

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04036

244 Waverly Place – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

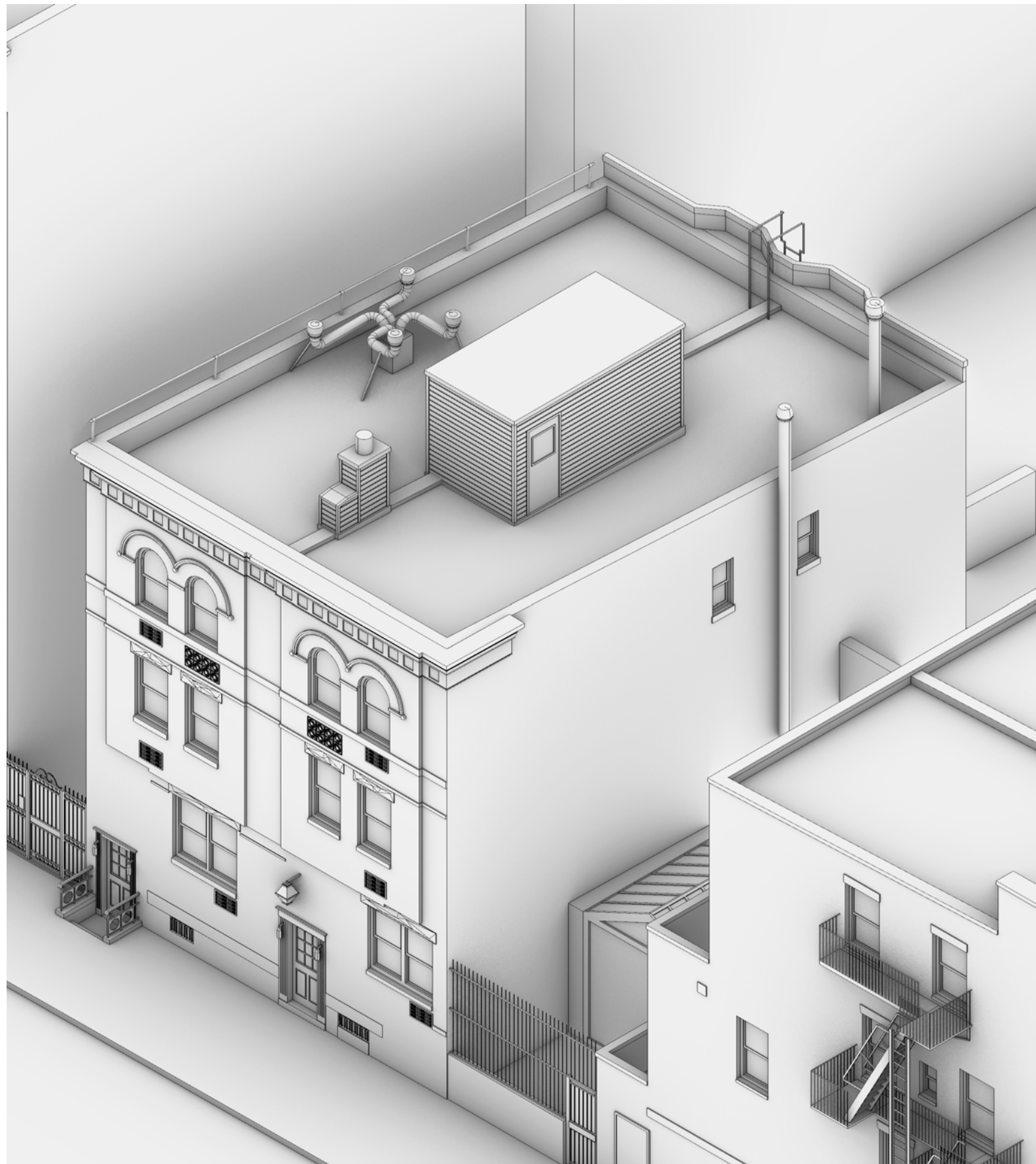
By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

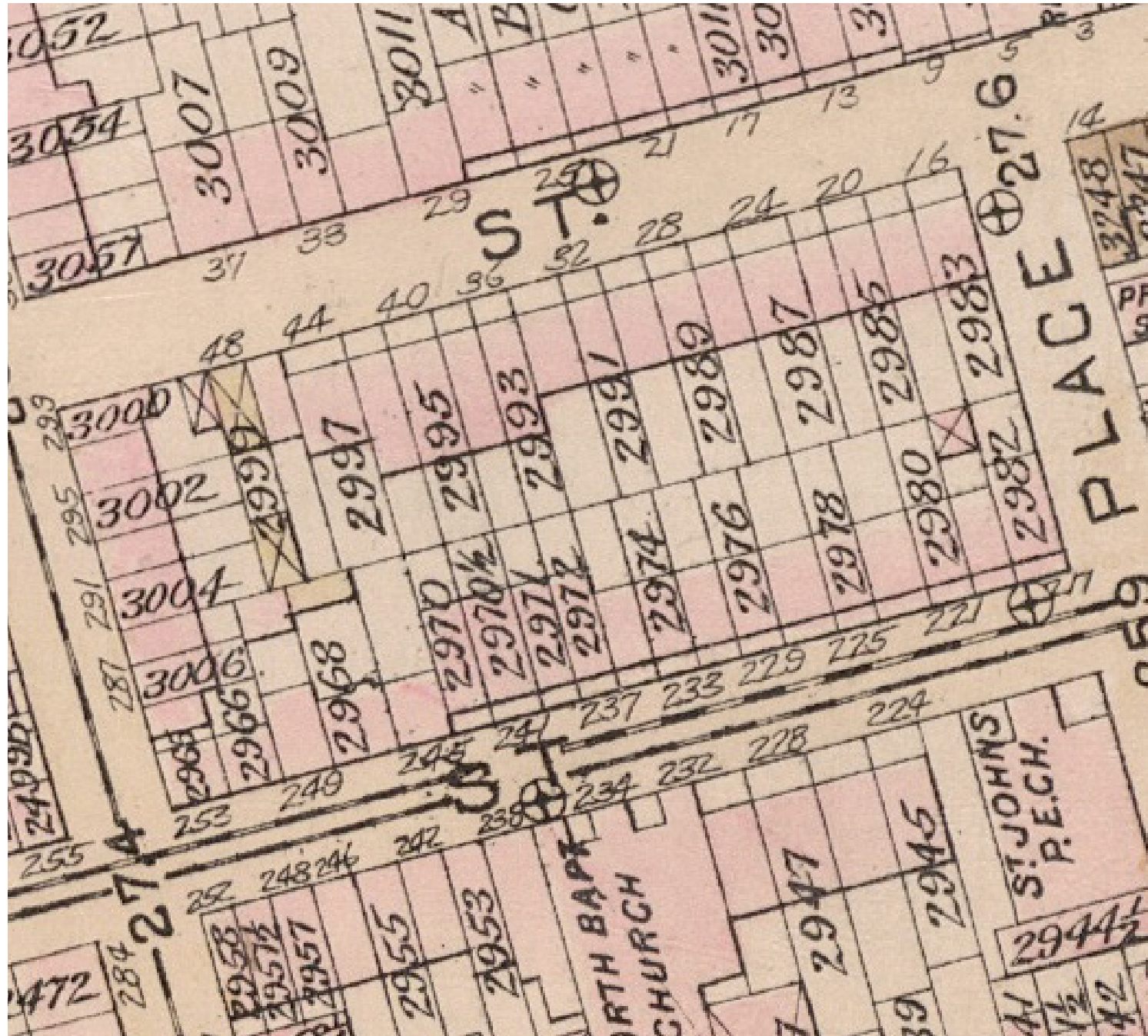
888-475-4499 (Toll free)

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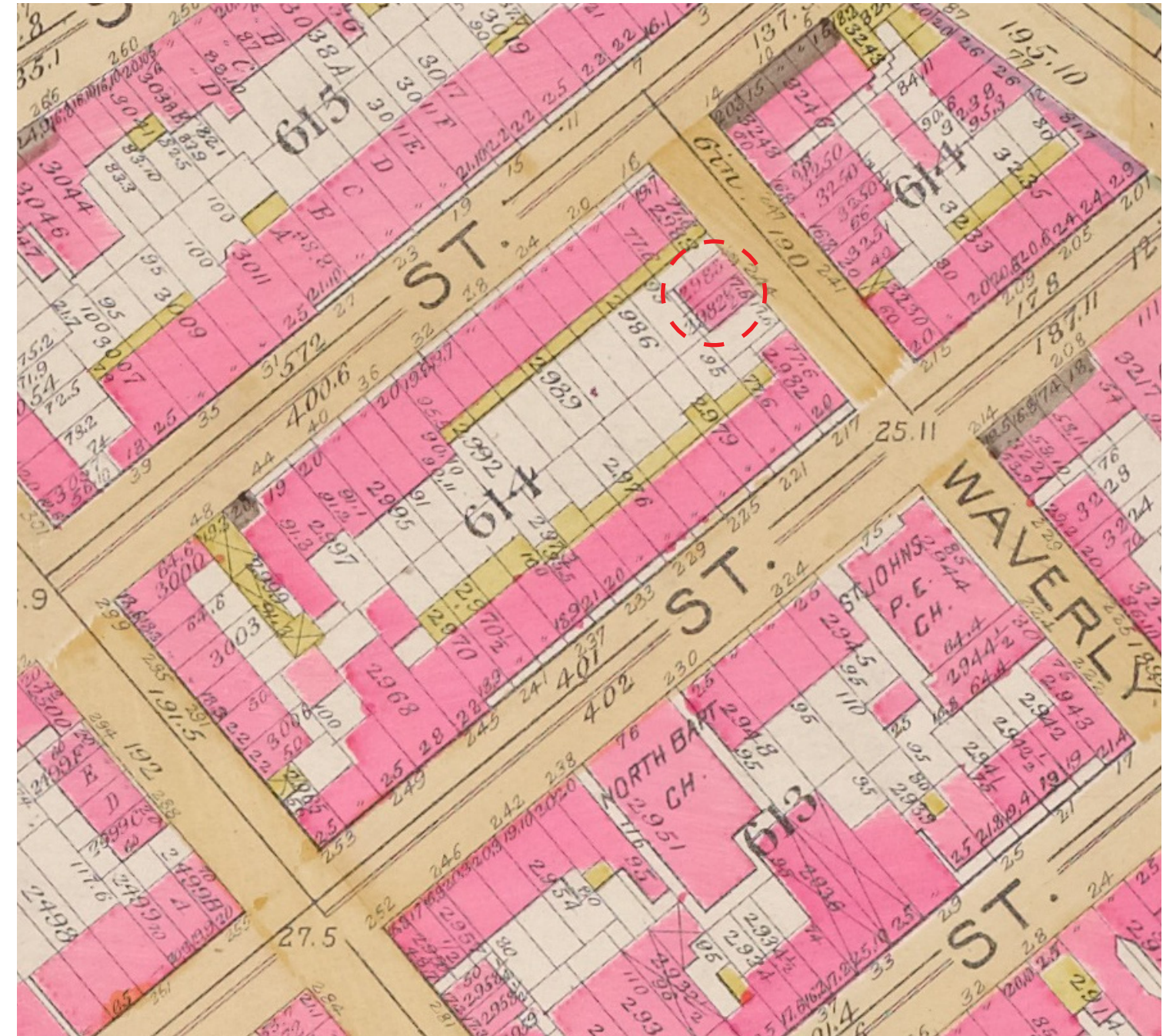




1886: Initial Construction



1885 Robinson Fire Insurance Atlas

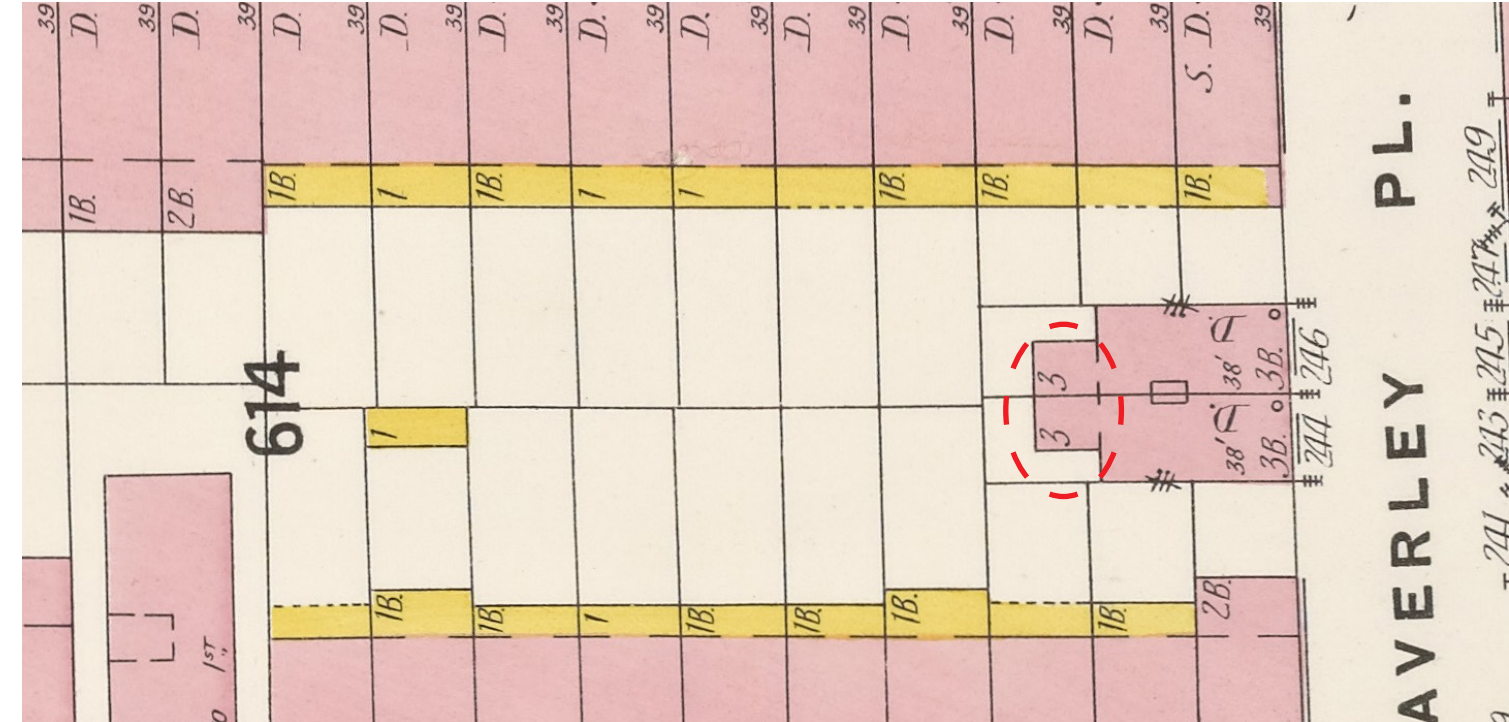


1891 Bromley Fire Insurance Atlas

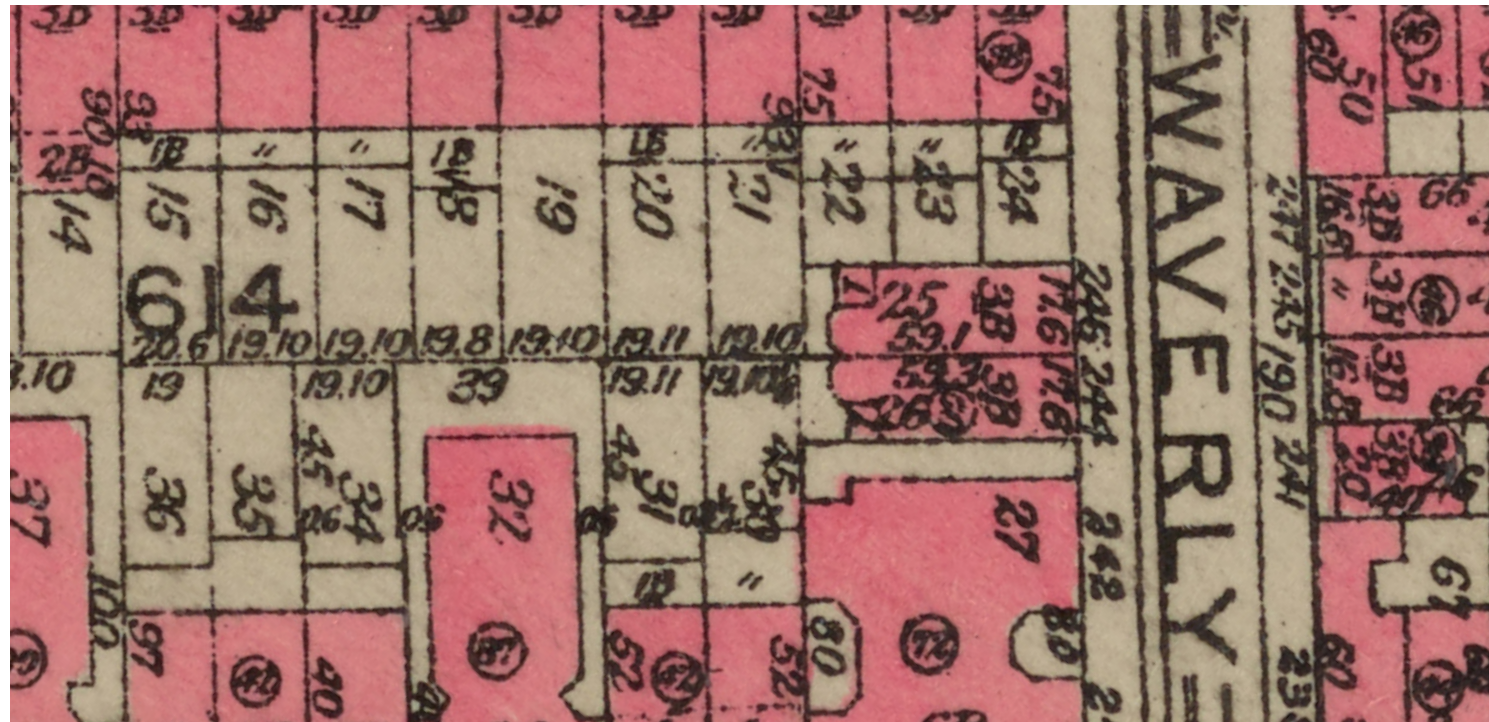
1896: 3-Story Rear Extensions



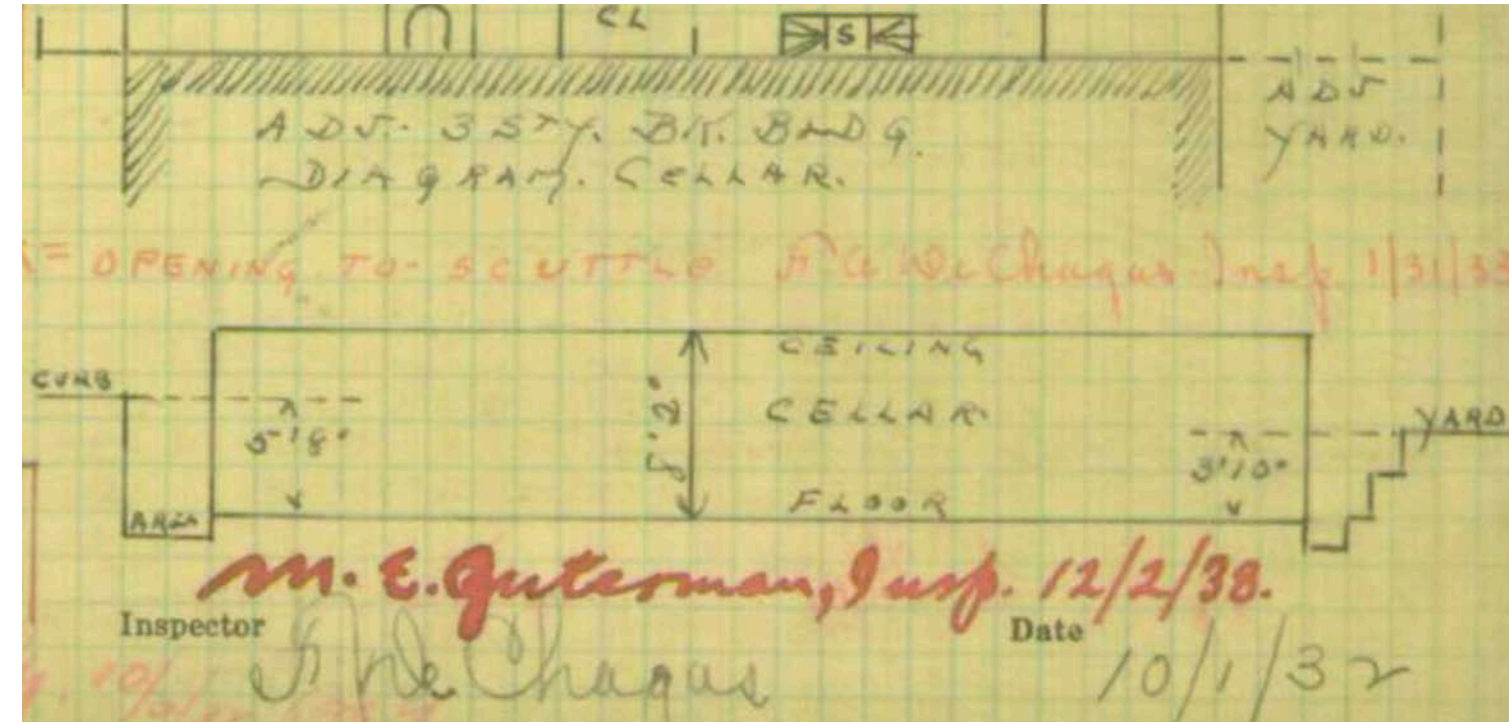
1895 Sanborn Fire Insurance Atlas



1904 Sanborn Fire Insurance Atlas, with 1896 3-story rear extensions

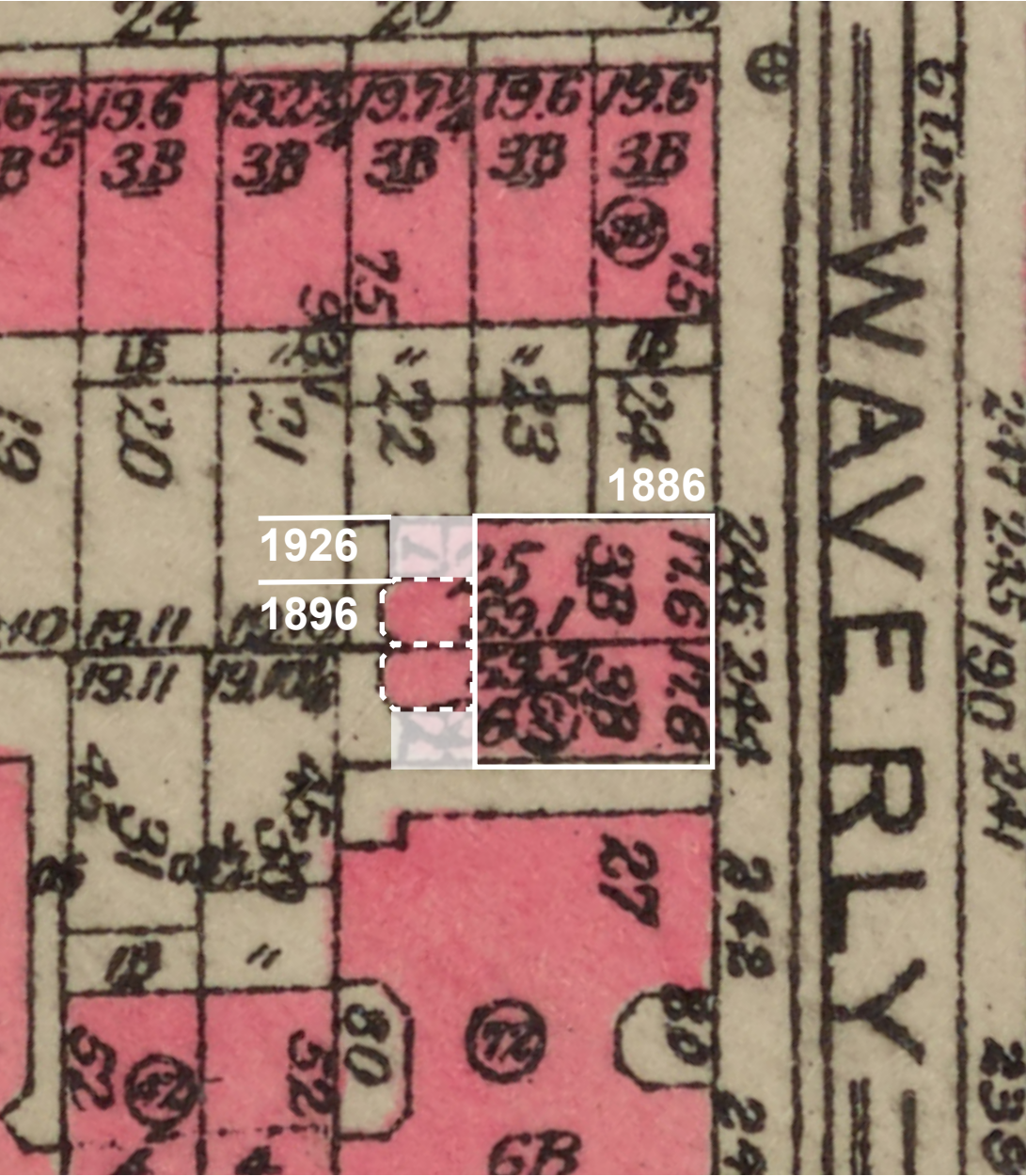


1930 Bromley Fire Insurance Atlas, after 1926 rear extensions



1932 I-Card

Existing Conditions: Rear Elevation



1930 Bromley Map



Overall View of Rear Elevation



Detail of Rear Elevation

Existing Conditions: Rear Yard



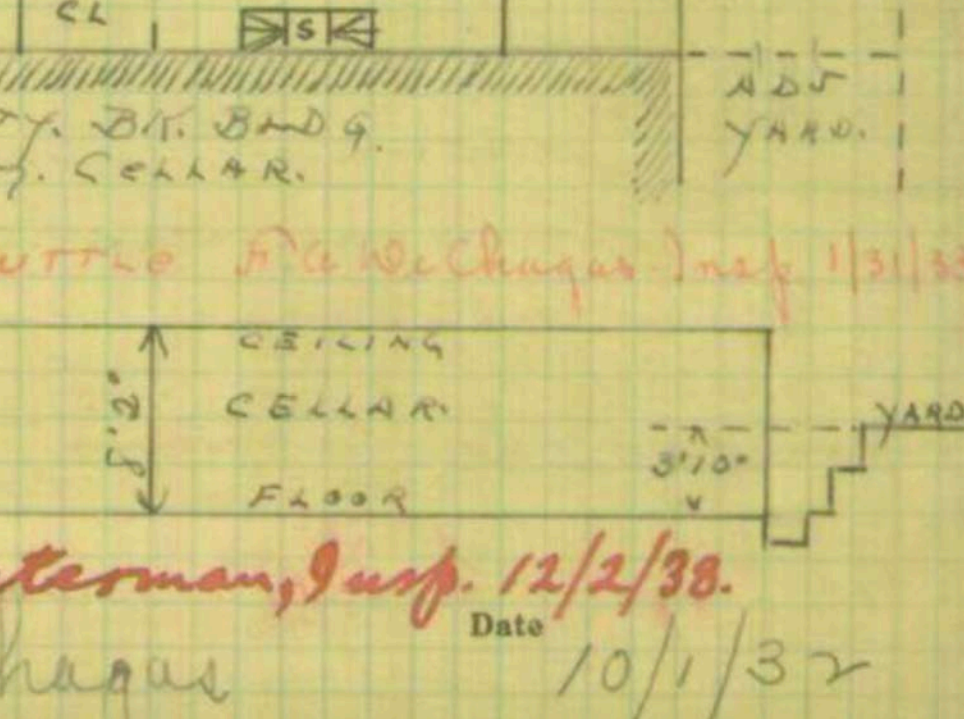
View of Rear Yard from the South Side of the Roof



View Within the Rear Yard, Facing South



View of the Rear Yard from the North Side of the Roof



1931 I-Card

1940 Tax Photos



244 Waverly Place, ca. 1940 (Muni)



246 Waverly Place, ca. 1940 (Muni)

1959-1961: Combination of Buildings



Prior to Combination, circa 1940 (Muni)



After Combination, 1969 (LPC)

Recent History



Circa 1985 (Muni)



In 2024

Existing Conditions: Front Facade



Existing south entrance



The stoops were removed and window openings were modified; non-matching brick infill was installed.



Third floor and cornice, with missing terra-cotta spandrels.



Through-wall louvers have been installed throughout the front facade and the stoops and areaway was removed.



Existing Brick Sills and Damaged Masonry Courses



Existing Terracotta Block Panels



Broken Masonry Courses



Metal Grate at Original Areaway Openings



244 Waverly Place

Existing & Proposed Front Elevation



Masonry/Brick Courses To Be Restored



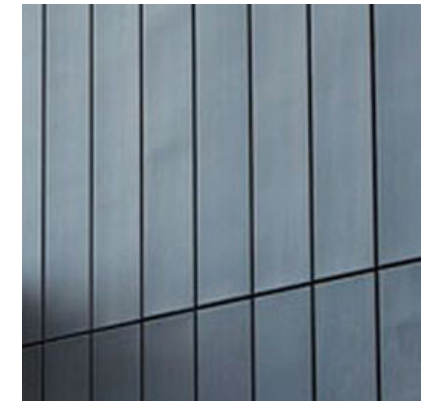
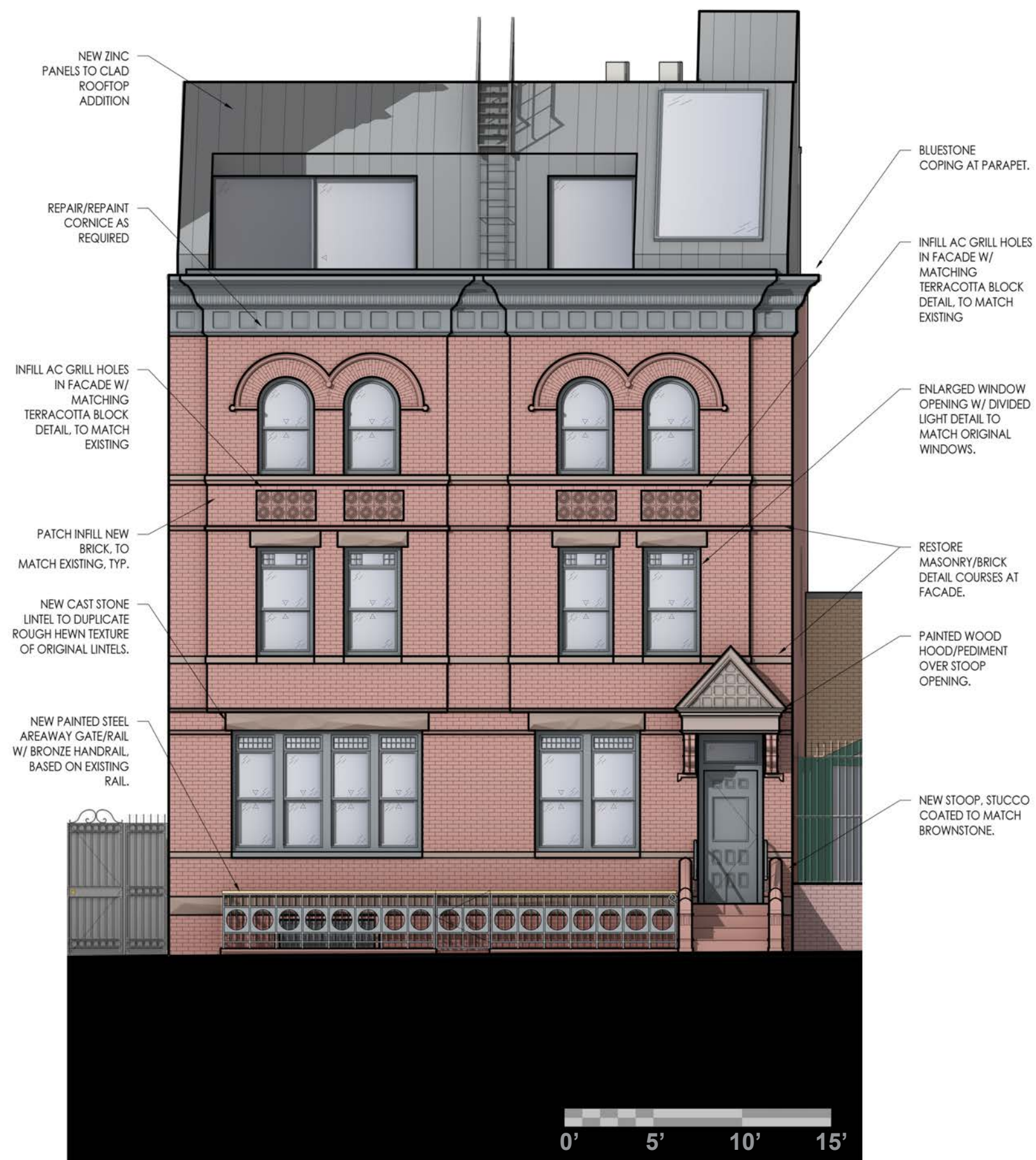
Terracotta Infill Detail To Be Restored At Original Locations



Rough Hewn Lintels And Windows Enlarged to Original Size w/ Divided Lites



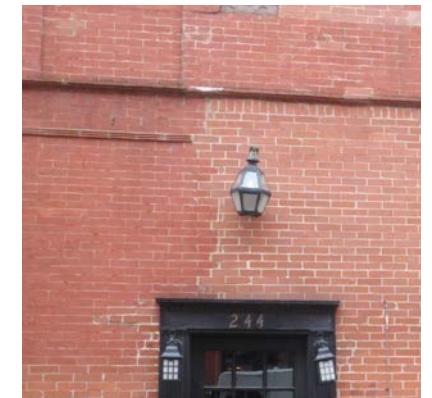
Areaway Gate Used As Model For New Gate



Zinc Panels At Rooftop Addition



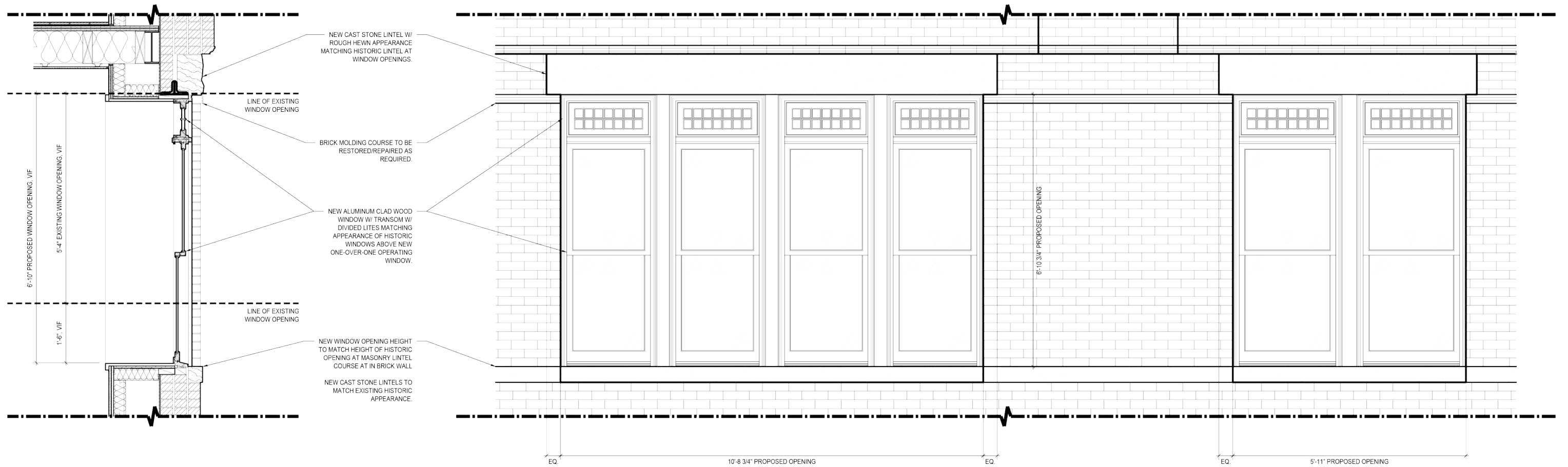
Existing Cornice To Be Repaired/Repainted



Areas of Mismatched Brick To Be Removed And Replaced w/ Matching



Original Stoop Used As Model For New Stoop

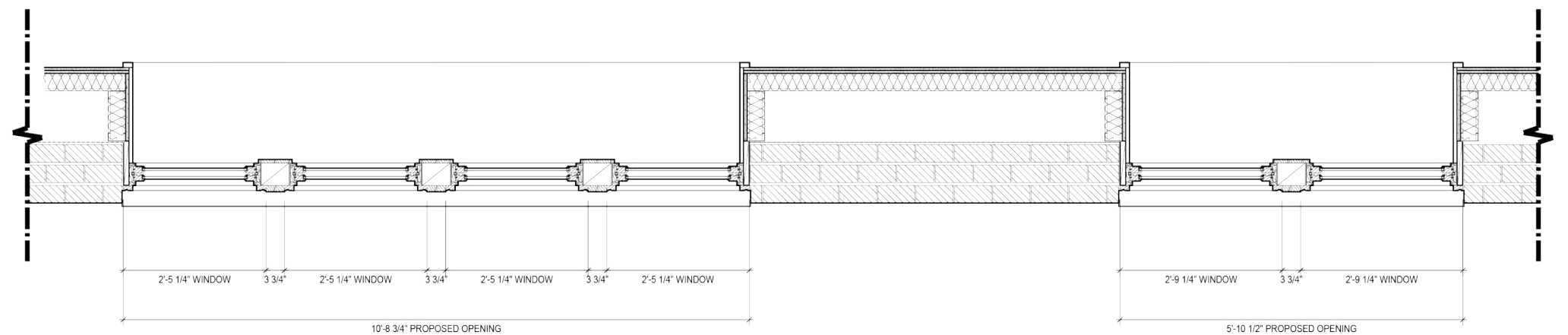


Proposed Window Section Detail

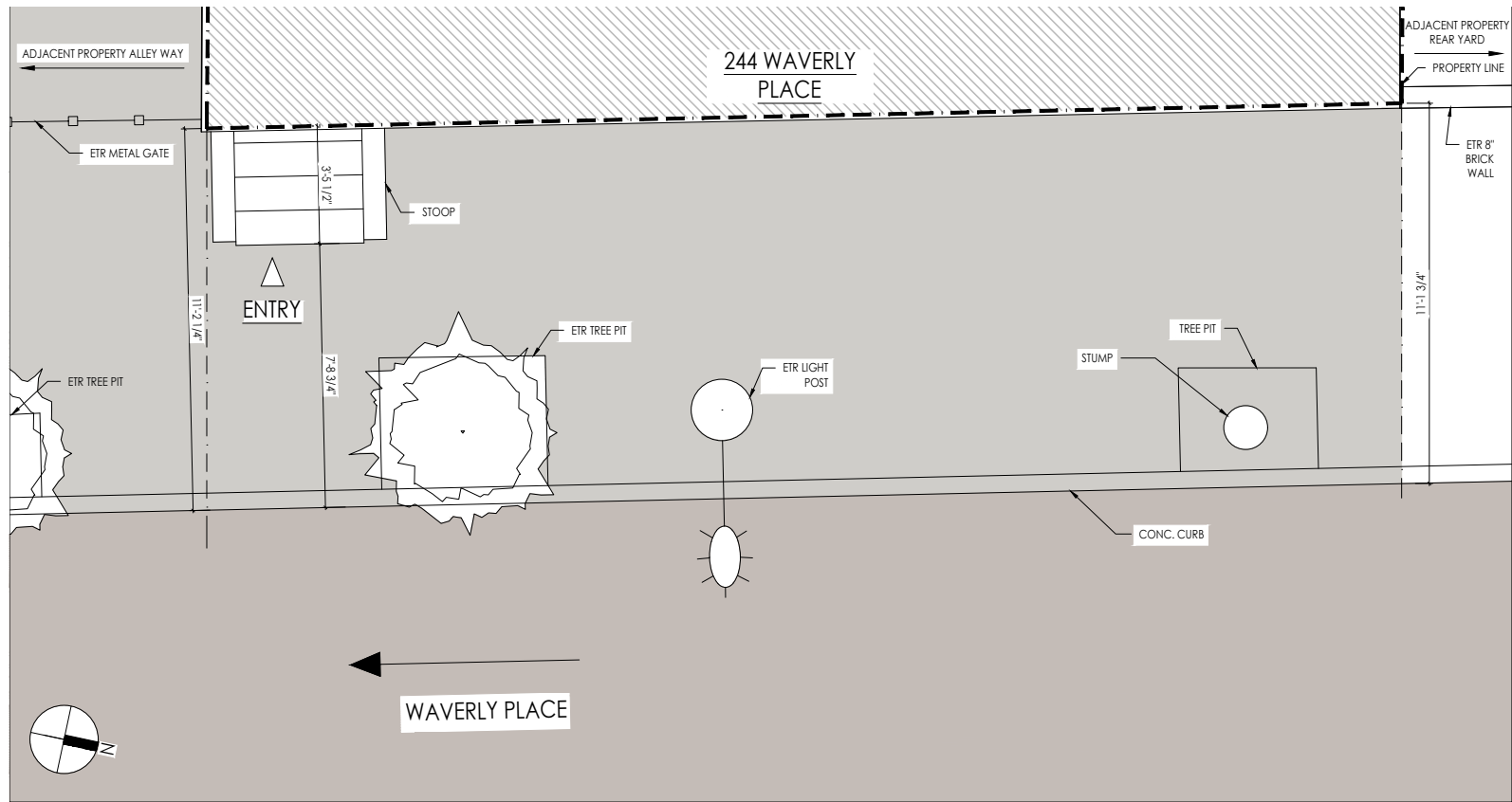
Proposed Window Elevation



Area of Detail



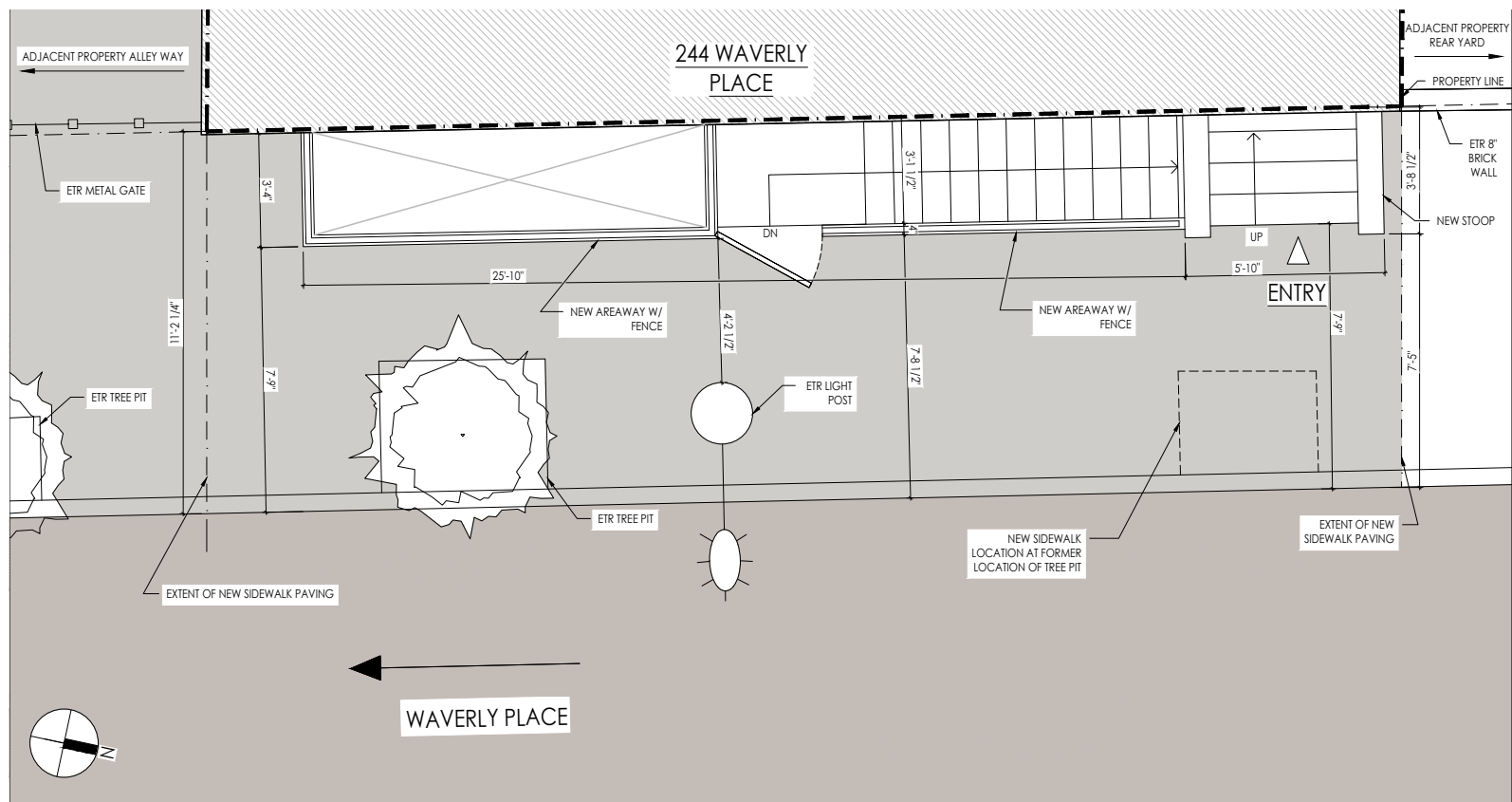
Proposed Window Plan Detail



244 Waverly: Existing Areaway Plan



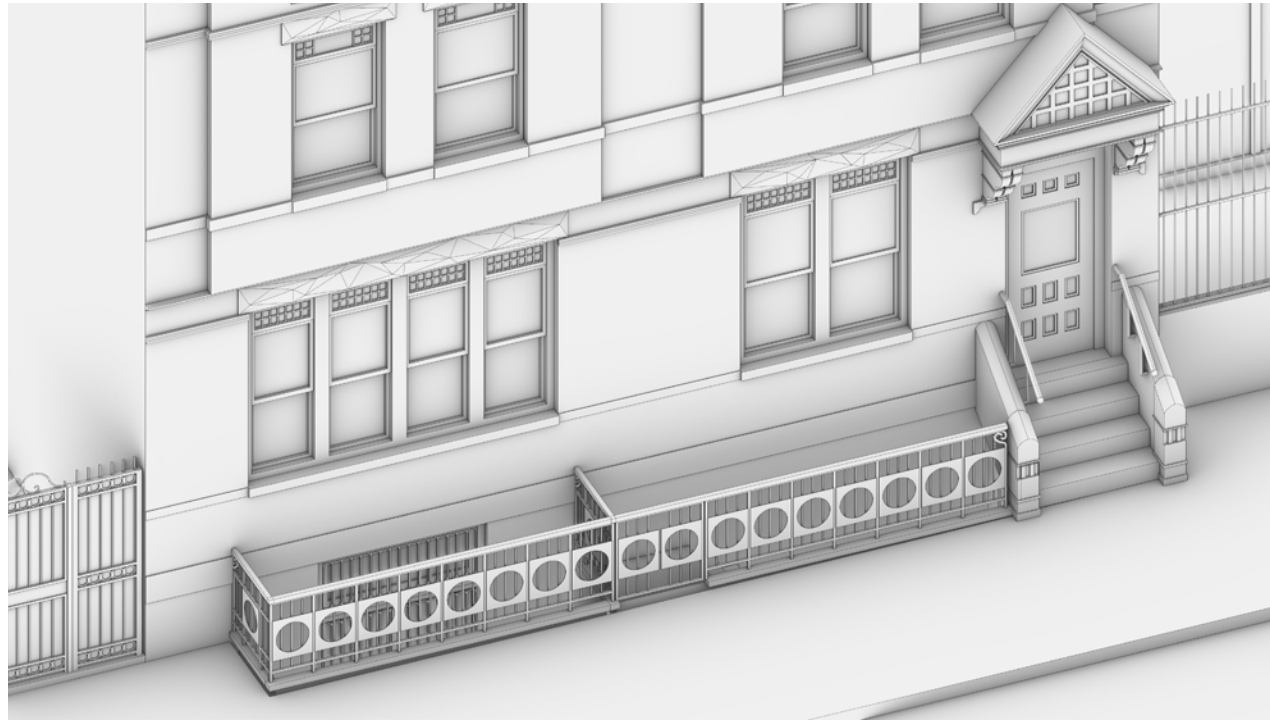
244 Waverly: Existing Areaway Elevation



244 Waverly: Proposed Areaway Plan



244 Waverly: Proposed Areaway Elevation



244 Waverly: View of Proposed Areaway



244 Waverly: View of Proposed Areaway from Street



244 Waverly Place

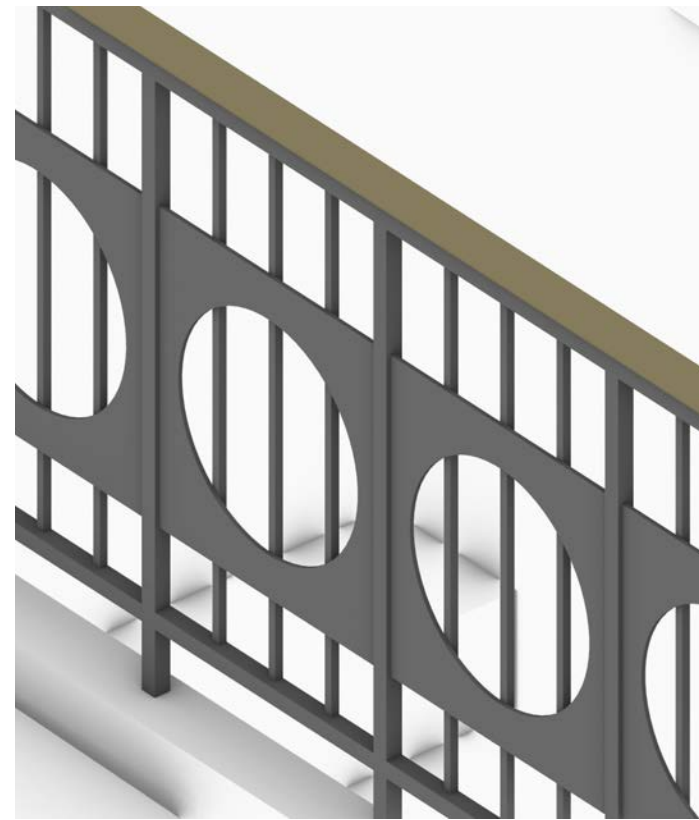
12/10/2024



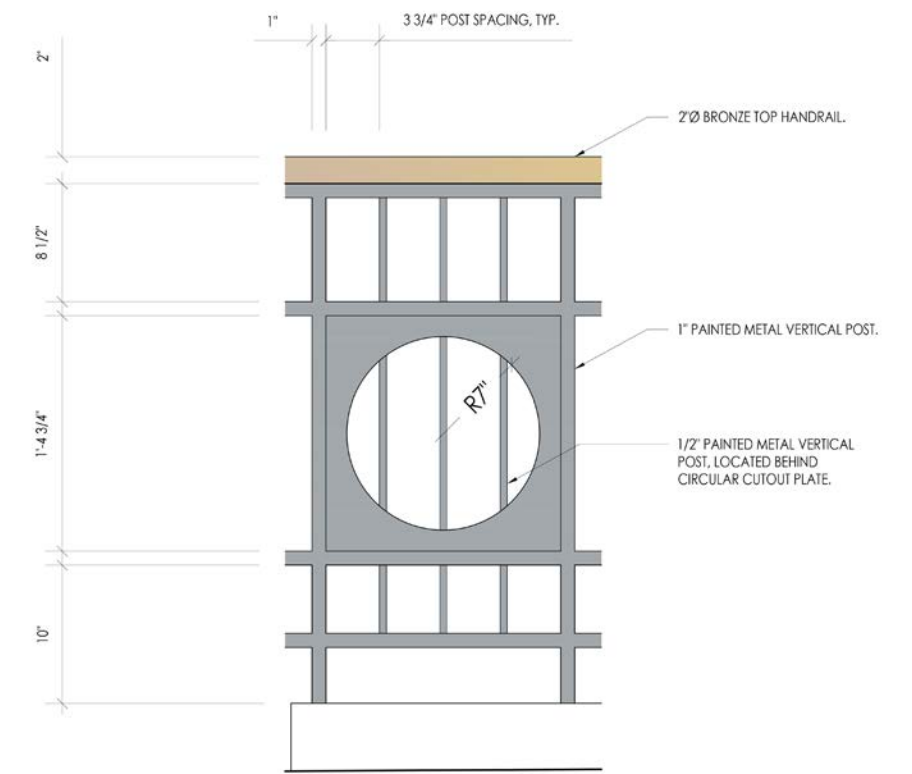
Proposed Areaway Elevation



Existing Railing Serving as Precedent



Isometric View of Proposed Areaway Railing

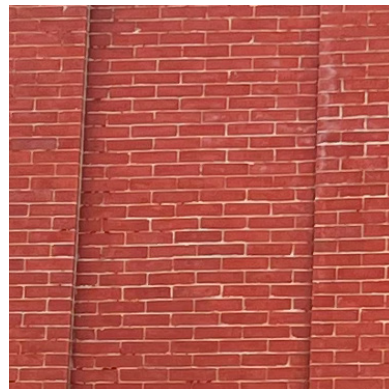


Detail of Proposed Areaway Railing

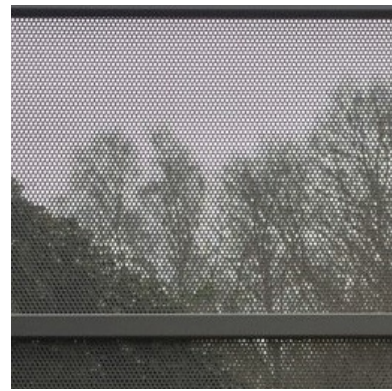


244 Waverly Place

Existing & Proposed Rear Elevation



Brick, Matching Existing



Mesh Railing



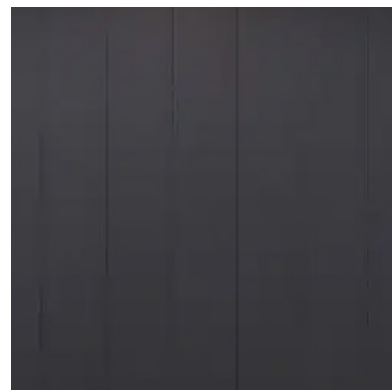
Antracite Steel Window Frame



Antracite Steel Window Frame



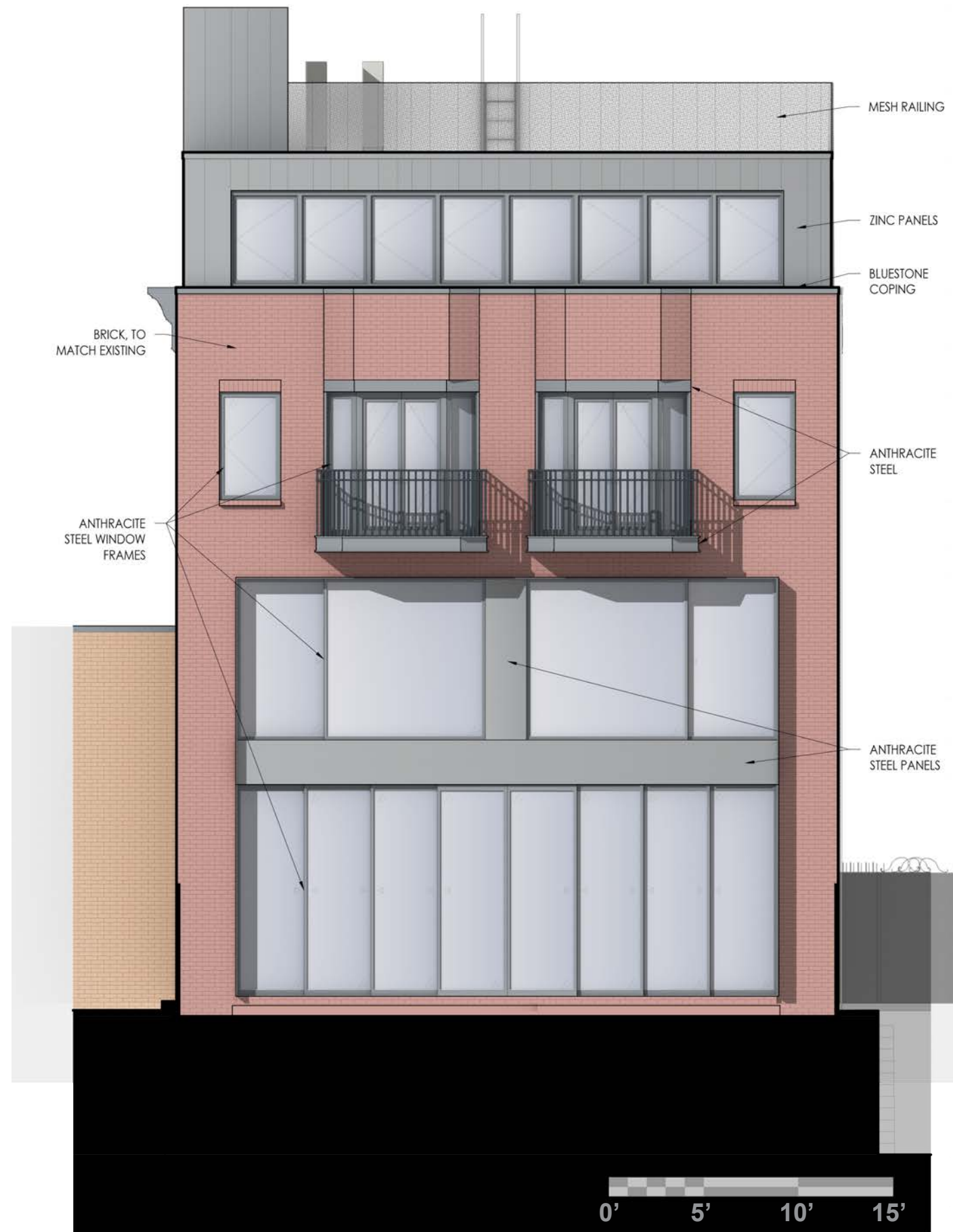
Zinc Panels

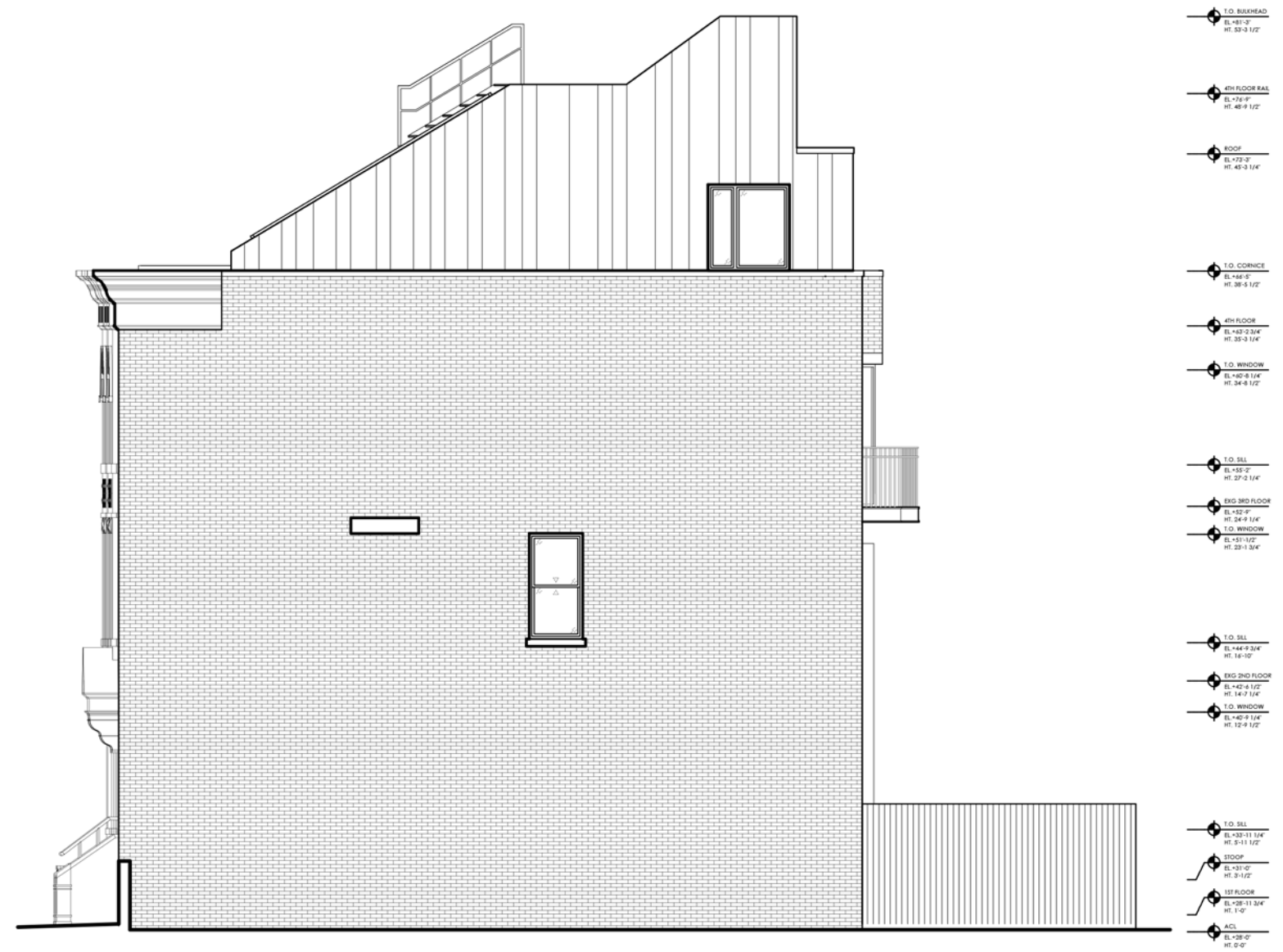
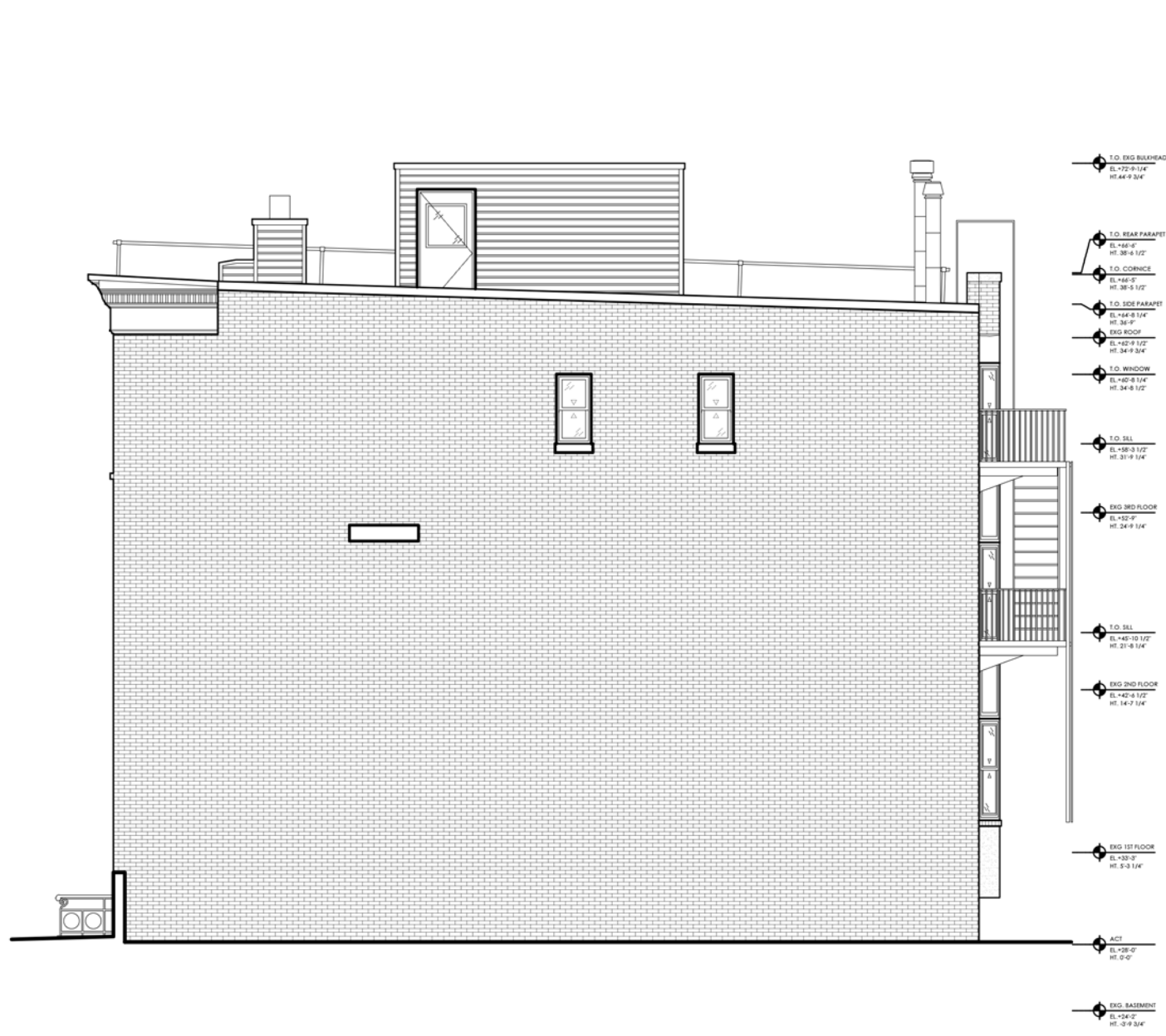


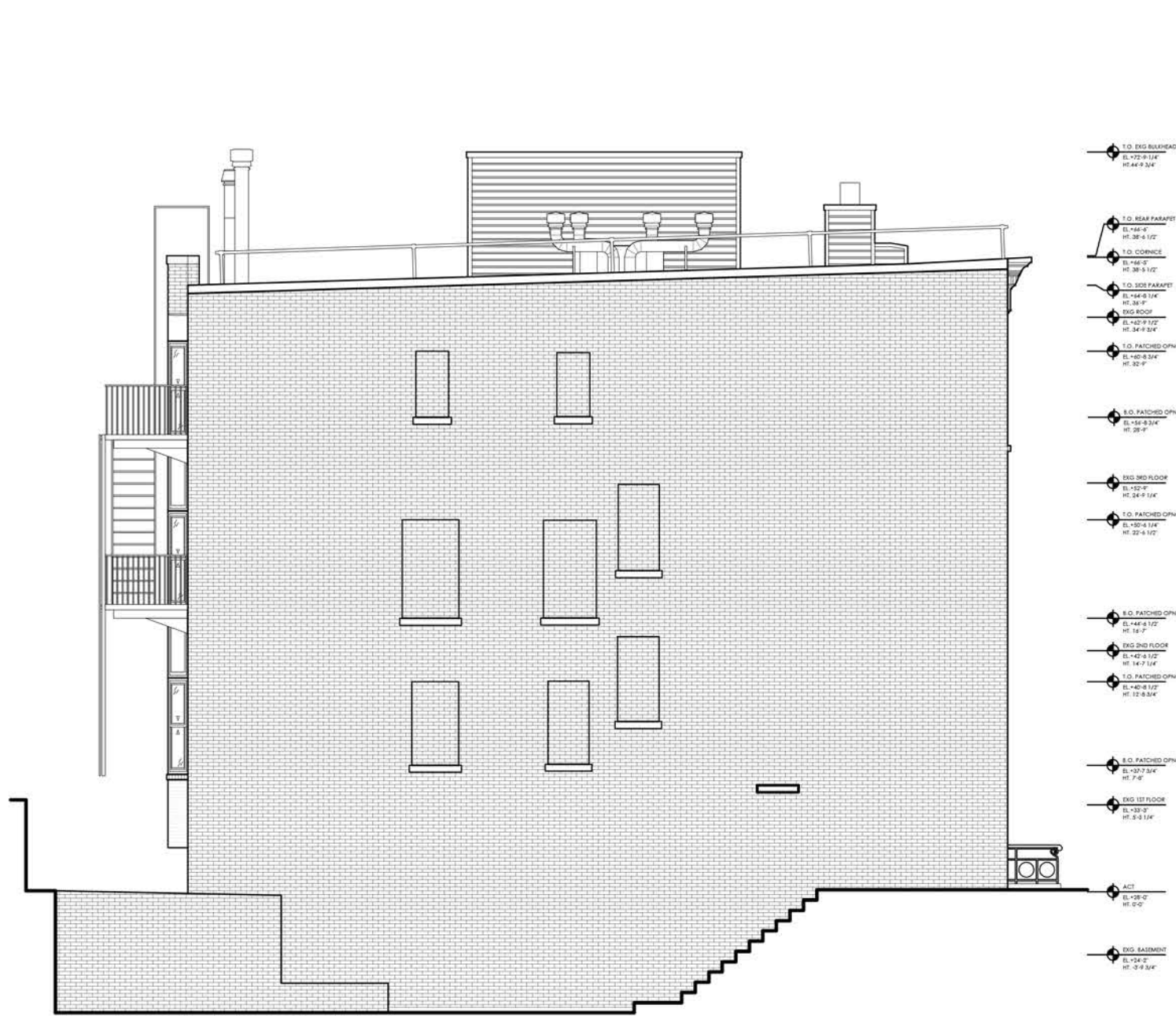
Antracite Steel Panels



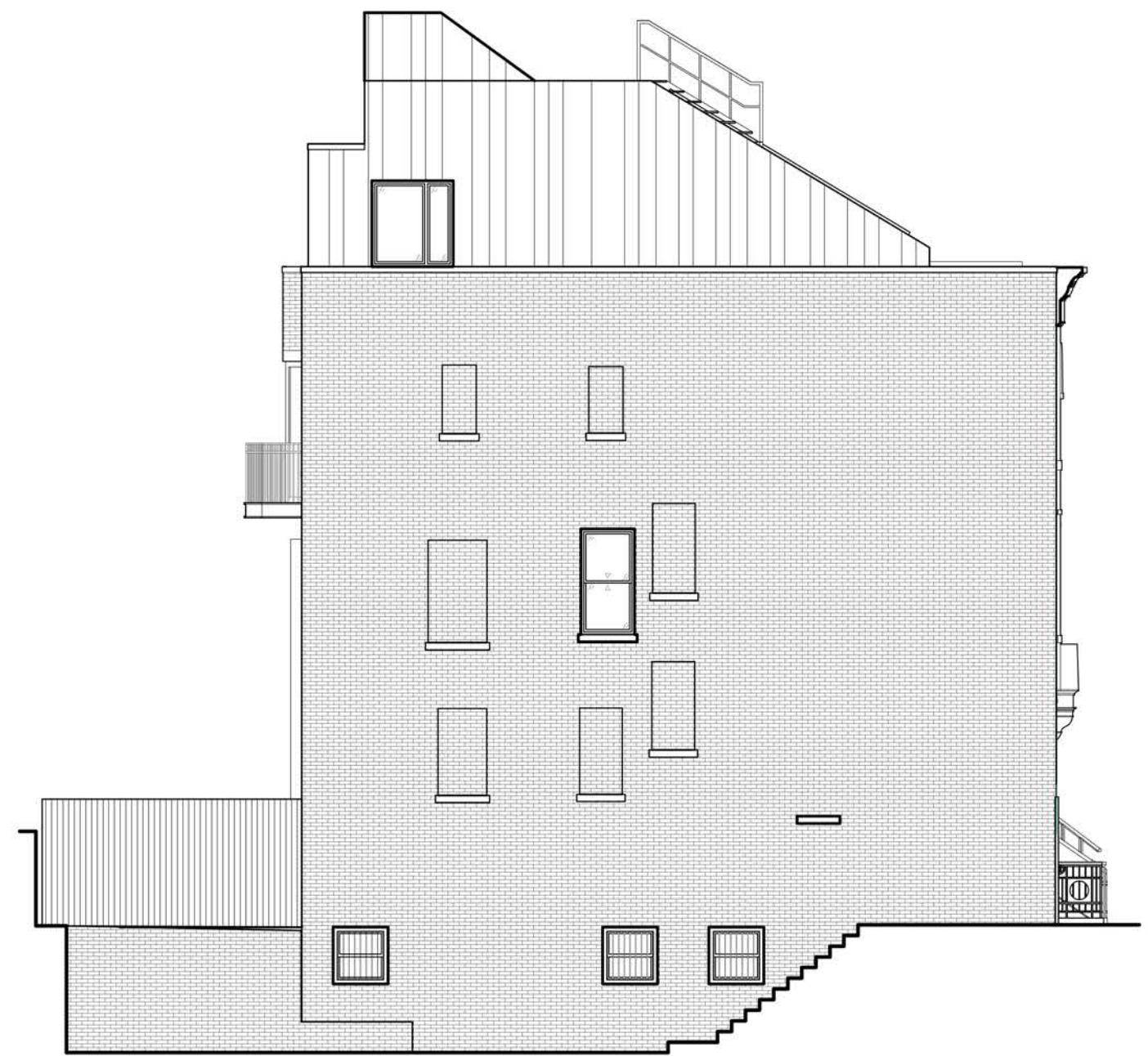
Bluestone







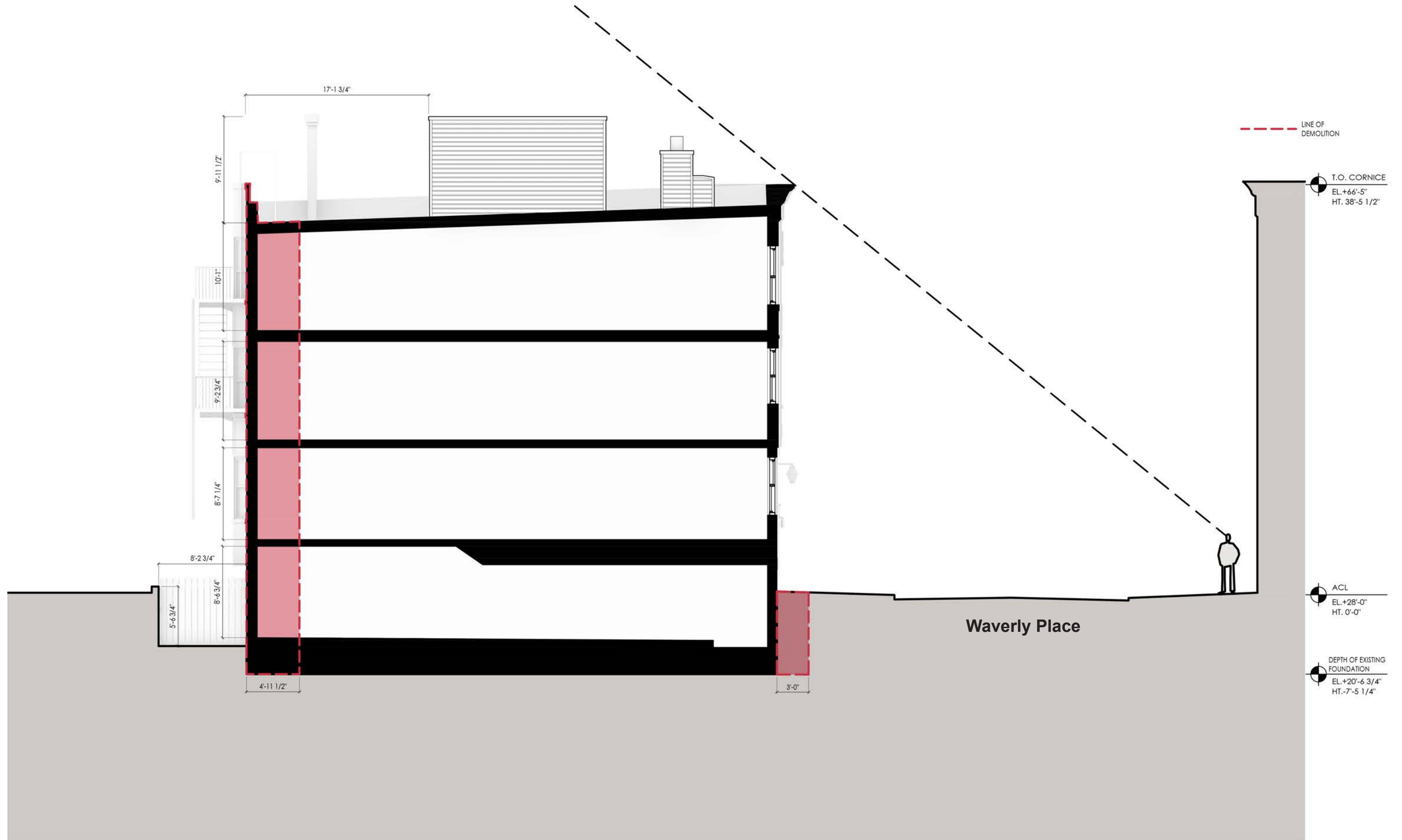
- T.O. EXG BURHEAD
EL: 72'-8 1/4"
HT: 44'-9 3/4"
- T.O. REAR PARAPET
EL: 74'-0"
HT: 36'-6 1/2"
- T.O. CORNICE
EL: 66'-0"
HT: 38'-9 1/2"
- T.O. 100 PARAPET
EL: 64'-8 1/4"
HT: 36'-0"
- EXG ROOF
EL: 62'-9 1/2"
HT: 34'-9 3/4"
- T.O. PATCHED OPNG
EL: 60'-8 3/4"
HT: 32'-0"
- S.O. PATCHED OPNG
EL: 56'-8 3/4"
HT: 28'-0"
- EXG 3RD FLOOR
EL: 50'-0"
HT: 24'-0 1/4"
- T.O. PATCHED OPNG
EL: 50'-8 1/4"
HT: 22'-6 1/2"
- S.O. PATCHED OPNG
EL: 48'-8 1/2"
HT: 18'-0"
- EXG 2ND FLOOR
EL: 42'-8 1/2"
HT: 14'-7 1/4"
- T.O. PATCHED OPNG
EL: 40'-8 1/2"
HT: 12'-8 3/4"
- S.O. PATCHED OPNG
EL: 37'-3/4"
HT: 9'-0"
- EXG 1ST FLOOR
EL: 33'-0"
HT: 5'-8 1/4"
- ACT
EL: 18'-0"
HT: 0'-0"
- EXG BASEMENT
EL: 14'-0"
HT: 0'-8 3/4"

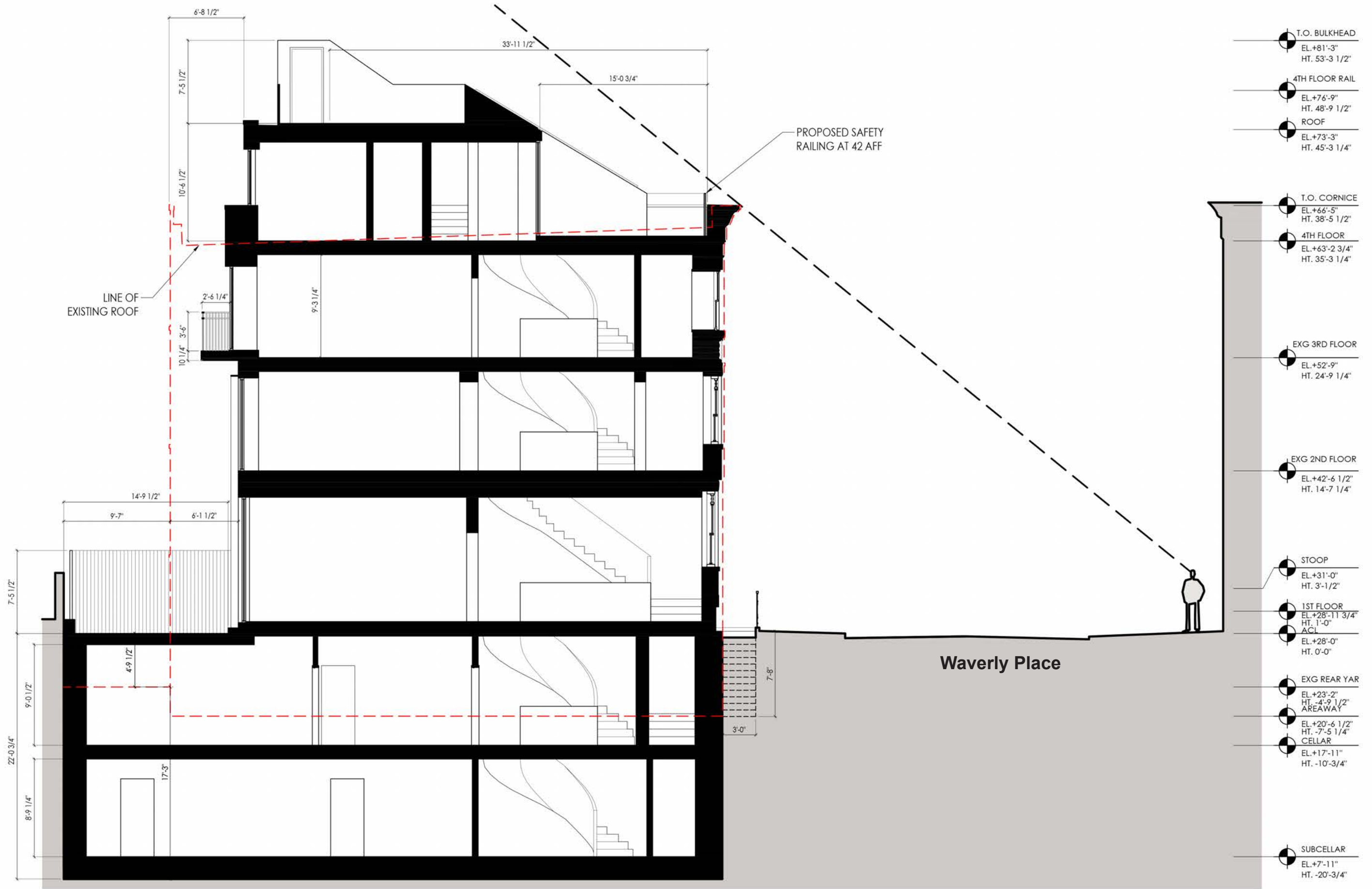


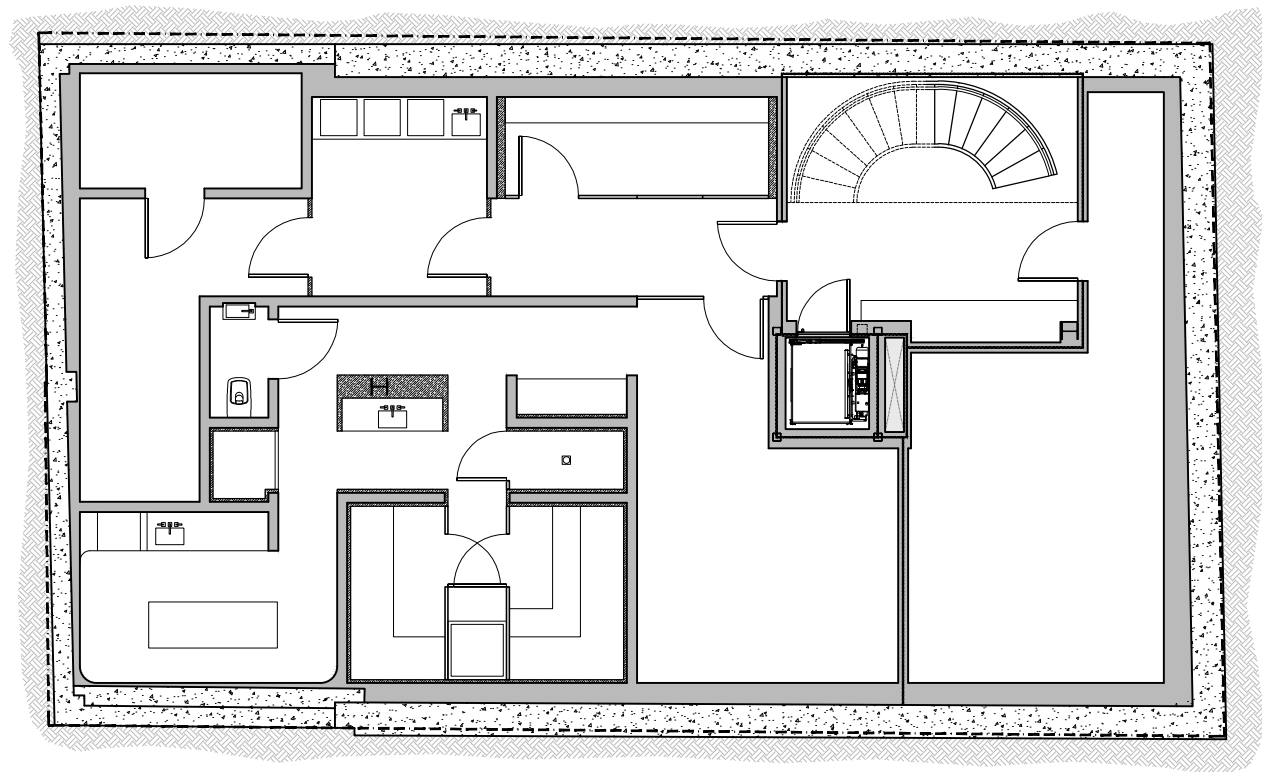
- T.O. BURHEAD
EL: 78'-0"
HT: 53'-0 1/2"
- 4TH FLOOR RAIL
EL: 74'-0"
HT: 48'-0 1/2"
- ROOF
EL: 73'-0"
HT: 43'-0 1/4"
- T.O. CORNICE
EL: 68'-0"
HT: 38'-9 1/2"
- 4TH FLOOR
EL: 62'-2 3/4"
HT: 33'-3 1/4"
- T.O. WINDOW
EL: 60'-8 1/4"
HT: 34'-8 1/2"
- T.O. SILL
EL: 58'-0"
HT: 27'-0 1/4"
- EXG 3RD FLOOR
EL: 52'-0"
HT: 24'-0 1/4"
- T.O. WINDOW
EL: 51'-1 1/2"
HT: 23'-3 3/4"
- T.O. SILL
EL: 44'-8 3/4"
HT: 14'-10"
- EXG 2ND FLOOR
EL: 42'-8 1/2"
HT: 14'-7 1/4"
- T.O. WINDOW
EL: 40'-9 1/4"
HT: 12'-8 1/2"
- T.O. SILL
EL: 38'-11 1/4"
HT: 8'-11 1/2"
- 100OP
EL: 33'-0"
HT: 3'-1 1/2"
- 1ST FLOOR
EL: 33'-11 3/4"
HT: 1'-0"
- ACT
EL: 18'-0"
HT: 0'-0"

244 Waverly Place

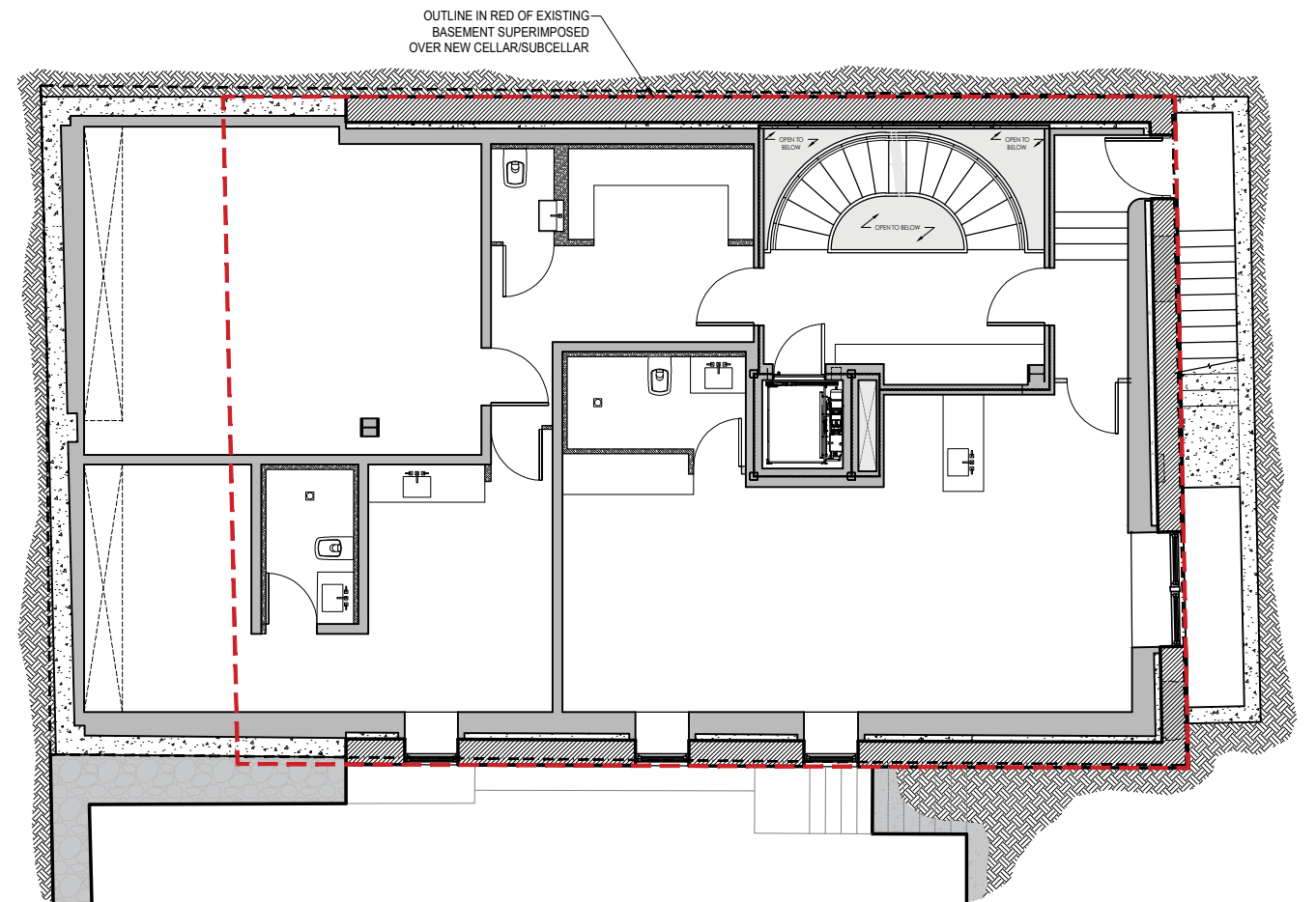
Existing & Proposed South Elevation



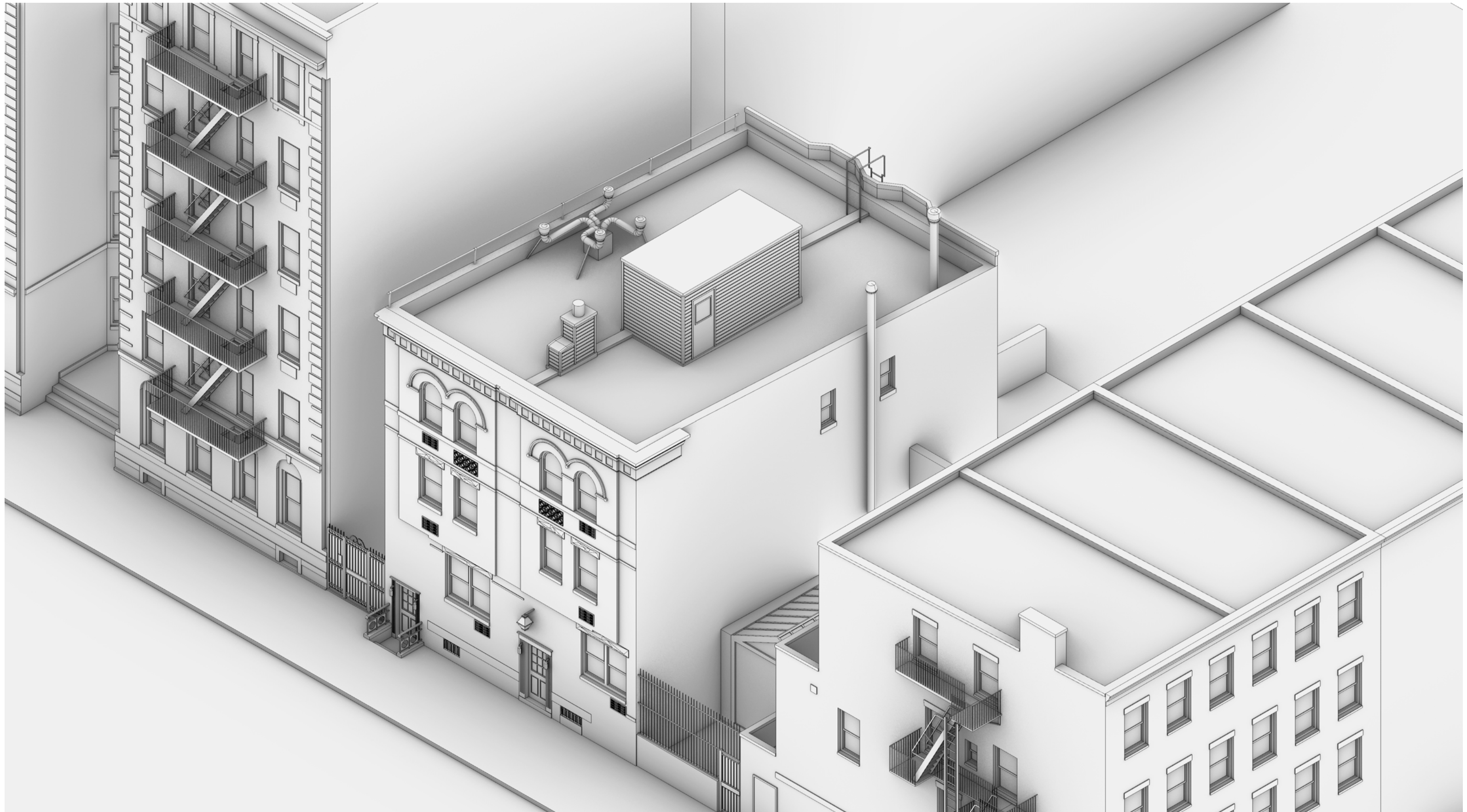




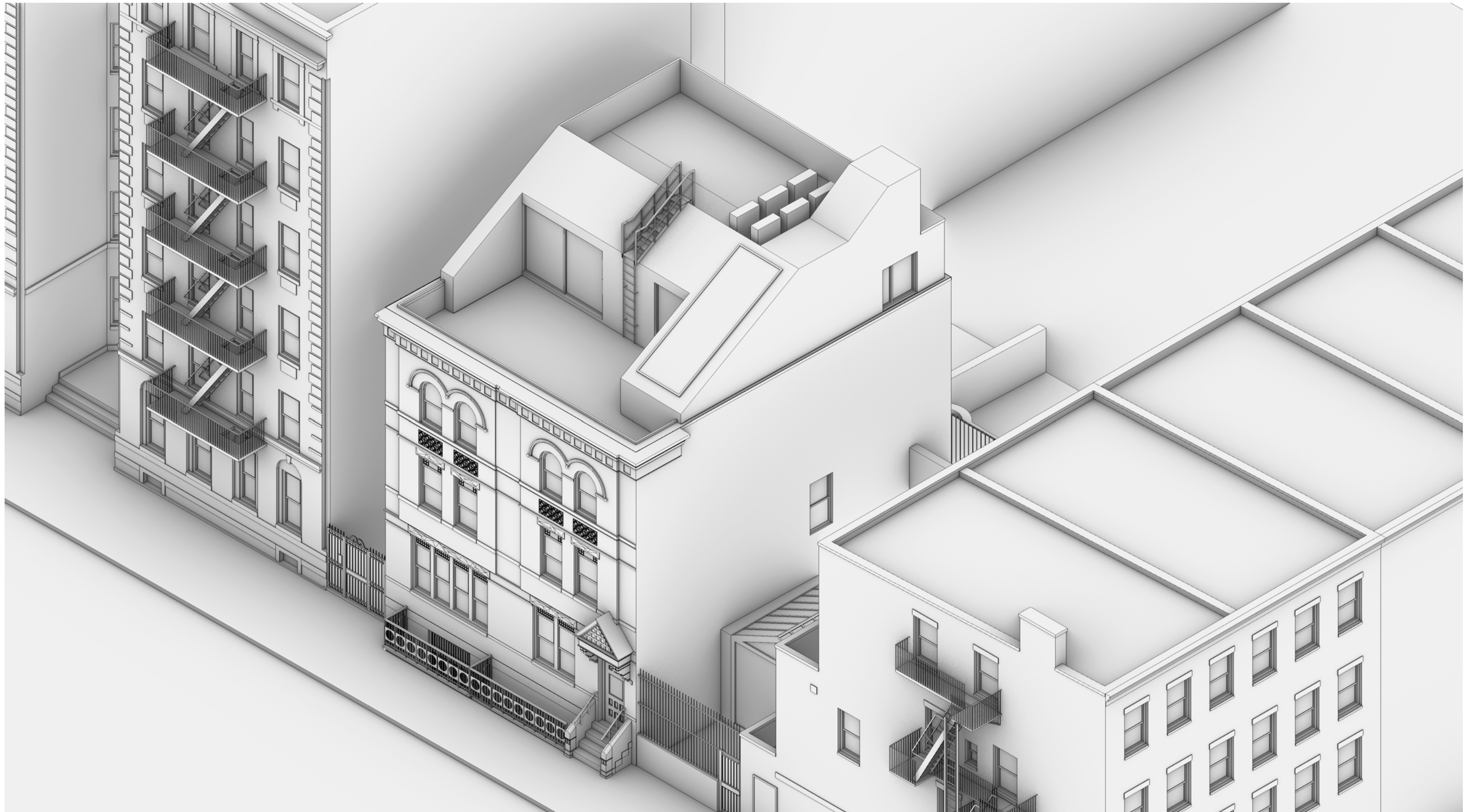
Proposed Subcellar w/ Existing Basement Outlined in Red



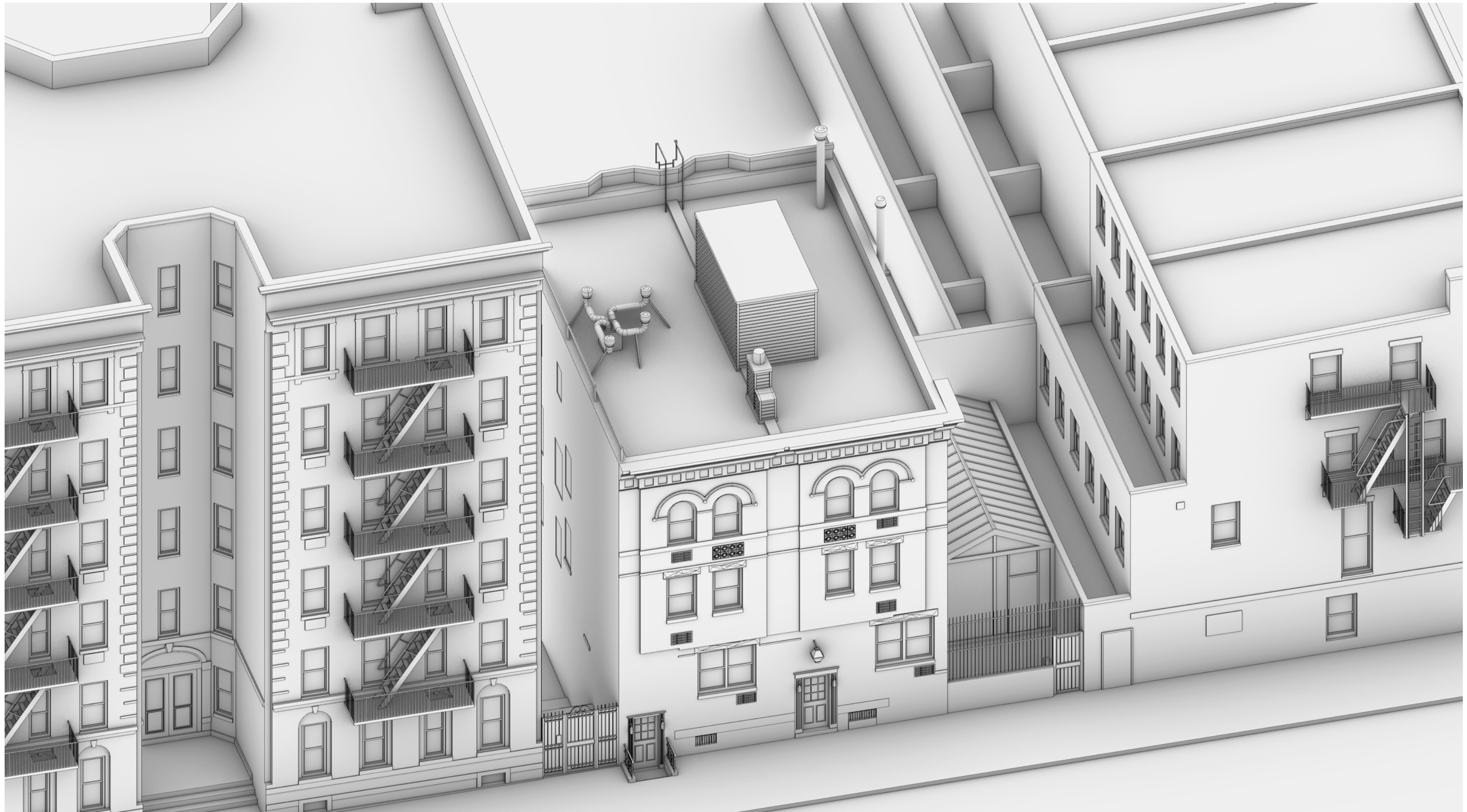
Proposed Cellar w/ Existing Basement Outlined in Red



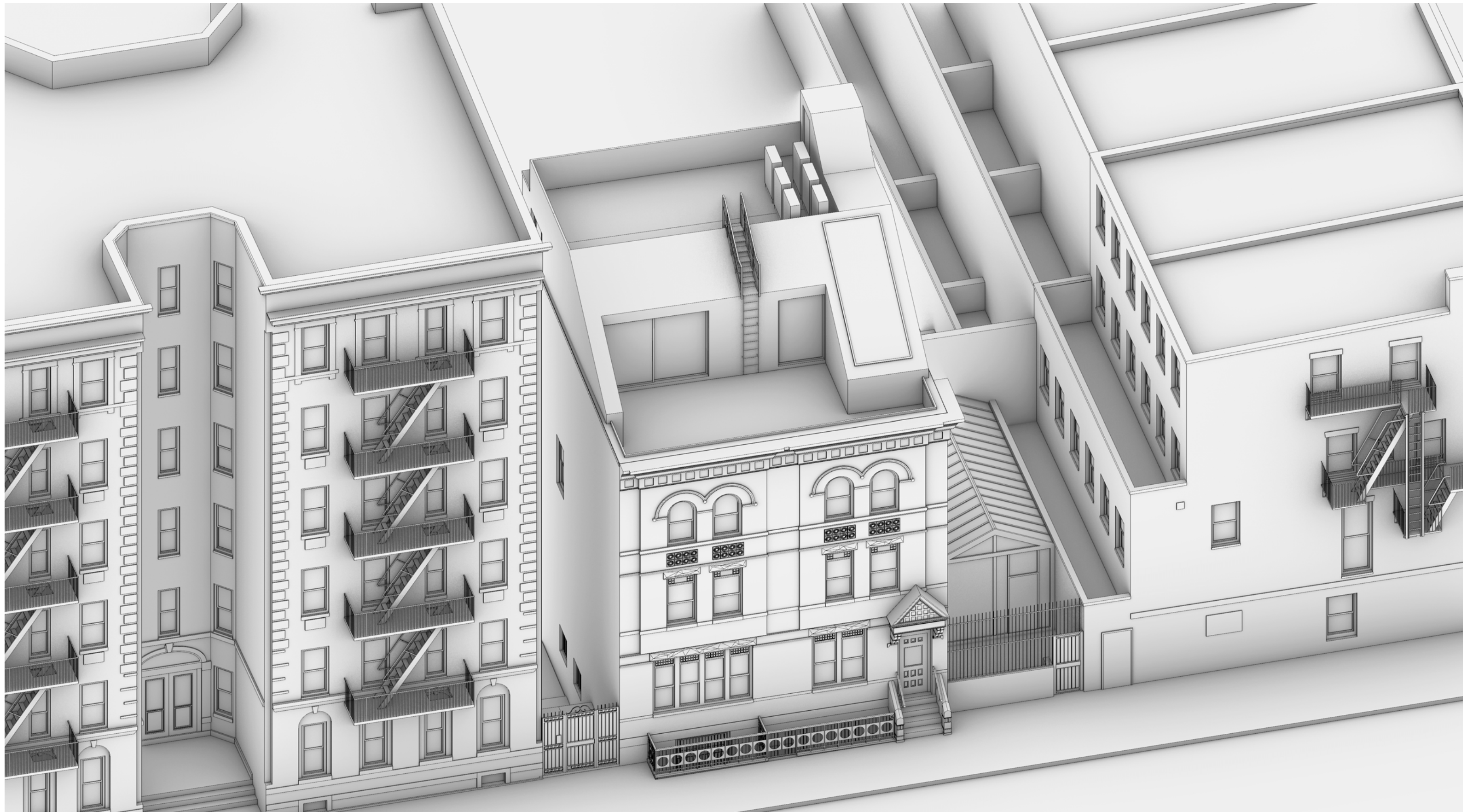
244 Waverly Place Existing Isometric SE View



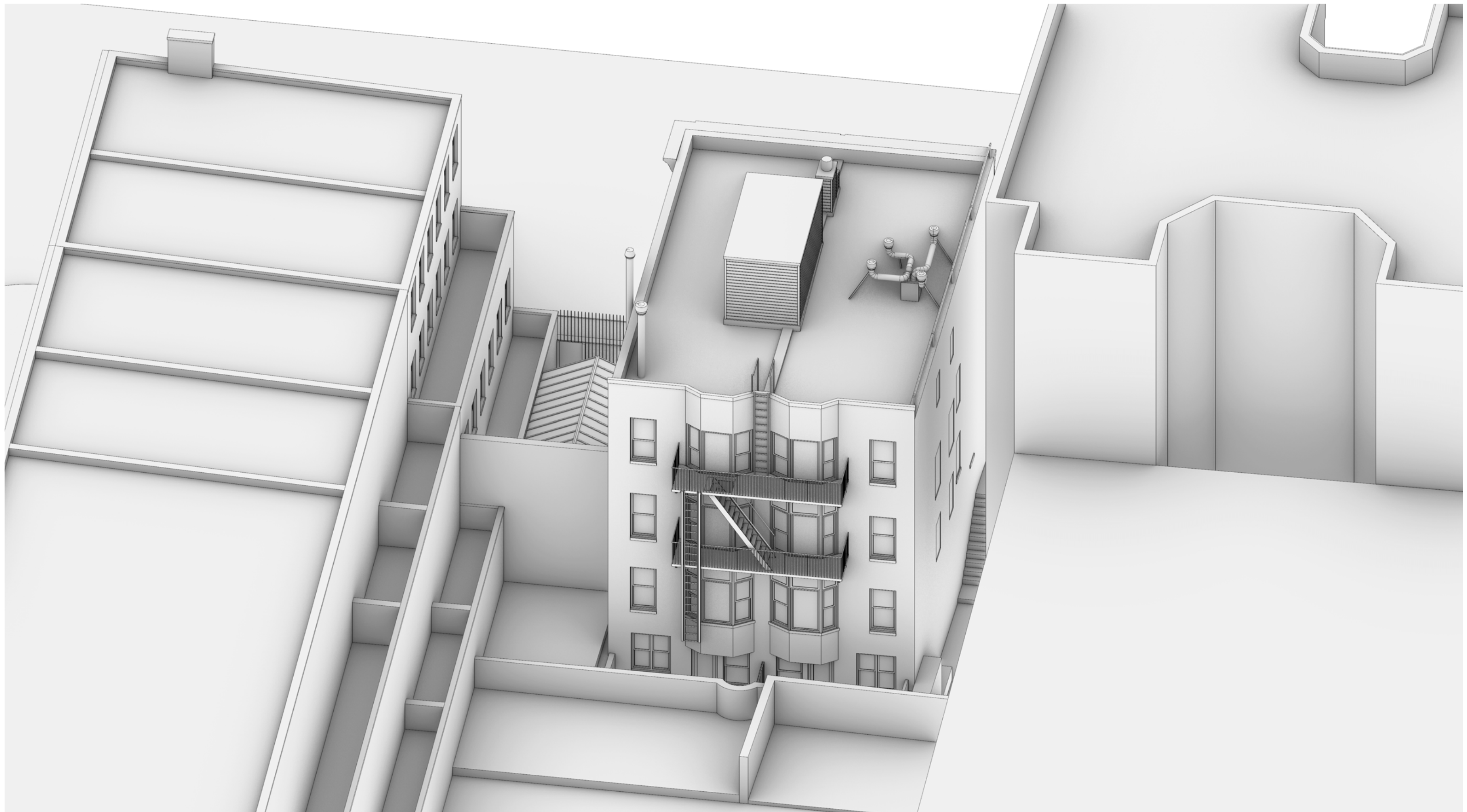
244 Waverly Place Proposed Isometric SE View

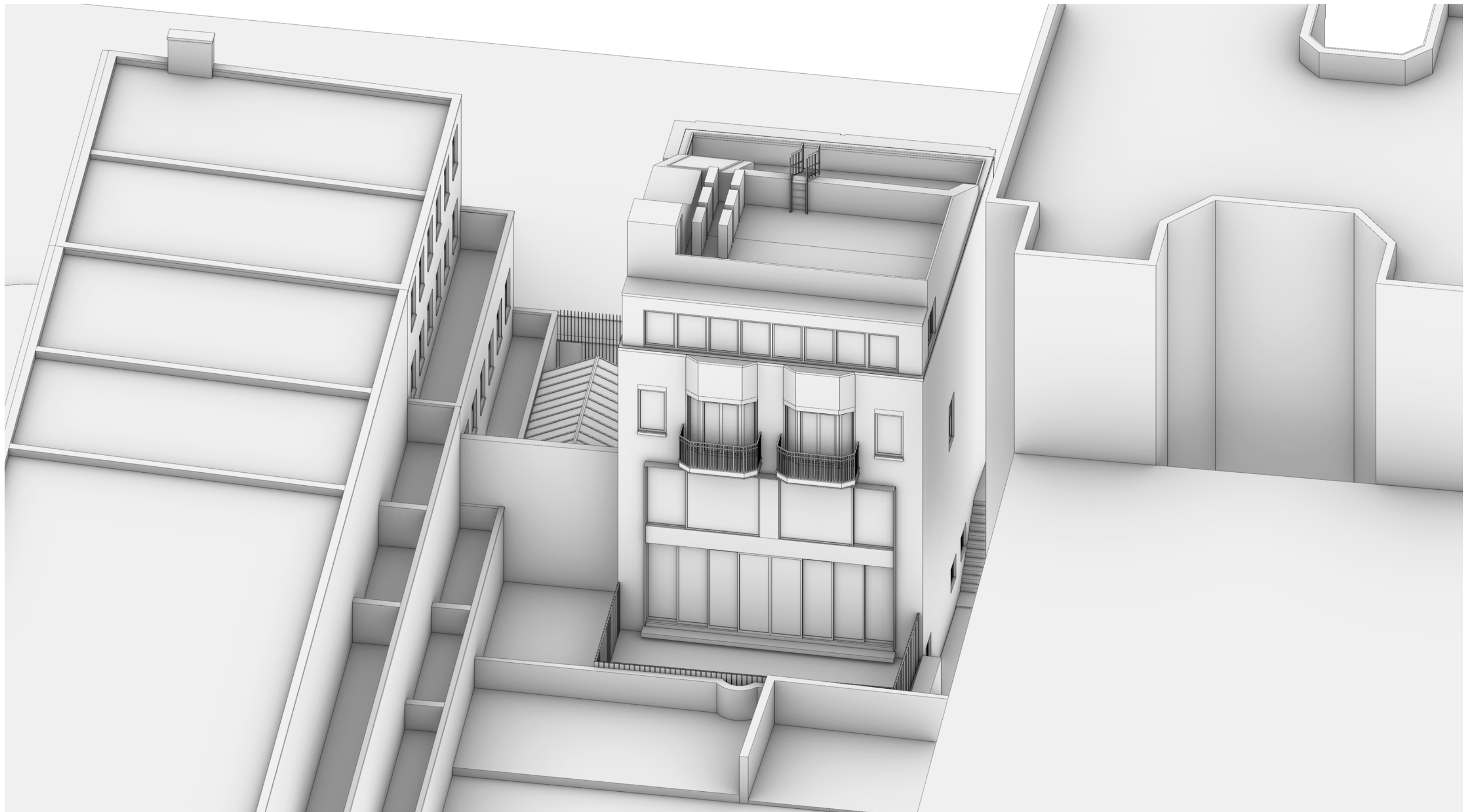


244 Waverly Place Existing Isometric SW View



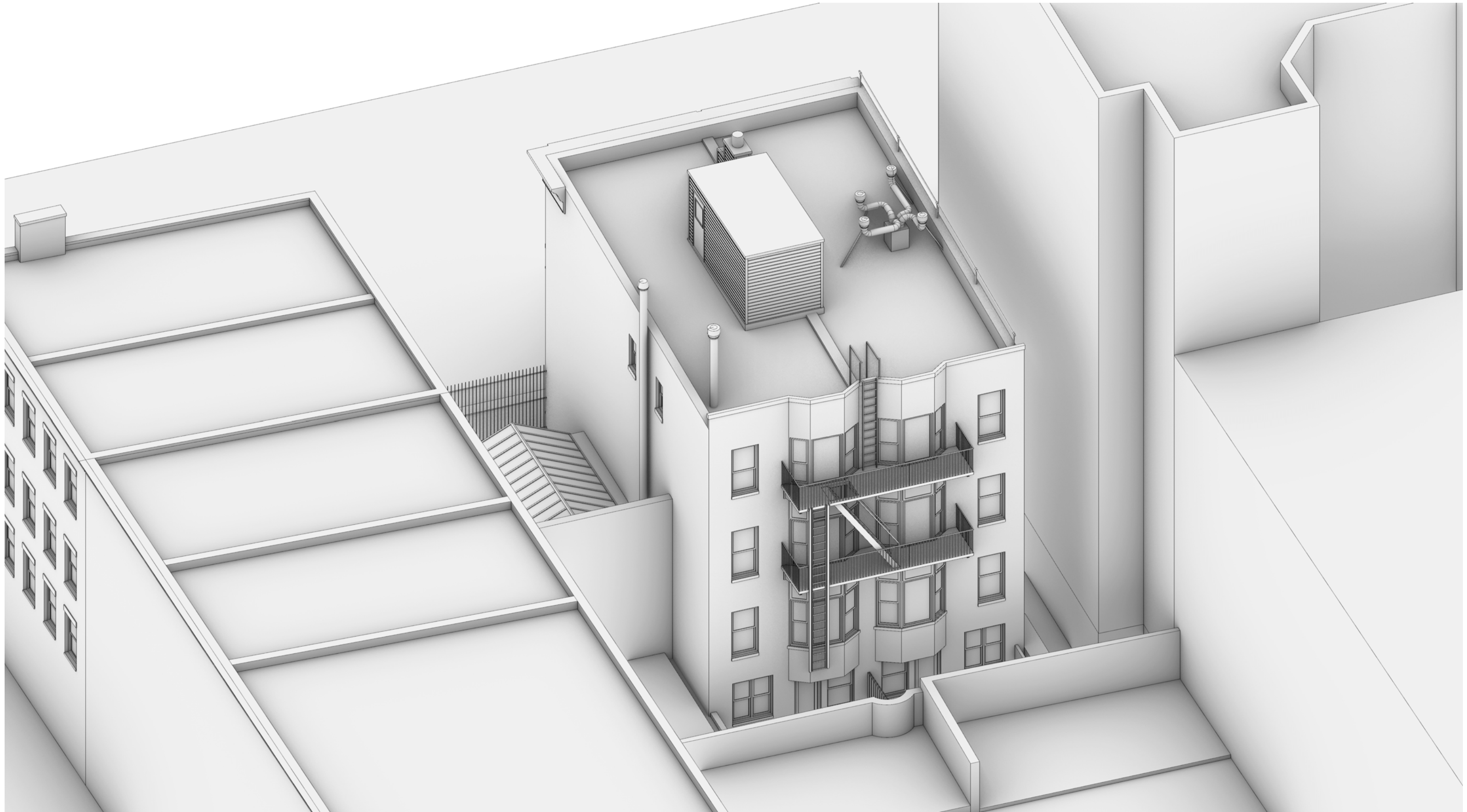
244 Waverly Place Proposed Isometric SW View



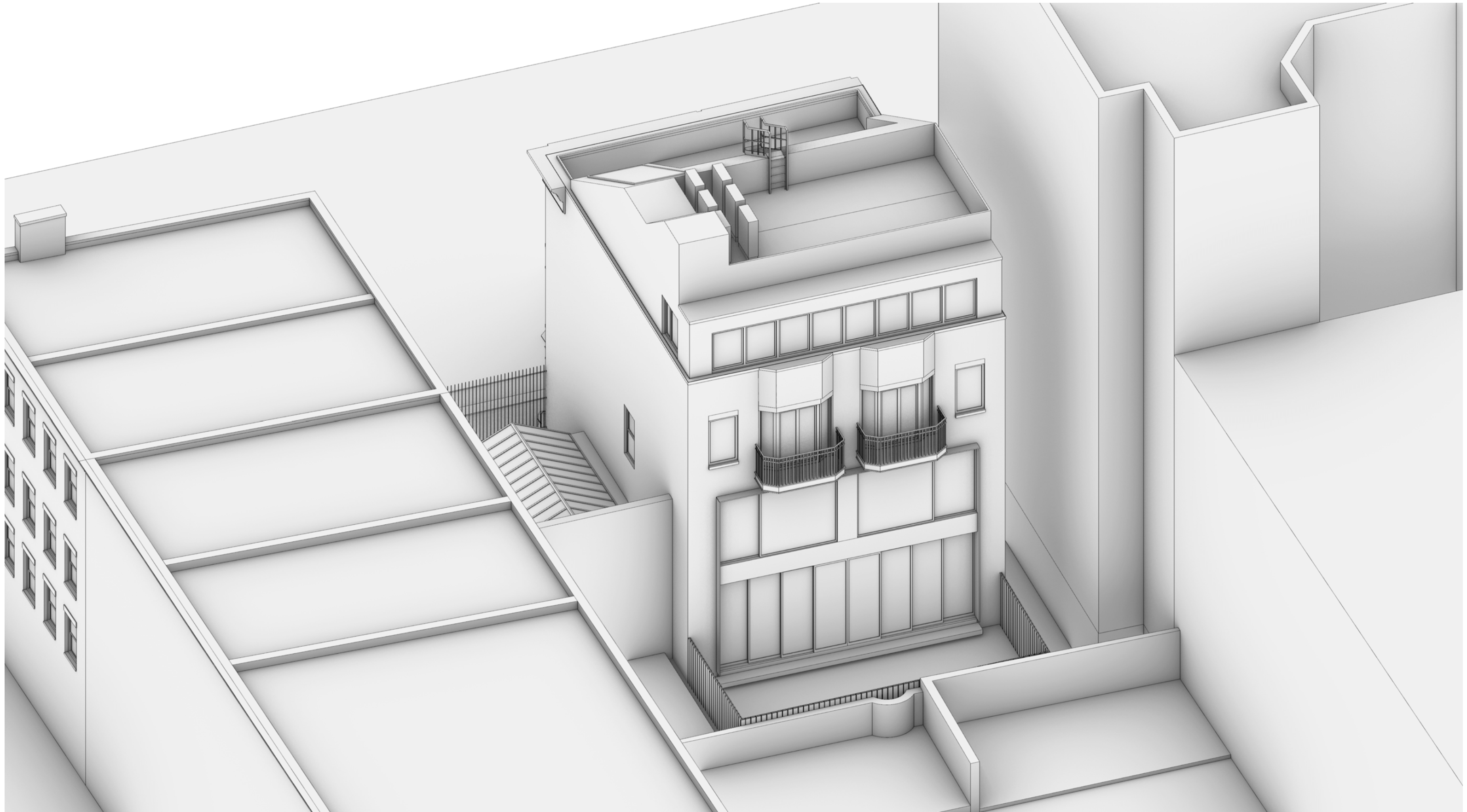


244 Waverly Place

Proposed Isometric NW View



244 Waverly Place Existing Isometric NE View



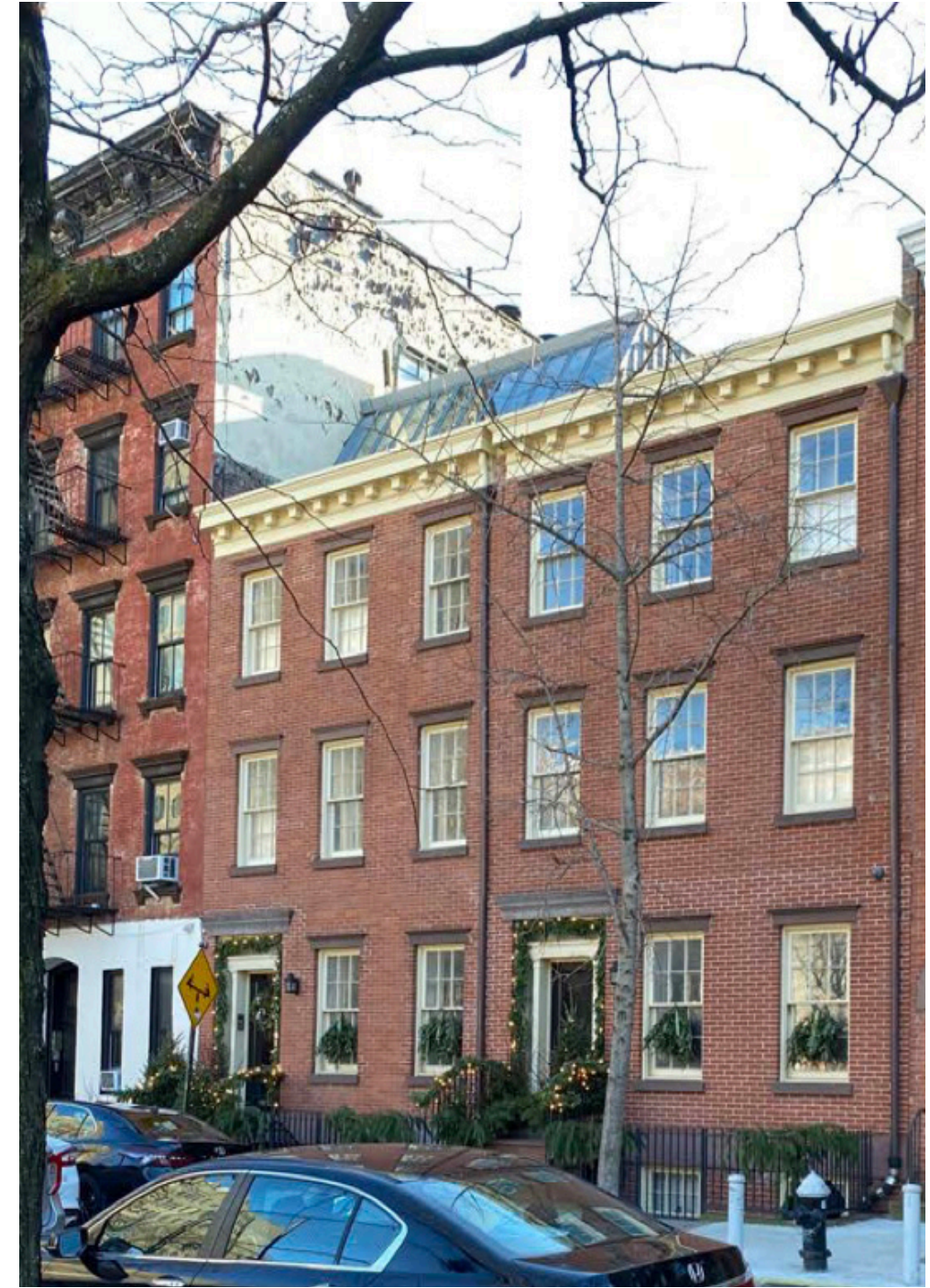
244 Waverly Place Proposed Isometric NE View



Washington Square South - 1920s Example of Studio Window
(NYU Archives)



65 Horatio Street - Studio Window Roof Addition (LPC Approval 2021)



44 Horatio Street - Studio Window Roof Addition (LPC Approval 2015)



3: View w/ Mockup - View Looking West From Waverly Place - *Mockup Not Visible*



Key Plan for Line-Of-Sight Views of Mockup



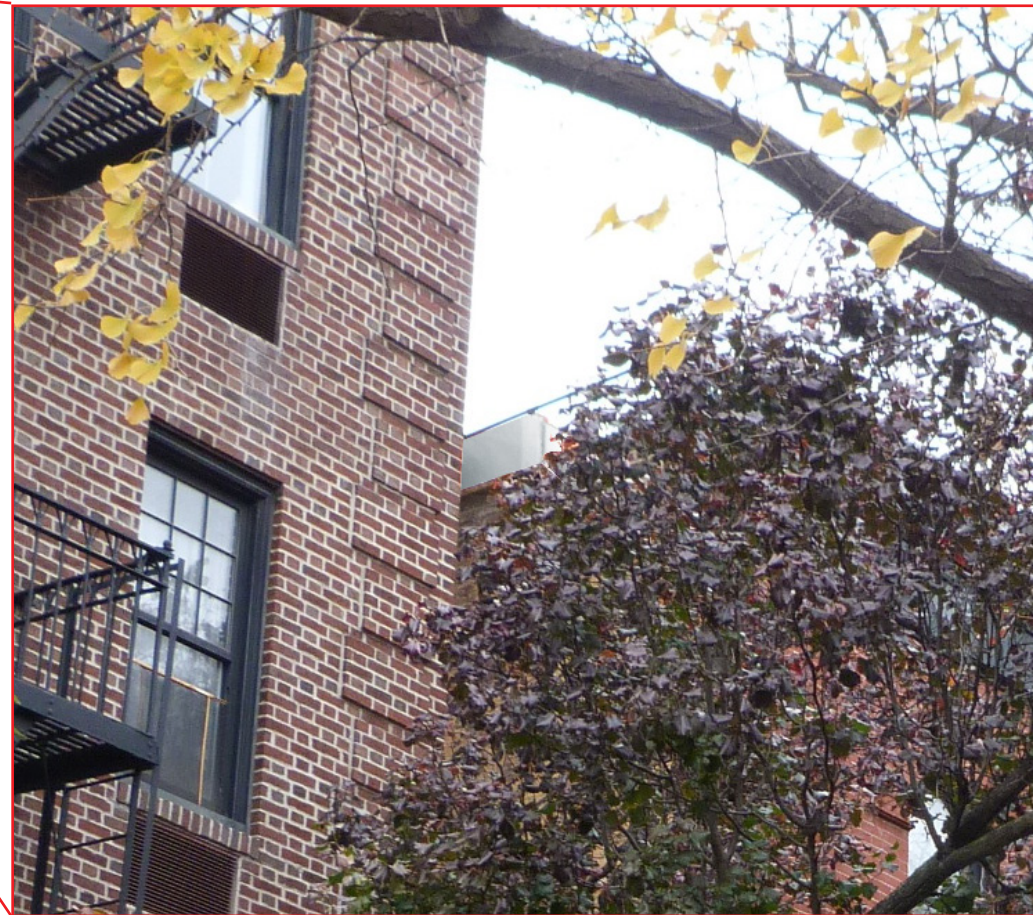
5: View w/ Mockup - View Looking North From W 11th St. - *Mockup Not Visible*



Key Plan for Line-Of-Sight Views of Mockup



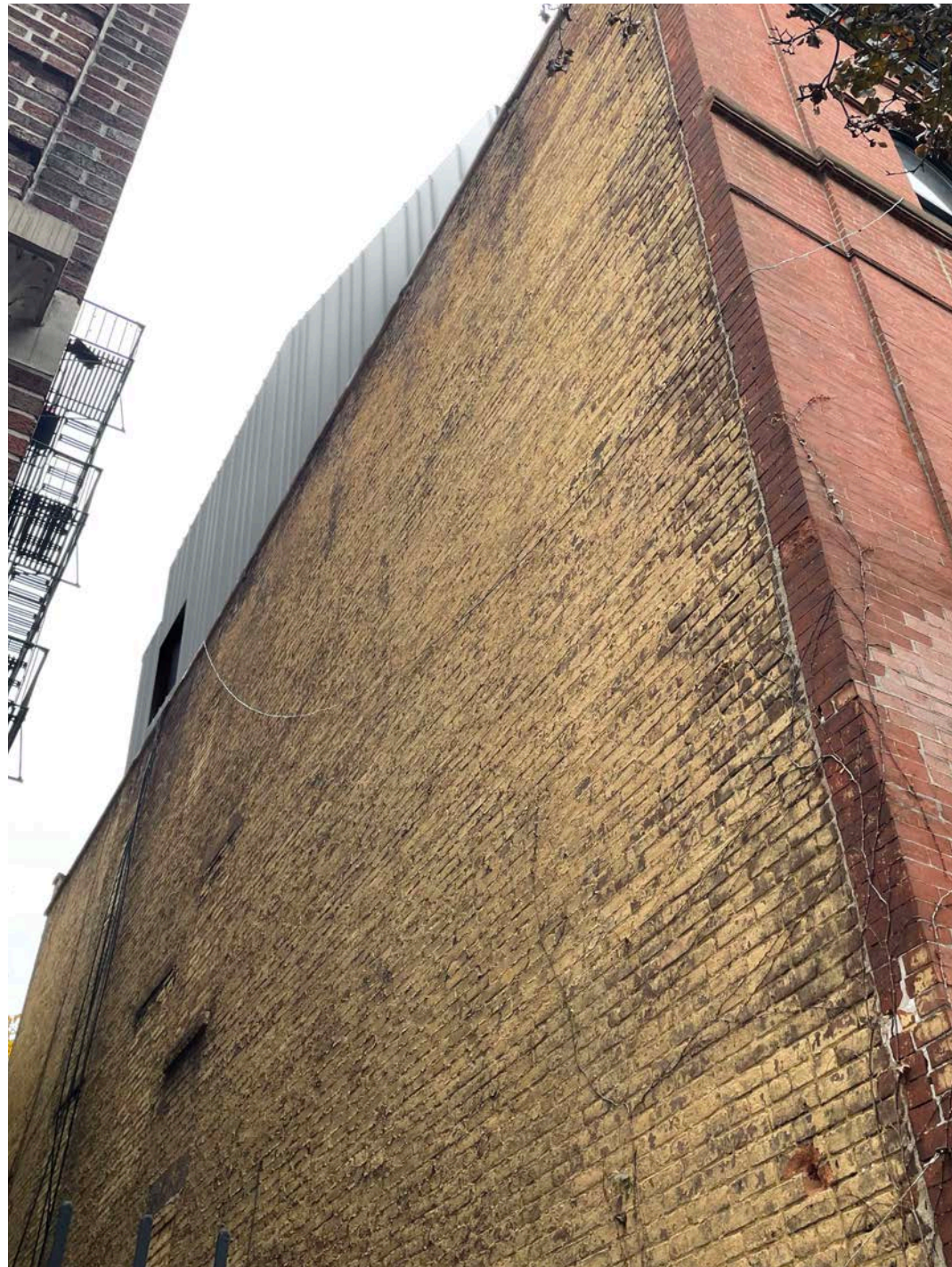
4: View w/ Mockup - View Looking North From Corner of Waverly Pl & W 11th St.



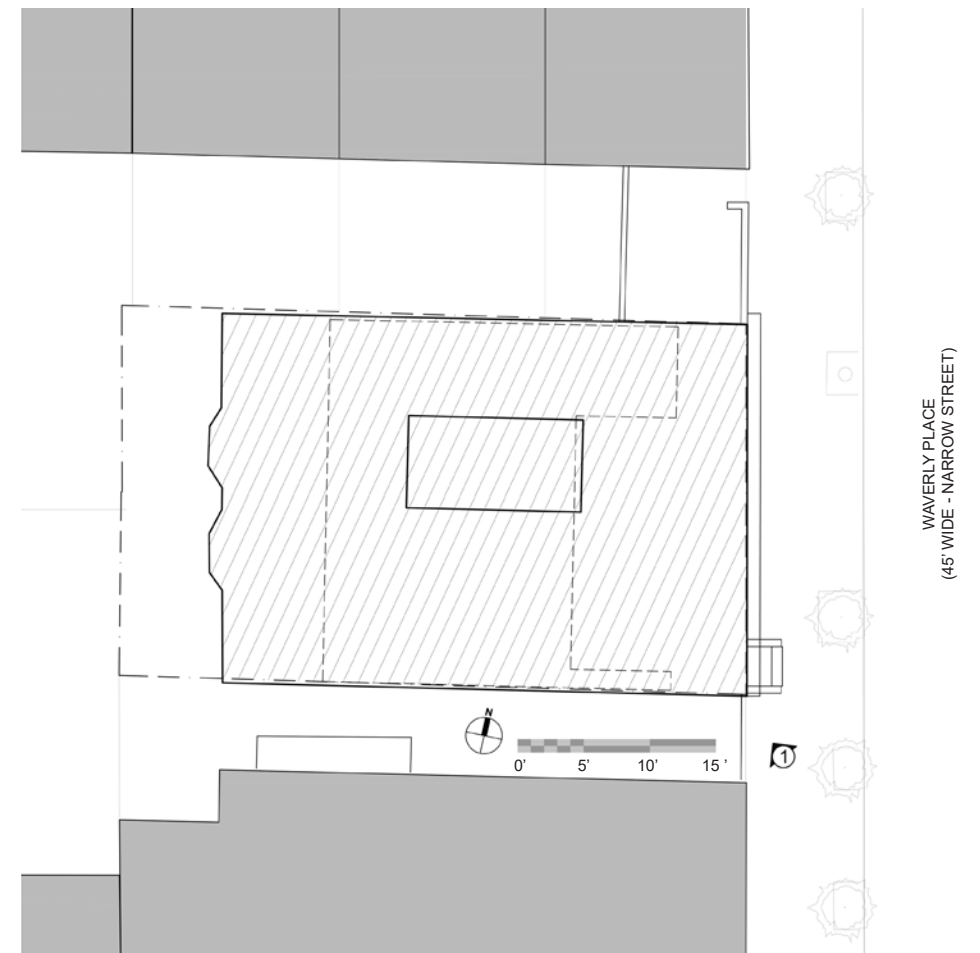
4: View w/ Rendering Over Mockup - View Looking North From W 11th St.



Key Plan for Line-Of-Sight Views of Mockup



1: View w/ Rendering Over Mockup - View Looking Northwest at Corner of 244 Waverly



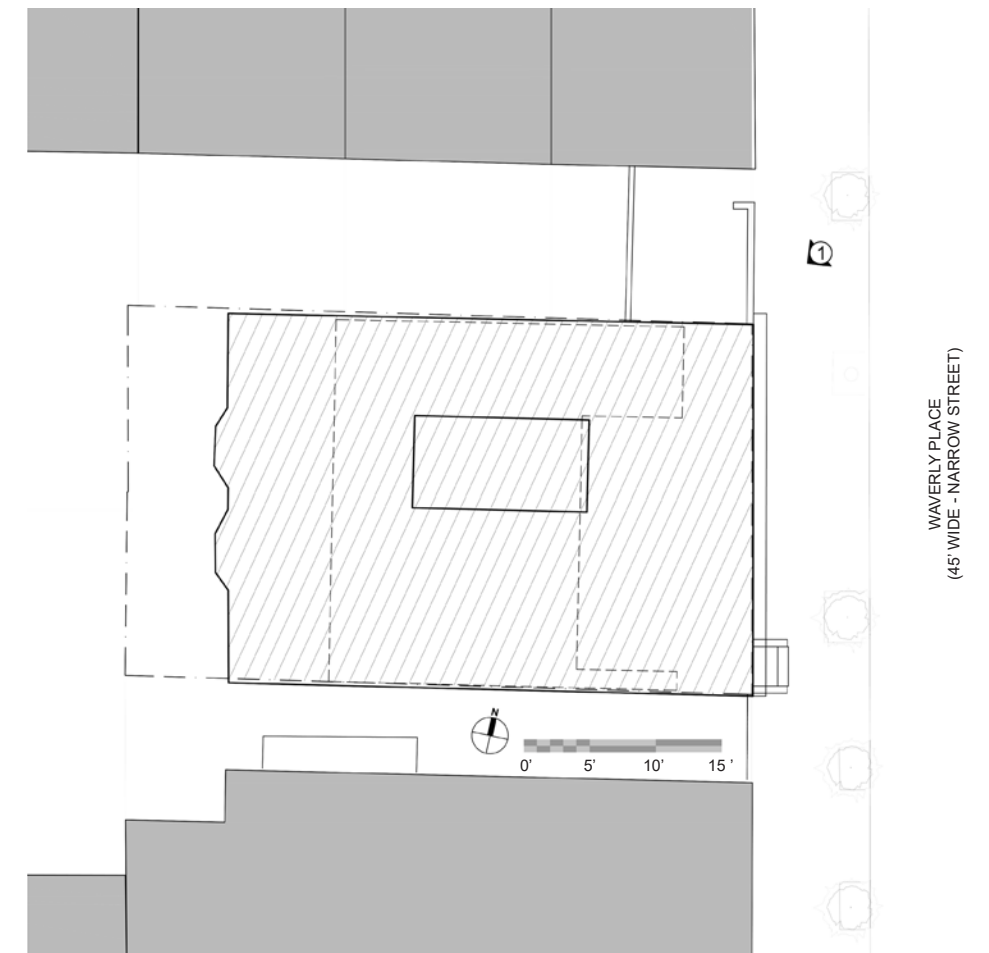
Key Plan for View of Mockup



1: View w/ Mockup - View Looking South at Corner of 244 Waverly



1: View w/ Rendering Over Mockup - View Looking South at Corner of 244 Waverly



Key Plan for View of Mockup

WAVERLY PLACE
(45' WIDE - NARROW STREET)



1: View of Mockup - View Looking South From Far Corner of Bank St. & Waverly Place



1: View w/ Rendering Over Mockup - View Looking South From Far Corner of Bank St. & Waverly Place



Key Plan for Line-Of-Sight Views of Mockup



244 Waverly Place

Overall Existing Front Elevation



244 Waverly Place

Overall Proposed Front Elevation

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Appendix



1: View of Mockup at Roof



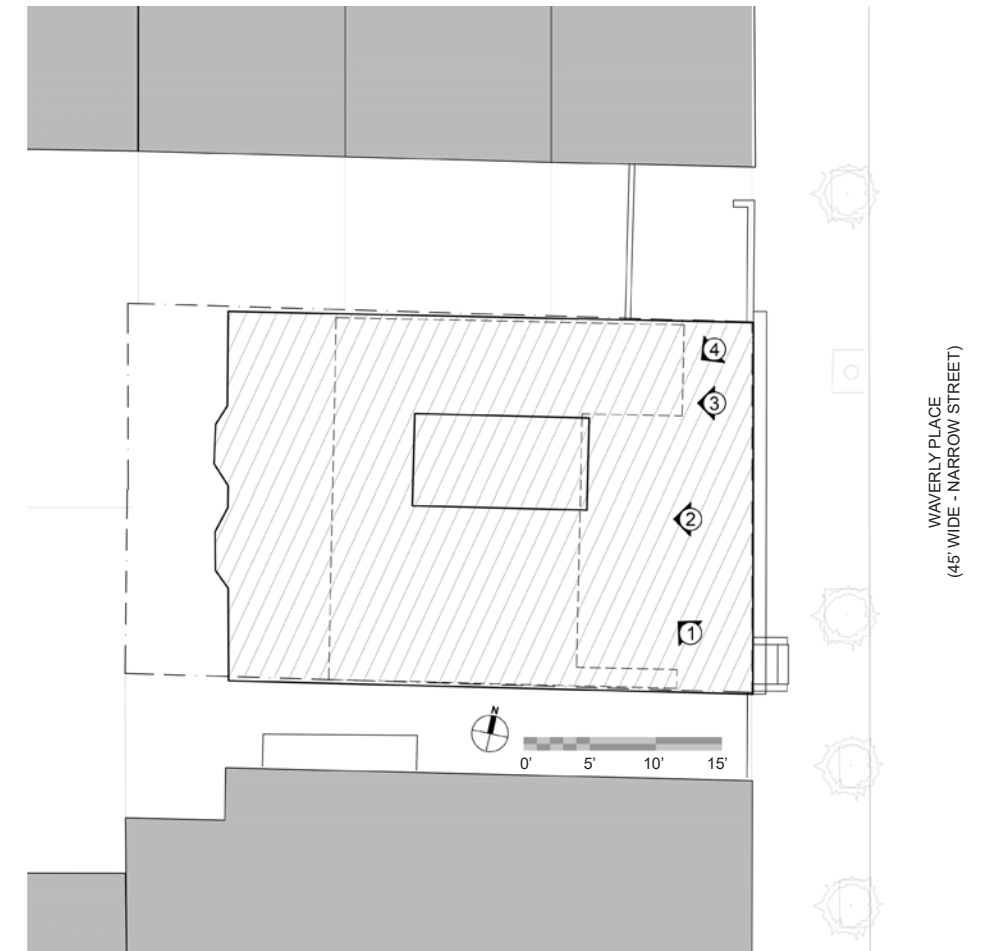
2: View of Mockup at Roof



3: View of Mockup at Roof



4: View of Mockup at Roof

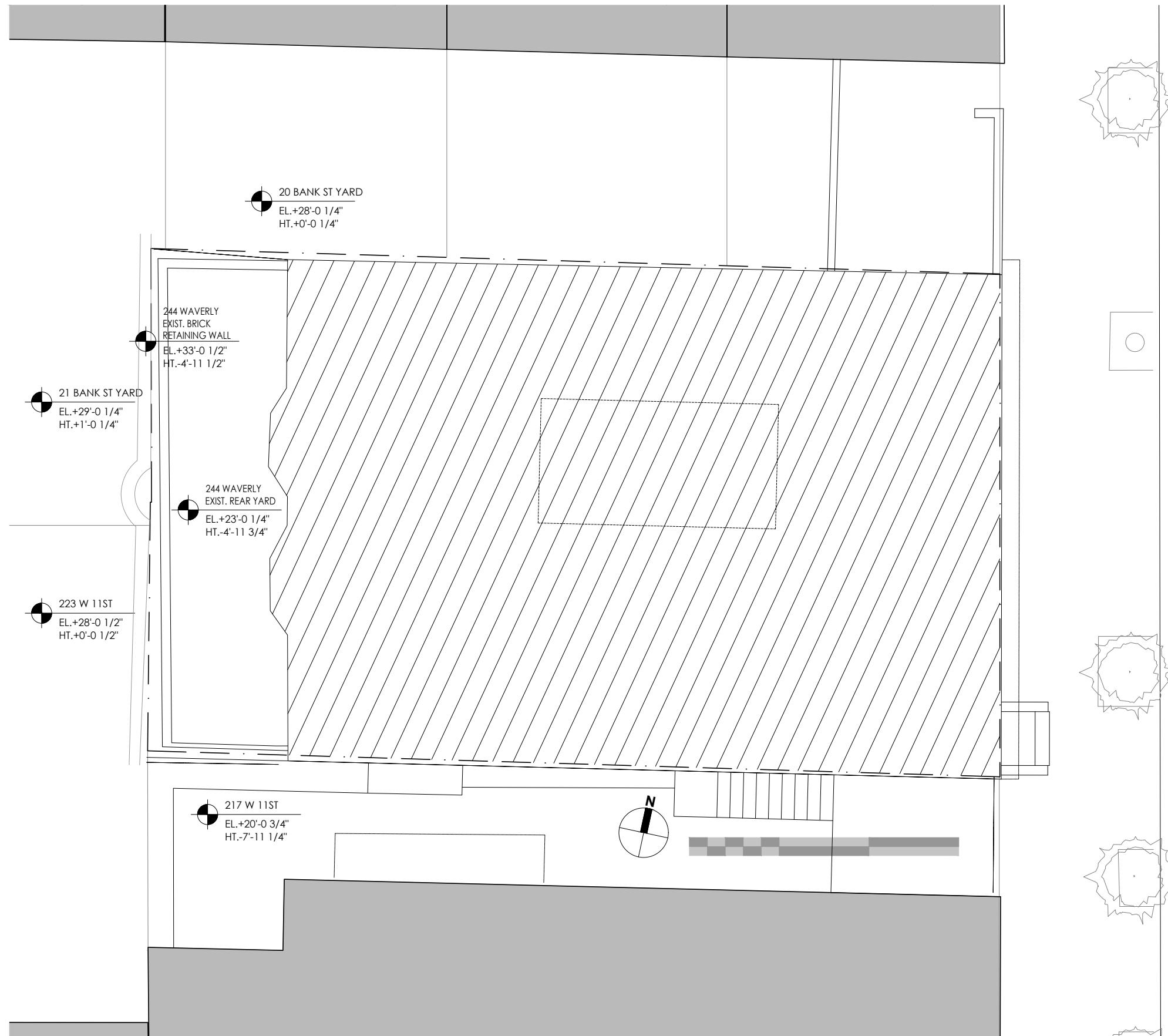


Key Plan for Roof Views of Mockup



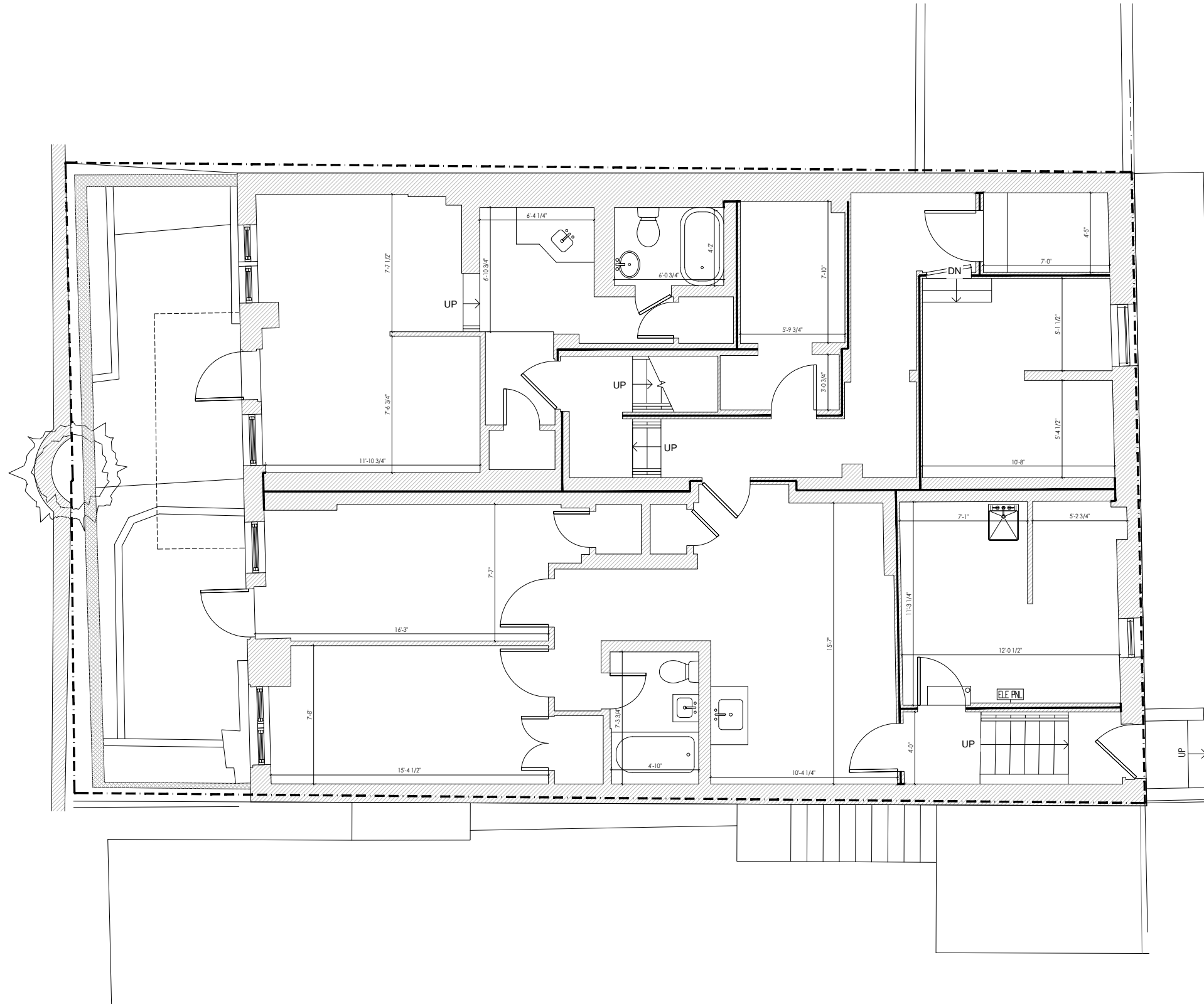
244 Waverly Place

Proposed Rear Elevation w/ Dimensions

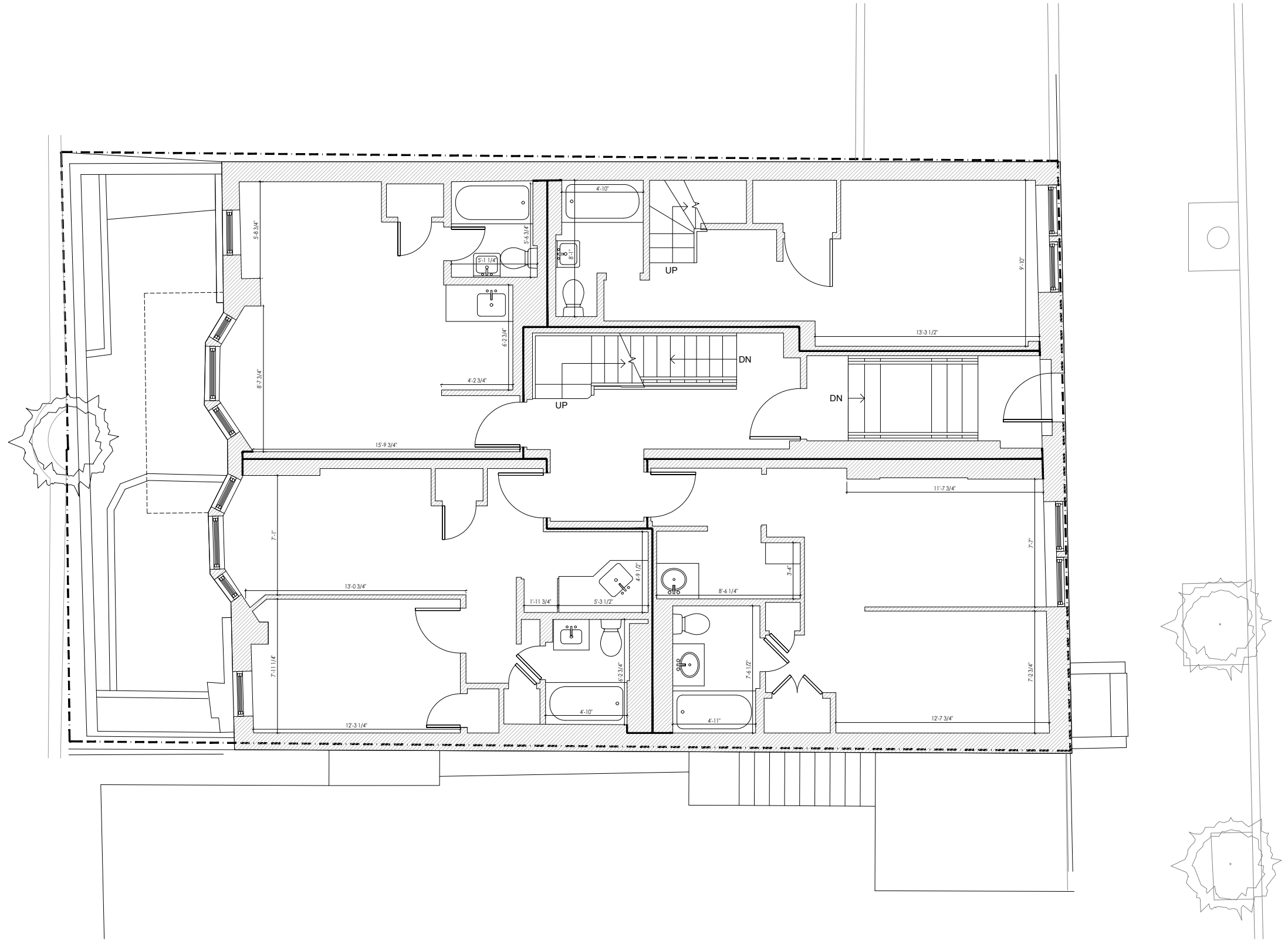


244 Waverly Place

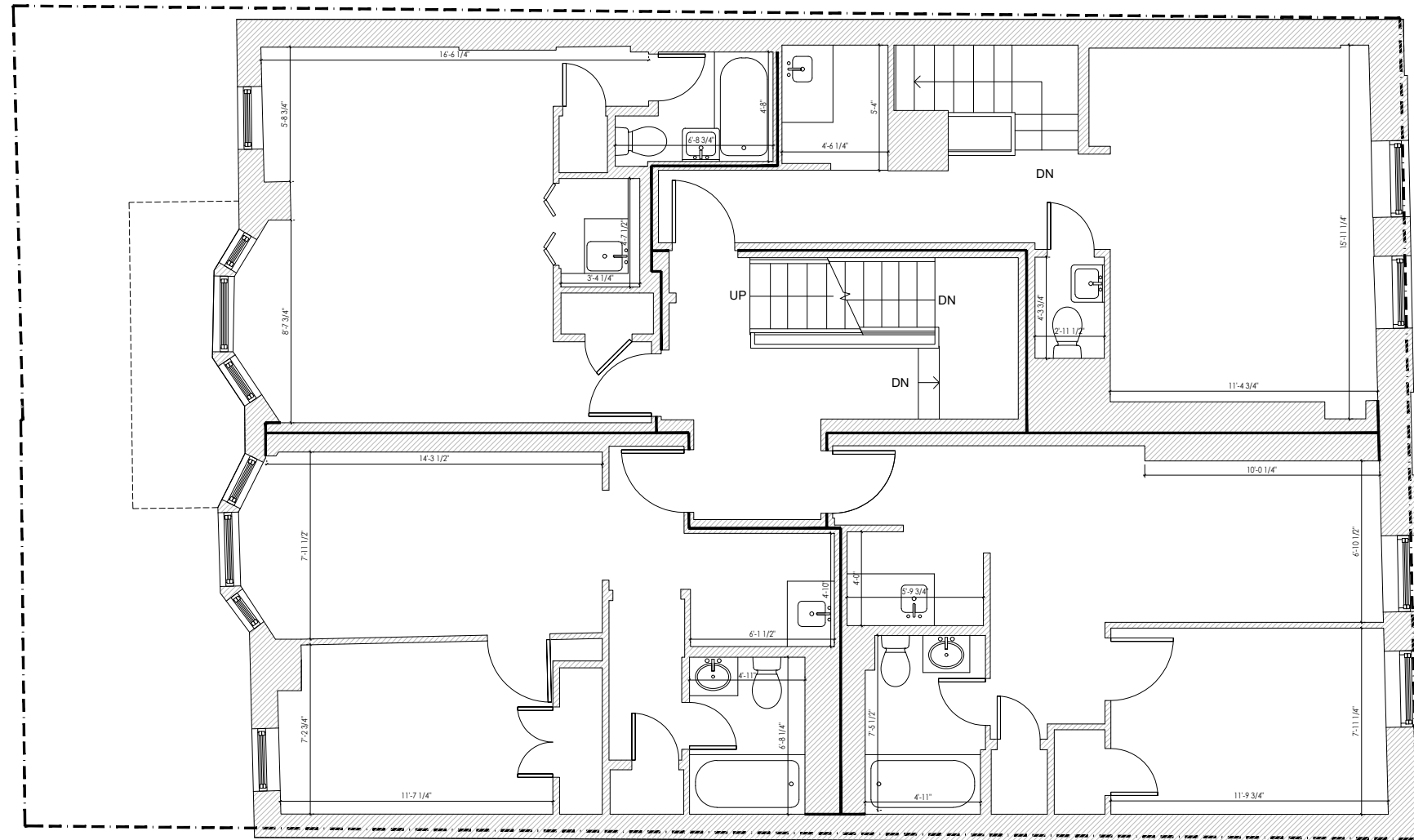
EXISTING REAR YARD ELEVATIONS



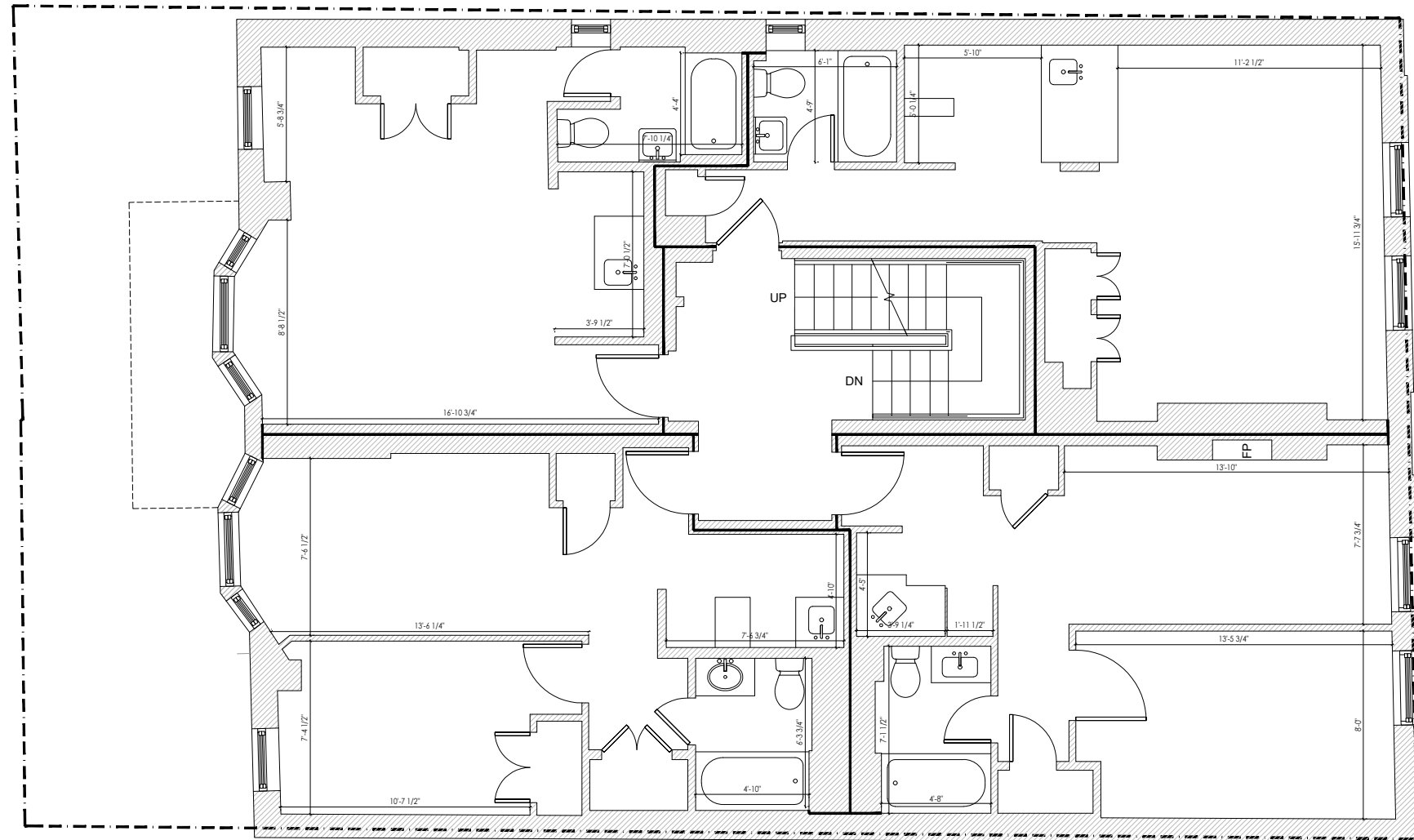
244 Waverly Place Existing Basement Plan



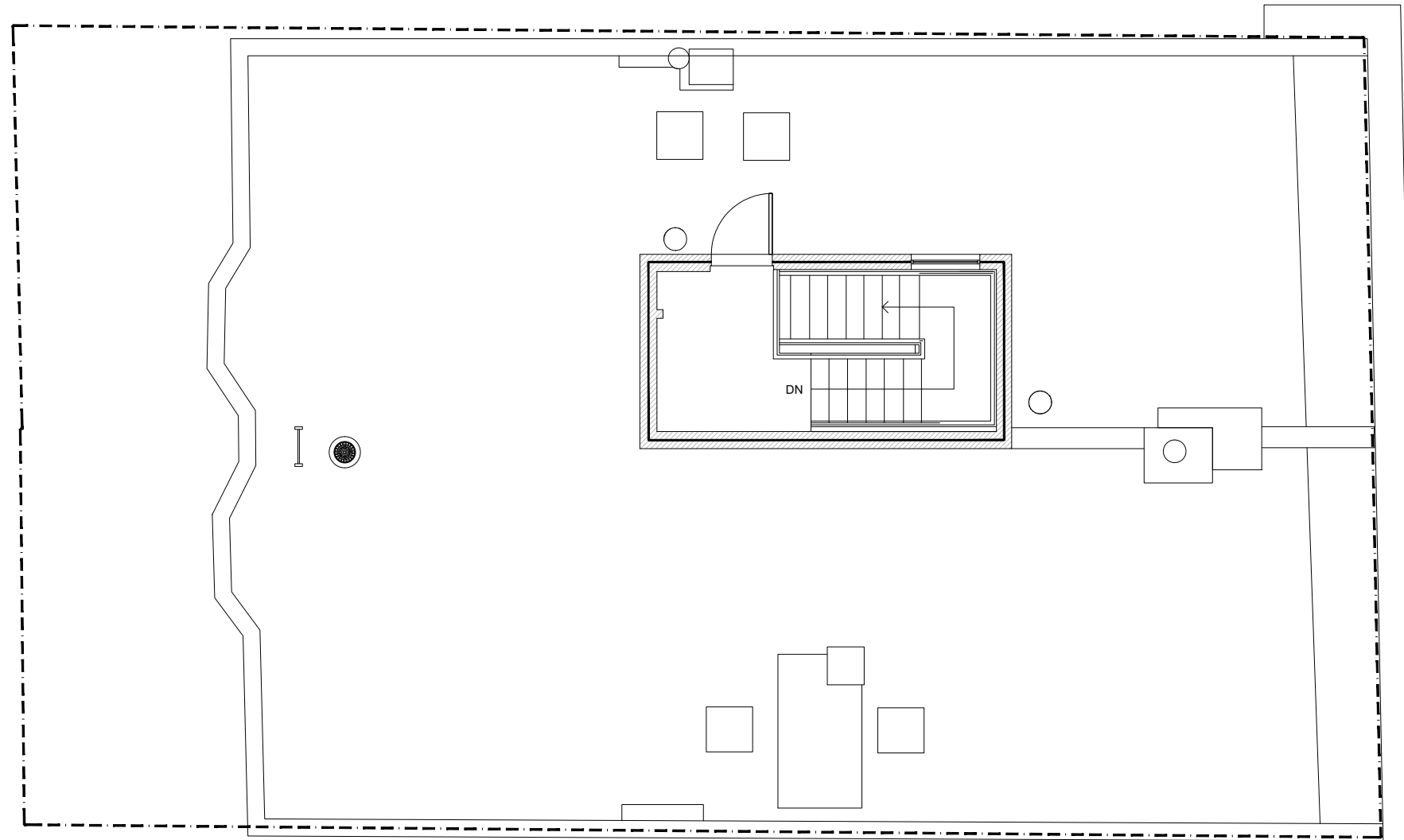
244 Waverly Place Existing First Floor Plan

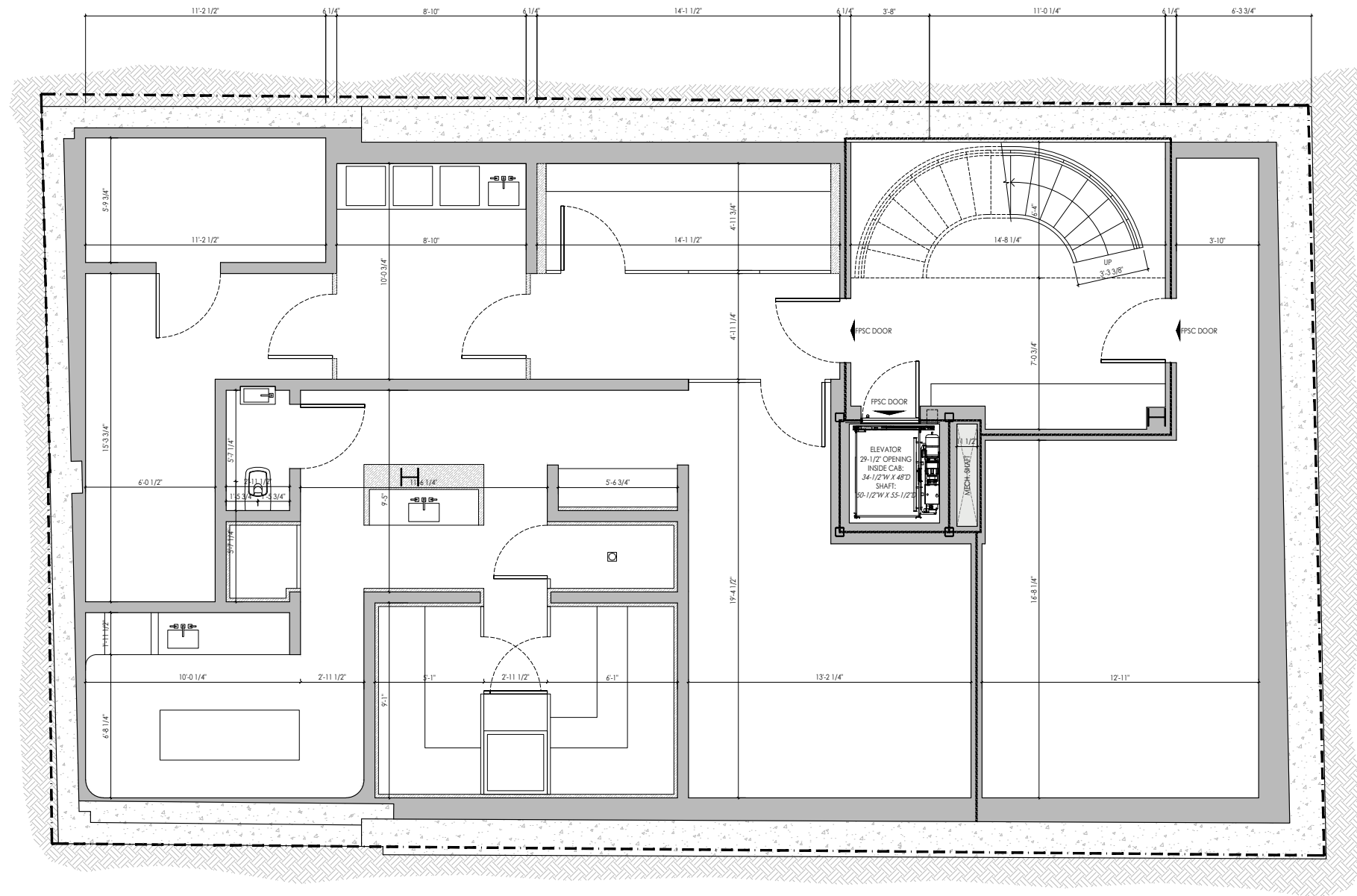


244 Waverly Place Existing Second Floor Plan

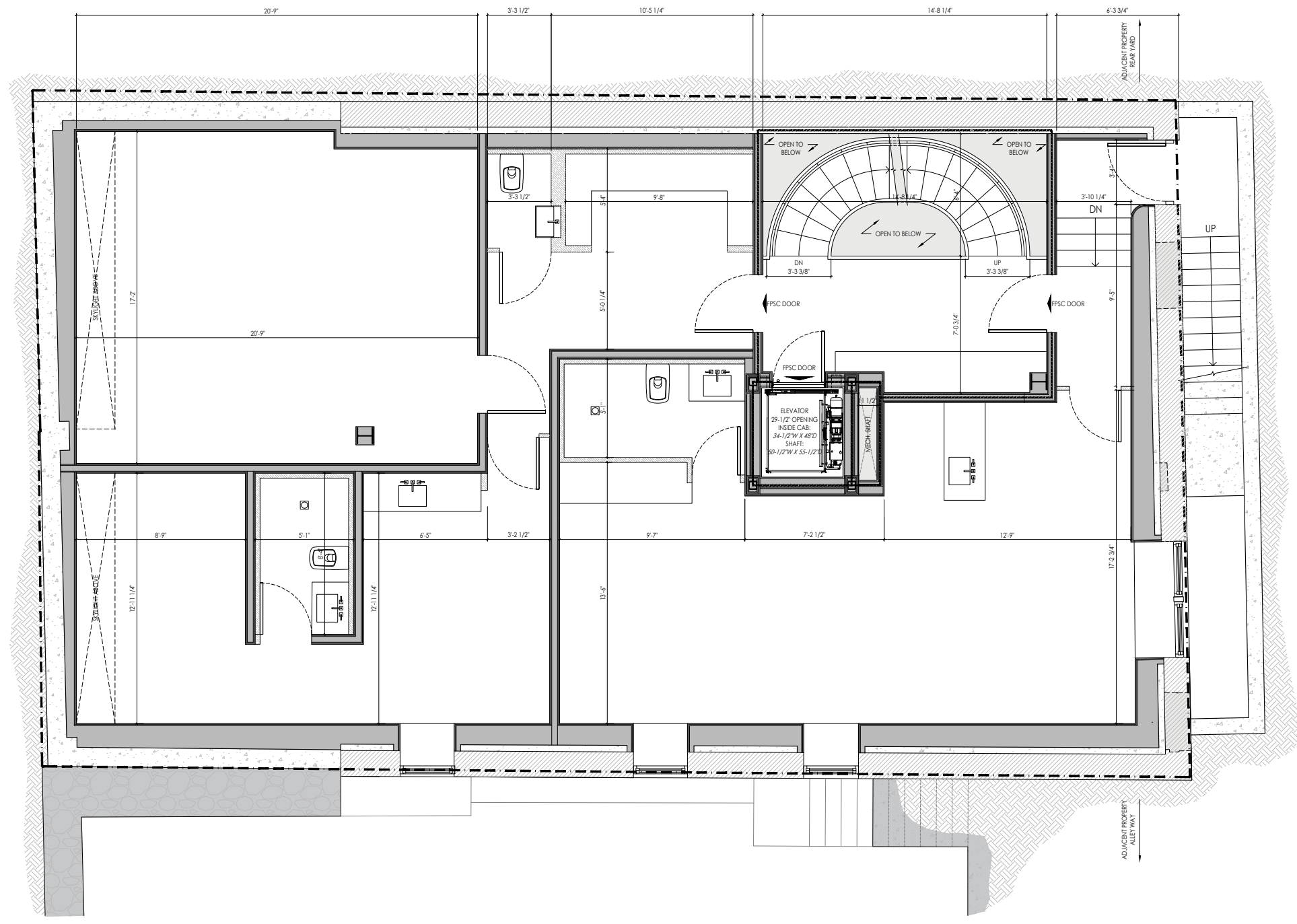


244 Waverly Place Existing Third Floor Plan

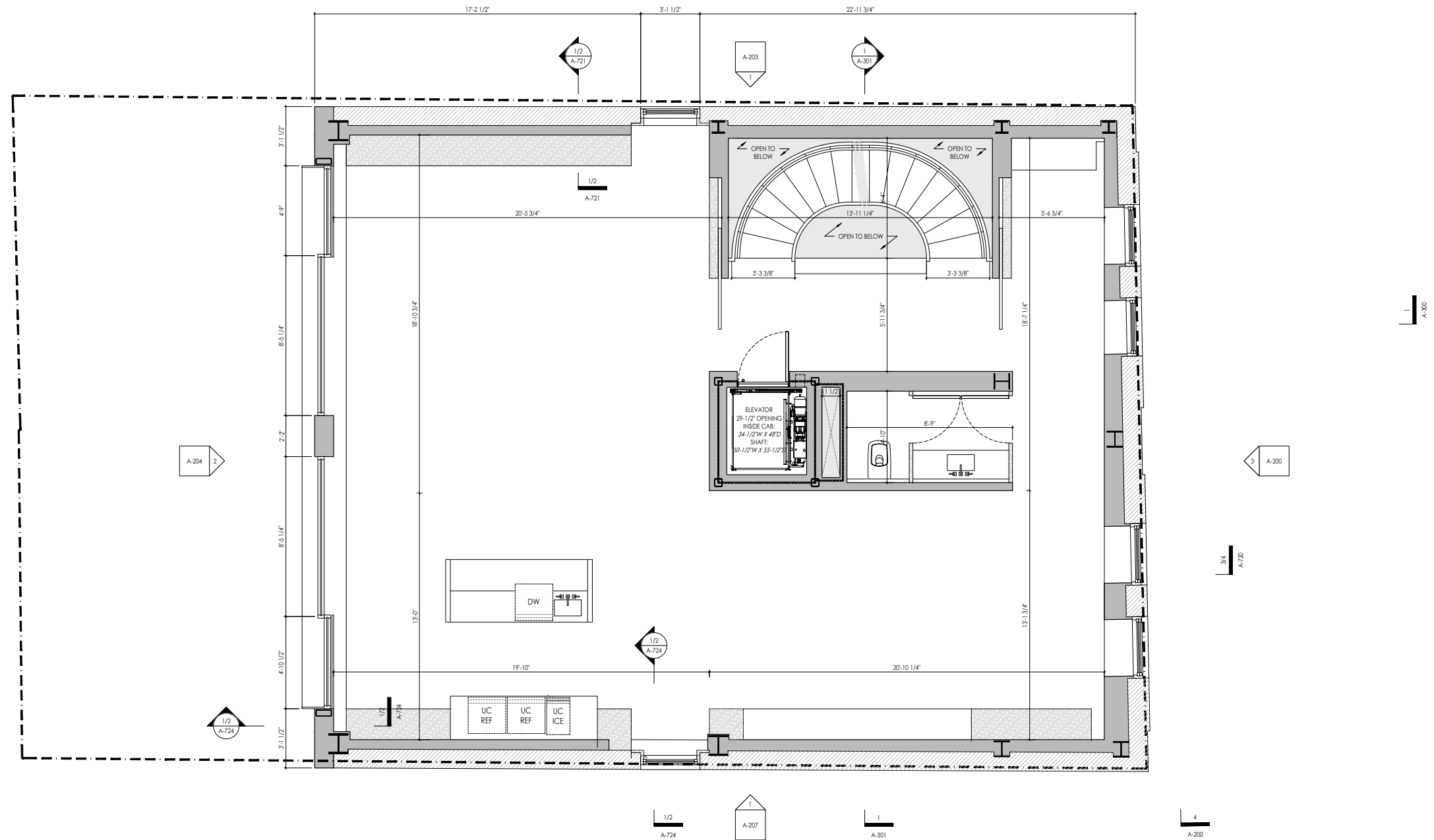




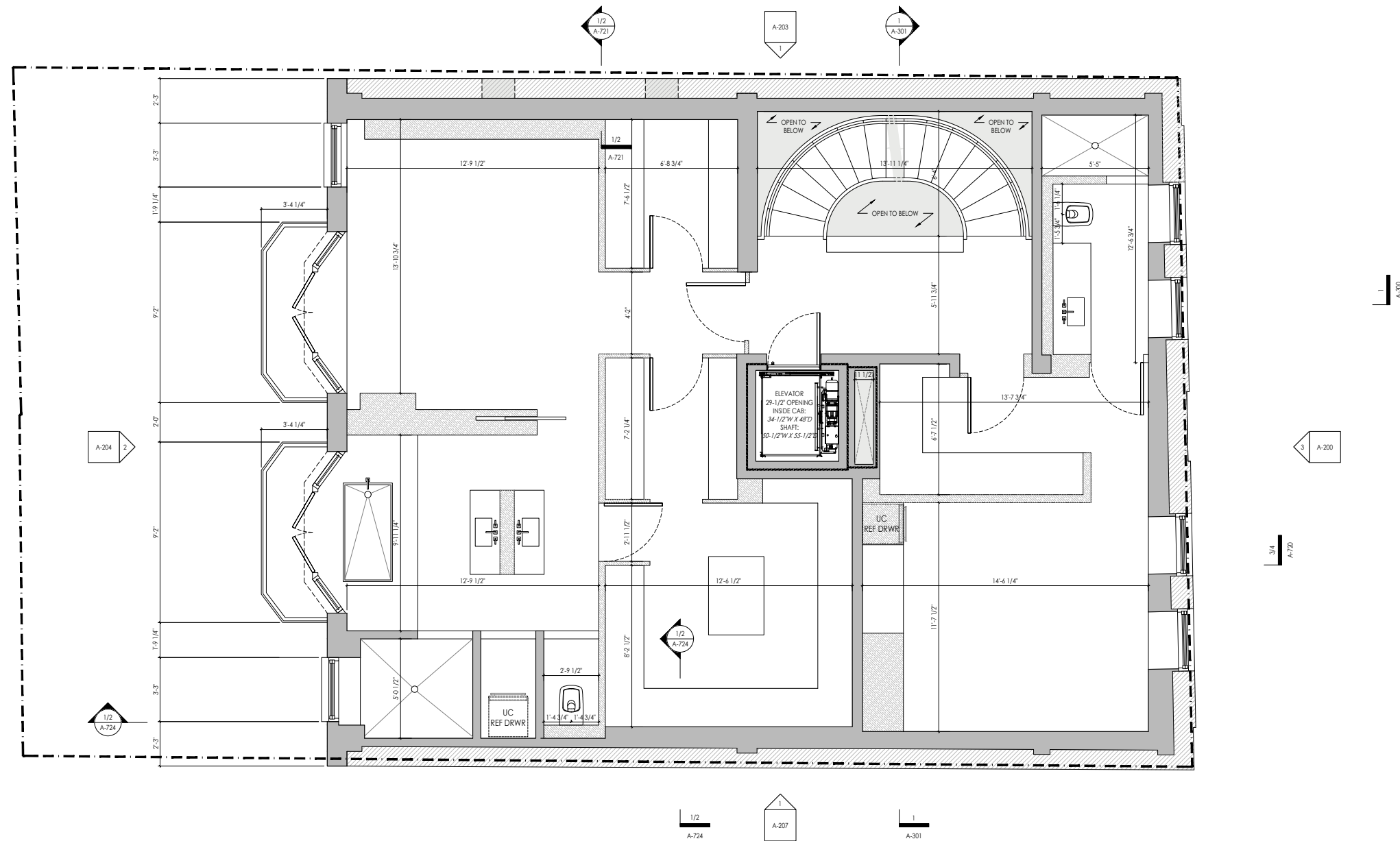
244 Waverly Place Proposed Subcellar Plan



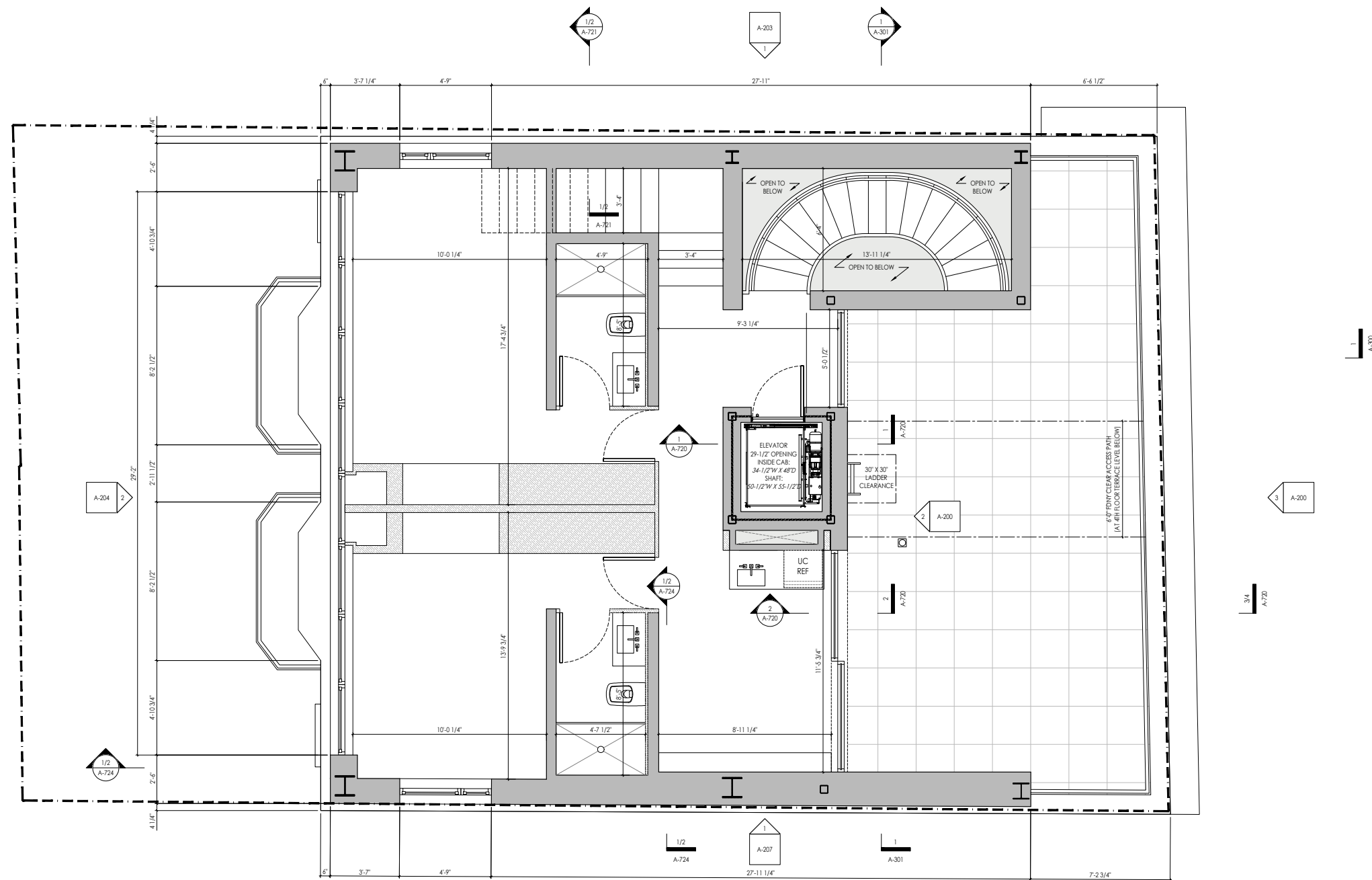
244 Waverly Place Proposed Cellar Plan



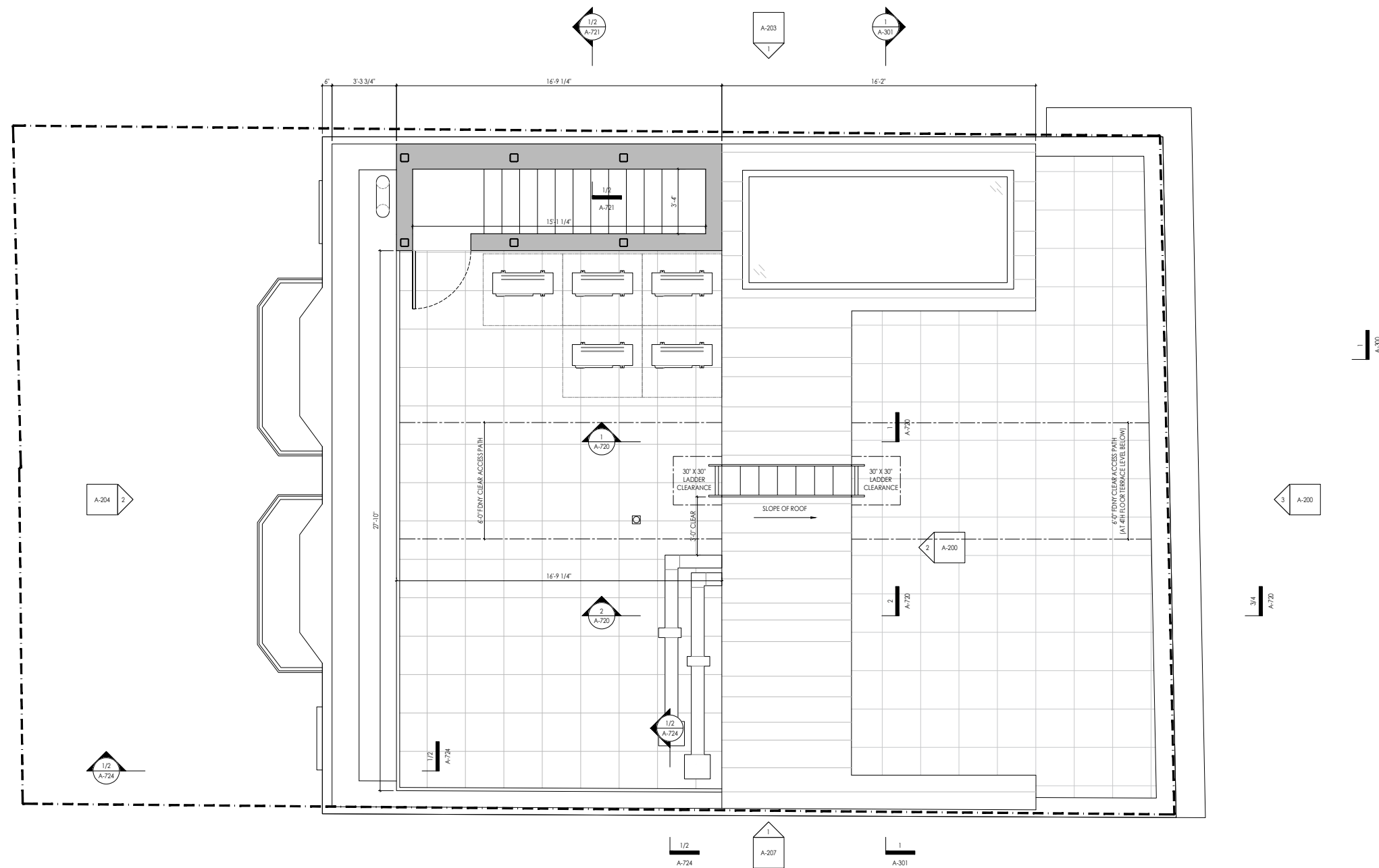
244 Waverly Place Proposed Second Floor Plan



244 Waverly Place Proposed Third Floor Plan



244 Waverly Place Proposed Fourth Floor Plan



244 Waverly Place Proposed Roof Plan

- NOTES**
- DENOTES PROPERTY LINE
 - DENOTES CONC. FDN (UNDERPINNING) WALL
 - DENOTES NEW CONC. PIER; REFER TO 3 / FO-200 FOR REINF.
 - 24" THK. MAT #7@12" O.C., EACH WAY, CONTINUOUS.
 - EAST-WEST REINFORCEMENT TO BE IN OUTERMOST LAYER.
 - TOP OF SLAB ELEVATION SHOWN EL:X-X" WITH RESPECT TO NAVD88.



FOUNDATION

244 WAVERLY PLACE
NEW YORK, NY 10014

REVISIONS

DATE	DESCRIPTION
0	10/29/2024 - DOB 01

LOCATION INFO

DOB ADDRESS: 244 WAVERLY PLACE
NEW YORK, NY 10014
BLOCK: 614
LOT: 25
ZONING DISTRICT: RB
MAP: 12A

DOB USE ONLY

ANCORA ENGINEERING PLLC, 004
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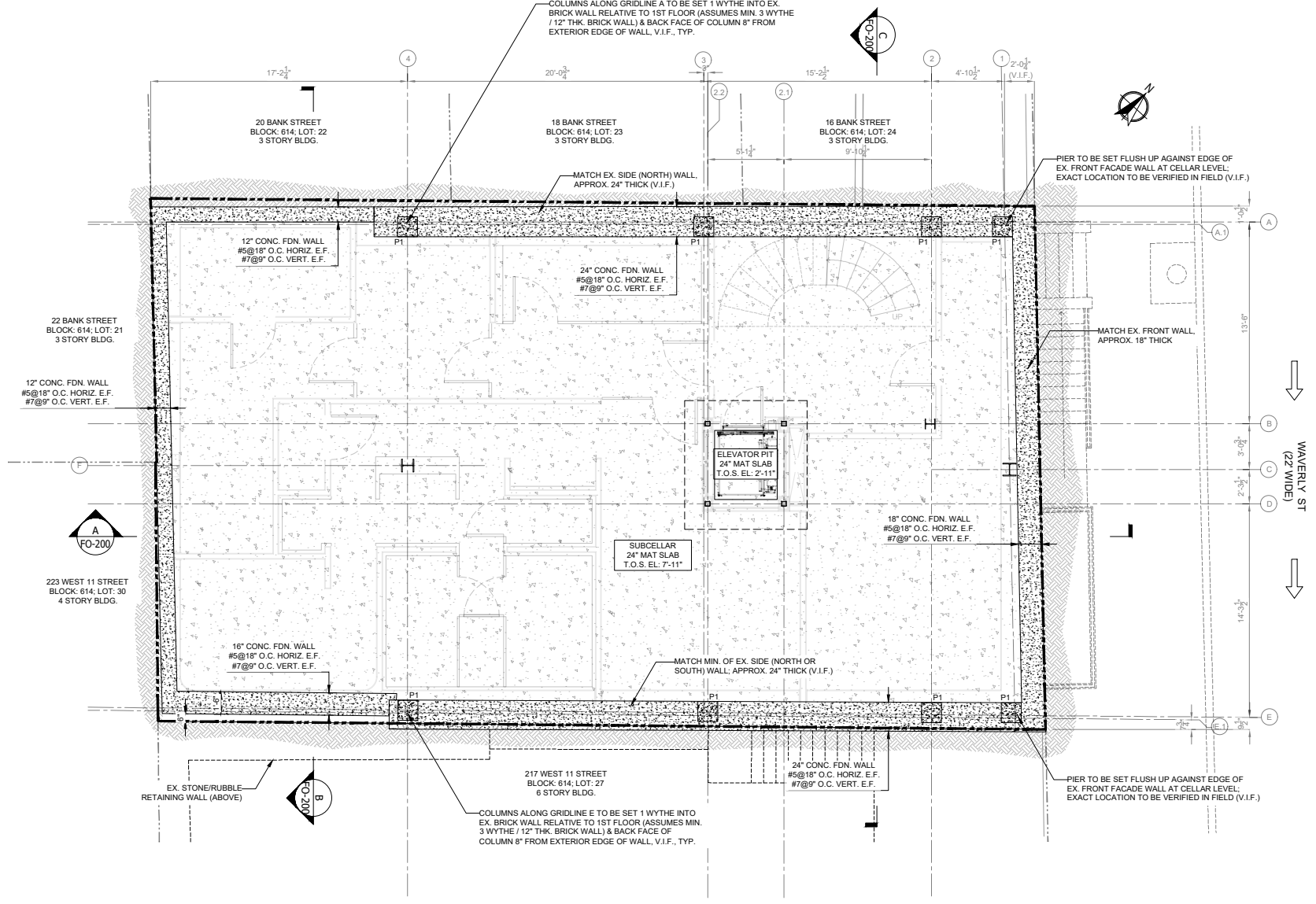
SUBCELLAR & FOUNDATION PLAN

APPLICANT: STEPHEN J. LAMPARD, P.E.

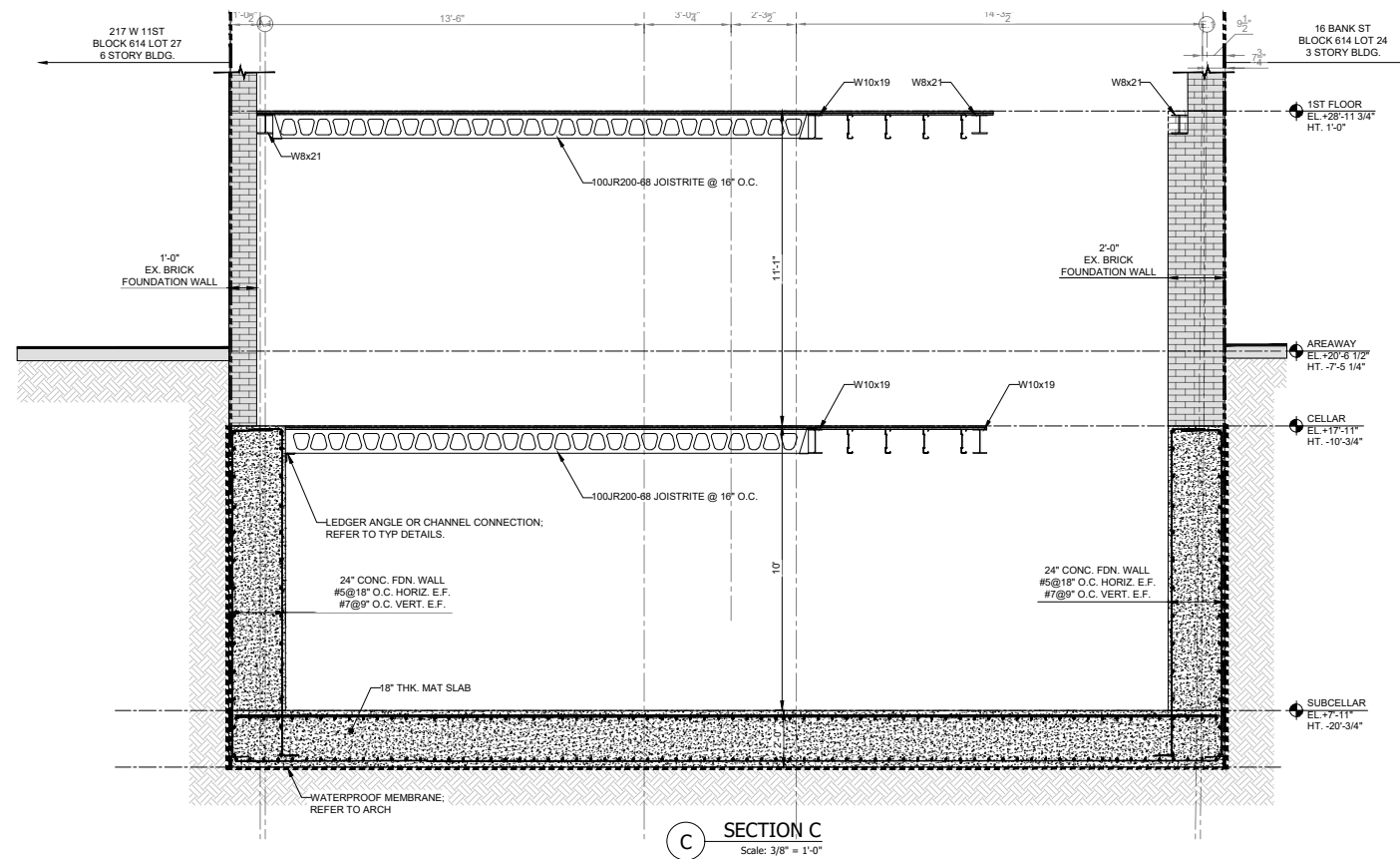
DATE: 10/29/2024
PROJECT NO.: SEE BILLTIME
DRAWN BY: P.D.
CHECKED BY: J.N.
DWG NUMBER: FO-100.00
PROFESSORIAL SEAL

B-SCAN JOB STICKER

DOB JOB #: M01129209-S7



1 SUBCELLAR & FOUNDATION PLAN
Scale: 1/4"=1'-0"



SECTION C
Scale: 3/8" = 1'-0"



FOUNDATION
244 WAVERLY PLACE
NEW YORK, NY 10014

REVISIONS

DATE	DESCRIPTION
0	10/29/2024 - DOB 01

LOCATION INFO

DOB ADDRESS: 244 WAVERLY PLACE
NEW YORK, NY 10014
BLOCK: 614
LOT: 25
ZONING DISTRICT: RB
MAP: 12A

DOB USE ONLY

ANCORA ENGINEERING PLLC 0004
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SECTIONS C

APPLICANT: STEPHEN J. LAMPARD, P.E.

DATE: 10/29/2024
PROJECT NO.: SEE BILLTIME
DRAWN BY: P.D.
CHECKED BY: J.N.
DWG NUMBER: **FO-201.00**
DATE: 10/29/2024
7 of 8

B-SCAN JOB STICKER
DOB JOB #: M01129209-S7

Existing Conditions: Side Elevations



South Elevation



North Elevation



Proposed View - South



Proposed View - East



Proposed View - North



Key Plan for Line-Of-Sight

December 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04036

244 Waverly Place – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 504 4717

Passcode: 149079

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.