

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 14, LPC-26-07932

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

To testify virtually, please join Zoom

Webinar ID: 165 925 1200

Passcode: 259056

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

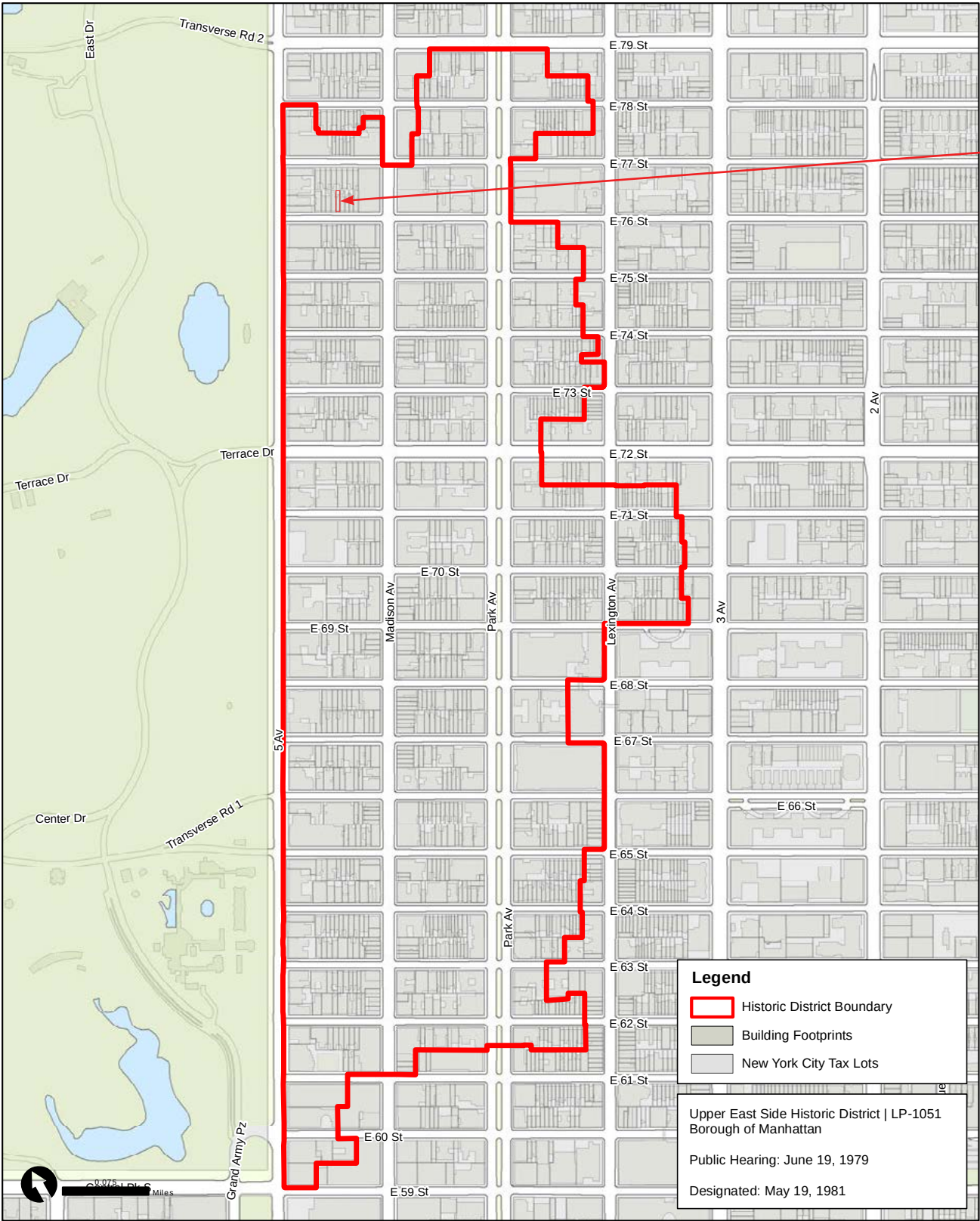


COMPOSITE IMAGE

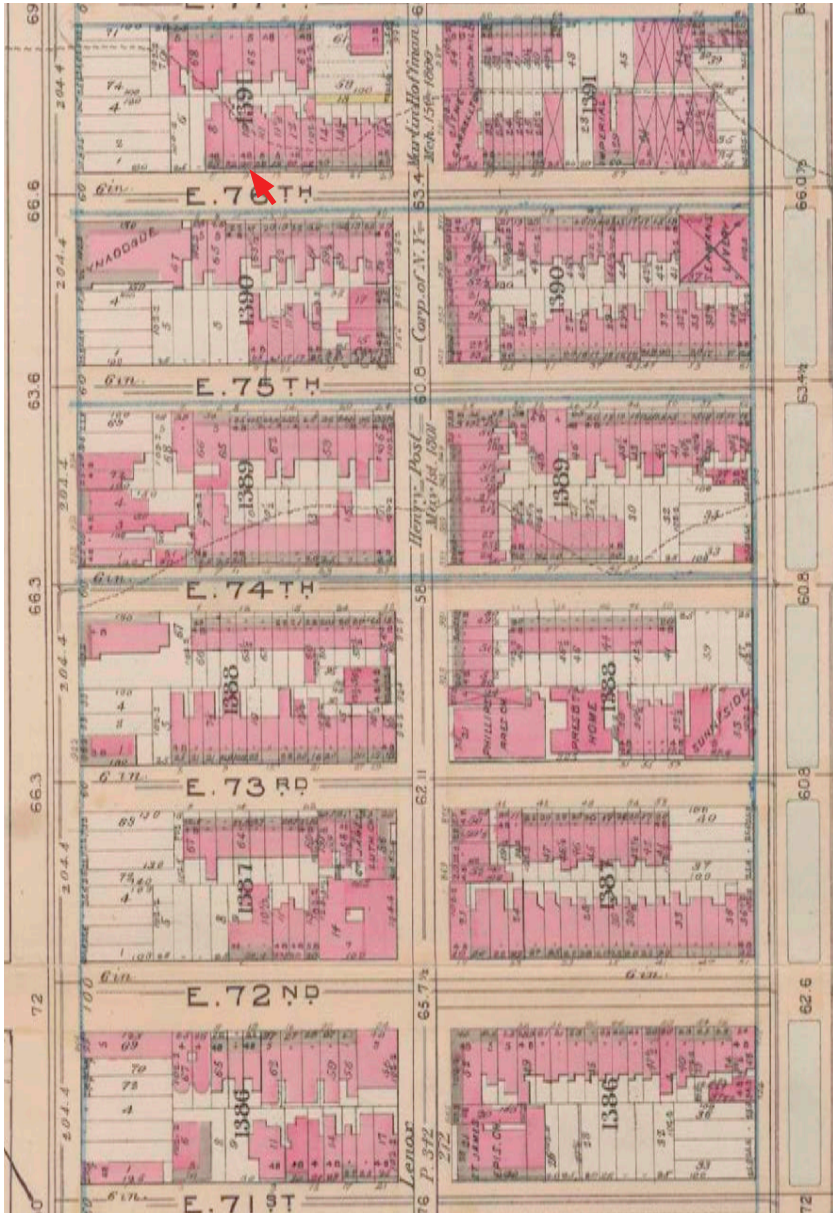
11 EAST 76TH STREET

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
JULY 14, 2026

Upper East Side Historic District | LP-1051



11 EAST 76TH STREET
UPPER EAST SIDE HISTORIC DISTRICT LP-1051



1897 G.W. BROMLEY ATLAS



1955 G.W. BROMLEY ATLAS



2026 LPC WEB MAP

NORTH SIDE OF 76TH BETWEEN 5TH & MADISON





1940'S TAX PHOTO



1980'S TAX PHOTO



DESIGNATION PHOTO



2025 PHOTO

BUILT 1895-96, ARCHITECT ALEXANDER M. WELCH
ONE OF ROW OF SIX HOUSES BUILT IN AA'BBA'A PATTERN
GREY ROMAN BRICK & LIMESTONE
SOURCE: 1981 UPPER EAST SIDE HISTORIC DESIGNATION REPORT



950 FIFTH AVE



3 E76TH ST



5 E76TH ST



7 E76TH ST



9 E76TH ST



11 E76TH ST



11.5 E76TH ST 15 E76TH ST



17 E76TH ST



19 E76TH ST



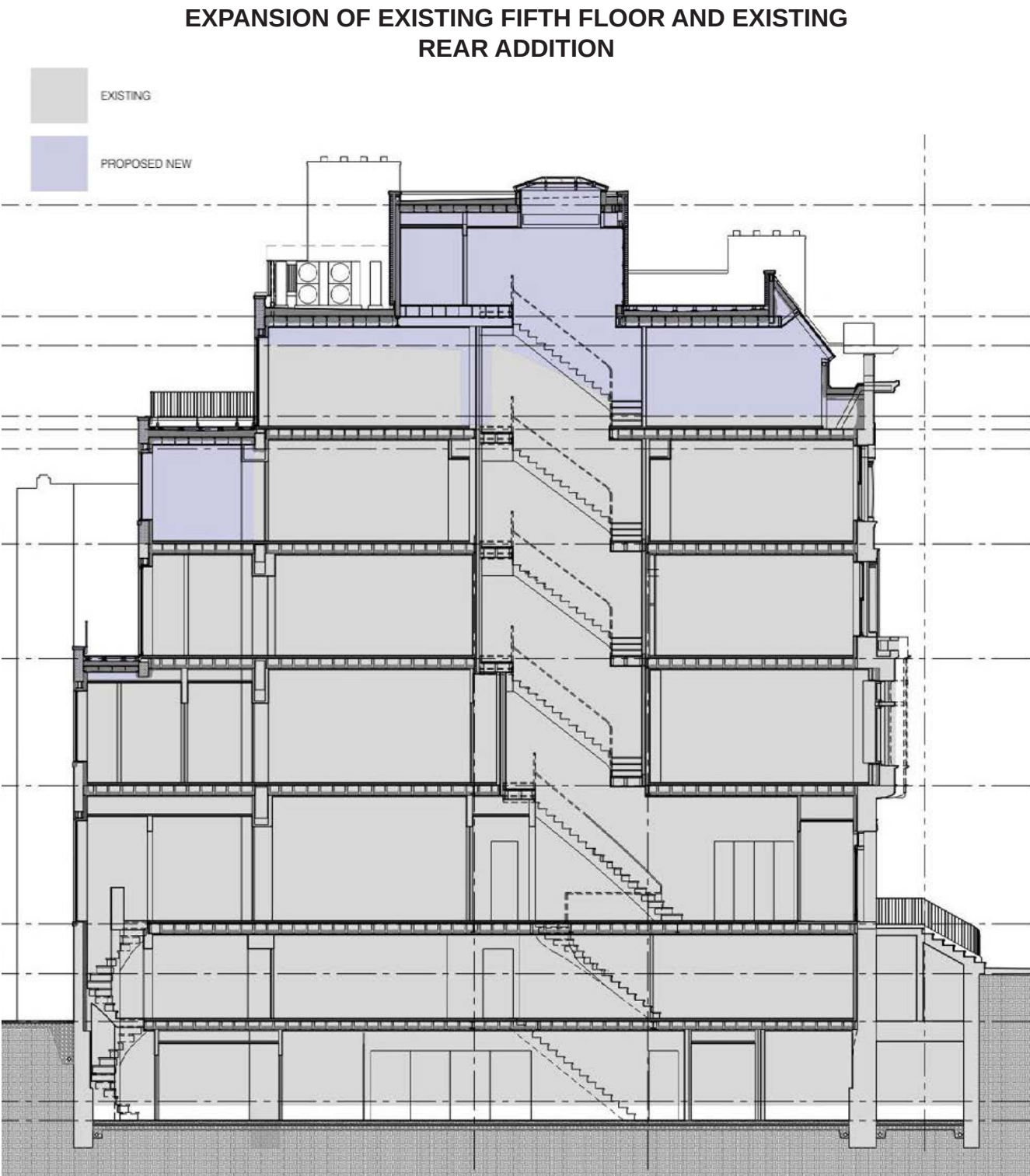
980 MADISON AVE



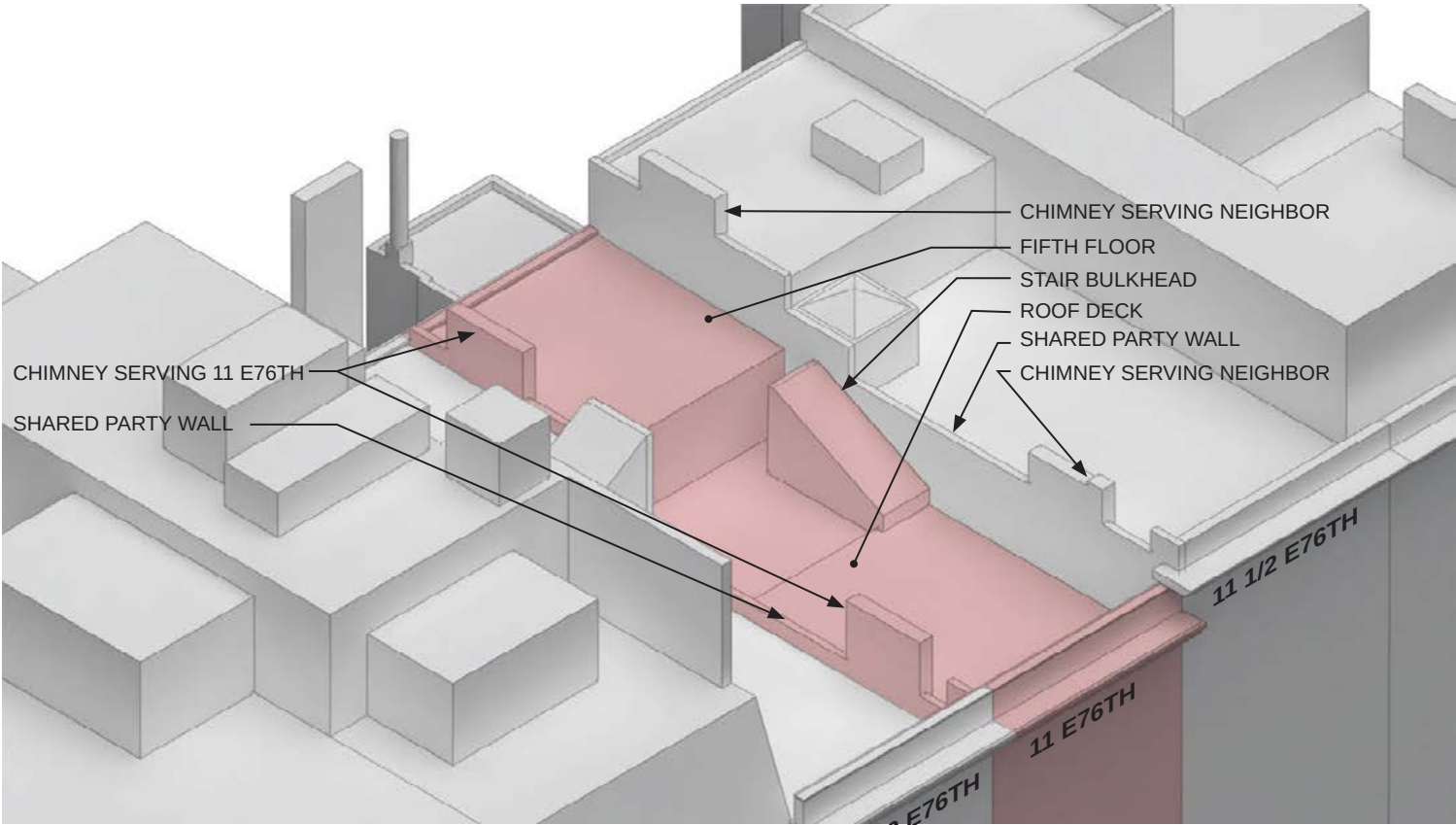
KEY PLAN



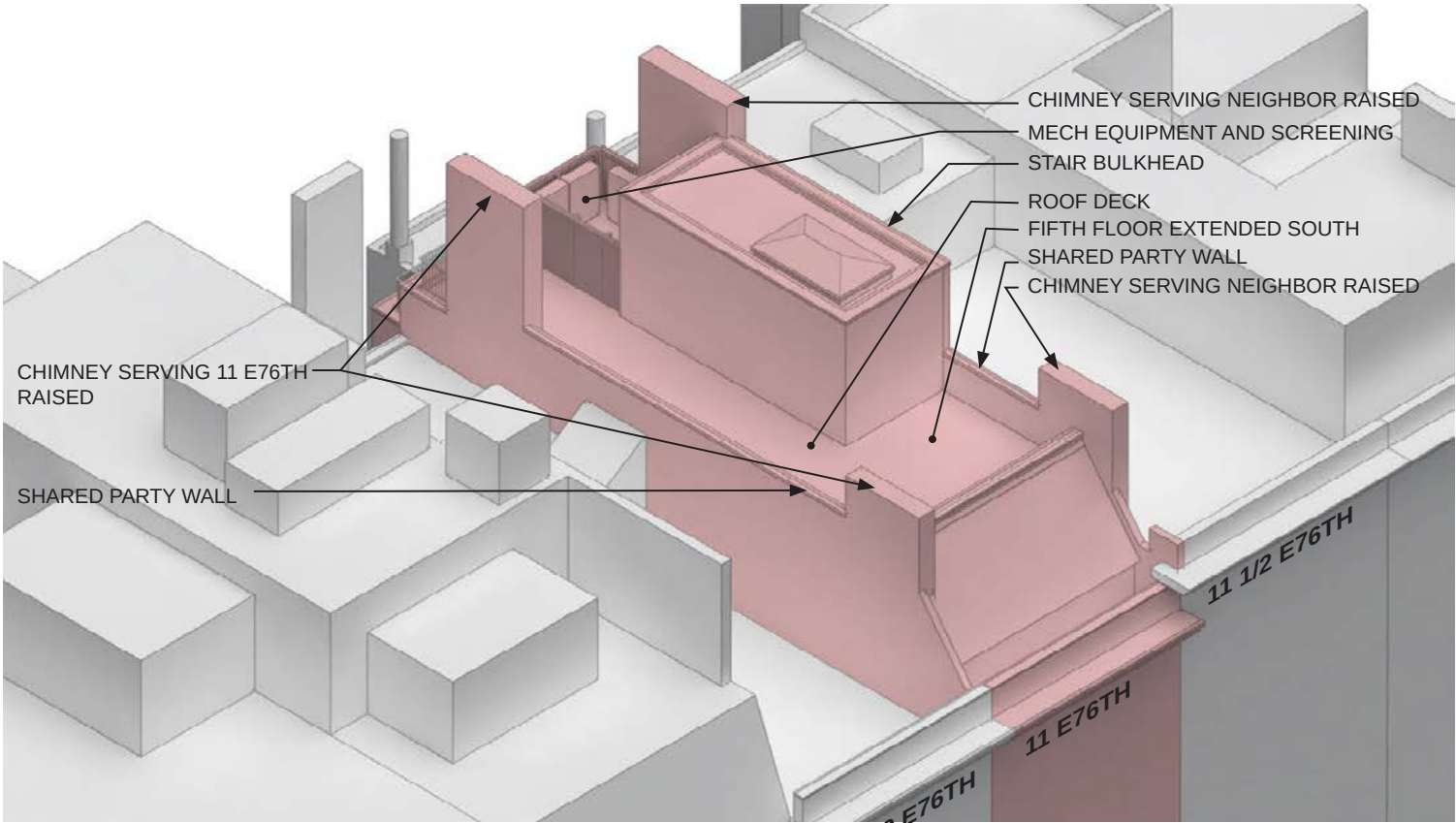
PROPOSED SCOPE OF WORK - OVERVIEW



PROPOSED EXPANSION - ROOF

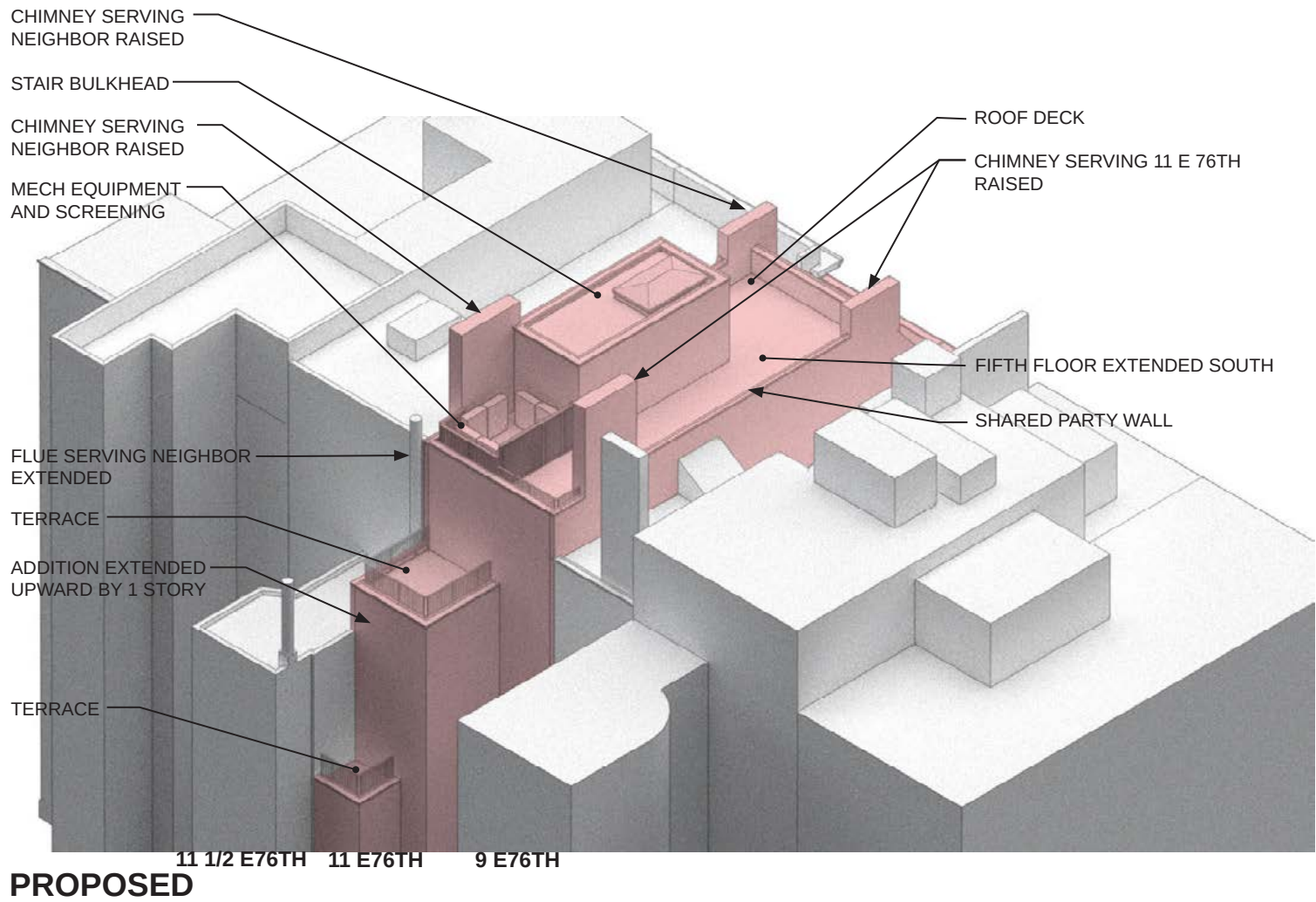
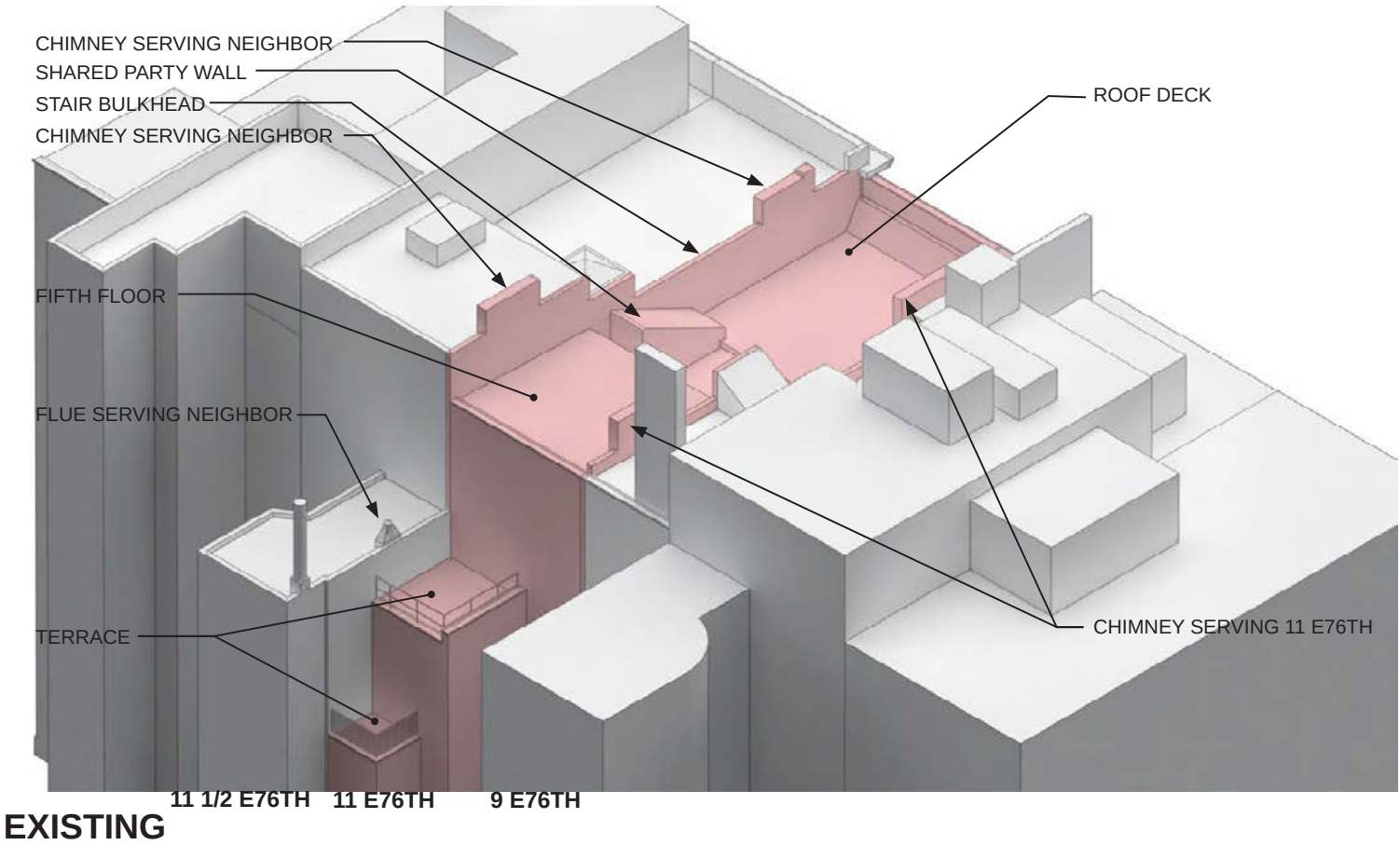


EXISTING

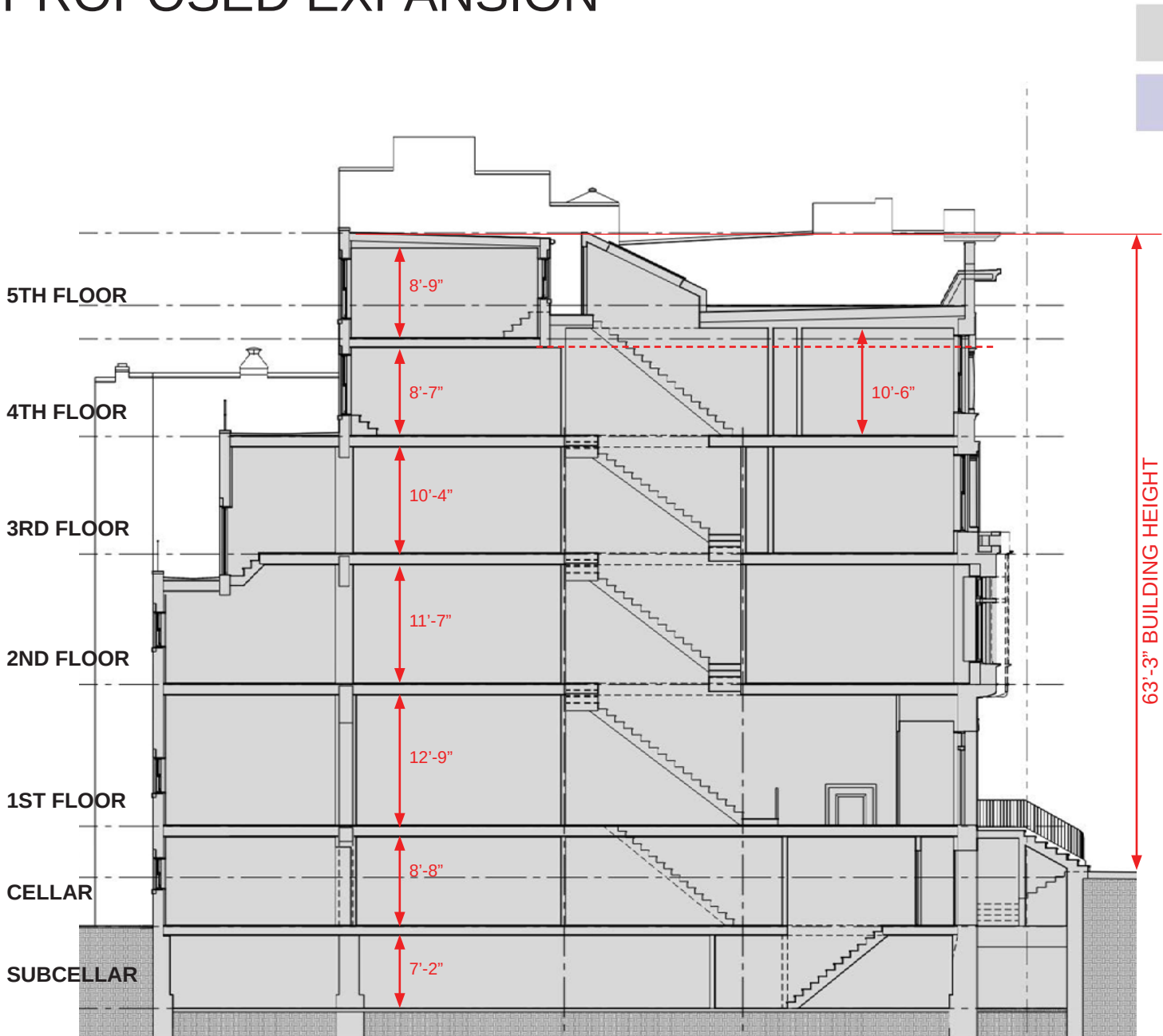


PROPOSED

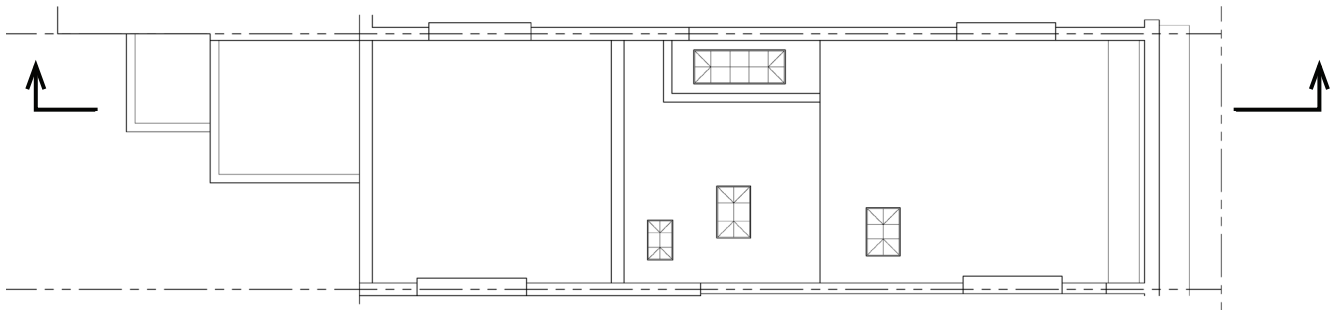
PROPOSED EXPANSION - REAR & ROOF



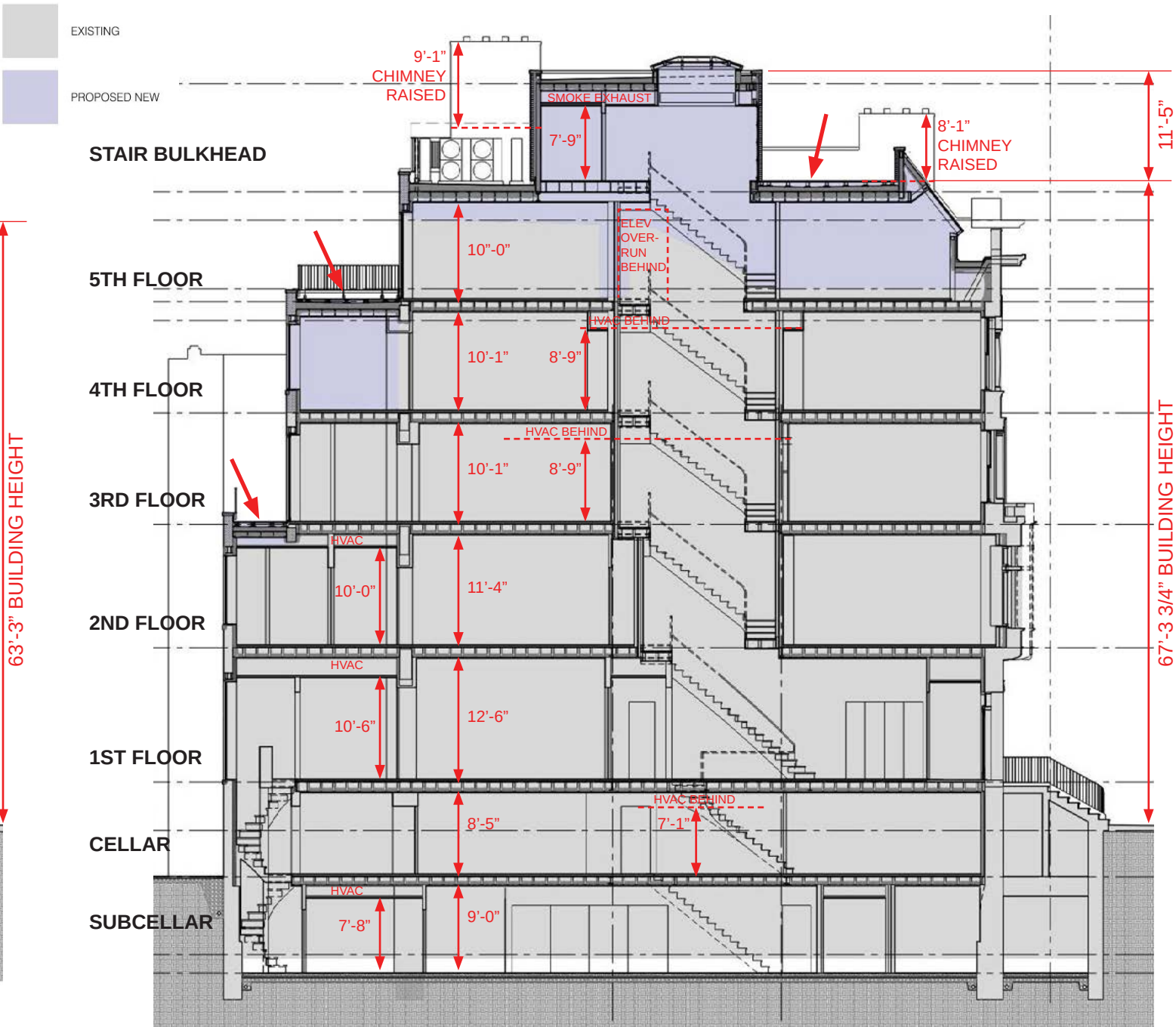
PROPOSED EXPANSION



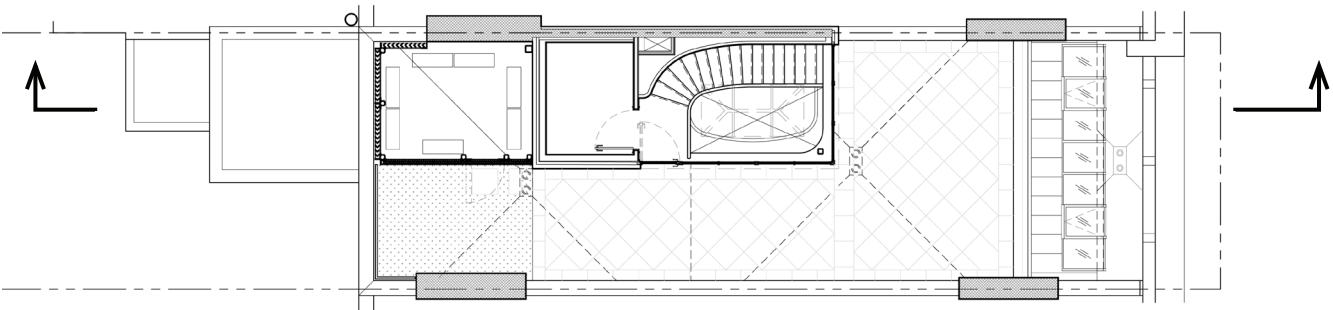
EXISTING N/S SECTION



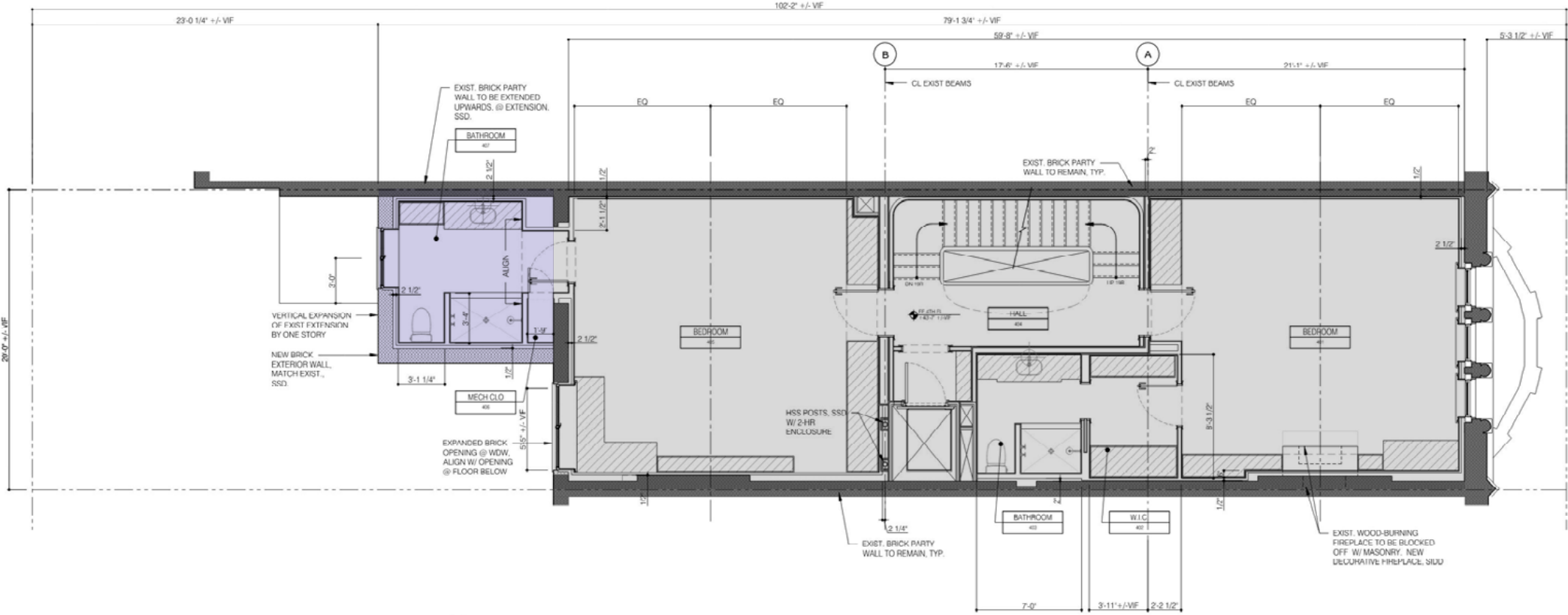
EXISTING ROOF PLAN



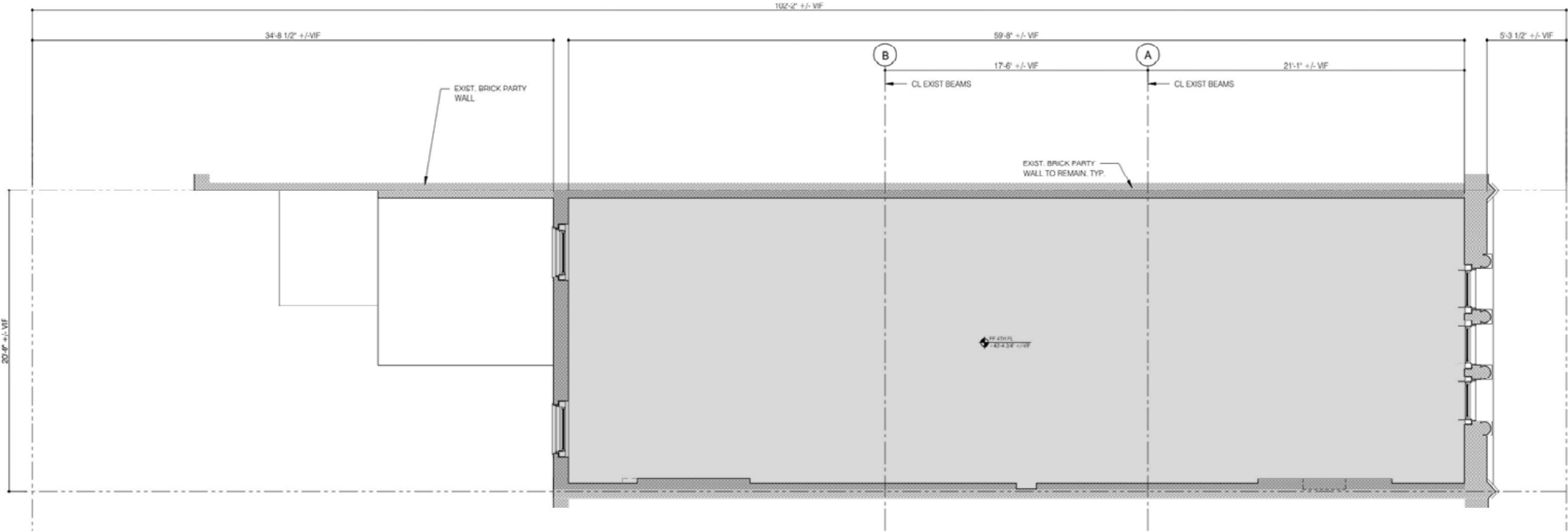
PROPOSED N/S SECTION



PROPOSED ROOF PLAN

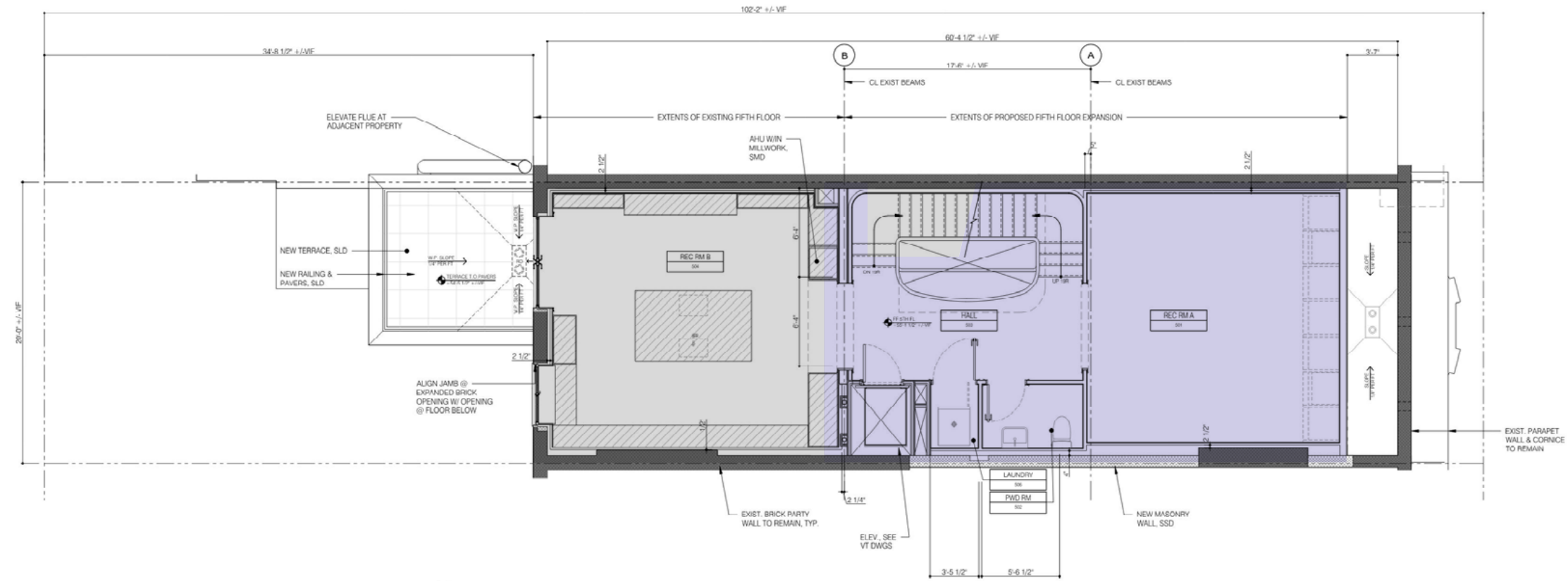


10 PLAN - FOURTH FLOOR
A-105 1/4" = 1'-0"

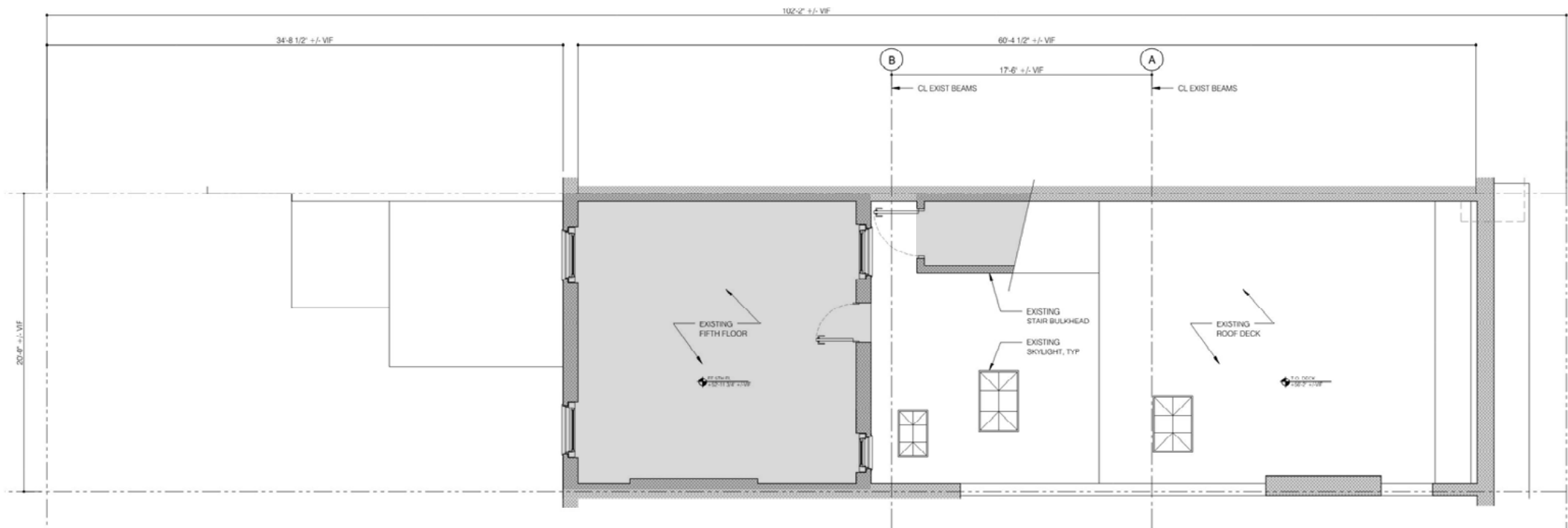


10 PLAN - EXISTING FOURTH FLOOR
A-105 1/4" = 1'-0"





10 PLAN - FIFTH FLOOR
A-100 1/4" = 1'-0"



10 PLAN - EXISTING FIFTH FLOOR & ROOF
A-100 1/4" = 1'-0"







GOOGLE EARTH VIEW (FROM FRONT)



GOOGLE EARTH VIEW (FROM REAR)

LEGEND:

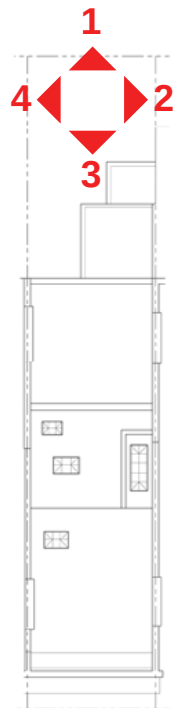
- 18 FLOORS
- 17 FLOORS
- 16 FLOORS
- 15 FLOORS
- 14 FLOORS
- 13 FLOORS
- 12 FLOORS
- 11 FLOORS
- 10 FLOORS
- 9 FLOORS
- 8 FLOORS
- 7 FLOORS
- 6 FLOORS
- 5 FLOORS
- 4 FLOORS
- 3 FLOORS
- 2 FLOORS
- 1 FLOOR



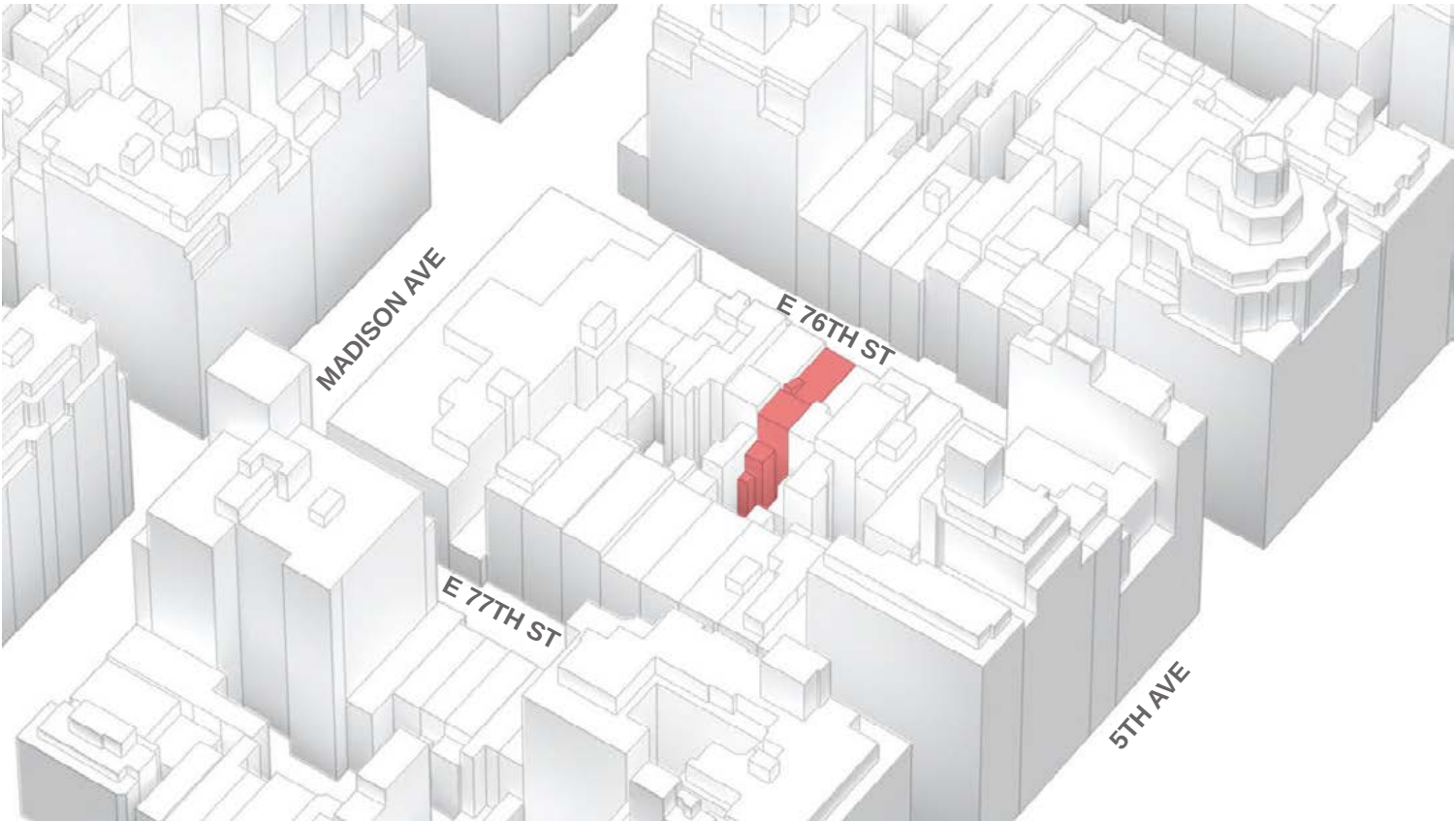
BUILDING HEIGHT DIAGRAM
SOURCE: NYC DISCOVER NYC LANDMARKS ARCGIS WEB APPLICATION, GOOGLE EARTH, FIELD OBSERVATIONS



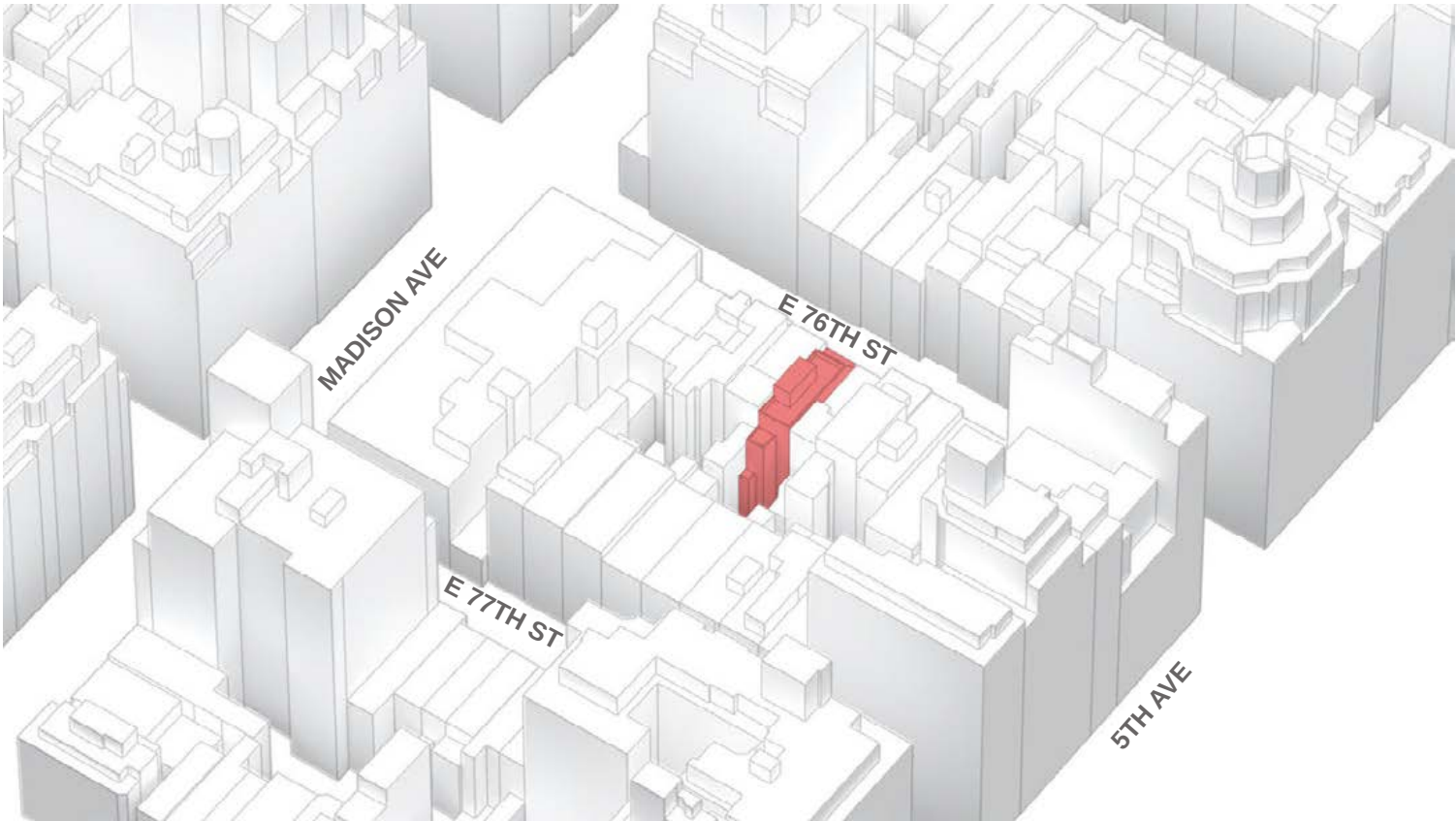
REAR YARD IMAGES



KEY PLAN



EXISTING



PROPOSED



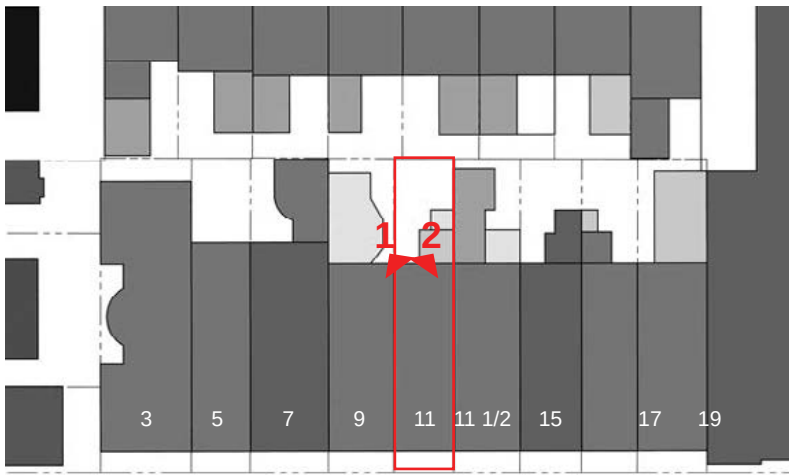
VIEW FROM EXIST REAR 4TH FLOOR WINDOW

11 E76TH STREET

07.14.2026



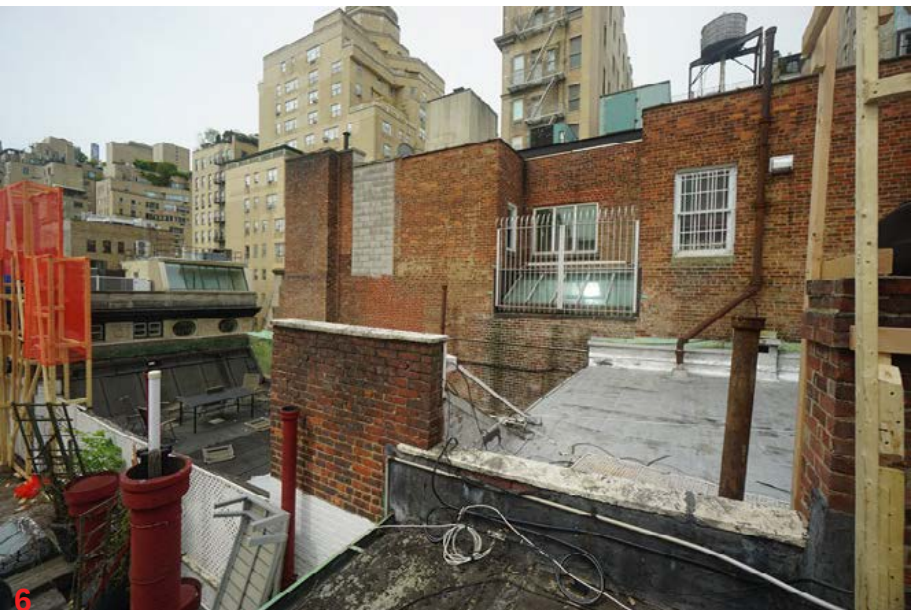
VIEW FROM EXIST REAR 4TH FLOOR WINDOW



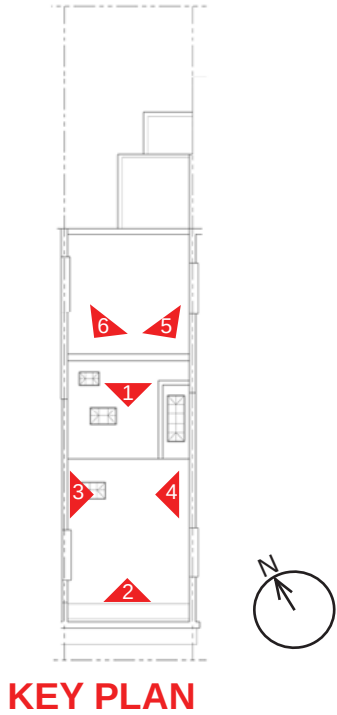
KEY PLAN



ROOF - EXISTING CONDITIONS



11 E76TH STREET 07.14.2026





SCREEN GRAB GOOGLE EARTH

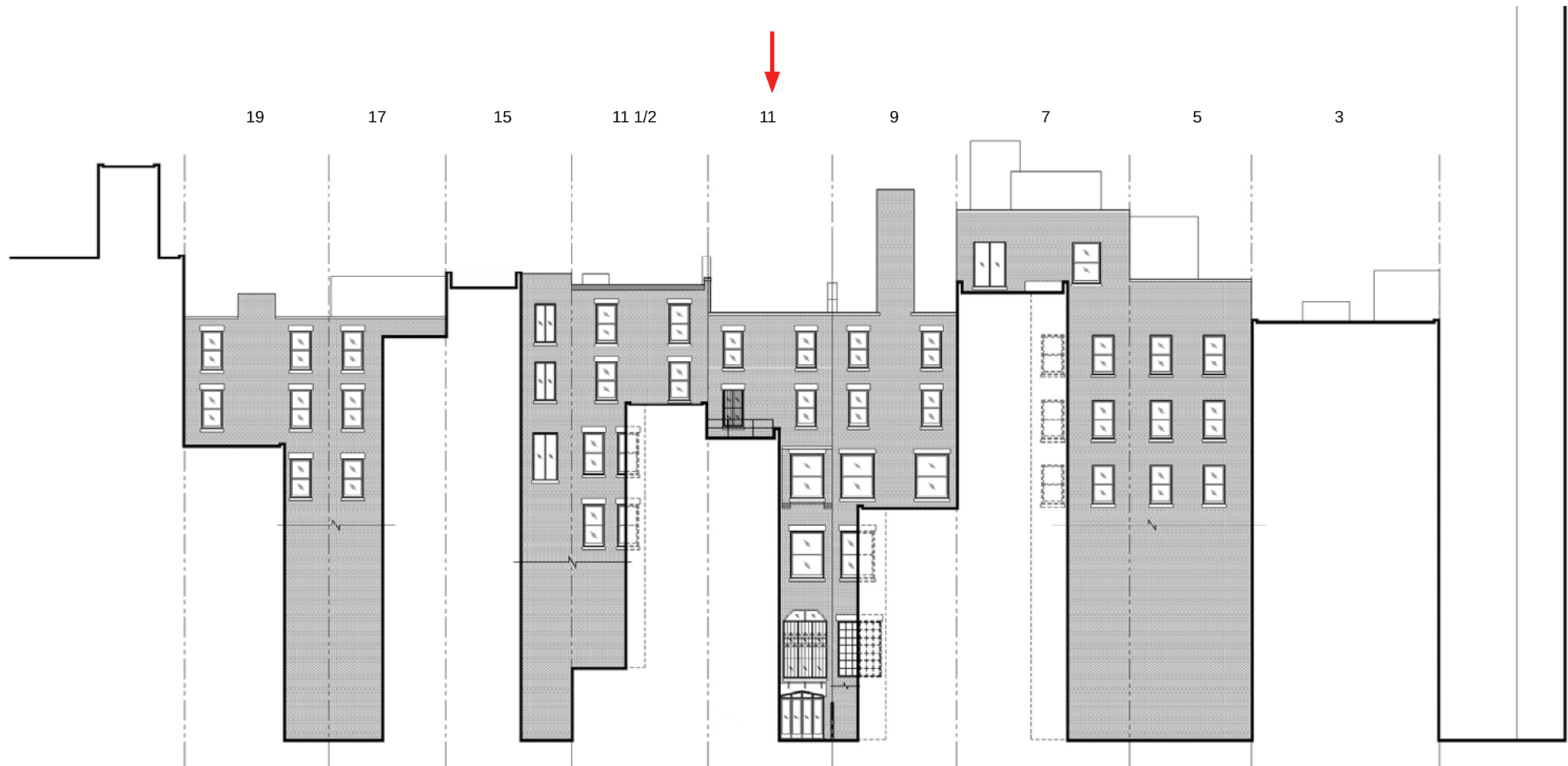


E76TH STREET

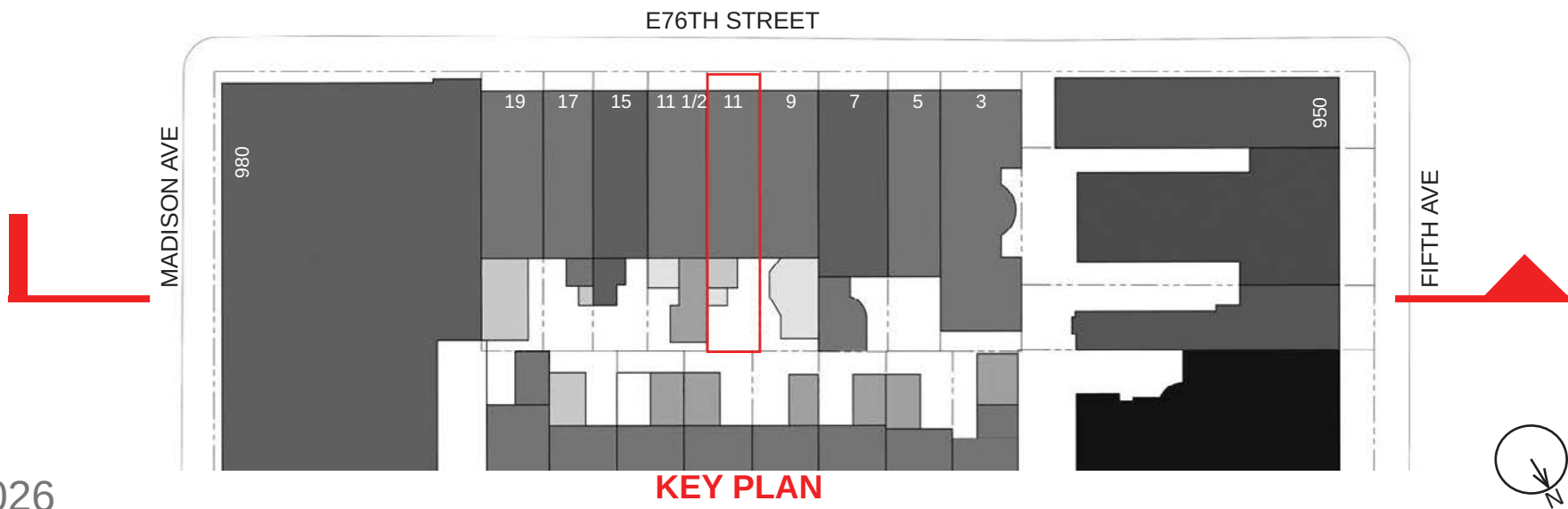
E77TH STREET

KEY PLAN

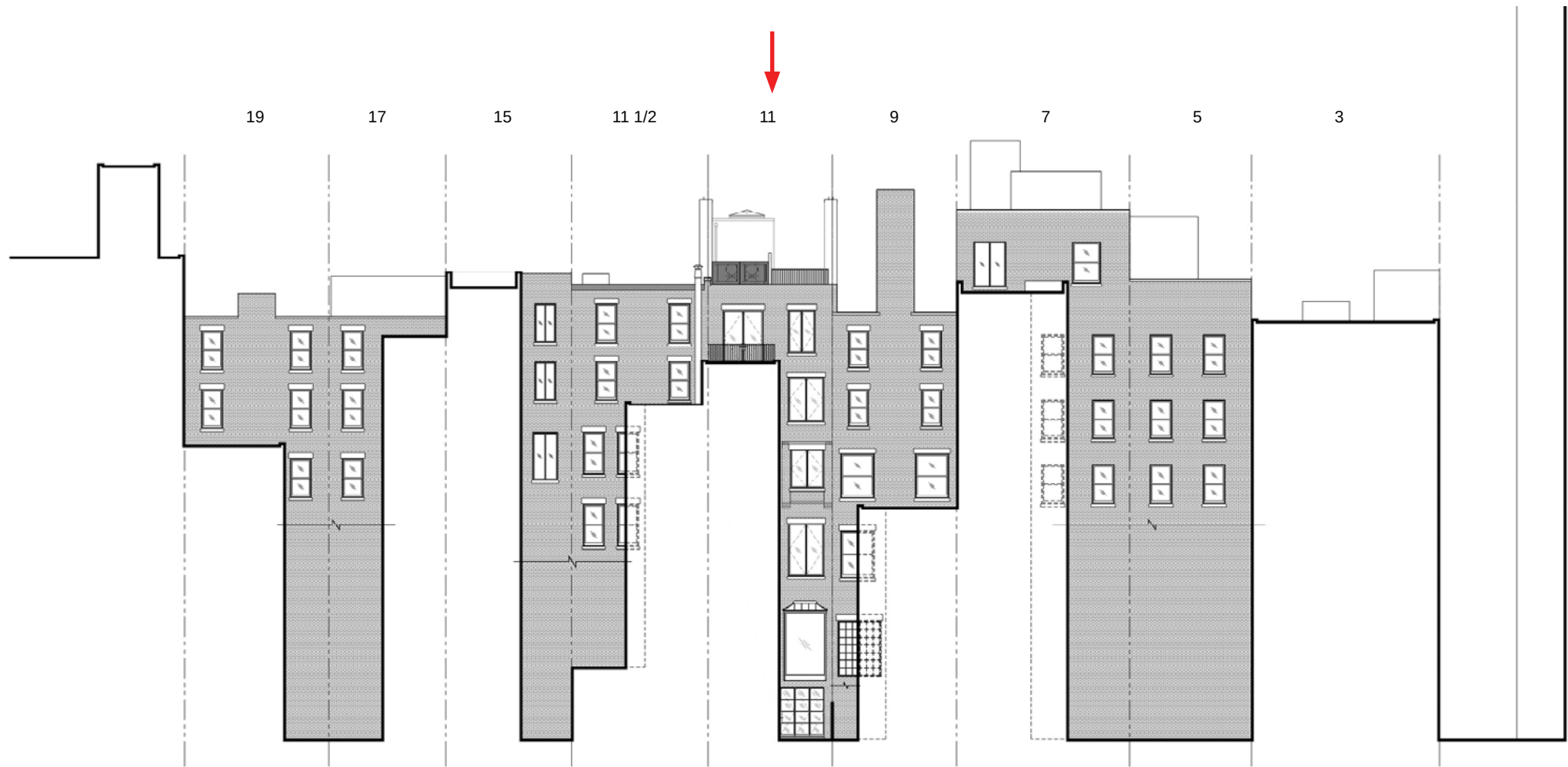
EXISTING REAR ROOF-LINE IN CONTEXT



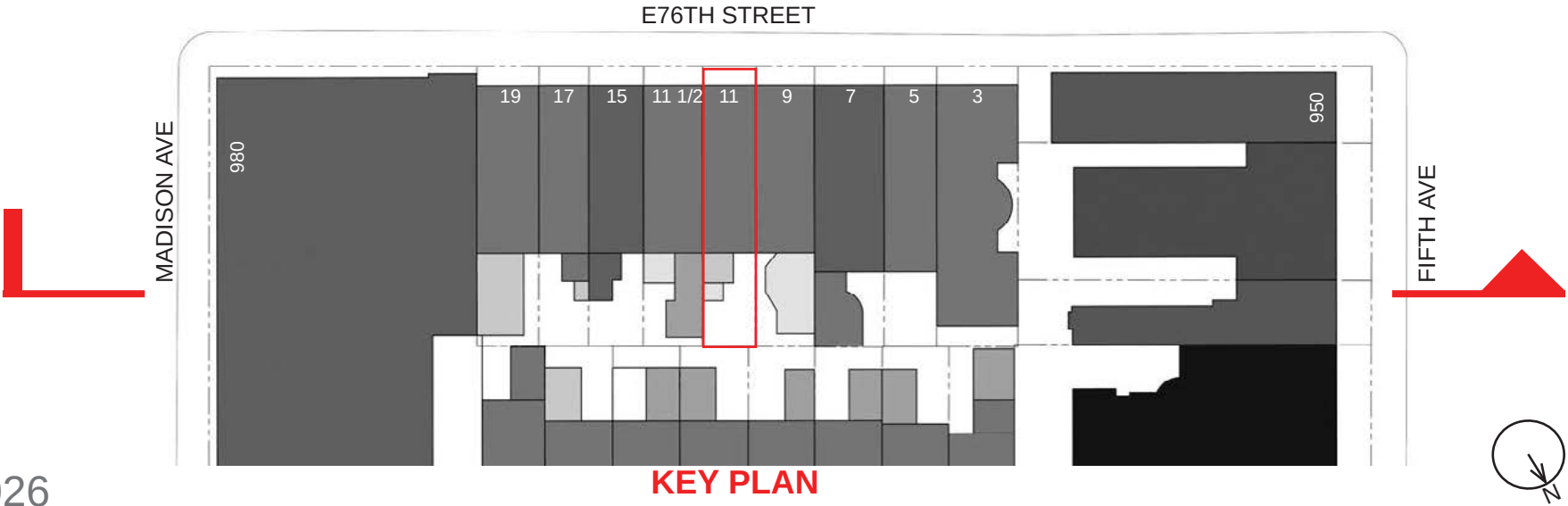
ELEVATION BASED ON GIS DATA, GOOGLE EARTH, AND FIELD OBSERVATIONS

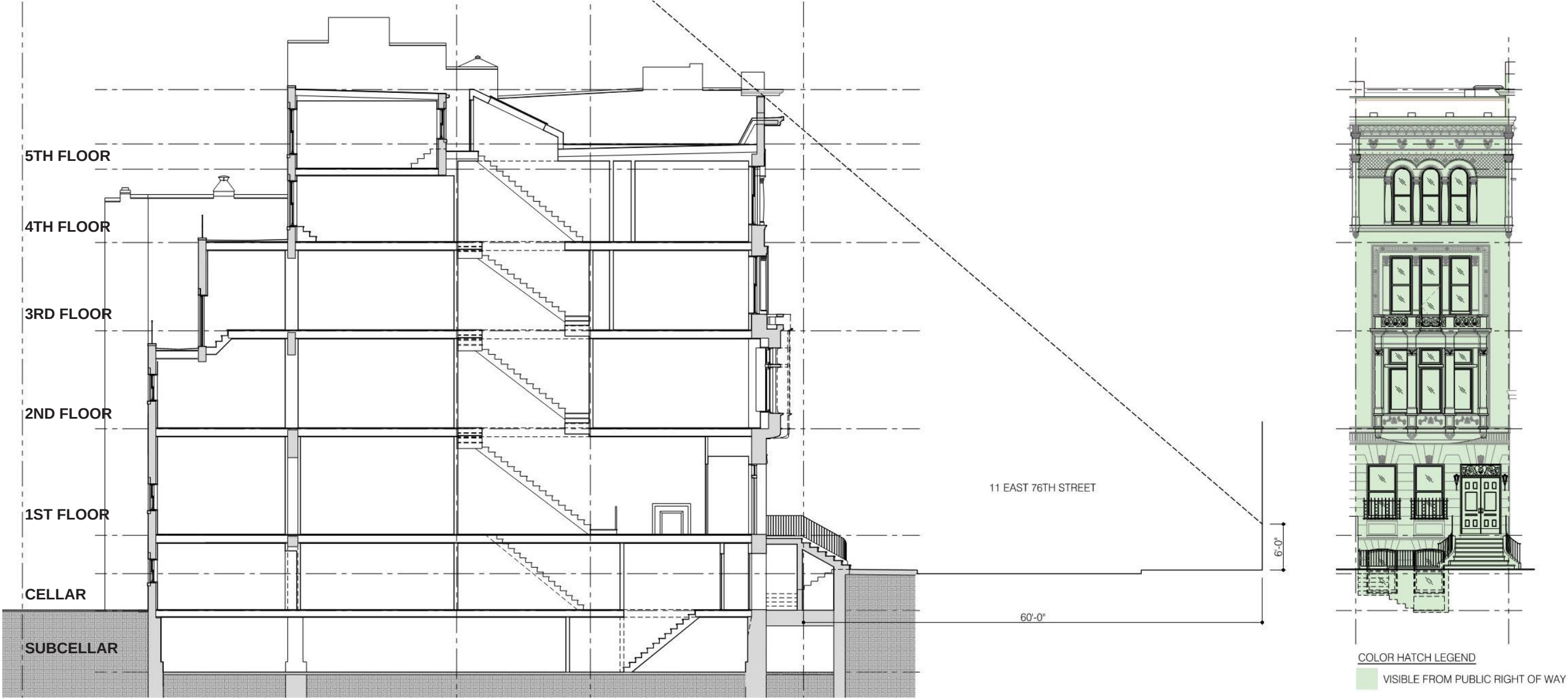


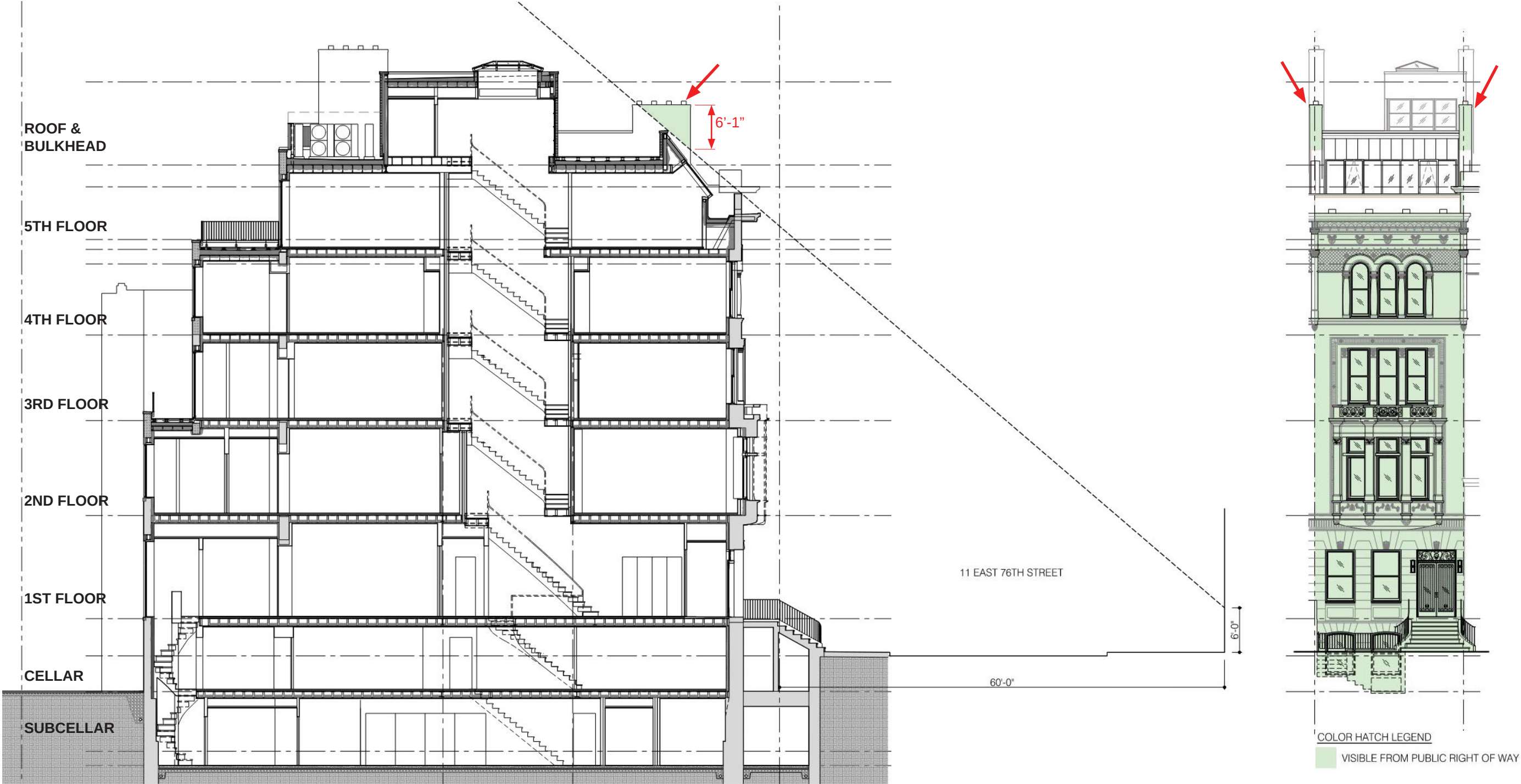
PROPOSED REAR ROOF-LINE IN CONTEXT

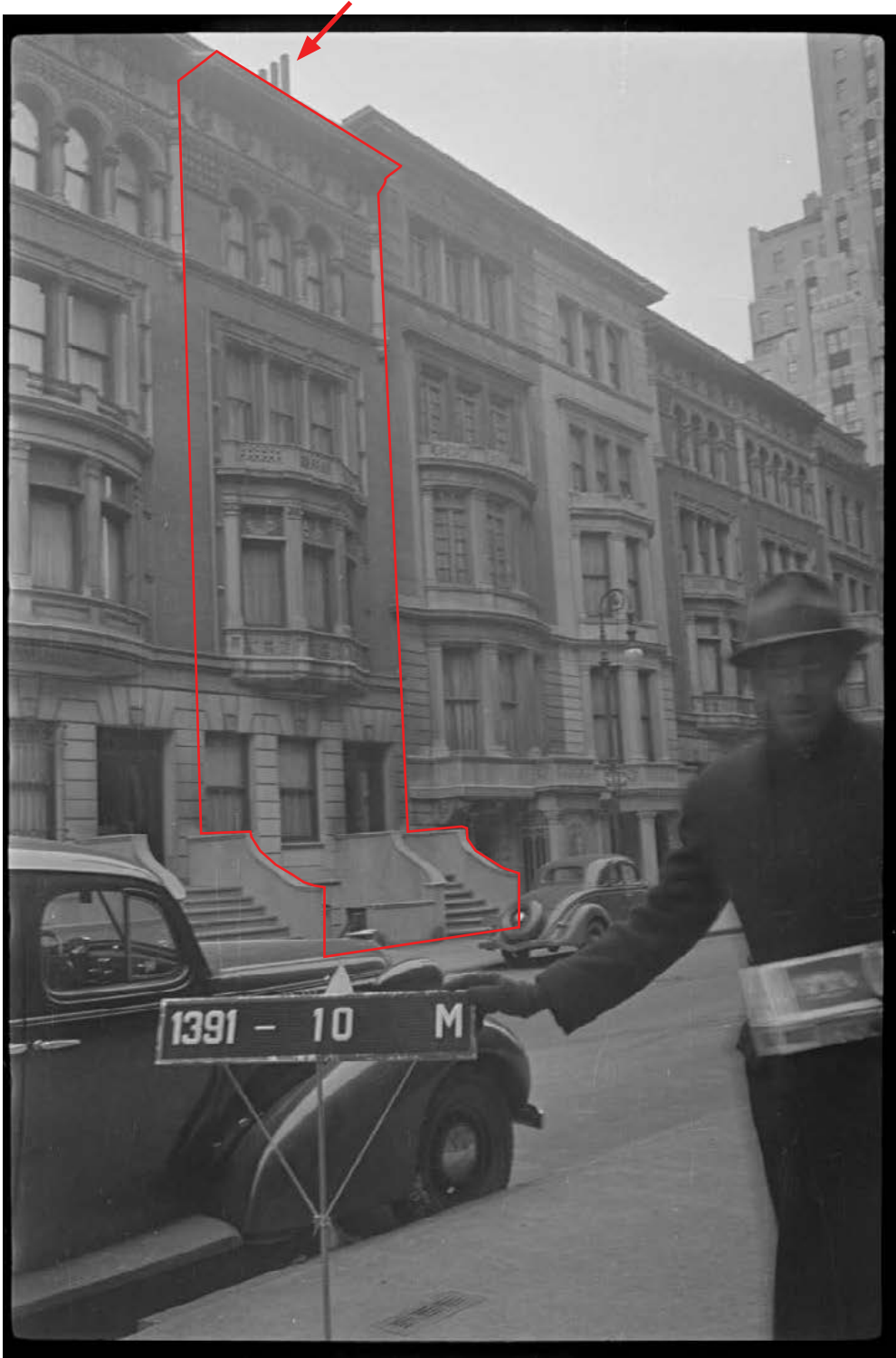


ELEVATION BASED ON GIS DATA, GOOGLE EARTH, AND FIELD OBSERVATIONS

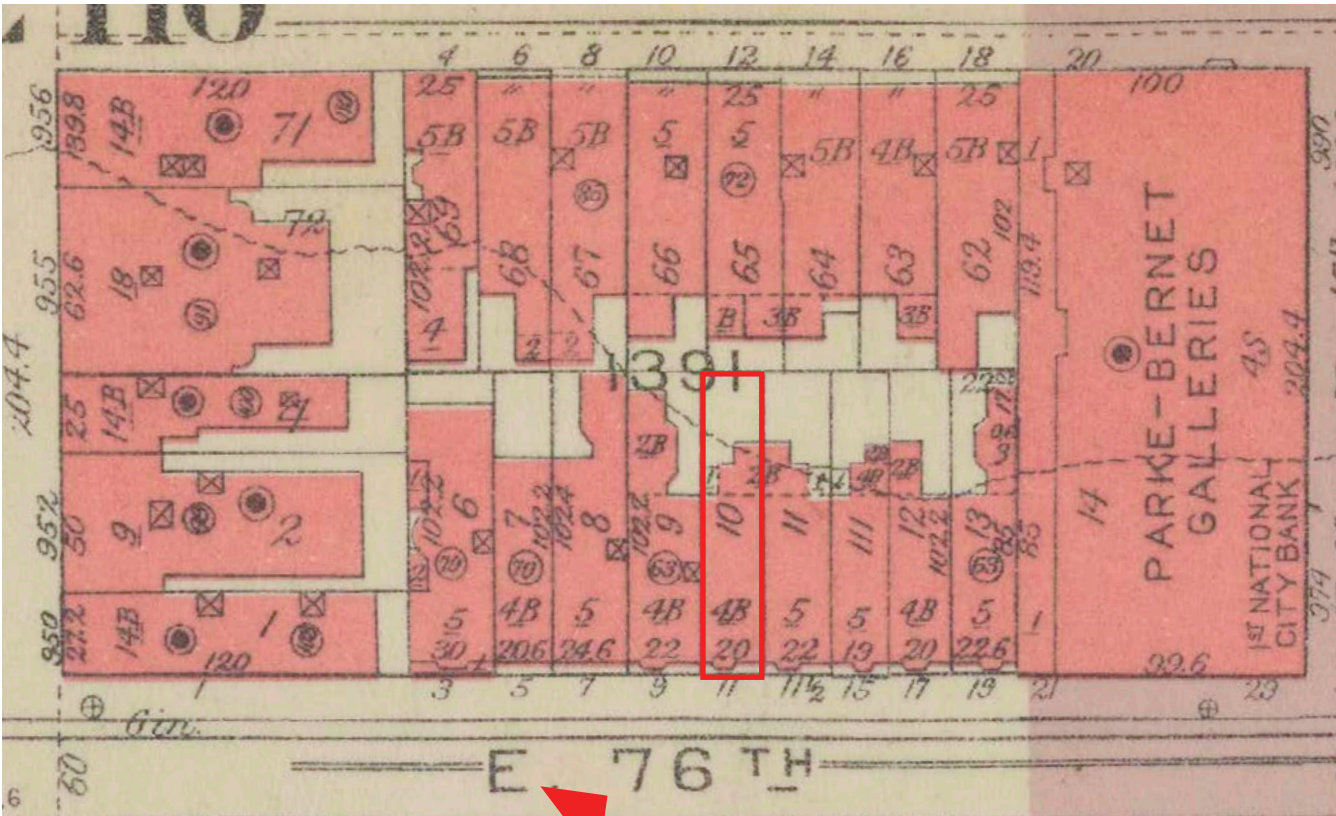




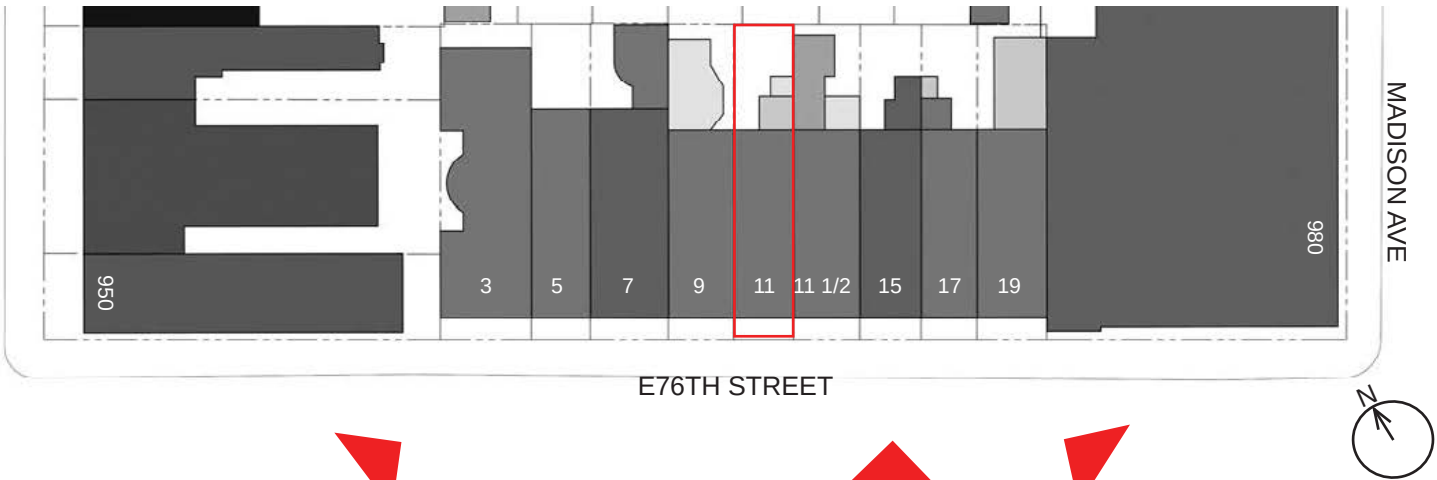




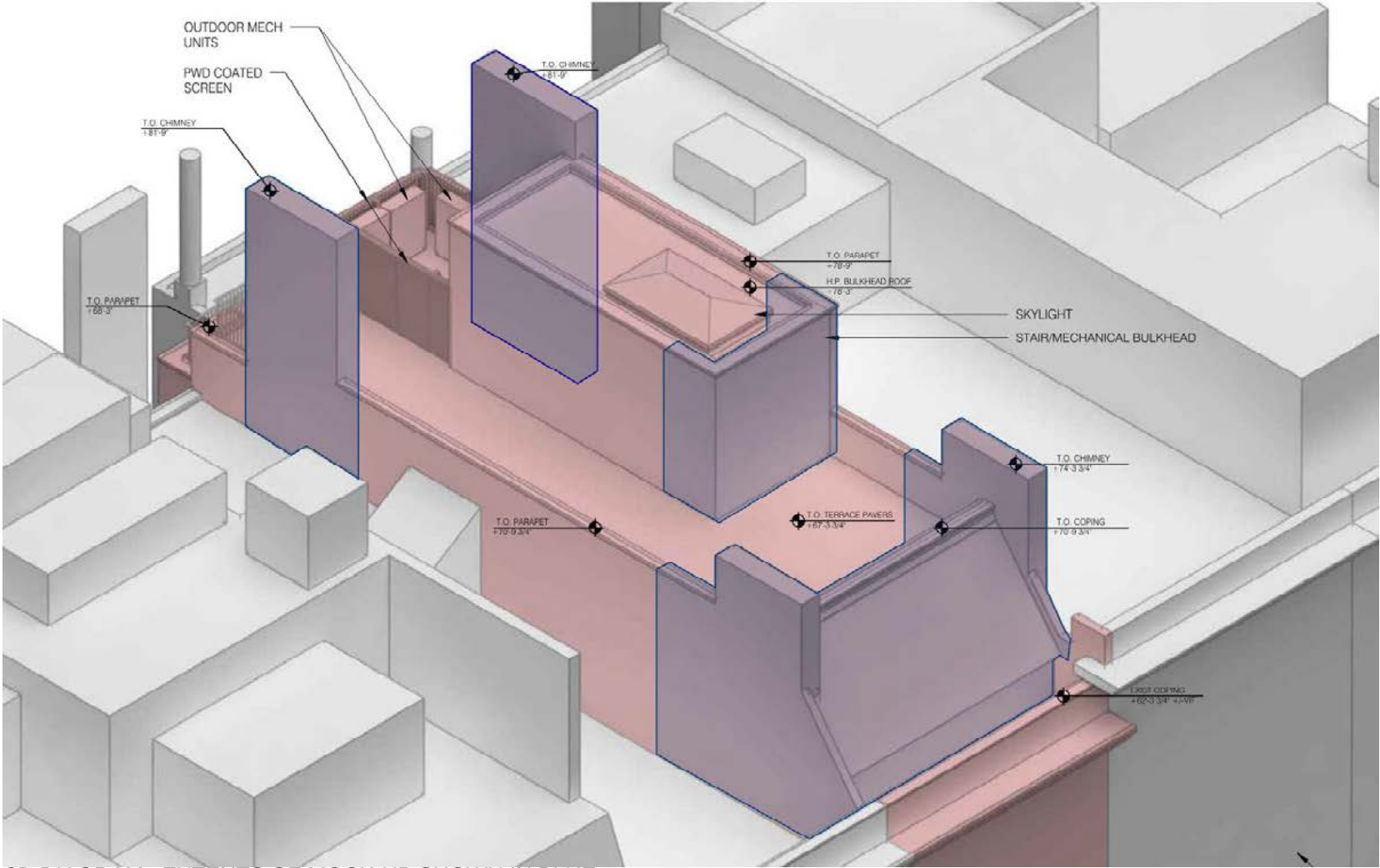
1940'S TAX PHOTO



1955 G.W. BROMLEY ATLAS



KEY PLAN



3D DIAGRAM: EXTENTS OF MOCK-UP SHOWN IN BLUE



VIEW FROM WEST SIDE OF FIFTH AVENUE



ZOOMED-IN VIEW



KEY PLAN

11 E76TH STREET

07.14.2026





VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



KEY PLAN



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



E 76TH STREET

KEY PLAN





VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



KEY PLAN





VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



E 76TH STREET

KEY PLAN





VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



KEY PLAN



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



KEY PLAN



ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY

CHIMNEYS NOT VISIBLE FROM THIS POSITION



VIEW FROM ACROSS MADISON AVENUE

CHIMNEYS NOT VISIBLE FROM THIS POSITION



ZOOMED-IN VIEW



KEY PLAN





VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW

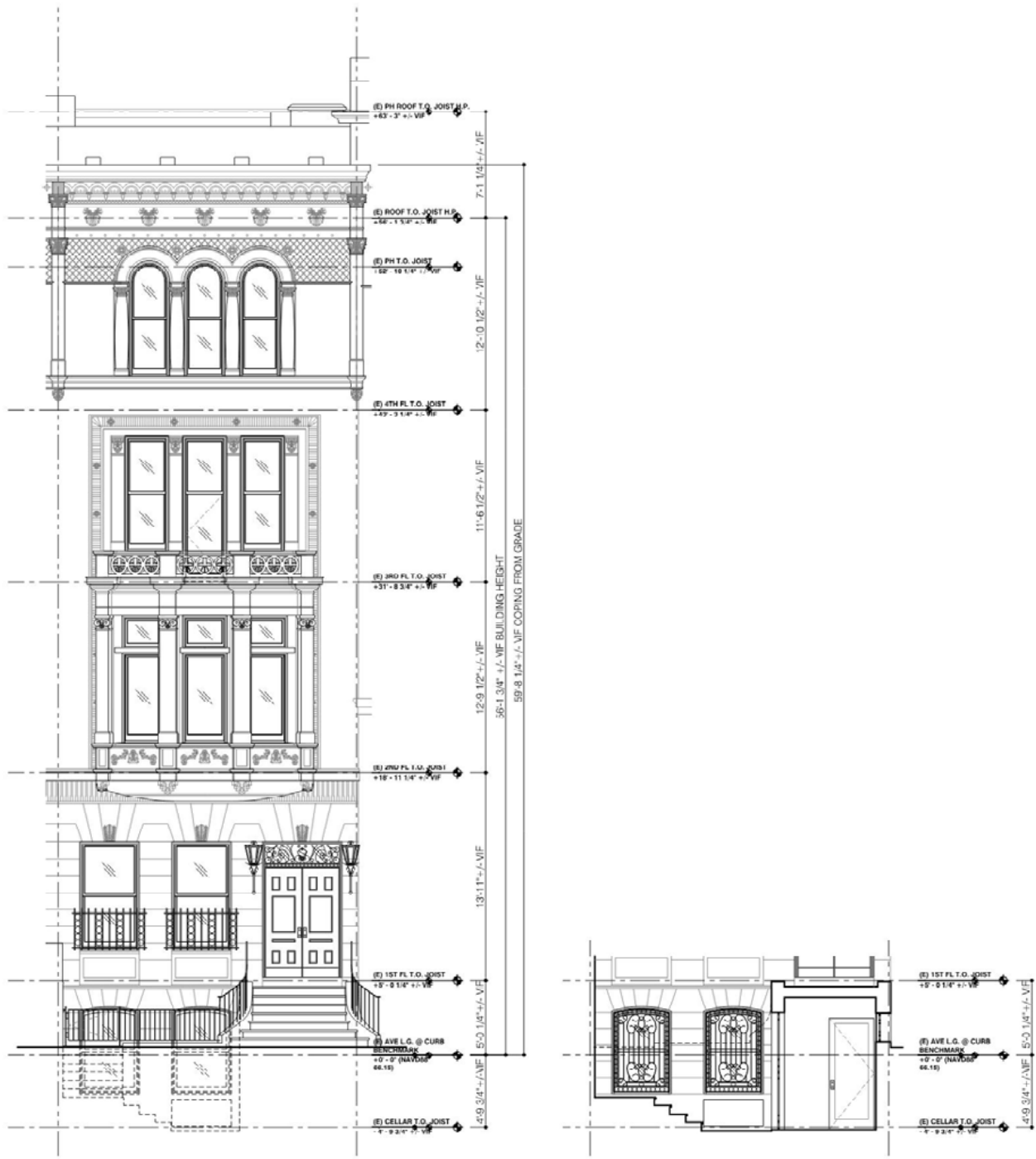


KEY PLAN

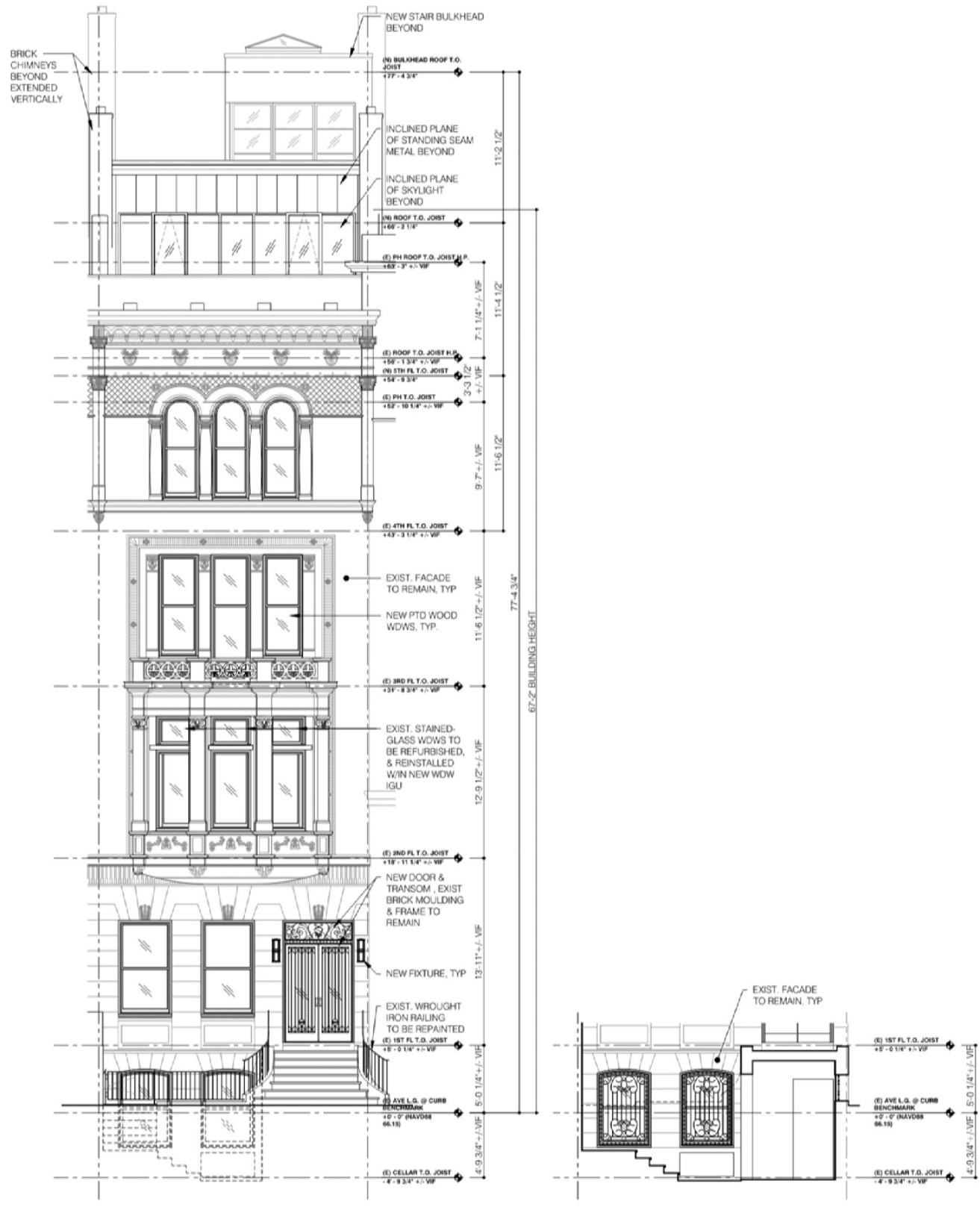


GLEN GERY COOL GRAY SMOOTH



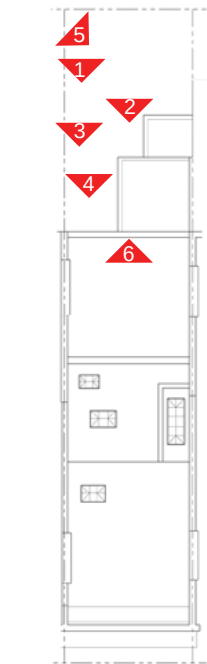


EXISTING PRIMARY FACADE

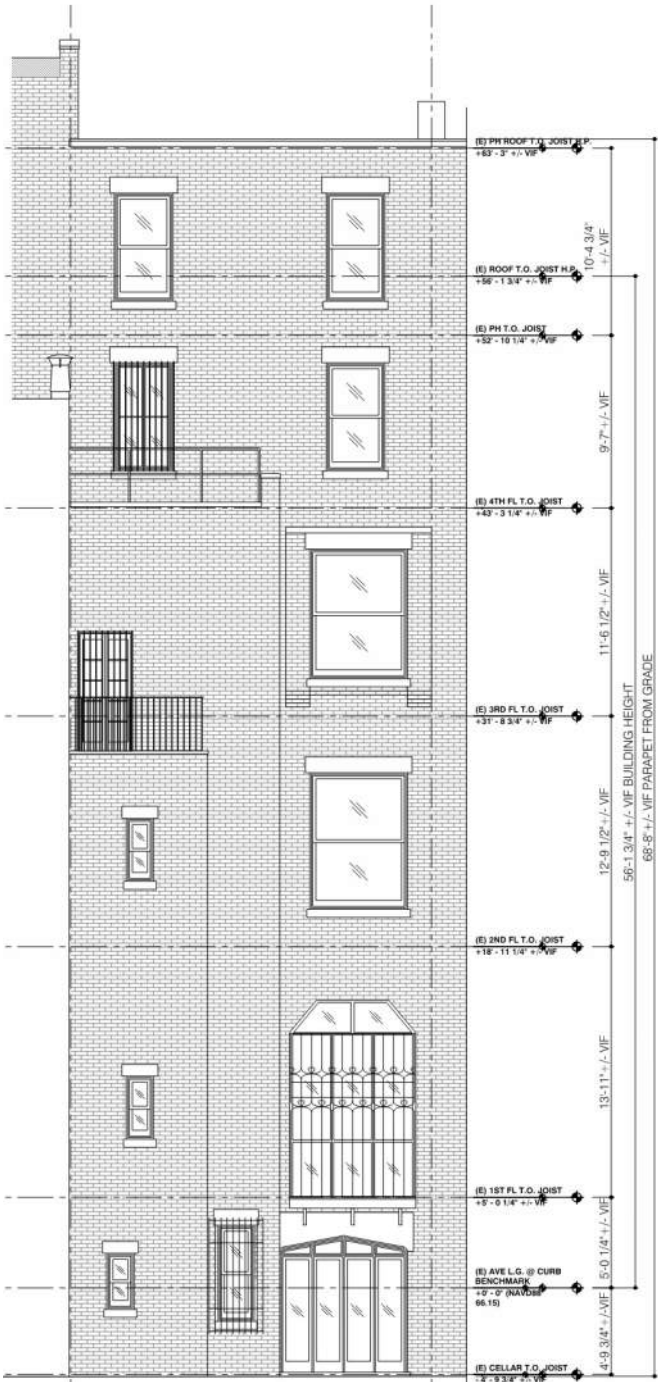


PROPOSED PRIMARY FACADE

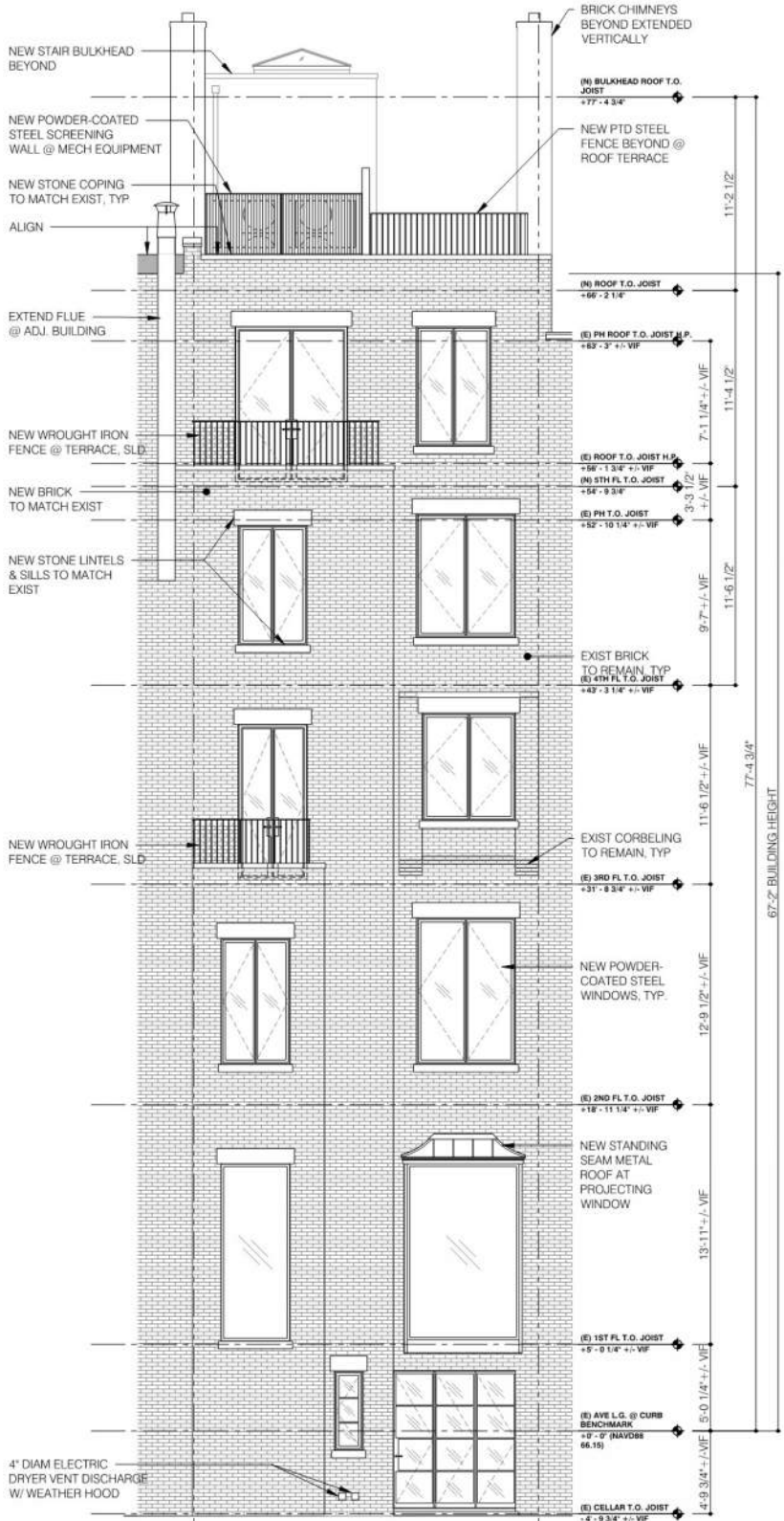
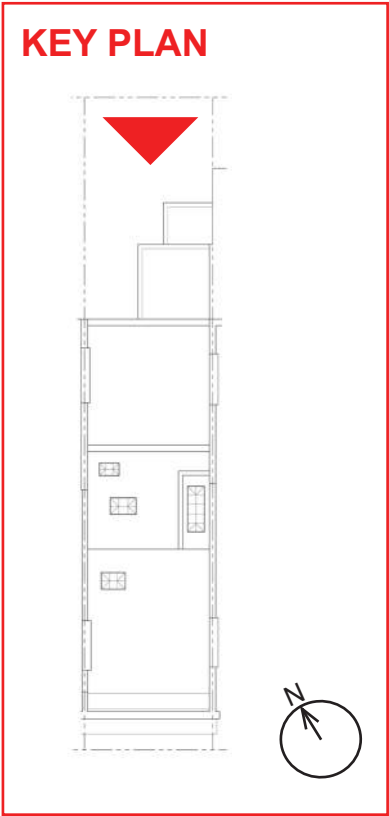
SECONDARY FACADE (REAR) CONTEXT PHOTOS



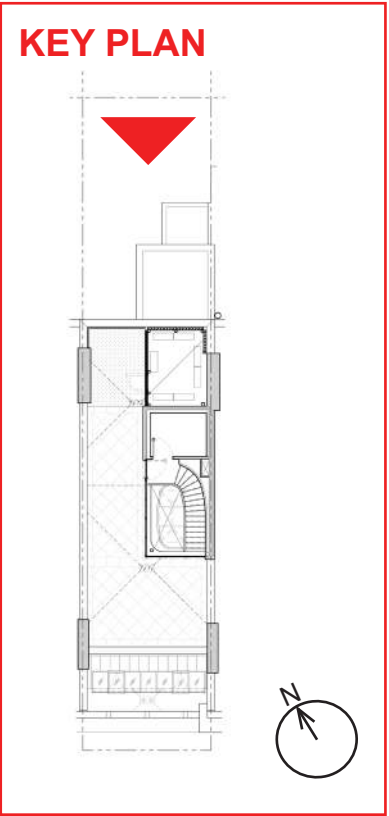
SECONDARY (REAR) ELEVATION - EXISTING AND PROPOSED



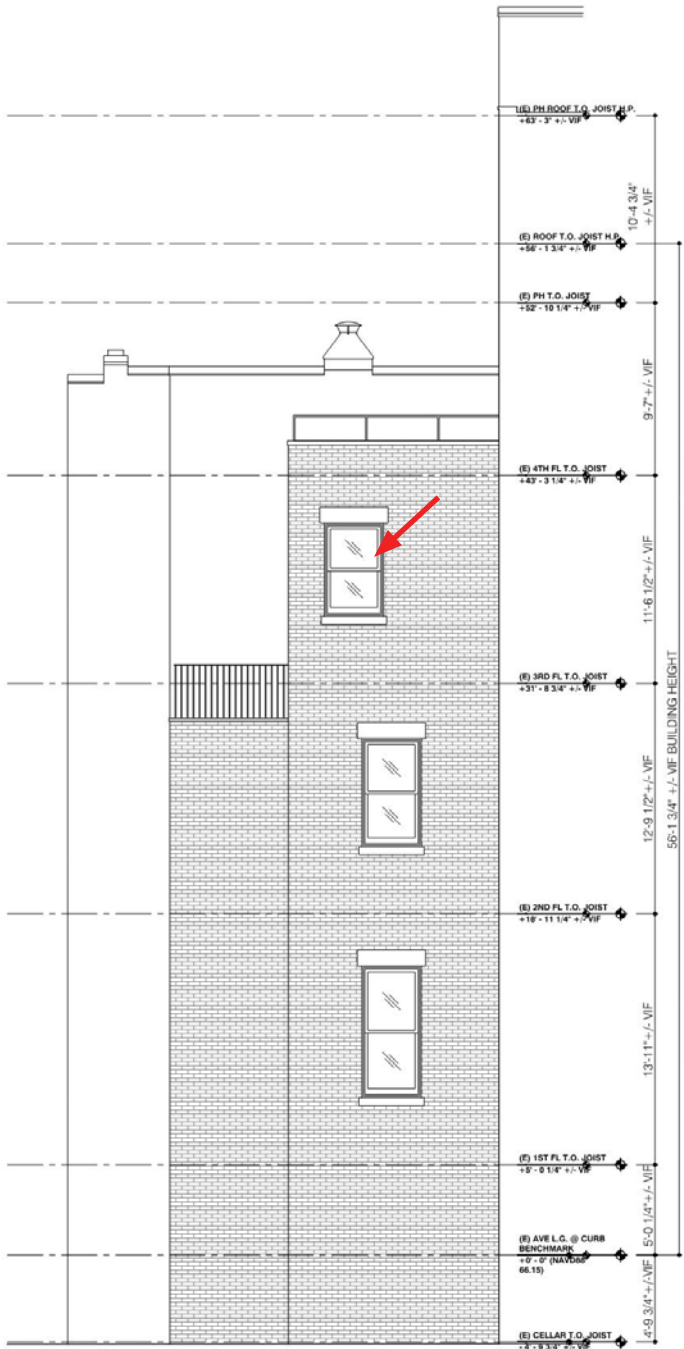
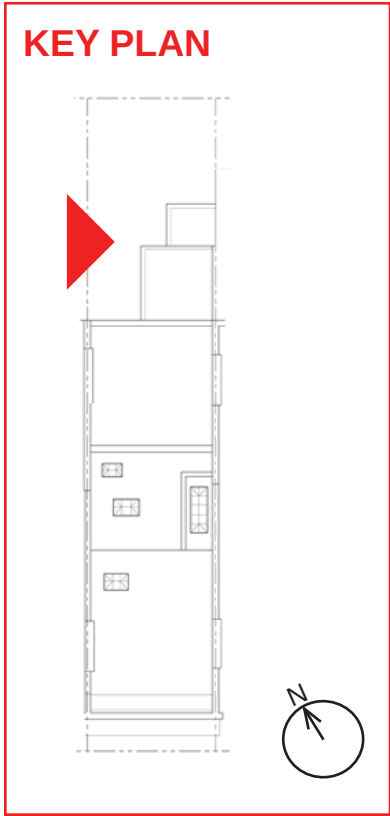
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



SECONDARY (REAR) ELEVATION - EXISTING AND PROPOSED



EXISTING REAR ELEVATION

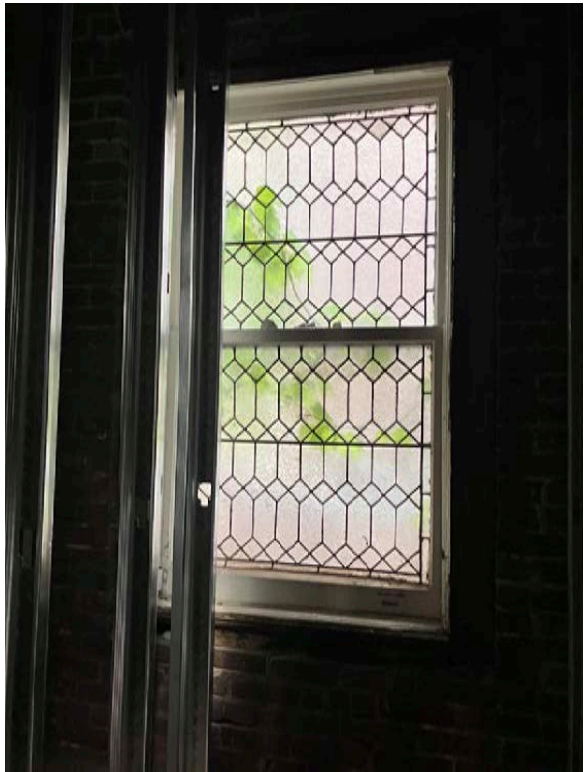
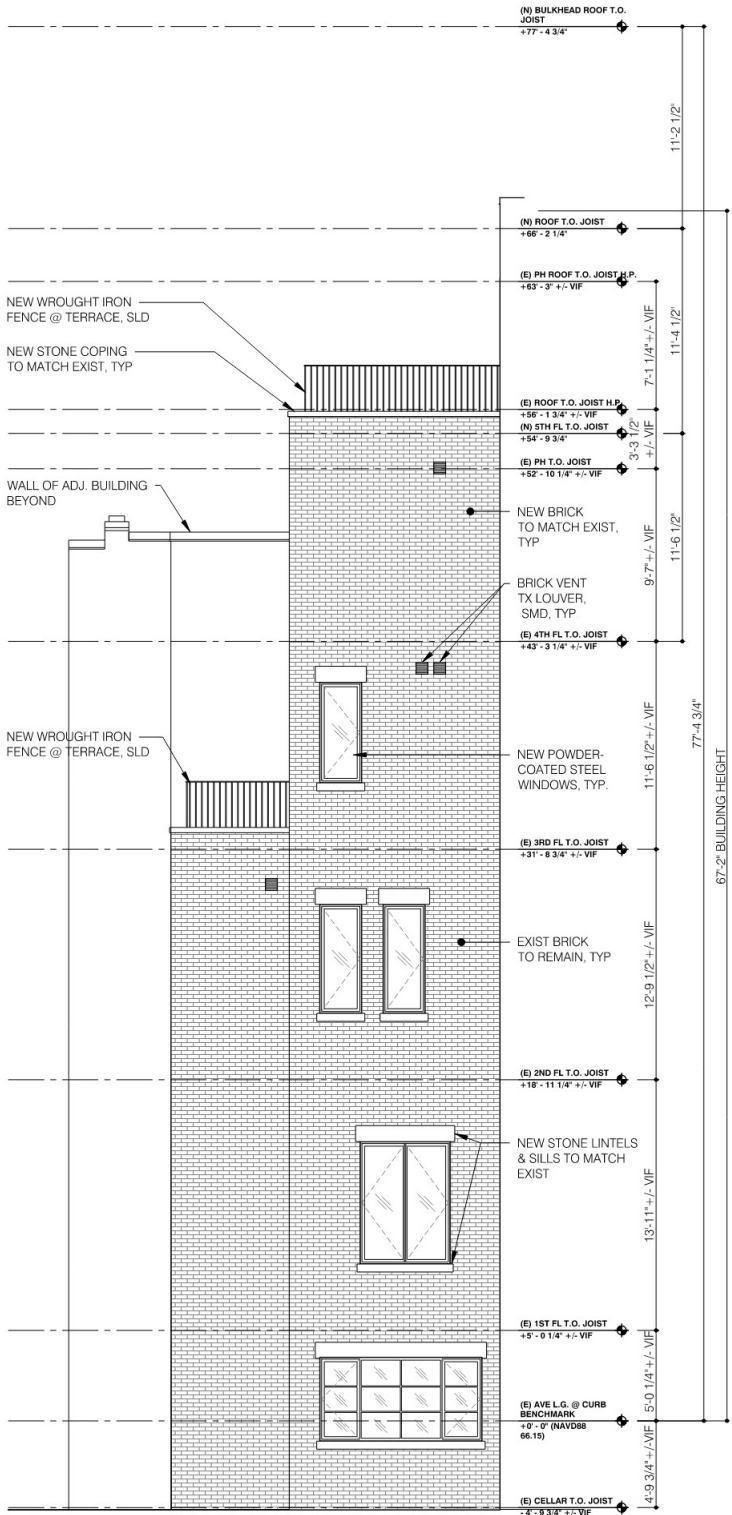


PHOTO OF EXISTING WINDOW FROM INTERIOR

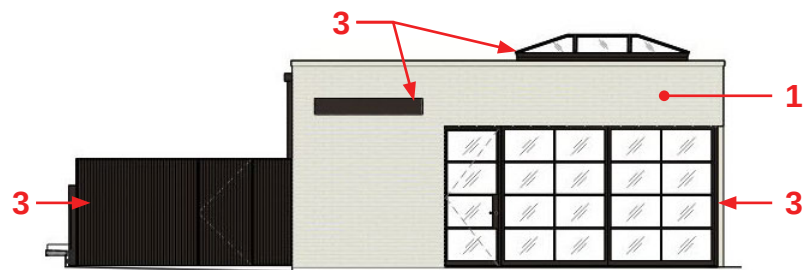
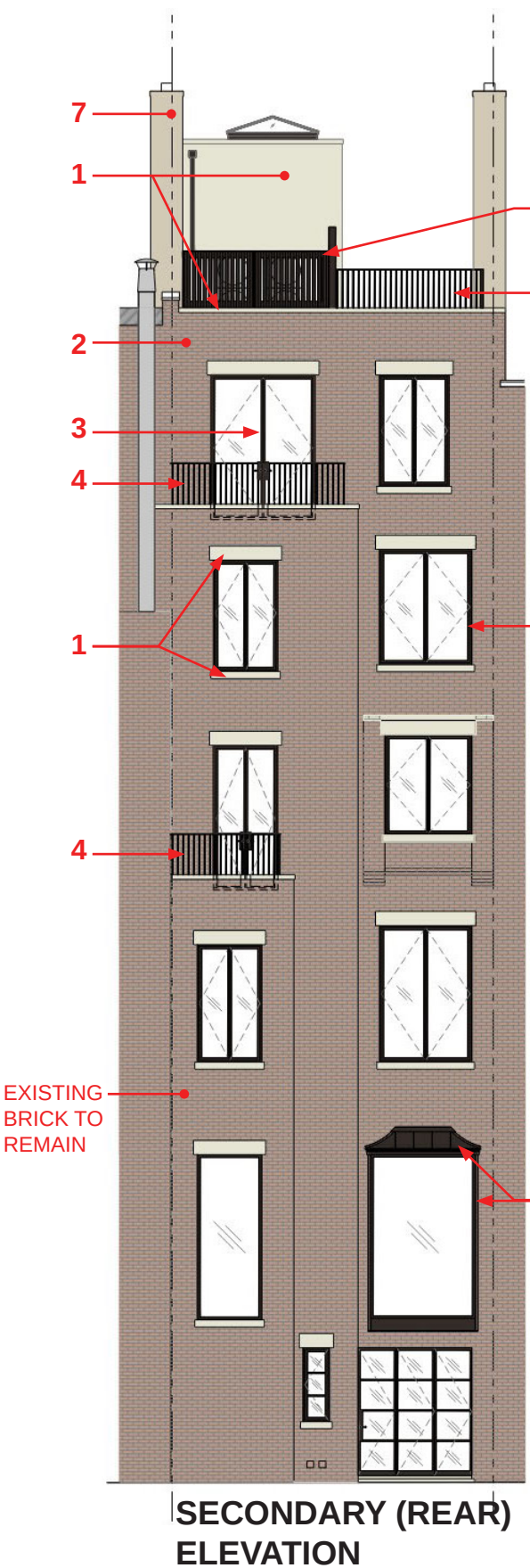
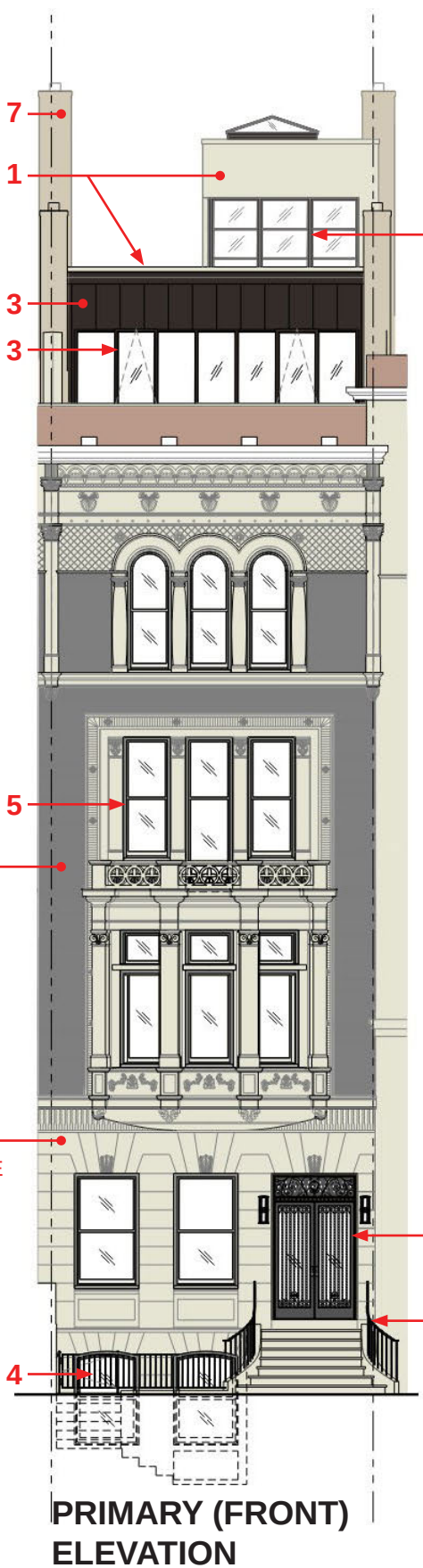
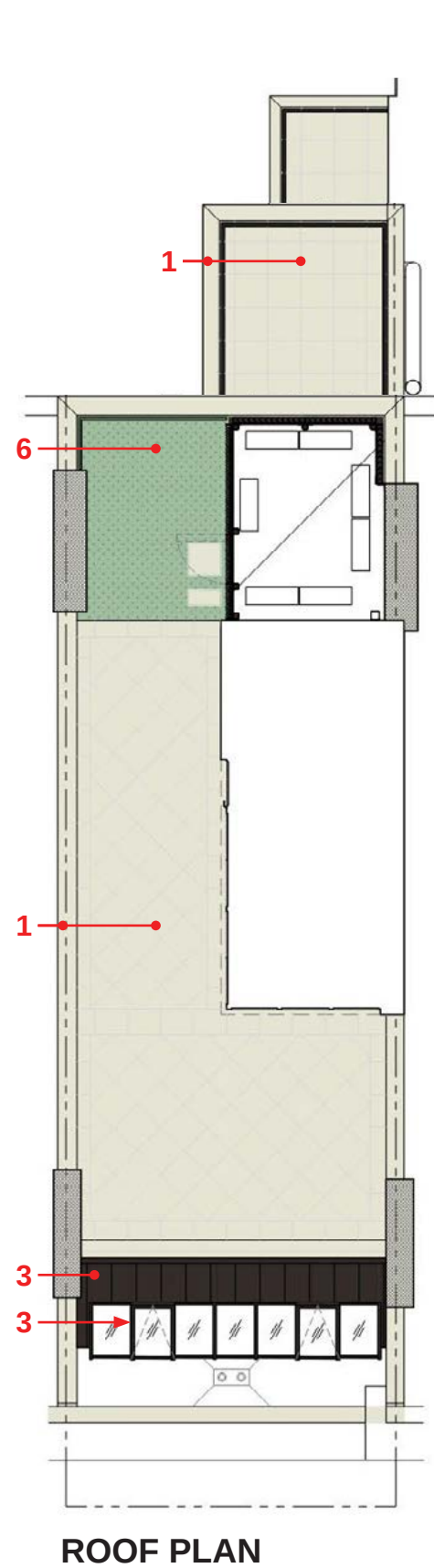


PHOTO OF EXISTING WINDOW FROM EXTERIOR

LEADED GLASS DOES NOT APPEAR TO BE PART OF A UNIFIED HISTORIC PATTERN, AND IS PROPOSED TO BE SALVAGED FOR USE ON ANOTHER SITE OR GIVEN TO ARCHITECTURAL SALVAGE COMPANY.



PROPOSED REAR ELEVATION



BULKHEAD & SCREEN ELEVATION



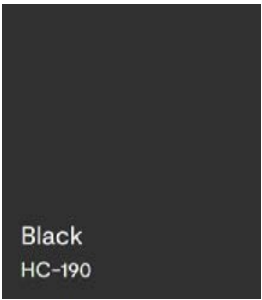
(1) INDIANA LIMESTONE, STANDARD SILVER BUFF (MATCH EXISTING)



(2) GLEN-GERY 51-DDX MODULAR BRICK (MATCH EXISTING)



(3) POWDER COATED STEEL & ALUMINUM "RELA ESPRESSO"



(4) PAINTED BLACK (BM HC-190)



(5) PAINTED DOVE WING (BM OC-18)



(6) GREEN ROOF: SEDUM IN EXTENSIVE TRAY SYSTEM, FDNY COMPLIANT



(7) GLEN GERY COOL GRAY SMOOTH



July 14, 2026
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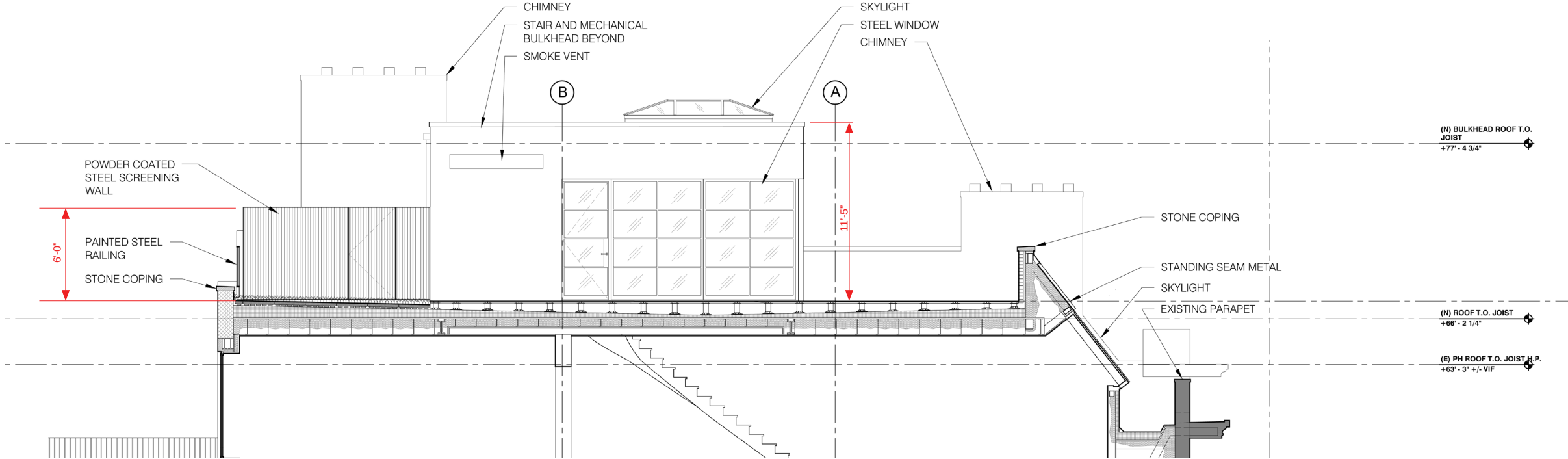
By Phone: 646-828-7666 (NY)

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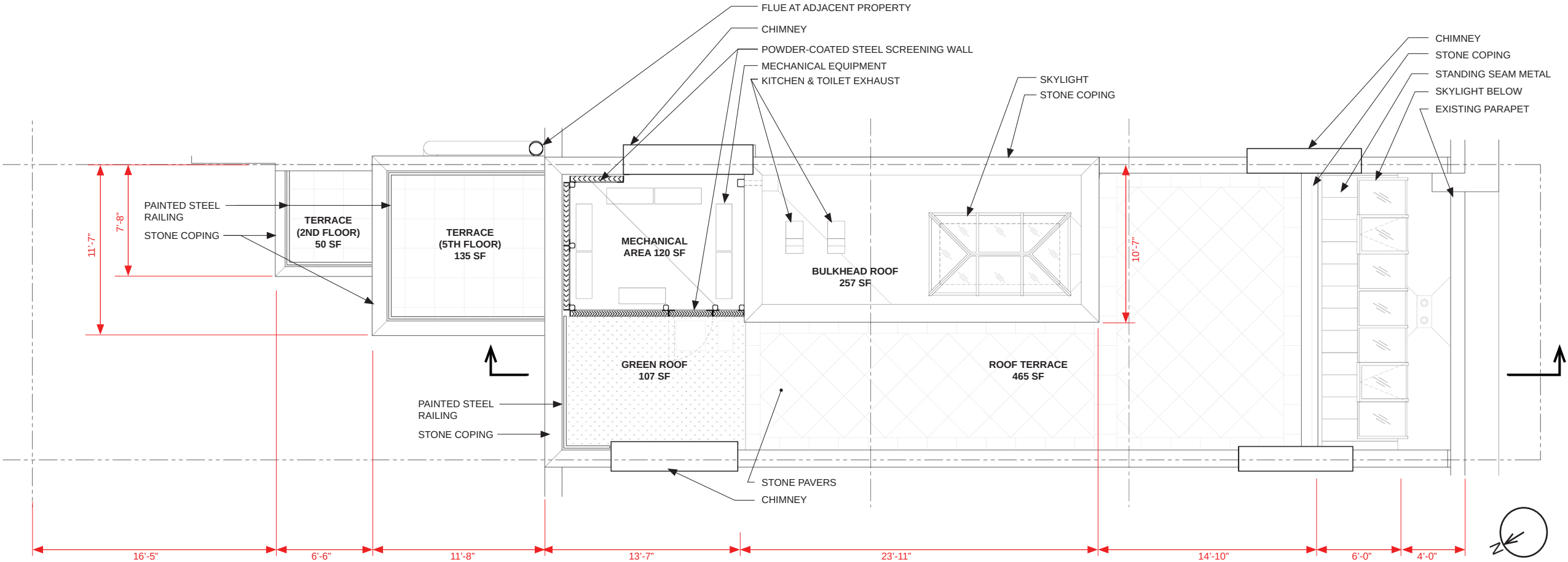
833-568-8864 (Toll-free)

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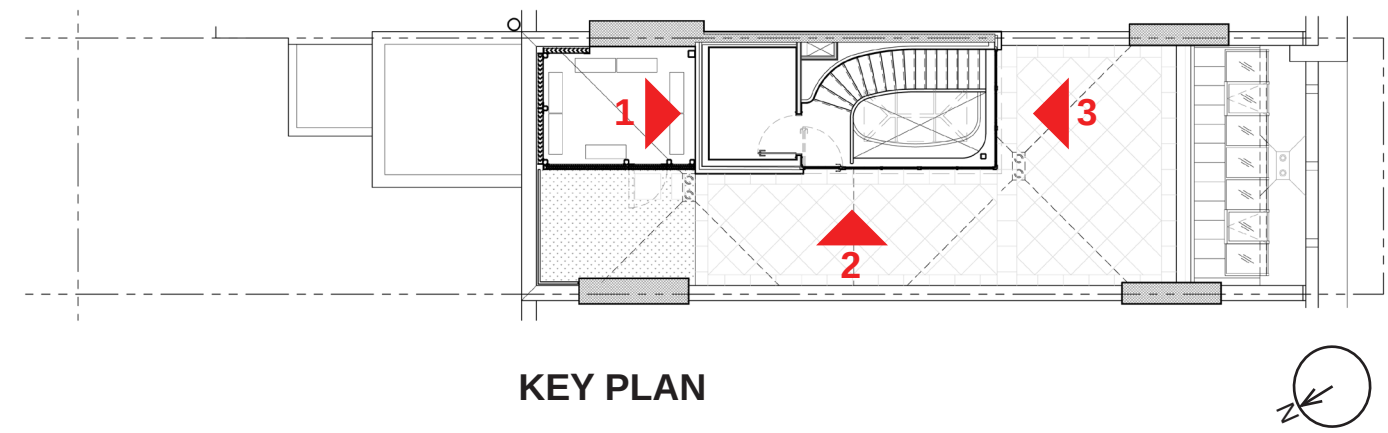
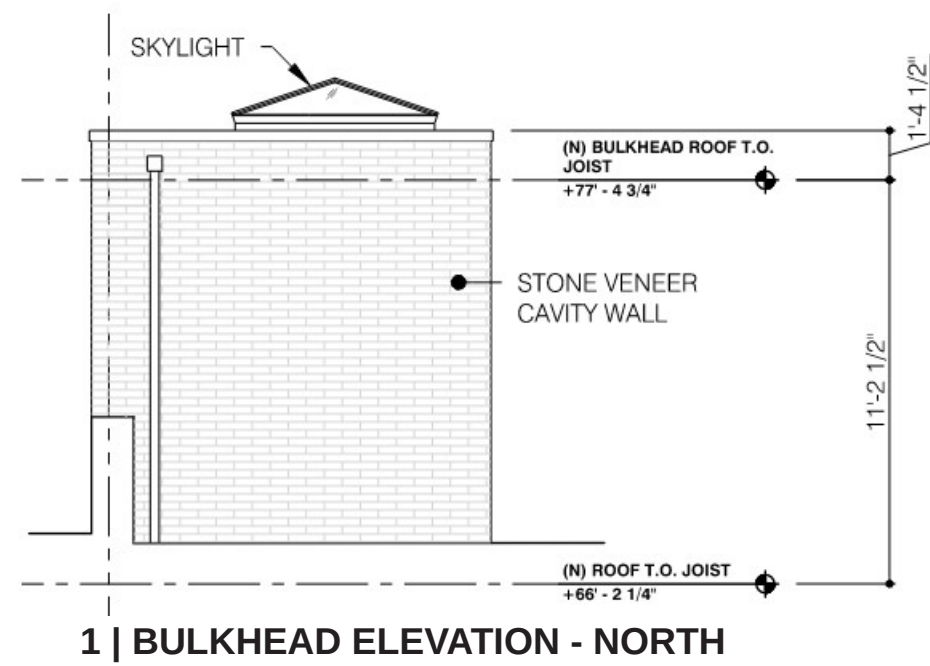
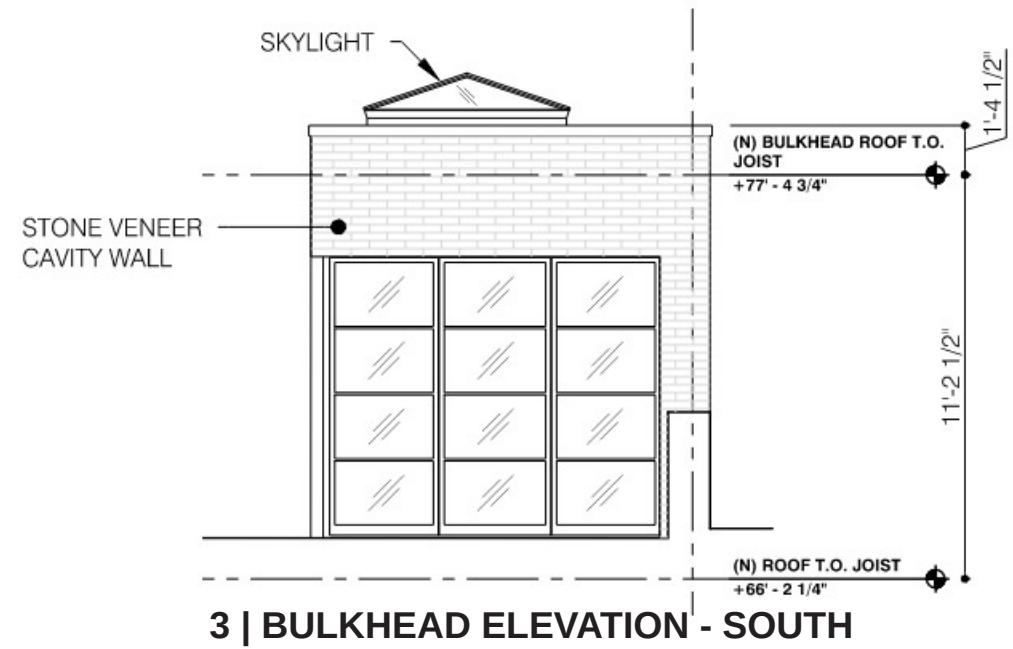
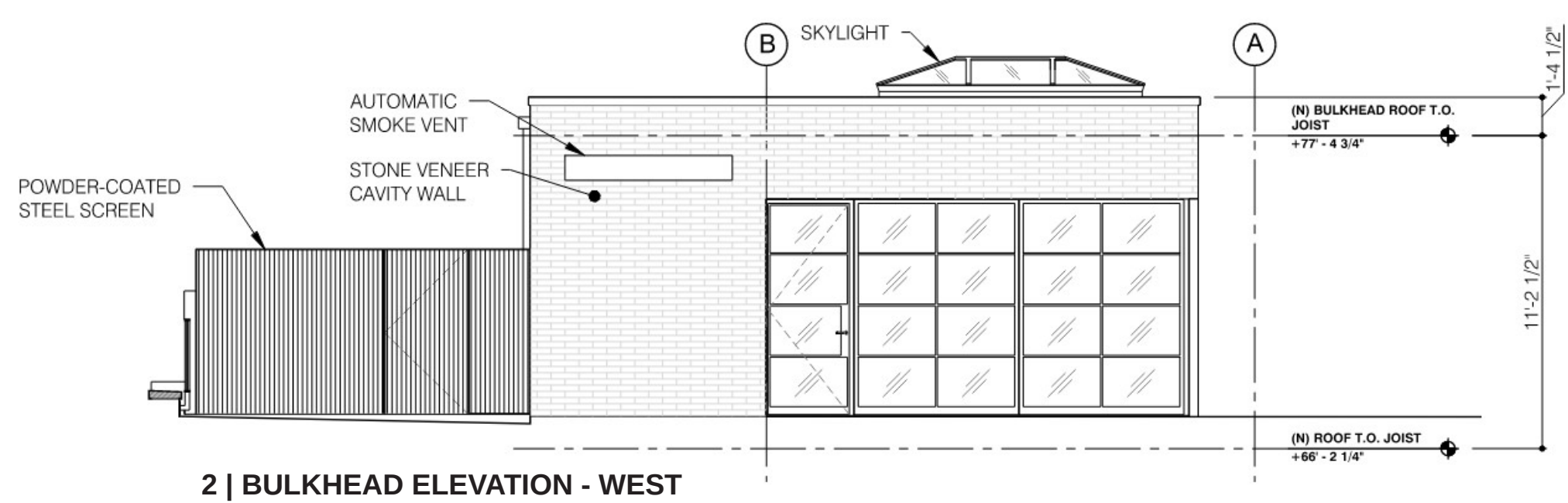
APPENDIX

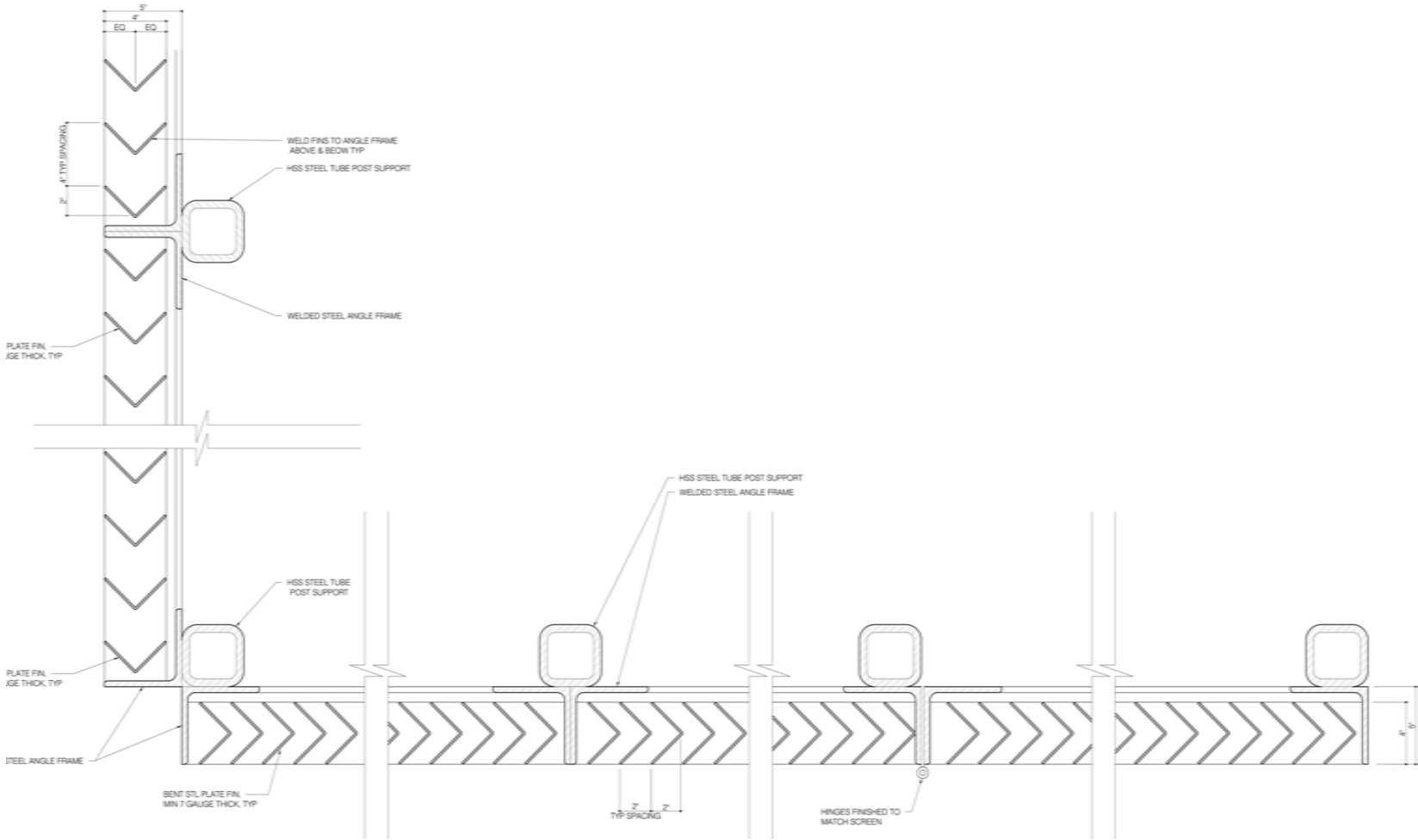


PROPOSED SECTION AT ROOF

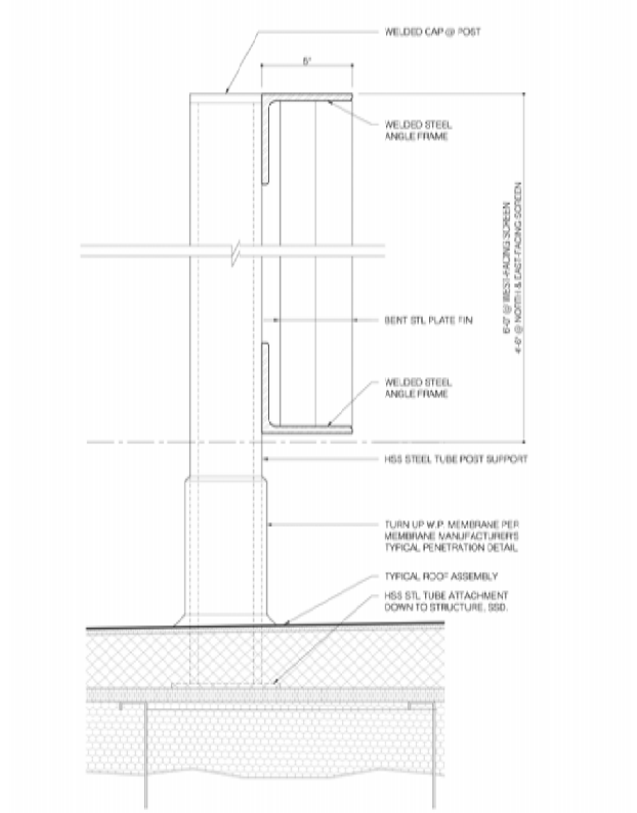


PROPOSED ROOF PLAN

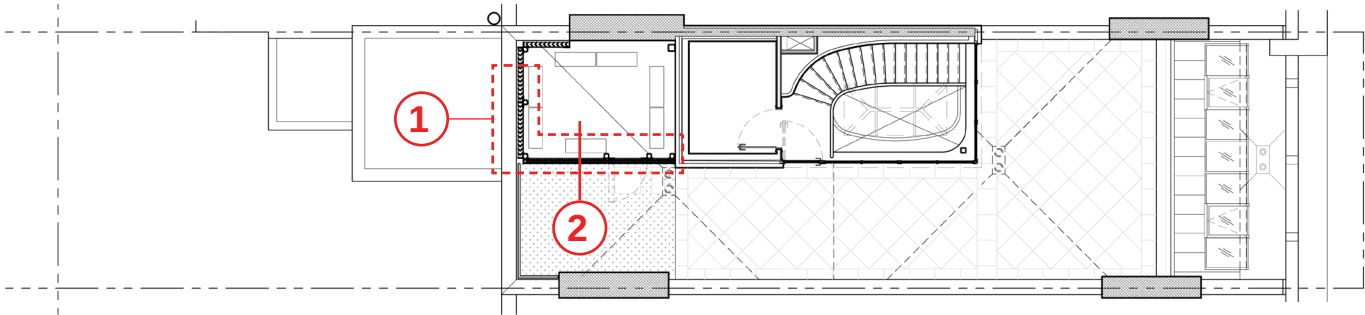




1 | PLAN DETAIL - MECHANICAL EQUIPMENT SCREENING WALL

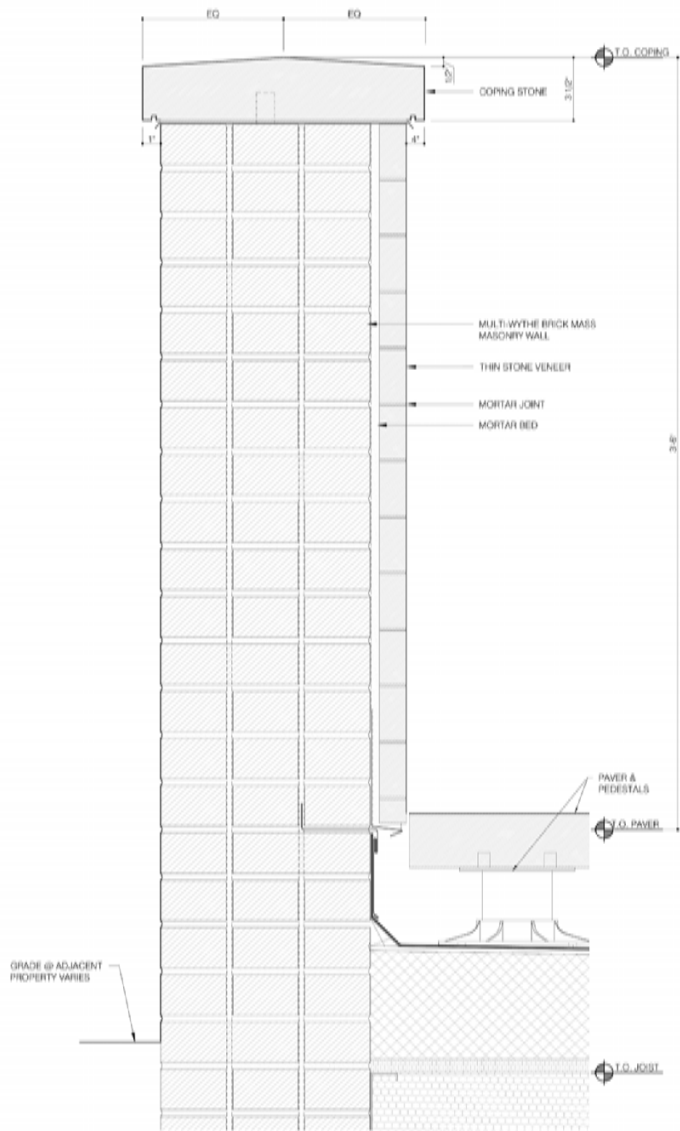


2 | SECTION DETAIL - MECHANICAL EQUIPMENT SCREENING WALL

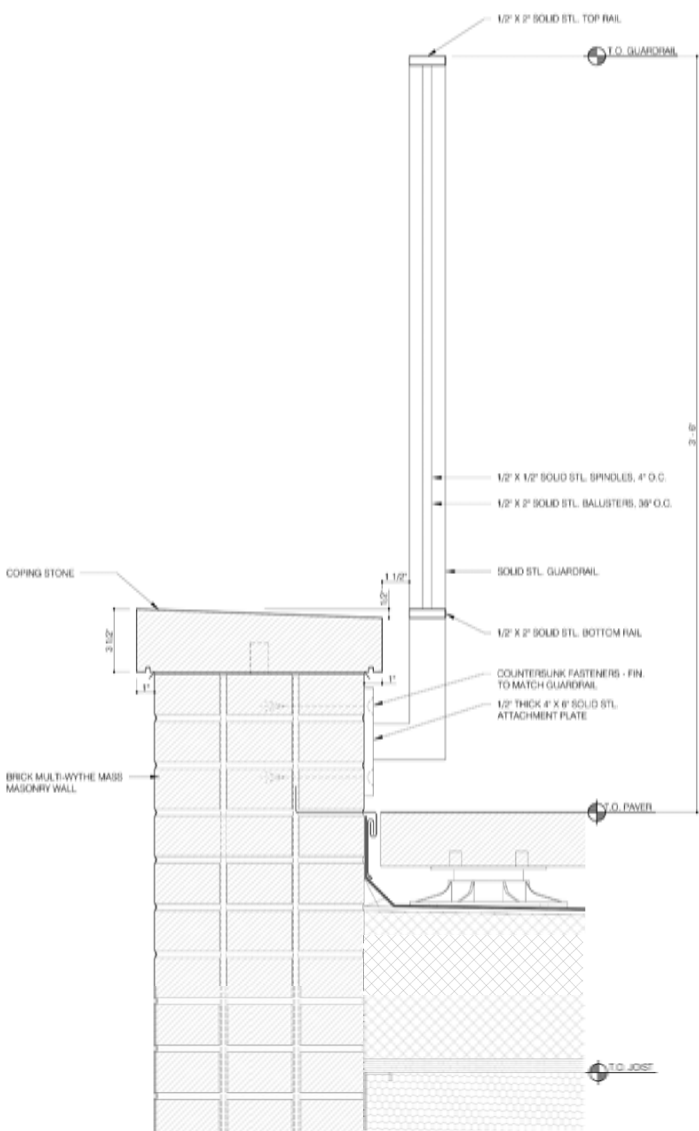


KEY PLAN

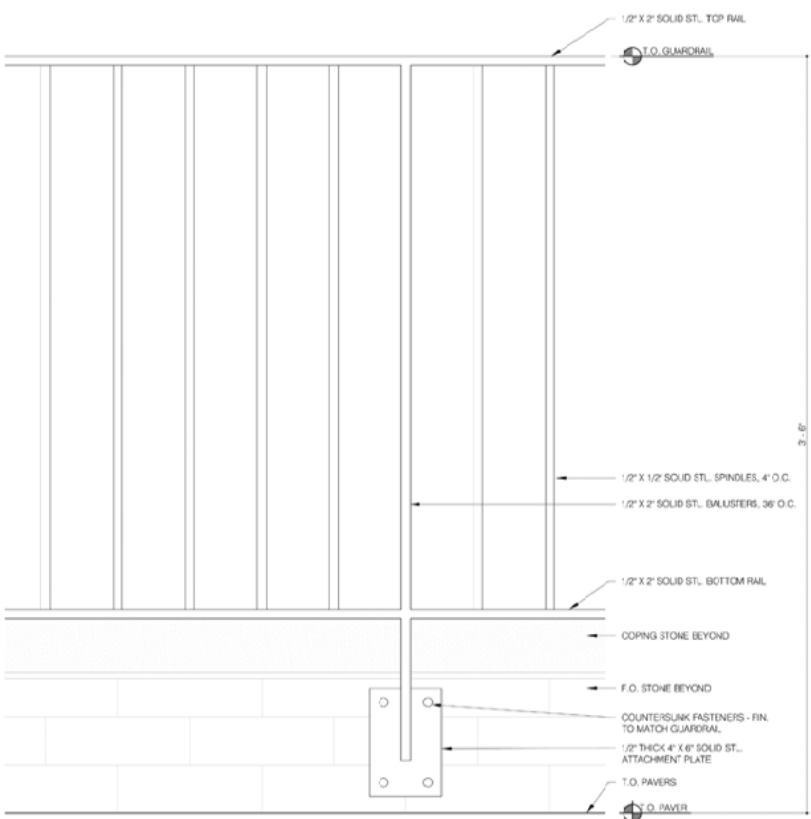




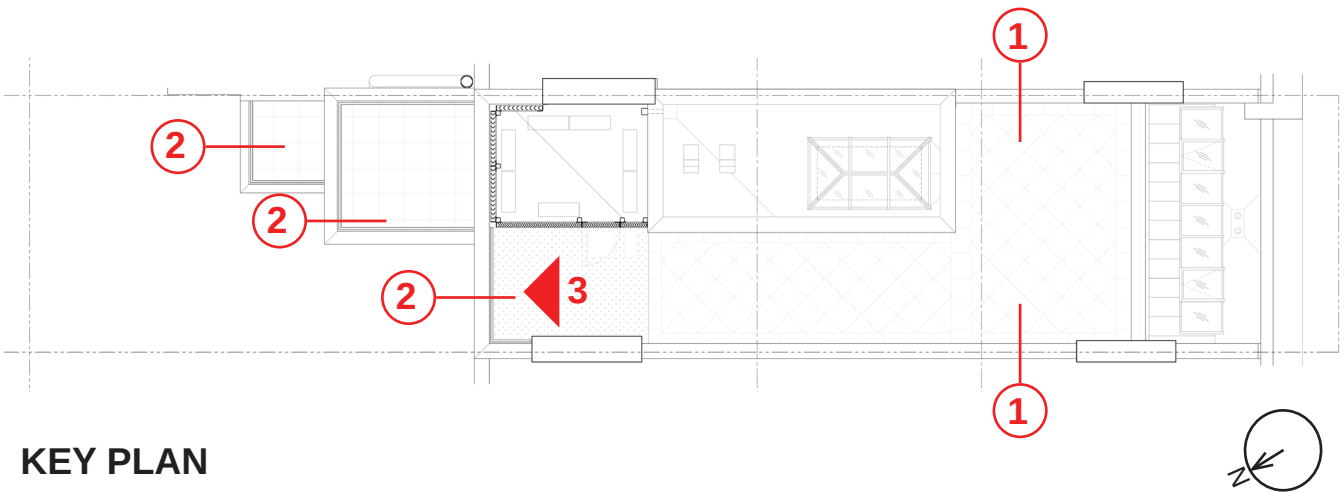
1 | SECTION DETAIL: PARAPET AT PARTY WALL



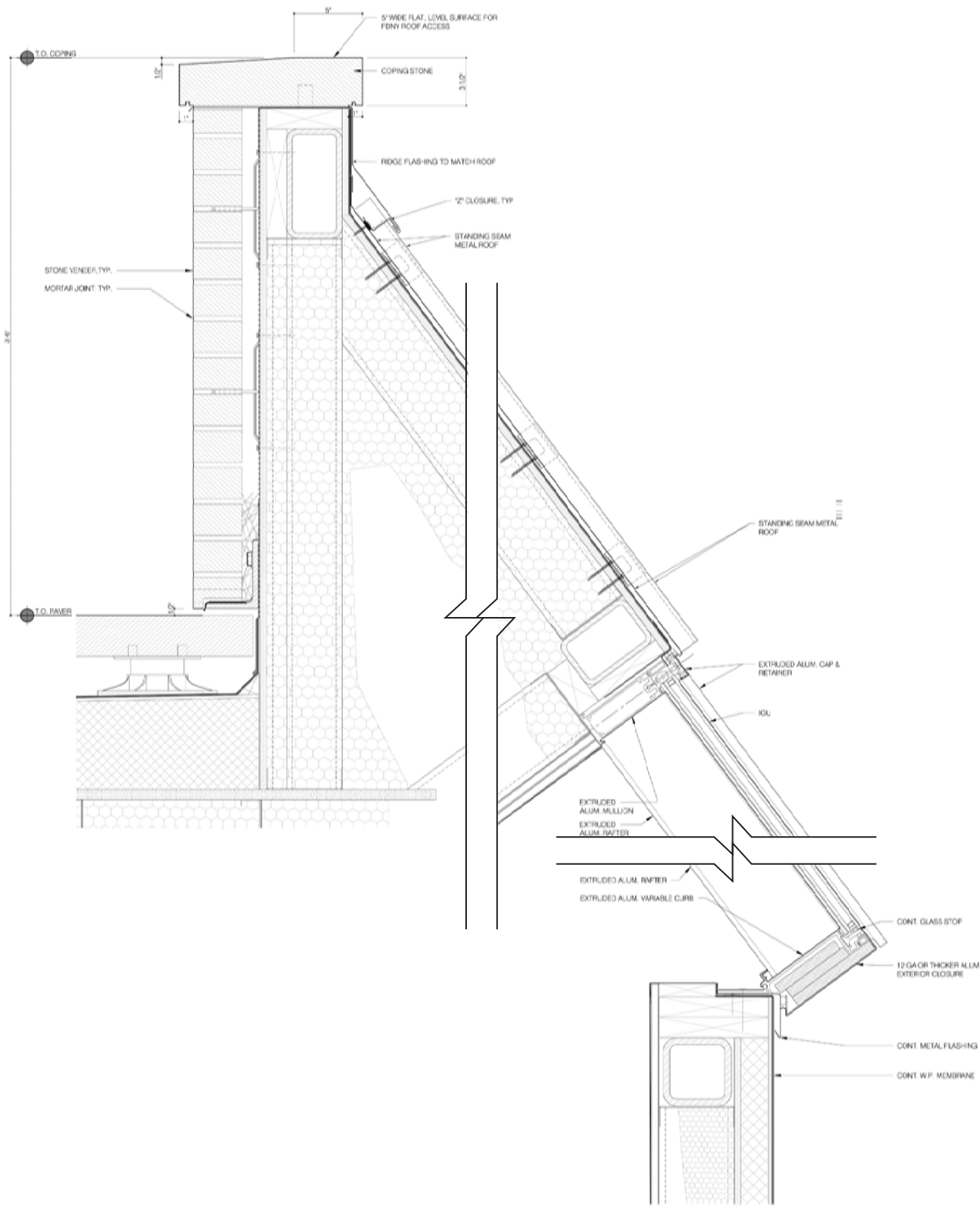
2 | SECTION DETAIL: RAILING



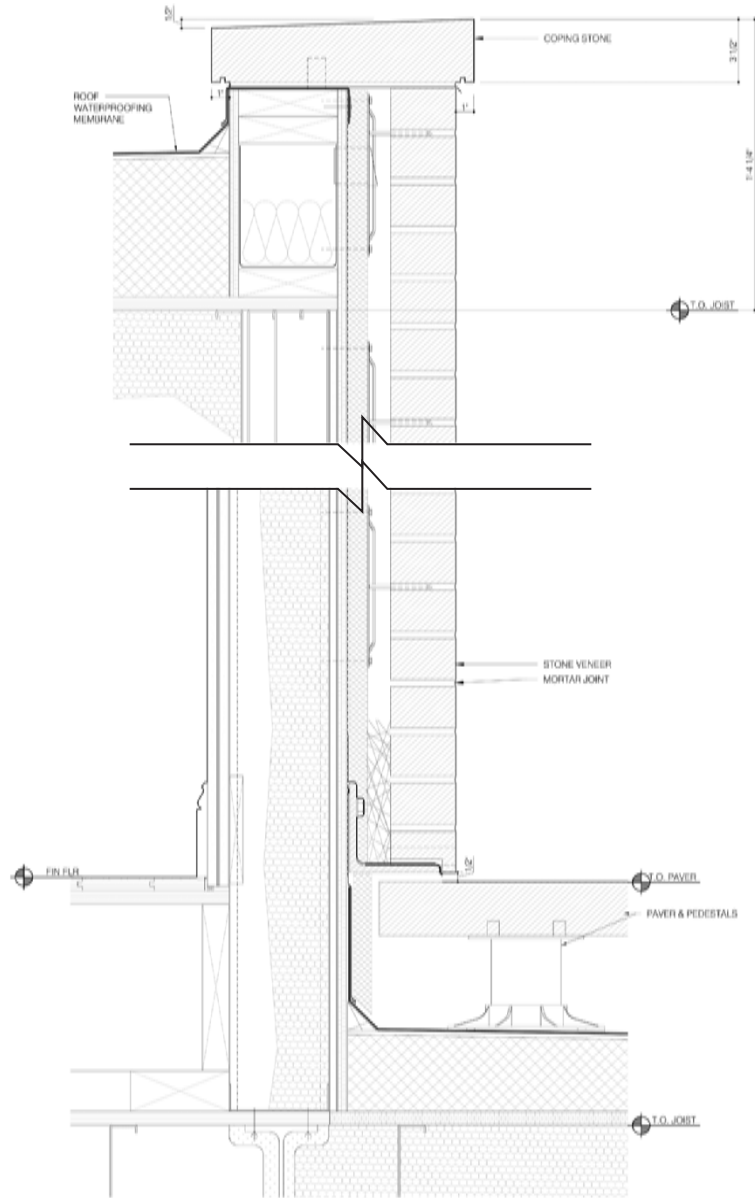
3 | ELEVATION DETAIL: RAILING



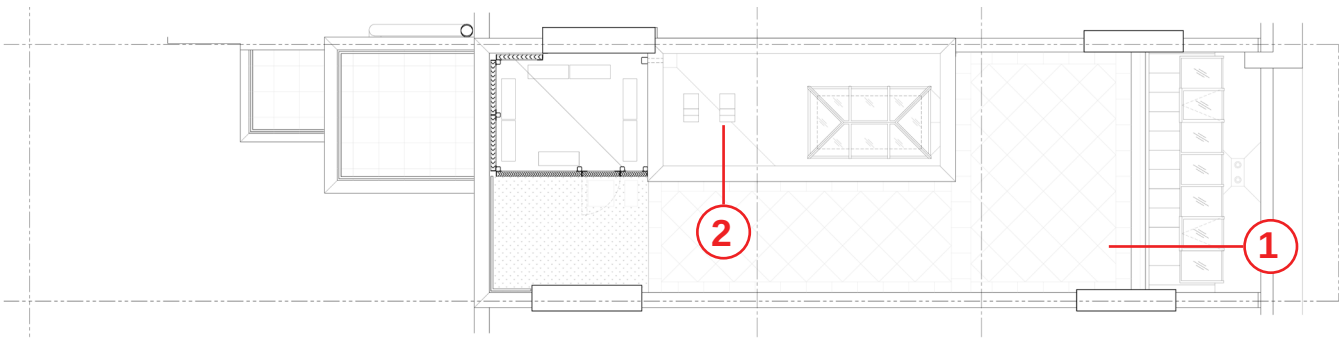
KEY PLAN



1 | SECTION DETAIL: SKYLIGHT AND PARAPET



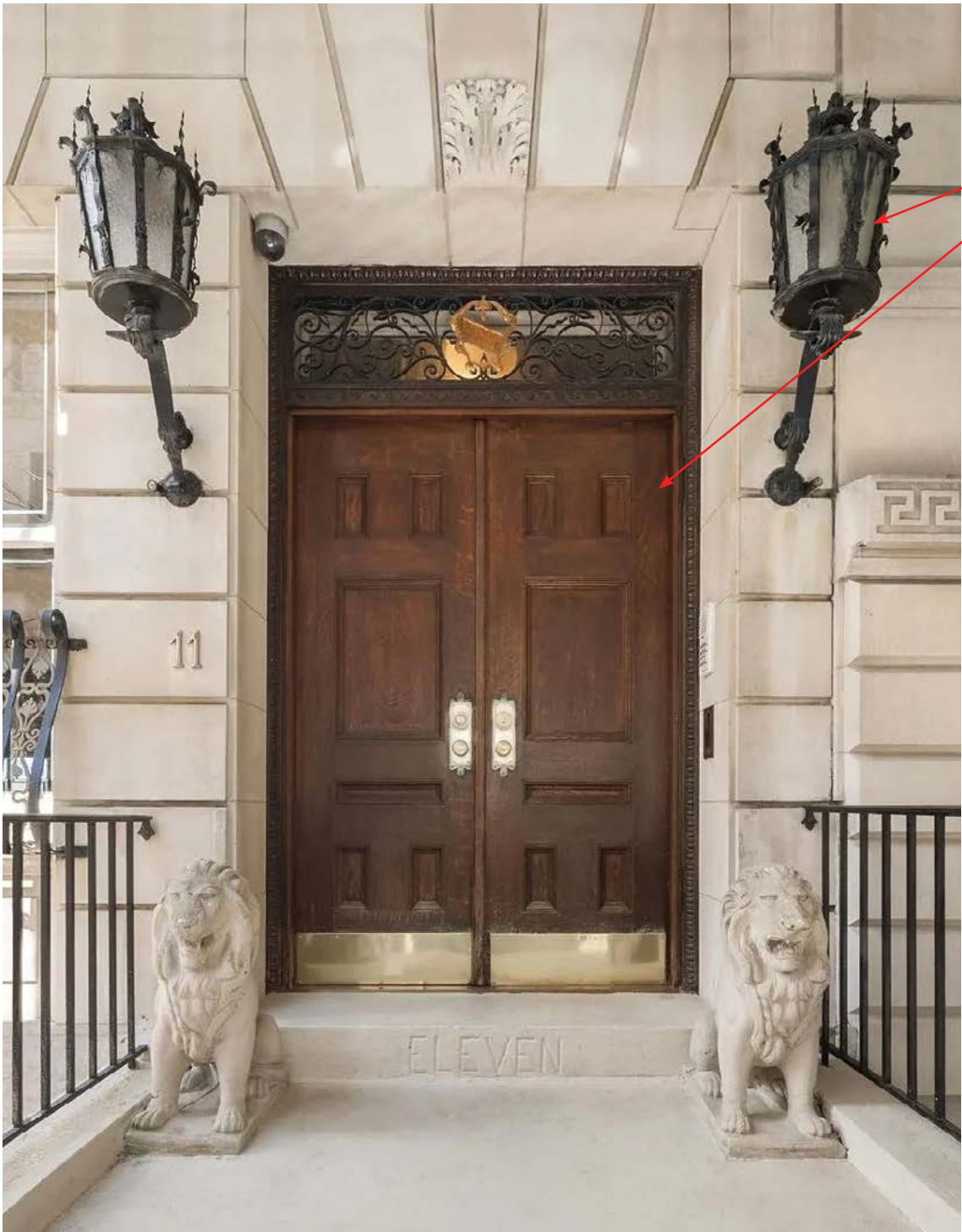
2 | SECTION DETAIL: STAIR BULKHEAD WALL



KEY PLAN

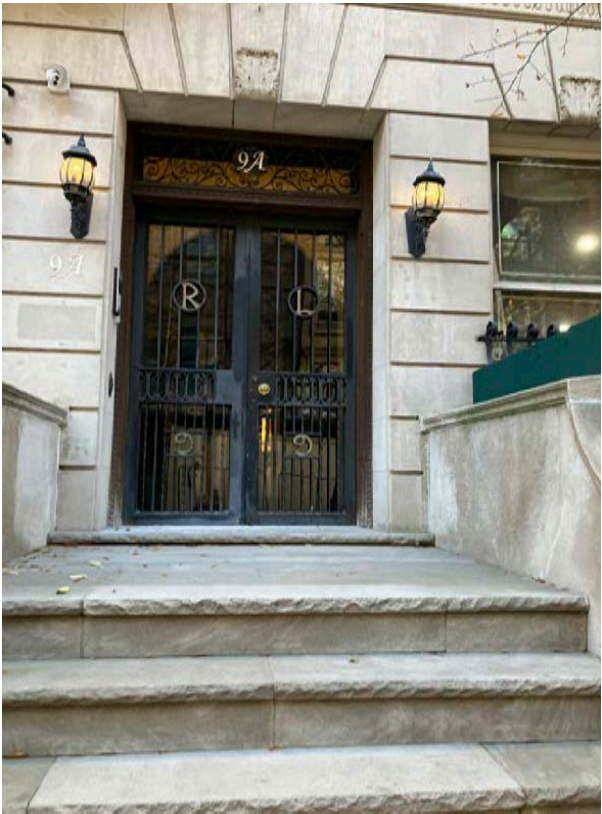


1940'S TAX PHOTO



CURRENT PHOTO

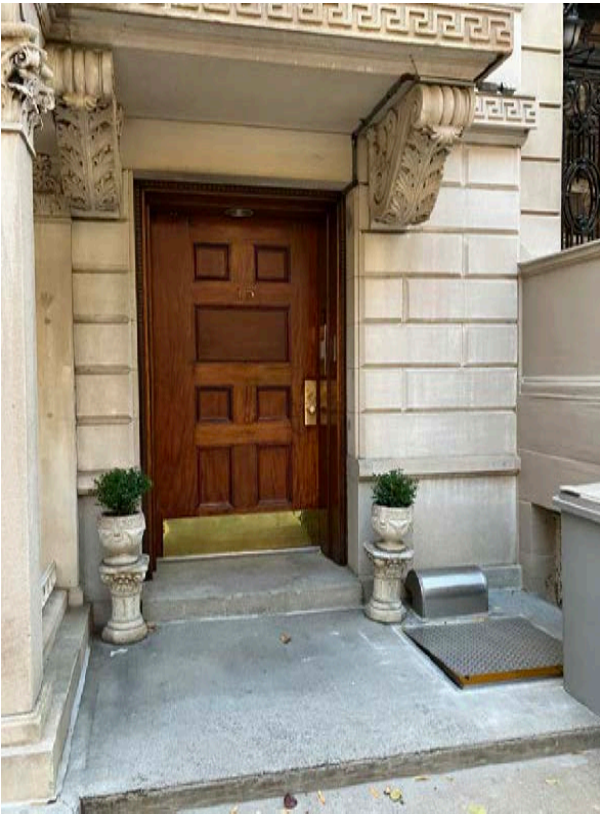
DOOR LEAFS AND LIGHT
FIXTURES ARE NOT ORIGINAL



9 E76TH STREET



11 1/2 E76TH STREET



15 E76TH STREET



17 E76TH STREET



19 E76TH STREET



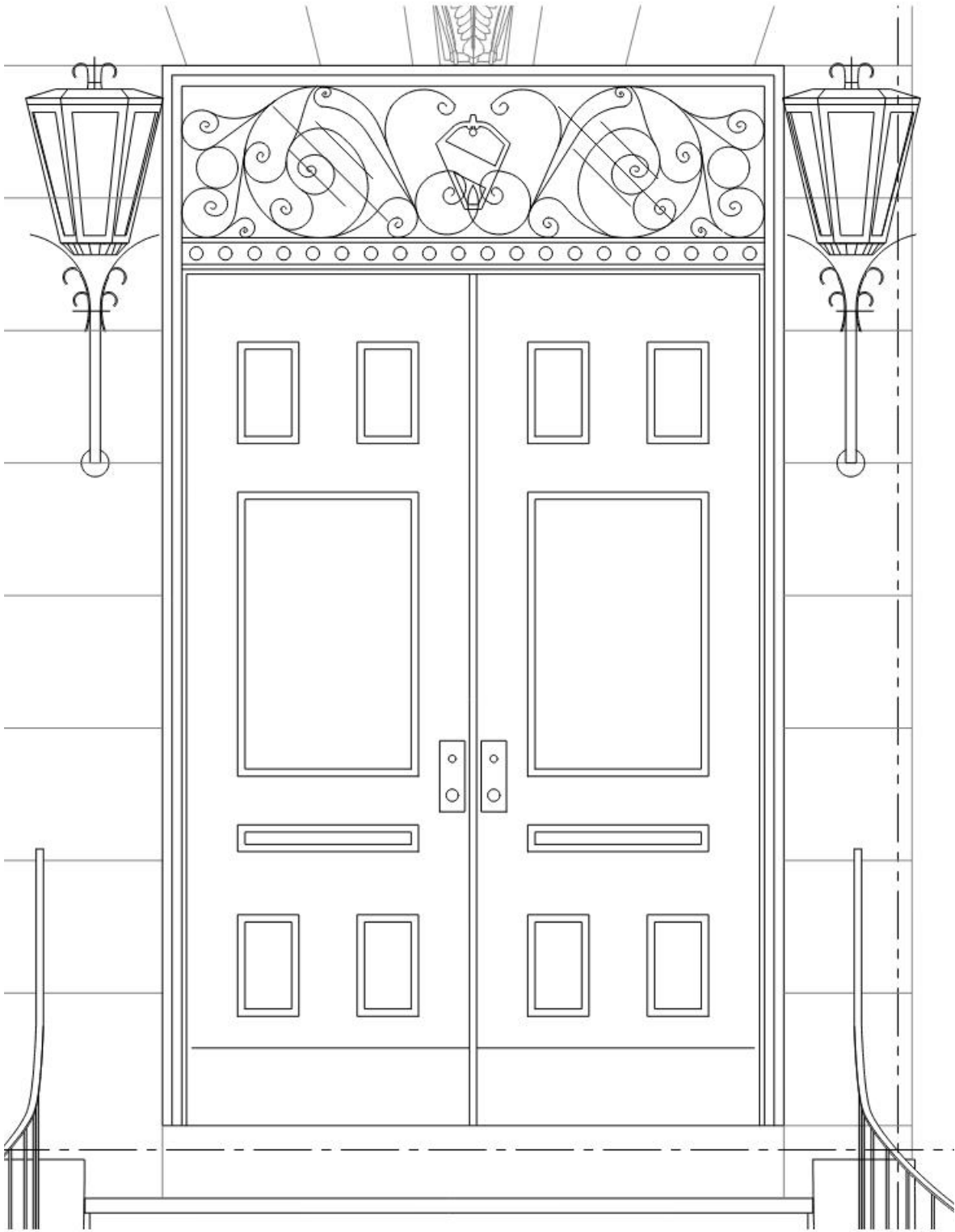
14 E76TH STREET

11 E76TH STREET 07.14.2026

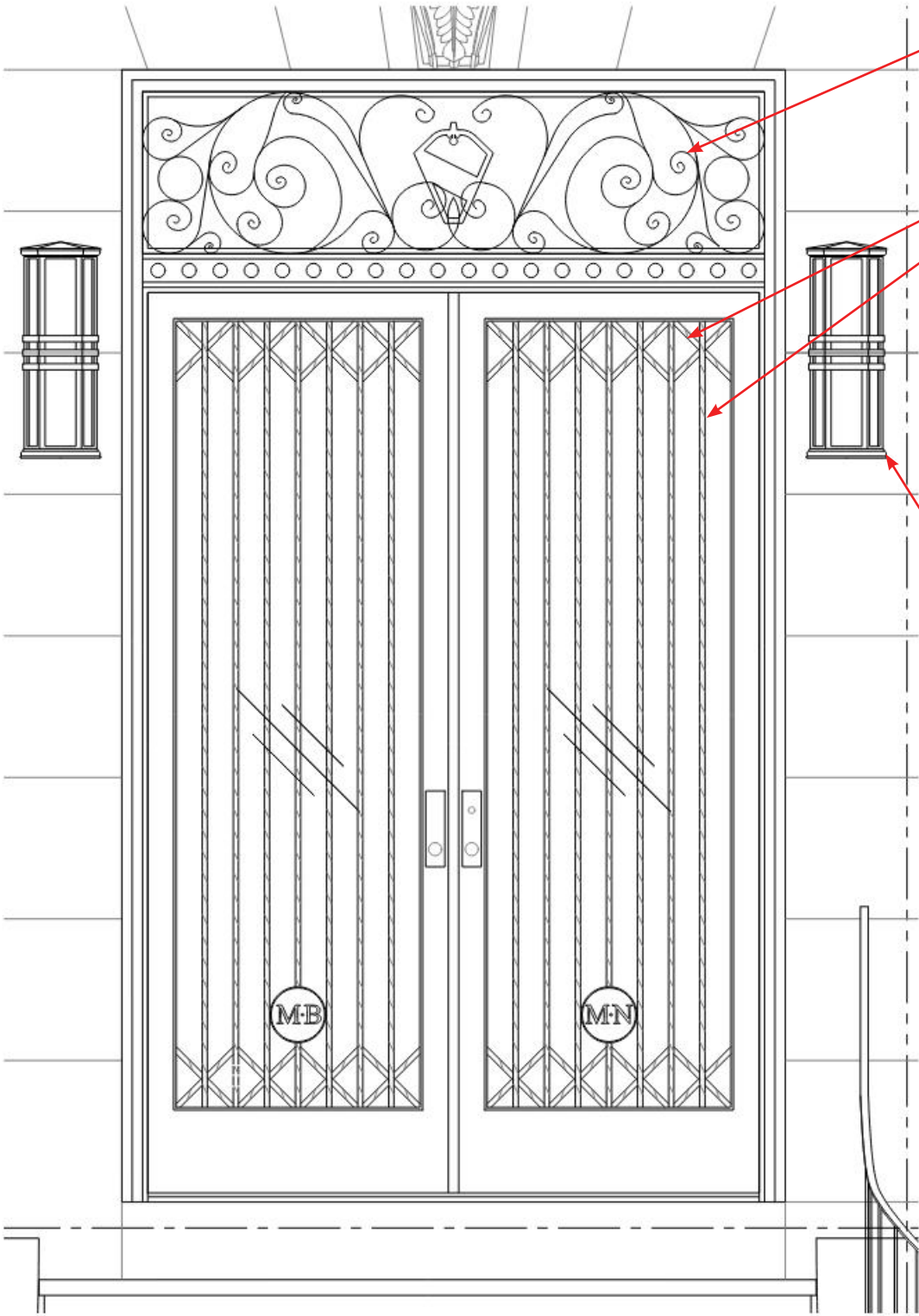


E76TH STREET

KEY PLAN



EXISTING



PROPOSED

EXISTING TRANSOM
IRONWORK TO REMAIN



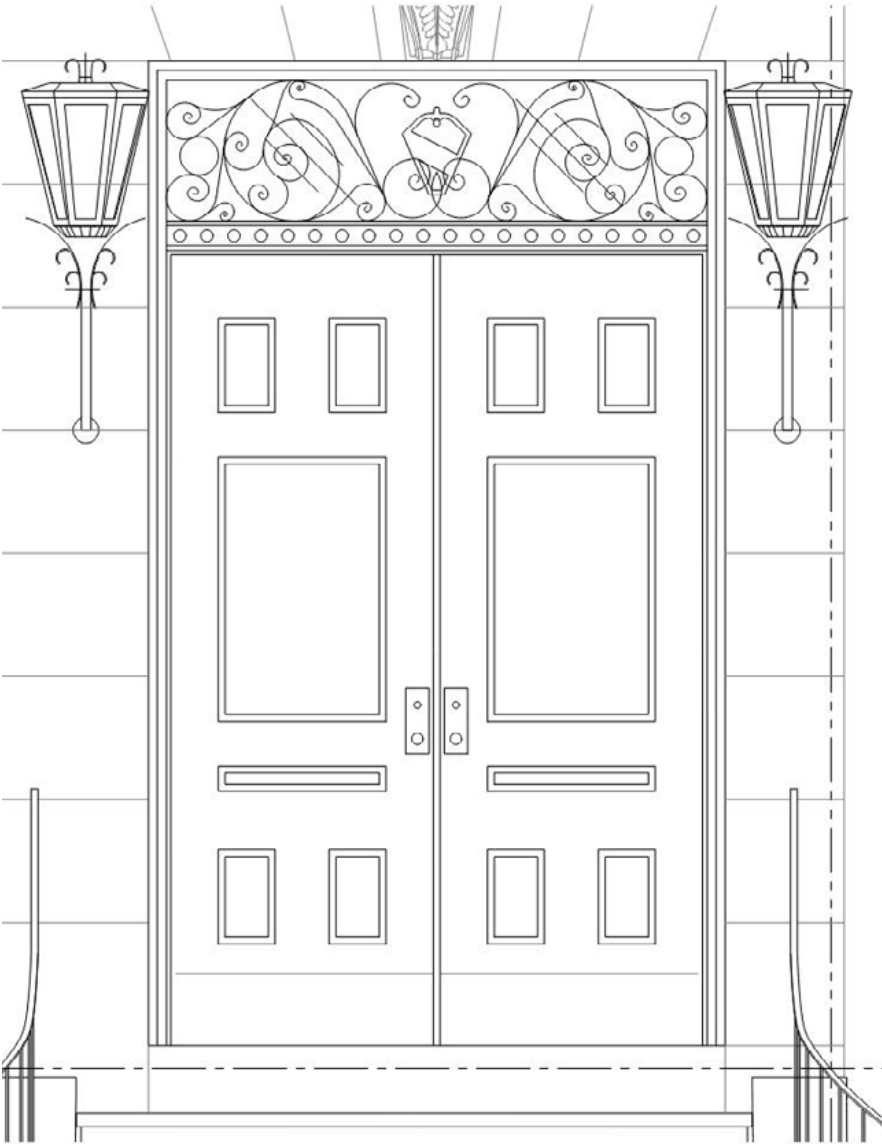
PAINTED IRON & GLASS
DOOR & TRANSOM



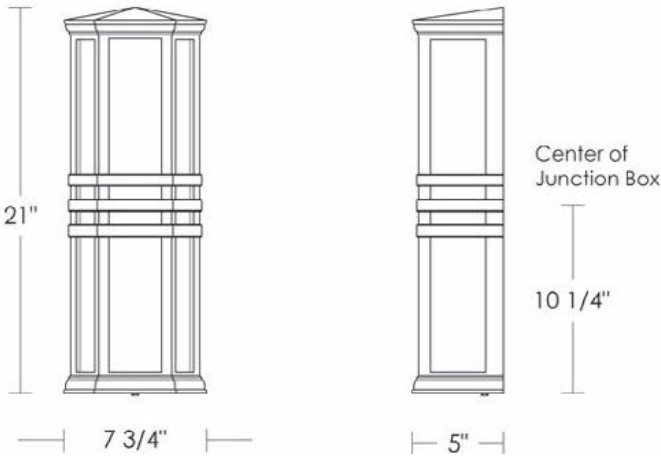
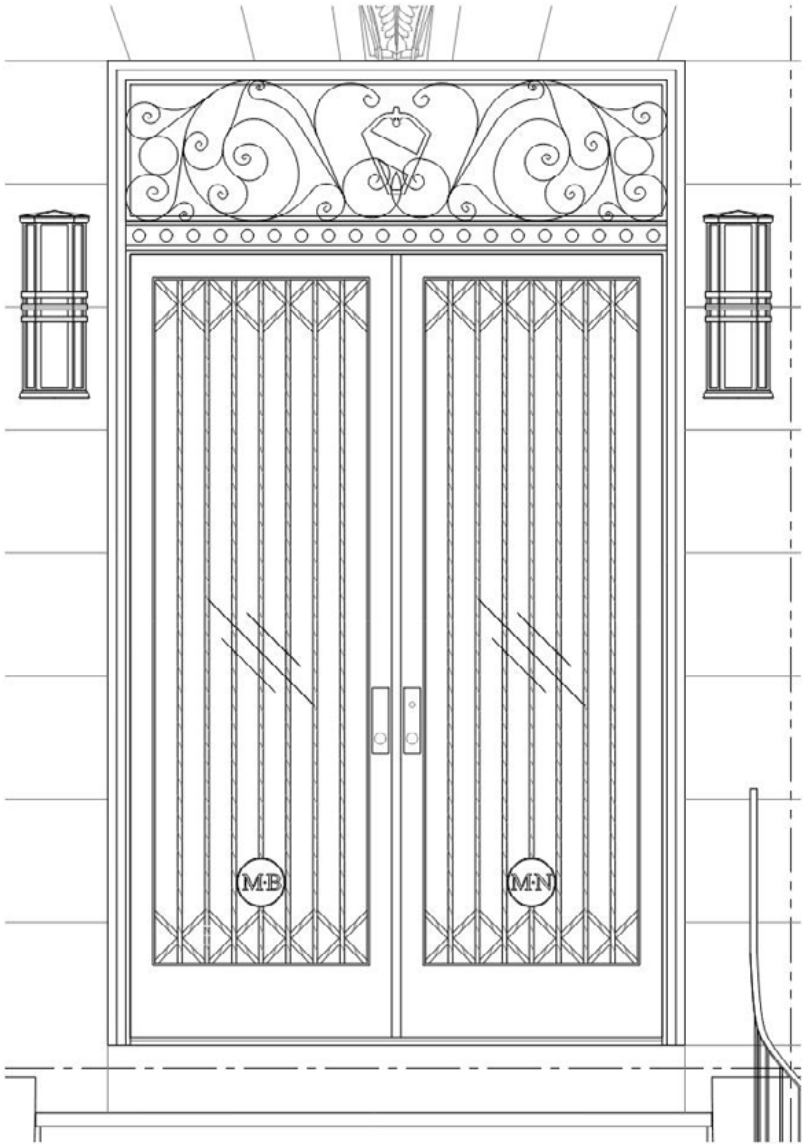
BLACK NICKEL &
FROSTED LIGHT FIXTURE

APPENDIX: ENTRY LIGHT FIXTURE - EXISTING & PROPOSED

EXISTING

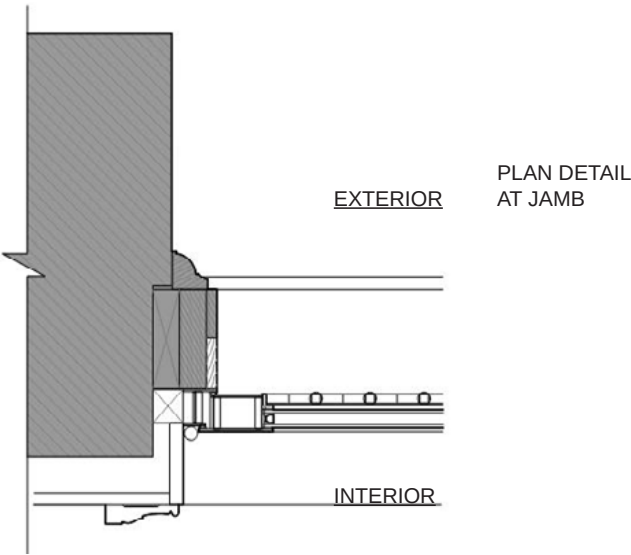
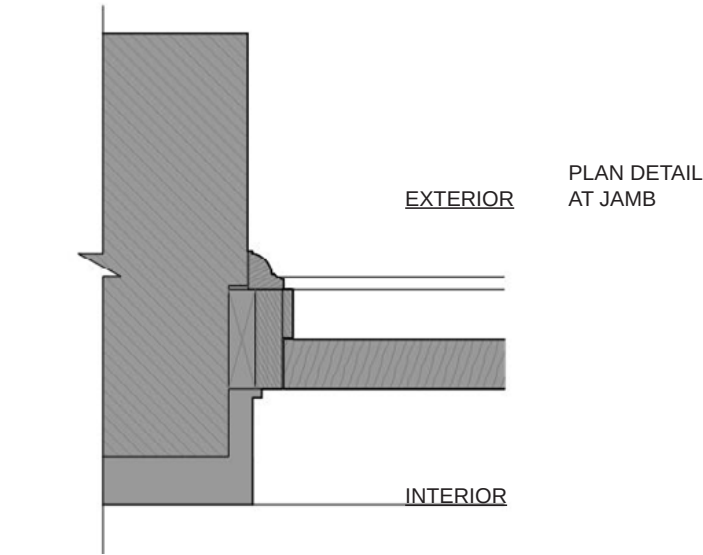
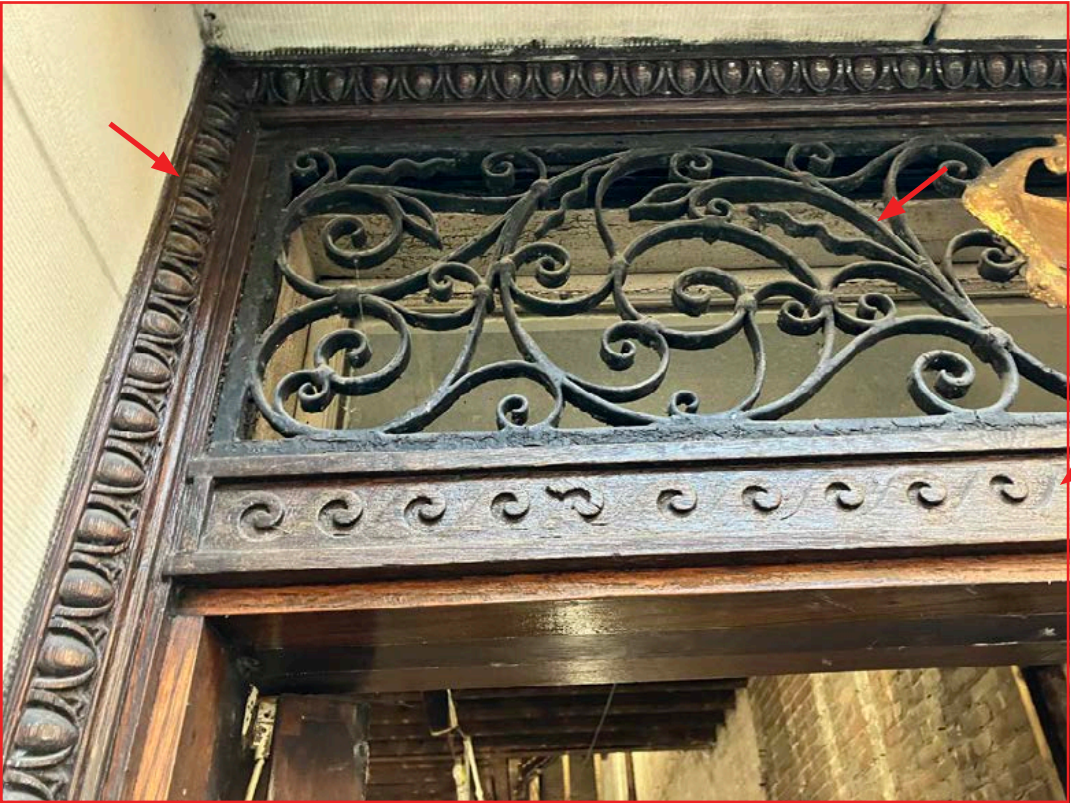
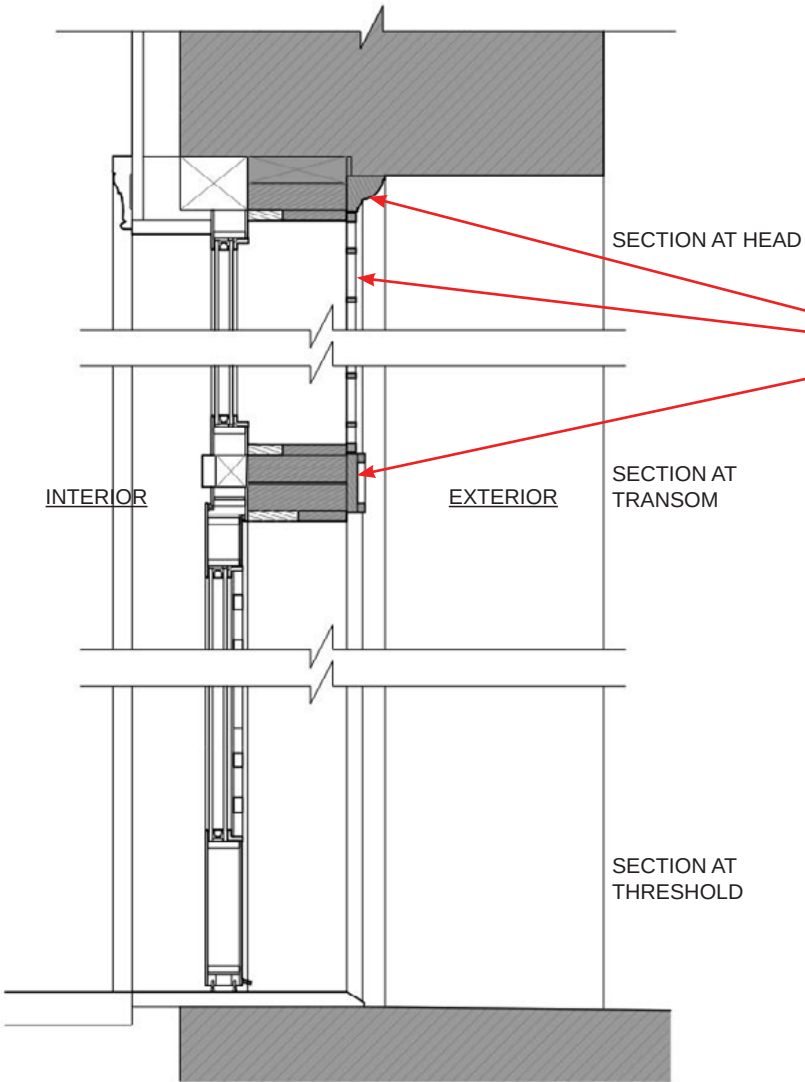
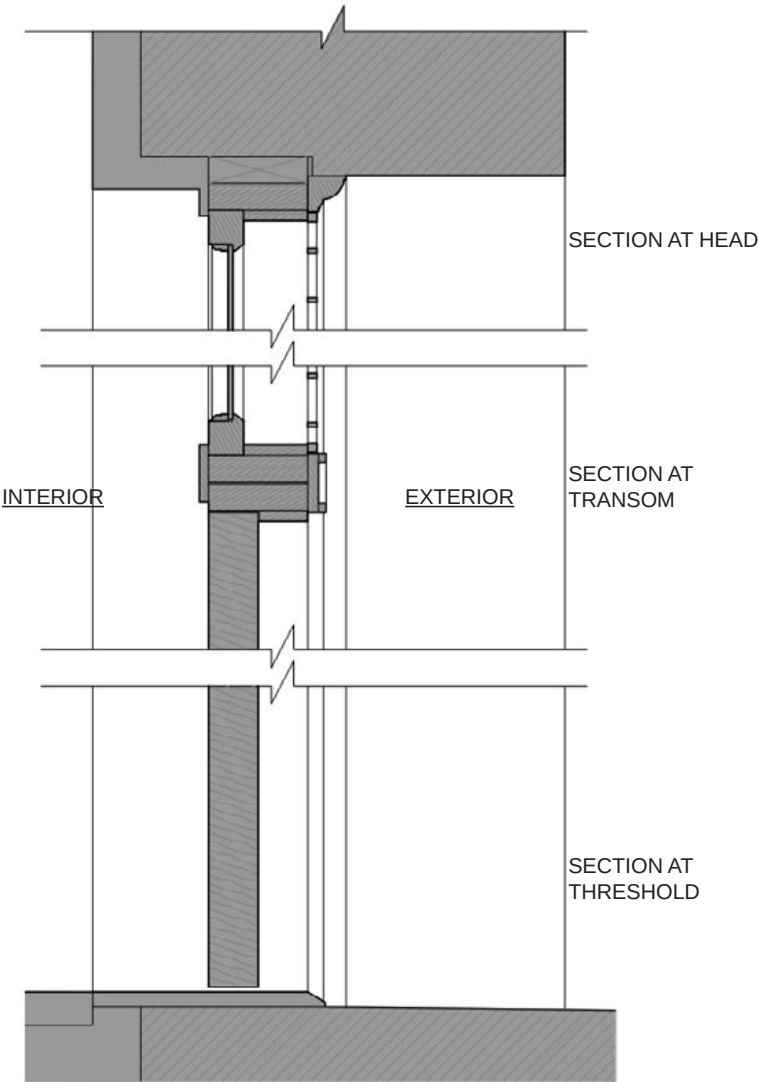


PROPOSED



BLACK NICKEL & FROSTED LIGHT FIXTURE

APPENDIX: ENTRY DOOR - EXISTING & PROPOSED



EXISTING CONSTRUCTION TO REMAIN

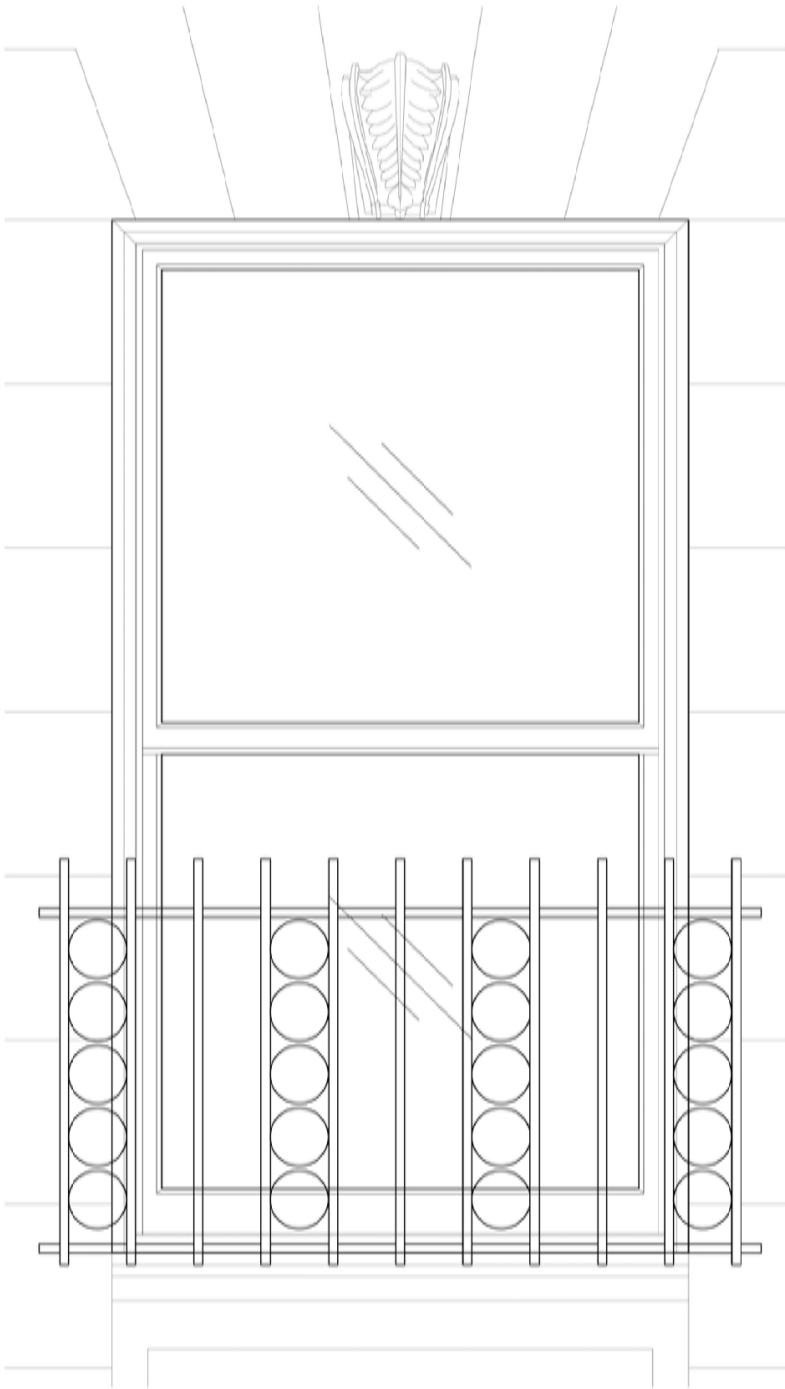
PROPOSED NEW CONSTRUCTION

EXISTING

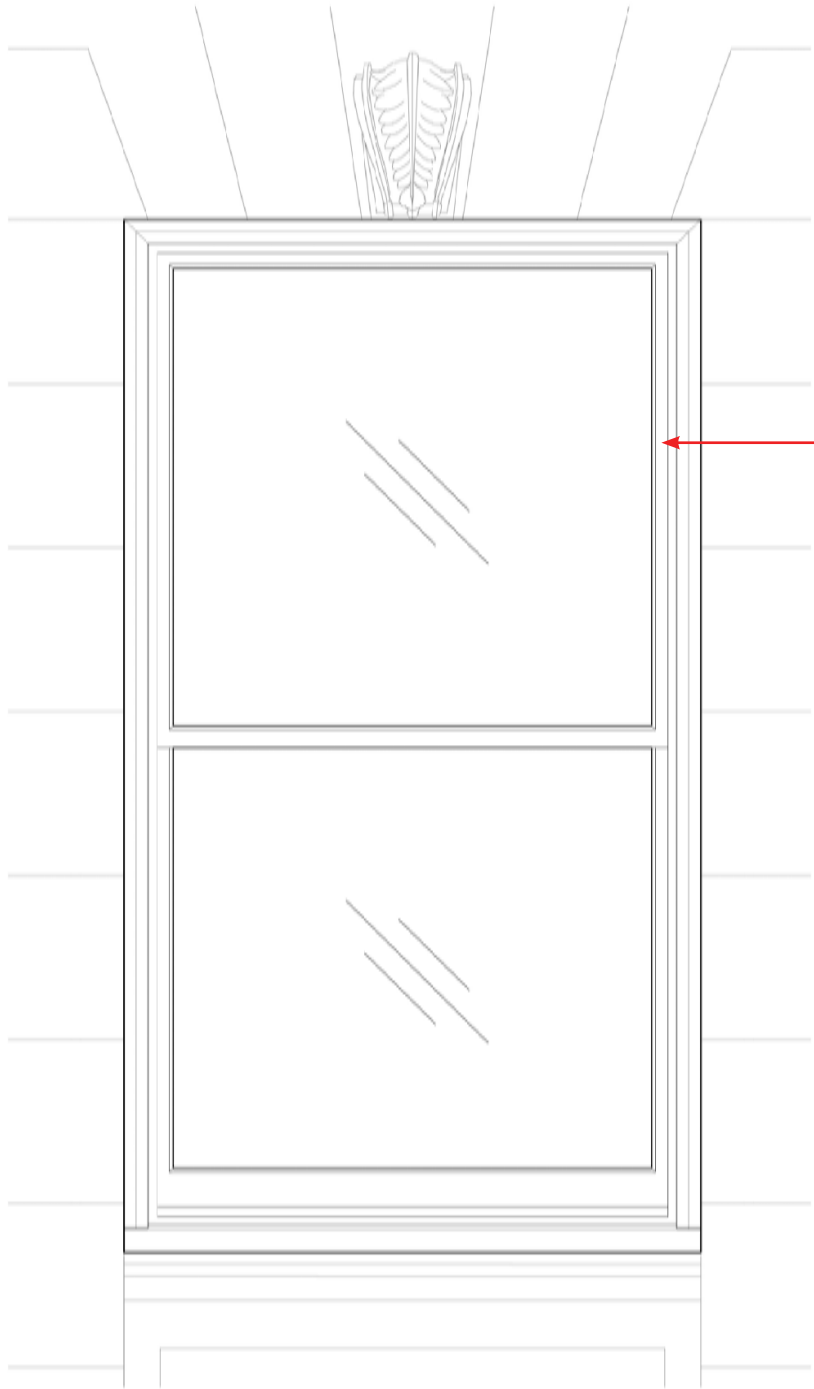
PROPOSED



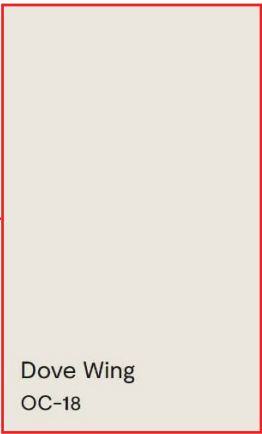
CURRENT PHOTO



EXISTING

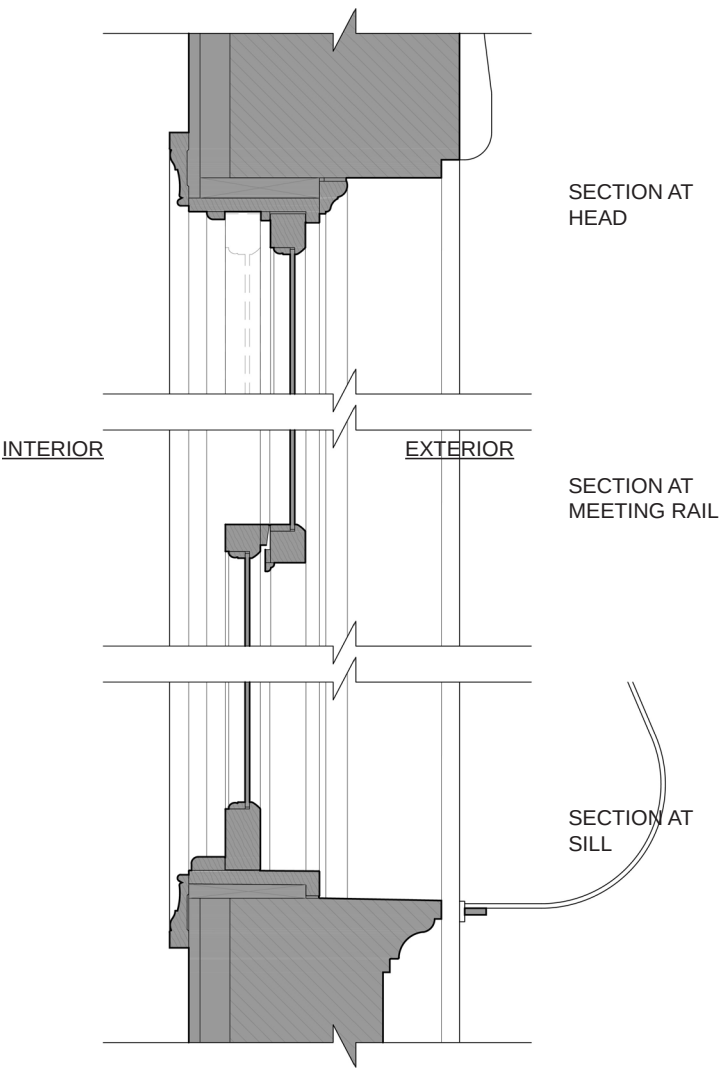


PROPOSED

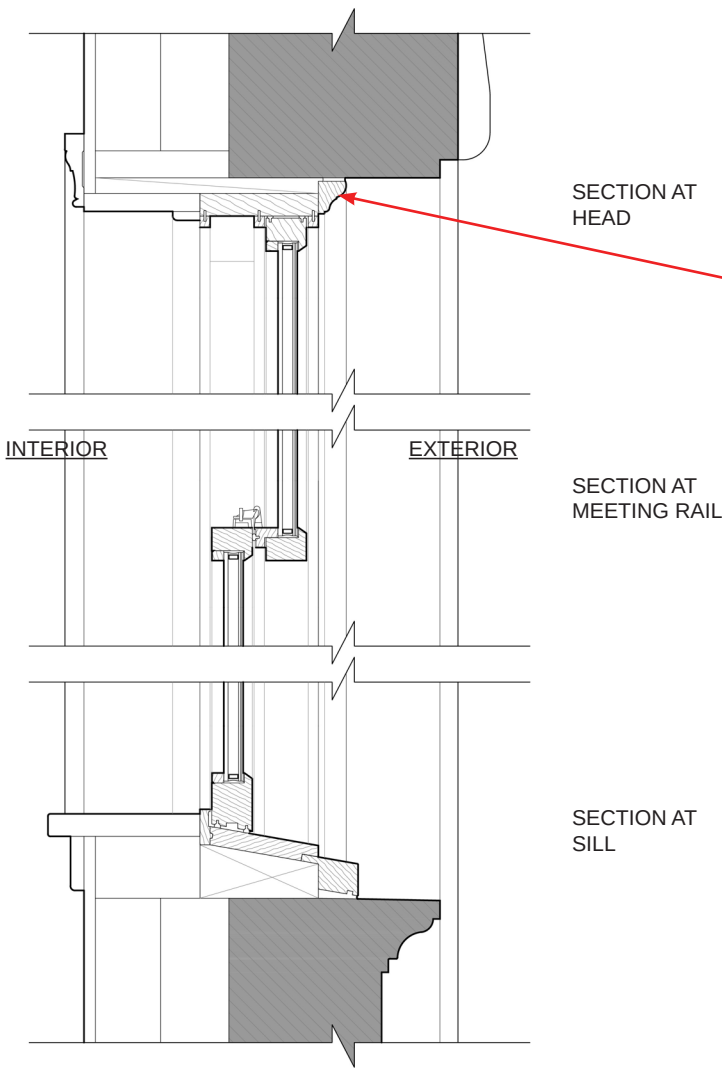


Dove Wing
OC-18

PROPOSED COLOR
AT NEW WOOD
WINDOWS & BRICK
MOLDING

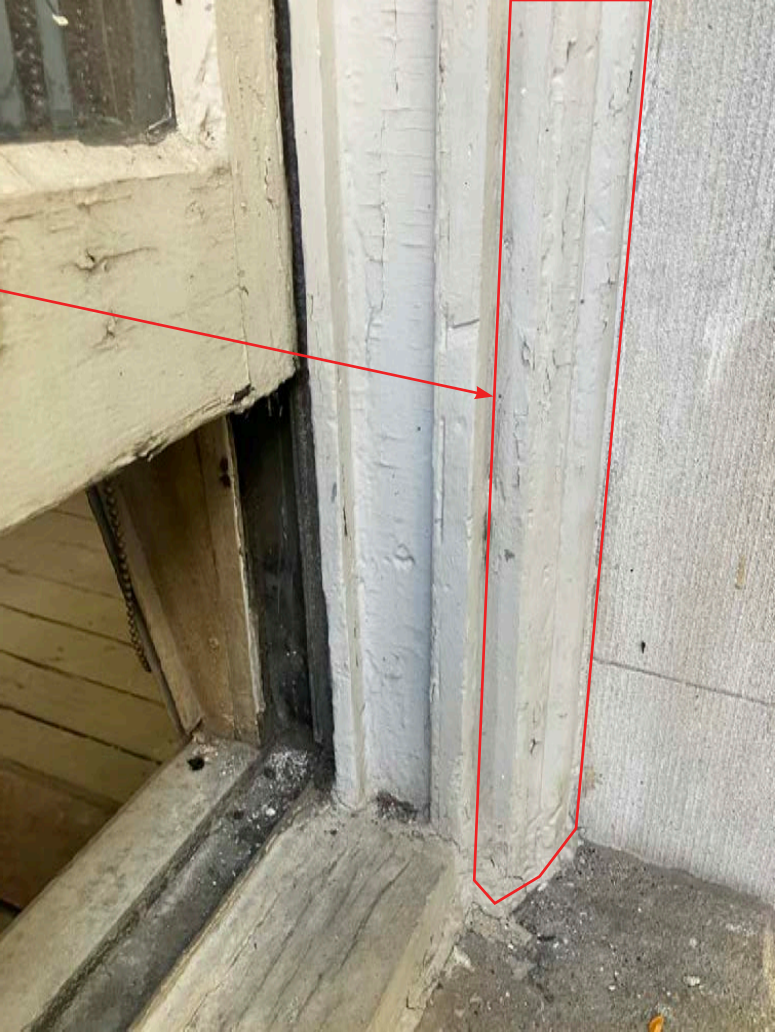


EXISTING



PROPOSED

NEW BRICK MOLDING TO MATCH EXISTING



CURRENT PHOTO

EXISTING CONSTRUCTION TO REMAIN

PROPOSED NEW CONSTRUCTION

SPECIFICATION

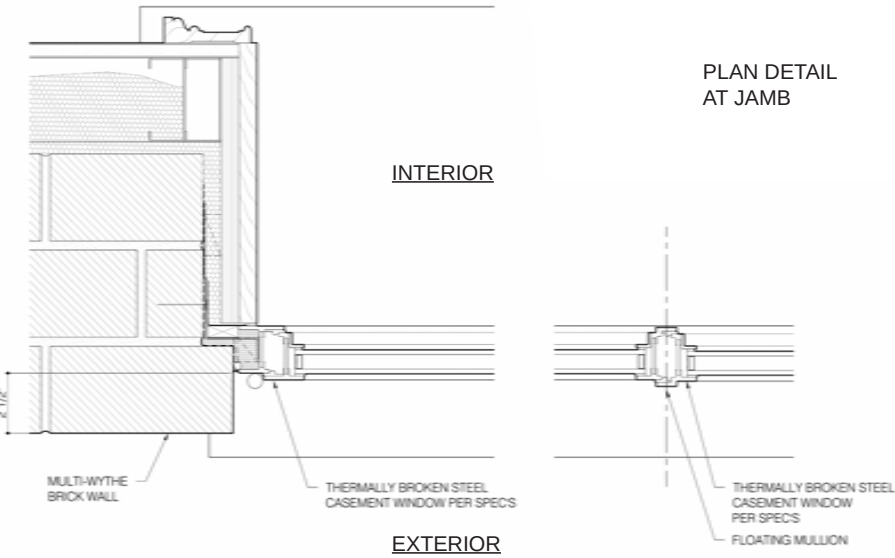
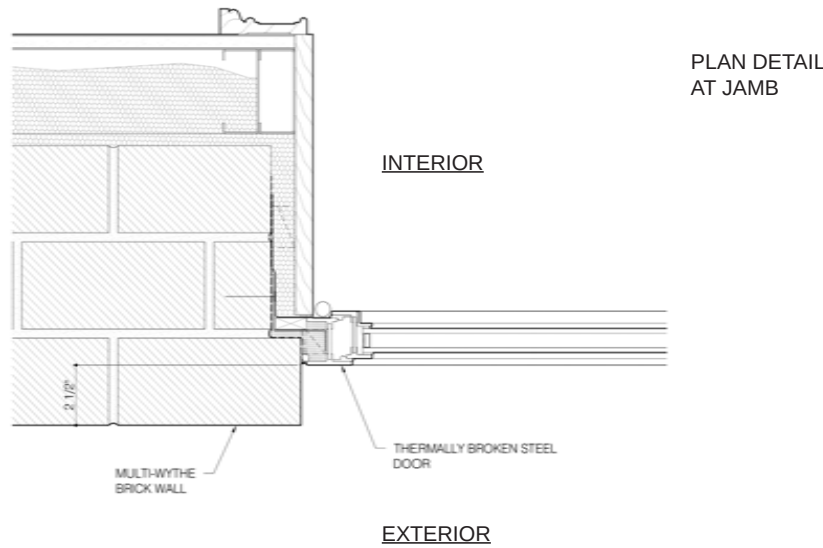
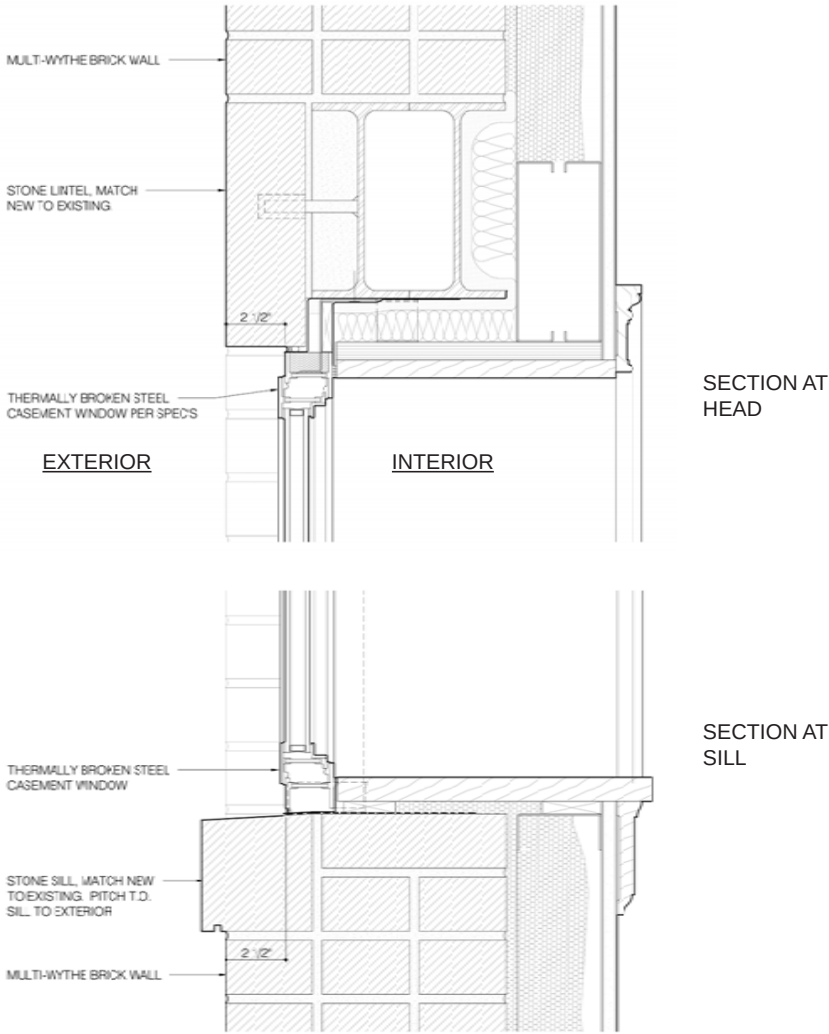
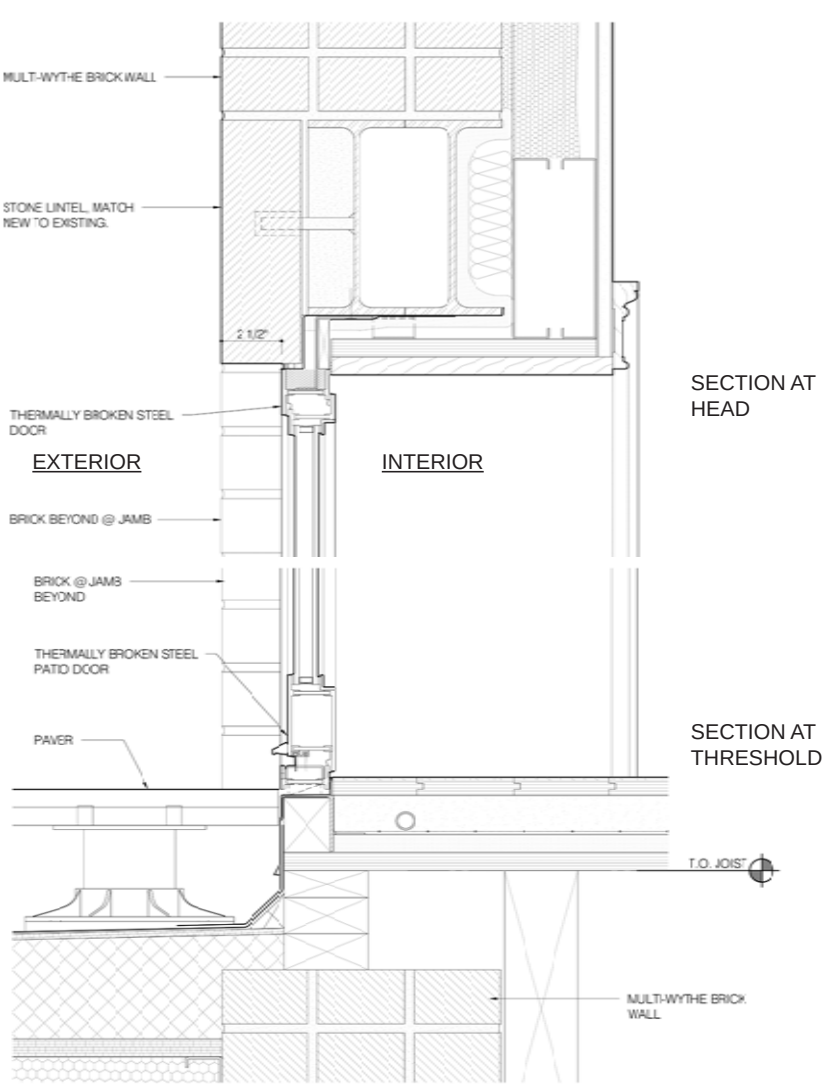
LEPAGE XL-200 HUNG WOOD WINDOWS
MATERIAL: RED GRANDIS & MAHOGANY
PAINTED EXTERIOR

BEHINDA

BEHINDA

BEHINDA

BEHINDA

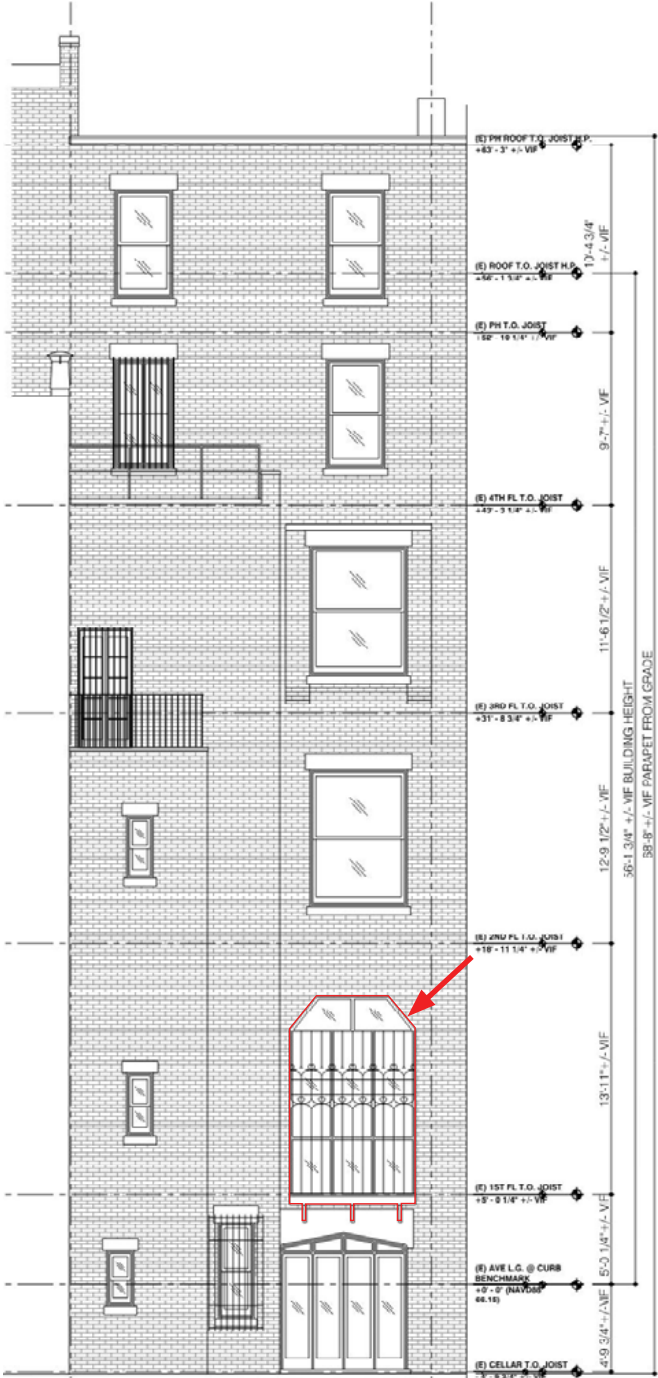


SPECIFICATION

- OPTIMUM ARCHITECTURAL STEEL WINDOWS
- RTS 430 SERIES THERMALLY BROKEN STAINLESS STEEL
- POWDER COATED FINISH

TYPICAL IN-SWING DOOR

TYPICAL OUT-SWING CASEMENT WINDOW



EXISTING REAR ELEVATION

IRONWORK AND WINDOW DO NOT APPEAR TO BE ORIGINAL OR PART OF A UNIFIED PATTERN AND IS PROPOSED TO BE REMOVED

- KEYED NOTES:
- (1) ADJACENT PROPERTY (BY SAME DEVELOPER AND ARCHITECT) DO NOT HAVE THIS FEATURE
 - (2) EXISTING SINGLE-PANE GLASS AND NON-THERMALLY BROKEN WINDOW WOULD CAUSE HEAT LOSS AND CONDENSATION IN PROPOSED HUMIDITY-CONTROLLED INTERIOR ENVIRONMENT



PHOTO OF EXISTING FROM EXTERIOR



PHOTO OF EXISTING FROM INTERIOR



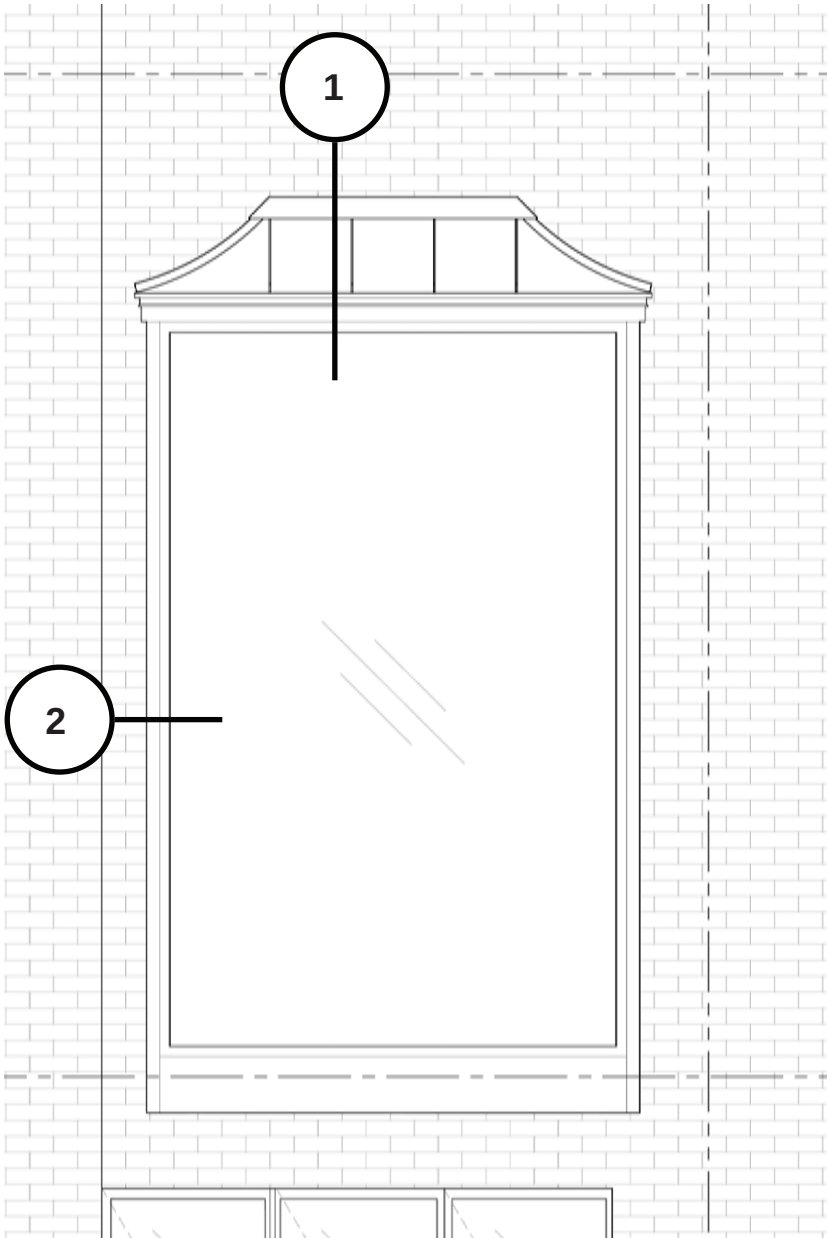
PHOTO OF EXISTING FROM EXTERIOR



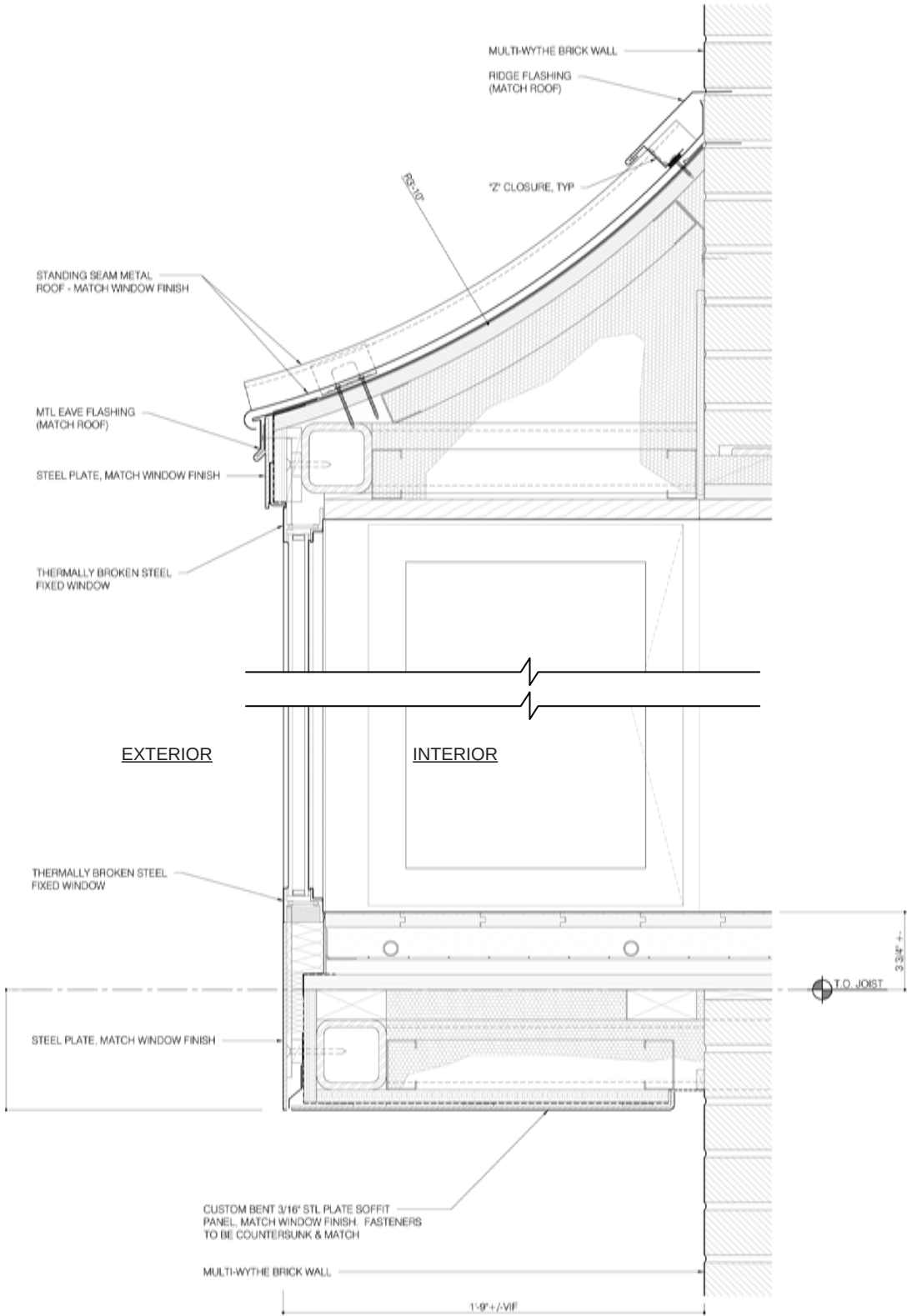
PHOTO OF EXISTING FROM EXTERIOR



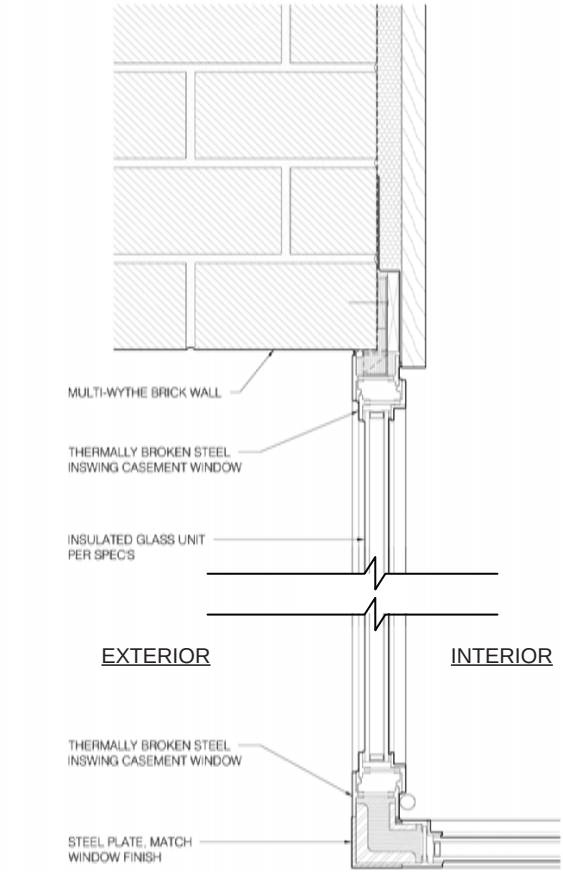
PHOTO OF EXISTING FROM EXTERIOR



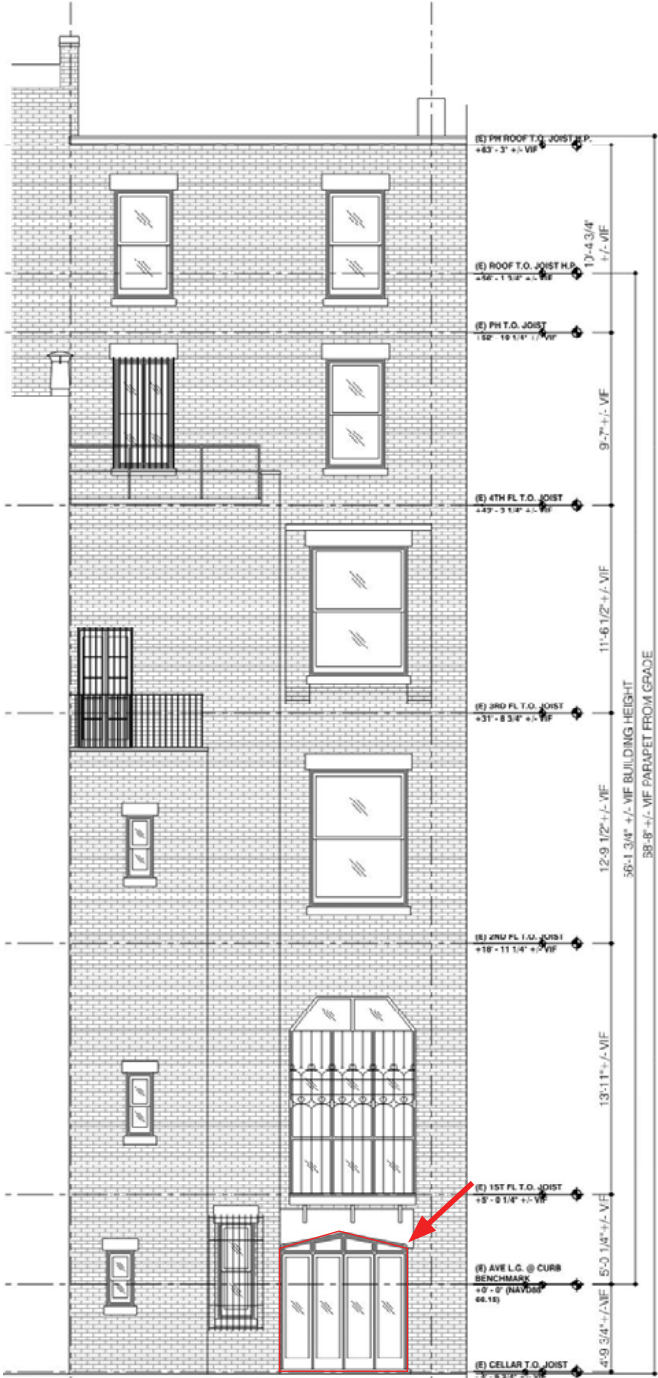
PROPOSED ELEVATION



1 | SECTION DETAIL - PROJECTING WINDOW



2 | PLAN DETAIL - PROJECTING WINDOW



EXISTING REAR ELEVATION

IRONWORK, DOOR, AND OPENING DO NOT APPEAR TO BE ORIGINAL OR PART OF A UNIFIED PATTERN AND ARE PROPOSED TO BE REMOVED

- KEYED NOTES:
- (1) CEMENTITIOUS PARGE COAT OVER BRICK & WOOD-FRAMED LINTEL
 - (2) ORIGINAL STEEL LINTEL
 - (3) TOP OF OPENING SHAPED BY APPARENTLY NEWER WOOD-FRAME CONSTRUCTION
 - (4) EXISTING SINGLE-PANE GLASS WOULD CAUSE CONDENSATION IN PROPOSED HUMIDITY-CONTROLLED INTERIOR ENVIRONMENT



PHOTO OF EXISTING FROM EXTERIOR



PHOTO OF EXISTING FROM EXTERIOR

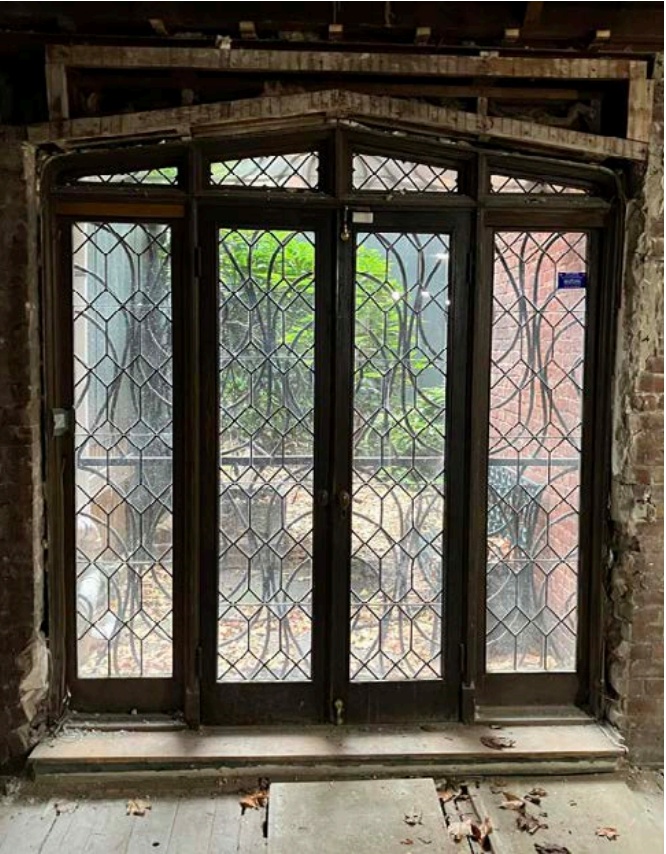


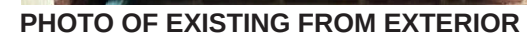
PHOTO OF EXISTING FROM INTERIOR



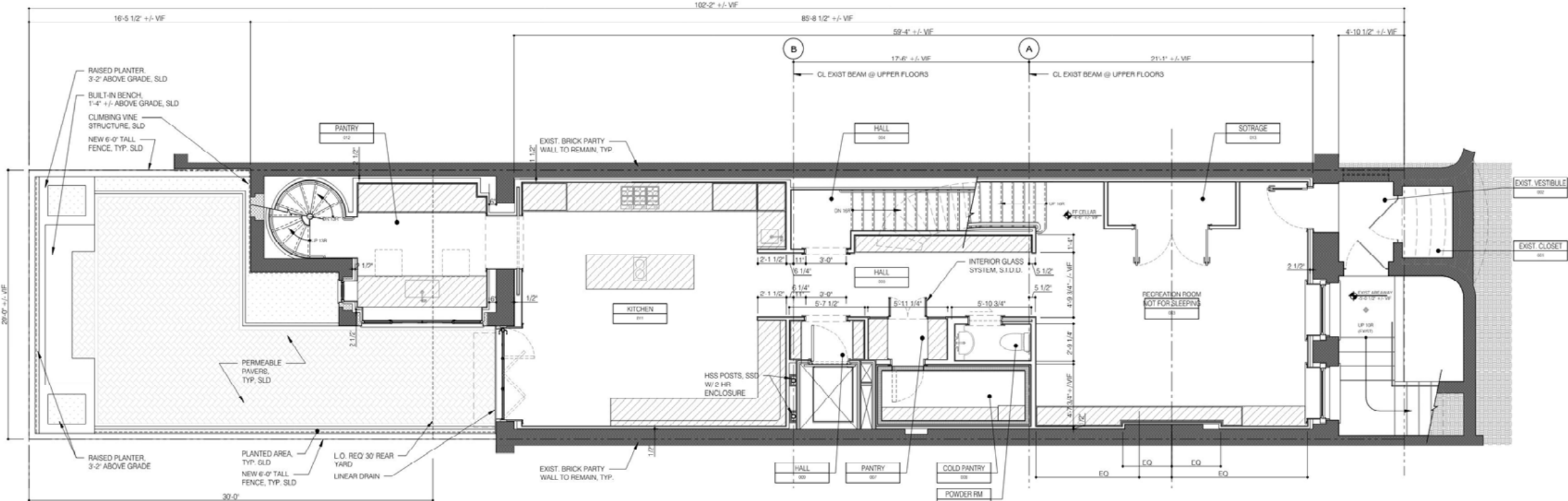
PHOTO OF EXISTING FROM EXTERIOR



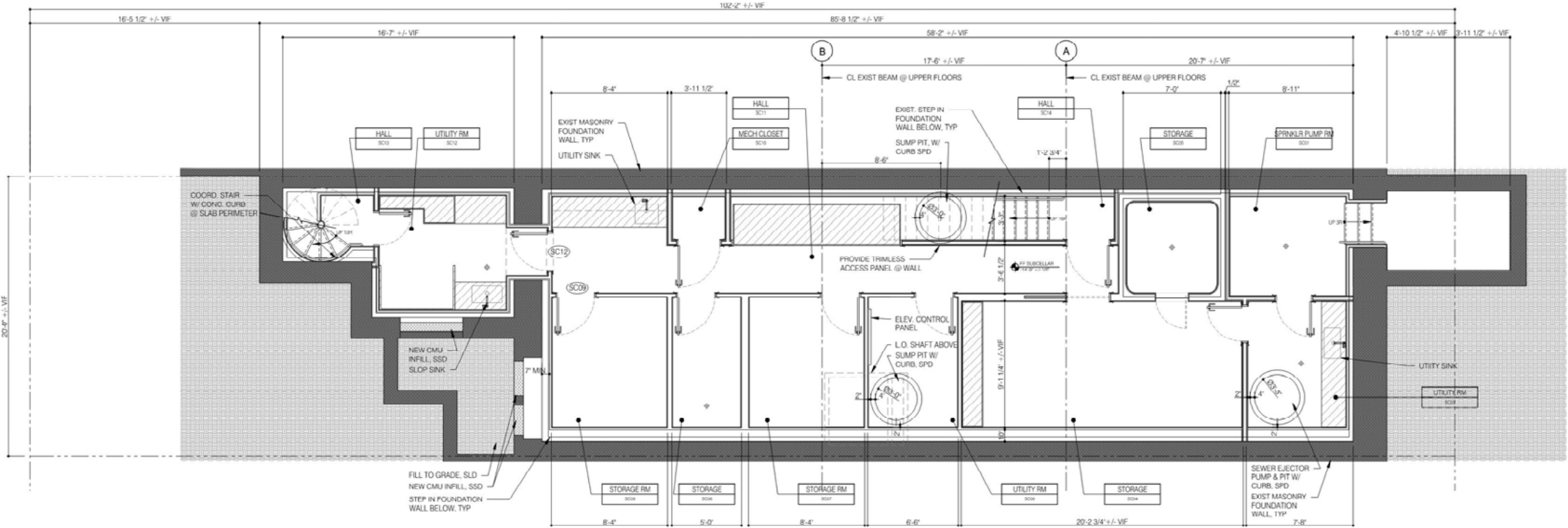
PHOTO OF EXISTING LINTEL FROM INTERIOR



11 E76TH STREET 07.14.2026



10 PLAN - CELLAR
A-101 1/4" = 1'-0"

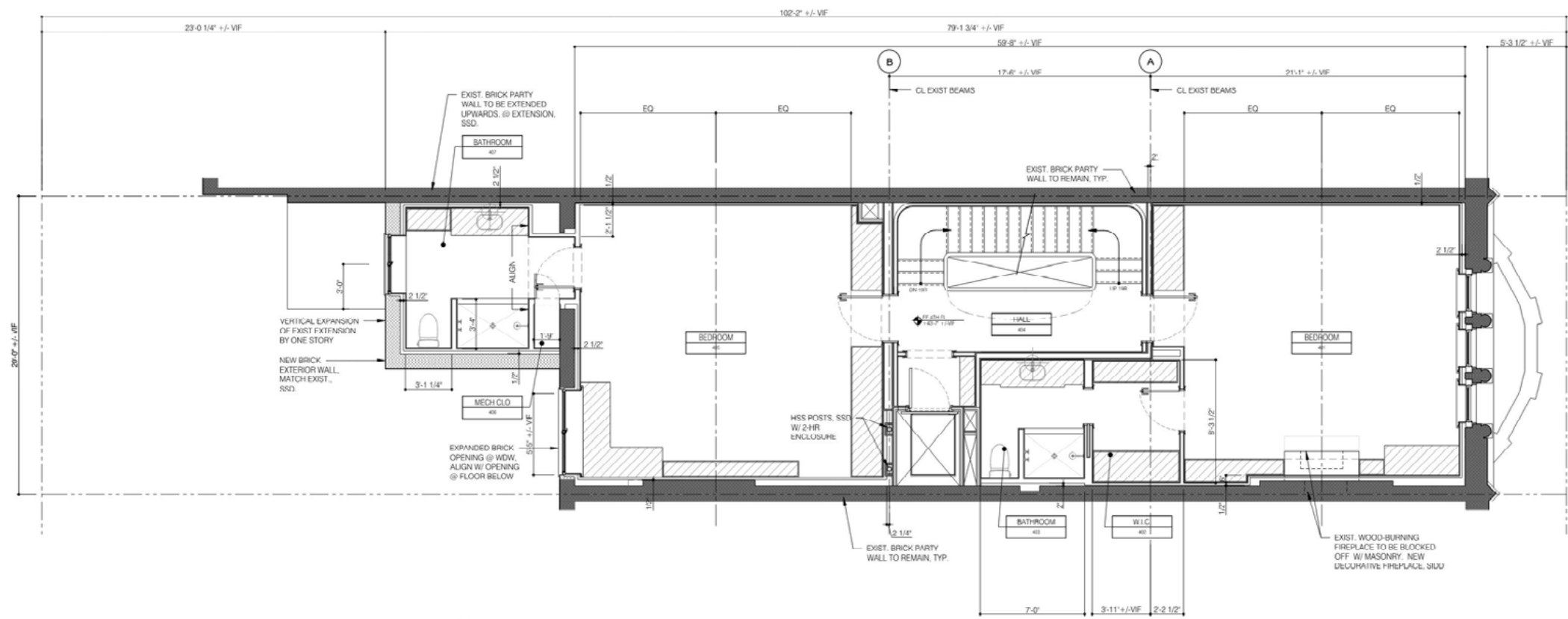


10 PLAN - SUB CELLAR
A-102 1/4" = 1'-0"

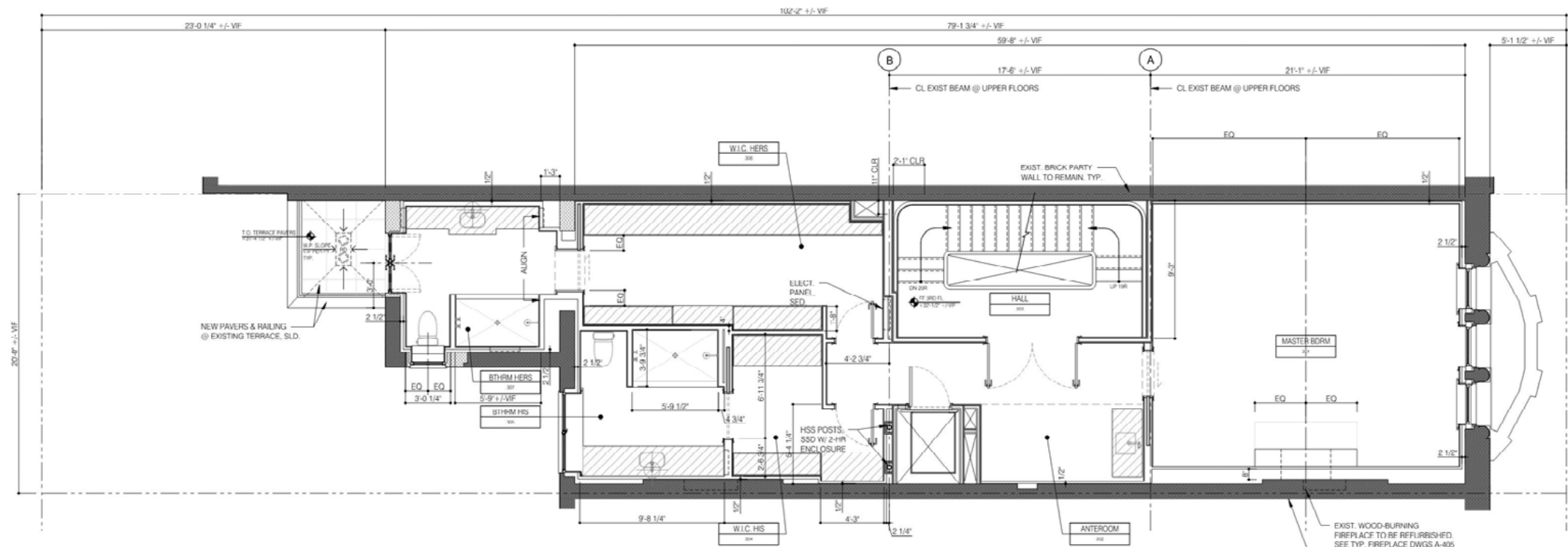
- [Hatched pattern] MATCH PATTERN DESIGNATES MILLWORK IN FLOOR PLANS - SEE INTERIOR DWGS
- [Solid grey] EXISTING CONSTRUCTION TO REMAIN
- [Stippled pattern] MASS MASONRY BRICK WALL



-  HATCH PATTERN DESIGNATES MILLWORK
 IN FLOOR PLANS - SEE INTERIOR DWGS
 EXISTING CONSTRUCTION TO REMAIN
 MASS MASONRY BRICK WALL

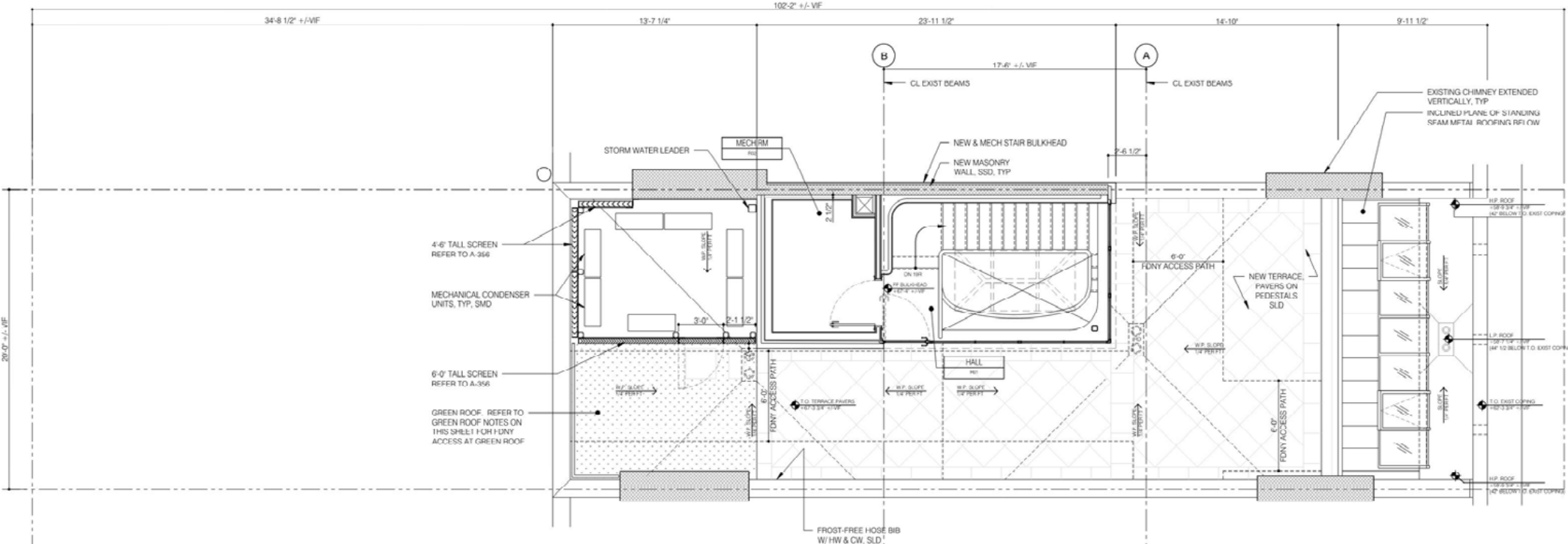


10 PLAN - FOURTH FLOOR
A-105 1/4" = 1'-0"

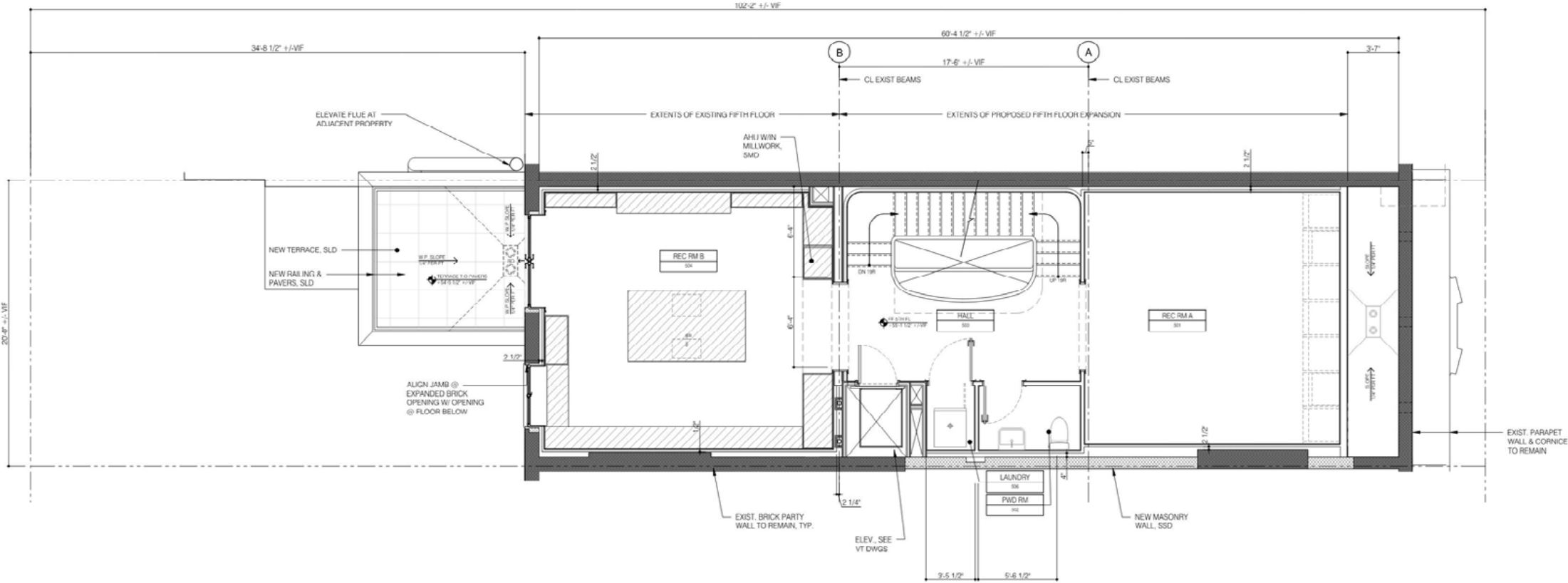


10 PLAN - THIRD FLOOR
A-105 1/4" = 1'-0"

- 1/4" PATTERN DESIGNATES MILLWORK IN FLOOR PLANS - SEE INTERIOR DWGS
- EXISTING CONSTRUCTION TO REMAIN
- MASS MASONRY BRICK WALL

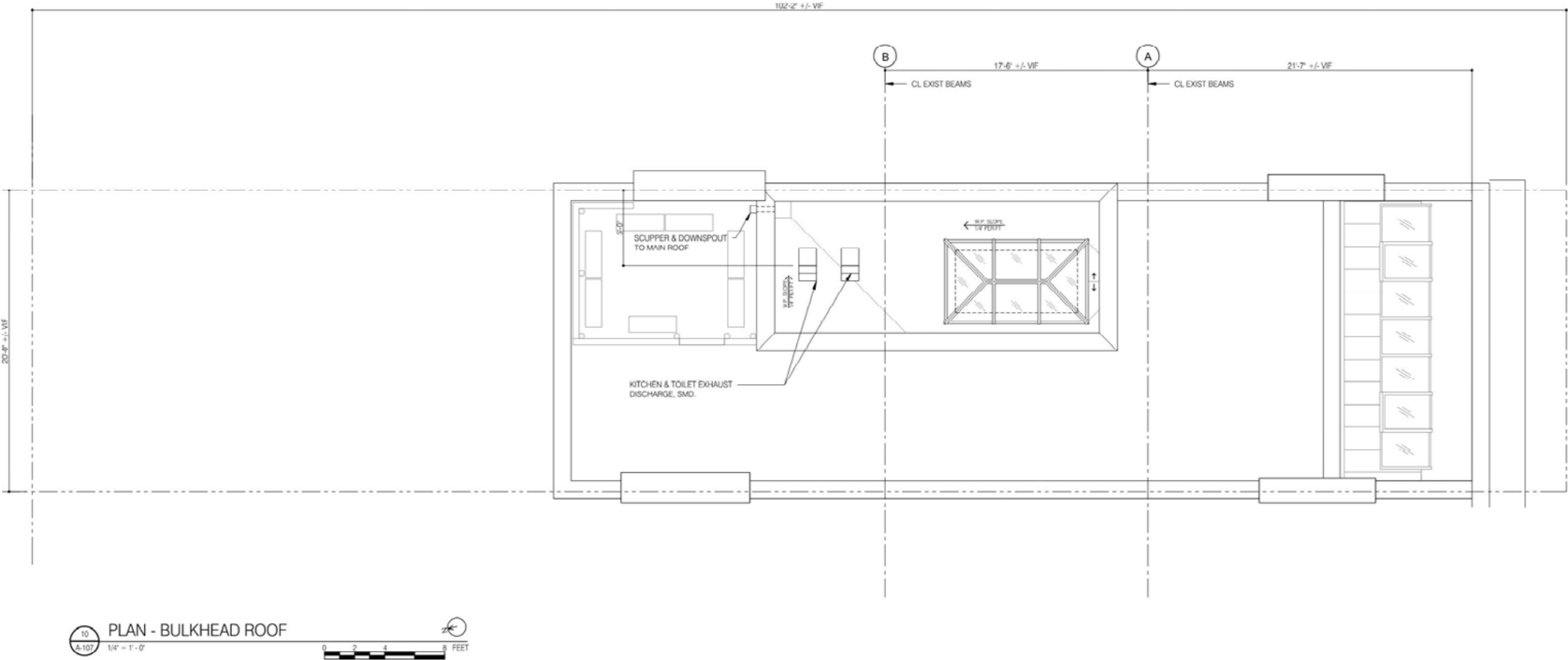


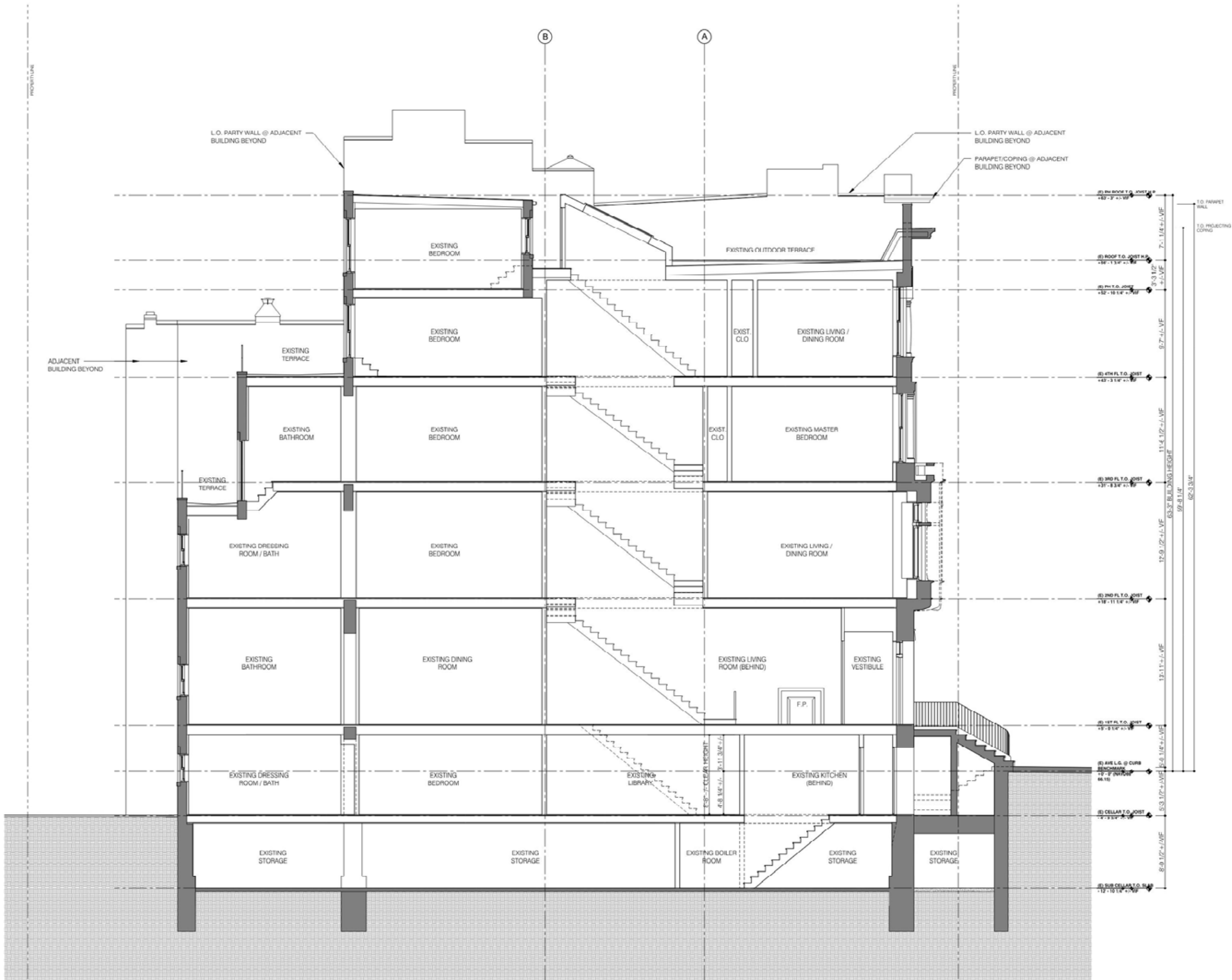
10 PLAN - ROOF & BULKHEAD
A-107 1/4" = 1'-0"

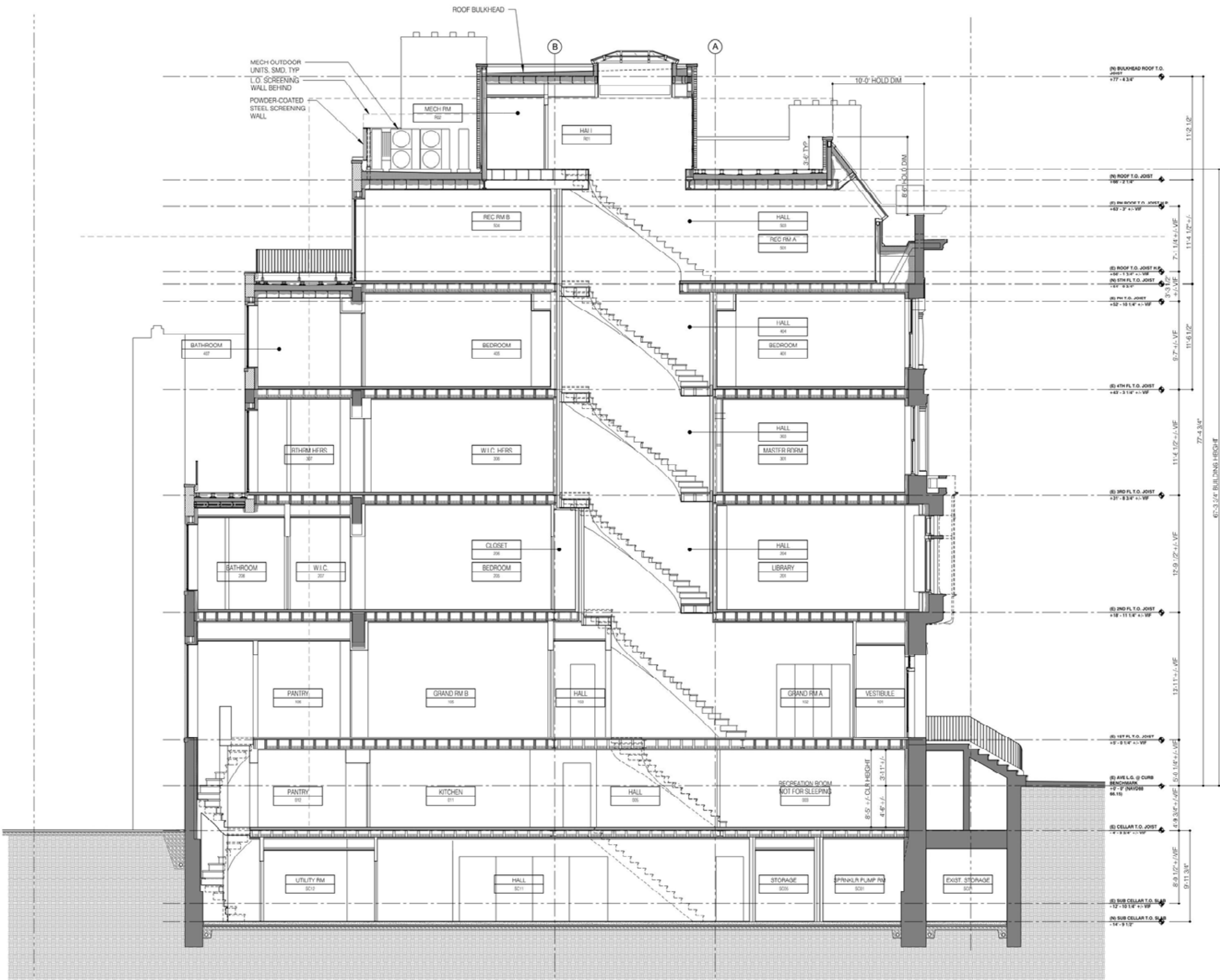


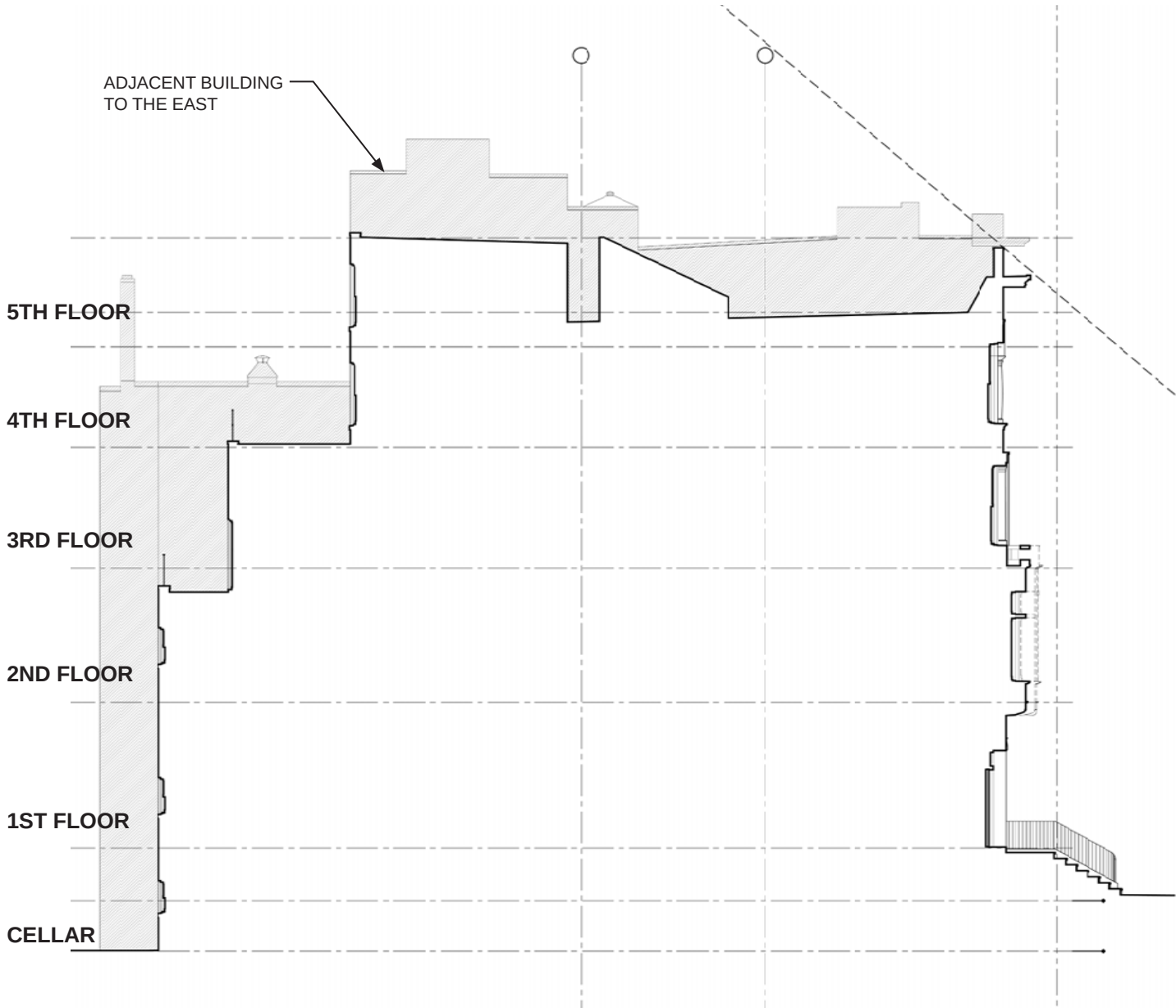
10 PLAN - FIFTH FLOOR
A-106 1/4" = 1'-0"

- 1/4" PATTERN DESIGNATES MILLWORK IN FLOOR PLANS - SEE INTERIOR DWGS
- EXISTING CONSTRUCTION TO REMAIN
- MASS MASONRY BRICK WALL

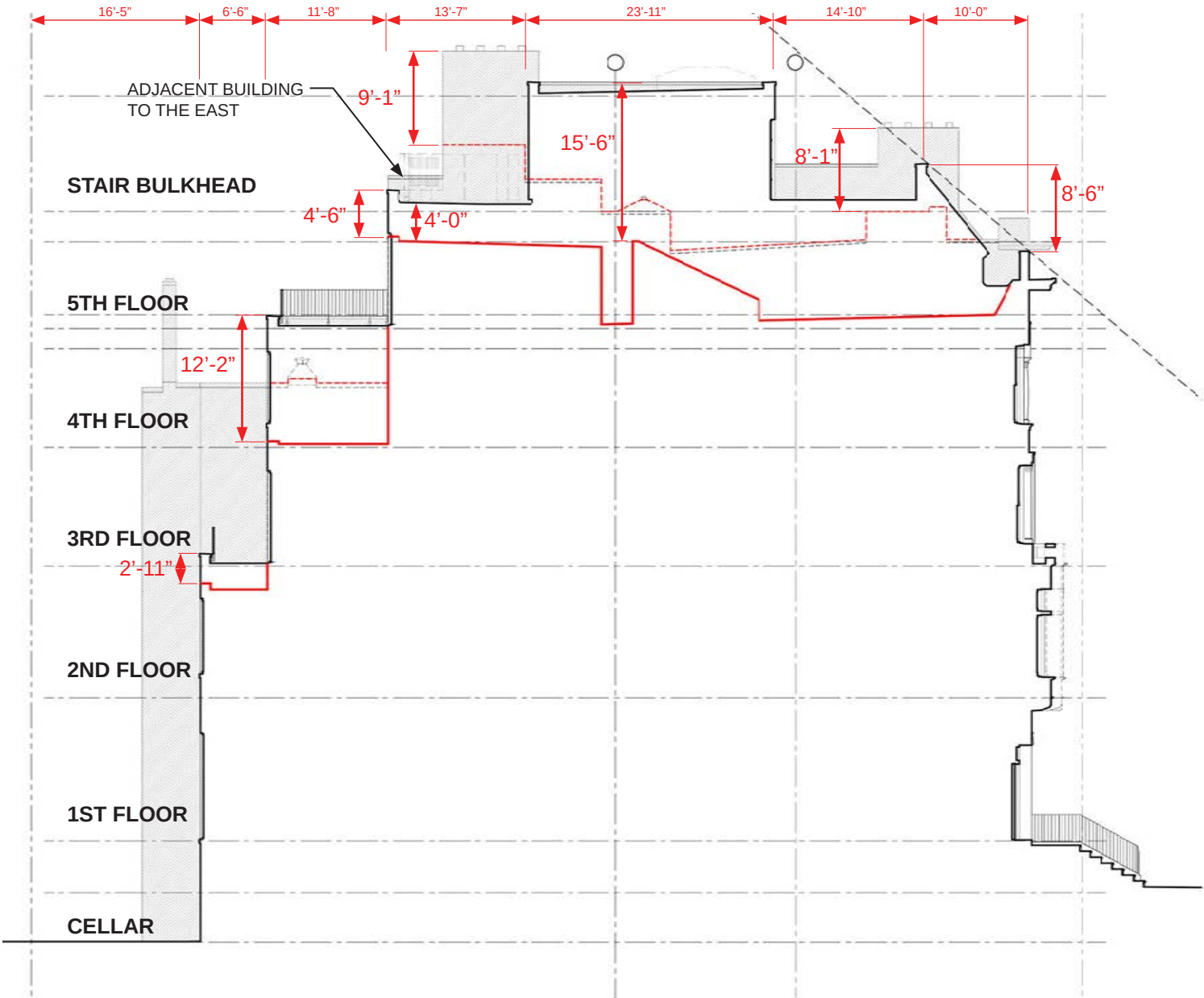




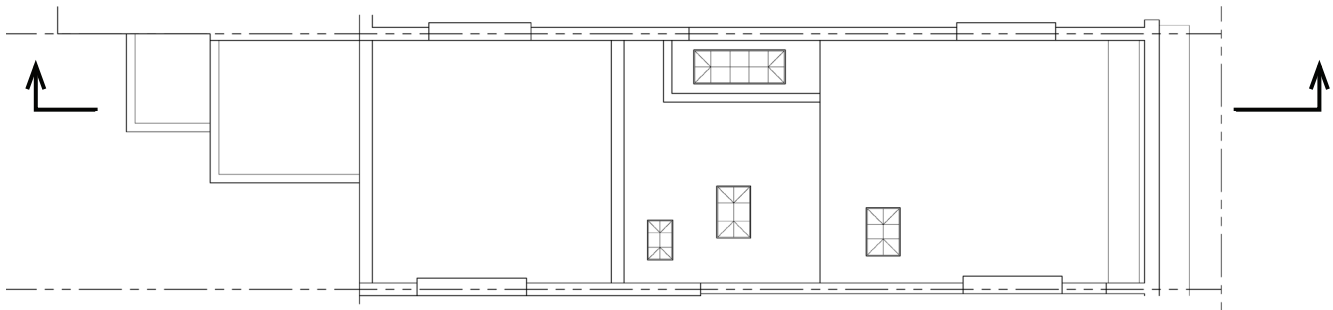




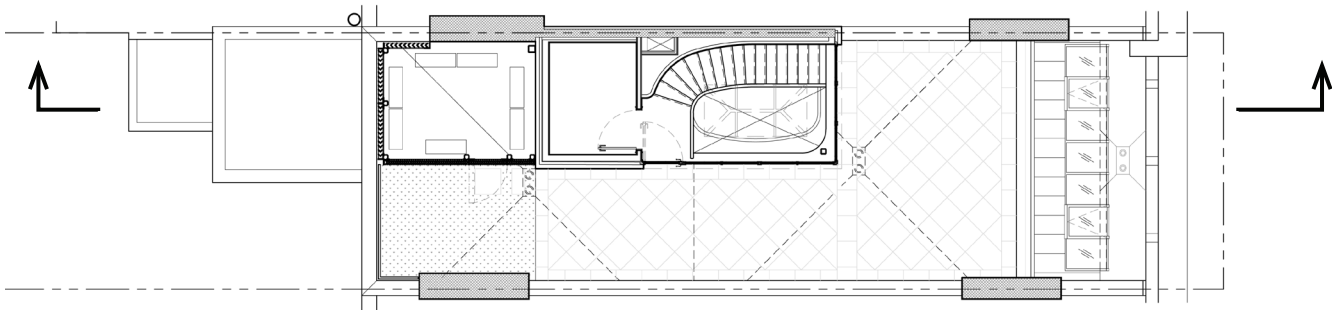
EXISTING N/S SECTION TOWARDS EAST



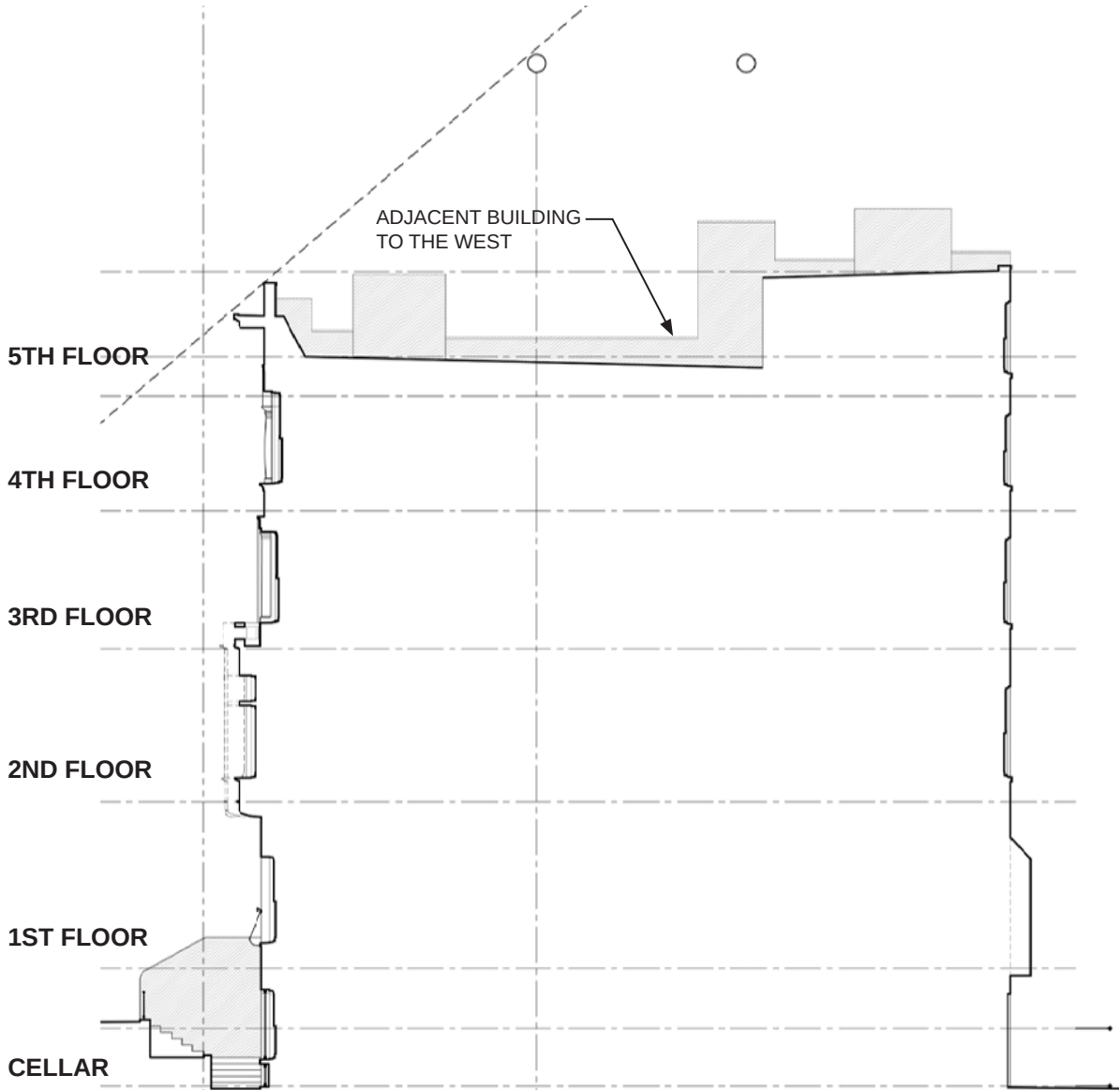
PROPOSED N/S SECTION TOWARDS EAST



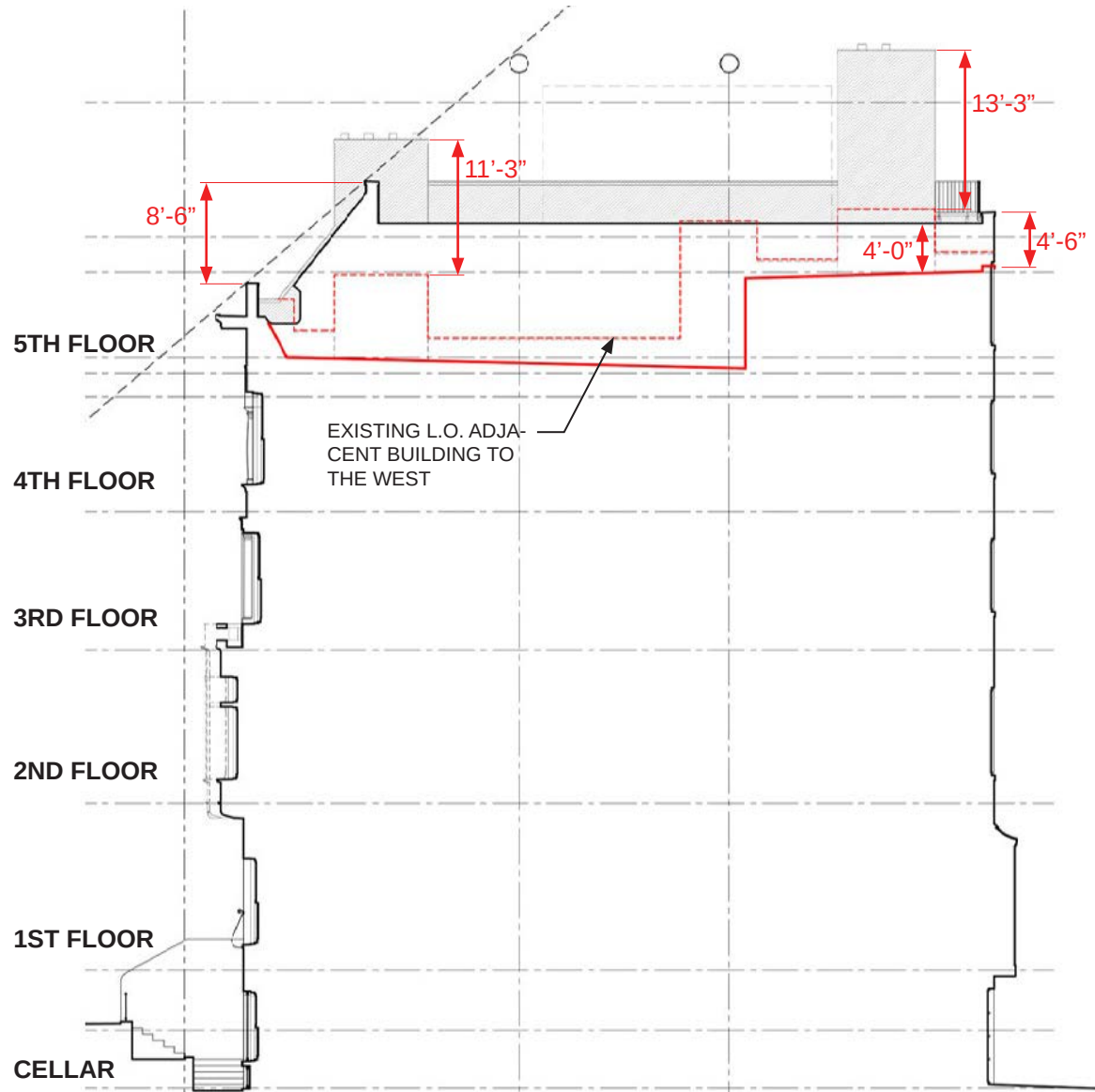
EXISTING ROOF PLAN



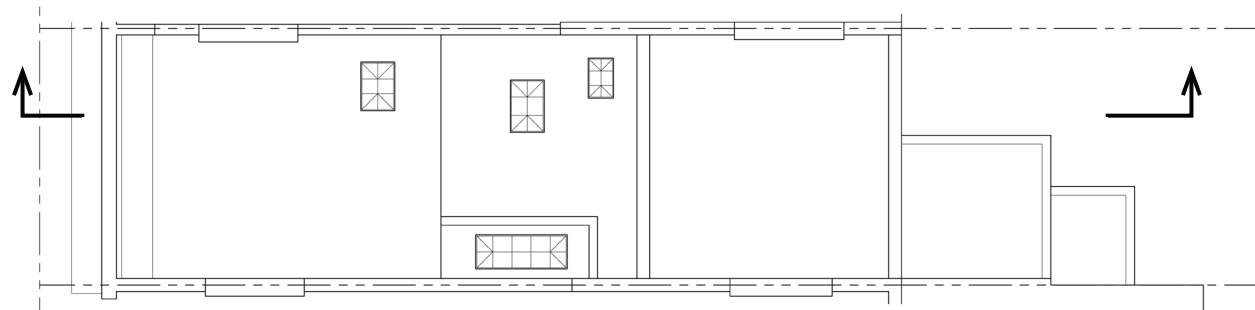
PROPOSED ROOF PLAN



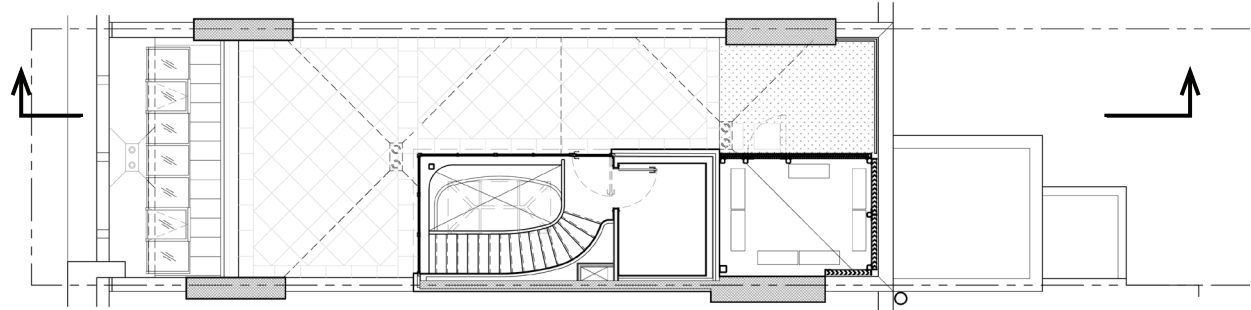
EXISTING N/S SECTION TOWARDS WEST



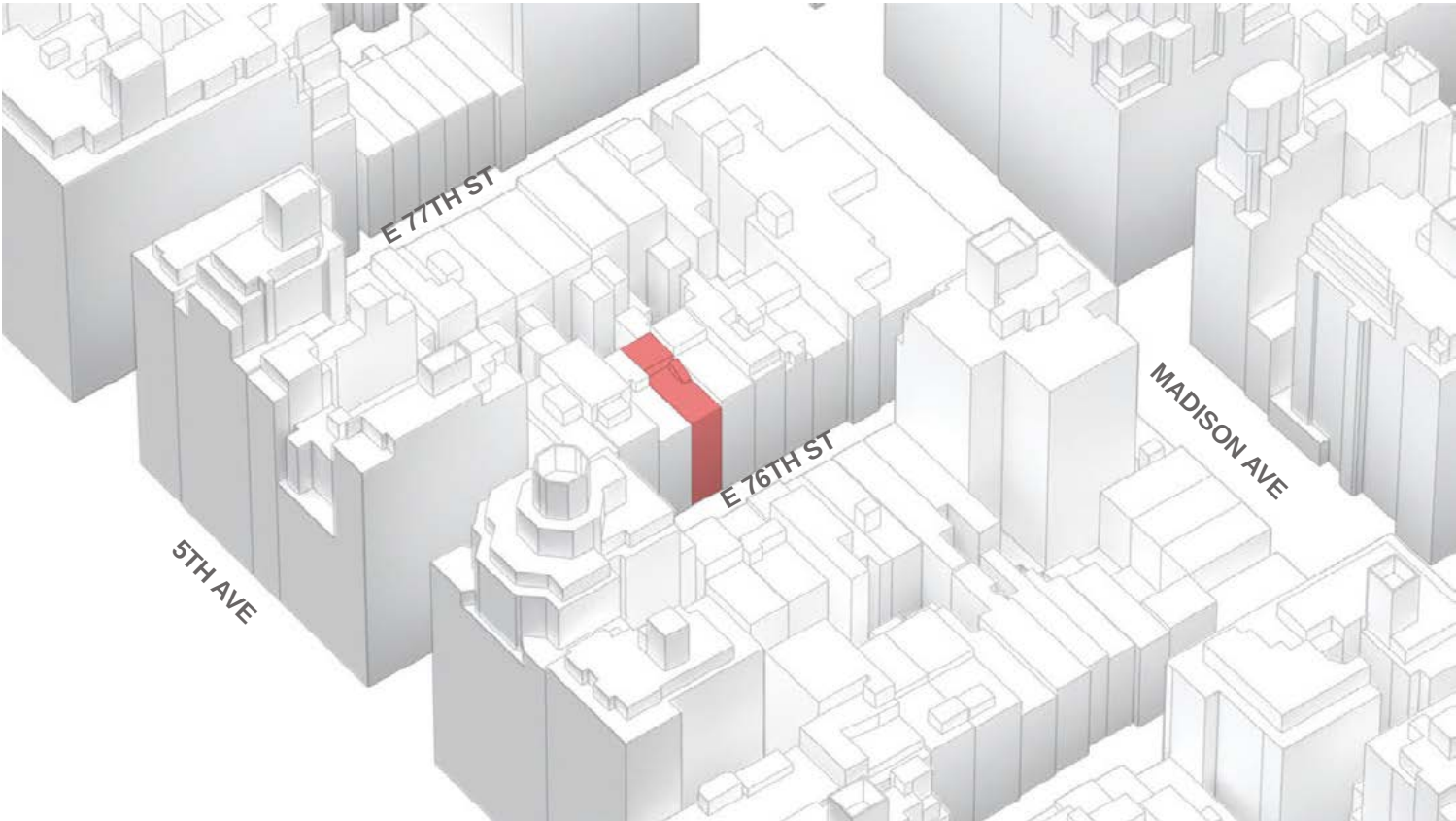
PROPOSED N/S SECTION TOWARDS WEST



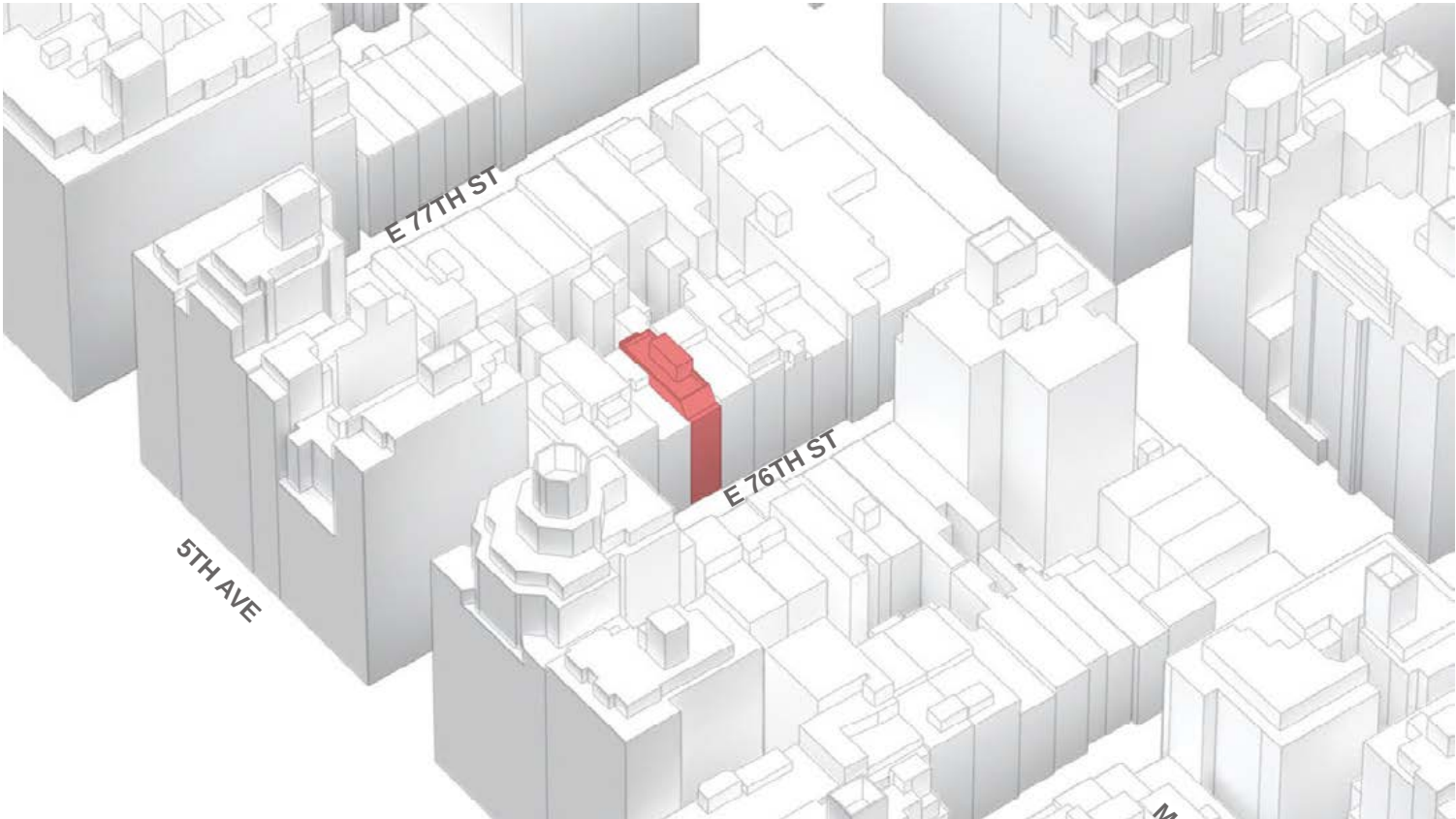
EXISTING ROOF PLAN



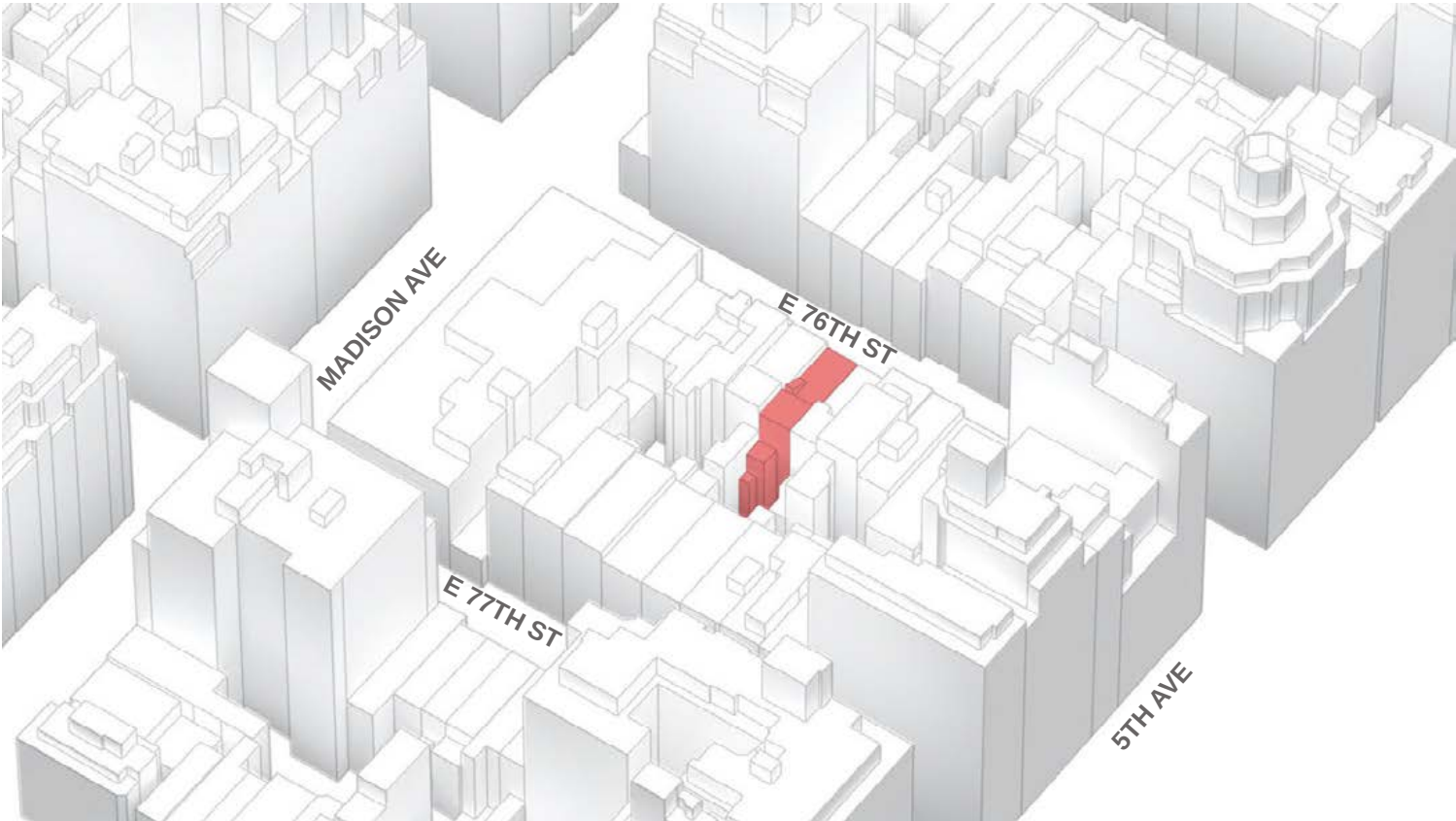
PROPOSED ROOF PLAN



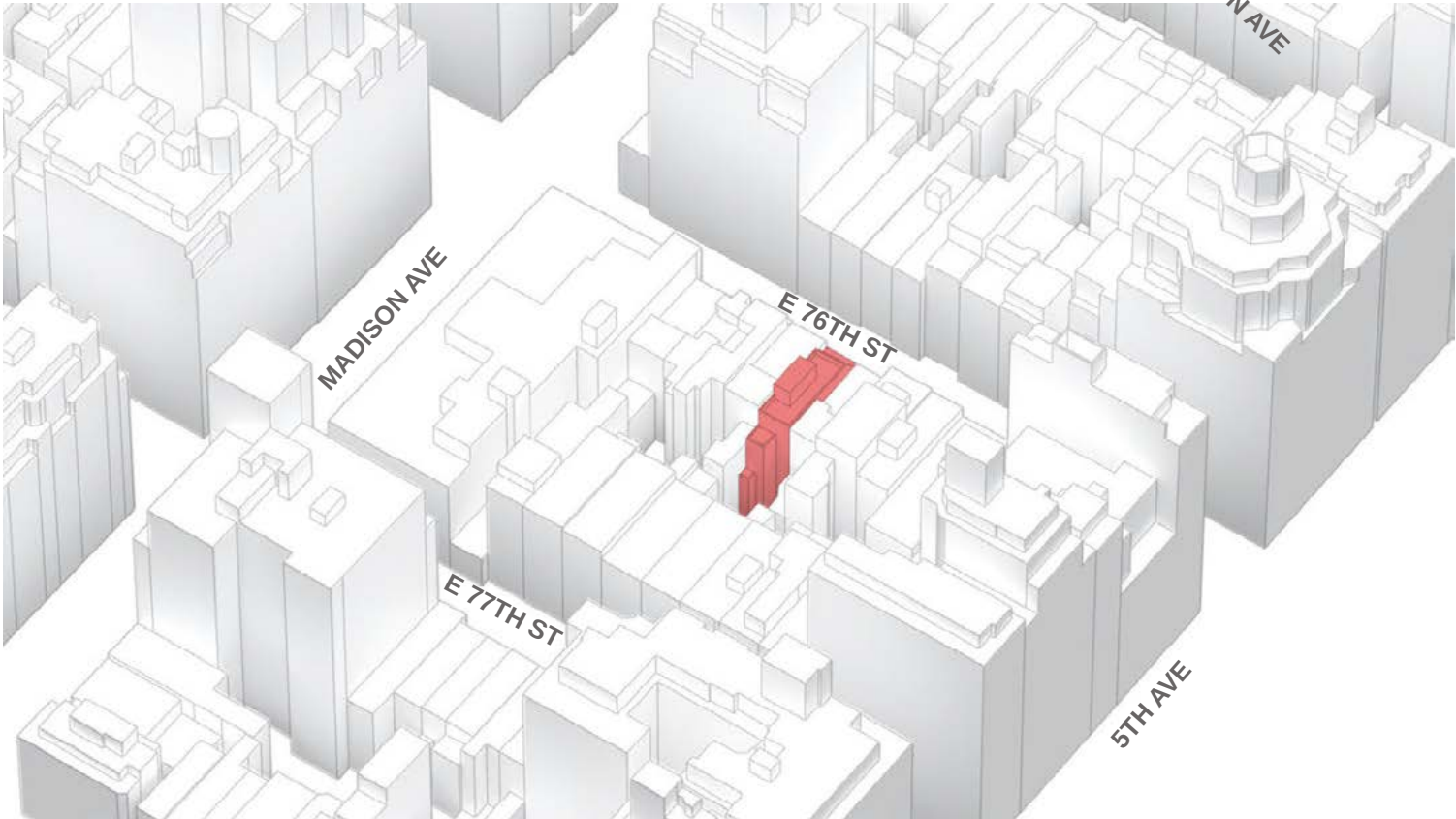
FRONT - EXISTING



FRONT - PROPOSED

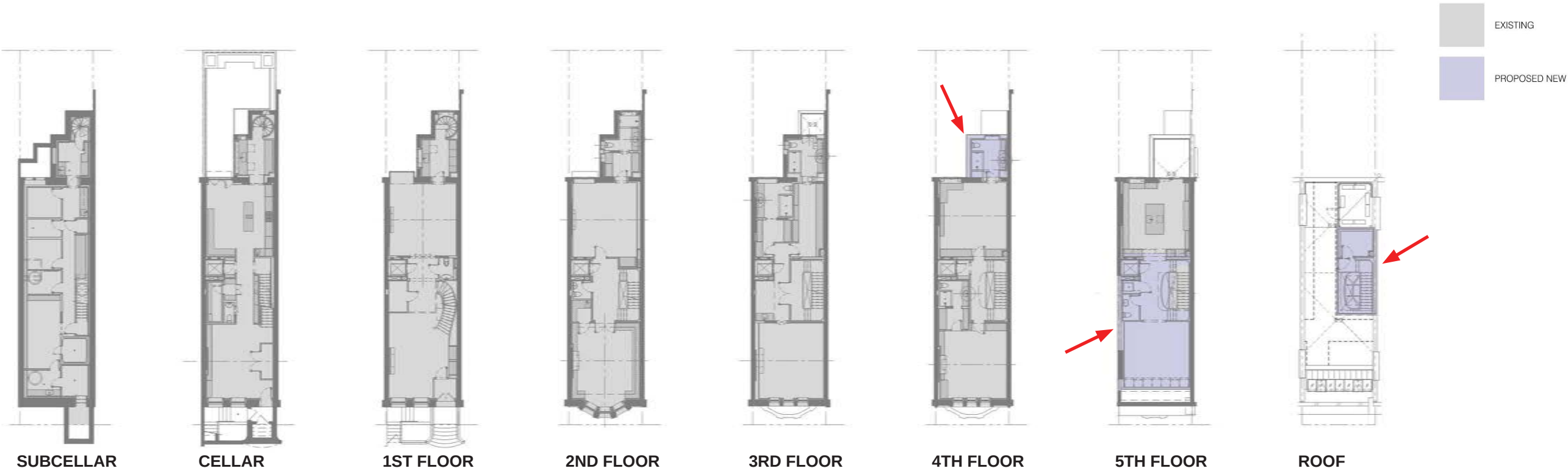


REAR - EXISTING

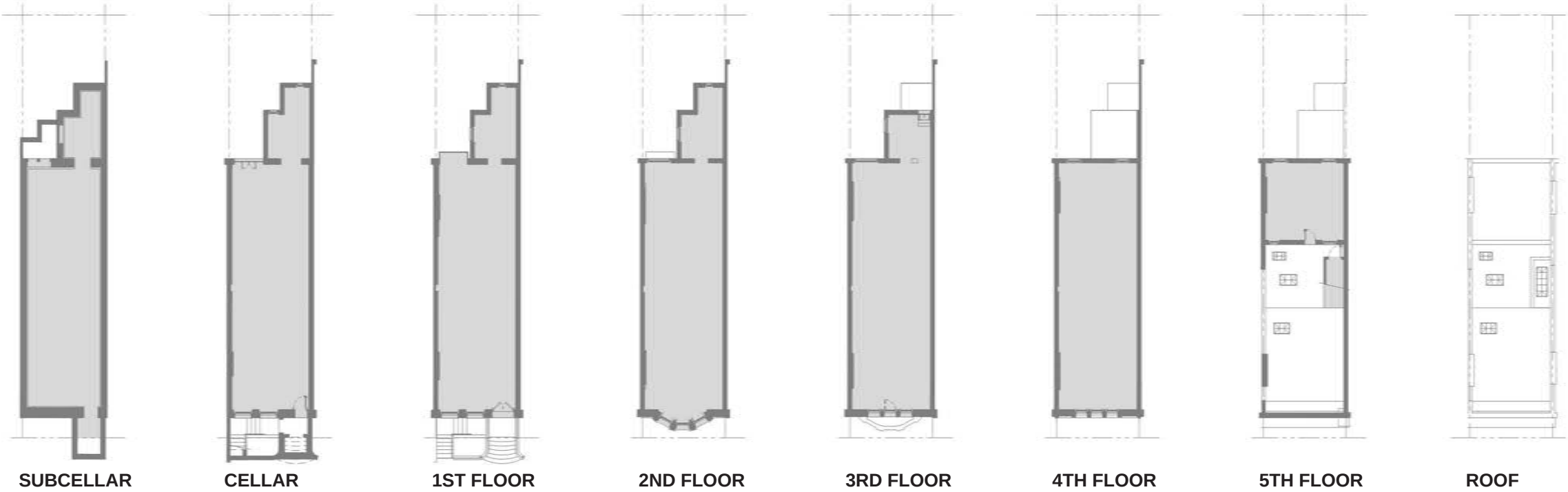


REAR - PROPOSED

PROPOSED PLANS



EXISTING PLANS

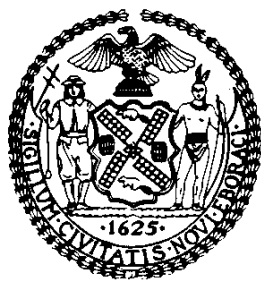


Upper East Side
Historic District
Designation Report

Volume I
1981

City of New York
Edward I. Koch, Mayor
Landmarks Preservation Commission
Kent L. Barwick, Chairman
William J. Conklin, Vice Chairman

Commissioners
Mary Childs Black
R. Michael Brown
Barbaralee Diamonstein
Thomas J. Evans
Aramina Ferrer
Charles A. Platt
Beverly Moss Spatt
Anthony M. Tung
Elliot Willensky



-804-

EAST 76TH STREET North Side				
No. 11 (1391/10)				
	Date		Architect	Owner
Erected	1895-96	by	Alexander M. Welch	for William W. Hall
<u>ARCHITECTURE</u>				
Style	neo-Renaissance			
Elements	Four-story and basement residence; grey Roman brick and limestone facade. Basement and first floor are of deeply rusticated limestone blocks; segmental-arched basement windows; flat-arched first floor windows with keystones. Second floor has large oriel window divided into three sections; triple window at third floor; oriel and triple window have common decorative stone enframingent; detail of oriel differs slightly from No. 9. Arcade with three openings supported by columns with twisted shafts and composite capitals. The space above the fourth floor windows features a band of tilework in a diaper pattern topped by five seashells in bas-relief; roof cornice rests upon a band of cusped arches which are just above the shells. Type A' house of row.			
Alterations	1943 - altered to multiple dwelling.			
<u>HISTORY</u>				
Built as one of a row of six houses (Nos. 9-19) in AA'BBA'A pattern. William W. Hall was a prominent developer who specialized in the construction of town houses for affluent clients. Estelle Scholle owned the house between 1906 and 1943.				
<u>References:</u>				
A History of Real Estate, Building, and Architecture in New York City, (New York: Real Estate Record Association, 1898), p. 225.				
New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.				

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 14, LPC-26-07932

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

To testify virtually, please join Zoom

Webinar ID: 165 925 1200

Passcode: 259056

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.