

# Presentation to the Landmarks Preservation Commission

*137 Waverly Place*

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***DRAFT 11/3/24 – SUBJECT TO CHANGE***

November \_\_, 2024

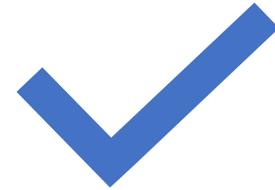
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Photographs



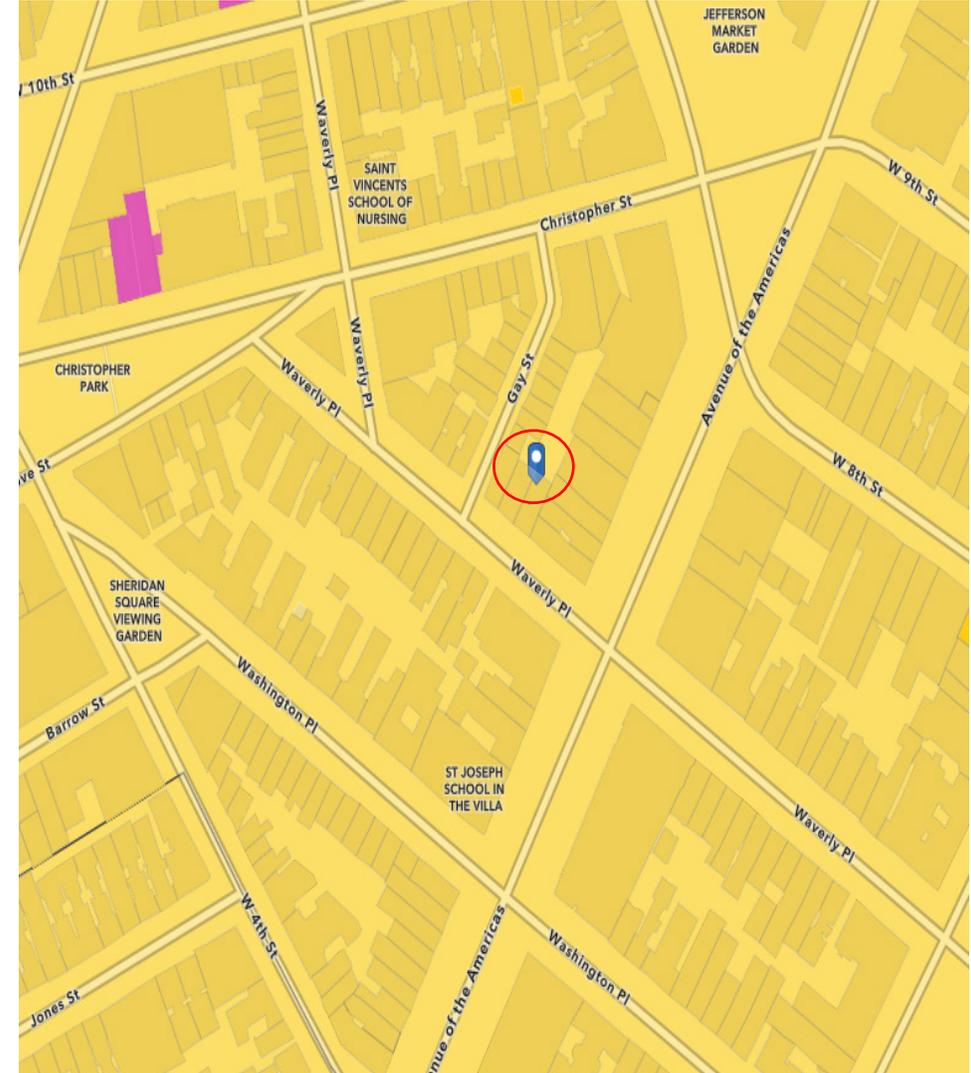
Proposed Scope of Work  
and Drawing



Precedential Examples

# Overview of Building

- Address: 137 Waverly Place  
(between 6th Ave. & Gay St.)
- LPC District: Greenwich Village
- Construction Date: 1829 (LPC Designation Report, p. 156)
- Federal/Neo-Grec style
- No major alteration to date
- Undergoing interior restoration with no impact to historical exterior



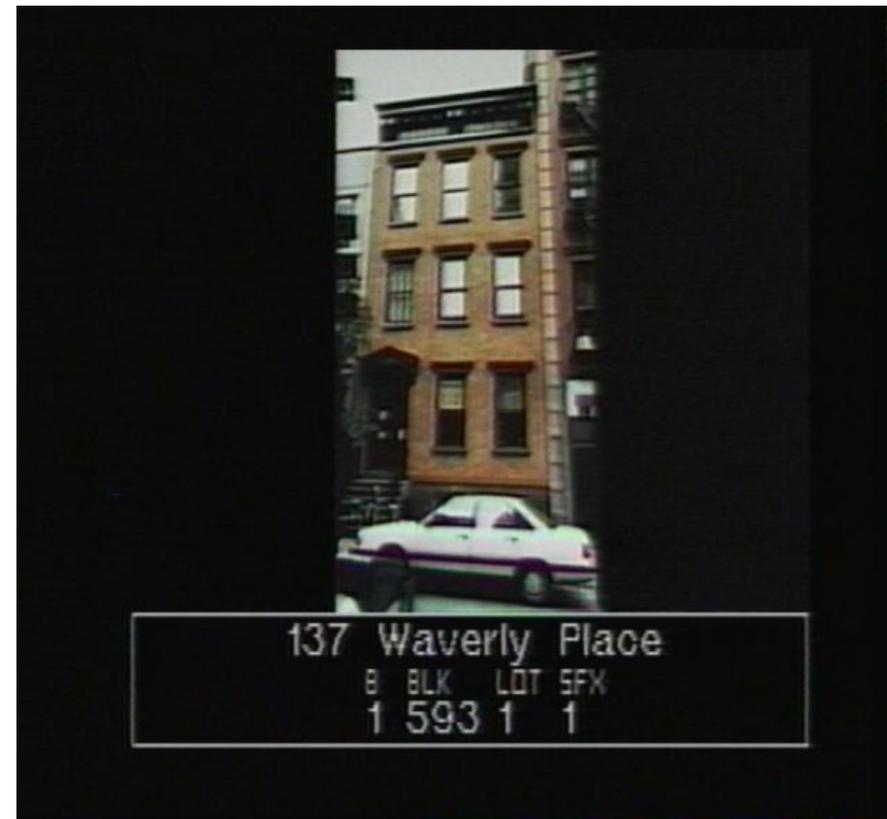
# Historical Photographs



circa 1940

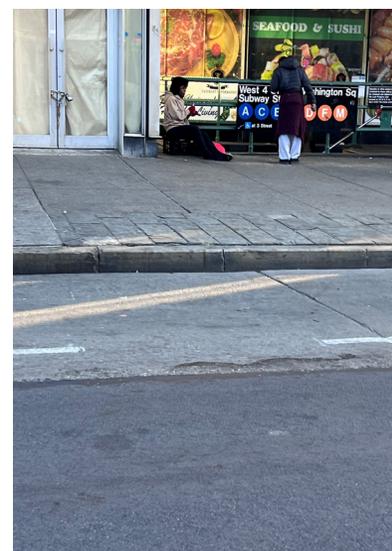


circa 1970s



1983

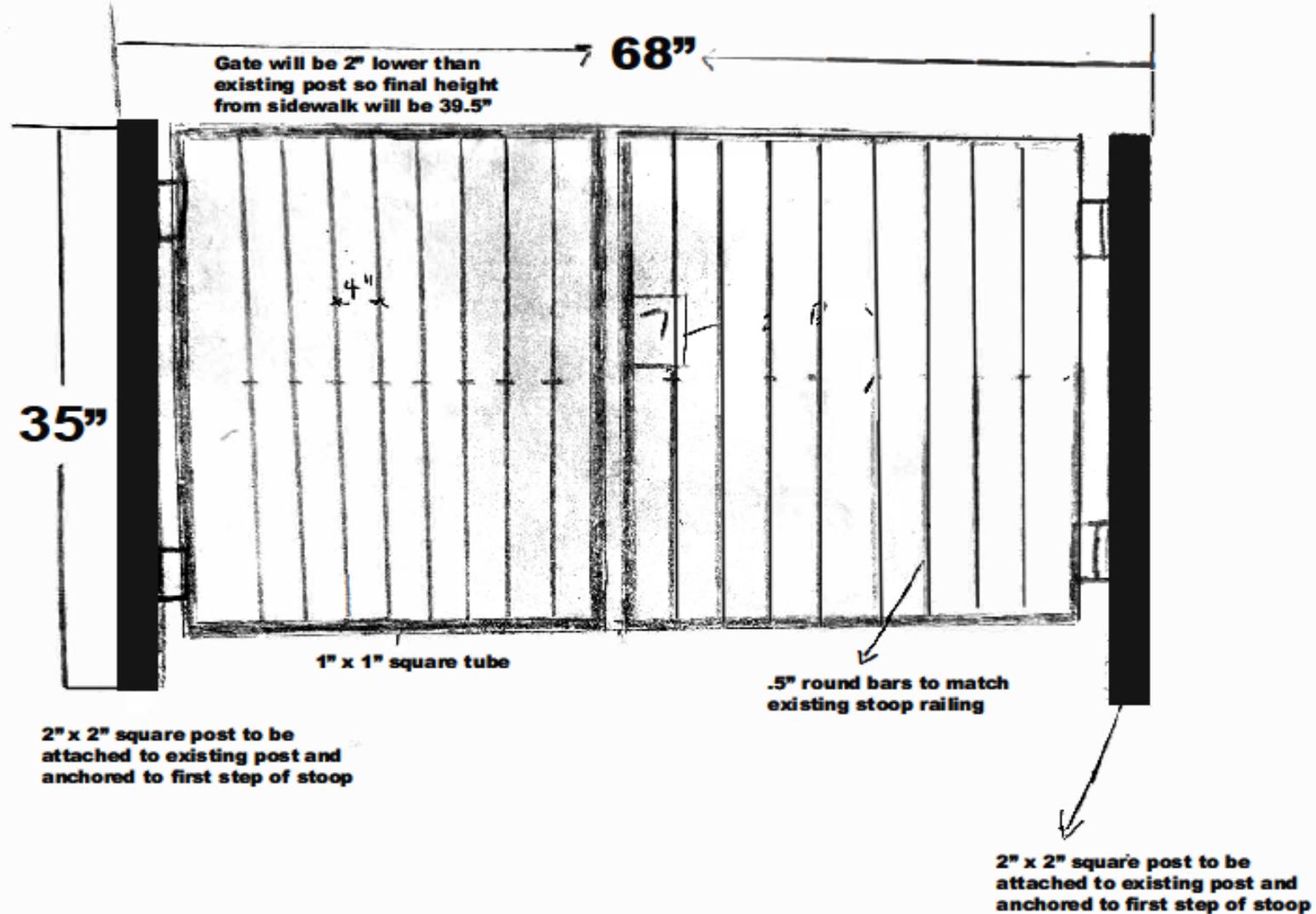
# Streetscape Context



# Proposed Scope of Work / Request

- **Proposed Scope of Work and Request to LPC:**
  - We would like to install a stoop gate, as proposed in the drawing on the following slide
- **Statement Regarding Appropriateness of Proposed Scope of Work**
  - Consistent with many precedential sites
  - Design consistent with existing aesthetics
  - Existing historical elements unimpaired
  - Promotes historic site preservation
  - Modest in scope and part of highly preservative restoration efforts

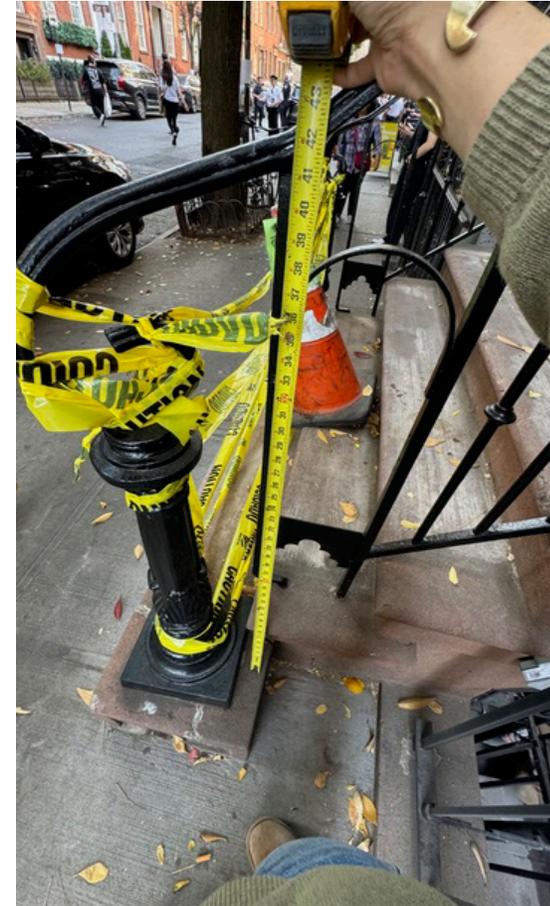
# Drawing



# Material Sample & Key Measurements

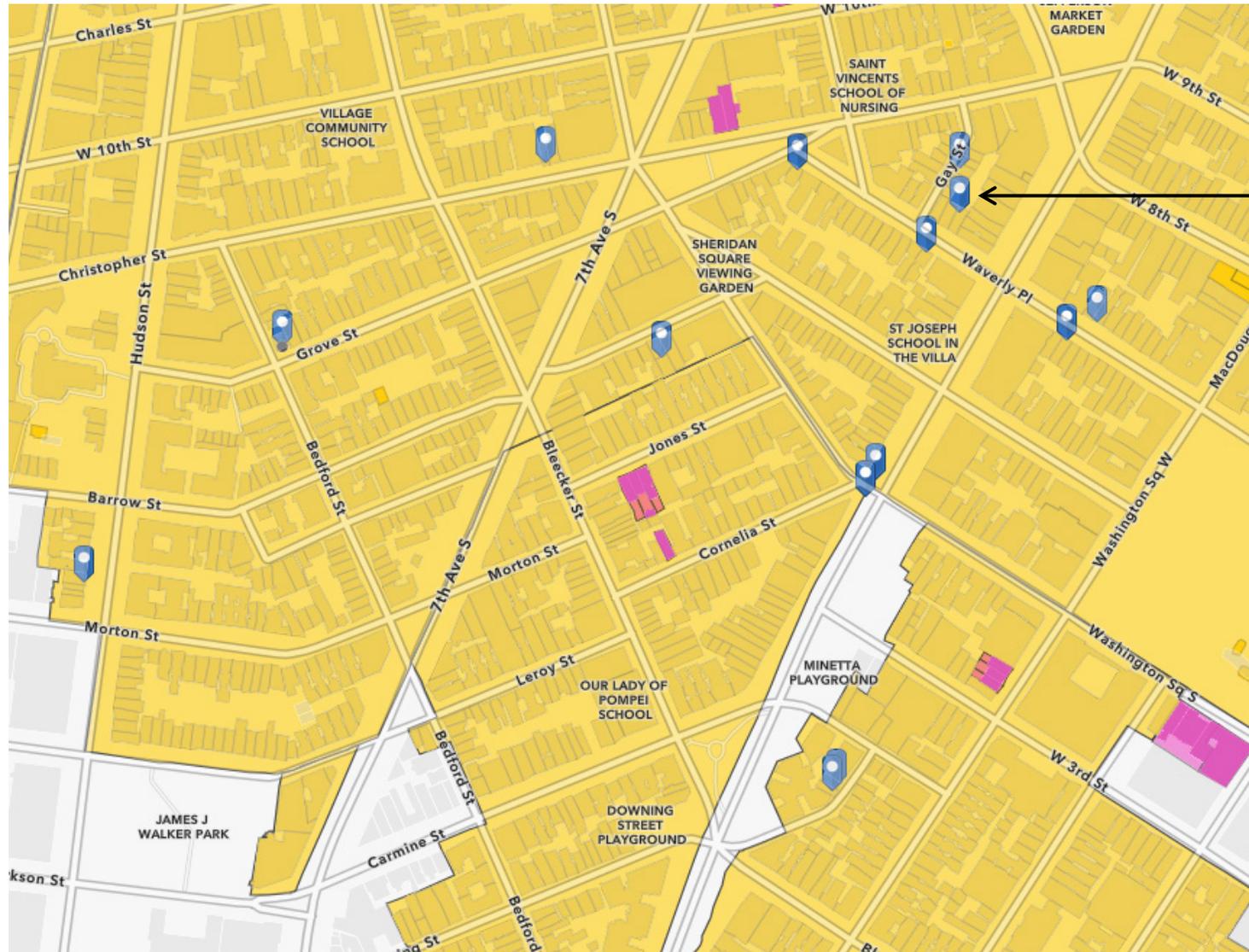


Existing stoop railing design to be continued on gate



Vertical measurements

# Map of Precedential Examples



Site: 137 Waverly Pl.



## Legend



Precedential Site

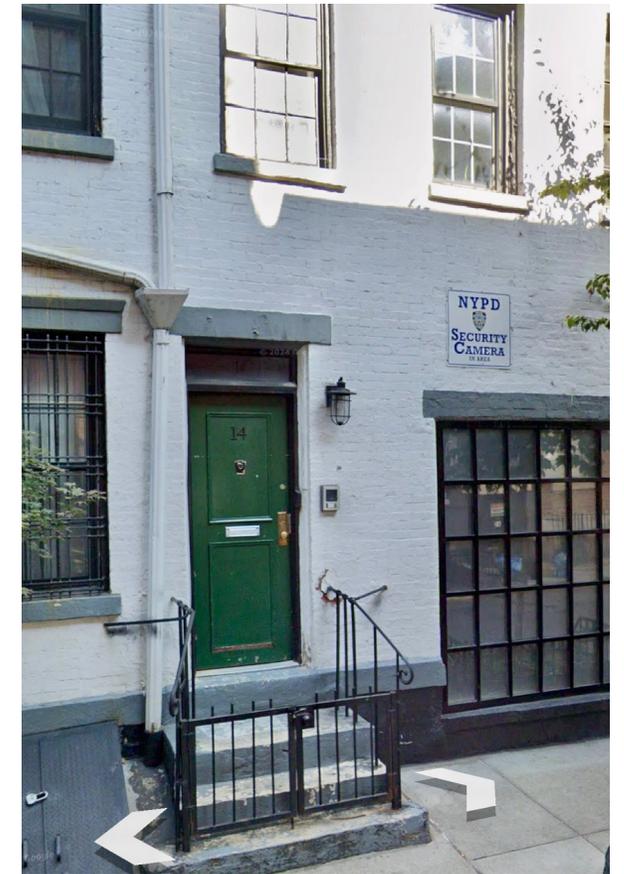
# Precedential Examples



79 Christopher Street



12-14 Minetta Street



# Precedential Examples



451 Hudson Street



13 Gay Street



168 Waverly Pl.

# Precedential Examples



119 Waverly Pl.



17 Barrow St.



133 W. 4th St.

# Precedential Examples



17 Grove Street



122 Waverly Pl.  
*\* Gate approved at hrg.*



138 Waverly Pl.



132 W. 4th St.  
*\* Gate existed at designation*

# Contact Information

- Application prepared by owner.
- Please contact Michael J. Cohen or Michelle Cohen if you would like to discuss:
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