

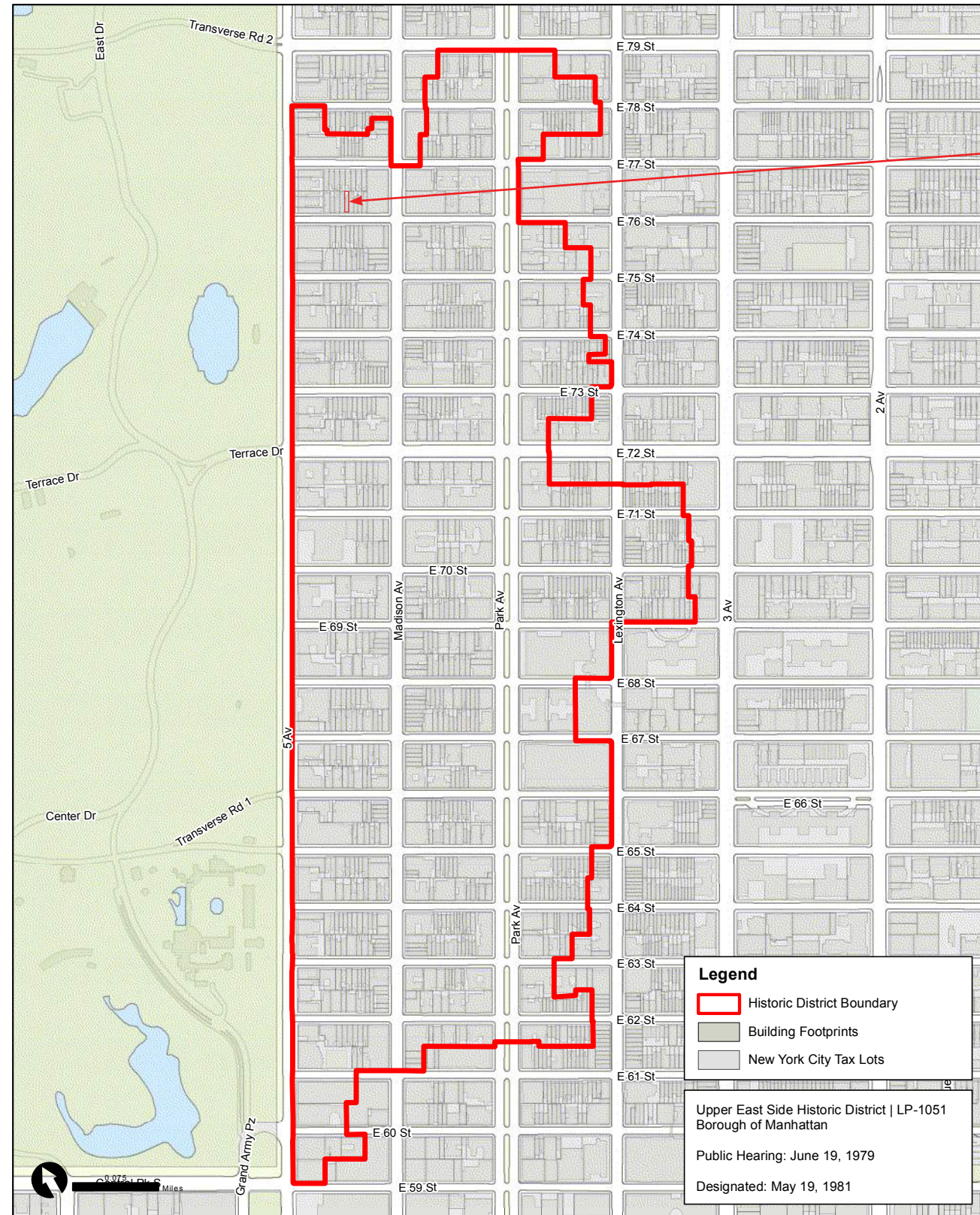


COMPOSITE IMAGE

11 EAST 76TH STREET

COMMUNITY BOARD 8
LANDMARKS COMMITTEE MEETING
MAY 18, 2026

Upper East Side Historic District | LP-1051



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

Legend

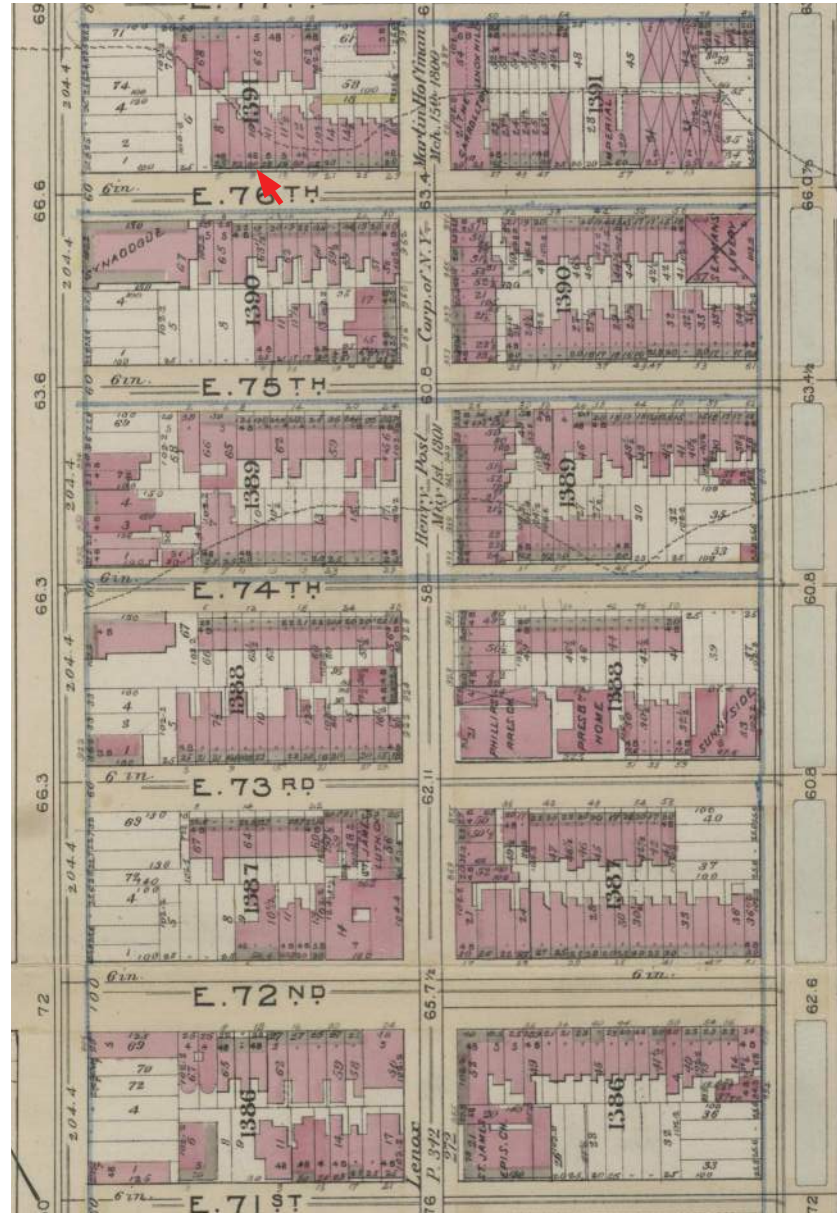
- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Upper East Side Historic District | LP-1051
Borough of Manhattan

Public Hearing: June 19, 1979
Designated: May 19, 1981

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

LOCATION - HISTORIC MAPS



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



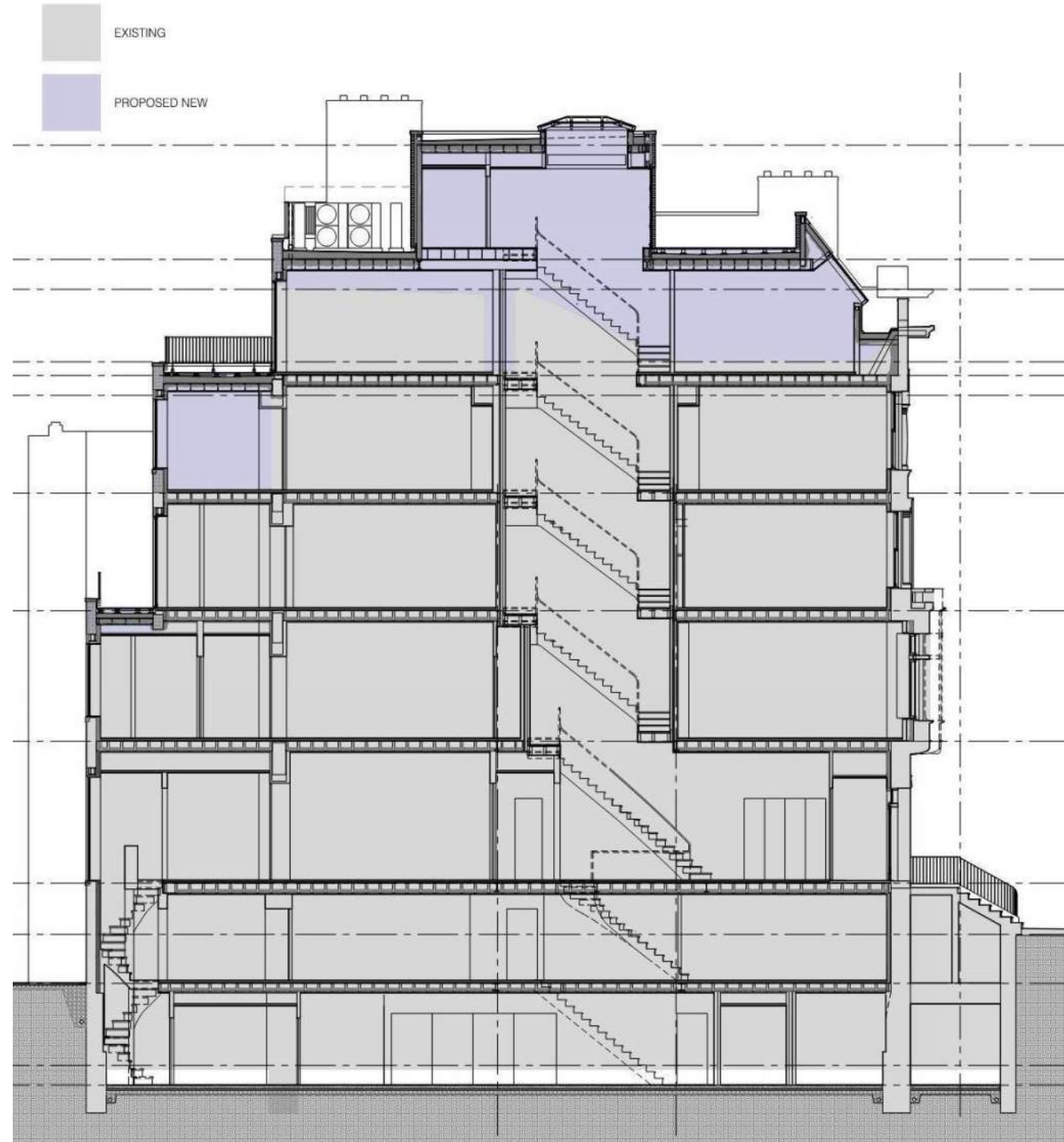
E76TH STREET

KEY PLAN



PROPOSED SCOPE OF WORK - OVERVIEW

EXPANSION OF EXISTING FIFTH FLOOR AND EXISTING REAR ADDITION



FENESTRATION AT PRIMARY (FRONT) FACADE



COMPOSITE IMAGE

ALTERATIONS TO SECONDARY (REAR) FACADE

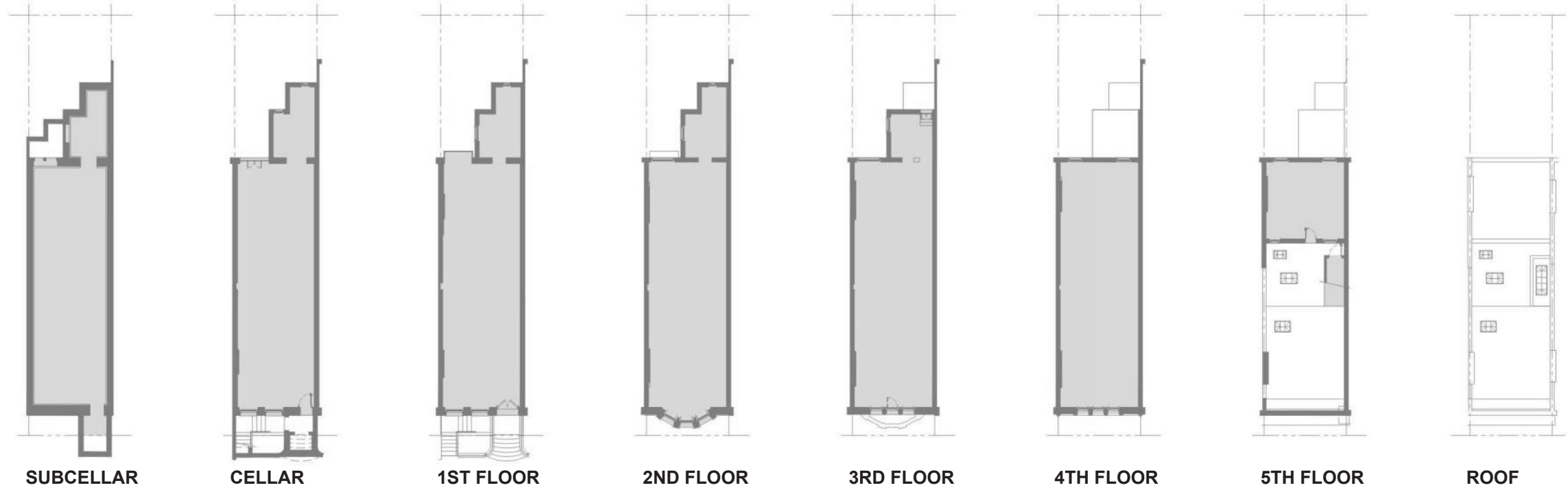


PROPOSED EXPANSION

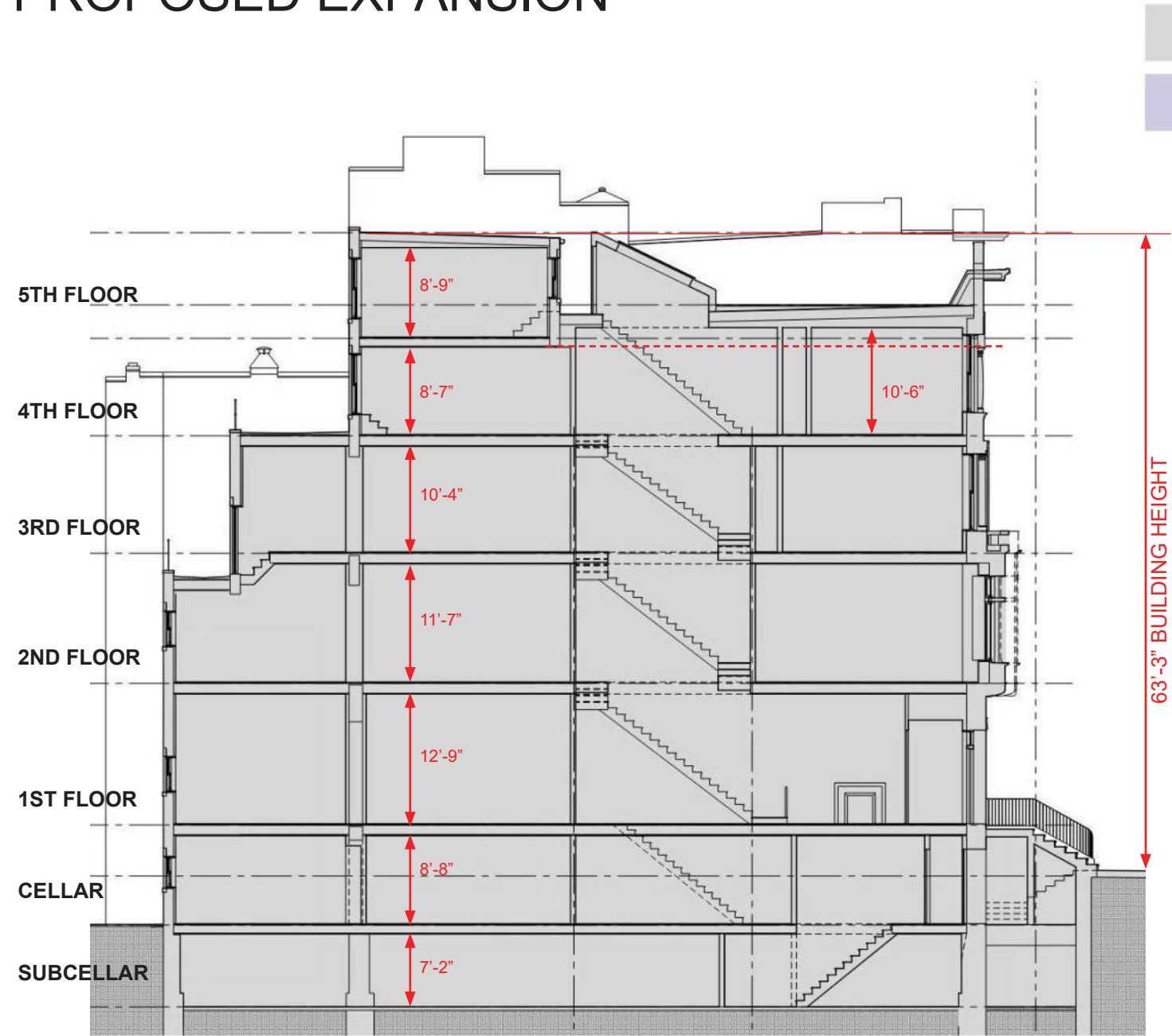
PROPOSED PLANS



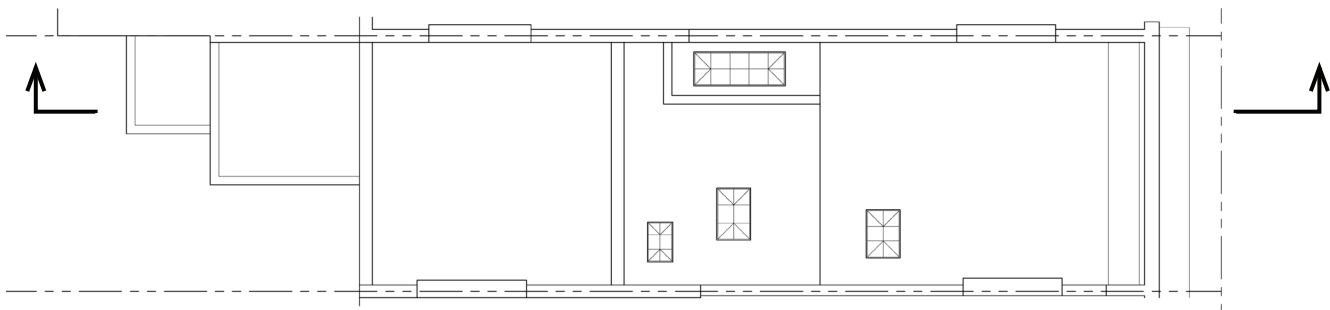
EXISTING PLANS



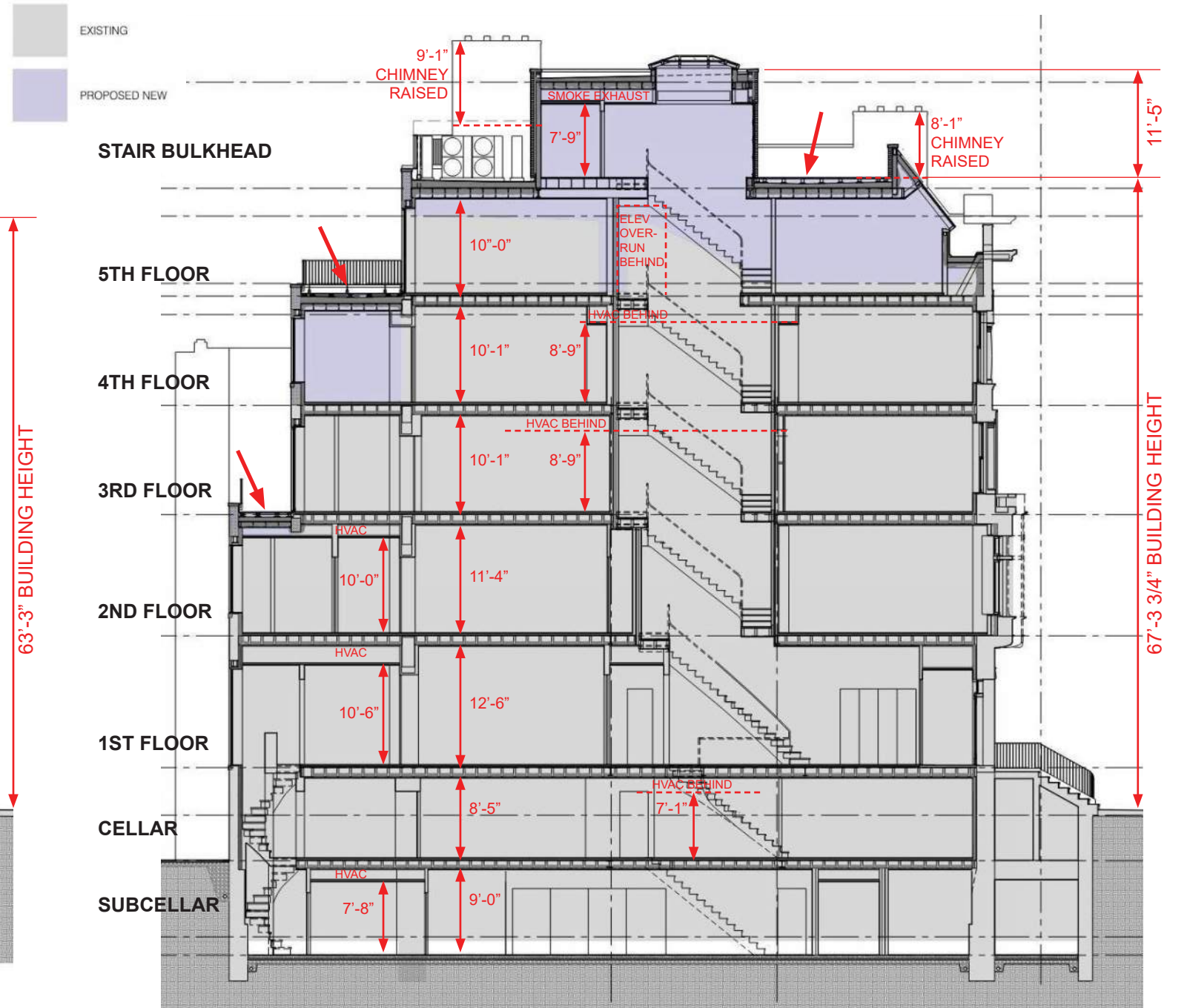
PROPOSED EXPANSION



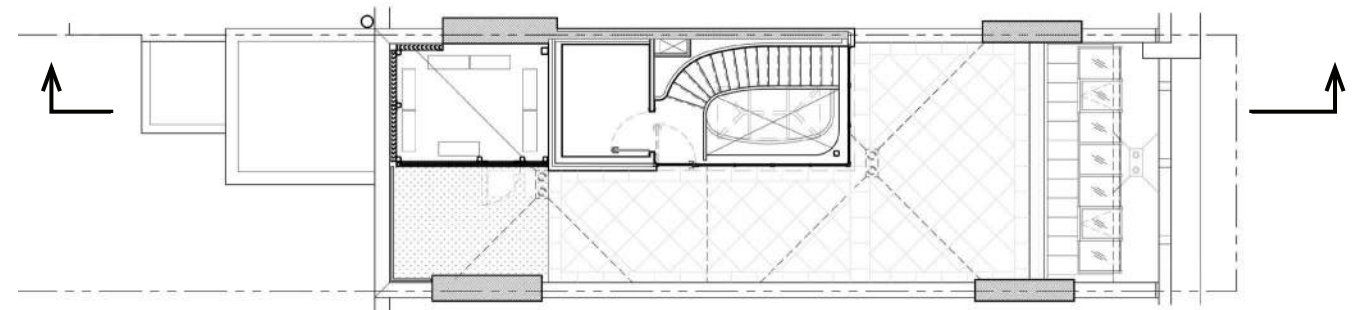
EXISTING N/S SECTION



EXISTING ROOF PLAN



PROPOSED N/S SECTION

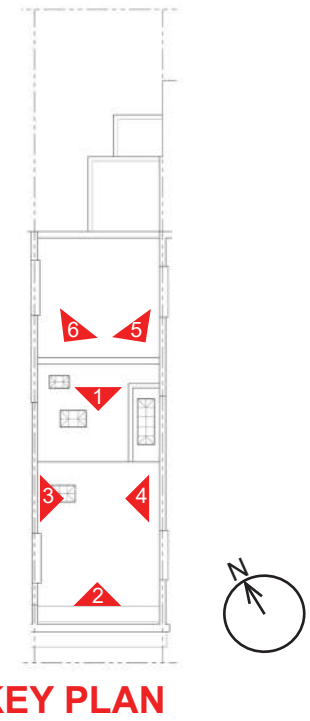


PROPOSED ROOF PLAN

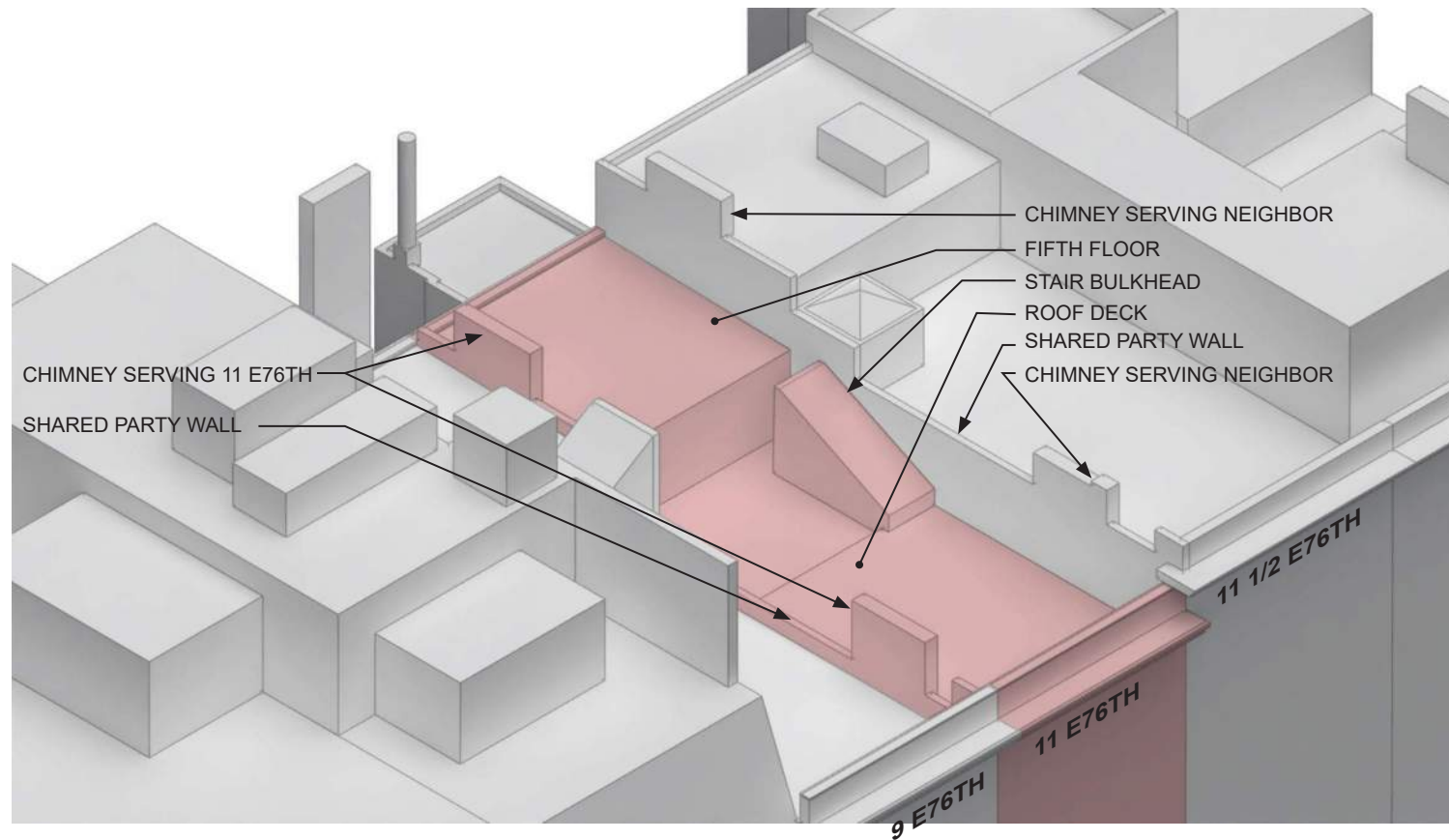
ROOF - EXISTING CONDITIONS



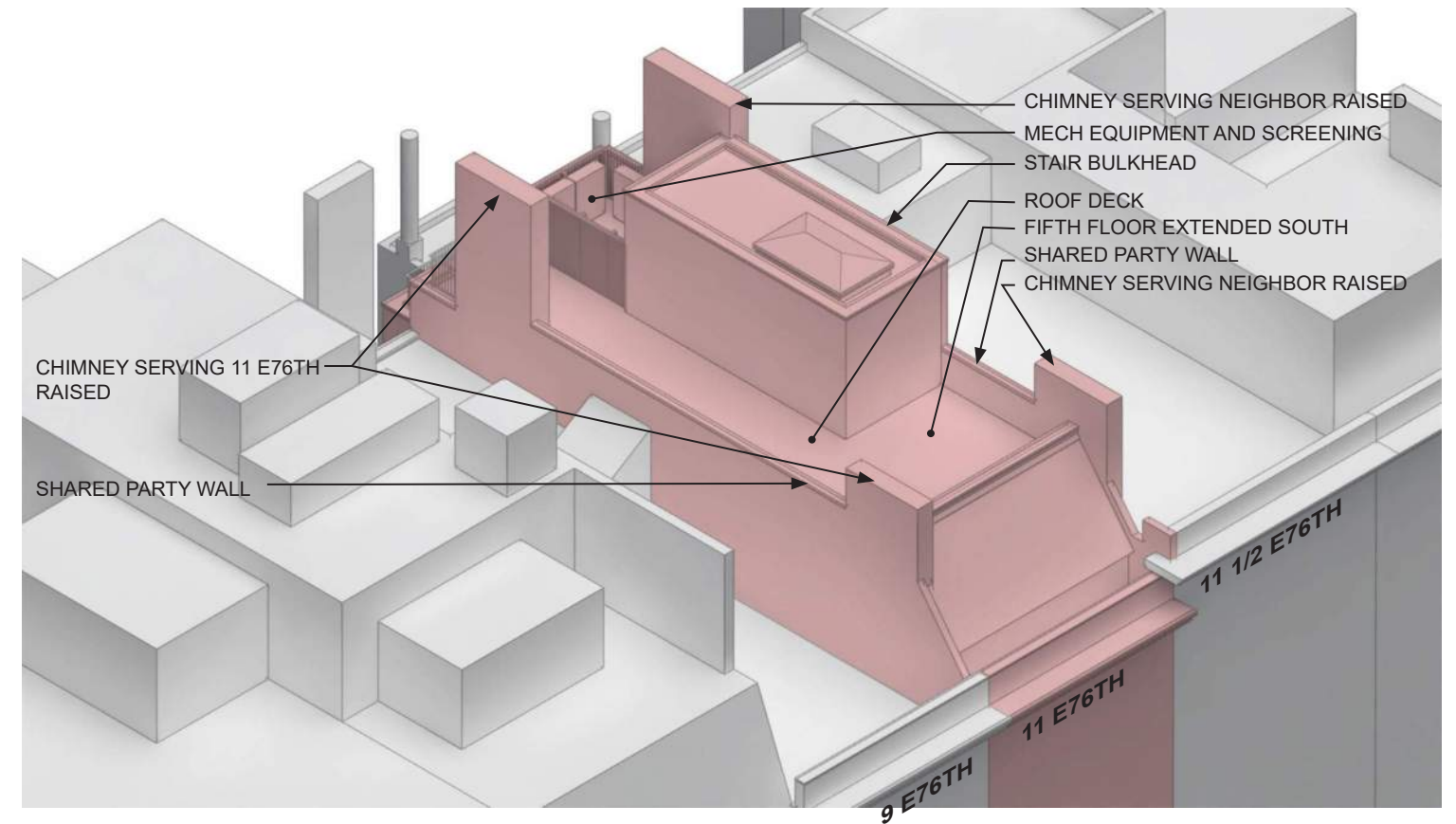
11 E76TH STREET 05.18.2026



PROPOSED EXPANSION - ROOF

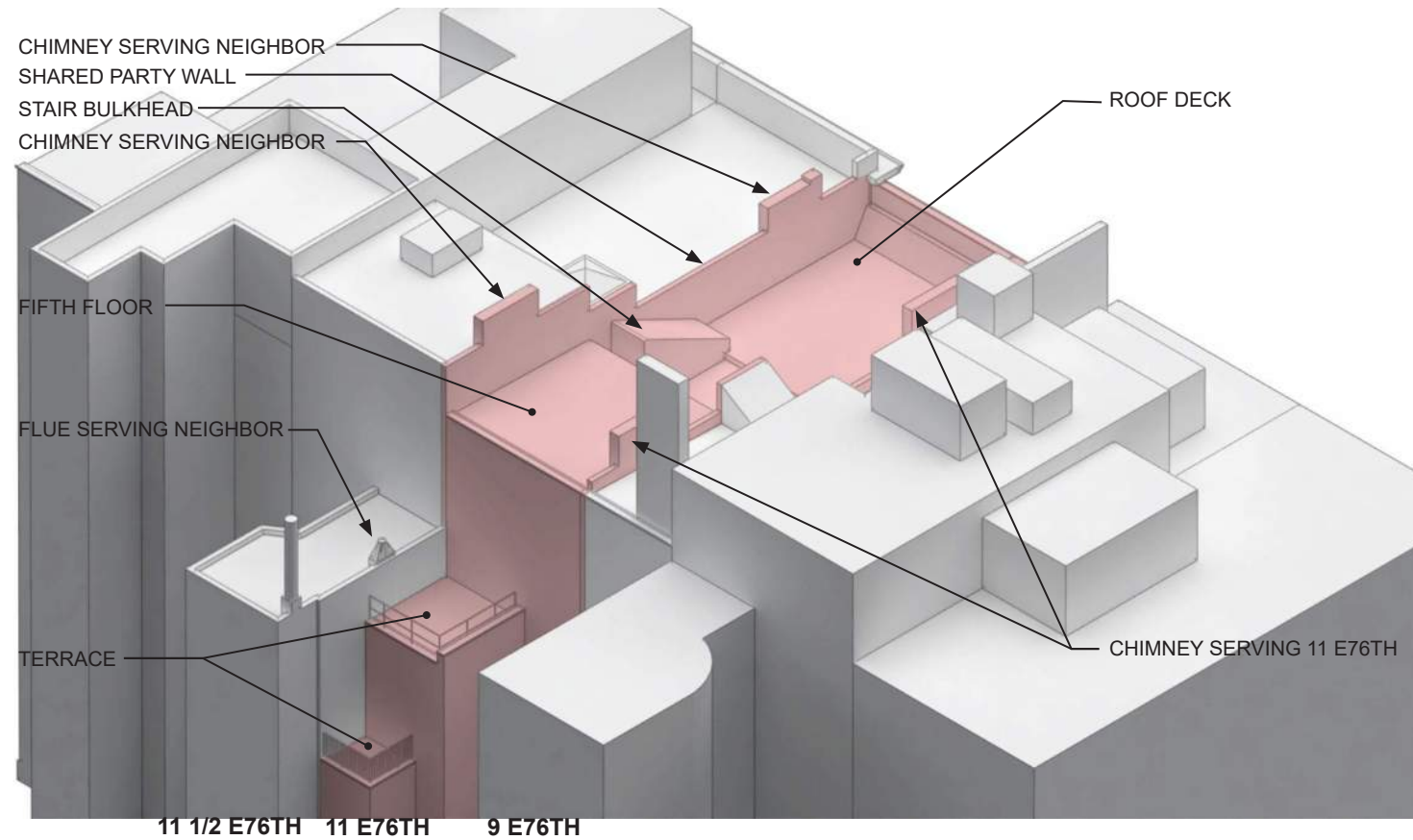


EXISTING

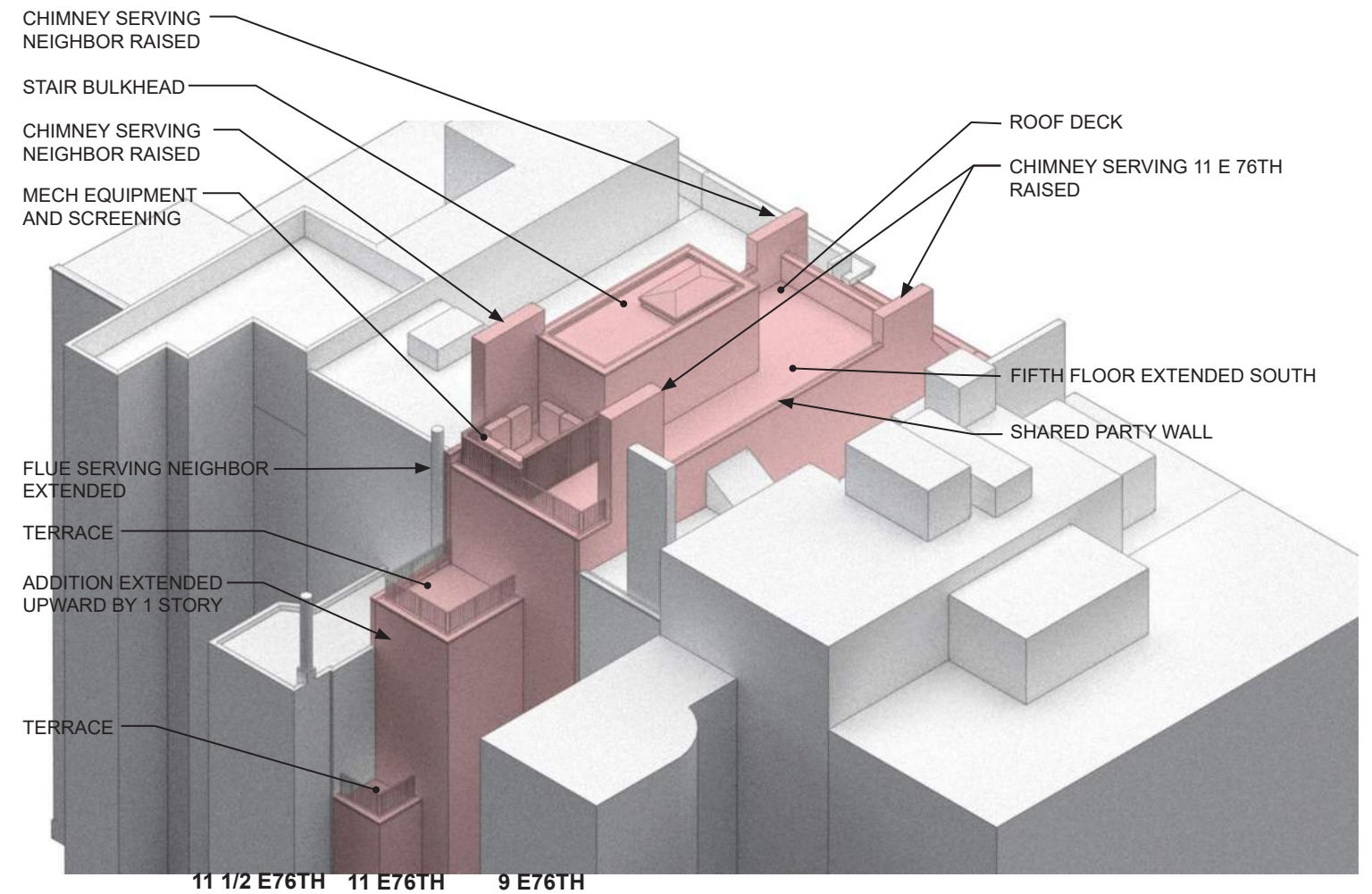


PROPOSED

PROPOSED EXPANSION - REAR & ROOF



EXISTING



PROPOSED



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

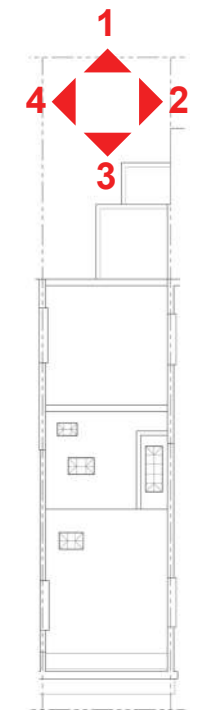


BUILDING HEIGHT DIAGRAM

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

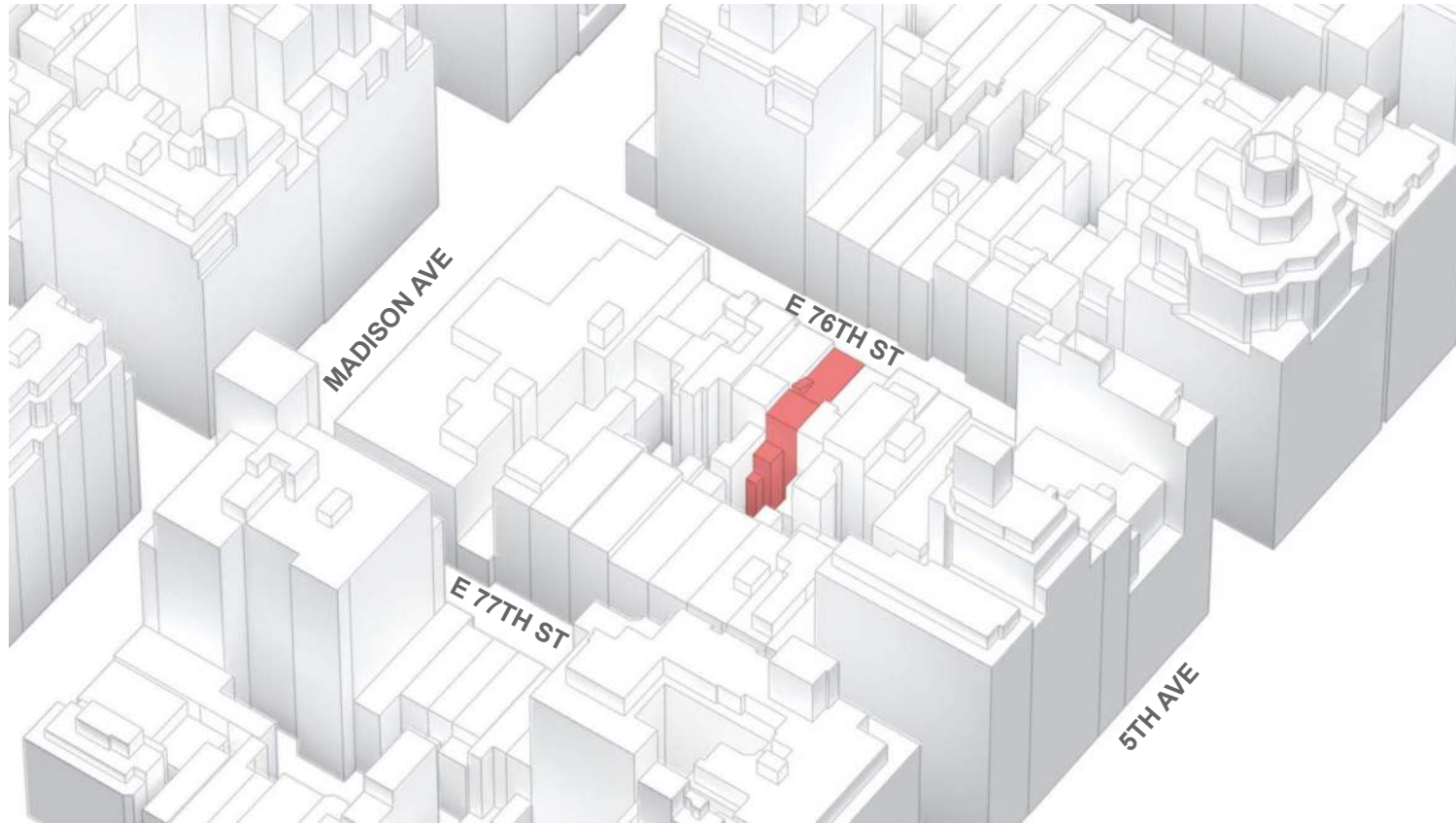


REAR YARD IMAGES

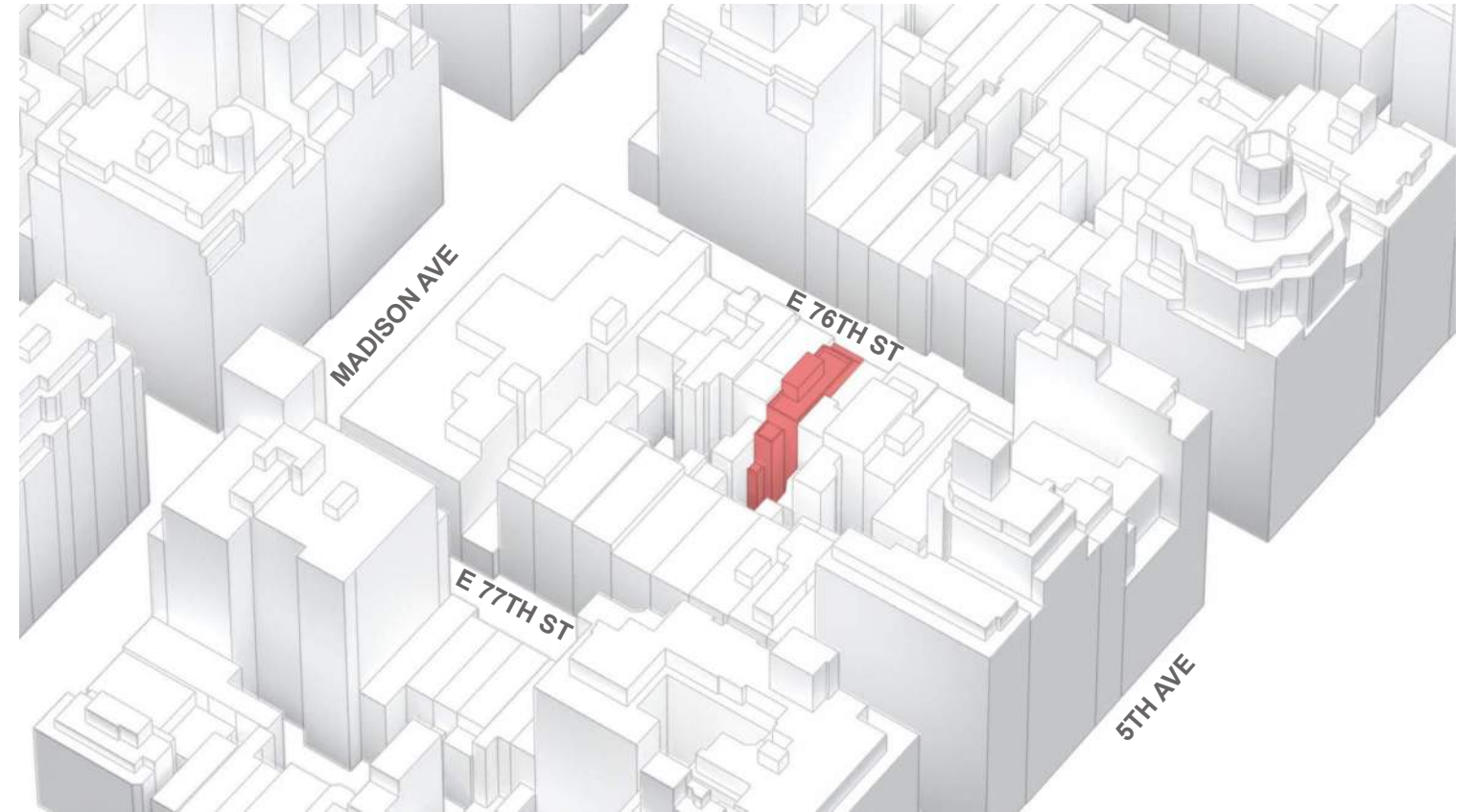


KEY PLAN

PROPOSED EXPANSION - INTERIOR BLOCK CONTEXT



EXISTING



PROPOSED



VIEW FROM EXIST REAR 4TH FLOOR WINDOW

11 E76TH STREET

05.18.2026



VIEW FROM EXIST REAR 4TH FLOOR WINDOW



KEY PLAN



EXISTING REAR ROOF-LINE: CONTEXT



SCREEN GRAB GOOGLE EARTH

E76TH STREET



MADISON AVE

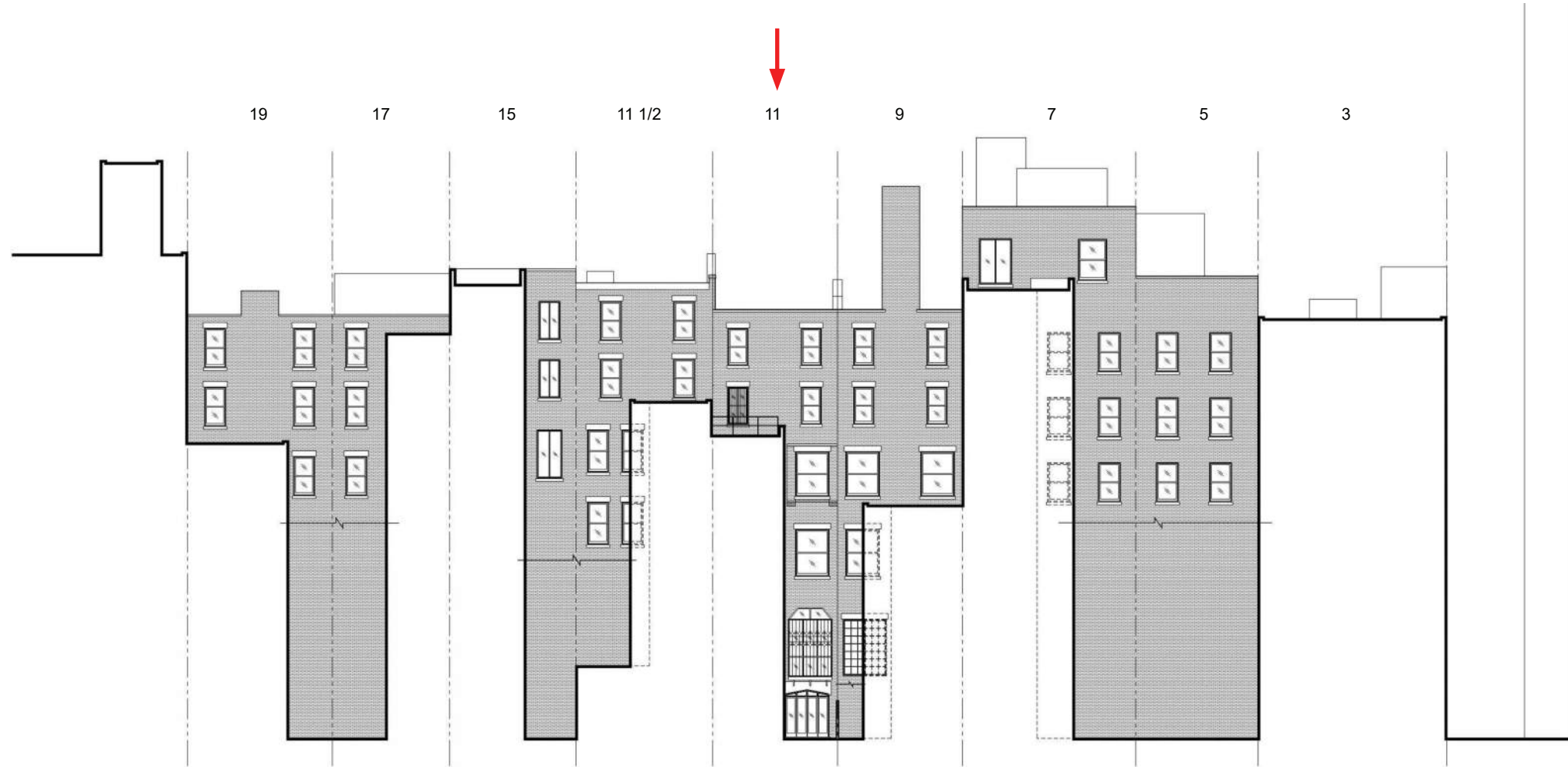
FIFTH AVE

E77TH STREET

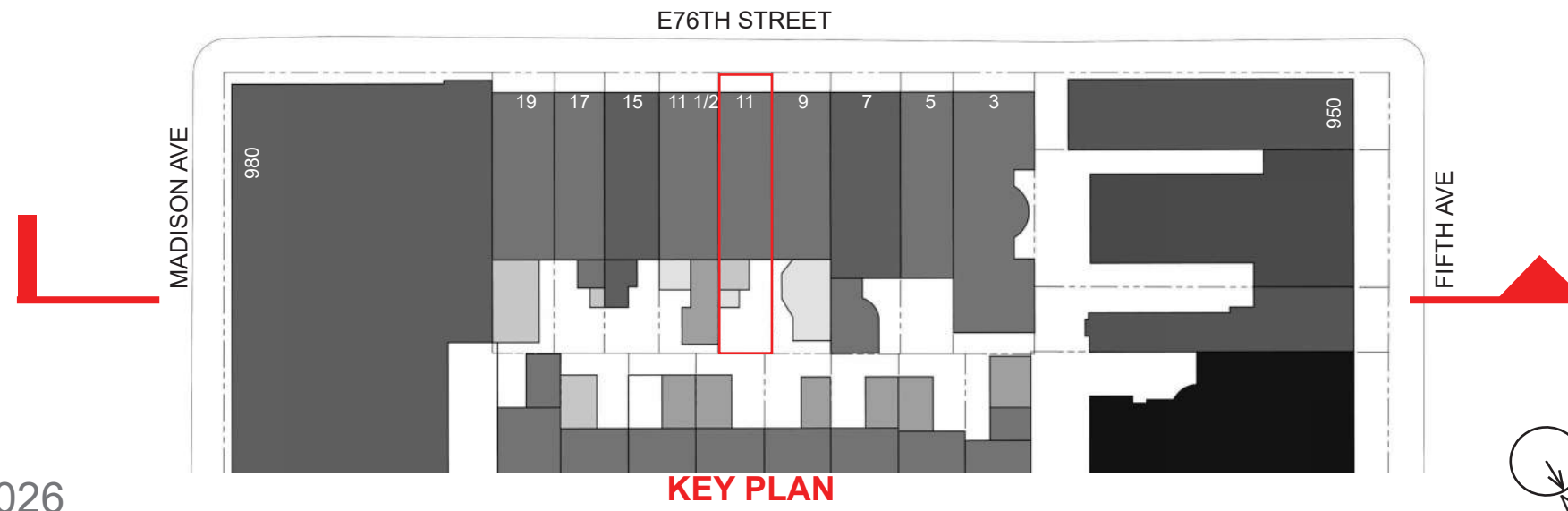
KEY PLAN



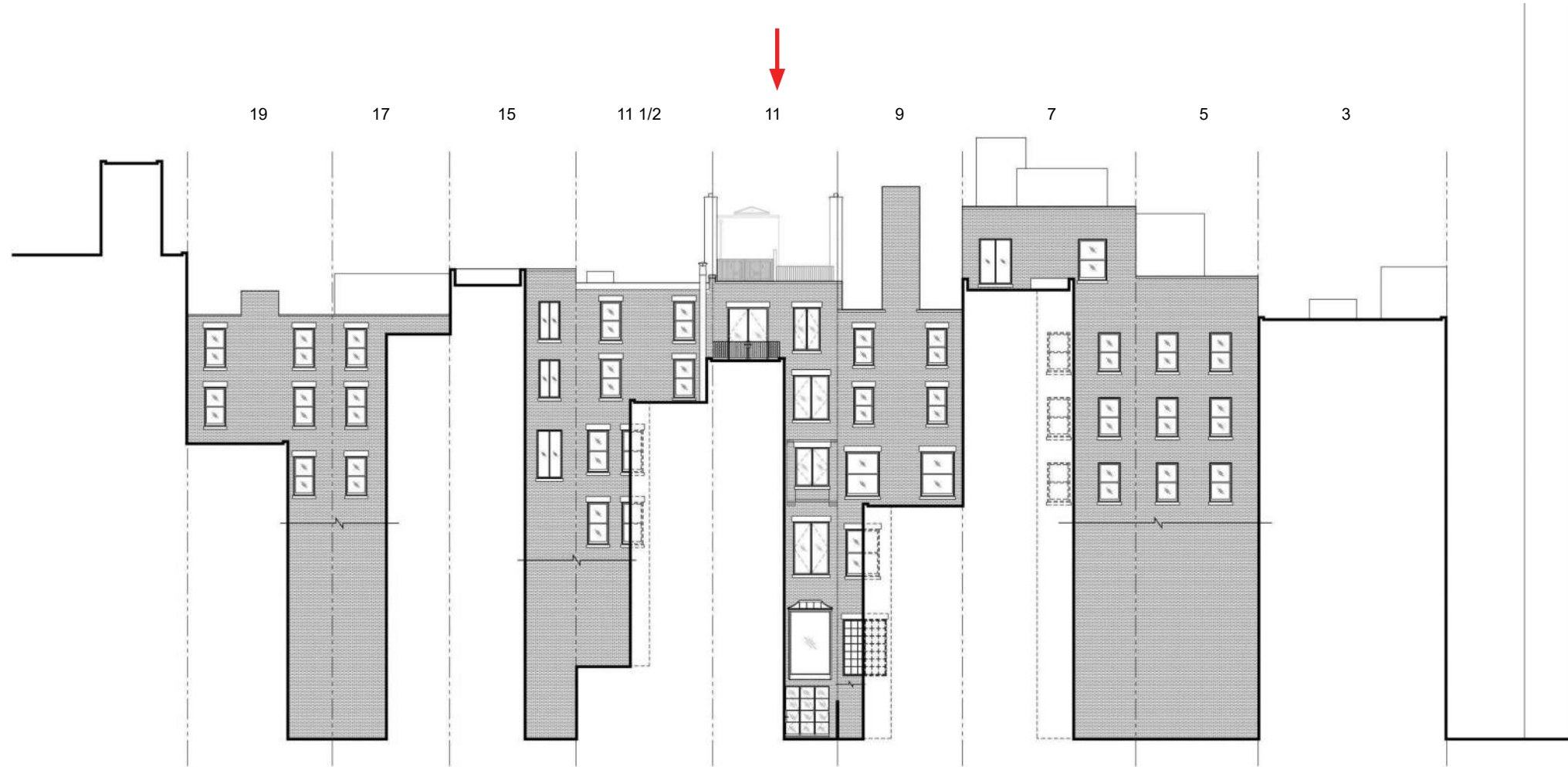
EXISTING REAR ROOF-LINE IN CONTEXT



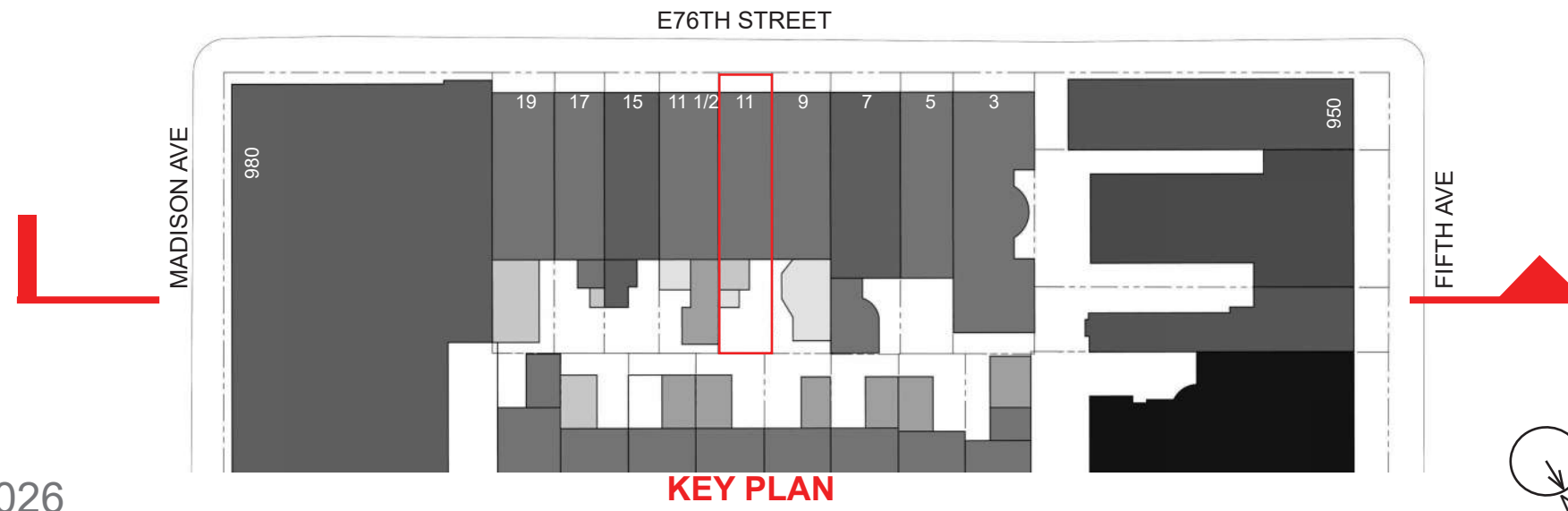
ELEVATION BASED ON GIS DATA, GOOGLE EARTH, AND FIELD OBSERVATIONS



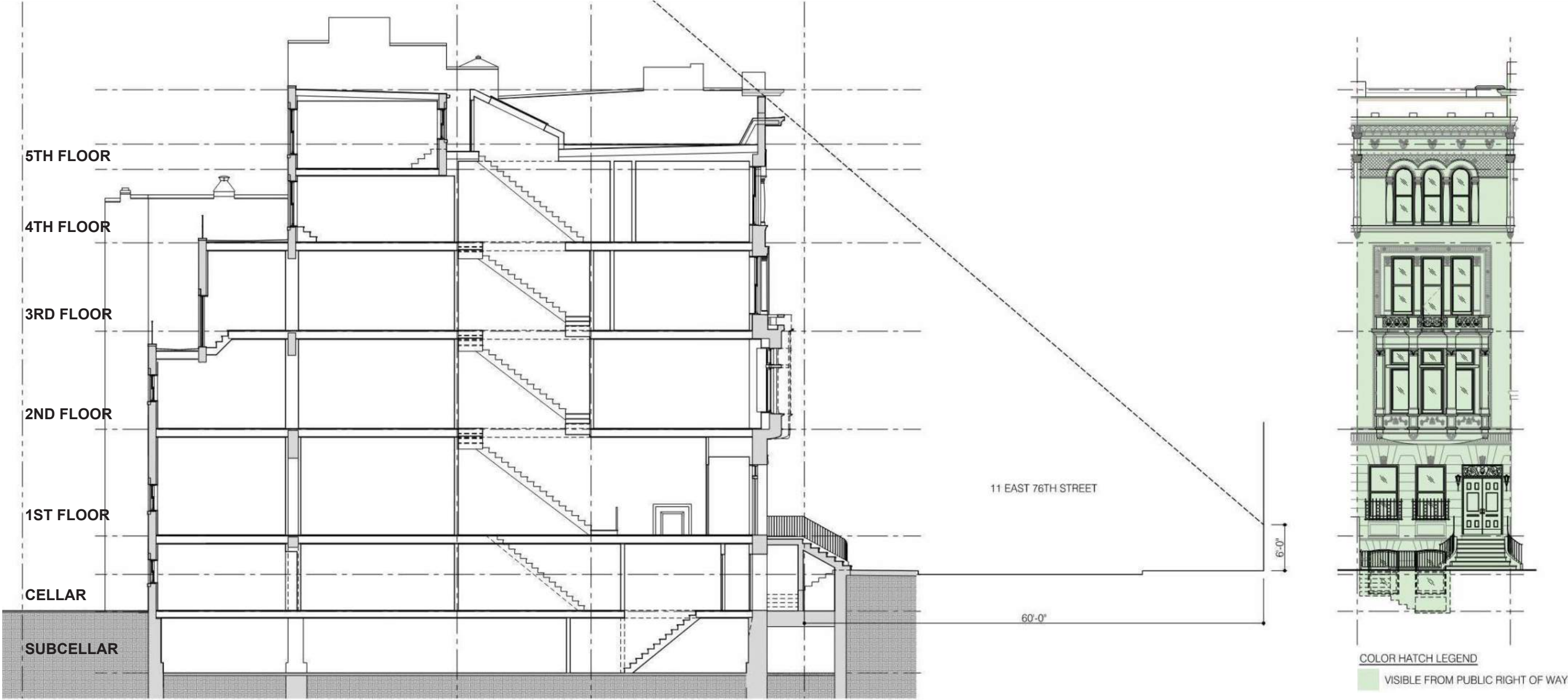
PROPOSED REAR ROOF-LINE IN CONTEXT



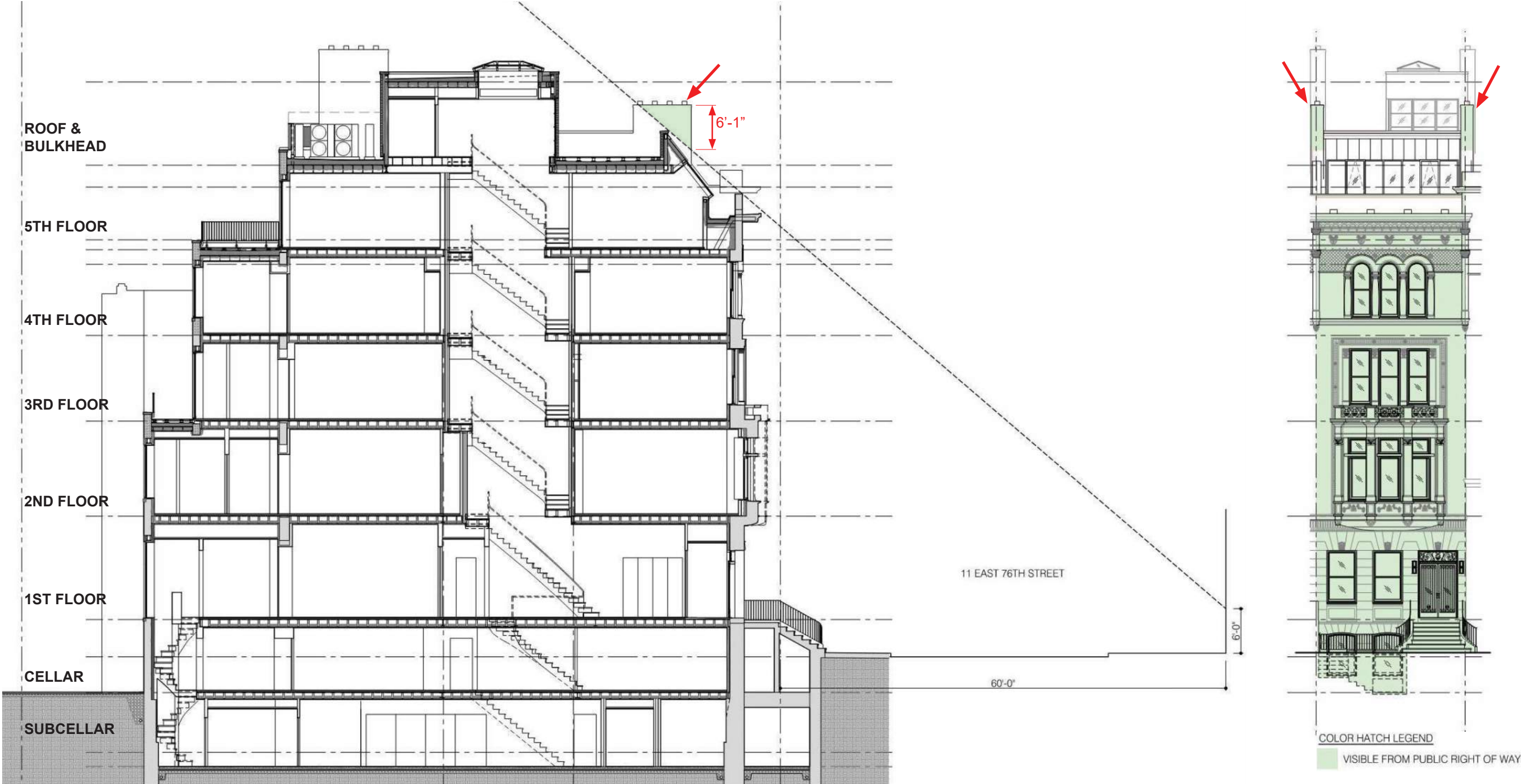
ELEVATION BASED ON GIS DATA, GOOGLE EARTH, AND FIELD OBSERVATIONS



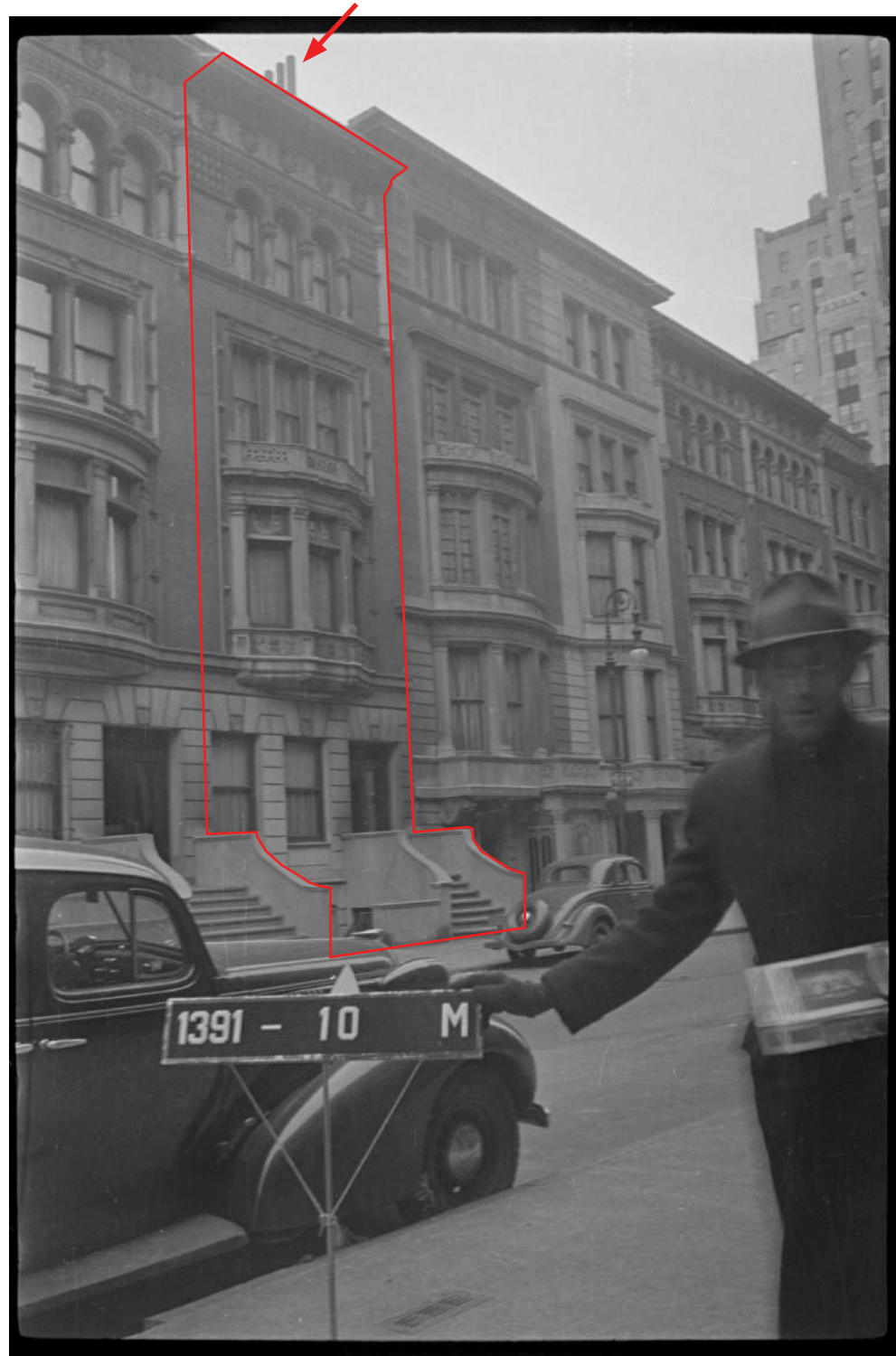
VISIBILITY FROM PUBLIC RIGHT-OF-WAY: EXISTING



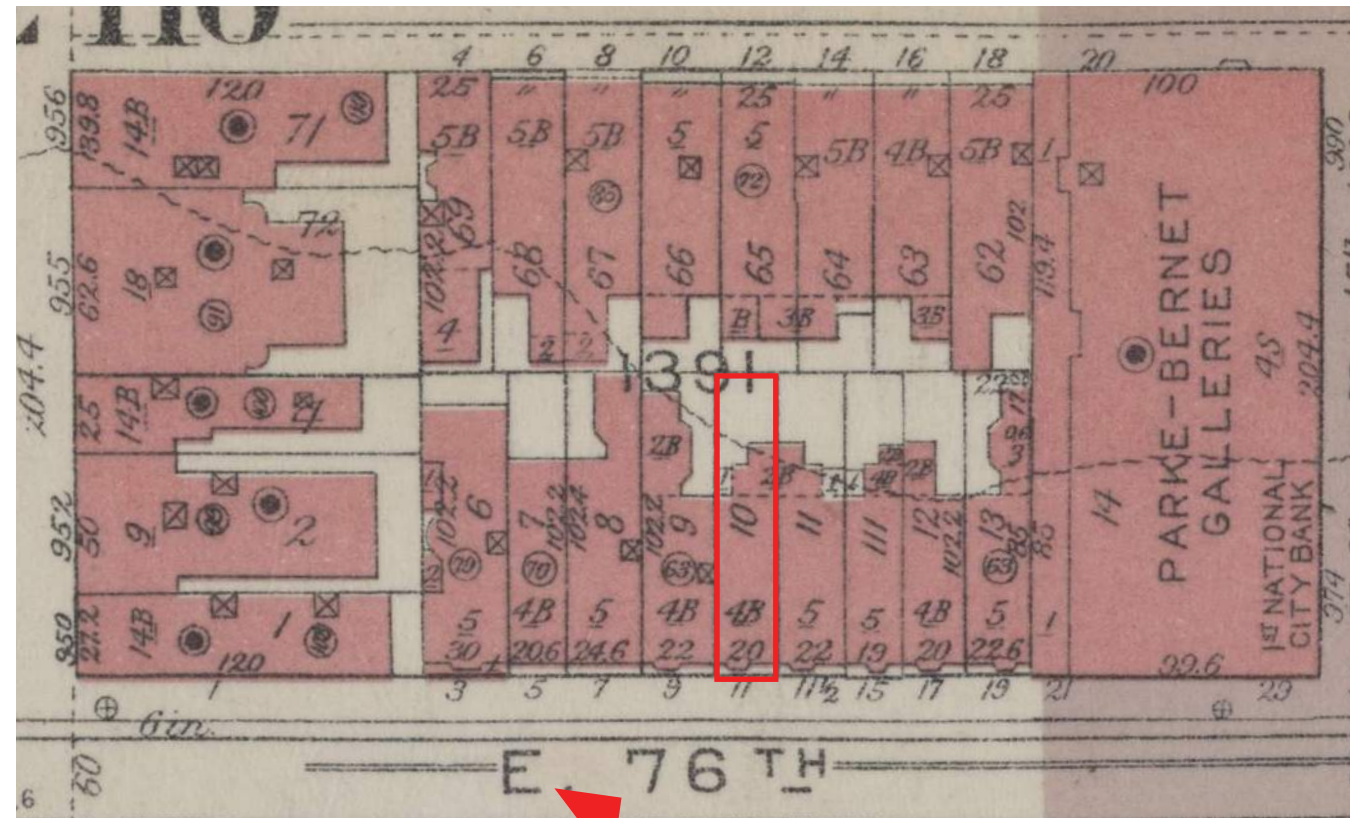
VISIBILITY FROM PUBLIC RIGHT-OF-WAY: PROPOSED



CHIMNEY VISIBILITY FROM PUBLIC RIGHT-OF-WAY: HISTORIC CONTEXT IMAGES



1940'S TAX PHOTO



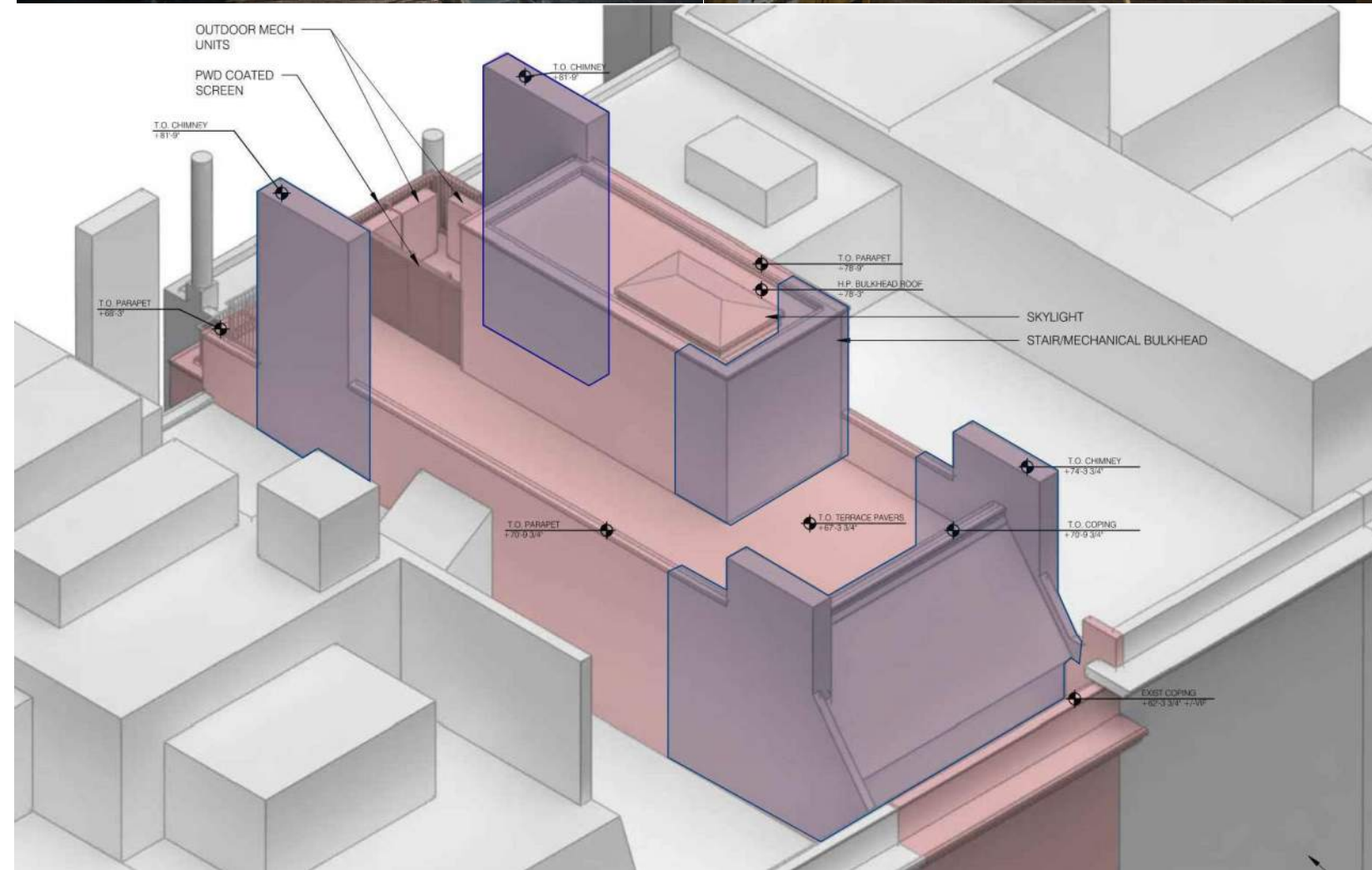
1955 G.W. BROMLEY ATLAS

ROOF ADDITION/CHIMNEY VISIBILITY FROM PUBLIC RIGHT-OF-WAY: EXISTING CONTEXT



KEY PLAN

ROOF ADDITION/CHIMNEY - MOCK-UP



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

ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



VIEW FROM WEST SIDE OF FIFTH AVENUE



ZOOMED-IN VIEW



KEY PLAN

11 E76TH STREET

05.18.2026



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ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



E 76TH STREET

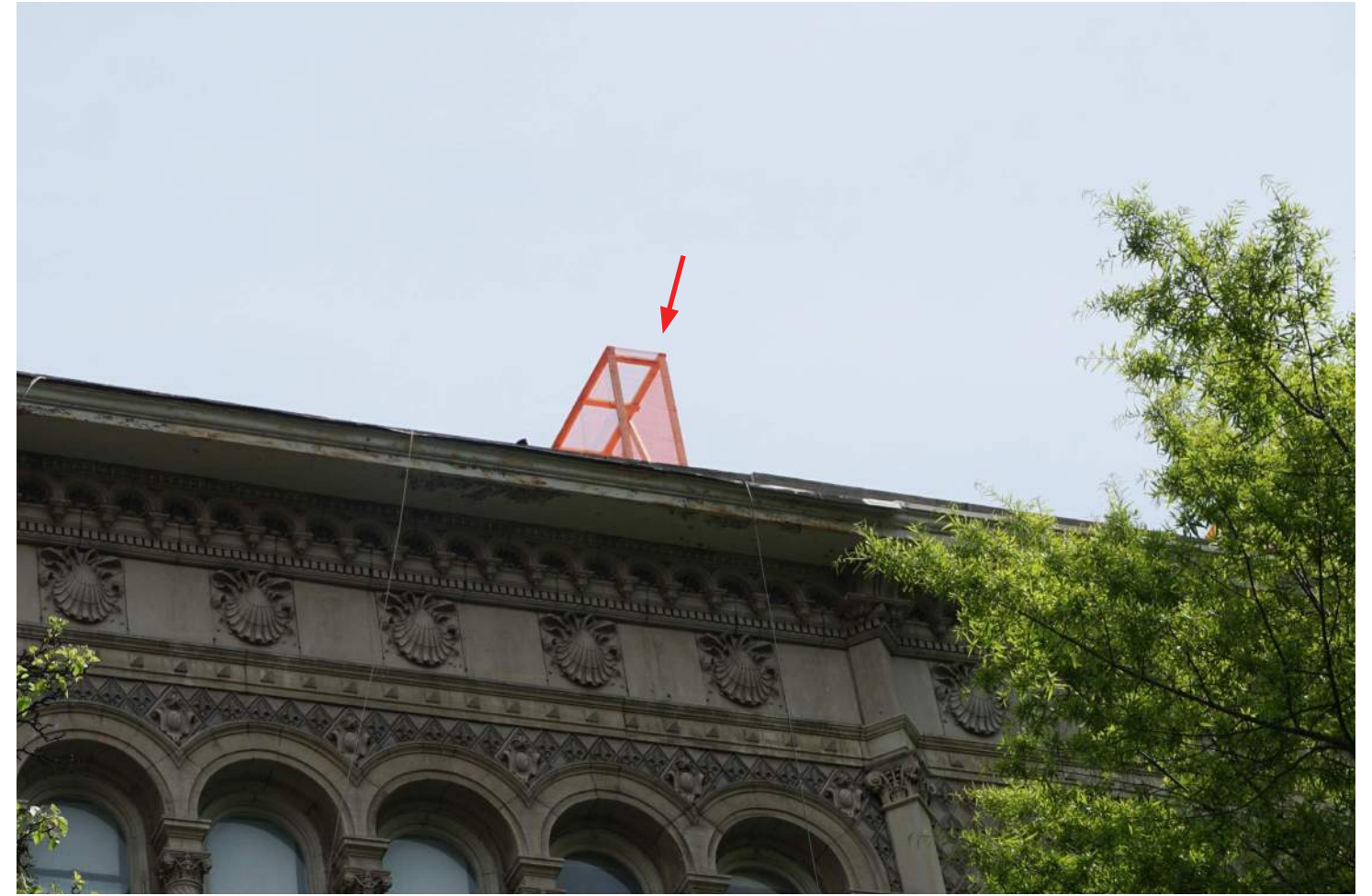
KEY PLAN



ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



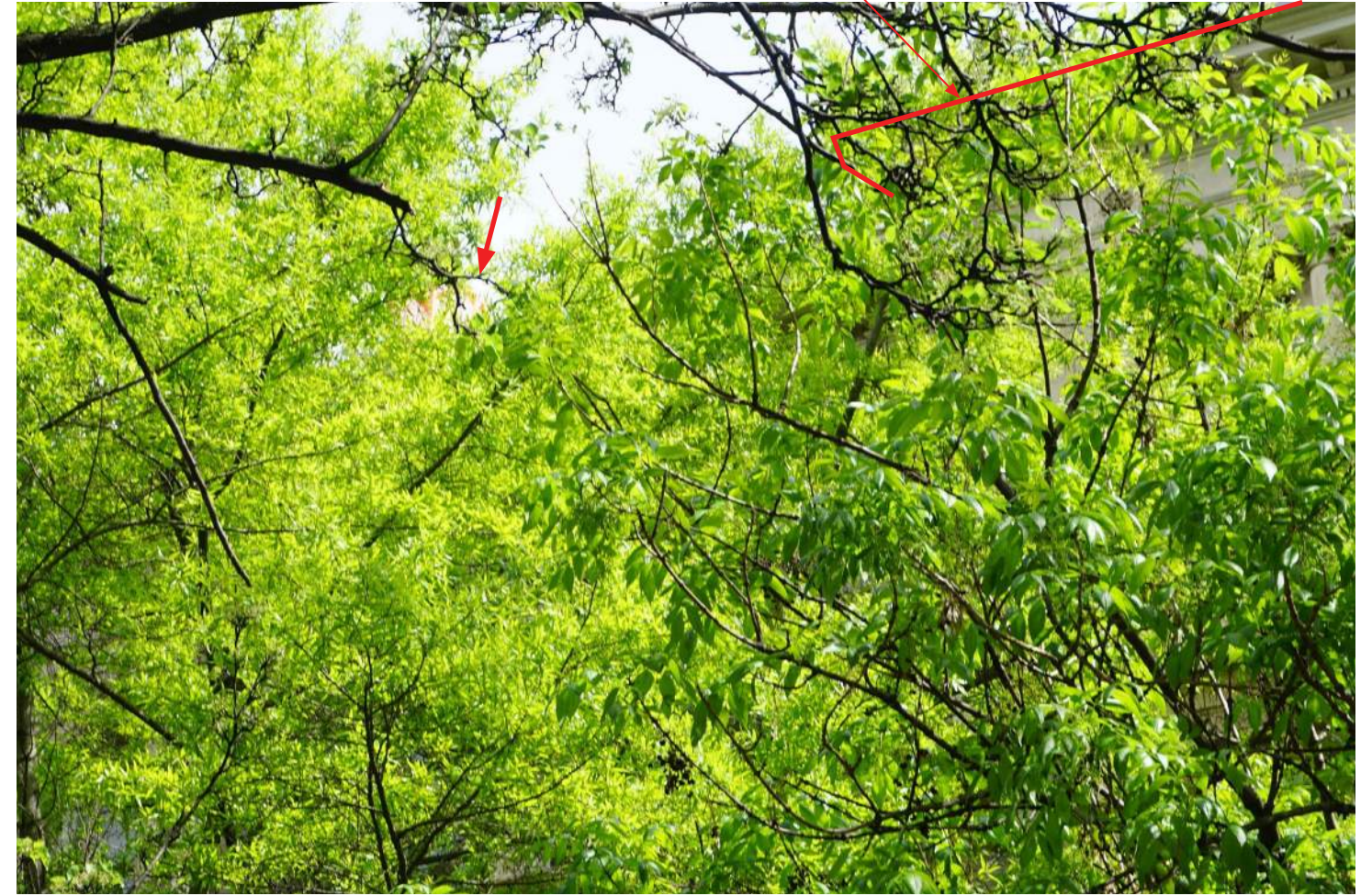
KEY PLAN



ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW

HIGHER CORNICE AT 11 1/2 E 76TH STREET



KEY PLAN 



ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW

HIGHER CORNICE AT 11 1/2 E 76TH STREET



KEY PLAN



ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



VIEW FROM ACROSS E 76TH STREET



ZOOMED-IN VIEW



KEY PLAN



ROOF ADDITION/CHIMNEY - MOCK-UP VISIBILITY



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



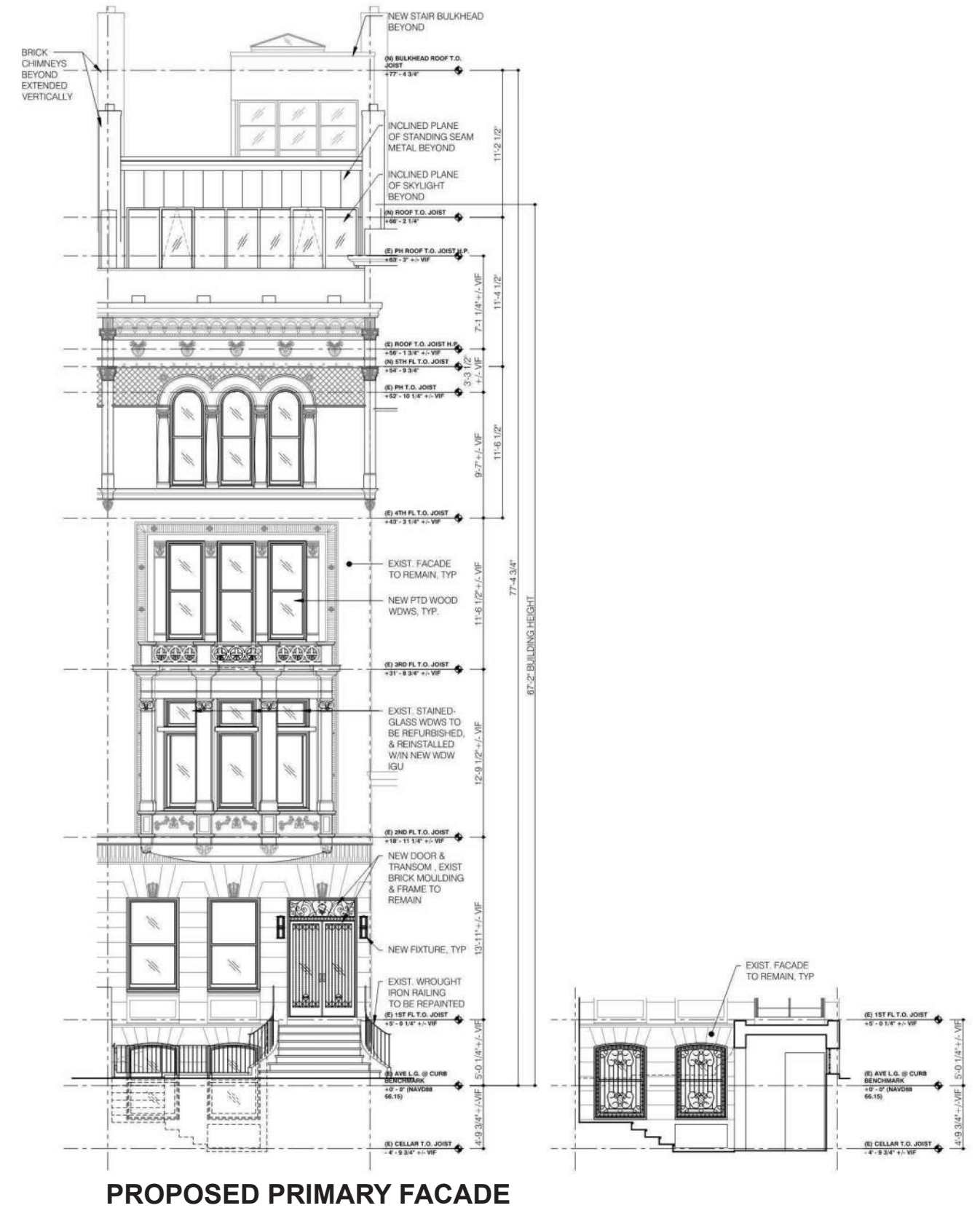
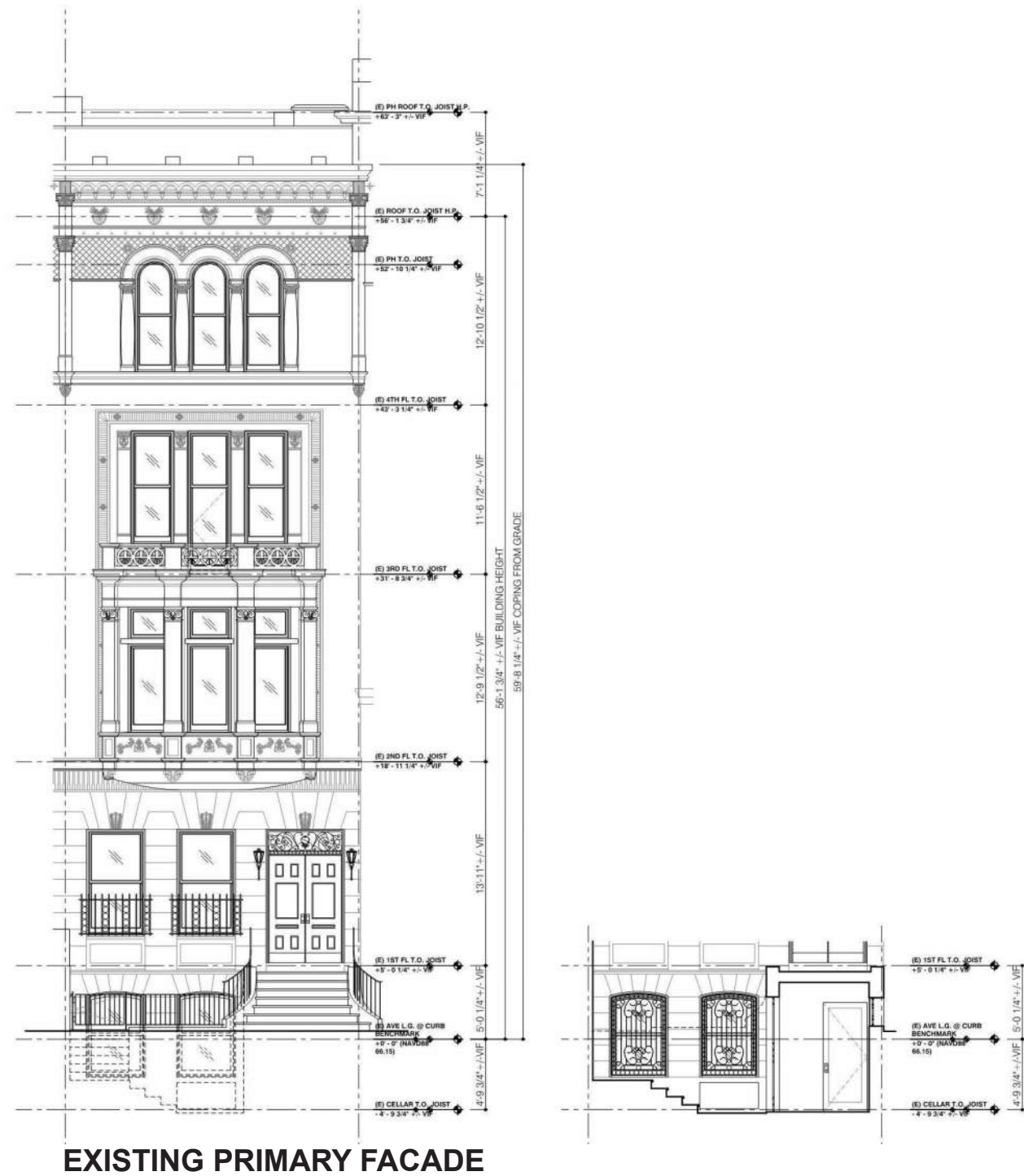
ZOOMED-IN VIEW



KEY PLAN



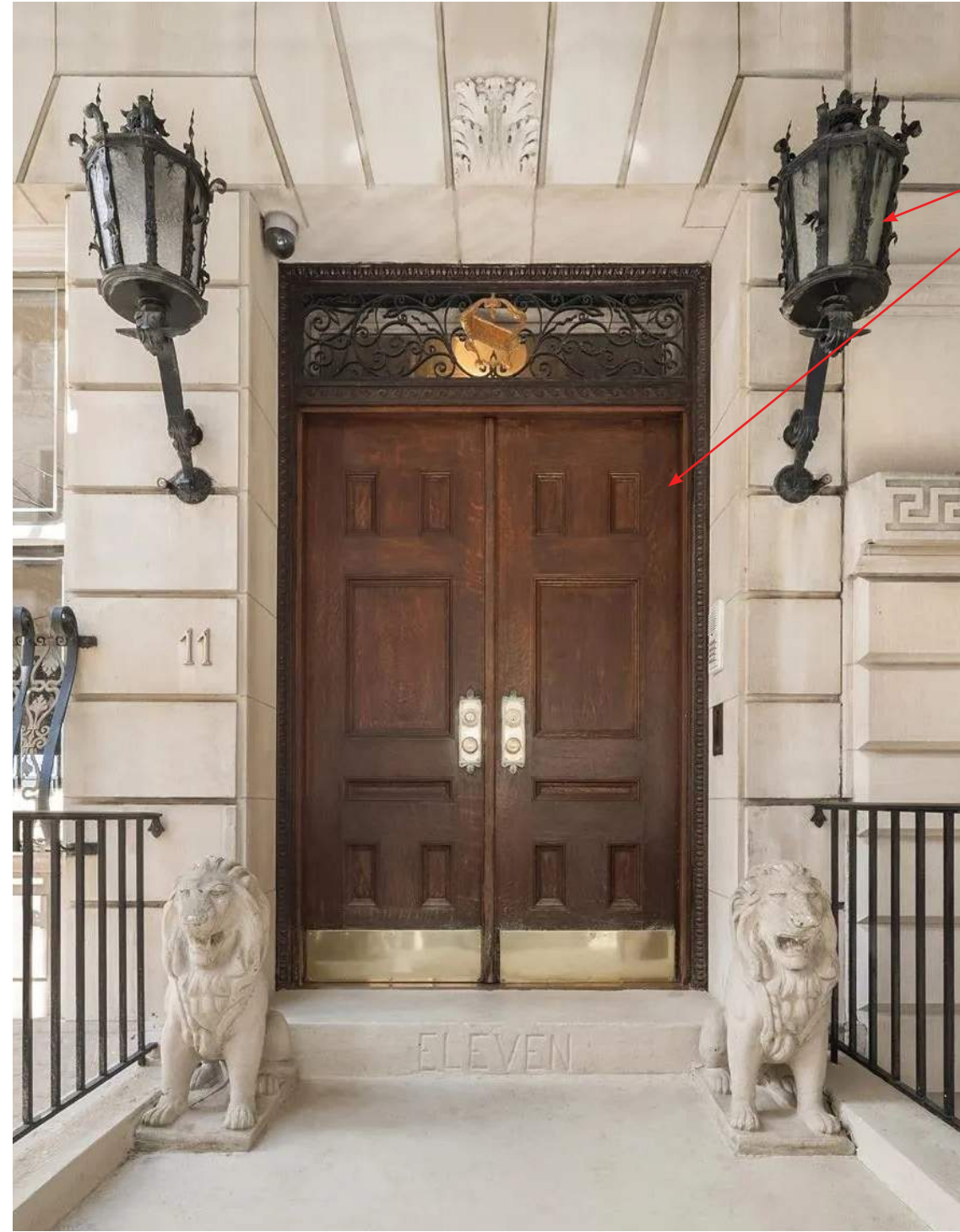
PRIMARY ELEVATION - EXISTING AND PROPOSED



ENTRY DOOR - HISTORIC AND EXISTING CONDITIONS



1940'S TAX PHOTO



DOOR LEAFS AND LIGHT FIXTURES ARE NOT ORIGINAL

CURRENT PHOTO

ENTRY DOOR - EXISTING STREET CONTEXT



9 E76TH STREET



11 1/2 E76TH STREET



15 E76TH STREET



17 E76TH STREET



19 E76TH STREET



14 E76TH STREET



E76TH STREET

14

KEY PLAN

11 E76TH STREET

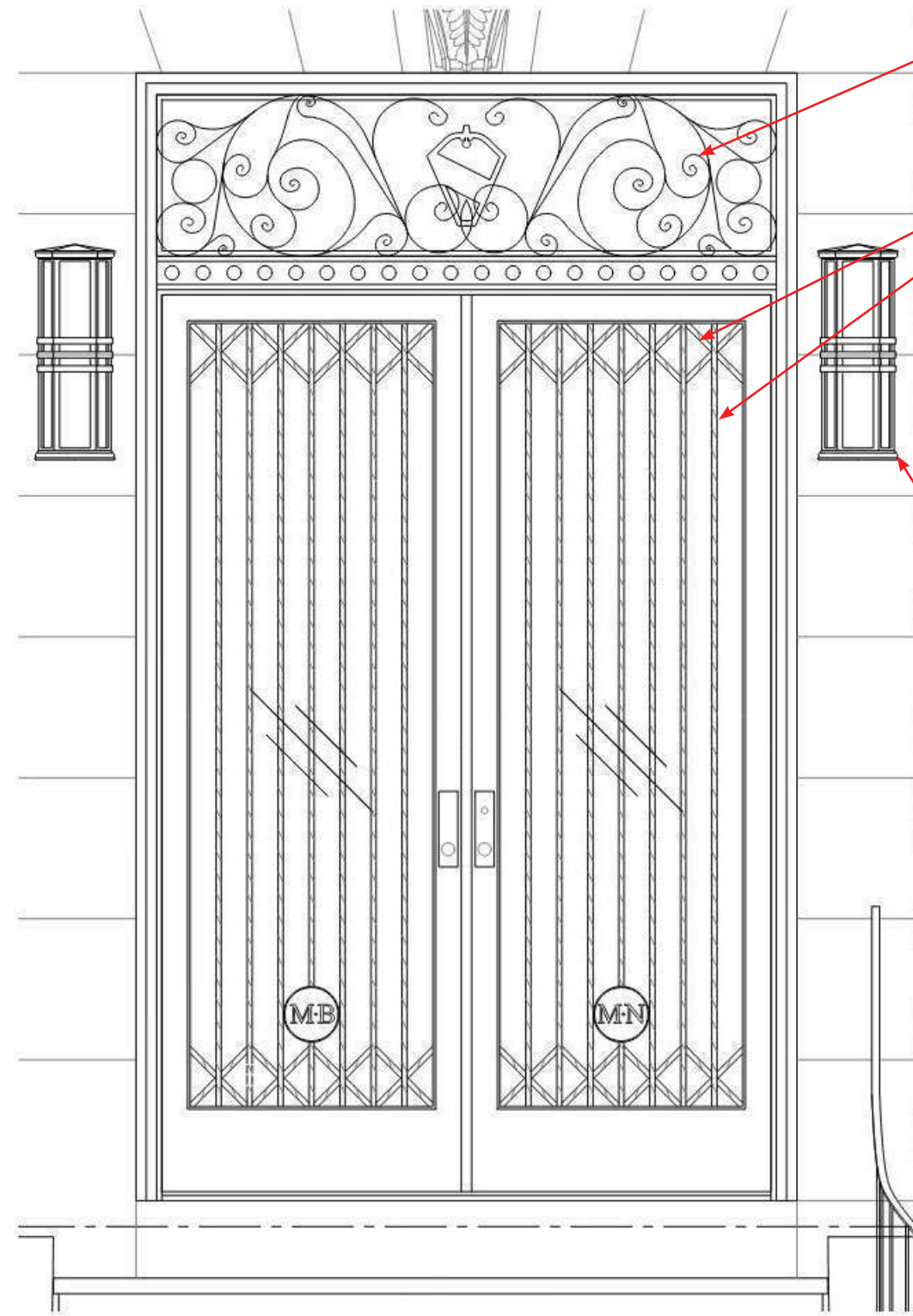
05.18.2026

BEHINA

ENTRY DOOR - EXISTING & PROPOSED

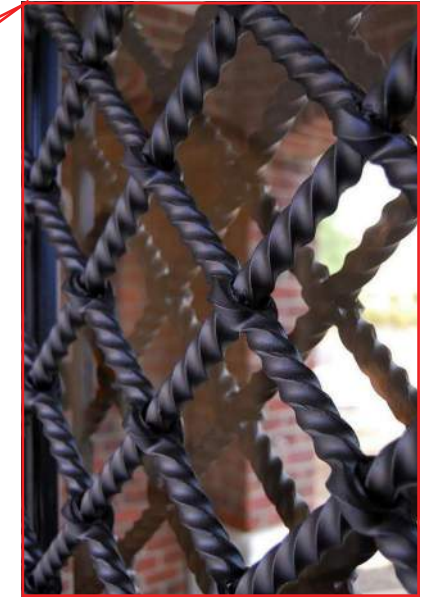


EXISTING



PROPOSED

EXISTING TRANSOM
IRONWORK TO REMAIN

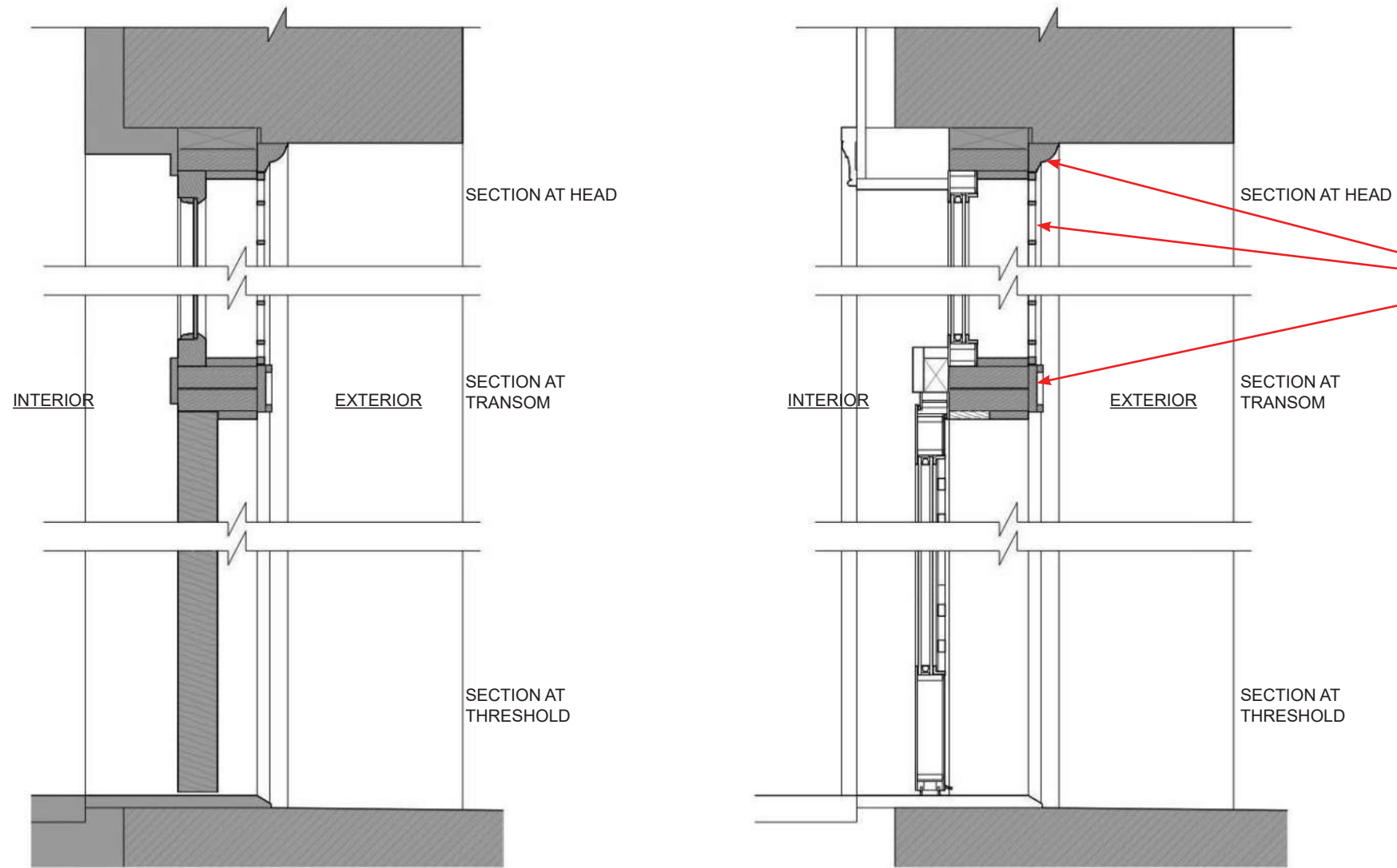


PAINTED IRON & GLASS
DOOR & TRANSOM

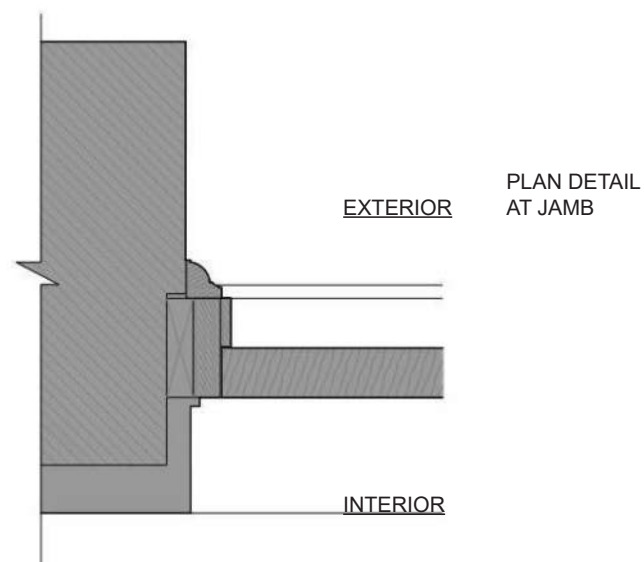


BLACK NICKEL &
FROSTED LIGHT FIXTURE

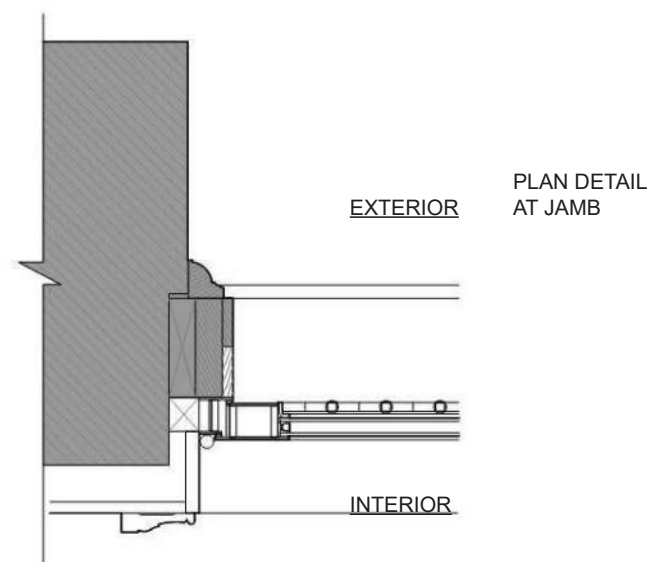
ENTRY DOOR - EXISTING & PROPOSED



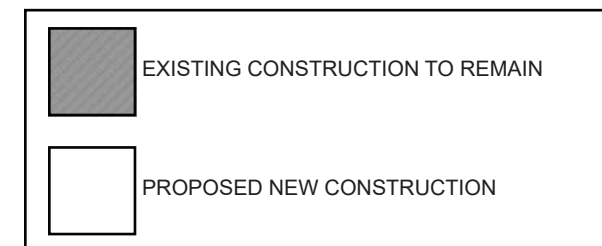
EXISTING BRICK MOLDING, TRANSOM TRIM, AND IRONWORK TO REMAIN



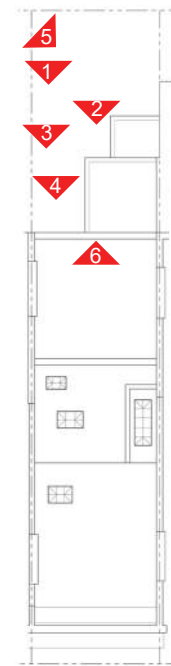
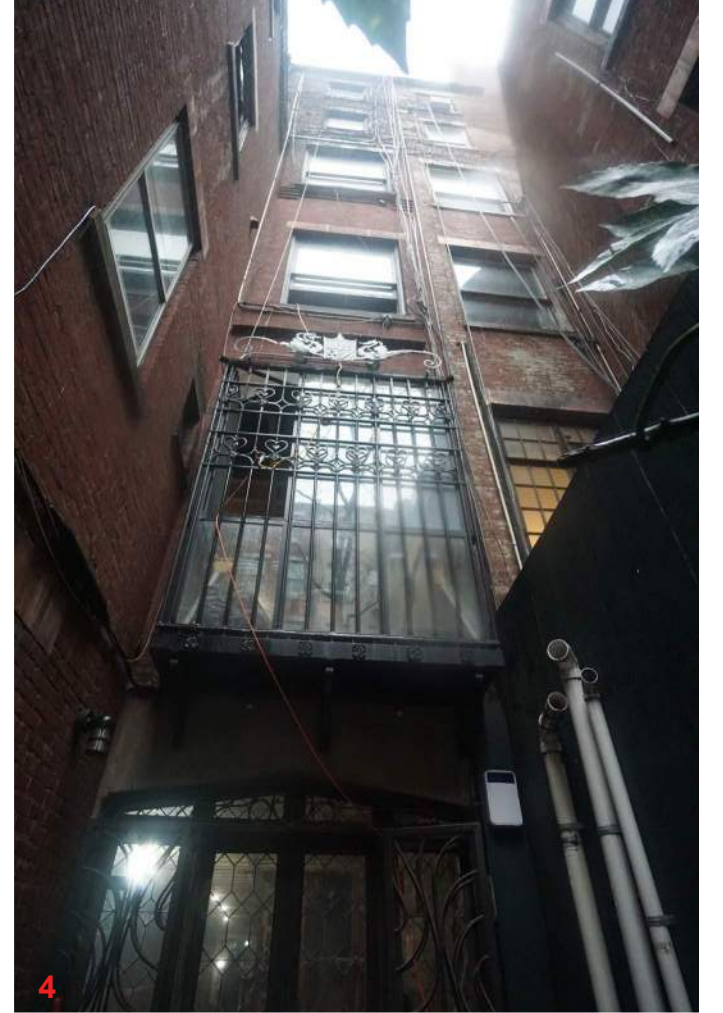
EXISTING



PROPOSED



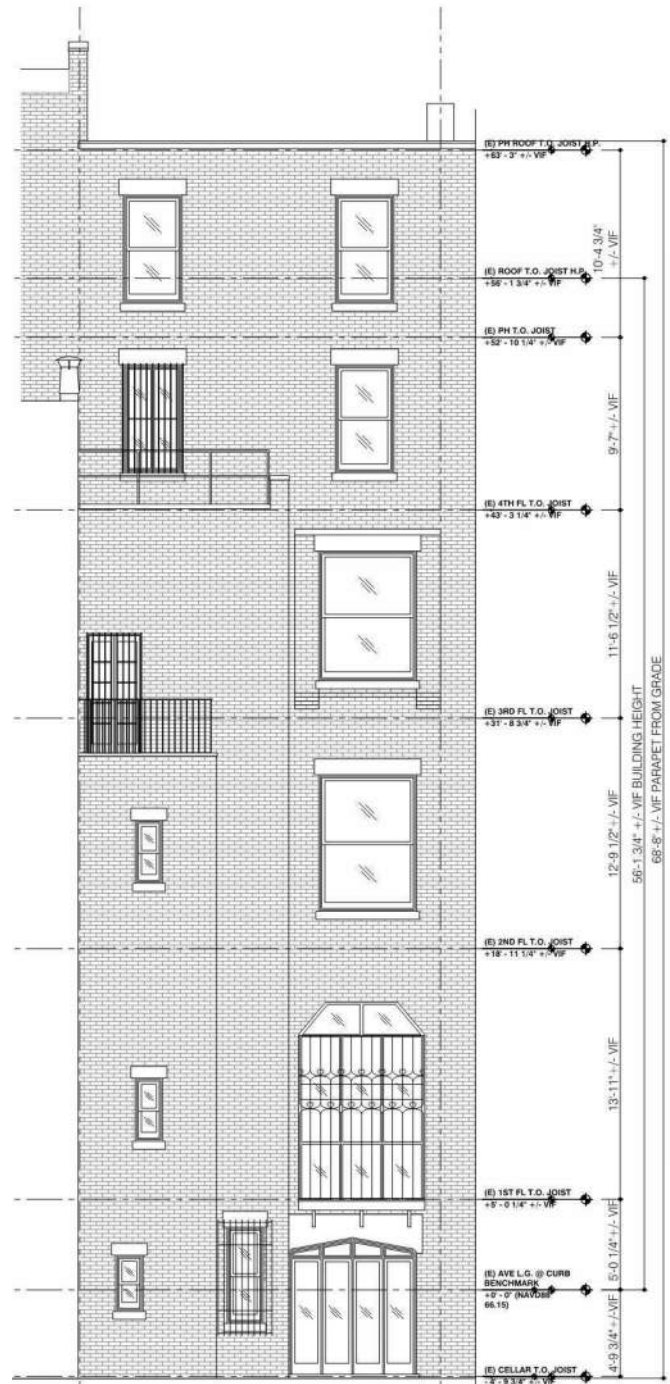
SECONDARY FACADE (REAR) CONTEXT PHOTOS



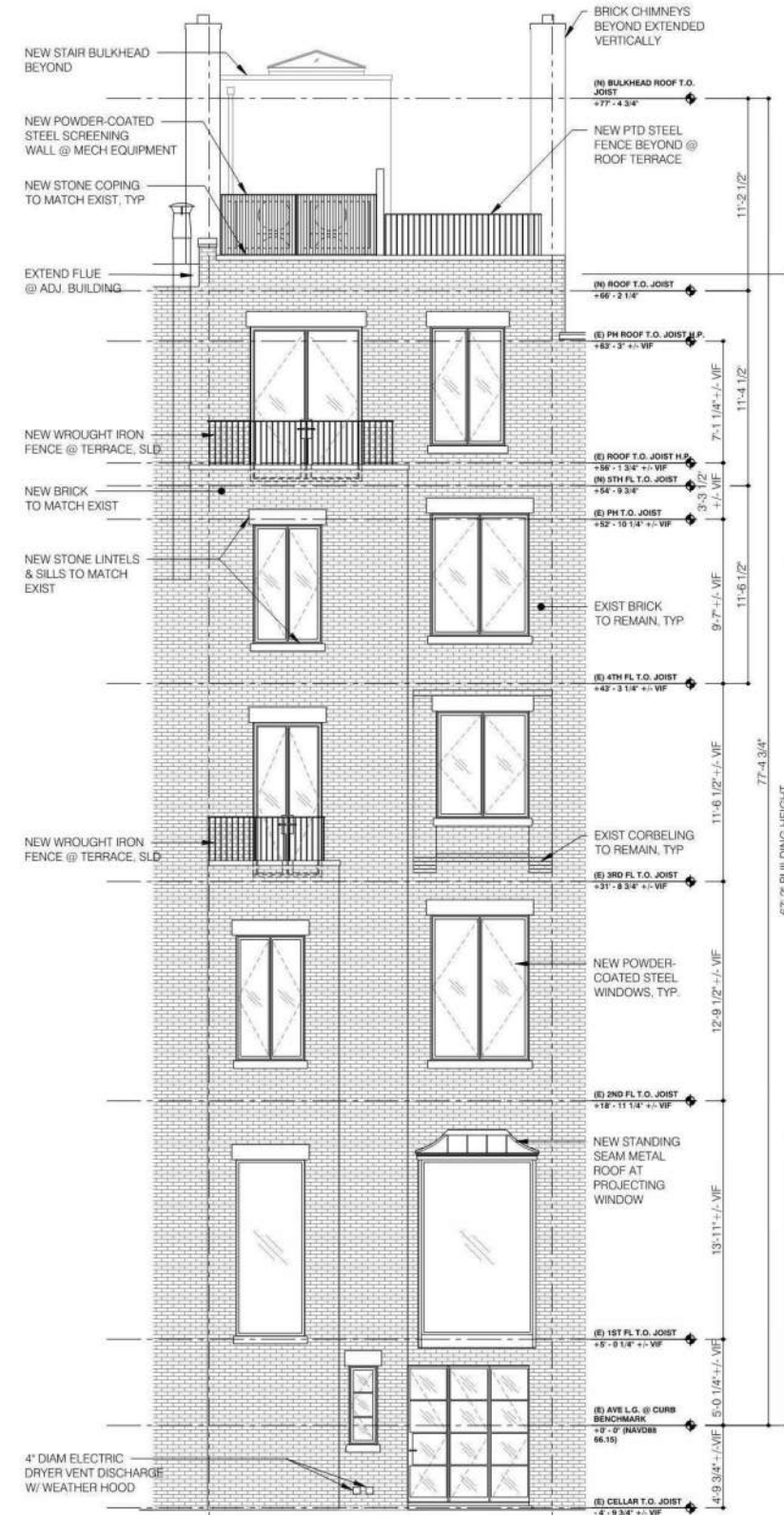
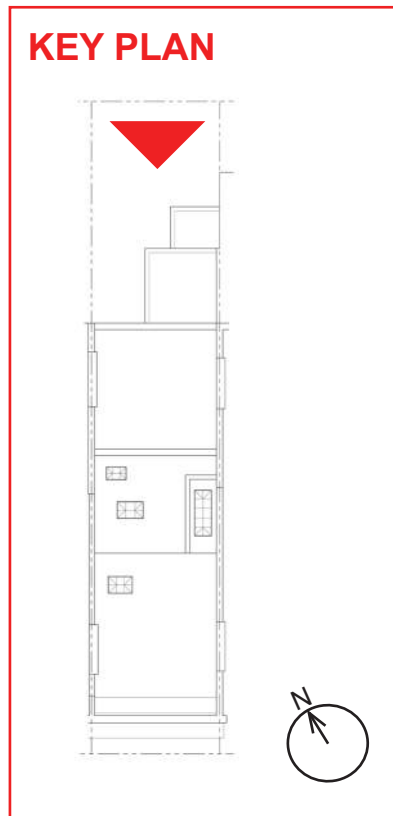
KEY PLAN



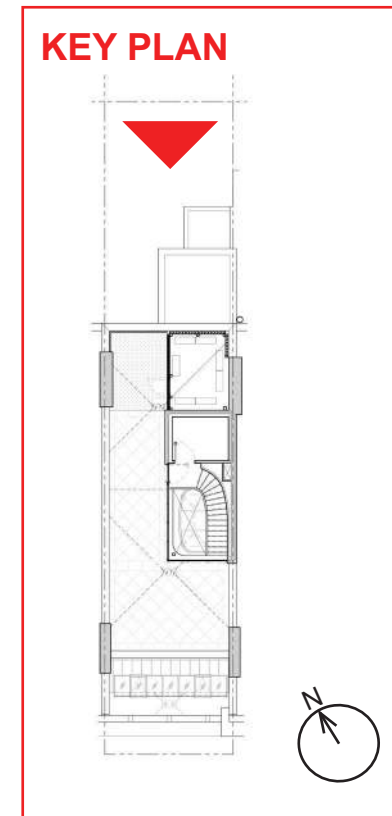
SECONDARY (REAR) ELEVATION - EXISTING AND PROPOSED



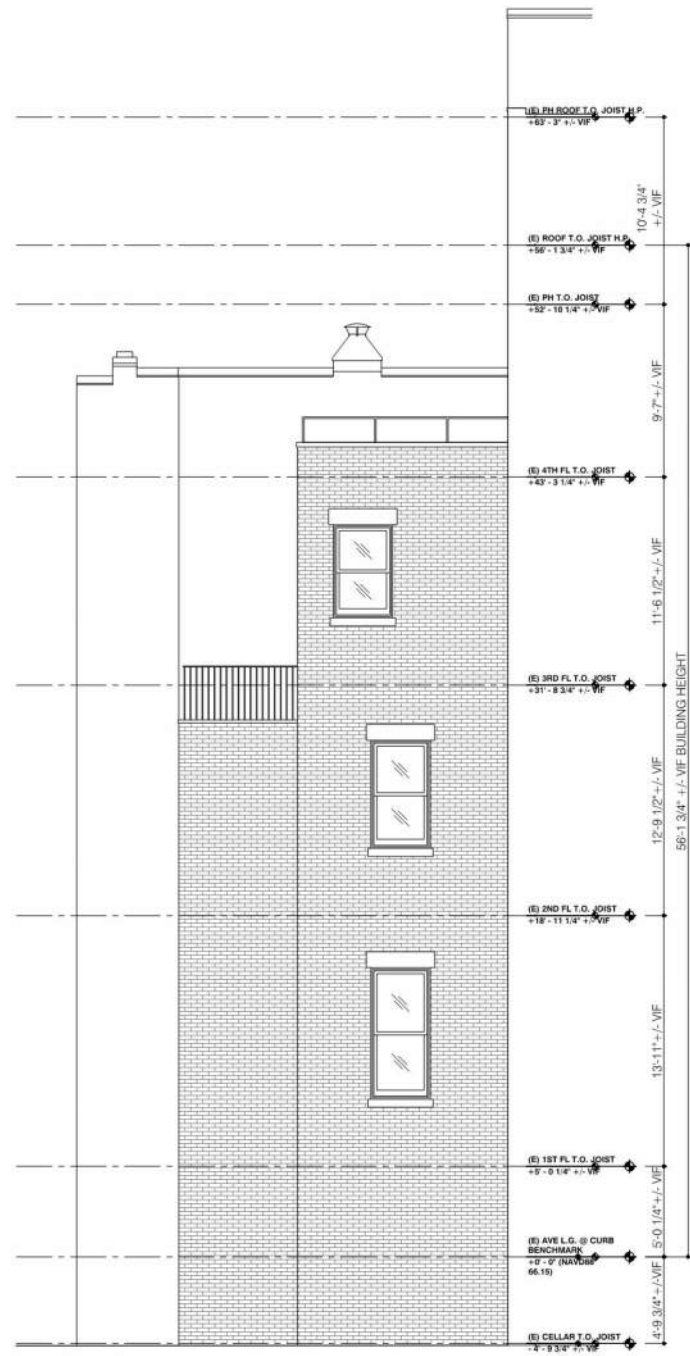
EXISTING REAR ELEVATION



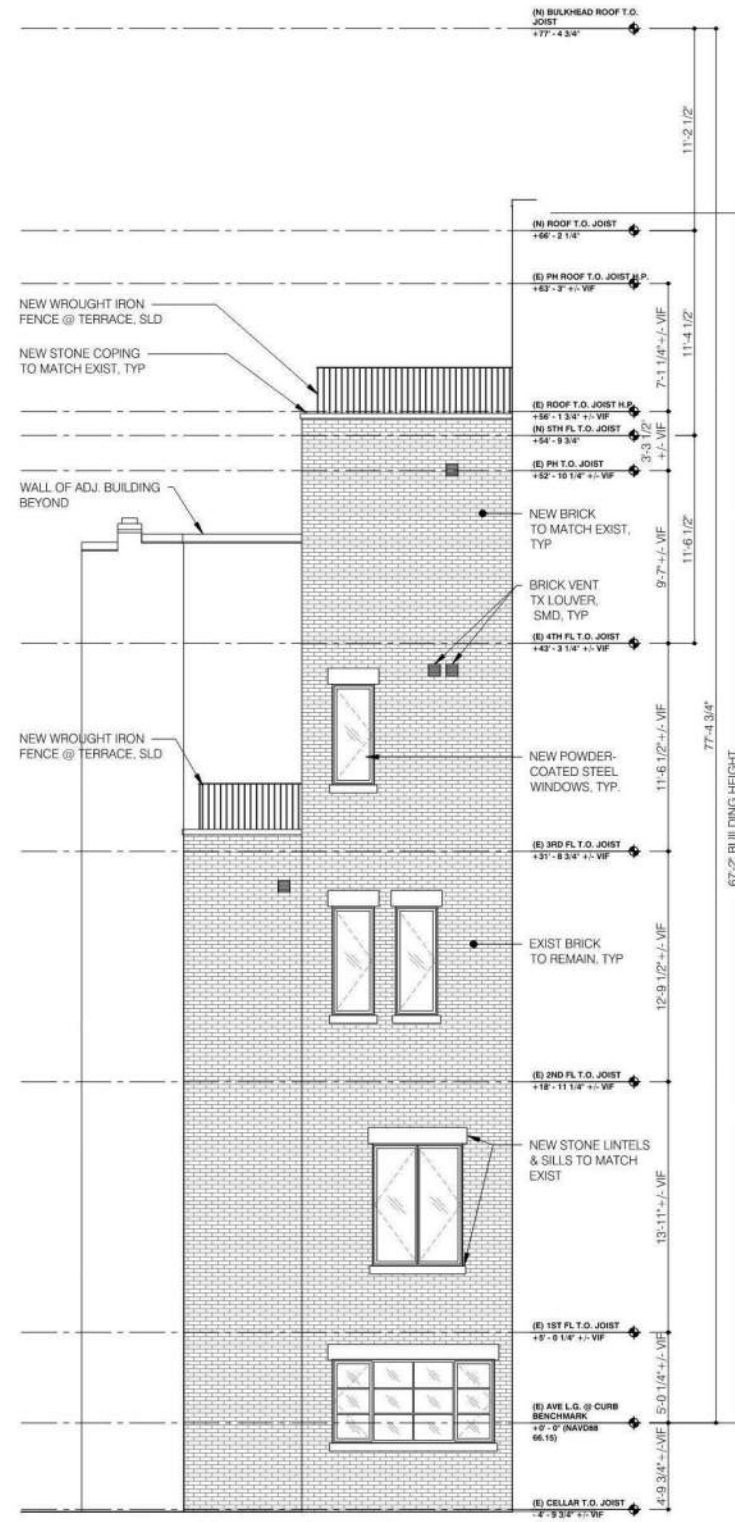
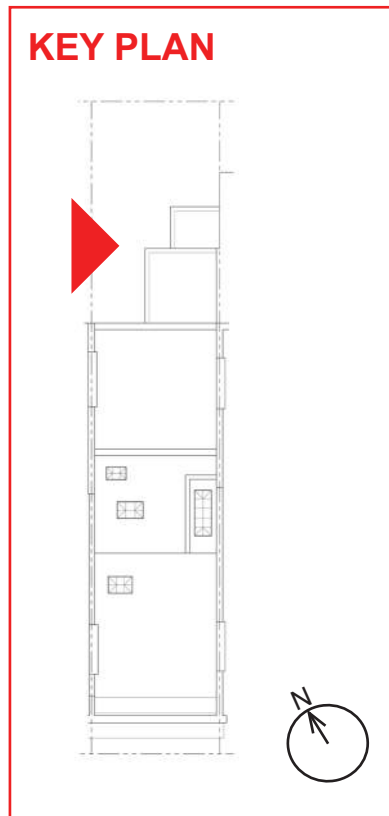
PROPOSED REAR ELEVATION



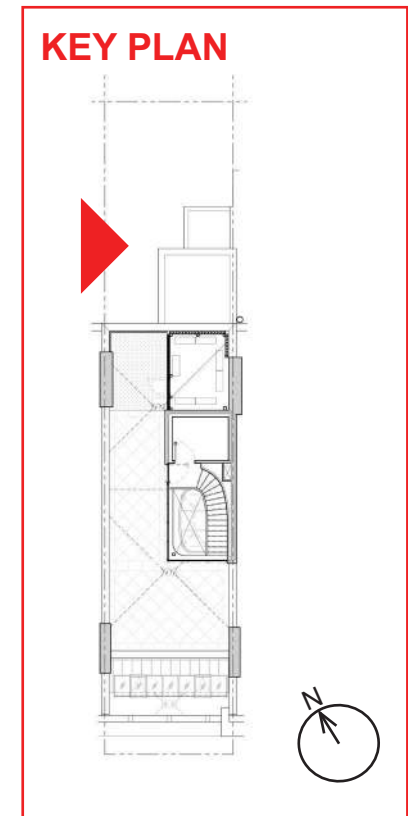
SECONDARY (REAR) ELEVATION - EXISTING AND PROPOSED



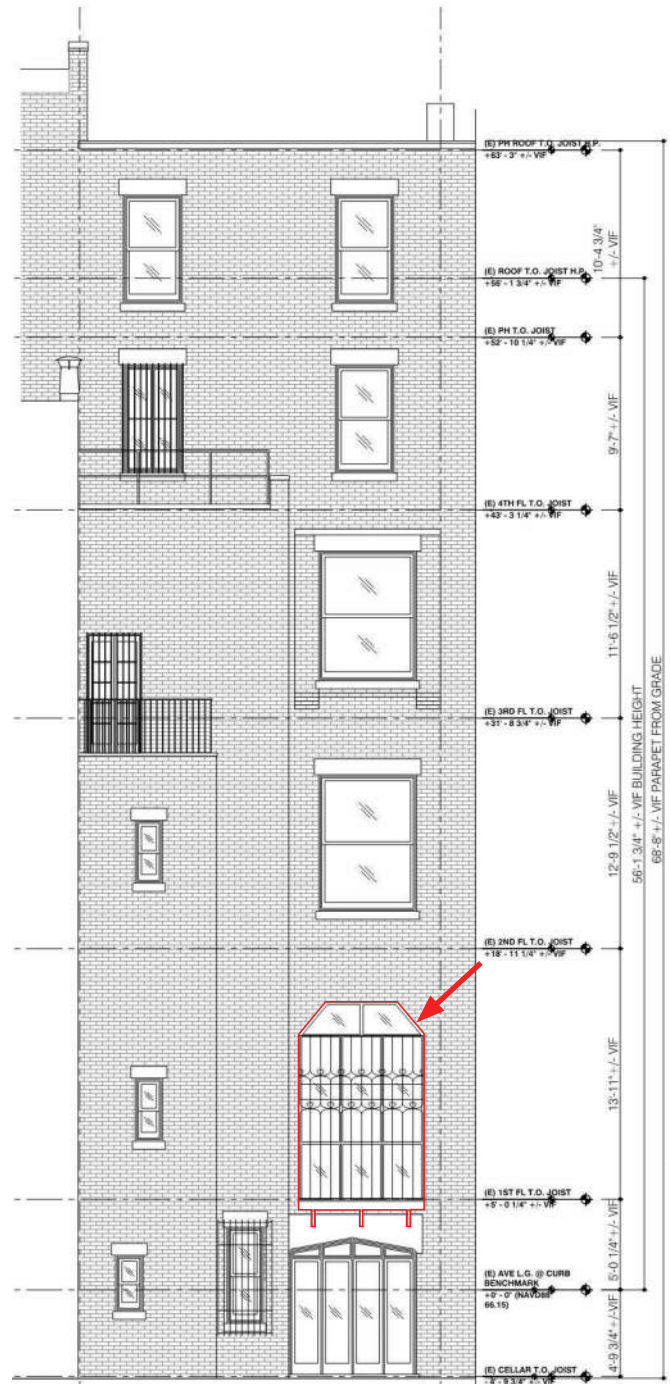
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



REAR FACADE - EXISTING FIRST FLOOR PROJECTING WINDOW



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

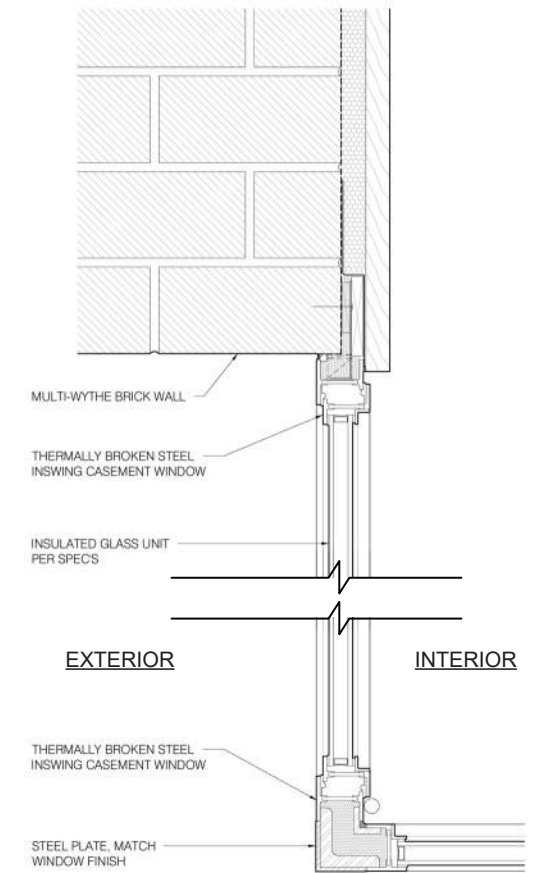
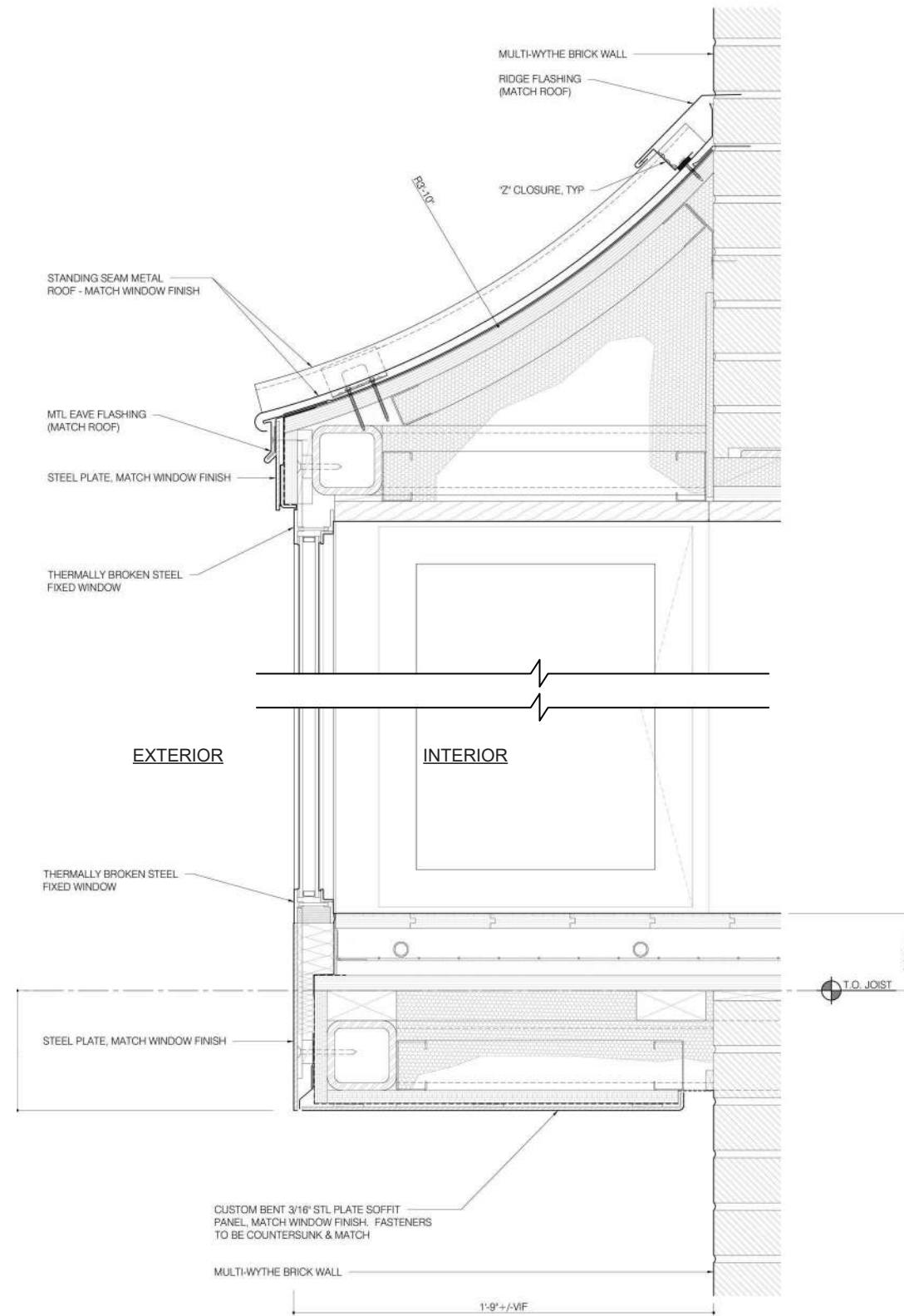
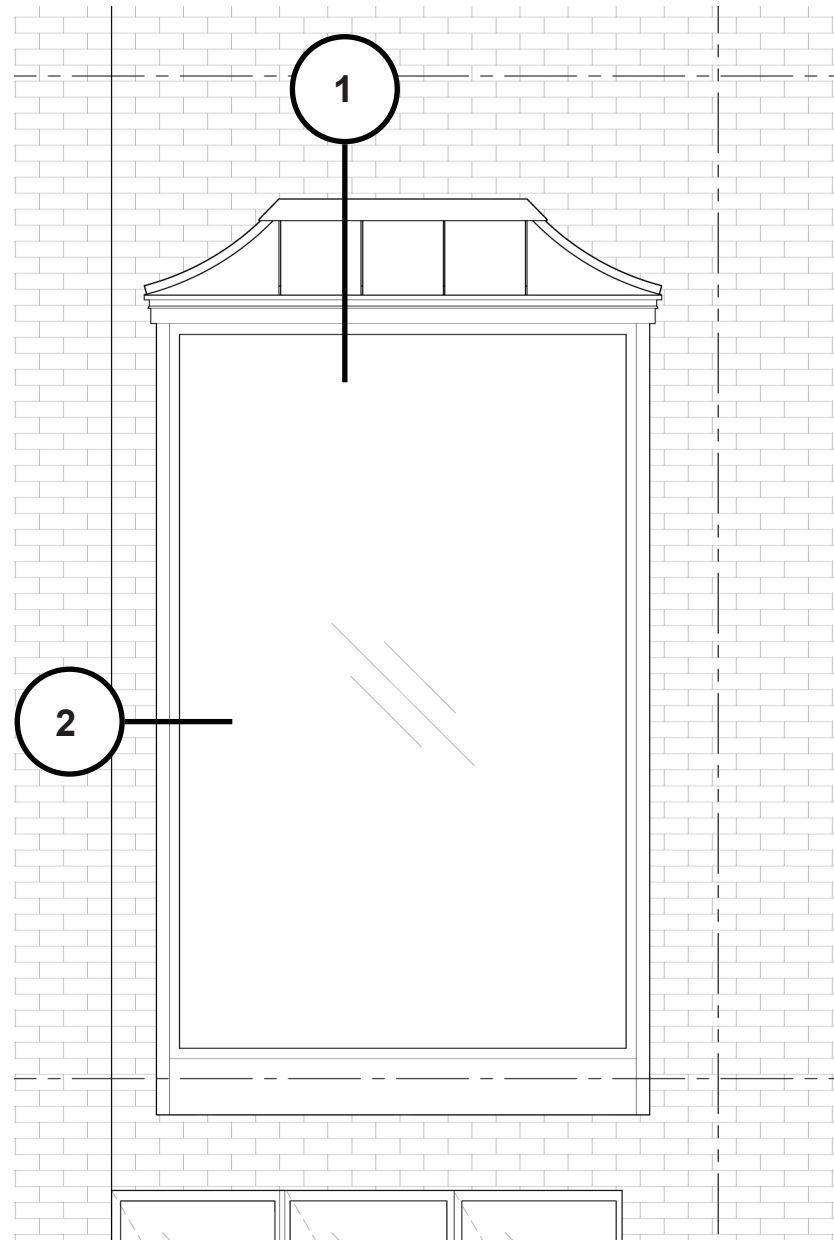


PHOTO OF EXISTING FROM EXTERIOR



PHOTO OF EXISTING FROM EXTERIOR

EXISTING REAR ELEVATION



PROPOSED ELEVATION

1 | SECTION DETAIL - PROJECTING WINDOW

2 | PLAN DETAIL - PROJECTING WINDOW

REAR FACADE - EXISTING CELLAR DOOR



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

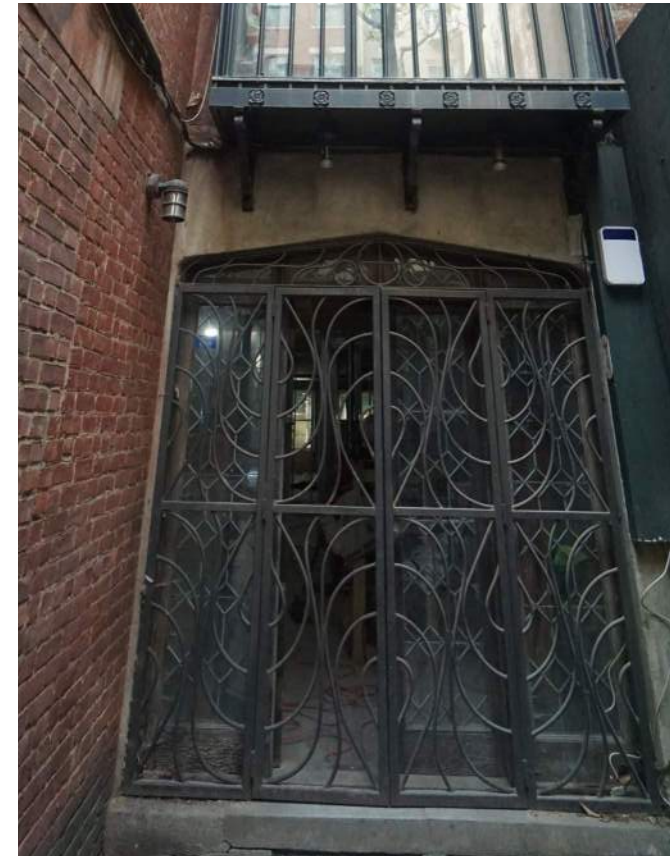


PHOTO OF EXISTING FROM EXTERIOR

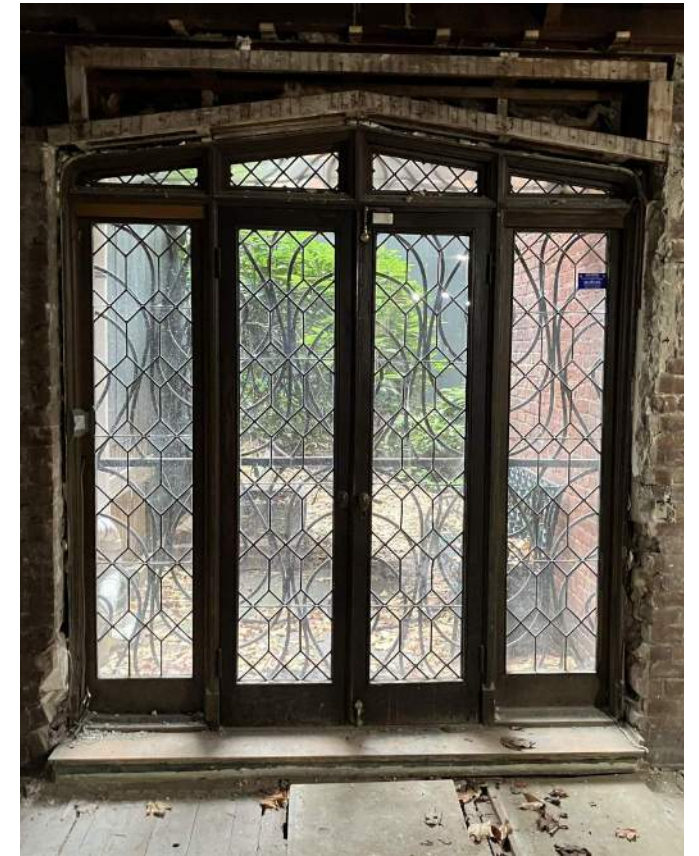


PHOTO OF EXISTING FROM INTERIOR



PHOTO OF EXISTING FROM EXTERIOR



PHOTO OF EXISTING FROM EXTERIOR



PHOTO OF EXISTING LINTEL FROM INTERIOR

EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

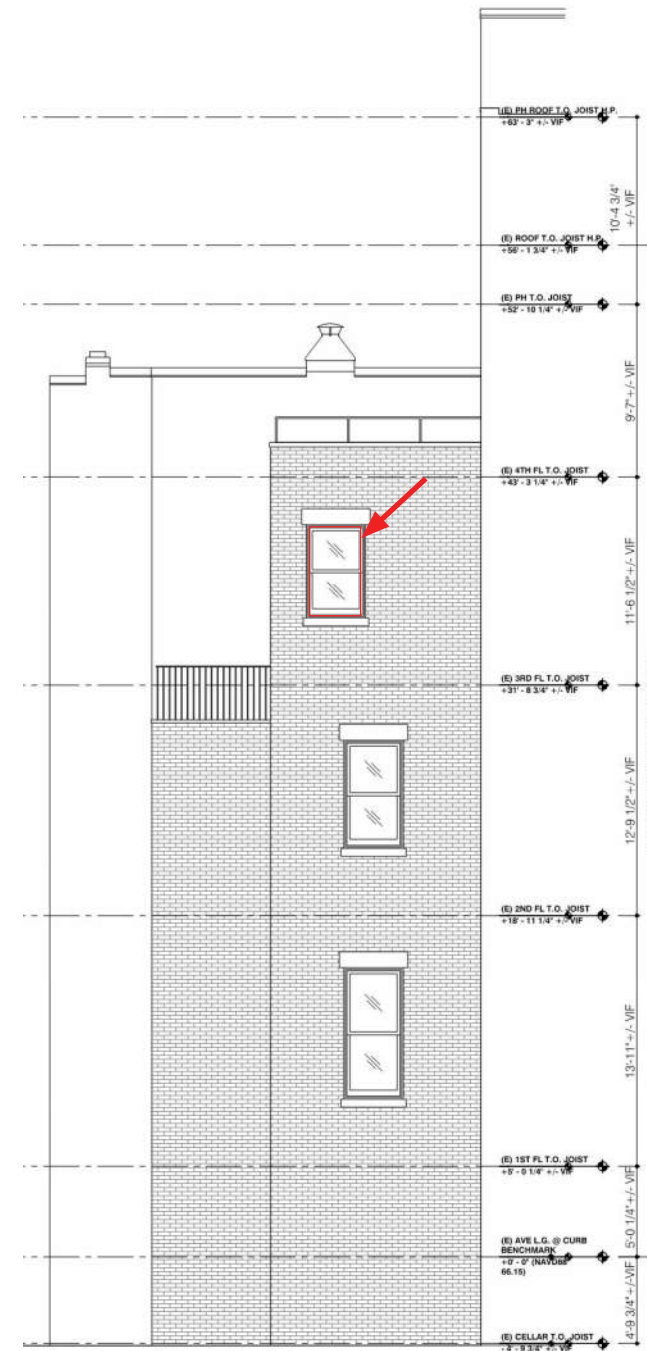


PHOTO OF EXISTING FROM EXTERIOR



PHOTO OF EXISTING FROM EXTERIOR

IRONWORK HAS DETERIORATED AND DOES NOT APPEAR TO BE PART OF A UNIFIED PATTERN OR SIMILAR TO IRONWORK ELSEWHERE ON SITE, AND IS PROPOSED TO BE REMOVED



EXISTING SIDE ELEVATION @

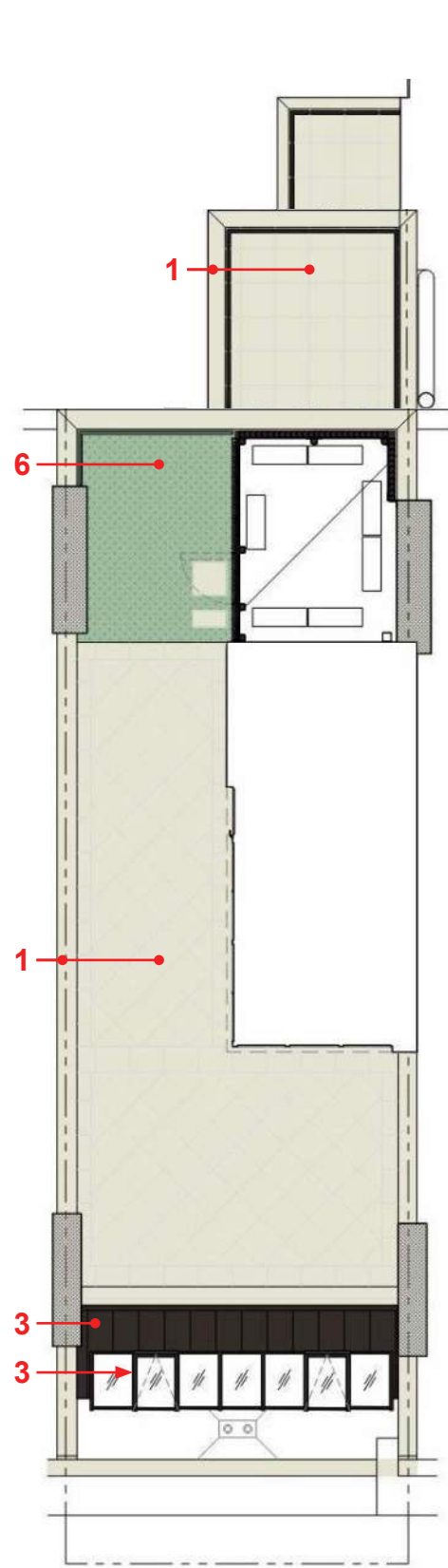


PHOTO OF EXISTING WINDOW FROM INTERIOR

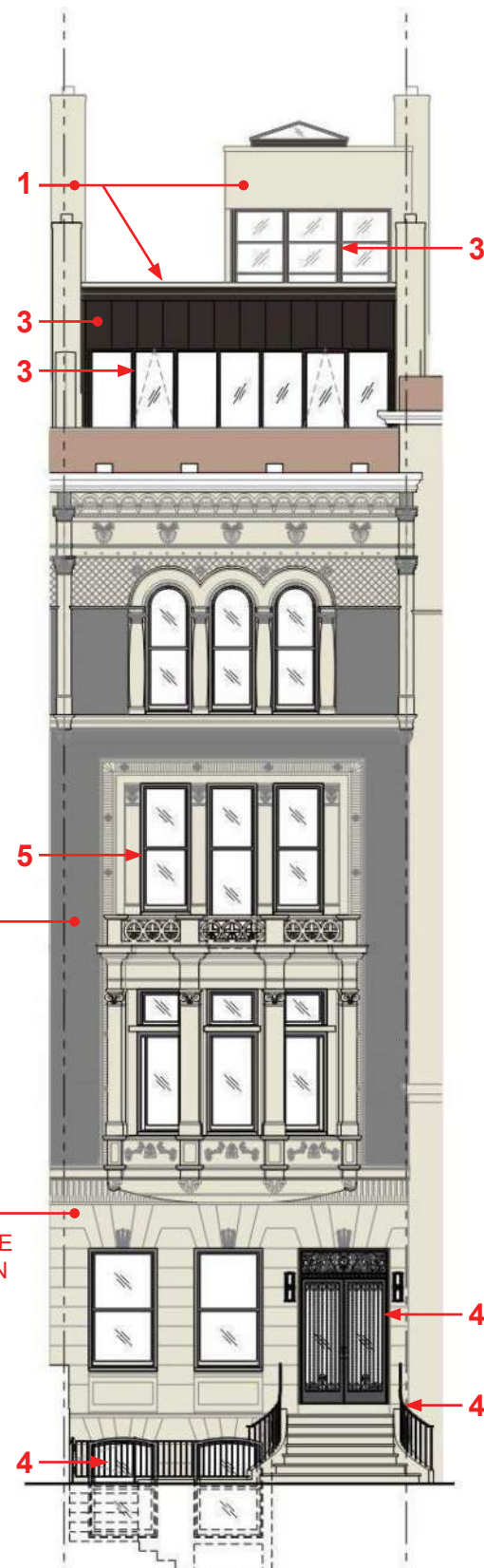


PHOTO OF EXISTING WINDOW FROM EXTERIOR

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.



ROOF PLAN

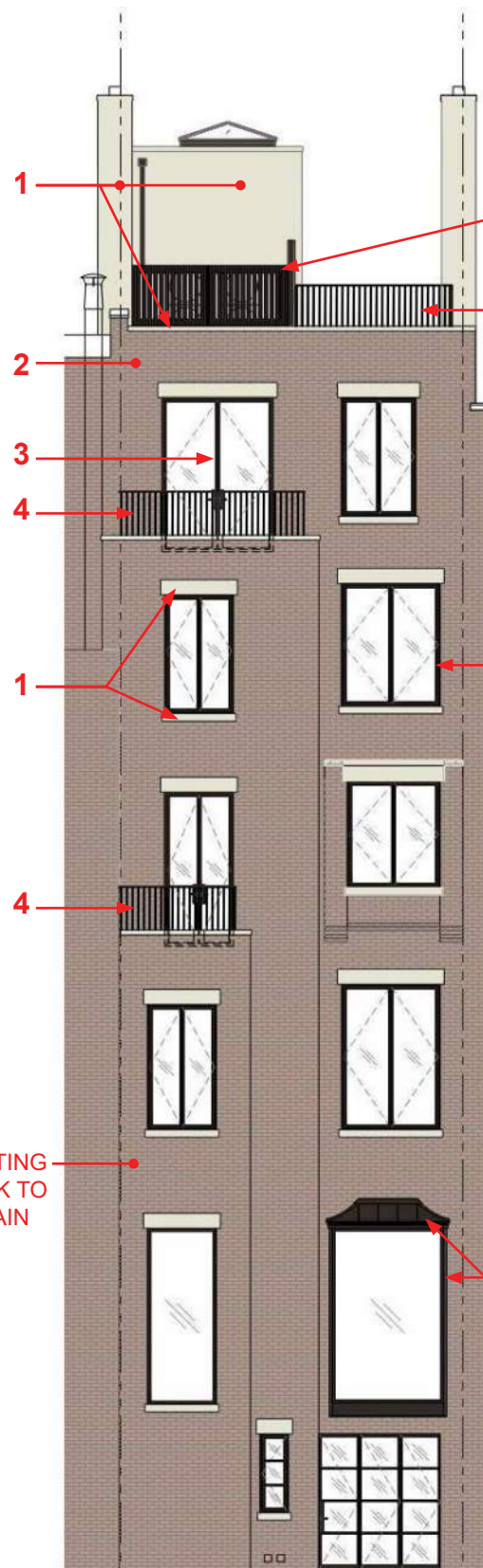


PRIMARY (FRONT) ELEVATION

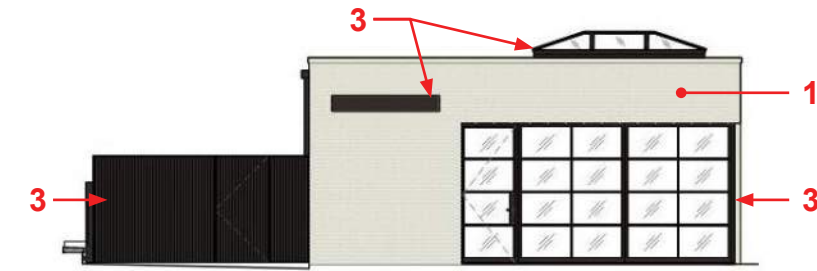
EXISTING GREY ROMAN BRICK TO REMAIN

EXISTING LIMESTONE TO REMAIN

EXISTING BRICK TO REMAIN



SECONDARY (REAR) ELEVATION



BULKHEAD & SCREEN ELEVATION



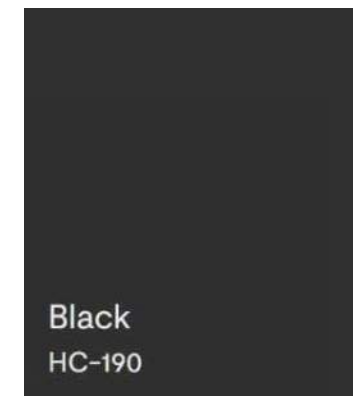
(1) INDIANA LIMESTONE, STANDARD SILVER BUFF (MATCH EXISTING)



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



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



(4) PAINTED BLACK (BM HC-190)

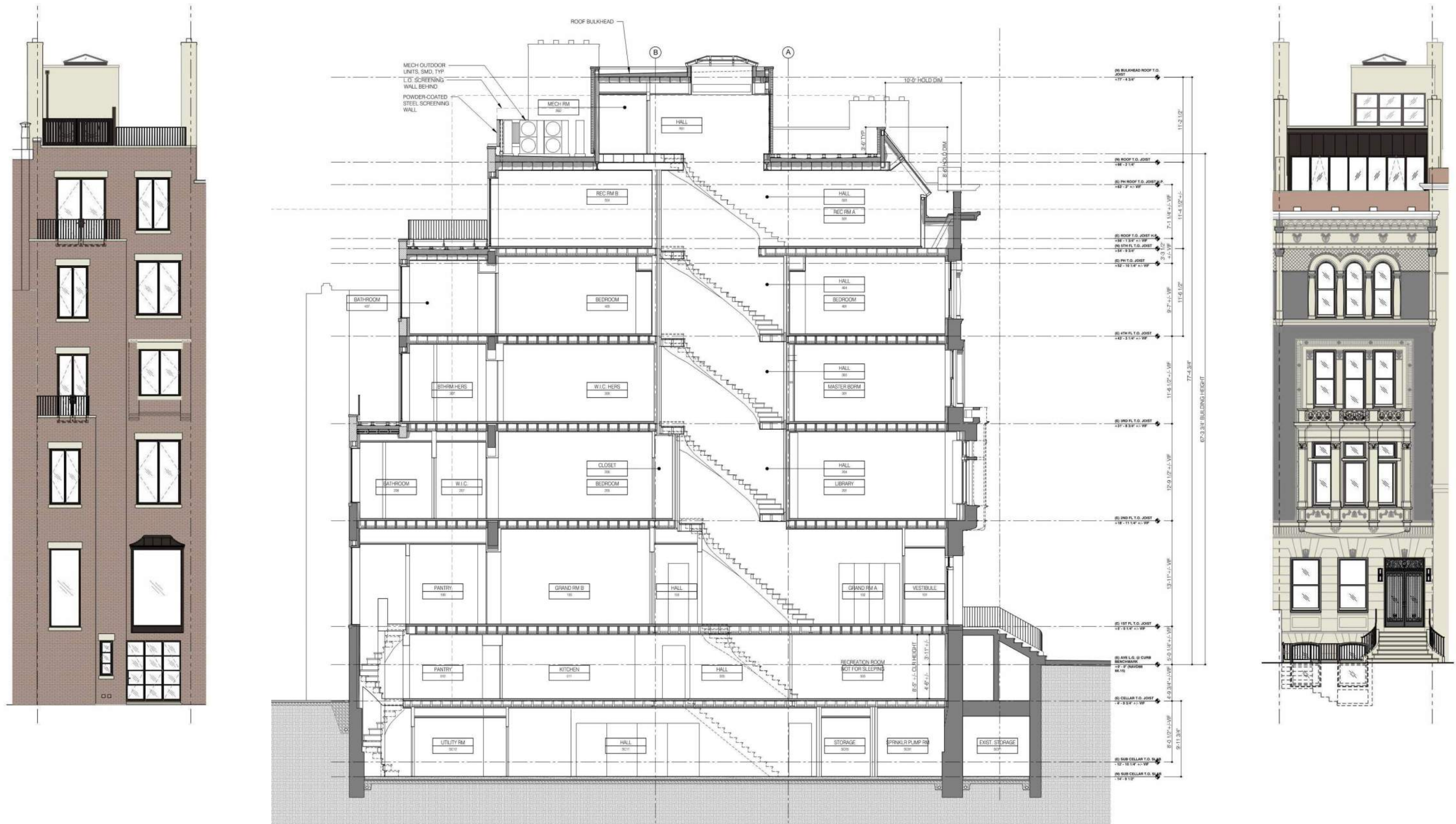


(5) PAINTED DOVE WING (BM OC-18)



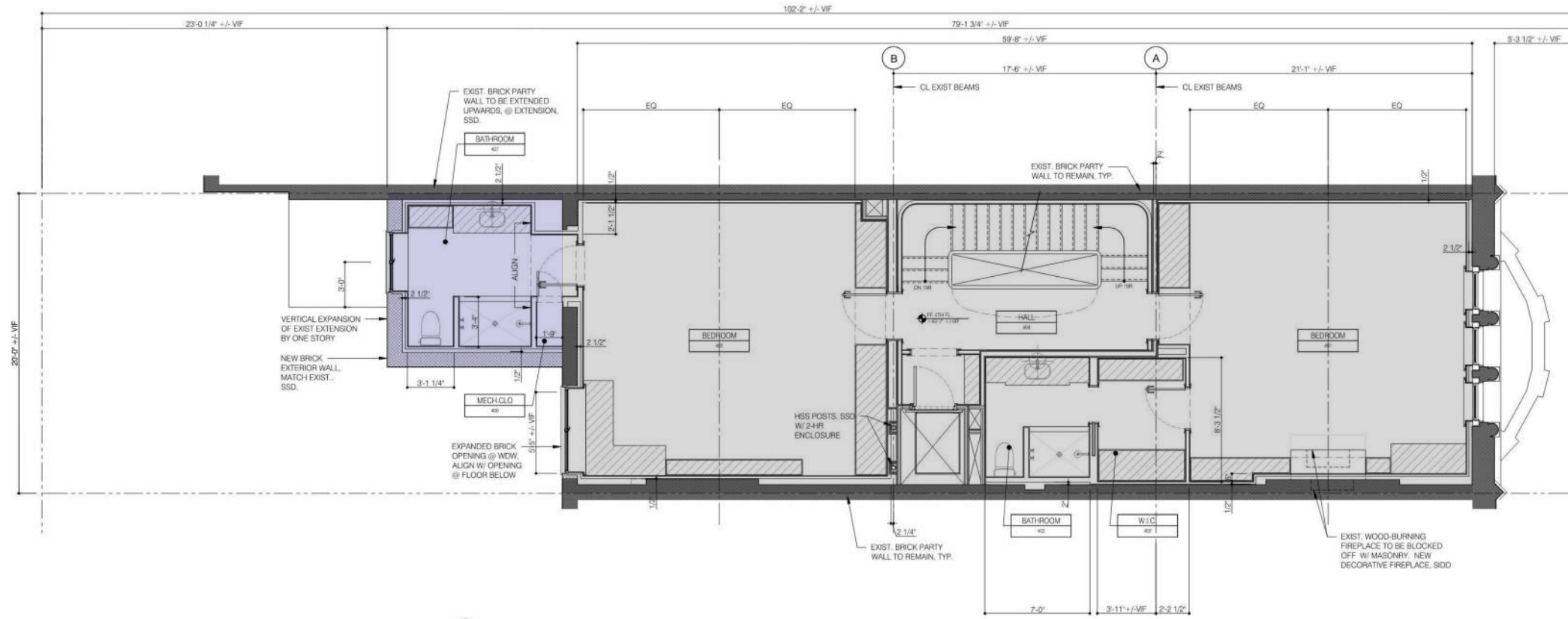
(6) GREEN ROOF: SEDUM IN EXTENSIVE TRAY SYSTEM, FDNY COMPLIANT

OVERVIEW SECTION & ELEVATIONS

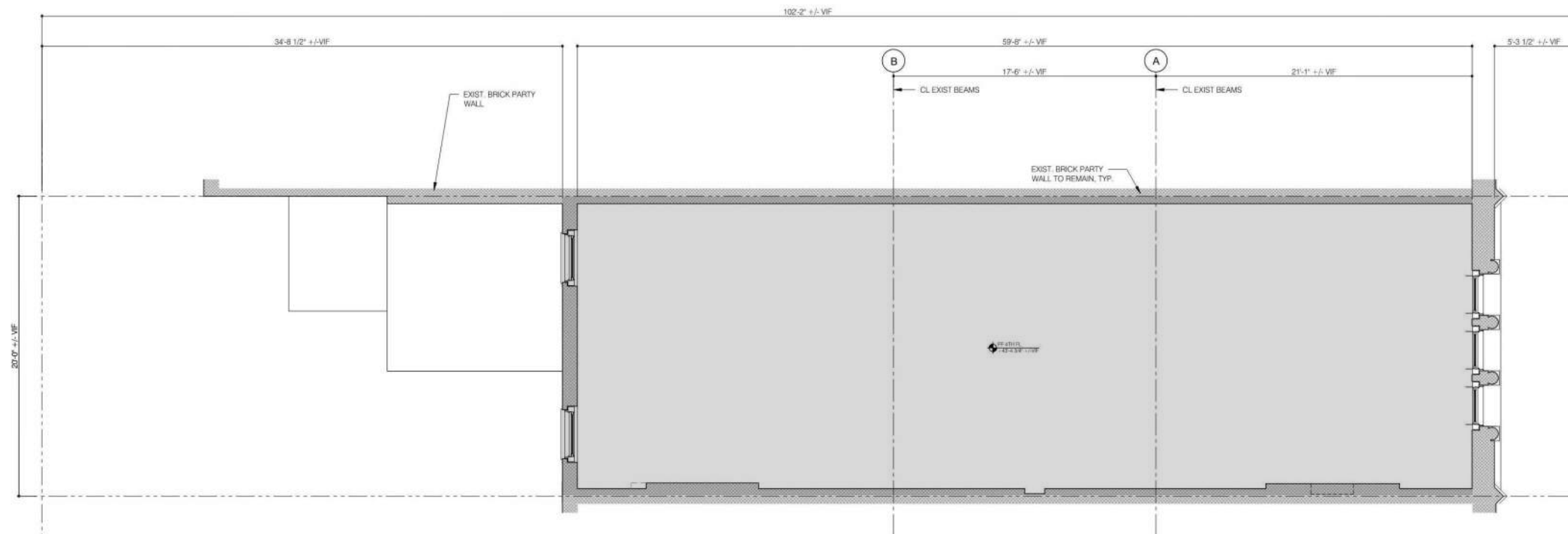


APPENDIX

APPENDIX: PLANS - EXISTING & PROPOSED - 4TH FLOOR



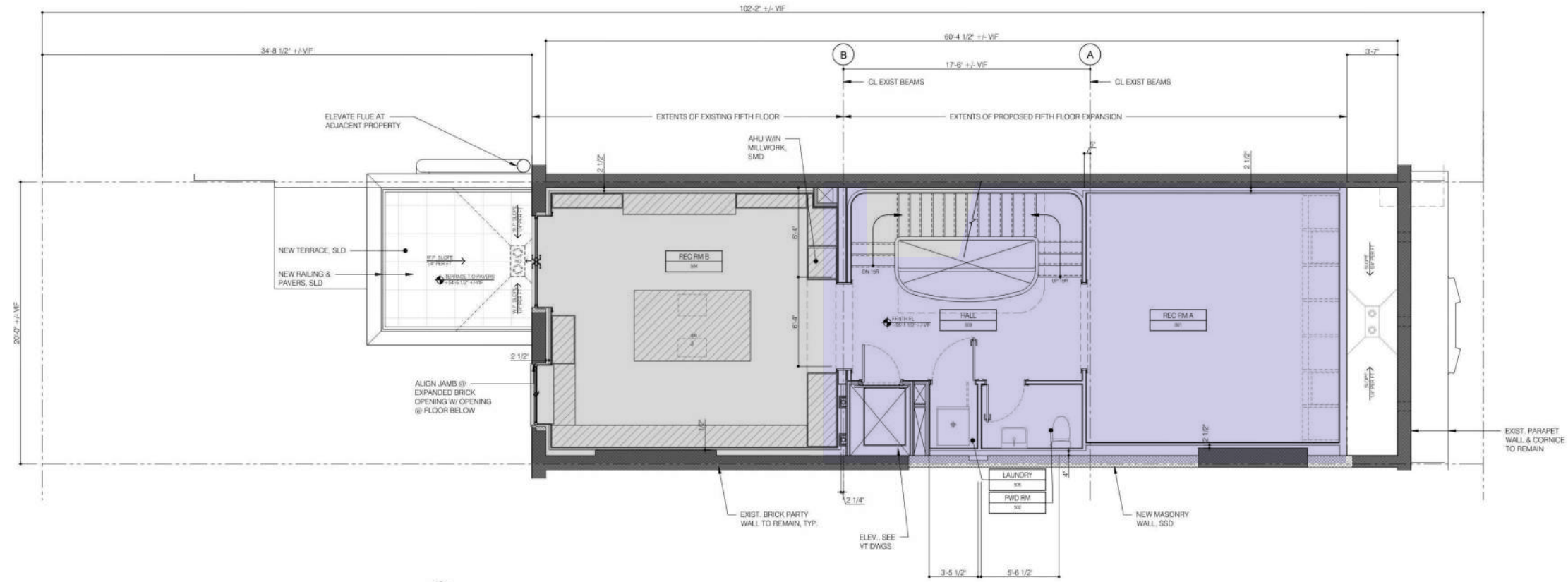
10 PLAN - FOURTH FLOOR
A-105 1/8" = 1'-0"
0 2 4 6 FEET



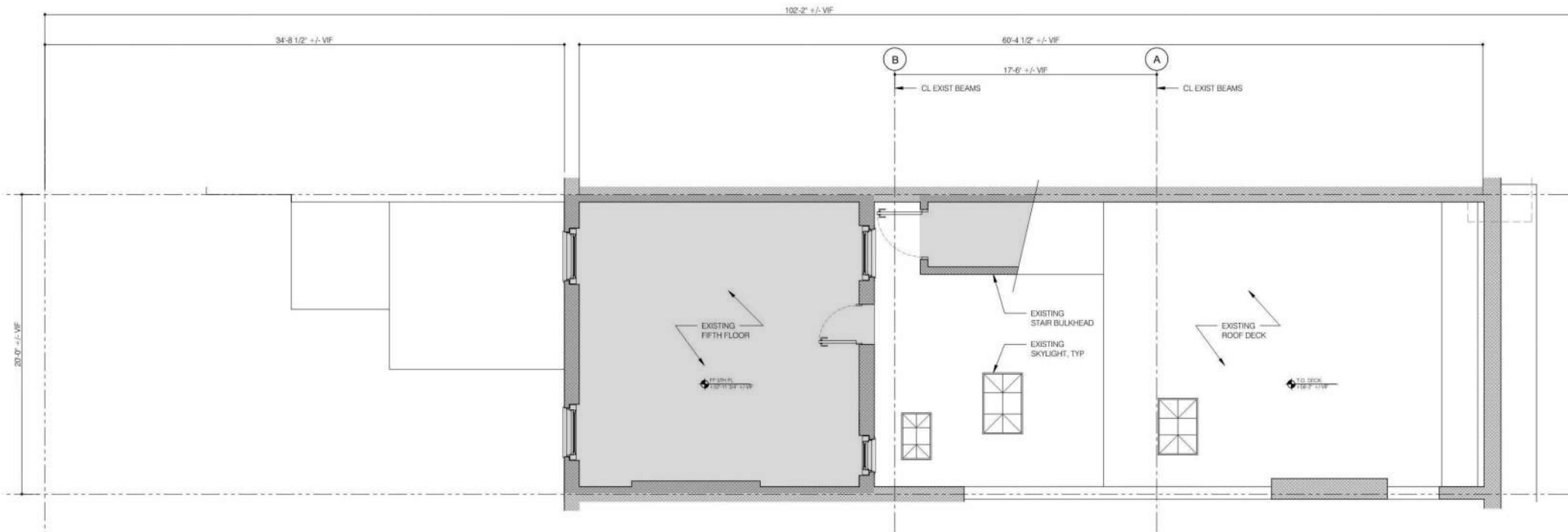
10 PLAN - EXISTING FOURTH FLOOR
A-105 1/8" = 1'-0"
0 2 4 6 FEET



APPENDIX: PLANS - EXISTING & PROPOSED - 5TH FLOOR



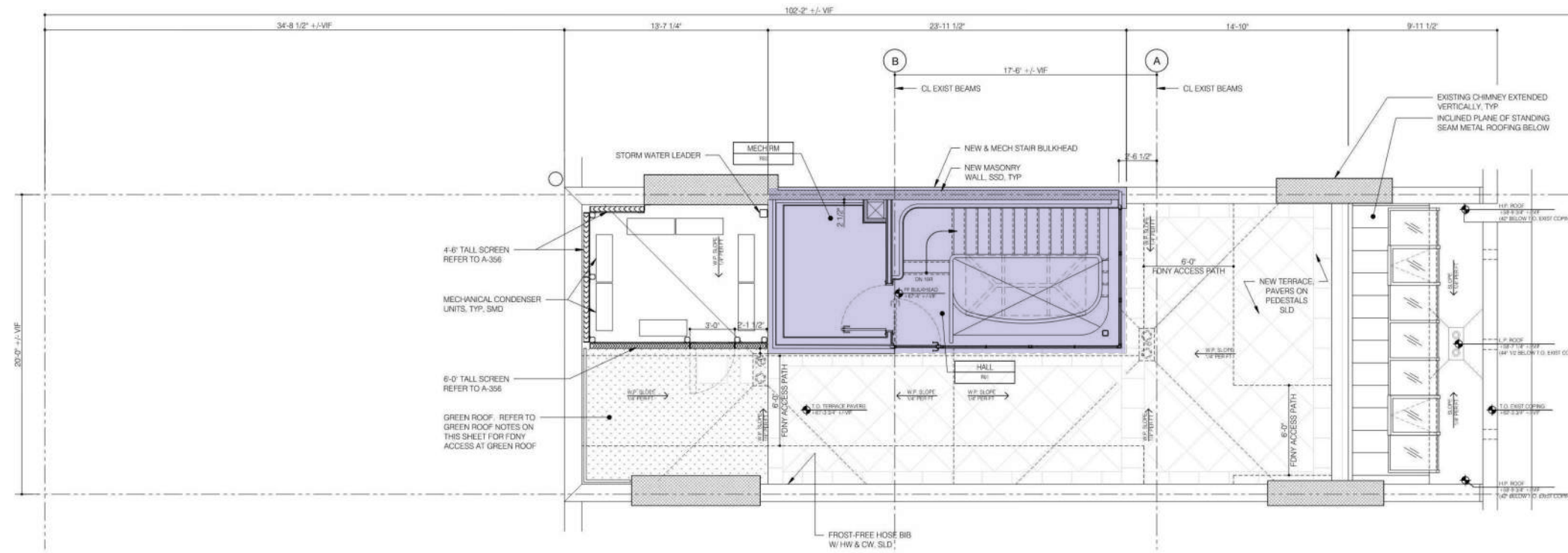
10 PLAN - FIFTH FLOOR
A-106 1/8" = 1'-0"
0 2 4 6 FEET



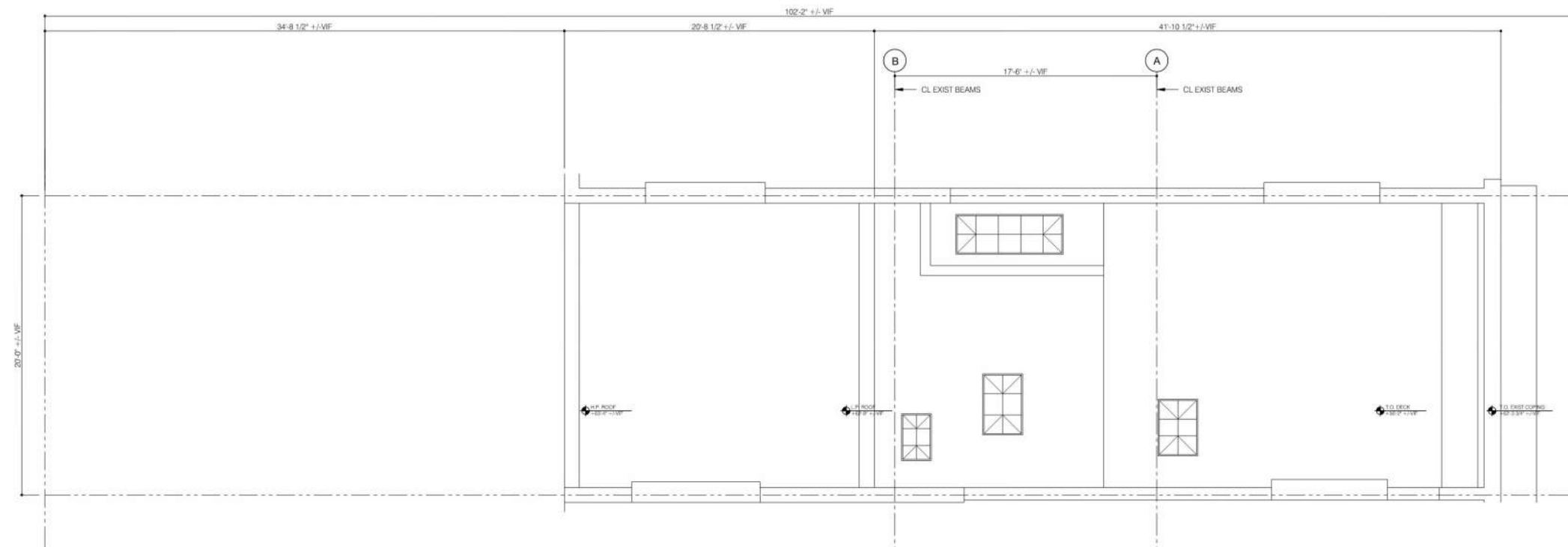
10 PLAN - EXISTING FIFTH FLOOR & ROOF
A-106 1/8" = 1'-0"
0 2 4 6 FEET



APPENDIX: PLANS - EXISTING & PROPOSED - ROOF

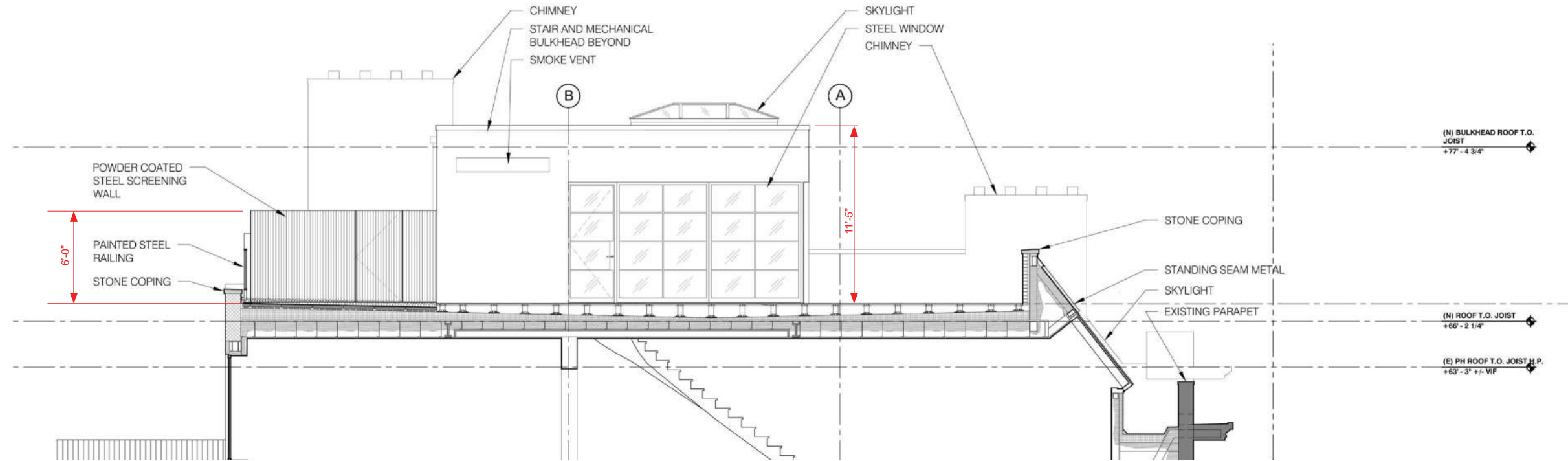


10 PLAN - ROOF & BULKHEAD
A-101 1/8" = 1'-0"
0 2 4 6 FEET

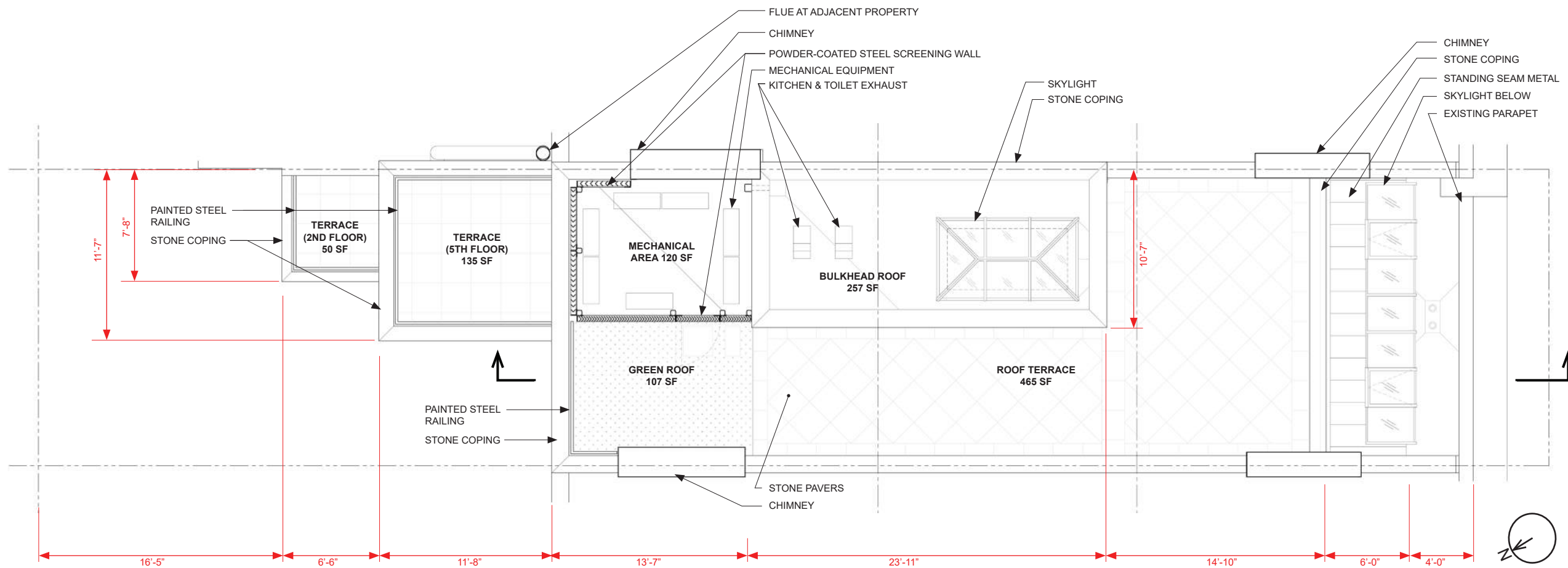


- EXISTING
- PROPOSED NEW

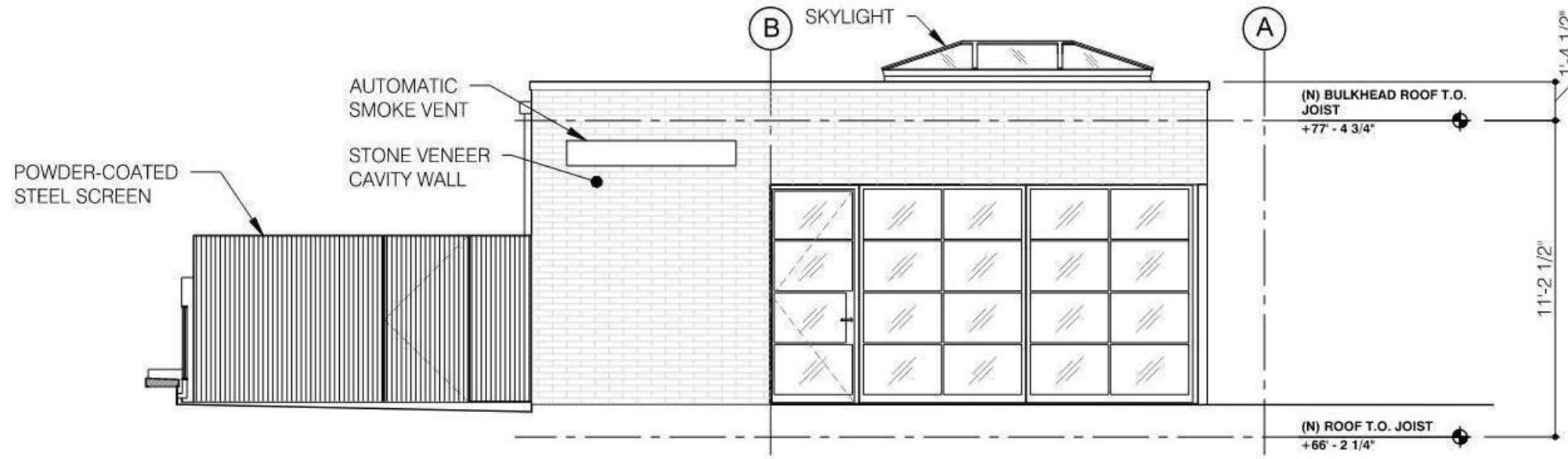
10 PLAN - ROOF & BULKHEAD
A-101 1/8" = 1'-0"
0 2 4 6 FEET



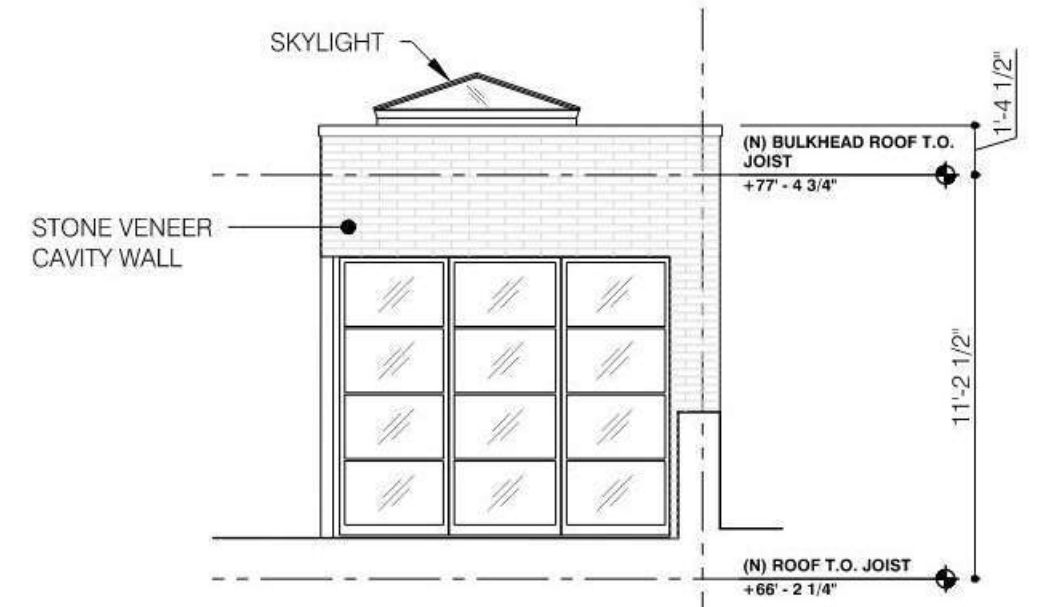
PROPOSED SECTION AT ROOF



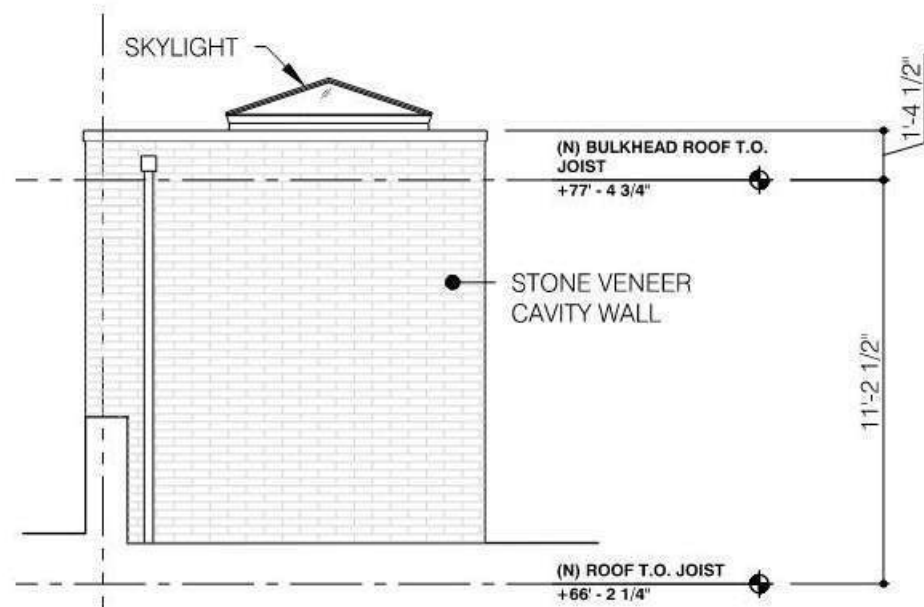
PROPOSED ROOF PLAN



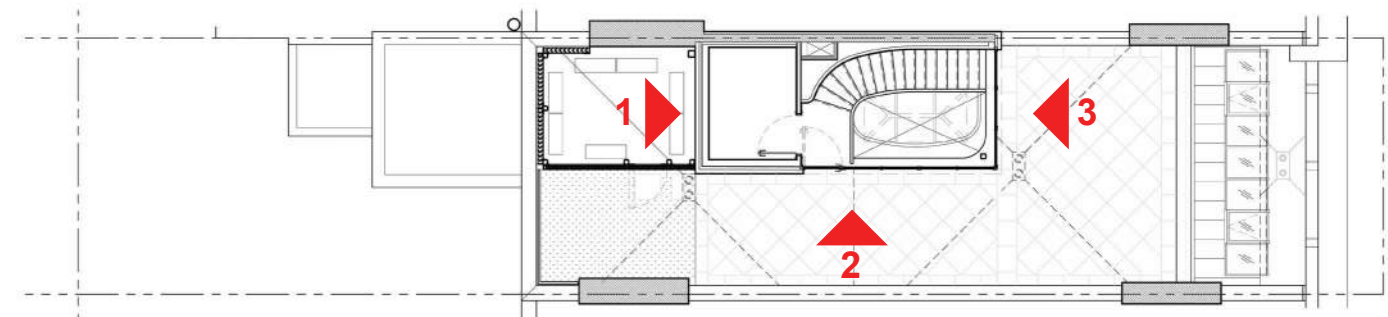
2 | BULKHEAD ELEVATION - WEST



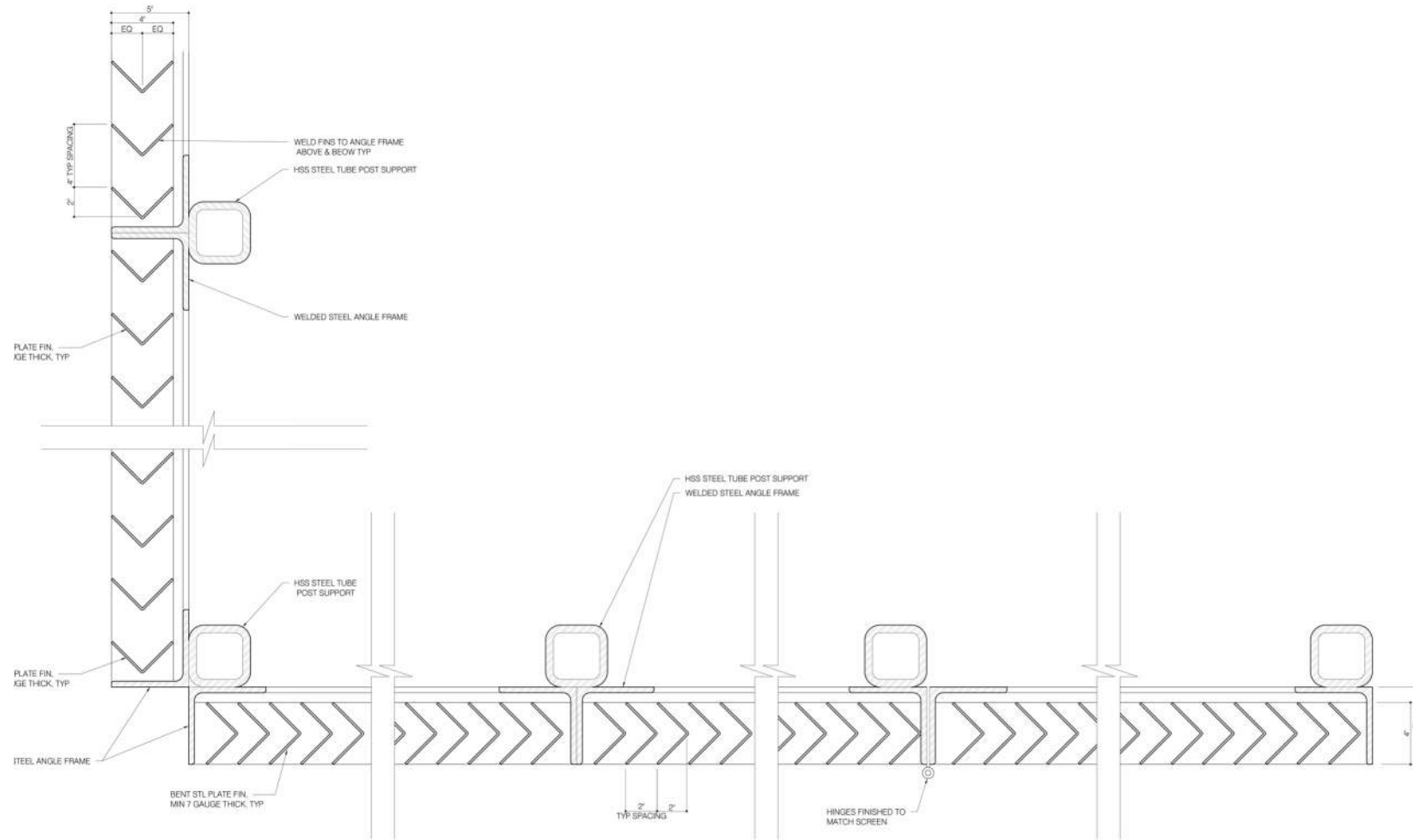
3 | BULKHEAD ELEVATION - SOUTH



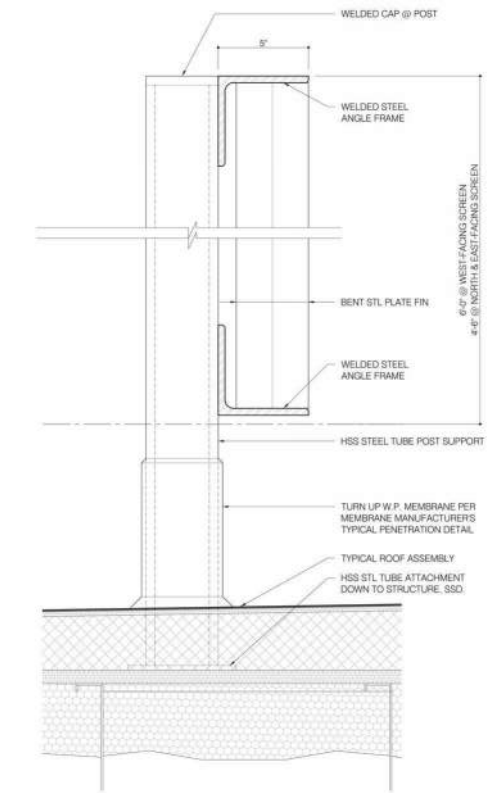
1 | BULKHEAD ELEVATION - NORTH



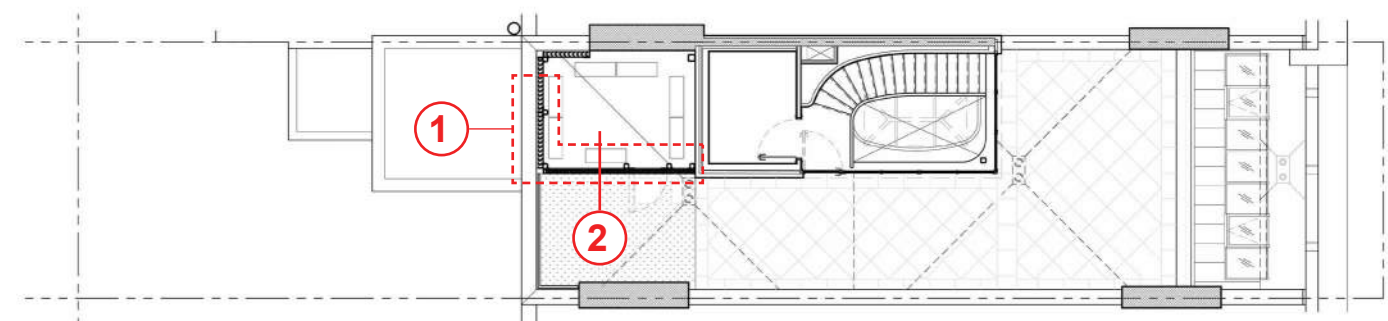
KEY PLAN



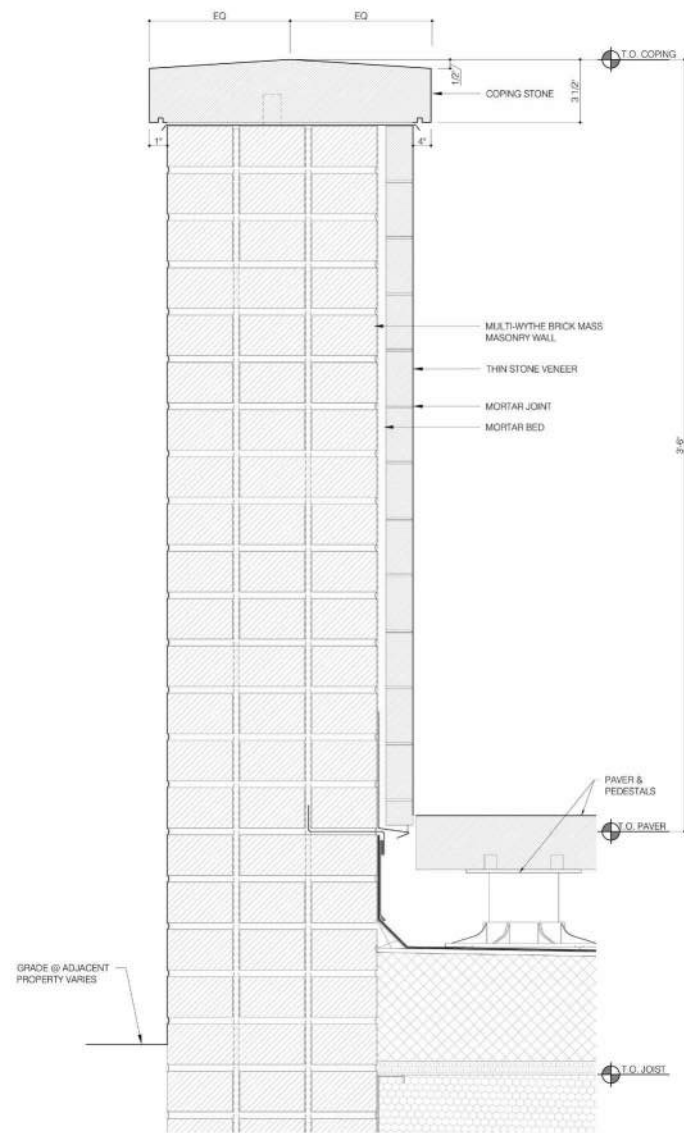
1 | PLAN DETAIL - MECHANICAL EQUIPMENT SCREENING WALL



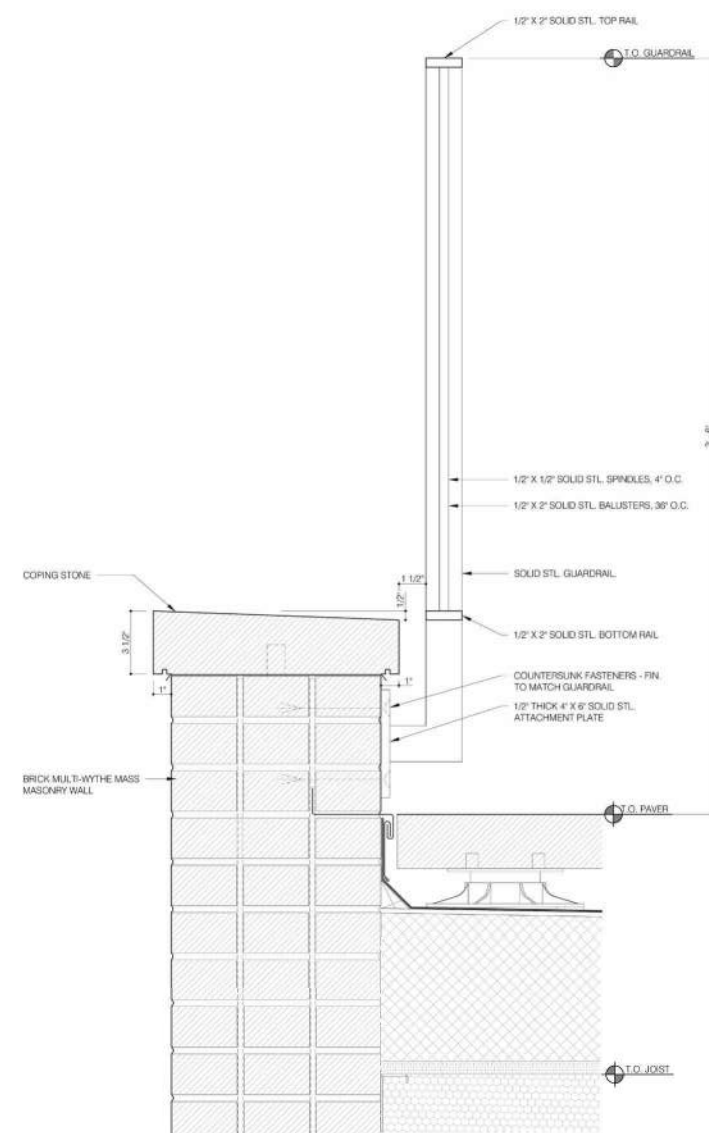
2 | SECTION DETAIL - MECHANICAL EQUIPMENT SCREENING WALL



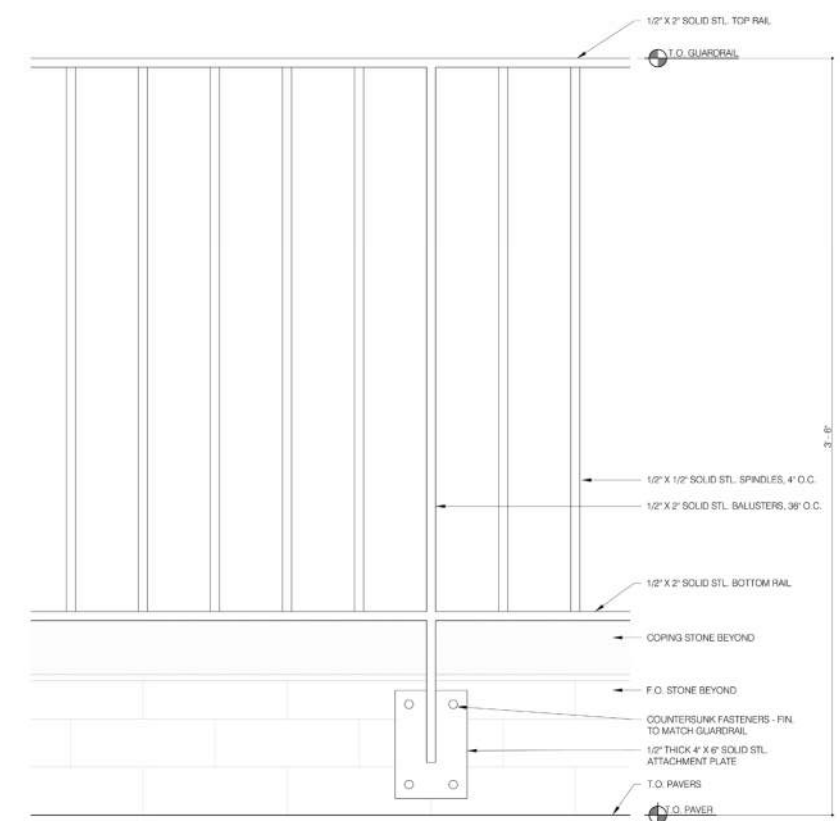
KEY PLAN



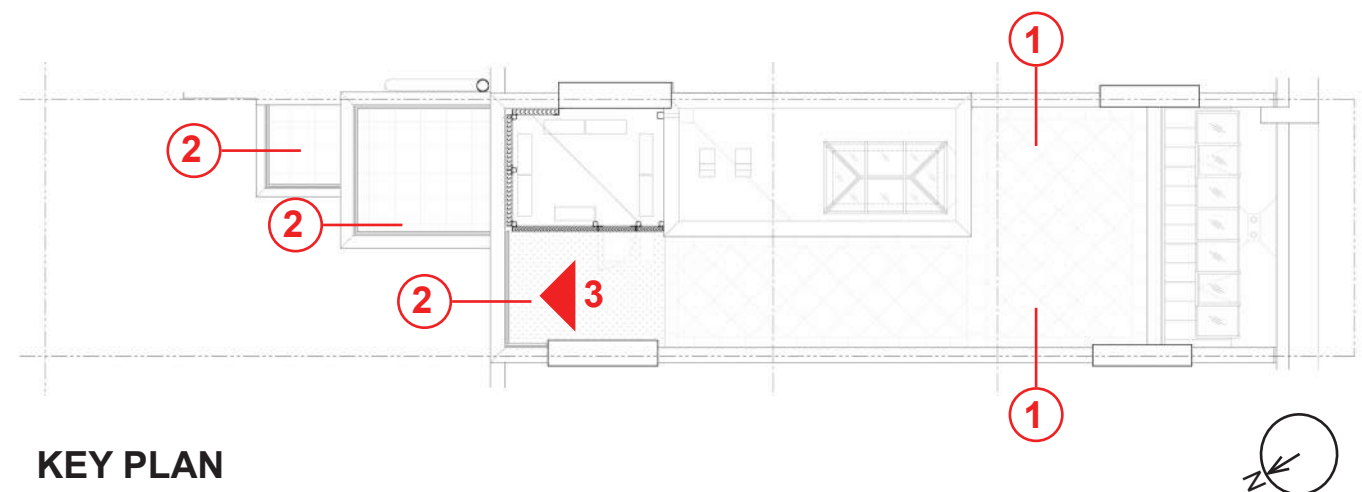
1 | SECTION DETAIL: PARAPET AT PARTY WALL



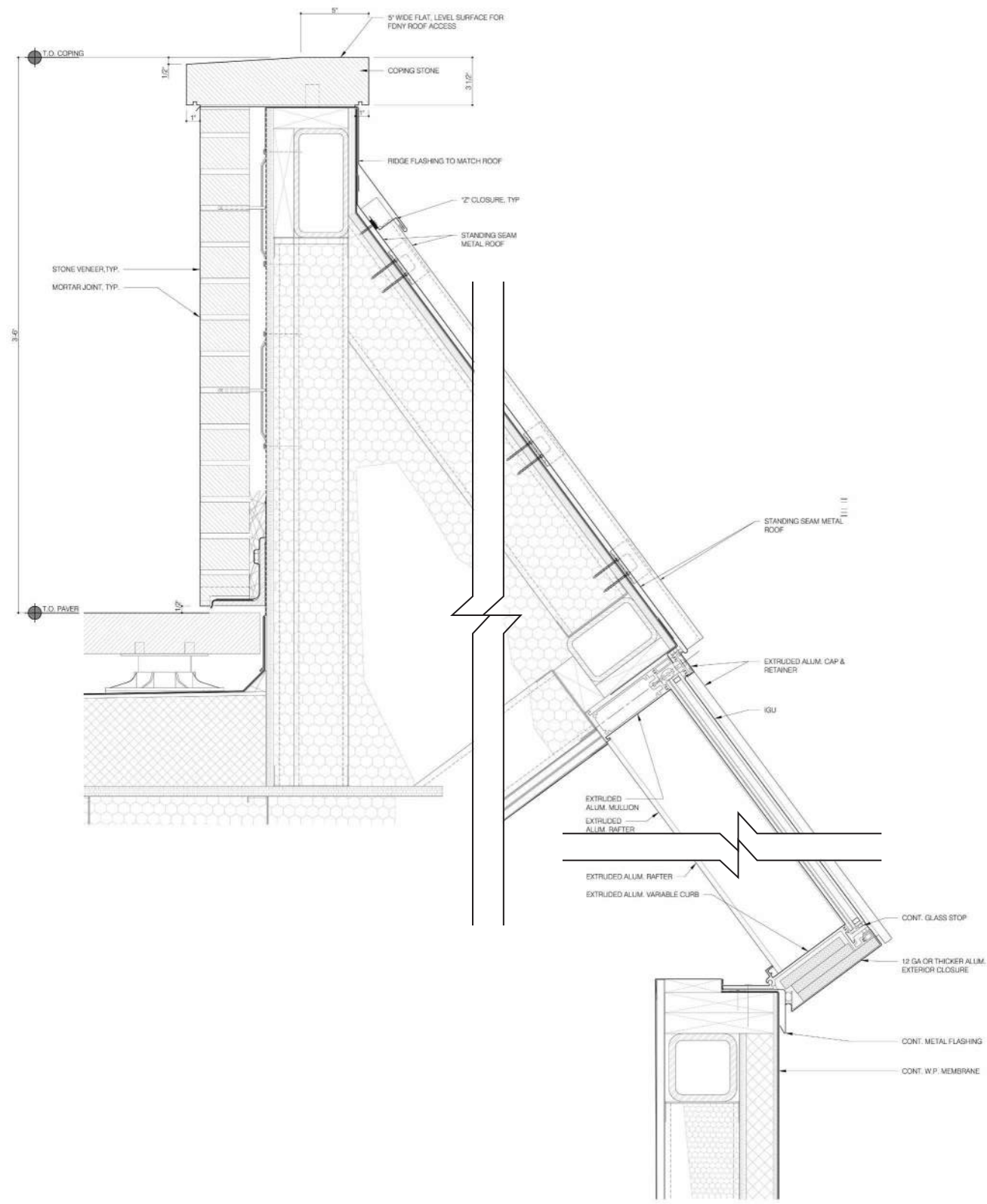
2 | SECTION DETAIL: RAILING



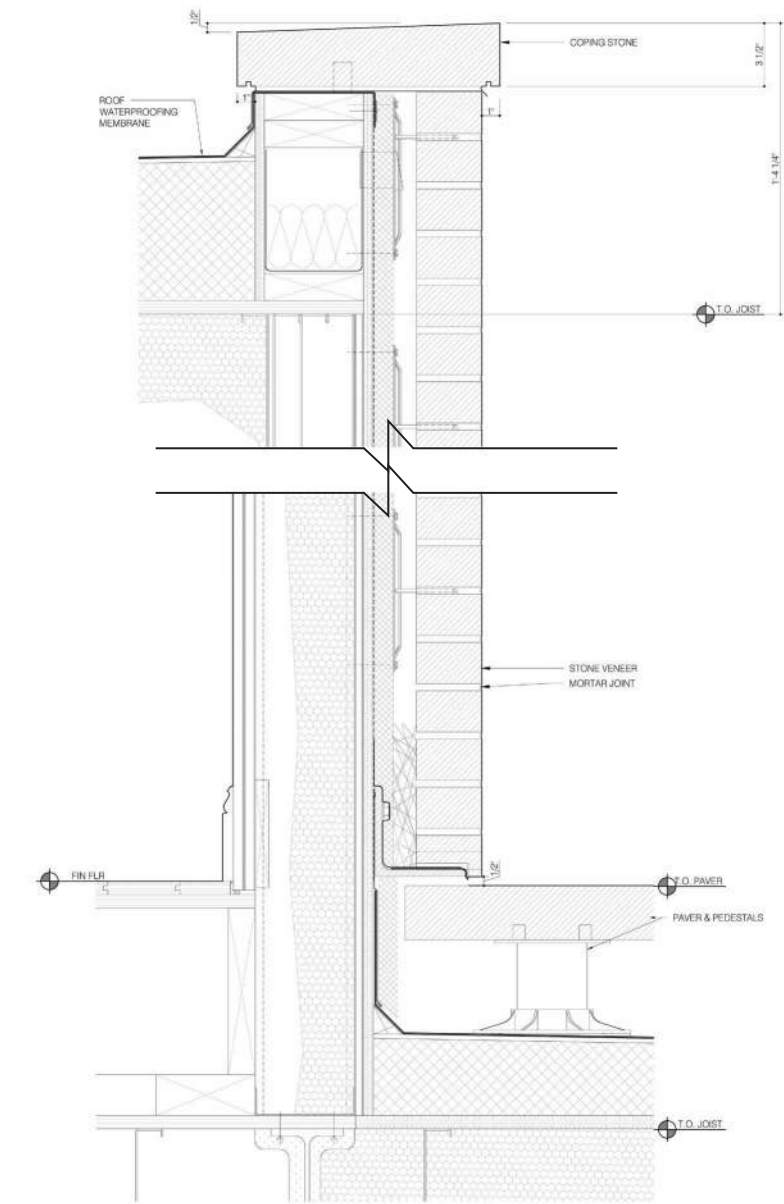
3 | ELEVATION DETAIL: RAILING



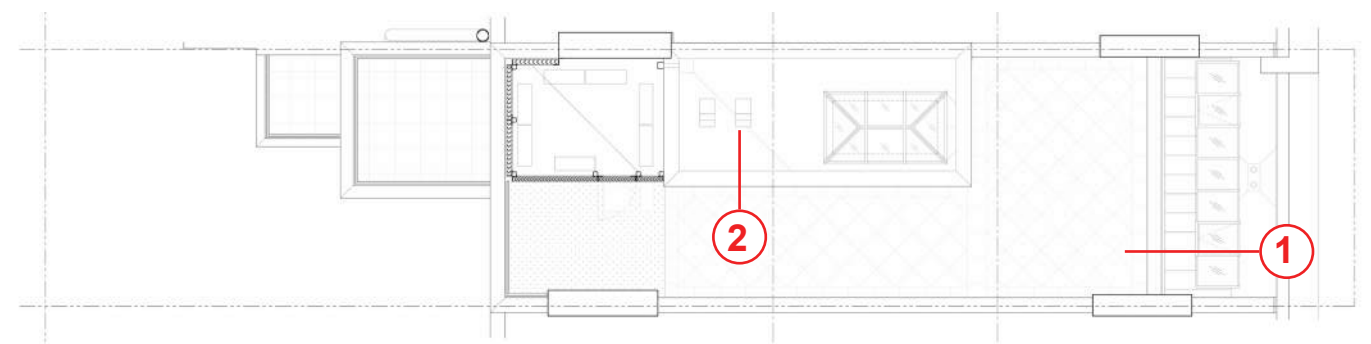
KEY PLAN



1 | SECTION DETAIL: SKYLIGHT AND PARAPET



2 | SECTION DETAIL: STAIR BULKHEAD WALL

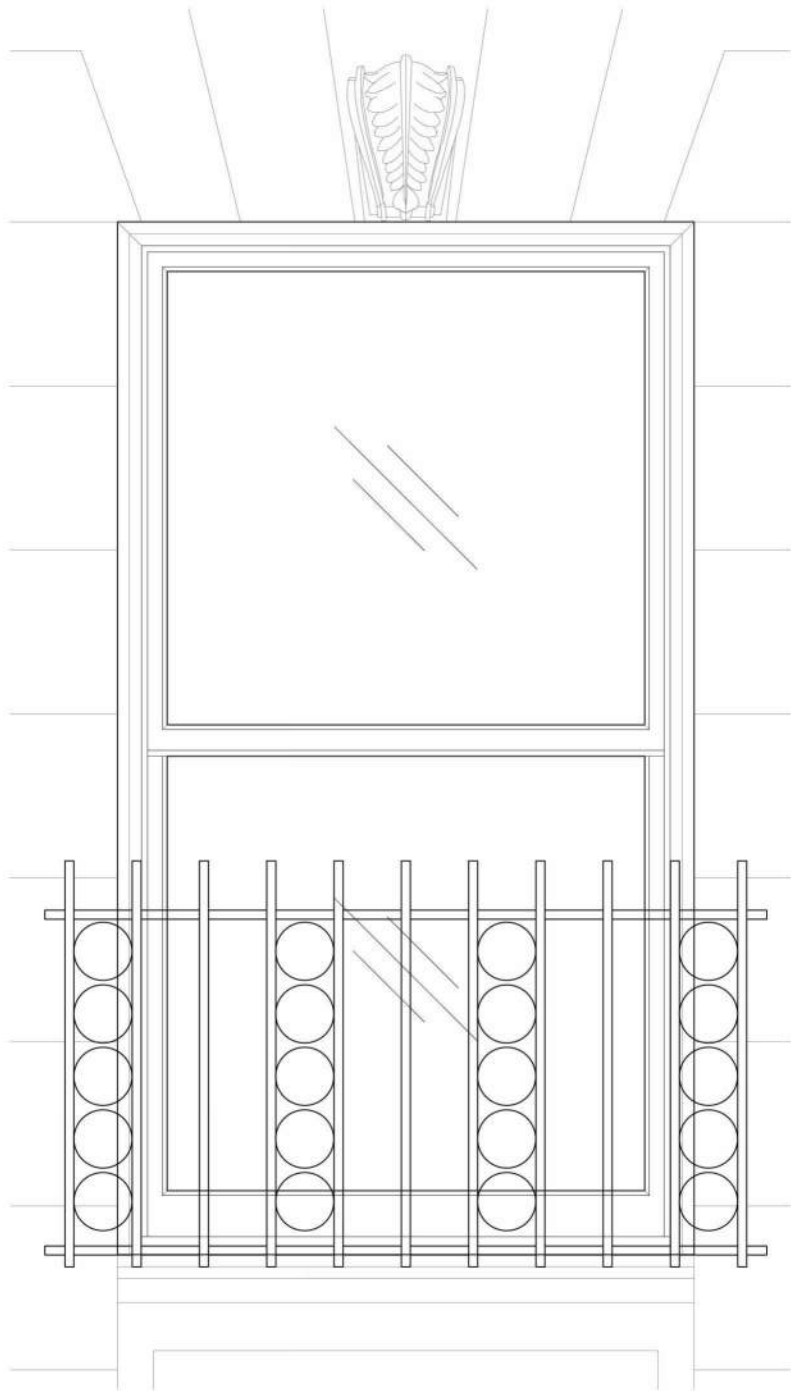


KEY PLAN

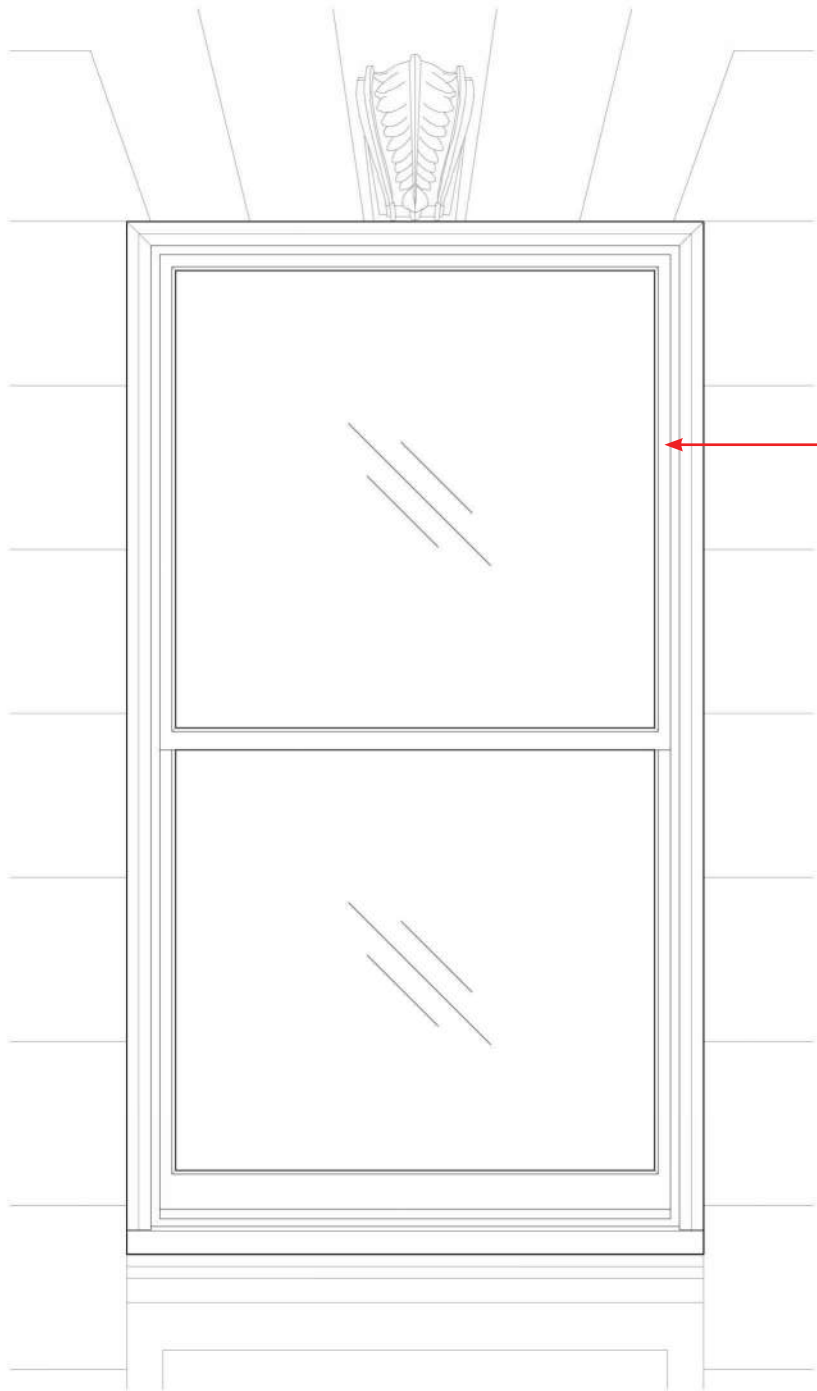




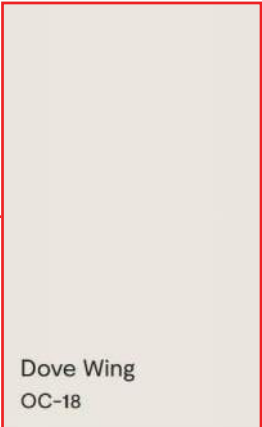
CURRENT PHOTO



EXISTING



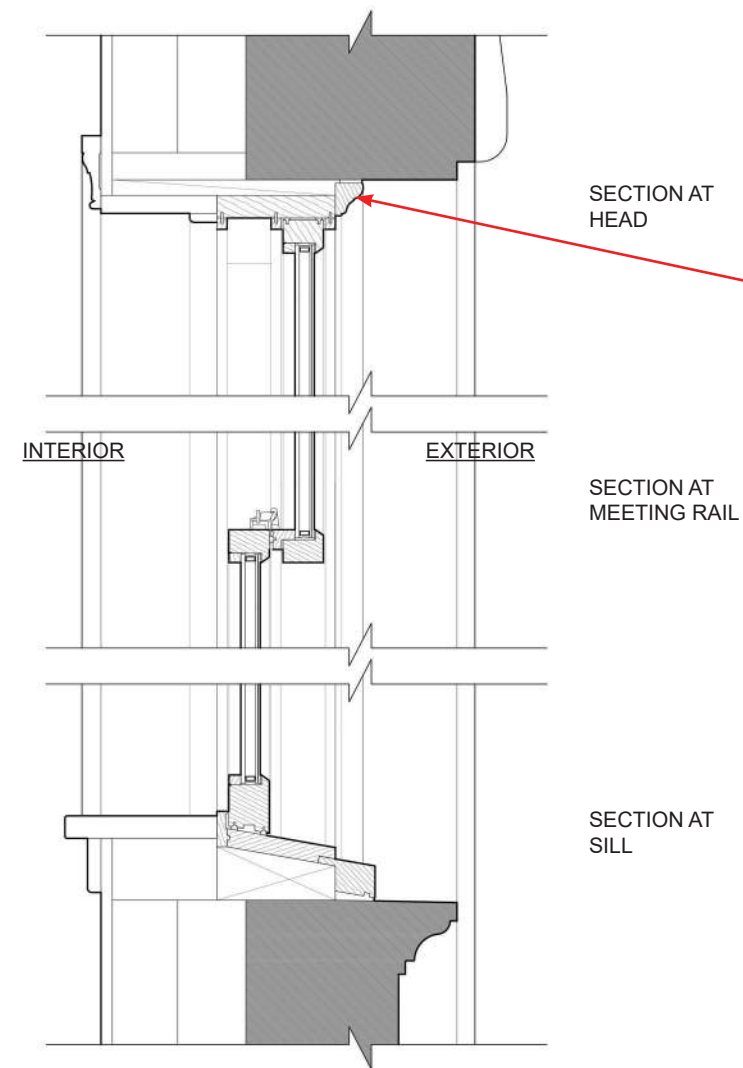
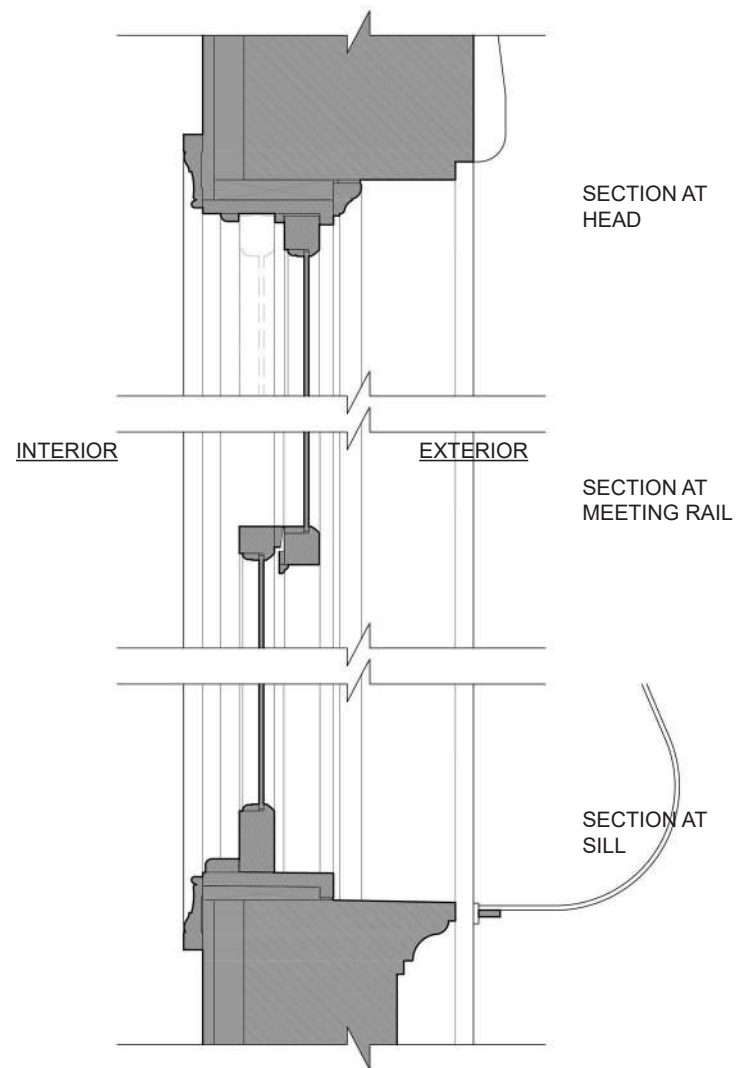
PROPOSED



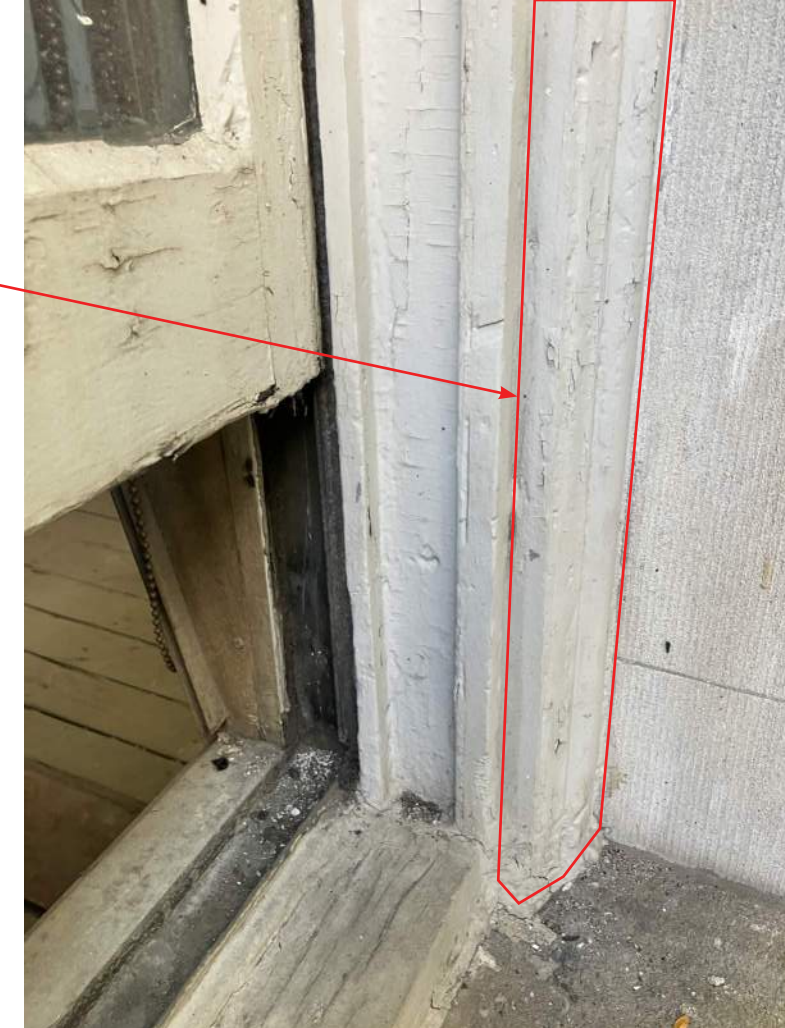
Dove Wing
OC-18

PROPOSED COLOR
AT NEW WOOD
WINDOWS & BRICK
MOLDING

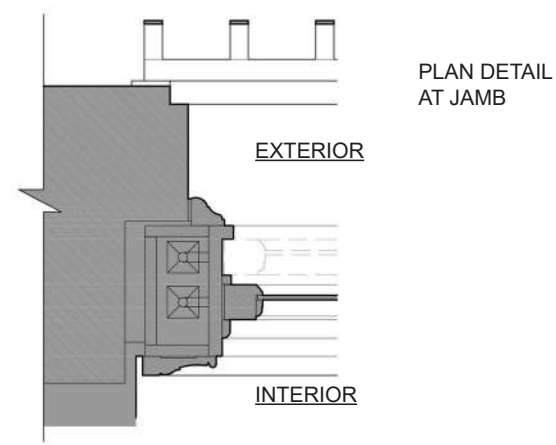
APPENDIX: TYPICAL PRIMARY FACADE WINDOW - EXISTING & PROPOSED



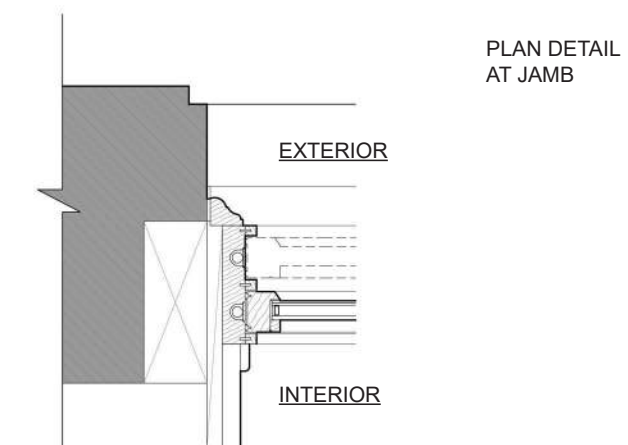
NEW BRICK MOLDING TO MATCH EXISTING



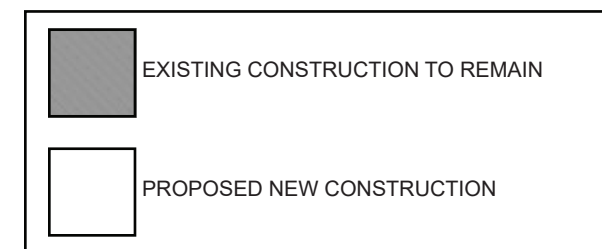
CURRENT PHOTO



EXISTING



PROPOSED



SPECIFICATION

LEPAGE XL-200 HUNG WOOD WINDOWS

MATERIAL: RED GRANDIS & MAHOGANY

PAINTED EXTERIOR

FIRST FLOOR WINDOWS 102 & 103

REFER TO A-355, FOR ADDITIONAL INFORMATION.

*EXISTING WINDOW GUARD TO BE REMOVED. REFER TO 1940S TAX PHOTO ON A-605. WINDOW GUARDS ARE NOT ORIGINAL. HOLES LEFT AT ATTACHMENT POINTS TO BE FILLED WITH SANDED GROUT MATCHING FACADE LIMESTONE IN COLOR AND TEXTURE.

25 PROPOSED WINDOW ELEVATION
A-611 3/4" = 1'-0"

24 EXISTING WINDOW ELEVATION
A-611 3/4" = 1'-0"

23 EXISTING WINDOW PHOTO
A-611 N.T.S.

15 PROPOSED WINDOW DETAILS
A-611 1-1/2" = 1'-0"

14 EXISTING WINDOW DETAILS
A-611 1-1/2" = 1'-0"

Labels for drawings include: NEW IGU, NEW BRICK MOLD TO MATCH EXIST., NEW DOUBLE HUNG WOOD WDW, EXIST. SINGLE PANE GLASS, EXIST. BRICK MOLD TO BE REMOVED, EXIST. DOUBLE HUNG WOOD WDW TO BE REMOVED, EXIST. GUARD TO BE REMOVED*, SECTION AT HEAD, SECTION AT MEETING RAIL, SECTION AT SILL, PLAN SECTION AT JAMB, NEW INSULATED GLASS UNIT, TYP, EXIST. GUARD TO REMAIN, EXIST. BRICK MOLD TO MATCH EXISTING, EXIST. DOUBLE HUNG WOOD WDW TO BE REMOVED, EXIST. GUARD TO BE REMOVED, EXIST. GUARD TO REMAIN, EXIST. BRICK MOLD TO BE REMOVED, EXIST. DOUBLE HUNG WOOD WDW TO BE REMOVED.

CELLAR WINDOWS 002 & 003

REFER TO A-355, FOR ADDITIONAL INFORMATION.

22 PROPOSED WINDOW ELEVATION
A-611 3/4" = 1'-0"

21 EXISTING WINDOW ELEVATION
A-611 3/4" = 1'-0"

20 EXISTING WINDOW PHOTO
A-611 N.T.S.

12 PROPOSED WINDOW DETAILS
A-611 1-1/2" = 1'-0"

11 EXISTING WINDOW DETAILS
A-611 1-1/2" = 1'-0"

Labels for drawings include: NEW BRICK MOLD TO MATCH EXIST., NEW 'VARIATION 6" DOUBLE HUNG WOOD WDW, NEW IGU, EXIST. GUARD TO REMAIN, EXIST. BRICK MOLD TO BE REMOVED, EXIST. 'VARIATION 6" DOUBLE HUNG WOOD WDW TO BE REMOVED, EXISTING SINGLE PANE GLASS, EXIST. GUARD TO REMAIN, SECTION AT HEAD, SECTION AT MEETING RAIL, SECTION AT SILL, PLAN SECTION AT JAMB, NEW INSULATED GLASS UNIT, TYP, EXIST. GUARD TO REMAIN, EXIST. BRICK MOLD TO MATCH EXISTING, EXIST. DOUBLE HUNG WOOD WDW TO BE REMOVED, EXIST. GUARD TO REMAIN, EXIST. BRICK MOLD TO BE REMOVED, EXIST. DOUBLE HUNG WOOD WDW TO BE REMOVED.

PROJECT:
11 EAST 76TH STREET
NEW YORK, NY 10021

OWNER:
MATTHEW MOINIAN
3 COLUMBUS CIRCLE
28TH FLOOR
NEW YORK, NY 10019
212-808-4000

ARCHITECT:
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JERSEY CITY, NJ 07306
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INFO@BEHINHA.COM
NJ LICENSE NO. 21A02180100
NY LICENSE NO. 043937

MECHANICAL ENGINEER:
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E-MAIL: ROBERT_MCGEE@RJMENG.NET

STRUCTURAL ENGINEER:
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CareyNgai2@verizon.net

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1	###-##-26	REVISION
0	01-06-26	PAA 1 (M01095241-P2)

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NORTH ARROW: DOB NUMBER:
M01095241-P2

KEY PLAN:

PROJECT:
11 E76TH STREET
NEW YORK, NY 10021

DRAWING TITLE:
PRIMARY FACADE WINDOWS

SEAL & SIGNATURE: SCALE: AS INDICATED
DATE: 01/09/2026
PROJECT NO.:
DRAWING NO.: **A-611.00**

THIRD FLOOR WINDOWS 301 & 303

REFER TO A-355, FOR ADDITIONAL INFORMATION.

PROPOSED WINDOW ELEVATION (Scale: 3/4" = 1'-0")

EXISTING WINDOW ELEVATION (Scale: 3/4" = 1'-0")

EXISTING WINDOW PHOTO (Scale: N.T.S.)

SECTION AT HEAD

SECTION AT MEETING RAIL

SECTION AT SILL

PLAN SECTION AT JAMB

PROPOSED WINDOW DETAILS (Scale: 1-1/2" = 1'-0")

EXISTING WINDOW DETAILS (Scale: 1-1/2" = 1'-0")

SECOND FLOOR WINDOWS 201, 202 & 203

REFER TO A-355, FOR ADDITIONAL INFORMATION.

PROPOSED WINDOW ELEVATION (Scale: 3/4" = 1'-0")

EXISTING WINDOW ELEVATION (Scale: 3/4" = 1'-0")

EXISTING WINDOW PHOTO (Scale: N.T.S.)

SECTION AT HEAD

SECTION AT MEETING RAIL

SECTION AT SILL

PLAN SECTION AT JAMB

PROPOSED WINDOW DETAILS (Scale: 1-1/2" = 1'-0")

EXISTING WINDOW DETAILS (Scale: 1-1/2" = 1'-0")

PROJECT:
11 EAST 76TH STREET
 NEW YORK, NY 10021

OWNER:
 MATTHEW MOINIAN
 3 COLUMBUS CIRCLE
 28TH FLOOR
 NEW YORK, NY 10019
 212-808-4000

ARCHITECT:
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NO.	DATE	REVISION
1	01-06-26	26 REVISION
0	01-06-26	PAA 1 (M01095241-P2)

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NORTH ARROW: DOB NUMBER: **M01095241-P2**

KEY PLAN:

PROJECT:
 11 E76TH STREET
 NEW YORK, NY 10021

DRAWING TITLE:
PRIMARY FACADE WINDOWS

SCALE & SIGNATURE: SCALE: AS INDICATED
 DATE: 01/09/2026
 PROJECT NO.:
 DRAWING NO.: **A-612.00**

FOURTH FLOOR WINDOWS 401, 402 & 403

REFER TO A-355, FOR ADDITIONAL INFORMATION.

PROPOSED WINDOW ELEVATION
A-613 3/4" = 1'-0"

EXISTING WINDOW ELEVATION
A-613 3/4" = 1'-0"

EXISTING WINDOW PHOTO
A-613 N.T.S.

PROPOSED WINDOW DETAILS
A-613 1-1/2" = 1'-0"

EXISTING WINDOW DETAILS
A-613 1-1/2" = 1'-0"

THIRD FLOOR WINDOWS 302

REFER TO A-355, FOR ADDITIONAL INFORMATION.

PROPOSED WINDOW ELEVATION
A-613 3/4" = 1'-0"

EXISTING WINDOW ELEVATION
A-613 3/4" = 1'-0"

EXISTING WINDOW PHOTO
A-613 N.T.S.

PROPOSED WINDOW DETAILS
A-613 1-1/2" = 1'-0"

EXISTING WINDOW DETAILS
A-613 1-1/2" = 1'-0"

PROJECT:
11 EAST 76TH STREET
NEW YORK, NY 10021

OWNER:
MATTHEW MOINIAN
3 COLUMBUS CIRCLE
28TH FLOOR
NEW YORK, NY 10019
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ARCHITECT:
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NU LICENSE NO. 21A02180100
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0	01-06-26	PAA 1 (M01095241-P2)

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NORTH ARROW: DOB NUMBER: **M01095241-P2**

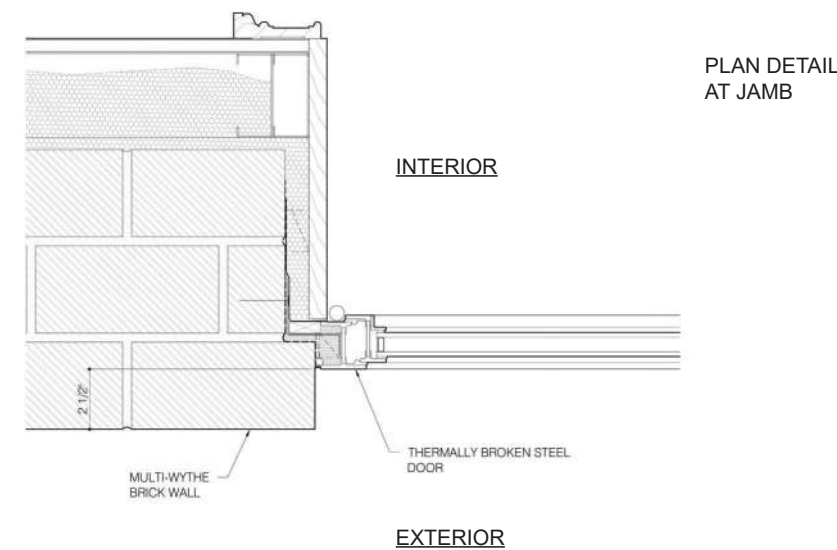
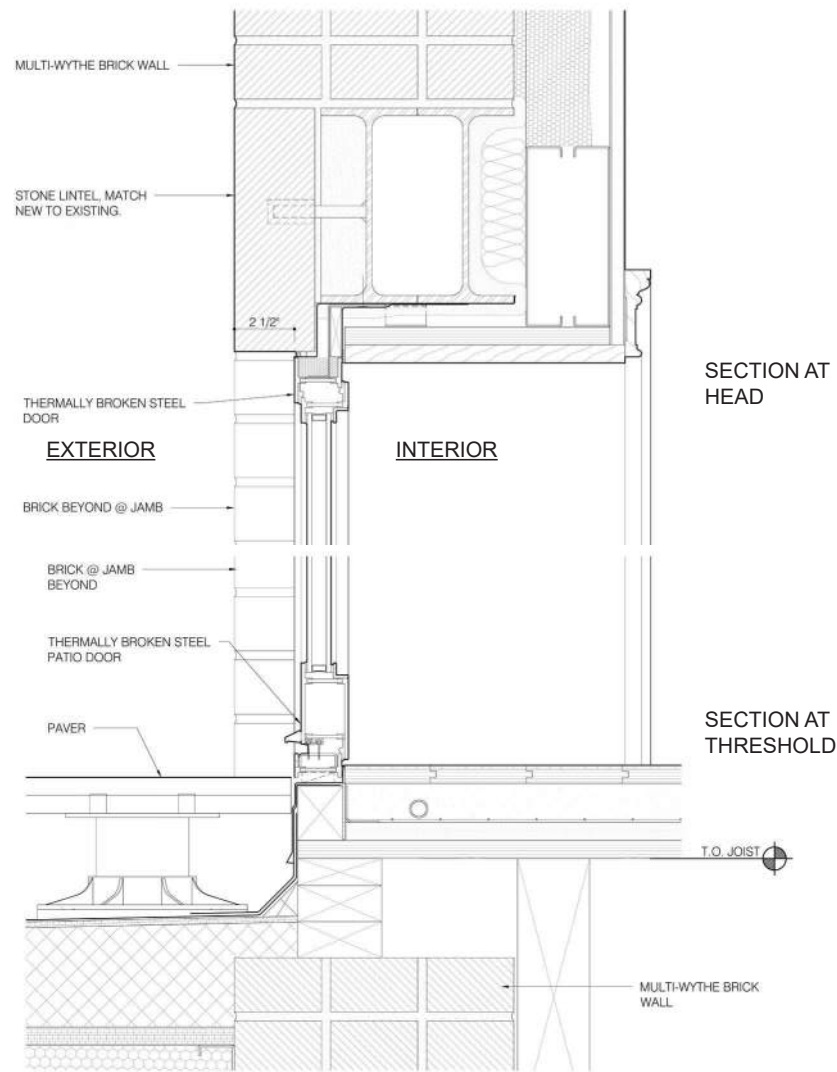
KEY PLAN:

PROJECT:
11 E76TH STREET
NEW YORK, NY 10021

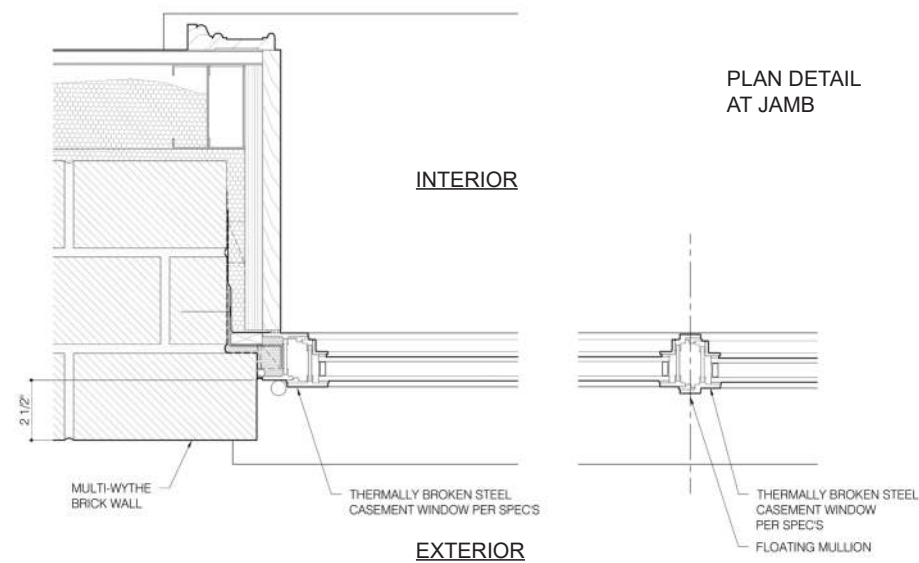
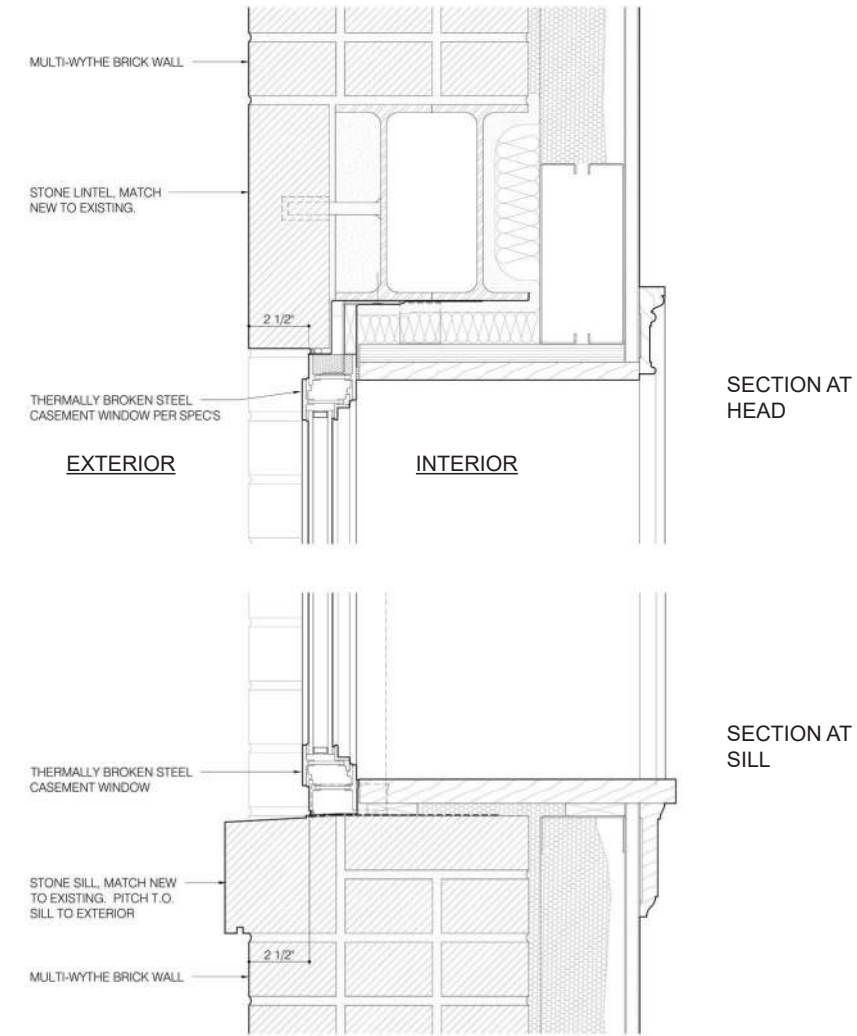
DRAWING TITLE:
PRIMARY FACADE WINDOWS

SEAL & SIGNATURE: SCALE: AS INDICATED
DATE: 01/09/2026
PROJECT NO.:
DRAWING NO.: **A-613.00**

APPENDIX: TYPICAL REAR FACADE FENESTRATION



TYPICAL IN-SWING DOOR

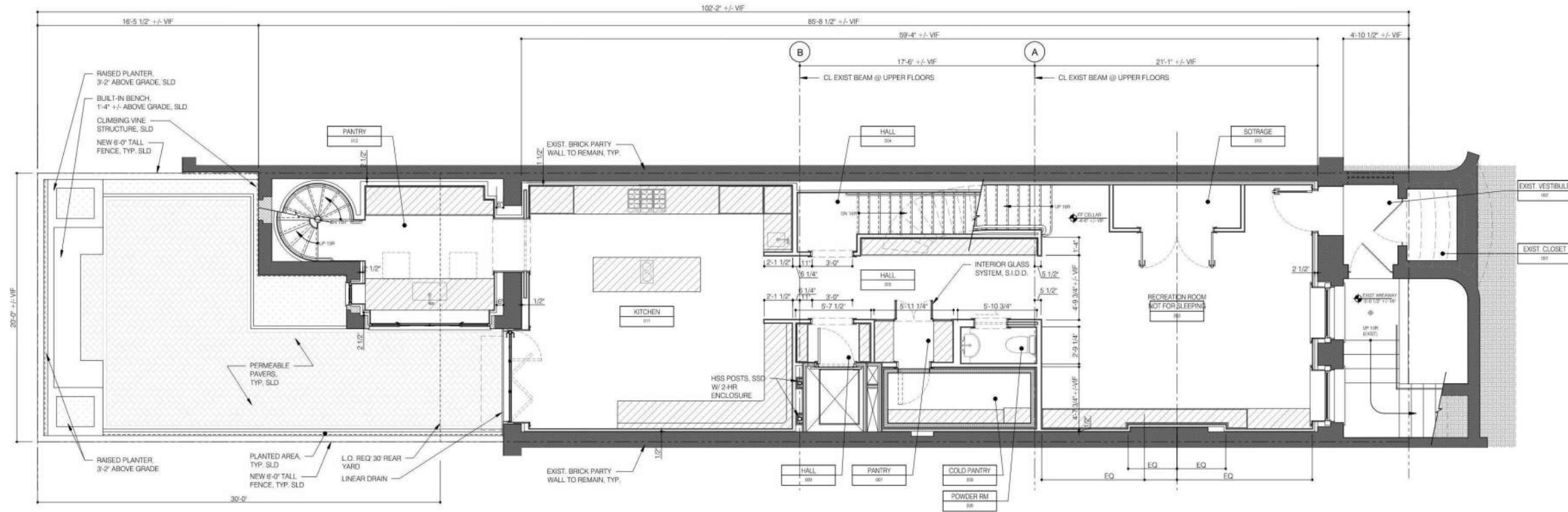


TYPICAL OUT-SWING CASEMENT WINDOW

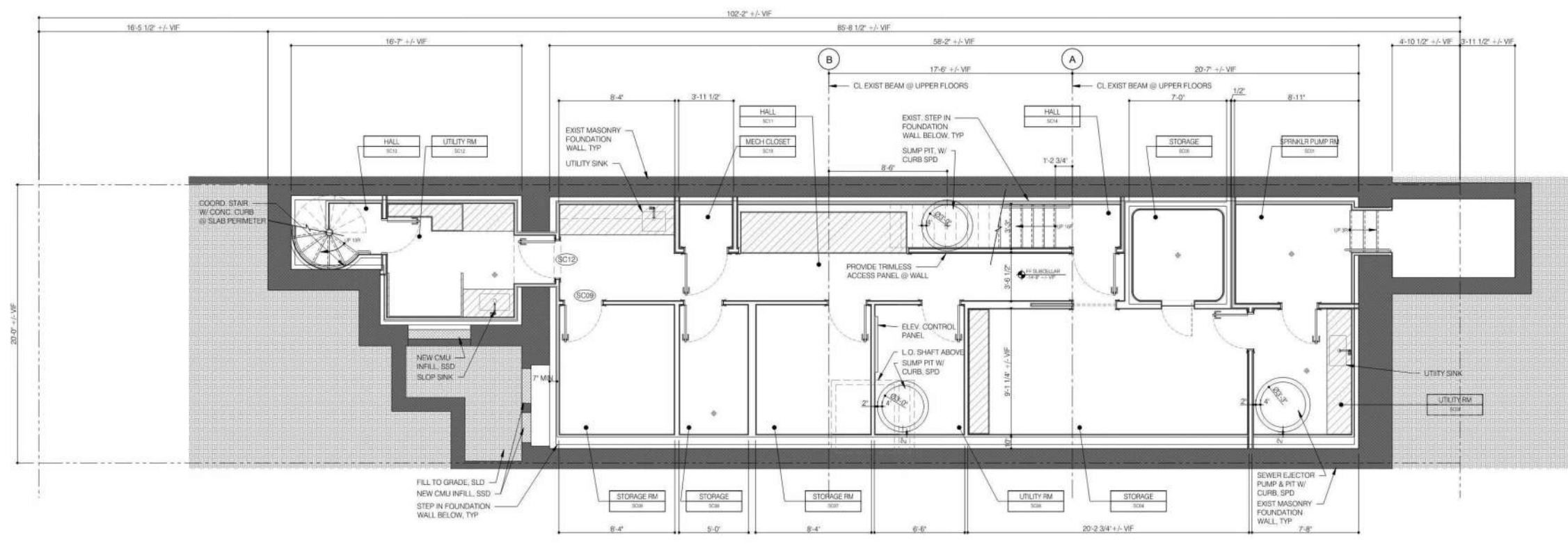


SPECIFICATION

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

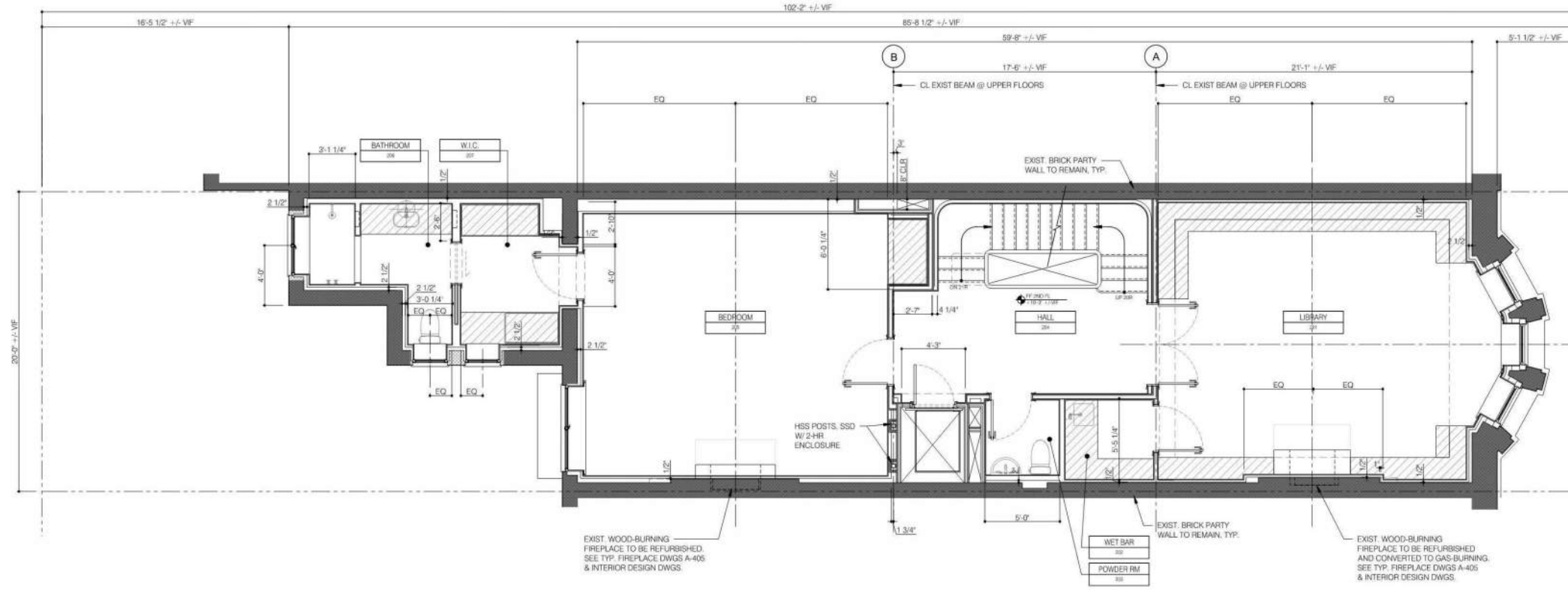


10 PLAN - CELLAR
A-101 1/8" = 1'-0"

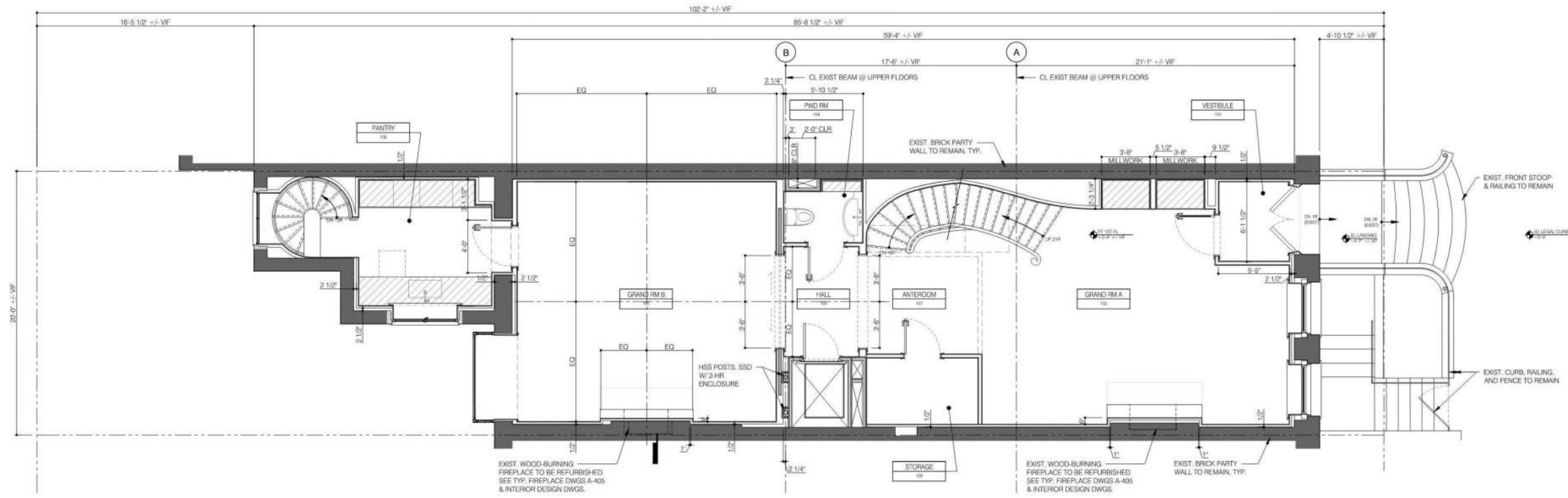


10 PLAN - SUB CELLAR
A-100 1/8" = 1'-0"

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

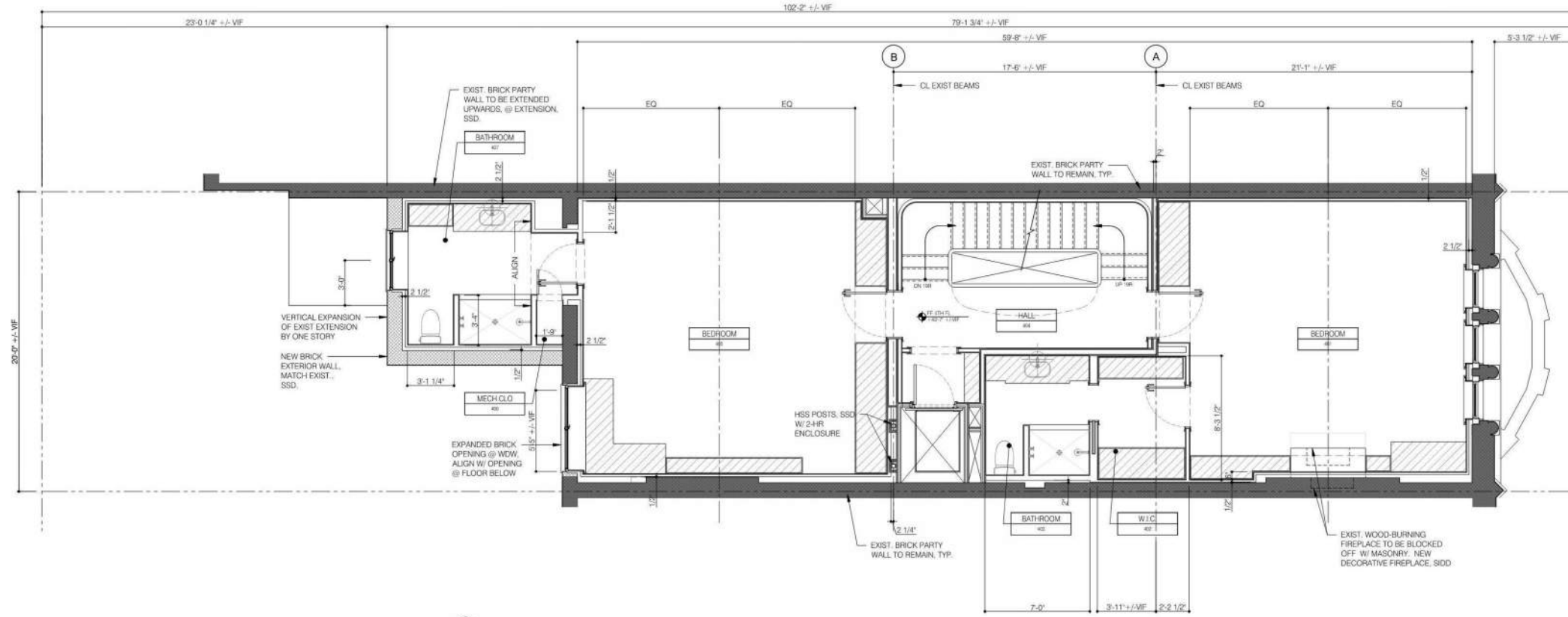


10 PLAN - SECOND FLOOR
A-100 1/8" = 1'-0"

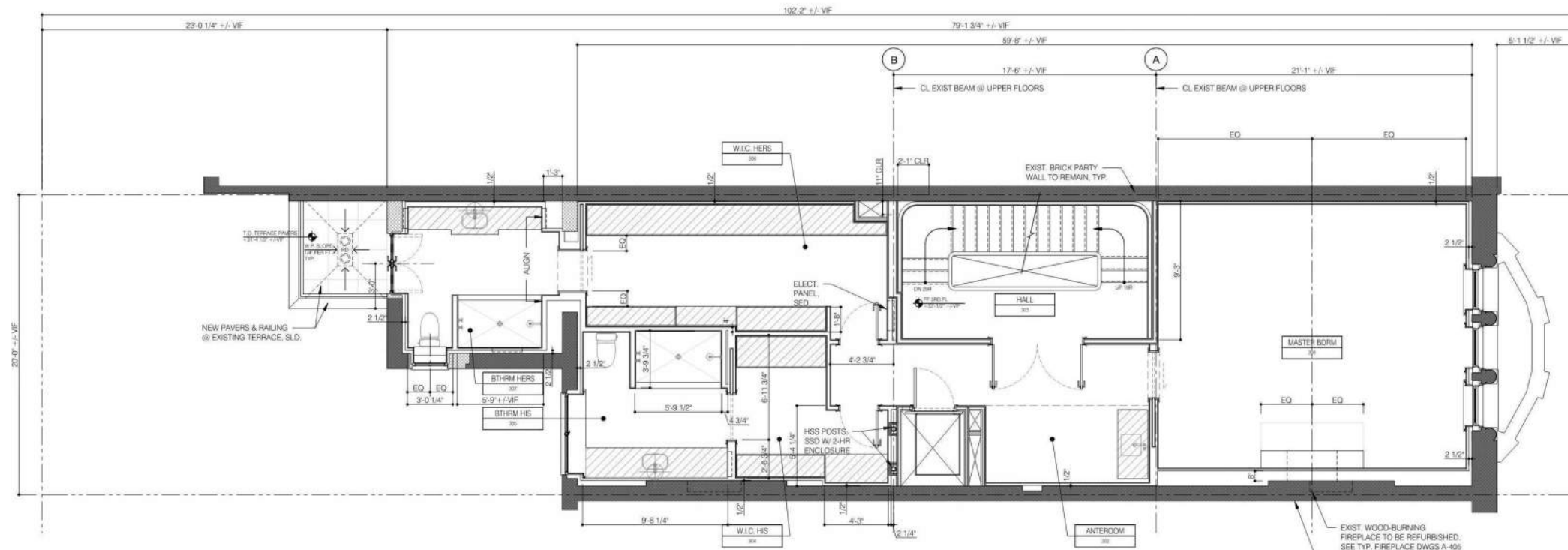


10 PLAN - FIRST FLOOR
A-100 1/8" = 1'-0"

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

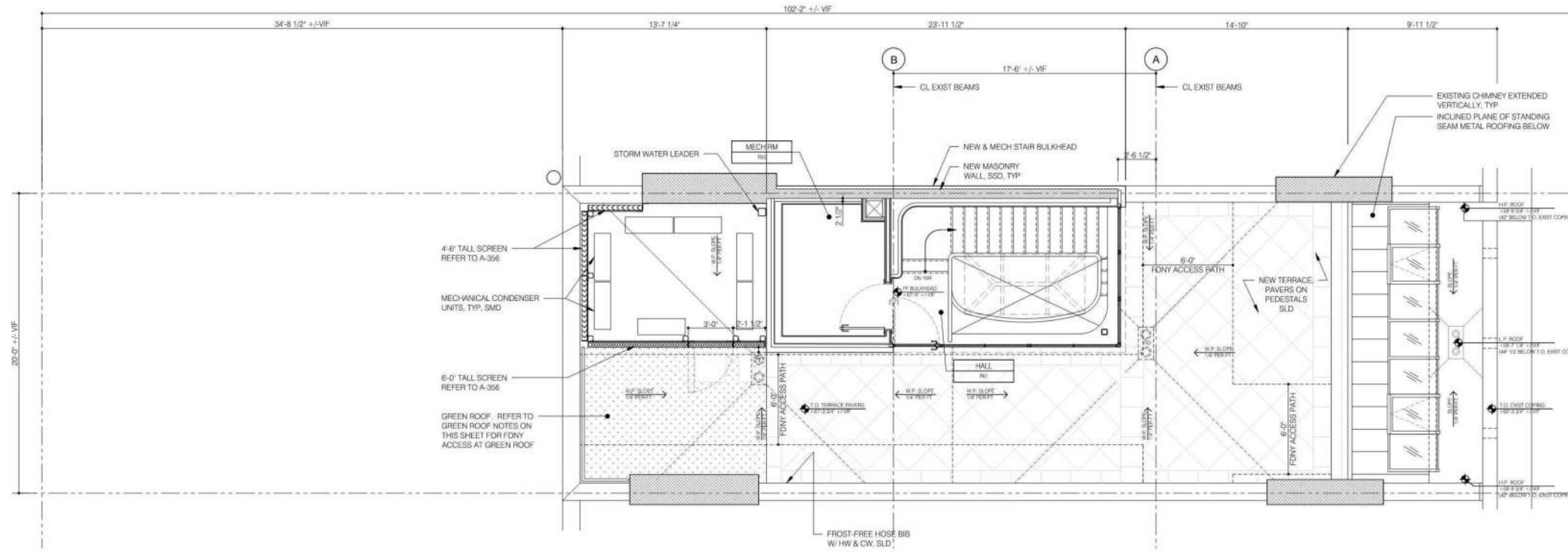


10 PLAN - FOURTH FLOOR
1/8" = 1'-0"

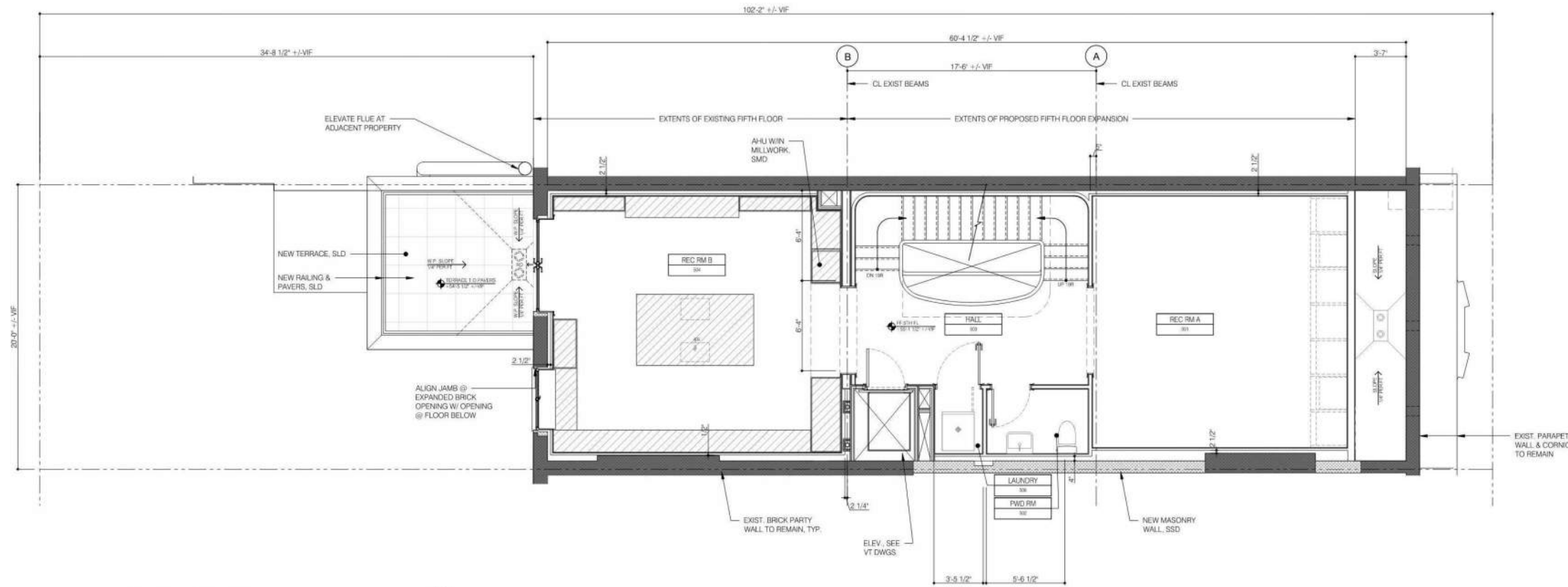


10 PLAN - THIRD FLOOR
1/8" = 1'-0"

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

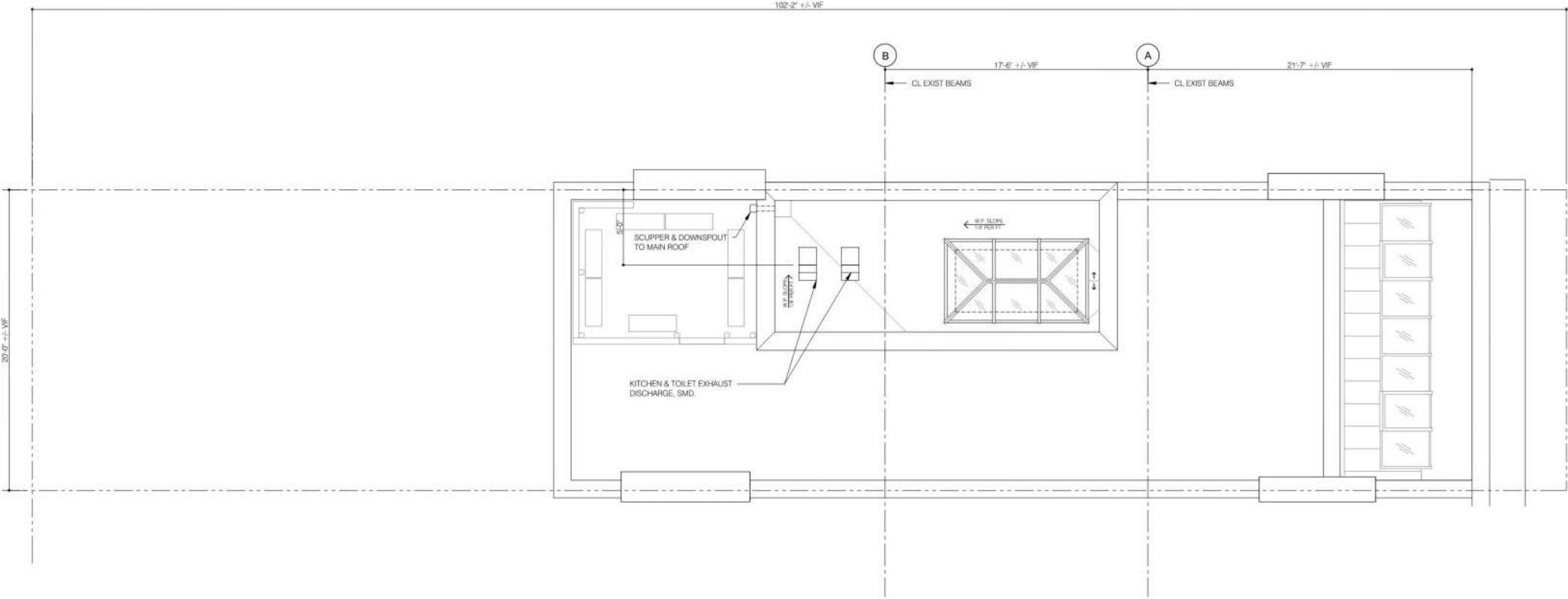


10 PLAN - ROOF & BULKHEAD
A-107 1/8" = 1'-0"



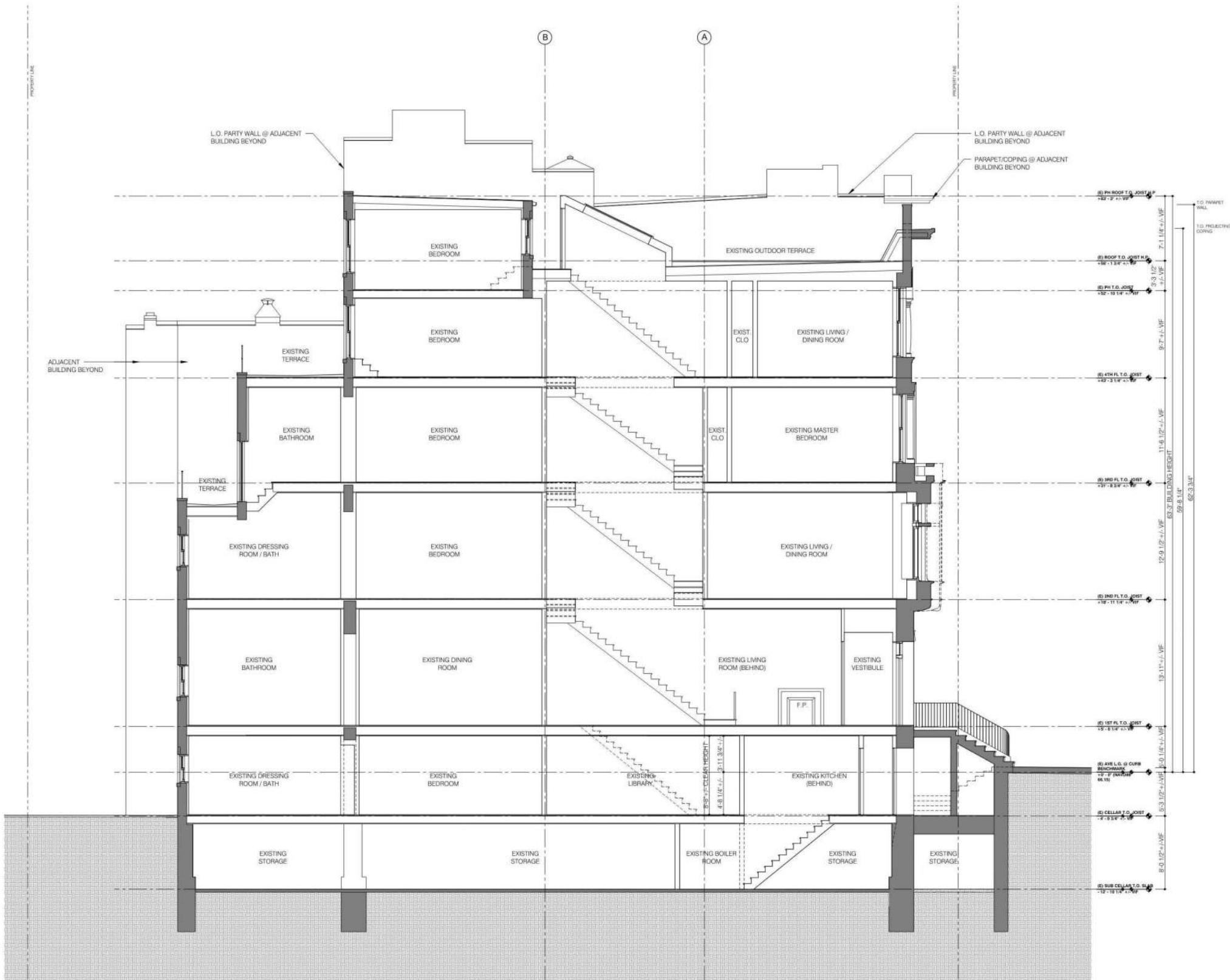
10 PLAN - FIFTH FLOOR
A-106 1/8" = 1'-0"

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

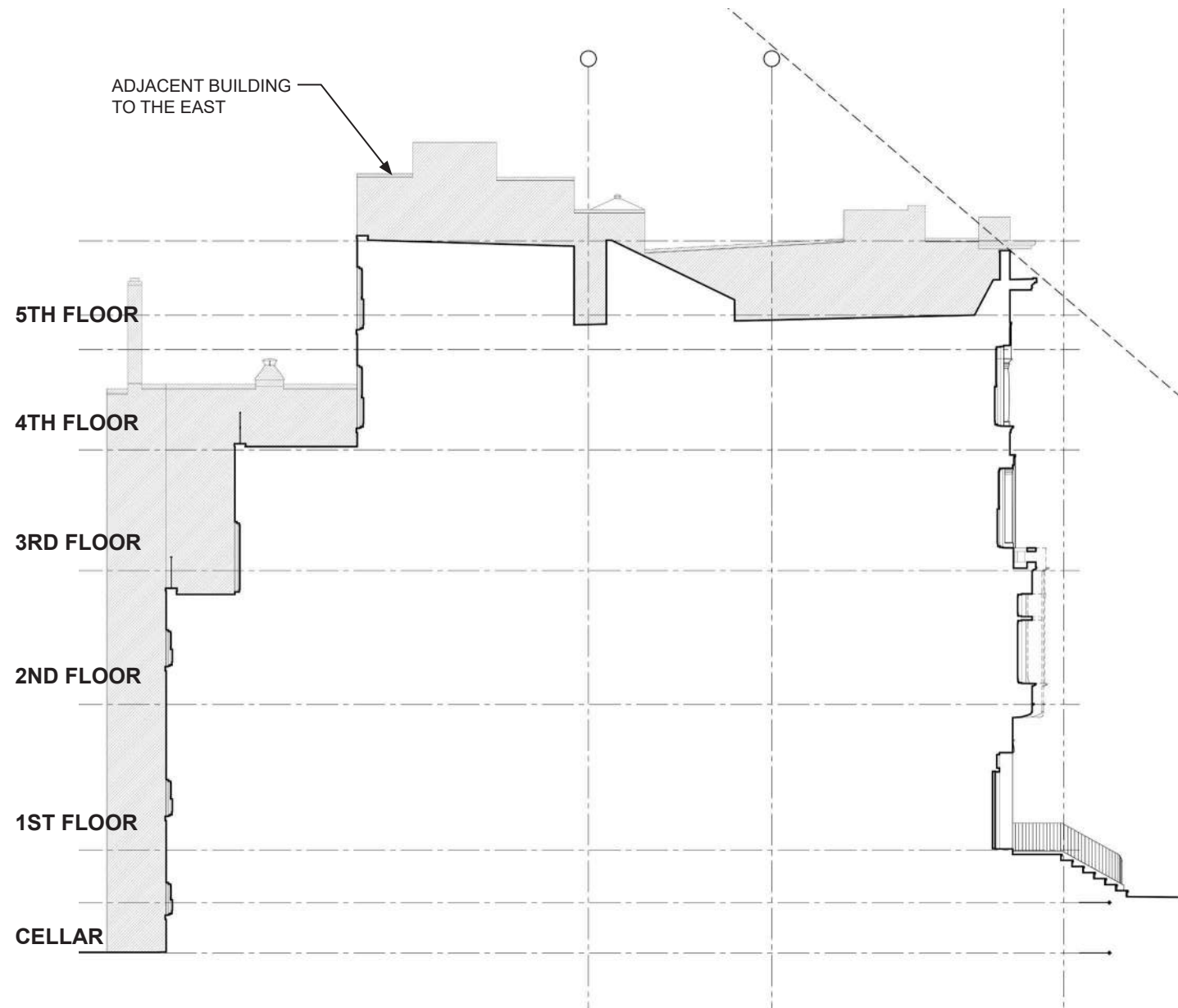


10 PLAN - BULKHEAD ROOF
A-101 1/8" = 1'-0"

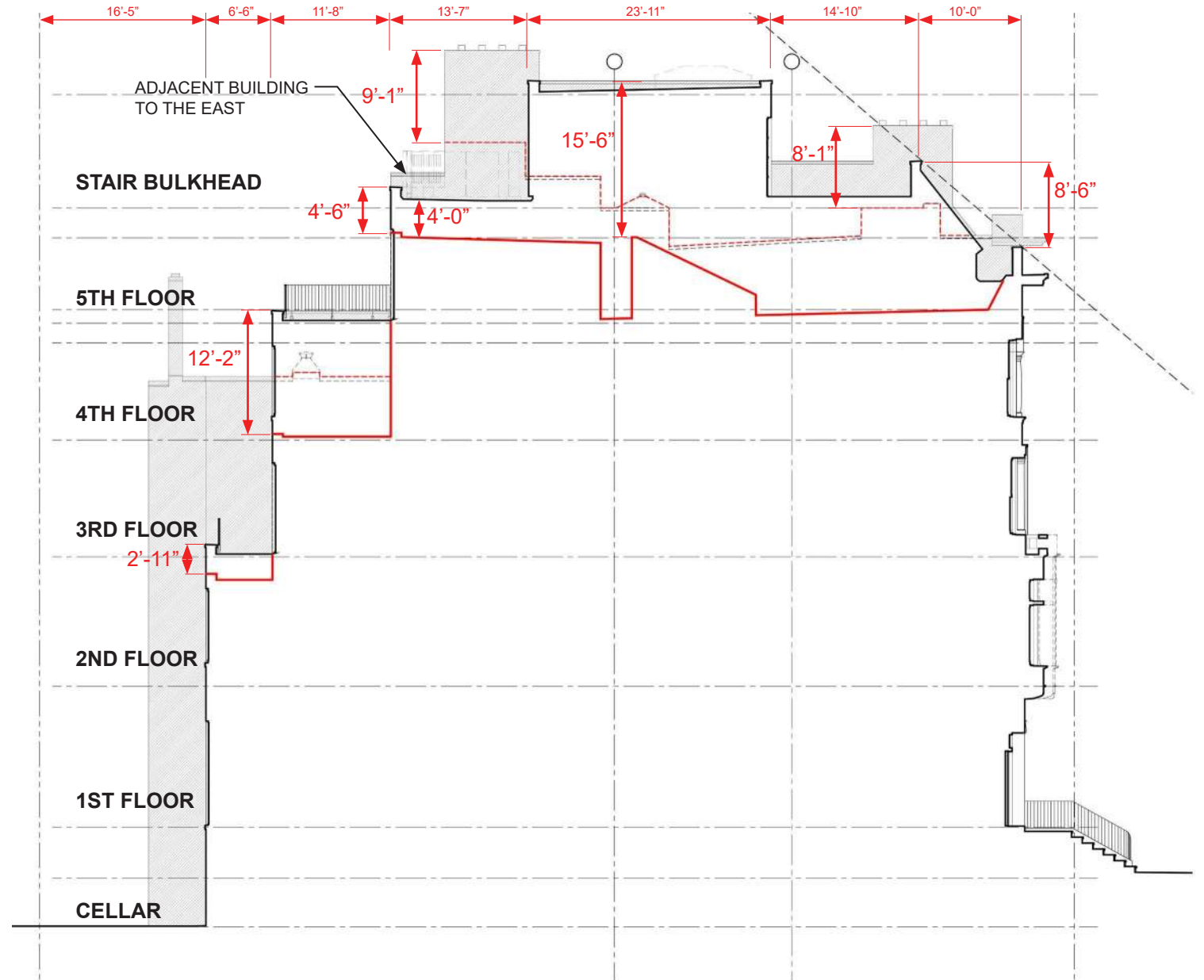




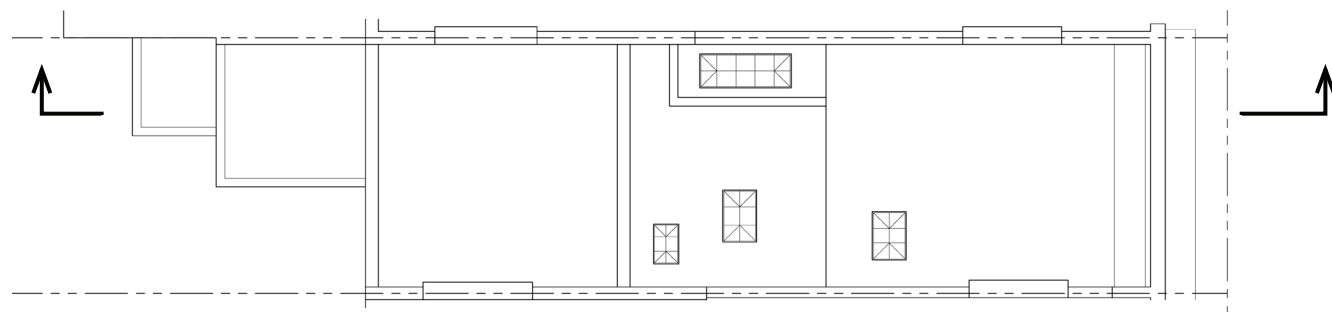
APPENDIX: PROPOSED EXPANSION, EAST PARTY WALL



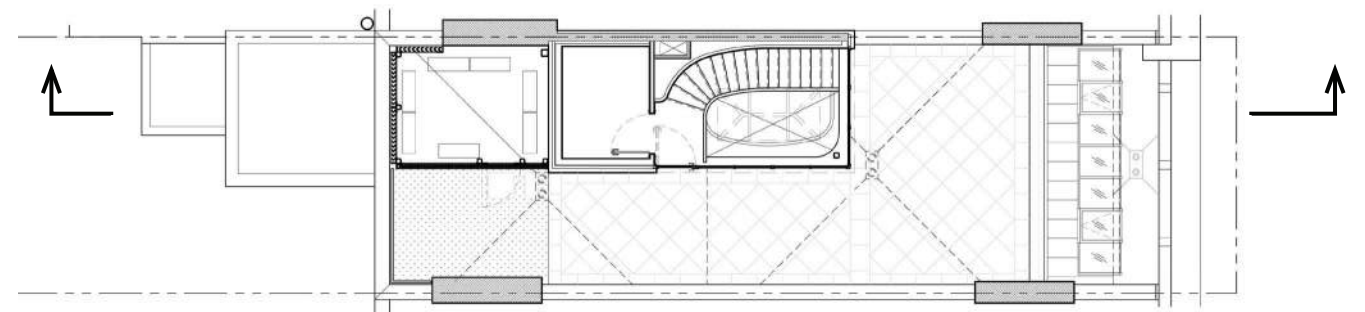
EXISTING N/S SECTION TOWARDS EAST



PROPOSED N/S SECTION TOWARDS EAST

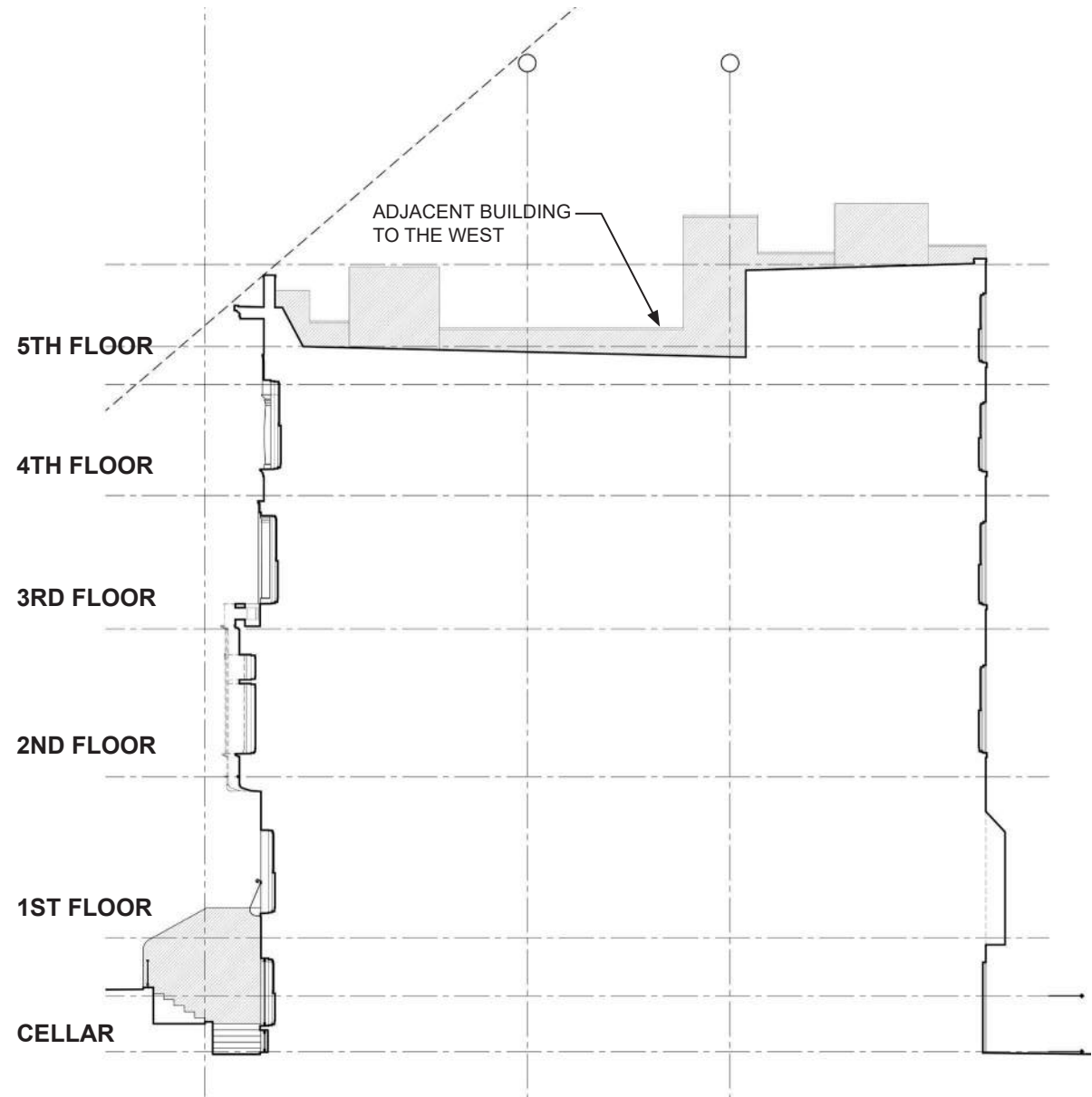


EXISTING ROOF PLAN

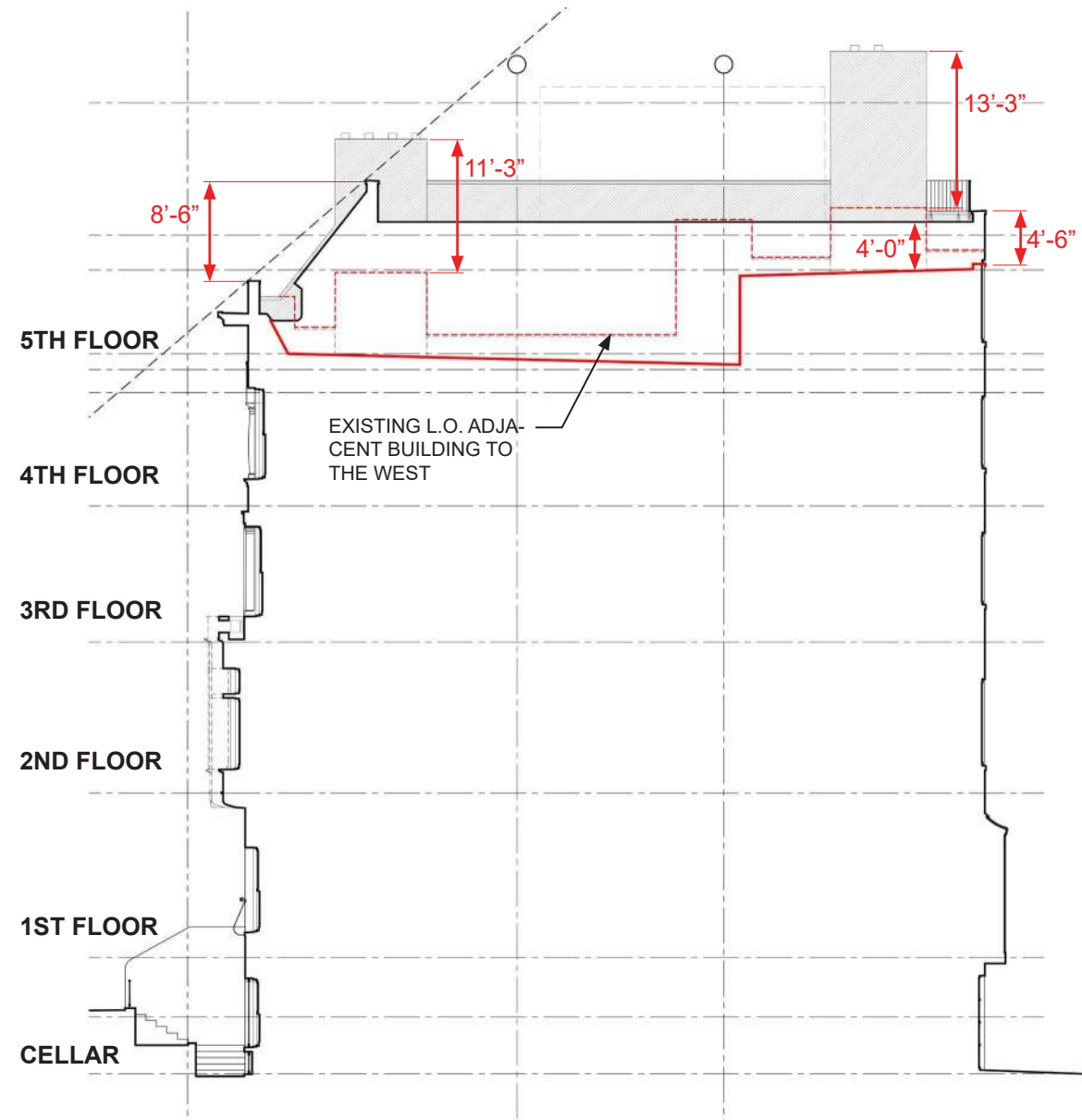


PROPOSED ROOF PLAN

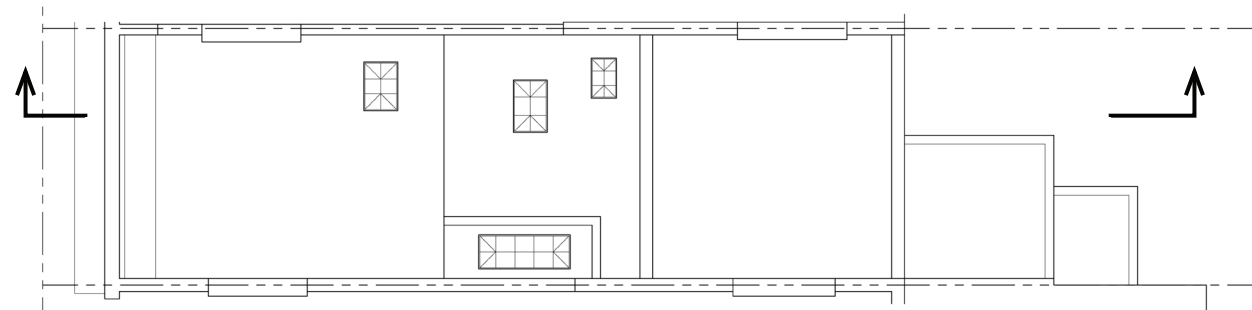
APPENDIX: PROPOSED EXPANSION, WEST PARTY WALL



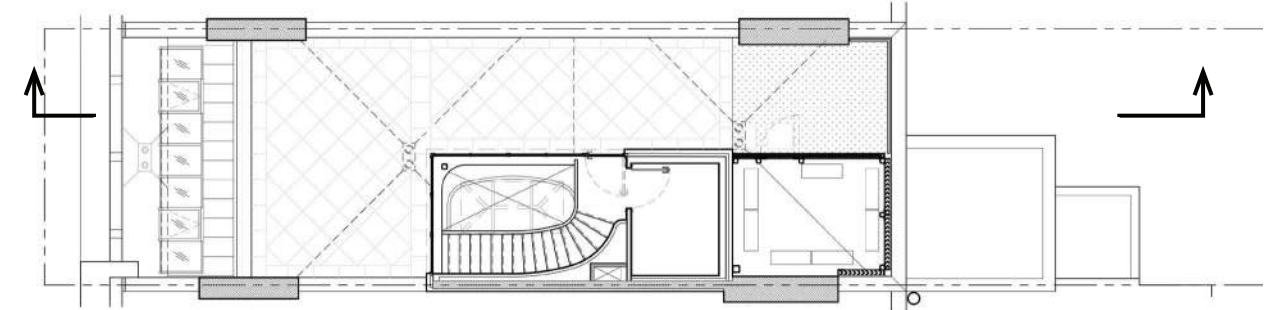
EXISTING N/S SECTION TOWARDS WEST



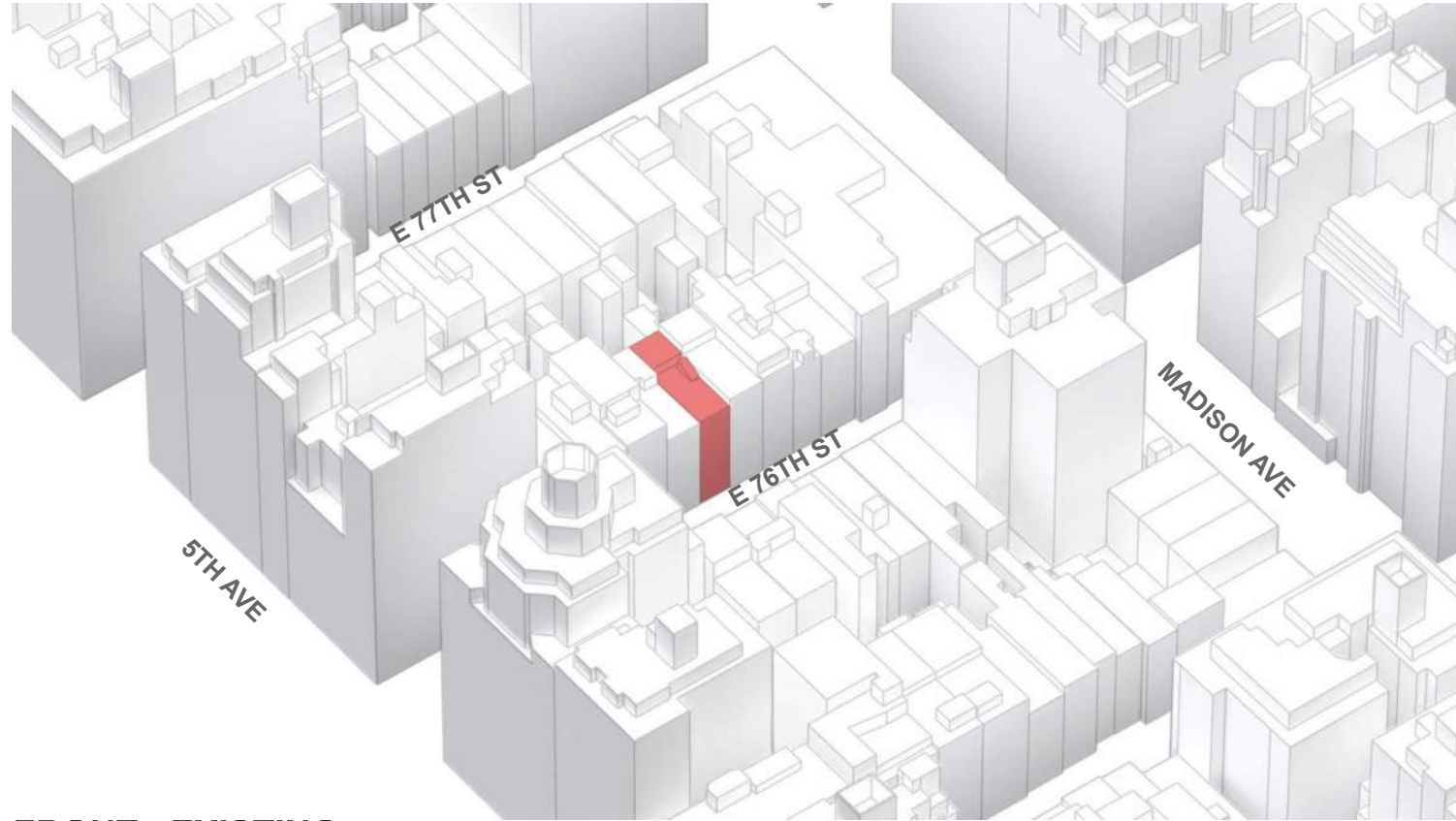
PROPOSED N/S SECTION TOWARDS WEST



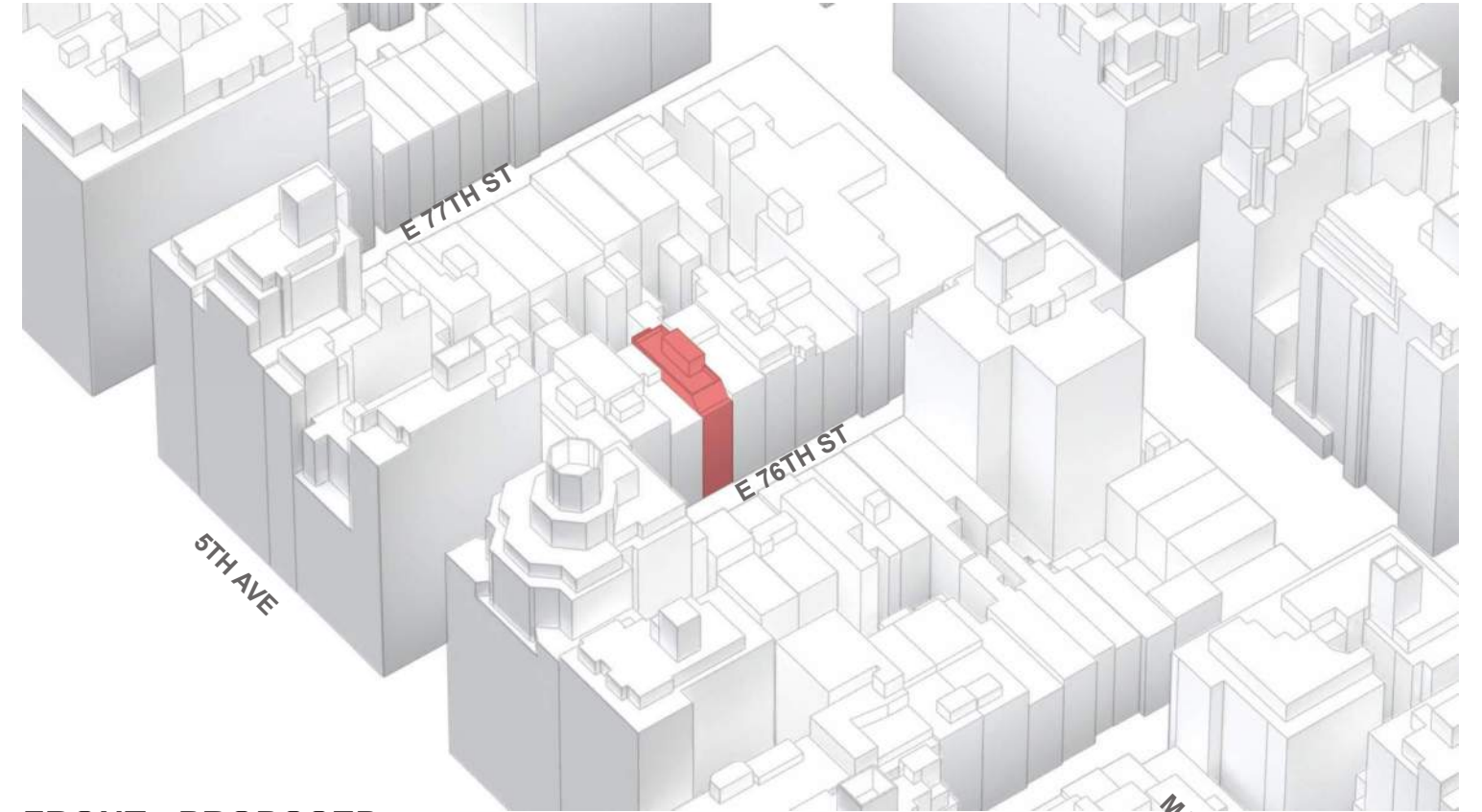
EXISTING ROOF PLAN



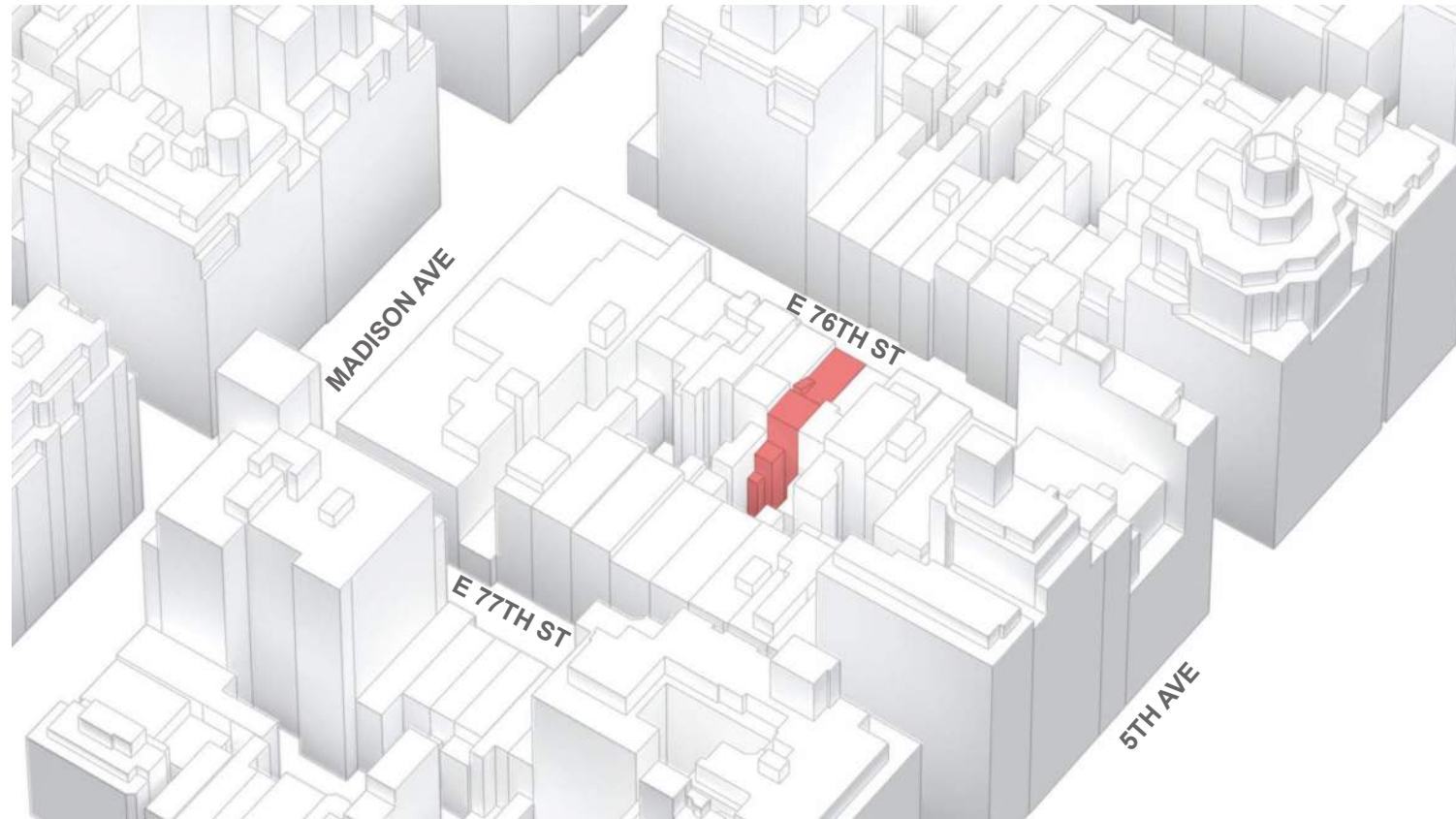
PROPOSED ROOF PLAN



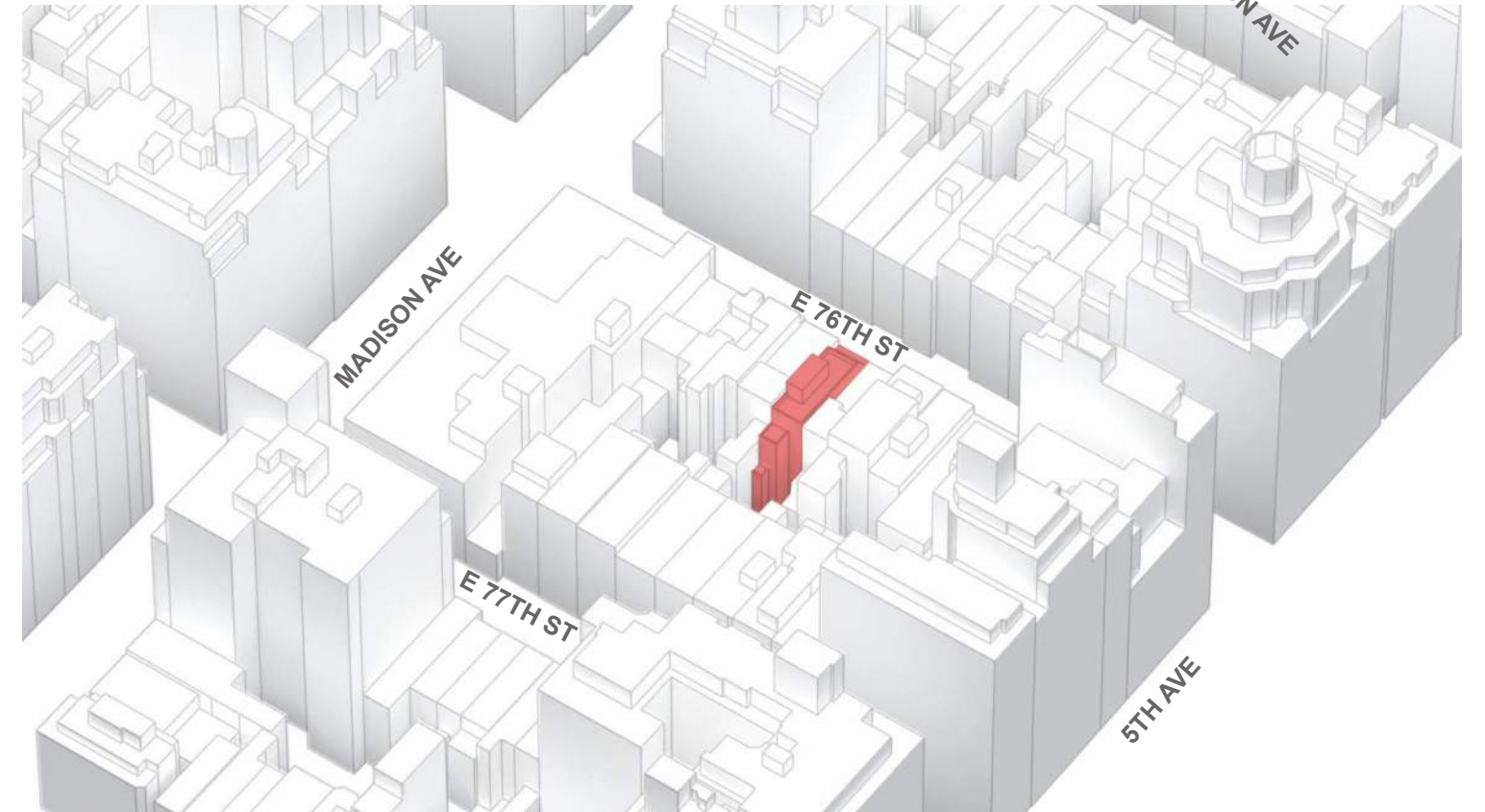
FRONT - EXISTING



FRONT - PROPOSED



REAR - EXISTING



REAR - PROPOSED

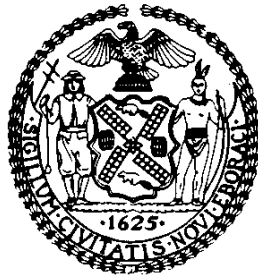
Upper East Side Historic District Designation Report

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	Alexander M. Welch	William W. Hall

ARCHITECTURE

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 enframement; 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.

HISTORY

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.

References:

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.