

# 224 12TH AVENUE (TERMINAL STORES BUILDING) LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING

## AGENDA

- 1.00 HISTORIC PRECEDENT/OVERVIEW
- 2.00 PROPOSED ROOF PLAN
- 3.00 LOCATION OF PROPOSED ELEVATOR PENTHOUSE EXTENSION
- 4.00 SITE MAP/AERIAL VIEW/LOCATIONS OF NEIGHBORHOOD VIEWS
- 5.00 NEIGHBORHOOD VIEWS
- 6.00 BUILDING ELEVATIONS
- 6.10 BUILDING ELEVATIONS
- 7.00 ROOF TOP MOCK-UPS
- 8.00 ELEVATOR PENTHOUSE FLOOR PLANS & SECTION
- 9.00 ELEVATOR PENTHOUSE ELEVATIONS

**WINDIGO**  
Architecture, LLC

914 Mt. Kemble Avenue  
Morristown, NJ 07960  
973 425 7680  
www.windigodesign.com

OWNER::

WATERFRONT NY, L.P.

220 - 224 12th AVENUE  
NEW YORK, NY 1001

LOCATION::

TERMINAL STORES BUILDING

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DATE::

NOVEMBER 16 ,  
2015

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# HISTORIC PRECEDENT | OVERVIEW



HISTORIC OVERVIEW | ROOF PLAN | BUILDING PHOTOGRAPHS | SITE MAP | NEIGHBORHOOD VIEWS | BUILDING ELEVATIONS | ROOFTOP MOCK-UPS | PENTHOUSE DRAWINGS

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**ELEVATOR PENTHOUSE EXTENSION**  
COMMUNITY BOARD 4

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# ROOF PLAN | OVERVIEW



HISTORIC OVERVIEW | **ROOF PLAN** | BUILDING PHOTOGRAPHS | SITE MAP | NEIGHBORHOOD VIEWS | BUILDING ELEVATIONS | ROOFTOP MOCK-UPS | PENTHOUSE DRAWINGS

# LOCATION OF PROPOSED ELEVATOR PENTHOUSE EXTENSION



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SITE MAP | AERIAL VIEW | LOCATION OF NEIGHBORHOOD VIEWS



-  VIEWS WHERE PENTHOUSE IS VISIBLE
-  VIEWS WHERE PENTHOUSE IS NOT VISIBLE

BUILDING PHOTOGRAPH

LOCATION OF PROPOSE ELEVATOR PENTHOUSE VERTICAL EXTENSIONS

BUILDING AREA

HISTORIC OVERVIEW | ROOF PLAN | BUILDING PHOTOGRAPHS | [SITE MAP](#) | NEIGHBORHOOD VIEWS | BUILDING ELEVATIONS | ROOFTOP MOCK-UPS | PENTHOUSE DRAWINGS

## NEIGHBORHOOD VIEWS



1. BLDG 6 VIEW FROM W.29TH ST AND 11TH AVE



2. BLDG 6 VIEW FROM W.30TH ST AND 11TH AVE



3. BLDG 6 VIEW FROM THE HIGHLINE AT W.30TH



4. BLDG 6 VIEW FROM 12TH AVENUE BETWEEN W.28TH AND W.29TH ST



5. BLDG 6 VIEW FROM W.28TH STREET

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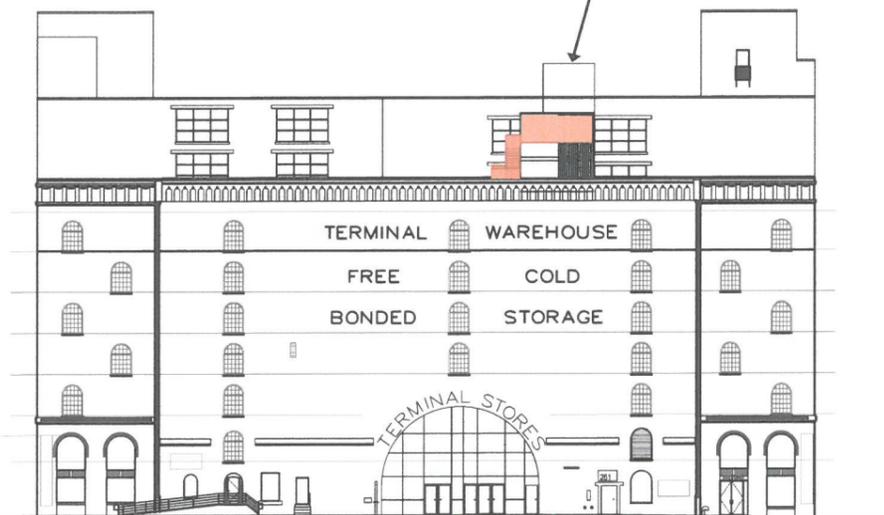
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# BUILDING ELEVATIONS

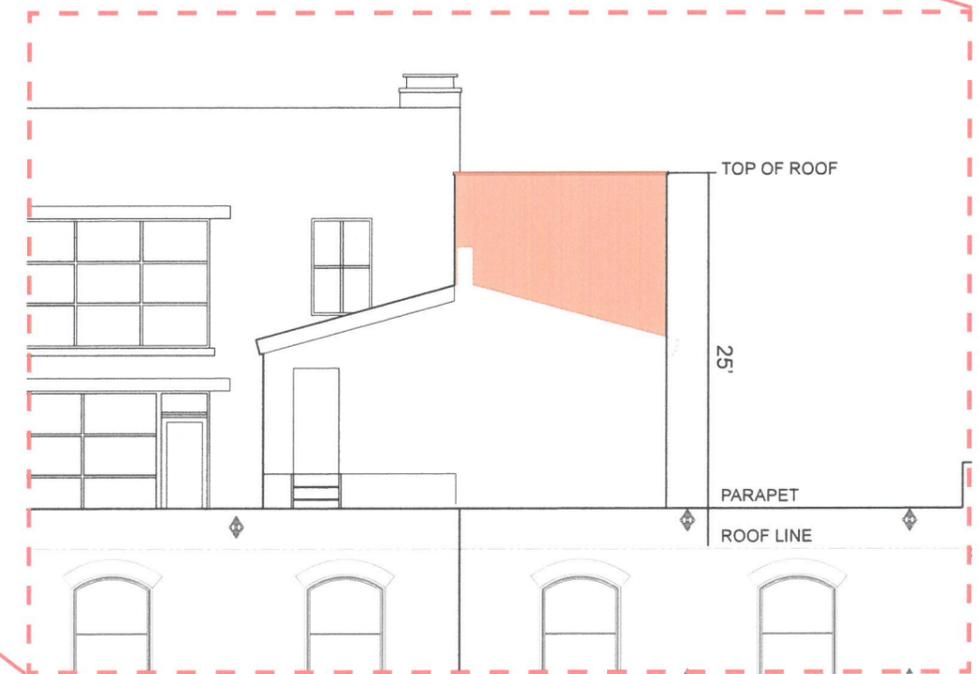


**NORTH ELEVATION**

**NOTE:**  
ELEVATOR PENTHOUSE NOT VISIBLE FROM EAST ELEVATION. THE VIEW IS BLOCKED FROM BUILDING 3 - 8TH AND 9TH FLOOR.



**EAST ELEVATION**



**ENLARGED NORTH ELEVATION**

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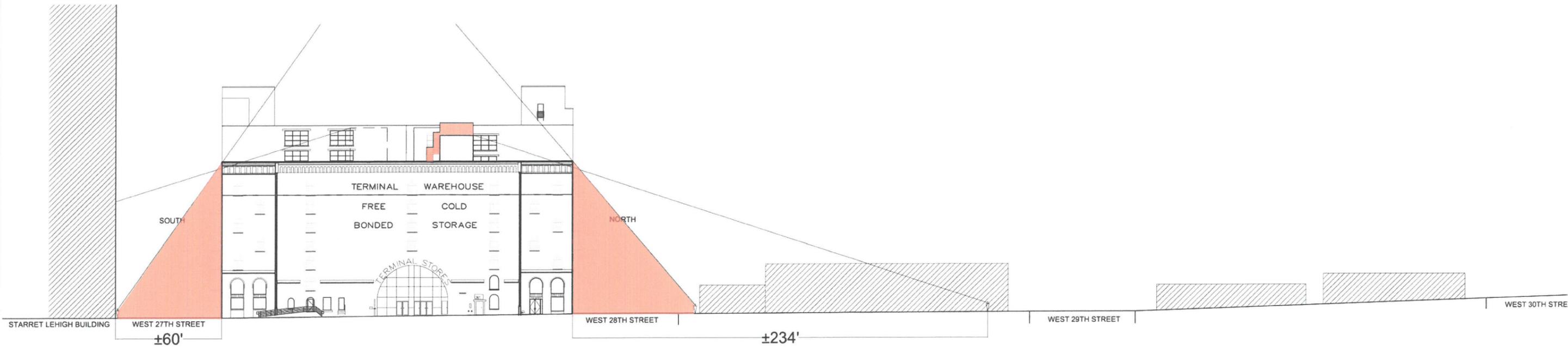
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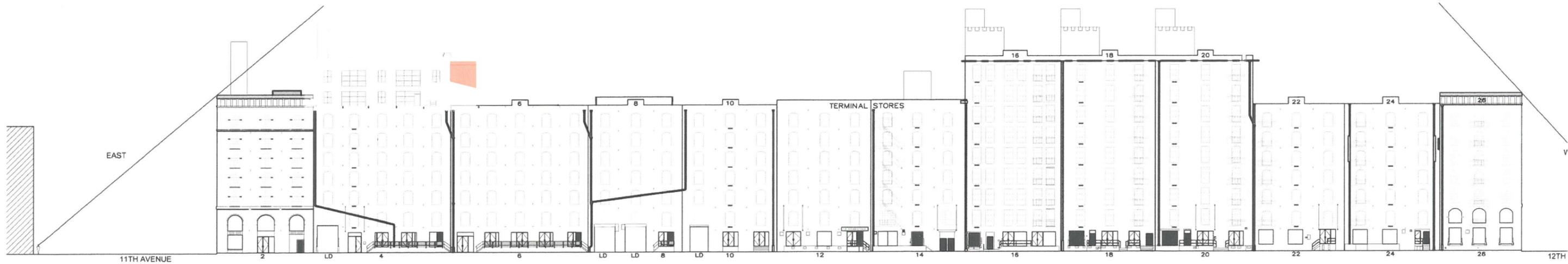
# BUILDING ELEVATIONS | SIGHT LINE DRAWINGS



**EAST ELEVATION**

**NOTE:**  
ELEVATOR PENTHOUSE IS NOT VISIBLE FROM THE SOUTH, DUE TO THE CLOSE PROXIMITY TO A TALLER NEIGHBORING STARRETT LEHIGH BUILDING AND THE TALLER 9-STORY BUILDING SECTION 3.

**NOTE:**  
ELEVATOR PENTHOUSE IS VISIBLE FROM THE NORTH WHEN VIEWER IS APPROXIMATELY 234' FEET AWAY FROM THE BUILDING. ANY OBSTRUCTIONS WILL NOT PERMIT TO BE VISIBLE.



**NORTH ELEVATION**

**NOTE:**  
ELEVATOR PENTHOUSE IS NOT VISIBLE FROM THE EAST OR WEST OF THE BUILDING.

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## ROOFTOP MOCK-UPS



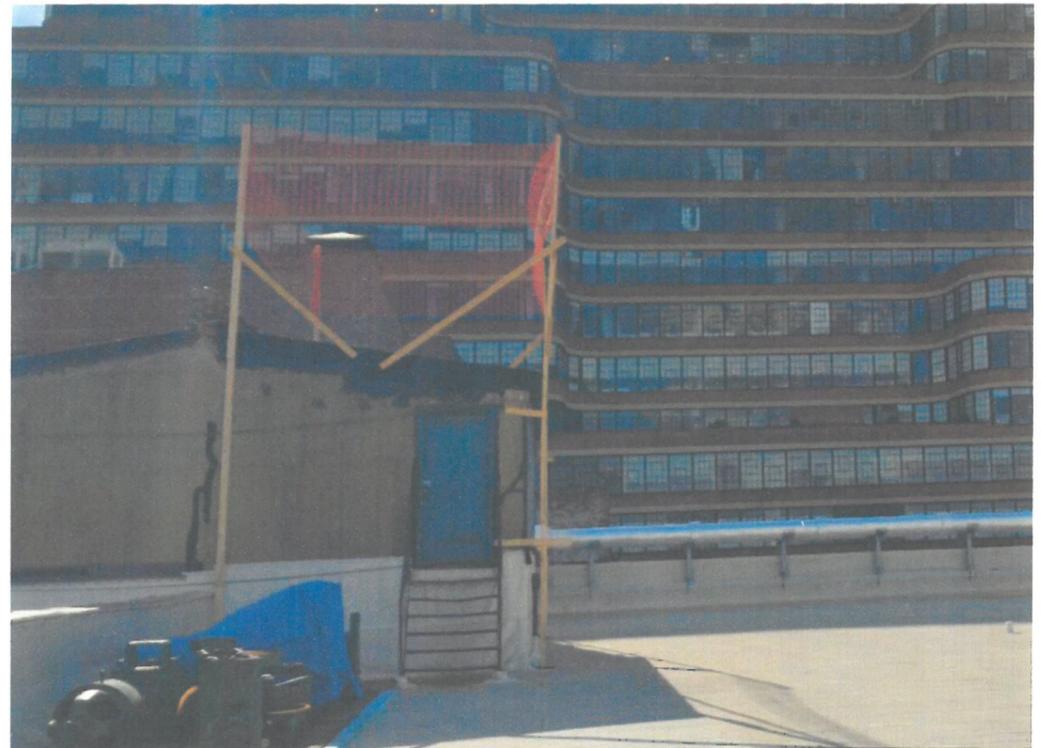
BUILDING 6 LOOKING NORTHEAST



BUILDING 4 LOOKING WEST



BUILDING 4 LOOKING SOUTH



BUILDING 6 LOOKING SOUTH

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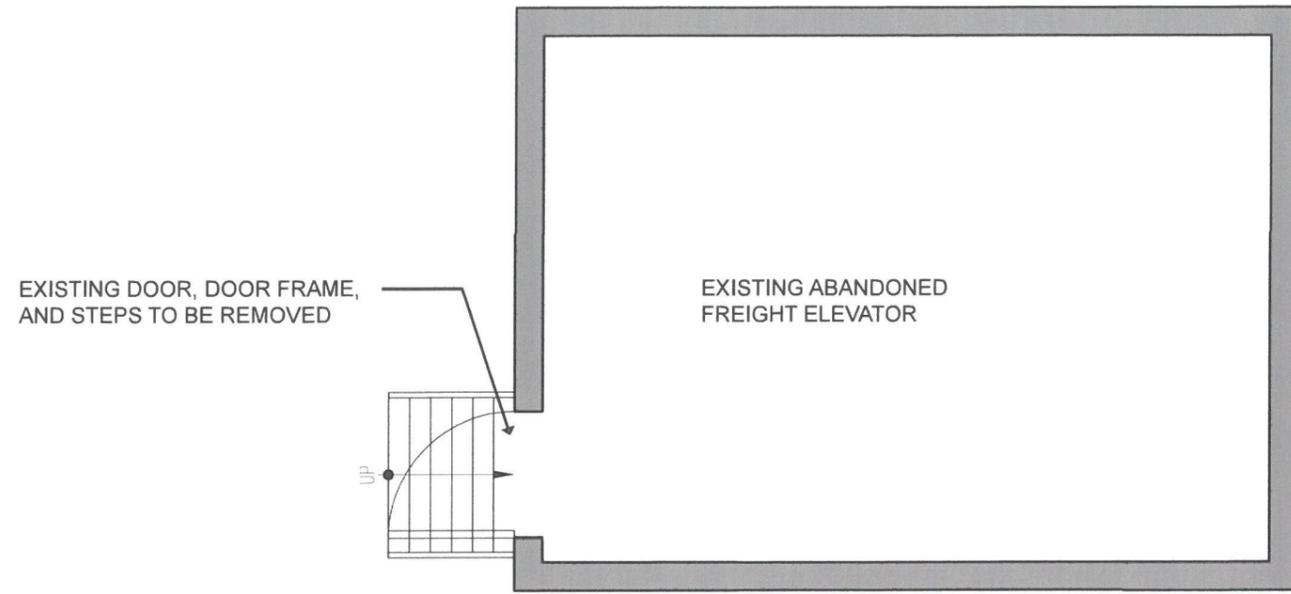
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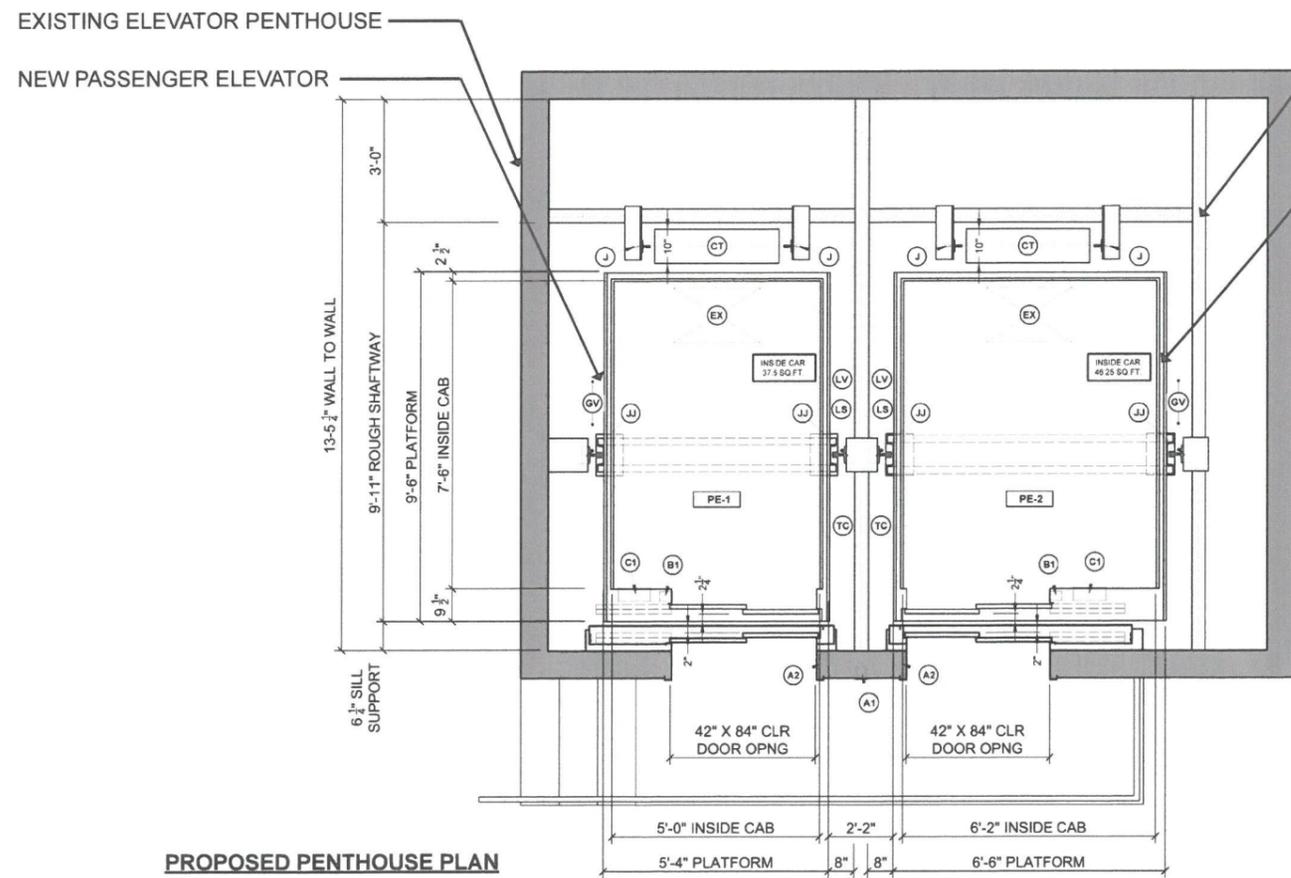
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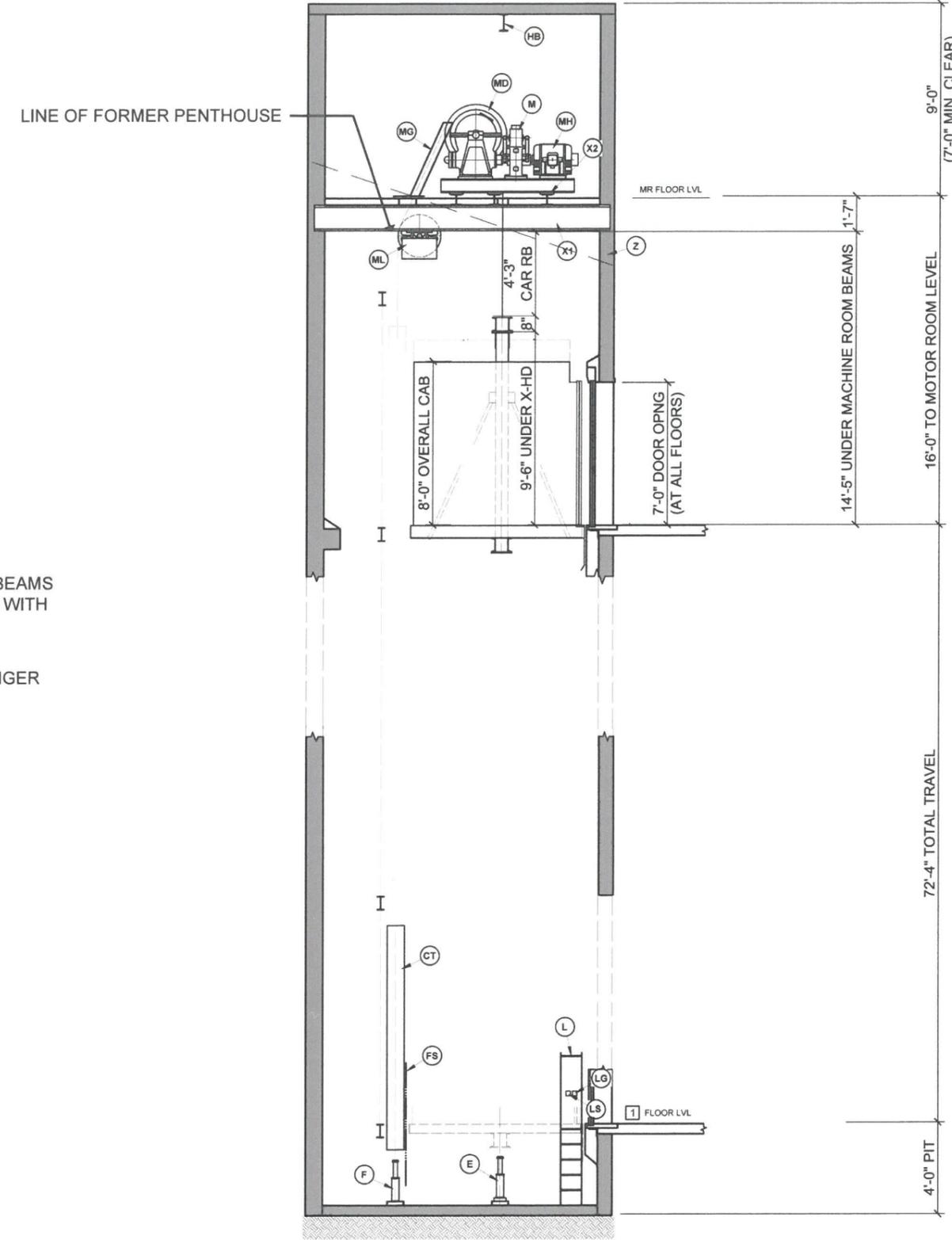
# ELEVATOR PENTHOUSE FLOOR PLANS & SECTION



**EXISTING PENTHOUSE PLAN**



**PROPOSED PENTHOUSE PLAN**



**ELEVATOR SECTION**

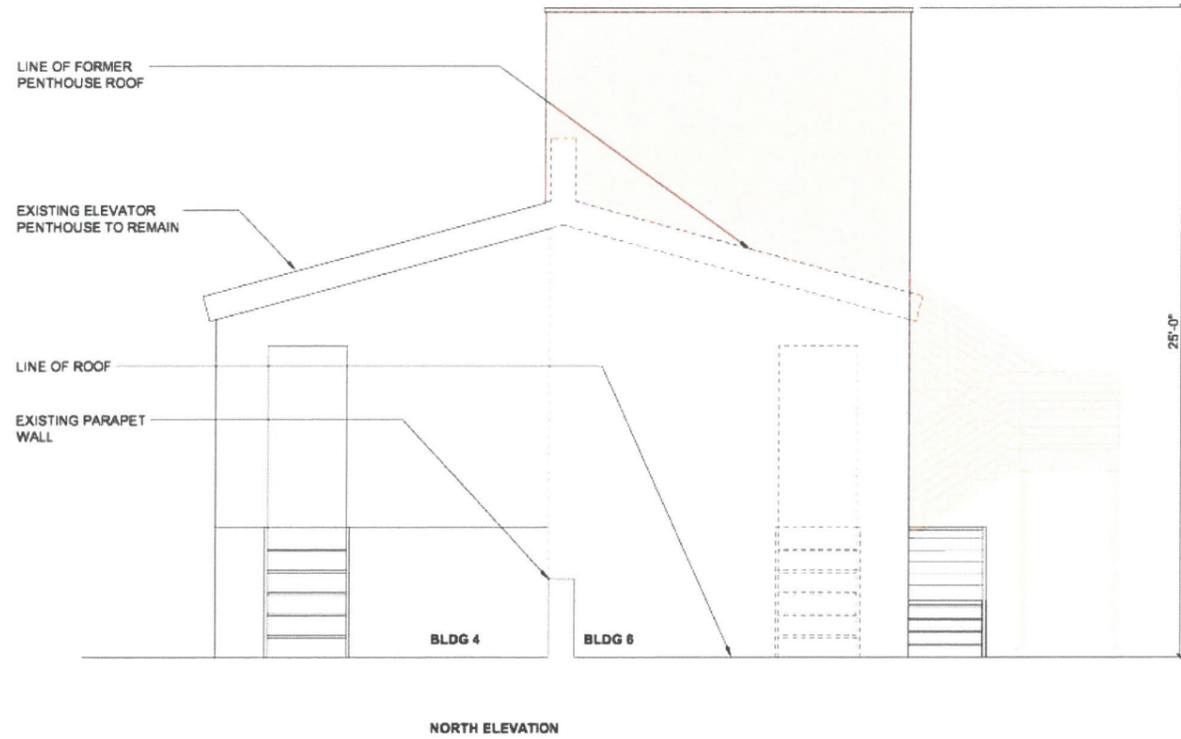
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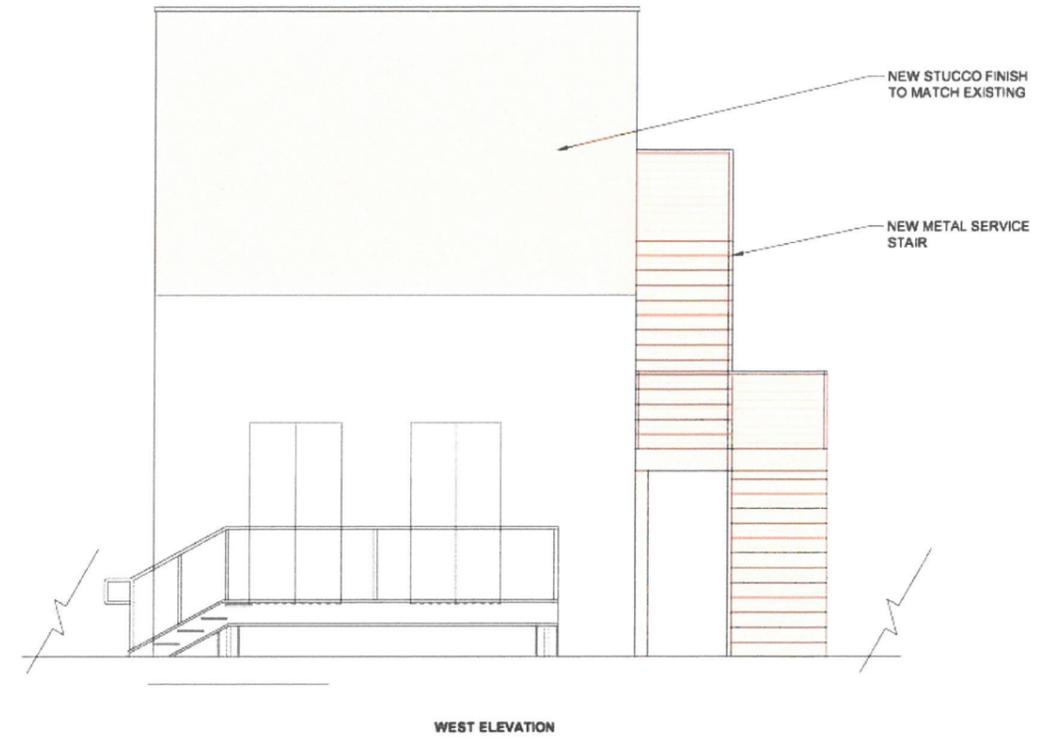
# ELEVATOR PENTHOUSE ELEVATIONS

## EXISTING PAINT COLOR

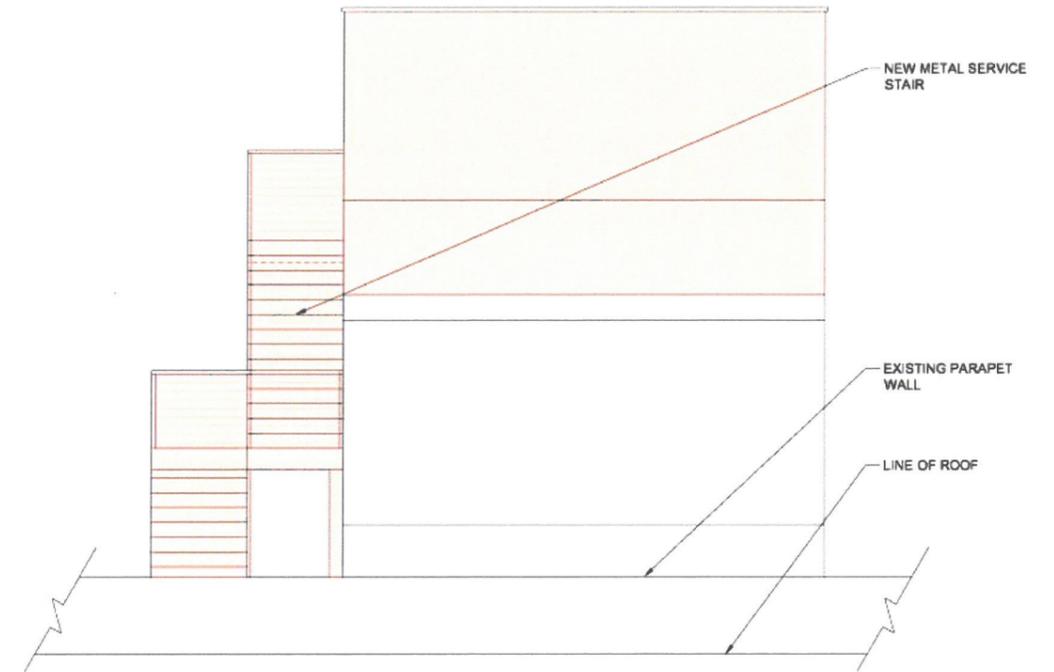
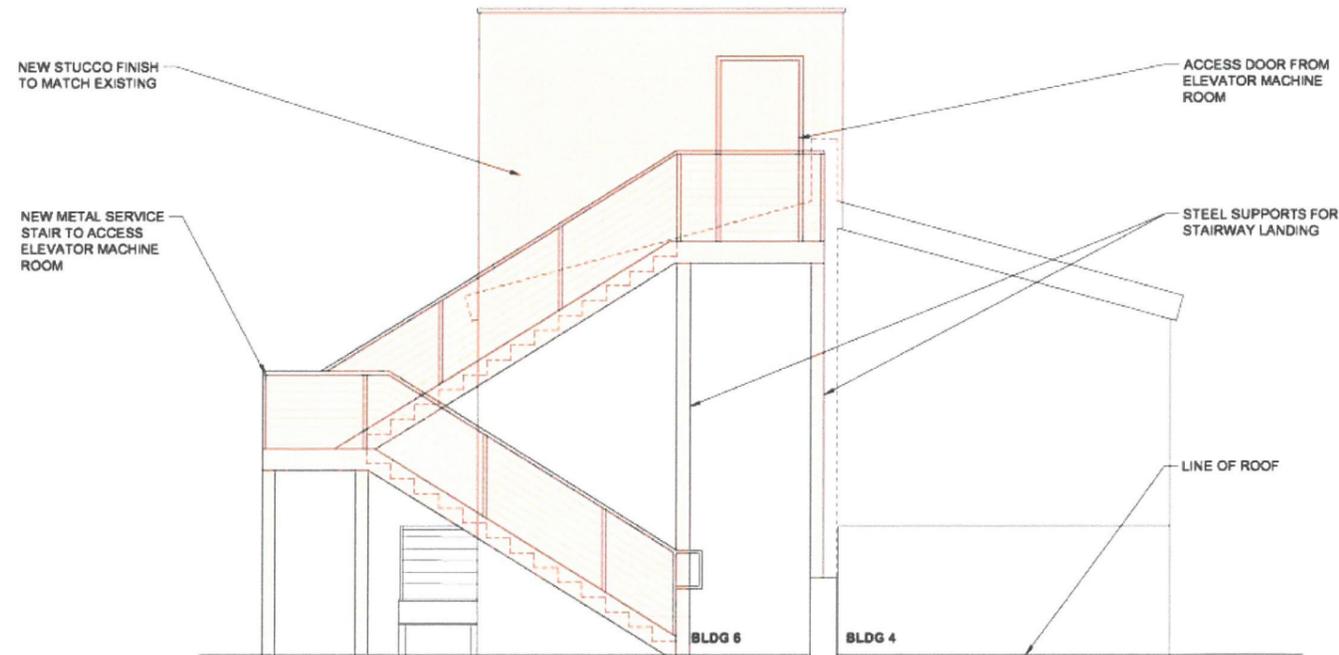
SW 6106  
**Kilim Beige**  
 Interior / Exterior  
 Locator Number: 204-C1



NORTH ELEVATION



WEST ELEVATION



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