The current proposal is:

Preservation Department – Item 2, LPC-22-09131

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed
Based on the Public Hearing on July 19, 2022, we were asked to address the following major points:

Remove the two-story glass wall on the rear facade on the third floor and the proposed fourth floor:
- Eliminated the two-story glass wall at the top of the rear facade.
- Modified design to match the profile and fenestration of the six rear window openings of the existing building.

Provide more delineation on the rear facade between the rooftop addition and the existing third floor:
- Added a simple cornice to the top of the third floor at the rear existing roof line.
- Set the top floor addition back half a foot from the rear facade.
- The zinc panel material chosen for the top floor addition completely differentiates itself from the dark red brick used throughout the rear facade below.

Provide an alternate red brick color for the rear facade instead of the previously proposed gray brick:
- The rear facade brick color has been changed from gray to a dark red brick.

Break up the lower glass expanses on the rear facade:
- A thicker spandrel has been added across both window openings on the rear facade, aligning with the level of the first floor.

We were also asked to modify the design by lowering the rooftop addition as much as possible:
- Changed the skylight design to a gabled design in order to significantly reduce the height and visibility.
- Pushed the elevator bulkhead back from the edge of the roof to reduce visibility.
- Lowered the height of the acoustic barrier around the HVAC equipment.

The existing rear façade is in complete visual disarray and disrepair. We believe our proposed design is a vast improvement of what is there now.
front facade

elevations

Existing original door at 180 Waverly Place to be used as prototype for new front doors.

Existing non-compliant window.

Existing original facade details to be restored; including cornice, lintels, sills, and stoop.

Existing non-compliant window.

Non-original additions to the facade to be removed to restore the facade to the original condition as much as possible, including loose wires, exposed electrical conduit, and window AC units.

New fourth floor with zinc facade panels, set back to minimize view from street.

New 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

Front exterior doors to be replaced with new doors using the original door at 180 Waverly Place as prototype for design.

Existing non-compliant window.

Non-original additions to the facade to be removed to restore the facade to the original condition as much as possible, including loose wires, exposed electrical conduit, and window AC units.

Existing non-compliant window.
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 from the back yard to the South West
- View from the back yard to the North West

160 West 10th St
176-178 Waverly Place
photo montage
existing vs proposed

existing

proposed
existing roof line
existing upper back wall to be rebuilt in same plane to match neighboring buildings
lower volumes to be demolished
existing upper back wall to be rebuilt in same plane to match neighboring buildings
existing upper back wall to be rebuilt in same plane to match neighboring buildings
existing roof line
new rear extension
new fourth floor set back half foot
existing roof line to be emphasized on new facade where the brick sets back to zinc panels at the penthouse
new upper back wall in same plane as existing back wall
new roof line
new cellar
replacement roof of bulkhead
new third floor
new fourth floor
rear facade
176 - 178 Waverly Place

previous proposal

revised design
3d views
existing vs proposed

existing

proposed
3d views

proposed design

original proposal

revised proposal
site plan

existing and proposed

existing

proposed
view b
public visibility

existing street view

built mock up (close up)

rendering (without trees)

176 - 178 Waverly Place
Landmarks Preservation Commission Hearing
September 13, 2022
view c
public visibility

existing street view

built mock up (close up)

rendering (without trees)
**Materials**

Proposed Design

- **Front windows**: replace existing to match (black finish)
- **Rear facade**: dark red brick
- **Rear facade**: zinc panels
- **Penthouse facade**: zinc panels
- **Penthouse and rear windows**: black metal frames
- **Restore existing brick**: remove paint
- **Restore existing brownstone**
appendix

previous presentation (presented 7/19/2022)
location
176 - 178 Waverly Place
site context
176 - 178 Waverly Place
**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
front facade
existing conditions
The elevations for the front facade are shown with measurements for each floor:

**1ST FLOOR**
- Side Walk: 0' - 0"
- Windows: 5' - 8"

**2ND FLOOR**
- Windows: 16' - 4"

**BASEMENT**
- Windows: -2' - 4"

**3RD FLOOR**
- Windows: 25' - 10"

**NEW 4TH FLOOR**
- Windows: 36' - 4"

**ROOF**
- Roof: 38' - 0"
- Roof of Bulkhead: 46' - 4"

Existing front exterior doors to be replaced with new doors using the original door at 180 Waverly Place as a prototype for design.

All front windows to be replaced with new windows with black frames to match the condition shown in the 1940 tax photo.

Paint to be removed from existing brick facade, original brick to be restored as much as possible.

Chimney for 174 Waverly to be extended up as per code requirements.

Original facade details to be restored, including cornice, lintels, sills, and stoop.

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

Proposed: New 3rd floor with zinc facade panels, set back to minimize view from street.
front facade
proposed design
rear facade
existing conditions
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 roof line
existing upper back wall to be rebuilt in same plane to match neighboring buildings
lower volumes to be demolished
existing upper back wall to be rebuilt in same plane to match neighboring buildings

existing roof line
new rear extension
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
new fourth floor
existing upper back wall in same plane as existing back wall

existing
proposed

1ST FLOOR
5' - 8"

2ND FLOOR
16' - 4"

BASEMENT
-2' - 4"

3RD FLOOR
25' - 2"

ROOF
38' - 0"

SIDEWALK
0' - 0"
rear facade
proposed design
3d views
existing vs proposed

existing

proposed
3d views
proposed design

front

rear
penthouse
proposed design

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

- existing roof line of 180 Waverly Place

- 5' - 4"
- 9' - 3"
- 46'
- 36'
- 1' - 10"
- 6' - 8"
- 2' - 10"
- 1' - 5"
existing section
with sight line

existing chimneys to be demolished
existing skylights to be demolished
existing roof
rear volumes to be demolished
waverly place (45' wide)

1ST FLOOR
5' - 8"
Cellar
-9' - 8"
2ND FLOOR
16' - 4"
BASEMENT
-2' - 4"
3RD FLOOR
25' - 2"
ROOF
38' - 0"
proposed section
with sight lines

new mechanical equipment
with acoustic barrier
new skylight
new elevator bulkhead
new penthouse extension
new railing at terrace
waverly place (45' wide)
new rear extension
new underground extension

1ST FLOOR
5' - 8"

2ND FLOOR
16' - 4"

SIDEWALK
0' - 0"

ROOF OF BULKHEAD
46' - 4"

NEW SUBCELLAR
-16' - 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
**view c**

public visibility

- existing (close up)
- built mock up
- rendering of proposed

existing street view

**SUK**

DESIGN GROUP LLP

ARCHITECTURE & INTERIOR DESIGN

DESIGN GROUP LLP

ARCHITECTURE & INTERIOR DESIGN

176 - 178 Waverly Place

Manhattan Community Board 2 Presentation

May 12, 2022
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)

- **Rear Facade**
  - Glazed brick

- **Rear Windows**
  - Black metal frames

- **Restoration**
  - Restore existing brick (remove paint)
  - Restore existing brownstone

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

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