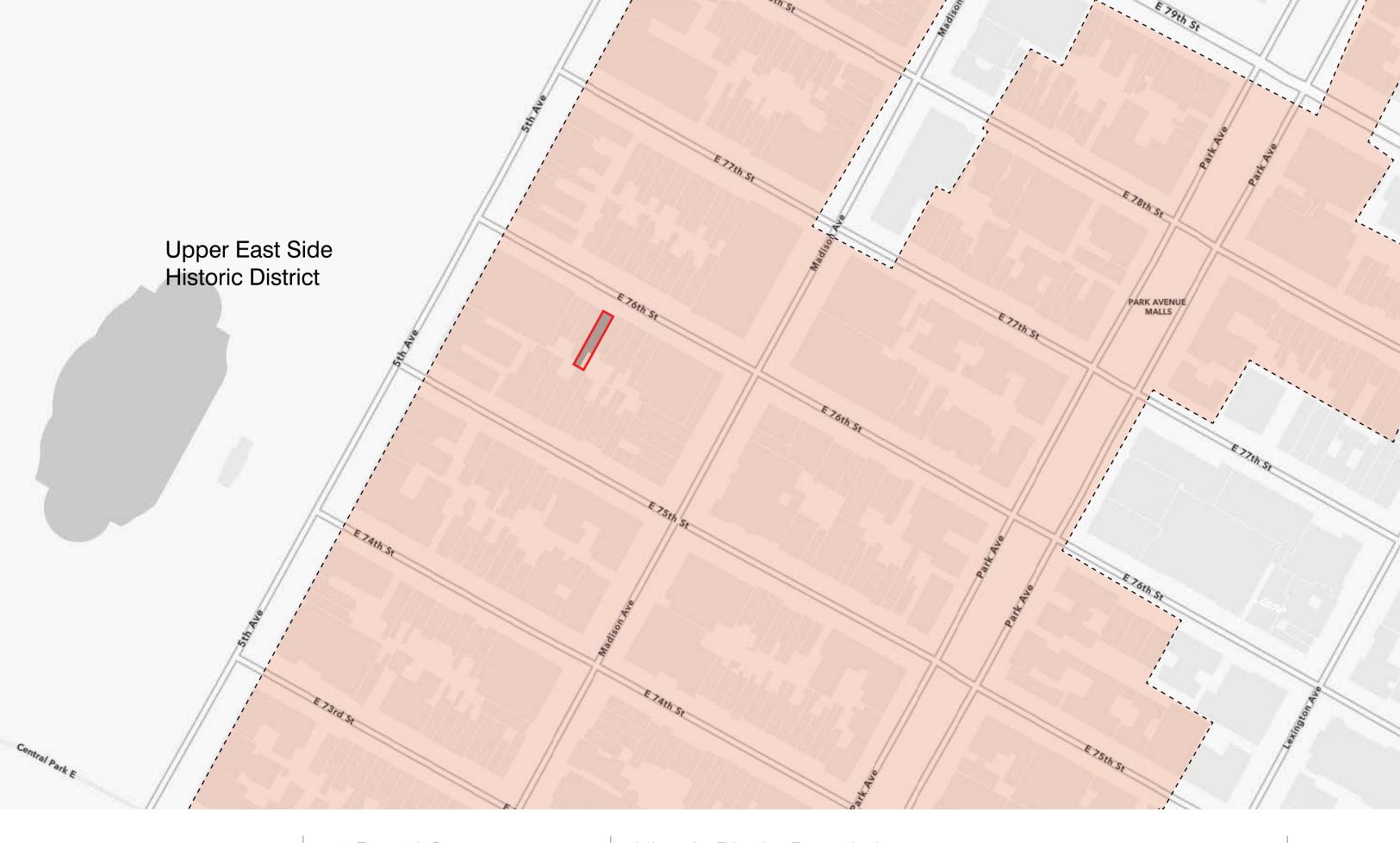


Presentation to the Manhattan Community Board 8

10 East 76th Street Upper East Side Historic District

12 June 2023



10 East 76th Street Upper East Side Historic District Historic District Boundaries

\smile	





10 East 76th Street Upper East Side Historic District Aerial Photo



10 East 76th Street Upper East Side Historic District Existing Street Facade



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)

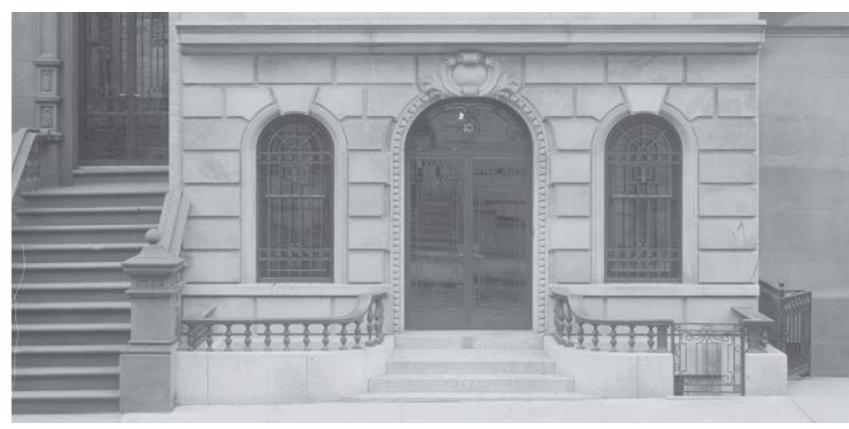
10 East 76th Street Upper East Side Historic District

Historical Photos





Photo from Present Day

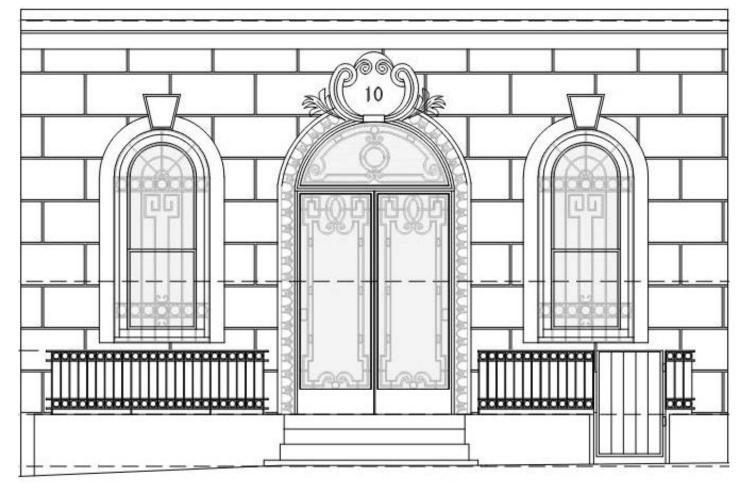


Historical Photo from 1910

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Proposed Entry Balustrade



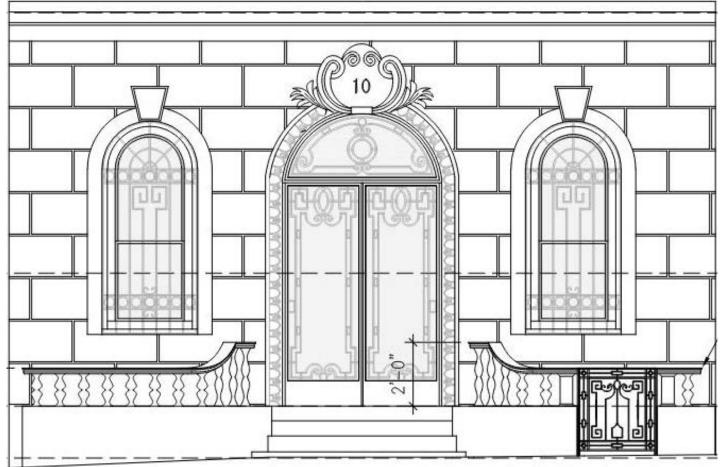


Existing Areaway Railing

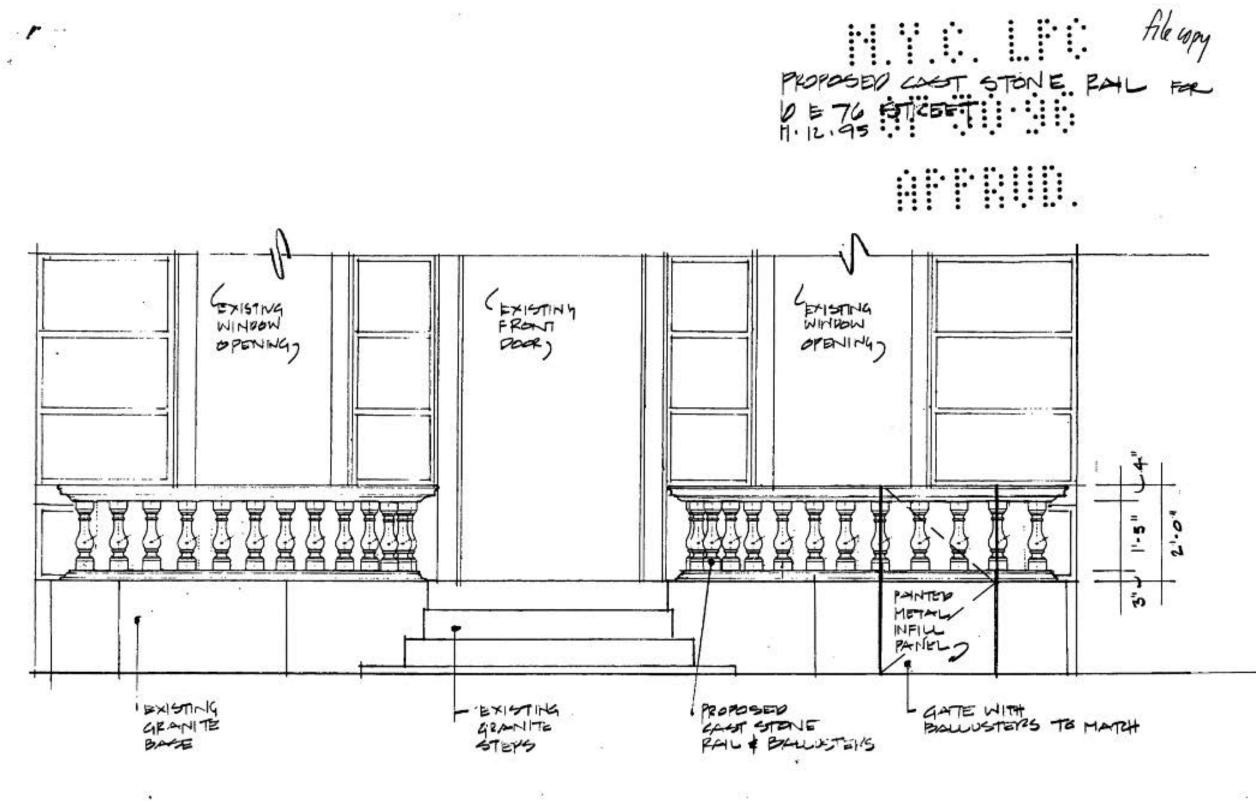




10 East 76th Street Upper East Side Historic District Proposed Entry Balustrade, Railing, & Gate

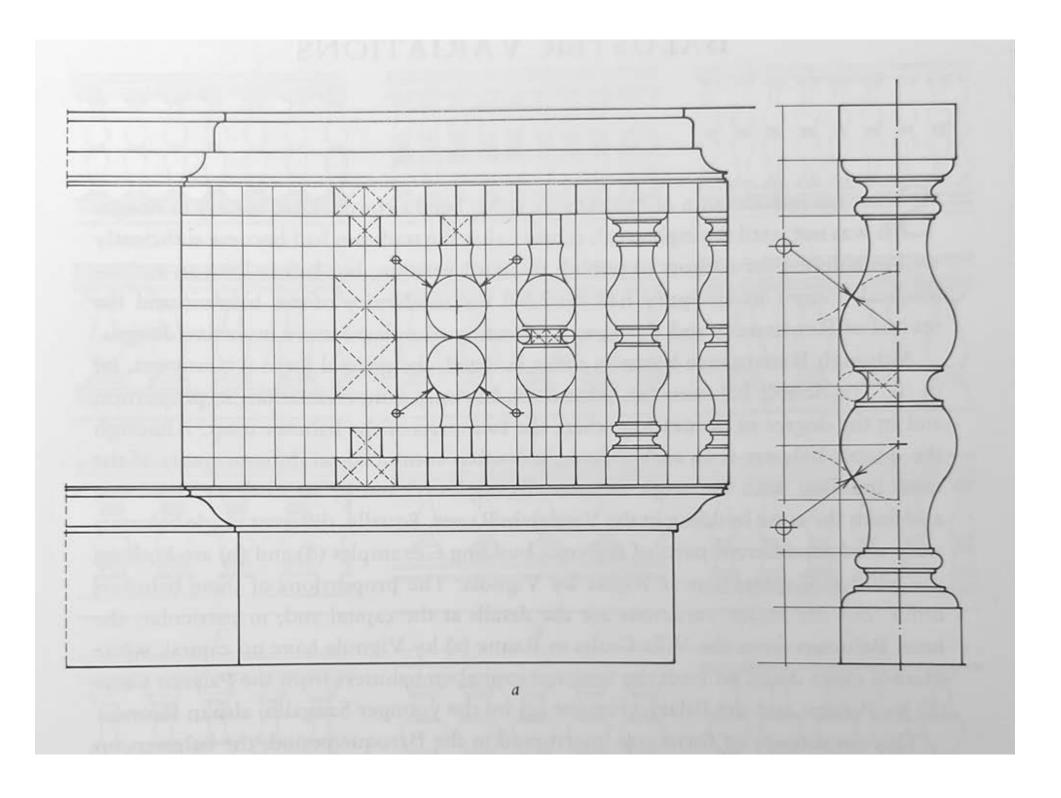


Proposed Balustrade and Gate to Match Historical from 1910 but in Cast Stone, not Bronze

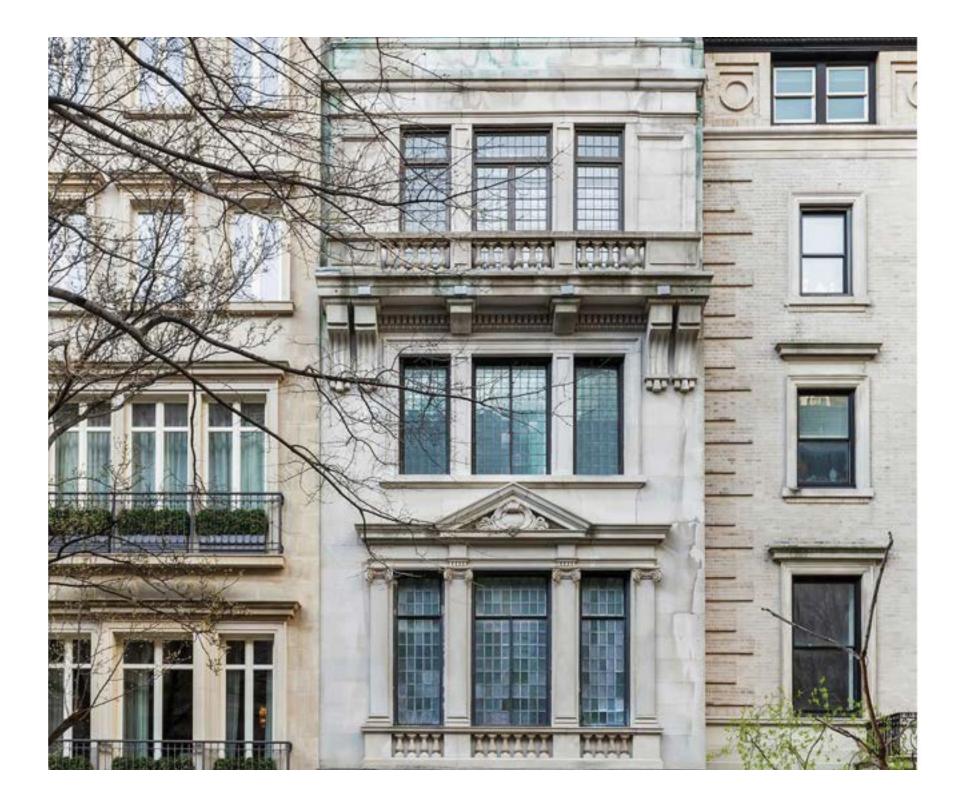


10 East 76th Street Upper East Side Historic District Rail & Gate from CofA#97-0020

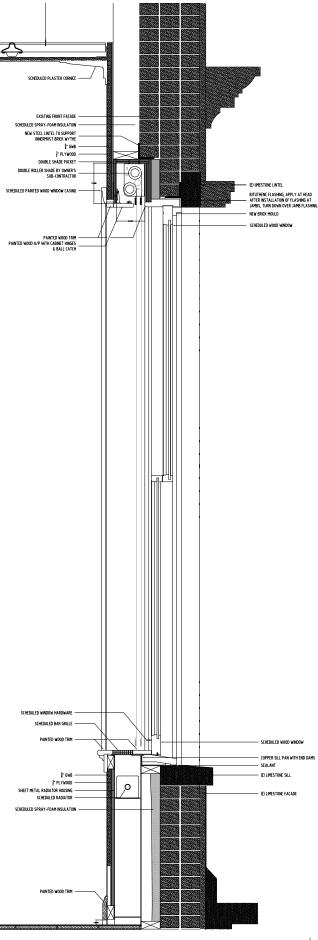
9



10 East 76th Street Upper East Side Historic District Double Renaissance Baluster Detail



10 East 76th Street Upper East Side Historic District Existing Front Facade 2nd, 3rd, & 4th Floor Windows & Proposed Details



11



7 East 76th Street



8 East 76th Street

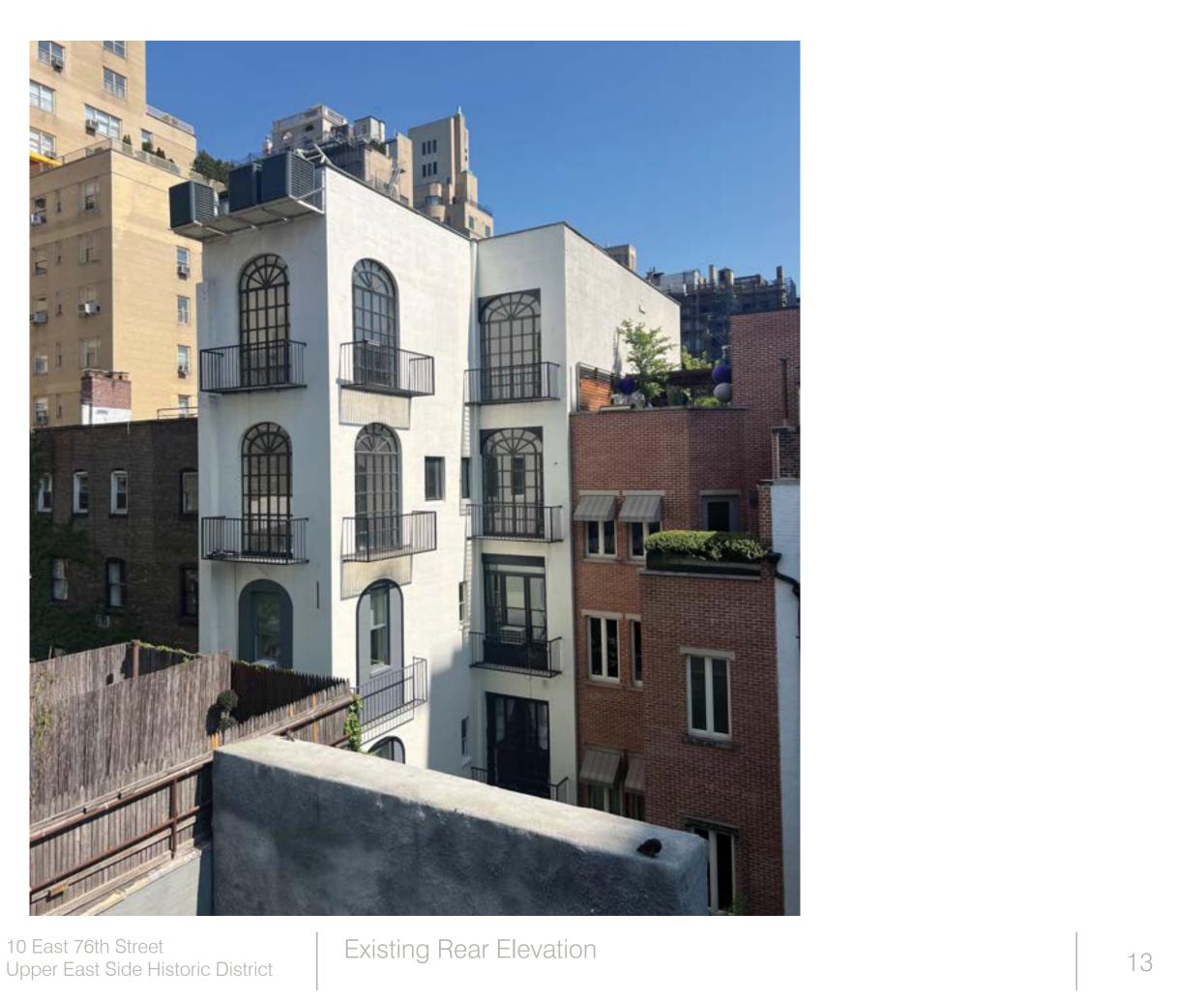
10 East 76th Street Upper East Side Historic District

Neighborhood Window Precedents



11 East 77th Street





Upper East Side Historic District





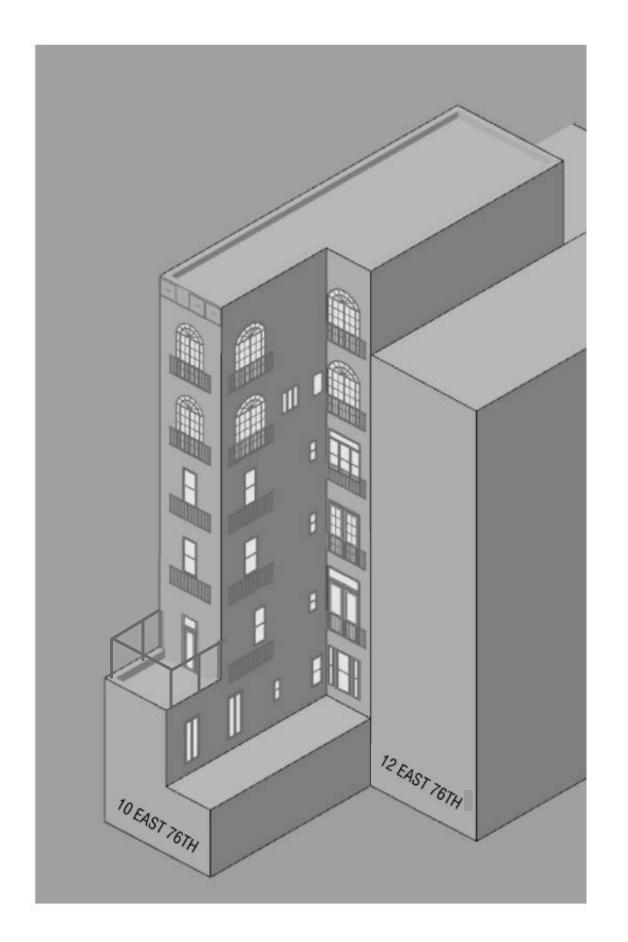
10 East 76th Street Upper East Side Historic District Existing Rear / Side Elevation

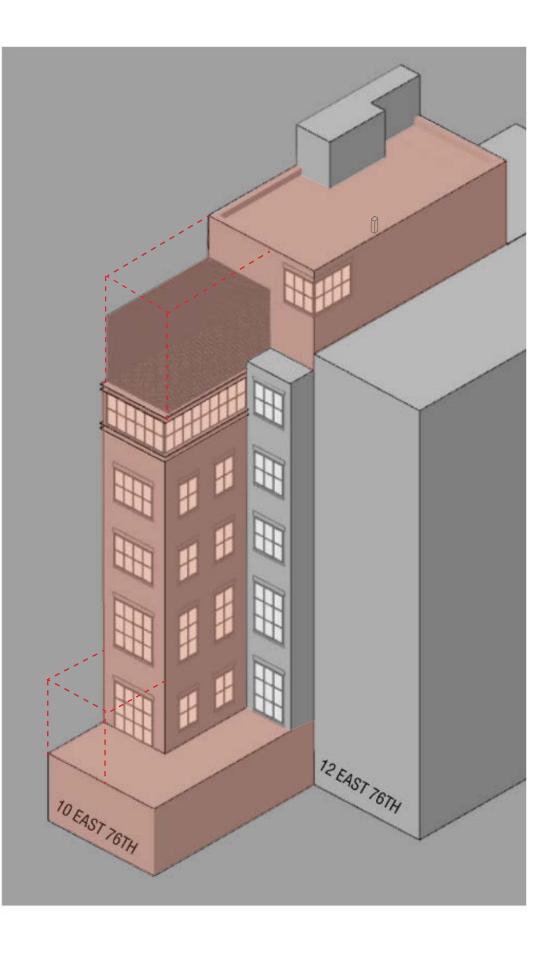




10 East 76th Street Upper East Side Historic District Existing Rear / Side Elevation

15





10 East 76th Street Upper East Side Historic District Existing & Proposed Massing

16



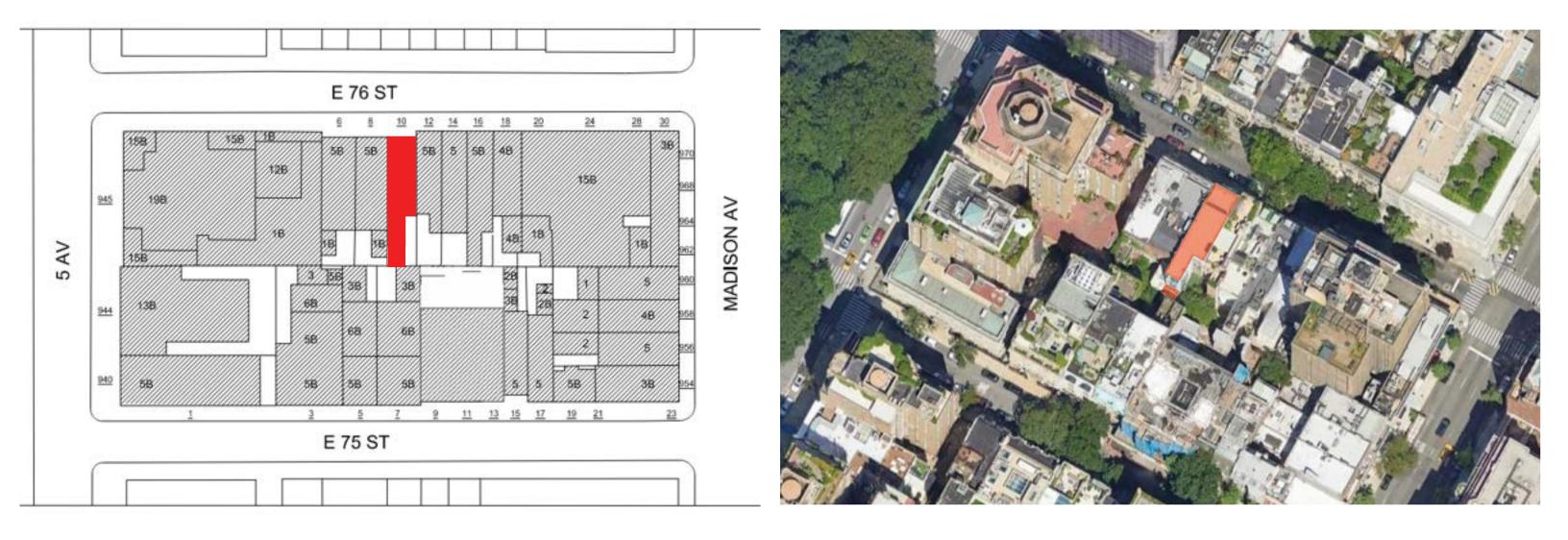
HIGGINS QUASEBARTH & PARTNERS, LLC

Upper East Side Historic District

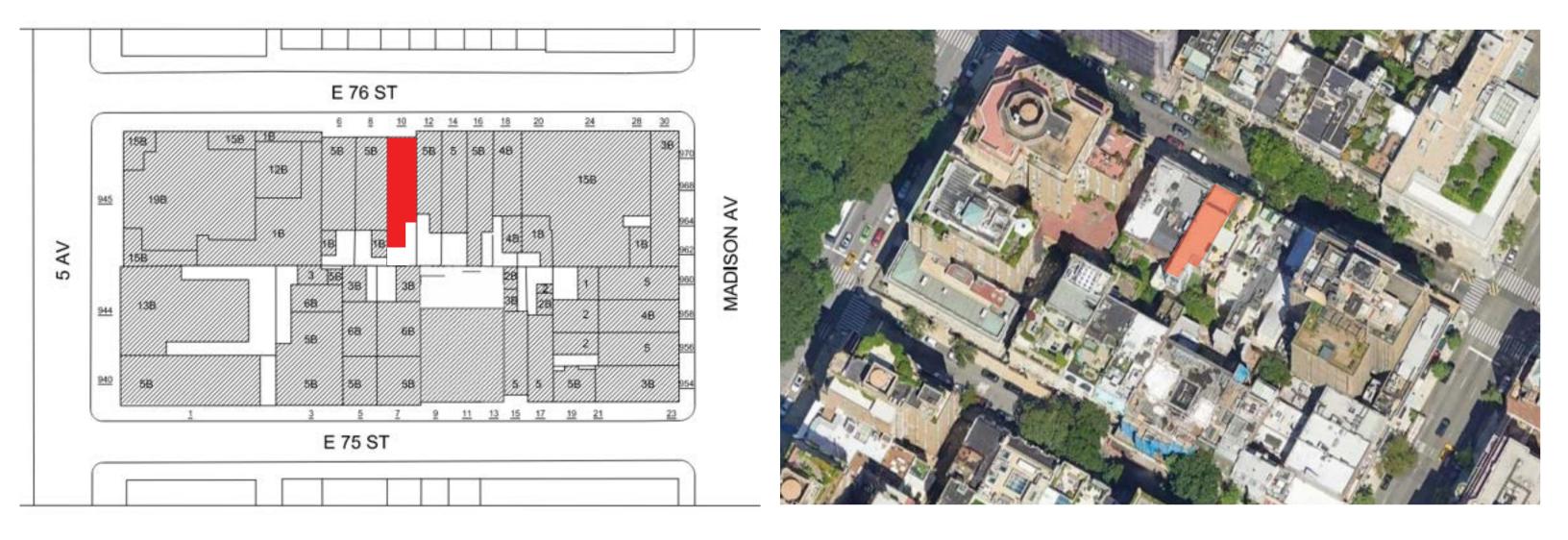


10 East 76th Street Upper East Side Historic District

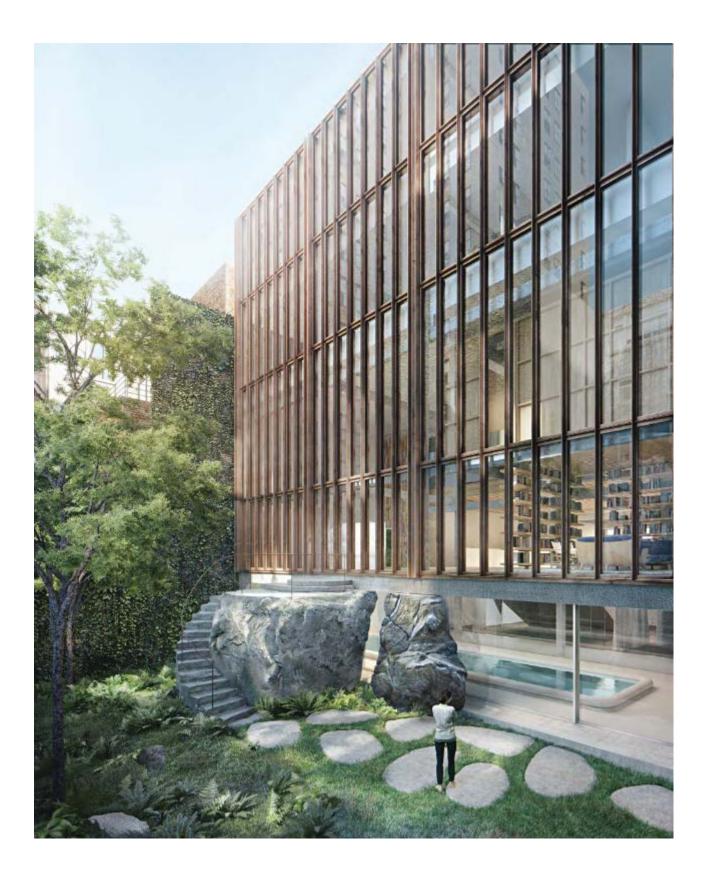
New Elevator			
New Lintels (Typ.)			
Mesh on Metal Frame			
New Lintels (Typ.)			
New Lintels (Typ.)			
New Lintels (Typ.)			
New Infill Masonry & Mortar to Match Existing New Lintels (Typ.) New Steel Windows in New Openings (Typ.) New Steel Windows in New Openings (Typ.) New Sills (Typ.)			
n Harris Architects LLP	reet Proposed E e Historic District	ast Elevation	

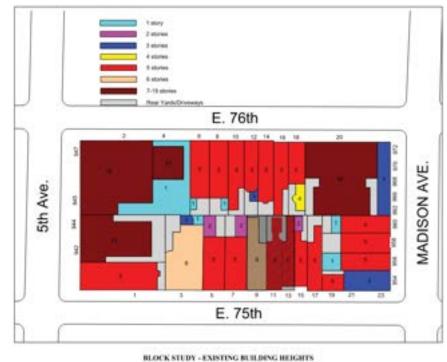


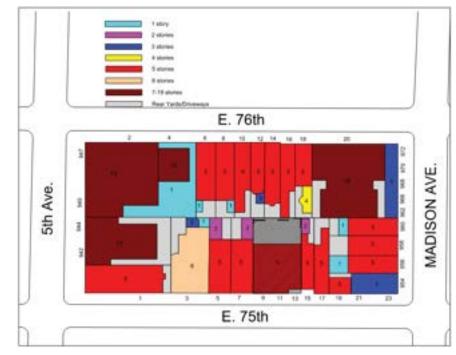
10 East 76th Street Upper East Side Historic District Existing Block Plan & Aerial View



10 East 76th Street Upper East Side Historic District Proposed Block Plan & Aerial View



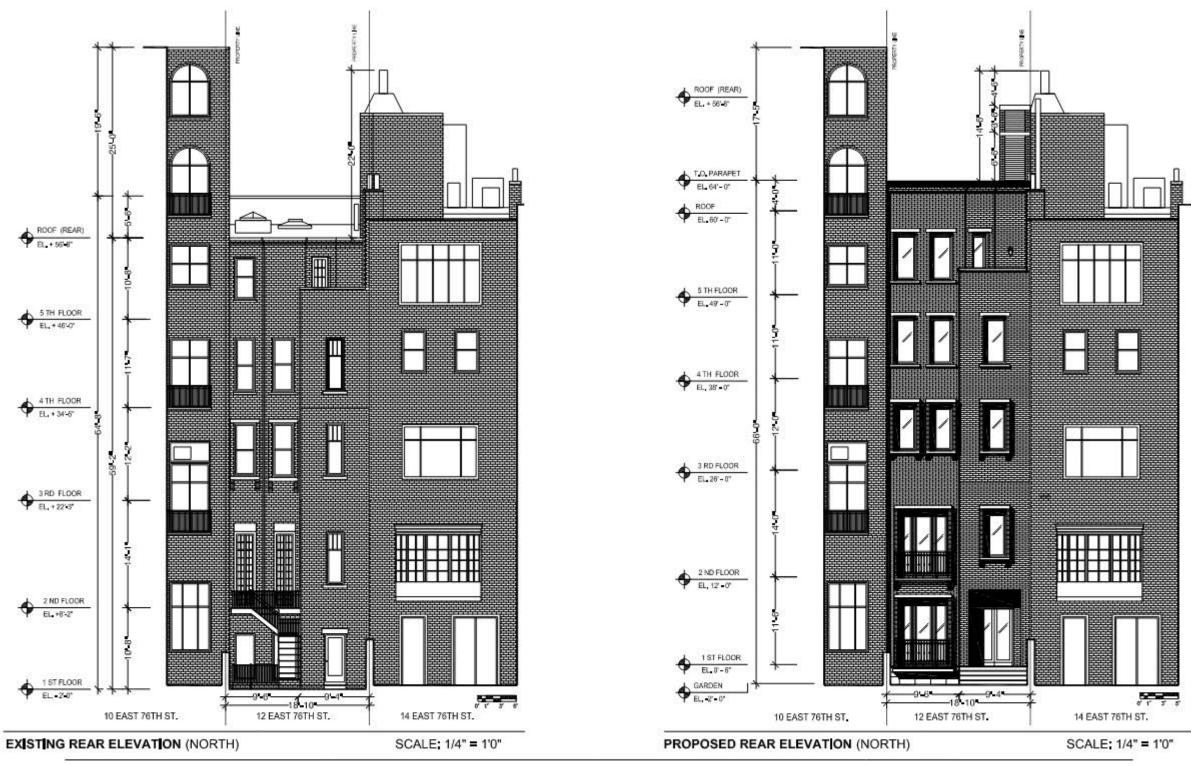




BLOCK STUDY - PROPOSED BUILDING REIGHTS

Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC

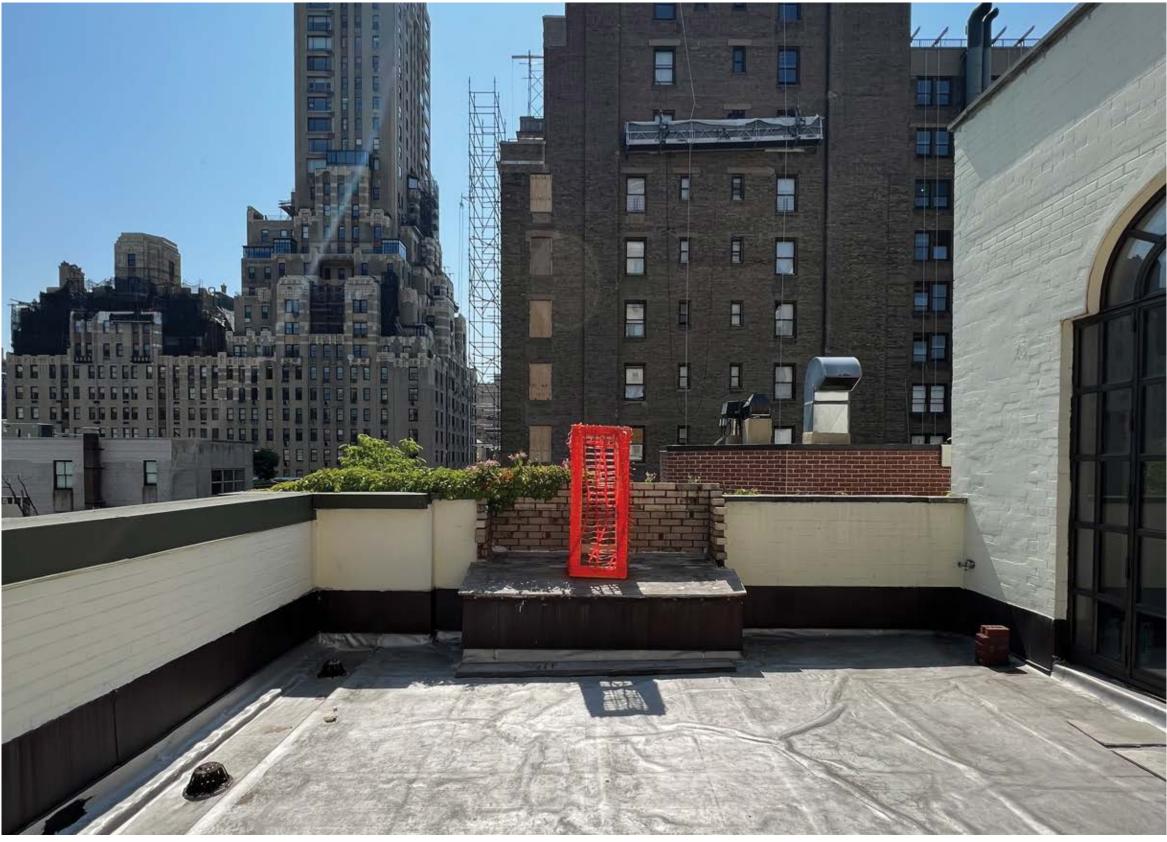
10 East 76th Street Upper East Side Historic District Precedent: 9-13 East 75th Street





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

Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District Precedent: 12 East 76th Street



View to East from Lower Roof towards Chimney Extension

10 East 76th Street Upper East Side Historic District



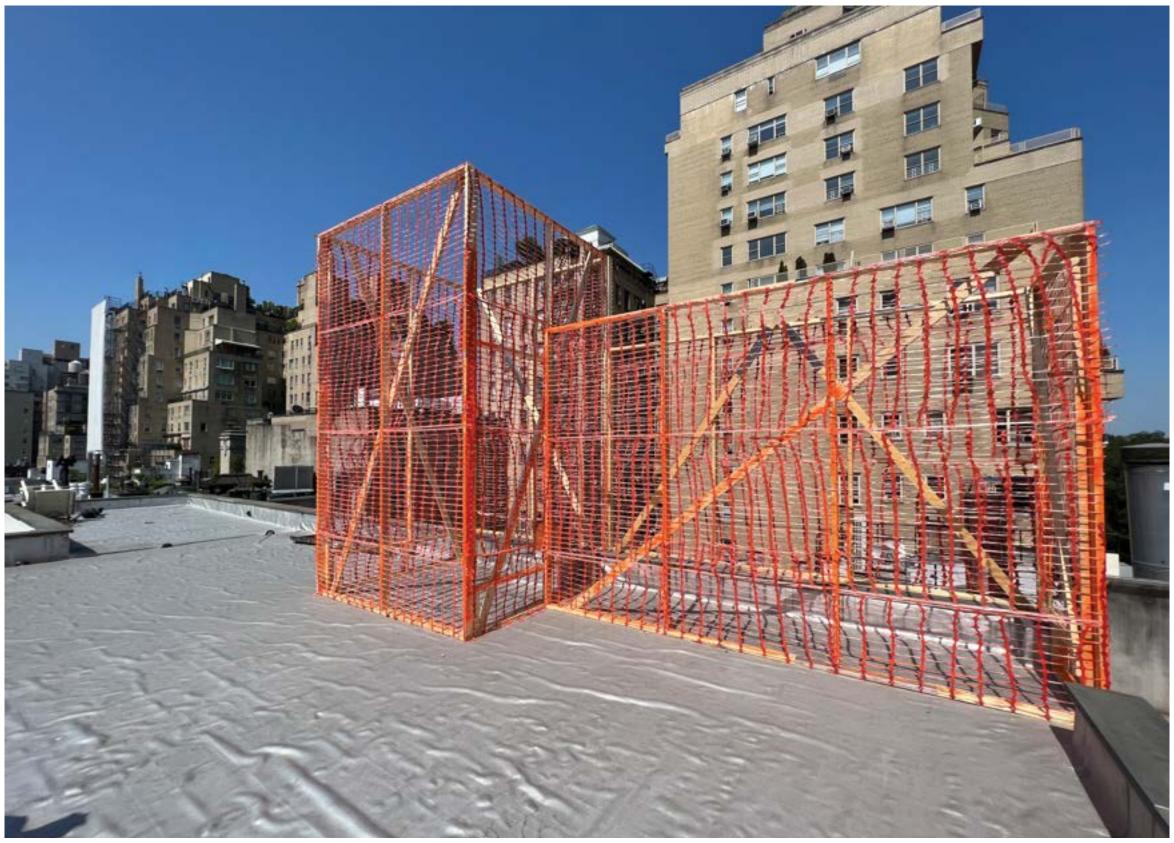
View to Southwest from Upper Roof towards Chimney Extension

10 East 76th Street Upper East Side Historic District



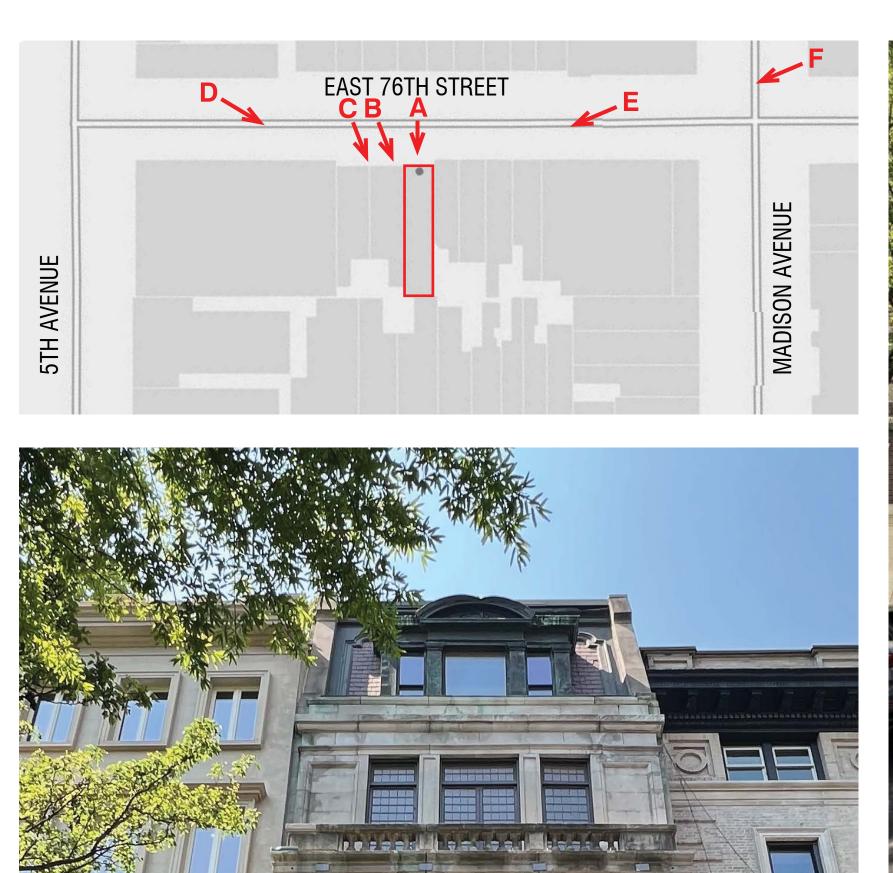
View to Northwest from Upper Roof towards Stair and Elevator Bulkhead

10 East 76th Street Upper East Side Historic District



View to Southwest from Upper Roof towards Stair and Elevator Bulkhead

10 East 76th Street Upper East Side Historic District





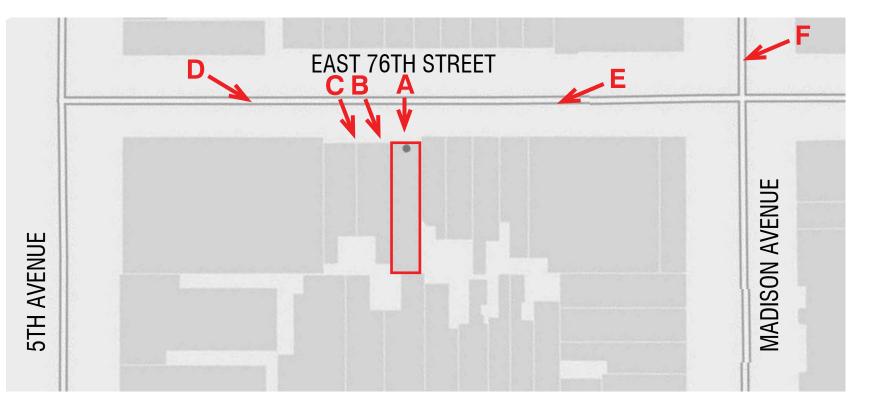
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Views of Mockup from East 76th Street

Α





Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District Views of Mockup from East 76th Street



29

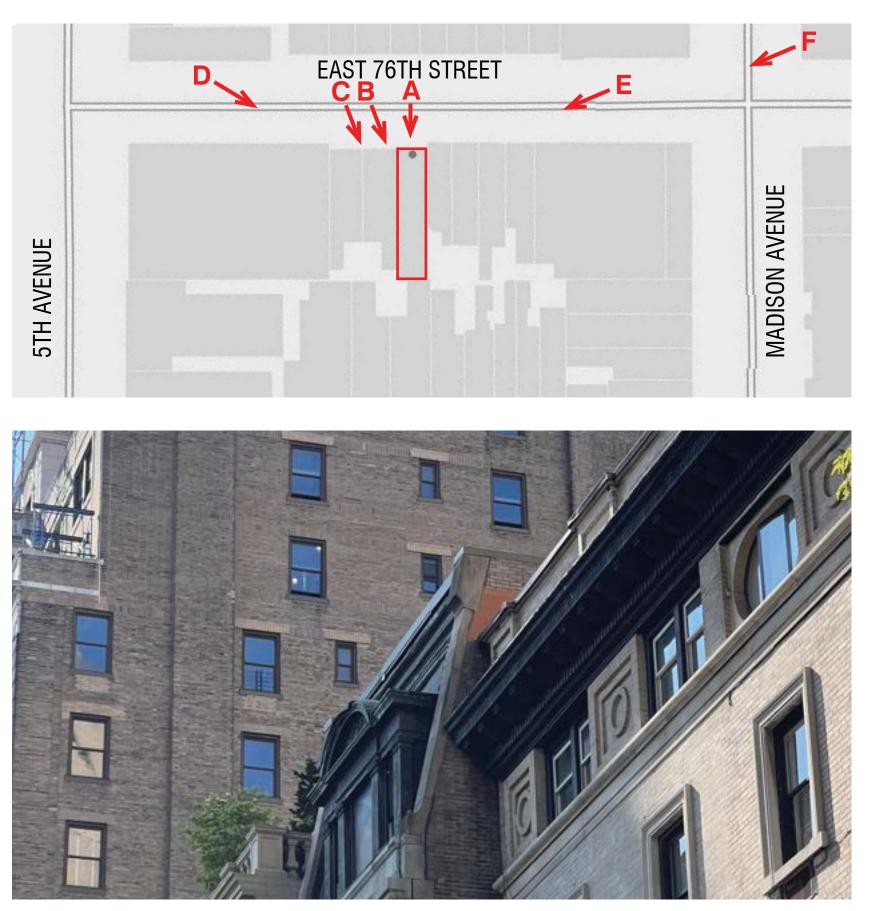




Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District Views of Mockup from East 76th Street

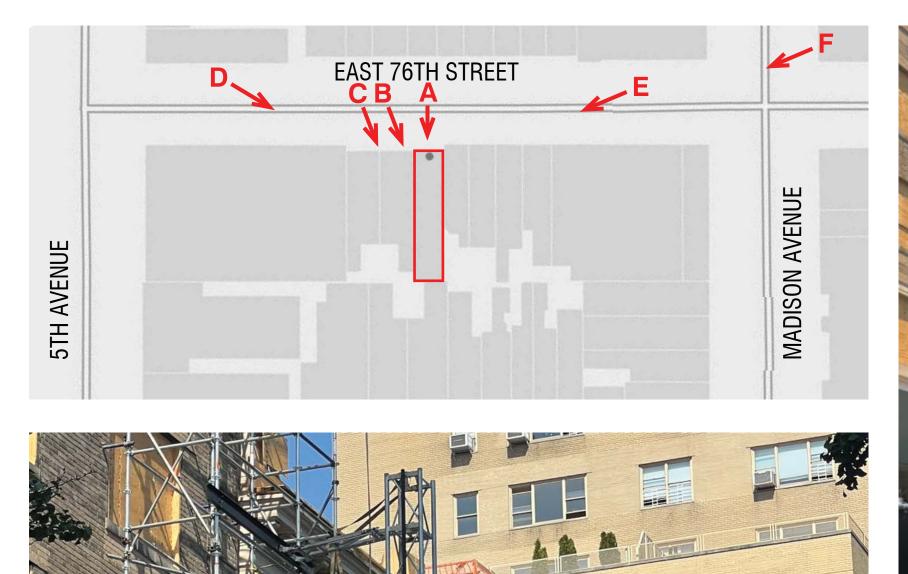
С







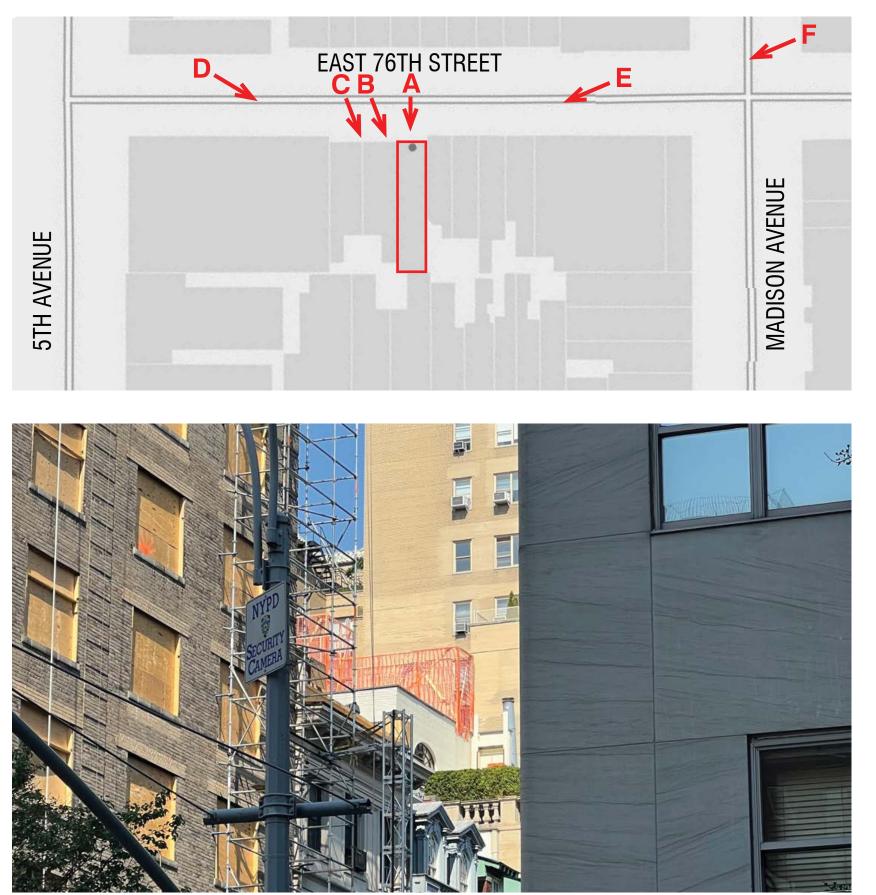
Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District Views of Mockup from East 76th Street

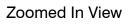




E

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10 East 76th Street Upper East Side Historic District Views of Mockup from Madison Avenue

F





Street Facade Masonry



Cast Stone Balustrade



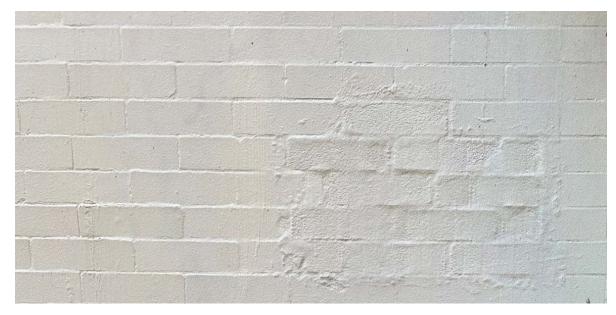
Lower Windows on Front Facade



Upper Windows on Front Facade

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Proposed Materials - Front Facade



Rear Facade Masonry



Mesh on Painted Steel Tubes



Steel Windows on Rear Facade



Steel Windows on Rear Penthouse

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Proposed Materials - Rear Facade



10 East 76th Street Upper East Side Historic District

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Appendix

Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District



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Existing Rear Elevation

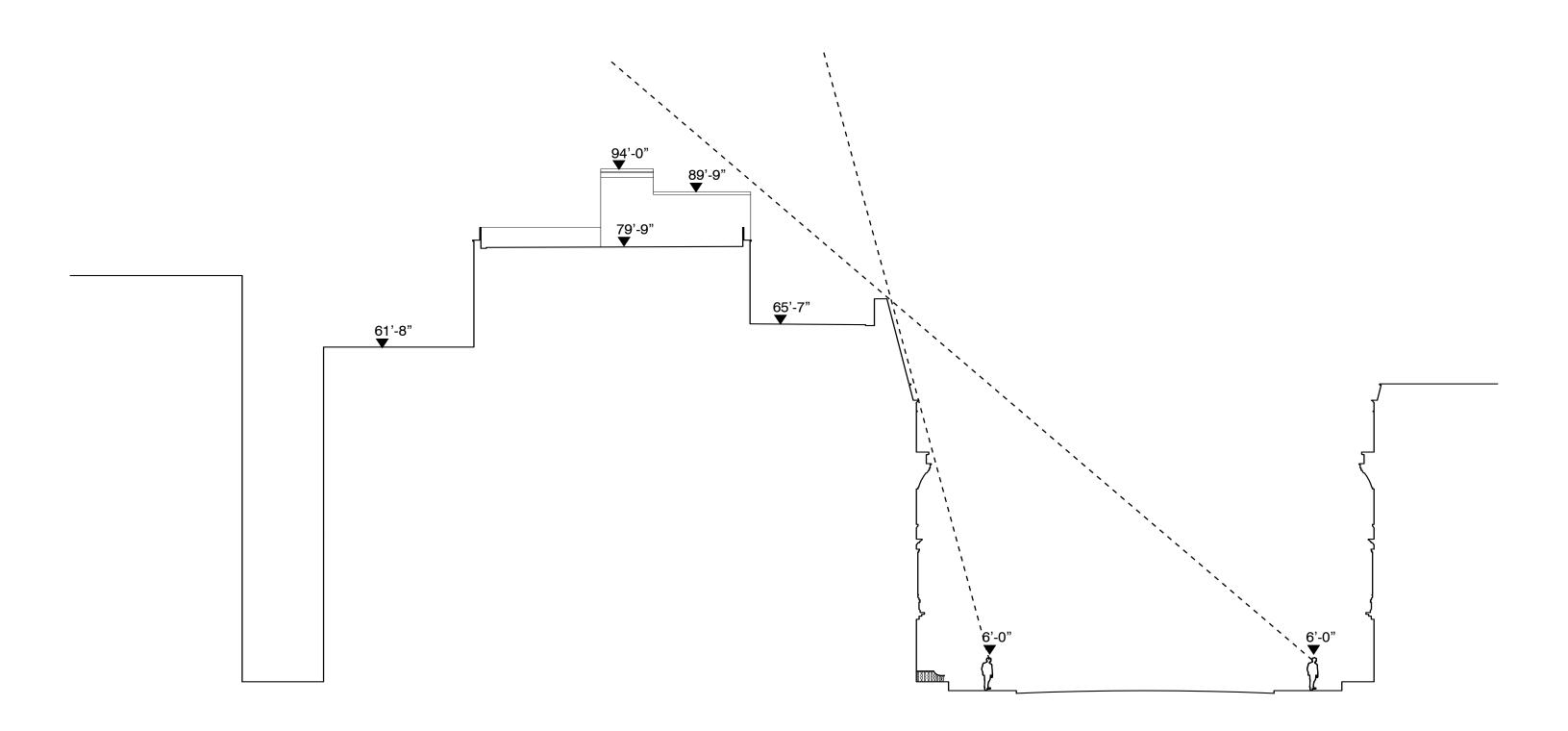
_	 	 	 	Roof EL: +79'-9"
	 	 	 	Sixth Floor EL: +65'-8"
	 	 	 	Fifth Floor EL: +51'-7"
	 	 	 	Fourth Floor EL: +39'-5"
	 	 	 	Third Floor EL: +26'-6"
	 	 	 	Second Floor EL: +12'-4"
	 	 	 	First Floor EL: +0'-0" Sidewalk EL: -1'-7 1/2"
				38



Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District

Proposed Rear Elevation

		Elevator Bulkhead EL: +93'-11 1/2"
		Stair Bulkhead EL: +89'-9"
	New Elevator & Stair Bulkhead	
		Roof
	New Lintels (Typ.)	EL: +79'-9"
	New Steel Windows in New Openings (Typ.)	
-	New Sills (Typ.)	
	Repaint Existing Brick Facade	
	New Steel & Glass Doors In New Openings (Typ.)	Sixth Floor
		EL: +65'-8"
	New Lintels (Typ.)	
	New Steel Windows in New Openings (Typ.)	
	New Sills (Typ.)	
		Fifth Floor
		EL: +51'-7"
	New Lintels (Typ.)	
	New Steel Windows	
	in New Openings (Typ.)	
	New Sills (Typ.)	Fourth Floor
		EL: +39'-5"
	New Lintels (Typ.)	
	New Steel Windows in New Openings (Typ.)	
	New Sills (Typ.)	
		Third Floor EL: +26'-6"
	New Lintels (Typ.)	EL: +20-0
	New Steel Windows in New Openings (Typ.)	
	New Sills (Typ.) New Infill Masonry &	Second Floor
	New Infill Masonry & Mortar to Match Existing	EL: +12'-4"
	New Lintels (Typ.)	
	New Steel & Glass Doors	First Floor
	in New Openings (Typ.)	EL: +0'-0"
		Ciderrally
		Sidewalk EL: -1'-7 1/2"
		,_
		20
		00

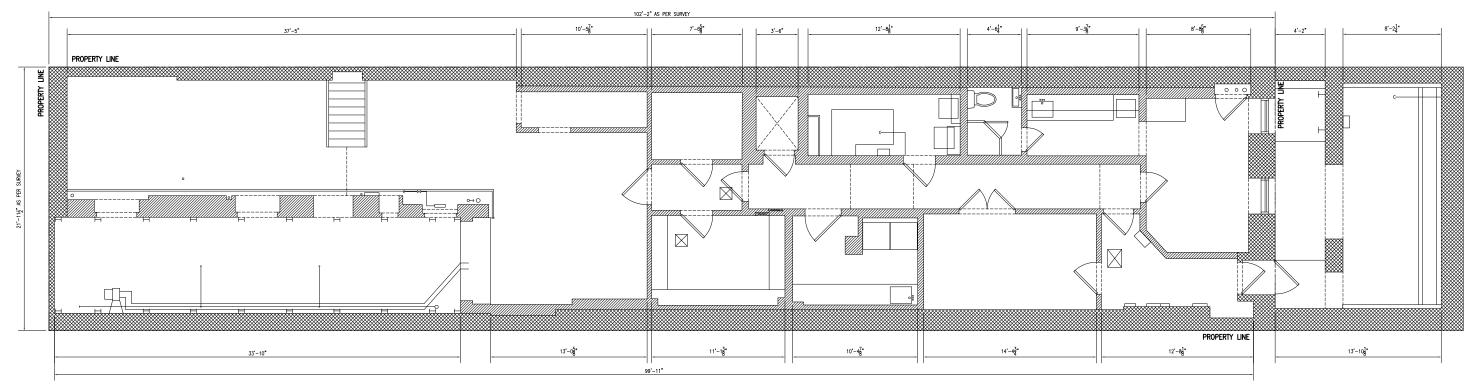


10 East 76th Street Upper East Side Historic District

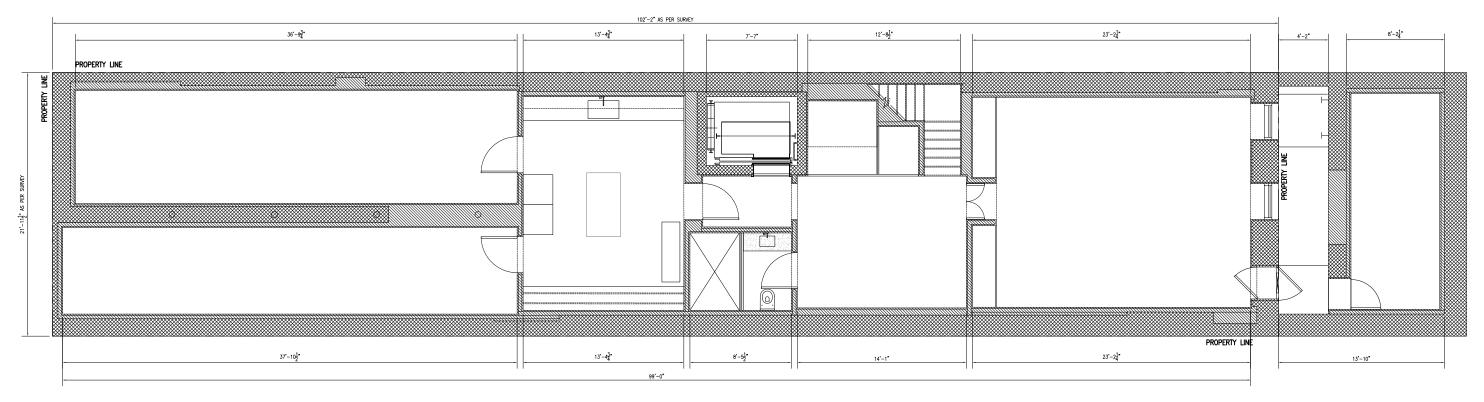
Sight Line Diagram







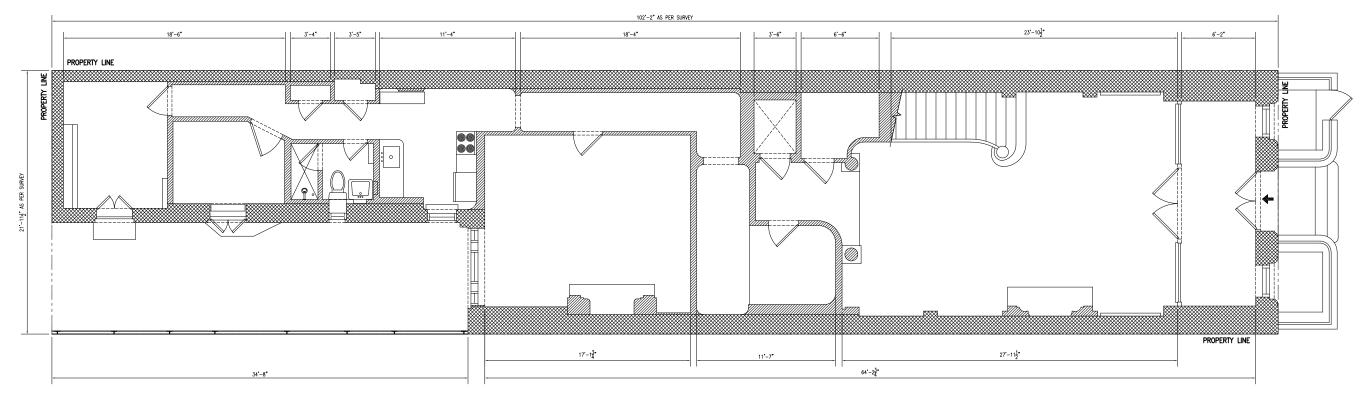
Existing Cellar Plan



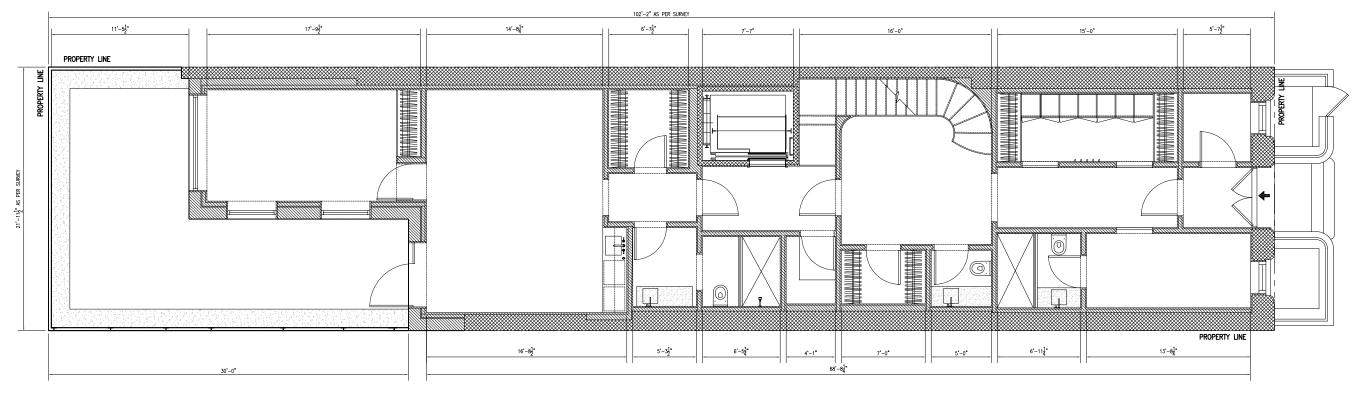
Proposed Cellar Plan

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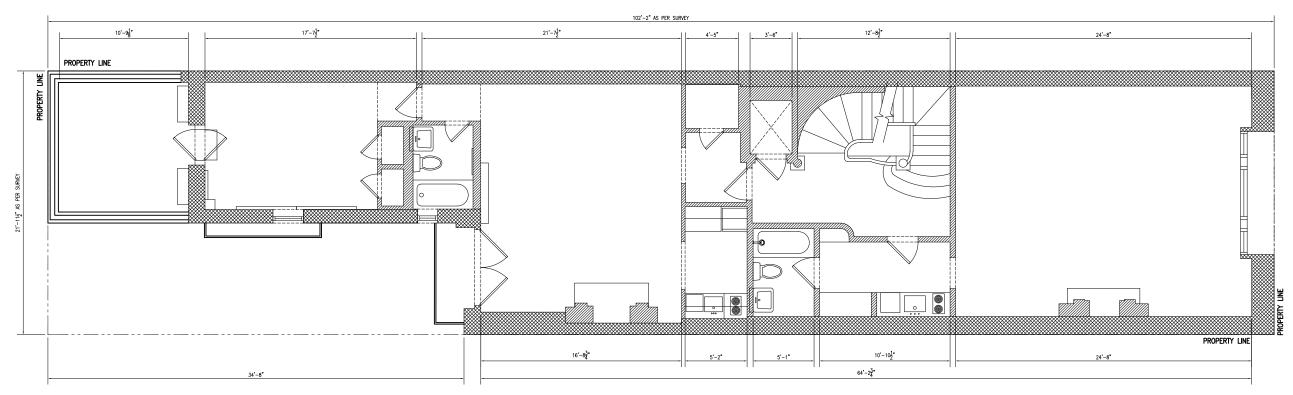
Existing First Floor Plan



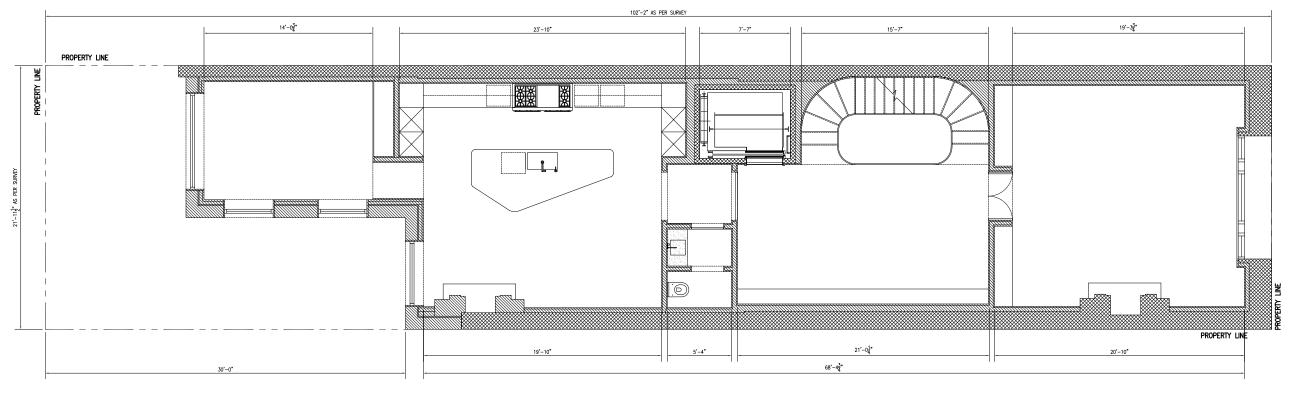
Proposed First Floor Plan

Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District First Floor Plan





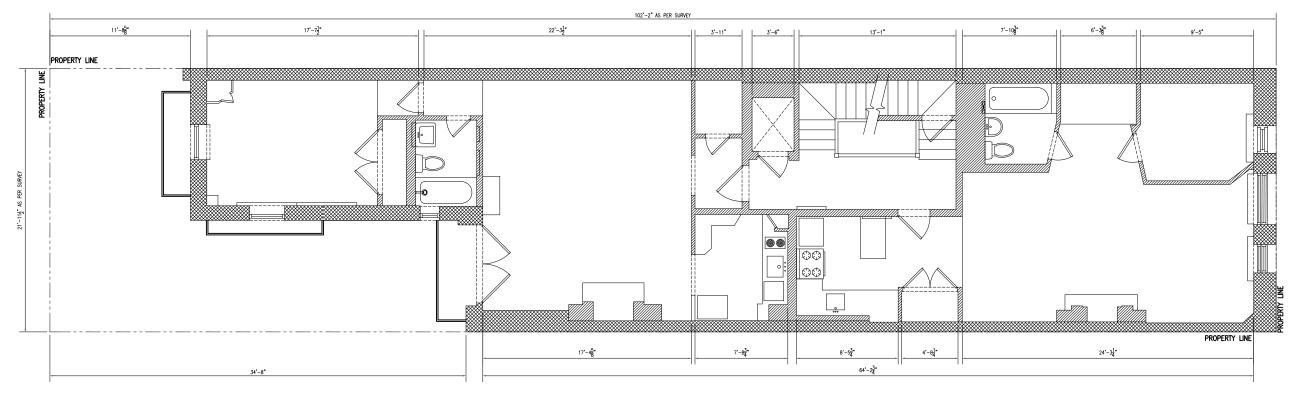
Existing Second Floor Plan



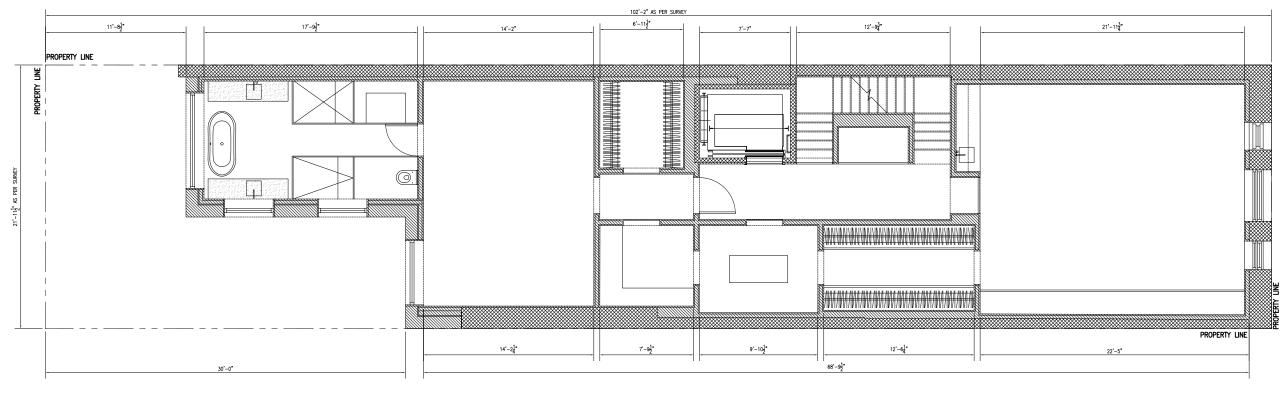
Proposed Second Floor Plan

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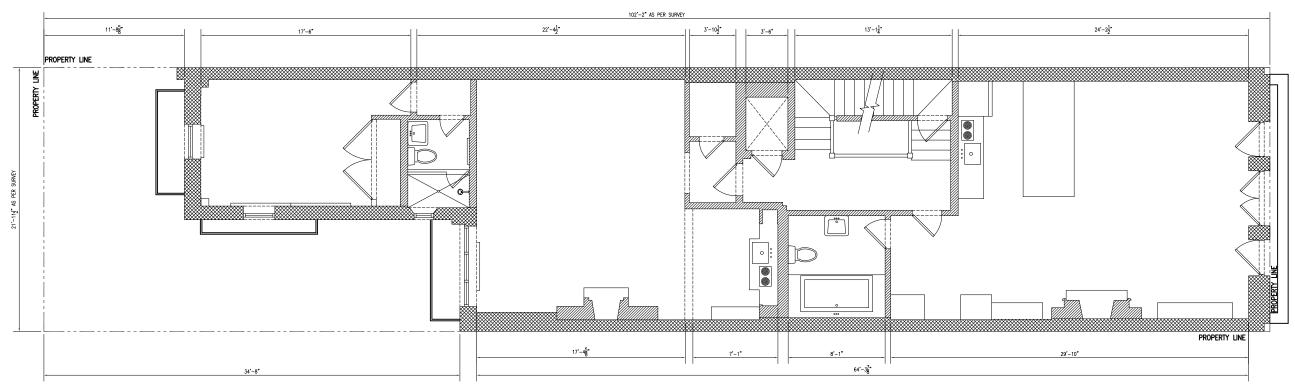
Existing Third Floor Plan



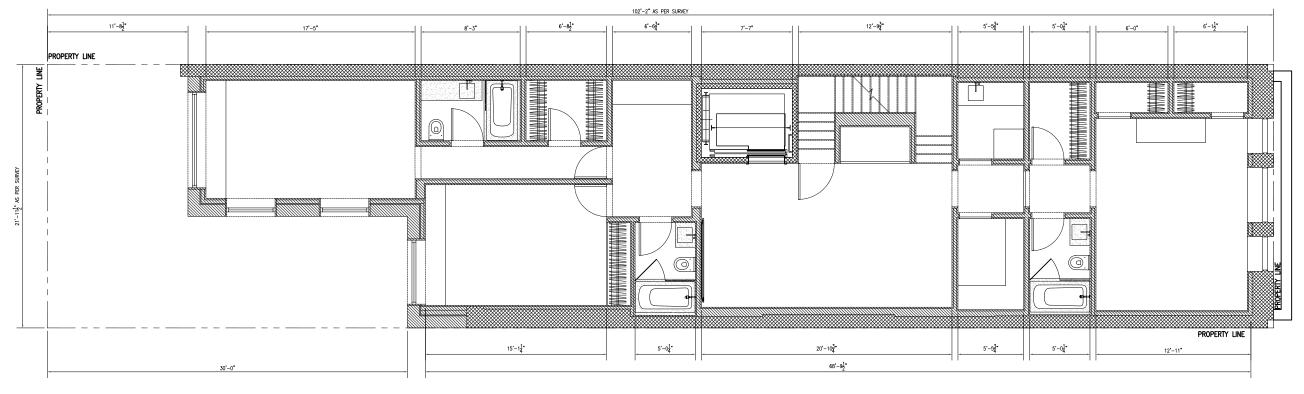
Proposed Third Floor Plan

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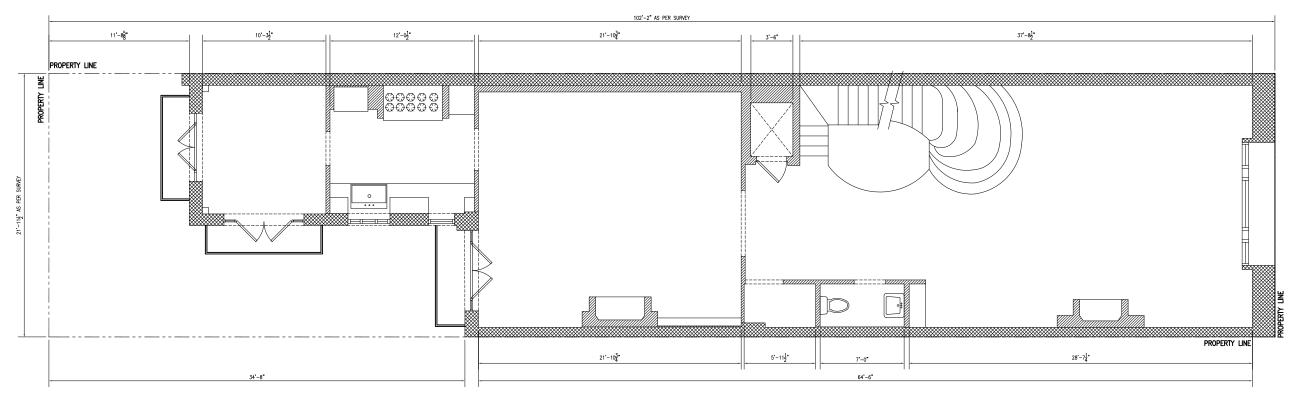
Existing Fourth Floor Plan



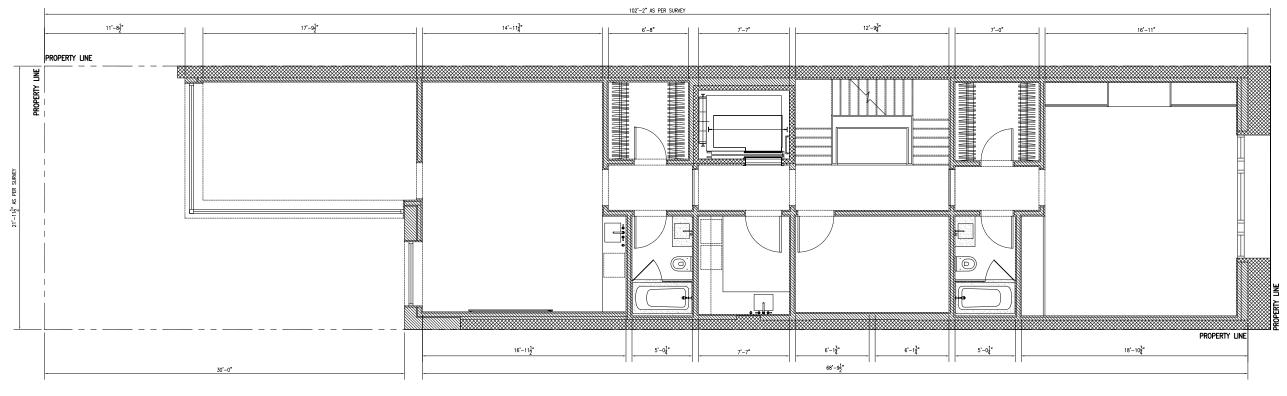
Proposed Fourth Floor Plan

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Existing Fifth Floor Plan

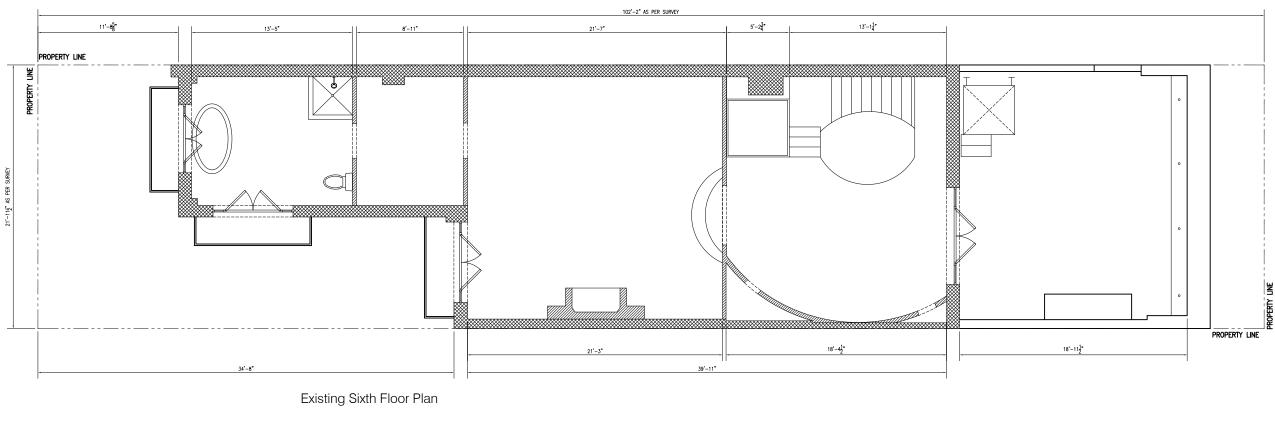


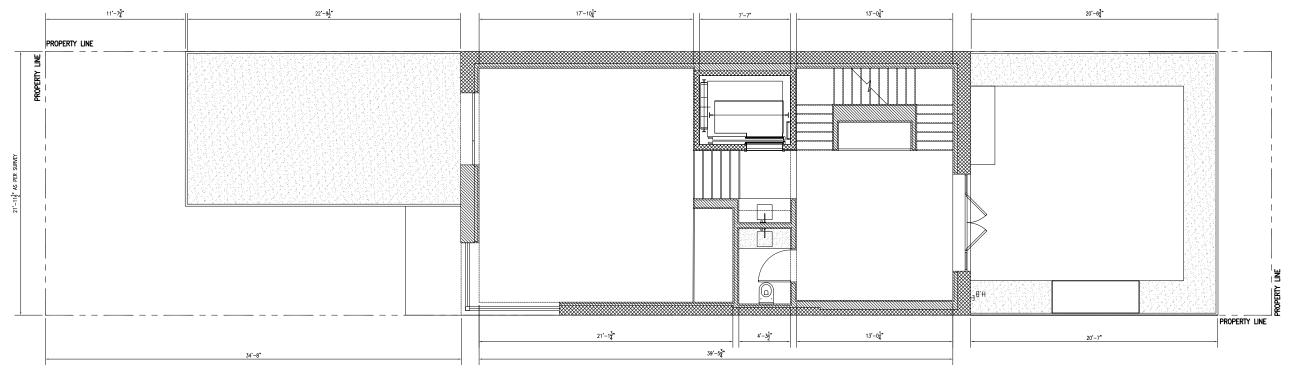
Proposed Fifth Floor Plan

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Fifth Floor Plan





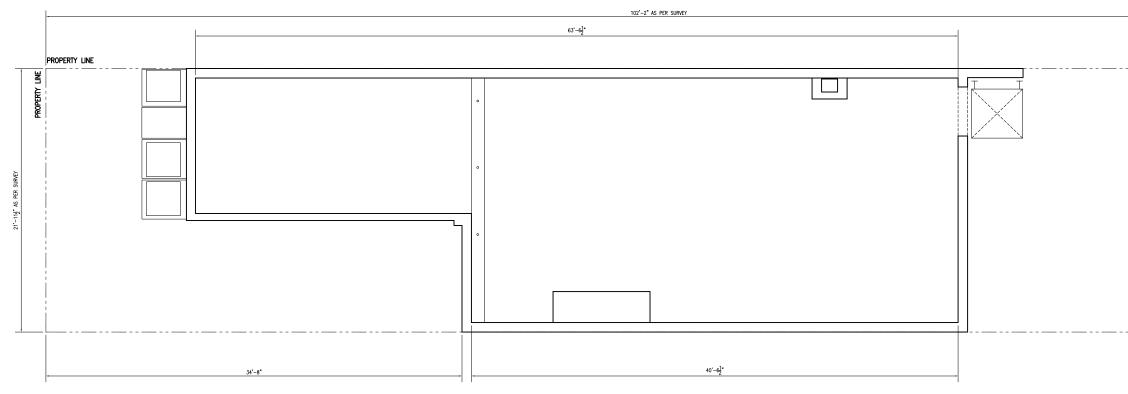


Proposed Sixth Floor Plan

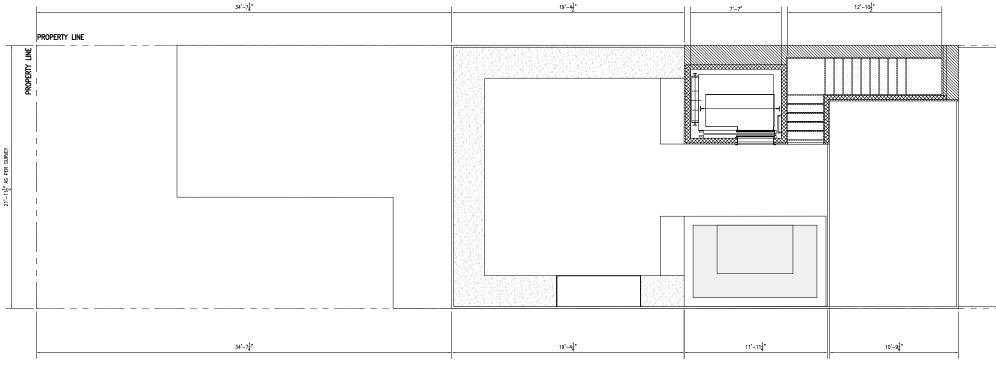
Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC

10 East 76th Street Upper East Side Historic District Sixth Floor Plan





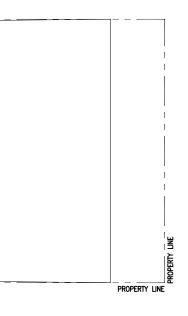
Existing Roof Plan



Proposed Roof Plan

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Steven Harris Architects LLP HIGGINS QUASEBARTH & PARTNERS, LLC 10 East 76th Street Upper East Side Historic District View from Southwest