

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-09833

11 Hubert Street – Tribeca West Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 925 1200

Passcode: 259056

By Phone: 646-828-7666 (NY)

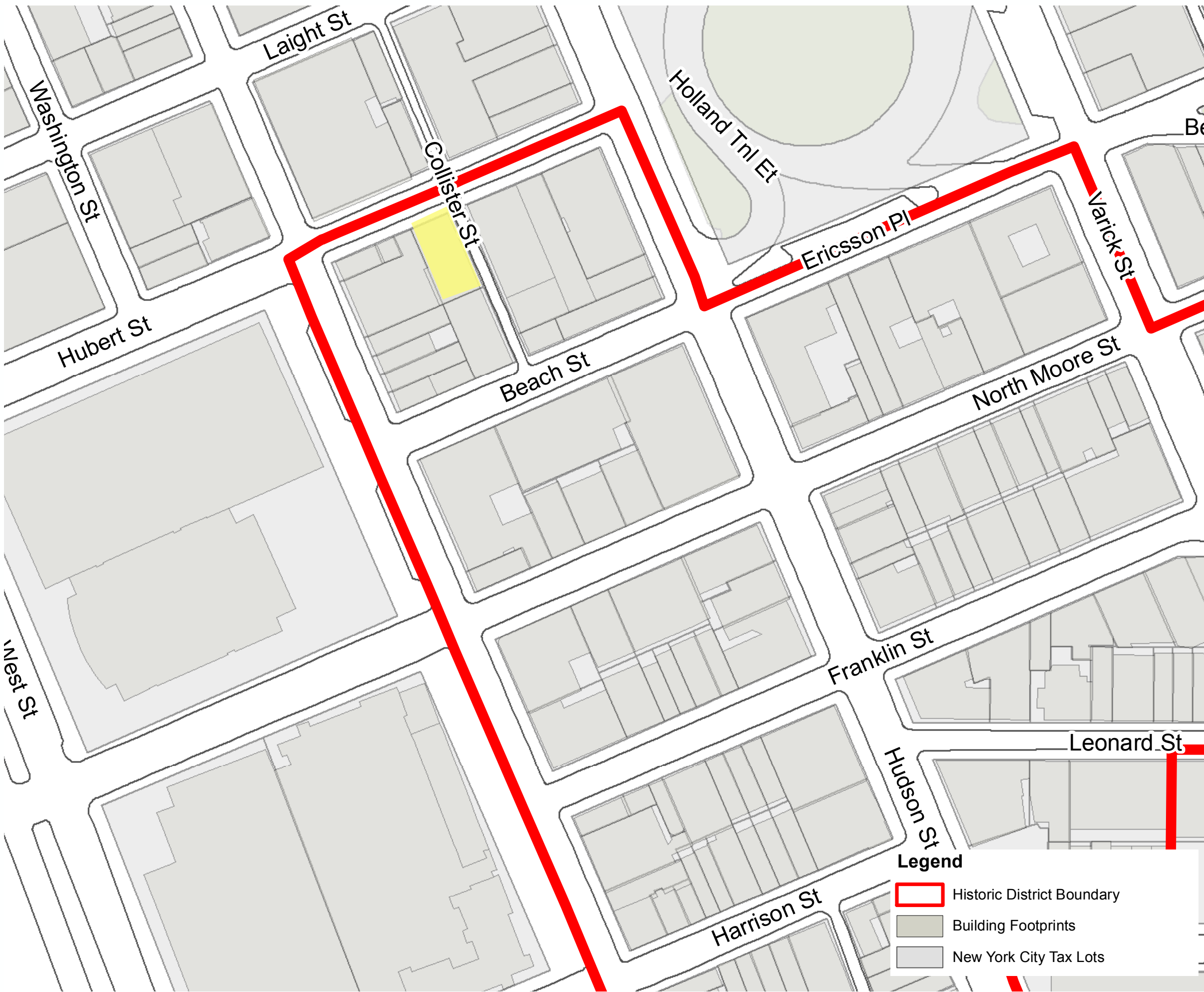
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

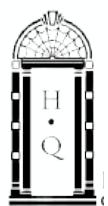
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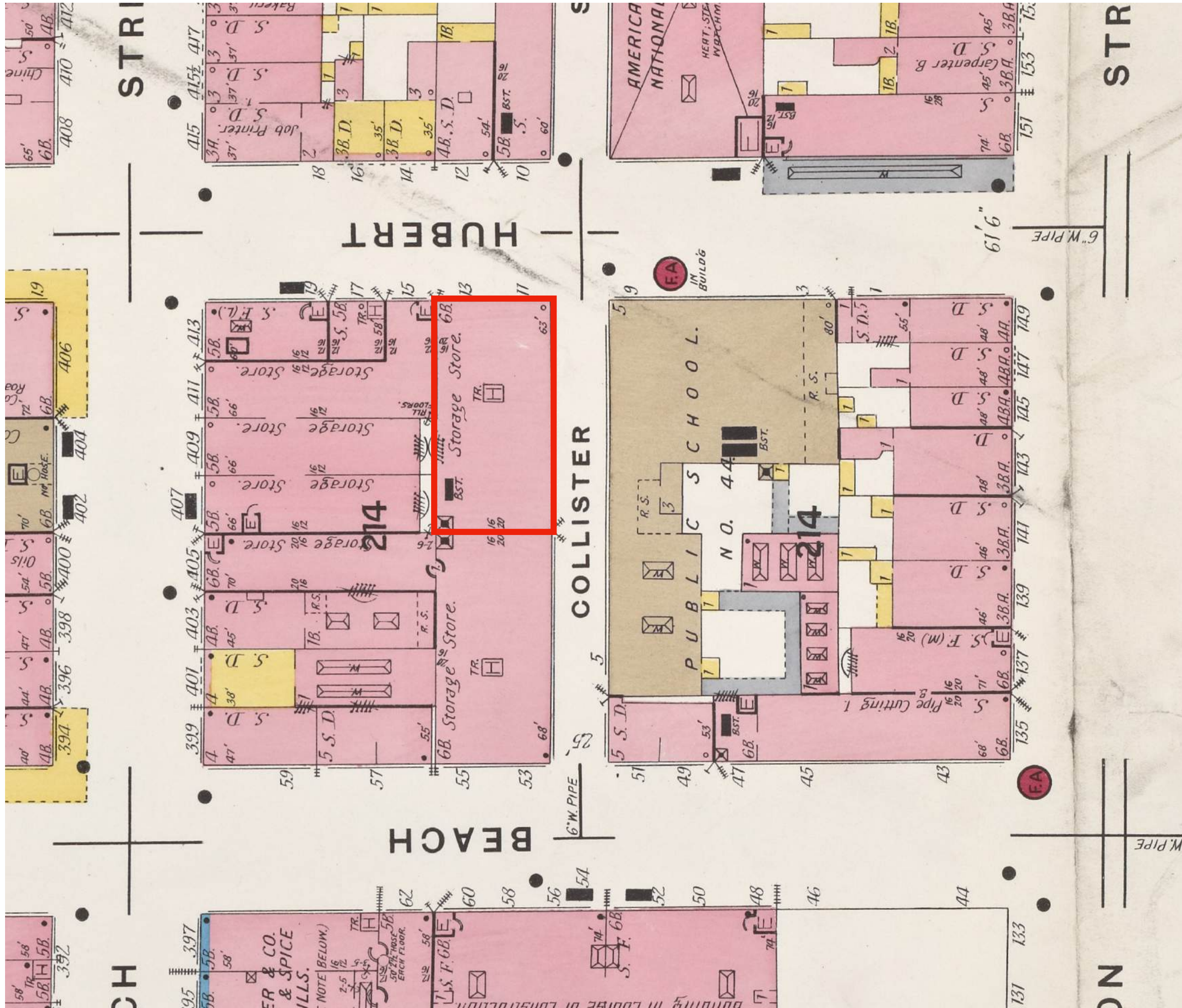


Overall View



Tribeca West Historic District Map





1903 Sanborn Map



Hubert Street Looking East, 1937 (NYPL)

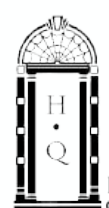




11 Hubert - Highway Transportation Co. Garage (Dietrich Wortman, 1946) (1946, Municipal Archives)

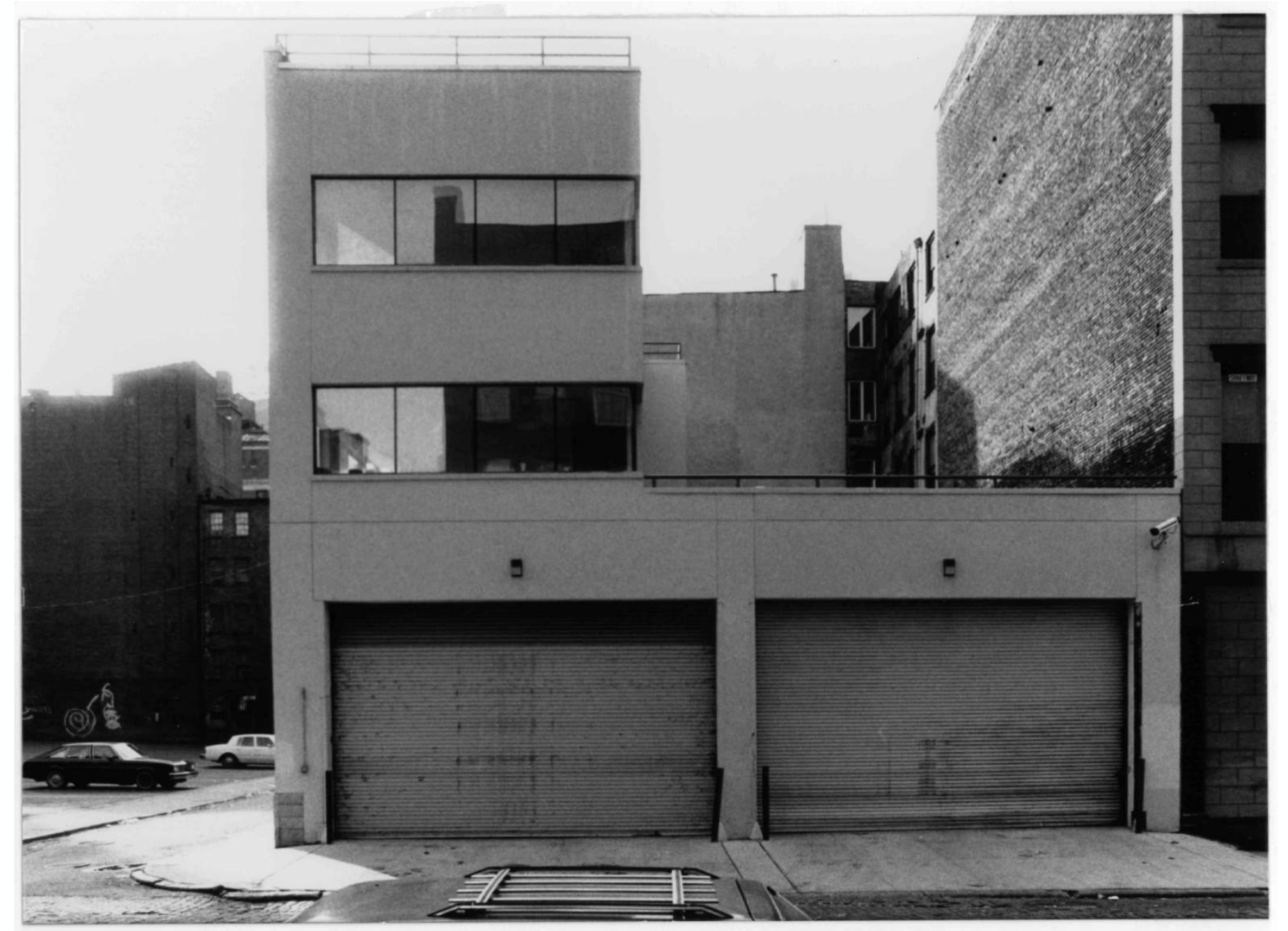


1980 Tax Photograph(1985, Municipal Archives)



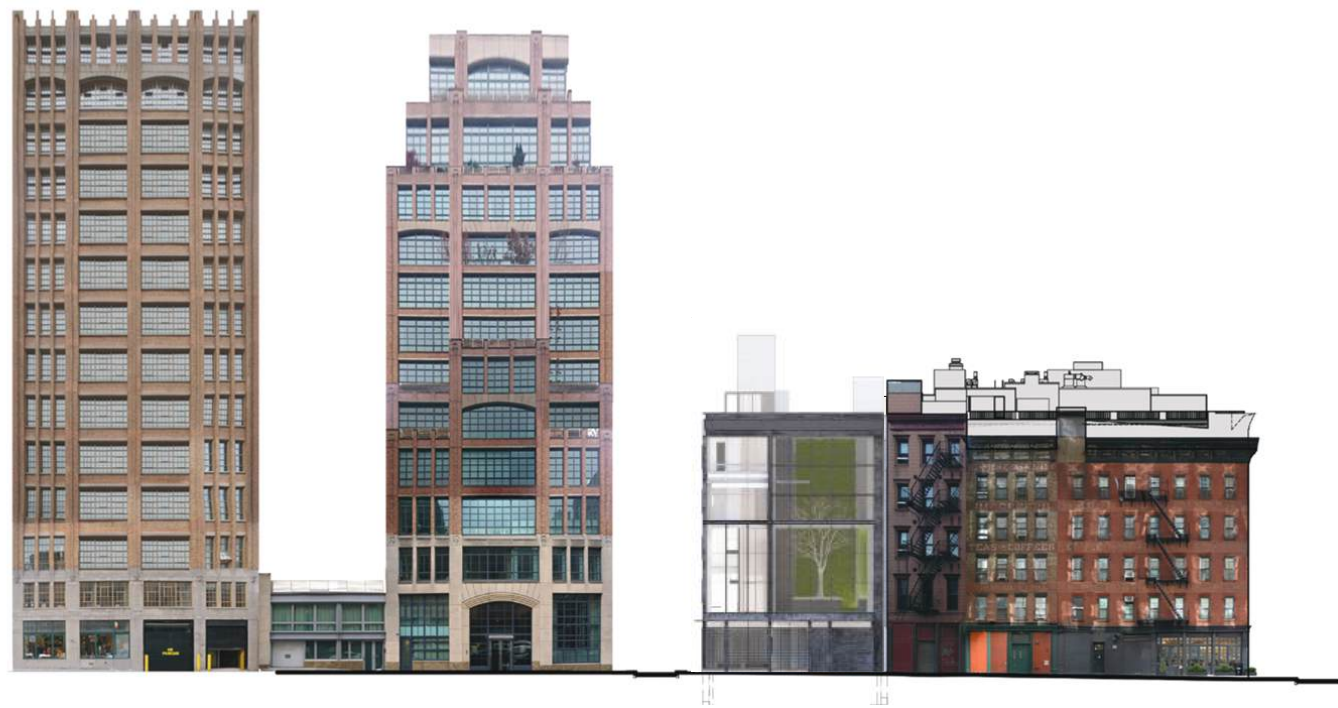


11 Hubert - Garage & Offices (Unknown, 1990) (LPC Designation Photos)





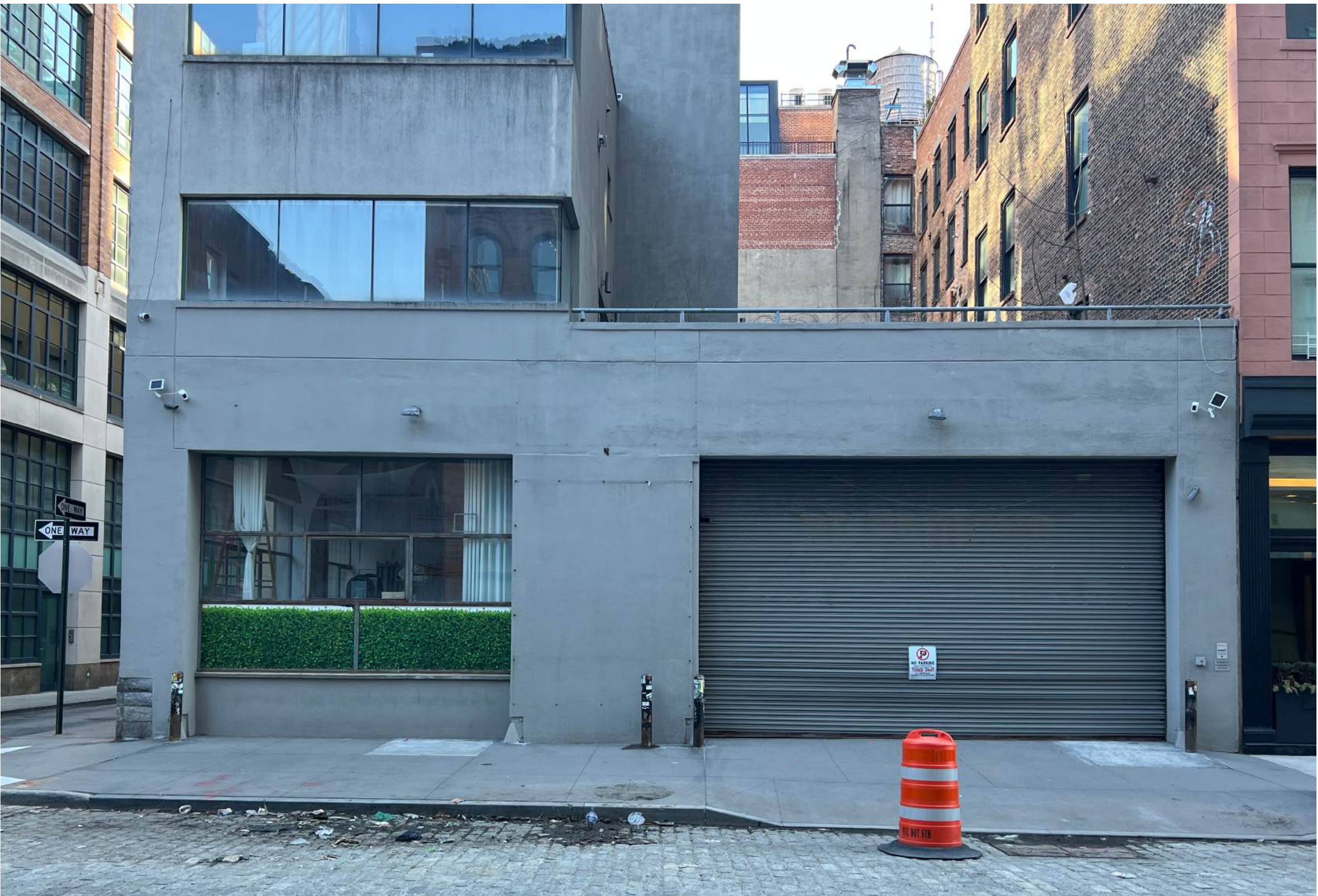
2016 LPC APPROVAL



2020 LPC APPROVAL













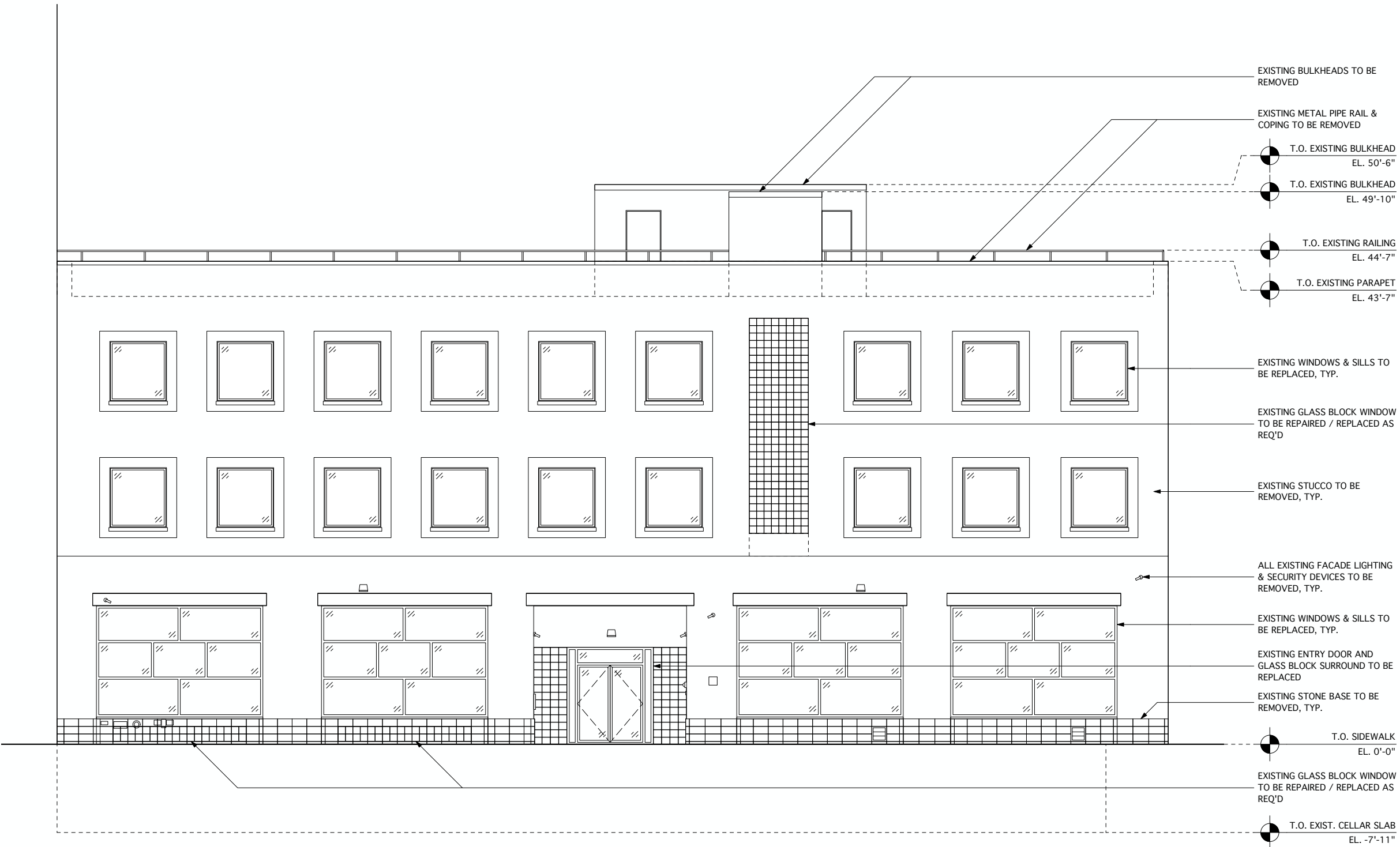


Schematic Roof Render - Existing

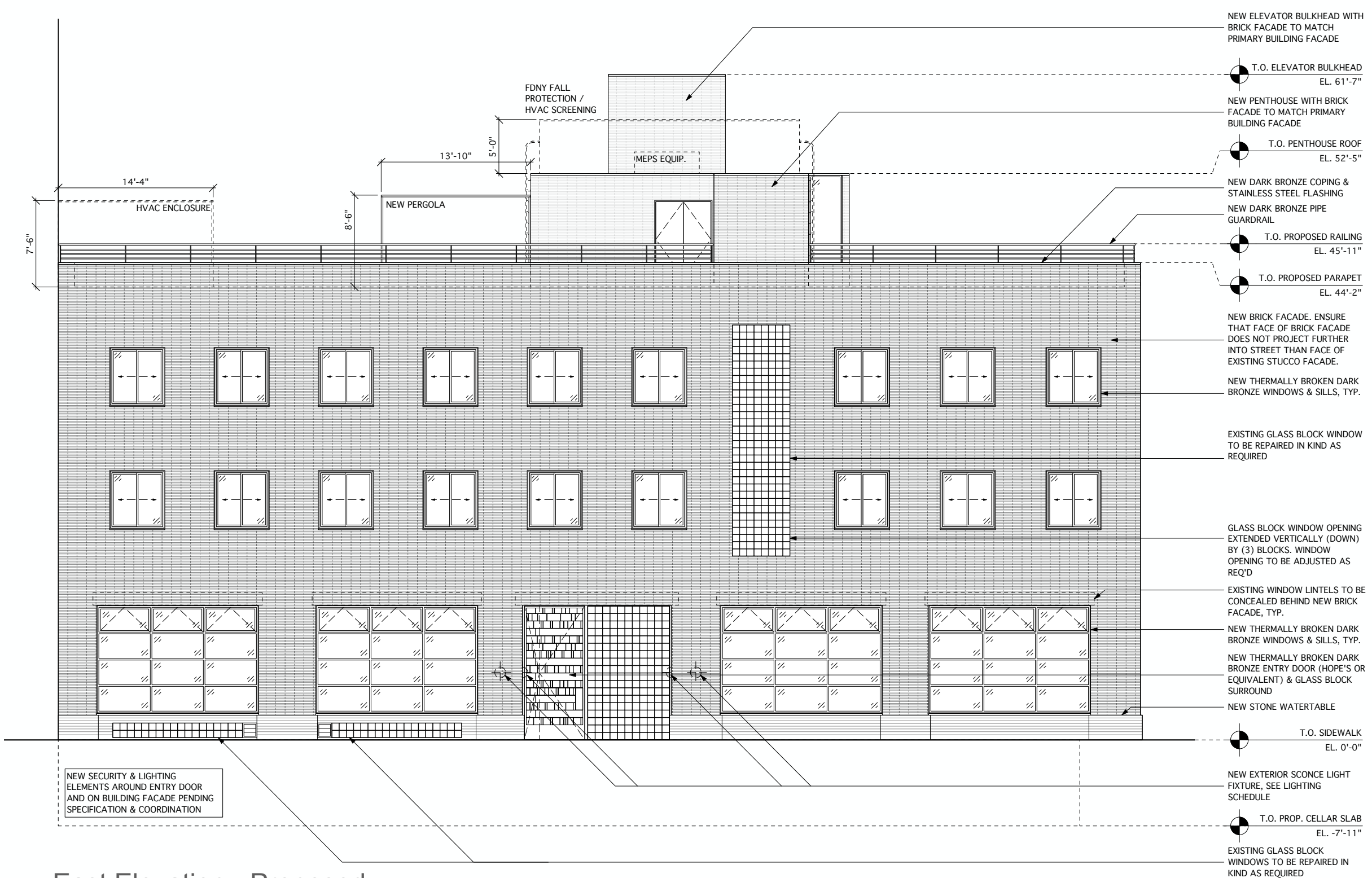


Schematic Penthouse/Bulkhead Render - Proposed



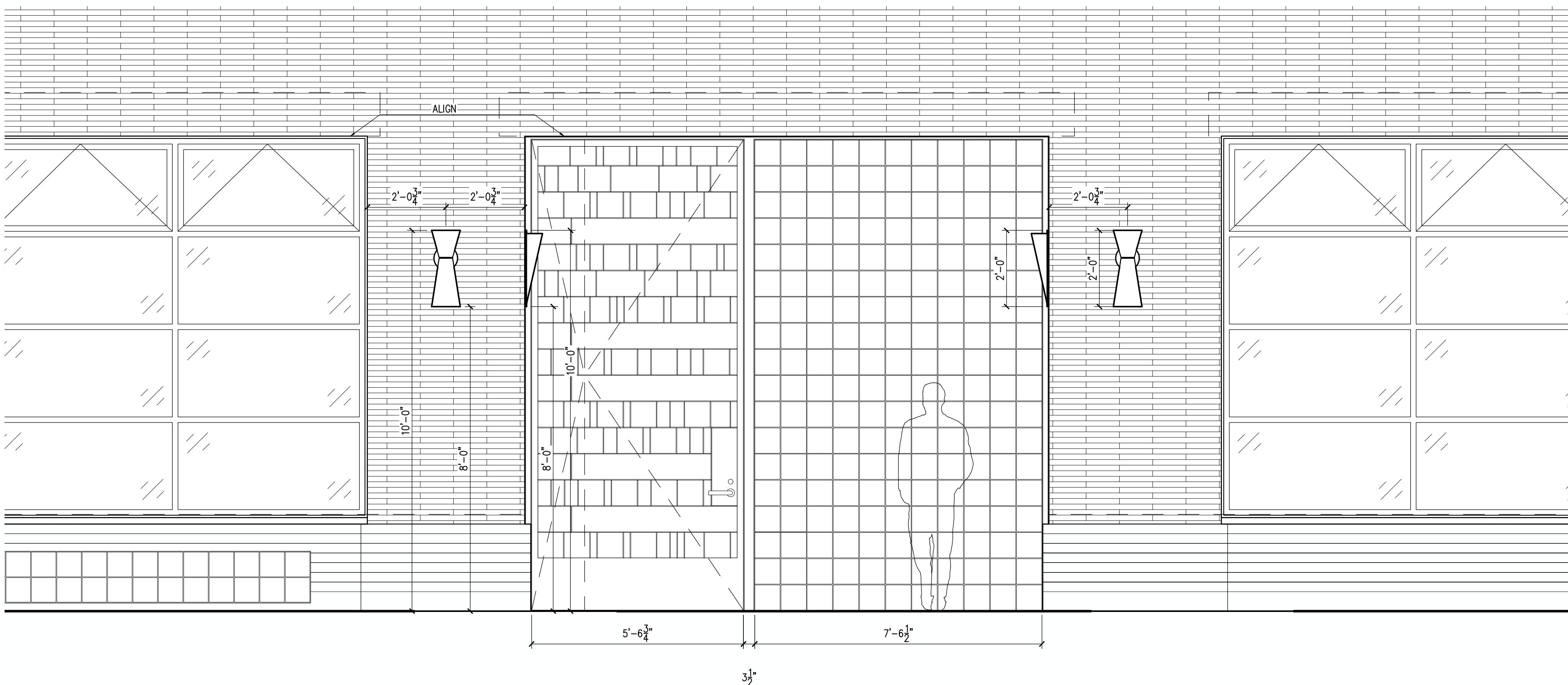


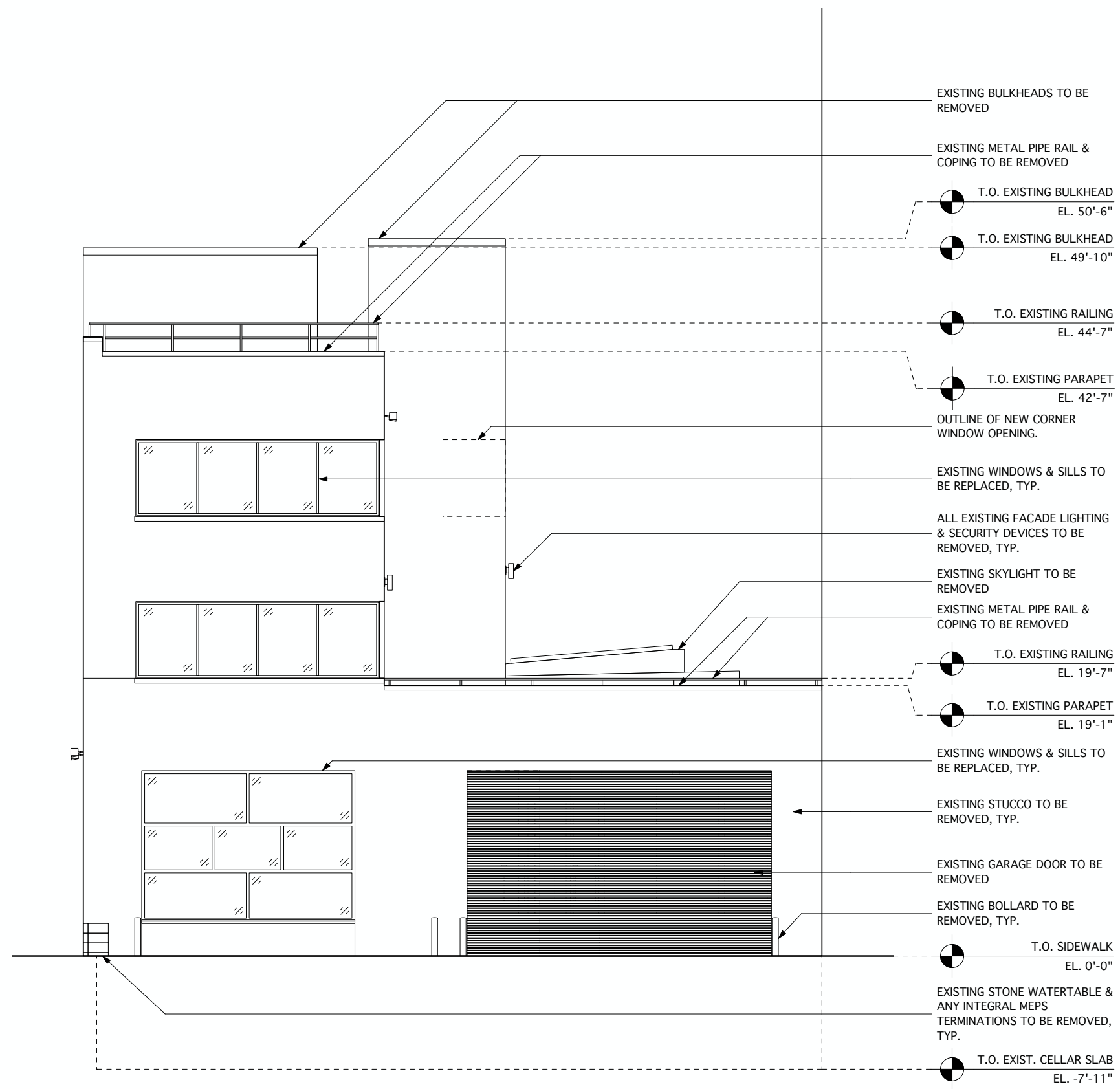
East Elevation - Existing



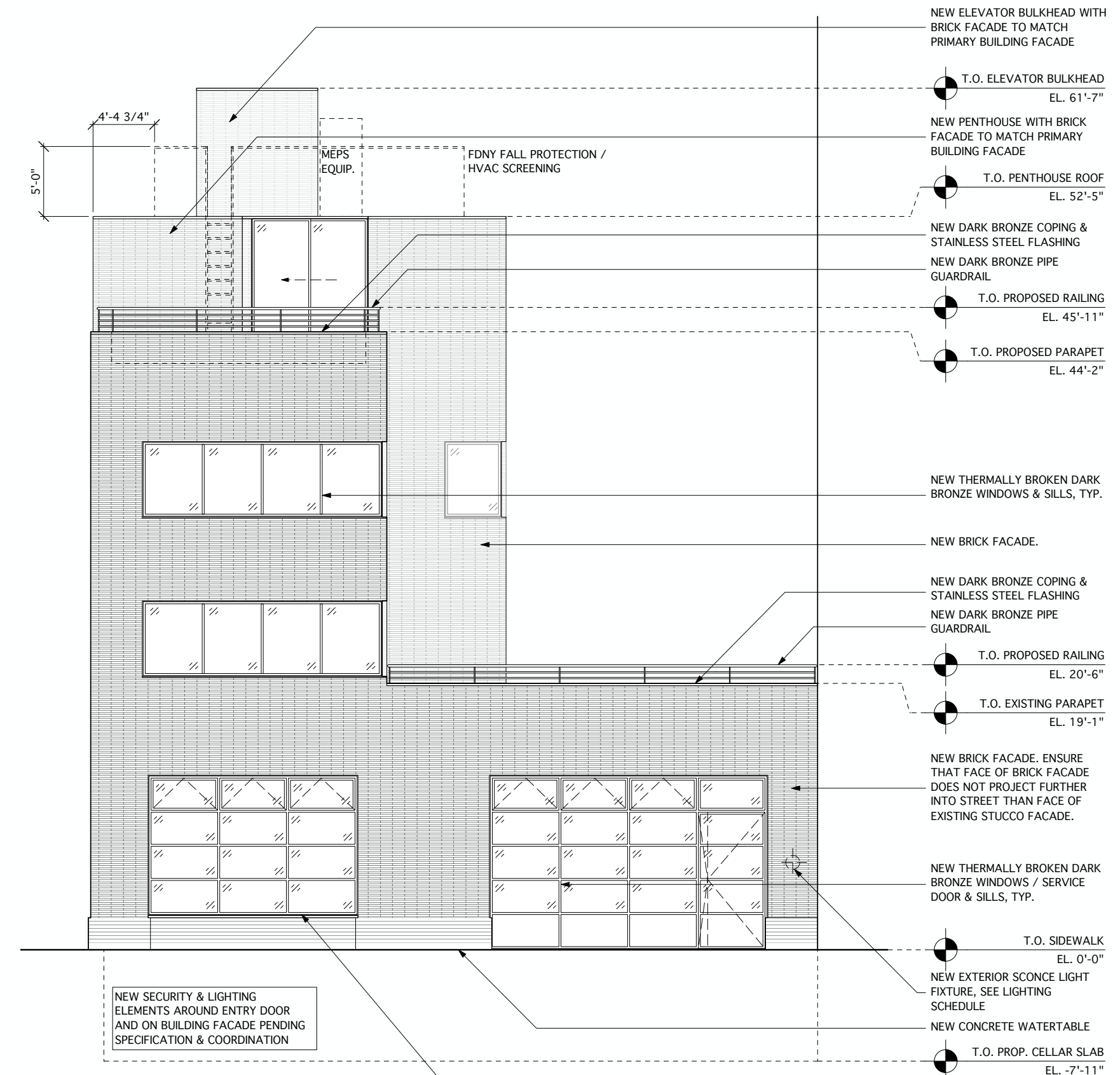
East Elevation - Proposed





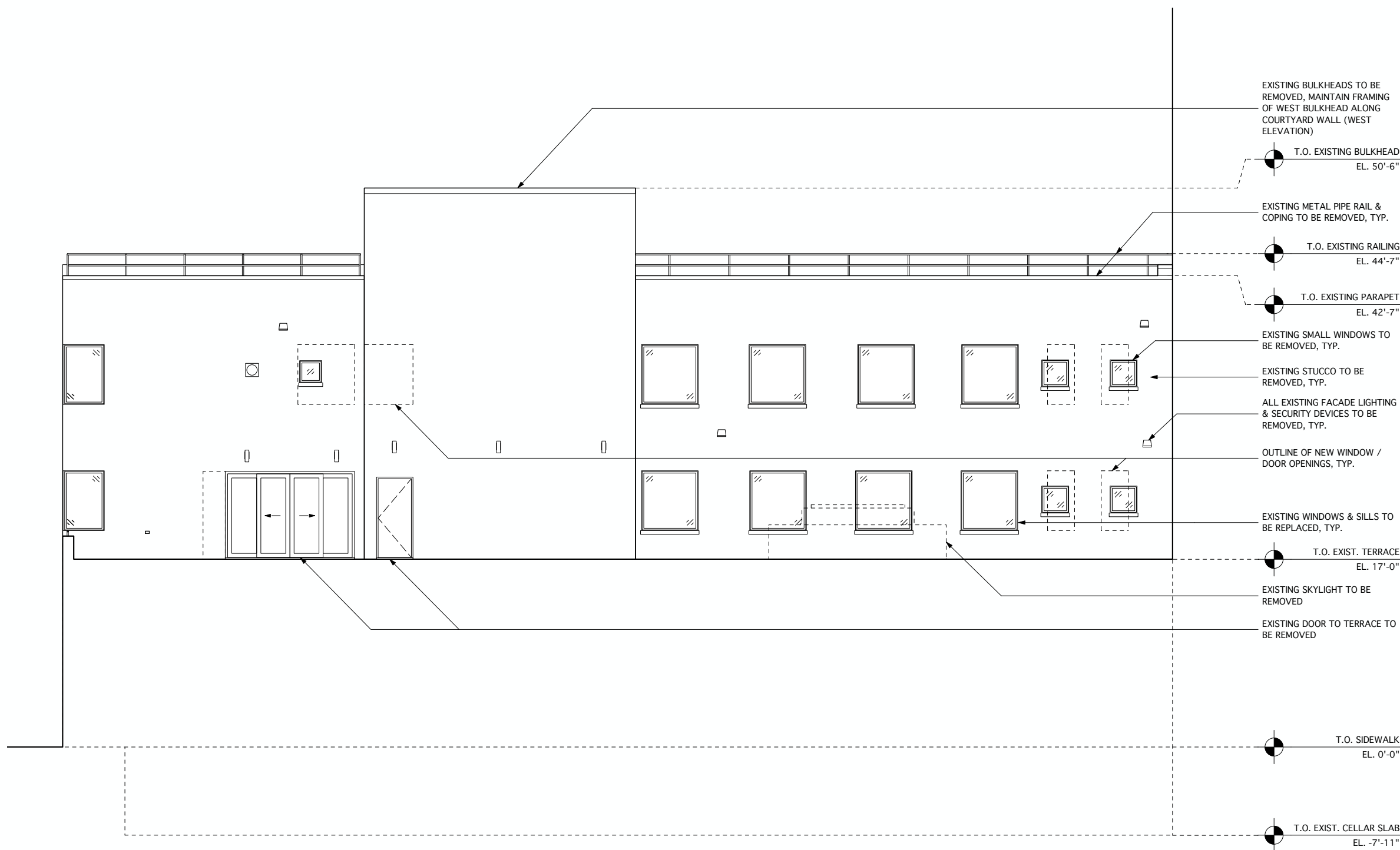


North Elevation - Existing

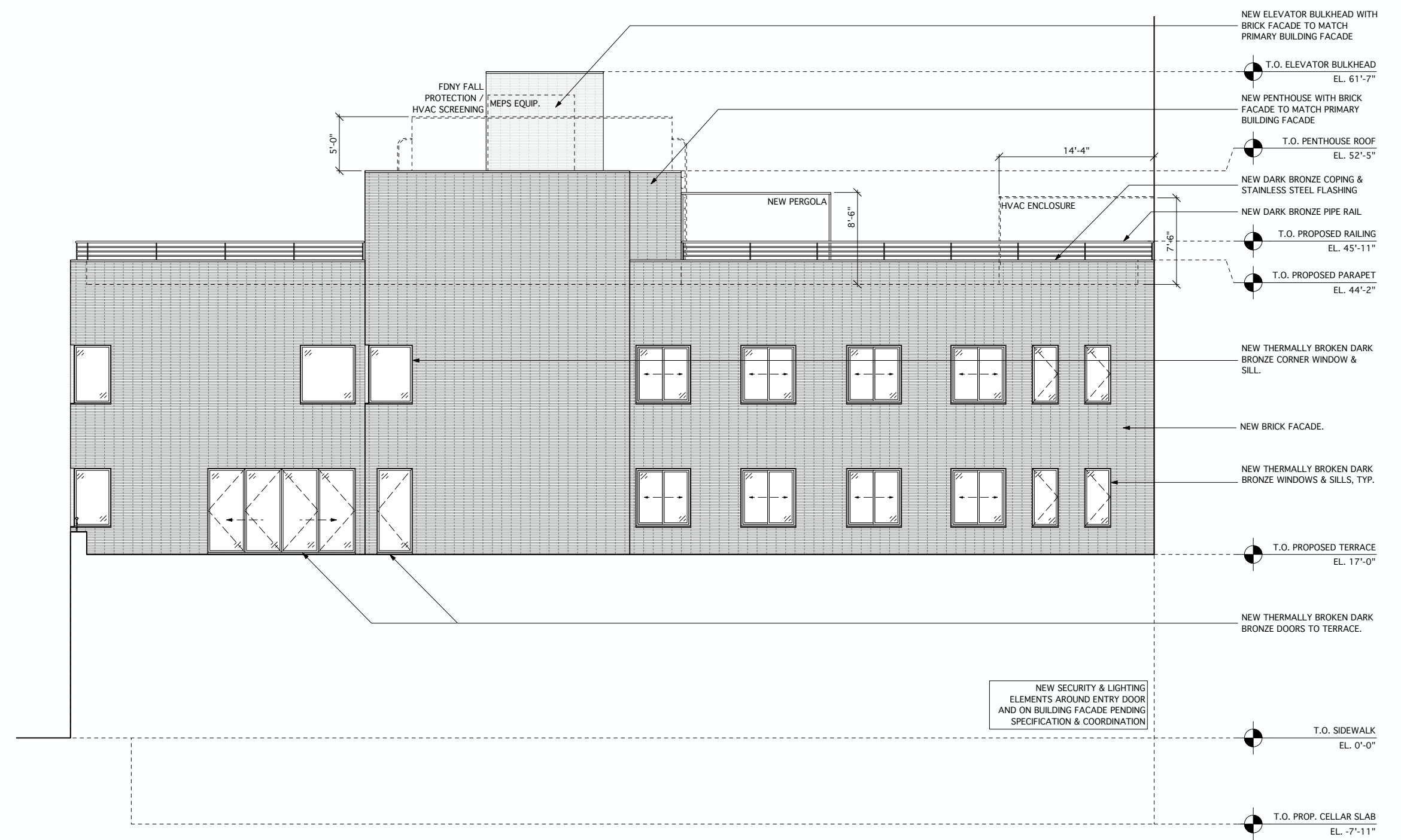


North Elevation - Proposed



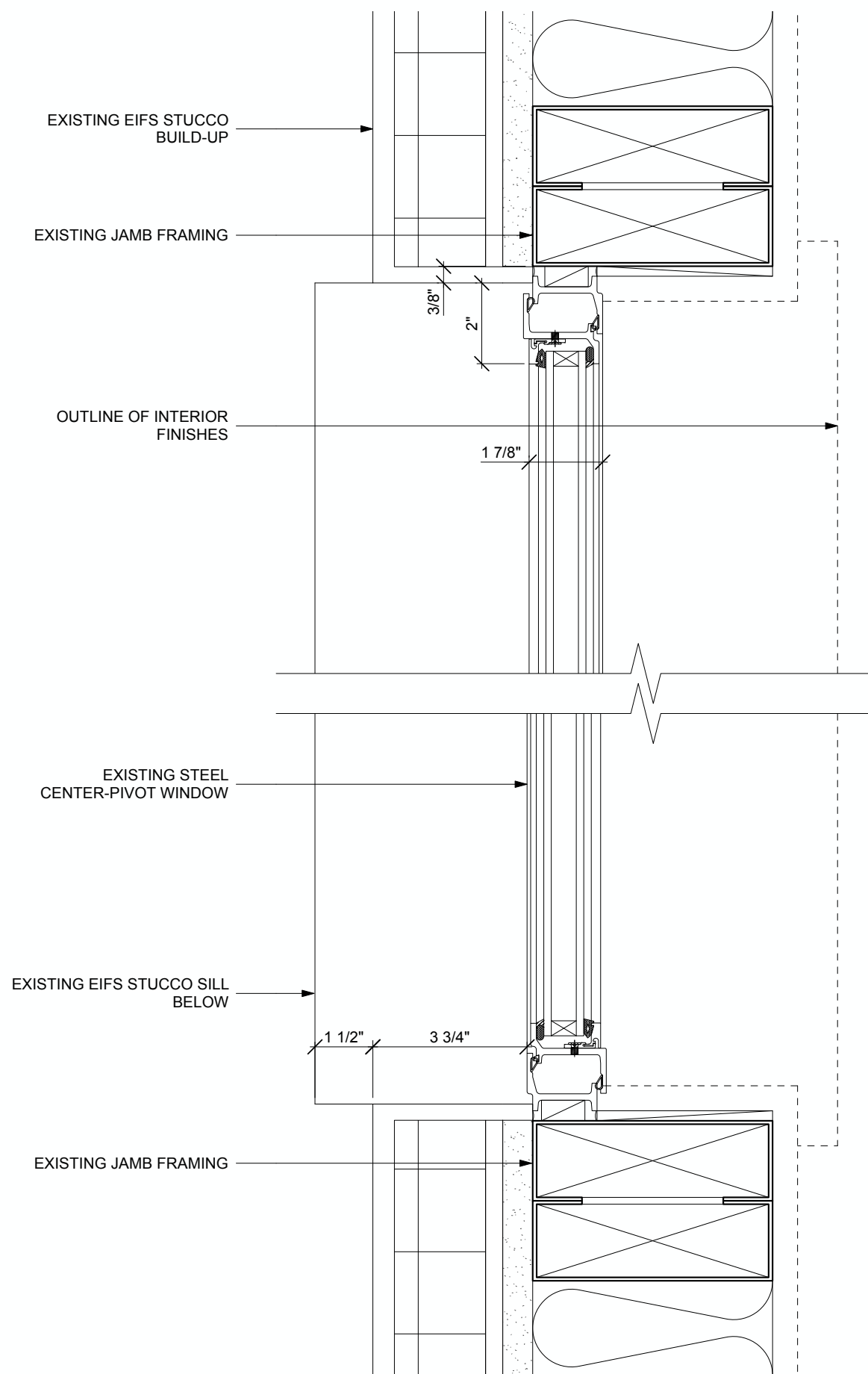


West Elevation - Existing

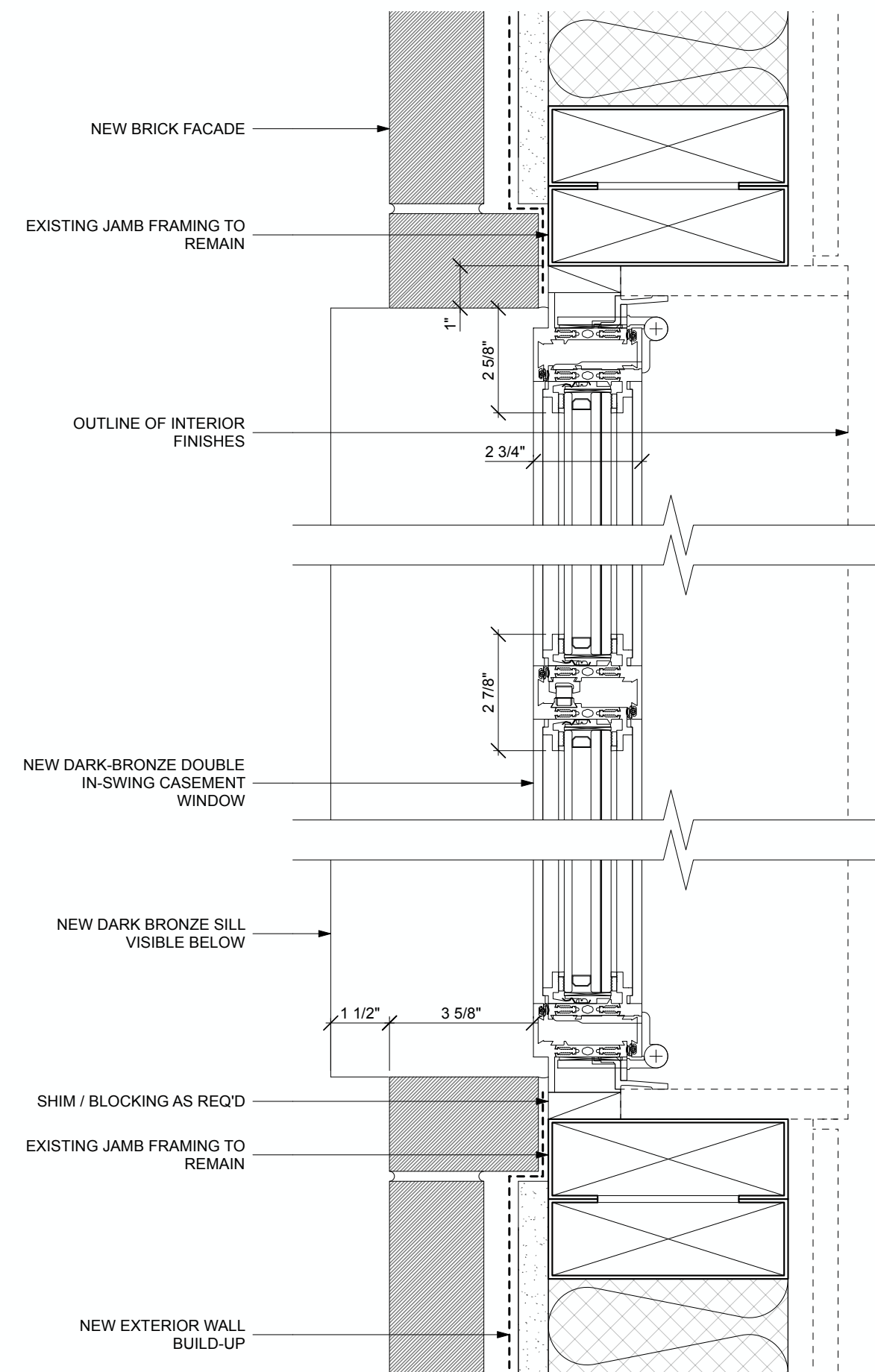


West Elevation - Proposed



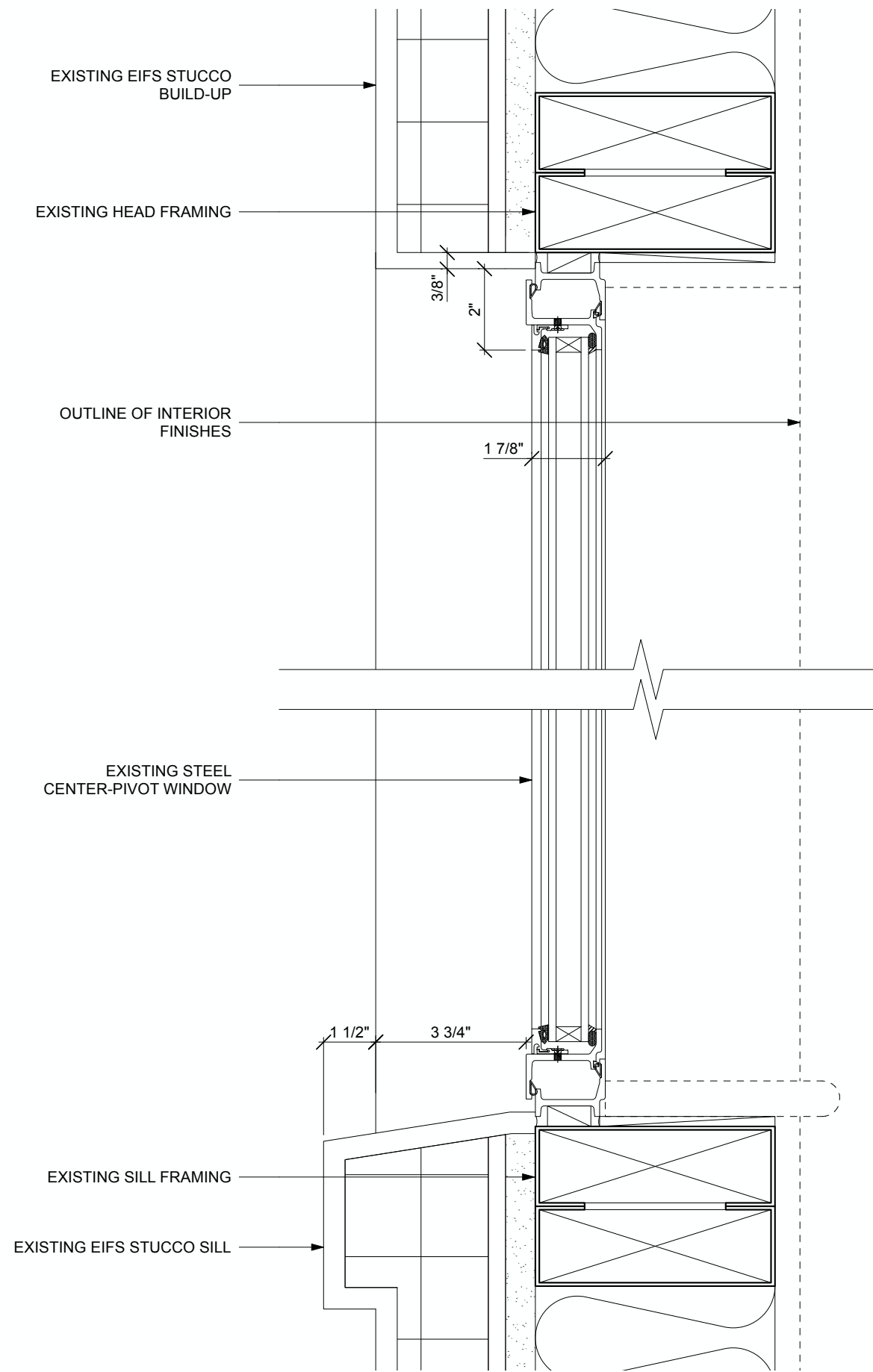


EXISTING PLAN DETAIL

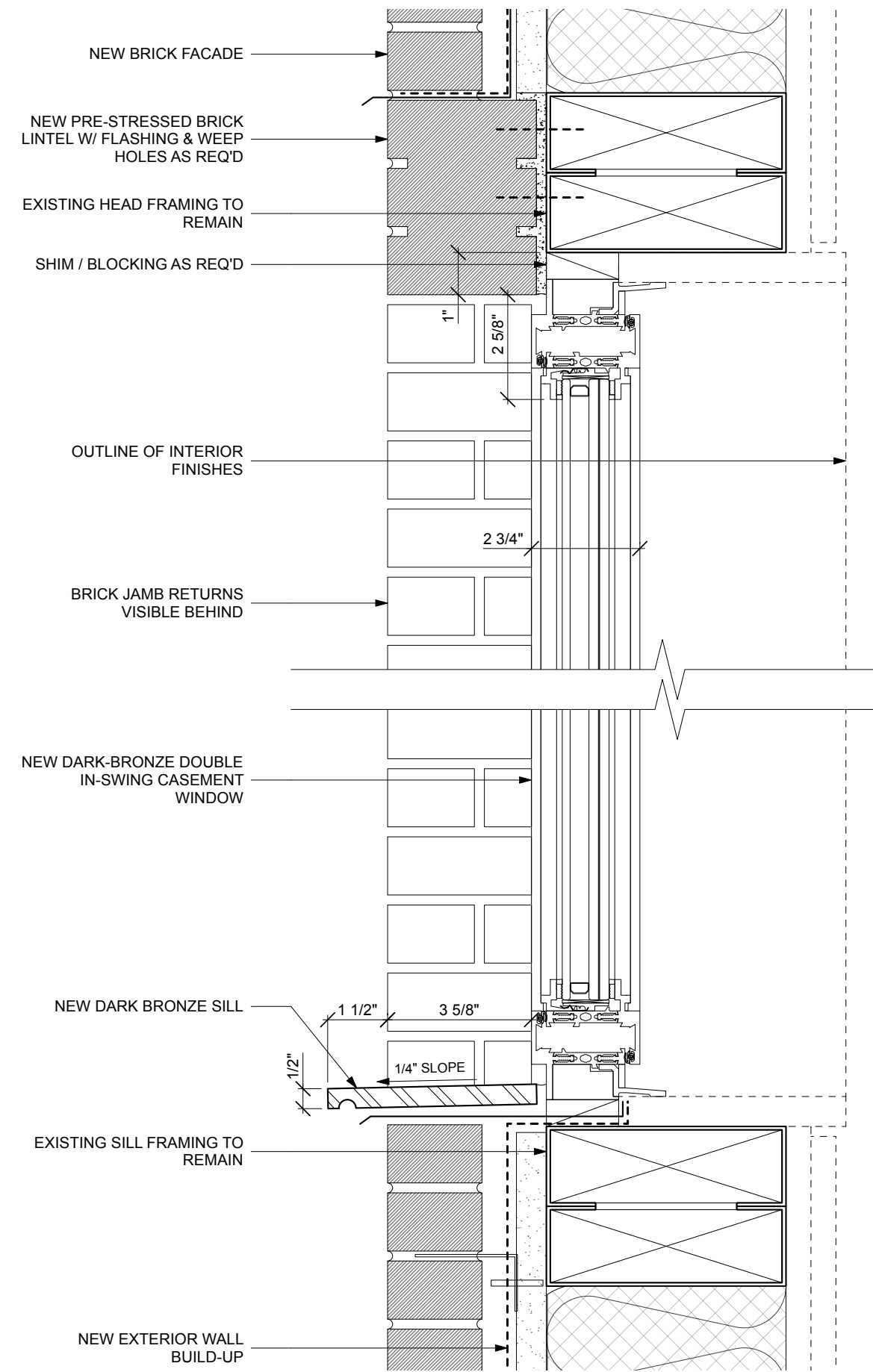


PROPOSED PLAN DETAIL



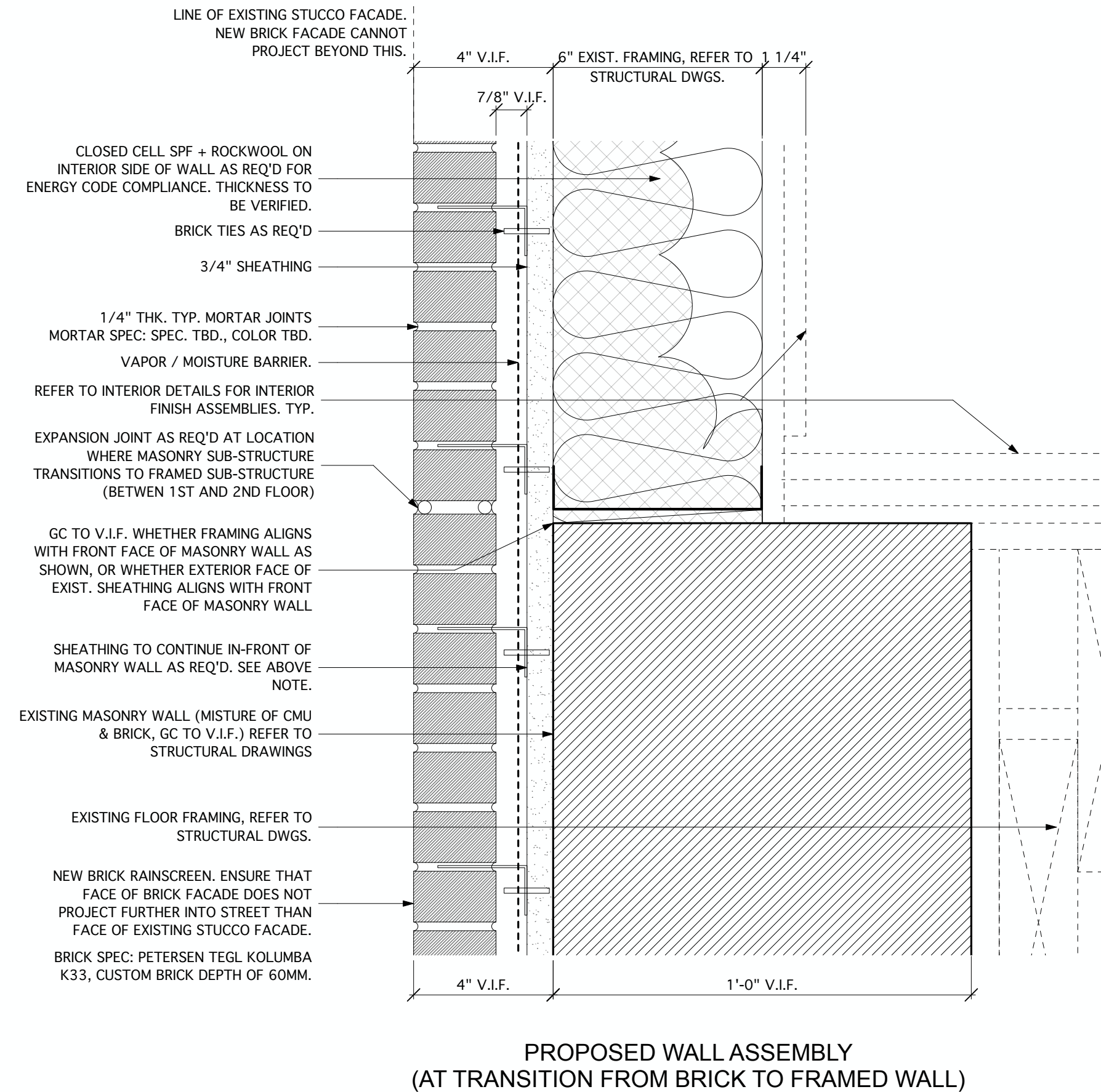
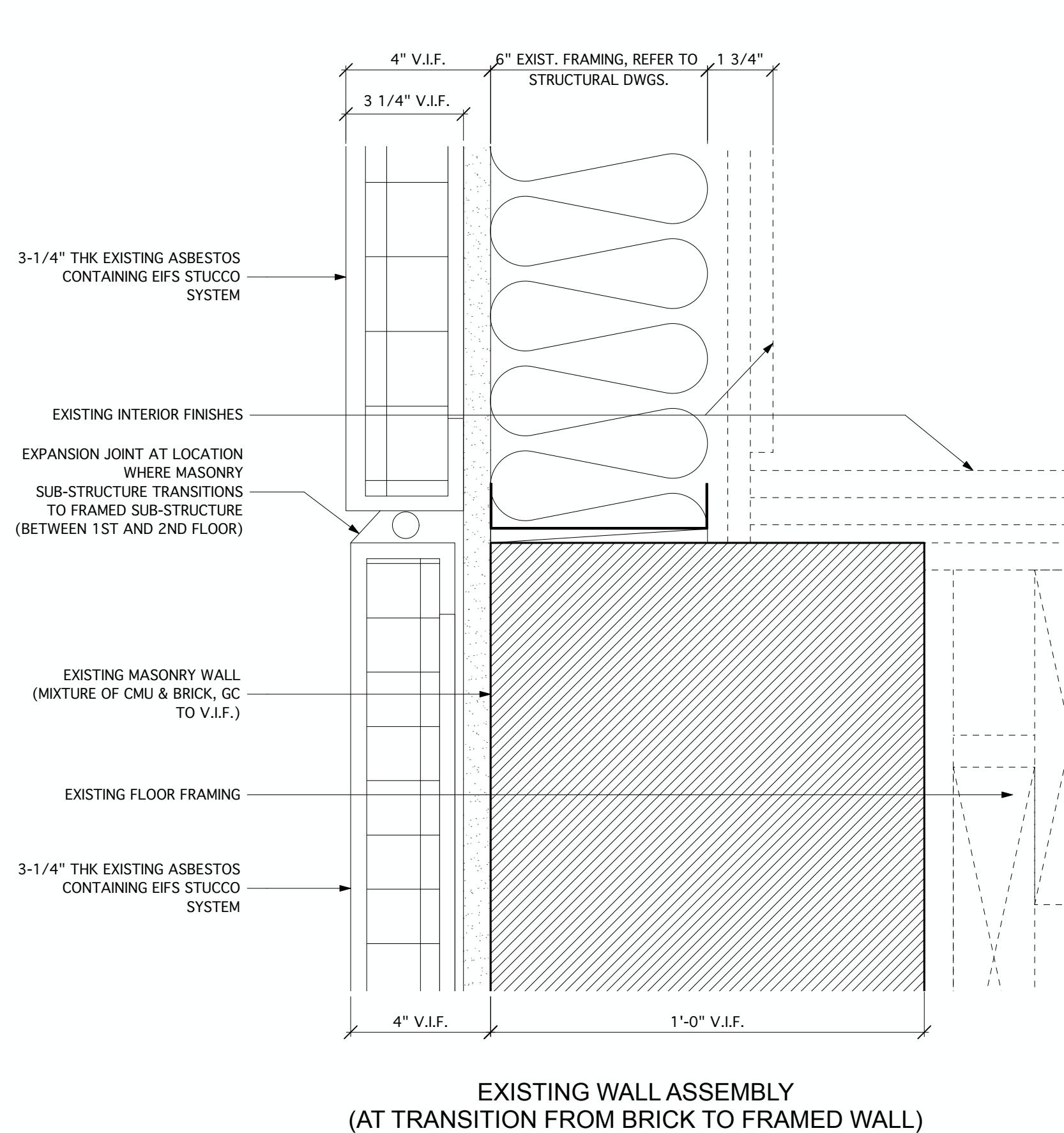


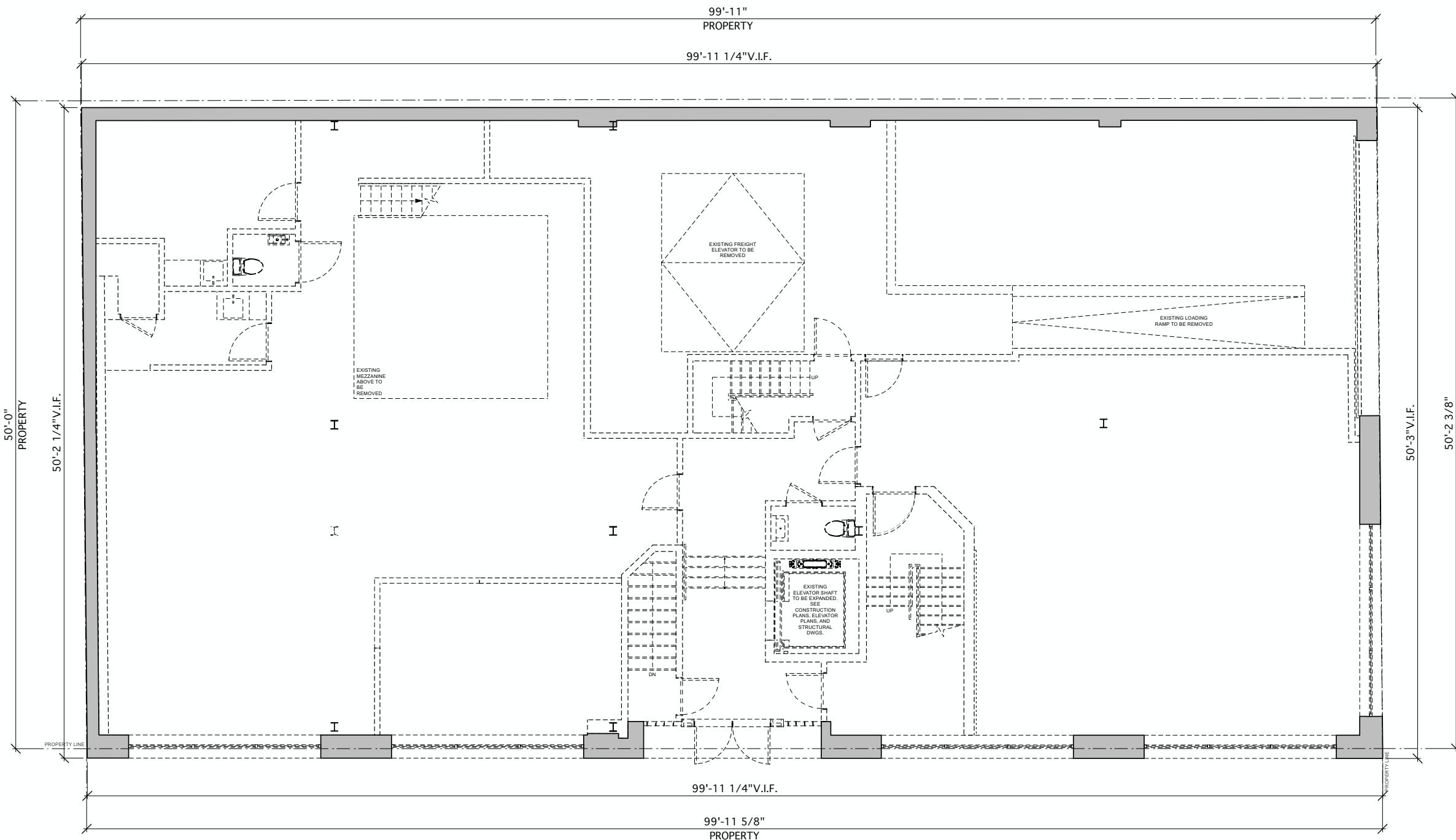
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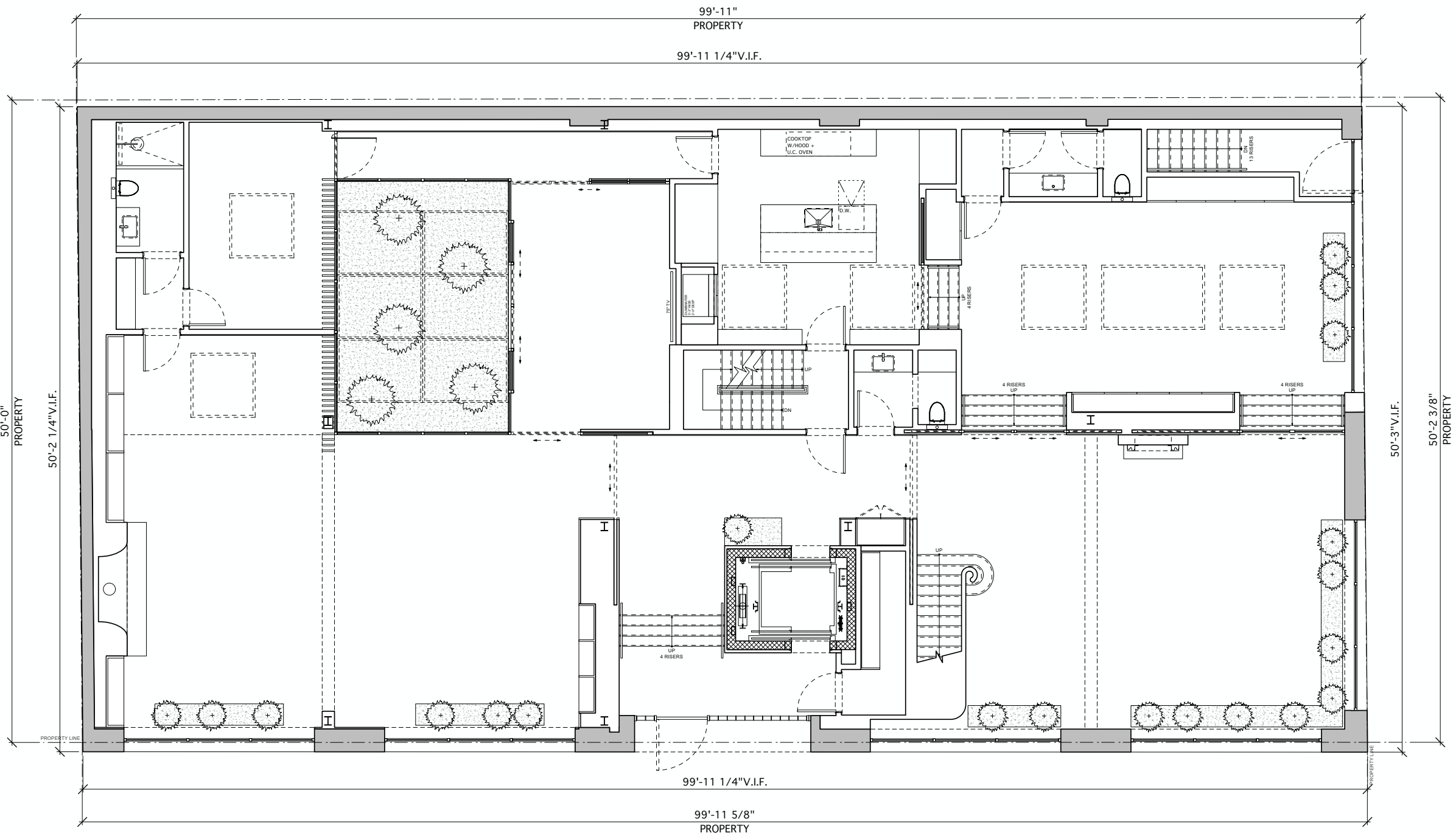
PROPOSED SECTION DETAIL





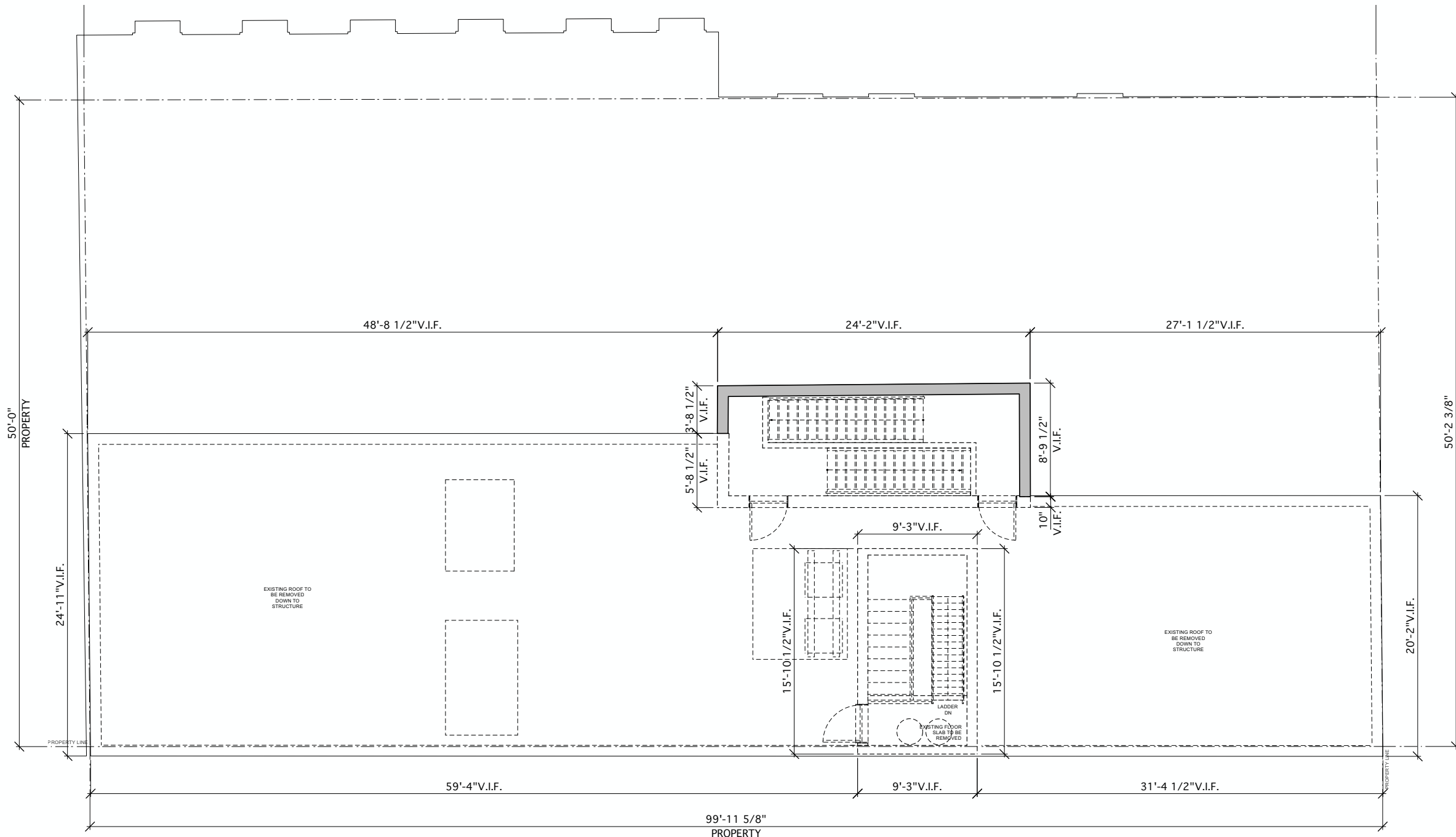


First Floor Plan - Existing

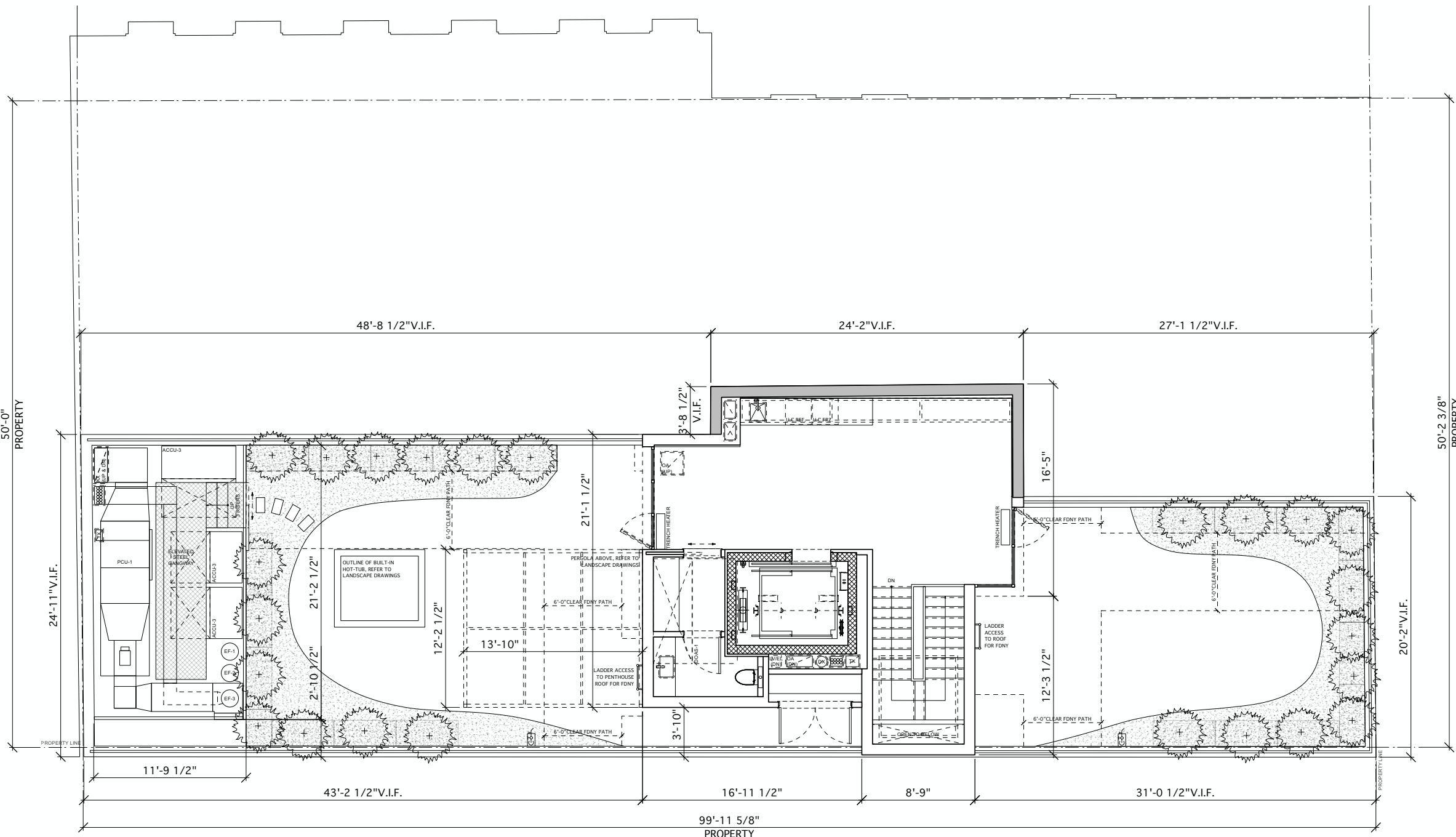


First Floor Plan - Proposed



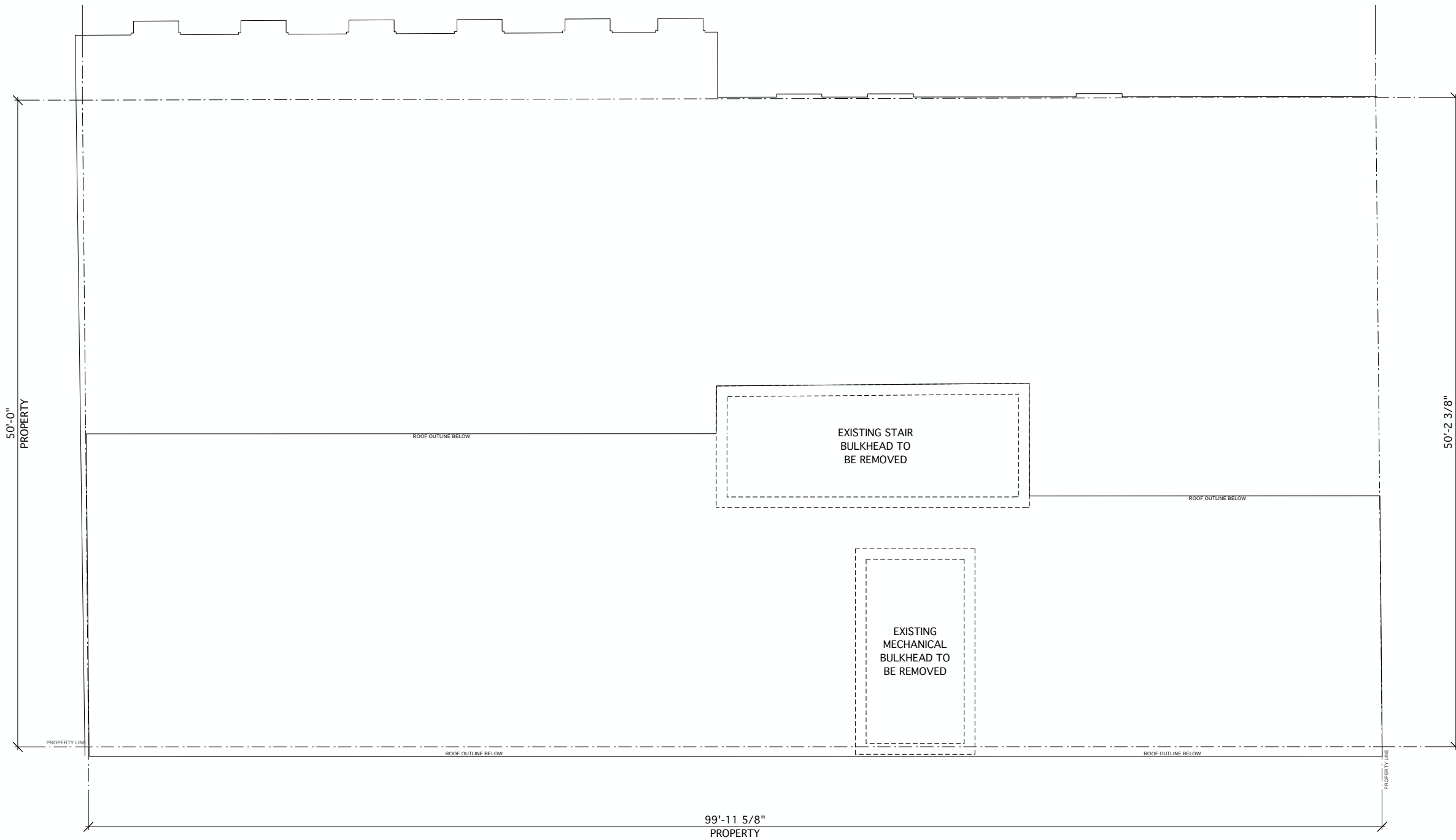


Roof Plan - Existing

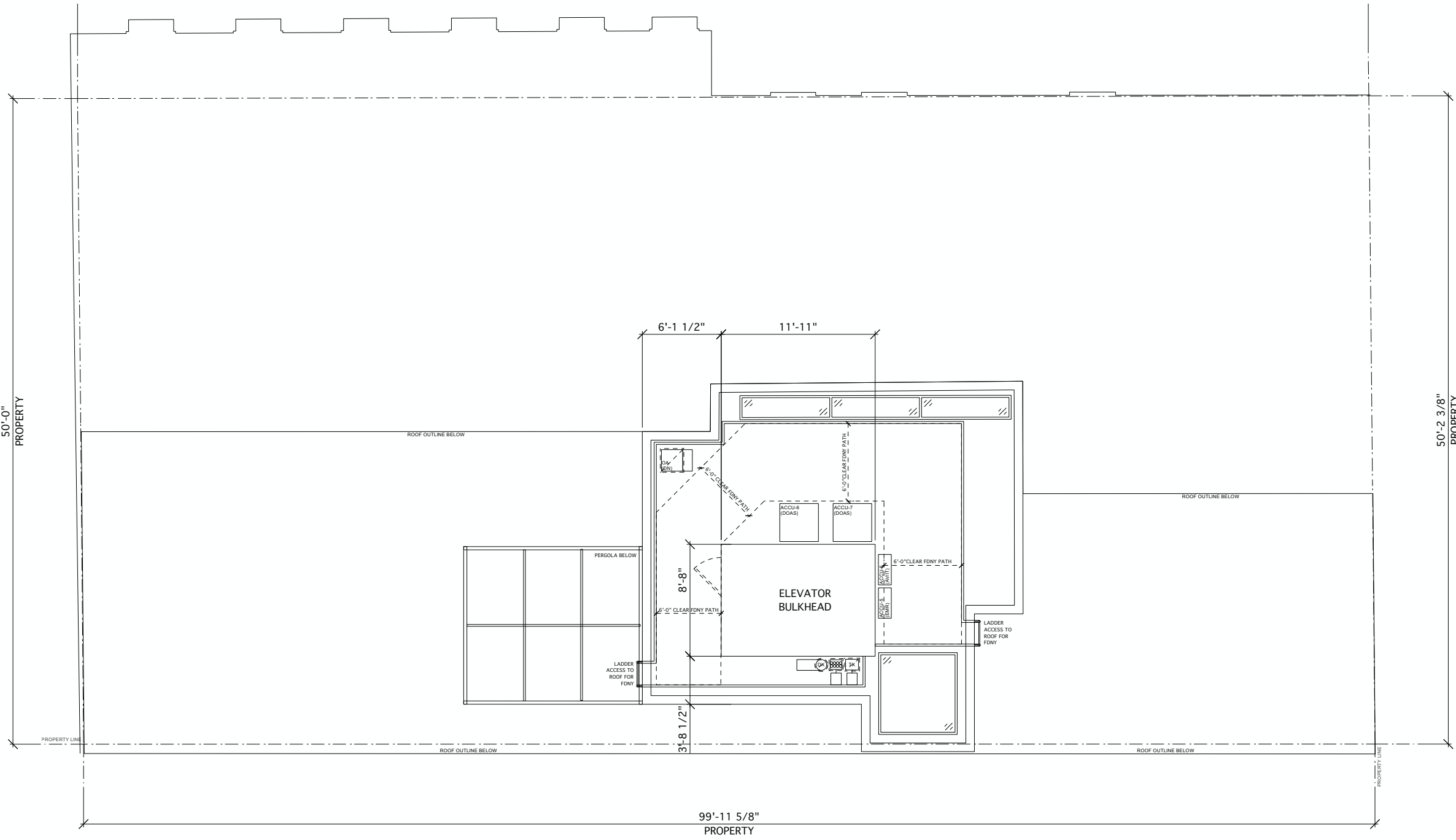


Roof Plan - Proposed



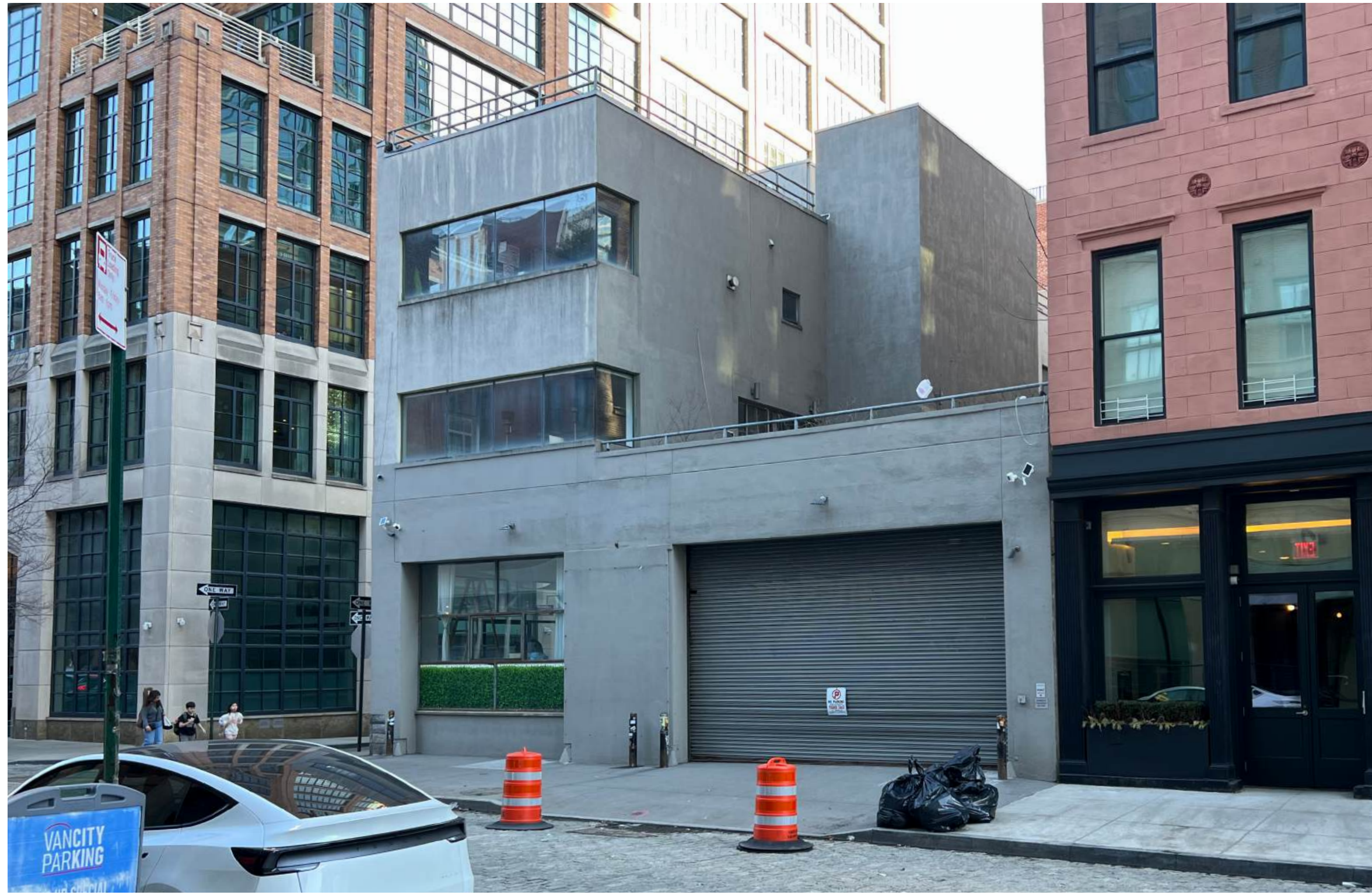


Bulkhead Roof Plan - Existing



Bulkhead Roof Plan - Proposed





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11 HUBERT STREET
NEW DESIGN

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JULY 14, 2026

22



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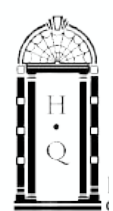
11 HUBERT STREET
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Existing Entry Door



Proposed Entry Door





Location A - Existing



Location A - Proposed

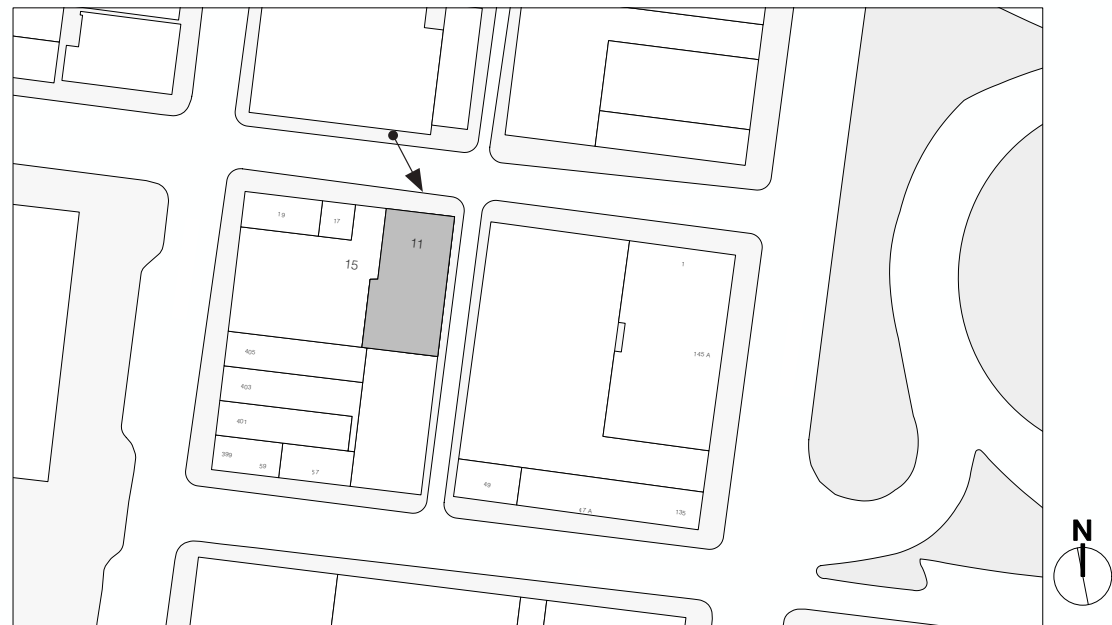




Location B - Existing



Location B - Proposed

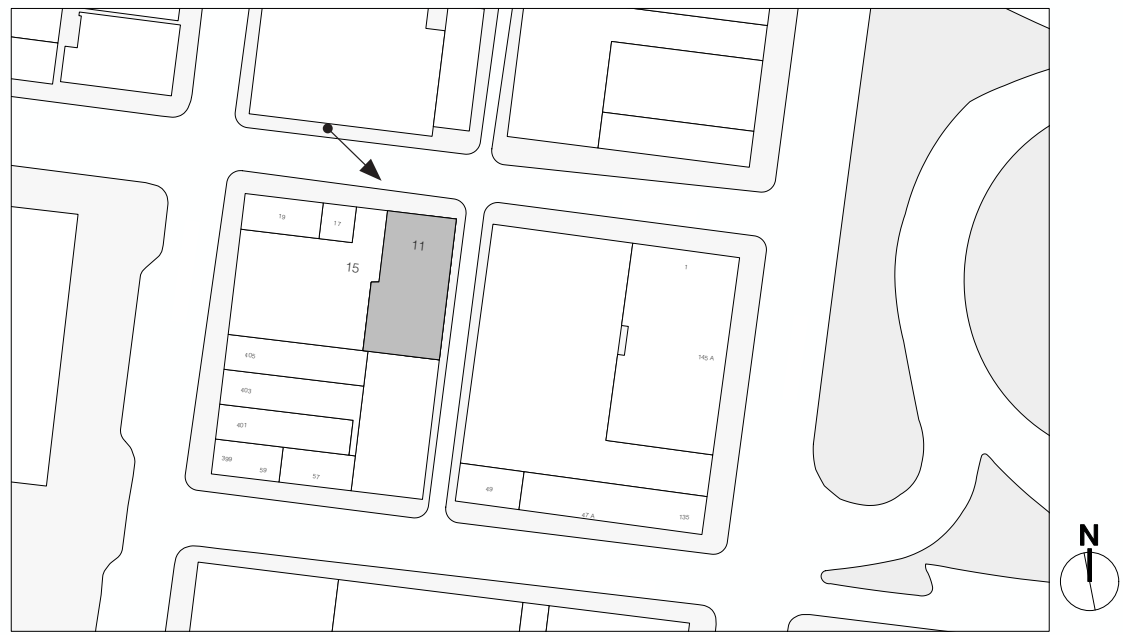




Location C - Existing



Location C - Proposed

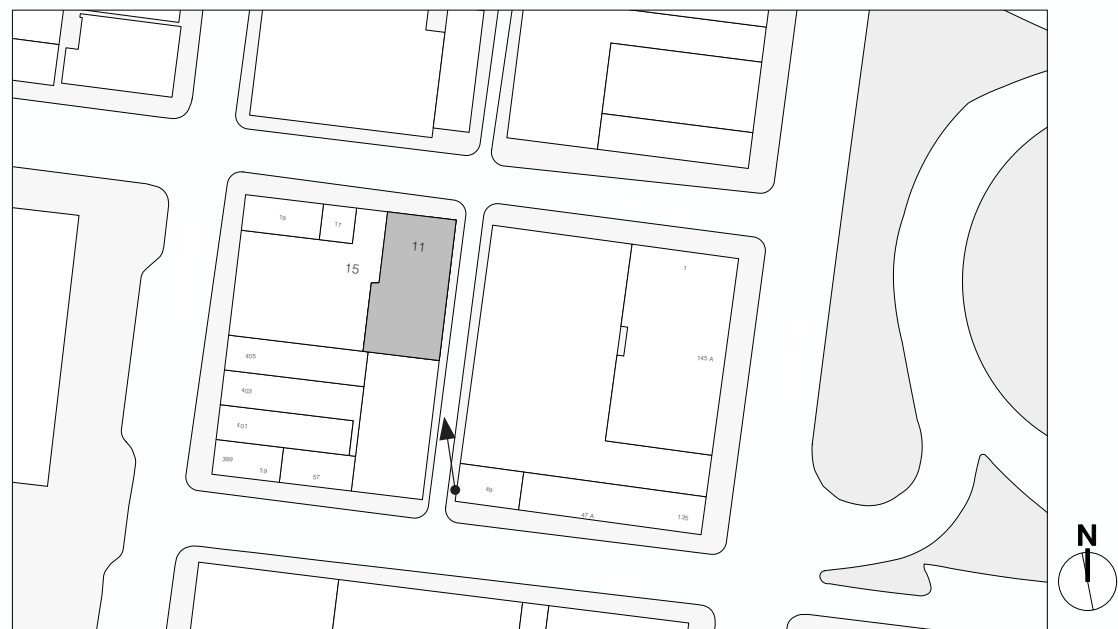




Location D - Existing



Location D - Proposed

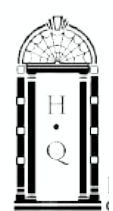
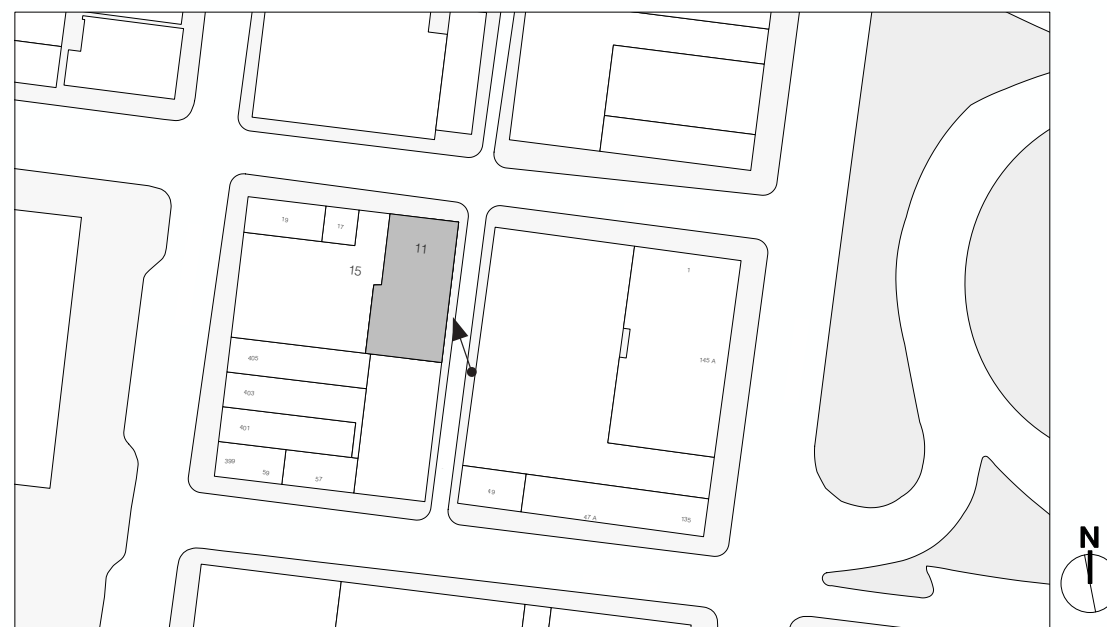




Location E - Existing



Location E - Proposed

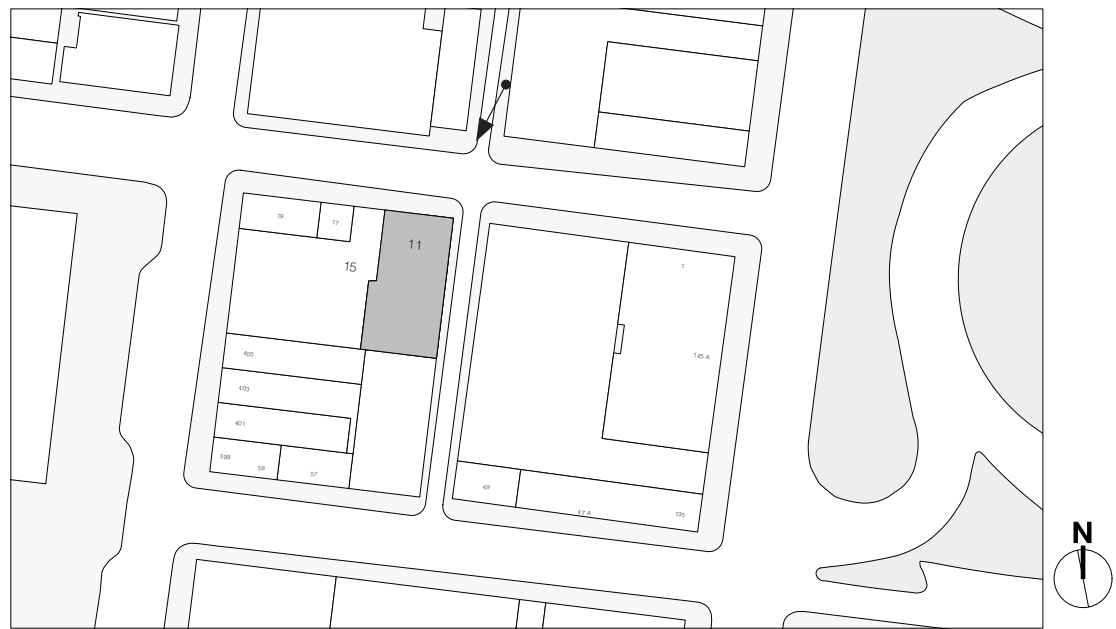


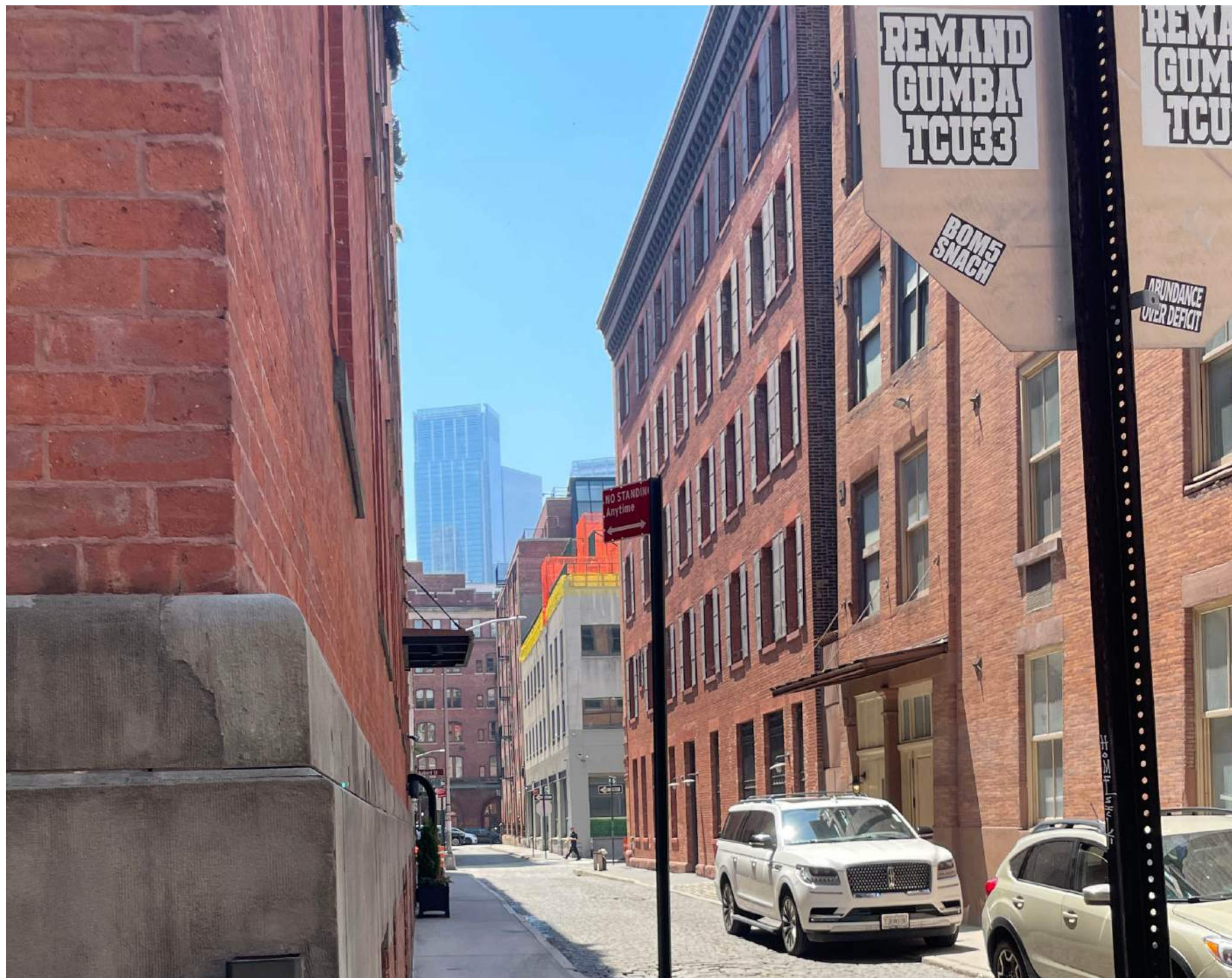


Location F - Existing



Location F - Proposed

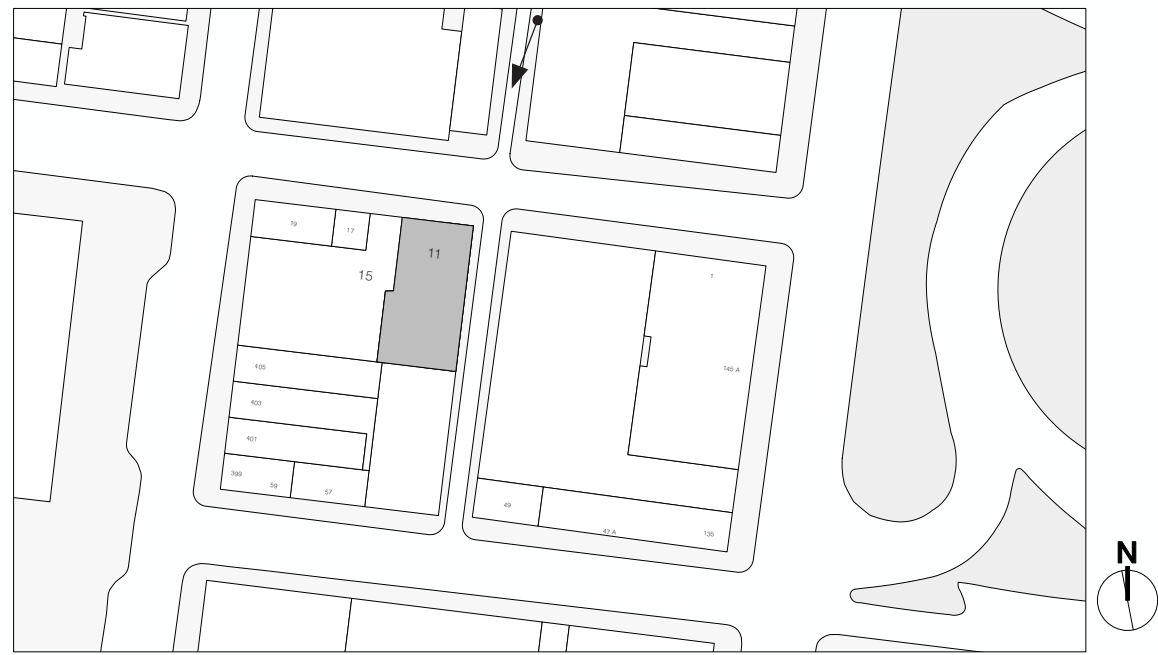


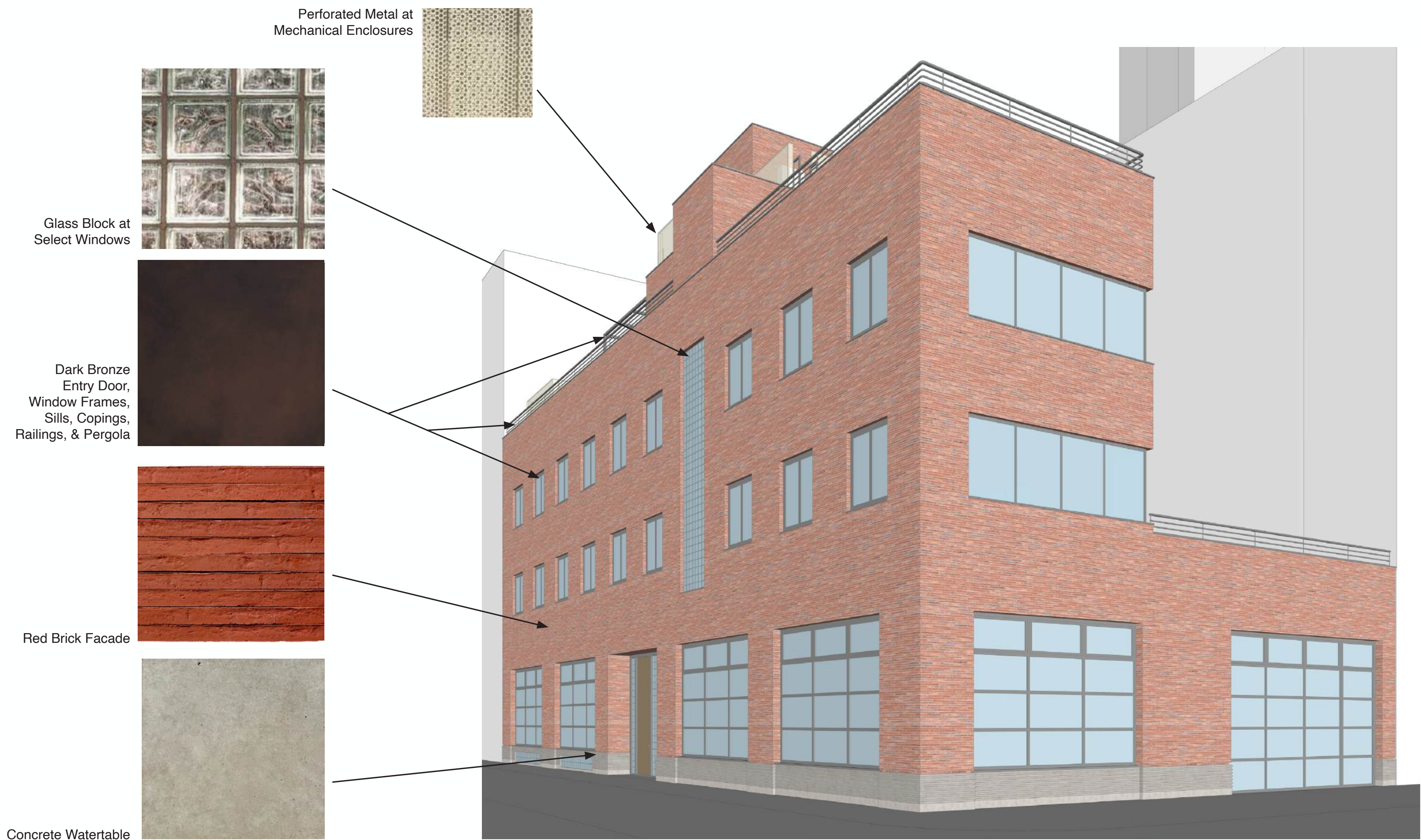


Location G - Existing



Location G - Proposed







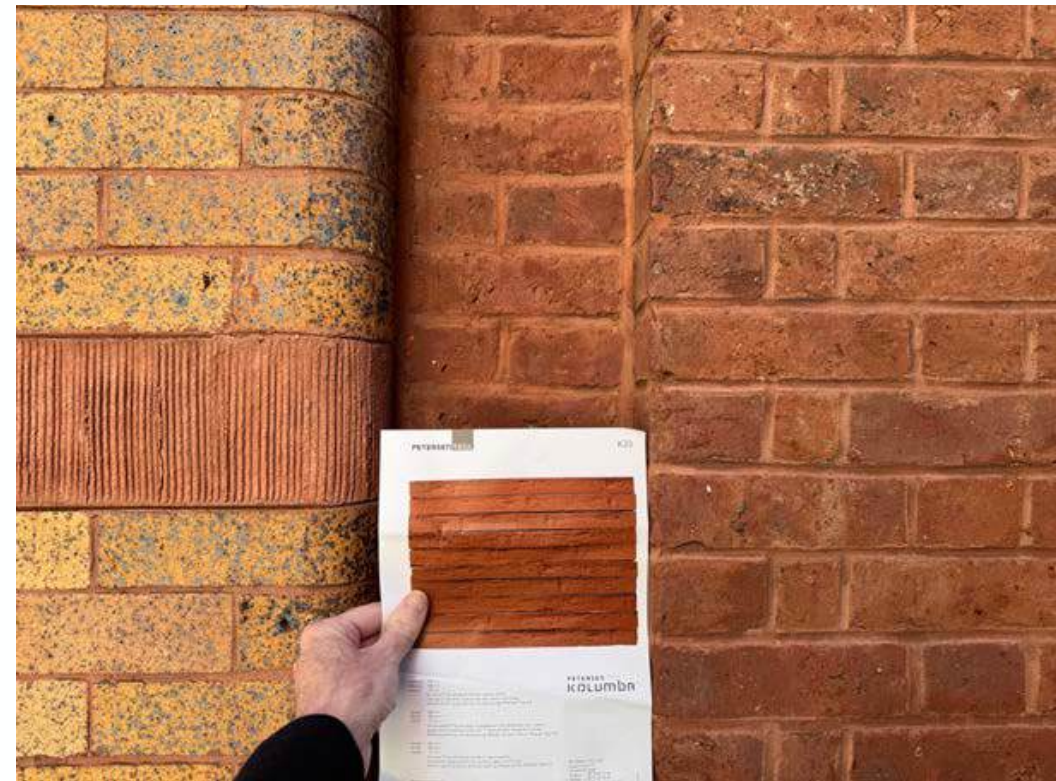
397 Washington Street



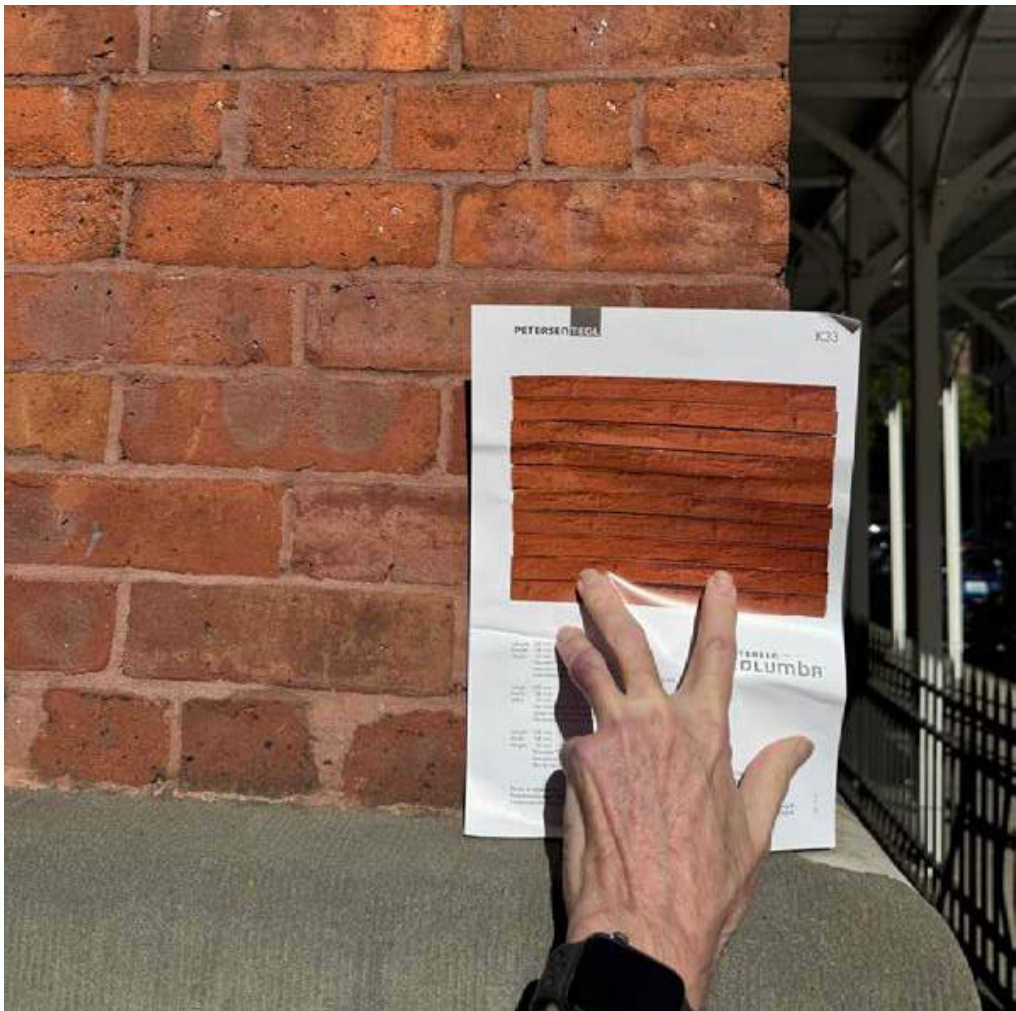
57 Laight Street



Petersen Tegl Kolumba Brick - K33



Collister - Red Brick Reference, Mortar color to blend with brick





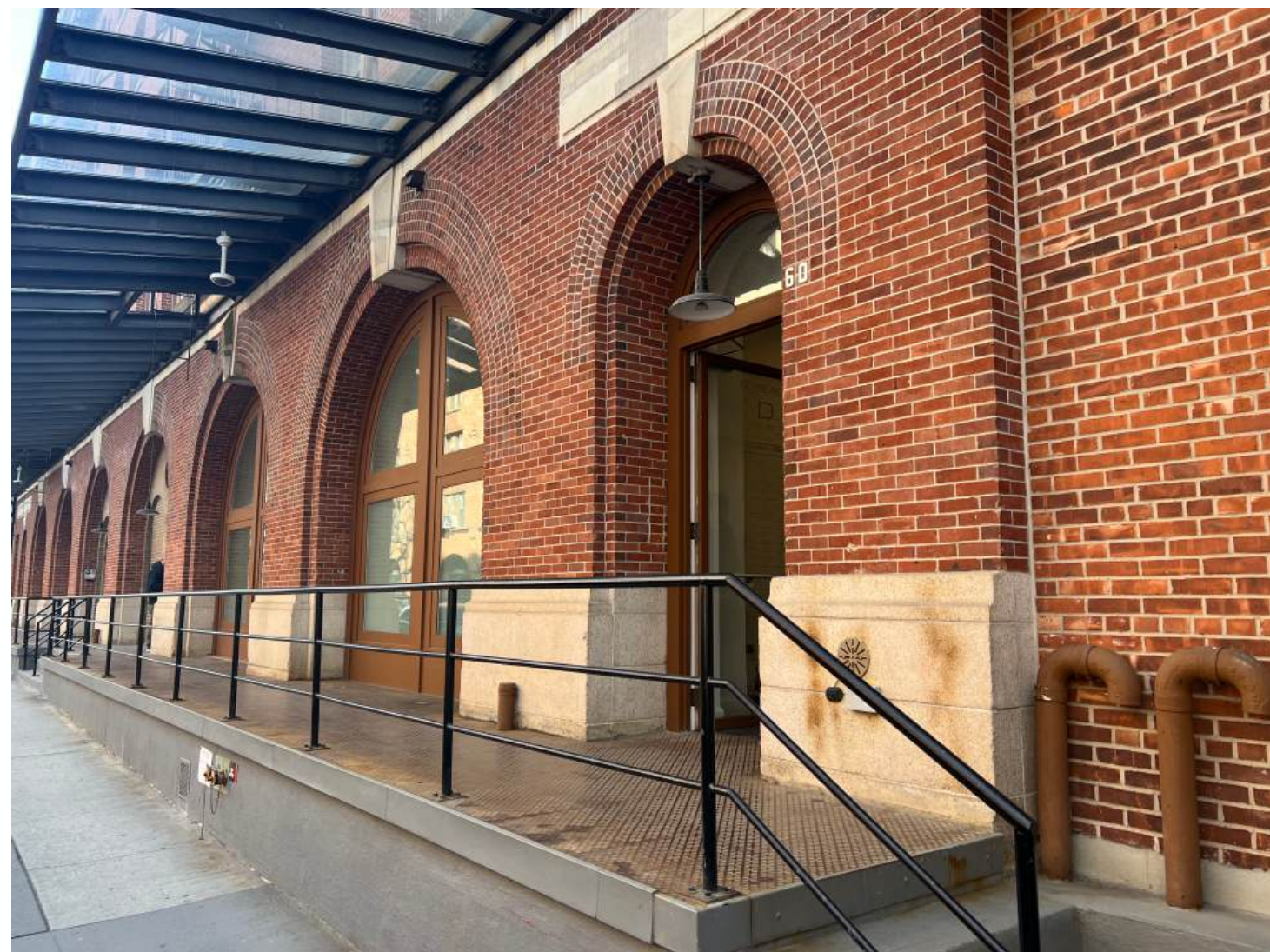
60 Beach Street



60 Collister Street



119 Hudson Street





Proposed Concrete Watertable Reference & Concrete Sample

Blackened Steel Windows & Railing Sample & Historic Reference - Hotel Martel - Robert Mallet Stevens





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APPENDIX





11 Hubert - Garage & Offices (Unknown, 1990) (LPC Designation Photos)





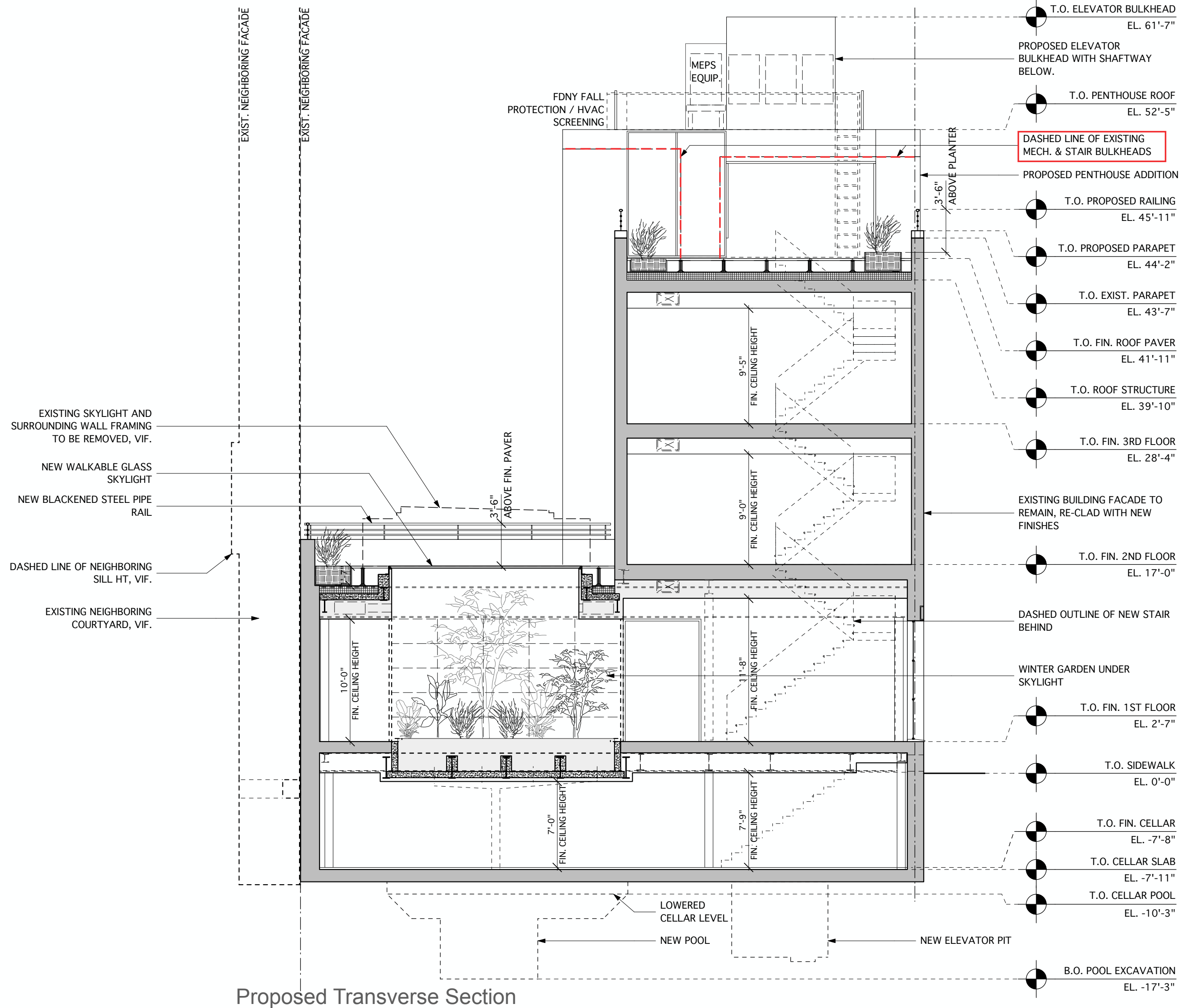


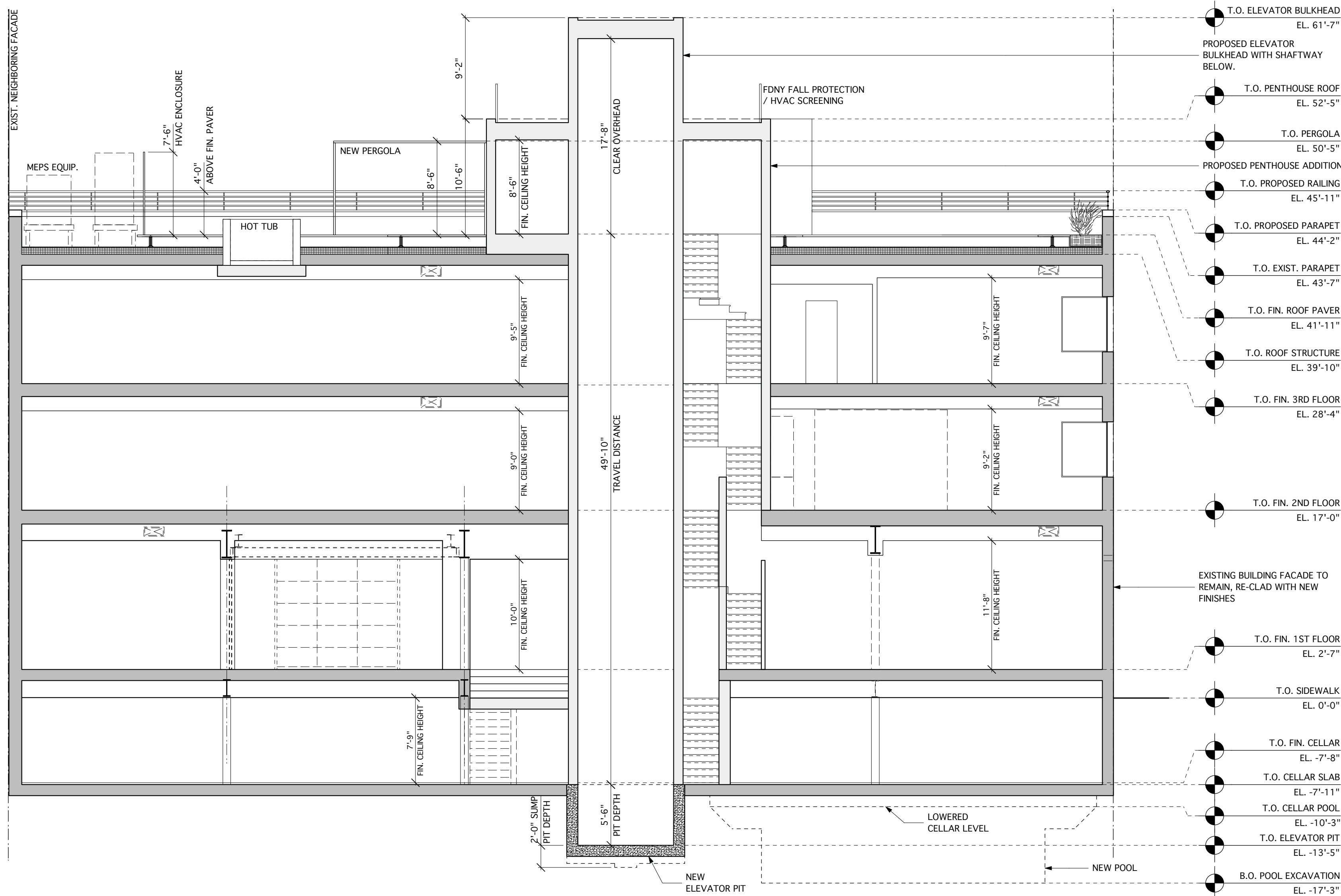
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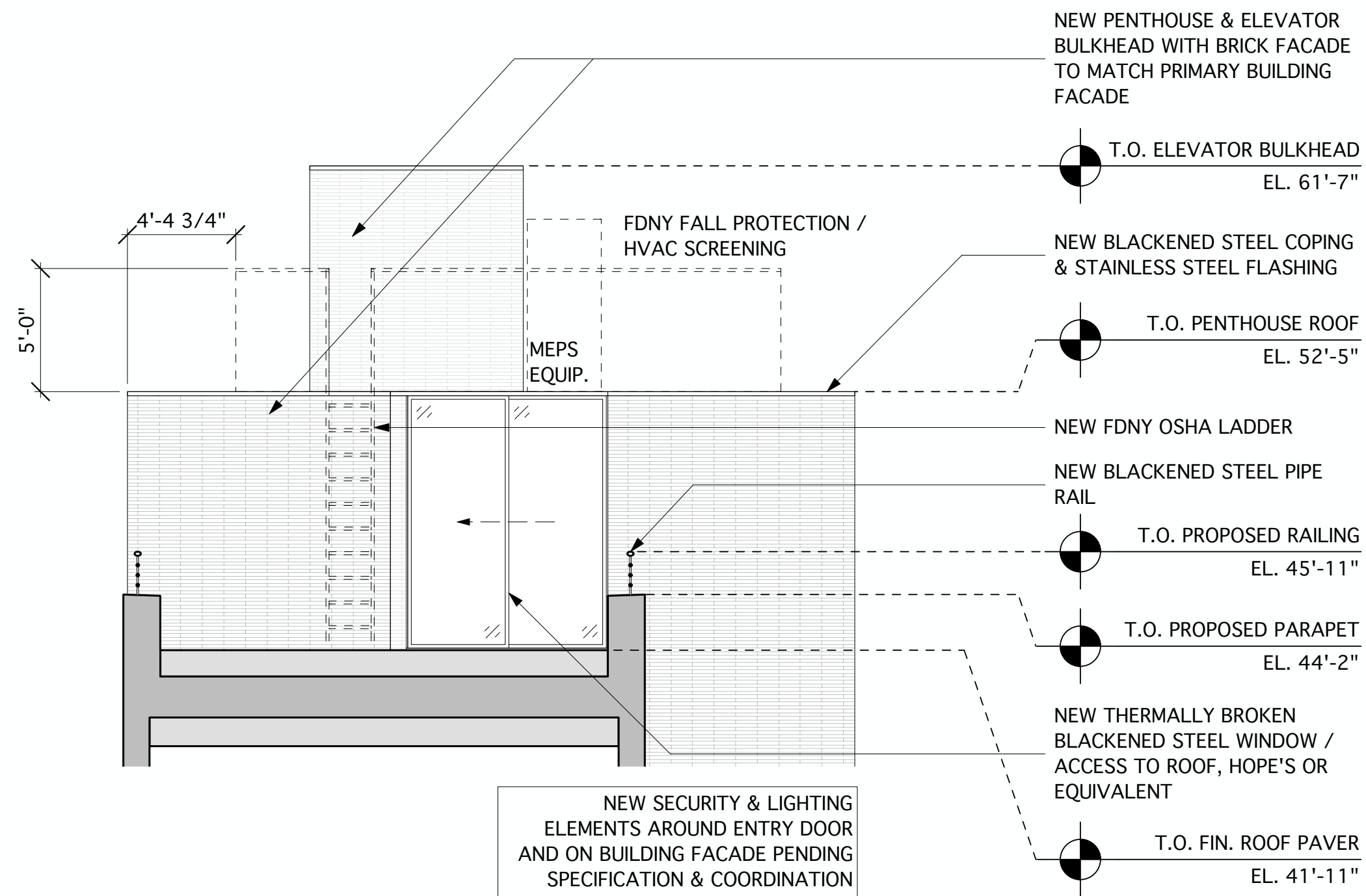
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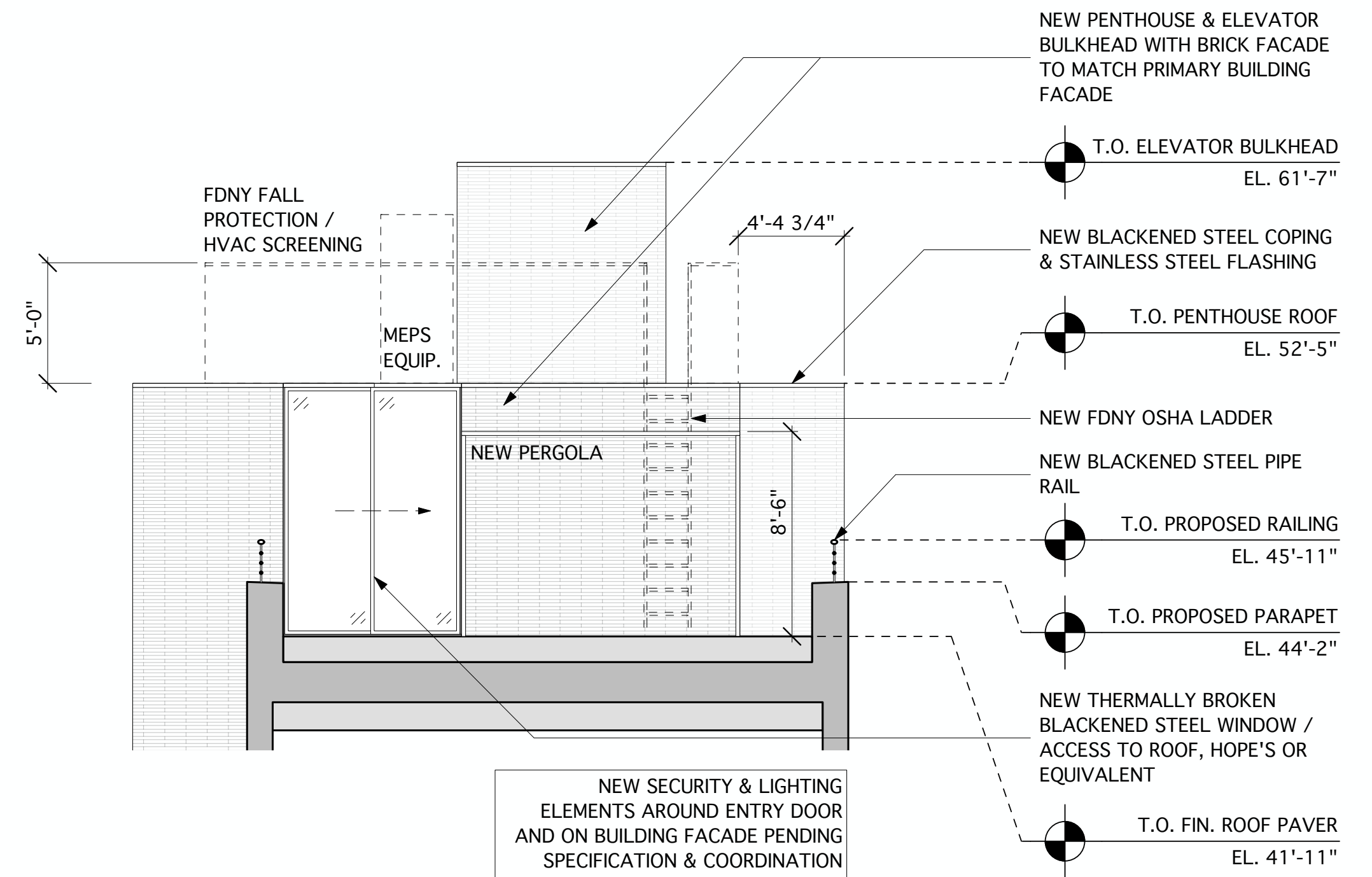


Proposed Longitudinal Section

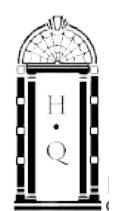


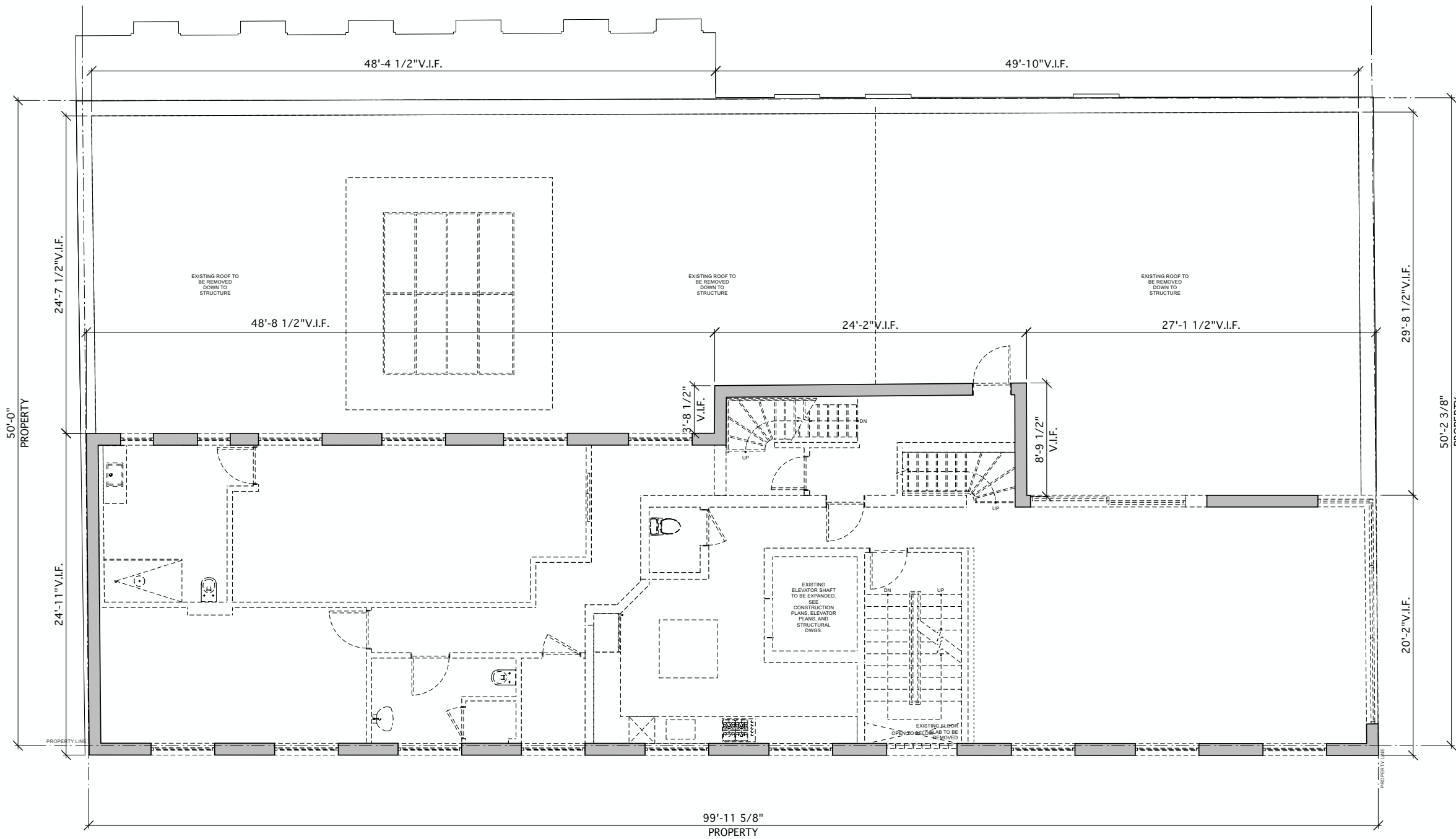


North Elevation

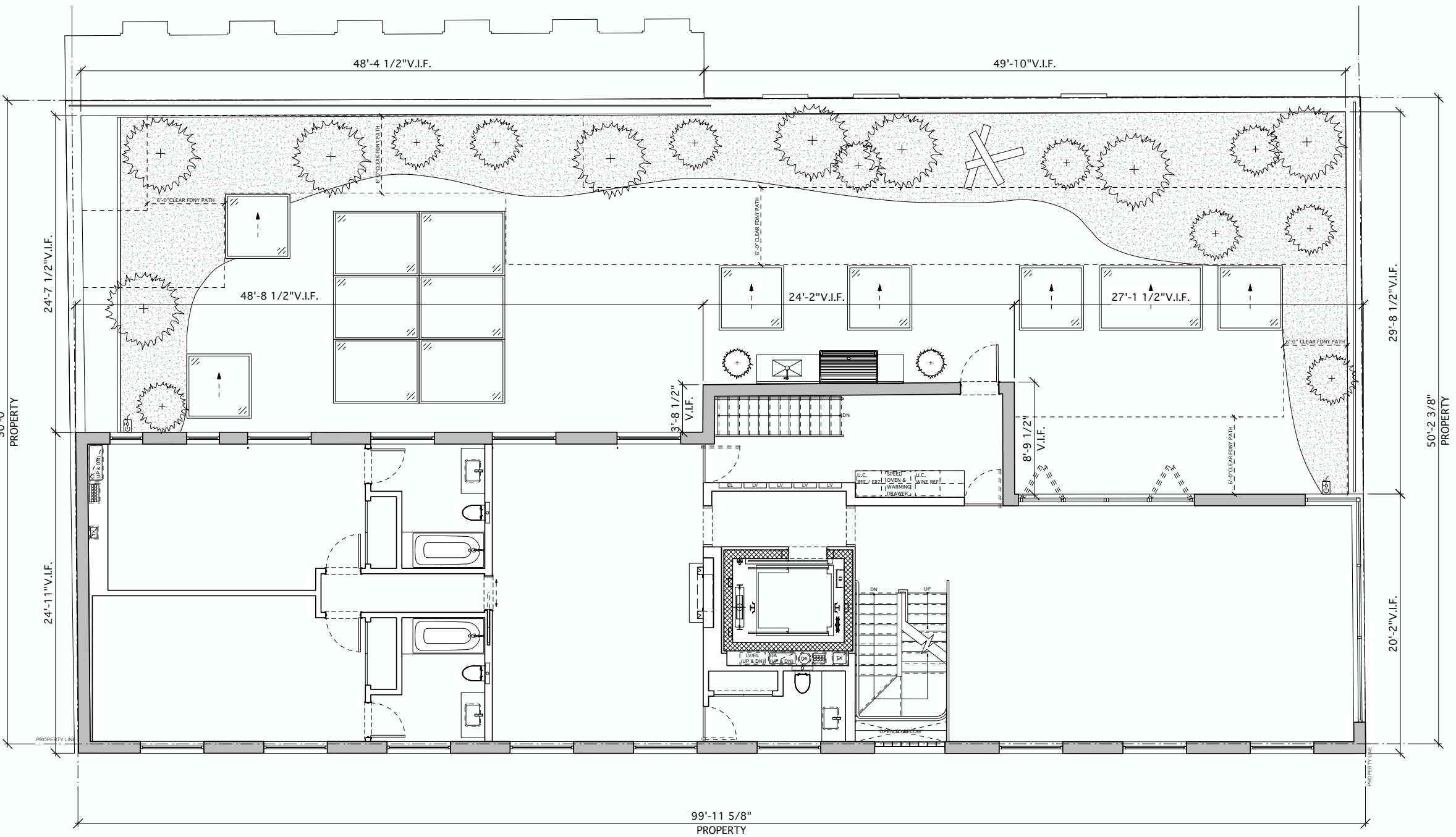


South Elevation



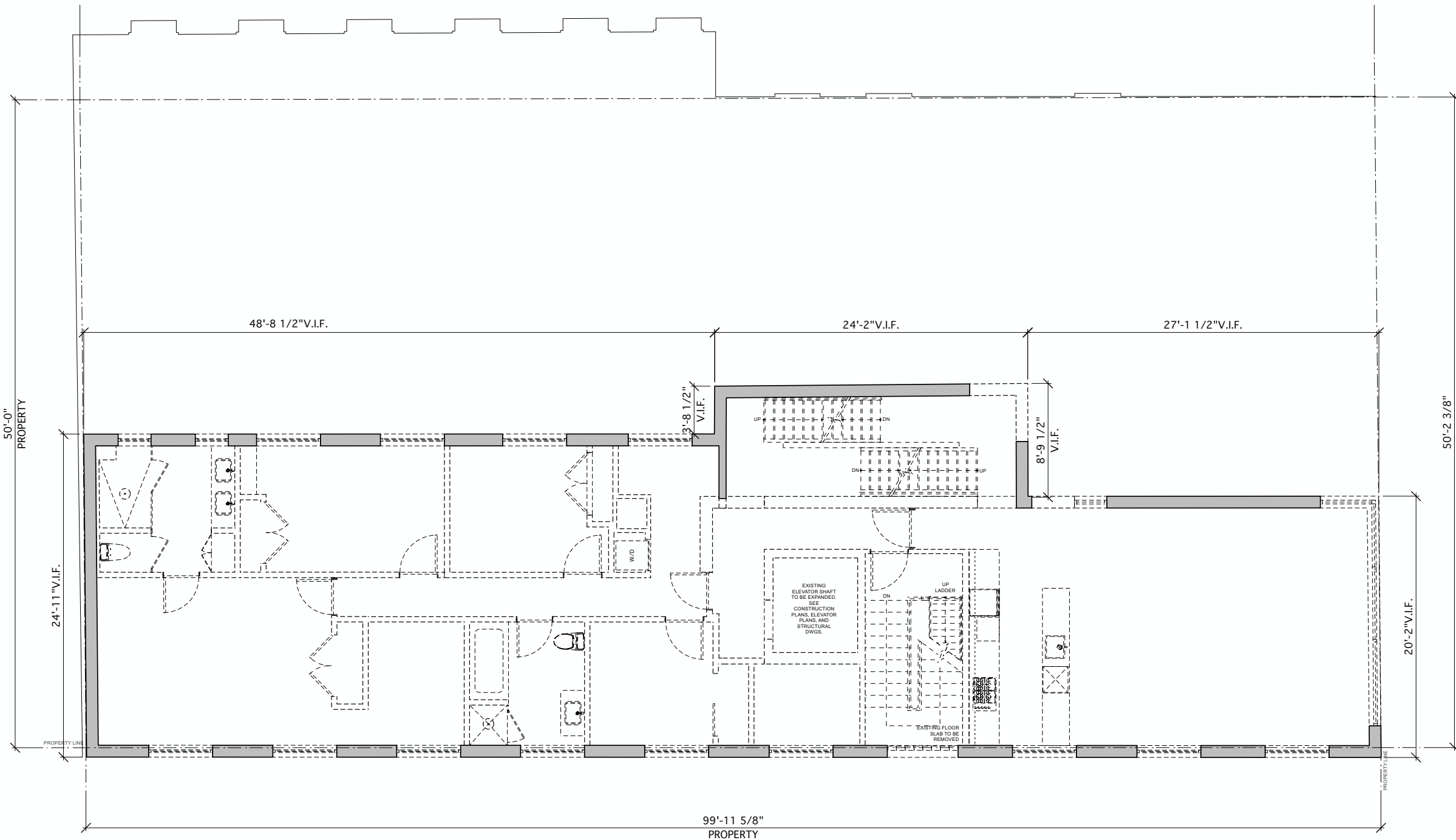


Second Floor/Terrace Plan - Existing

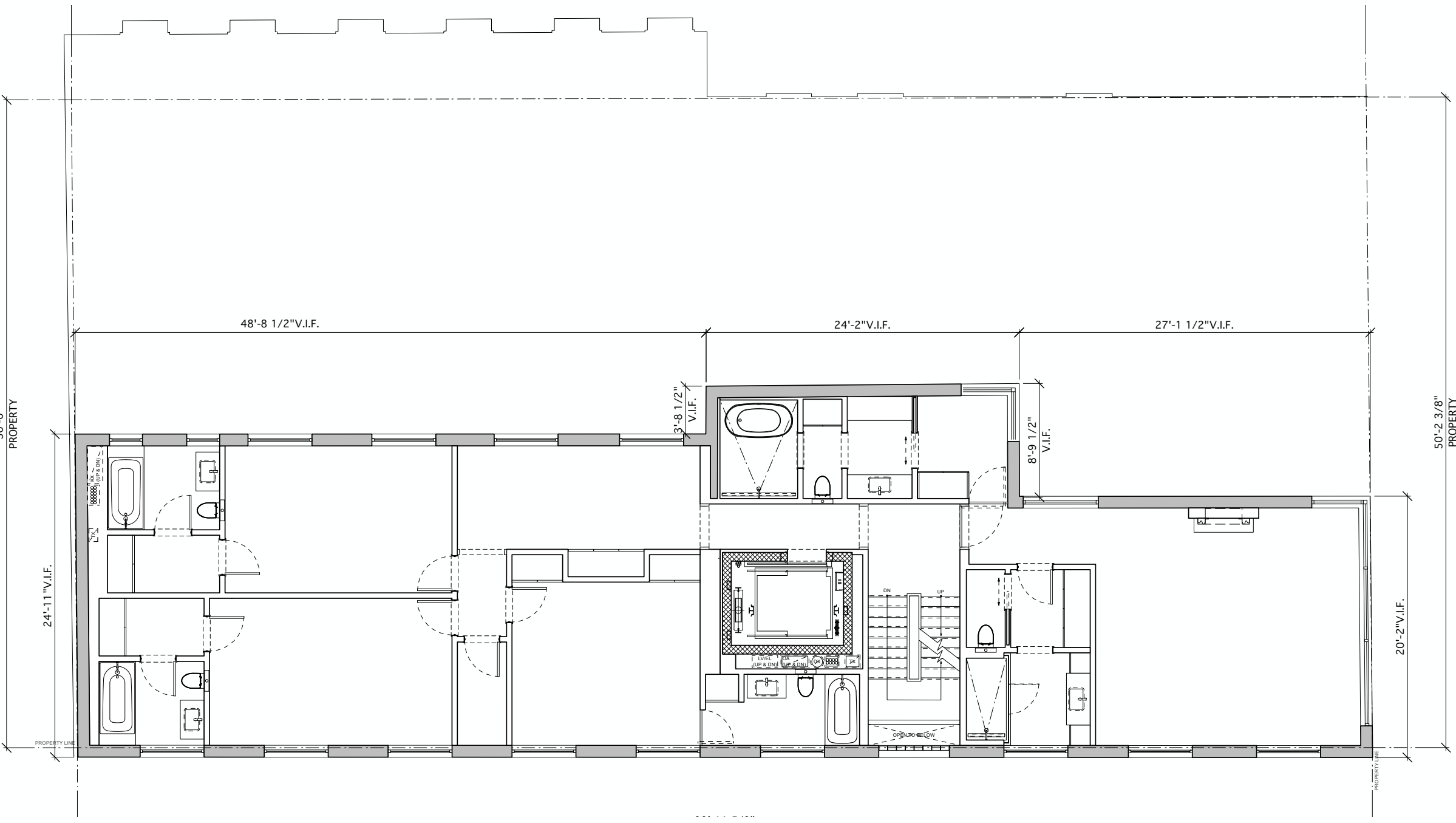


Second Floor/Terrace Plan - Proposed



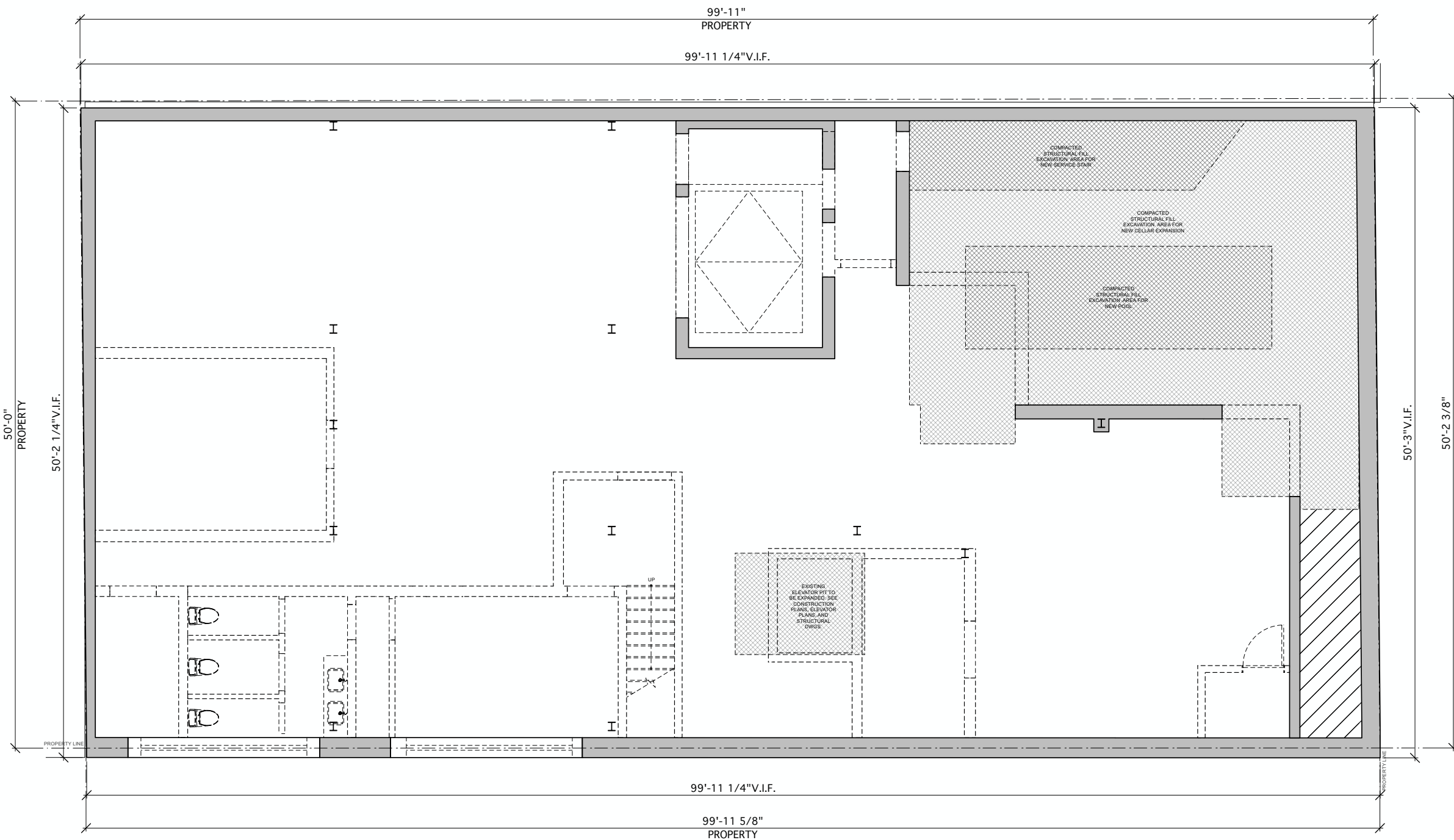


Third Floor Plan - Existing

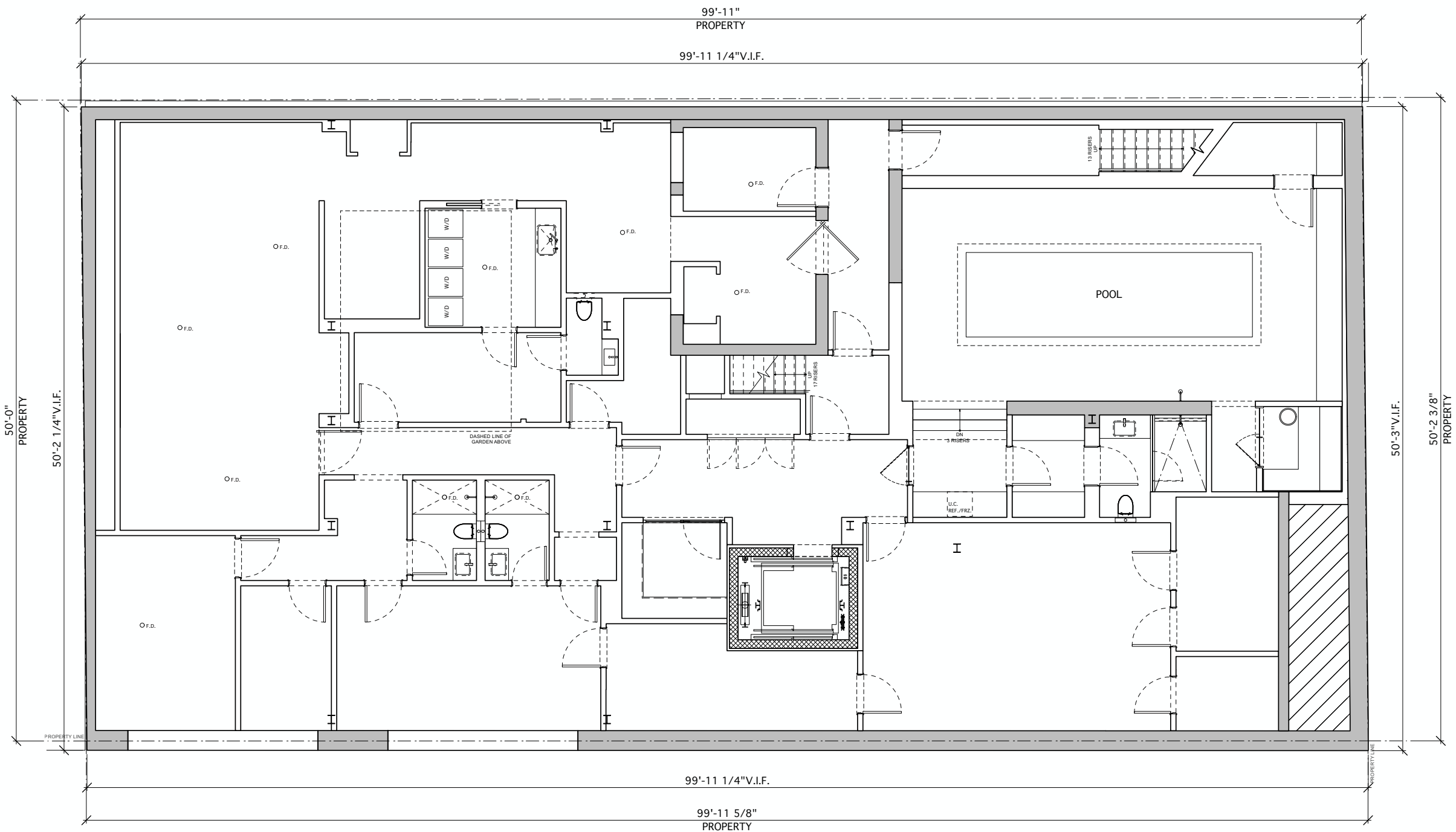


Third Floor Plan - Proposed



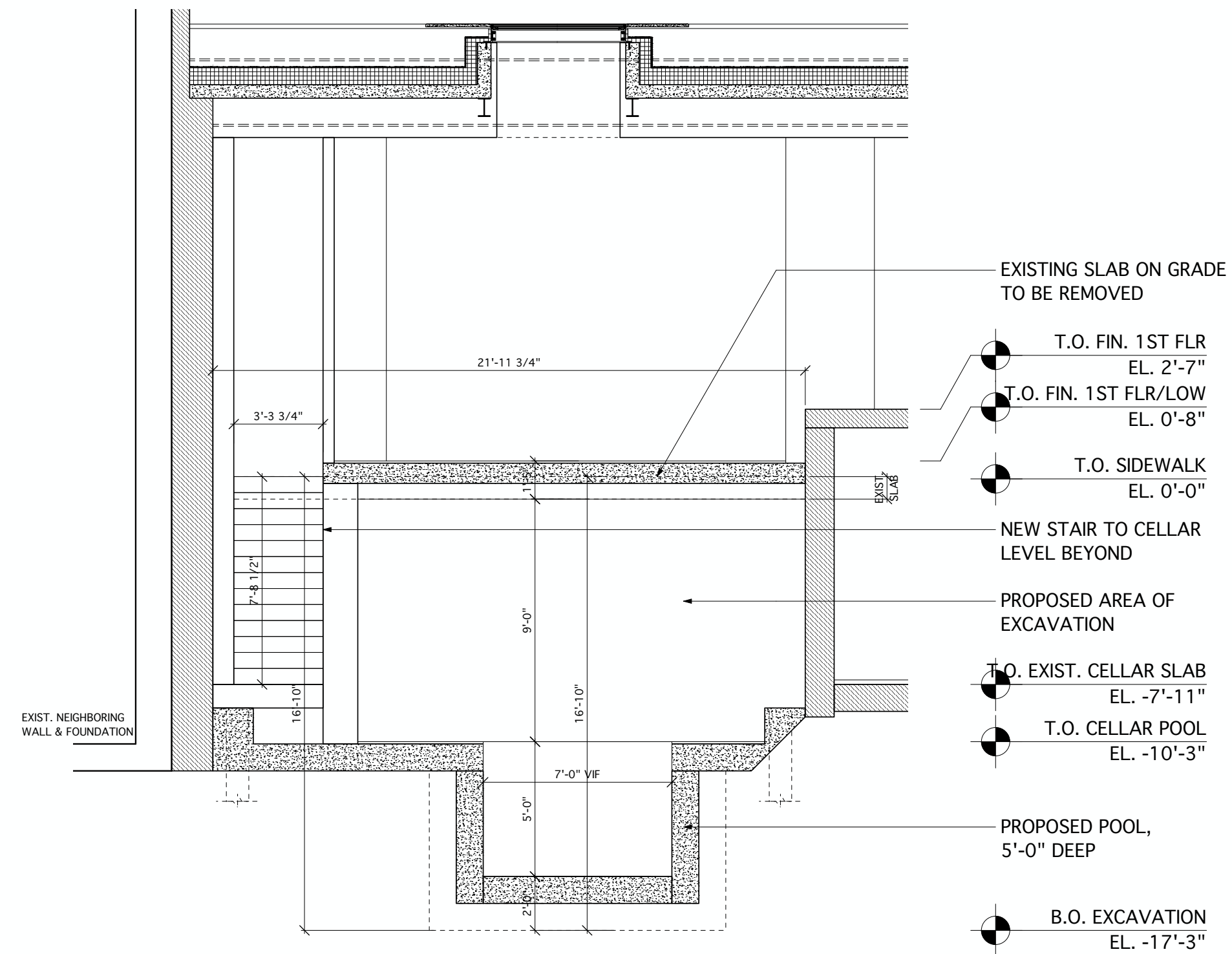
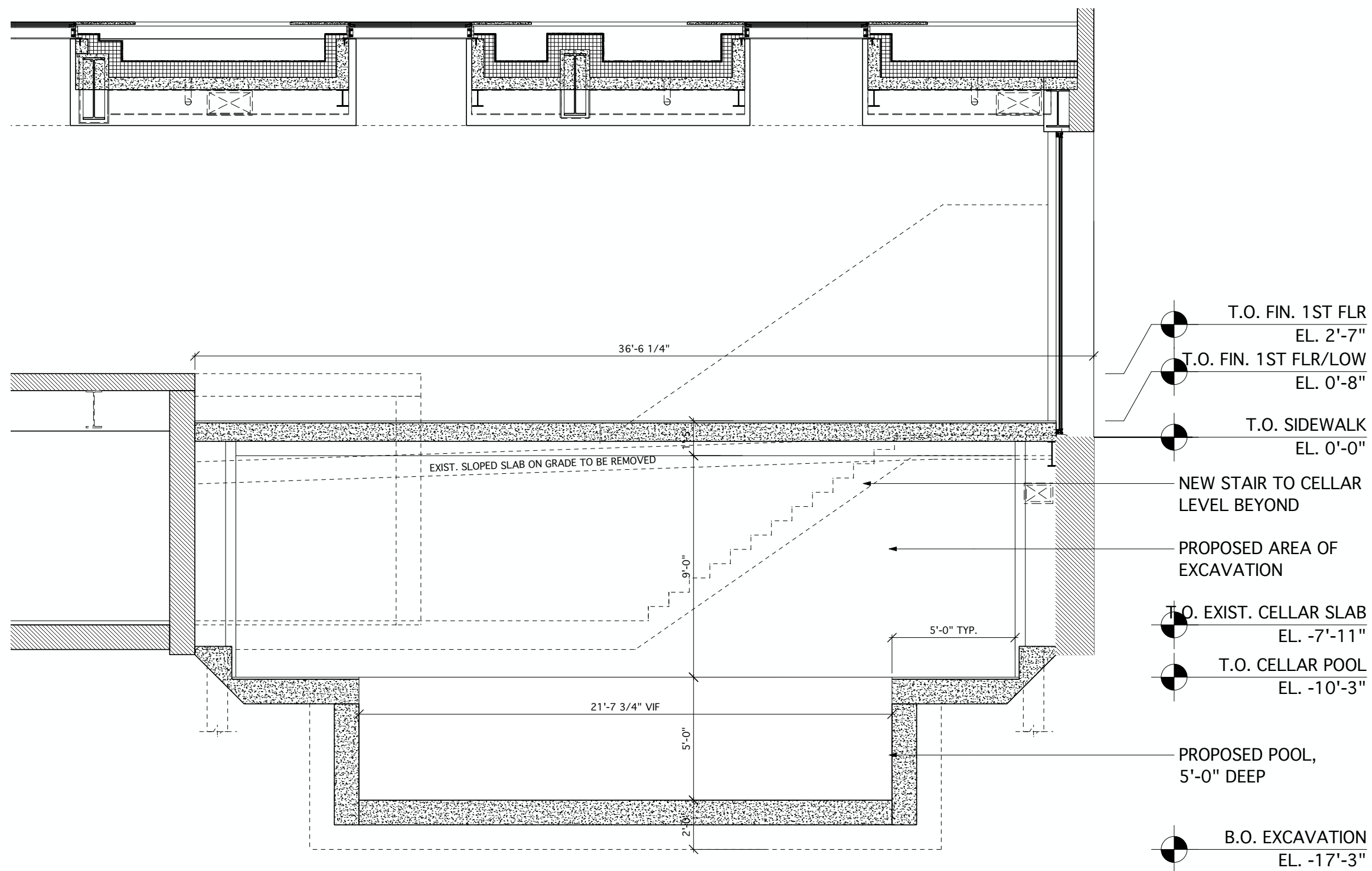


Cellar Plan - Existing

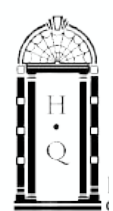


Cellar Plan - Proposed





Cellar Pool - Proposed



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