

# 156 Waverly Place

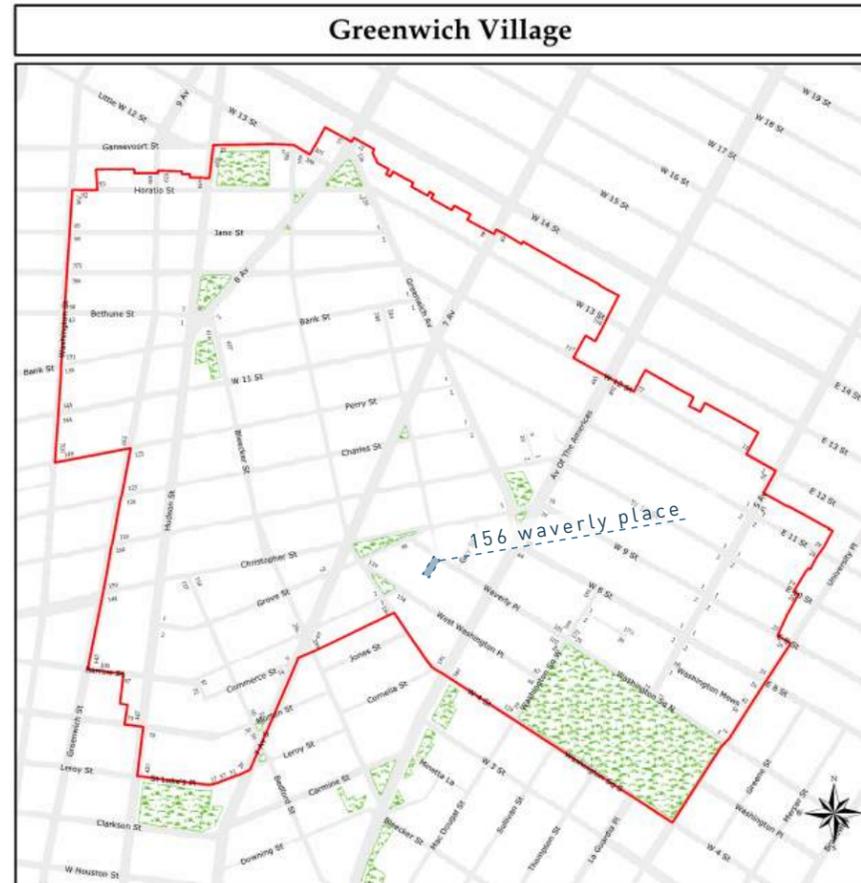
CB2 Landmarks Presentation  
December 2024

**SUK** | design studio  
ARCHITECTURE



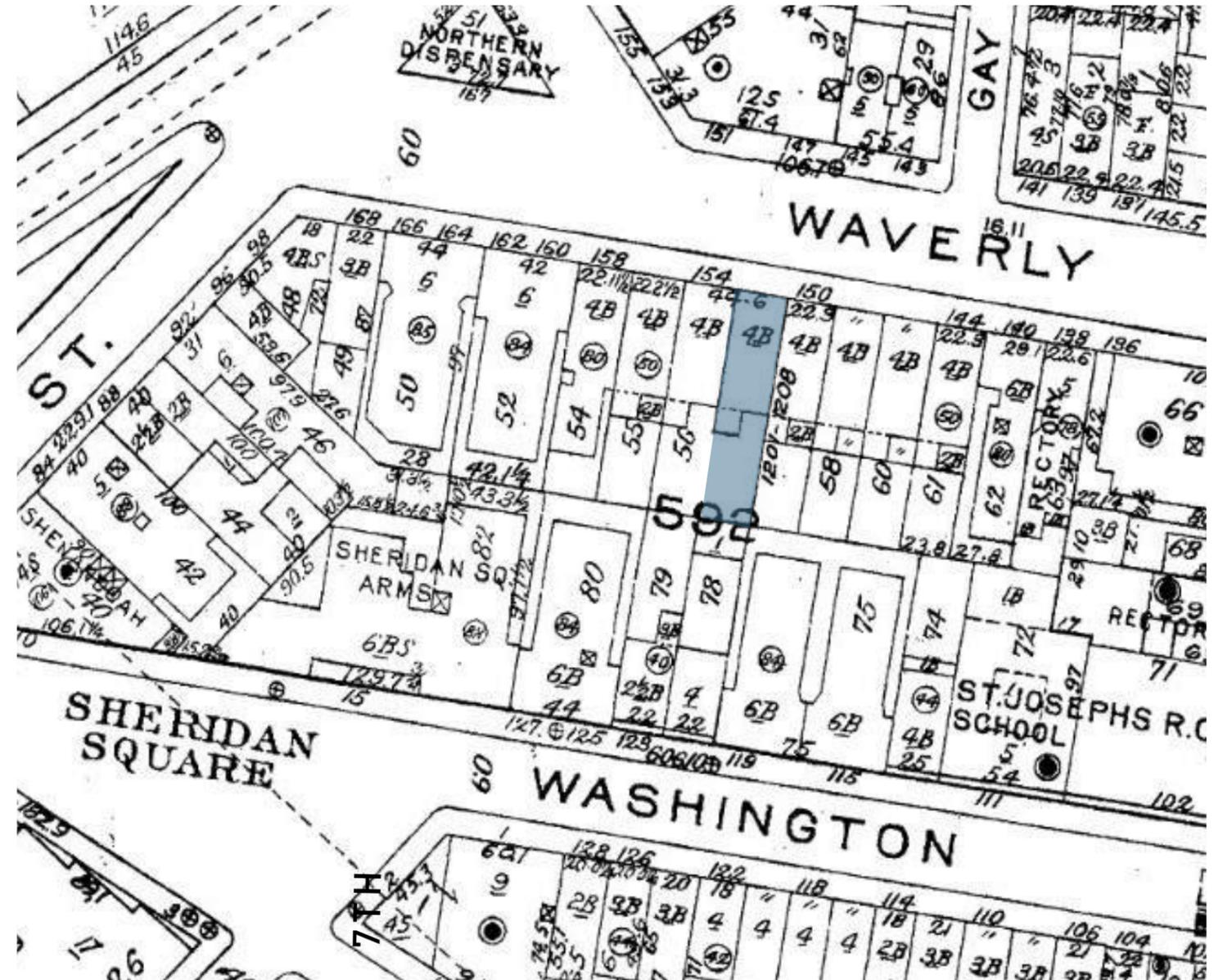
# Location

156 Waverly Place



Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



Sanborn Map

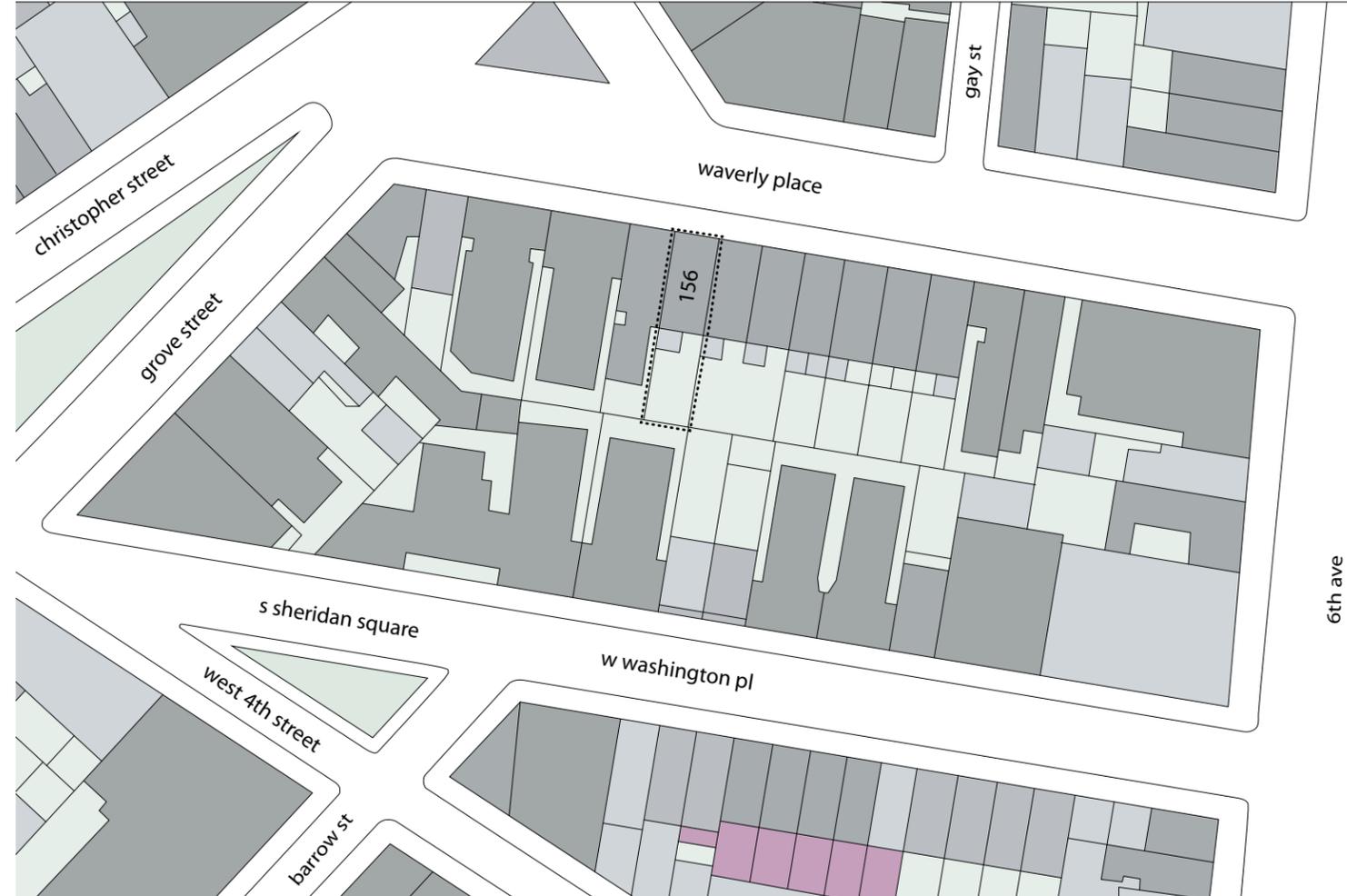
# site context

156 Waverly Place

satellite view



block plan



open space   1 - 2 stories   3 stories   4 stories   5 + stories   rear extension   penthouse extension

# historic conditions

156 Waverly Place

#144-158 Waverly Place

Lambert Suydam built, as an investment in 1839, this row of eight Greek Revival town houses, comprising most of the block, on land formerly part of the Alfred S. Pell estate. After they were built, he moved from Broome Street and made his home here at No. 158 Waverly Place. Suydam, formerly president of the Manhattan Gas Light Company, became president a few years later of the New York Equitable Fire Insurance Company. No. 156, and to a lesser extent Nos. 150 and 148, best represent the original appearance of this row. **No. 156, three and one-half stories in height, has a unique attic story set within a high entablature. Above its stepped architrave was a frieze of delightful bull's-eye windows, of which the two central ones remain, while the two outer ones have been remodeled to provide small double-hung sash windows. Under a much later sheetmetal cornice is a fine leaf and tongue molding. At the second and third story windows are the pedimented lintels with small stone cornices so typical of the fine Greek Revival house. No. 156 retains both its dignified Greek Revival outer doorway, with simple entablature, and its inner doorway, displaying the palmetto capitals so popular in the City. This beautiful house was the home of William H. Powell, merchant, around 1851.** ... Other than the prototypes Nos. 150 and 156 just discussed, Lambert Suydam's row of eight town houses have been raised to four stories in height. No. 144 has been converted to provide basement entrance in lieu of the stoop. No. 146 has muntined sash, which gives it a homelike feeling. Half of the houses retain the pedimented window lintels of the Greek Revival style, with diminutive stone cornices. Most retain some portion of their dignified Greek Revival pedimented doorways, Nos. 148, 156 and 158 having more original detail than the others. The modillioned cornices on most of these buildings represent later additions and those at either end of the row being higher, blend more nearly with their taller neighbors. An exception to this occurs at Nos. 152-54, which were altered in 1957 to become the Convent of St. Joseph's, undergoing a severe remodeling and being given a bold brick parapet. However, relief is afforded at the stoop of No. 154 by the delightful swirls of the wrought iron stair railing, although of later date.

- Greenwich Village Historic District Designation Report



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



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



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



156 waverly place - 1940 tax photo

# front facade

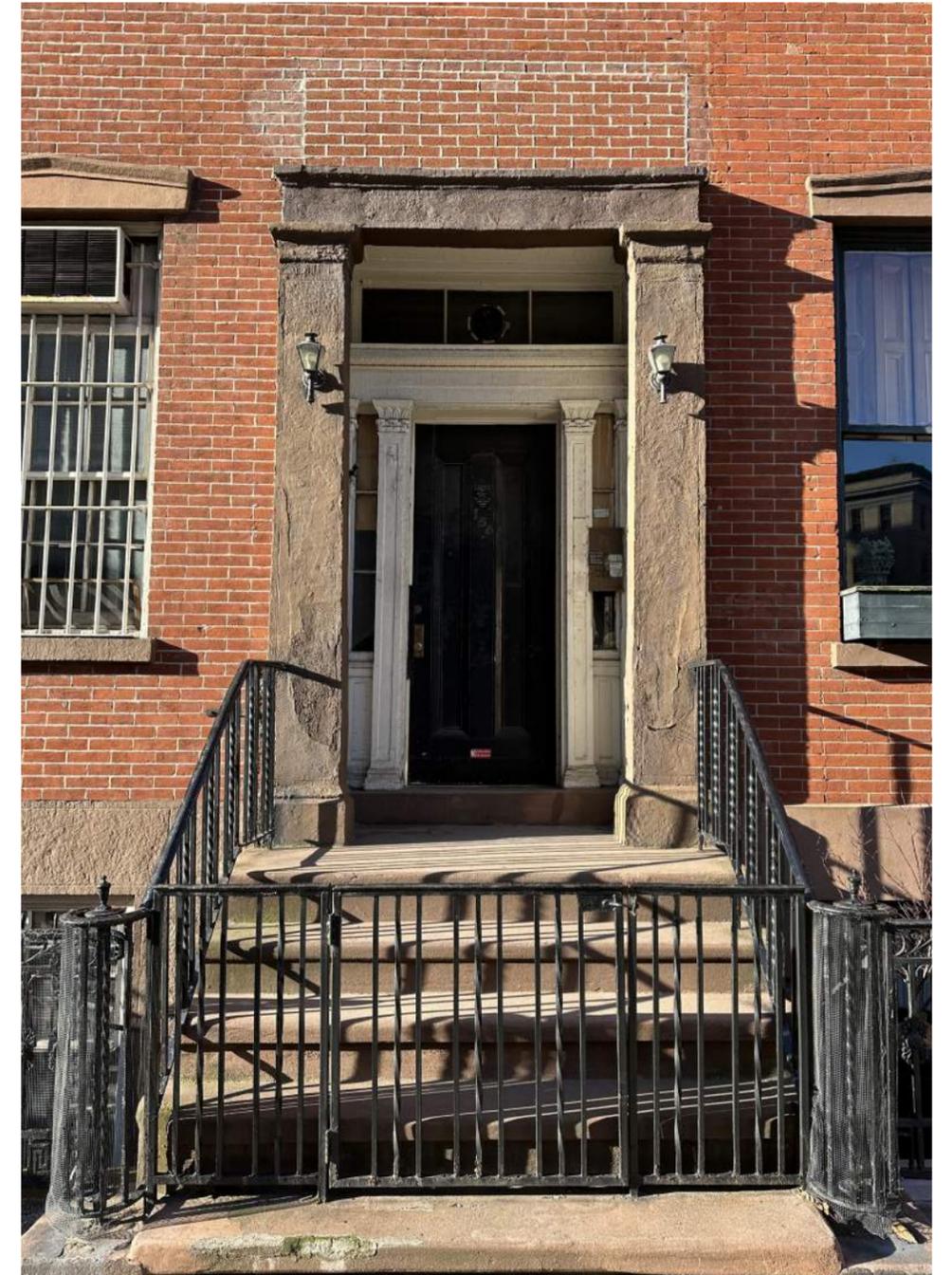
existing conditions



156 waverly



156 waverly



156 waverly front door

# front facade elevations



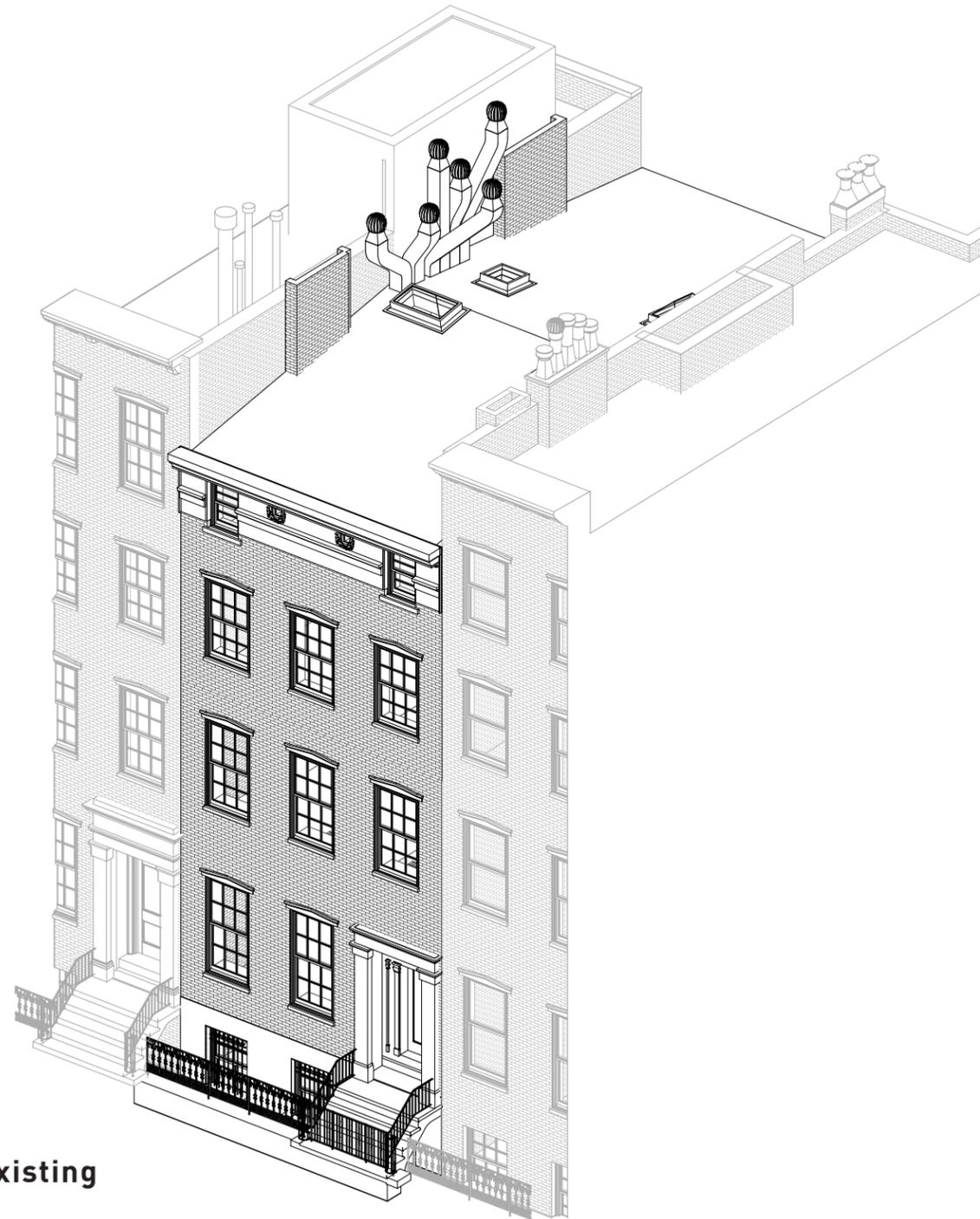
existing



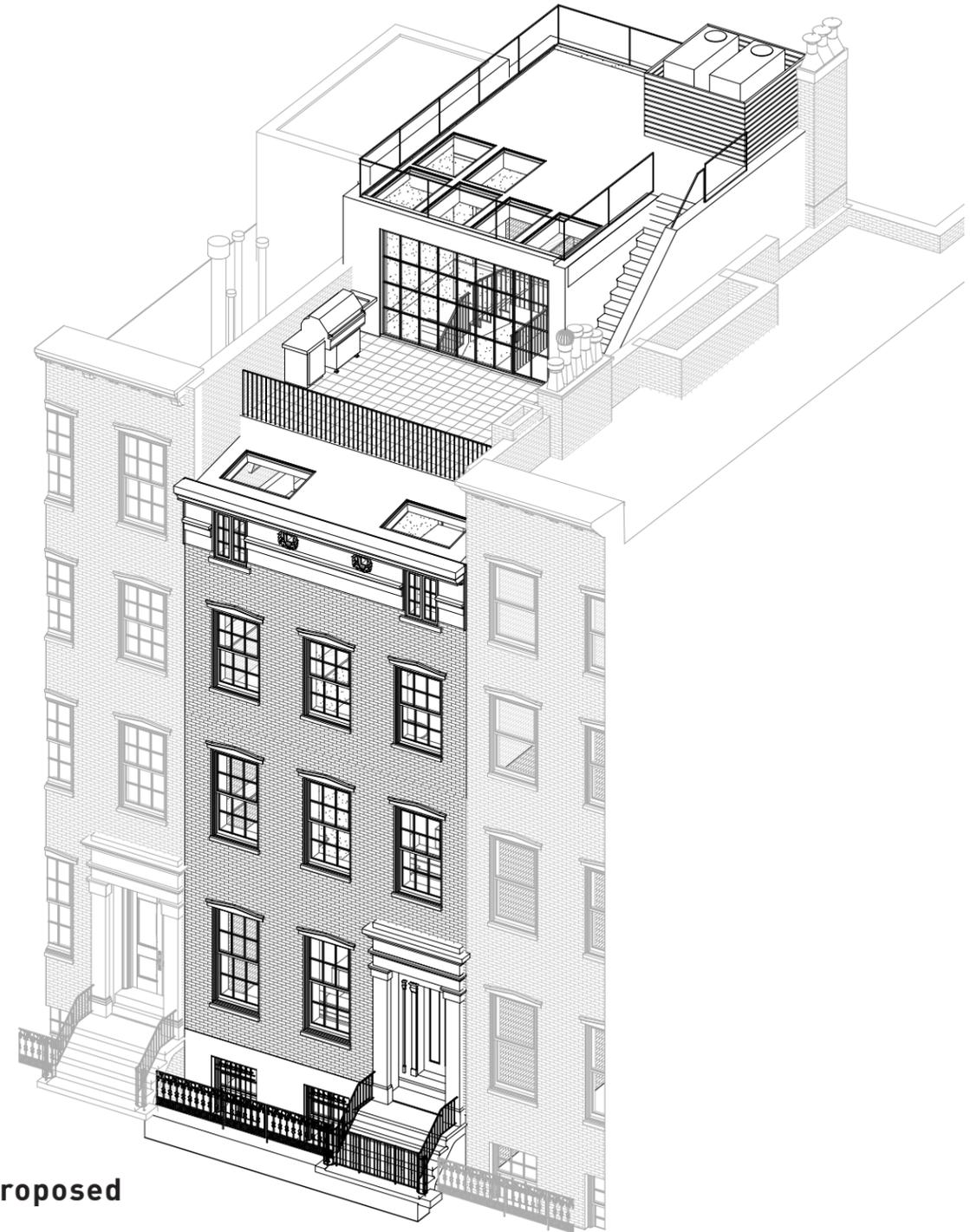
proposed

# front facade

axonometric



existing



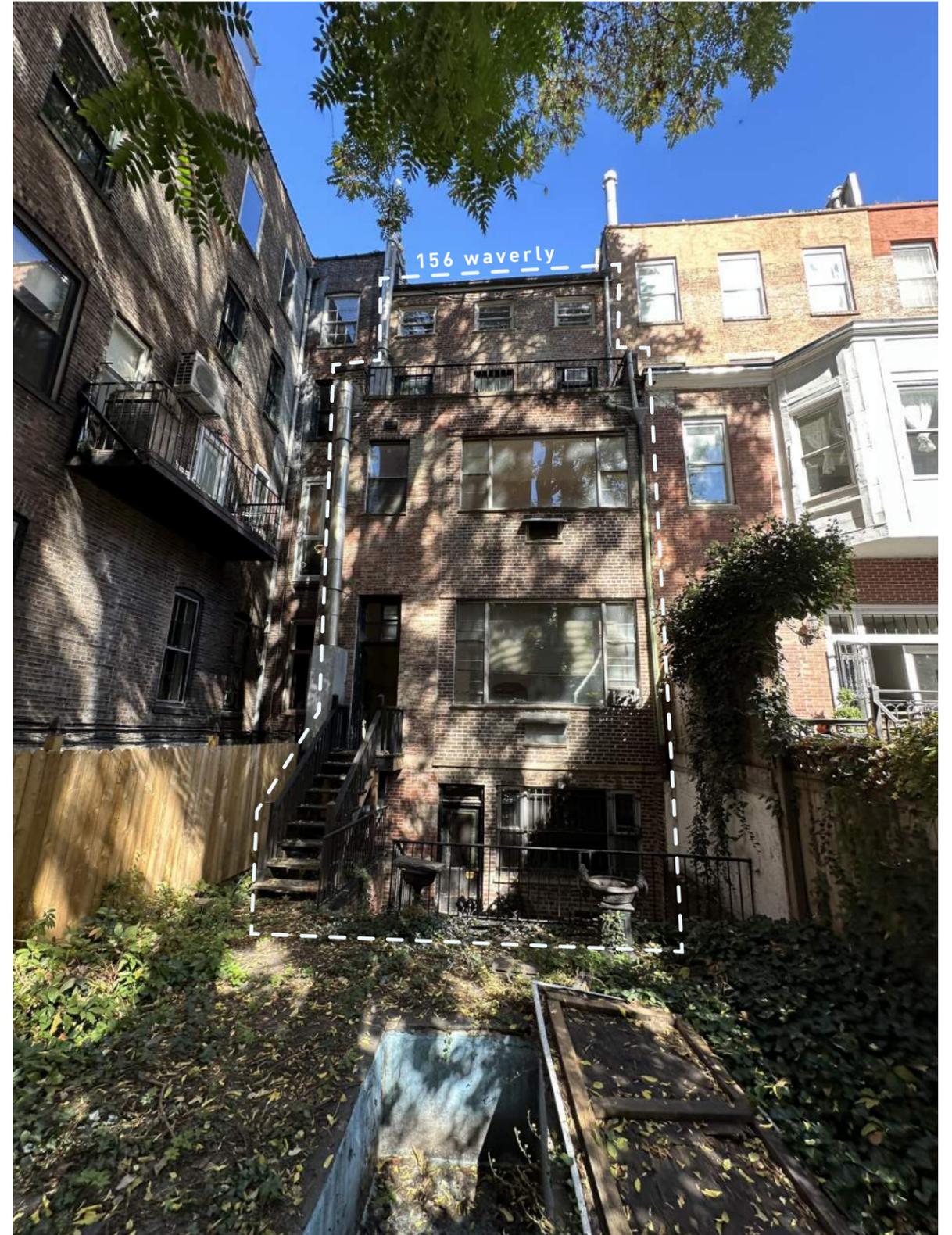
proposed

**front facade**  
proposed design



**rear facade**  
existing conditions

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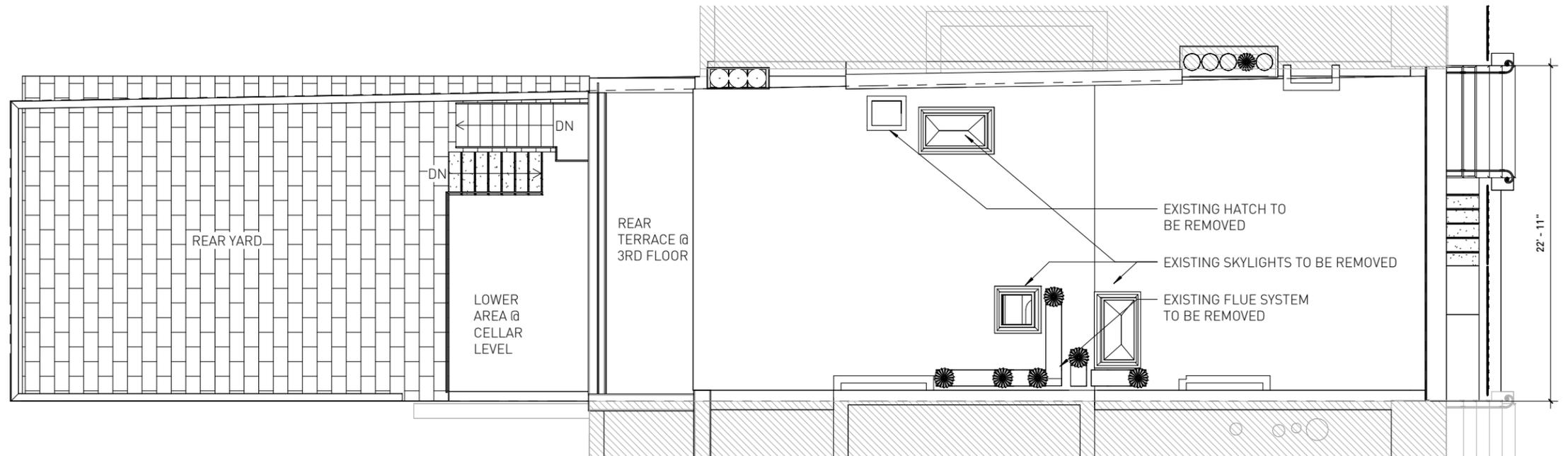
# rear facade elevations



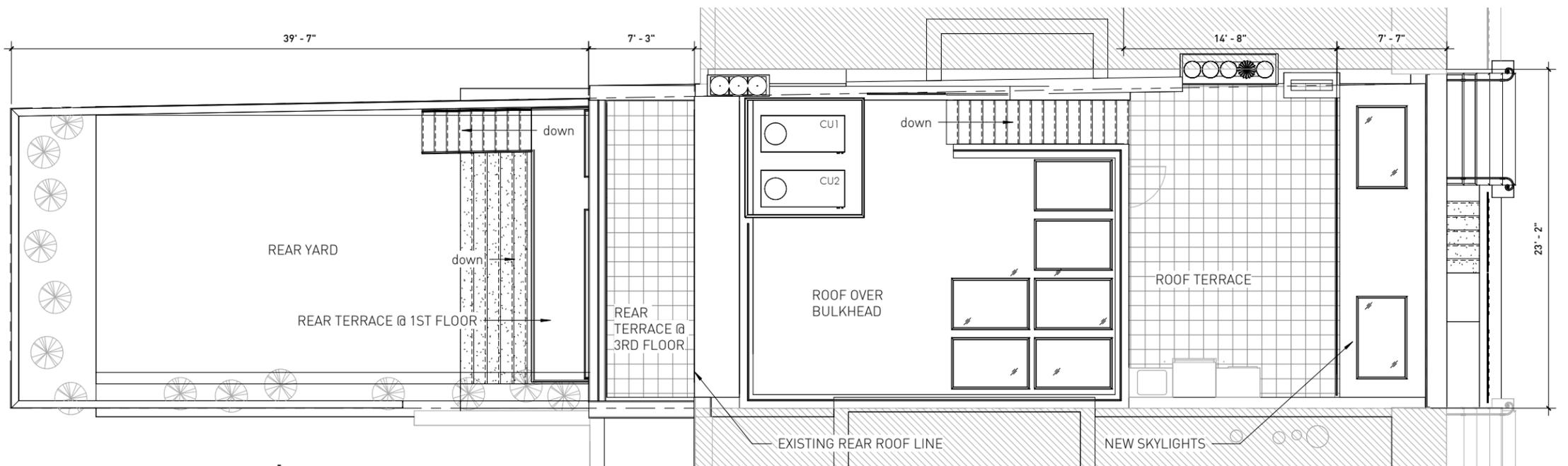
**rear facade**  
proposed design



site plan



existing



proposed

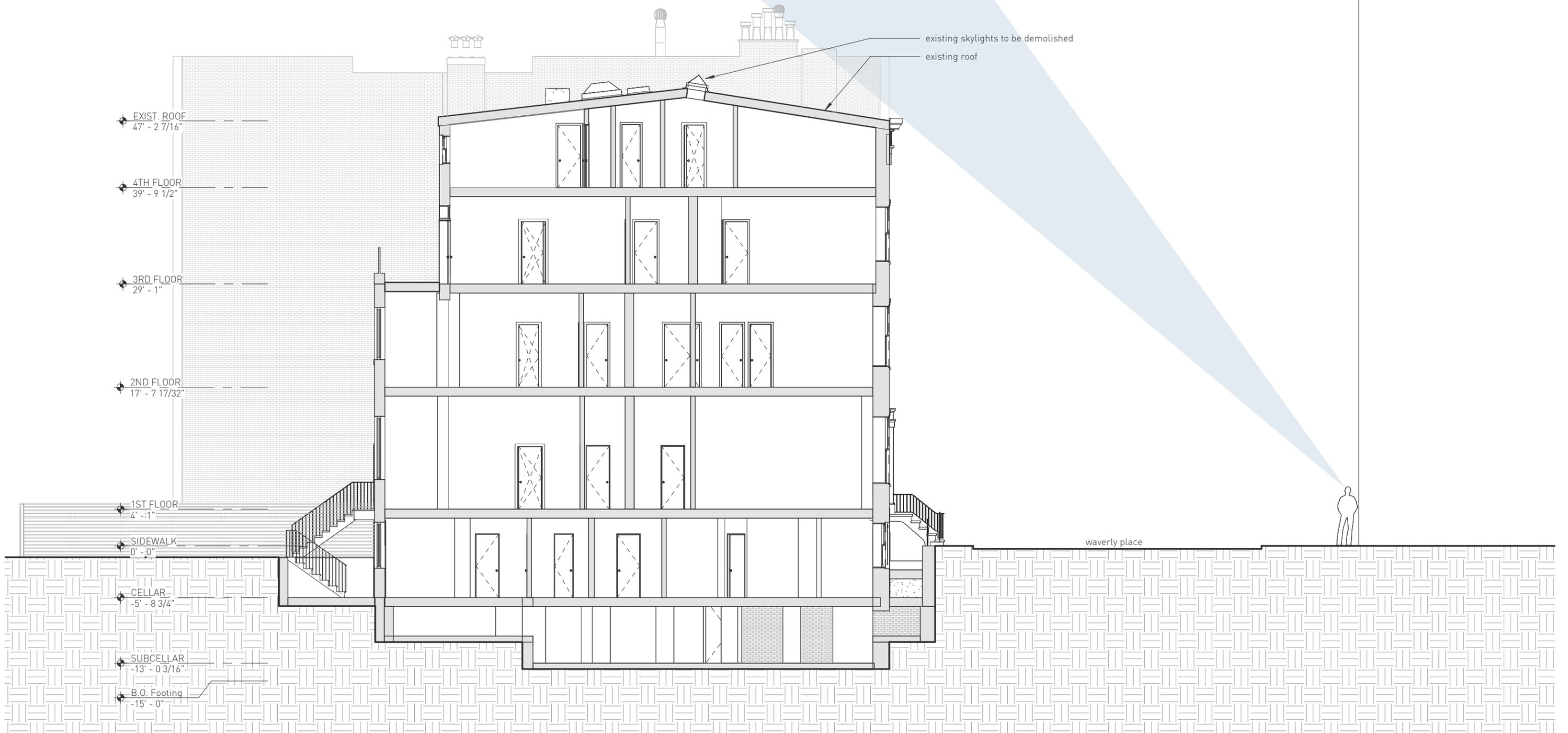
# 3d views

proposed design



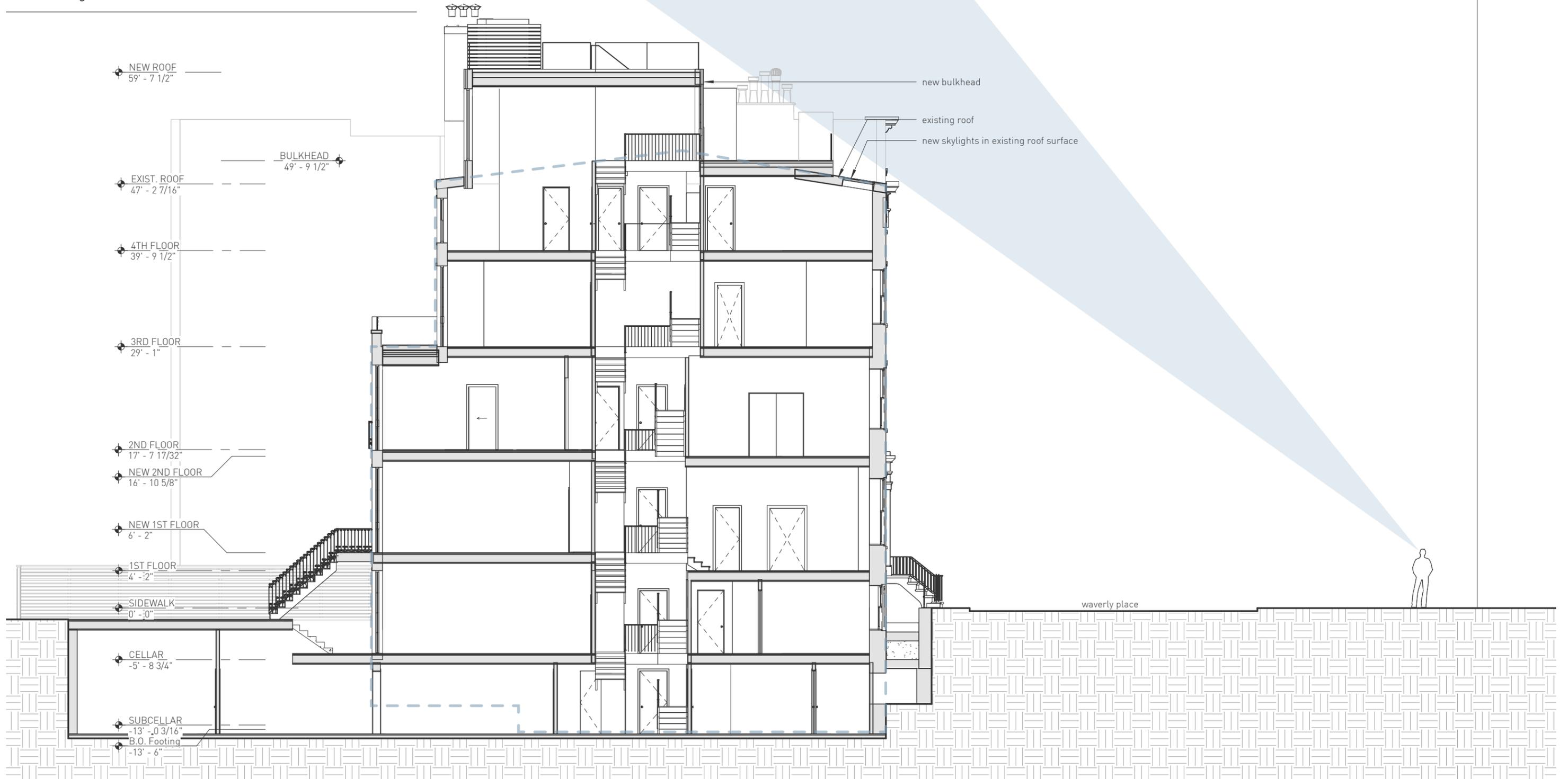
# existing section

with sight line



# proposed section

with sight lines



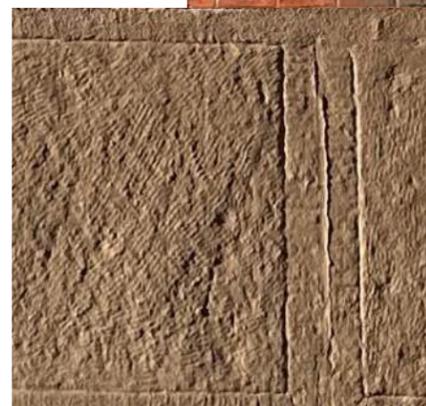
# materials

proposed design

front windows  
replace existing to match  
historic photos  
(black finish)



restore existing brick

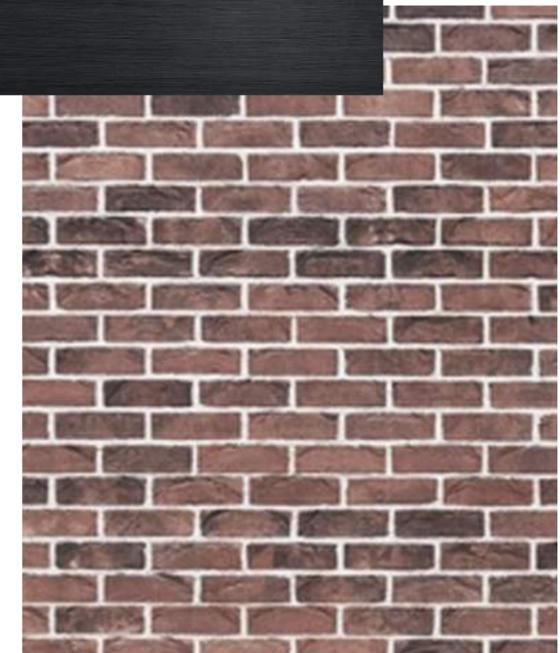


restore existing brownstone

rear windows  
black metal frames



penthouse facade  
zinc panels



rear facade to be rebuilt with brick  
that matches existing

**view a**  
public visibility



existing view (with mock up)



rendering of proposed



**view b**  
public visibility



existing view (with mock up)



rendering of proposed



**view c**  
public visibility



# view d (not visible)

public visibility



existing view (with mock up)



# view e (not visible)

public visibility

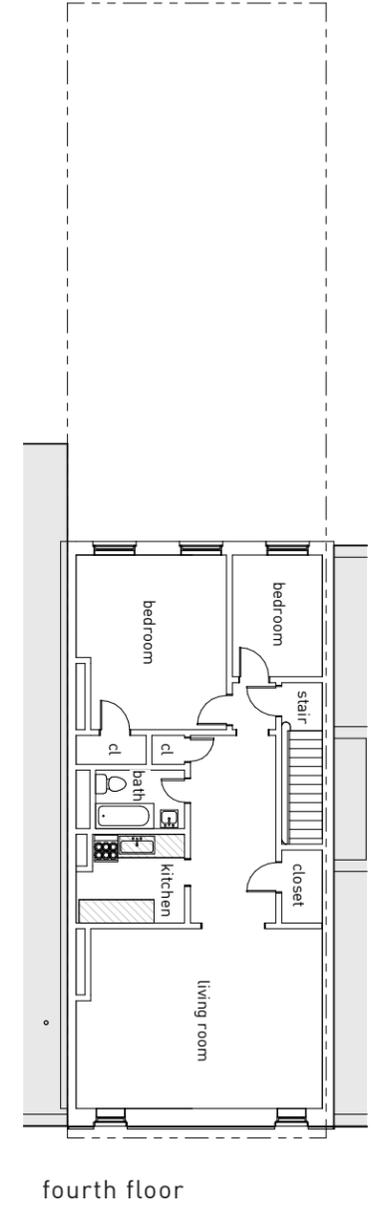
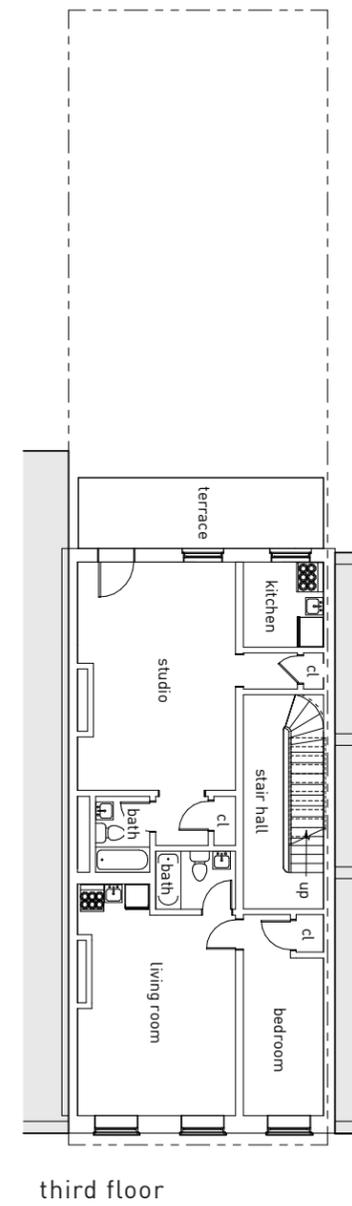
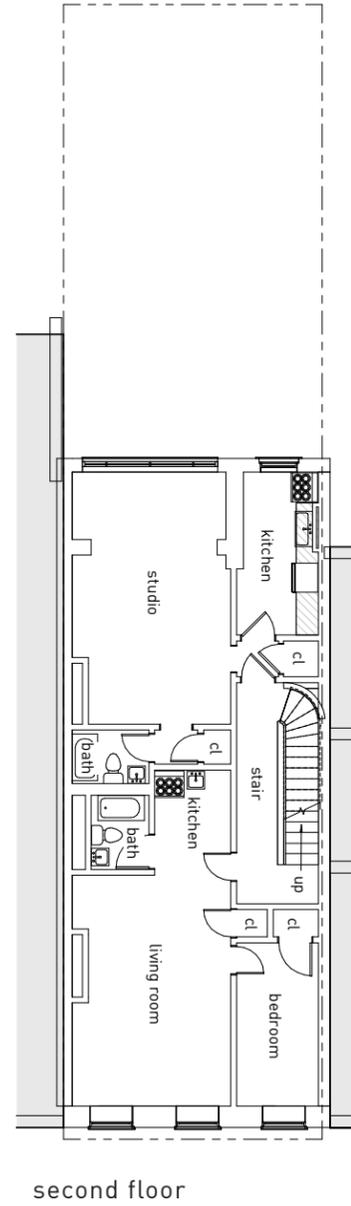
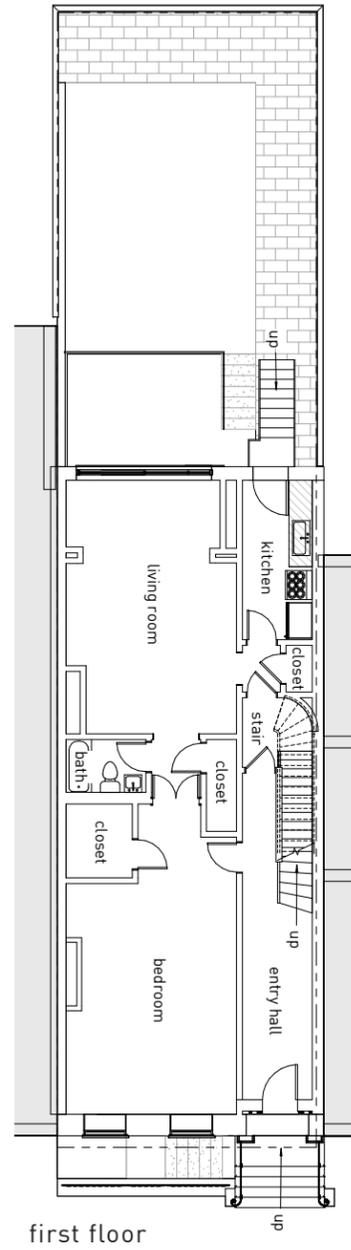
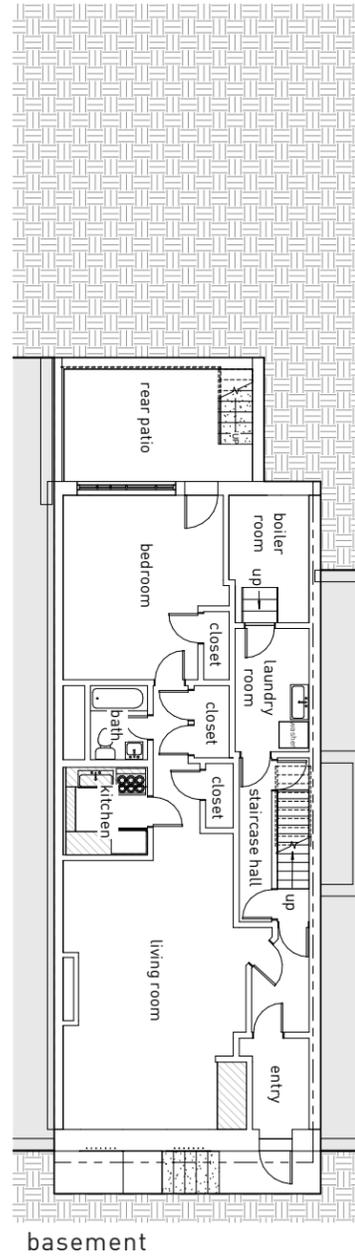
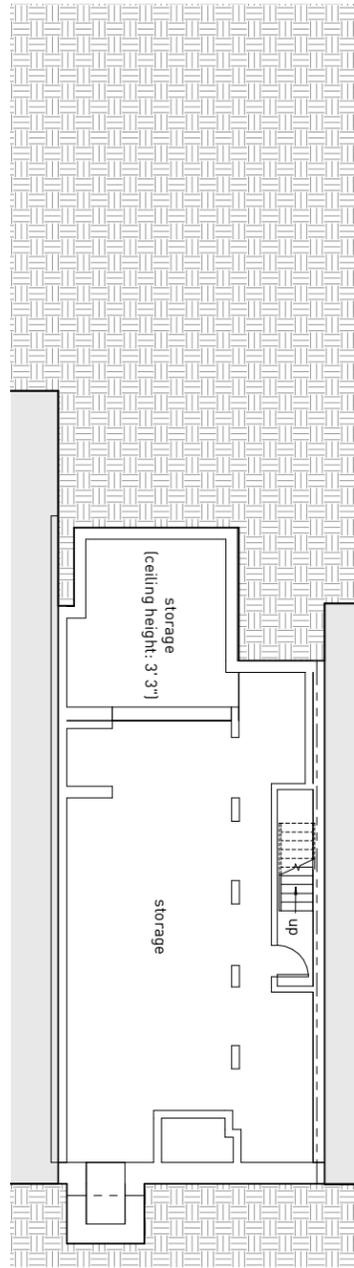


existing view (with mock up)



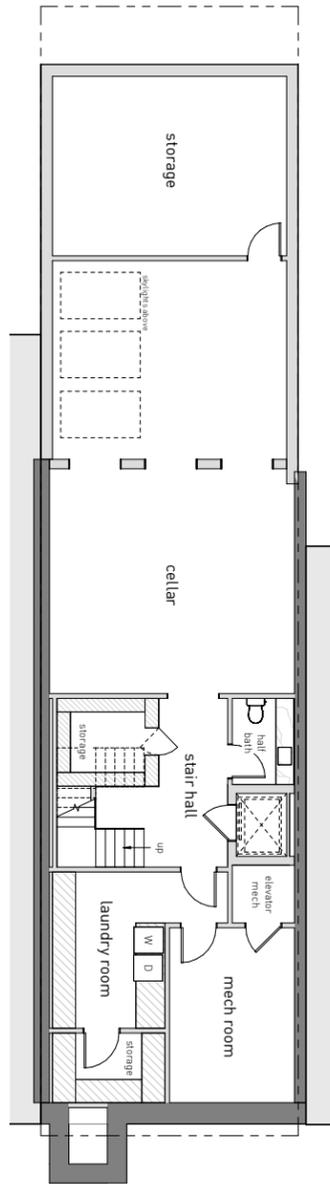
# existing plans

176 - 178 waverly place

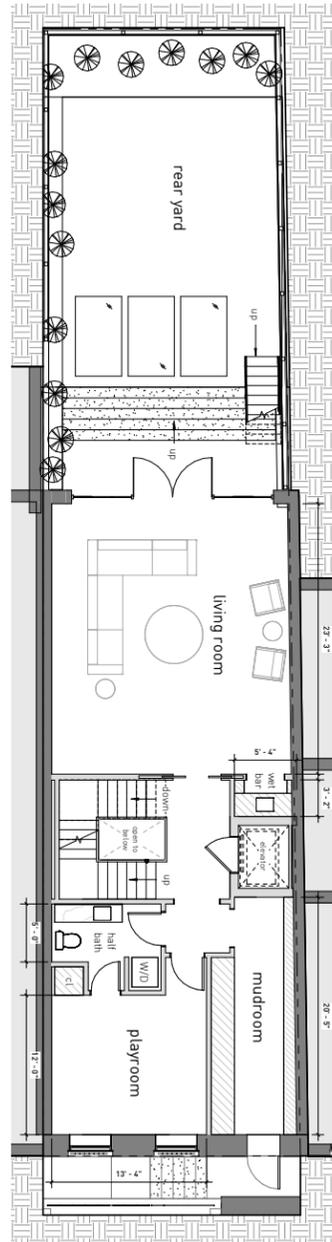


# proposed plans

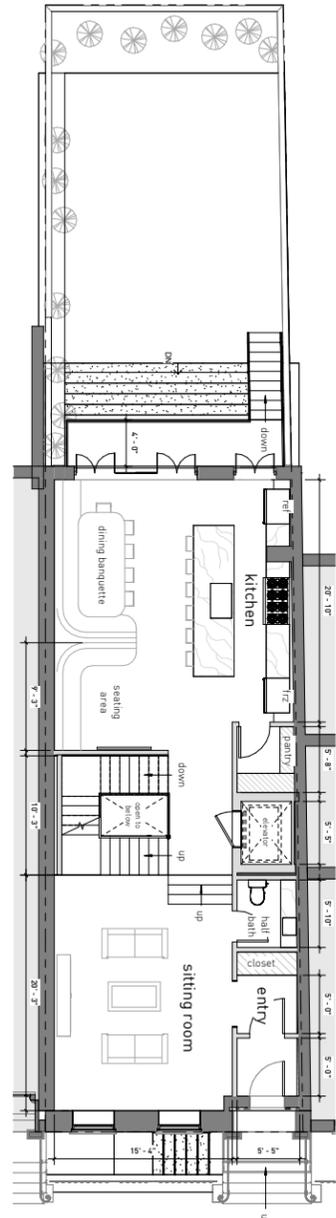
176 - 178 waverly place



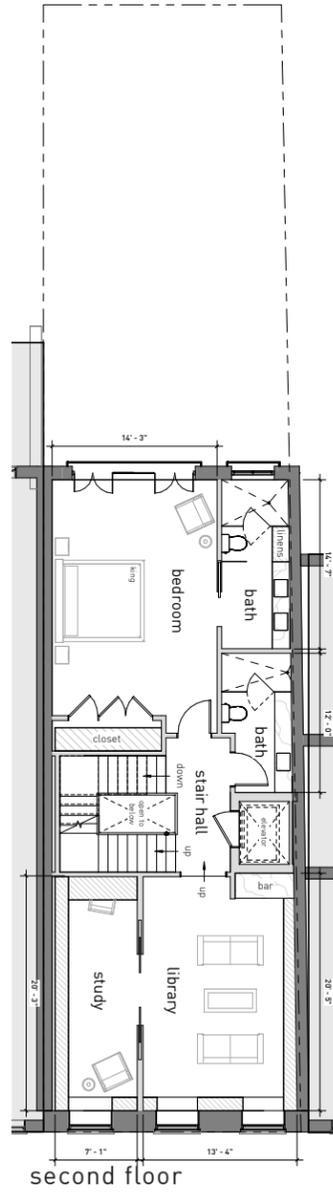
subcellar



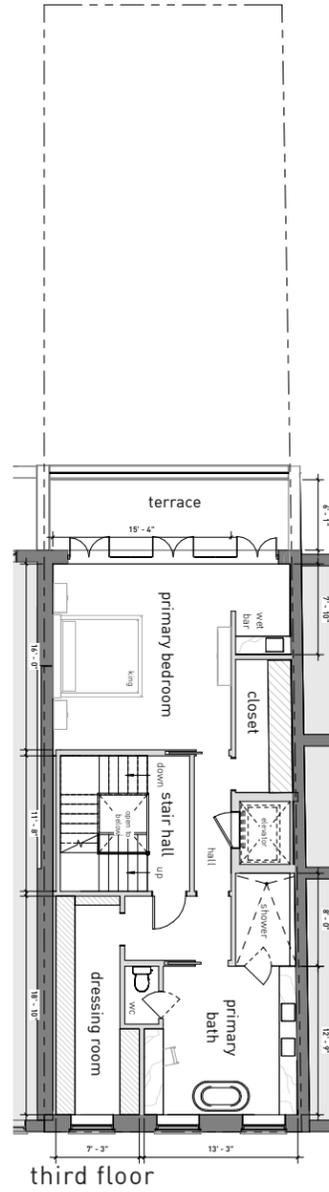
cellar



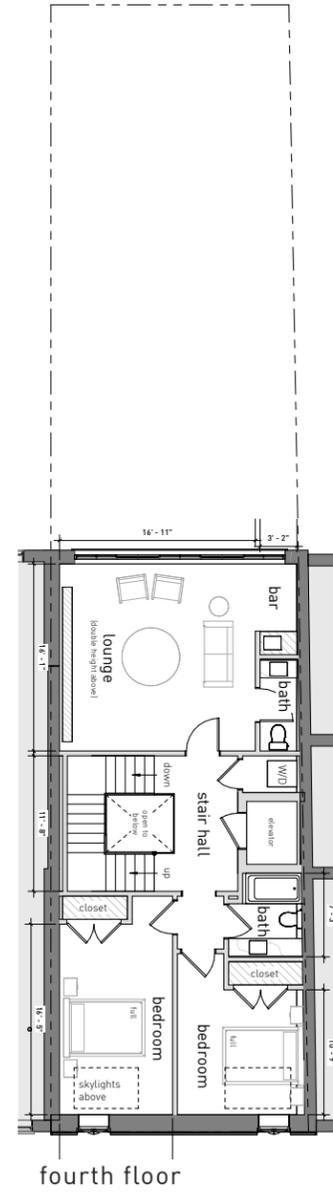
first floor



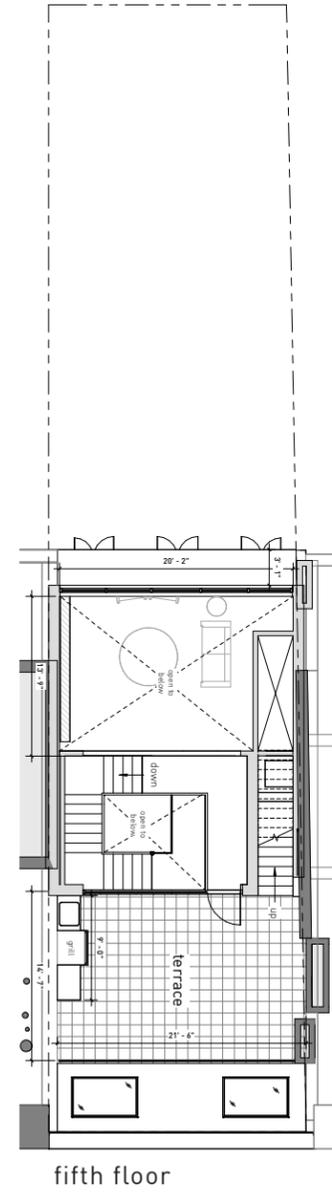
second floor



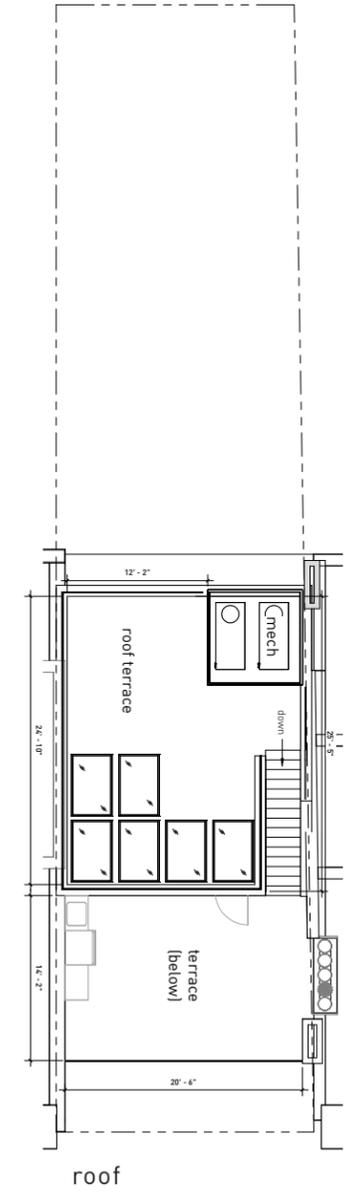
third floor



fourth floor



fifth floor



roof

