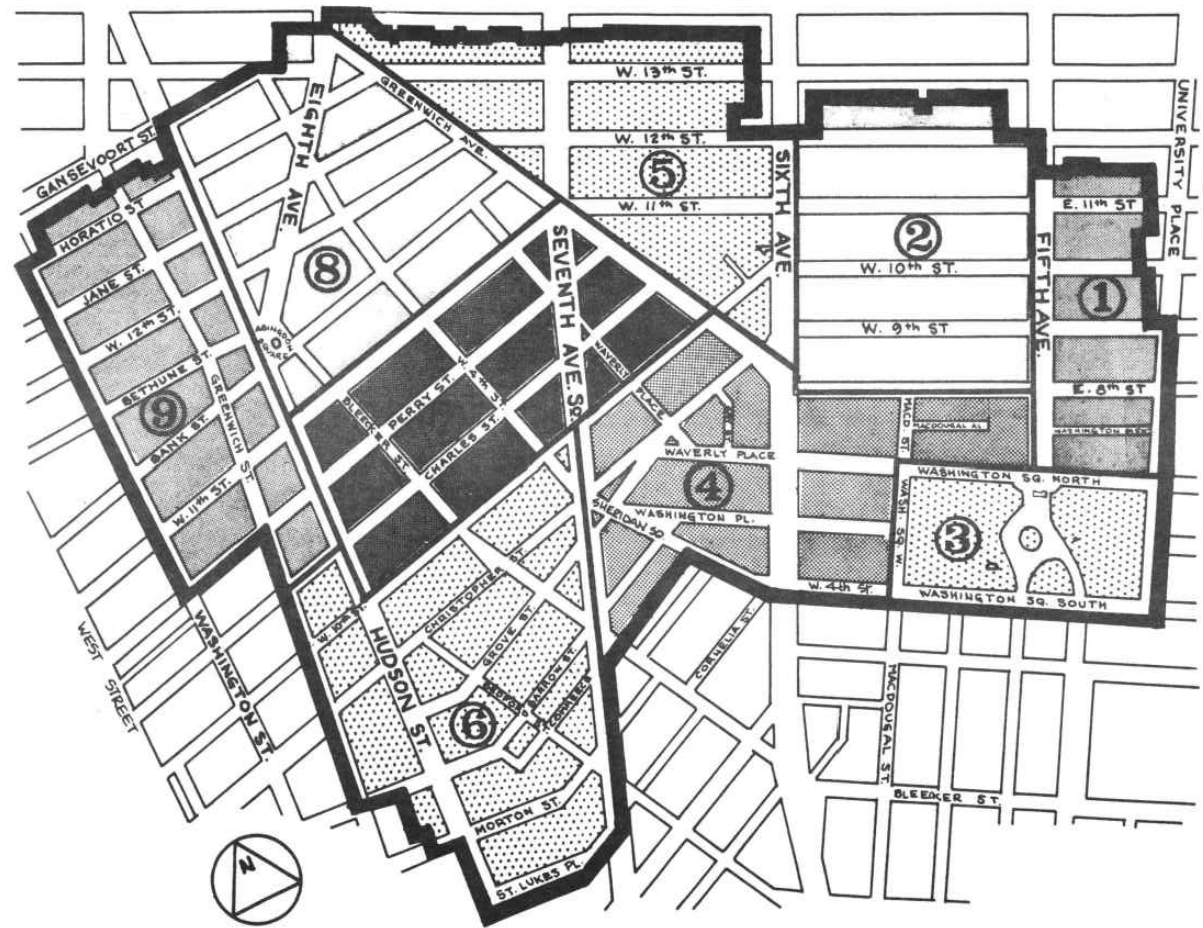




GREENWICH VILLAGE HISTORIC DISTRICT MANHATTAN

Numbered Areas relate to the text of the Commission's Designation Report.

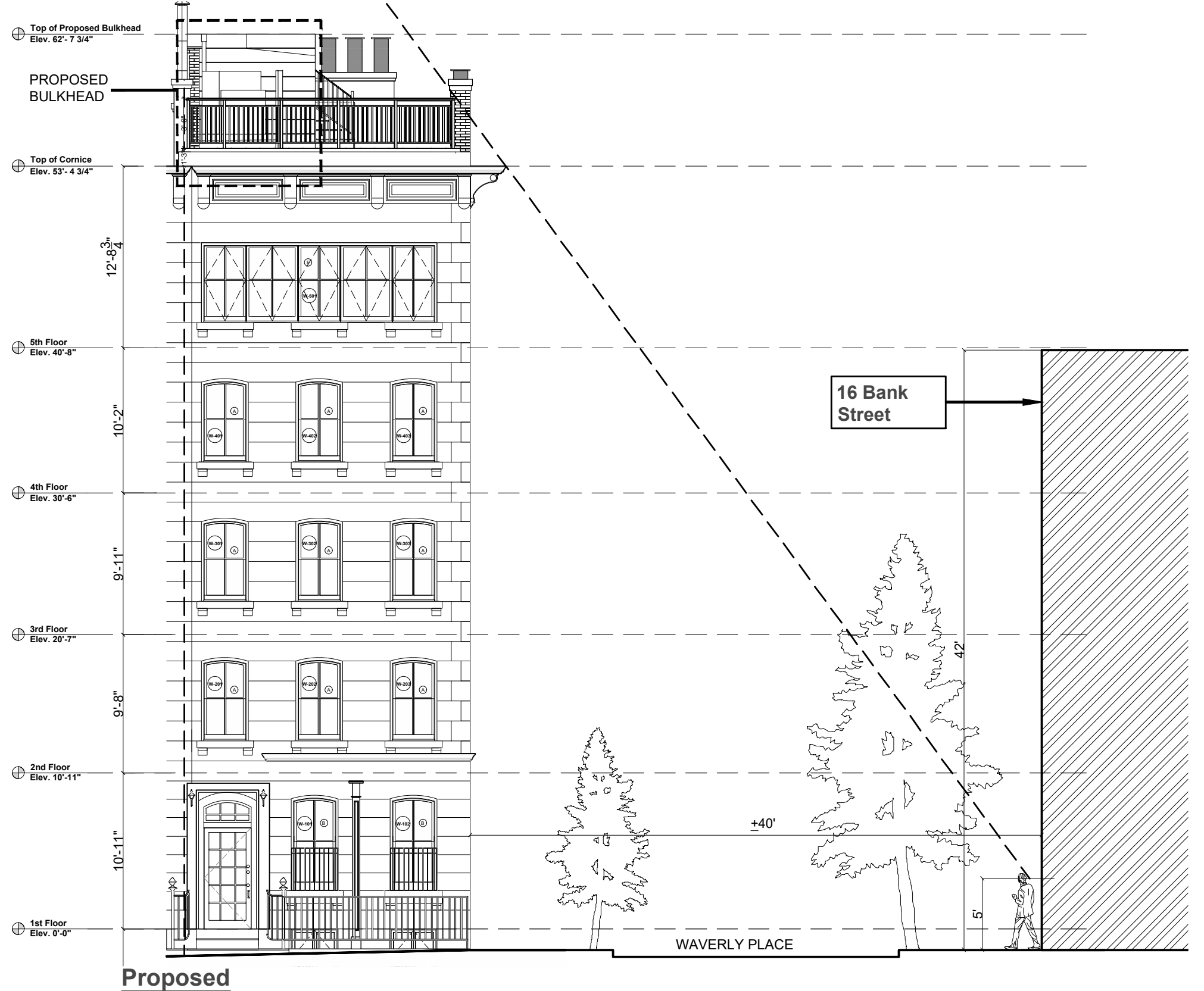
For convenience in writing this Report, and solely for this purpose, the Greenwich Village Historic District has been arbitrarily divided into nine contiguous areas. This division into areas has no significance historically, architecturally or otherwise, and has been introduced only for convenience in organizing the material for this Report.



14 BANK STREET NEW YORK, NY 10014

HISTORIC MAP AND PHOTO (1940 TAX PHOTO)

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

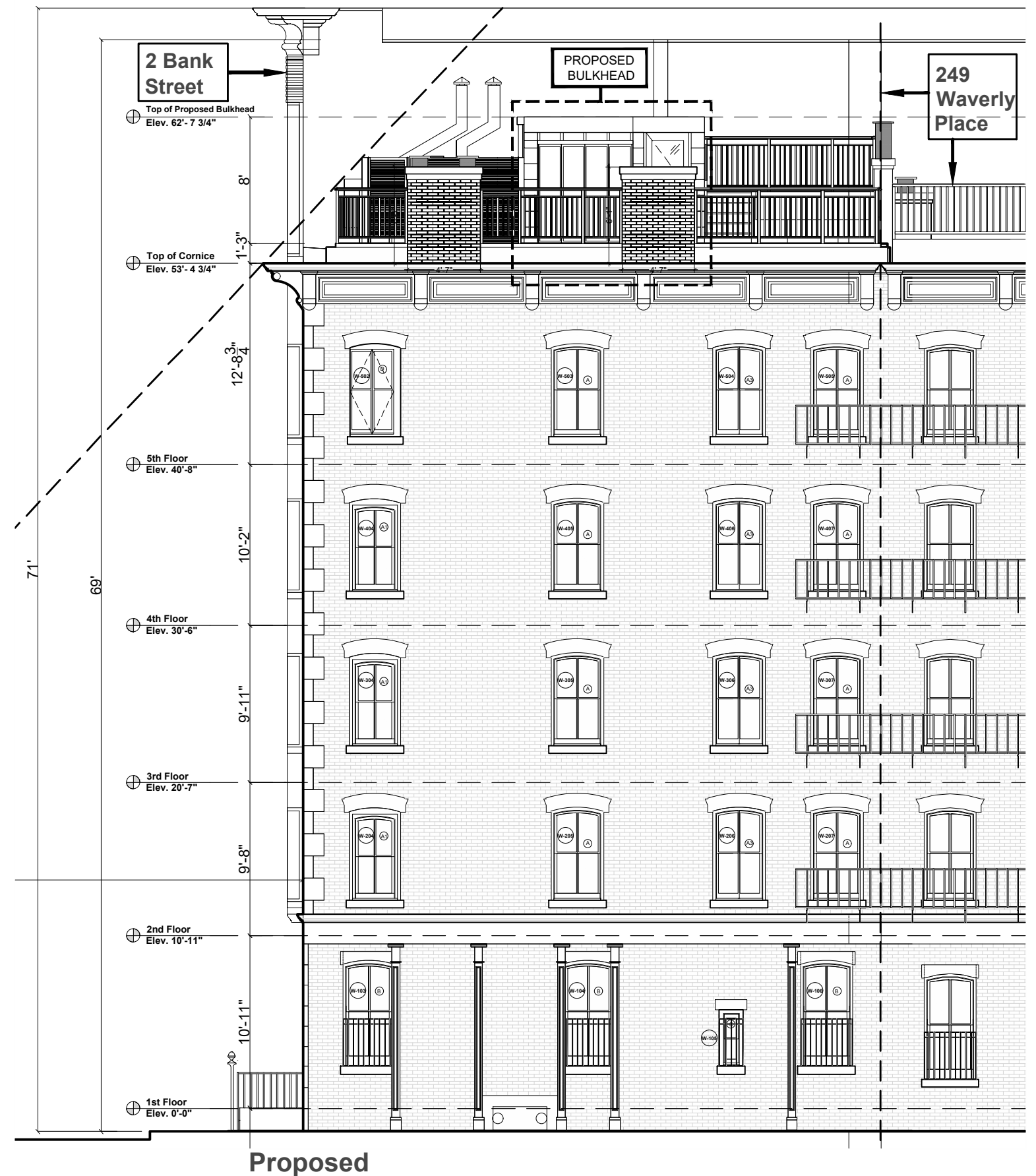


14 BANK STREET NEW YORK, NY 10014

Proposed Bank Street Elevation

Scale: 1/8"=1'-0"

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

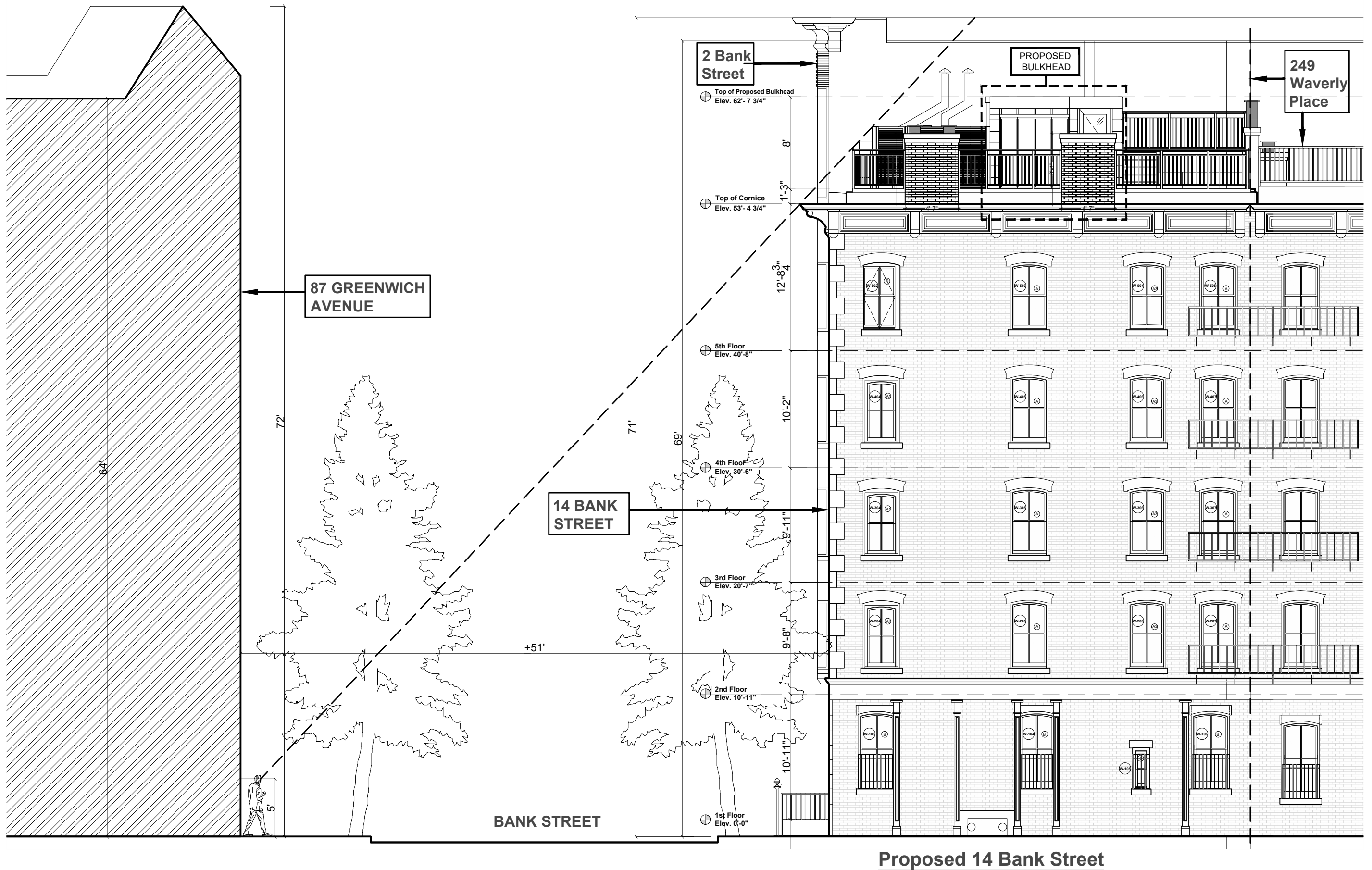


14 BANK STREET NEW YORK, NY 10014

Proposed Waverly Place Elevation

Scale: $\frac{1}{8}$ "-1'-0"

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LAURENCE G. JONES ARCHITECTS

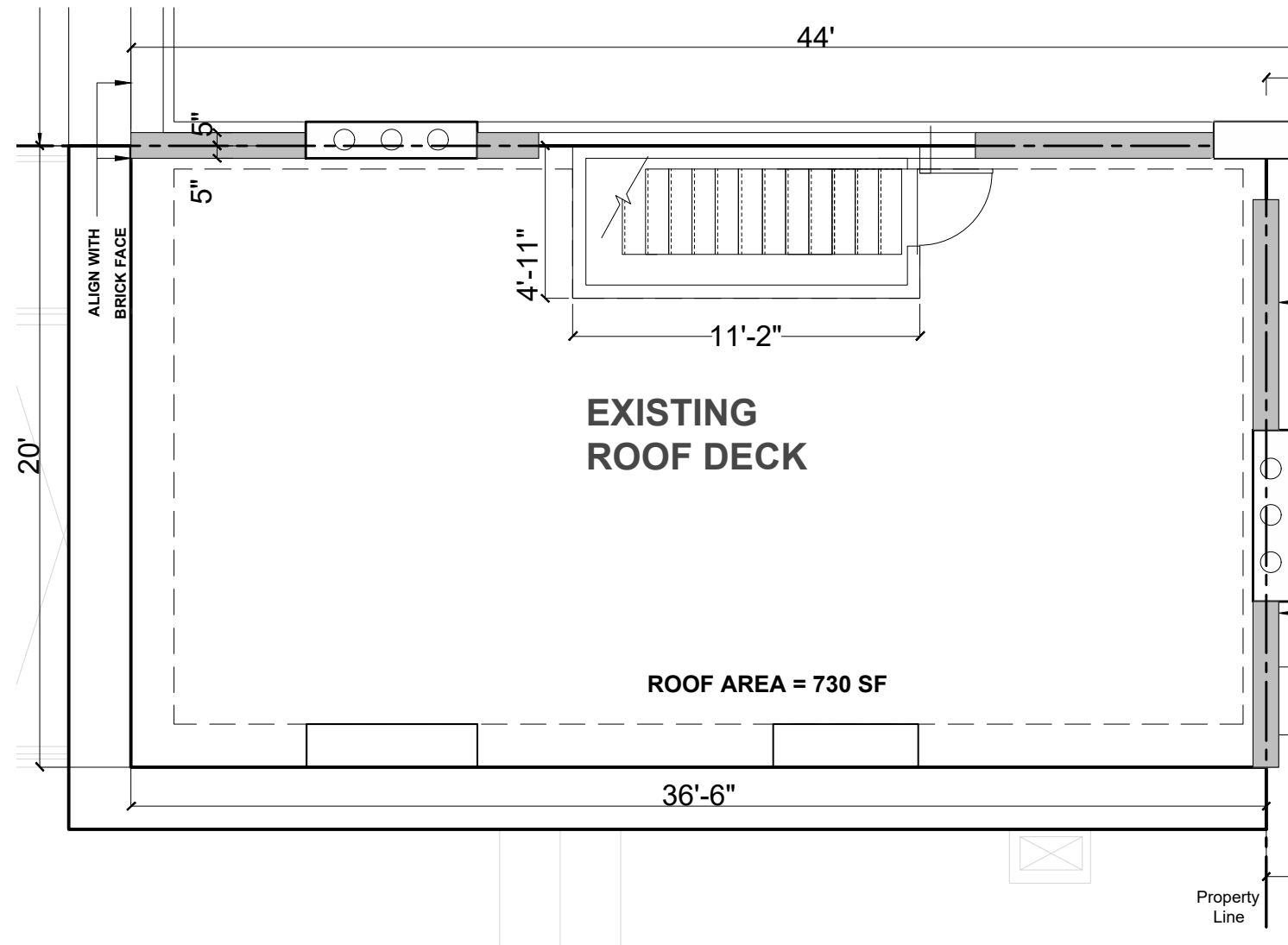


14 BANK STREET NEW YORK, NY 10014

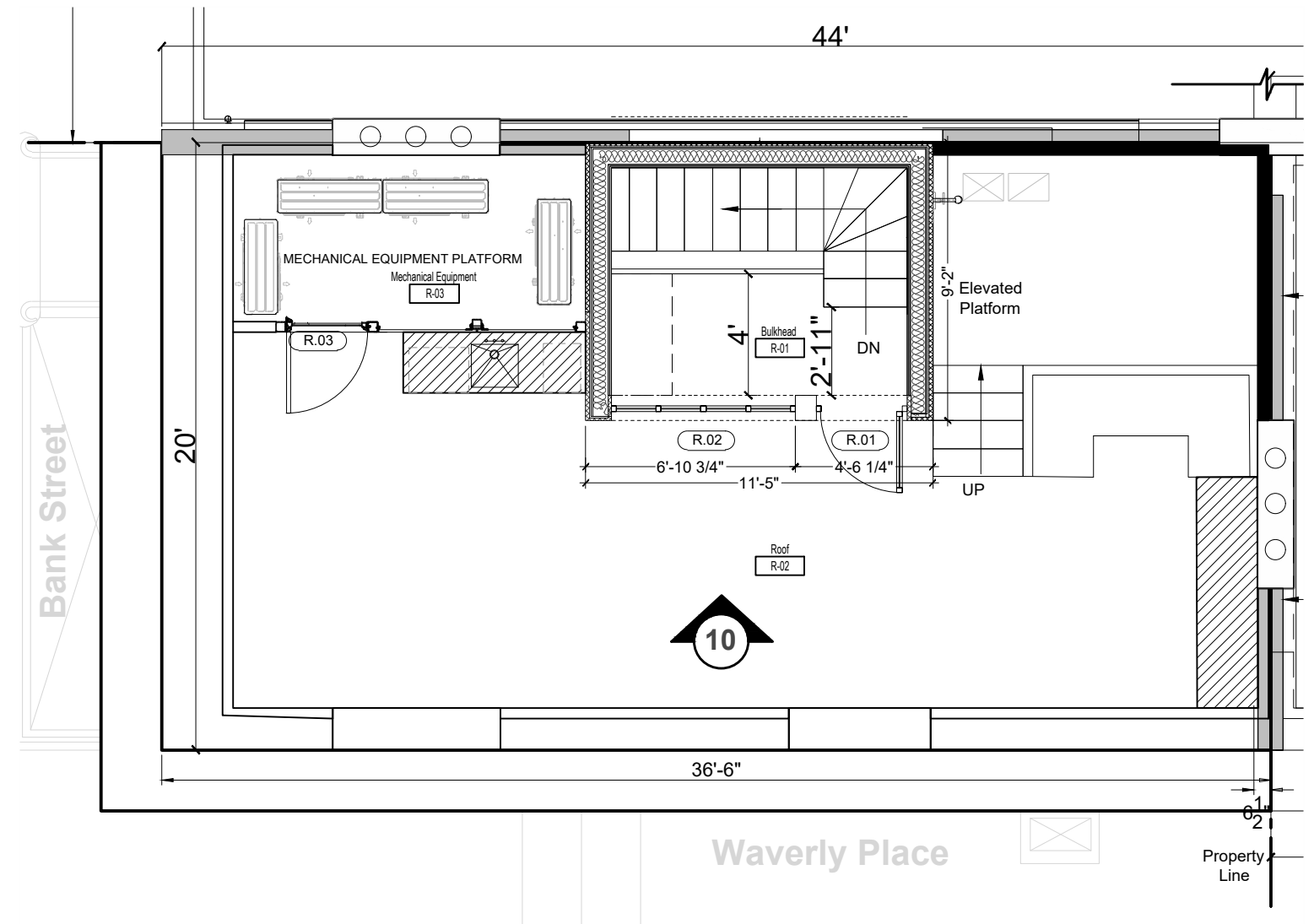
Proposed Waverly Place Elevation

Scale: 1/8"=1'-0"

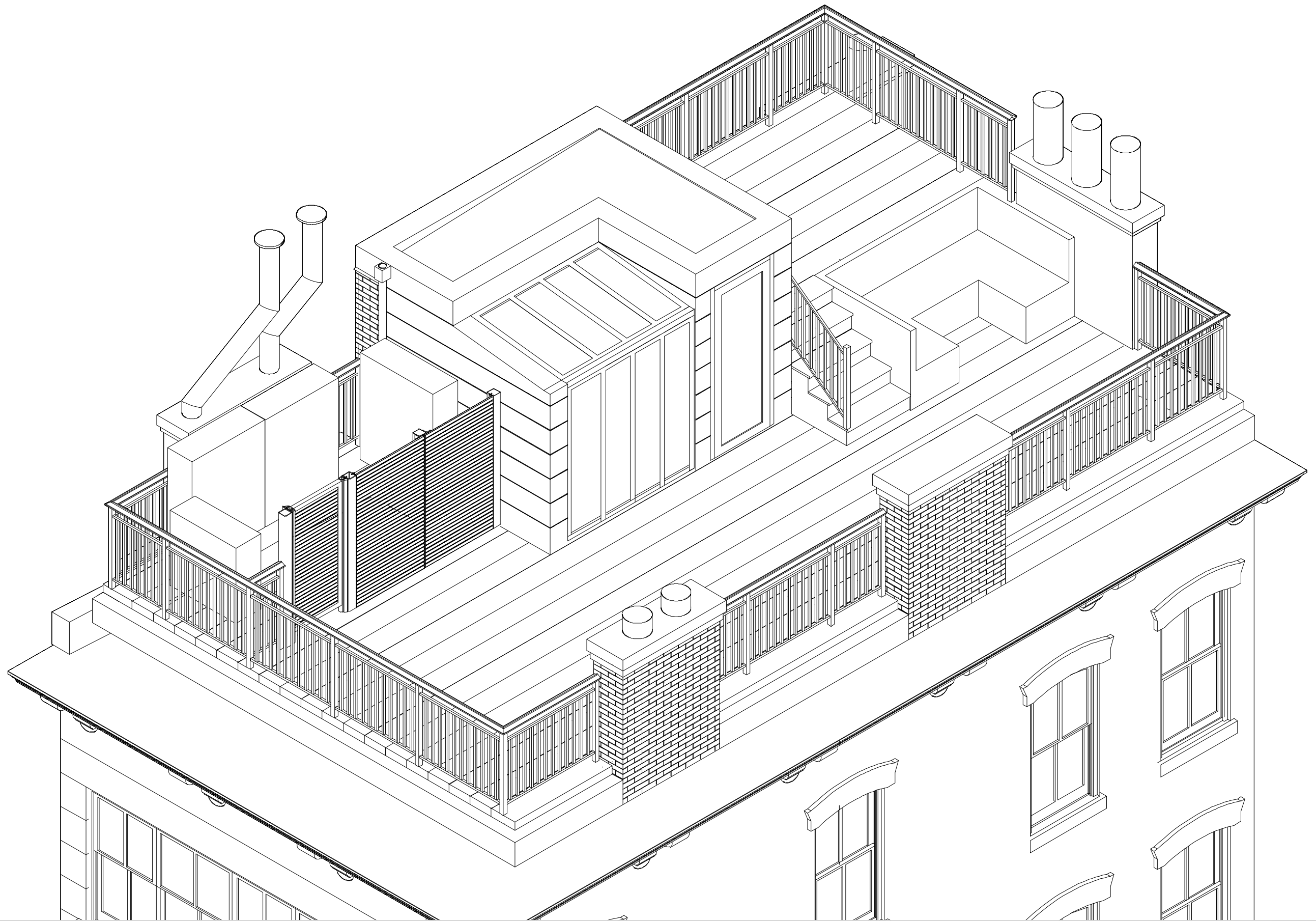
Aug 19 2026
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EXISTING PLAN



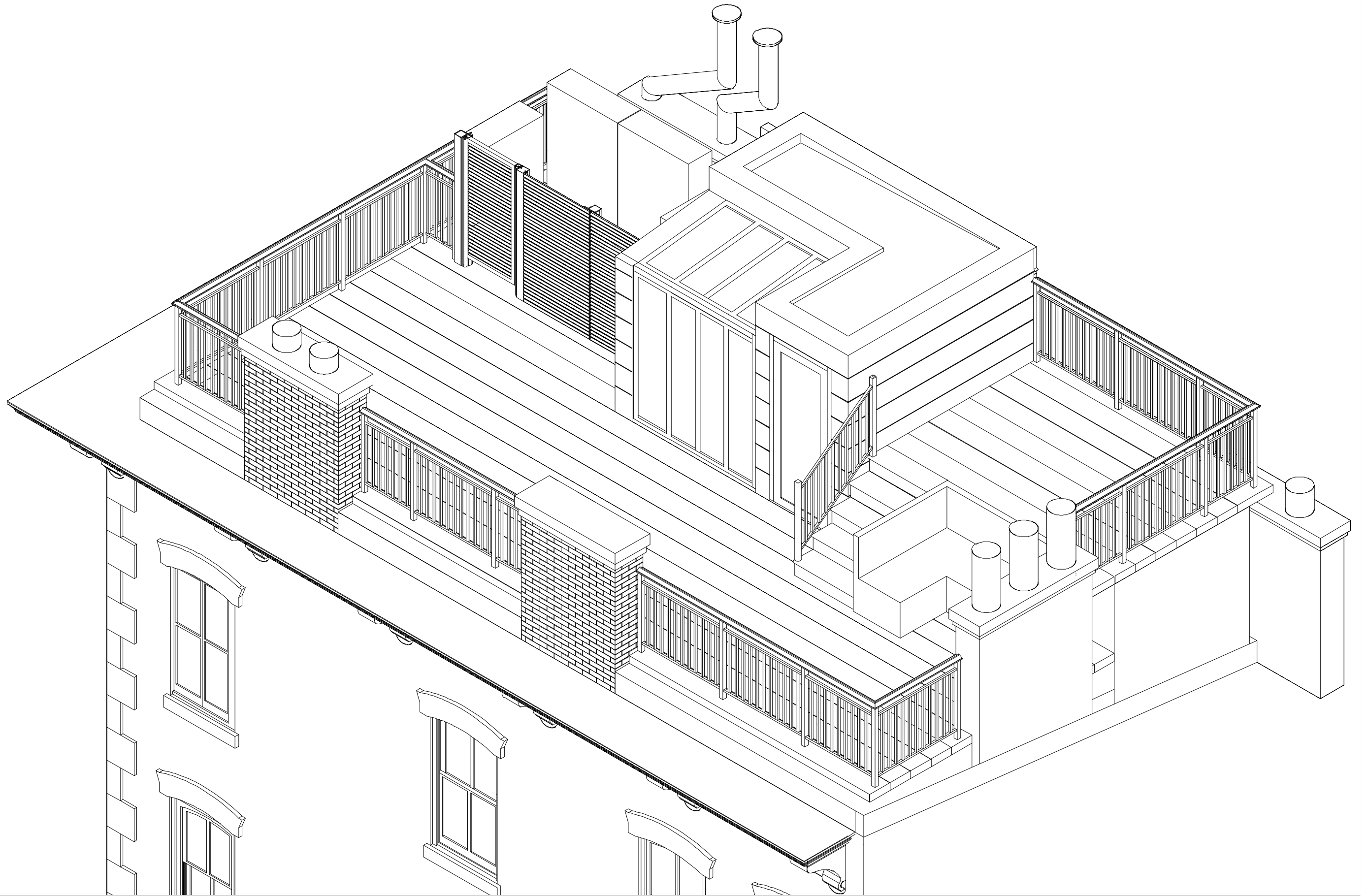
PROPOSED PLAN



14 BANK STREET NEW YORK, NY 10014

PROPOSED BULKHEAD | BANK ST AXON

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14 BANK STREET NEW YORK, NY 10014

PROPOSED BULKHEAD | WAVERLY PLACE AXON

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

H

Historic Color

SW 2850

Chelsea Gray

FULL DETAILS ^

LRV: 47 ⓘ

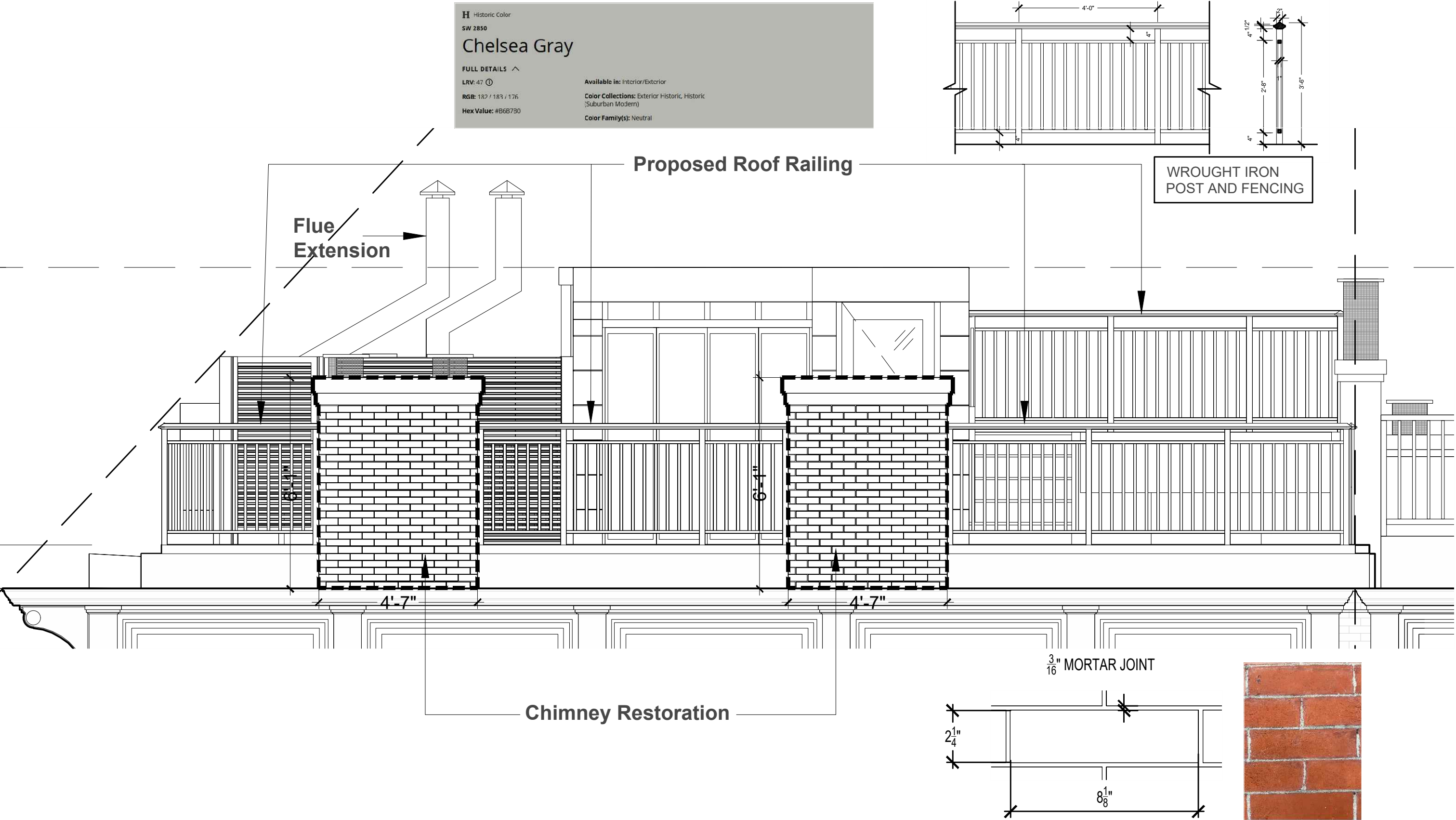
RGB: 182 / 183 / 176

Hex Value: #B6B7B0

Available in: Interior/Exterior

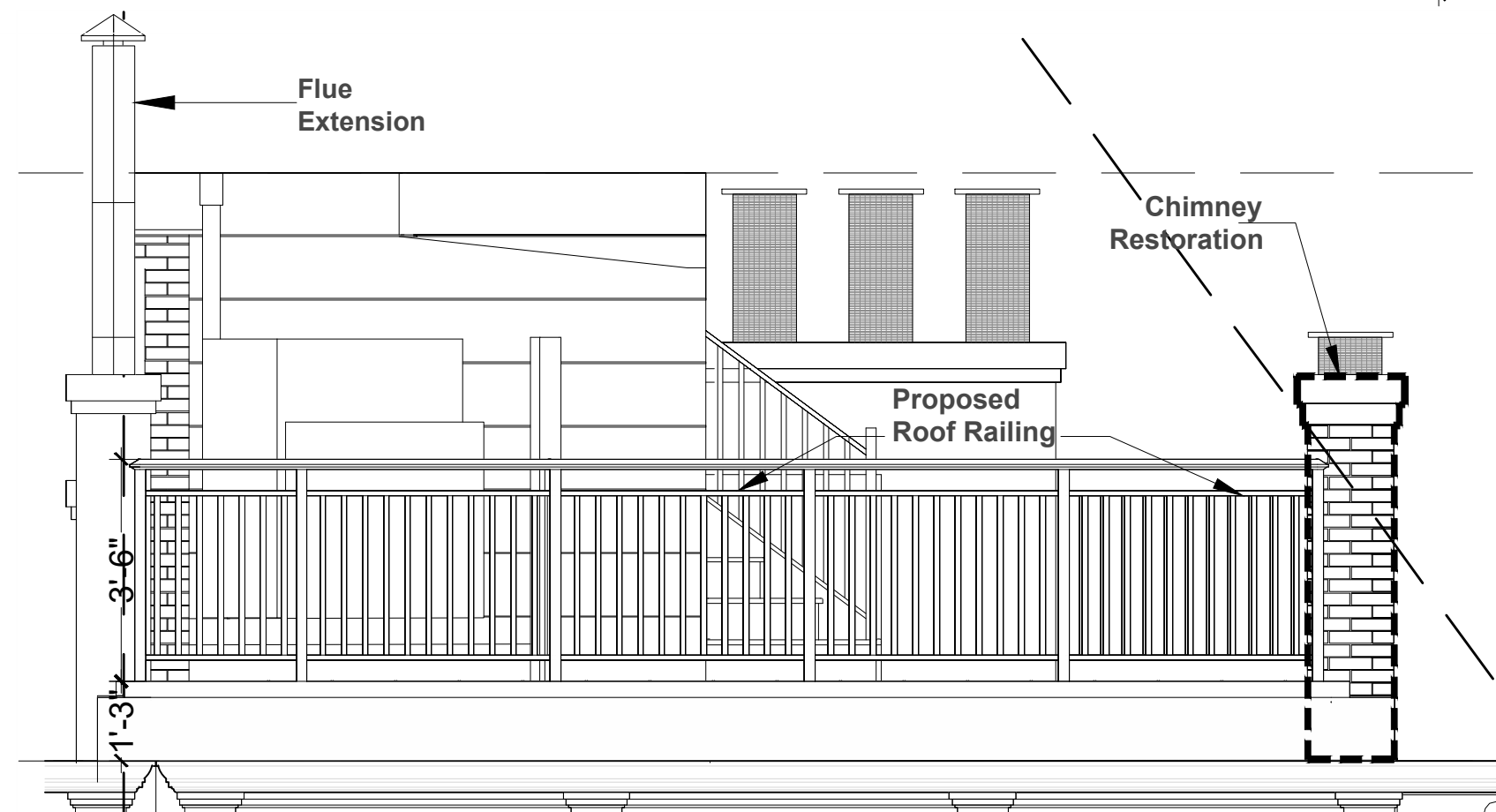
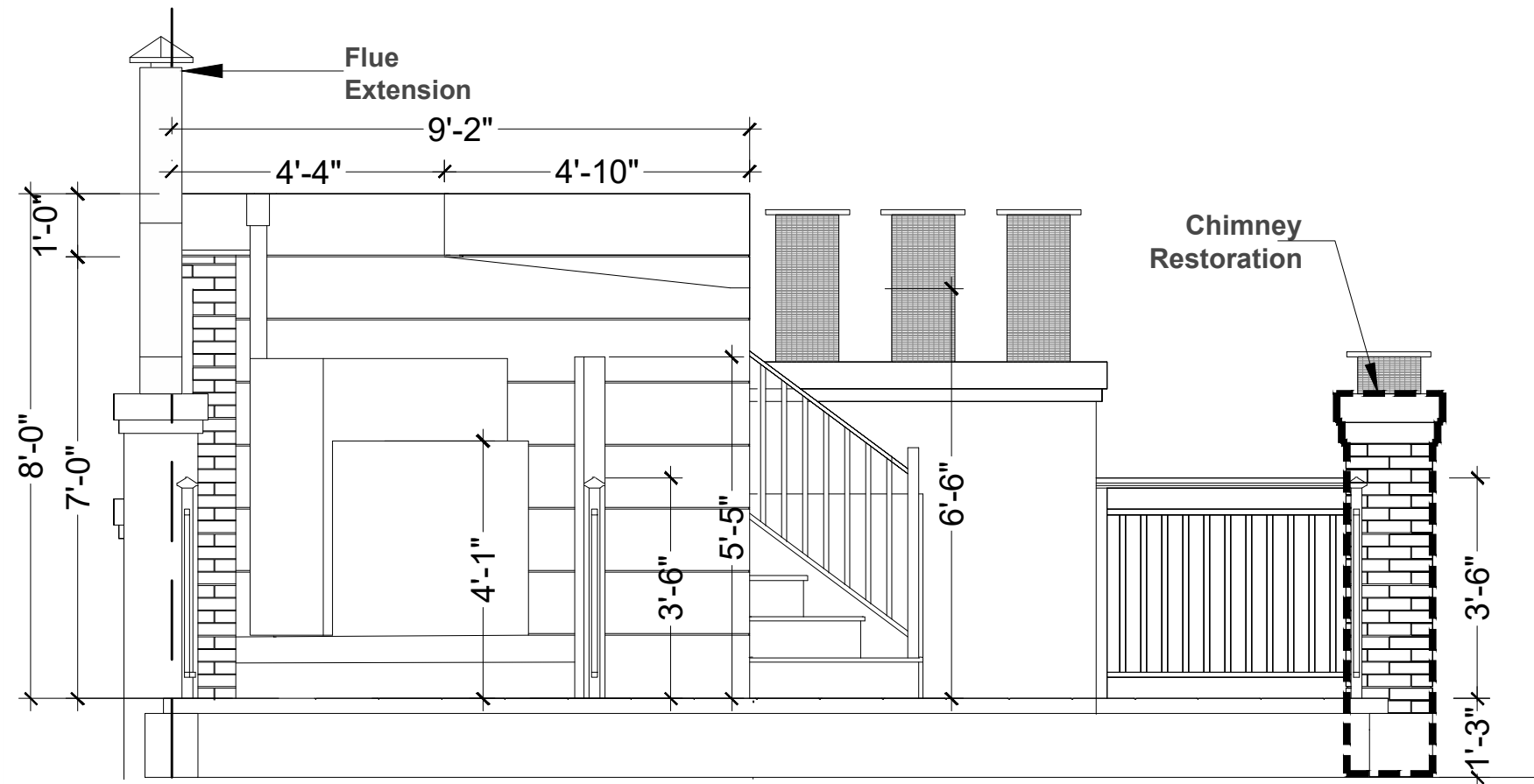
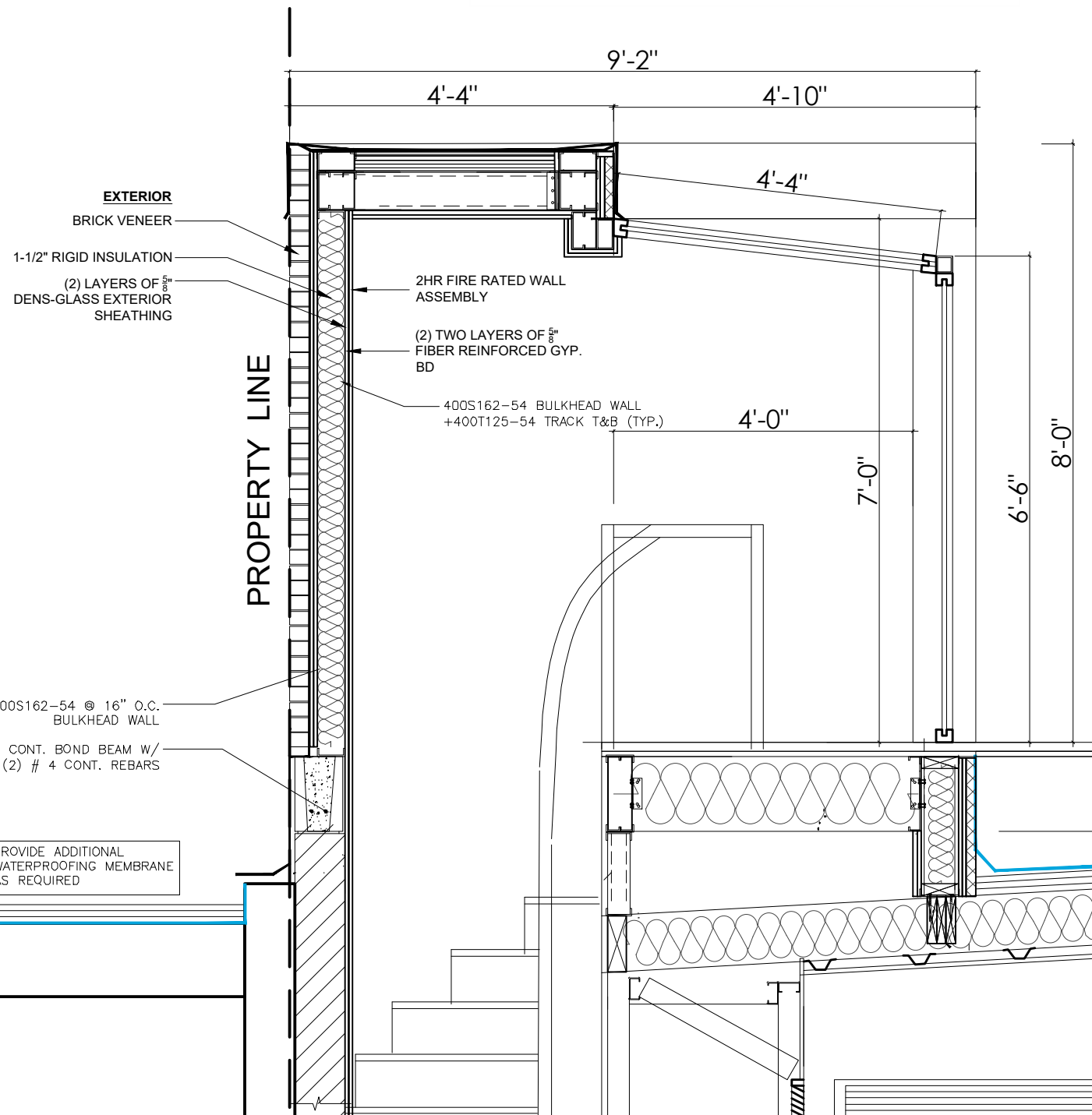
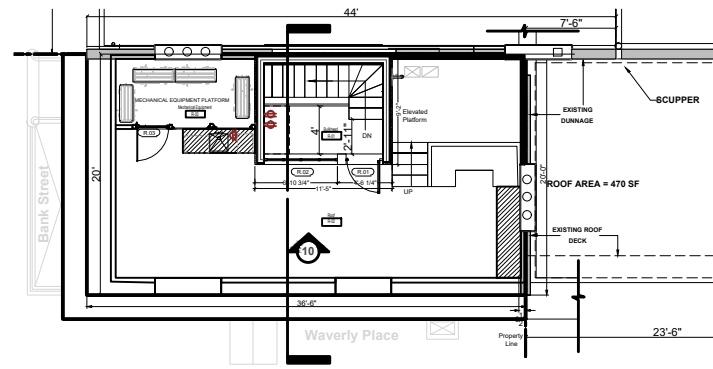
Color Collections: Exterior Historic, Historic (Suburban Modern)

Color Family(s): Neutral



14 BANK STREET NEW YORK, NY 10014

Proposed Waverly Place Elevation



14 BANK STREET NEW YORK, NY 10014

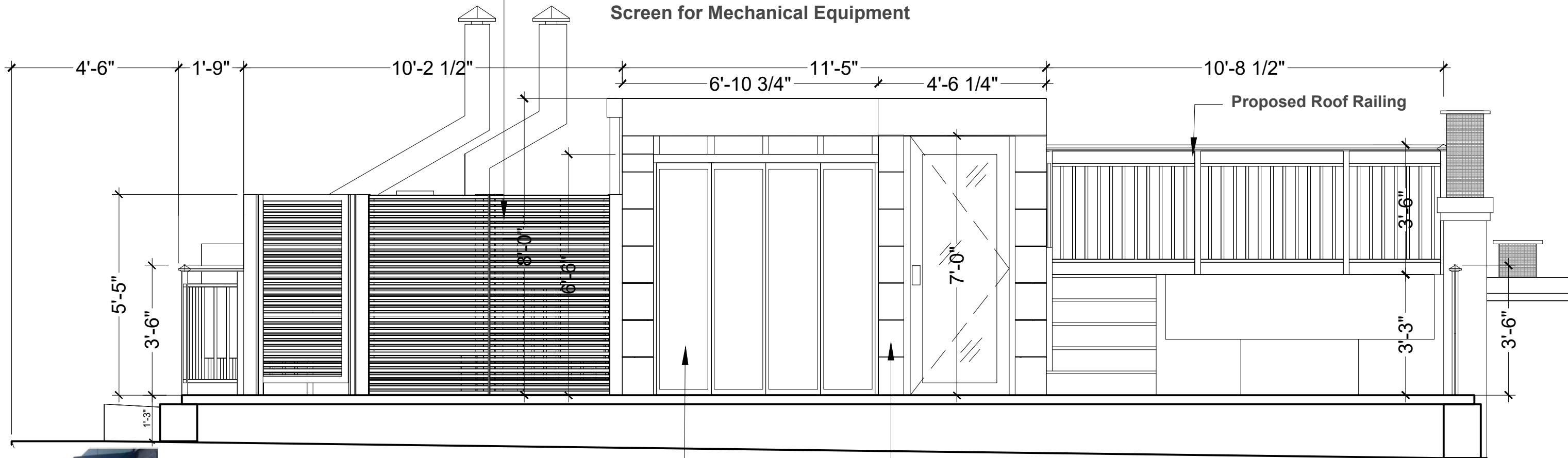
Proposed Rooftop Elevation and Section

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ARCHITECTURAL STEEL FENCING CUSTOM FABRICATED
ORSOGRIL TALIA 80 BY BARNETT BATES CORPORATION
POLYESTER POWDER COAT FINISH SYSTEM

Screen for Mechanical Equipment



BULKHEAD WINDOW
AND DOOR PROVIDED
BY HISTORIC WINDOWS
OF NEW YORK

GALVANIZED STEEL
FRAME AND DOOR;
MANUFACTURED BY
OPTIMUM WINDOW
MEG CORPORATION 28
CANAL ST ELLENVILLE
NY 12428

CUSTOM COLOR FINISH

BOHEMIAN BLACK SW 6988
SHERWIN WILLIAMS

H Historic Color
SW 2850

Chelsea Gray

FULL DETAILS ^

LRV: 47 ⓘ

RGB: 182 / 183 / 176

Hex Value: #B6B7B0

Hand Applied Stucco

Available in: Interior/Exterior

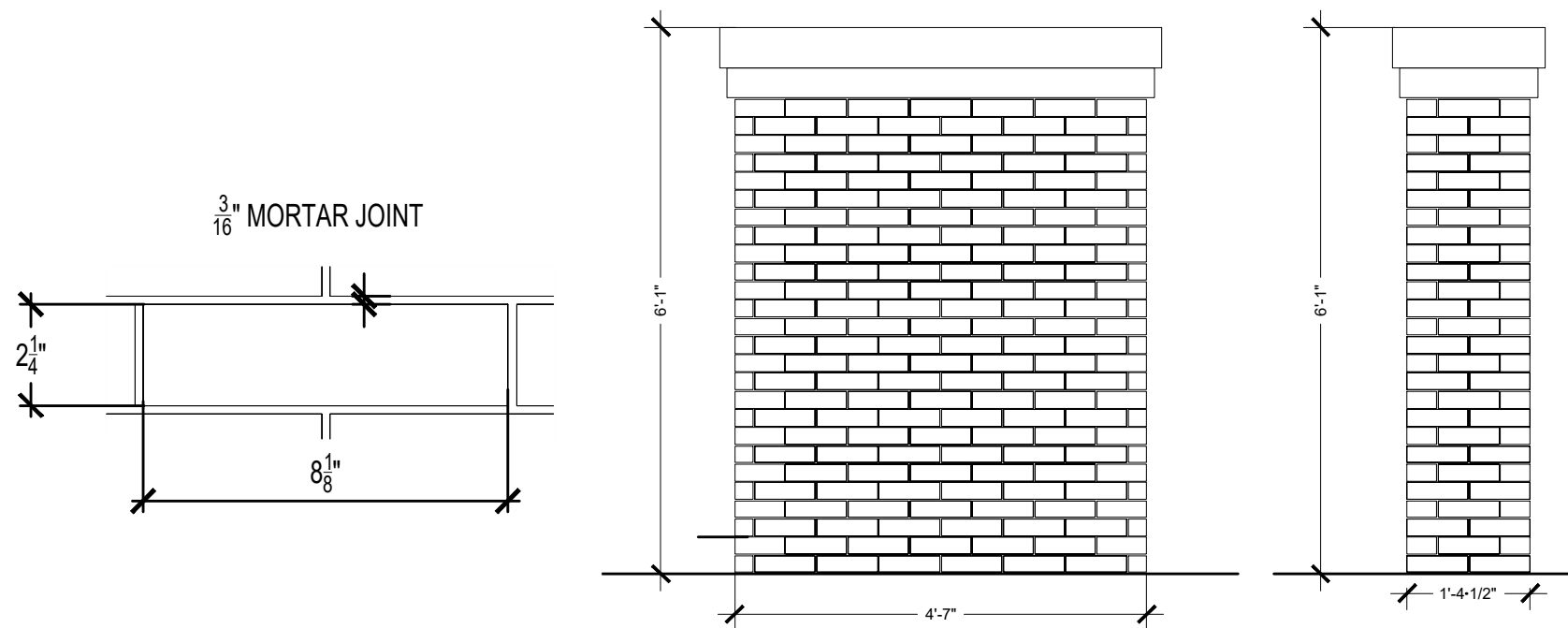
Color Collections: Exterior Historic, Historic (Suburban Modern)

Color Family(s): Neutral

COLOR: CHELSEA GRAY SW 2850

14 BANK STREET NEW YORK, NY 10014

Proposed Elevation at Roof Deck (Waverly Place)



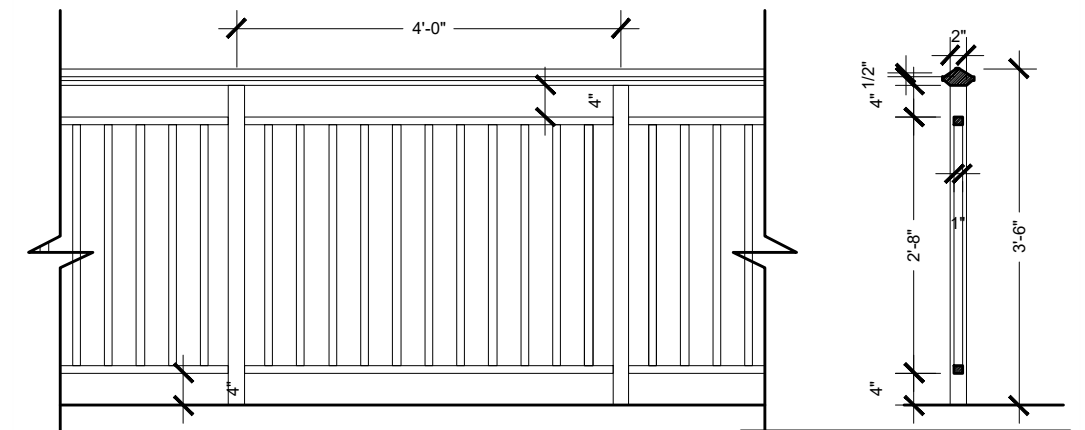
Chimney Restoration



56DD with
alternate
selection
Colonial Sand.



Veneer Brick
56DD Glen Gery
to match foyer
brick

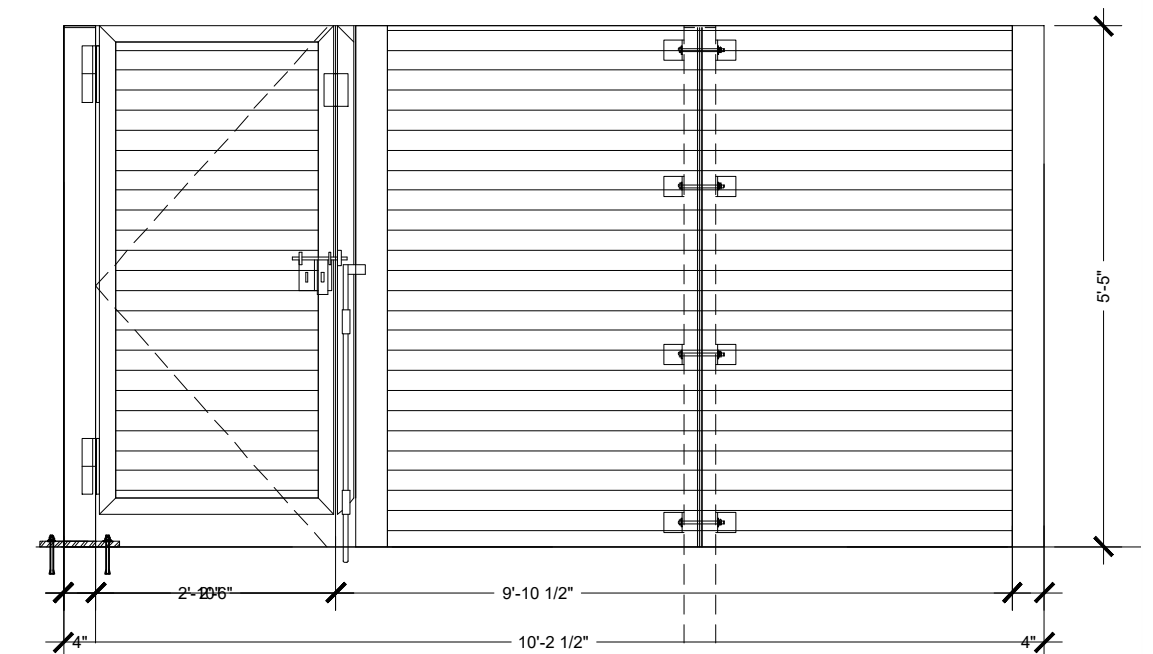


Proposed Roof Railing

WROUGHT IRON
POST AND FENCING

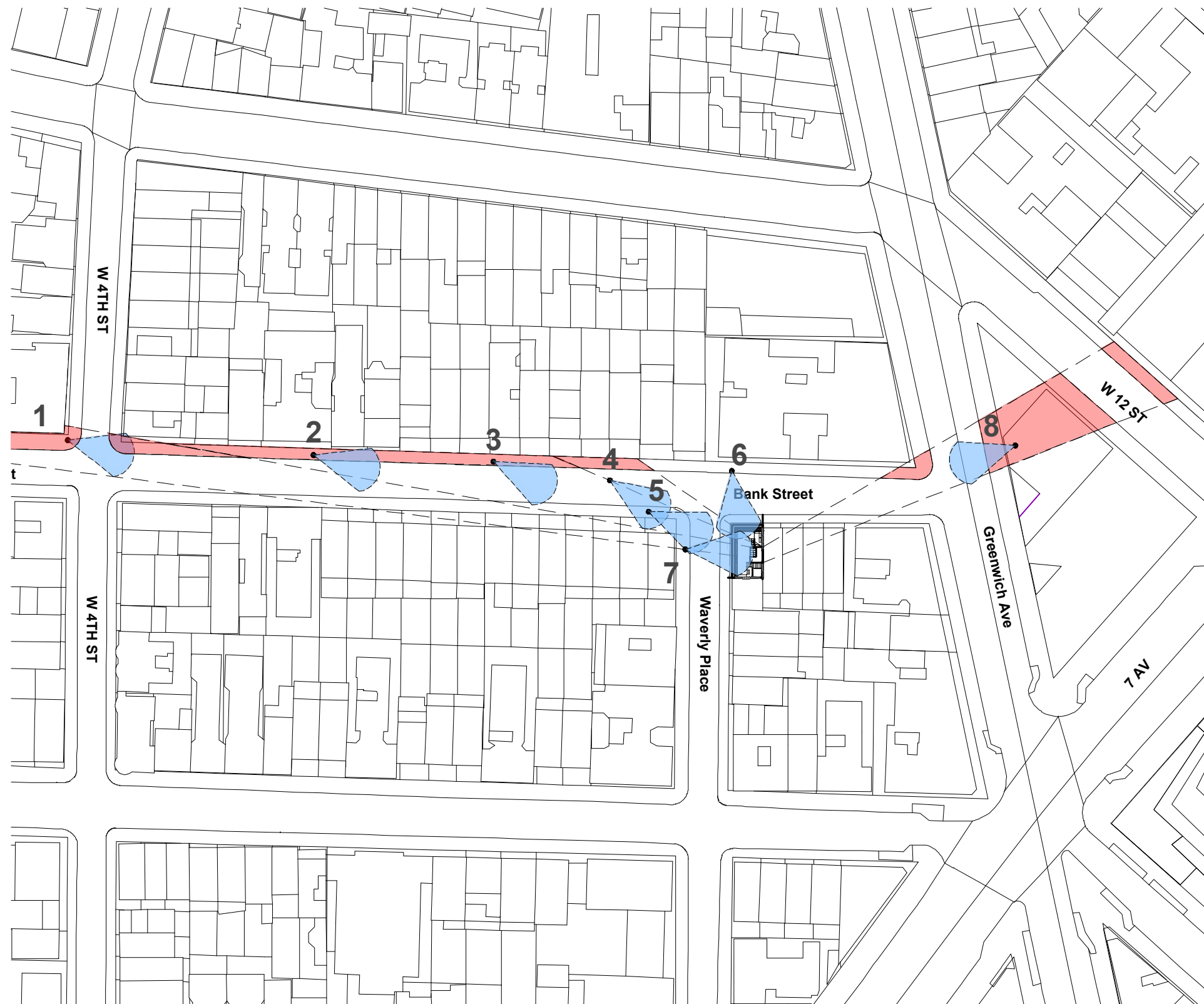


Plan



Screen for Mechanical Equipment

VISIBILITY STUDIES



VISIBILITY OF ROOF TOP ADDITION

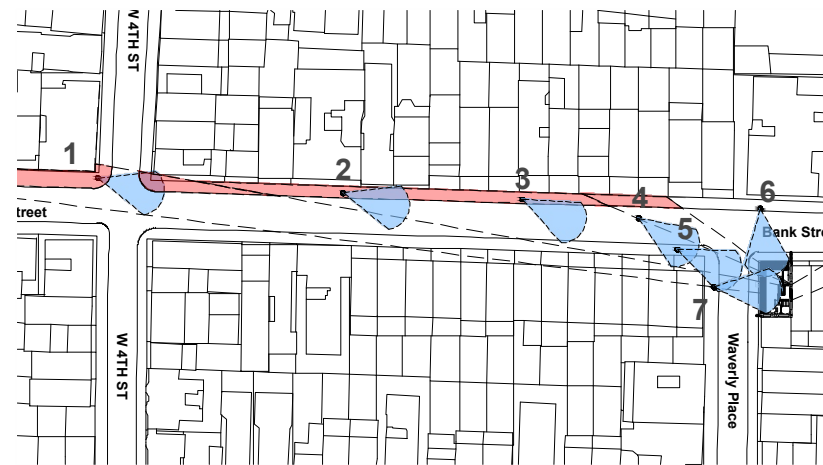


NYC PARKS DEPARTMENT STREET MAP- 14 BANK ST

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY AND TREE MAP

Aug 19 2026
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VISIBILITY FROM WEST 4TH ST AND BANK ST



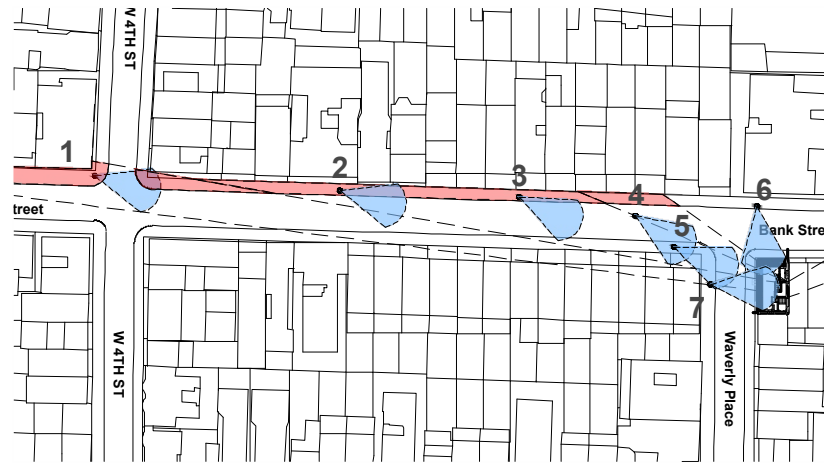
VISIBILITY FROM BANK ST AND WAVERLY
Google Maps April 2026



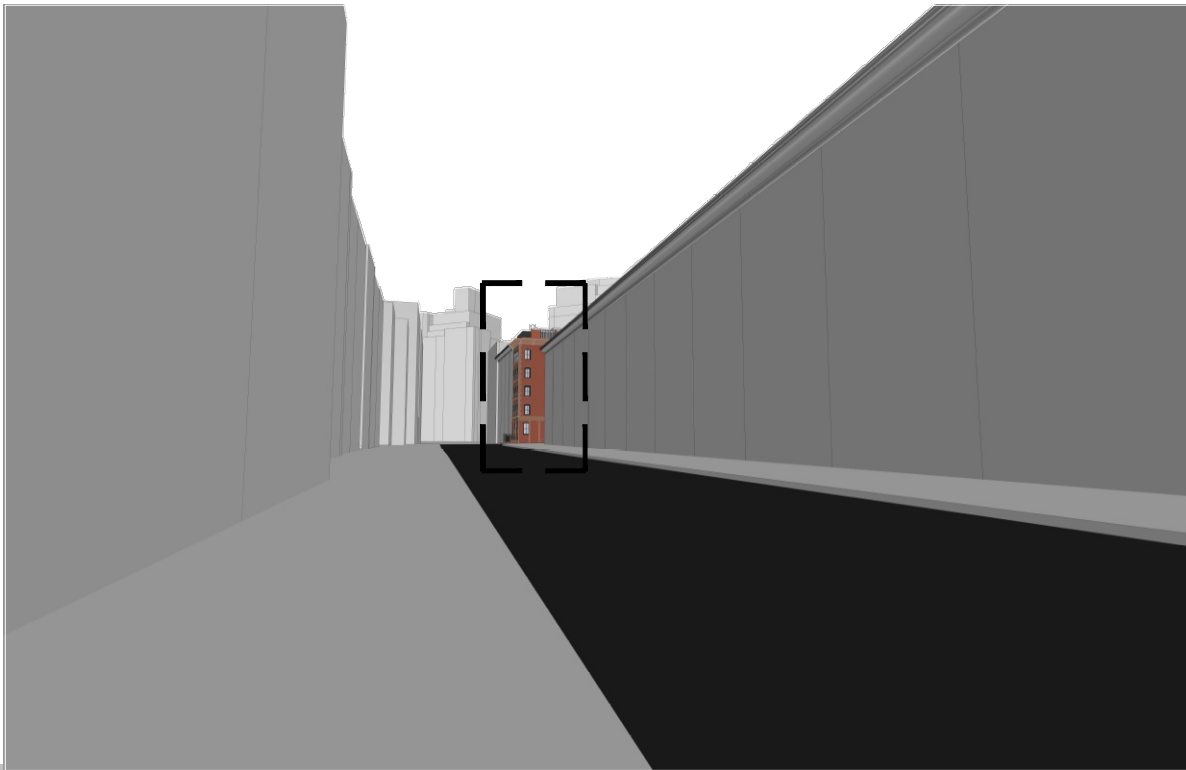
14 BANK STREET NEW YORK, NY 10014

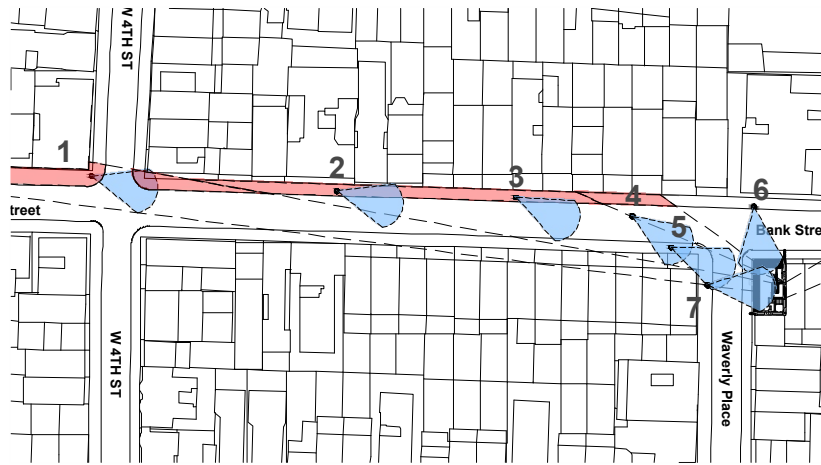
ROOFTOP ADDITION | VISIBILITY 01

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VISIBILITY FROM BANK ST



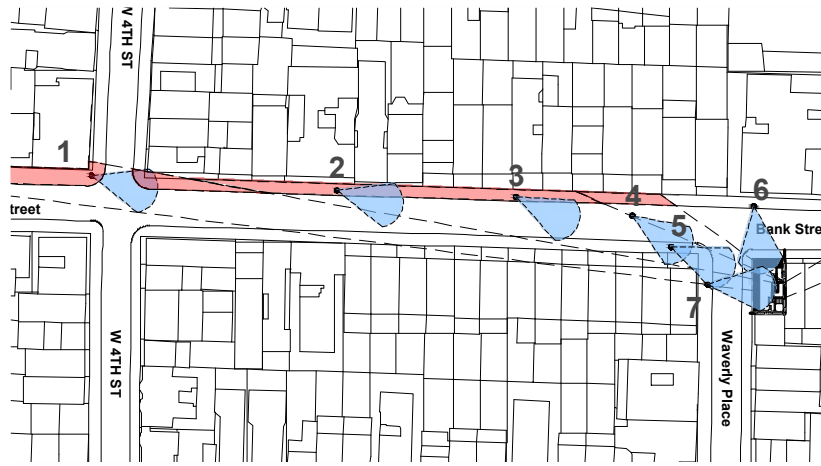


VISIBILITY FROM BANK ST



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 03



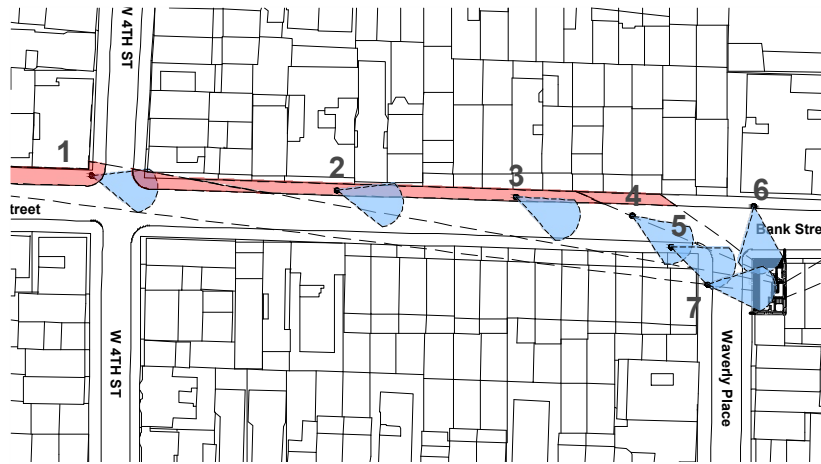
VISIBILITY FROM BANK ST



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 04



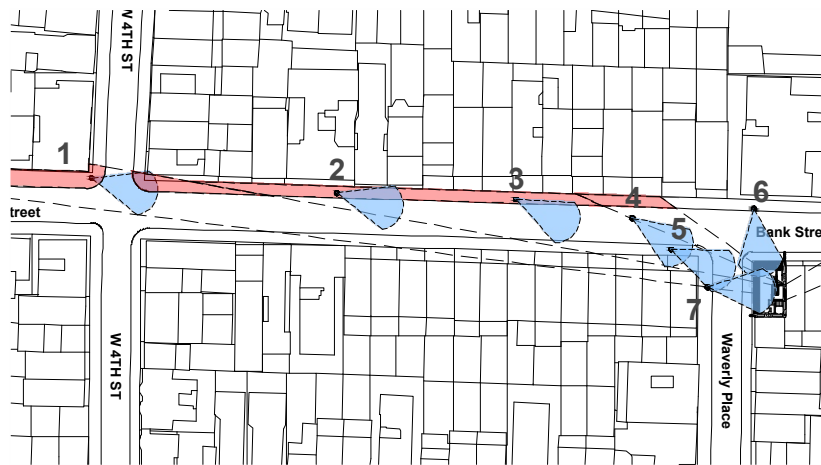


VISIBILITY FROM BANK ST



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 05

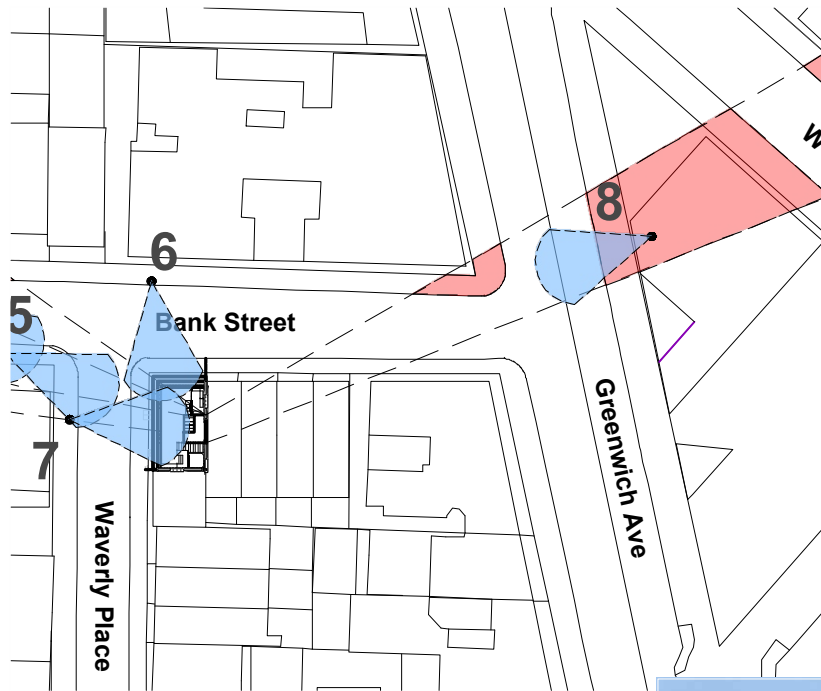


VISIBILITY FROM BANK ST

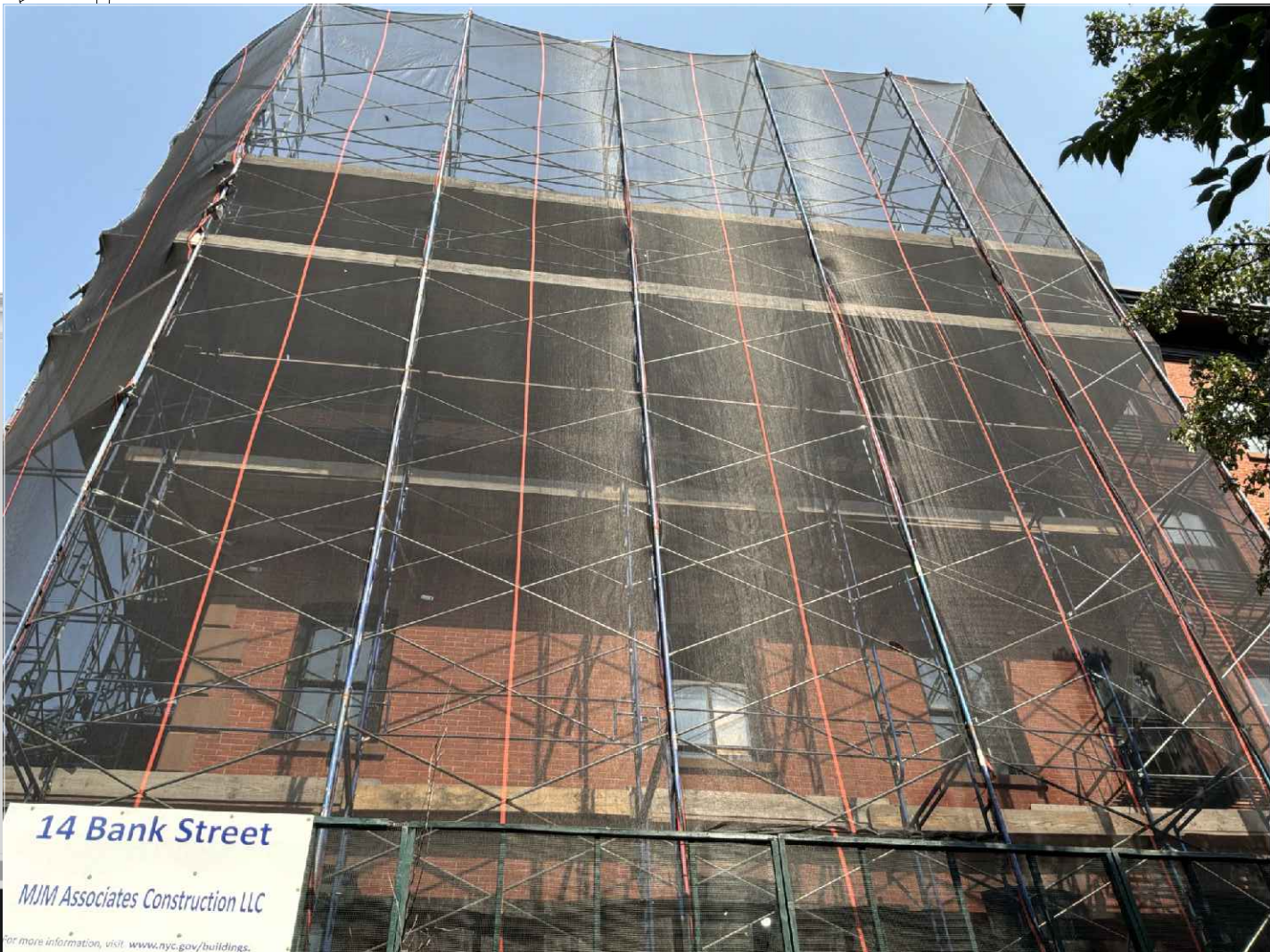


14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 06

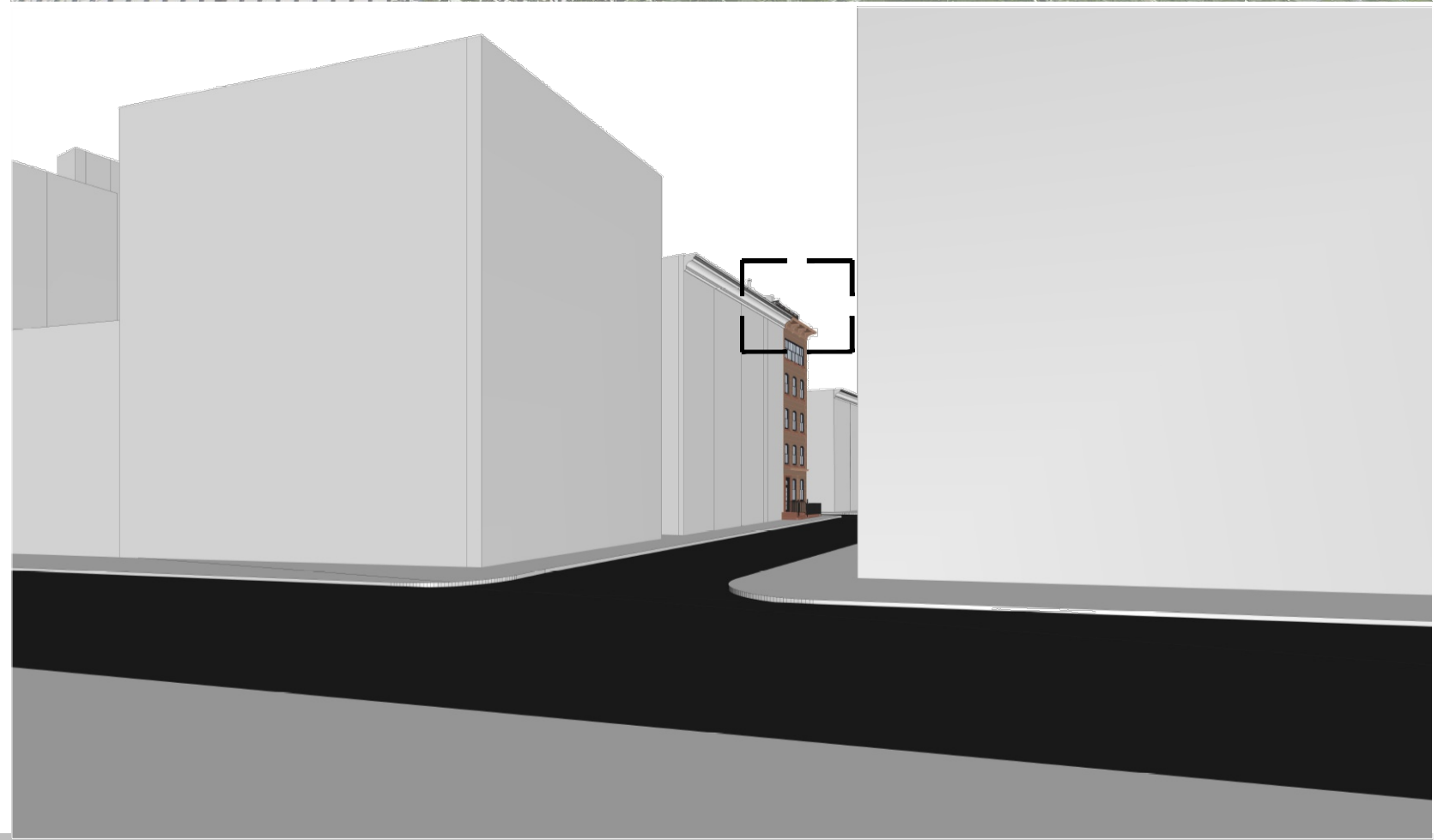
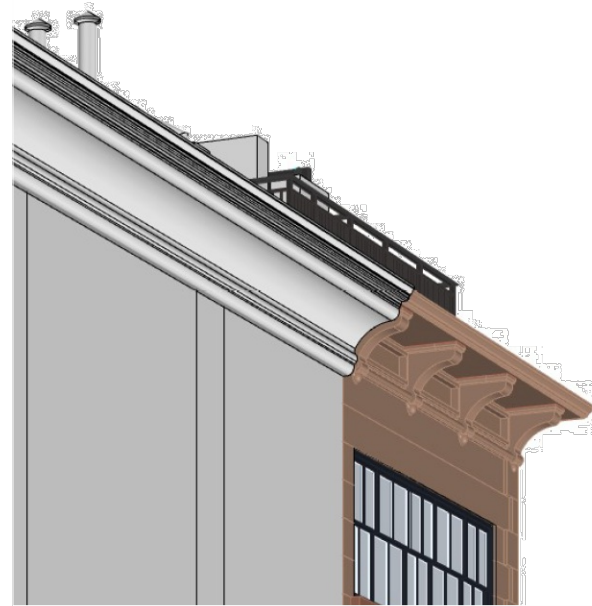


VISIBILITY FROM BANK ST AND GREENWICH AVE





VISIBILITY FROM BANK ST AND GREENWICH AVE



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITION | VISIBILITY 08

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CONTEXT | ROOFTOP ADDITION (SIMILAR TO VISIBILITY 03)

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Edward Hopper
Roofs, Washington Square , 1926
 watercolor over charcoal on paper
 Copyright Heirs of Josephine Hopper / Licensed by Artists Rights Society (ARS), NY



Edward Hopper
My Roof ,1928
 Watercolor
 Collection Mr. and Mrs. Leo F. Goldshlag, New Rochelle NY

14 BANK STREET NEW YORK, NY 10014

**The Village Rooftop Landscape Was Famously Captured By
 Edward Hopper In Paintings From 1926 and 1928**

Aug 19 2026
 LAURENCE G. JONES ARCHITECTS



1933 Corner of Waverly Place & West 10th st

The Landscape of Greenwich Village is a combination of early and mid 19th Century Townhouses and Late 19th Century + Early 20th Century multi-story tenement and apartment buildings with a varied rooftops of Parapets, bulkheads, skylights and chimney flues.

Greenwich Village 1933

HISTORICAL PHOTOS FROM NYPL ARCHIVES

14 BANK STREET NEW YORK, NY 10014

THE NEIGHBORHOOD CONTEXT

Aug 19 2026
LAURENCE G. JONES ARCHITECTS



1933 MANHATTAN 11TH STREET (WEST) WAVERLY PLACE
 HISTORICAL PHOTOS FROM NYPL ARCHIVES
 (14 BANK ST AT THE FAR LEFT IN THE PHOTO)



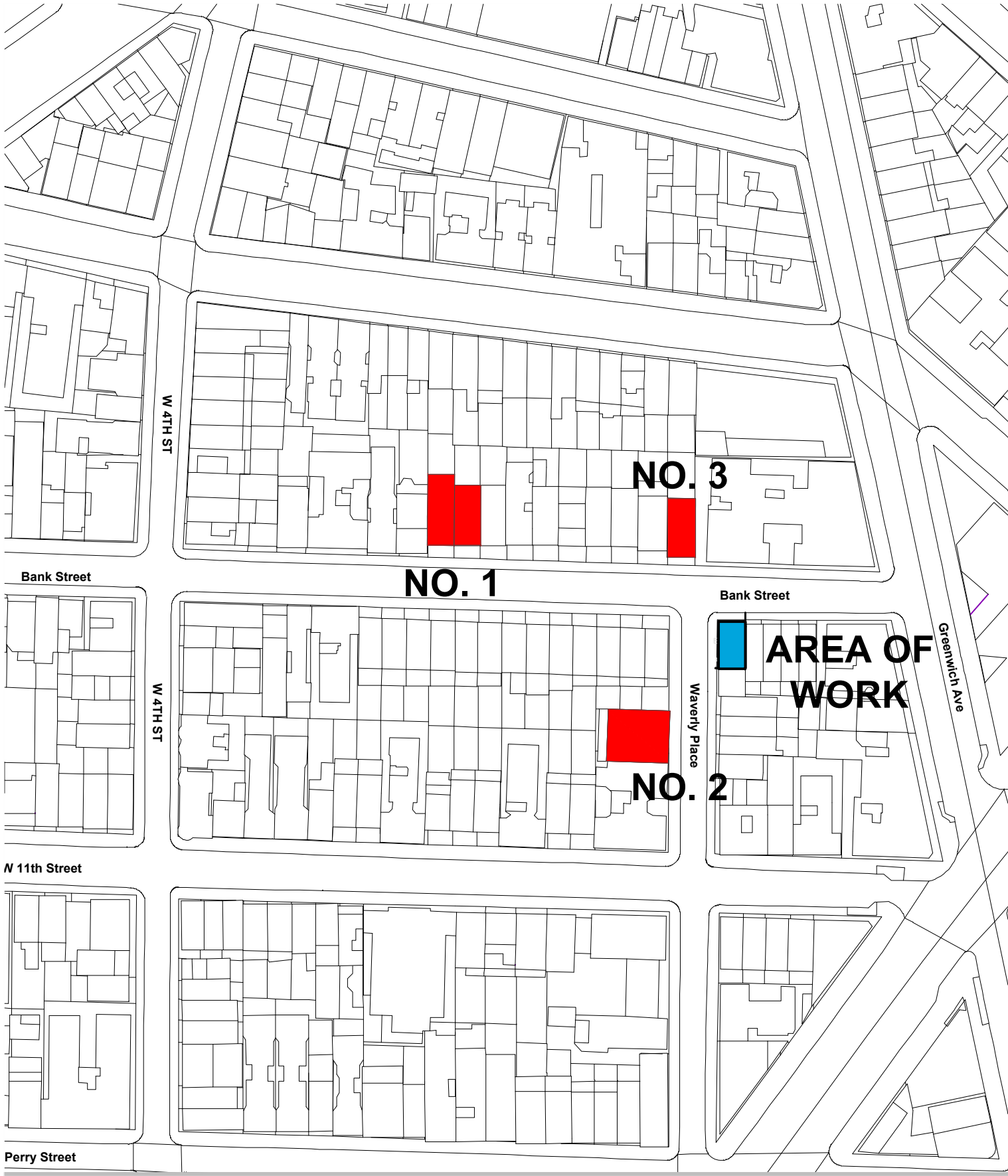
1937 MANHATTAN Perry Street, north side, at Bleecker Street and eastward,
 showing at the N.W. and N.E. corners respectively, Nos. 93-91 and 87. These structures have Bleecker Street numbers, which are 386 and 385.

HISTORICAL PHOTOS FROM NYPL ARCHIVES

THE BLOCKS AROUND 14 BANK ST SHARE THESE CHARACTERISTICS

14 BANK STREET NEW YORK, NY 10014

THE NEIGHBORHOOD CONTEXT



14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS |CASE STUDIES

Rooftop AdditionsAdditional Notes

Case No.	Address	LPC No.	Description
No. 1	25-27 Bank Street	TBD	Roof terrace railing visible from the street.
No. 2	244 Waverly Place (a)	25-04036	Alt- CO filing M01129209-11 Alt One filing
No. 3	9 Bank st	TBD	Rooftop Addition

ADDITIONAL NOTES

- (a) "That the rooftop addition, featuring gray stucco cladding... will be in keeping with the character of other rooftop accretions with the historic district." "The raised flues seen over the front facade will be within the context of the district approval with requirement, eliminate the visibility of roof railing directly across the street.



25/27 Bank Street



25/27 Bank Street



- Roof deck railing is visible from across Bank Street.
- Need LPC & DOB records of roof deck.



1940s TAX PHOTOS ; 25/ 27 BANK STREET
NYC MUNICIPAL ARCHIVES

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS | CASE NO 1 | 25 / 27 BANK ST

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 11/06/2024 - RW
THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT
CERTIFICATE OF NO EFFECT

ISSUE DATE: 11/06/24	EXPIRATION DATE: 11/6/2028	DOCKET #: LPC-25-04500	PERMIT #: CNE-25-04500
ADDRESS: 244 WAVERLY PLACE Apt/Floor: ROOF Greenwich Village Historic District		BOROUGH: Manhattan	BLOCK/LOT: 614 / 25

Display This Permit While Work Is In Progress

ISSUED TO:
ROB KALINER
ROUNDSQUARE DEVELOPMENT, LLC
147 W. 35TH STREET
NEW YORK, NY 10001

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on November 04, 2024.

The approved work consists of constructing a temporary mockup, consisting of wood studs and orange plastic netting, at the roof, for the purpose of documenting the visibility of a proposed rooftop addition, filed under a separate application (LPC-25-04036), as described and shown in drawings A-000.00, A-001.00, A-100.00, A-101.00, A-200.00, A-201.00, A-202.00, A-203.00, and A-204.00, dated November 4, 2024, and prepared by Lesly Aron Schmerzler, RA, submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 244 Waverly Place (aka 244-246 Waverly Place) as a pair of Romanesque Revival style rowhouses designed by William B. Tuthill and built in 1886; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Based on

NYC Buildings
Work Permit Department Of Buildings

Permit Number: M01129209-S9-GC-CX
Permit Classification: ALTERATION CO
Address: MANHATTAN 244 WAVERLY PLACE

Work on Floor(s): FLOOR NUMBER(S)-1-SO-7840-M01129209-1L, FLOOR NUMBER(S)-2-SO-1473-M01129209-1L, CELLAR-SO-6056-M01129209-1L, FLOOR NUMBER(S)-3-SO-4687-M01129209-1L, ROOF-SO-5583-M01129209-1L
Total number of dwelling units at location: 13
Number of dwelling units occupied during construction: 0

Issued: 10/27/2025
Expires: 12/31/2025
Issued To: JON HUMMEL
Business: JOHN HUMMEL CUSTOM BLD IN
License No: GC-038243
CS:

Description: APPLICATION FILED FOR PARTIAL DEMOLITION MEANS AND METHODS AND TEMP SHORING & STABILIZATION OF A 4 STORY BUILDING, IN CONJUNCTION WITH ALT-CO FILING M01129209-1L

All Structural (SI) work for a new building or alteration which includes an enlargement must not commence until the associated New Building General Construction or Alteration General Construction permit is issued and may only occur as long as the associated New Building General Construction or Alteration General Construction permit is active. For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings. Call 311 with any questions or complaints.

Borough Commissioner: [Signature] Commissioner of Buildings: James S. Oddo

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



1940s TAX PHOTOS ; 244 WAVERLY PLACE
NYC MUNICIPAL ARCHIVES

- Gut renovation; add full floor
- LPC Docket No. 25-04500
- Rooftop addition no. 25-04036
- Require copies of filing & plans

14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS | CASE NO 2 | 244 WAVERLY PLACE



1933 MANHATTAN BANK STREET WAVERLY PLACE
HISTORICAL PHOTOS FROM NYPL ARCHIVES



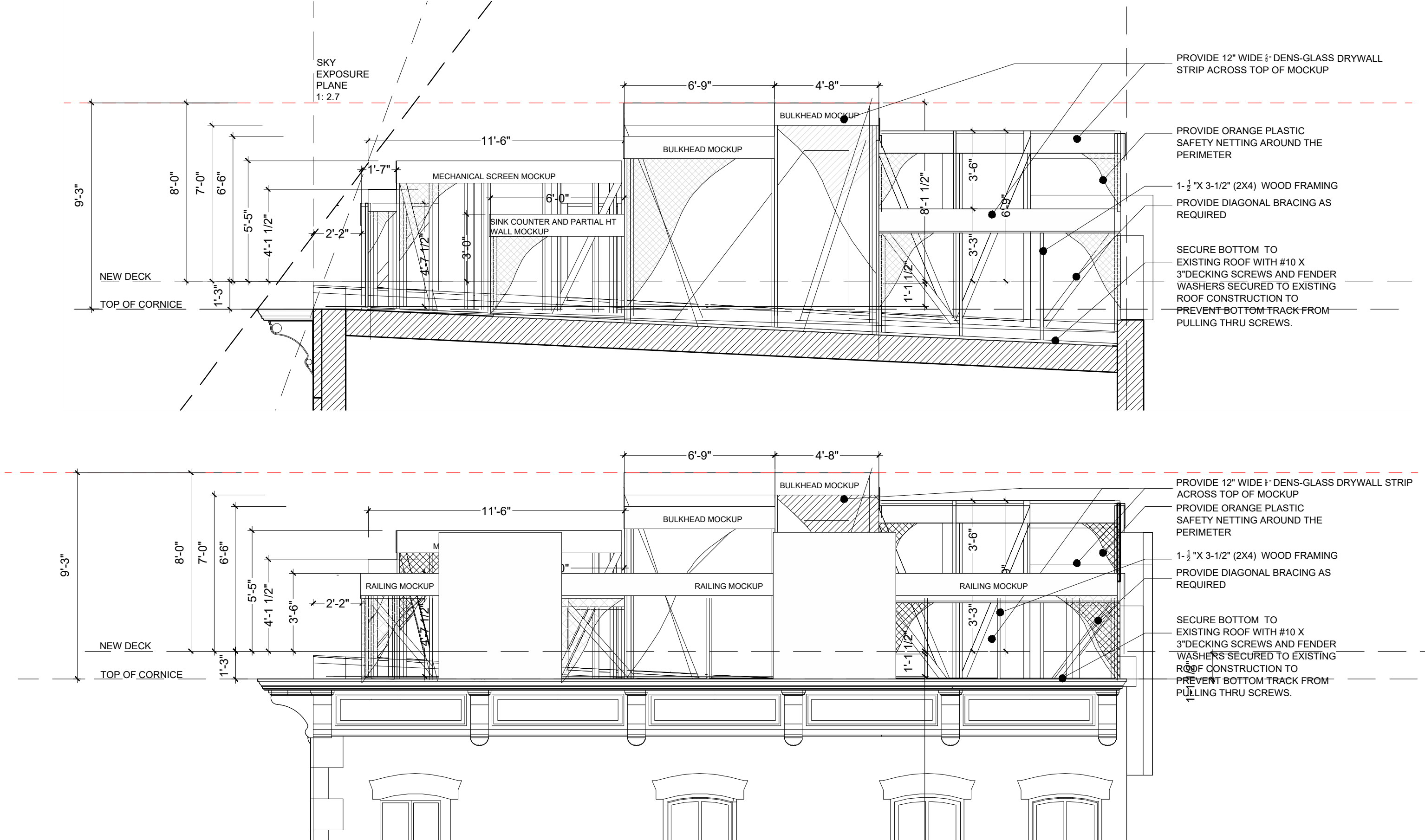
14 BANK STREET NEW YORK, NY 10014

ROOFTOP ADDITIONS | CASE NO 3 | 9 BANK ST



1940s TAX PHOTOS ; 9 BANK ST
NYC MUNICIPAL ARCHIVES

APPENDIX A
THE MOCK-UP
ISOMETRICS, PLANS
AND ELEVATIONS

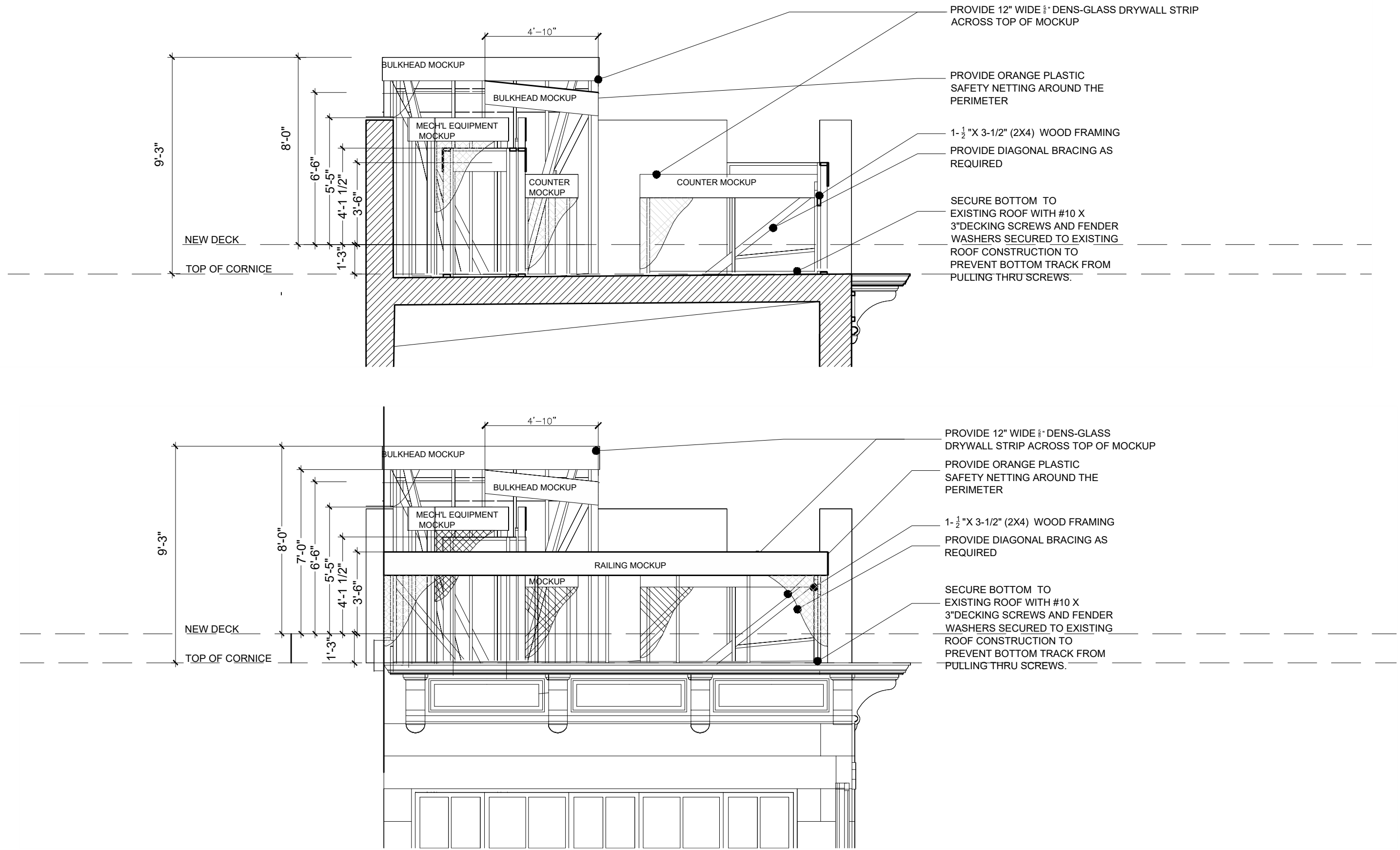


14 BANK STREET NEW YORK, NY 10014

MOCK UP | WAVERLY ELEVATION

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

A2

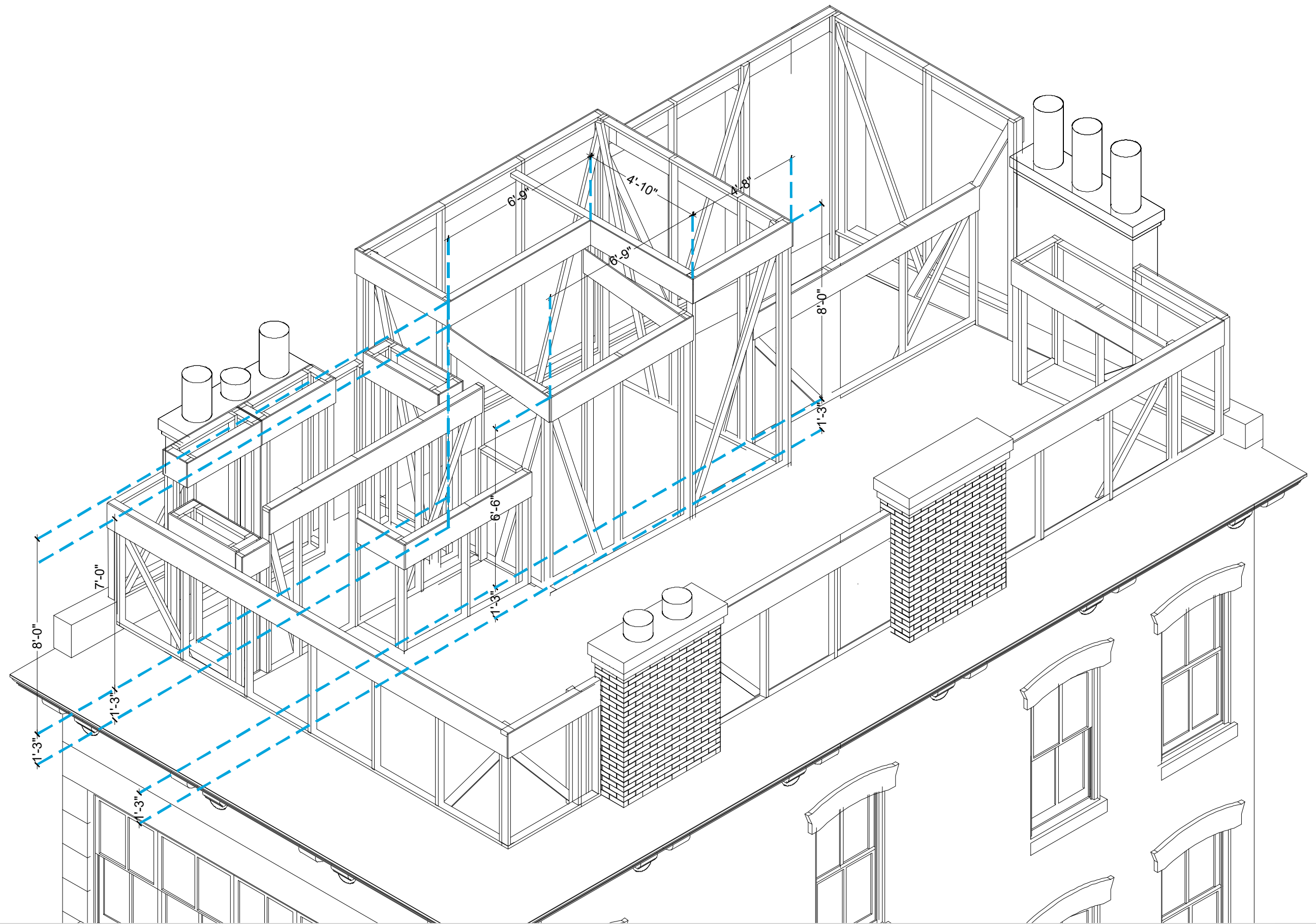


14 BANK STREET NEW YORK, NY 10014

MOCK UP | BANK ST ELEVATION

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

A3

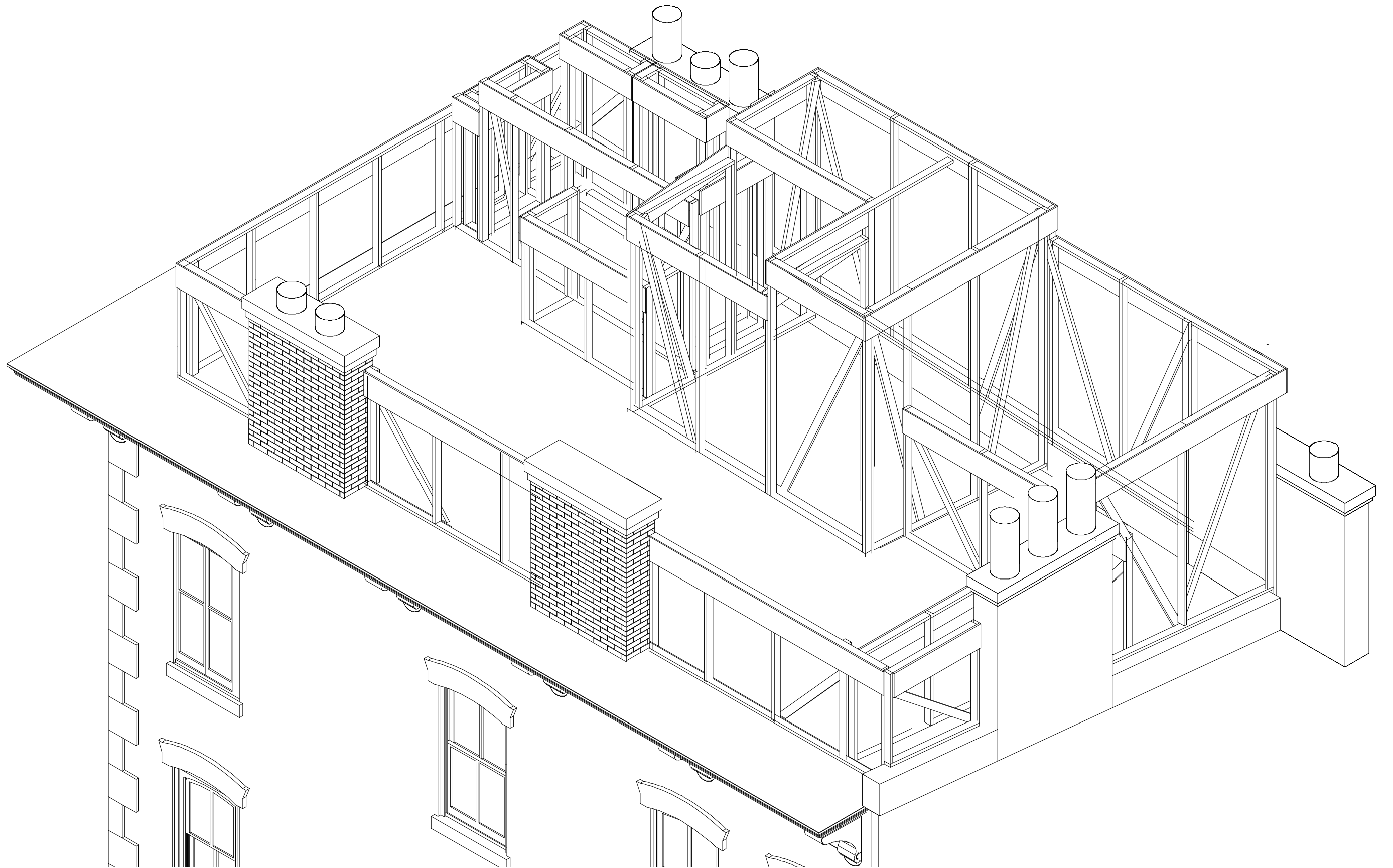


14 BANK STREET NEW YORK, NY 10014

MOCK UP| BANK ST AXON

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

A4



14 BANK STREET NEW YORK, NY 10014

MOCK UP | WAVERLY AXON

Aug 19 2026
LAURENCE G. JONES ARCHITECTS

A5