

March 5, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-06085

**299 West 12th Street (aka 614 Hudson Street) – Greenwich  
Village Historic District  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 812 3265 0627

**Passcode:** 225184

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.



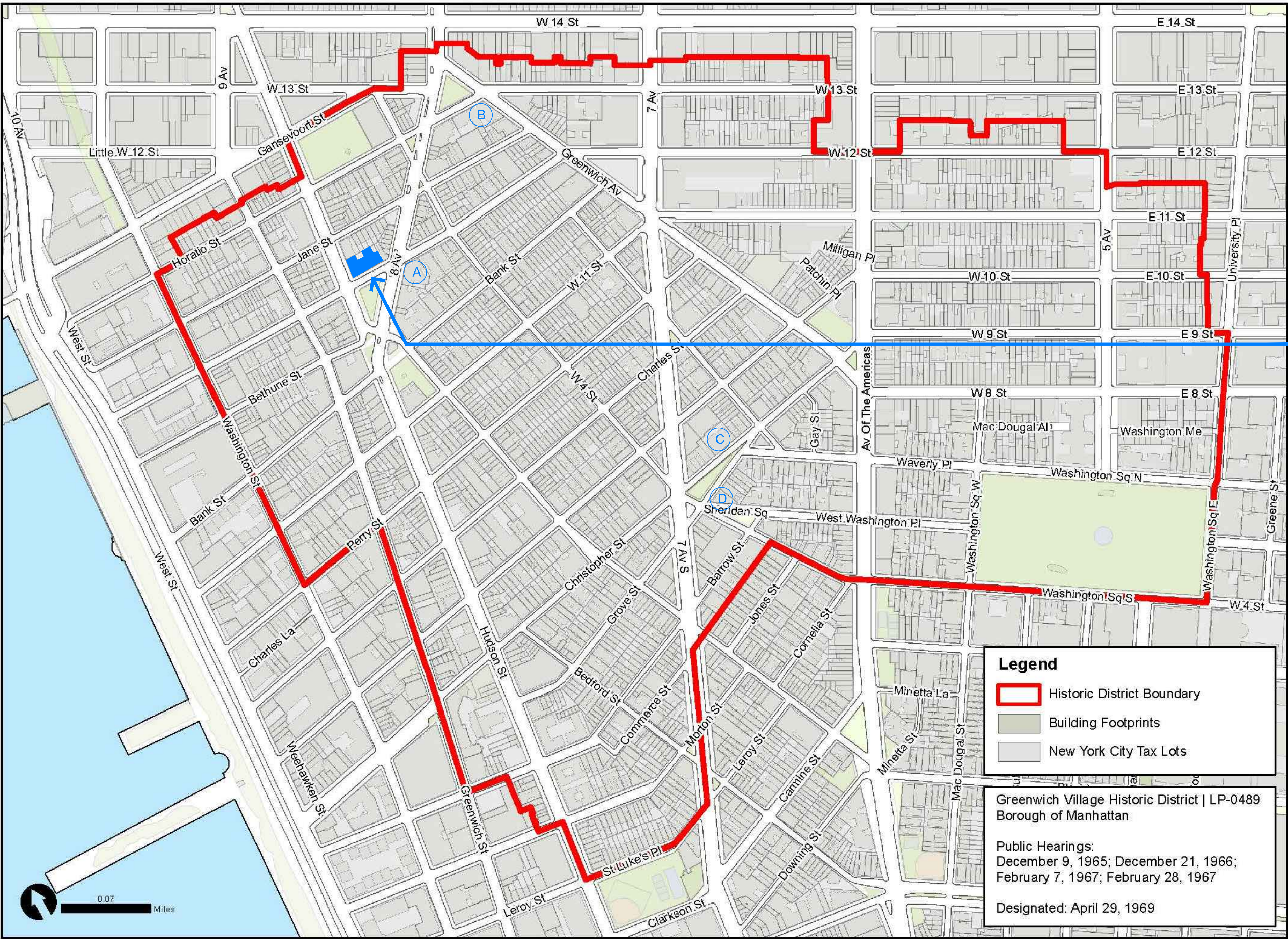
299 WEST 12 STREET PENTHOUSE A, NEW YORK, NY 10014  
LPC PUBLIC HEARING - PRESENTATION DRAWINGS

FEBRUARY 6TH, 2024

GORDON  
KAHN  
ARCHITECTS

Greenwich Village Historic District | LP-0489

NYC Landmarks Preservation Commission



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



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

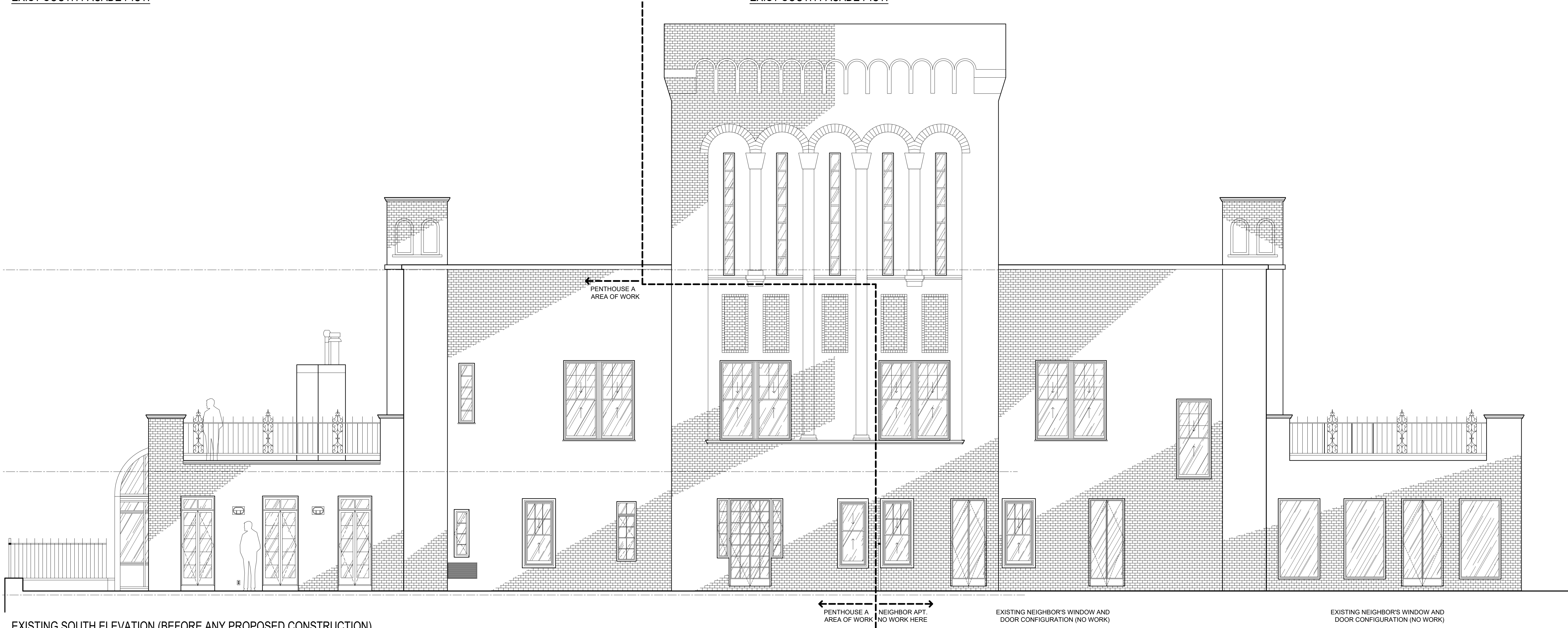
FEBRUARY 6TH, 2024



EXIST SOUTH FACADE PICT.



EXIST SOUTH FACADE PICT.



EXISTING SOUTH ELEVATION (BEFORE ANY PROPOSED CONSTRUCTION)



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

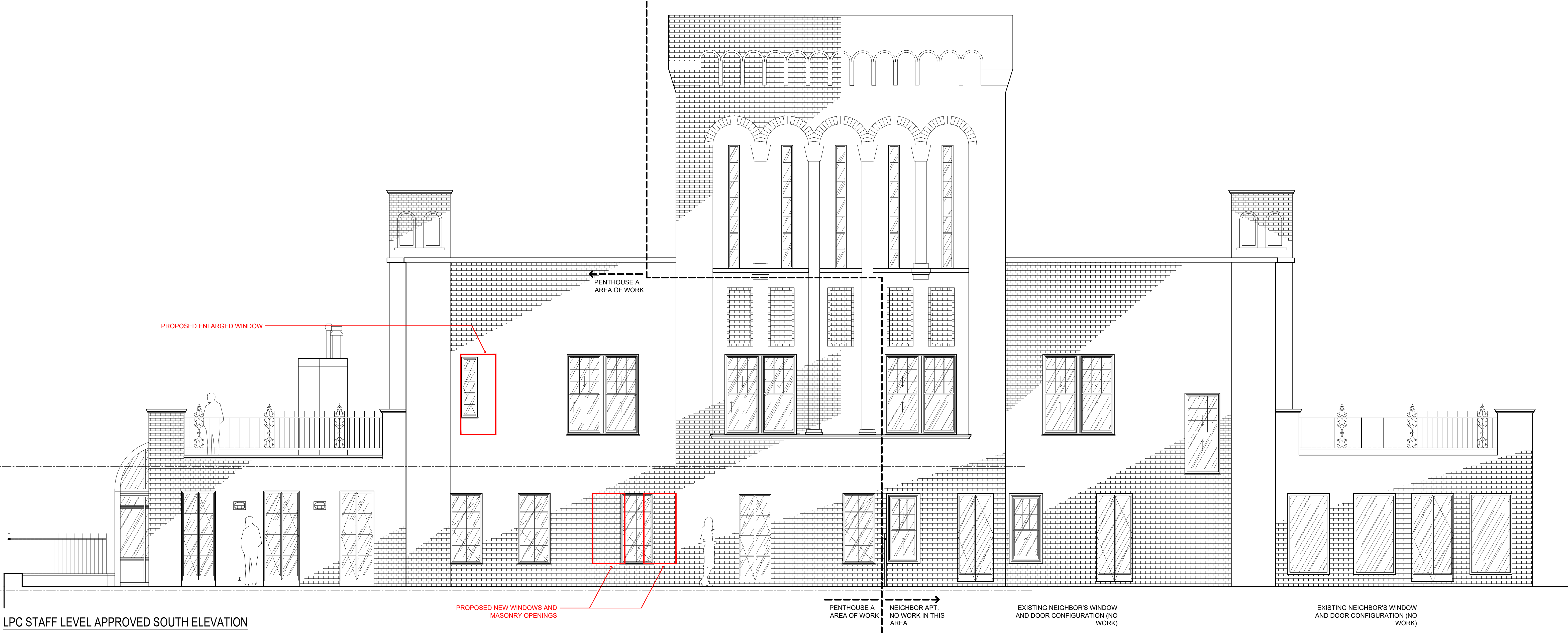
FEBRUARY 6TH, 2024



EXIST SOUTH FACADE PICT.



EXIST SOUTH FACADE PICT.



LPC STAFF LEVEL APPROVED SOUTH ELEVATION



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

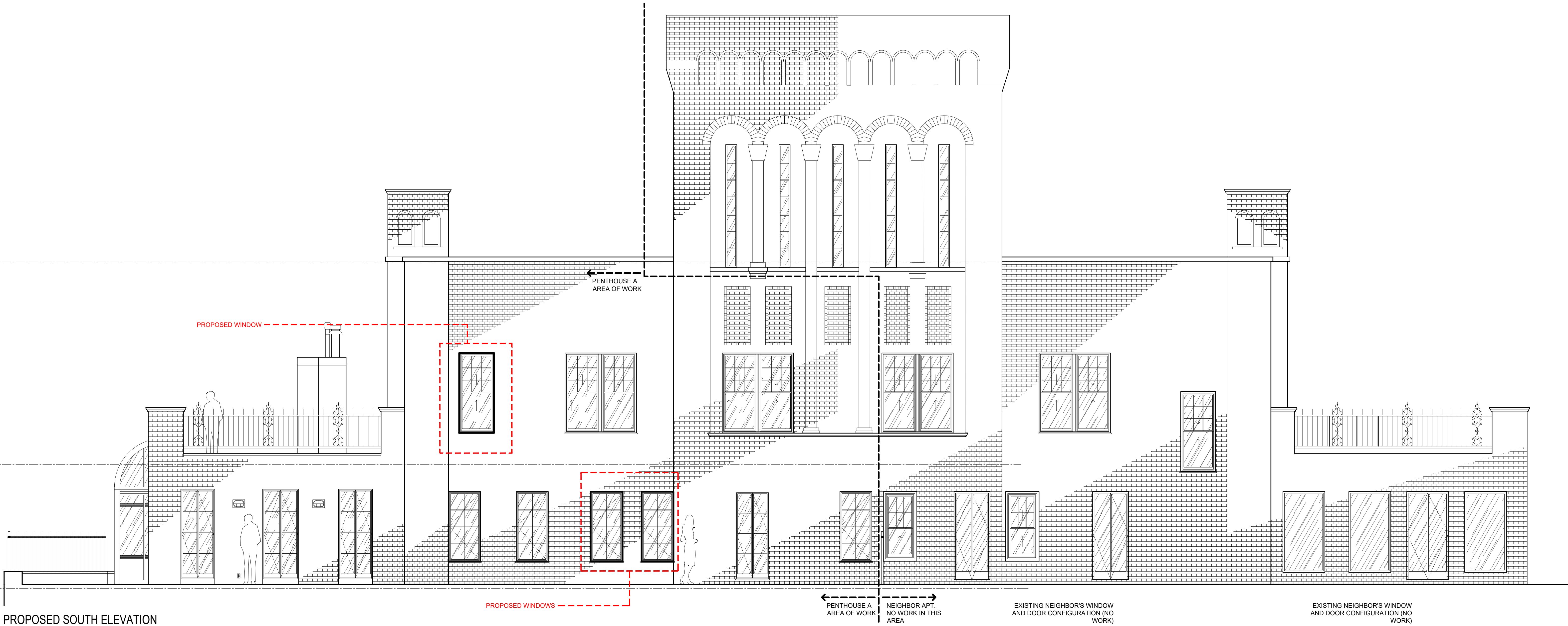
FEBRUARY 6TH, 2024



EXIST SOUTH FACADE PICT.



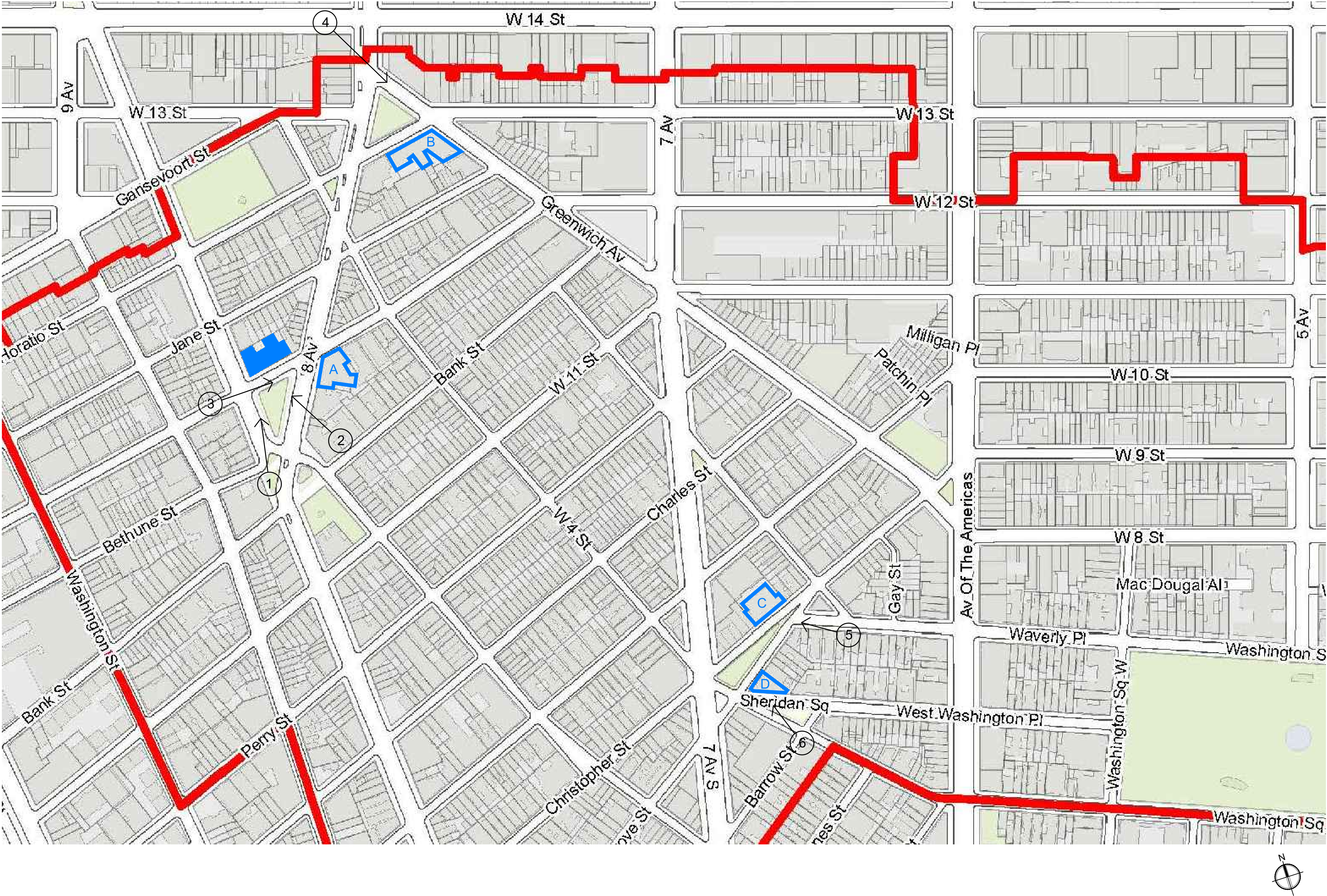
EXIST SOUTH FACADE PICT.





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

FEBRUARY 6TH, 2024



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

299 WEST 12TH STREET PHA

- 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)

LEGEND FOR PICTURES  
IN SHEET A-301:

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



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

FEBRUARY 6TH, 2024

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)



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

FEBRUARY 6TH, 2024



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)



299 WEST 12 STREET PENTHOUSE A, NEW YORK, NY 10014  
LPC PUBLIC HEARING - PRESENTATION DRAWINGS  
FEBRUARY 6TH, 2024  
HISTORICAL AND CURRENT BUILDING PICTURES  
OF 299 WEST 12TH STREET





March 5, 2024  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-24-06085**

**299 West 12th Street (aka 614 Hudson Street) – Greenwich  
Village Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 812 3265 0627

**Passcode:** 225184

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.