

11 West 12 Street History Outline:

No. 11 West 12th Street was built in 1847.

William Way had purchased a double lot the previous year from William E. Wilmerding and then built two matching Greek Revival homes for himself, at No. 11, and his business partner Samuel S. Barry at No. 13.

Following the Civil War shipping magnate Peter I. Nevius, Jr. owned 11 West 12th Street and lived there with his wife Matilda and daughter Annie.

By the 1890's William T. Meredith, who had been an officer in the Navy and was a banker at 48 Wall Street had taken possession of No. 11. In the parlor where the funeral for society matron Matilda Nevius had been held in 1870, Mrs. Meredith hosted a debutante reception for her daughter Katherine Morris Meredith in 1893.

Following the Merediths, Dr. and Mrs. John Winters Brannan leased the house from owner Helen Talbot for many years. The forward-thinking Brannans were often at the forefront of social issues: Dr. Brannan, as Chairman of the Board of Trustees of Bellevue and Allied Hospitals, and the feminist Mrs. Brannan as an active member of the Metropolitan Women's Golf Association and host of its meetings in the house for years.

Dr. and Mrs. Brannan continued leasing the house after millionaire Thomas Fortune Ryan purchased it, along with the adjoining property, in 1901.

The Macmillan Company purchased the house along with Ryan's other real estate extending along Fifth Avenue in 1915 as the site of its new headquarters building. However, the house at No. 11 was spared.

In the late 1940's the façade was altered including new face brick and windows with a garage entrance to the Macmillan Building carved into the English basement.

In the early 1960s, after the Macmillan building became the Forbes building, Malcolm S. Forbes bought the house from the Macmillan family."

11 West 12 Street Landmarks Designation Report circa 1970:

#11 This four-story brick house was originally one of a pair of impressive town houses (Nos. 11 & 13). It was built in 1847 in the late Greek Revival style. Although William E. Wilmerding, auctioneer, still paid the taxes in 1847, he had sold the land the year before to William Way. Way's partner Samuel S. Barry, of the firm of Barry & Way, merchants, owned No. 13, and Way himself resided at No. 11 for several years. The house was considerably altered to provide a basement entry and a garage entrance leading to the back of the Macmillan office building on the corner of Fifth Avenue. Windows with a wrought iron balcony have been introduced at second floor level, and the old Greek Revival doorway, which until recently served as a frame for the second story window, has been removed. A simple brick parapet now replaces the former modillioned cornice.

**SOURCES: TOM MILLER, DAYTONIAN IN MANHATTAN BLOG 05/06/11
GENEALOGY.COM
WIKIPEDIA.COM



WEST 12 STREETScape CIRCA 1940



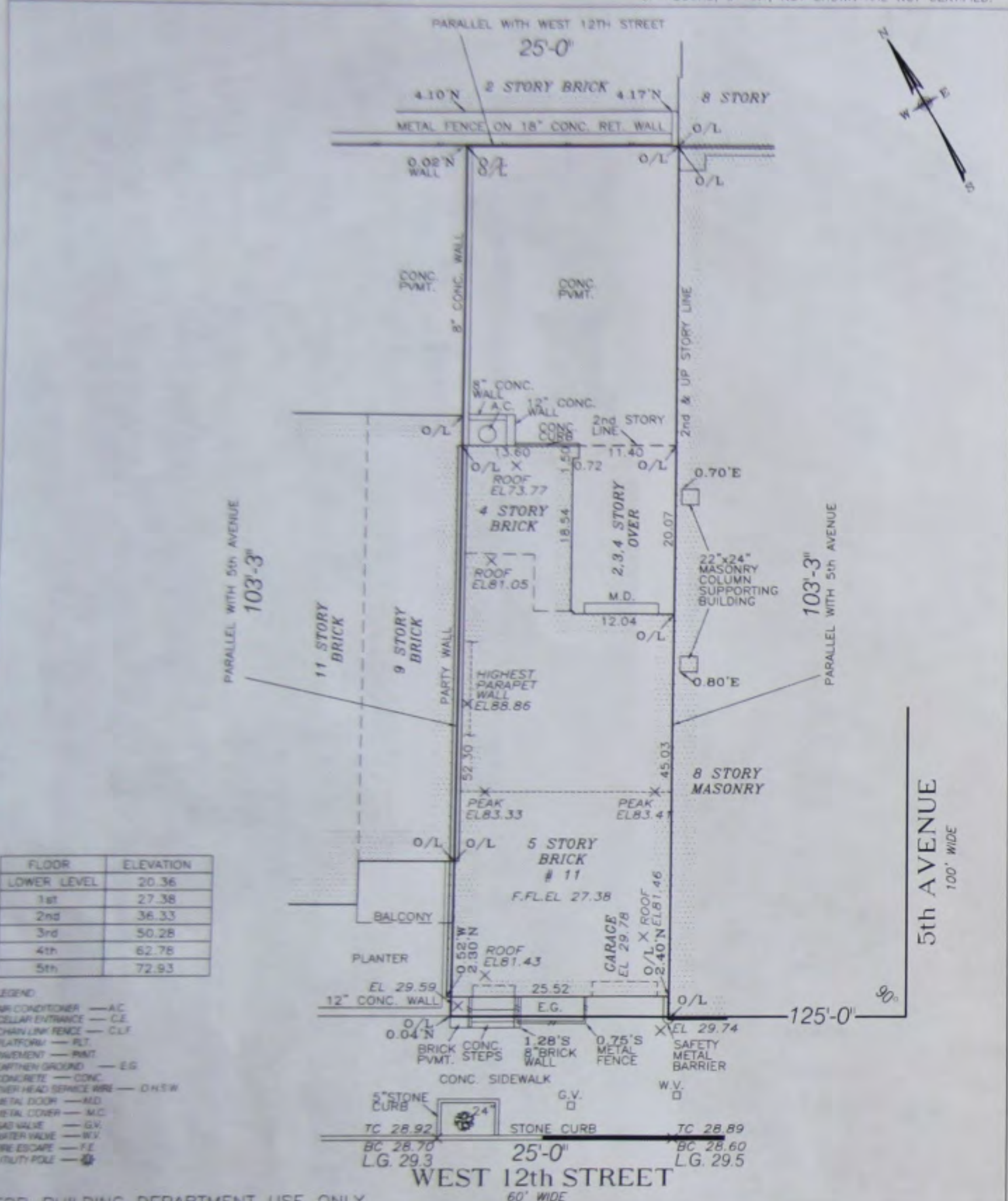
WEST 12 STREETScape CIRCA 2013

OWNER: ICON GROUP 433 WEST 14 STREET SUITE 429 3R NEW YORK, NY. 10014	PROPERTY: 11 WEST 12 STREET NEW YORK, NY. 10011	ARCHITECT: ISSAC & STERN ARCHITECTS 25 WEST 31 STREET, NINTH FLOOR NEW YORK, NY. 10001	LPC DESIGNATION REPORT & PROPERTY HISTORY	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE: SCALE: AS NOTED DRAWN BY:	DRAWING NO: L-001.00
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THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

Job No. RLS12801



FOR BUILDING DEPARTMENT USE ONLY

SURVEY OF: Described Property
 LOCATED AT:
 11 West 12th Street
 Borough of Manhattan
 City, County and State of New York
 TAX DESIG: Block 576, Lot 48
 CERTIFIED TO:

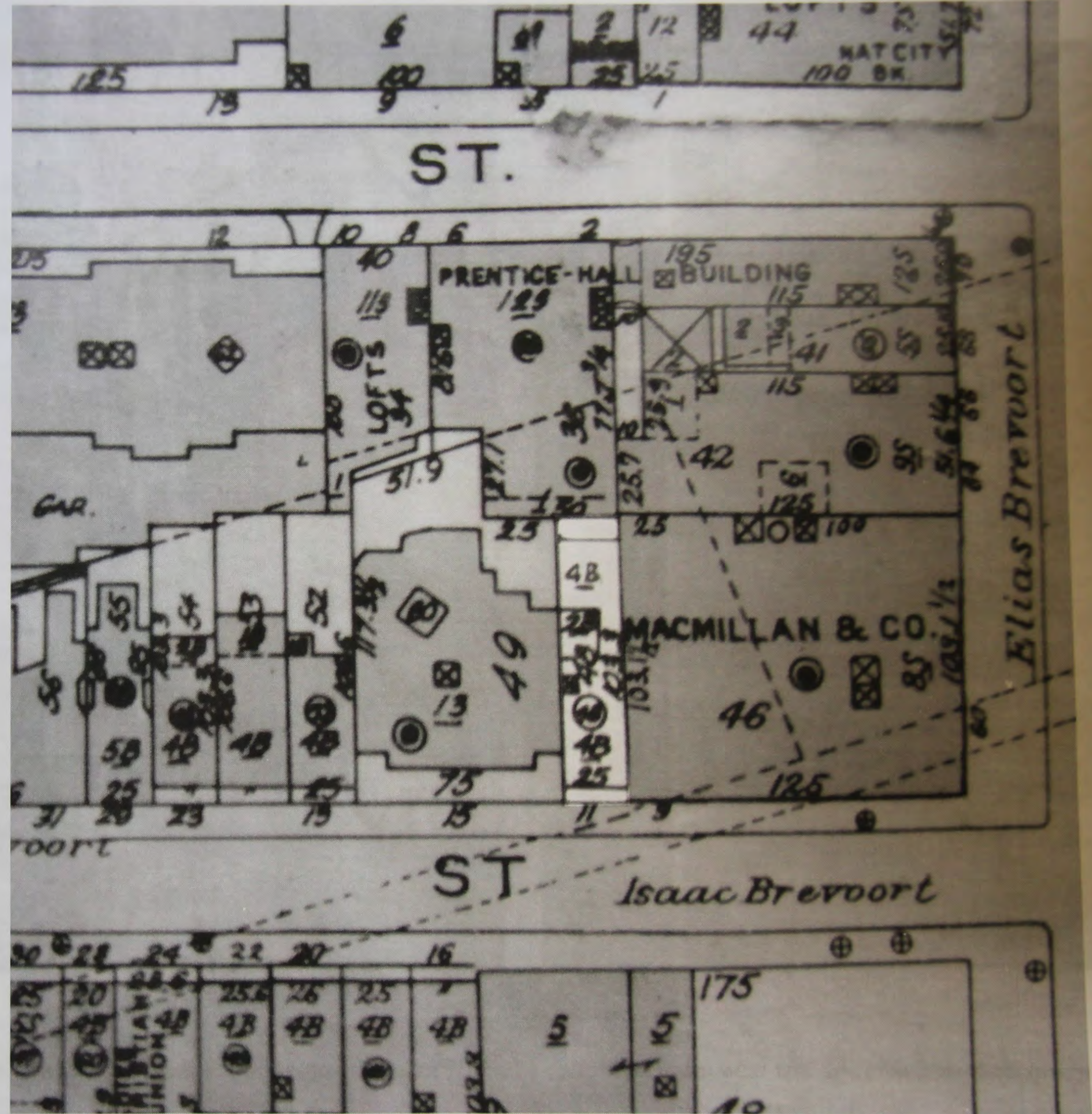
ROGUSKI
 LAND SURVEYING, P.C.

TITLE: ARCHITECTURAL • BOUNDARY • CONSTRUCTION
 87-20 WOODHAVEN BLVD., WOODHAVEN, N.Y. 11224
 Tel. • (718) 480-3761 • Cell • (917) 561-0579 •
 Fax • (718) 480-3762 •
SZCZEPAN H. ROGUSKI
 PROFESSIONAL LAND SURVEYOR

DATE: March 12, 2012
 UPDATE: May 7, 2012
 SCALE: 1"=15'

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY



SANBORN MAP (PARTIAL)

OWNER:
ICON GROUP
 433 WEST 14 STREET
 SUITE 429 3R
 NEW YORK, NY. 10014

PROPERTY:
11 WEST 12 STREET
NEW YORK, NY. 10011

ARCHITECT:
ISSAC & STERN ARCHITECTS
 25 WEST 31 STREET, NINTH FLOOR
 NEW YORK, NY. 10001

EXISTING & PROPOSED CONDITIONS:
PRIMARY ELEVATION

PREPARED BY:
AZAR ASSOCIATES
 215 WEST 94th ST. ste 517
 NEW YORK, NY. 10025
 212-222-3719

DATE: _____
 SCALE: AS NOTED
 DRAWING NO: **L-002.00**



CIRCA 1925 - 11 WEST 12TH STREET

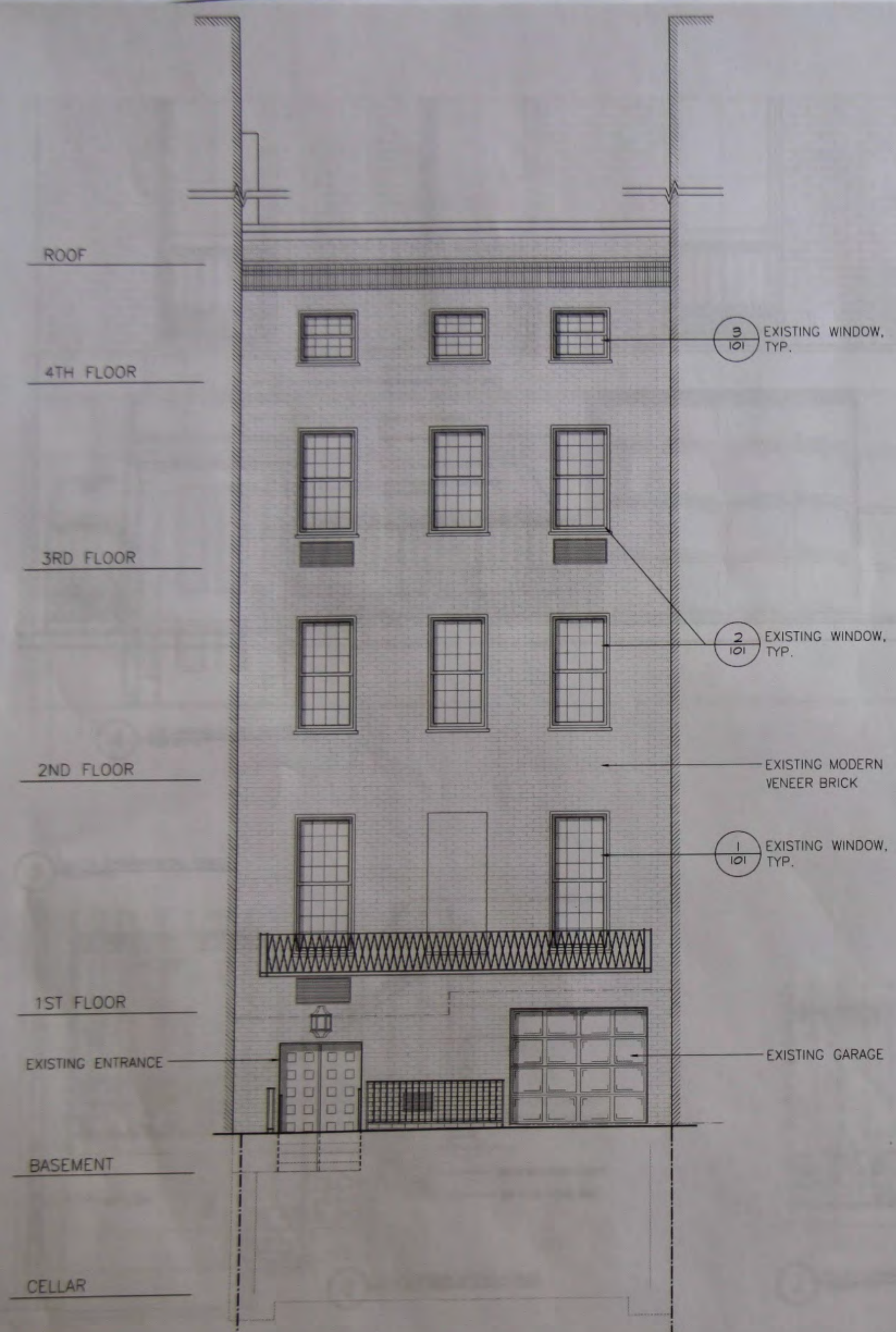


CIRCA 1940 NORTH SIDE WEST 12TH STREET BETWEEN FIFTH AND SIXTH AVENUES

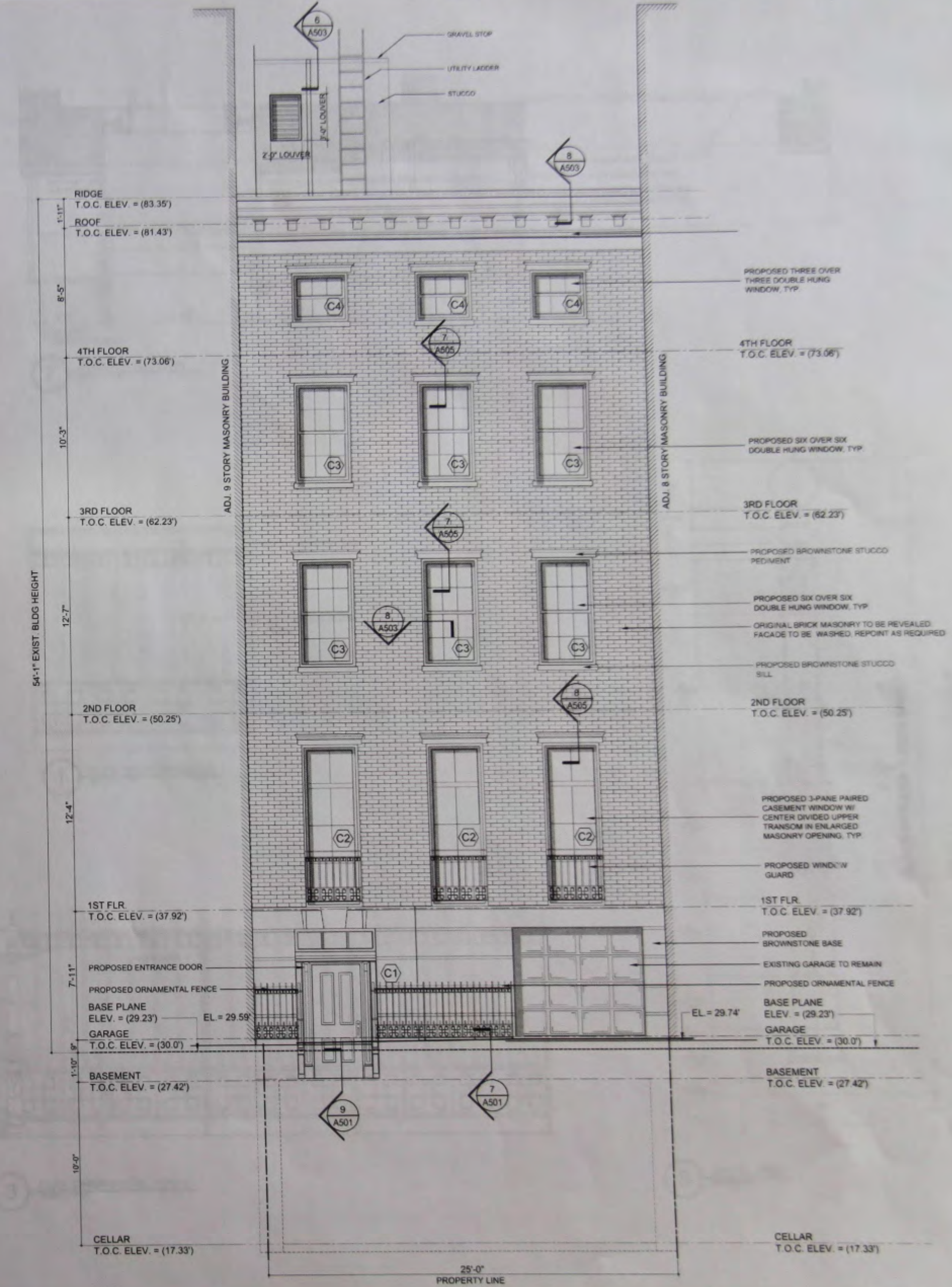


CIRCA 1940 11 WEST 12TH STREET NYC TAX PHOTOGRAPH

<p>OWNER: ICON GROUP 433 WEST 14 STREET SUITE 429 3R NEW YORK, NY. 10014</p>	<p>PROPERTY: 11 WEST 12 STREET NEW YORK, NY. 10011</p>	<p>ARCHITECT: ISSAC & STERN ARCHITECTS 25 WEST 31 STREET, NINTH FLOOR NEW YORK, NY. 10001</p>	<p>ARCHIVE PHOTOGRAPHS</p>	<p>PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719</p>	<p>DATE: SCALE: AS NOTED DRAWN BY:</p>	<p>DRAWING NO: L-003.00</p>
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EXISTING BUILDING ELEVATION
NTS



OWNER:
ICON GROUP
433 WEST 14 STREET
SUITE 429 3R
NEW YORK, NY. 10014

PROPERTY:
11 WEST 12 STREET
NEW YORK, NY. 10011

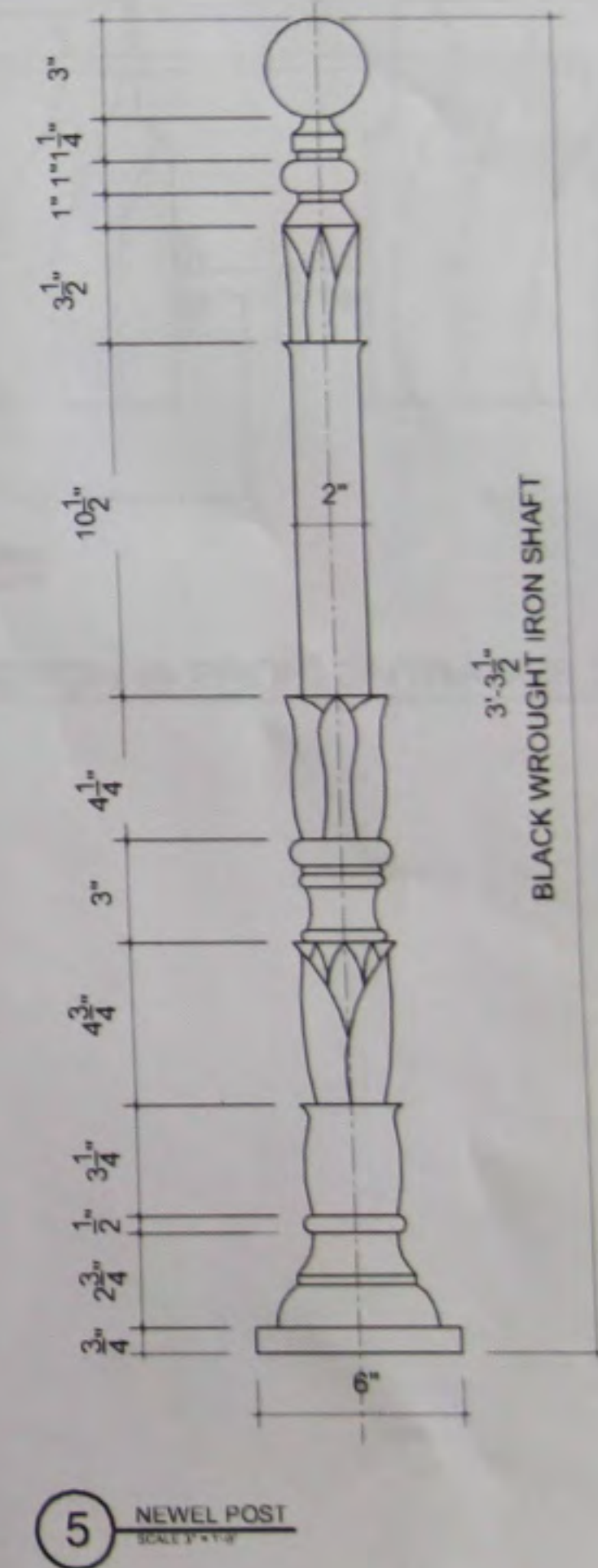
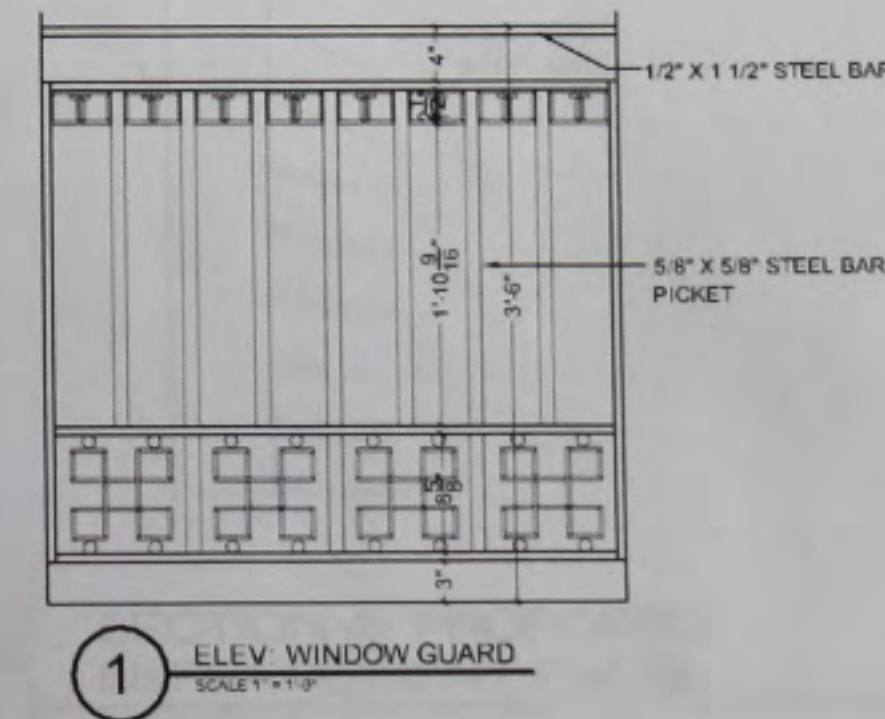
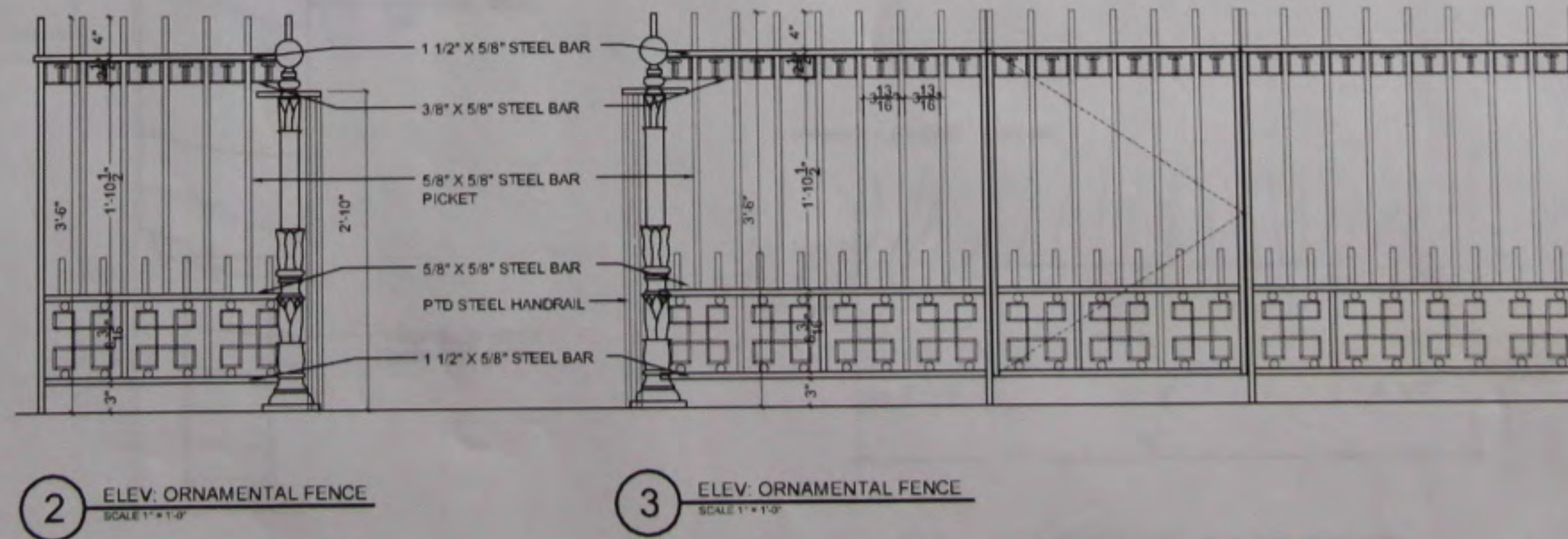
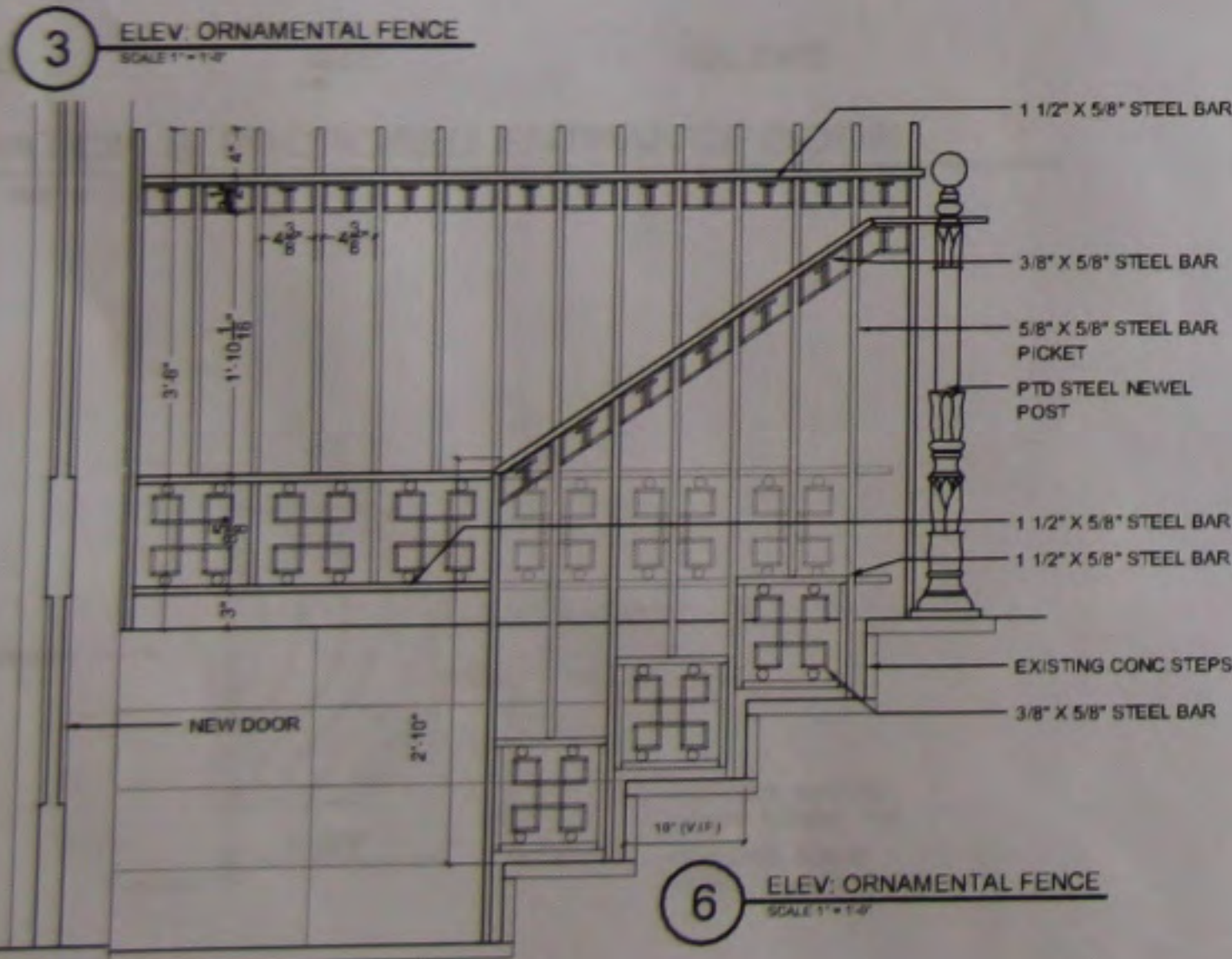
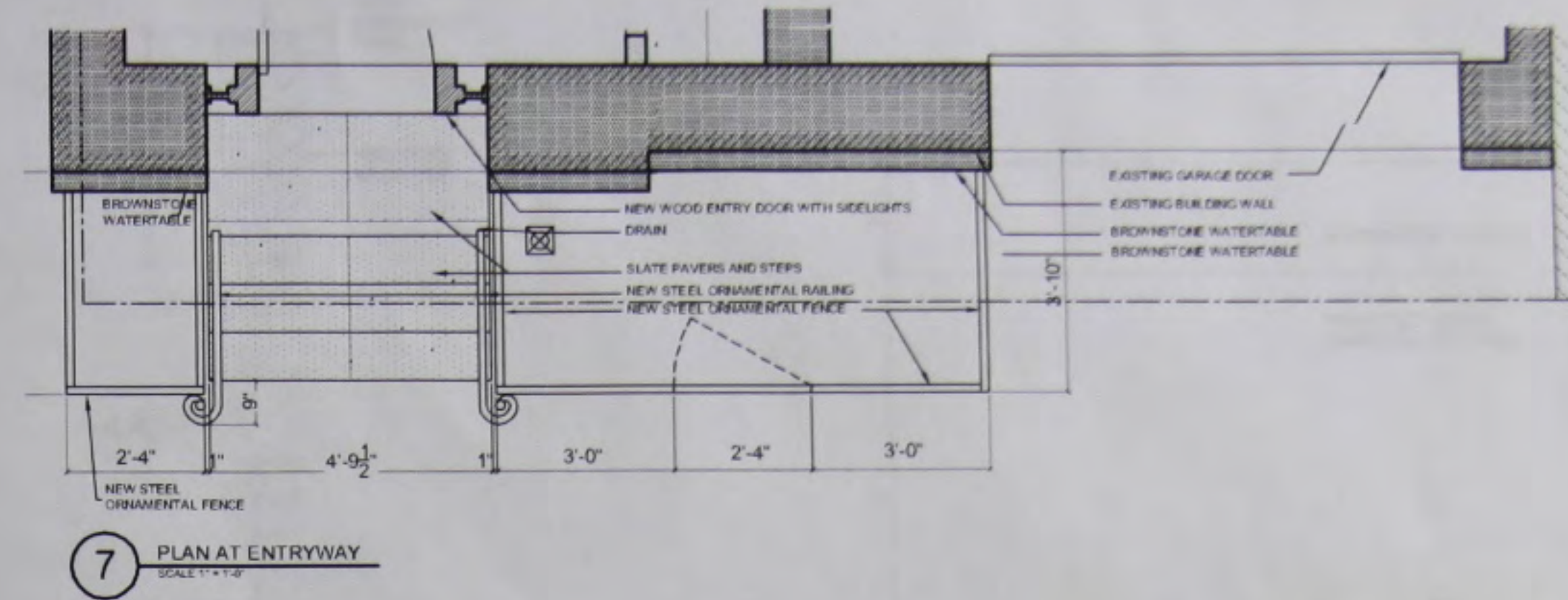
ARCHITECT:
ISSAC & STERN ARCHITECTS
25 WEST 31 STREET, NINTH FLOOR
NEW YORK, NY. 10001

EXISTING & PROPOSED CONDITIONS:
PRIMARY ELEVATION

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

DATE:
SCALE: **AS NOTED**
DRAWN BY:

DRAWING NO:
L-100.00



OWNER:
ICON GROUP
433 WEST 14 STREET
SUITE 429 3R
NEW YORK, NY. 10014

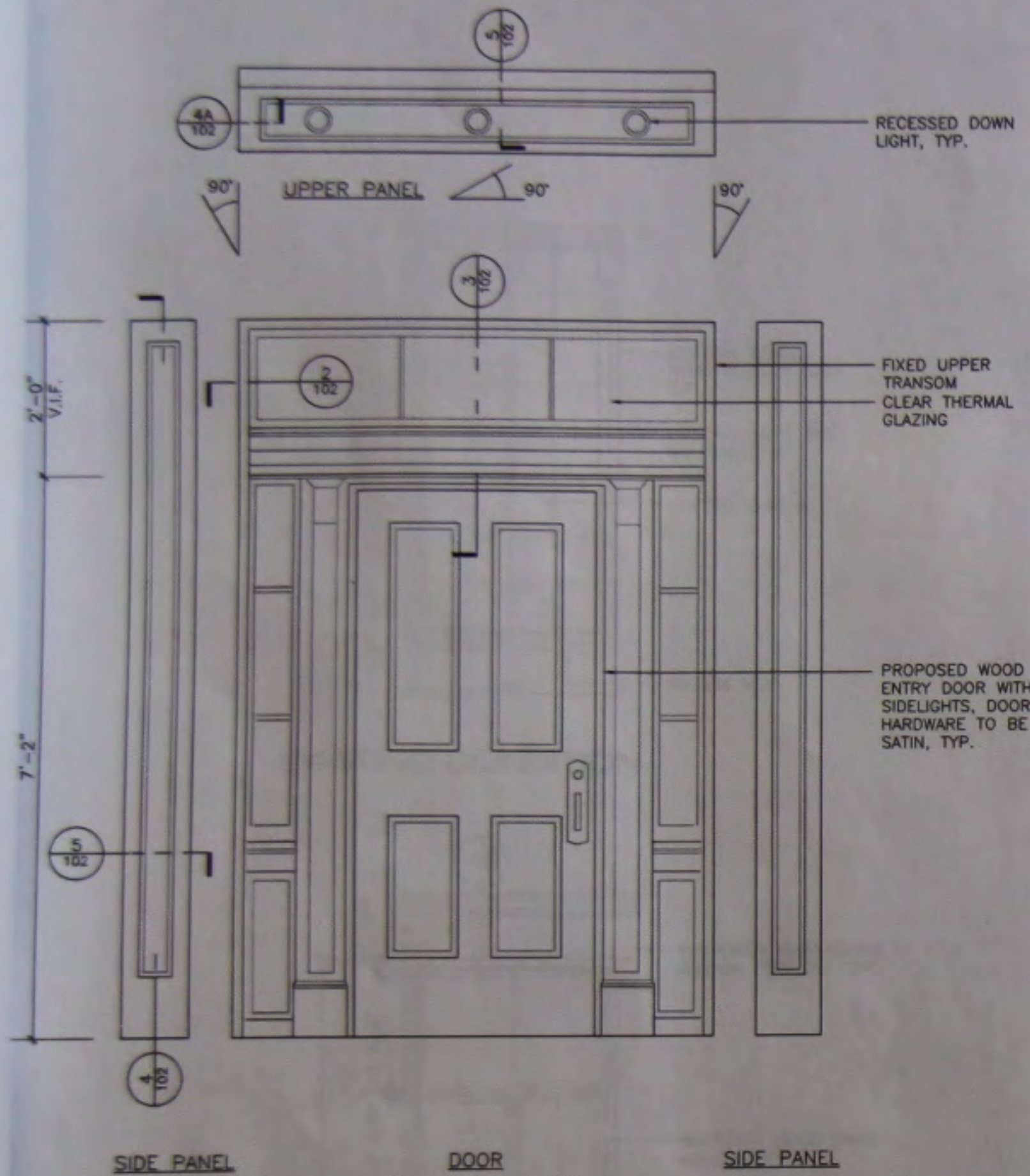
PROPERTY:
**11 WEST 12 STREET
NEW YORK, NY. 10011**

ARCHITECT:
ISSAC & STERN ARCHITECTS
25 WEST 31 STREET, NINTH FLOOR
NEW YORK, NY. 10001

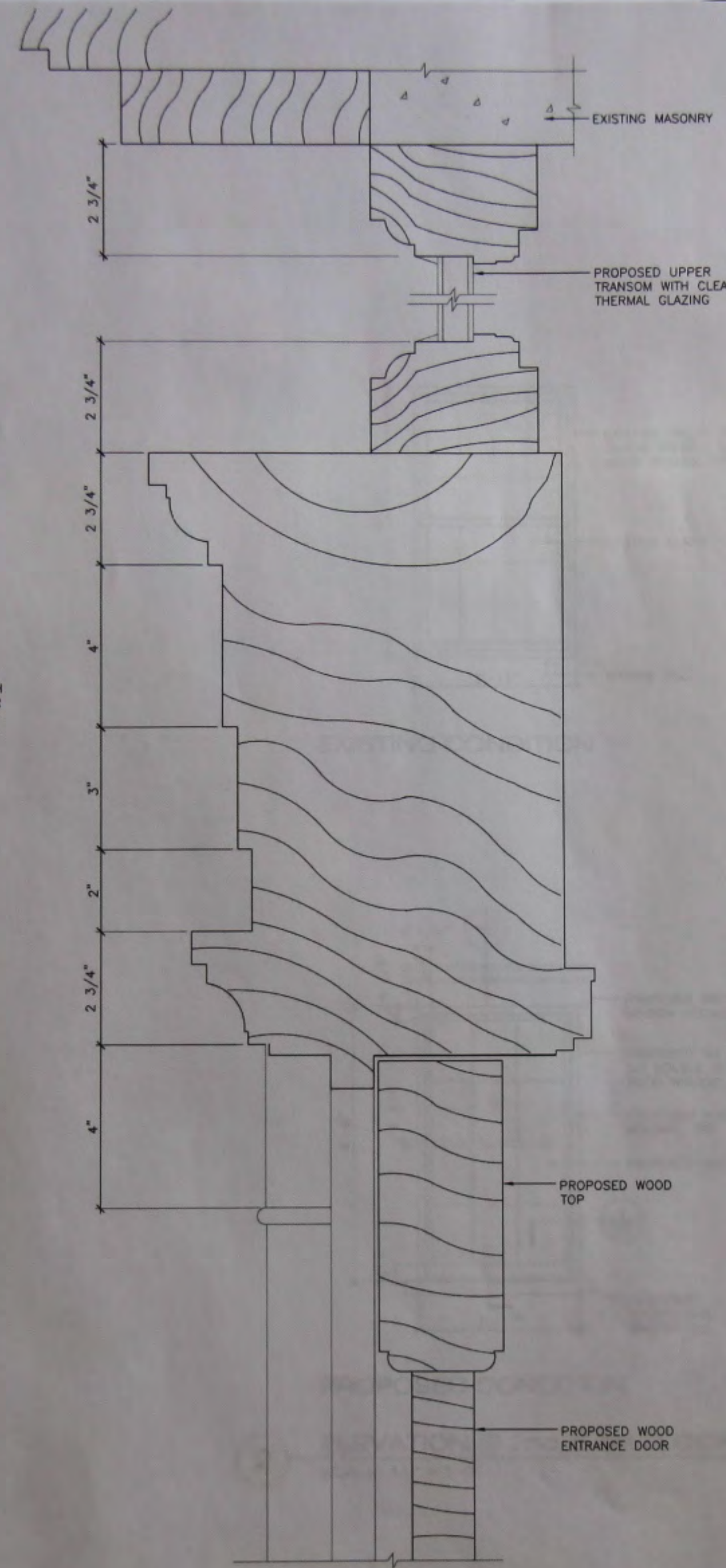
EXISTING & PROPOSED CONDITIONS:
PRIMARY ELEVATION

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

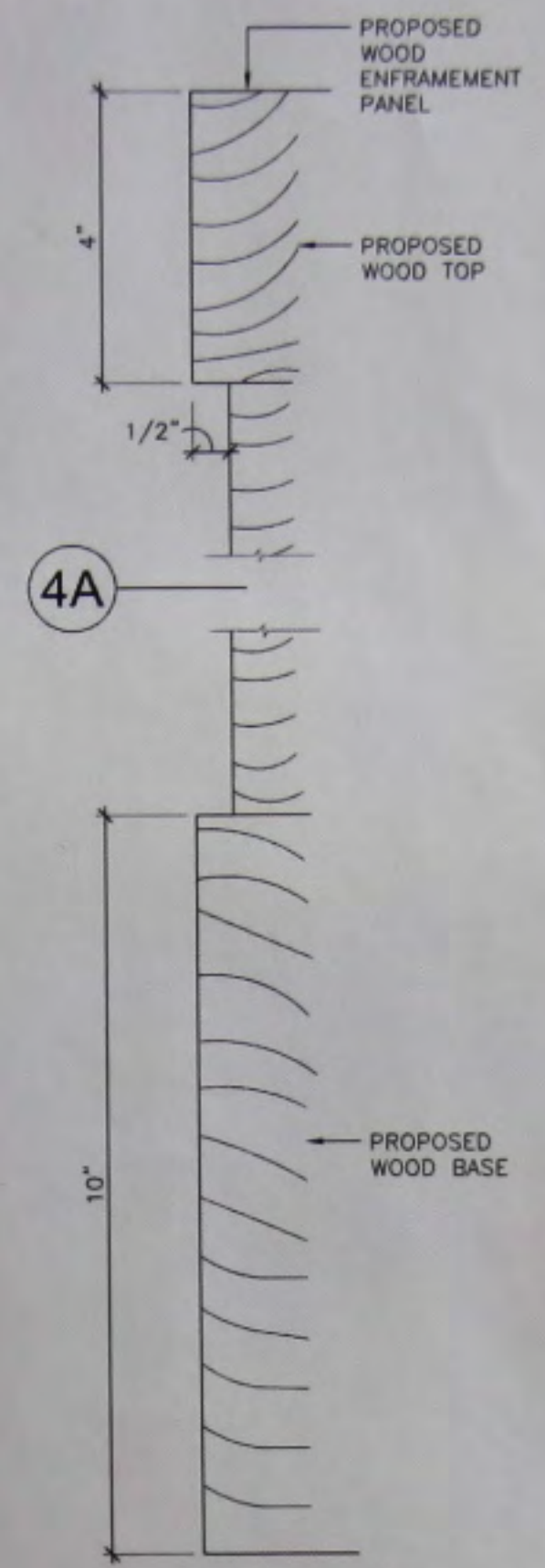
DATE	DRAWING NO.
SCALE: AS NOTED	L-101.00
DRAWN BY	



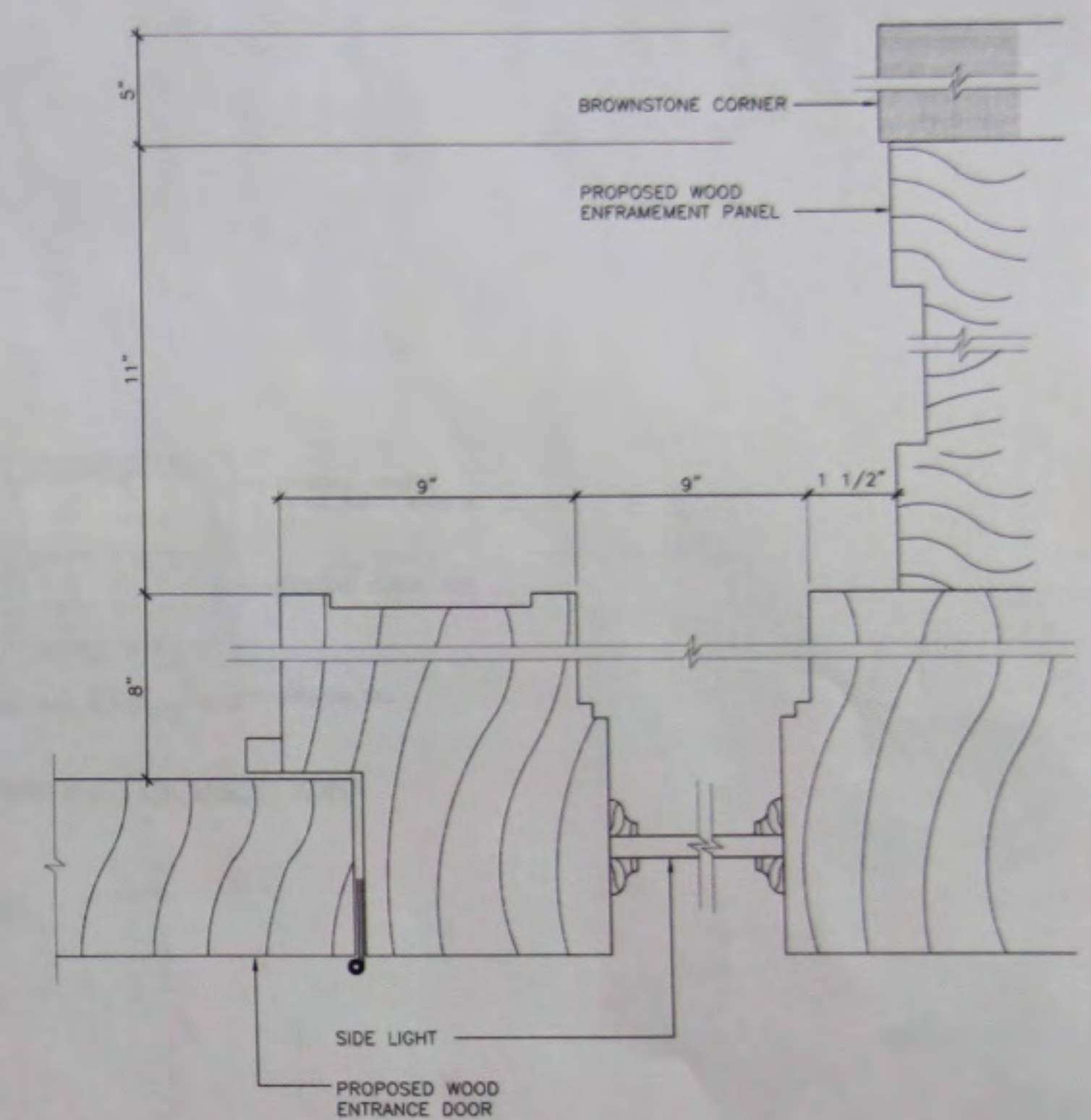
1 ELEVATION @ PROPOSED ENTRANCE DOOR
SCALE: 3/4" = 1'-0"



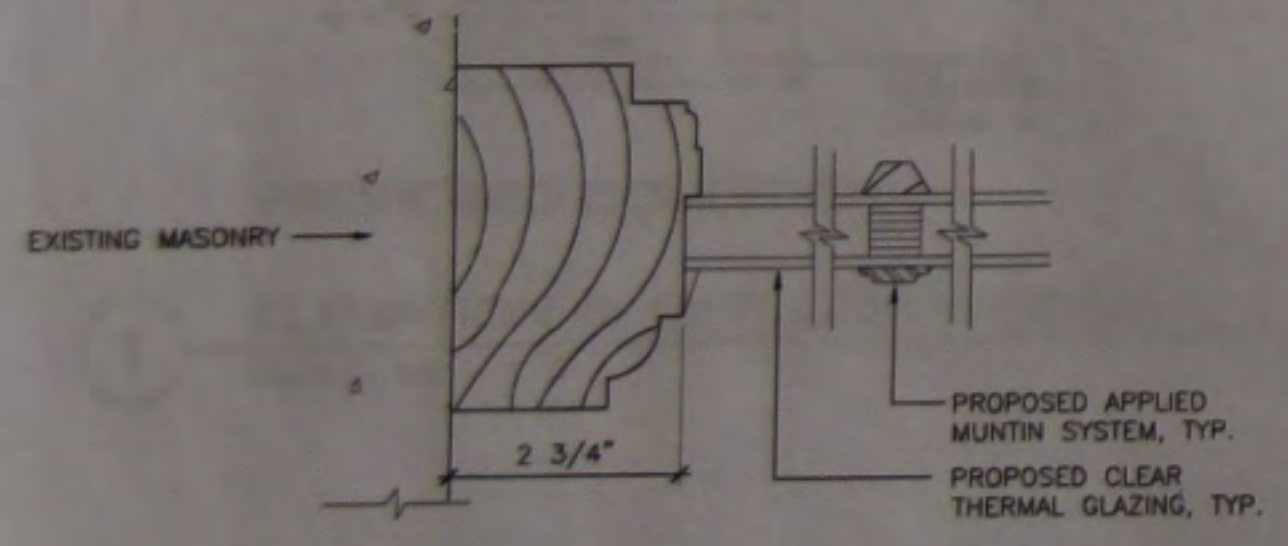
3 SECTION @ PROPOSED ENTRY DOOR
HALF SIZE



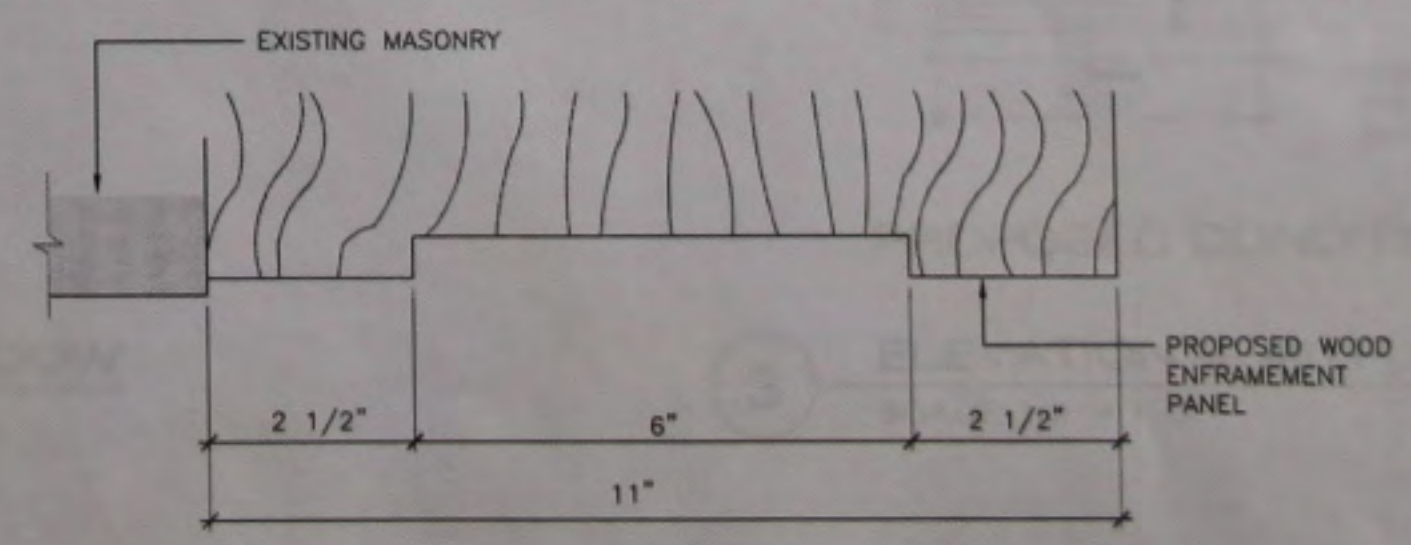
4 SECTION @ PROPOSED ENFRAMEMENT PANEL
HALF SIZE



6 HORIZONTAL SECTION @ PROP. ENTRANCE DOOR
HALF SIZE

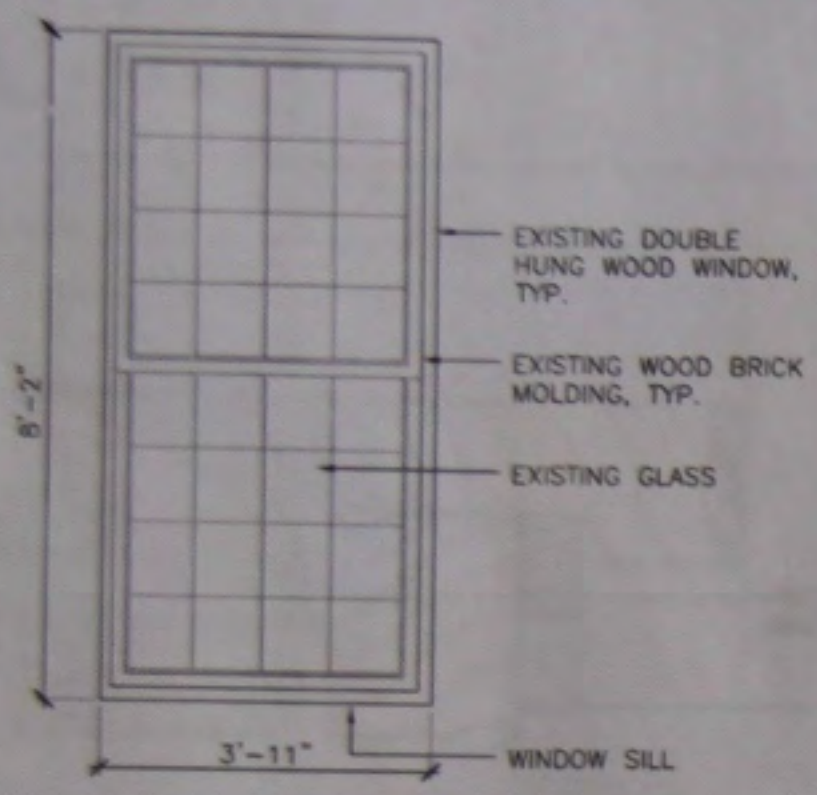


2 JAMB @ PROPOSED UPPER TRANSOM
HALF SIZE

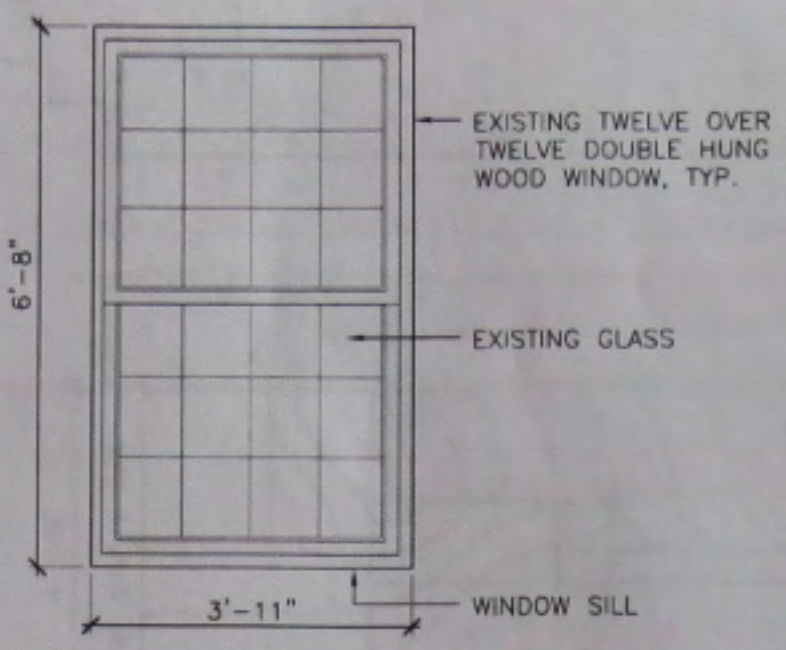


5 HORIZONTAL SECTION @ PROPOSED ENFRAMEMENT PANEL
HALF SIZE

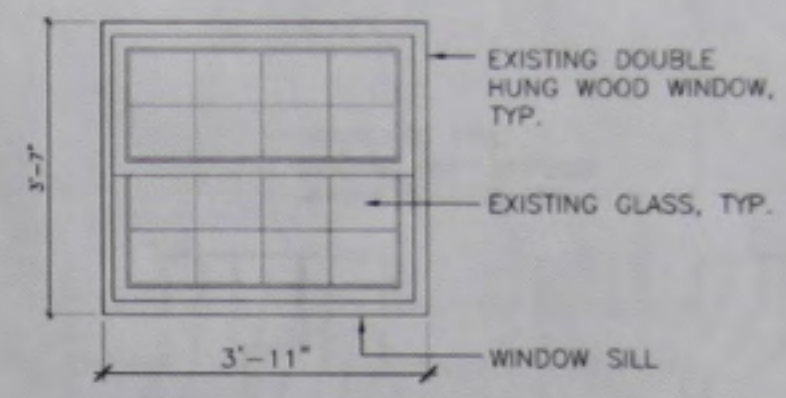
<p>OWNER: ICON GROUP 433 WEST 14 STREET SUITE 429 3R NEW YORK, NY. 10014</p>	<p>PROPERTY: 11 WEST 12 STREET NEW YORK, NY. 10011</p>	<p>ARCHITECT: ISSAC & STERN ARCHITECTS 25 WEST 31 STREET, NINTH FLOOR NEW YORK, NY. 10001</p>	<p>PROPOSED ENTRANCE WAY</p>	<p>PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719</p>	<p>DATE: SCALE: AS NOTED DRAWN BY:</p>	<p>DRAWING NO: L-102.00</p>
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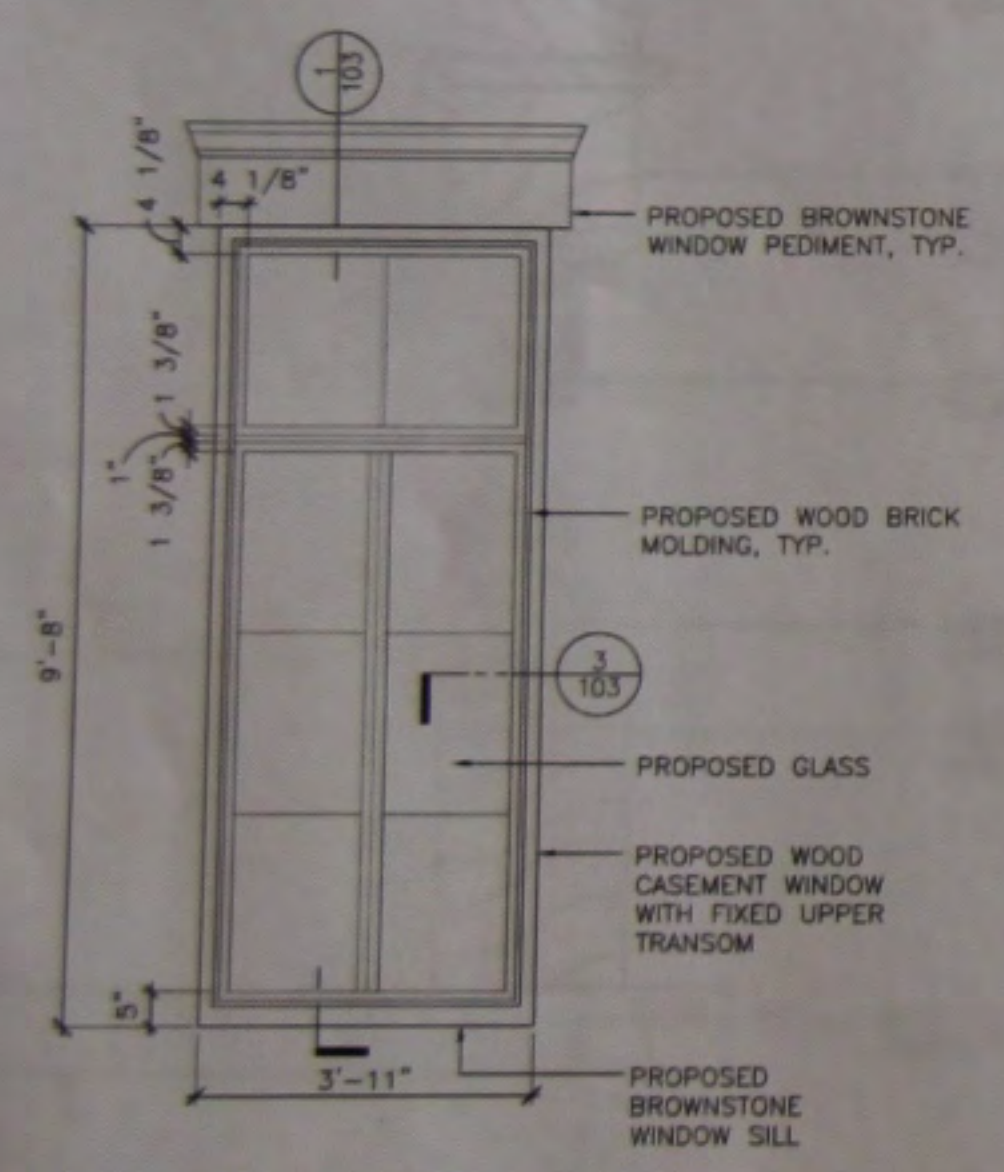
EXISTING CONDITION



EXISTING CONDITION

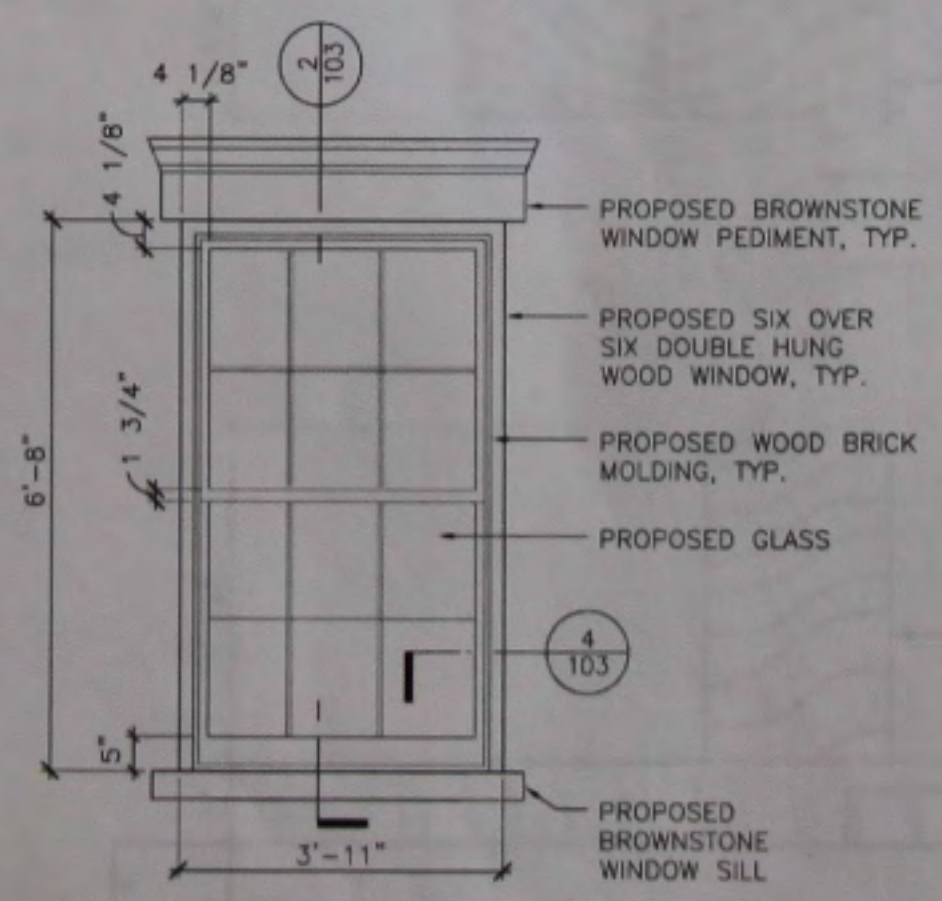


EXISTING CONDITION



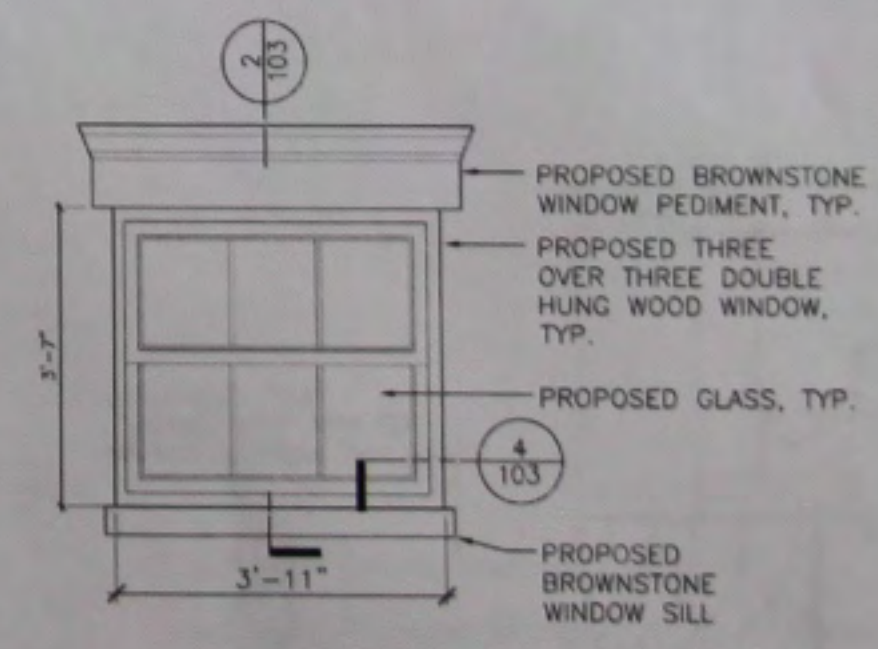
PROPOSED CONDITION

1 ELEVATION @ 1st FLOOR WINDOW
SCALE: 1/2" = 1'-0"



PROPOSED CONDITION

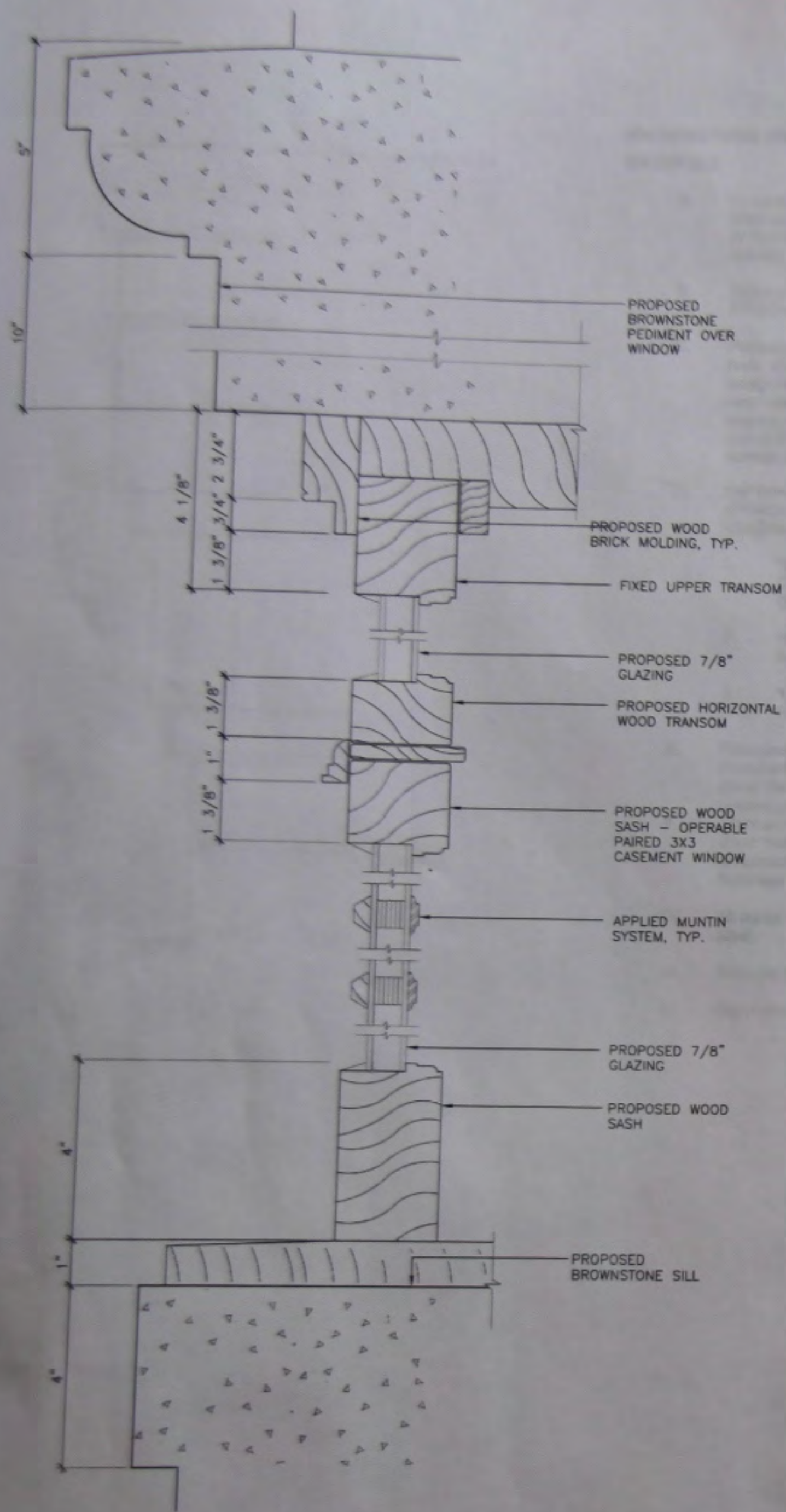
2 ELEVATION @ 2nd & 3rd FLOOR WINDOW
SCALE: 1/2" = 1'-0"



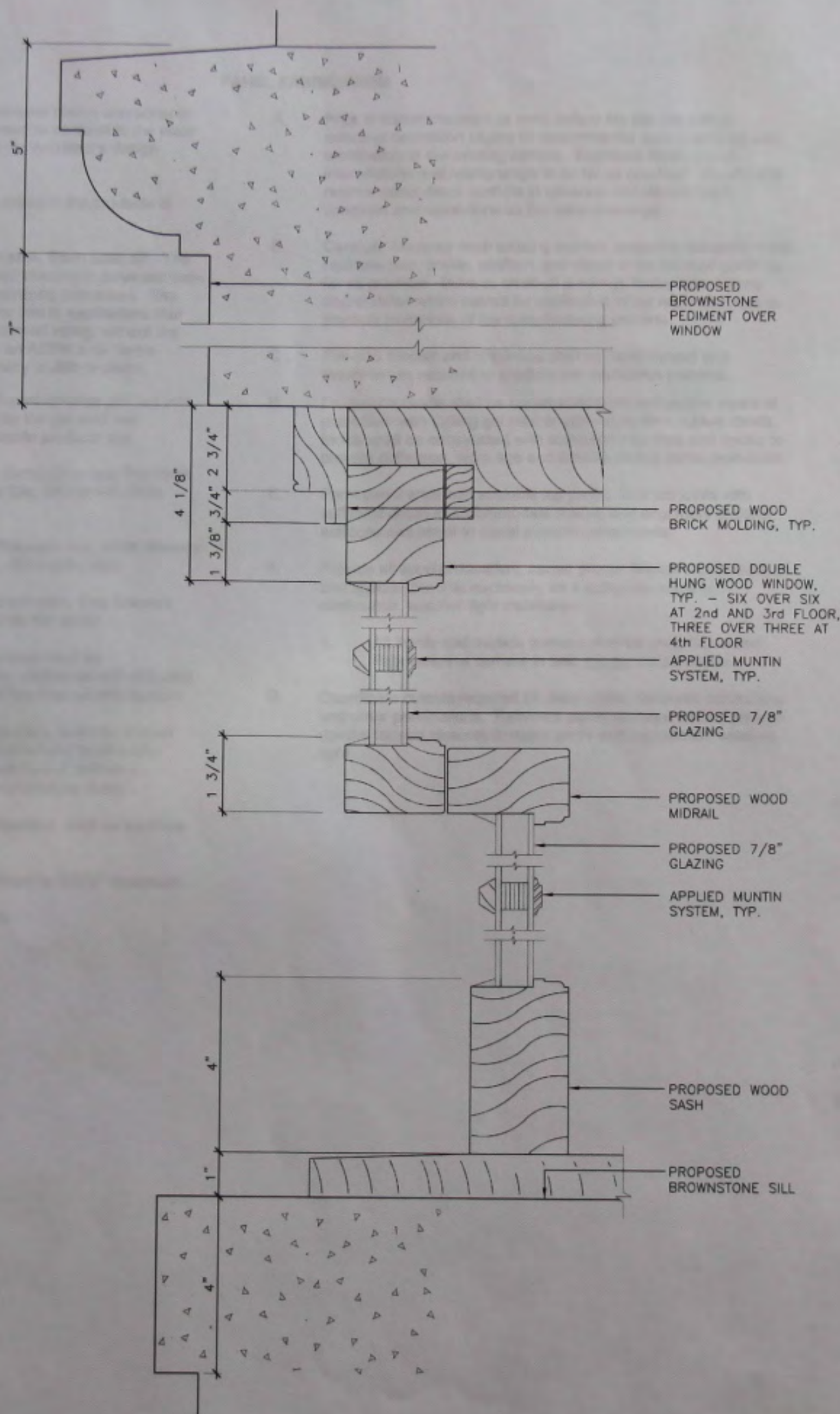
PROPOSED CONDITION

3 ELEVATION @ 4th FLOOR WINDOW
SCALE: 1/2" = 1'-0"

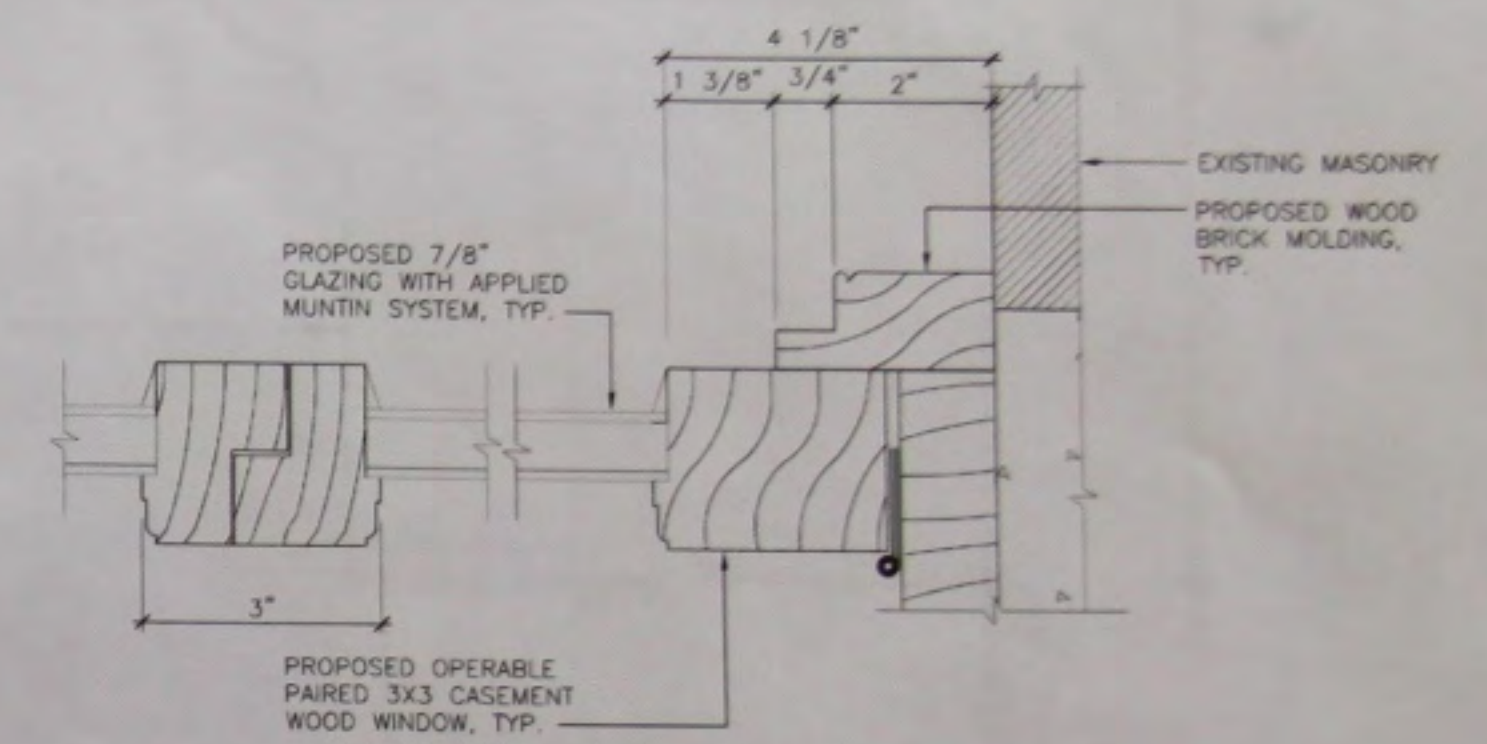
<p>OWNER: ICON GROUP 433 WEST 14 STREET SUITE 429 3R NEW YORK, NY. 10014</p>	<p>PROPERTY: 11 WEST 12 STREET NEW YORK, NY. 10011</p>	<p>ARCHITECT: ISSAC & STERN ARCHITECTS 25 WEST 31 STREET, NINTH FLOOR NEW YORK, NY. 10001</p>	<p>EXISTING & PROPOSED CONDITIONS: PRIMARY ELEVATION</p>	<p>PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719</p>	<p>DATE: SCALE: AS NOTED DRAWN BY:</p>	<p>DRAWING NO: L-103.00</p>
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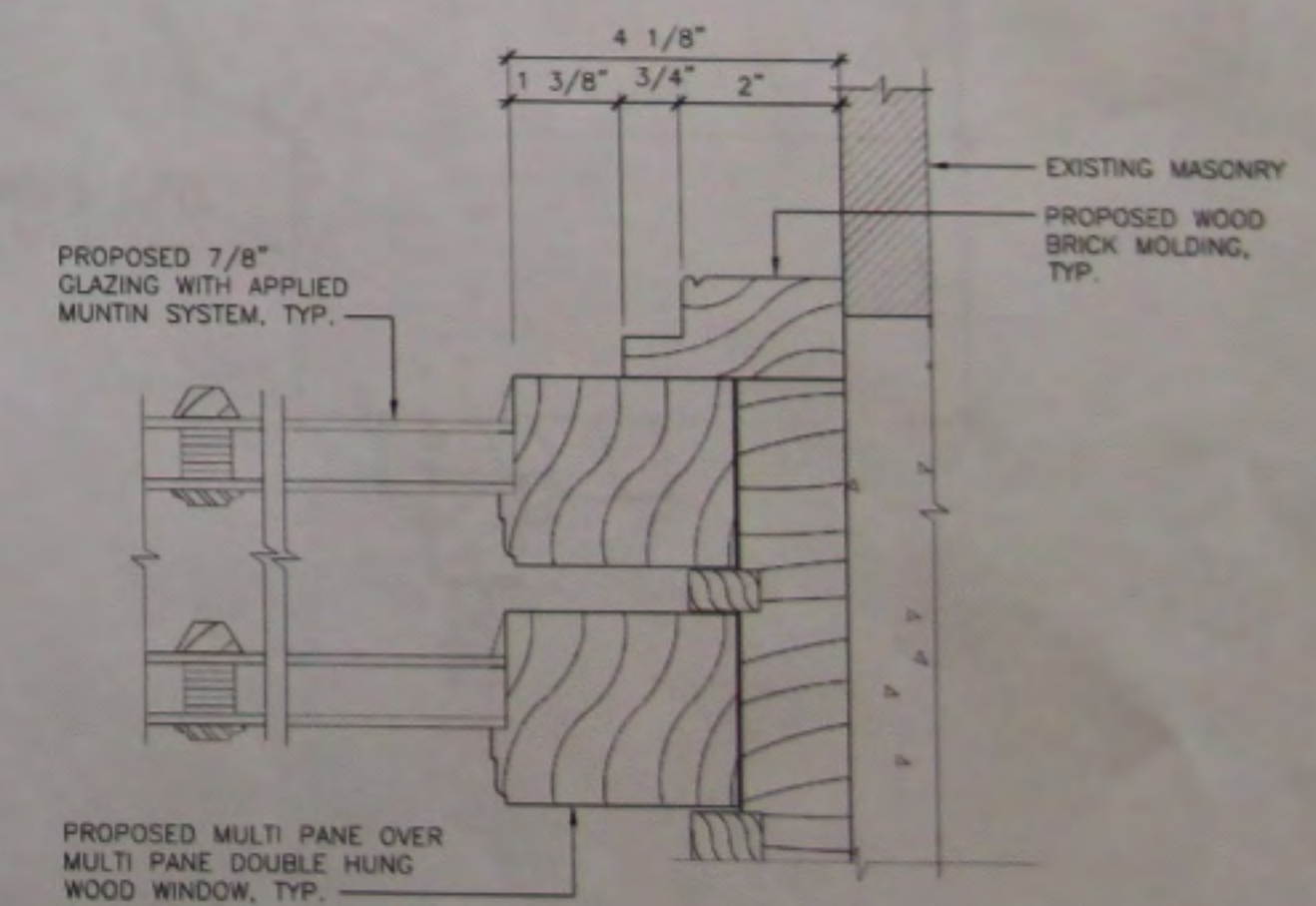
1 SECTION @ PROP. WINDOW - 1st FLOOR
HALF SIZE



2 SECTION @ PROP. WINDOW - 2nd, 3rd AND 4th FLOOR
HALF SIZE

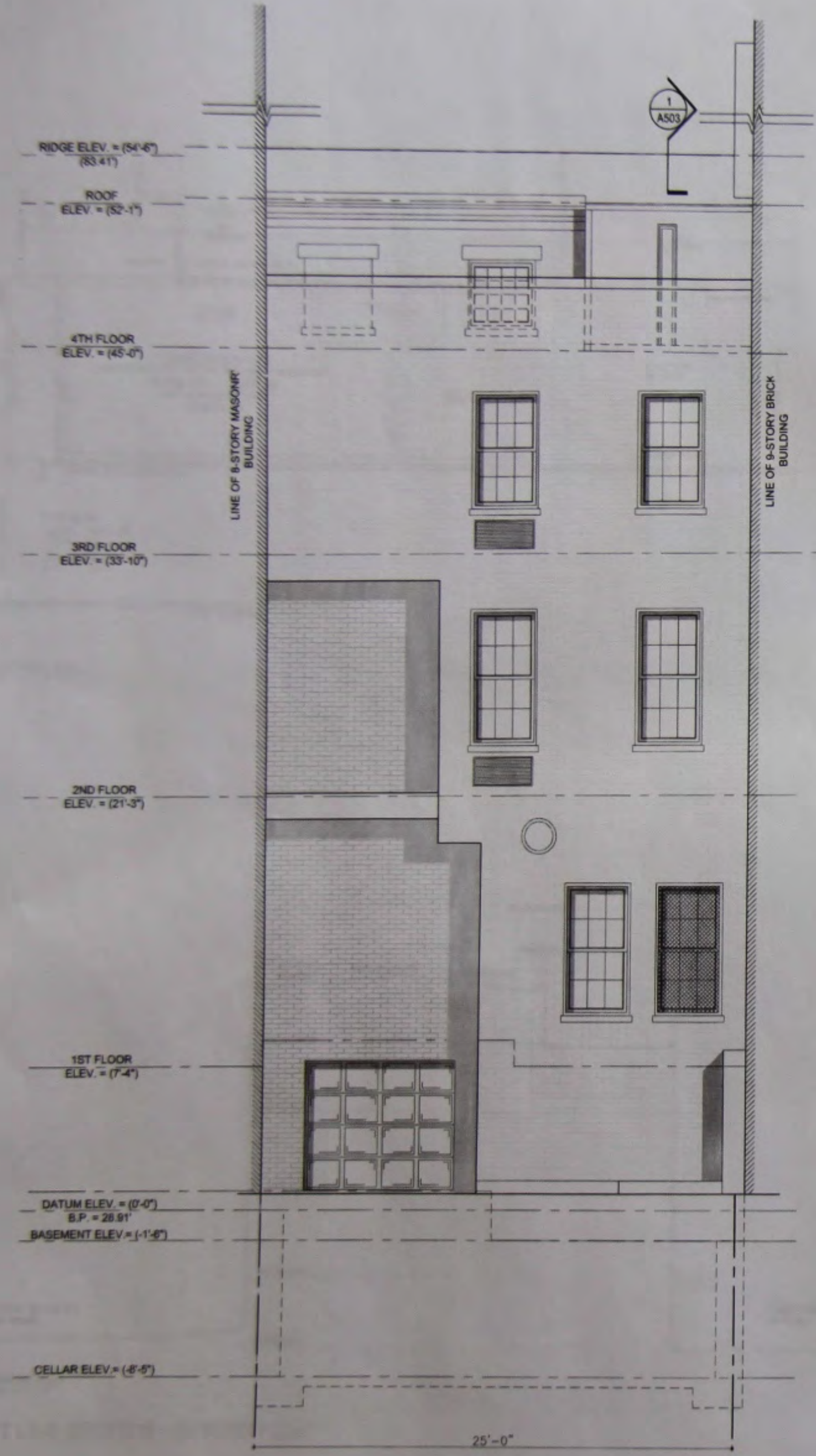


3 JAMB @ PROP. WINDOW - 1st FLOOR
HALF SIZE

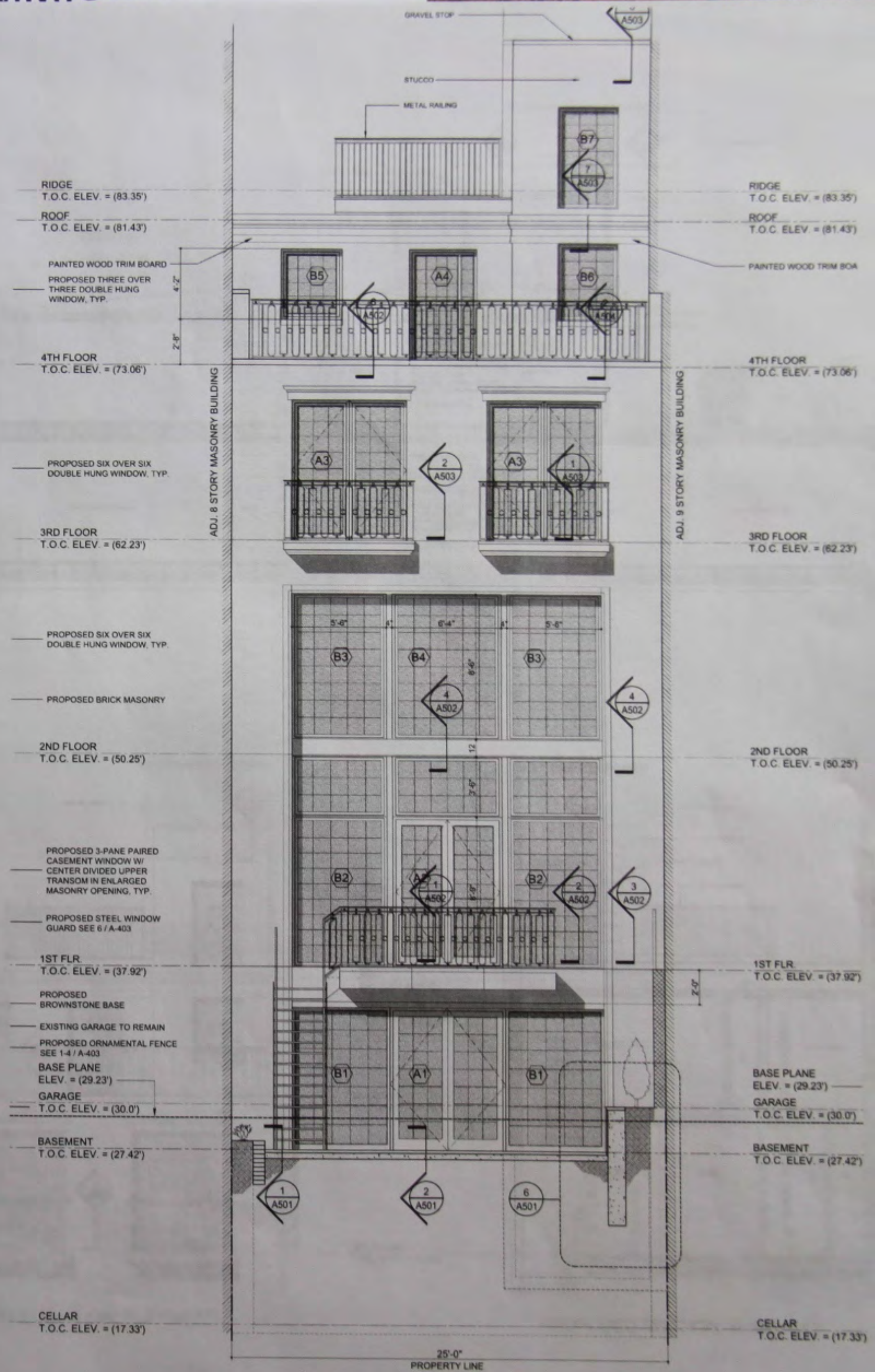


4 JAMB @ PROP. WINDOW - 2nd, 3rd AND 4th FLOOR
HALF SIZE

OWNER: ICON GROUP 433 WEST 14 STREET SUITE 429 3R NEW YORK, NY. 10014	PROPERTY: 11 WEST 12 STREET NEW YORK, NY. 10011	ARCHITECT: ISSAC & STERN ARCHITECTS 25 WEST 31 STREET, NINTH FLOOR NEW YORK, NY. 10001	PRIMARY ELEVATION PROPOSED WINDOWS: SECTIONS & DETAILS	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE: SCALE: AS NOTED DRAWN BY:	DRAWING NO: L-104.00
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○ EXISTING REAR ELEVATION



○ PROPOSED REAR ELEVATION

OWNER:
ICON GROUP
 433 WEST 14 STREET
 SUITE 429 3R
 NEW YORK, NY. 10014

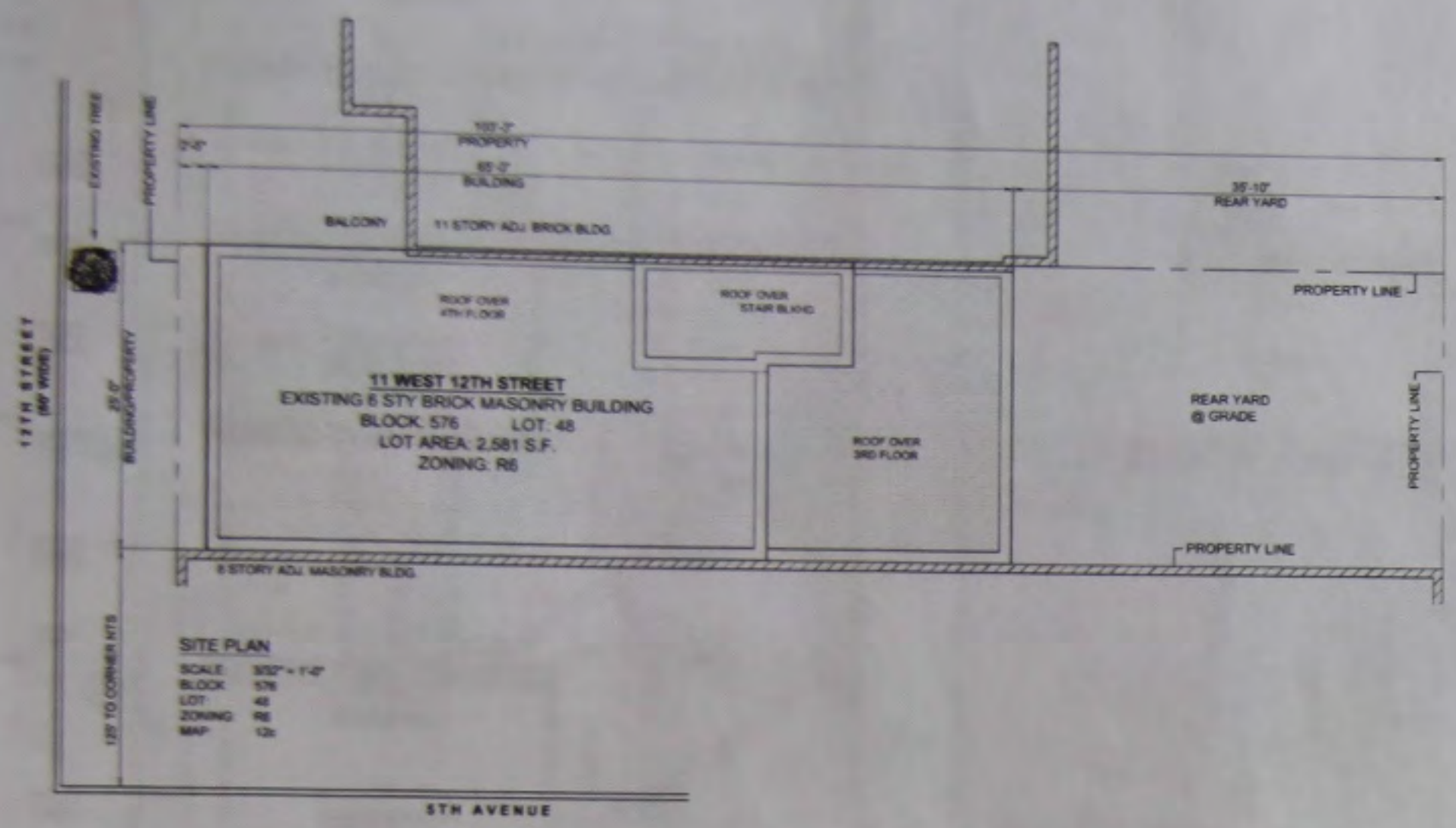
PROPERTY:
 11 WEST 12 STREET
 NEW YORK, NY. 10011

ARCHITECT:
ISSAC & STERN ARCHITECTS
 25 WEST 31 STREET, NINTH FLOOR
 NEW YORK, NY. 10001

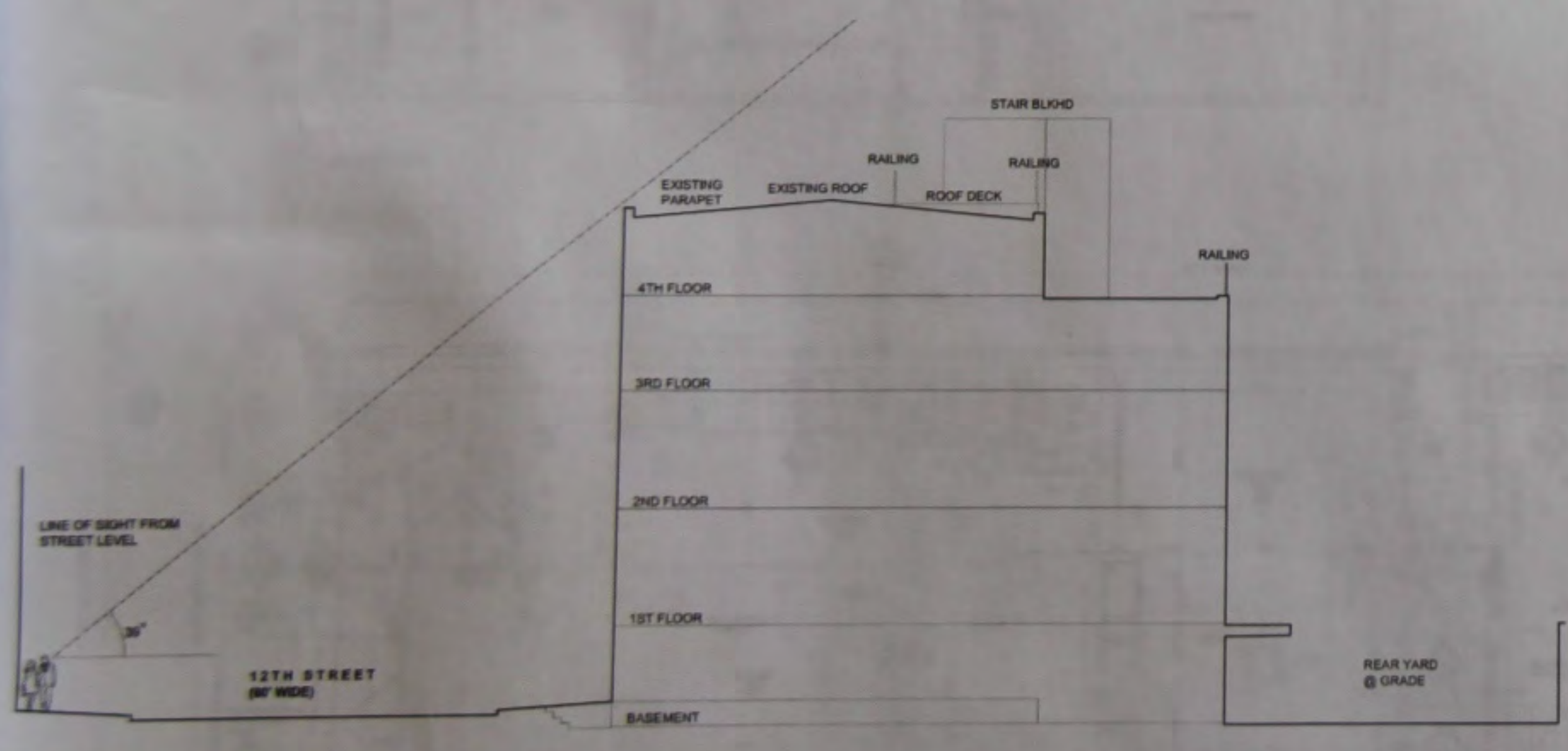
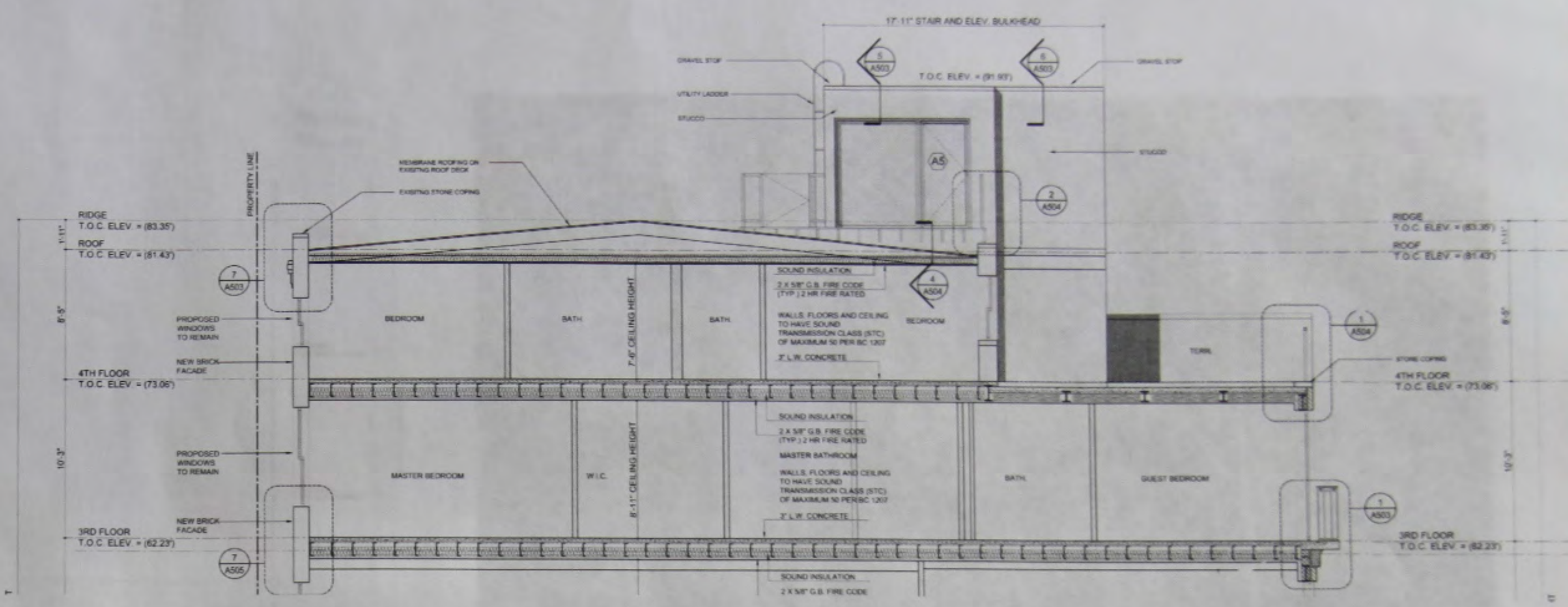
EXISTING & PROPOSED CONDITIONS:
 SECONDARY ELEVATION

PREPARED BY:
AZAR ASSOCIATES
 215 WEST 94th ST. ste 517
 NEW YORK, NY. 10025
 212-222-3719

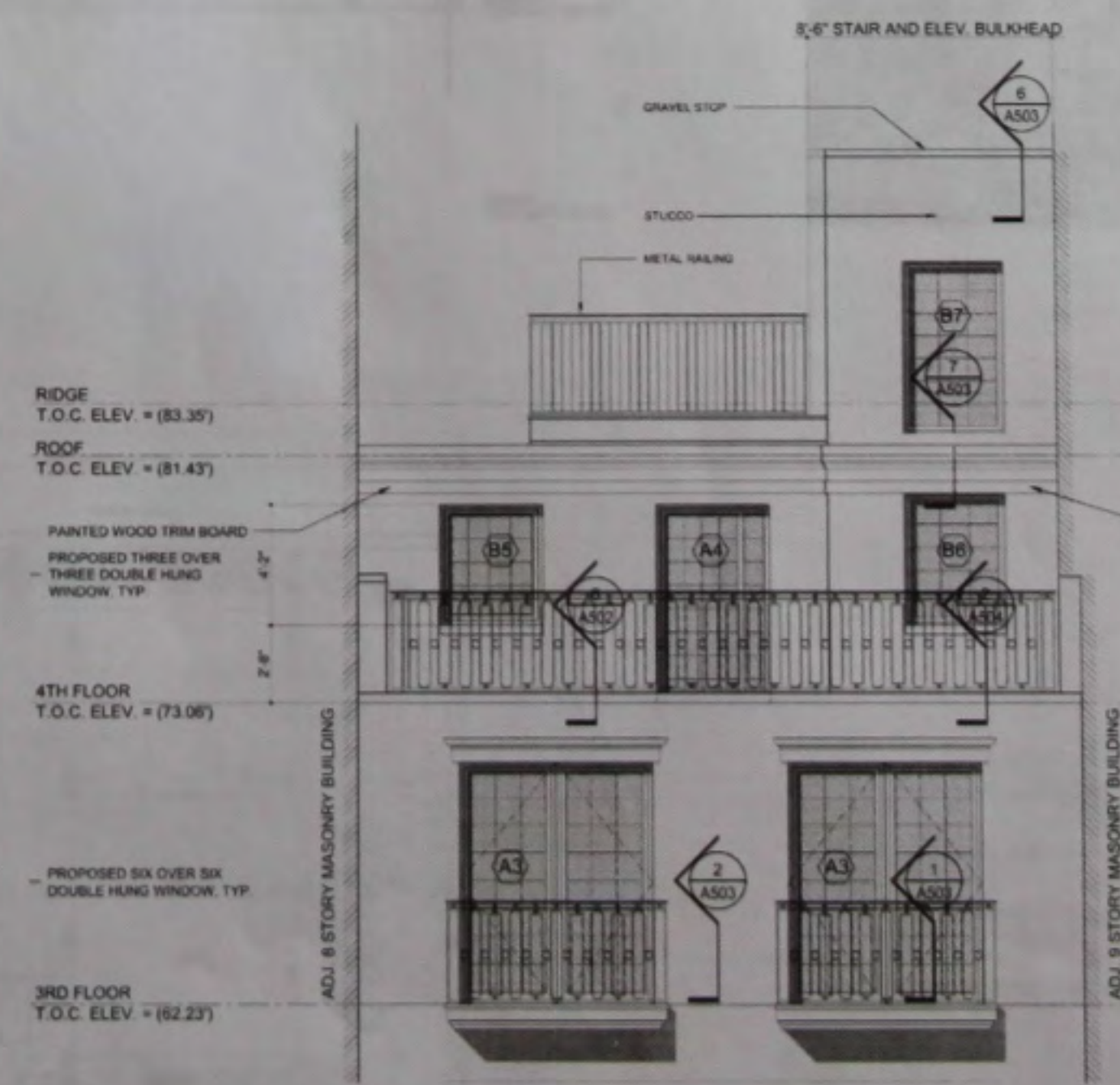
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 SCALE: AS NOTED
 DRAWING NO:
L-200.00



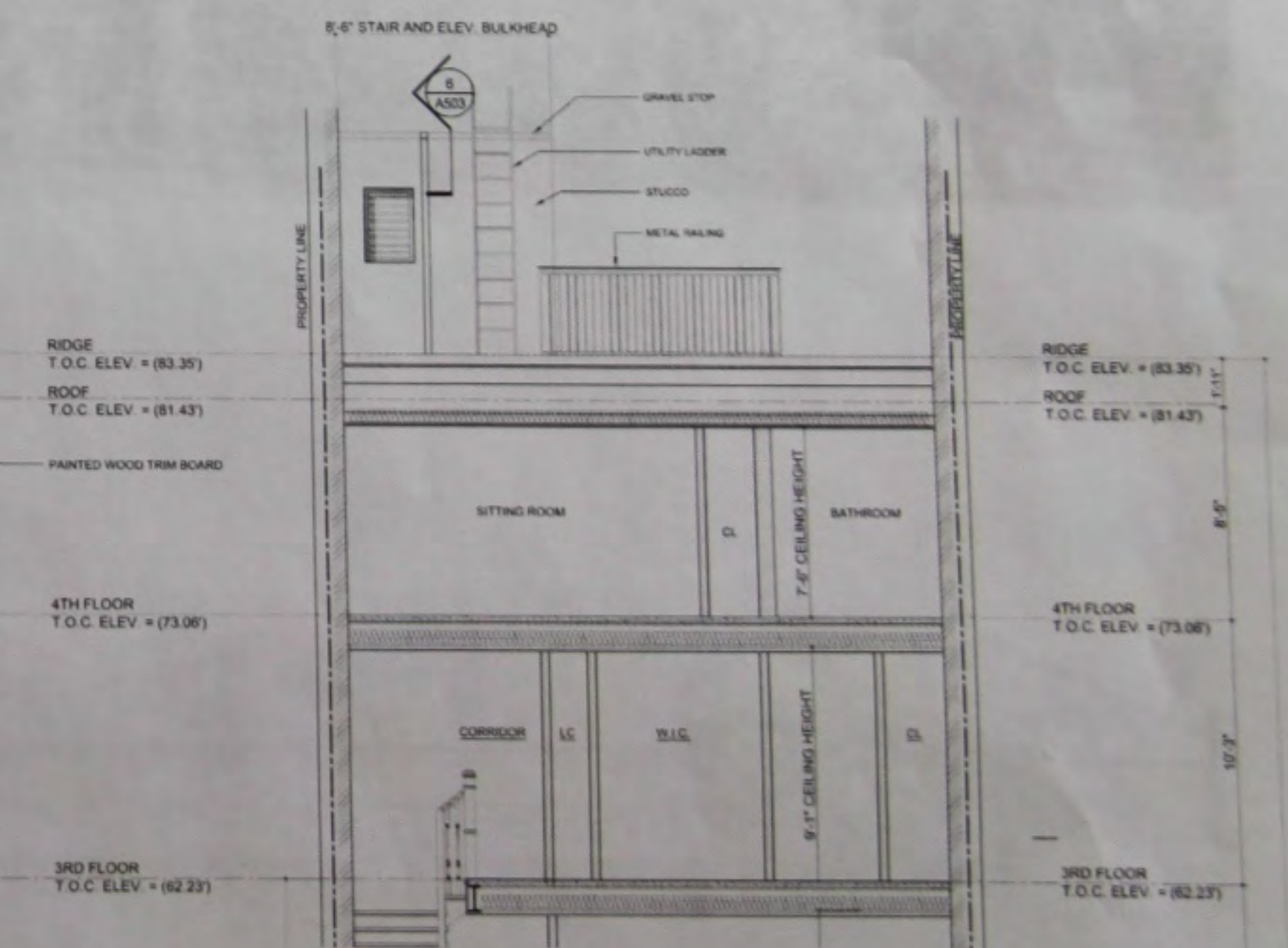
PLOT PLAN



1 CROSS SECTION
SCALE: 1/8" = 1'-0"
SIGHT LINE SECTION (STREET P.O.V.)

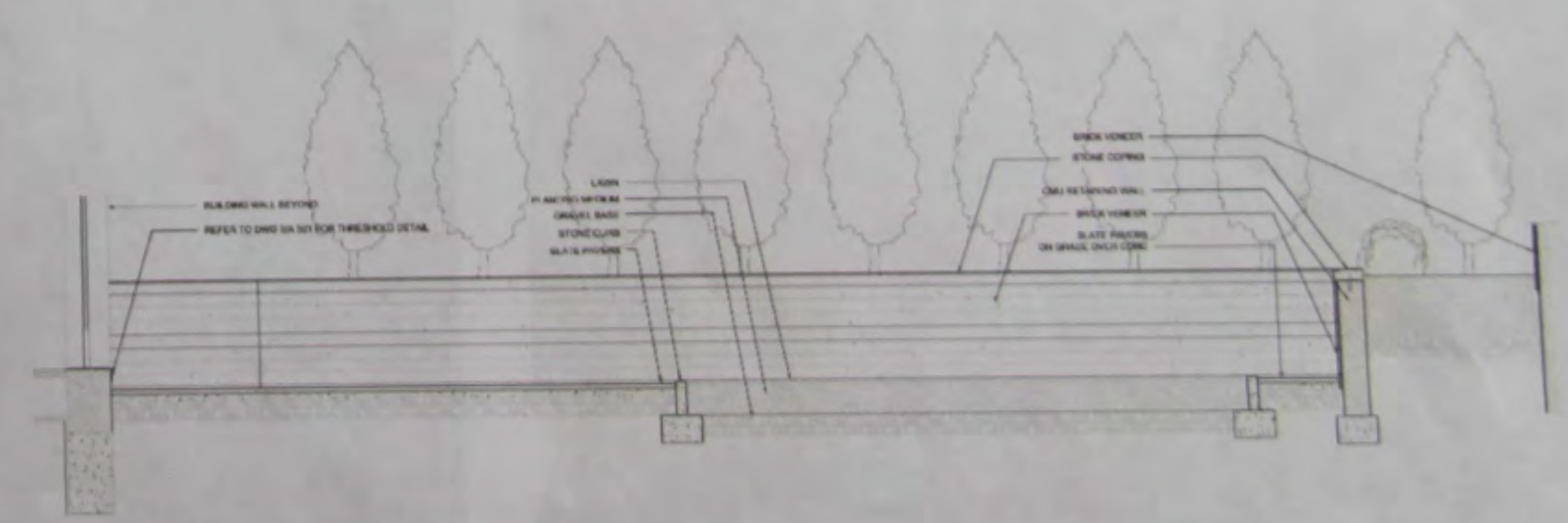
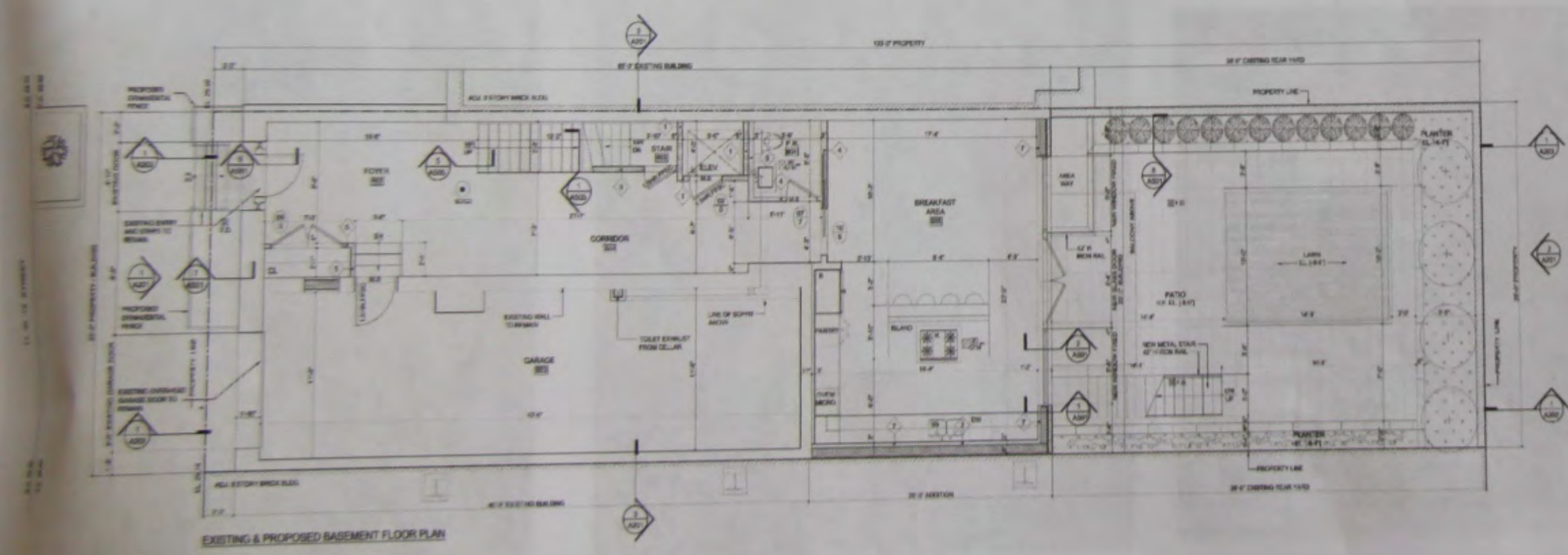
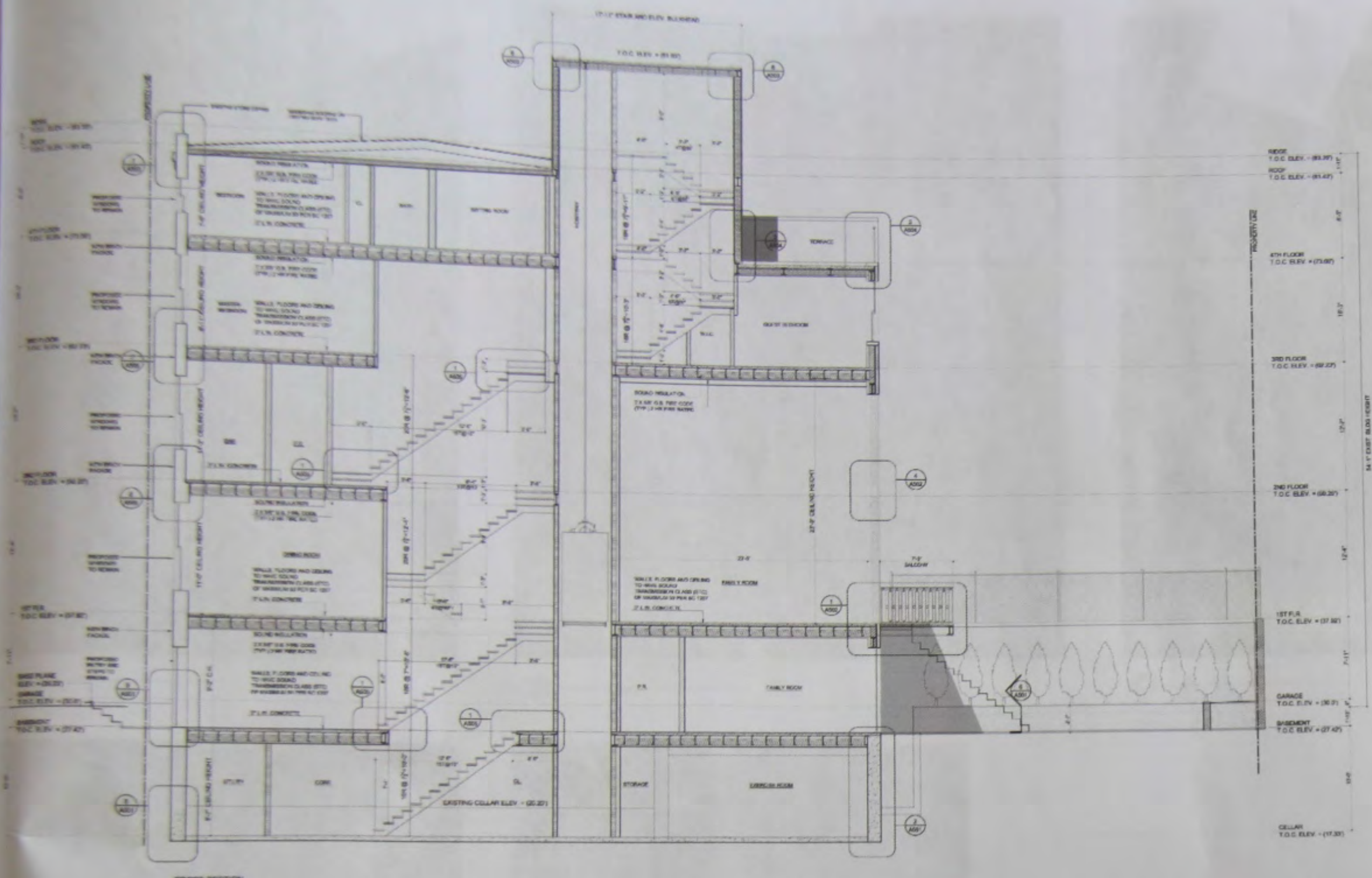


PROPOSED ELEVATION: BULKHEAD



PROPOSED SECTION: BULKHEAD

OWNER: ICON GROUP 433 WEST 14 STREET SUITE 429 3R NEW YORK, NY. 10014	PROPERTY: 11 WEST 12 STREET NEW YORK, NY. 10011	ARCHITECT: ISSAC & STERN ARCHITECTS 25 WEST 31 STREET, NINTH FLOOR NEW YORK, NY. 10001	PREPARED BY: AZAR ASSOCIATES 215 WEST 94th ST. ste 517 NEW YORK, NY. 10025 212-222-3719	DATE	DRAWING NO. L-201.00	
				SCALE		AS NOTED
				DRAWN BY		



OWNER:
ICON GROUP
 433 WEST 14 STREET
 SUITE 429 3R
 NEW YORK, NY. 10014

PROPERTY:
11 WEST 12 STREET
NEW YORK, NY. 10011

ARCHITECT:
ISSAC & STERN ARCHITECTS
 25 WEST 31 STREET, NINTH FLOOR
 NEW YORK, NY. 10001

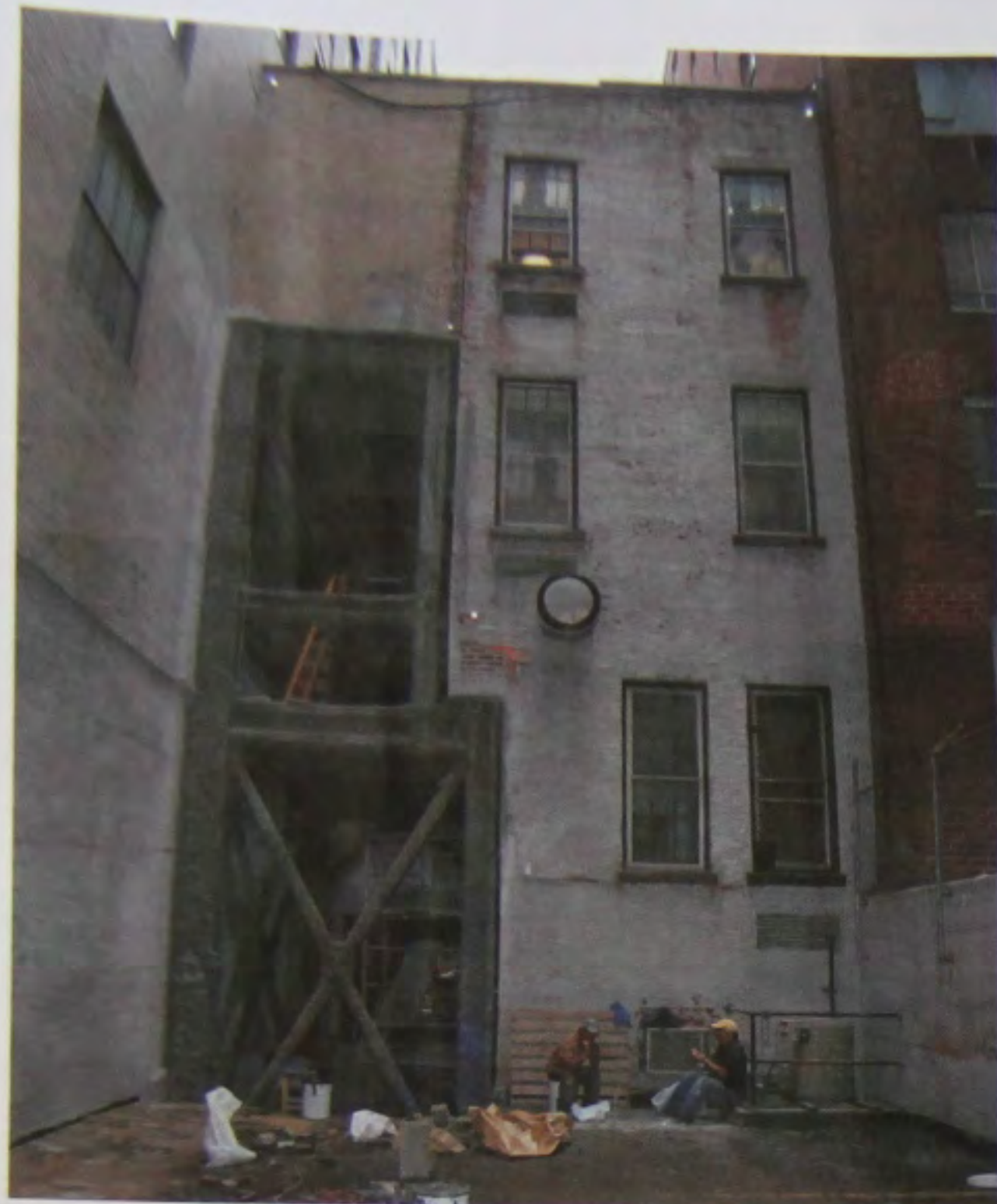
EXISTING & PROPOSED CONDITIONS:
 PRIMARY ELEVATION
 CORNICE

PREPARED BY:
AZAR ASSOCIATES
 215 WEST 94th ST. ste 517
 NEW YORK, NY. 10025
 212-222-3719

DATE:	DRAWING NO.:
SCALE: AS NOTED	L-202.00
DRAWN BY:	



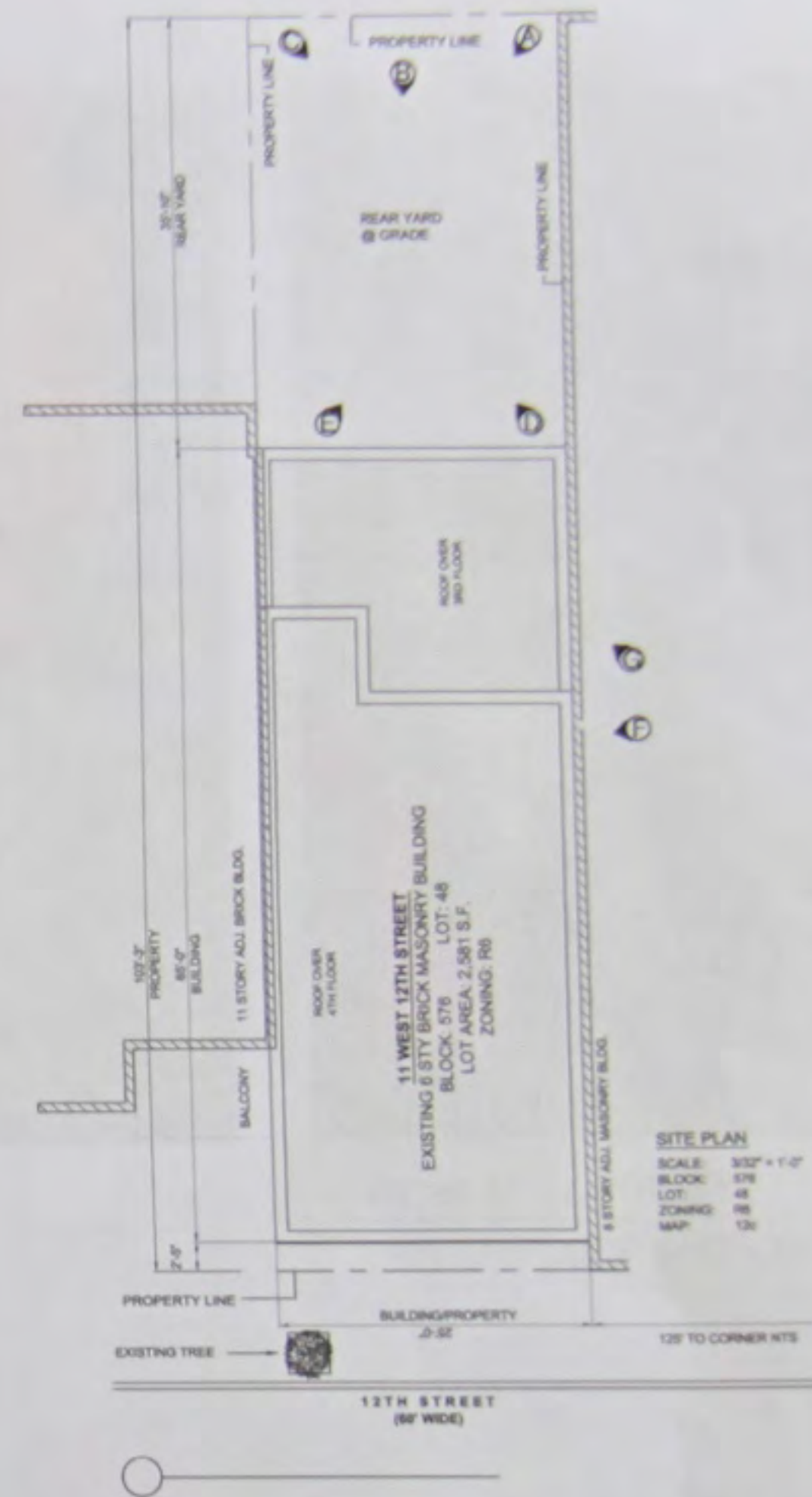
A



B



C



D



E



F



G

OWNER:
ICON GROUP
 433 WEST 14 STREET
 SUITE 429 3R
 NEW YORK, NY. 10014

PROPERTY:
 11 WEST 12 STREET
 NEW YORK, NY. 10011

ARCHITECT:
ISSAC & STERN ARCHITECTS
 25 WEST 31 STREET, NINTH FLOOR
 NEW YORK, NY. 10001

REAR YARD & ROOFTOP
 PHOTOGRAPHS

PREPARED BY:
 AZAR ASSOCIATES
 215 WEST 94th ST. ste 517
 NEW YORK, NY. 10025
 212-222-3719

DATE:		DRAWING NO.:	
SCALE:	AS NOTED		L-300.00
DRAWN BY:			



19 WEST 12 STREET



19 WEST 12 STREET ENTRANCE DOOR



19 WEST 12 STREET ENTRANCE DOOR
SIDELIGHT



6 EAST 10 STREET
PARLOR FLOOR WINDOWS
RUSTICATION AT BASE



117 WEST 12 STREET
PARLOR FLOOR WINDOW



6 EAST 10 STREET
BRICK SAMPLE



BROWNSTONE STUCCO SAMPLE



10 WEST 10 STREET
IRON WORK



19 WEST 12 STREET
IRON WORK AT RAILING



117 WEST 12 STREET
WINDOW PEDIMENT

OWNER:
ICON GROUP
433 WEST 14 STREET
SUITE 429 3R
NEW YORK, NY. 10014

PROPERTY:
11 WEST 12 STREET
NEW YORK, NY. 10011

ARCHITECT:
ISSAC & STERN ARCHITECTS
25 WEST 31 STREET, NINTH FLOOR
NEW YORK, NY. 10001

REPRESENTATIVE PHOTOS
DETAILS FROM WITHIN THE
HISTORIC DISTRICT

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

DATE:
SCALE: AS NOTED
DRAWN BY:

DRAWING NO.:
L-301.00



11 WEST 12 STREET



PROBE REVEALING ORIGINAL BRICK FACADE



ORIGINAL BRICK FACADE BEHIND NEWER VENEER MASONRY



11 WEST 12 STREET ENTRANCE WAY DOOR



11 WEST 12 STREET ENTRANCE WAY



LEFT HAND RAIL ENTRANCE WAY



RIGHT HAND RAIL



11 WEST 12 STREET SIDEWALK LOOKING EAST



11 WEST 12 STREET SIDEWALK LOOKING WEST

OWNER:
ICON GROUP
433 WEST 14 STREET
SUITE 429 3R
NEW YORK, NY. 10014

PROPERTY:
11 WEST 12 STREET
NEW YORK, NY. 10011

ARCHITECT:
ISSAC & STERN ARCHITECTS
25 WEST 31 STREET, NINTH FLOOR
NEW YORK, NY. 10001

CONTEMPORARY PHOTOGRAPHS
11 WEST 12 STREET
AT STREET LEVEL

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

DATE:
SCALE: AS NOTED
DRAWN BY:

DRAWING NO.:
L-302.00

PREPARED BY:
AZAR ASSOCIATES
215 WEST 94th ST. ste 517
NEW YORK, NY. 10025
212-222-3719

DATE:
SCALE: AS NOTED

DRAWING NO.: