

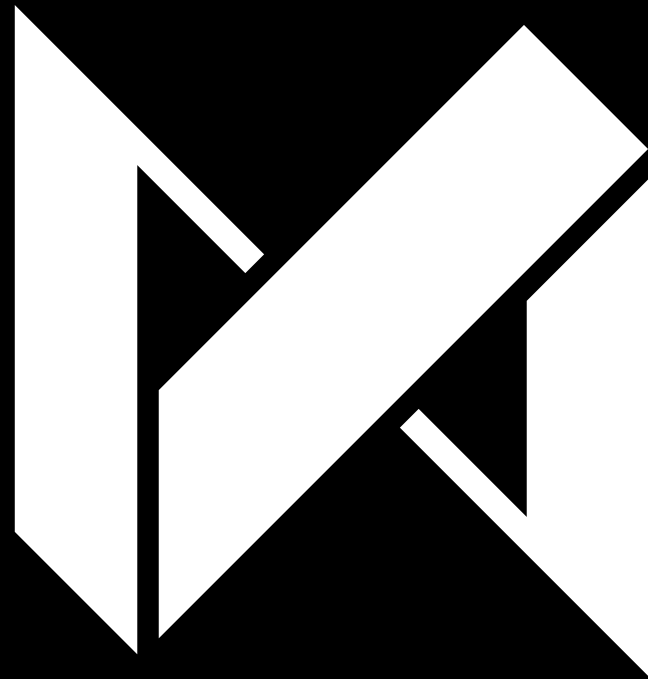
The current proposal is:

Preservation Department – Item 2, LPC-26-02673

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

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280 W 11th St
NYC LANDMARKS PRESERVATION
PUBLIC MEETING
NOVEMBER 25, 2025



- I. SITE ANALYSIS & CONTEXT**
- II. REVISED PROPOSED DESIGN**
- III. APPENDIX**

CONTENTS



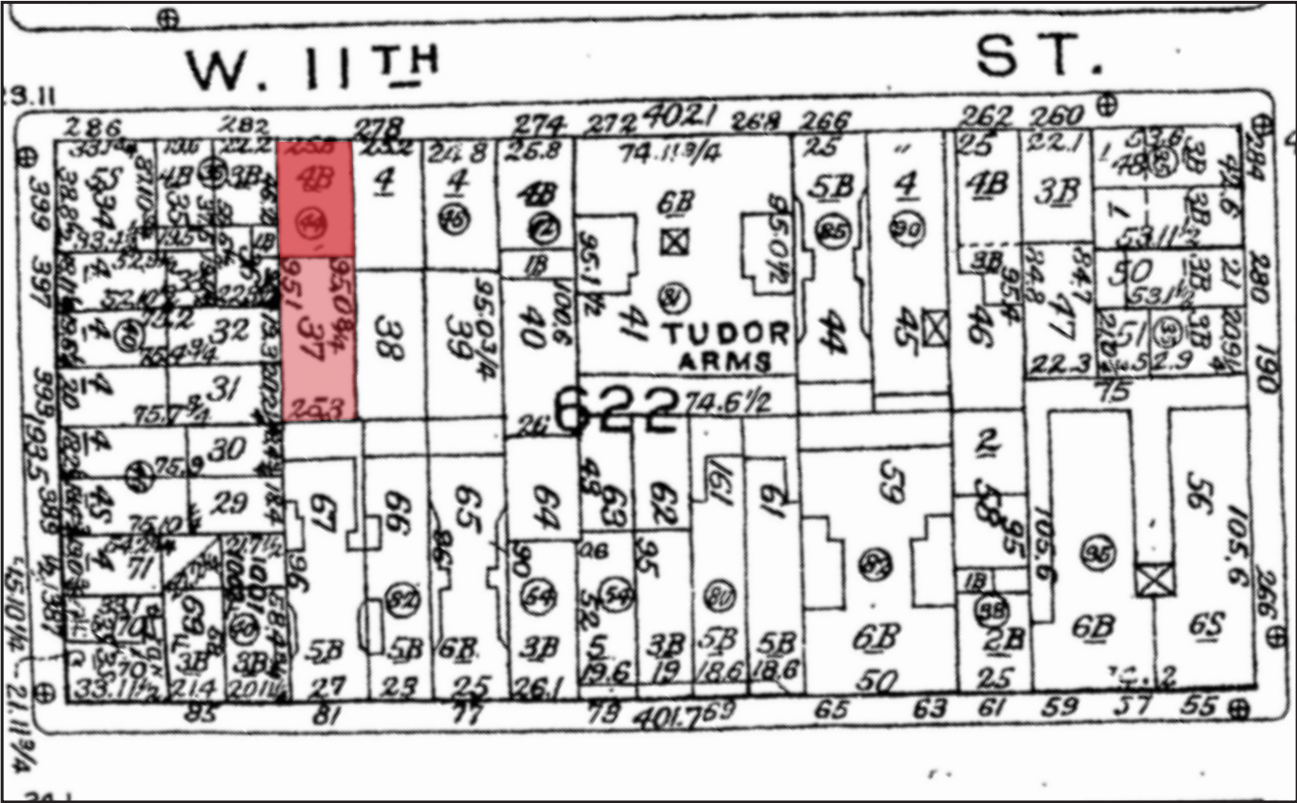
SITE ANALYSIS & CONTEXT



1. EXISTING FACADE OF 280 WEST 11TH STREET



2. GREENWICH VILLAGE HISTORIC DISTRICT WITH 280 WEST 11TH ST. HIGHLIGHTED



3. 1985 SANBORN MAP, BLOCK 622



1. 280 W 11TH STREET



2. 280 W 11TH STREET - BASE



3. 282 W 11TH STREET - BASE

BUILDING BASE | SITE ANALYSIS & CONTEXT

SCALE
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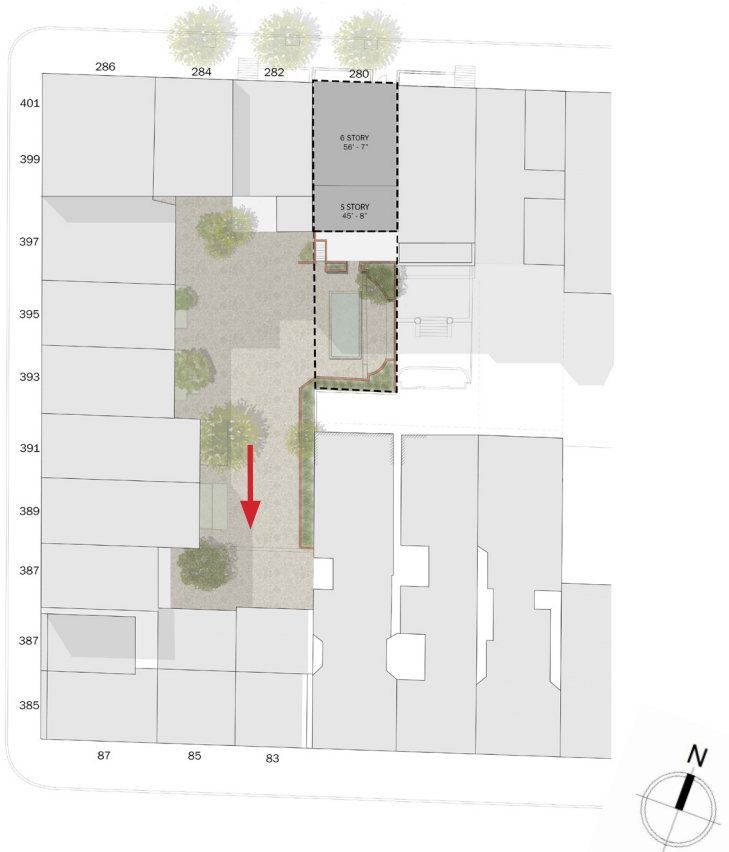


ROW CONTEXT - REAR FACADE | **SITE ANALYSIS & CONTEXT**



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ROW CONTEXT - REAR FACADE | SITE ANALYSIS & CONTEXT



1. REAR FACADE OF 280 (CENTER) WITH BLEECKER GARDENS IN THE FOREGROUND

ROW CONTEXT - REAR FACADE | **SITE ANALYSIS & CONTEXT**



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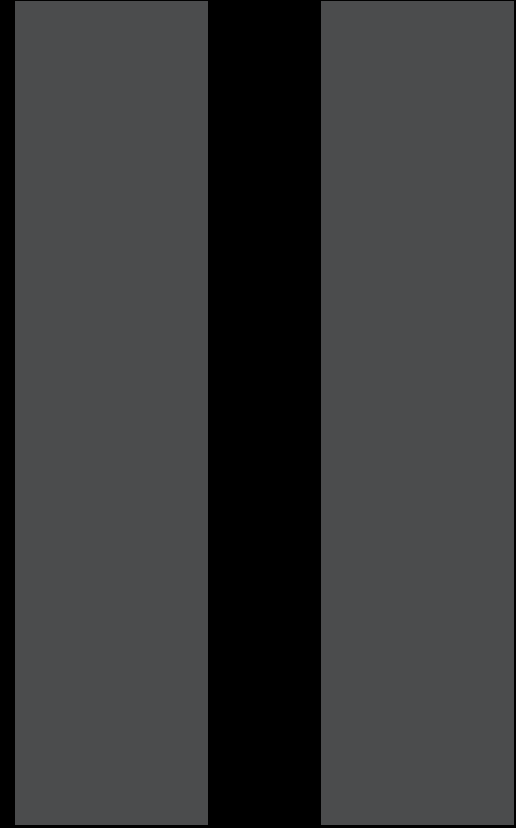
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REVISED PROPOSED DESIGN



EXISTING FRONT FACADE



PREVIOUSLY PRESENTED AT LPC HEARING,
OCTOBER 28TH



REVISED FRONT FACADE

FRONT FACADE COMPARISON RENDERED | **PROPOSED DESIGN**



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1/8" = 1'-0"
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EXISTING REAR FACADE



PREVIOUSLY PRESENTED AT LPC HEARING,
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REVISED REAR FACADE
EXISTING & PROPOSED REAR ELEVATION | **PROPOSED DESIGN**



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PREVIOUSLY PRESENTED AT LPC HEARING,
10/28/25



REVISED REAR FACADE

PROPOSED RENDERED REAR ELEVATION | **PROPOSED DESIGN**

SCALE	1/8" = 1'-0"
CLIENT	FISCHER
PROJECT NUMBER	25.46
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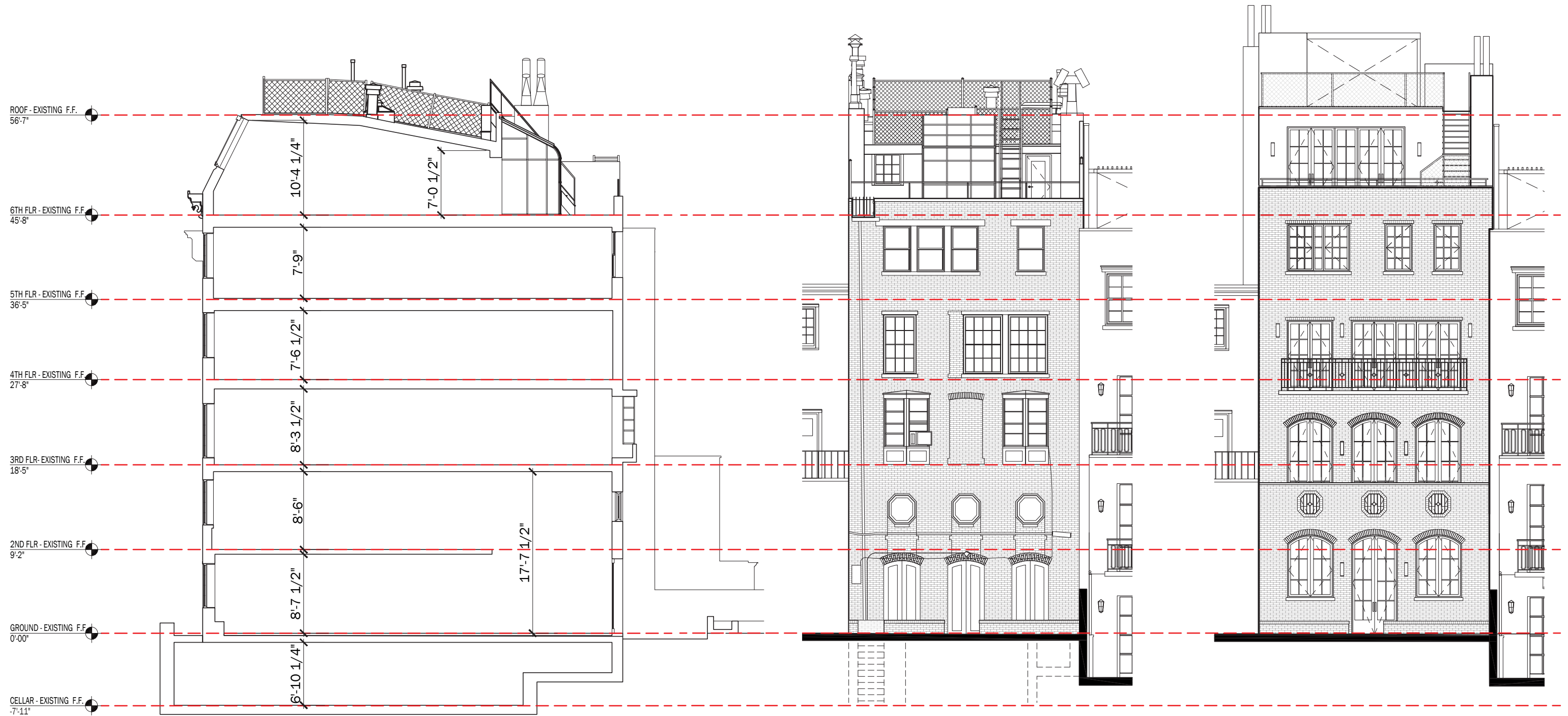
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EXISTING SECTION

EXISTING REAR FACADE

REVISED REAR FACADE



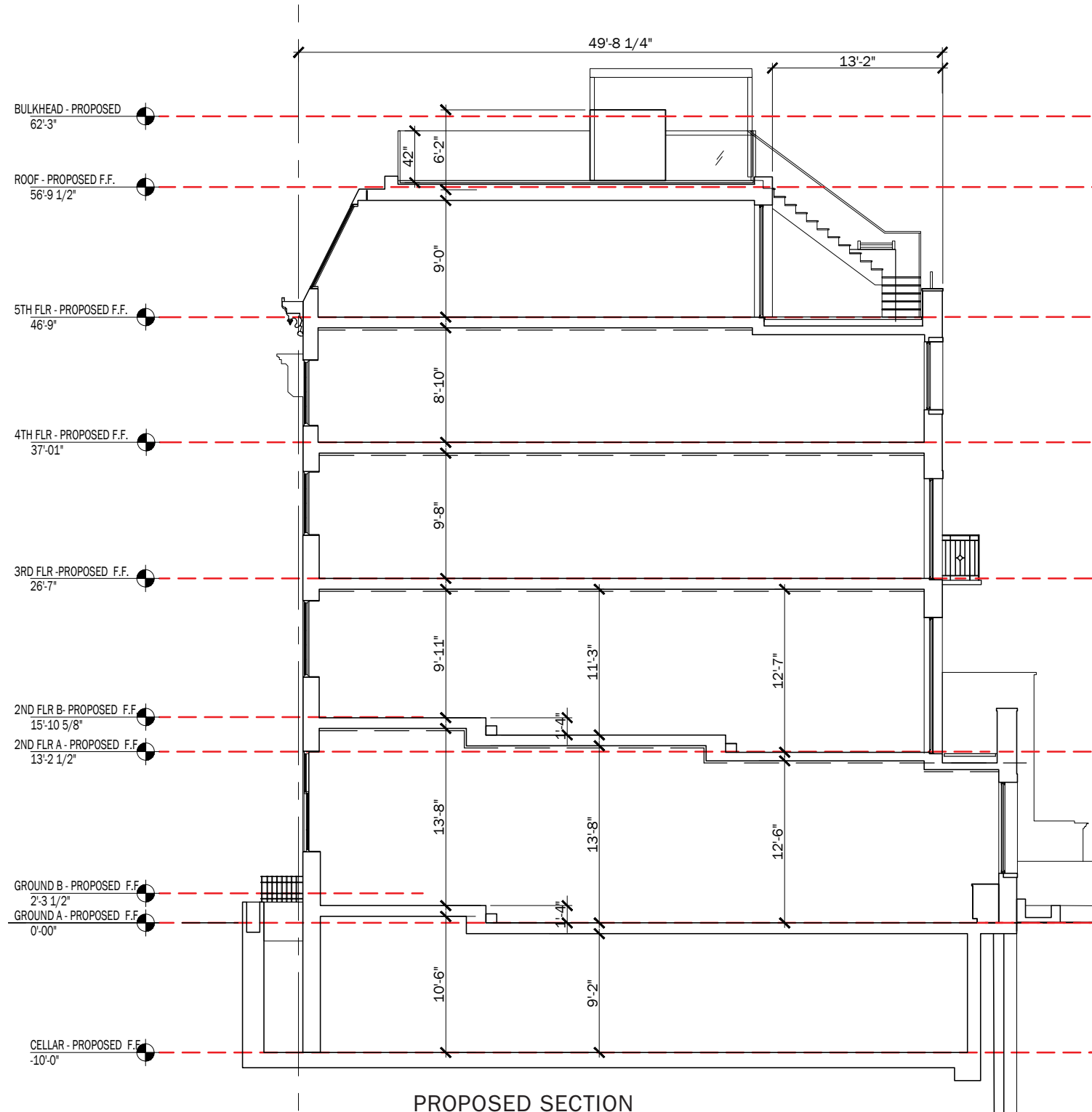
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EXISTING SECTION AND PROPOSED REAR FACADE | **PROPOSED DESIGN**

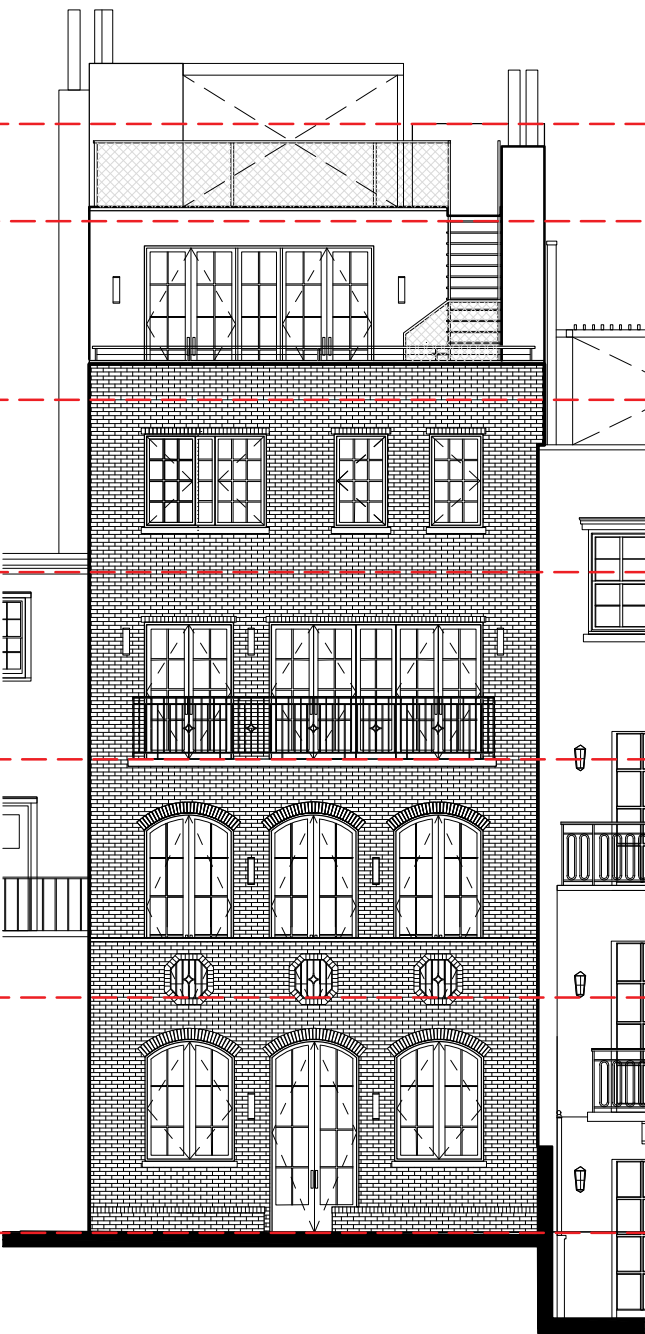
SCALE 3/32" = 1'-0"
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PROPOSED SECTION



PREVIOUSLY PRESENTED AT LPC HEARING,
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REVISED REAR FACADE

PROPOSED SECTION AND PROPOSED REAR FACADE | **PROPOSED DESIGN**

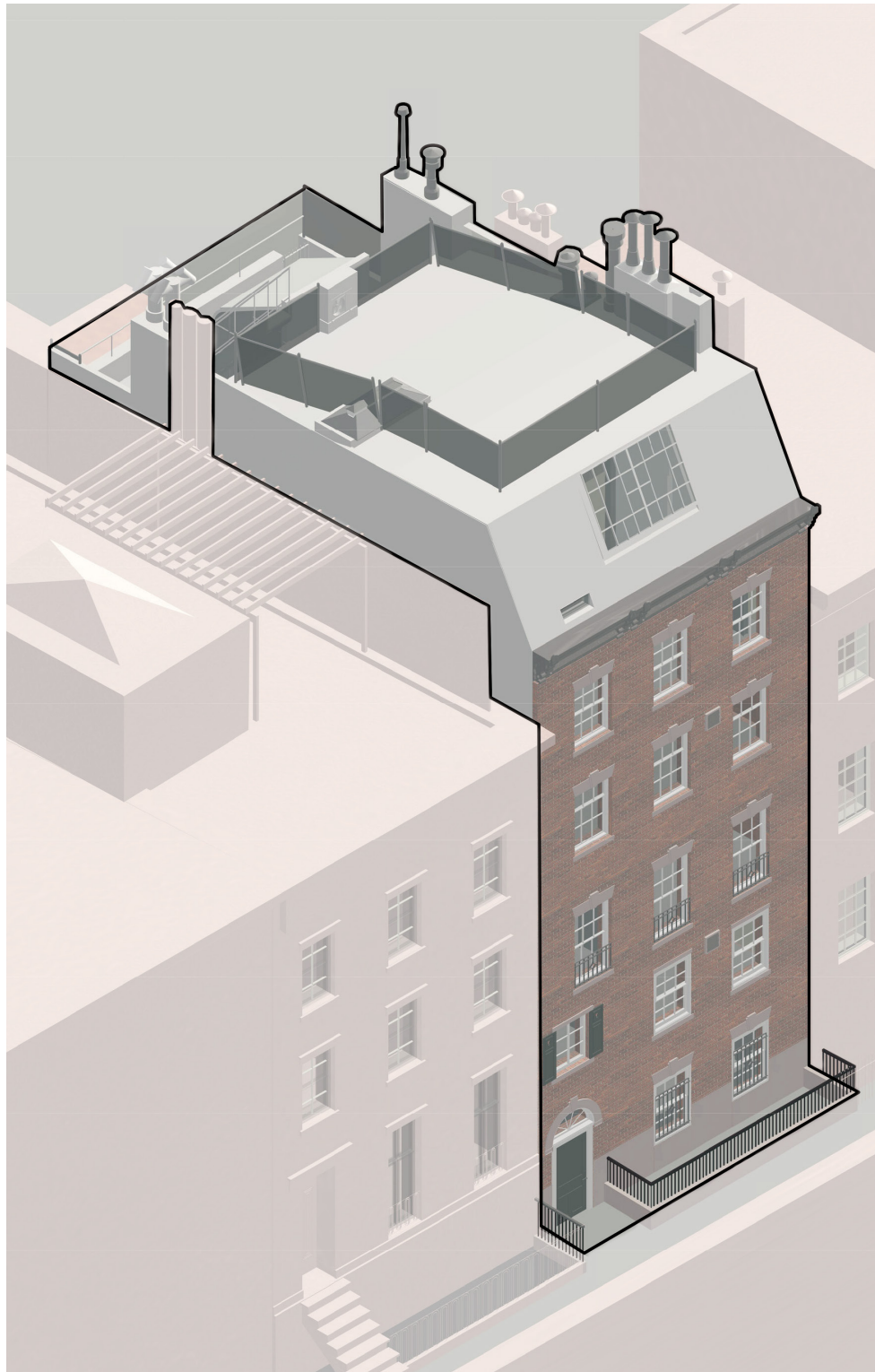


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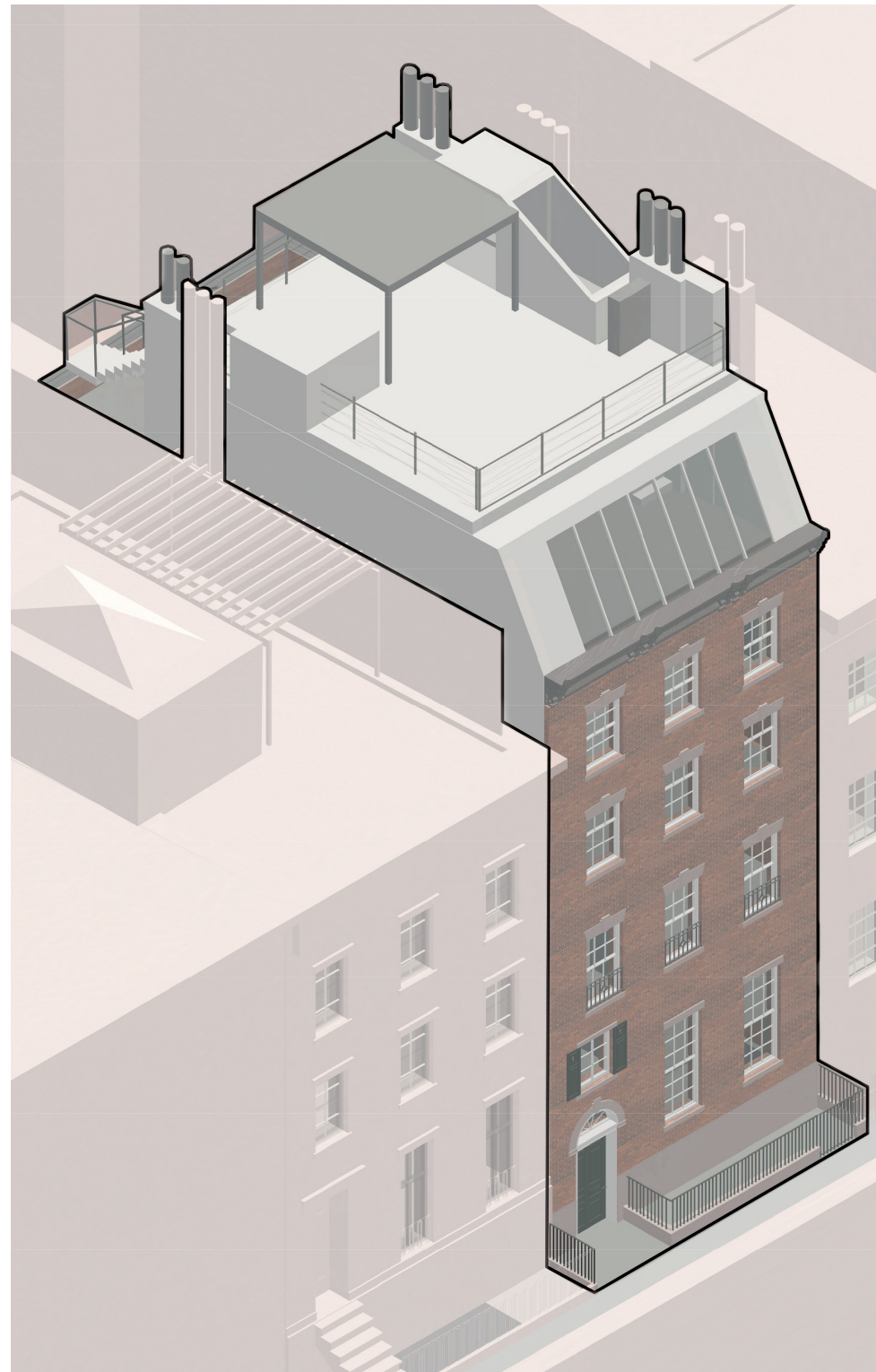
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SCALE 3/32" = 1'-0"
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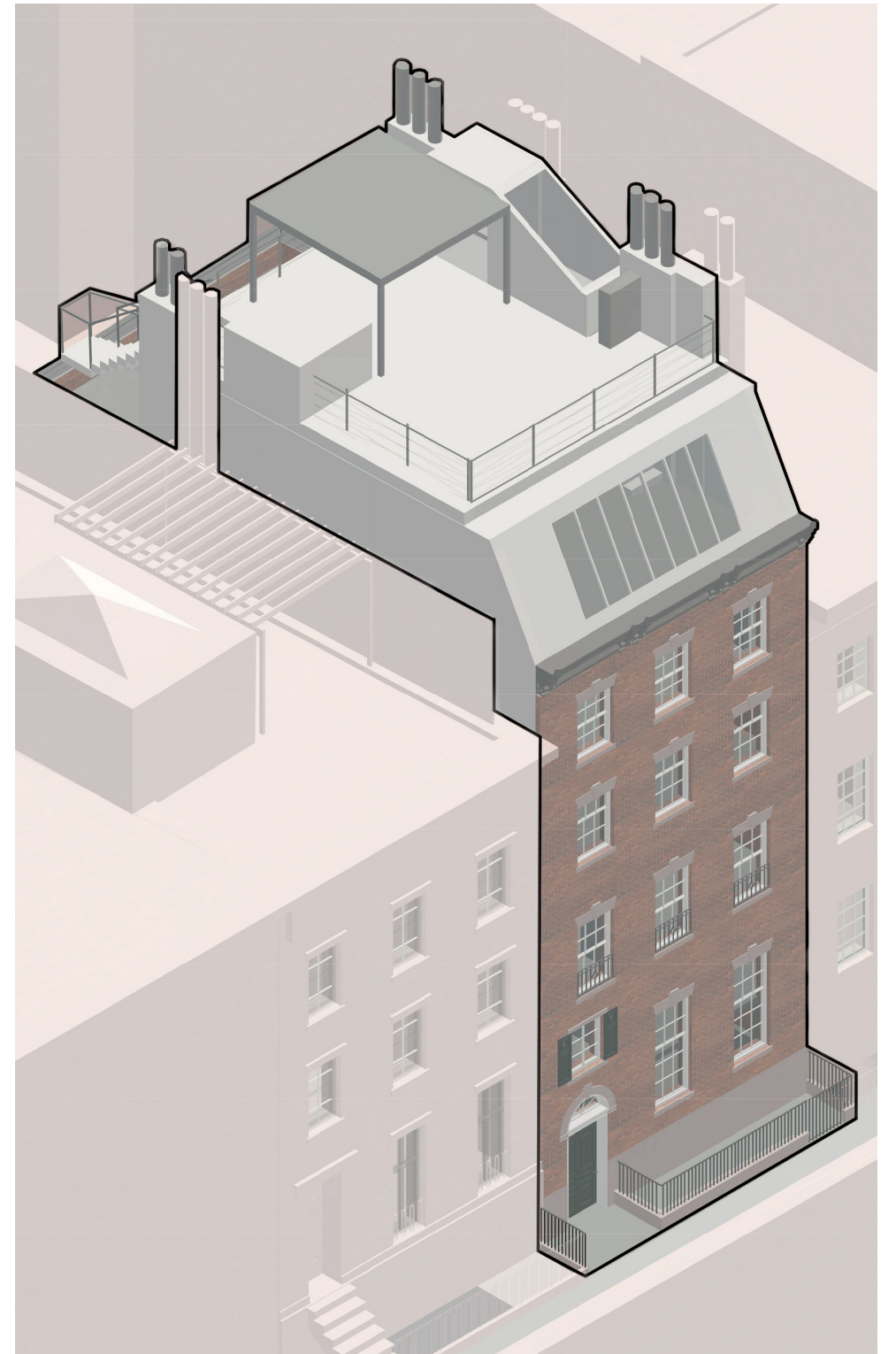
12



EXISTING



PREVIOUSLY PRESENTED AT LPC HEARING, 10/28/25



REVISED PROPOSED

FRONT AXONOMETRIC | **PROPOSED DESIGN**

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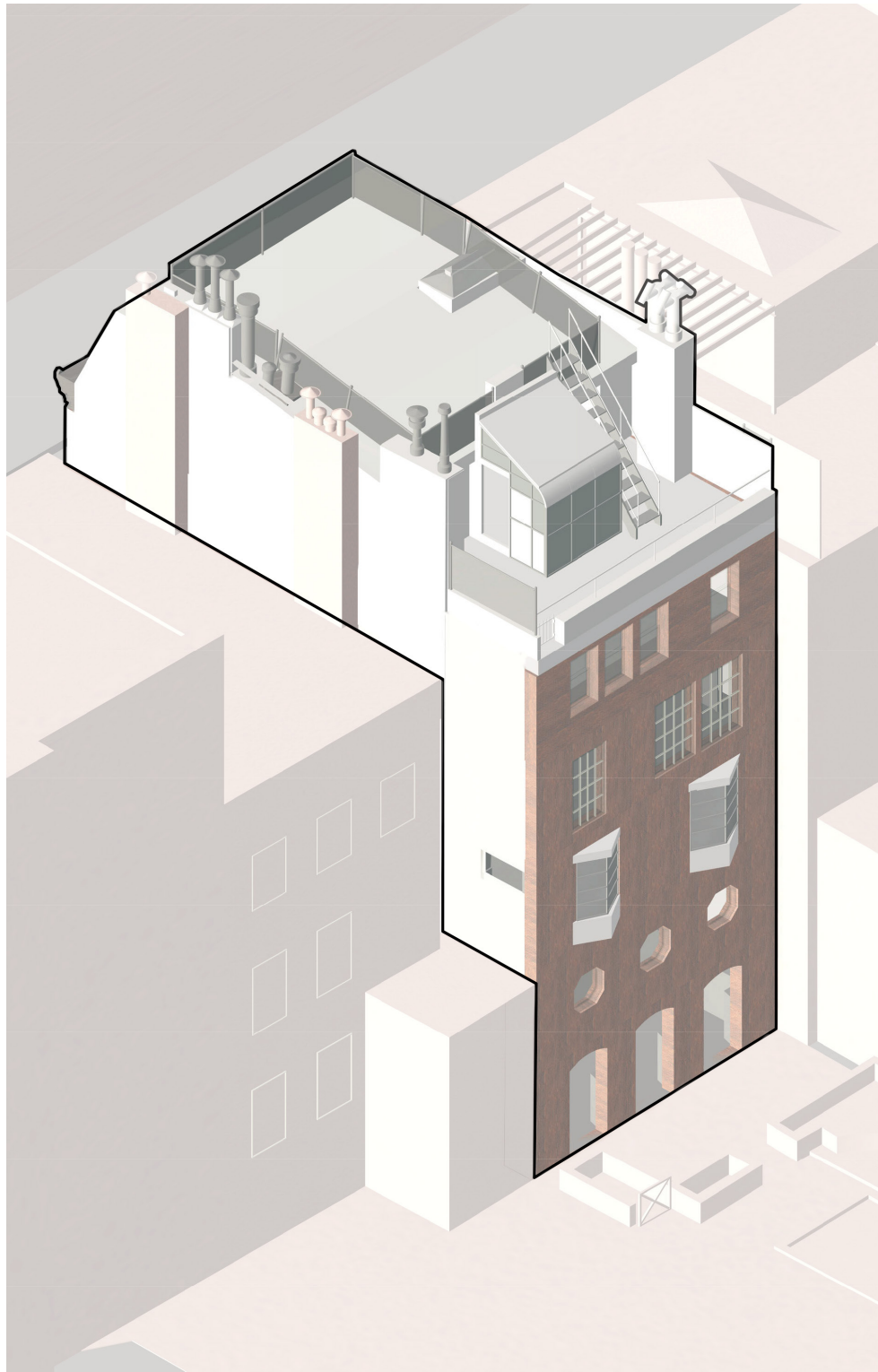
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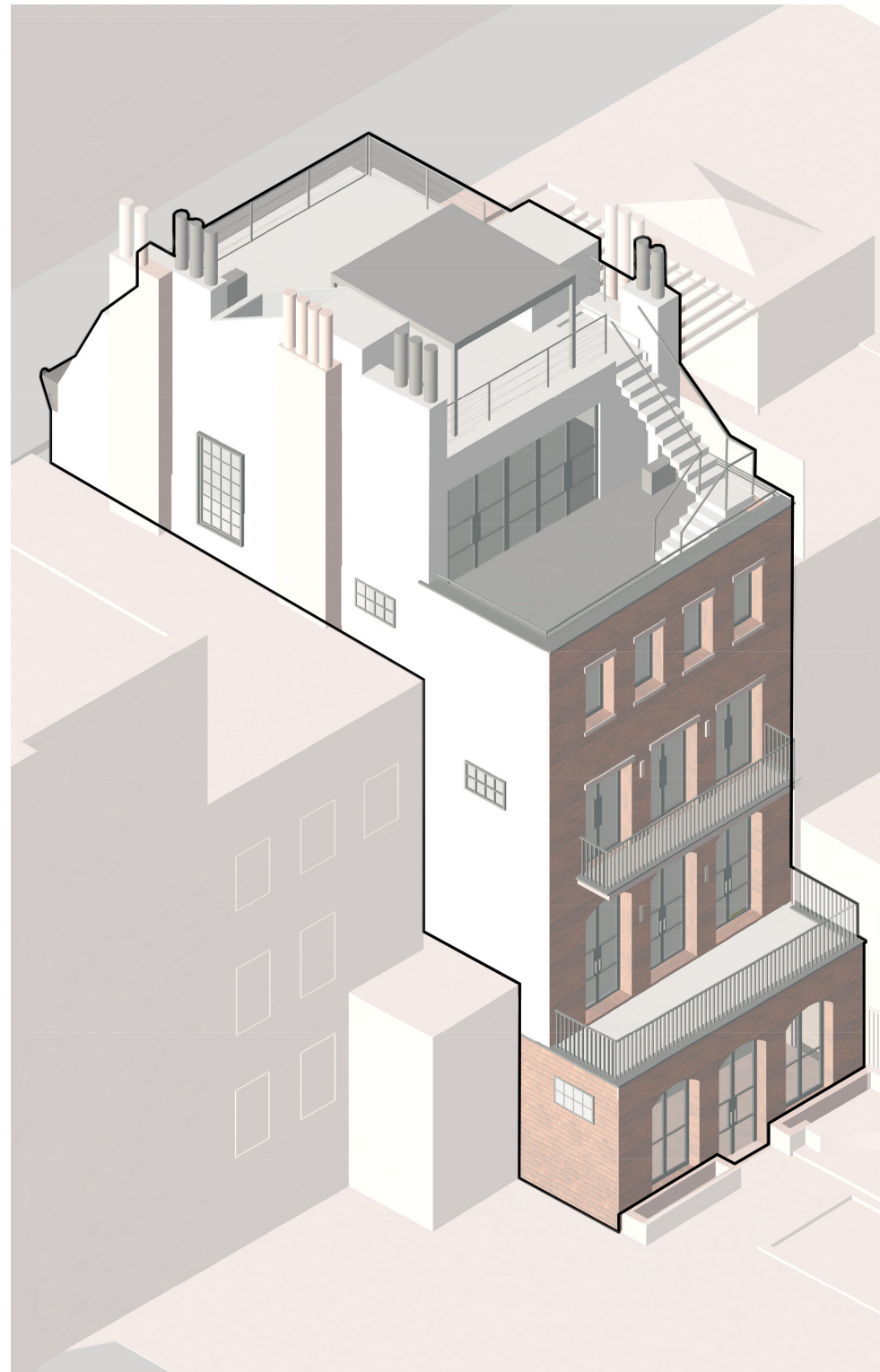
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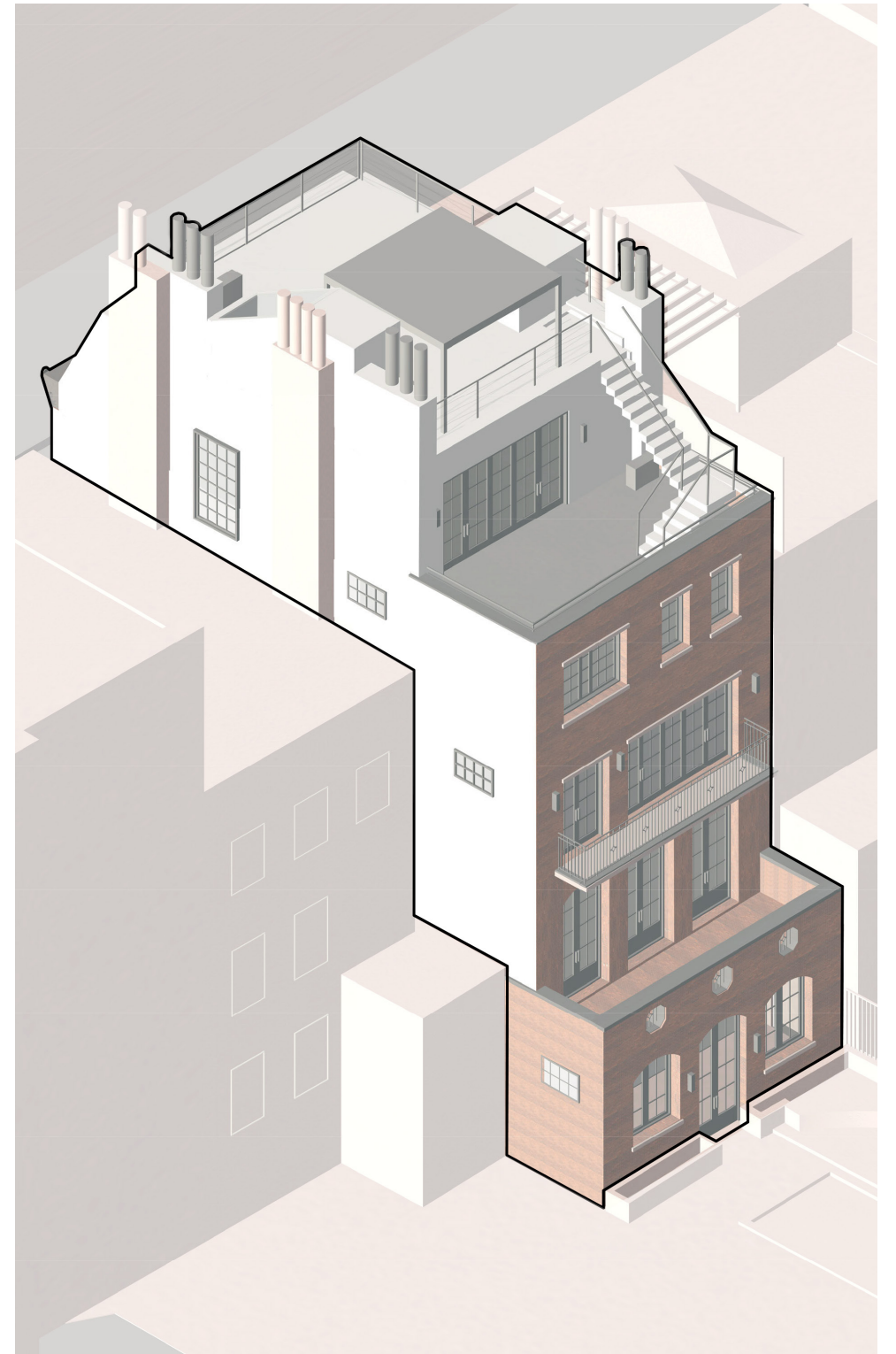
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REAR AXONOMETRIC | **PROPOSED DESIGN**

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PROPOSED FRONT FACADE



PROPOSED REAR FACADE

PROPOSED FRONT AND REAR FACADE | **PROPOSED DESIGN**



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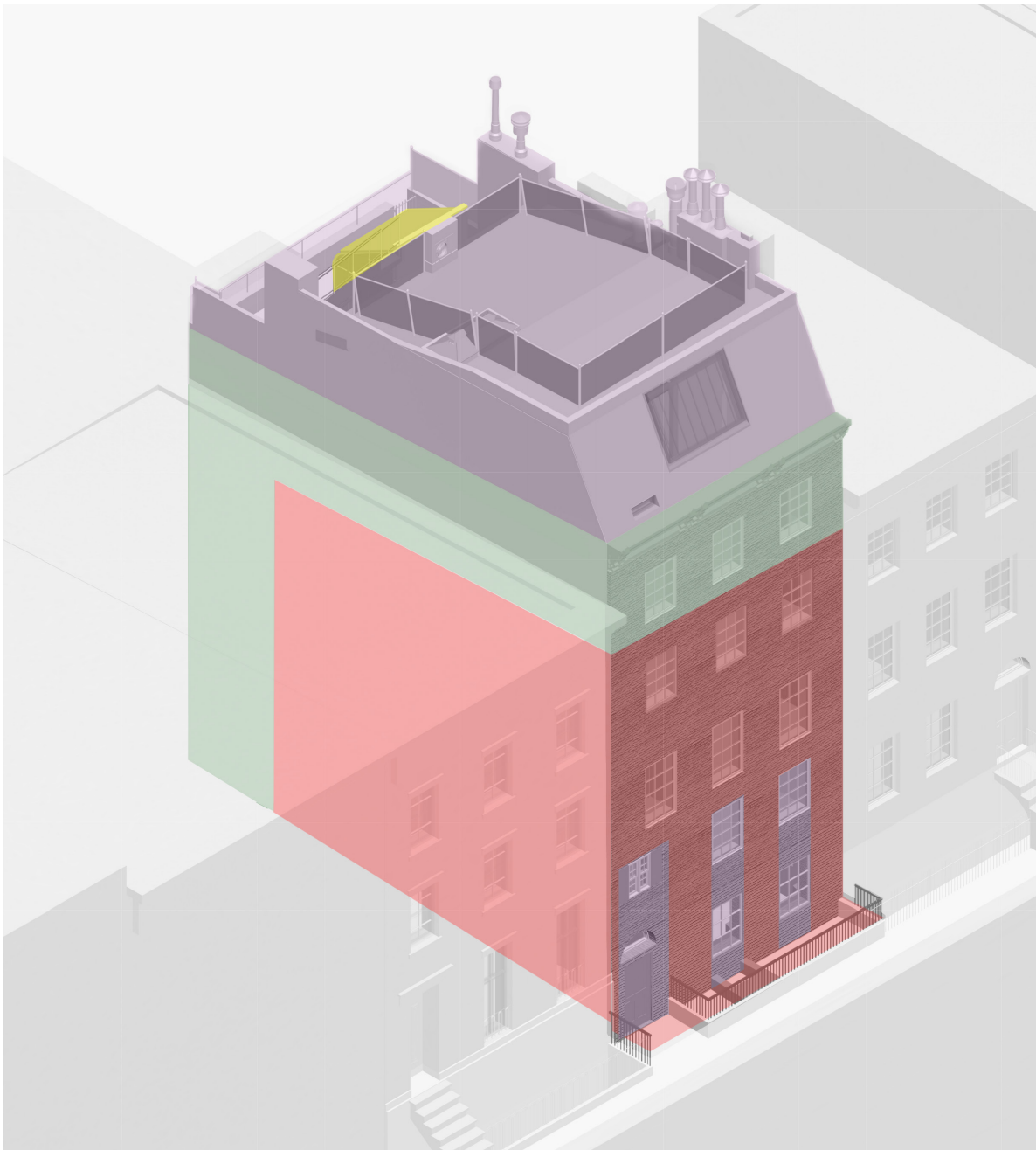
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**280 West 11th Street – Greenwich Village Historic District
Borough of Manhattan**

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APPENDIX



FRONT



REAR

- ORIGINAL FEDERAL-STYLE: 1818**
LPC GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT
- REAR & 5TH FLOOR EXTENSION: 1818-1854**
1854 PERRIS MAP
- STUDIO ADDITION & REAR FACADE RENOVATION: 1920'S**
LPC GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT, DOB RECORDS ALT 605-29
- GLASS SOLARIUM: 1970'S / 1980'S**

EVOLUTION OF 280 W 11TH ST | HISTORIC CONTEXT & PRECEDENTS



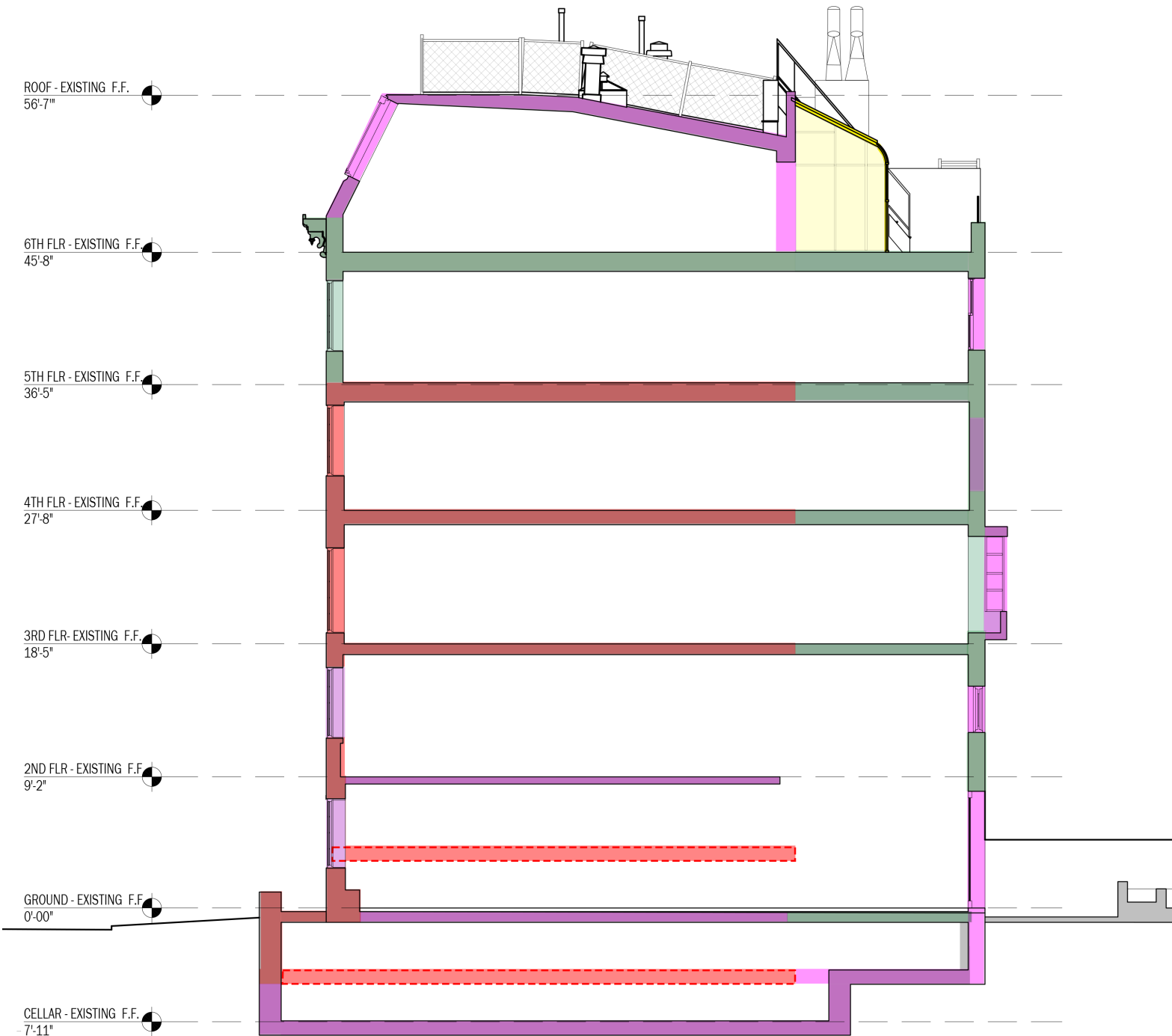
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- ORIGINAL FEDERAL-STYLE: 1818**
LPC GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT
- REAR & 5TH FLOOR EXTENSION: 1818-1854**
1854 PERRIS MAP
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- GLASS SOLARIUM: 1970'S / 1980'S**

EVOLUTION OF 280 W 11TH ST | HISTORIC CONTEXT & PRECEDENTS



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EXISTING SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT

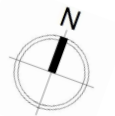


PROPOSED SITE PLAN WITHIN THE GREATER BLEECKER GARDENS CONTEXT

SITE PLAN | SITE ANALYSIS & CONTEXT

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CAMERA LOCATIONS | VISIBILITY STUDIES

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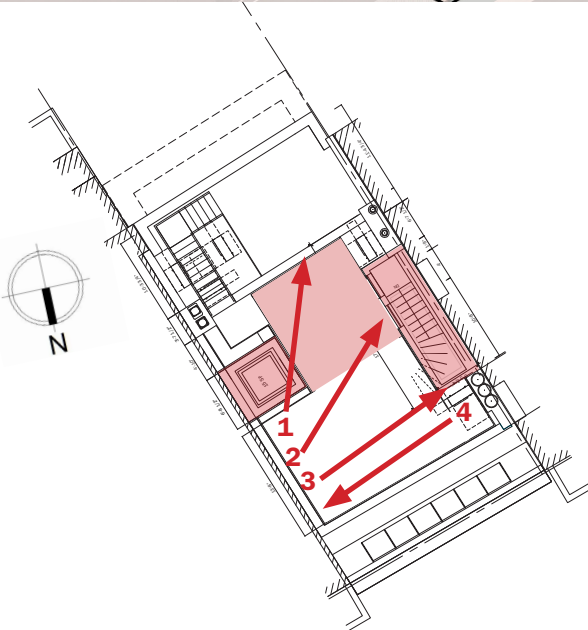
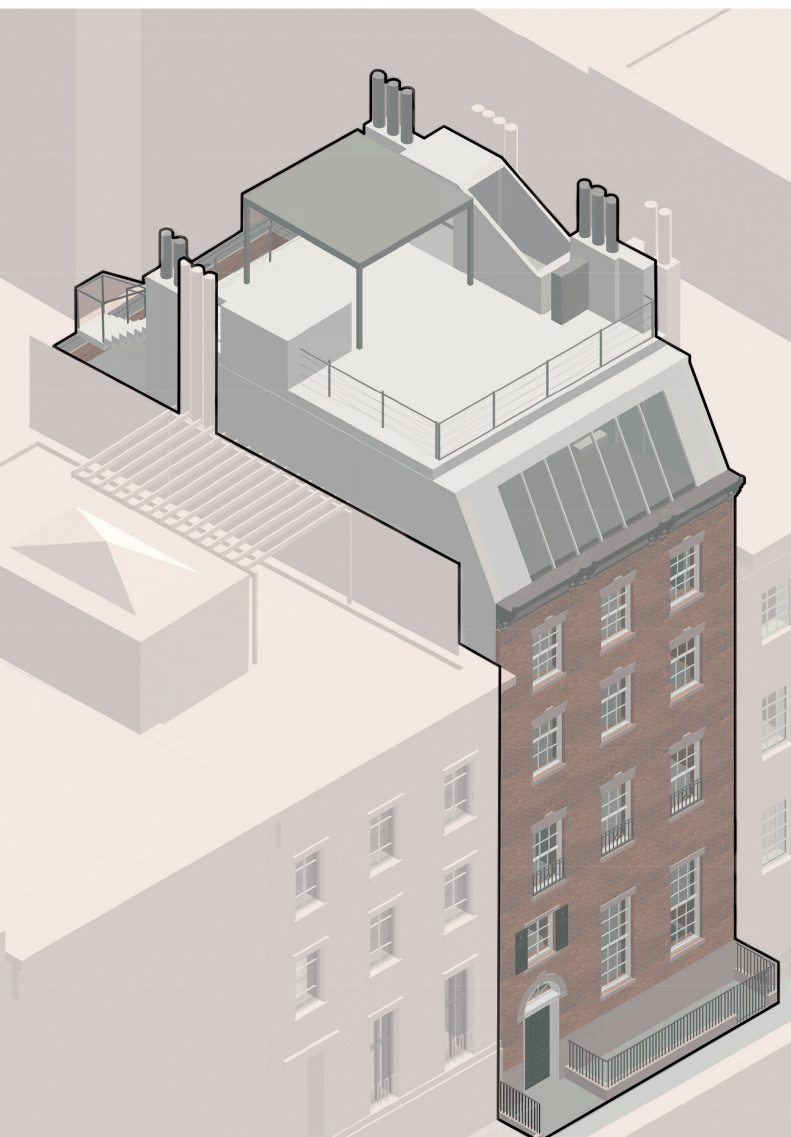
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MOCKUP PHOTOS | VISIBILITY STUDIES

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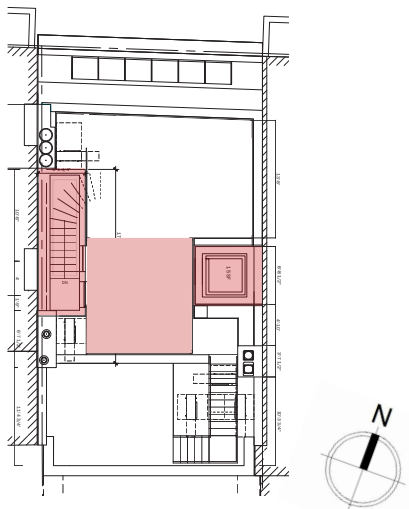
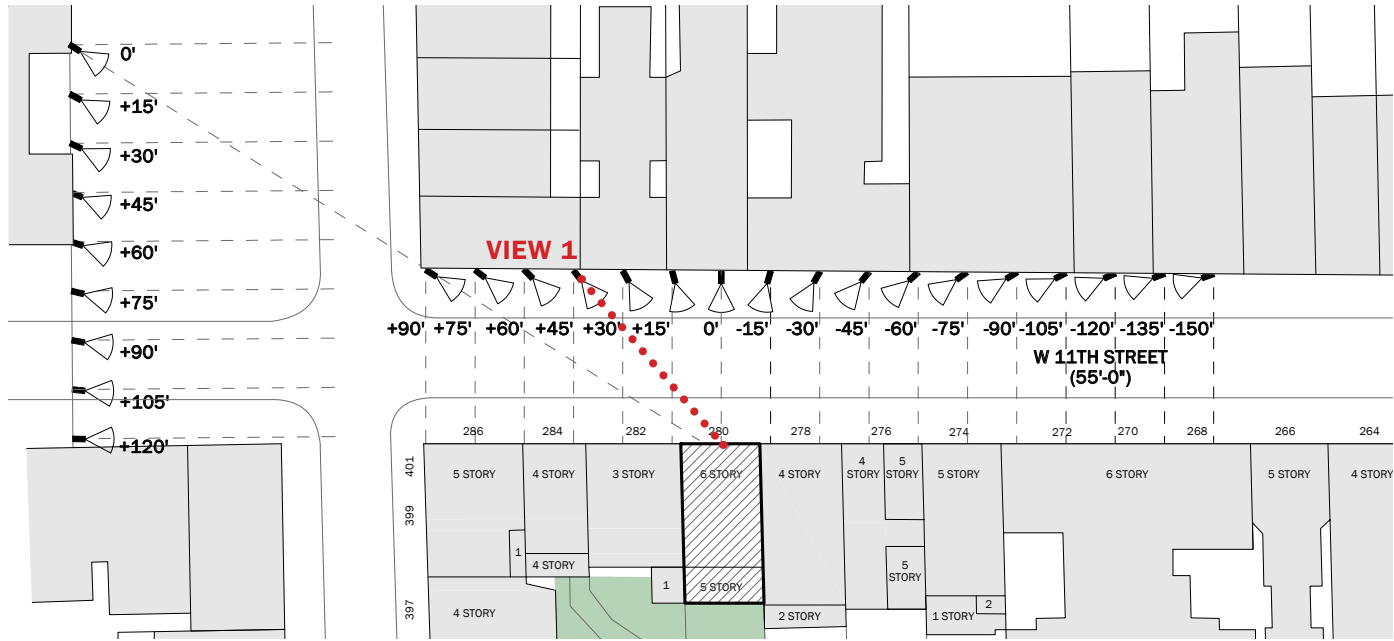
VIEW 1: W 11TH ST. +30' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 1: W 11TH ST. +30' | **EXISTING**



VIEW 1: W 11TH ST. +30' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM W 11TH STREET | **VISIBILITY STUDIES**



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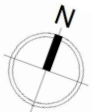
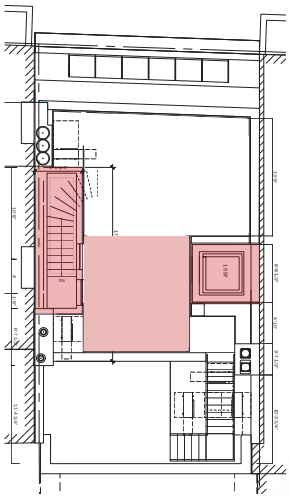
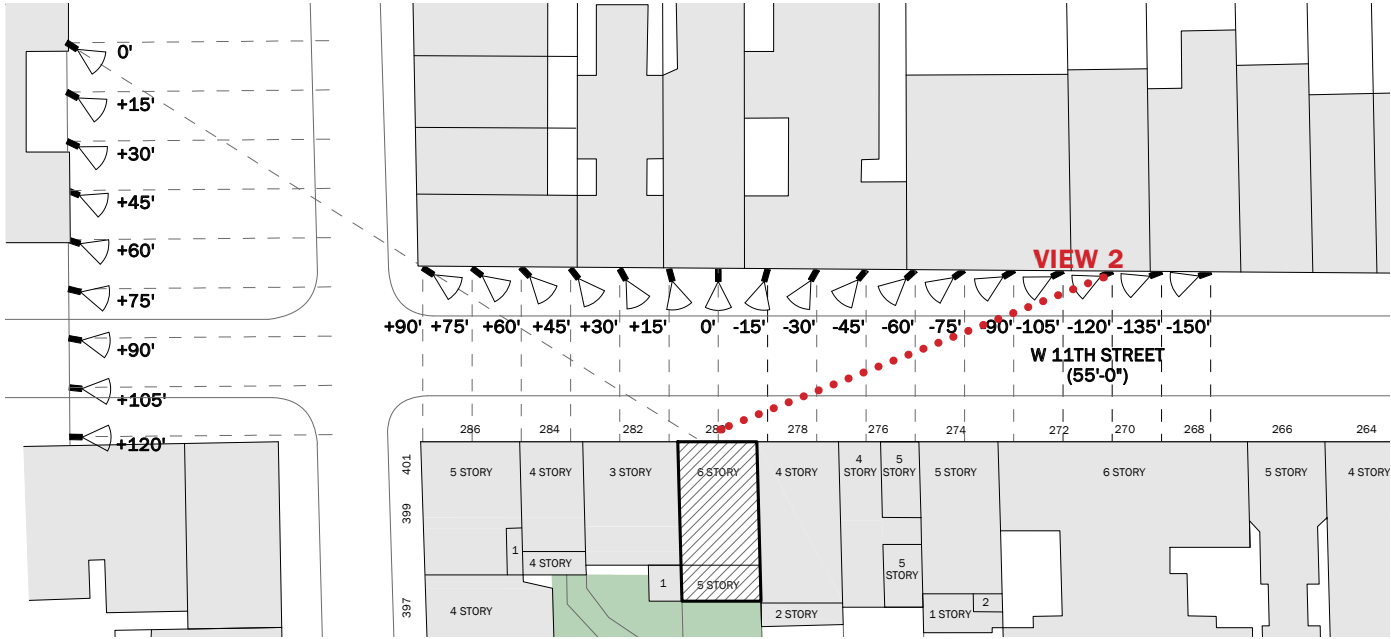
VIEW 2: W 11TH ST. -120' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 2: W 11TH ST. -120' | **EXISTING**



VIEW 2: W 11TH ST. -120' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM W 11TH STREET | **VISIBILITY STUDIES**



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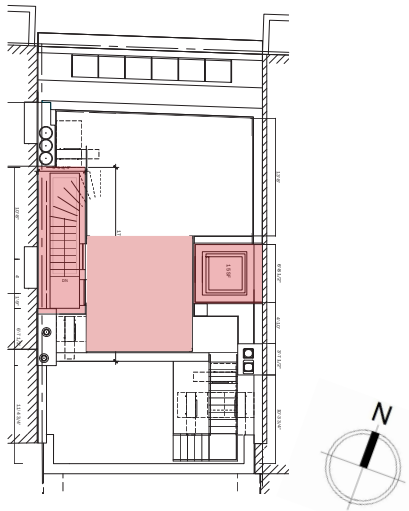
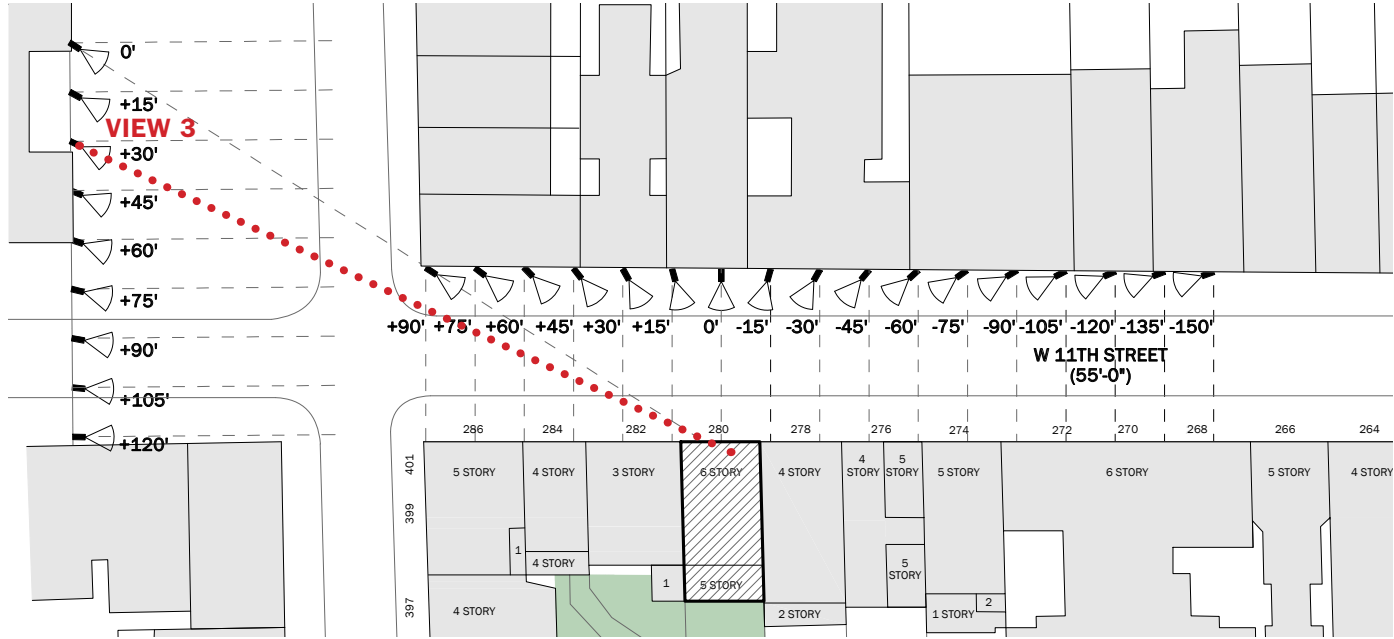
VIEW 3: BLEECKER ST 30' | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 3: BLEECKER ST 30' | **EXISTING**



VIEW 3: BLEECKER ST 30' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM BLEECKER STREET | **VISIBILITY STUDIES**



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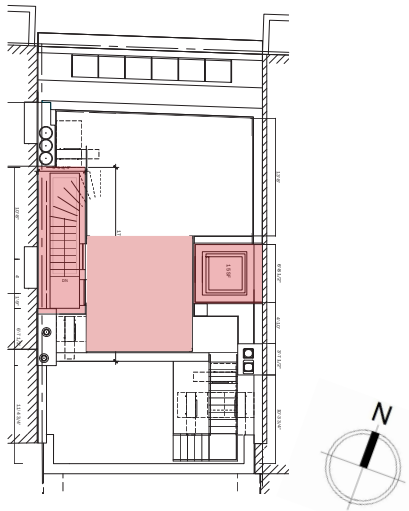
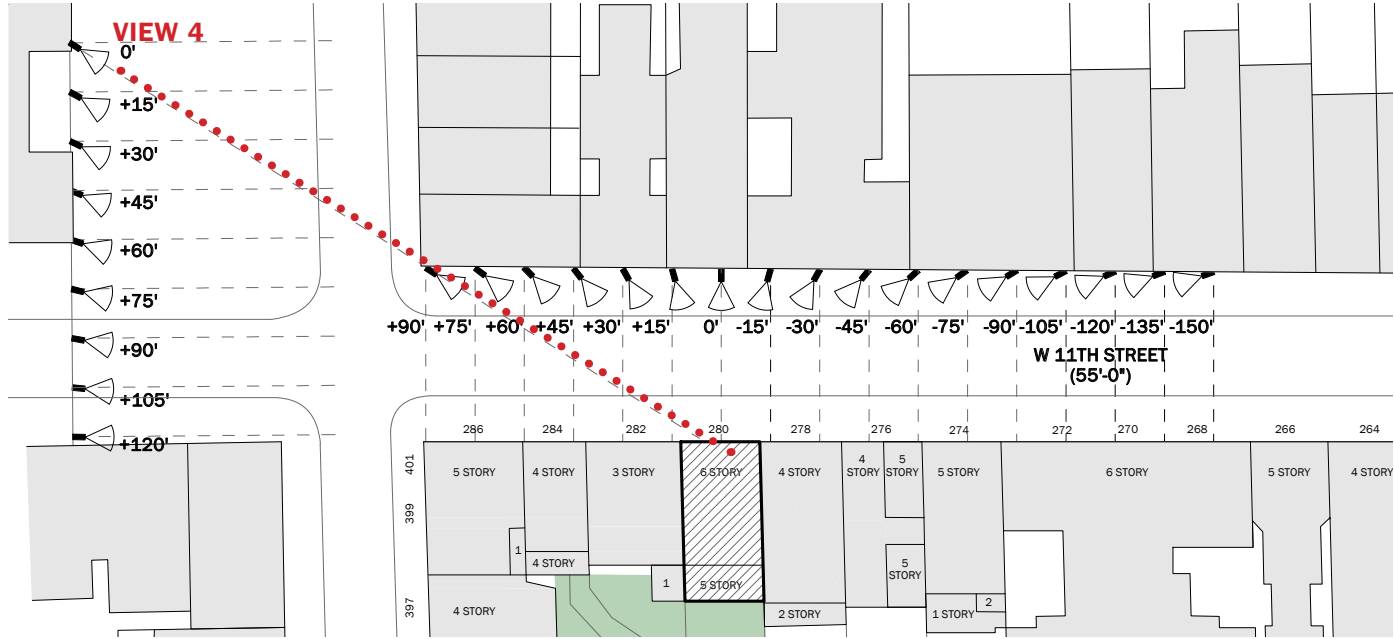
VIEW 4: BLEECKER ST 0' | **MOCKUP PHOTO WITH NO VISIBILITY**



VIEW 4: BLEECKER ST 0' | **EXISTING**



VIEW 4: BLEECKER ST 0' | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM BLEECKER STREET | **VISIBILITY STUDIES**



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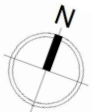
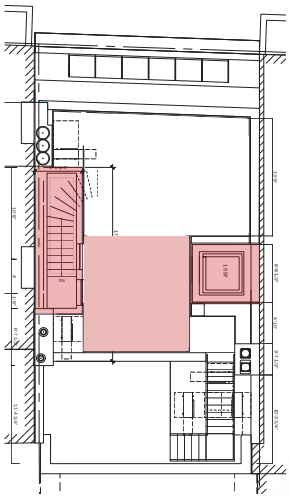
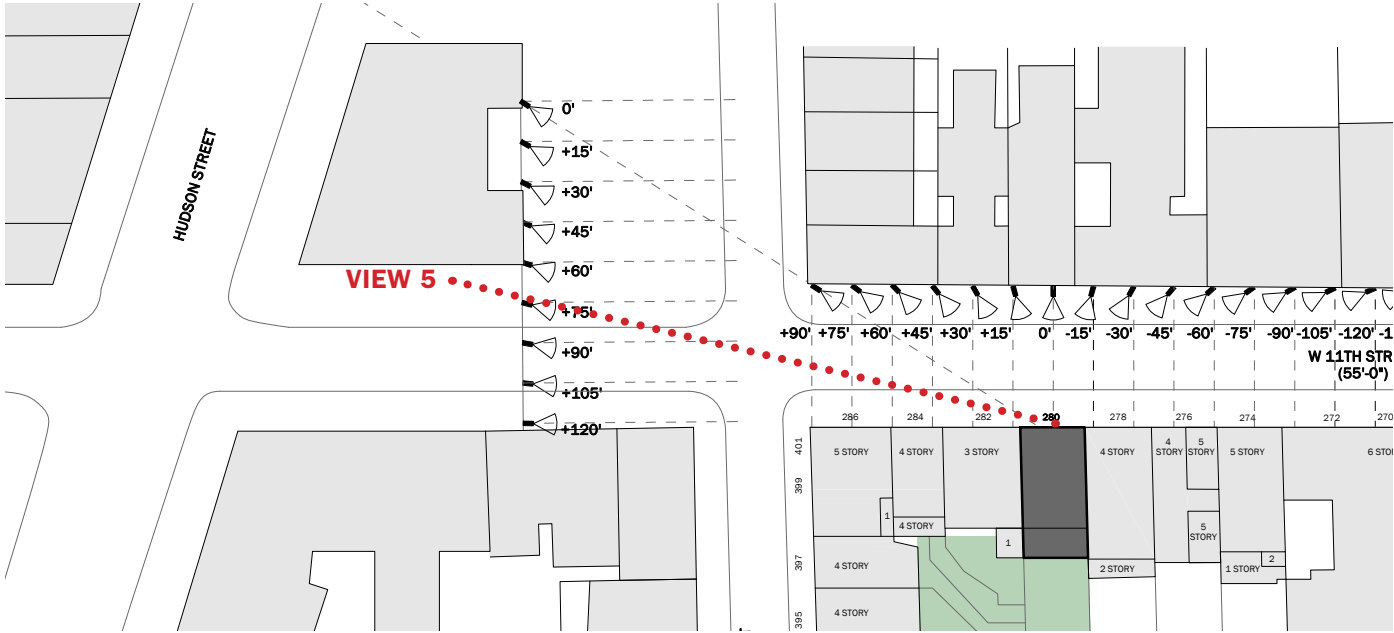
VIEW 5: HUDSON ST | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 5: HUDSON ST | **EXISTING**



VIEW 5: HUDSON ST | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM HUDSON STREET | **VISIBILITY STUDIES**



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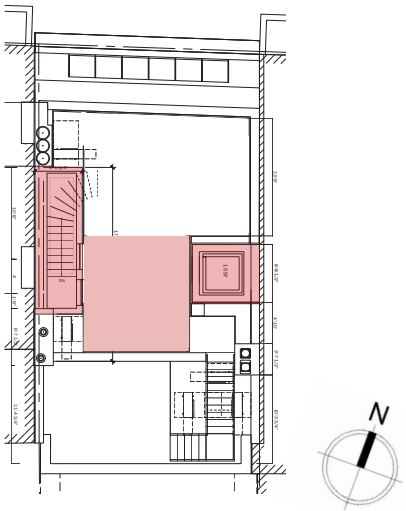
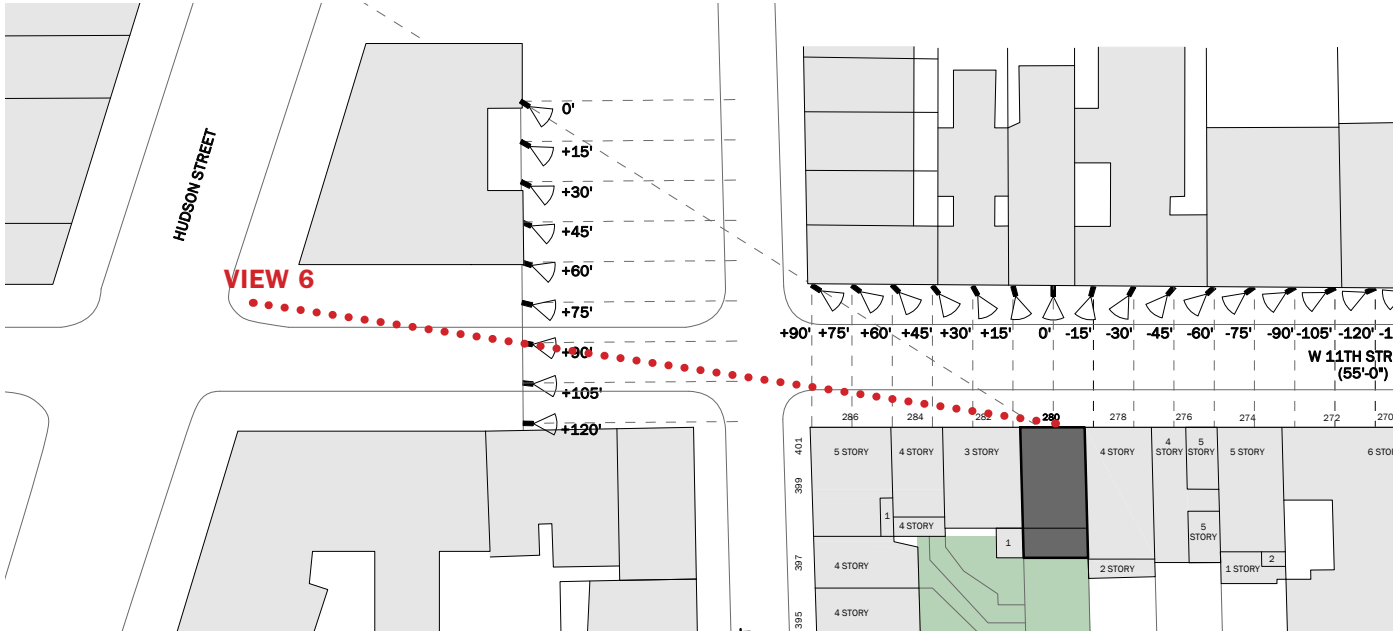
VIEW 6: HUDSON ST | **MOCKUP PHOTO WITH VISIBILITY**



VIEW 6: HUDSON ST | **EXISTING**



VIEW 6: HUDSON ST | **PROPOSED**



ELEVATOR ON EAST, STAIR ON WEST: VIEWS FROM HUDSON STREET | **VISIBILITY STUDIES**



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THANK YOU

The current proposal is:

Preservation Department – Item 2, LPC-26-02673

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