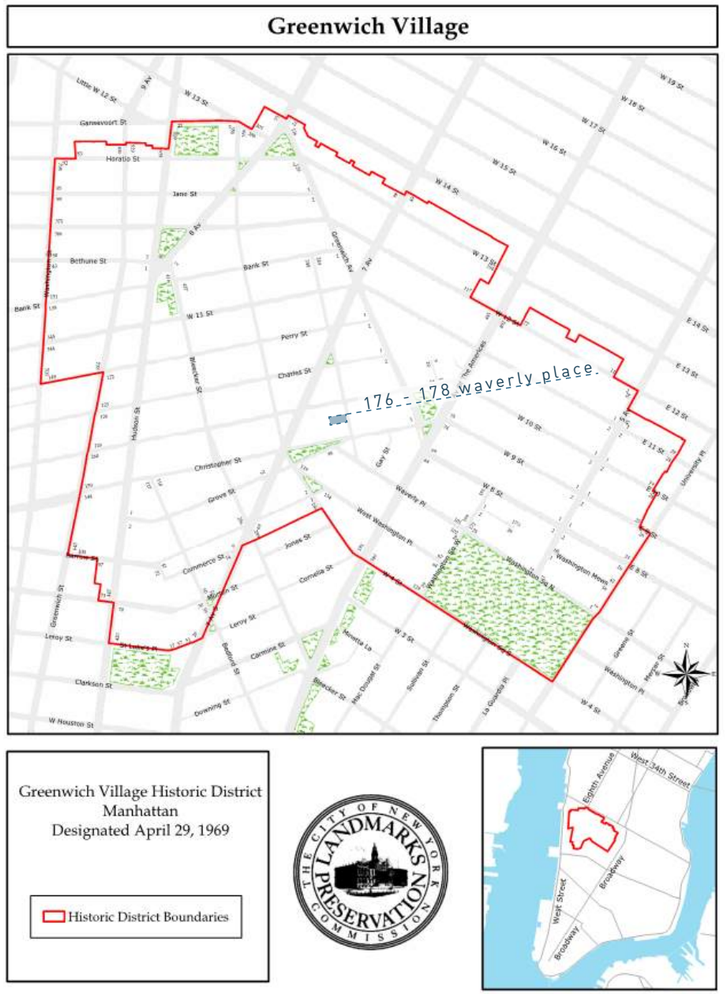
176 - 178 Waverly Place

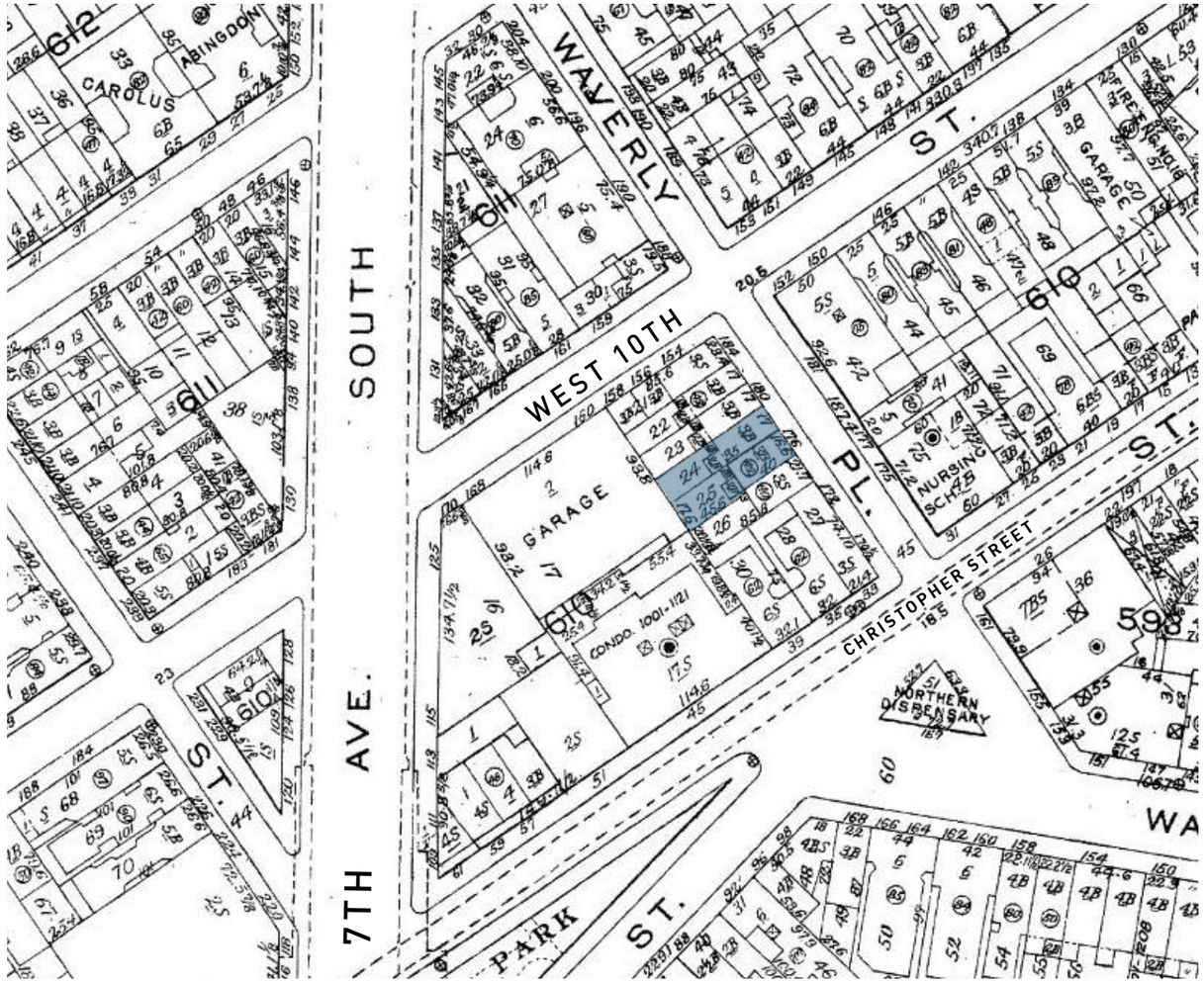
Landmarks Preservation Commission Presentation
April 1, 2022

SUK DESIGN GROUP LLP
ARCHITECTURE & INTERIOR DESIGN

location

176 - 178 Waverly Place





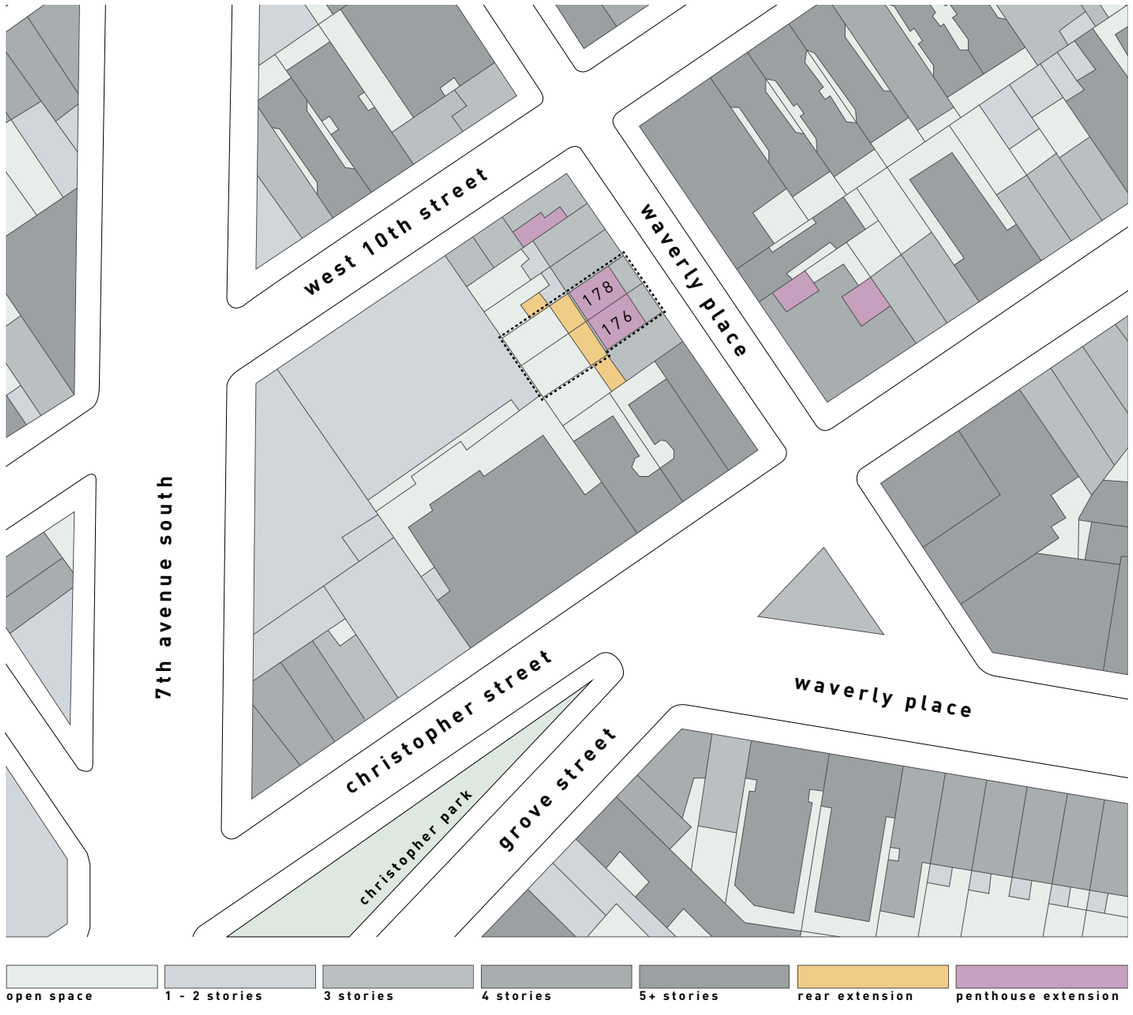
Sanborn Map

site context

176 - 178 Waverly Place

satellite view

block plan

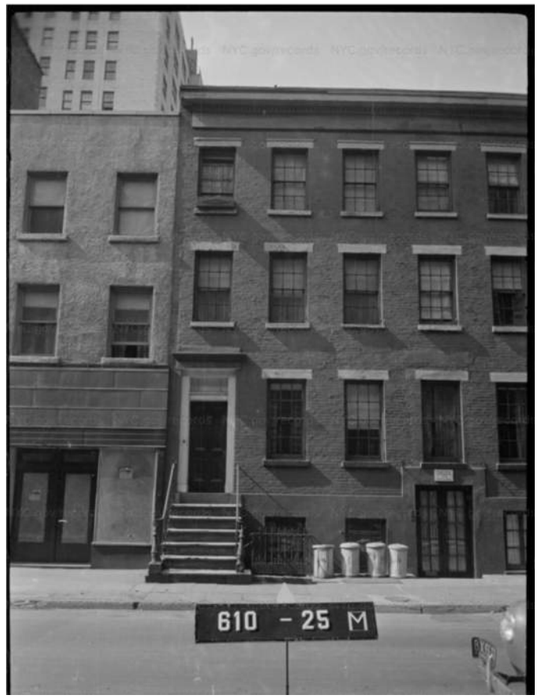


historic conditions

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

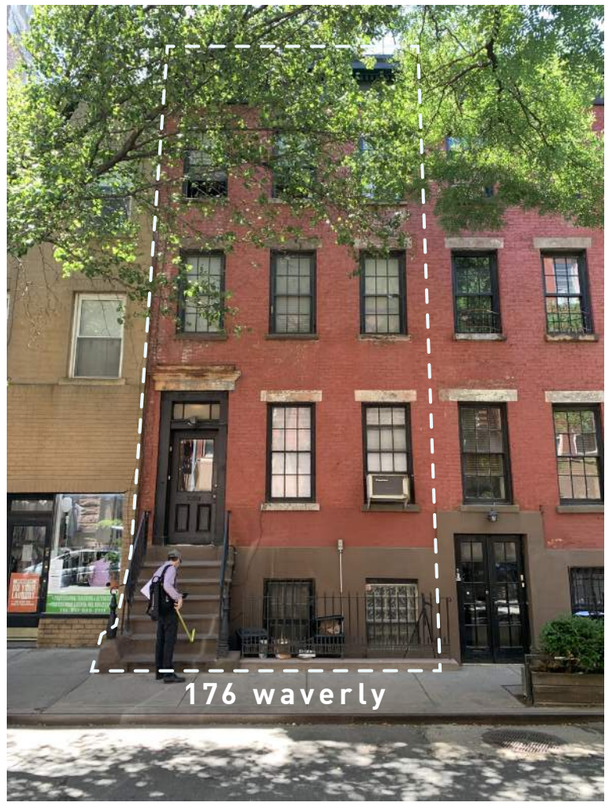
178 waverly place - 1940 tax photo

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

176-182 waverly place - 1968 designation photo

front facade

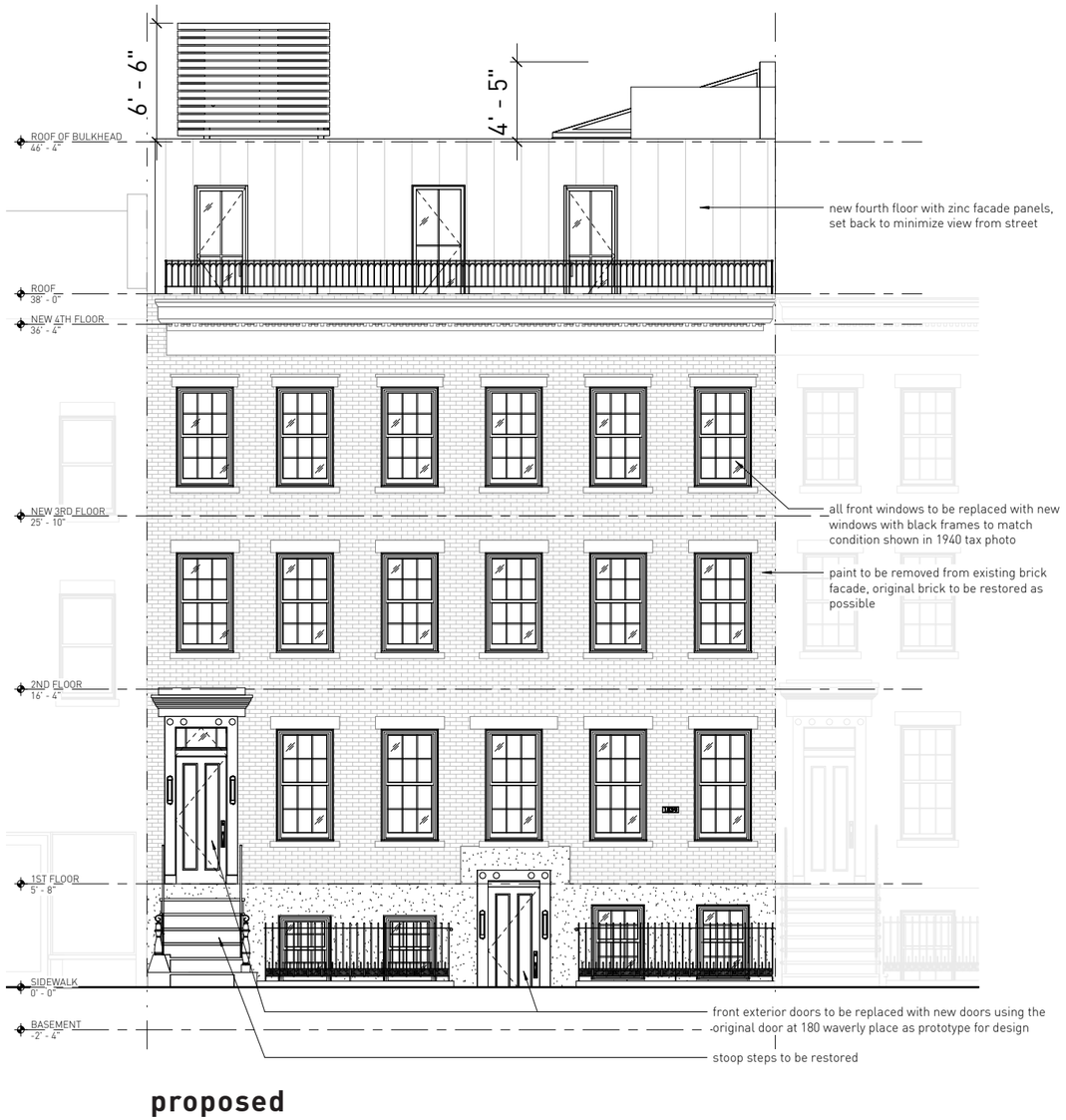
existing conditions



front facade

elevations

existing



proposed

front facade

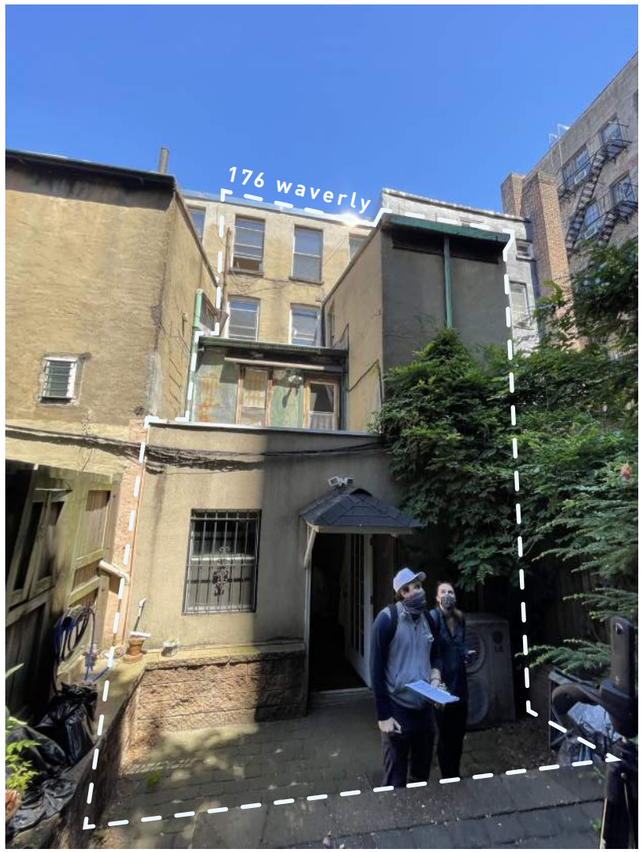
proposed design

rear facade

existing conditions

view of roof lines from 174 to 180 waverly place

view from 178 waverly rear yard

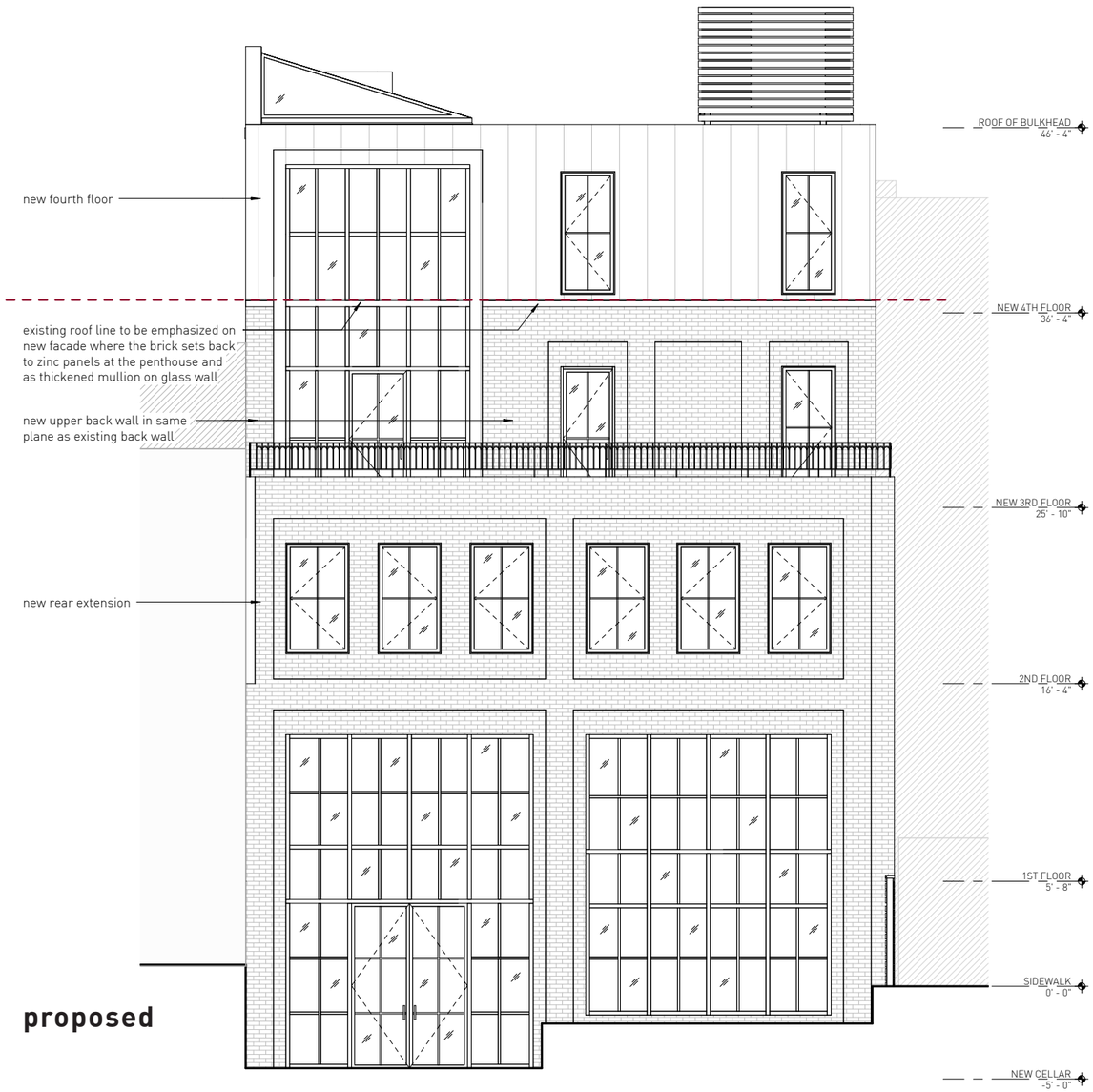


view from 176 waverly rear yard

rear facade

elevations

existing

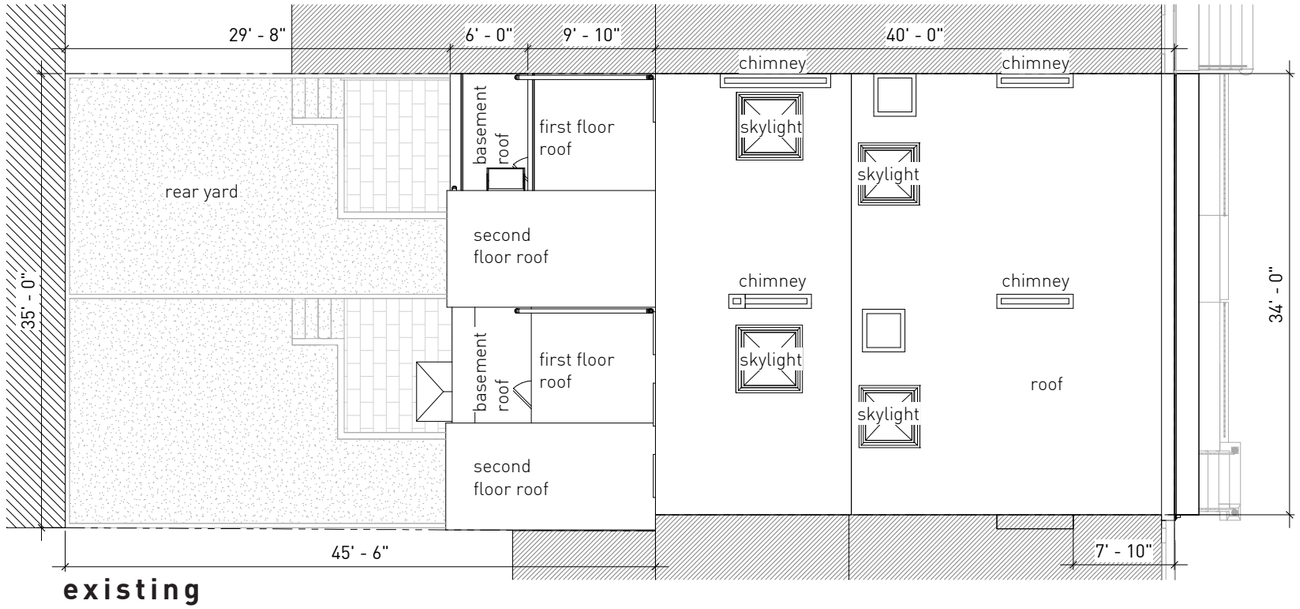


proposed

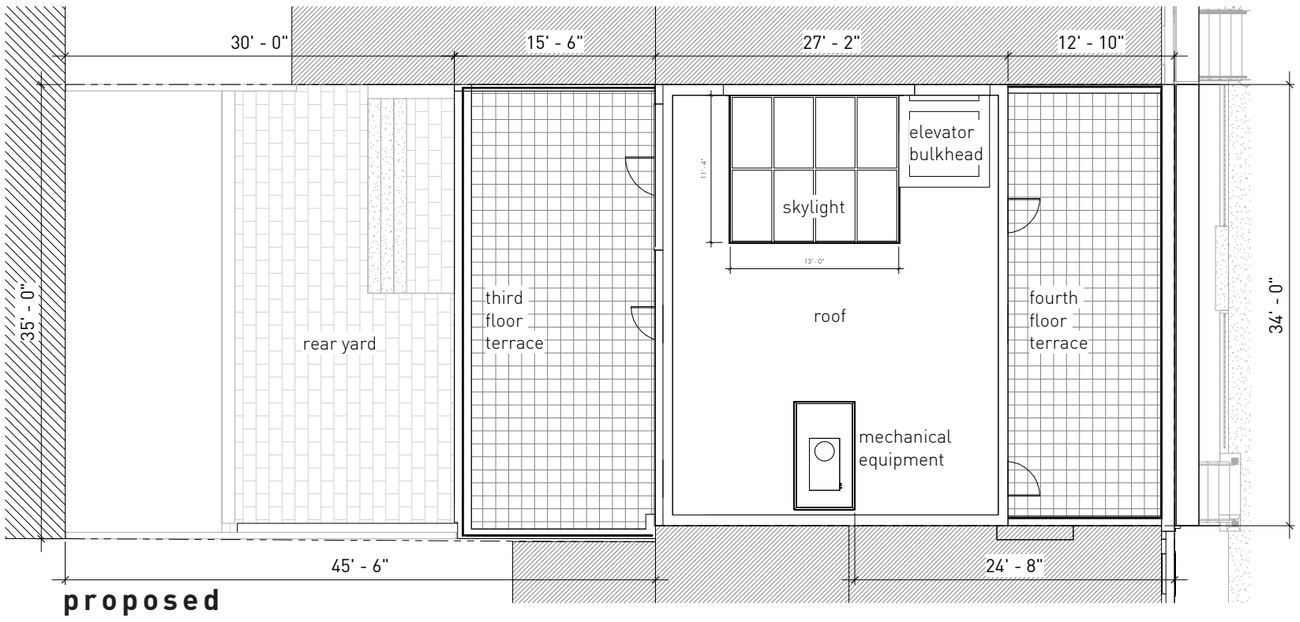
rear facade

proposed design

site plan



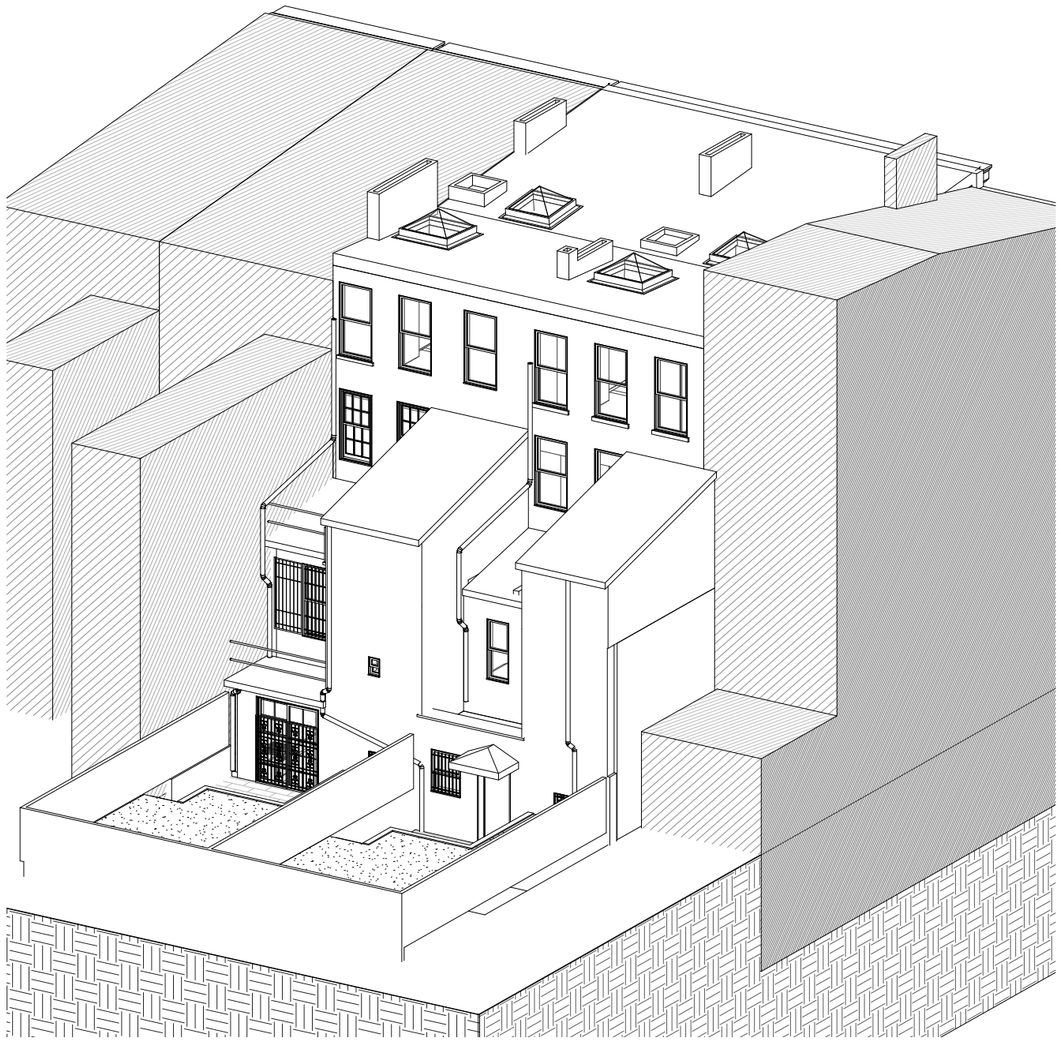
existing



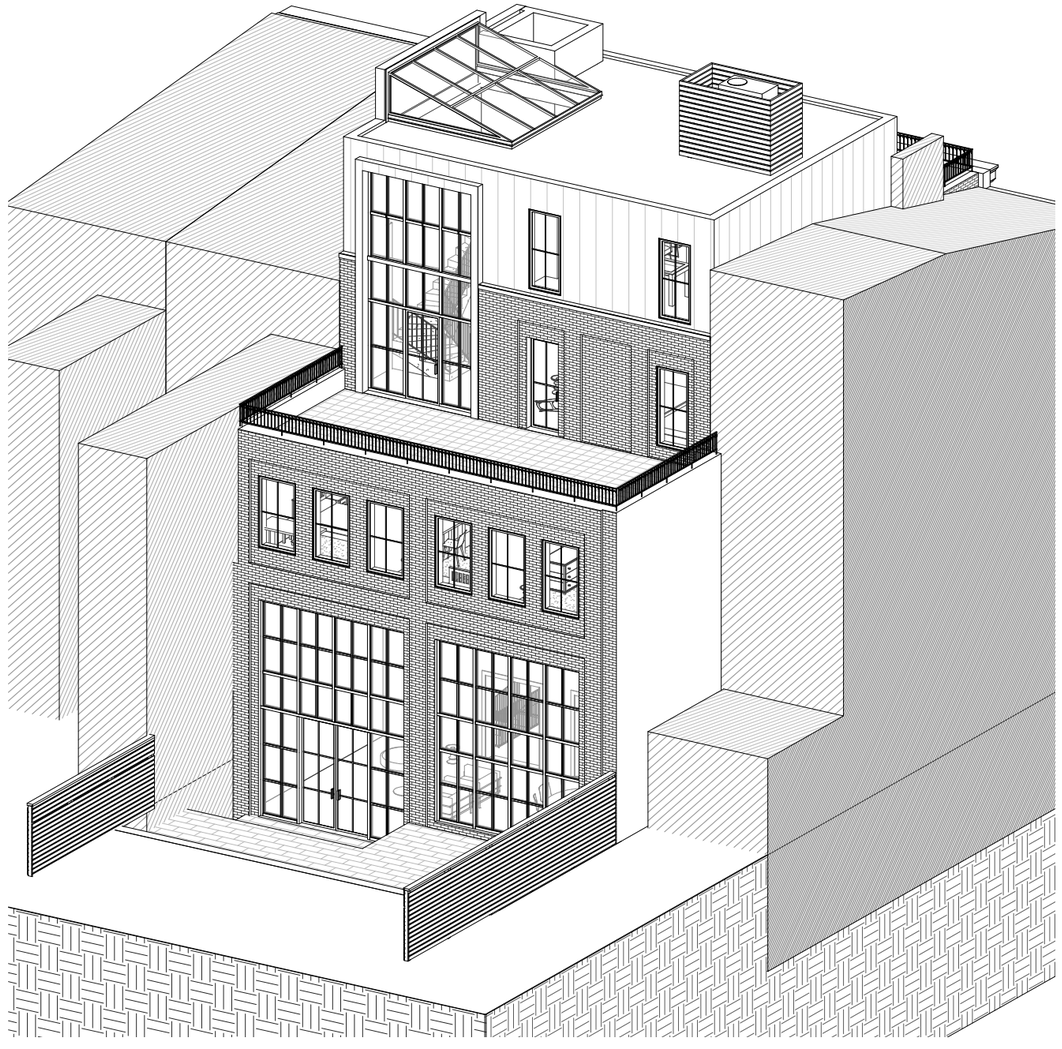
proposed

3d views

existing vs proposed



existing

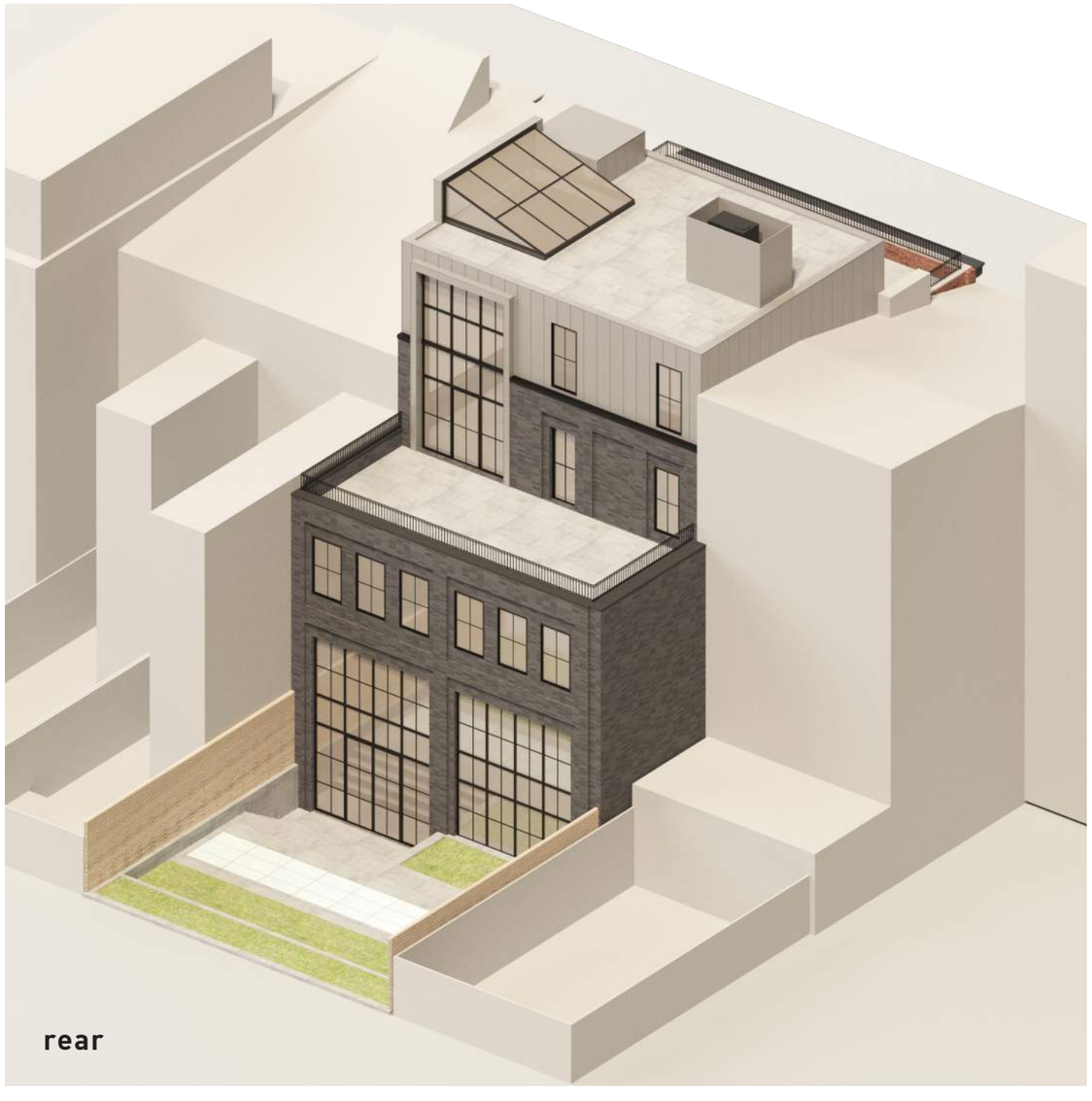


proposed

3d views

proposed design

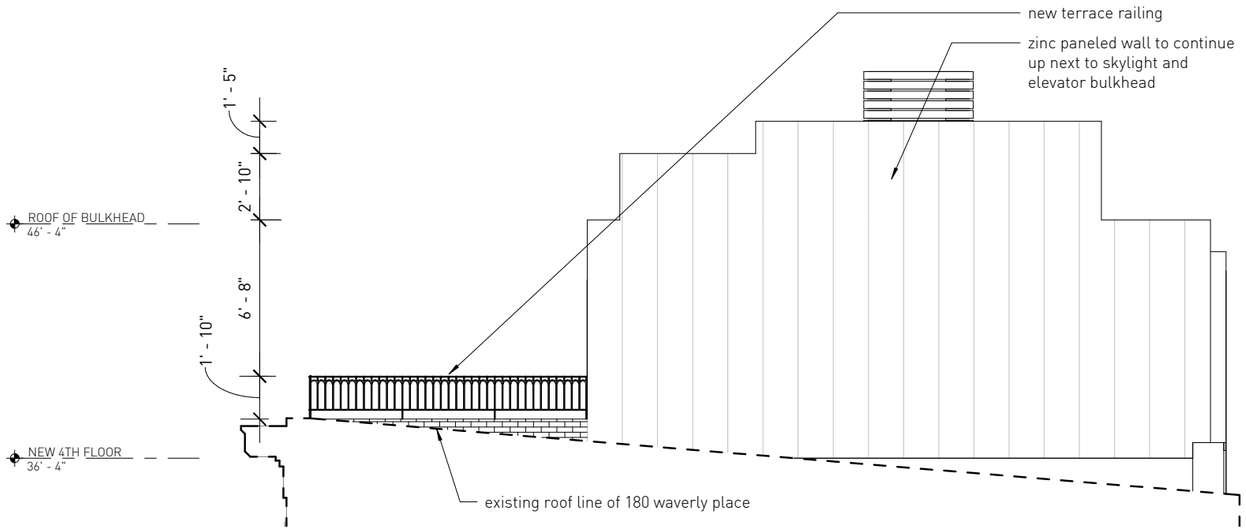
front

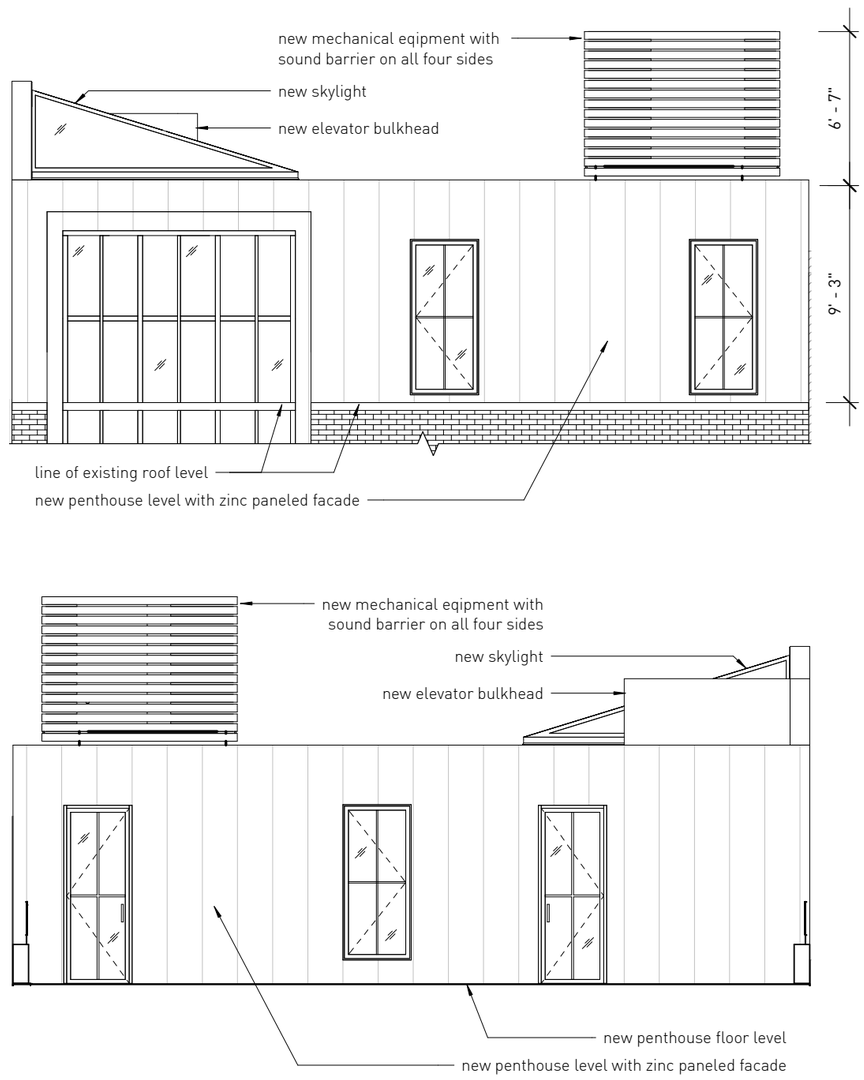


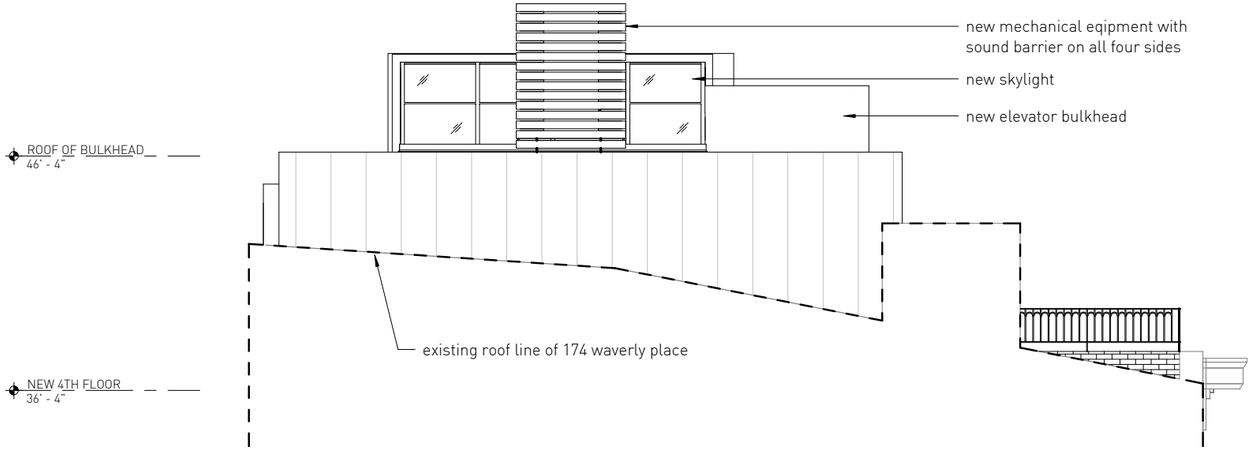
rear

penthouse

proposed design

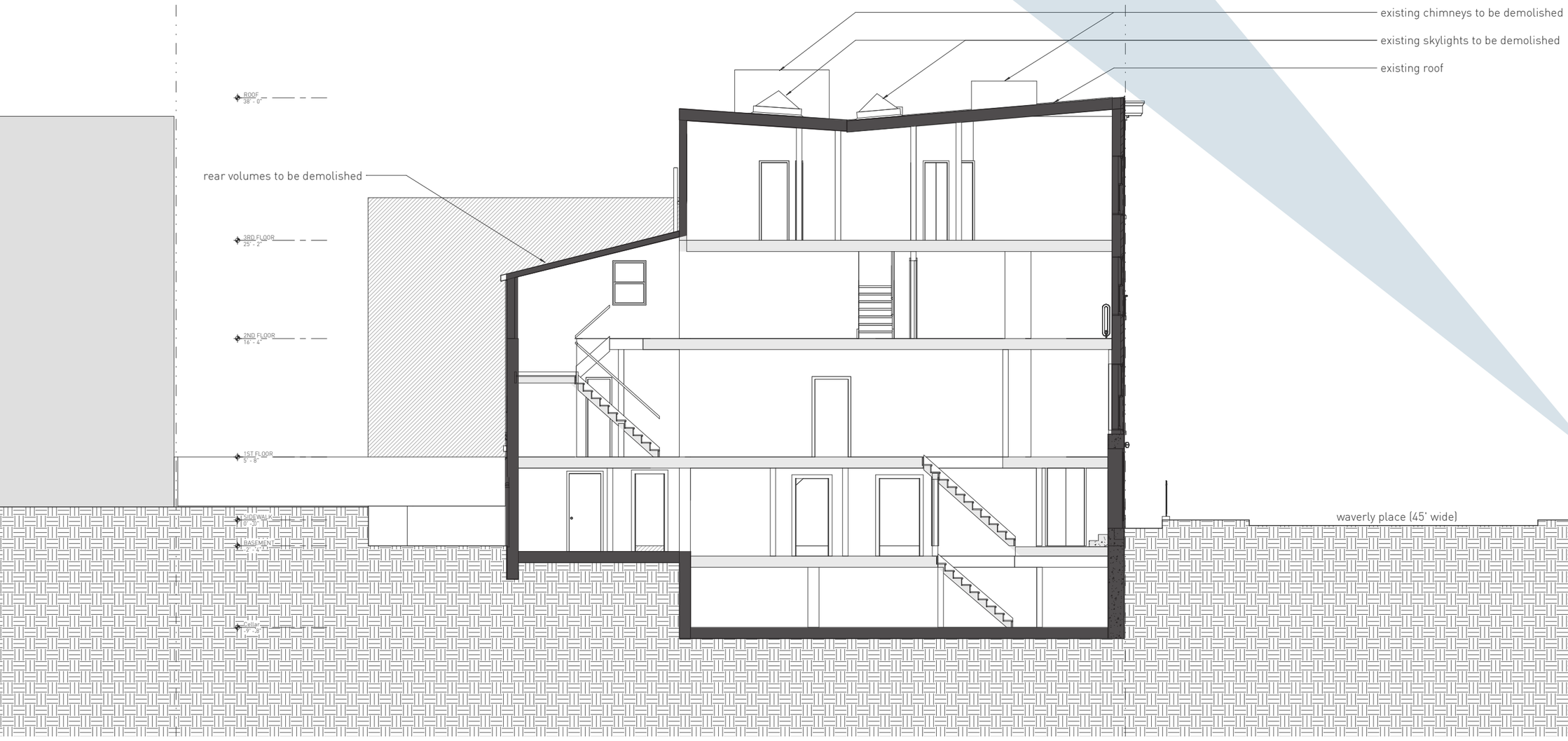






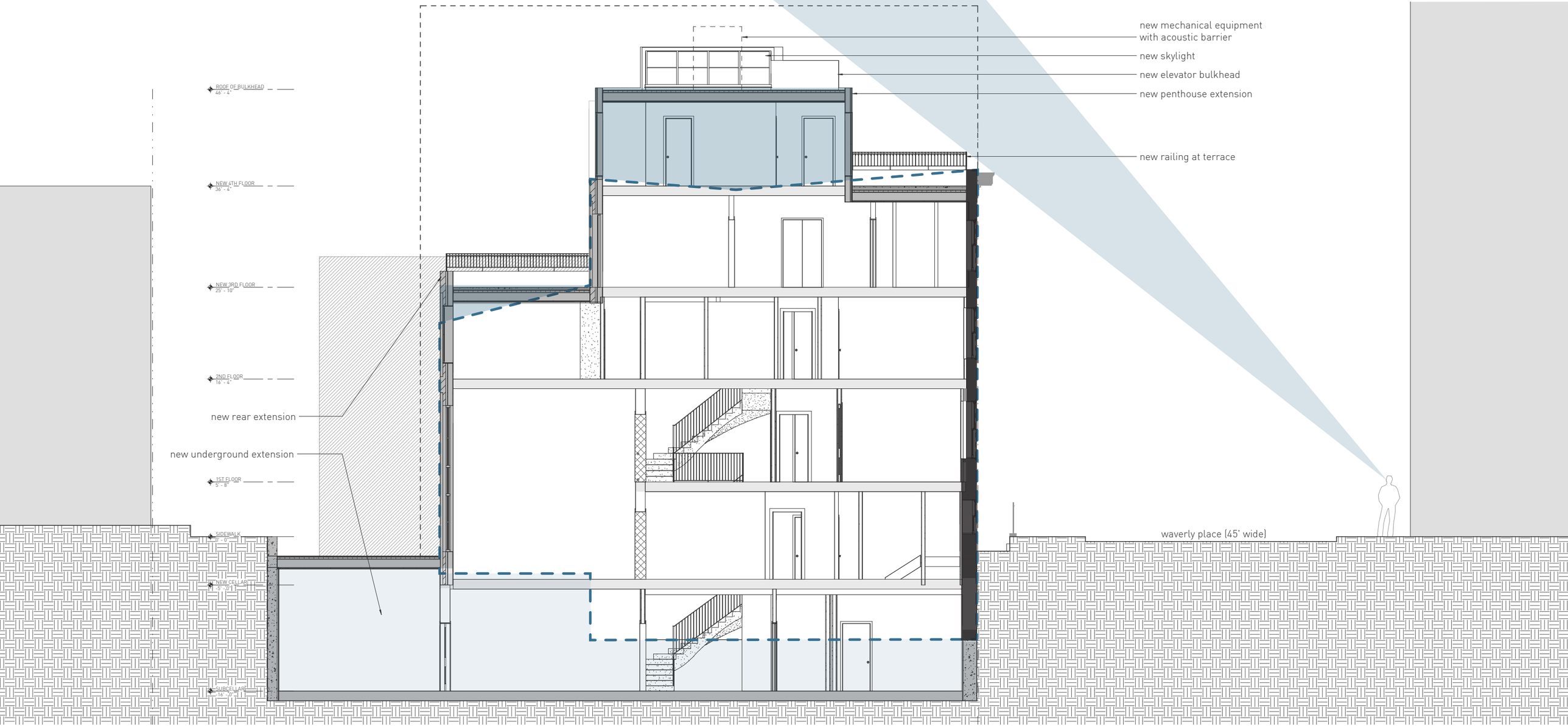
existing section

with sight line



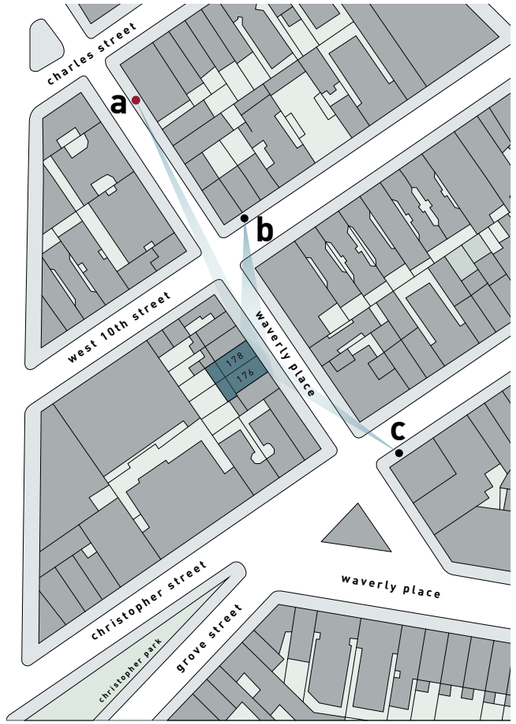
proposed section

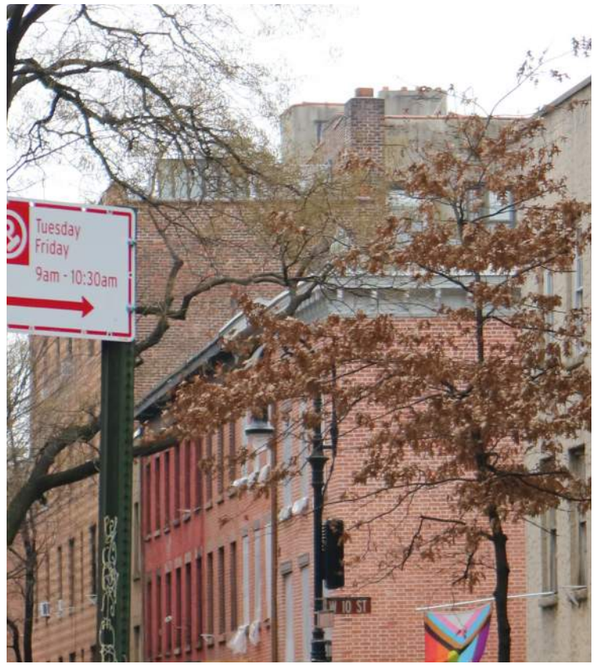
with sight lines



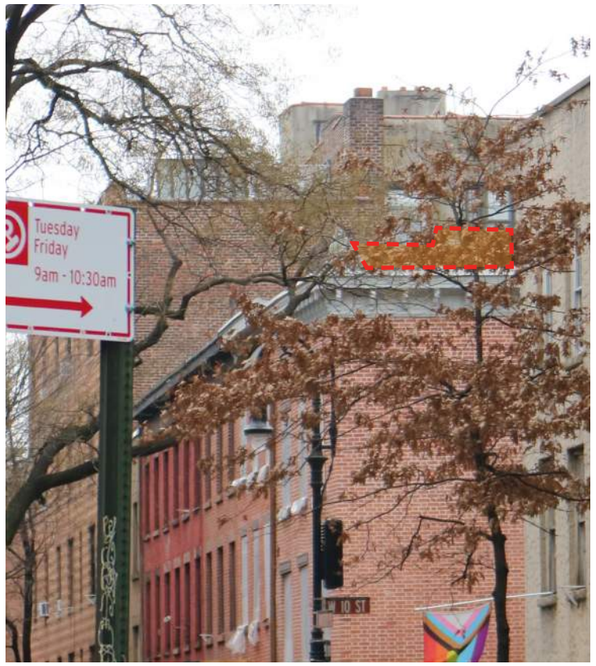
view a

public visibility

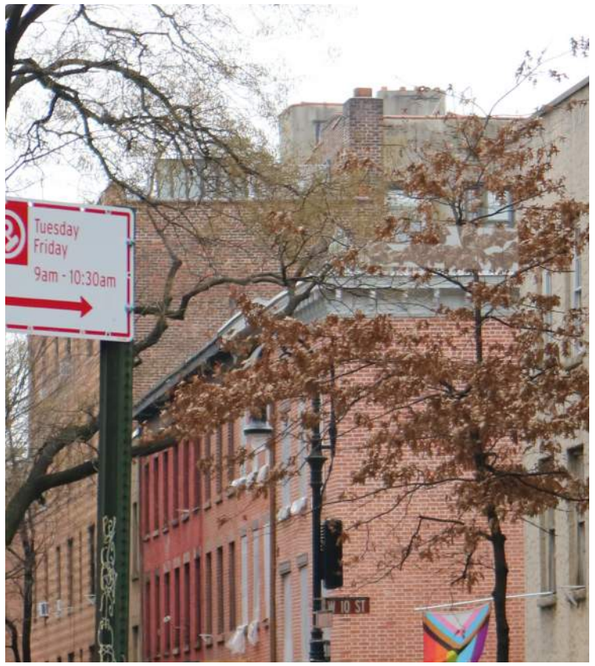




existing (close up)



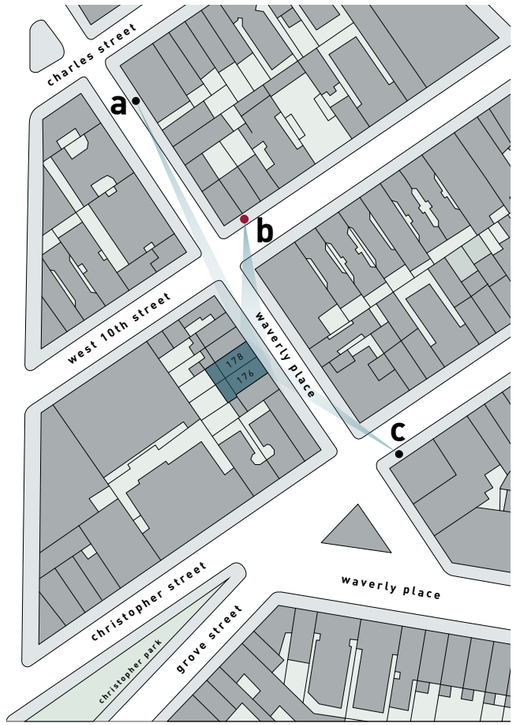
simulated mock up
(placeholder until mock up is on site)



rendering of proposed

existing street view

view b
public visibility



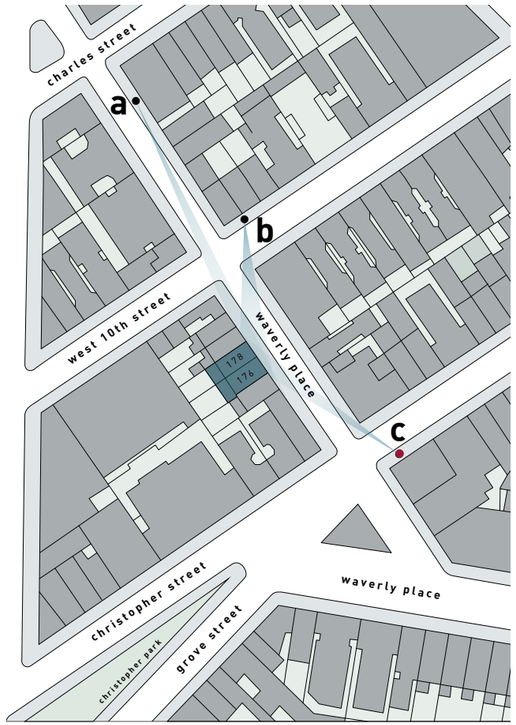
existing (close up)

simulated mock up
(placeholder until mock up is on site)

rendering of proposed

existing street view

view c
public visibility



existing (close up)

simulated mock up
(placeholder until mock up is on site)

rendering of proposed

existing street view

materials
proposed design

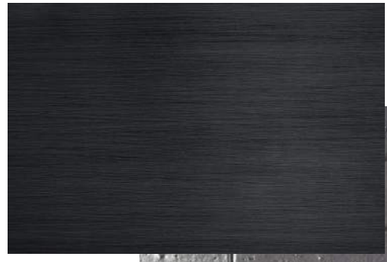
penthouse facade
zinc panels

front windows
replace existing to match
(black finish)

restore existing brick
(remove paint)

restore existing brownstone

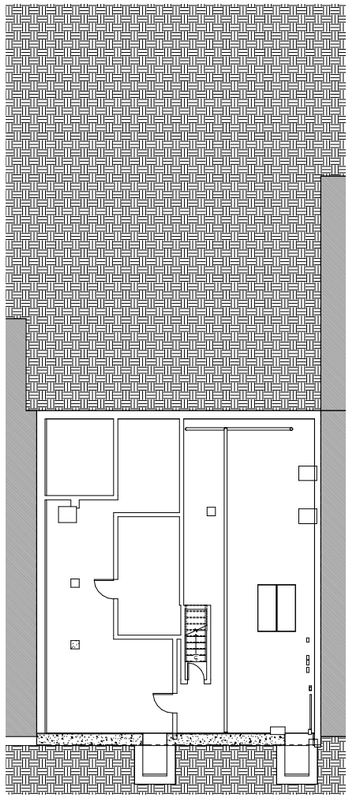
penthouse and rear windows
black metal frames



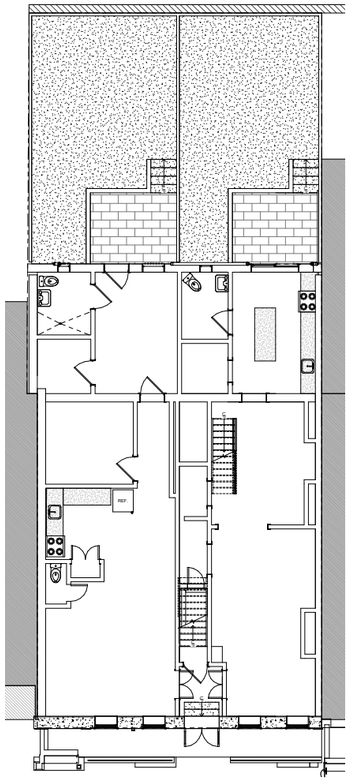
rear facade
glazed brick

existing plans

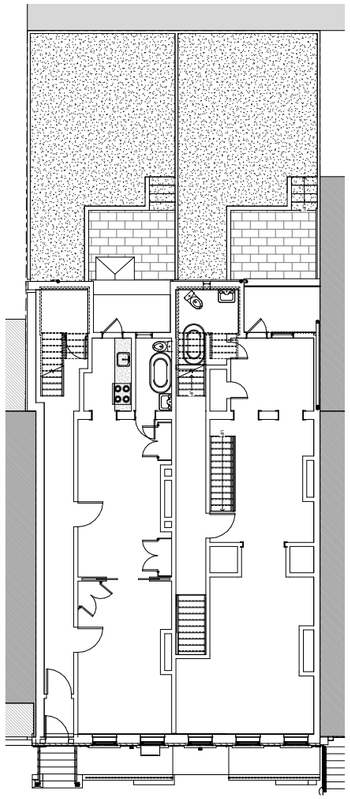
176 - 178 waverly place



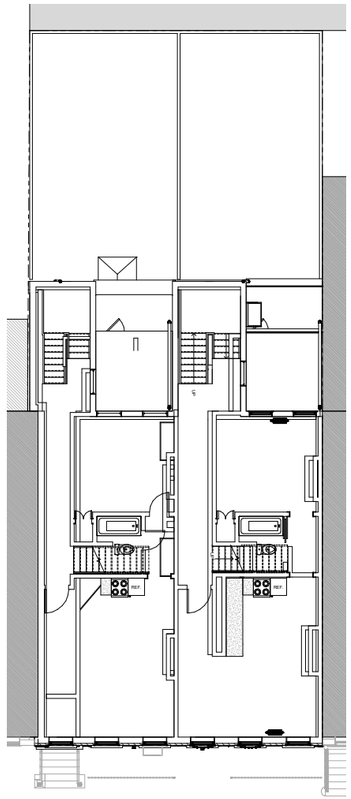
cellar



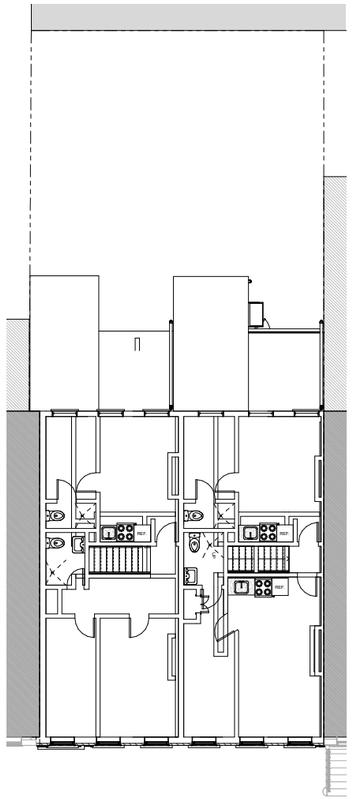
basement



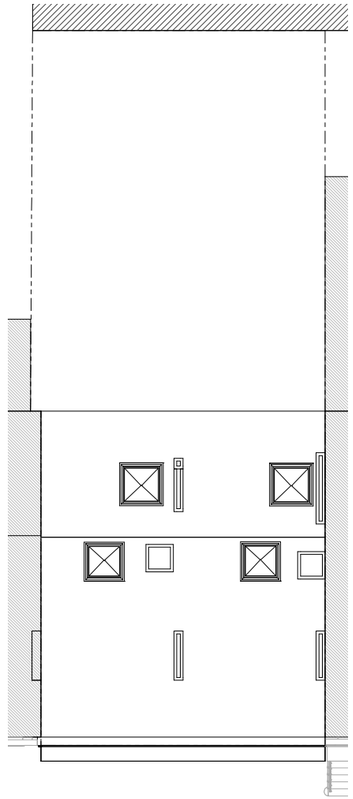
first floor



second floor



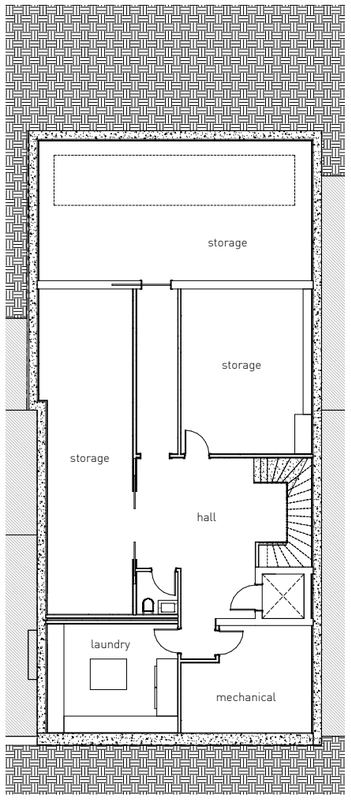
third floor



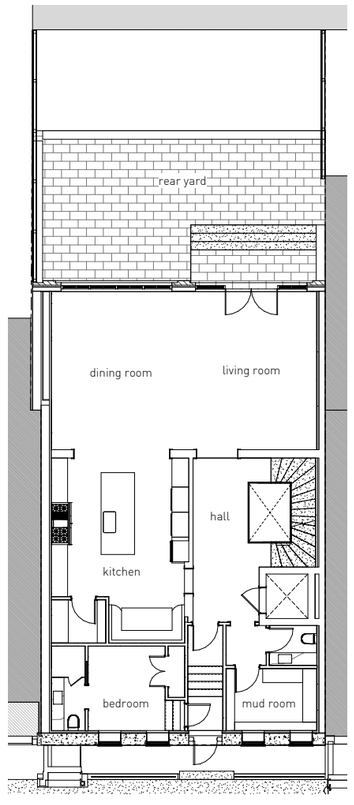
roof

proposed plans

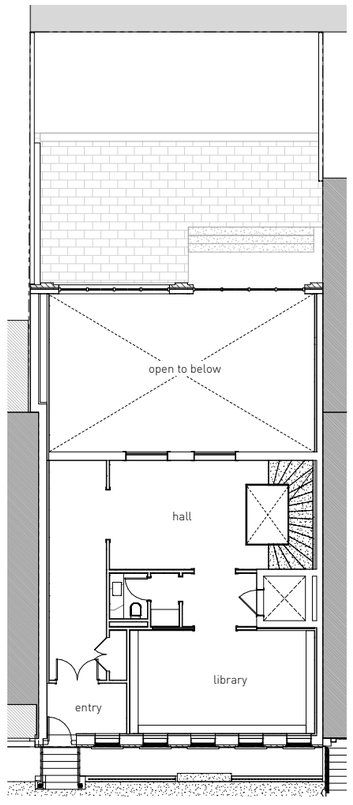
176 - 178 waverly place



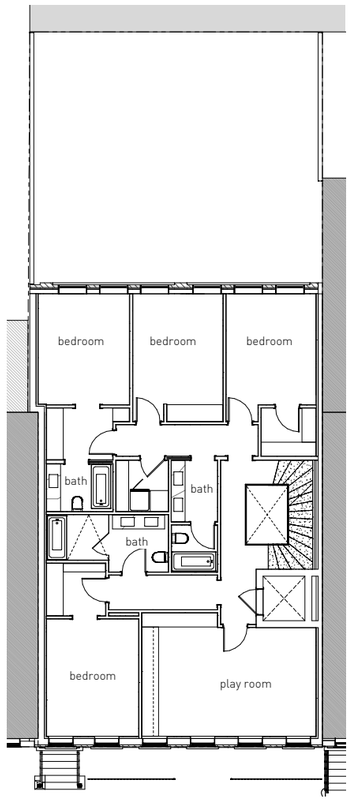
subcellar



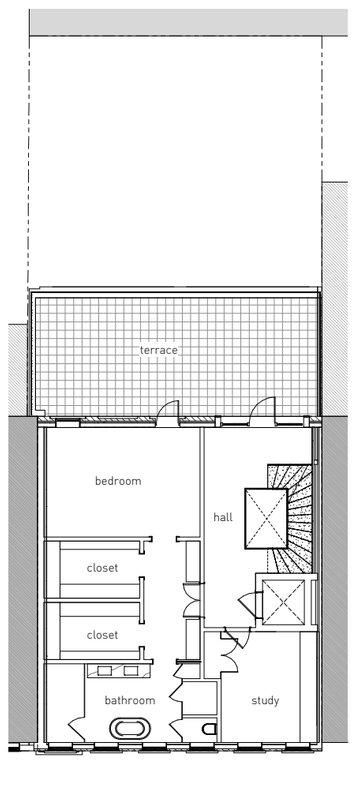
cellar / basement



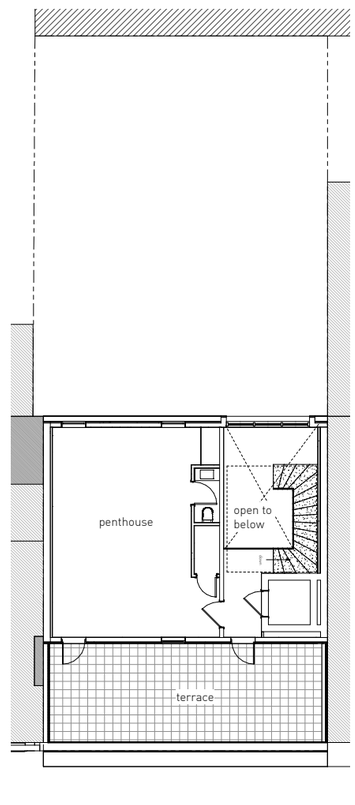
first floor



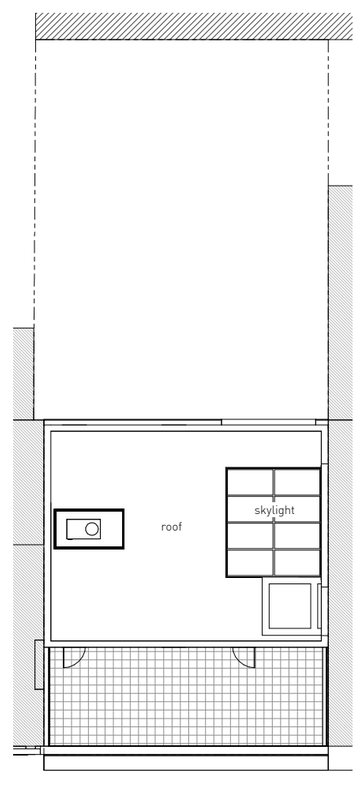
second floor



third floor



fourth floor



roof