

**114  
Waverly Place**

New York, NY



HISTORICAL PHOTO

**LIST OF DRAWINGS**

LPC-00 COVER SHEET, HISTORICAL PHOTO & DRAWING INDEX

LPC-01 HISTORIC DISTRICT MAPS

LPC-02 SITE PLAN

LPC-03 FACADE PHOTOS & PROPOSED WORK

TOTAL SHEETS = 4

**114 WAVERLY PLACE**  
NEW YORK, NY 10011

DESIGN ARCHITECT	Emporium Design, LLC Timothy L. Welsh, RA State of NY Registered Architect Lic. #037171 54 West 39th Street Floor 16 New York, New York 10018	CLIENT	Robert Novogratz 114 Waverly Place New York, NY 10011
HIP ENGINEER		CONSTRUCTION MANAGER	
STRUCTURAL ENGINEER		CURTAIN WALL CONSULTANT	
LIGHTING DESIGNER		LANDSCAPE ARCHITECT	

12.10.2021 - FOR REVIEW



COVER SHEET, HISTORICAL PHOTO  
& DRAWING INDEX

**LPC-00**

PROJECT	SCALE	AS NOTED	DATE	1 OF 4
		1912.00	FILE NO.	

Emporium Design, LLC  
54 West 39th Street, Floor 16  
New York, New York 10018

# 114 Waverly Place

New York, NY

DESIGN ARCHITECT	Emporium Design, LLC Timothy L. Welsh, RA State of NY Registered Architect Lic. #037171	CLIENT	Robert Novogratz 114 Waverly Place New York, NY 10011
MEP ENGINEER		CONSTRUCTION MANAGER	
STRUCTURAL ENGINEER		CURTAIN WALL CONSULTANT	
LIGHTING DESIGNER		LANDSCAPE ARCHITECT	

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HISTORIC DISTRICT MAPS

## LPC-01

PROJECT SCALE: NTS  
DRAWING NO.: 1912.00  
DATE: 12/10/21  
PAGE NO.: 2 OF 4

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New York, New York 10018

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1 GREENWICH VILLAGE HISTORIC DISTRICT MAP  
SCALE: NTS



2 ENLARGED GREENWICH VILLAGE HISTORIC DISTRICT MAP  
SCALE: NTS

114 WAVERLY PLACE



ZONING, ADDRESS, & BUILDING DATA  
ADDRESS: 114 WAVERLY PLACE  
BOROUGH: MANHATTAN  
BLOCK/LOT: 552/51  
LOT AREA: 2,138 SF  
ZONING DISTRICT: R7-2  
ZONING MAP: 12C  
COMMUNITY BOARD: 2  
LANDMARK DISTRICT: GREENWICH VILLAGE HISTORIC DISTRICT

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New York, NY

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SITE PLAN

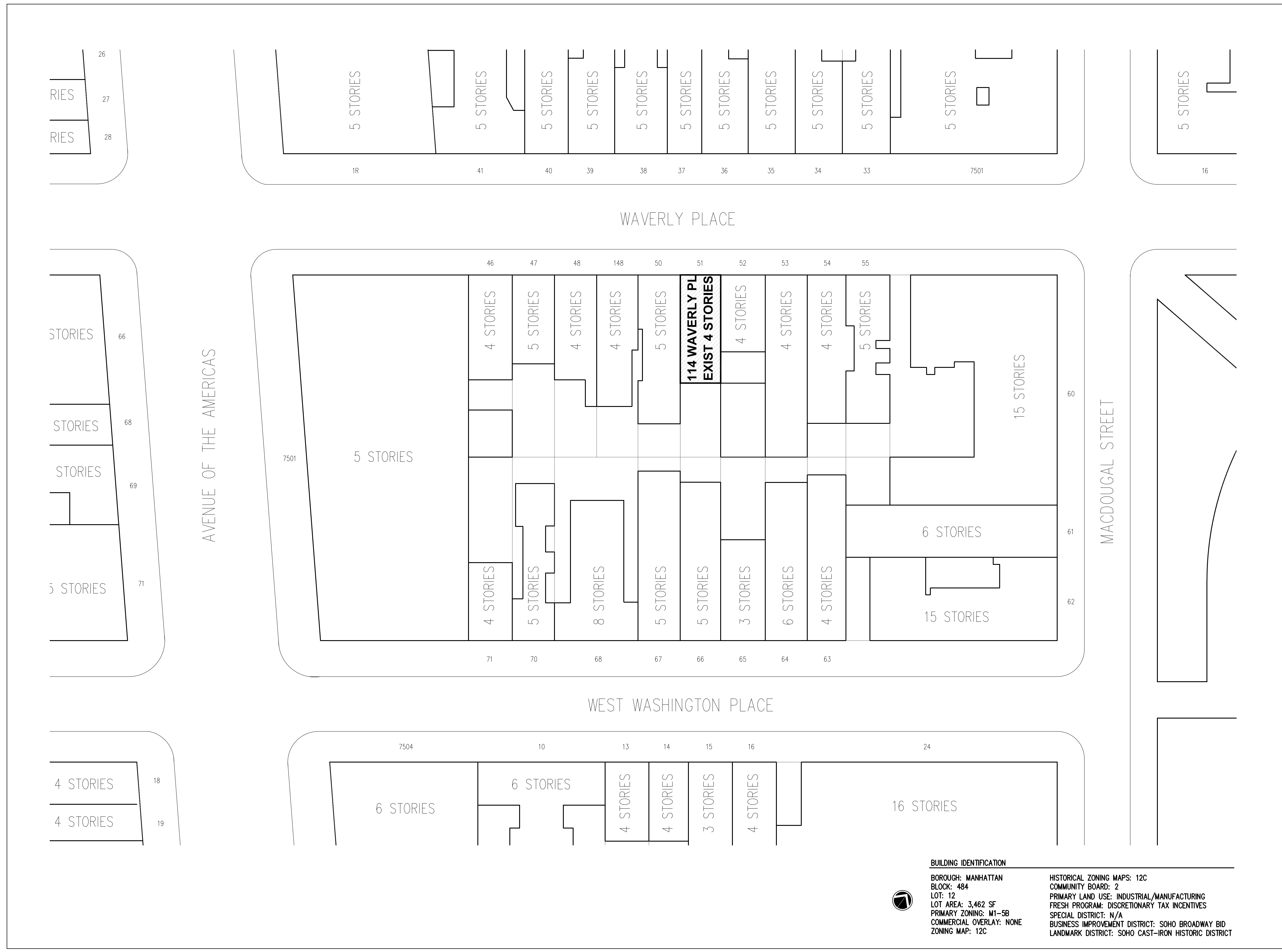
## LPC-02

PROJECT SCALE	1/32" = 1'-0"	DATE	3 OF 4
DRAWING NO.	1912.00	FILE NO.	
Emporium Design, LLC 54 West 39th Street, Floor 16 New York, New York 10018			

**BUILDING IDENTIFICATION**

BOROUGH: MANHATTAN  
BLOCK: 484  
LOT: 12  
LOT AREA: 3,462 SF  
PRIMARY ZONING: M1-5B  
COMMERCIAL OVERLAY: NONE  
ZONING MAP: 12C

HISTORICAL ZONING MAPS: 12C  
COMMUNITY BOARD: 2  
PRIMARY LAND USE: INDUSTRIAL/MANUFACTURING  
FRESH PROGRAM: DISCRETIONARY TAX INCENTIVES  
SPECIAL DISTRICT: N/A  
BUSINESS IMPROVEMENT DISTRICT: SOHO BROADWAY BID  
LANDMARK DISTRICT: SOHO CAST-IRON HISTORIC DISTRICT



WAVERLY PLACE

WEST WASHINGTON PLACE

MACDOUGAL STREET

AVENUE OF THE AMERICAS



PHOTO – DECEMBER 2021



PHOTO – DECEMBER 2021



PHOTO – DECEMBER 2021



PHOTO – AUGUST 2019



BENJAMIN MOORE COLOR "CORAL GABLES",  
NUMBER BM 2010-40.

DESCRIPTION OF PROPOSED WORK:

PROPOSED WORK IS LIMITED TO PAINTING THE EXISTING FRONT, WAVERLY PLACE STREET-FACING FACADE TO MATCH THE PAINT COLOR THAT IT HAD BEEN FOR 50+ YEARS PRIOR TO RECENT STUCCO RESURFACING. OUR PROFESSIONAL ANALYSIS HAS DETERMINED THAT IT IS CLOSEST TO THE BENJAMIN MOORE COLOR "CORAL GABLES", NUMBER BM 2010-40. THE EXISTING STUCCO HAS BEEN RECENTLY RESURFACED. FACADE REPAIRS & STUCCO RESURFACING WAS APPROVED VIA NYC LANDMARKS DOCKET NUMBER LPC-20-09400, DATED 3/27/20.

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FACADE PHOTOS  
& PROPOSED WORK

**LPC-03**

PROJECT SCALE NTS	DRAWING NO. 1912.00	DRAWING PAGE NO. 4 OF 4
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