

299 WEST 12 STREET PENTHOUSE A, NEW YORK, NY 10014  
 LPC PUBLIC HEARING - PRESENTATION DRAWINGS

FEBRUARY 6TH, 2024

**Greenwich Village Historic District | LP-0489**



HISTORICAL EXAMPLES OF ASYMMETRICAL PENTHOUSE LEVELS LOCATED IN THE GREENICH VILLAGE HISTORICAL DISTRICT:

- A** 302 WEST 12TH STREET (BUILT 1931)
- B** 2 HORATIO STREET (BUILT 1931)
- C** 45 CHRISTOPHER STREET (BUILT 1931)
- D** 10 SHERIDAN SQUARE (BUILT 1929)

**299 WEST 12TH STREET PHA**

**Legend**

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Greenwich Village Historic District | LP-0489  
 Borough of Manhattan

Public Hearings:  
 December 9, 1965; December 21, 1966;  
 February 7, 1967; February 28, 1967

Designated: April 29, 1969



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

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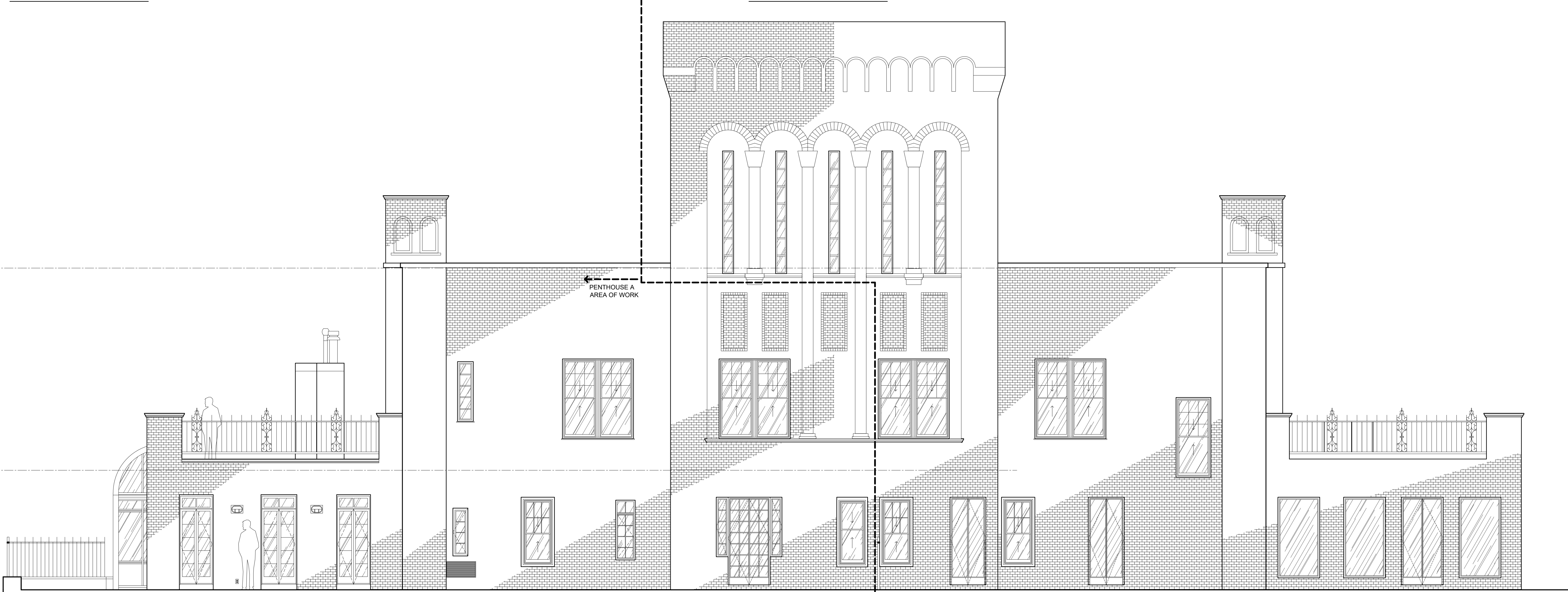
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EXIST SOUTH FACADE PICT.



EXIST SOUTH FACADE PICT.



EXISTING SOUTH ELEVATION (BEFORE ANY PROPOSED CONSTRUCTION)

PENTHOUSE A AREA OF WORK NEIGHBOR APT. NO WORK HERE EXISTING NEIGHBOR'S WINDOW AND DOOR CONFIGURATION (NO WORK) EXISTING NEIGHBOR'S WINDOW AND DOOR CONFIGURATION (NO WORK)

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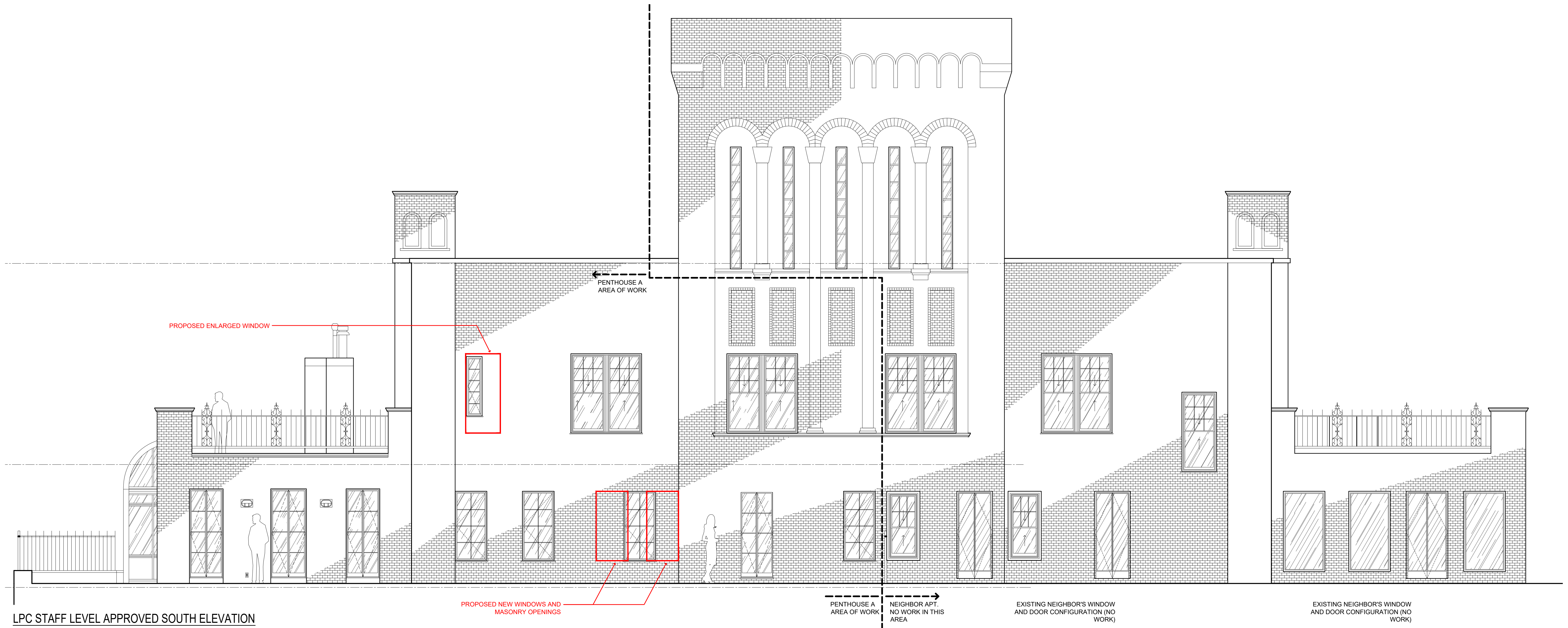
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EXIST SOUTH FACADE PICT.



EXIST SOUTH FACADE PICT.



LPC STAFF LEVEL APPROVED SOUTH ELEVATION

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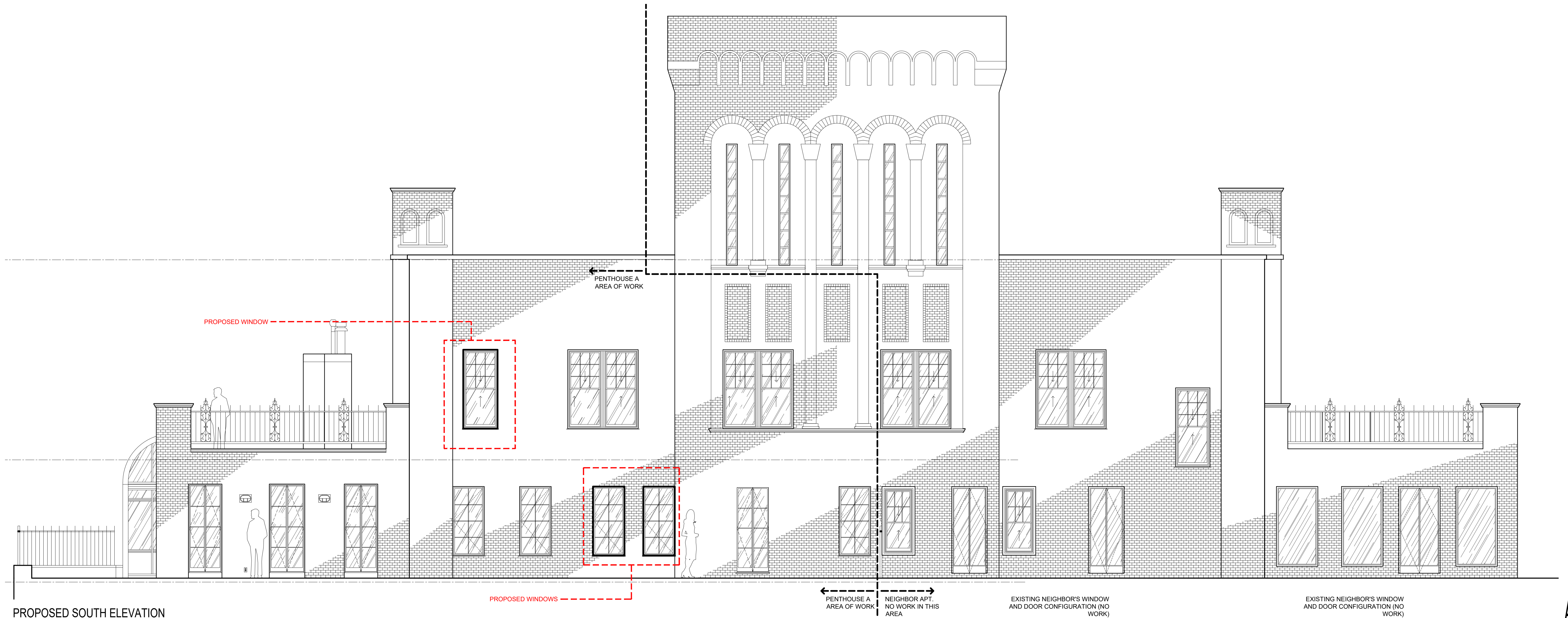
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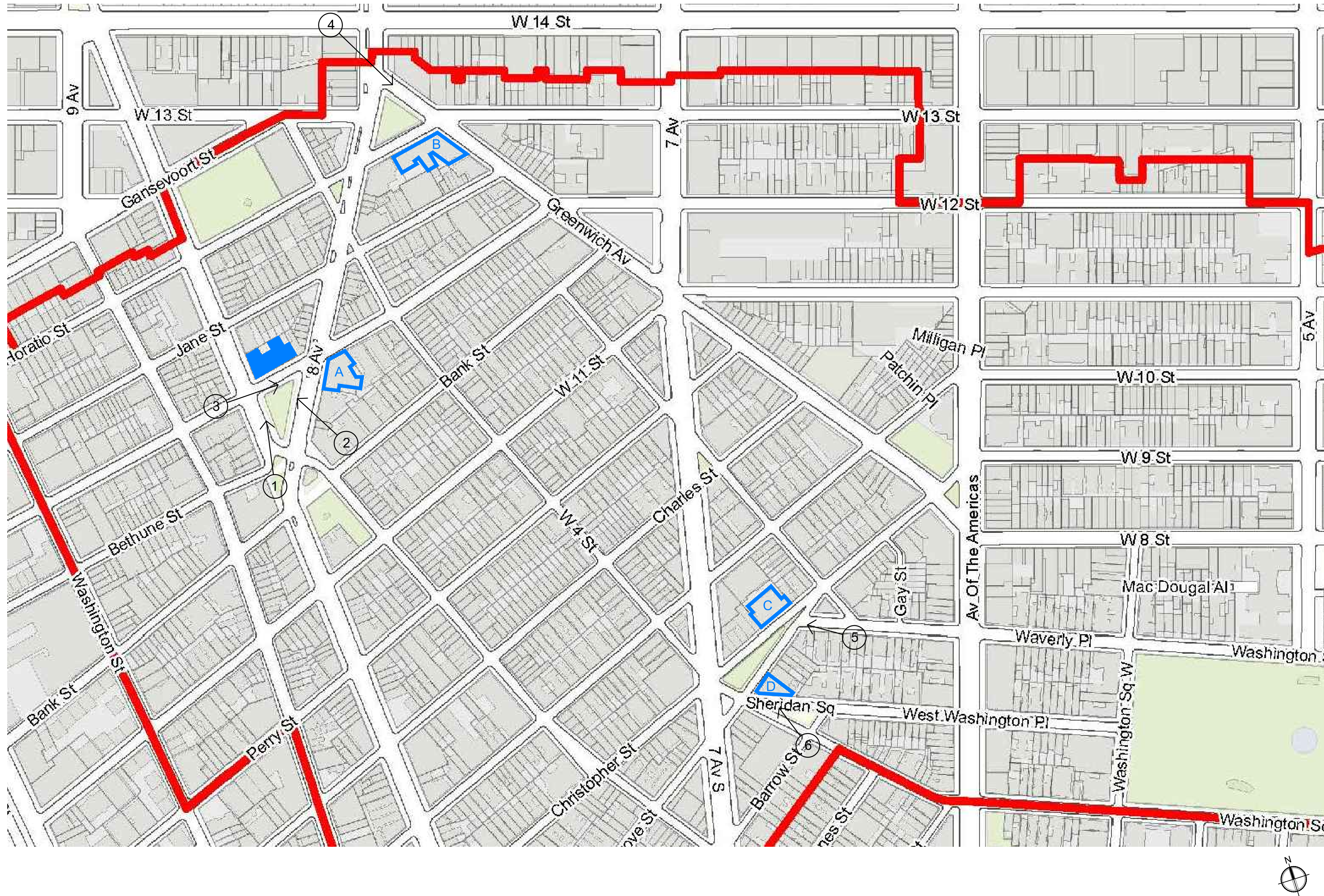
EXIST SOUTH FACADE PICT.



PROPOSED SOUTH ELEVATION

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KEY PLAN OF HISTORICAL EXAMPLES OF ASYMMETRICAL PENTHOUSE LEVELS WITHIN THE GREENWICH HISTORICAL DISTRICT:

- 299 WEST 12TH STREET PHA
- Ⓐ 302 WEST 12TH STREET (BUILT 1931)
- Ⓑ 2 HORATIO STREET (BUILT 1931)
- Ⓒ 45 CHRISTOPHER STREET (BUILT 1931)
- Ⓓ 10 SHERIDAN SQUARE (BUILT 1929)

LEGEND FOR PICTURES IN SHEET A-301:

- # PICTURE NUMBER & APPROX. LOCATION OF PICTURE TAKEN.
- ↑ DIRECTION OF PICTURE TOWARDS BUILDING.

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HISTORICAL EXAMPLES OF ASYMMETRICAL PENTHOUSE  
LEVELS



EXIST SOUTH FACADE PICT. 299 WEST 12TH STREET (BUILT 1931) ①



② EXIST SOUTH FACADE PICT. 299 WEST 12TH STREET (BUILT 1931)



EXIST FACADE PICT. 302 WEST 12TH STREET (BUILT 1931) ③



④ EXIST FACADE PICT. 2 HORATIO STREET (BUILT 1931)



EXIST FACADE PICT. 45 CHRISTOPHER STREET (BUILT 1931) ⑤



⑥ EXIST FACADE PICT. 10 SHERIDAN SQUARE (BUILT 1929)

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HISTORICAL EXAMPLES OF ASYMMETRICAL PENTHOUSE  
LEVELS

PICTURE TAKEN:  
1939



SOUTH FACADE PICT HISTORICAL BLDG PICTURE. 299 WEST 12TH STREET (BUILT 1931) ①



PICTURE TAKEN:  
1933

② SOUTH FACADE PICT HISTORICAL BLDG PICTURE. 299 WEST 12TH STREET (BUILT 1931)

PICTURE TAKEN:  
1939 - 1941



HISTORICAL BLDG PICTURE. 302 WEST 12TH STREET (BUILT 1931) ③

PICTURE TAKEN:  
1939 - 1941



④ HISTORICAL BLDG PICTURE. 2 HORATIO STREET (BUILT 1931)

PICTURE TAKEN:  
1940



EXIST FACADE PICT. 45 CHRISTOPHER STREET (BUILT 1931) ⑤

PICTURE TAKEN:  
1983 - 1988



⑥ EXIST FACADE PICT. 10 SHERIDAN SQUARE (BUILT 1929)

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HISTORICAL AND CURRENT BUILDING PICTURES  
OF 299 WEST 12TH STREET

