

10 East 82nd Street

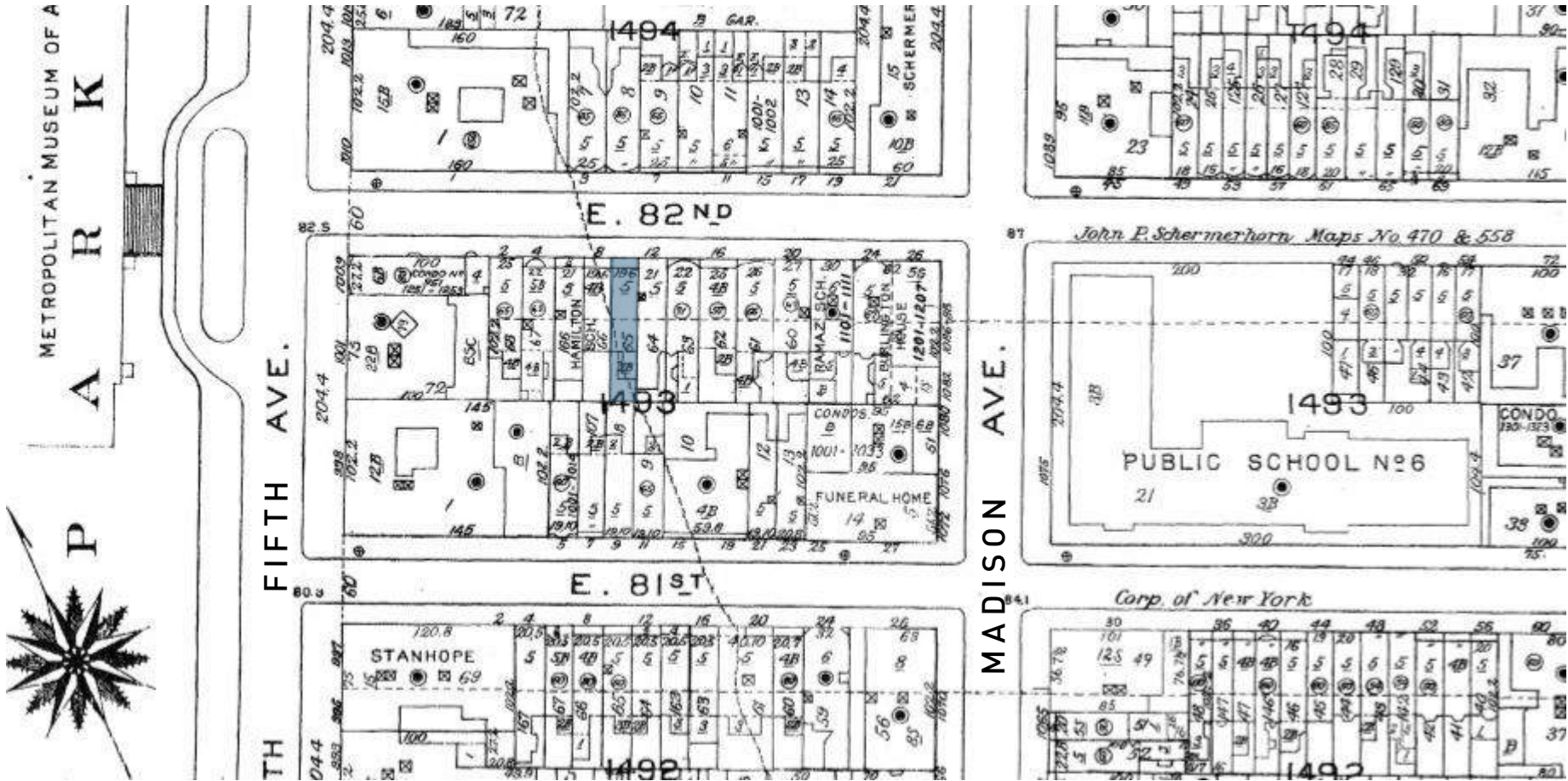
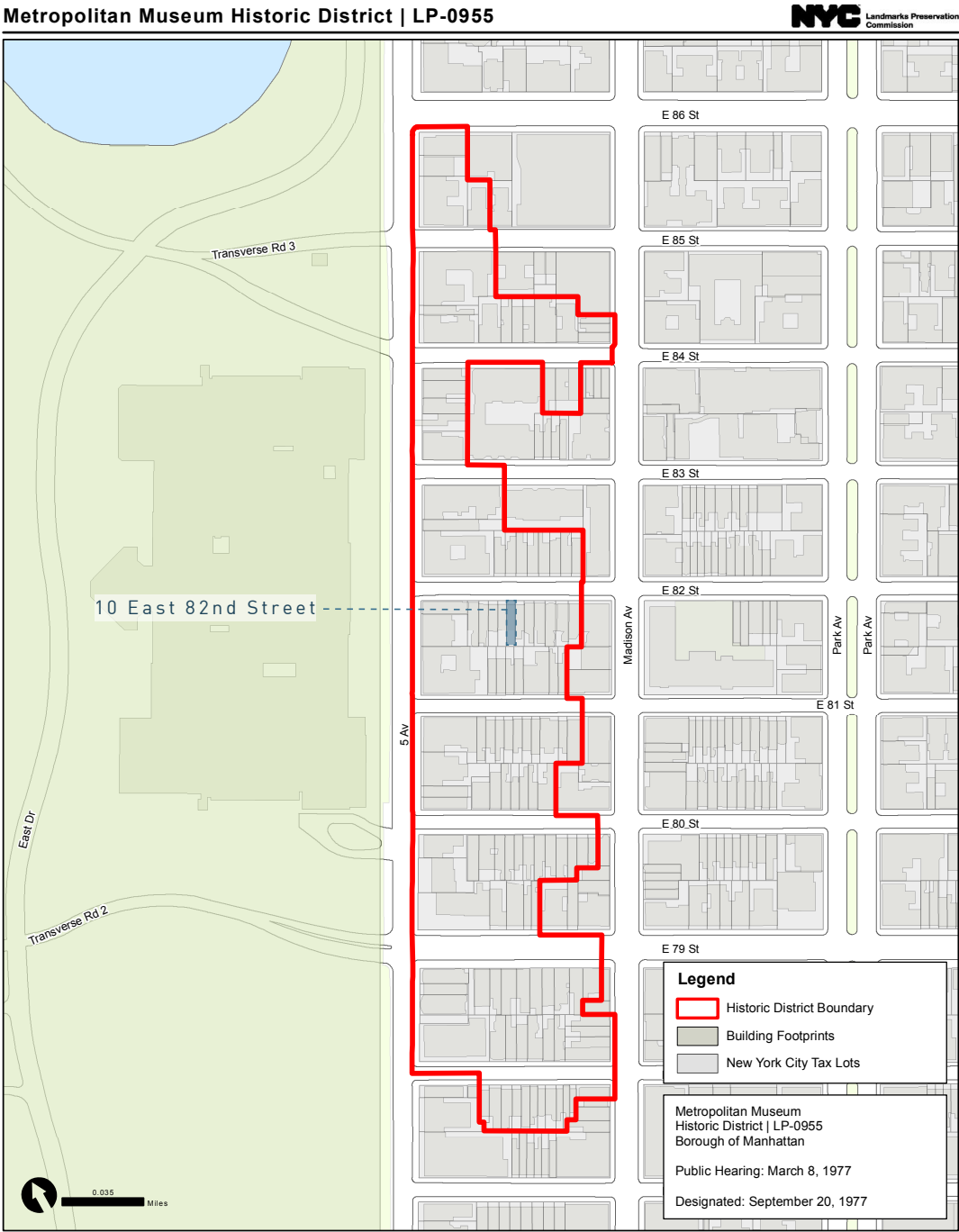
Landmarks Presentation
July 2025

SUK | design studio
ARCHITECTURE



location

10 East 82nd Street



Sanborn Map

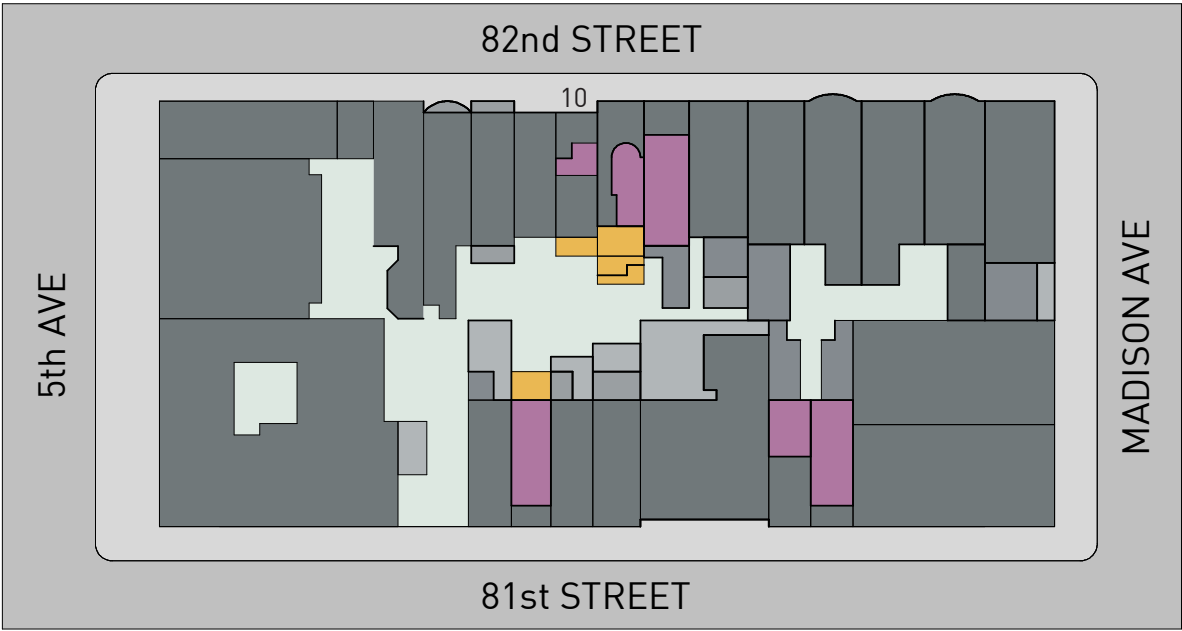
site context

10 East 82nd Street

satellite view



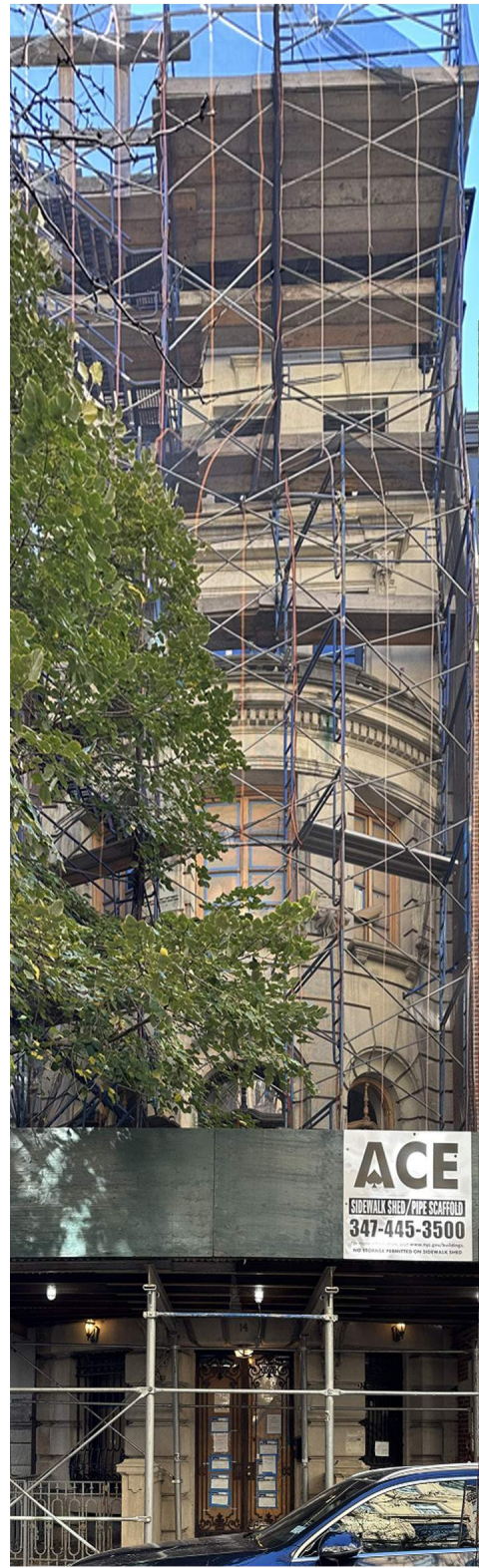
block plan



open space 1-2 stories 3 stories 4 stories 5+ stories extension penthouse extension

original row - current condition

built in 1888 - all facades have been modified to some degree since



14 East 82nd Street
(demolished and rebuilt)



12 East 82nd Street



10 East 82nd Street



8 East 82nd Street



6 East 82nd Street



4 East 82nd Street

historic conditions

10 East 82nd Street

Nos. 4-14.

Edward Kilpatrick, an architect-builder (see p.113), constructed six houses at Nos. 4-14 in 1888-89. Because of changes made to the houses in the 20th century to make them more fashionable, it is often difficult to recognize the original features of Kilpatrick's Queen Anne design. The facades of Nos. 10 and 12 have been completely altered, while No. 14 was replaced by a completely new building.

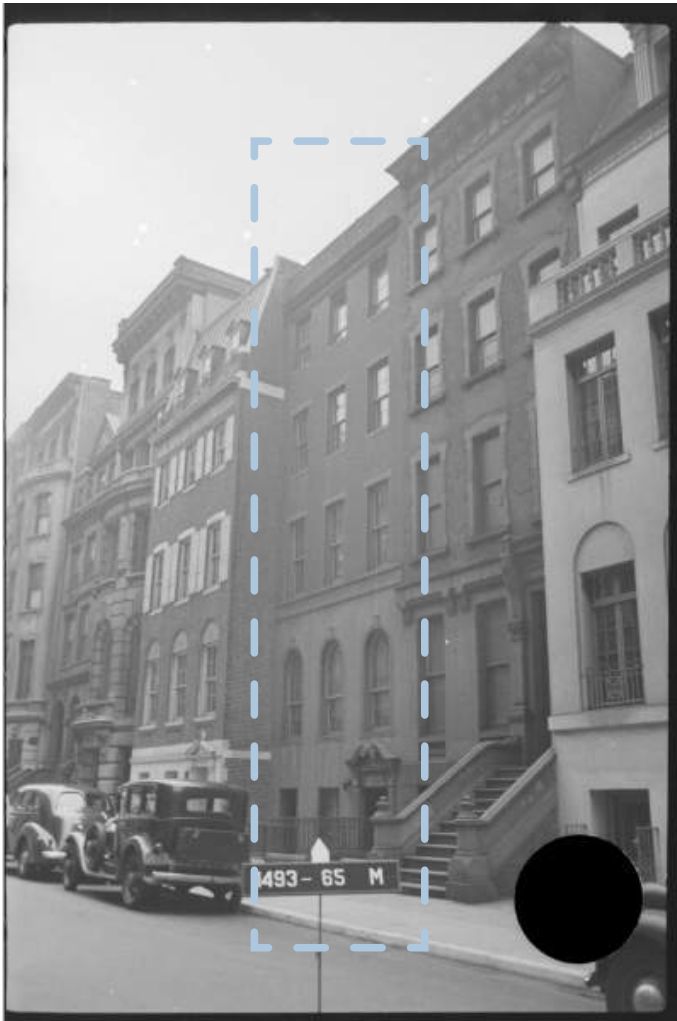
No. 10 is a four-story brick house above a high basement. As part of the remodeling Delehanty provided two basement entrances which are enhanced by neo-Federal enframements. The round-arched windows with keystones at the first story have a wrought-iron balcony supported on iron posts. This balcony also provides protection for the entrances. A wide band course above the first floor incorporates the neo-Federal motifs of rosettes and vertical grooving. At the upper floors, the keyed window enframements were removed to be replaced by rectangular lintels and sills. However, the original wood bead-and-reel window moldings were retained. The window sash is nine-over-nine. The original Queen Anne cornice was removed and replaced by a lower dentiled one with pulvinated frieze set below a brick parapet.



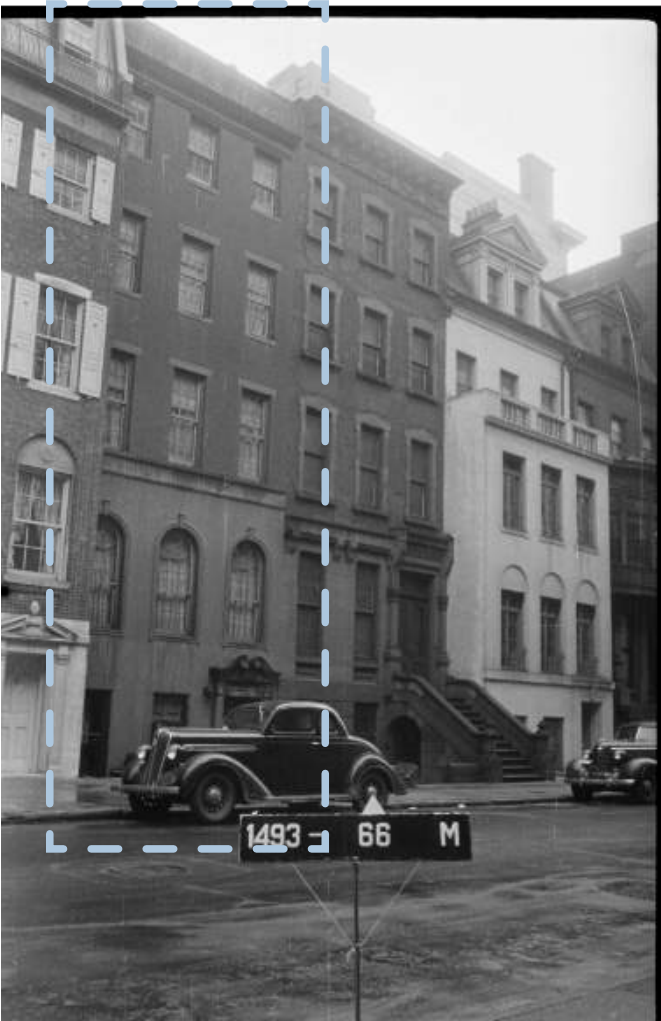
12 East 82nd Street
ca 1924
[showing stoop on 10 pre removal]



8 - 12 East 82nd street
1940 tax photo



6 - 14 East 82nd street
1940 tax photo



6 - 10 East 82nd street
1940 tax photo



4 East 82nd street
1940 tax photo

historic conditions

10 East 82nd Street



12 East 82nd Street
1926
(showing stoop on 10 pre removal)



10 East 82nd Street
1940s tax photo

examples of neo-colonial style buildings in the area

10 East 82nd Street



125 East 73rd Street
ca 1910



66 East 81st Street
ca 1900



12 East 81st Street



11 East 81st Street



12 East 80th Street



15 East 78th Street



15 East 81st Street



16 East 78th Street



9, 11, 15-19 East 81st Street



120 East 80th Street
ca 1953

examples of central entrances in the area

10 East 82nd Street



17 East 79th Street



22 East 80th Street



3 East 78th Street



18 East 80th Street



22 East 83rd Street



24 East 78th Street



16 East 78th Street



14 East 78th Street



examples of recladding in the area

10 East 82nd Street



14 East 81st Street
before recladding



14 East 81st Street
after recladding

examples of balconies in the area

10 East 82nd Street



12 East 80th Street
1940s tax photo



12 East 81st Street
1940s tax photo



16 East 80th Street
1940s tax photo



4 East 81st Street
1940s tax photo



6-8 East 80th Street
1940s tax photo

front facade

time line of interventions



1926

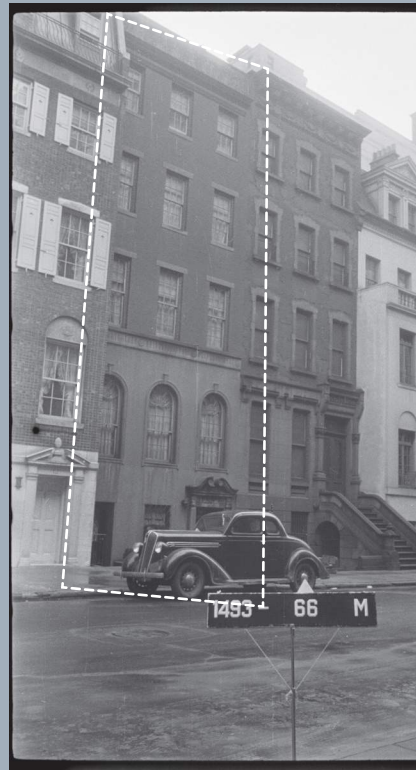
original design with stoop

brownstone base with brick above

windows with stone detailing around

original cornice

1 over 1 double hung windows



1940s tax photo

stoop and original front door removed

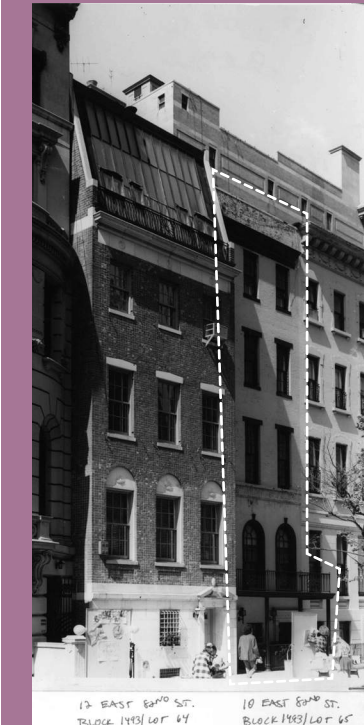
original cornice removed and replaced with lower and smaller cornice

lower facade altered and coated

parlor level windows replaced with arched openings

new window lintels added above windows to replace original enframements

new 6 over 6 windows on upper floors



1970s designation photo

new wrought iron balcony added over front entrances

left entrance has new enframement

1940s enframement on the right entrance is altered, the top portion is removed

entire facade is painted with lintels and cornice in dark color



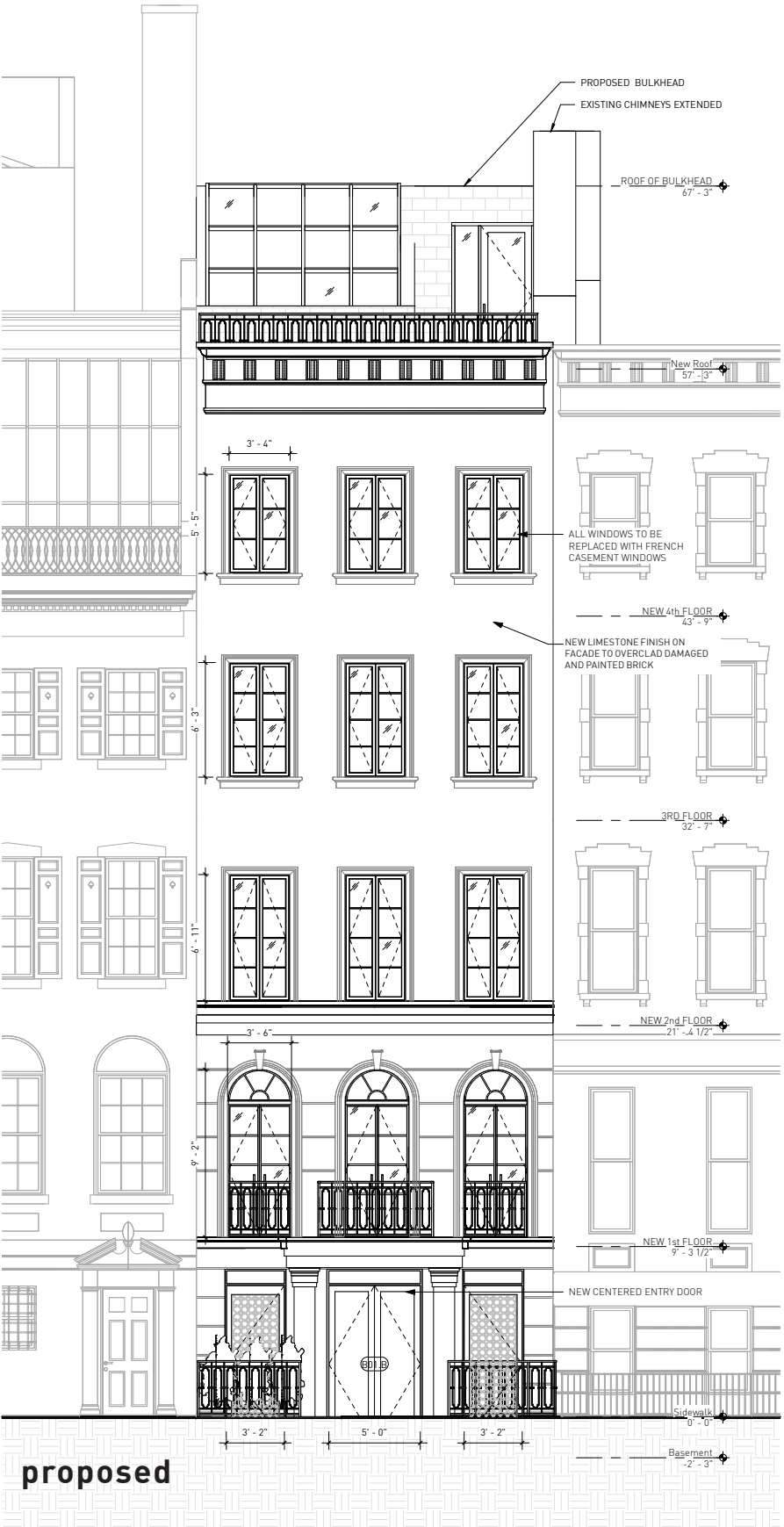
current state

cornice has been repainted to match facade color

trim around parlor windows has been painted to match facade color

facade is cracking and paint is peeling off of brick

front facade elevations



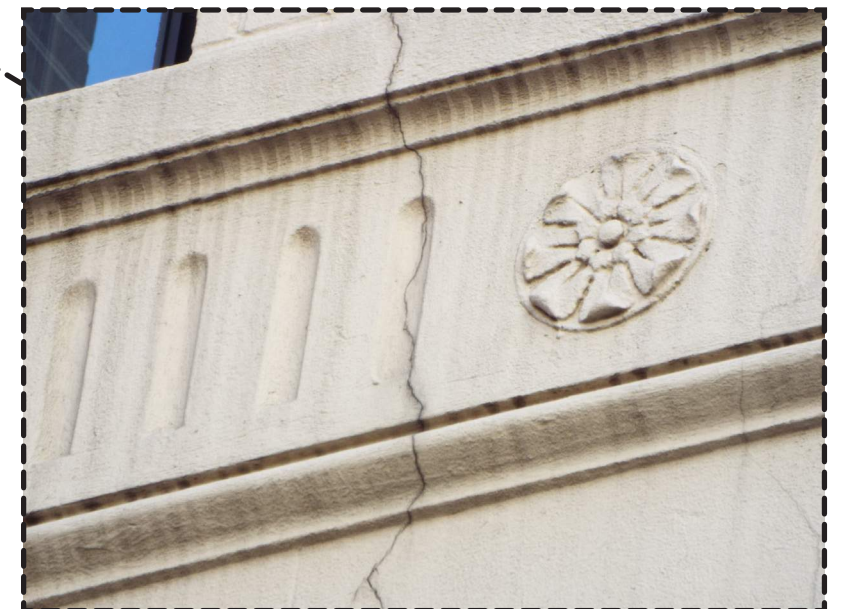
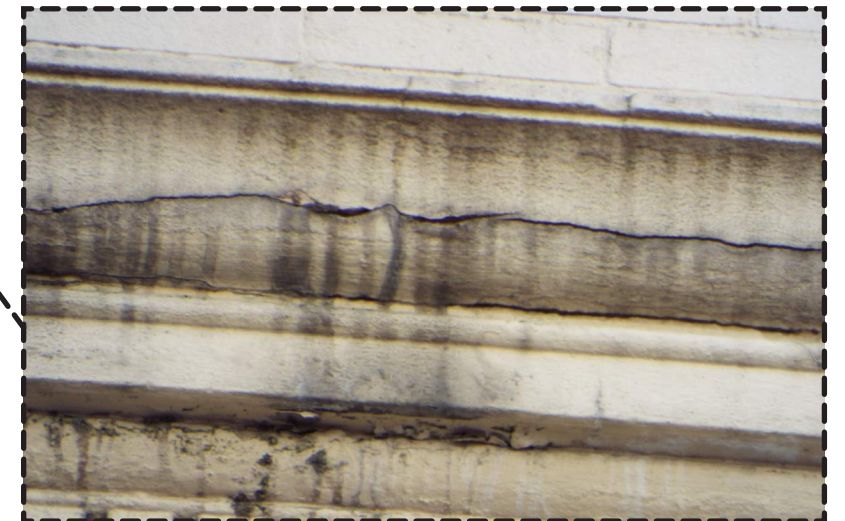
existing conditions

10 East 82nd Street



existing conditions

10 East 82nd Street



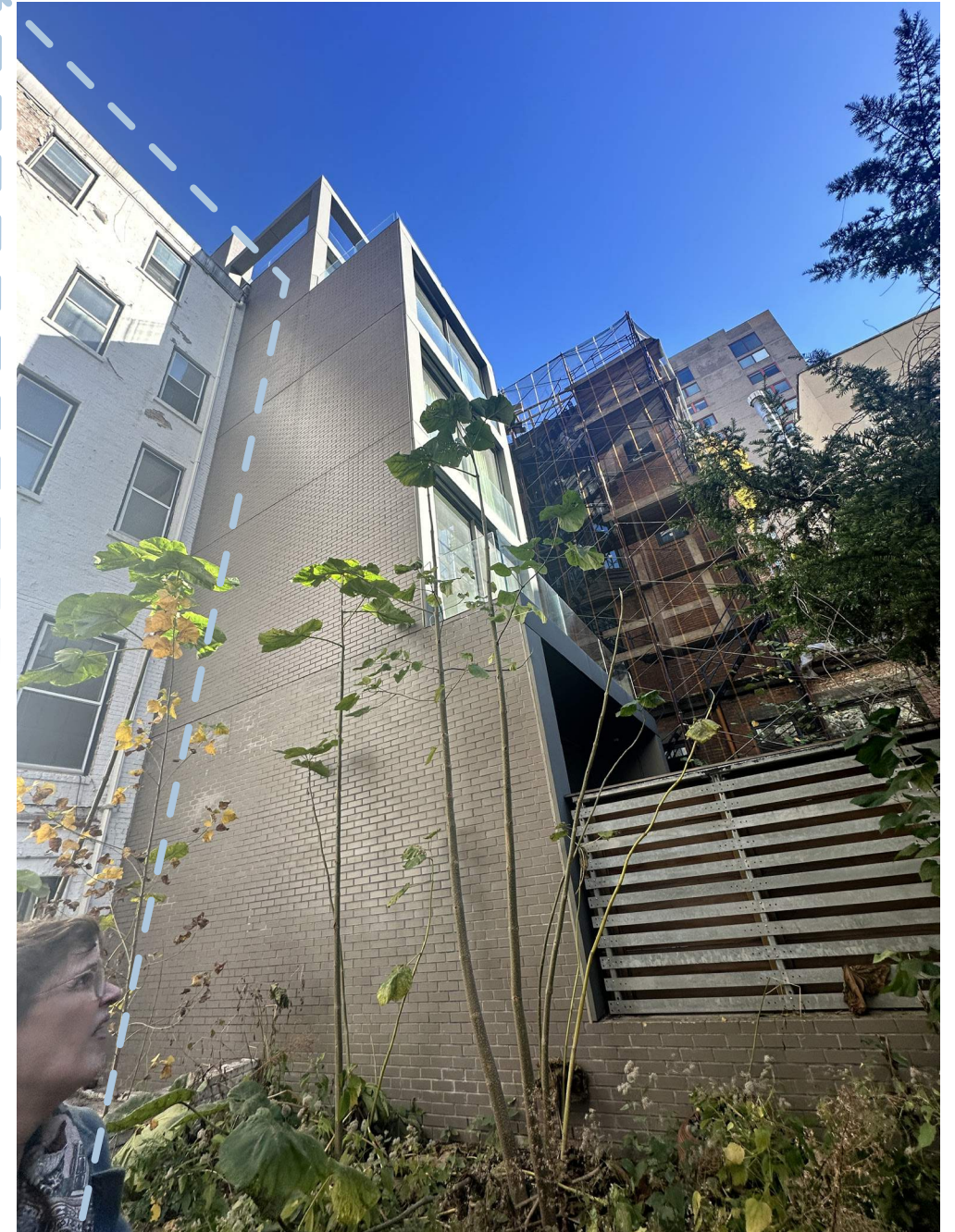
front facade

proposed



rear facade

existing conditions



rear facade

context



view of 12 East 82nd from
roof of 10 East 82nd



views of surrounding buildings from backyard of 10 East 82



rear facade
proposed



rear facade

elevations



3d views

proposed design

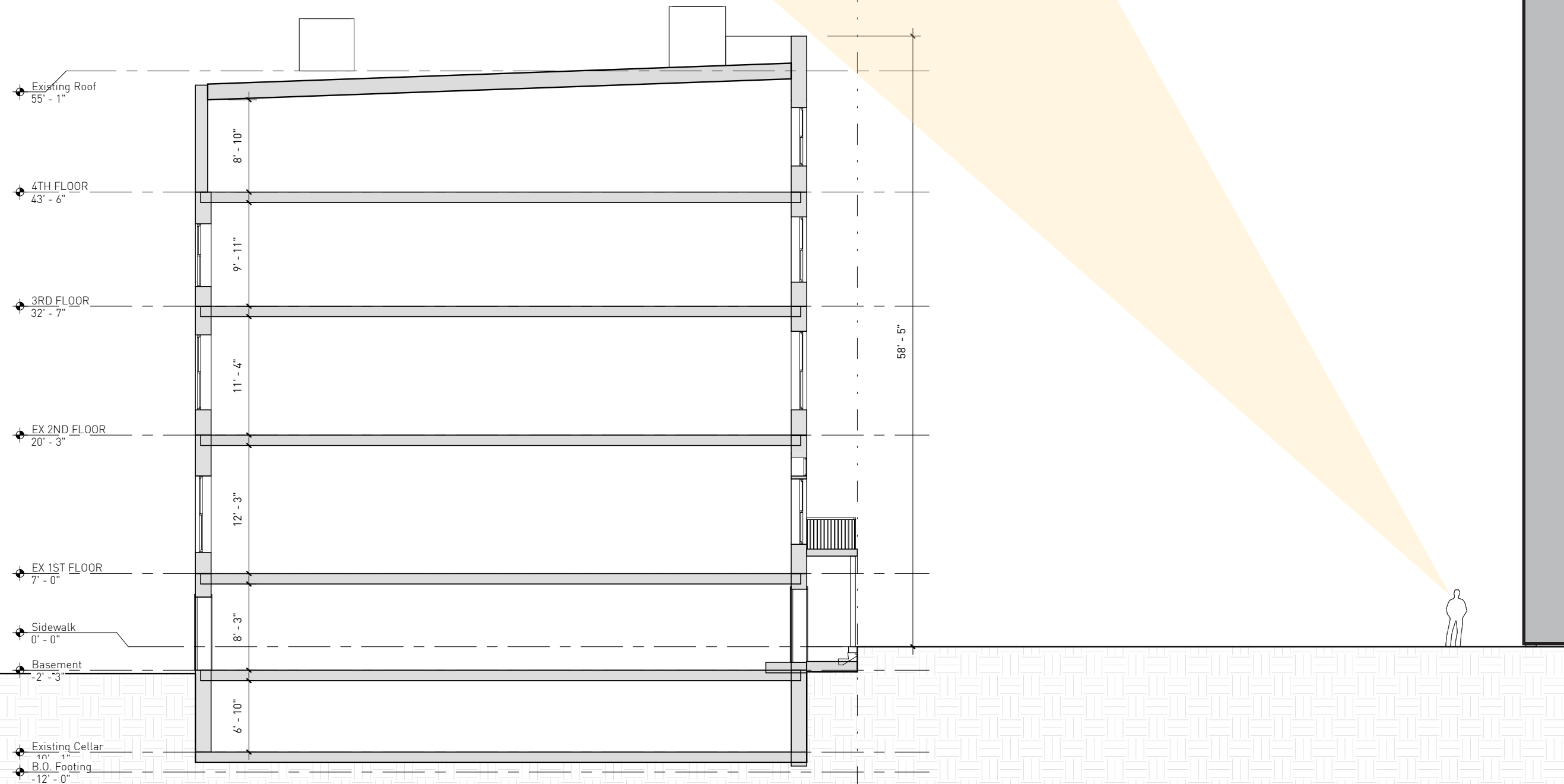


front

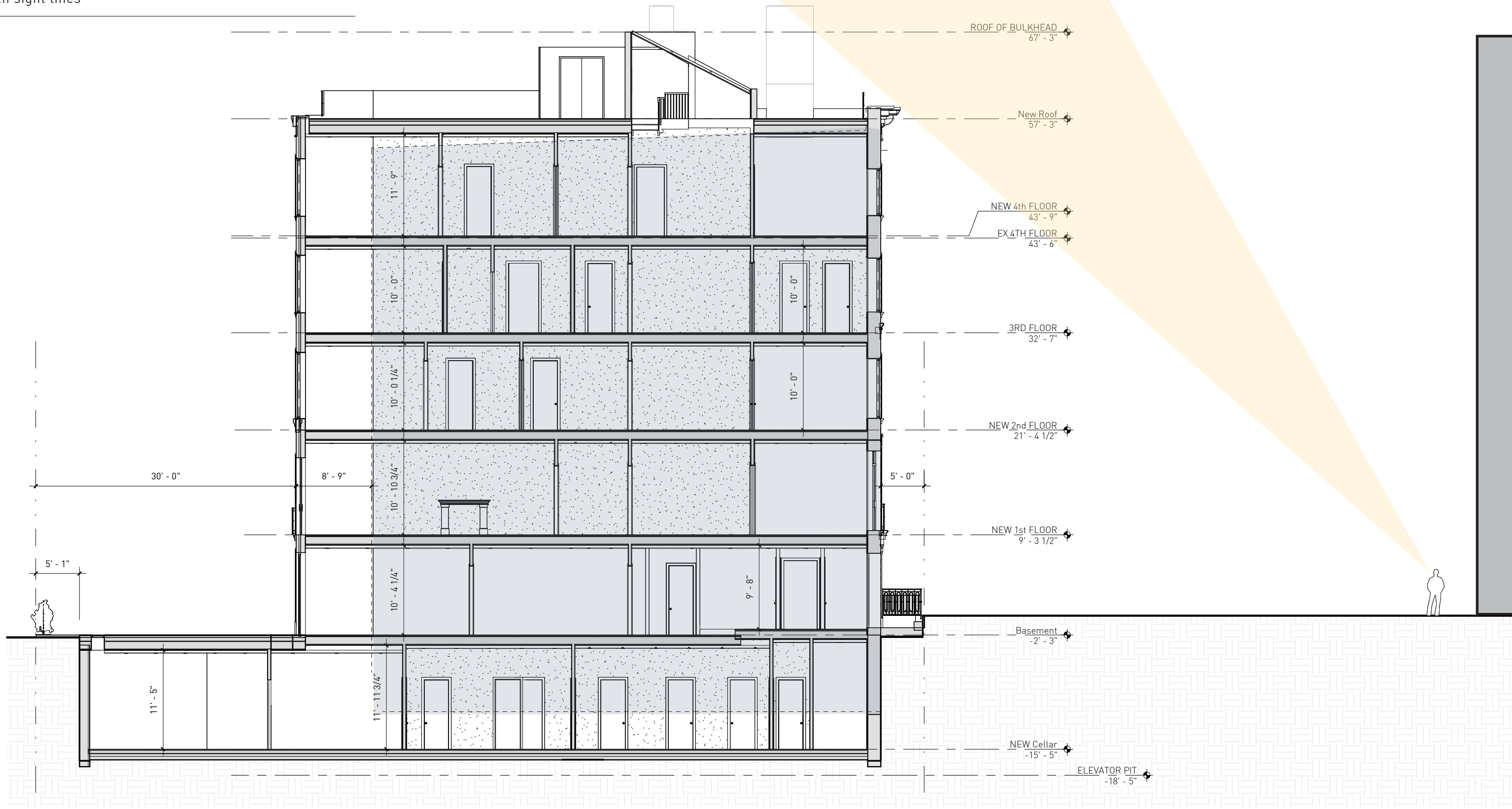


rear

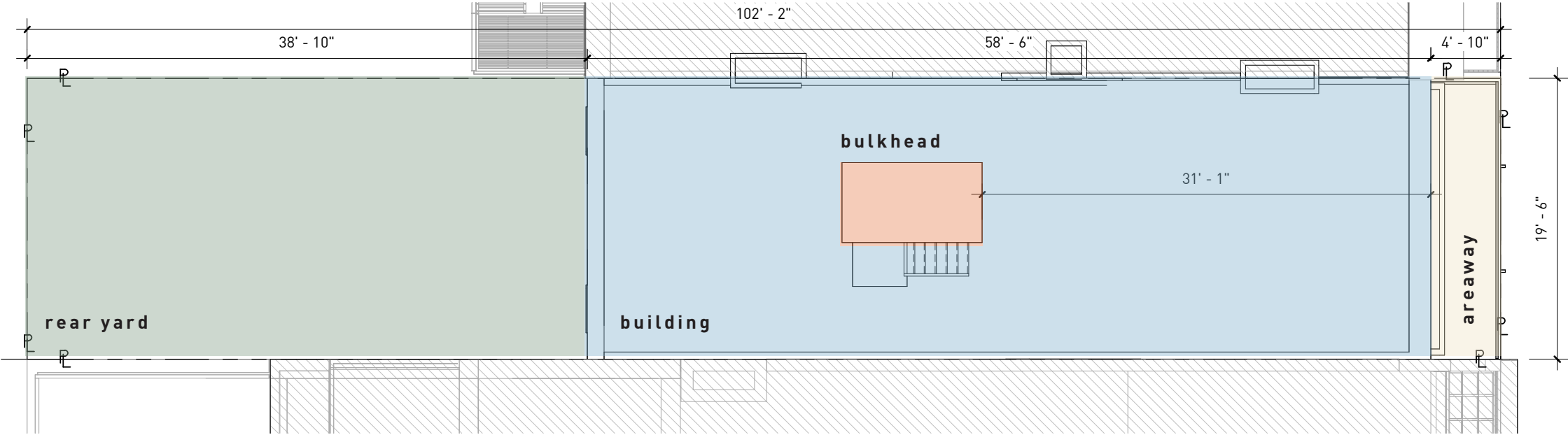
existing section
with sight line



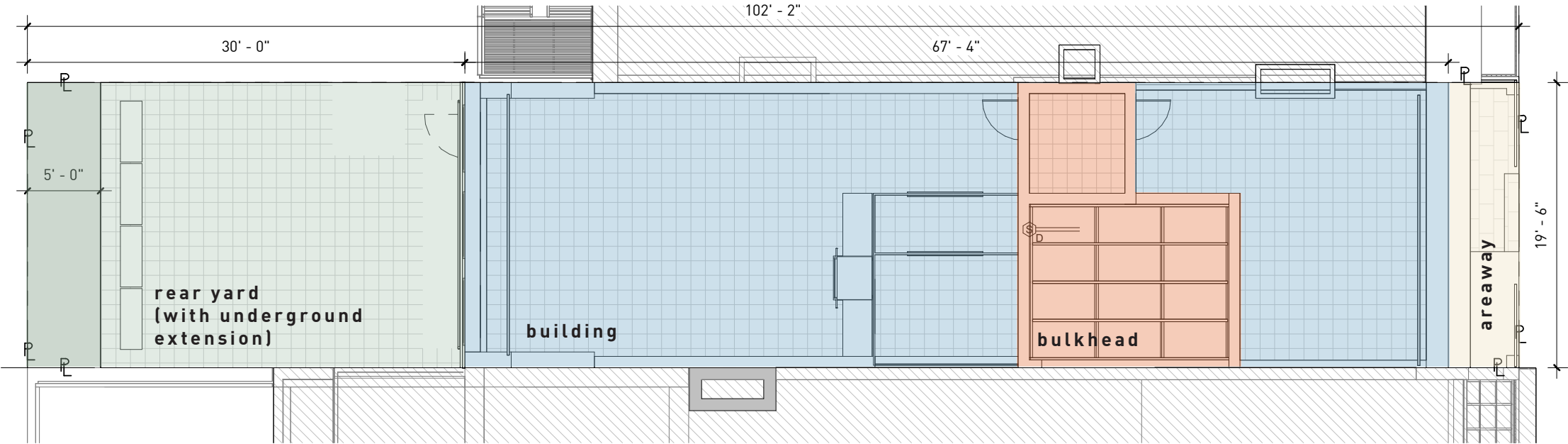
proposed section
with sight lines



site plan



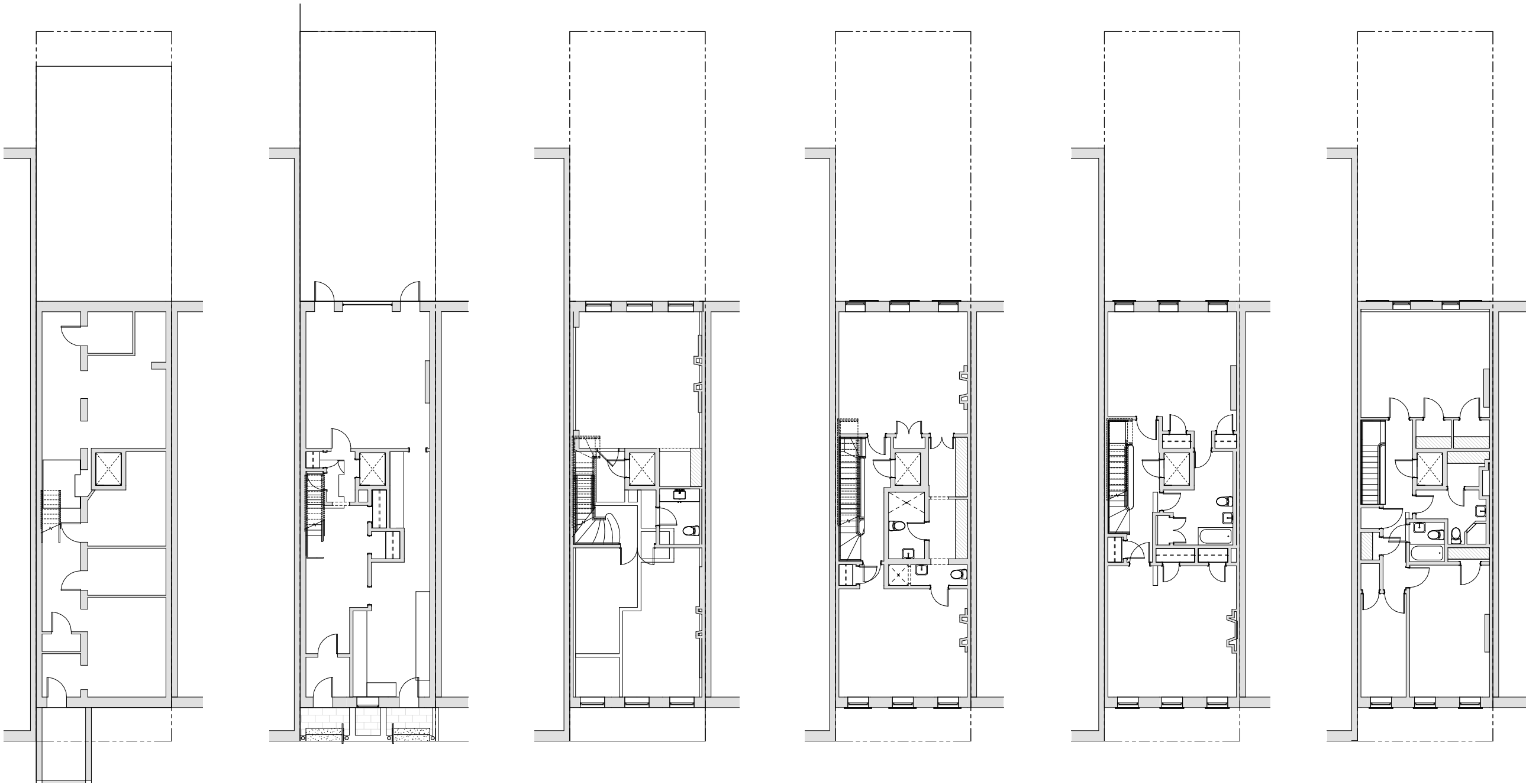
existing



proposed

existing plans

10 East 82nd Street



cellar

basement

first floor

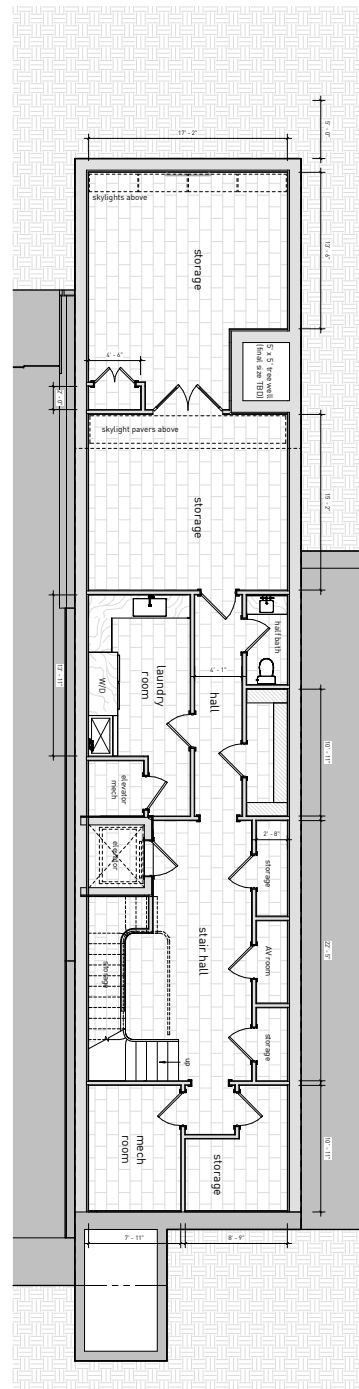
second floor

third floor

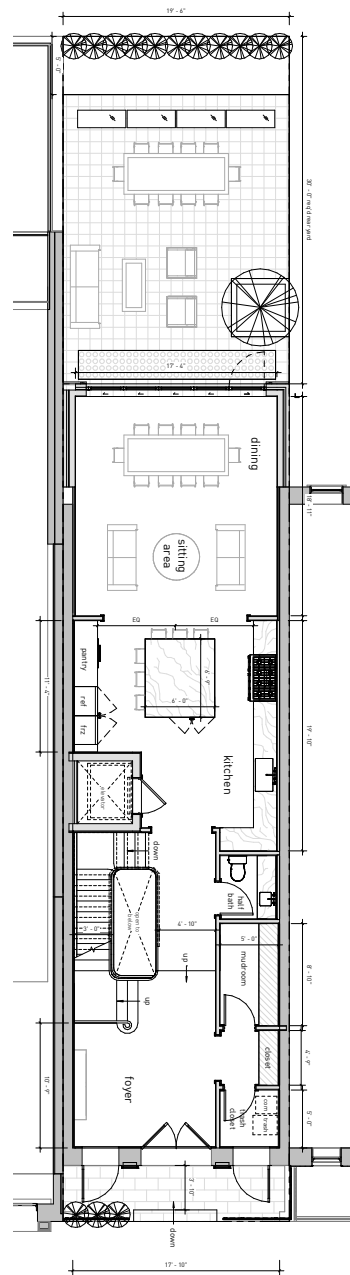
fourth floor

proposed plans

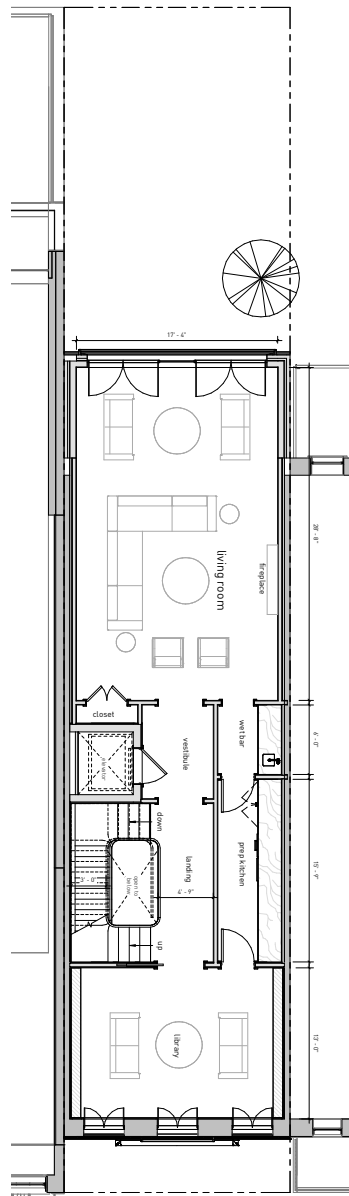
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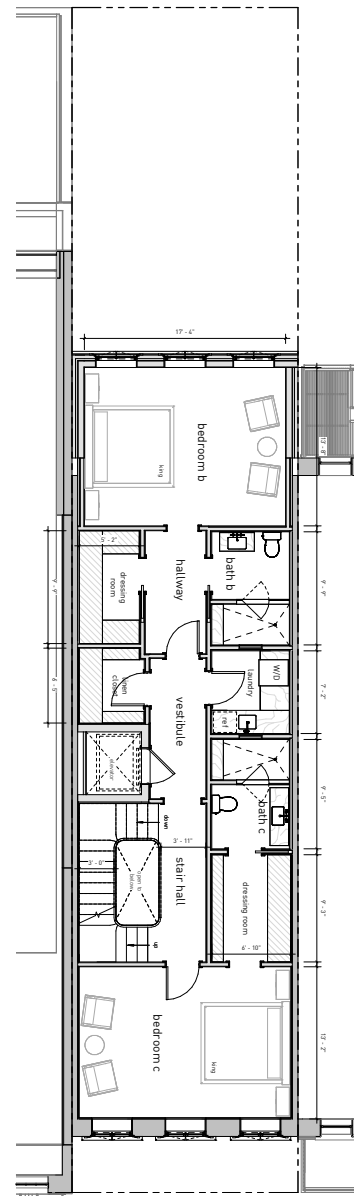
cellar



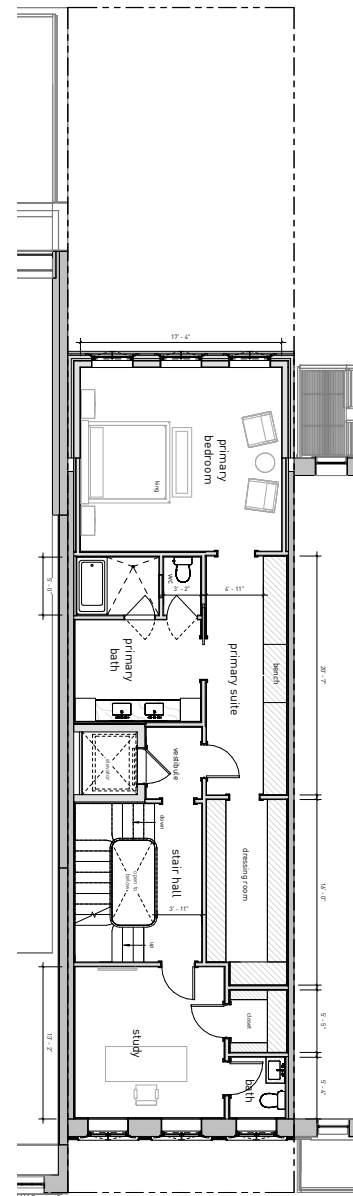
basement



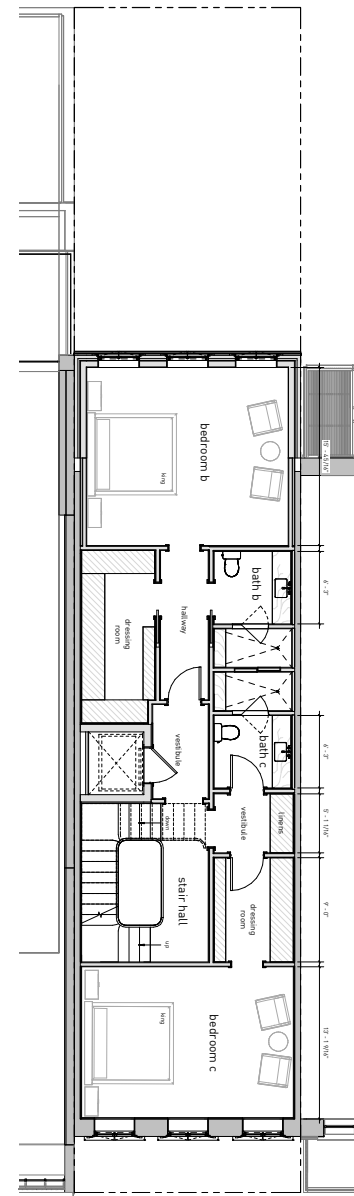
first floor



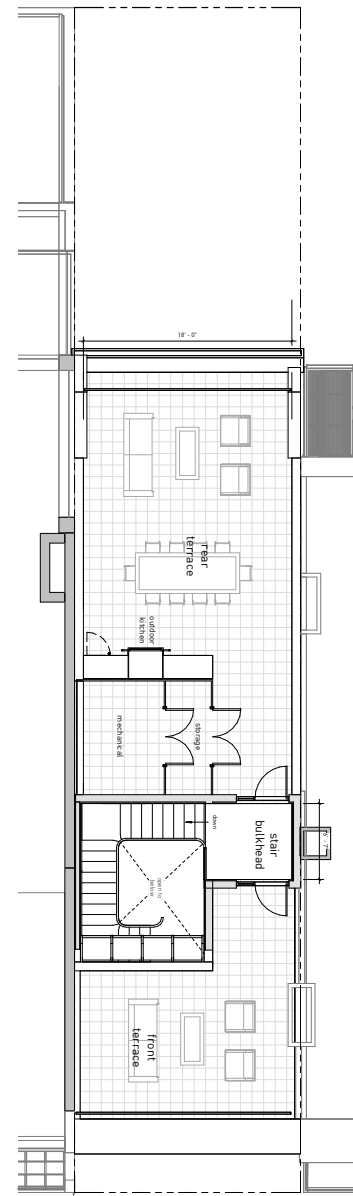
second floor



third floor



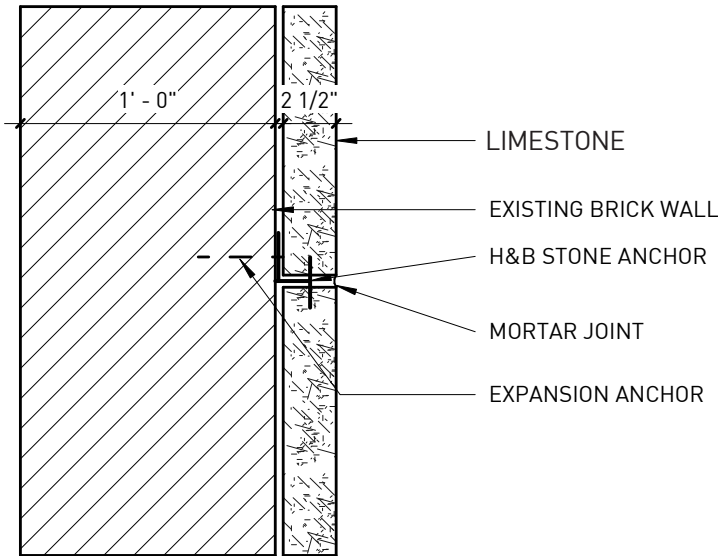
fourth floor



roof

materials

proposed design



front windows
replace existing with new
wood windows in french
casement style
(black finish)



wrought iron railings at
parlour floor and areaway
(see elevations for design)

rear facade to be rebuilt with
existing brick (if possible)



rear windows
black metal frames



view a
public visibility



existing view (with mock up)



zoomed in



rendering of proposed



zoomed in

view b
public visibility



existing view (with mock up)



zoomed in



rendering of proposed



zoomed in

view c
public visibility



existing view (with mock up)



zoomed in



rendering of proposed



zoomed in

view d
public visibility



existing view (with mock up)



zoomed in



rendering of proposed



zoomed in

view e
public visibility



mockup

roof visibility





appendix

