

230 West 11th | LPC Package

January 22, 2025

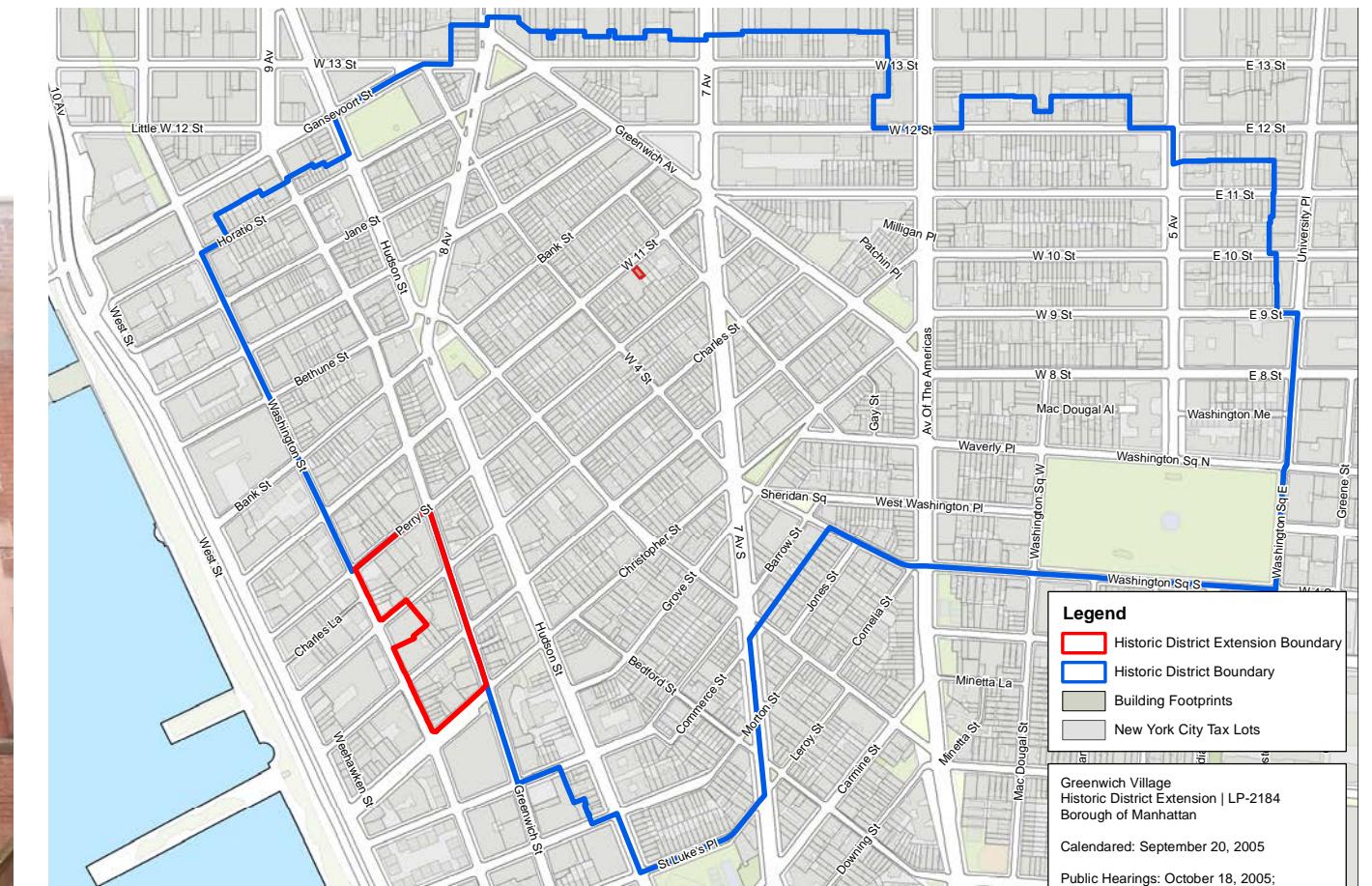
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E: ian@starlingarchitecture.com
P: 646.389.0390

Building Information

230 West 11th

Historic Documentation



Greenwich Village Historic District



Property Location

230 West 11th

Historic Documentation



1933 (New York Public Library)



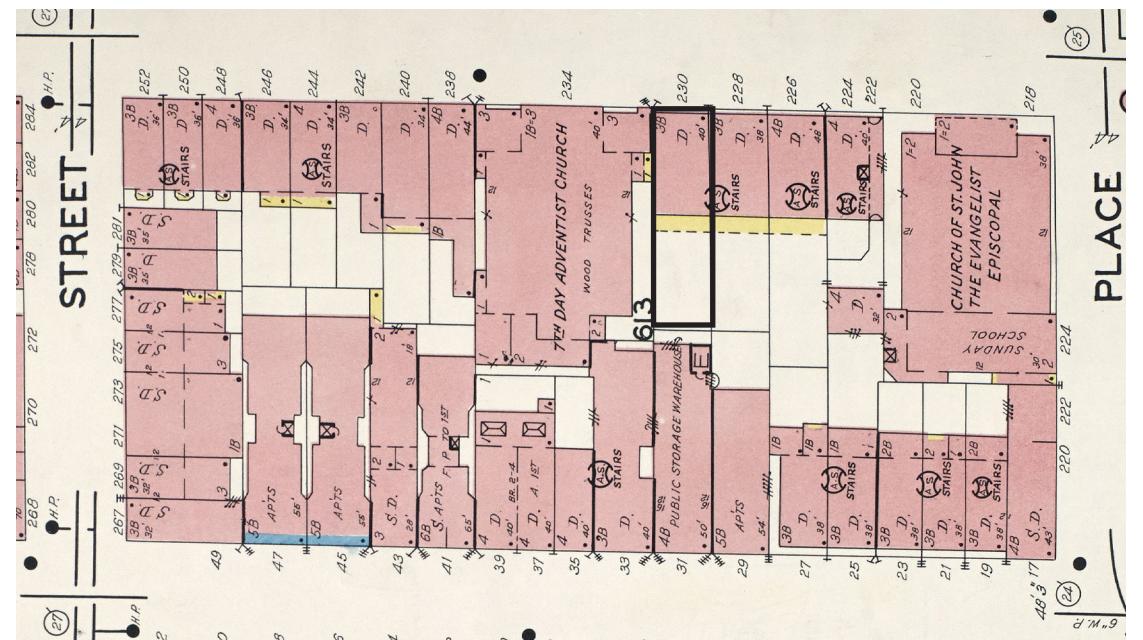
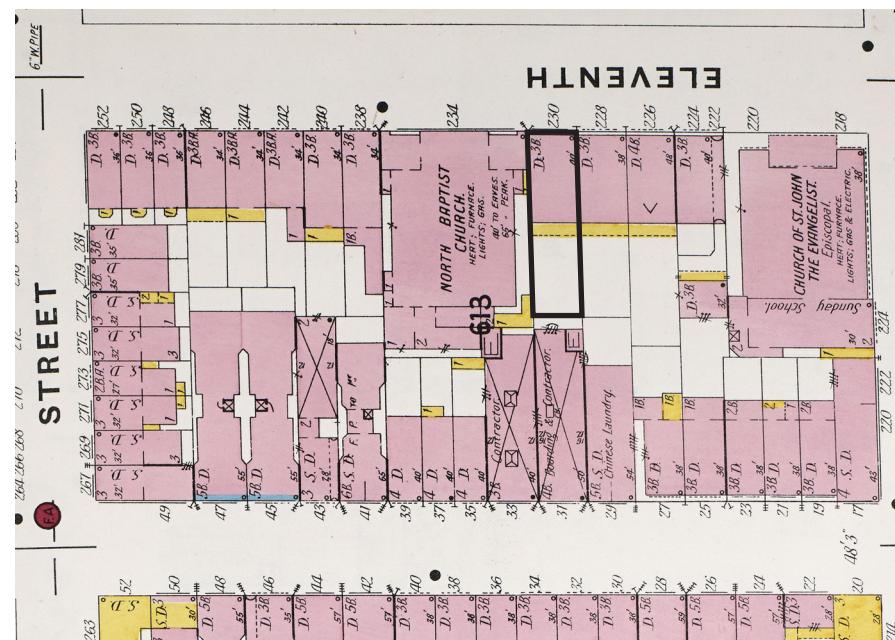
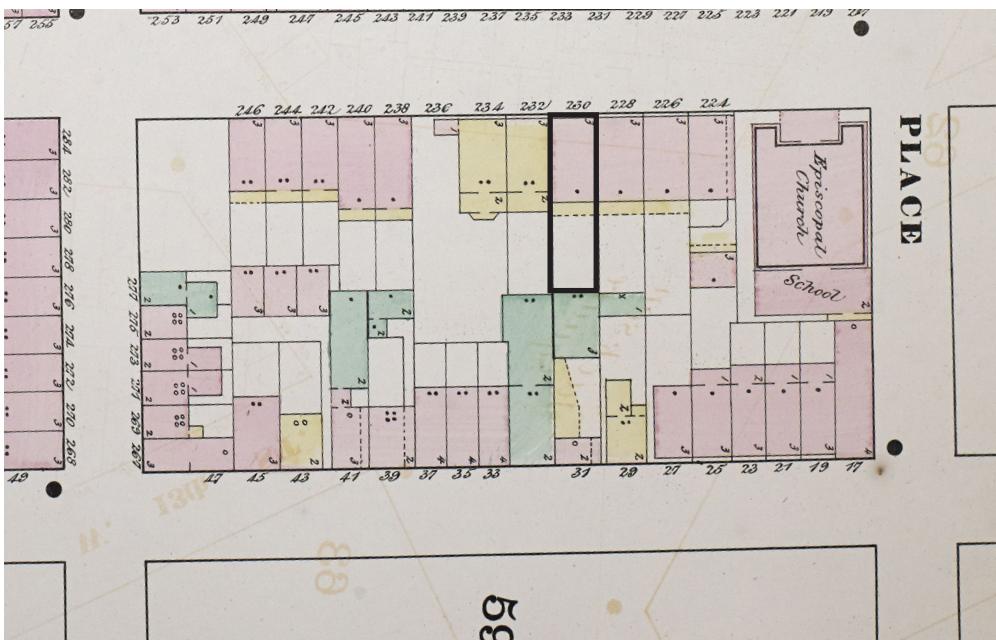
1940 (Tax Photo)



Designation Photo, 1964 (LPC)

230 West 11th

Historic Documentation



230 West 11th

Block Plan - Neighboring Building Extensions



230 West 11th

Existing Conditions



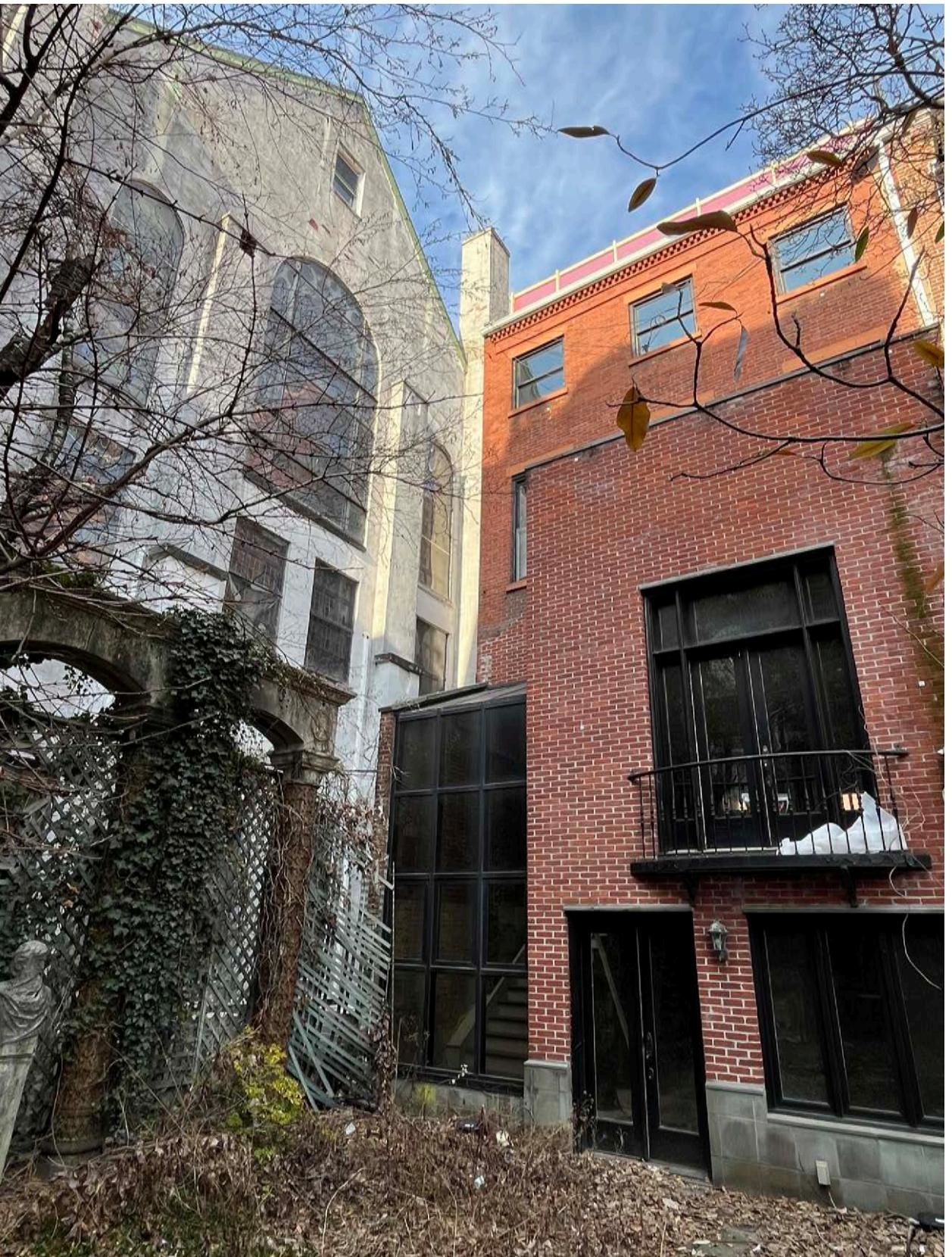
Front Facade, facing west



Front facade, facing east

230 West 11th

Existing Conditions



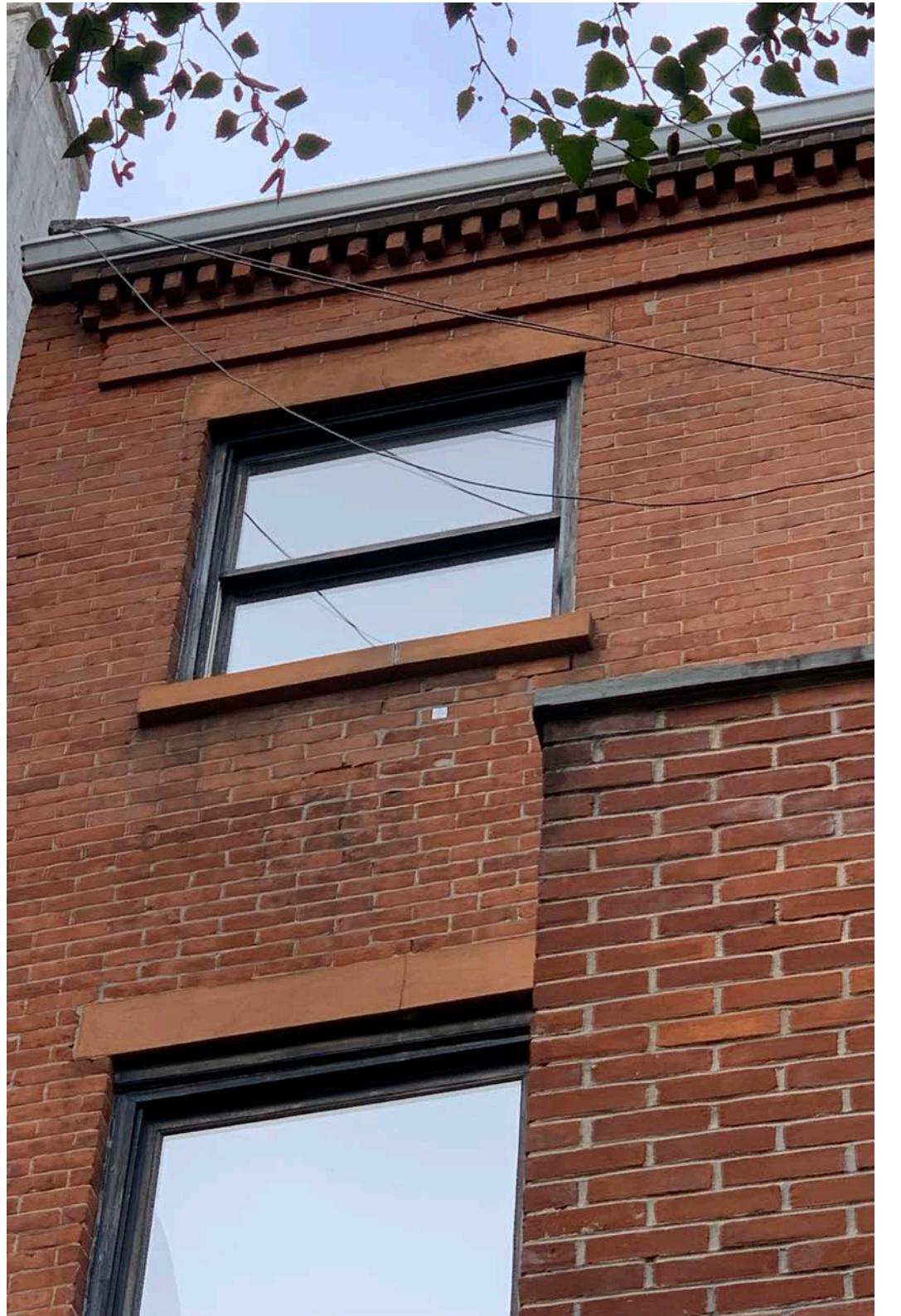
Rear Elevation



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



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HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



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

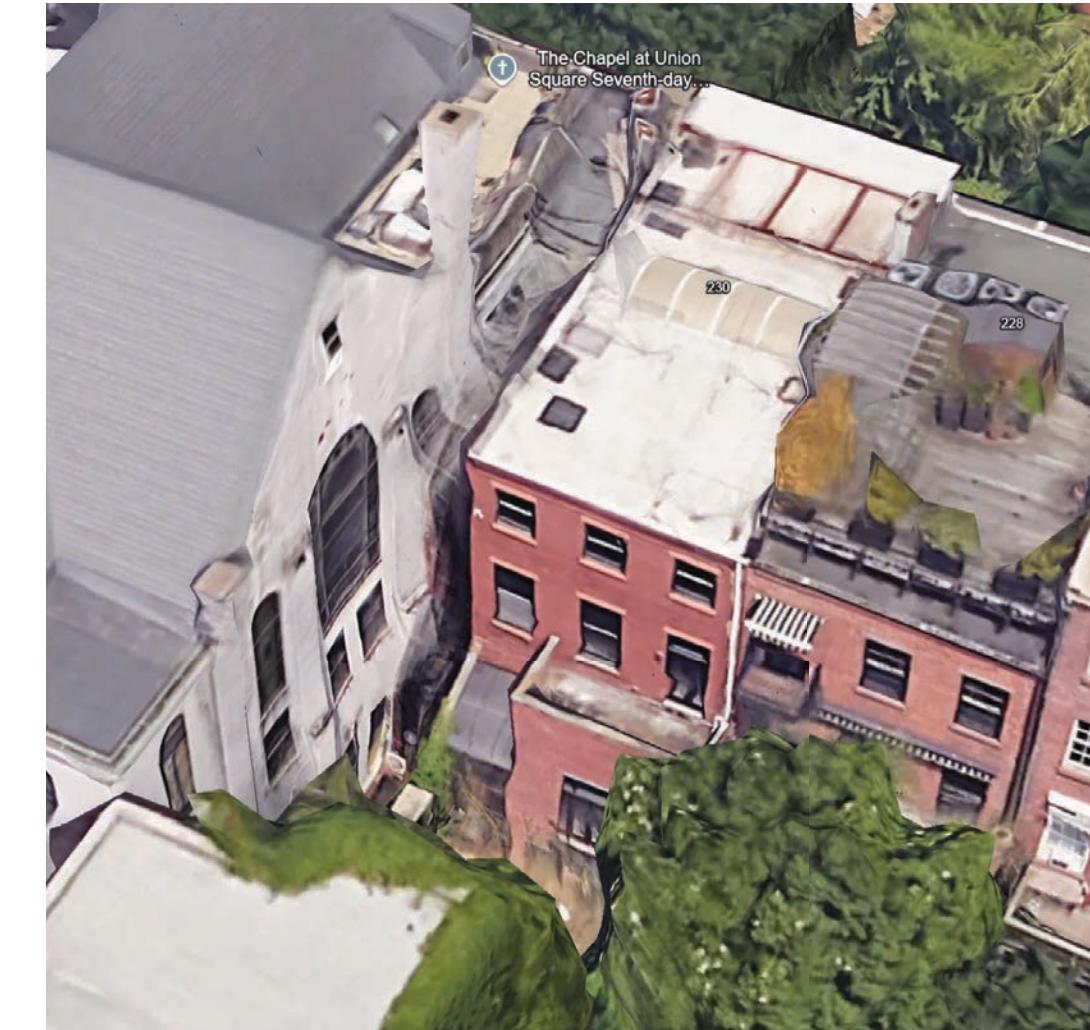
Scope of Proposed Work

230 West 11th

Scope of Work - Existing Condition



Primary Facade
Axonometric



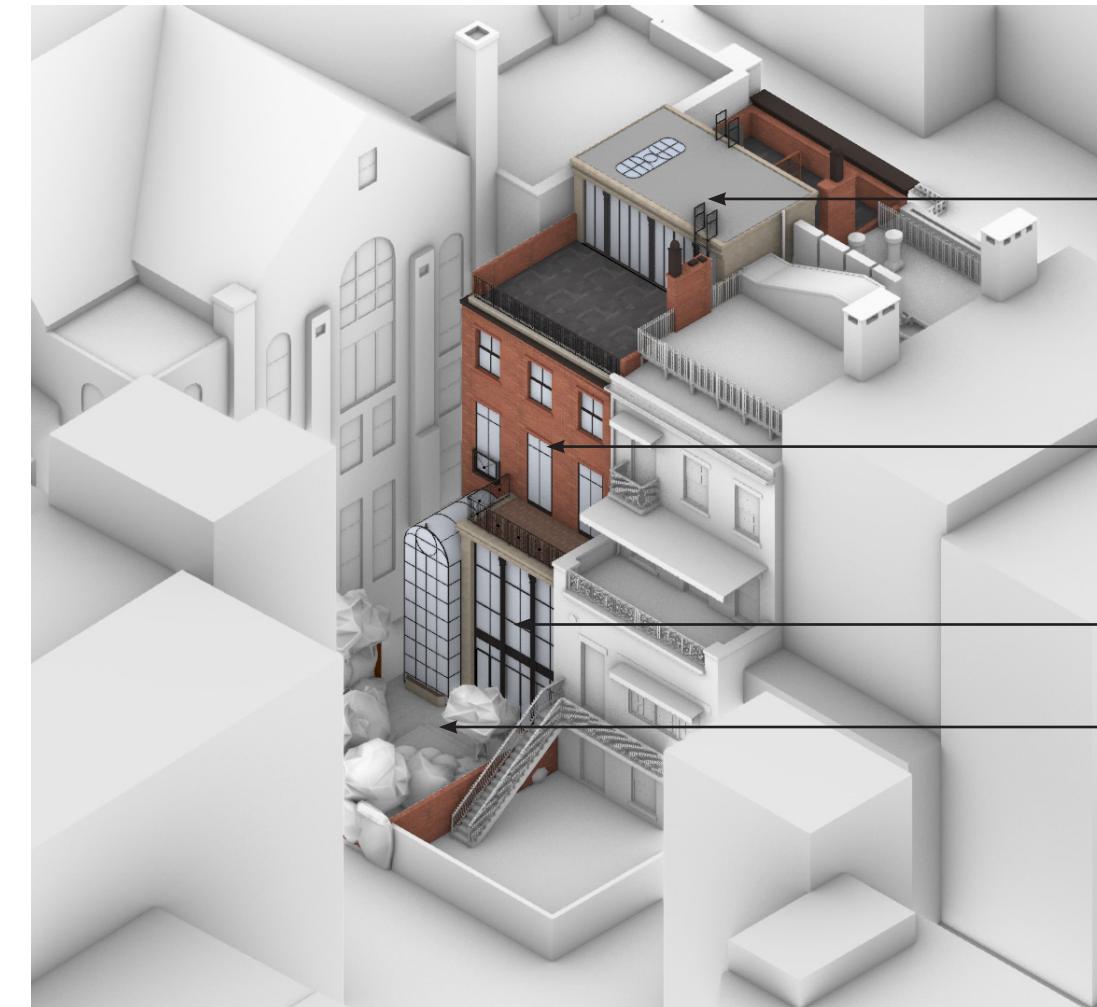
Secondary Facade
Axonometric

230 West 11th

Scope of Work - Proposal



Primary Facade
Axonometric

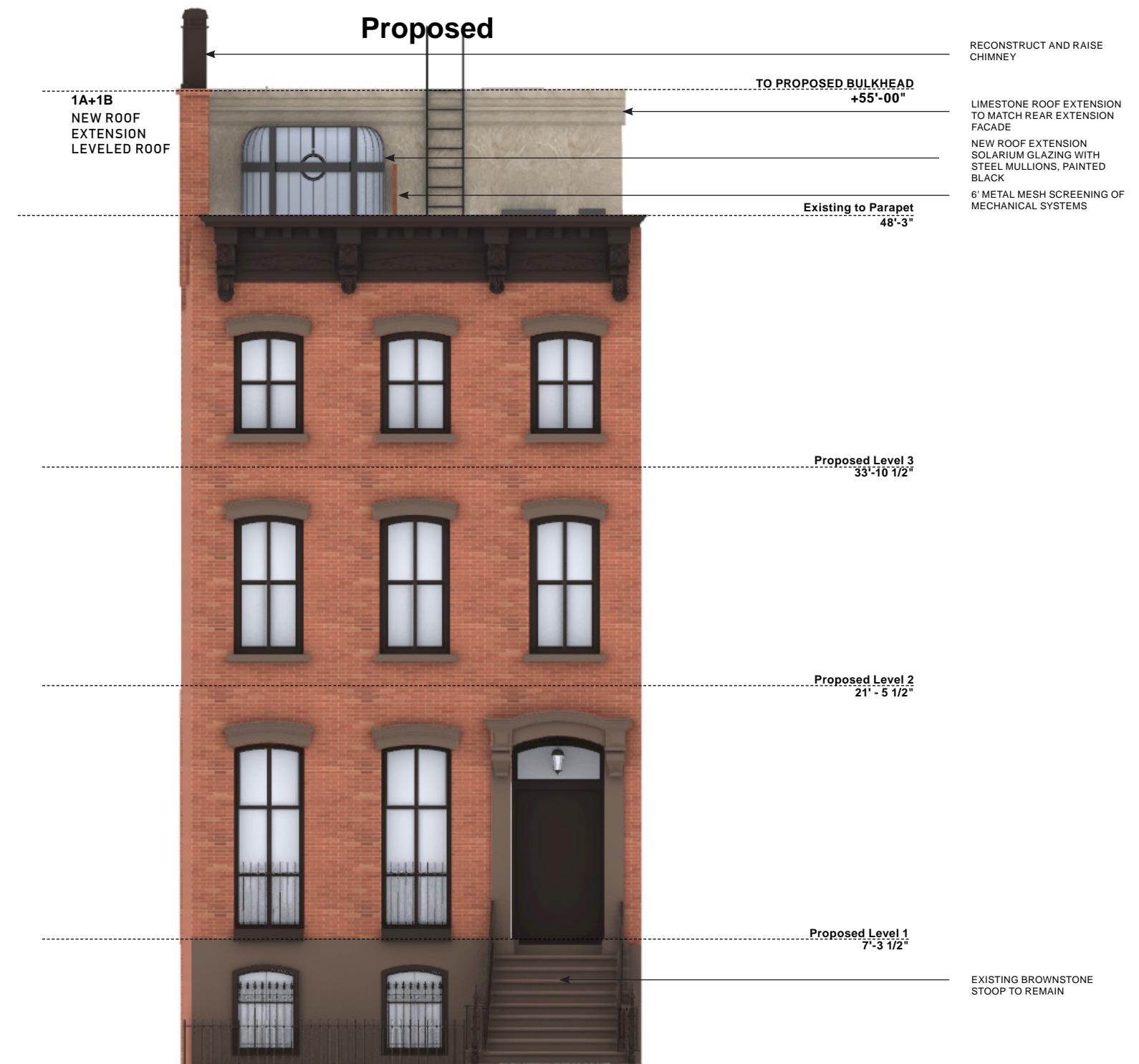


Secondary Facade
Axonometric

230 West 11th

Primary Facade Elevations

Existing



230 West 11th

Secondary Facade Elevations

Existing



Existing Basement Level
-1'-10 1/2"

Existing Level 1
7'-3 1/2"

Existing Level 2
21'-5 1/2"

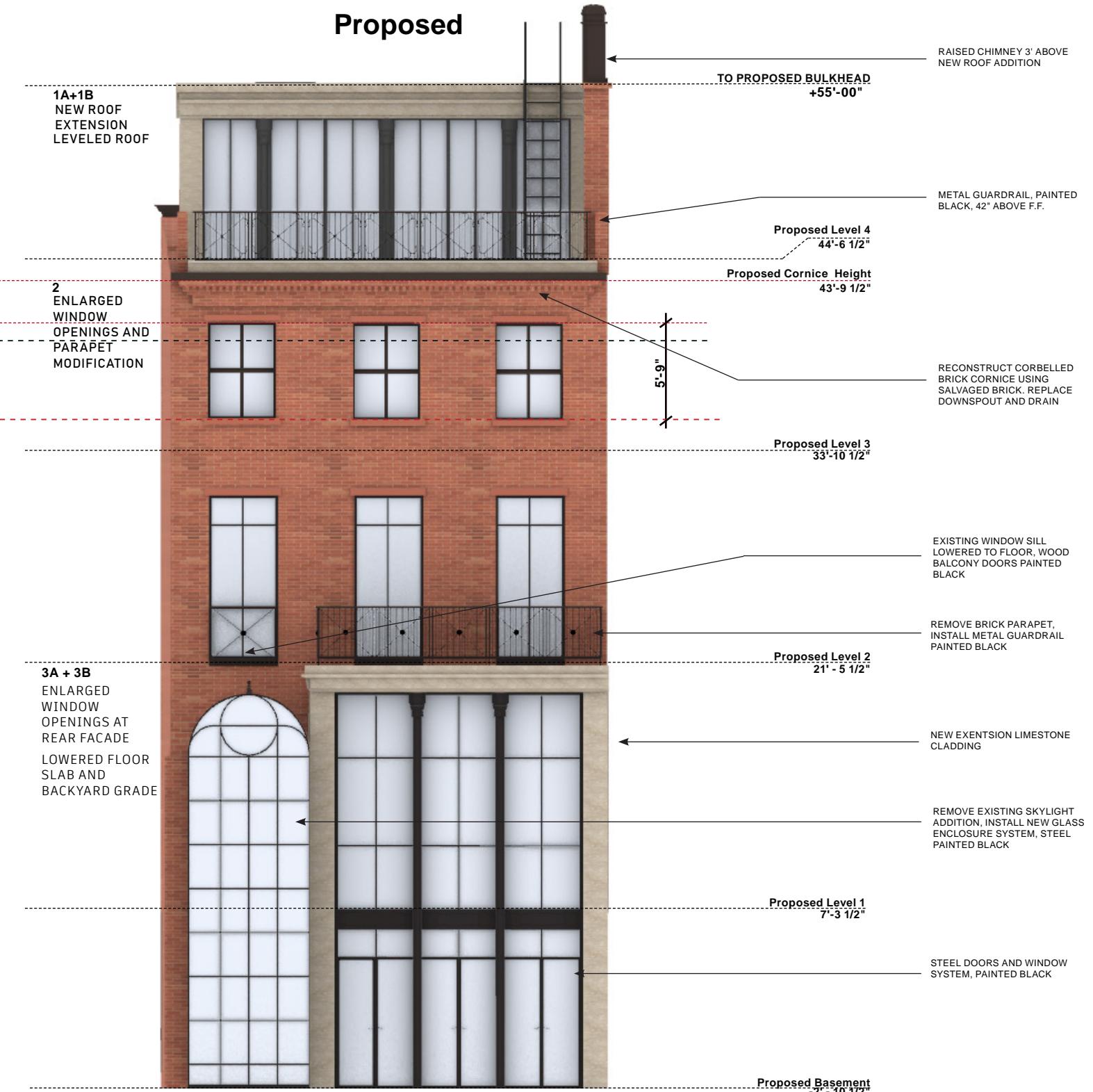
Existing Level 3
33'-10 1/2"

Existing Cornice Height
42'-10 3/4"

PROPOSED HEAD HEIGHT
EXISTING HEAD HEIGHT

EXISTING SILL HEIGHT

Proposed



Proposed Basement
-2'-10 1/2"

Proposed Level 1
7'-3 1/2"

Proposed Level 2
21'-5 1/2"

Proposed Level 3
33'-10 1/2"

Proposed Cornice Height
43'-9 1/2"

TO PROPOSED BULKHEAD
+55'-0"

RAISED CHIMNEY 3' ABOVE
NEW ROOF ADDITION

METAL GUARDRAIL, PAINTED
BLACK, 42" ABOVE F.F.

Proposed Level 4
44'-6 1/2"

RECONSTRUCT CORBELLED
BRICK CORNICE USING
SALVAGED BRICK. REPLACE
DOWNSPOUT AND DRAIN

EXISTING WINDOW SILL
LOWERED TO FLOOR, WOOD
BALCONY DOORS PAINTED
BLACK

REMOVE BRICK PARAPET,
INSTALL METAL GUARDRAIL
PAINTED BLACK

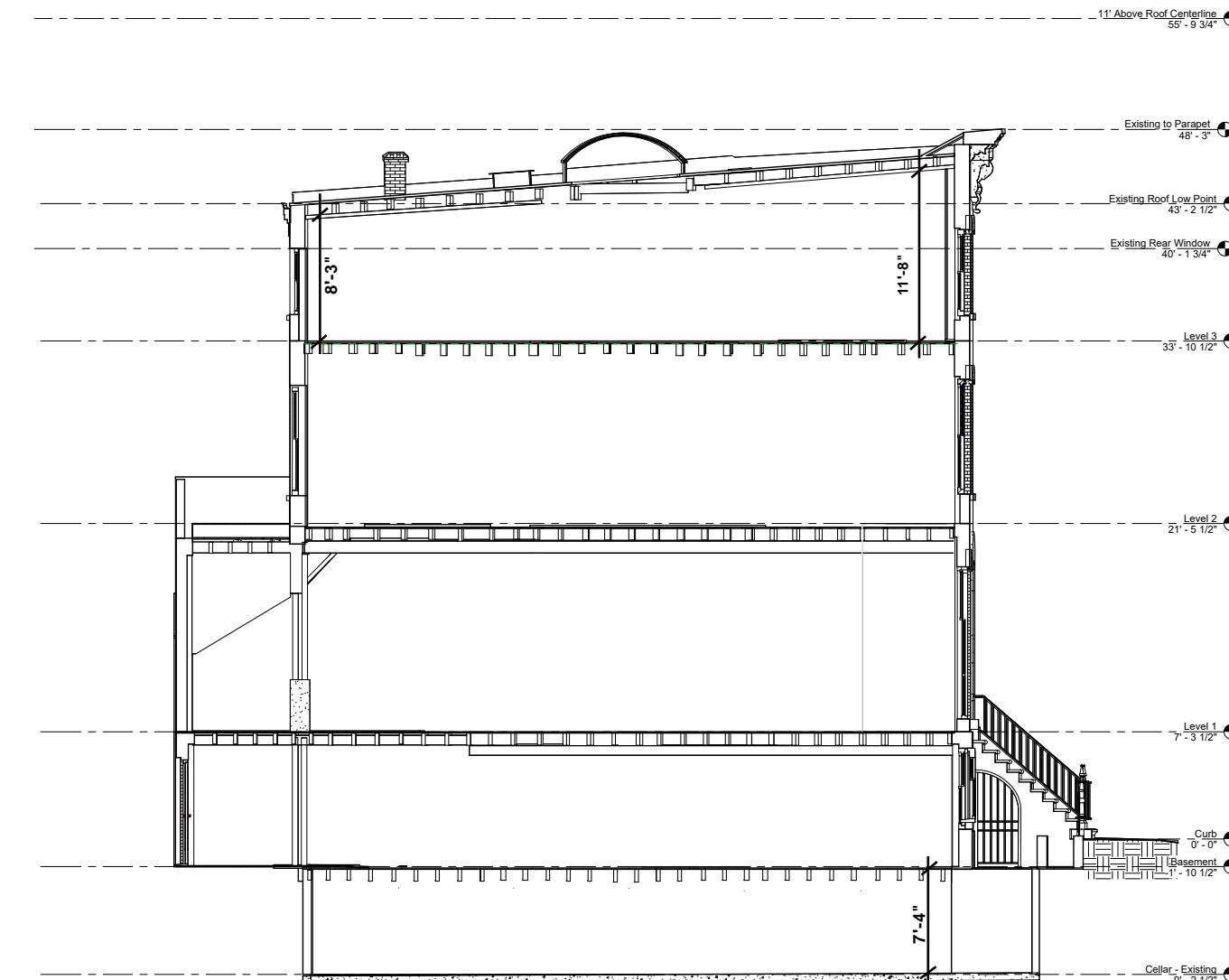
NEW EXENTION LIMESTONE
CLADDING

REMOVE EXISTING SKYLIGHT
ADDITION, INSTALL NEW GLASS
ENCLOSURE SYSTEM, STEEL
PAINTED BLACK

STEEL DOORS AND WINDOW
SYSTEM, PAINTED BLACK

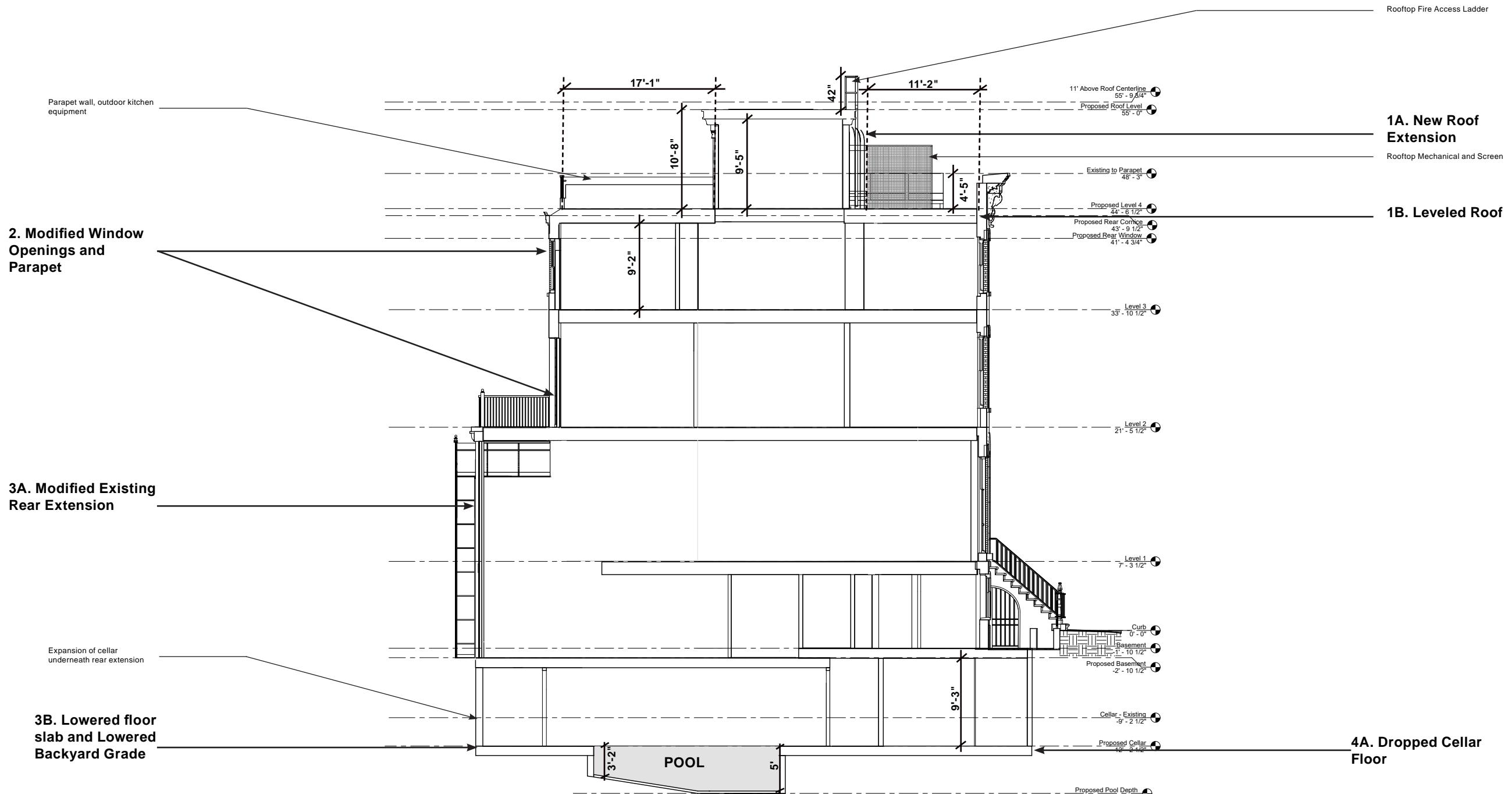
230 West 11th

Existing Condition - Longitudinal Section



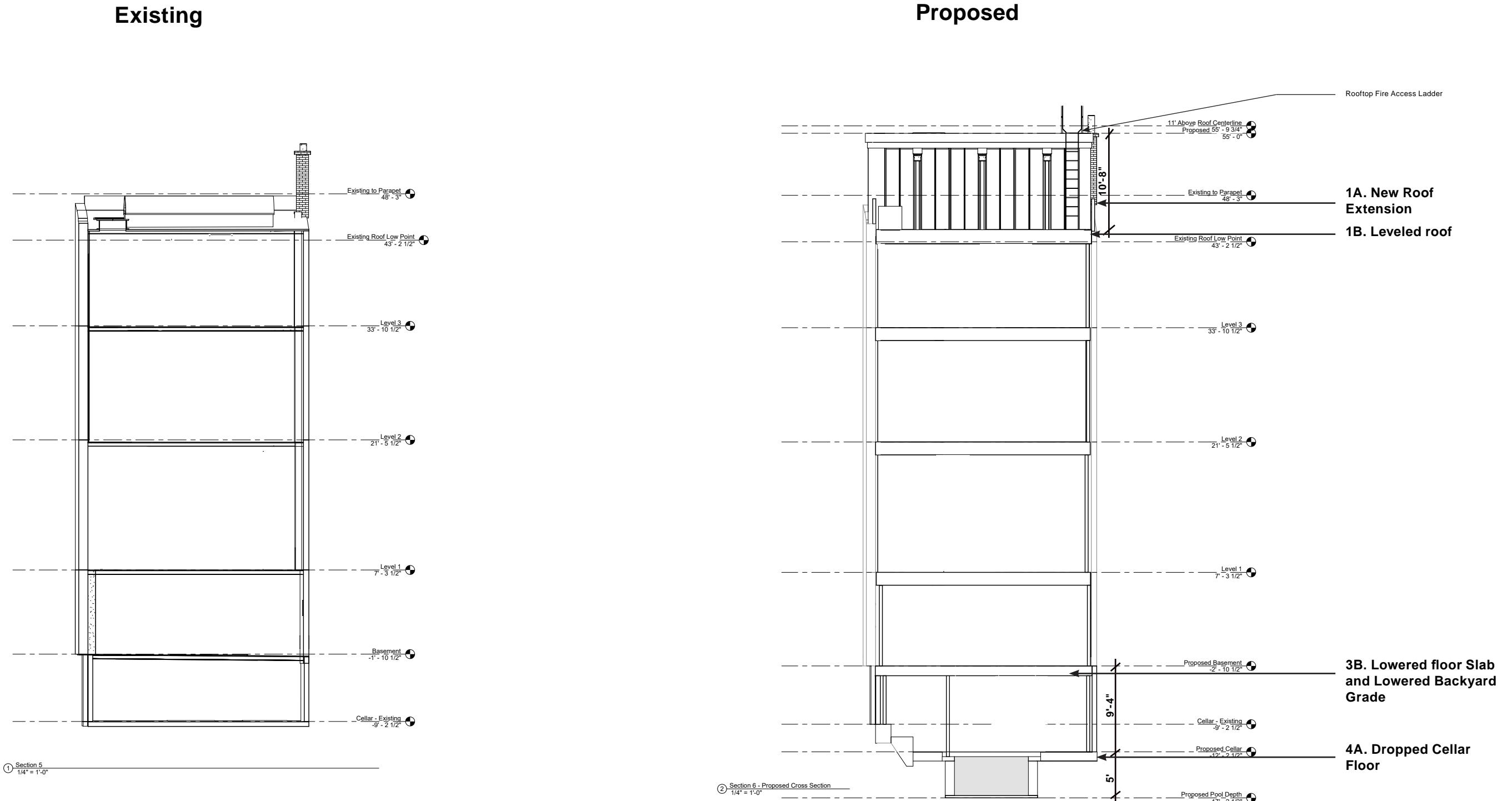
230 West 11th

Proposed Condition - Longitudinal Section



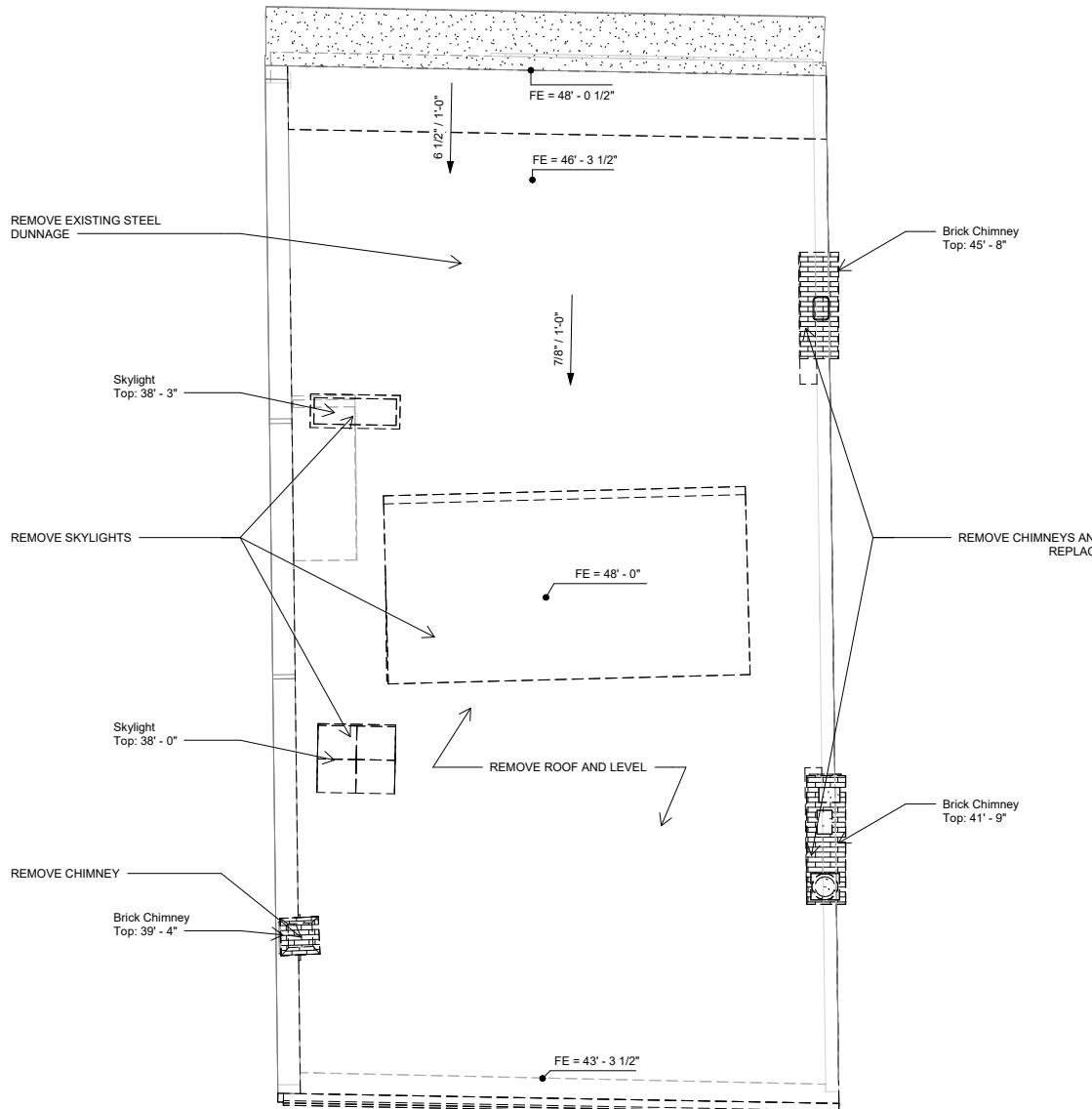
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Existing vs Proposed Condition - Cross Section

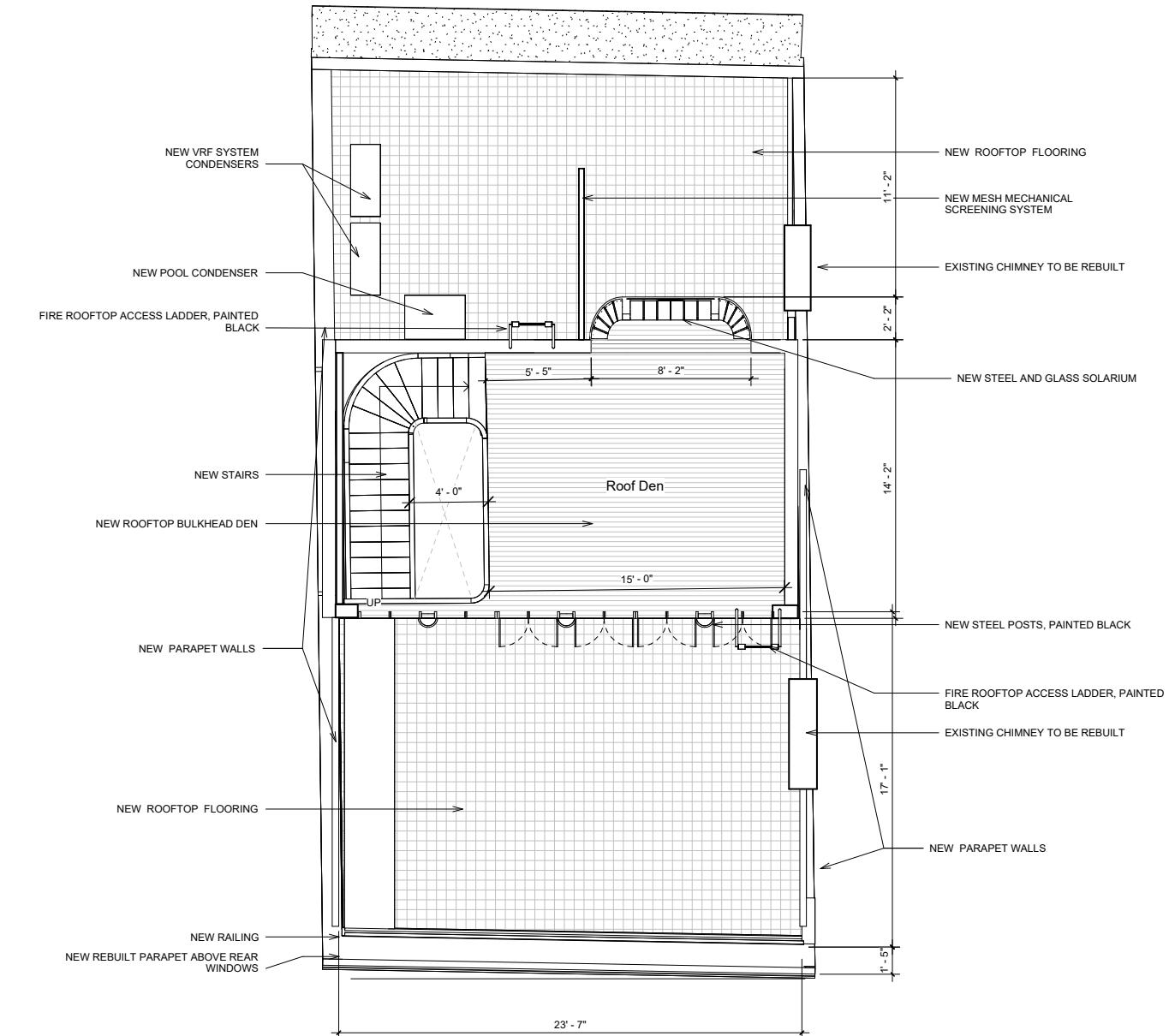


230 West 11th

1A & 1B - Roof Modifications



Existing Roof Plan



Proposed Roof Plan

230 West 11th

1A & 1B - Roof Modifications

Proposed



Front Elevation

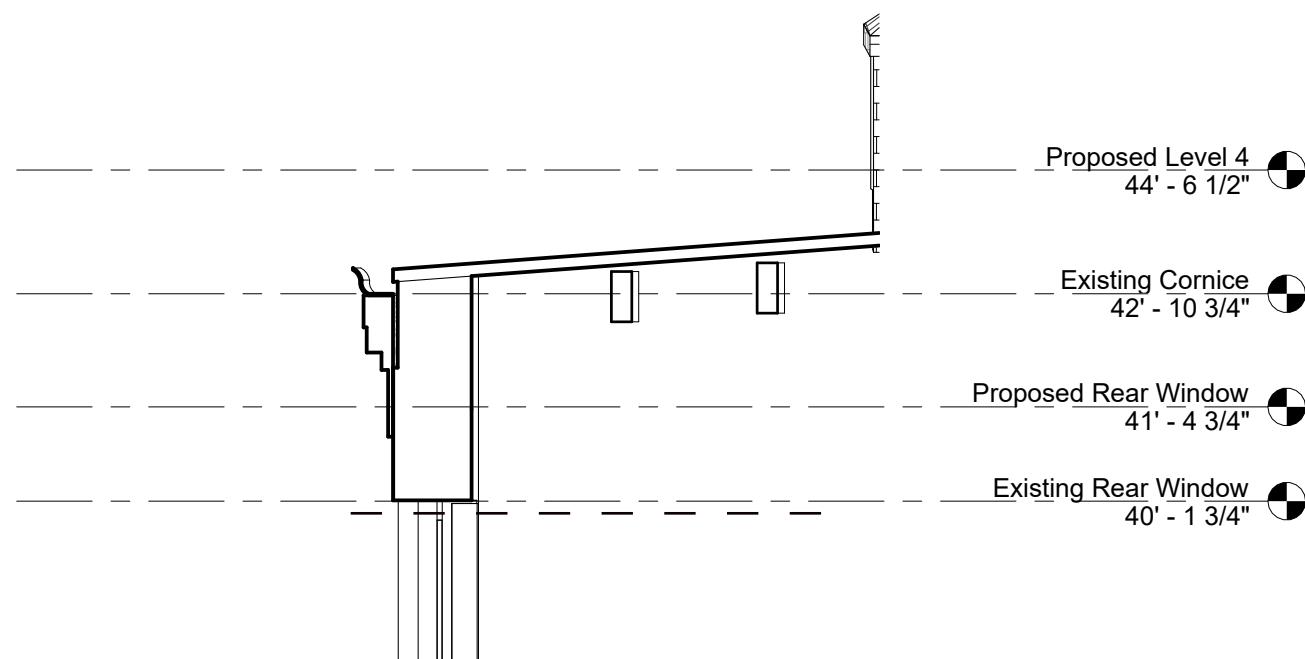


Rear Elevation

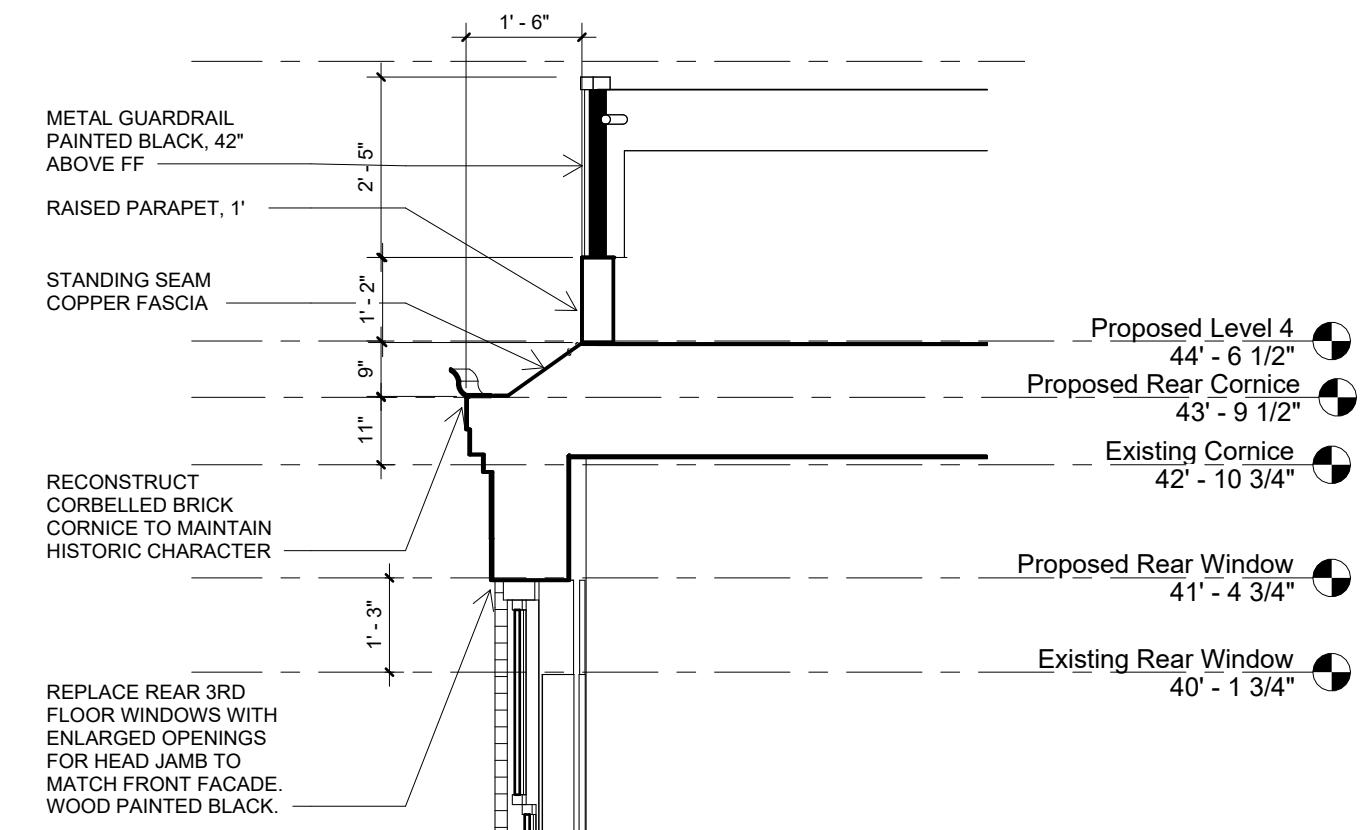
230 West 11th

2. Enlarged Windows and Parapet Modifications

Existing

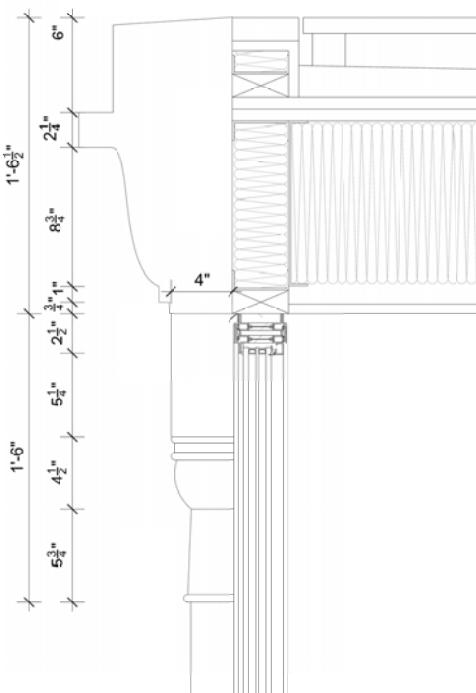


Proposed



230 West 11th

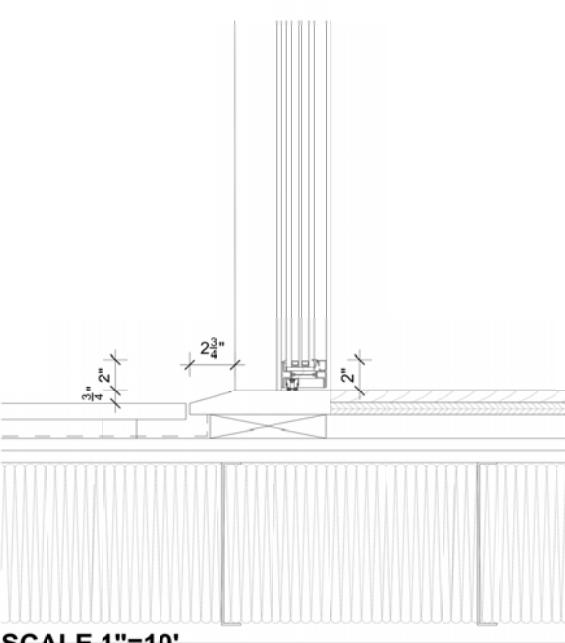
Roof Extension - Rear Glazing Proposed Details



SCALE 1"=30'

Elevation

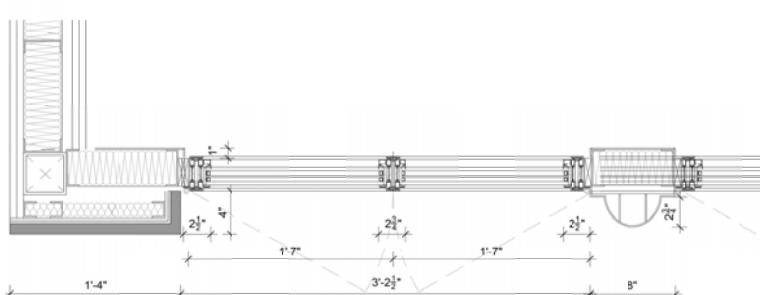
Rear Roof Extension Bulkhead



SCALE 1"=10'

Section

Rear Roof Extension Bulkhead



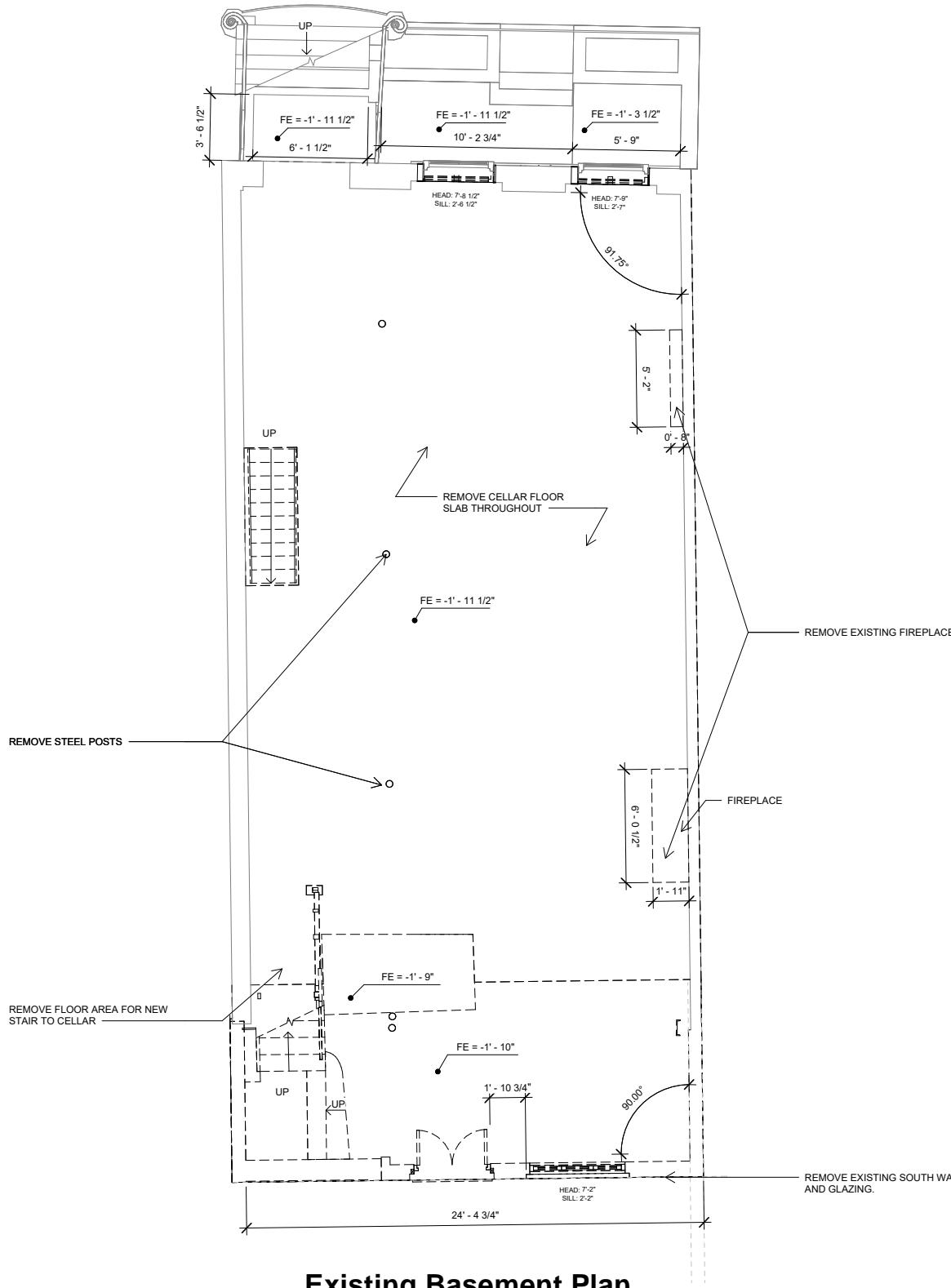
SCALE 1"=15'

Plan

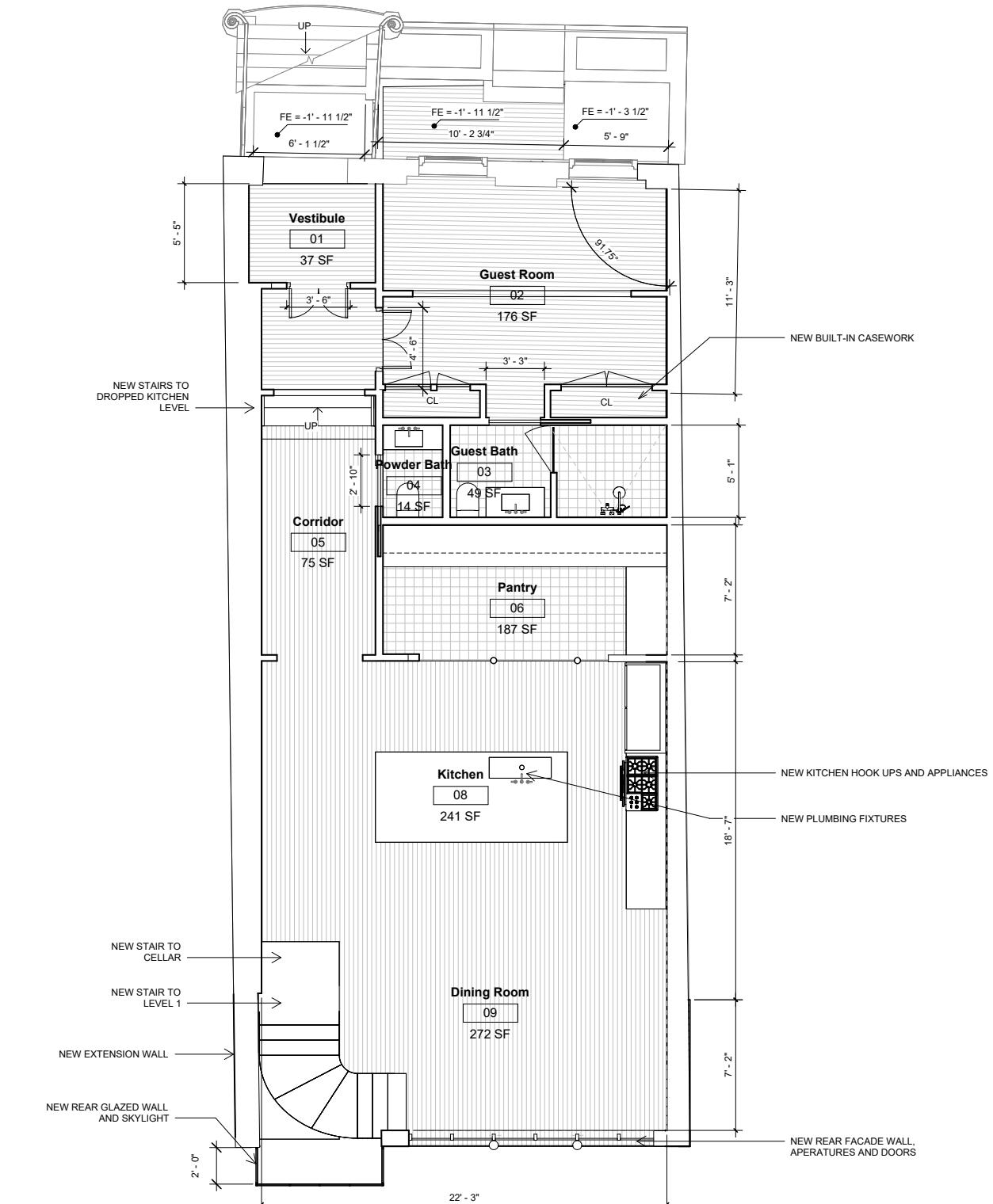
Rear Roof Extension Bulkhead

230 West 11th

Existing vs Proposed Condition - Basement Floor



Existing Basement Plan

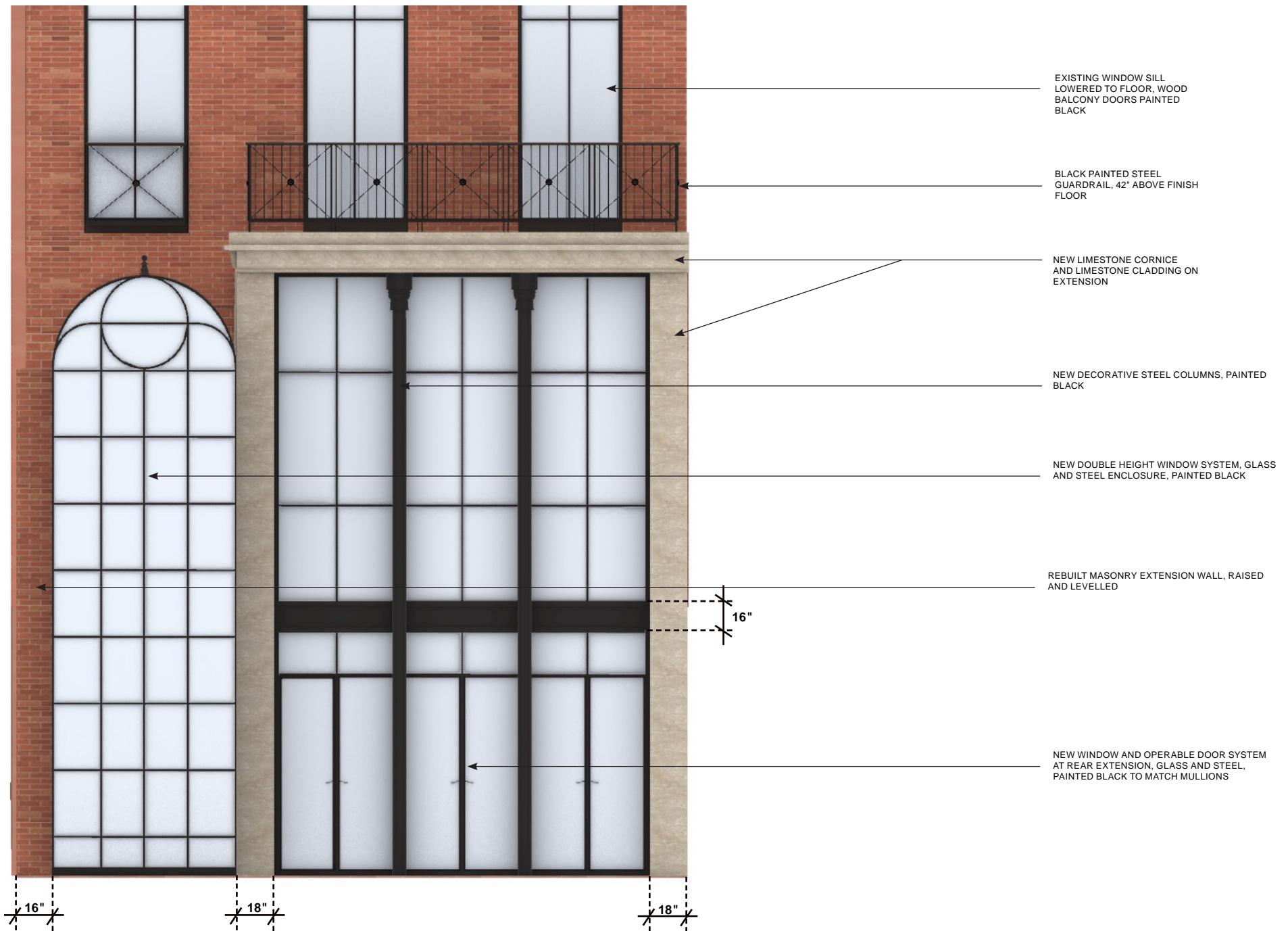


Proposed Basement Plan

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3A & 3B - Rear Extension Modifications

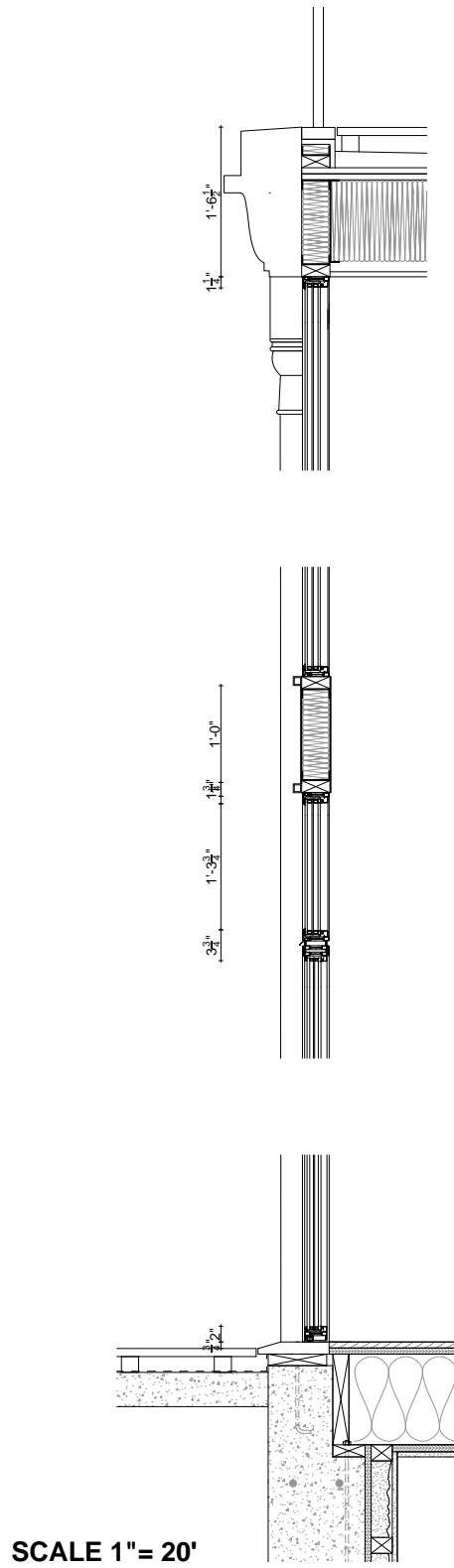
Proposed



Rear Elevation

230 West 11th

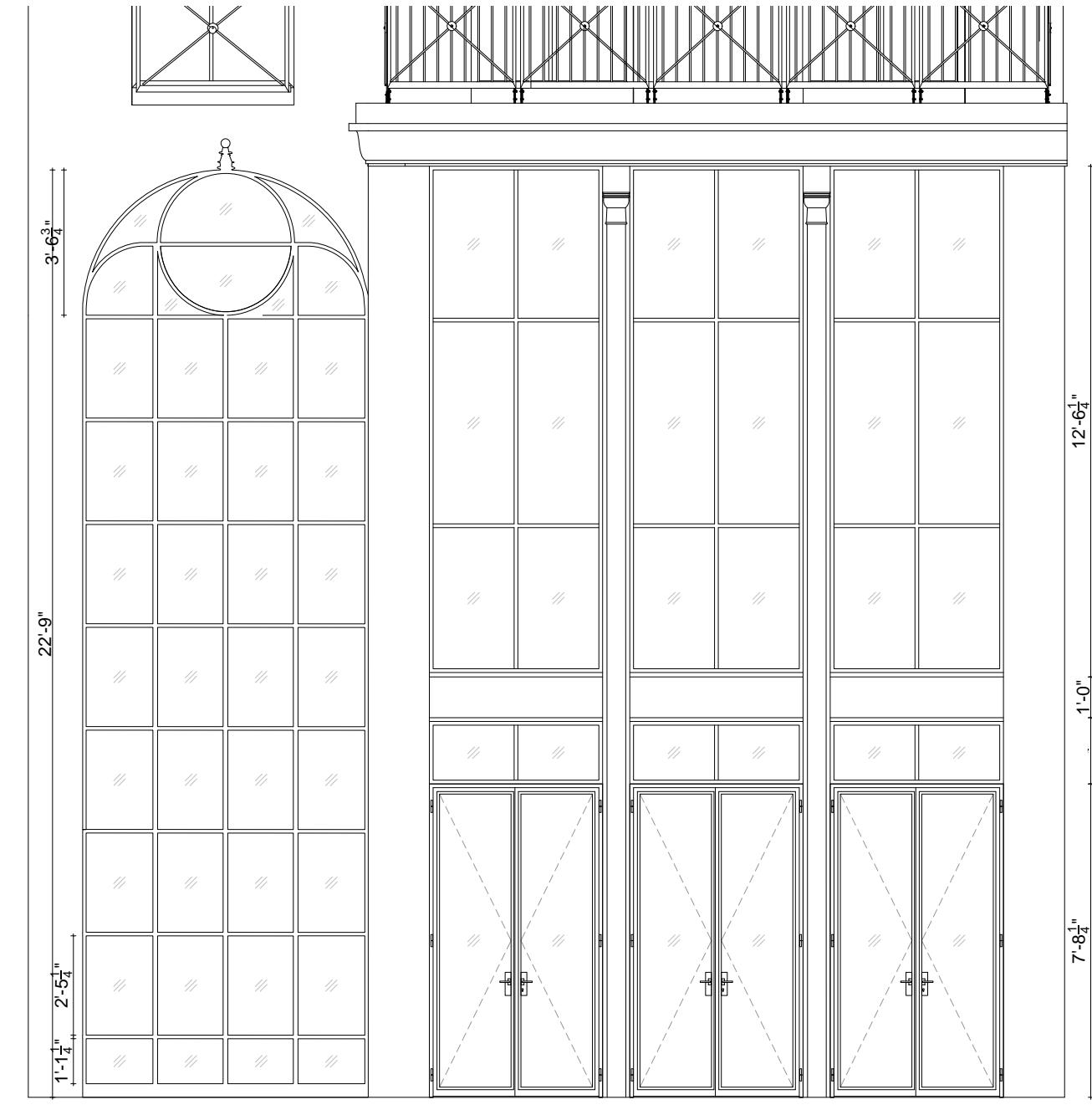
3A & 3B - Rear Extension Modifications Glazing Details



SCALE 1"=35"

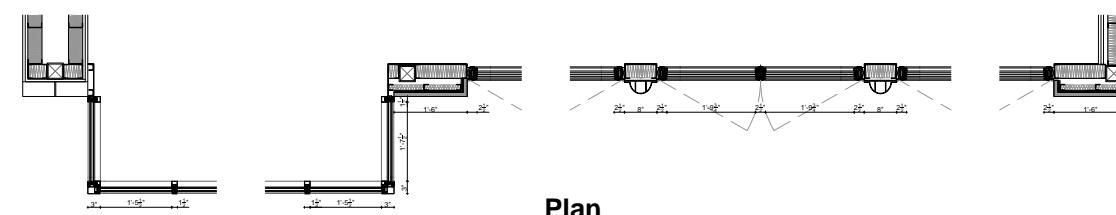
Section

Rear Roof Extension Bulkhead



ELEVATION

Rear Roof Extension Bulkhead

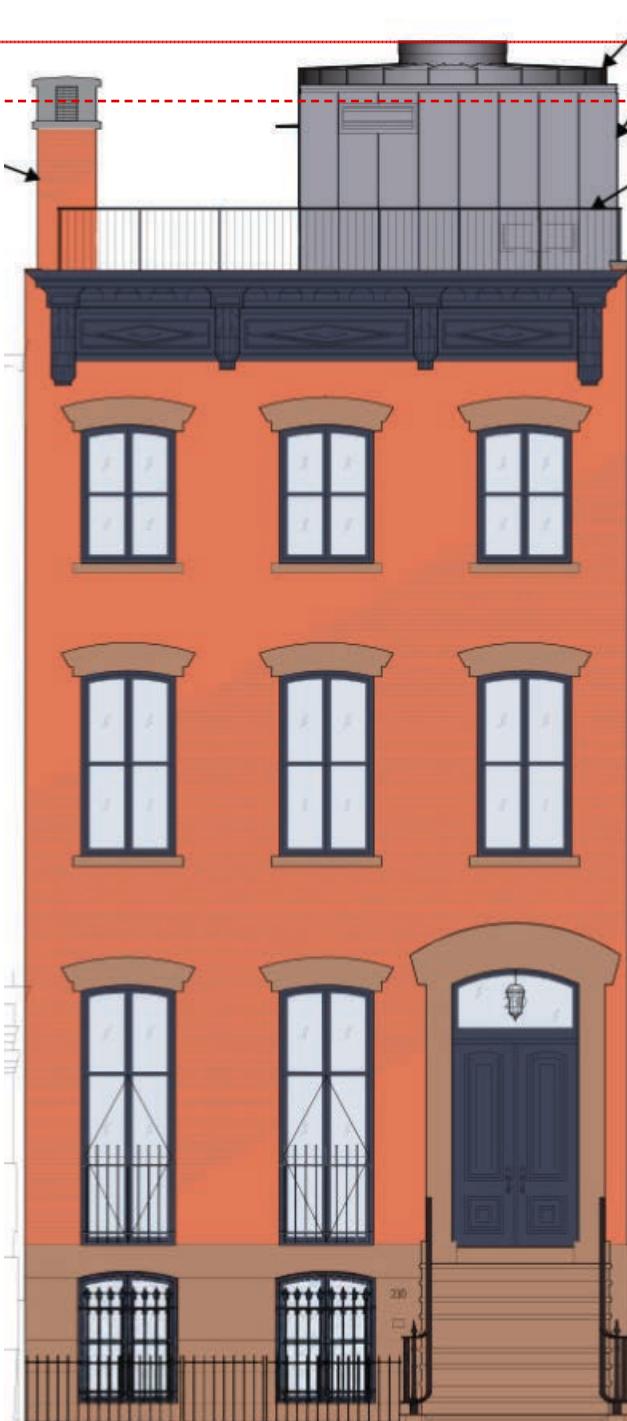


Plan

Rear Roof Extension Bulkhead

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

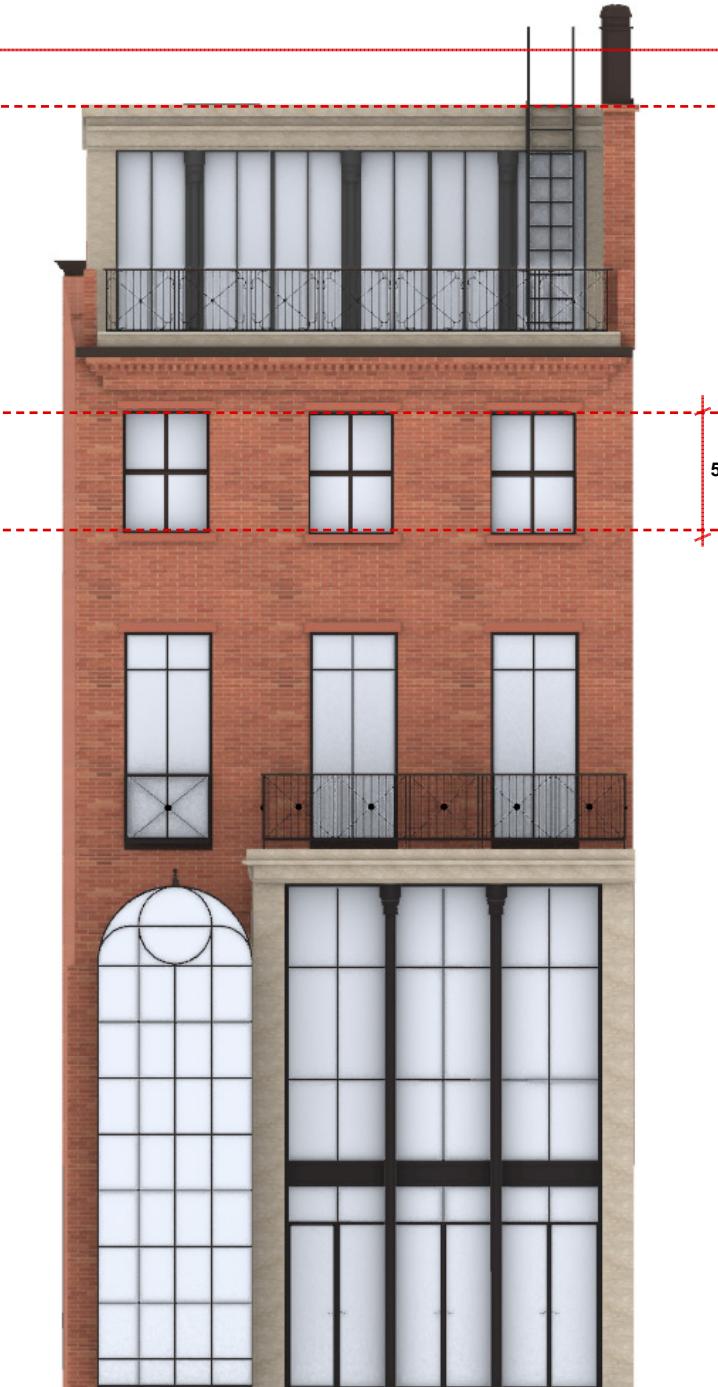
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Previous Rear Facade Approval Comparisons



Patino Architecture

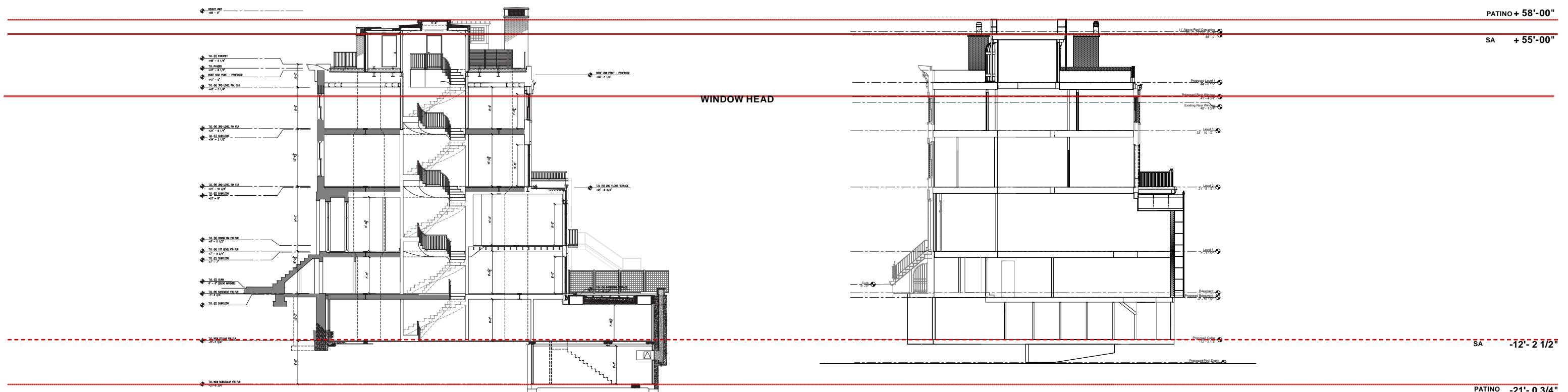
2024, *Approved with Conditions



Current Proposal

230 West 11th

Previous Section Approval Comparison



Patino Architecture

2024, *Approved with Conditions

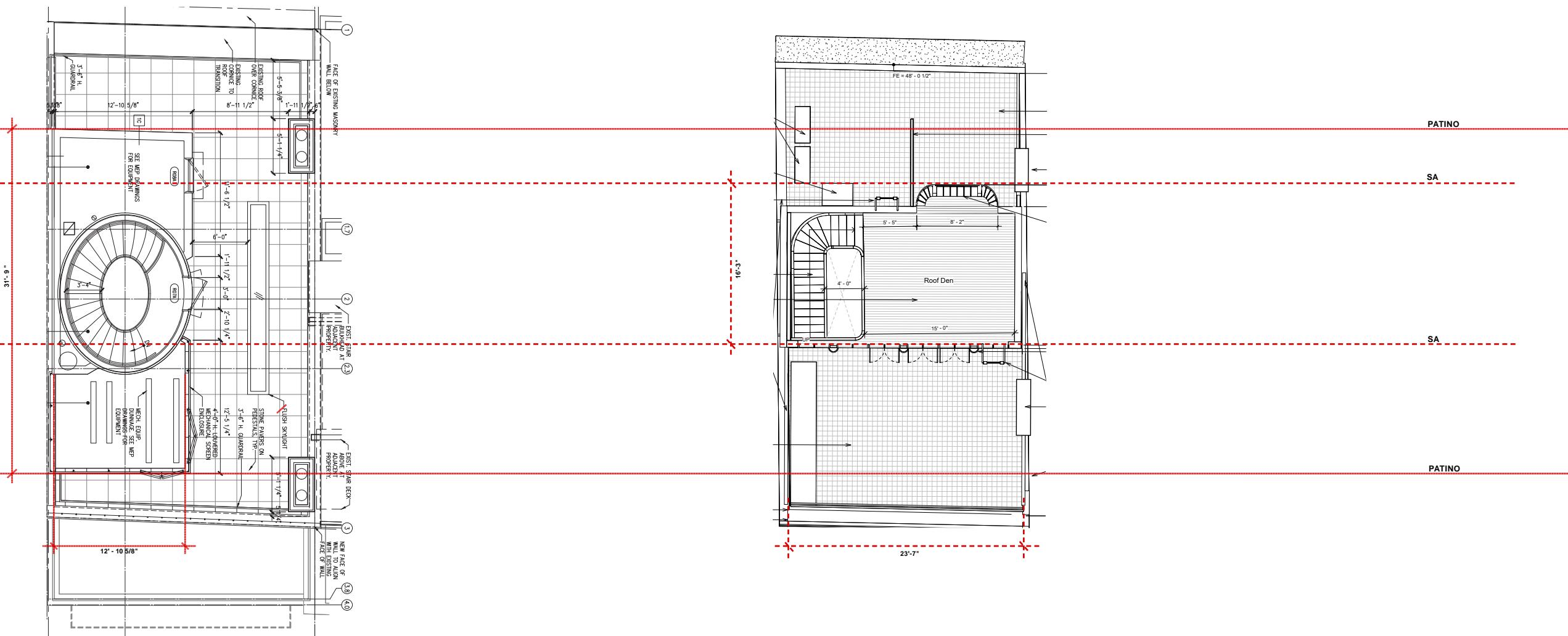
Commission Conditions:

- that the upper two floors of the rear facade be retained;
- that the reaised 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

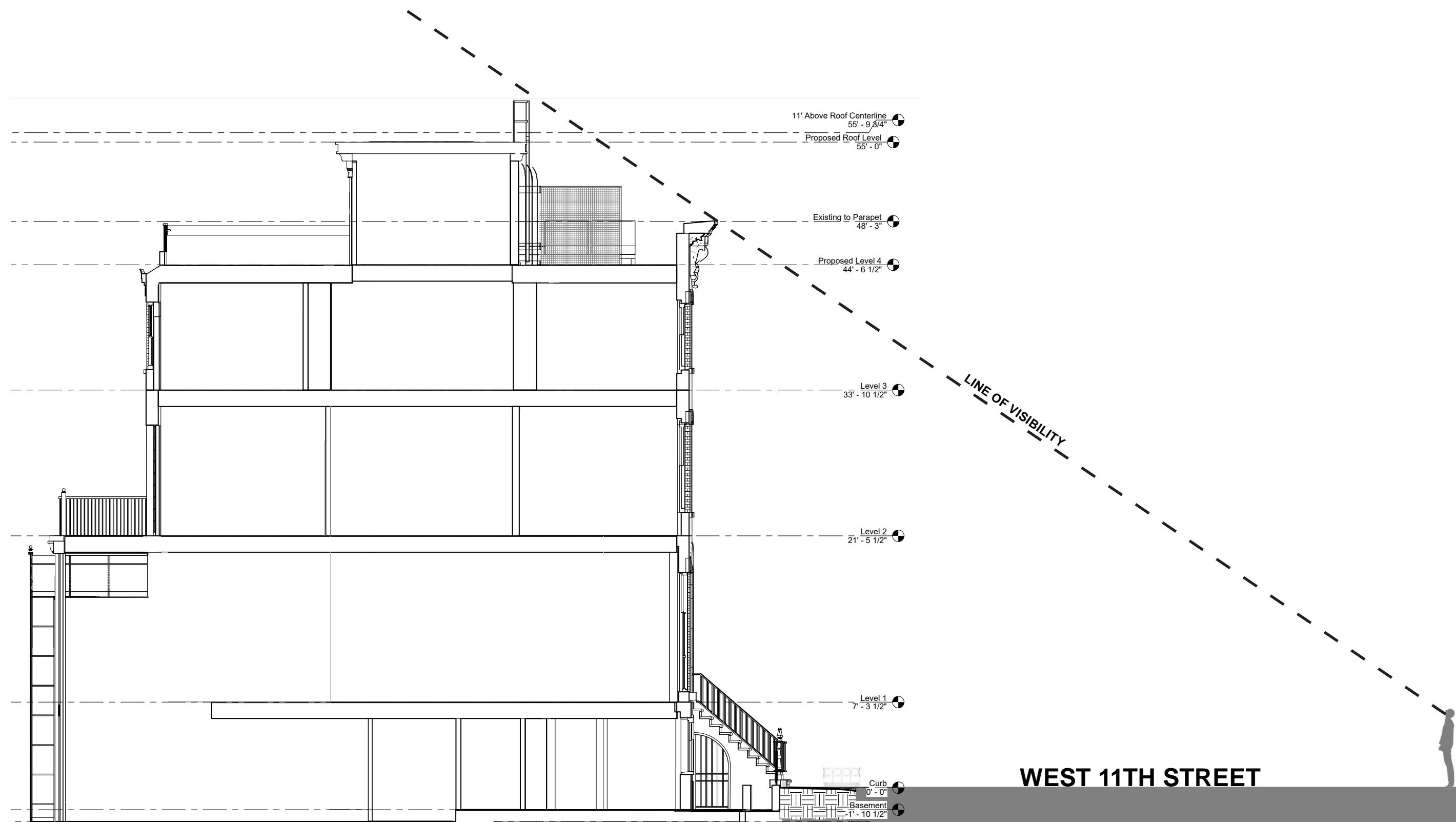
230 West 11th

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 addition roofline



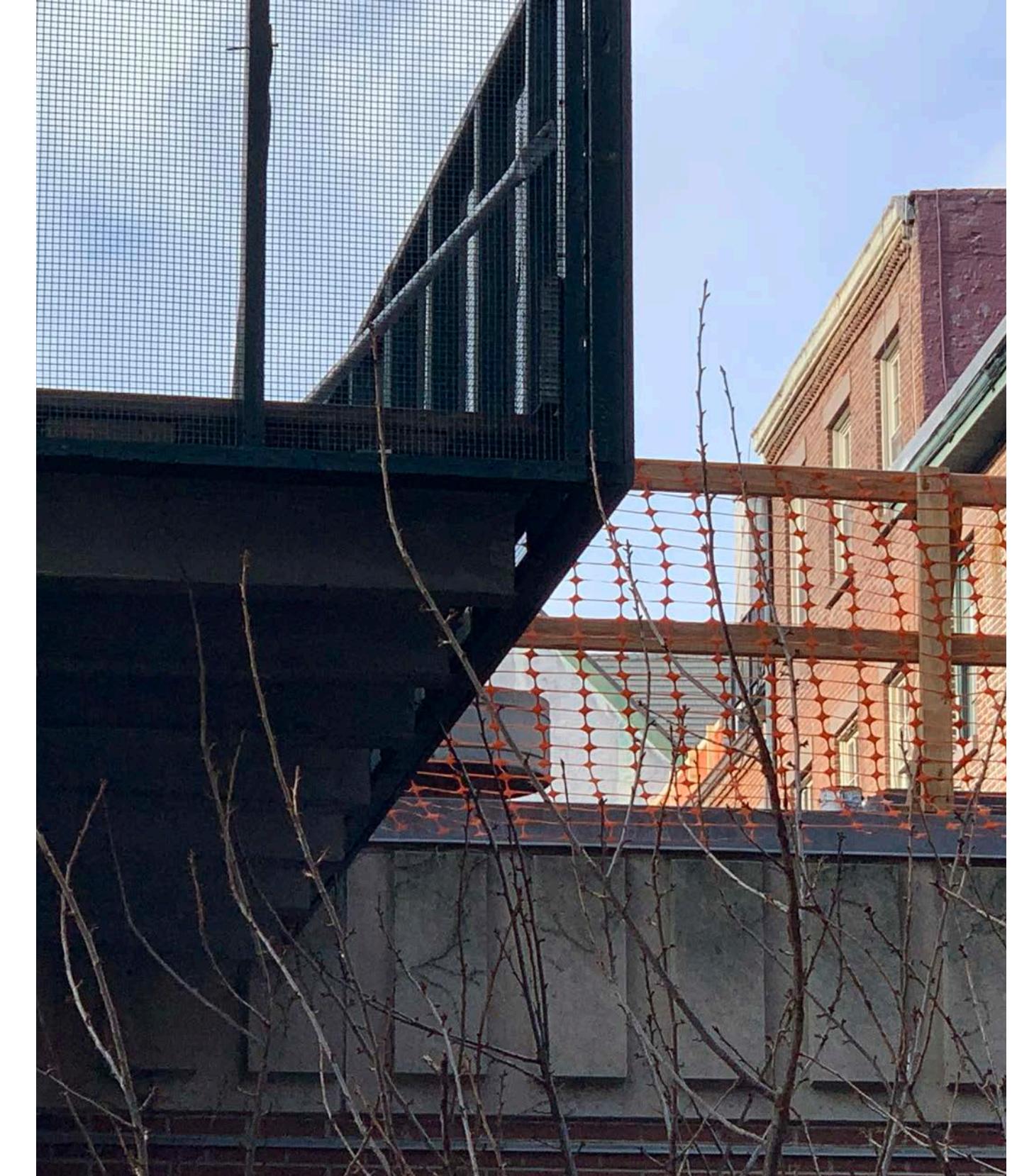
View 5 - Rendered and zoomed view

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

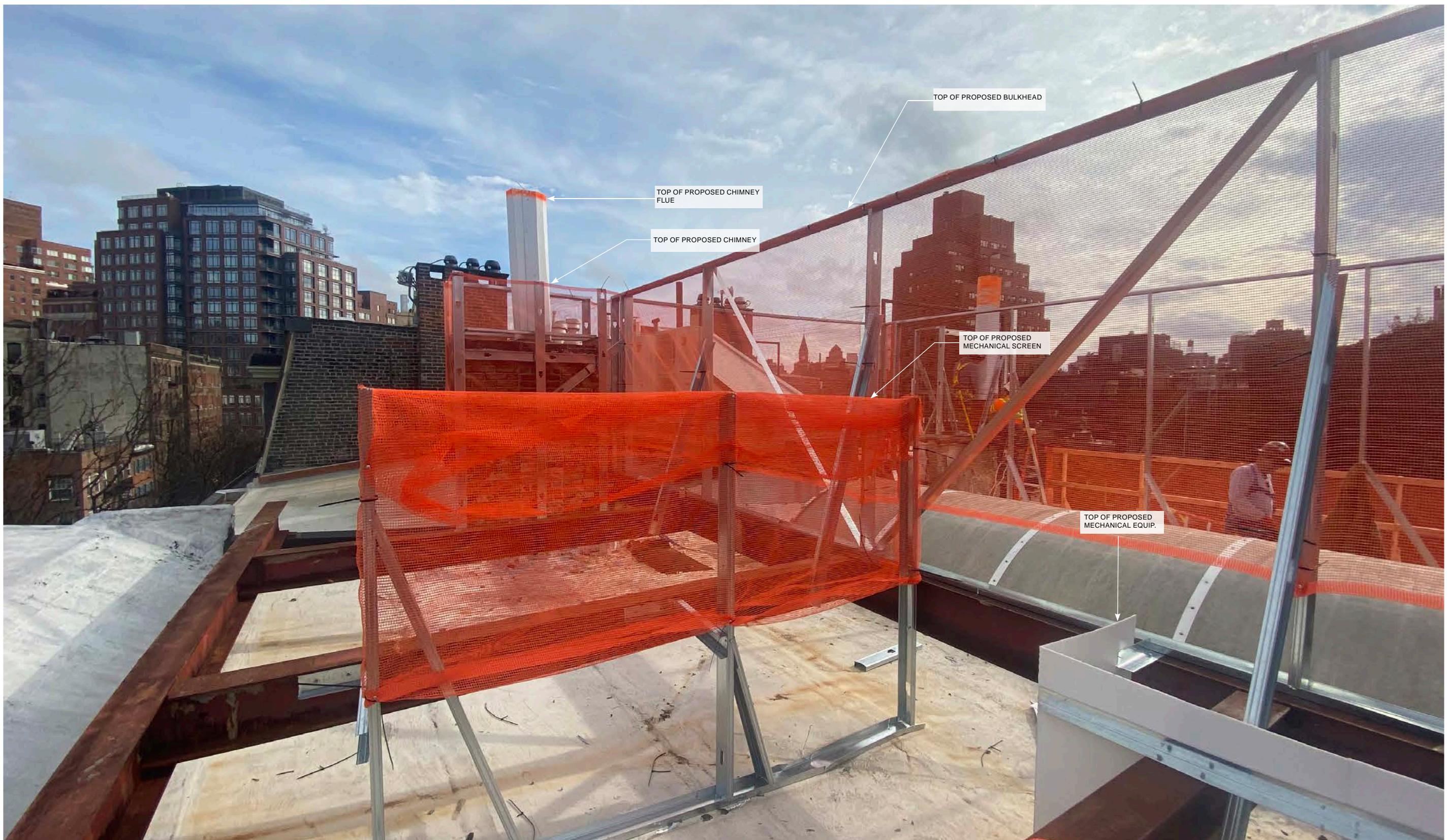


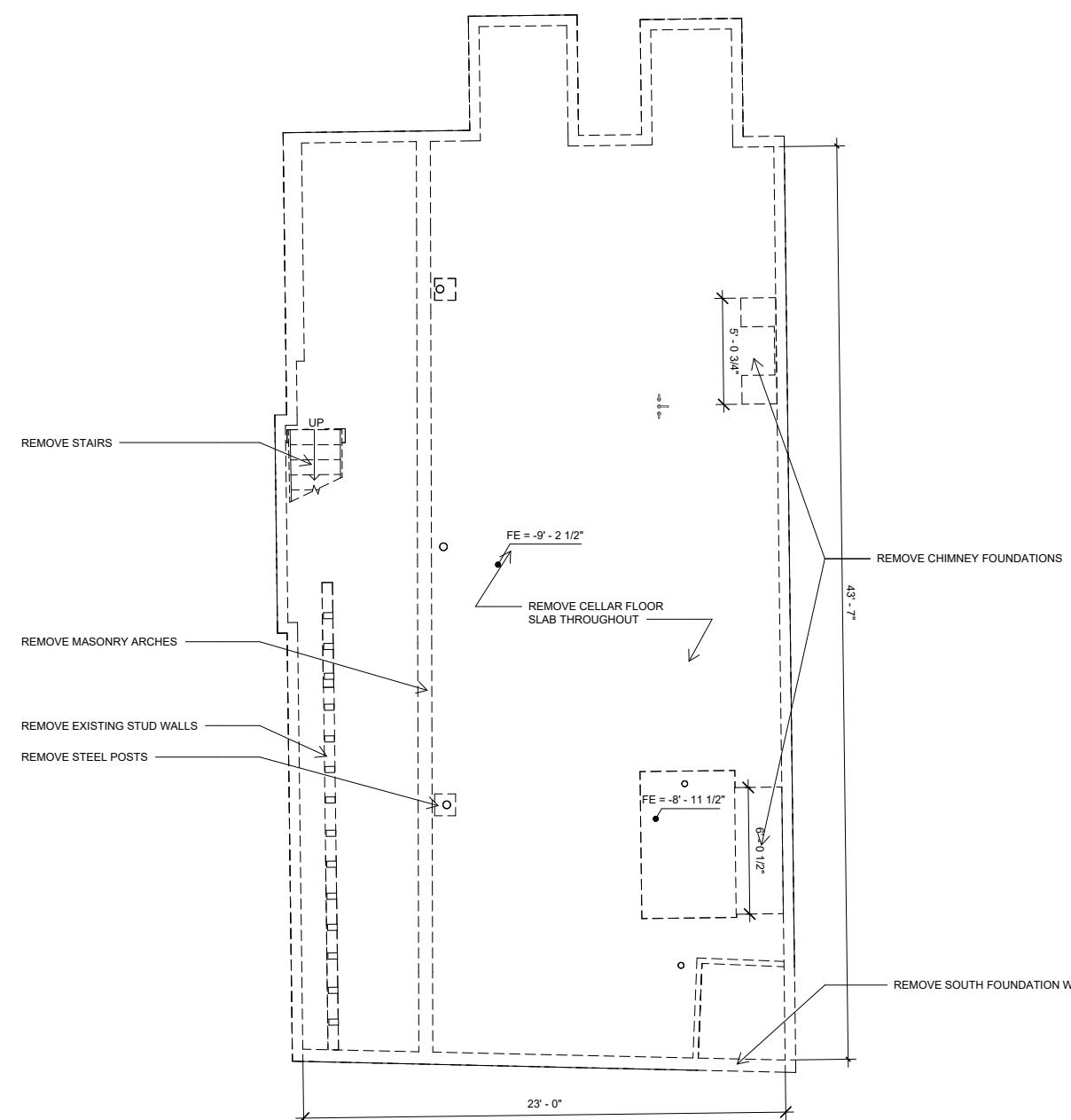
View 1- Flue of extended chimney visible from just east of the site

View 2- No visibility in direct view of facade

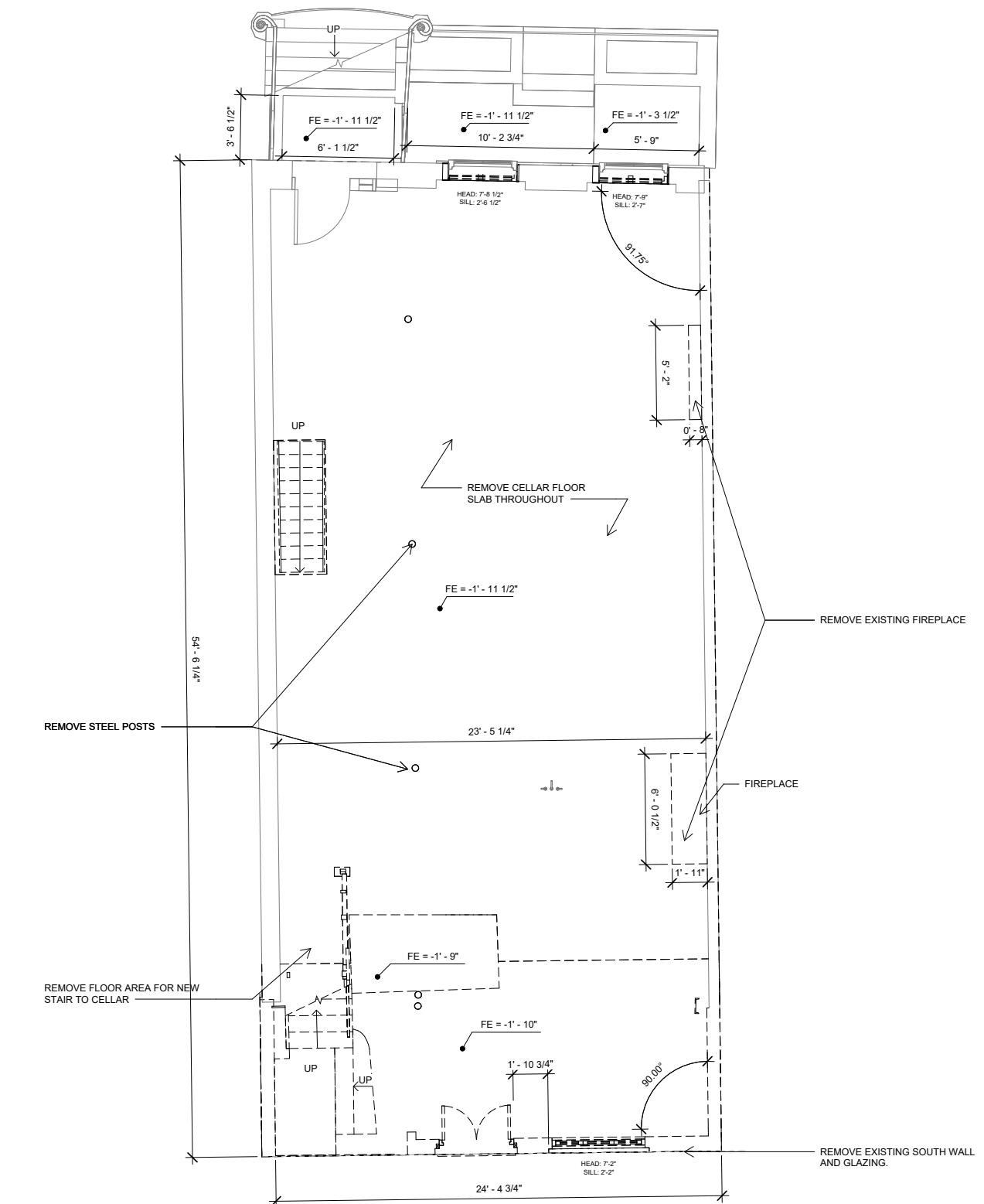
230 West 11th

Mockup - View Looking Toward West 11th St

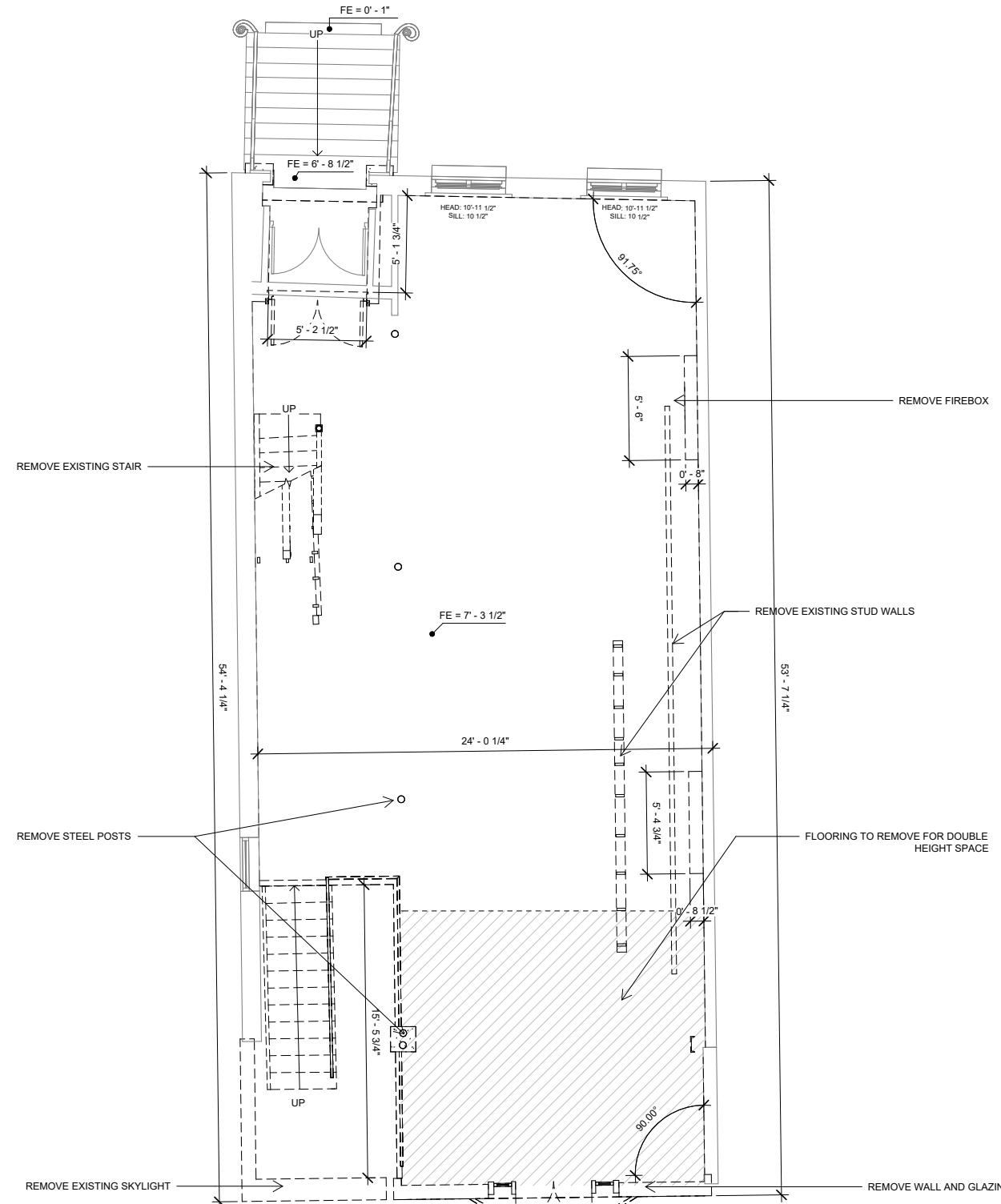




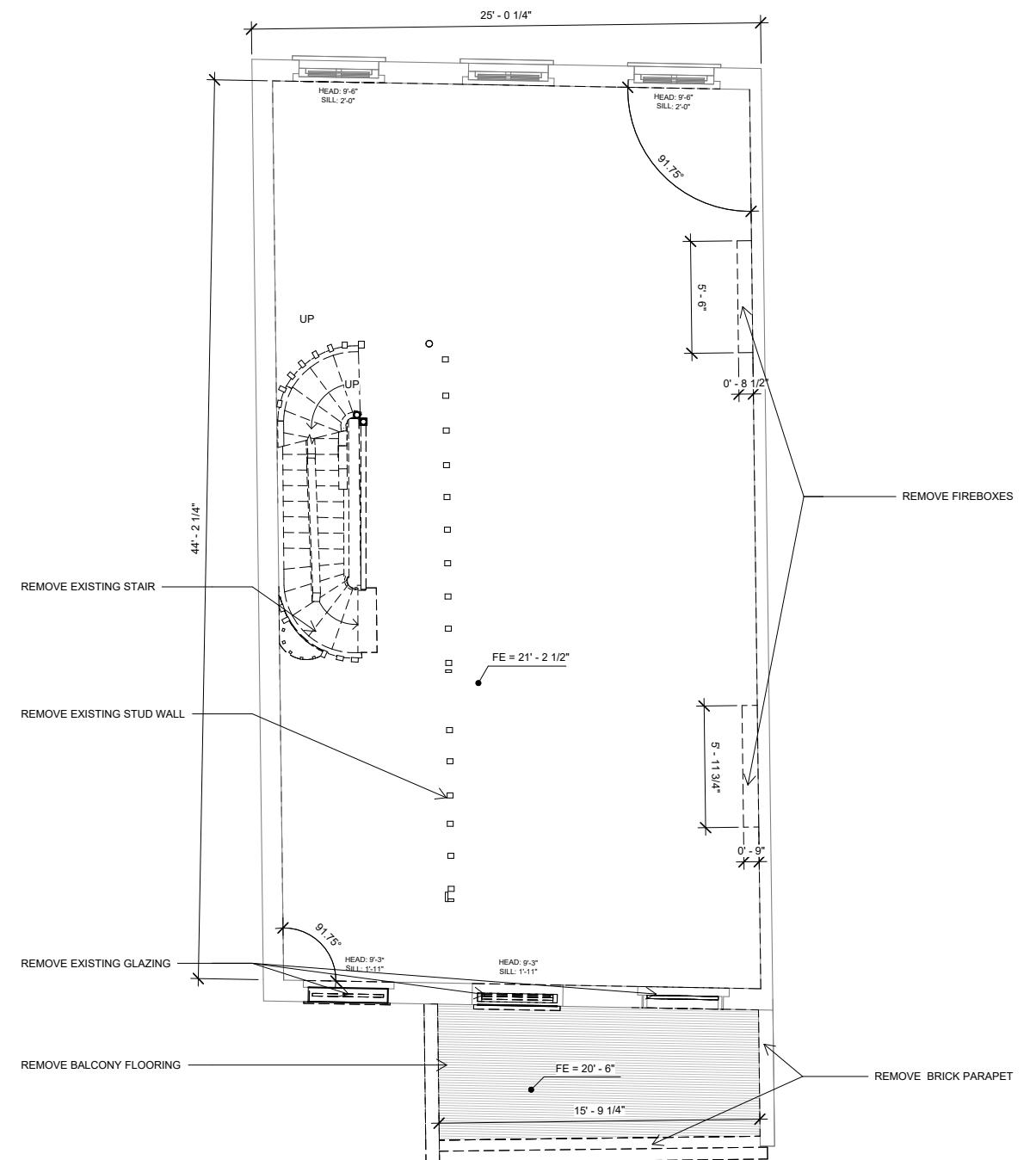
① Cellar Demolition Plan
1/4" = 1'-0"



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



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



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

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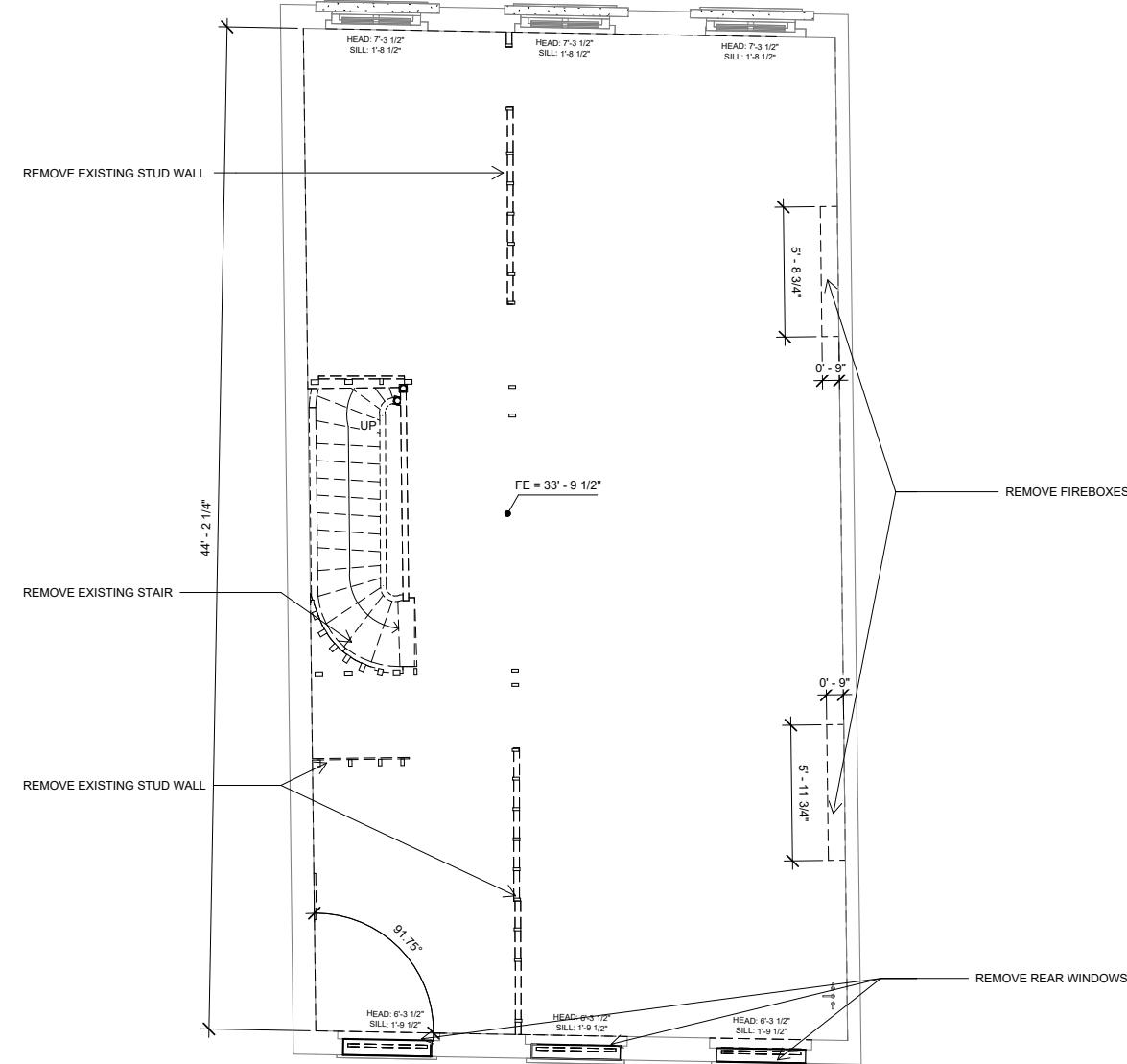
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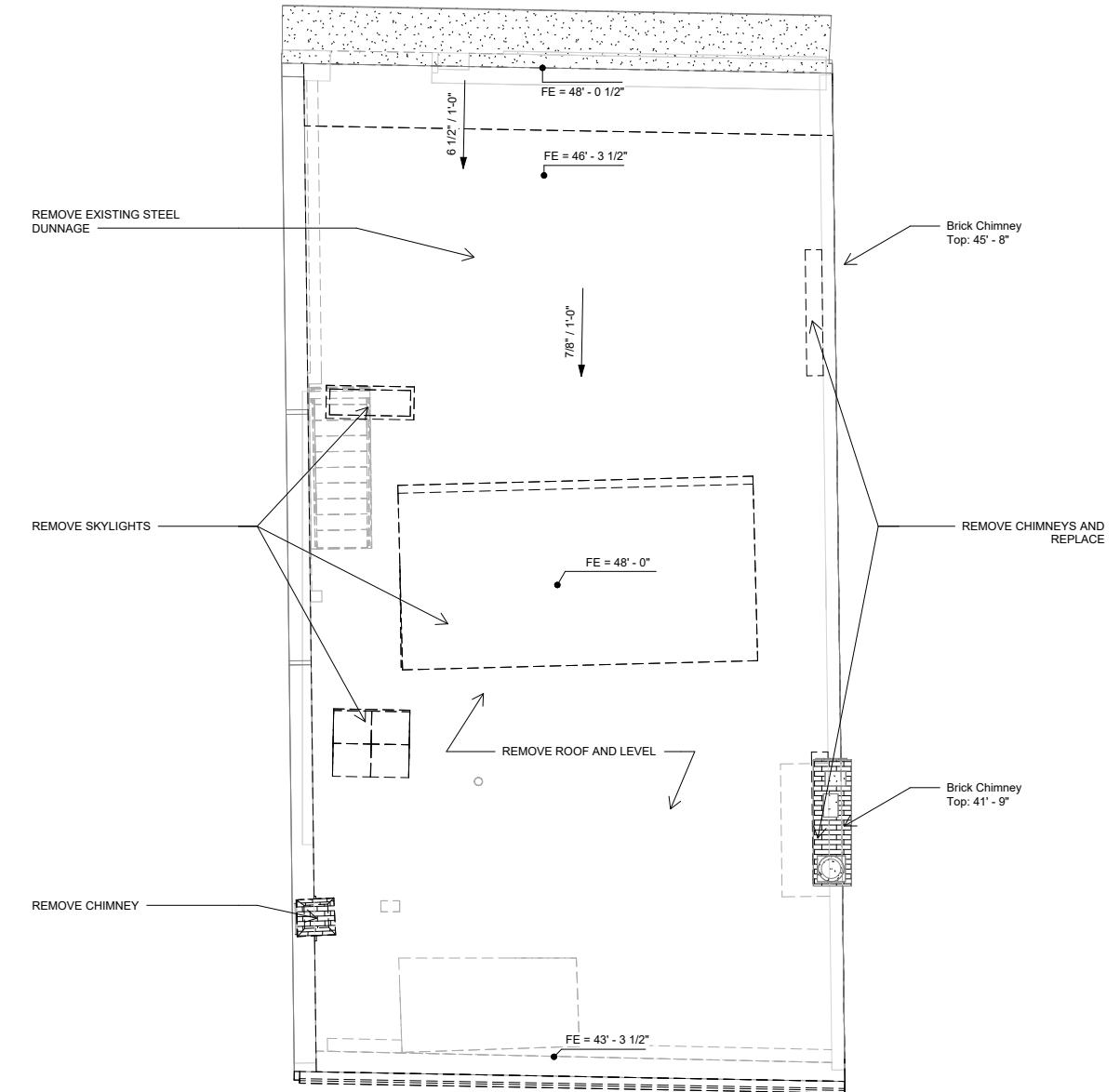


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① Level 3 Demolition Plan
1/4" = 1'-0"



② Roof Demolition Plan
1/4" = 1'-0"

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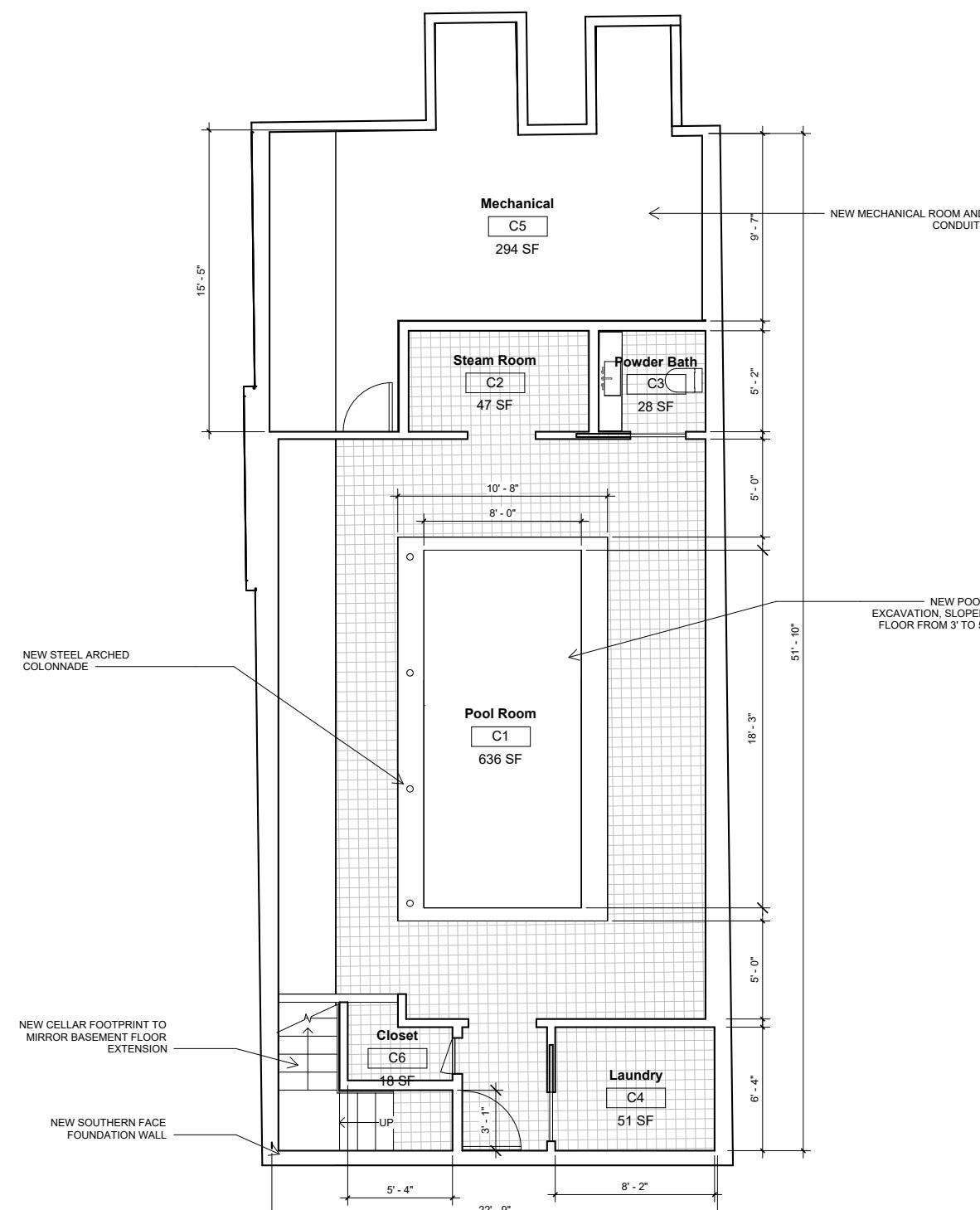
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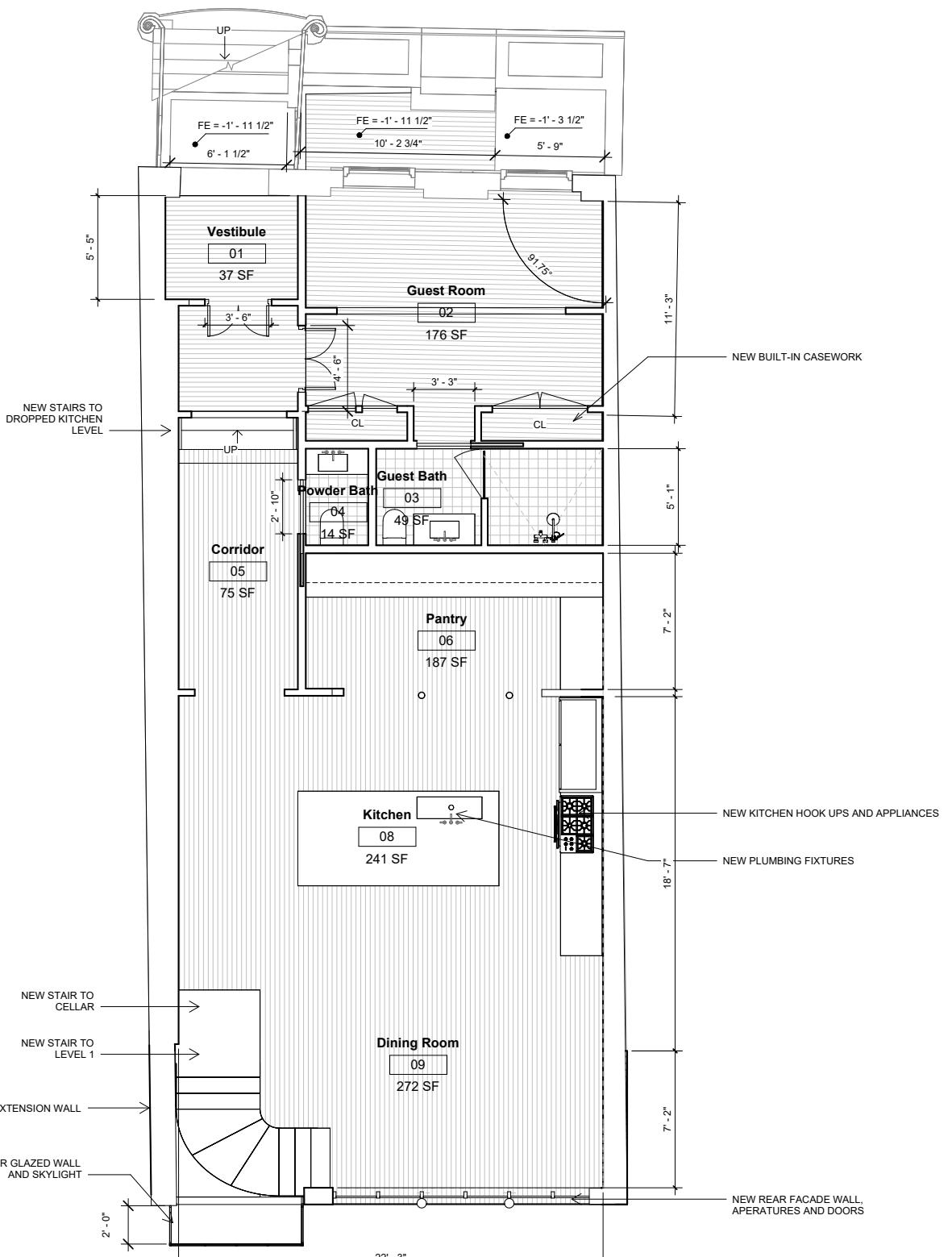


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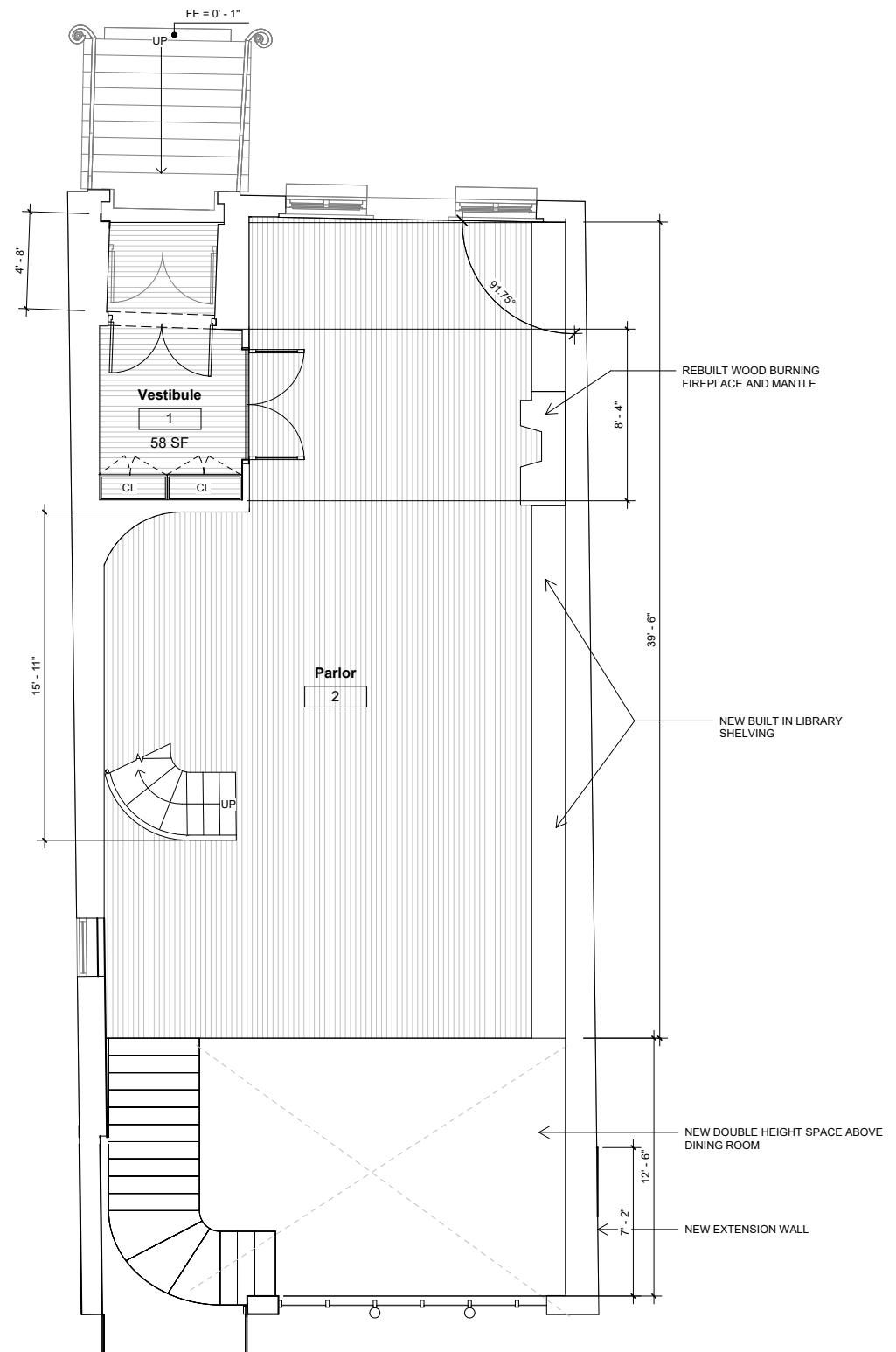
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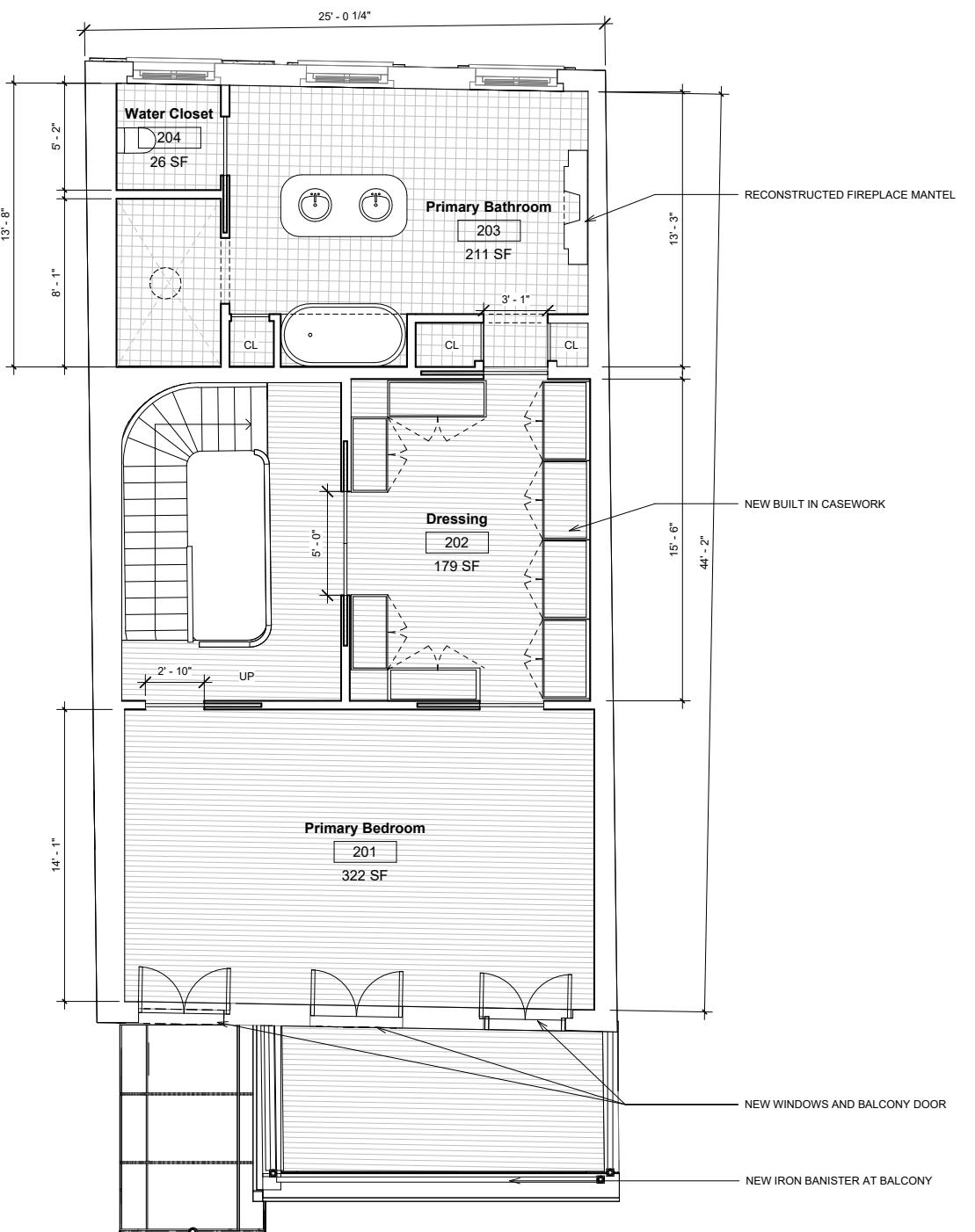
① Proposed Cellar Floor Plan
1/4" = 1'-0"



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



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



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

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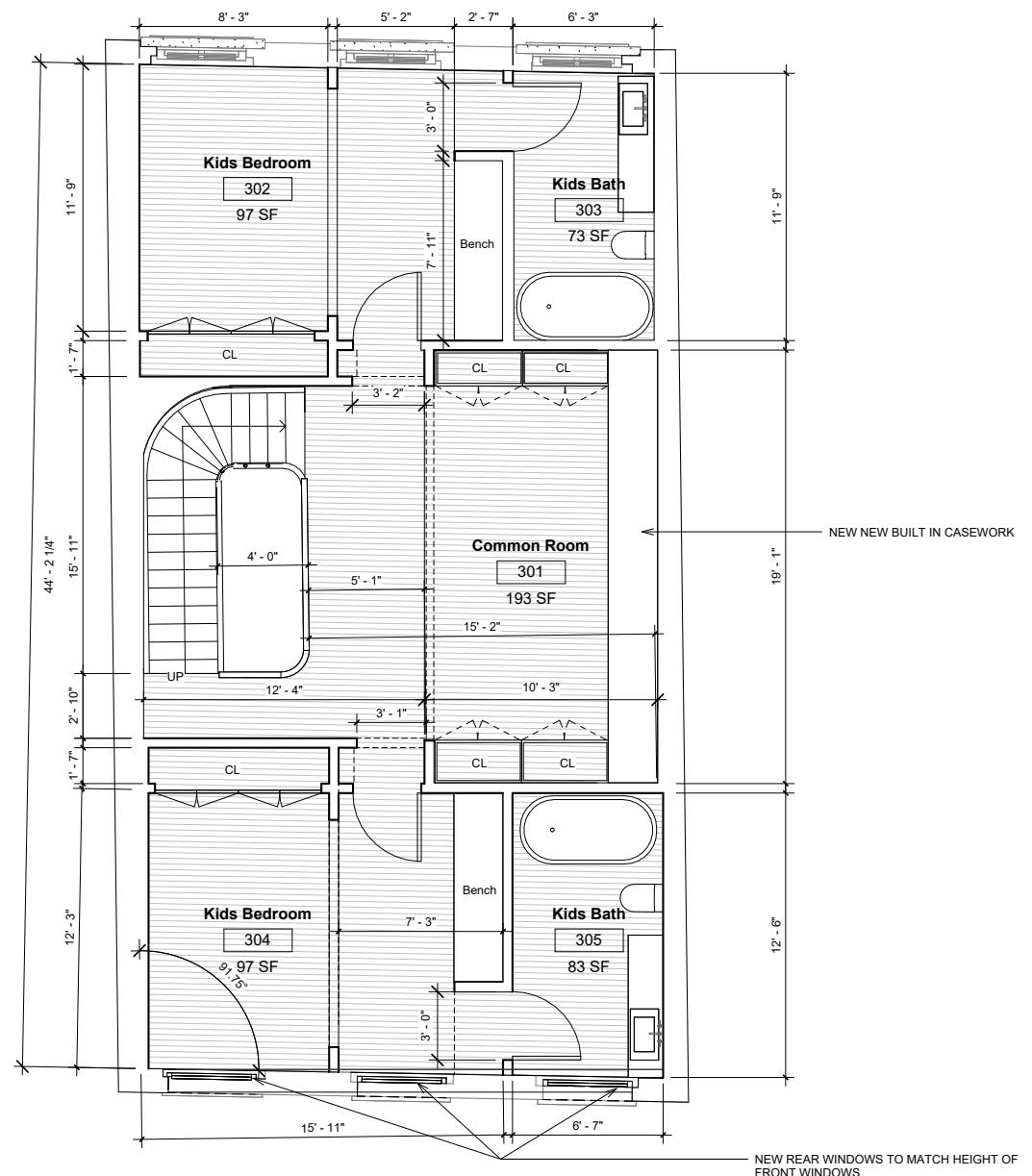
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PROPOSED FLOOR PLANS



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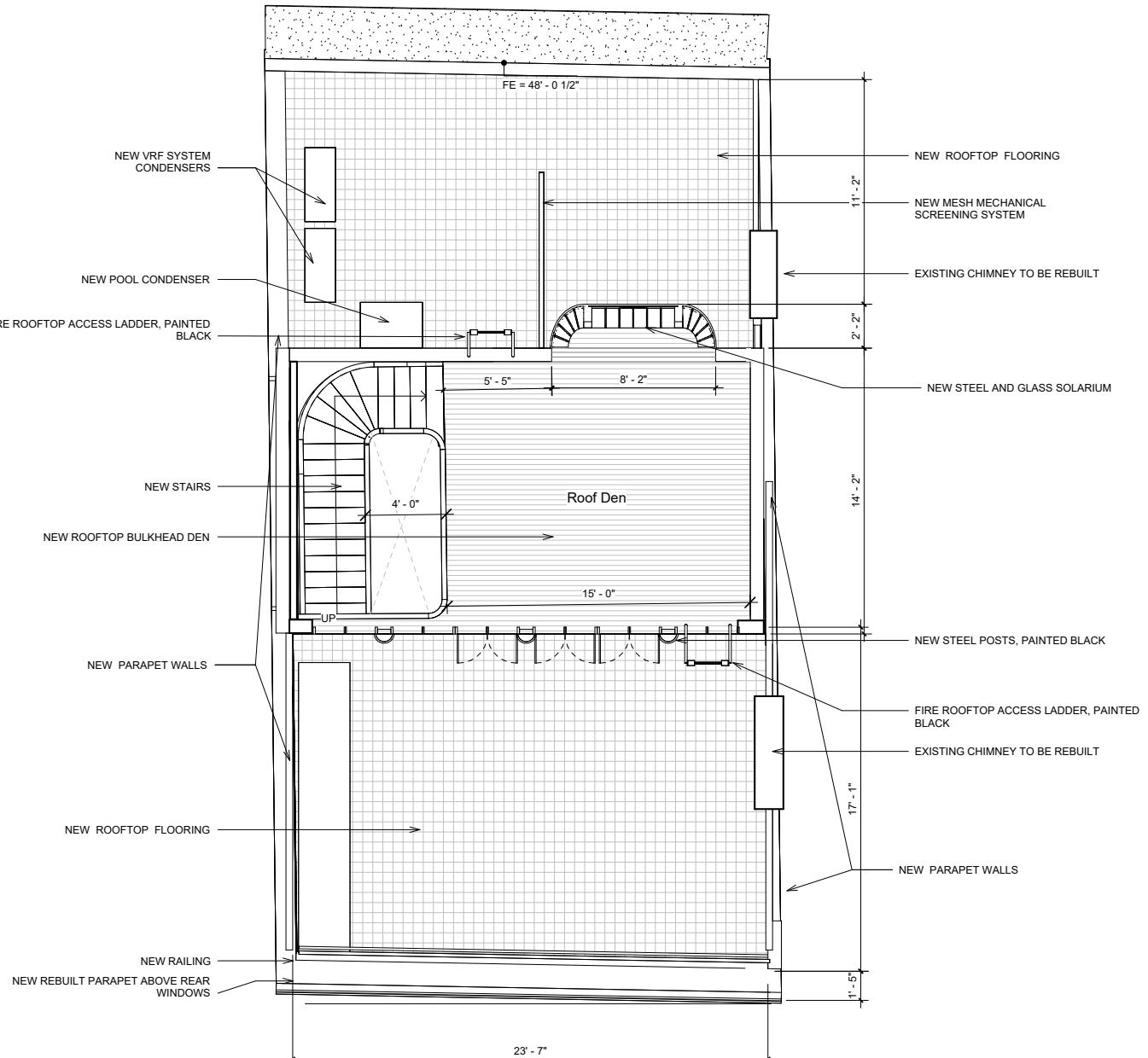


2 Level 3 Floor Plan - Proposed
1/4" = 1'-0"

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1 Roof Plan - Proposed
1/4" = 1'-0"

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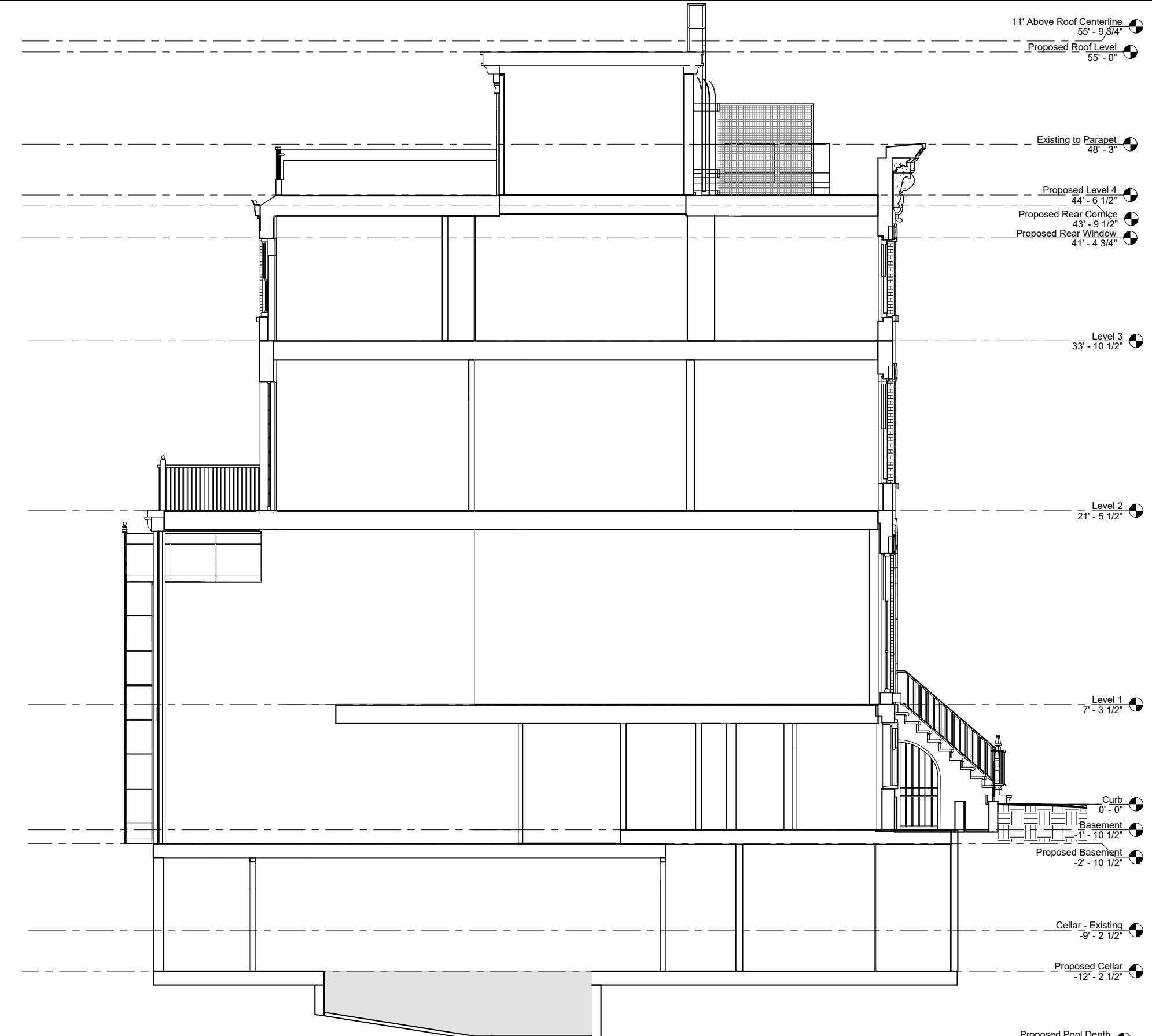
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PROPOSED PLANS

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