

# 116 WAVERLY PLACE

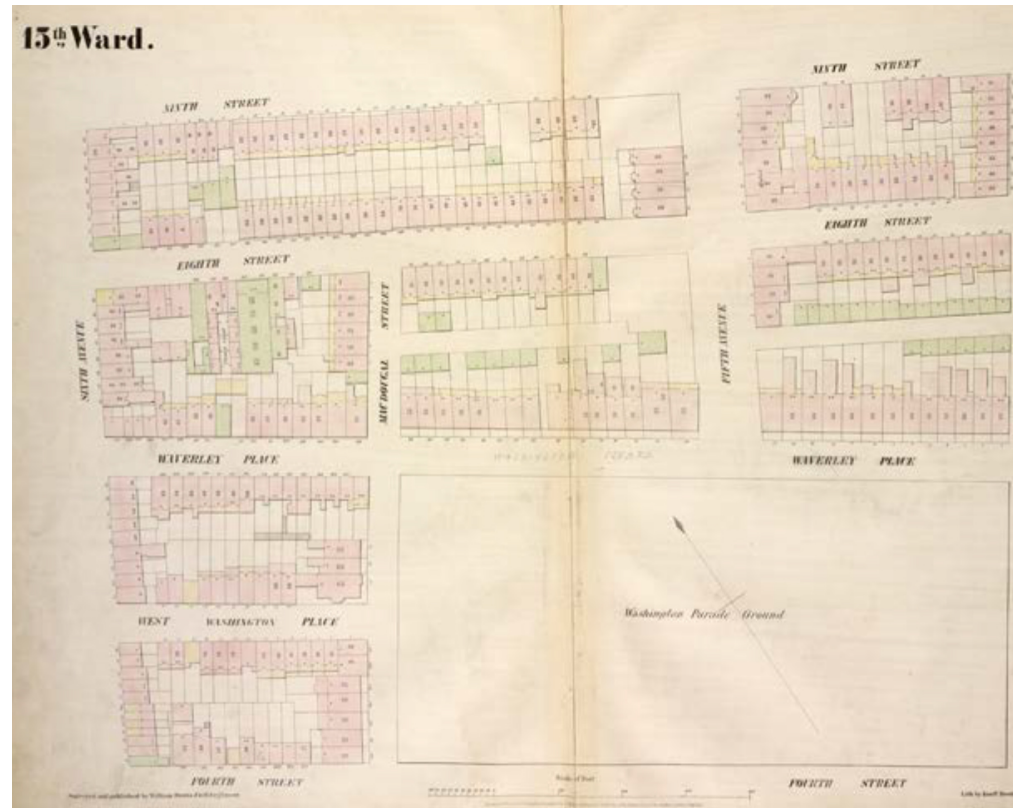
GREENWICH VILLAGE  
HISTORIC DISTRICT

#116

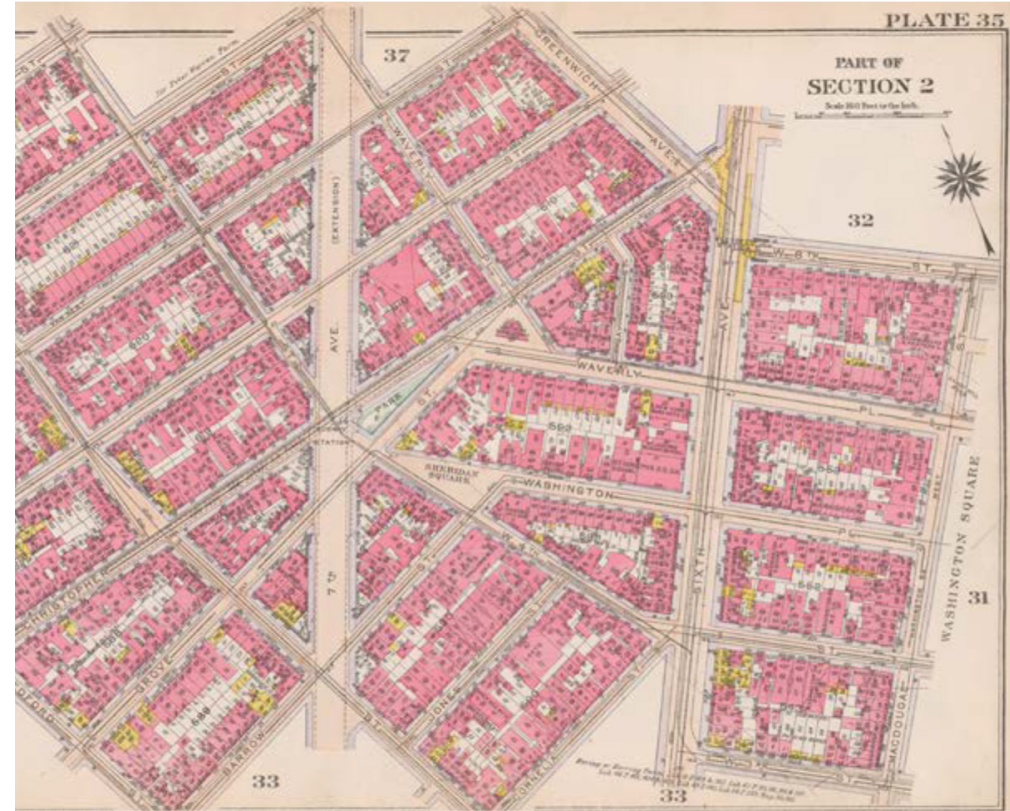
"The Cecilia" is a simple house of "French Flats" (the early name for an apartment house) designed in 1891 by Louis F. Heinecke, architect, for James Cunningham. This five-story building has typical minor variations at each story and is transitional in style, with Romanesque Revival first floor, and the simple classicism of the new Queen Anne style at the upper floors. Its entrance portico with stone stoop has colored marble pillars and pilasters supporting a stone balcony with iron railing. Its ornate modillioned cornice is more conventional than the variegated rooflines of its neighbors.

In the house that formerly stood at No. 116 in 1845, Miss Anne Charlotte Lynch made her first home in New York City, and attracted so many notable authors and editors to her salon that she not only became the City's recognized literary hostess of the mid-century but set the precedent for writers' gatherings in Greenwich Village.

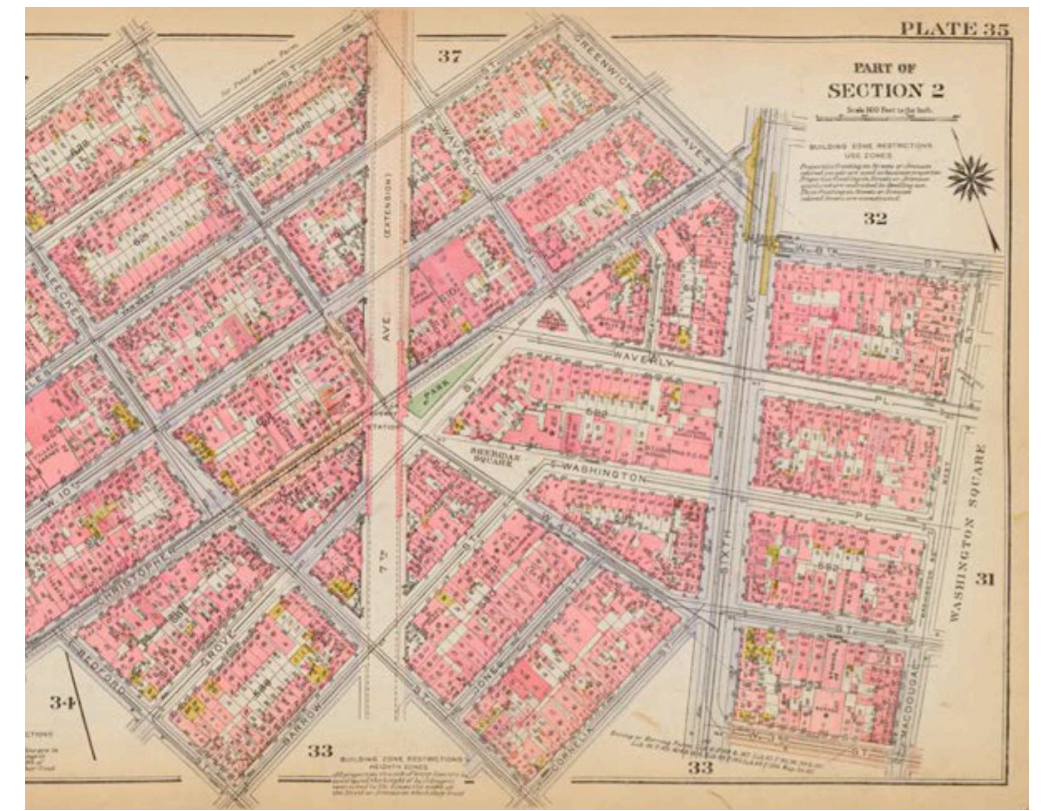




ZONING 1854



ZONING 1916



ZONING 1922



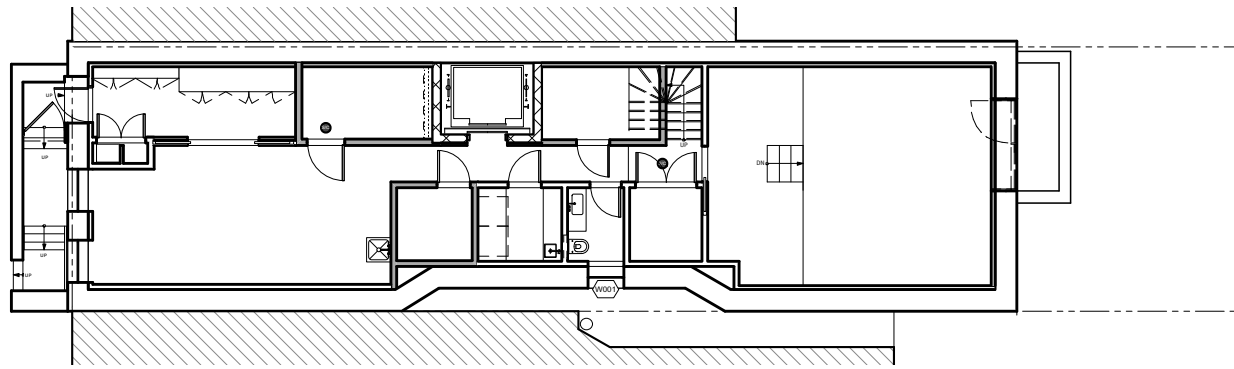
1920's



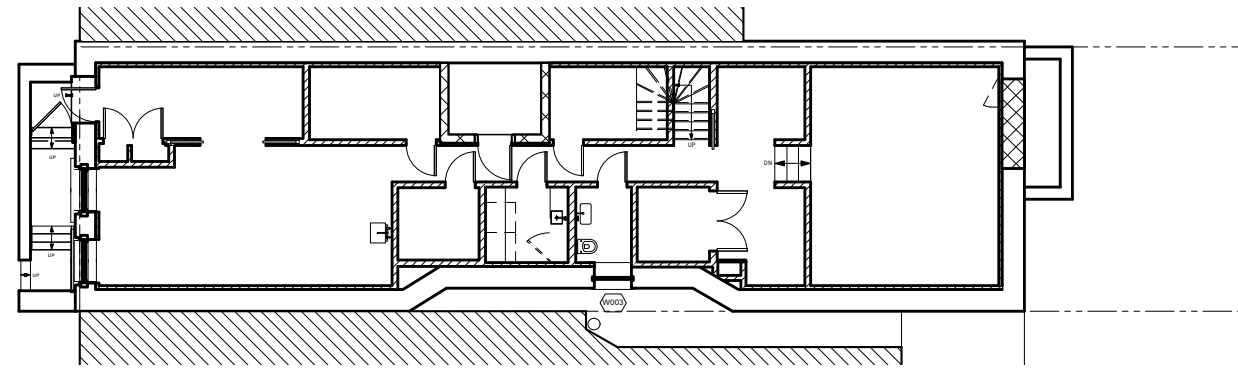
1940's



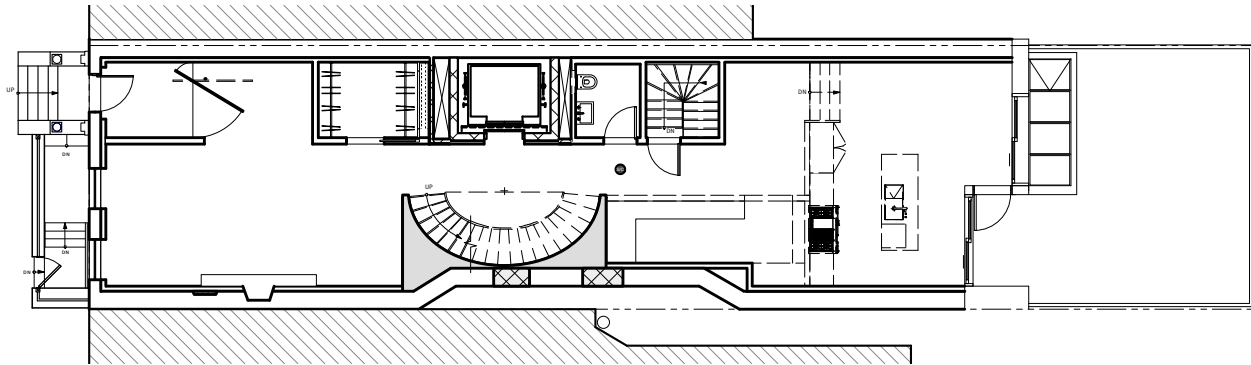
1980's



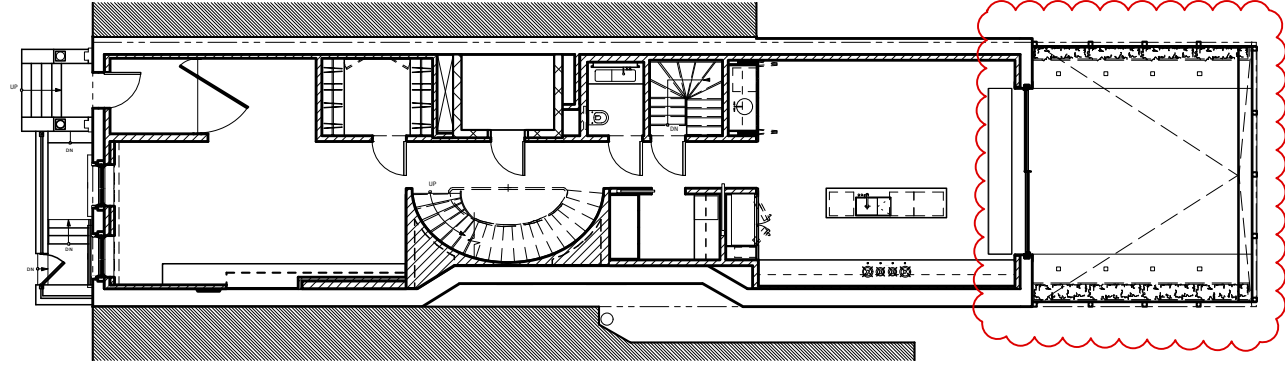
EXISTING CELLAR PLAN



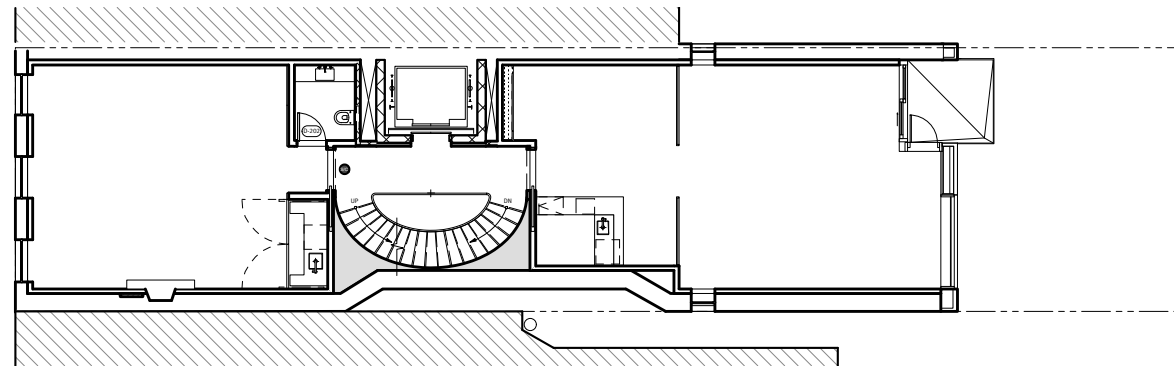
PROPOSED CELLAR PLAN



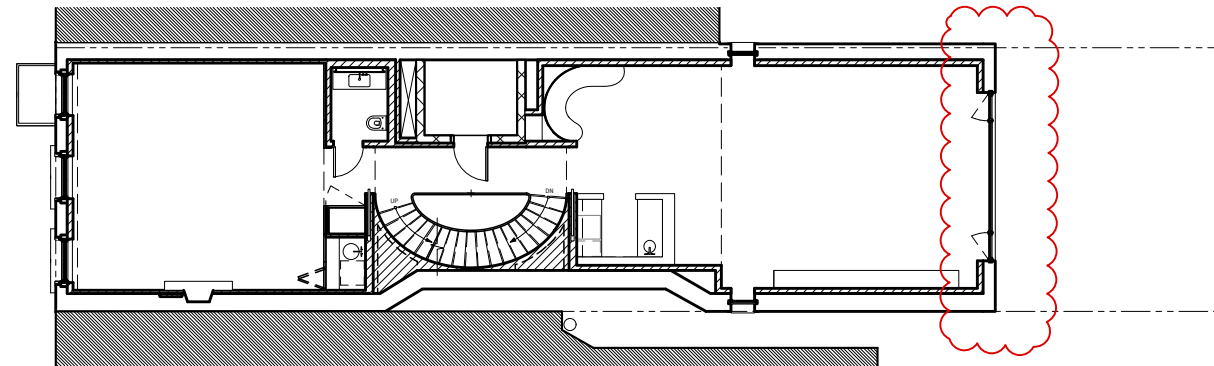
EXISTING 1ST FLOOR PLAN



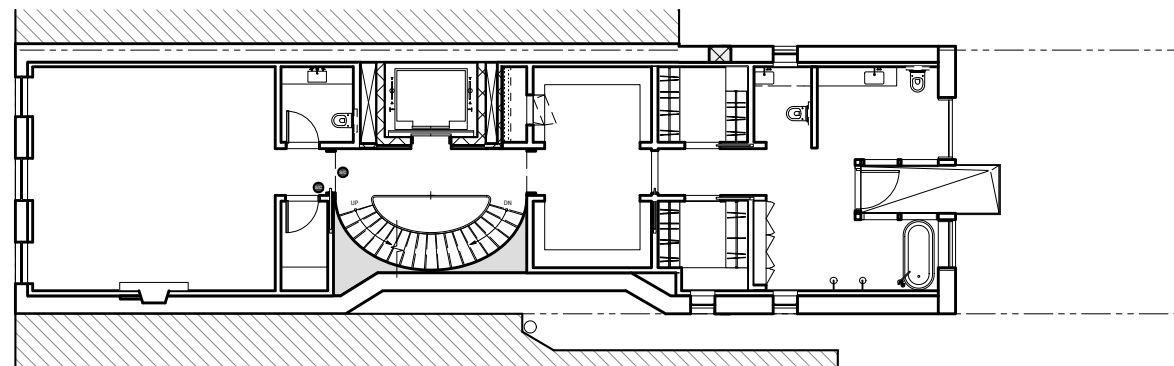
PROPOSED 1ST FLOOR PLAN



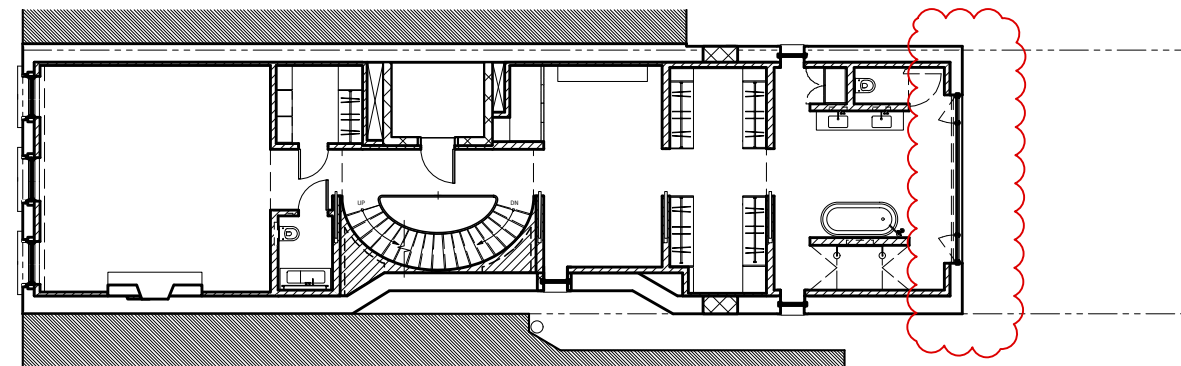
EXISTING 2ND FLOOR PLAN



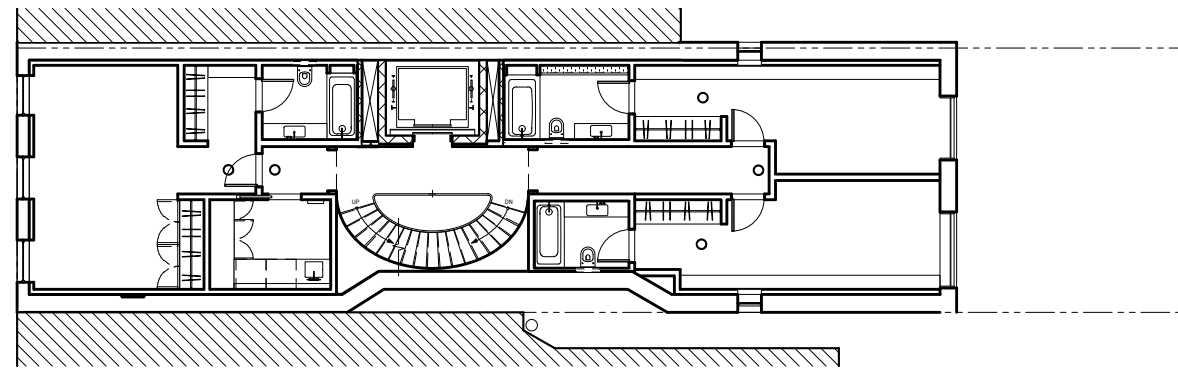
PROPOSED 2ND FLOOR PLAN



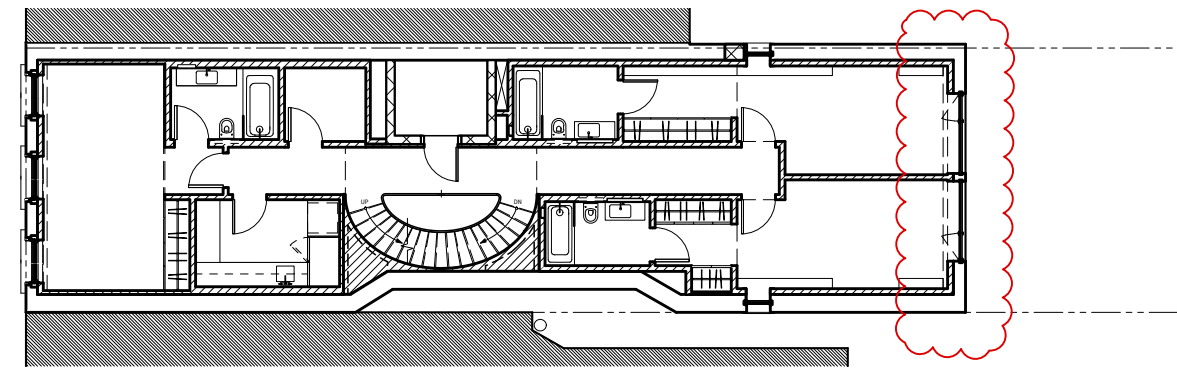
EXISTING 3RD FLOOR PLAN



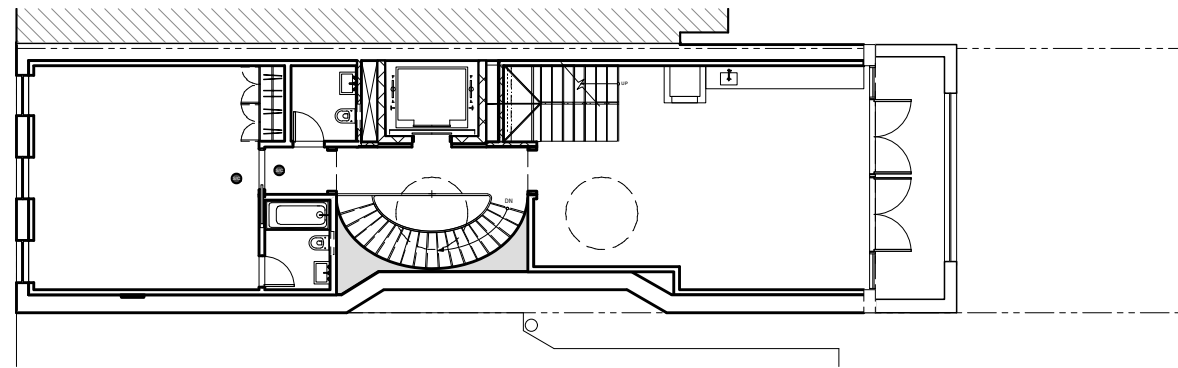
PROPOSED 3RD FLOOR PLAN



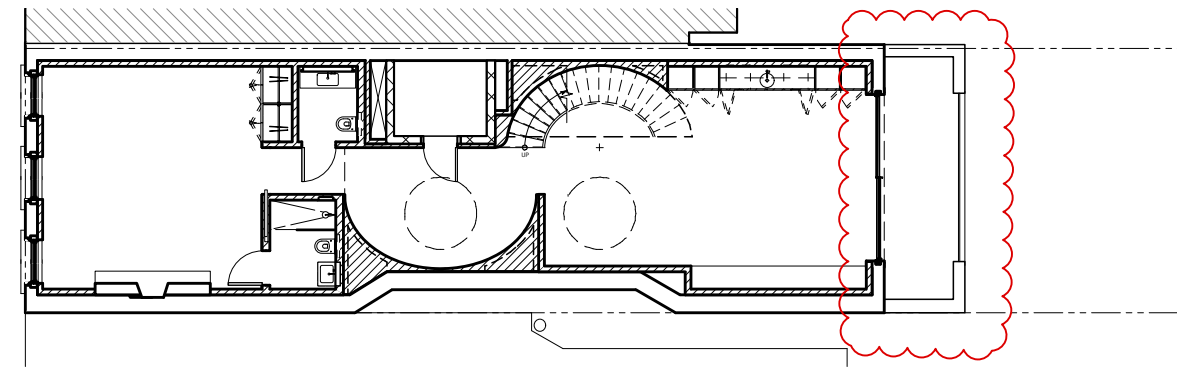
EXISTING 4TH FLOOR PLAN



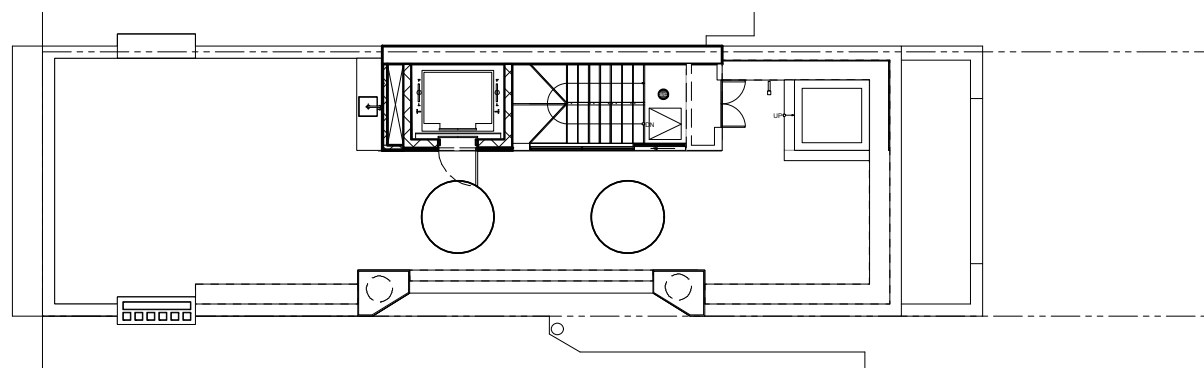
PROPOSED 4TH FLOOR PLAN



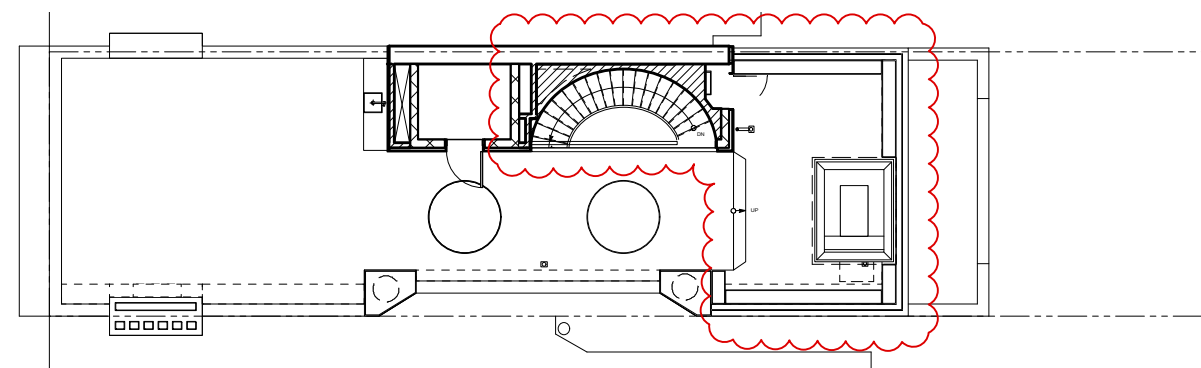
EXISTING 5TH PLAN



PROPOSED 5TH PLAN



EXISTING ROOF PLAN



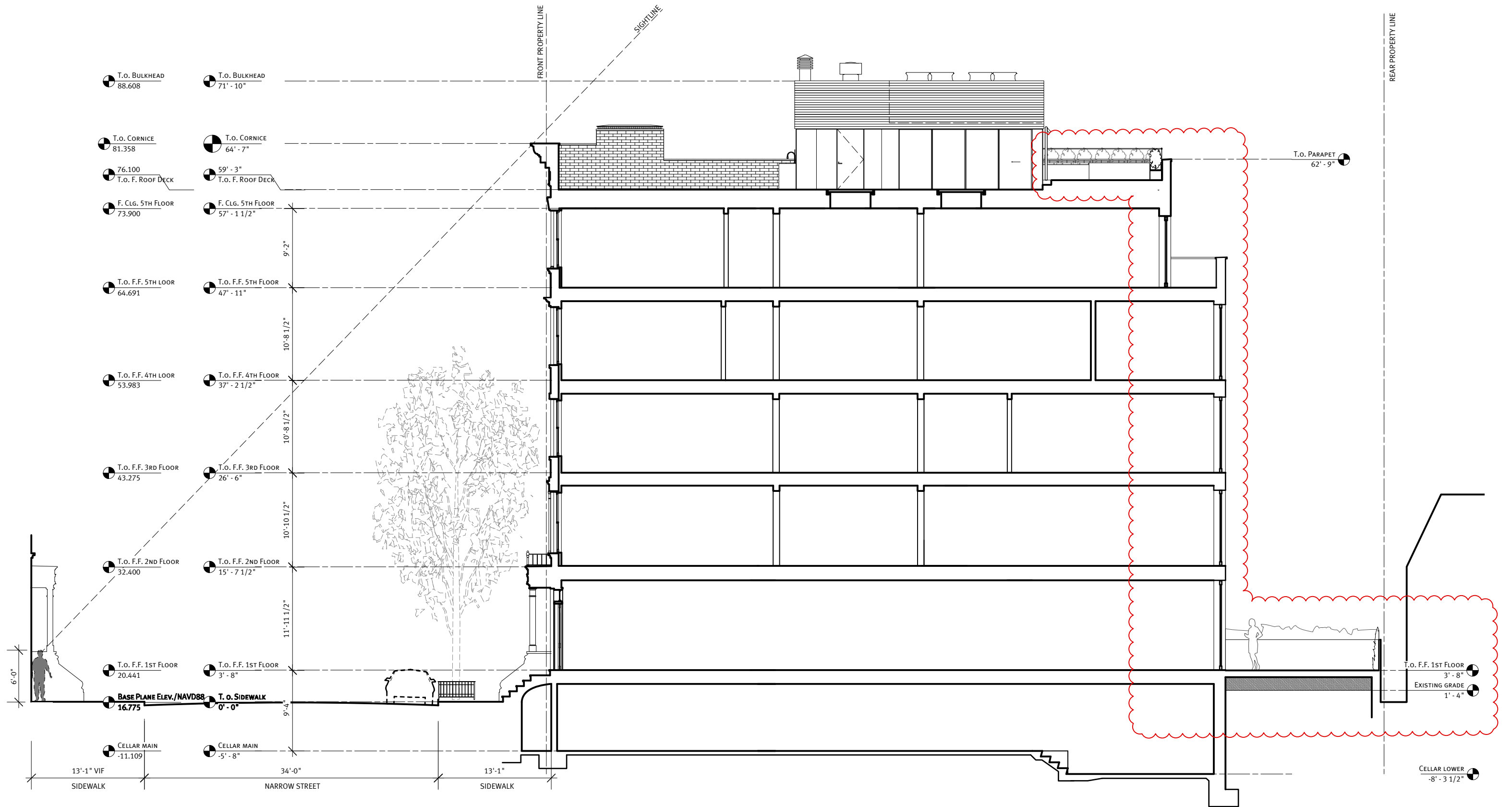
PROPOSED ROOF PLAN

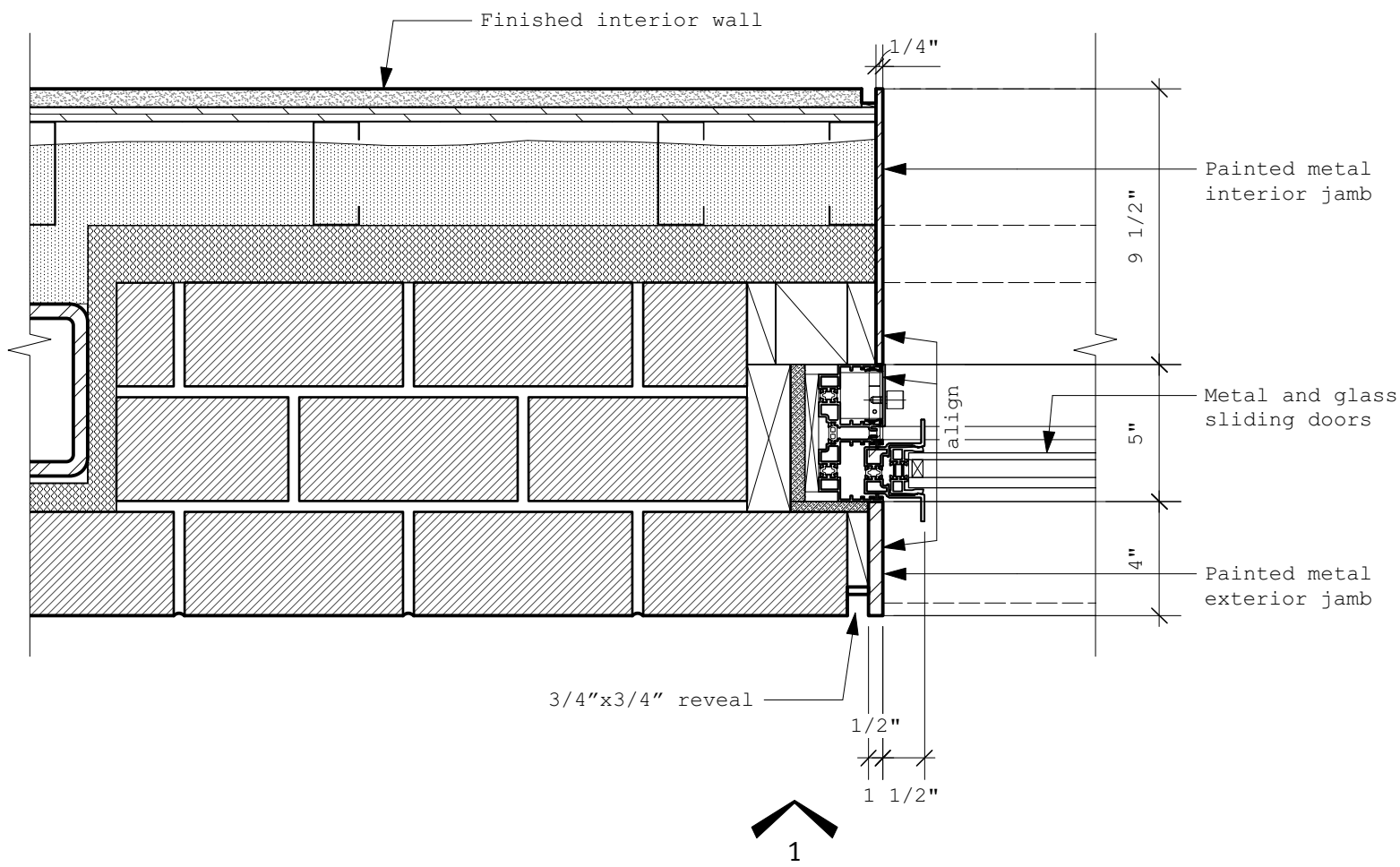


EXISTING REAR FACADE

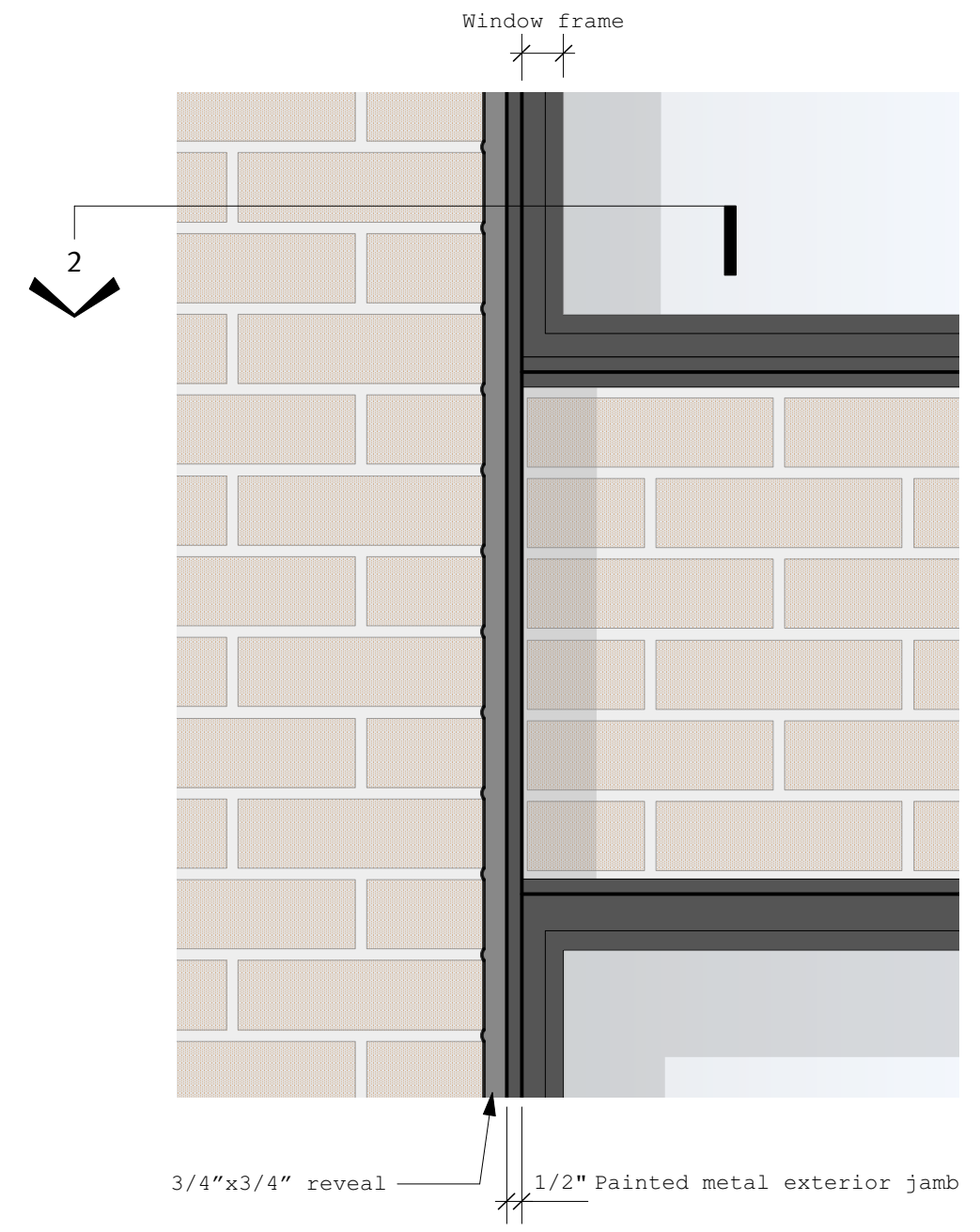


PROPOSED REAR FACADE





2 PLAN DETAIL  
Scale: 2" = 1'-0"



1 DETAIL  
Scale: 2" = 1'-0"





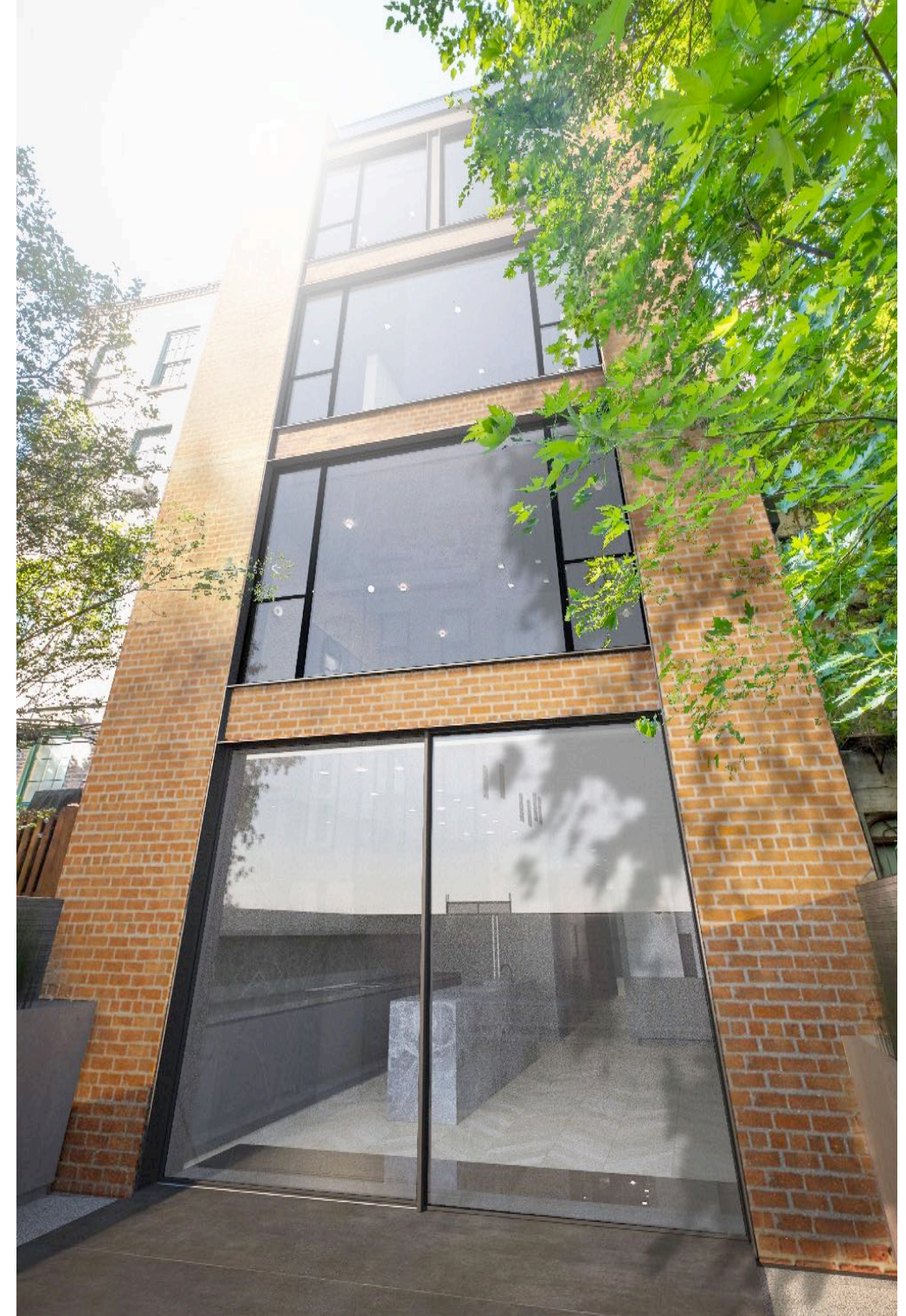
PHOTO OF EXISTING REAR



RENDERING OF PROPOSED REAR



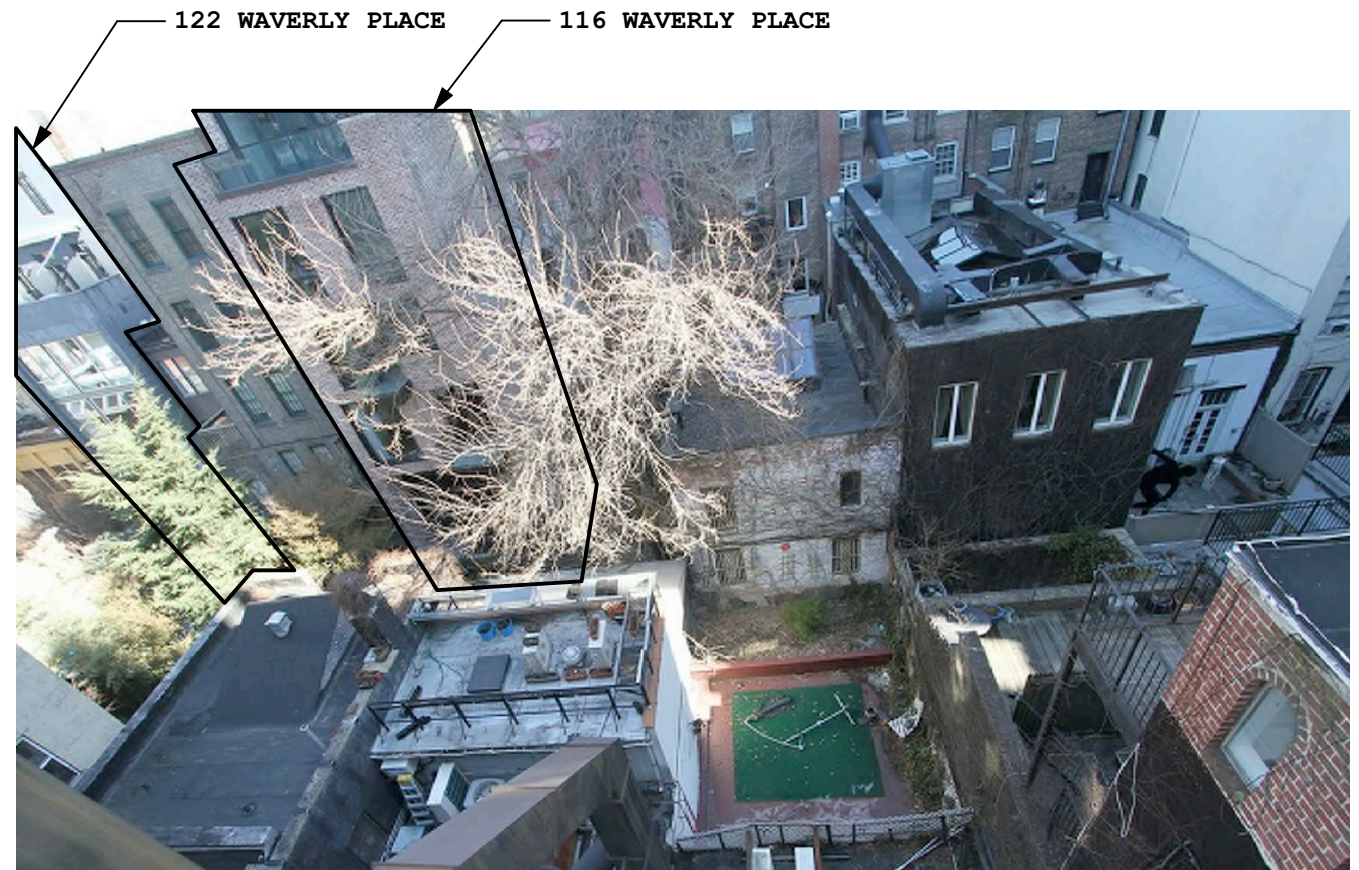
PHOTO OF EXISTING REAR



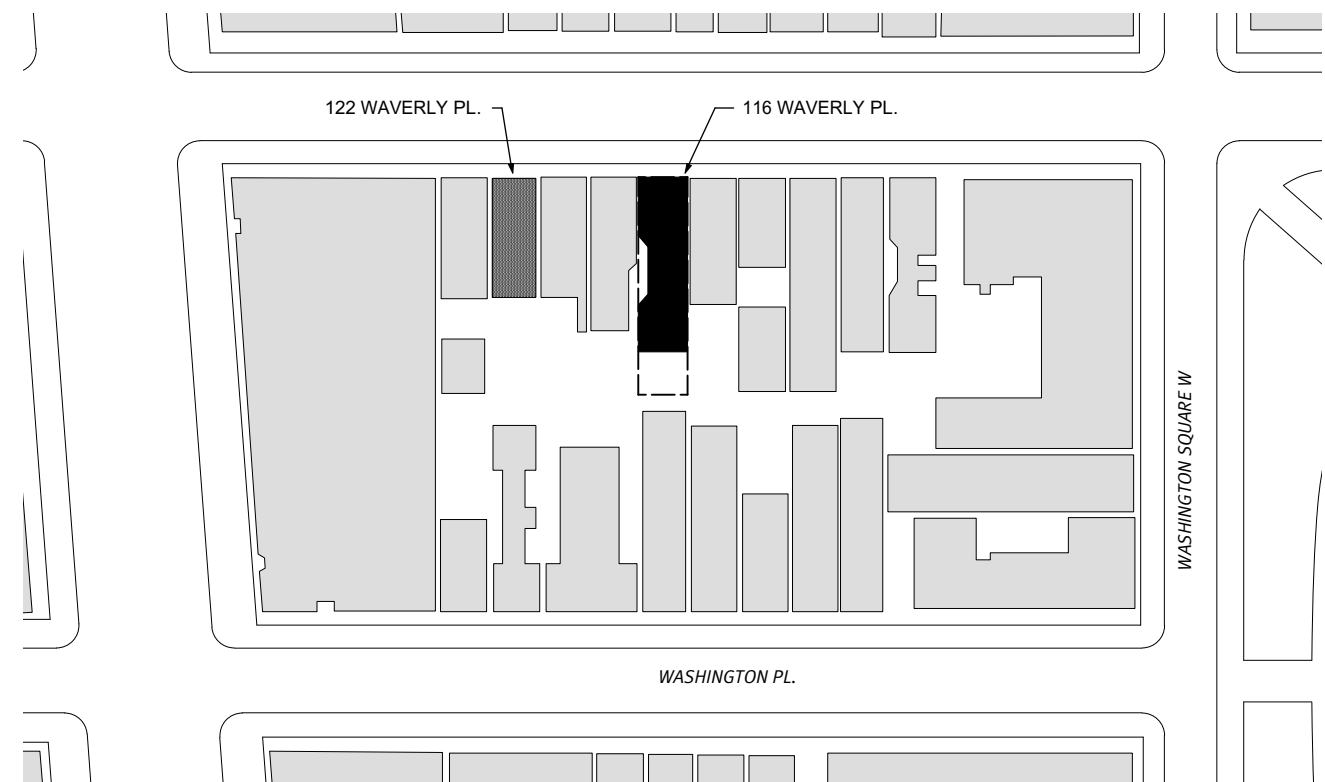
RENDERING OF PROPOSED REAR



122 WAVERLY PL. - REAR



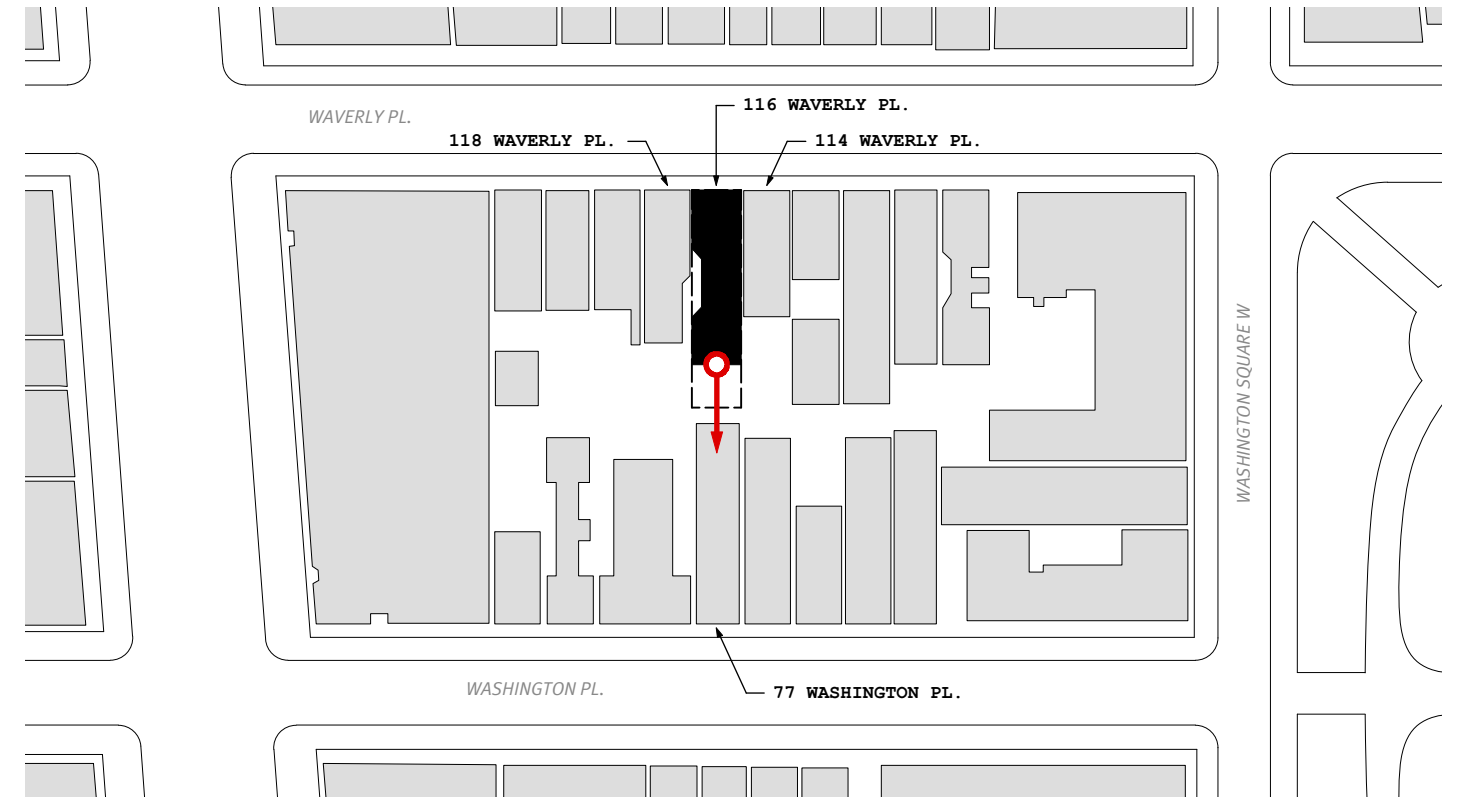
122 WAVERLY PL. - VIEW INTO COURTYARD



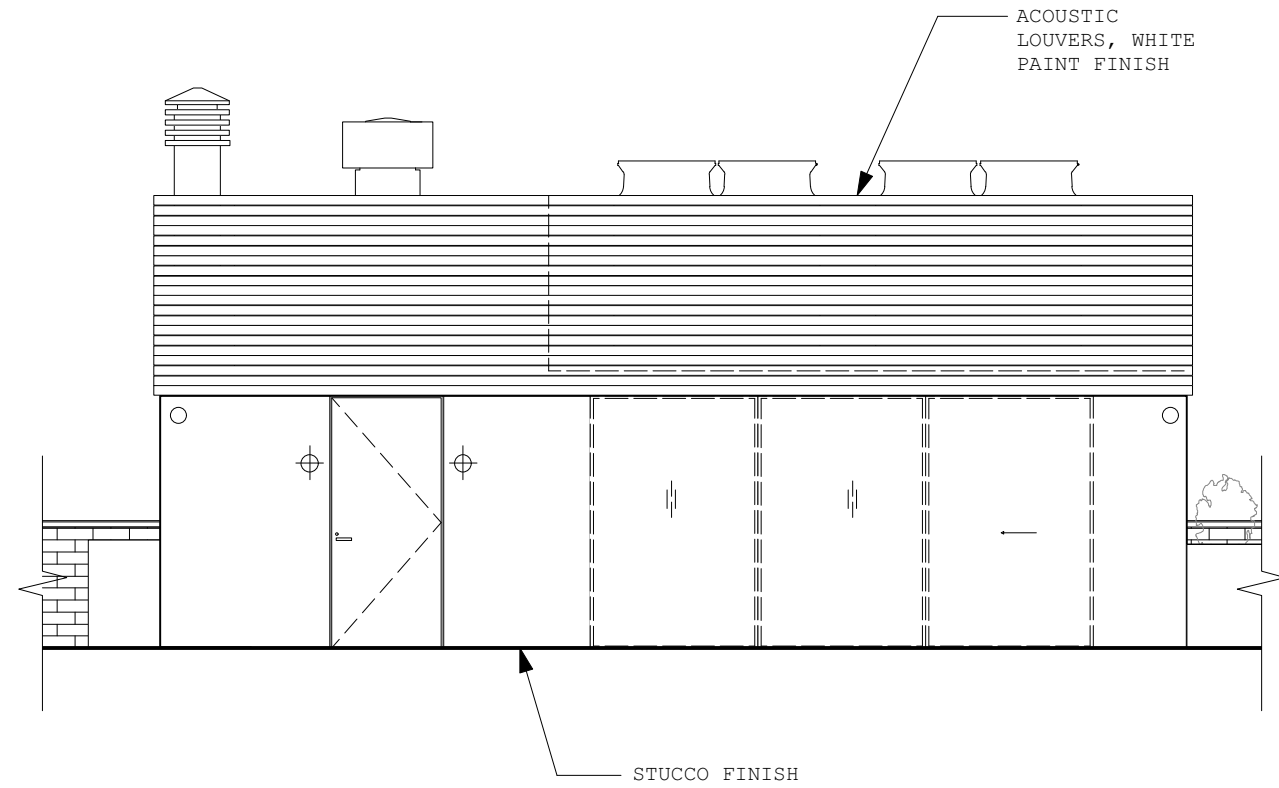
SITE PLAN



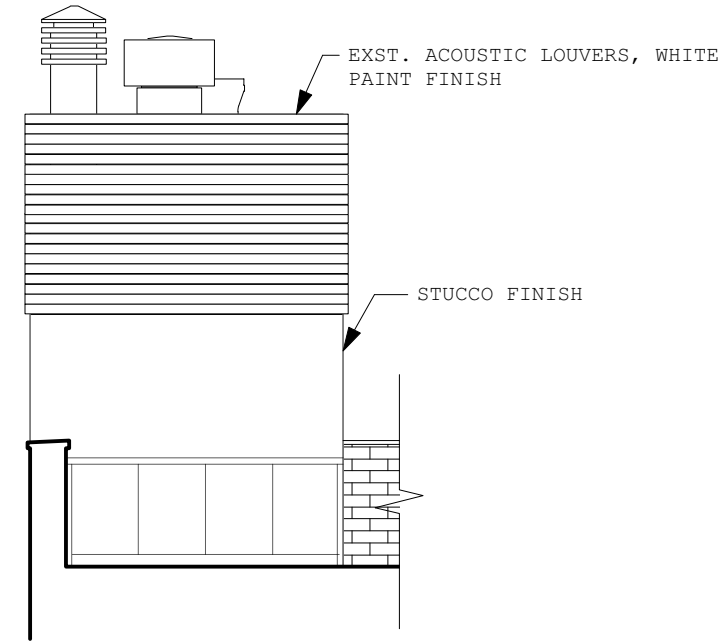
77 WASHINGTON PLACE



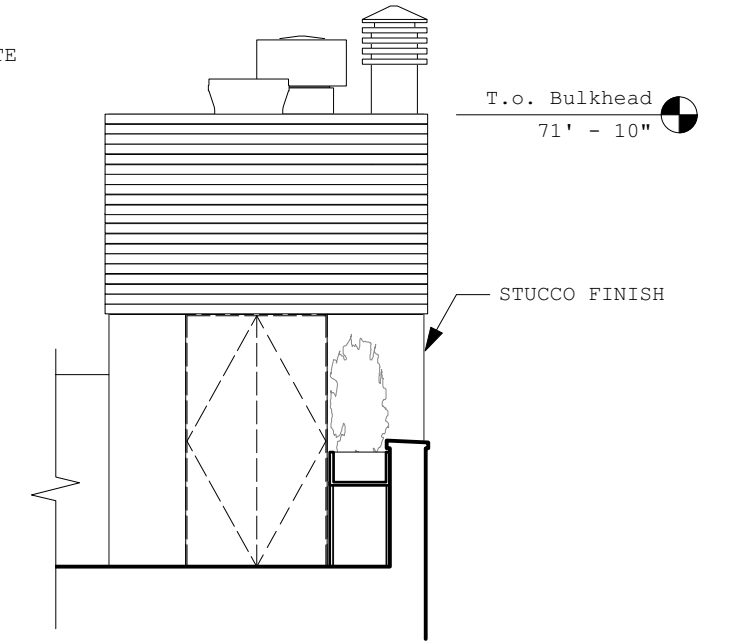
SITE PLAN



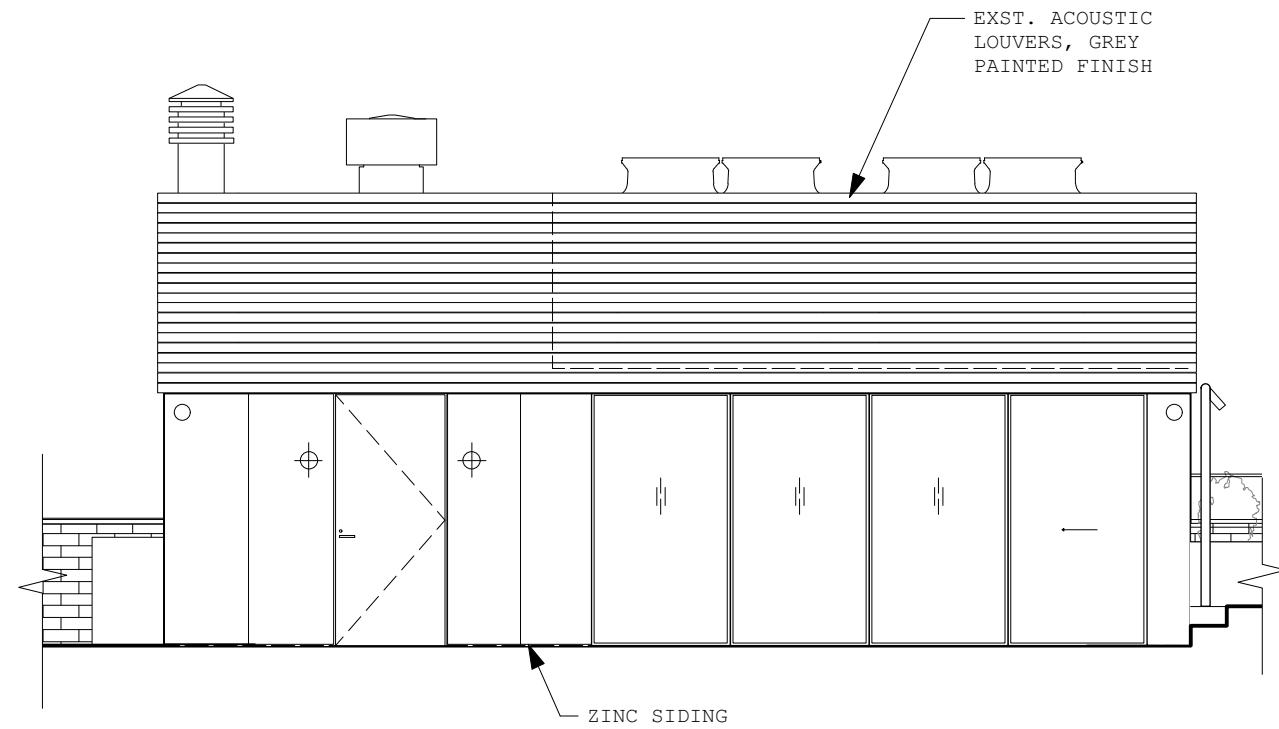
1. EXISTING EAST ELEVATION



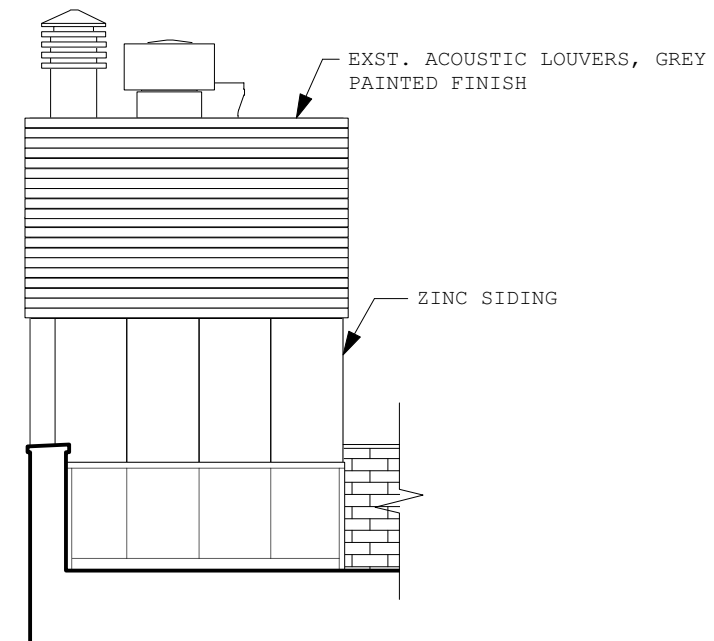
2. EXISTING NORTH ELEVATION



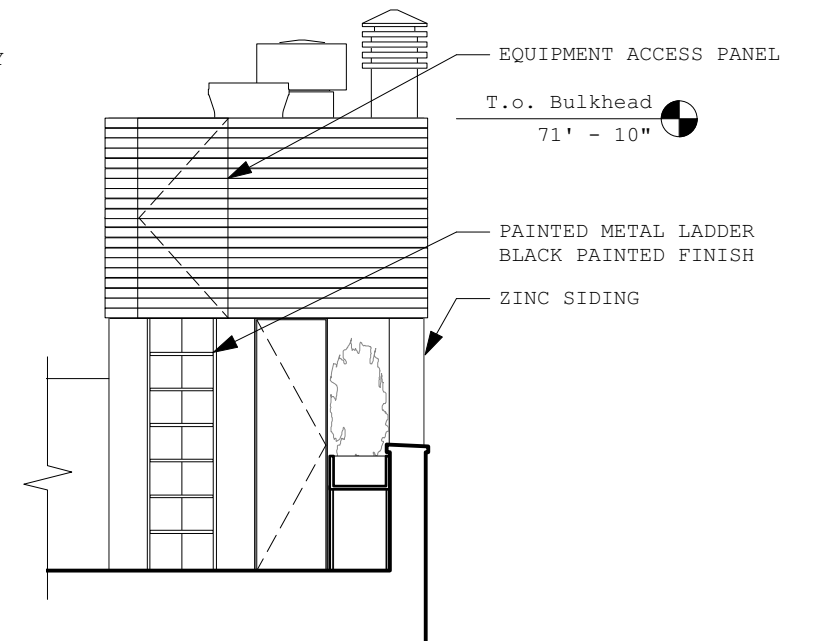
3. EXISTING SOUTH ELEVATION



4. PROPOSED EAST ELEVATION



5. PROPOSED NORTH ELEVATION



6. PROPOSED SOUTH ELEVATION



1. EXISTING VIEW 1



2. PROPOSED VIEW 1



3. EXISTING VIEW 1 - DETAIL



4. PROPOSED VIEW 1 - DETAIL



1. EXISTING VIEW 2



2. PROPOSED VIEW 2



3. EXISTING VIEW 2 - DETAIL



4. PROPOSED VIEW 2 - DETAIL



**LIGHT GREY FINISH** - ACUSTIC LOUVERS @  
BULKHEAD  
BENJAMIN MOORE: STORM



**RECLAIMED BRICK** - REAR WALL



**MATTE BLACK FINISH** - WINDOW FRAMES  
BENJAMIN MOORE: BLACK SATIN



**ZINC** - BULKHEAD SIDING