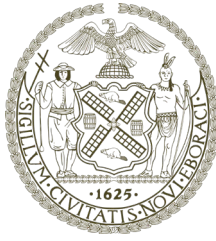


Valerie S. Mason
Chair

Ian McKnight
District Manager



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**The City of New York
Community Board 8 Manhattan**

May 22, 2026

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 11 East 76th Street (Upper East Side Historic District) – *Behrang Behin* – A Neo-Renaissance building designed by Alexander M Welch and constructed in 1895-1896. Application is to obtain a certificate of appropriateness for an eventual certificate of occupancy from a multiple dwelling to a 1 (One) family dwelling. Work includes renovation of partitions, ceilings and finishes as per plans filed herewith.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on May 20, 2026, the Board approved the following resolution by a vote of 36 in favor, 5 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS the applicant seeks a Certificate of Appropriateness as a prelude to obtaining a Certificate of Occupancy for the conversion of this multi-family dwelling to a one family dwelling; and

WHEREAS 11 East 76th Street was built as one of a row of six townhouses in 1895-96; and

WHEREAS the applicant will enlarge the building vertically by extending the fifth floor toward the front and adding a new bulkhead on top; and

WHEREAS the applicant will enlarge the building in the rear by adding a partial fifth floor; and

WHEREAS the height of the fifth floor will be increased from 8'-7" to 10'-6" in the rear and will continue at a height of 10'-6" for the enlargement of the floor in the front; and

WHEREAS the overall height of the building excluding chimneys will be increased from 63'-3" to 67'-3 ¾" plus 11'-5" for the new bulkhead for a total height of 78'-8 ¾"; and

WHEREAS the chimneys will be raised to 8'-1" above the roof in the front and 9'-1" above the mechanical equipment in the rear; and

WHEREAS the face of the fifth floor will be held back from the front façade; and

WHEREAS light and air will be provided to the front of the fifth floor with a sloped skylight with glass panels that will be operable; and

WHEREAS the enlargement of the fifth floor will not be visible from across the street or from an angle from up and down the street except for the chimneys; and

WHEREAS photographs of the mockup reveal that the chimneys will be partially visible; and

WHEREAS the front façade is made of limestone and grey brick masonry; and

WHEREAS wood windows on front façade will be replaced with wood windows in kind; and

WHEREAS new wood windows will have insulated glass; and

WHEREAS steel window guards will be removed from first floor windows but retained on cellar windows; and

WHEREAS wood entrance doors will be replaced with glass door with steel bars similar to other entrance doors along the street; and

WHEREAS the existing decorative metal transom above the entrance doors will be retained; and

WHEREAS the rear façade is red brick with punched openings; and

WHEREAS existing grillages on the rear will be removed and salvaged; and

WHEREAS new window openings will be made and some existing window openings will be enlarged in the rear to create windows that meet, as a minimum, Code requirements for light and air and create a composed design for the façade; and

WHEREAS new windows will be steel with insulated glass; and

WHEREAS mechanical equipment and a small green roof are set behind the bulkhead on the rear portion of the roof; and

WHEREAS the front façade and rear façade will be repaired including replacement of brick molds on the front; and

WHEREAS existing and new steel bars on the front including the cellar windows and new front doors and new and existing railings on the rear will be painted black; and

WHEREAS new steel windows and aluminum skylight will have an espresso-colored powder coat; and

WHEREAS the restoration of the front façade will retain the original design; and

WHEREAS the alteration of the rear façade will be done with matching brick; and

WHEREAS the repairs on the front façade maintain the integrity of the original design; and

WHEREAS the modifications on the rear façade are compatible with the original design; and

WHEREAS the enlargement in the front has no visual impact (except for the chimneys) when viewed from the street; and

WHEREAS the enlargement in the rear is modest in scale; and

WHEREAS all aspects of work for the building are done discreetly and respectfully; and

WHEREAS the proposed enlargements, restoration, and modifications are contextual and appropriate within the historic district; and

THEREFORE BE IT RESOLVED that this application is **APPROVED as presented**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member, 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Honorable Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District