

230 West 11th | LPC Package

January 13th, 2025

**Starling
Architecture**

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Building Information

230 West 11th

Historic Documentation



1933 (New York Public Library)



1940 (Tax Photo)



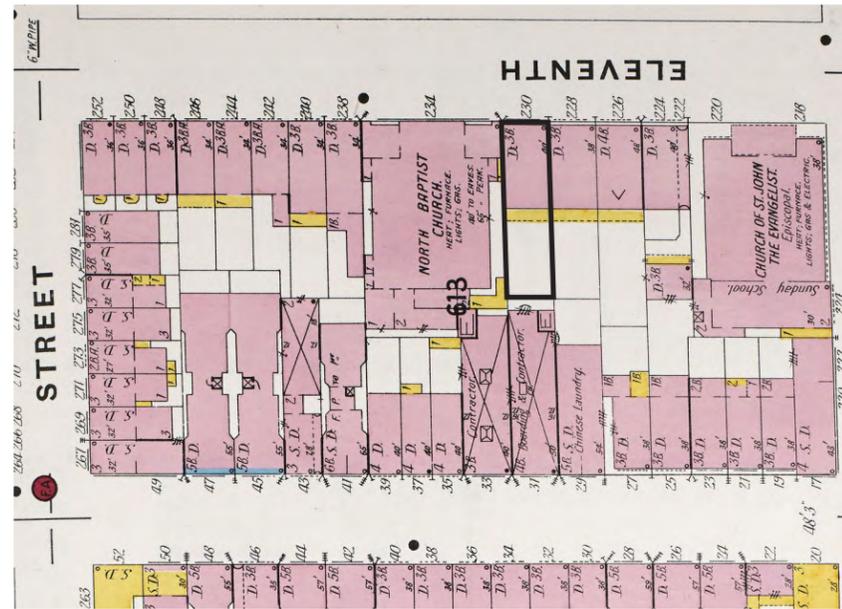
Designation Photo, 1964 (LPC)

230 West 11th

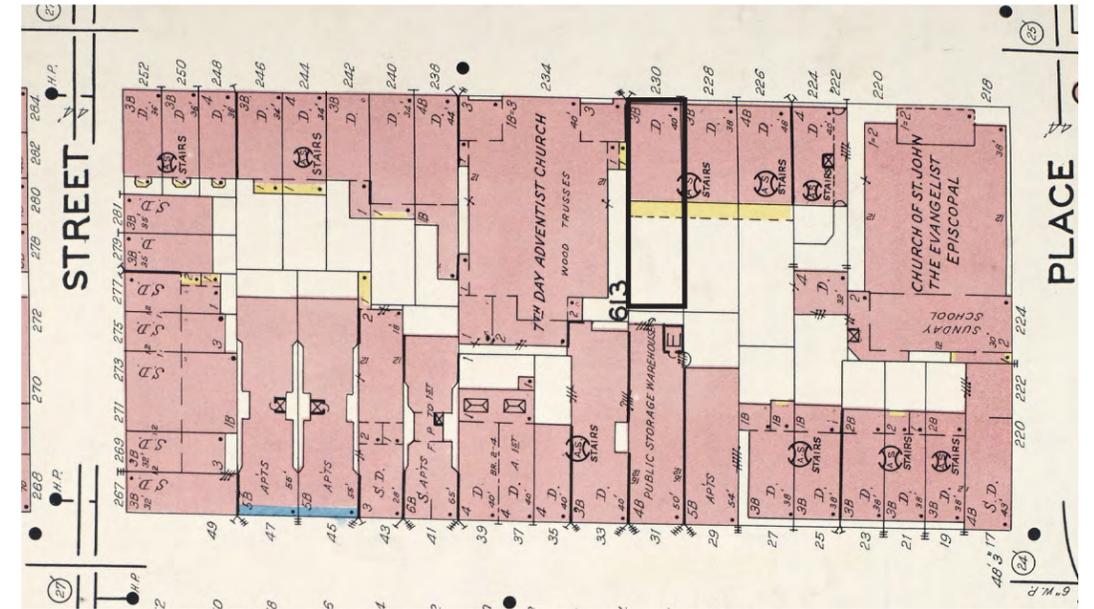
Historic Documentation



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



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Existing Conditions



Rear Elevation



Rear Elevation

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Existing Conditions



Existing Conditions - Rear Facade Details

230 West 11th

Existing Conditions



Rear yard, facing southwest



Rear yard, facing south



View to eastern neighbors at rear yard

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Existing Conditions



Existing Conditions - Adjacent Rear Facades

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Rear Adjacencies / Yard



Rear Adjacencies / Yard

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Existing Roof Conditions



View of the roof - looking north



View of the roof - looking south

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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

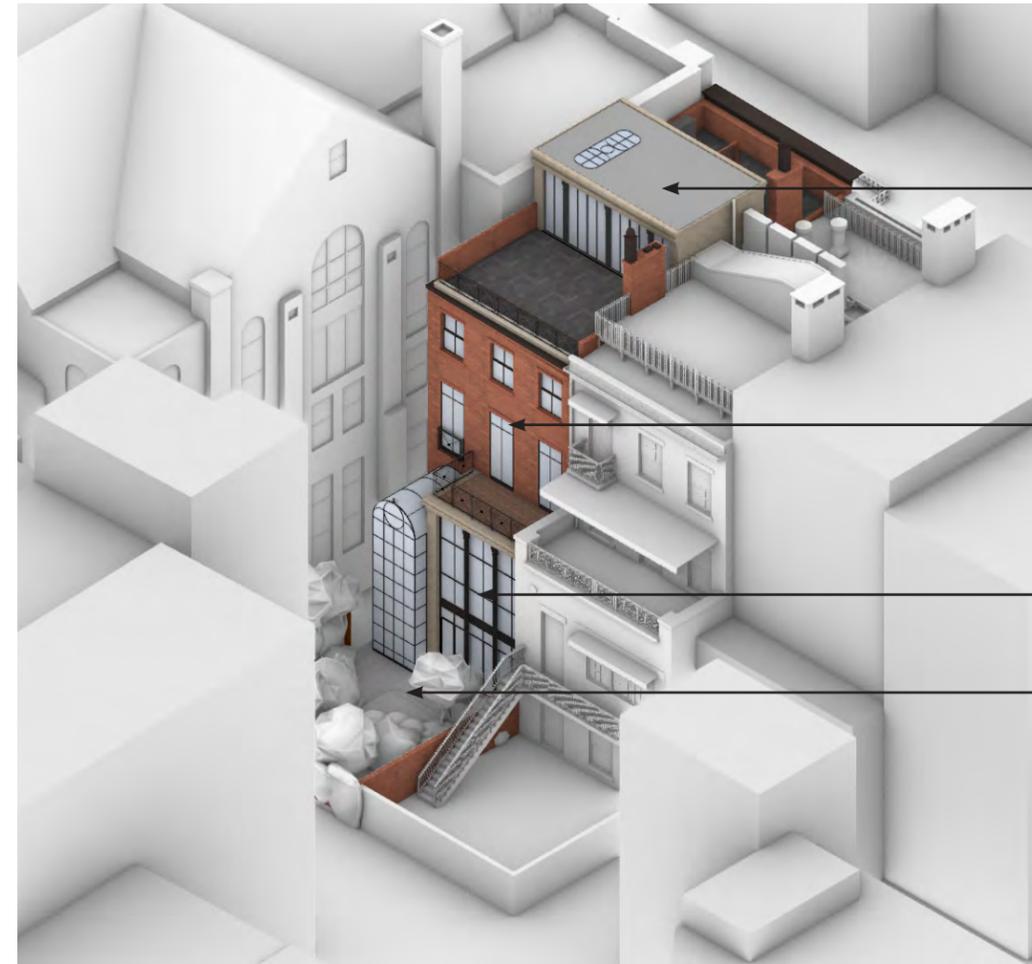
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Scope of Work - Proposal



- 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

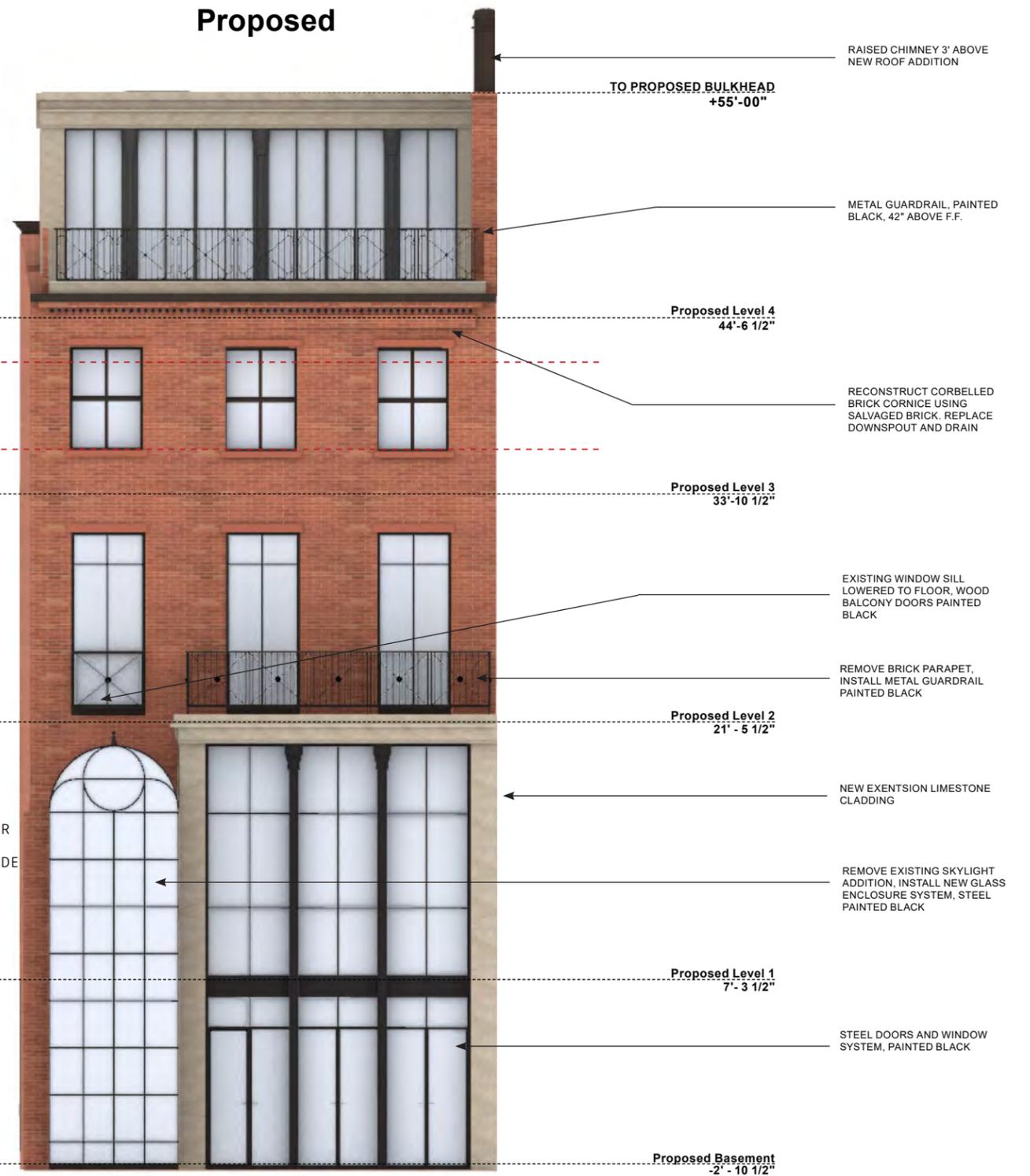


Proposed

1A+1B
NEW ROOF
EXTENSION
LEVELED ROOF

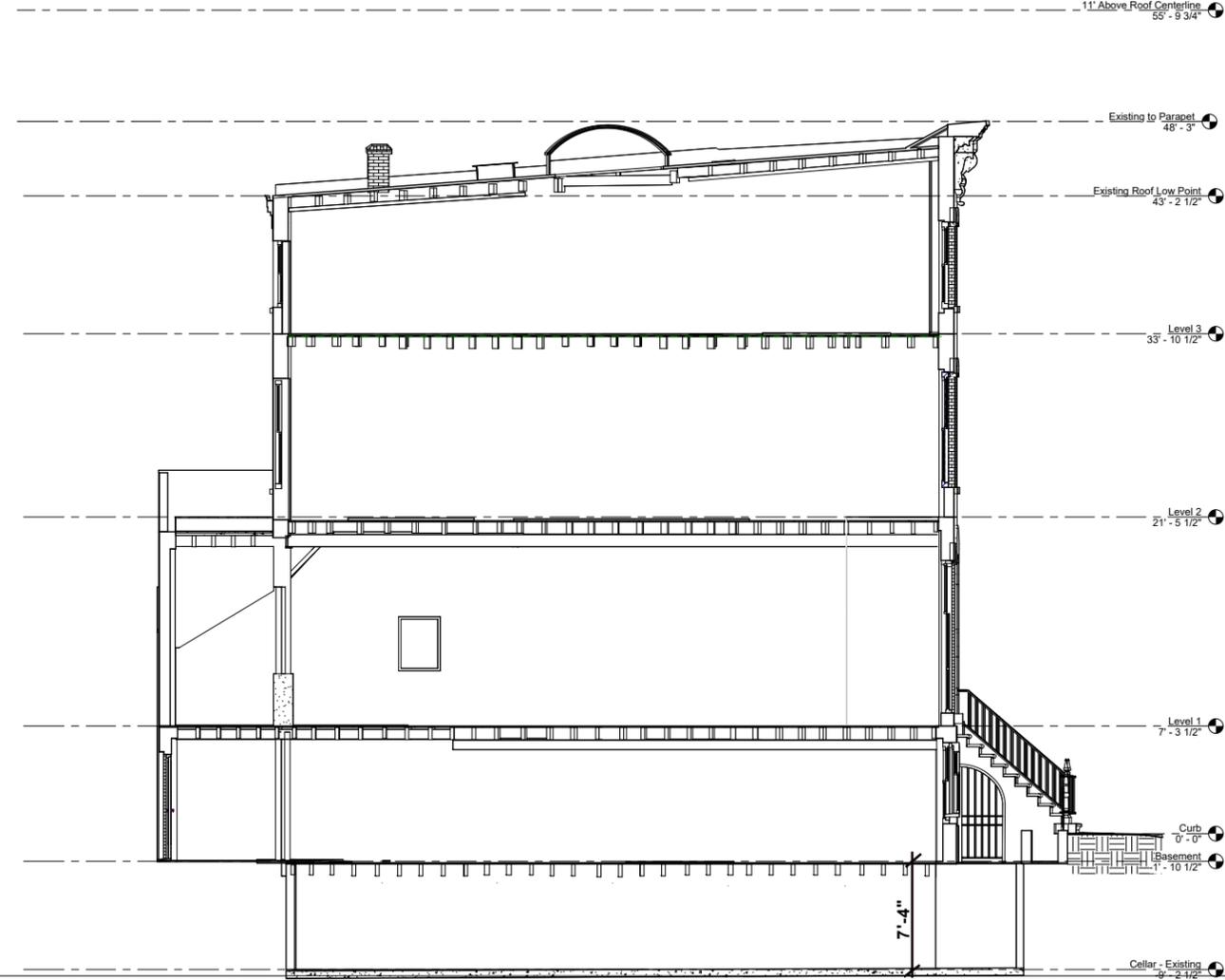
ENLARGED
WINDOW
OPENINGS AND
PARAPET
MODIFICATION

3A + 3B
ENLARGED
WINDOW
OPENINGS AT
REAR FACADE
LOWERED FLOOR
SLAB AND
BACKYARD GRADE



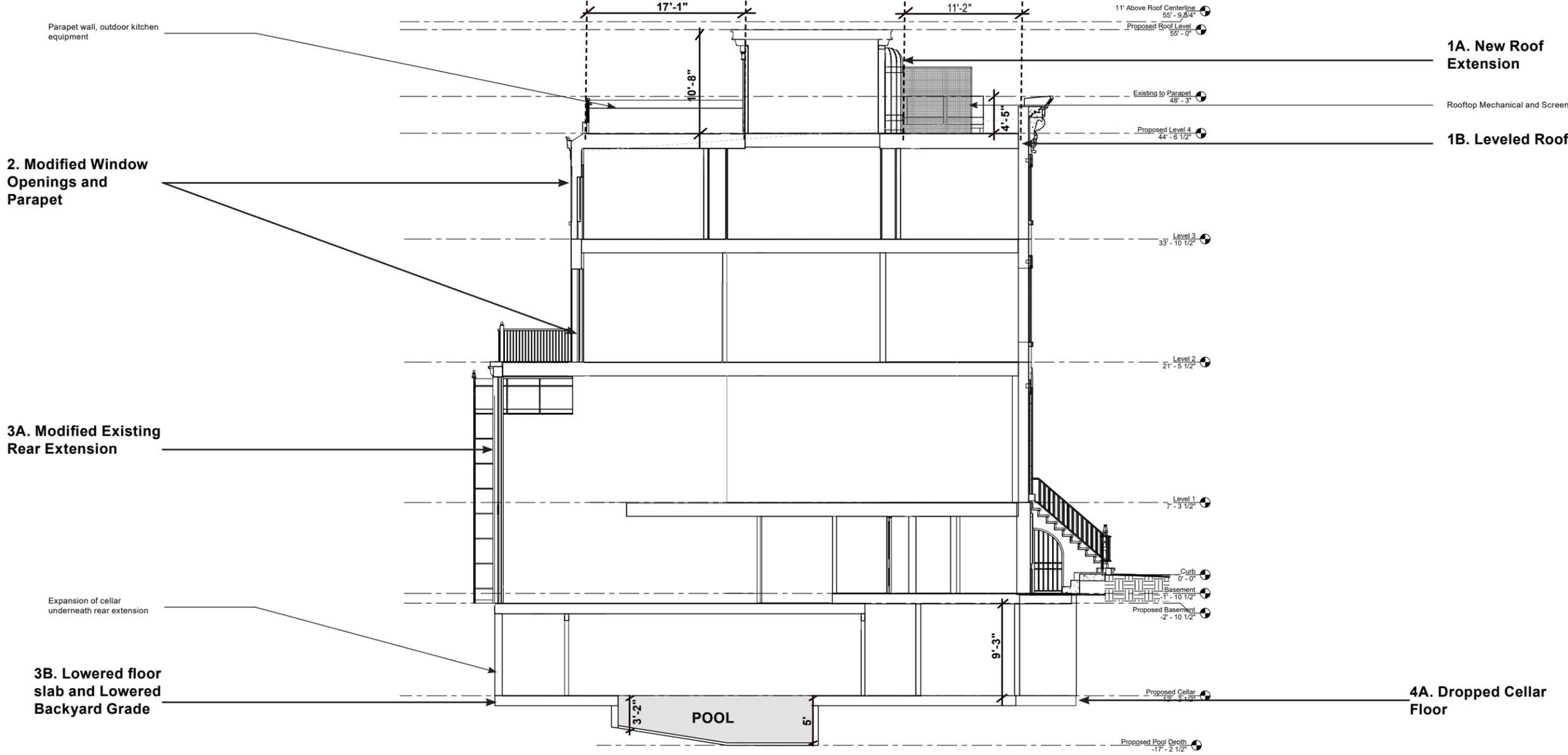
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Existing Condition - Longitudinal Section



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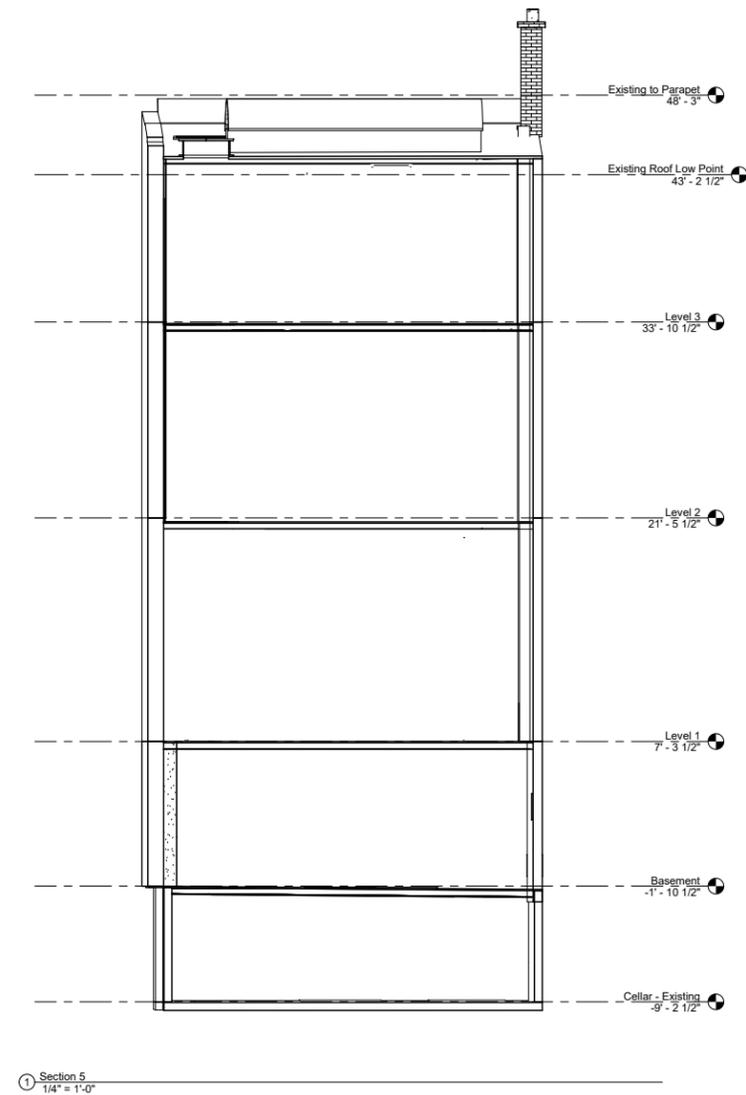
Proposed Condition - Longitudinal Section



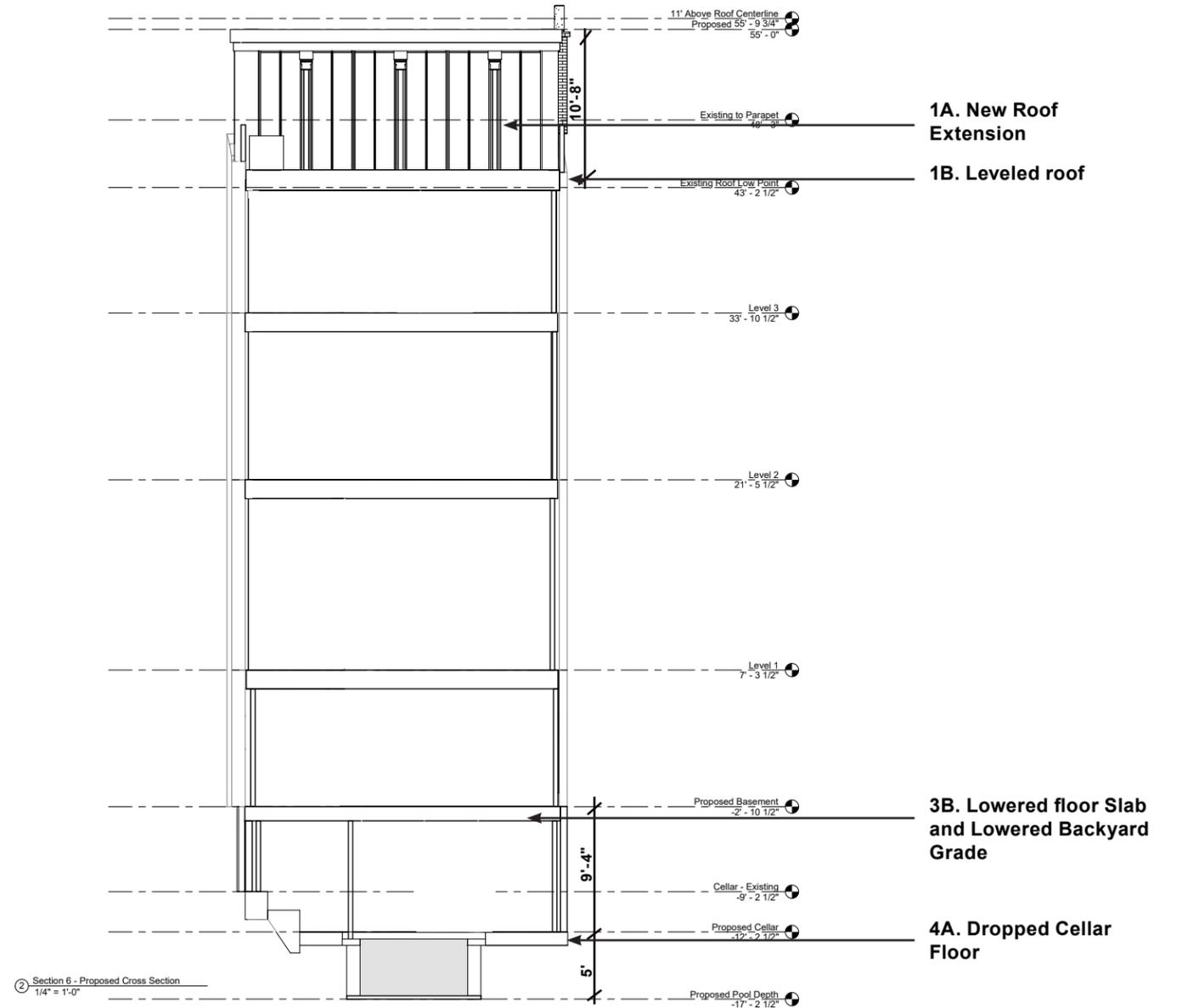
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Existing vs Proposed Condition - Cross Section

Existing

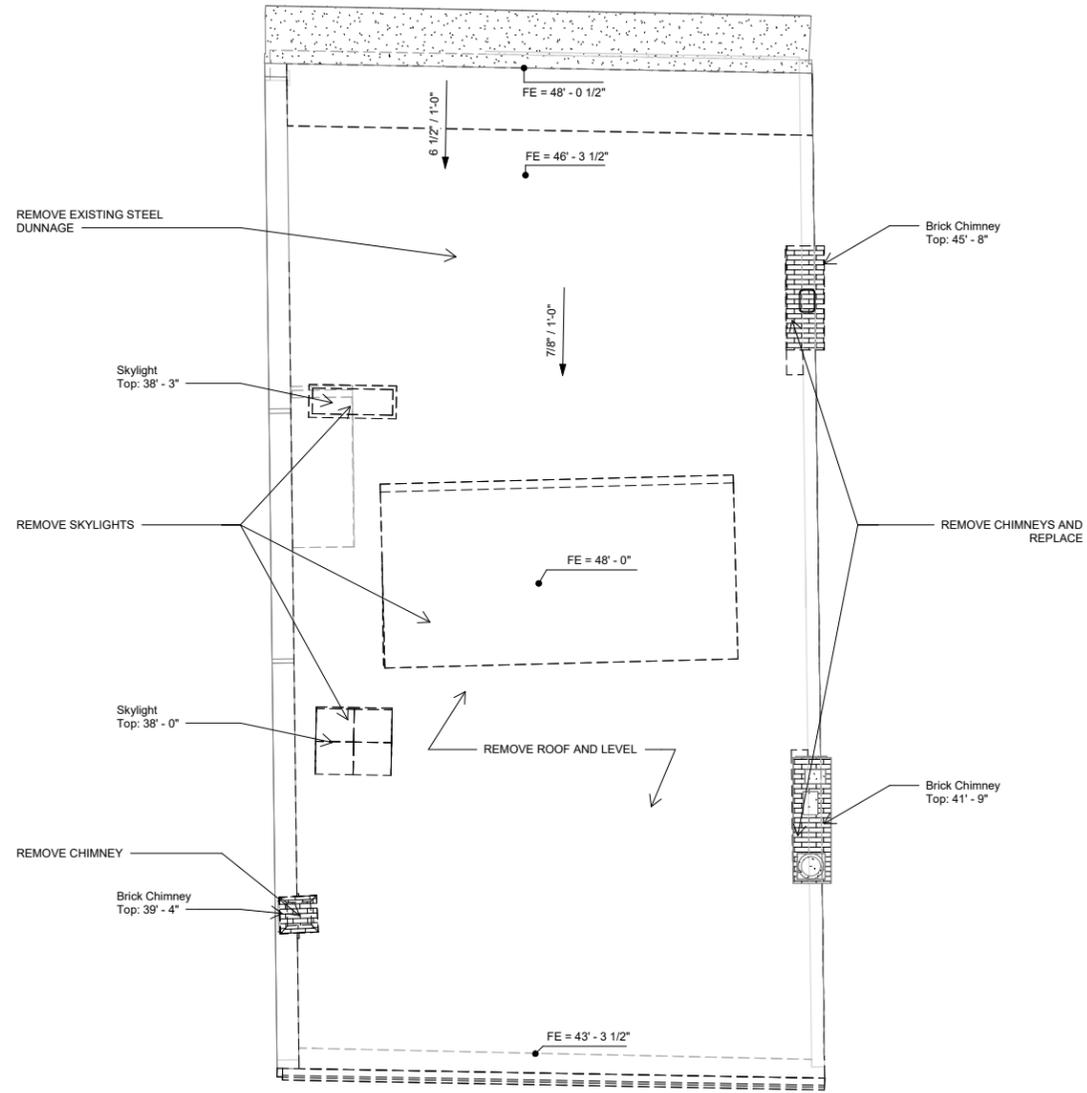


Proposed

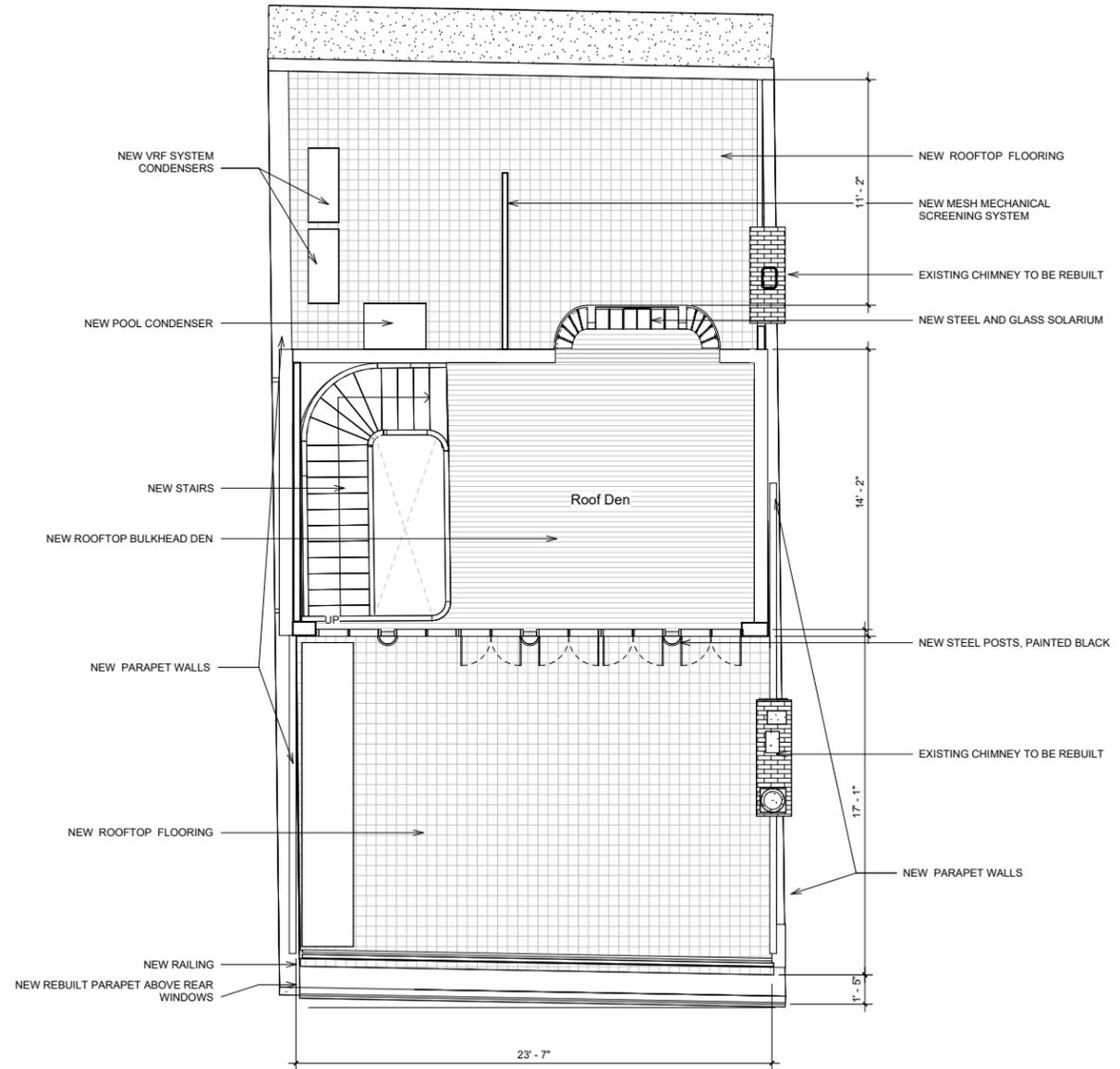


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1A & 1B - Roof Modifications



Existing Roof Plan

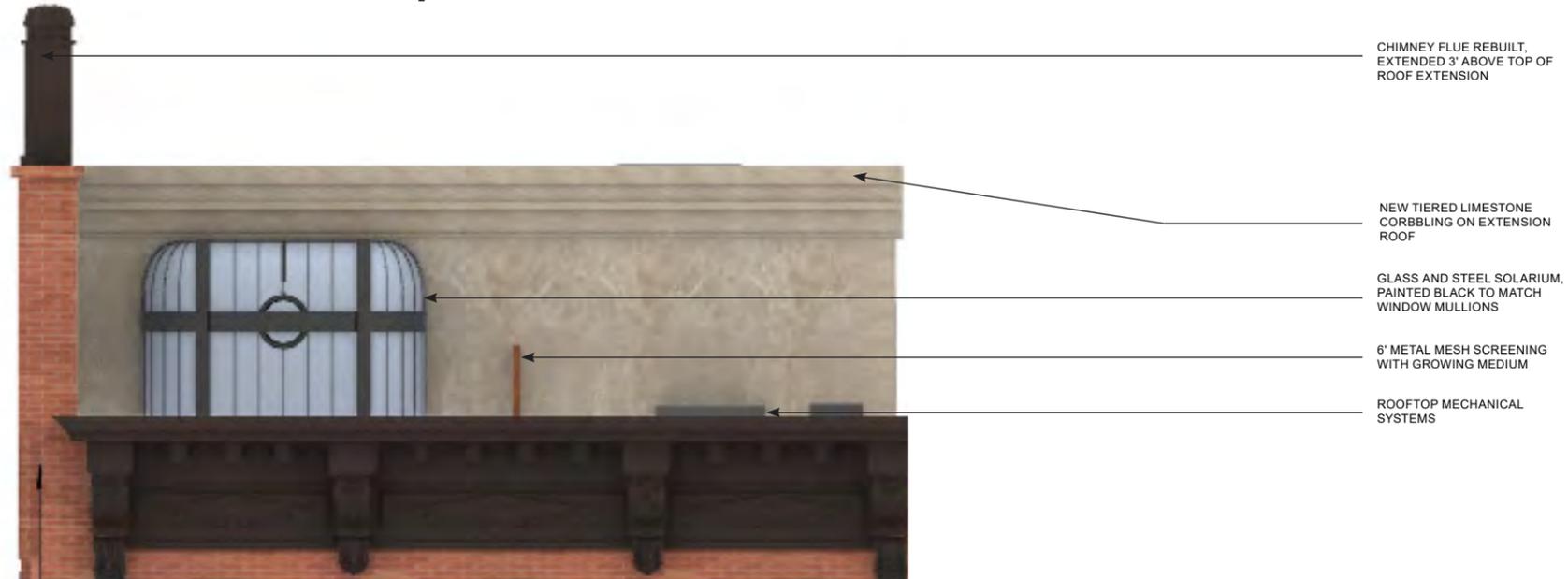


Proposed Roof Plan

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1A & 1B - Roof Modifications

Proposed



Front Elevation



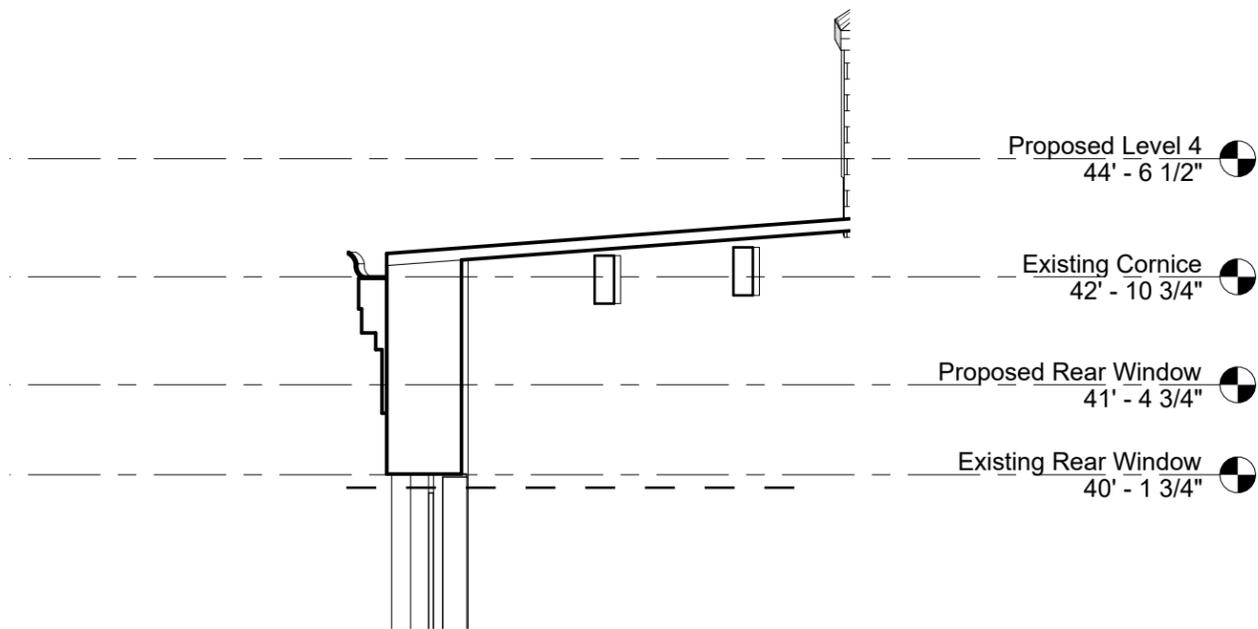
Rear Elevation

HOLD ROOF GLAZING DETAILS

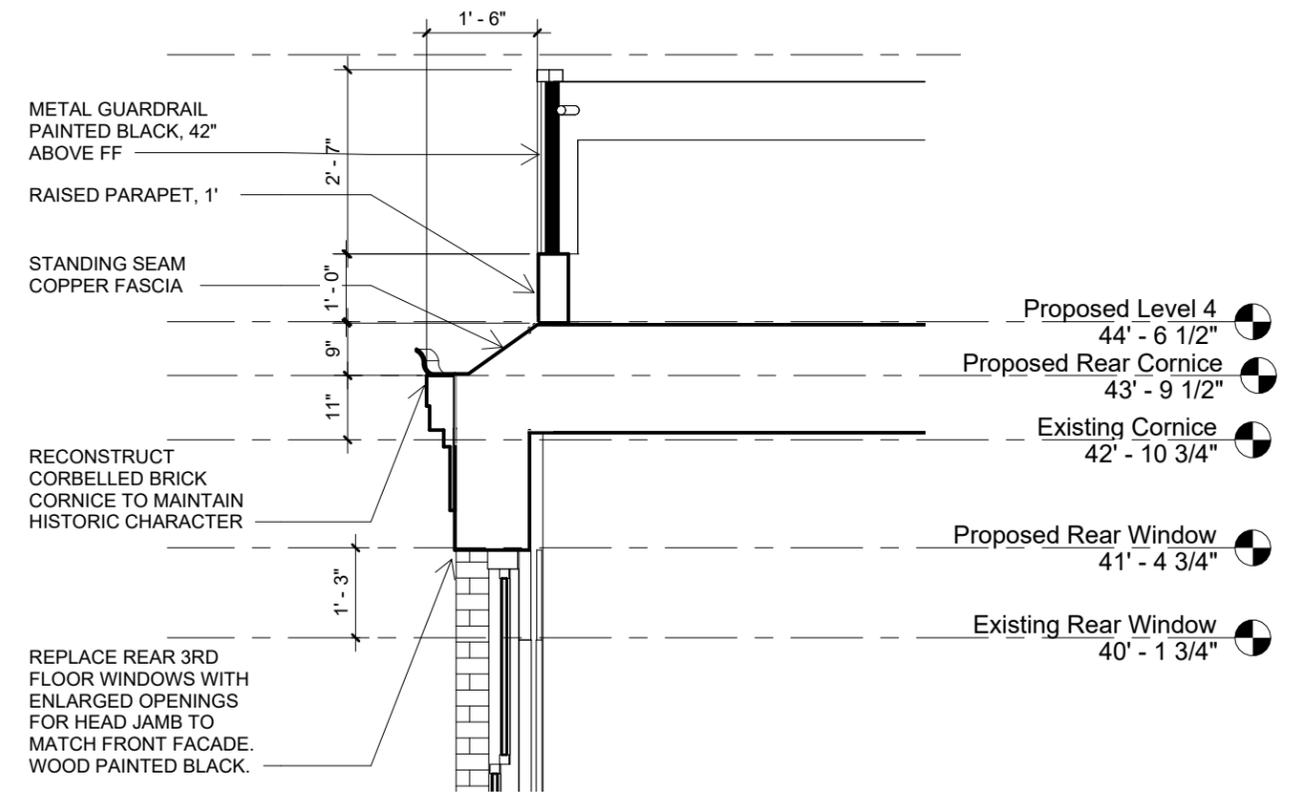
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2. Enlarged Windows and Parapet Modifications

Existing

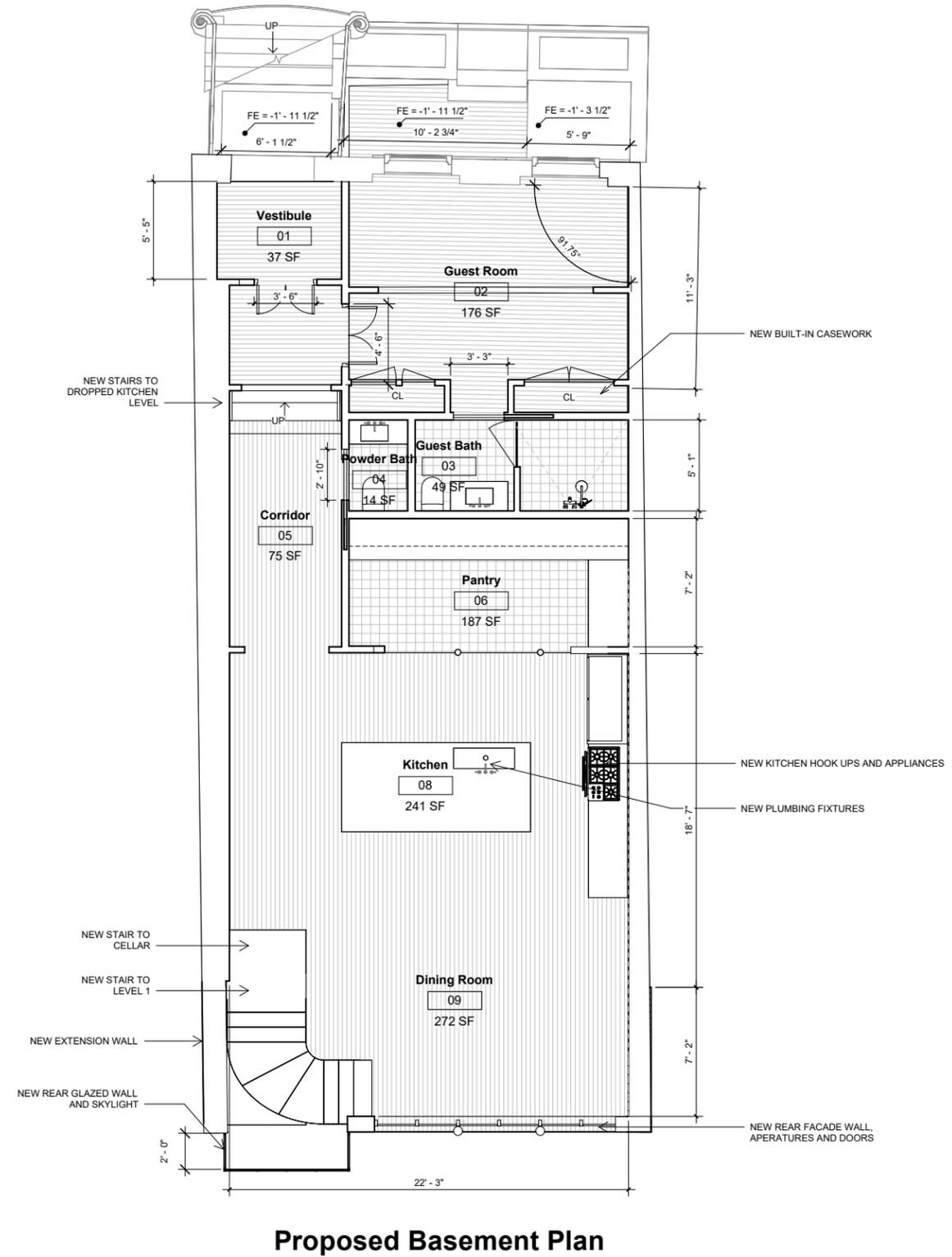
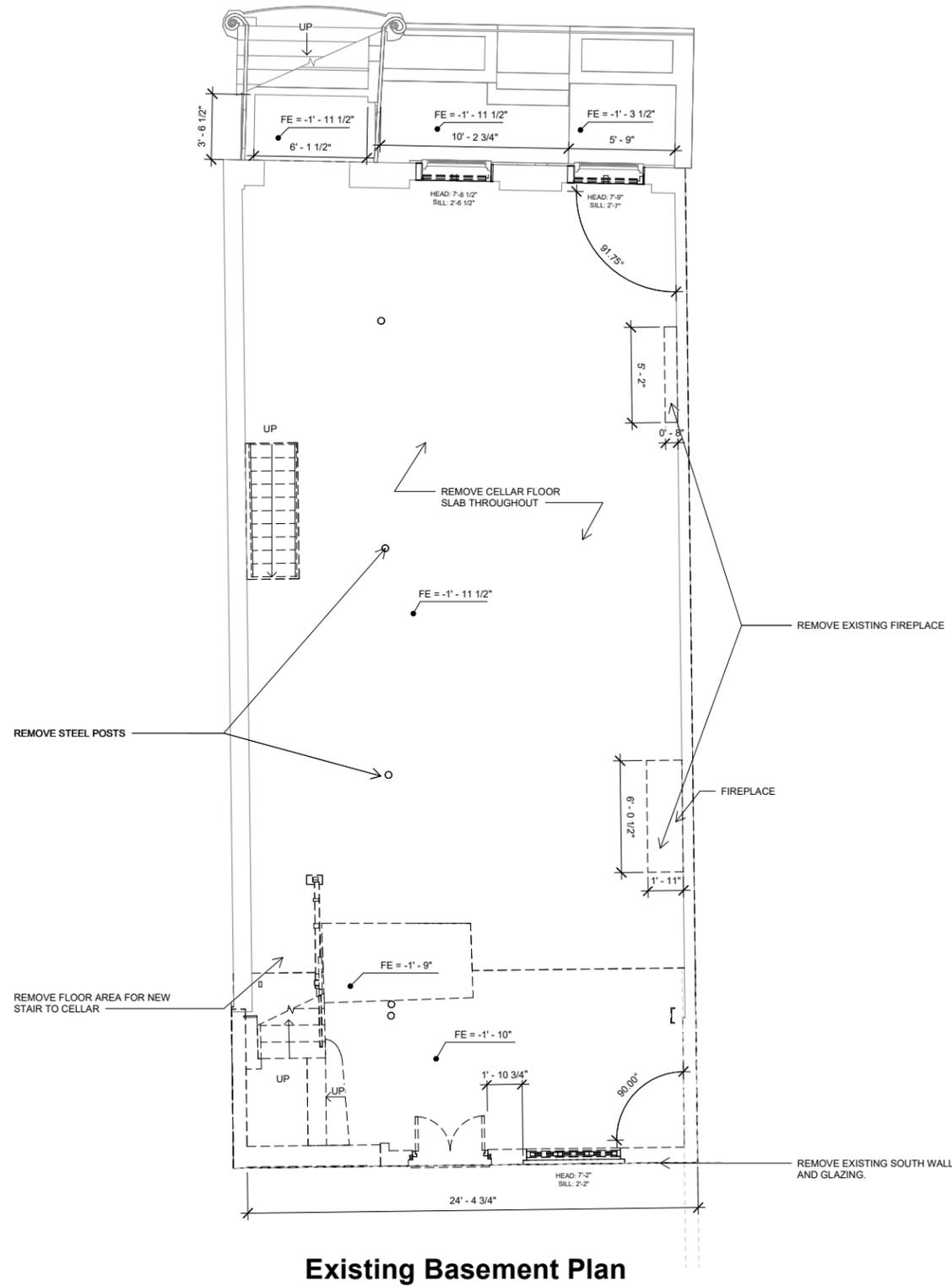


Proposed



230 West 11th

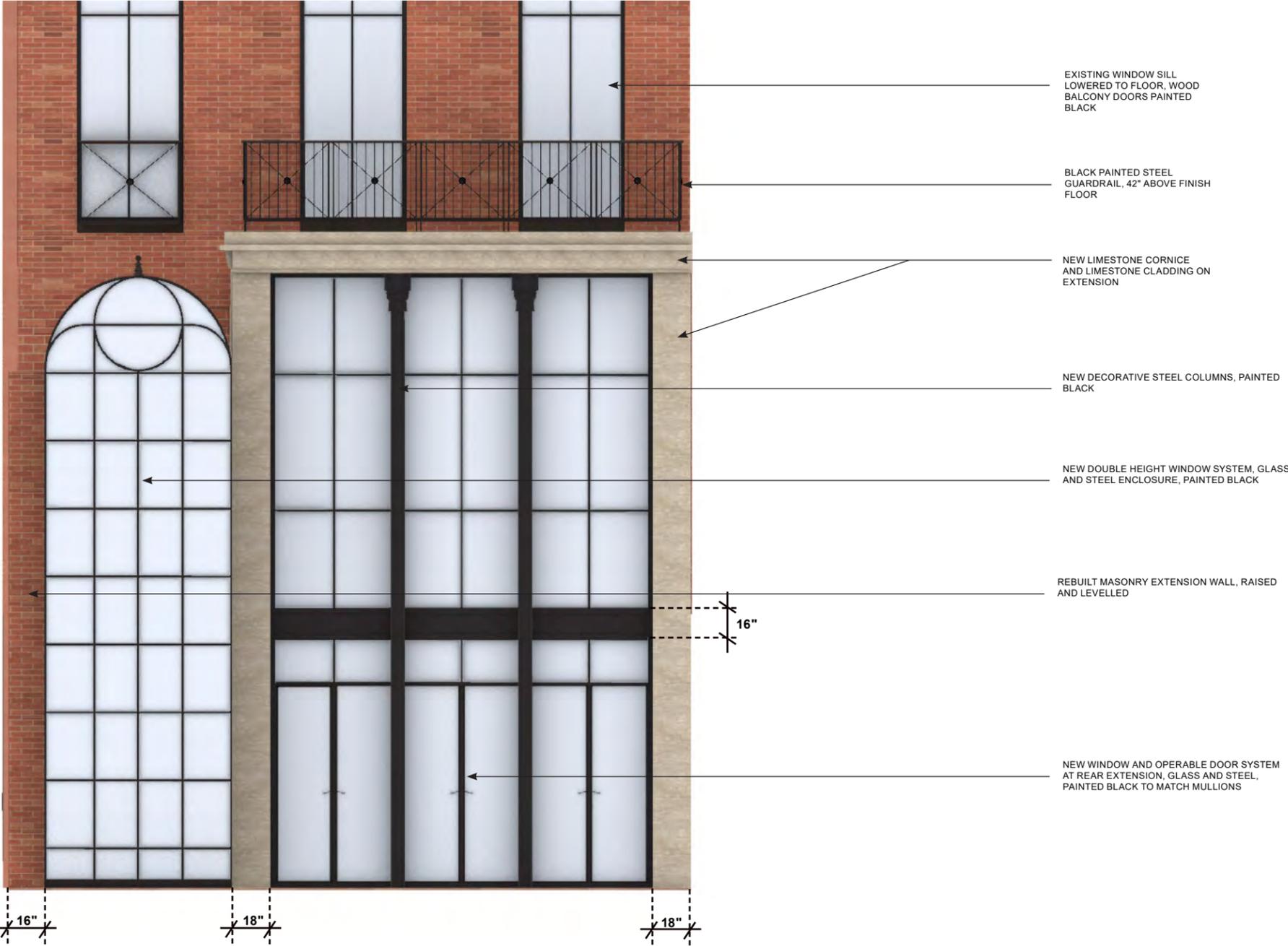
Existing vs Proposed Condition - Basement Floor



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3A & 3B - Rear Extension Modifications

Proposed



Rear Elevation

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Previous Front Facade Approval Comparisons



Patino Architecture
*2024, *Approved with Conditions*



Current Proposal

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Rear Elevation



Current Condition



Proposed Condition

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Previous Rear Facade Approval Comparisons

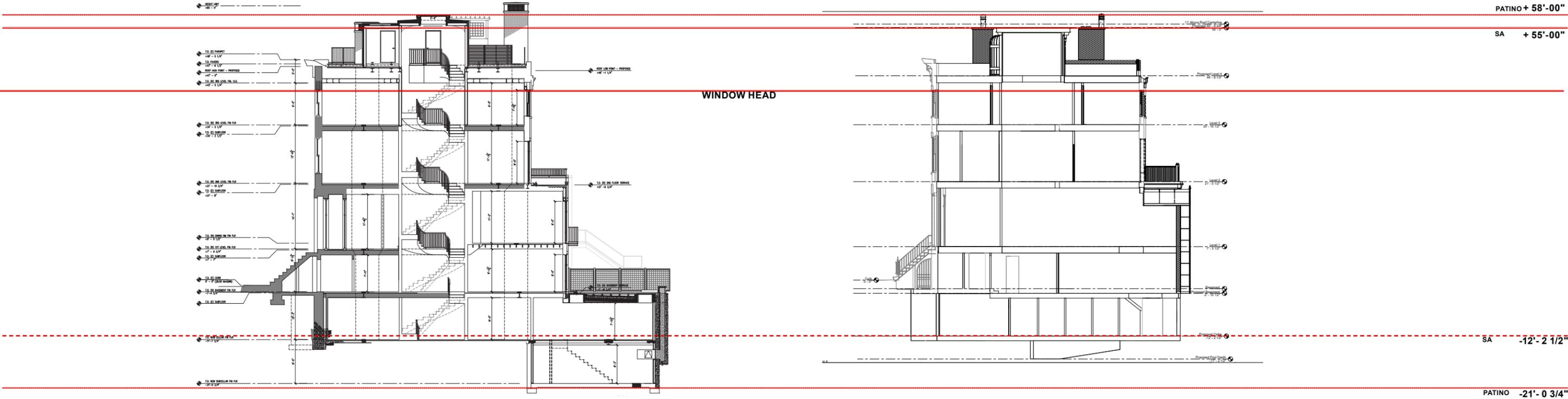


Patino Architecture
2024, *Approved with Conditions

Current Proposal

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Previous Section Approval Comparison



Patino Architecture

2024, *Approved with Conditions

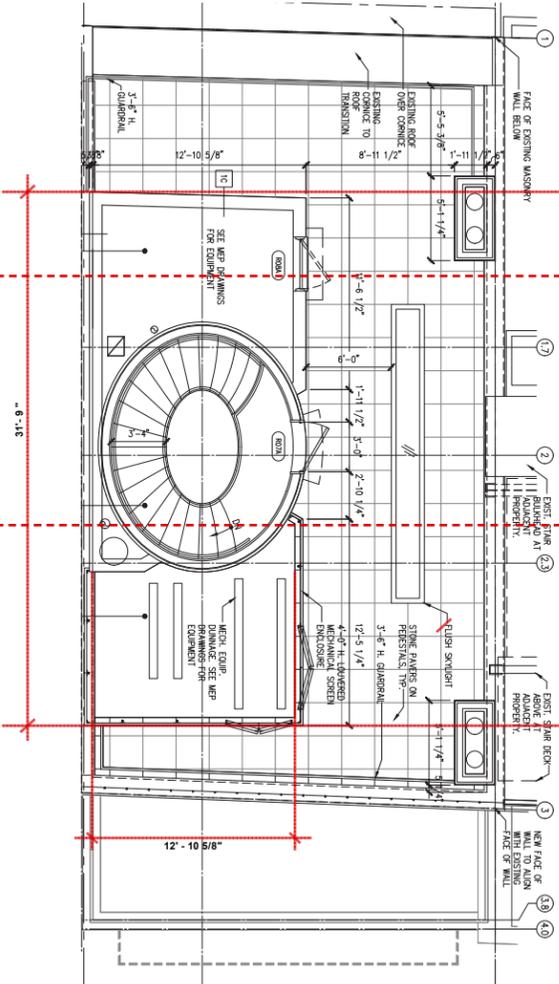
Commission Conditions:

- 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

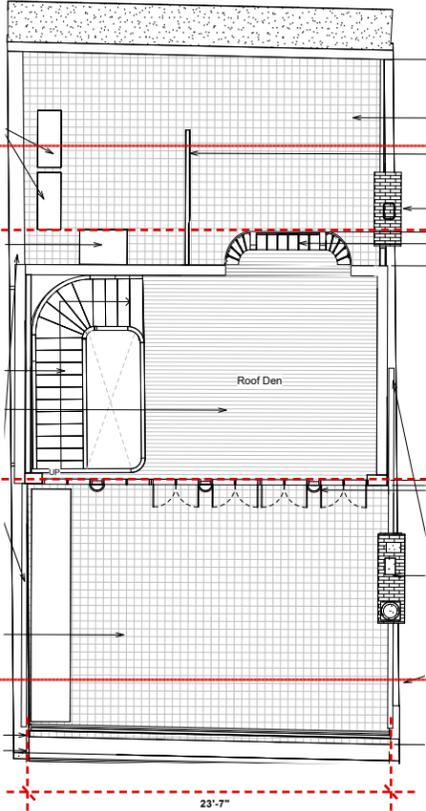
Current Proposal

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Previous Roof Plans Approval Comparison



Patino Architecture
2024, *Approved with Conditions



Current Proposal

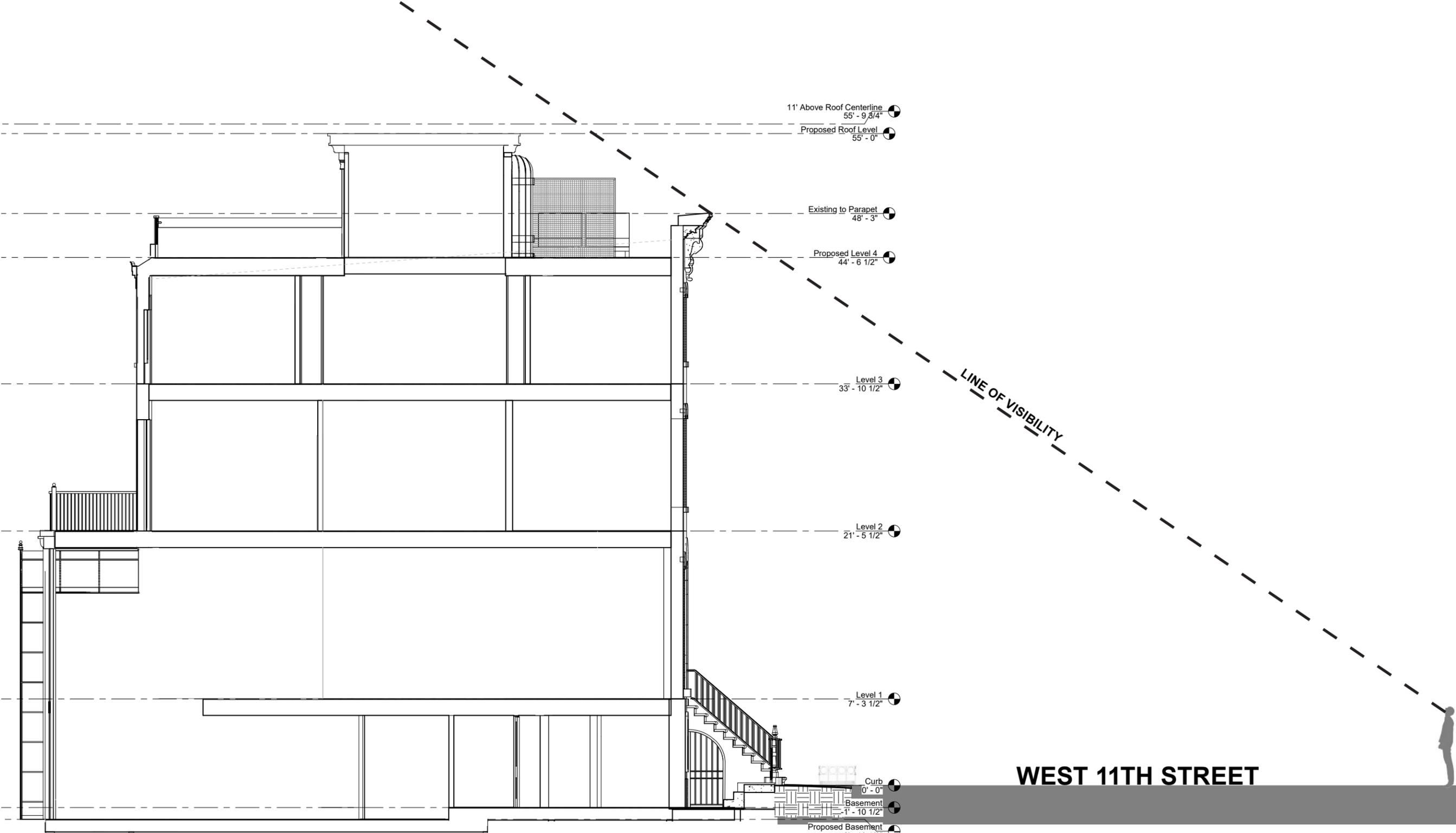
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Extension Visibility - Axon



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Bulkhead Visibility Diagram



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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 - zoom

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Mockup - Extension Visibility



View 4 - Rendered view of mockup, with flue of extended chimney visible from east of the site



View 4 - zoom

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Mockup - Extension Visibility



View 5 - Rendered view of mockup, with extended chimney visible from east of the site, and minimal visibility of addition roofline



View 5 - Zoom

230 West 11th

Mockup - Extension Visibility



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



View 6 - Zoom

Appendix

230 West 11th

Mockup - View Looking Toward West 11th St



View 2- No visibility in direct view of facade

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Mockup - View Looking Plan South Toward Rear

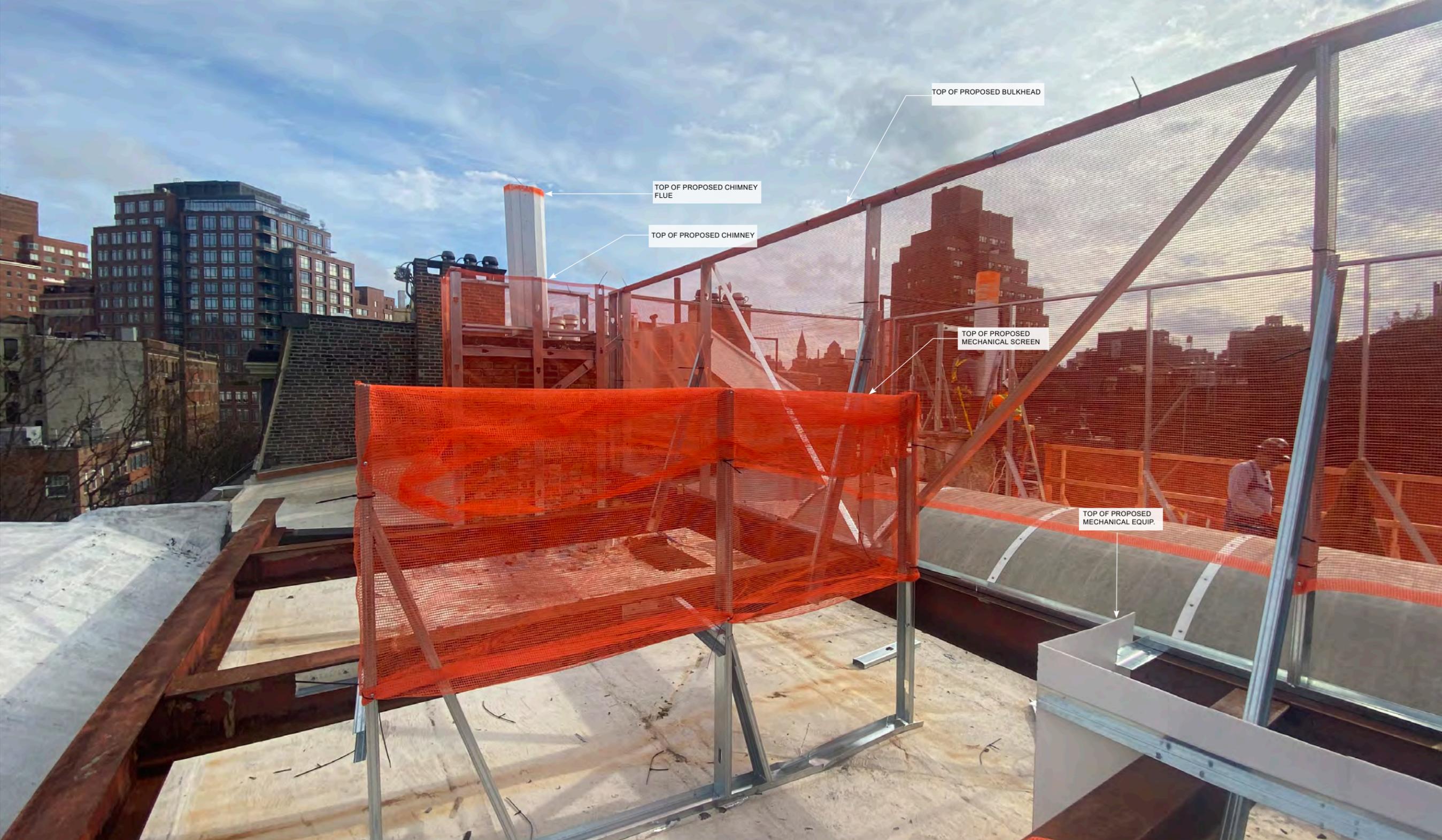


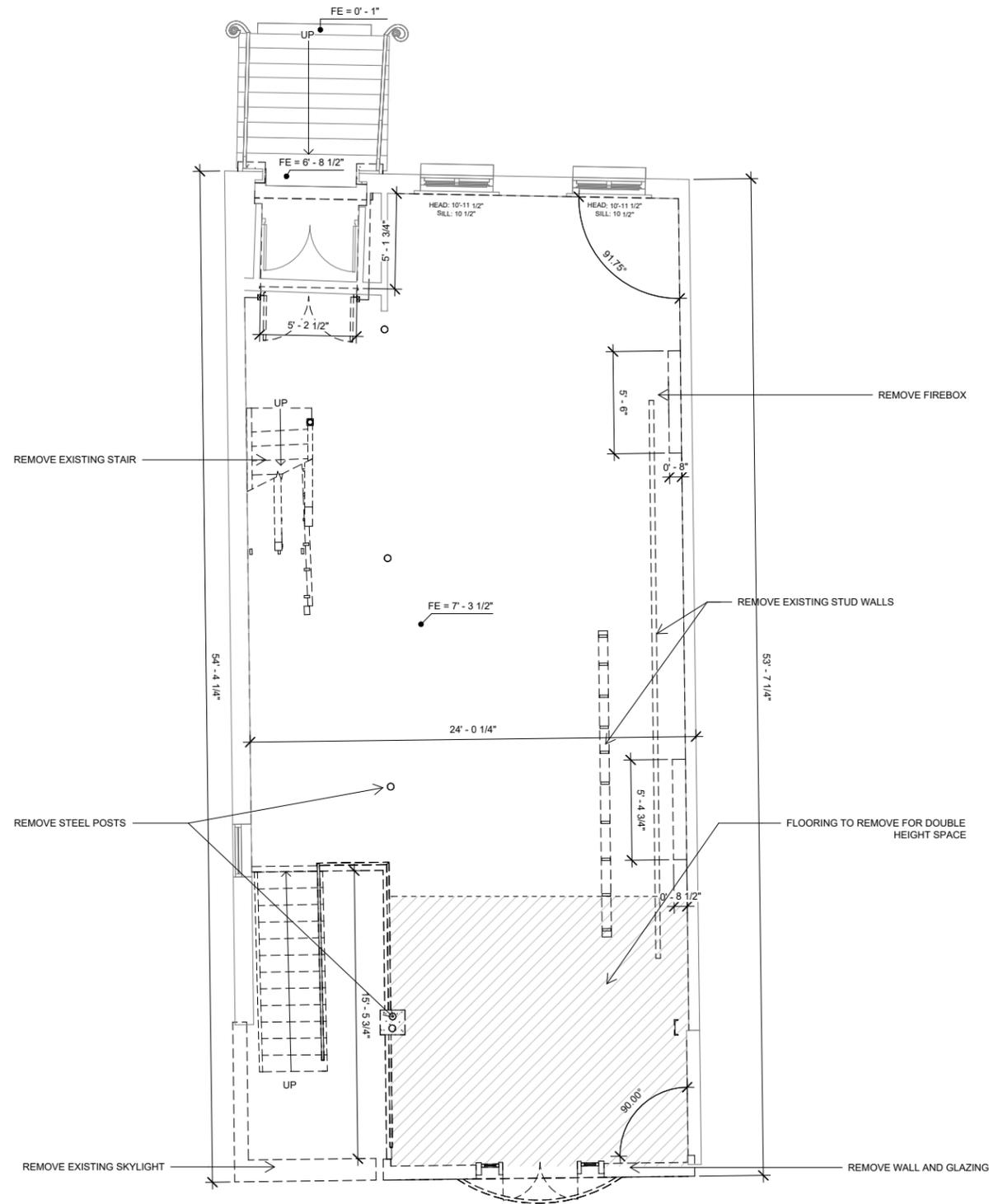
View 1 - Flue of extended chimney visible from just east of the site

View 2 - No visibility in direct view of facade

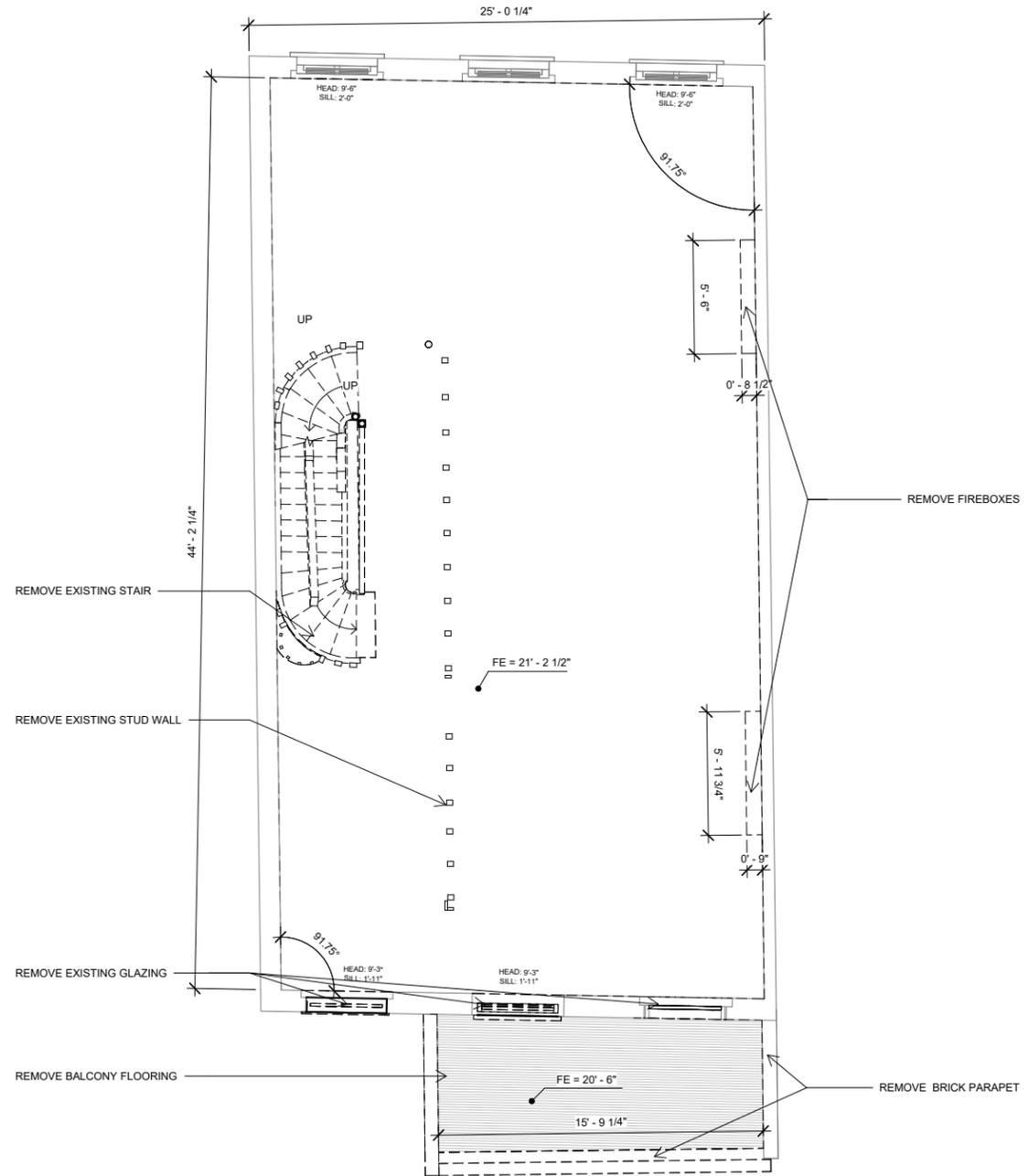
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Mockup - View Looking Toward West 11th St





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



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

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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.

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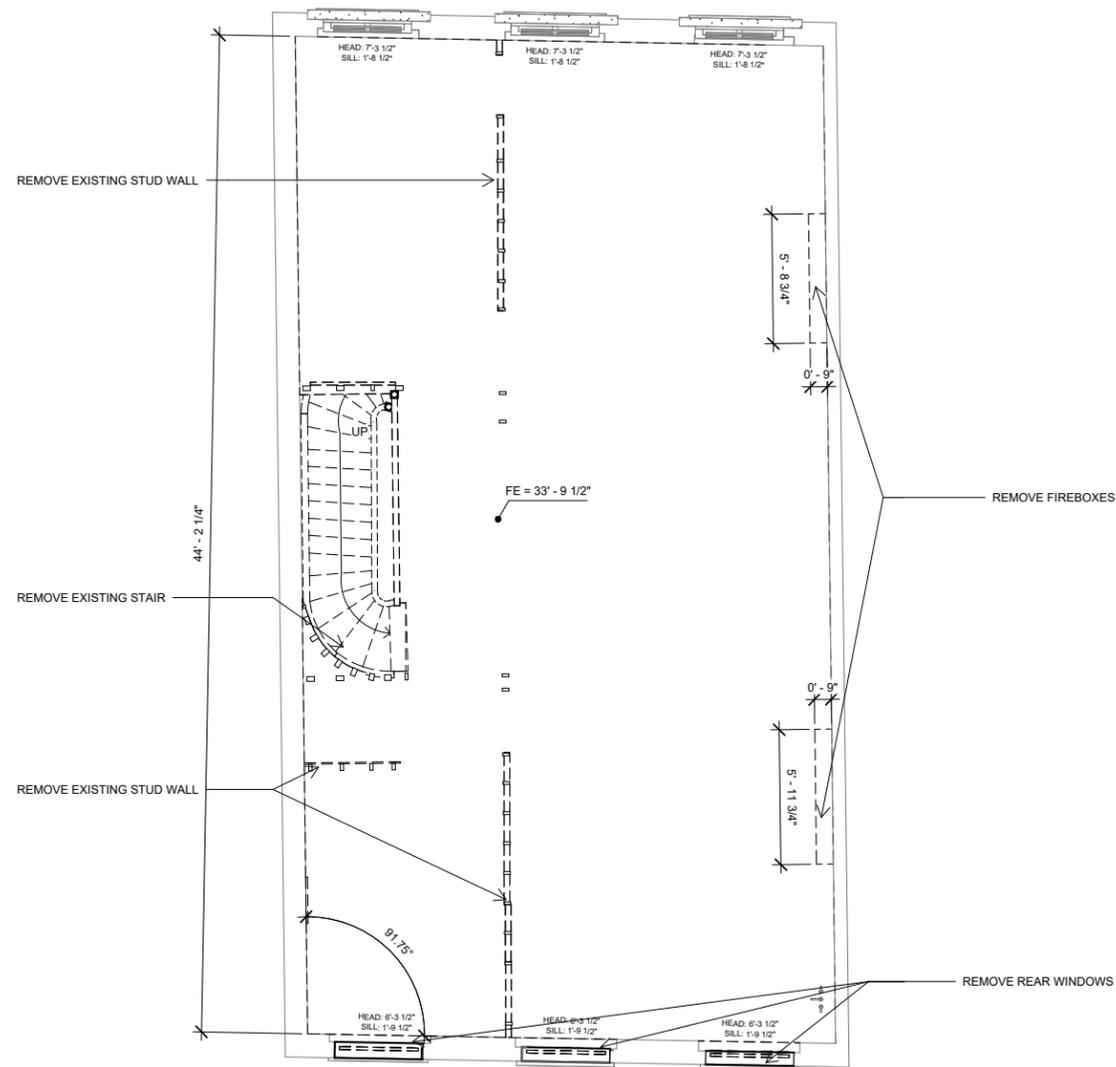
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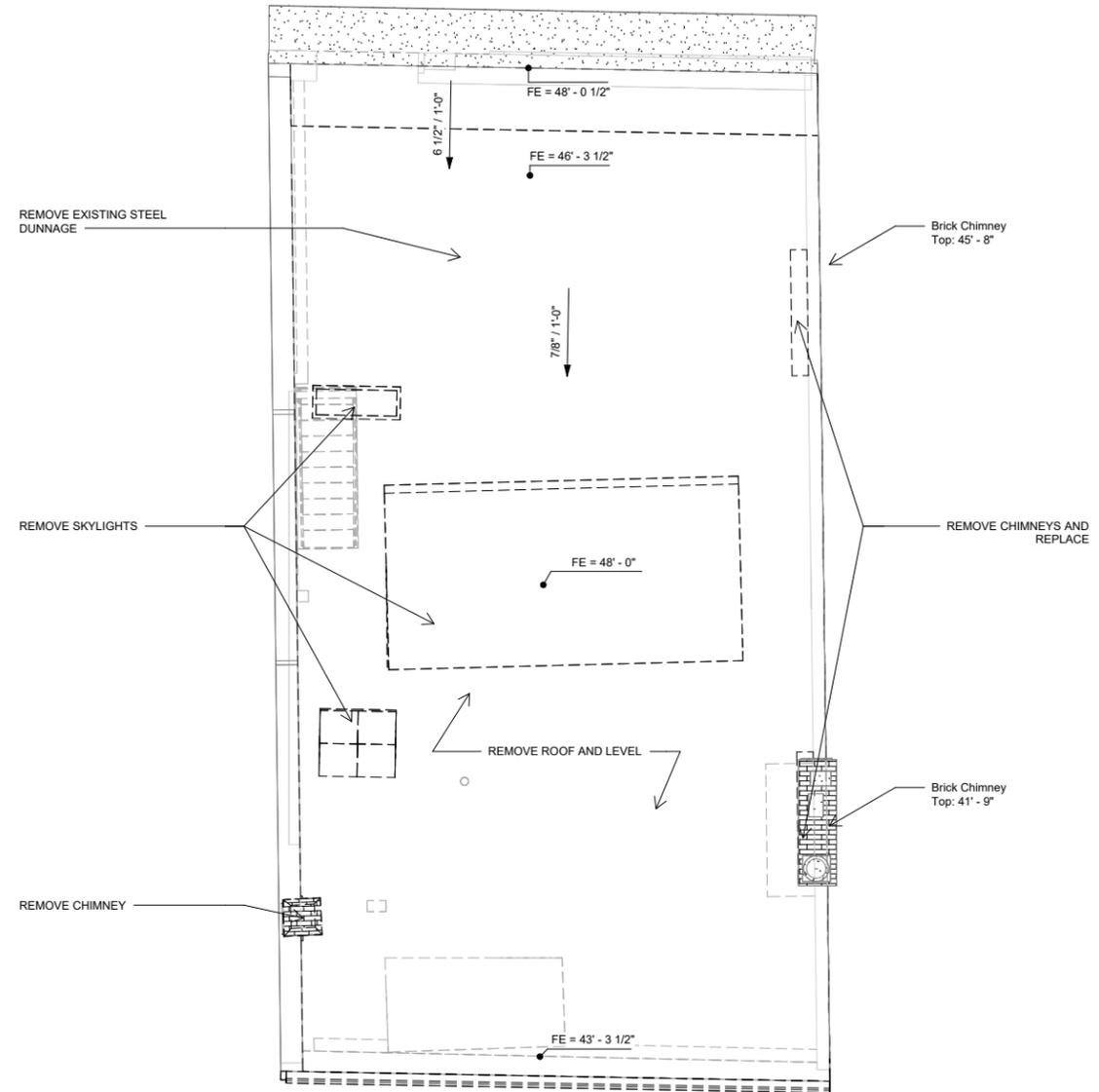
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① Level 3 Demolition Plan
1/4" = 1'-0"



② Roof Demolition Plan
1/4" = 1'-0"

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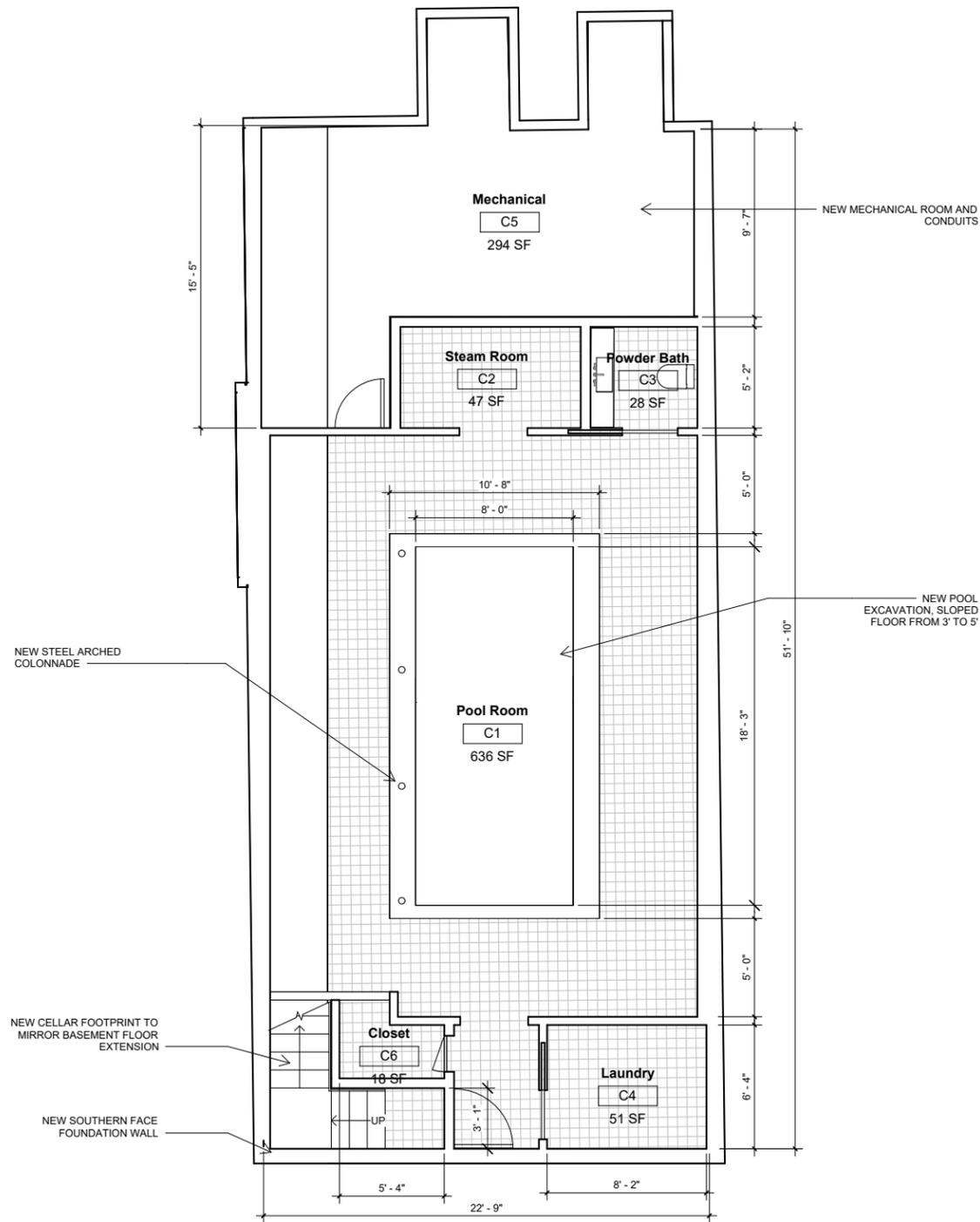
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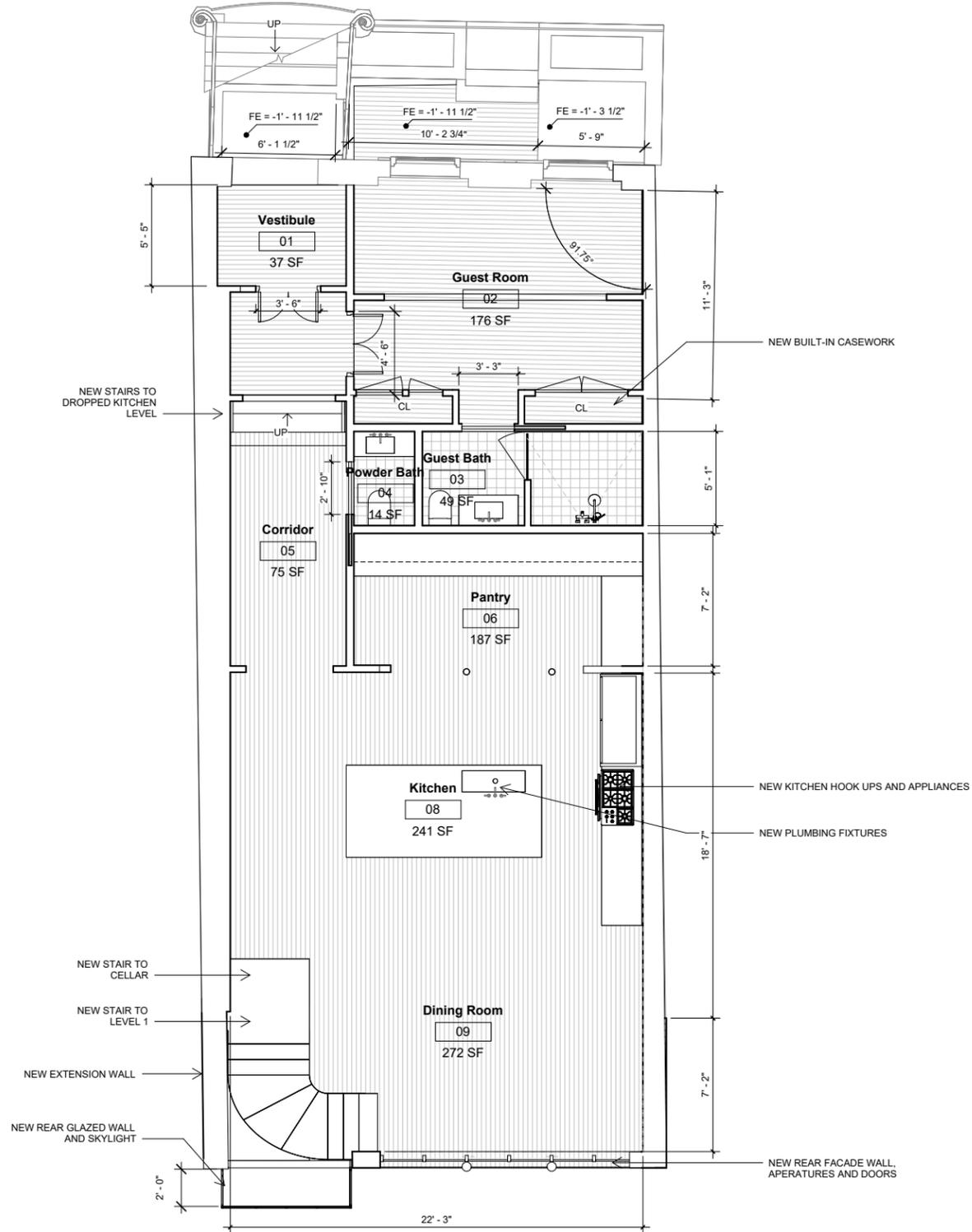
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1 Proposed Cellar Floor Plan
1/4" = 1'-0"



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

Starling Architecture

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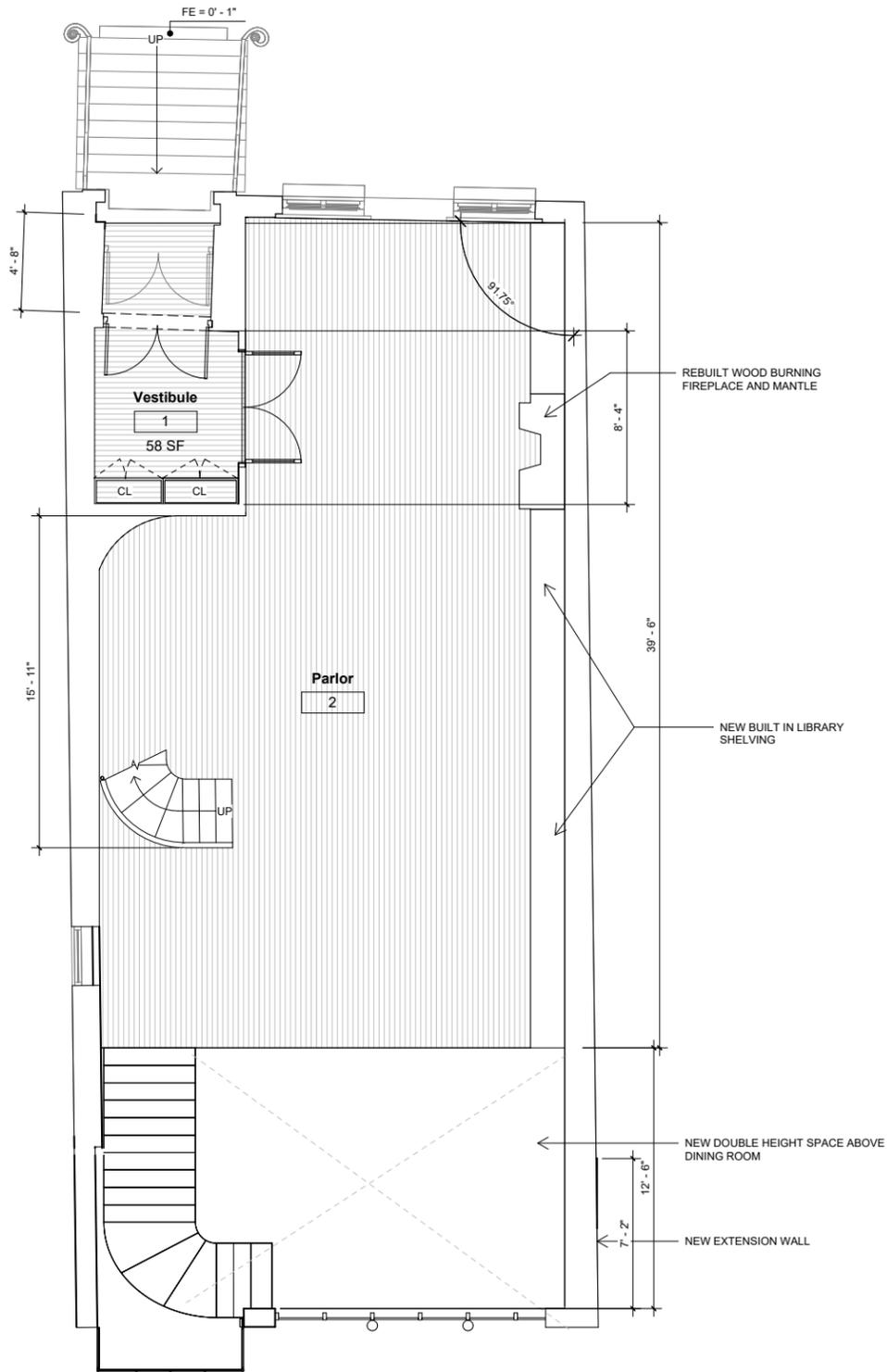
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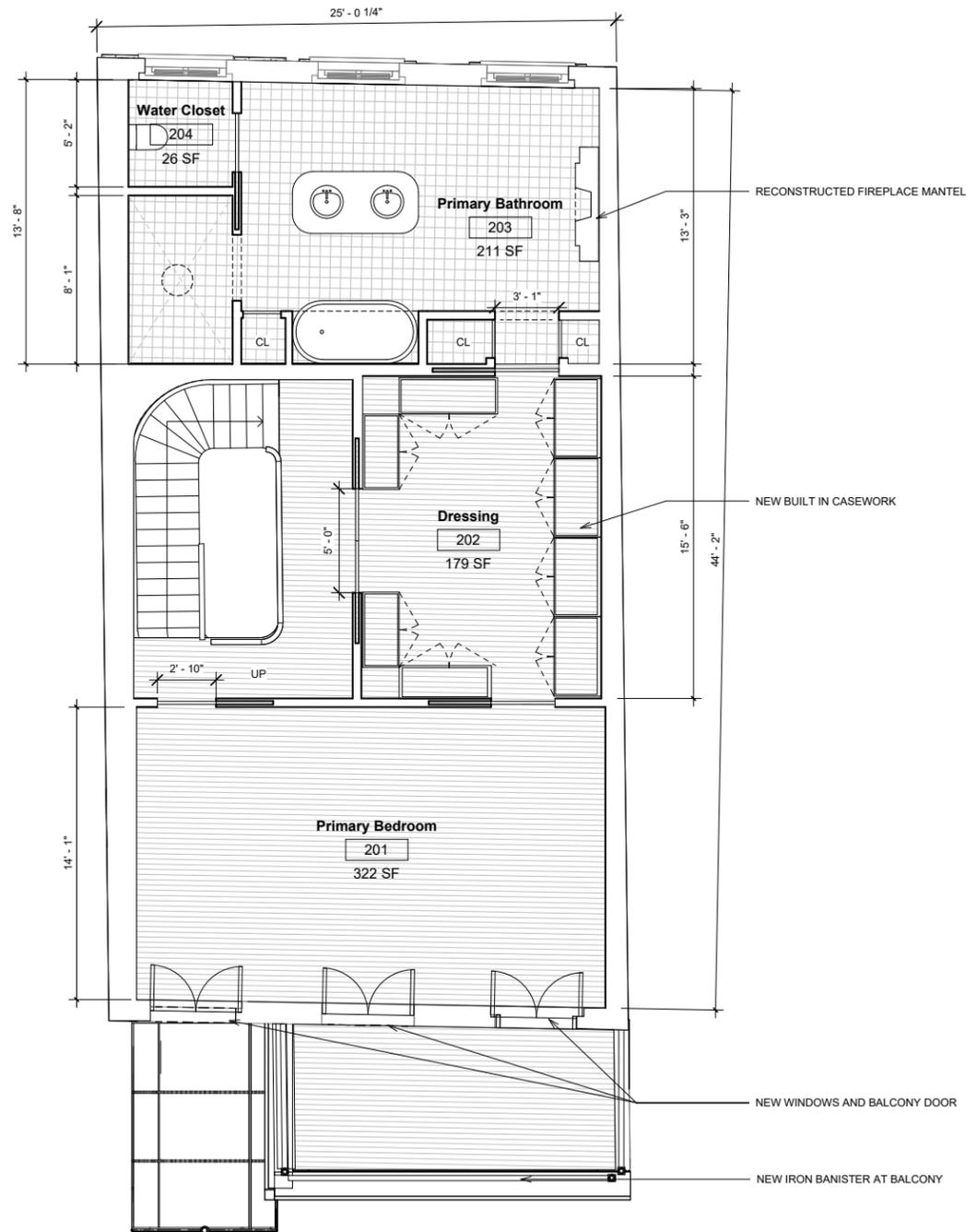
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① Level 1 Floor Plan - Proposed
1/4" = 1'-0"



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

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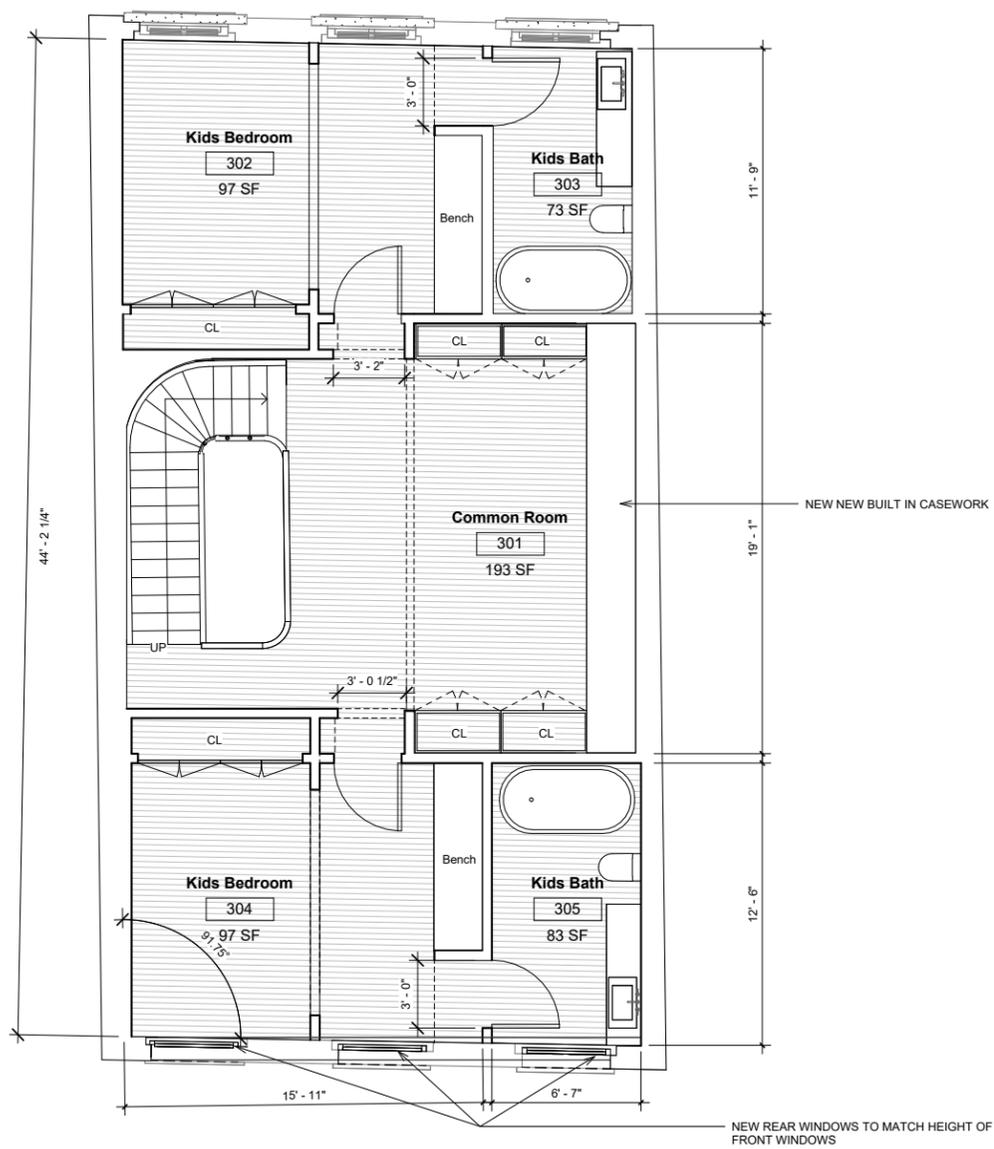
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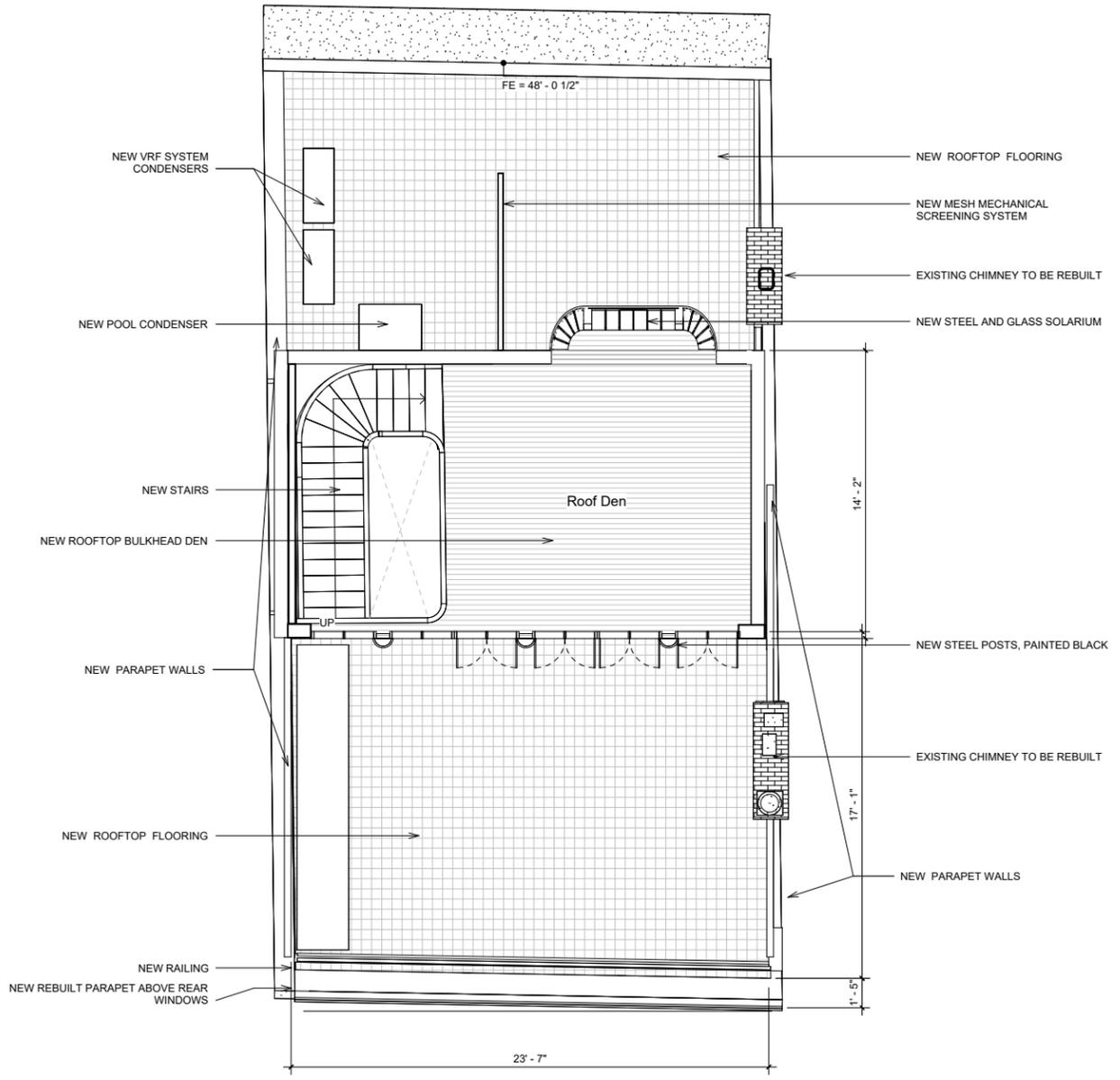
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② Level 3 Floor Plan - Proposed
1/4" = 1'-0"



① Roof Plan - Proposed
1/4" = 1'-0"

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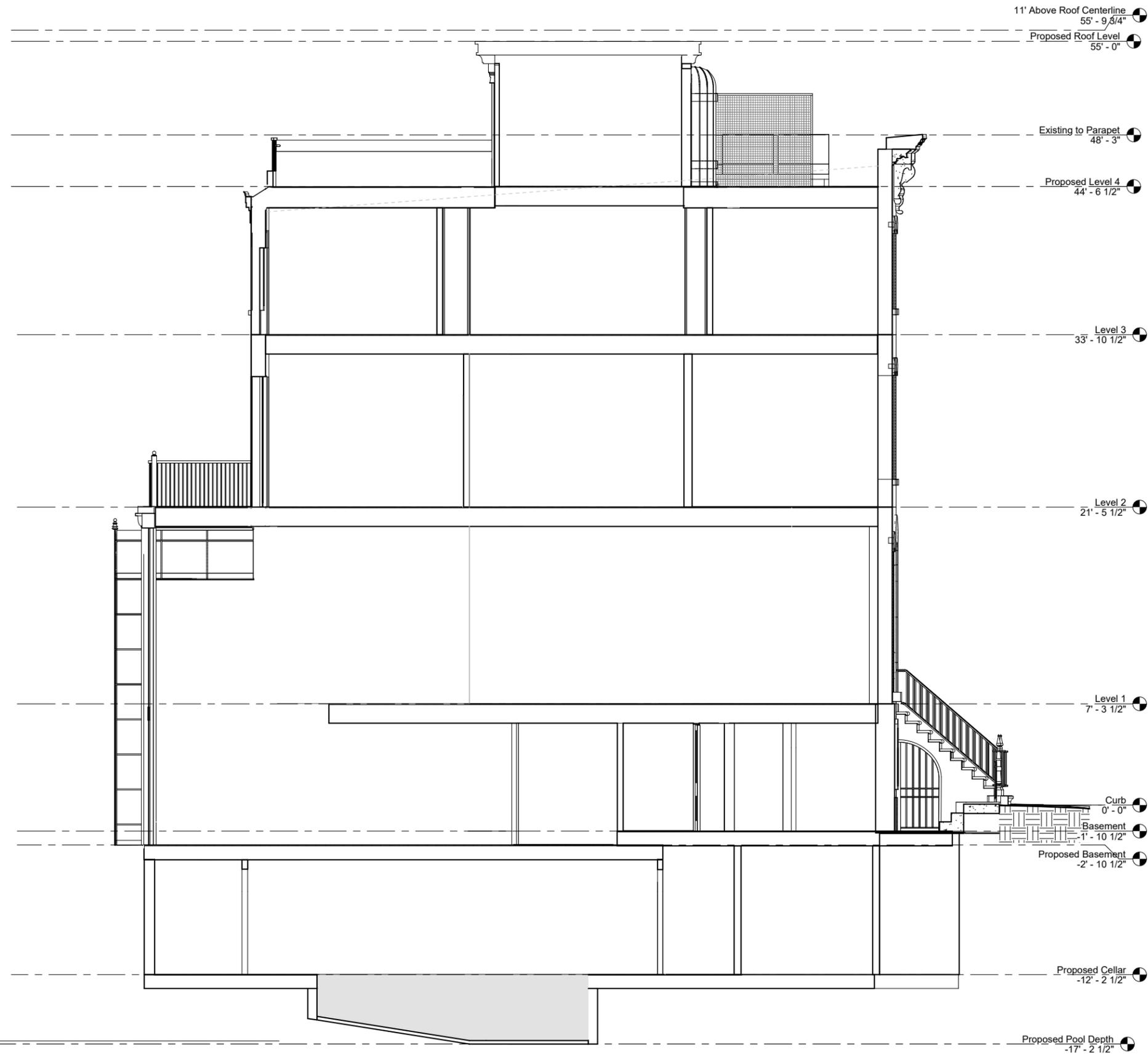
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1 Section 1
1/4" = 1'-0"

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