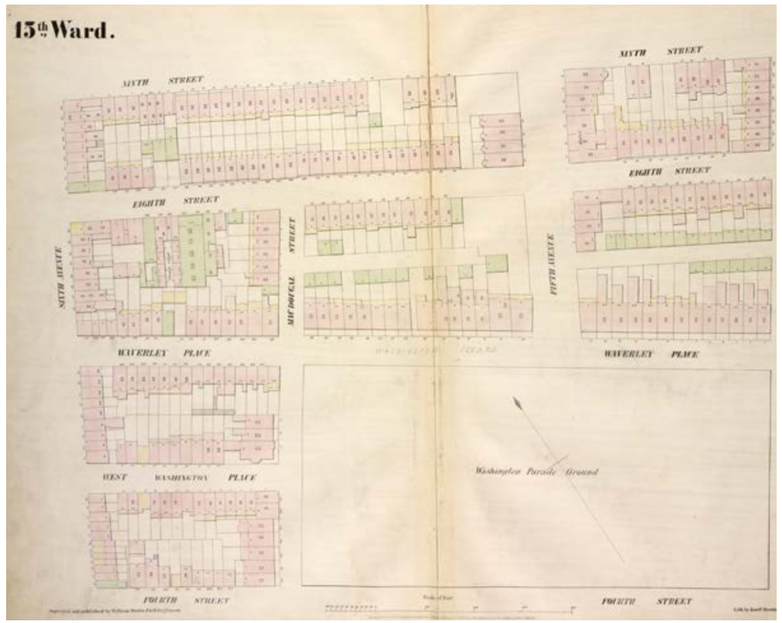
116 WAVERLY PLACE

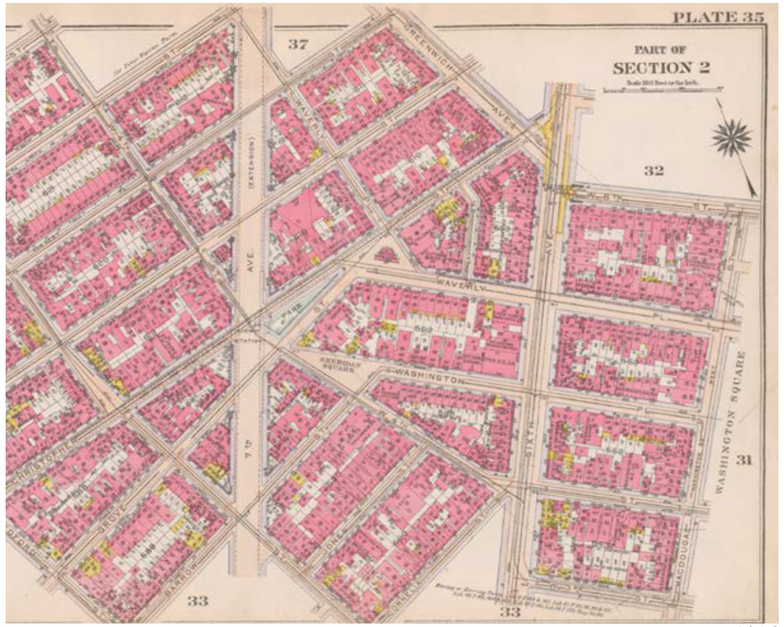
GREENWICH VILLAGE HISTORIC DISTRICT

#116 "The Cecilia" is a simple house of "French Flats" (the early name for an apartment house) designed in 1891 by Louis F. Heinecke, architect, for James Cunningham. This five-story building has typical minor variations at each story and is transitional in style, with Romanesque Revival first floor, and the simple classicism of the new Queen Anne style at the upper floors. Its entrance portico with stone stoop has colored marble pillars and pilasters supporting a stone balcony with iron railing. Its ornate modillioned cornice is more conventional than the variegated rooflines of its neighbors.

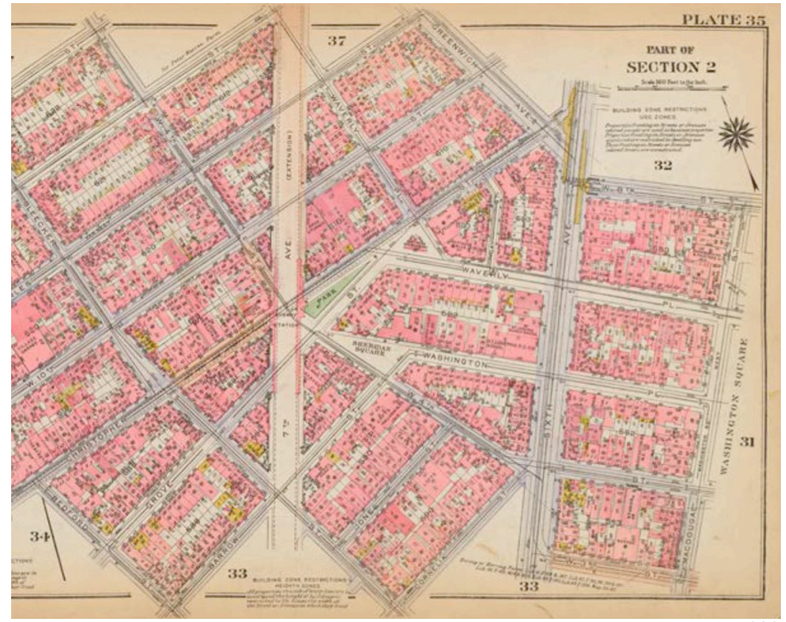
In the house that formerly stood at No. 116 in 1845, Miss Anne Charlotte Lynch made her first home in New York City, and attracted so many notable authors and editors to her salon that she not only became the City's recognized literary hostess of the mid-century but set the precedent for writers' gatherings in Greenwich Village.



ZONING 1854



ZONING 1916

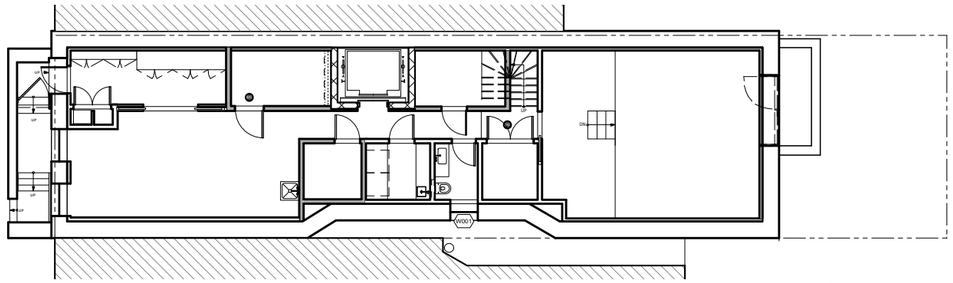


ZONING 1922

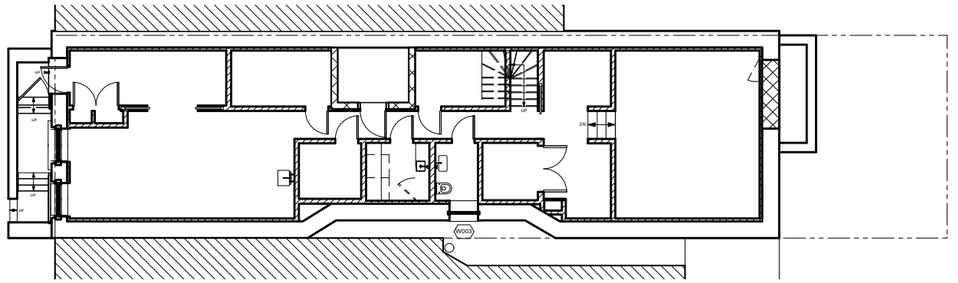
1920's

1940's

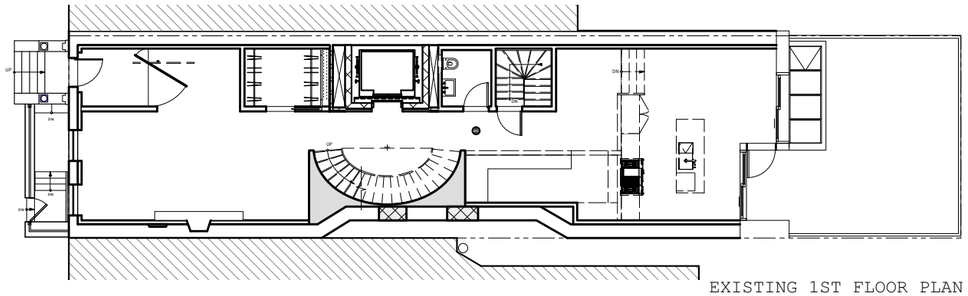
1980's



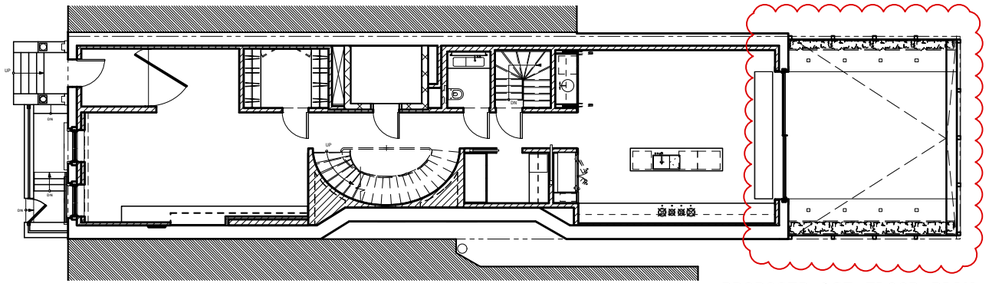
EXISTING CELLAR PLAN



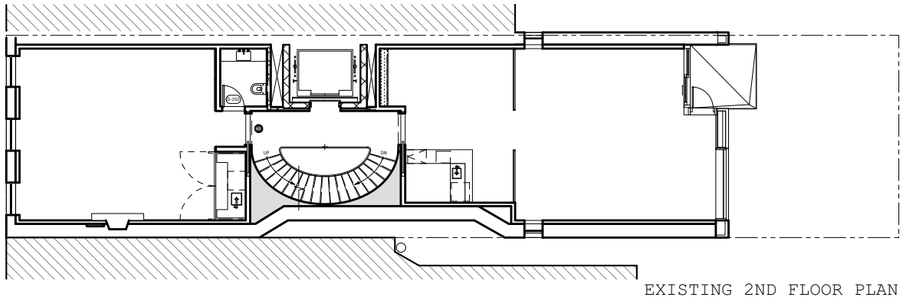
PROPOSED CELLAR PLAN



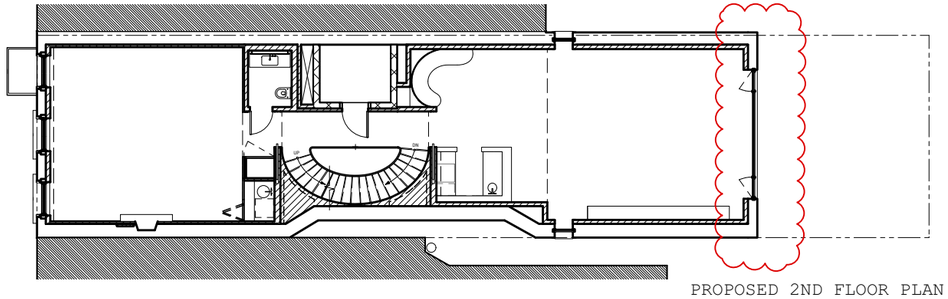
EXISTING 1ST FLOOR PLAN



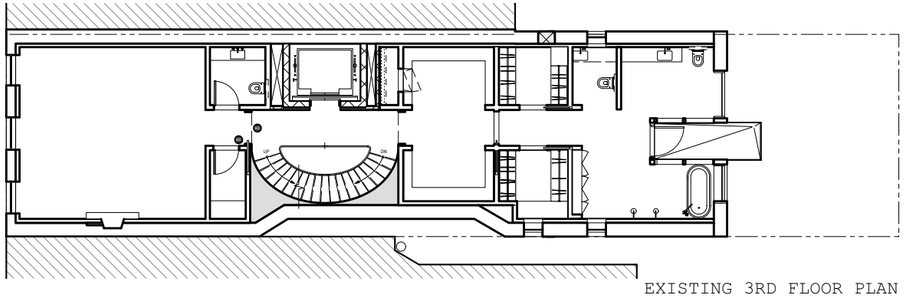
PROPOSED 1ST FLOOR PLAN



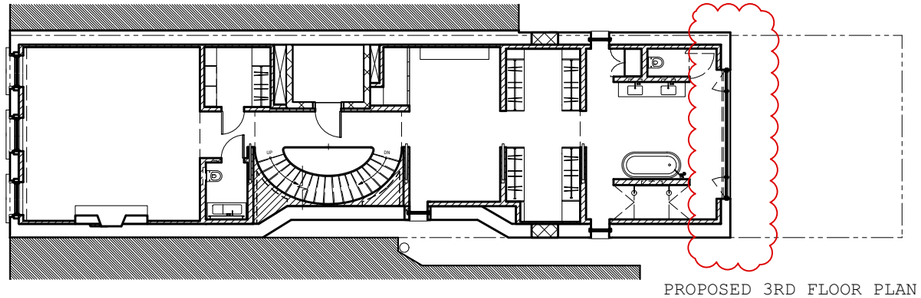
EXISTING 2ND FLOOR PLAN



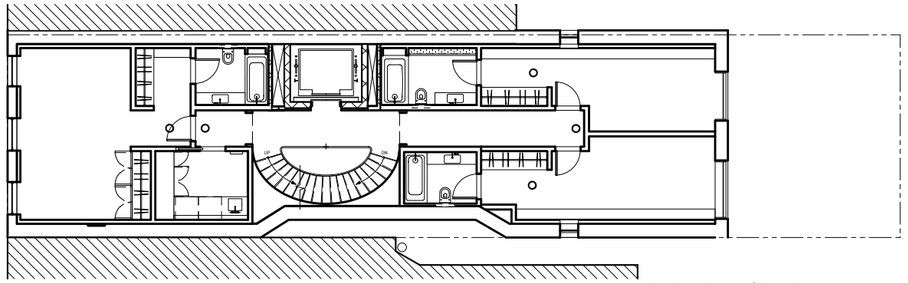
PROPOSED 2ND FLOOR PLAN



EXISTING 3RD FLOOR PLAN



PROPOSED 3RD FLOOR PLAN



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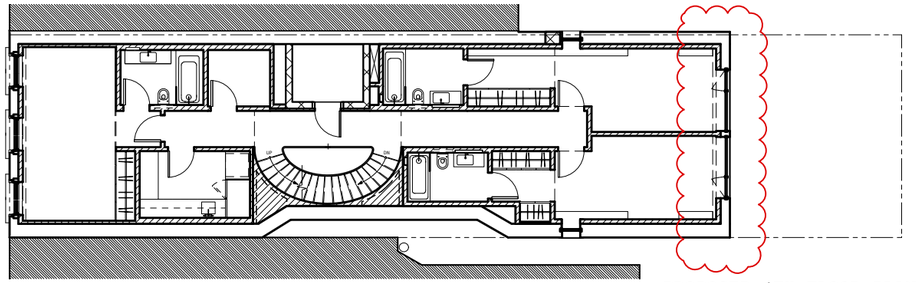
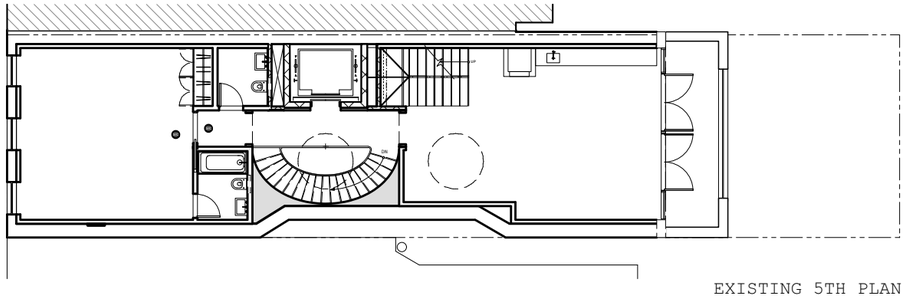
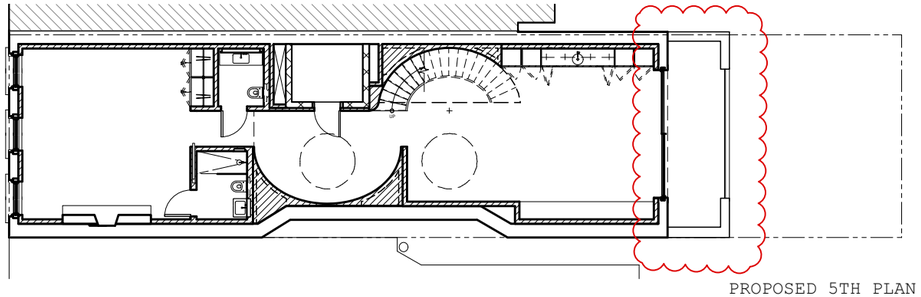


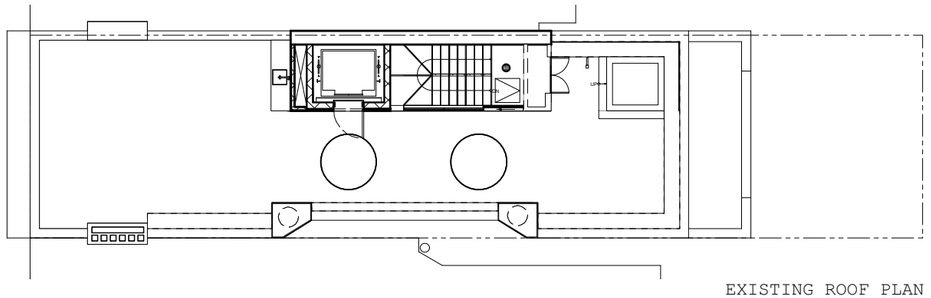
PROPOSED 4TH FLOOR PLAN



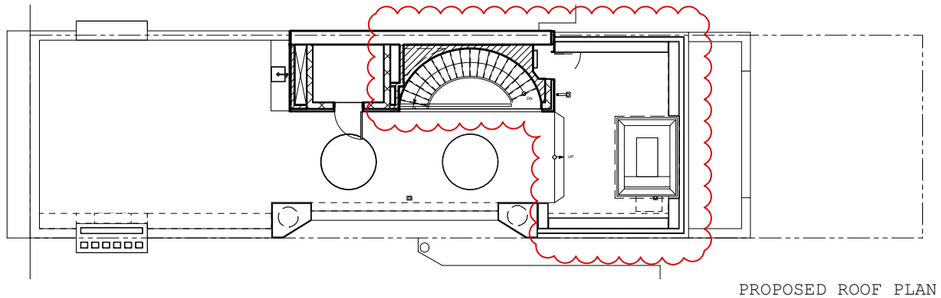
EXISTING 5TH PLAN



PROPOSED 5TH PLAN



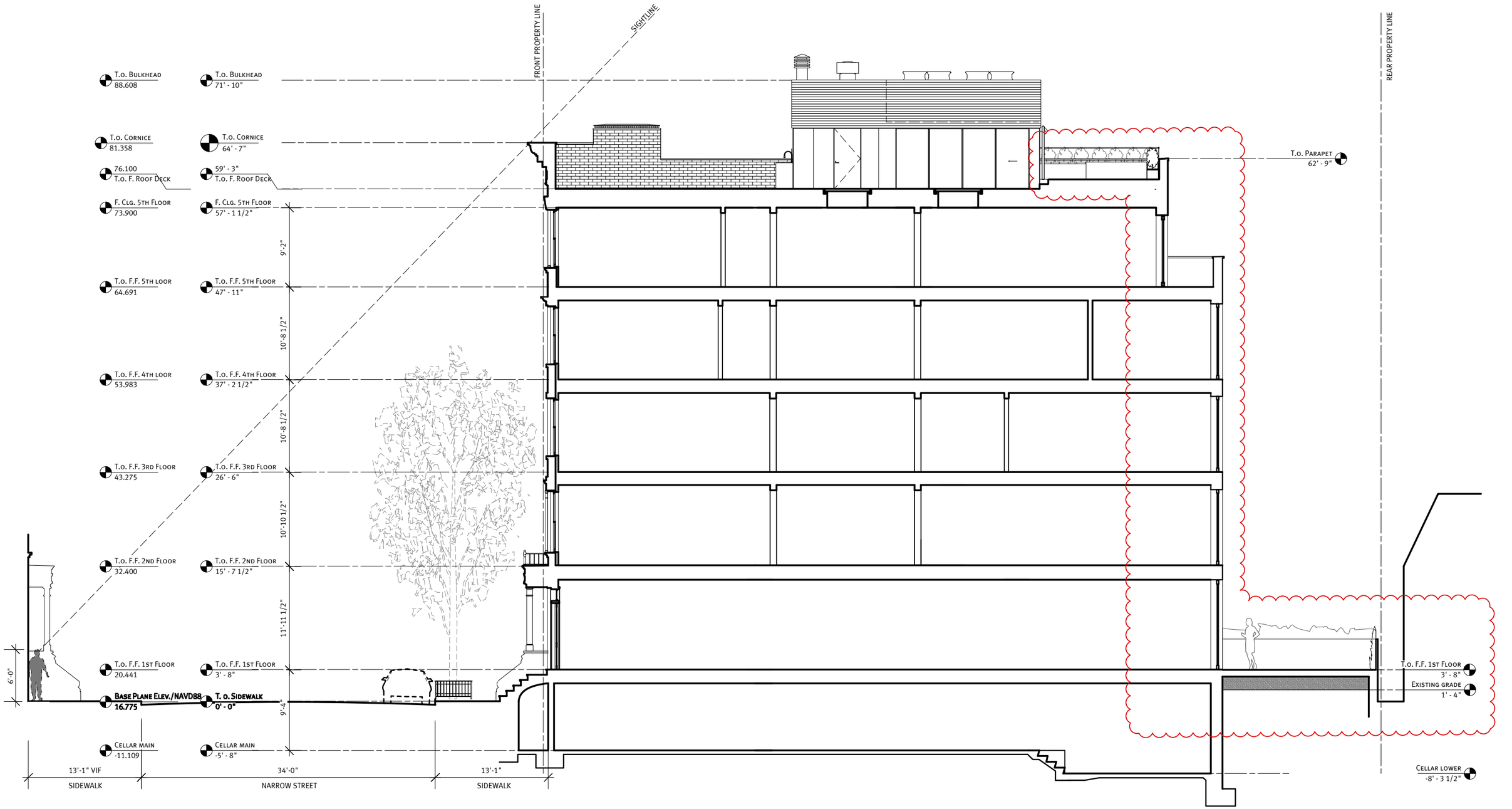
EXISTING ROOF PLAN

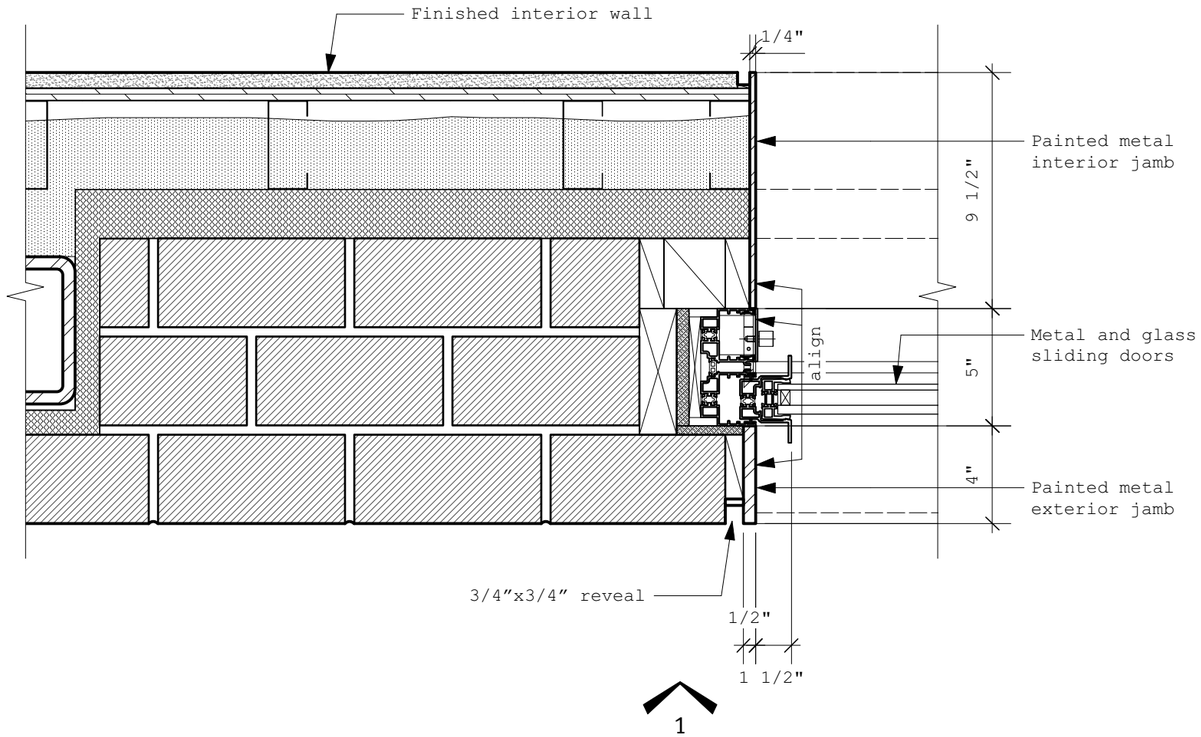


PROPOSED ROOF PLAN

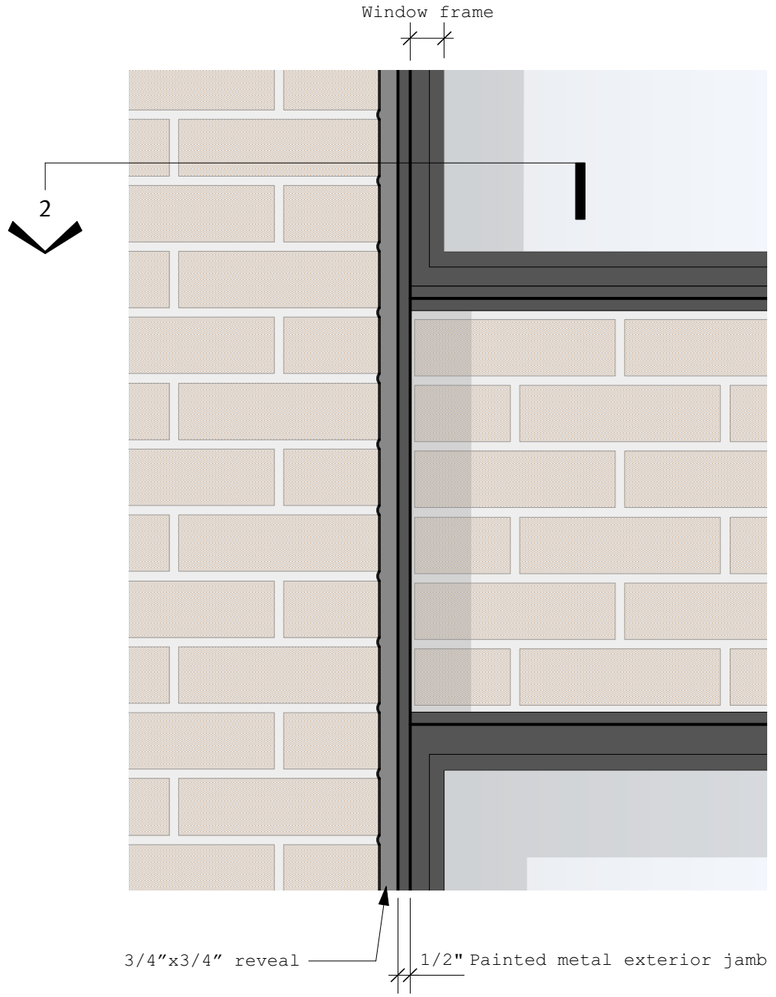
EXISTING REAR FACADE

PROPOSED REAR FACADE


FRONT PROPERTY LINE
SIGHTLINE
REAR PROPERTY LINE
T.o. Bulkhead
88.608
T.o. Bulkhead
71' - 10"
T.o. Cornice
81.358
T.o. Cornice
64' - 7"
76.100
T.o. F. Roof Deck
59' - 3"
T.o. F. Roof Deck
F. Clg. 5th Floor
73.900
F. Clg. 5th Floor
57' - 1 1/2"
T.o. Parapet
62' - 9"
9' -2"
T.o. F.F. 5th loor
64.691
T.o. F.F. 5th Floor
47' - 11"
10'-8 1/2"
T.o. F.F. 4th loor
53.983
T.o. F.F. 4th Floor
37' - 2 1/2"
10'-8 1/2"
T.o. F.F. 3rd Floor
43.275
T.o. F.F. 3rd Floor
26' - 6"
10'-10 1/2"
T.o. F.F. 2nd Floor
32.400
T.o. F.F. 2nd Floor
15' - 7 1/2"
11'-11 1/2"
6'-0"
T.o. F.F. 1st Floor
20.441
T.o. F.F. 1st Floor
3' - 8"
T.o. F.F. 1st Floor
3' - 8"
Existing grade
1' - 4"
Base Plane Elev./NAVD88
16.775
T. o. Sidewalk
0' - 0"
9'-4"
Cellar main
-11.109
Cellar main
-5' - 8"
Cellar lower
-8' - 3 1/2"
13'-1" VIF
SIDEWALK
34'-0"
NARROW STREET
13'-1"
SIDEWALK



2 PLAN DETAIL
Scale: 2" = 1'-0"



1 DETAIL
Scale: 2" = 1'-0"

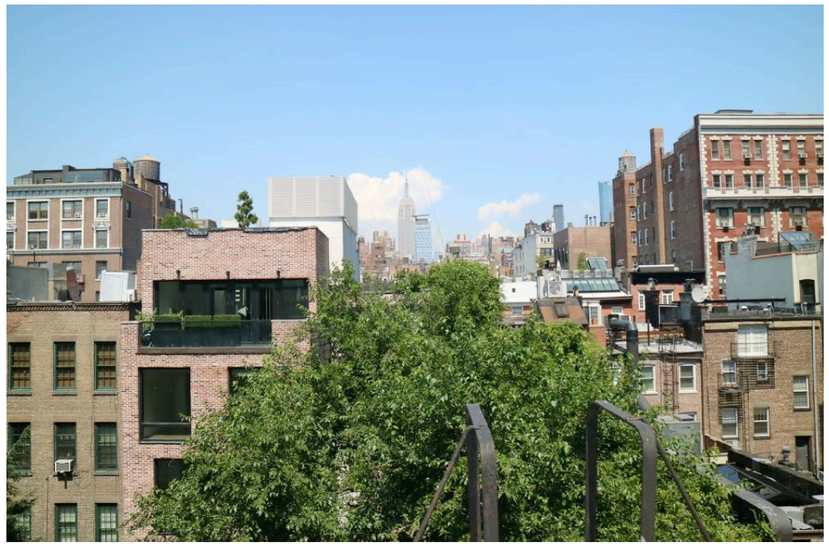


PHOTO OF EXISTING REAR

RENDERING OF PROPOSED REAR

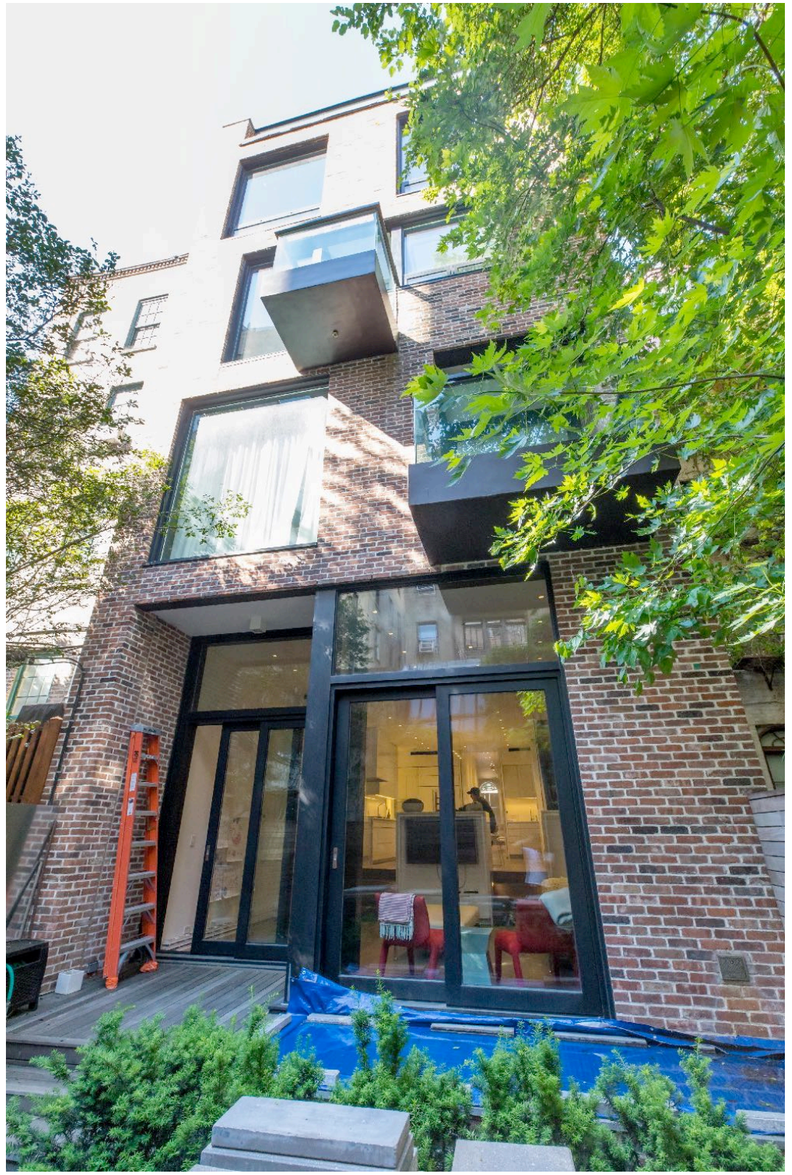
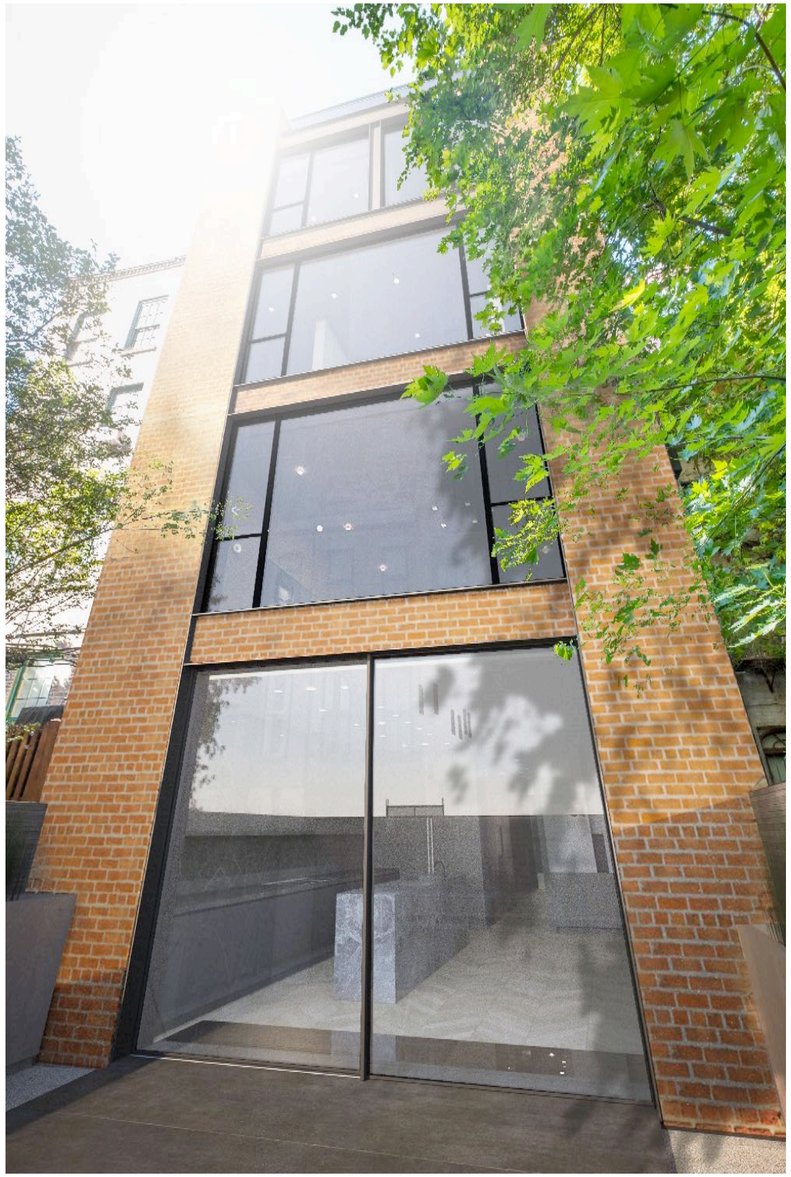
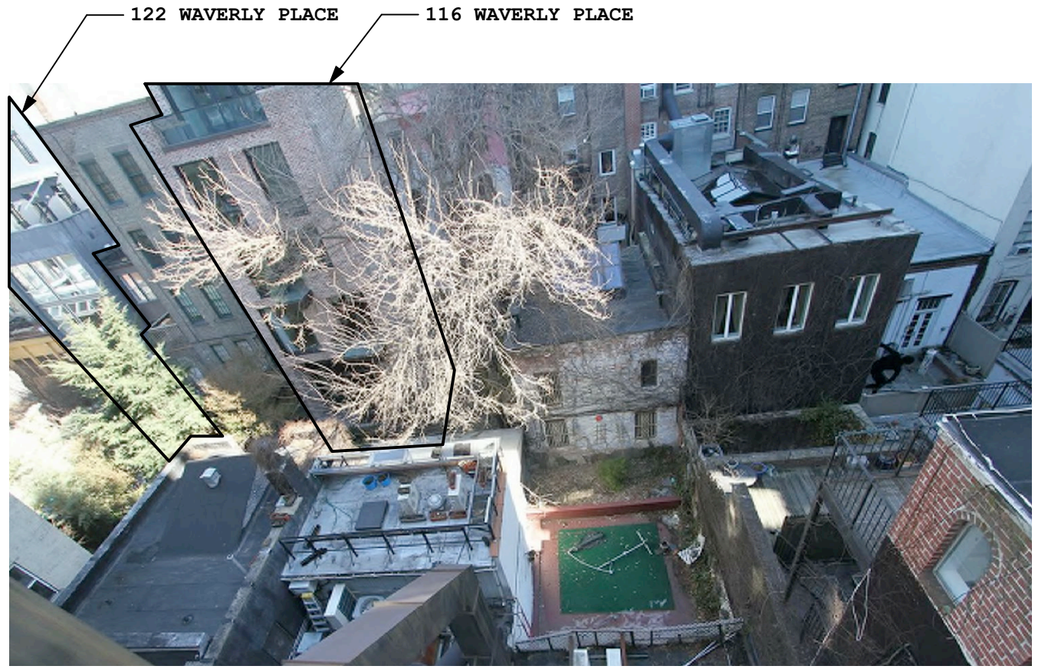


PHOTO OF EXISTING REAR

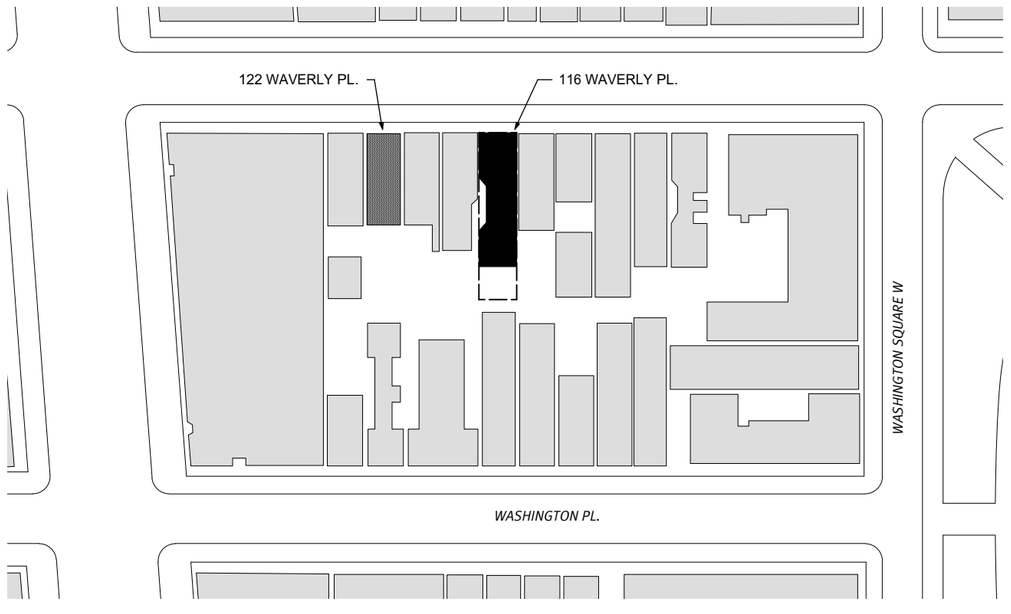


RENDERING OF PROPOSED REAR

122 WAVERLY PL. - REAR

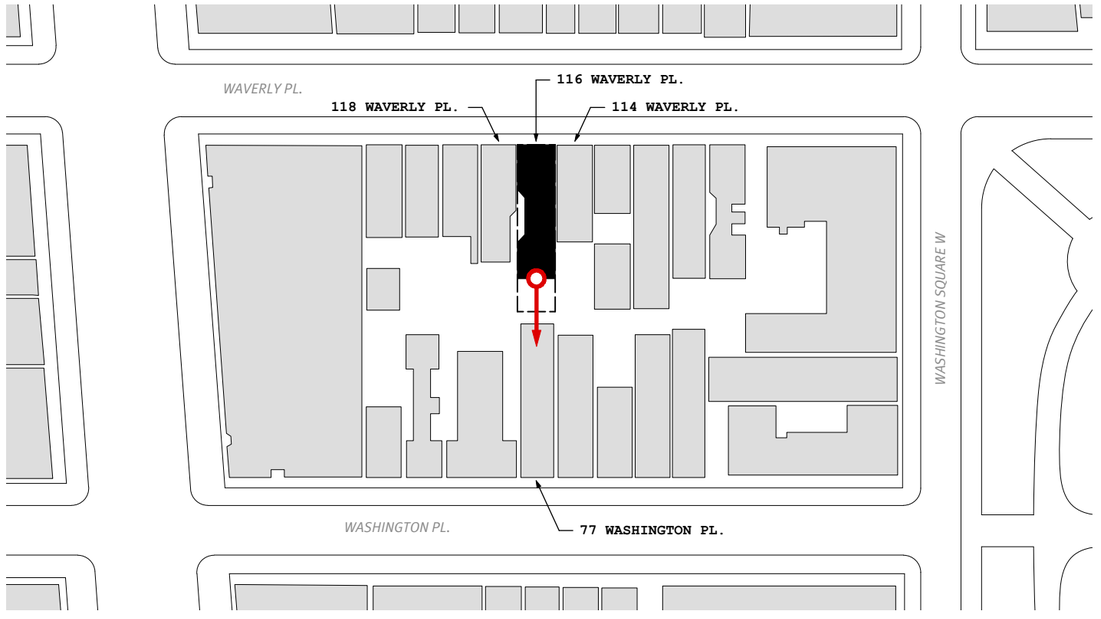


122 WAVERLY PL. - VIEW INTO COURTYARD



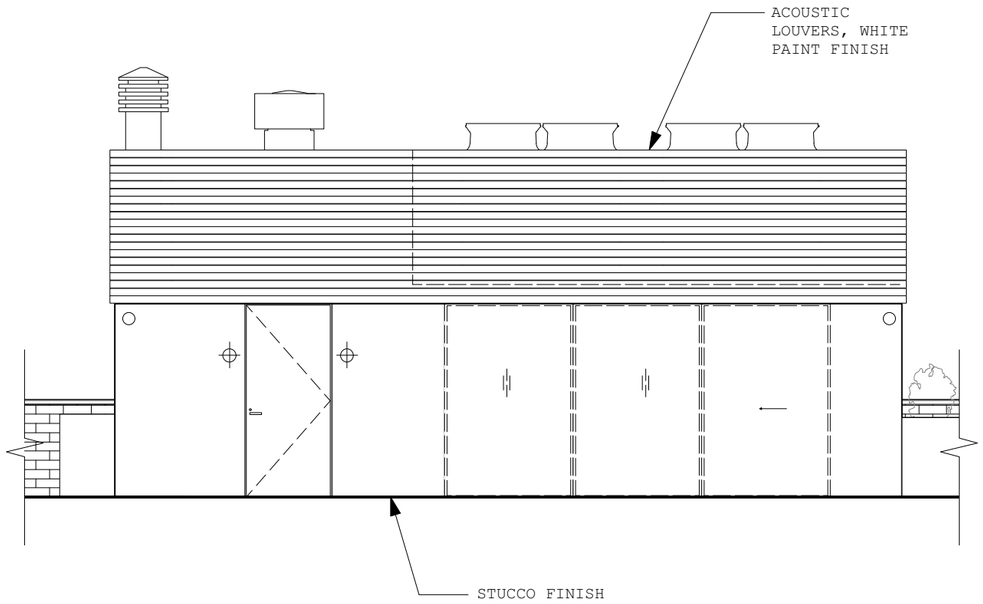
SITE PLAN

77 WASHINGTON PLACE

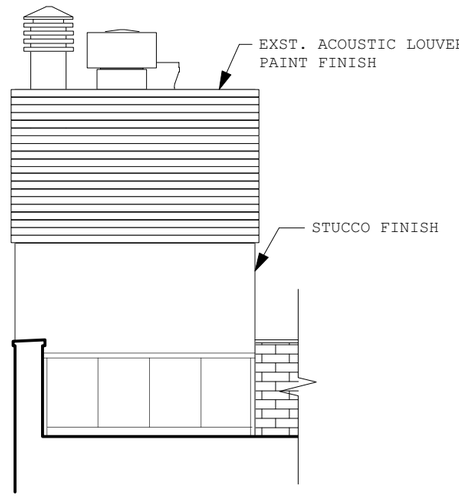


SITE PLAN

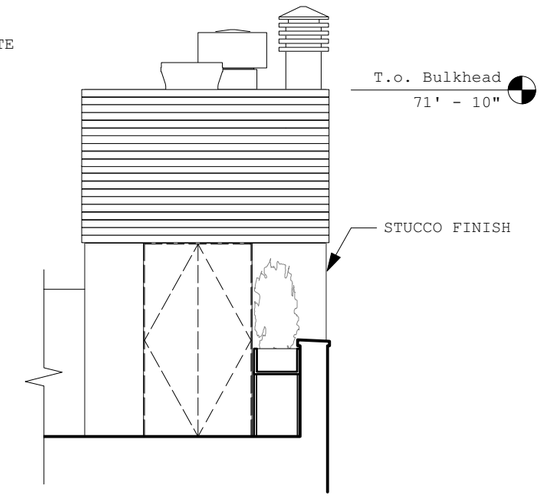
ALL WORK TO BULKHEAD NOT NOTED HAS BEEN PREVIOUSLY APPROVED BY LPC, DOCKET # LPC-19-22163



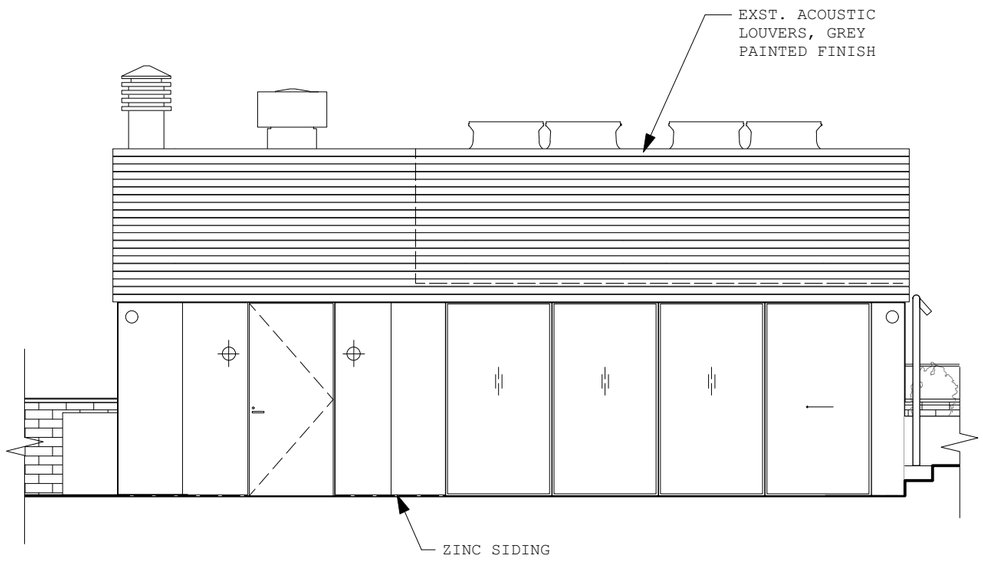
1.EXISTING EAST ELEVATION



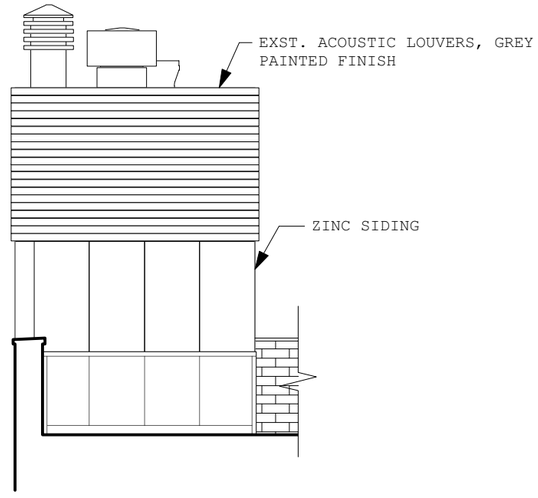
2.EXISTING NORTH ELEVATION



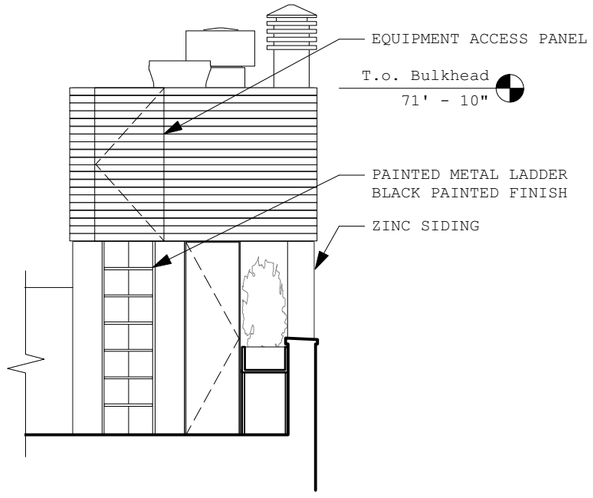
3.EXISTING SOUTH ELEVATION



4.PROPOSED EAST ELEVATION



5.PROPOSED NORTH ELEVATION



6.PROPOSED SOUTH ELEVATION

1.EXISTING VIEW 1

2.PROPOSED VIEW 1

3.EXISTING VIEW 1 - DETAIL

4.PROPOSED VIEW 1 - DETAIL

1.EXISTING VIEW 2

2.PROPOSED VIEW 2

3.EXISTING VIEW 2 - DETAIL

4.PROPOSED VIEW 2 - DETAIL

LIGHT GREY FINISH - ACUSTIC LOUVERS @ BULKHEAD
BENJAMIN MOORE: STORM

RECLAIMED BRICK - REAR WALL

MATTE BLACK FINISH - WINDOW FRAMES
BENJAMIN MOORE: BLACK SATIN

ZINC - BULKHEAD SIDING