

The current proposal is:

**Preservation Department – Item 5, LPC-22-11747**

# **138 Waverly Place – Greenwich Village Historic District Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 846 5008 0041

**Passcode:** 554001

By Phone: 1 646-558-8656 US (New York)

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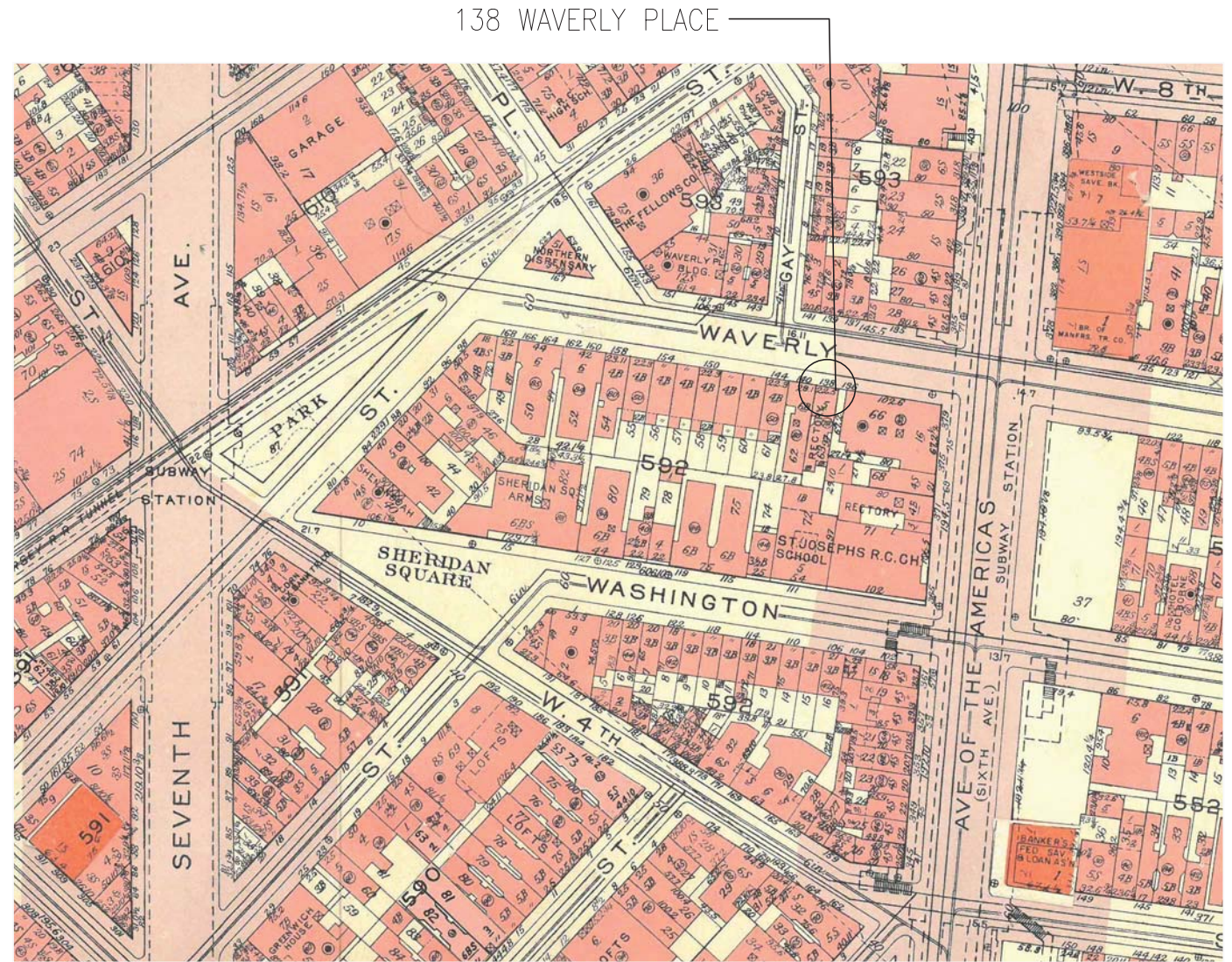




1 EXISTING CONDITIONS  
NTS

138 Waverly Place  
The Rectory of St. Joseph's Church  
Construction Date: 1895  
Architect / Builder: George Streeton  
Owner / Developer: St. Joseph's Church  
Style: Gothic Revival

Building Type:  
Church Rectory  
Original Use: Religious, rectory, Roman Catholic  
Tax Block: 592  
Tax Lot: 63



2 SANBORN MAP LOCATING THE BUILDING ON THE BLOCK  
NTS

GREENWICH VILLAGE HISTORIC DISTRICT  
DESIGNATED APRIL 29, 1969

## PROPOSED AREAWAY FENCE AND LAMP REPLACEMENT

138 WAVERLY PLACE  
NEW YORK, NY 10014





1 1940 TAX MAP PHOTO  
PHOTOS



2 1963 - 1967 DESIGNATION PHOTO  
PHOTOS



3 2021 PANORAMA ELEVATION  
NTS

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247 West 35th Street, 16th Floor  
New York, NY 10001  
www.zaskorski.com

## PROPOSED AREAWAY FENCE AND LAMP REPLACEMENT

138 WAVERLY PLACE  
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PROJECT# 21-26A  
09/06/22

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## PROPOSED AREAWAY FENCE AND LAMP REPLACEMENT

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1 PANORAMA ELEVATION OF ENTIRE STREET  
PHOTO

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## PROPOSED AREAWAY FENCE AND LAMP REPLACEMENT

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1 EXAMPLE FENCES  
PHOTO

PROJECT# 21-26A

09/06/22

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ST JOSEPH'S SCHOOL (111 WEST WASHINGTON PLACE)  
(GRANDFATHERED)



(GRANDFATHERED) 160



(GRANDFATHERED) 164

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# **PROPOSED AREAWAY FENCE AND LAMP REPLACEMENT**

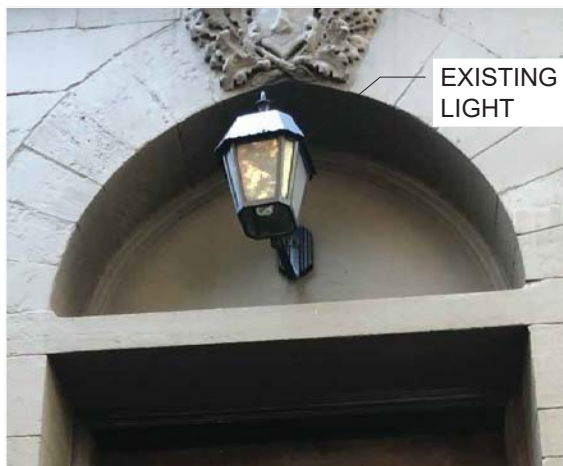
138 WAVERLY PLACE  
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1 CLOSE UP OF EXAMPLE FENCES  
PHOTO





Victorian Gothic Dragon or Gargoyle Wall Light Sconce Fixture  
 Large light fixture with a 4 inch fitter connection f  
 These are FULLY wired and ready to mount.  
 Includes 12" diameter plastic shatterproof globe shade.  
 110 volt fixture with ceramic socket uses standard base bulb  
 75 watts max. bulb  
 If you should need a pile of these for your architectural or large project, put us to work!  
 Dimensions: 24 inches Tall by 9 inch Wing Spread by 17 inches in projection.  
 Back Plate: 17.5 inches Tall by 8 inches Wide.  
 (sizes do not include a shade).  
 Construction: Heavy cast metal with non rust aluminum construction.  
 Approx. Weight: 14 lbs.



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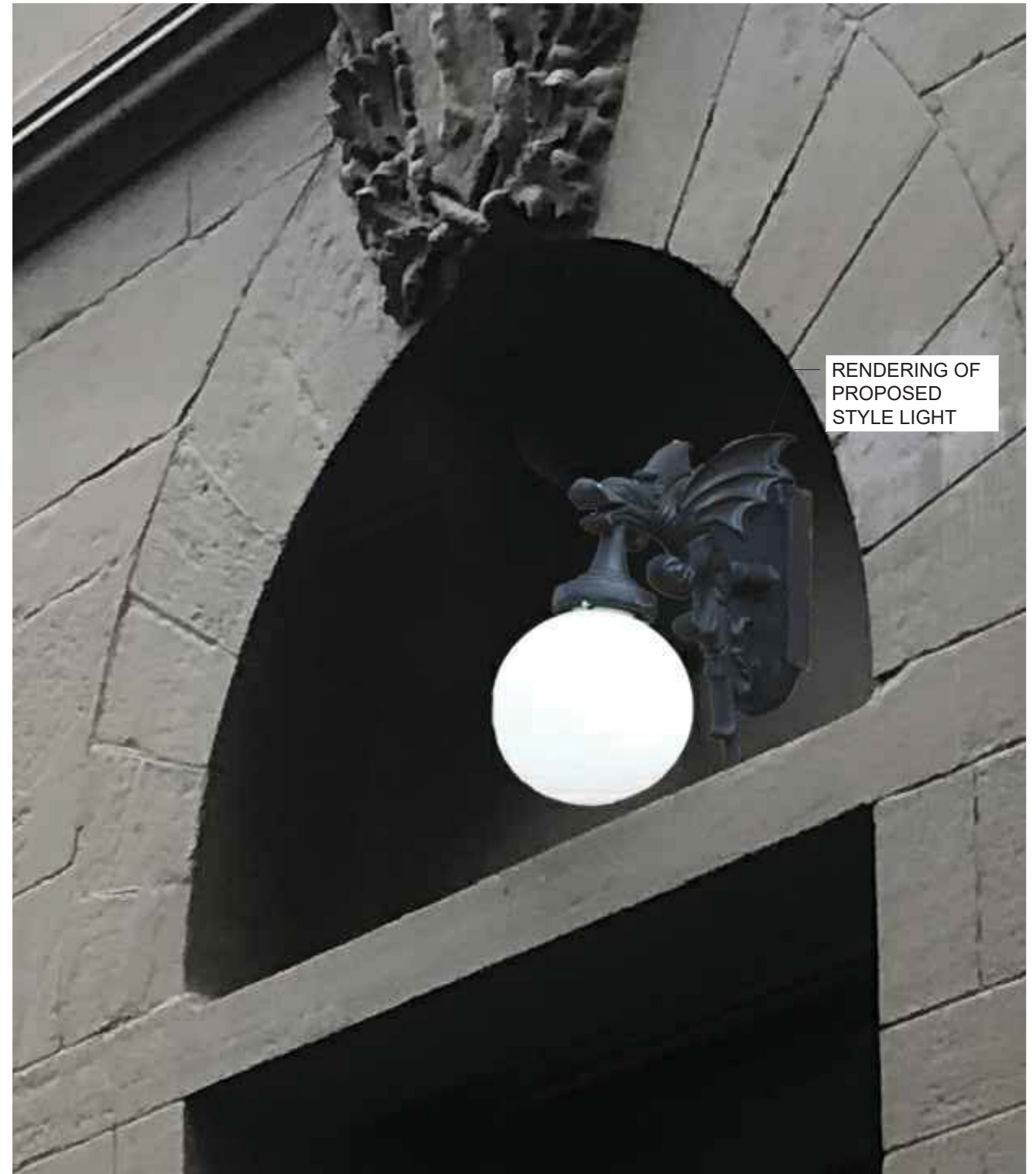
138 WAVERLY PLACE  
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1 Lamp replacmenet  
 PHOTO

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1 Lamp replacmenet  
PHOTO

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EXISTING



PROPOSED

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## PROPOSED AREAWAY FENCE AND LAMP REPLACEMENT

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1 Fence replacmenet rendering  
PHOTO

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**A-8**





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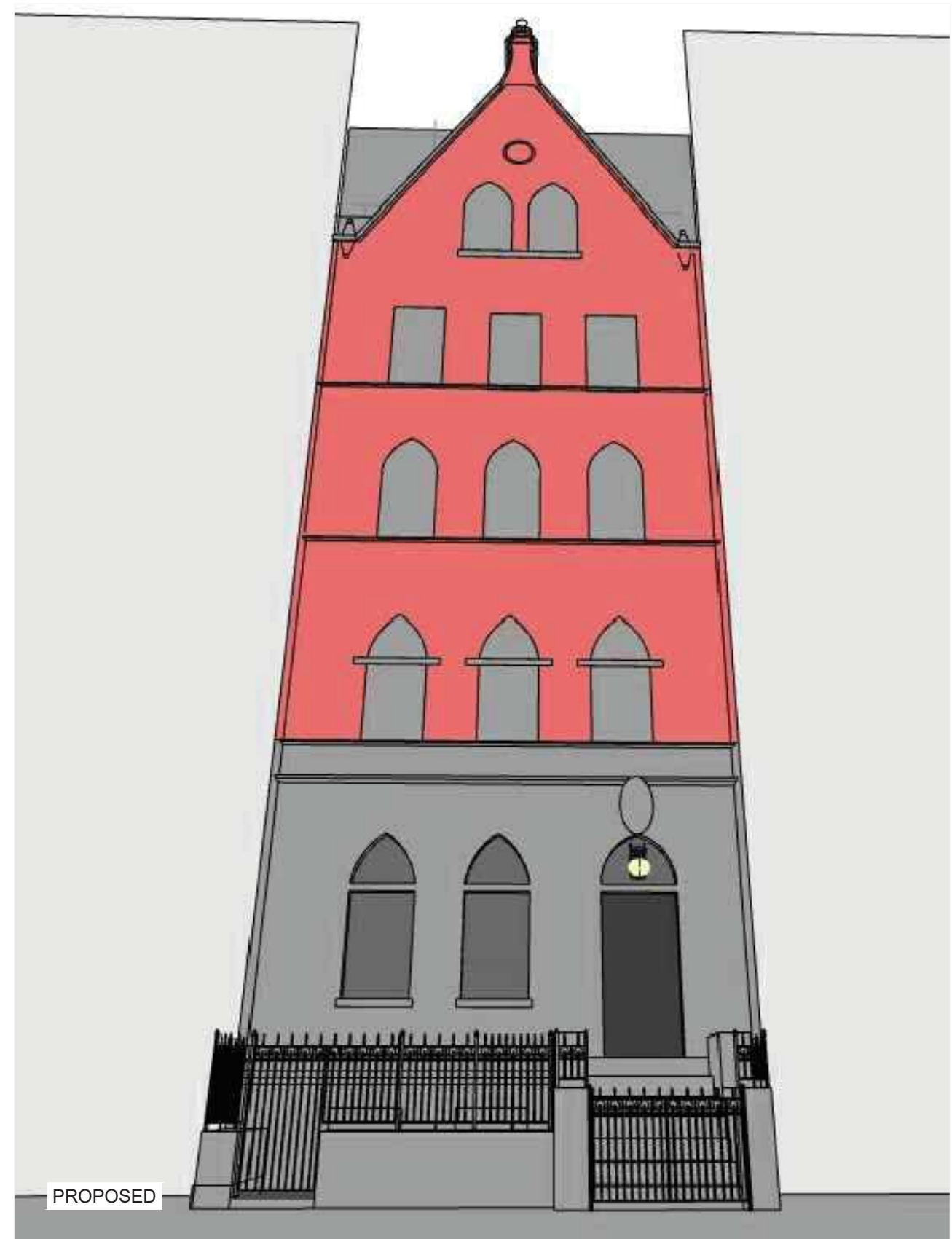
1 Fence replacmenet rendering  
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**A-9**





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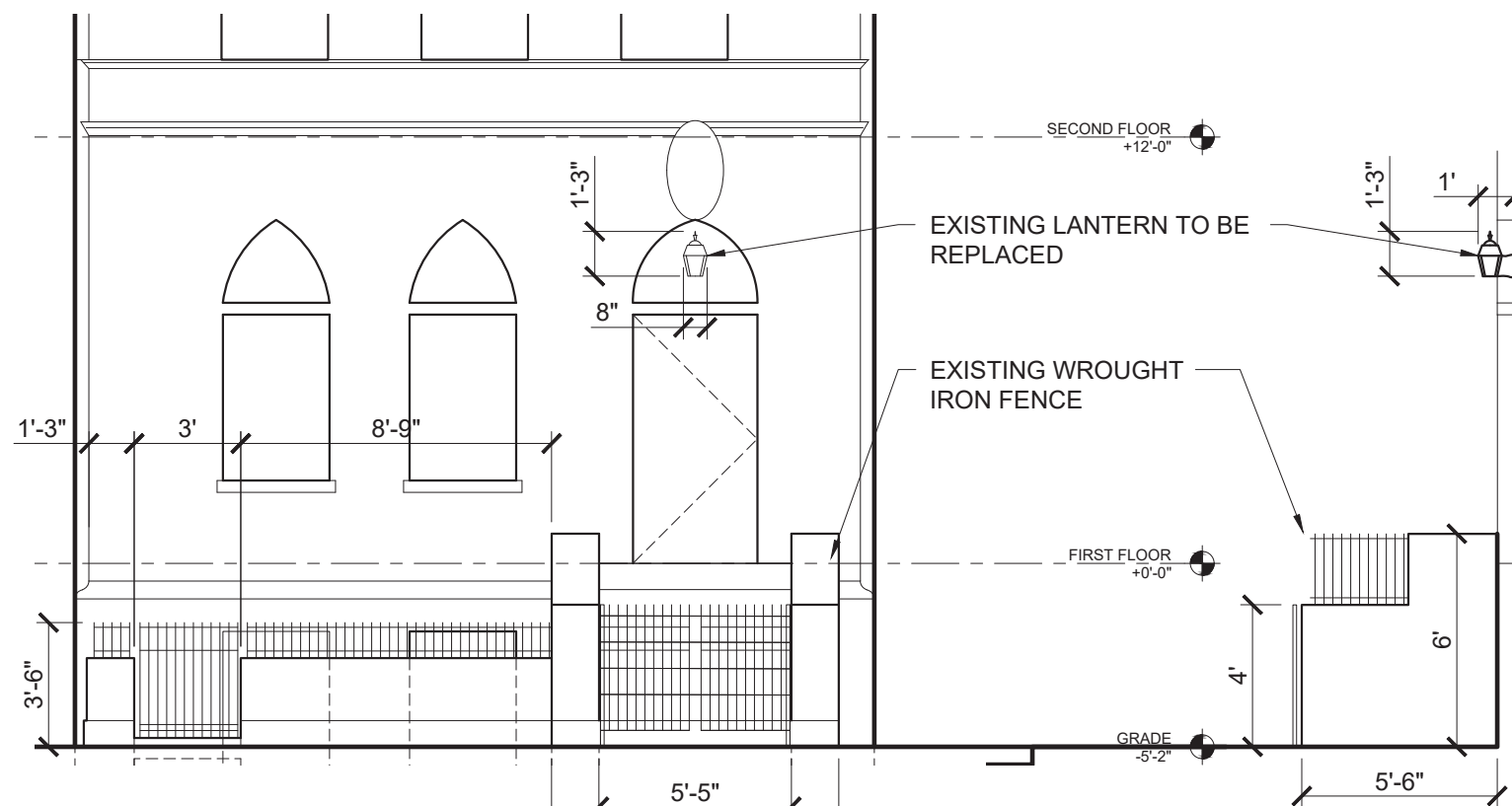
1 Fence replacmenet rendering  
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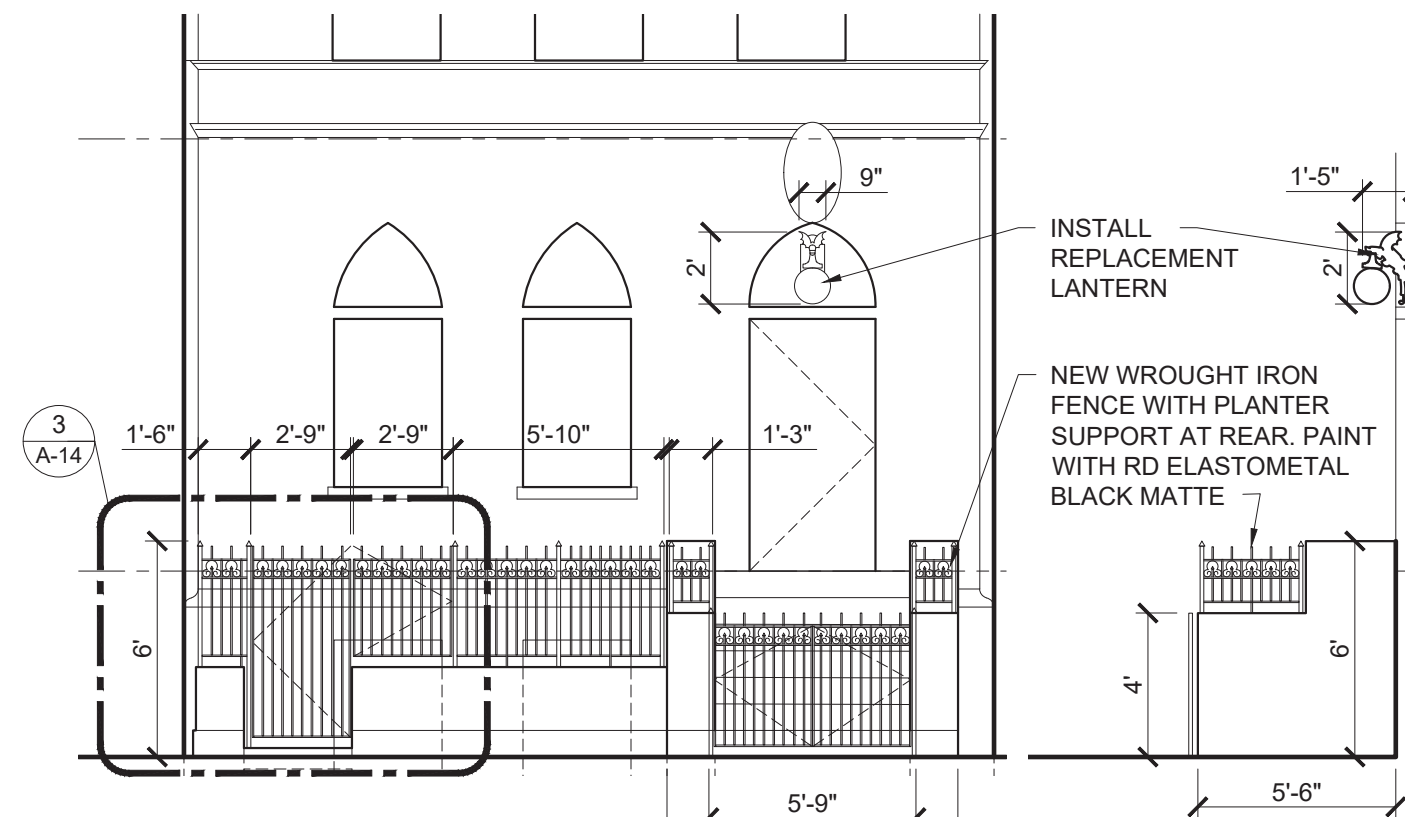
**A-10**





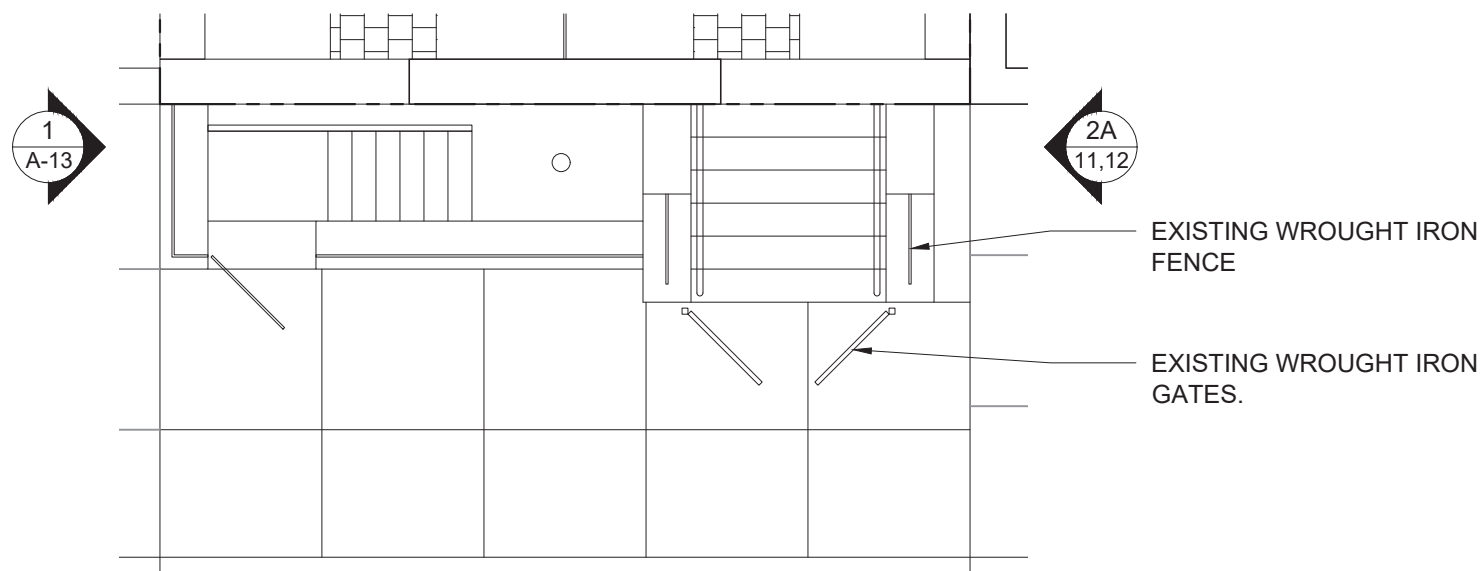
2 EXISTING STREET FACADE  
3/16" = 1'-0"

2A EXISTING STOOP WALL  
3/16" = 1'-0"

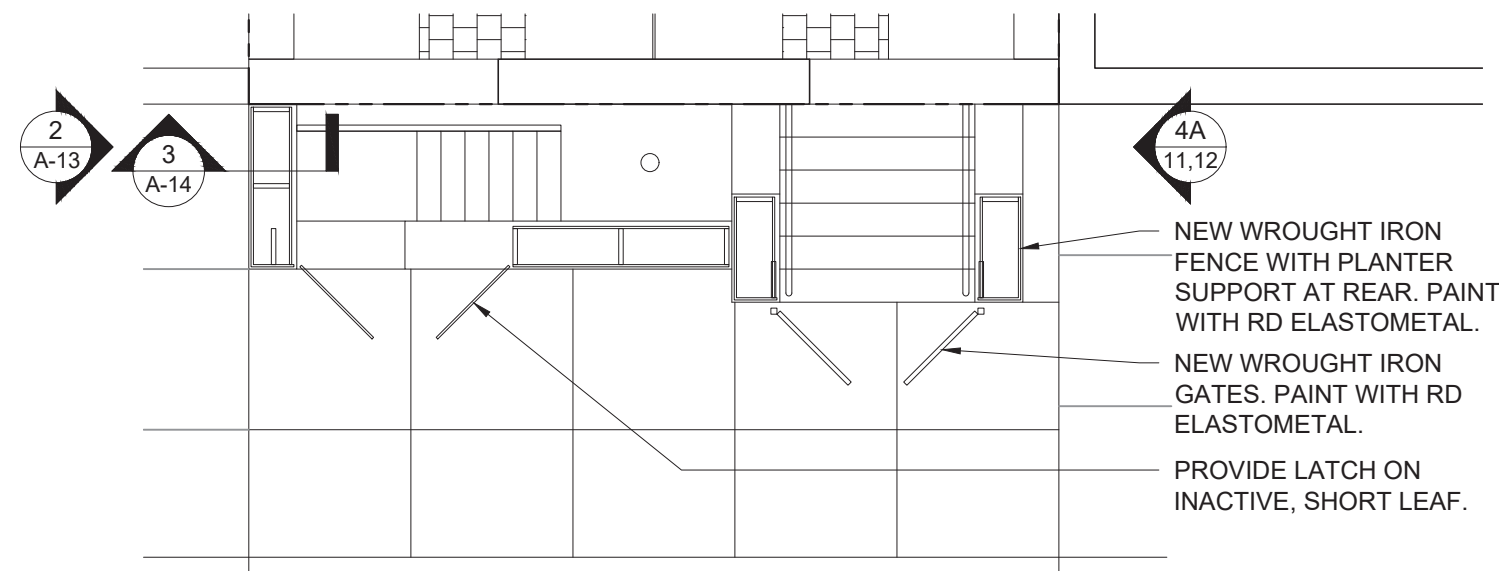


4 PROPOSED STREET FACADE  
3/16" = 1'-0"

4A STOOP WALL  
3/16" = 1'-0"

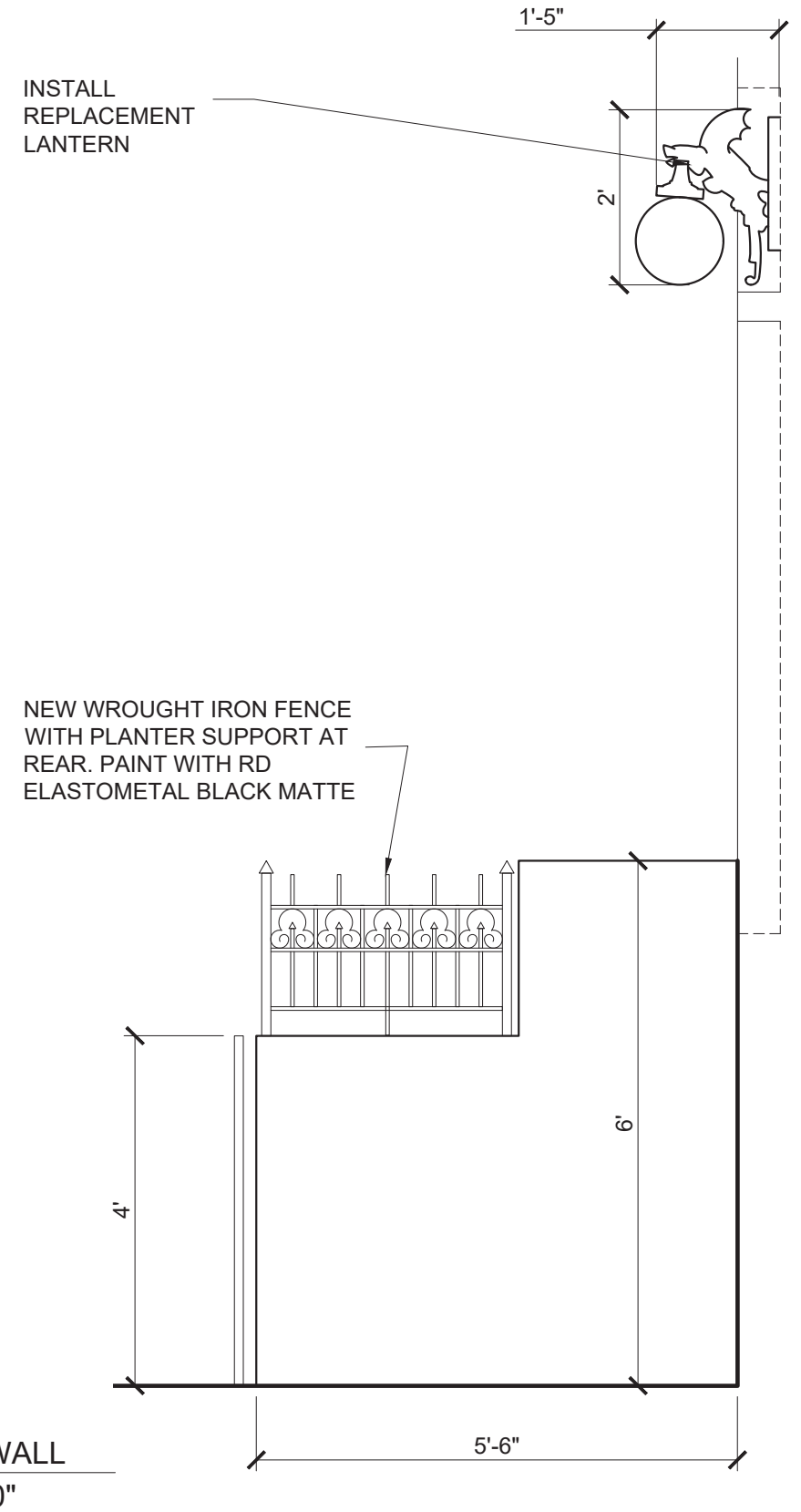
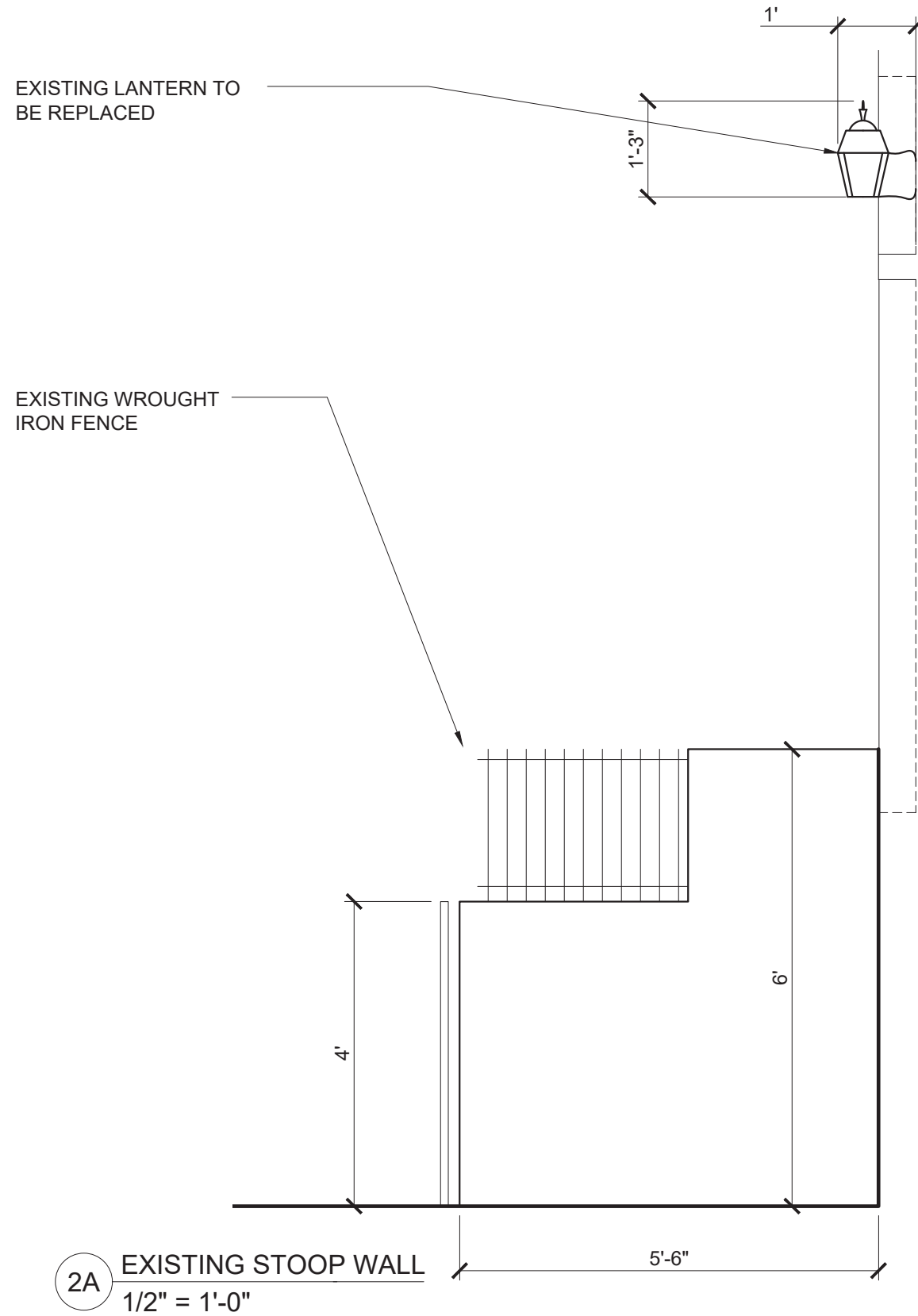


1 EXISTING SITE PLAN AREAWAY  
3/16" = 1'-0"



3 PROPOSED SITE PLAN AREAWAY  
3/16" = 1'-0"



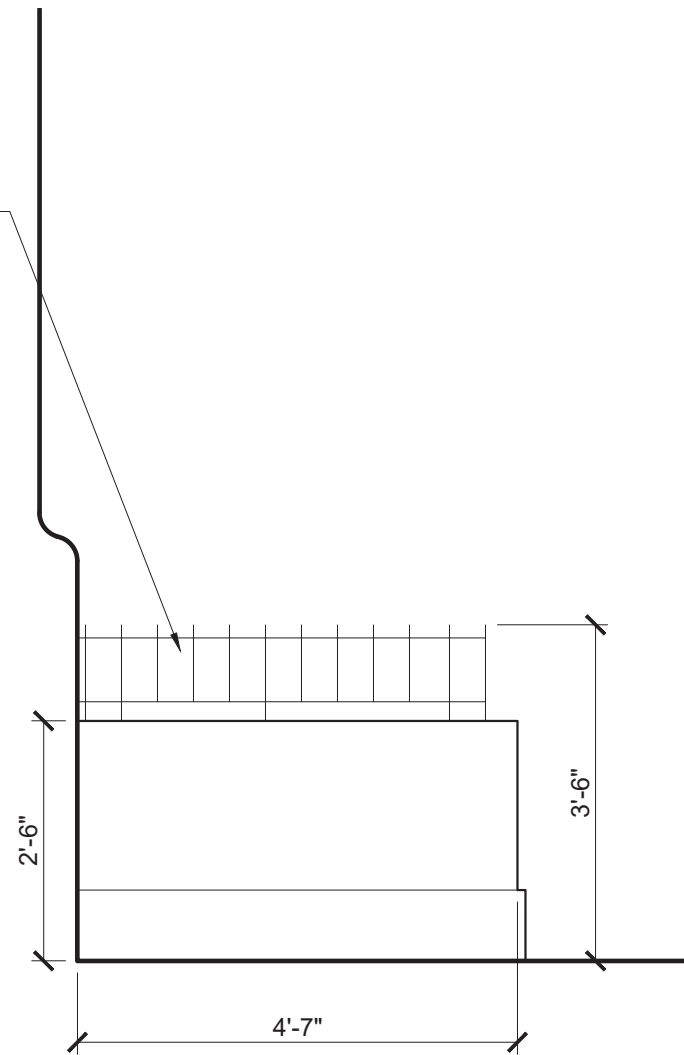


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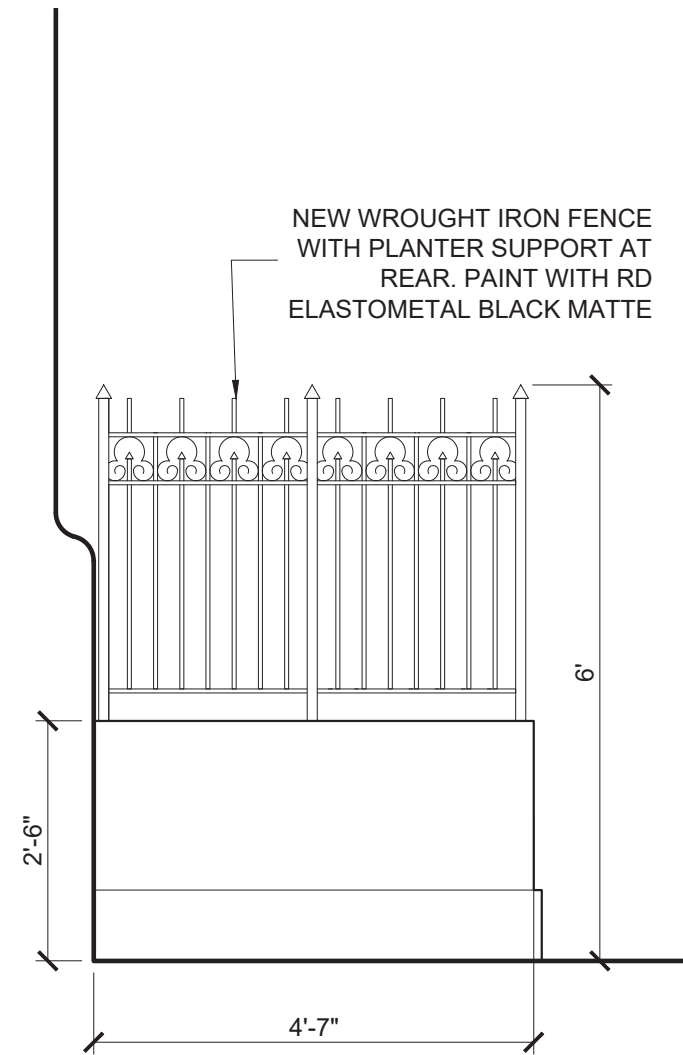


EXISTING WROUGHT  
IRON FENCE



1 EXISTING SIDE WALL  
1/2" = 1'-0"

NEW WROUGHT IRON FENCE  
WITH PLANTER SUPPORT AT  
REAR. PAINT WITH RD  
ELASTOMETAL BLACK MATTE



2 SIDE WALL  
1/2" = 1'-0"

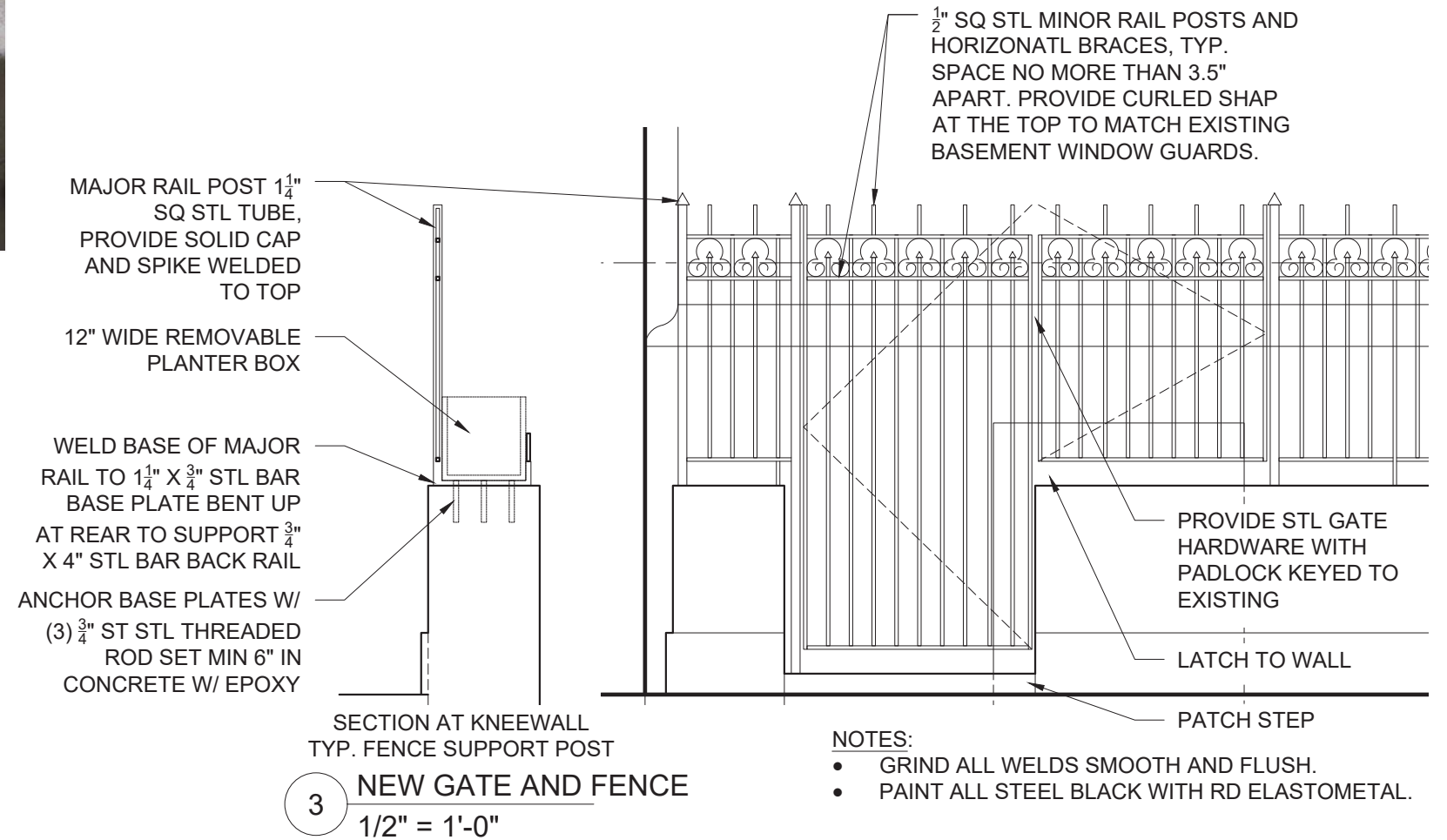




1 EXISTING AREAWAY PHOTO



DESIGN INSPIRATION FOR TOP OF FENCE AND GATES: EXISTING BASEMENT WINDOW GUARD





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