The current proposal is:

Preservation Department – Item 3, LPC-22-09131

176-178 Waverly Place – Greenwich Village Historic District
Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 868 9794 8074
Passcode: 501977
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.
176 - 178 Waverly Place
Manhattan Community Board 2 Presentation
May 12, 2022
**location**
176 - 178 Waverly Place

**Greenwich Village**

Sanborn Map
site context

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
front facade
existing conditions
**Front Façade Elevations**

- **1st Floor**: 5' - 8"
- **2nd Floor**: 16' - 4"
- **Basement**: -2' - 4"
- **Roof**: 38' - 0"
- **Sidewalk**: 0' - 0"

**Existing**
- Front exterior doors to be replaced with new doors using the original door at 180 Waverly Place as prototype for design
- New 4th Floor with zinc facade panels, set back to minimize view from street
- All front windows to be replaced with new windows with black frames to match condition shown in 1940 tax photo
- Paint to be removed from existing brick facade, original brick to be restored as possible
- Stoop steps to be restored

**Proposed**
- Chimney for 174 Waverly to be extended up as per code requirements
- New 3rd Floor: 25' - 10"
- New 4th Floor: 36' - 4"

**Original Details to be Restored**
- Existing cornice, lintels, sills, and stoop
- Existing non-compliant window

**Non-Original Details to Be Removed**
- Existing original door at 180 Waverly Place to be used as prototype for new front doors
- Existing non-original additions to the facade to be removed, to restore the facade to its original condition as much as possible, including loose wires, exposed electrical conduit, and window AC units
- Existing non-compliant window

176 - 178 Waverly Place
Manhattan Community Board 2 Presentation
May 12, 2022

DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN
front facade
proposed design
rear facade
existing conditions

176 - 178 Waverly Place
Manhattan Community Board 2 Presentation
May 12, 2022

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
existing upper back wall to be rebuilt in same plane to match neighboring buildings
new upper back wall in same plane as existing back wall
existing roof line to be emphasized on new facade where the brick sets back to zinc panels at the penthouse and as thickened mullion on glass wall
new rear extension
existing roof line
new fourth floor

existing
proposed
rear facade
proposed design
3d views
existing vs proposed

existing

proposed
3d views
proposed design

front
rear
penthouse
proposed design

- new mechanical equipment with sound barrier on all four sides
- new skylight
- new elevator bulkhead
- new penthouse level with zinc paneled facade

- new terrace railing
- zinc paneled wall to continue up next to skylight and elevator bulkhead

- existing roof line of 180 Waverly Place

NEW 4TH FLOOR
36'-4"
existing section

with sight line

existing chimneys to be demolished
existing skylights to be demolished
existing roof

waverly place (45' wide)

rear volumes to be demolished

existing roof

existing skylights to be demolished

existing chimneys to be demolished

1ST FLOOR
5' - 8”

Cellar
-9' - 8”

2ND FLOOR
16’ - 4”

BASEMENT
-2’ - 4”

3RD FLOOR
25’ - 2”

ROOF
38’ -... to be demolished
proposed section
with sight lines

- New mechanical equipment with acoustic barrier
- New skylight
- New elevator bulkhead
- New penthouse extension
- New railing at terrace
- New rear extension
- New underground extension
- Waverly Place (45' wide)

1ST FLOOR: 5’ - 8”
2ND FLOOR: 16’ - 4”
SIDEWALK: 0’ - 0”
ROOF OF BULKHEAD: 46’ - 4”
SUBCELLAR: -16’ - 0”
NEW CELLAR: -5’ - 0”
NEW 3RD FLOOR: 25’ - 10”
NEW 4TH FLOOR: 36’ - 4”
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
public visibility
without existing trees

view a
rendering without trees
built mock up

view b
rendering without trees
built mock up

view c
rendering without trees
built mock up
materials
proposed design

- penthouse facade
- zinc panels

- front windows
  - replace existing to match
  - (black finish)

- restore existing brick
  - (remove paint)

- restore existing brownstone

- penthouse and rear windows
  - black metal frames

- rear facade
  - glazed brick
existing plans
176 - 178 waverly place

cellar
cellar
basement
basement
first floor
first floor
second floor
second floor
third floor
third floor
roof
roof
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