

# HENSON ARCHITECTURE

LPC- Material Submission

DECEMBER 06, 2021

EXTERIOR ADA COMPLIANT STAIR & VERTICAL  
PLATFORM LIFT ALTERATIONS

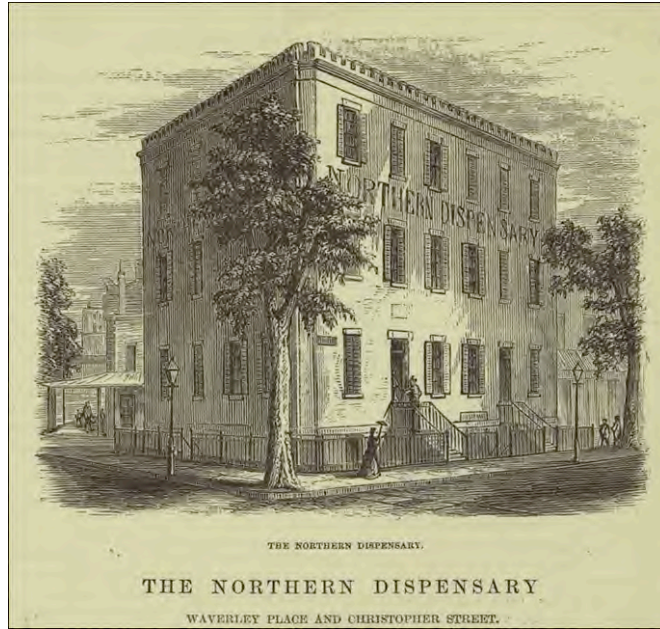
NORTHERN DISPENSARY

165 WAVERLY PLACE, NEW YORK, NY 10014

Block: 593 Lot: 51



# HISTORIC PHOTOS



[Figure 04] Engraving dated between 1855 and 1870 at NW corner. Christopher Street running to the left and Waverly Place to the right.



[Figure 05] Photograph dated 1885 with Waverly Place running on left and right side of building. Note turned stair on east facade.



[Figure 06] Photograph dated 1928 at NW corner. Christopher Street running to the left and Waverly Place to the right. Note the changed cornice.



[Figure 07] Photograph dated 1934 of west facade. Waverly Place running to the right. Taken at time of Historic American Building Survey.



[Figure 08] Tax photo of west and east facades, 1940s. Waverly Place running both to the left and to the right.



[Figure 09] Tax photo of north and west facades, 1980s. Christopher Street running to the left.

**Address:** 165 Waverly Place, New York, NY 10014  
**Block/Lot:** Block 593, Lot 51  
**Building Type:**  
**Construction Date:** 1831  
**Carpenter & Mason:** Henry Bayard & John Tucker

**Owner(s)/Developer(s):** Gottlieb Real Estate  
**Style:** Neo Georgian  
**Materials:** Brick

<b>HENSON ARCHITECTURE</b>  27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	02
	BIN	1010284	
	DATE	12-06-2021	

# ELEVATION PHOTOS



[Figure 10] West Facade



[Figure 11] East Facade



[Figure 12] North Facade

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	03
	BIN	1010284	
	DATE	12-06-2021	

# AREA OF PROPOSED WORK



[Figure 13] West Facade - Area of Proposed Work, Front Areaway



[Figure 14] West Facade - Area of Proposed Work, Areaway North of Stoop



[Figure 15] West Facade - Area of Proposed Work, Areaway South of Stoop



[Figure 16] West Facade - Area of Proposed Work, Front Areaway



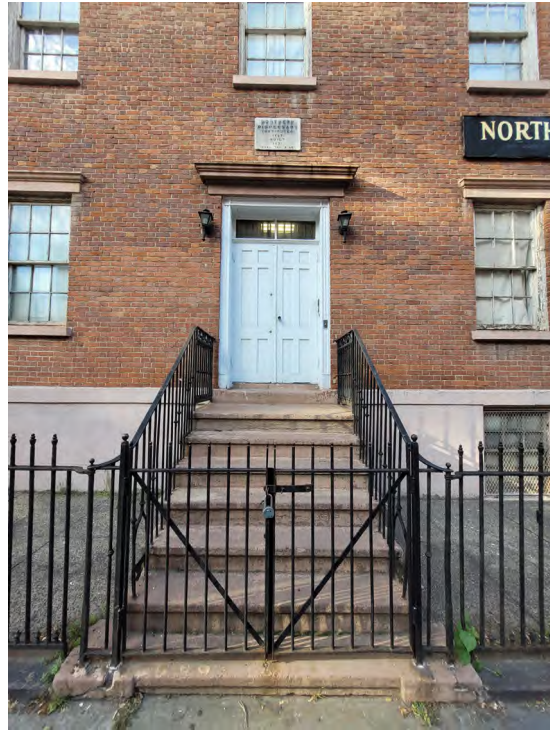
[Figure 17] West Facade, Area of Proposed Work, Main Entrance Stoop



[Figure 18] West Facade, Area of Proposed Work, Main Entrance Stoop

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	<b>04</b>
	BIN	1010284	
	DATE	12-06-2021	

# AREA OF PROPOSED WORK



[Figure 19] West Facade - Area of Proposed Work, Main Entrance Stoop



[Figure 20] Main Entrance Lintel, Door and Paneled Jamb



[Figure 21] Main Entrance Steps at Building



[Figure 22] Angled Railing at Stairs



[Figure 23] Angled Railing at Stairs, Wrought Iron Details



[Figure 24] Curved Handrail Transition into Wrought Iron Fence

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	<b>05</b>
	BIN	1010284	
	DATE	12-06-2021	

# AREA OF PROPOSED WORK



[Figure 25] Stair Railing Details



[Figure 26] Main Entrance Door



[Figure 27] Wrought Iron Fence Around Building



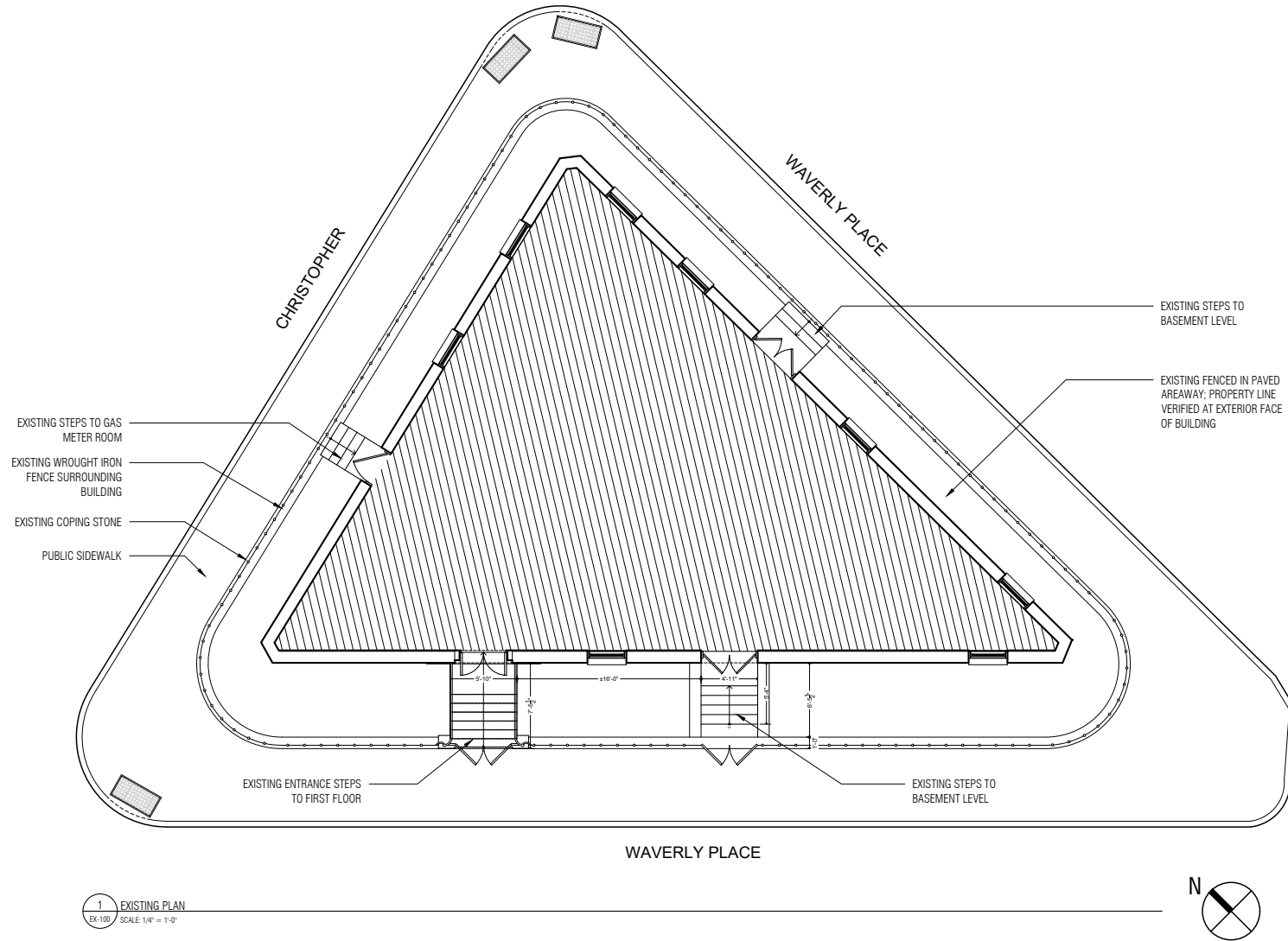
[Figure 28] Fence, Cast Iron Details



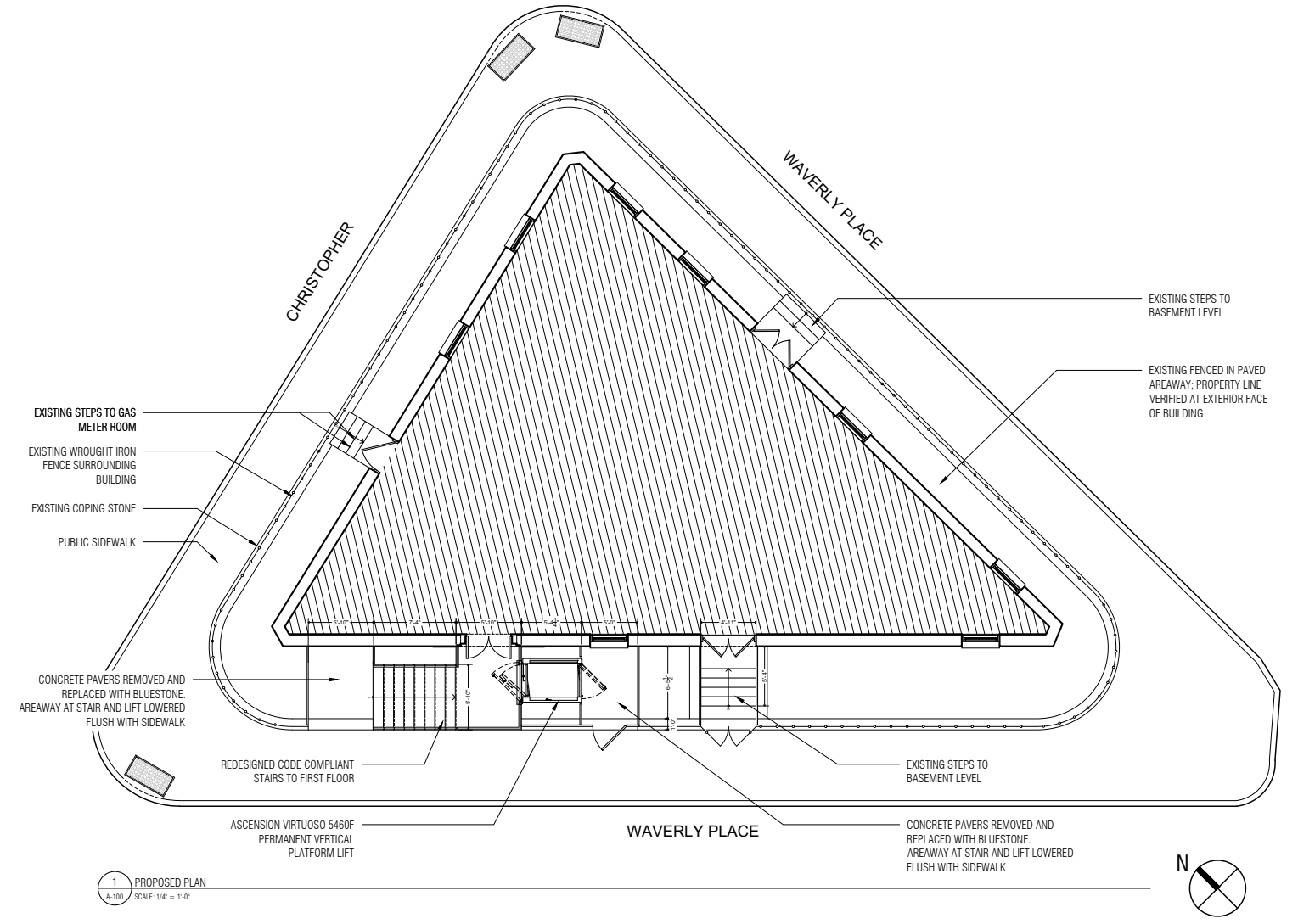
[Figure 29] Fence, Cast Iron Details

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE <b>06</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	

# EXISTING & PROPOSED PLAN



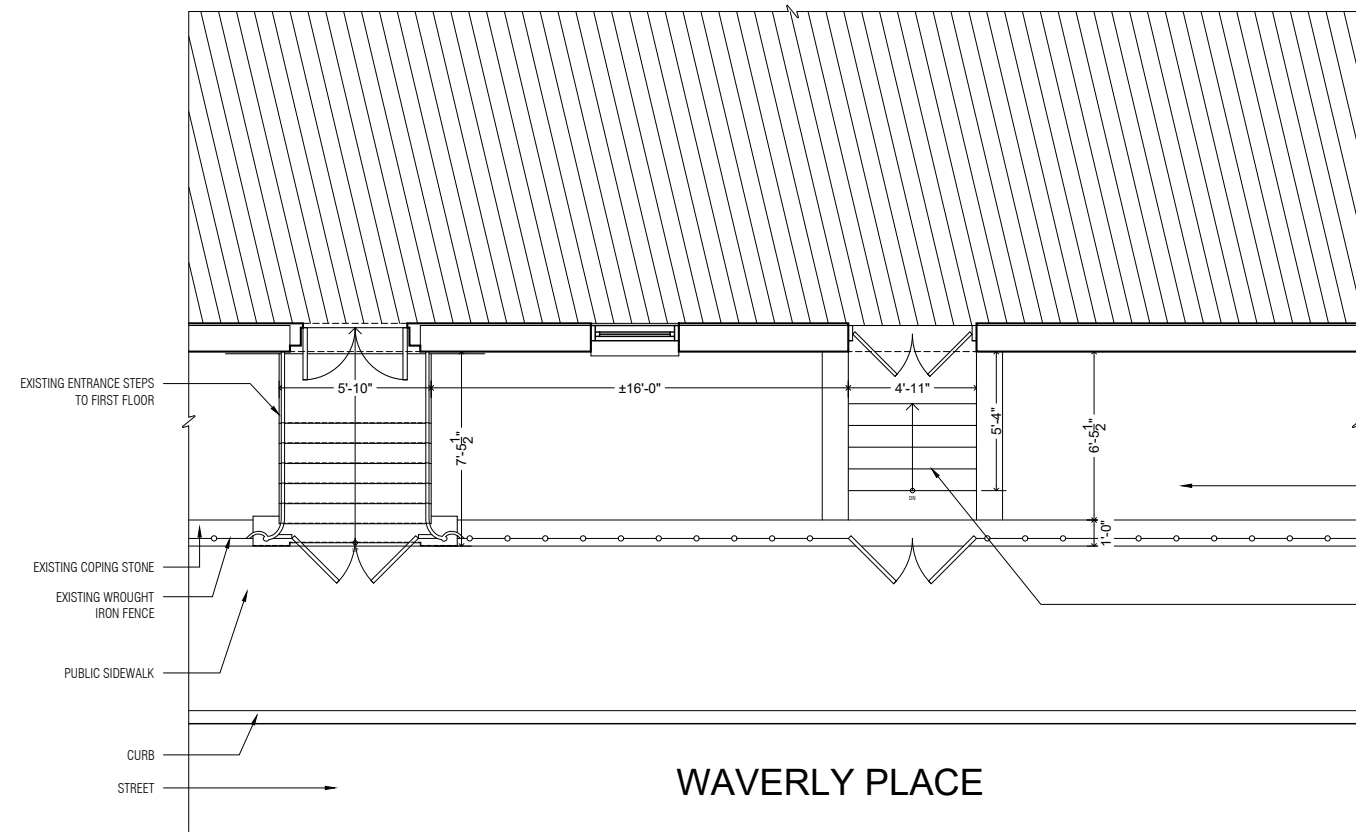
**EXISTING**



**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	07
	BIN	1010284	
	DATE	12-06-2021	

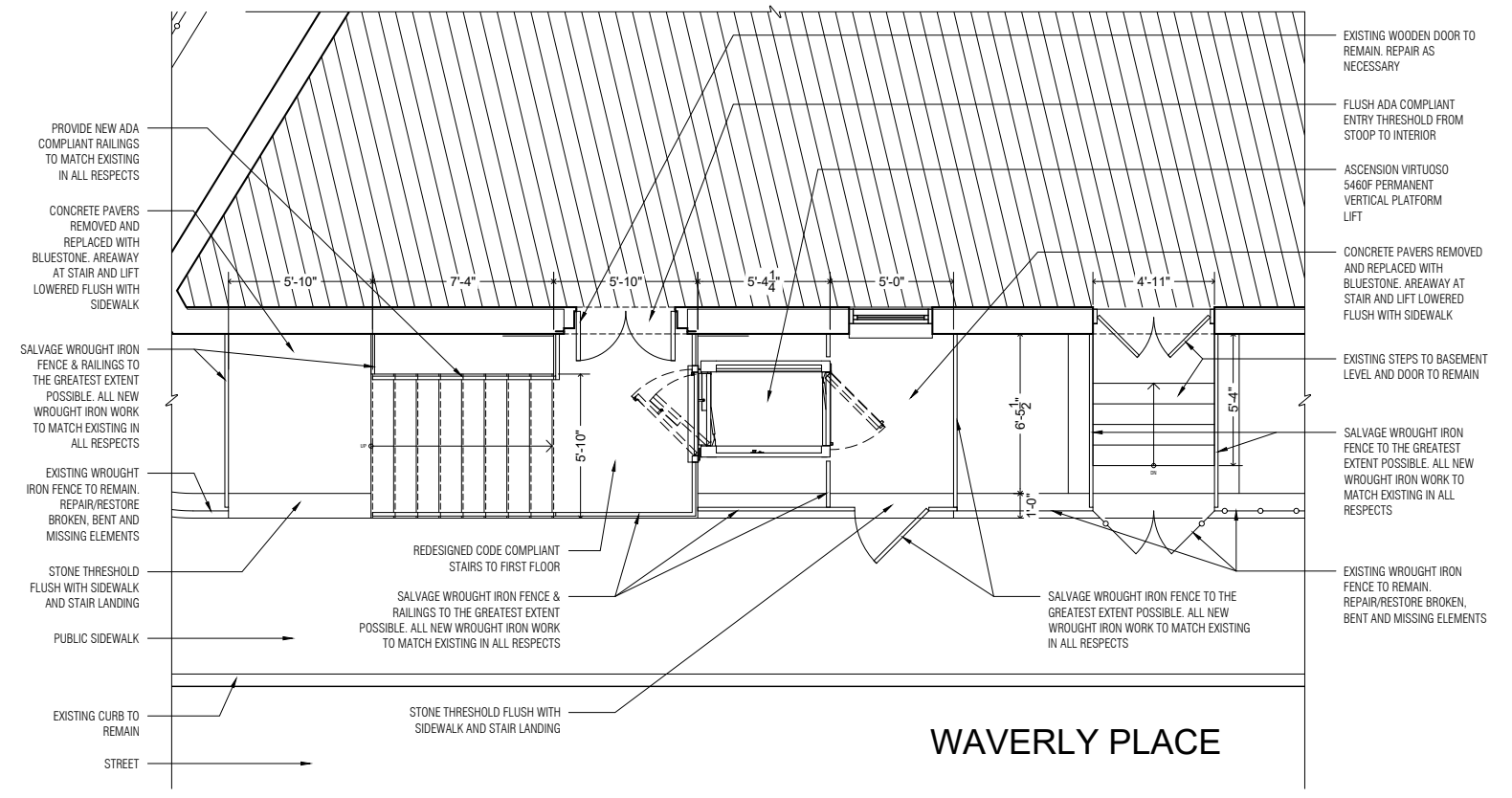
# EXISTING & PROPOSED ENLARGED PLAN



1 EXISTING PLAN - WEST ELEVATION STEPS  
 Ex-101 SCALE: 1/4" = 1'-0"

**EXISTING**

ALL WORK TO BE NEW  
 UNLESS OTHERWISE NOTED



1 PROPOSED ENLARGED PLAN - WEST ELEVATION STEPS & LIFT TO FIRST FLOOR  
 A-101 SCALE: 1/4" = 1'-0"

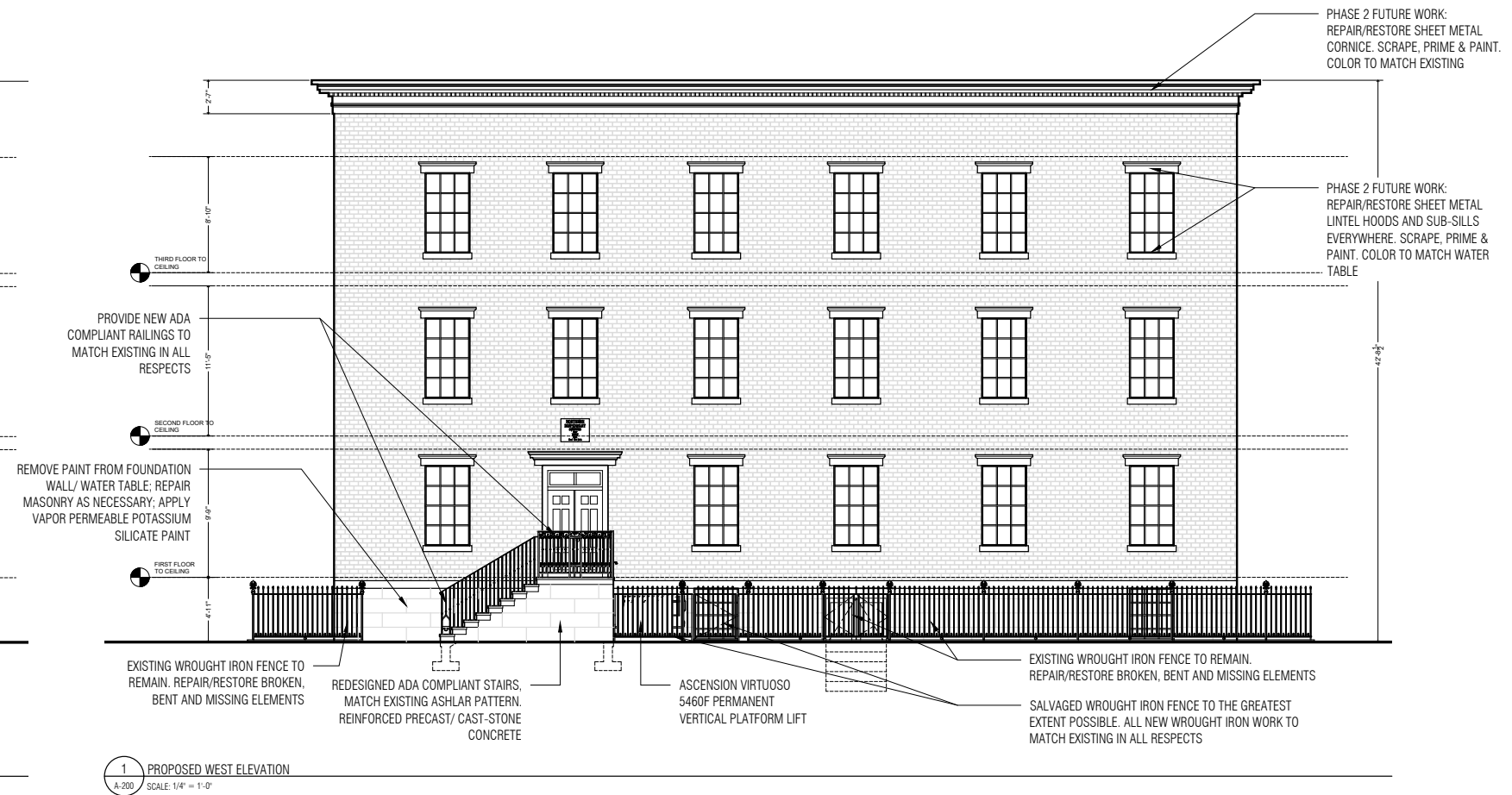
**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	08
	BIN	1010284	
	DATE	12-06-2021	

# EXISTING & PROPOSED WEST ELEVATIONS



**EXISTING**



**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	09
	BIN	1010284	
	DATE	12-06-2021	

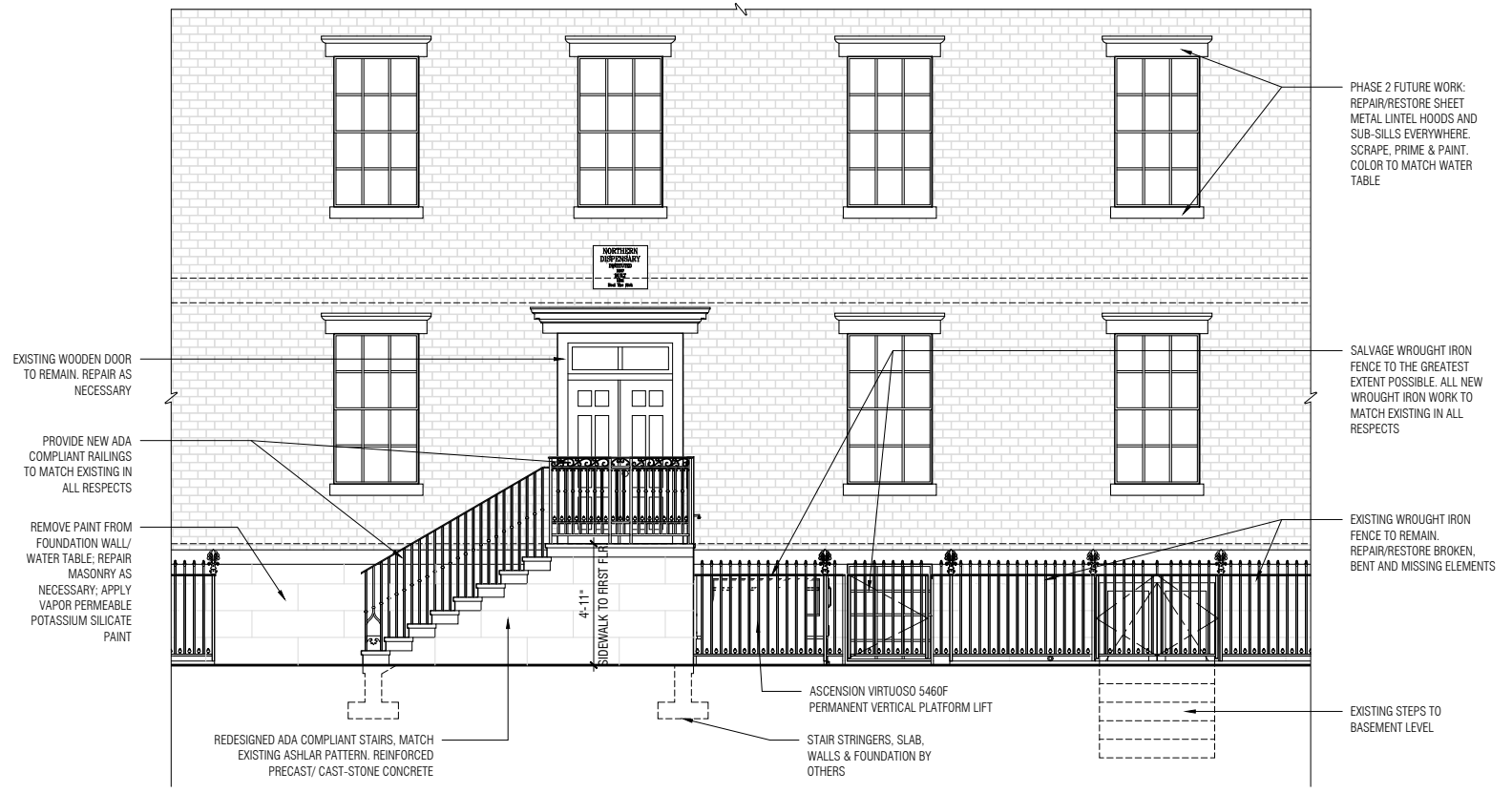
# EXISTING & PROPOSED ENLARGED ELEVATION AT AREAWAY

ALL WORK TO BE NEW UNLESS OTHERWISE NOTED



1 ENLARGED EXISTING WEST ELEVATION IN AREA OF PROPOSED ALTERATION  
EX-201 SCALE: 1/4" = 1'-0"

**EXISTING**



1 ENLARGED PROPOSED WEST ELEVATION  
P-201 SCALE: 1/4" = 1'-0"

**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	10
	BIN	1010284	
	DATE	12-06-2021	

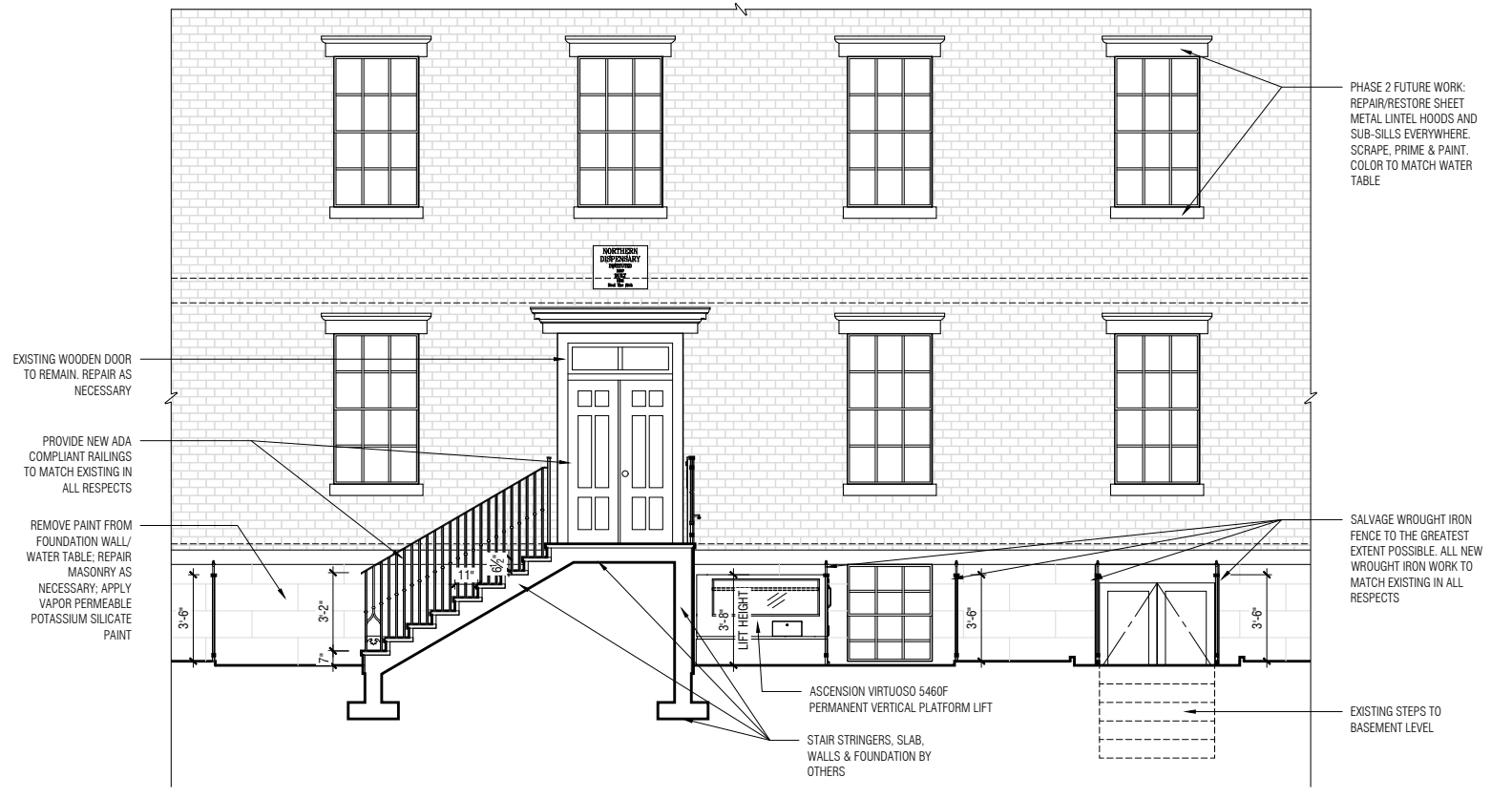
# EXISTING & PROPOSED SECTION THROUGH AREAWAY

ALL WORK TO BE NEW  
UNLESS OTHERWISE NOTED



1 ENLARGED EXISTING WEST ELEVATION SECTION IN AREA OF PROPOSED ALTERATION  
EX-202 SCALE: 1/4" = 1'-0"

**EXISTING**

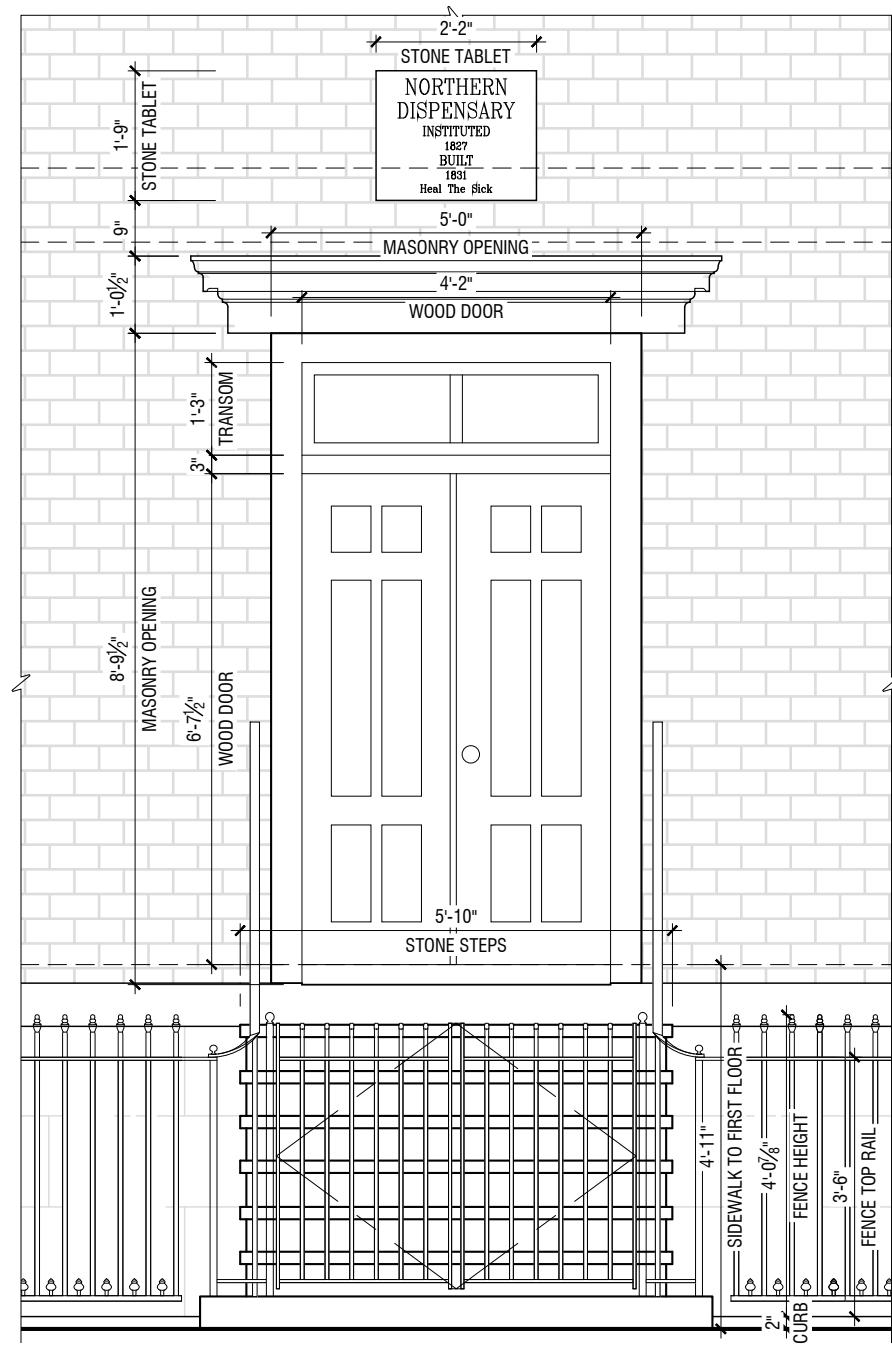


1 PROPOSED SECTION LOOKING EAST  
EX-202 SCALE: 1/4" = 1'-0"

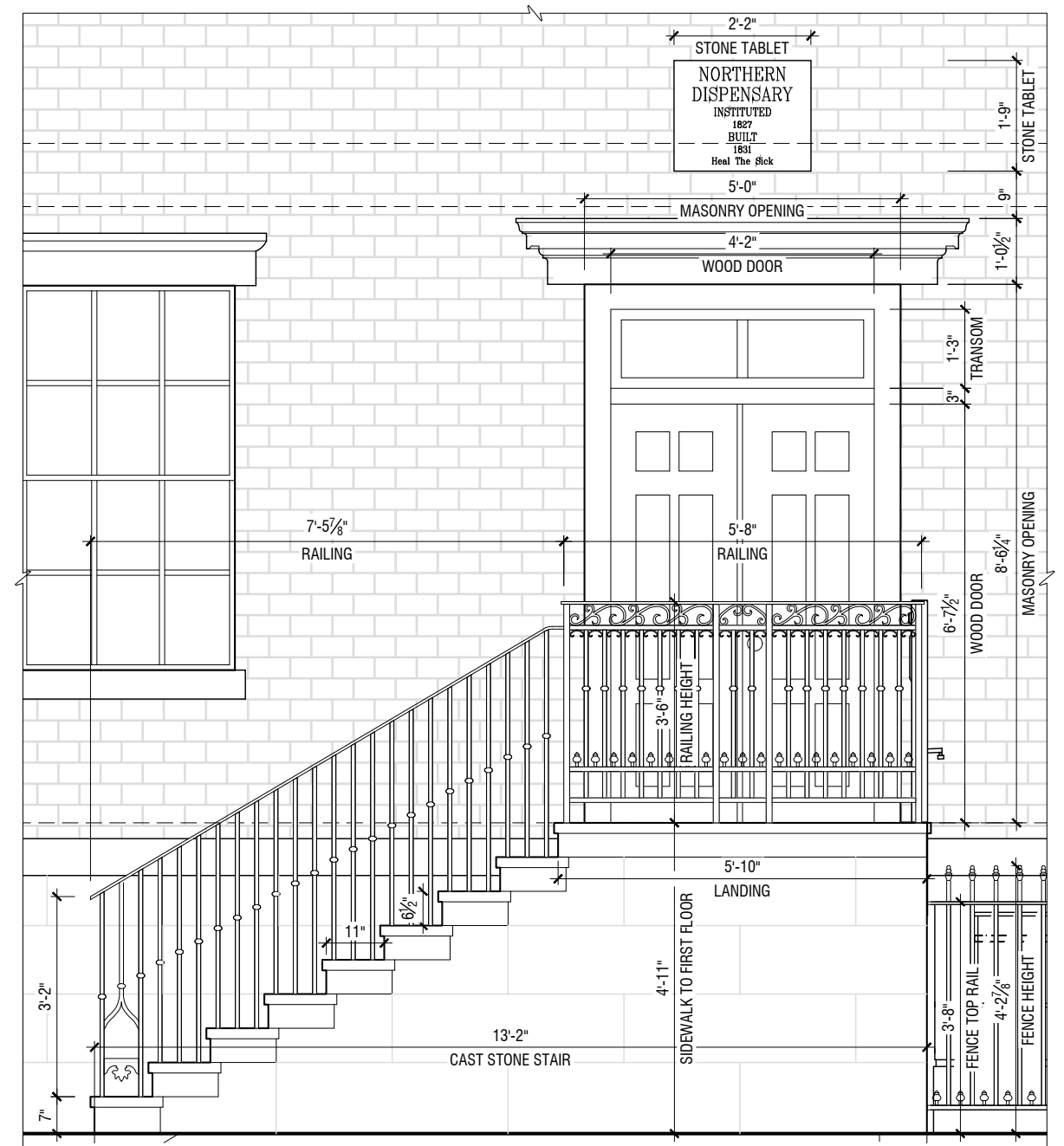
**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	11
	BIN	1010284	
	DATE	12-06-2021	

# EXISTING & PROPOSED ADA COMPLIANT STAIR ELEVATIONS



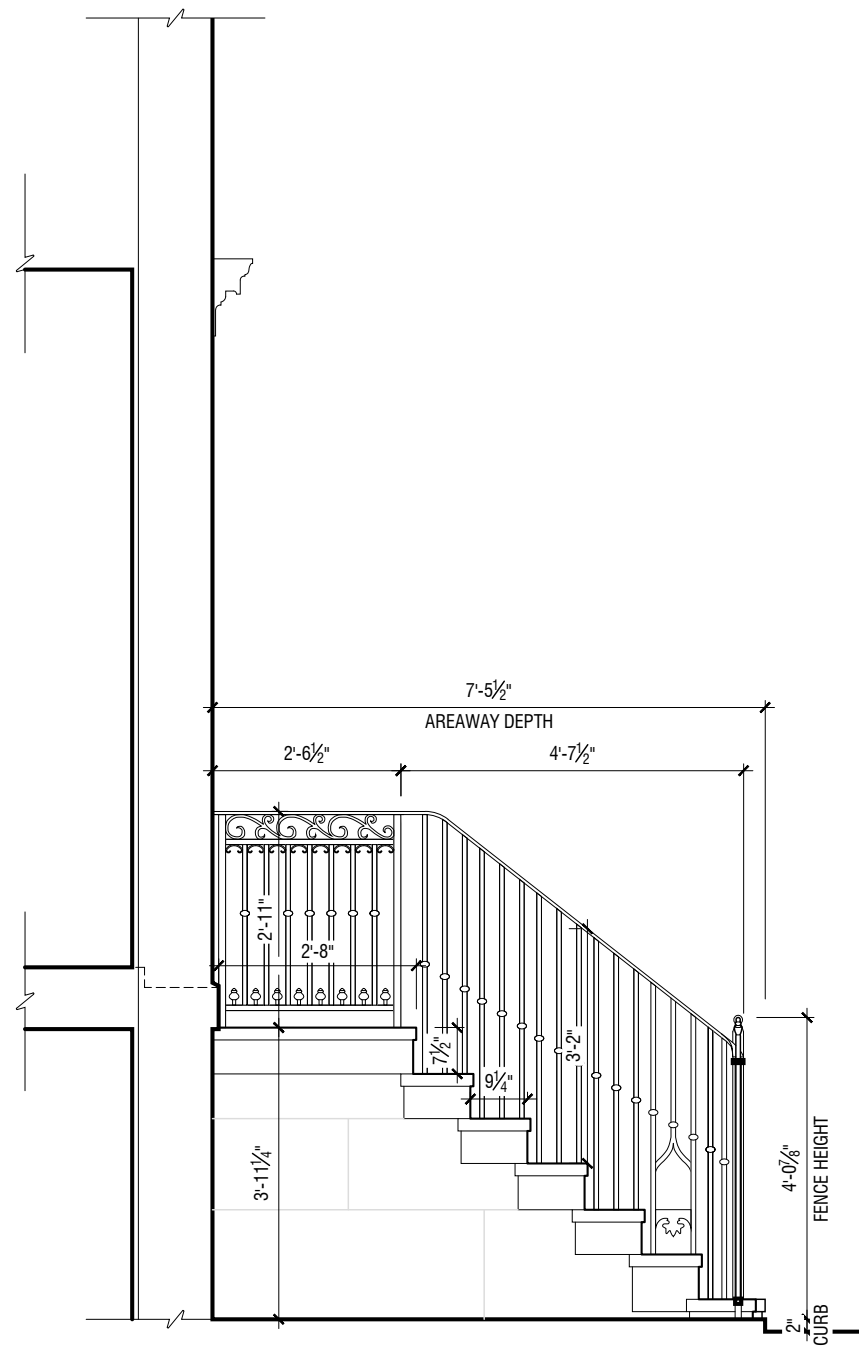
**EXISTING**



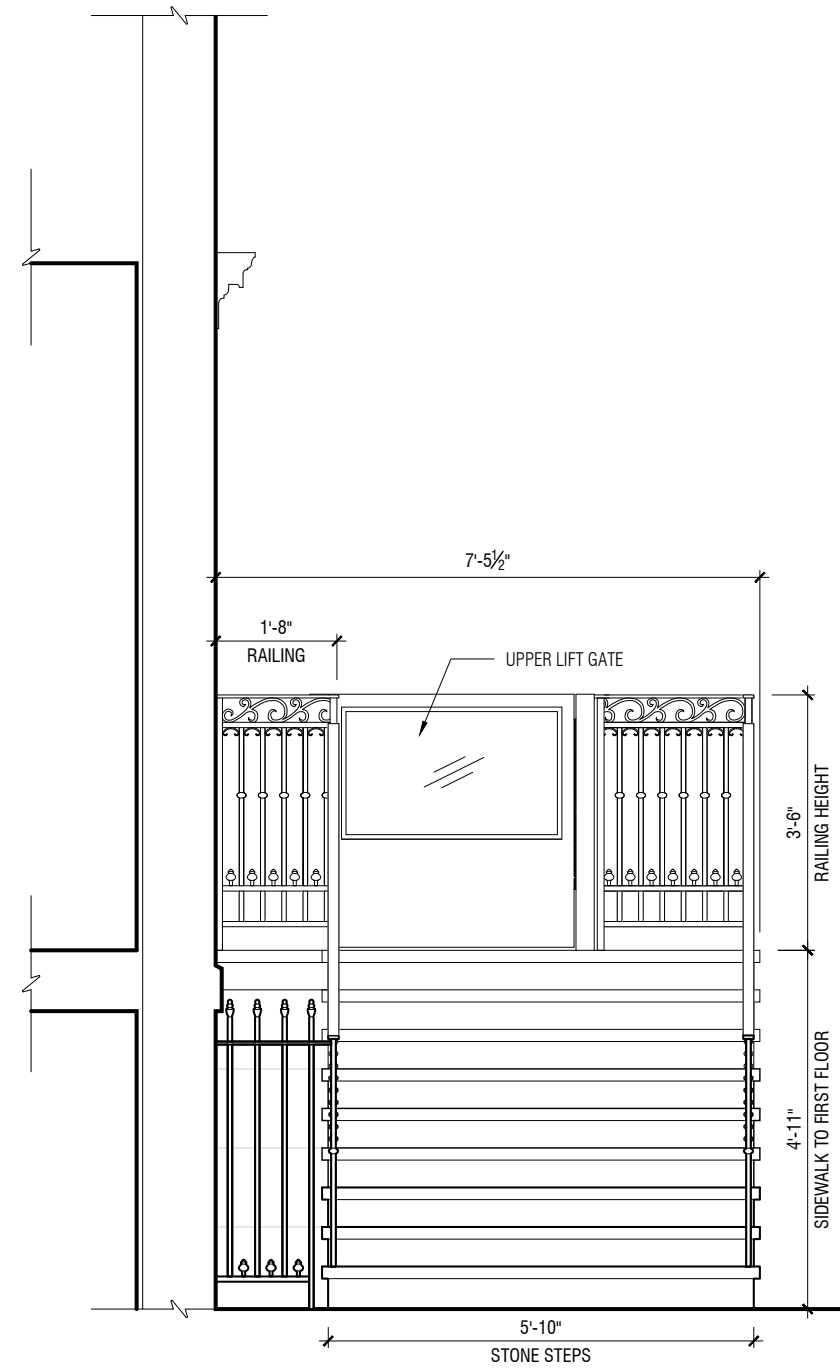
**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE <b>12</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	

# EXISTING & PROPOSED ADA COMPLIANT STAIR ELEVATIONS



**EXISTING**

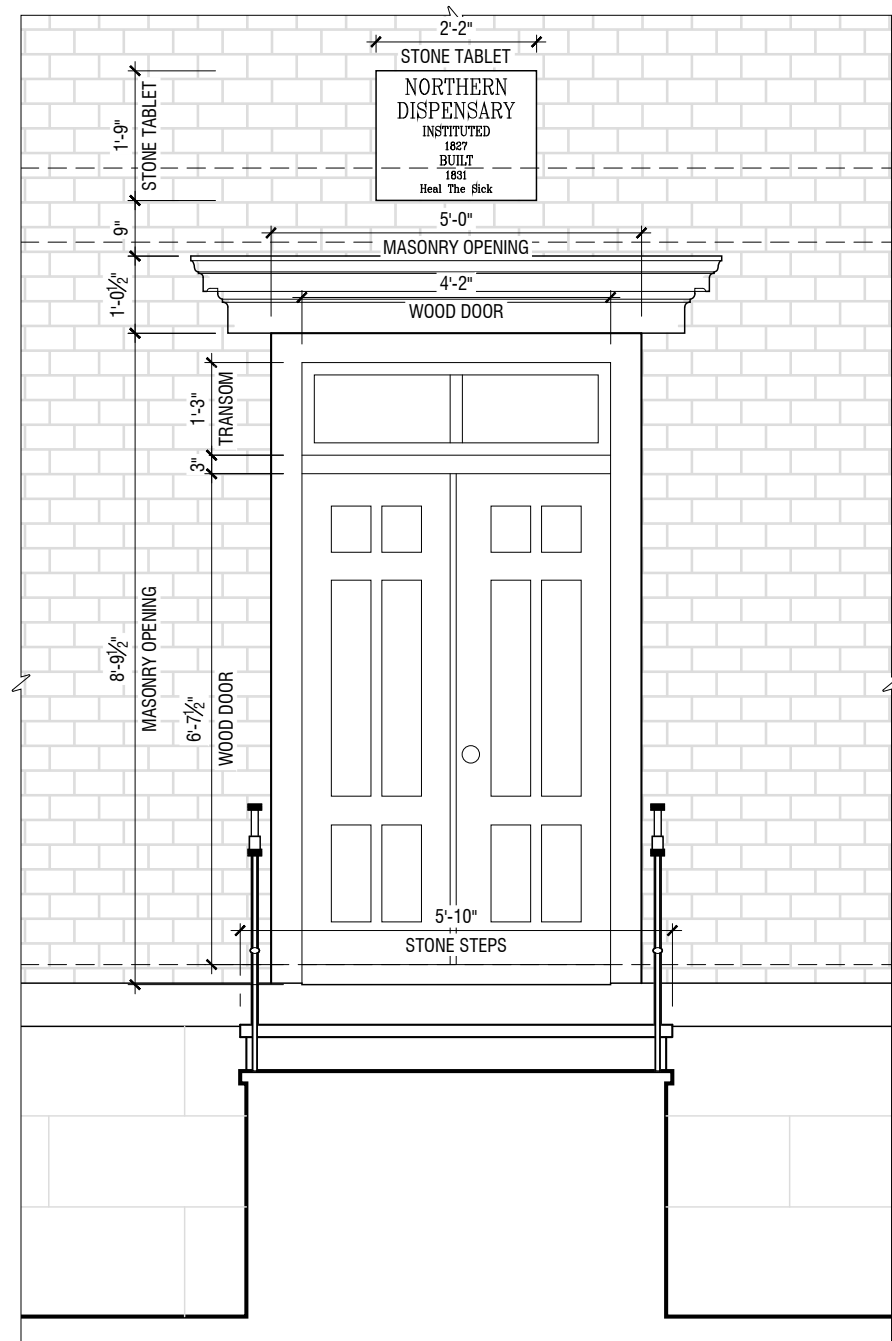


**PROPOSED**

<b>HENSON ARCHITECTURE</b>  27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE  <b>13</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	



# EXISTING & PROPOSED ADA COMPLIANT STAIR SECTIONS



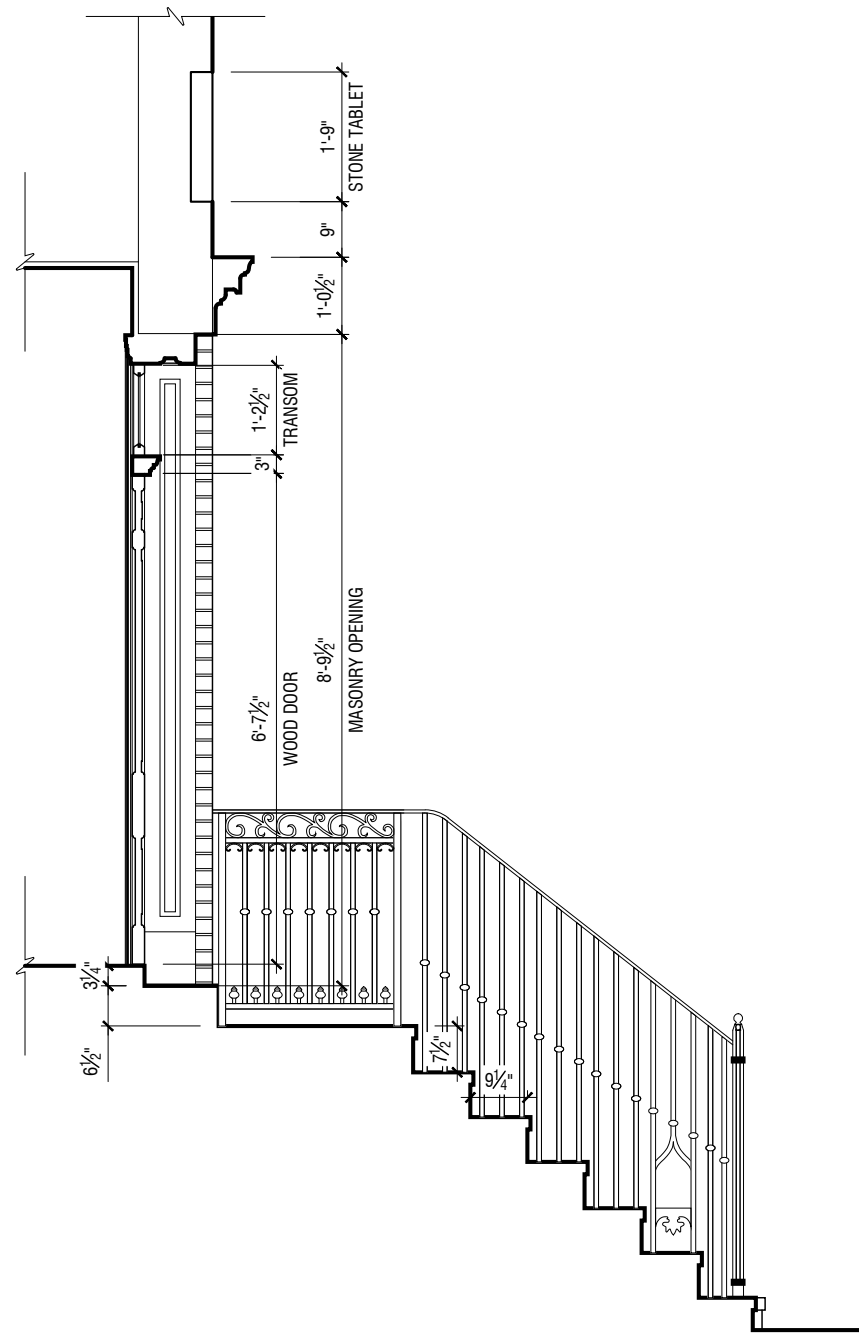
**EXISTING**



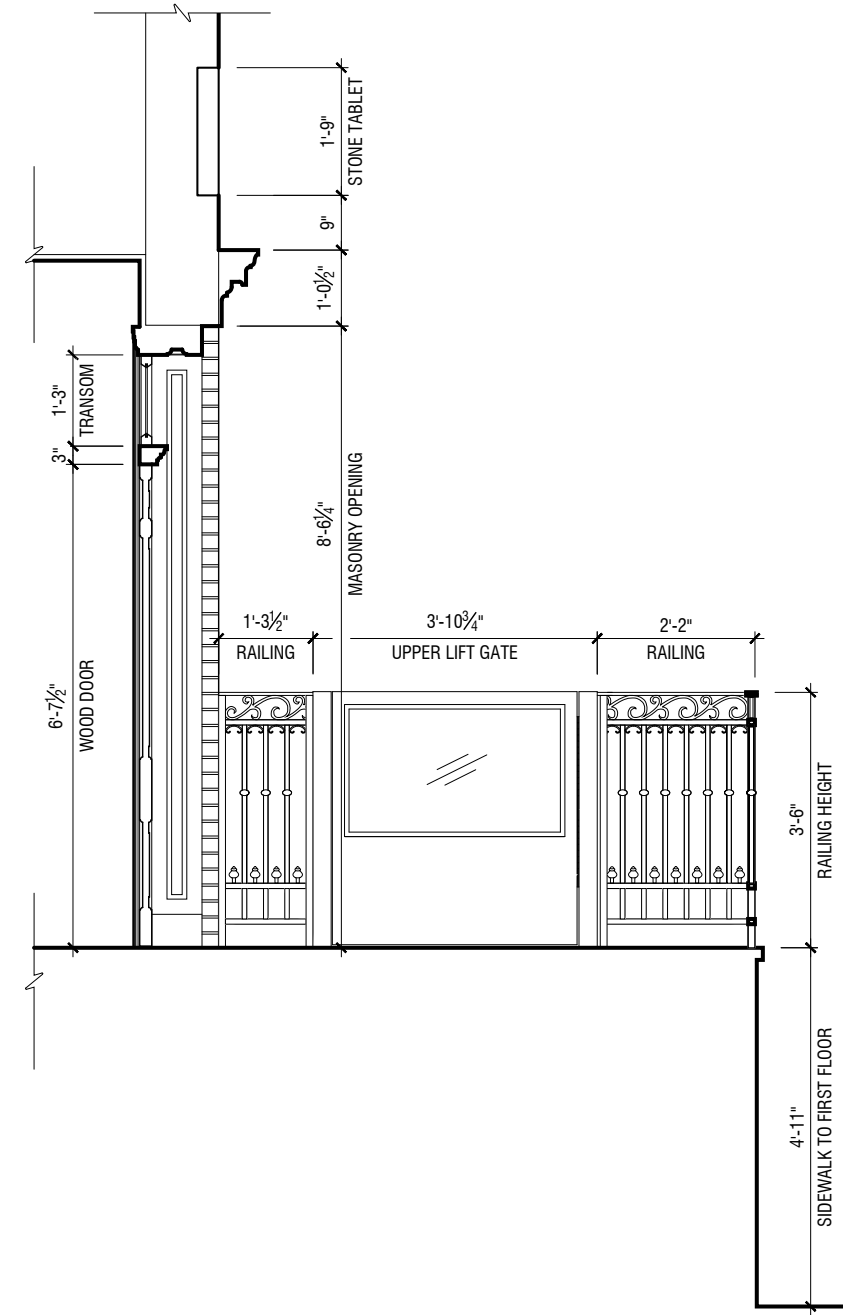
**PROPOSED**

<b>HENSON ARCHITECTURE</b>	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	<b>15</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	
27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM			

# EXISTING & PROPOSED ADA COMPLIANT STAIR SECTIONS



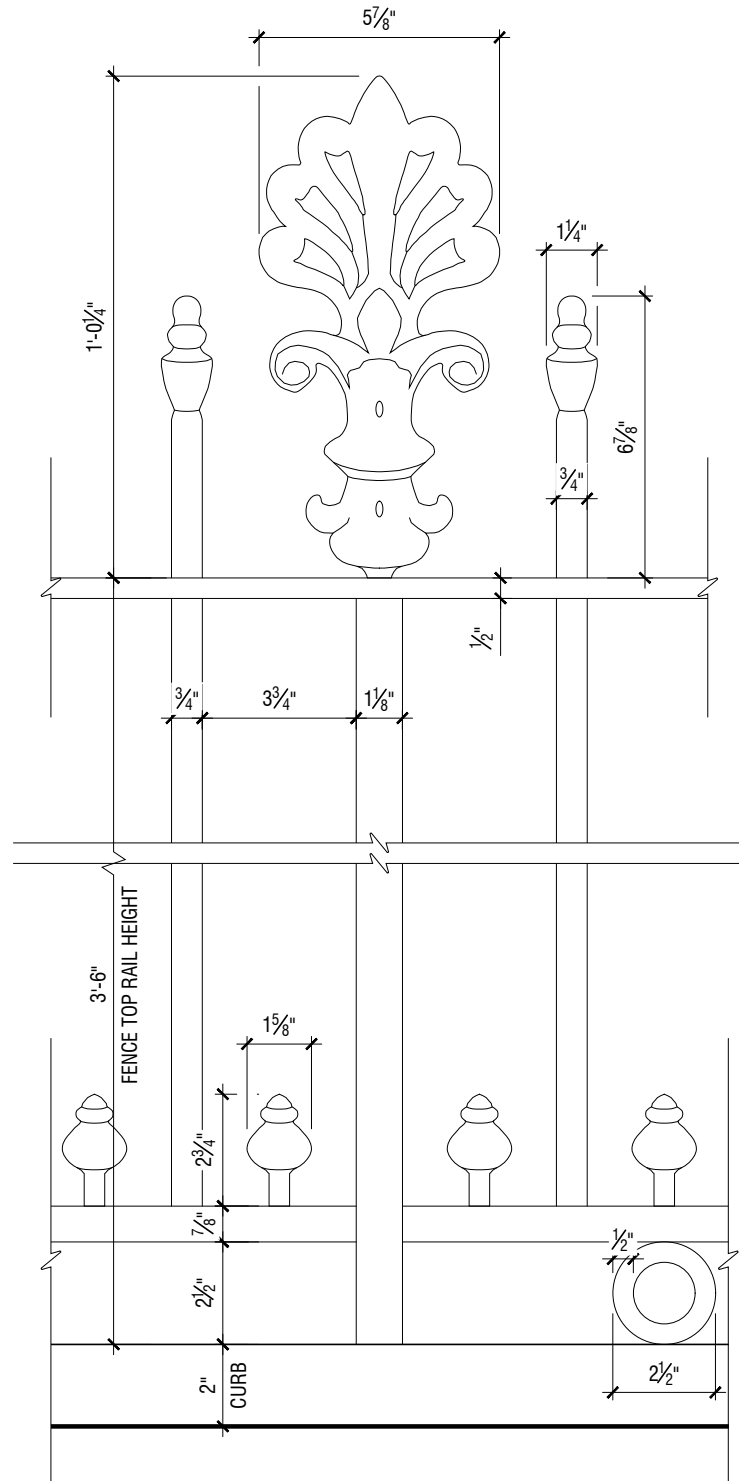
**EXISTING**



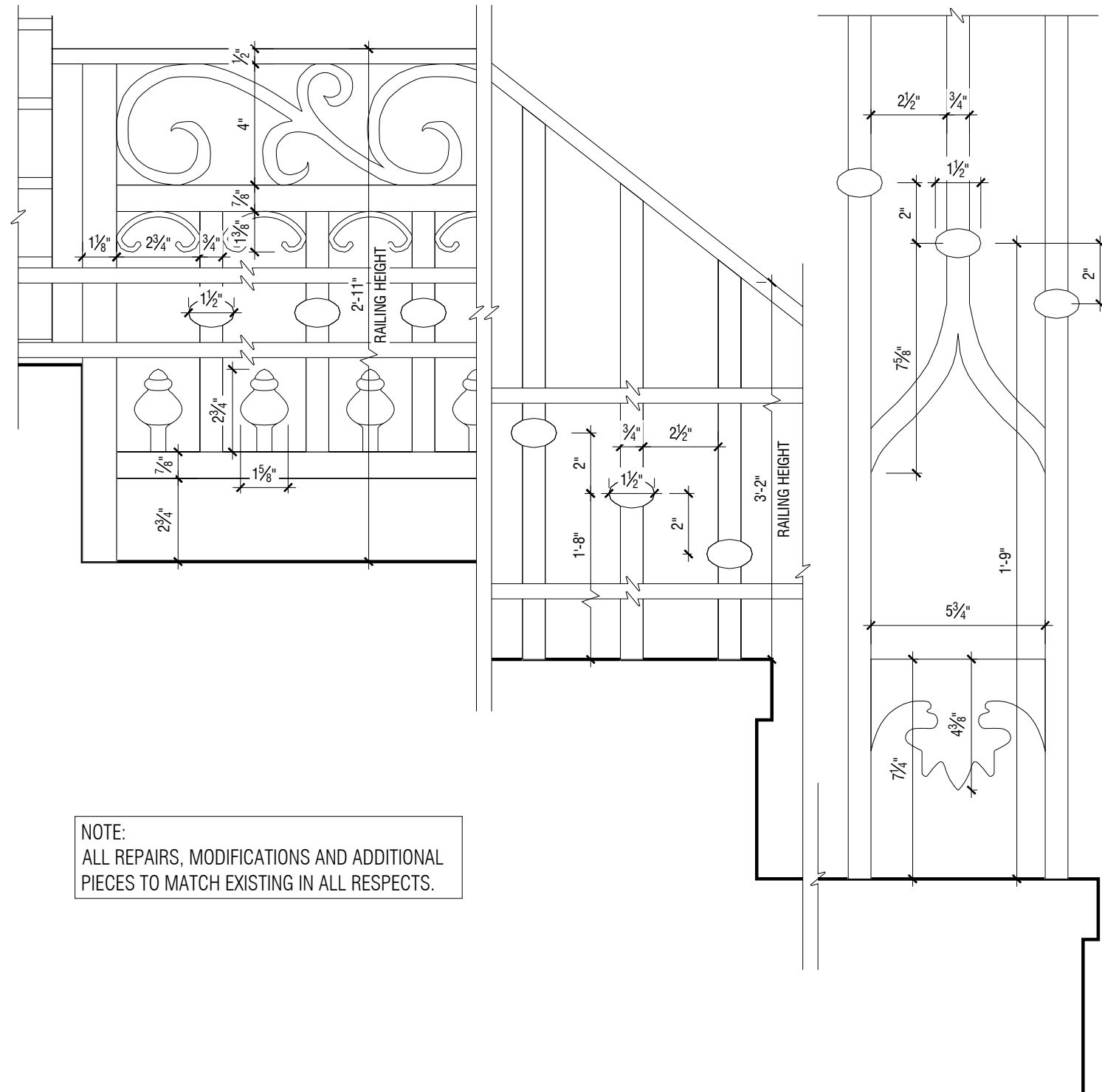
**PROPOSED**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE <b>16</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	

# EXISTING FENCING & RAILING DETAILS



**EXISTING FENCING DETAILS**



**EXISTING RAILING DETAILS**

<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	17
	BIN	1010284	
	DATE	12-06-2021	

# VERTICAL PLATFORM LIFT SPECIFICATION



# Virtuoso

## Vertical wheelchair lift featuring 360° safety skirting

The Ascension Virtuoso is unmatched for safe, attractive, and quiet wheelchair access in a low profile, compact footprint. One person can easily move a portable Virtuoso on its own casters. Integral operating controls, standard 120-volt power, and set-up with no tools make the whole process fast and simple. Available in both Permanent and Portable versions.



### Specs

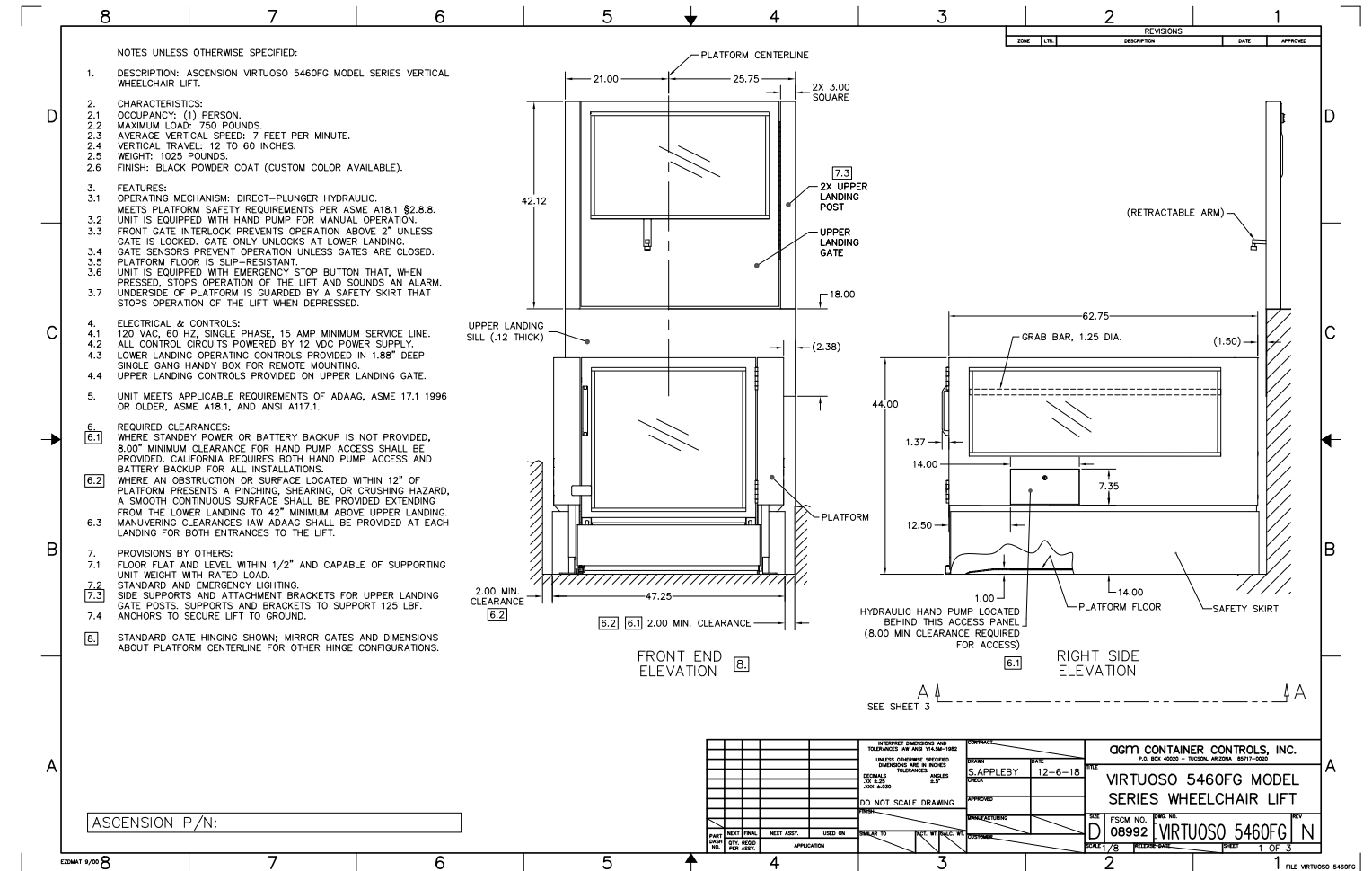
- 60" Maximum Rise
- 36"X54" Platform
- 48" Wide x 66" Long Footprint
- 750 lbs Weight Capacity
- 44" Tall in Down Position
- 360 Degree Rigid Accordion Safety Skirting
- 7 fpm Vertical Speed
- Direct-Acting Hydraulic Drivetrain

### Options

- Compression Tool Kit
- Battery Backup
- Custom Colors
- Outdoor-Use Packages
- Upper Landing Gates
- Window Etching

### Additional Features

- 10-year drivetrain, 4-year parts, 90-day labor warranty on all new Ascension lifts
- Constant-pressure Operating Switches
- ASME A18.1 Compliant Structural Safety Factors
- Self-Closing Gates
- Slip-Resistant Surfaces
- Fully ADA-Compliant
- Straight Through Entry/Exit
- Panoramic Window Area for Greater
- User Comfort and Facility Integration
- Floor-level entry and exit provided without the need for installation pits or ramps



<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE
	LOT	51	18
	BIN	1010284	
	DATE	12-06-2021	

**MATERIAL COLORS**

**VERTICAL PLATFORM  
LIFT COLOR:**

*STANDARD:  
BLACK WRINKLE*



**BLUESTONE PAVER  
COLOR:**

*BLUE THERMAL*



**CAST STONE STAIR  
COLOR TO MATCH EXISTING  
BROWNSTONE:**

*#0043*



**WATER TABLE FOUNDATION  
POTASSIUM SILICATE  
MINERAL COATING COLOR  
TO MATCH EXISTING  
BROWNSTONE:**

*S-083*



**PHASE 2 FUTURE WORK:**

**SHEET METAL WINDOW HOODS AND  
SILLS TO MATCH FINISH & COLOR  
OF POTASSIUM SILICATE MINERAL  
COATING**

<b>HENSON ARCHITECTURE</b>  27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE <b>19</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	

# RENDERINGS



<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE <b>20</b>
	LOT	51	
	BIN	1010284	
DATE	12-06-2021		

# RENDERINGS



<b>HENSON ARCHITECTURE</b> 27 WEST 20TH STREET, SUITE 1204 NEW YORK, NY 10011 212. 995. 2464 HENSONARCHITECT.COM	ADDRESS	165 WAVERLY PLACE NEW YORK, NY 10014	
	BLOCK	593	PAGE <b>21</b>
	LOT	51	
	BIN	1010284	
	DATE	12-06-2021	