

January 27, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-06203

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

To testify virtually, please join Zoom

Webinar ID: 160 174 1093

Passcode: 555175

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.

230 West 11th | LPC Package

January 22, 2025

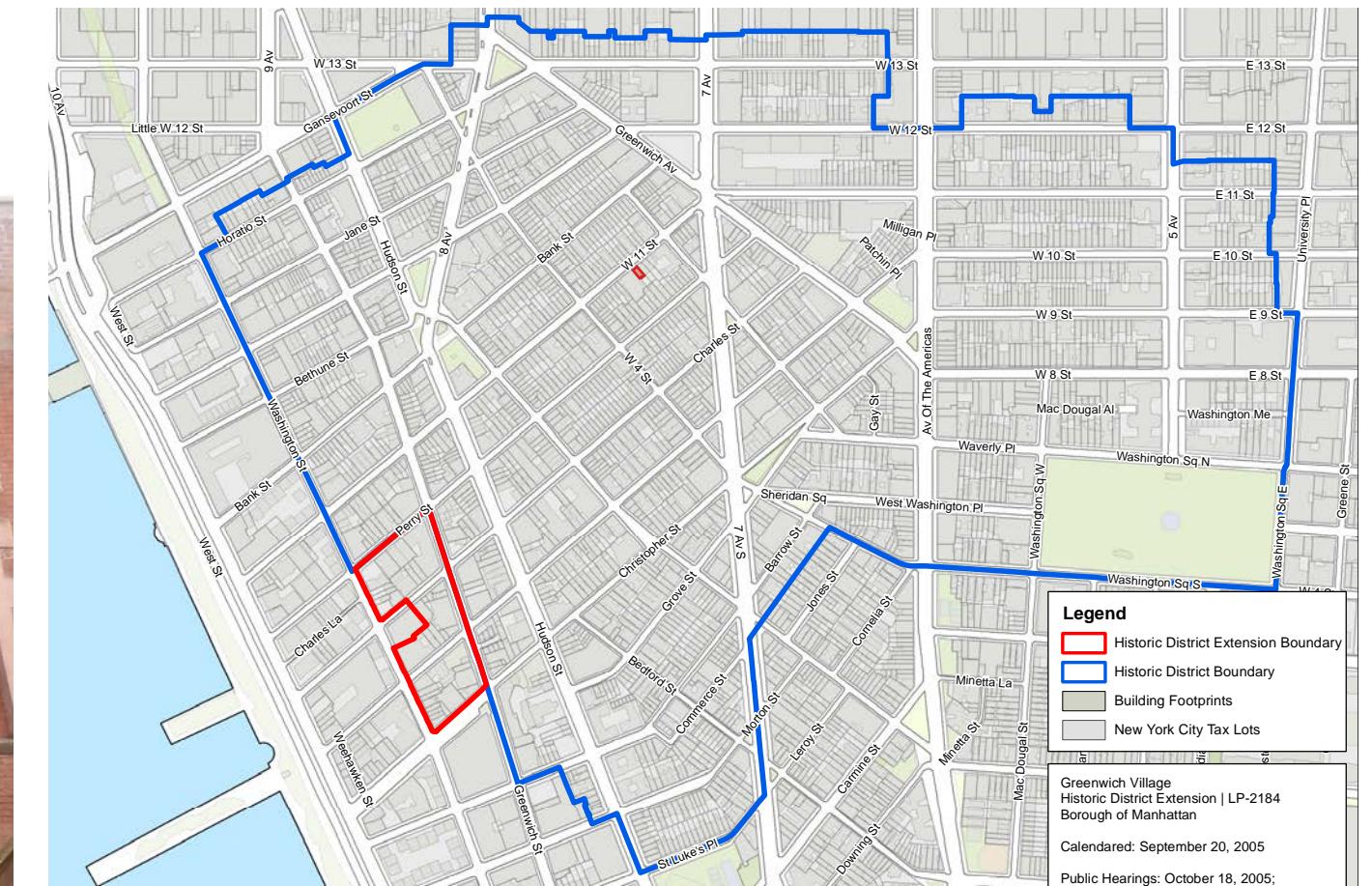
Starling
Architecture

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)



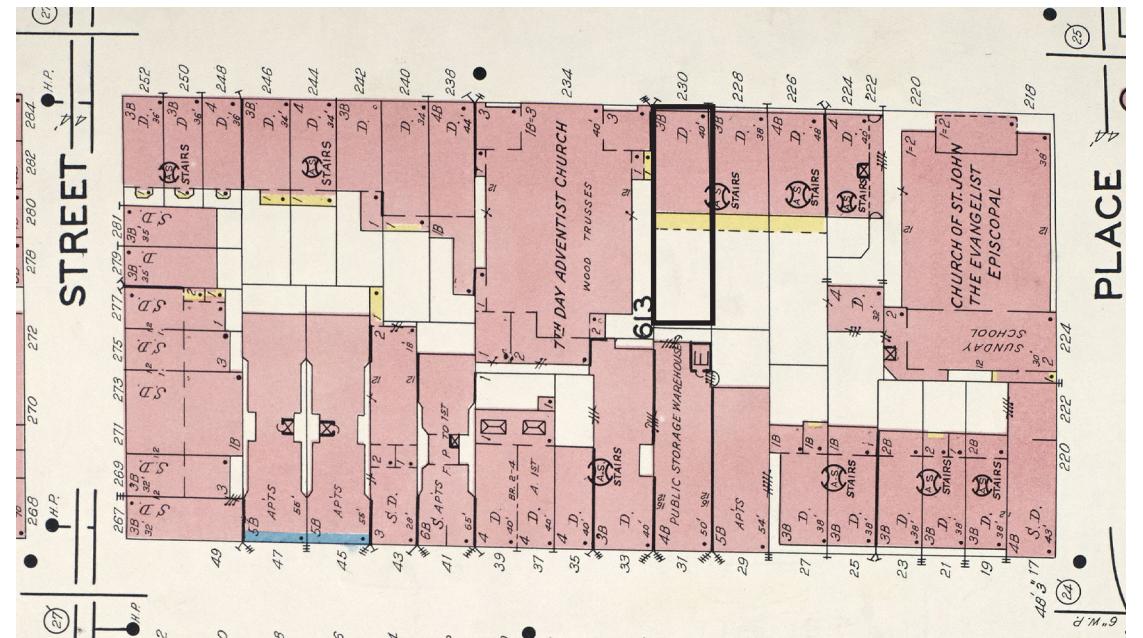
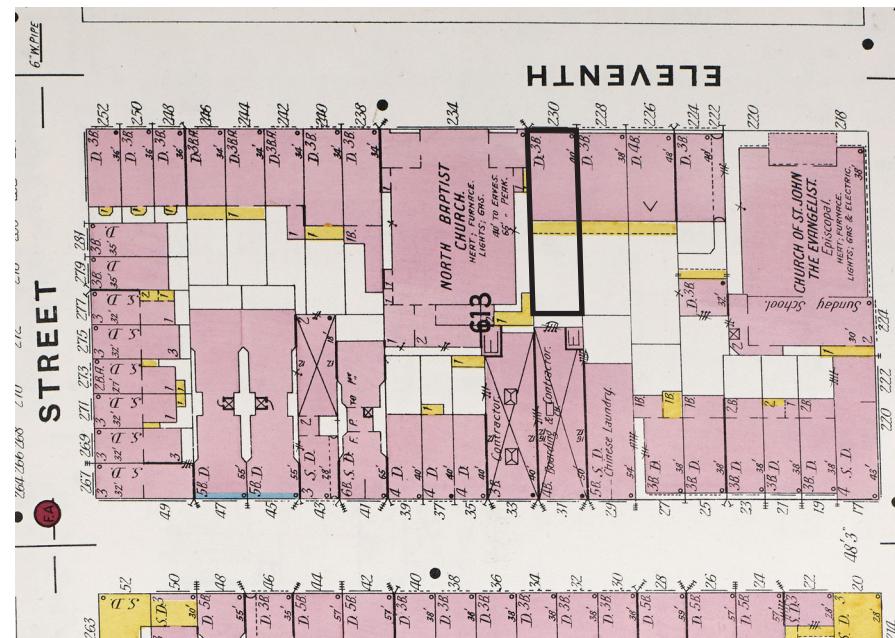
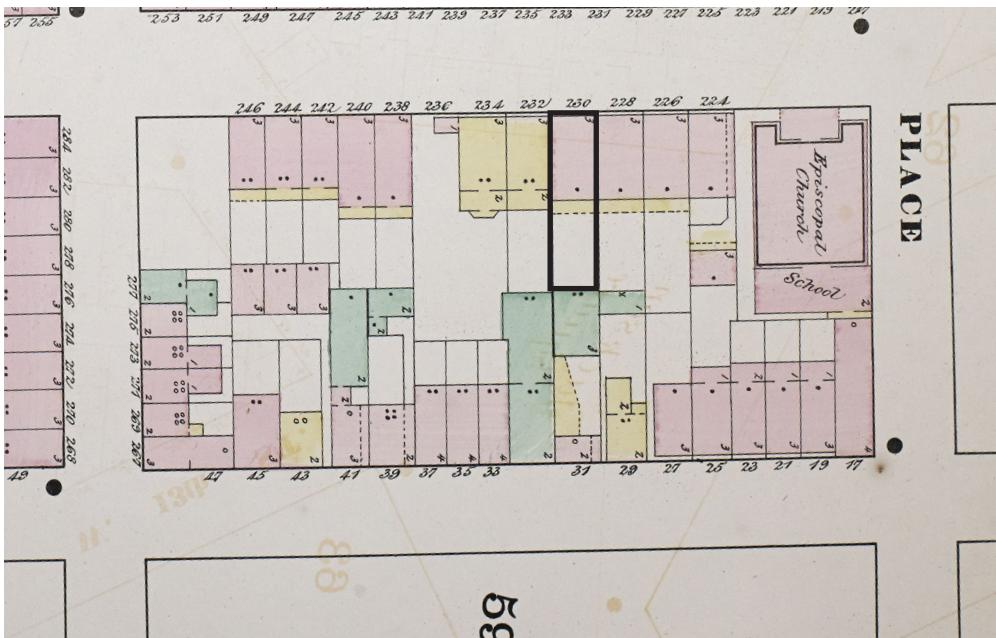
1940 (Tax Photo)



Designation Photo, 1964 (LPC)

230 West 11th

Historic Documentation



230 West 11th

Block Plan - Neighboring Building Extensions



230 West 11th

Existing Conditions



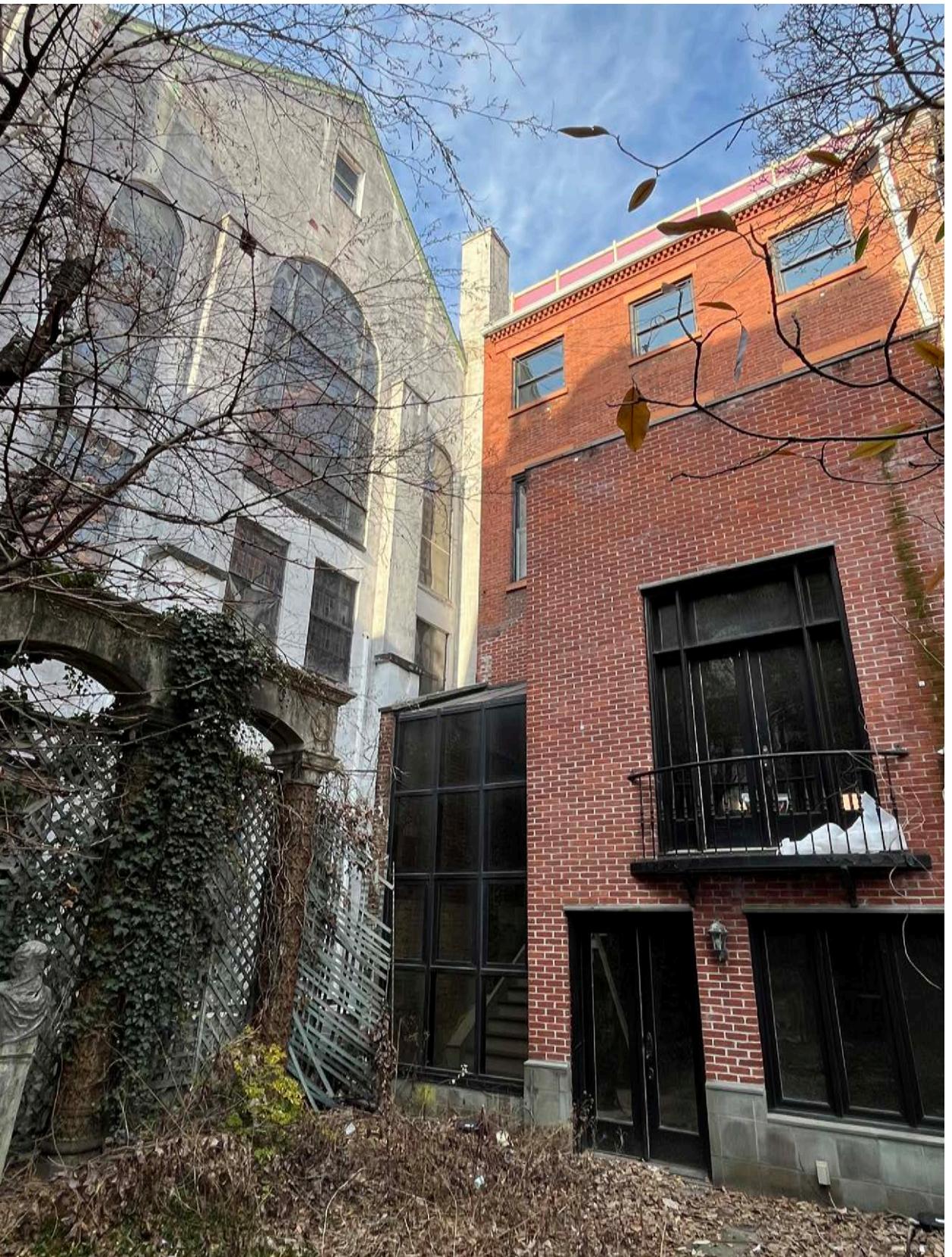
Front Facade, facing west



Front facade, facing east

230 West 11th

Existing Conditions



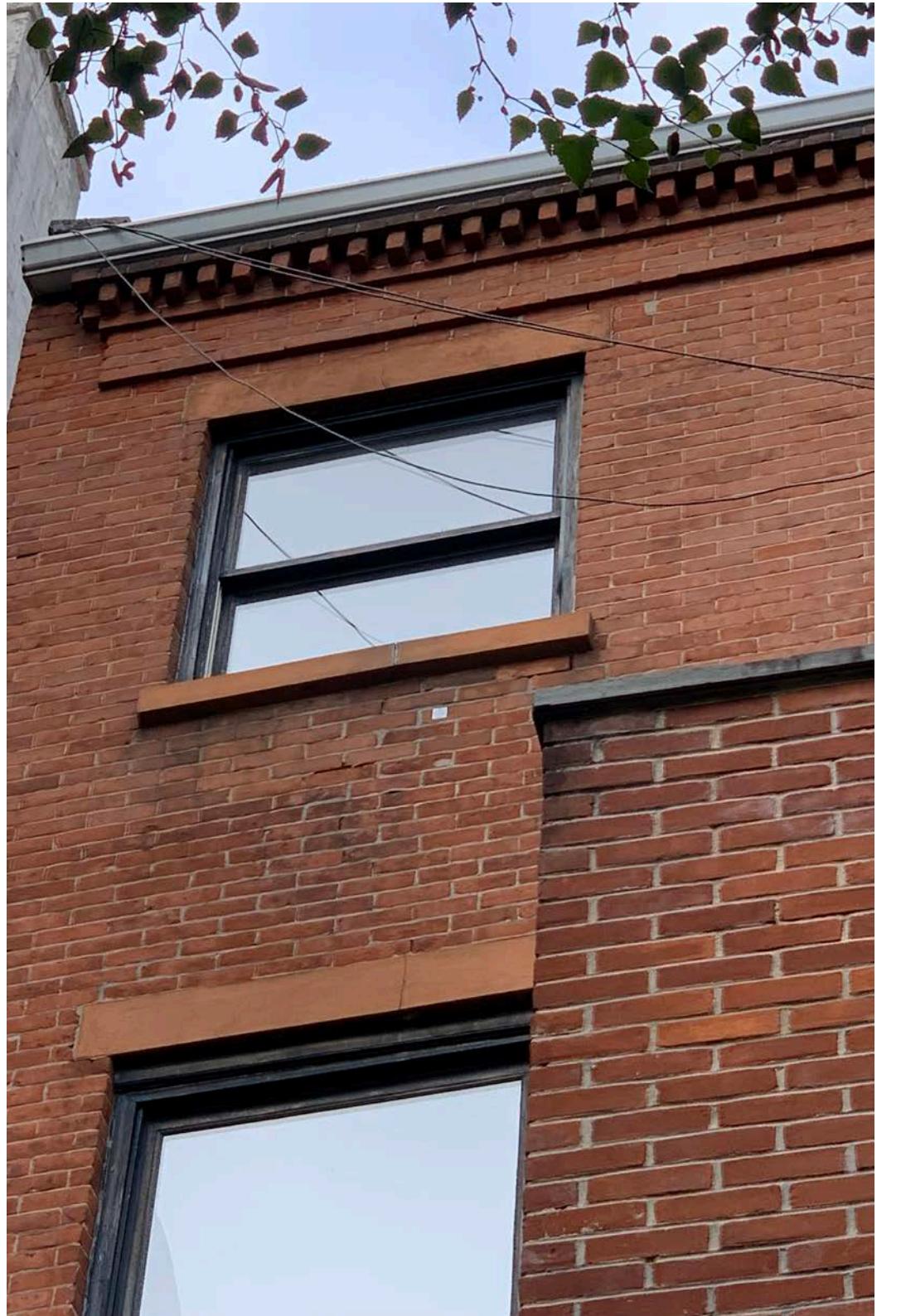
Rear Elevation



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

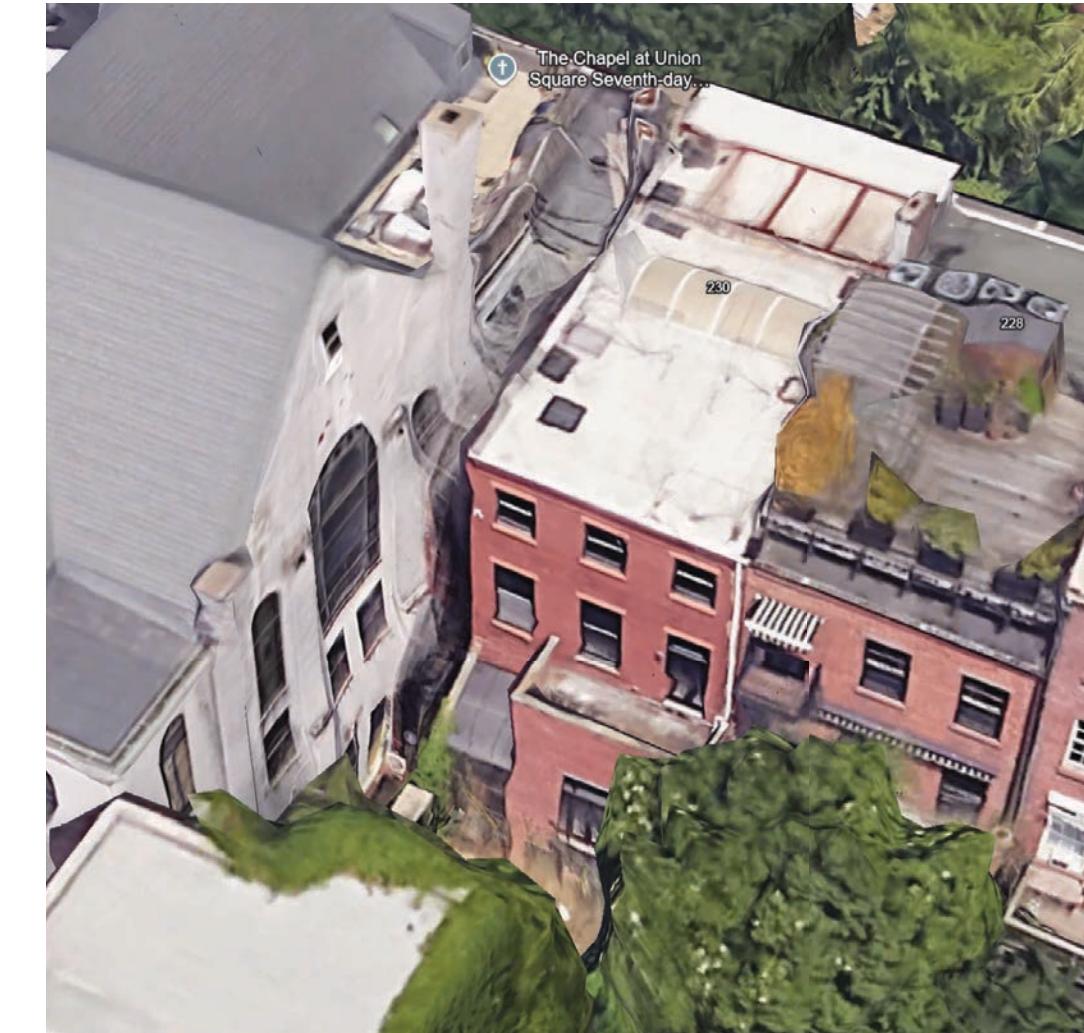
Scope of Proposed Work

230 West 11th

Scope of Work - Existing Condition



Primary Facade
Axonometric



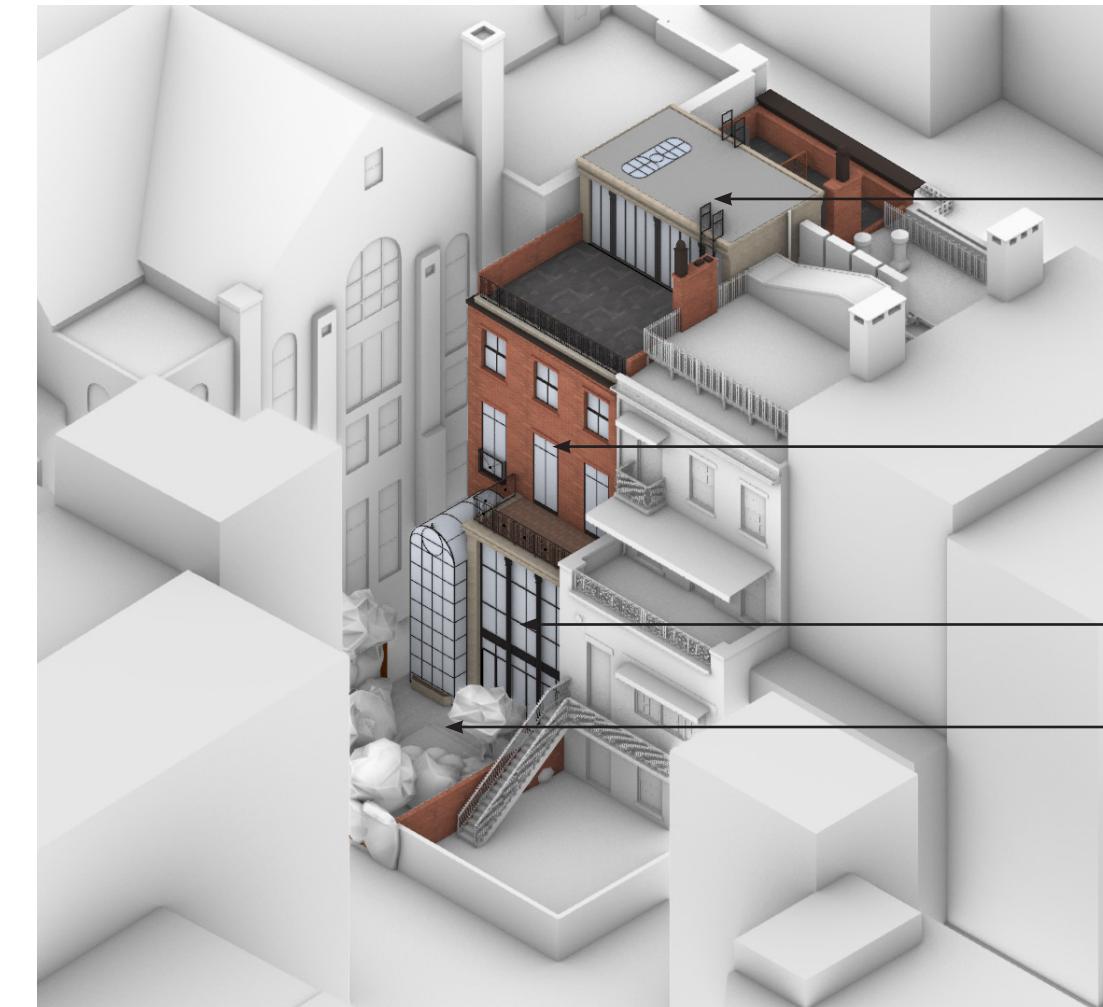
Secondary Facade
Axonometric

230 West 11th

Scope of Work - Proposal



Primary Facade
Axonometric

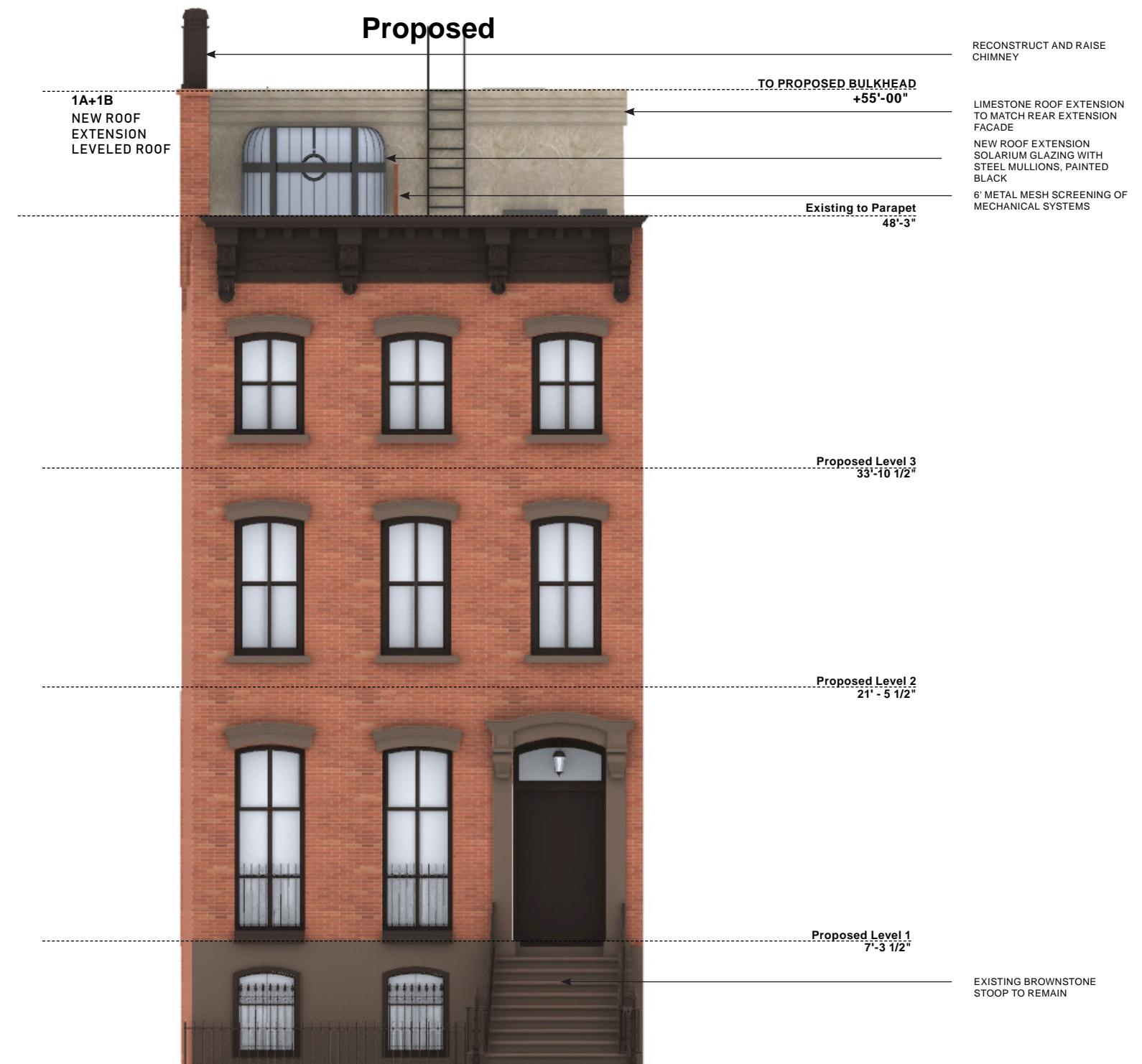


Secondary Facade
Axonometric

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"

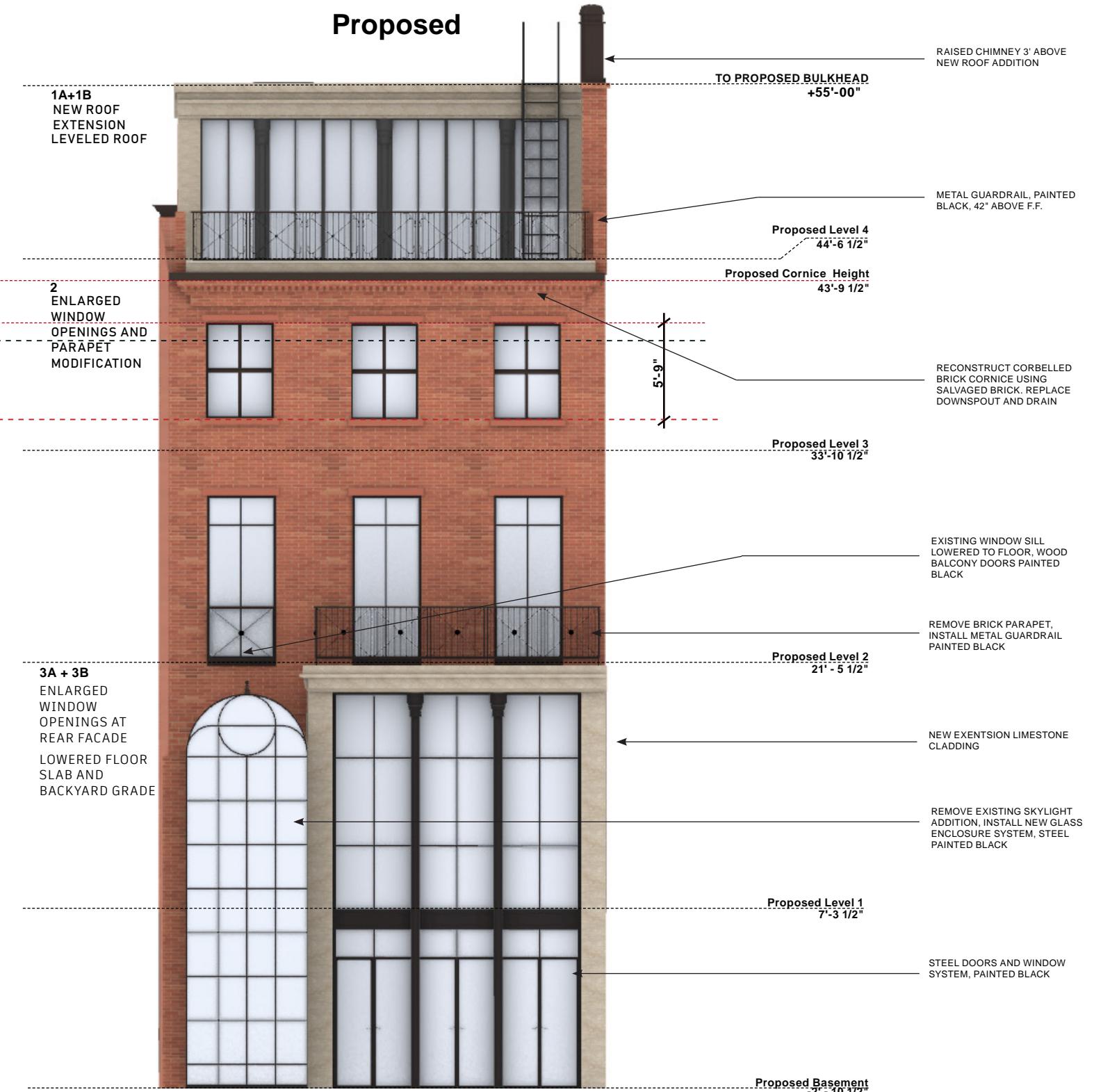
Existing Cornice Height
42'-10 3/4"

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

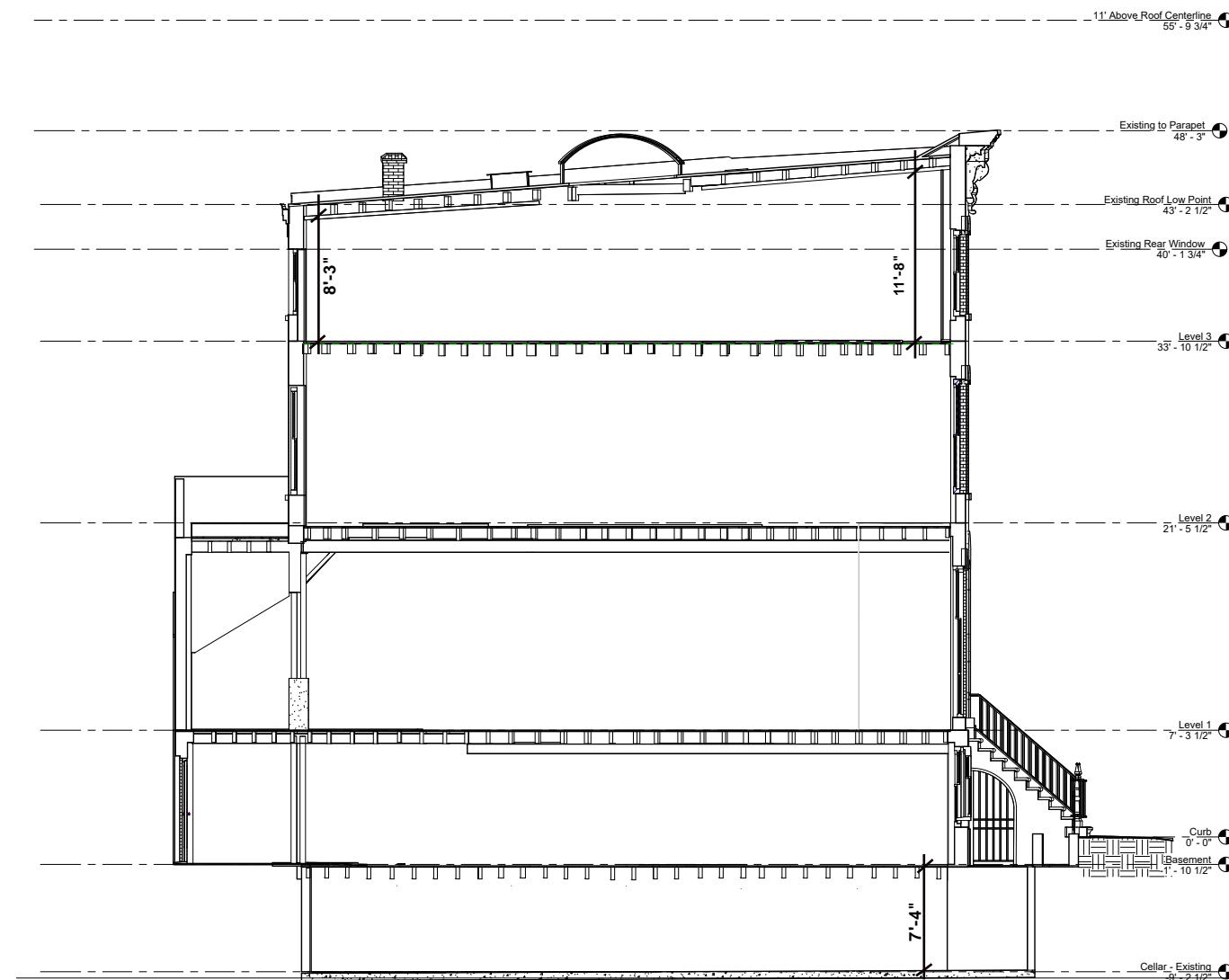
NEW EXTENSION LIMESTONE
CLADDING

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

STEEL DOORS AND WINDOW
SYSTEM, PAINTED BLACK

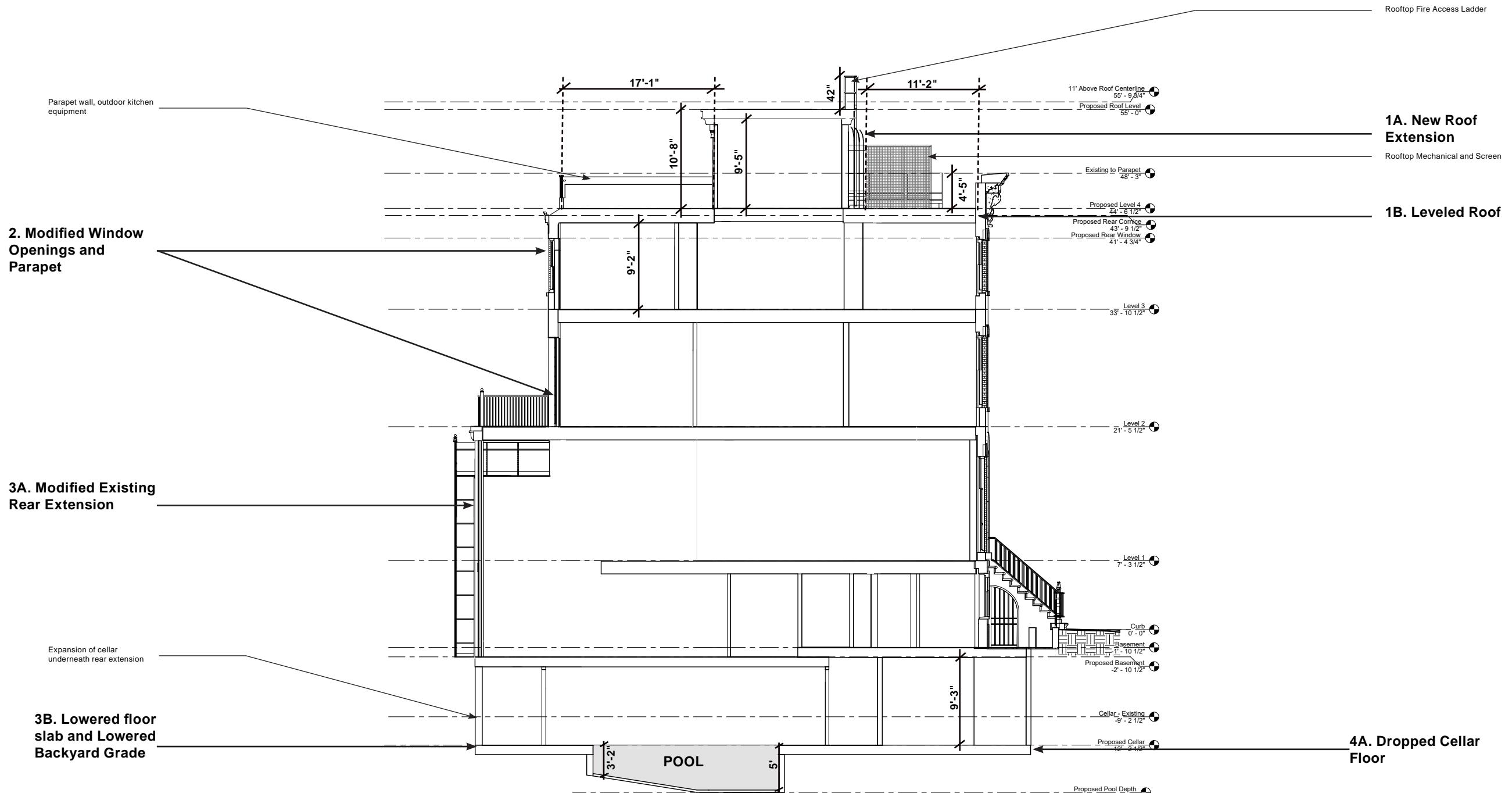
230 West 11th

Existing Condition - Longitudinal Section



230 West 11th

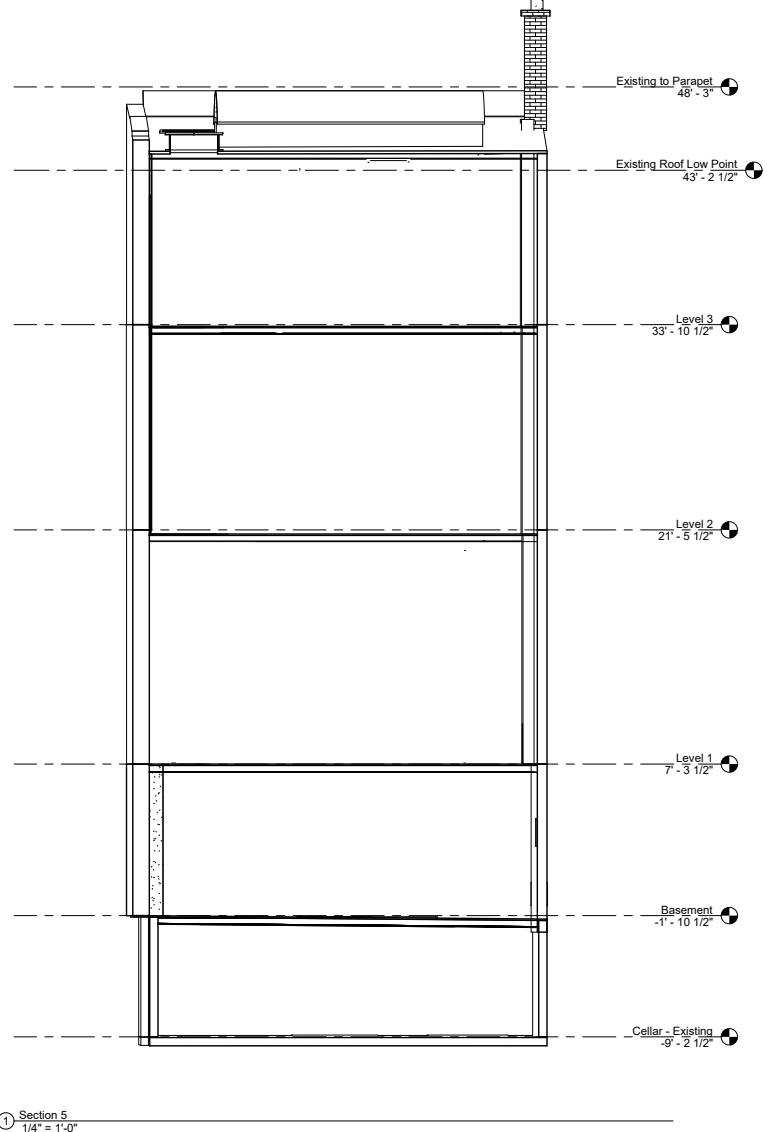
Proposed Condition - Longitudinal Section



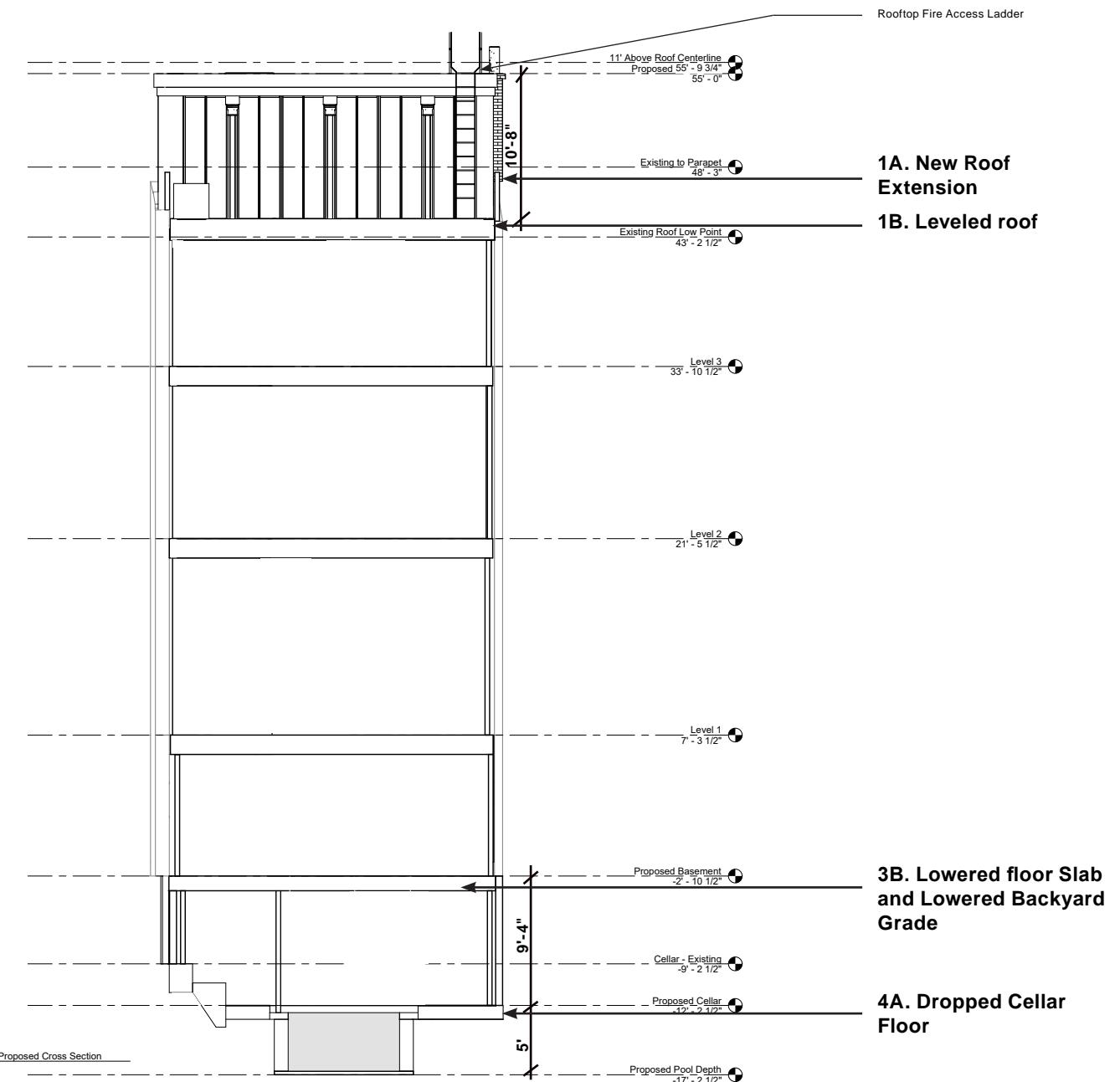
230 West 11th

Existing vs Proposed Condition - Cross Section

Existing

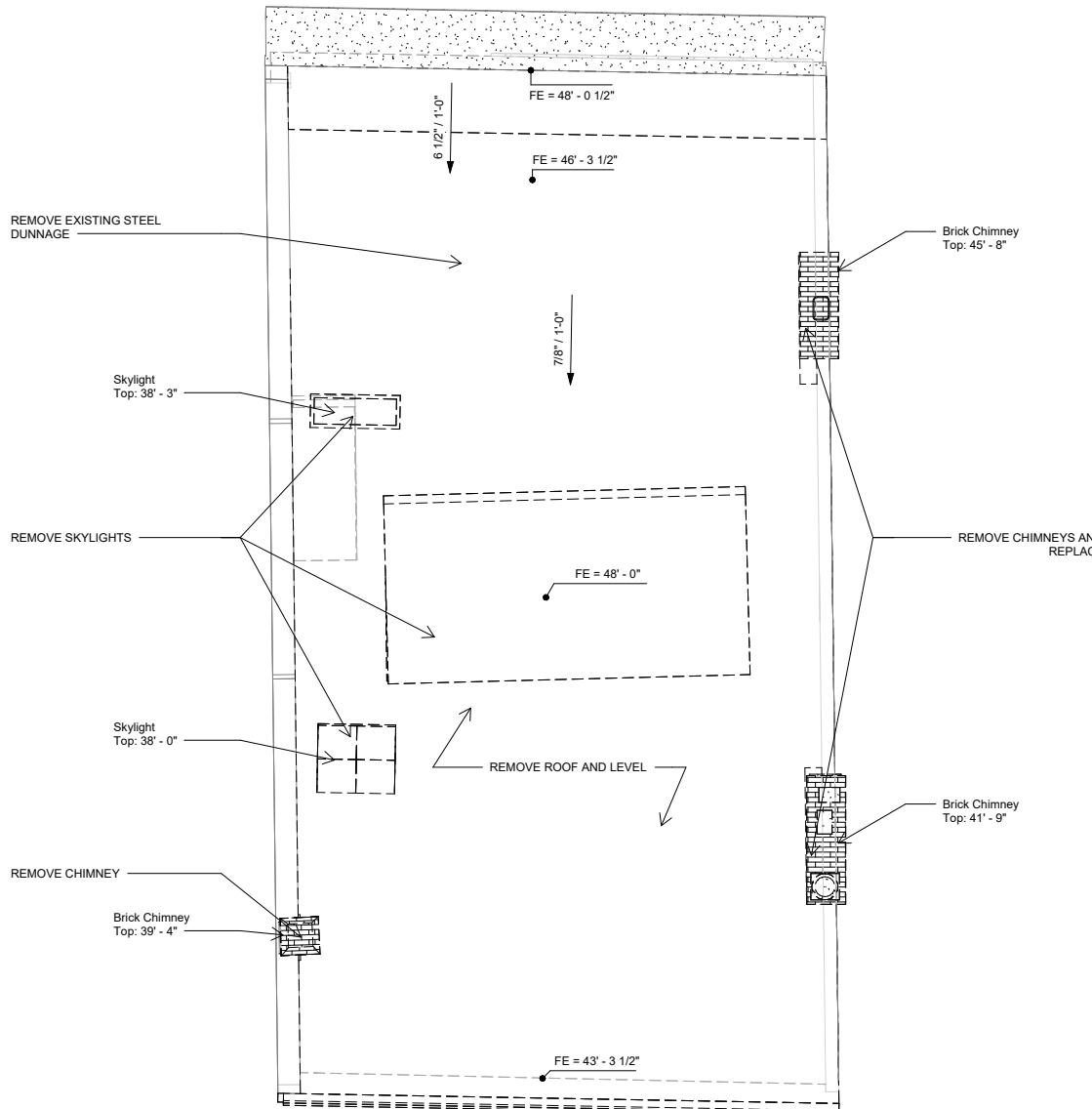


Proposed

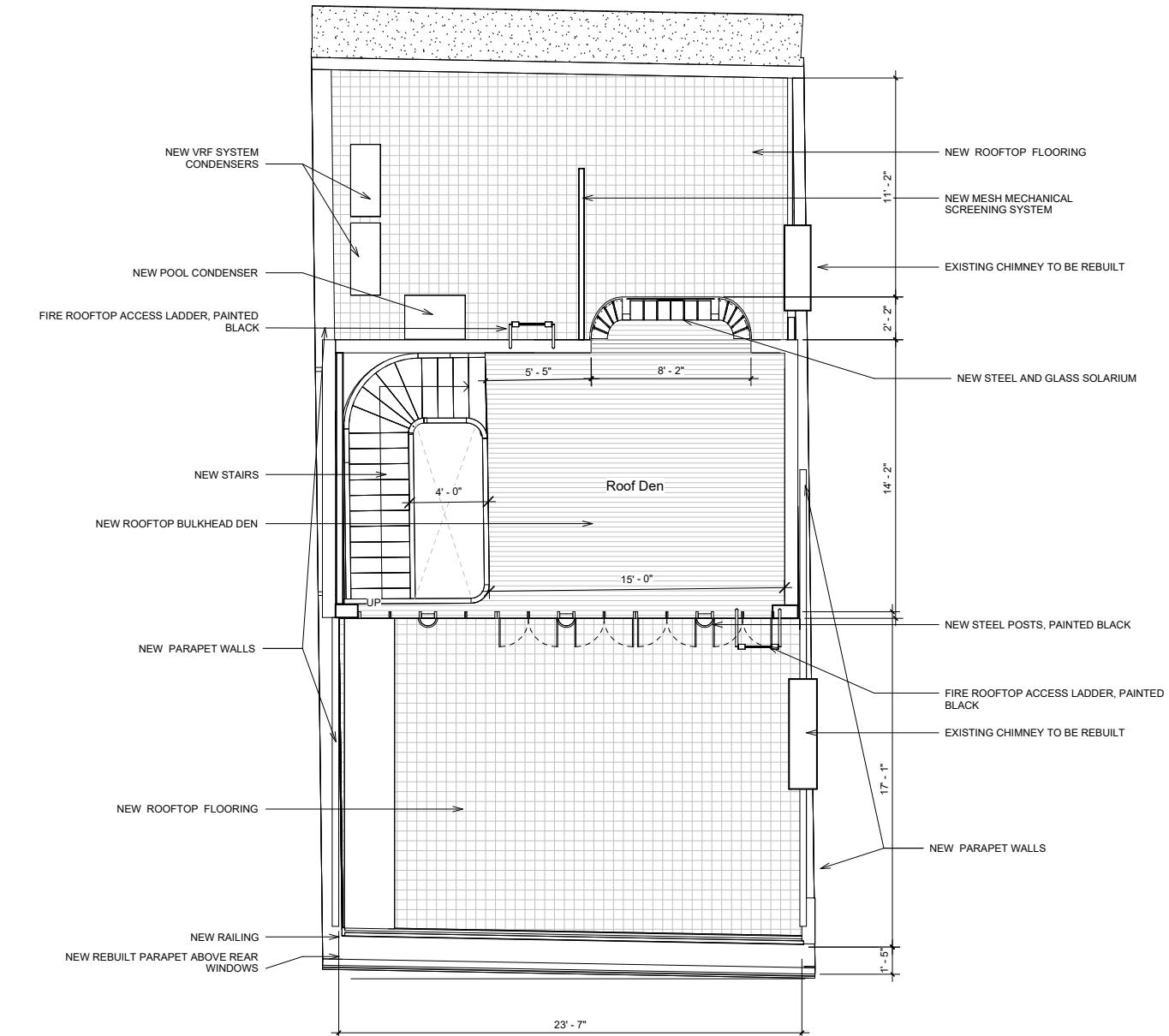


230 West 11th

1A & 1B - Roof Modifications



Existing Roof Plan



Proposed Roof Plan

230 West 11th

1A & 1B - Roof Modifications

Proposed



Front Elevation

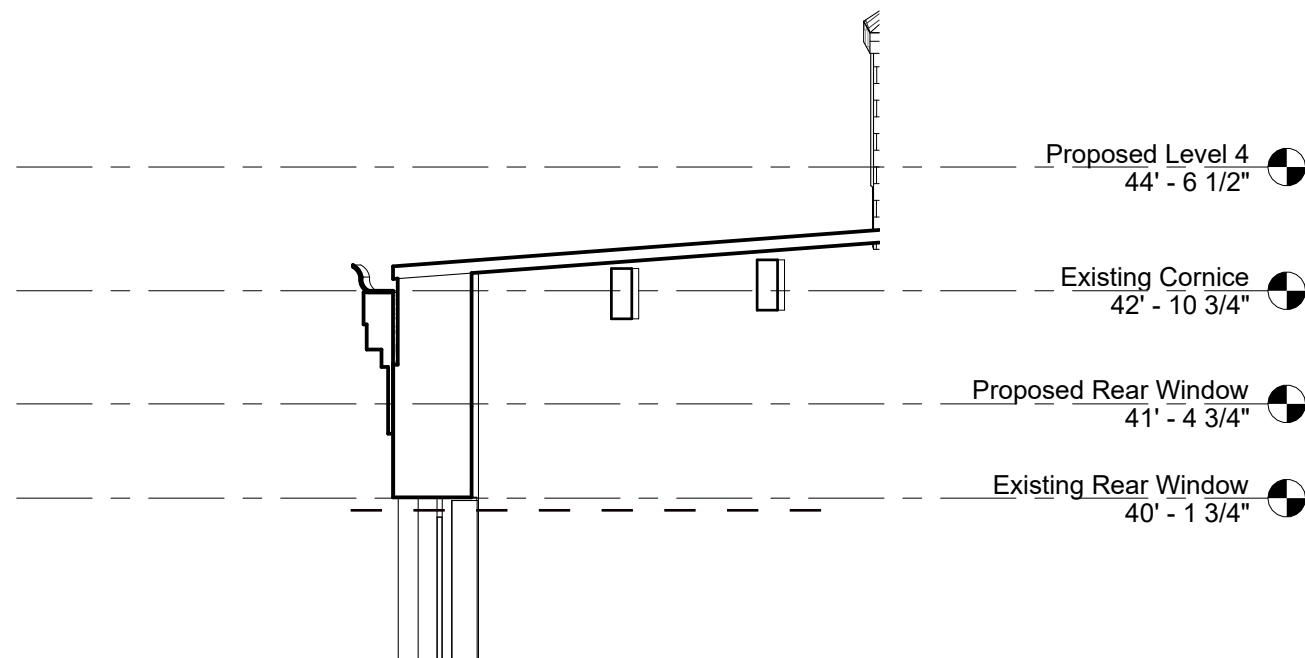


Rear Elevation

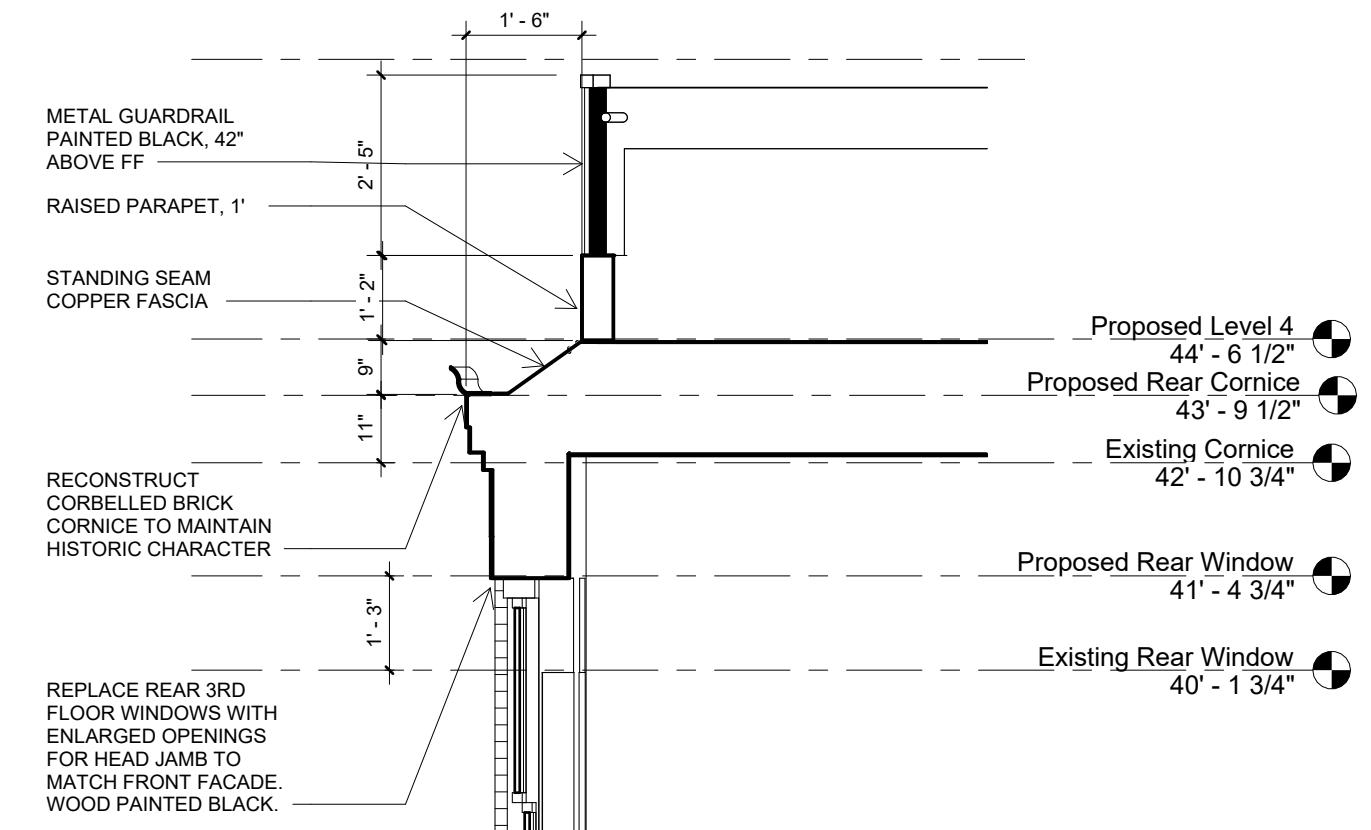
230 West 11th

2. Enlarged Windows and Parapet Modifications

Existing

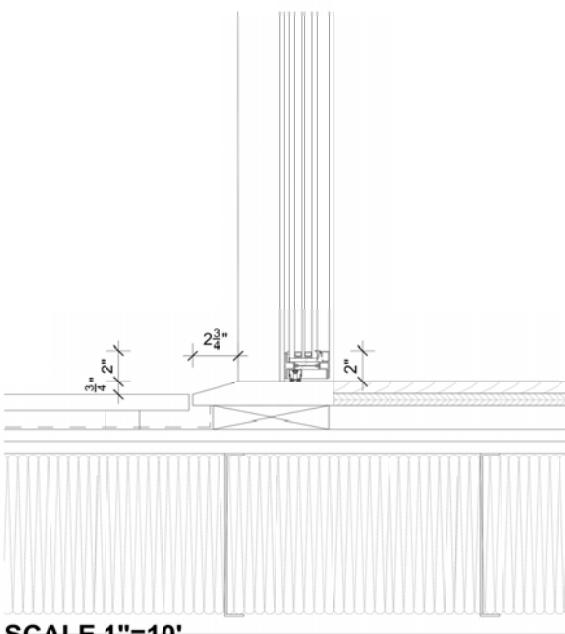
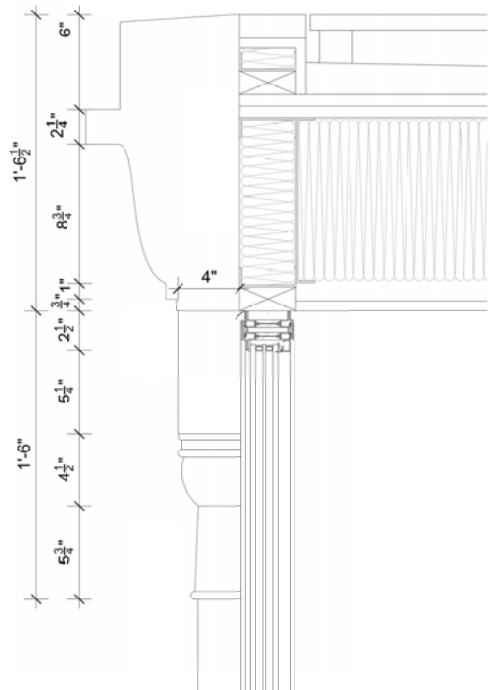


Proposed



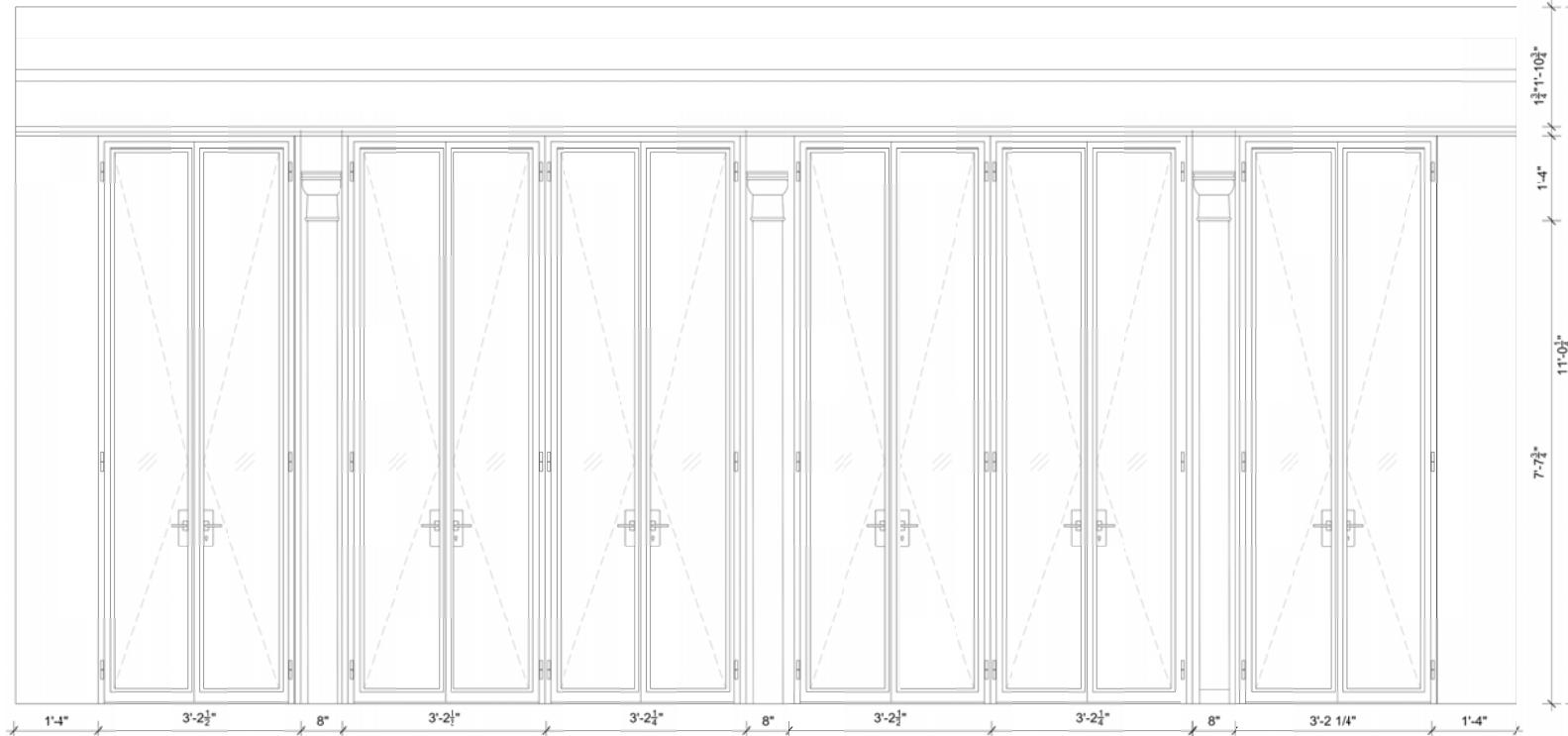
230 West 11th

Roof Extension - Rear Glazing Proposed Details



Section

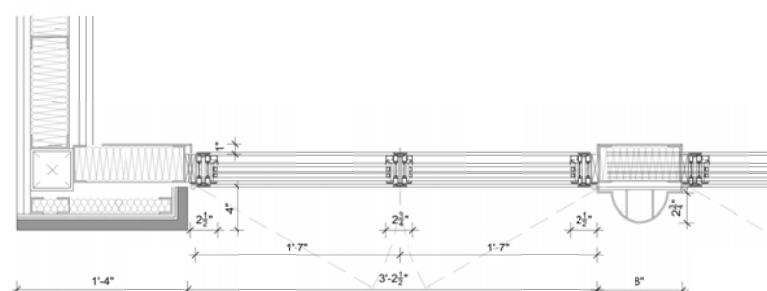
Rear Roof Extension Bulkhead



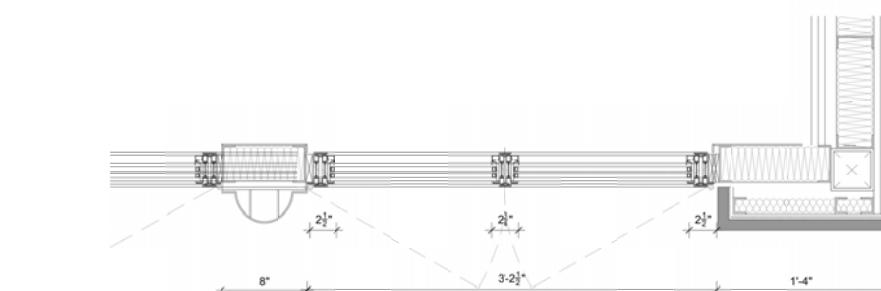
SCALE 1"=30'

Elevation

Rear Roof Extension Bulkhead



SCALE 1"=15'

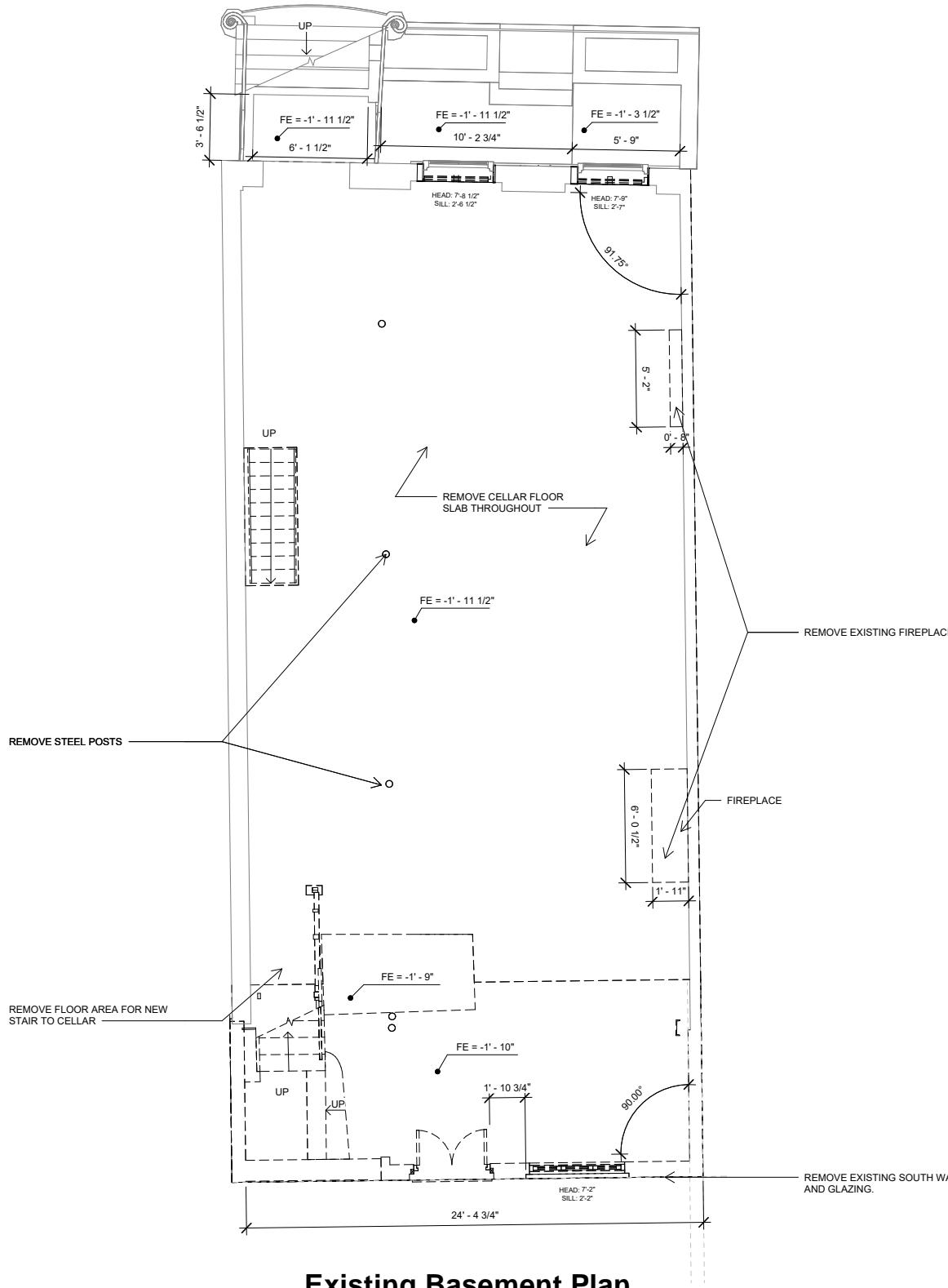


Plan

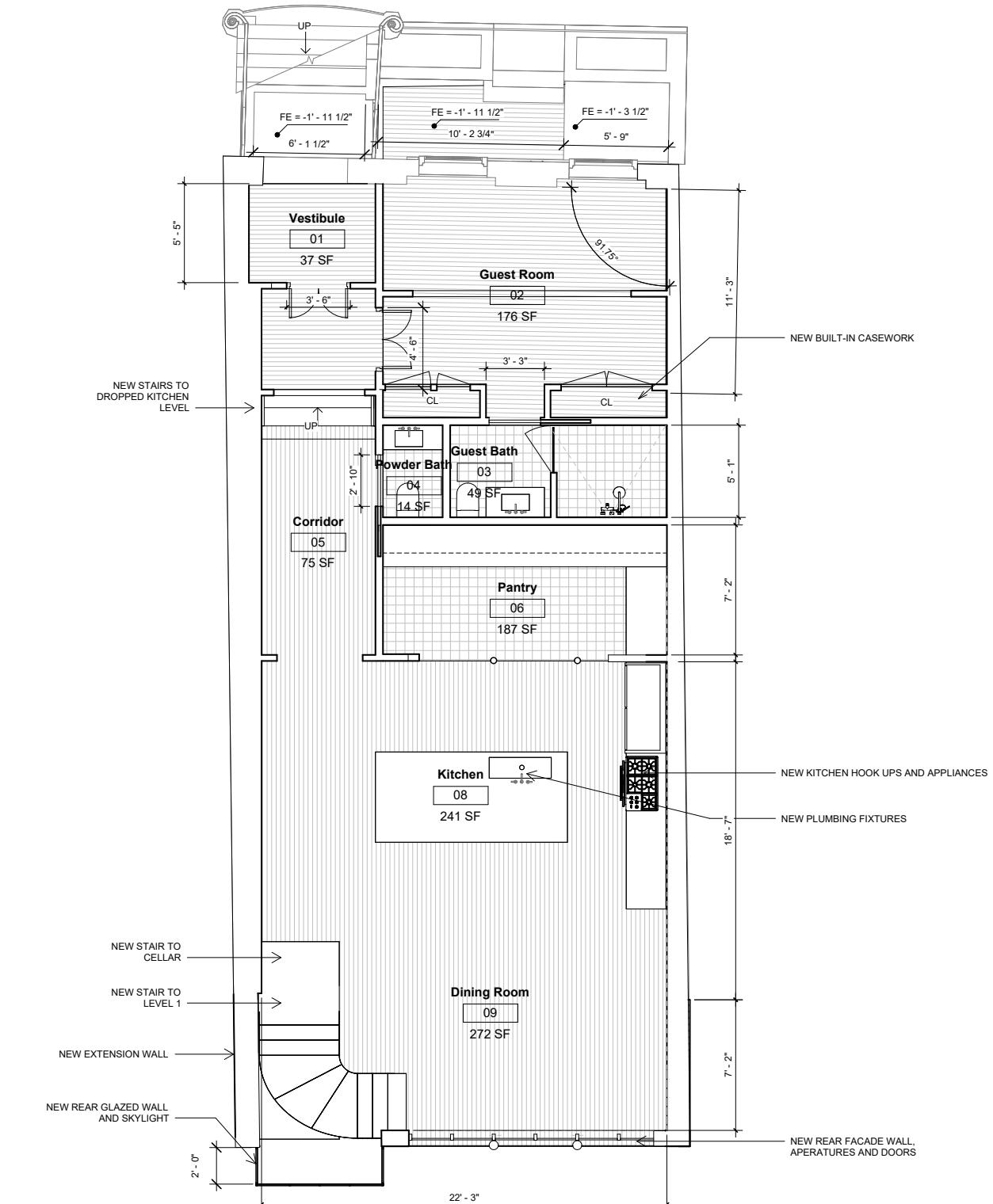
Rear Roof Extension Bulkhead

230 West 11th

Existing vs Proposed Condition - Basement Floor



Existing Basement Plan

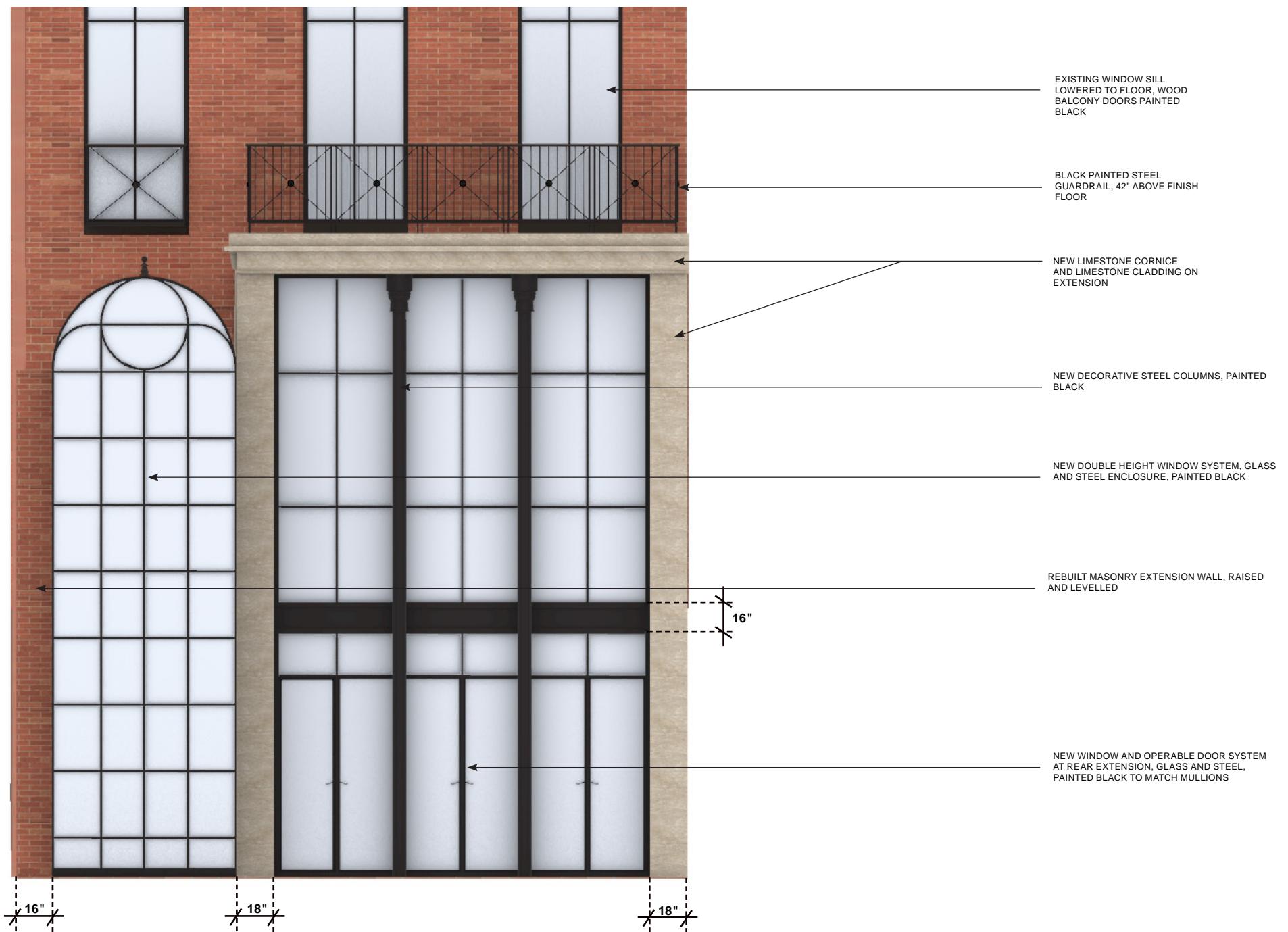


Proposed Basement Plan

230 West 11th

3A & 3B - Rear Extension Modifications

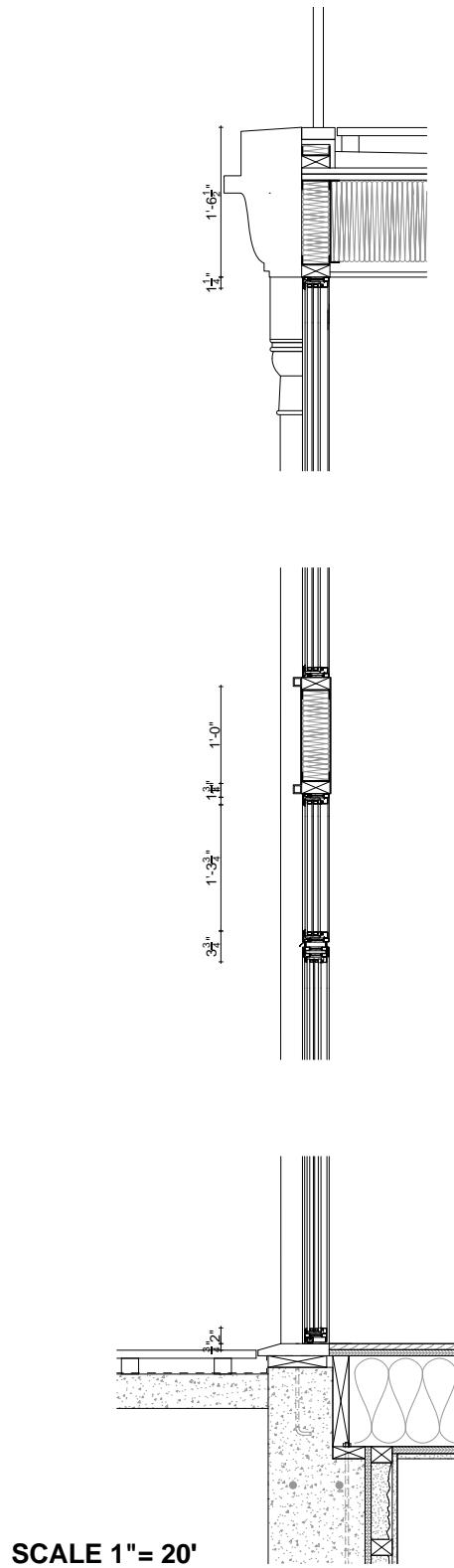
Proposed



Rear Elevation

230 West 11th

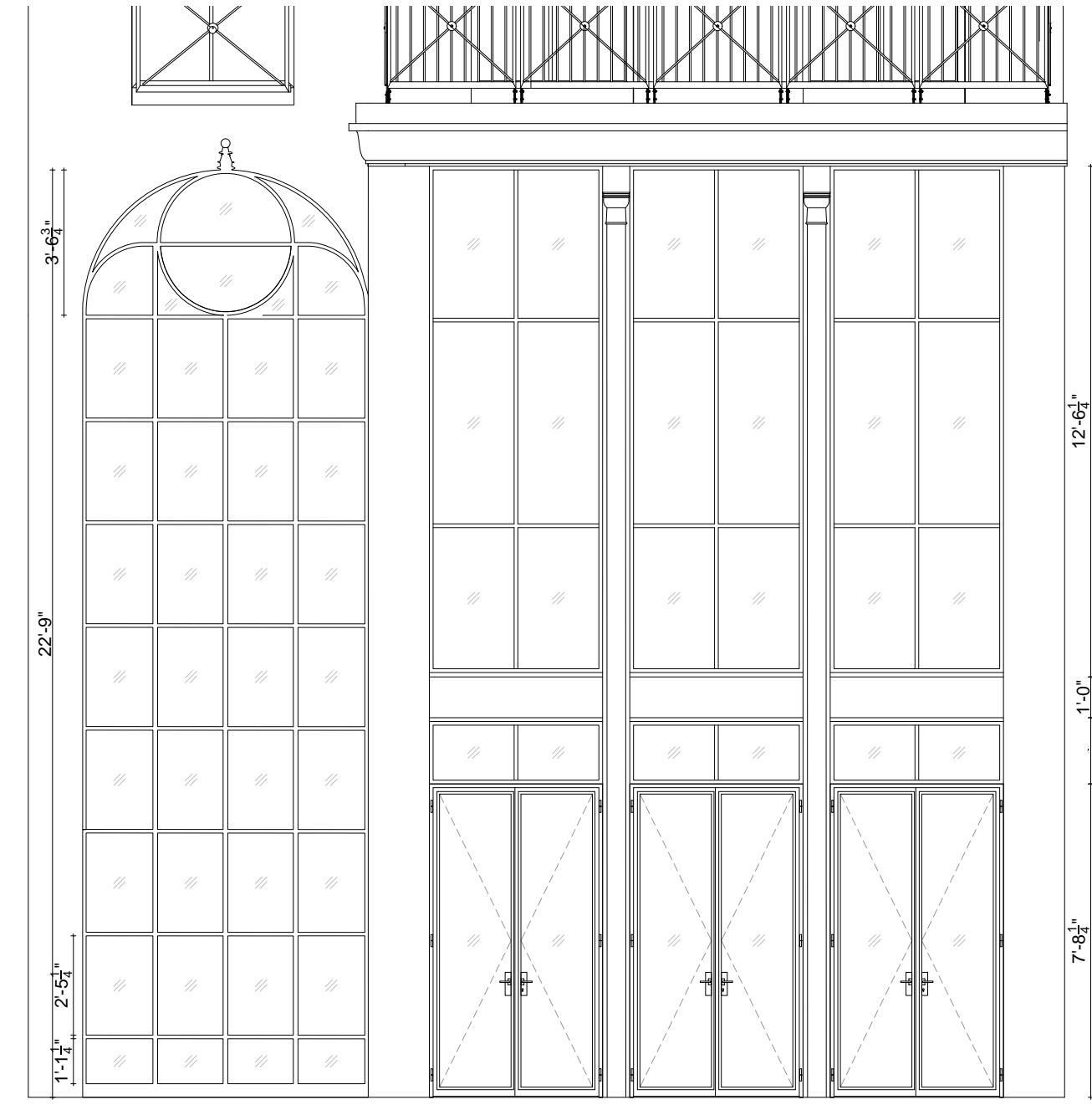
3A & 3B - Rear Extension Modifications Glazing Details



SCALE 1"=35"

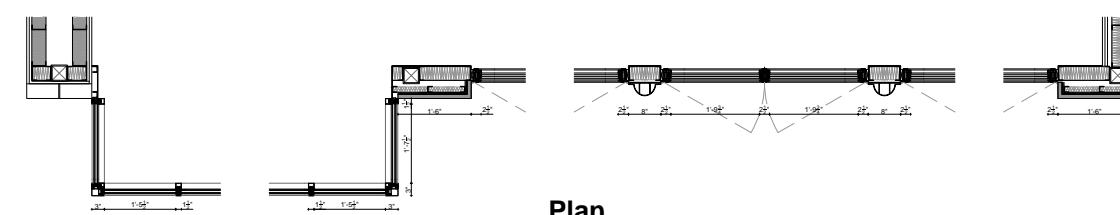
Section

Rear Roof Extension Bulkhead



ELEVATION

Rear Roof Extension Bulkhead

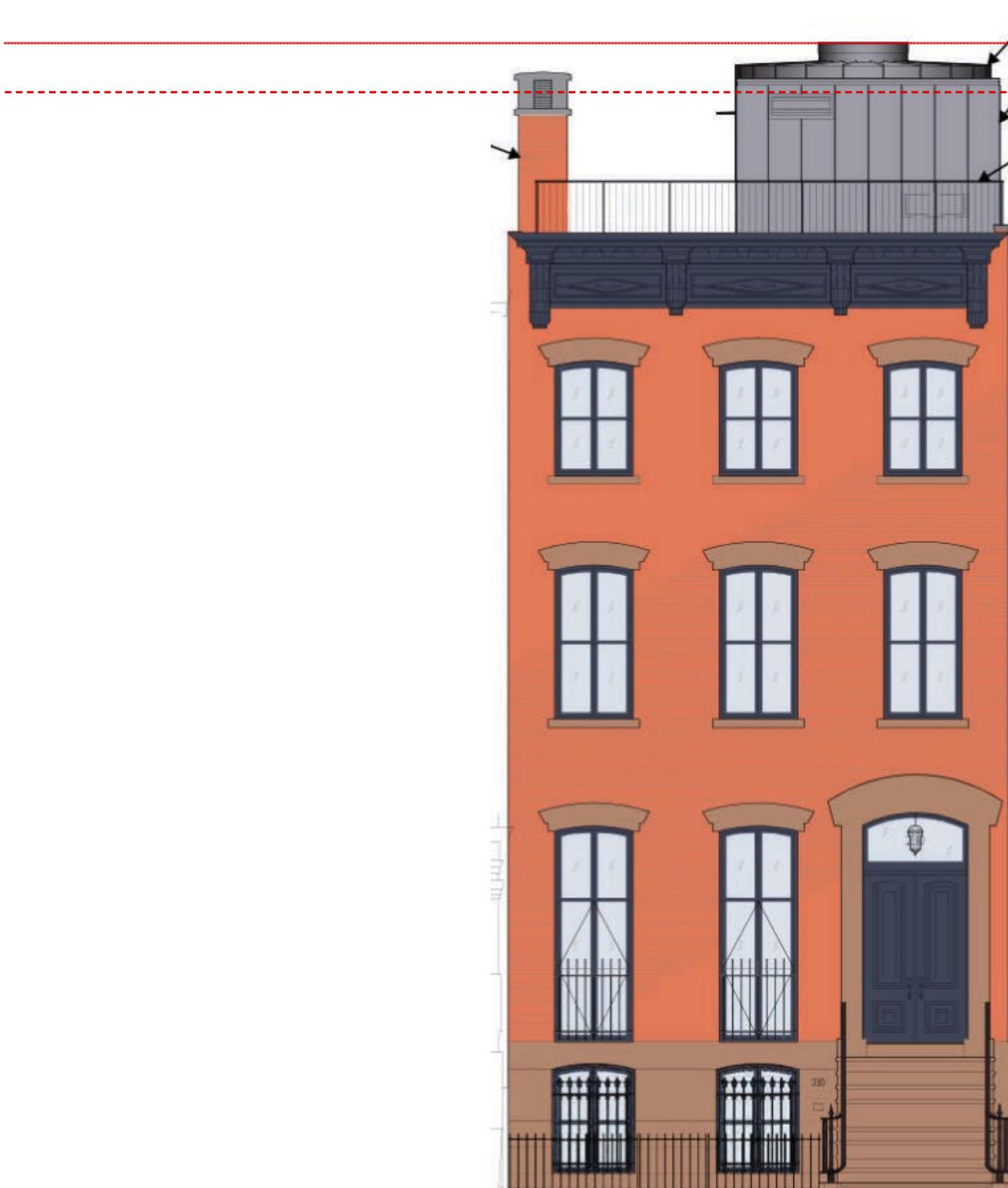


Pla

Rear Roof Extension Bulkhead

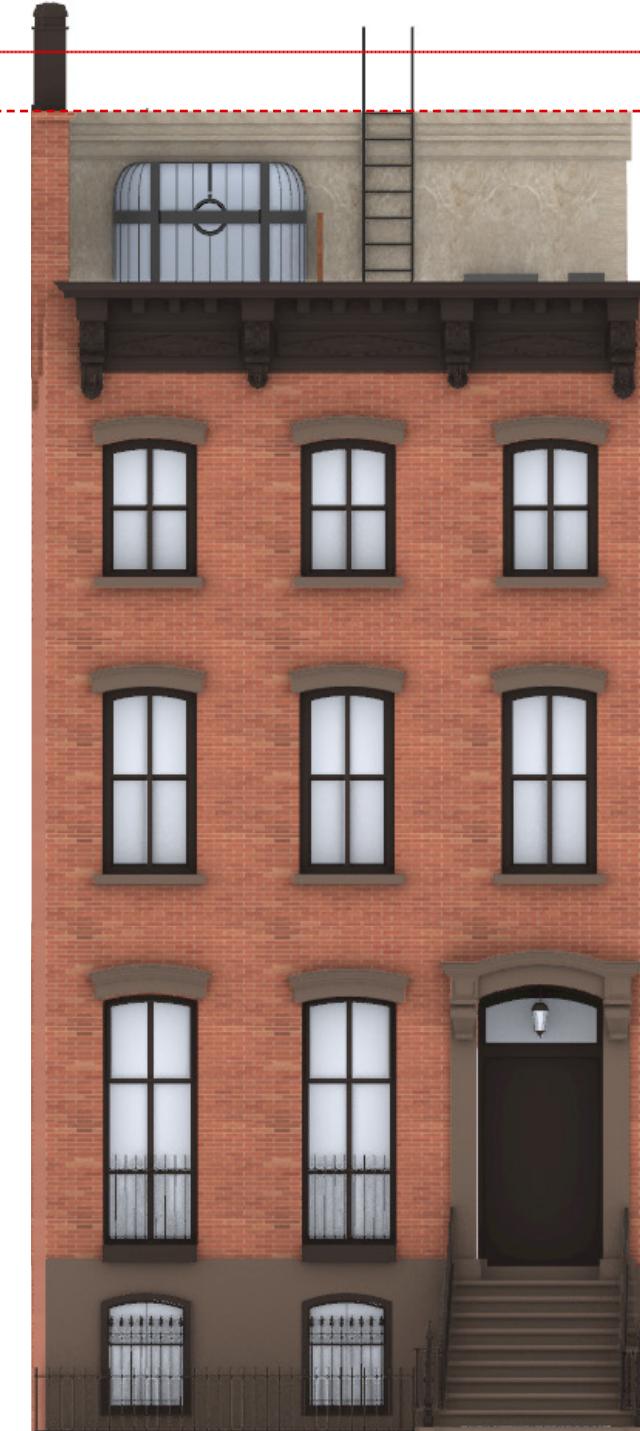
230 West 11th

Previous Front Facade Approval Comparisons



Patino Architecture

2024, *Approved with Conditions



Current Proposal

230 West 11th

Rear Elevation



Current Condition



Proposed Condition

230 West 11th

Previous Rear Facade Approval Comparisons



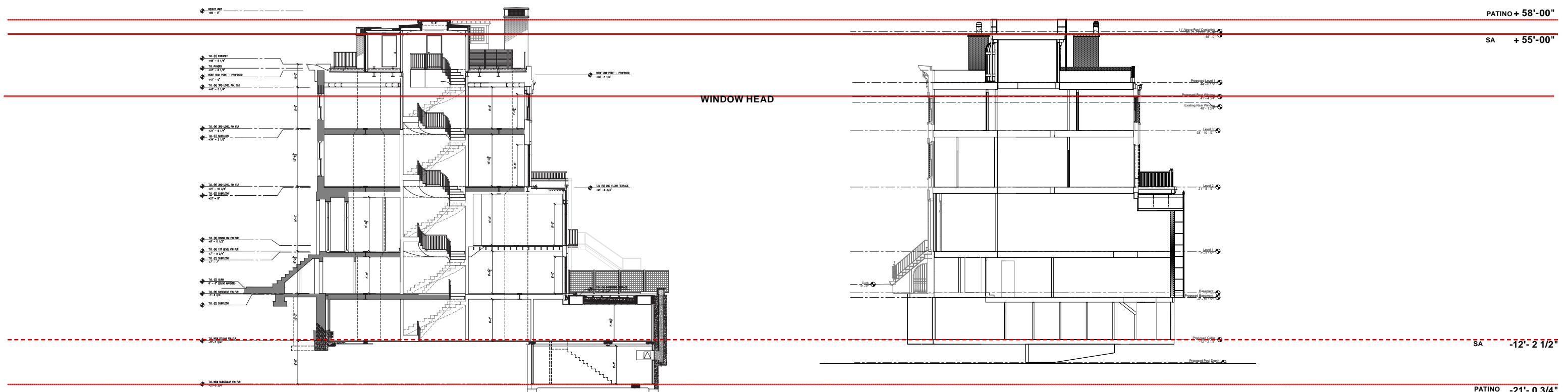
Patino Architecture

2024, *Approved with Conditions

Current Proposal

230 West 11th

Previous Section Approval Comparison



Patino Architecture

2024, *Approved with Conditions

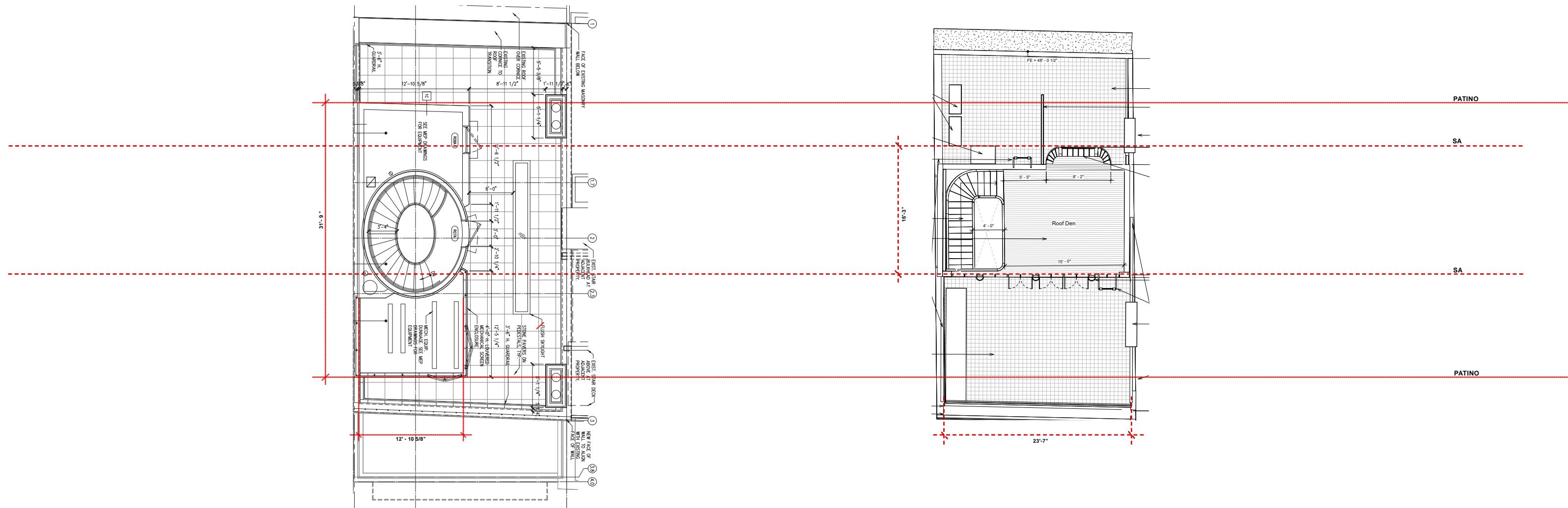
Commission Conditions:

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

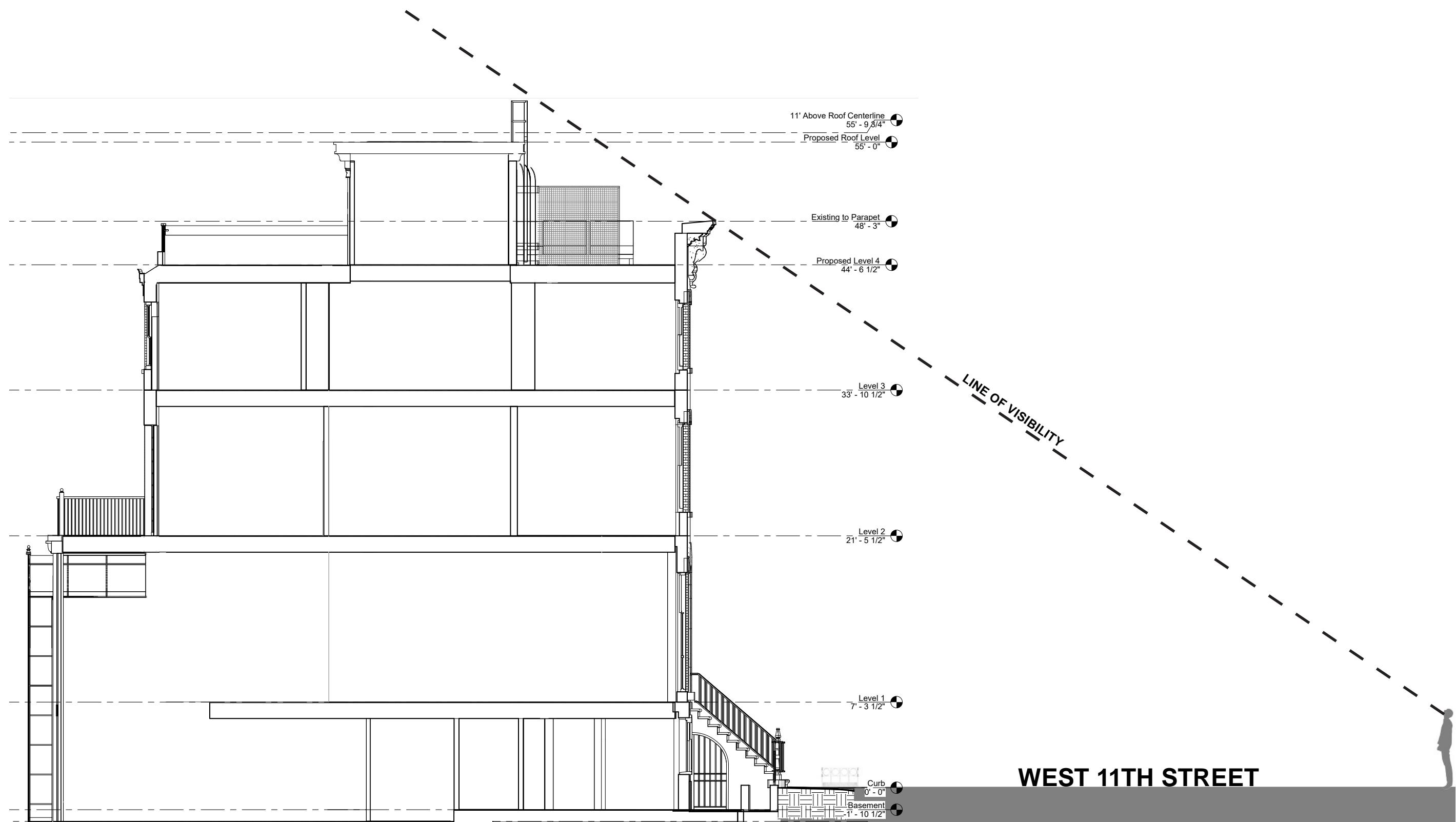
230 West 11th

Extension Visibility - Axon



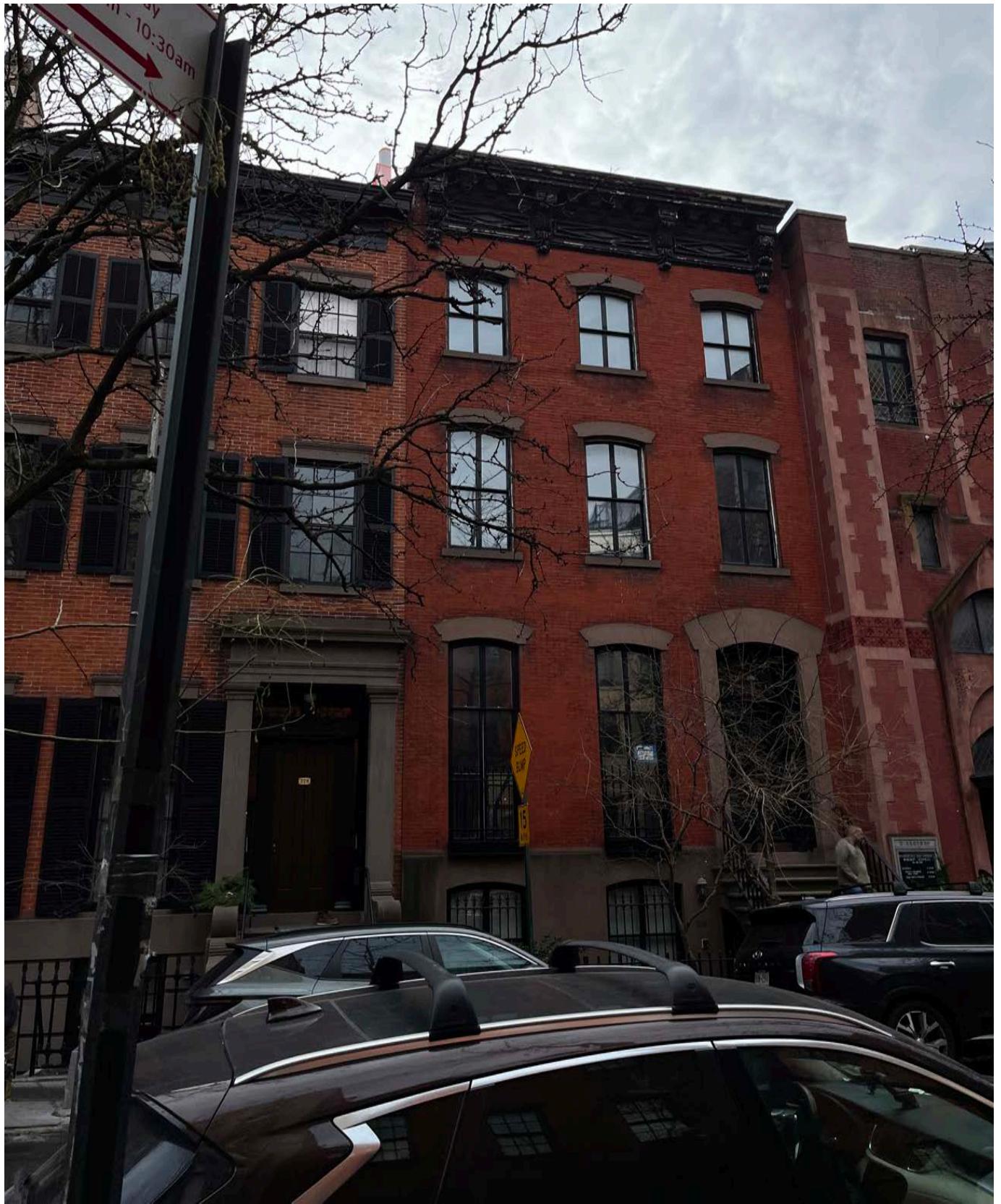
230 West 11th

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



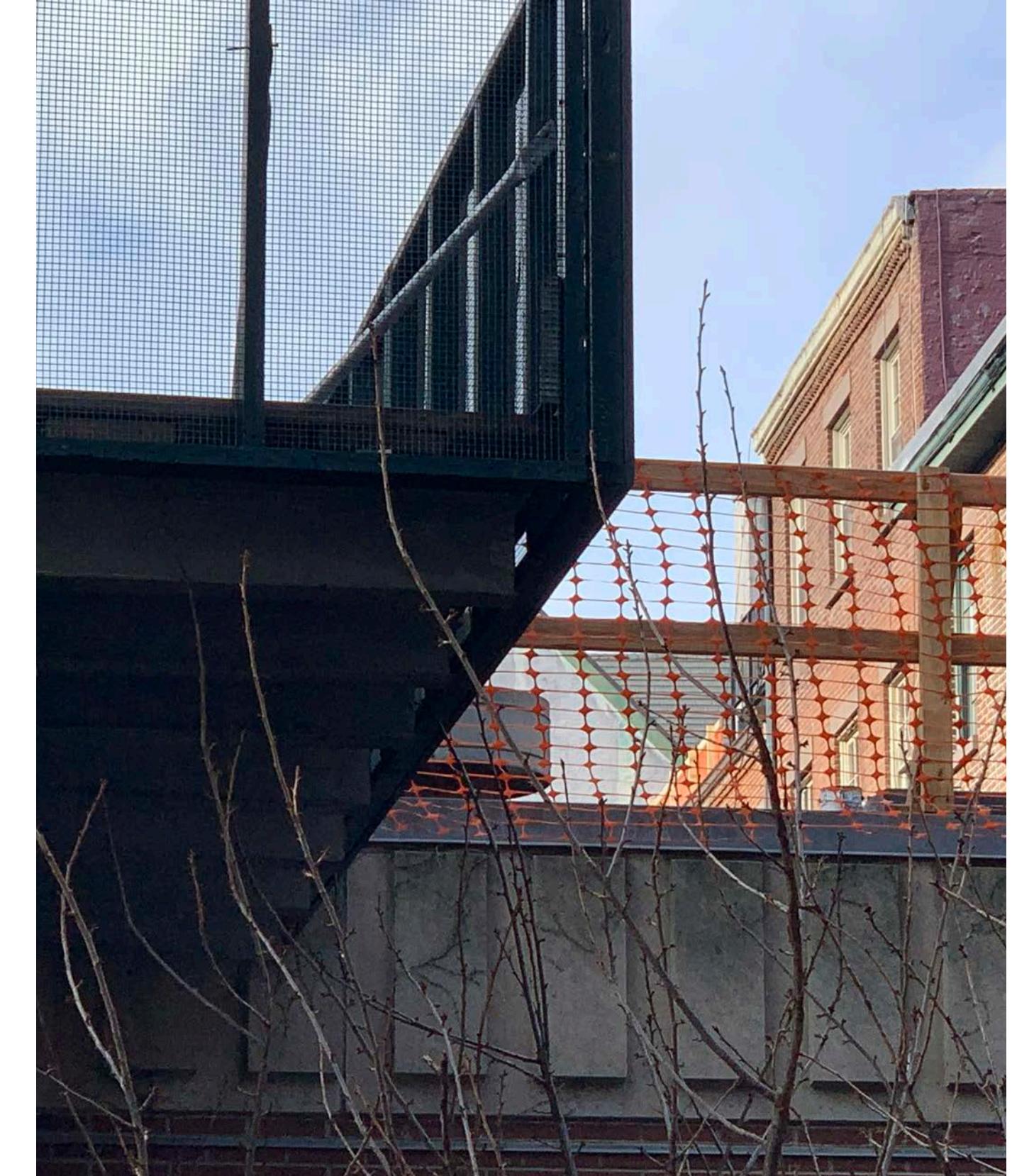
View 5 - Rendered and zoomed view

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

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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

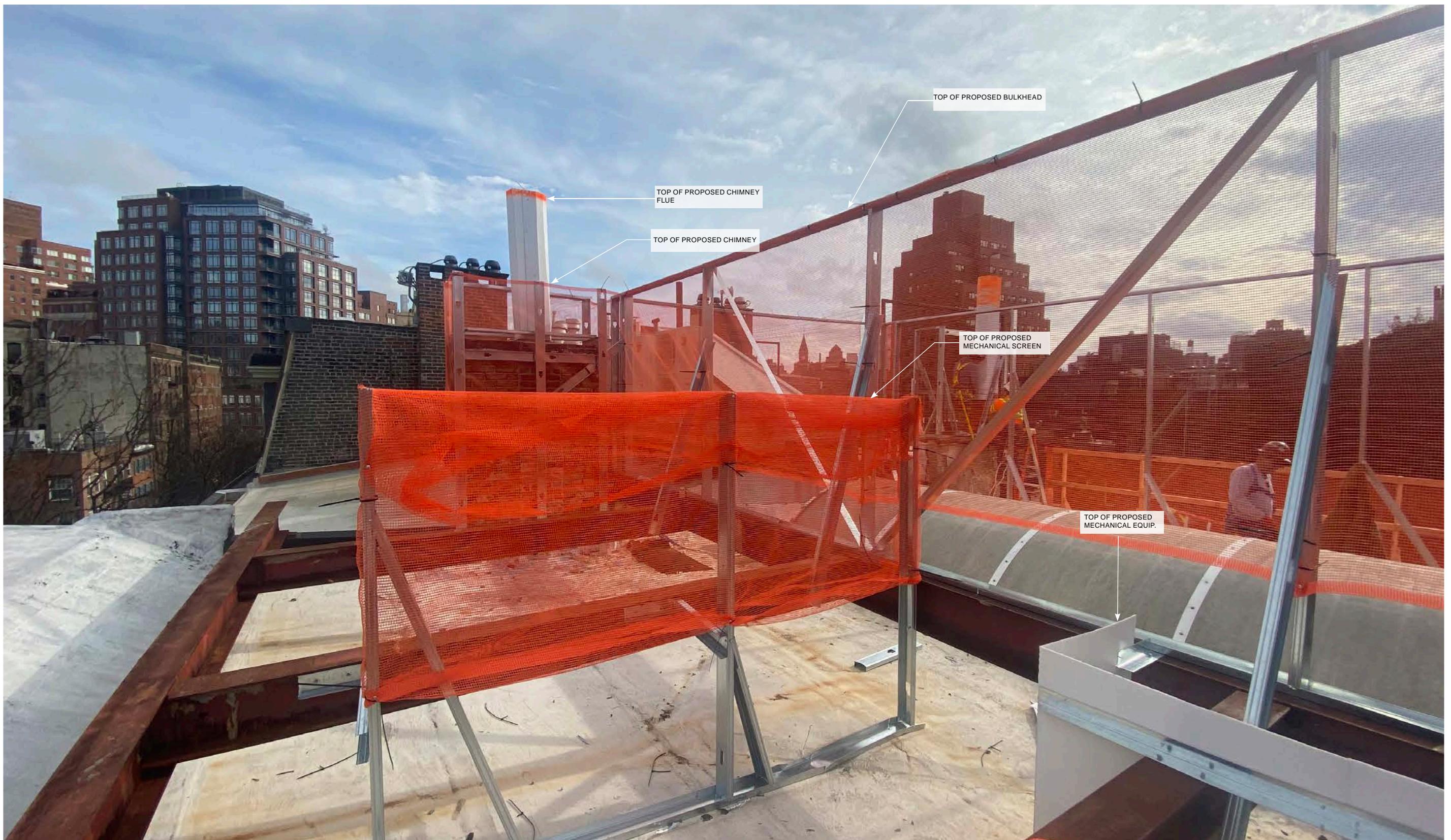


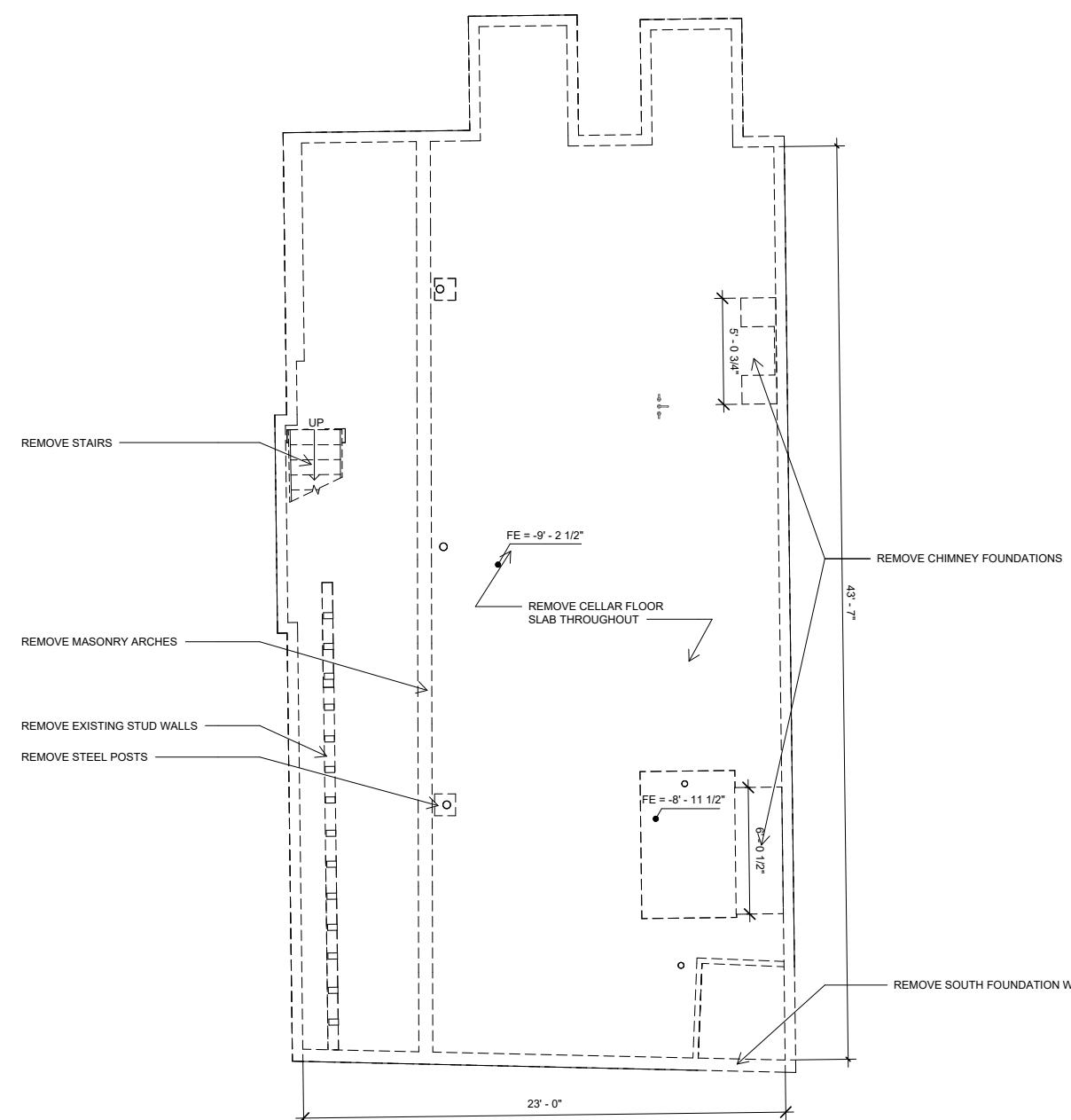
View 1- Flue of extended chimney visible from just east of the site

View 2- No visibility in direct view of facade

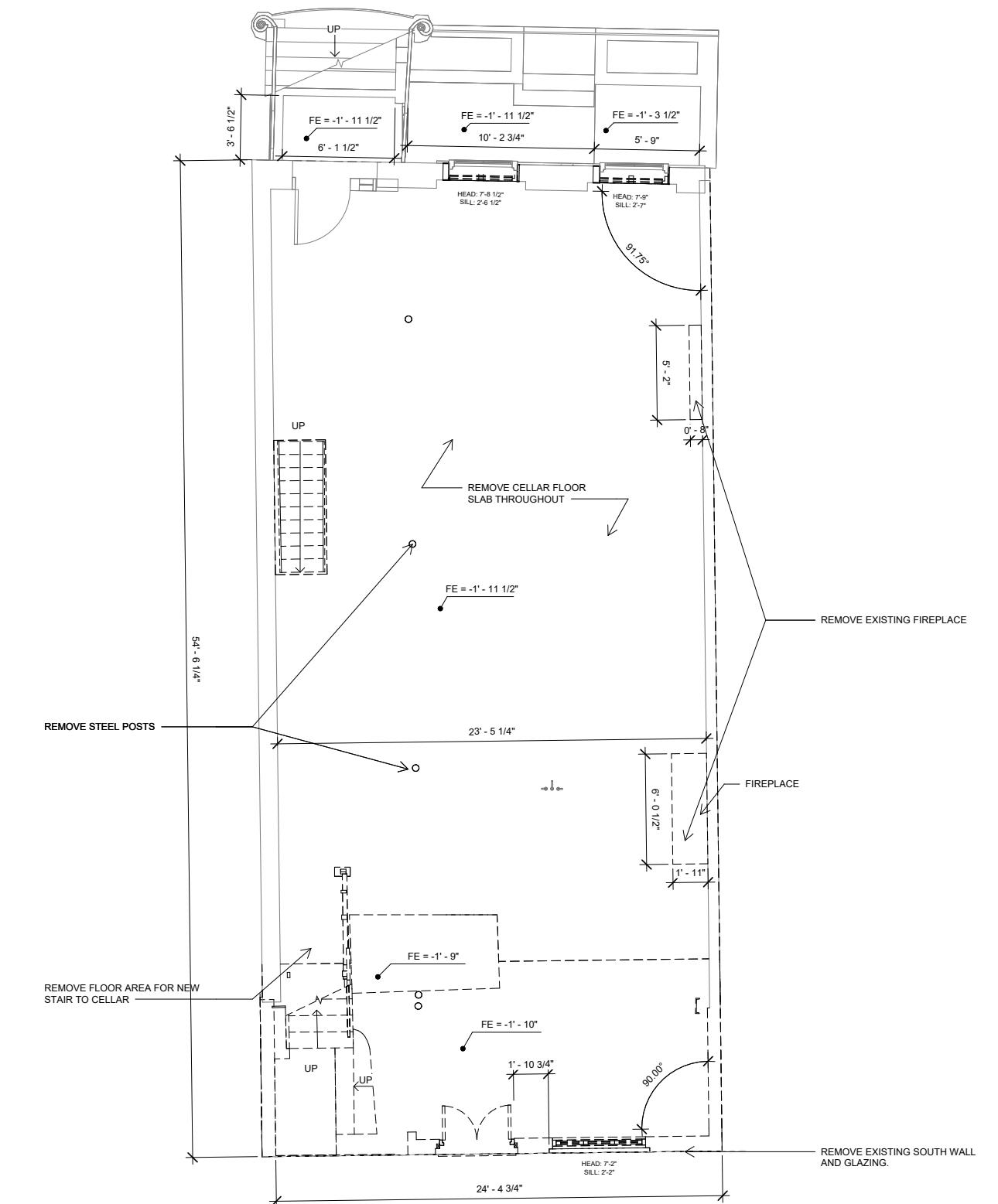
230 West 11th

Mockup - View Looking Toward West 11th St

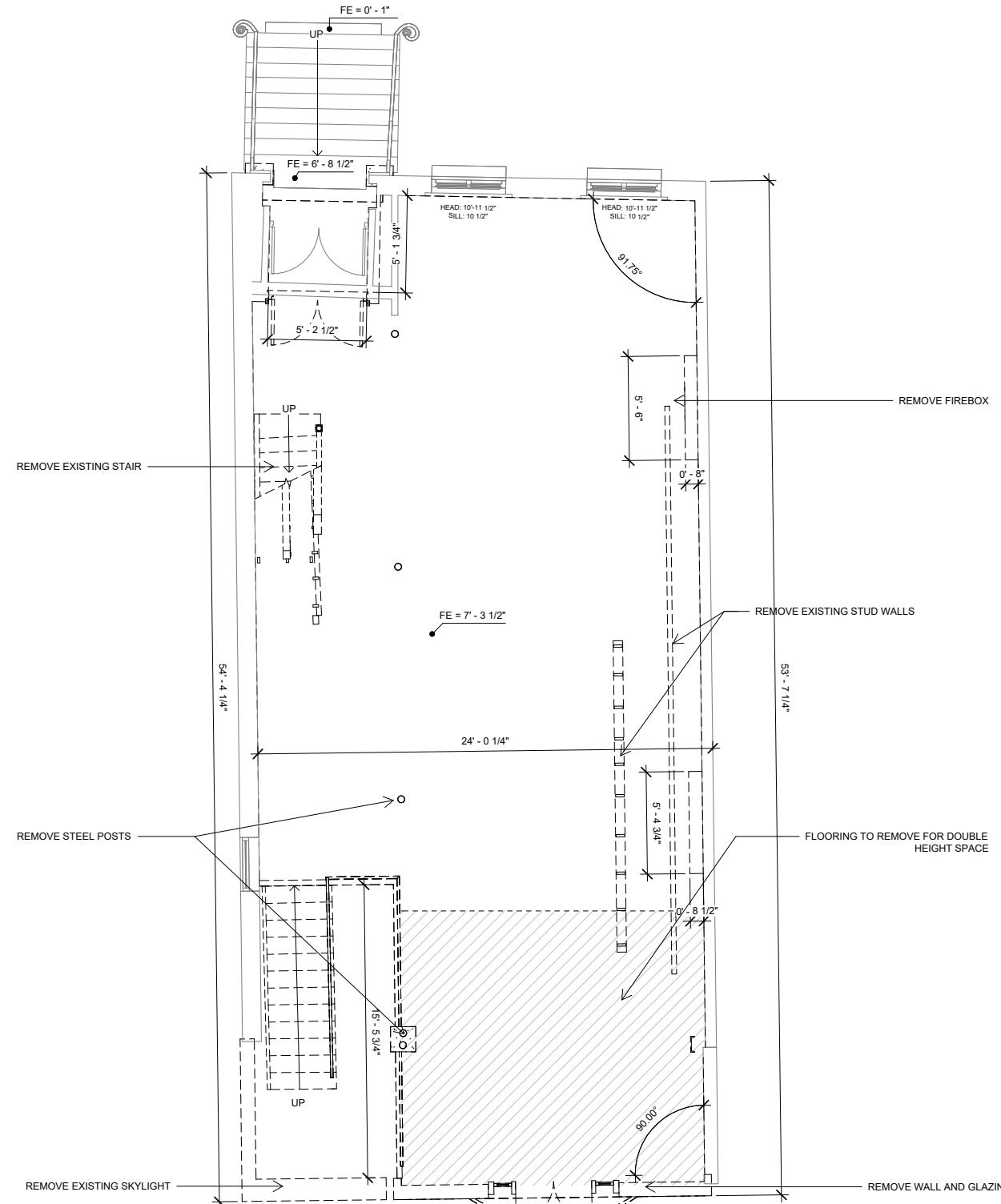




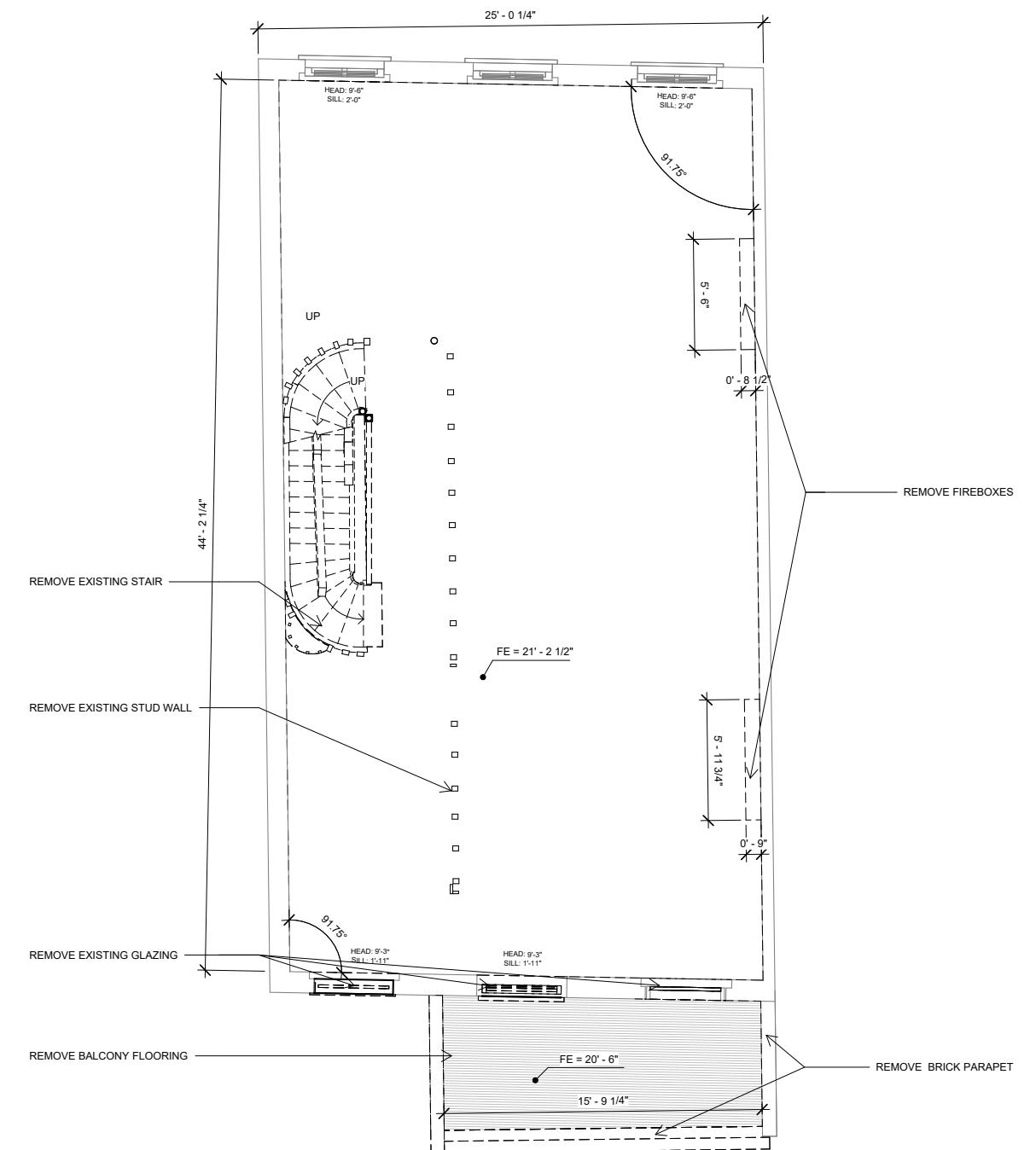
① Cellar Demolition Plan
1/4" = 1'-0"



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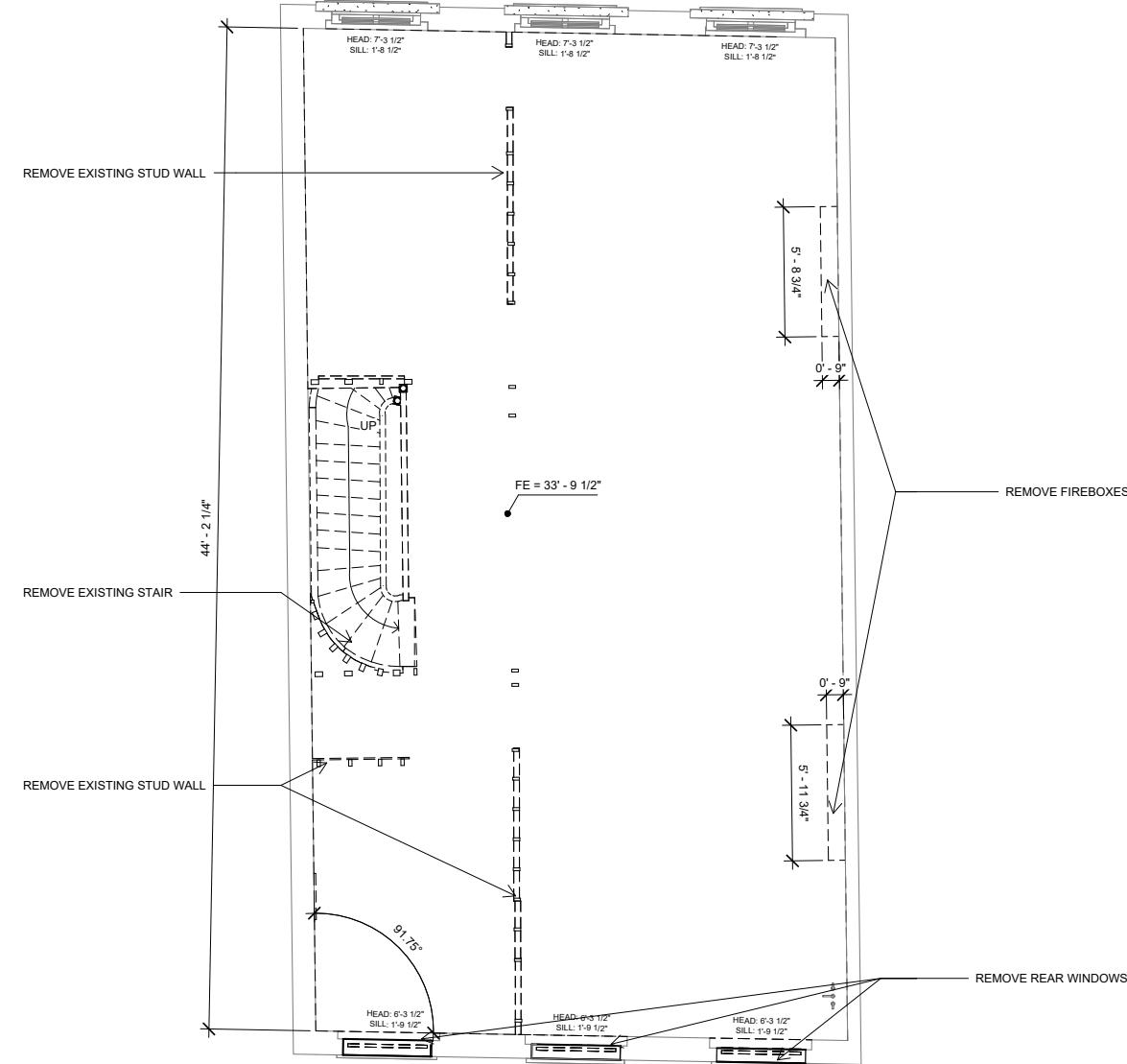
1270 FULTON STREET, 3F, BROOKLYN, NY 11211
tel 504.234.9696

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SUBCONTRACTORS SHALL BE REQUIRED BY THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT
DOCUMENTS, WITH THE DIMENSION ON THIS
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DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE
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CONDITIONS SHOWN BY THESE DRAWINGS. SHOP
DETAILS MUST BE SUBMITTED BY THIS OFFICE FOR
REVIEW BEFORE PROCEEDING WITH FABRICATION.

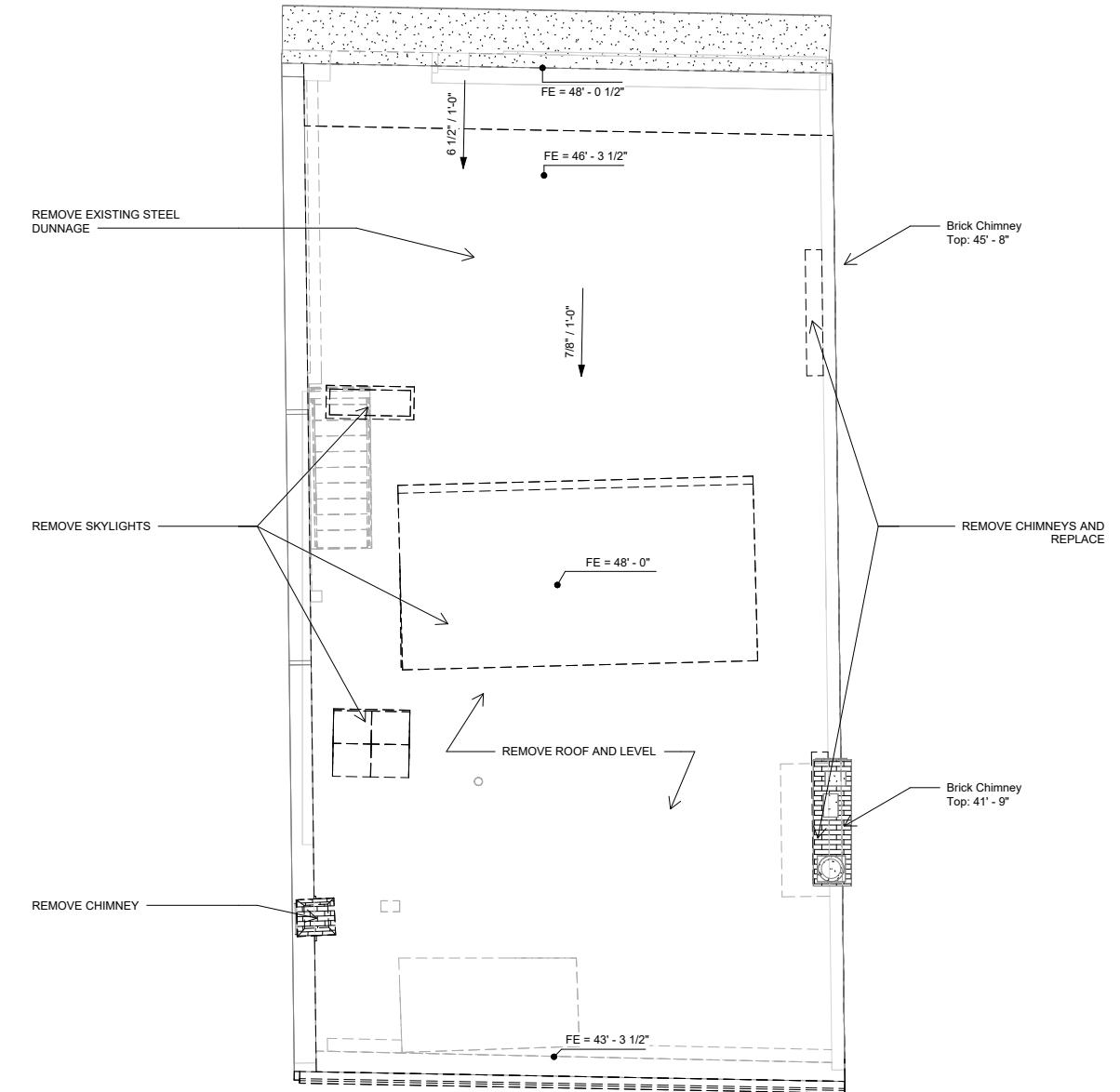
PROJECT
230 West 11th Street
DRAWING TITLE
DEMOLITION PLANS
FOR PERMIT
10/22/2025 100% SCHEMATIC DESIGN
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER
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DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER DM-101.00
10/22/2025 2:14:46 PM



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



② Roof Demolition Plan
1/4" = 1'-0"

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230 West 11th Street

FOR PERMIT

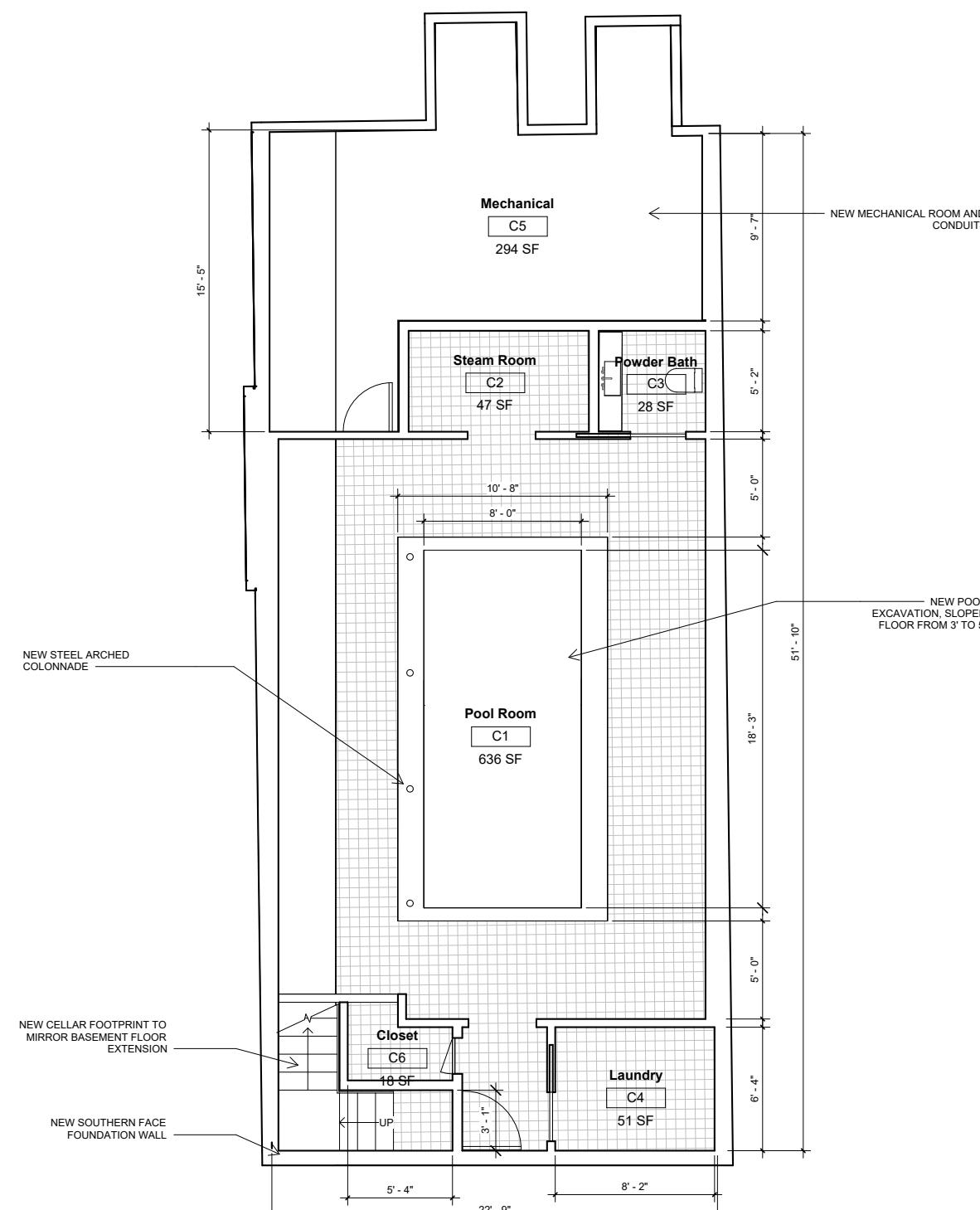
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DEMOLITION PLANS

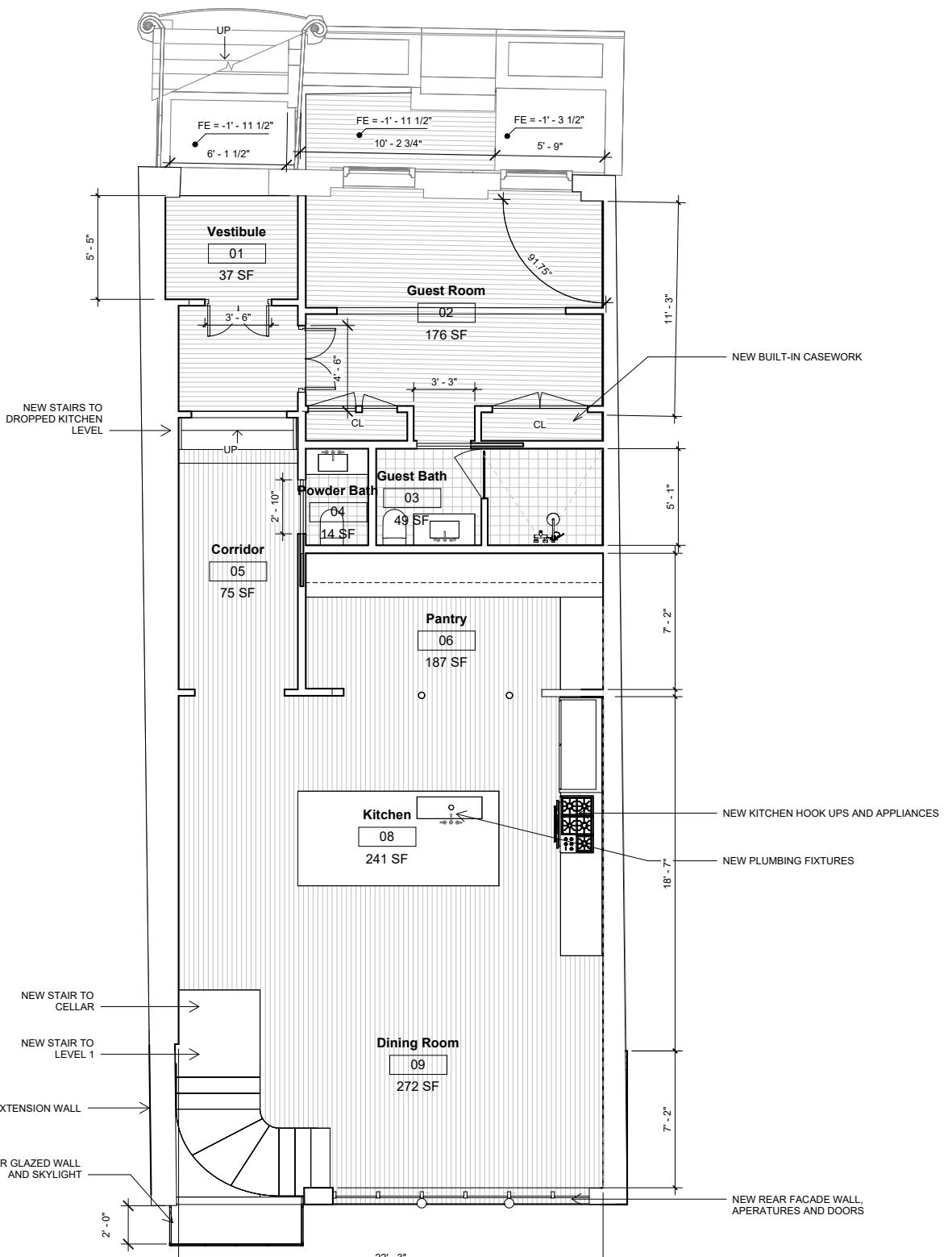
SEAL & SIGNATURE
REGISTERED ARCHITECT
JAN GORDON STARLING
039202
STATE OF NEW YORK

DATE 08/14/2025
PROJECT NO. 2507
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DRAWING NUMBER DM-102.00

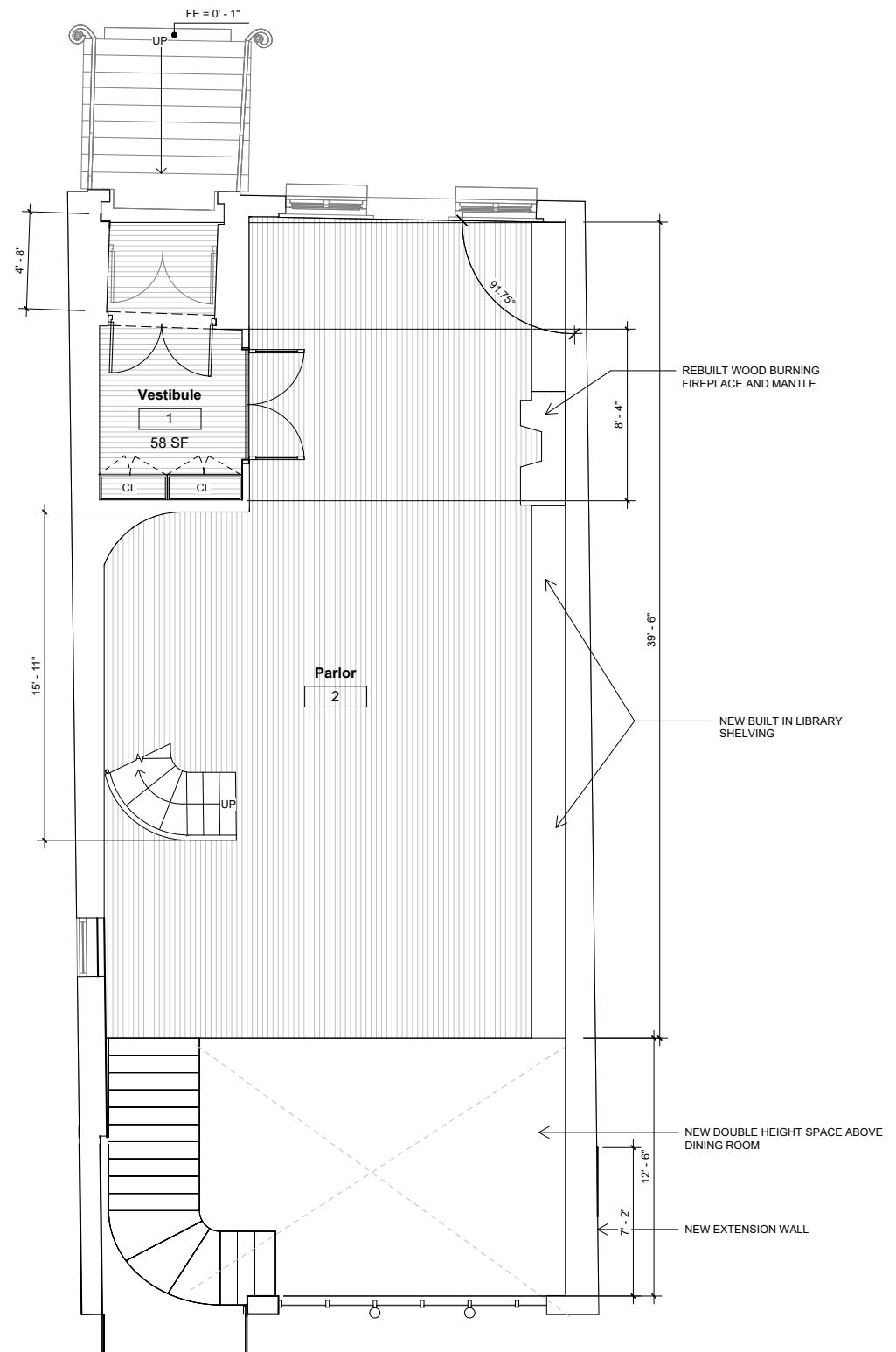
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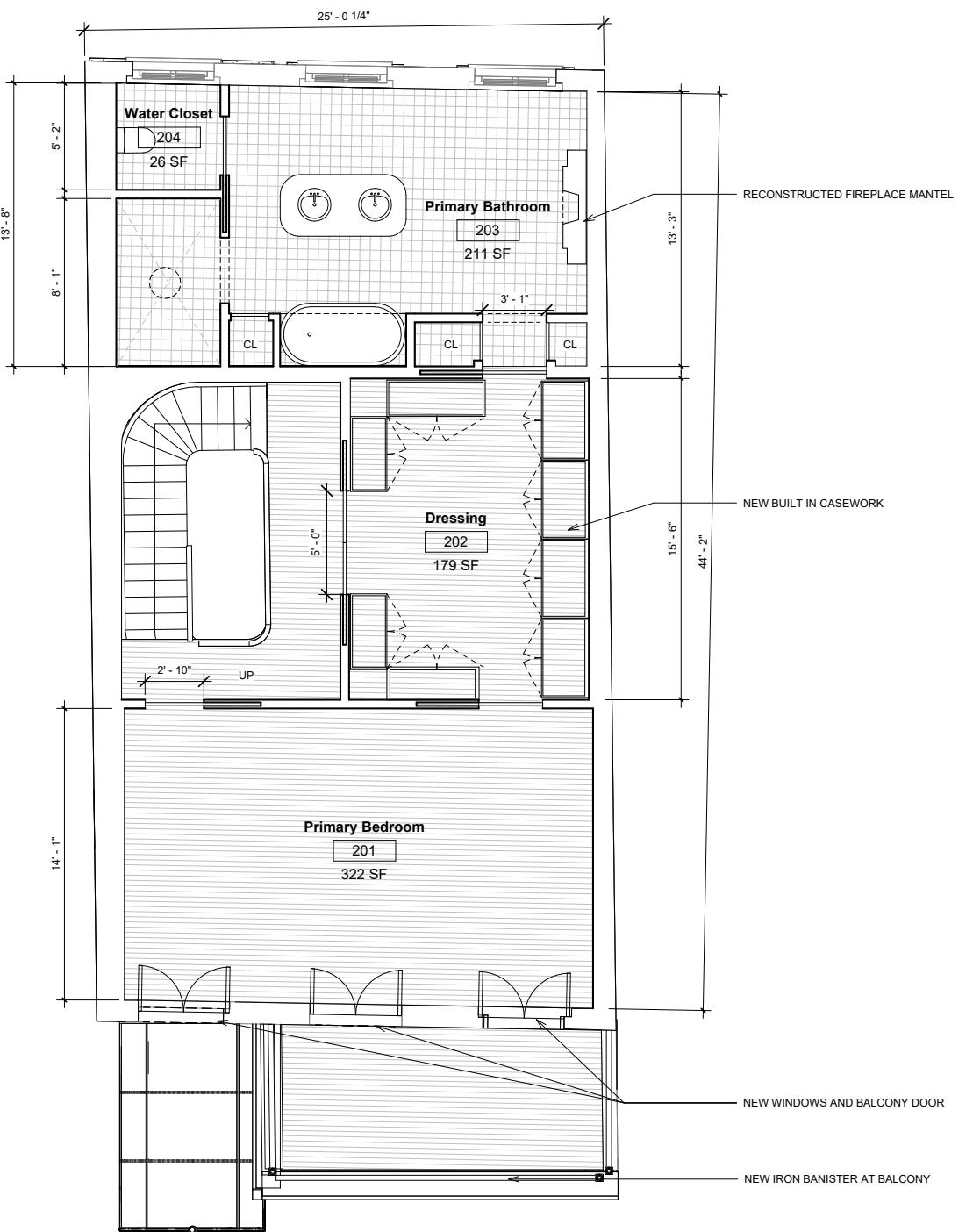
① Proposed Cellar Floor Plan
1/4" = 1'-0"



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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230 West 11th Street

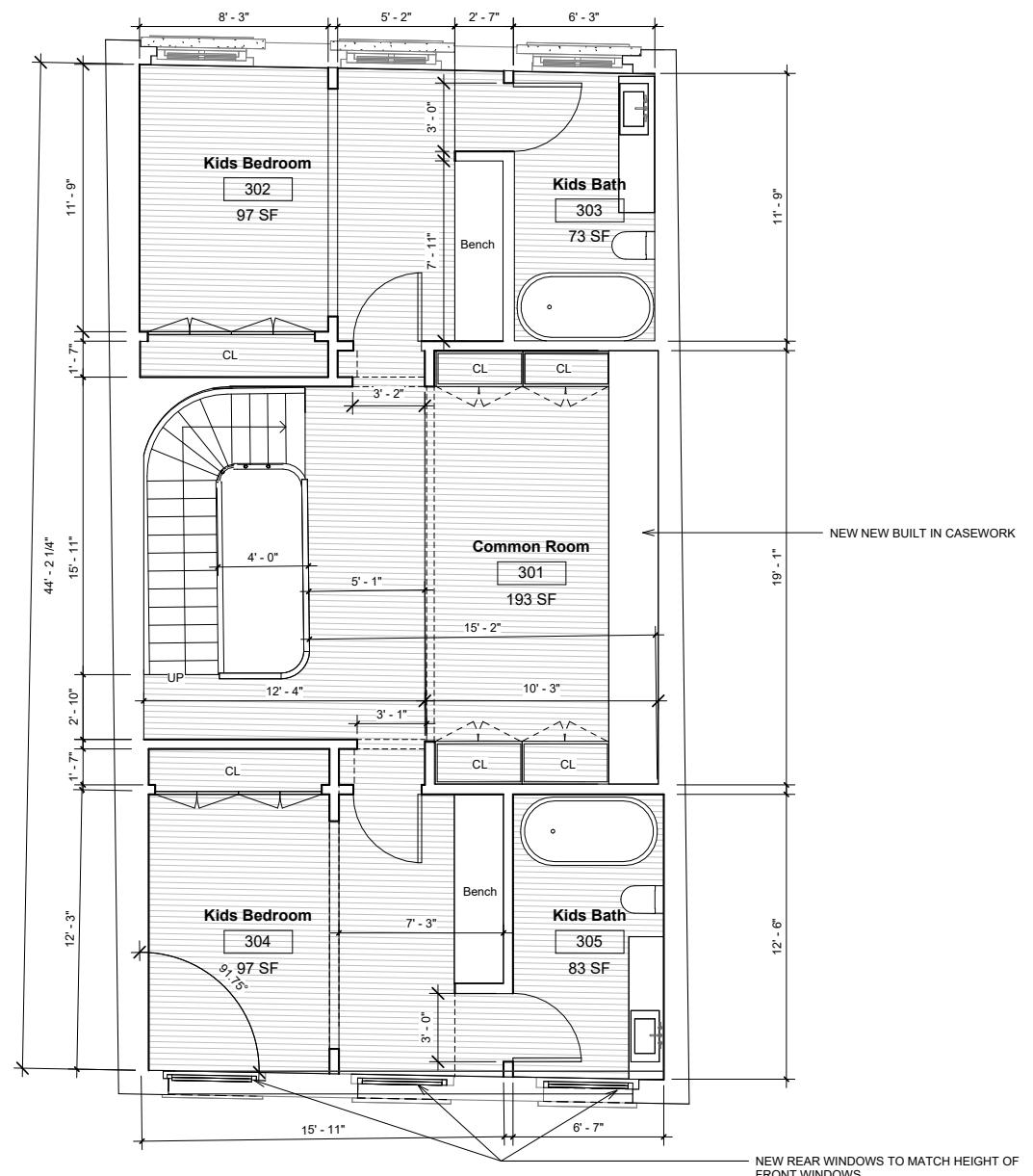
FOR PERMIT

DRAWING TITLE
PROPOSED FLOOR PLANS



DATE 08/14/2025
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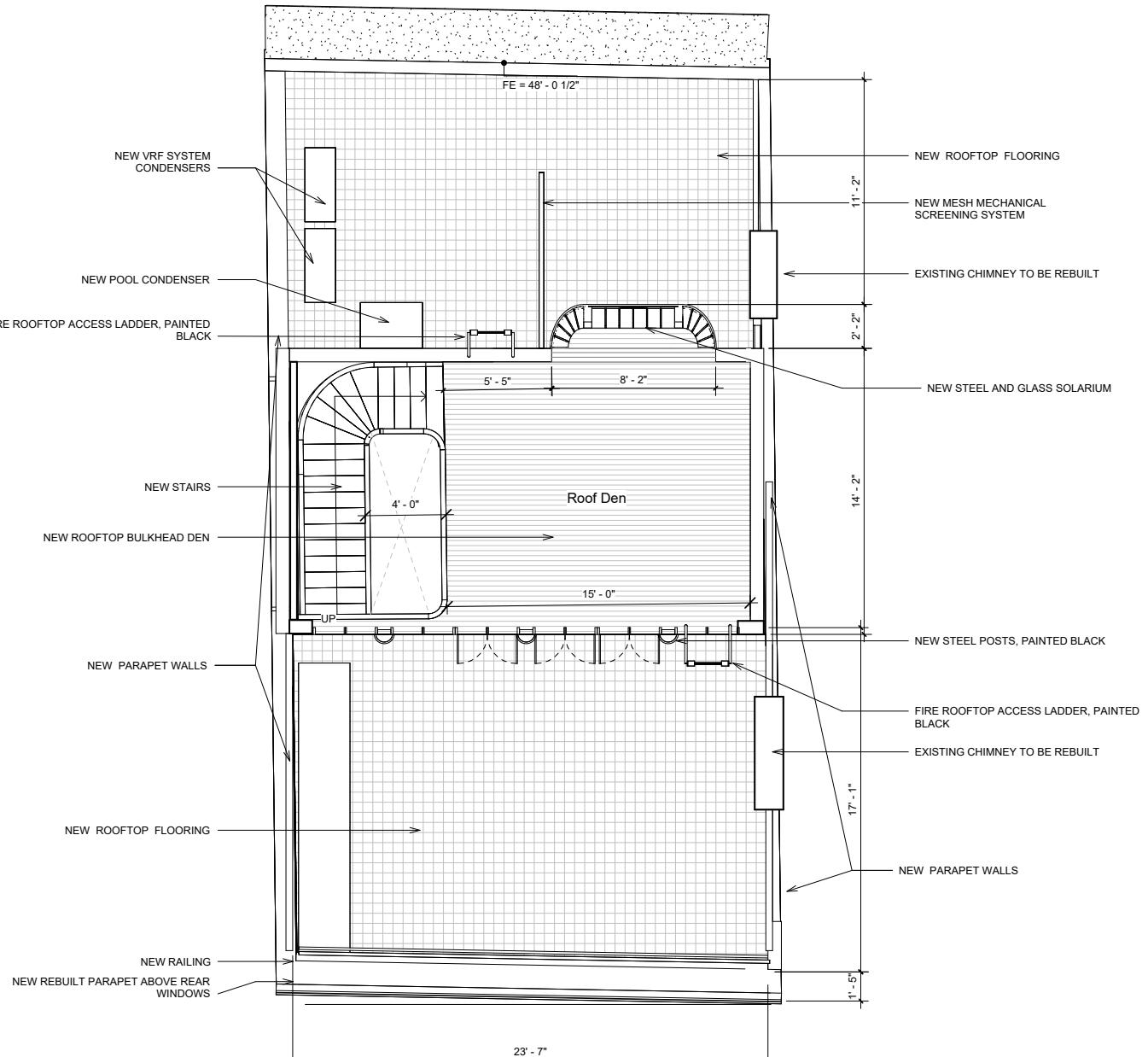


2 Level 3 Floor Plan - Proposed
1/4" = 1'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE AND SHALL BE RESPONSIBLE FOR COORDINATING THE CONTRACTORS, SUBCONTRACTORS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEM TO CARRY OUT THE WORK WITHIN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THESE DRAWING SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. CONTRACTORS MUST NOT MAKE ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOULD A DESIGNER NOT BE PRESENT AT THE WORK SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS.

Starling Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211



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

10/22/2025 100% SCHEMATIC DESIGN

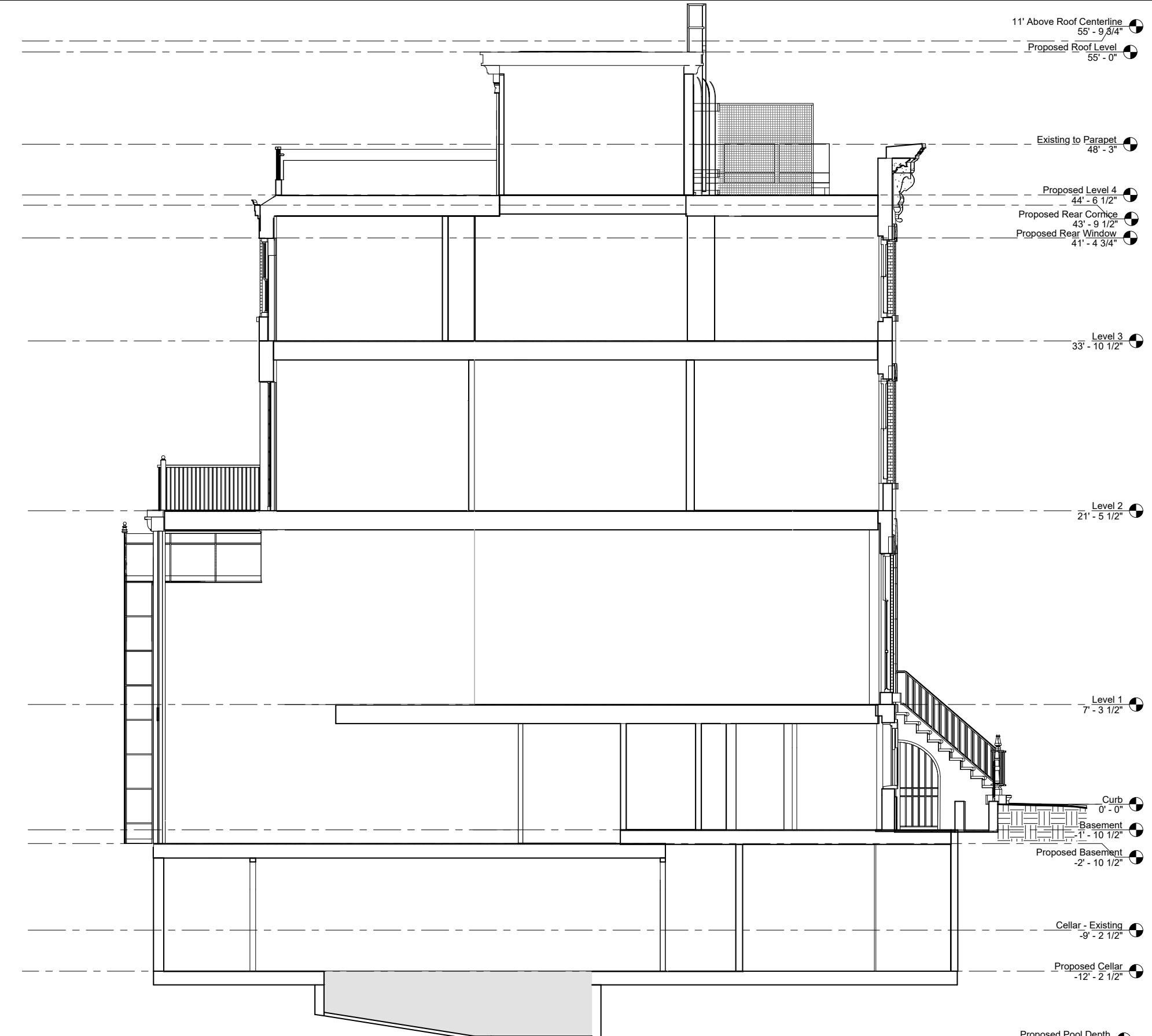
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER

PROJECT

FOR PERMIT

PROPOSED PLANS

TE	08/14/2025
JECT NO.	2501
AWN BY	EC
ECKED BY	Checke
B NO.	
AWING NUMBER	
A-102 00	



Starling
Architecture

1270 FULTON STREET, 3F BROOKLYN, NY 11211
tel 504.234.9886

THE ARCHITECT SHALL NOT HAVE CONTROL OR
CHARGE OFFEND SHALL NOT BE RESPONSIBLE FOR
CONSTRUCTION METHODS, DEVIATIONS
TECHNIQUES, SEQUENCES OR PROCEDURES OR
FOR THE PREPARATION OF PROGRAMS IN
CONNECTION WITH THE WORK FOR THE ACT OR
OTHER CONTRACTORS CONCERNED FOR THE ACT OR
SUBCONTRACTORS, OR ANY OF THEM TO CARRY
OUT THE WORK WITHIN THE CONTRACT
DOCUMENTS, WHETHER MENTIONED ON THIS
DRAWING SHEET, HAVE PRECEEDED OVER SCALED
DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE
RESPONSIBLE FOR THE WORK AS IT IS LOCATED
ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF
ANY VARIATIONS FROM THE DIMENSIONS AND
CONDITIONS SHOWN BY THESE DRAWINGS. SHEET
DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR
REVIEW BEFORE PROCEEDING WITH FABRICATION.

PROJECT
230 West 11th Street
DRAWING TITLE
PROPOSED LONGITUDINAL
SECTION
FOR PERMIT

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.



DATE 08/14/2025
PROJECT NO. 2507
DRAWN BY EC
CHECKED BY Checker
DOB NO.
DRAWING NUMBER A-300.00

January 27, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-06203

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

To testify virtually, please join Zoom

Webinar ID: 160 174 1093

Passcode: 555175

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.