

176 - 178 Waverly Place

Landmarks Preservation Commission Presentation
April 1, 2022



DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN



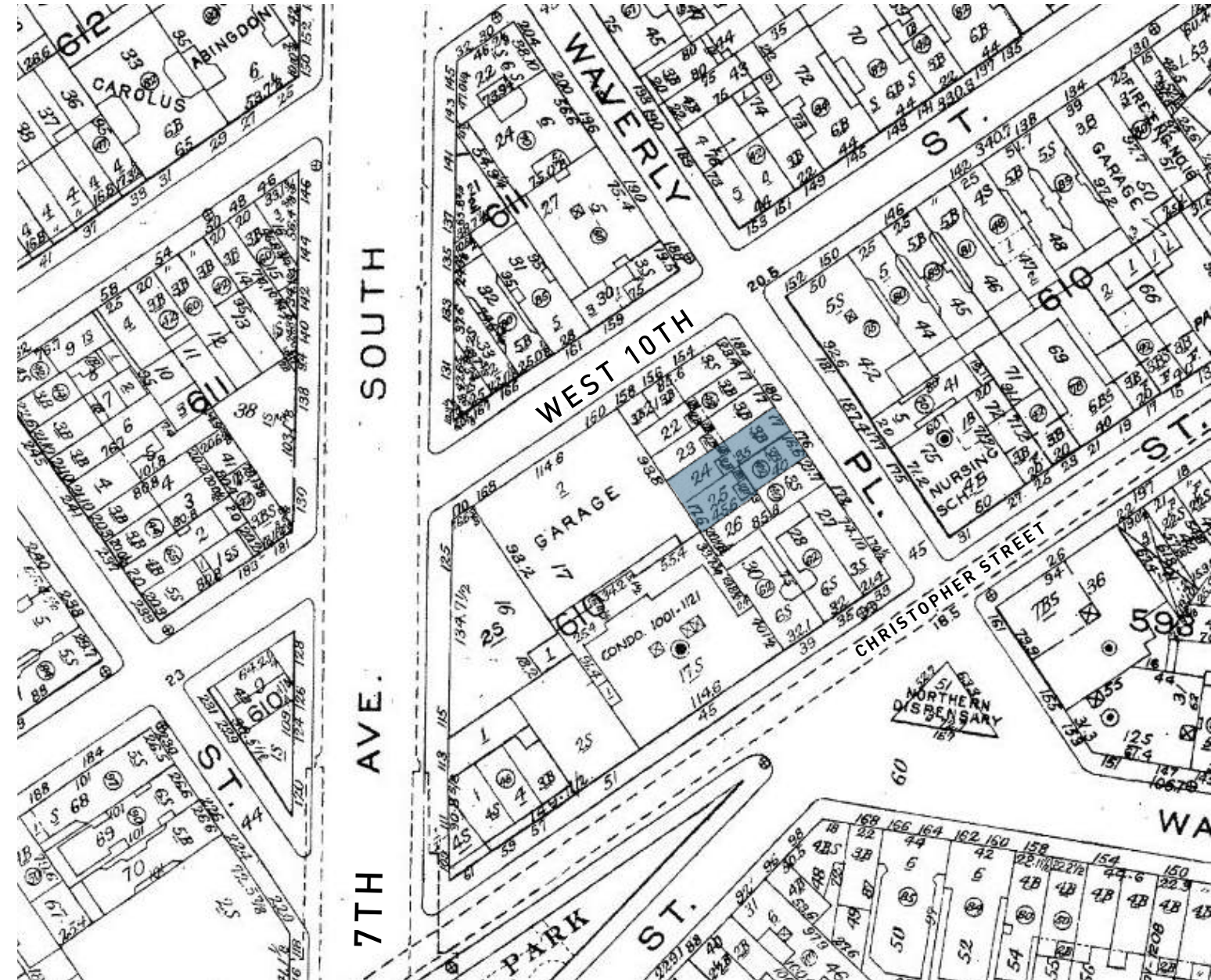
Location

176 - 178 Waverly Place



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



Sanborn Map

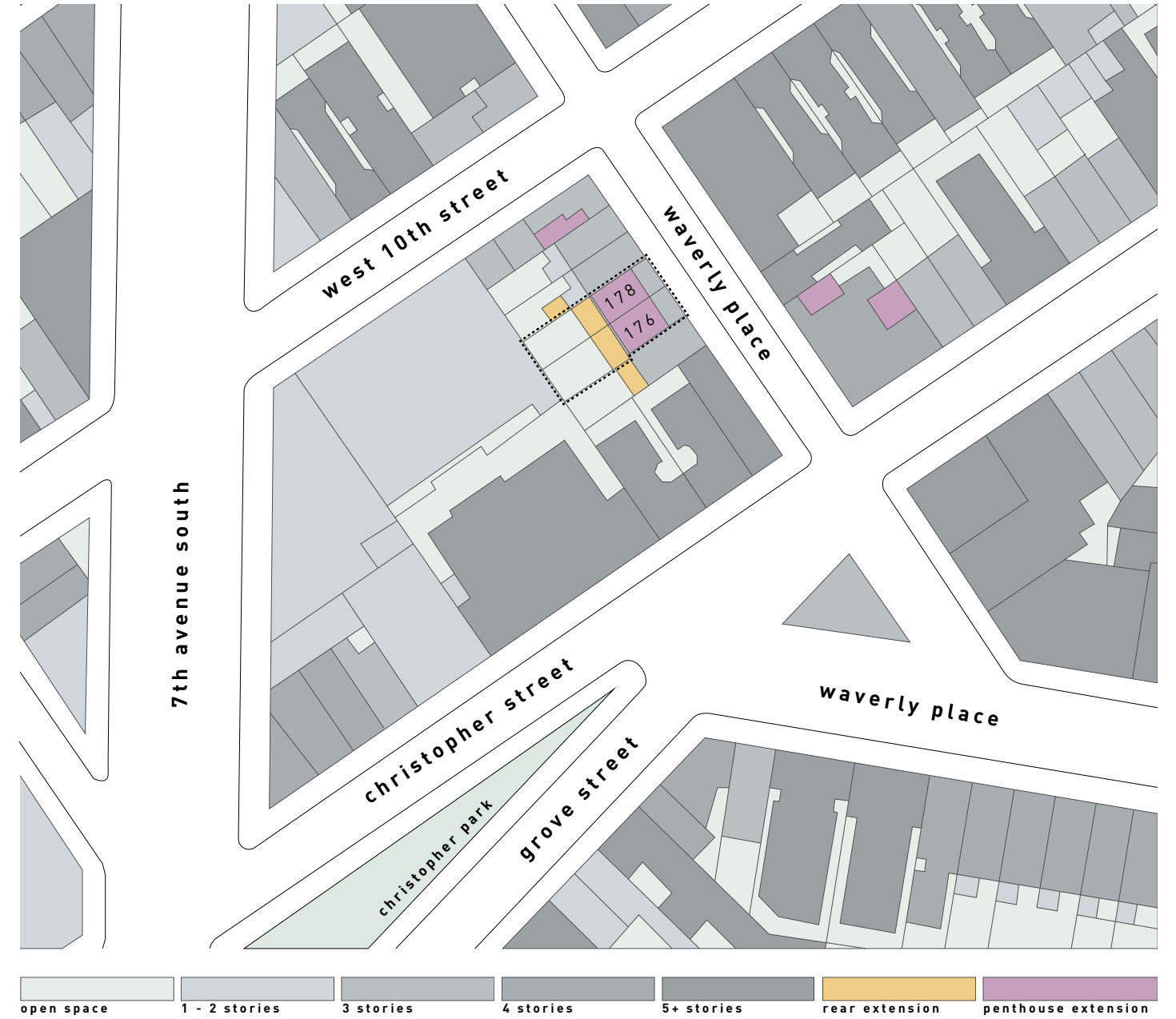
site context

176 - 178 Waverly Place

satellite view



block plan



historic conditions

176 - 178 Waverly Place

#176-182 Waverly Place

"These four Greek Revival houses were built in 1839 for William B. Hart (Nos. 180 and 182) and for Jonathan J Coddington (Nos. 176 and 178). They are three stories high with brick above stone basements. No. 176 is the prototype building of the row with its original wrought iron handrails at the stoop swept down to meet cast iron newel posts. Handsome double anthemion castings adorn the handrails at the platform of the stoop. The doorway has a stone lintel with cornice and brick reveals. The door frame has wood rosettes at the top and a transom bar with modified Greek fret molding. No. 178 has been converted to provide a basement entrance in lieu of a stoop and No. 180 has an especially fine original door with two long, vertical panels. All the houses are crowned by handsome dentiled Greek Revival cornices with continuous wood fascia board below."

- Greenwich Village Historic District Designation Report



176 waverly place - 1940 tax photo

178 waverly place - 1940 tax photo

180 waverly place - 1940 tax photo
(for reference - not in scope)

176-182 waverly place - 1968 designation photo

front facade

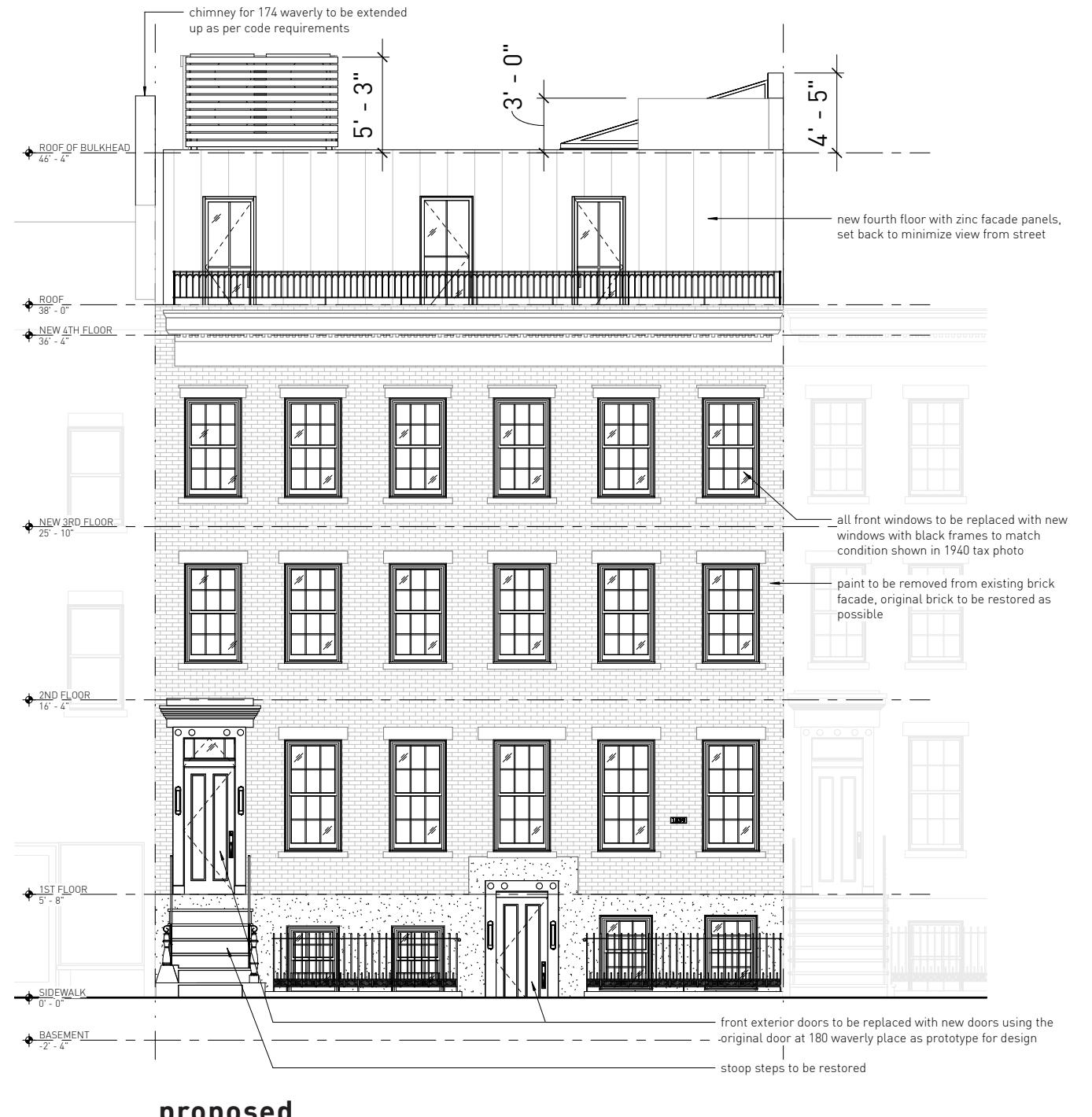
existing conditions



front facade elevations



existing



proposed

front facade
proposed design



rear facade

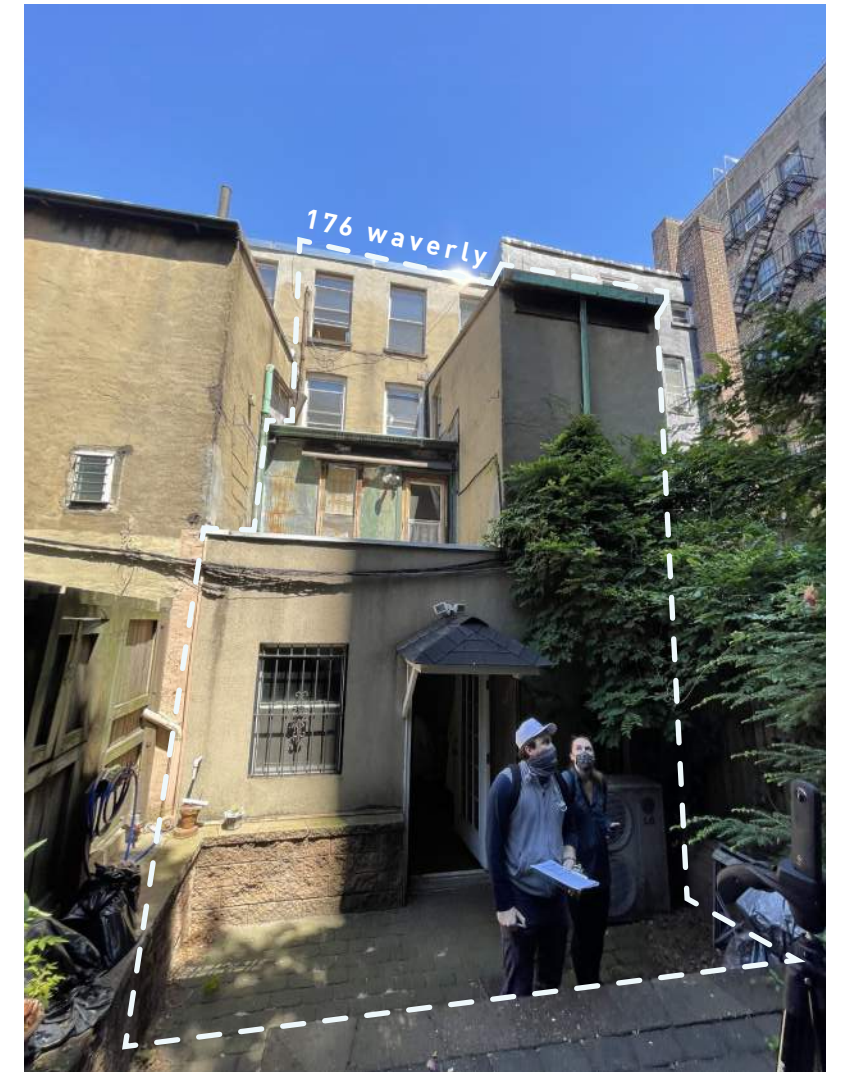
existing conditions



view of roof lines from 174 to 180 waverly place



view from 178 waverly rear yard



view from 176 waverly rear yard

rear yard

existing conditions / context



view of southern neighbors from 176 rear yard



view of back side of yard



view of northern neighbors from 178 rear yard

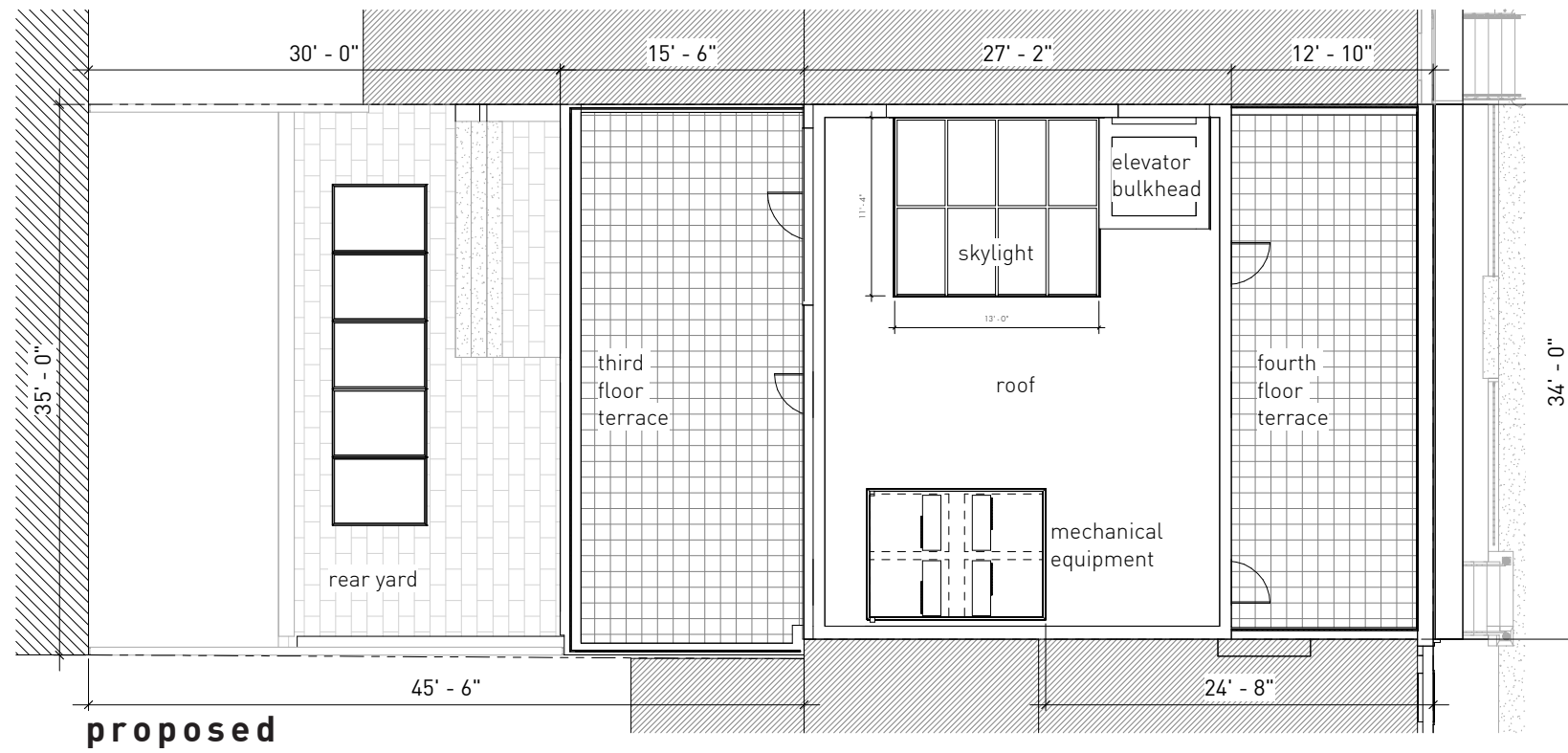
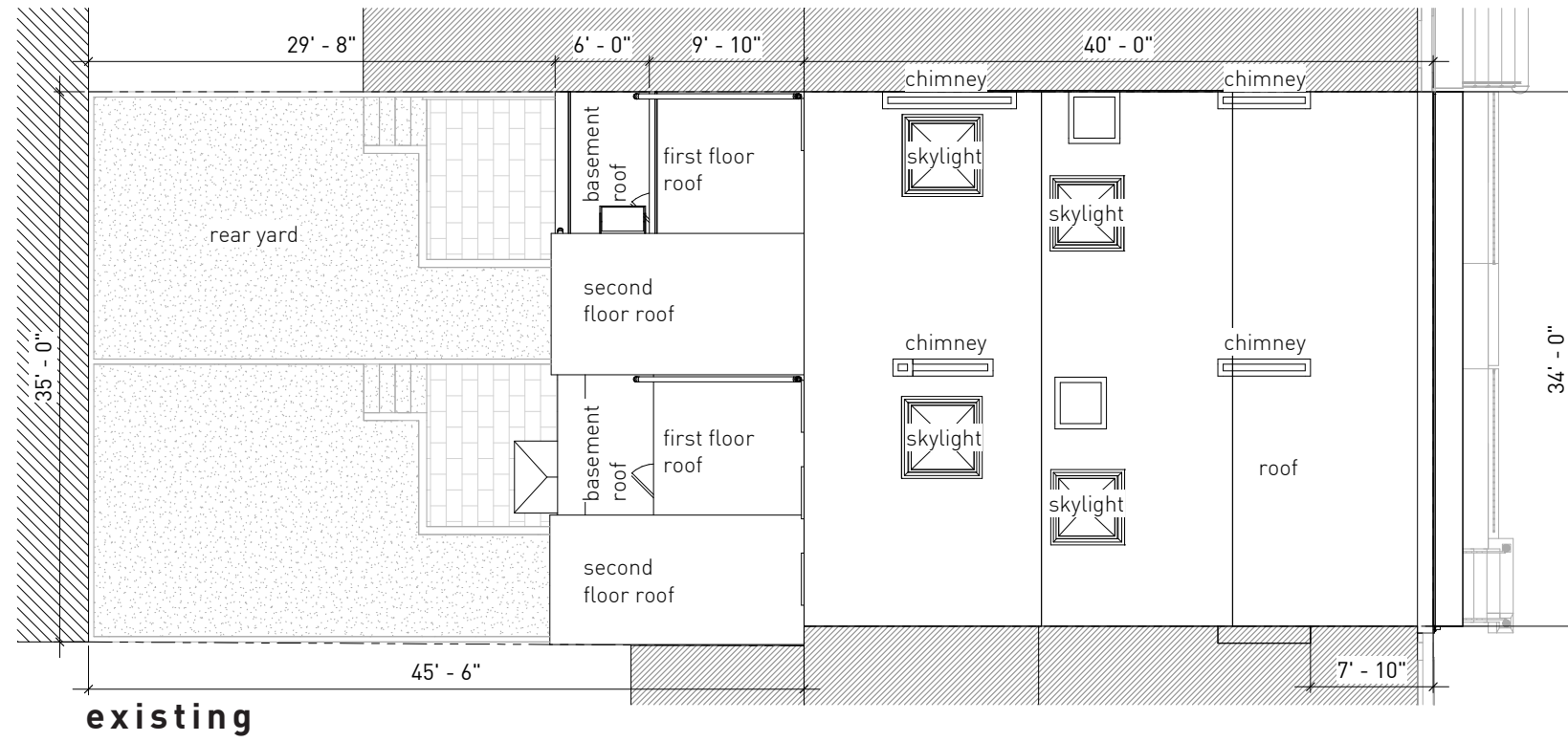
rear facade elevations



rear facade
proposed design

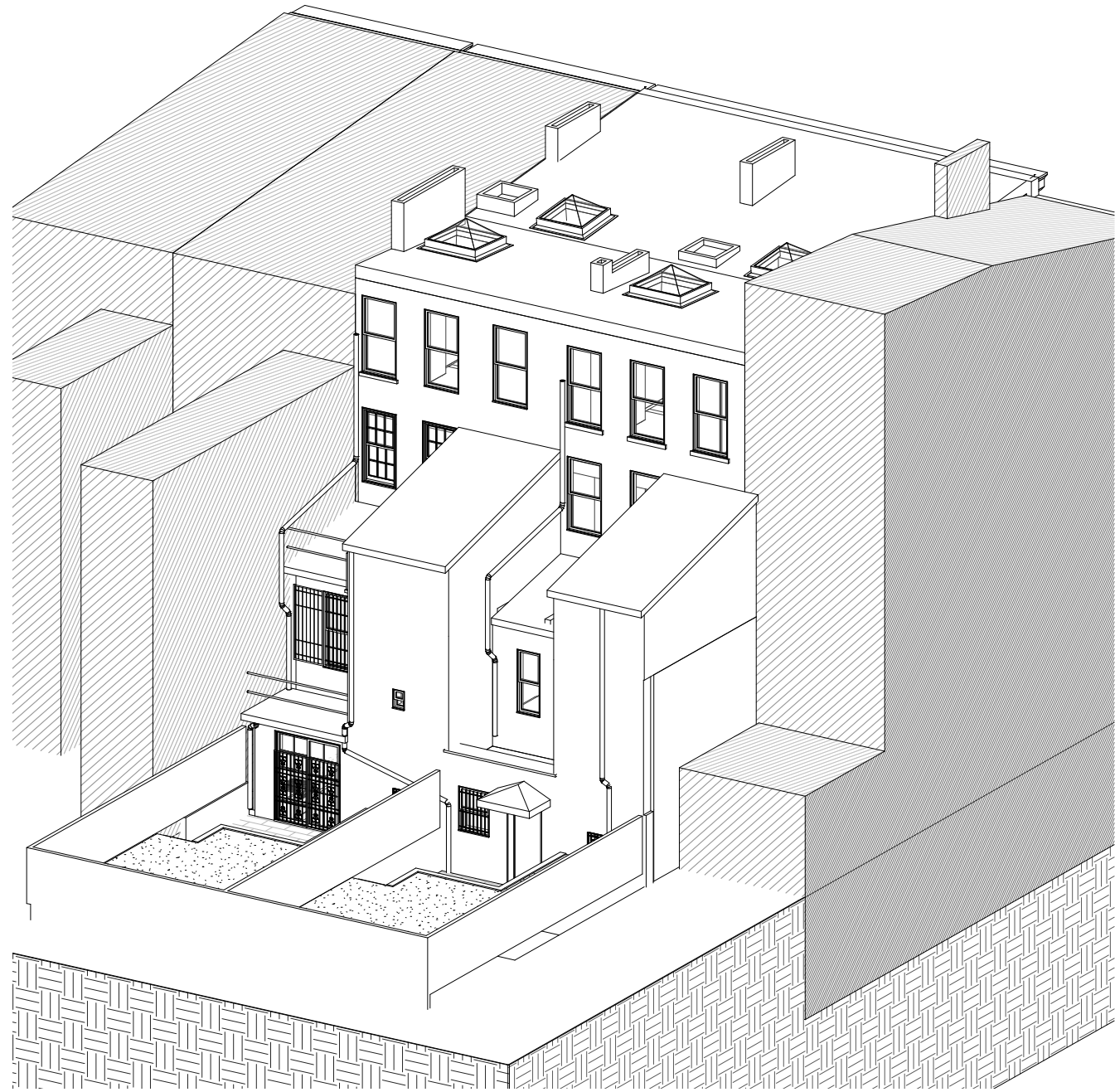


site plan

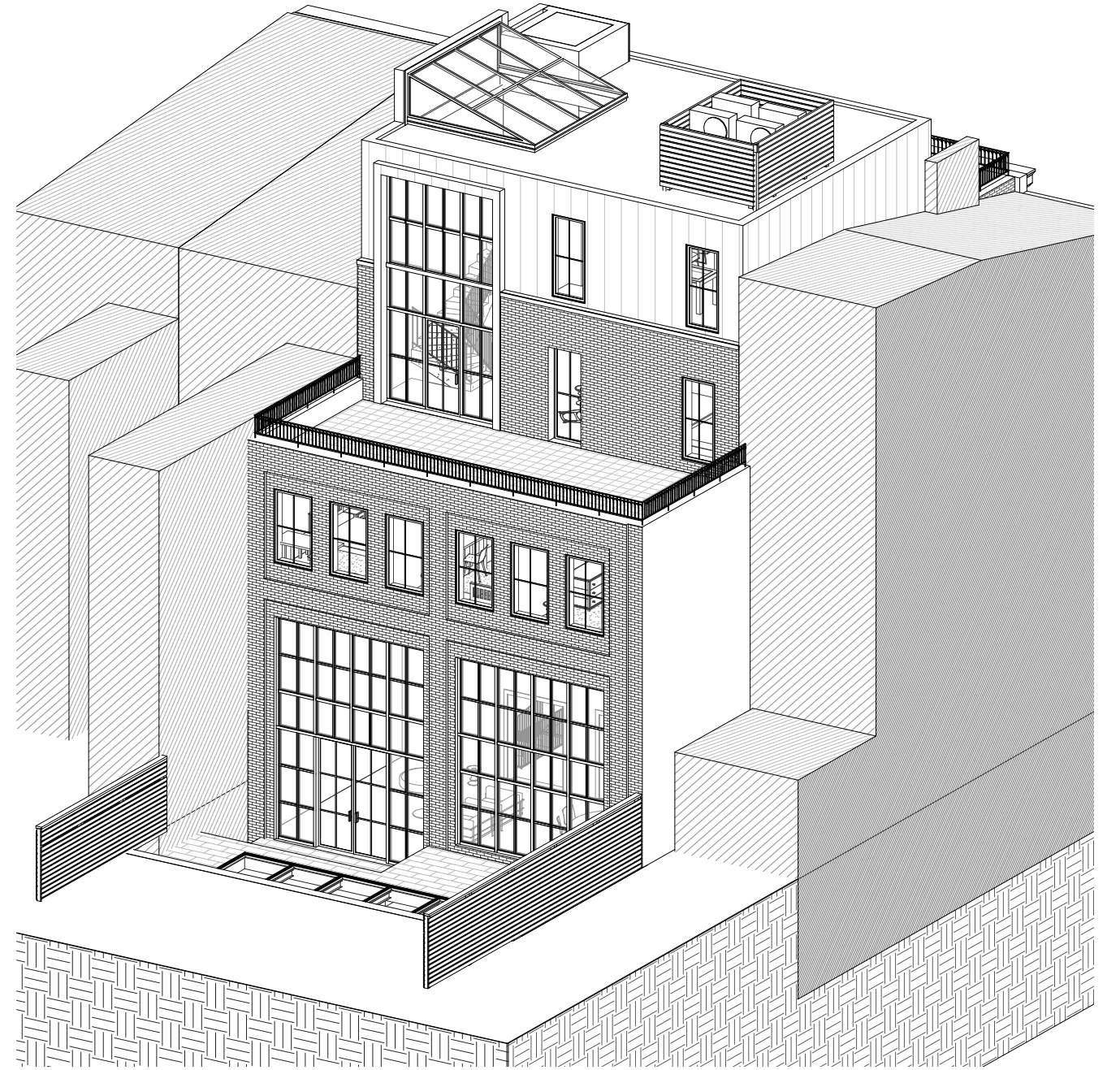


3d views

existing vs proposed



existing



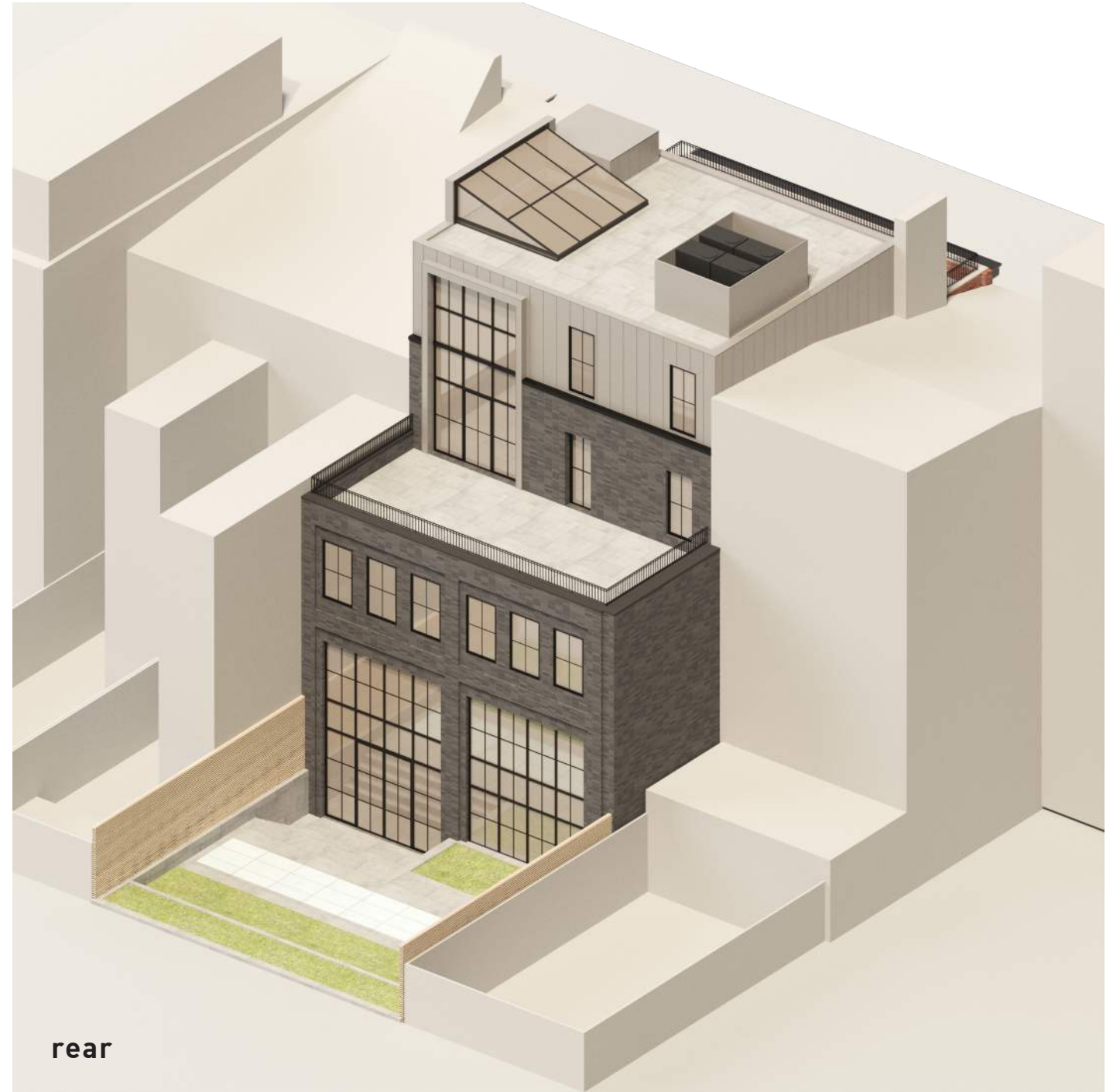
proposed

3d views

proposed design



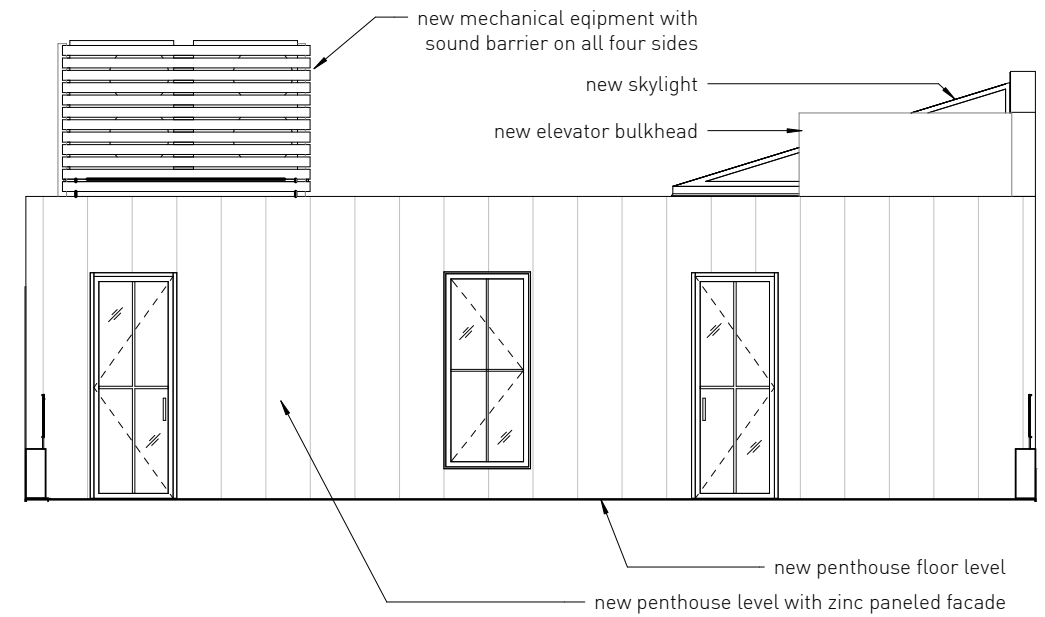
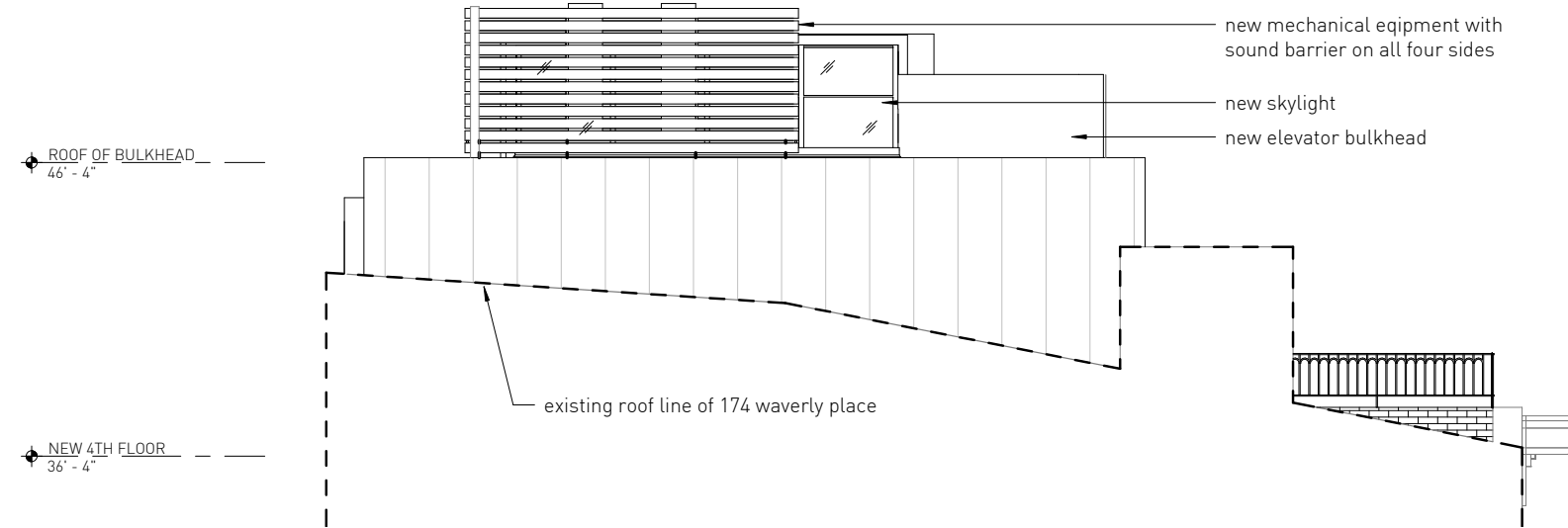
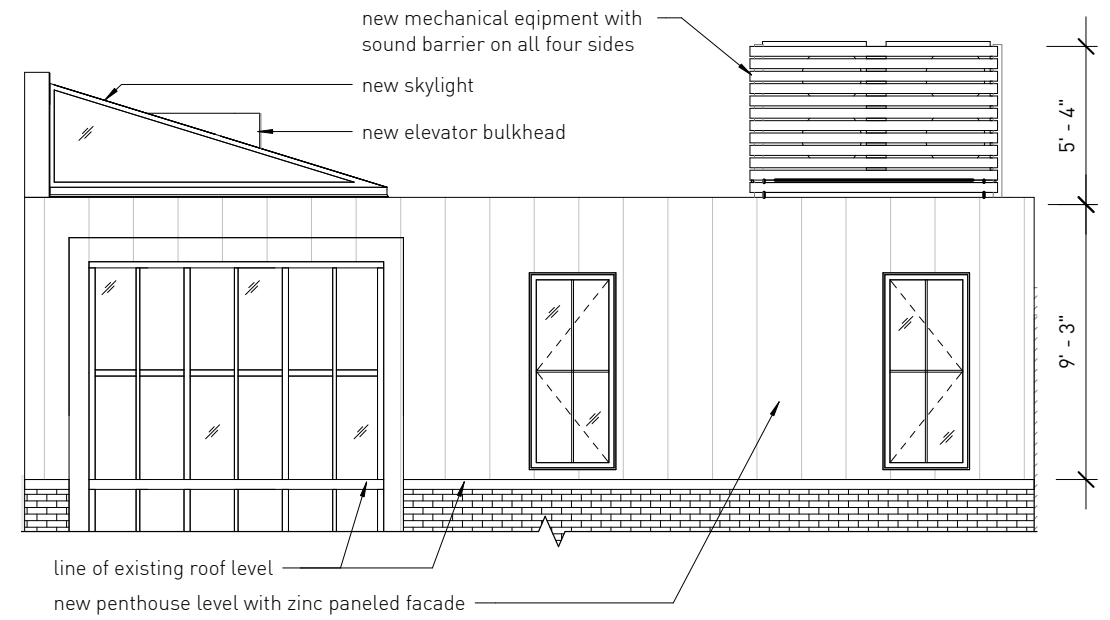
front



rear

penthouse

proposed design



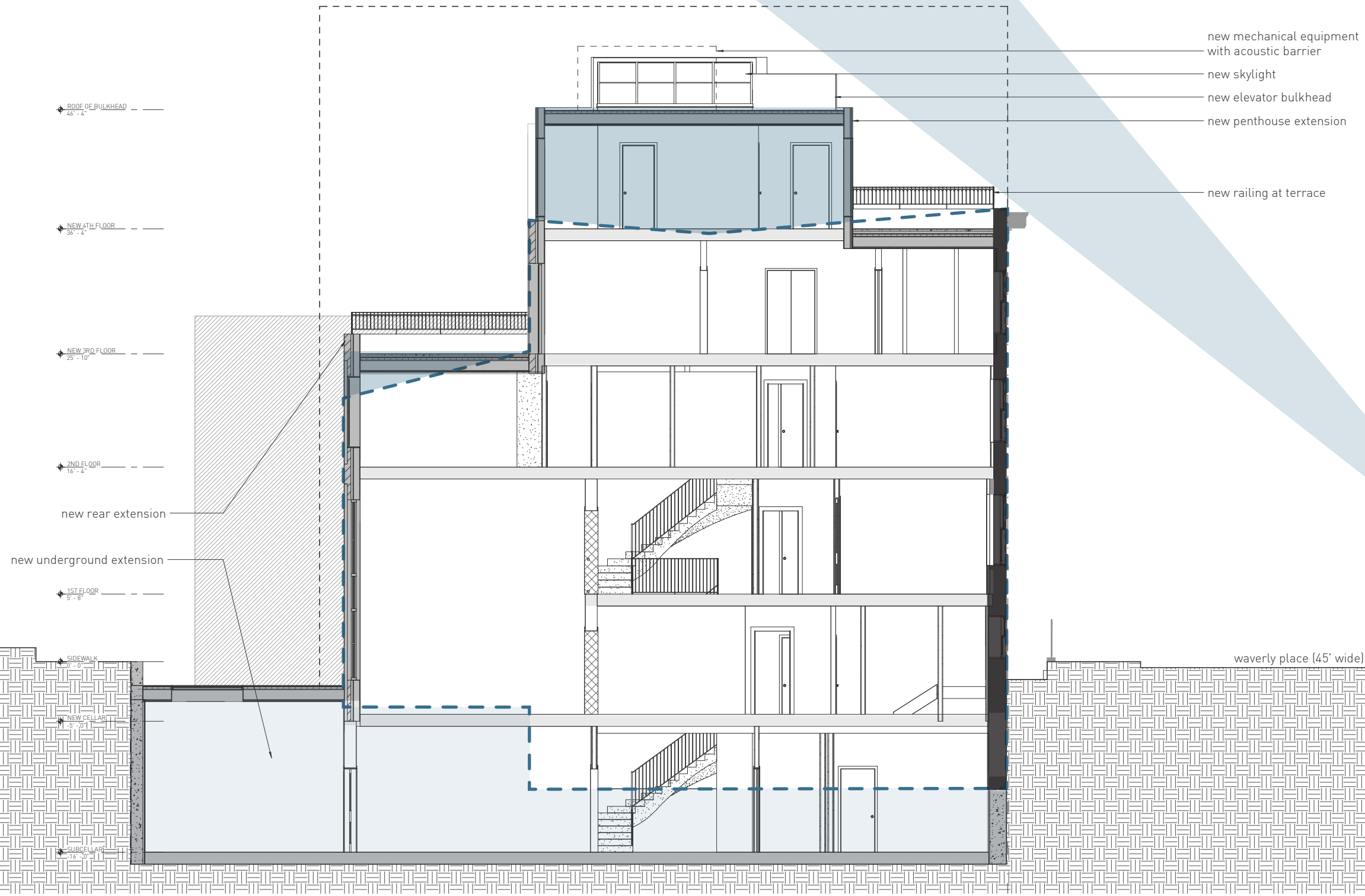
existing section

with sight line



proposed section

with sight lines



mock up

176 - 178 Waverly Place

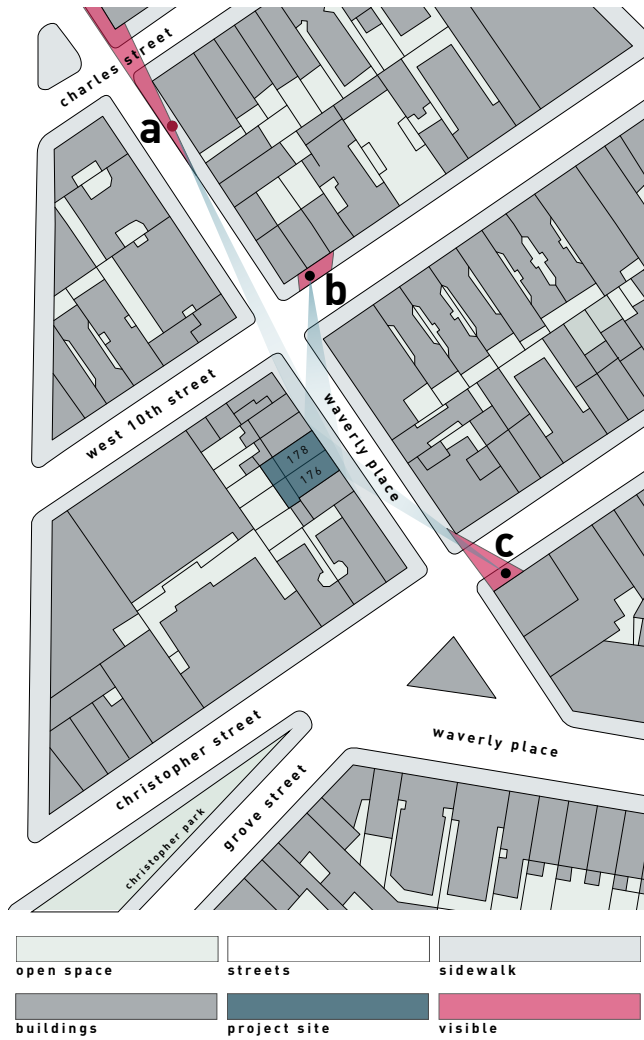


mock up in place on the roof of 176-178 waverly place



street view of mock up across from 178 waverly place (not visible)

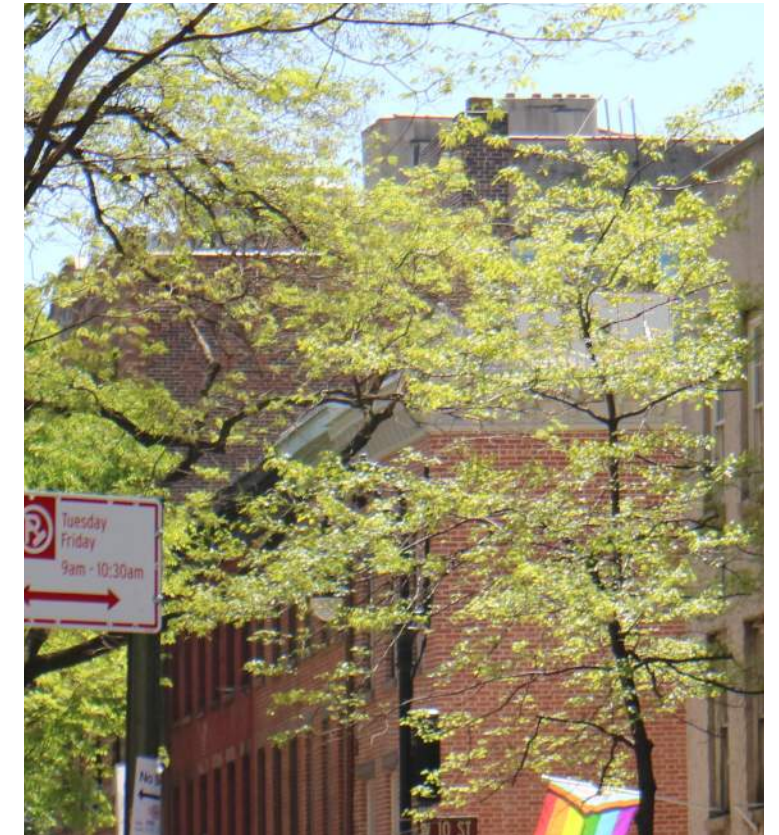
view a
public visibility



existing (close up)



built mock up

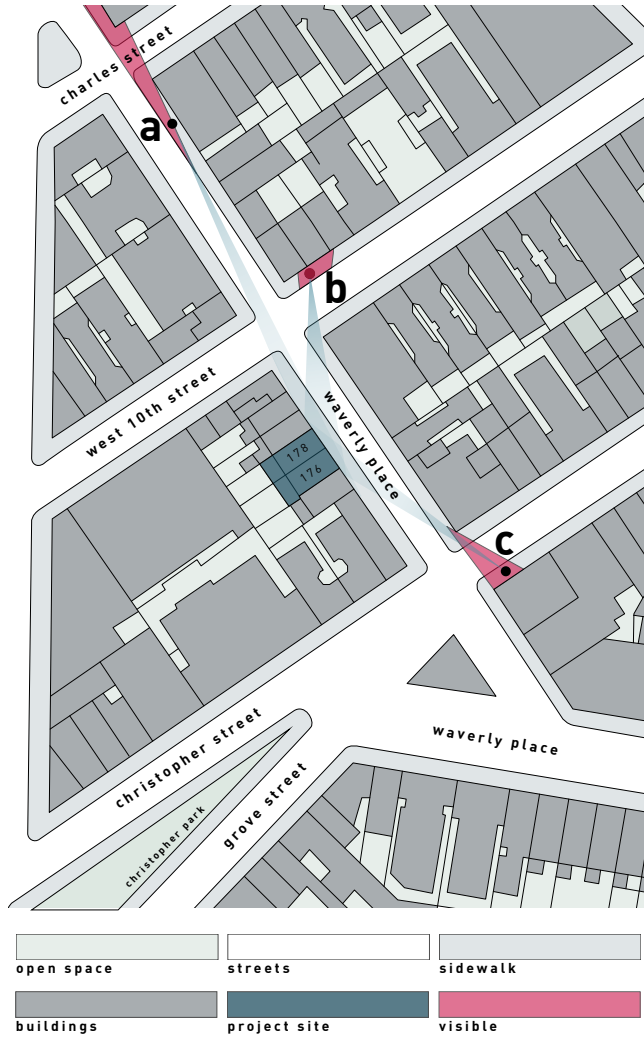


rendering of proposed



existing street view

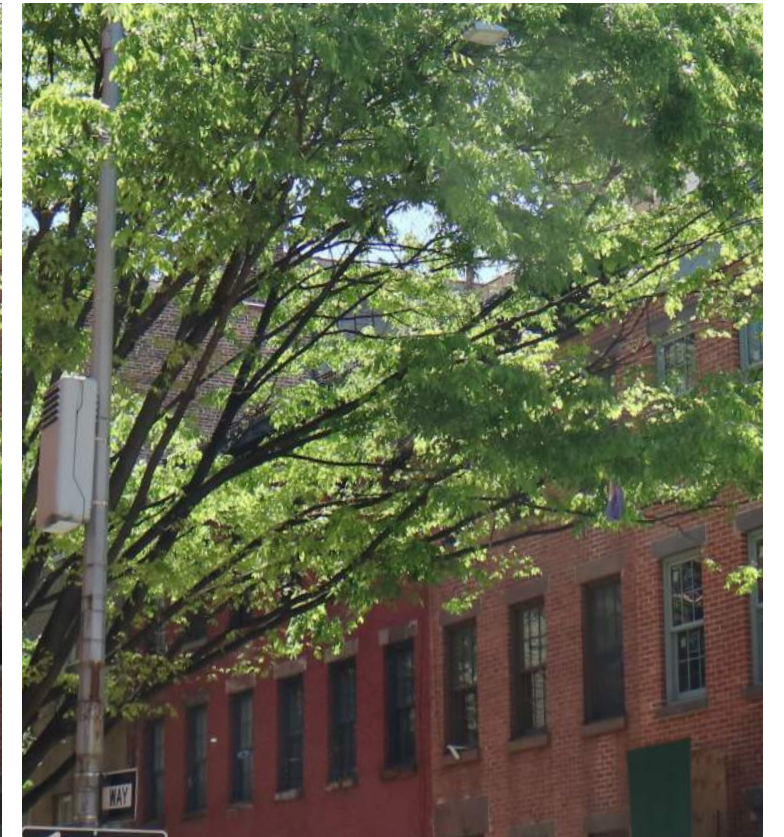
view b
public visibility



existing (close up)



built mock up

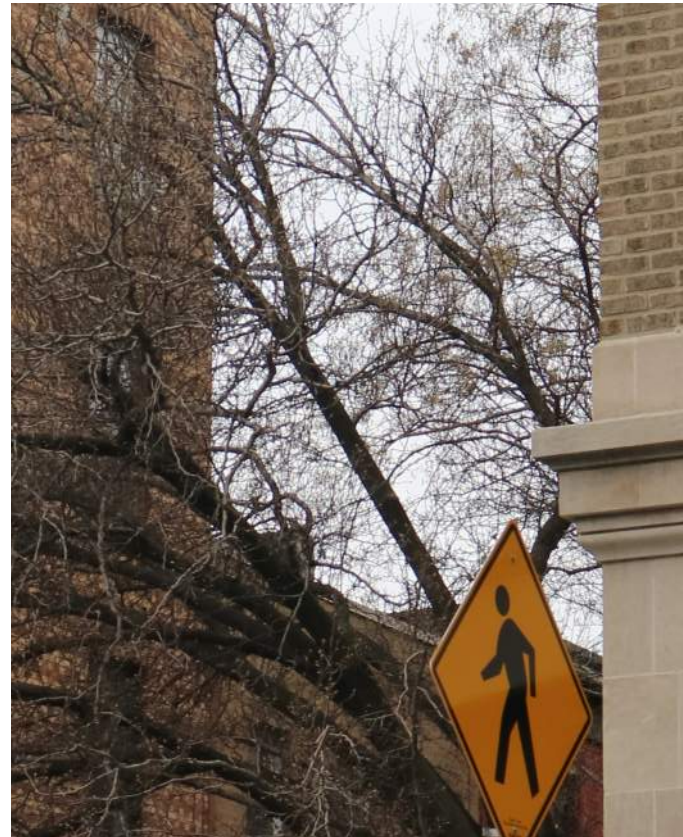
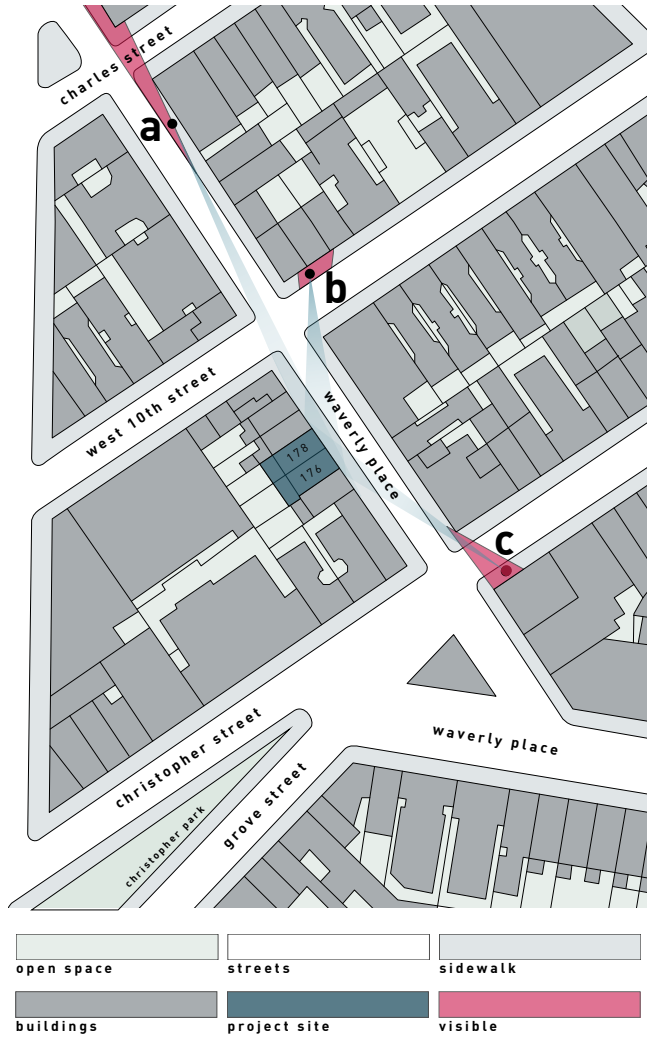


rendering of proposed



existing street view

view c
public visibility



existing (close up)



built mock up



rendering of proposed



existing street view

materials

proposed design



penthouse facade
zinc panels



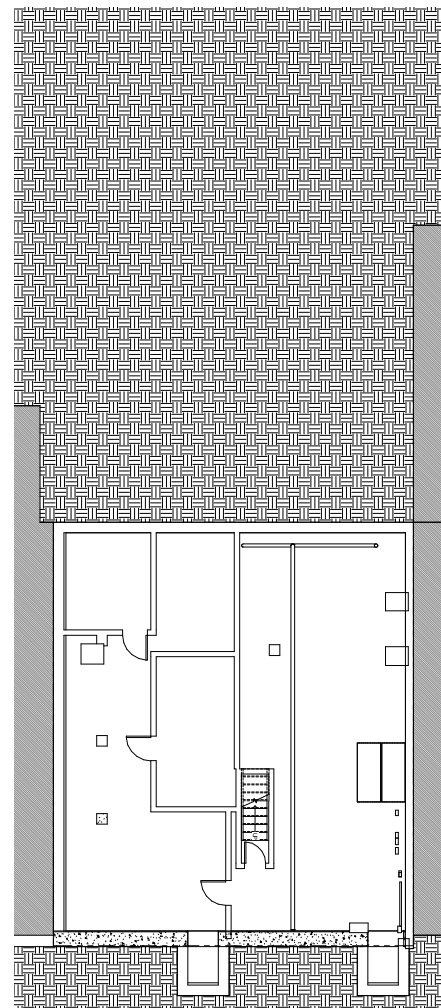
penthouse and rear windows
black metal frames



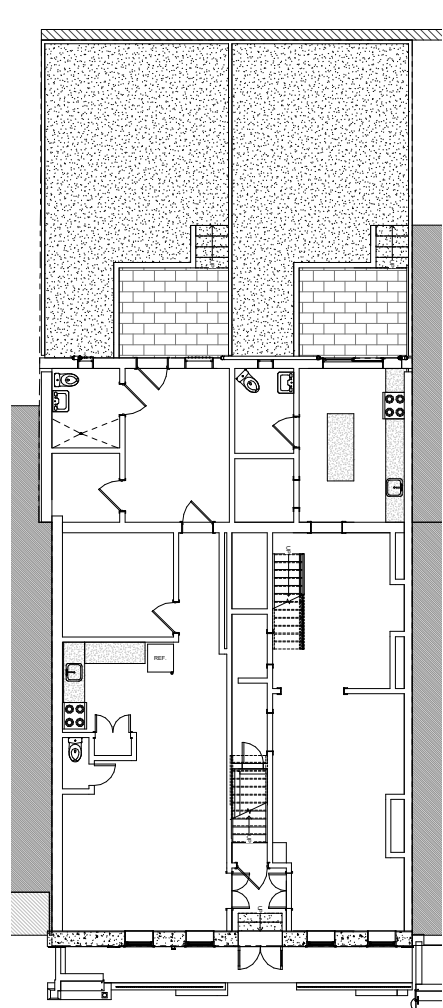
rear facade
glazed brick

existing plans

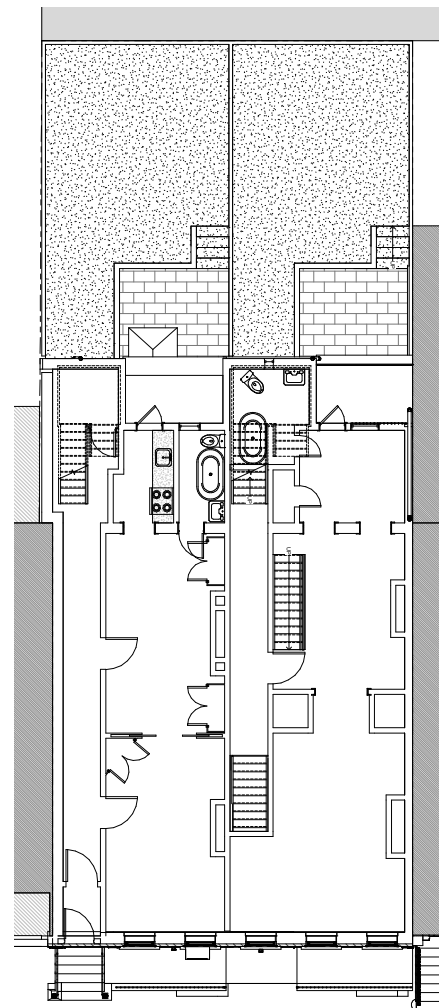
176 - 178 waverly place



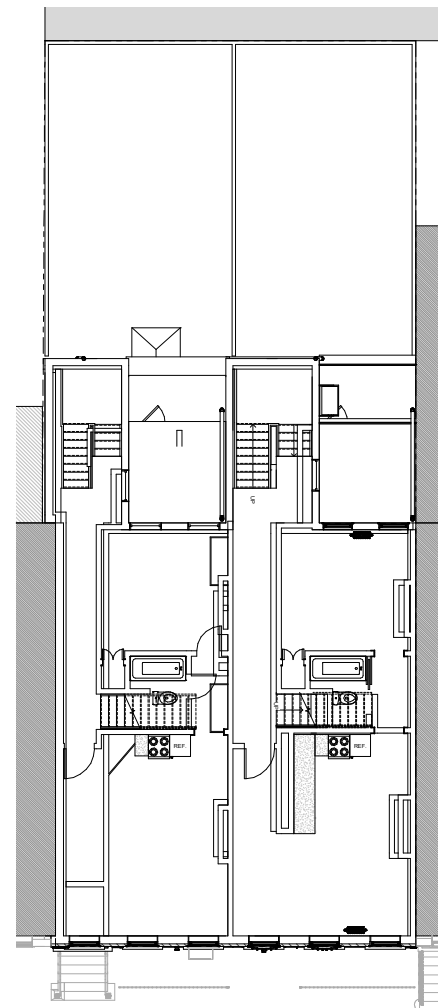
cellar



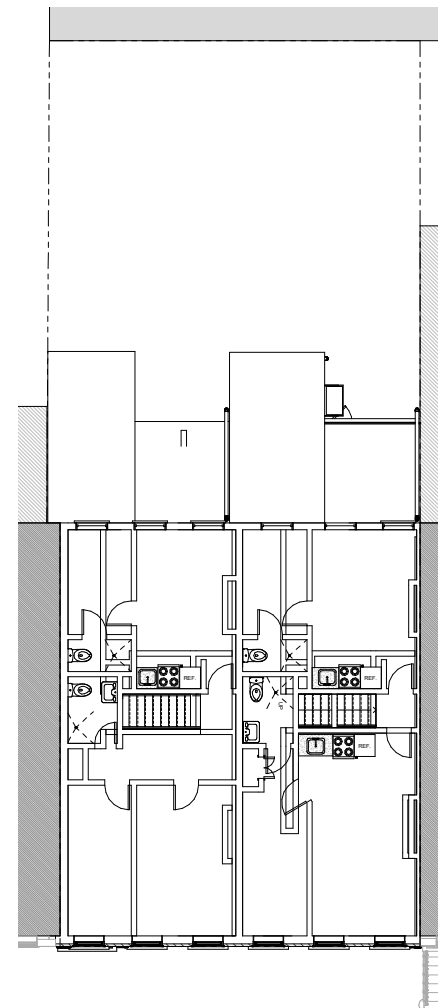
basement



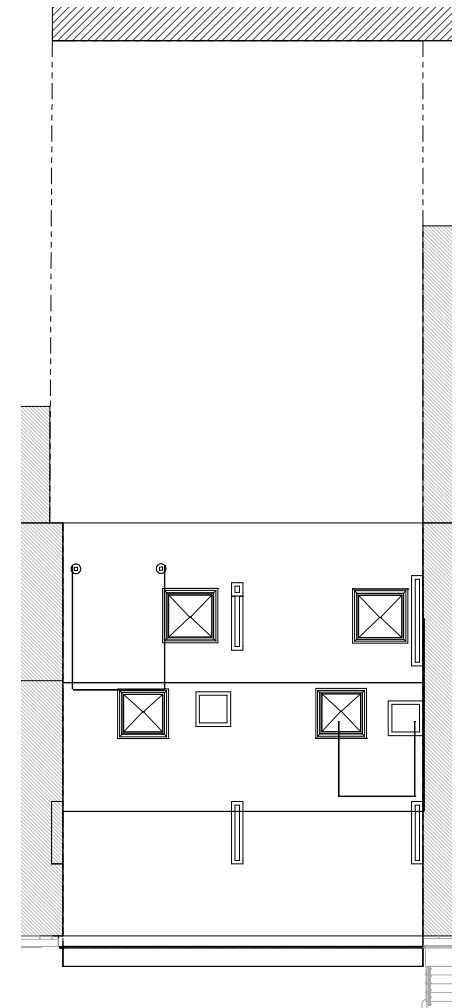
first floor



second floor



third floor



roof

proposed plans

176 - 178 waverly place

