

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-08332

36 West 11th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

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.

36 W11TH STREET
NEW YORK, NY, 10011

LPC DOCKET #25-08332

LPC HEARING DATE
05/24/2025

SHEET 1 OF 31



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BLOCK 574 LOT 26

COVER PAGE

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



1 HISTORIC TAX PHOTO - C.1940



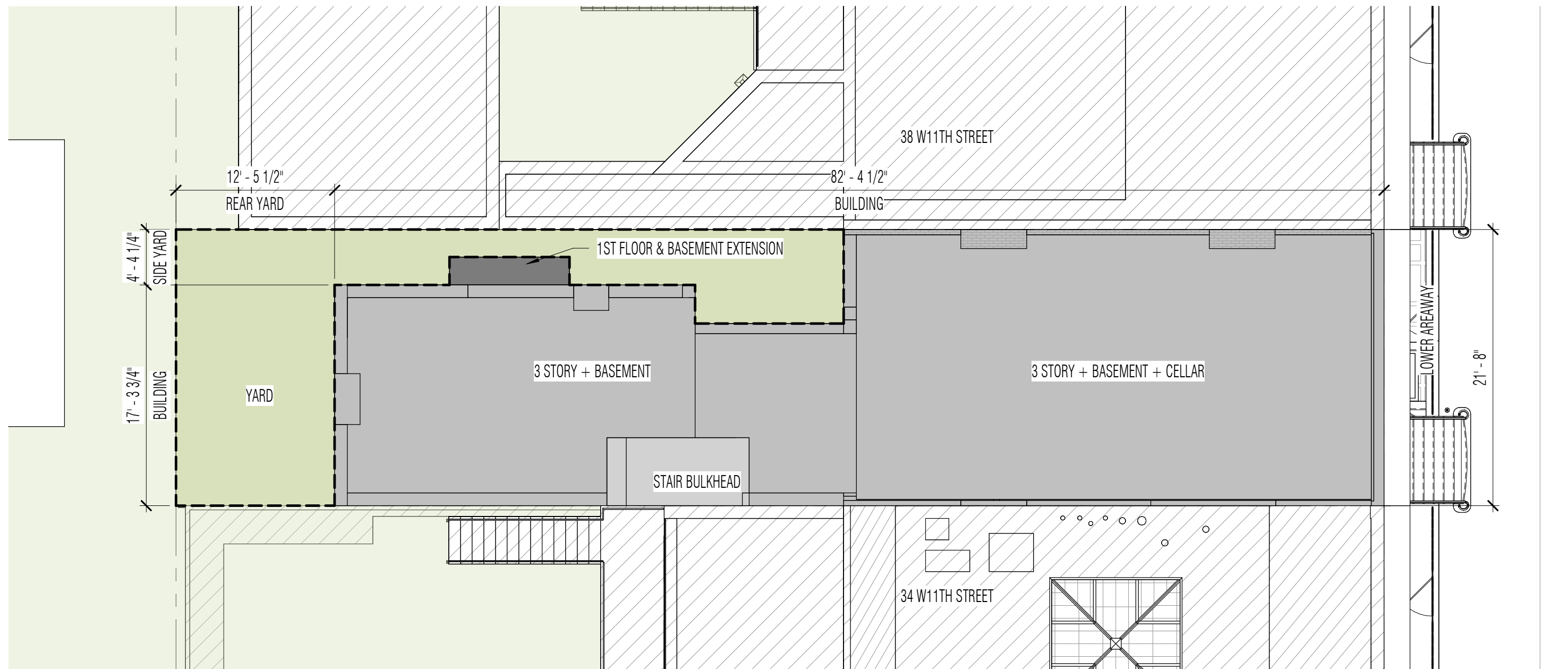
2 CURRENT PHOTO - 2025



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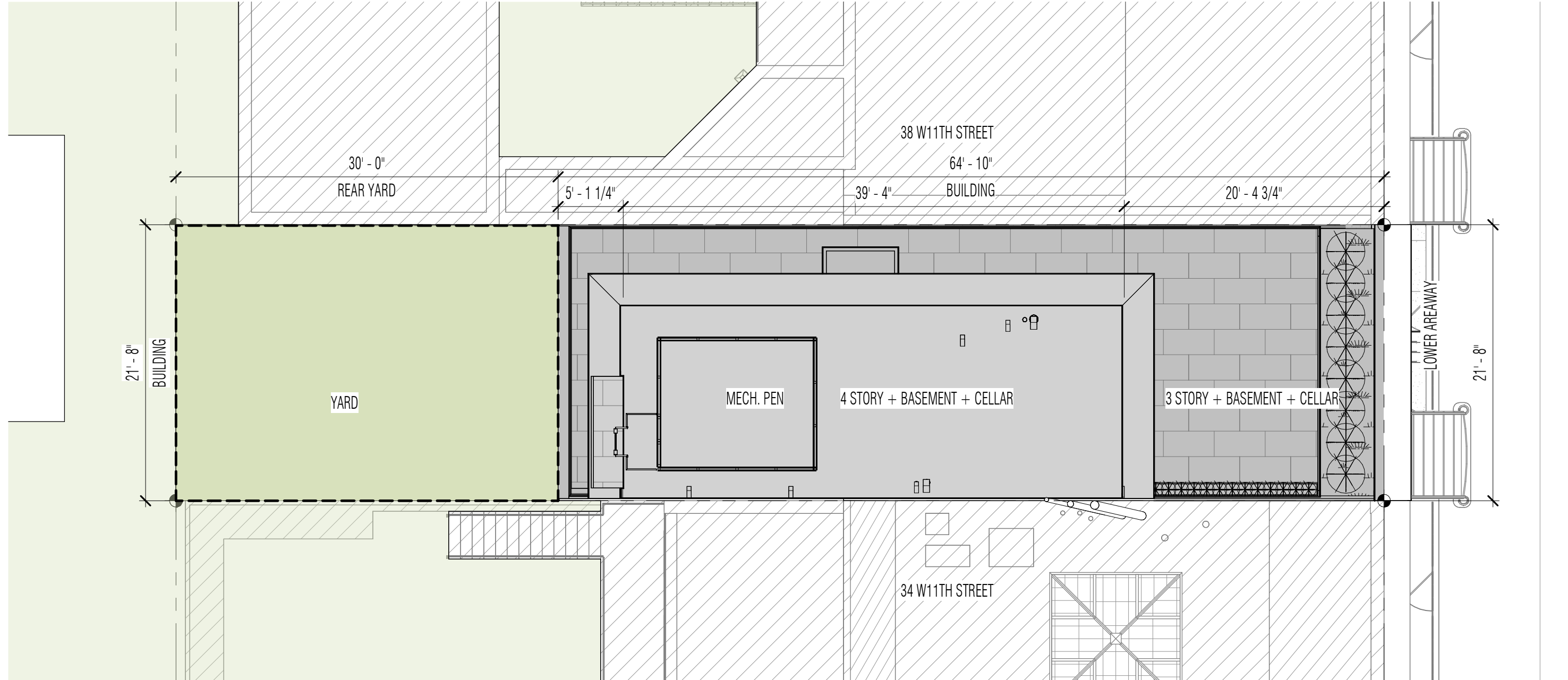
HISTORIC PHOTOS



1 SITE - EXISTING
SCALE: 1/8" = 1'-0"



3 AXON - EXISTING



2 SITE - PROPOSED
SCALE: 1/8" = 1'-0"



4 AXON - PROPOSED



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MASSING & SCOPE

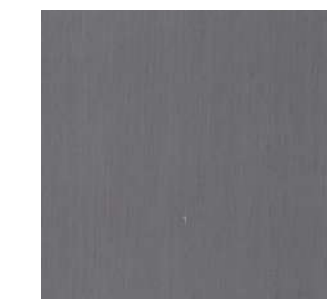
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lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-04		



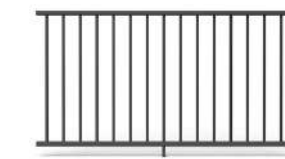
1 ELEVATION - EXISTING STREET FACADE
SCALE: 1/4" = 1'-0"



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



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



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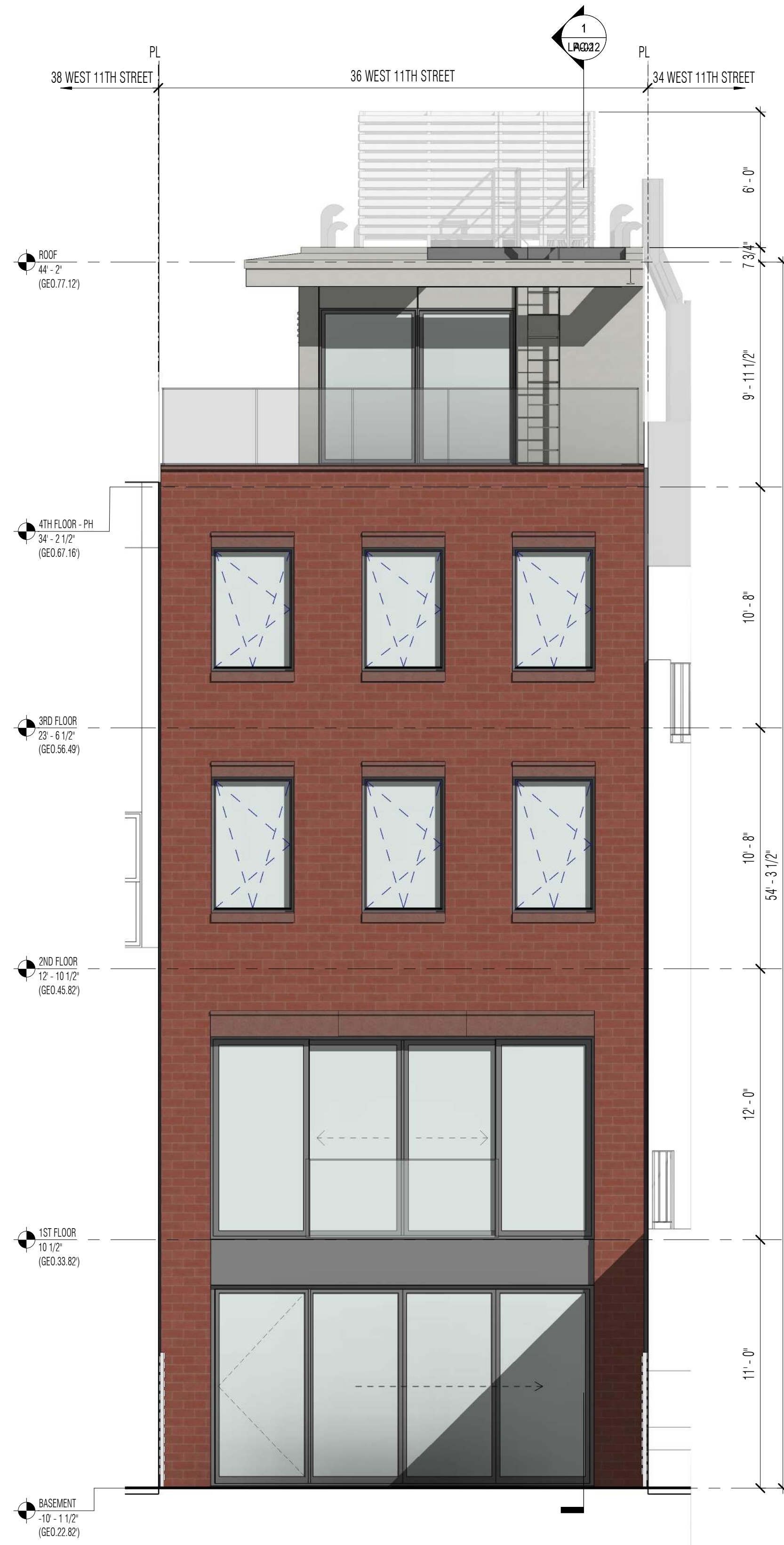
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EXISTING & PROPOSED STREET ELEVATION

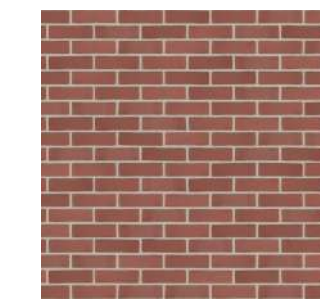
scale	As indicated	date	05/27/21
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-06		



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



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



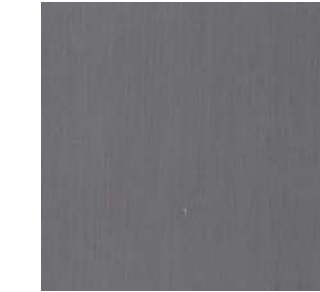
BRICK FACADE
MANF: GLEN GERY
SERIES: MAHONEY
COLOR: GRANITE RED
FINISH: SMOOTH



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

EXISTING & PROPOSED REAR ELEVATION

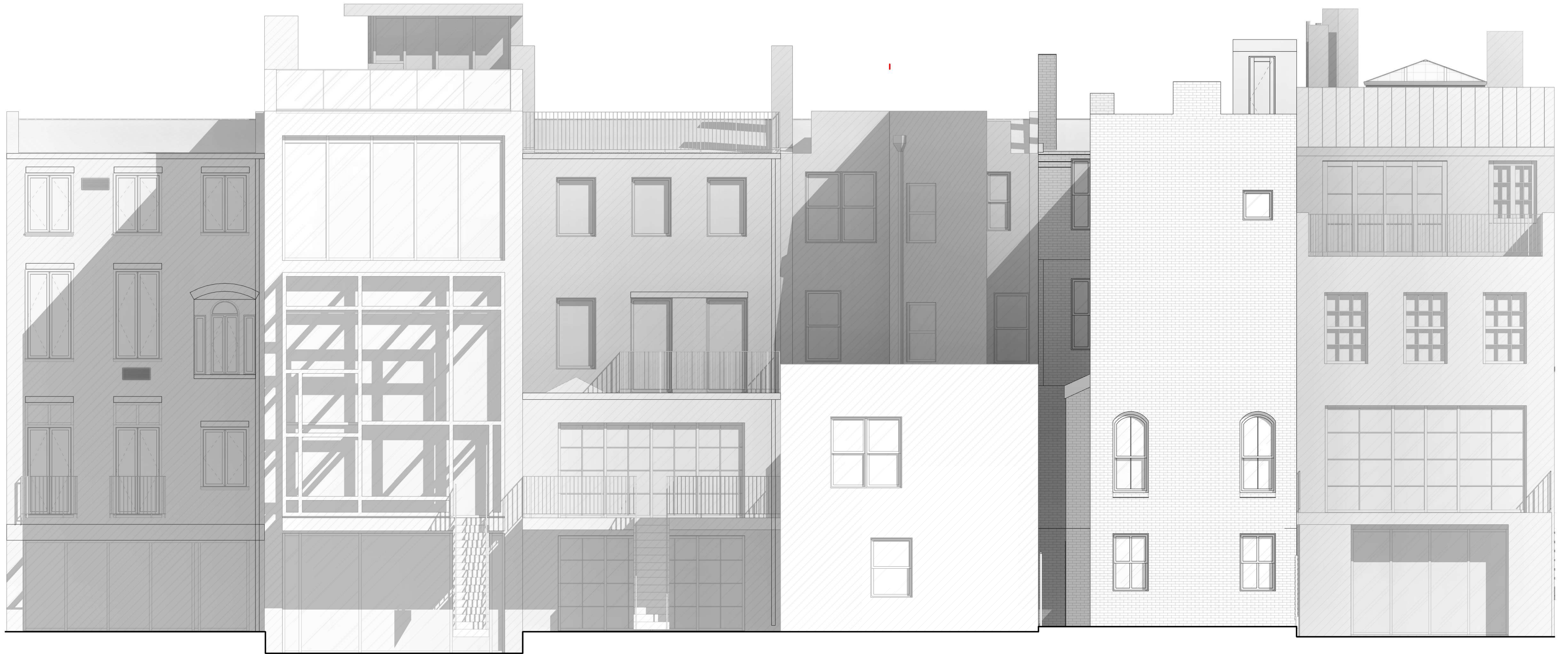


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scale	As indicated	date	06/03/21
lpc no.			
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sheet no.			
drawing no.	LPC-07		



44

42

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34



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EXISTING REAR CONTEXT ELEVATION

scale	1/4" = 1'-0"	date	06/03/21
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-08		



44

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PROPOSED REAR CONTEXT ELEVATION

scale	1/4" = 1'-0"	date	06/03/21
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-09		



EXISTING 12'-5" REAR YARD LOOKING WEST



EXISTING REAR YARD LOOKING NORTH & 4'-4" SIDE YARD



EXISTING 12'-5" REAR YARD LOOKING EAST



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

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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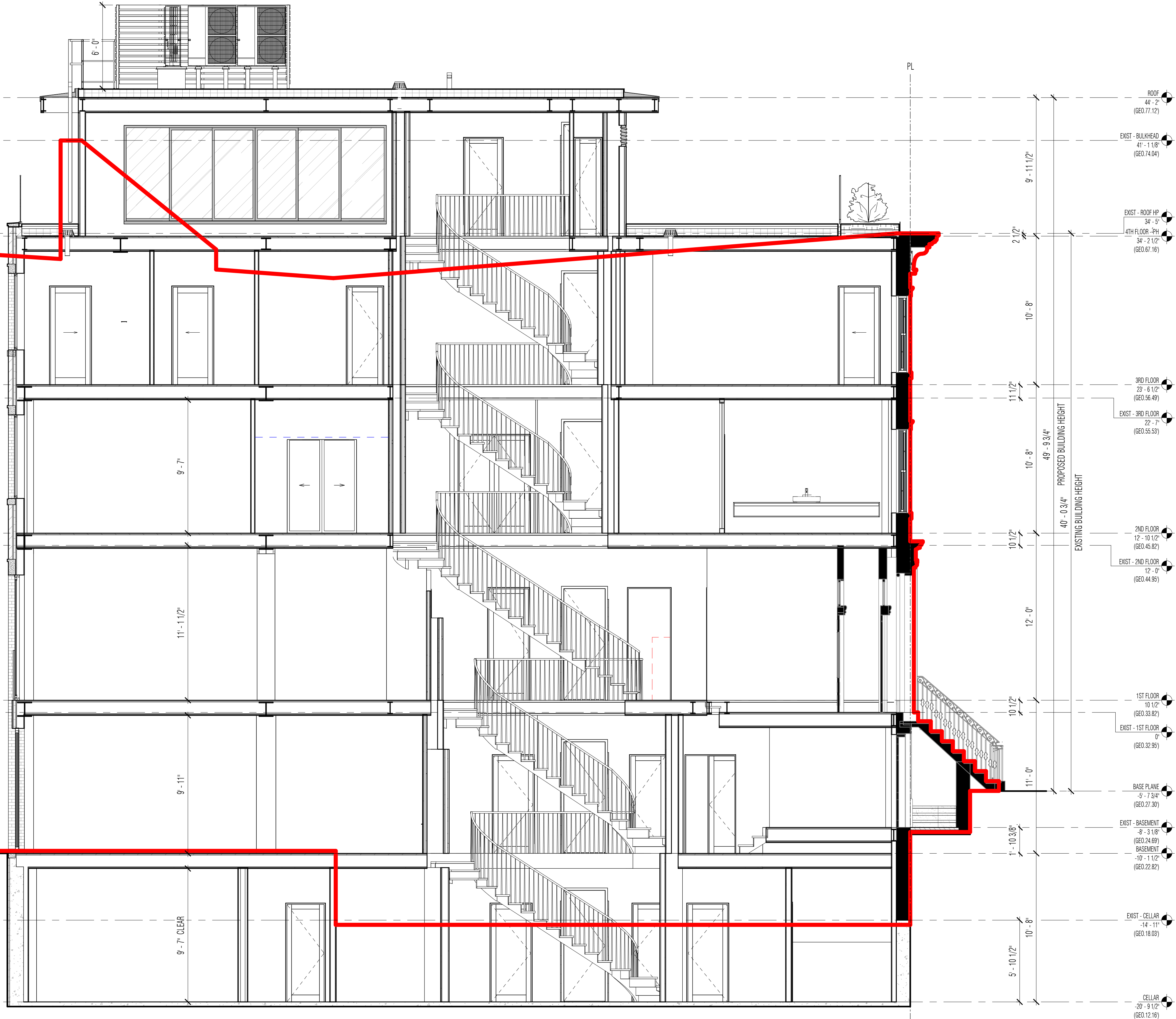
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EXISTING BUILDING SECTION

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

LPC-11

LINE OF EXISTING
BUILDING ENVELOPE



1 PROPOSED BUILDING SECTION

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

PROPOSED BUILDING SECTION

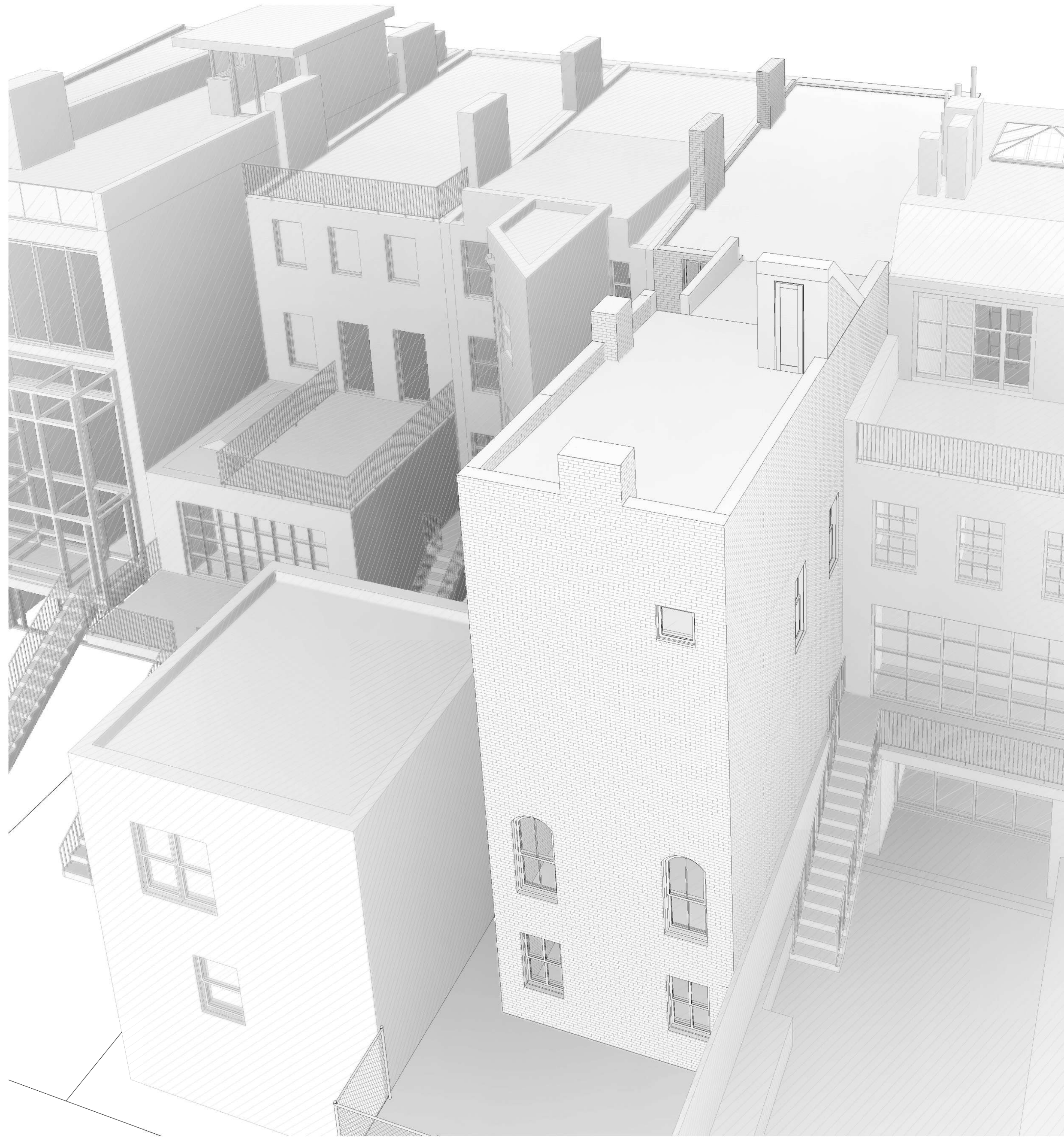


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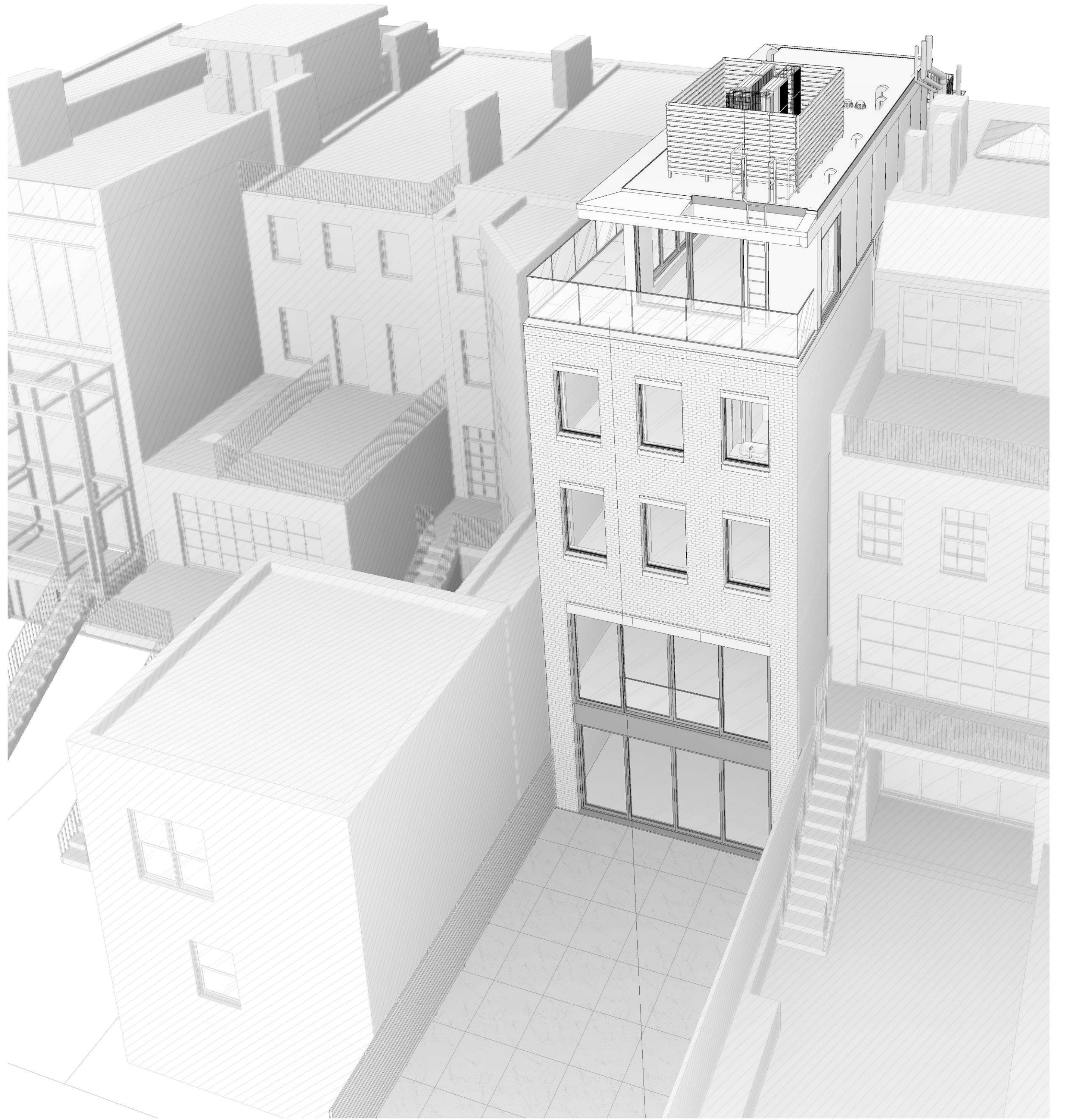
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scale	1/4" = 1'-0"	date	06/07/21
ipc no.			
project no.			2109
sheet no.			
drawing no.			LPC-12



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-13



PROPOSED REAR FACADE RENDER

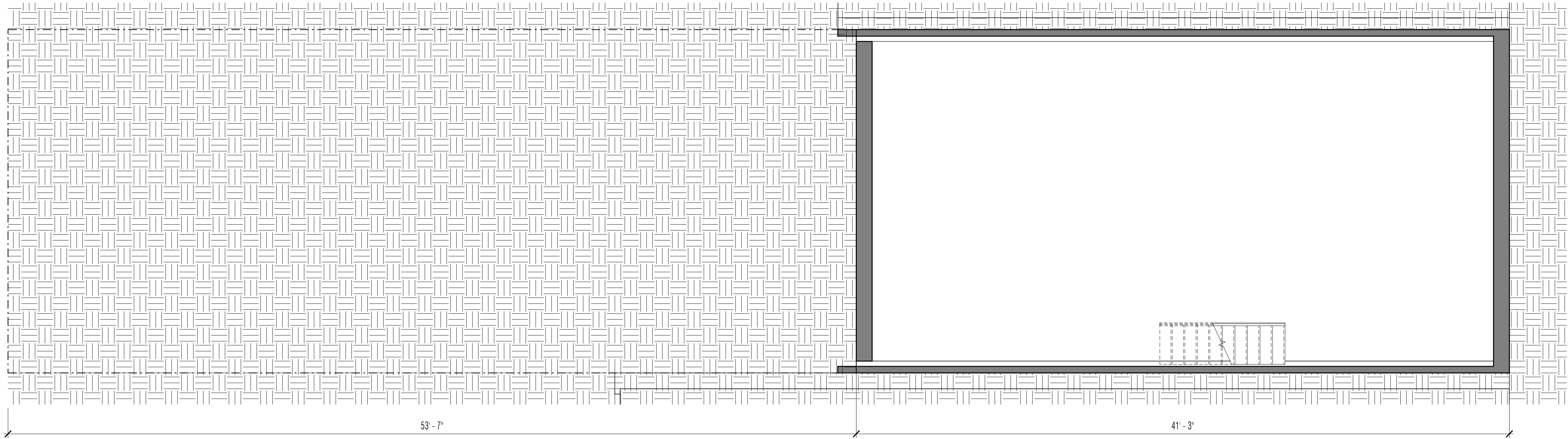


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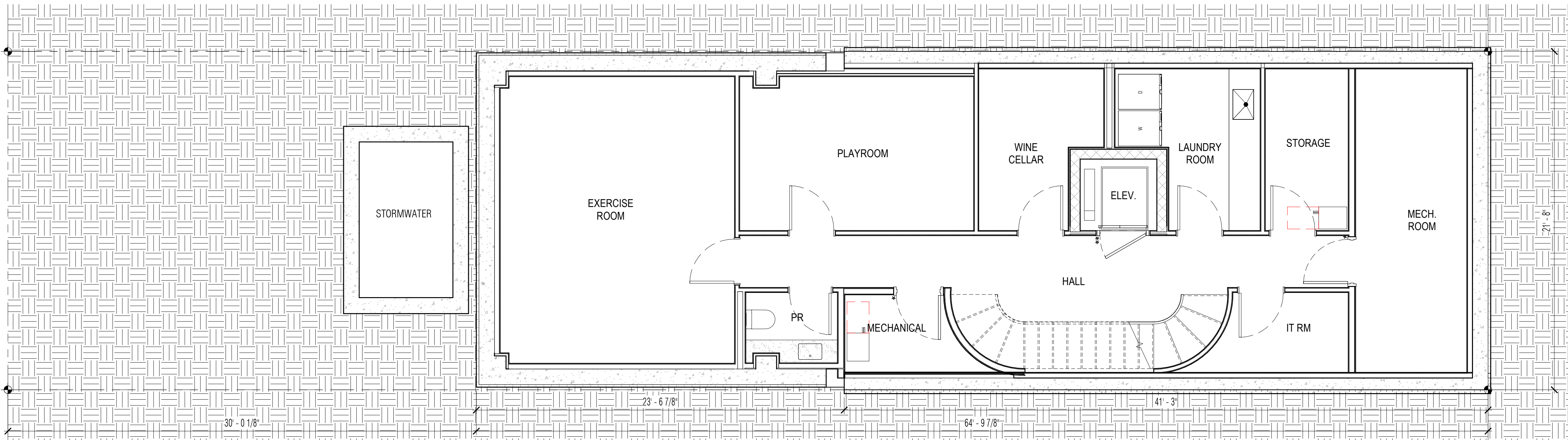
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scale	date
lpc no	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-14



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



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



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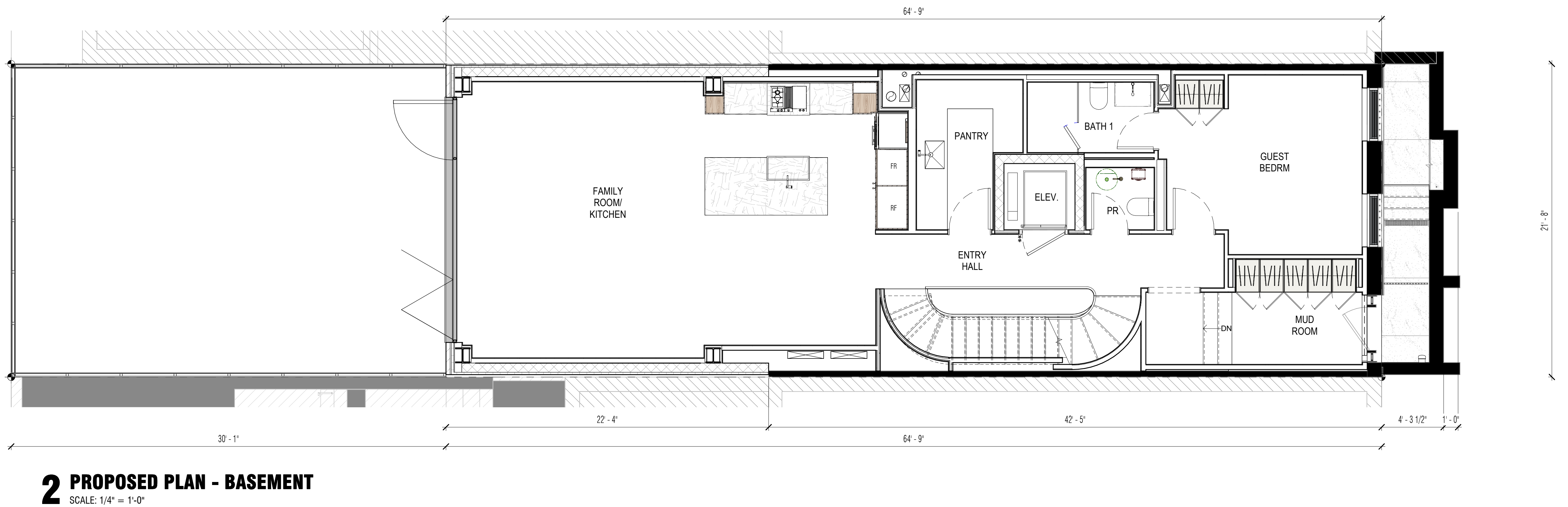
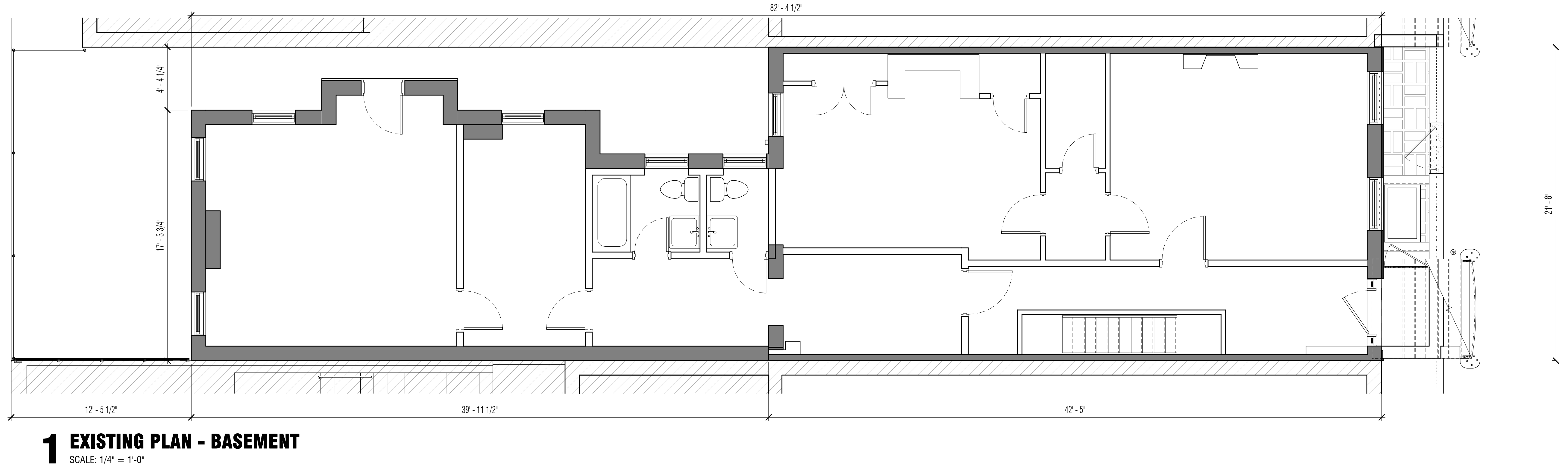
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EXISTING & PROPOSED PLAN - CELLAR

scale	1/4" = 1'-0"	date	12/12/24
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-15		





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

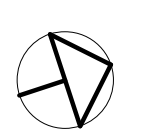
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EXISTING & PROPOSED PLAN - BASEMENT

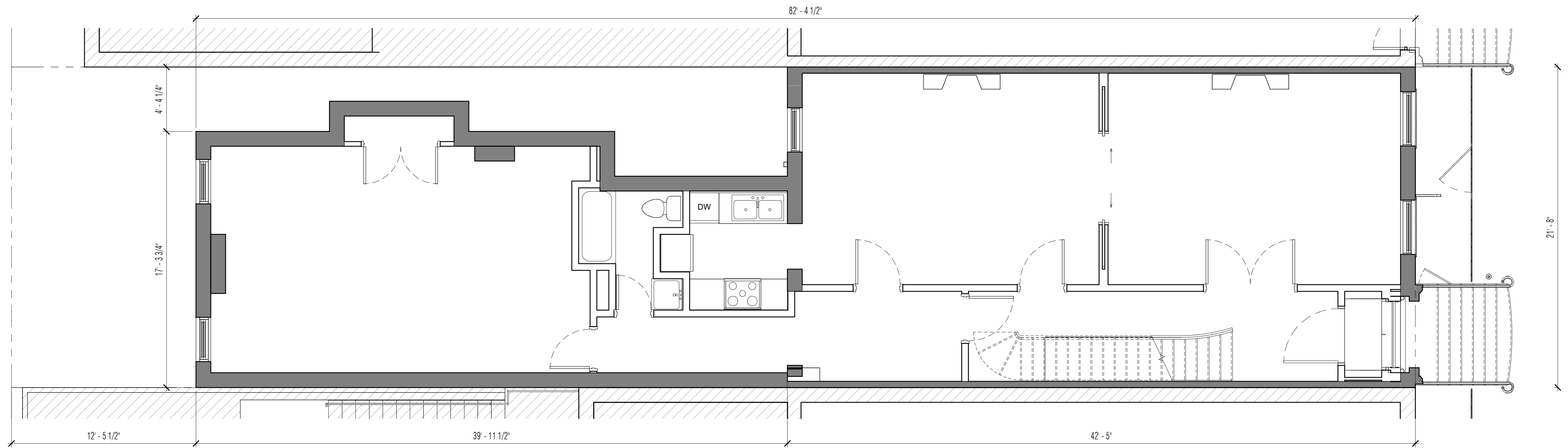
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project no. 2109
sheet no. LPC-16



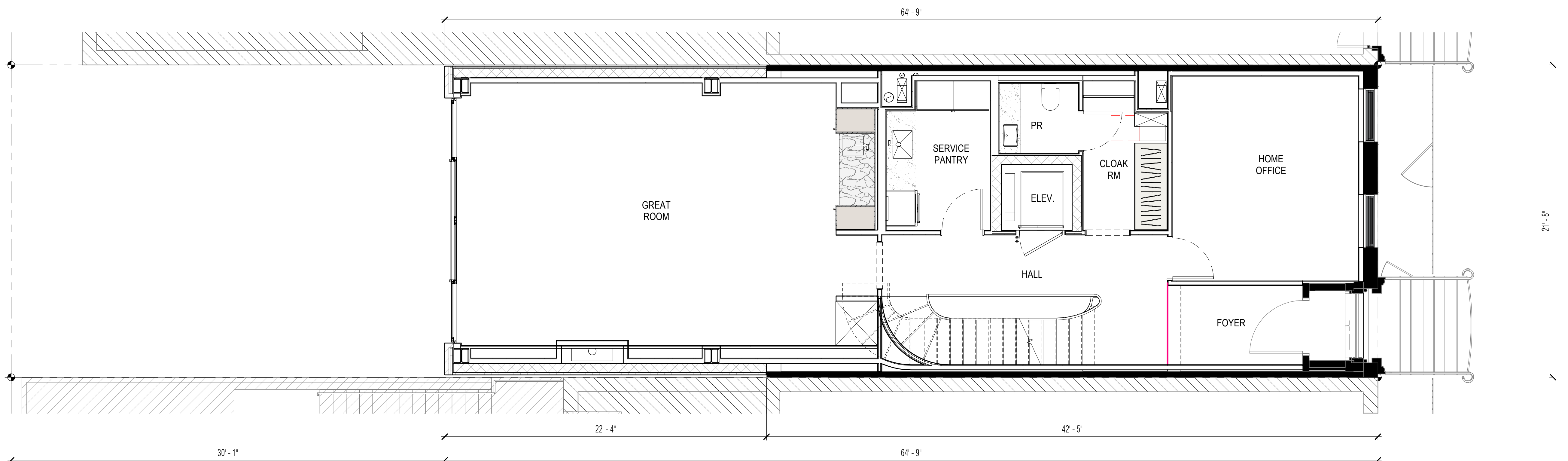
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LPC-16



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



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



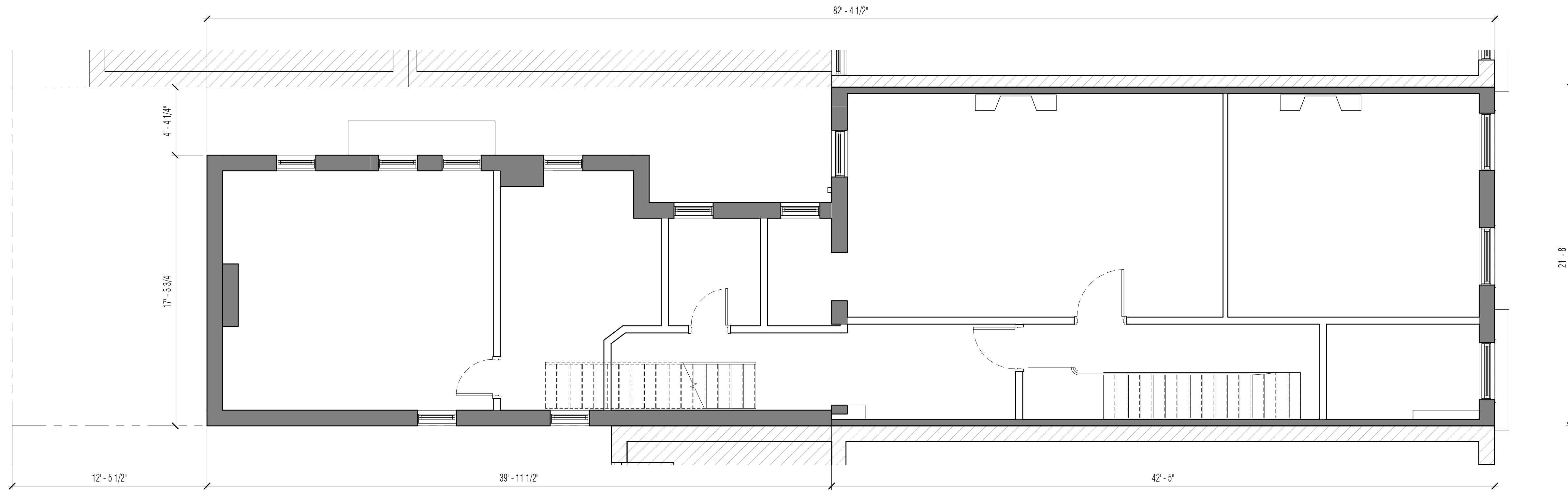
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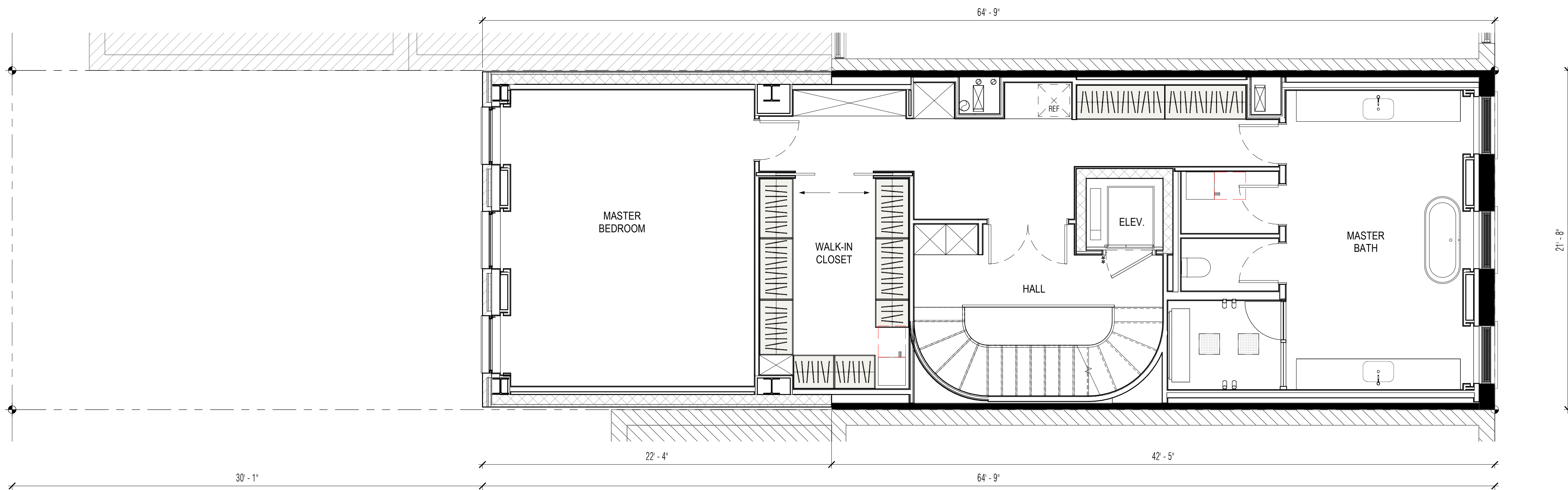
EXISTING & PROPOSED PLAN - 1ST FLOOR



scale	1/4" = 1'-0"	date	12/12/24
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-17		



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



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



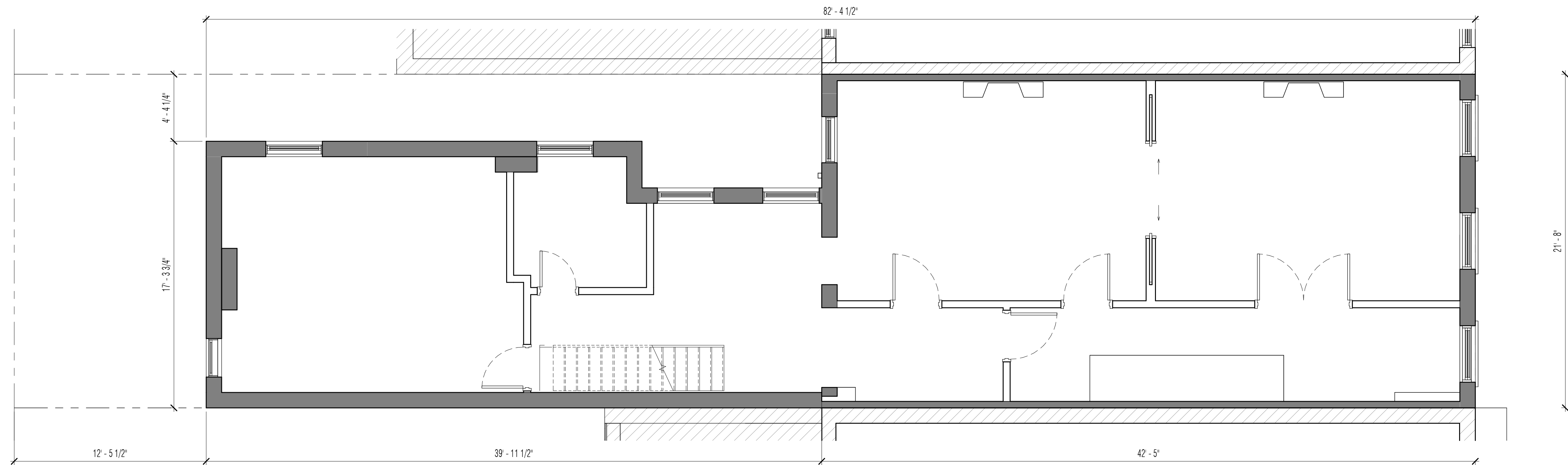
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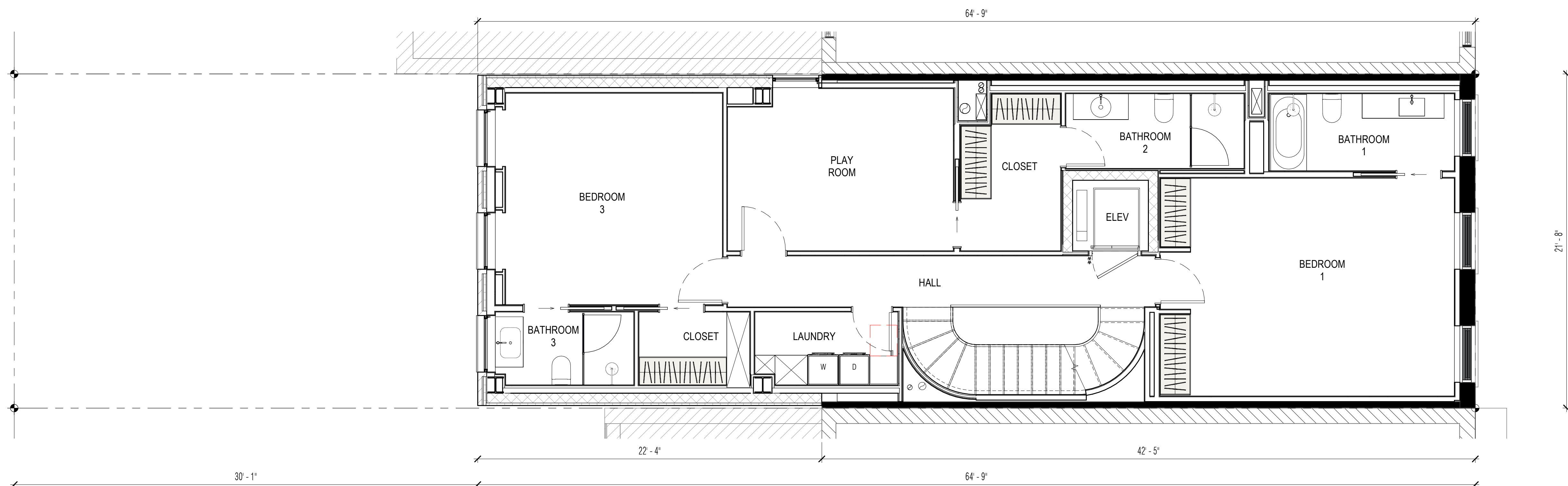
EXISTING & PROPOSED PLAN - 2ND FLOOR



scale 1/4" = 1'-0" date 12/12/24
project no. 2109
sheet no.
drawing no. **LPC-18**



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



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



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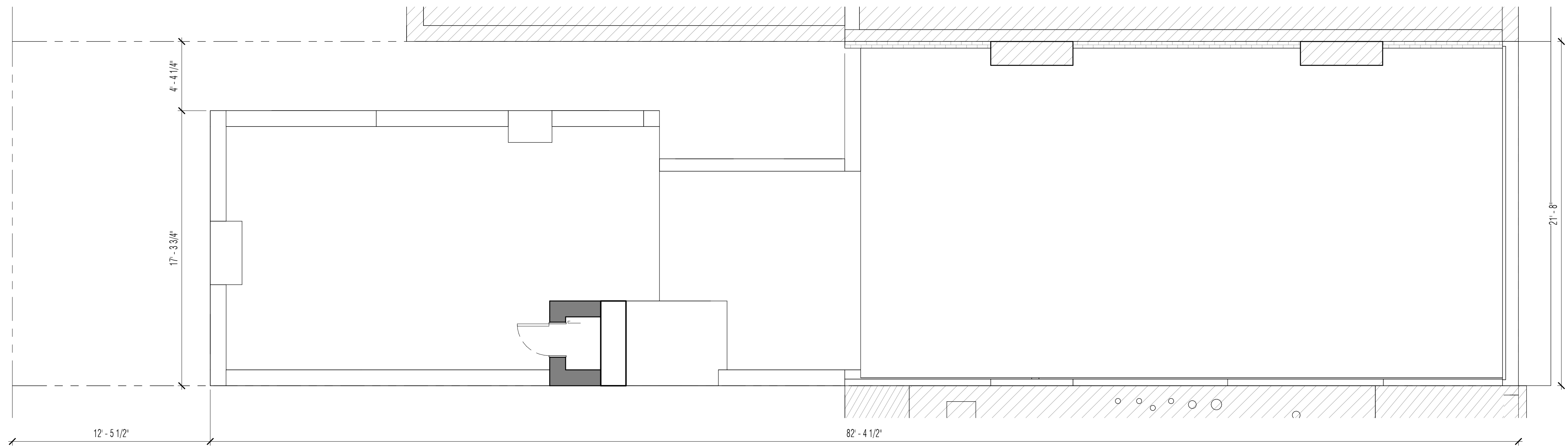
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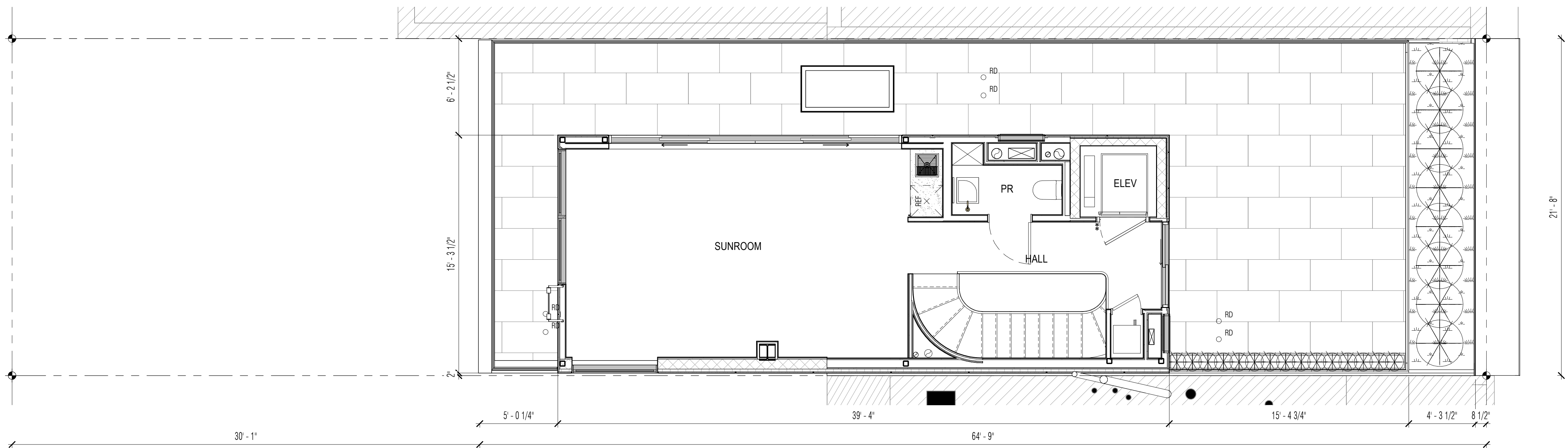
EXISTING & PROPOSED PLAN - 3RD FLOOR



scale	1/4" = 1'-0"	date	12/12/24
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-19		



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



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



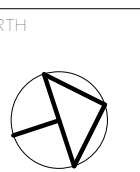
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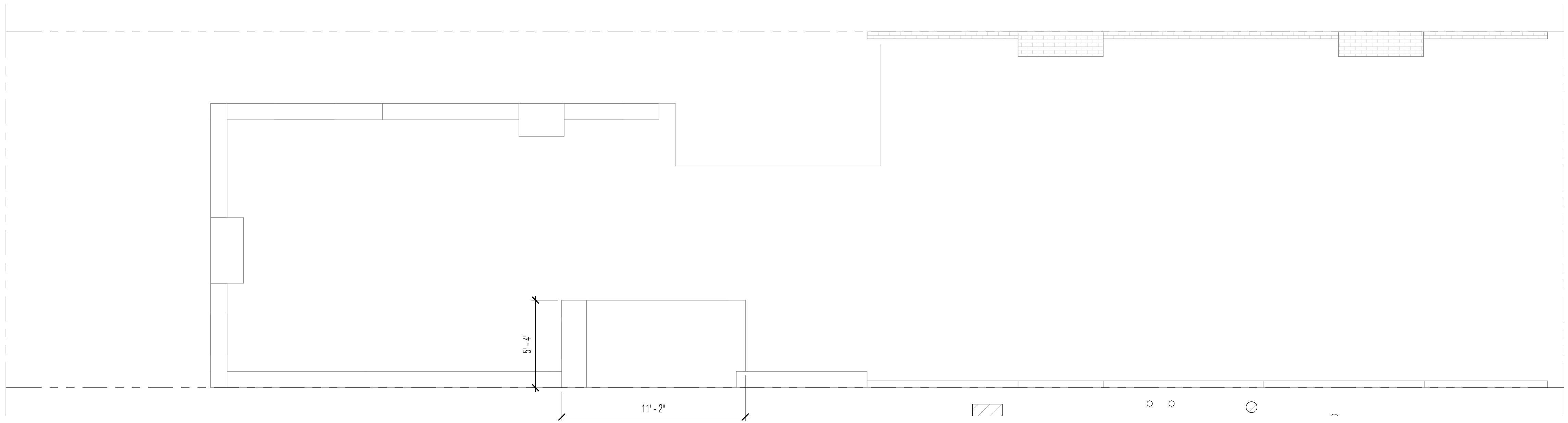
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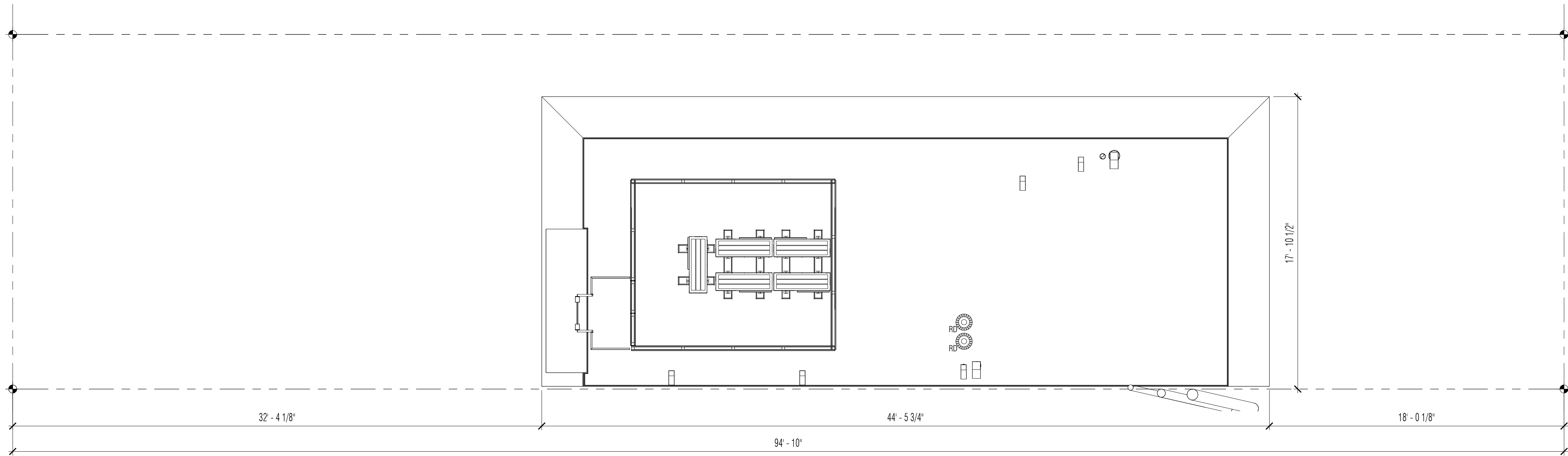
EXISTING & PROPOSED PLAN - ROOF

scale	1/4" = 1'-0"	date	12/12/24
lpc no			
project no.	2109		
sheet no.			
drawing no.	LPC-20		





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



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



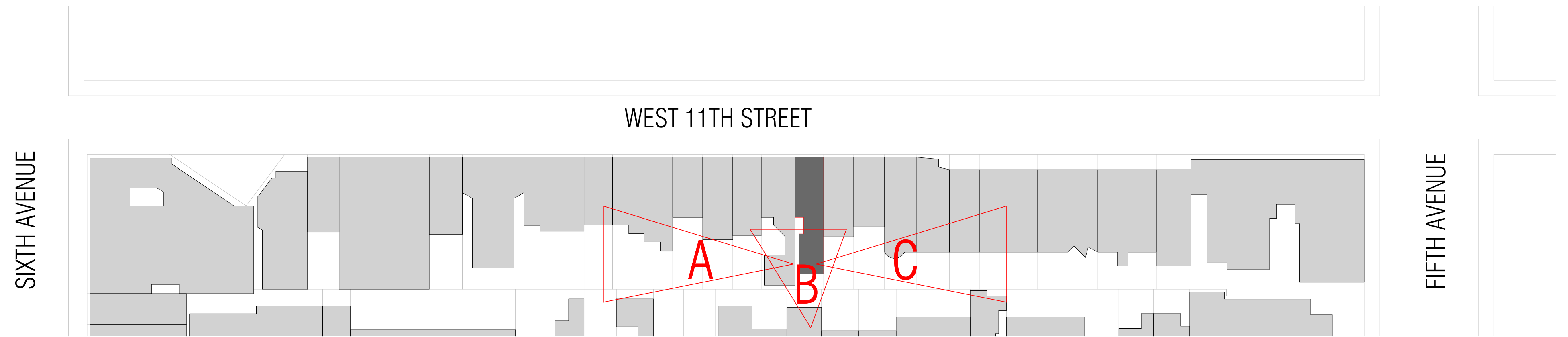
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EXISTING & PROPOSED PLAN - BULKHEAD



scale 1/4" = 1'-0" date 12/12/24
project no. 2109
sheet no.
drawing no. **LPC-21**



A - EXISTING REAR GREENSPACE LOOKING NORTH WEST



B - EXISTING REAR GREENSPACE LOOKING NORTH



C - EXISTING REAR GREENSPACE LOOKING NORTH EAST

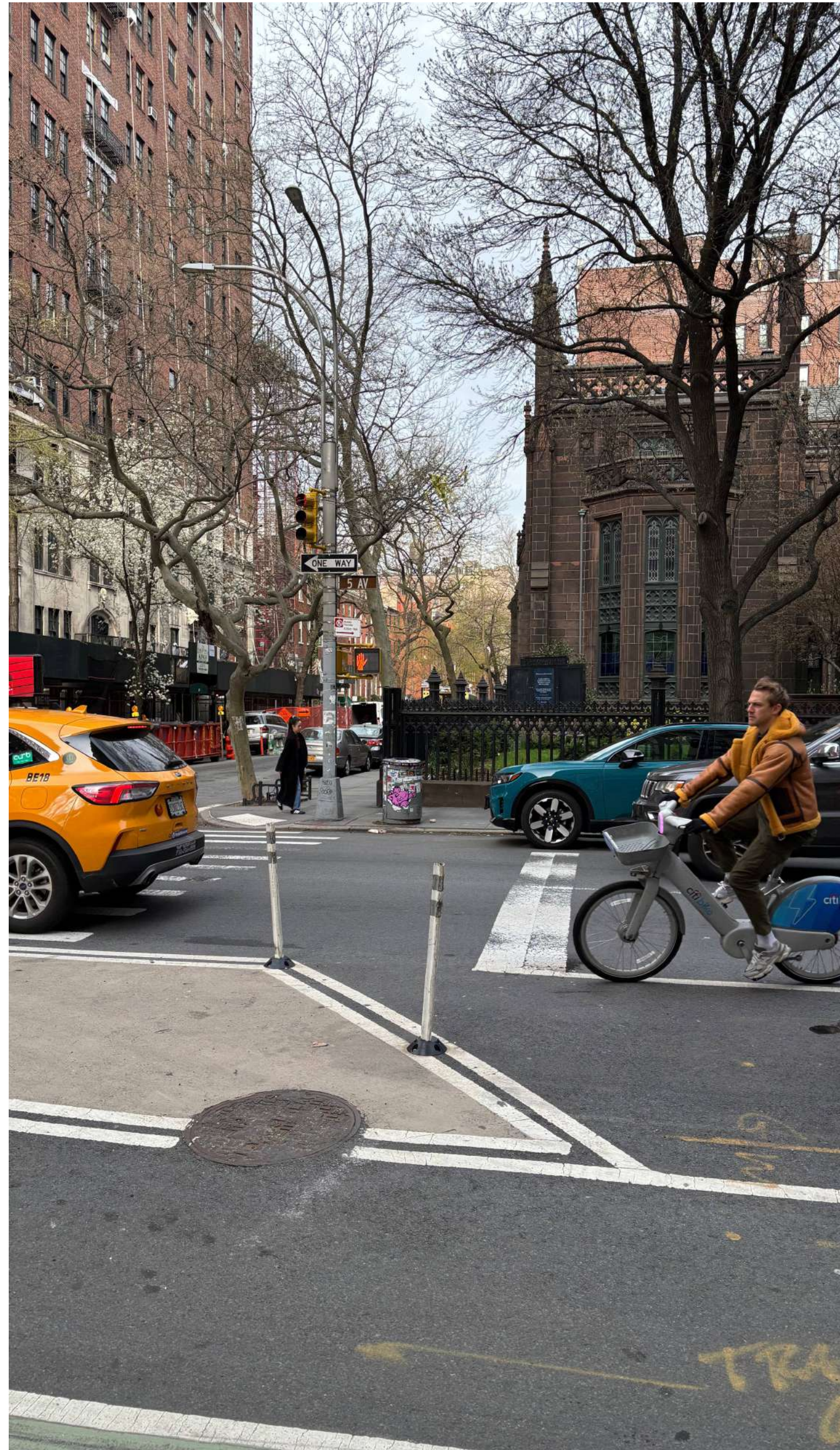
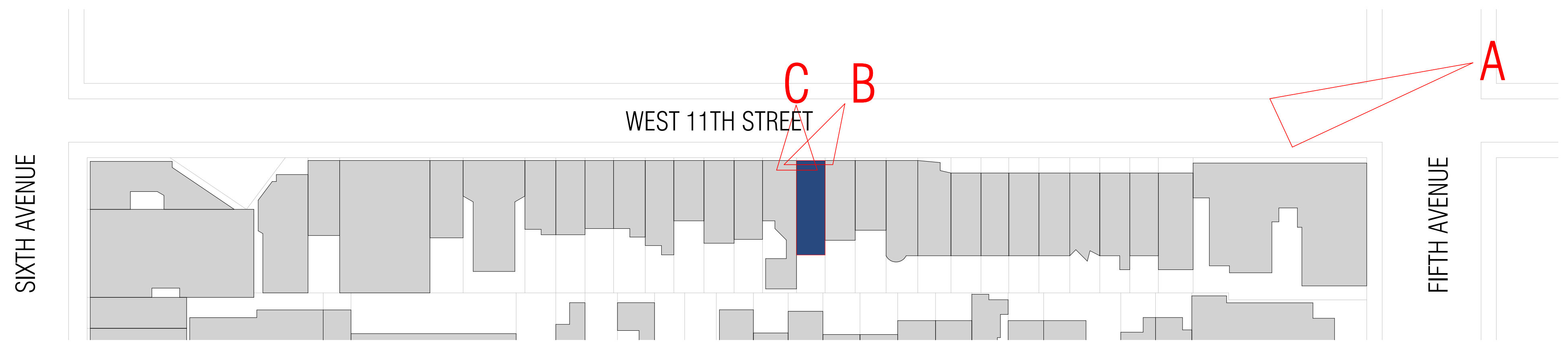


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REAR GREENSPACE PHOTOGRAPHS

scale	1" = 50'-0"	date	06/04/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-22		



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



A - ZOOMED SEASONAL VIEW PARTIAL RAILING VISIBILITY



B - VIEW FROM 11TH LOOKING SOUTH



C - VIEW DIRECTLY IN FRONT



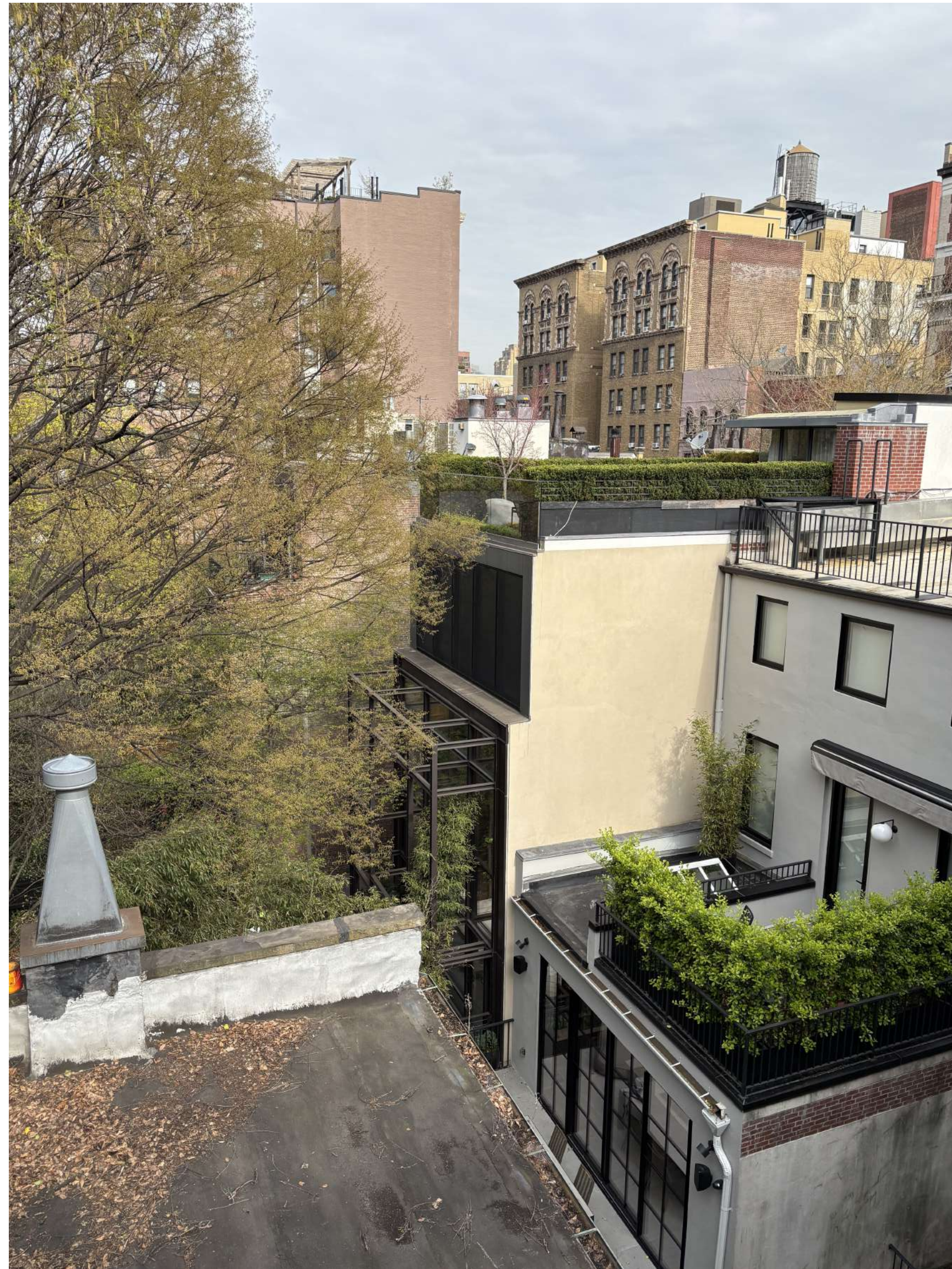
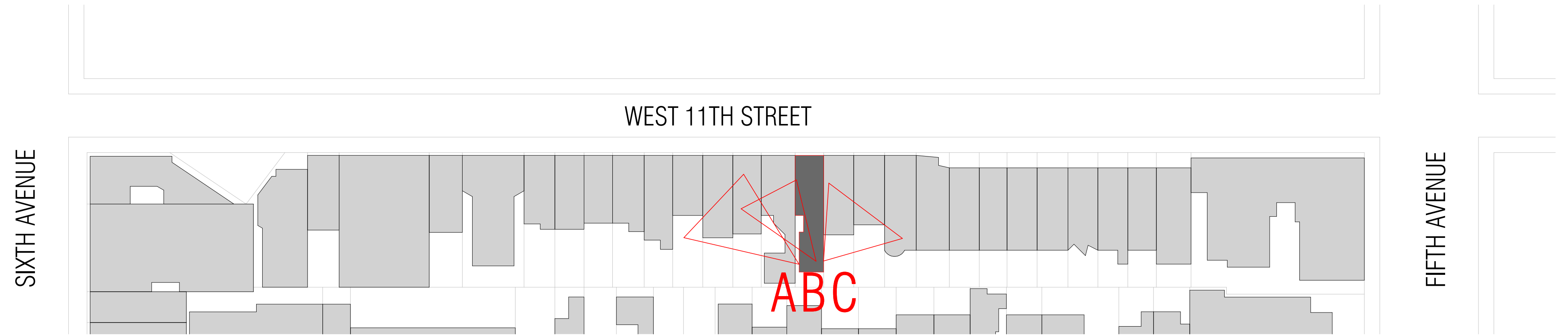
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ROOFTOP MOCK-UP

scale	1" = 50'-0"	date	06/07/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-23		



A - EXISTING REAR ROOFLINE LOOKING NORTH EAST



B - EXISTING REAR ROOFLINE LOOKING NORTH



C - EXISTING REAR ROOFLINE LOOKING NORTH WEST

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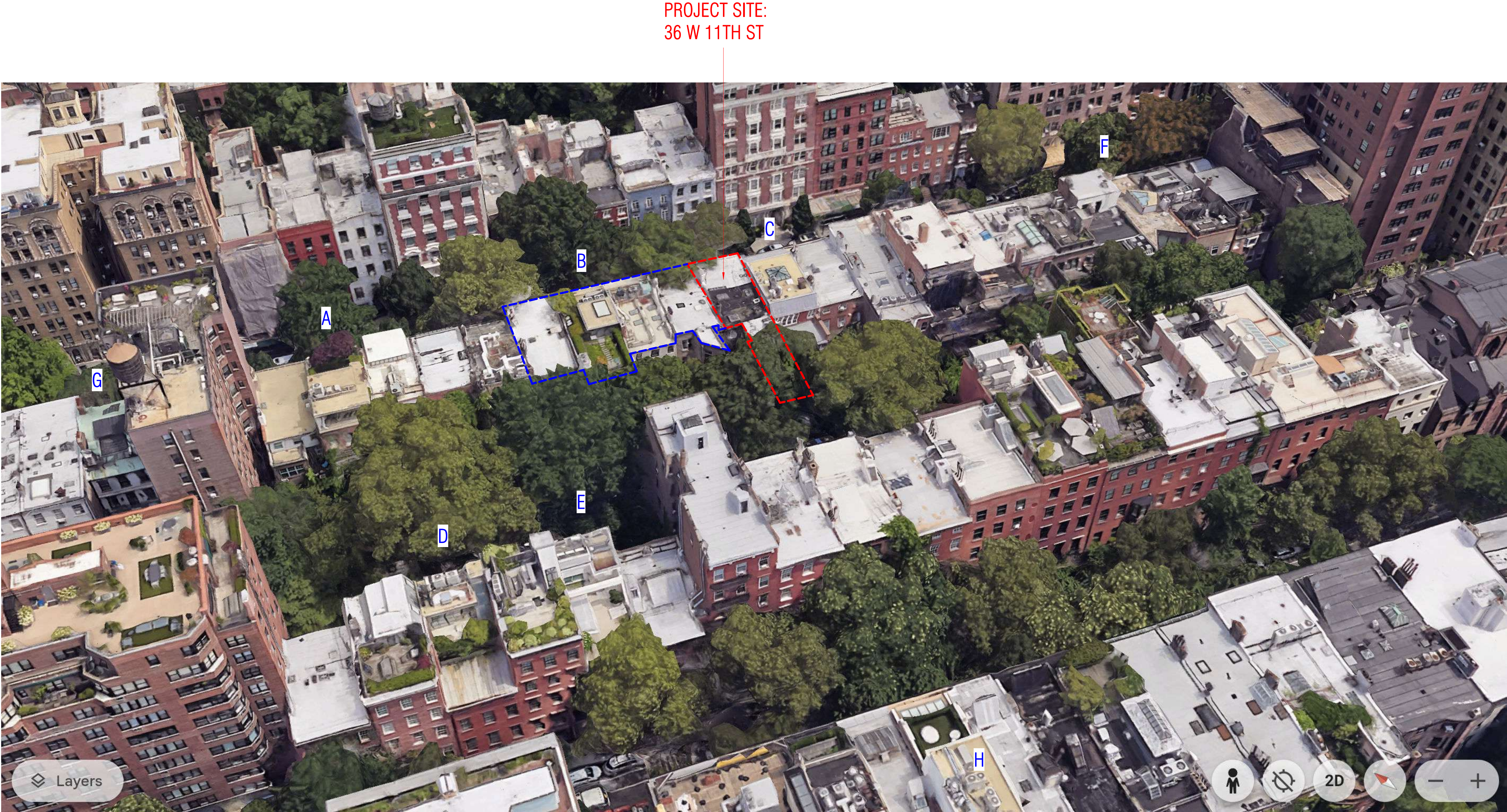


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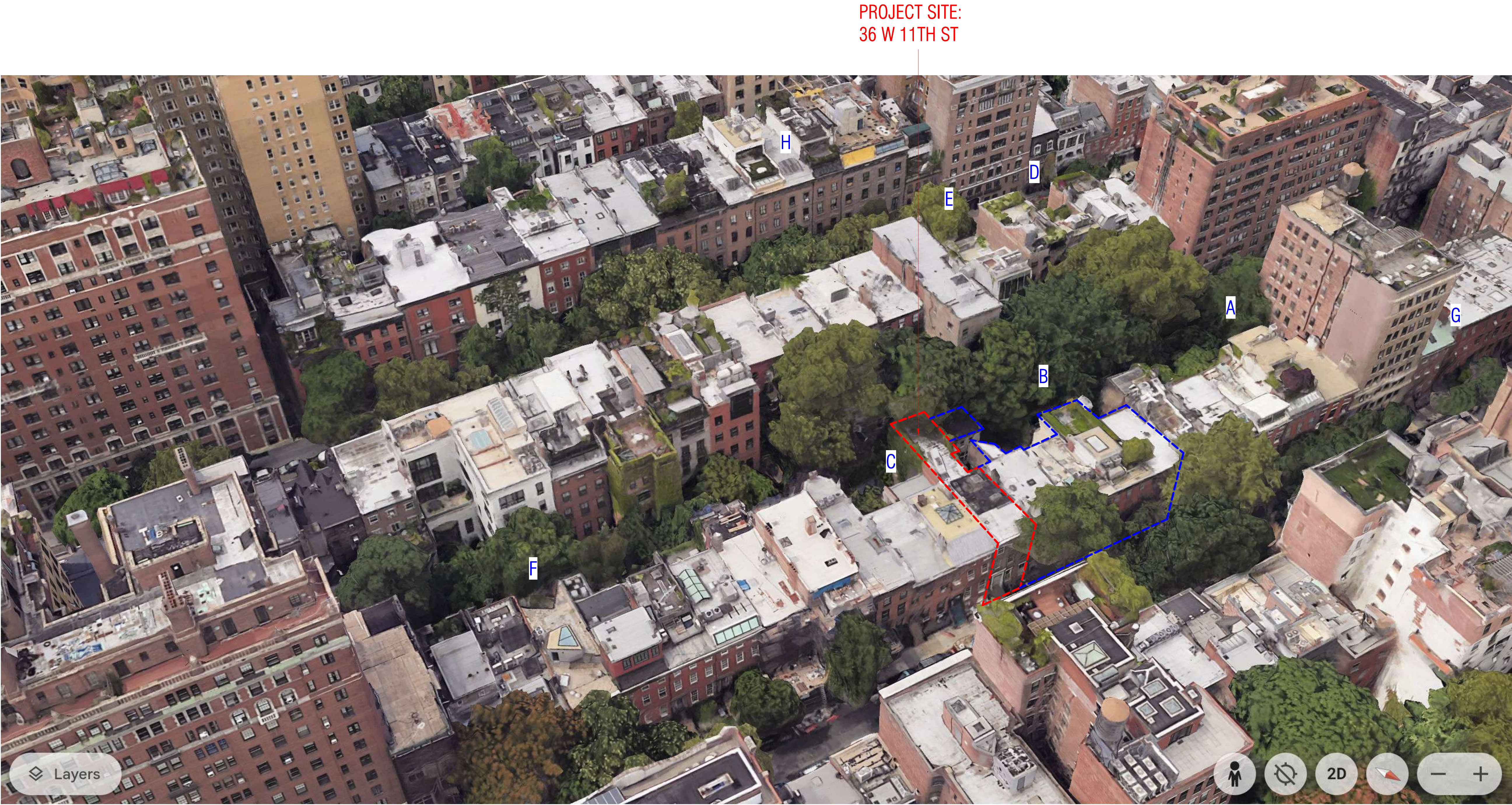
REAR ROOFLINE PHOTOGRAPHS

scale	1" = 50'-0"	date	06/04/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	LPC-24		



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

- A: 52 W 11TH ST
B: 42 W 11TH ST
C: 34 W 11TH ST
D: 39 W 10TH ST
- E: 35 W 10TH ST
F: 18 W 11TH ST
G: 60 W 11TH ST
H: SOUTH SIDE W/10TH



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

- A: 52 W 11TH ST

B: 42 W 11TH ST

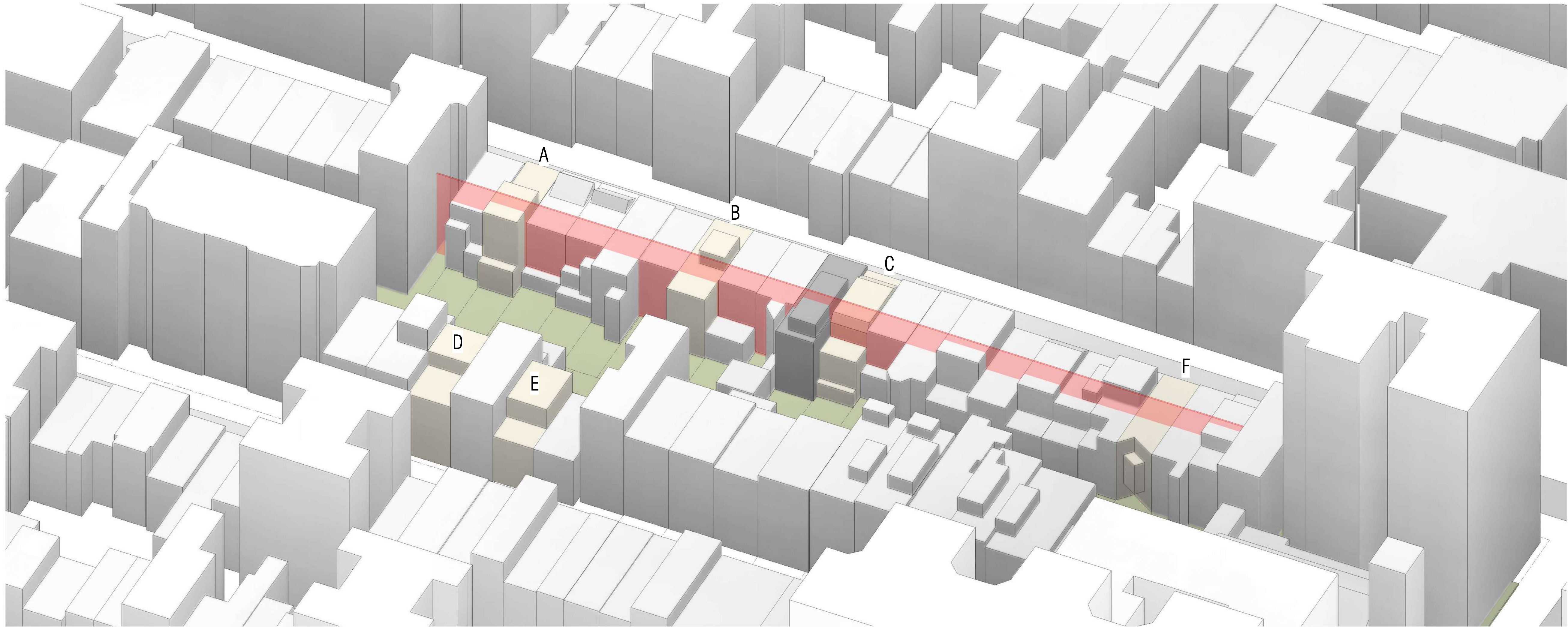
C: 34 W 11TH ST

D: 39 W 10TH ST
- E: 35 W 10TH ST

F: 18 W 11TH ST

G: 60 W 11TH ST

H: SOUTH SIDE W/10TH



1 NON-PLANAR ALIGNMENT

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

A: 52 W 11TH ST D: 39 W 10TH ST
 B: 42 W 11TH ST E: 35 W 10TH ST
 C: 34 W 11TH ST F: 18 W 11TH ST



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 BLOCK 574 LOT 26

NON-PLANAR ALIGNMENT

scale	date
lpc no.	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-27

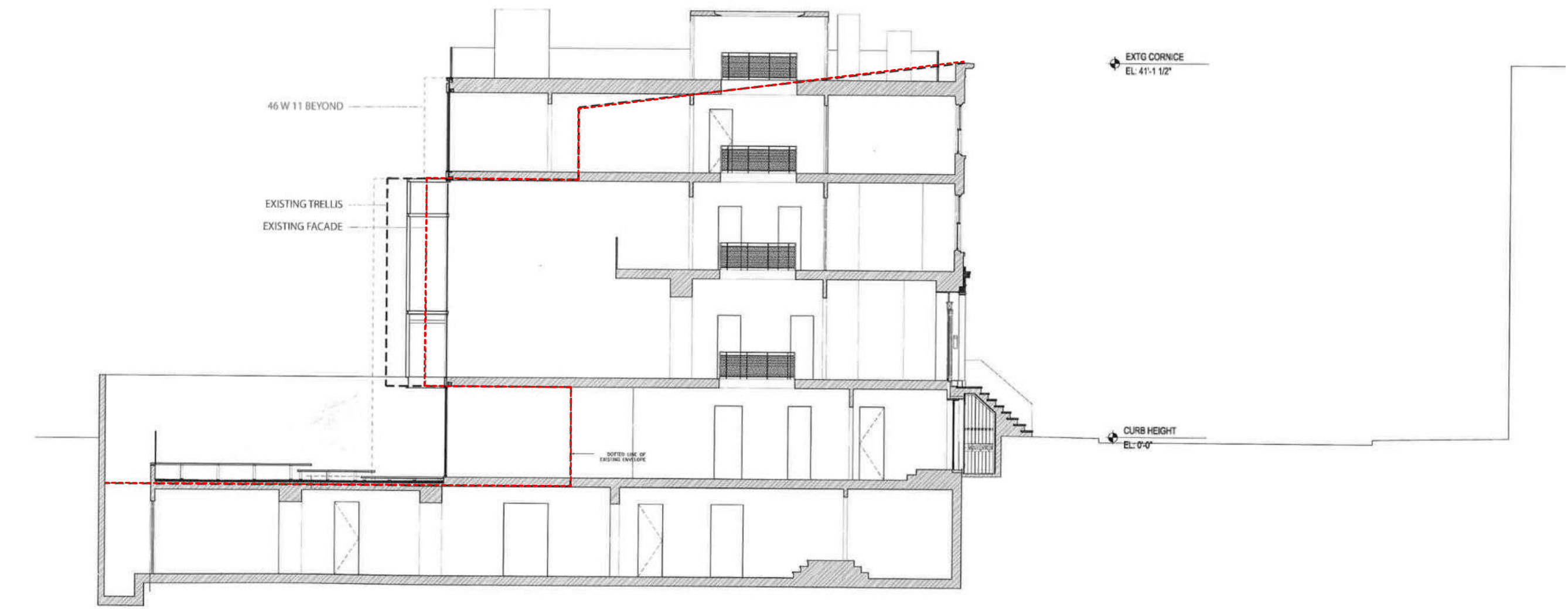


A) 52 W11TH
ROOFTOP ADDITION & VISIBLE RAILING AT STREET
APPROVED 5/19/08



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

PROPOSED SECTION



5 MARCH 2013 - LANDMARKS PRESERVATION COMMISSION
42 WEST 11TH STREET
NEW YORK, NEW YORK 10011
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PROPOSED

5 MARCH 2013 - LANDMARKS PRESERVATION COMMISSION
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NEW YORK, NEW YORK 10011
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B) 42 W11TH
REAR EXTENSION & ROOFTOP ADDITION
APPROVED 5/19/08

PRECEDENTS ON BLOCK 1



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scale	date
1/8" = 1'-0"	06/07/21
project no.	2109
sheet no.	
drawing no.	LPC-28



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

39 WEST 10th STREET
NEW YORK, NEW YORK 10011

LANDMARKS PRESERVATION COMMISSION PRESENTATION

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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NEW YORK, NEW YORK 10011

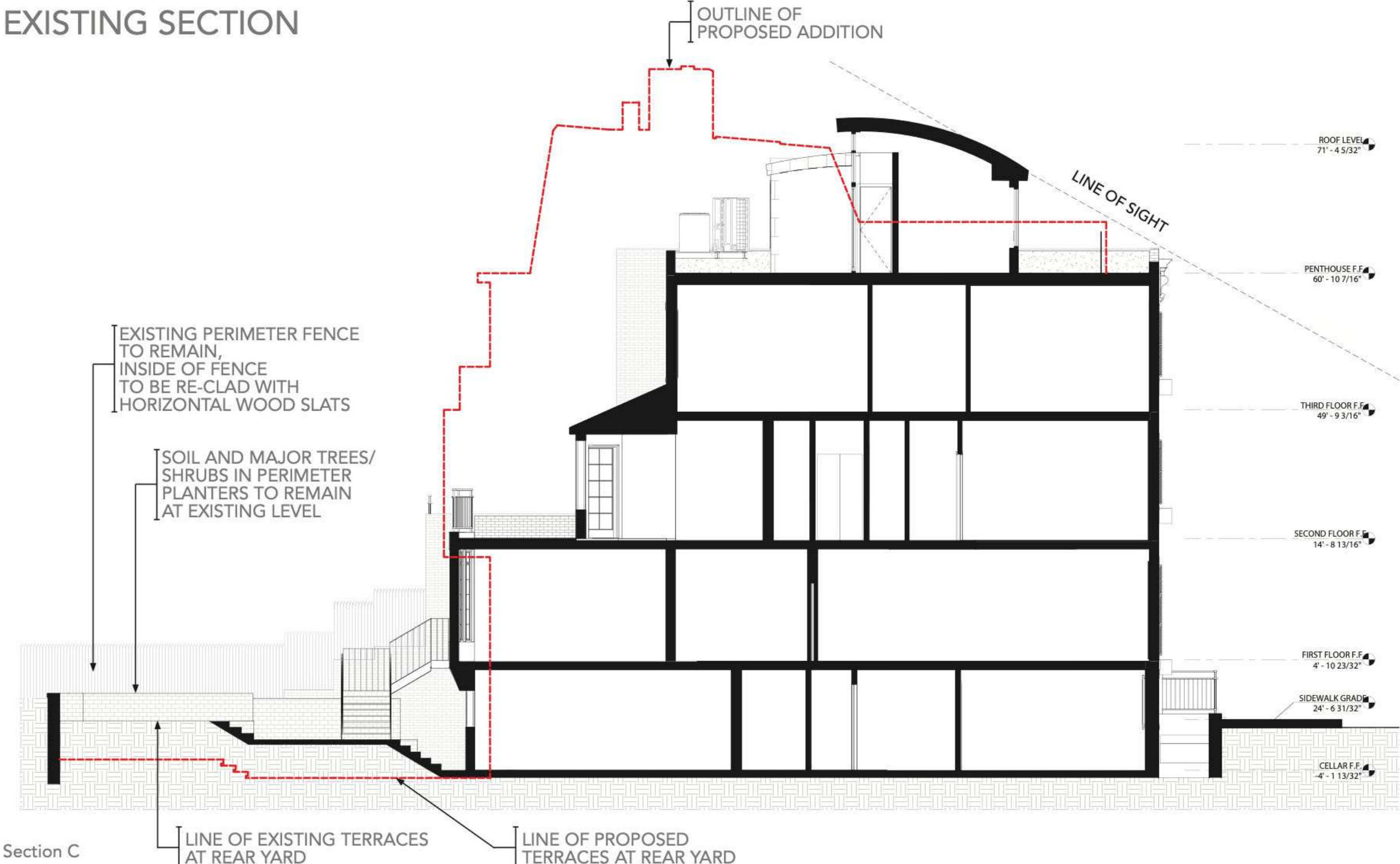
LANDMARKS PRESERVATION COMMISSION PRESENTATION

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14

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

EXISTING SECTION



Section C

Lee H. Skolnick Architecture + Design Partnership

July 12, 2016

35 West 10th St Townhouse

7

REAR FACADE - DAYTIME & EVENING RENDERINGS



Lee H. Skolnick Architecture + Design Partnership

July 12, 2016

35 West 10th St Townhouse

37

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



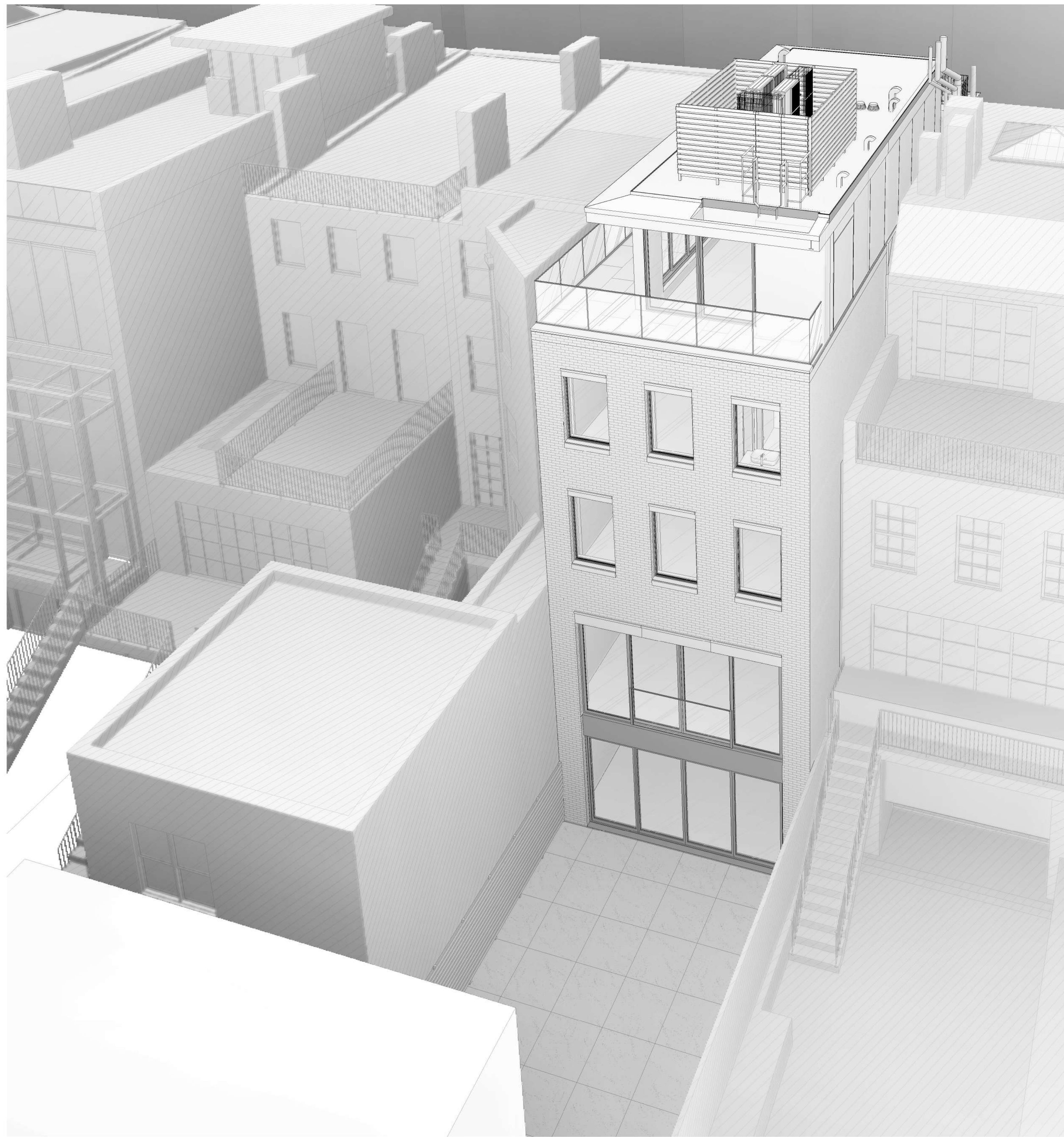
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PRECEDENTS ON BLOCK 2

scale	date
1/8" = 1'-0"	06/07/21
lpc no.	
project no.	2109
sheet no.	
drawing no.	LPC-29



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MASSING SUMMARY

scale	date
lpc no	06/04/21
project no.	2109
sheet no.	
drawing no.	LPC-31

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-08332

36 West 11th Street – Greenwich Village Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

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36 W11TH STREET
NEW YORK, NY, 10011

LPC DOCKET #25-08332

LPC HEARING DATE
05/24/2025

APPENDIX SHEET 1 OF 13



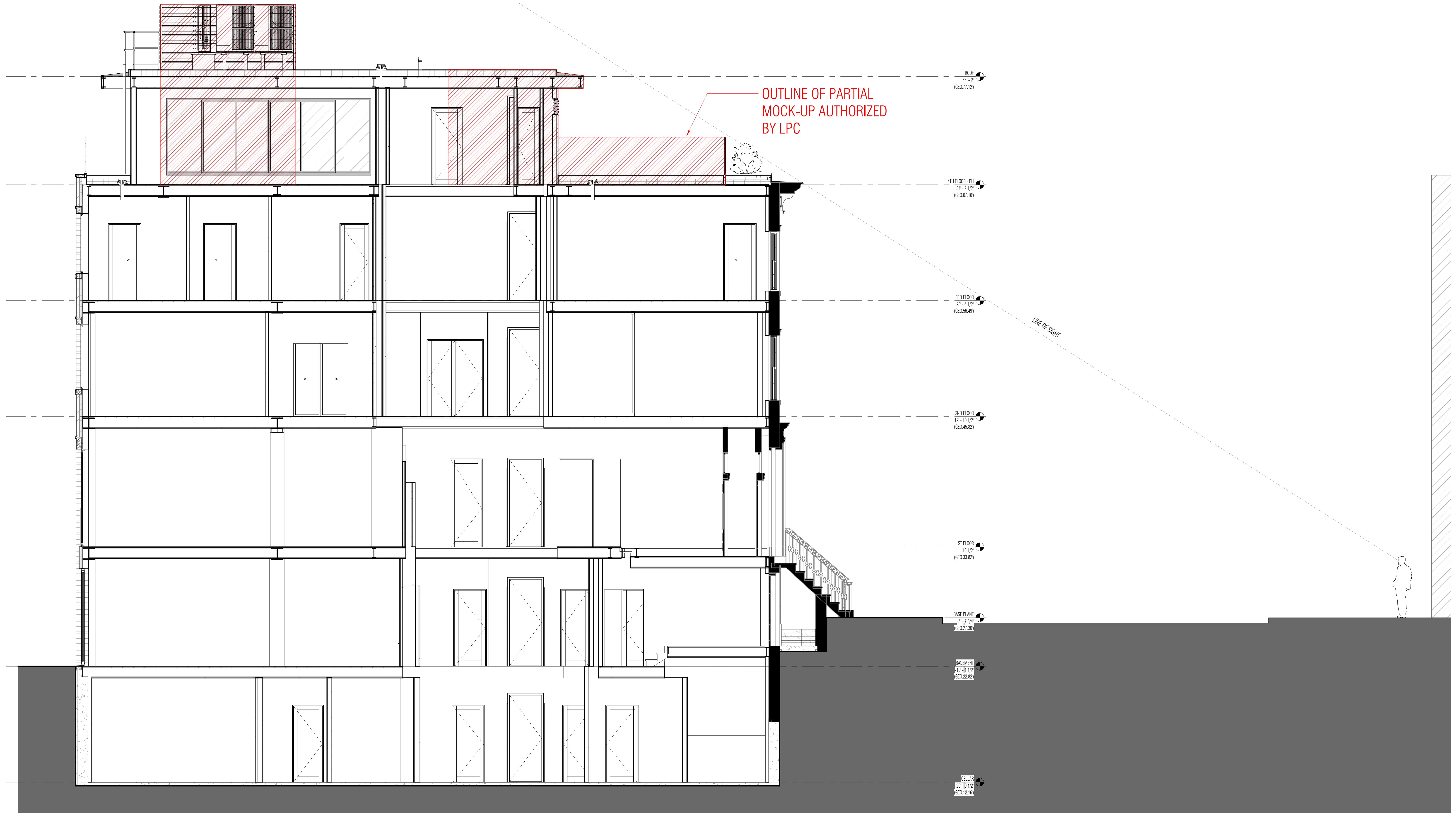
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APPENDIX

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



1 PROPOSED BUILDING SECTION - MOCK-UP

SCALE: 1/4" = 1'-0" (REF: 2/ A-05)



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ROOFTOP MOCK-UP

scale	1/4" = 1'-0"	date	06/07/21
lpc no.			
project no.	2109		
sheet no.			
drawing no.	A-02		



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



VIEW OF FRONT RAILING MOCKUP LOOKING TOWARDS WEST 11TH ST



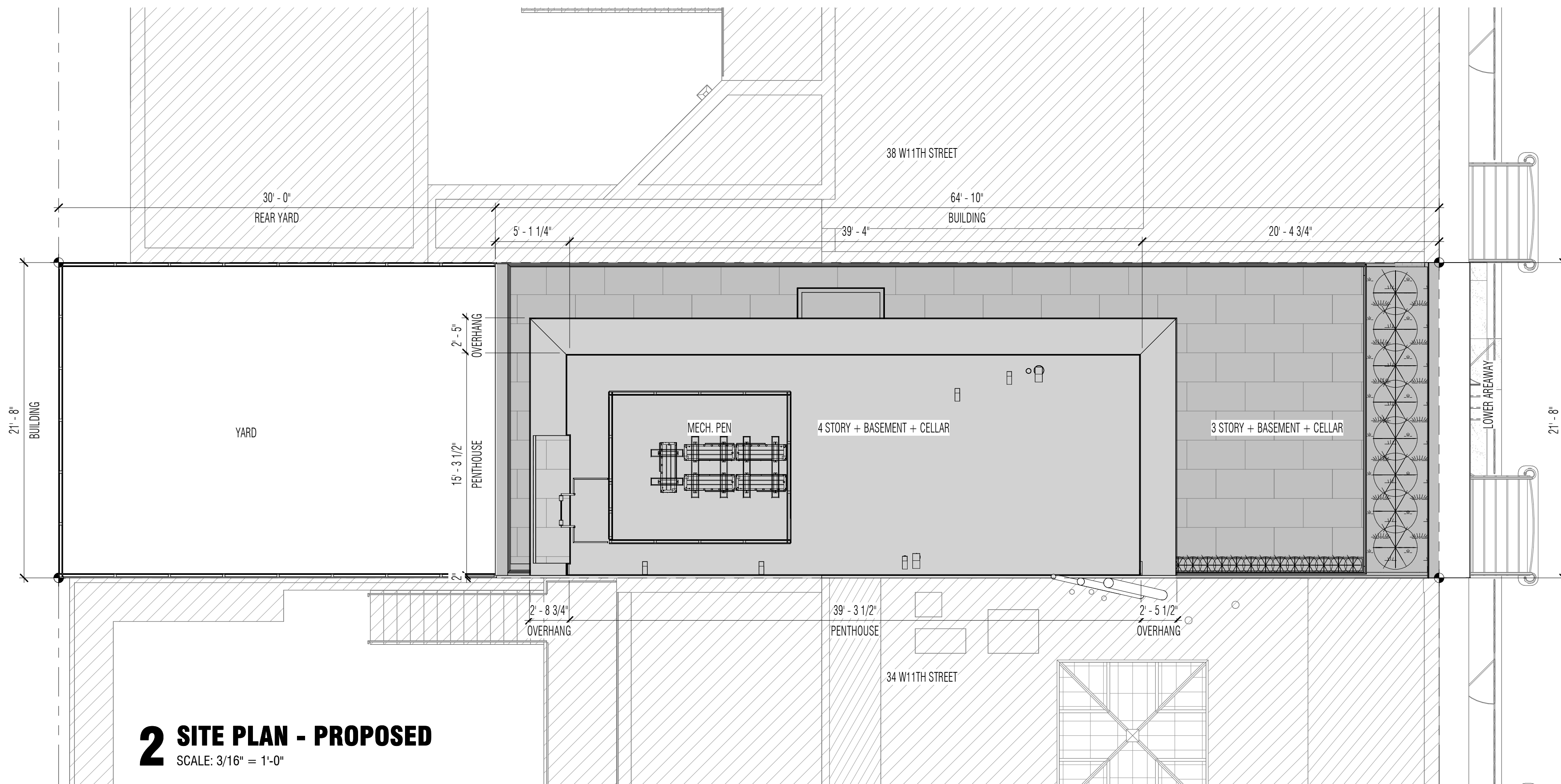
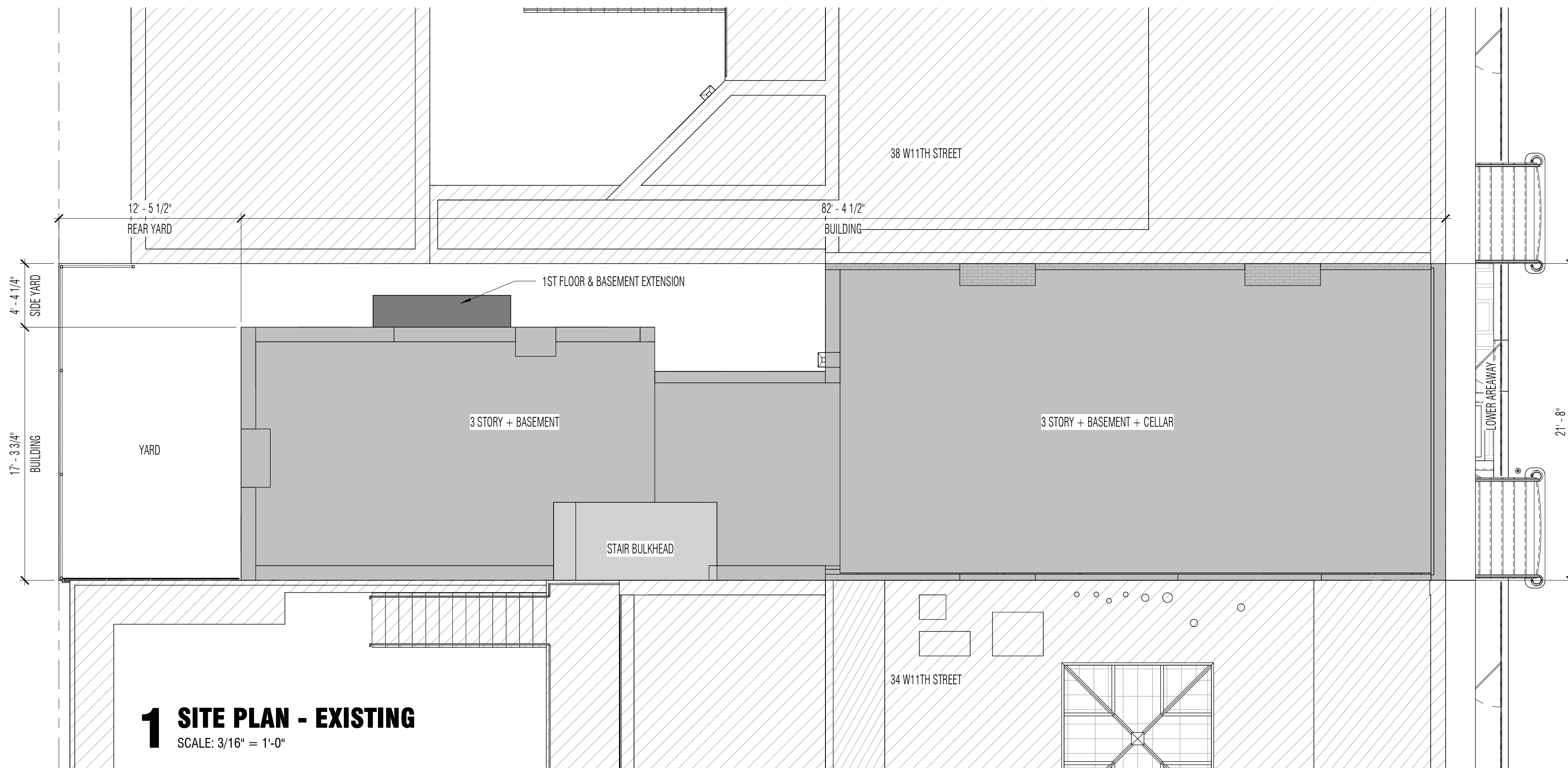
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ROOFTOP MOCK-UP

scale	date
1/8"=1'-0"	06/07/21
project no.	2109
sheet no.	
drawing no.	A-03



36 WEST 11TH STREET

SITE PLAN

NEW YORK, NY 10011
BLOCK 574 LOT 26



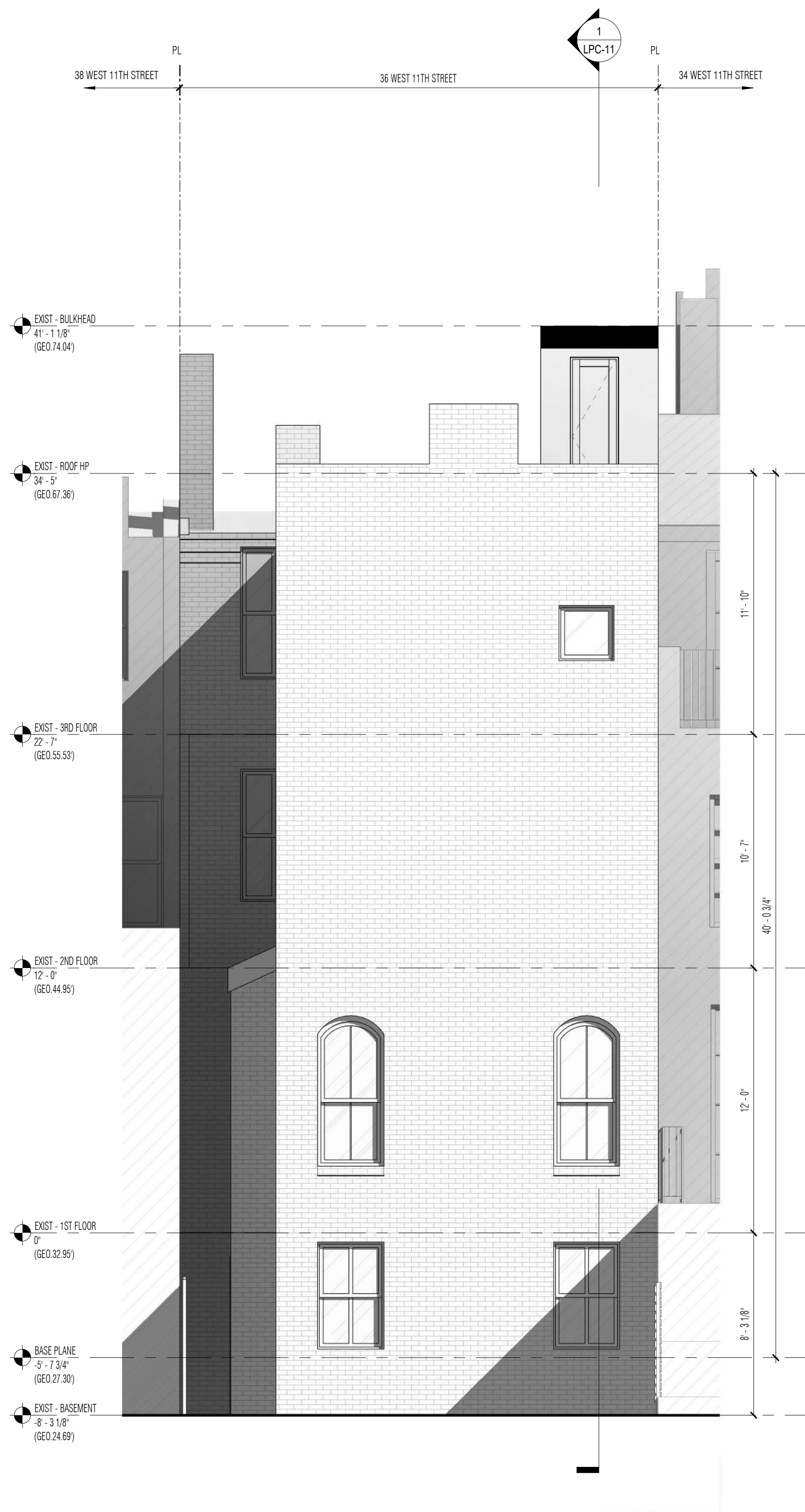
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project title

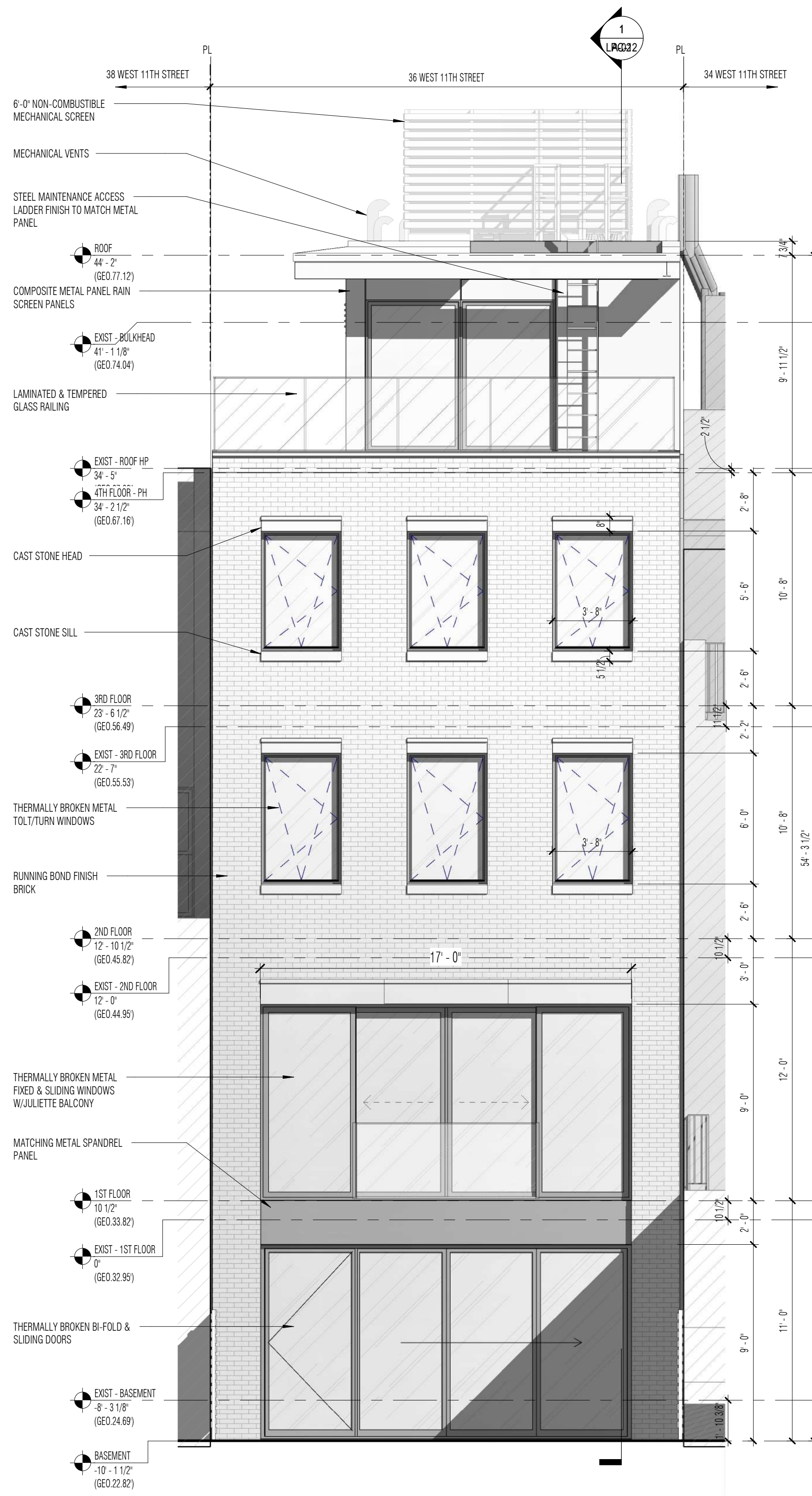
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ipc no.			
project no.	2109		
sheet no.			
drawing no.	A-04		



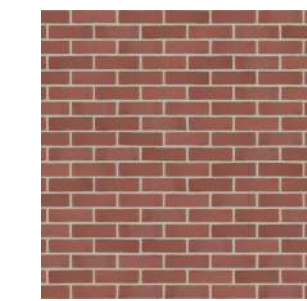
A-04



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



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



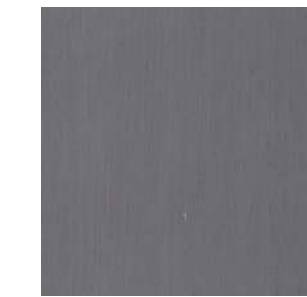
BRICK FACADE
MANF: GLEN GERY
SERIES: MAHONEY
COLOR: GRANITE RED
FINISH: SMOOTH



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: FRAMM
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
lpc no.			
project no.	2109		
sheet no.			
drawing no.	A-05		



FRONT FACADE



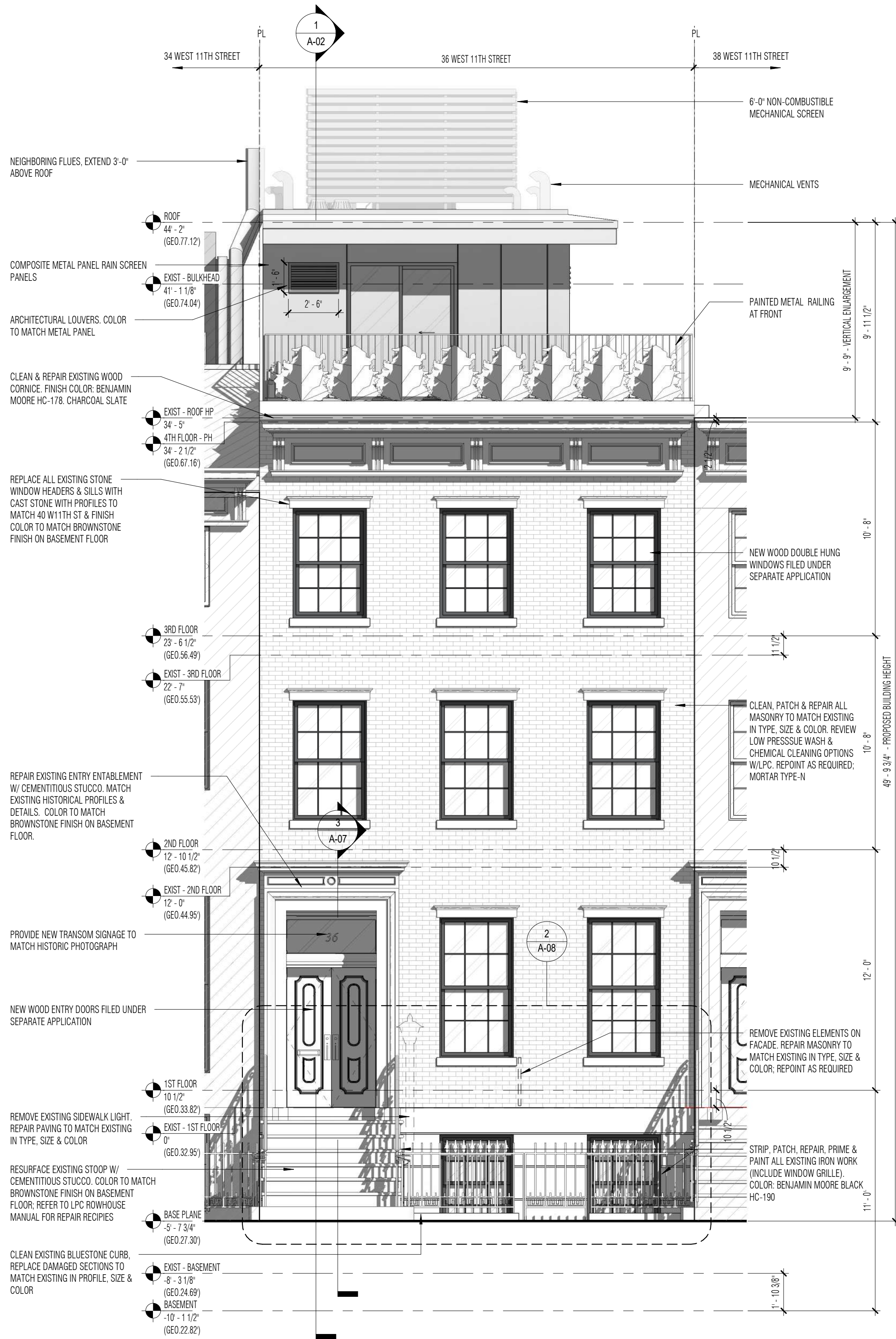
DETAIL OF EXISTING CORNICE & WINDOW HEADS/SILLS



DETAIL OF FRONT BRICK & SIGN BRACKET



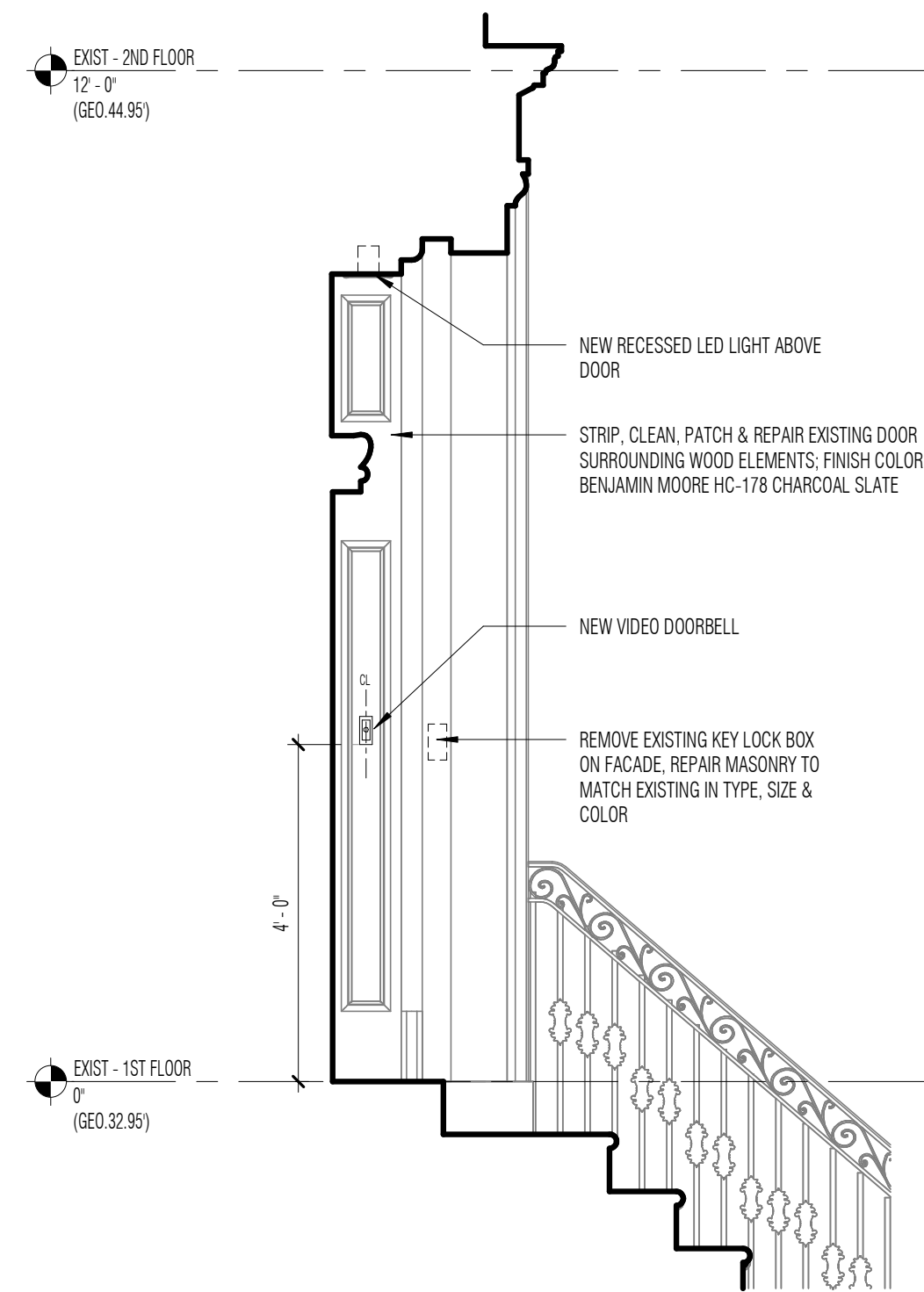
1 ELEVATION - EXISTING STREET FACADE
SCALE: 1/4" = 1'-0"



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



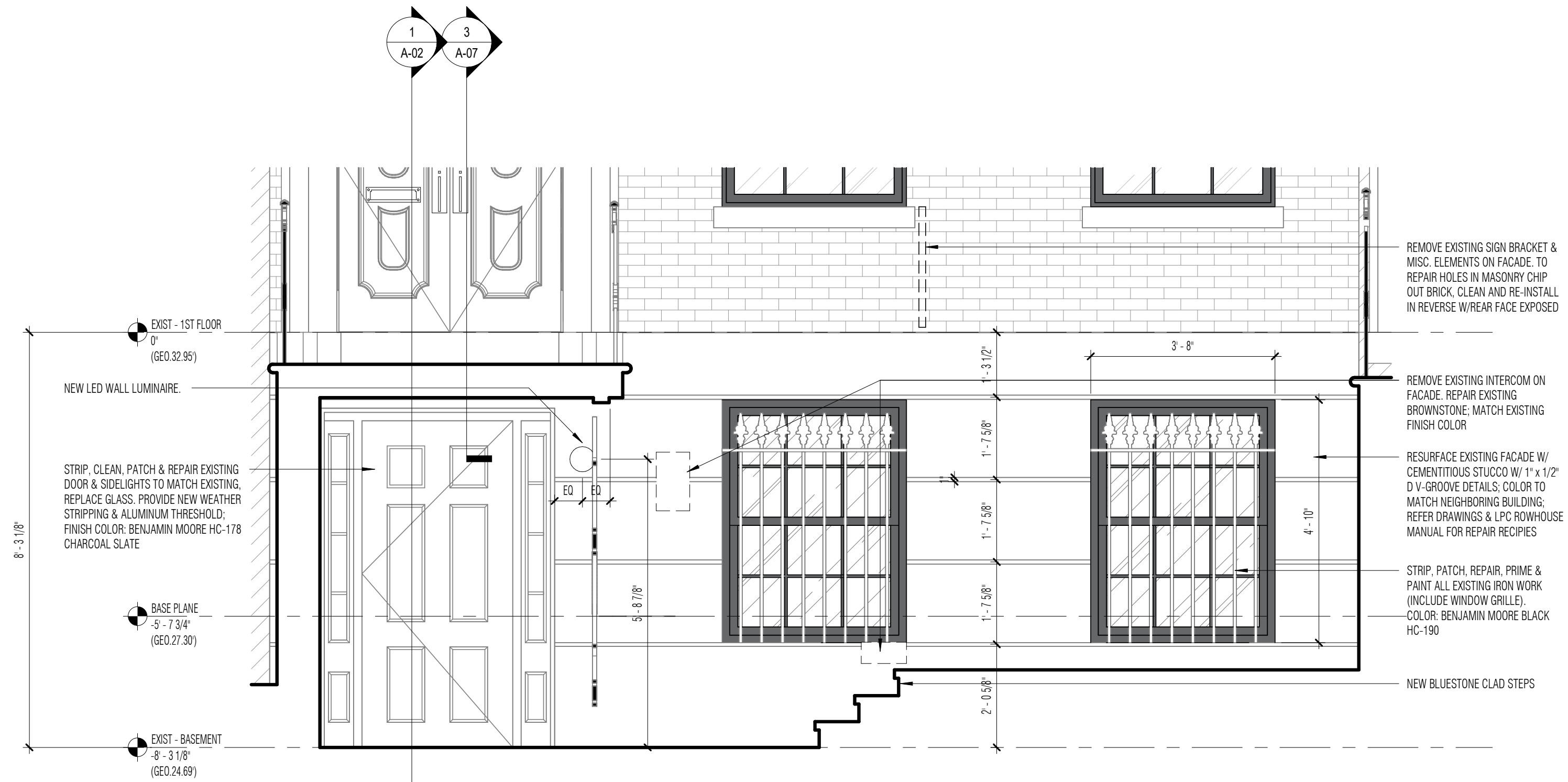
4 PROPOSED HOUSE NUMBER DECAL
SCALE: 3" = 1'-0" ?



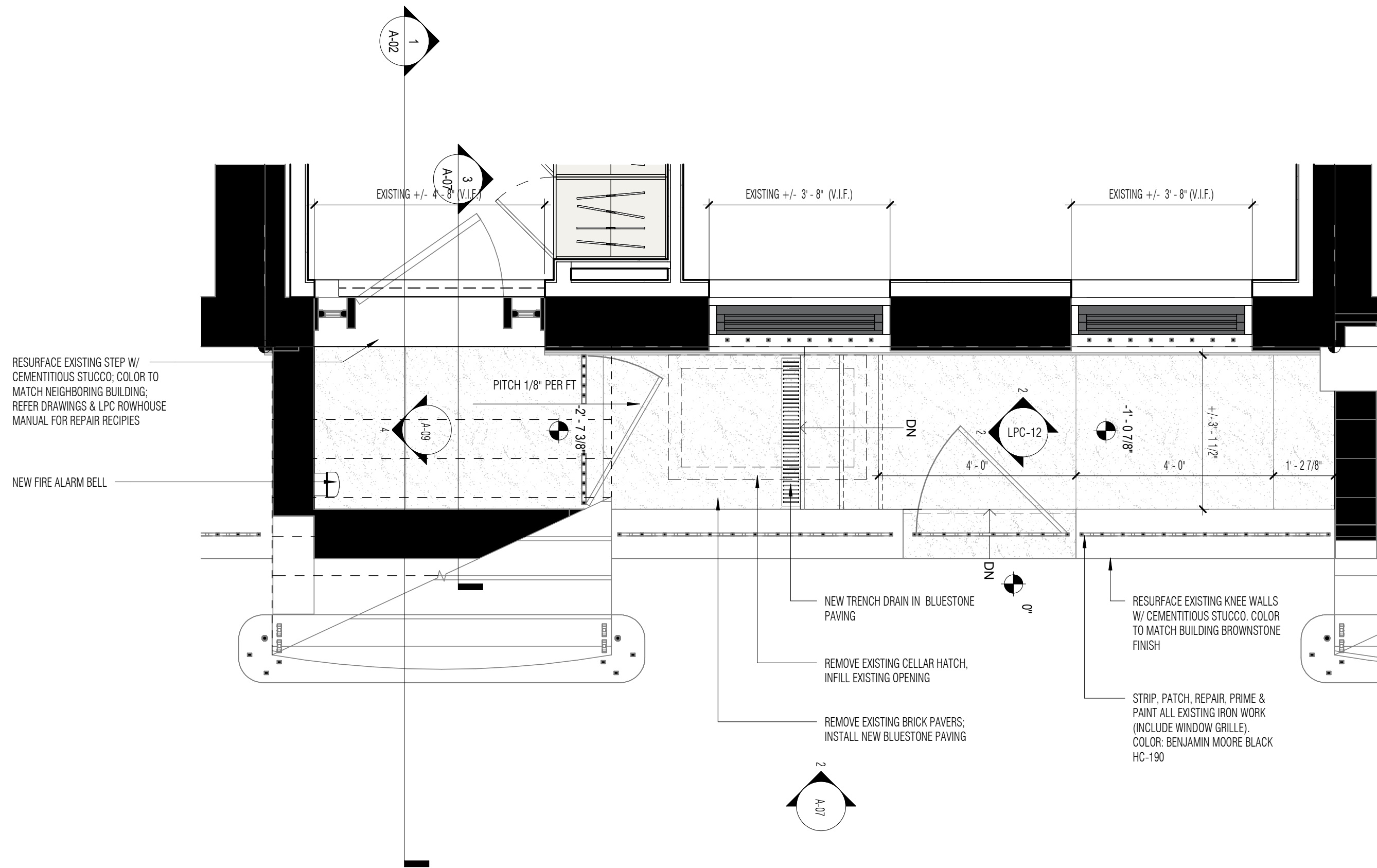
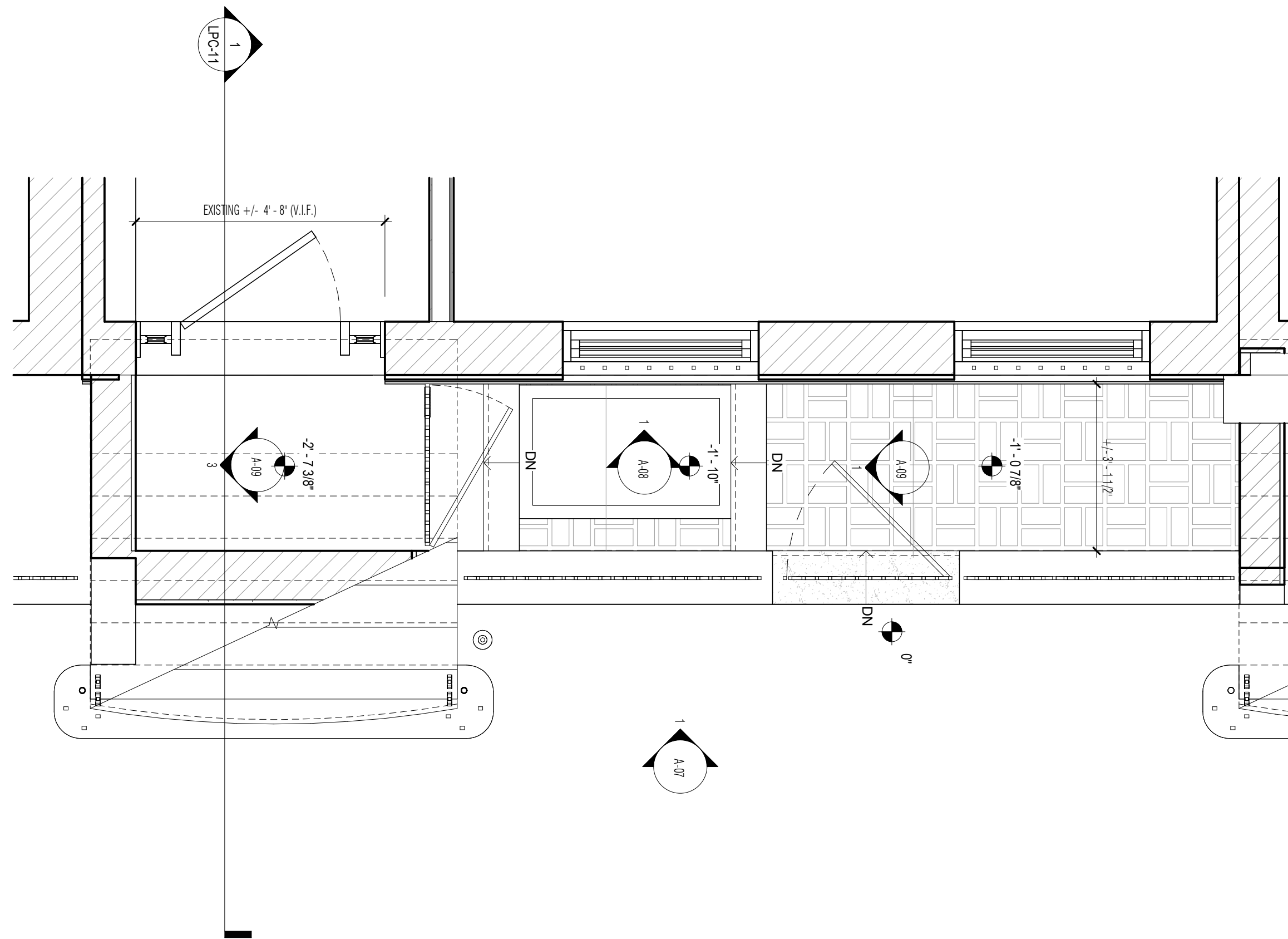
3 SECTION - PROPOSED ENTRY
SCALE: 1/2" = 1'-0" (REF: 2/ A-07)



1 ELEVATION - EXISTING BASEMENT ENTRANCE
SCALE: 1/2" = 1'-0" (REF: 3/ A-08)



2 ELEVATION - PROPOSED BASEMENT ENTRANCE
SCALE: 1/2" = 1'-0" (REF: 2/ A-07)



LOWER ENTRY



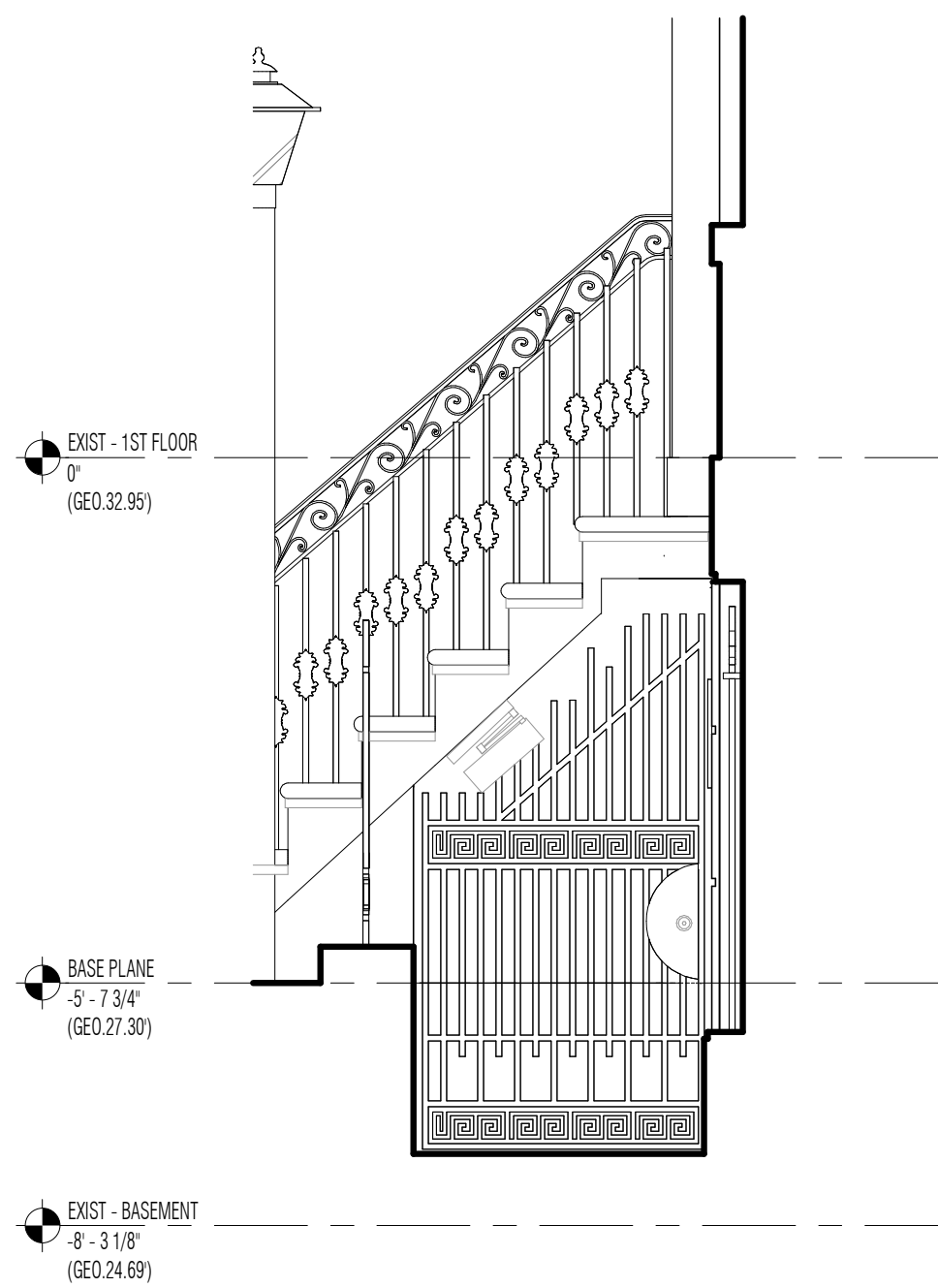
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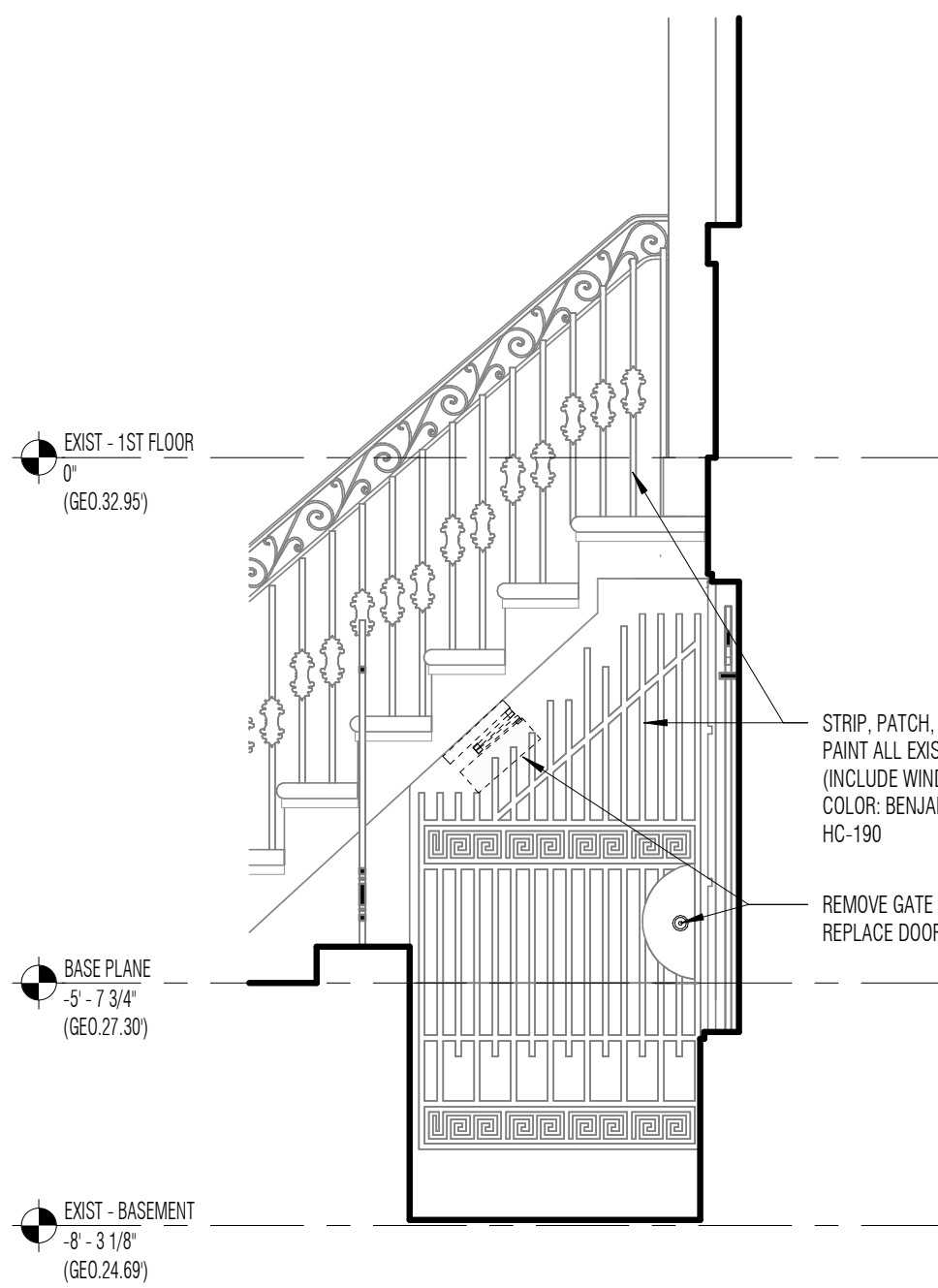
NEW YORK, NY 10011
BLOCK 574 LOT 26

scale	1/2" = 1'-0"	date	05/27/21
lpc no			
project no.	2109		
sheet no.			
drawing no.	A-08		

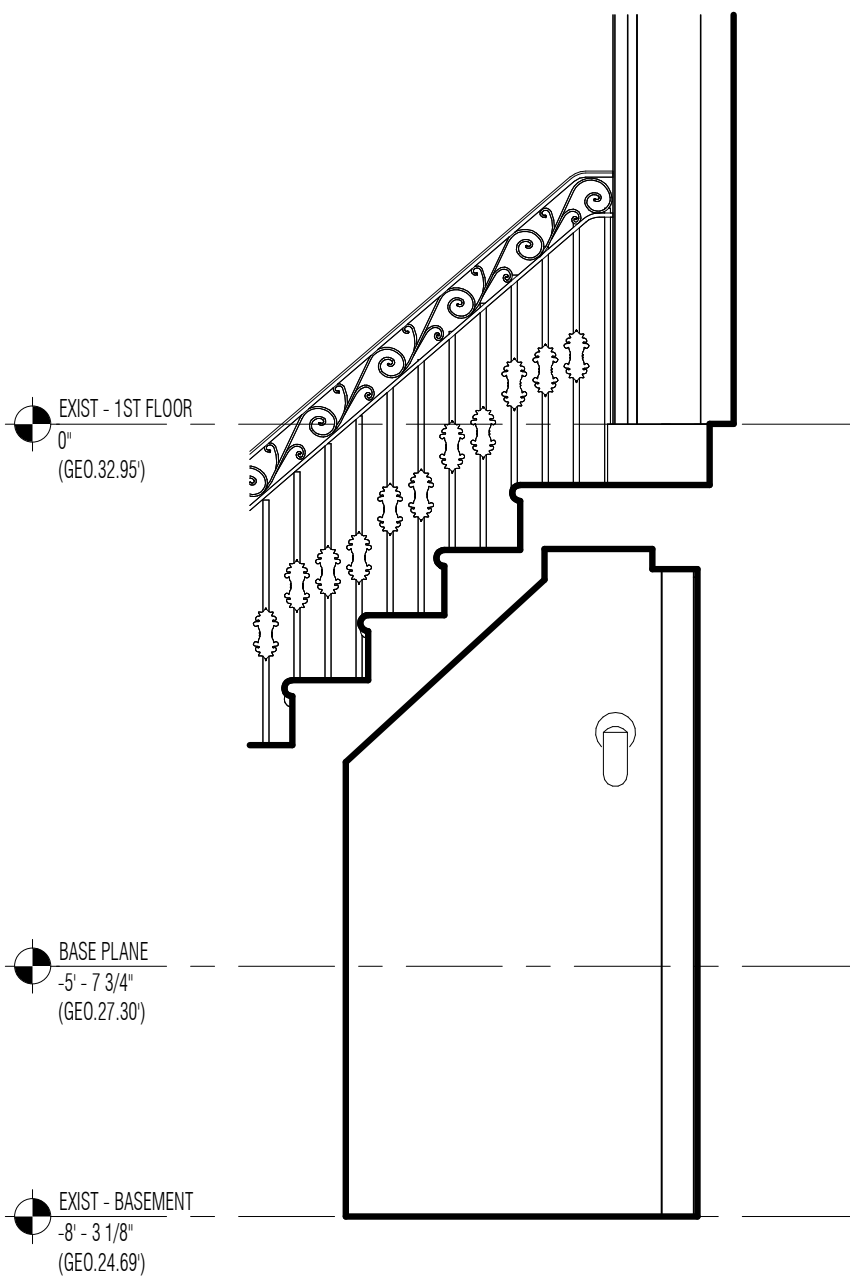
A-08



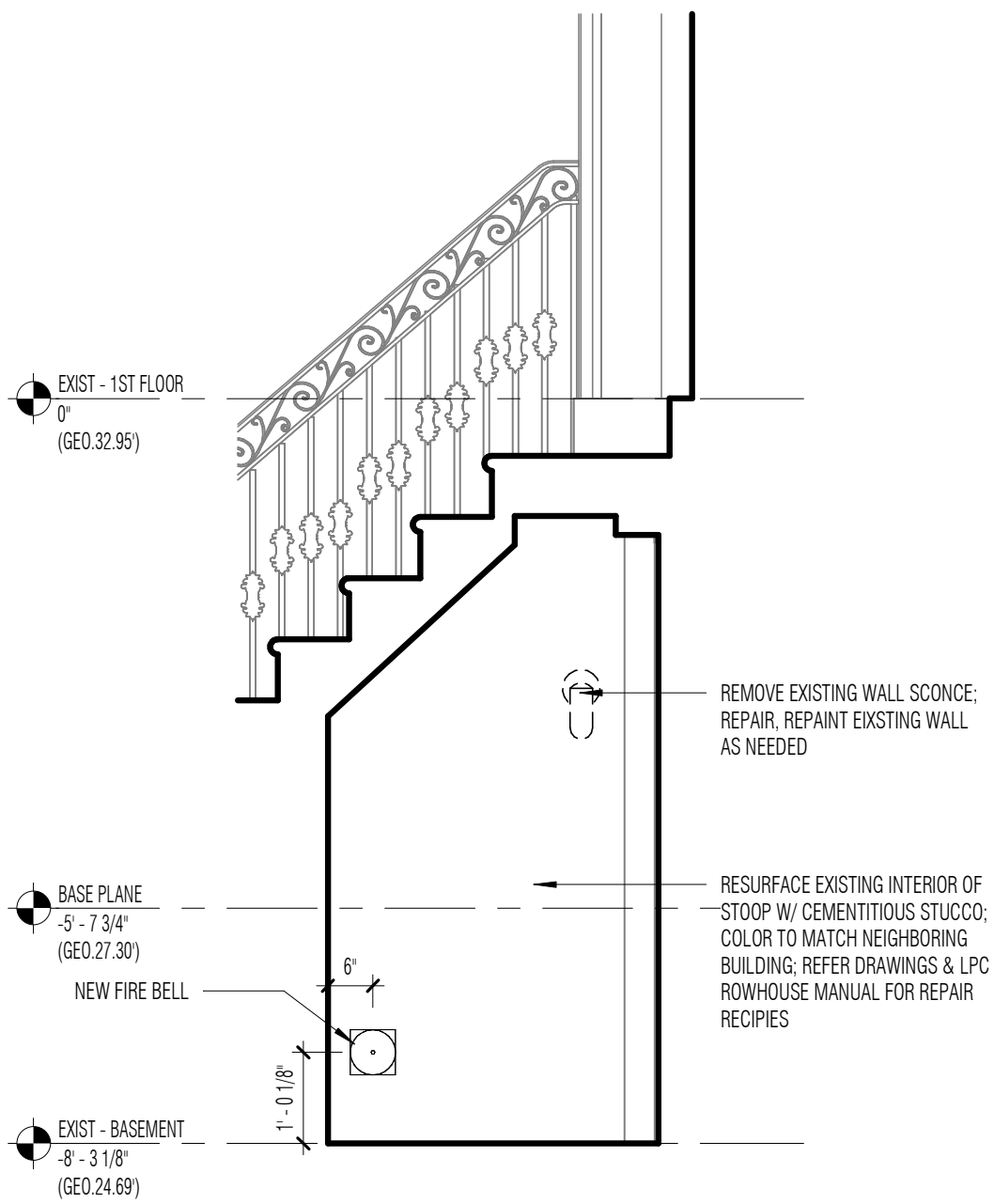
1 ELEVATION - EXIST. STOOP GATE
SCALE: 1/2" = 1'-0" (REF: 3/ A-08)



2 ELEVATION - PROPOSED STOOP GATE
SCALE: 1/2" = 1'-0" (REF: 11/ A-08)



3 ELEVATION - EXIST. STOOP WALL
SCALE: 1/2" = 1'-0" (REF: 3/ A-08)



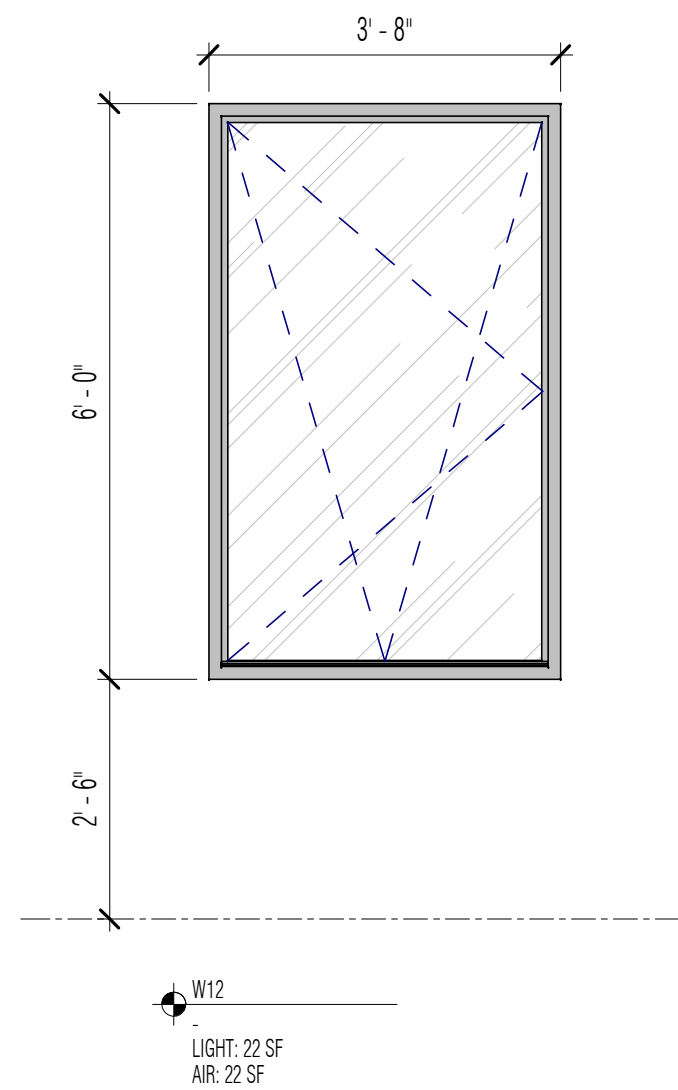
4 ELEVATION - PROPOSED STOOP WALL
SCALE: 1/2" = 1'-0" (REF: 11/ A-08)



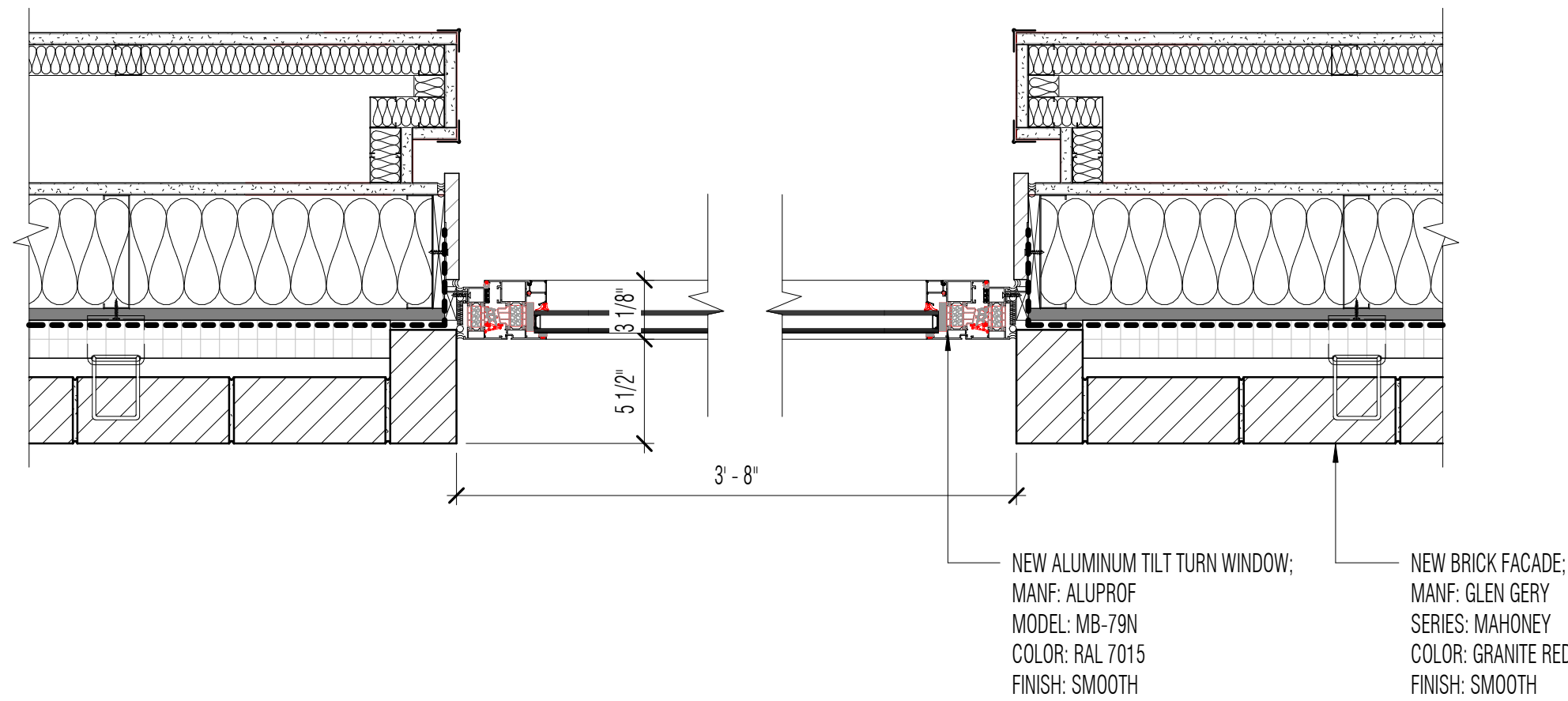
5 CURRENT BASEMENT ENTRY PHOTOS



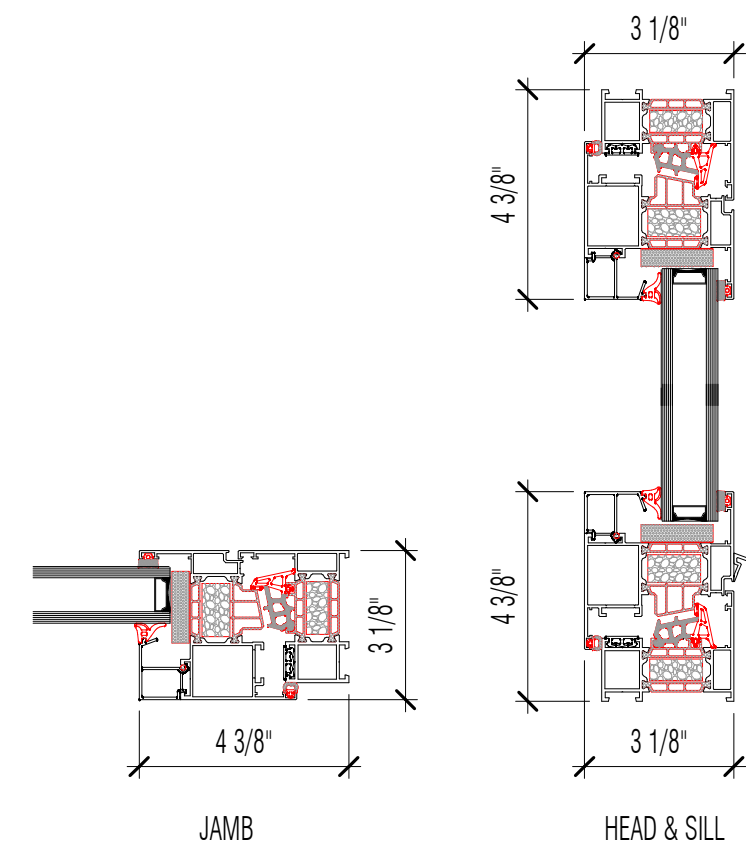
6 CURRENT FRONT YARD PHOTO



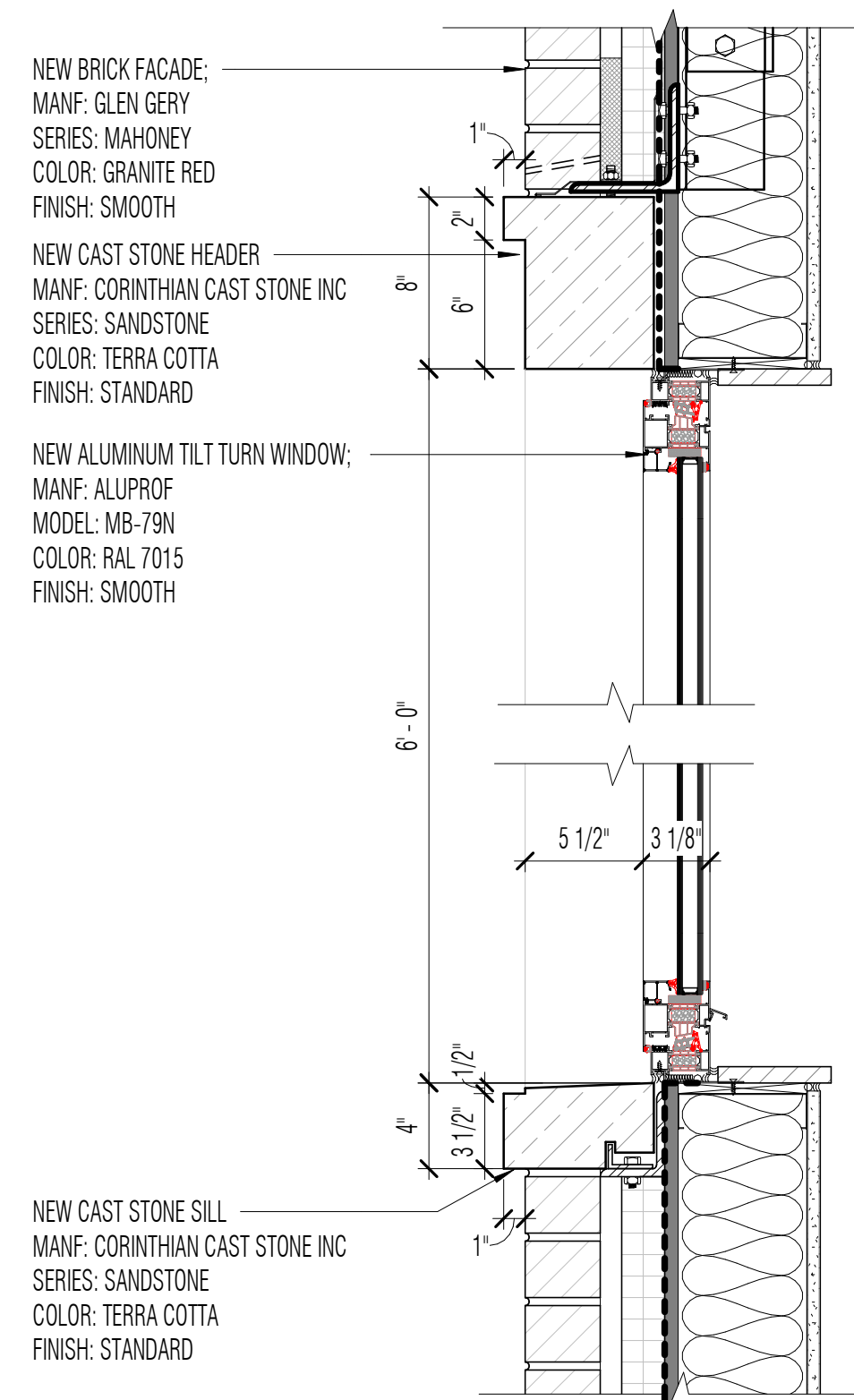
1 EXTERIOR ELEVATION - PROPOSED REAR TILT TURN WINDOW
SCALE: 1/2" = 1'-0"



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"



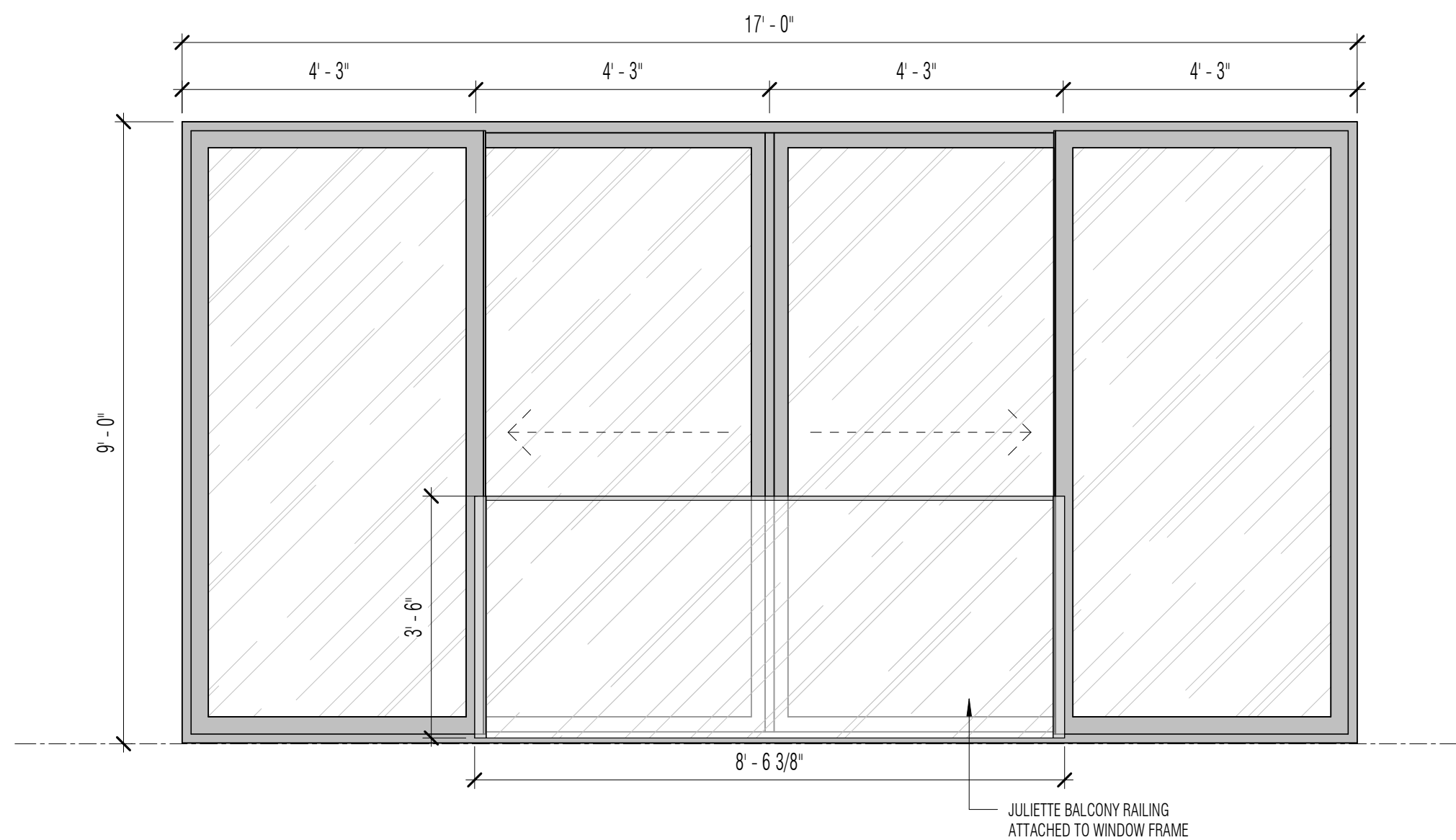
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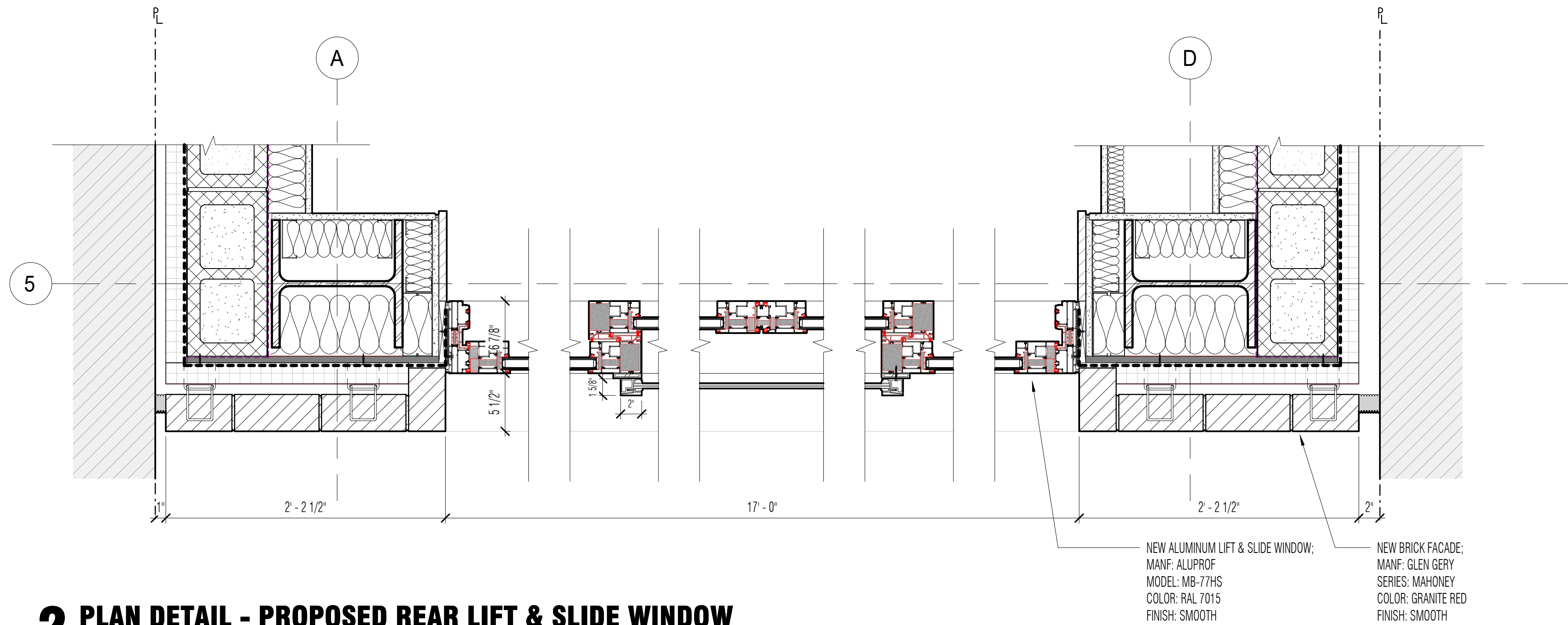
NEW YORK, NY 10011
BLOCK 574 LOT 26

PROPOSED TILT TURN WINDOW DETAILS (REAR FACADE)

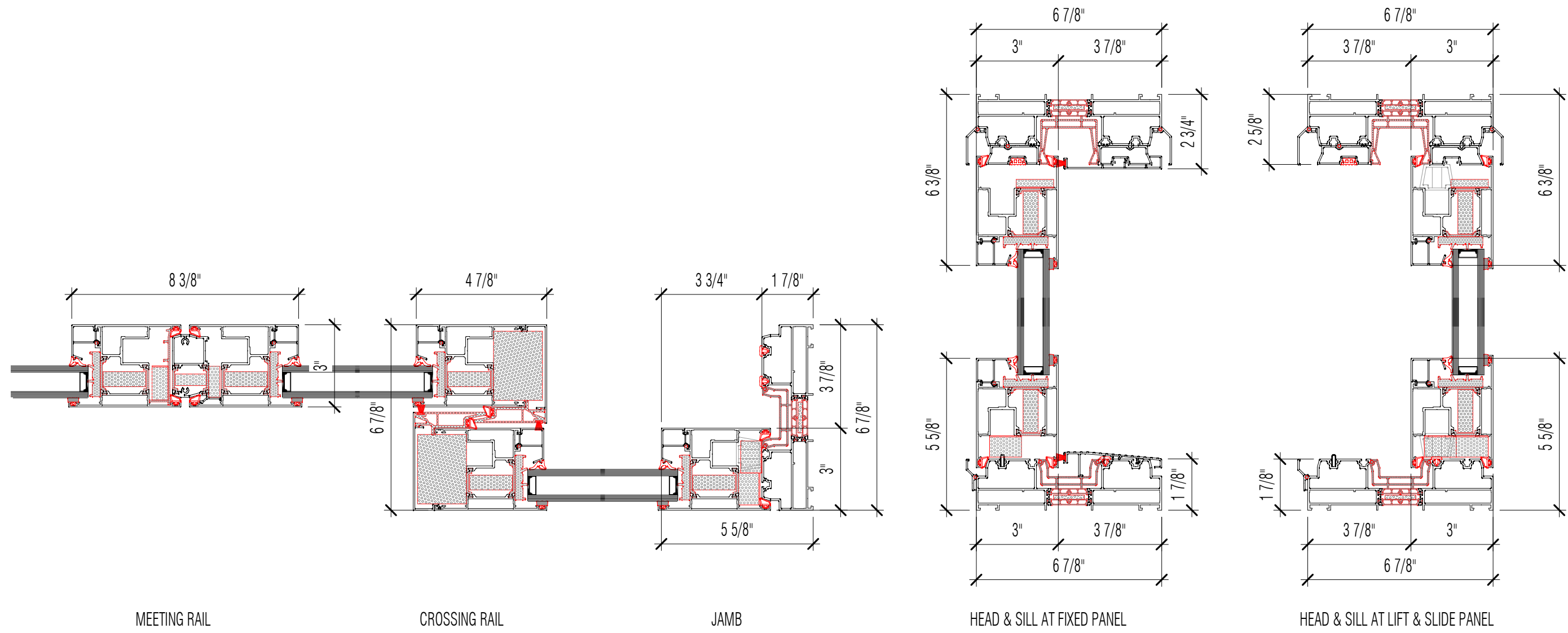
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ipc no			
project no.	2109		
sheet no.			
drawing no.	A-10		



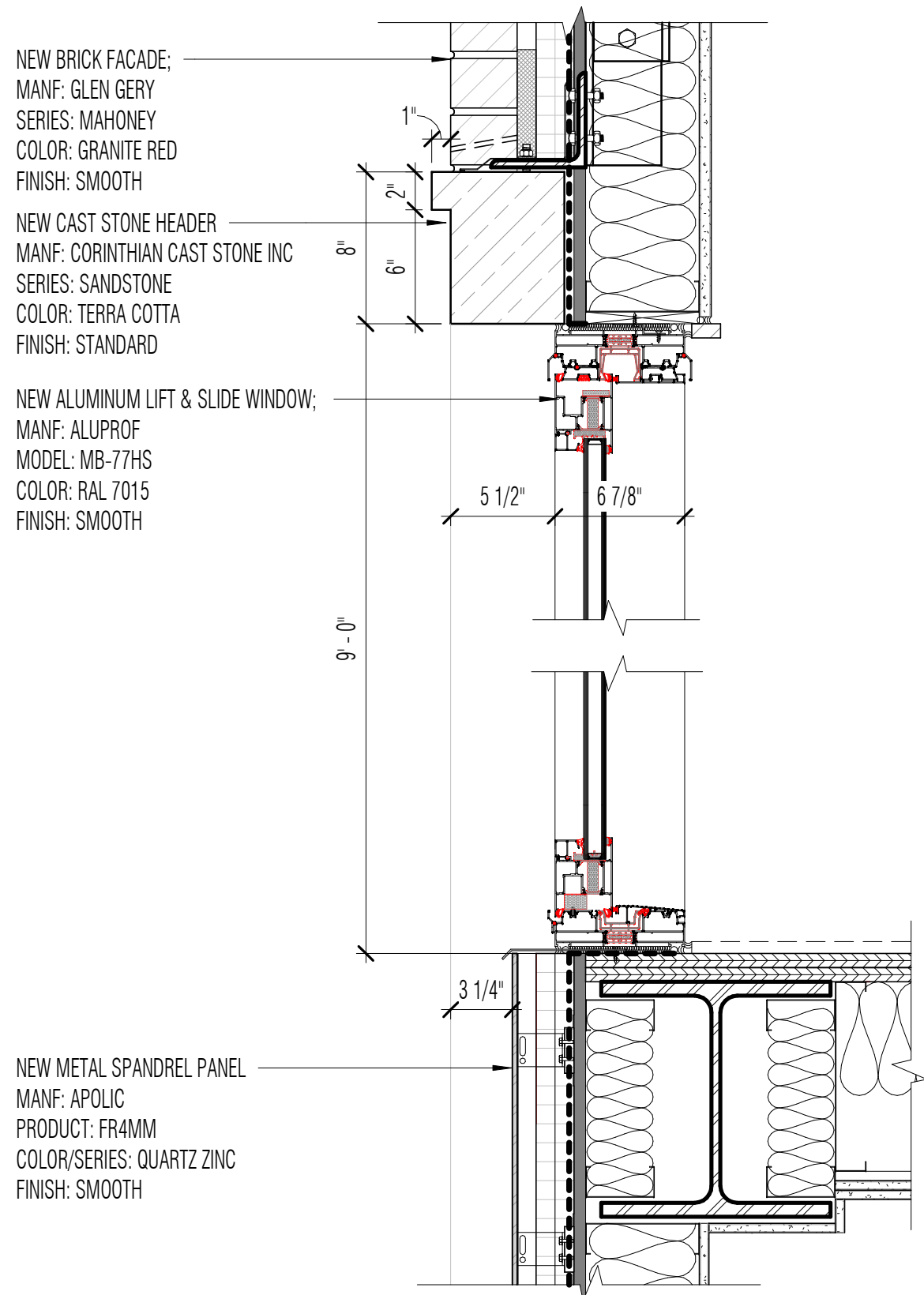
1 EXTERIOR ELEVATION - PROPOSED REAR LIFT & SLIDE WINDOW
SCALE: 1/2" = 1'-0"



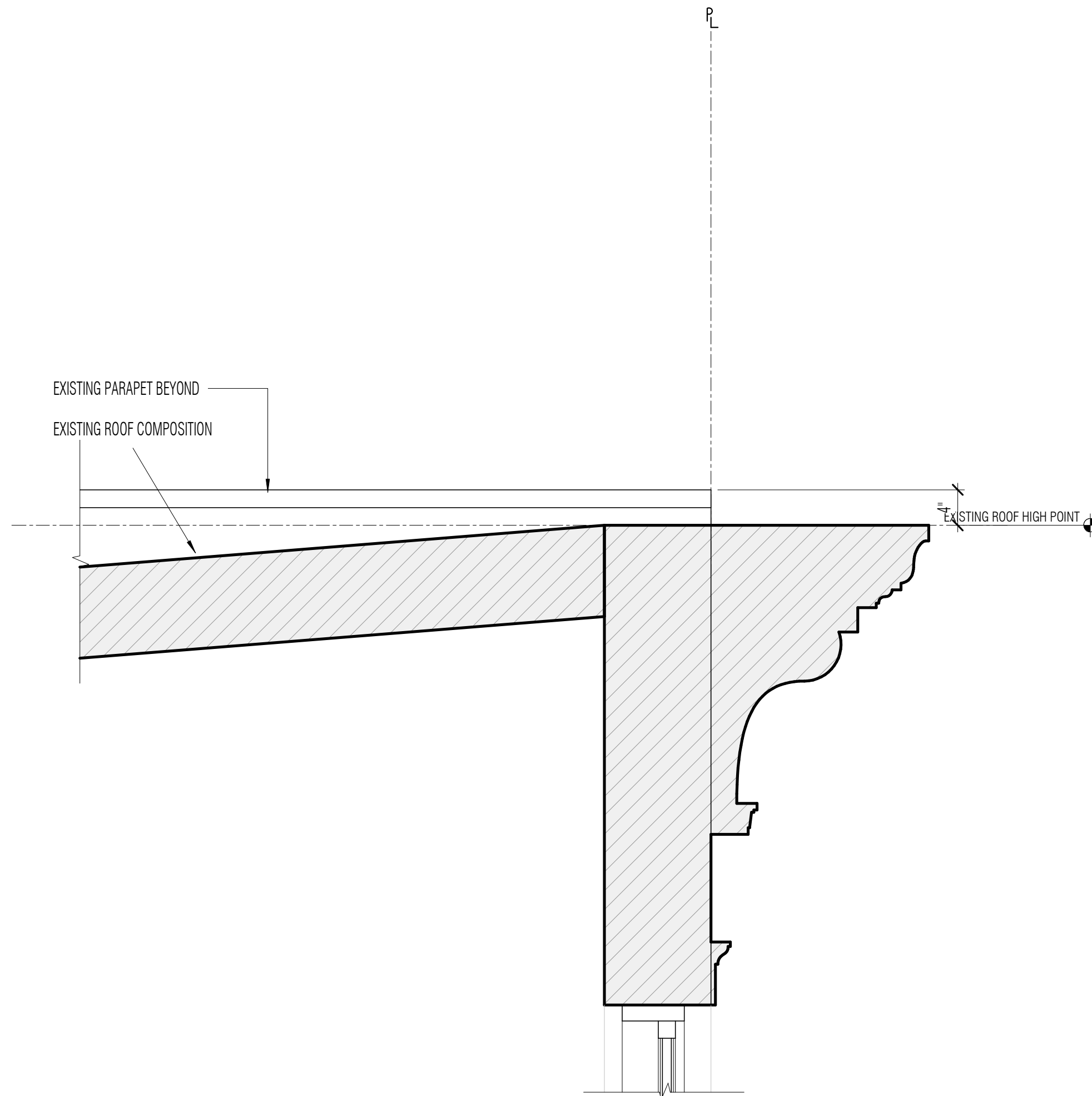
2 PLAN DETAIL - PROPOSED REAR LIFT & SLIDE WINDOW
SCALE: 1 1/2" = 1'-0"



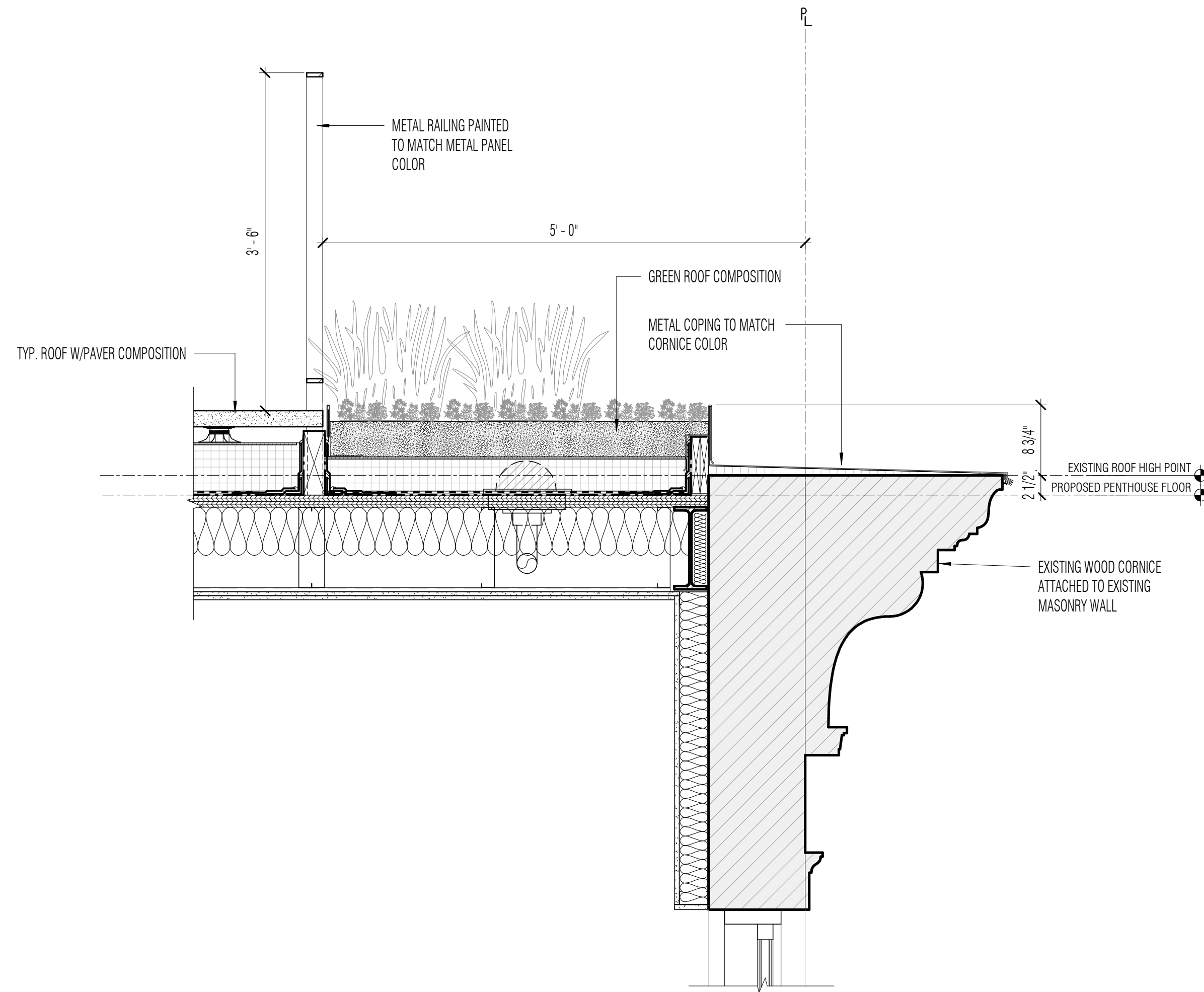
4 TRYSLER MB-77HS LIFT & SLIDE PROFILES
SCALE: 3" = 1'-0"



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



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PROPOSED AND EXISTING ROOF SETBACK

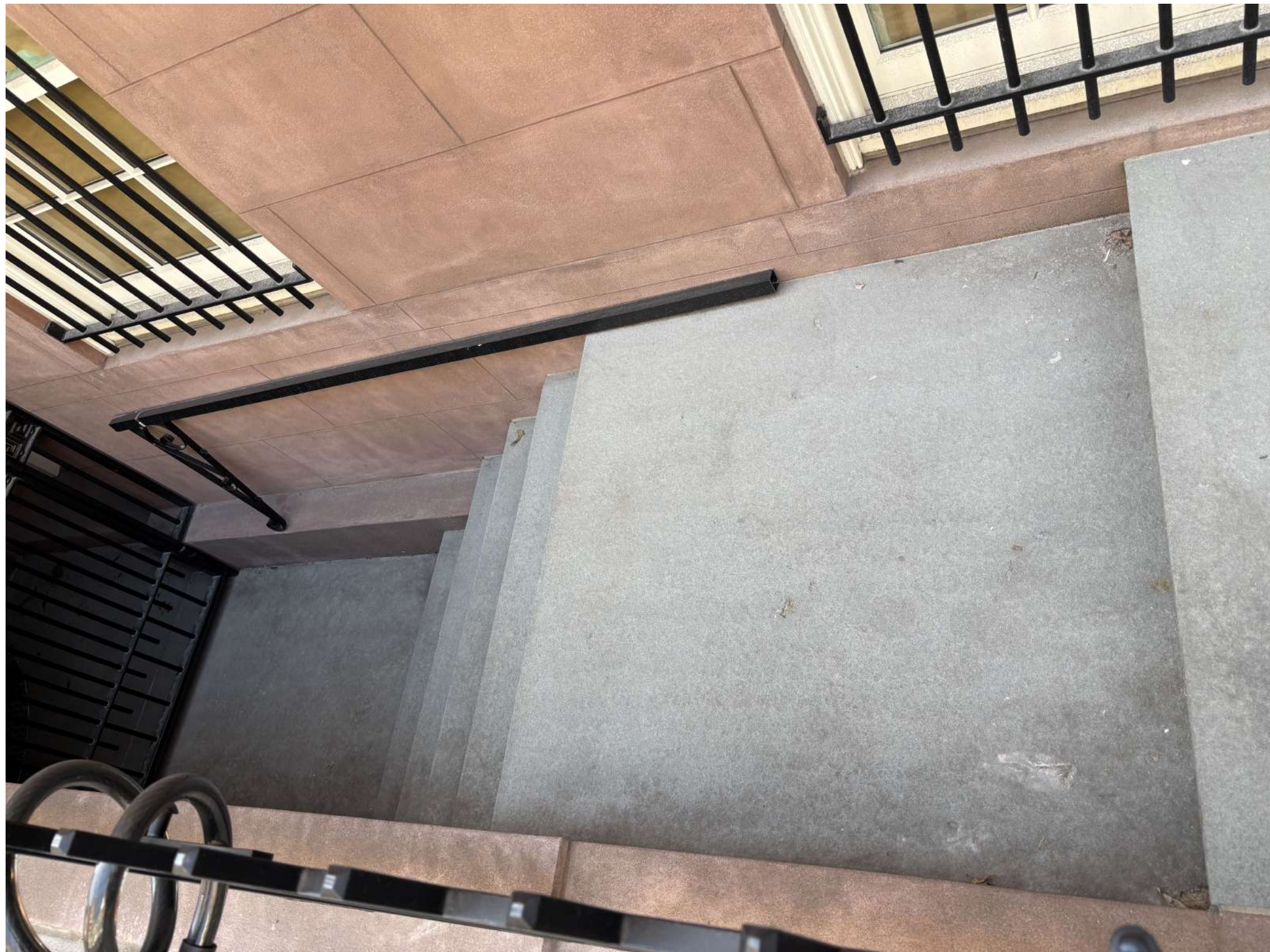
scale	1" = 1'-0"	date	06/07/21
ipc no.			
project no.	2109		
sheet no.			
drawing no.	A-12		



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



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project title

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FRONT FACADE PRECEDENTS

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-08332

36 West 11th Street – Greenwich Village Historic District
Borough of Manhattan

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