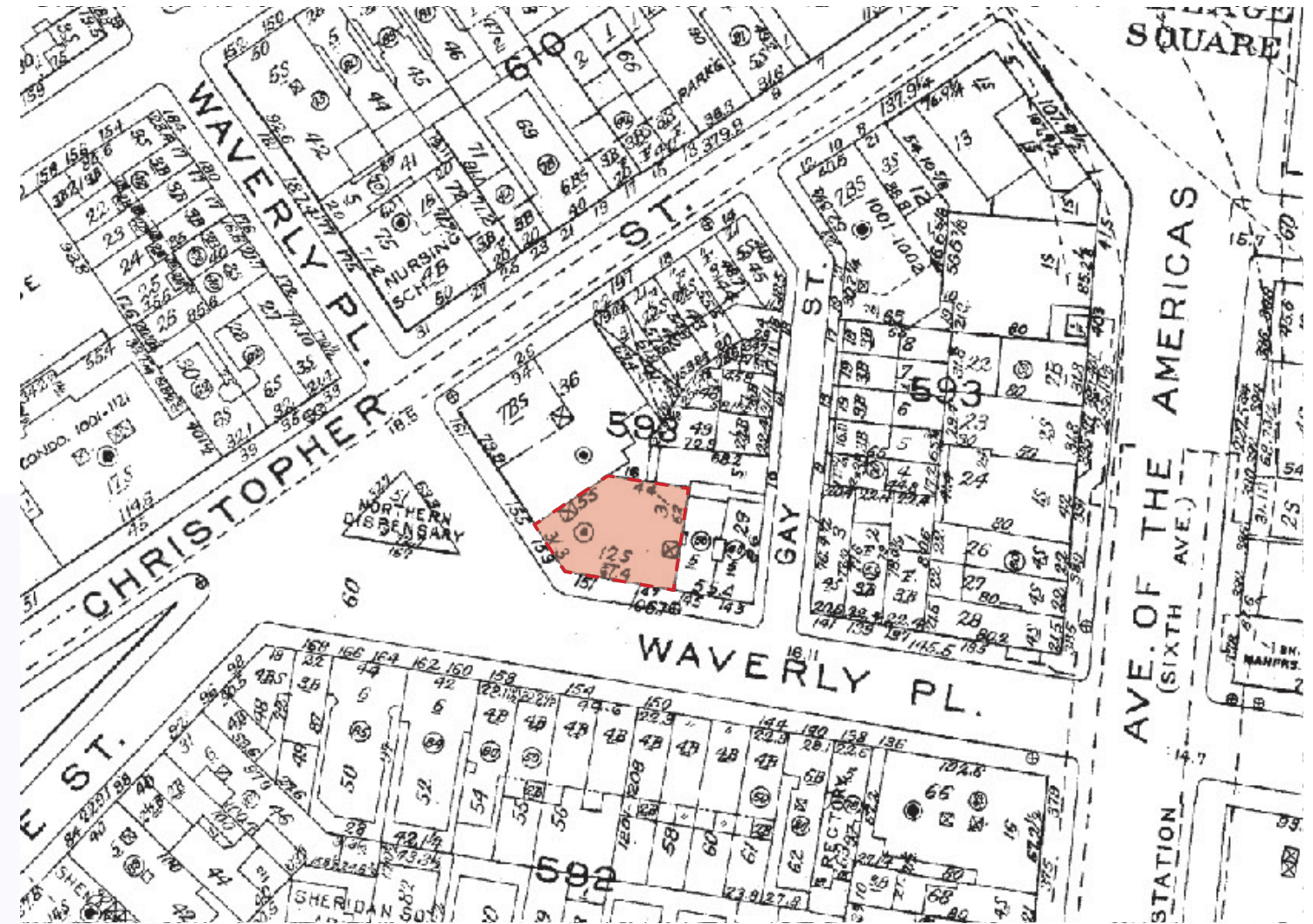


**147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE**

---

PRESENTATION TO THE LANDMARKS PRESERVATION COMMISSION

147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE



WAVERLY PLACE - NORTH SIDE PANORAMA

147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE



TAX PHOTO 1940



TAX PHOTO 1980

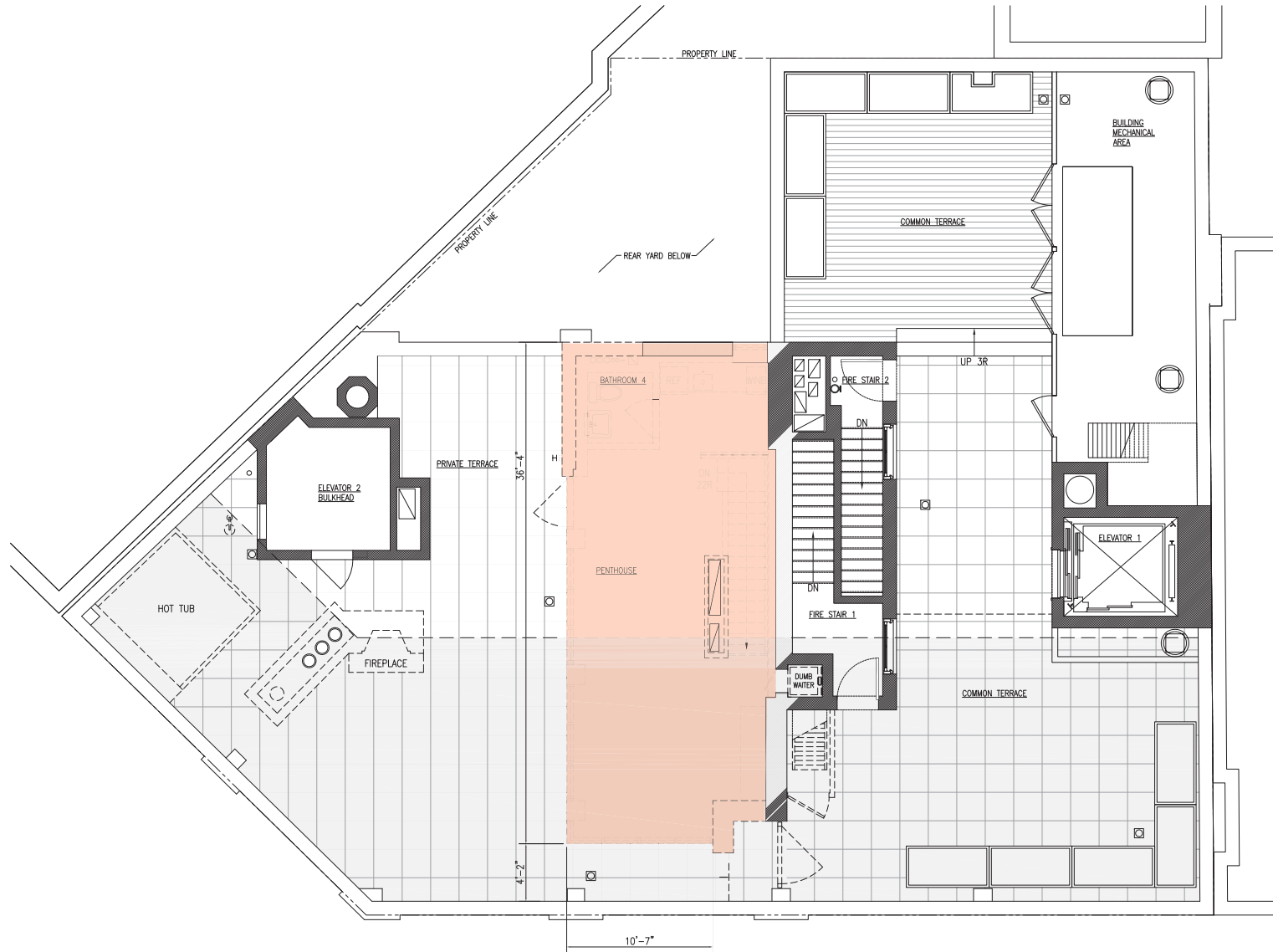


HISTORICAL PHOTOGRAPHS

#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

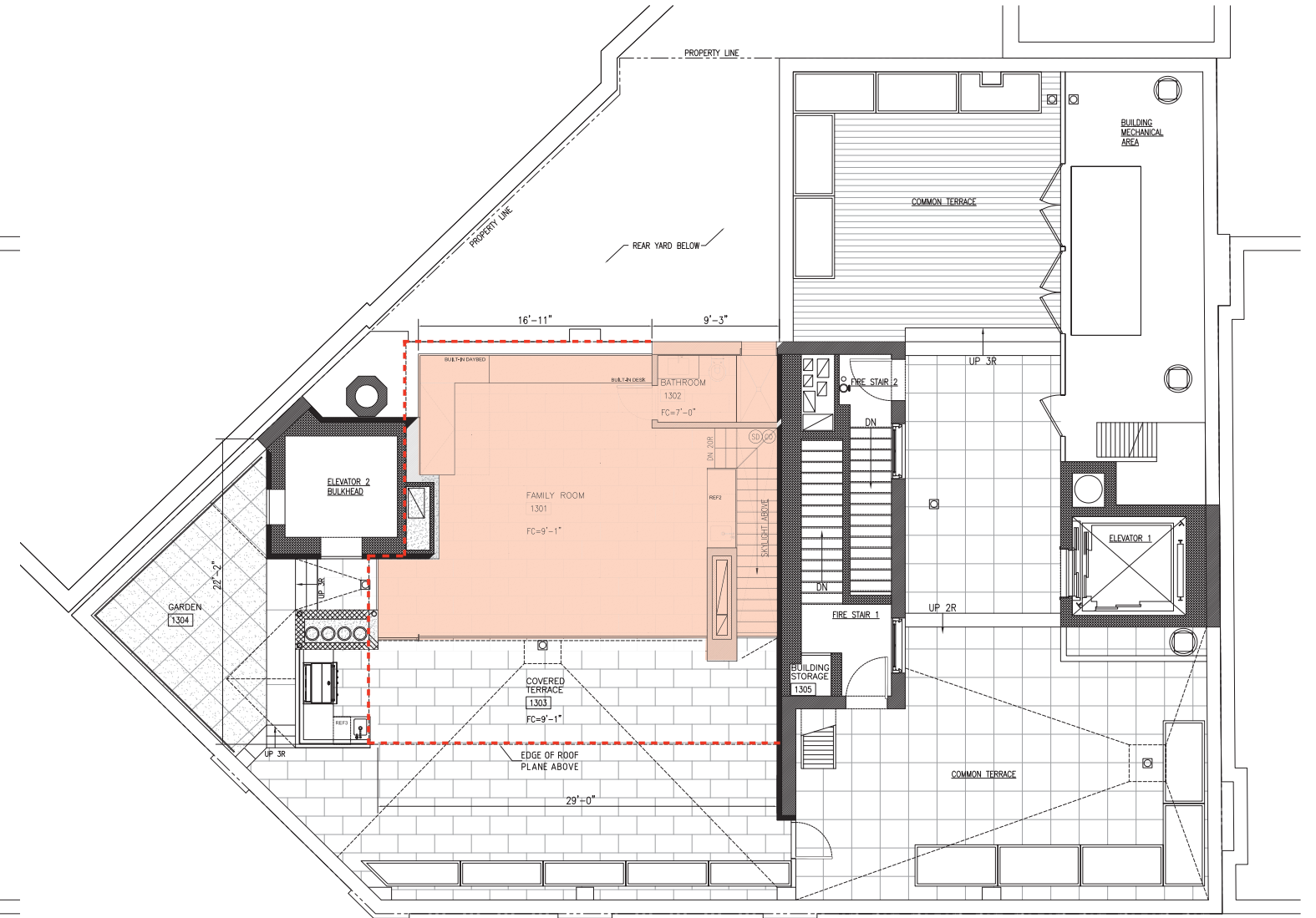
147 WAVERLY PLACE  
 12TH FLOOR & PENTHOUSE



EXISTING / DEMOLITION PLAN

PENTHOUSE

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



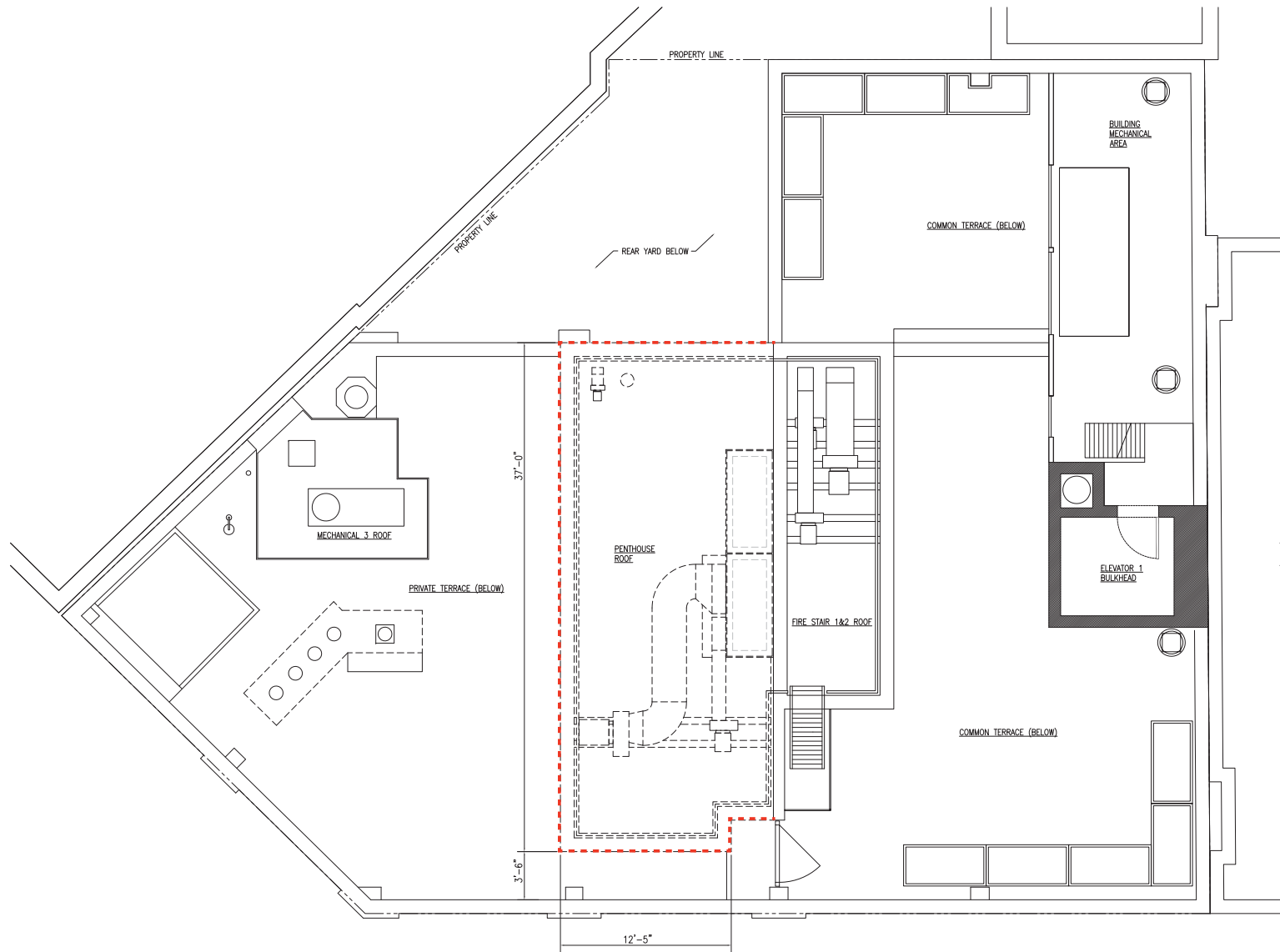
PROPOSED PLAN

PENTHOUSE

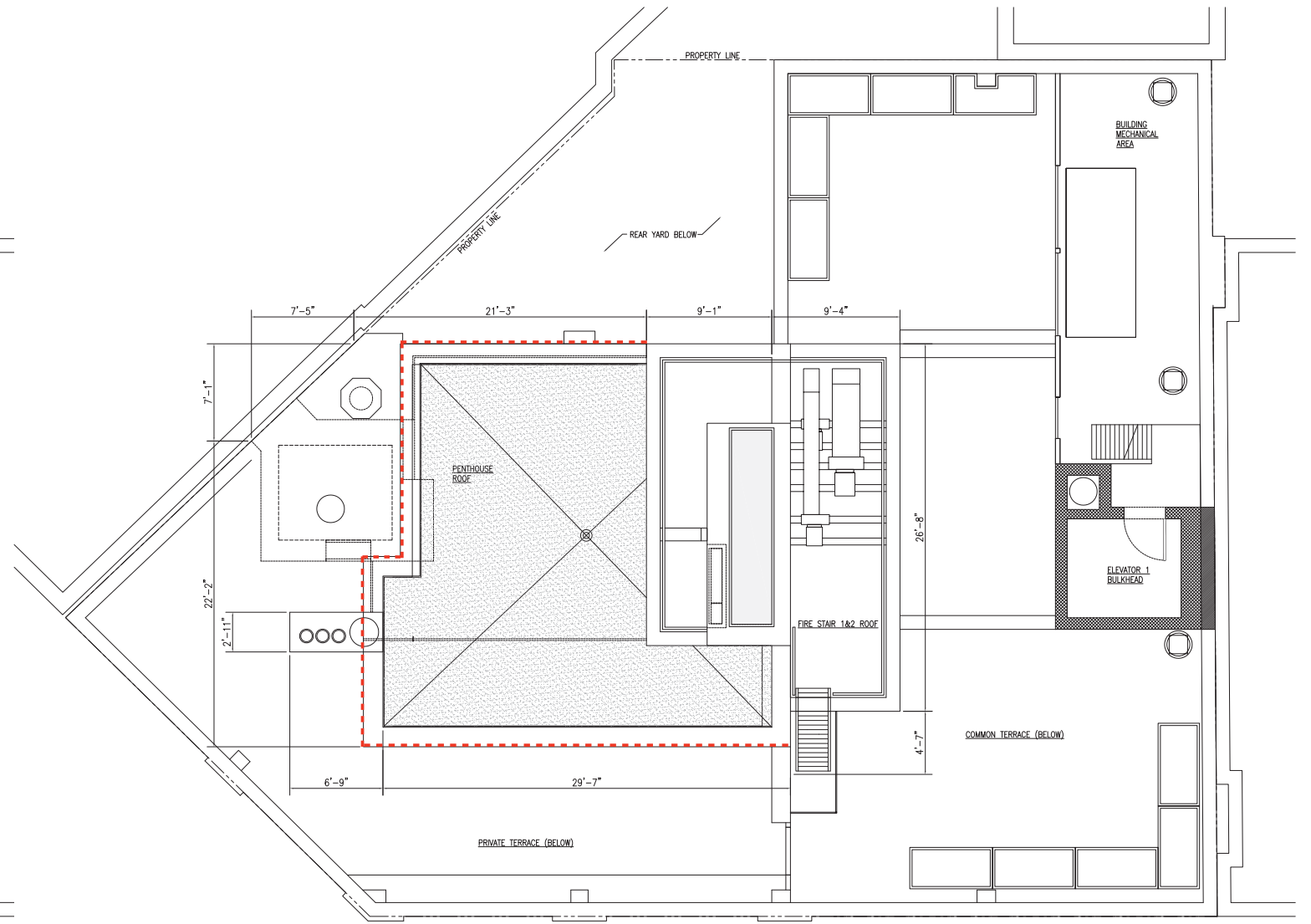
SCALE: 1/8" = 1'-0"  
11" x 17" SHEET NTS

- - - - ROOF PROFILE
- ENCLOSED INTERIOR SPACE

147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE



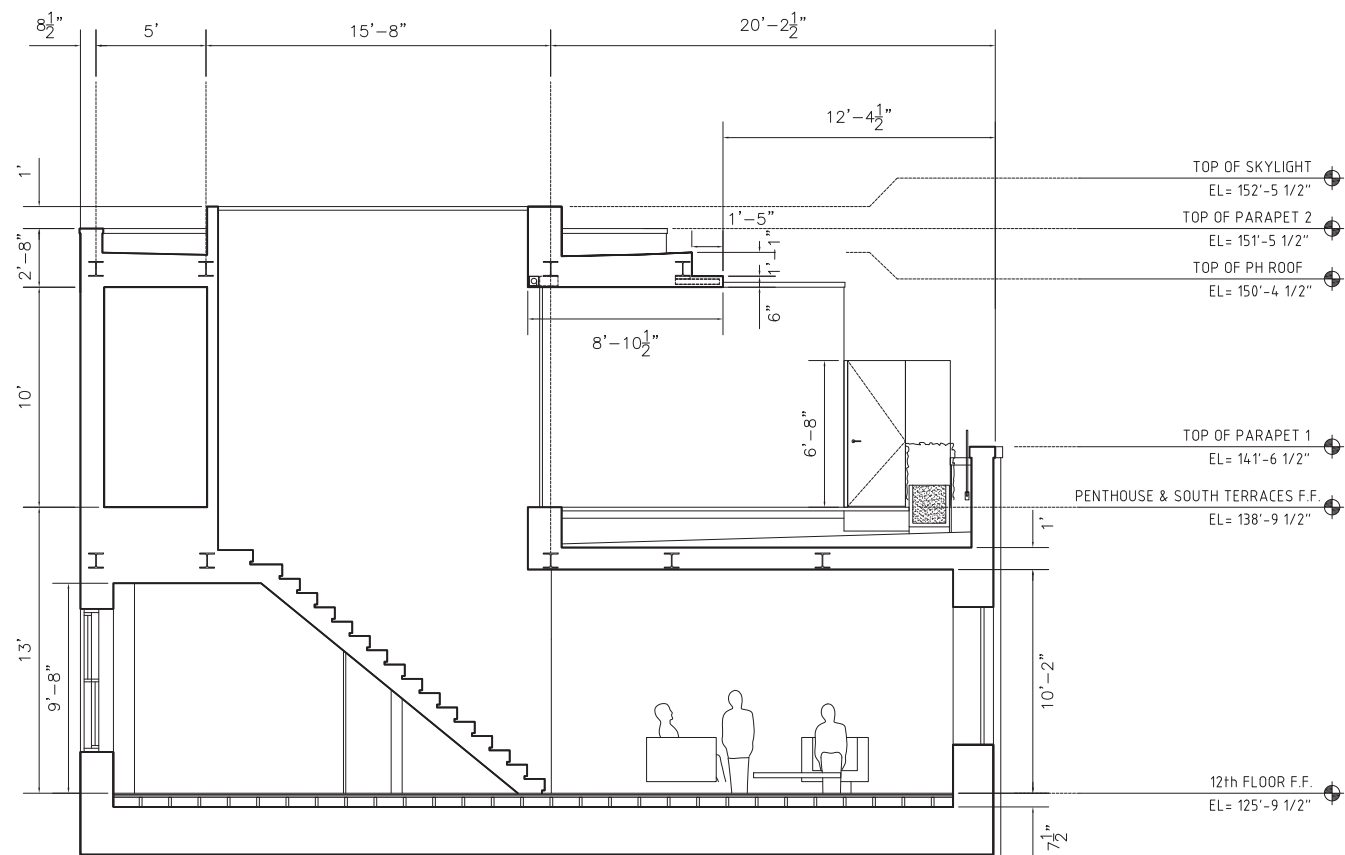
EXISTING / DEMOLITION PLAN  
ROOF  
SCALE: 1/8" = 1'-0"  
11" x 17" SHEET NTS



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

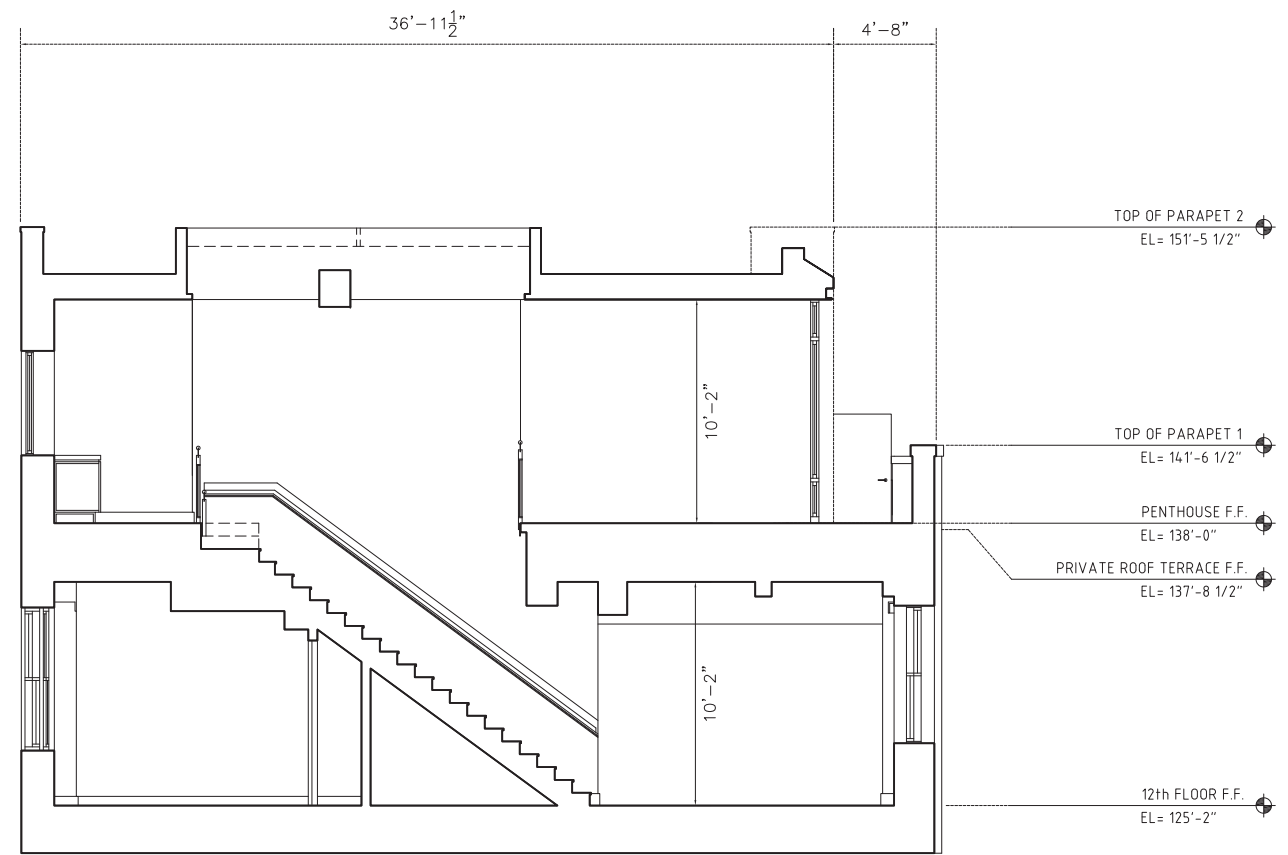
- - - - - ROOF PROFILE

# 147 WAVERLY PLACE 12TH FLOOR & PENTHOUSE



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

2



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

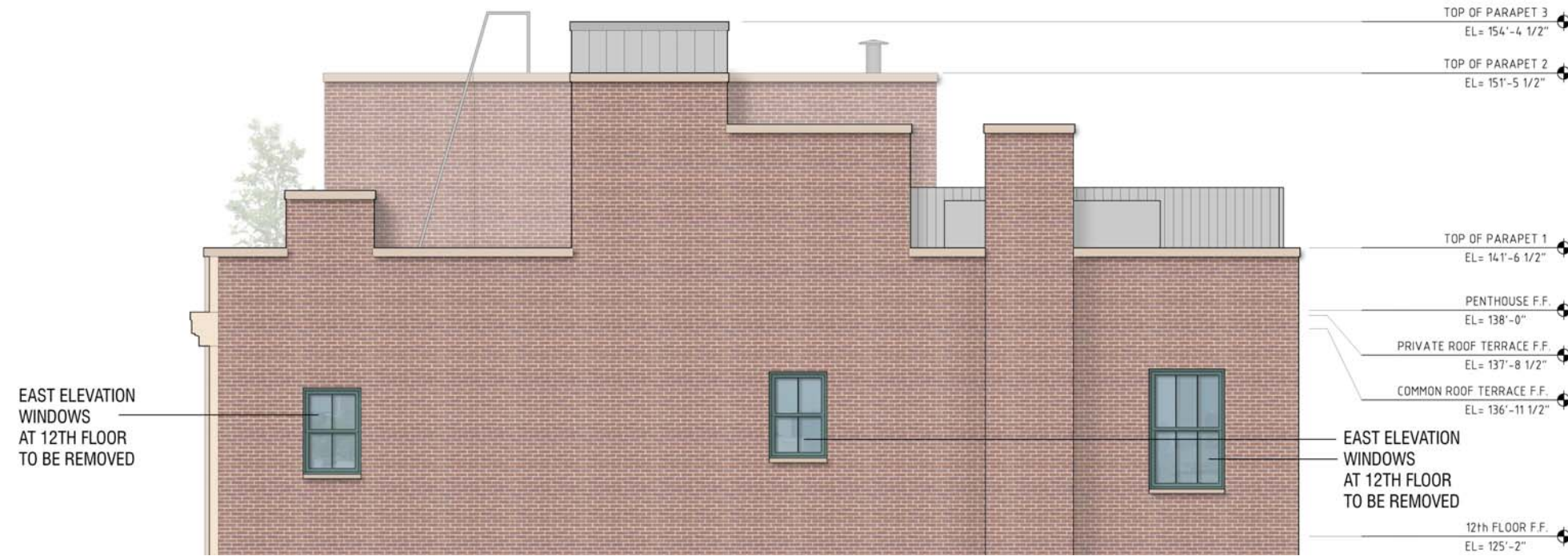
1

# 147 WAVERLY PLACE 12TH FLOOR & PENTHOUSE

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



147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE



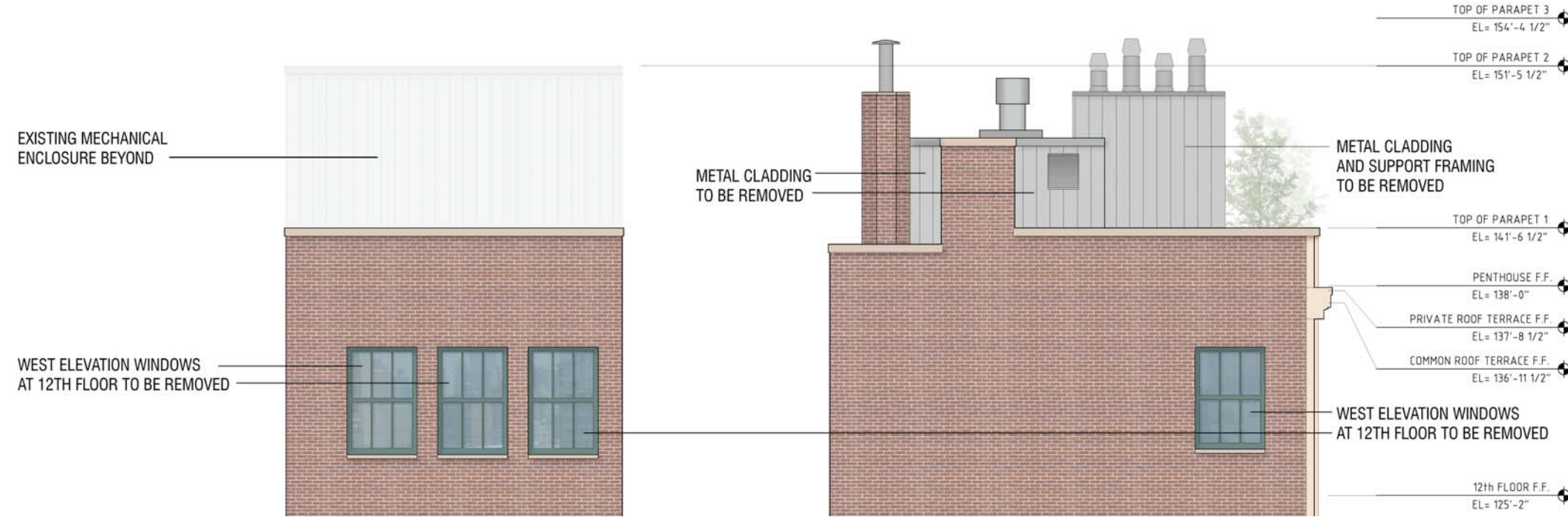
EXISTING EAST ELEVATION  
 WAVERLY PLACE  
 SCALE: 1/4" = 1'-0"  
 11" x 17" SHEET NTS



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

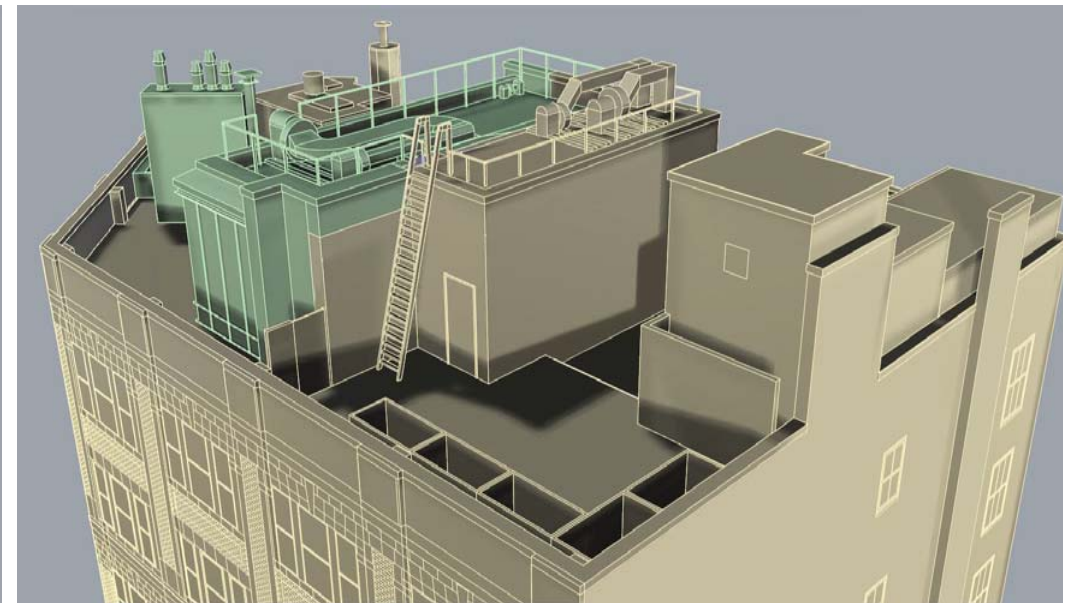
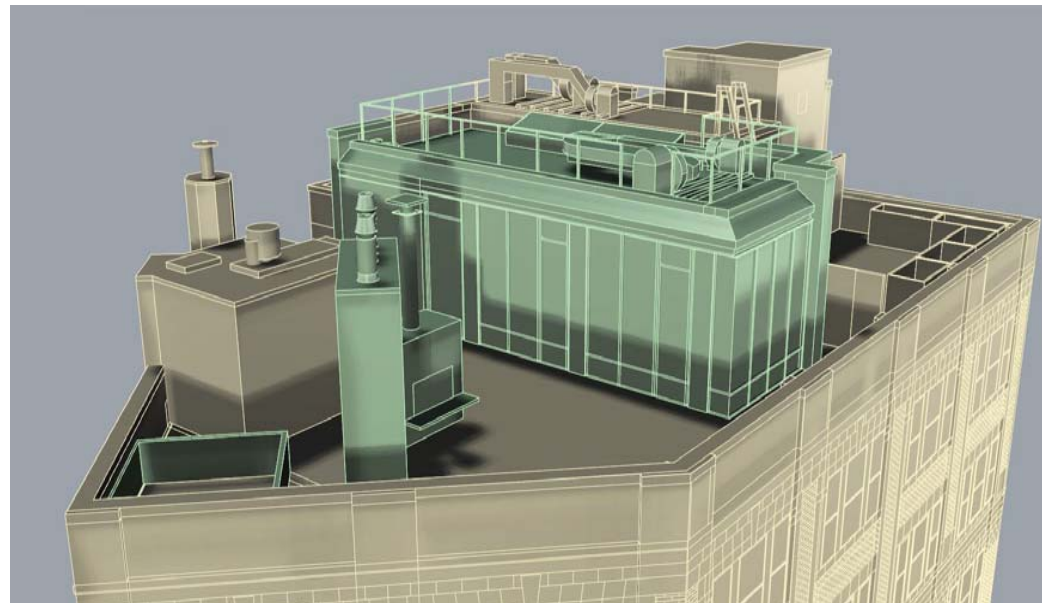
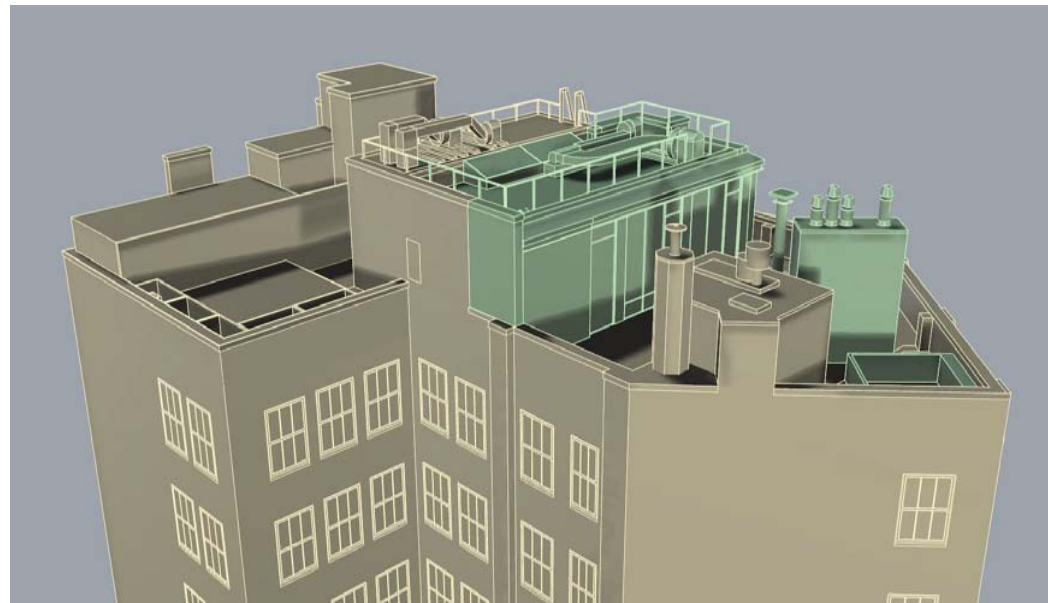


EXISTING NORTH ELEVATION  
 WAVERLY PLACE  
 SCALE: 1/4" = 1'-0"  
 11" x 17" SHEET NTS



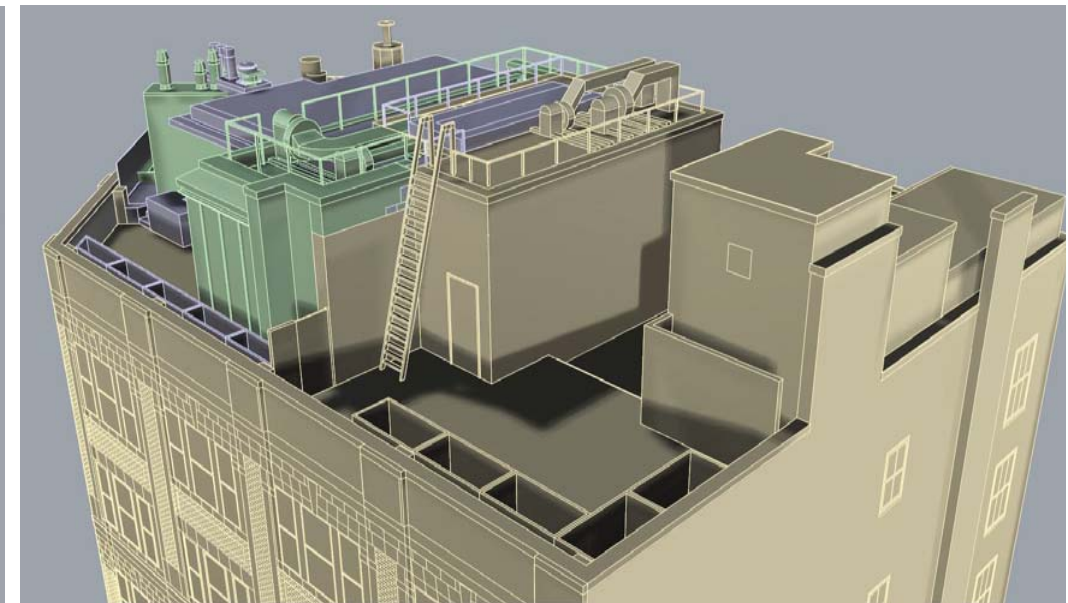
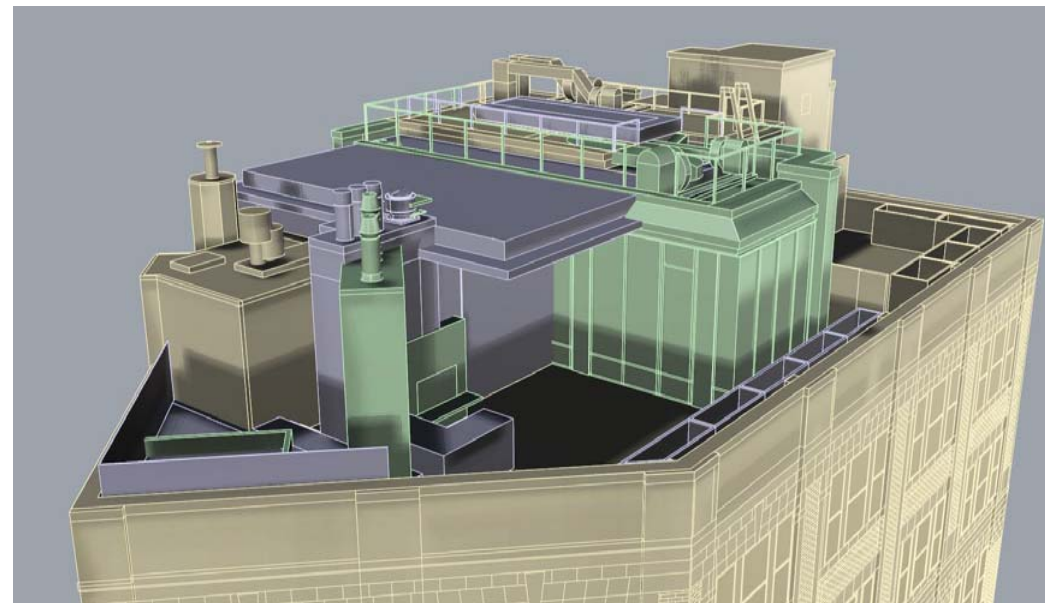
REVISED PROPOSED NORTH ELEVATION  
 WAVERLY PLACE  
 SCALE: 1/4" = 1'-0"  
 11" x 17" SHEET NTS

147 WAVERLY PLACE  
 12TH FLOOR & PENTHOUSE



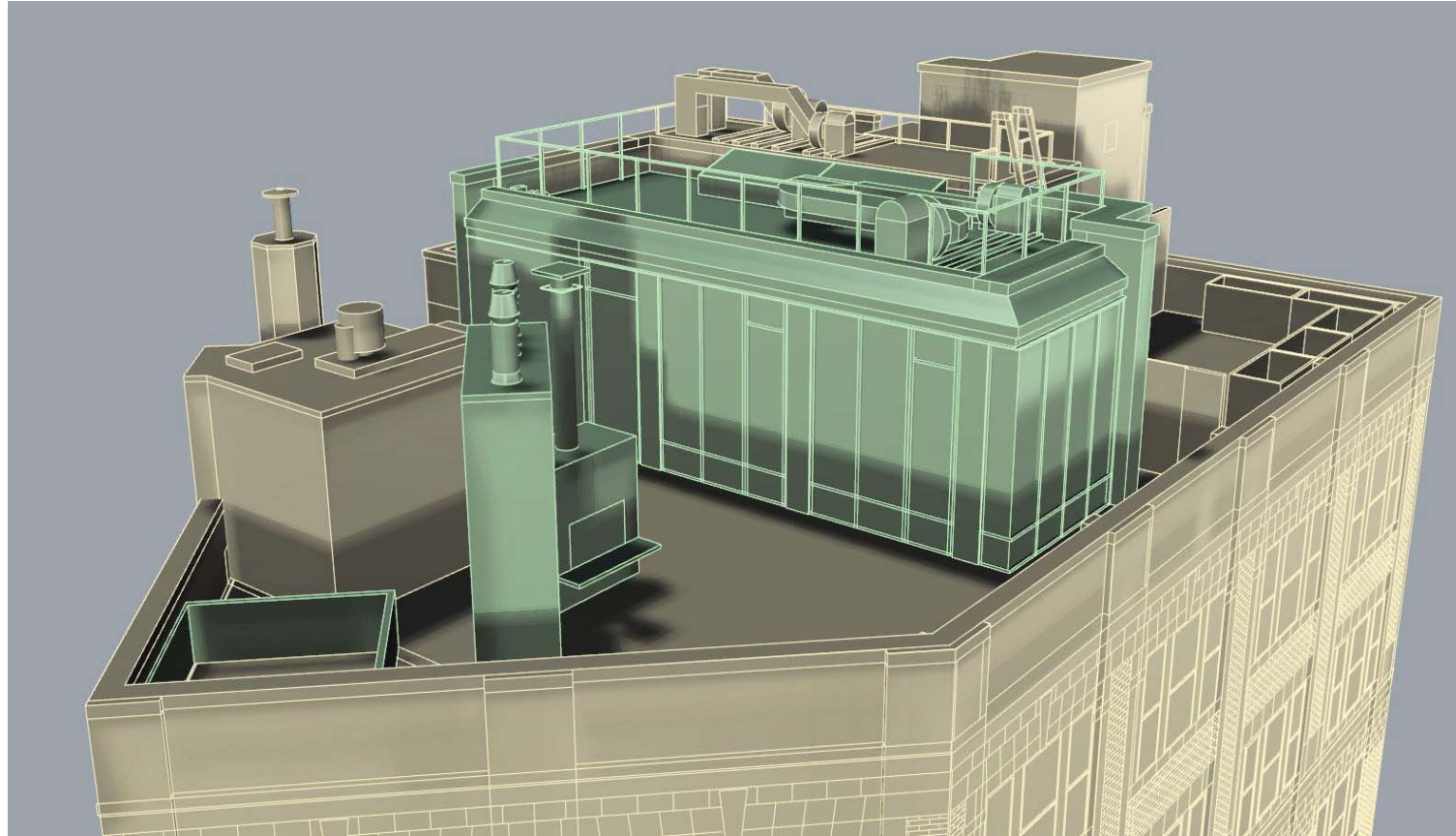
EXISTING PENTHOUSE

147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE

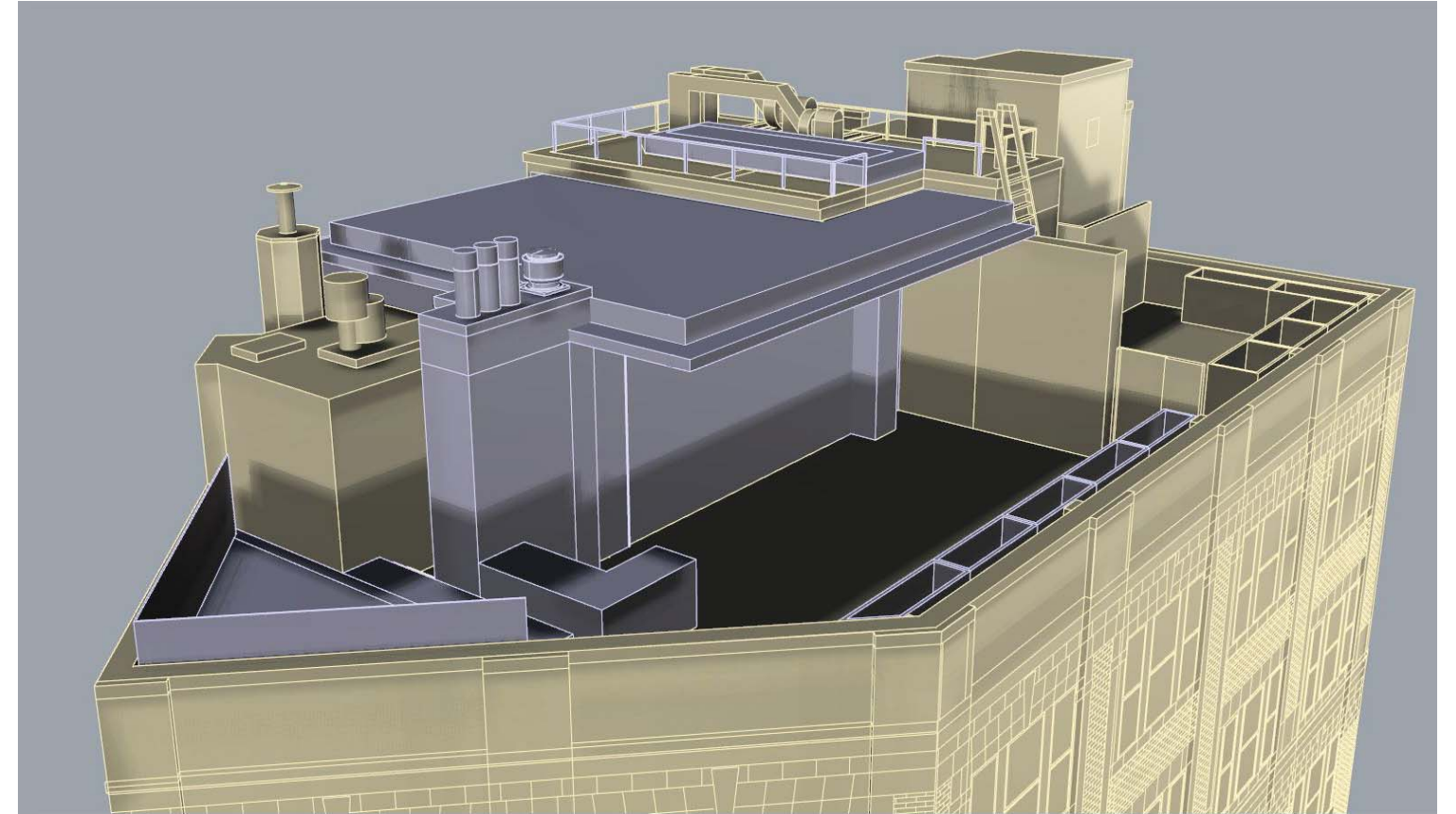


EXISTING AND REVISED PROPOSED PENTHOUSE OVERLAP  
WITH MULLIONS AND ROOF CUT BACK  
2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST

## 147 WAVERLY PLACE 12TH FLOOR & PENTHOUSE

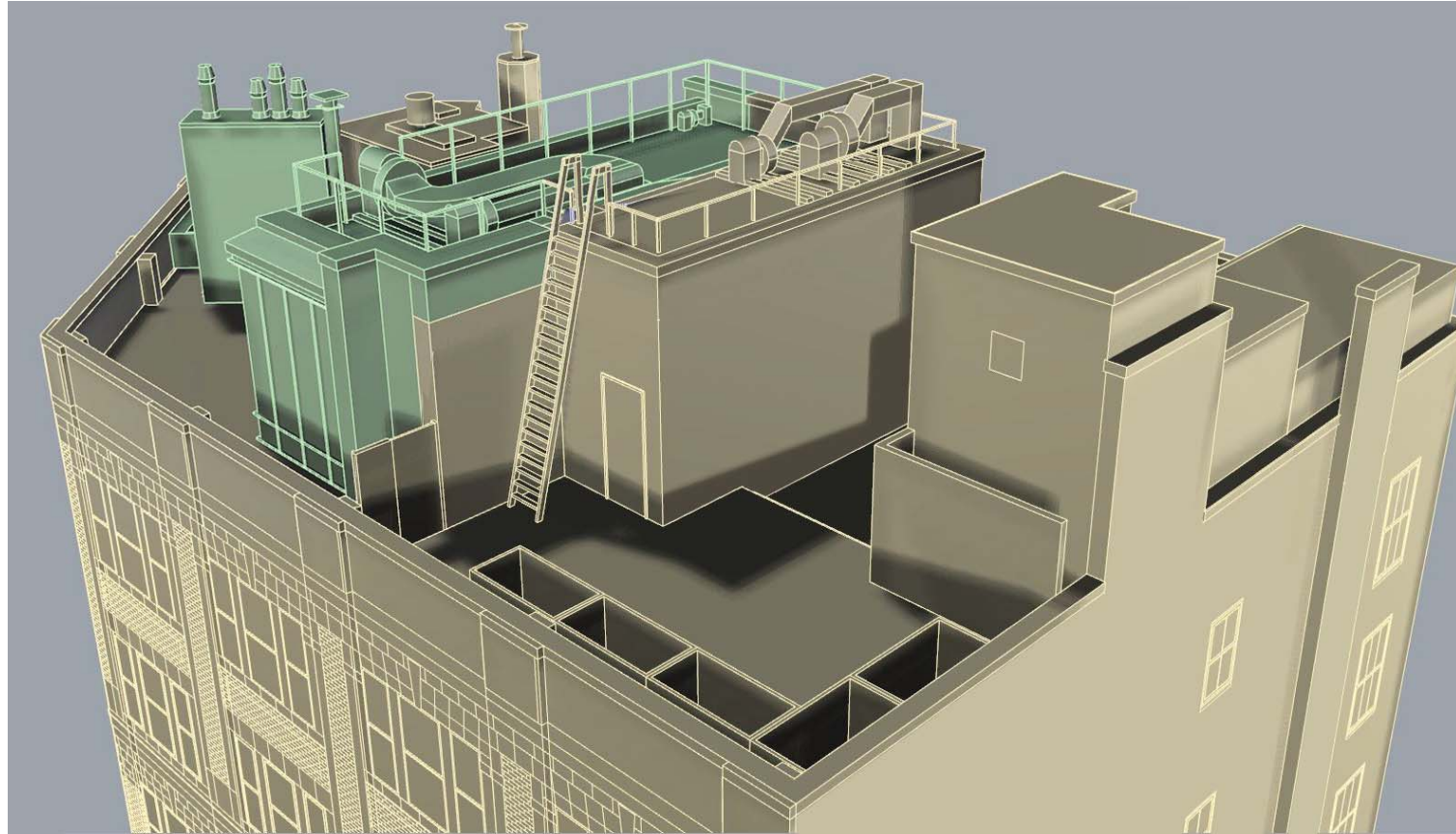


PROPOSED PENTHOUSE

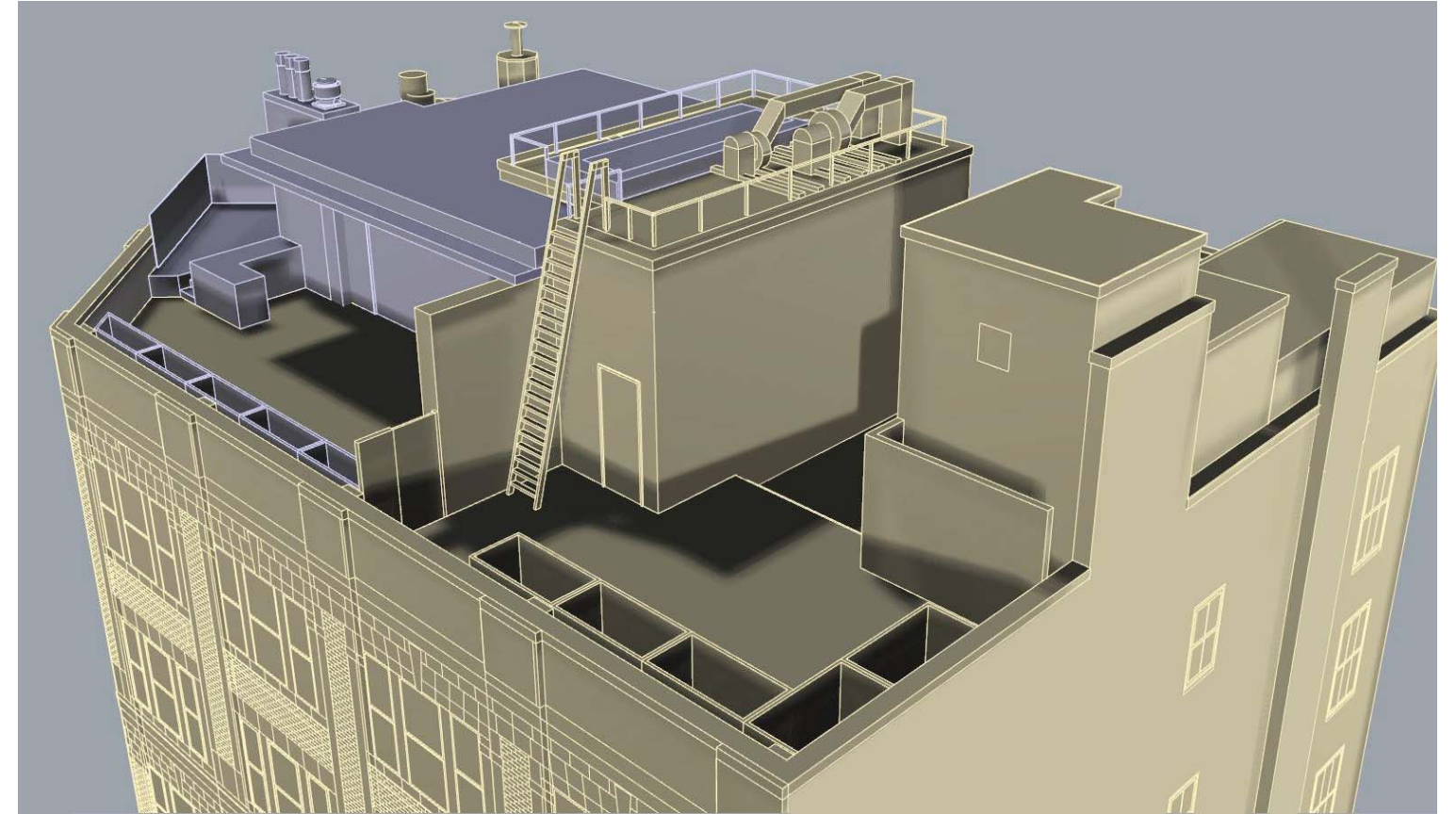


REVISED PROPOSED PENTHOUSE WITH ROOF CUT BACK  
 2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST  
 ELEVATOR BULKHEAD AND BOILER FLUE TO REMAIN UNTOUCHED

147 WAVERLY PLACE  
 12TH FLOOR & PENTHOUSE

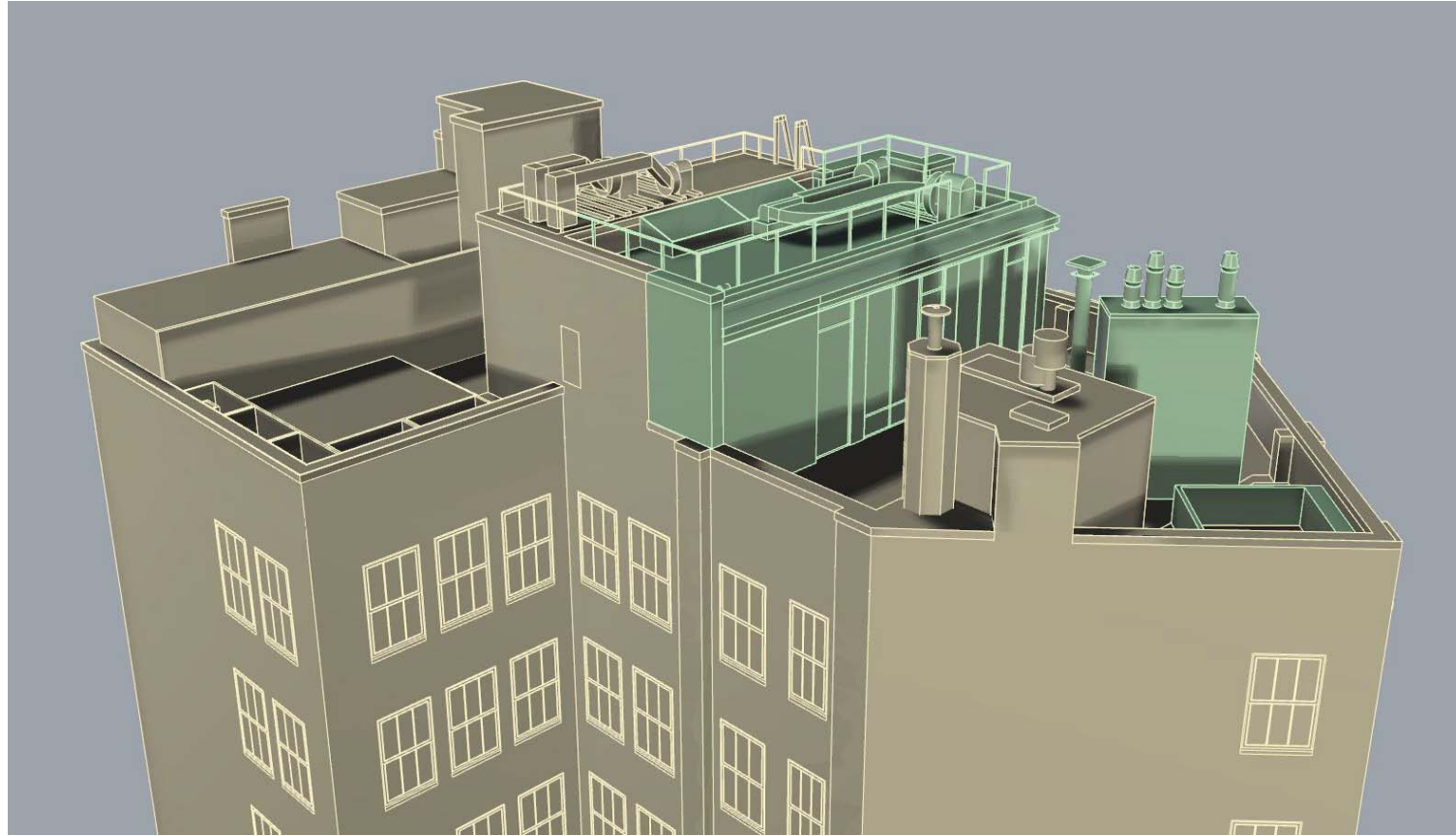


PROPOSED PENTHOUSE

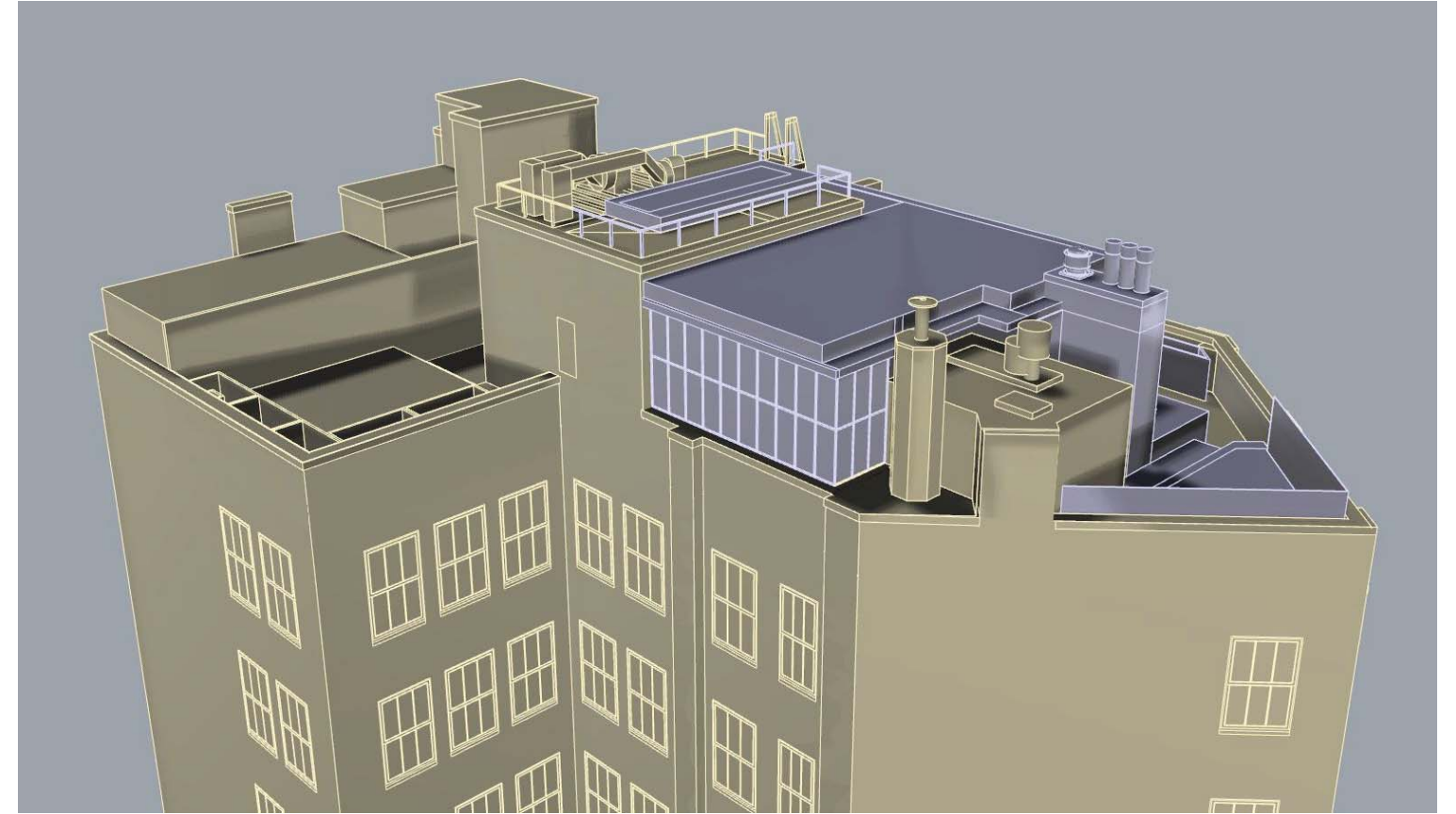


REVISED PROPOSED PENTHOUSE WITH ROOF CUT BACK  
2'-0" FROM THE SOUTH AND 8'-9" FROM THE WEST

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



**147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE**

---

PRESENTATION TO THE LANDMARKS PRESERVATION COMMISSION

147 WAVERLY PLACE  
12TH FLOOR & PENTHOUSE

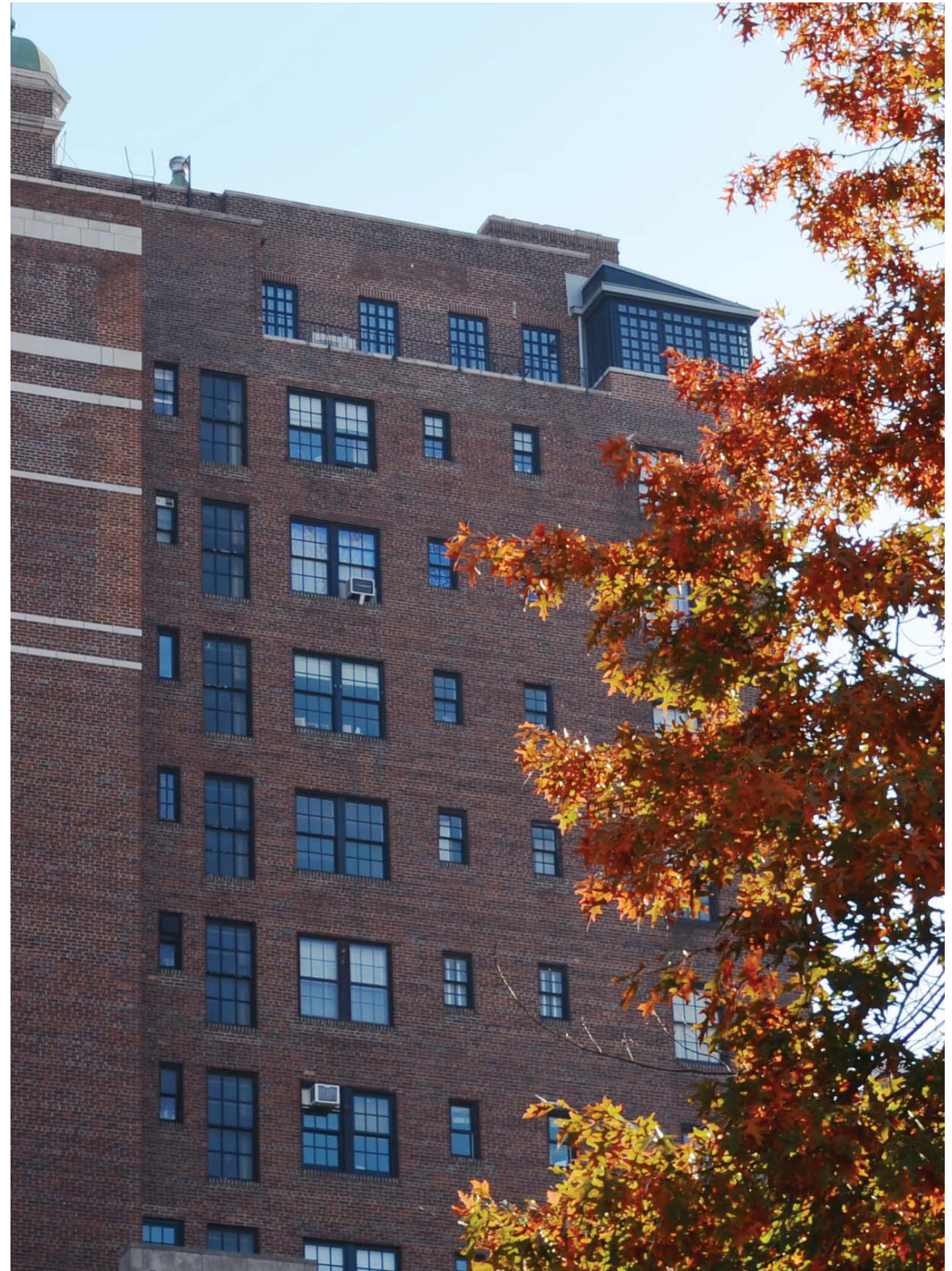


ARTIST'S STUDIO WINDOW NEIGHBORHOOD PRECEDENT IMAGES

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