147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

PRESENTATION TO THE LANDMARKS PRESERVATION COMMISSION

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

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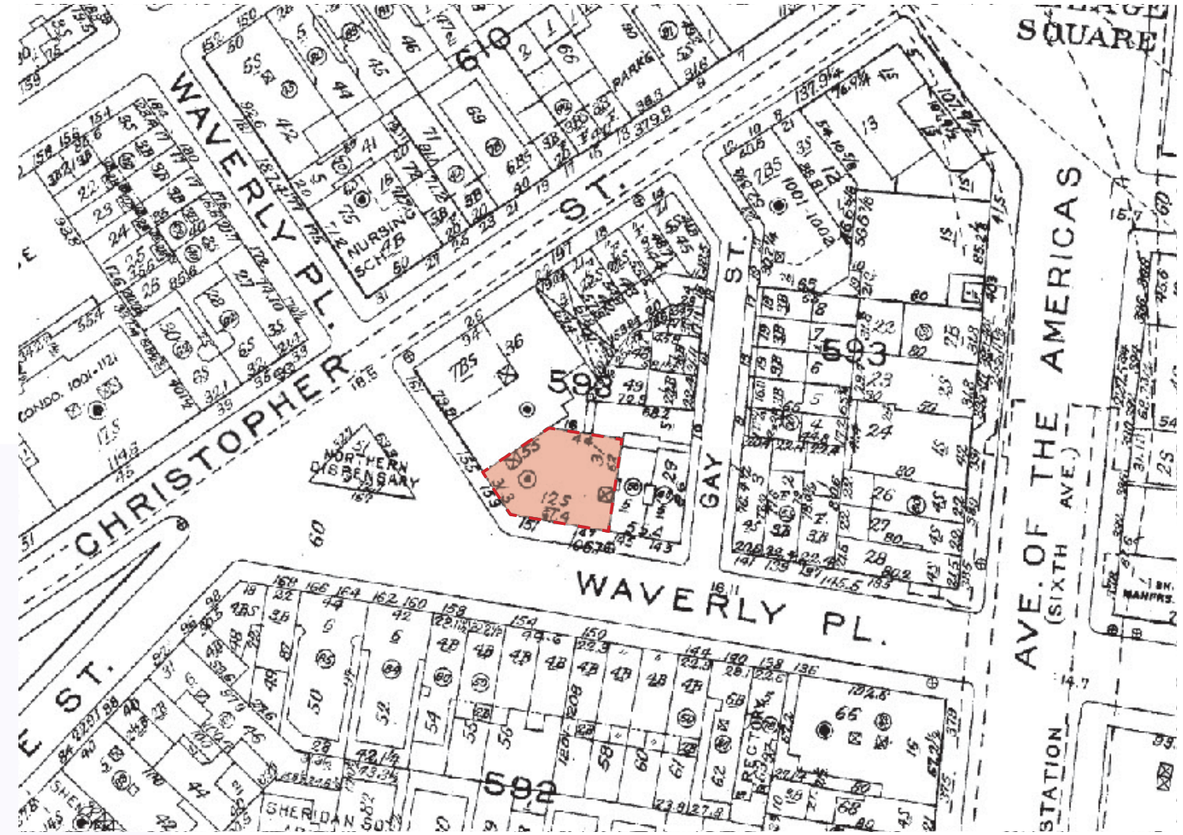


WAVERLY PLACE - NORTH SIDE PANORAMA

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

TAX PHOTO 1940

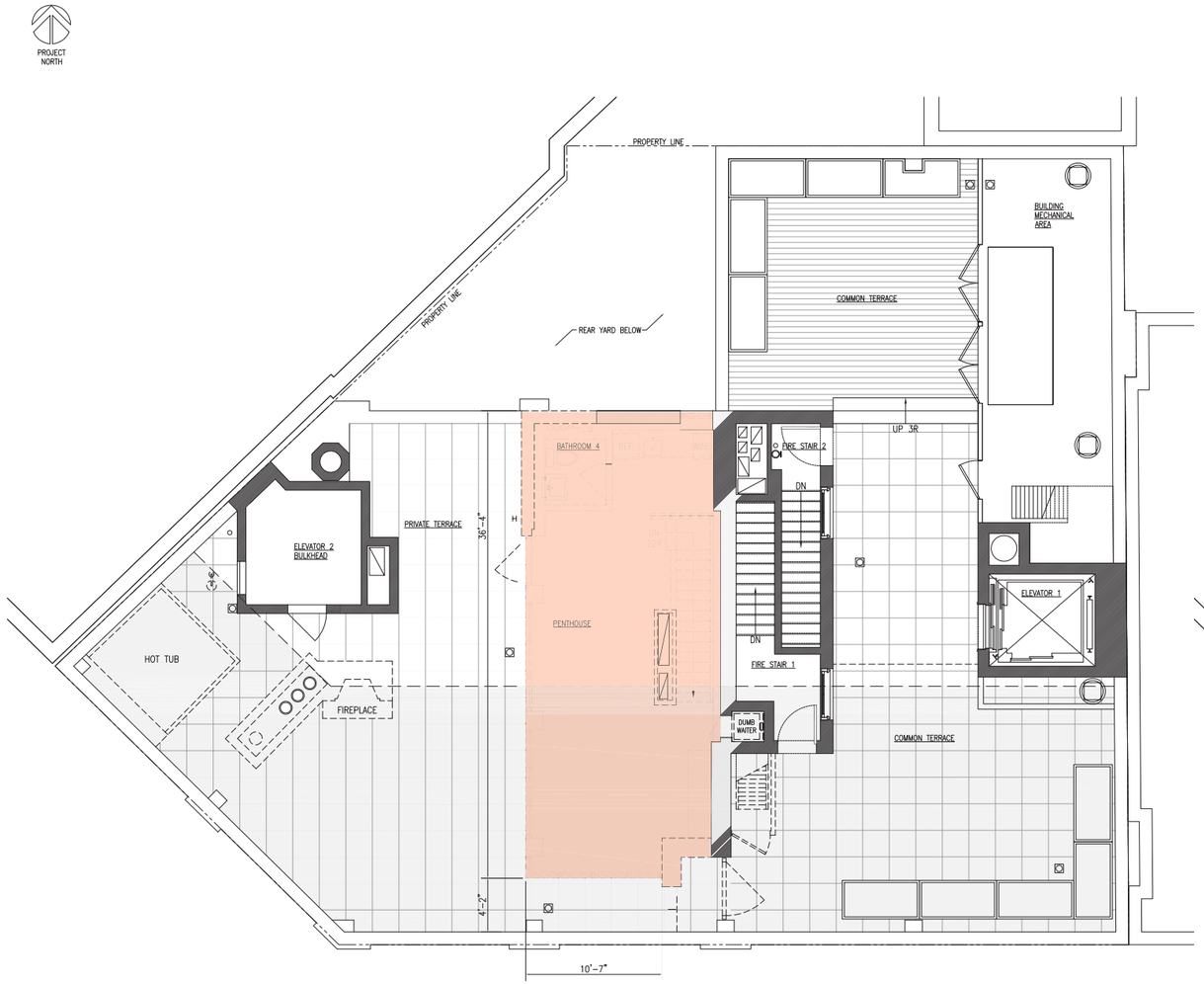
TAX PHOTO 1980

HISTORICAL PHOTOGRAPHS

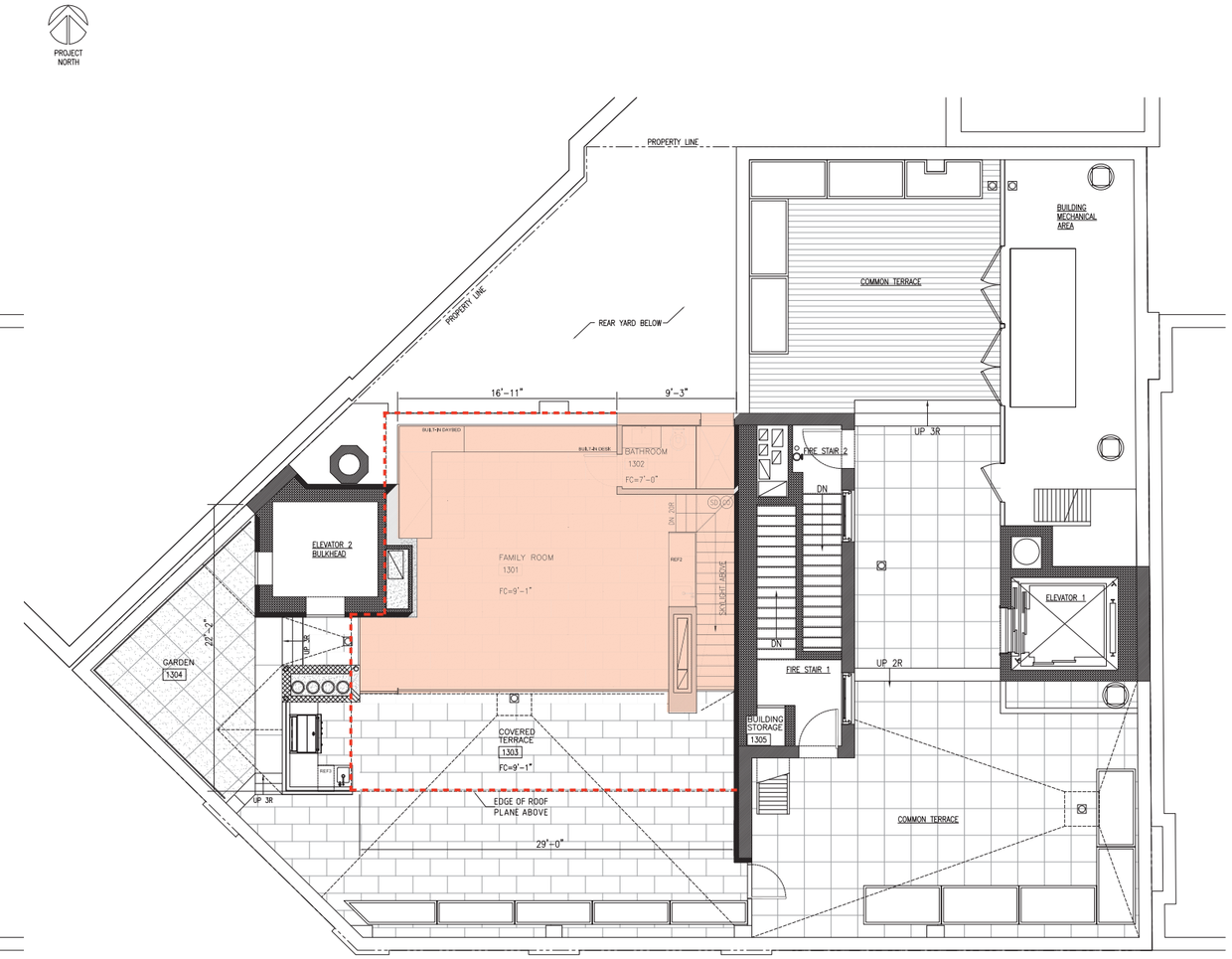
#153 (#147-153) This twelve-story steel framed structure, the "Waverly Building," was erected in 1911-12 for Martha and Agnes Hall and designed by Jardine, Kent & Hill. The first two floors are of smooth stone (ashlar) construction with deep window reveals and a handsome door with small window above. The upper floors are of brick with an interesting arrangement of vertical piers contrasted with the horizontality of the windows and the brick spandrel panels below them. The building on a corner site reflects the oblique angle of the street.

DESIGNATION REPORT

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE



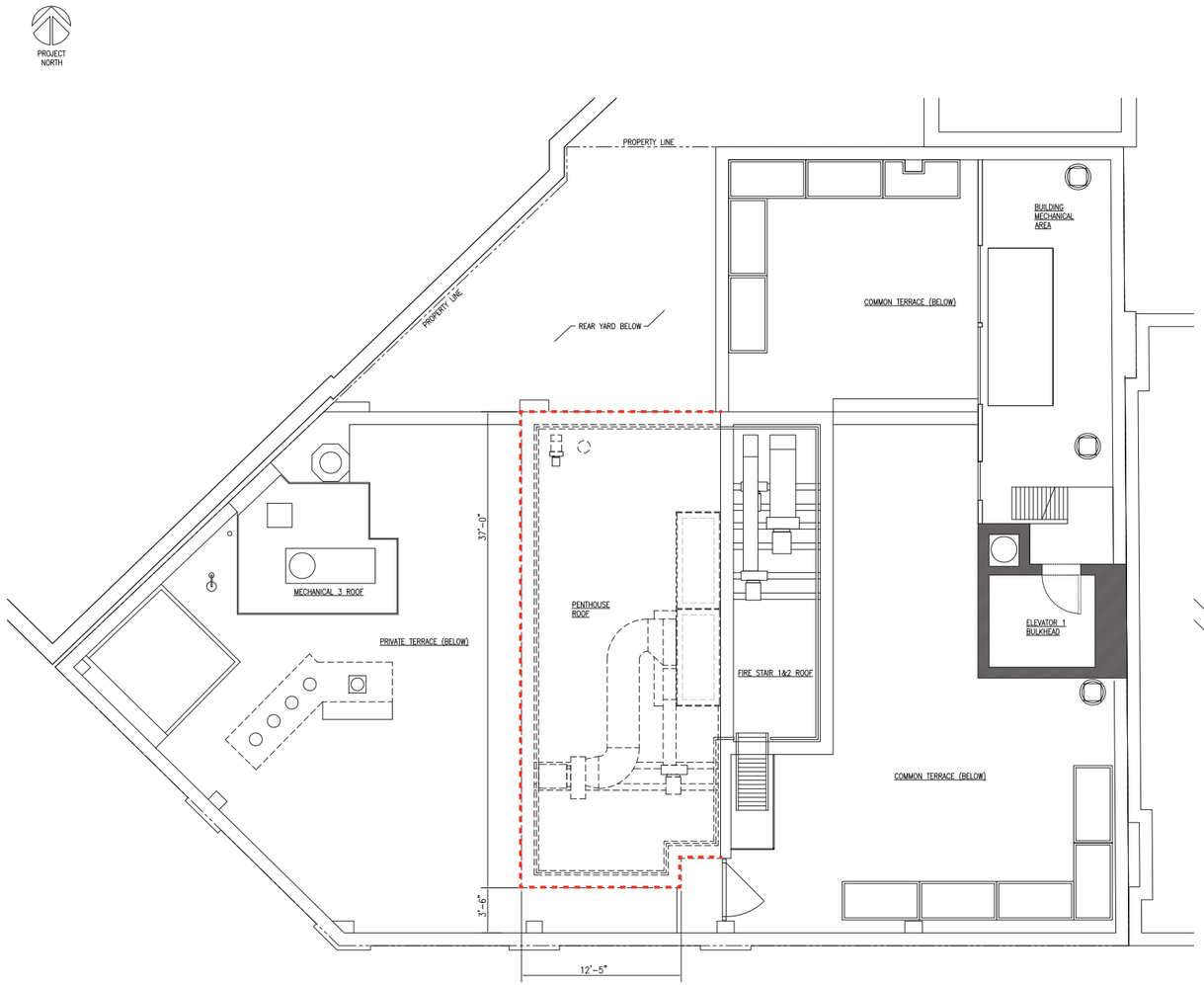
EXISTING / DEMOLITION PLAN
PENTHOUSE
SCALE: 3/16" = 1'-0"
11" x 17" SHEET NTS



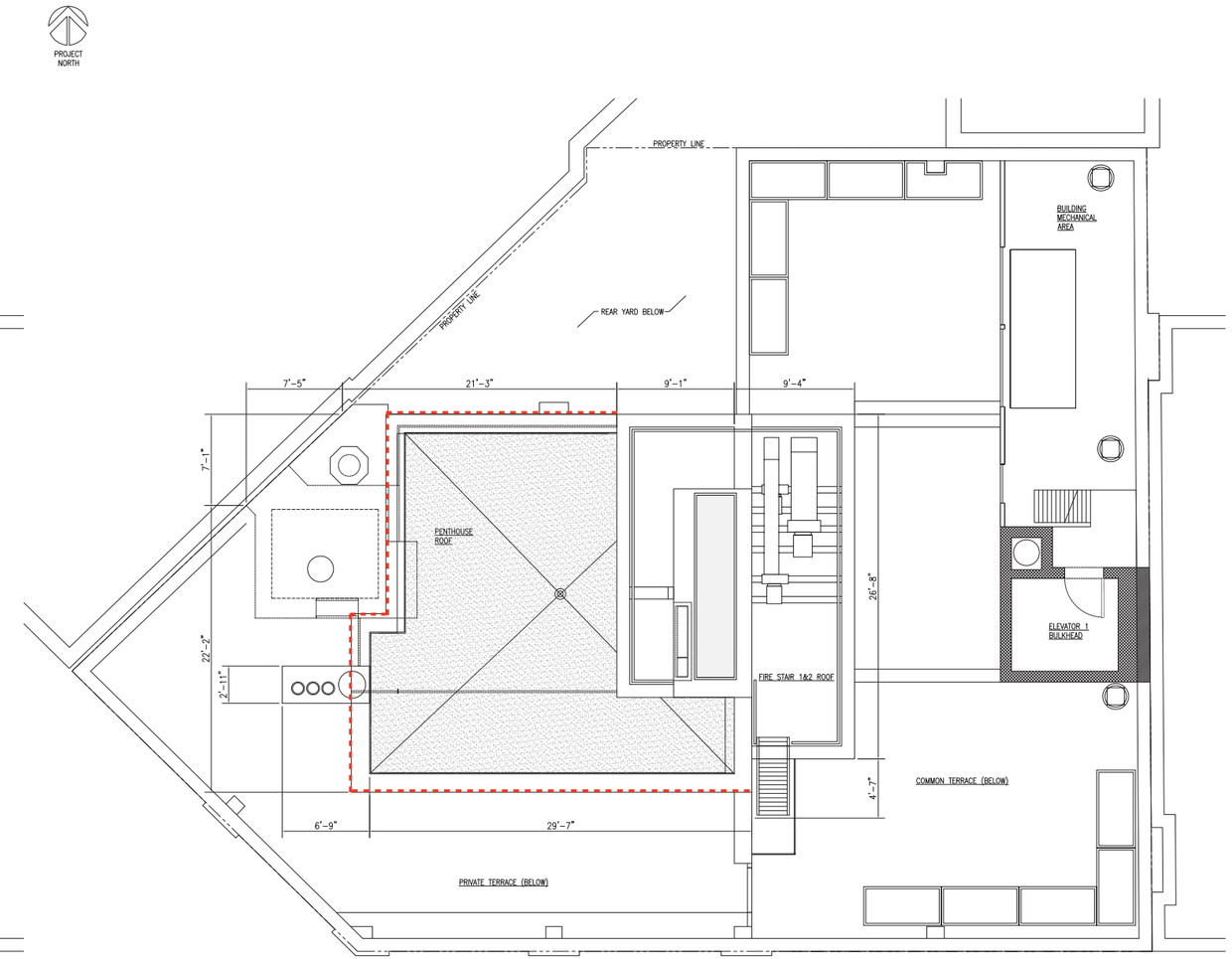
PROPOSED PLAN
PENTHOUSE
SCALE: 1/8" = 1'-0"
11" x 17" SHEET NTS

ROOF PROFILE
ENCLOSED INTERIOR SPACE

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE



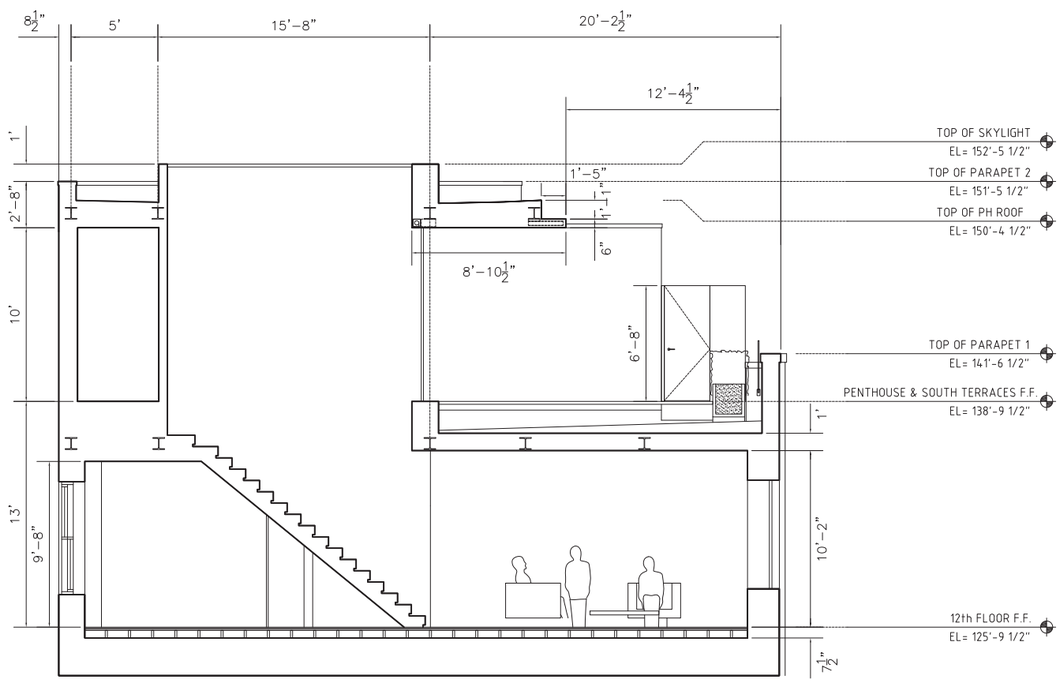
EXISTING / DEMOLITION PLAN
ROOF
SCALE: 1/8" = 1'-0"
11" x 17" SHEET NTS



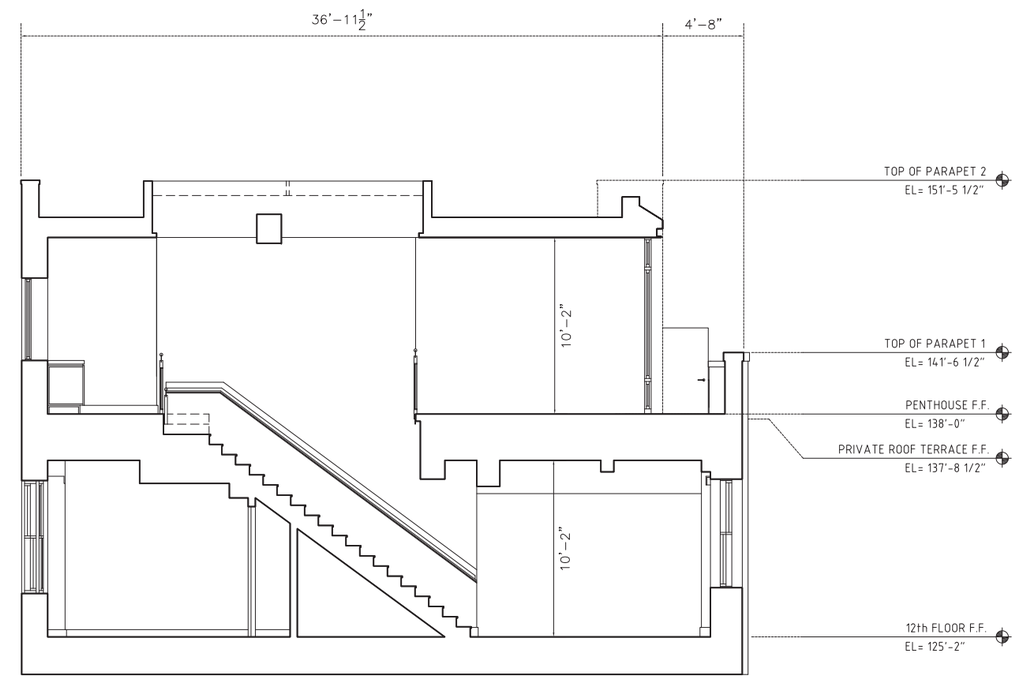
PROPOSED PLAN
ROOF
SCALE: 1/8" = 1'-0"
11" x 17" SHEET NTS

ROOF PROFILE

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE



PROPOSED NORTH-SOUTH SECTION THROUGH EXTERIOR STAIR (2)
1/4"=1'-0"



EXISTING NORTH-SOUTH SECTION (1)
1/4"=1'-0"

EXISTING AND PROPOSED
NORTH-SOUTH SECTIONS
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

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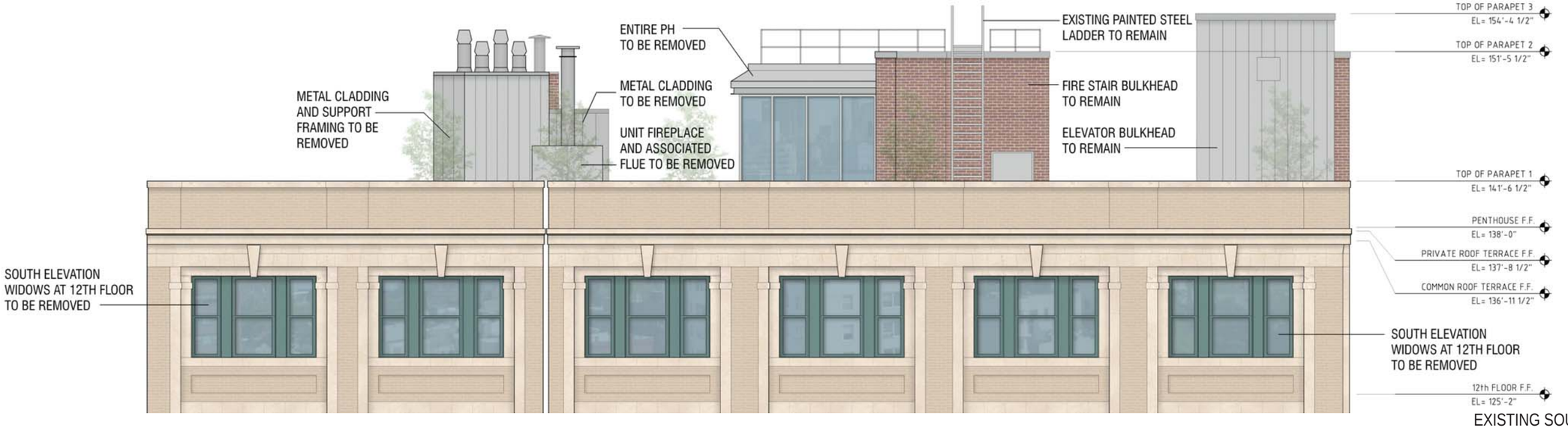
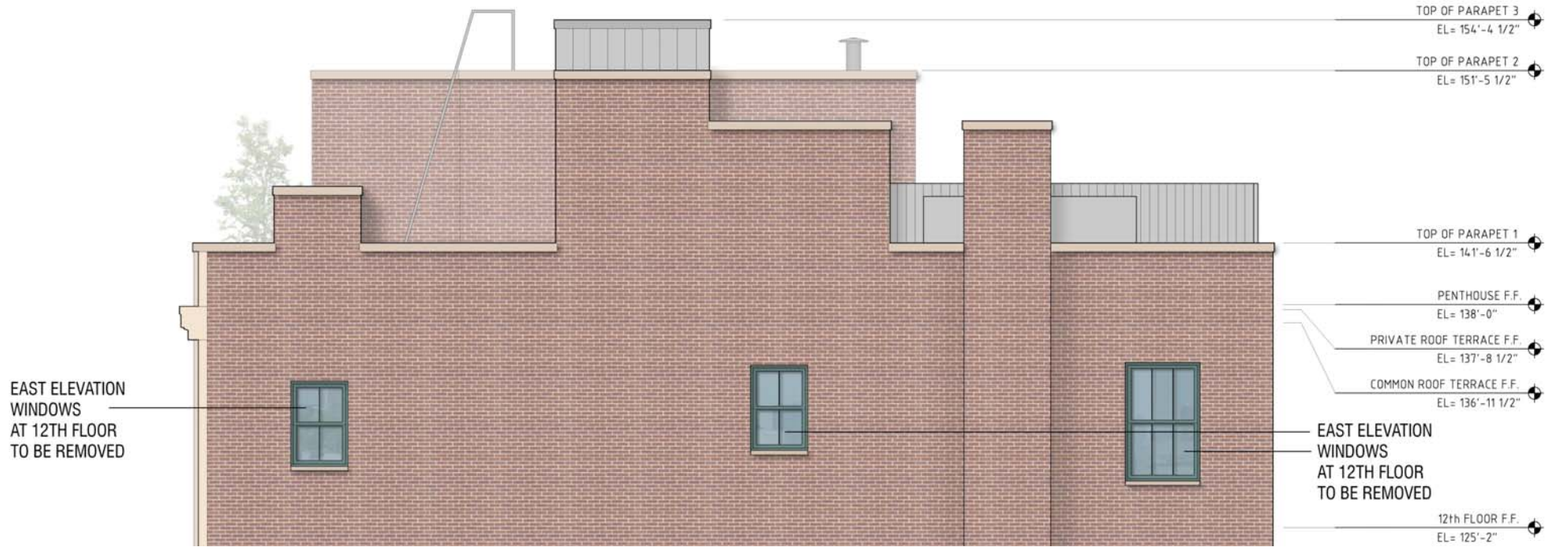


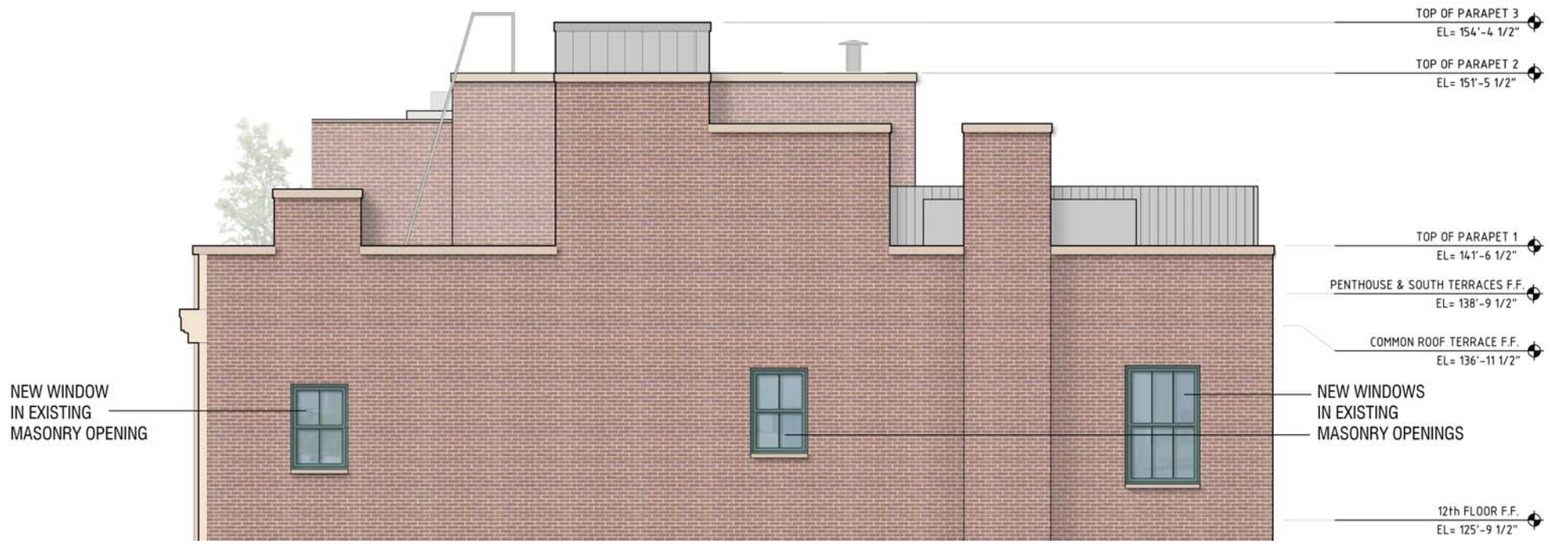
EXISTING SOUTH ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

REVISED PROPOSED SOUTH ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE



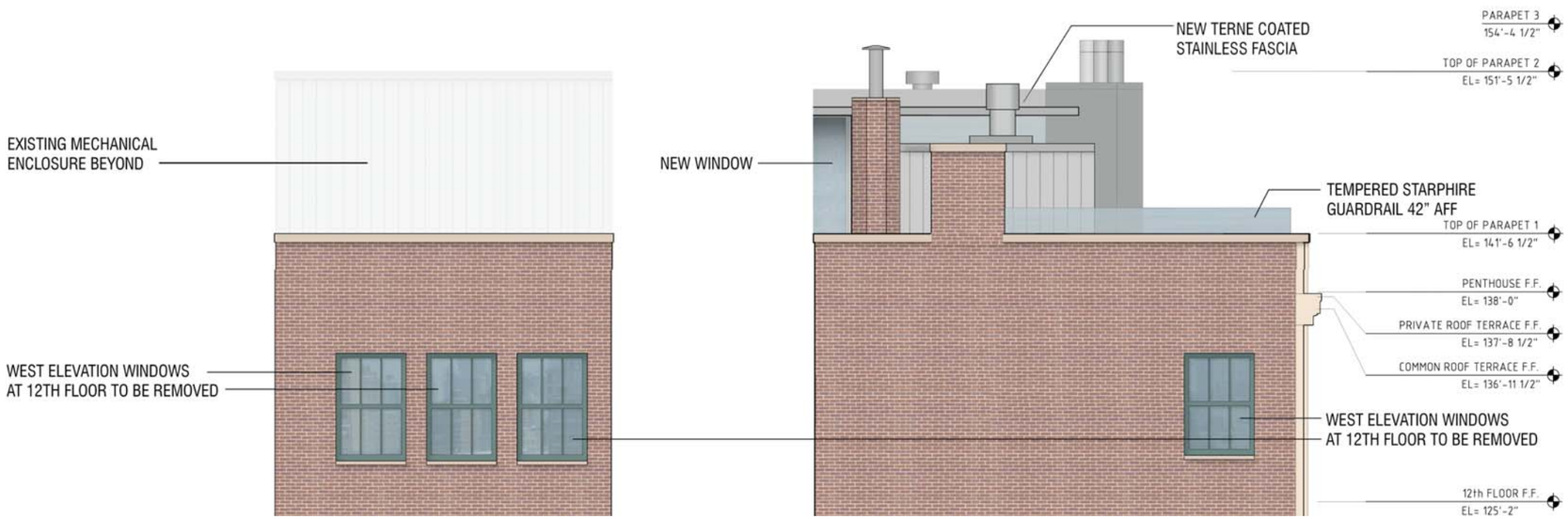
EXISTING EAST ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS



REVISED PROPOSED EAST ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

EXISTING WEST ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS



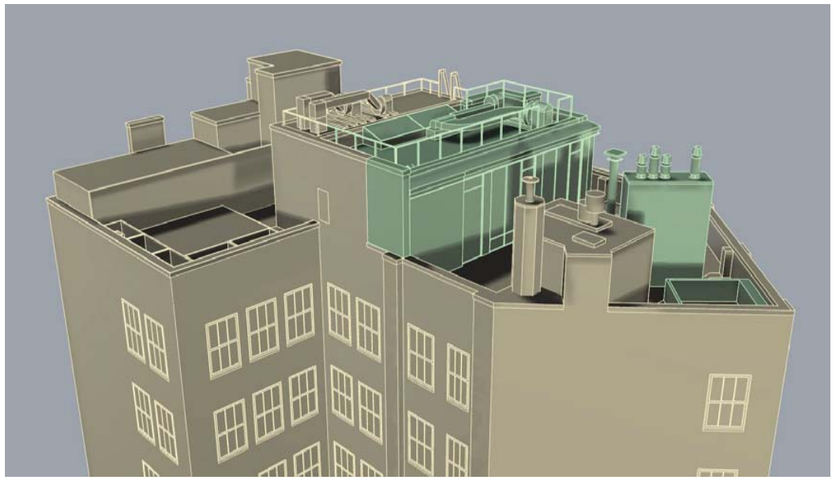
REVISED PROPOSED WEST ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

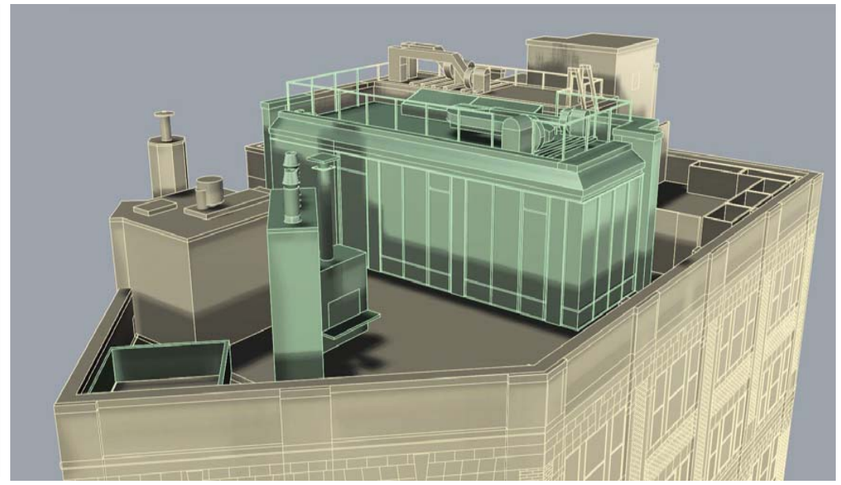
147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

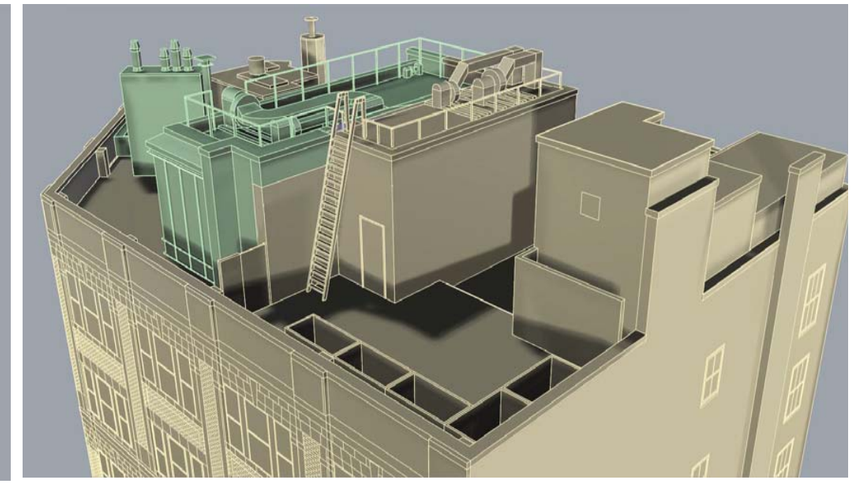
EXISTING NORTH ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

REVISED PROPOSED NORTH ELEVATION
WAVERLY PLACE
SCALE: 1/4" = 1'-0"
11" x 17" SHEET NTS

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

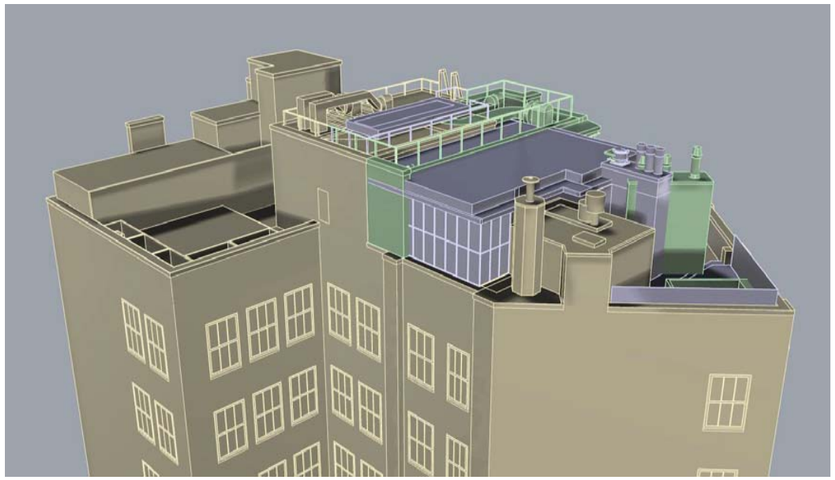


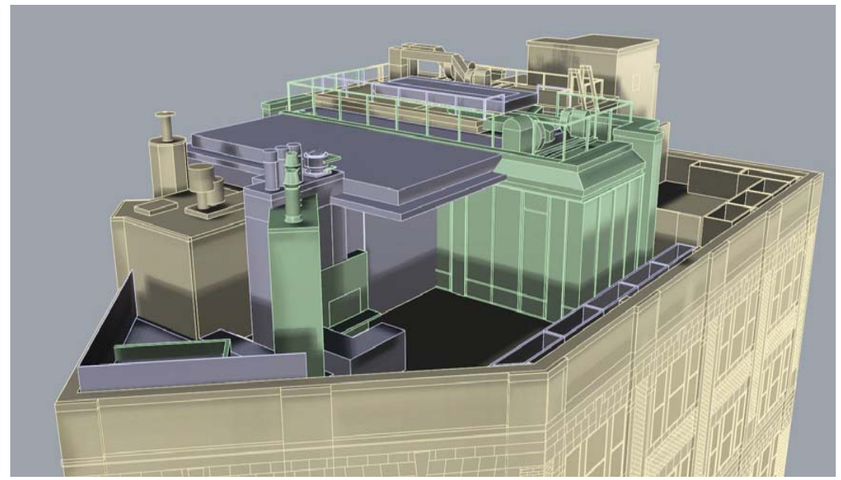


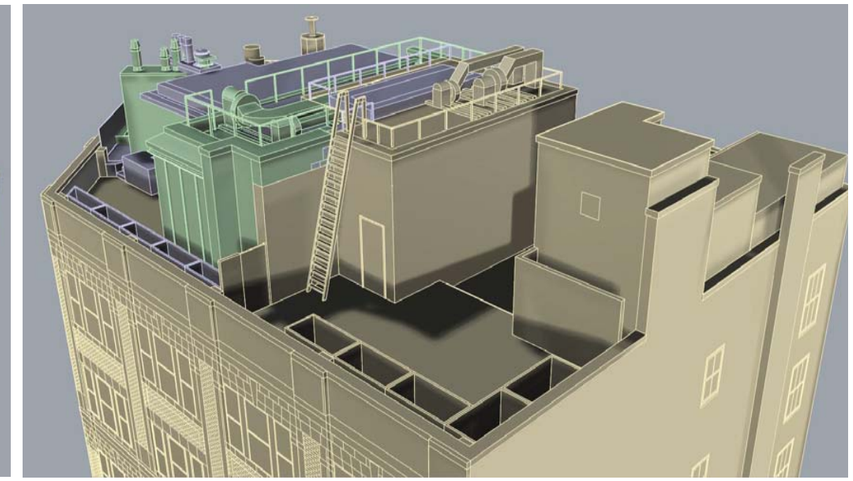


EXISTING PENTHOUSE

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

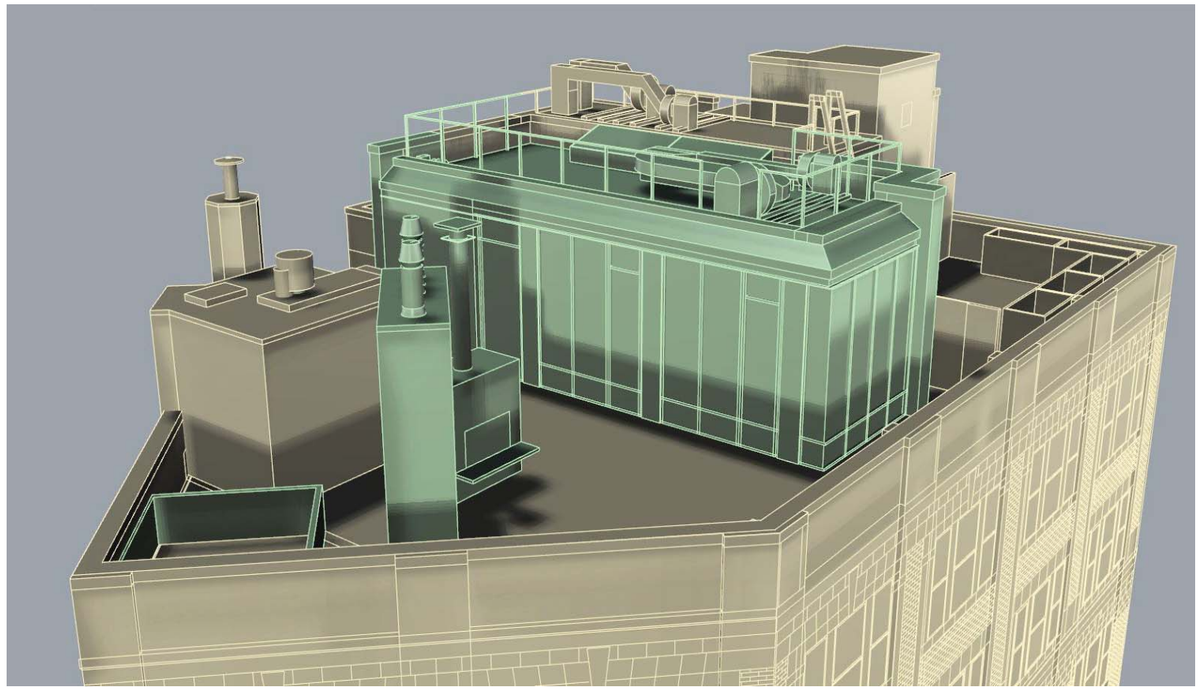




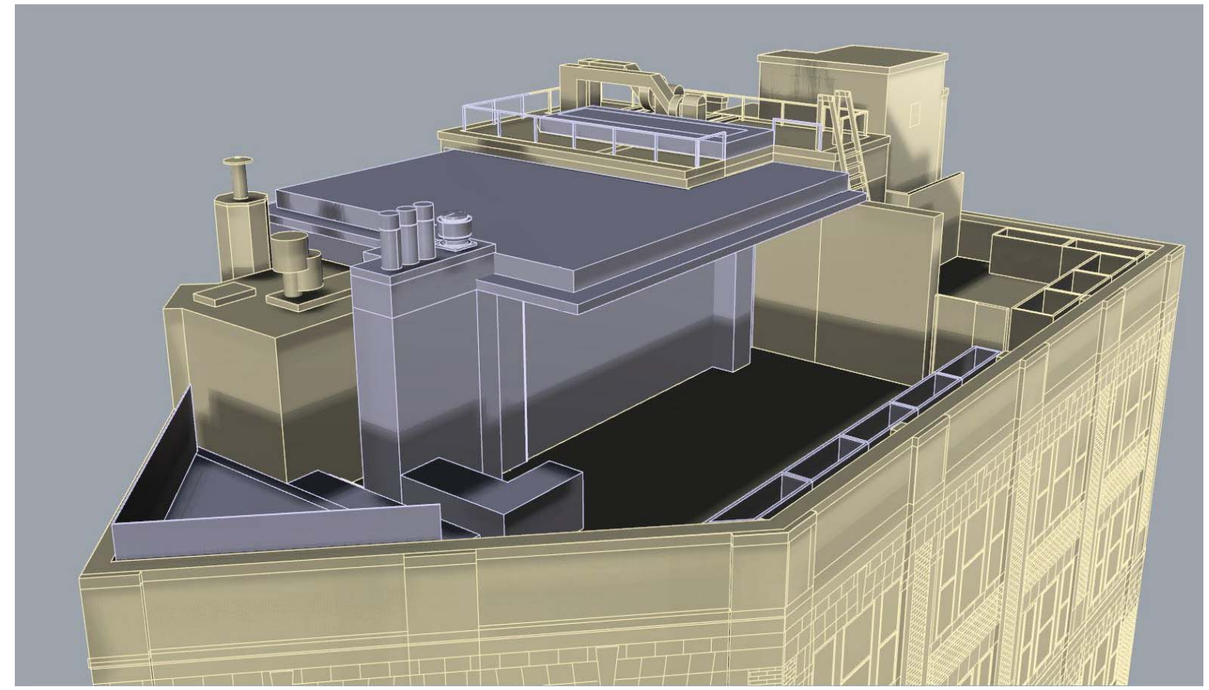


EXISTING AND REVISED PROPOSED PENTHOUSE OVERLAP
WITH MULLIONS AND ROOF CUT BACK
2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

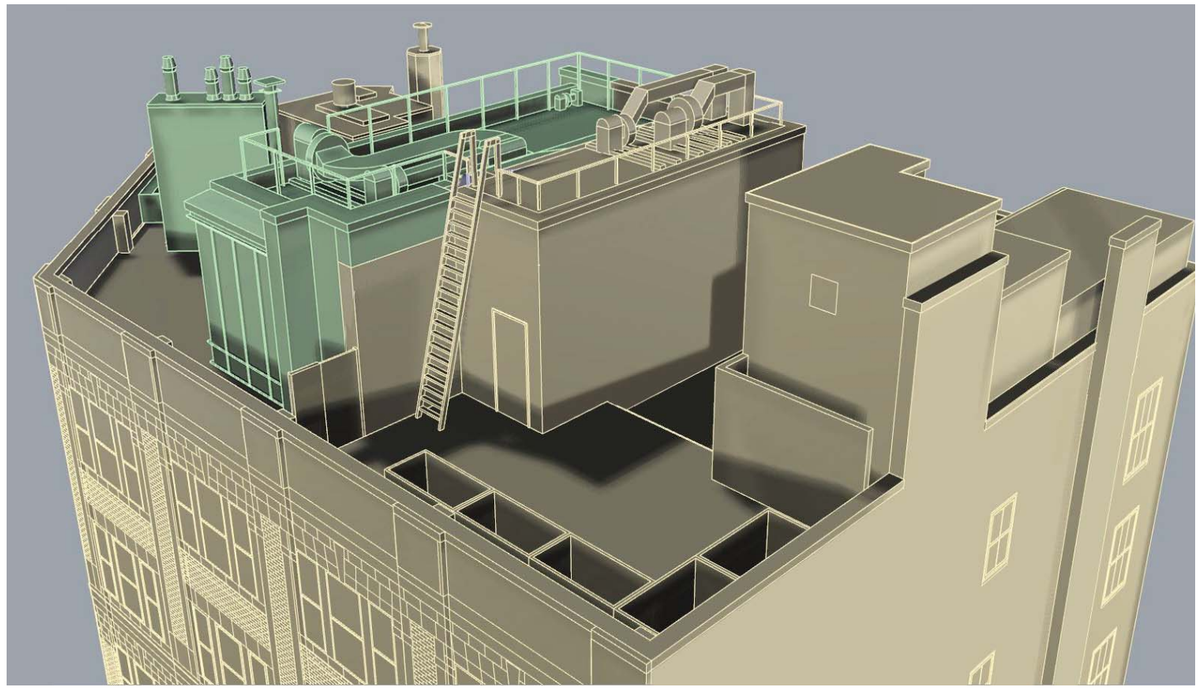


PROPOSED PENTHOUSE

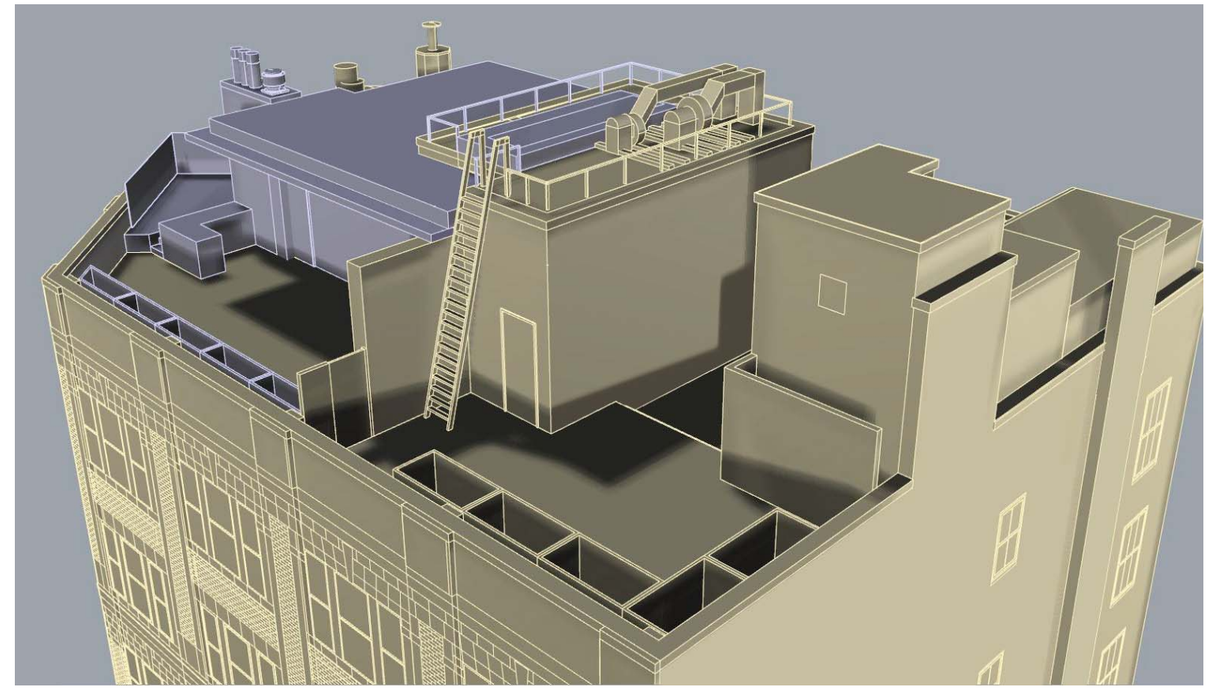


REVISED PROPOSED PENTHOUSE WITH ROOF CUT BACK
2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST
ELEVATOR BULKHEAD AND BOILER FLUE TO REMAIN UNTOUCHED

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

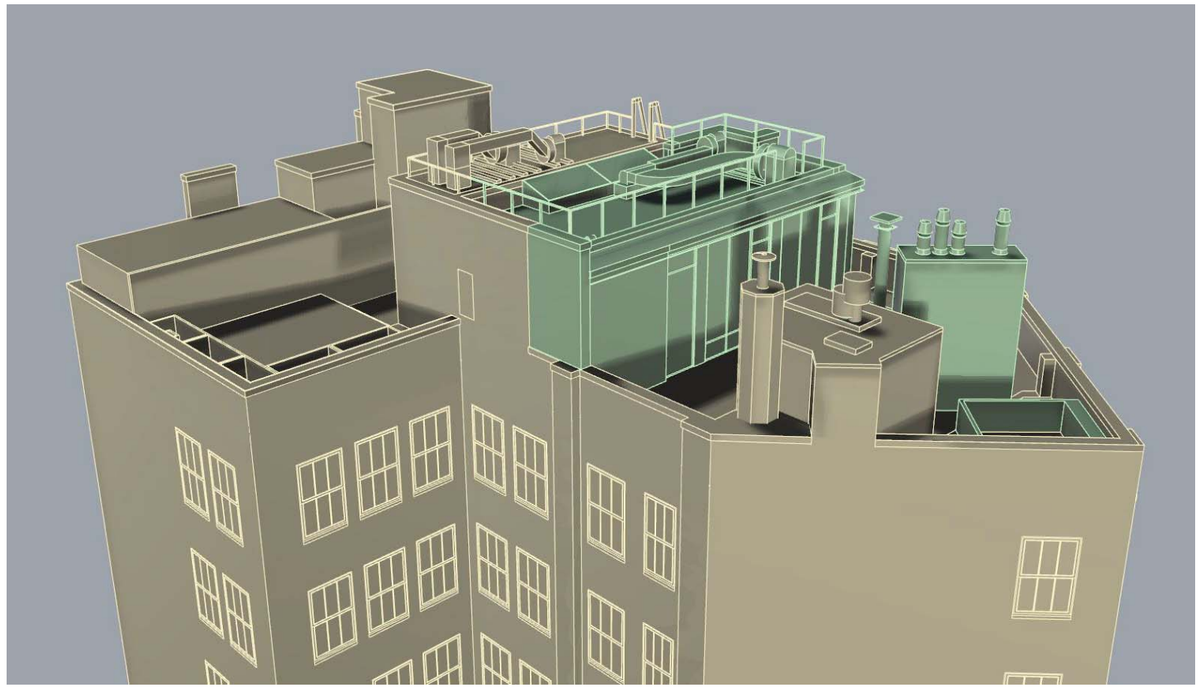


PROPOSED PENTHOUSE

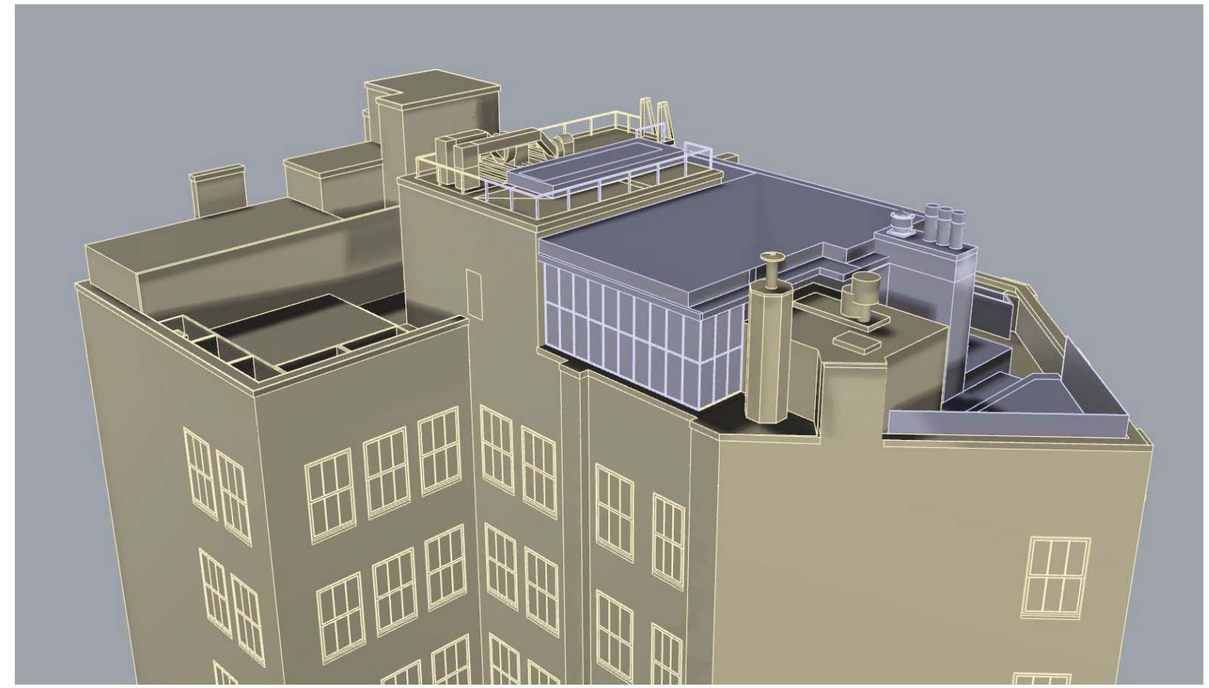


REVISED PROPOSED PENTHOUSE WITH ROOF CUT BACK
2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE



PROPOSED PENTHOUSE



REVISED PROPOSED PENTHOUSE WITH MULLIONS AND ROOF CUT BACK
2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST

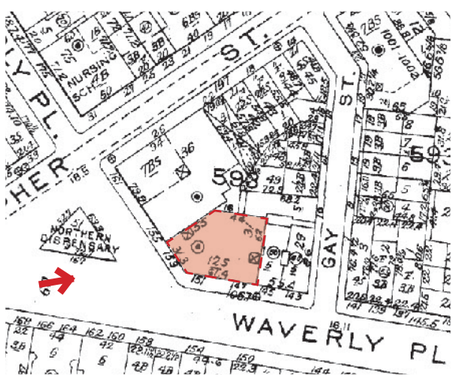
147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

VIEW FROM CHRISTOPHER STREET AND GROVE STREET

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

EXISTING CONDITION - VIEW FROM CHRISTOPHER STREET AND GROVE STREET

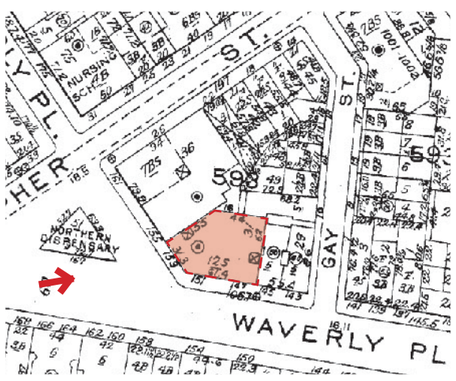
REVISED PROPOSED CONDITION WITH ROOF CUT BACK
- VIEW FROM CHRISTOPHER STREET AND GROVE STREET



147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

EXISTING CONDITION - VIEW FROM CHRISTOPHER STREET AND GROVE STREET

REVISED PROPOSED CONDITION WITH ROOF CUT BACK
- VIEW FROM CHRISTOPHER STREET AND GROVE STREET



147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

VIEW FROM CHRISTOPHER STREET AND GAY STREET

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

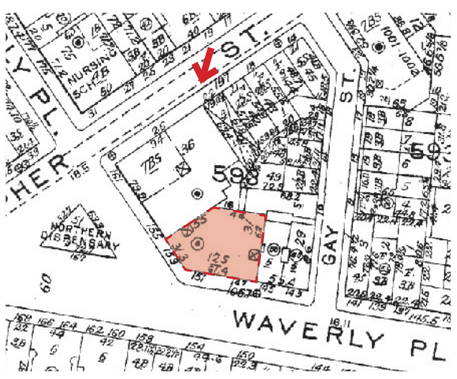
EXISTING CONDITION - VIEW FROM CHRISTOPHER STREET AND GAY STREET

REVISED PROPOSED CONDITION WITH MULLIONS
- VIEW FROM CHRISTOPHER STREET AND GAY STREET

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

EXISTING CONDITION - VIEW FROM CHRISTOPHER STREET AND GAY STREET

REVISED PROPOSED CONDITION WITH MULLIONS
- VIEW FROM CHRISTOPHER STREET AND GAY STREET



147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

VIEW FROM GAY STREET AND GAY STREET

RENDERING OF PROPOSED VIEW FROM GAY STREET AND GAY STREET

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

VIEW FROM THE CORNER OF 6TH AVENUE AND WEST 9TH STREET

RENDERING OF PROPOSED VIEW FROM THE CORNER OF 6TH AVENUE AND WEST 9TH STREET

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

VIEW FROM 7TH AVENUE AND GROVE STREET

VIEW FROM 6TH AVENUE AND 3RD STREET

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

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PRESENTATION TO THE LANDMARKS PRESERVATION COMMISSION

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12TH FLOOR & PENTHOUSE

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ARTIST'S STUDIO WINDOW NEIGHBORHOOD PRECEDENT IMAGES

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

22 WEST 10TH STREET

40 5TH AVENUE

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE

40 5TH AVE

147 WAVERLY PLACE
12TH FLOOR & PENTHOUSE