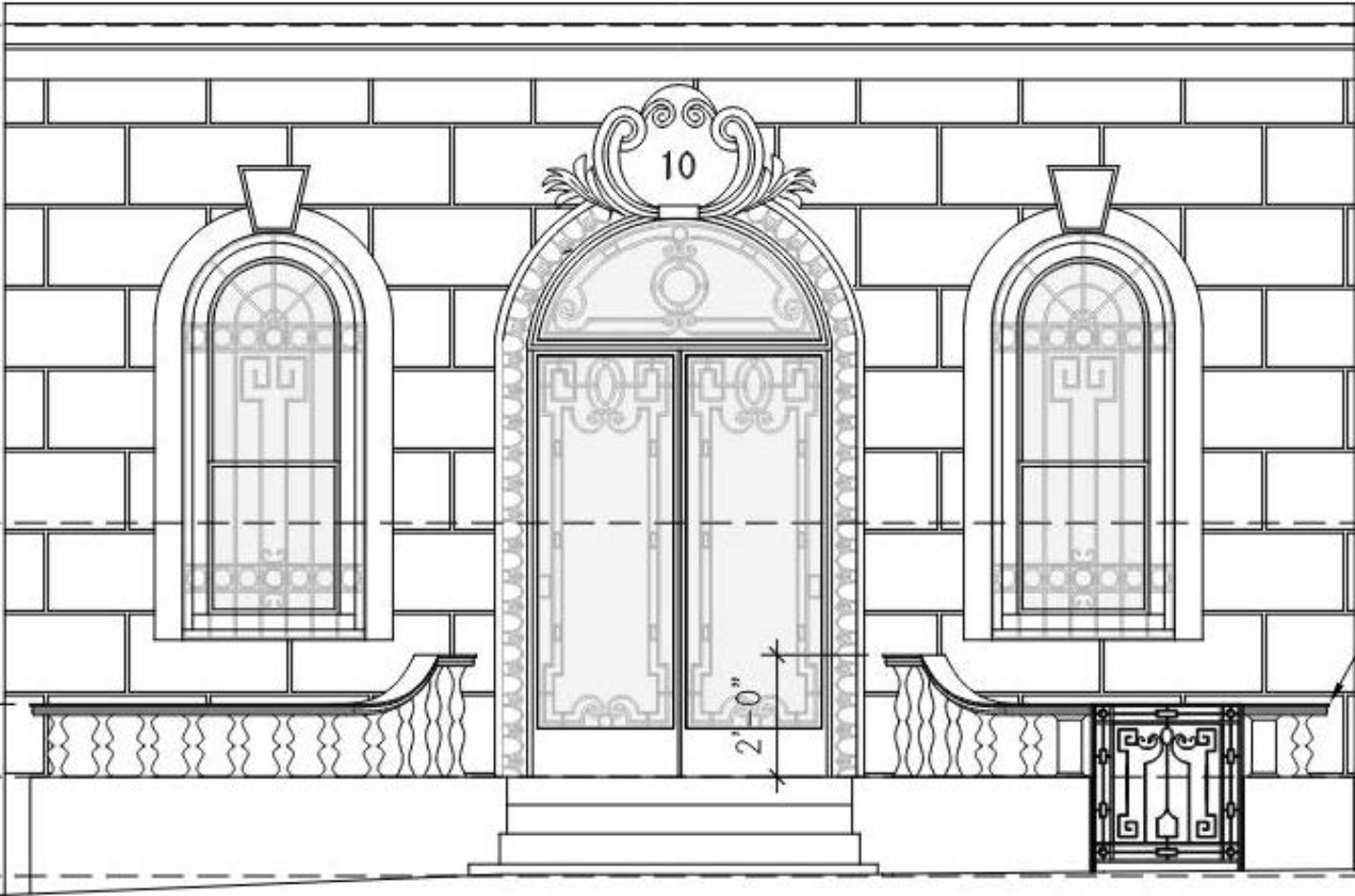
Photo from Present Day



Historical Photo from 1910



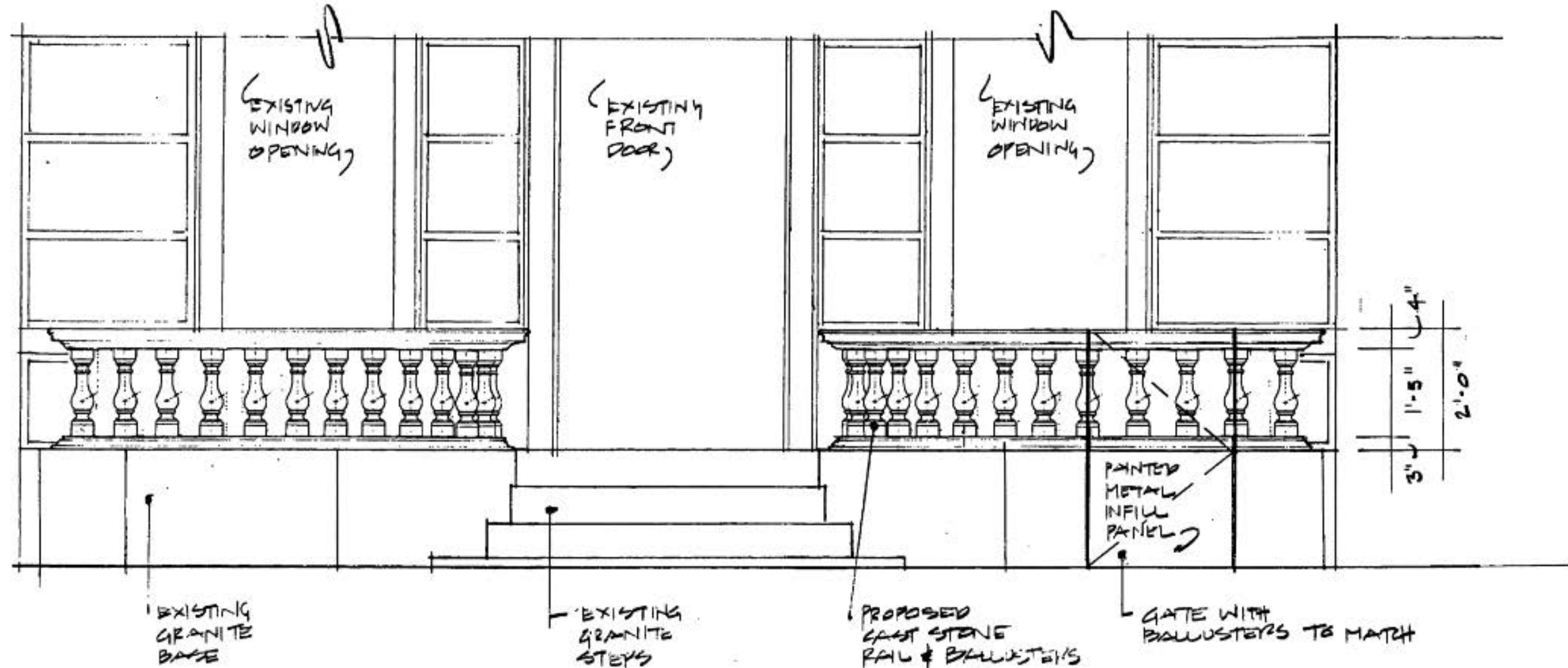
Existing Areaway Railing

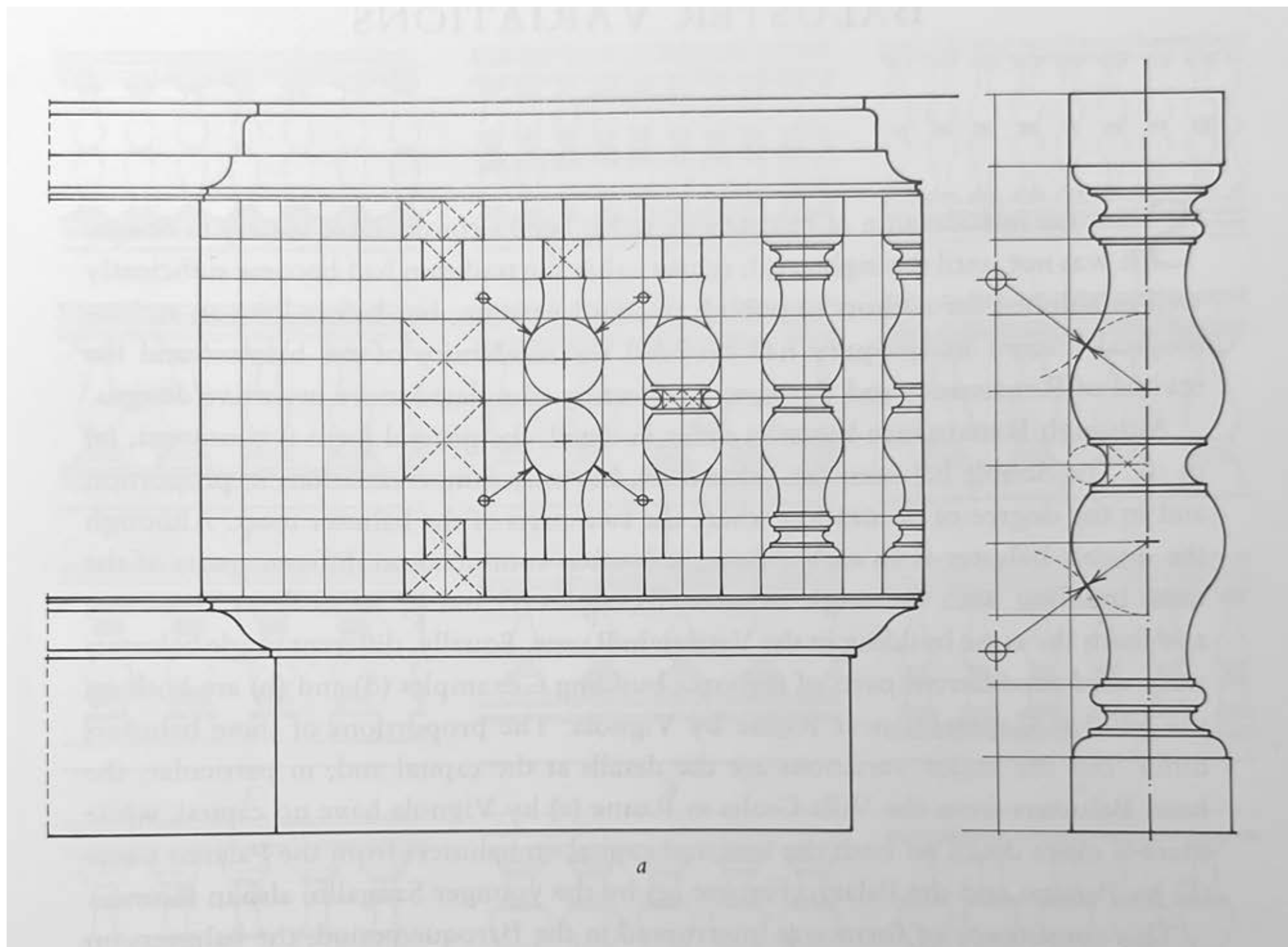


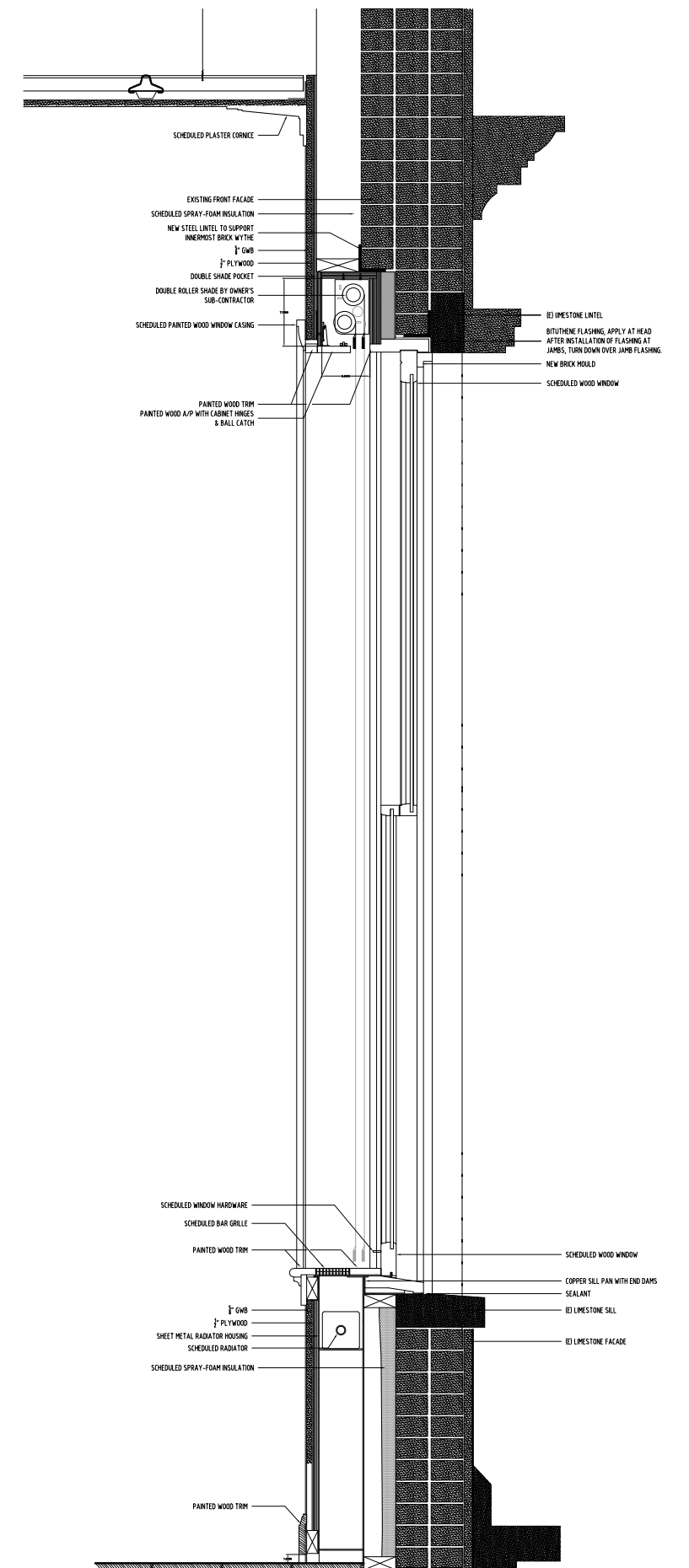
Proposed Balustrade and Gate to Match Historical from 1910 but in Cast Stone, not Bronze

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

APPROD.









7 East 76th Street

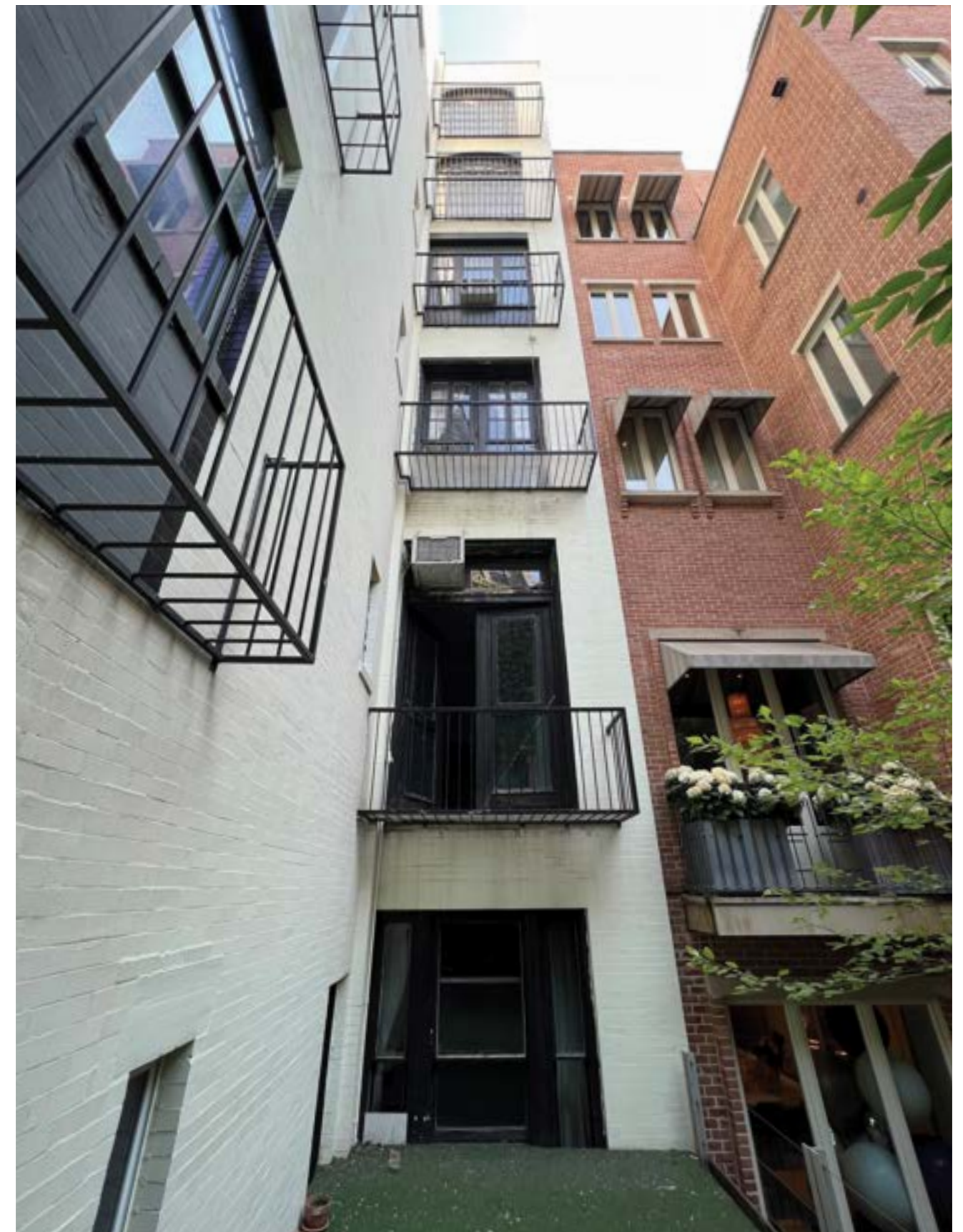


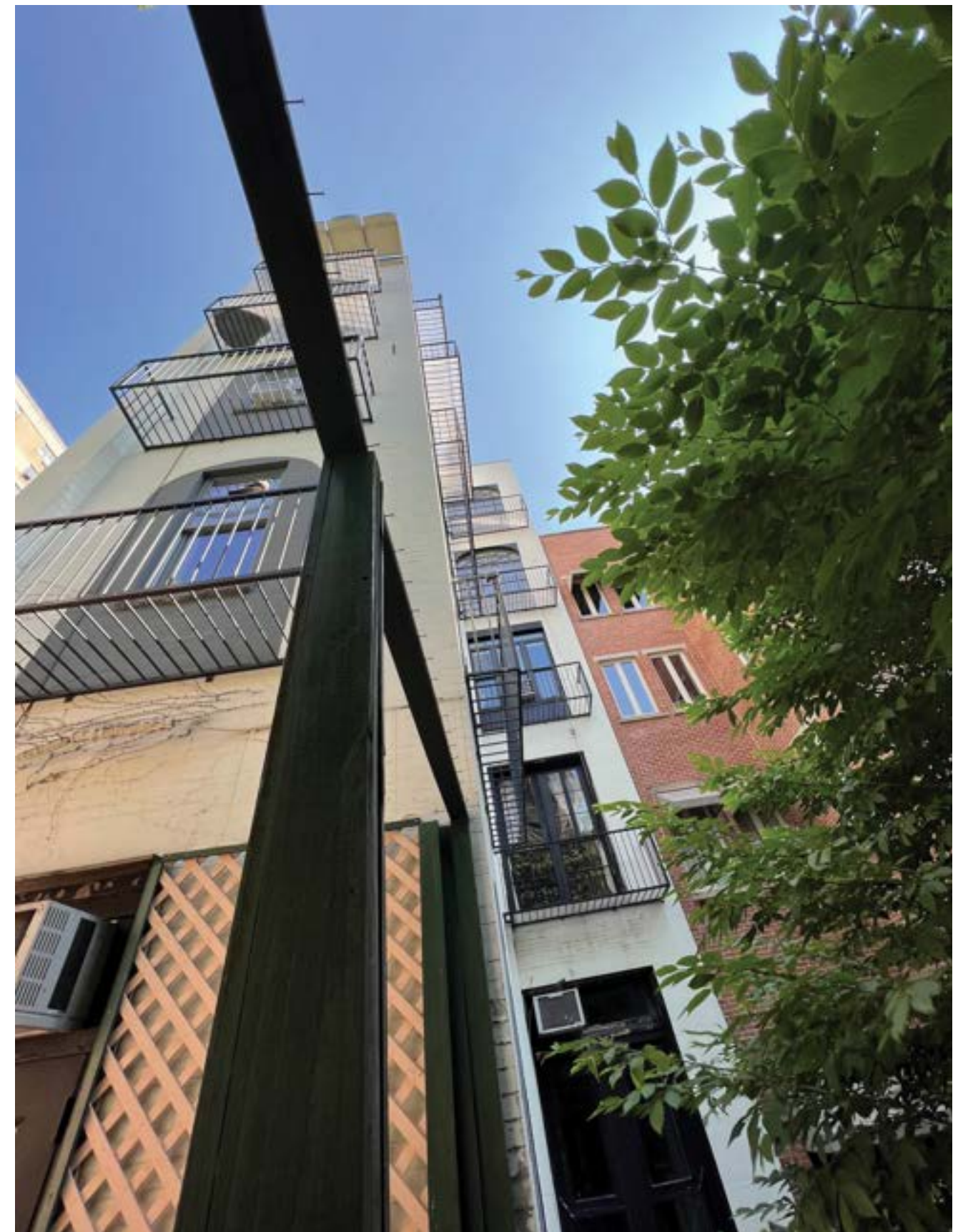
8 East 76th Street

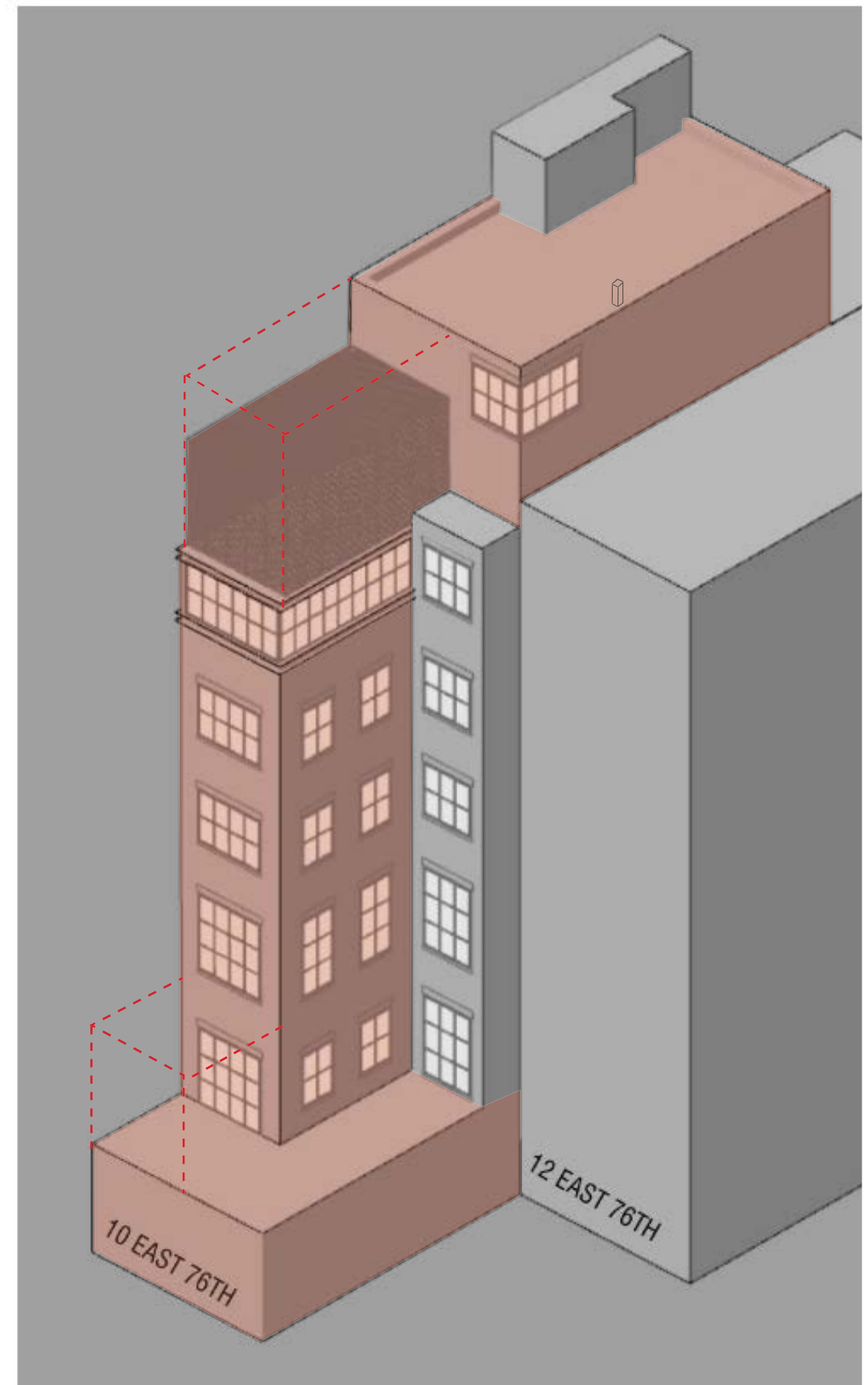
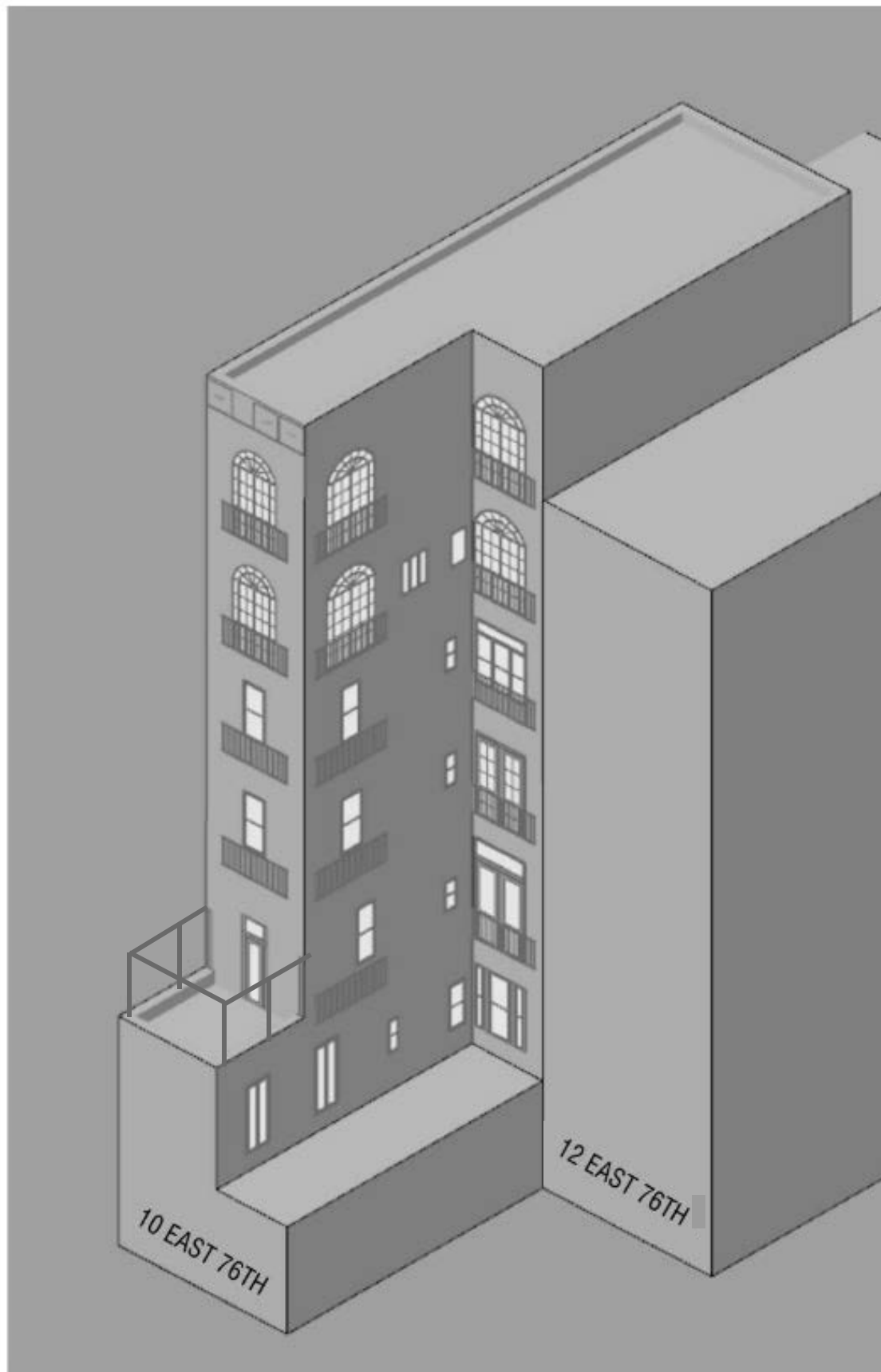


11 East 77th Street

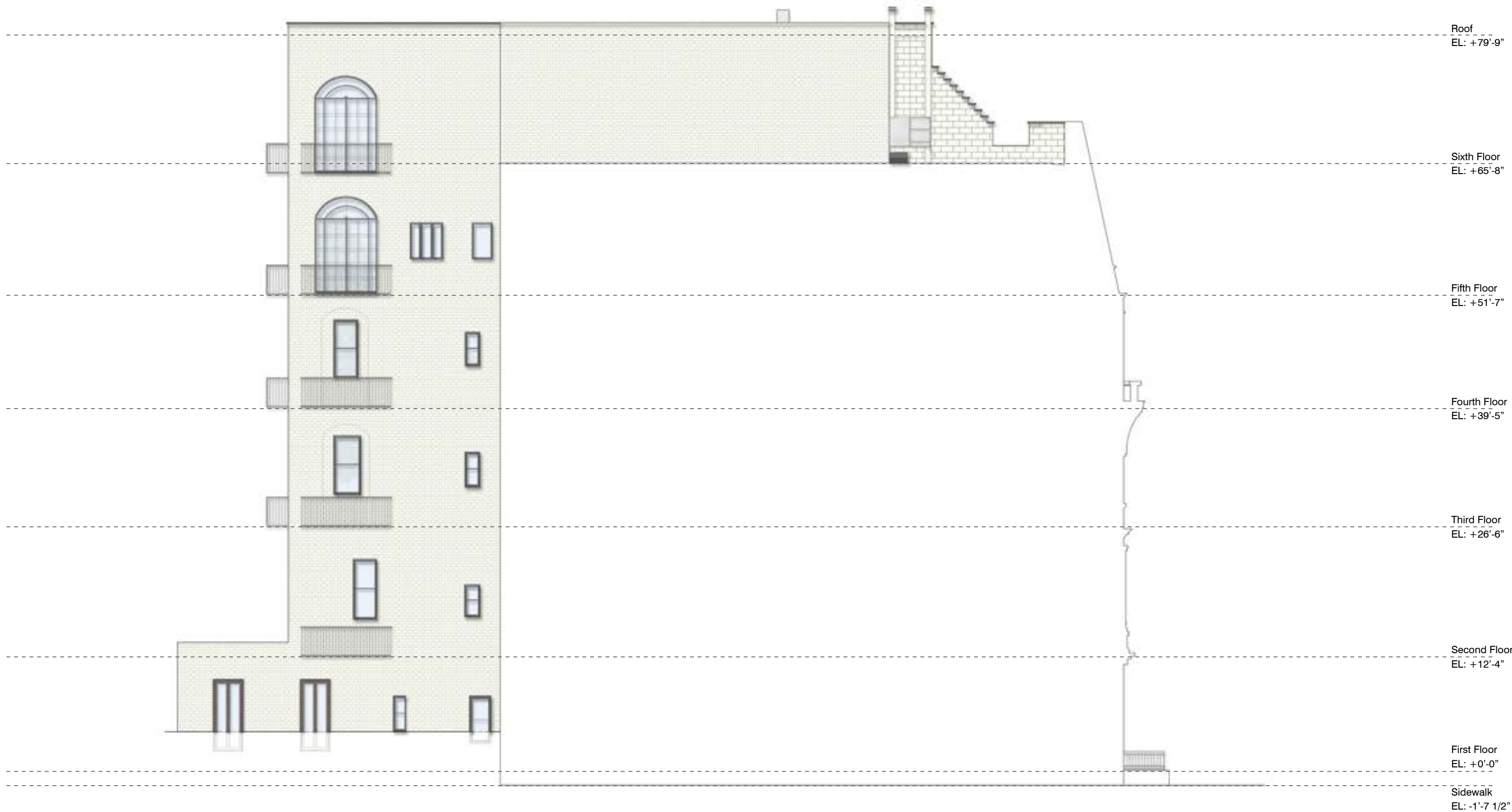




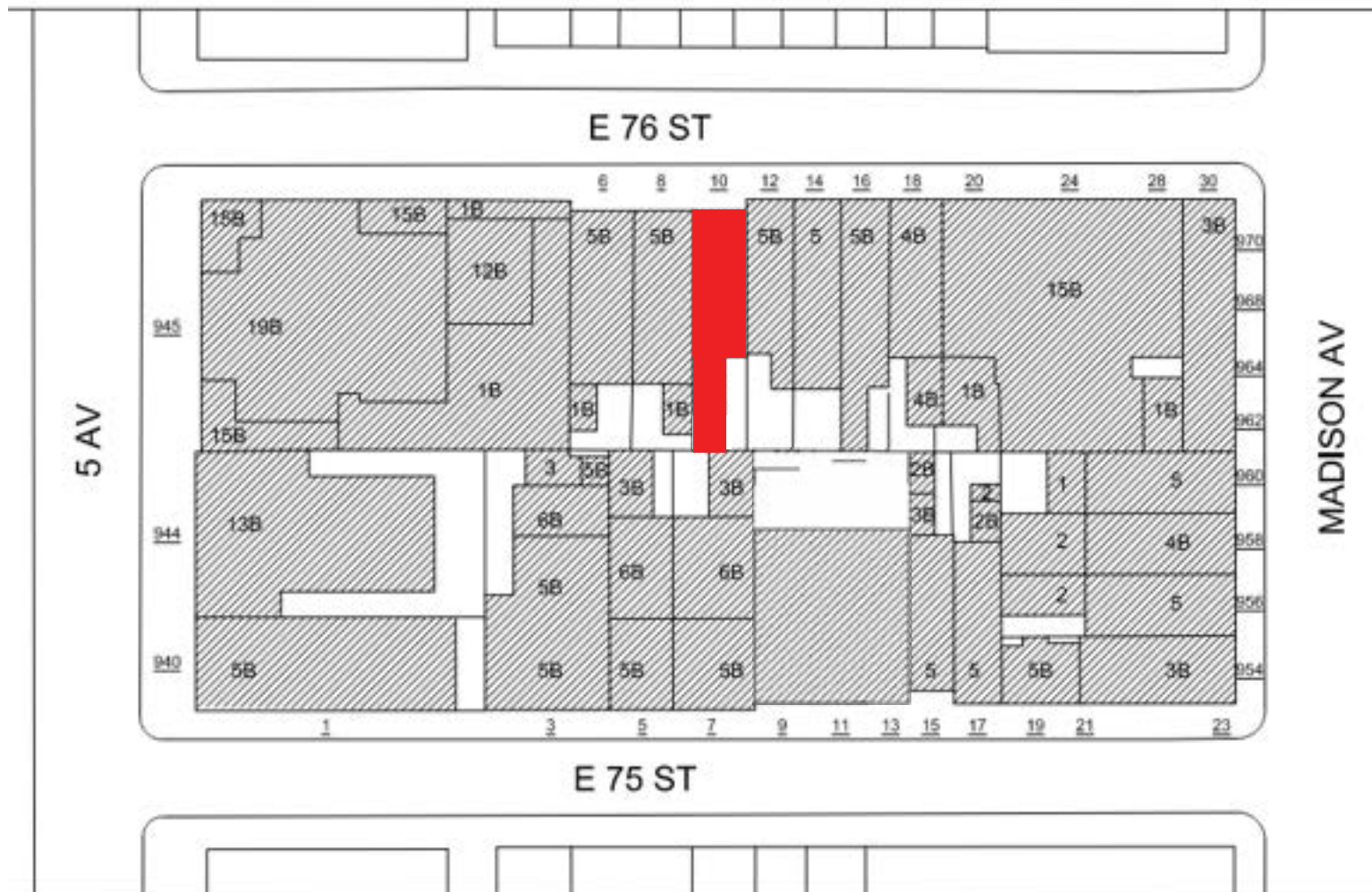


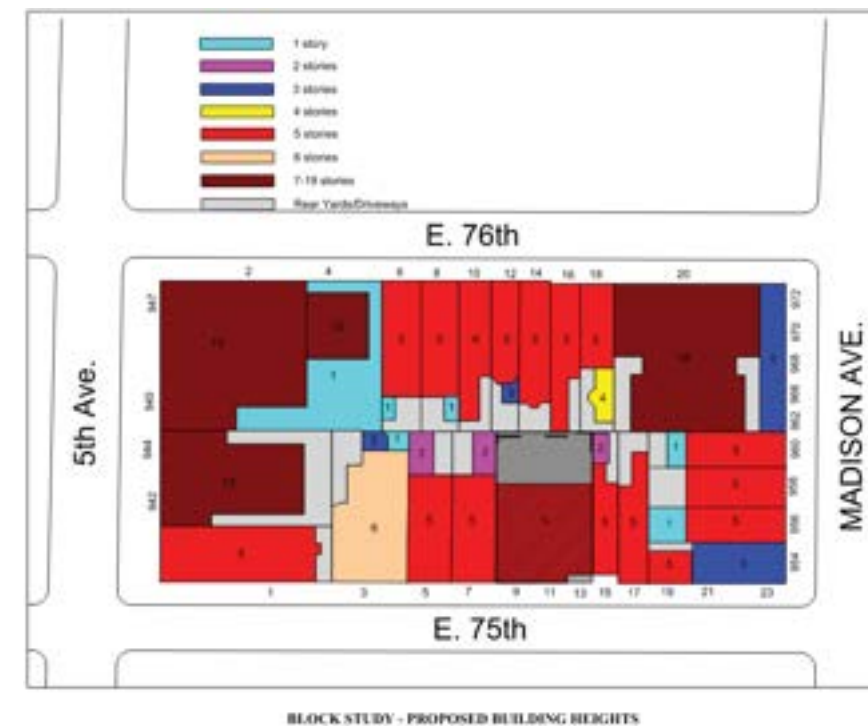
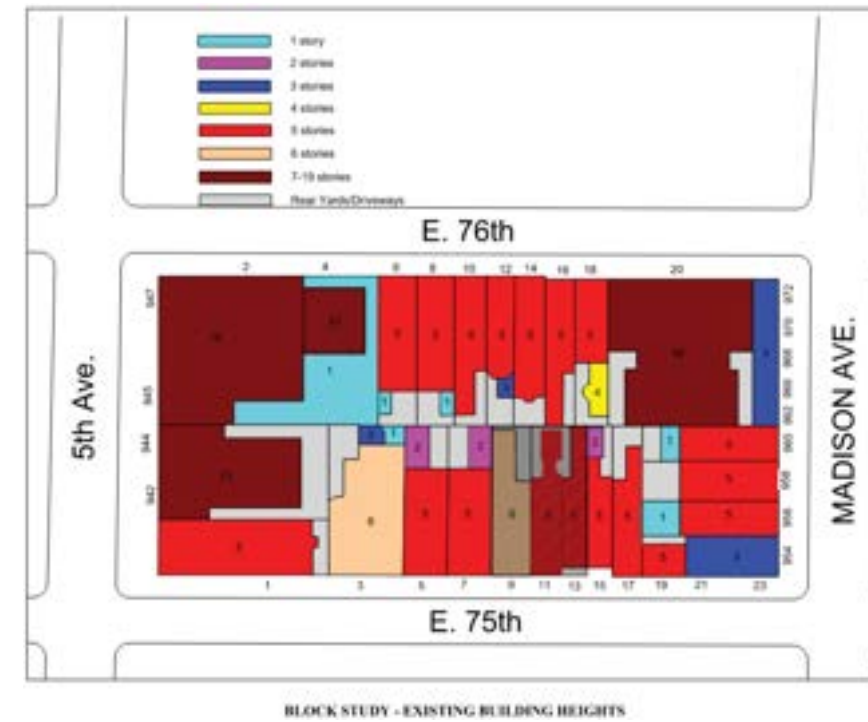


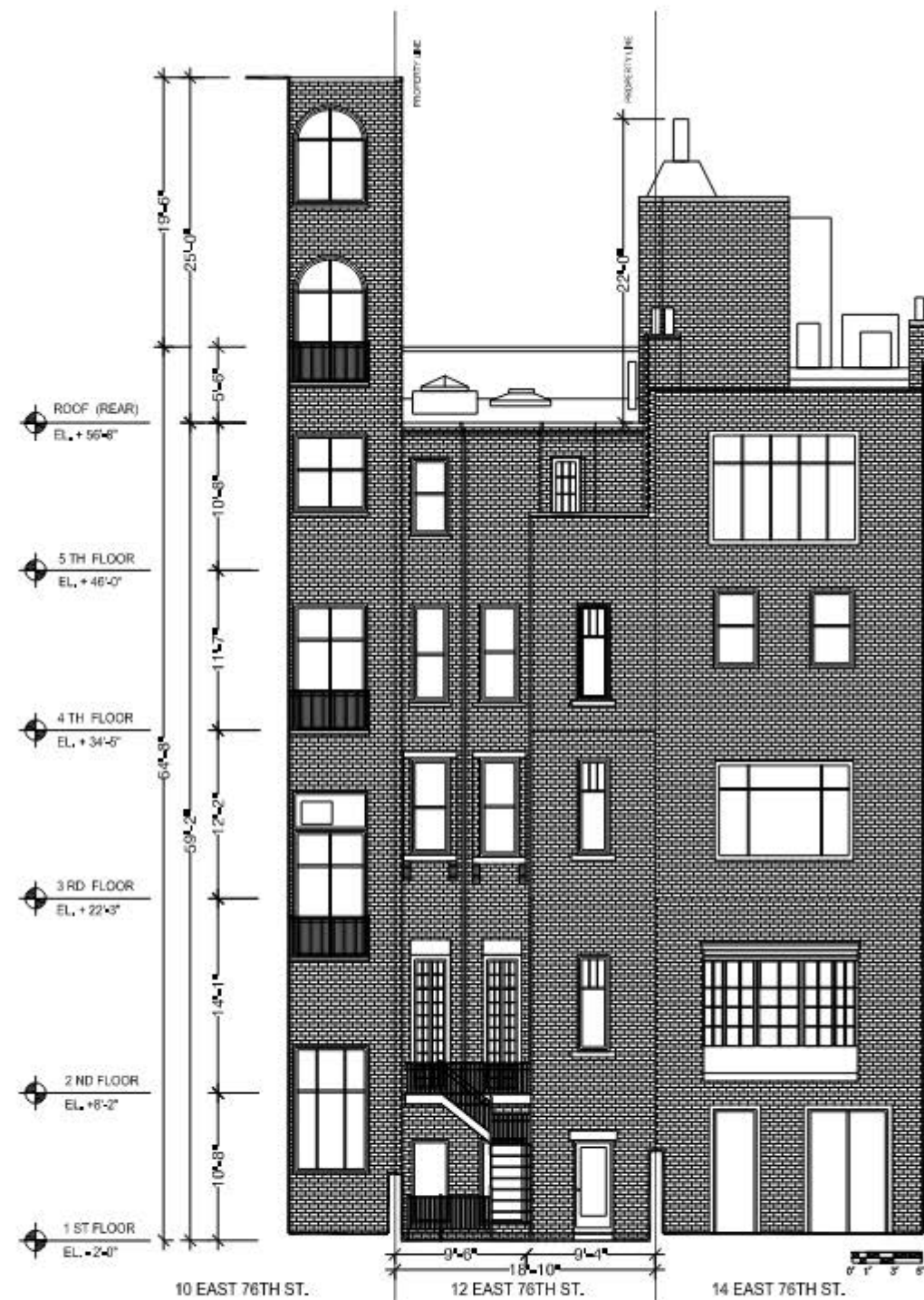






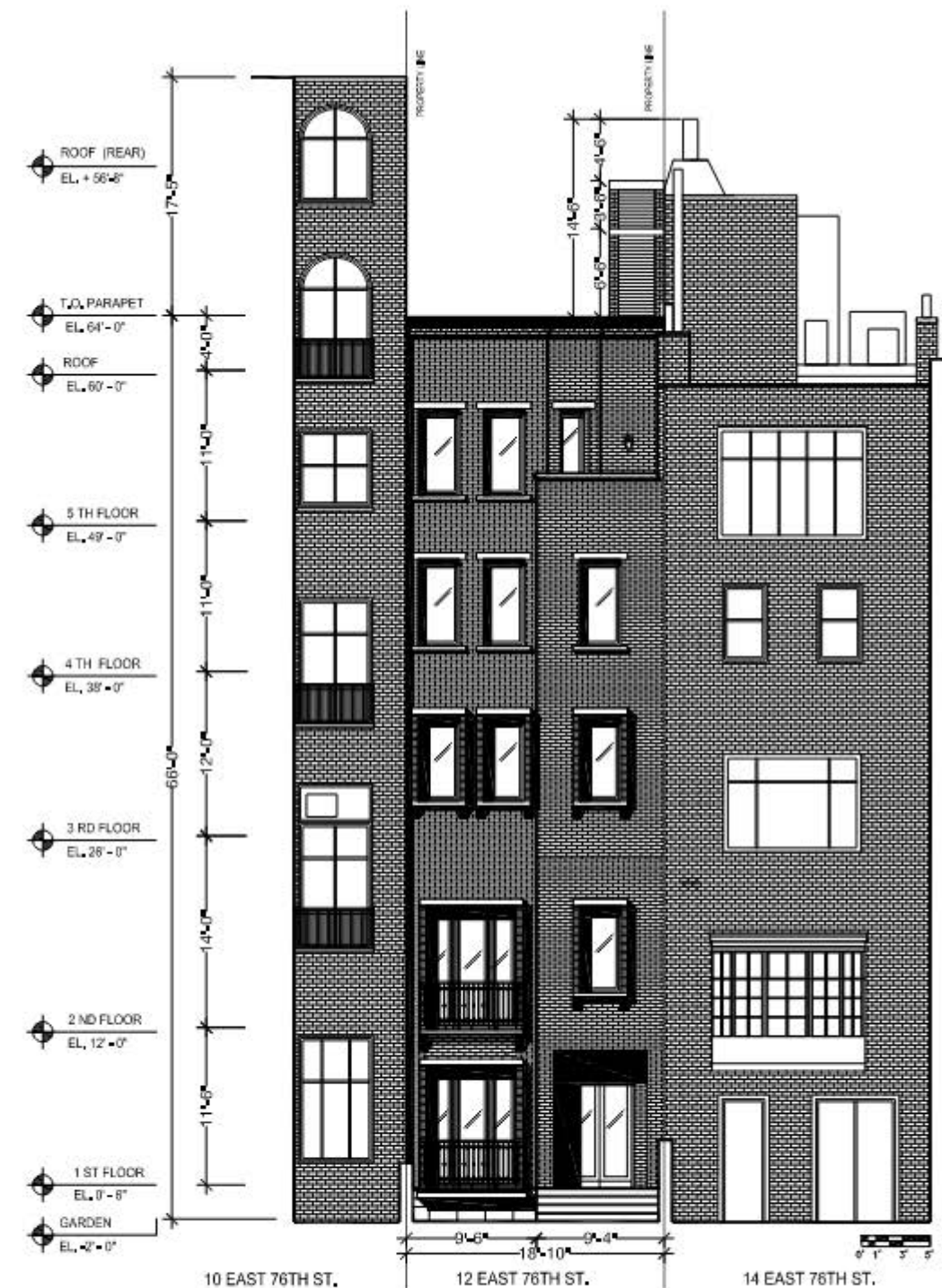






EXISTING REAR ELEVATION (NORTH)

SCALE: 1/4" = 1'0"



PROPOSED REAR ELEVATION (NORTH)

SCALE: 1/4" = 1'0"

UMBERTO SQUARCIA DESIGNS INC.
409 W 56TH ST. #3C, New York, NY 10019 USA
tel & fax: 1 212 581 0618 - CELL 917 900 7175
+30 343 217 8870 - umbertosquarcia@gmail.com
www.umbertosquarcia.com

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



View to East from Lower Roof towards Chimney Extension



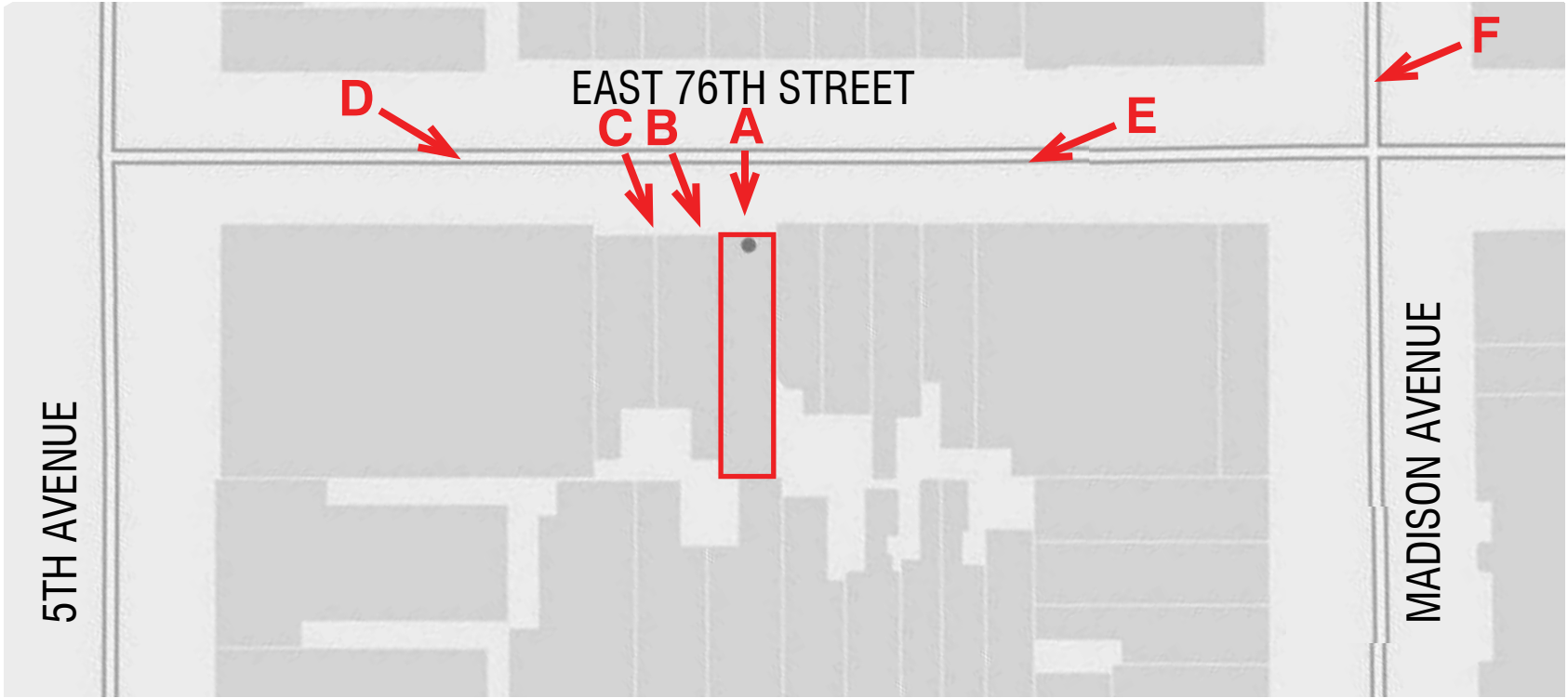
View to Southwest from Upper Roof towards Chimney Extension



View to Northwest from Upper Roof towards Stair and Elevator Bulkhead



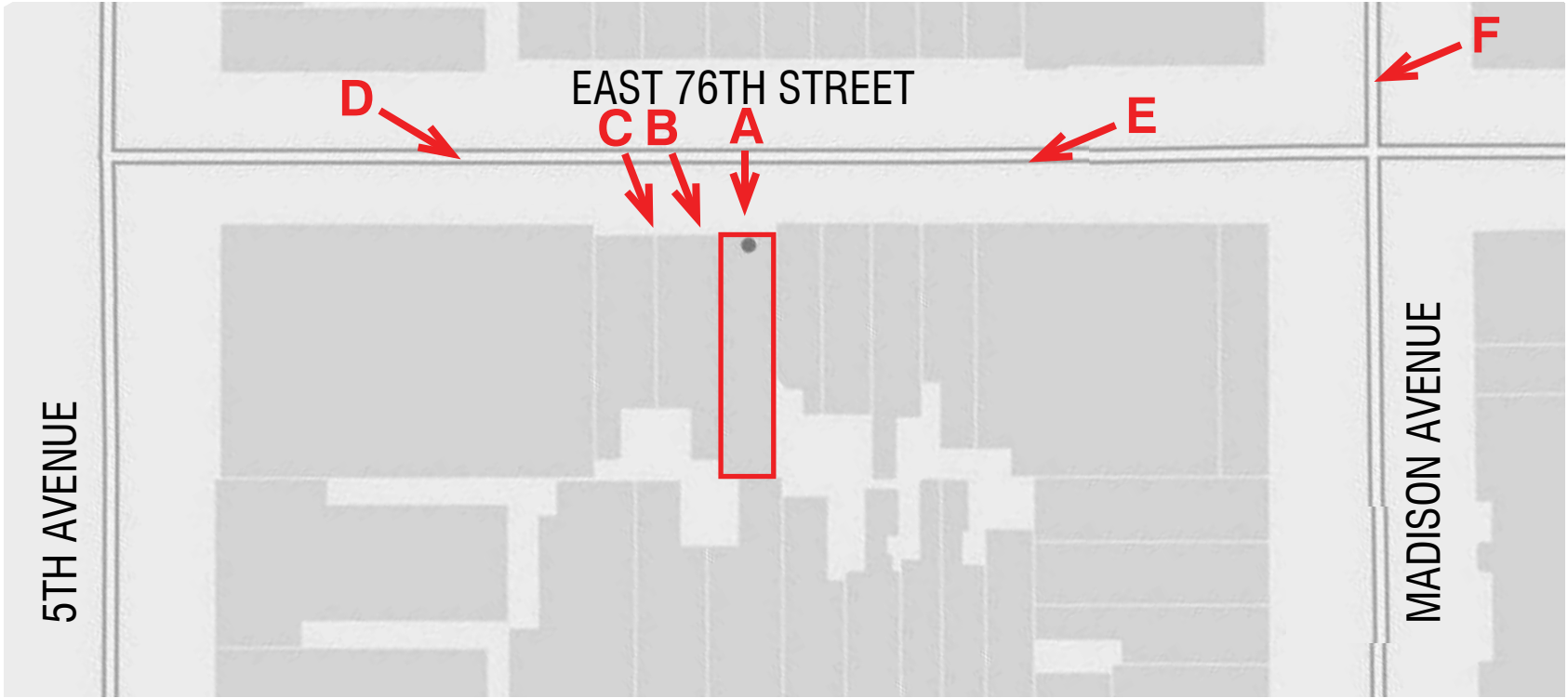
View to Southwest from Upper Roof towards Stair and Elevator Bulkhead



Zoomed In View



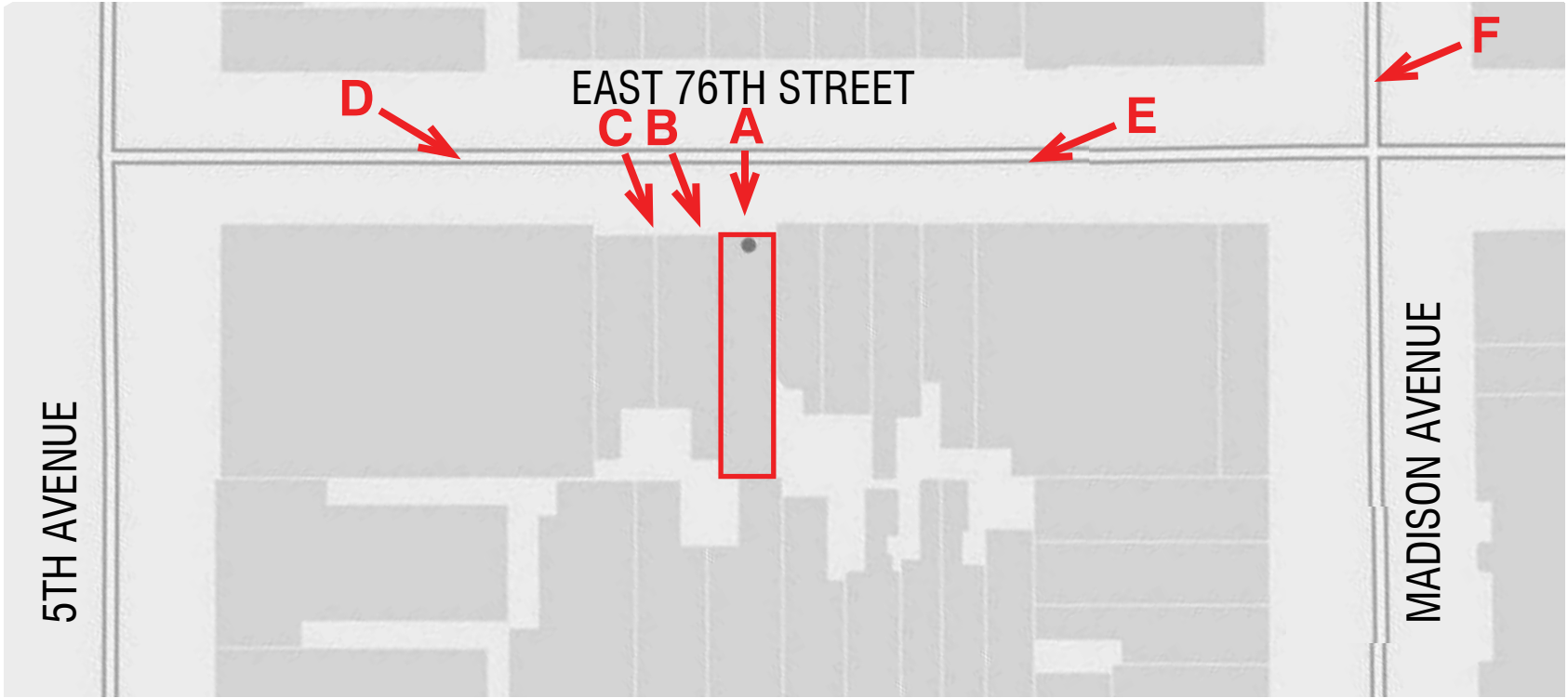
A



Zoomed In View



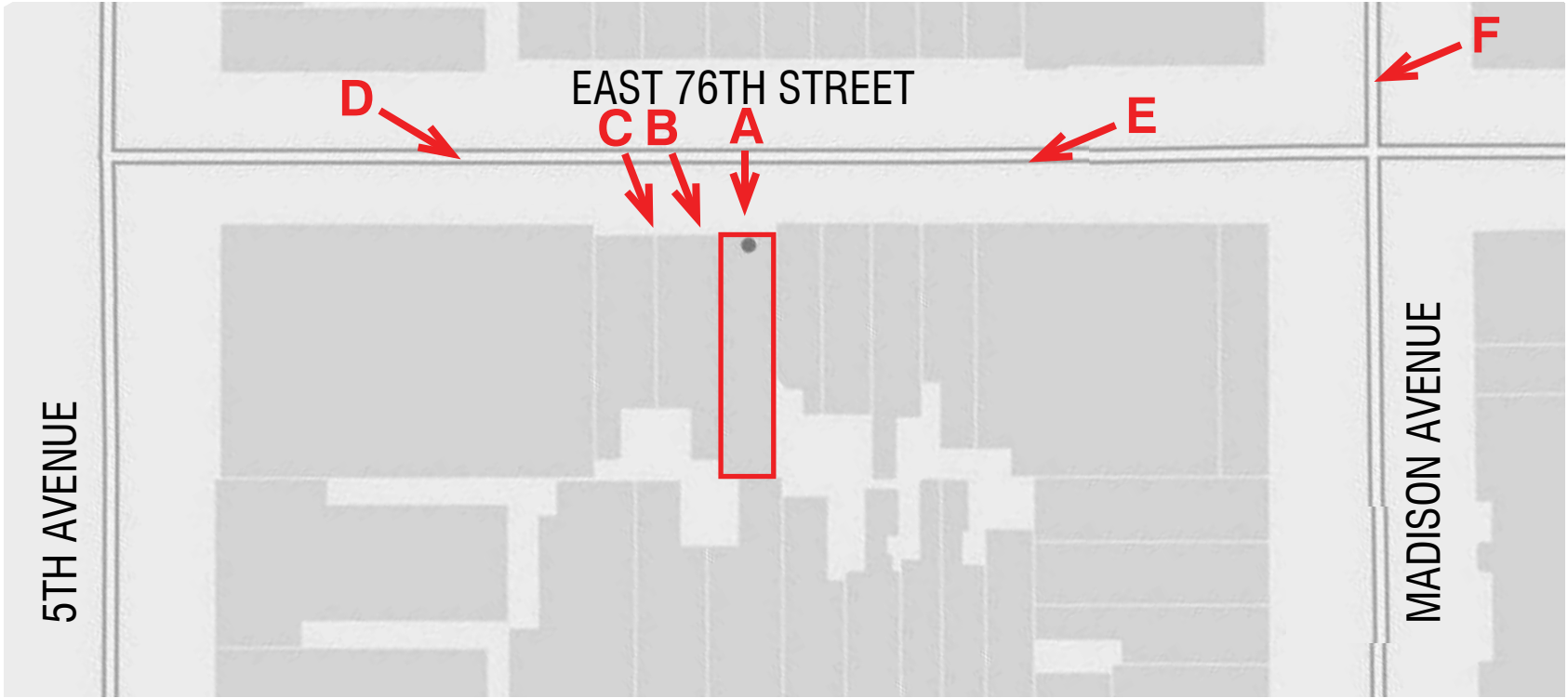
B



Zoomed In View



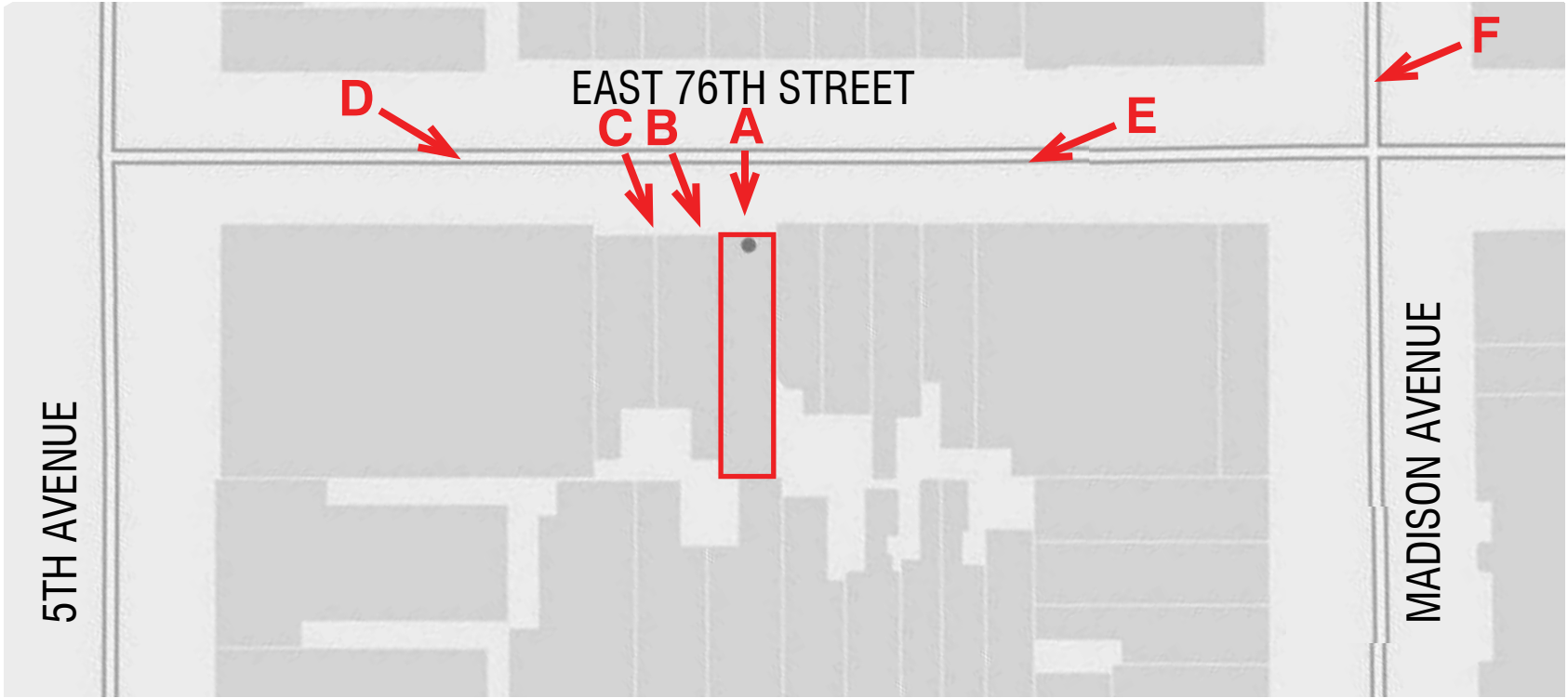
C



Zoomed In View



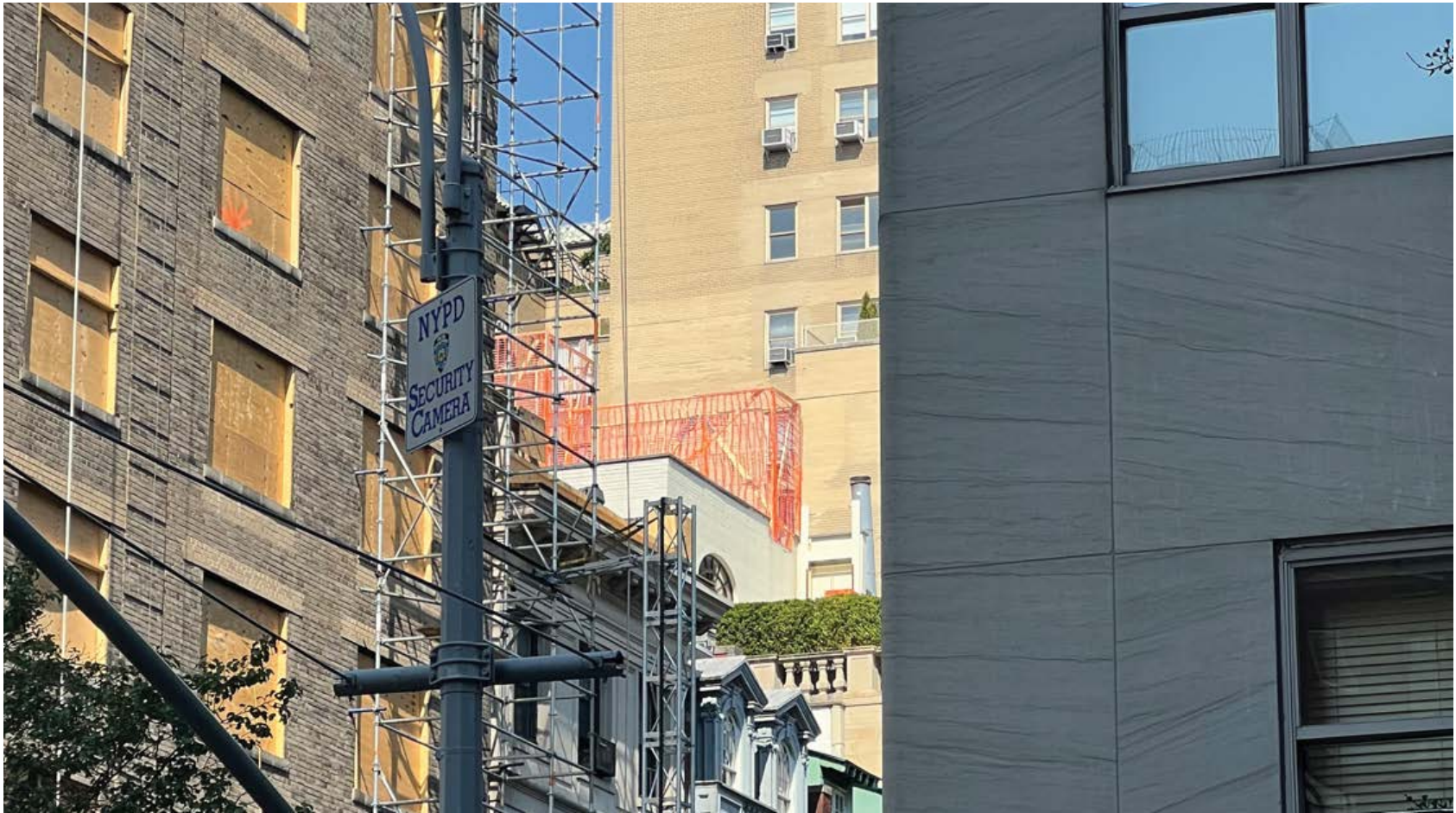
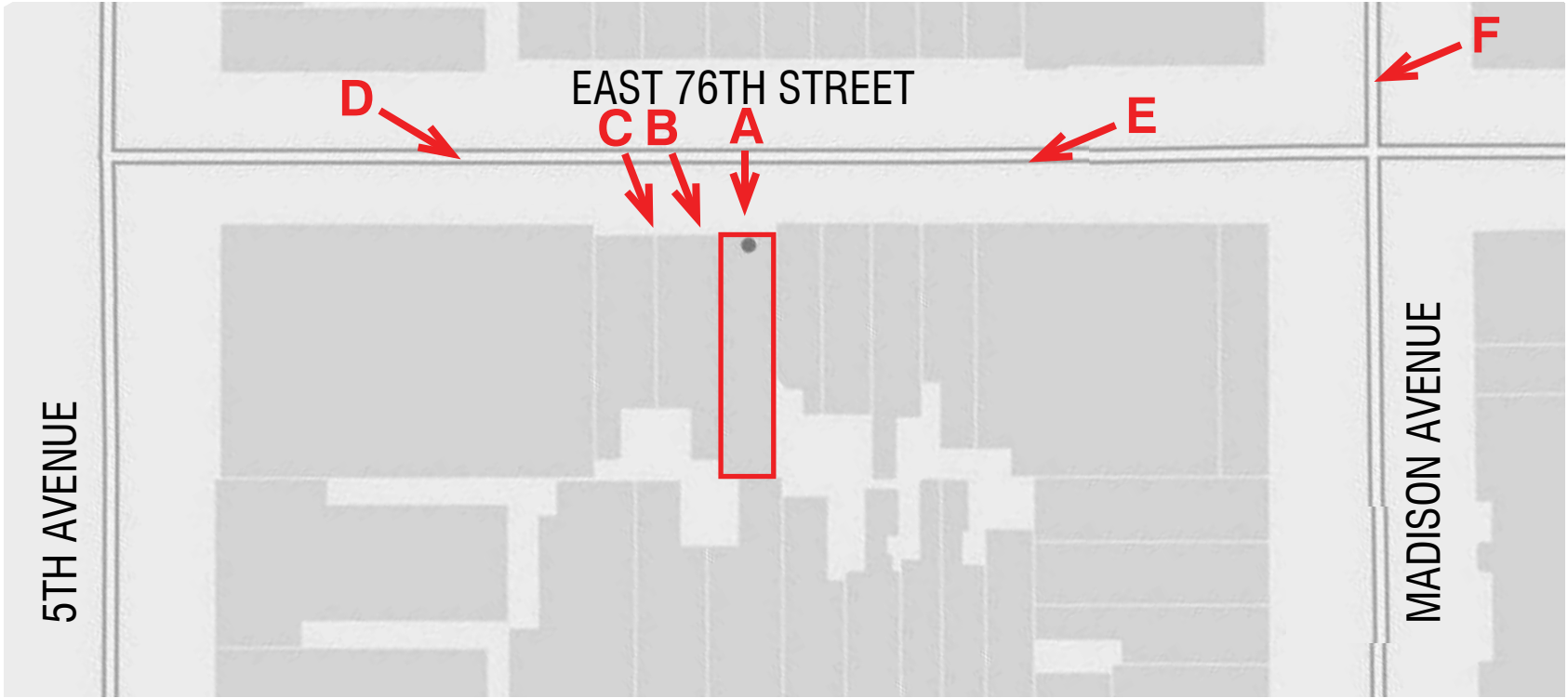
D



Zoomed In View



E



Zoomed In View



F



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

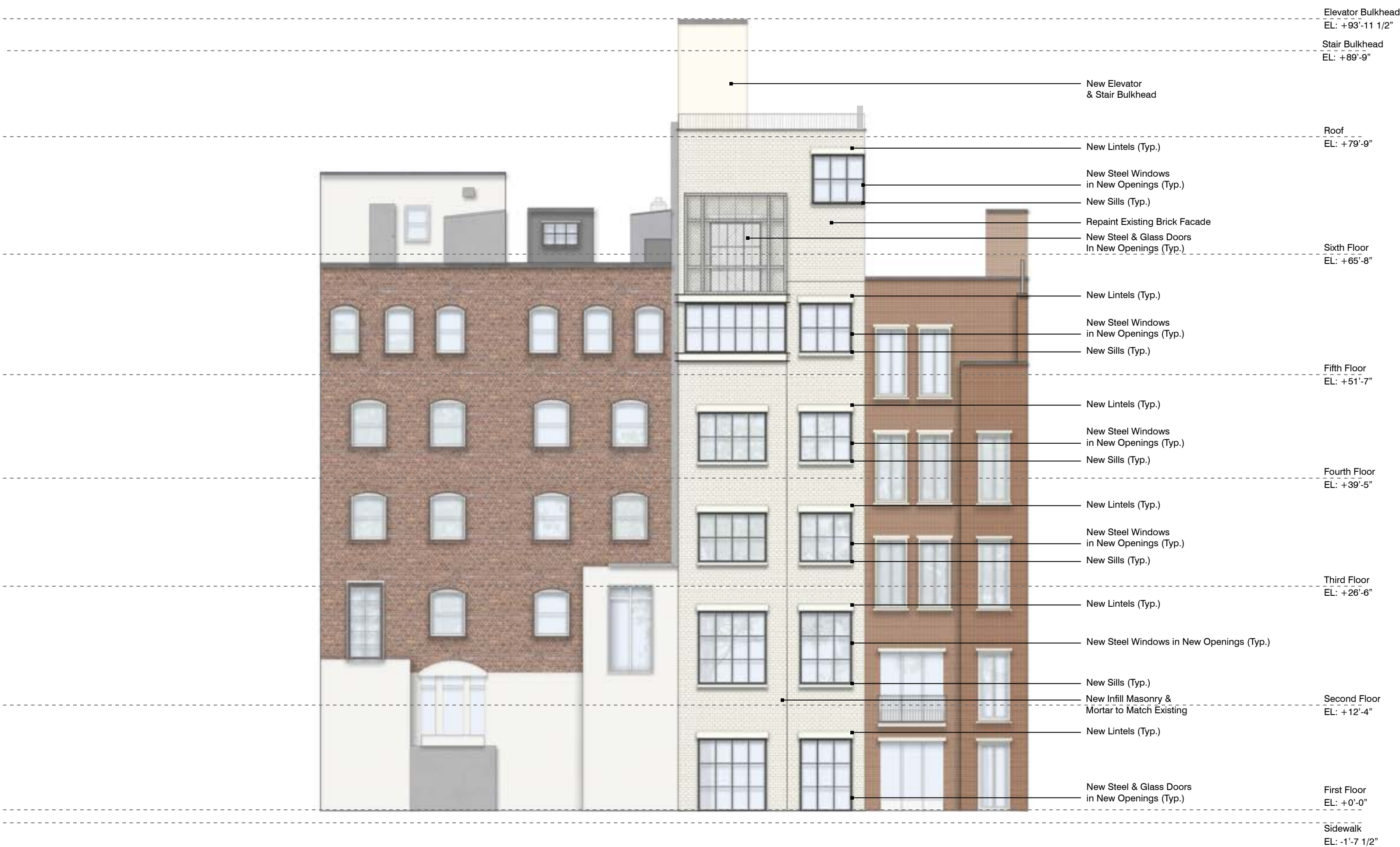


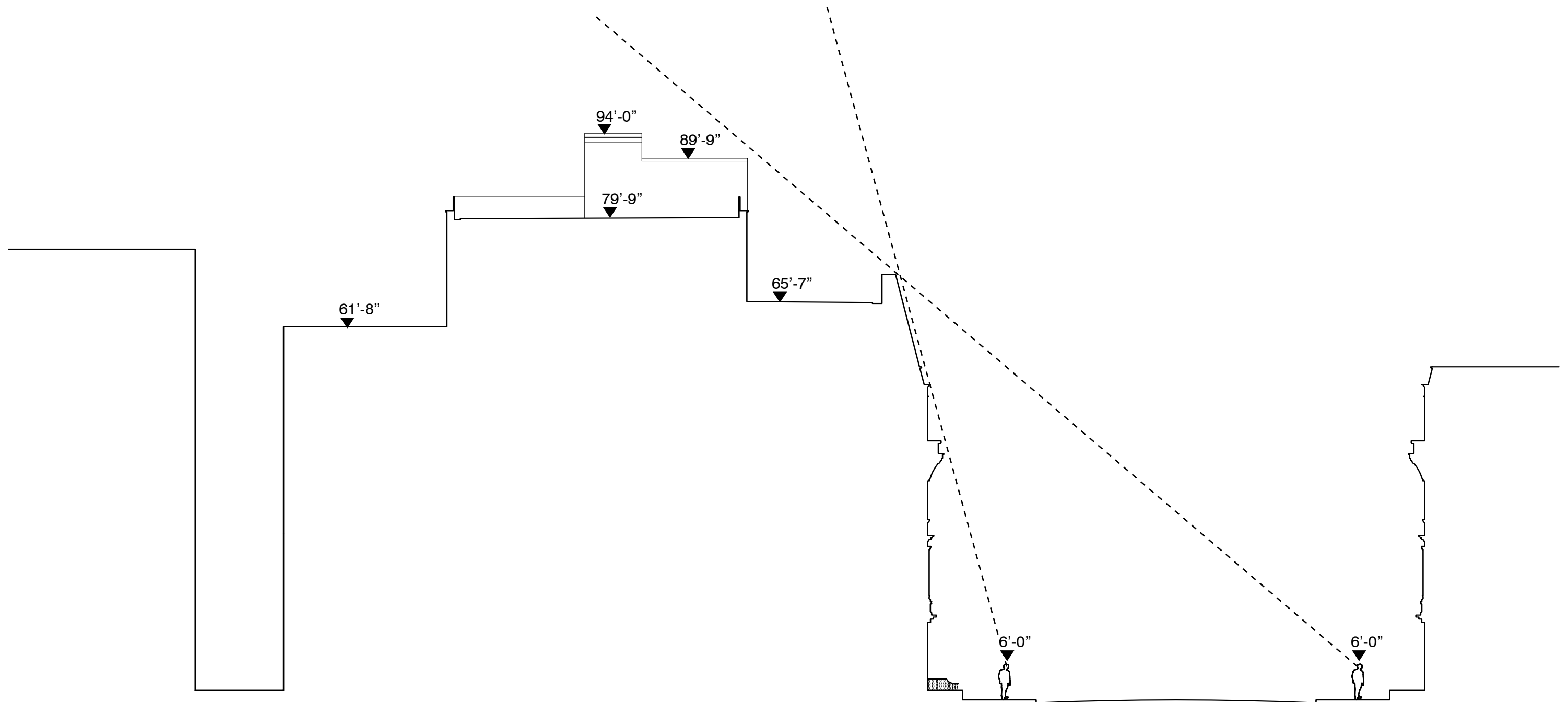
Steel Windows on Rear Penthouse

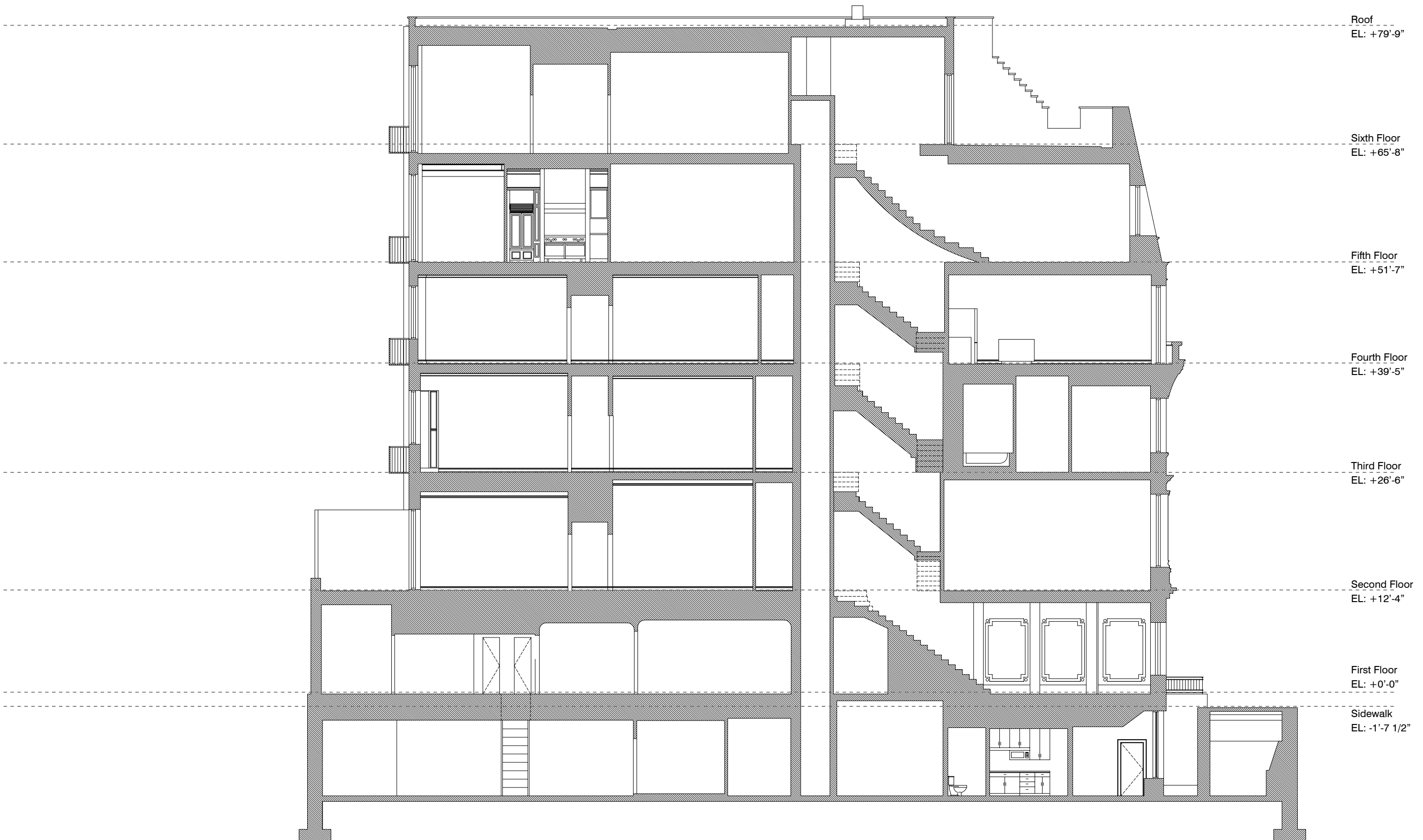


Appendix











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"

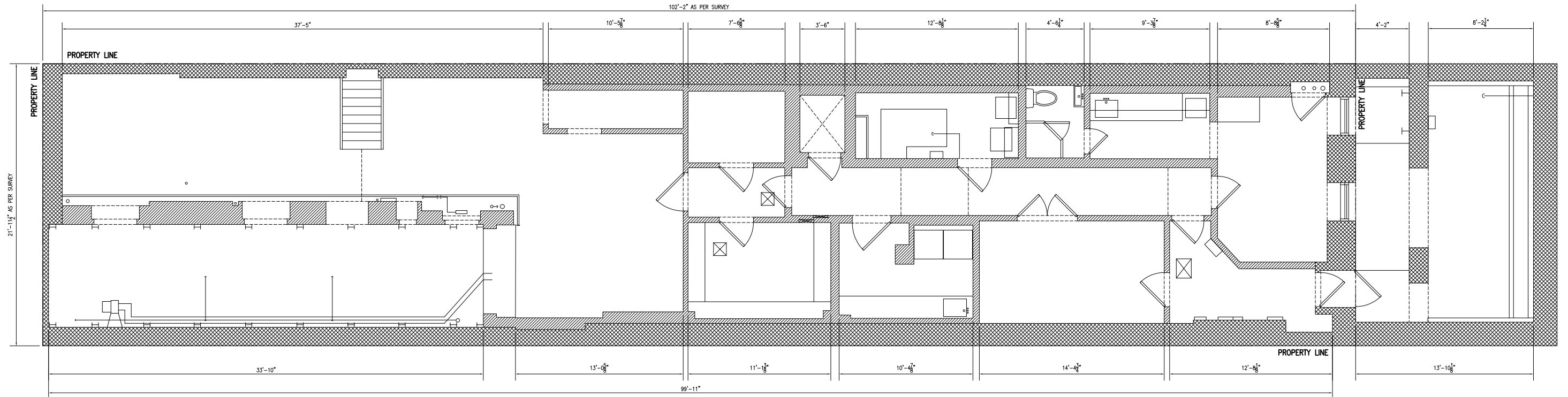
Fourth Floor
EL: +39'-5"

Third Floor
EL: +26'-6"

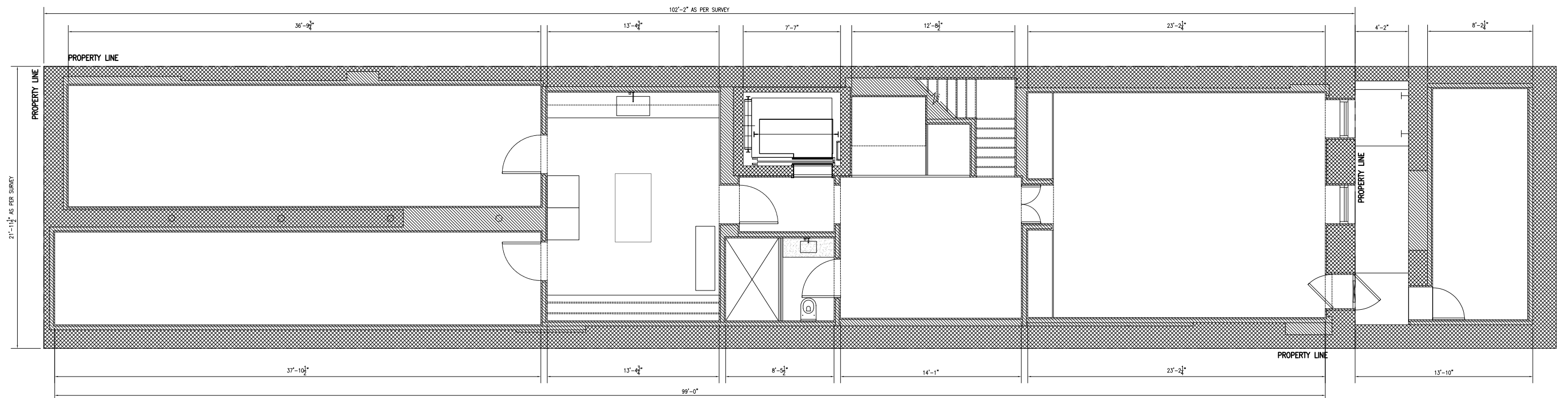
Second Floor
EL: +12'-4"

First Floor
EL: +0'-0"

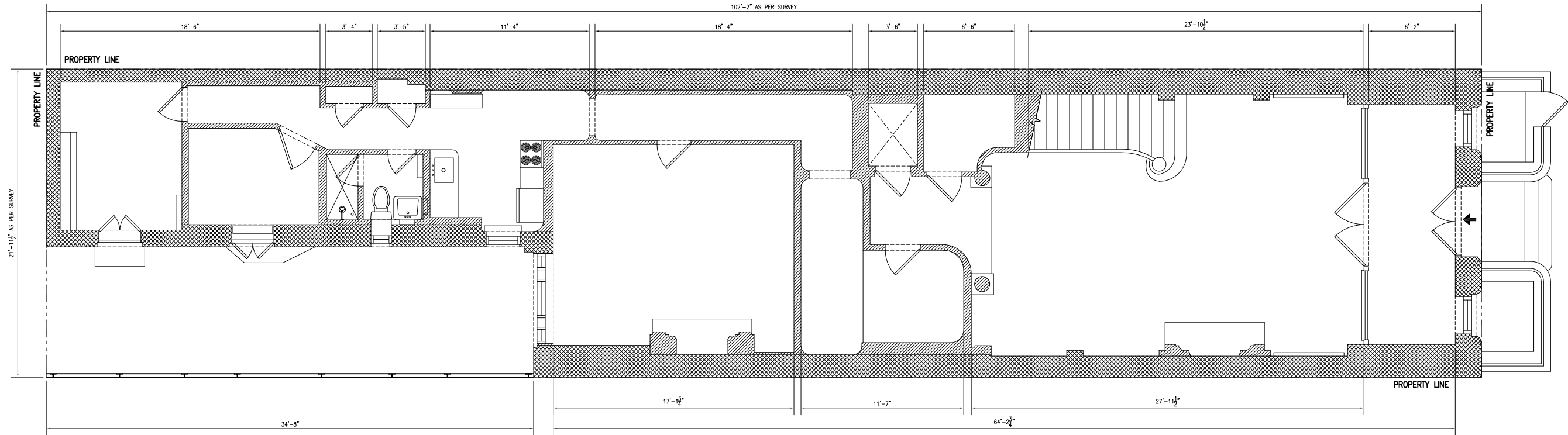
Sidewalk
EL: -1'-7 1/2"



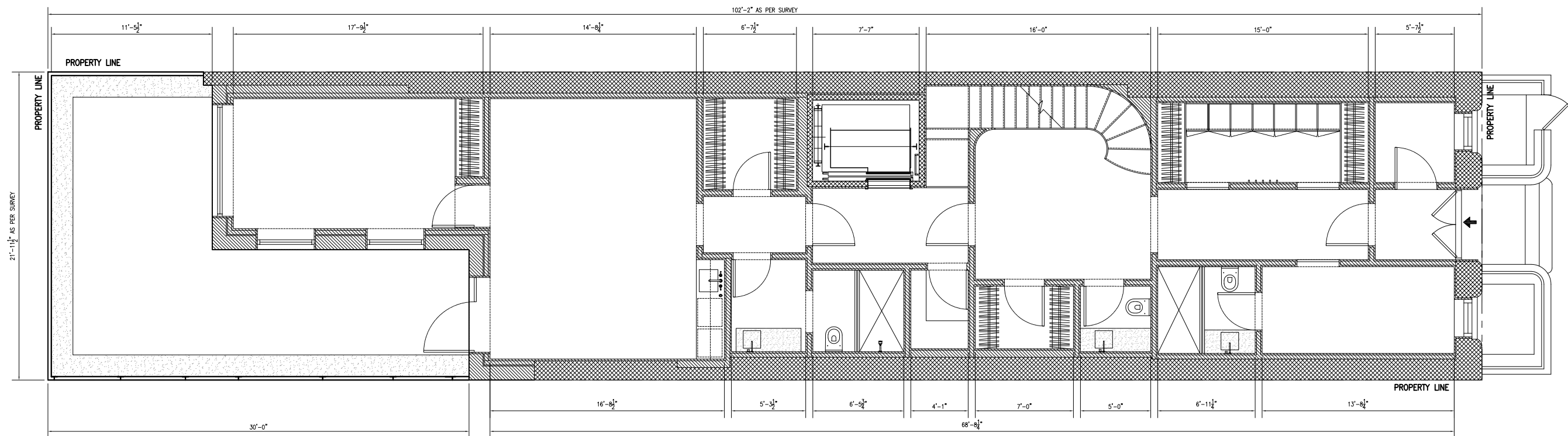
Existing Cellar Plan



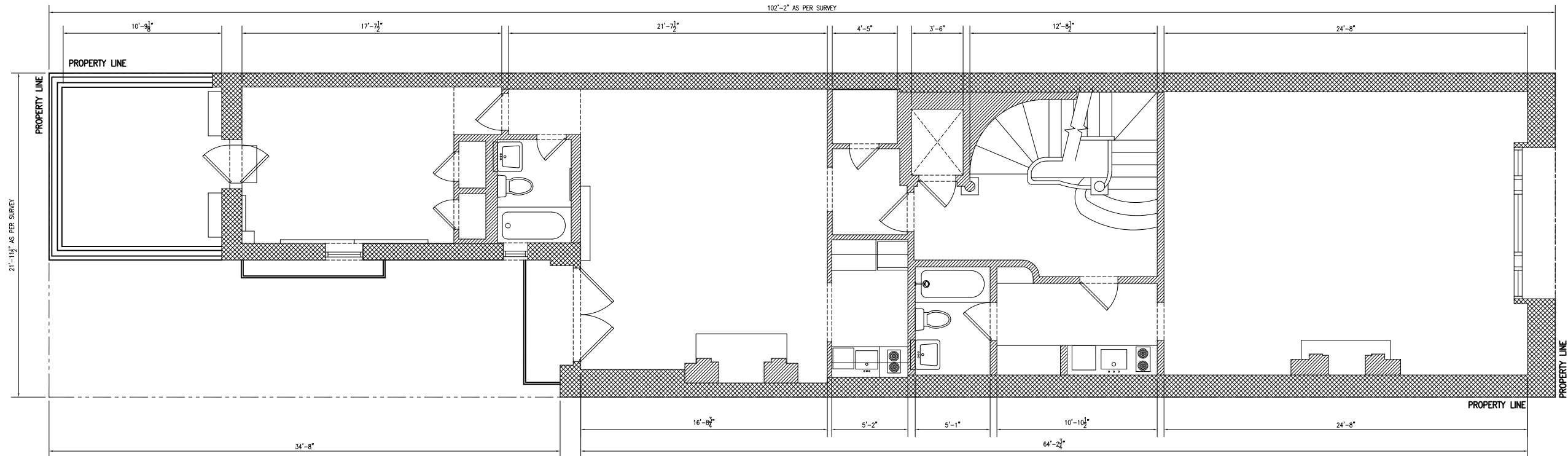
Proposed Cellar Plan



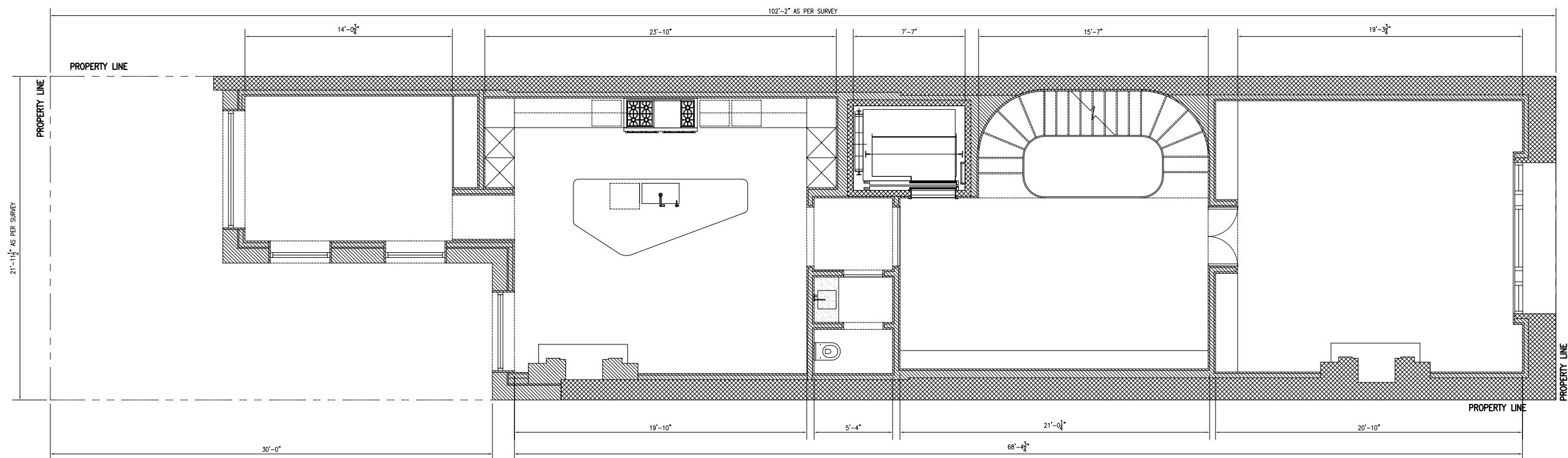
Existing First Floor Plan



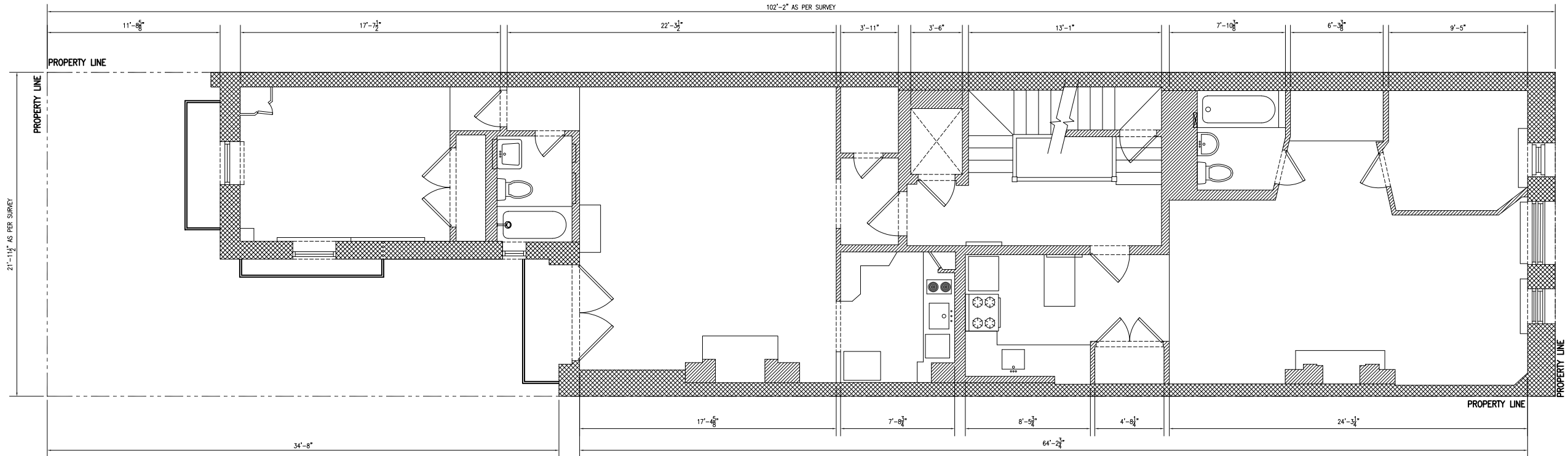
Proposed First Floor Plan



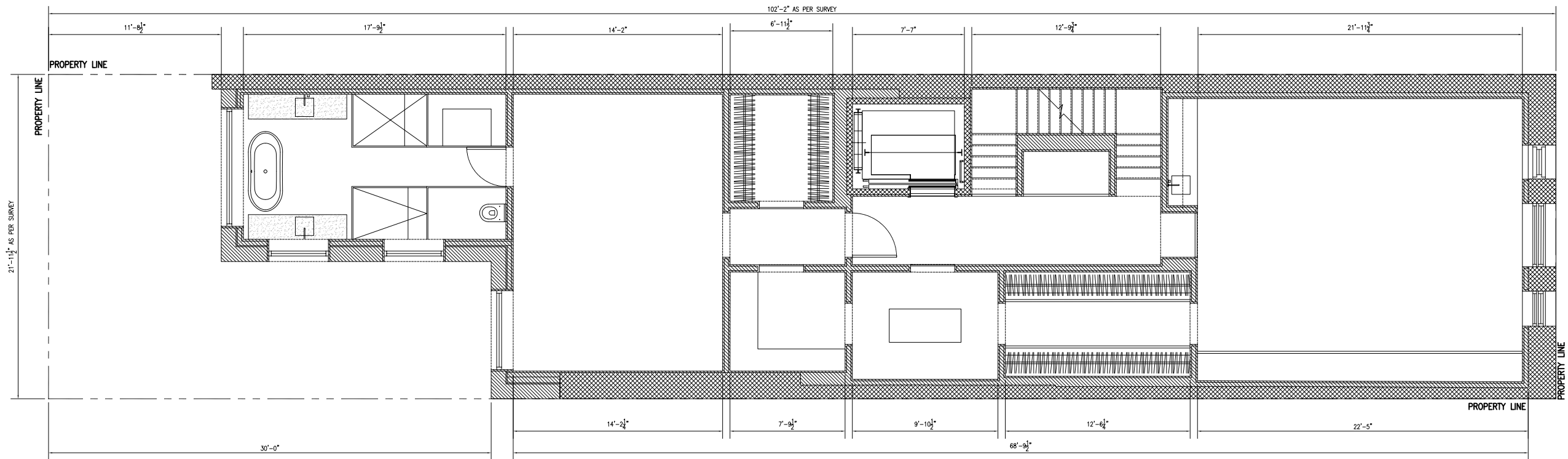
Existing Second Floor Plan



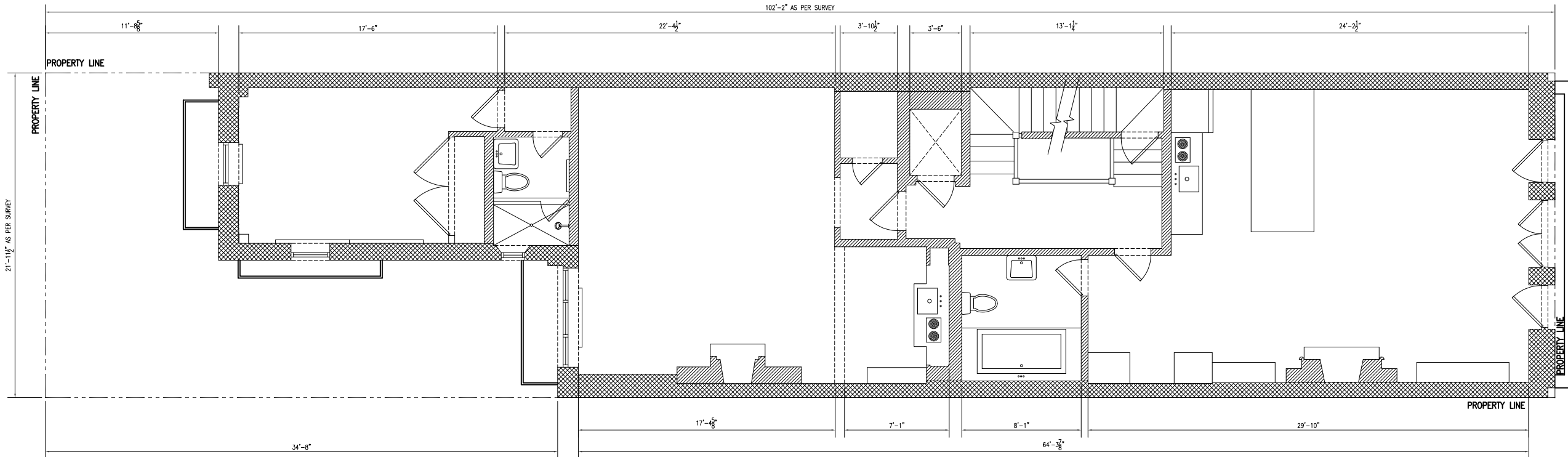
Proposed Second Floor Plan



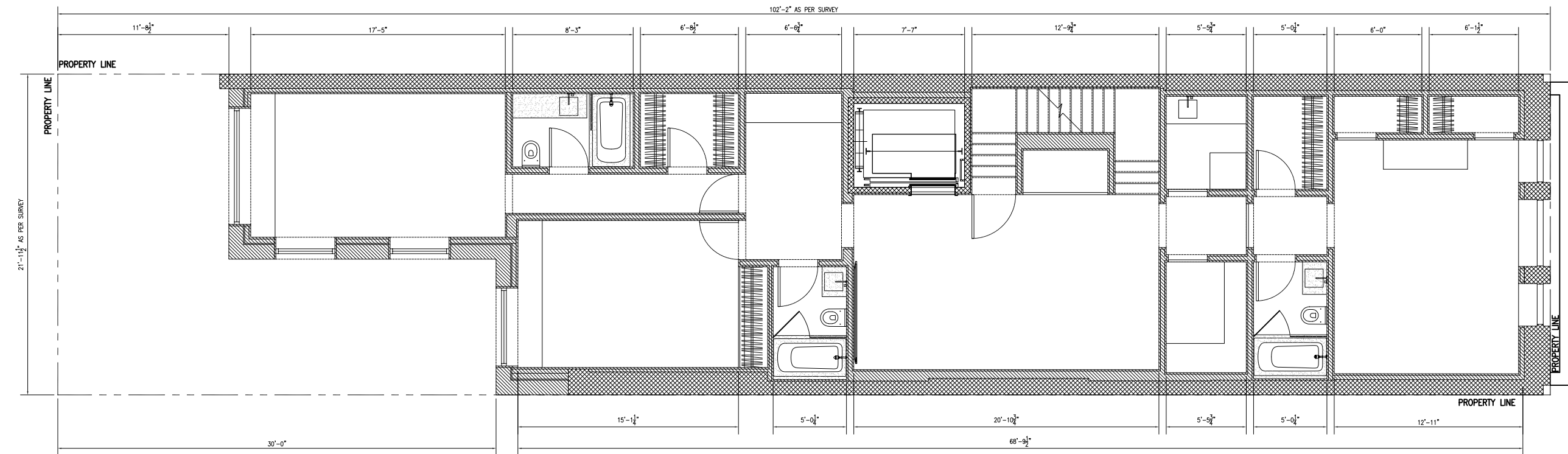
Existing Third Floor Plan



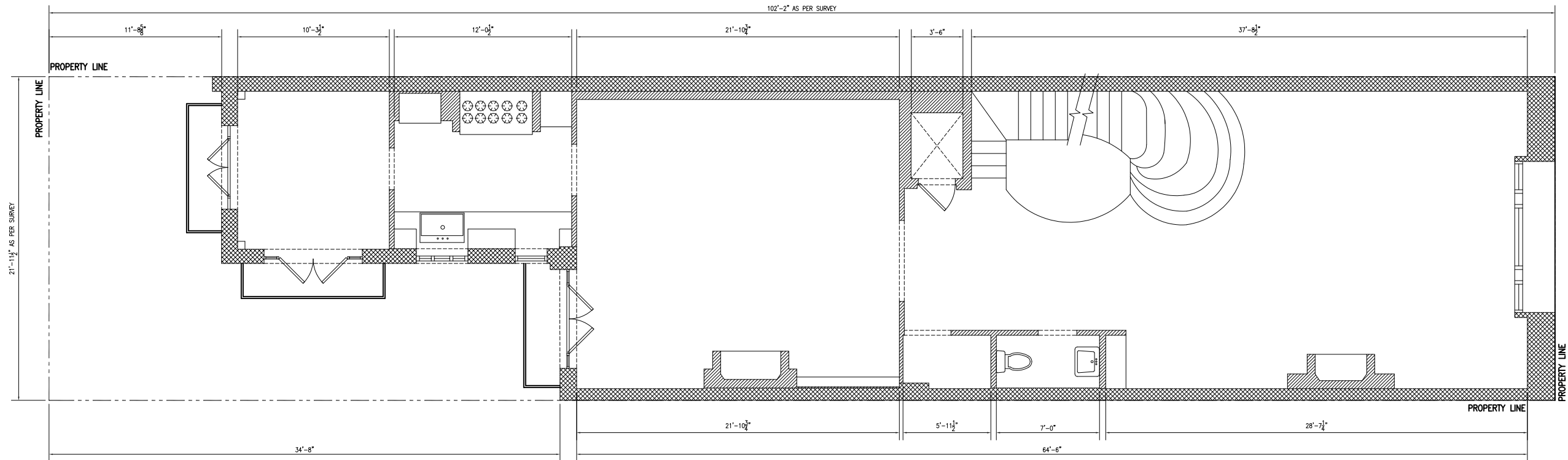
Proposed Third Floor Plan



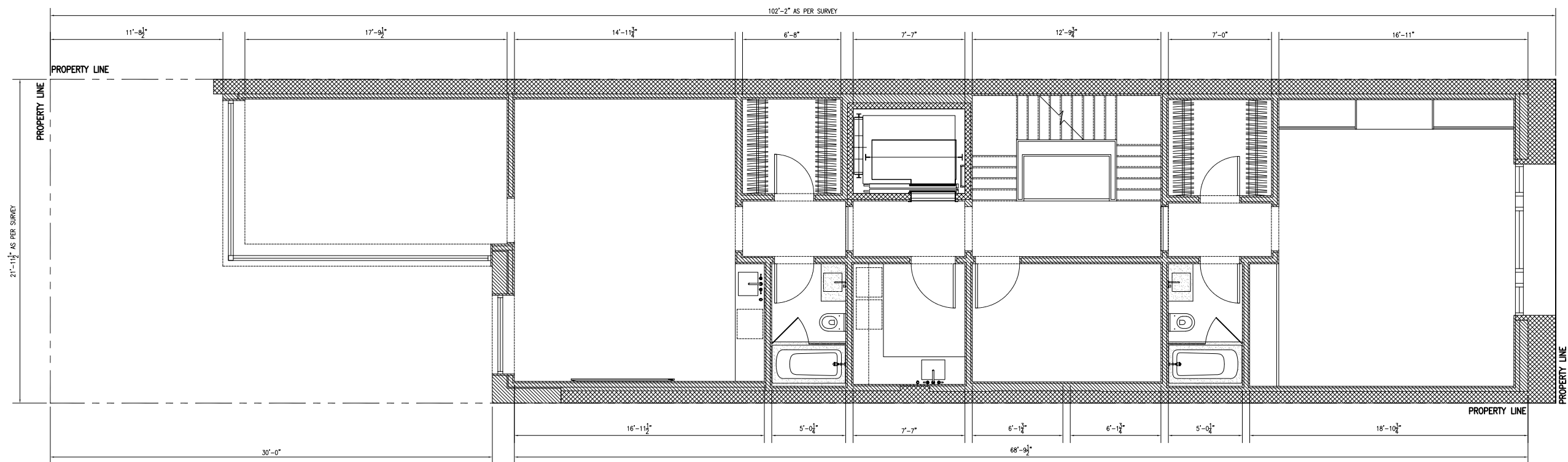
Existing Fourth Floor Plan



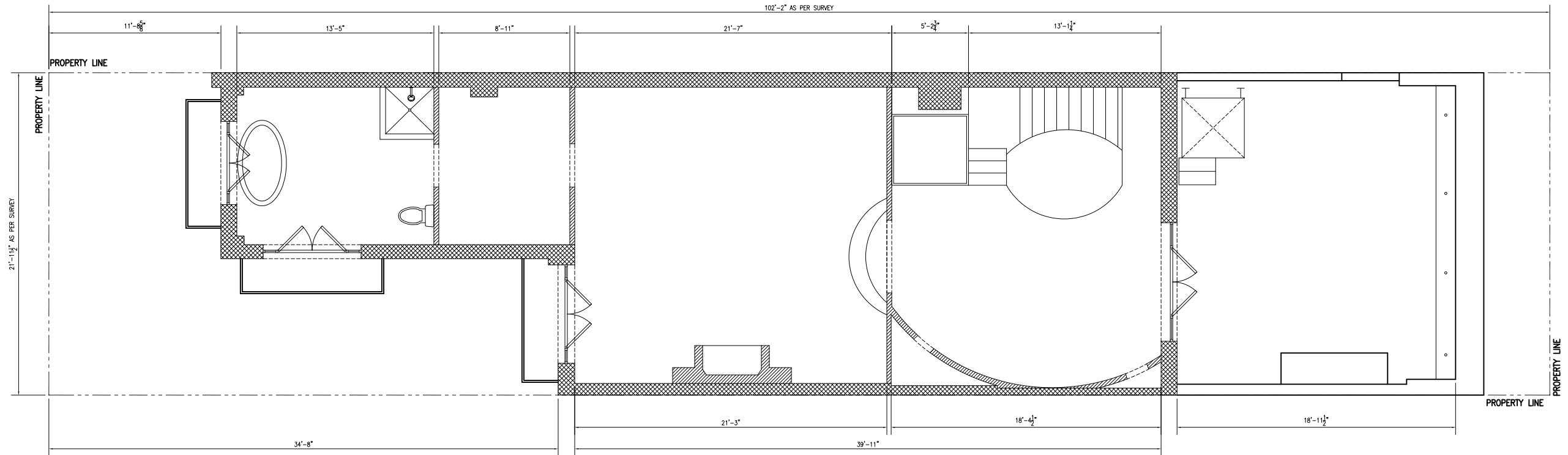
Proposed Fourth Floor Plan



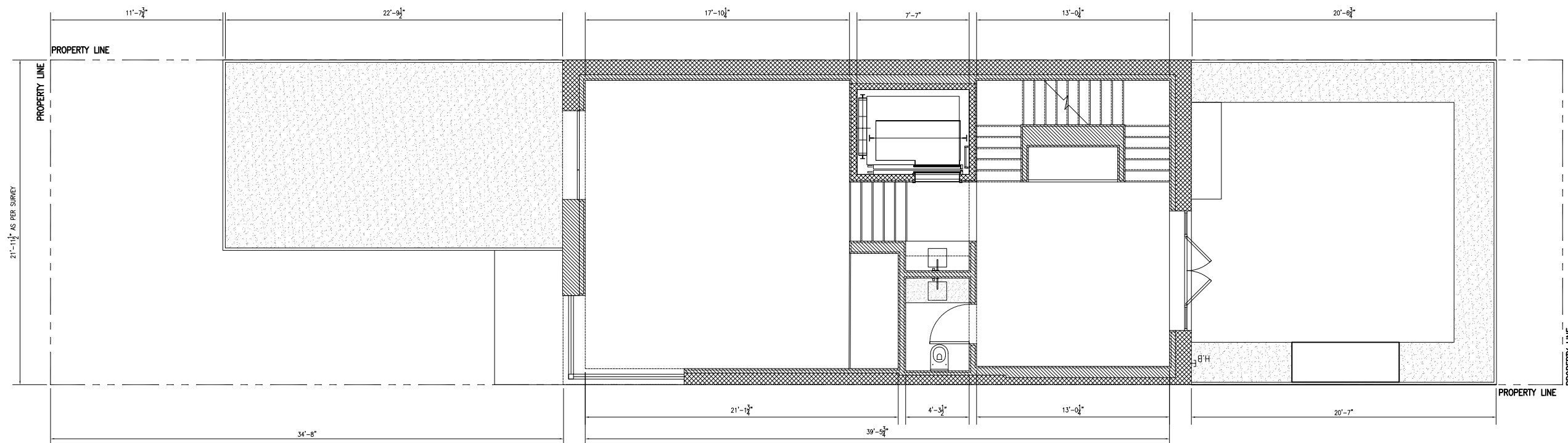
Existing Fifth Floor Plan



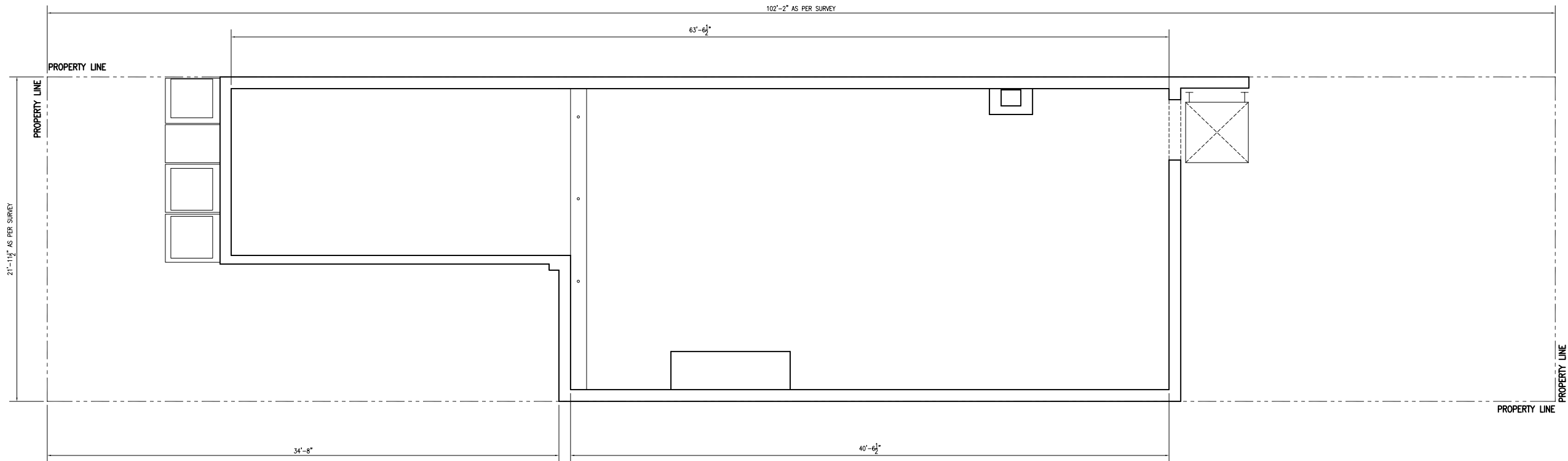
Proposed Fifth Floor Plan



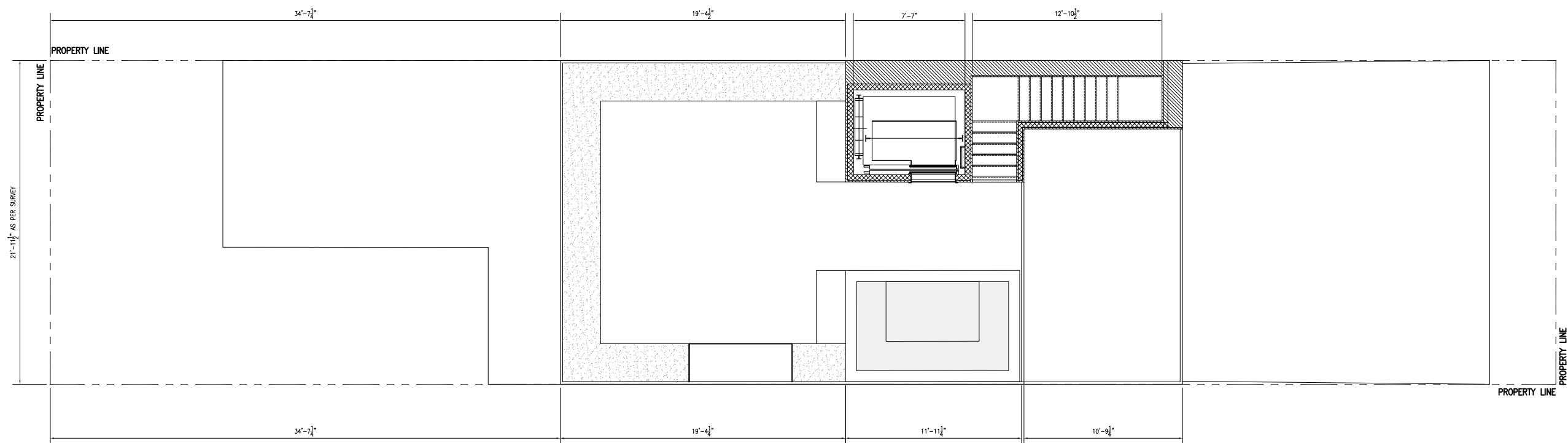
Existing Sixth Floor Plan



Proposed Sixth Floor Plan



Existing Roof Plan



Proposed Roof Plan

