

230 West 11th | LPC Package

January 22, 2025

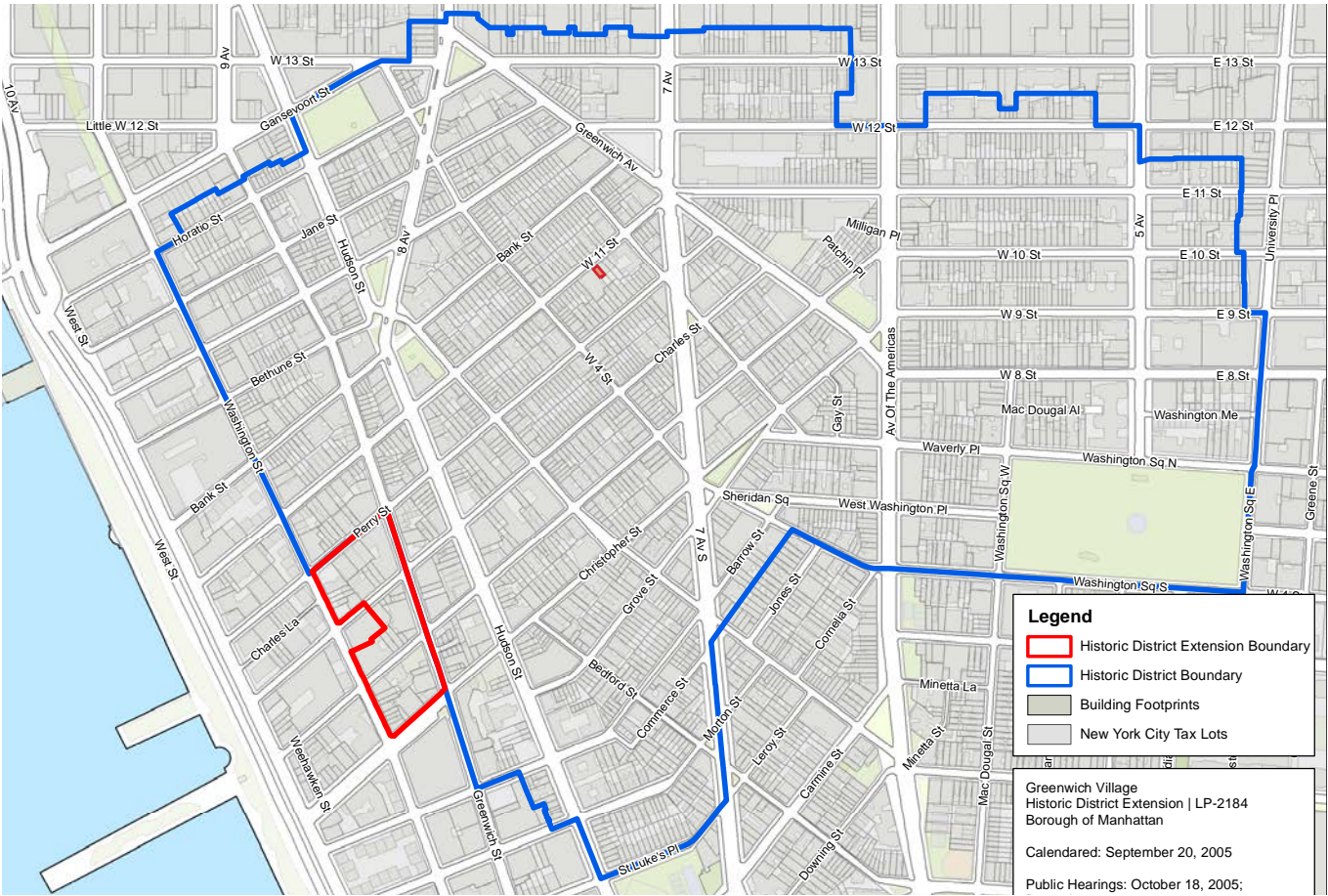
**Starling
Architecture**

A: 376 Decatur Street
Brooklyn, NY 11233
E: ian@starlingarchitecture.com
P: 646.389.0390

Building Information

230 West 11th

Historic Documentation



Greenwich Village Historic District



Property Location

230 West 11th
Historic Documentation



1933 (New York Public Library)



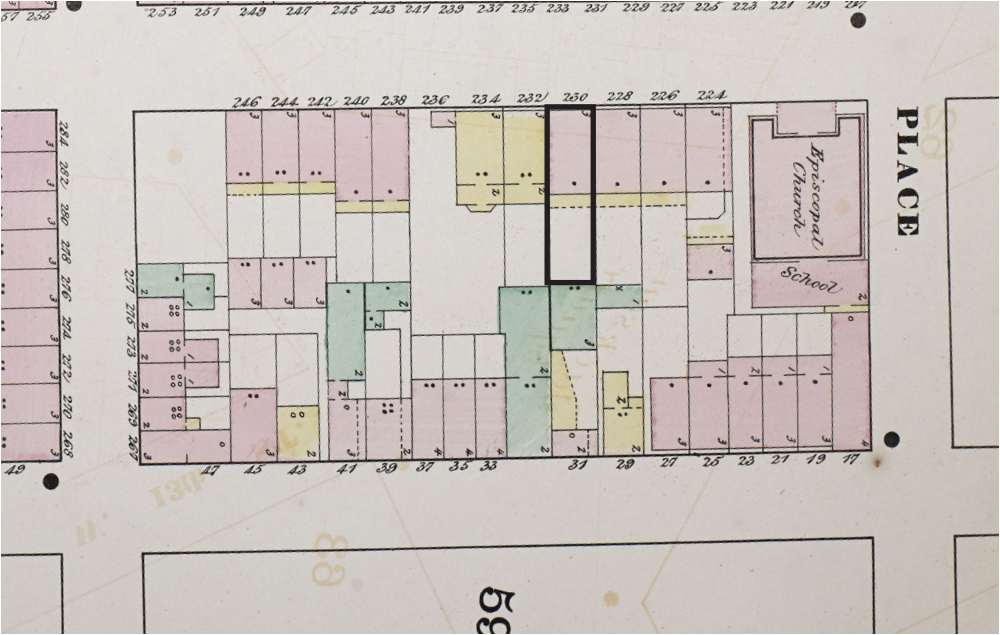
1940 (Tax Photo)



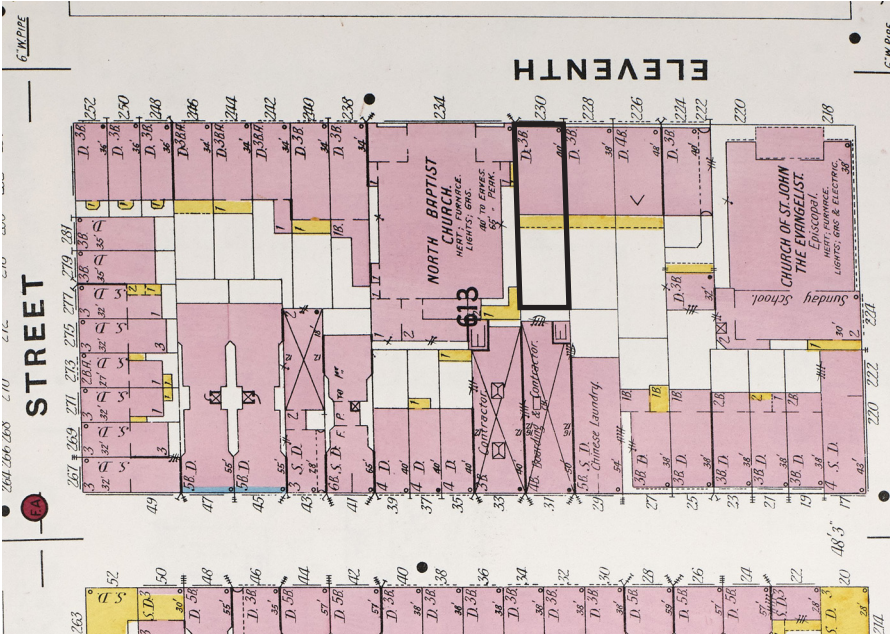
Designation Photo, 1964 (LPC)

230 West 11th

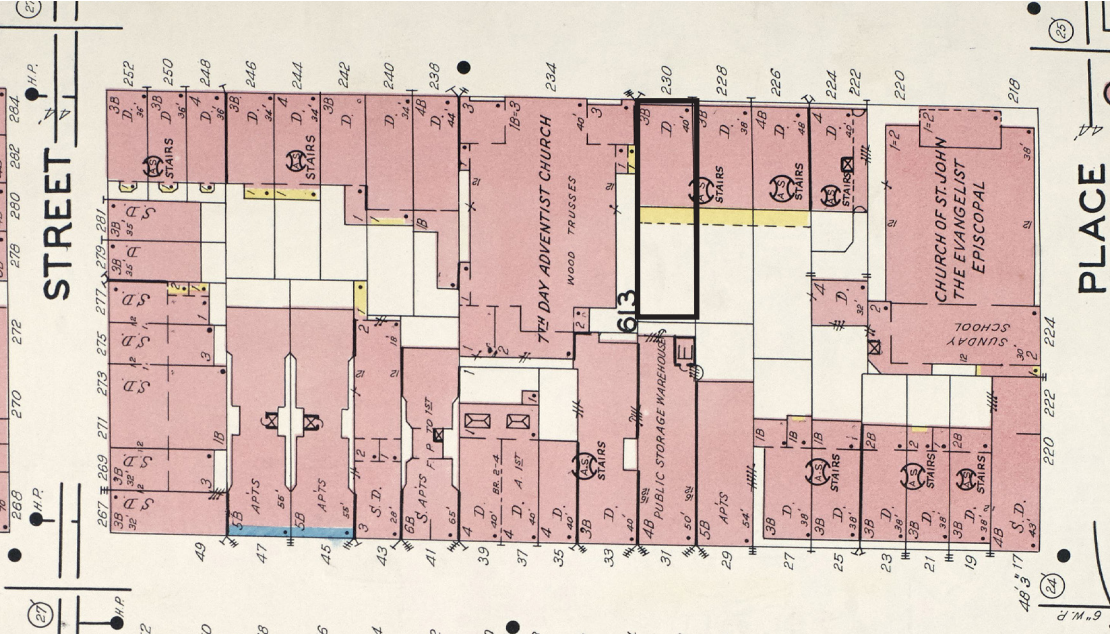
Historic Documentation



1869 Perris Map



1904 Sanborn Map



1950 Sanborn Map

230 West 11th

Block Plan - Neighboring Building Extensions



230 West 11th

Existing Conditions



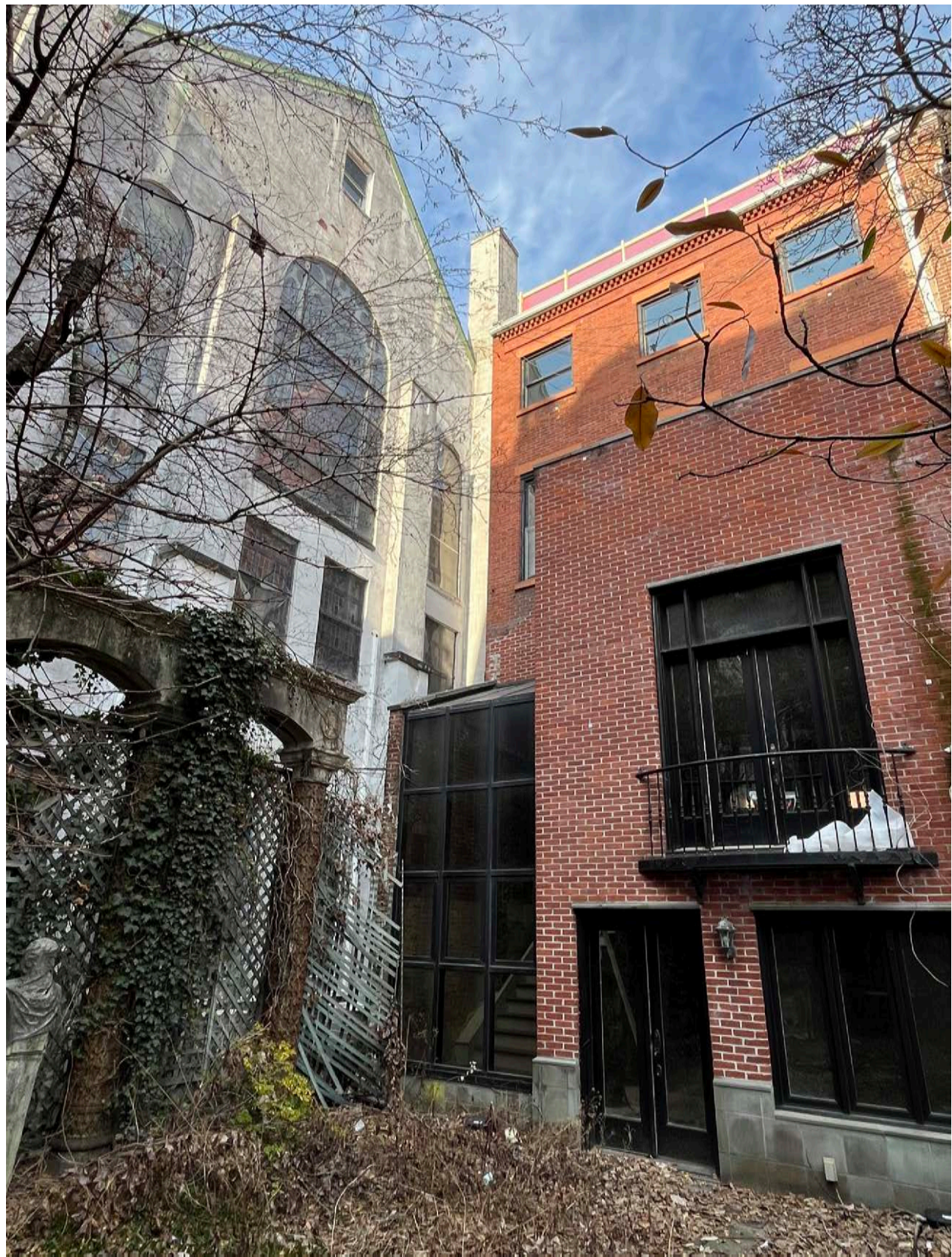
Front Facade, facing west



Front facade, facing east

230 West 11th

Existing Conditions



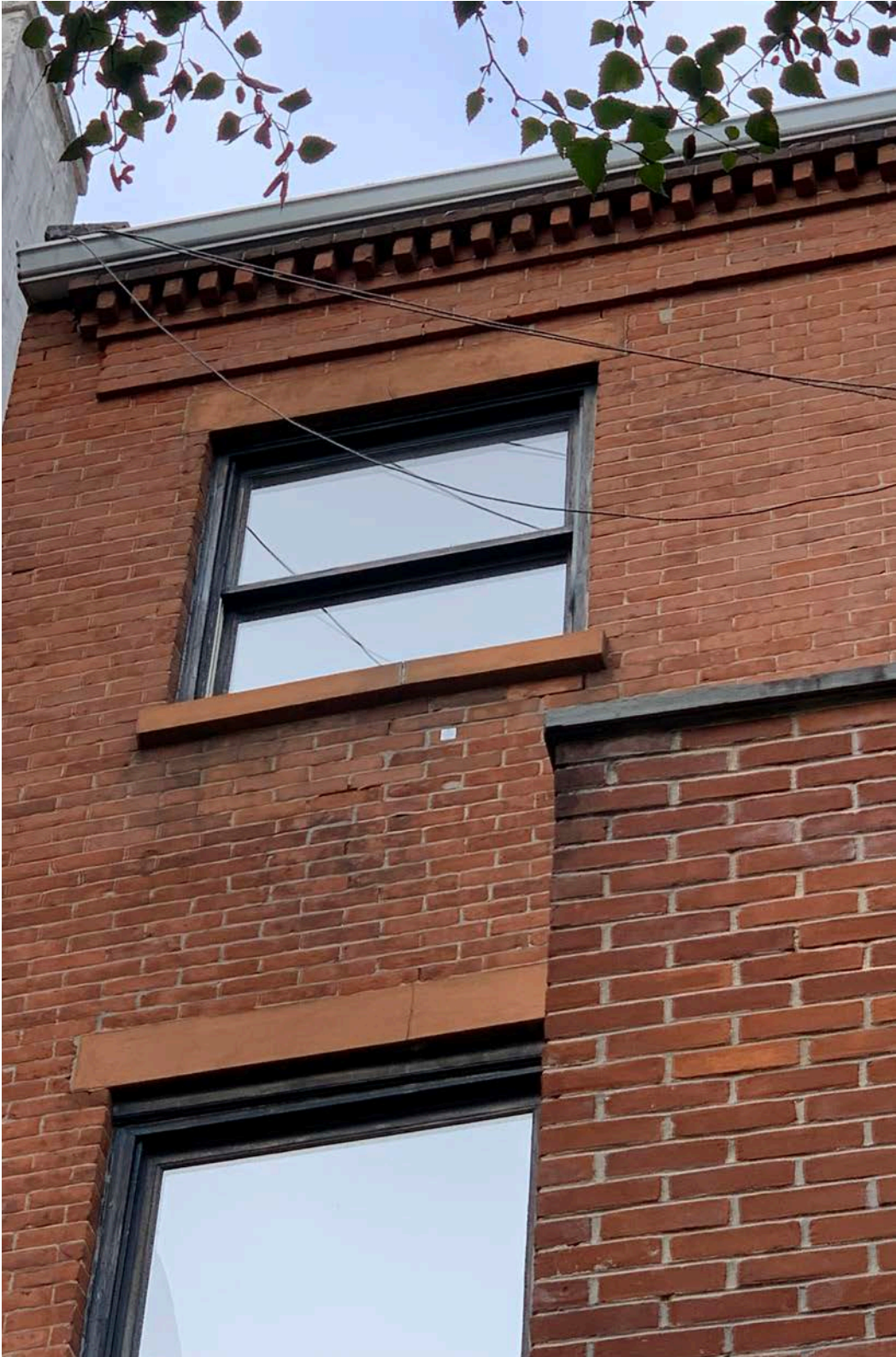
Rear Elevation



Rear Elevation

230 West 11th

Existing Conditions



Existing Conditions - Rear Facade Details



230 West 11th

Existing Conditions



Existing Conditions - Adjacent Rear Facades

230 West 11th



Rear Adjacencies / Yard



Rear Adjacencies / Yard

230 West 11th

Existing Roof Conditions



View of the roof - looking north



View of the roof - looking south

230 West 11th

Existing Roof Conditions



View of the roof - looking east



View of the roof - looking west

Scope of Proposed Work

230 West 11th

Scope of Work - Existing Condition



Primary Facade
Axonometric



Secondary Facade
Axonometric

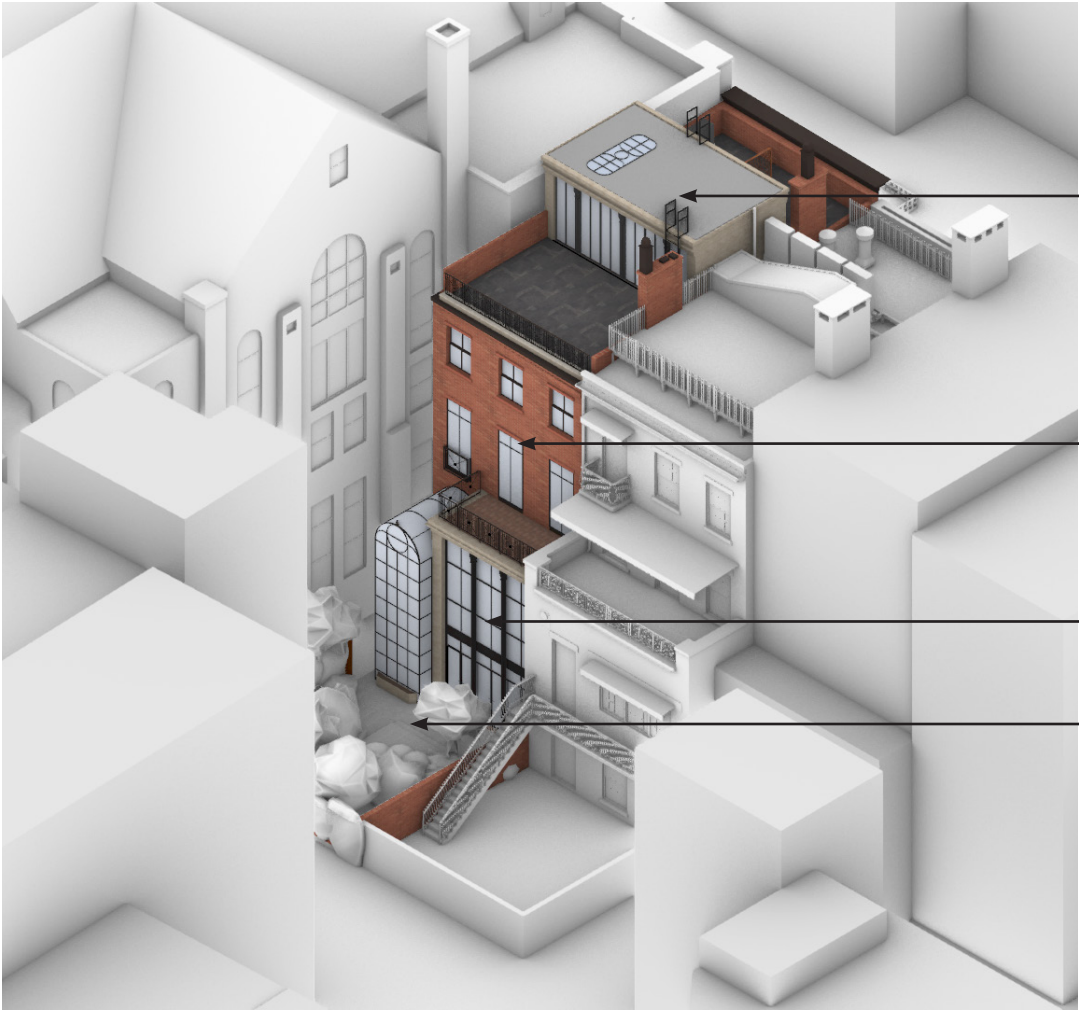
230 West 11th

Scope of Work - Proposal



- 1A. New Roof Extension
- 1B. Leveled Roof with Mechanical Equipment
- Facade Restoration and Window Replacement

Primary Facade
Axonometric



- 1A. New Roof Extension
- 2. Enlarged Window Openings and Parapet Modification
- 3A. Modified Existing Rear Extension
- 3B. Lowered floor slab and Lowered Backyard Grade

Secondary Facade
Axonometric

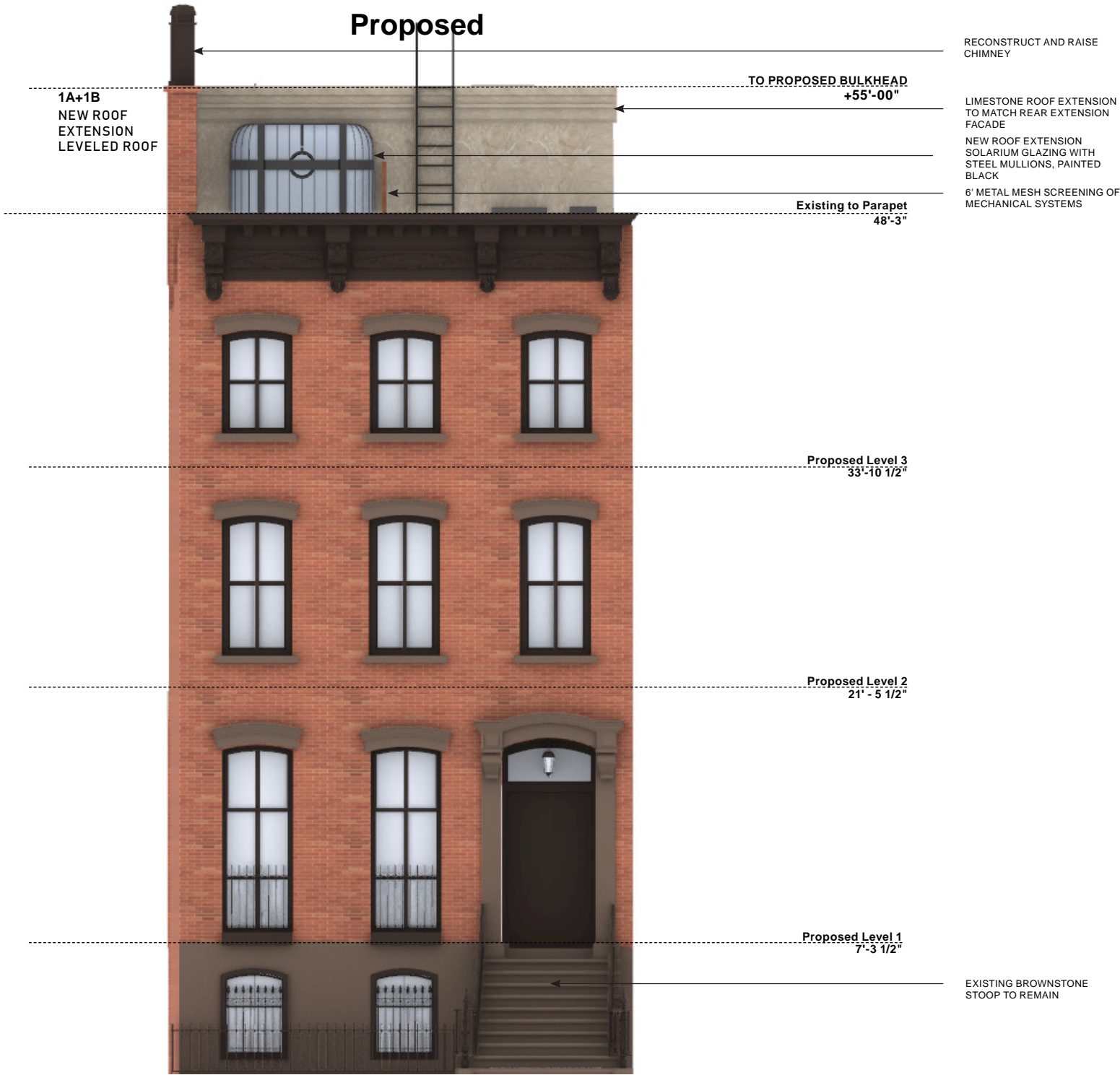
230 West 11th

Primary Facade Elevations

Existing



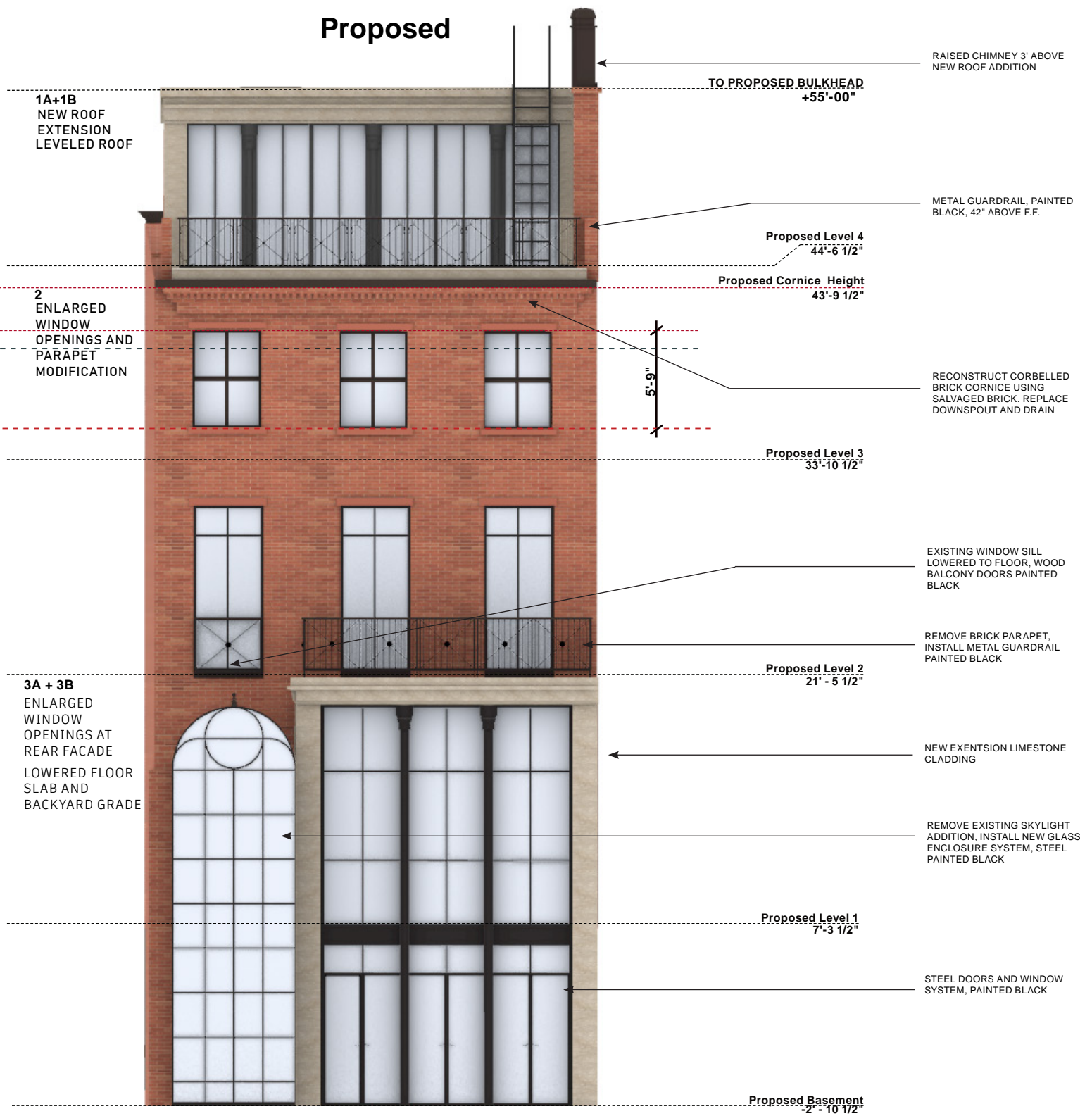
Proposed



230 West 11th

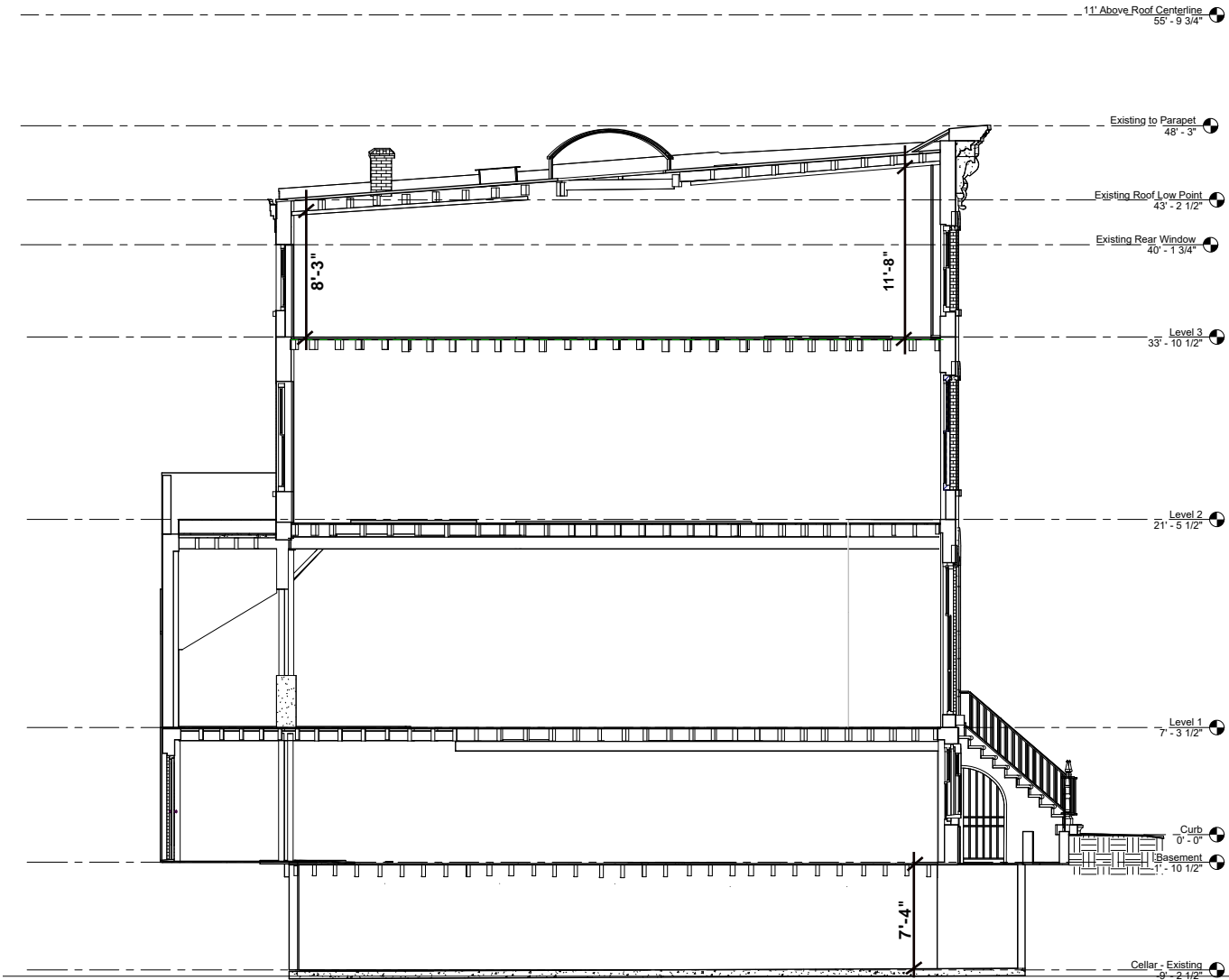
Secondary Facade Elevations

Existing



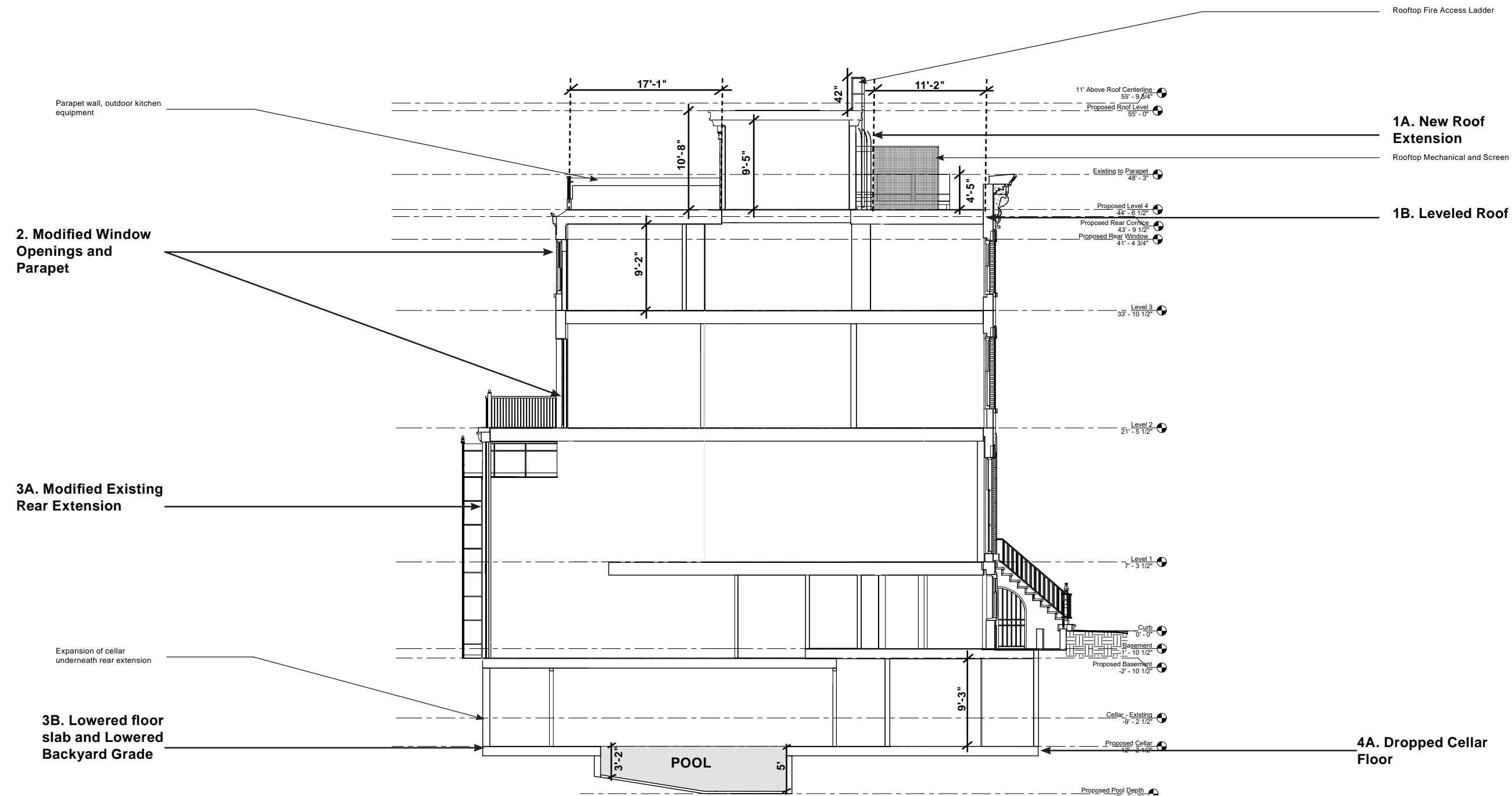
230 West 11th

Existing Condition - Longitudinal Section



230 West 11th

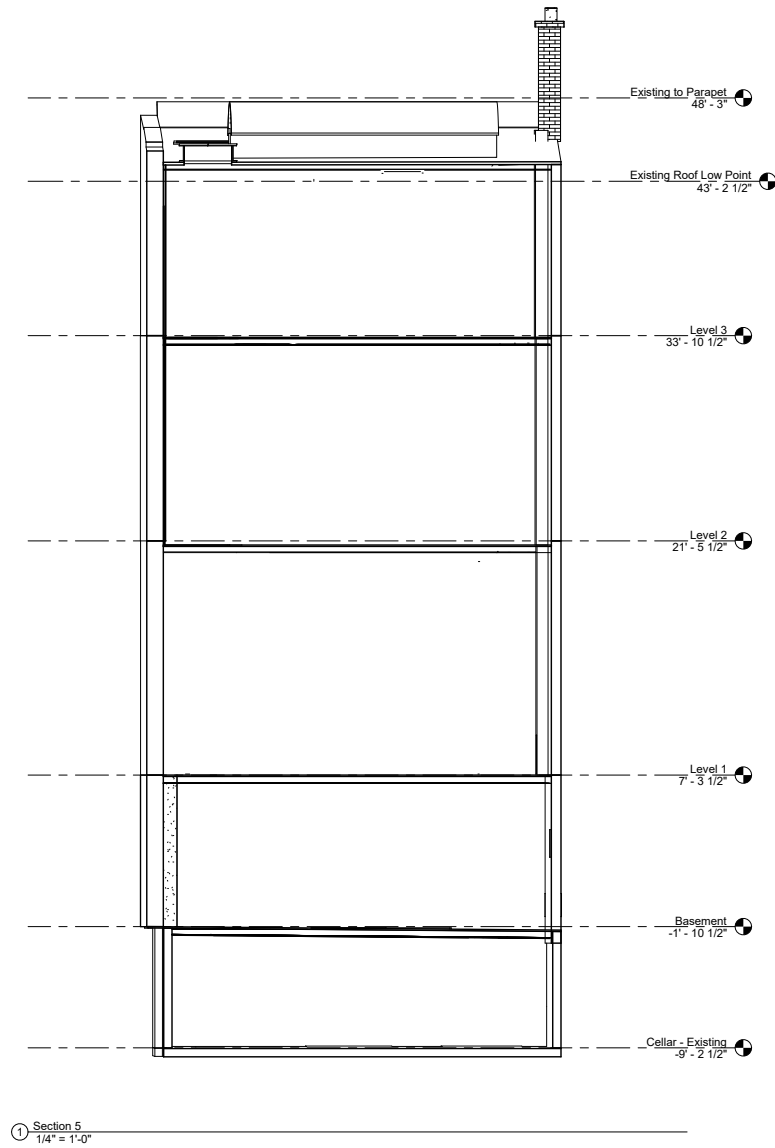
Proposed Condition - Longitudinal Section



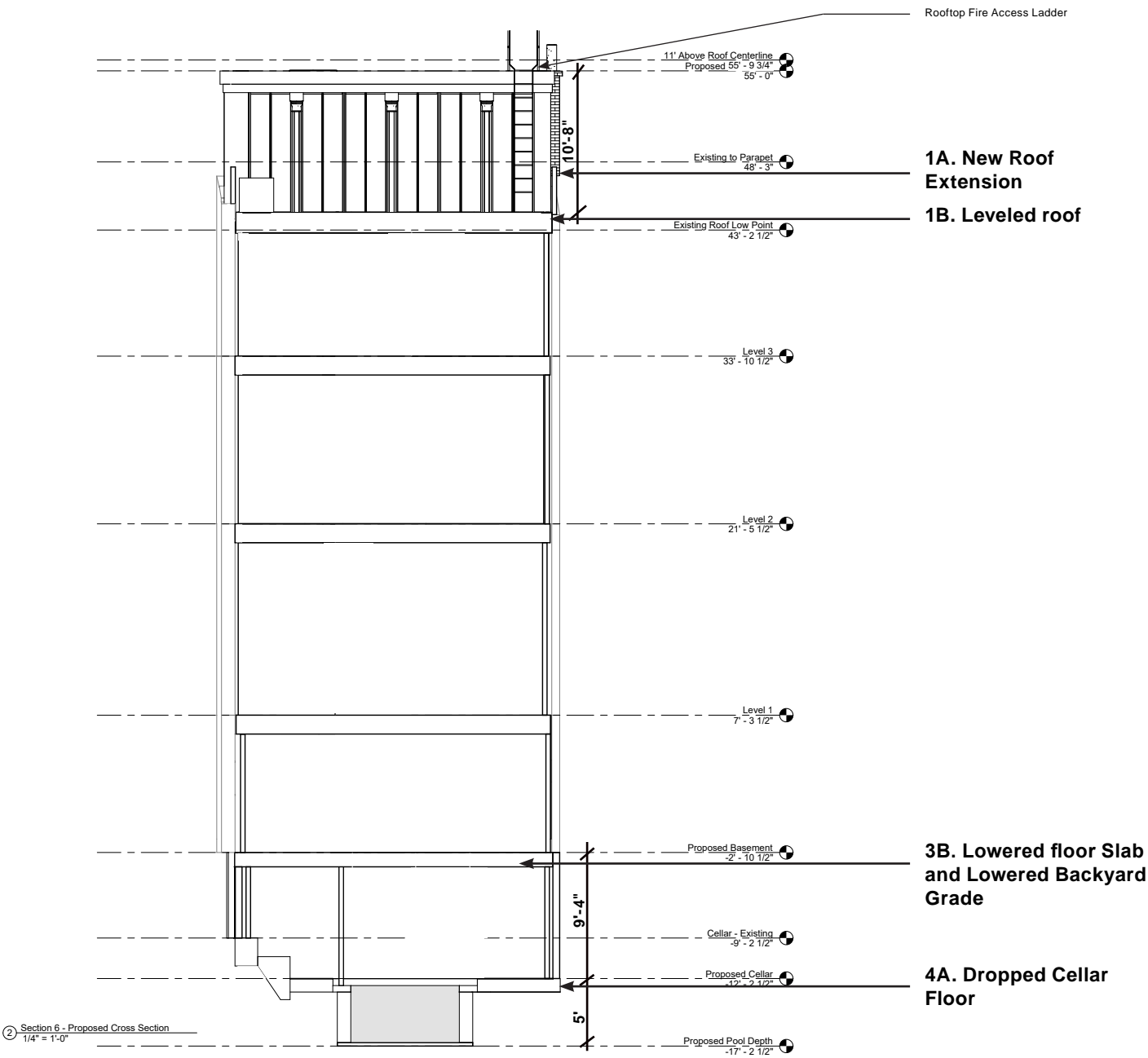
230 West 11th

Existing vs Proposed Condition - Cross Section

Existing

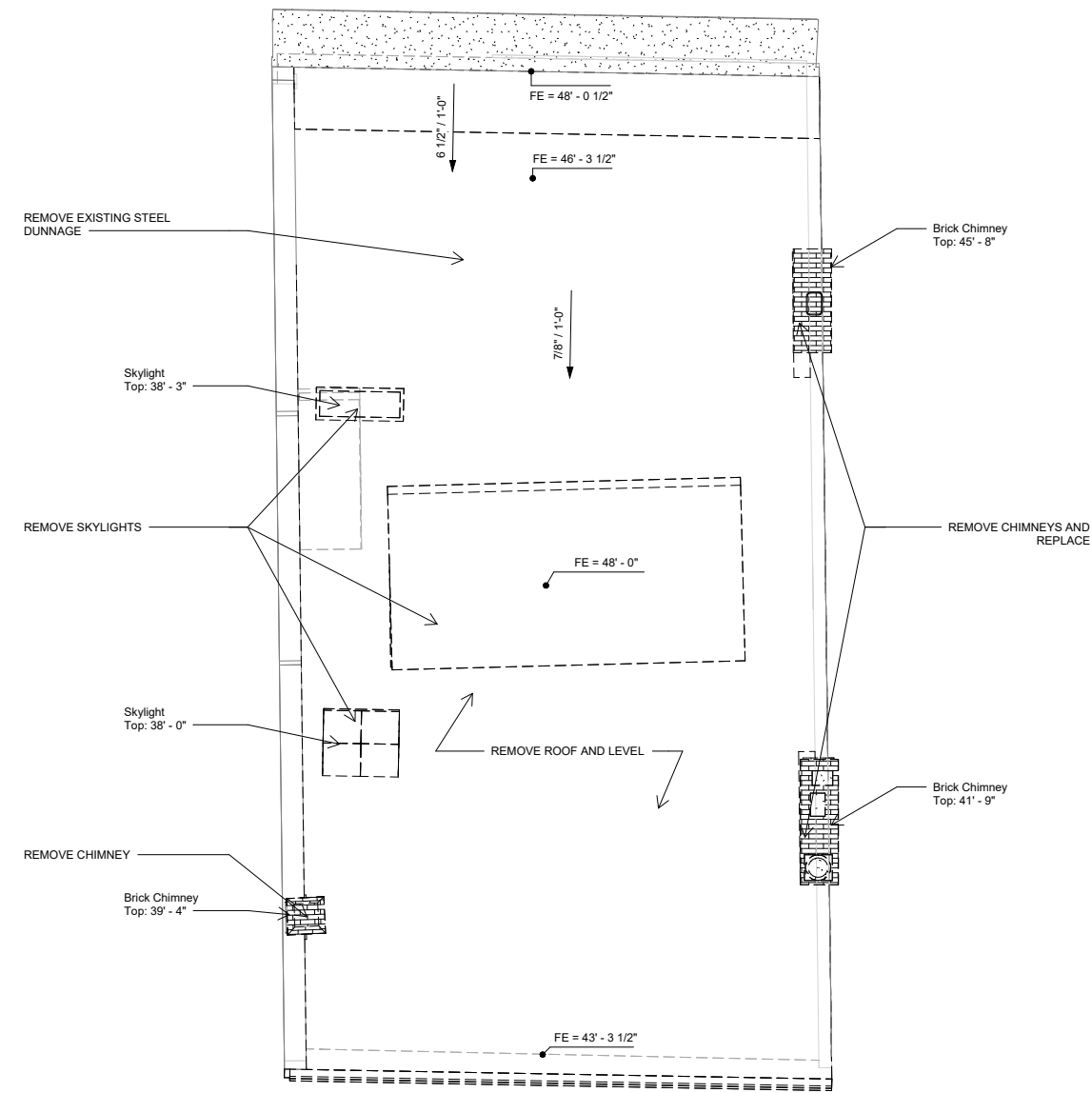


Proposed

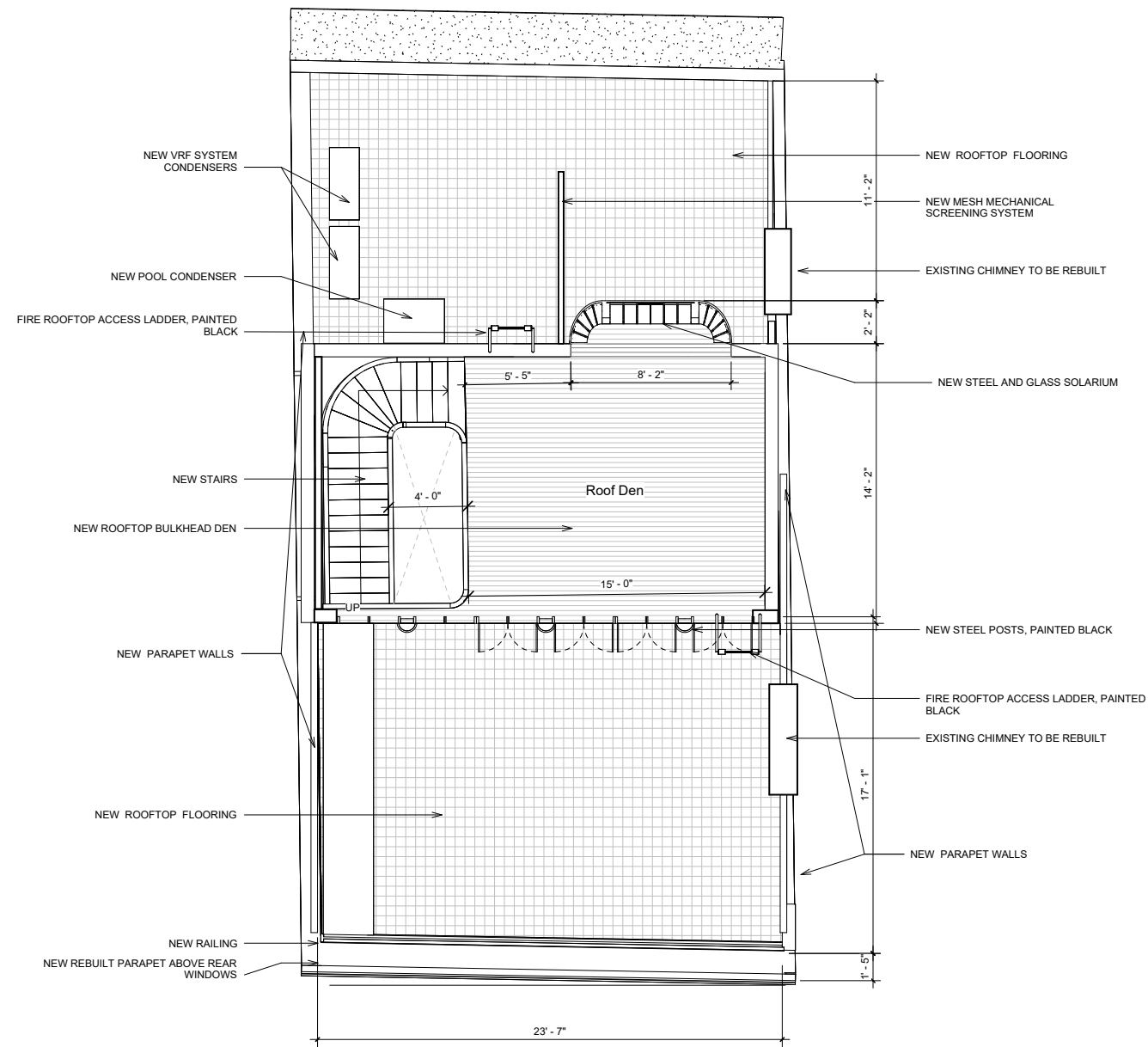


230 West 11th

1A & 1B - Roof Modifications



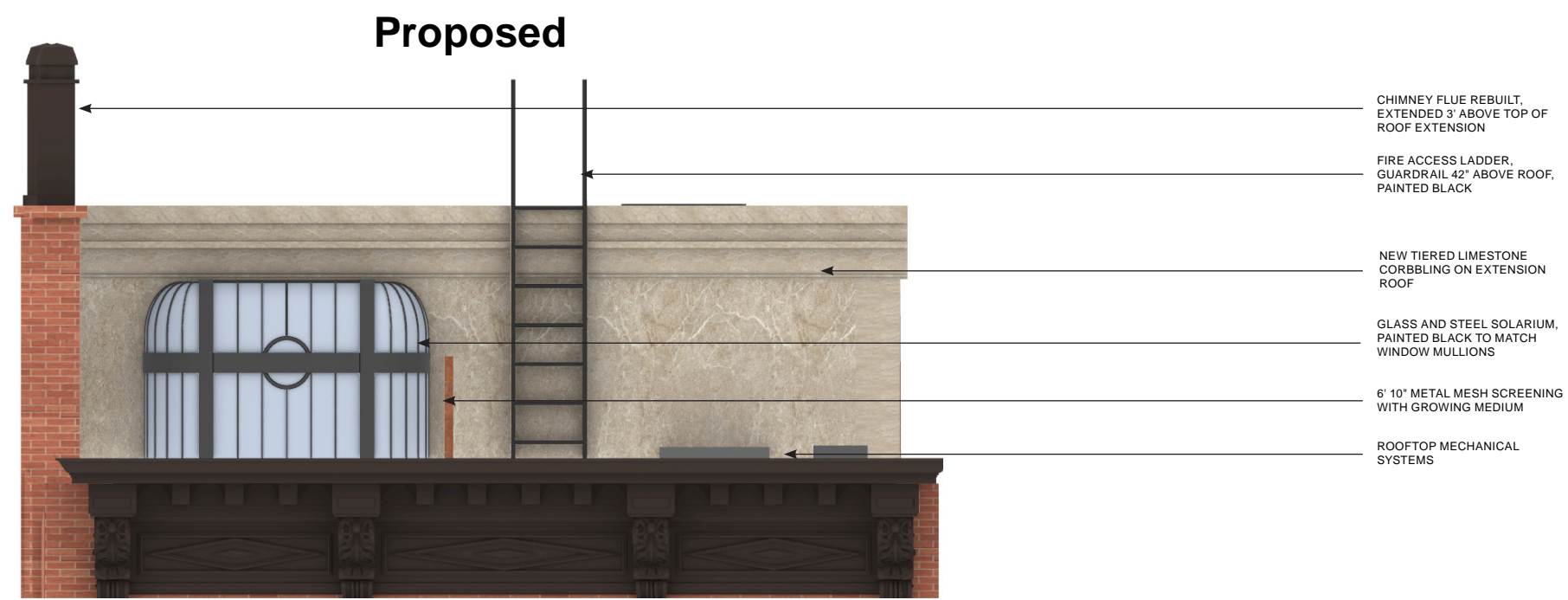
Existing Roof Plan



Proposed Roof Plan

230 West 11th

1A & 1B - Roof Modifications



Front Elevation

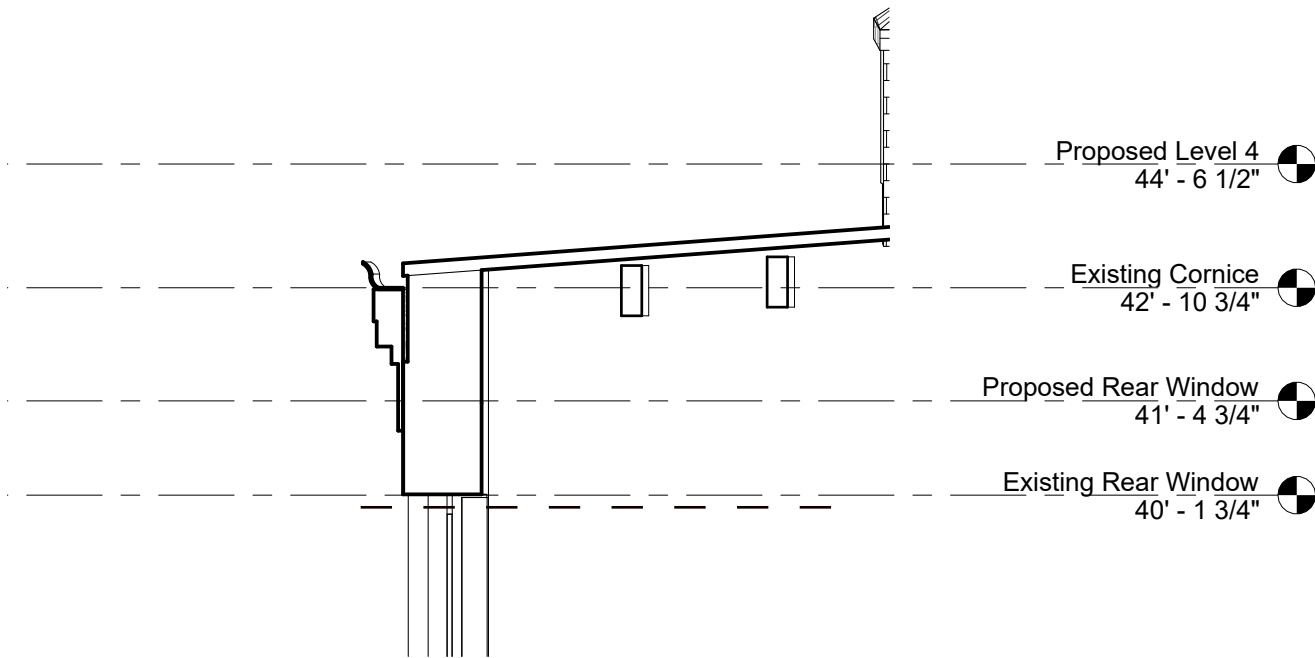


Rear Elevation

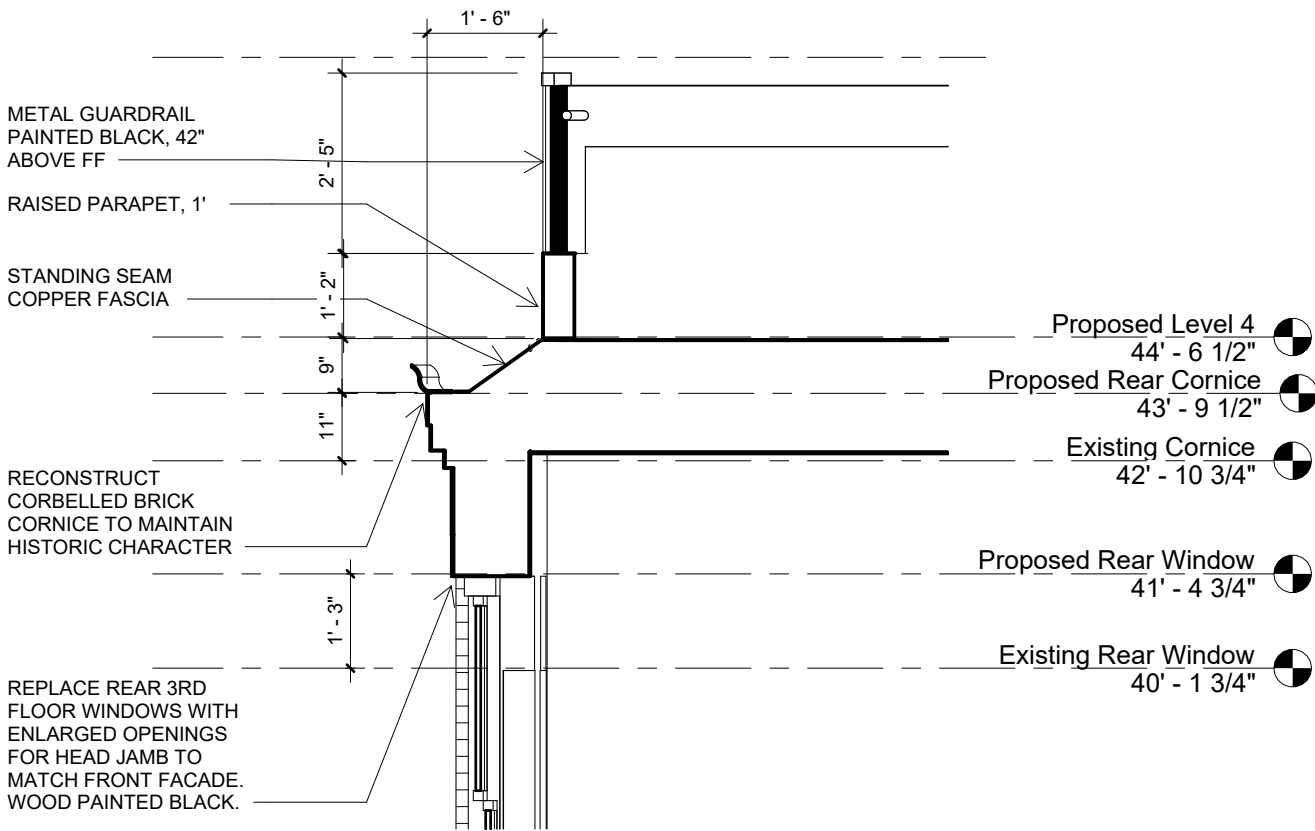
230 West 11th

2. Enlarged Windows and Parapet Modifications

Existing

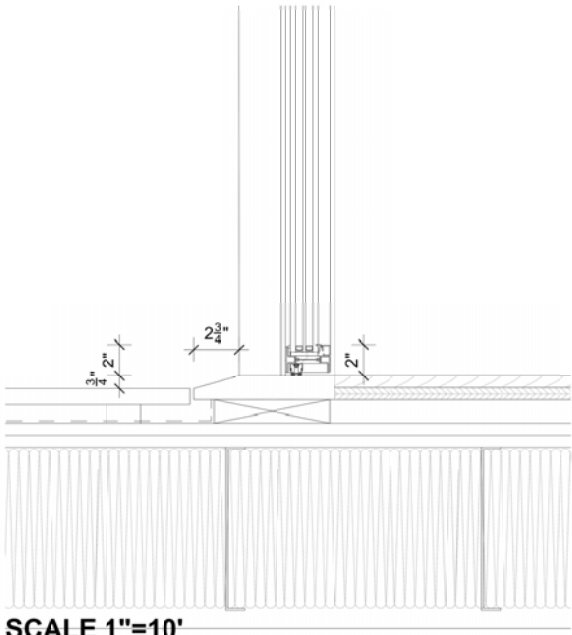
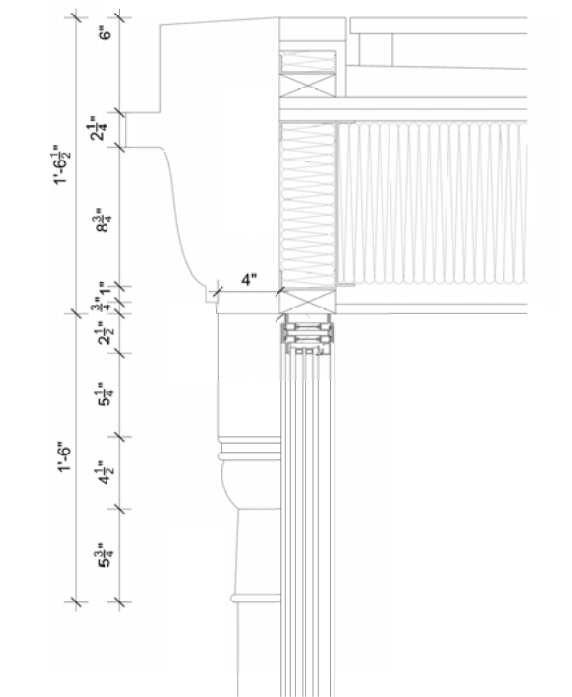


Proposed



230 West 11th

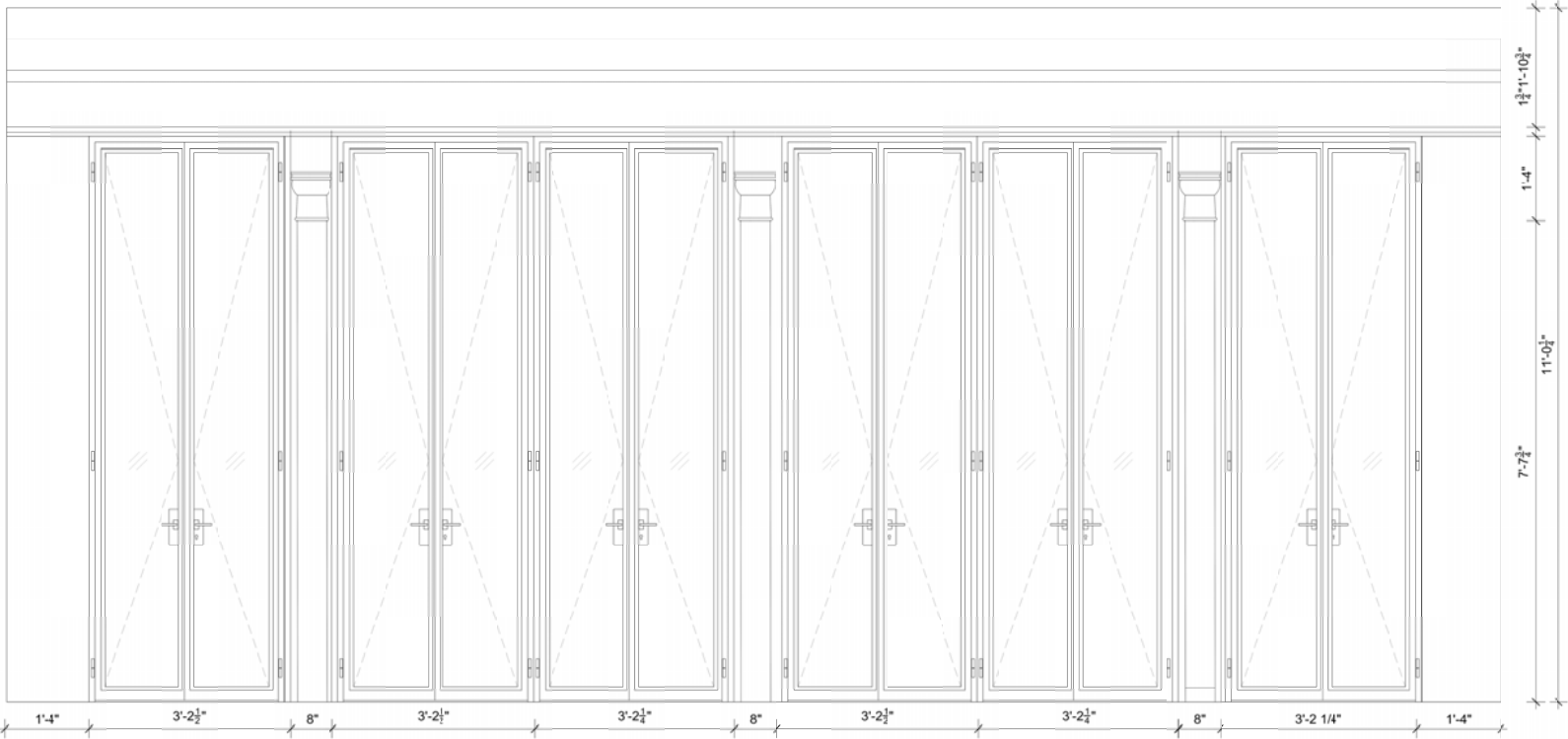
Roof Extension - Rear Glazing Proposed Details



SCALE 1"=10'

Section

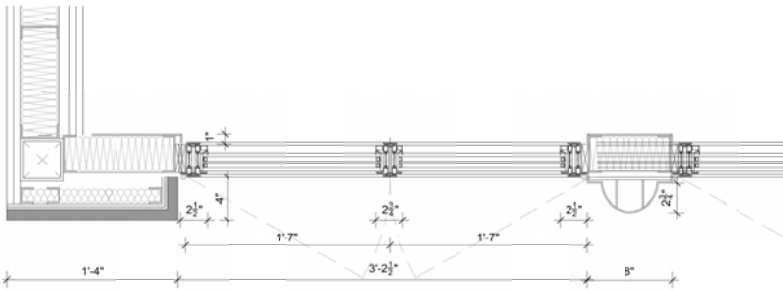
Rear Roof Extension Bulkhead



SCALE 1"=30'

Elevation

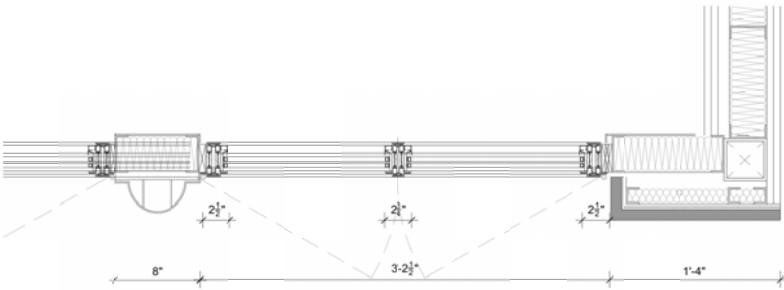
Rear Roof Extension Bulkhead



SCALE 1"=15'

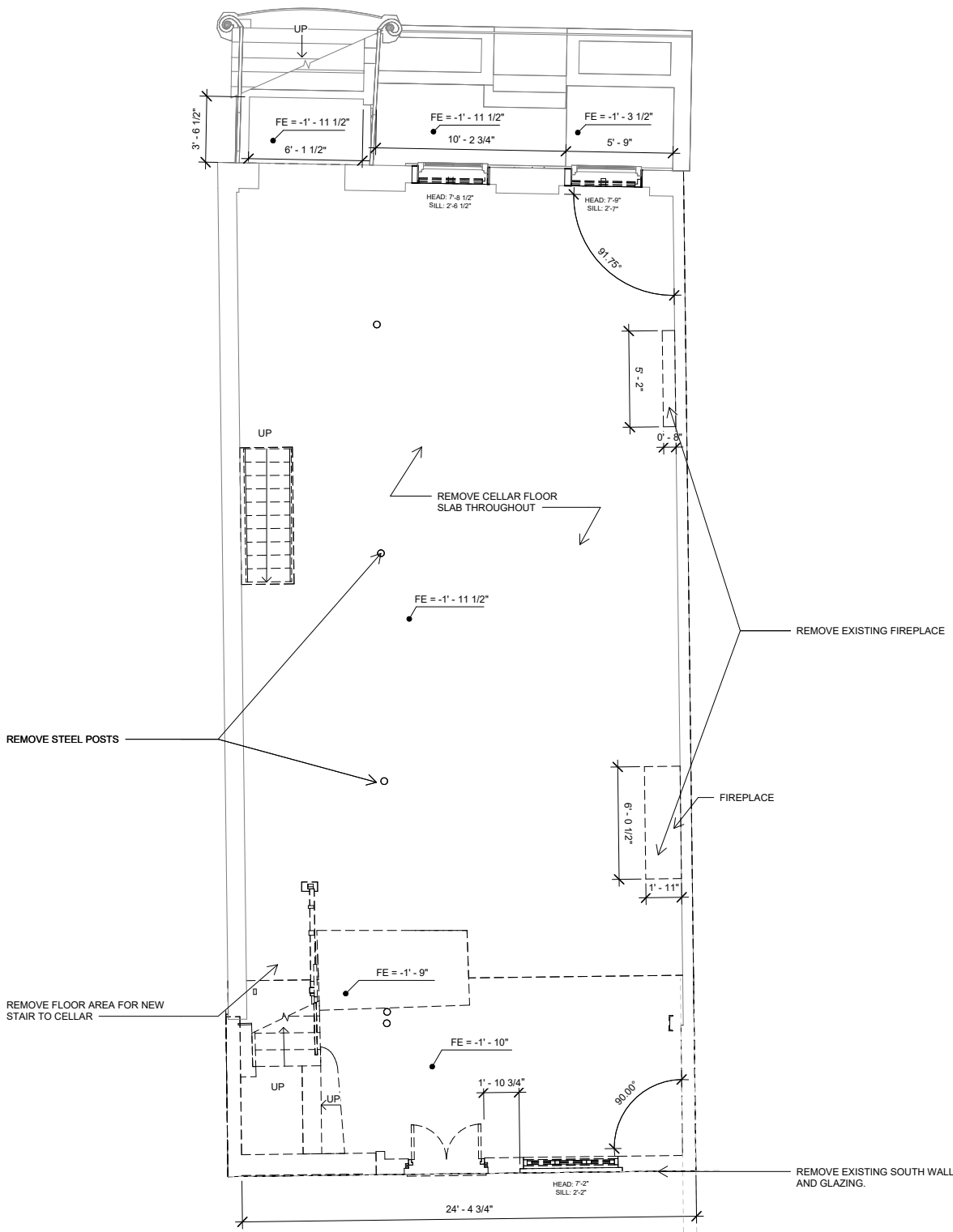
Plan

Rear Roof Extension Bulkhead

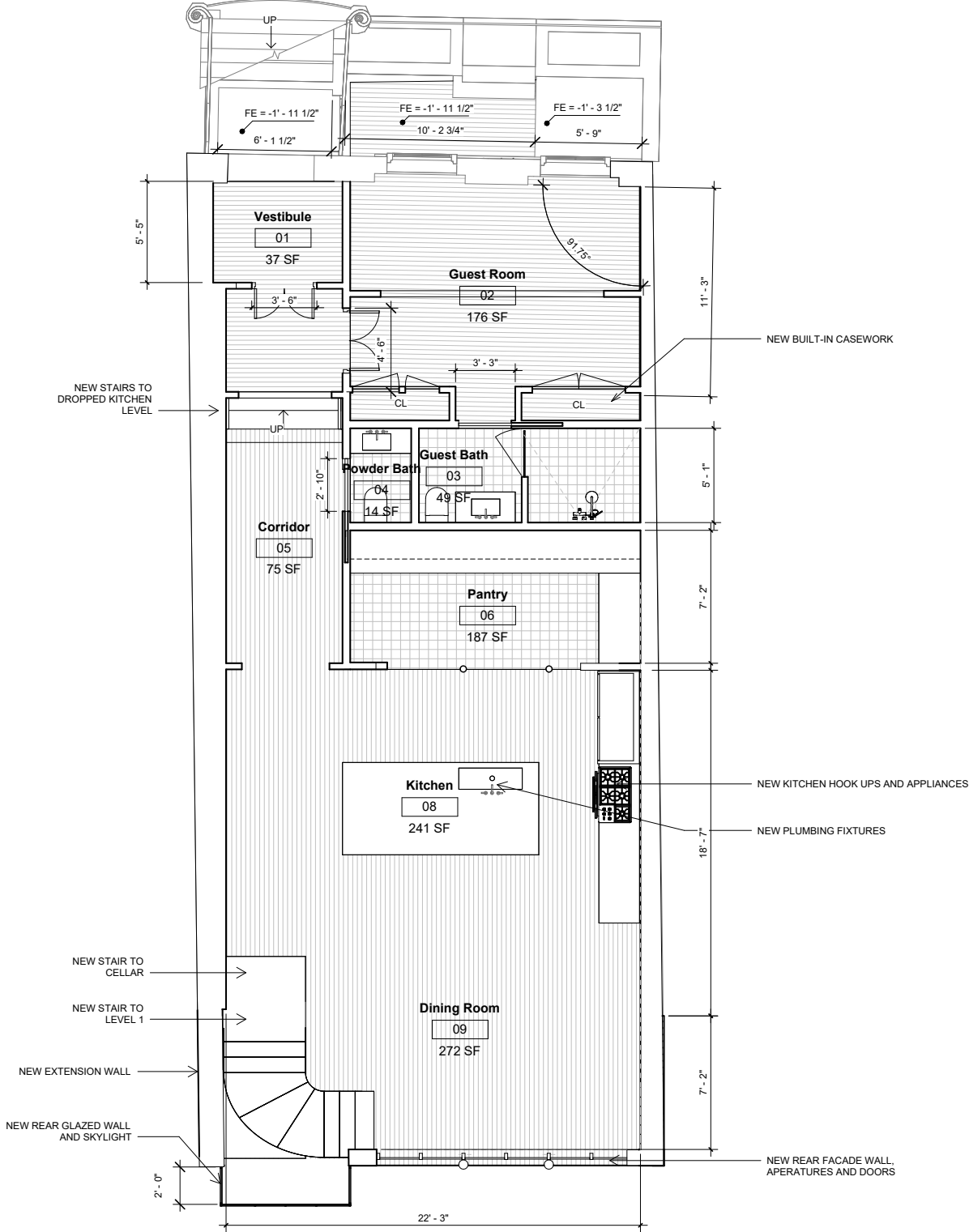


230 West 11th

Existing vs Proposed Condition - Basement Floor



Existing Basement Plan

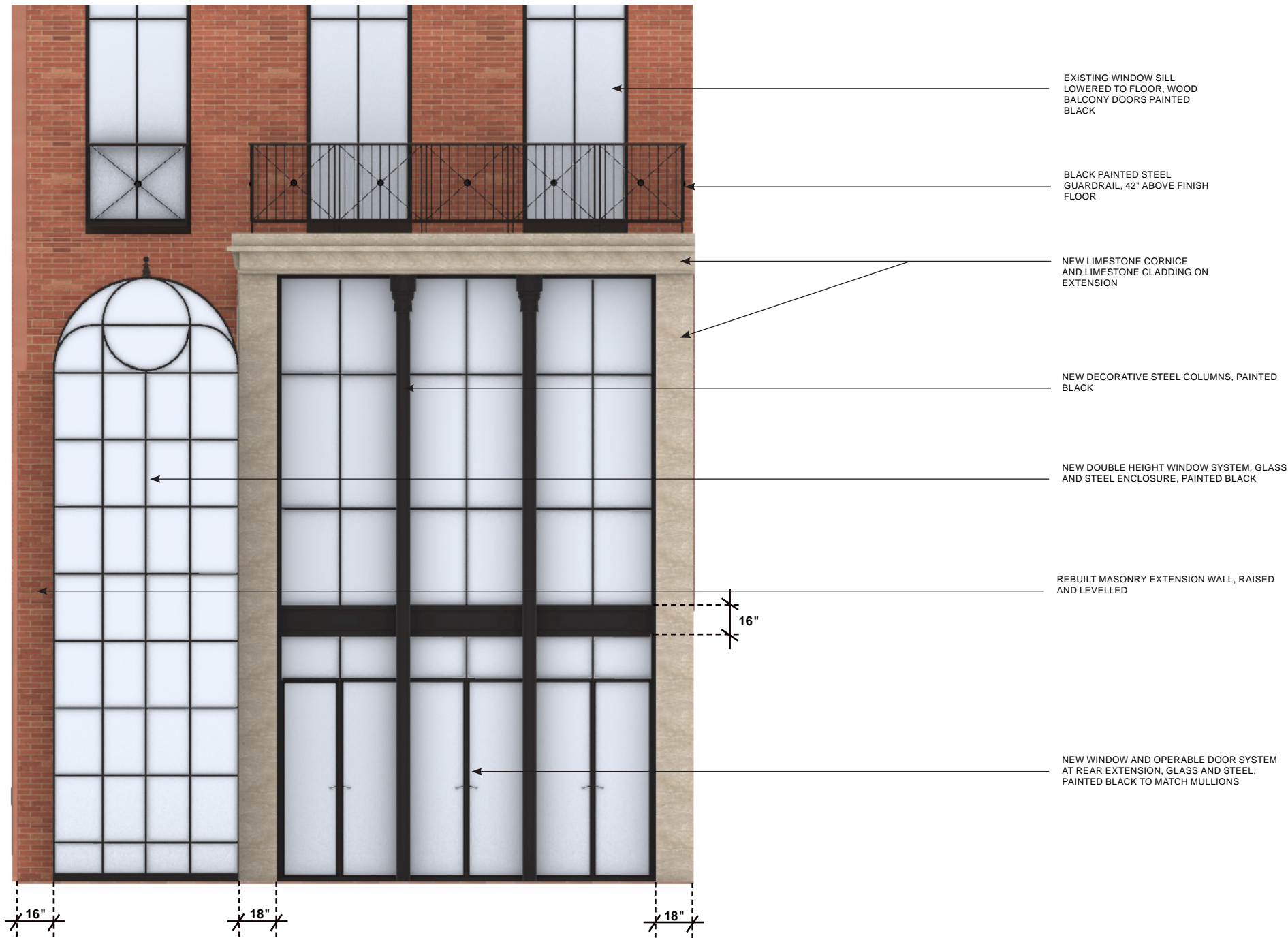


Proposed Basement Plan

230 West 11th

3A & 3B - Rear Extension Modifications

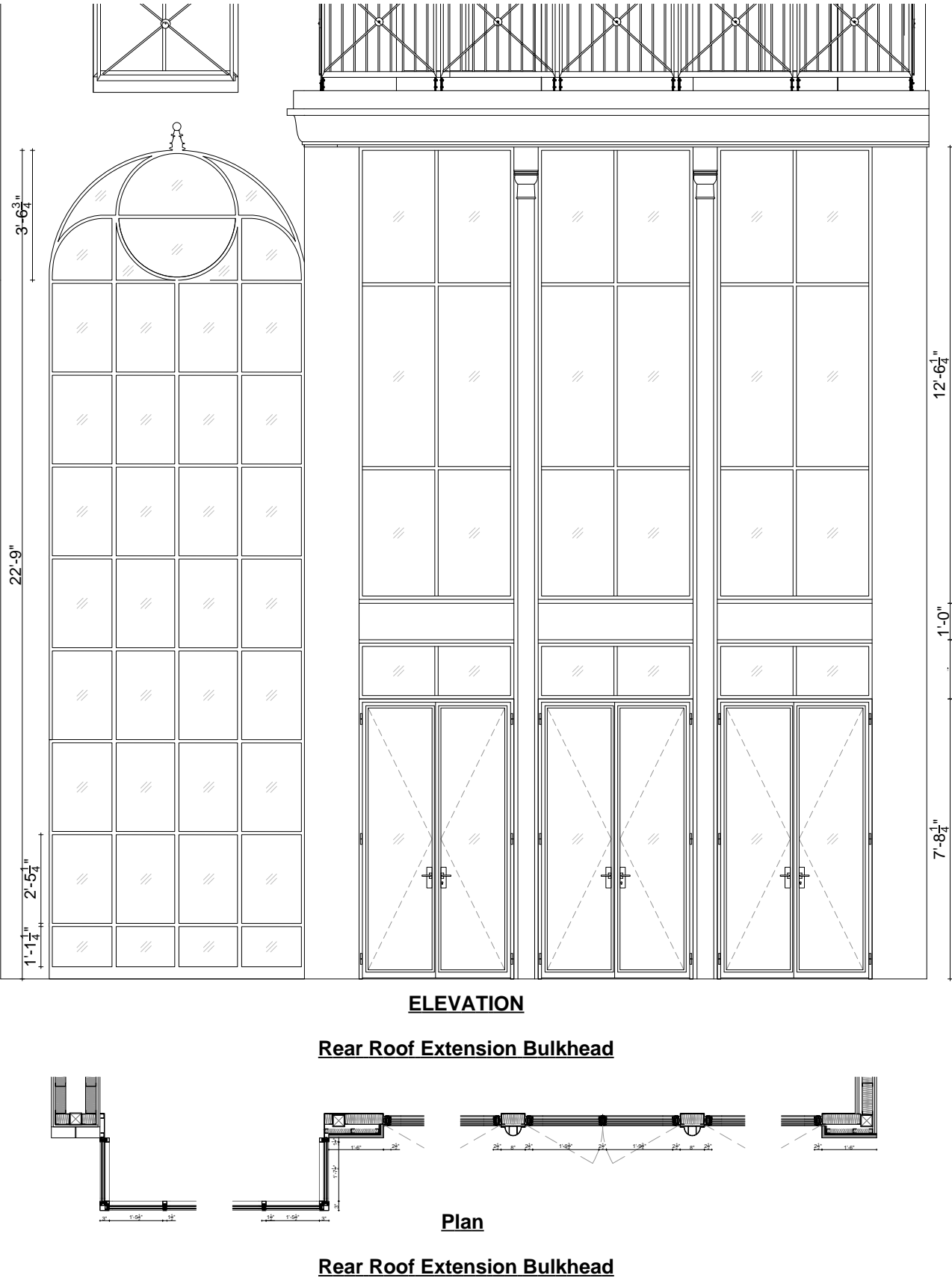
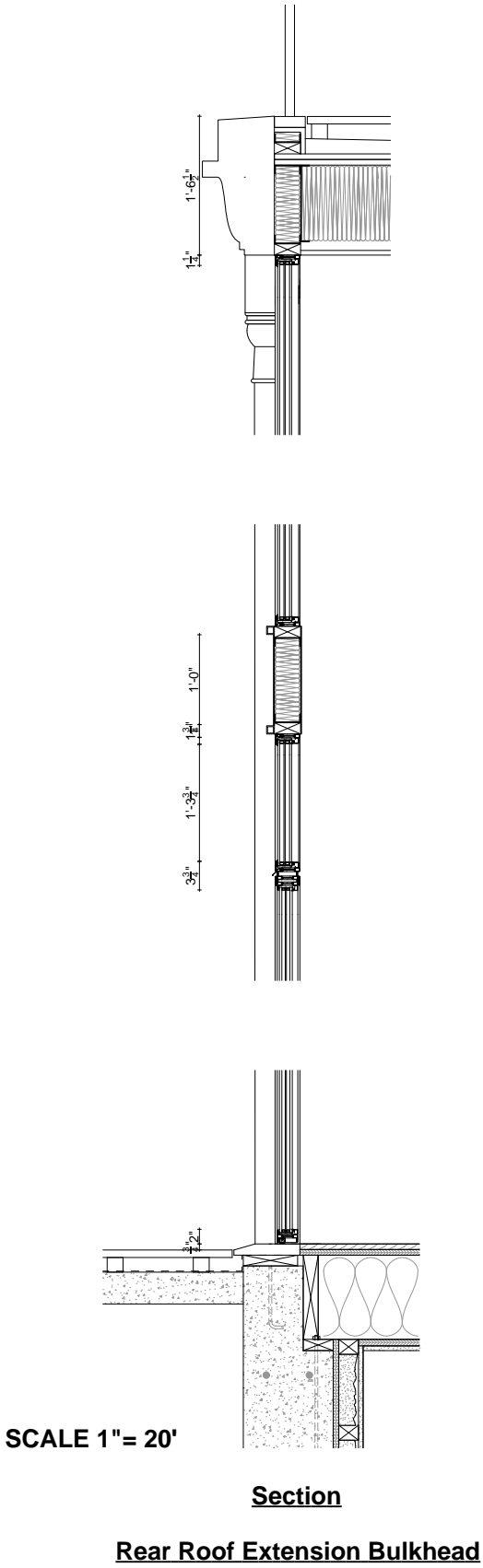
Proposed



Rear Elevation

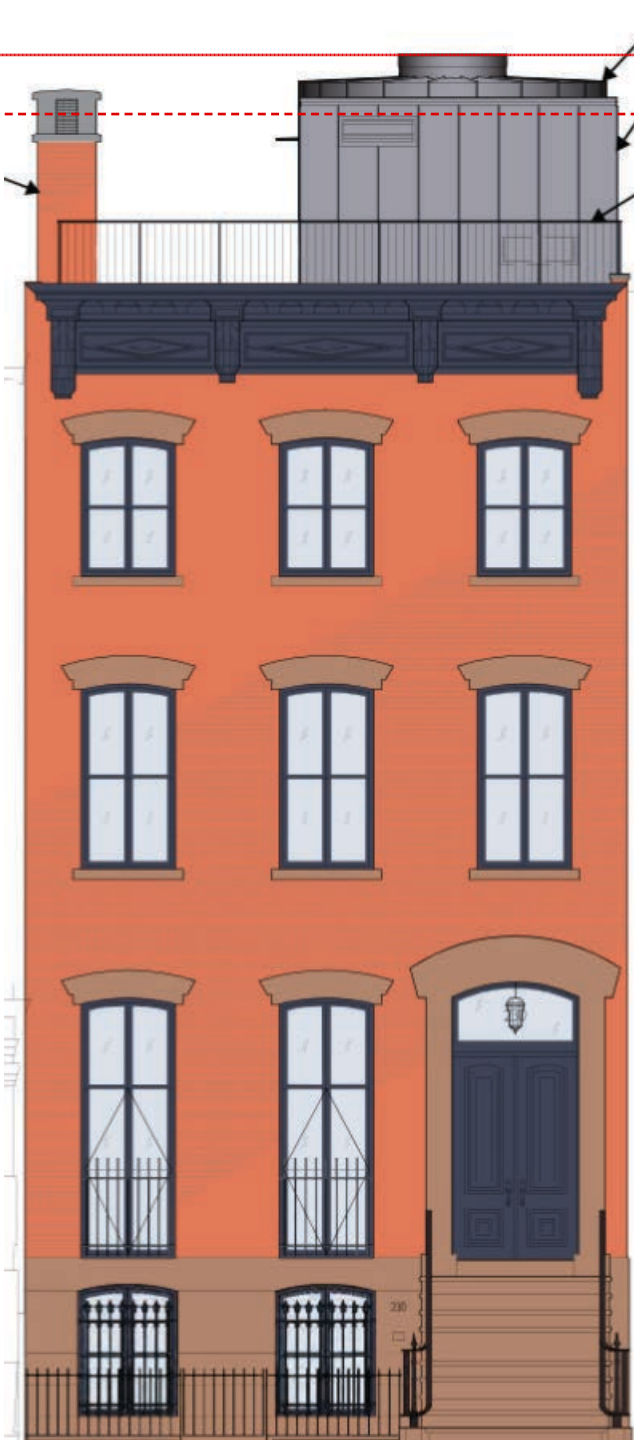
230 West 11th

3A & 3B - Rear Extension Modifications Glazing Details



230 West 11th

Previous Front Facade Approval Comparisons



Patino Architecture
*2024, *Approved with Conditions*



Current Proposal

230 West 11th

Rear Elevation



Current Condition



Proposed Condition

230 West 11th

Previous Rear Facade Approval Comparisons

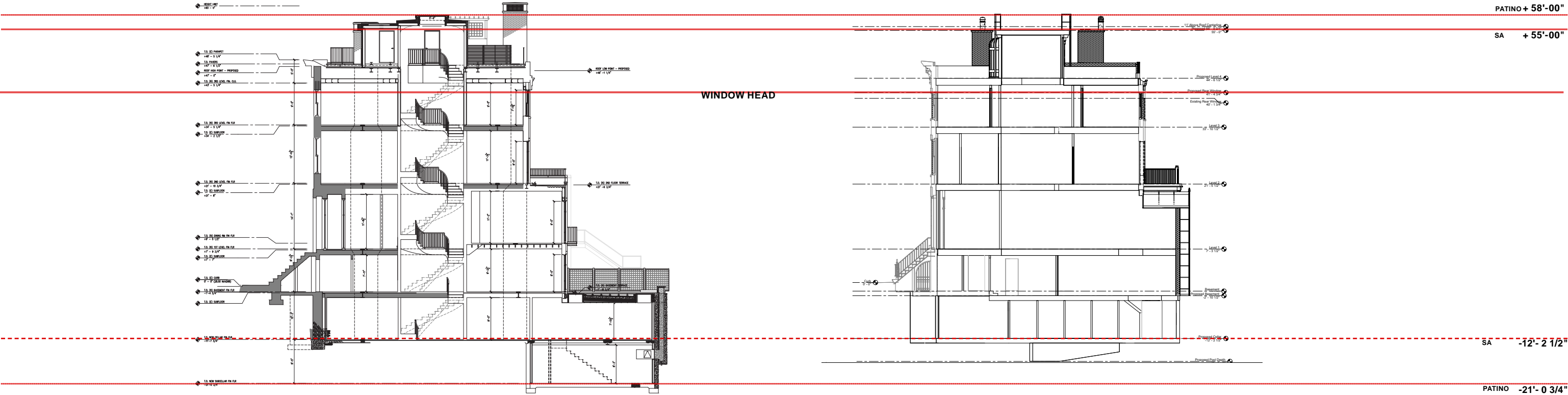


Patino Architecture
*2024, *Approved with Conditions*

Current Proposal

230 West 11th

Previous Section Approval Comparison



Patino Architecture

2024, *Approved with Conditions

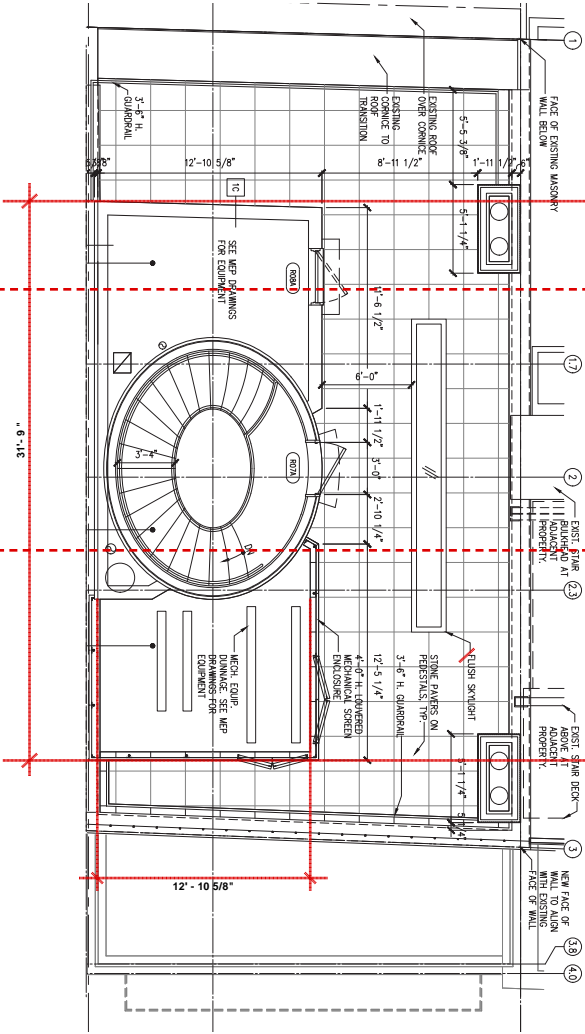
Commission Conditions:

- that the upper two floors of the rear facade be retained;
- that the raised roof be revised by sloping away from or setting the new parapet back from the existing rear facade

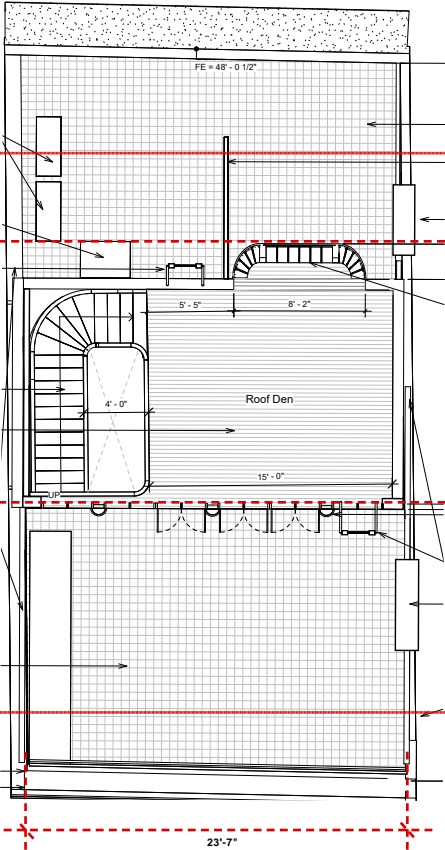
Current Proposal

230 West 11th

Previous Roof Plans Approval Comparison



Patino Architecture
2024, *Approved with Conditions



Current Proposal

Visibility Studies

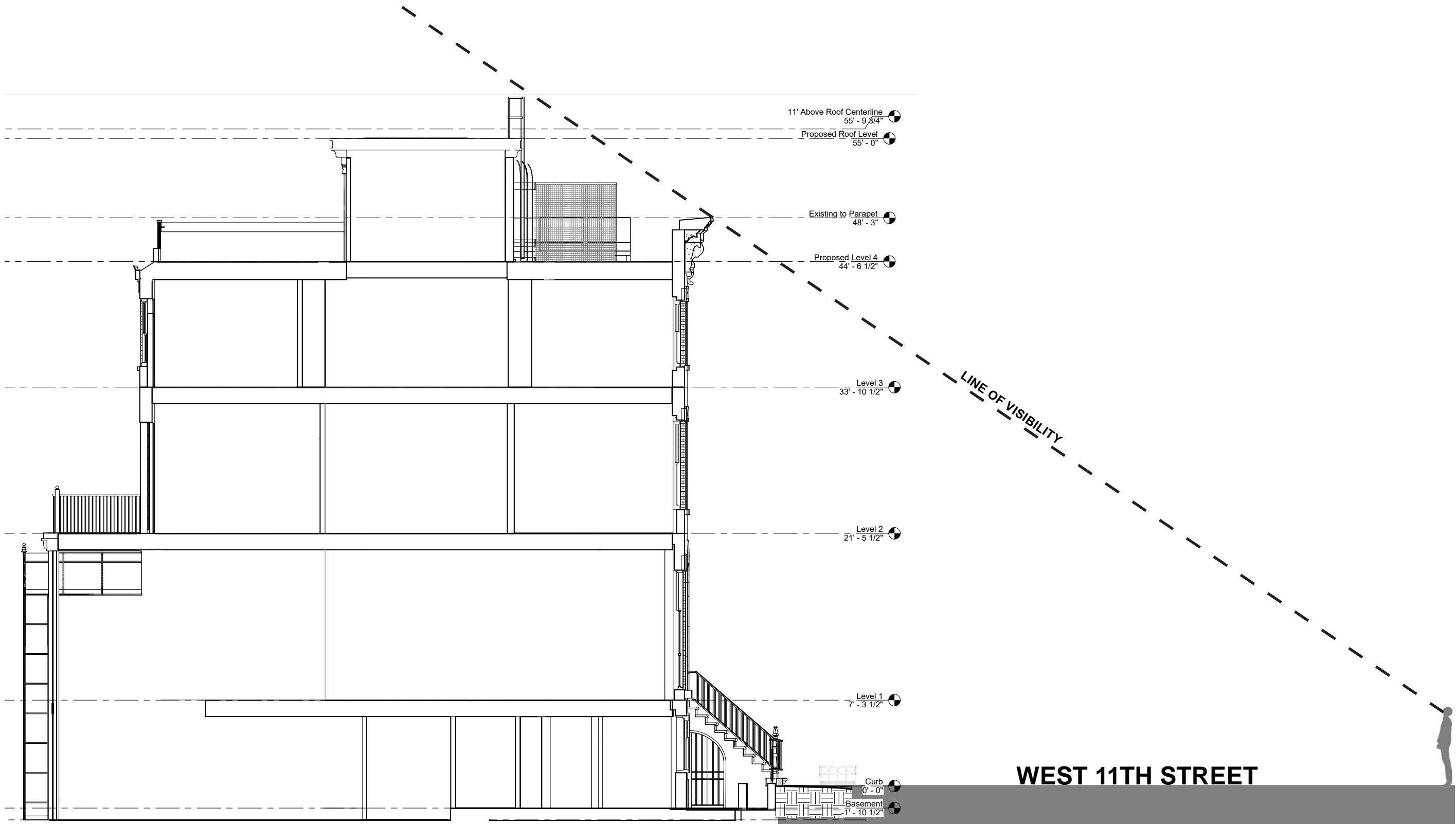
230 West 11th

Extension Visibility - Axon



230 West 11th

Bulkhead Visibility Diagram



230 West 11th

Rooftop Mockup - Visibility from West 11th



View 1- Flue of extended chimney visible from just east of the site



View 2- No visibility in direct view of facade

230 West 11th

Mockup - Extension Visibility



View 3 - Flue of extended chimney minimally visible from west of the site



View 3 - Zoomed view

230 West 11th

Mockup - Extension Visibility



View 4 - Flue of extended chimney visible from east of the site



View 4 - Rendered view

230 West 11th

Mockup - Extension Visibility



View 5 - Extended chimney visible from east of the site, with minimal visibility of additon roofline



View 5 - Rendered and zoomed view

230 West 11th

Mockup - Extension Visibility



View 6 - View towards rear from Waverly Place, with oblique visibility of rear roof railing



View 6 - Zoomed view

Appendix

230 West 11th

Mockup - View Looking Toward West 11th St



View 2- No visibility in direct view of facade

230 West 11th

Mockup - View Looking Plan South Toward Rear

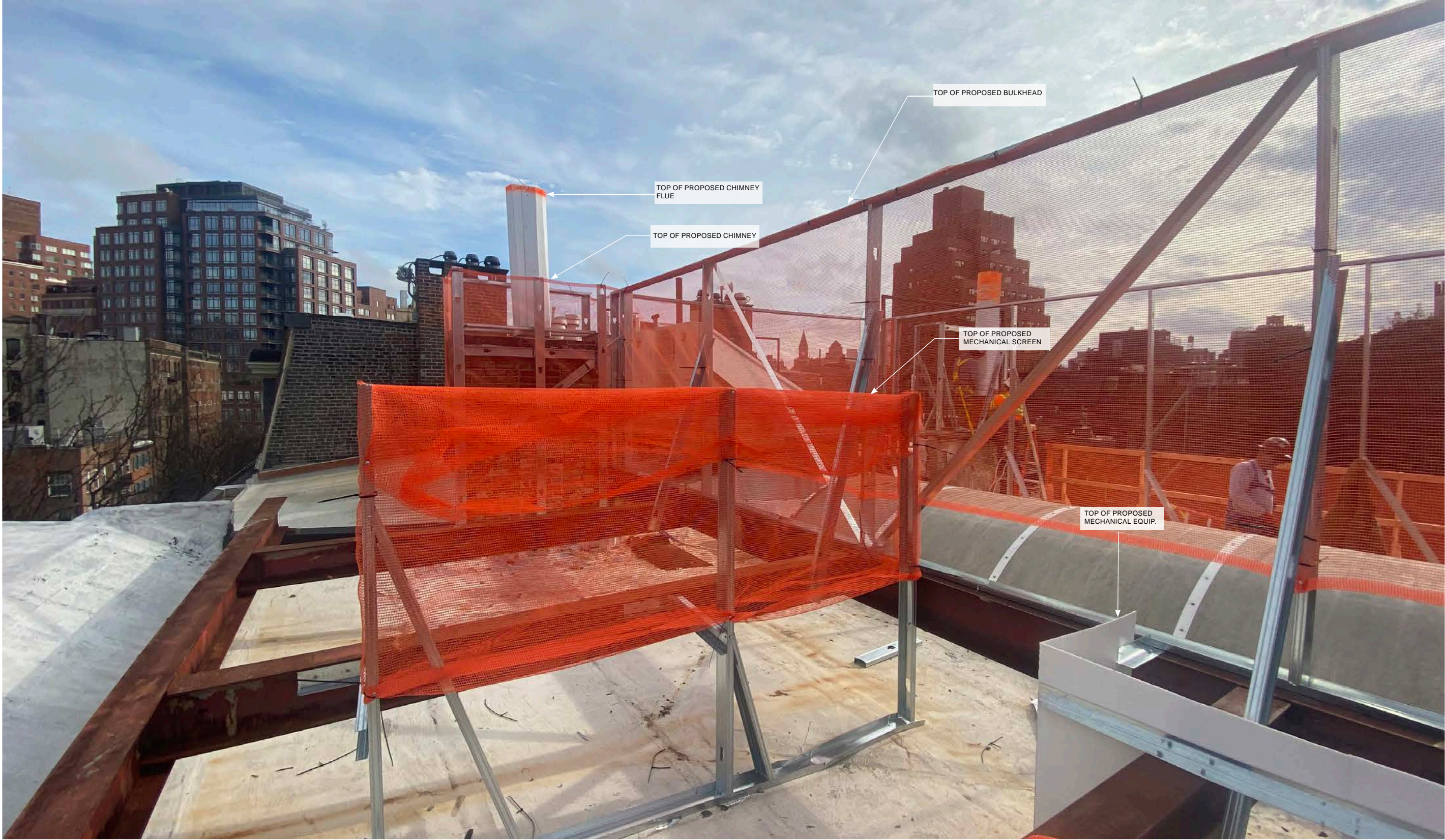


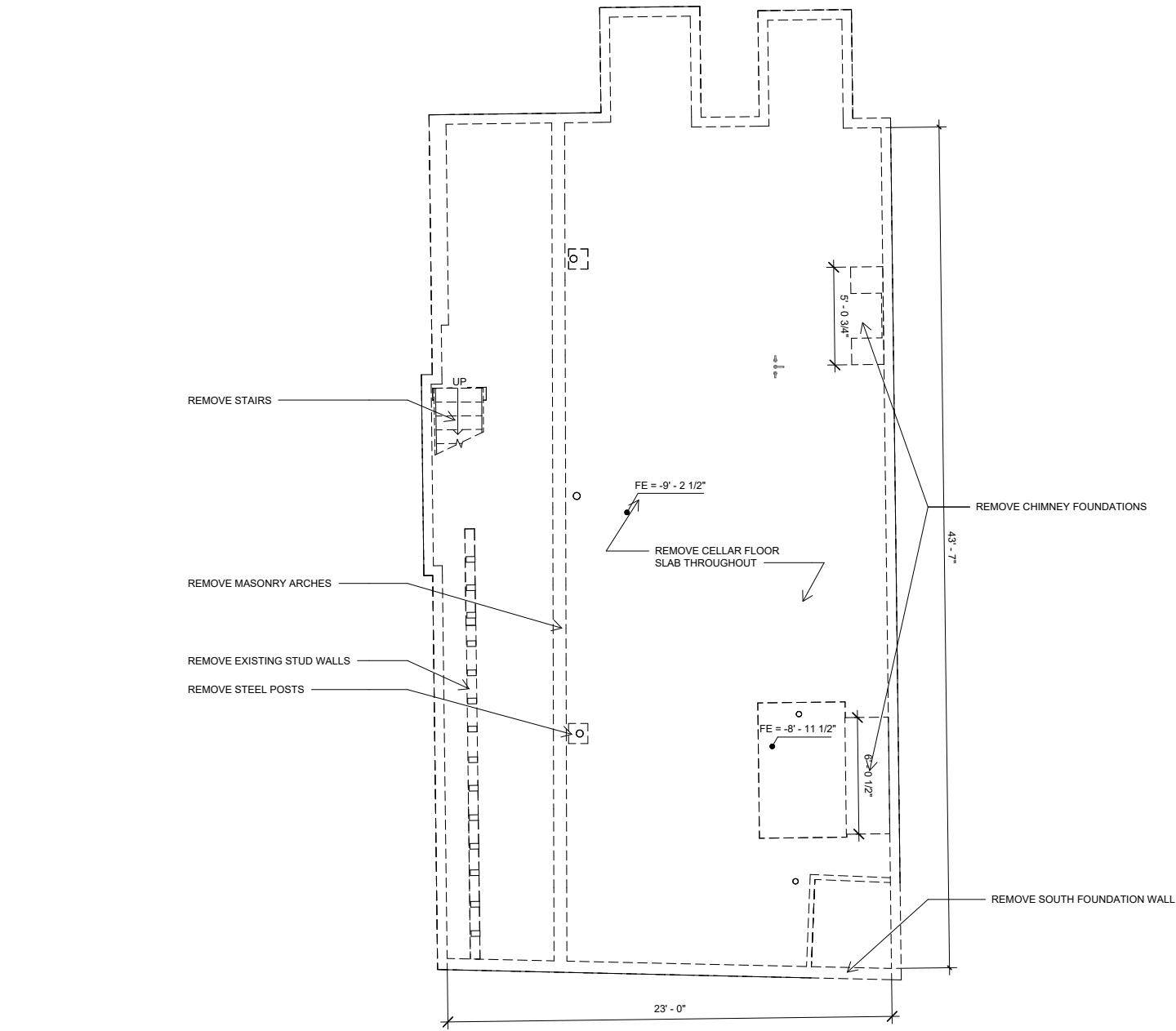
View 1- Flue of extended chimney visible from just east of the site

View 2- No visibility in direct view of facade

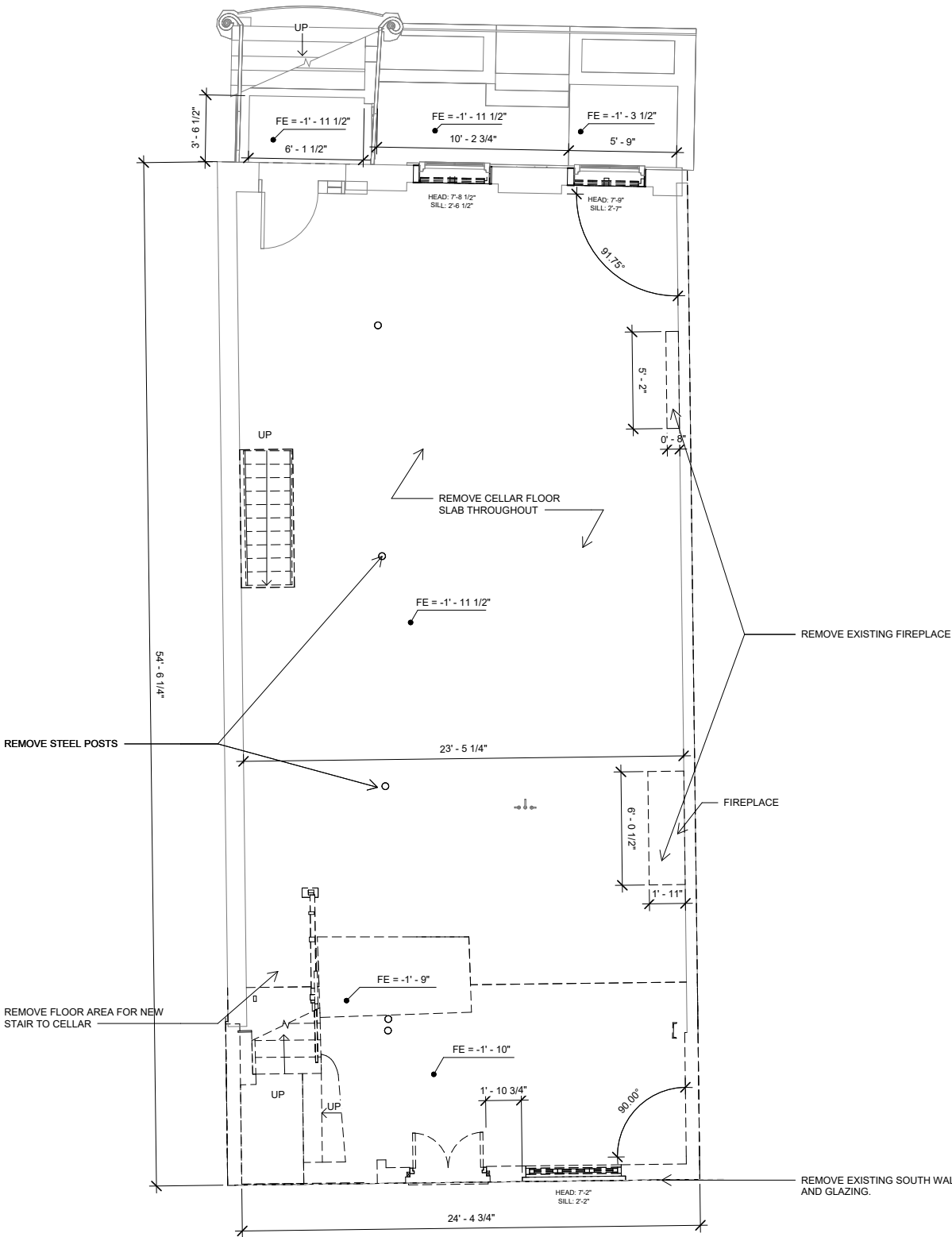
230 West 11th

Mockup - View Looking Toward West 11th St





① Cellar Demolition Plan
1/4" = 1'-0"



② Basement Demolition Plan
1/4" = 1'-0"

Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9696

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT
230 West 11th Street

FOR PERMIT

DRAWING TITLE
DEMOLITION PLANS



DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY
CHECKED BY
DOB NO.
DRAWING NUMBER

DM-100.00

10/22/2025 2:14:46 PM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT

230 West 11th Street

FOR PERMIT

DRAWING TITLE

DEMOLITION PLANS

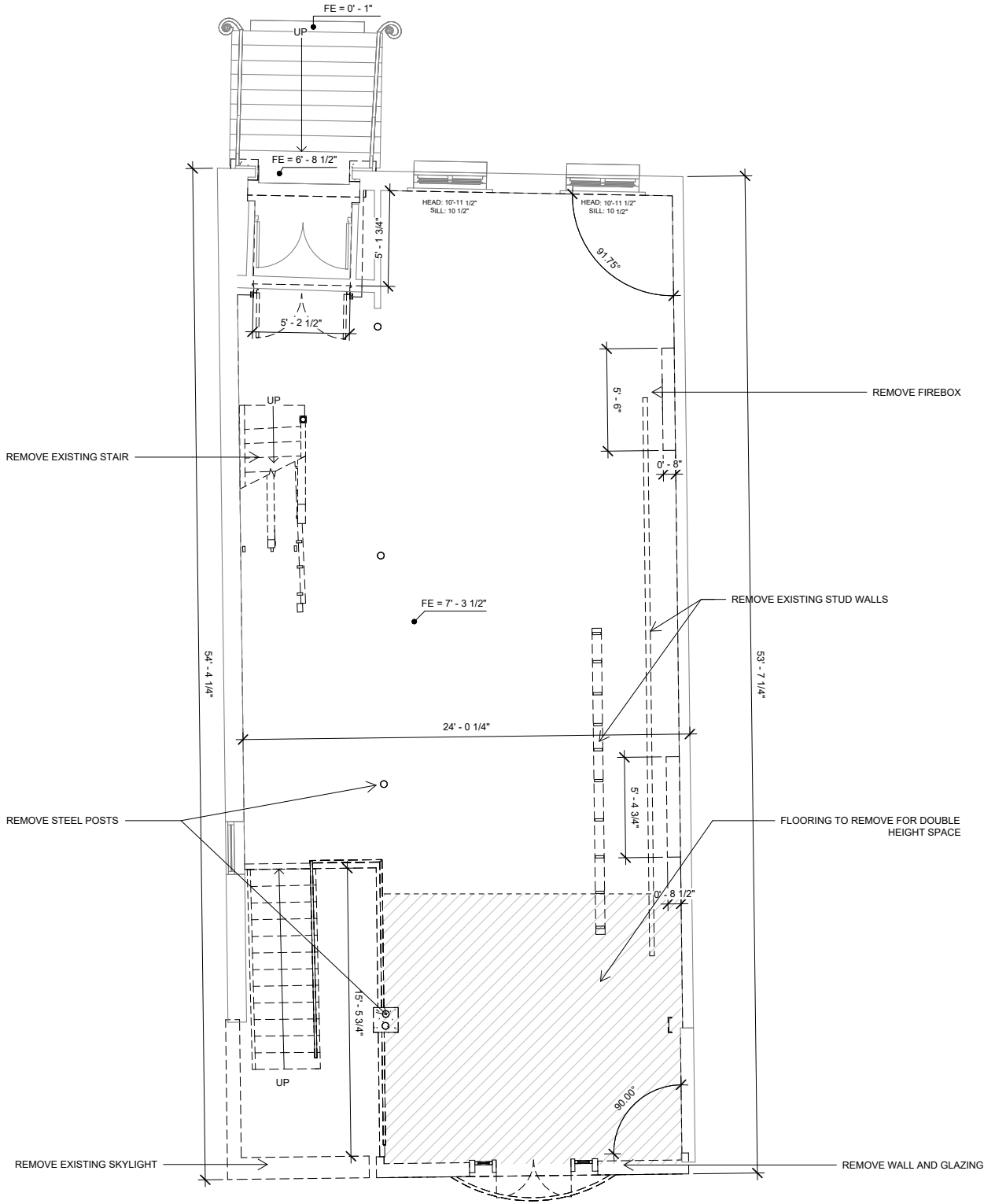
SEAL & SIGNATURE



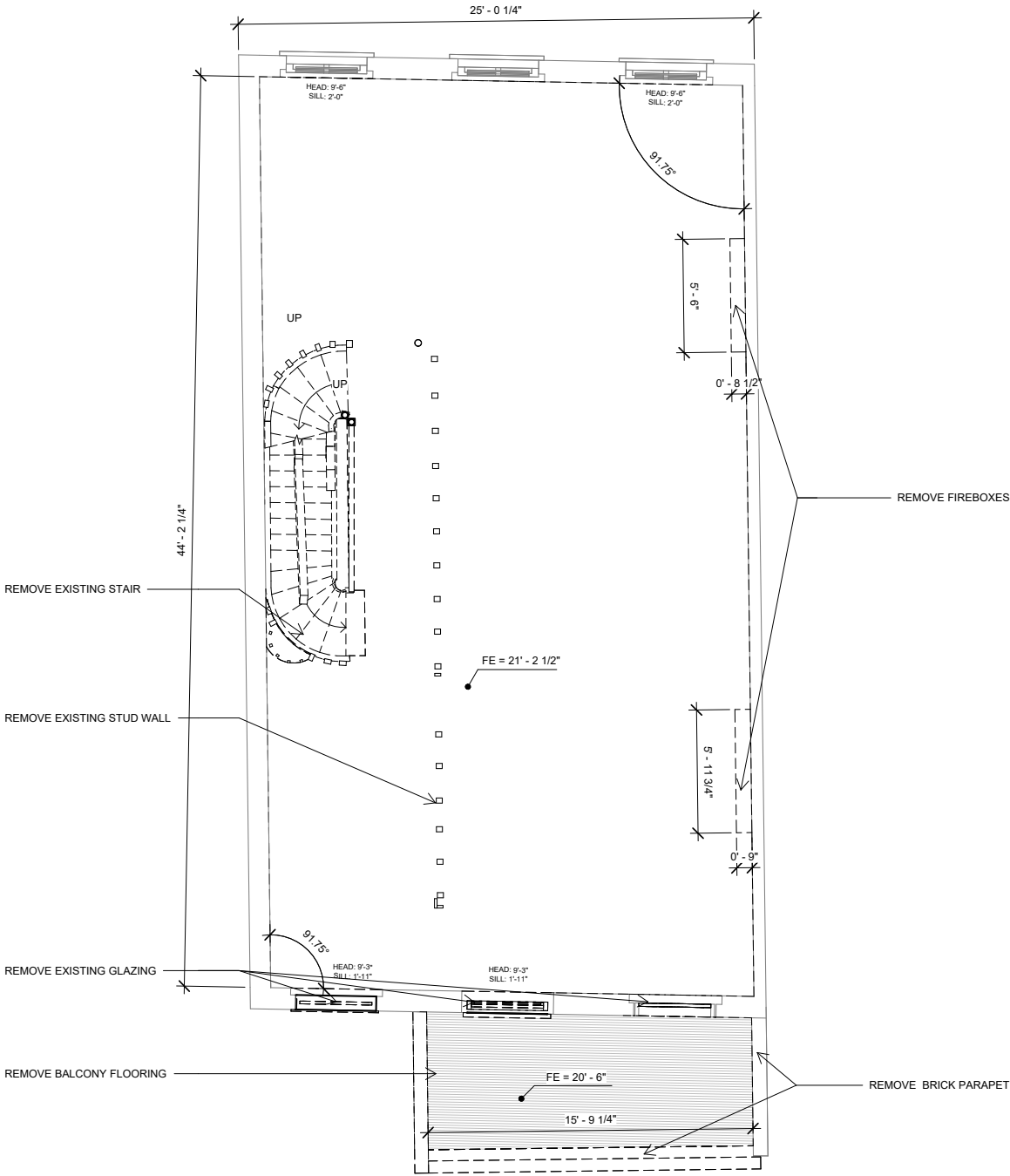
DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER

DM-101.00

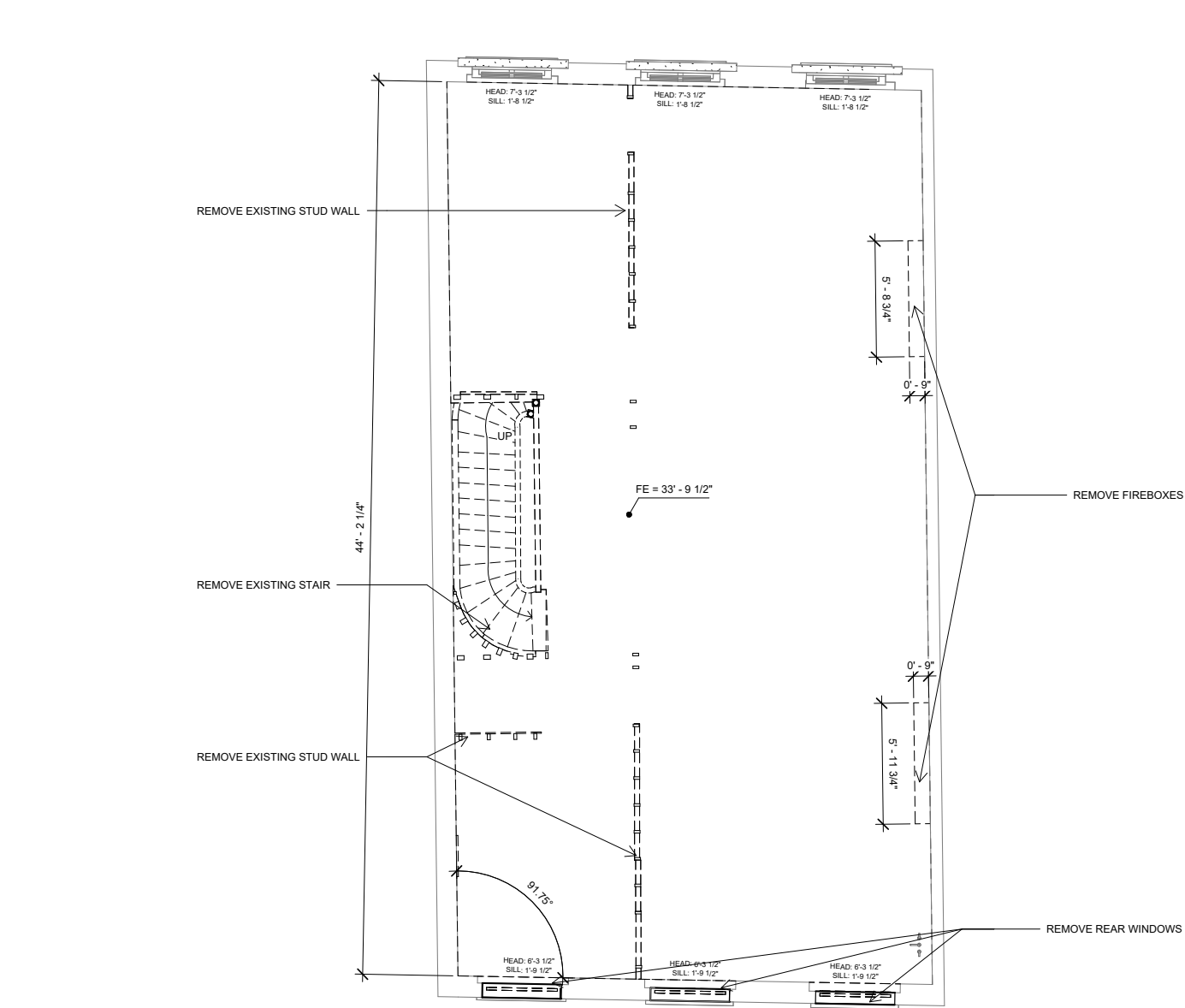
10/22/2025 2:14:46 PM



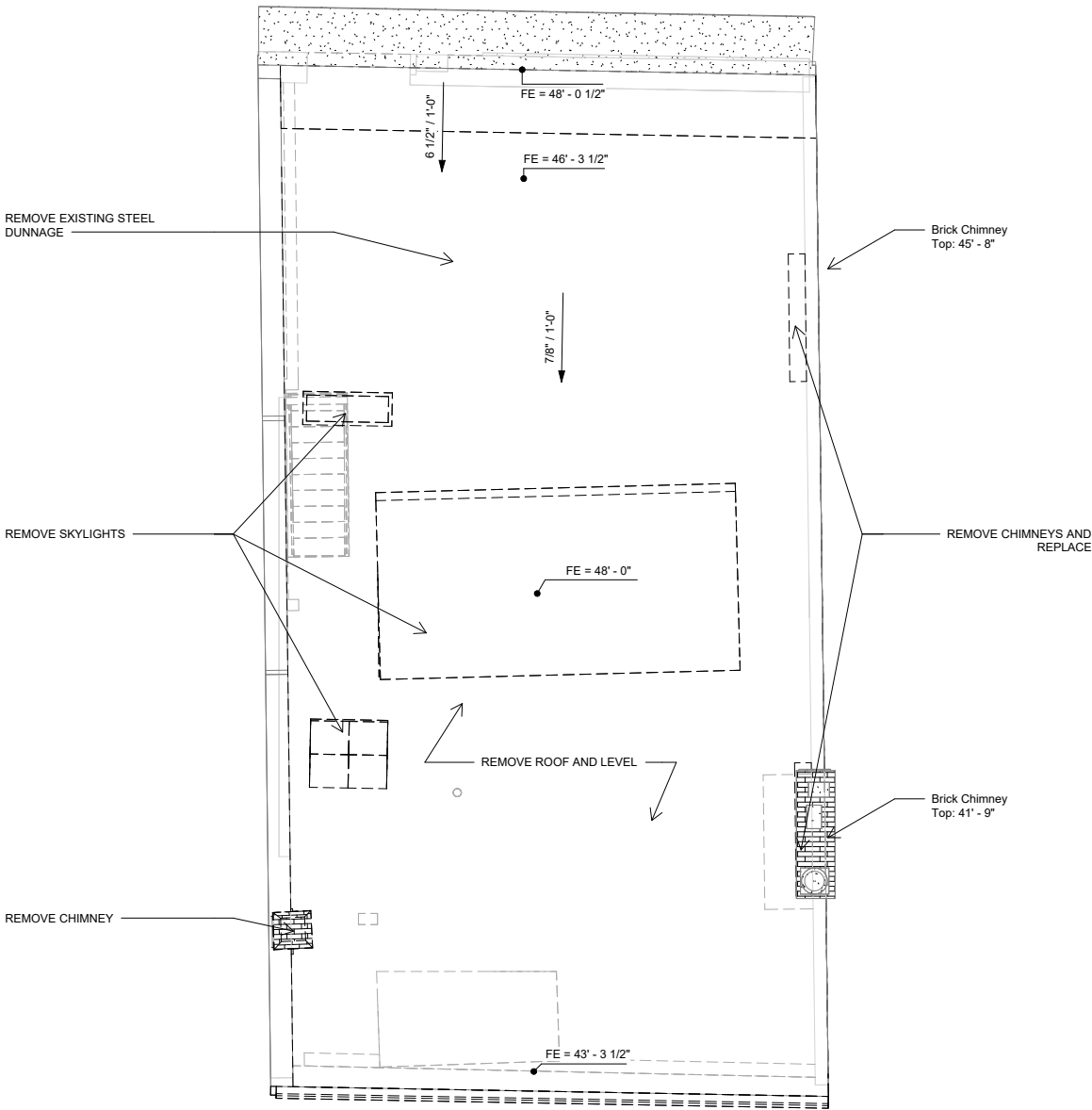
1 Demolition Level 1 Plan
1/4" = 1'-0"



2 Level 2 Demolition Plan
1/4" = 1'-0"



① Level 3 Demolition Plan
1/4" = 1'-0"



② Roof Demolition Plan
1/4" = 1'-0"

Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9696

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT
230 West 11th Street

FOR PERMIT

DRAWING TITLE
DEMOLITION PLANS

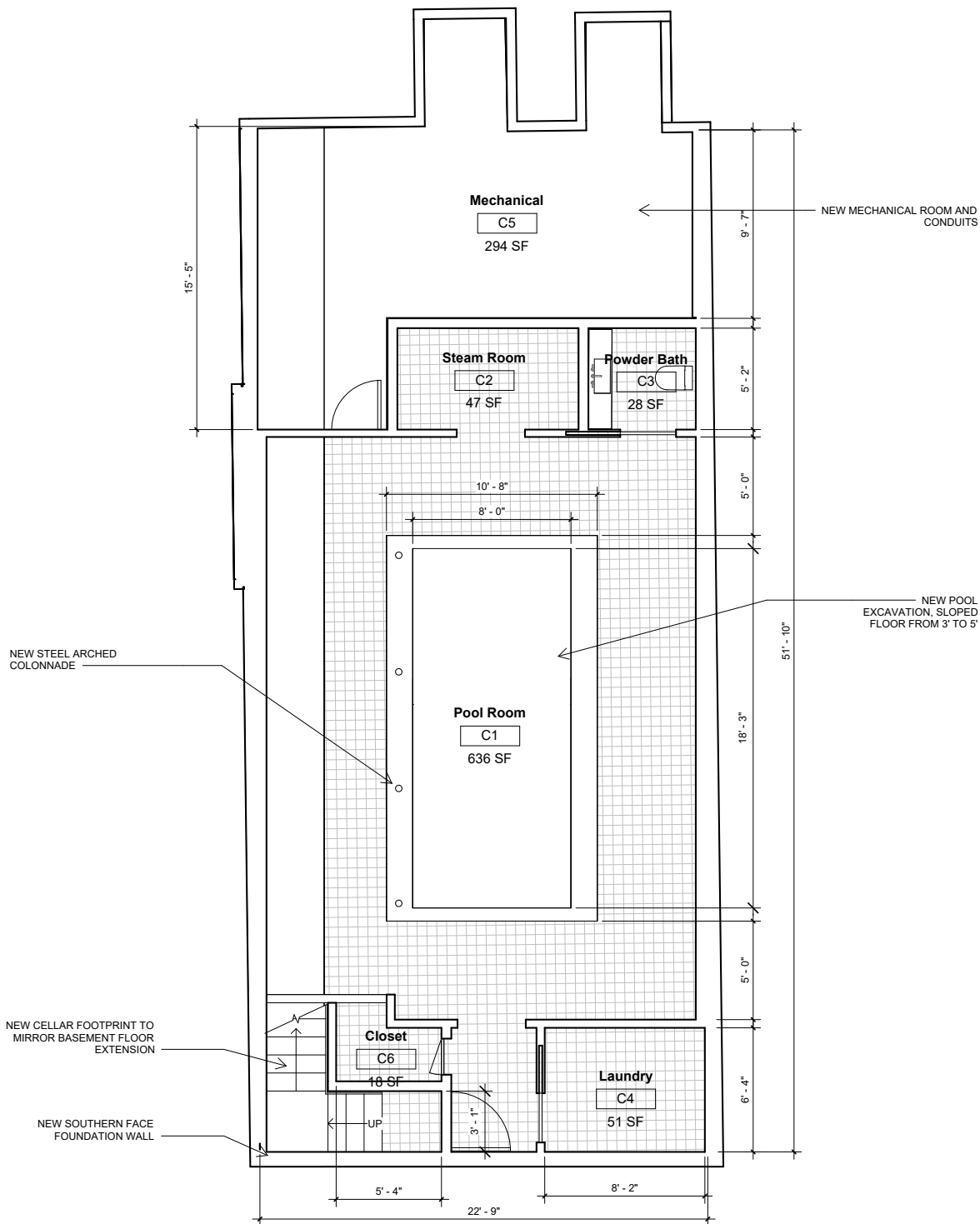
SEAL & SIGNATURE



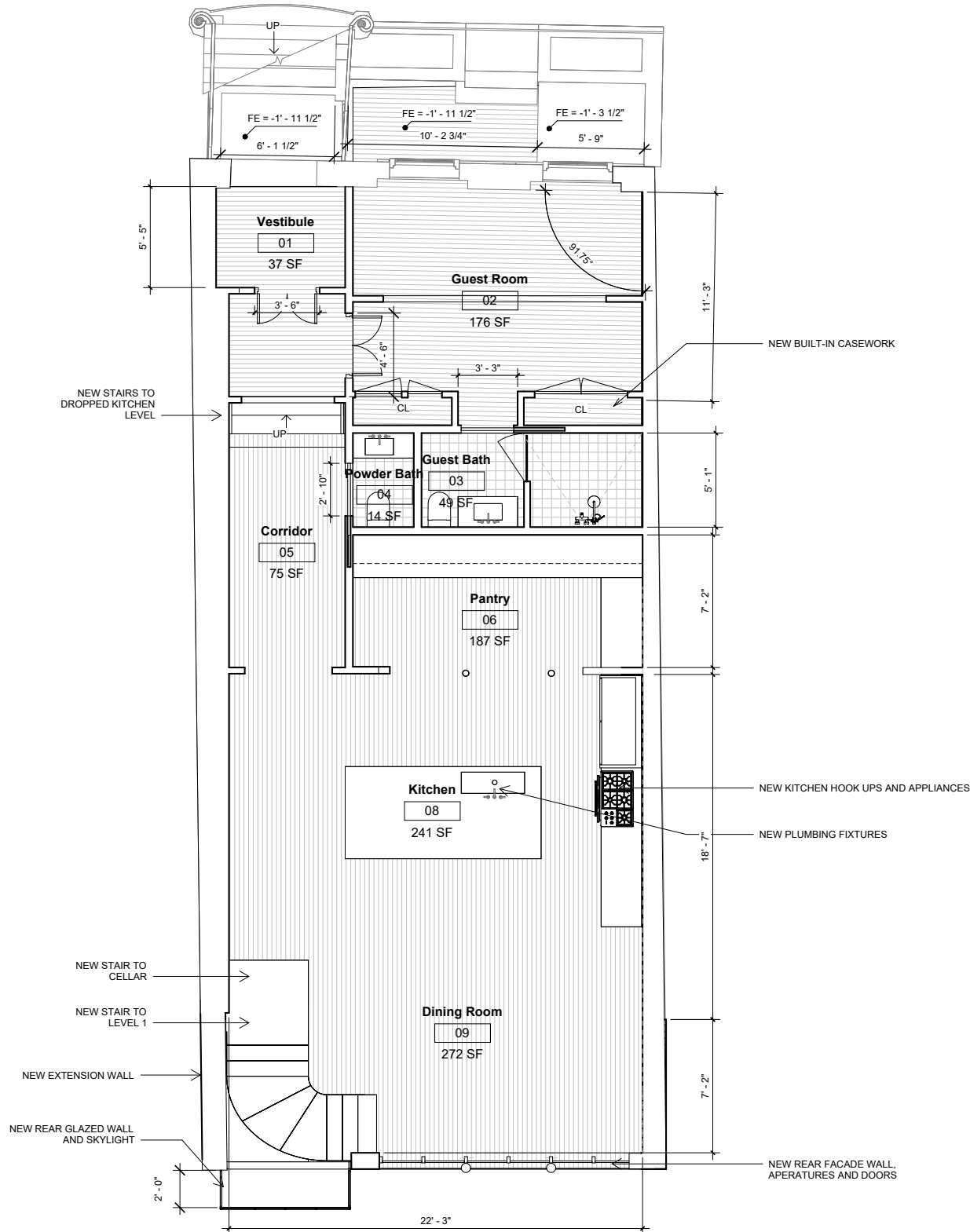
DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER

DM-102.00

10/22/2025 2:14:46 PM



① Proposed Cellar Floor Plan
1/4" = 1'-0"



② Basement Floor Plan - Proposed
1/4" = 1'-0"

Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9696

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT
230 West 11th Street

FOR PERMIT

DRAWING TITLE
PROPOSED FLOOR PLANS

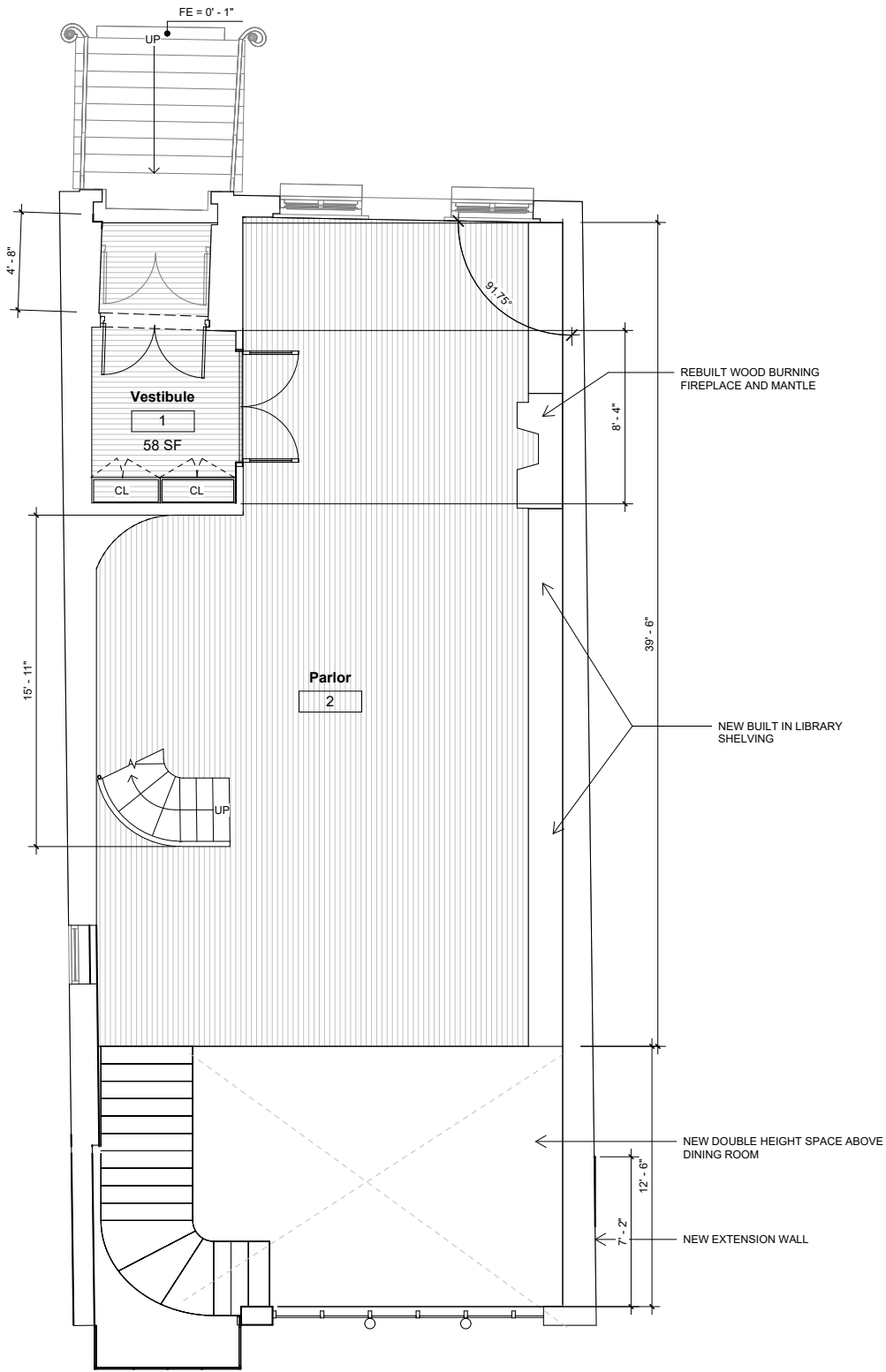
SEAL & SIGNATURE



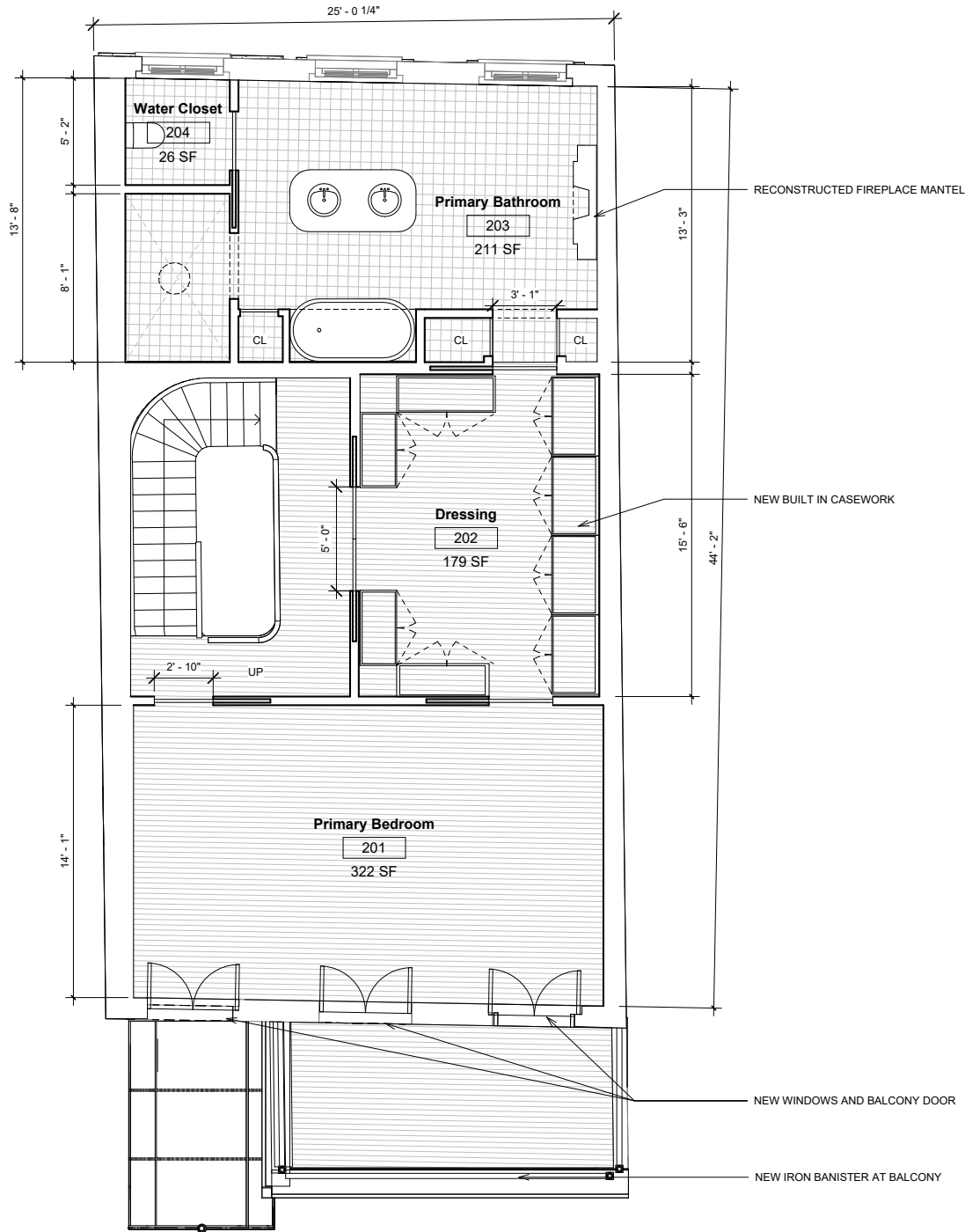
DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER

A-100.00

12/2/2025 5:10:04 PM



① Level 1 Floor Plan - Proposed
1/4" = 1'-0"



② Level 2 Floor Plan - Proposed
1/4" = 1'-0"

Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9696

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT
230 West 11th Street

FOR PERMIT

DRAWING TITLE
PROPOSED FLOOR PLANS

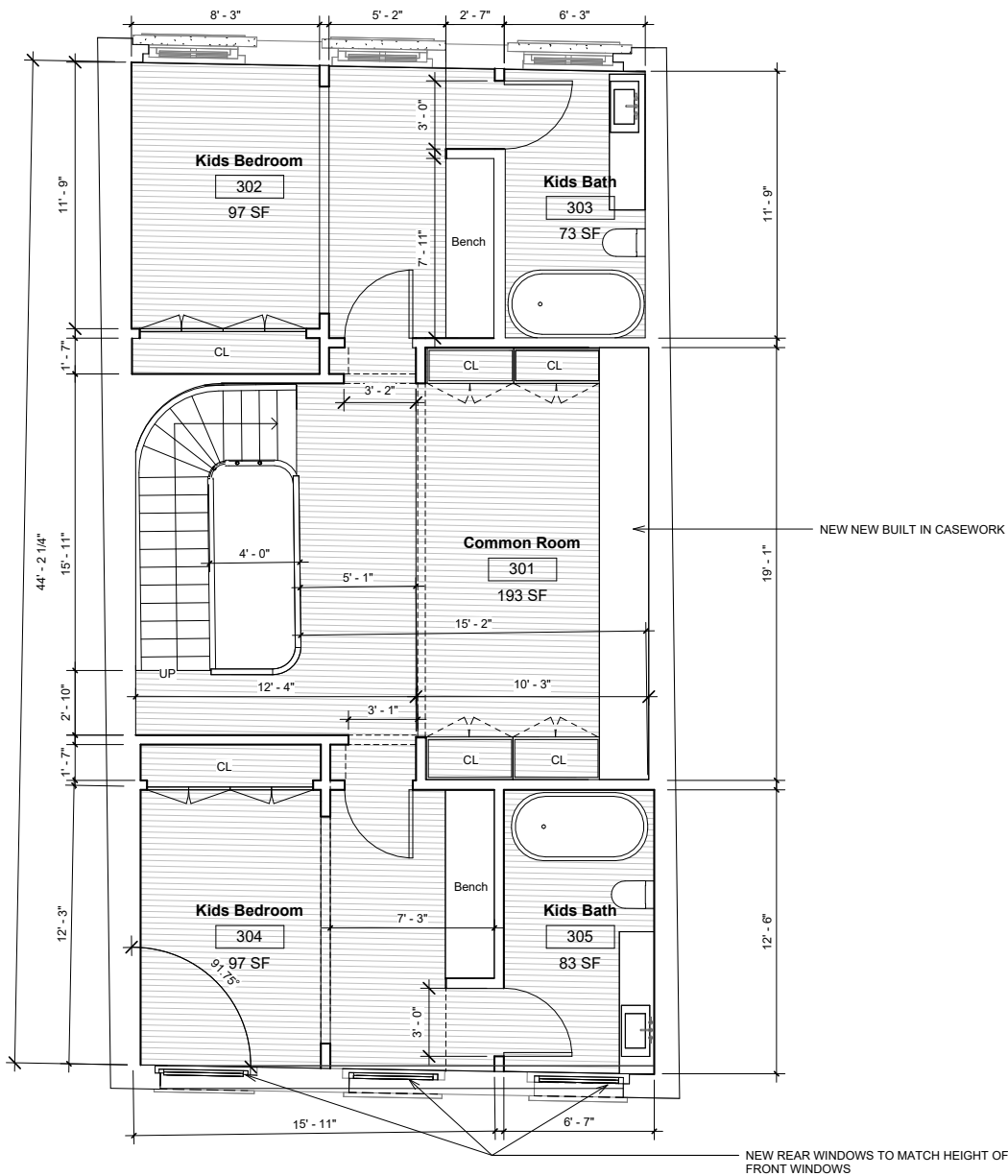
SEAL & SIGNATURE



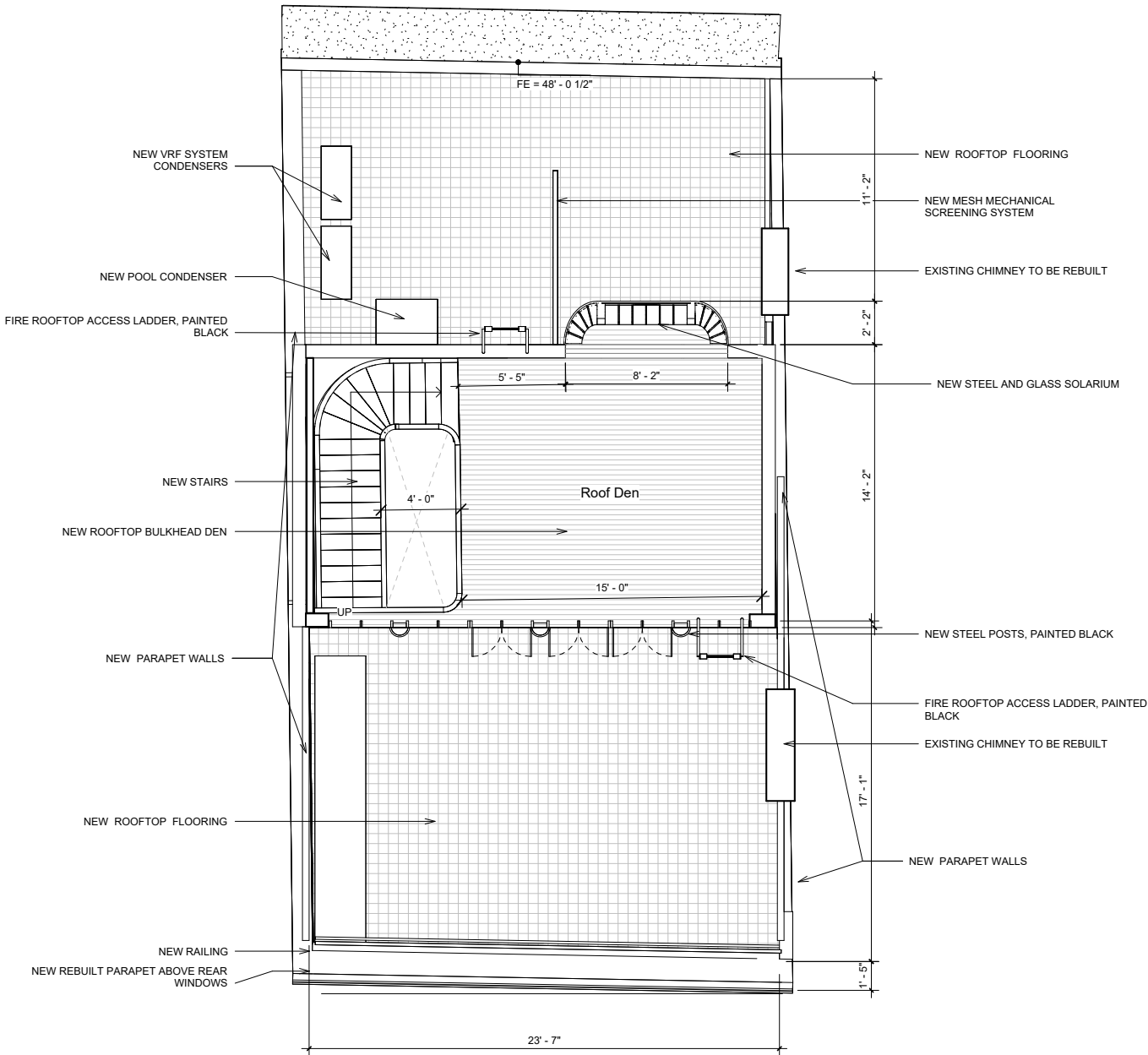
DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER

A-101.00

12/15/2025 2:30:03 PM



② Level 3 Floor Plan - Proposed
1/4" = 1'-0"



① Roof Plan - Proposed
1/4" = 1'-0"

Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9595

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT. DOCUMENTS, WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT
230 West 11th Street

FOR PERMIT

DRAWING TITLE
PROPOSED PLANS

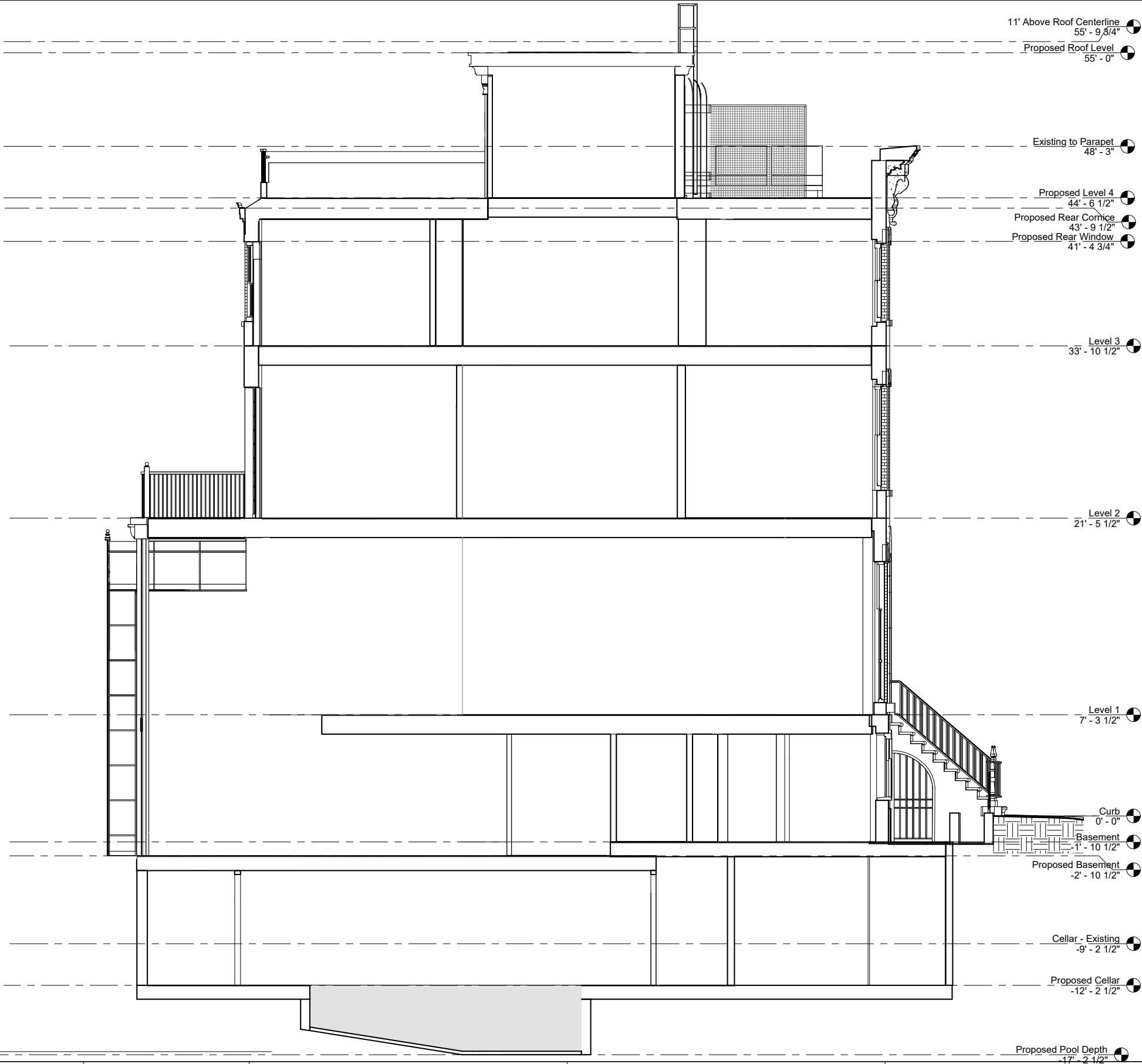
SEAL & SIGNATURE



DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER

A-102.00

1/20/2026 1:05:21 PM



① Section 1
1/4" = 1'-0"

Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9696

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. WRITTEN DIMENSION ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITION ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

PROJECT
230 West 11th Street

10/22/2025 100% SCHEMATIC DESIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT
230 West 11th Street

FOR PERMIT

DRAWING TITLE

PROPOSED LONGITUDINAL
SECTION

SEAL & SIGNATURE



DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER

A-300.00

1/22/2026 10:38:47 AM