

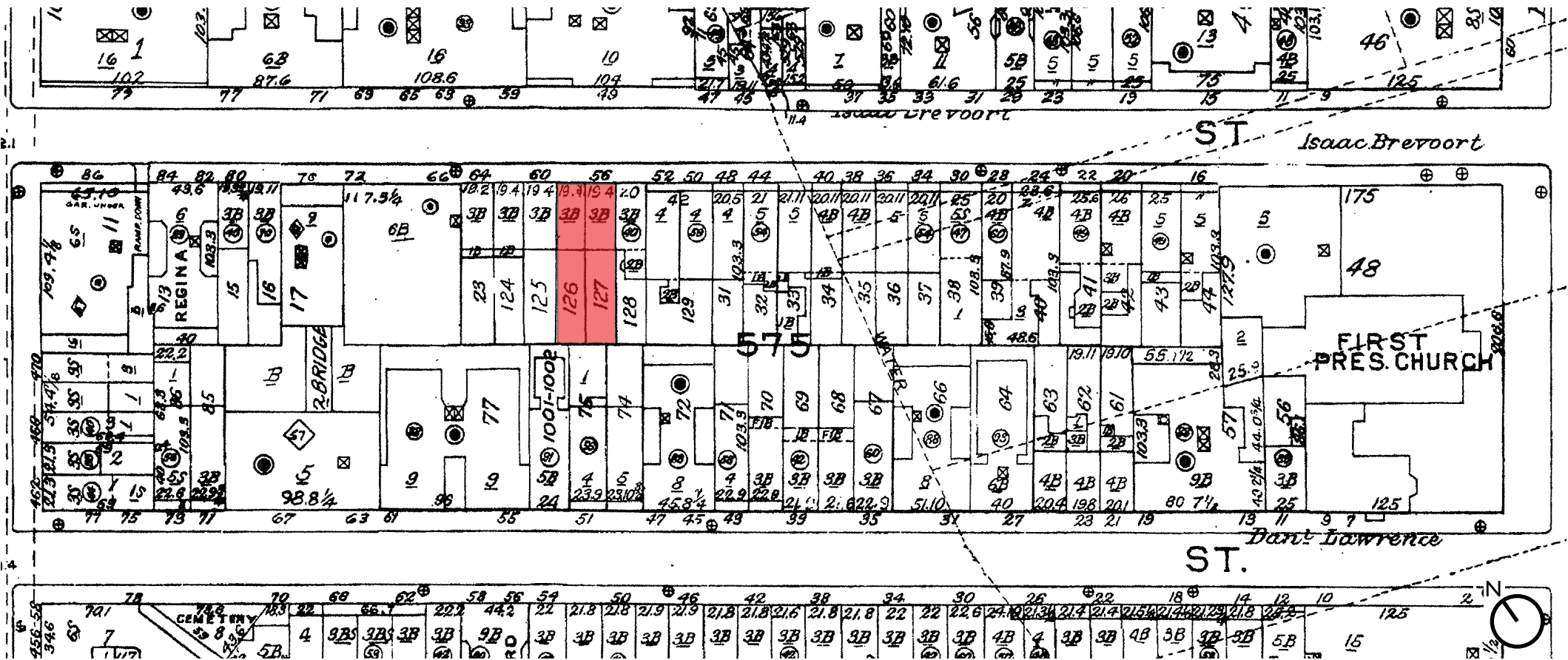
56-58 WEST 12TH STREET

10/05/2026

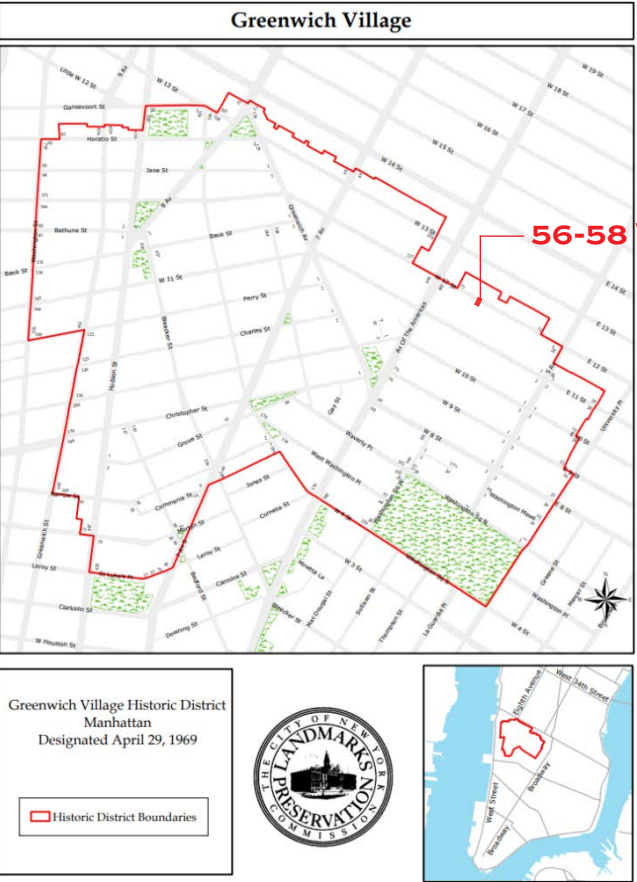




Existing Conditions: South Elevation of West 12th St



Property Location



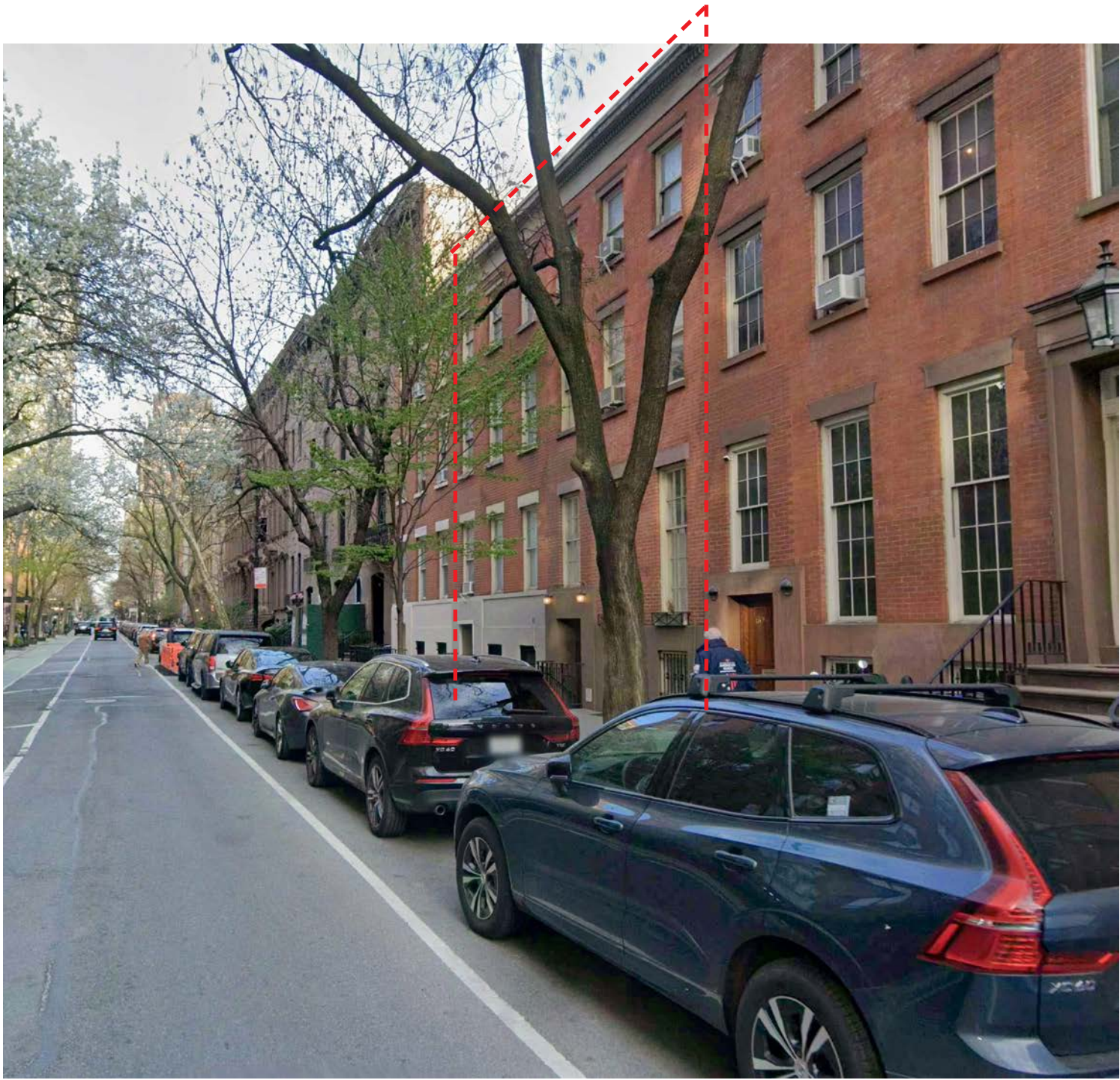
Landmarks Preservation Commission Map

SITE LOCATION

56-58 WEST 12 STREET



Existing Street View: Looking West towards 5th Avenue



Existing Street View: Looking East towards 6th Avenue

EXISTING CONDITIONS

56-58 WEST 12 STREET



Existing Axonometric

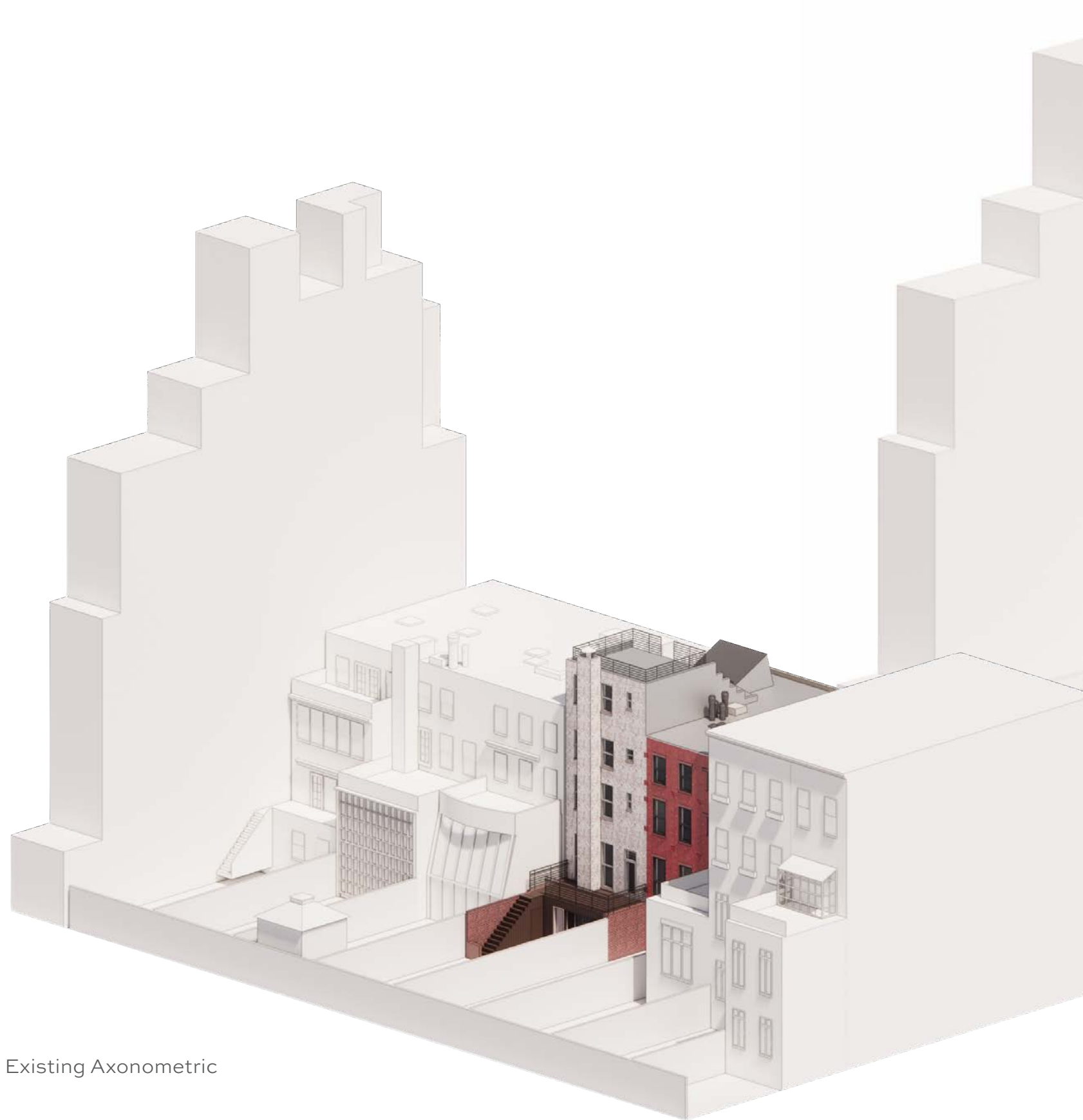


Proposed Axonometric

FRONT FACADE: EXISTING & PROPOSED AXONOMETRIC

56-58 WEST 12 STREET

10/05/2026



Existing Axonometric

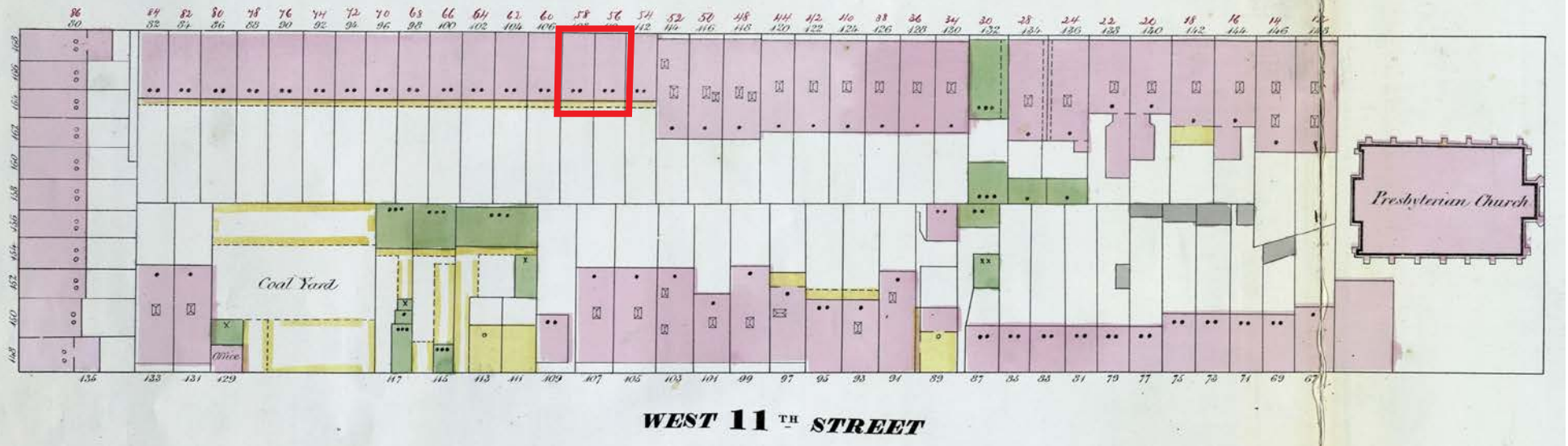


Proposed Axonometric

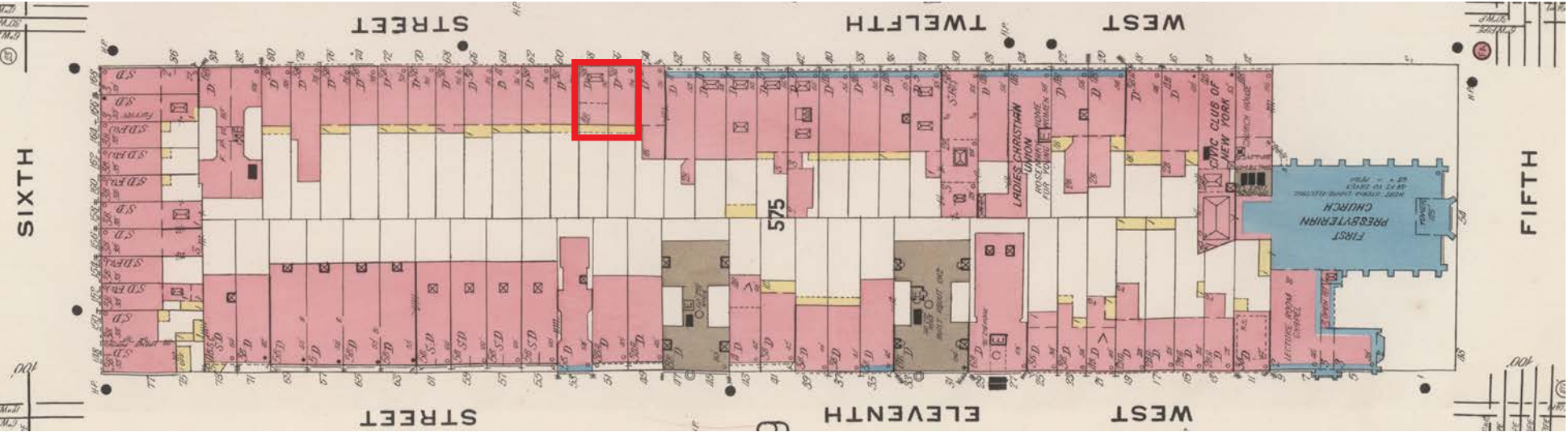
EXISTING & PROPOSED REAR AXONS

56-58 WEST 12 STREET

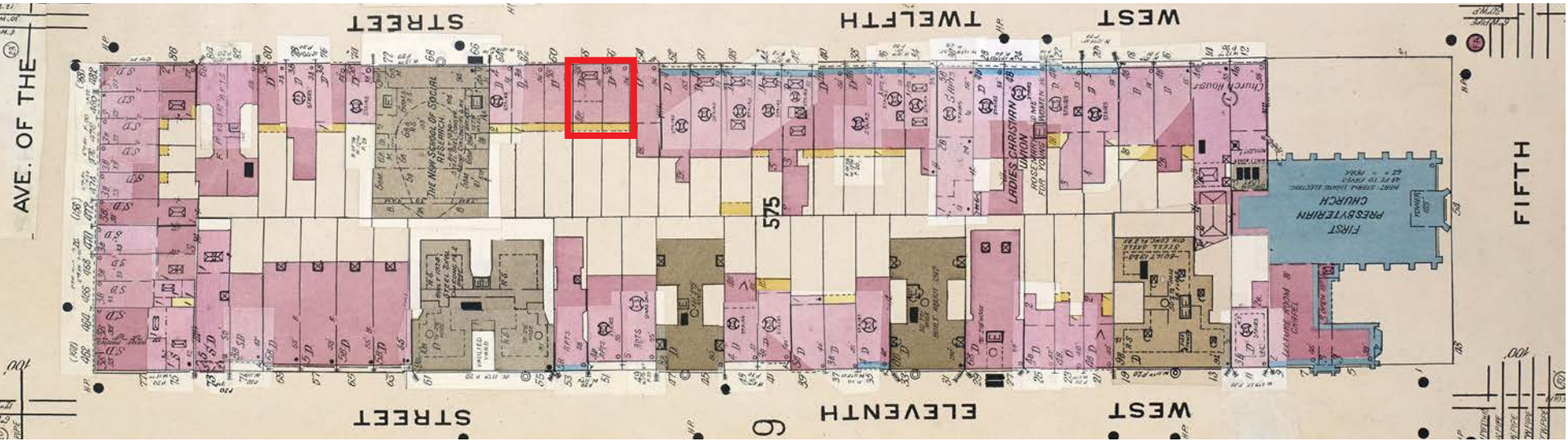
10/05/2026



1859 (Perris)



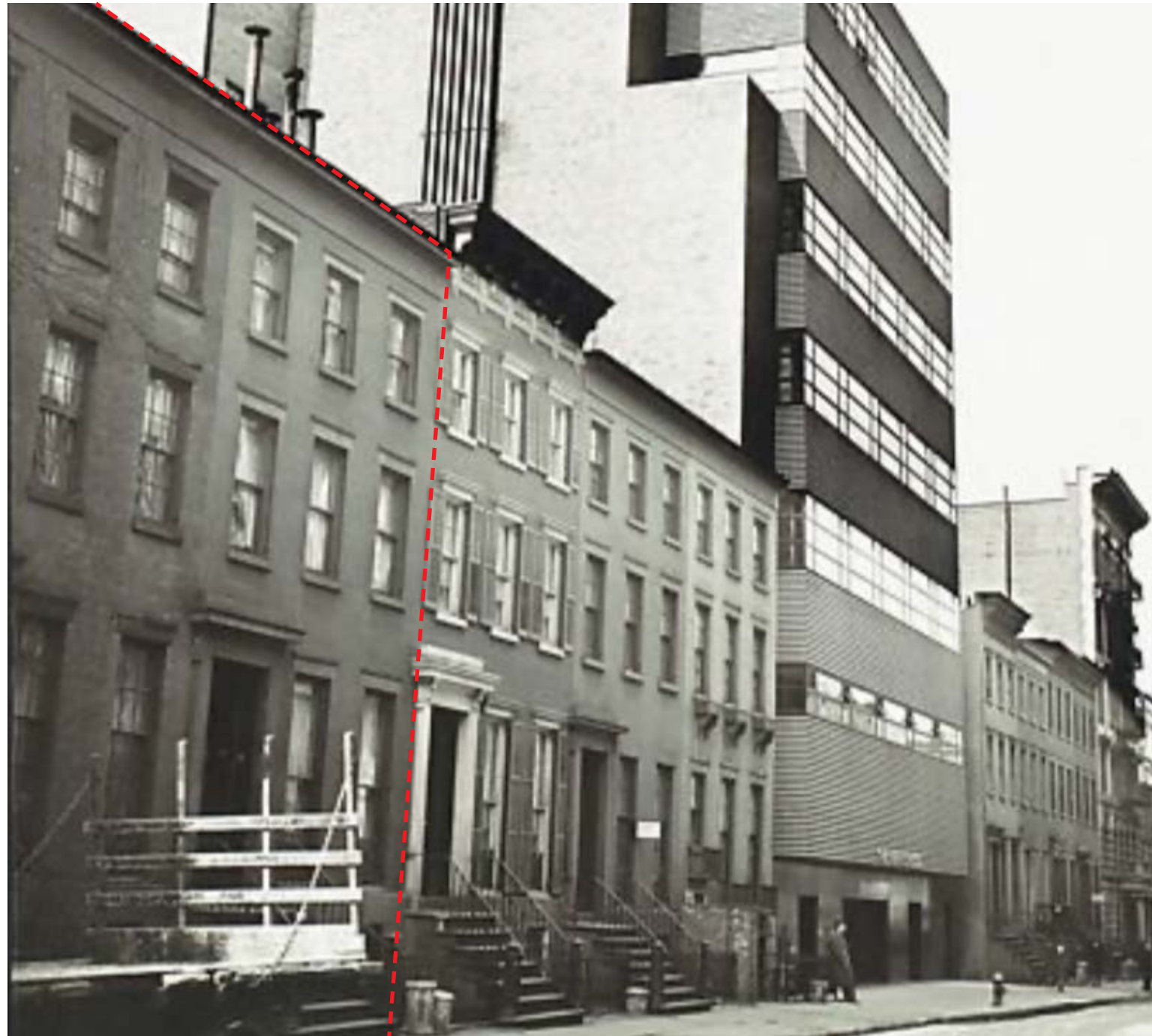
1921 (Sanborn)



1950 (Sanborn)

HISTORIC CONDITIONS

56-58 WEST 12 STREET



1930 (The Metropolitan Museum of Art)



ca. 1940 (NYCMA)

HISTORIC PHOTOS

56-58 WEST 12 STREET



56 West 12th Street Tax Photo ca. 1940 (NYCMA)



58 West 12th Street Tax Photo ca. 1940 (NYCMA)

HISTORIC DETAILS

56-58 WEST 12 STREET



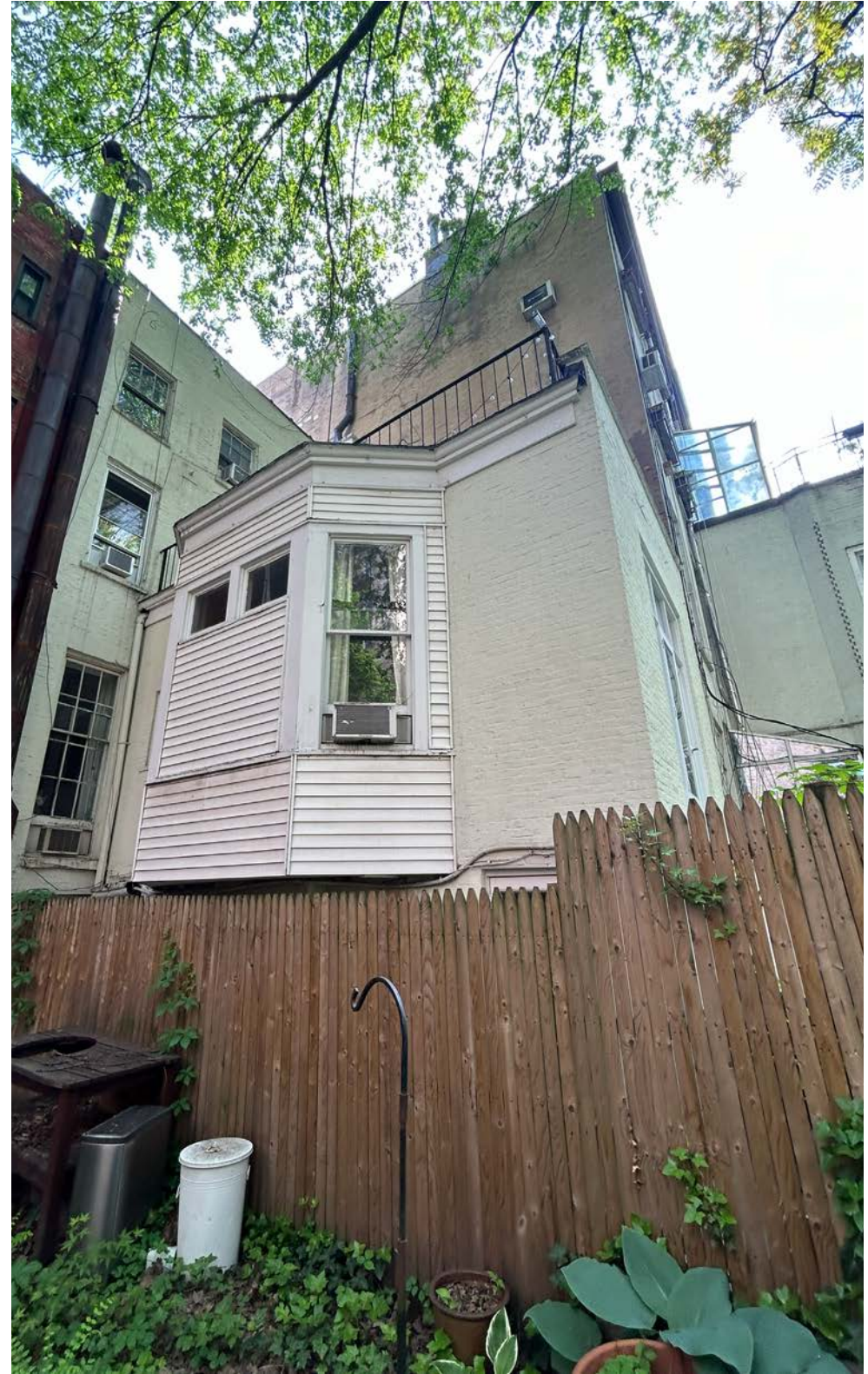
56 West 12th Street



58 West 12th Street

EXISTING CONDITIONS

56-58 WEST 12 STREET



REAR YARD CONTEXT

56-58 WEST 12 STREET



176 - 178 Waverly Place (LPC APPROVED 2022)



79-81 JANE (LPC APPROVED 2025)

LPC APPROVED REAR YARD ADDITIONS

56-58 WEST 12 STREET



23 E 9th Street (LPC APPROVED 2025)



EXISTING FRONT FACADE

REVISED FRONT FACADE

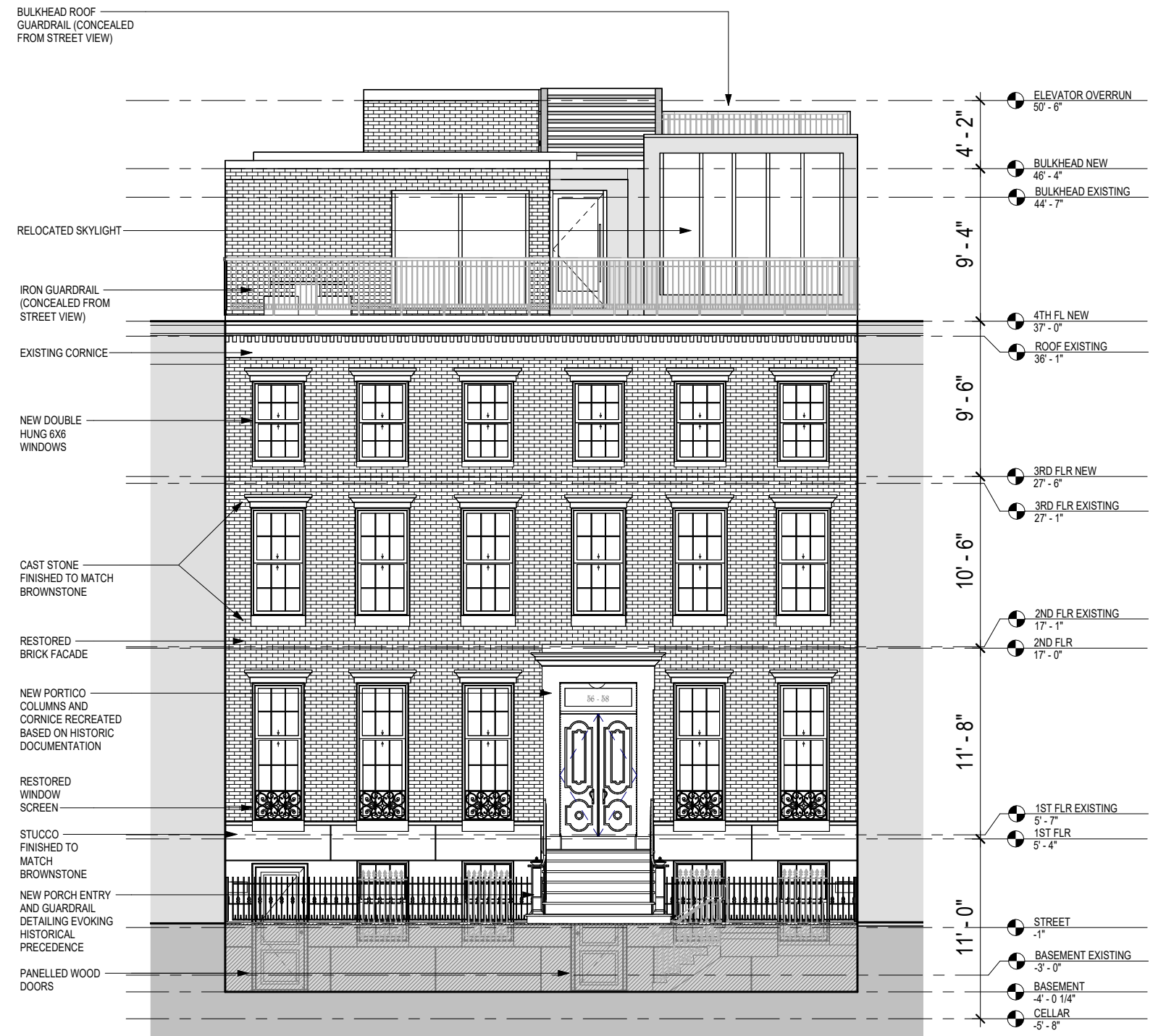
280 W 11th Street (LPC APPROVED 2025)

LPC APPROVED SKYLIGHT MODIFICATIONS

56-58 WEST 12 STREET



Existing Front Elevation



Proposed Front Elevation

FRONT FACADE: EXISTING & PROPOSED ELEVATIONS

56-58 WEST 12 STREET

10/05/2026



Existing Axonometric

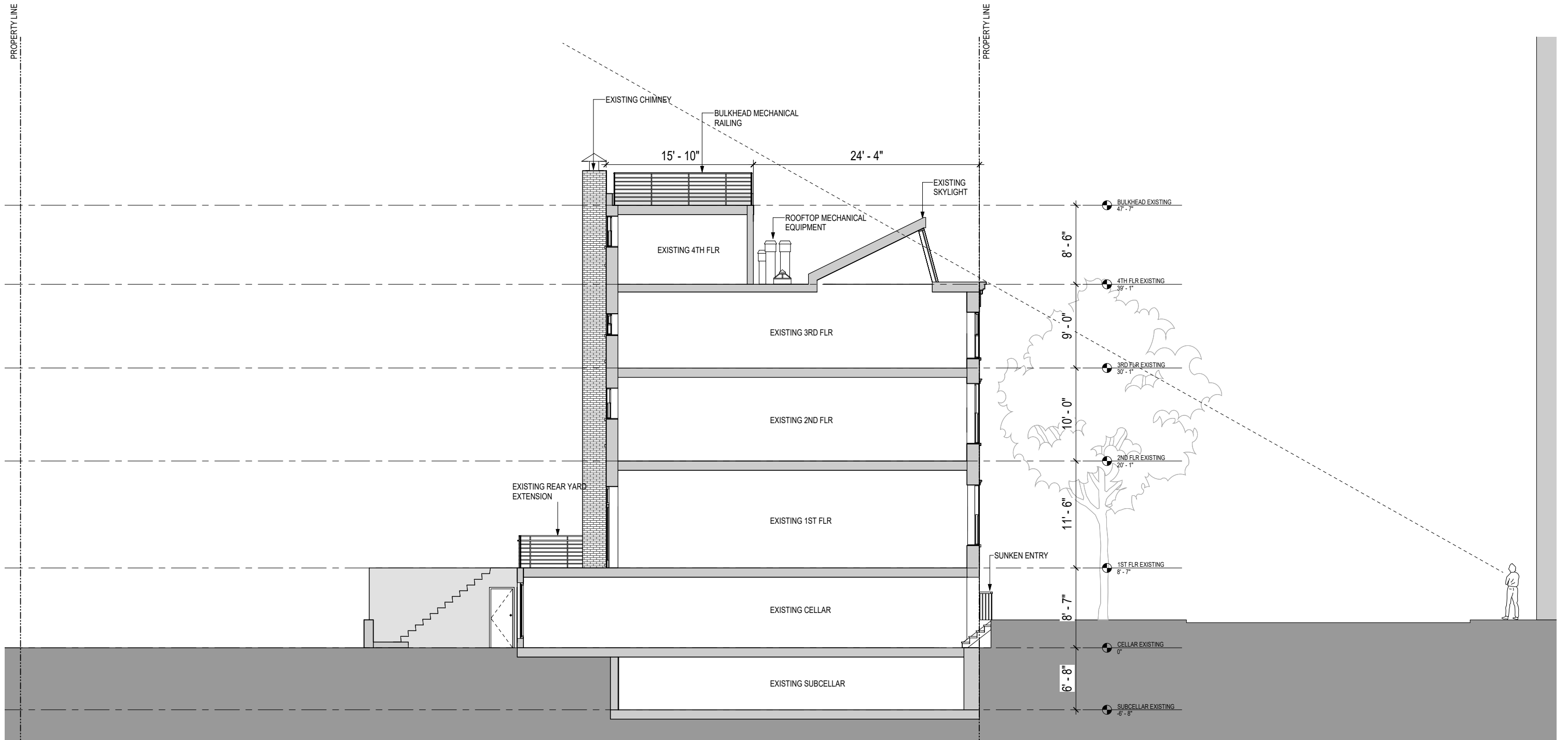


Proposed Axonometric

FRONT FACADE: EXISTING & PROPOSED AXONOMETRIC

56-58 WEST 12 STREET

10/05/2026



EXISTING BUILDING SECTION (58 W 12TH ST)

56-58 WEST 12 STREET

10/05/2026



1940'S TAX MAP PHOTO - 56 WEST 12 STREET



PROPOSED FACADE 56-58 WEST 12 STREET

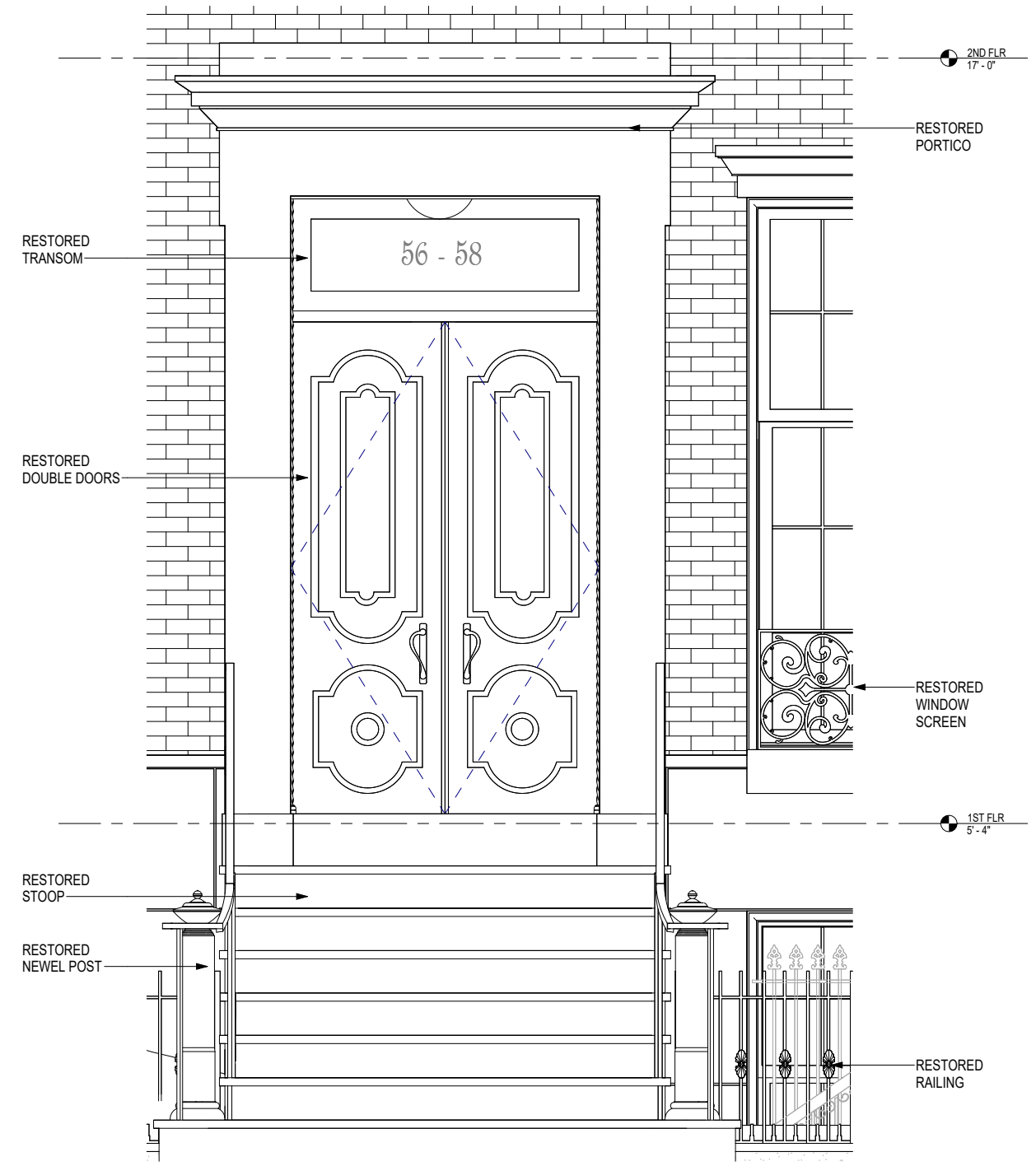
FRONT FACADE PROPOSED RESTORATION

56-58 WEST 12 STREET

10/05/2026



EXISTING HISTORIC STOOP — 82 WEST 12TH STREET (WITHIN BLOCK)



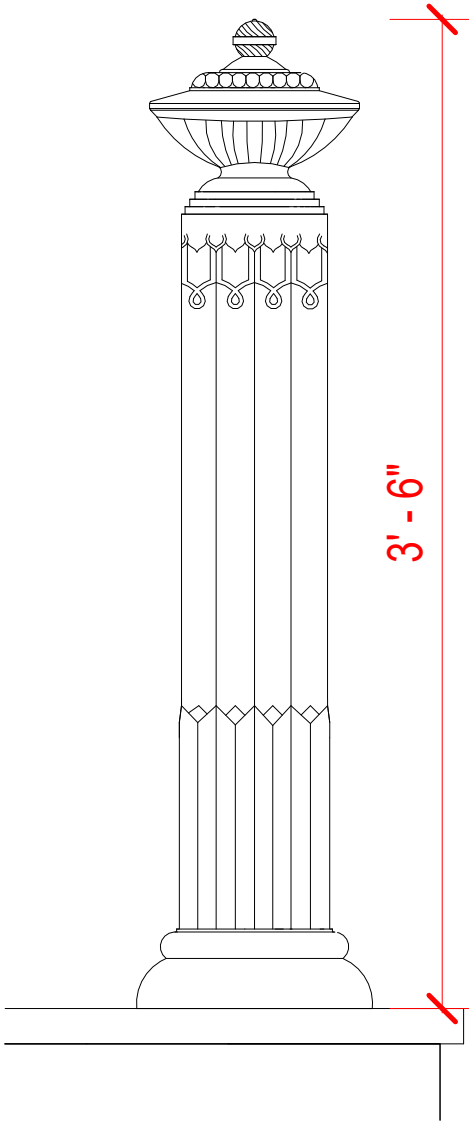
PROPOSED FACADE 56-58 WEST 12 STREET

FRONT FACADE PROPOSED RESTORATION

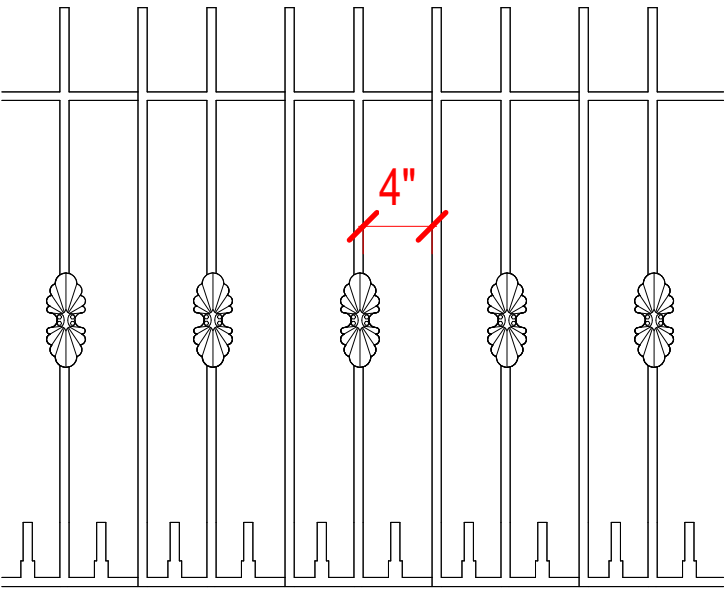
56-58 WEST 12 STREET



EXISTING NEWEL POST — 82 WEST 12TH STREET (WITHIN BLOCK)



PROPOSED NEWEL POST

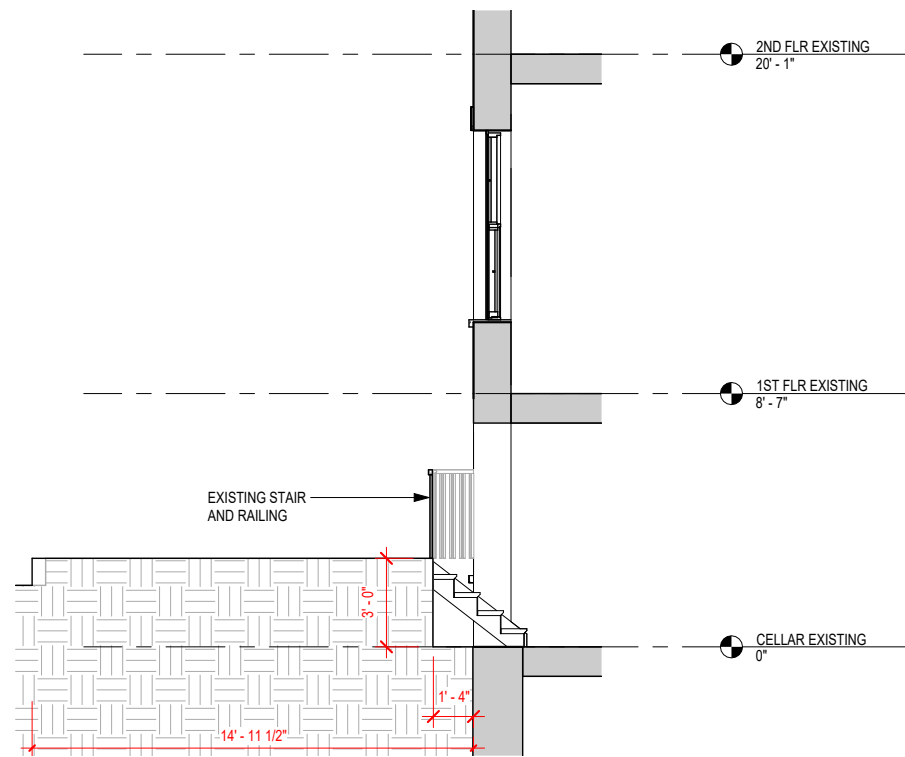


PROPOSED CAST IRON FENCE

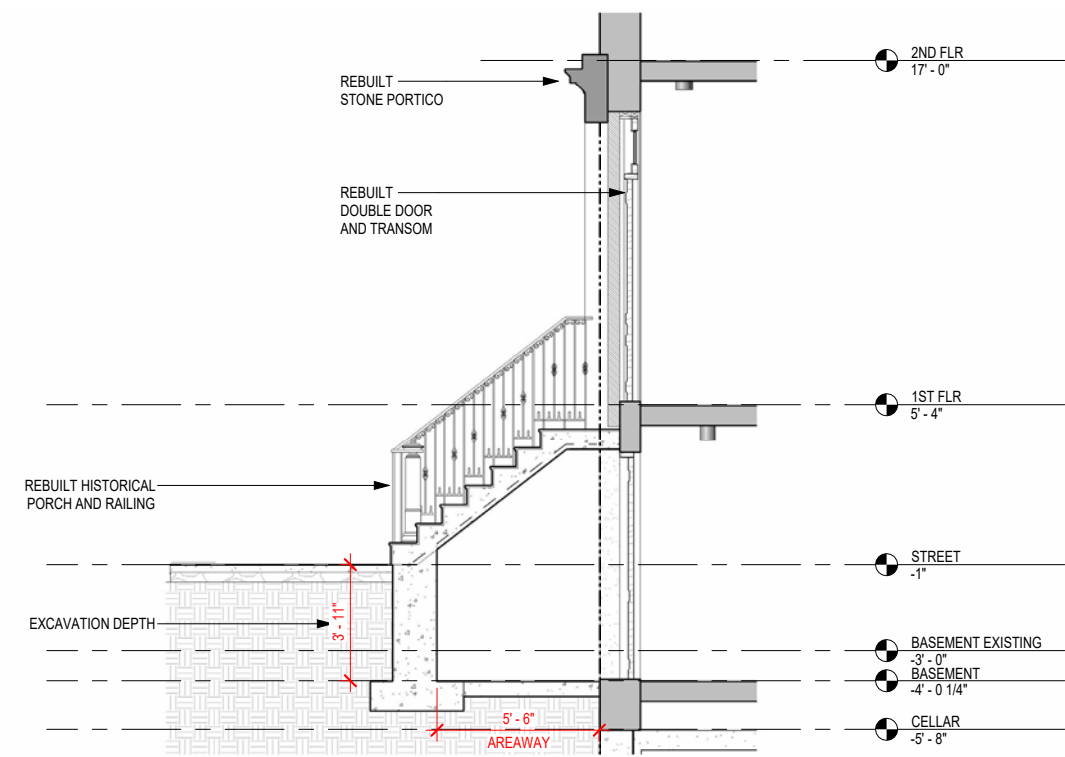
FRONT FACADE PROPOSED RESTORATION

56-58 WEST 12 STREET

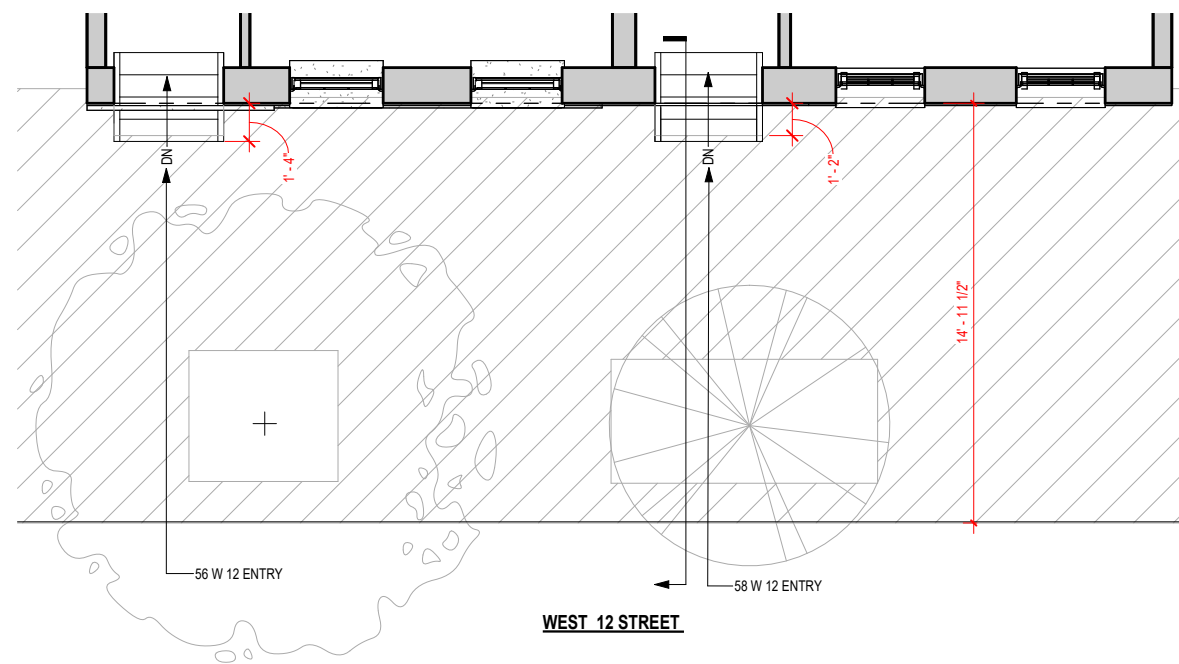
10/05/2026



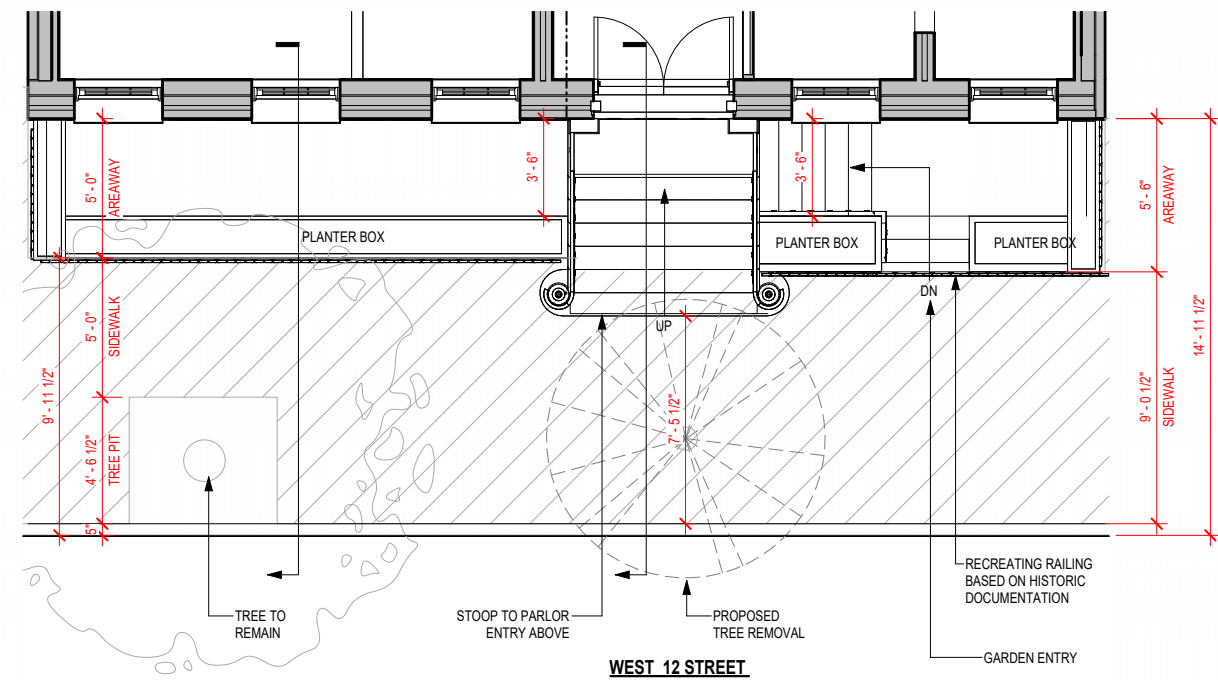
Existing Areaway Section



Proposed Areaway Section



Existing Areaway Plan



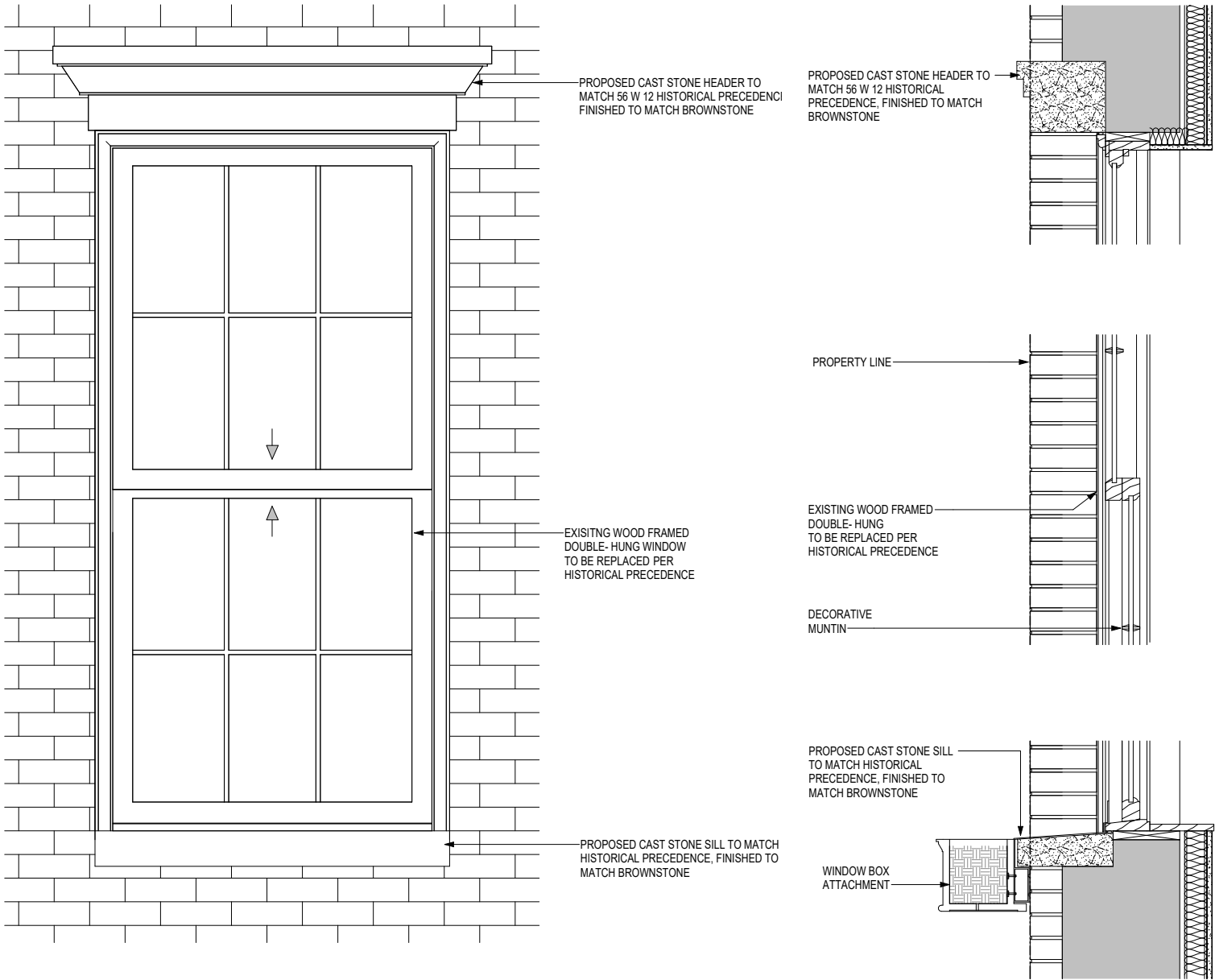
Proposed Areaway Plan

EXISTING & PROPOSED AREAWAY

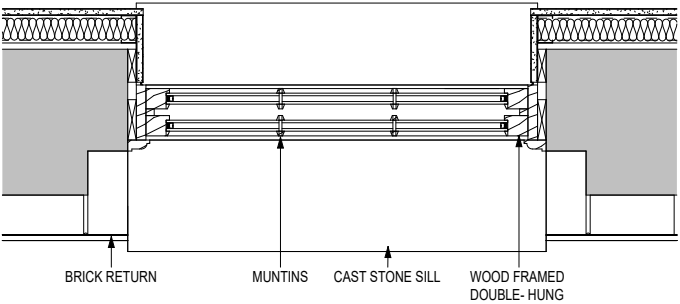
56-58 WEST 12 STREET



56 WEST 12 ST
EXISTING DOUBLE-HUNG WINDOW



PROPOSED
DOUBLE-HUNG WINDOW



FRONT FACADE PROPOSED RESTORATION

56-58 WEST 12 STREET

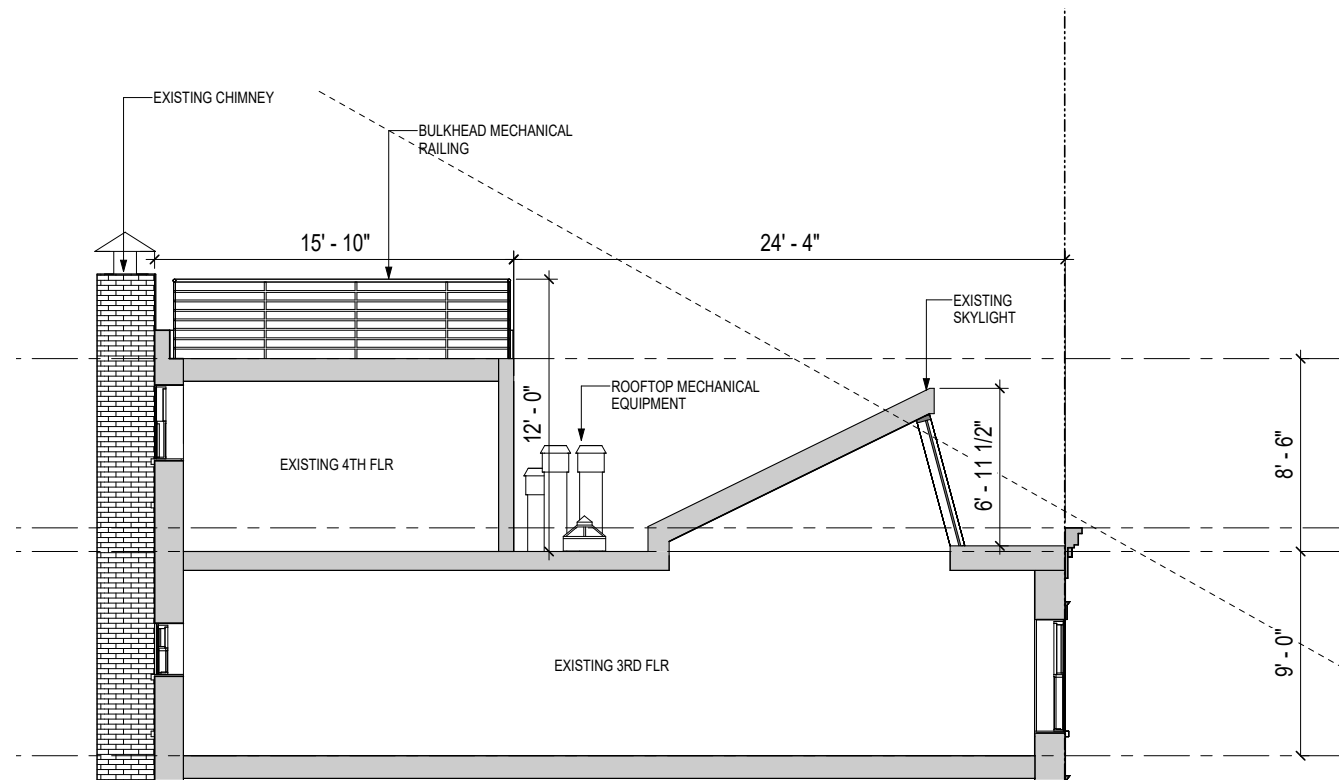


EXISTING ROOF CONDITIONS

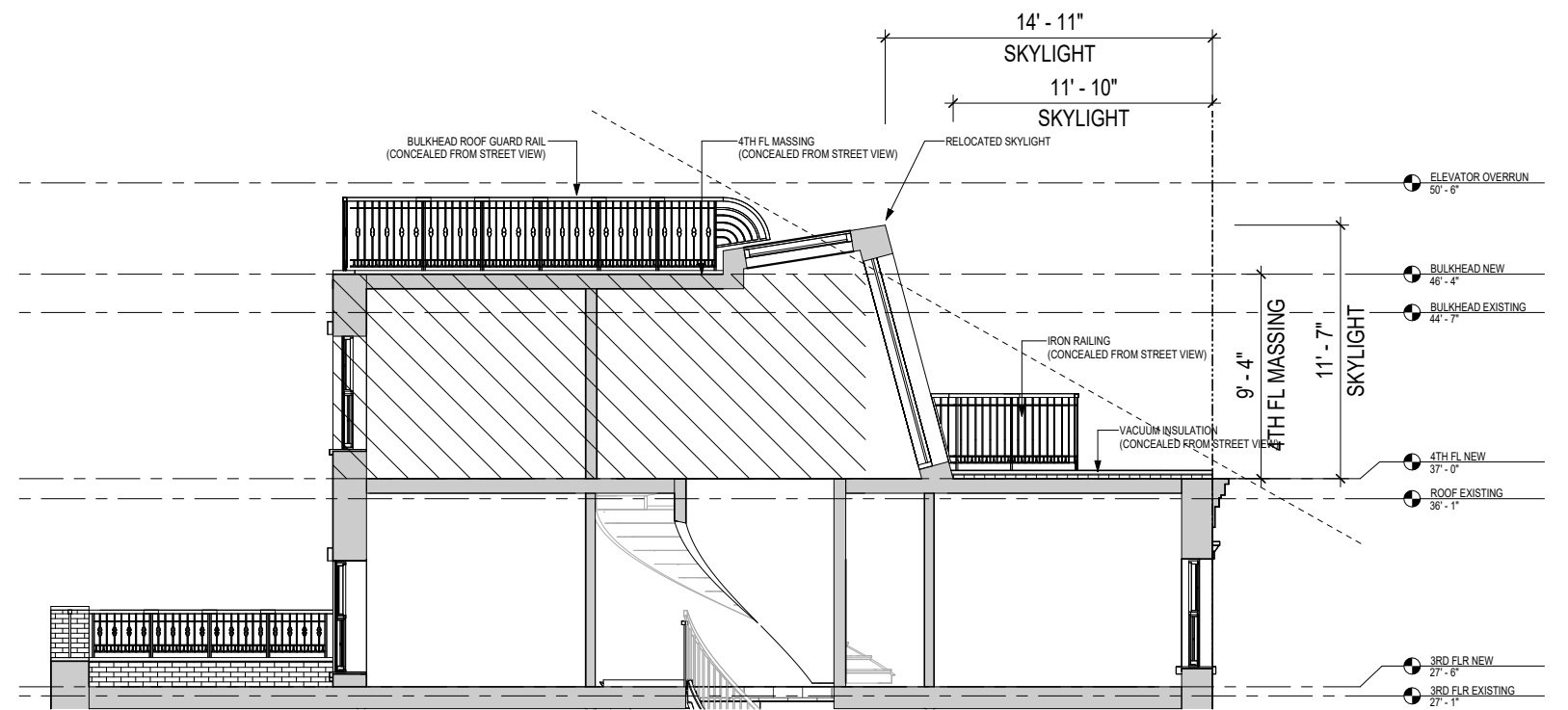
EDWARD HOPPER, CITY ROOFS 1932
GREENWICH VILLAGE ROOFTOP SIGHTLINES

EXISTING ROOF CONDITIONS

56-58 WEST 12 STREET



Existing Roof Section

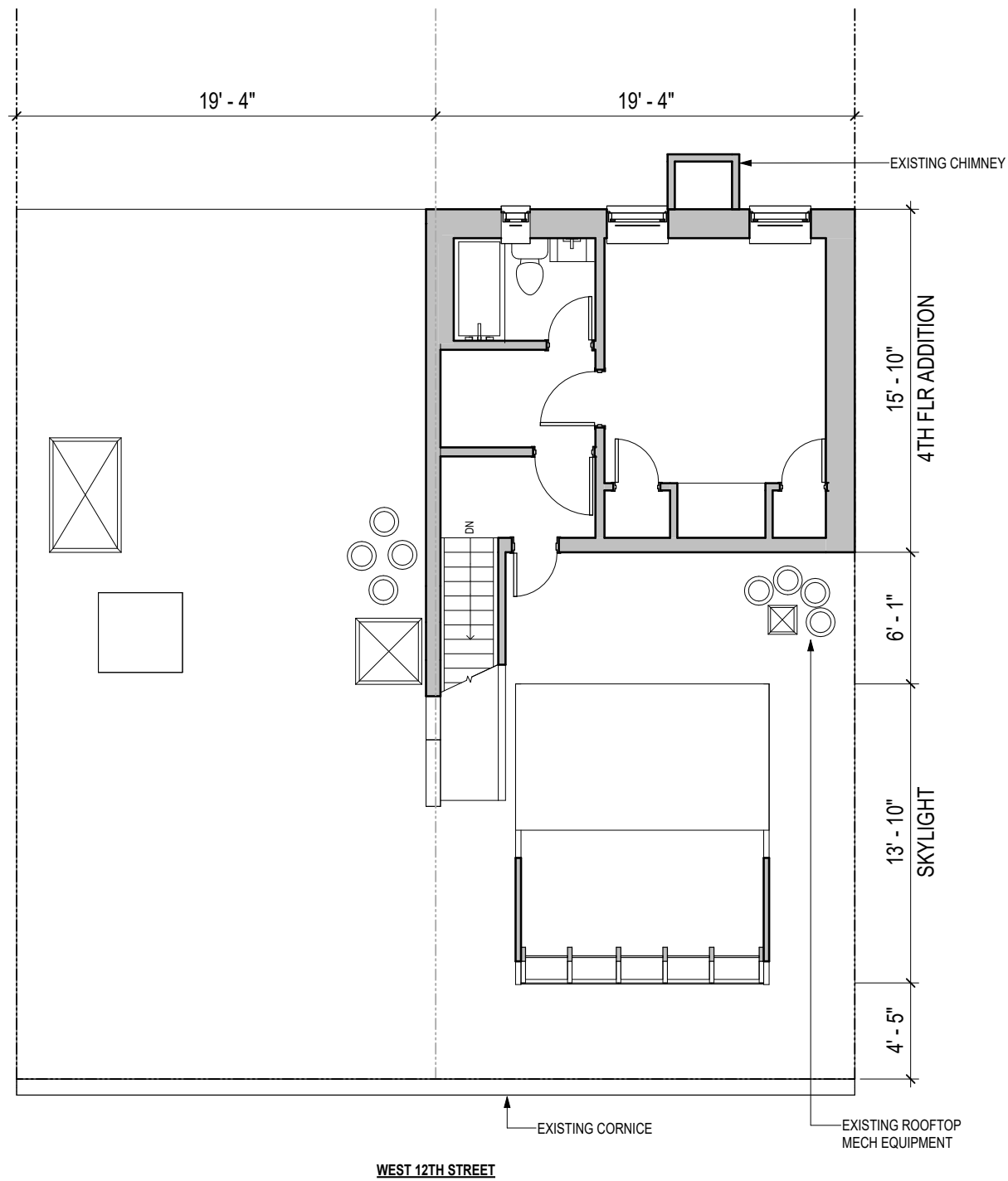


Proposed Roof Section

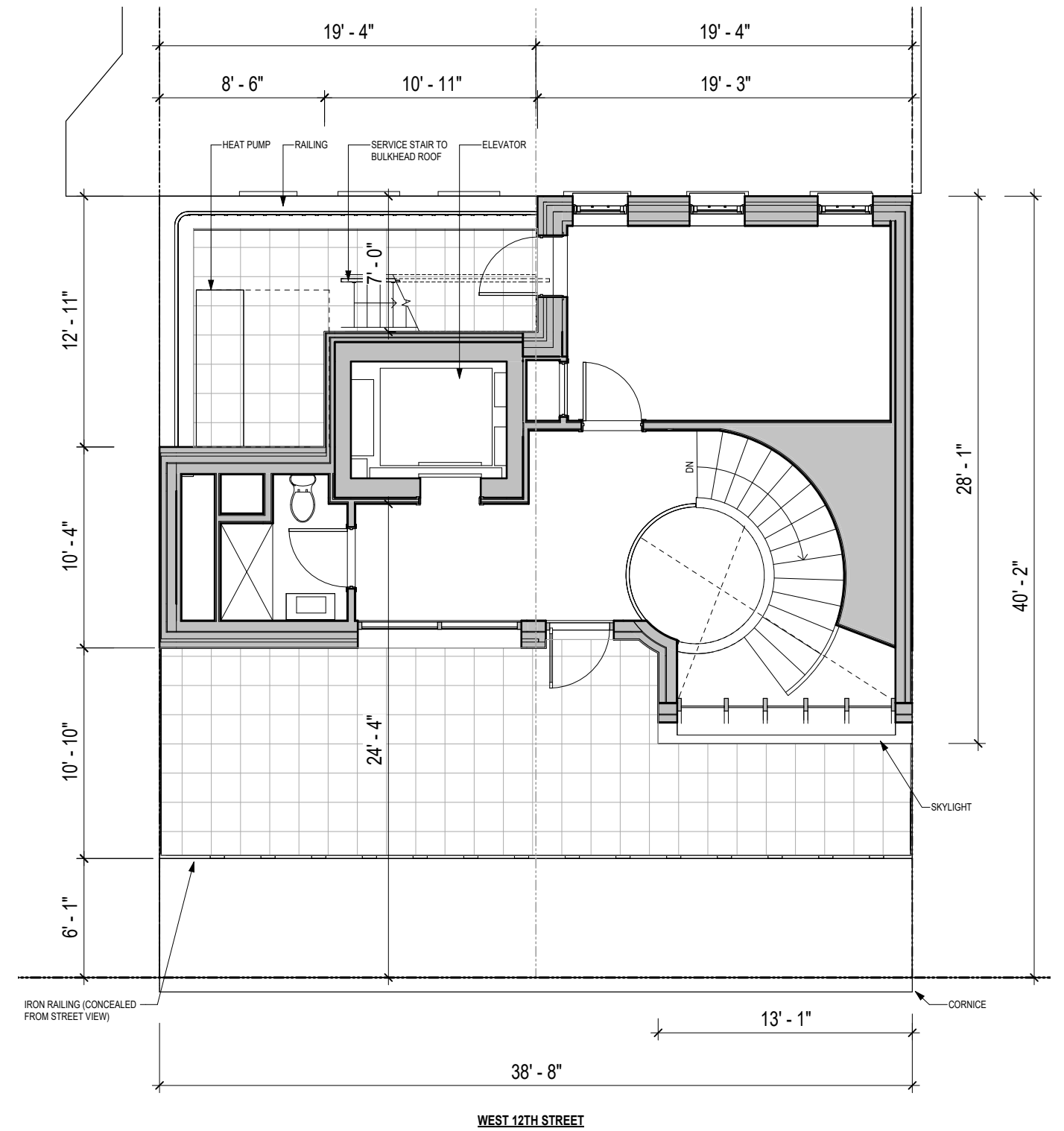
EXISTING & PROPOSED ROOF SECTION

56-58 WEST 12 STREET

10/05/2026



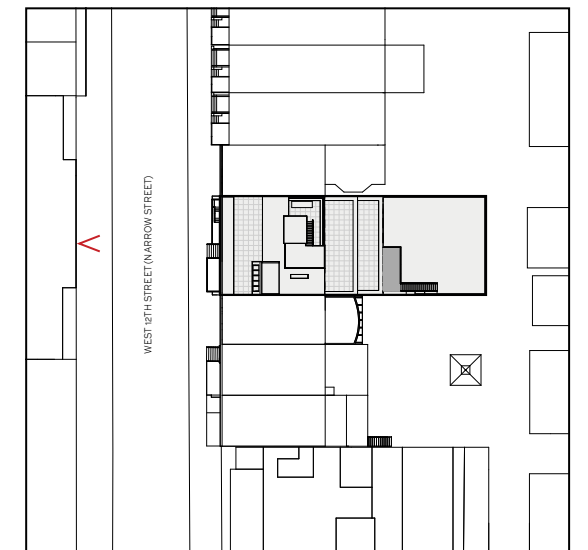
Existing Roof Plan



Proposed Fourth Floor Plan

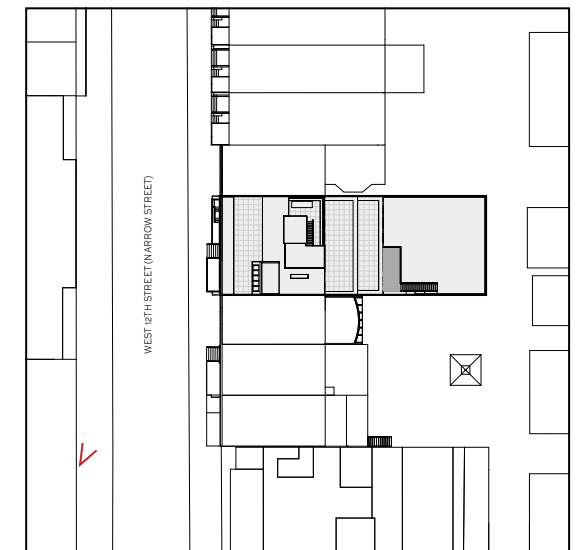
EXISTING & PROPOSED ROOF PLAN

56-58 WEST 12 STREET



VISIBILITY STUDIES - WEST 12TH STREET

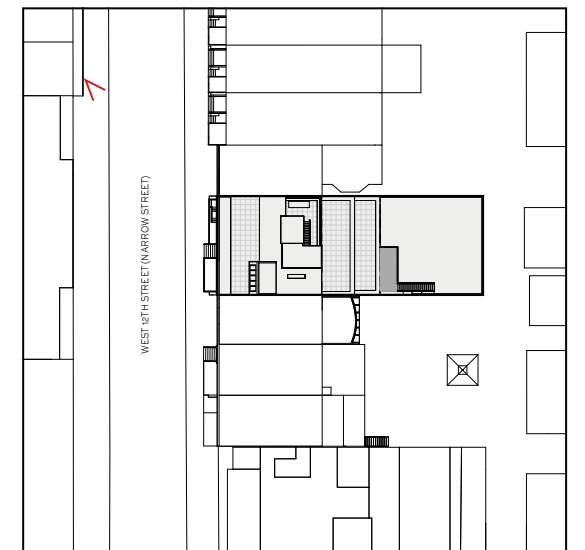
56-58 WEST 12 STREET



VISIBILITY STUDIES - WEST 12TH STREET LOOKING EAST TOWARDS 5TH AVENUE

56-58 WEST 12 STREET

10/05/2026



VISIBILITY STUDIES - WEST 12TH STREET LOOKING WEST TOWARDS 6TH AVENUE

56-58 WEST 12 STREET

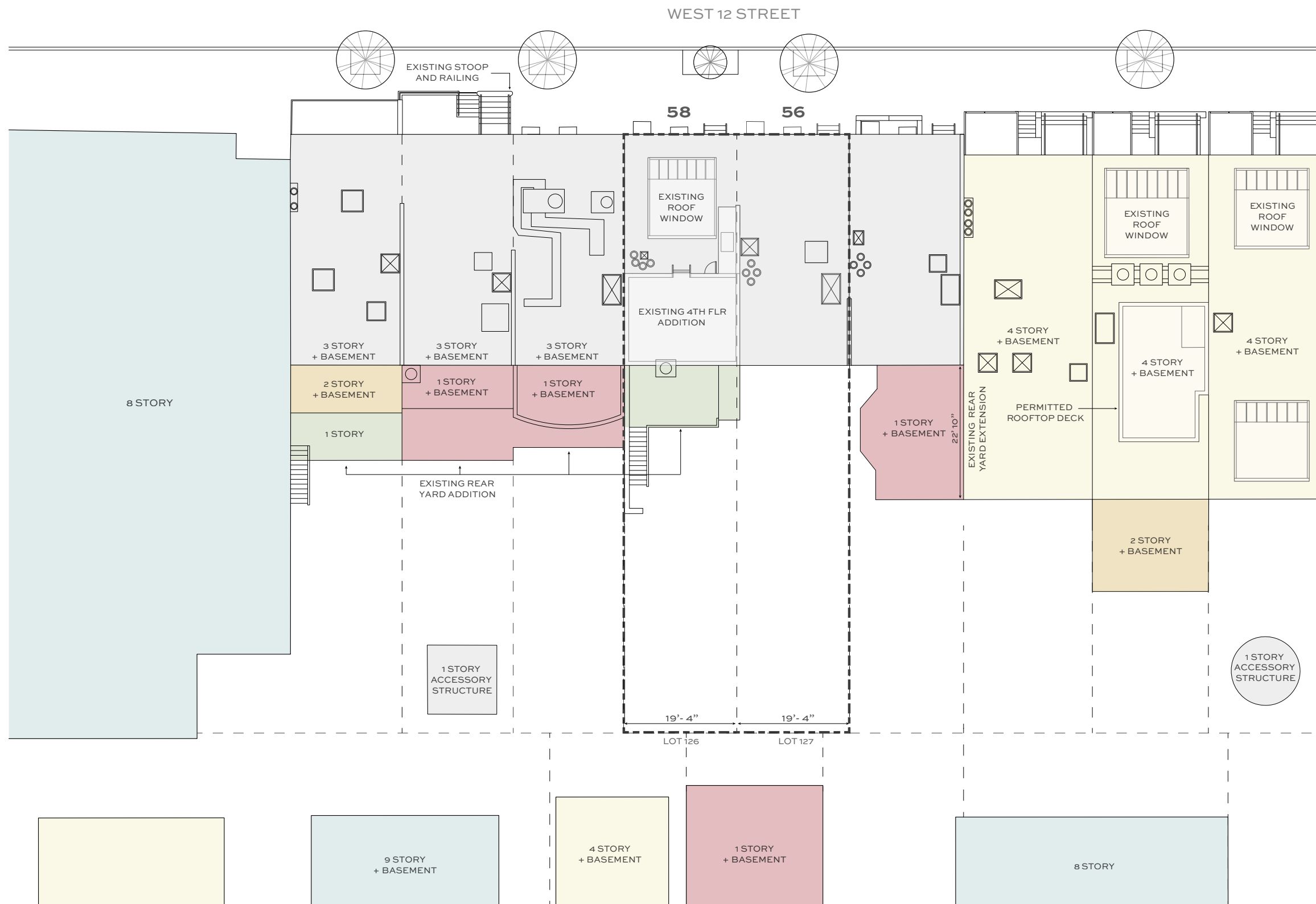
10/05/2026



BLOCK ANALYSIS & REAR YARD ADDITIONS

56-58 WEST 12 STREET

10/05/2026



BLOCK ANALYSIS & REAR YARD ADDITIONS (EXISTING)

56-58 WEST 12 STREET

10/05/2026



EXISTING REAR FACADE AND NEIGHBORING BUILDINGS

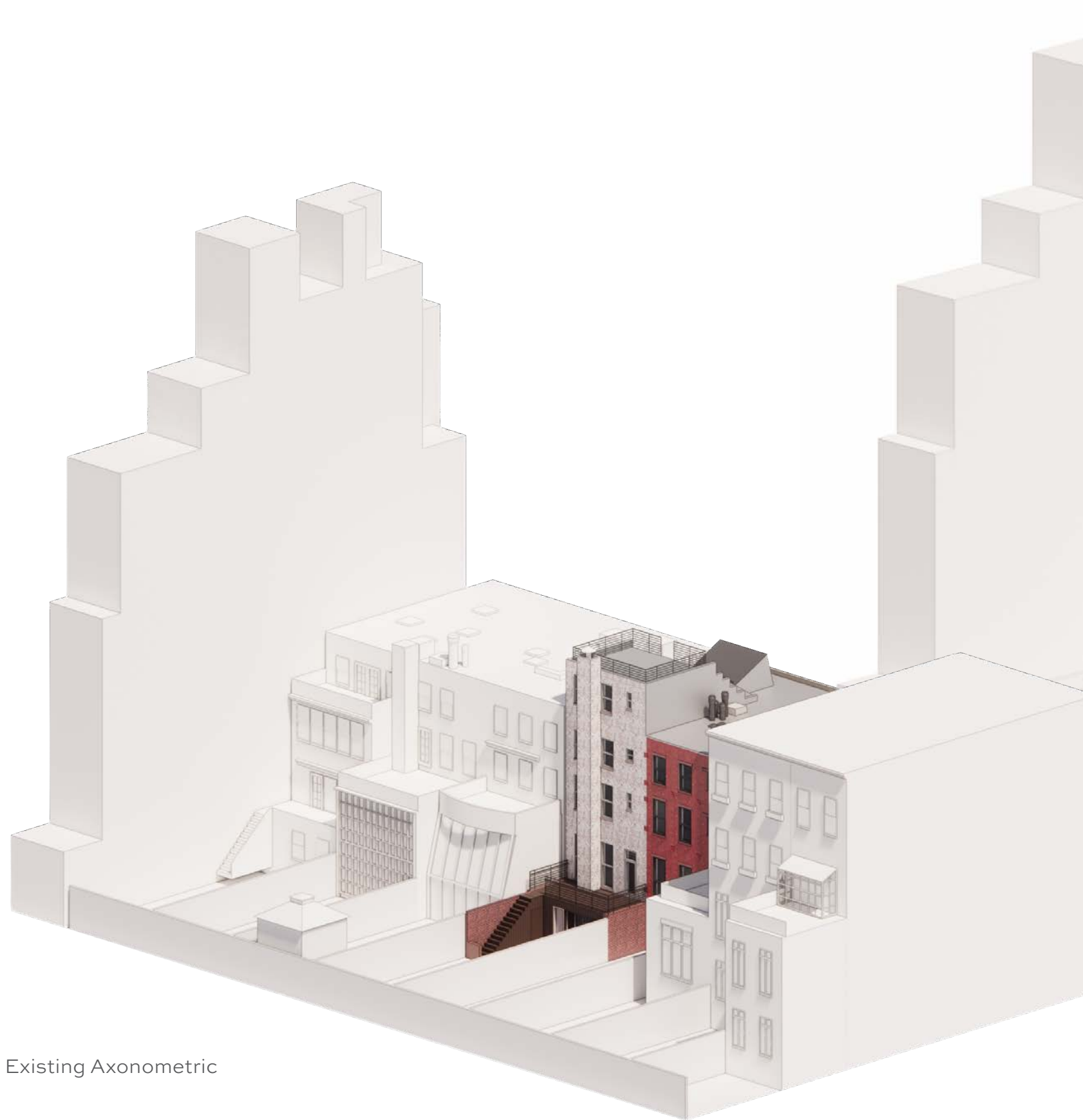
56-58 WEST 12 STREET



EXISTING REAR FACADE & NEIGHBORING BUILDINGS

56-58 WEST 12 STREET

10/05/2026



Existing Axonometric



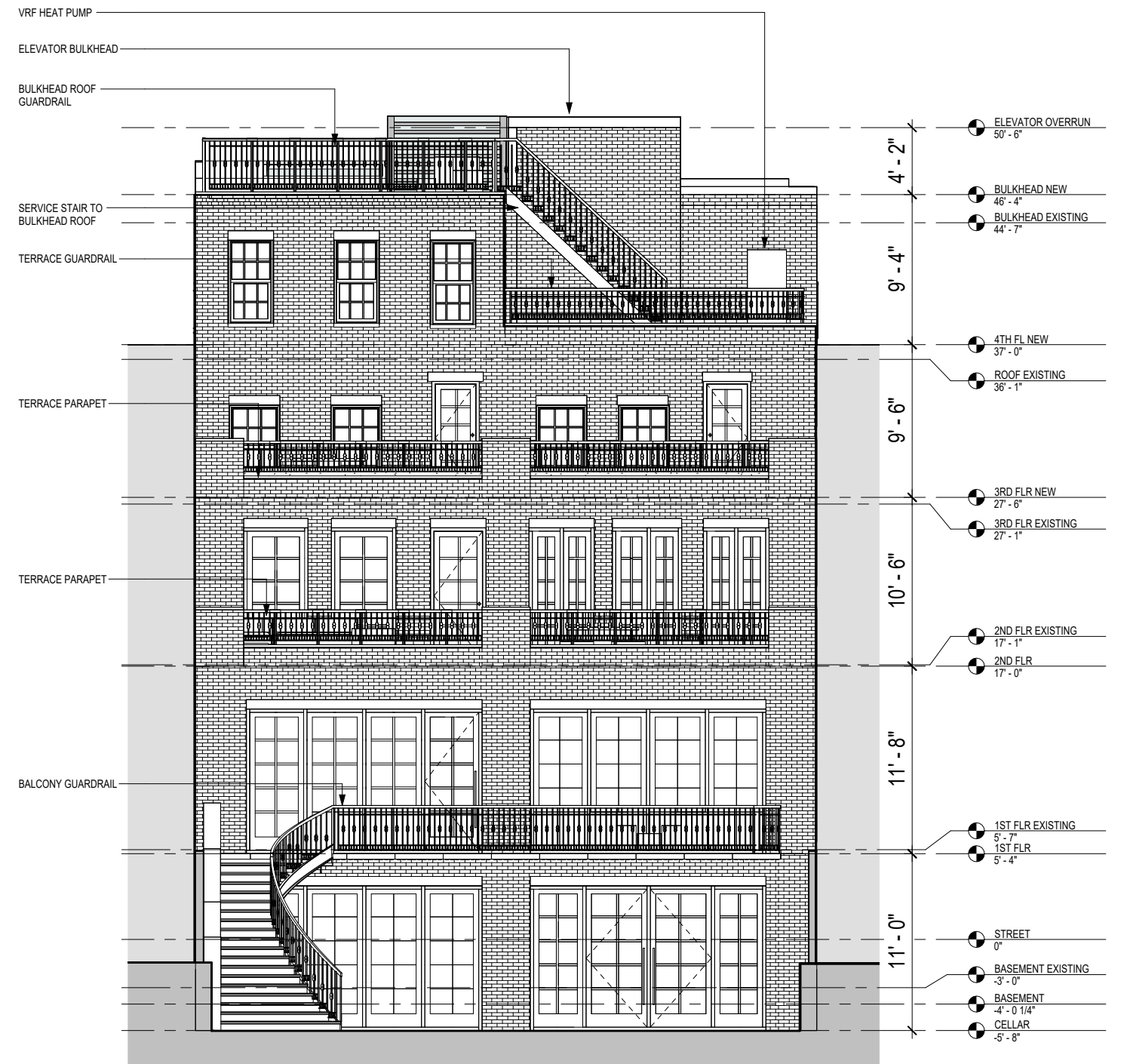
Proposed Axonometric

EXISTING & PROPOSED REAR AXONS

56-58 WEST 12 STREET



Existing Rear Elevation



Proposed Rear Elevation

EXISTING & PROPOSED REAR ELEVATIONS

56-58 WEST 12 STREET

10/05/2026