

36 W11TH STREET
NEW YORK, NY, 10011

LPC DOCKET #25-08332

LPC HEARING DATE
05/20/2025

SHEET 1 OF 22





1 HISTORIC TAX PHOTO - C.1940



2 CURRENT PHOTO - 2025



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project title	
36 WEST 11TH STREET	
NEW YORK, NY 10011 BLOCK 574 LOT 26	

HISTORIC PHOTOS

scale	1 1/2" = 1'-0"	date	06/03/21
lpc no.			
project no.			2109
sheet no.			
drawing no.			LPC-03



VIEW FROM NORTH EAST WITH LPC APPROVED ROOFTOP AND/OR REAR ENLARGEMENTS ON THE BLOCK:

- A: 18 W 11TH ST
B: 42 W 11TH ST
C: 52 W 11TH ST
D: 60 W 11TH ST
E: 35 W 10TH ST
F: 39 W 10TH ST



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NEW YORK, NY 10011 BLOCK 574 LOT 26

PROJECT CONTEXT

scale	date
lpc no	06/03/21
project no.	2109
sheet no.	
drawing no.	LPC-04

PROJECT SITE:
36 W 11TH ST



VIEW FROM SOUTH WEST WITH LPC APPROVED ROOFTOP AND/OR REAR ENLARGEMENTS ON THE BLOCK:

- A: 18 W 11TH ST
- B: 42 W 11TH ST
- C: 52 W 11TH ST
- D: 60 W 11TH ST
- E: 35 W 10TH ST
- F: 39 W 10TH ST



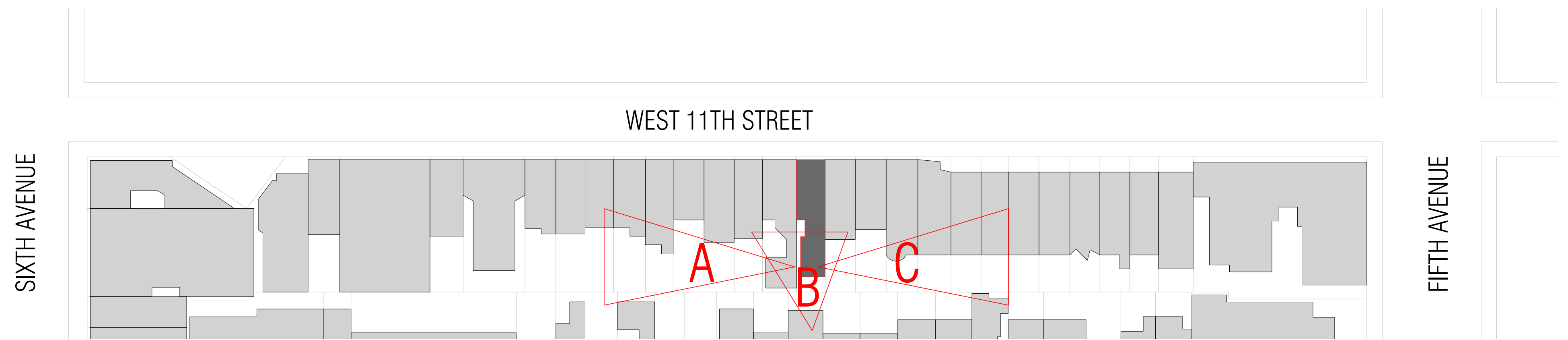
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PROJECT CONTEXT

scale	date
lpc no	06/03/21
project no.	2109
sheet no.	
drawing no.	LPC-05



A - EXISTING REAR GREENSPACE LOOKING NORTH WEST



B - EXISTING REAR GREENSPACE LOOKING NORTH



C - EXISTING REAR GREENSPACE LOOKING NORTH EAST



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REAR GREENSPACE PHOTOGRAPHS

scale 1" = 50'-0"

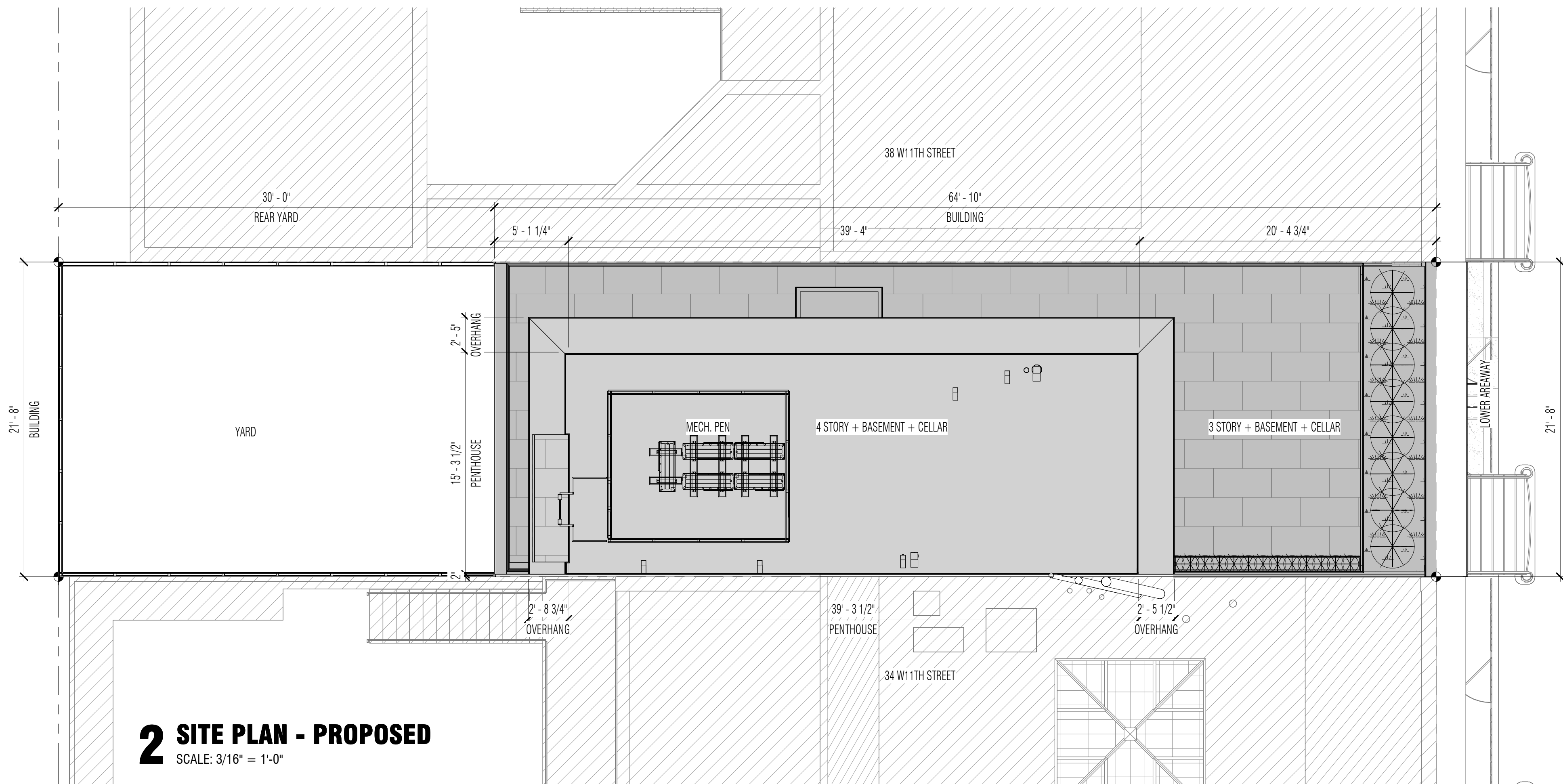
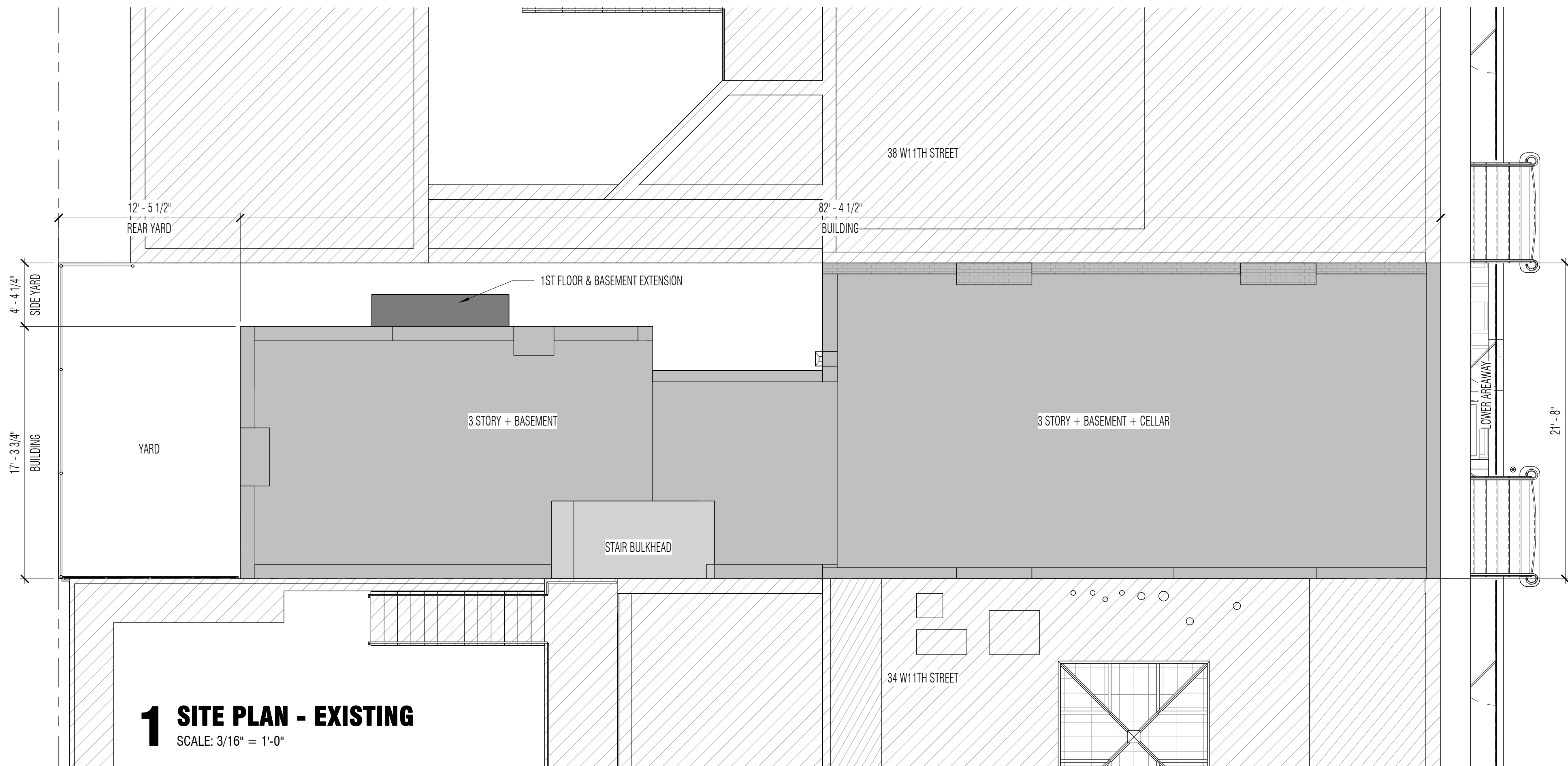
date 06/04/21

lpc no.

project no. 2109

sheet no.

drawing no. LPC-07



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SITE PLAN

scale 3/16" = 1'-0" date 06/04/21

lpc no.

project no. 2109

sheet no.

drawing no.

LPC-08





EXISTING 12'-5" REAR YARD LOOKING WEST



EXISTING REAR YARD LOOKING NORTH



EXISTING 12'-5" REAR YARD LOOKING EAST

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REAR YARD PHOTOGRAPHS

scale	date
lpc no	06/04/21
project no.	2109
sheet no.	
drawing no.	LPC-09



EXISTING REAR 4'-4" SIDE YARD



VIEW FROM SIDE YARD AT REAR ROOFLINE & UPPER WINDOW



DETAIL OF ROOFLINE TRANSITION FROM 36 TO 38 W 11TH



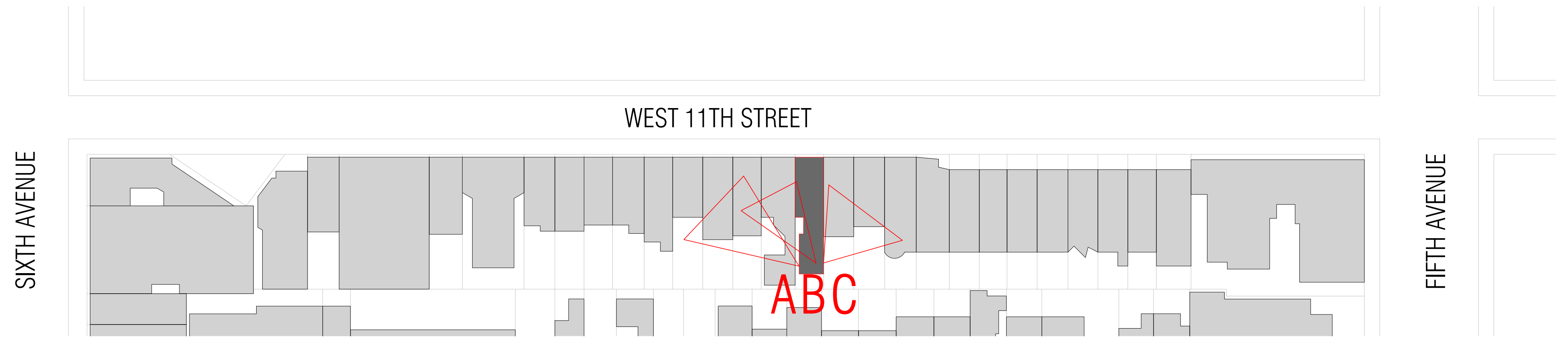
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REAR YARD & ROOFLINE DETAIL PHOTOGRAPHS

scale	date
lpc no	06/04/21
project no.	2109
sheet no.	
drawing no.	LPC-10



A - EXISTING REAR ROOFLINE LOOKING NORTH EAST



B - EXISTING REAR ROOFLINE LOOKING NORTH



C - EXISTING REAR ROOFLINE LOOKING NORTH WEST



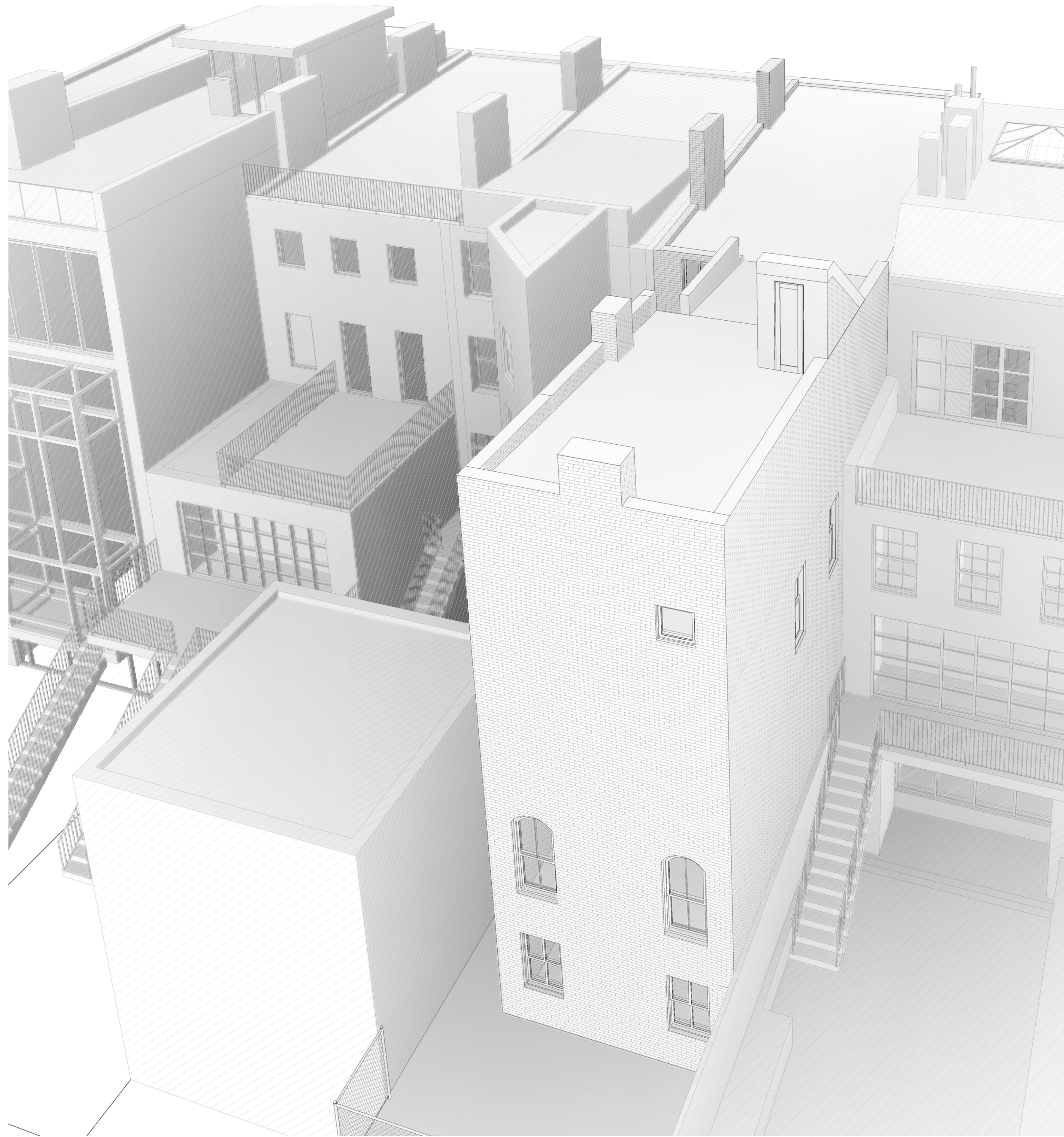
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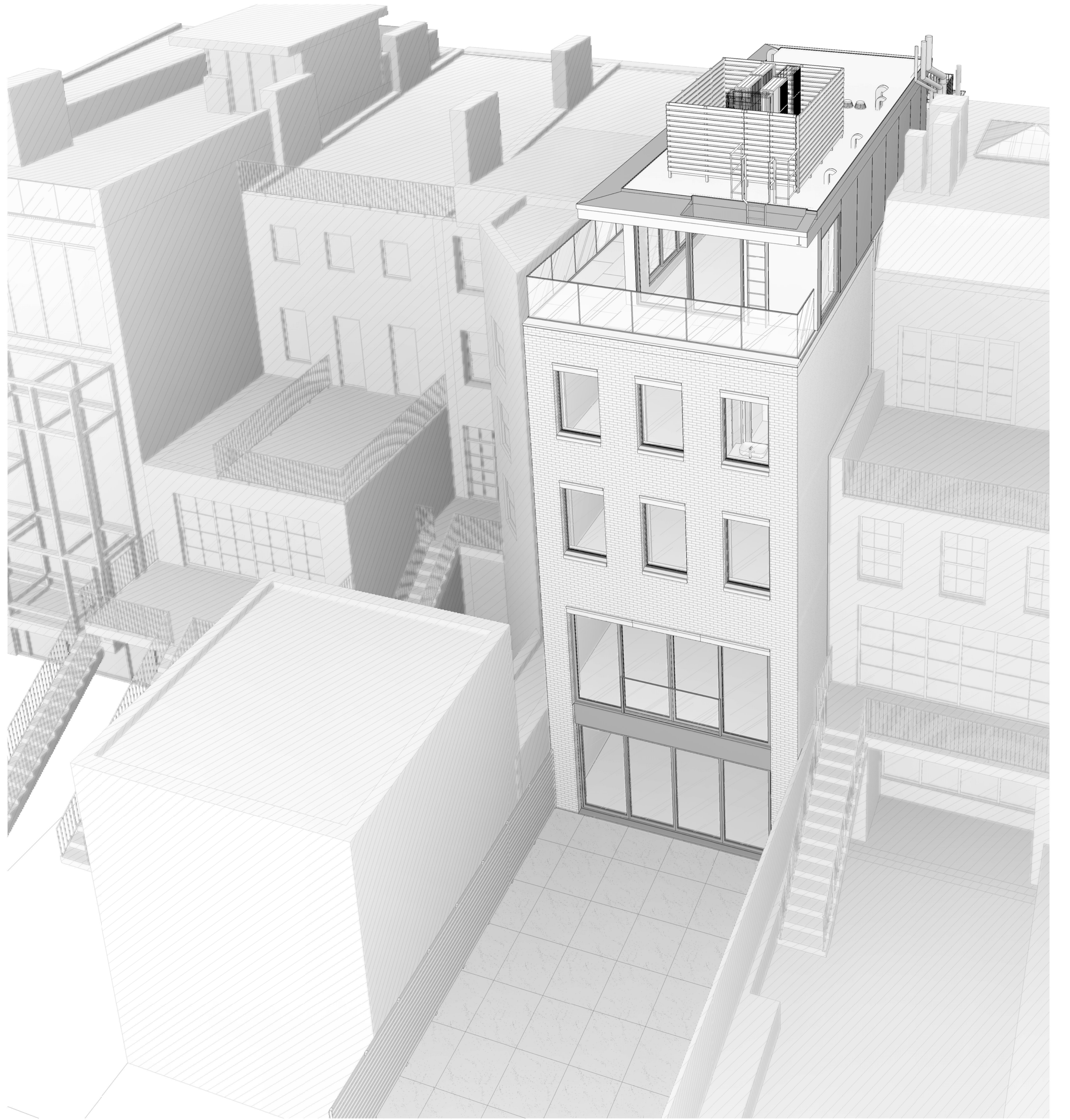
NEW YORK, NY 10011
BLOCK 574 LOT 26

REAR ROOFLINE PHOTOGRAPHS

scale	1" = 50'-0"	date	06/04/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-11		



1 EXISTING REAR MASSING PERSPECTIVE



2 PROPOSED REAR MASSING PERSPECTIVE



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REAR MASSING

scale	date
lpc no	06/04/21
project no.	2109
sheet no.	
drawing no.	LPC-12

LINE OF PROPOSED
BUILDING ENVELOPE

1 EXISTING BUILDING SECTION

SCALE: 1/4" = 1'-0"

EXIST - BULKHEAD
41' - 11/8"
(GEO.14.04)

EXIST - ROOF HP
34' - 5"
(GEO.67.36)

EXIST - 3RD FLOOR
22' - 7"
(GEO.55.53)

EXIST - 2ND FLOOR
12' - 0"
(GEO.44.95)

EXIST - 1ST FLOOR
0"
(GEO.32.95)

BASE PLANE
-5' - 7 3/4"
(GEO.27.30)

EXIST - BASEMENT
-8' - 31/8"
(GEO.24.69)

EXIST - CELLAR
-14' - 11"
(GEO.18.03)

EXISTING BUILDING HEIGHT
40' - 0 3/4"

6' - 8 1/8"

11' - 10"

10' - 7"

12' - 0"

8' - 3 1/8"

2' - 7 3/8"

6' - 7 7/8"

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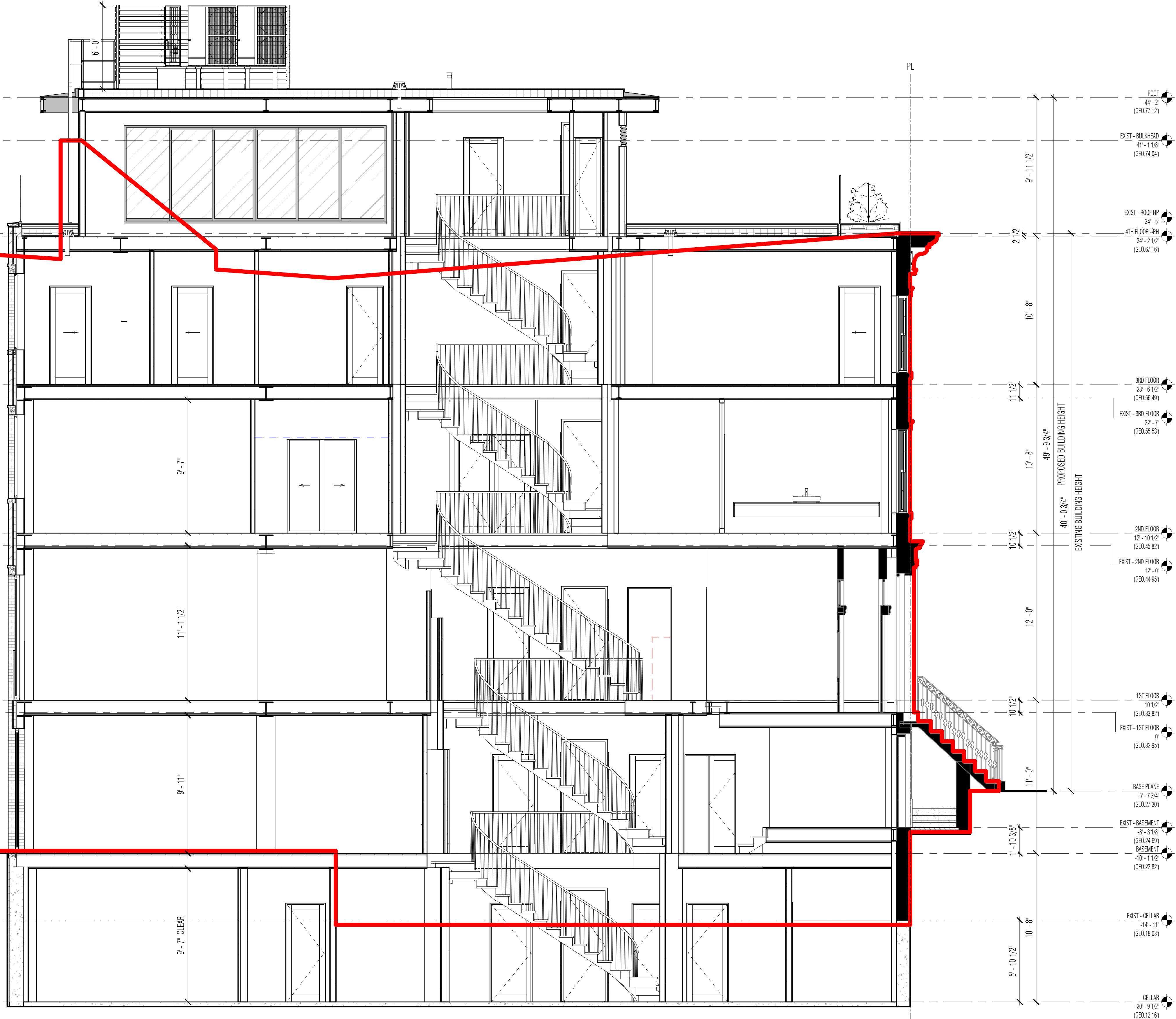
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BLOCK 574 LOT 26

EXISTING BUILDING SECTION

scale	1/4" = 1'-0"	date	06/07/21
lpc no			
project no.		sheet no.	2109
drawing no.			

LPC-13

LINE OF EXISTING
BUILDING ENVELOPE



1 PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"

PROPOSED BUILDING SECTION

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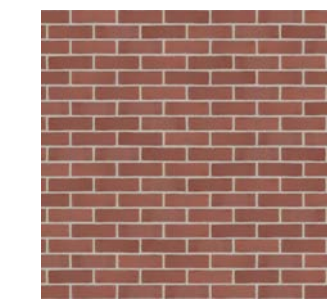
scale	1/4" = 1'-0"	date	06/07/21
ipc no.			
project no.			2109
sheet no.			
drawing no.			LPC-14



1 ELEVATION - EXISTING REAR FACADE
SCALE: 1/4" = 1'-0"



2 ELEVATION - PROPOSED REAR FACADE
SCALE: 1/4" = 1'-0"



BRICK FACADE
MANF: GLEN GERY
SERIES: MAHONEY
COLOR: GRANITE RED
FINISH: SMOOTH



CAST STONE
MANF: CORINTHIAN CAST STONE INC
SERIES: SANDSTONE
COLOR: TERRA COTTA
FINISH: STANDARD



METAL WINDOWS
MANF: TBD
PRODUCT: TBD
COLOR/SERIES: RAL 7015
FINISH: SMOOTH



METAL PANEL FACADE
MANF: ALPOLIC
PRODUCT: FR4MM
COLOR/SERIES: QUARTZ ZINC
FINISH: SMOOTH



GLASS RAILING
MANF:
PRODUCT: 1/2" LAMINATED
COLOR/SERIES: CLEAR LOW IRON
FINISH:



MECHANICAL SCREEN
MANF: KNOTWOOD
PRODUCT: ALUMINUM SLAT
COLOR/SERIES: VAPOR GRAY
FINISH: SMOOTH



PAVERS
MANF: TBD
PRODUCT: LIMESTONE
COLOR/SERIES: INDIANA GREY
FINISH: SMOOTH HONED



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EXISTING & PROPOSED REAR ELEVATION

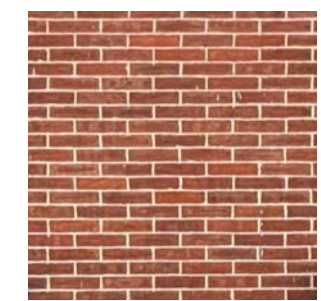
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lpc no.			
project no.			2109
sheet no.			
drawing no.			LPC-15



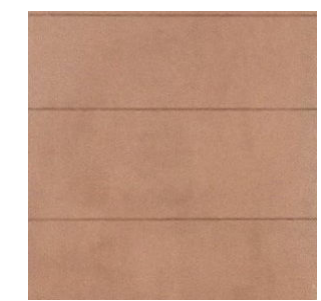
1 ELEVATION - EXISTING STREET FACADE
SCALE: 1/4" = 1'-0"



2 ELEVATION - PROPOSED STREET FACADE
SCALE: 1/4" = 1'-0"



BRICK FACADE
EXISTING BRICK TO REMAIN,
CLEANED & REPOINTED
W/HIGH LIME MORTAR TO
LPC SPEC



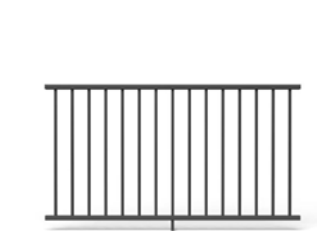
BROWNSTONE REPAIR
EXISTING STONE TO REMAIN,
FOLLOW LPC APPROVED
RESURFACING PROCEDURES



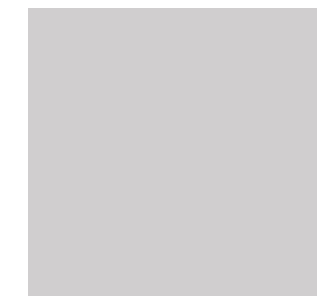
WOOD WINDOWS
FILED UNDER SEPARATE APPLICATION
FINISH: PAINTED
COLOR: BM CHARCOAL SLATE HC-178



METAL PANEL FACADE
MANF: ALPOLIC
PRODUCT: FRAMM
COLOR/SERIES: QUARTZ ZINC
FINISH: SMOOTH



METAL RAILING
MANF: TBD
FINISH: PAINTED
COLOR: TO MATCH METAL PANELS



MECHANICAL SCREEN
MANF: KNOTWOOD
PRODUCT: ALUMINUM SLAT
COLOR/SERIES: VAPOR GRAY
FINISH: SMOOTH



ENTRY PAVERS
MANF: TBD
PRODUCT: BLUESTONE
COLOR/SERIES: STANDARD
FINISH: FLAMED



IRONWORK REPAIR
EXISTING IRON TO REMAIN,
CLEANED & REPAIRED
FINISH: PAINTED
COLOR: BM BLACK HC-190



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BLOCK 574 LOT 26

EXISTING & PROPOSED STREET ELEVATION

scale	As indicated	date	05/27/21
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-16		

PROPOSED SECTION



42 WEST 11TH STREET
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5 MARCH 2013 - LANDMARKS PRESERVATION COMMISSION

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A) 42 W11TH
REAR EXTENSION & ROOFTOP ADDITION
APPROVED 5/19/08



EXISTING FRONT ELEVATION

39 WEST 10th STREET
NEW YORK, NEW YORK 10011

LANDMARKS PRESERVATION COMMISSION PRESENTATION



PROPOSED FRONT ELEVATION

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F) 39 W10TH
REAR YARD & ROOFTOP ADDITION
APPROVED 2/13/14



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BLOCK 574 LOT 26



Proposed Rear Facade
18 West 11th Street, NY, NY 10011

H3 January 07, 2014
H3 Hardy Collaborative Architecture 902 Broadway, NY, NY 10010, 212.677.6000

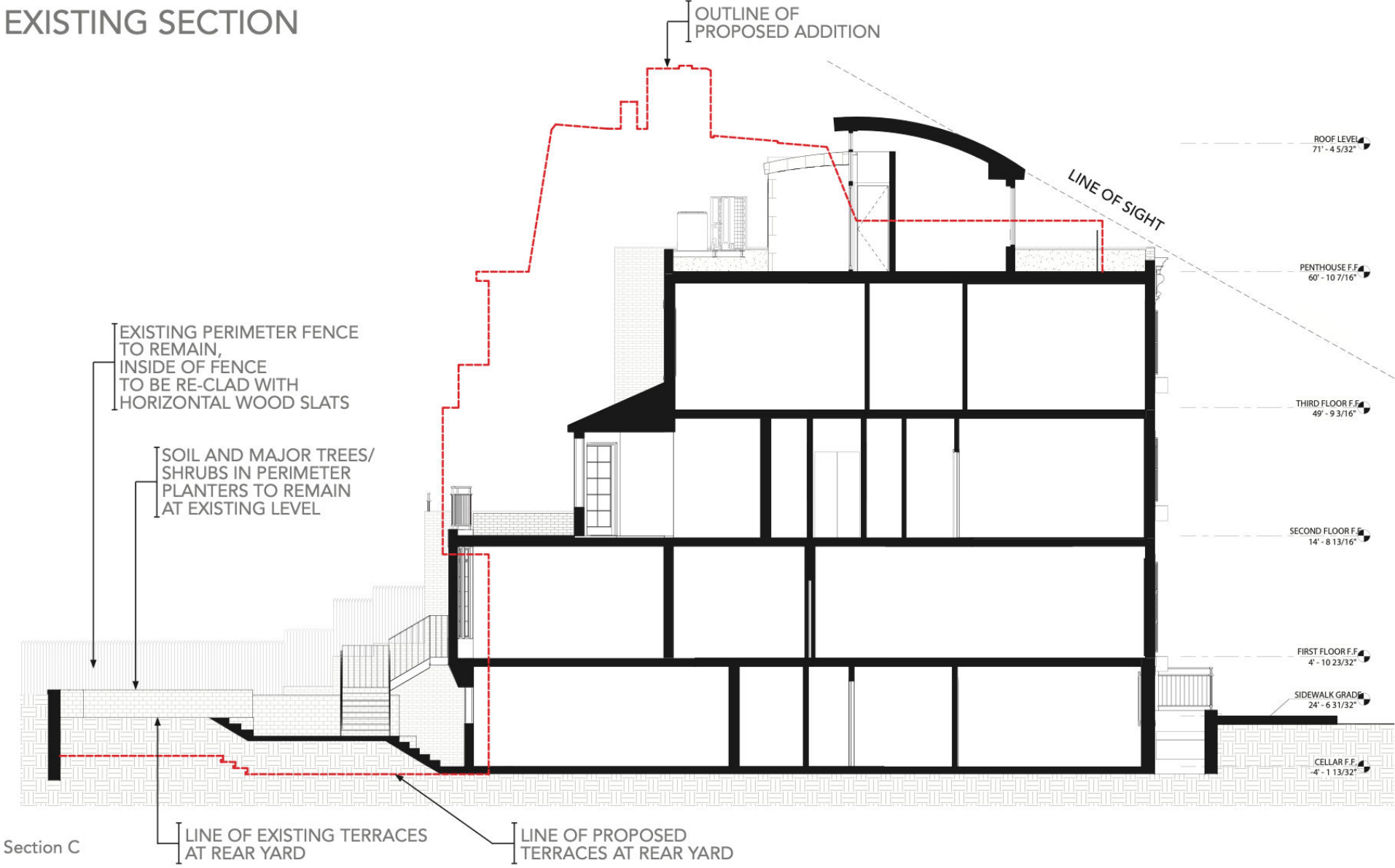
Page 24

B) 18 W11TH
REAR EXTENSION & ROOFTOP ADDITION
APPROVED 1/21/14



E) 52 W11TH
ROOFTOP ADDITION & VISIBLE RAILING AT STREET
APPROVED 5/19/08

EXISTING SECTION



Section C
Lee H. Skolnick Architecture + Design Partnership

July 12, 2016

35 West 10th St Townhouse

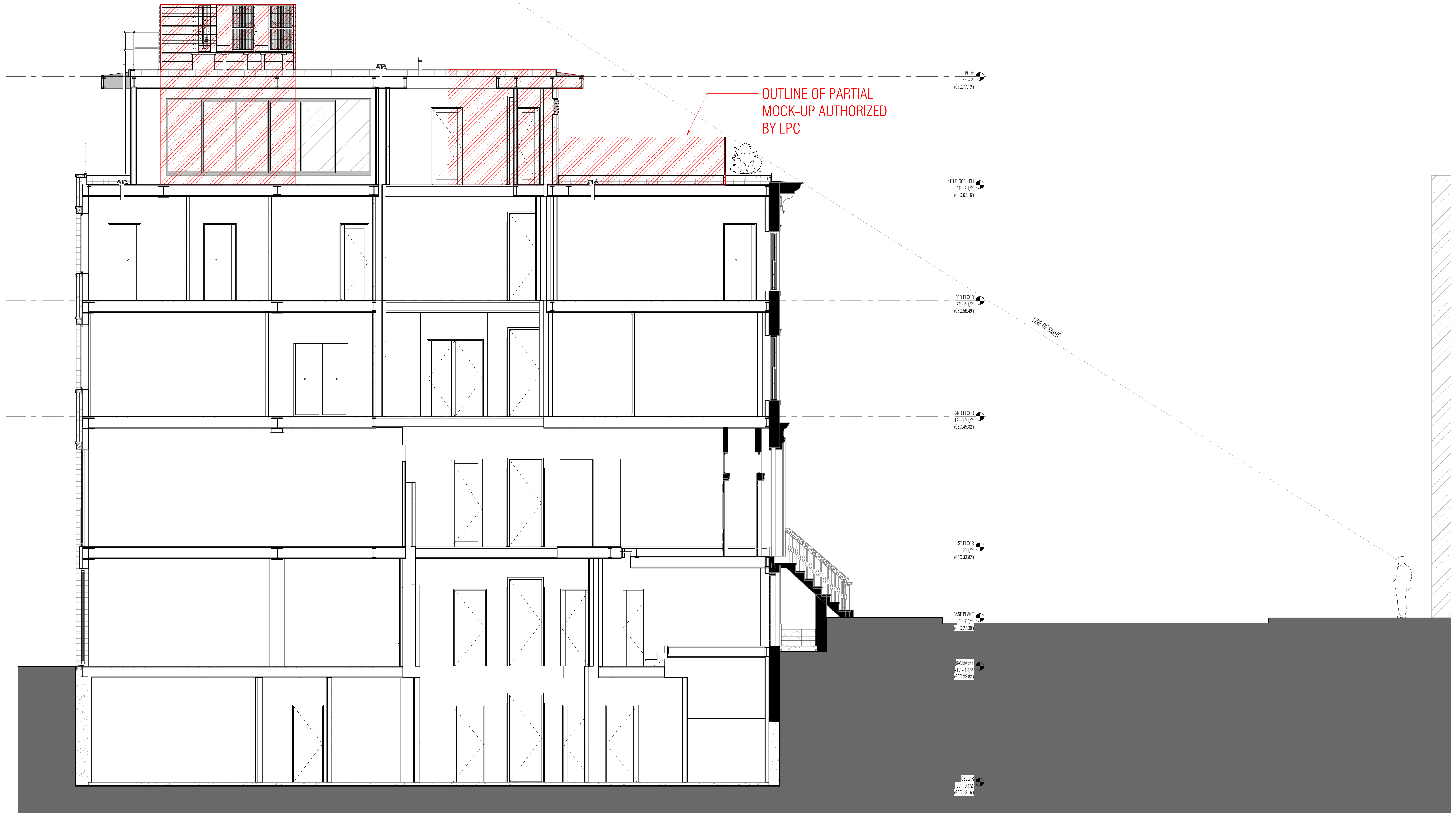
C) 35 W10TH
REAR EXTENSION & ROOFTOP ADDITION
APPROVED 7/19/16



F) 34 W11TH
REAR YARD EXCAVATION & ATTIC EXTENSION
APPROVED 2/21/18

PRECEDENTS ON BLOCK

scale	date
lpc no	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-17



1 PROPOSED BUILDING SECTION - MOCK-UP

SCALE: 1/4" = 1'-0" (REF: 2/ A-09)



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BLOCK 574 LOT 26

ROOFTOP MOCK-UP

scale	1/4" = 1'-0"	date	06/07/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-18		



VIEW OF 4TH FLOOR PENTHOUSE & MECHANICAL SCREEN MOCKUP LOOKING TOWARDS REAR YARD



Apr 30, 2025 1:22:37 PM
36 West 11th Street
Manhattan
New York County
New York



Apr 30, 2025 1:22:34 PM
36 West 11th Street
Manhattan
New York County
New York

VIEW OF FRONT RAILING MOCKUP LOOKING TOWARDS WEST 11TH ST



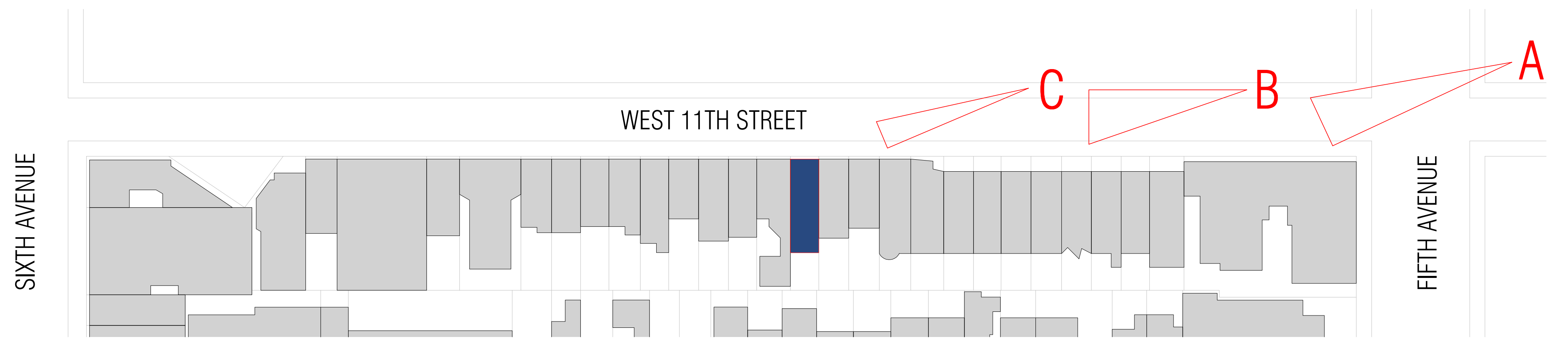
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ROOFTOP MOCK-UP

scale	date
lpc no	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-19



A - SEASONAL VIEW FROM NE CORNER OF 5TH & 11TH



B - VIEW FROM NW CORNER OF 5TH & 11TH



C - VIEW FROM 11TH LOOKING WEST

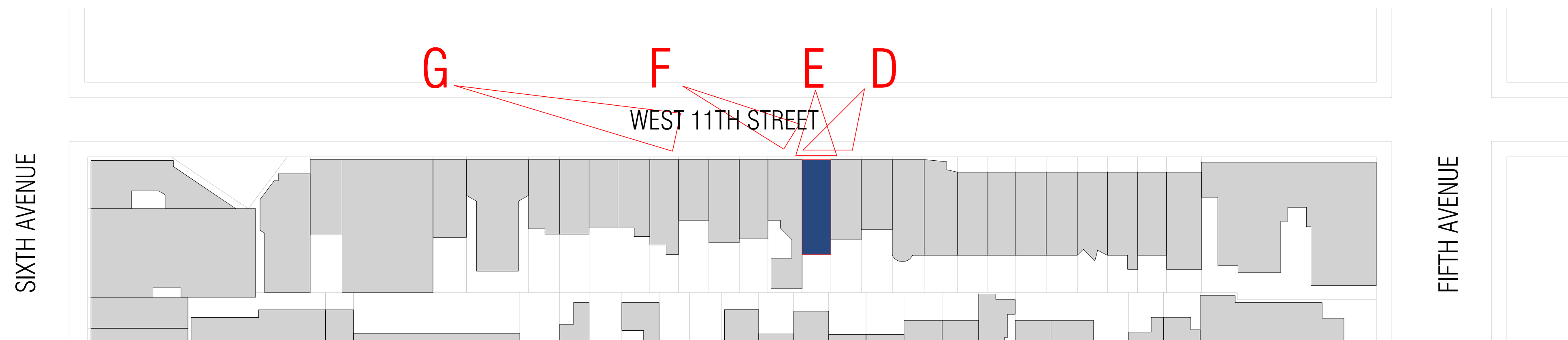


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BLOCK 574 LOT 26

ROOFTOP MOCK-UP

scale	1" = 50'-0"	date	06/07/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-20		



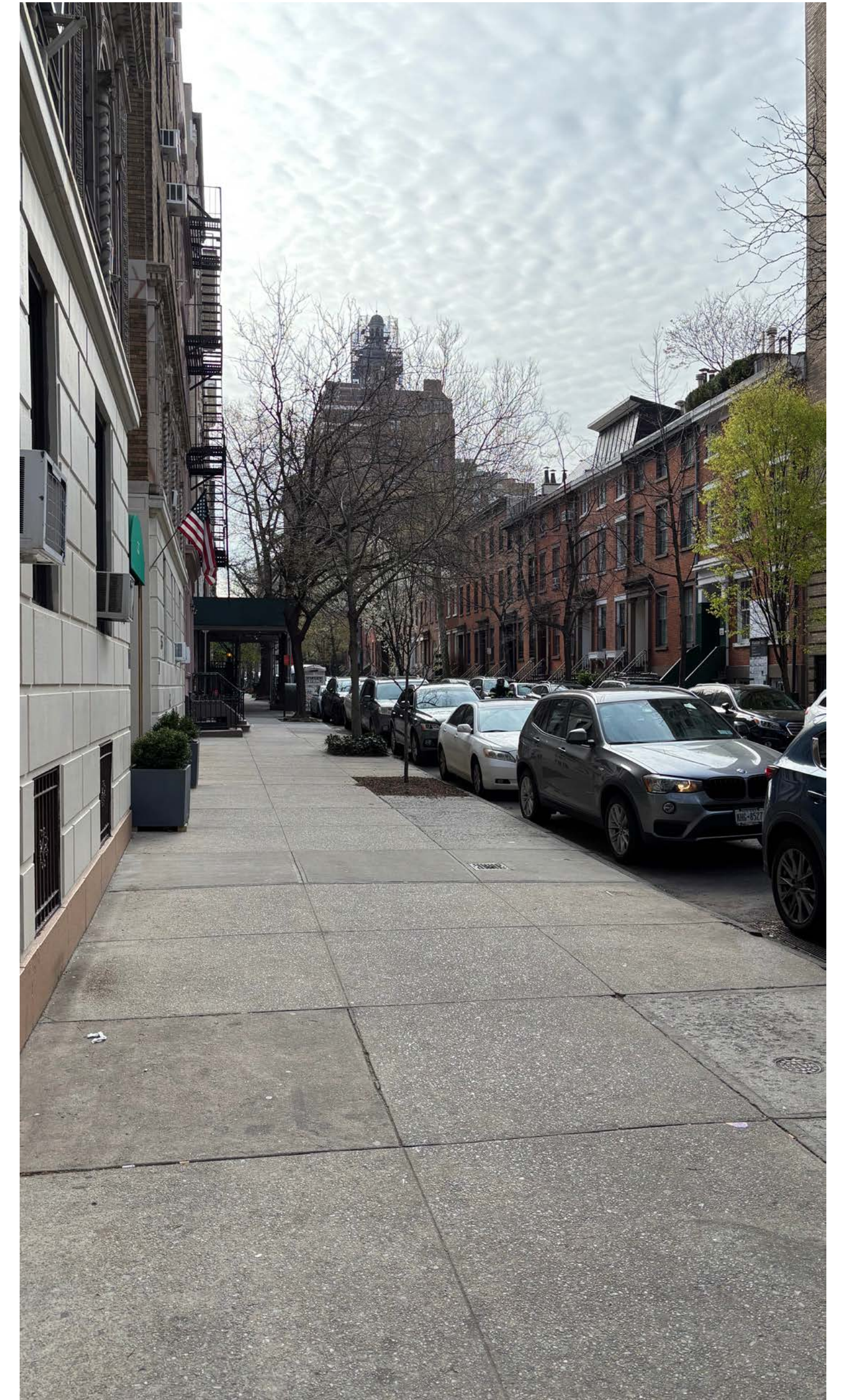
D - VIEW FROM 11TH LOOKING SOUTH



E - VIEW DIRECTLY IN FRONT



F - VIEW FROM 11TH LOOKING EAST



G - VIEW FROM 11TH LOOKING EAST

ROOFTOP MOCK-UP



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scale	1" = 50'-0"	date	06/07/21
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-21		



PROPOSED REAR FACADE RENDER



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scale	date
1pc no	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-22

36 W11TH STREET
NEW YORK, NY, 10011

LPC DOCKET #25-08332

LPC HEARING DATE
05/20/2025

APPENDIX SHEET 1 OF 17



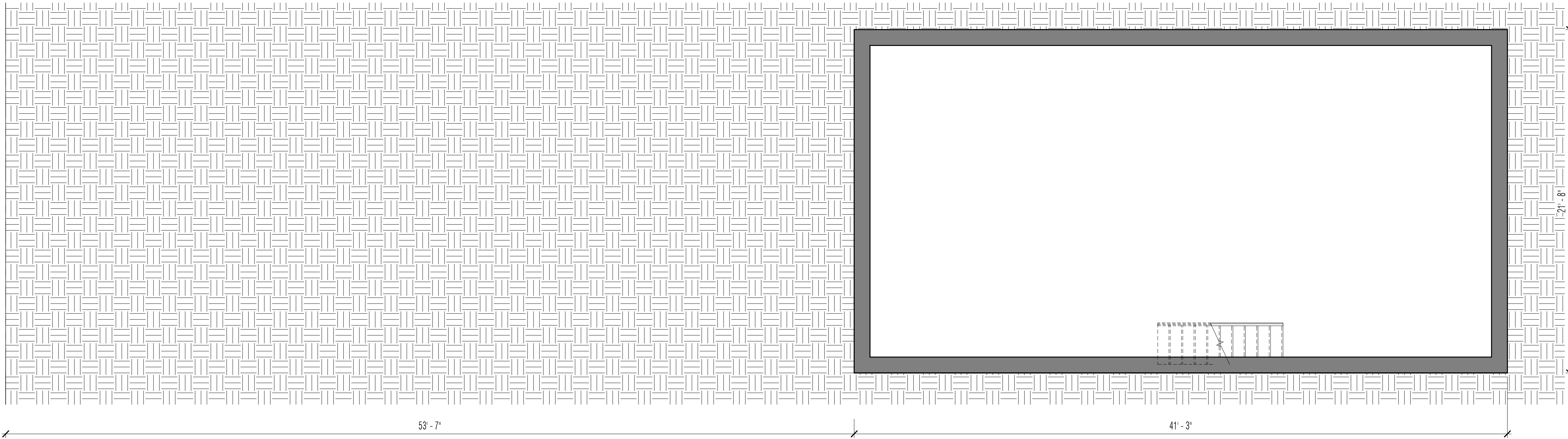
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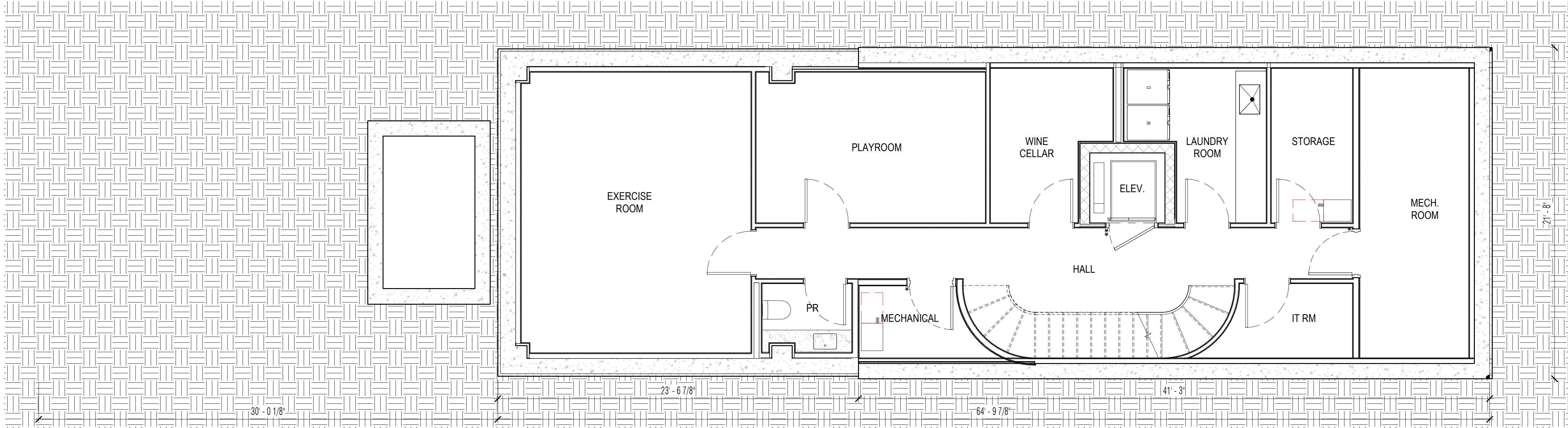
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APPENDIX

scale	date
lpc no	06/03/21
project no.	2109
sheet no.	
drawing no.	A-01



1 EXISTING PLAN - CELLAR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - CELLAR
SCALE: 1/4" = 1'-0"



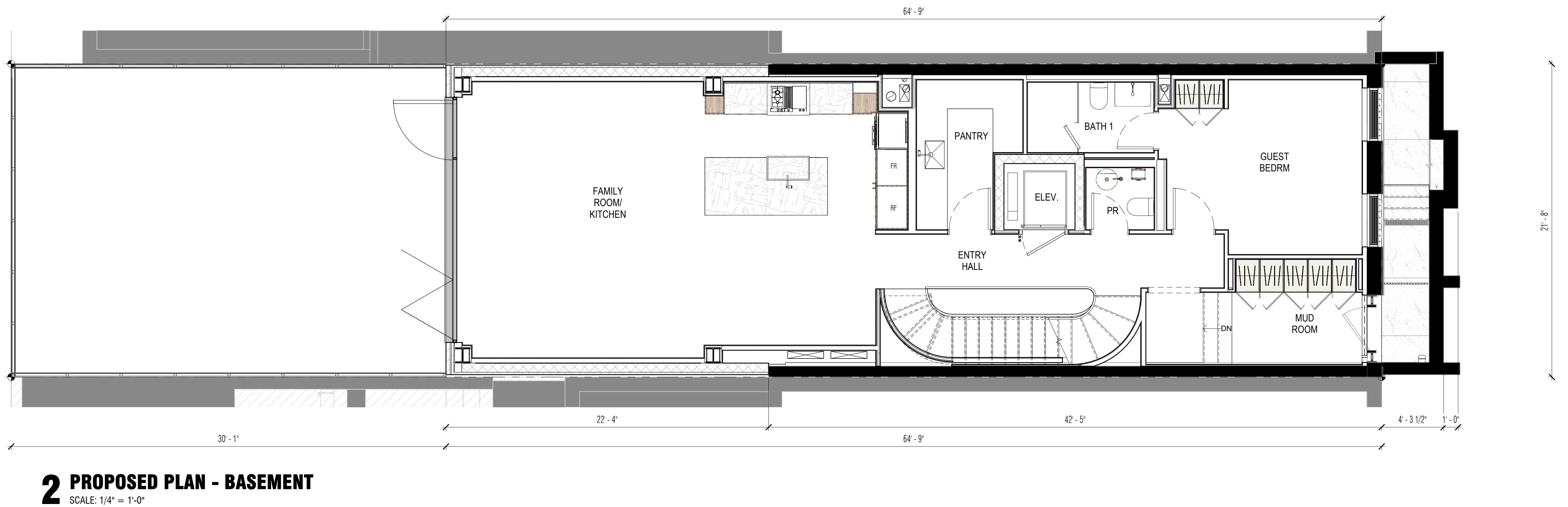
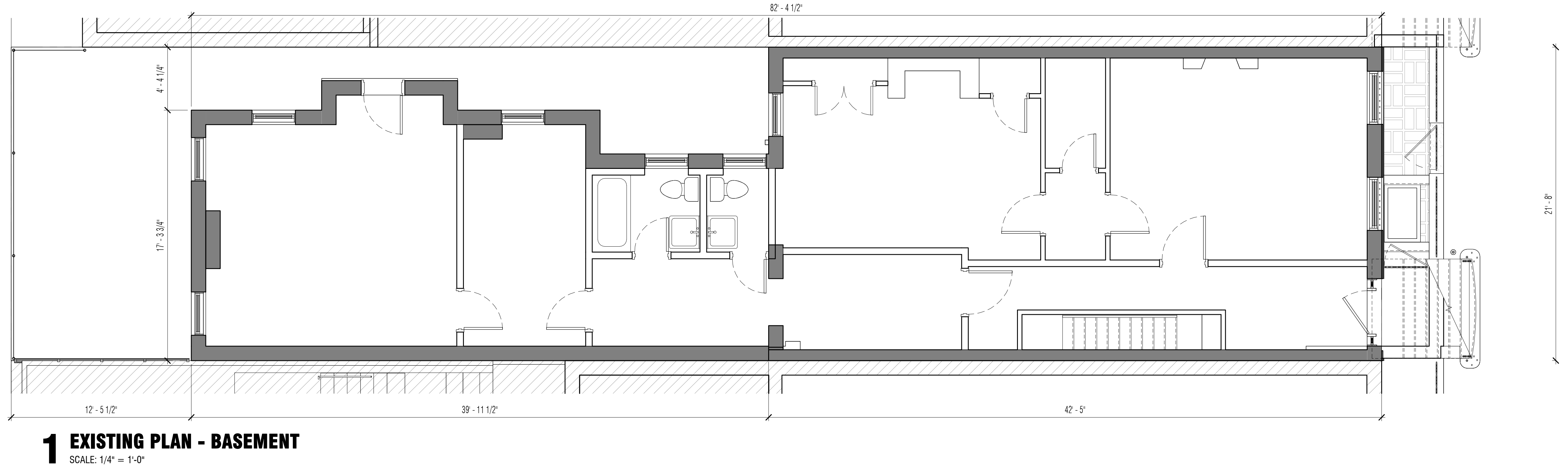
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EXISTING & PROPOSED PLAN - CELLAR

scale	1/4" = 1'-0"	date	12/12/24
ipc no			
project no.	2109		
sheet no.			
drawing no.	A-02		



2 PROPOSED PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED PLAN - BASEMENT



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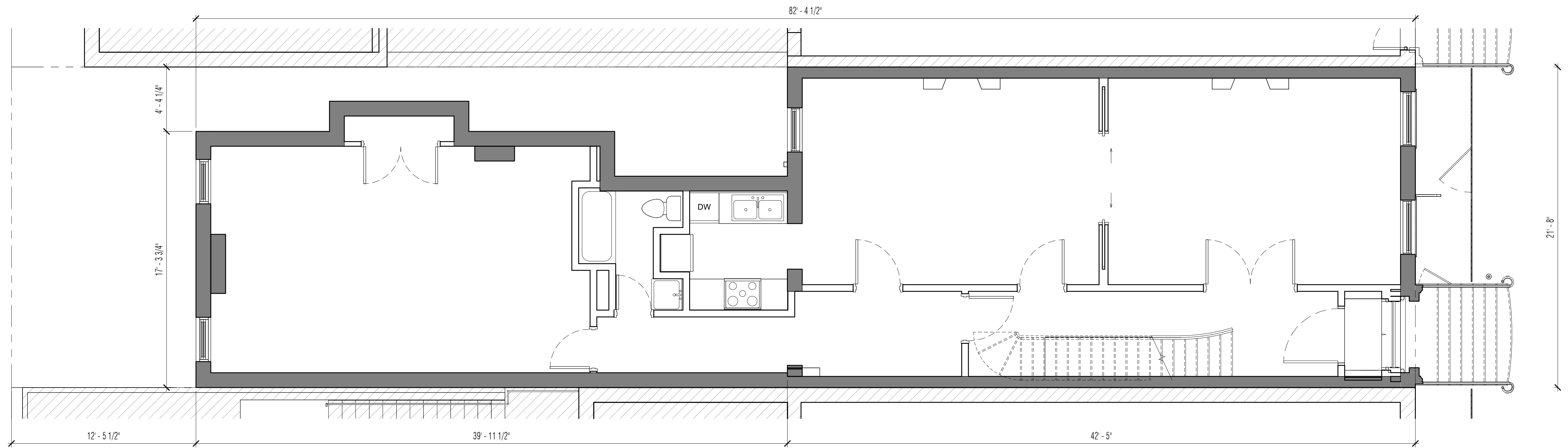
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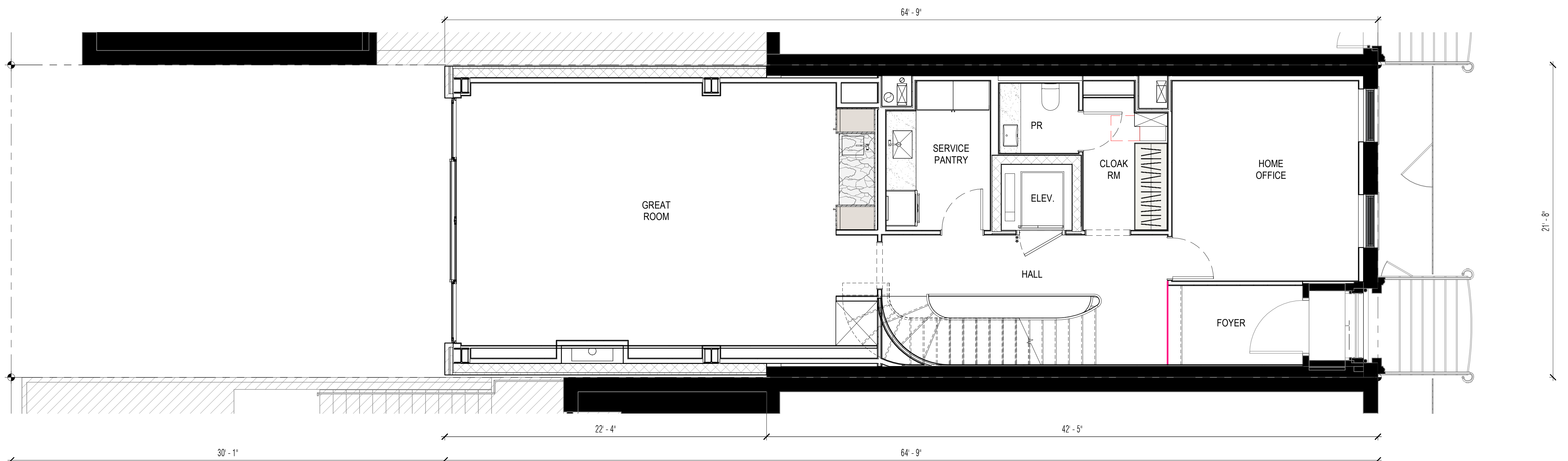
scale	1/4" = 1'-0"	date	12/12/24
ipc no.			
project no.	2109		
sheet no.			
drawing no.	A-03		



A-03



1 EXISTING PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

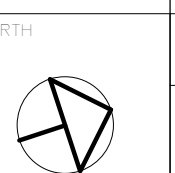


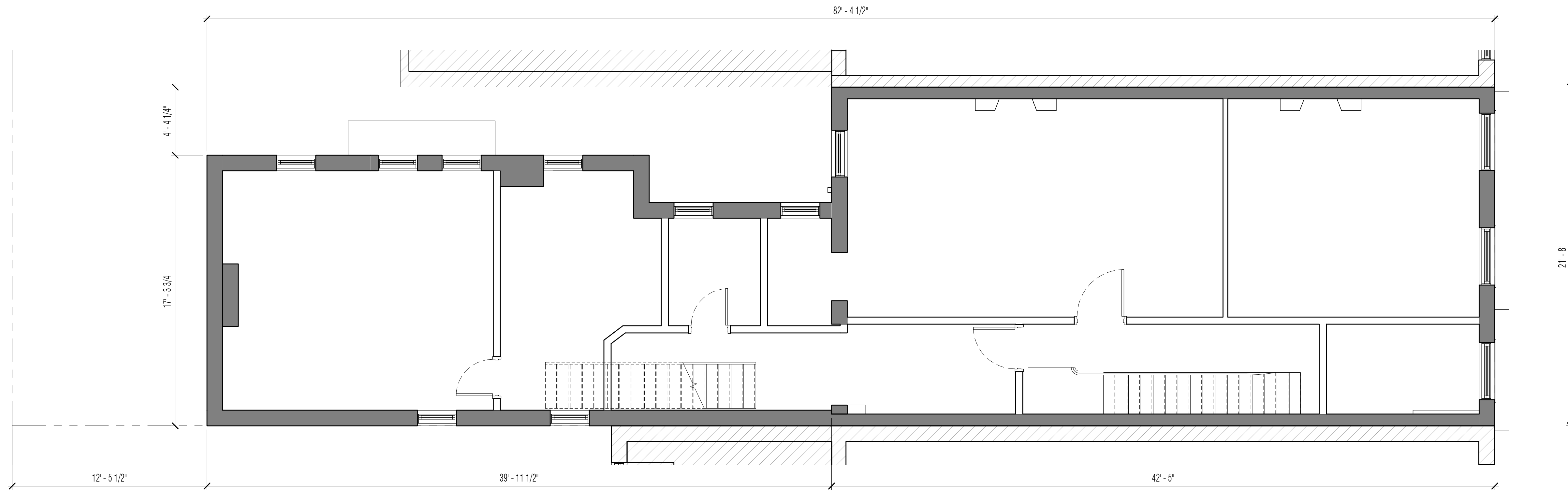
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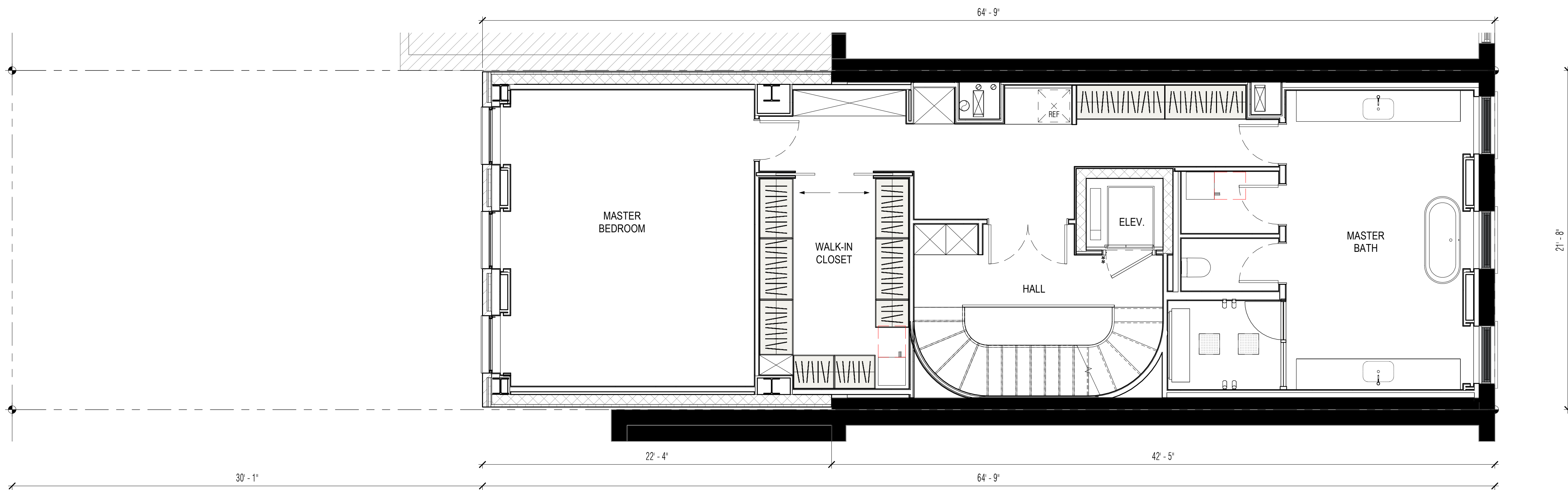
EXISTING & PROPOSED PLAN - 1ST FLOOR

scale	1/4" = 1'-0"	date	12/12/24
ipc no			
project no.	2109		
sheet no.			
drawing no.	A-04		





1 EXISTING PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



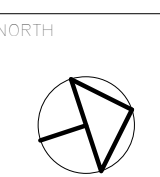
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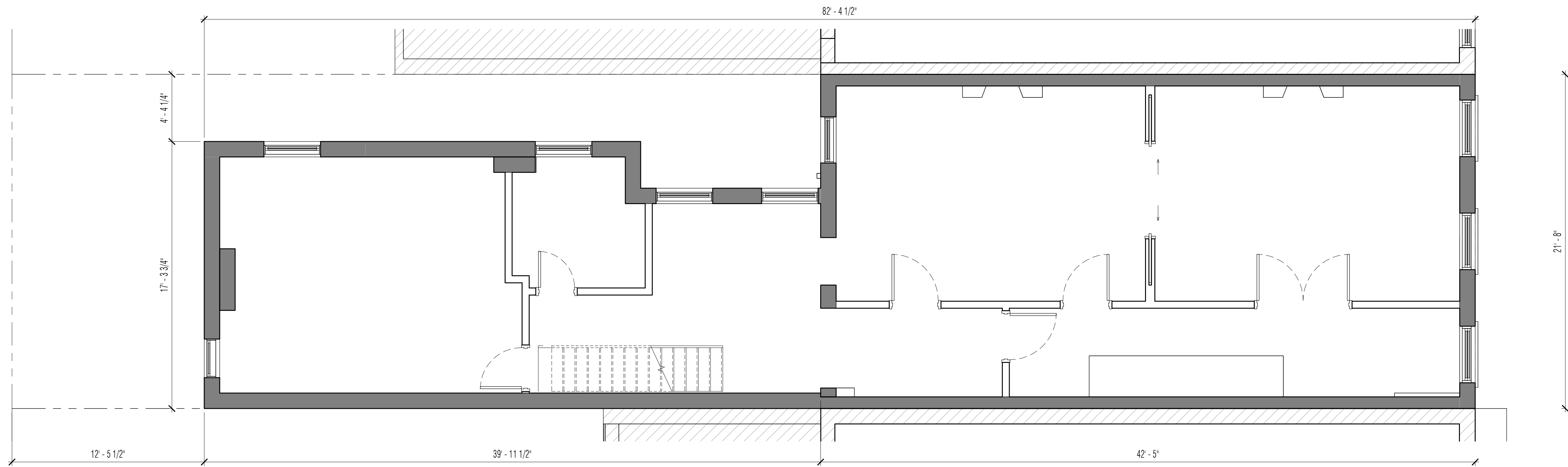
project title
36 WEST 11TH STREET

NEW YORK, NY 10011
BLOCK 574 LOT 26

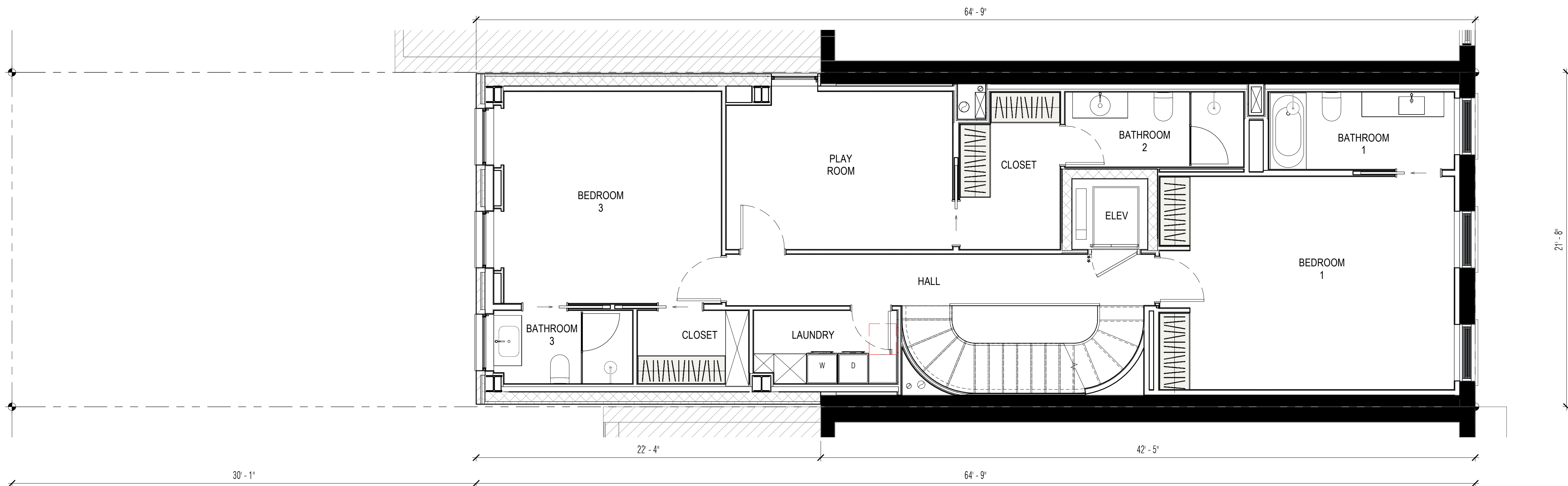
EXISTING & PROPOSED PLAN - 2ND FLOOR

scale	1/4" = 1'-0"	date	12/12/24
ipc no			
project no.	2109		
sheet no.			
drawing no.	A-05		





1 EXISTING PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



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EXISTING & PROPOSED PLAN - 3RD FLOOR



scale 1/4" = 1'-0" date 12/12/24

lpc no

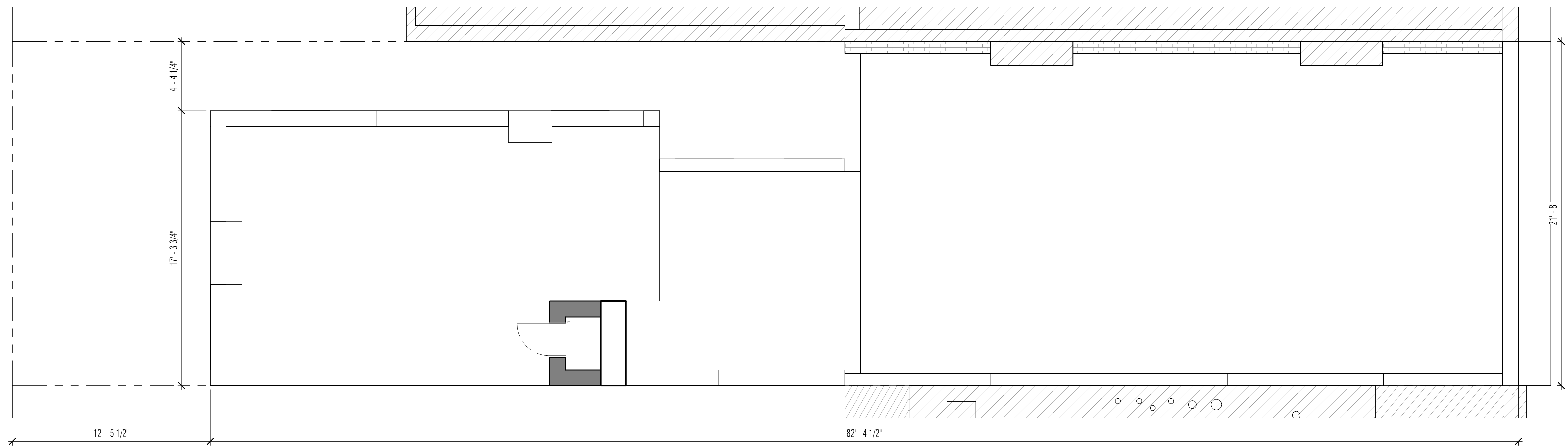
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2109

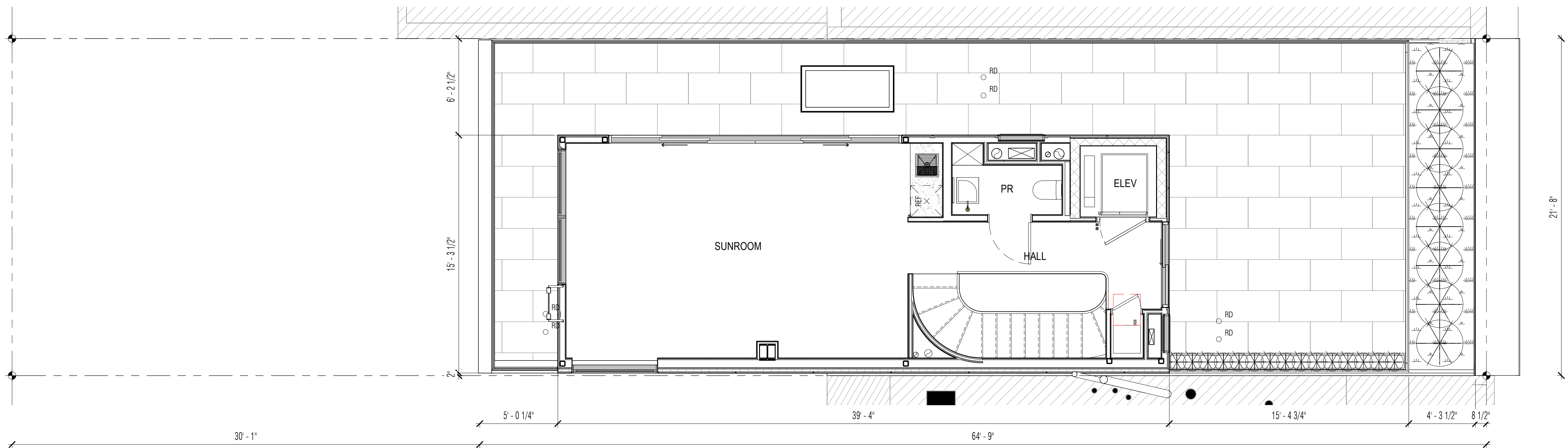
sheet no.

drawing no.

A-06



1 EXISTING PLAN - ROOF
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - 4TH FLOOR
SCALE: 1/4" = 1'-0"



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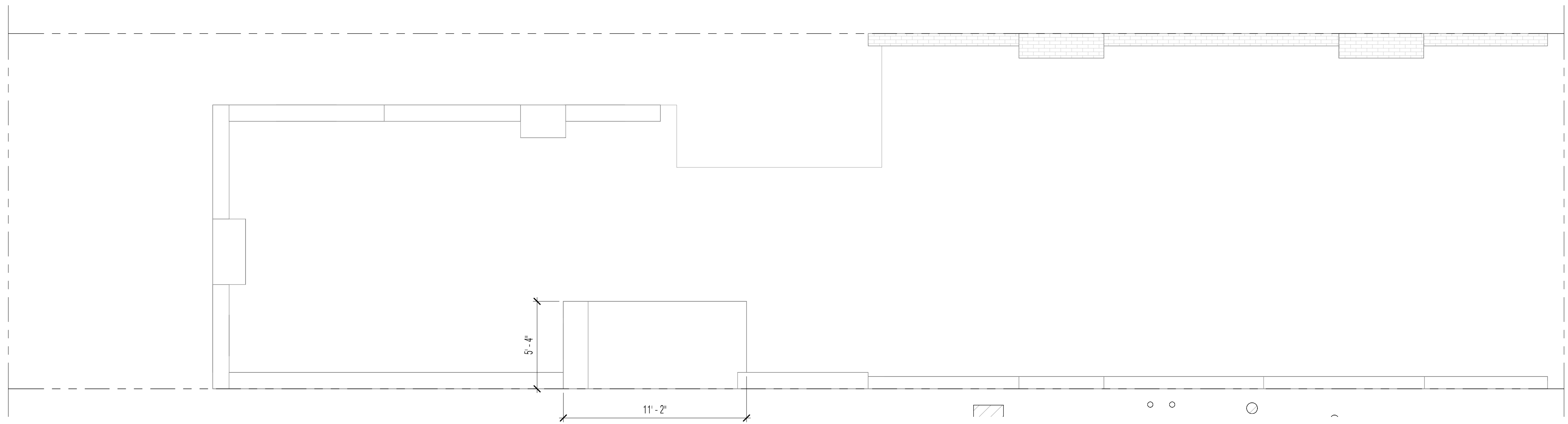
NEW YORK, NY 10011
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EXISTING & PROPOSED PLAN - ROOF

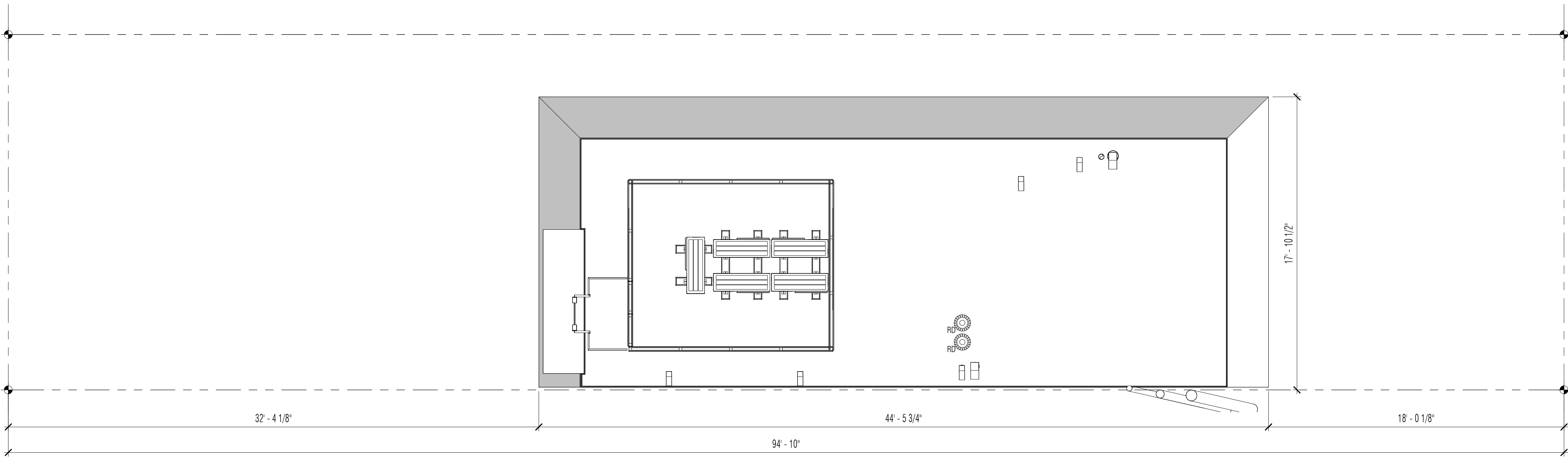
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ipc no			
project no.	2109		
sheet no.			
drawing no.	A-07		



A-07



1 EXISTING PLAN - BULKHEAD
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN - ROOF
SCALE: 1/4" = 1'-0"



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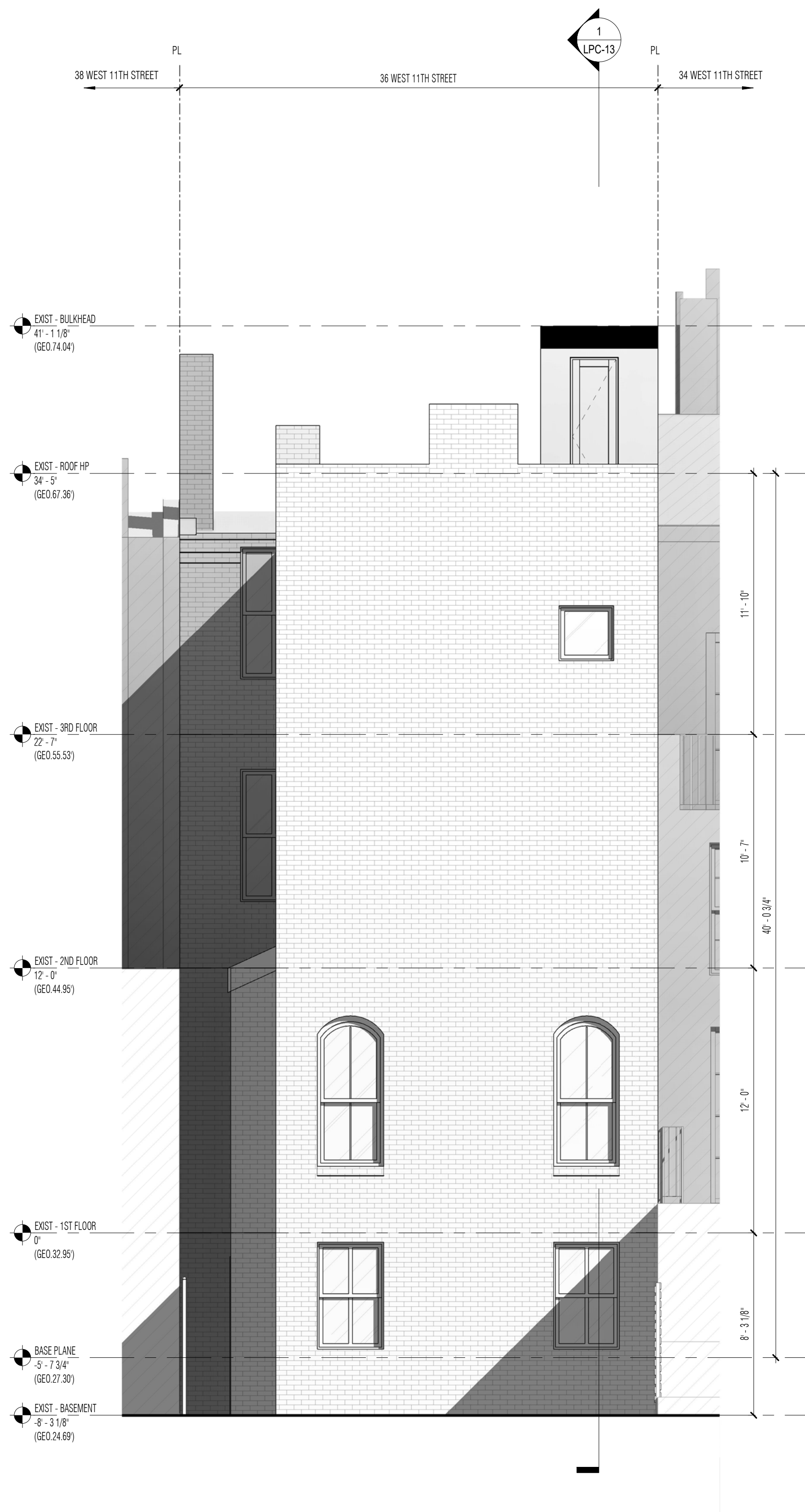
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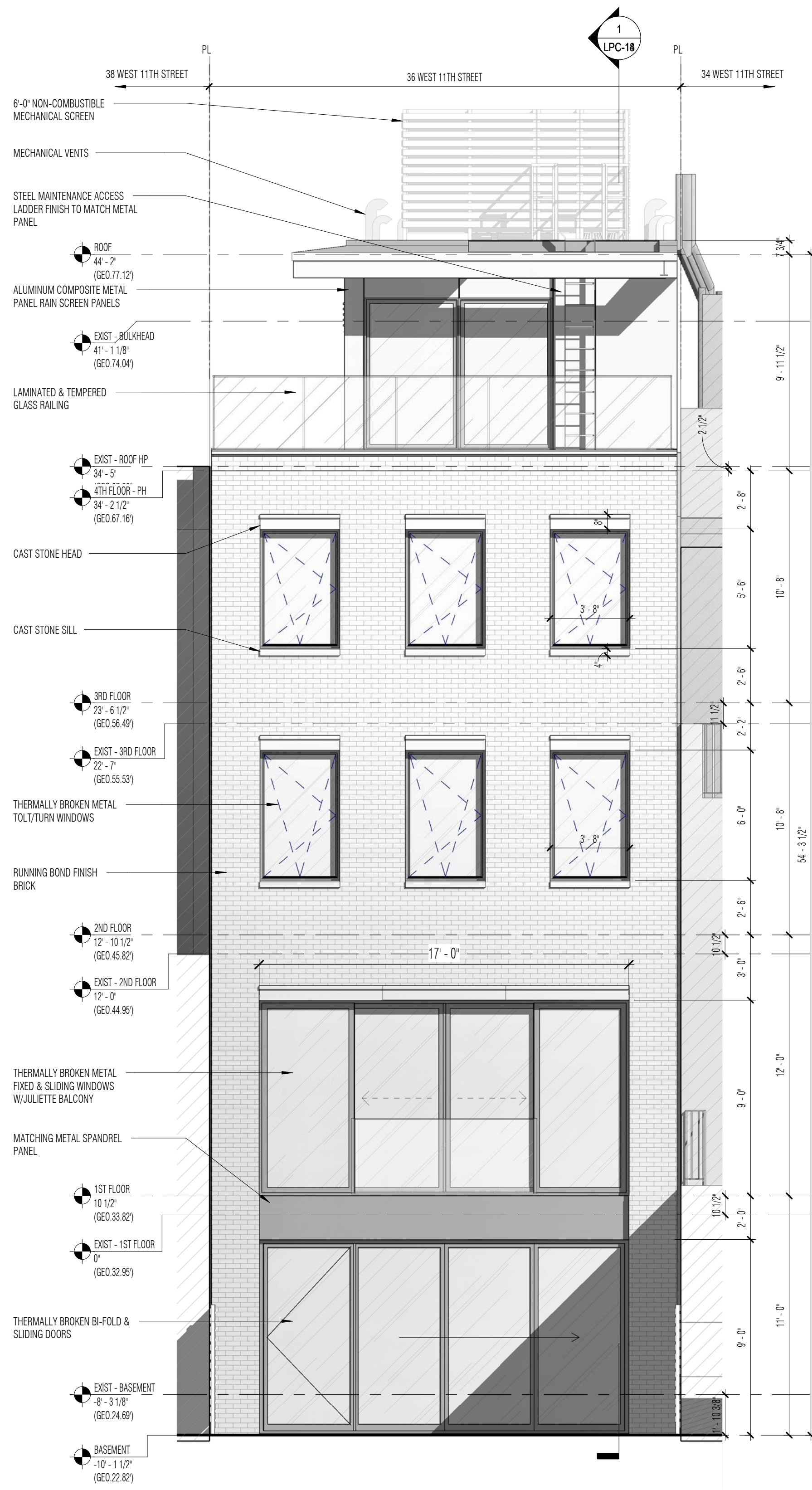
EXISTING & PROPOSED PLAN - BULKHEAD

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sheet no.			
drawing no.	A-08		

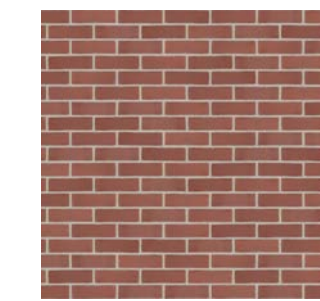




1 ELEVATION - EXISTING REAR FACADE
SCALE: 1/4" = 1'-0"



2 ELEVATION - PROPOSED REAR FACADE
SCALE: 1/4" = 1'-0"



BRICK FACADE
MANF: GLEN GERY
SERIES: MAHONEY
COLOR: GRANITE RED
FINISH: SMOOTH



CAST STONE
MANF: CORINTHIAN CAST STONE INC
SERIES: SANDSTONE
COLOR: TERRA COTTA
FINISH: STANDARD



METAL WINDOWS
MANF: TBD
PRODUCT: TBD
COLOR/SERIES: RAL 7015
FINISH: SMOOTH



METAL PANEL FACADE
MANF: ALPOLIC
PRODUCT: FR4MM
COLOR/SERIES: QUARTZ ZINC
FINISH: SMOOTH



GLASS RAILING
MANF:
PRODUCT: 1/2" LAMINATED
COLOR/SERIES: CLEAR LOW IRON
FINISH:



MECHANICAL SCREEN
MANF: KNOTWOOD
PRODUCT: ALUMINUM SLAT
COLOR/SERIES: VAPOR GRAY
FINISH: SMOOTH



PAVERS
MANF: TBD
PRODUCT: LIMESTONE
COLOR/SERIES: INDIANA GREY
FINISH: SMOOTH HONED



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EXISTING & PROPOSED REAR ELEVATION

scale
As indicated
date
06/03/21
project no.
2109
sheet no.
drawing no.

A-09



FRONT FACADE



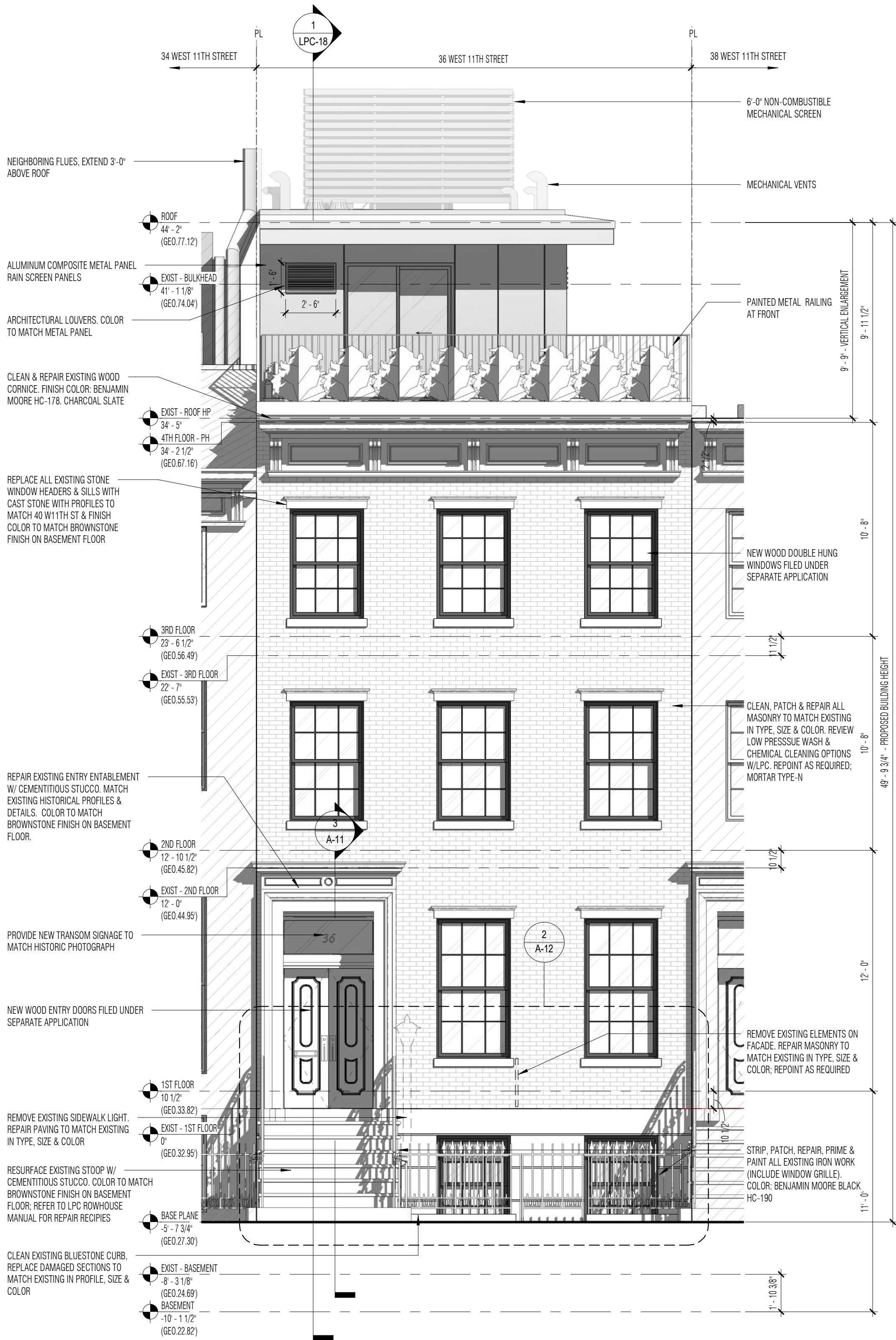
DETAIL OF EXISTING CORNICE & WINDOW HEADS/SILLS



DETAIL OF FRONT BRICK & SIGN BRACKET

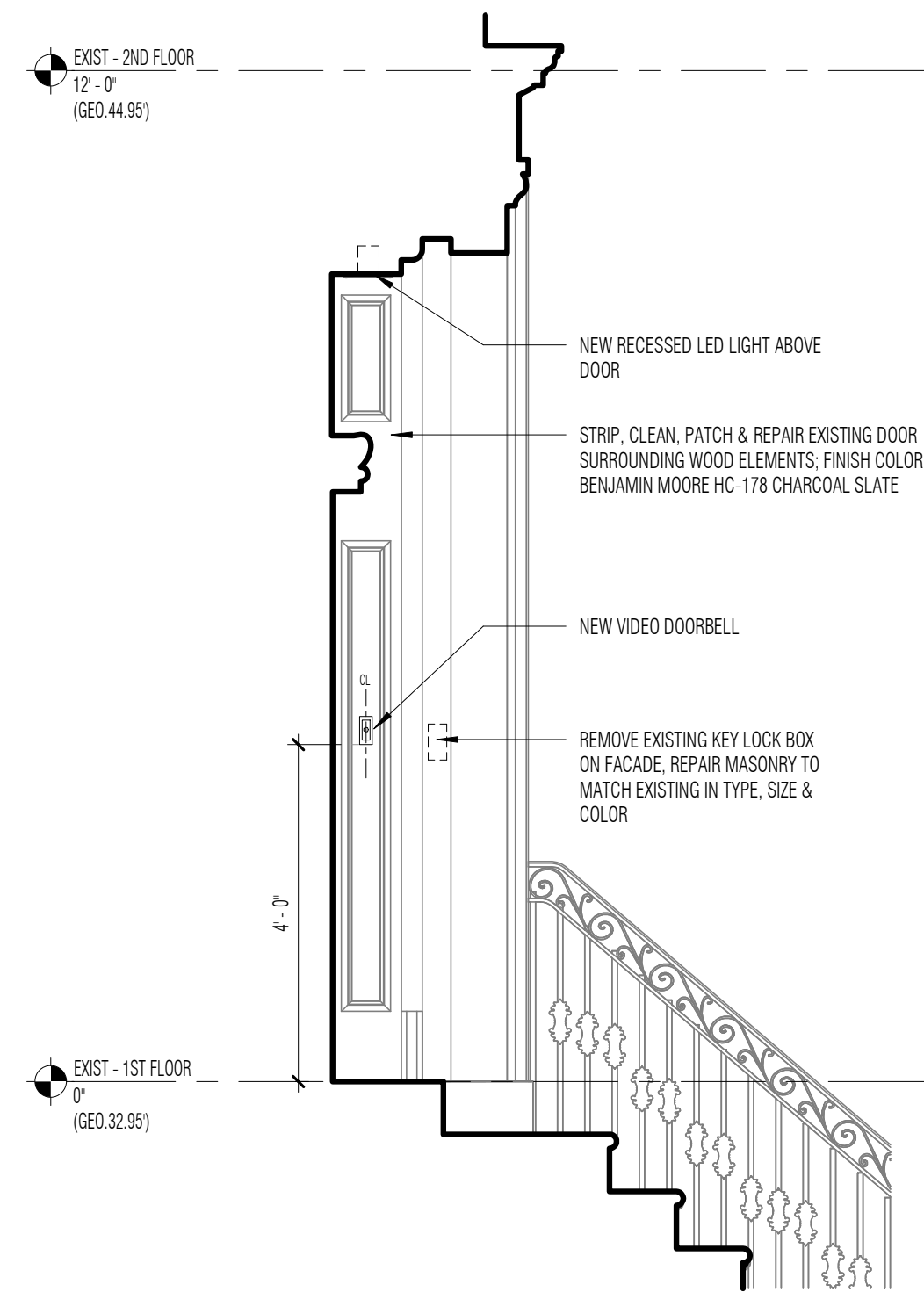


1 ELEVATION - EXISTING STREET FACADE
SCALE: 1/4" = 1'-0"



2 ELEVATION - PROPOSED STREET FACADE
SCALE: 1/4" = 1'-0"

4 PROPOSED HOUSE NUMBER DECAL
SCALE: 3" = 1'-0" (REF: 2/ LPC-16)



3 SECTION - PROPOSED ENTRY
SCALE: 1/2" = 1'-0" (REF: 2/ A-11)



VIDEO DOORBELL
MANF: RING
MODEL: VIDEO DOORBELL WIRED
COLOR: BLACK



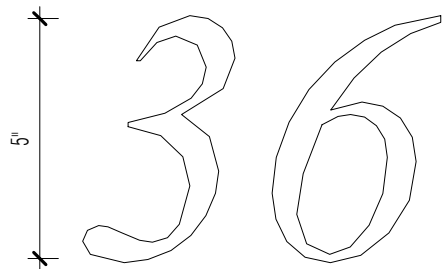
DOOR WINDOW PAINT
MANF: BENJAMIN MOORE
COLOR: CHARCOAL SLATE HC-178



RECESSED ENTRY LED LIGHT
MANF: LUCENT, PINHOLE 4.25" FIXED FLANGE
MODEL: A30413-F-LED-PB-LED51/2-930-35-TR-BK-DLG THICKNESS-WT /
LH-6.75-NO-1-4-LED51/2-350-VOLTAGE-DIMMING
COLOR: BLACK TRIM



BASEMENT ENTRY LED WALL LUMINAIRE
MANF: BEGA
MODEL: 33 507-K3
COLOR: BLACK



FONT: ROMANTIC
MAIN FIELD: REFLECTIVE GOLD
OUTLINE: REFLECTIVE BLACK



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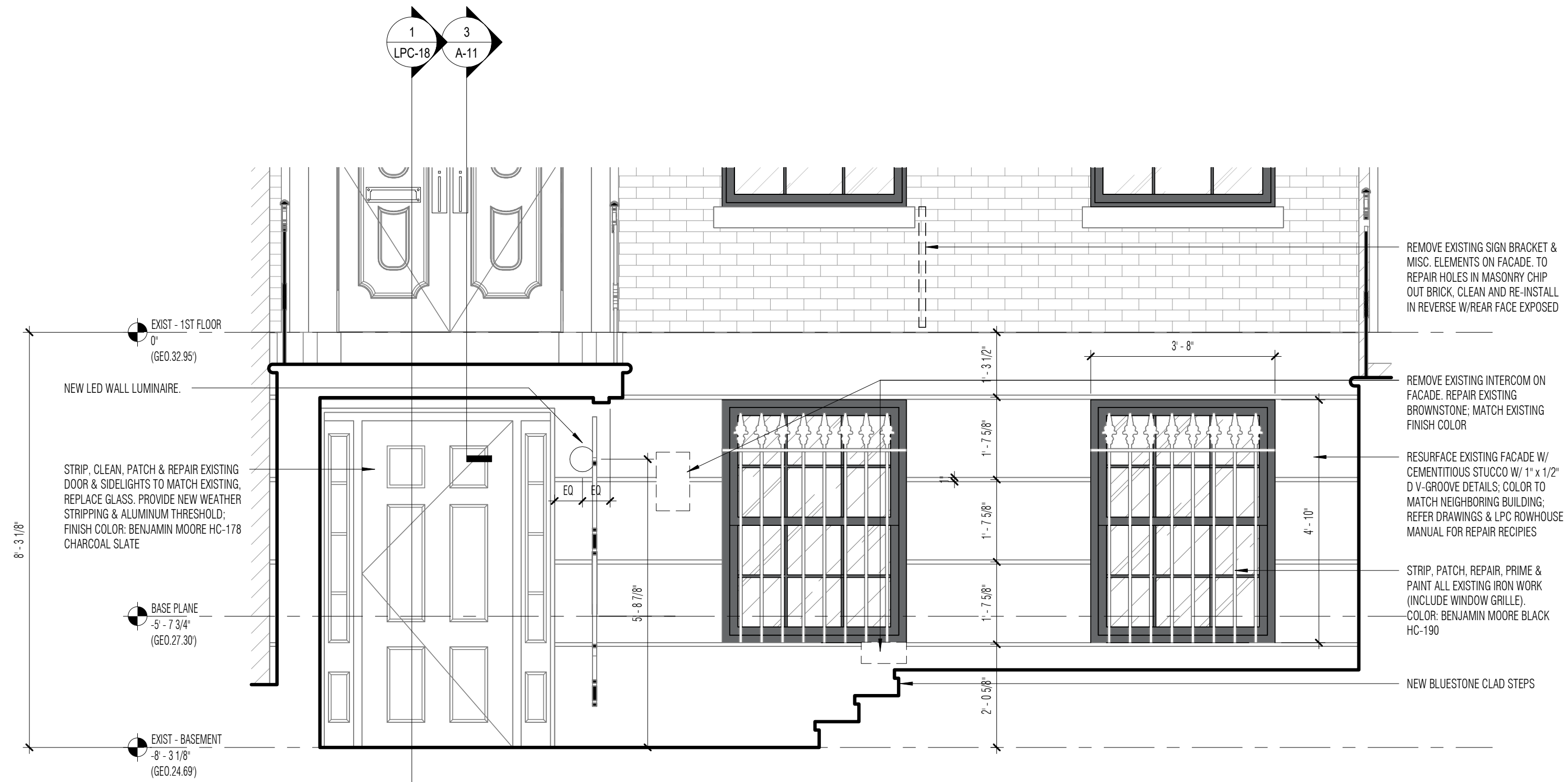
NEW YORK, NY 10011
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EXISTING & PROPOSED STREET ELEVATION

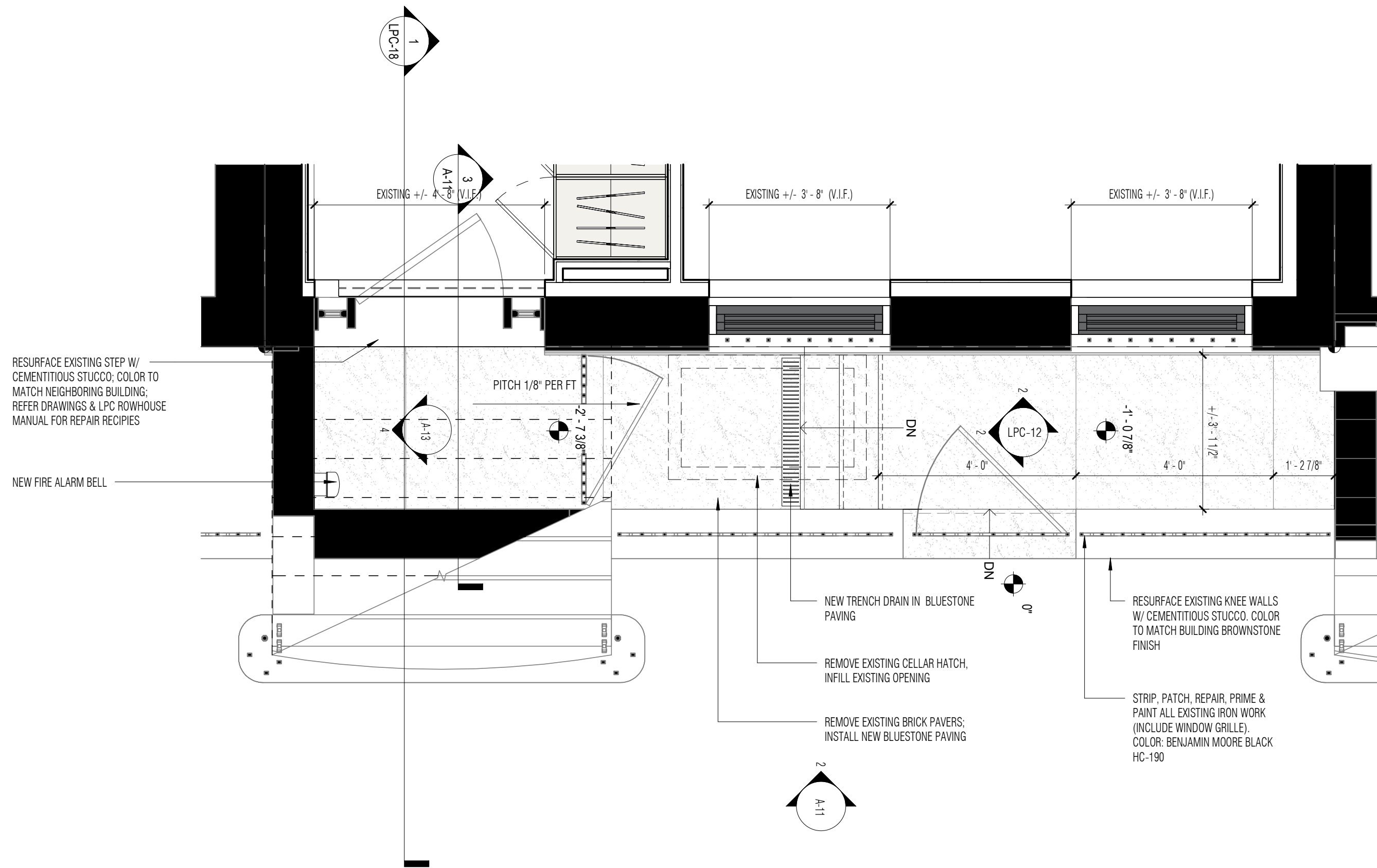
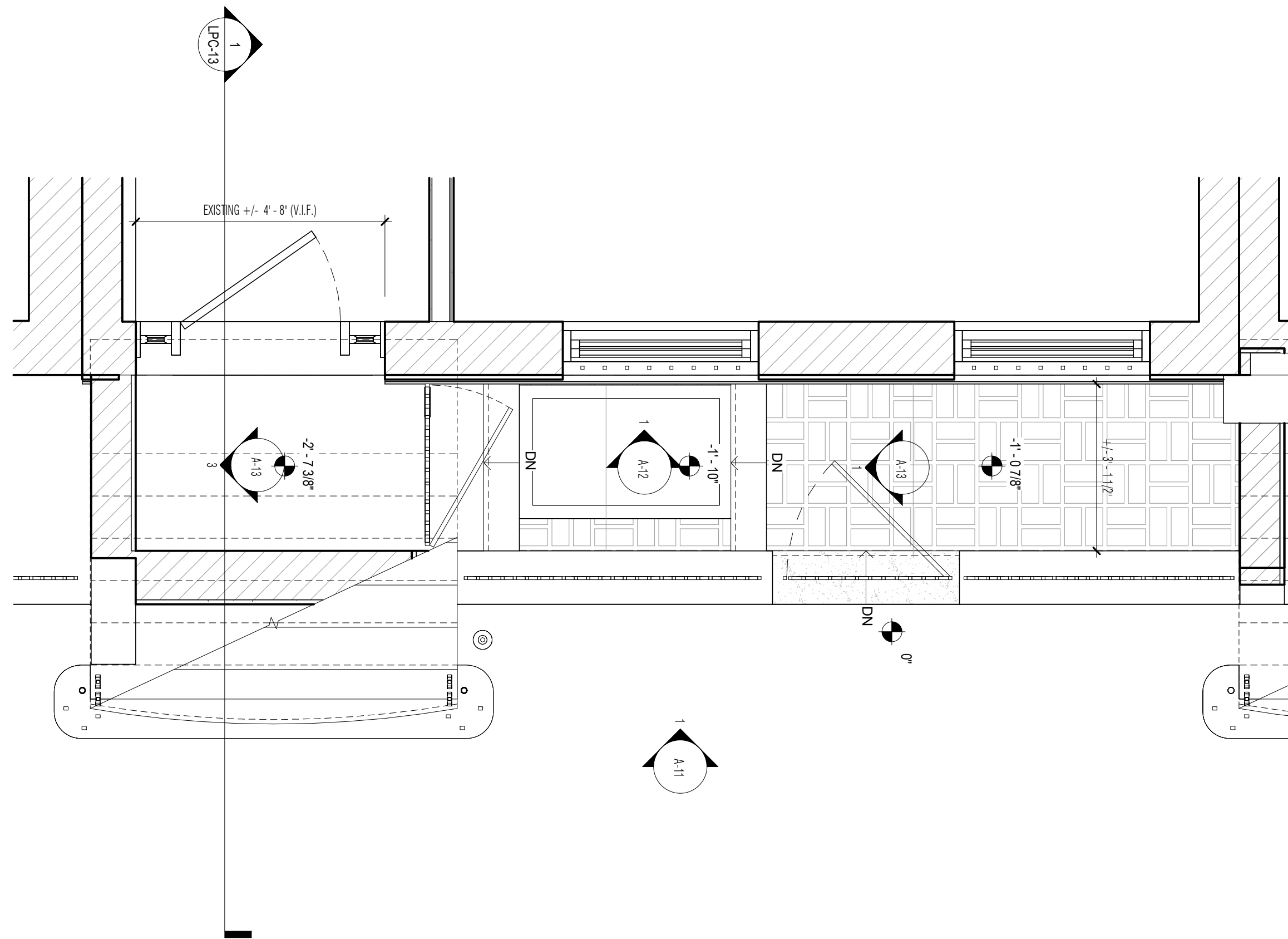
scale	As indicated	date	05/27/21
lpc no.			
project no.			2109
sheet no.			
drawing no.			A-11



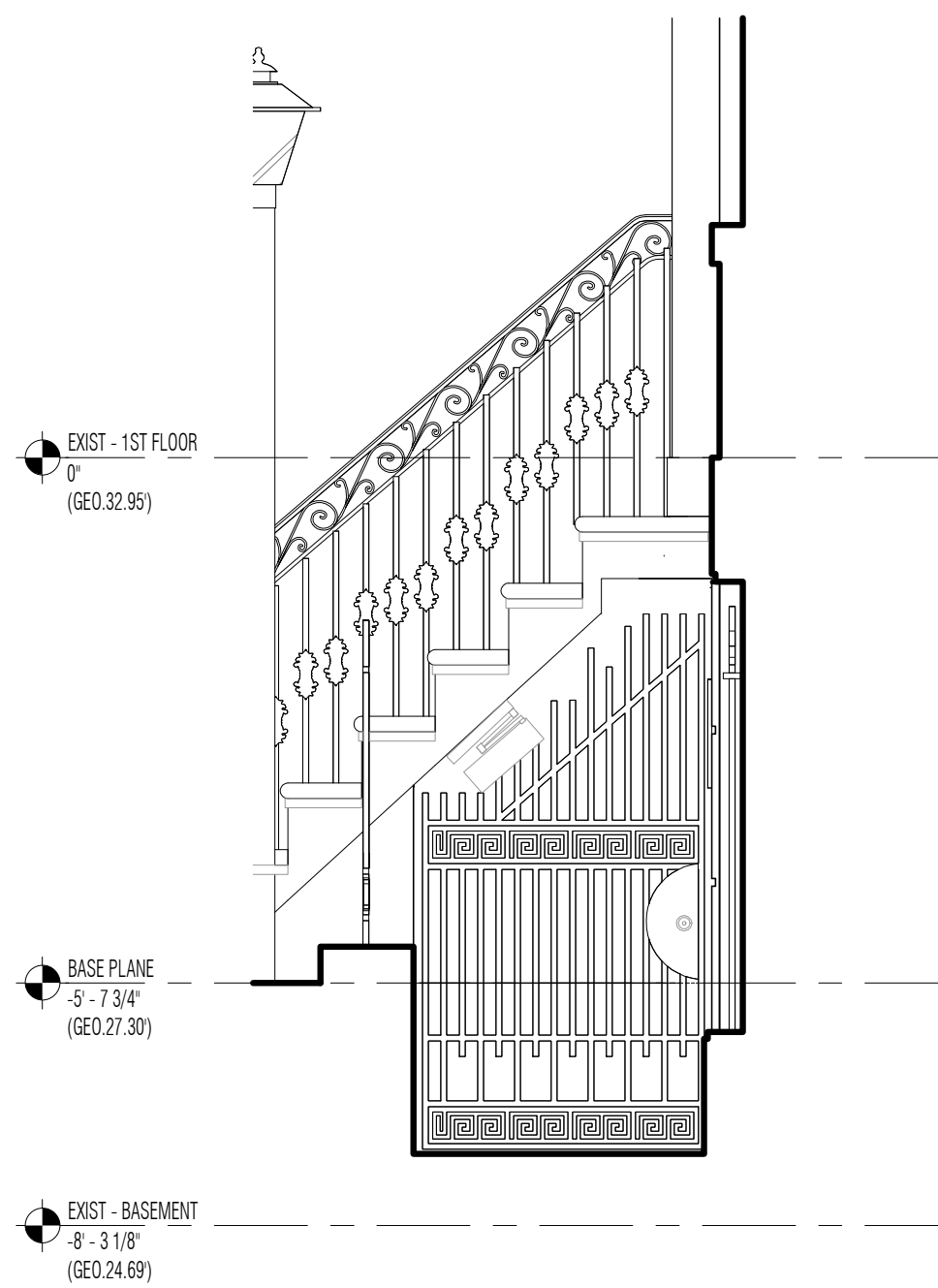
1 ELEVATION - EXISTING BASEMENT ENTRANCE
SCALE: 1/2" = 1'-0" (REF: 3/ A-12)



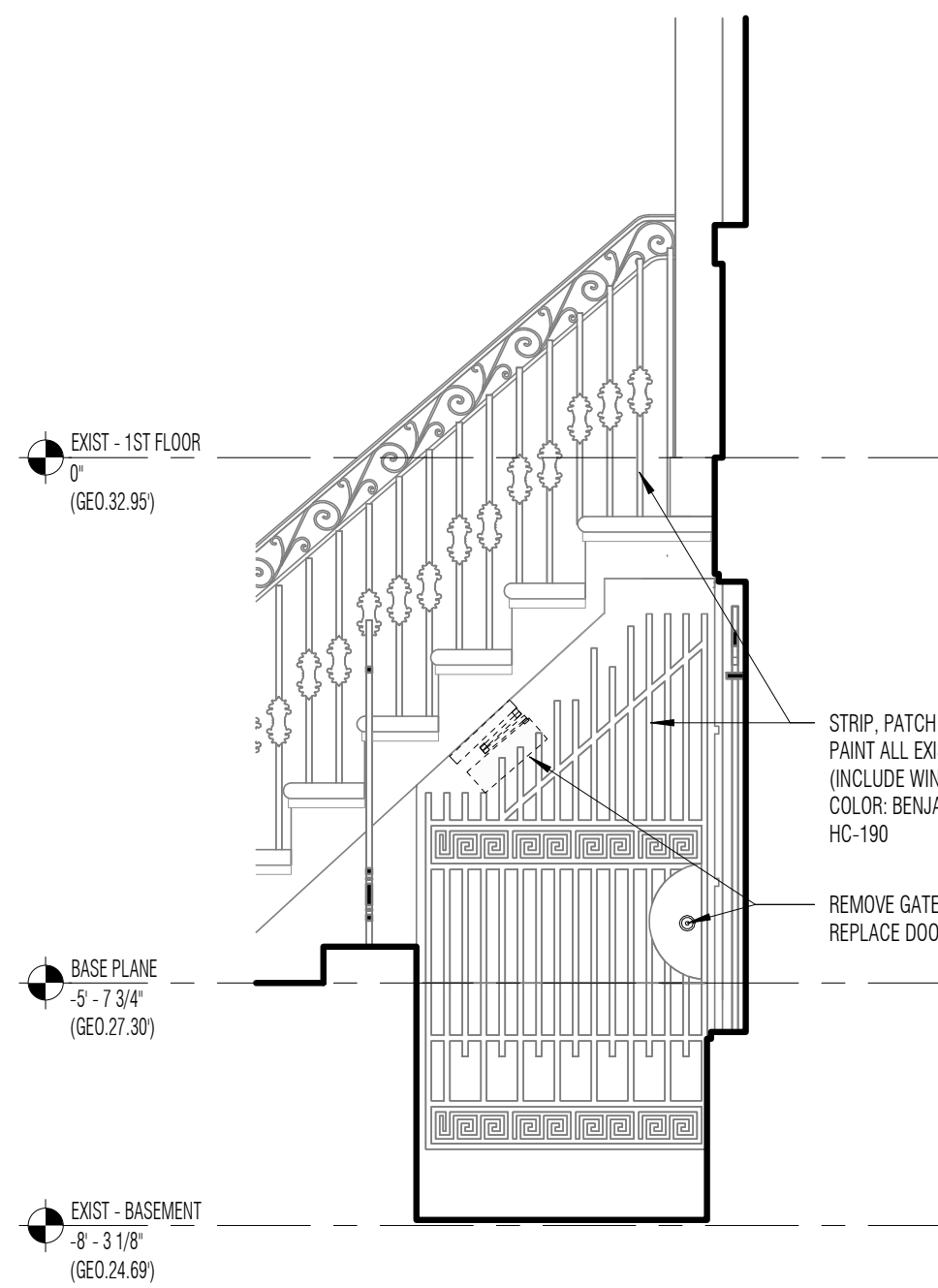
2 ELEVATION - PROPOSED BASEMENT ENTRANCE
SCALE: 1/2" = 1'-0" (REF: 2/ A-11)



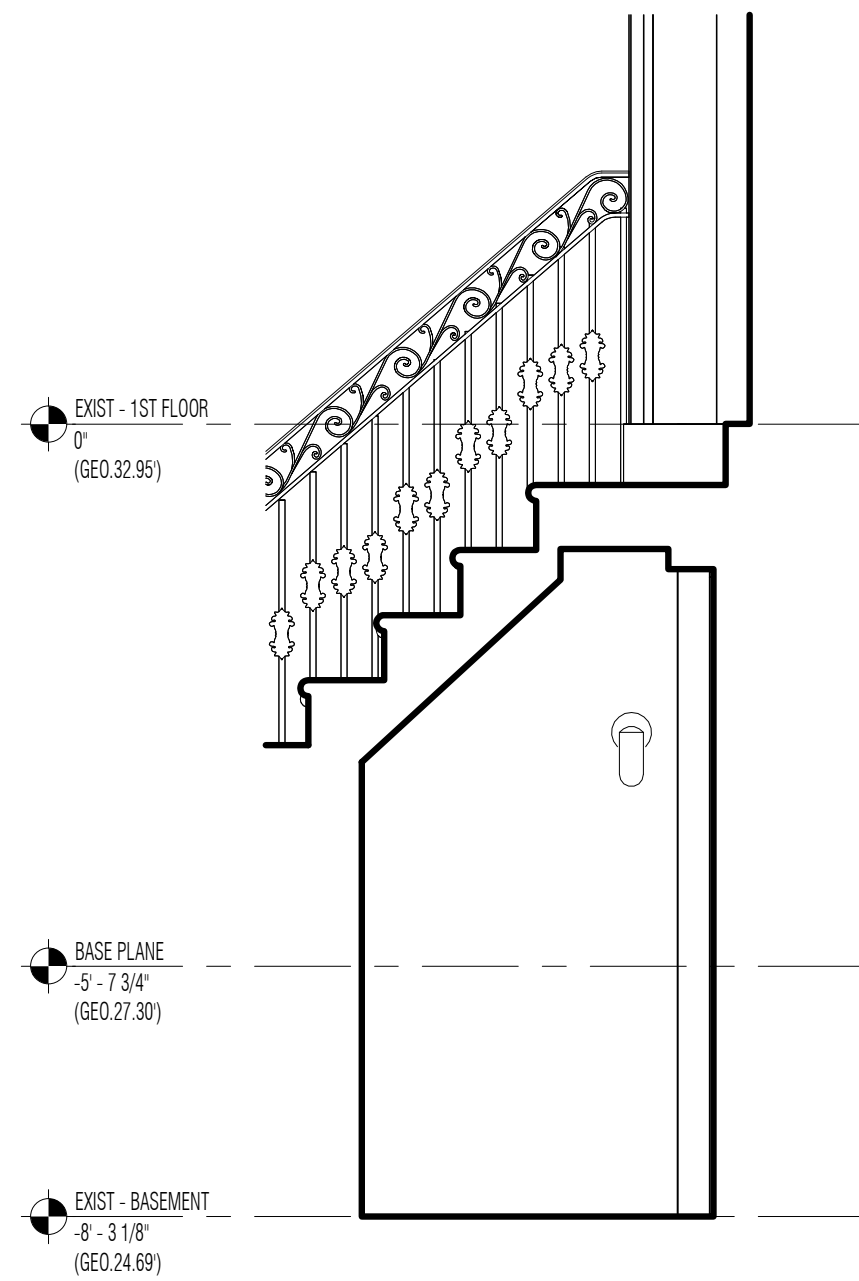
LOWER ENTRY



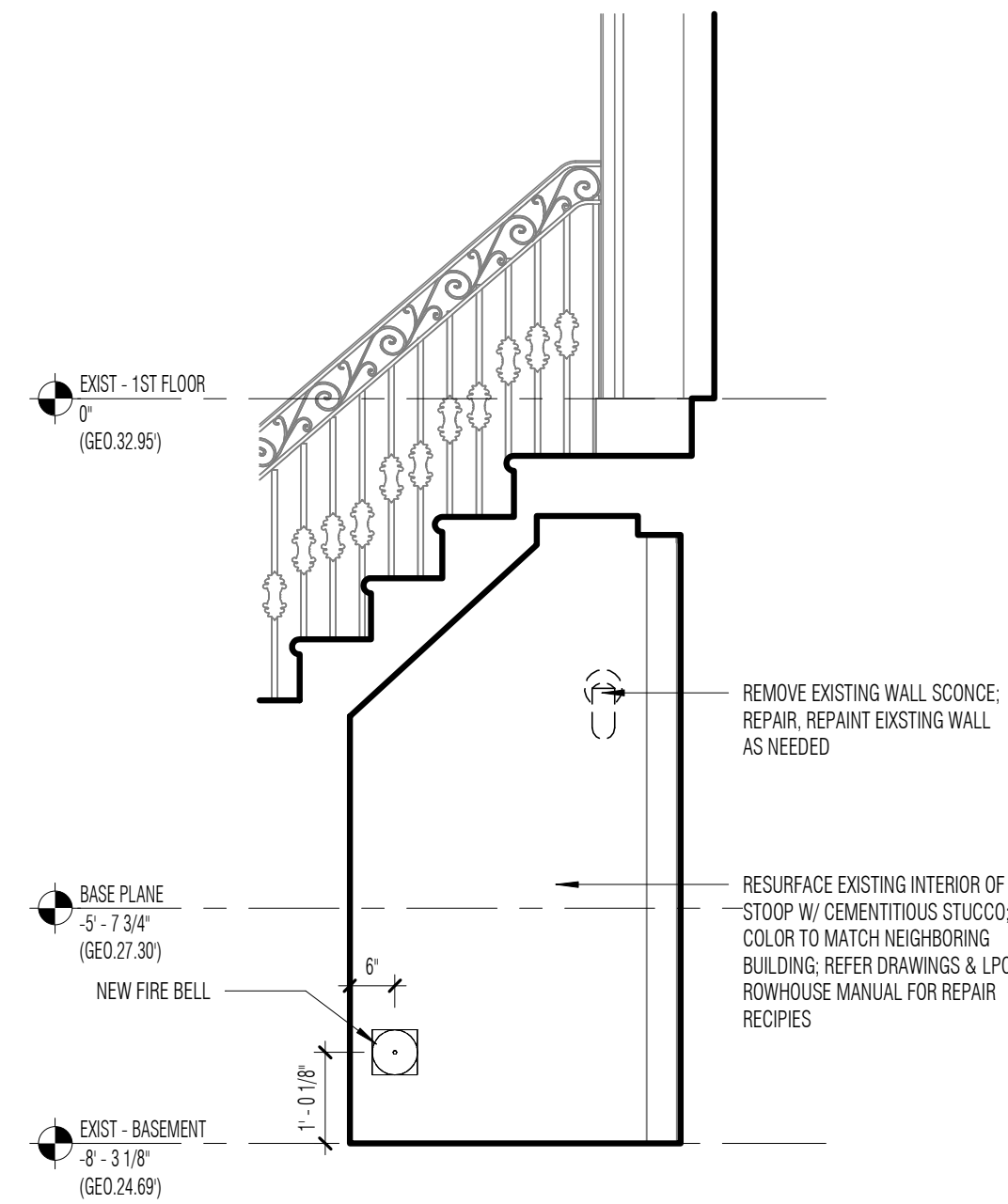
1 ELEVATION - EXIST. STOOP GATE
SCALE: 1/2" = 1'-0" (REF: 3/ A-12)



2 ELEVATION - PROPOSED STOOP GATE
SCALE: 1/2" = 1'-0" (REF: 11/ A-12)



3 ELEVATION - EXIST. STOOP WALL
SCALE: 1/2" = 1'-0" (REF: 3/ A-12)



4 ELEVATION - PROPOSED STOOP WALL
SCALE: 1/2" = 1'-0" (REF: 11/ A-12)



5 CURRENT BASEMENT ENTRY PHOTOS

6 CURRENT FRONT YARD PHOTO



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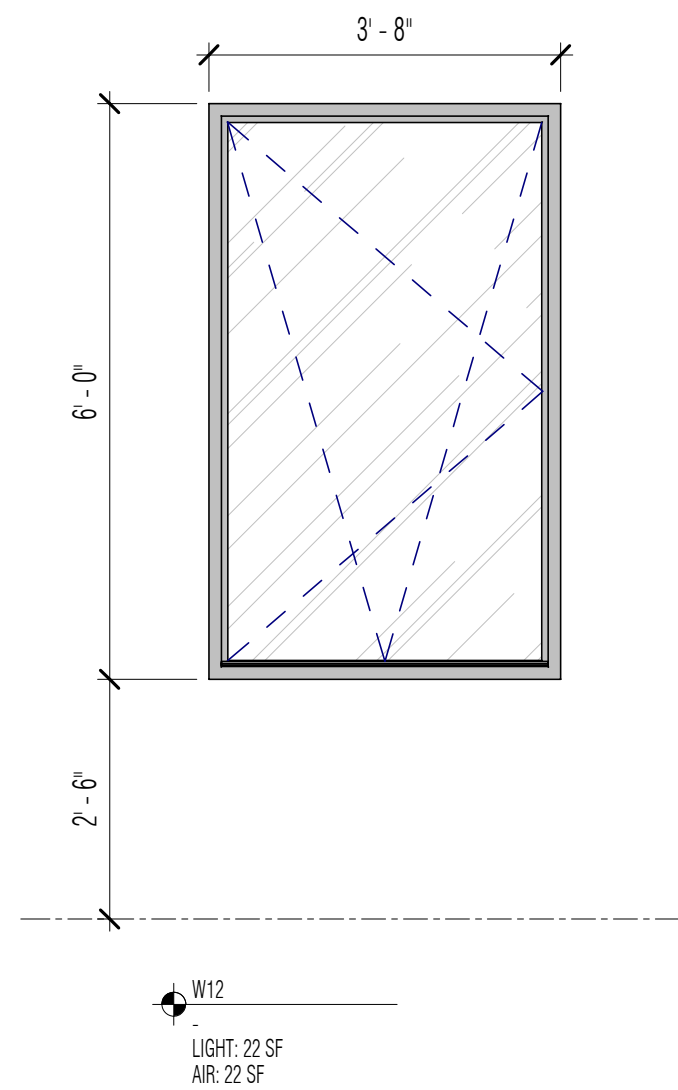
project title

36 WEST 11TH STREET

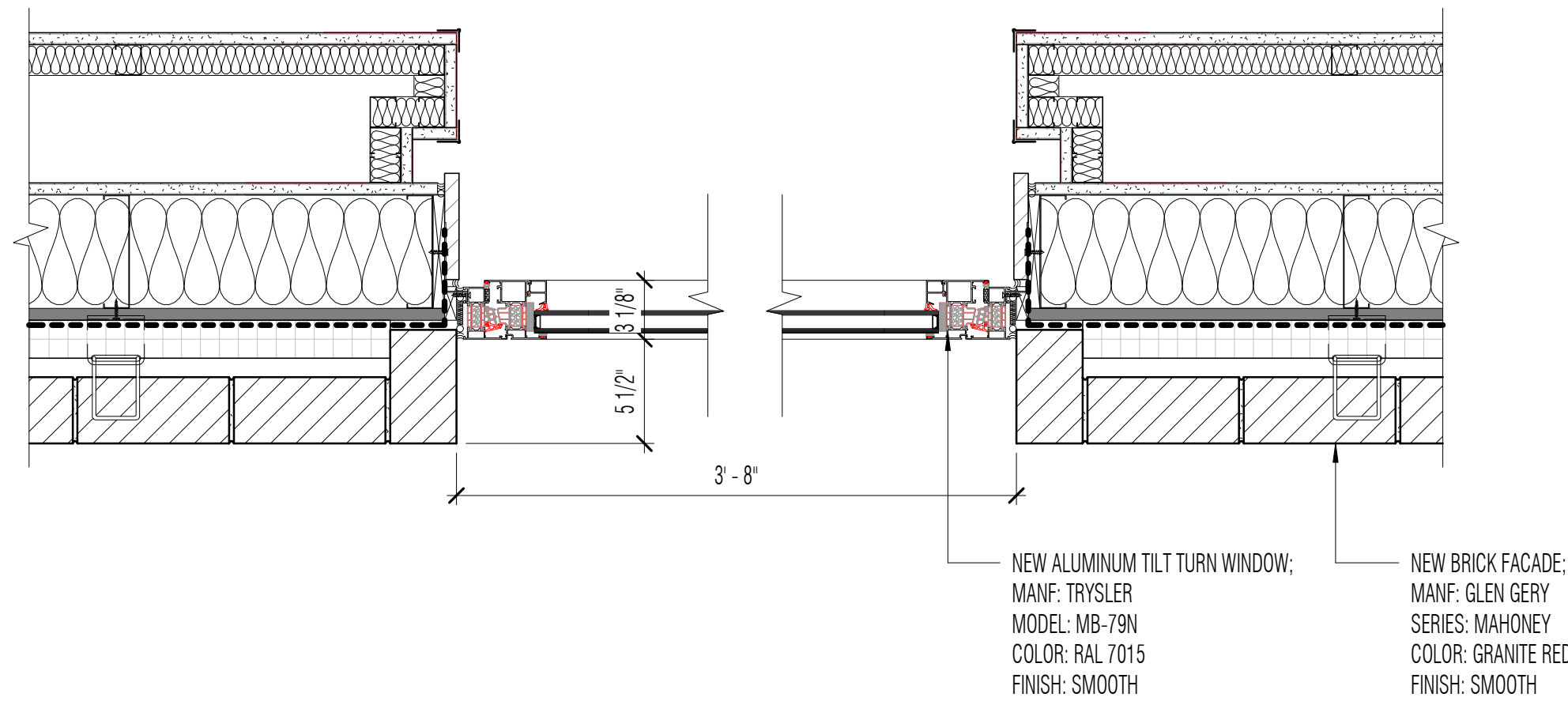
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LOWER ENTRY

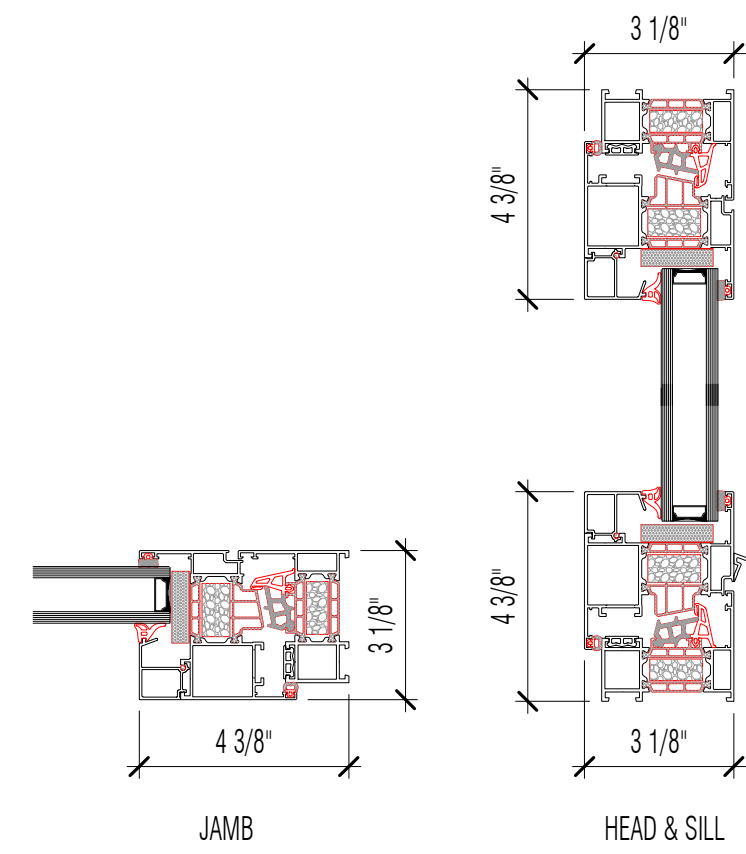
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lpc no.			
project no.	2109		
sheet no.			
drawing no.	A-13		



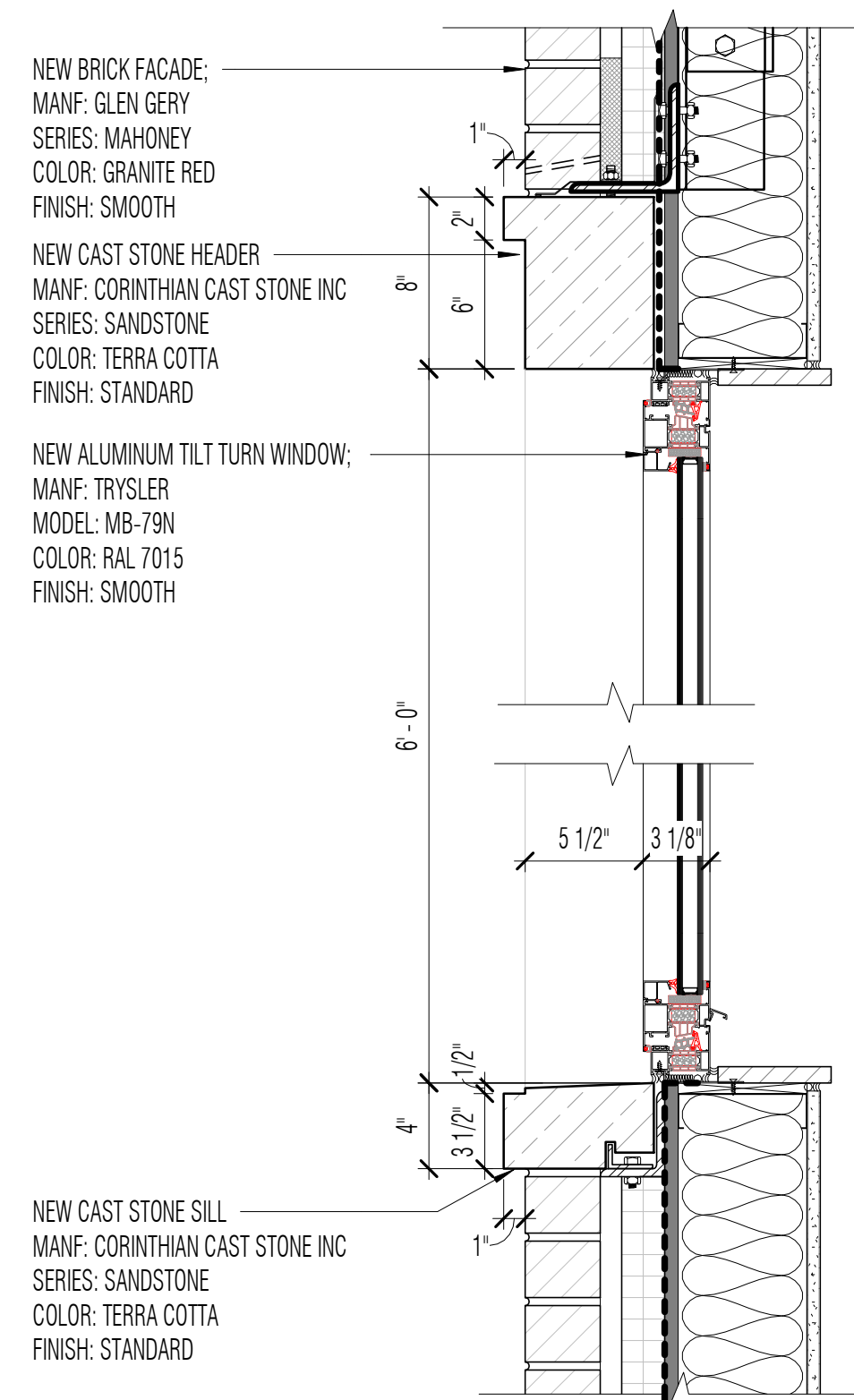
1 EXTERIOR ELEVATION - PROPOSED REAR TILT TURN WINDOW
SCALE: 1/2" = 1'-0"



2 PLAN DETAIL - PROPOSED REAR TILT TURN WINDOW
SCALE: 1 1/2" = 1'-0"



4 TRYSLER MB-79N TILT TURN PROFILES
SCALE: 3" = 1'-0"



3 SECTION DETAIL - PROPOSED REAR TILT TURN WINDOW
SCALE: 1 1/2" = 1'-0"



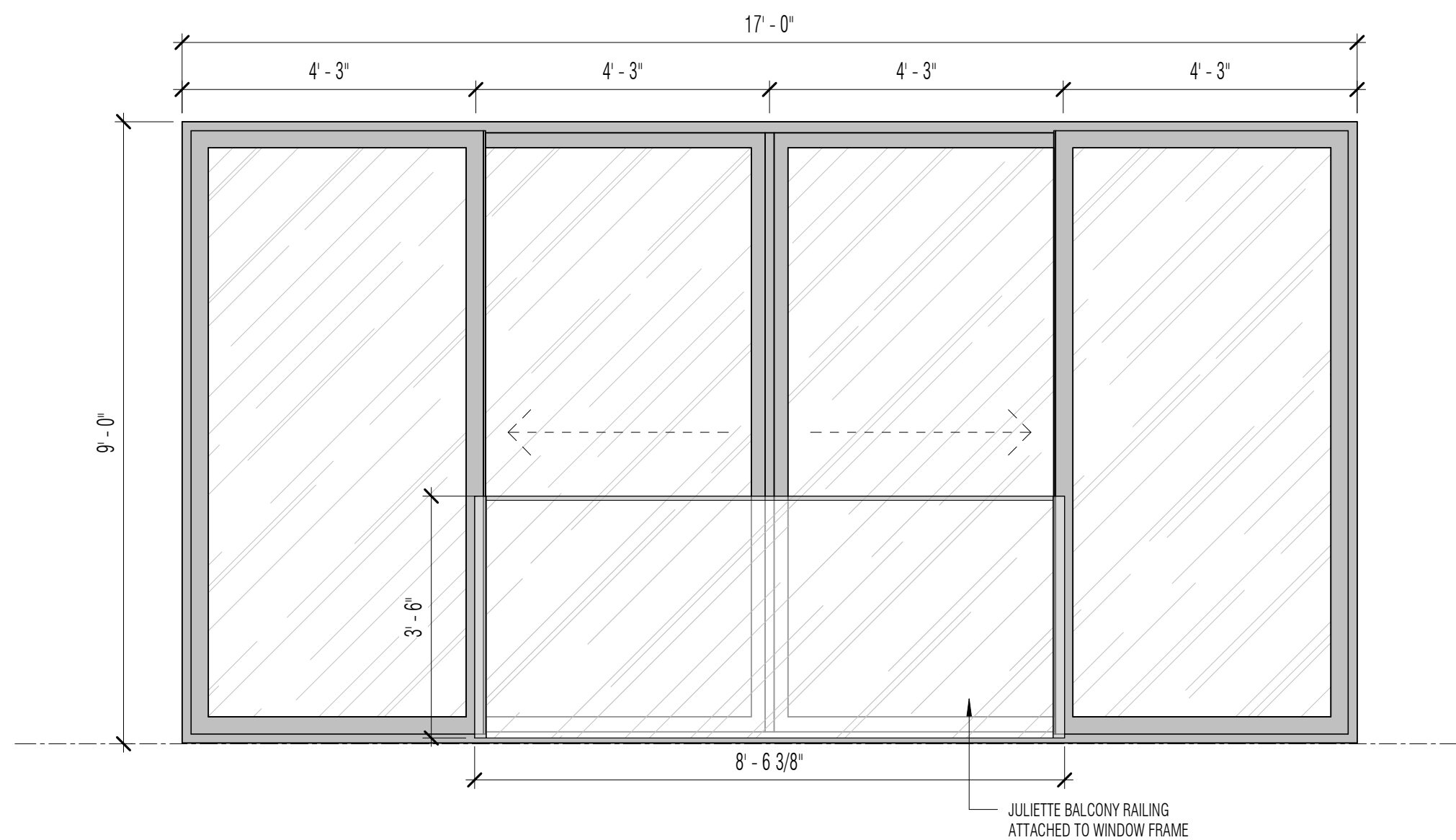
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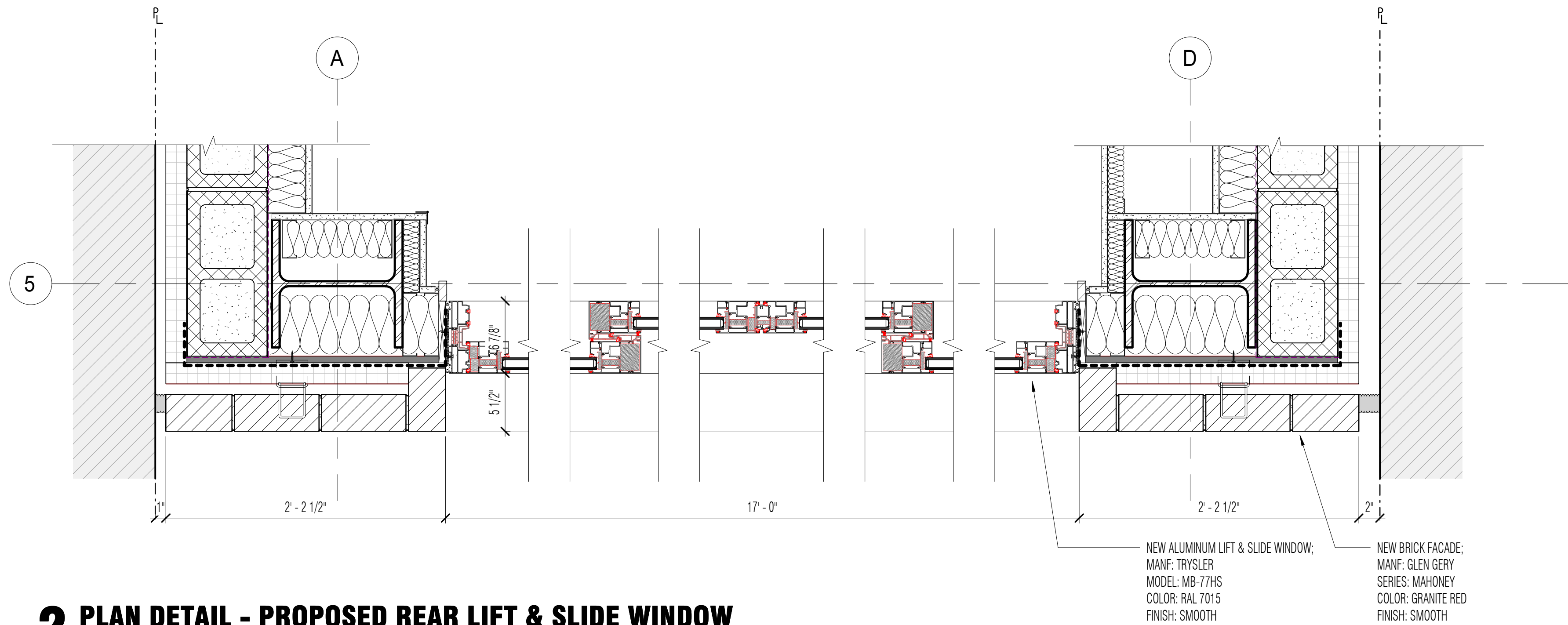
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PROPOSED TILT TURN WINDOW DETAILS (REAR FACADE)

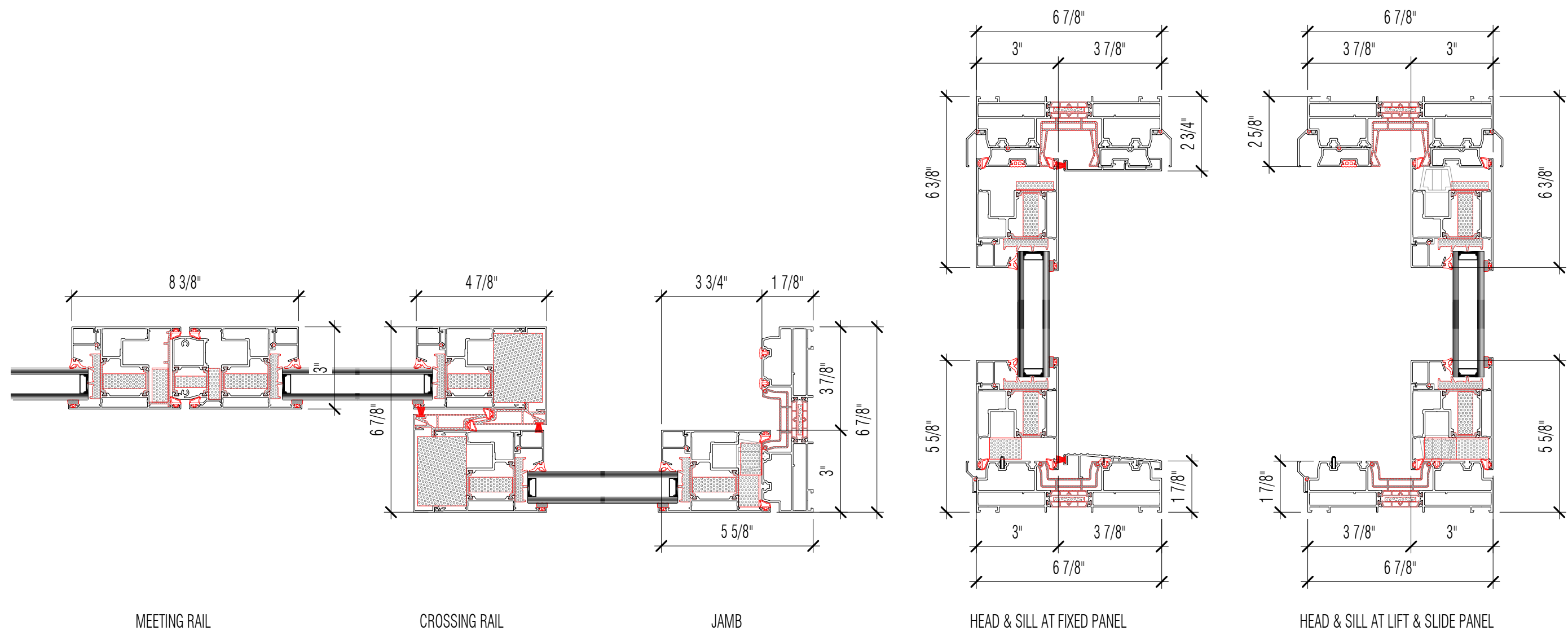
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ipc no			
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sheet no.			
drawing no.	A-14		



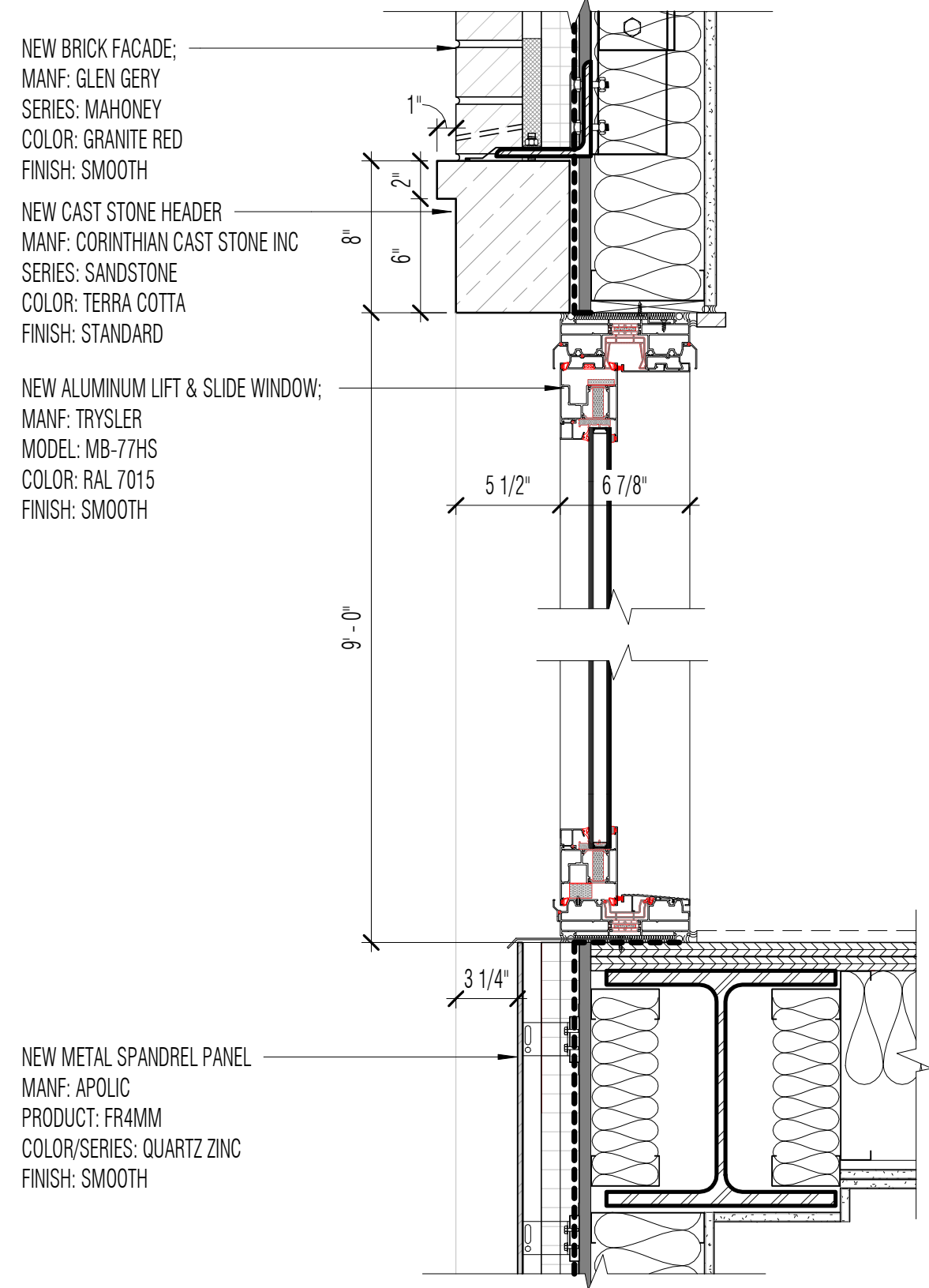
1 EXTERIOR ELEVATION - PROPOSED REAR LIFT & SLIDE WINDOW
SCALE: 1/2" = 1'-0"



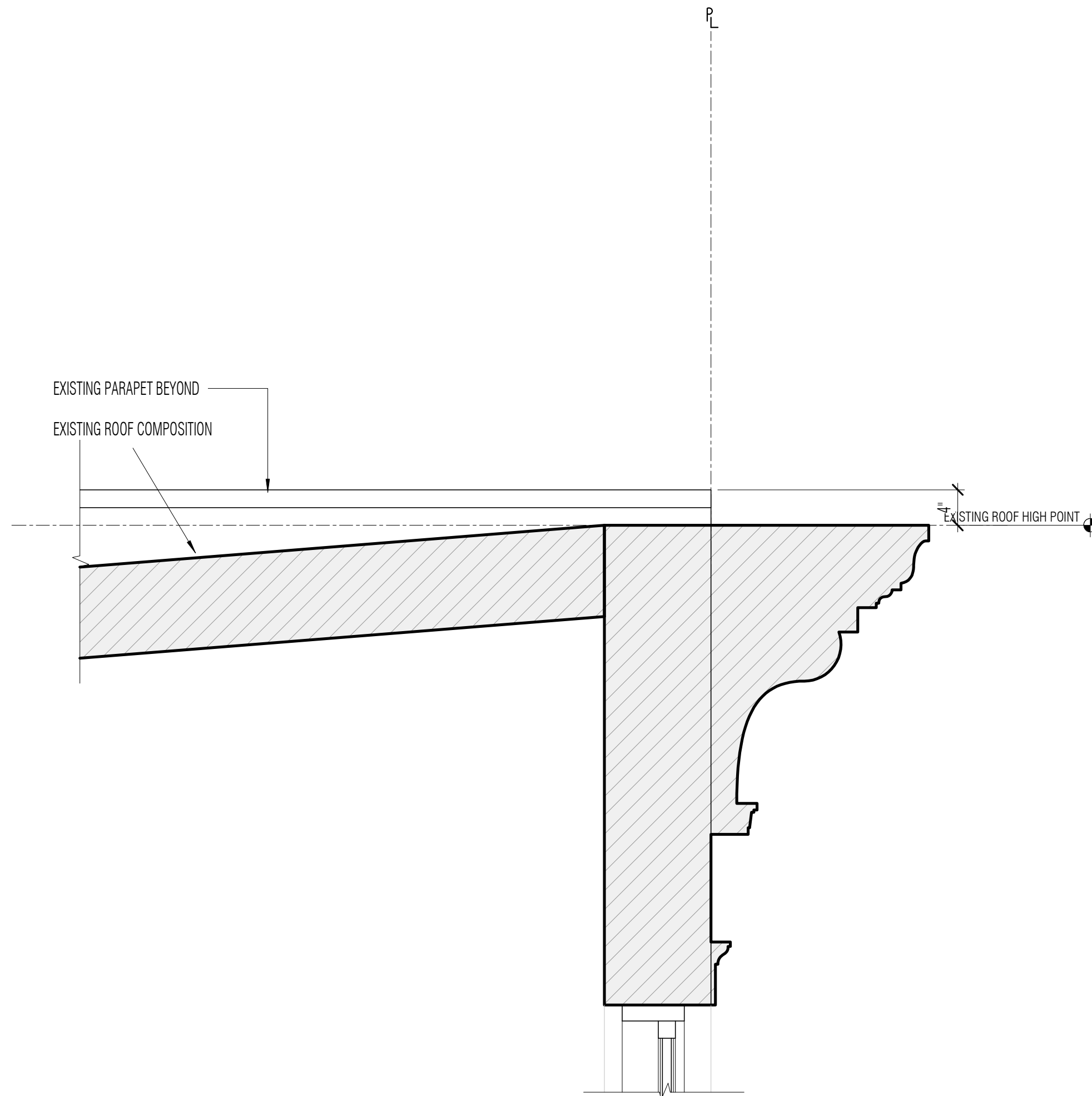
2 PLAN DETAIL - PROPOSED REAR LIFT & SLIDE WINDOW
SCALE: 1 1/2" = 1'-0"



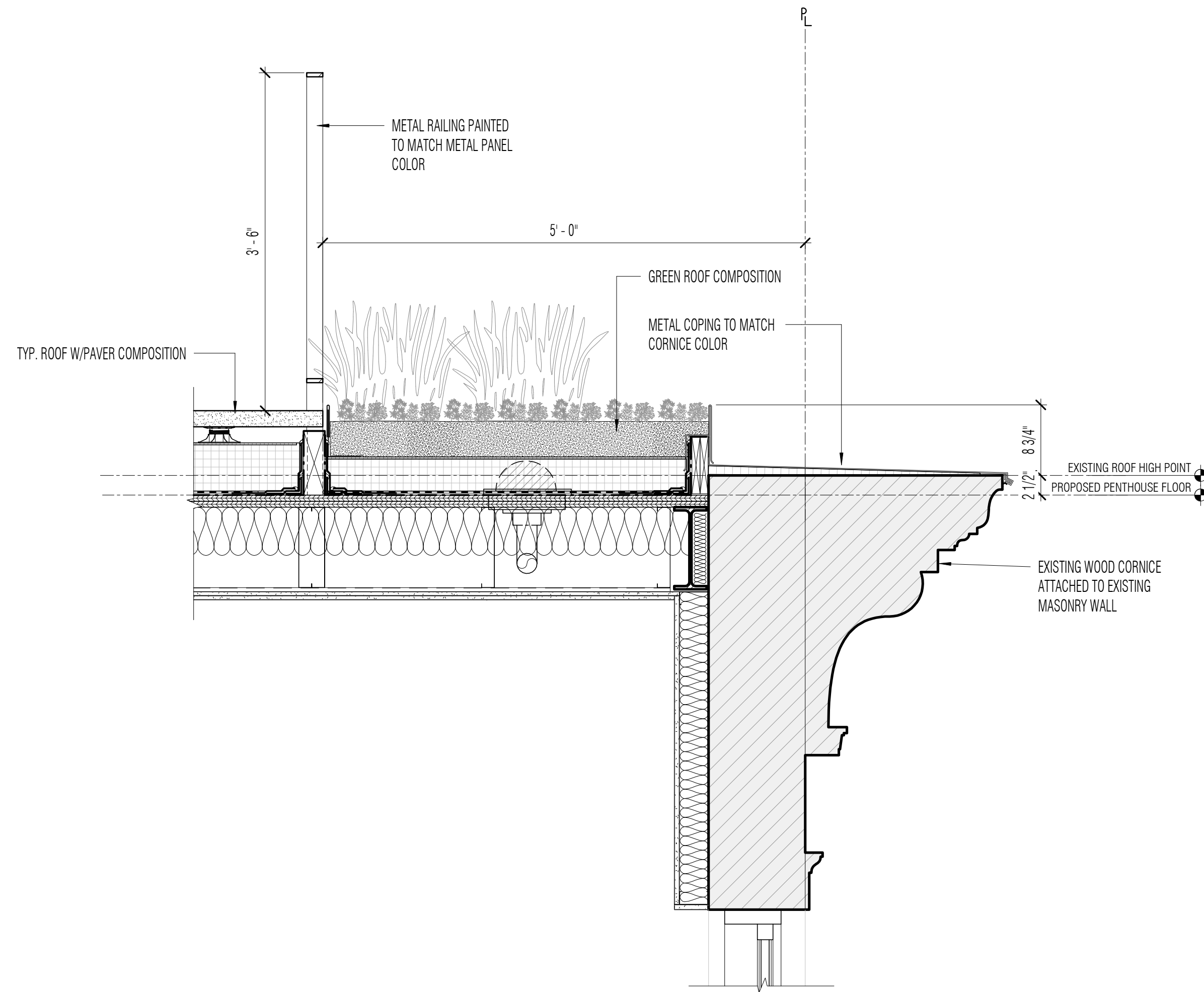
4 TRYSLER MB-77HS LIFT & SLIDE PROFILES
SCALE: 3" = 1'-0"



3 SECTION DETAIL - PROPOSED REAR LIFT & SLIDE WINDOW
SCALE: 1 1/2" = 1'-0"



1 DETAIL - EXISTING ROOF LINE @ FACADE
SCALE: 1" = 1'-0"



2 DETAIL - PROPOSED ROOF LINE @ FACADE
SCALE: 1" = 1'-0"



52 W11TH
VISIBLE RAILING & PLANTING FROM STREET

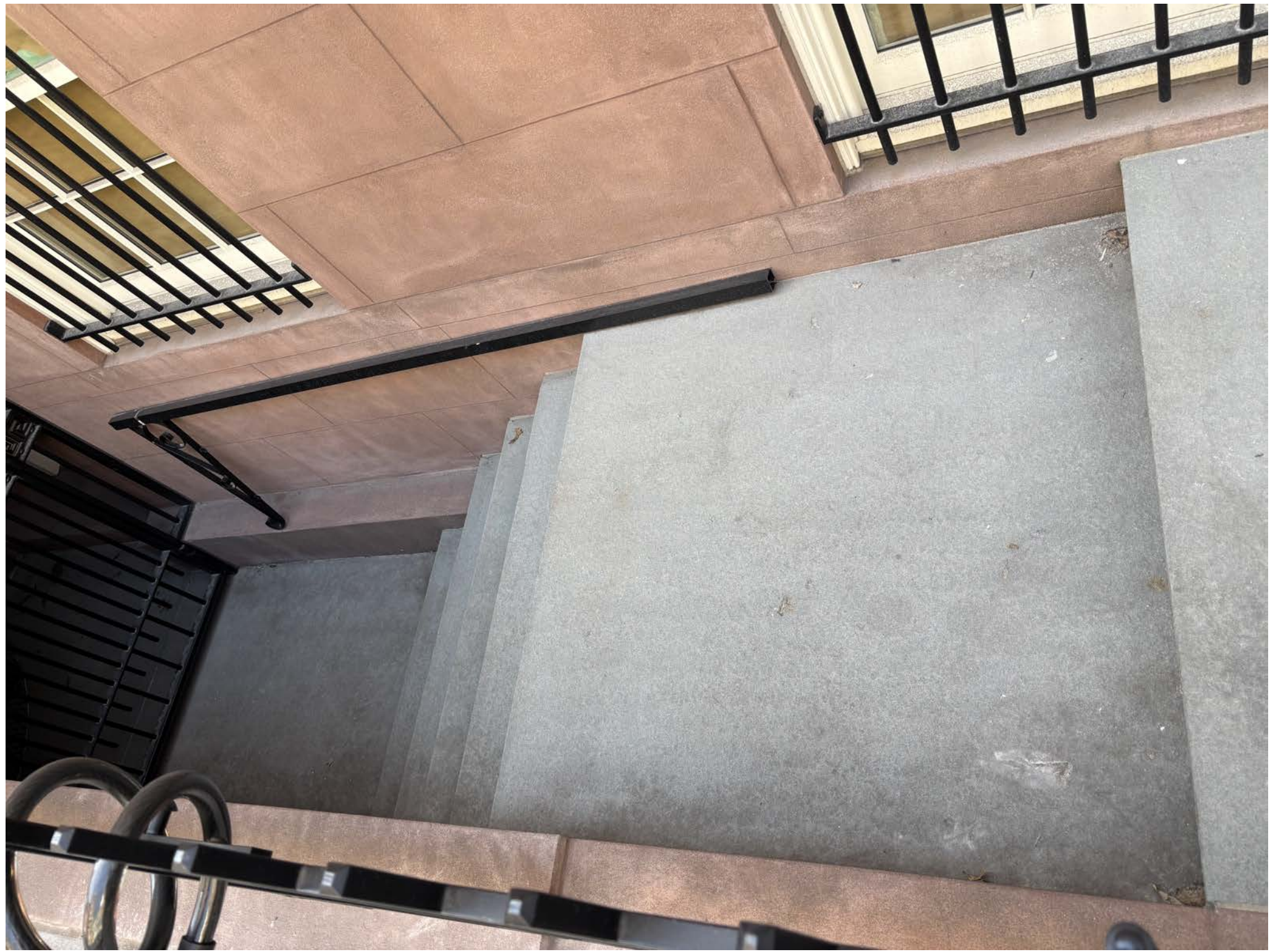
ALSO SEE
46 W11TH & 41 W11TH



BRICK CLEANING & POINTING - 30 W11TH



WINDOW HEADS & SILLS - 40 W11TH



LOWER ENTRY REPAVING - 34 W11TH



WINDOW COLOR - 42 W11TH



DOOR & STOOP RESTORATION - 36 W12TH



IRON & SIDEWALK RESTORATION - 42 W11TH

5/12/2020 9:33:42 AM
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FRONT FACADE PRECEDENTS

scale	date
ipc no	06/07/21
project no.	2109
sheet no.	
drawing no.	A-17