

November 26, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-03611

# 137 Waverly Place – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 161 709 3216

**Passcode:** 445660

By Phone: 646-558-8656 (NY)

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.

# Presentation to the Landmarks Preservation Commission

*137 Waverly Place*

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November 26, 2024

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Overview of Building and  
Photographs



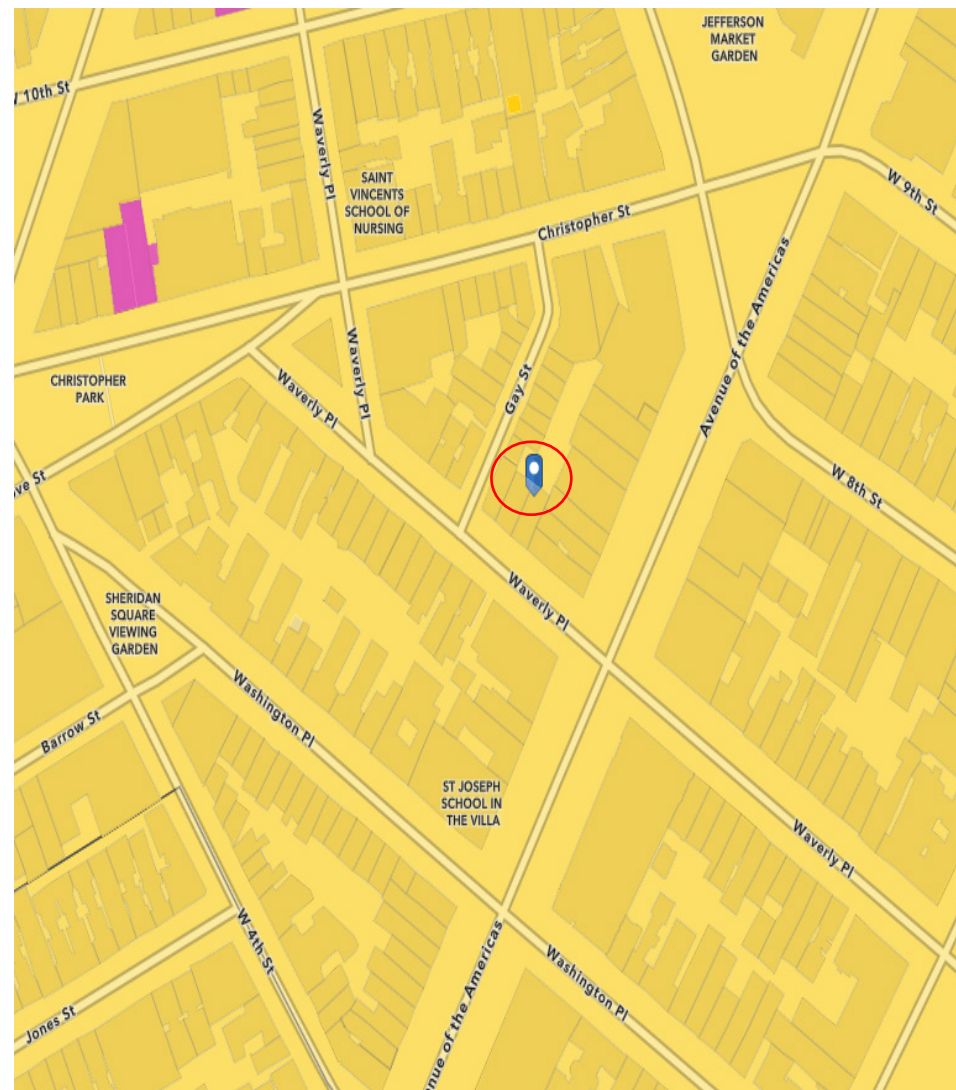
Proposed Scope of Work  
and Photograph



Precedential Examples

# Overview of Building

- Address: 137 Waverly Place  
(between 6th Ave. & Gay St.)
- LPC District: Greenwich Village
- Construction Date: 1829 (LPC Designation Report, p. 156)
- Federal/Neo-Grec style
- No major alteration to date
- Undergoing interior restoration with no impact to historical exterior



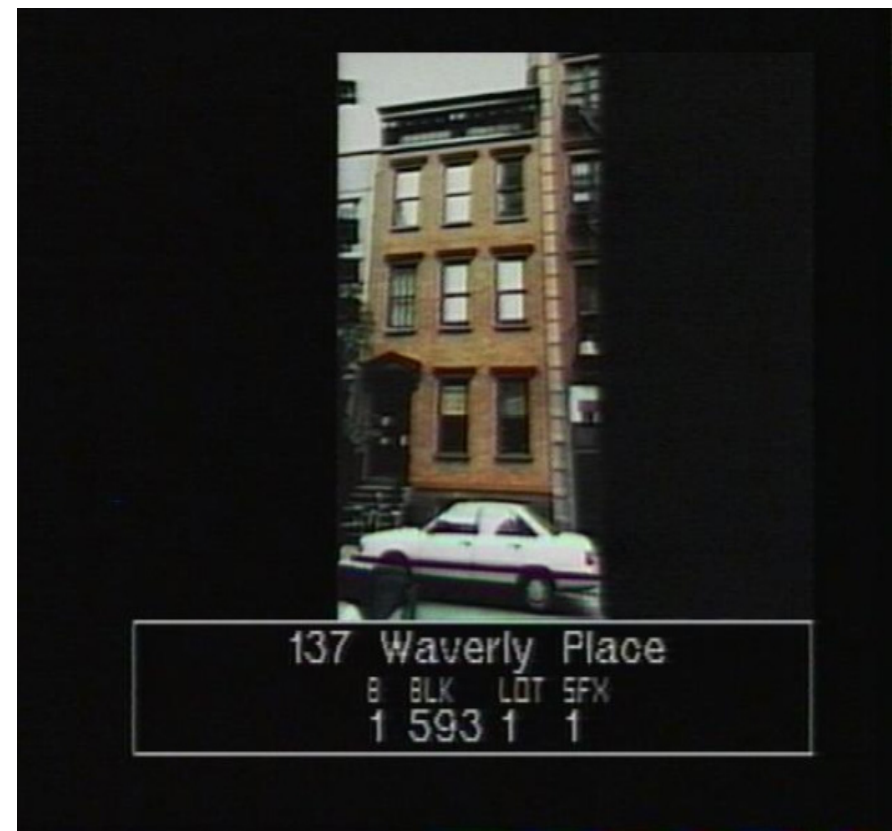
# Historical Photographs



circa 1940



circa 1970s



1983

# Streetscape Context



# Streetscape Context



# Streetscape Context





# Proposed Scope of Work / Request

- **Proposed Scope of Work and Request to LPC:**

- We would like to install a stoop gate, as proposed in the drawing on the following slide

- **Statement Regarding Appropriateness of Proposed Scope of Work**

- Consistent with many precedential sites
- Design consistent with existing aesthetics
- Existing historical elements unimpaired
- Promotes historic site preservation
- Modest in scope and part of highly preservative restoration efforts

# Photographs of Gate



**Railing height is 39.5" from surface of first step**

**Gate height is 37.5" from surface of first step and 48" from sidewalk**

# Photographs of Gate



# Photographs of Gate



# Material Samples



**Existing stoop railing design to be continued on gate**



**Design of proposed spindles for stoop gate**

# Key Measurements



Measurement: First step to top of gate (37.5")

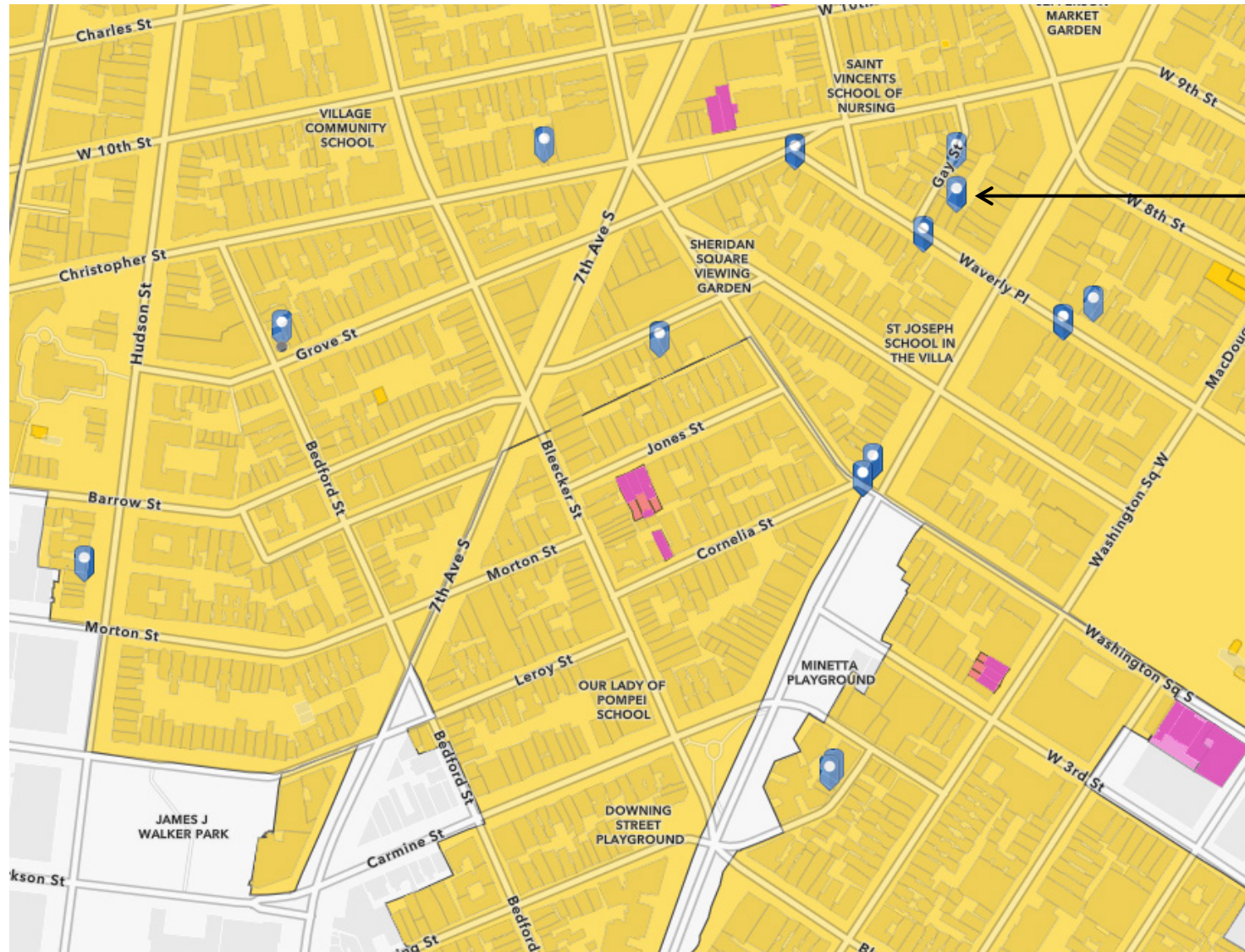


Measurement: sidewalk to top of gate (48")



Measurement: sidewalk to top of areaway fence (46"; this is higher than first step to top of gate)

# Map of Precedential Examples



Site: 137 Waverly Pl.

## Legend



Precedential Site

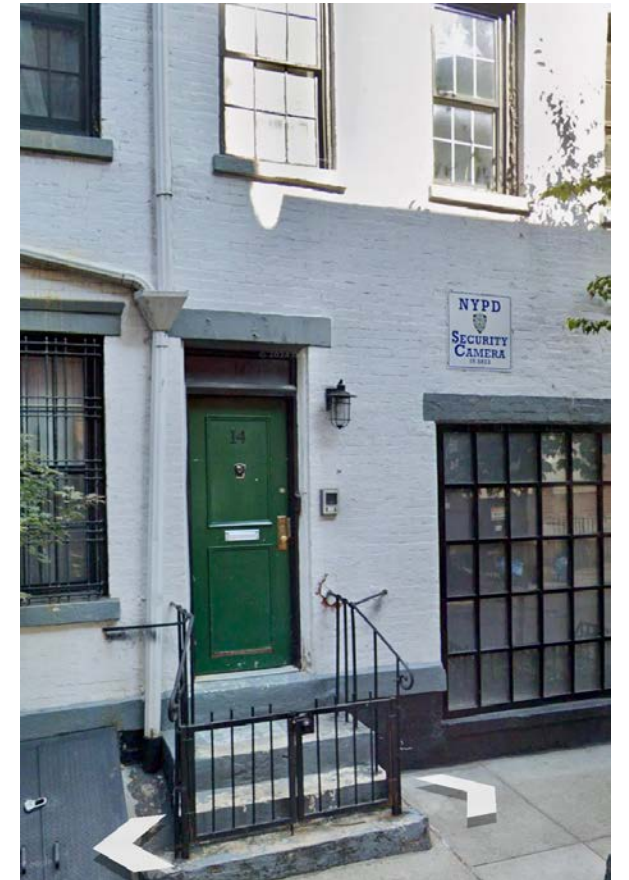
# Precedential Examples



79 Christopher Street  
*LPC approved gate installation*



12-14 Minetta Street  
*LPC approved gate installation*





# Precedential Examples



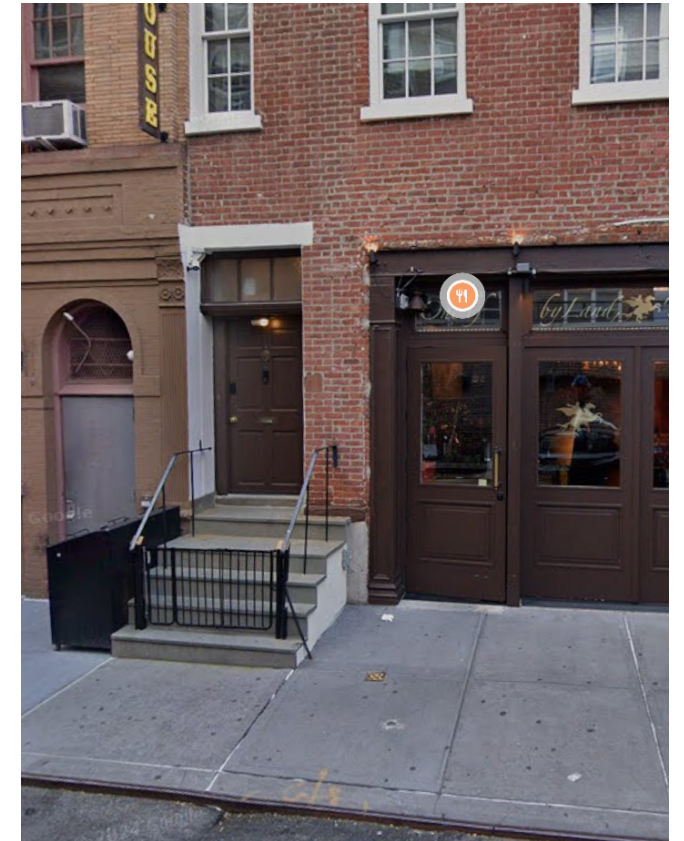
451 Hudson Street

*LPC legalized gate*



119 Waverly Pl.

*LPC approved gate installation*



17 Barrow St.

*LPC approved gate installation*

# Precedential Examples



138 Waverly Pl.  
*LPC approved gate installation*



132 W. 4th St.  
*Gate existed at designation*

# Precedential Examples



17 Grove Street

*LPC approved gate installation*



133 W. 4th St.

*LPC approved gate installation*

# Contact Information

- Application prepared by owner.
- The applicants are available to discuss this proposal at your convenience.

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