

July 25, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-11675

10 East 76th Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 818 2472 3239

Passcode: 755950

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

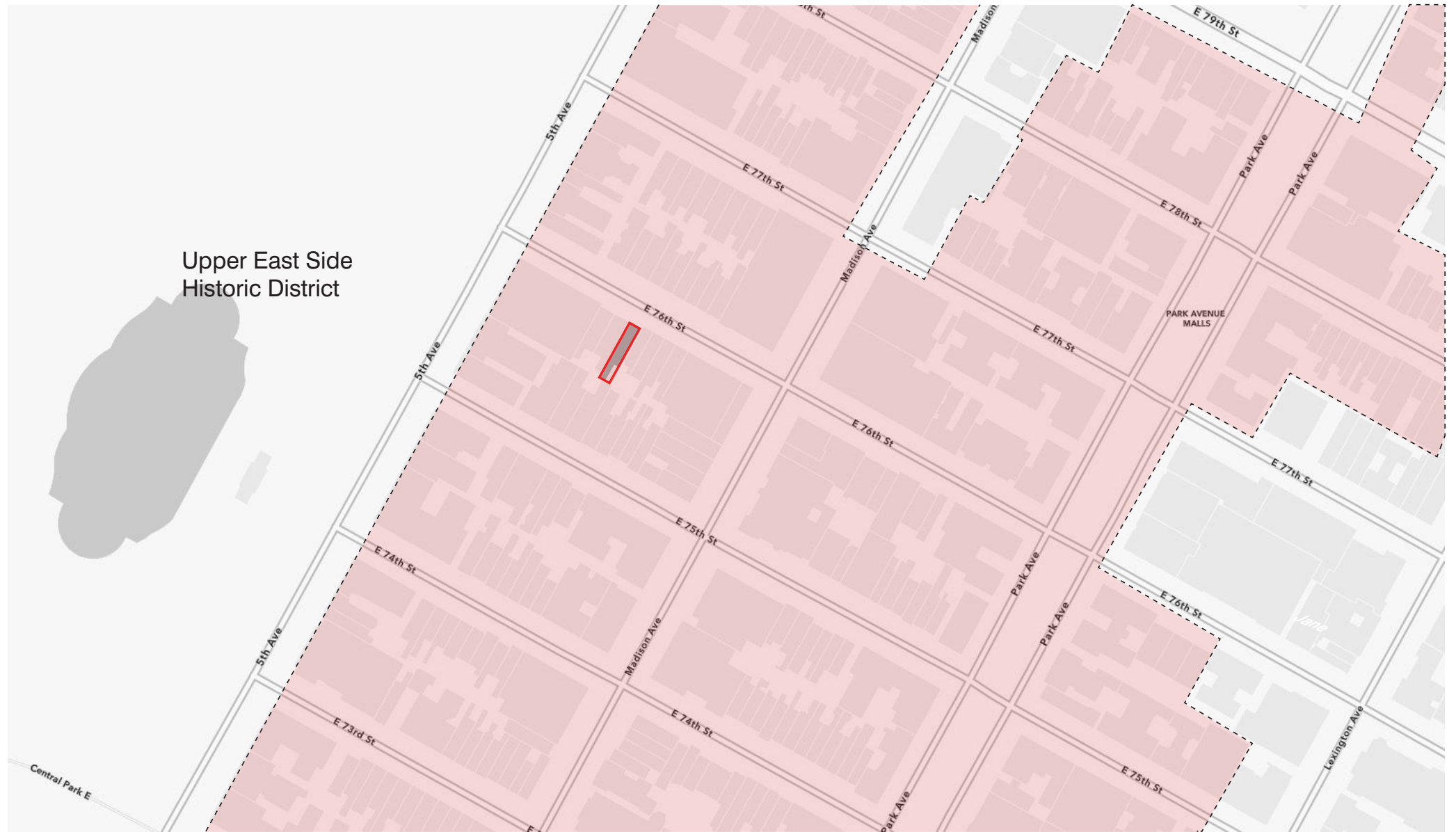
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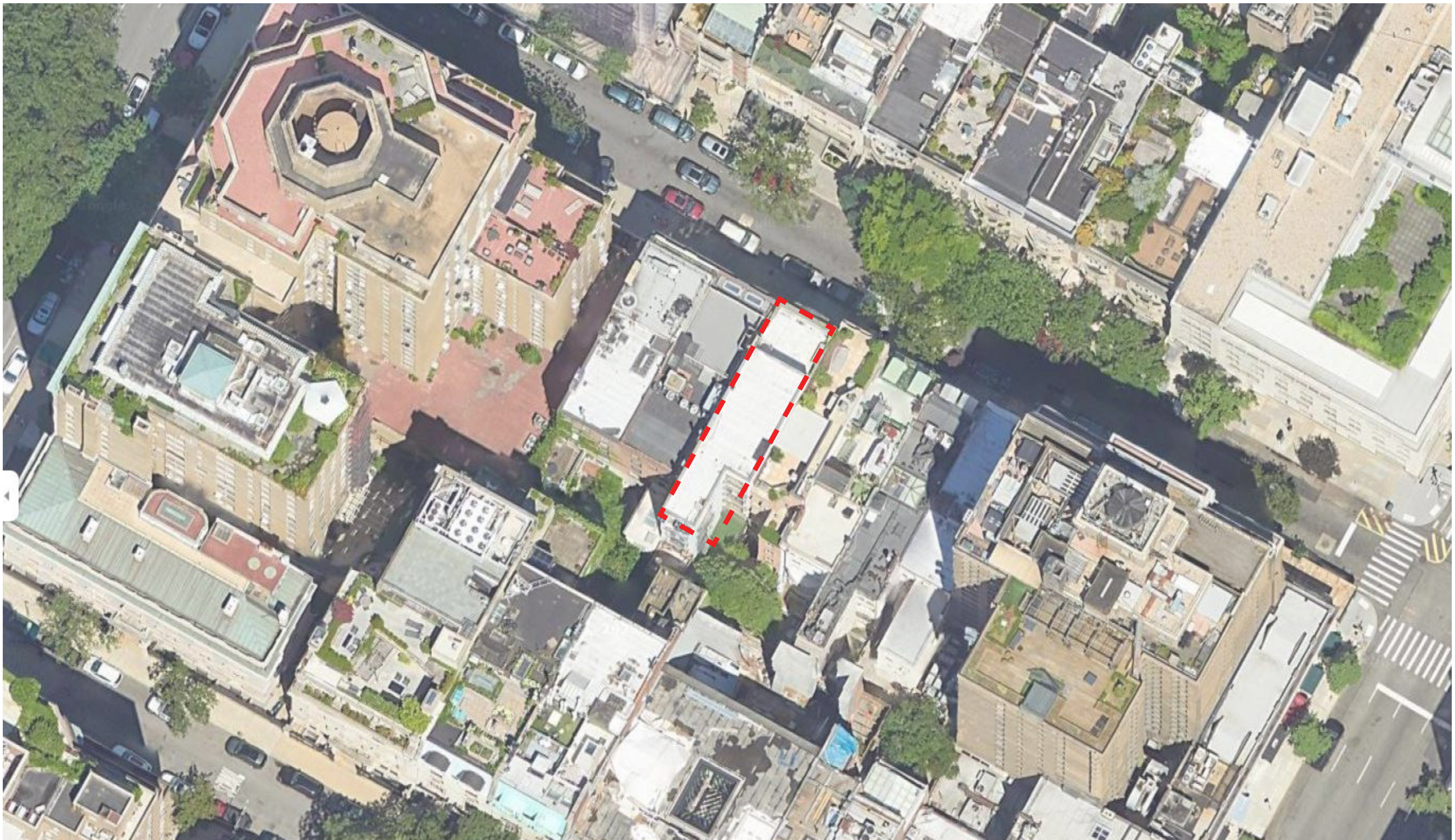


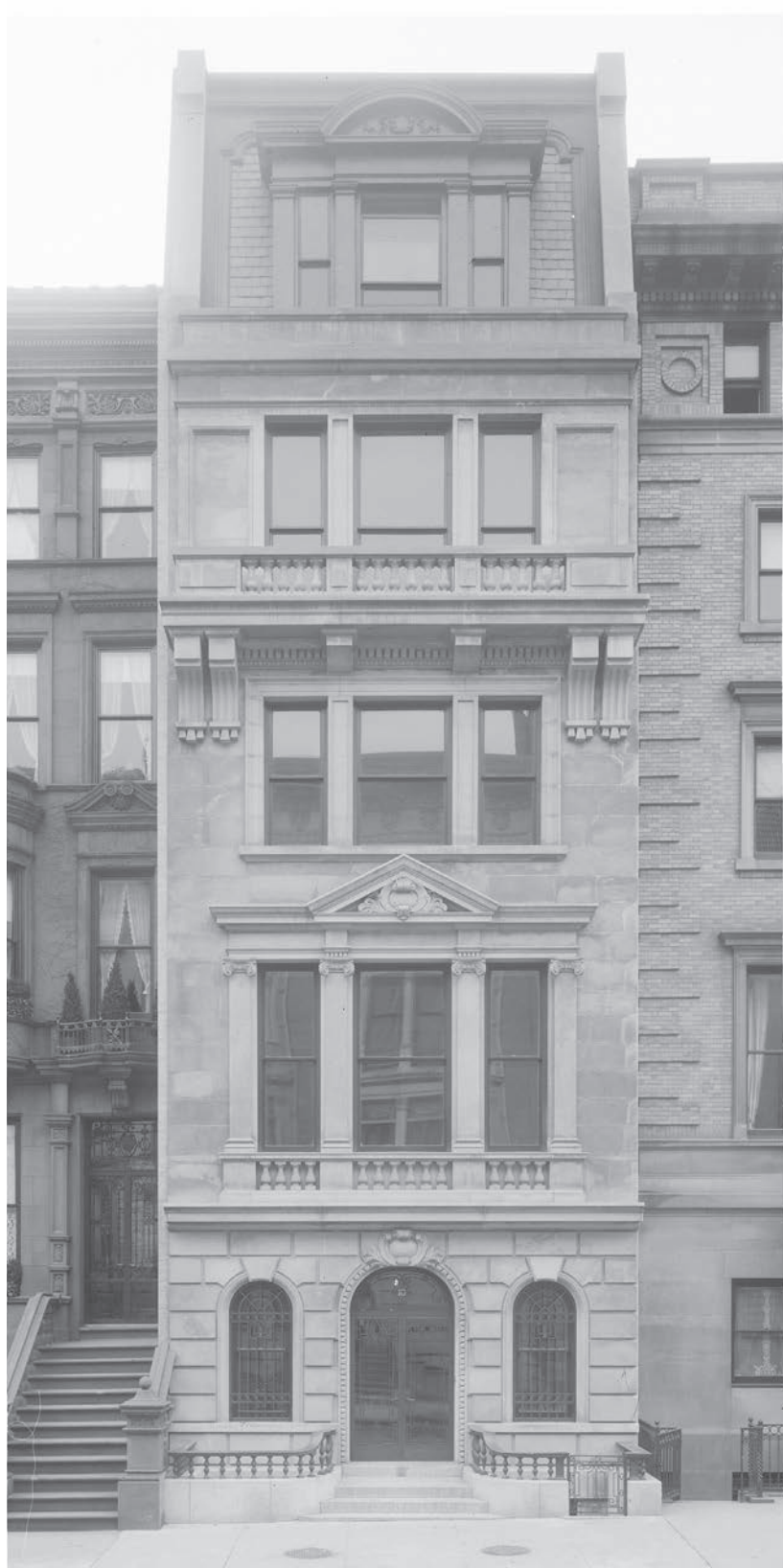
Presentation to the
Landmarks Preservation Commission

10 East 76th Street
Upper East Side Historic District

25 July 2023







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



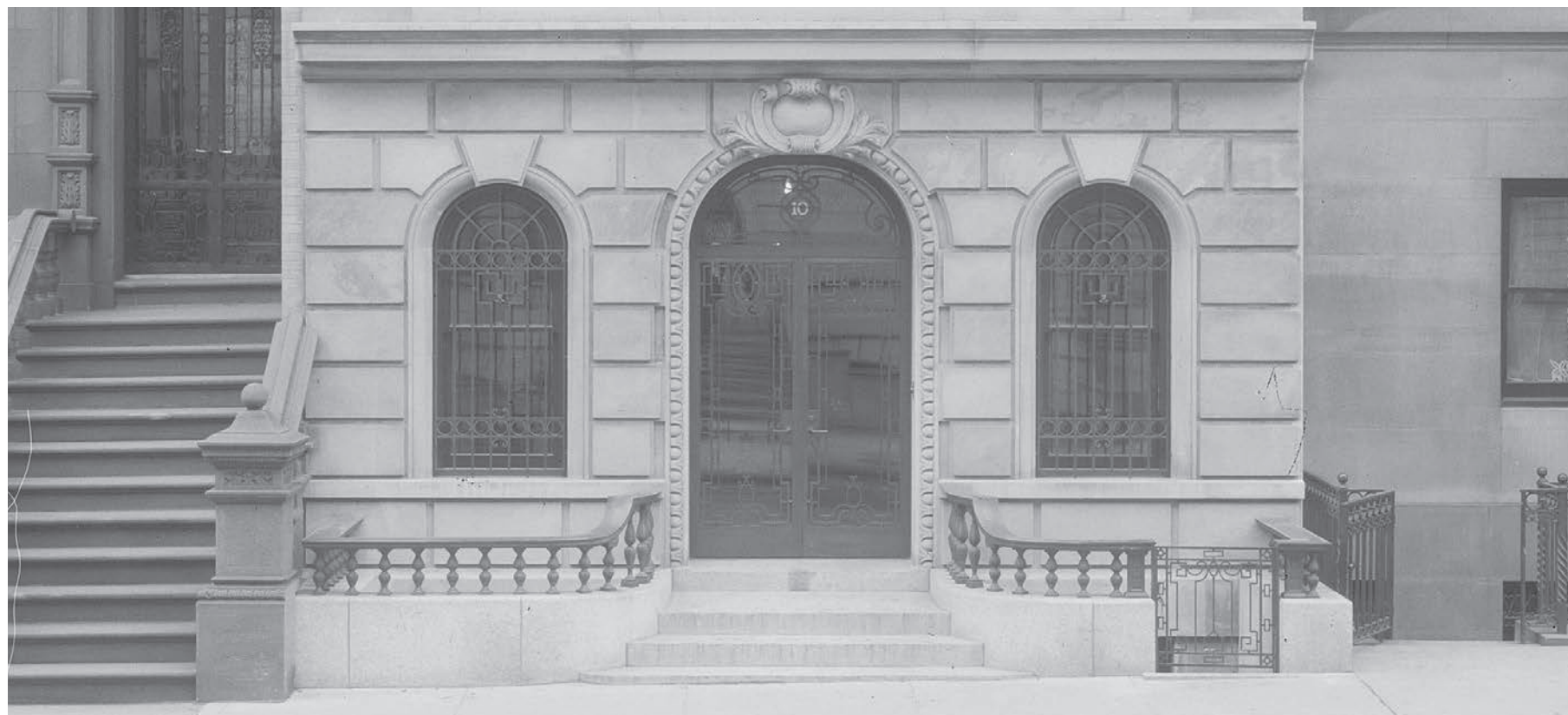
10 East 76th Street, ca. 1940
(Tax Photo, NYC Municipal Archives)



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



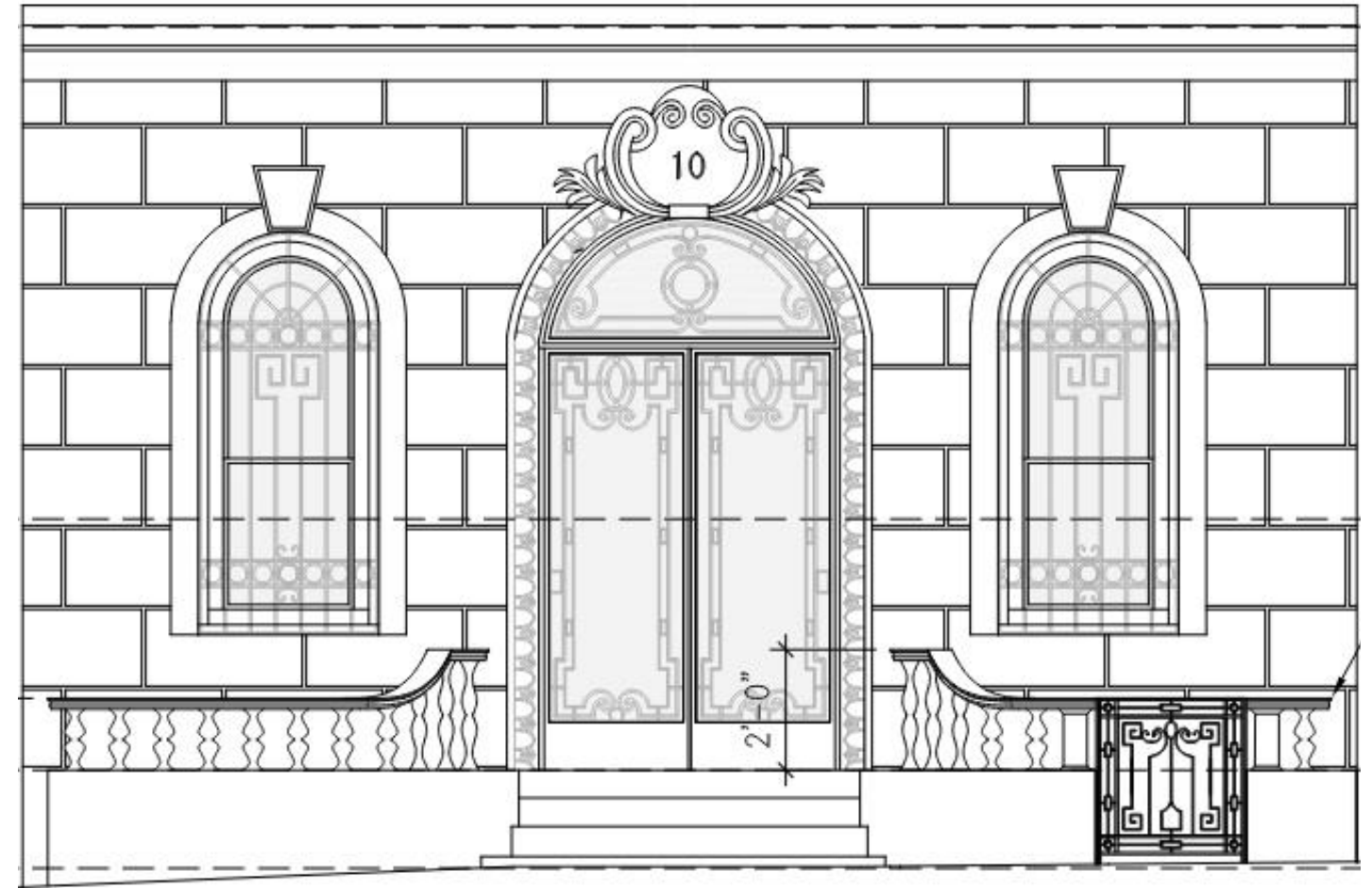
Photo from Present Day



Historical Photo from 1910

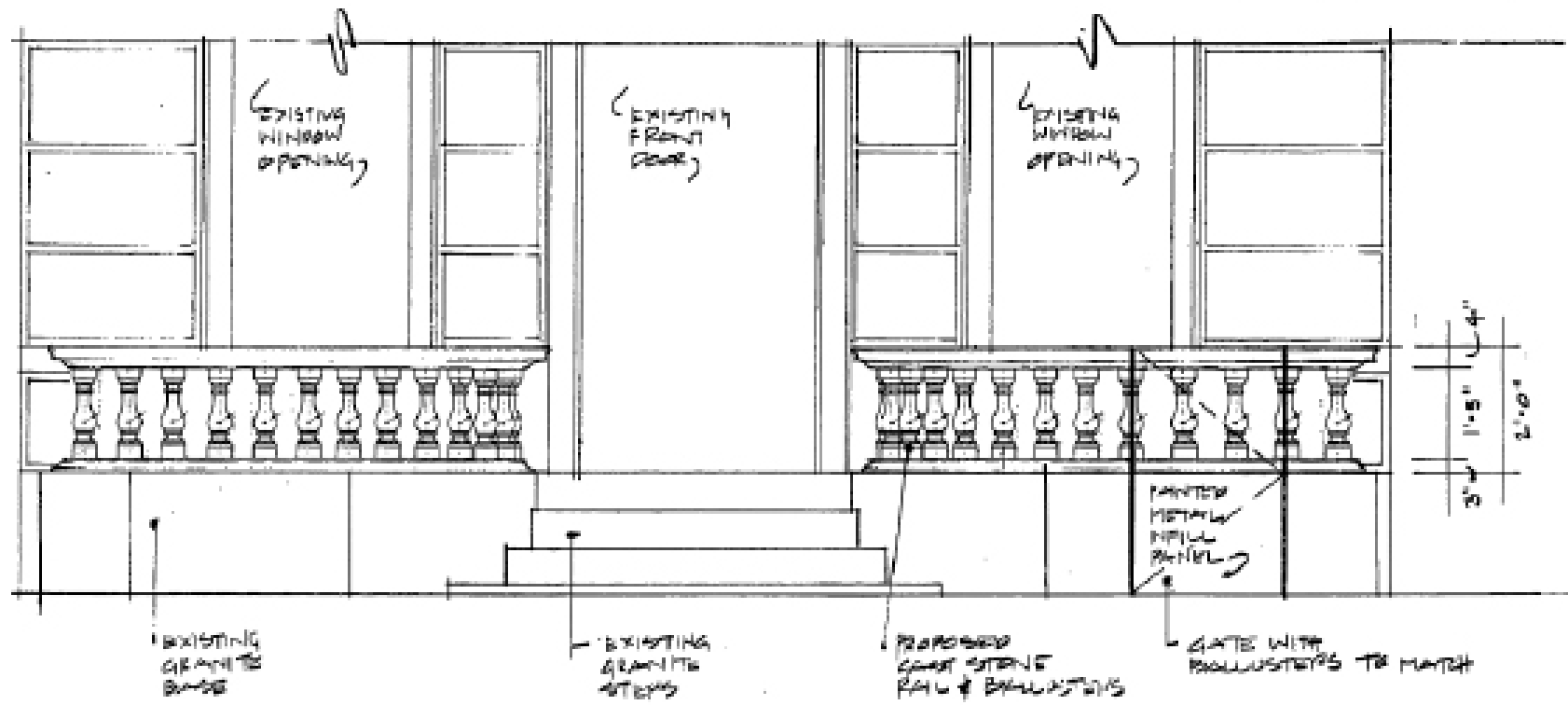


Existing Areaway Railing



Proposed balustrade (in cast stone) and gate (iron) to match original design.

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



Existing stone balusters at the second floor.



Existing stone balusters at the fourth floor.



5 East 82nd Street stone balusters (1901, Beaux Arts)



58 East 79th St
(Carrere & Hastings, 1899)
Met Museum HD



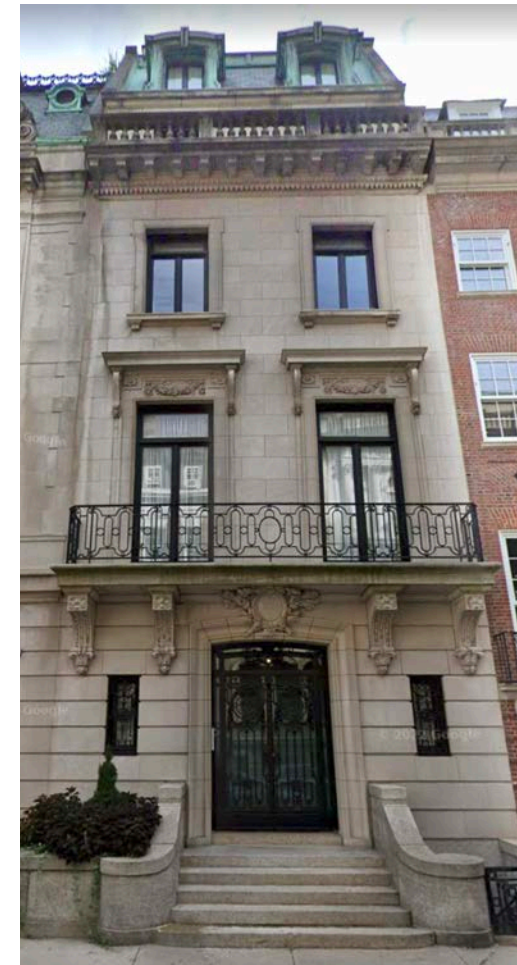
5 East 82nd St
(Jane & Leo, 1901)
Met Museum HD



15 East 63rd St
(John H. Duncan, 1901)
UES HD



39 East 67th St
(Ernest Flagg, 1904)
UES HD



20 East 73rd St
(Blum & Blum, 1911)
UES HD



44 East 74th St
(George F. Pelham, 1905)
UES HD



FOURTH FLOOR
 1995 metal windows installed with simulated divided lights and spacer bars. One-over-one, double-hung windows prior to 1995.

THIRD FLOOR
 Steel windows installed ca. 1920-1940. Replacement glazing and casing.

SECOND FLOOR
 ca. 1920s steel windows and glazing with lead caning



15 East 62nd Street



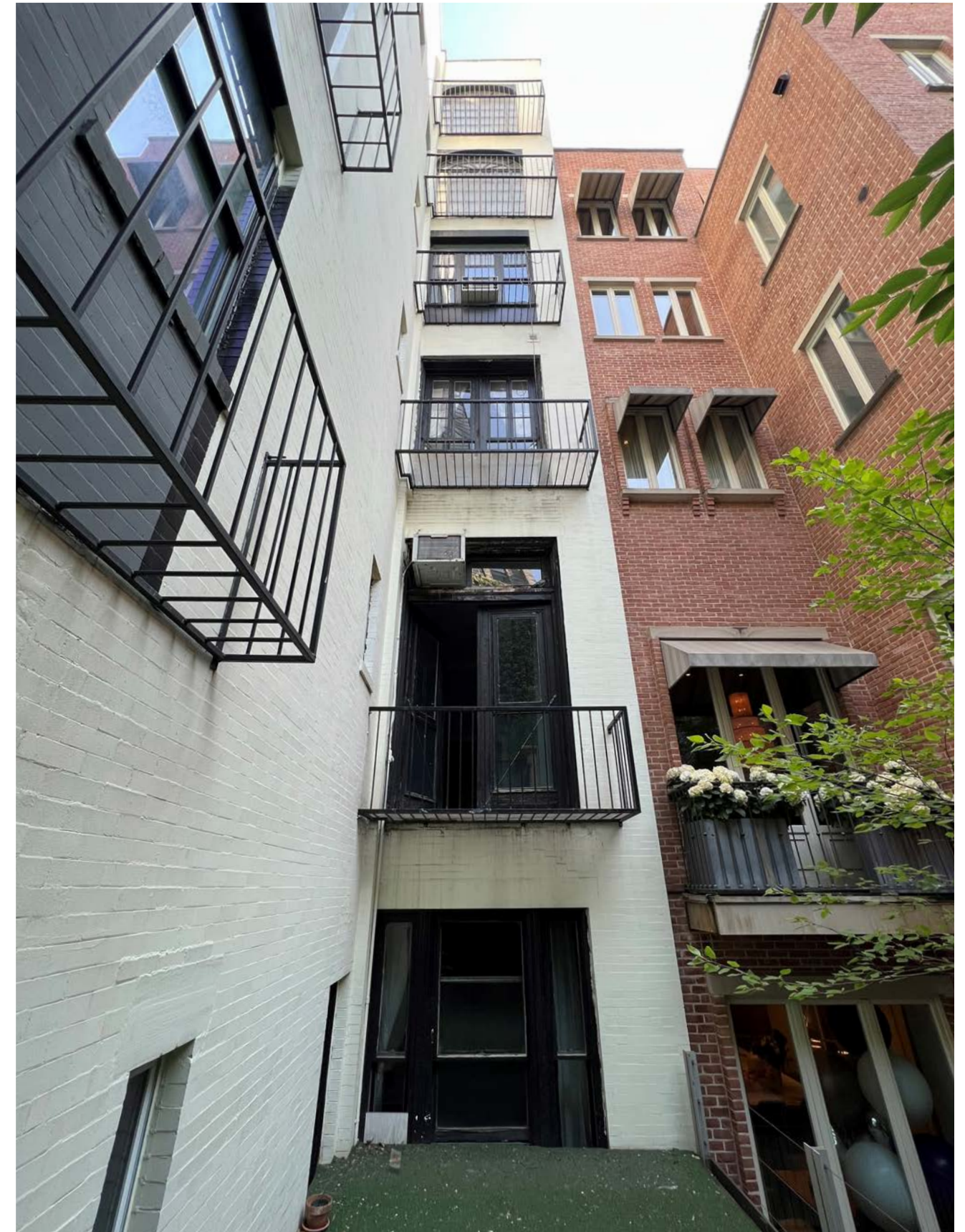
21 East 63rd Street

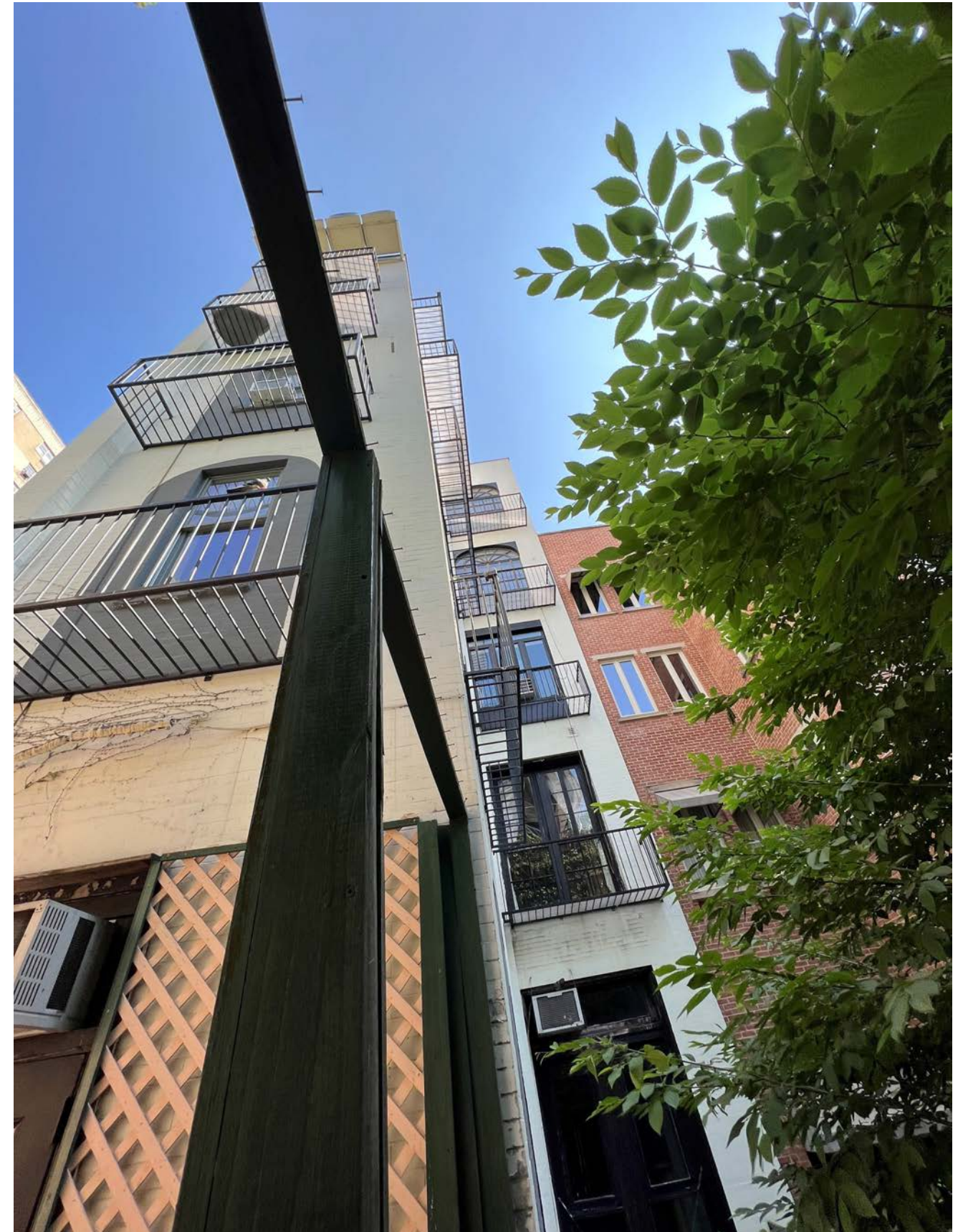
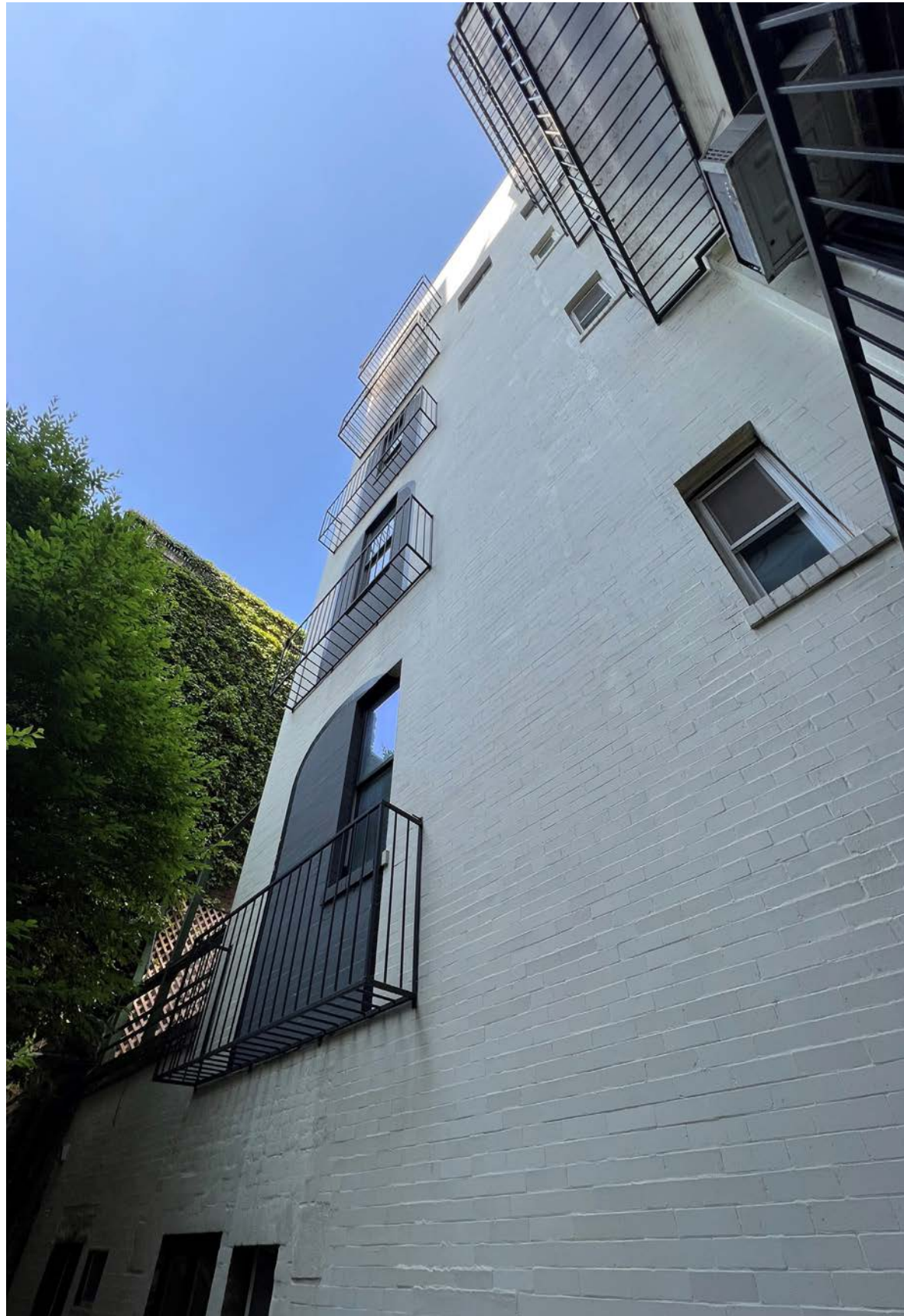


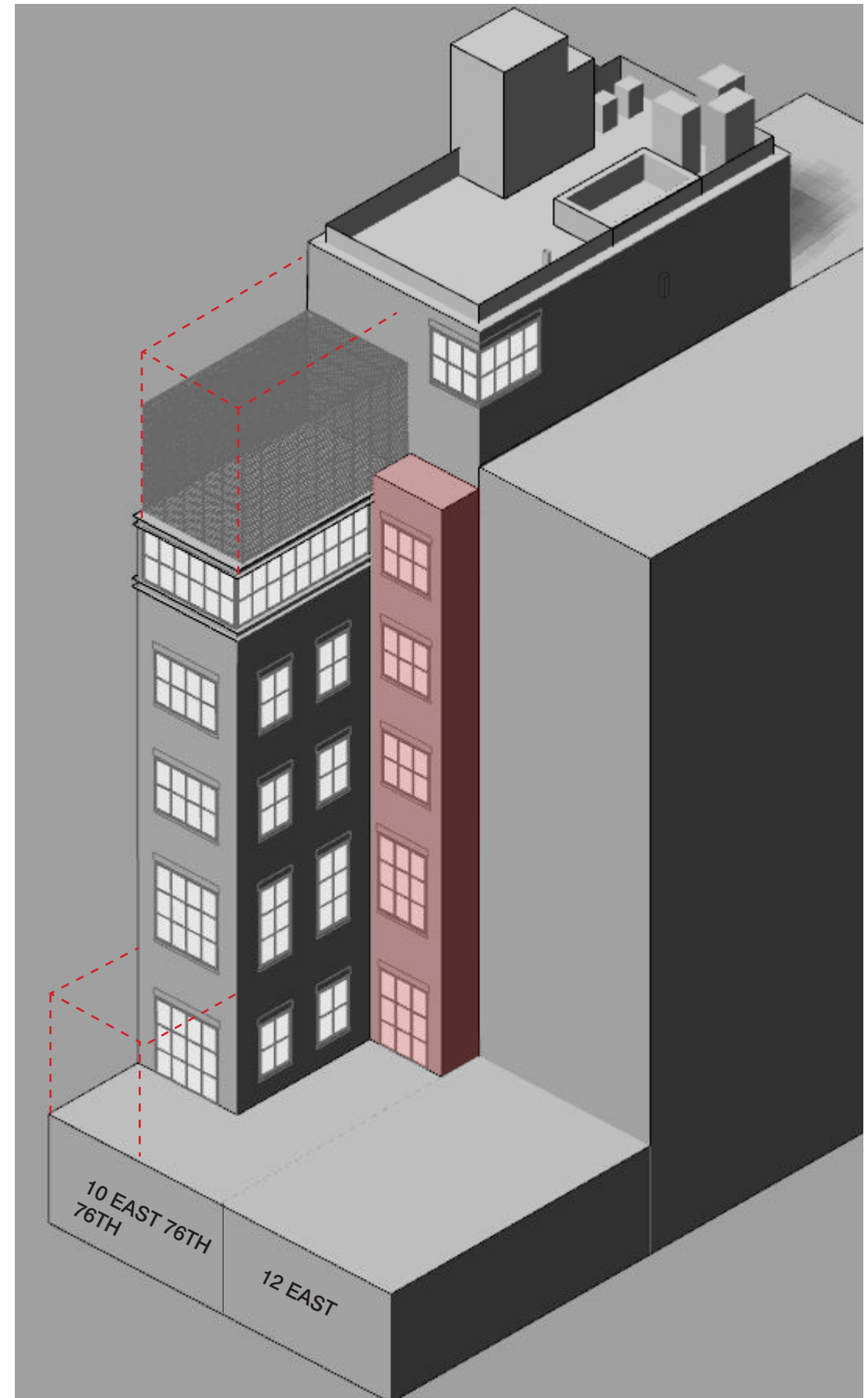
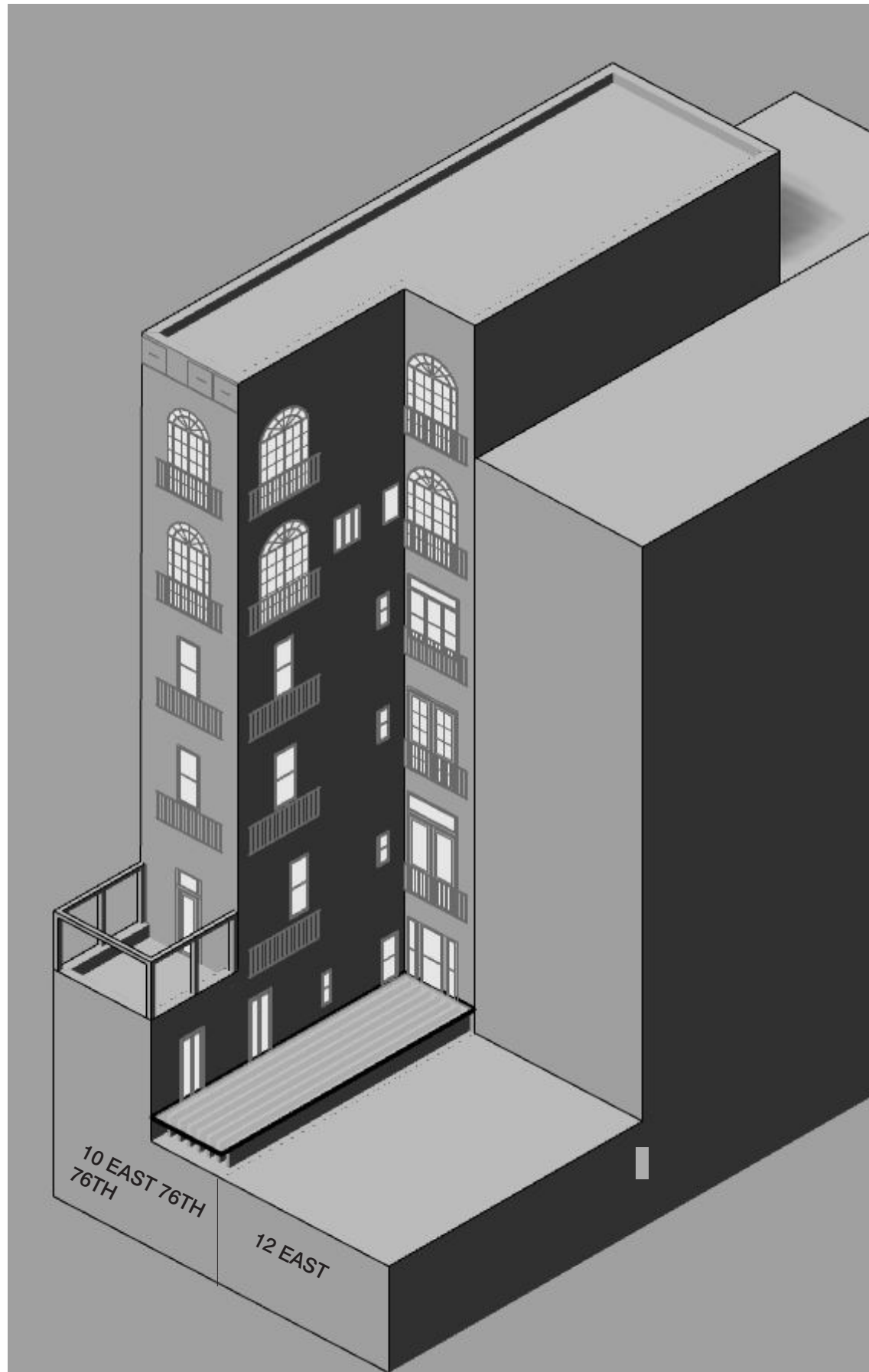
35 East 67th Street



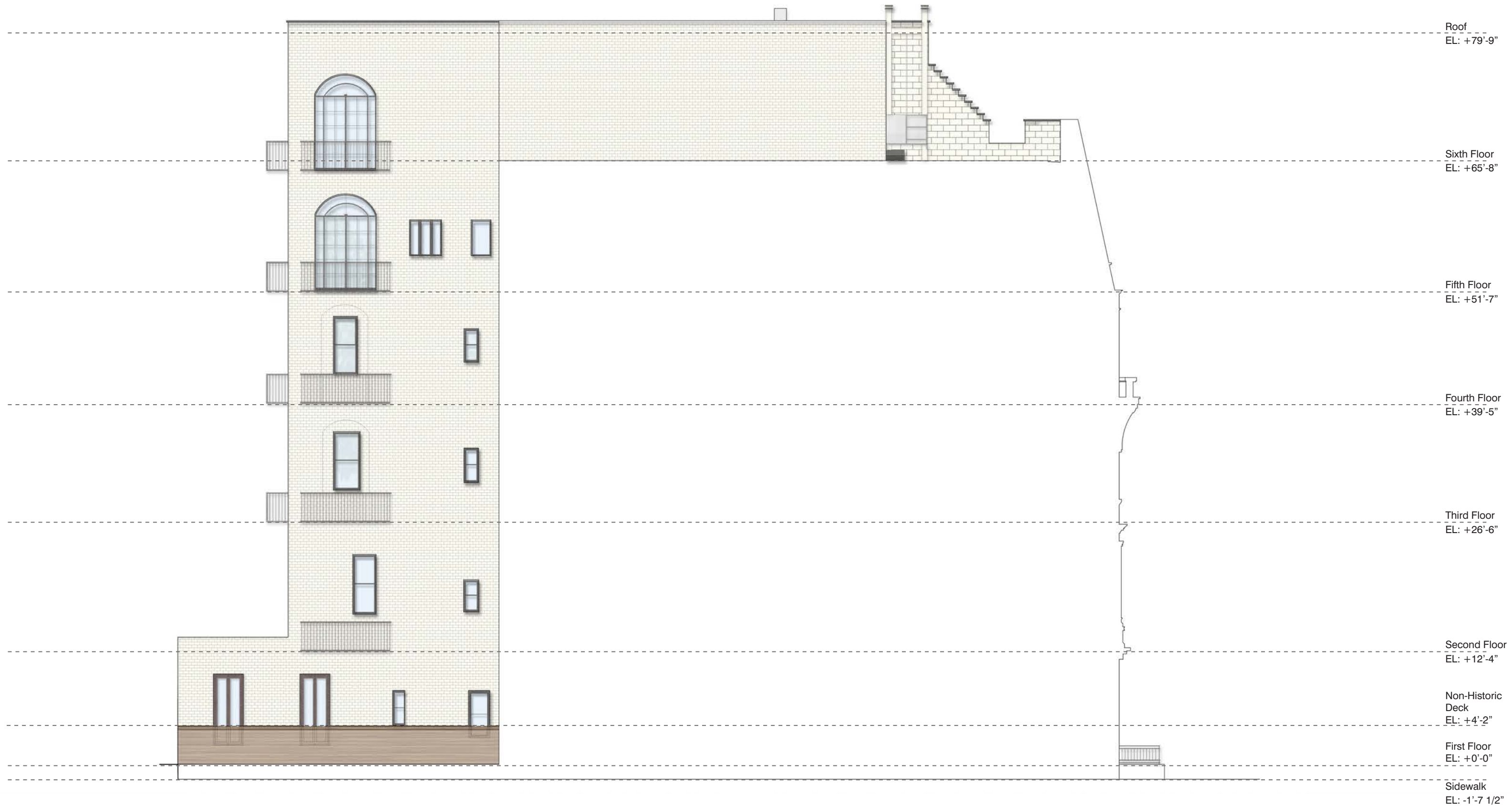


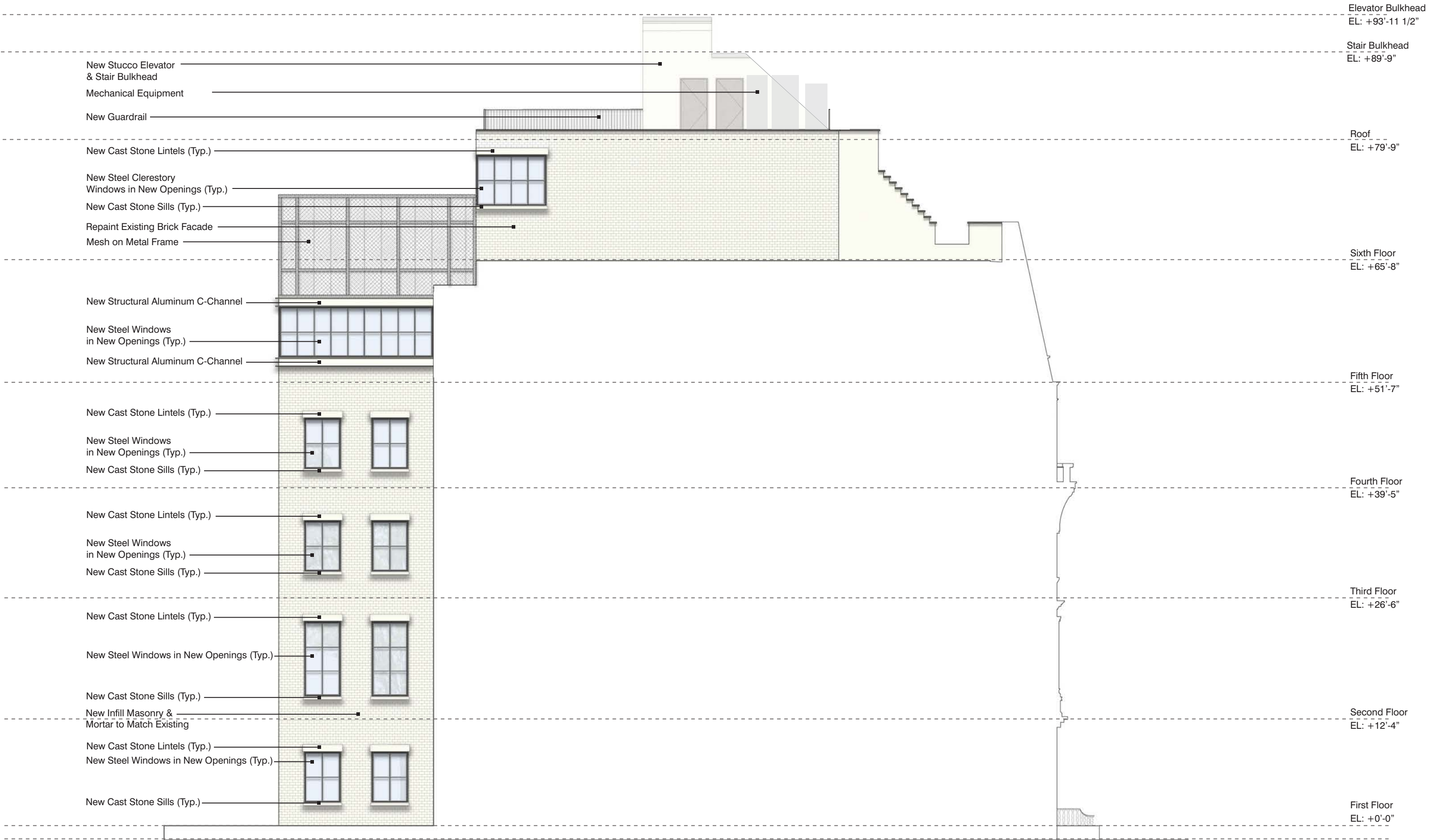












New Stucco Elevator
& Stair Bulkhead
Mechanical Equipment
New Guardrail

New Cast Stone Lintels (Typ.)
New Steel Clerestory
Windows in New Openings (Typ.)
New Cast Stone 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

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

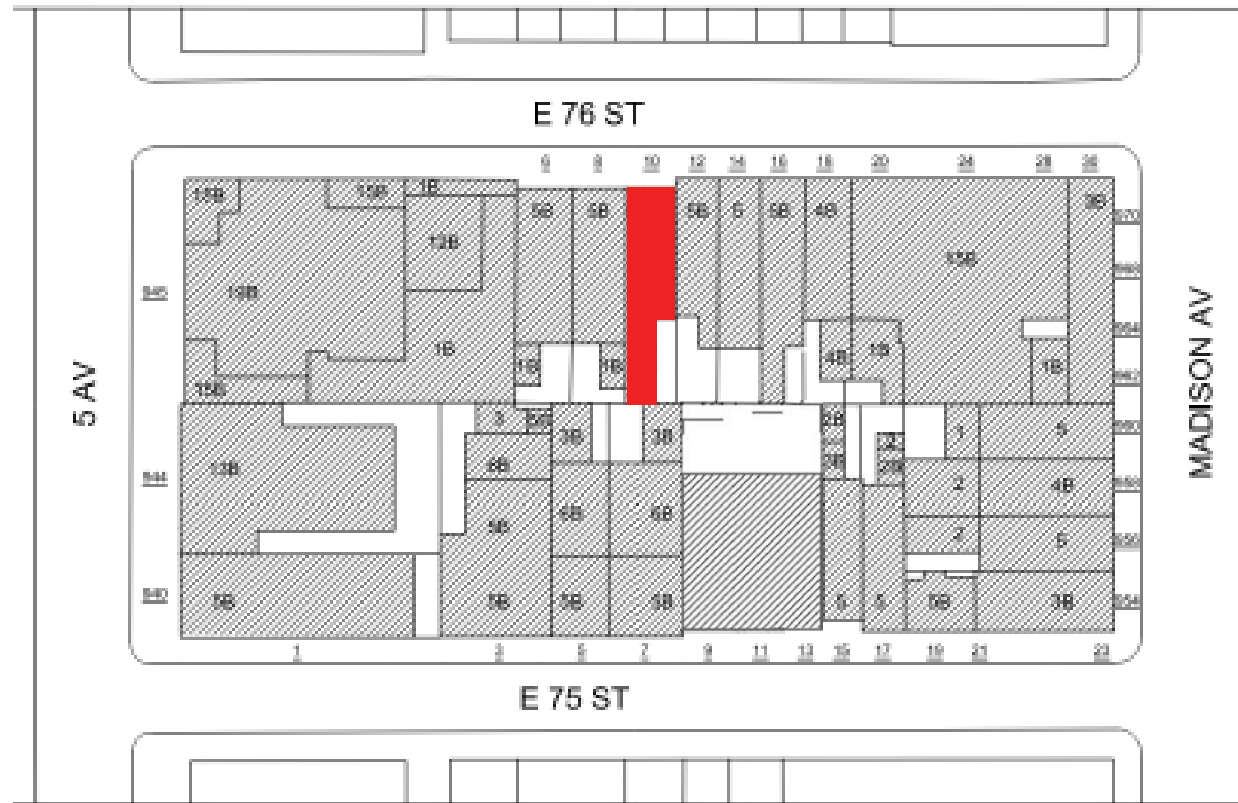
Fourth Floor
EL: +39'-5"

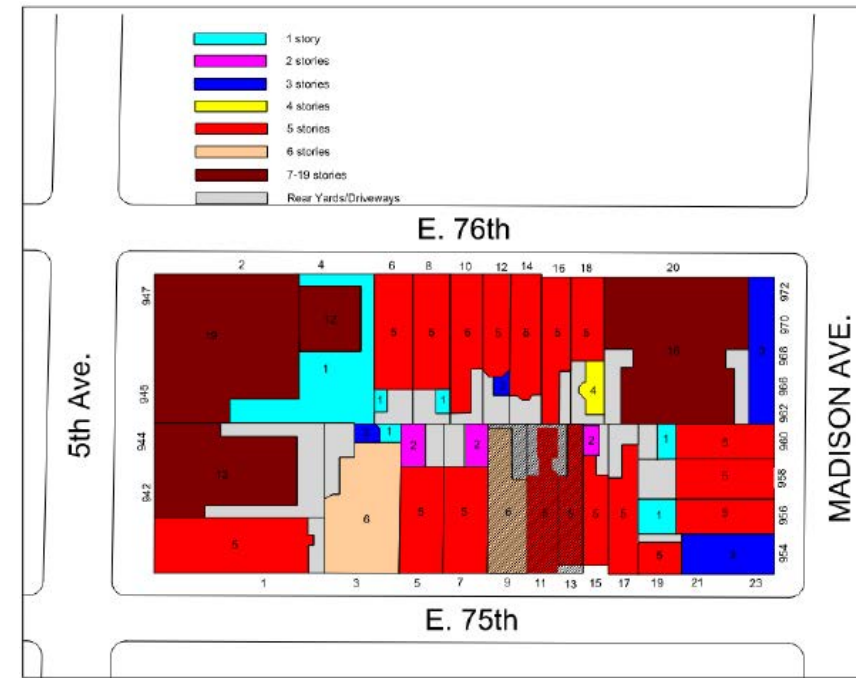
Third Floor
EL: +26'-6"

Second Floor
EL: +12'-4"

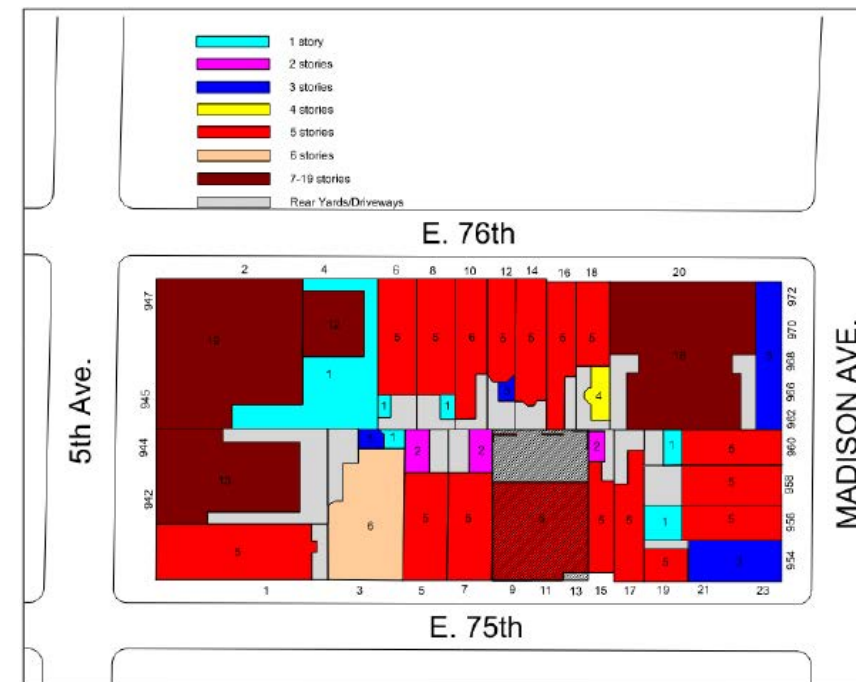
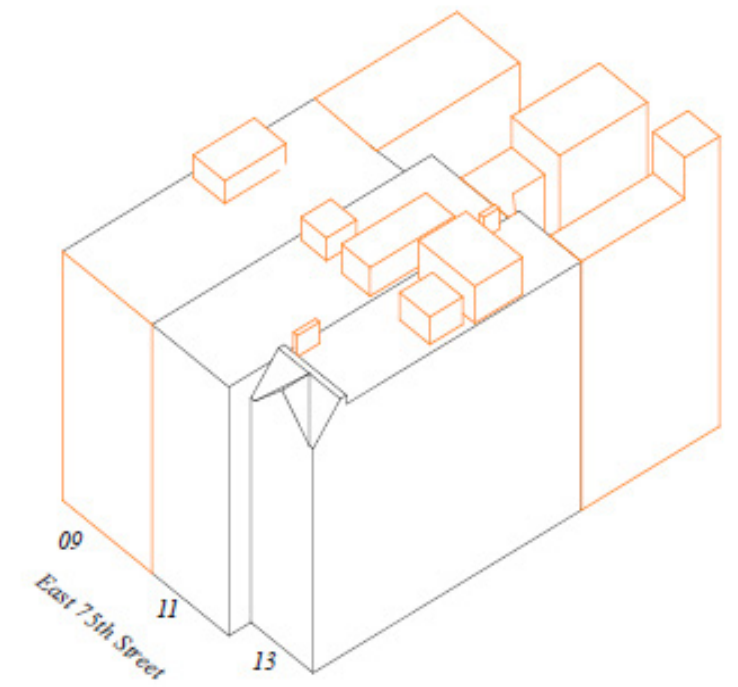
First Floor
EL: +0'-0"

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

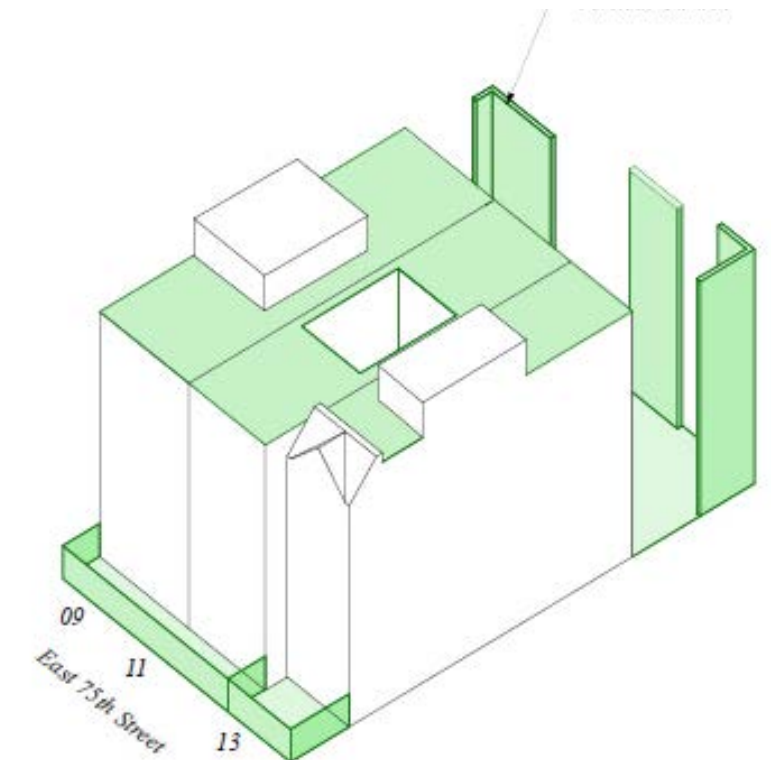


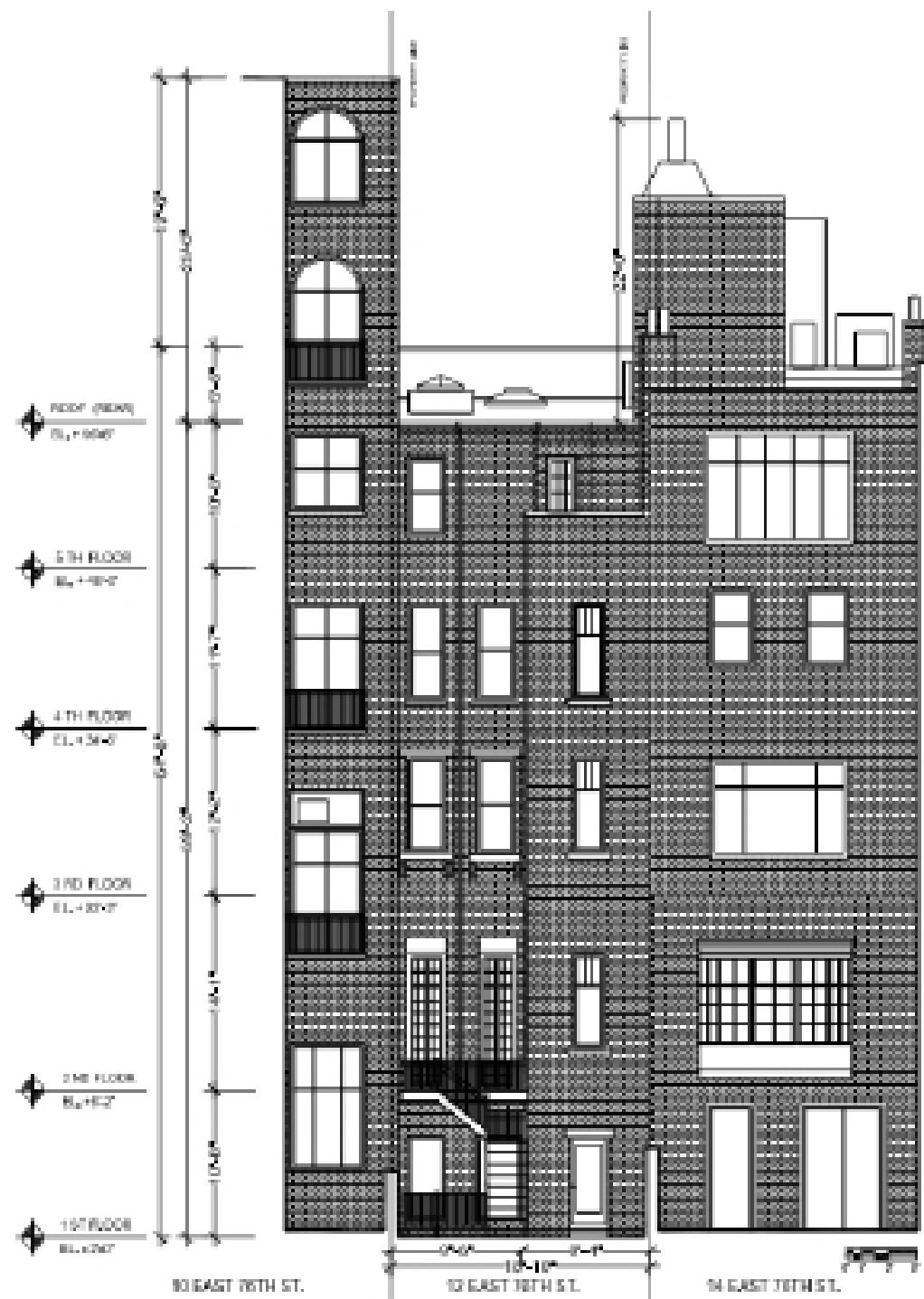


BLOCK STUDY - EXISTING BUILDING HEIGHTS



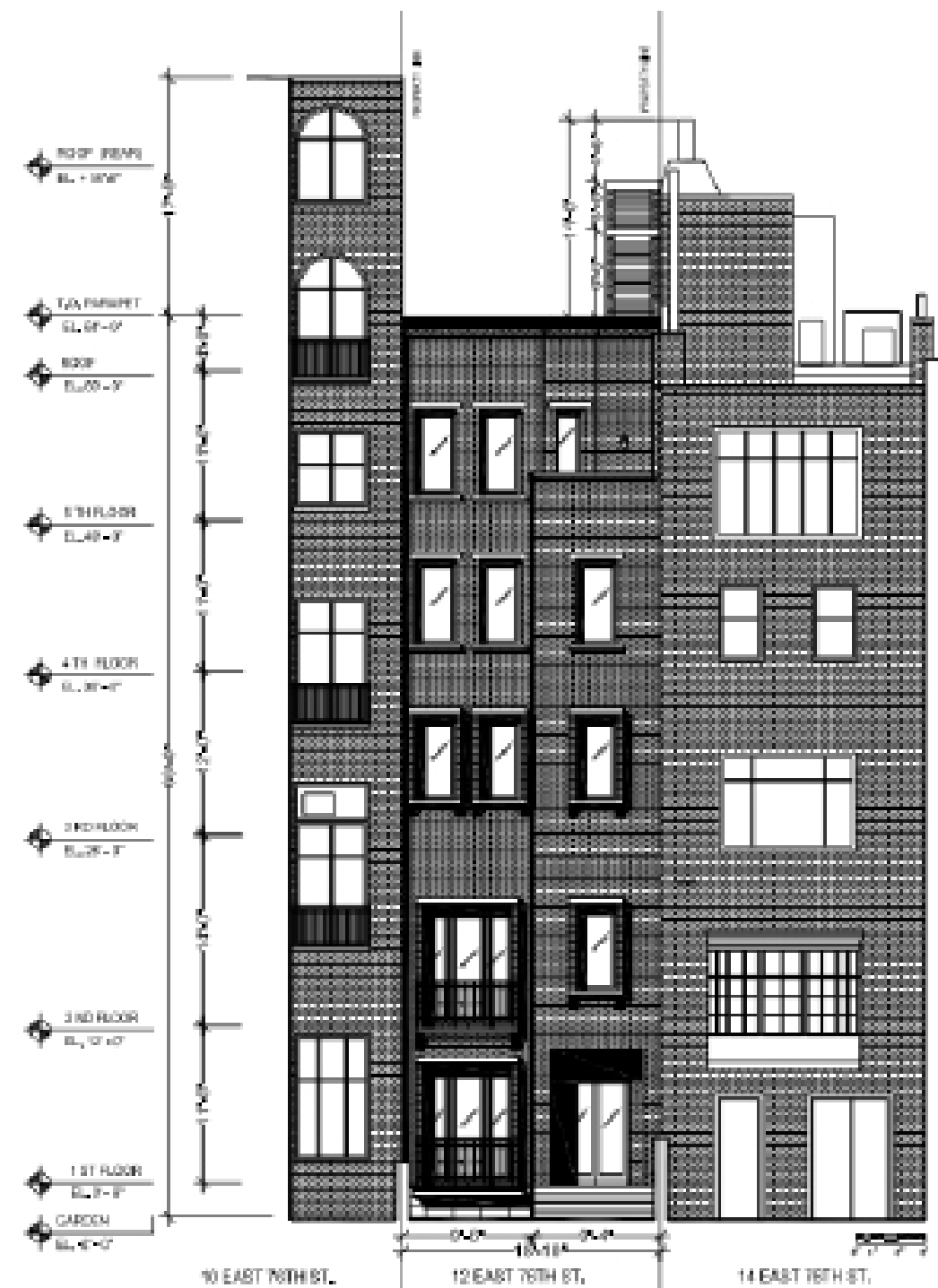
BLOCK STUDY - PROPOSED BUILDING HEIGHTS





EXISTING REAR ELEVATION (NORTH)

SCALE: 1/4" = 10'

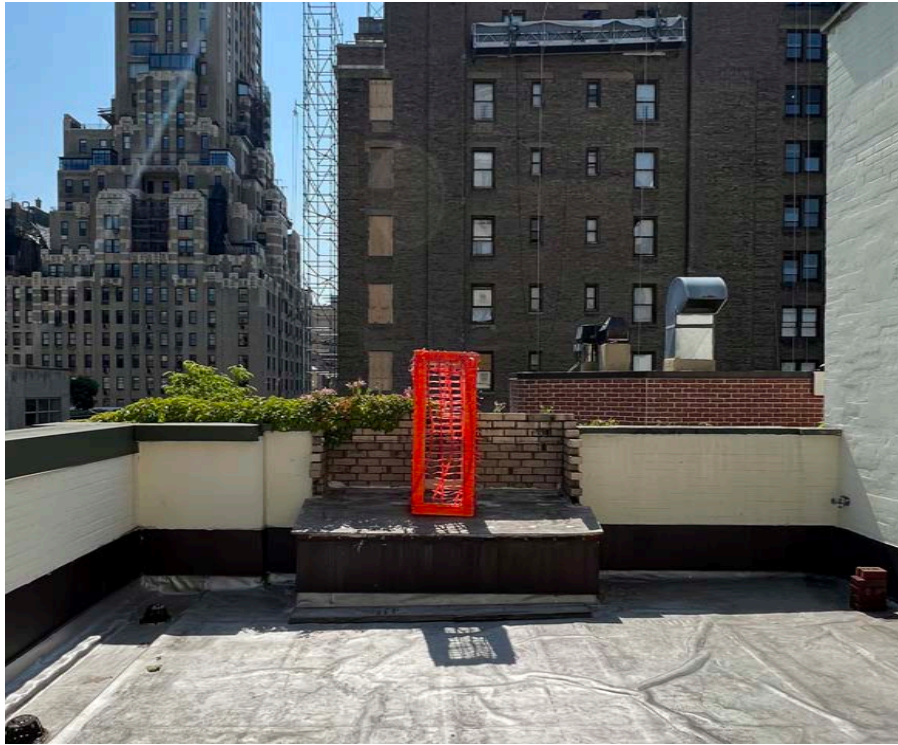


PROPOSED REAR ELEVATION (NORTH)

SCALE: 1/4" = 10'

LIBERTY ARCHITECTS INC.
 400 W 108th St, New York, NY 10026
 TEL: 212 246 1111 FAX: 212 246 1112
 WWW.LIBERTYARCHITECTS.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



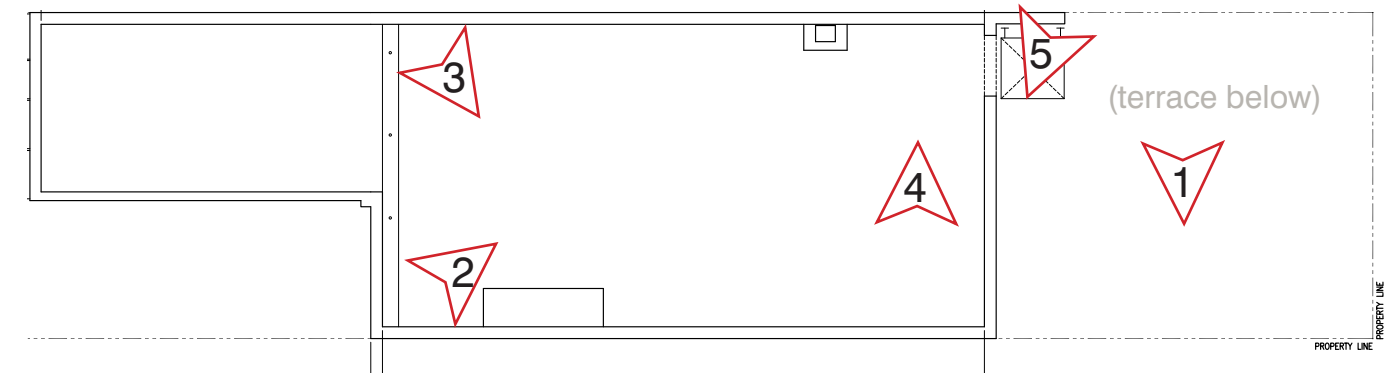
3 | Elevator bulkhead (at left), chimney extension (at right), mechanical (center), and railing, looking north



4 | Stair bulkhead, looking west



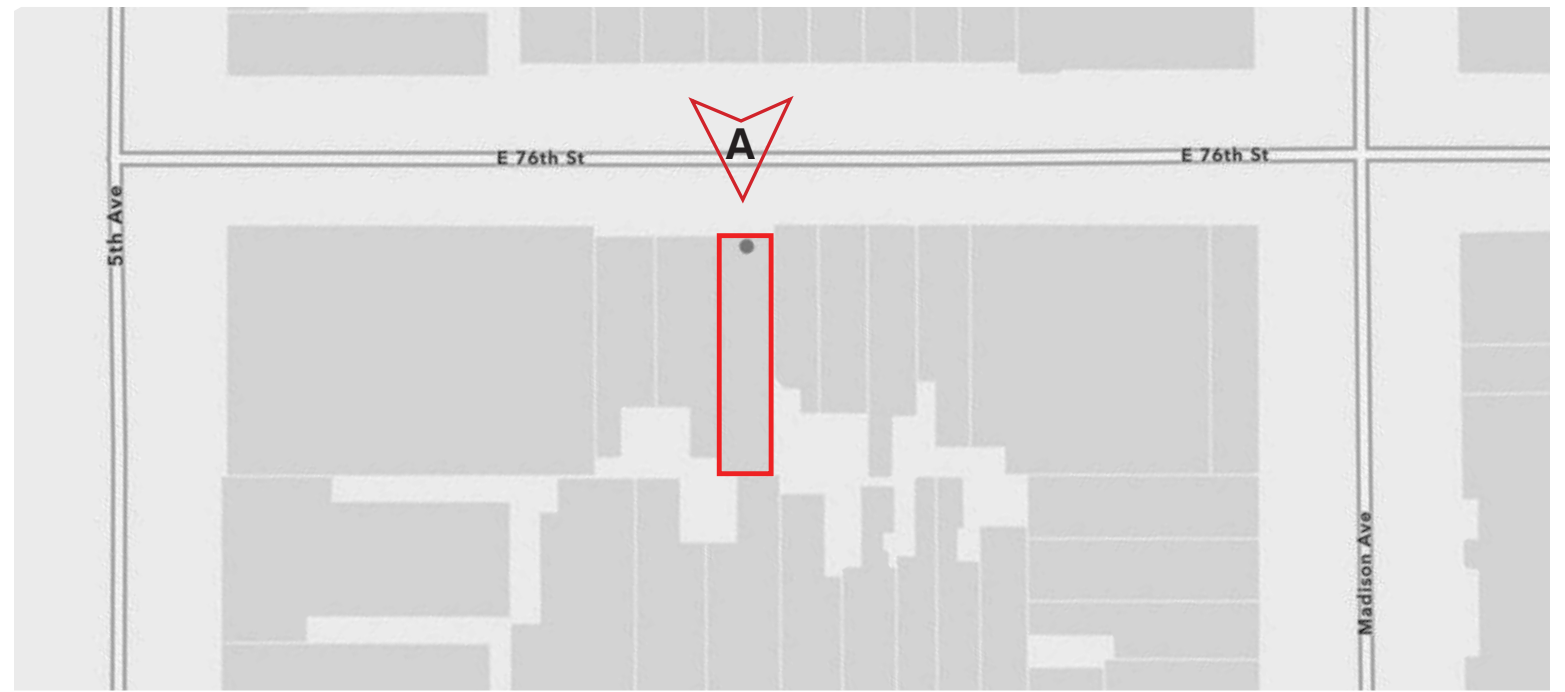
5 | Mechanical units and railing, looking east



Roof Key Plan (Proposed)



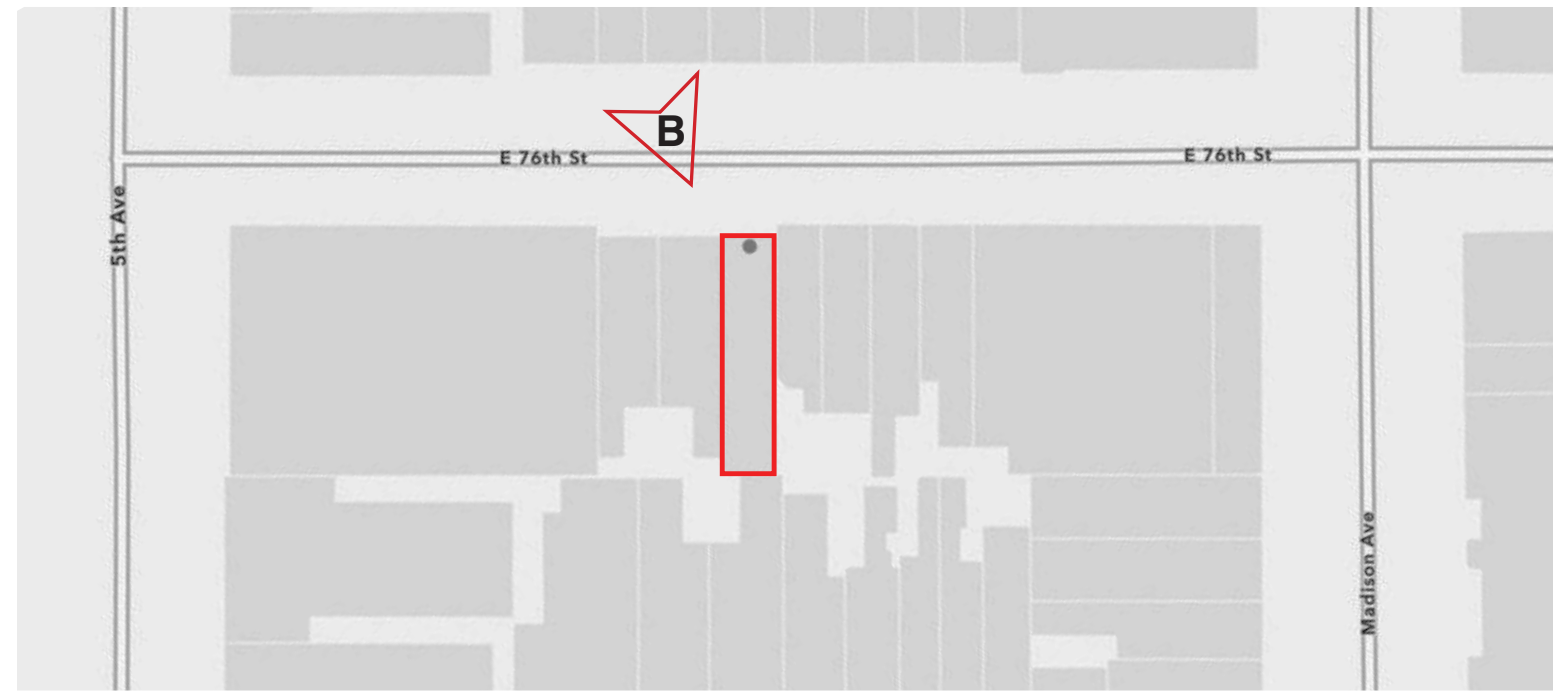
Zoomed In View



A



Zoomed In View



B



Zoomed In View



C



Zoomed In View



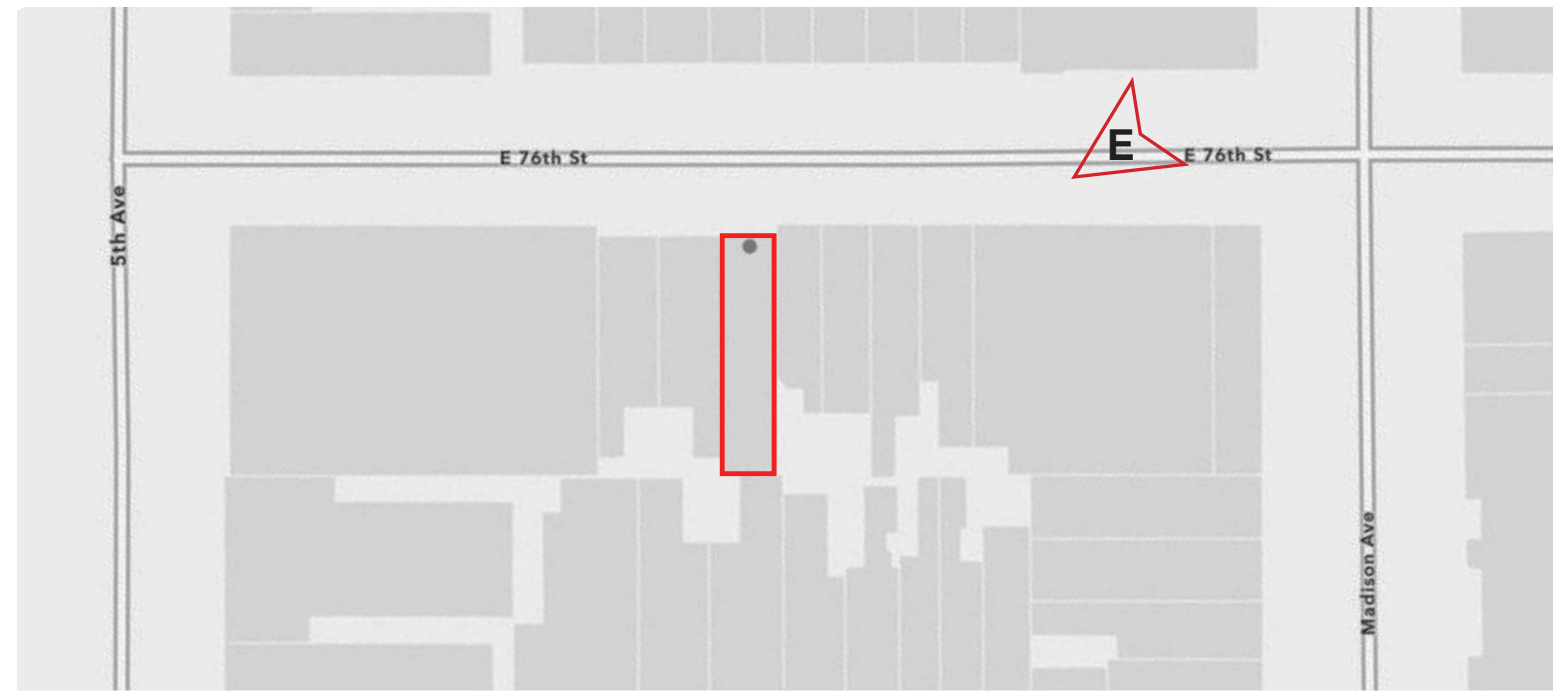
D



Zoomed In View



Rendered View



E



Zoomed In View



F



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



Appendix





New Elevator
& Stair Bulkhead

Mechanical Equipment

New Cast Stone Lintels (Typ.)

New Steel Windows
in New Openings (Typ.)

New Cast Stone Sills (Typ.)

Repaint Existing Brick Facade

New Steel & Glass Doors
In New Openings (Typ.)

New Cast Stone Lintels (Typ.)

New Steel Windows
in New Openings (Typ.)

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Fifth Floor
EL: +51'-7"

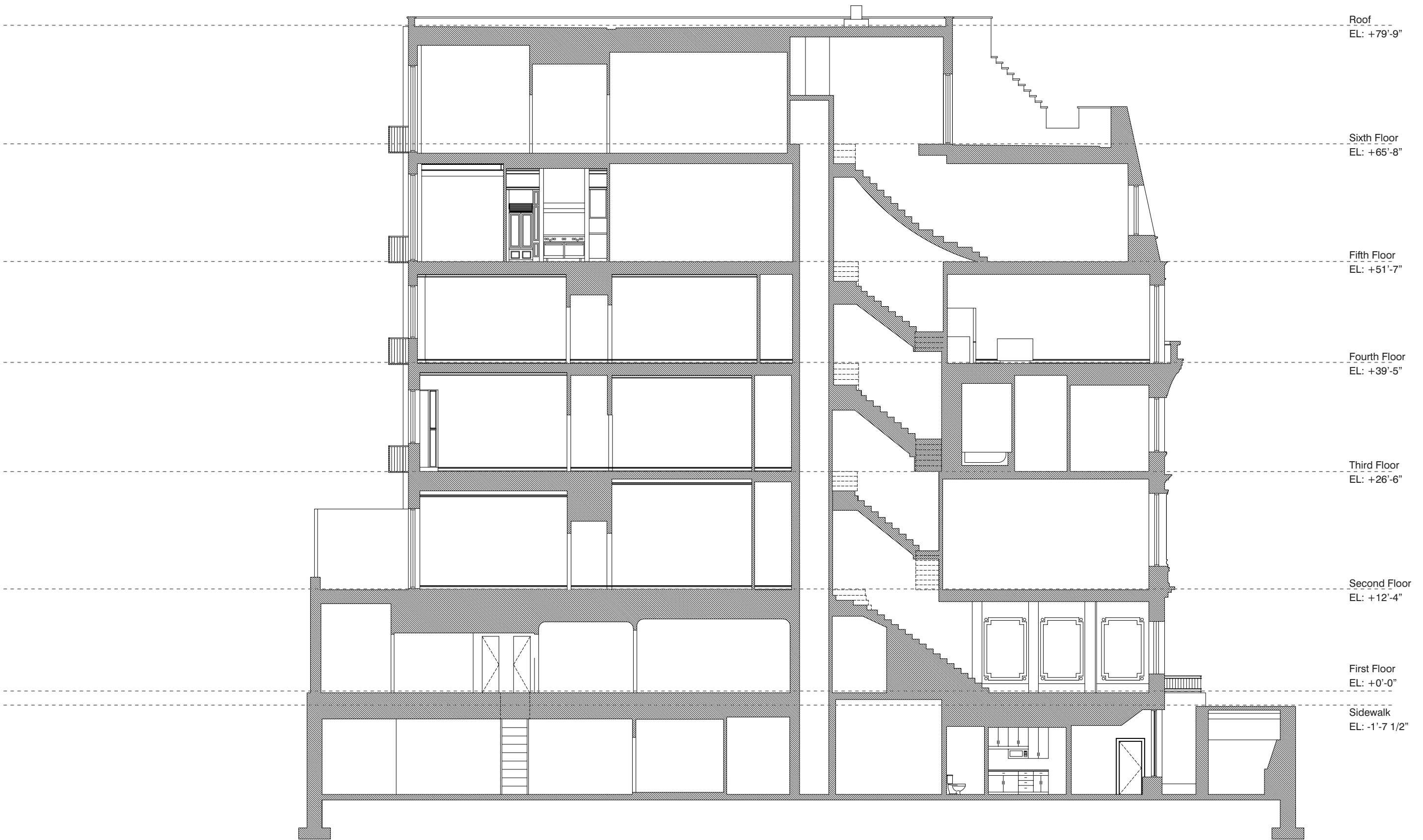
Fourth Floor
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Third Floor
EL: +26'-6"

Second Floor
EL: +12'-4"

First Floor
EL: +0'-0"

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





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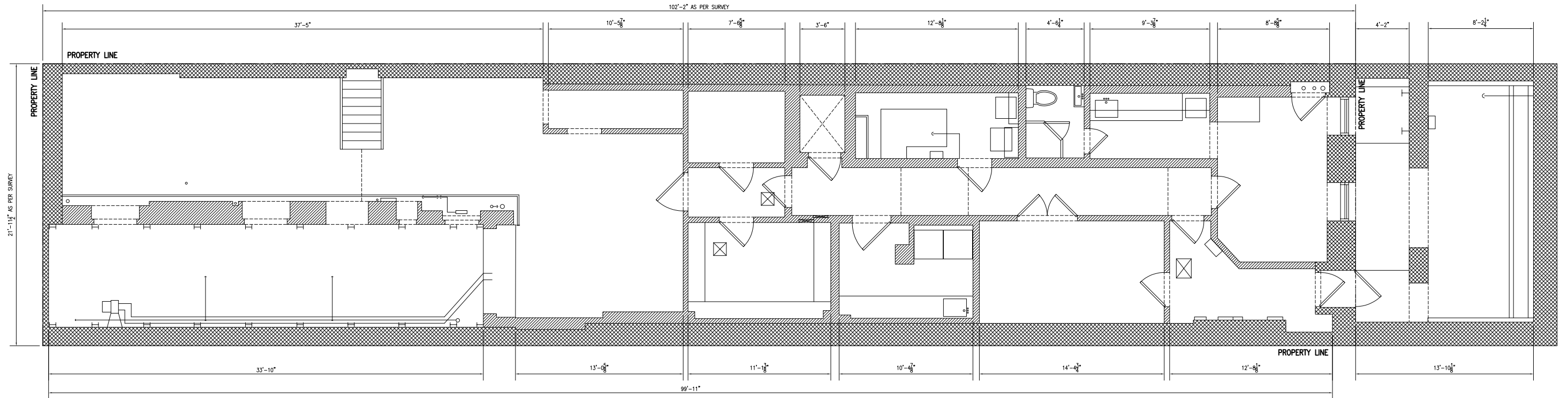
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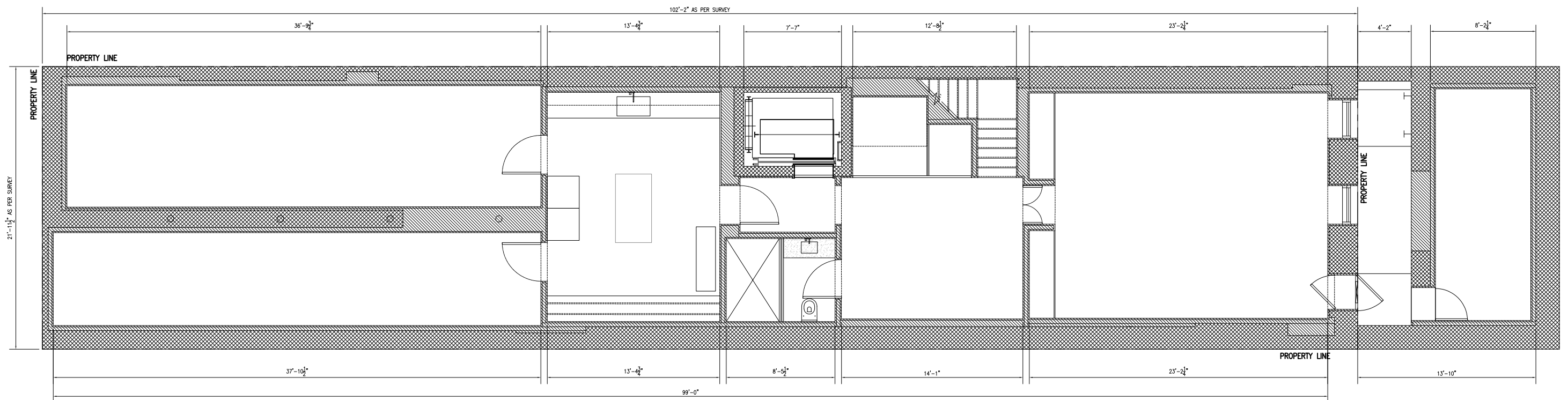
Second Floor
EL: +12'-4"

First Floor
EL: +0'-0"

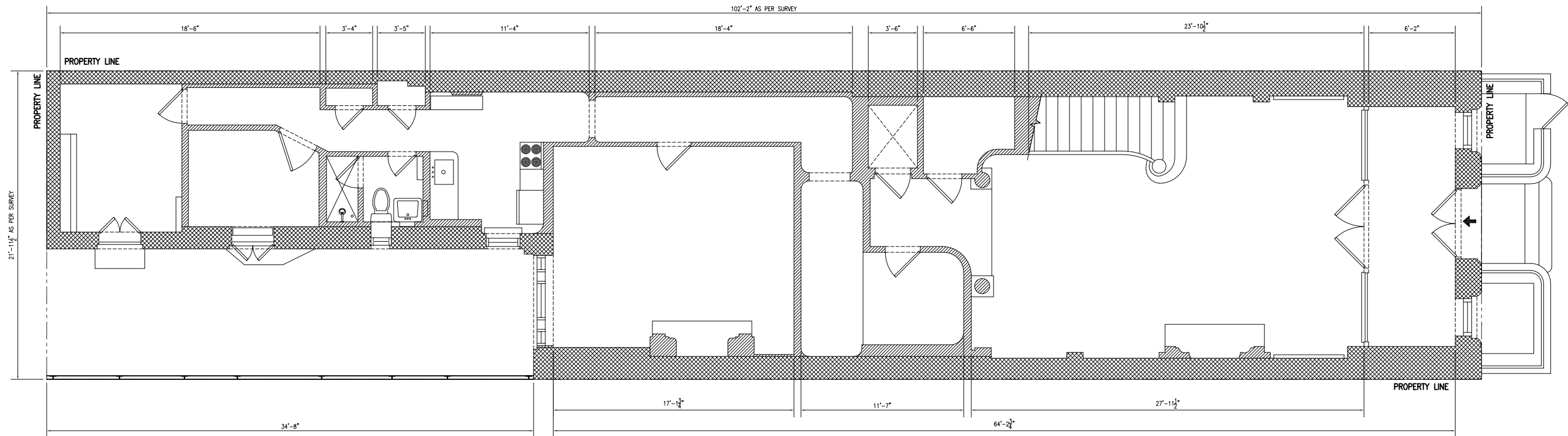
Sidewalk
EL: -1'-7 1/2"



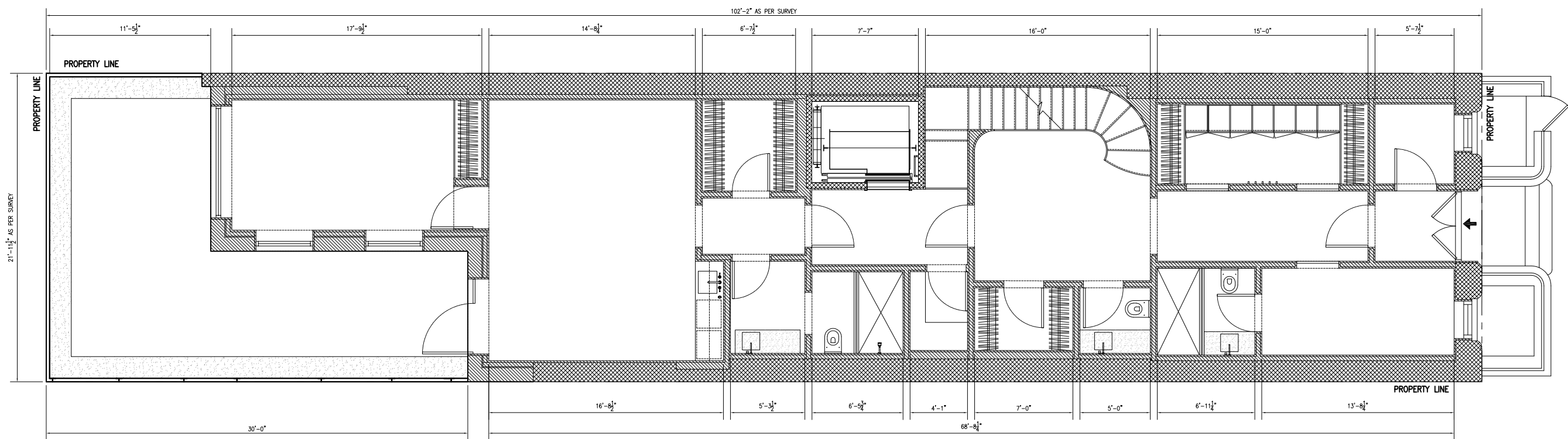
Existing Cellar Plan



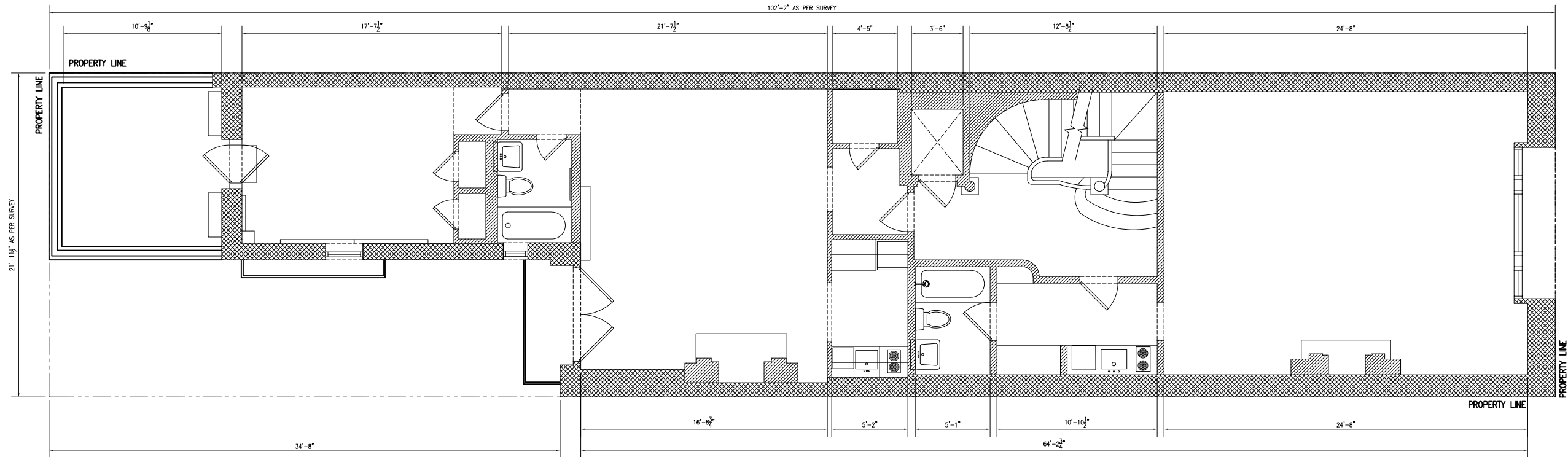
Proposed Cellar Plan



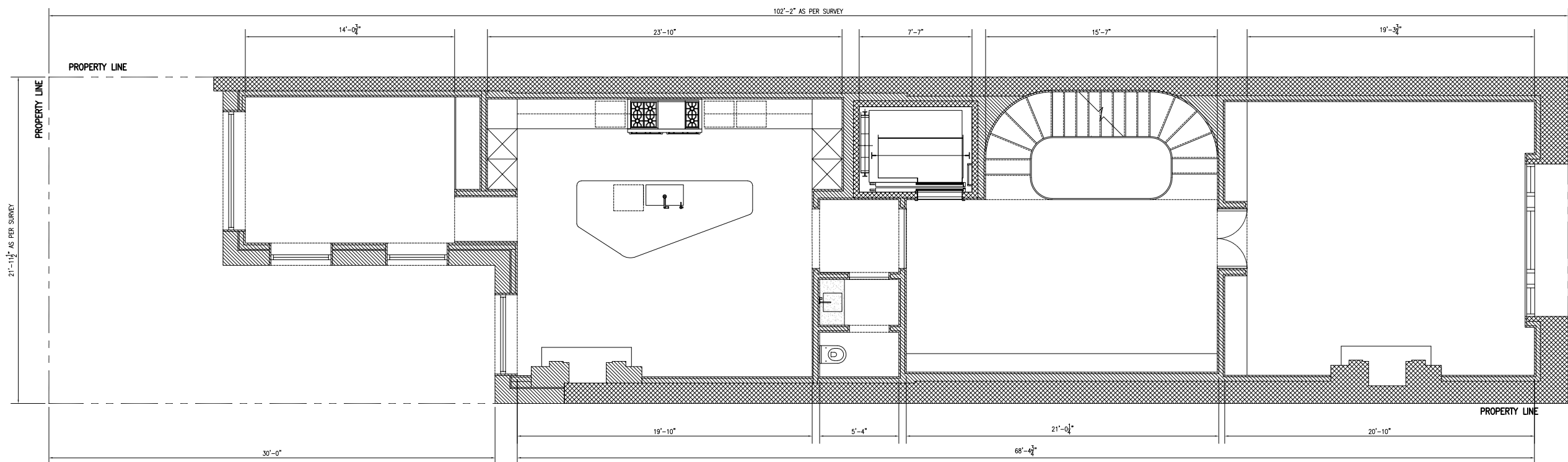
Existing First Floor Plan



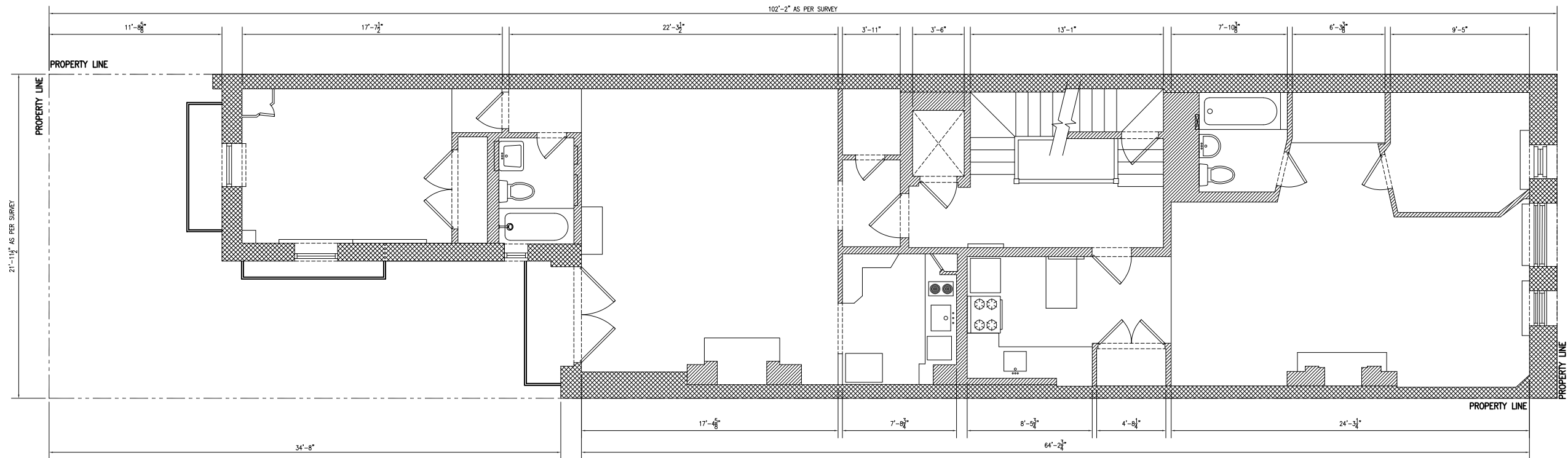
Proposed First Floor Plan



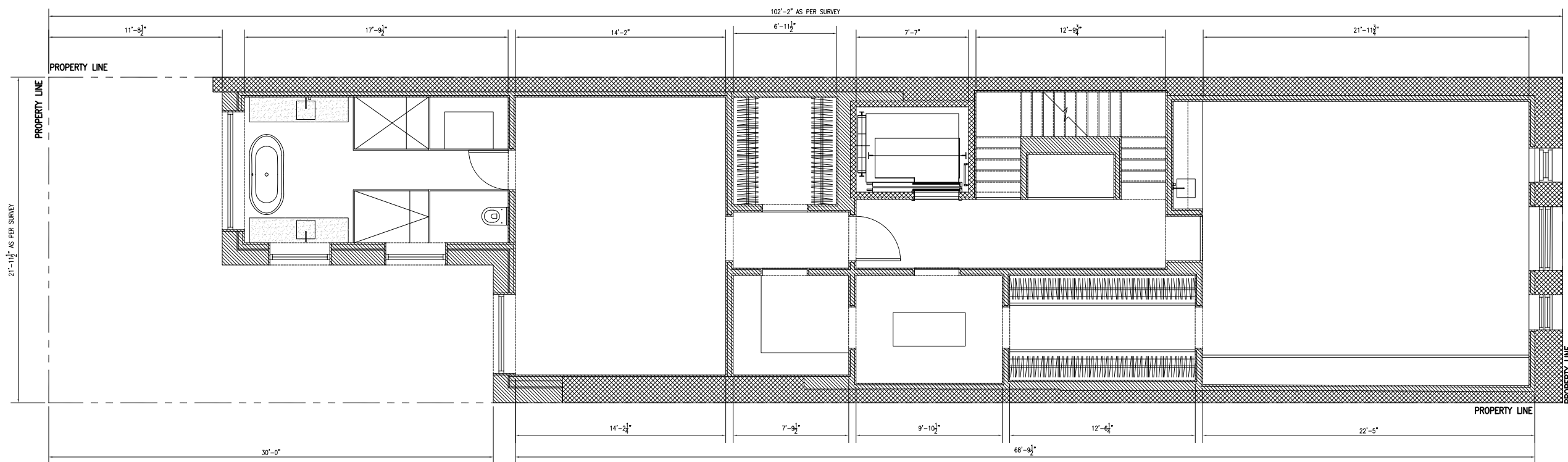
Existing Second Floor Plan



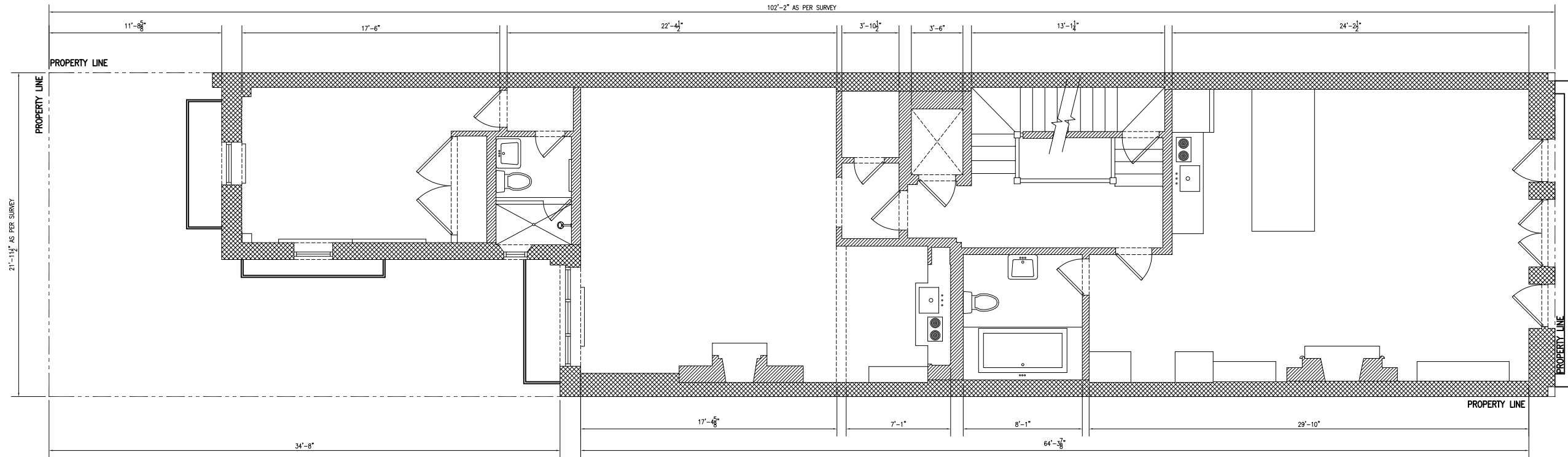
Proposed Second Floor Plan



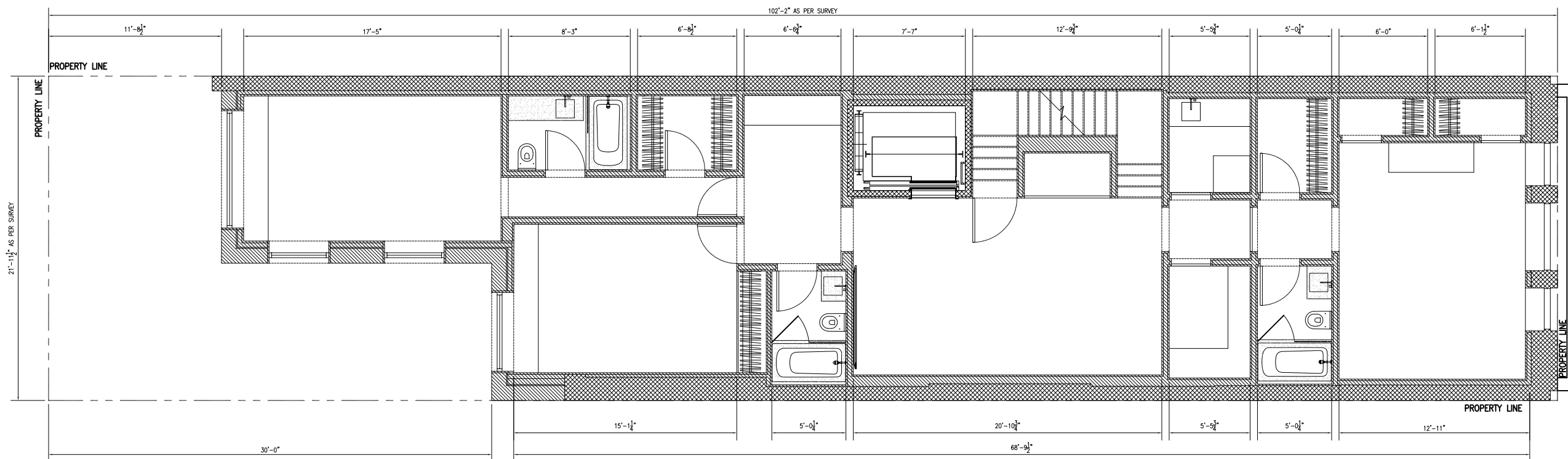
Existing Third Floor Plan



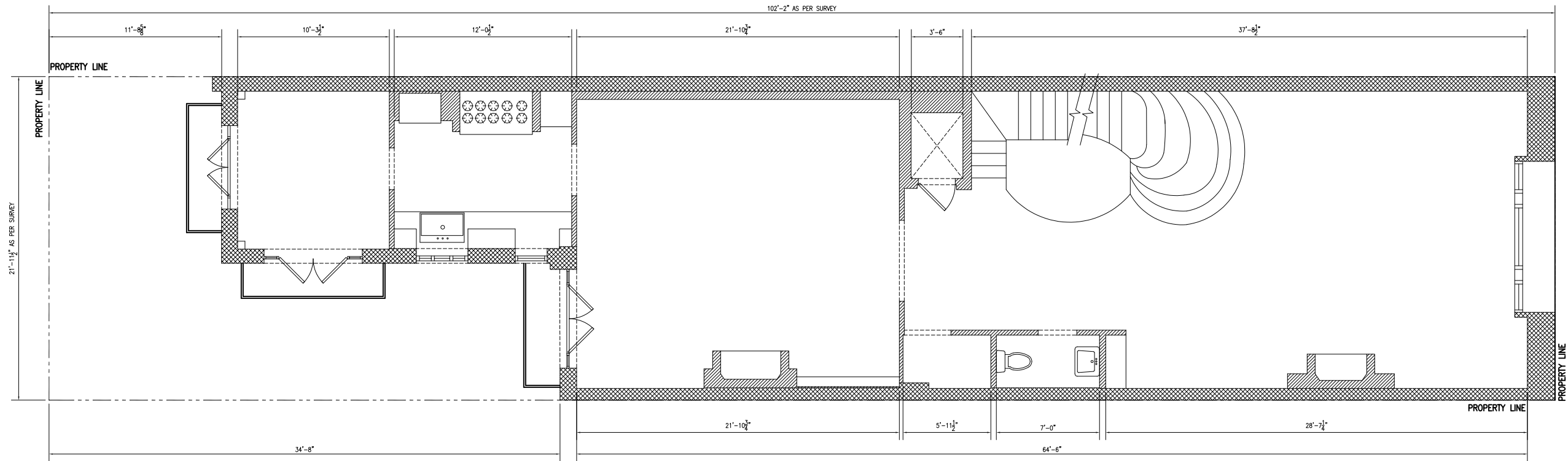
Proposed Third Floor Plan



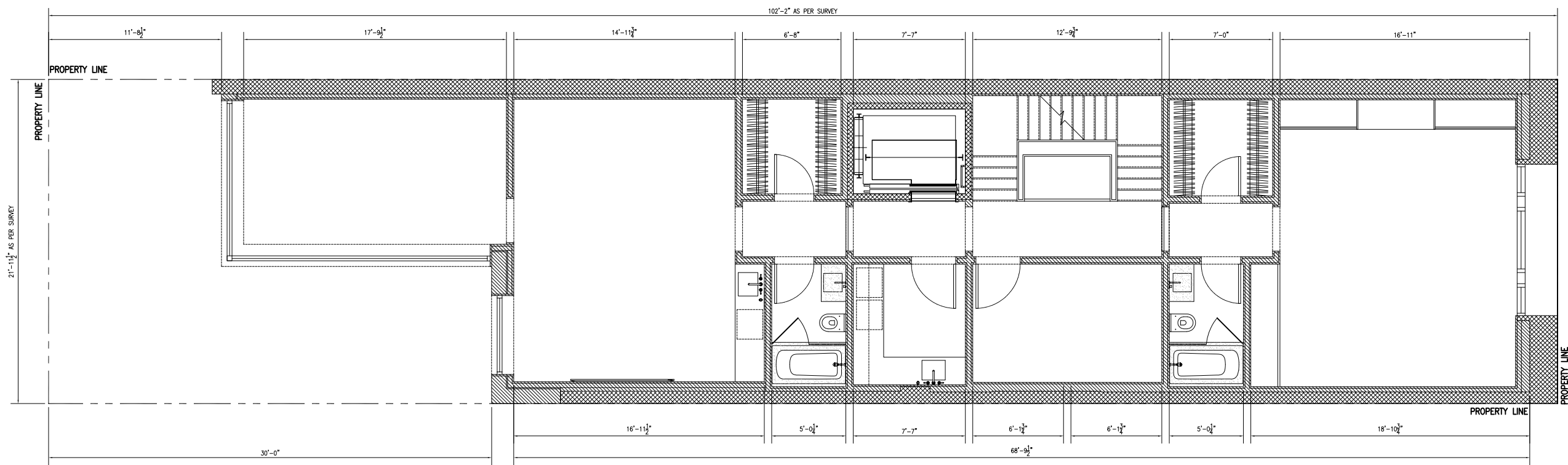
Existing Fourth Floor Plan



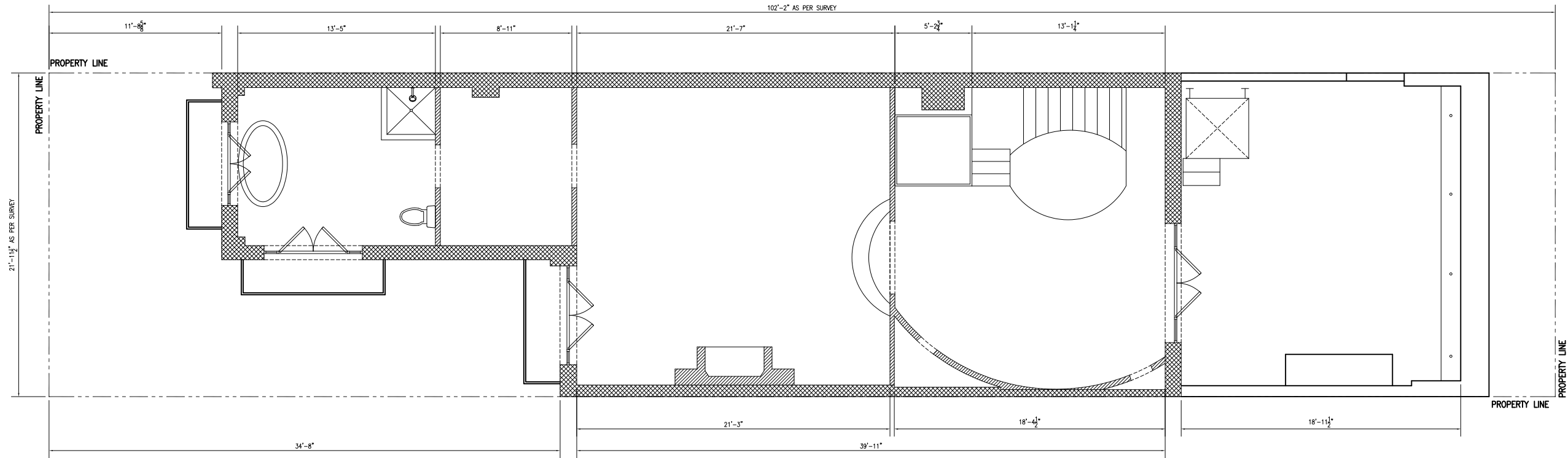
Proposed Fourth Floor Plan



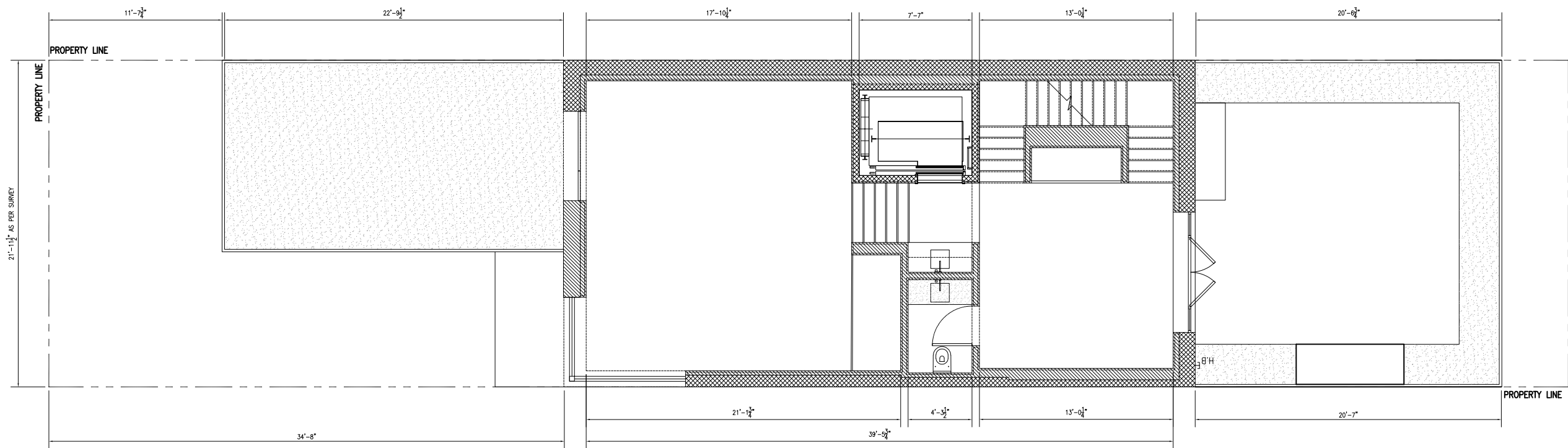
Existing Fifth Floor Plan



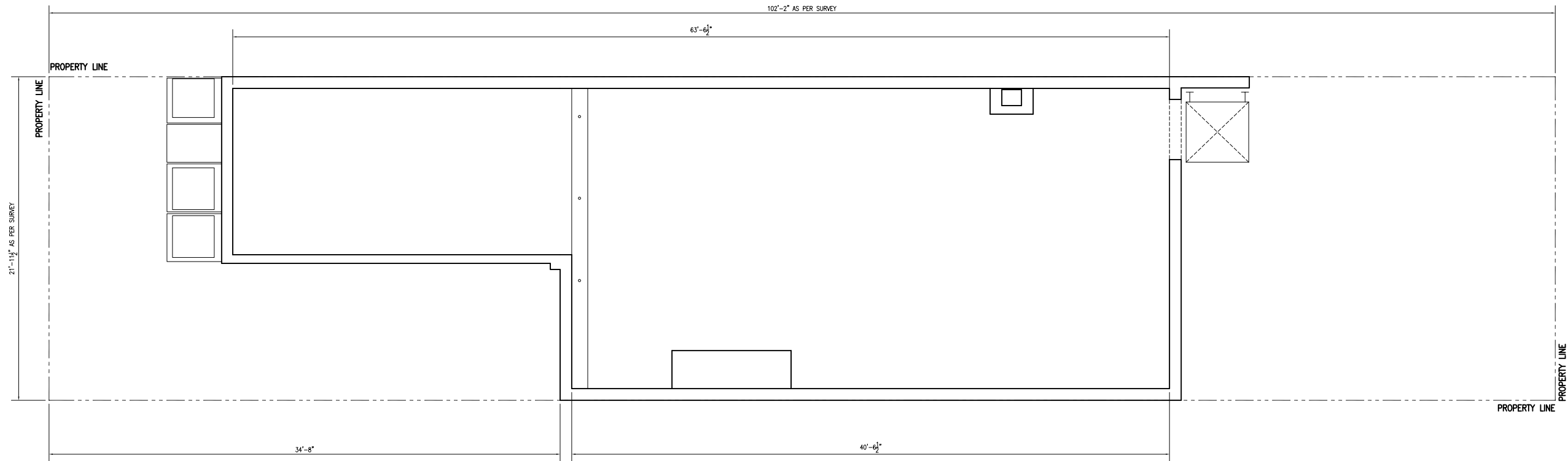
Proposed Fifth Floor Plan



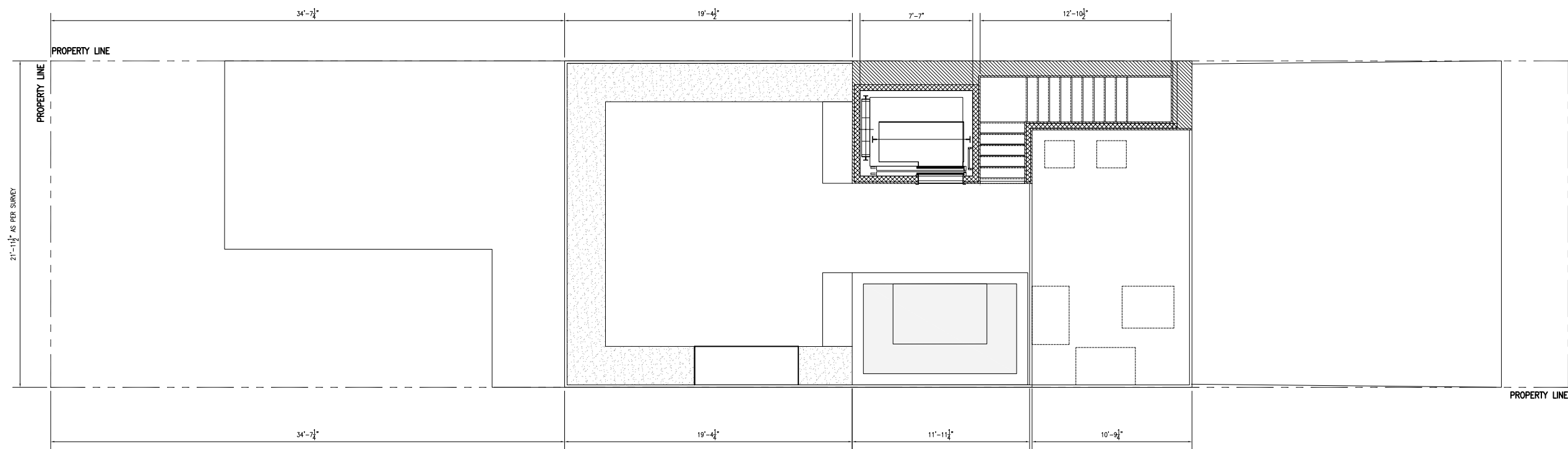
Existing Sixth Floor Plan



Proposed Sixth Floor Plan



Existing Roof Plan



Proposed Roof Plan

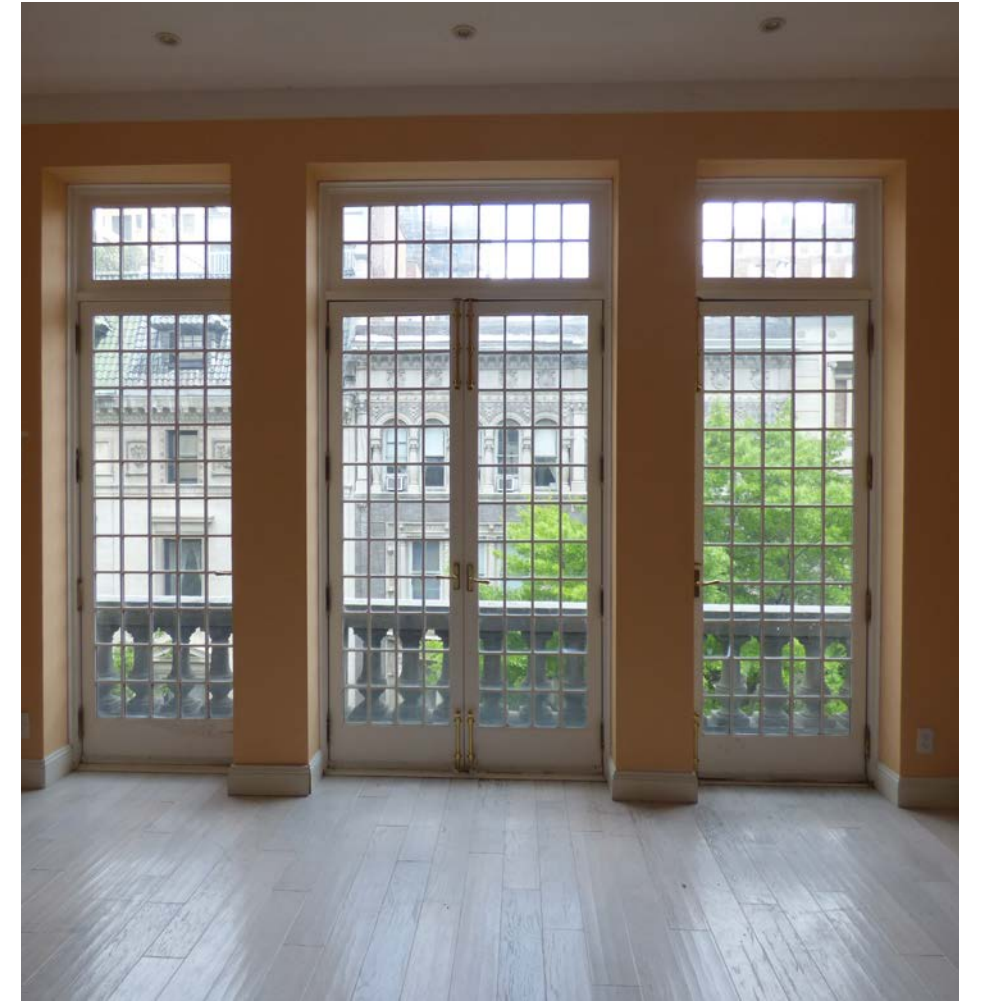




Parlor floor window



Second floor window



Third floor windows (from interior)



Parlor floor window detail



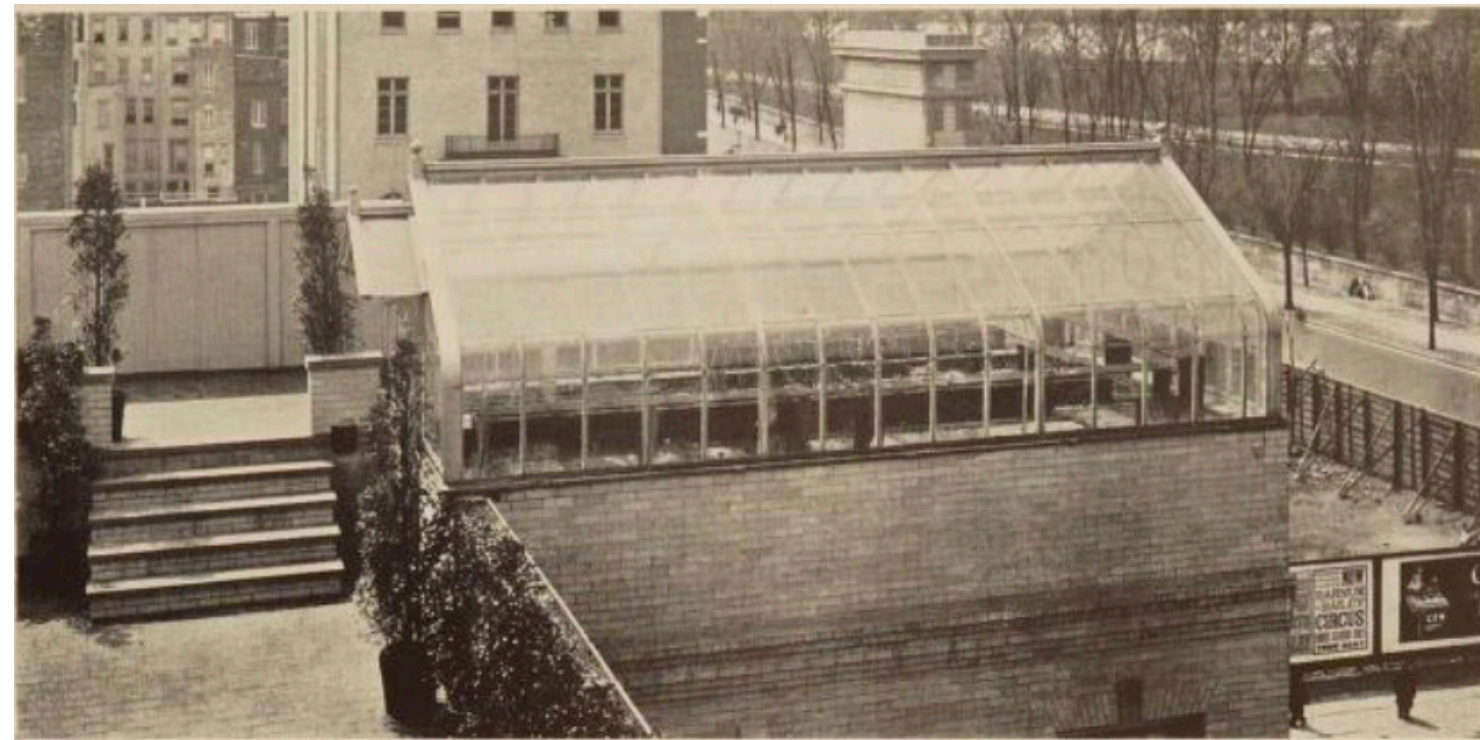
Second floor window detail (from the interior)



Third floor windows details



19 E. 70th Street, 1915 (American Architecture)



Number 177—Roof top glass garden erected for Mr. Ogden Cadman, 7 East 96th Street, New York City.

7 East 96th Street, ca. 1920

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