

The current proposal is:

Preservation Department – Item 2, LPC-25-10213

10 East 82nd Street – Metropolitan Museum Historic District
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

front facade

10 East 82nd Street



existing



original proposal

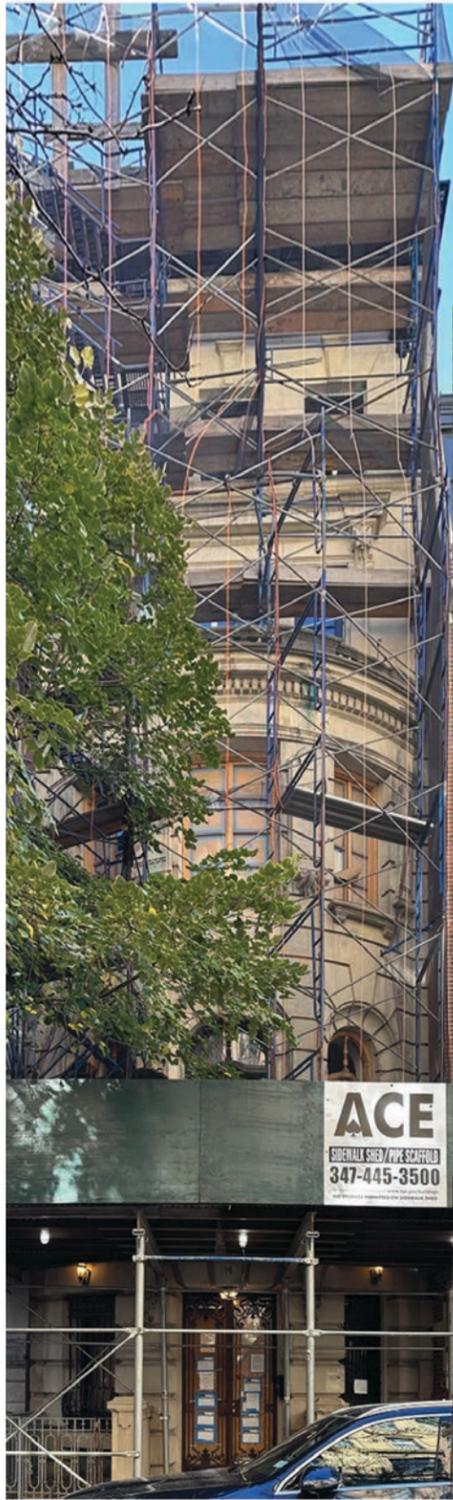


revised proposal

- front chimney angled back to reduce visibility (no longer visible from street)
- cornice revised to reflect neo-federal detailing
- windows changed to double hung above parlor floor, with 6 over 1 muntin pattern
- headers and sills on windows revised to reflect neo-federal detailing
- reveal detail at edge of facade to transition between planes
- banding details simplified to align with neo-federal detailing
- all ironwork details simplified to align with neo-federal detailing
- front door entrance and enframement adjusted to minimize size of entrance

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

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 parlour windows has been painted to match facade color
- facade is cracking and paint is peeling off of brick

precedents in the district

10 East 82nd Street

central entrances



18 East 80th Street

limestone recladding



14 East 81st Street
after recladding



3 East 78th Street

balconies



16 East 80th Street
1940s tax photo

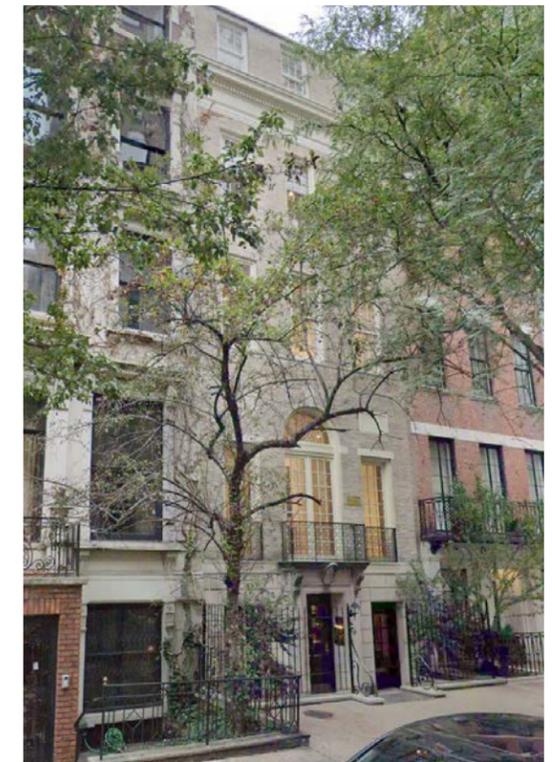
tan colored facade



50 East 81st Street



12 East 81st Street
1940s tax photo

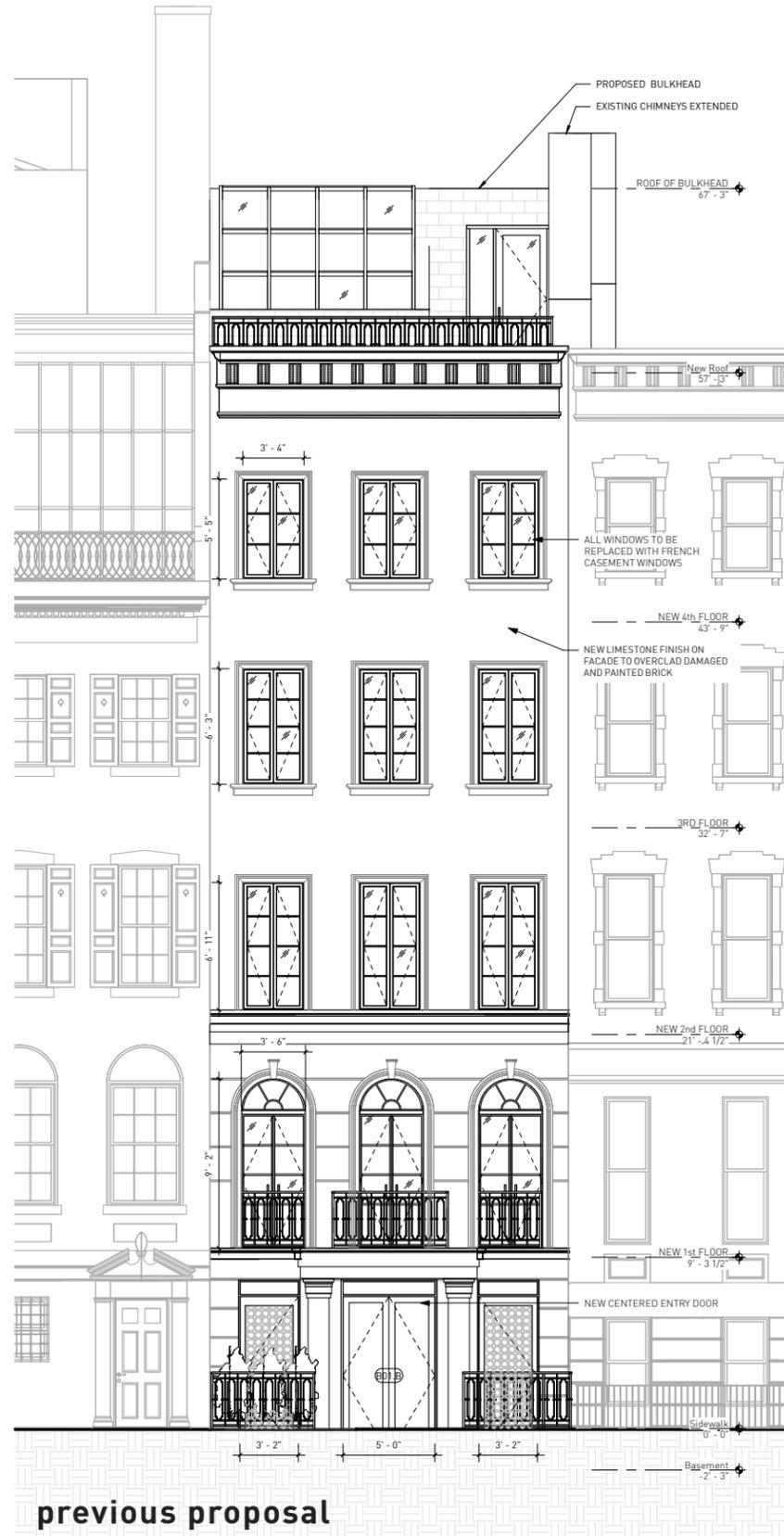


53 East 75th Street (neo-federal)

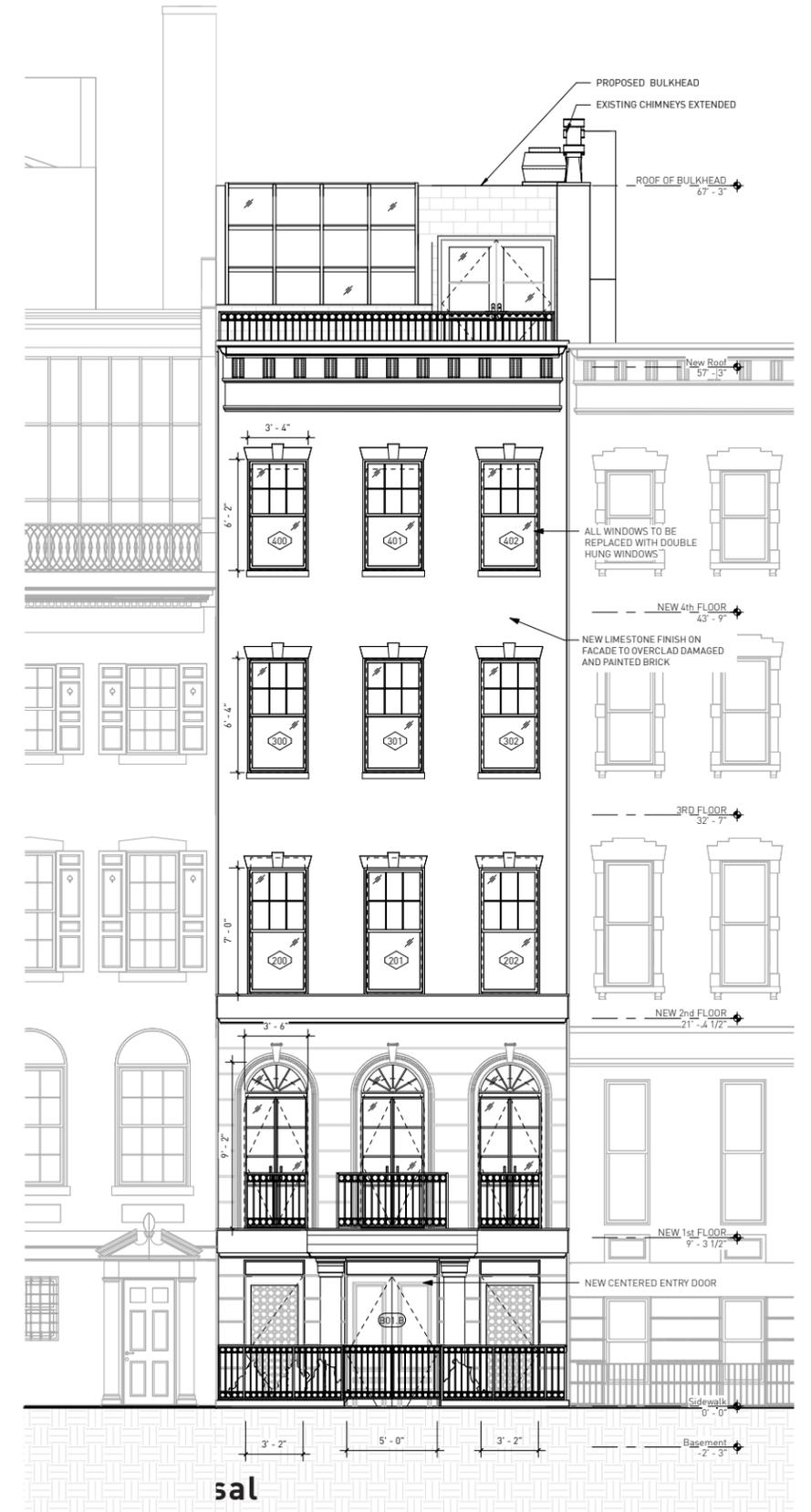
front facade elevations



existing



previous proposal



sal

existing conditions

10 East 82nd Street



brick condition - after stripping

10 East 82nd Street

Thorseal underneath paint

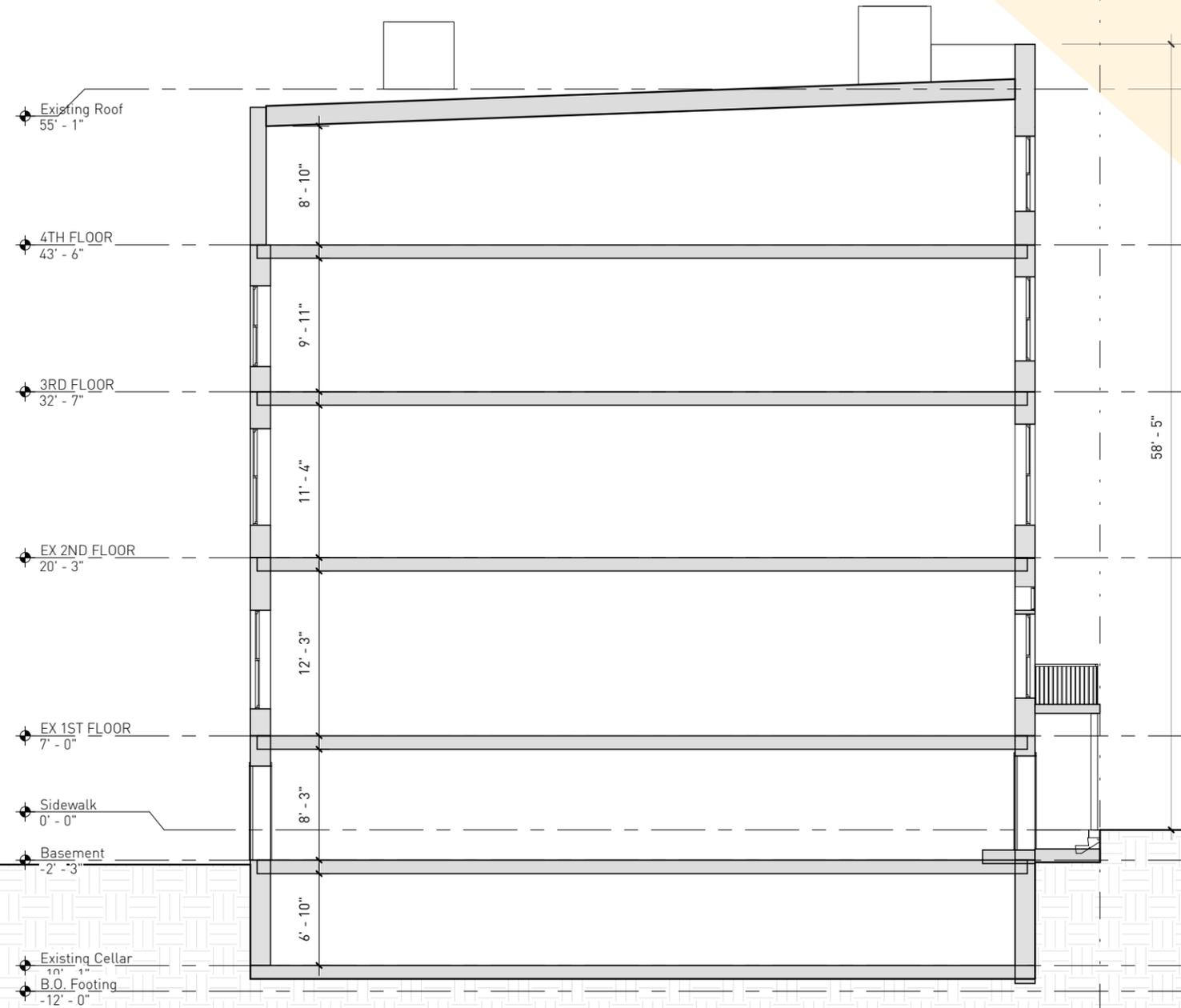
From Jablonski Building Conservation report:

“This type of coating can only be removed mechanically and doing so will likely cause damage to the brick substrate.”



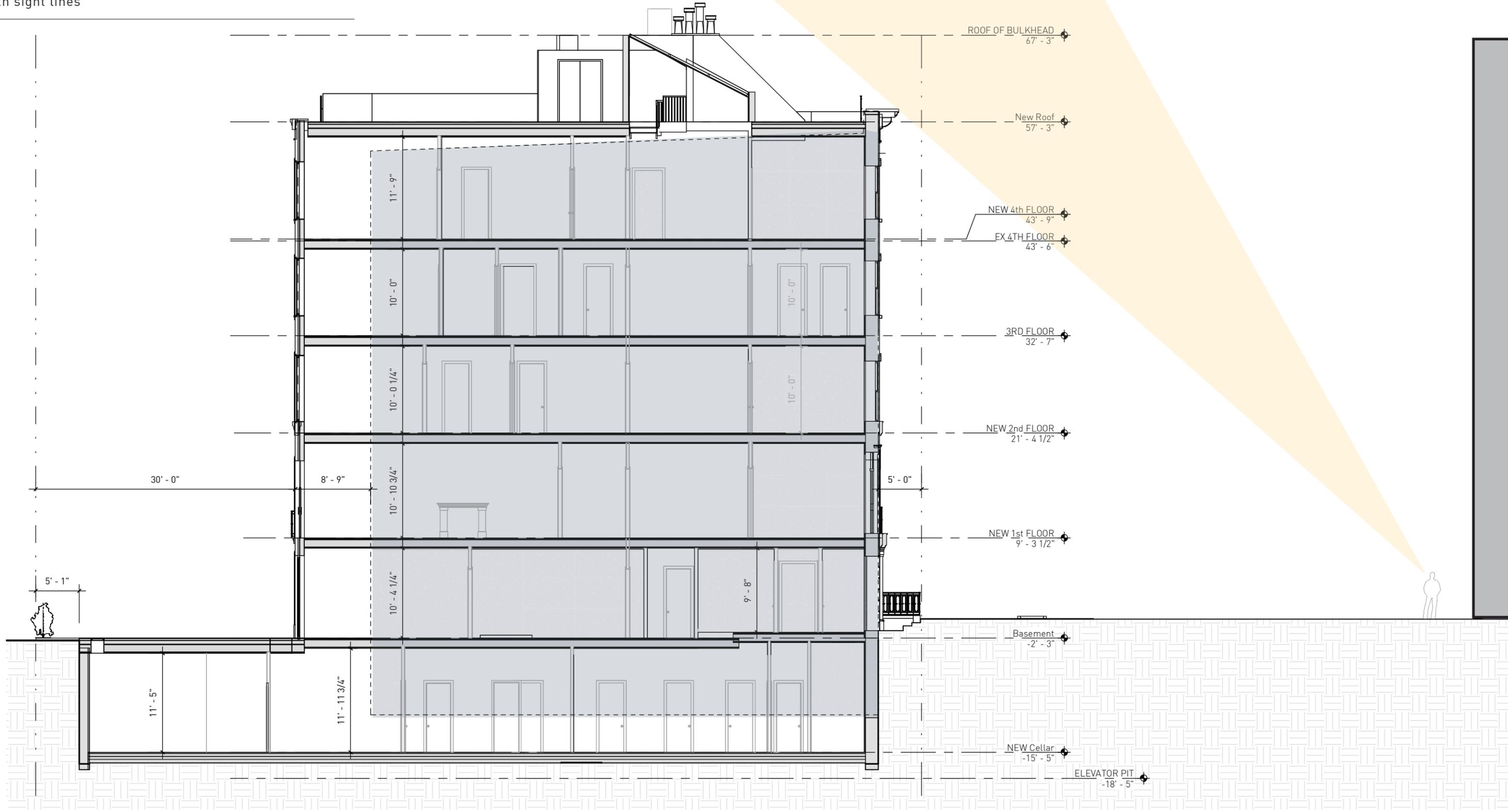
existing section

with sight line



proposed section

with sight lines



materials

proposed design

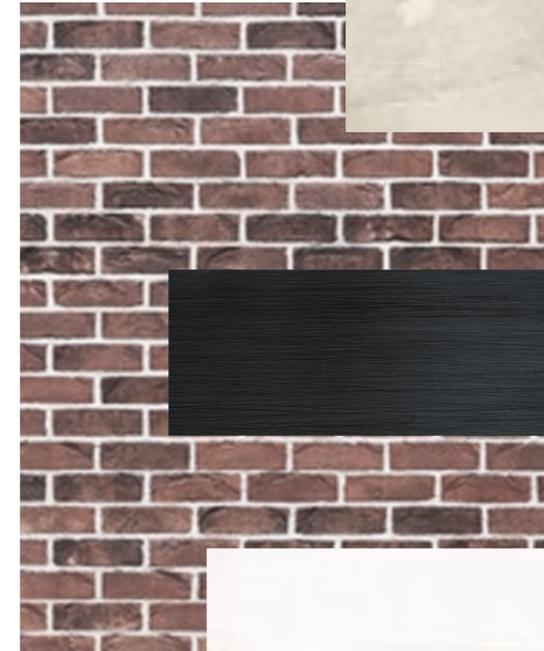
front windows
replace existing with new wood
windows in french casement
style on parlor floor and 6 over 1
double hung above
(black finish)



limestone on front facade

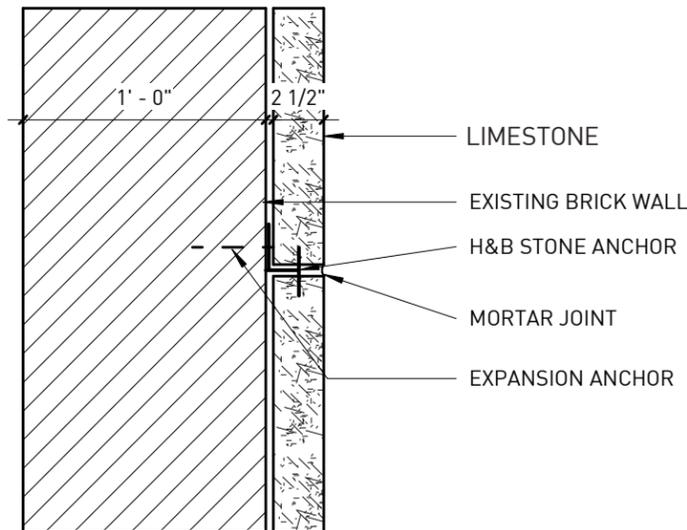
wrought iron railings at parlour floor and areaway (see elevations for design)

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



rear windows
black metal frames

limestone on penthouse facade (simple finish, thin grout lines)



specified limestone

limestone on lower rear facade



3d views

proposed design



front



rear

The current proposal is:

Preservation Department – Item 2, LPC-25-10213

**10 East 82nd Street – Metropolitan Museum Historic District
Borough of Manhattan**

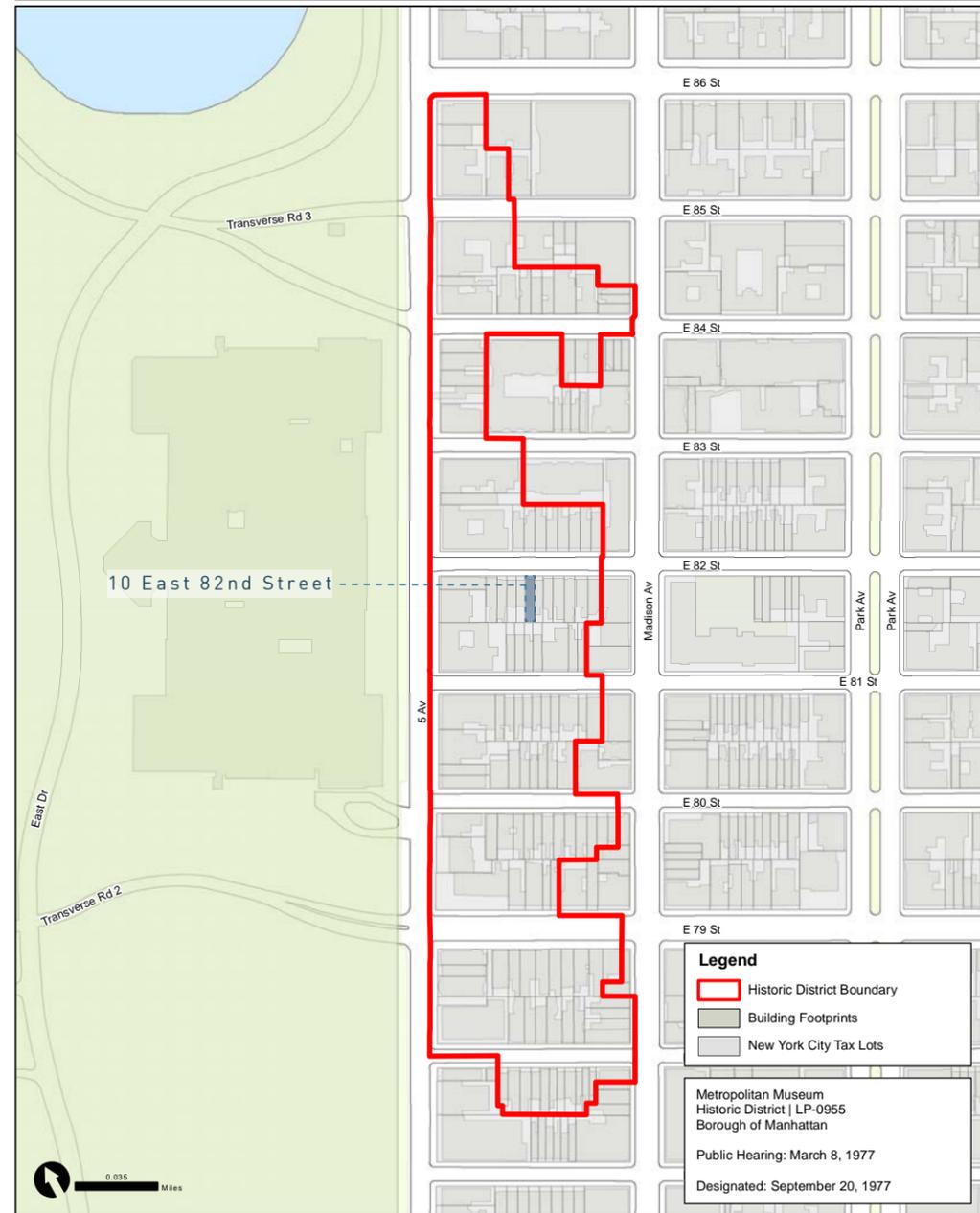
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

appendix

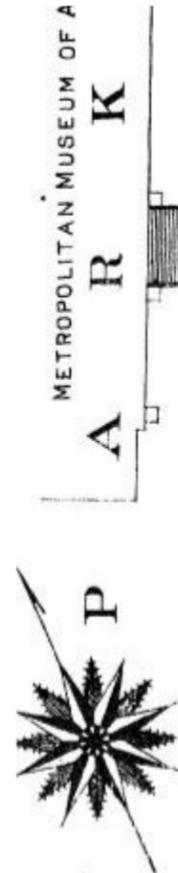
Location

10 East 82nd Street

Metropolitan Museum Historic District | LP-0955



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.5.2019



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

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

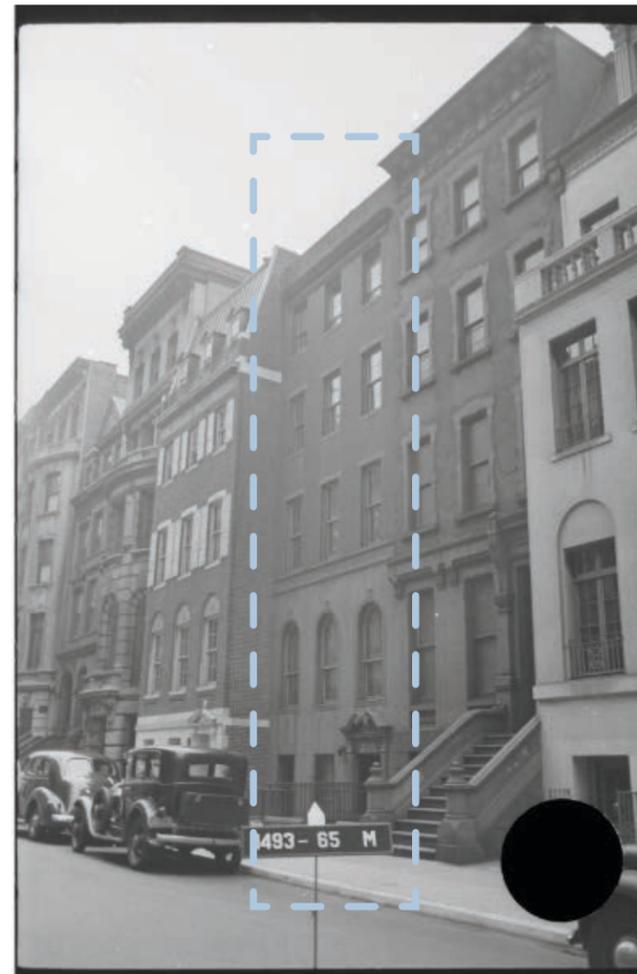
cornice was removed and replaced by a lower dentiled one with pulvinated frieze set below a brick parapet.



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



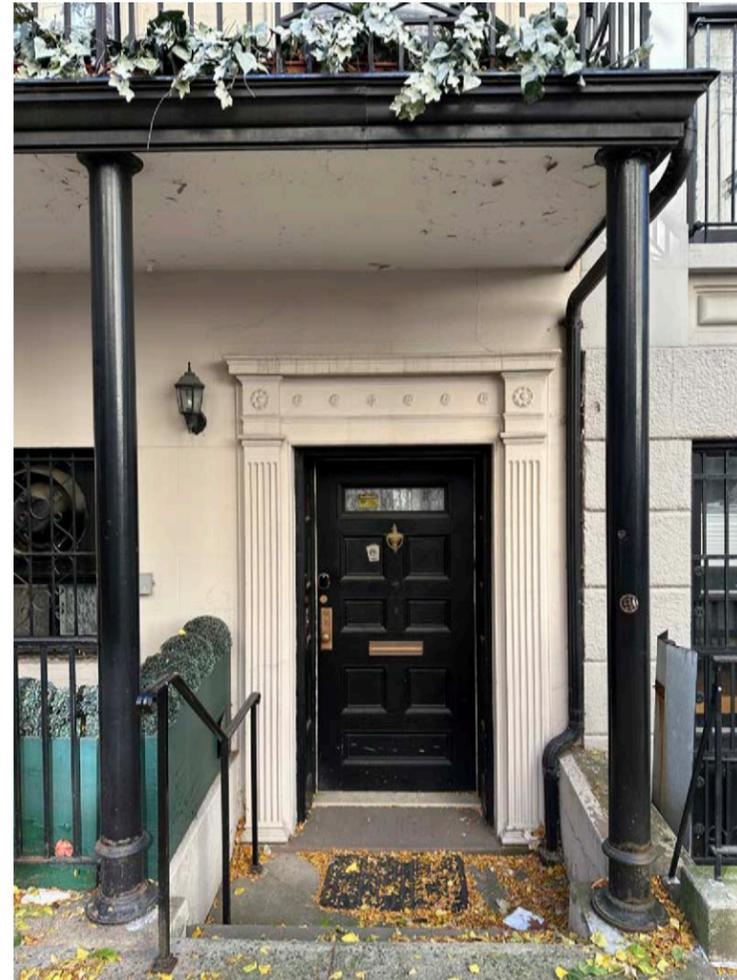
4 East 81st Street
1940s tax photo



6-8 East 80th Street
1940s tax photo

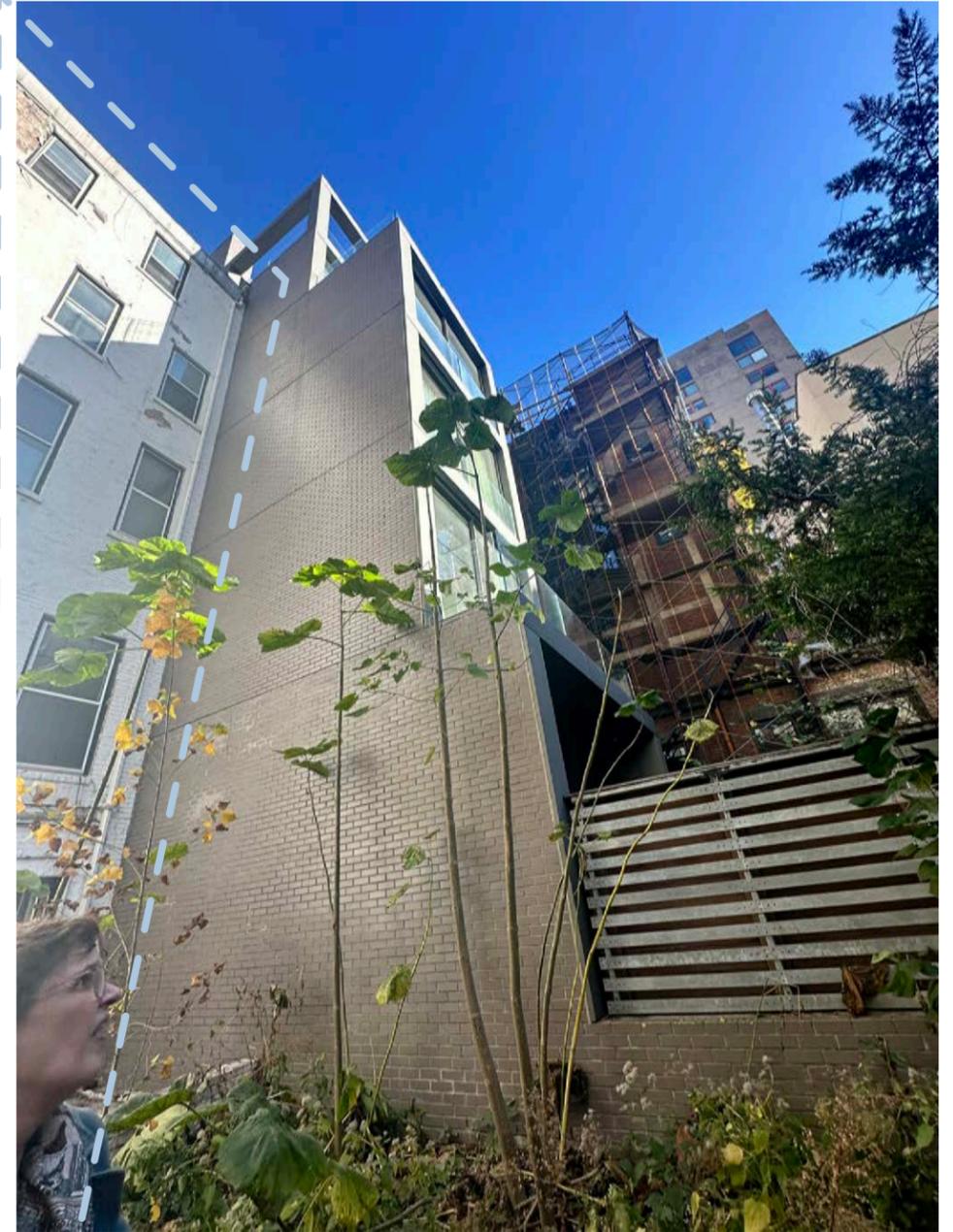
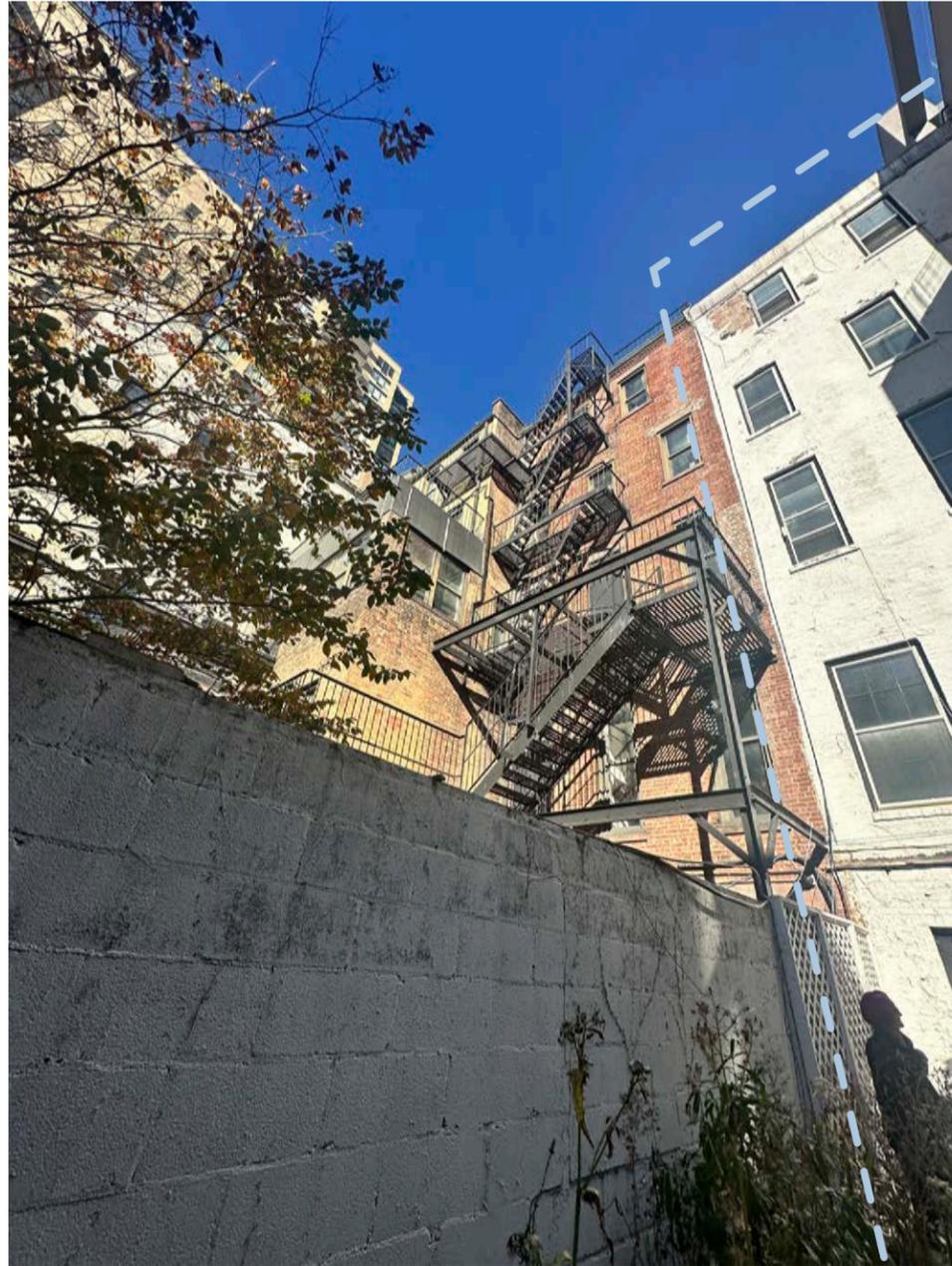
existing conditions

10 East 82nd Street



rear facade

existing conditions

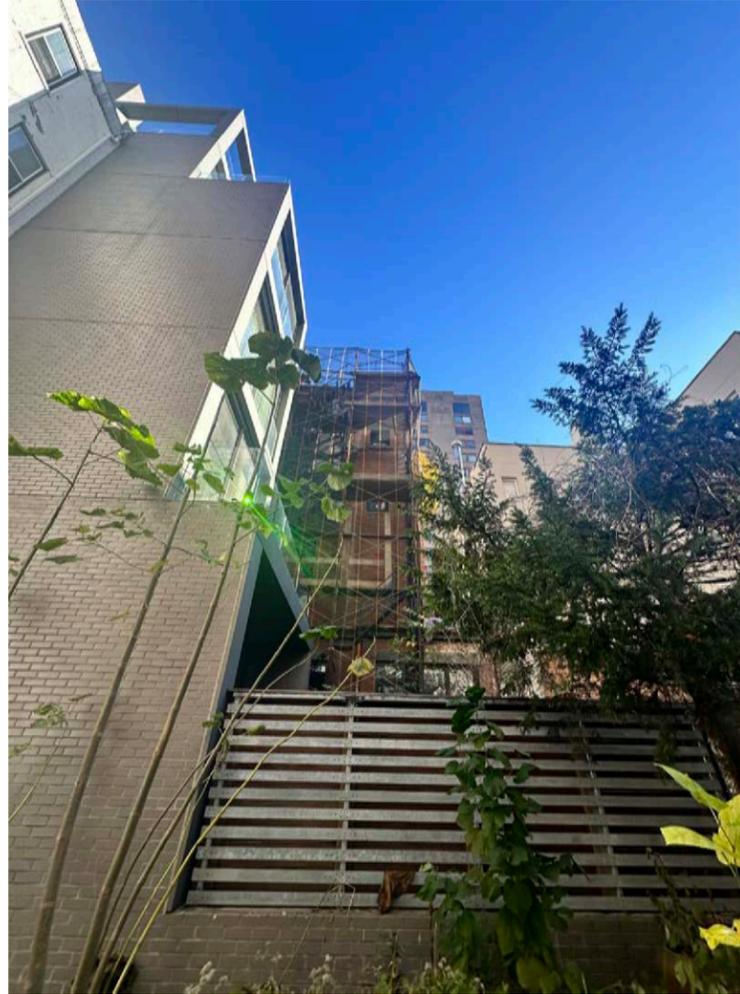


rear facade

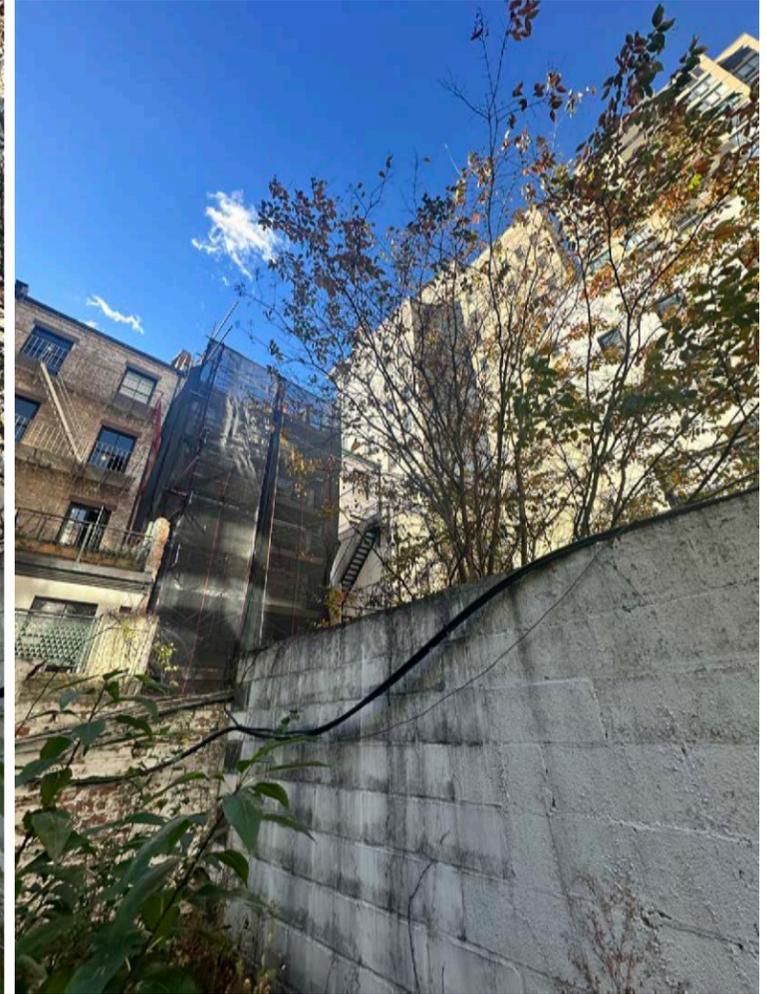
context



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



views of surrounding buildings from backyard of 10 East 82



rear facade

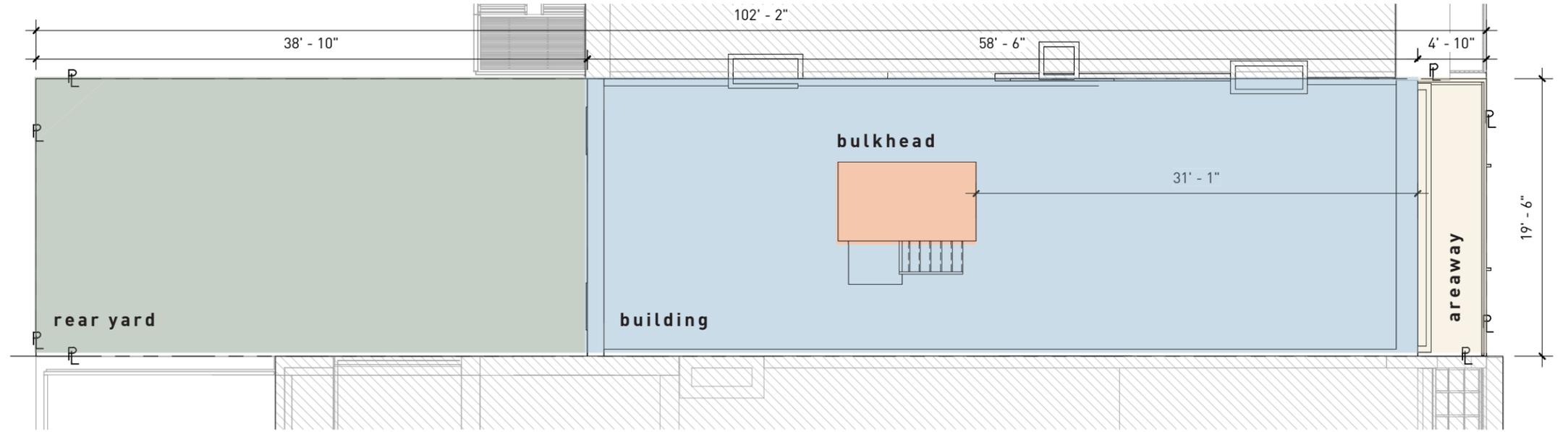
proposed



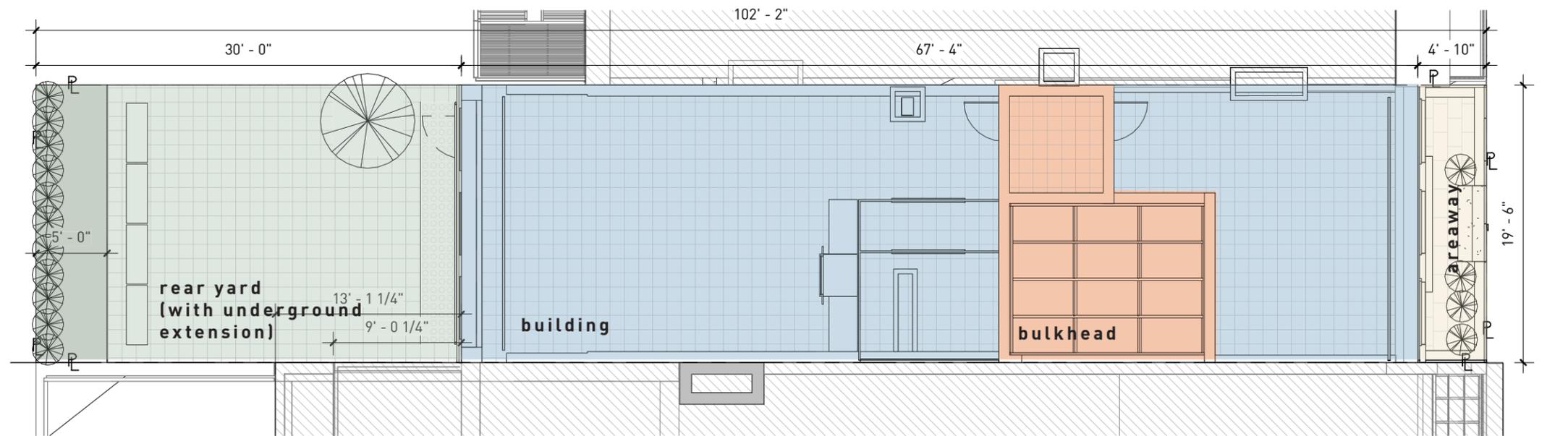
rear facade elevations



site plan



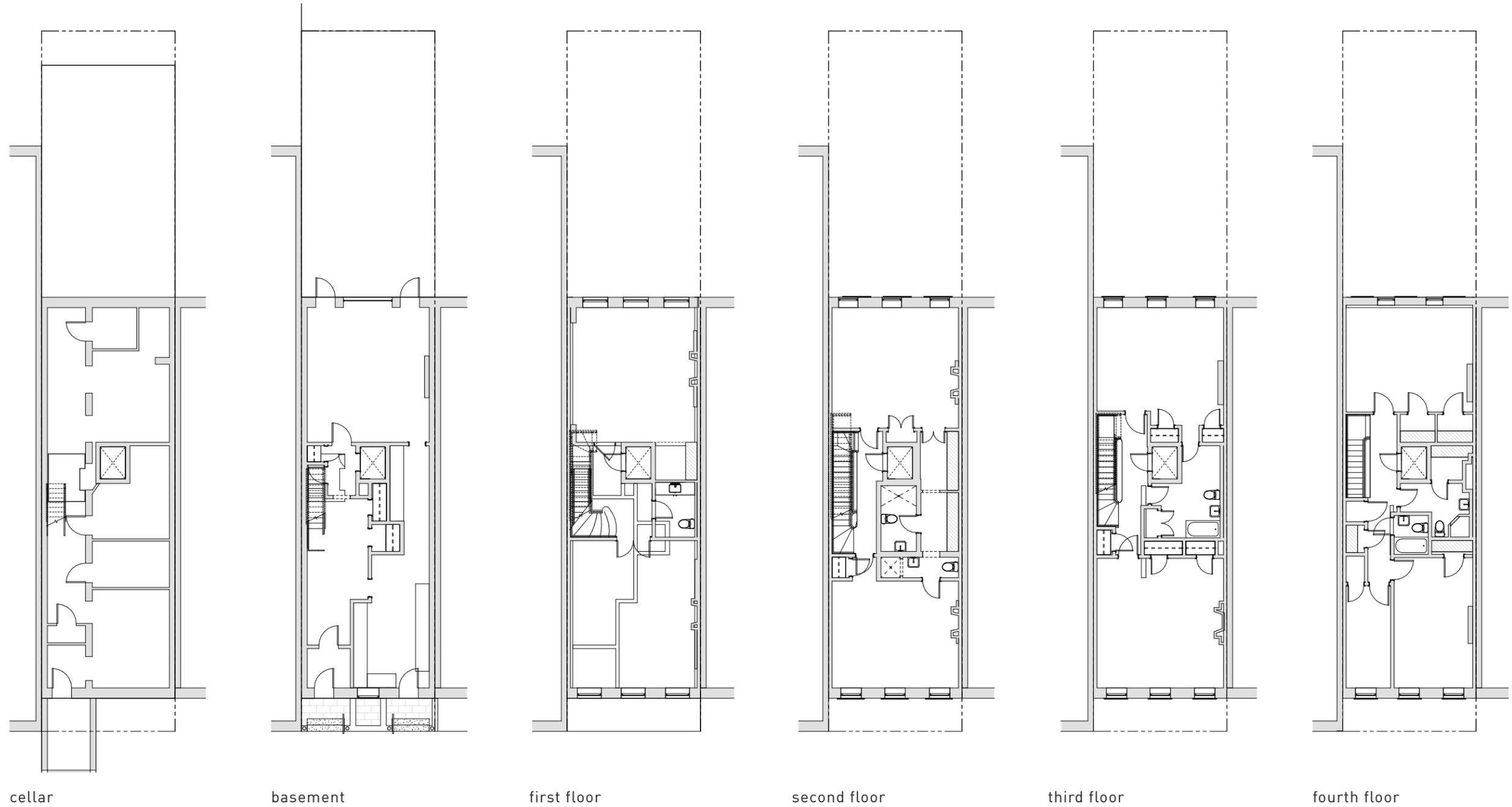
existing



proposed

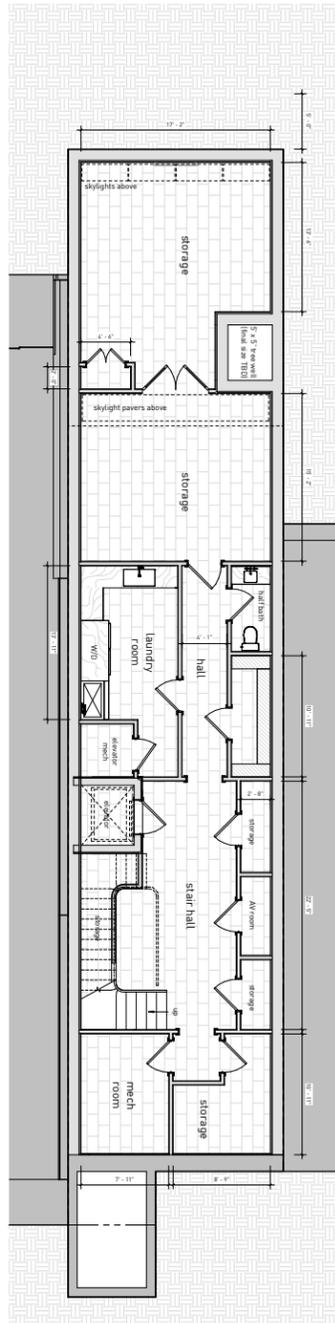
existing plans

10 East 82nd Street

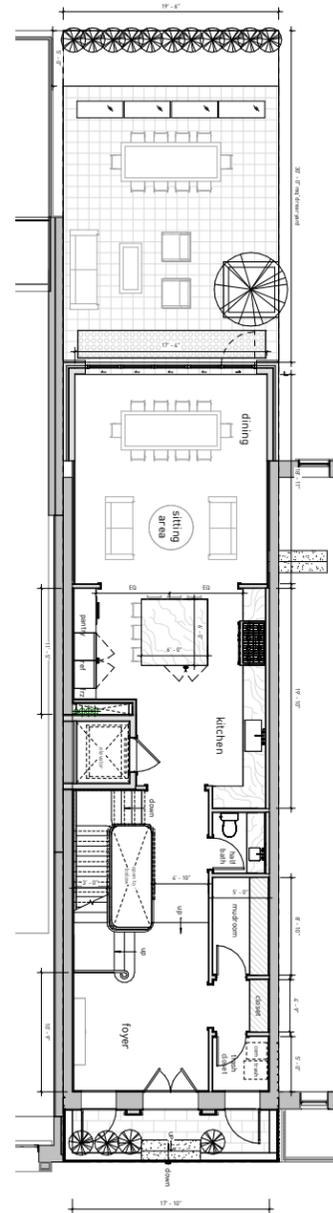


proposed plans

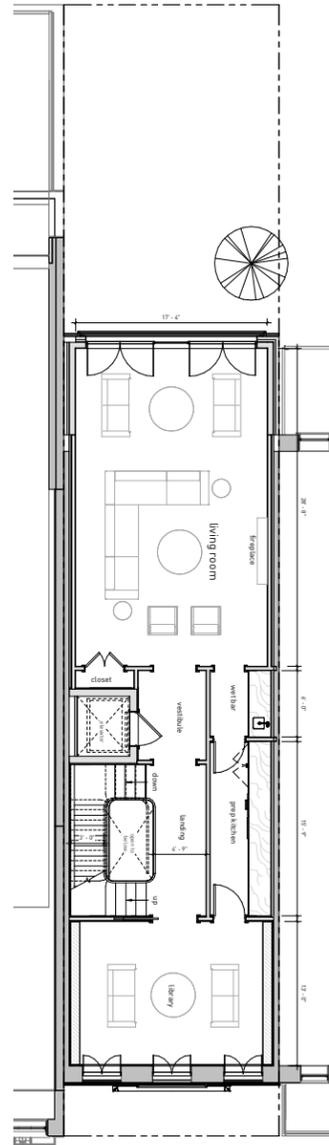
10 East 82nd Street



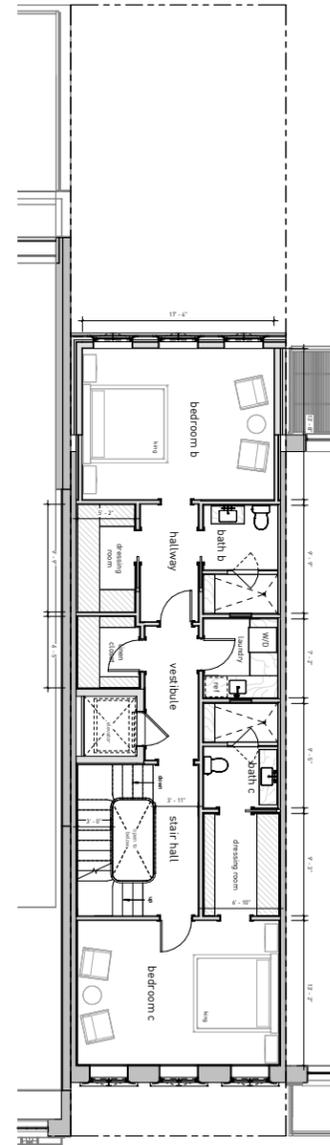
cellar



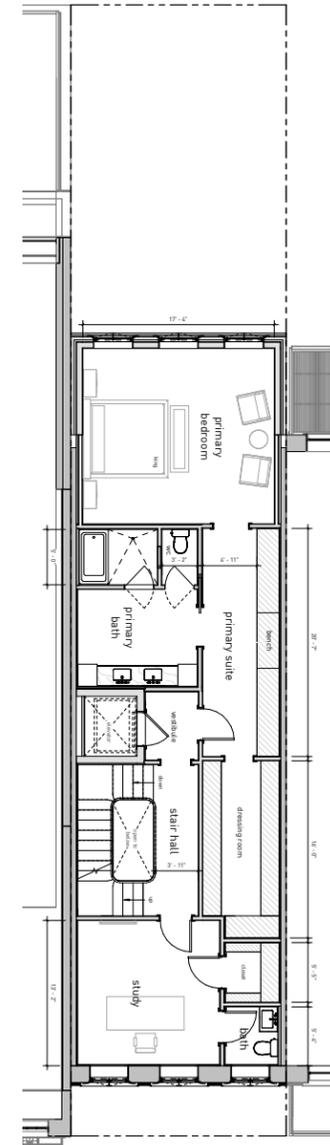
basement



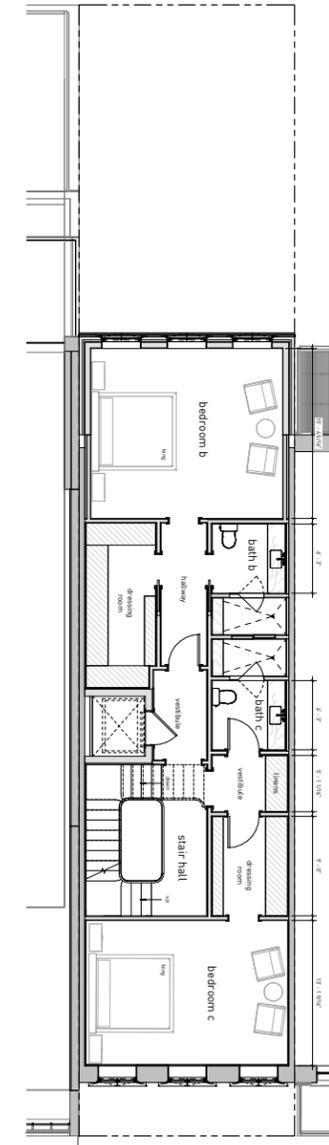
first floor



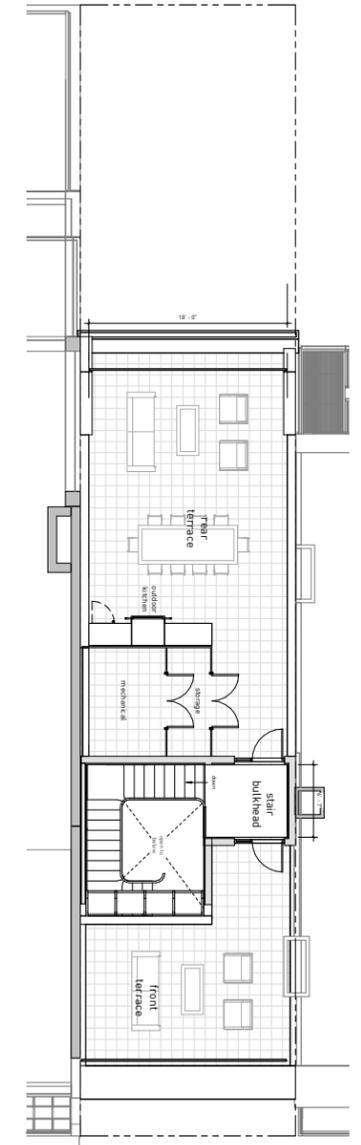
second floor



third floor

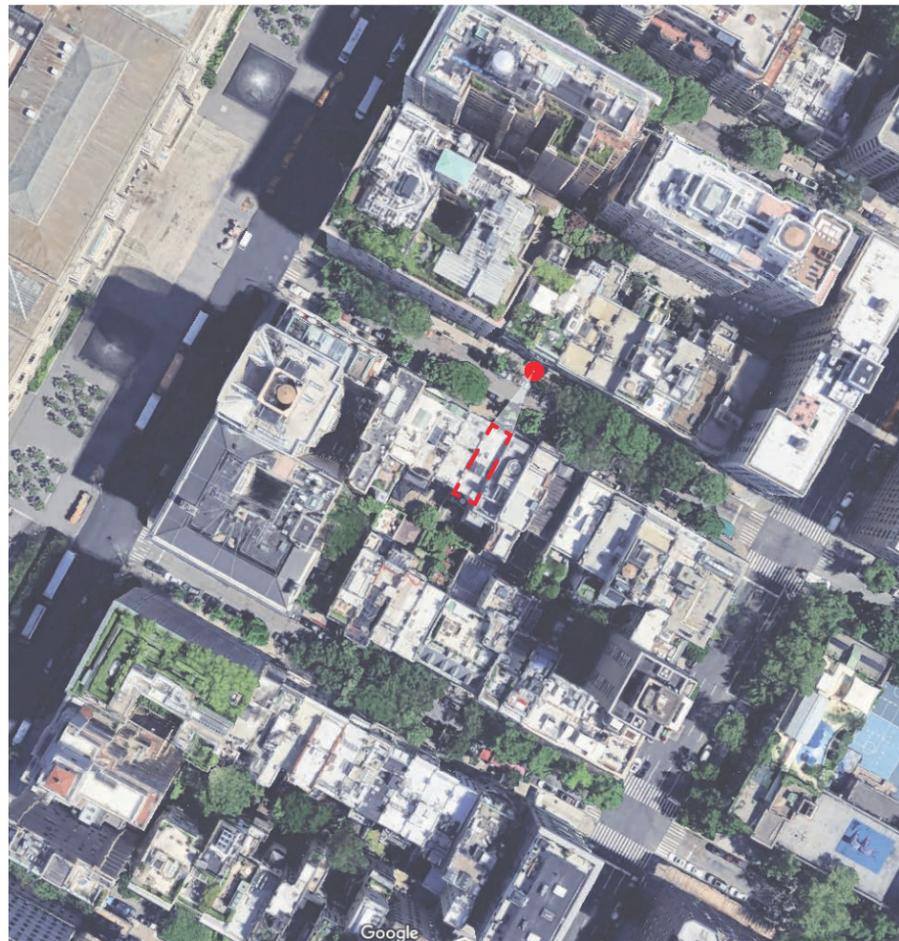


fourth floor



roof

view a
public visibility



existing view (with mock up)



zoomed in



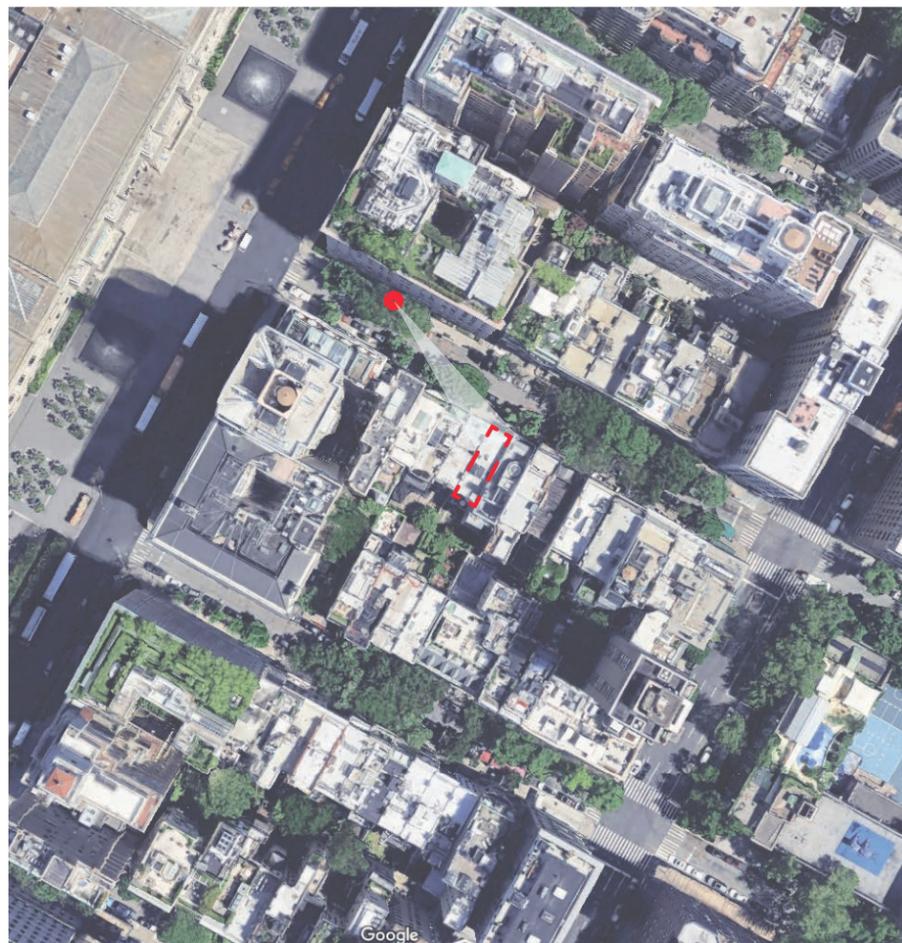
rendering of proposed



zoomed in

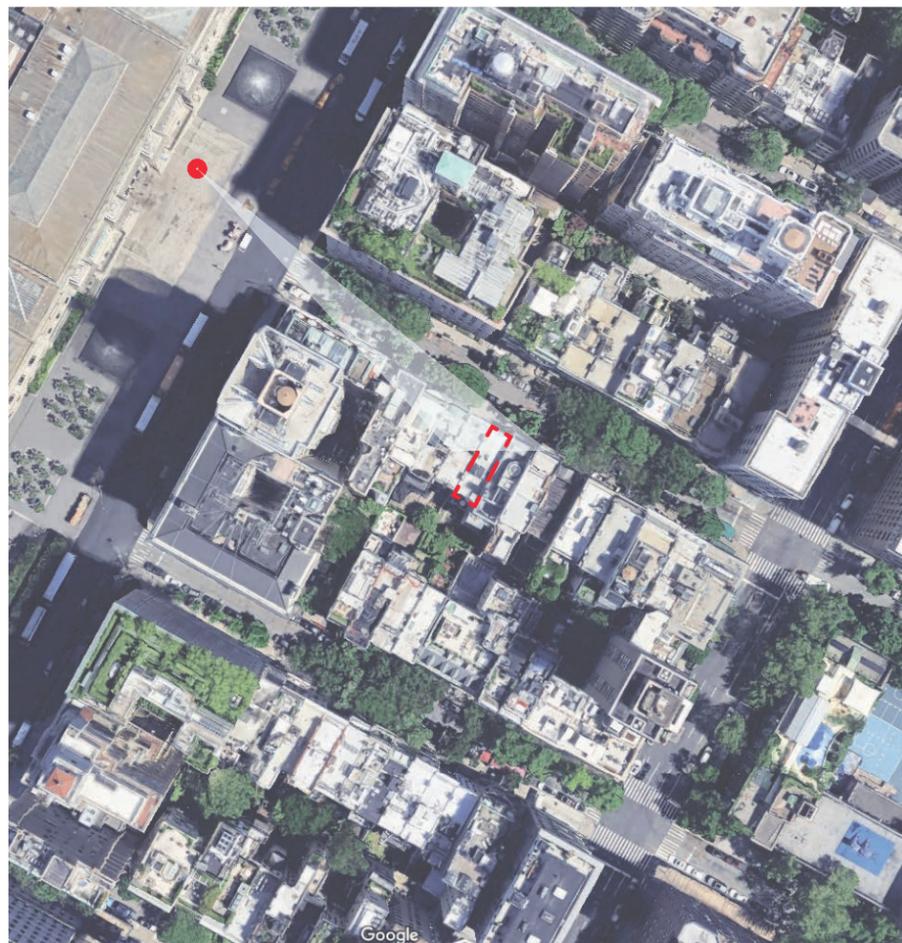
***updated chimney design no longer visible
(no visibility of addition from this view)**

view b
public visibility



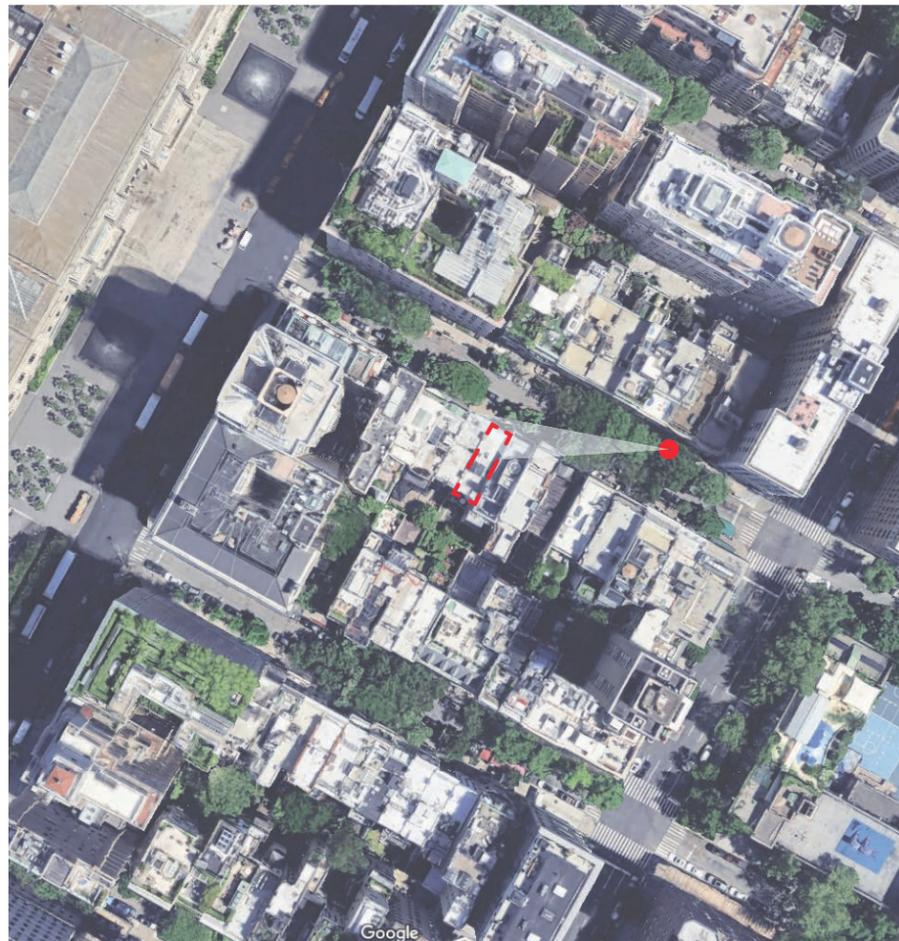
***updated chimney design no longer visible
(no visibility of addition from this view)**

view c
public visibility



***updated chimney design no longer visible
(no visibility of addition from this view)**

view d
public visibility



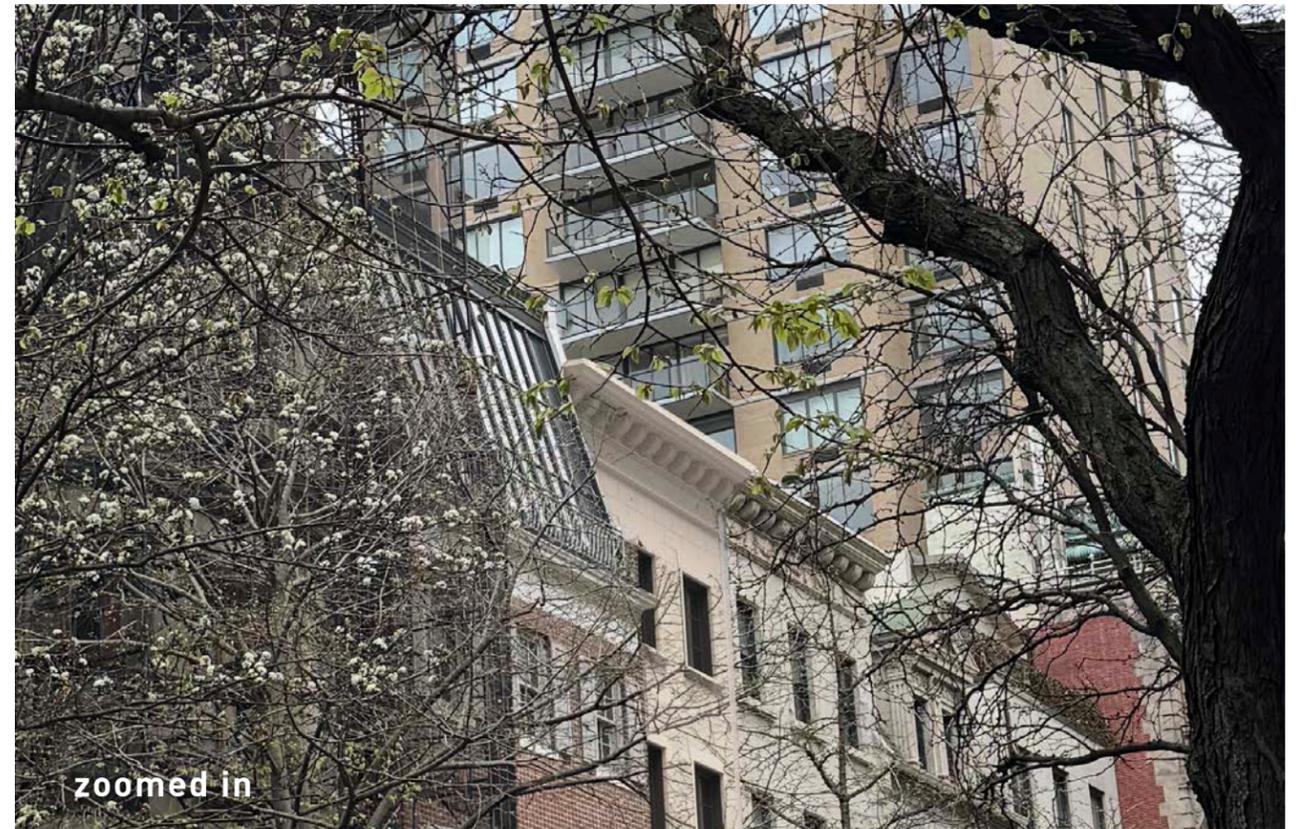
existing view (with mock up)



zoomed in



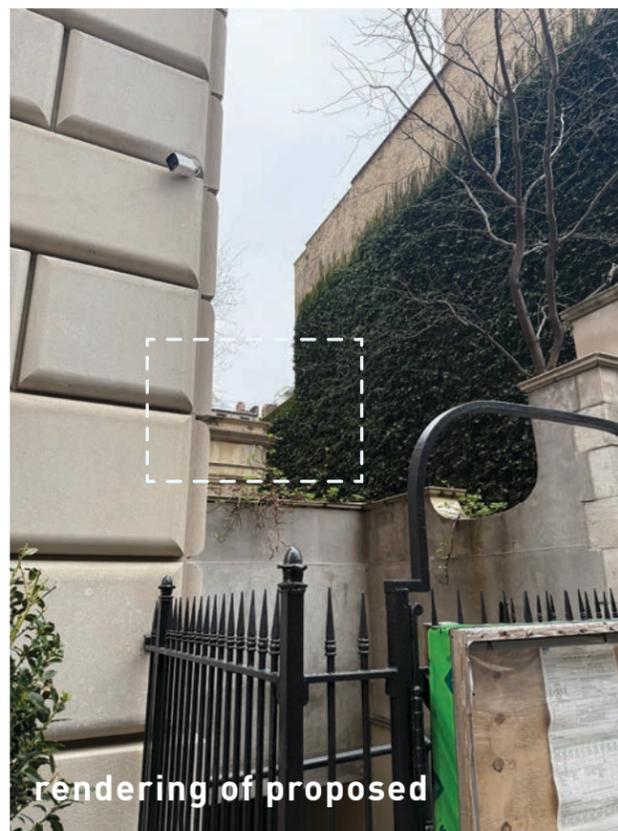
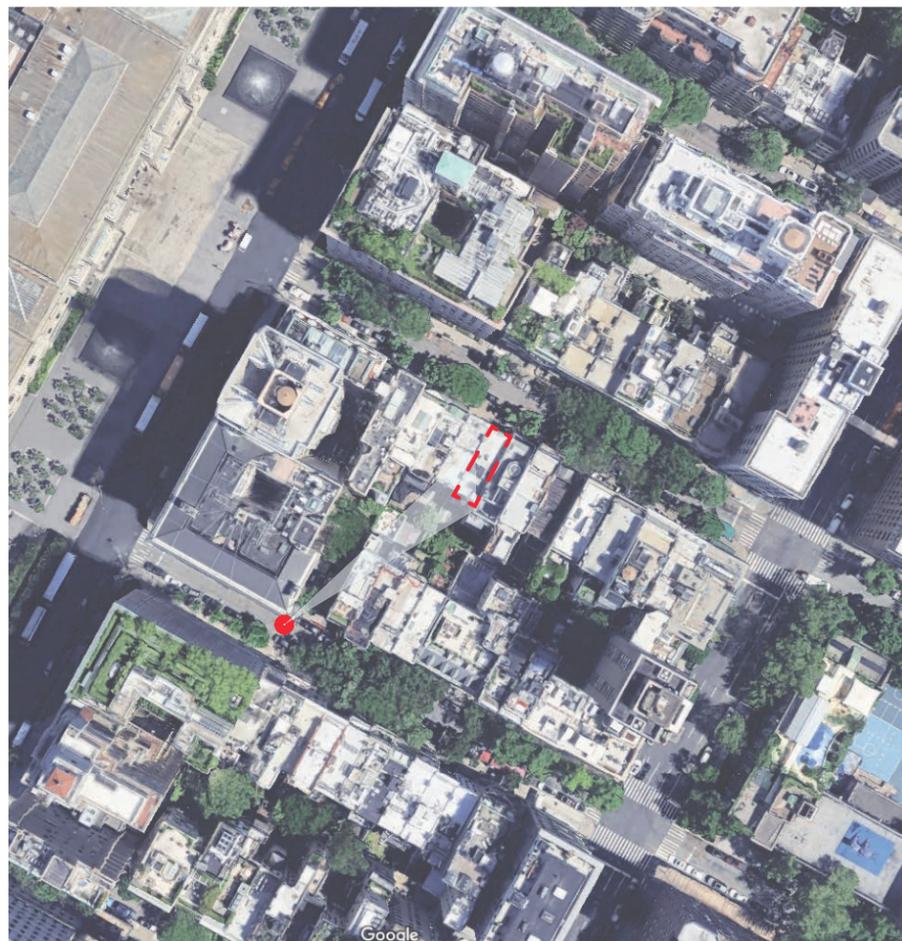
rendering of proposed



zoomed in

***updated chimney design no longer visible
(no visibility of addition from this view)**

view e
public visibility



mockup
roof visibility





Private Residence

10 East 82nd Street,
New York, NY 10028

No.	Description	Date
-----	-------------	------

Key Plan:

Seal:
All drawings and written material herein constitutes original and unpublished work of the architect and the same may not be used, duplicated, or disclosed without written consent of the architect.

SUK design studio
ARCHITECTURE
232 Madison Avenue
Suite 500
New York, NY 10016
t: 212. 300. 4194
www.sukdesign.com

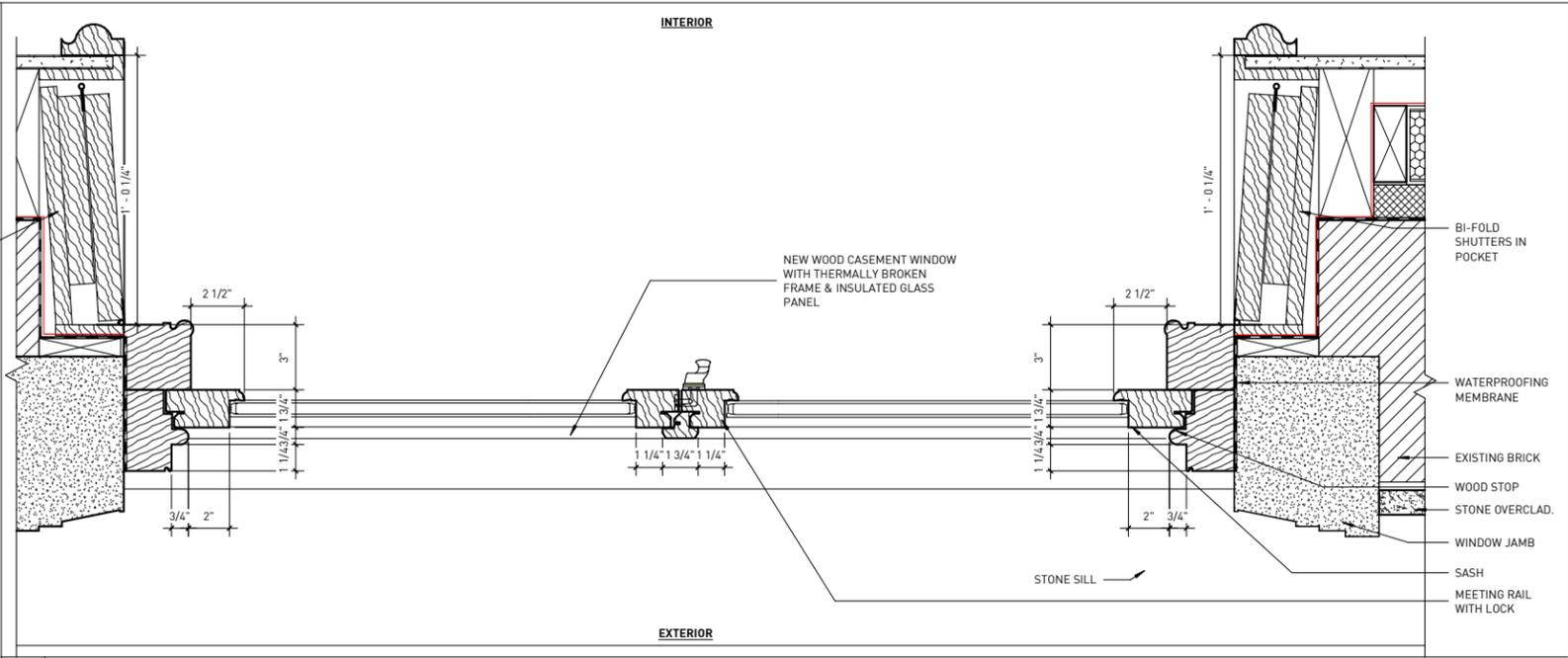
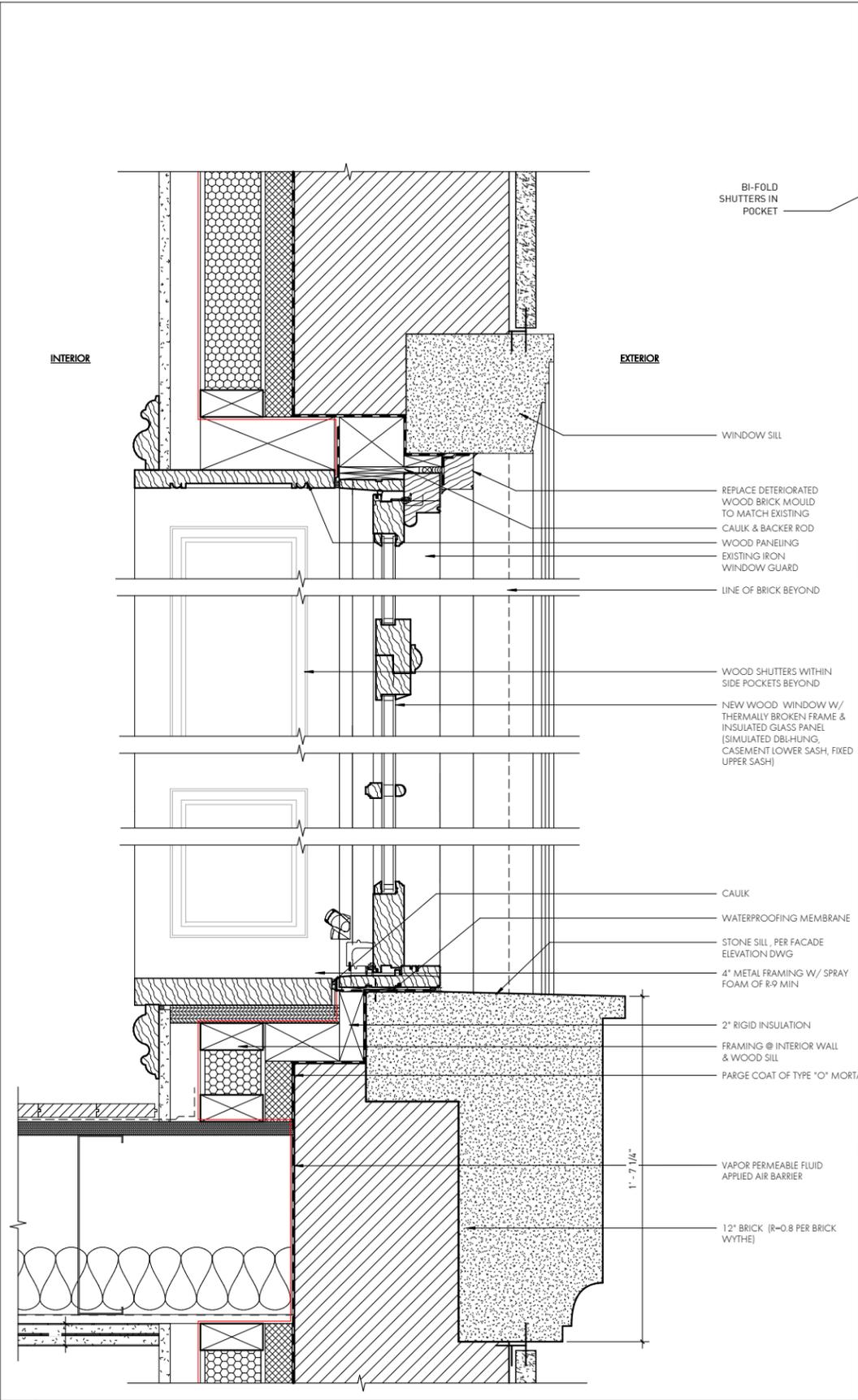
DOB

DETAILS - 1ST FLOOR WINDOWS

DOB Job #: M01205491-11
Date: 18 August 2025
Scale: 3" = 1'-0"
Project Number: 24016

A-805.00

SHEET: 40 OF 47
© 2023 Suk Design Studio Architecture All Rights Reserved.



C4 DETAIL - WINDOW JAMB - FRONT FACADE 1ST FLOOR (PROPOSED) 3" = 1'-0"

E1 DETAIL - WINDOW SECTION - FRONT FACADE 1ST FLOOR (PROPOSED) 3" = 1'-0"

No.	Description	Date
-----	-------------	------

Key Plan:

Seal:
All drawings and written material herein constitutes original and unpublished work of the architect and the same may not be used, duplicated, or disclosed without written consent of the architect.

SUK design studio
ARCHITECTURE
232 Madison Avenue
Suite 500
New York, NY 10016
t: 212. 300. 4194
www.sukdesign.com

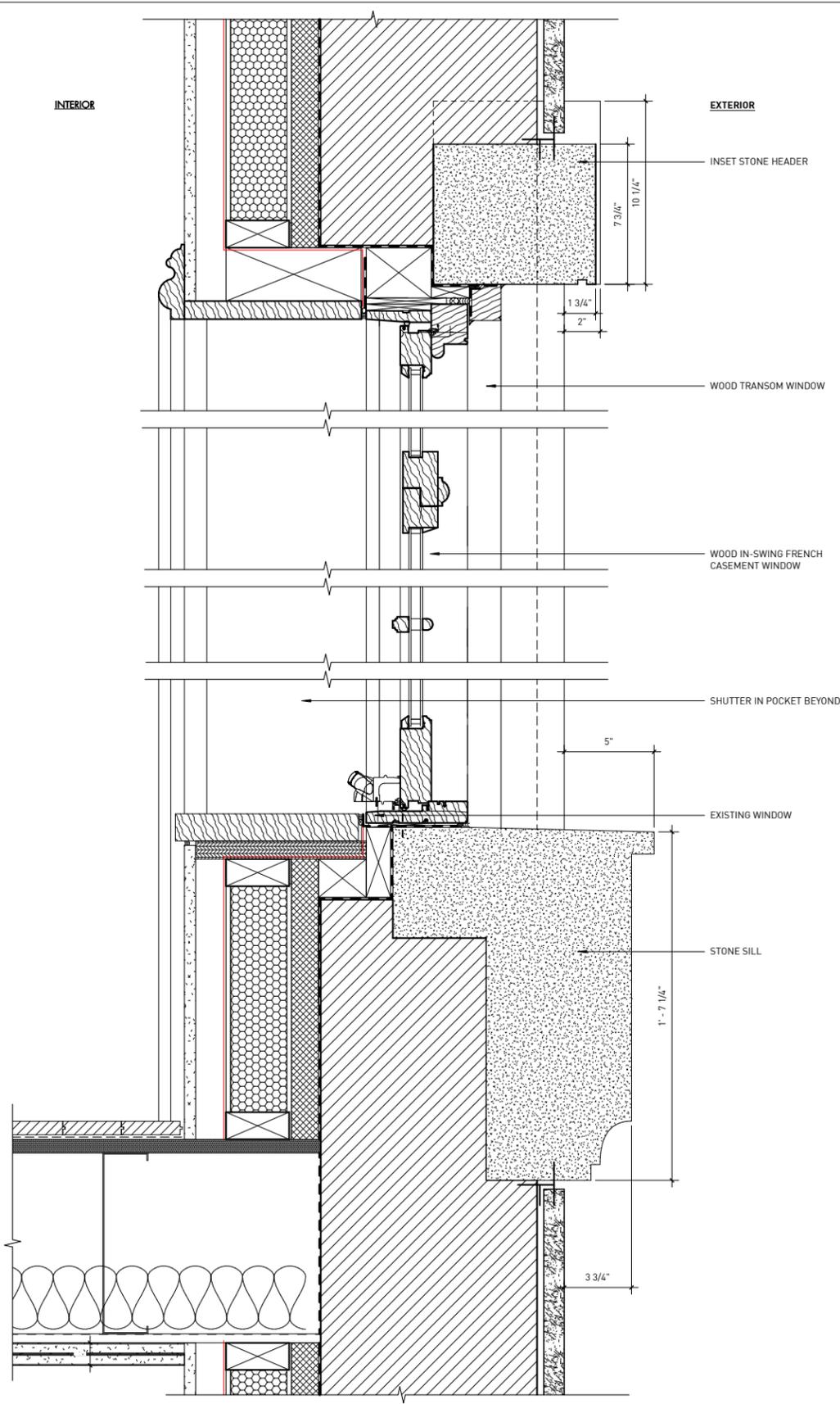
DOB

DETAILS - 2ND FLOOR WINDOWS

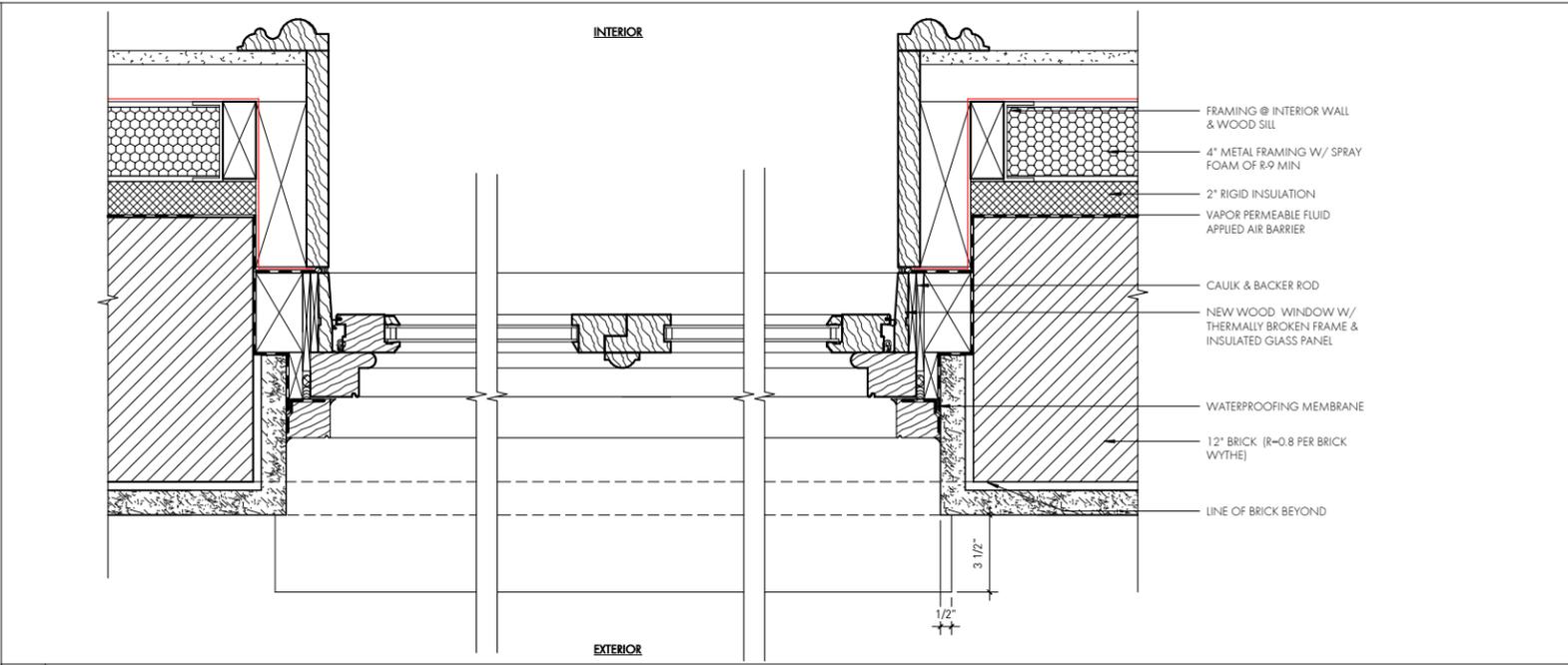
DOB Job #: M01205491-11
Date: 18 August 2025
Scale: As indicated
Project Number: 24016

A-806.00

SHEET: OF
© 2023 Suk Design Studio Architecture All Rights Reserved.



E1 DETAIL - WINDOW SECTION - FRONT FACADE 2ND FLOORS (PROPOSED) 3" = 1'-0"



C4 DETAIL - WINDOW JAMB - FRONT FACADE 2ND FLOOR (PROPOSED) 3" = 1'-0"



C1 DETAIL - NEW DBL HUNG WINDOW 2ND FLR 3/8" = 1'-0"

DOB STAMPS:

No.	Description	Date
-----	-------------	------

Key Plan:

Seal:

All drawings and written material herein constitutes original and unpublished work of the architect and the same may not be used, duplicated, or disclosed without written consent of the architect.

SUK design studio
ARCHITECTURE
232 Madison Avenue
Suite 500
New York, NY 10016
t: 212. 300. 4194
www.sukdesign.com

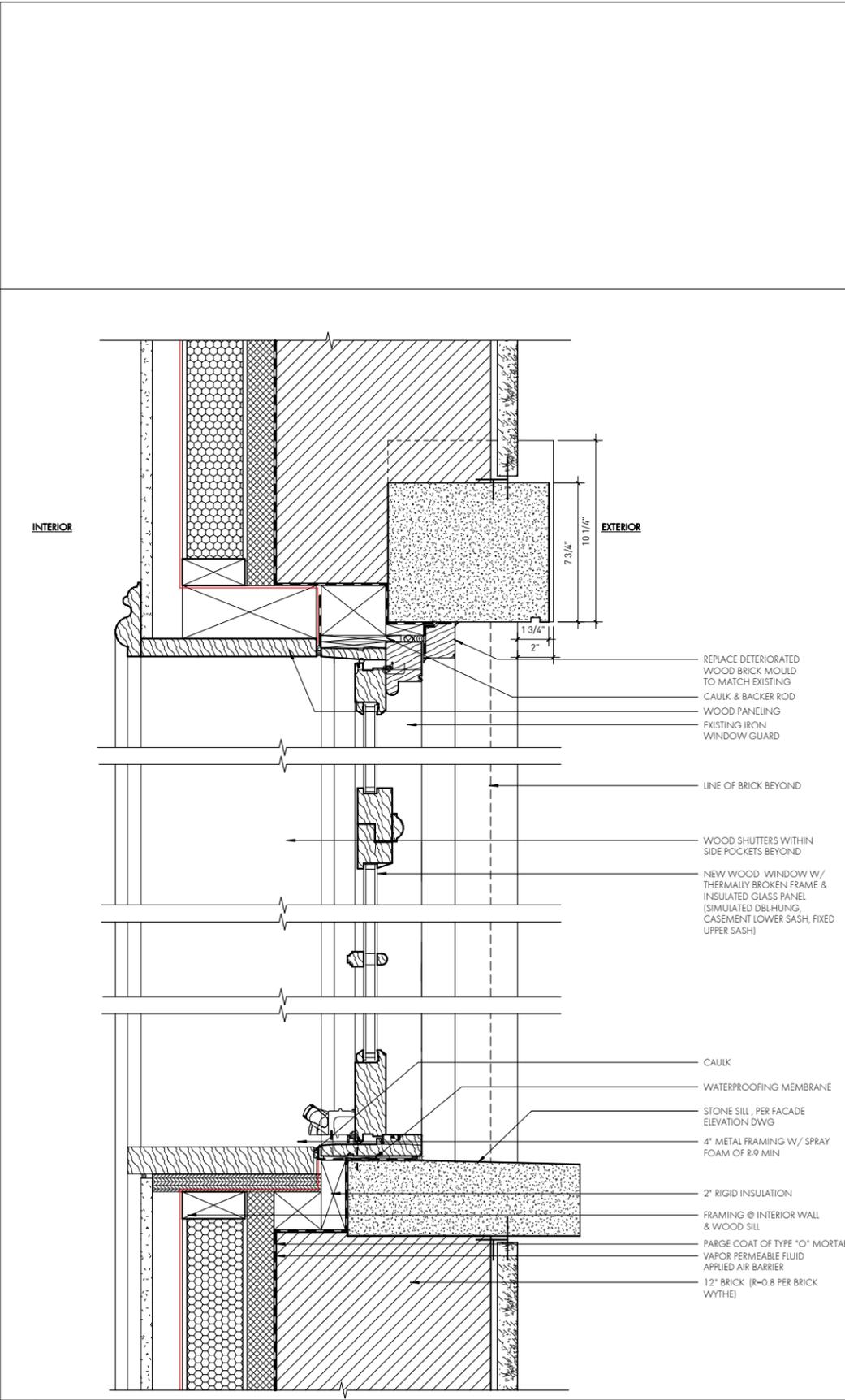
DOB

DETAILS - 3RD & 4TH FLOOR WINDOWS

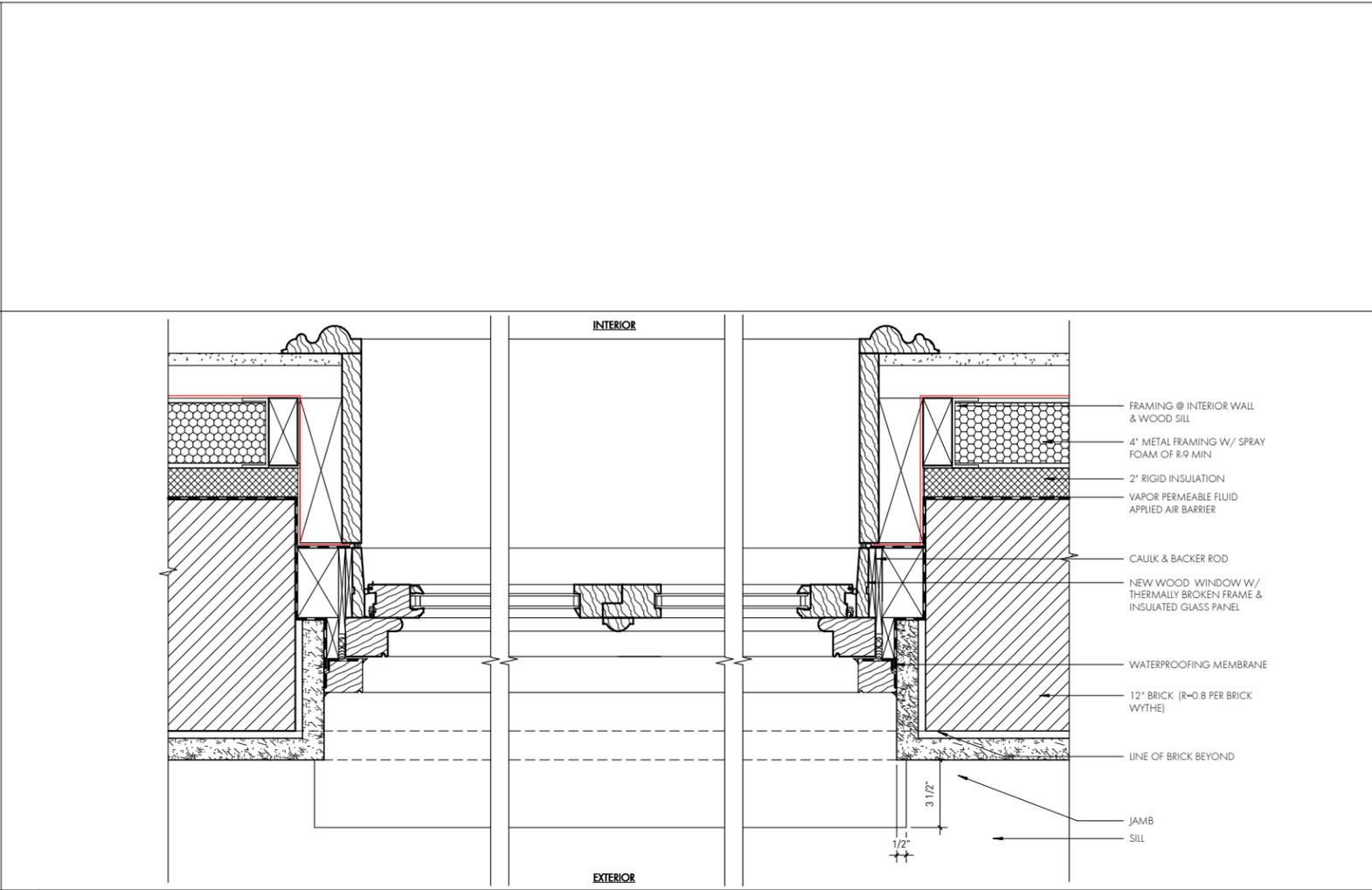
DOB Job #: M01205491-11
Date: 18 August 2025
Scale: As indicated
Project Number: 24016

A-807.00

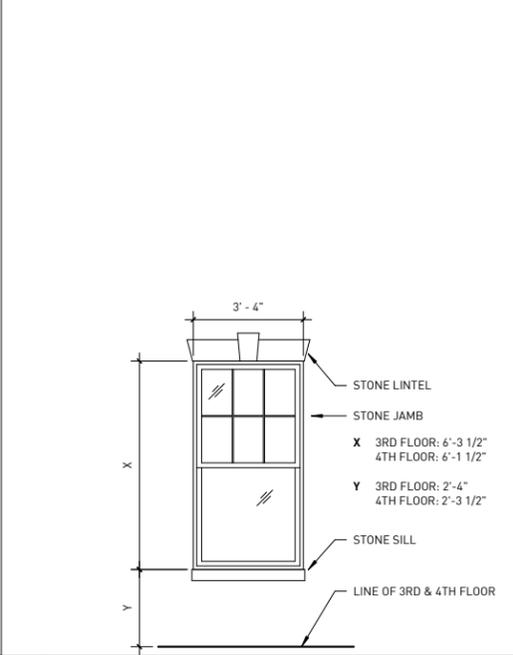
SHEET: 19 OF 20
© 2023 Suk Design Studio Architecture All Rights Reserved.



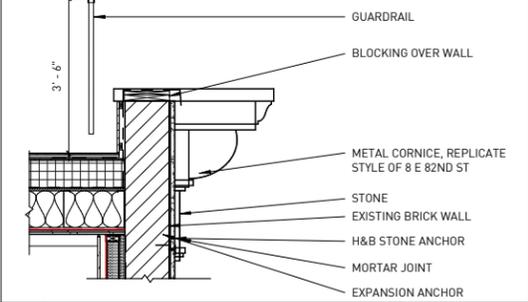
E2 DETAIL - WINDOW SECTION - FRONT FACADE 3RD & 4TH FLOORS (PROPOSED) 3" = 1'-0"



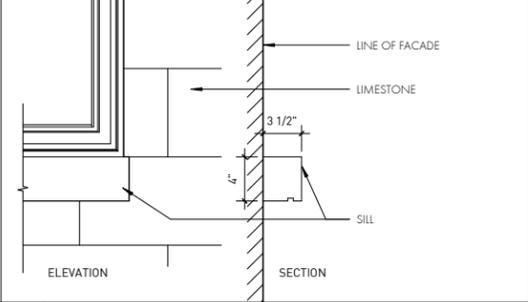
C3 DETAIL - PLAN - NEW WINDOW FRONT FACADE 3RD & 4TH FLOORS (PROPOSED) 3" = 1'-0"



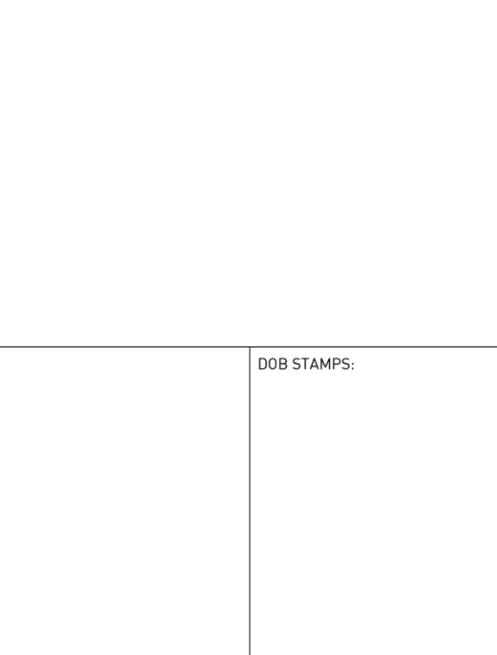
CI DETAIL - NEW DBL HUNG WINDOW 3rd FLR 3/8" = 1'-0"



B2 DETAIL - SECTION - FRONT FACADE CORNICE 1/2" = 1'-0"



B1 DETAIL - 3RD & 4TH FLOOR SILL 1 1/2" = 1'-0"



DOB STAMPS:

The current proposal is:

Preservation Department – Item 2, LPC-25-10213

**10 East 82nd Street – Metropolitan Museum Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.