

156 Waverly Place

Landmarks Presentation
March 2025

SUK | design studio
ARCHITECTURE



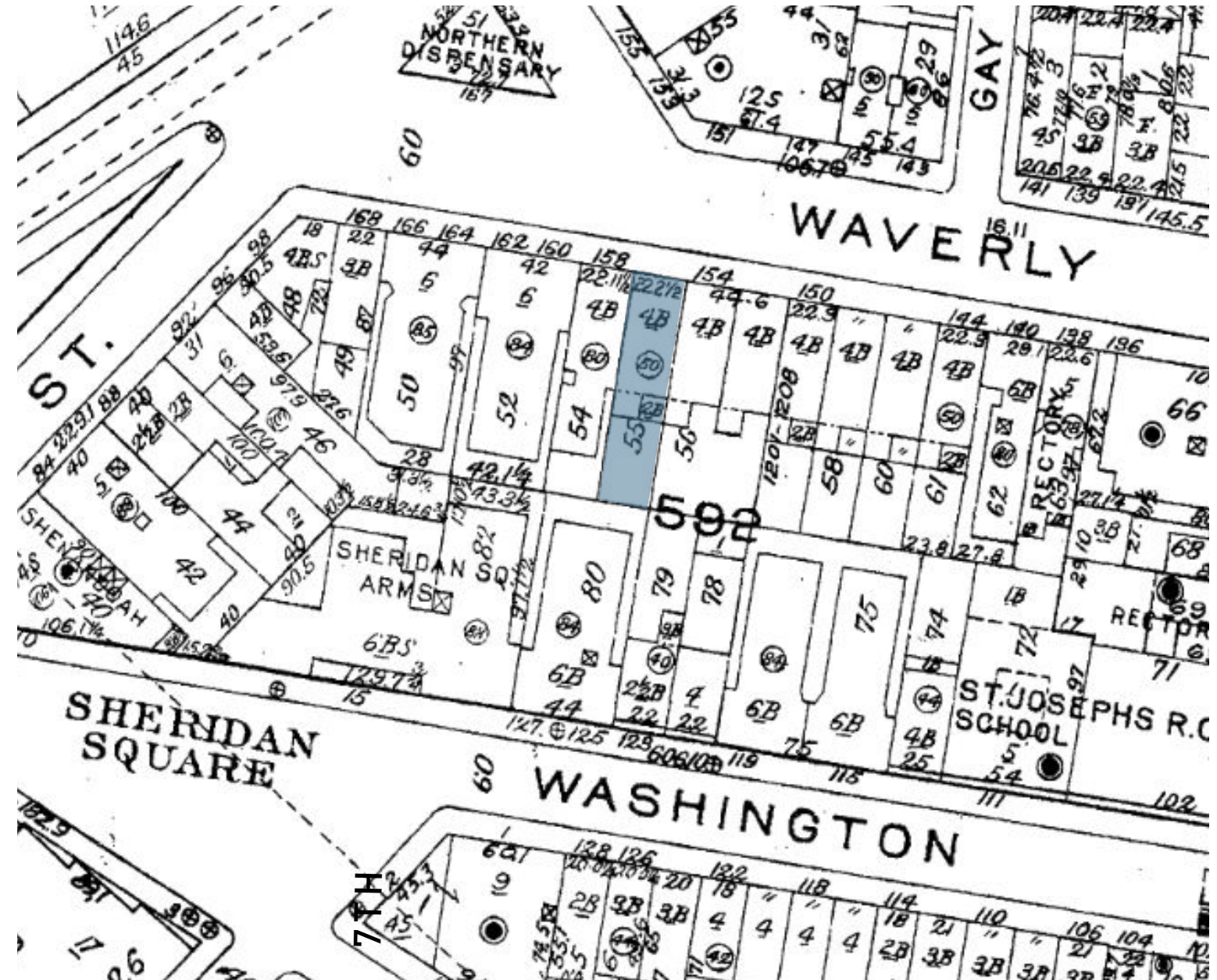
Location

156 Waverly Place



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries



Sanborn Map

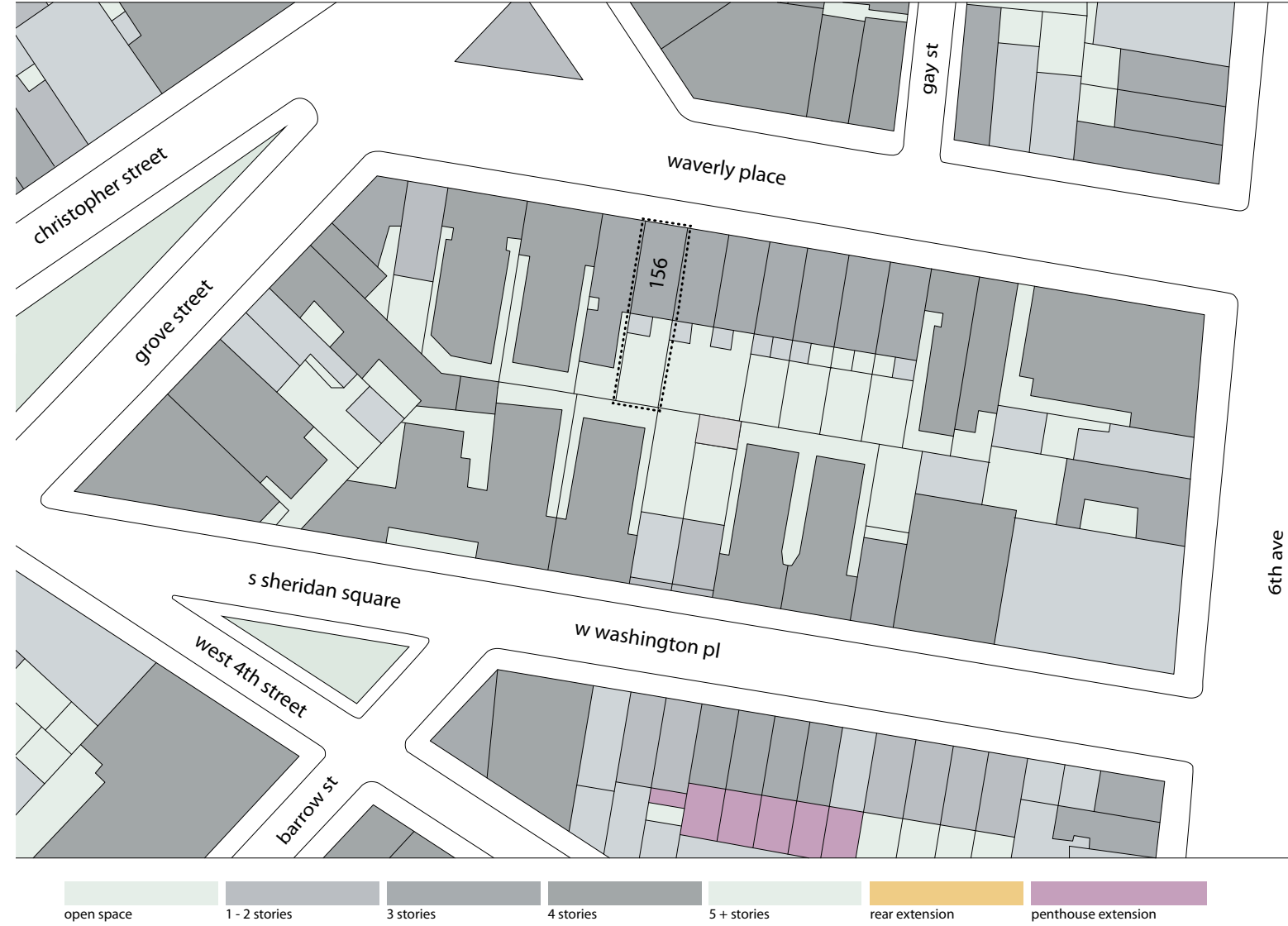
site context

156 Waverly Place

satellite view



block plan



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

Location

156 Waverly Place



front facade

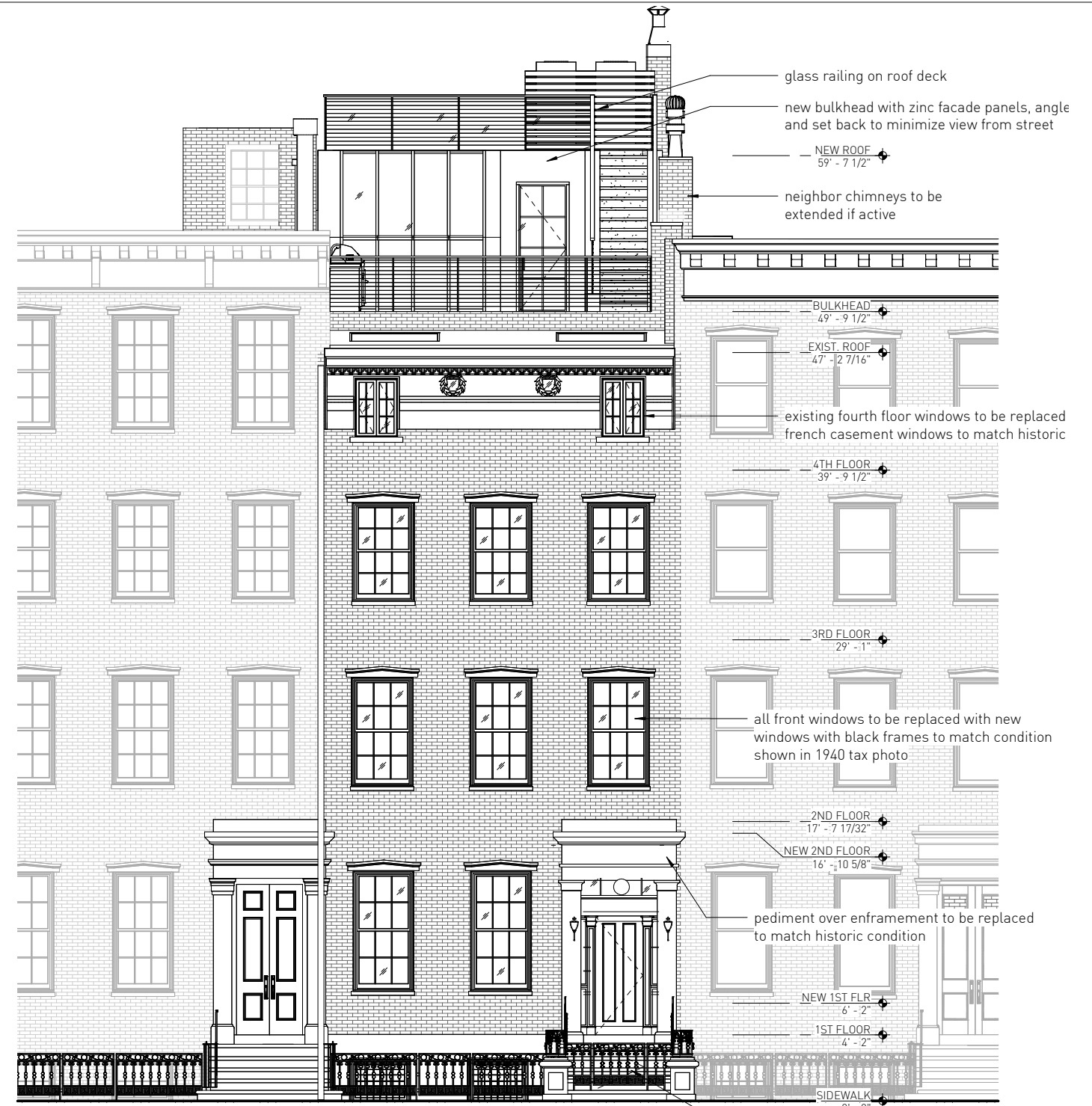
existing conditions



front facade elevations



existing



proposed

front facade elevations



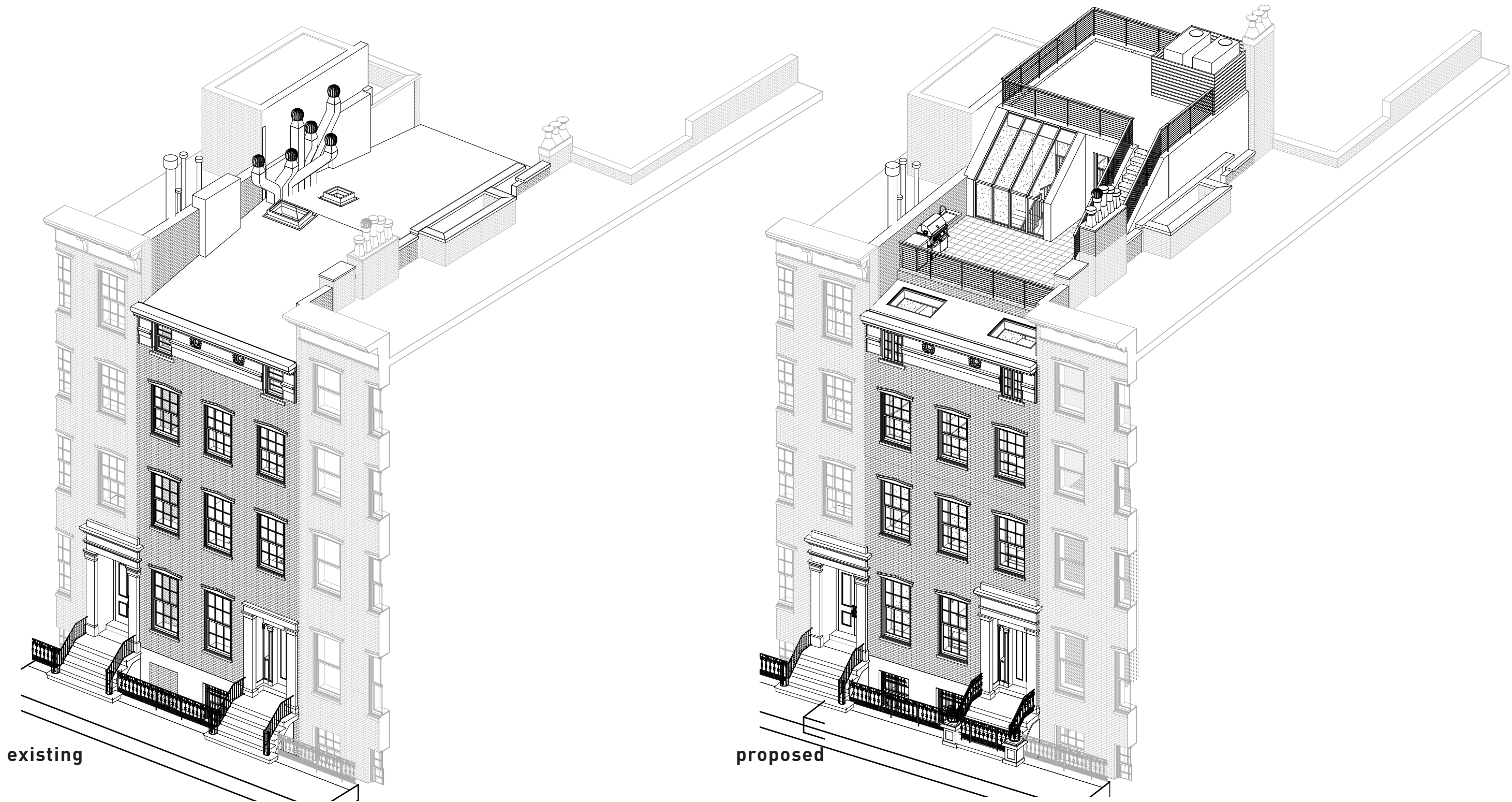
previously proposed



proposed

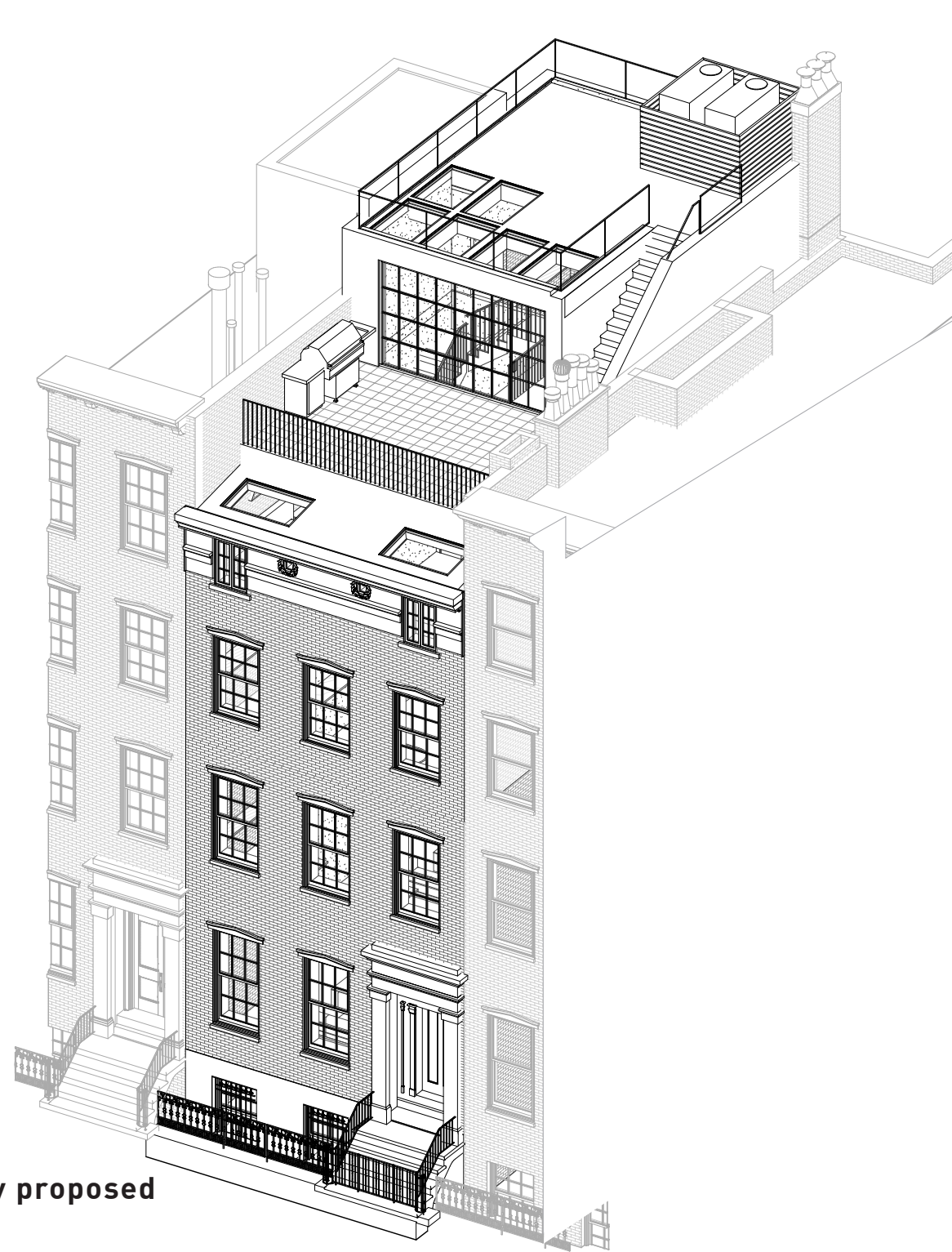
front facade

axonometric

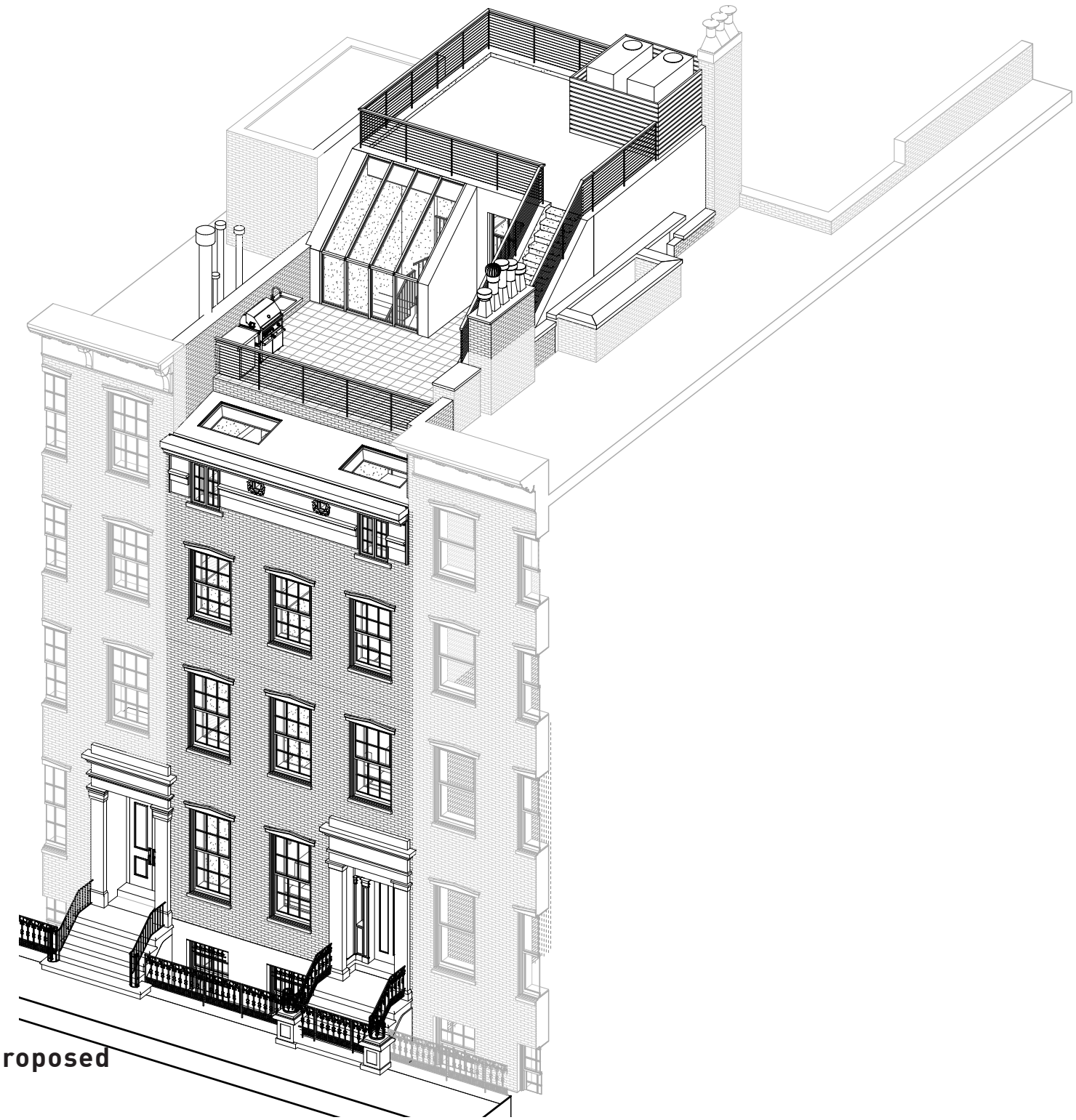


front facade

axonometric



previously proposed



proposed

context

existing approved stoop gates



79 Christopher Street
approved by commission



138 Waverly Place
approved by commission



133 West 4th Street
approved by commission



17 Grove Street
approved by commission



451 Hudson Street
legalized stoop gate

front facade
proposed design



front facade

front stoop pier



historic condition

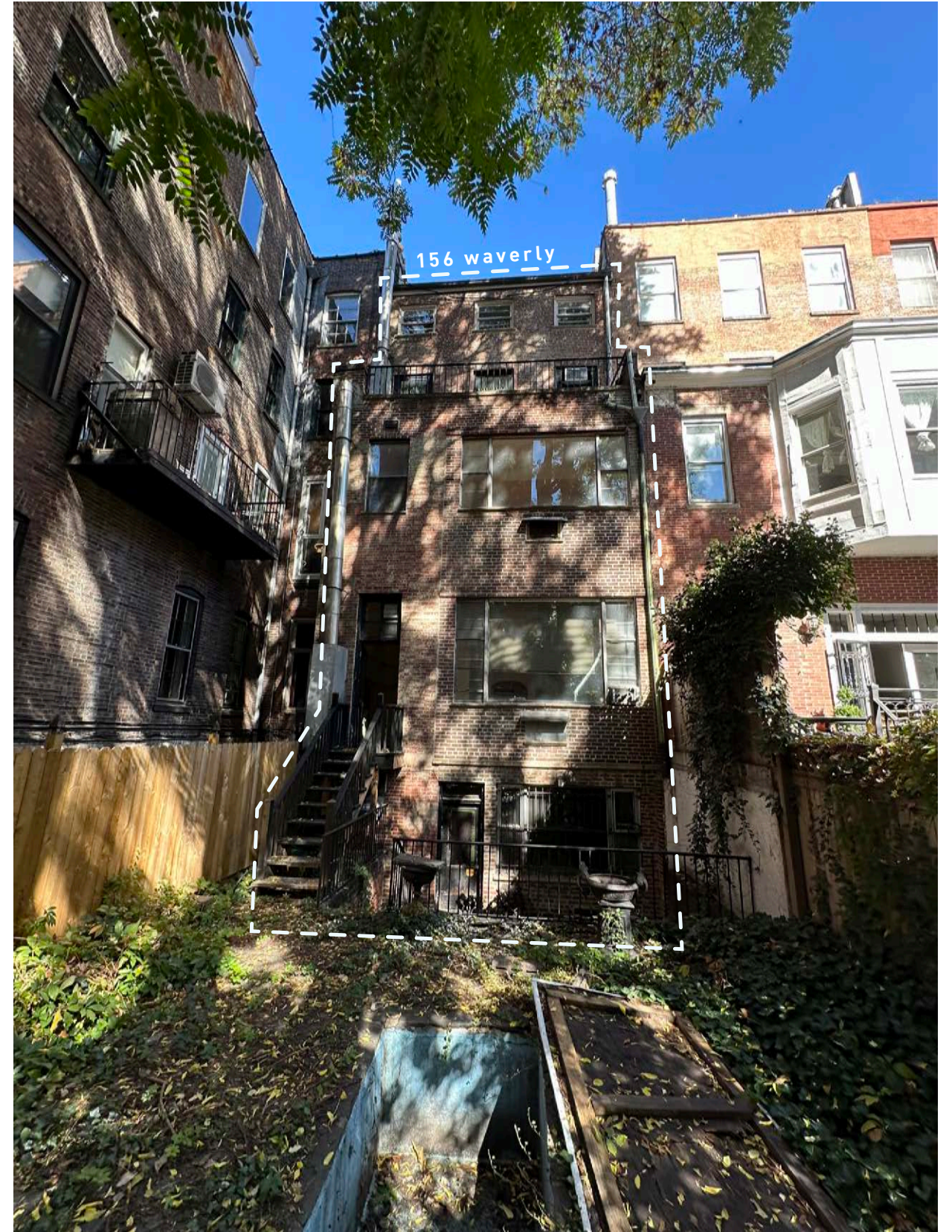
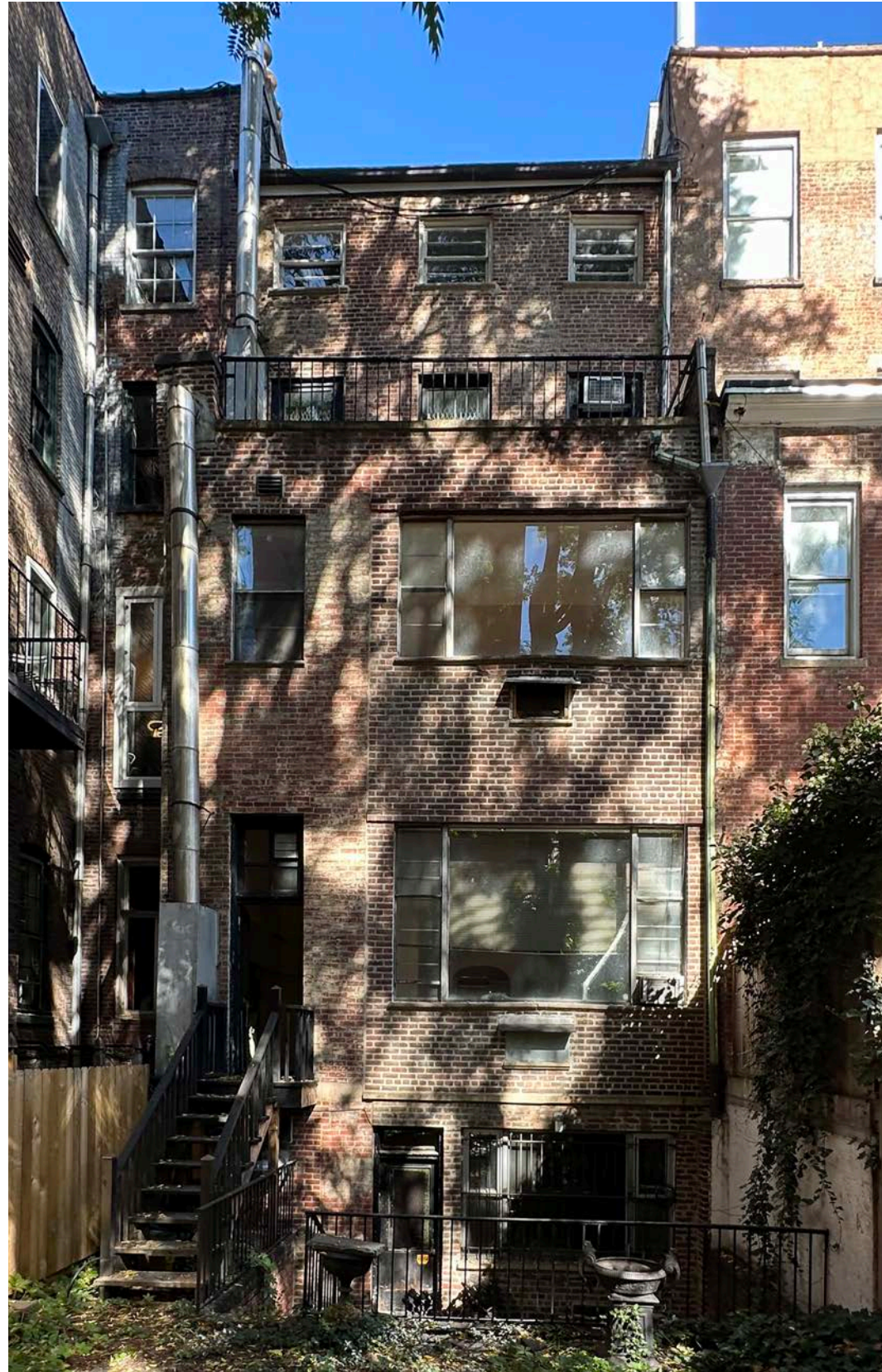


existing condition

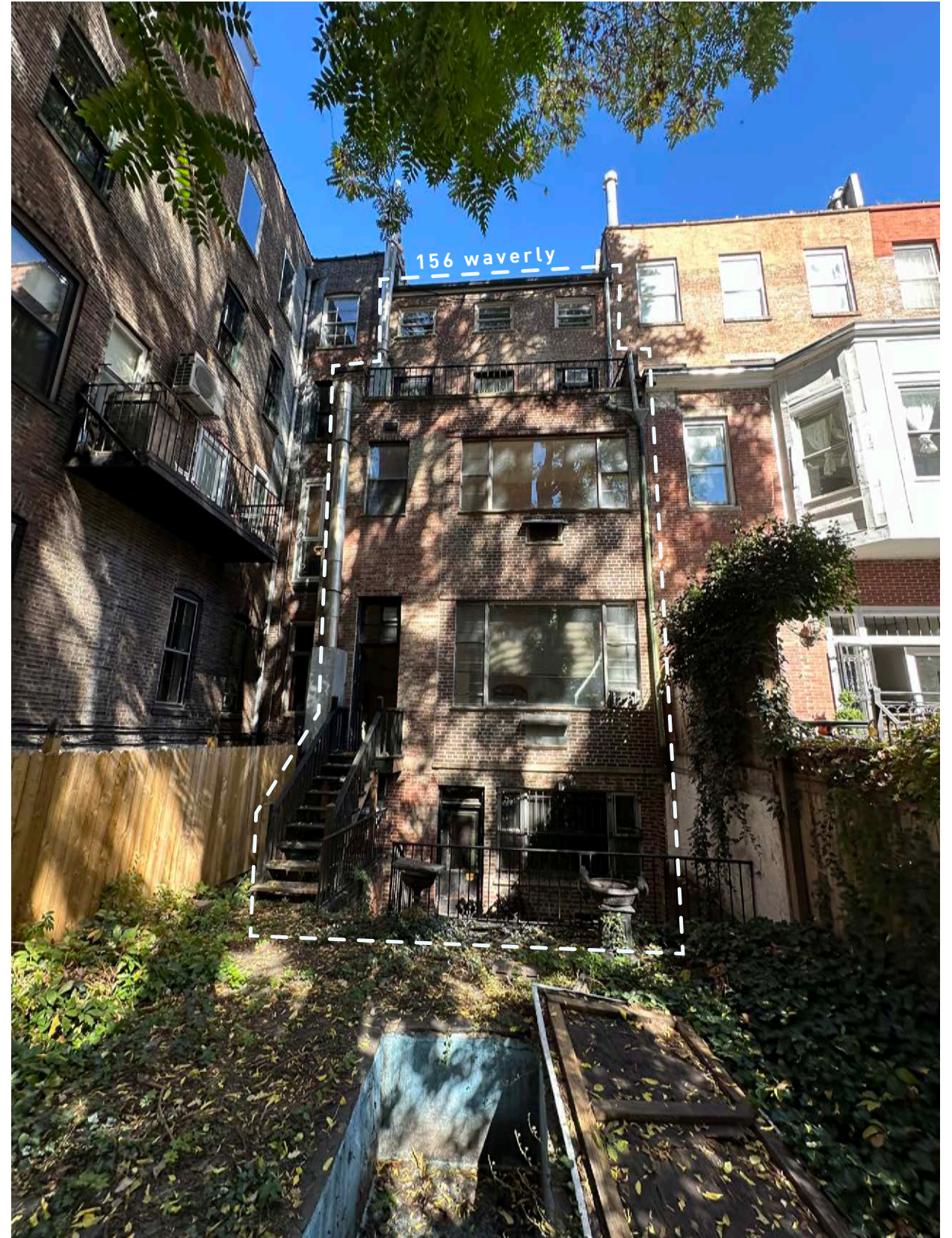
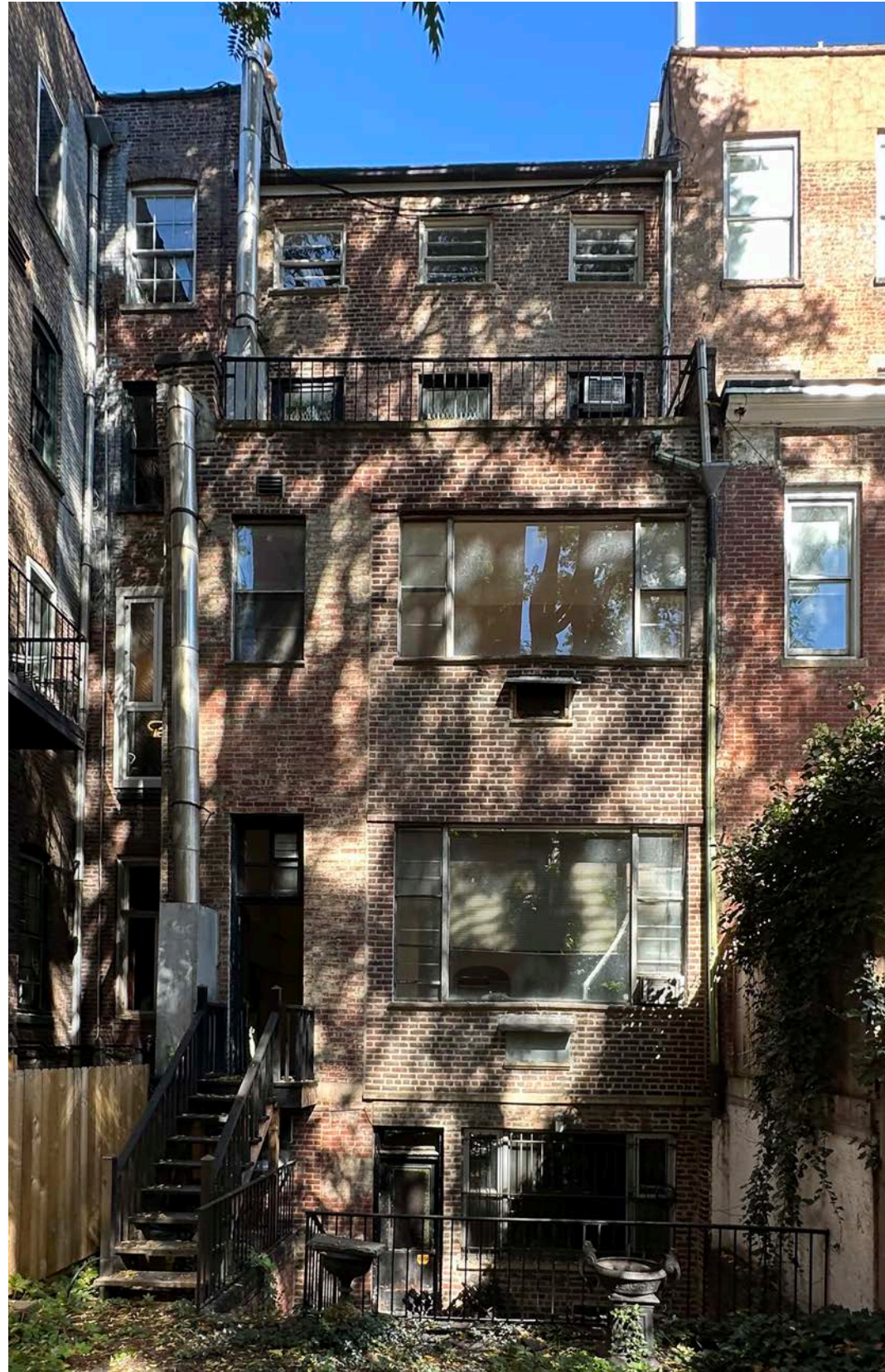


proposed

rear facade
existing conditions

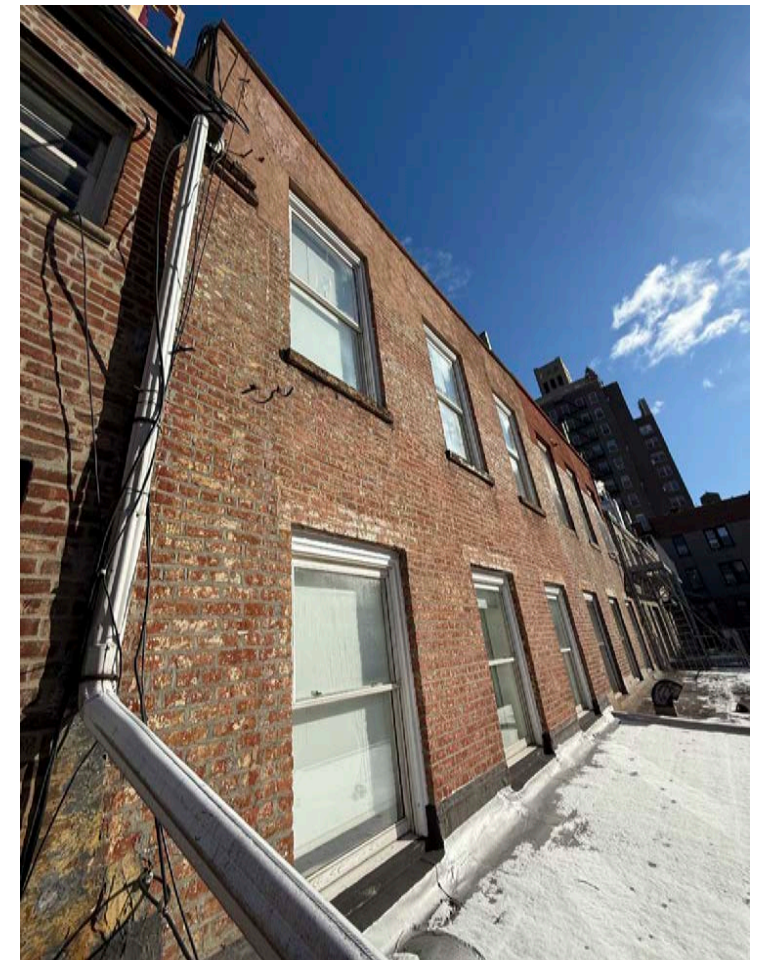
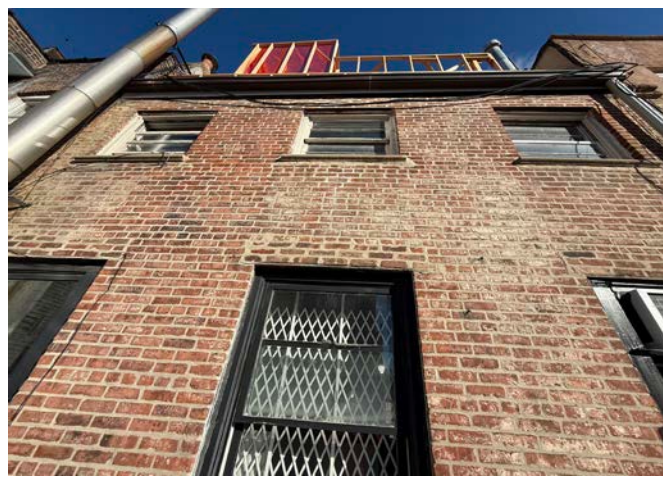
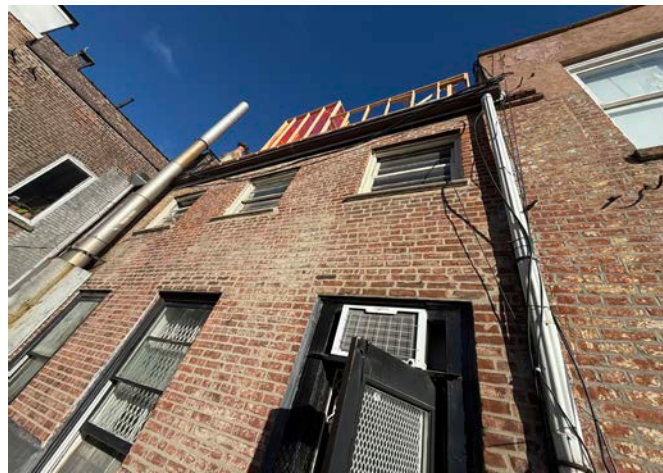
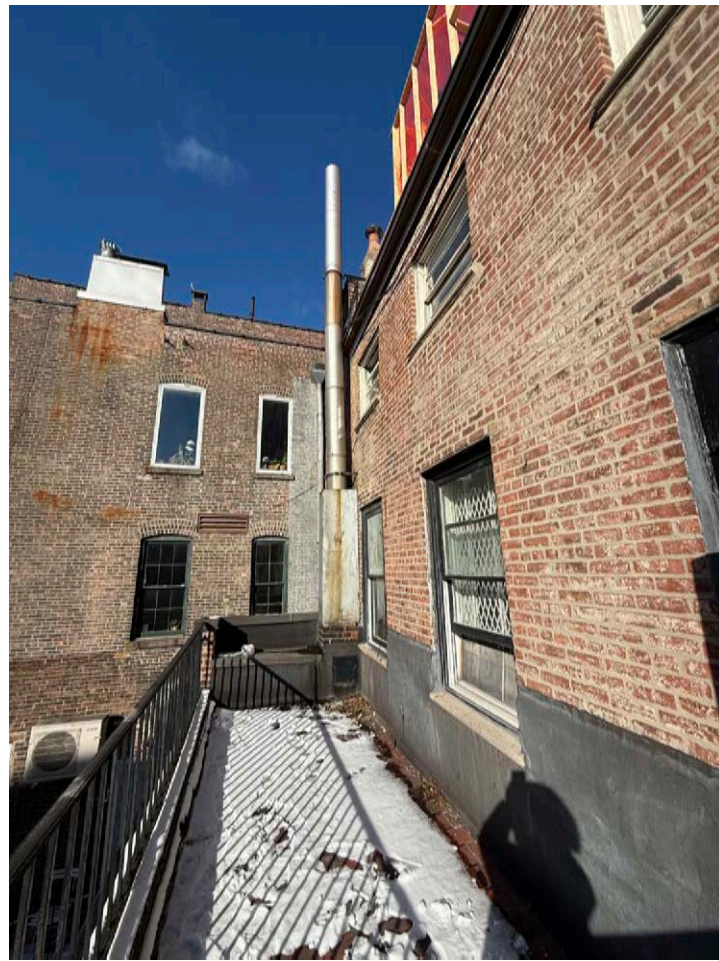


rear facade
existing conditions



rear facade

existing conditions



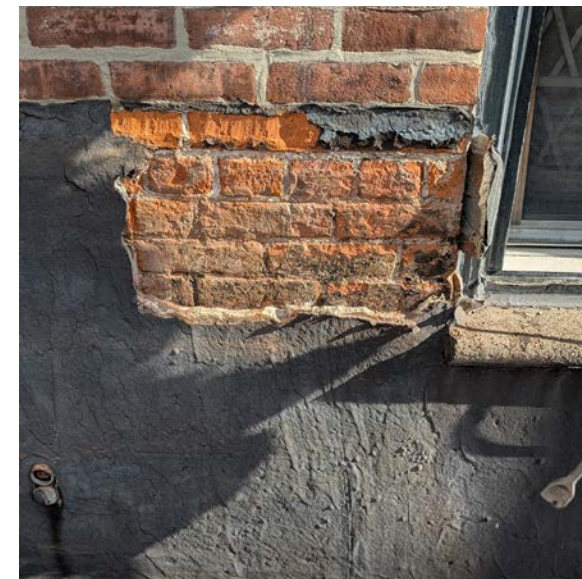
rear facade
tar removal



before removal



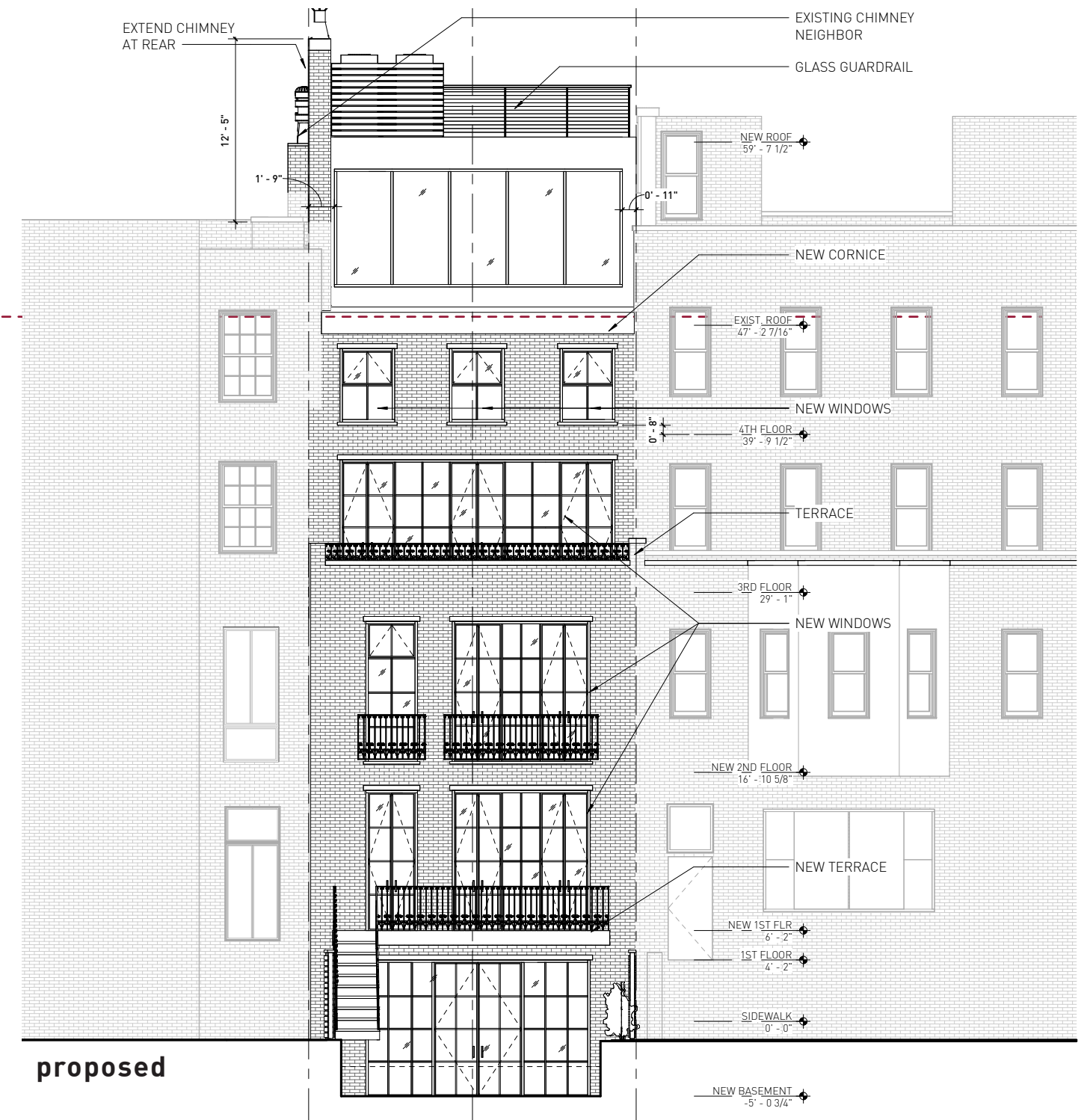
removal in progress



rear facade elevations

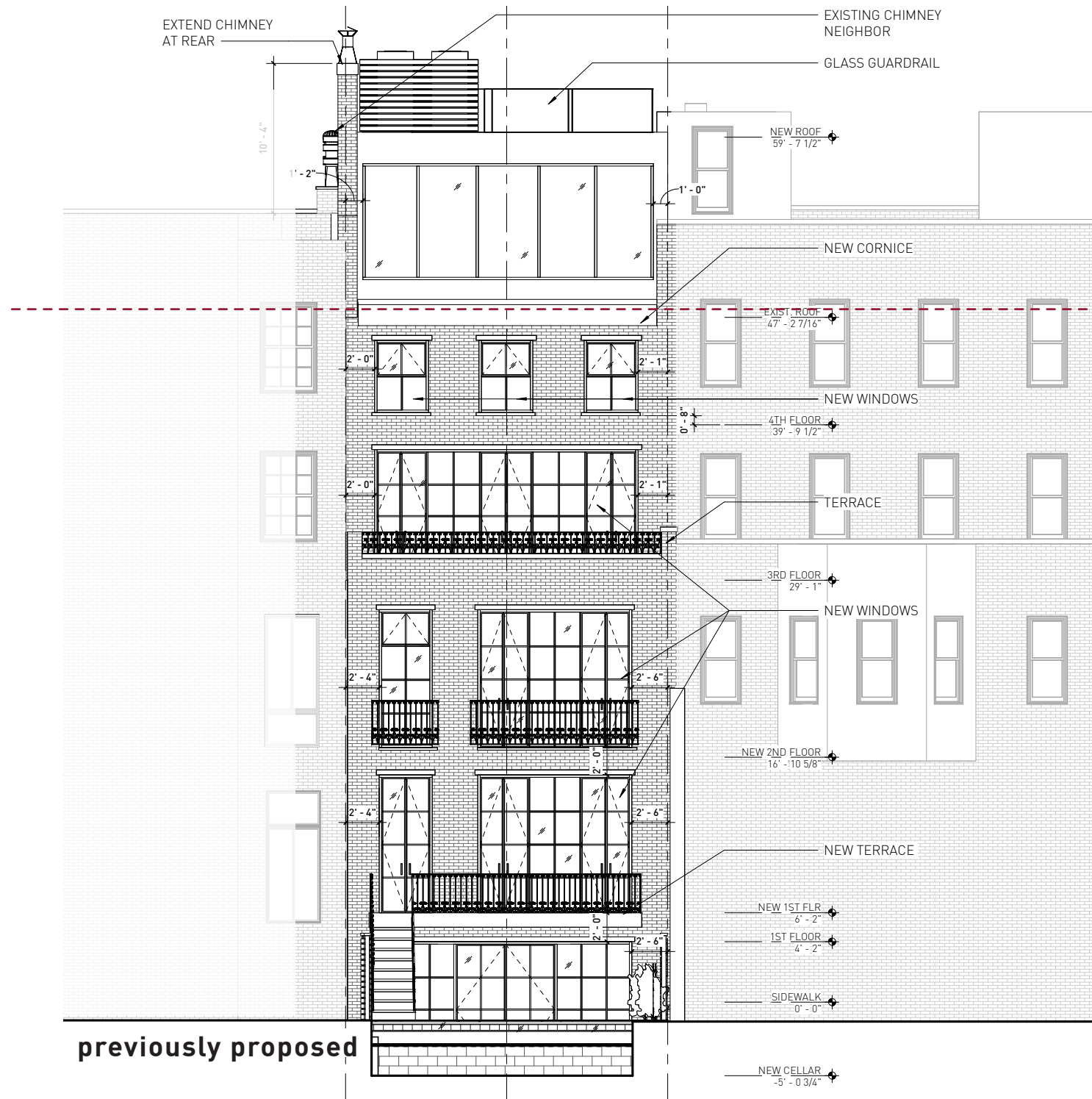


existing

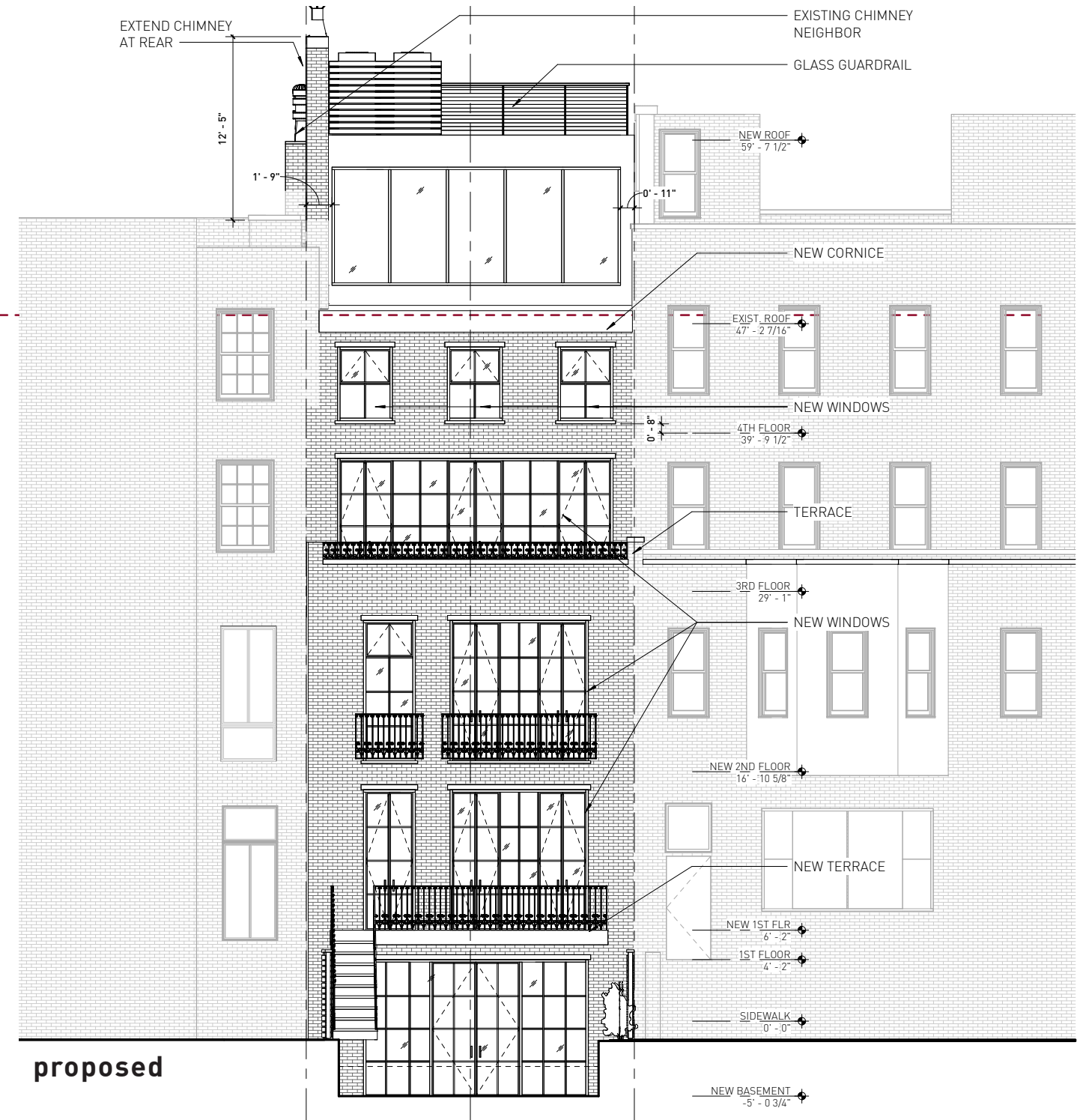


proposed

rear facade elevations



previously proposed



proposed

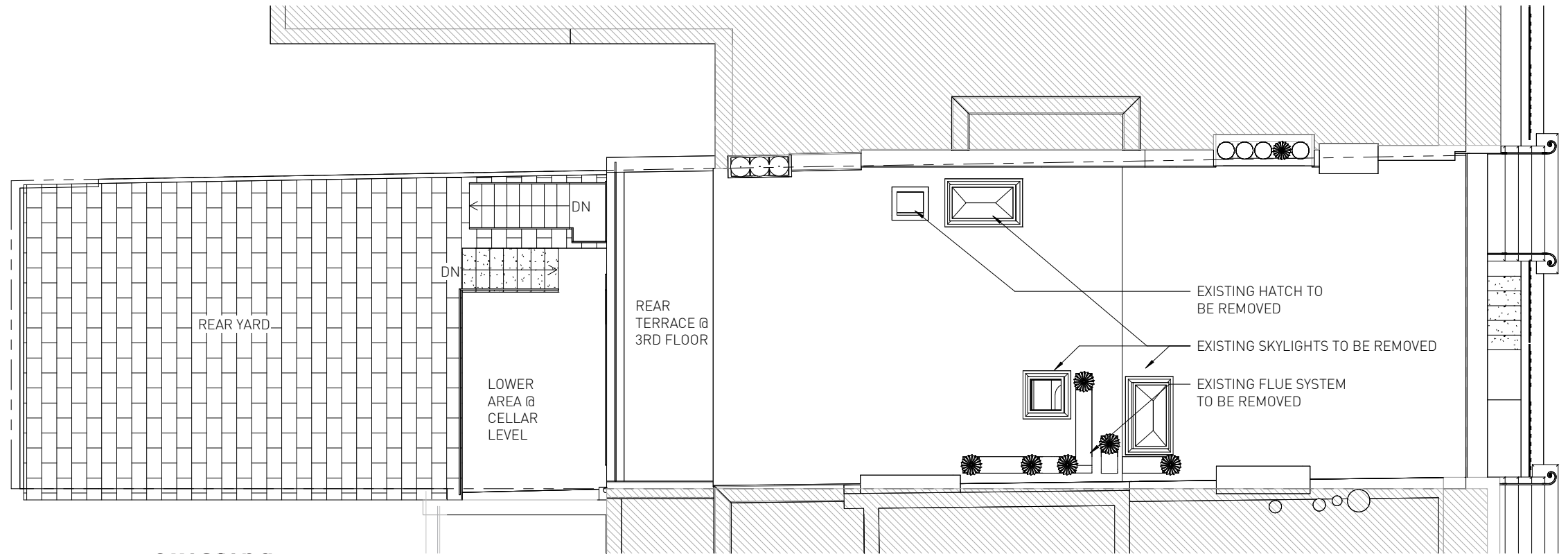
rear facade
proposed design



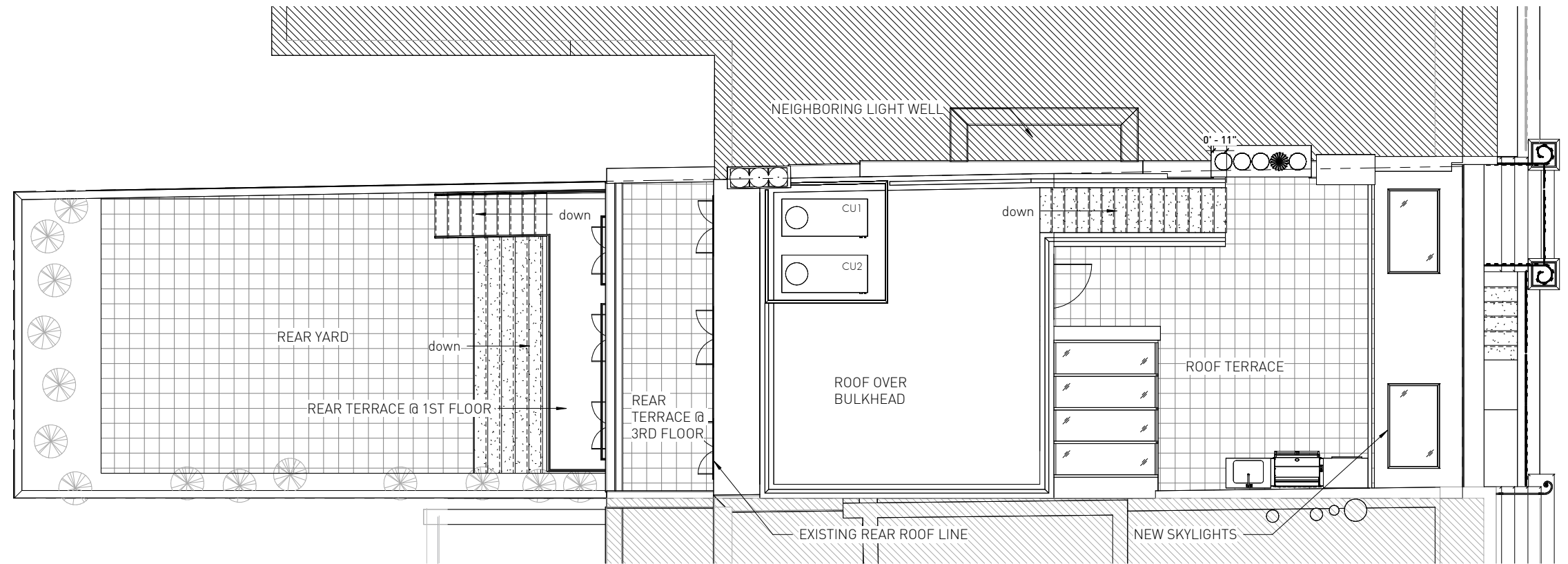
rear facade



site plan



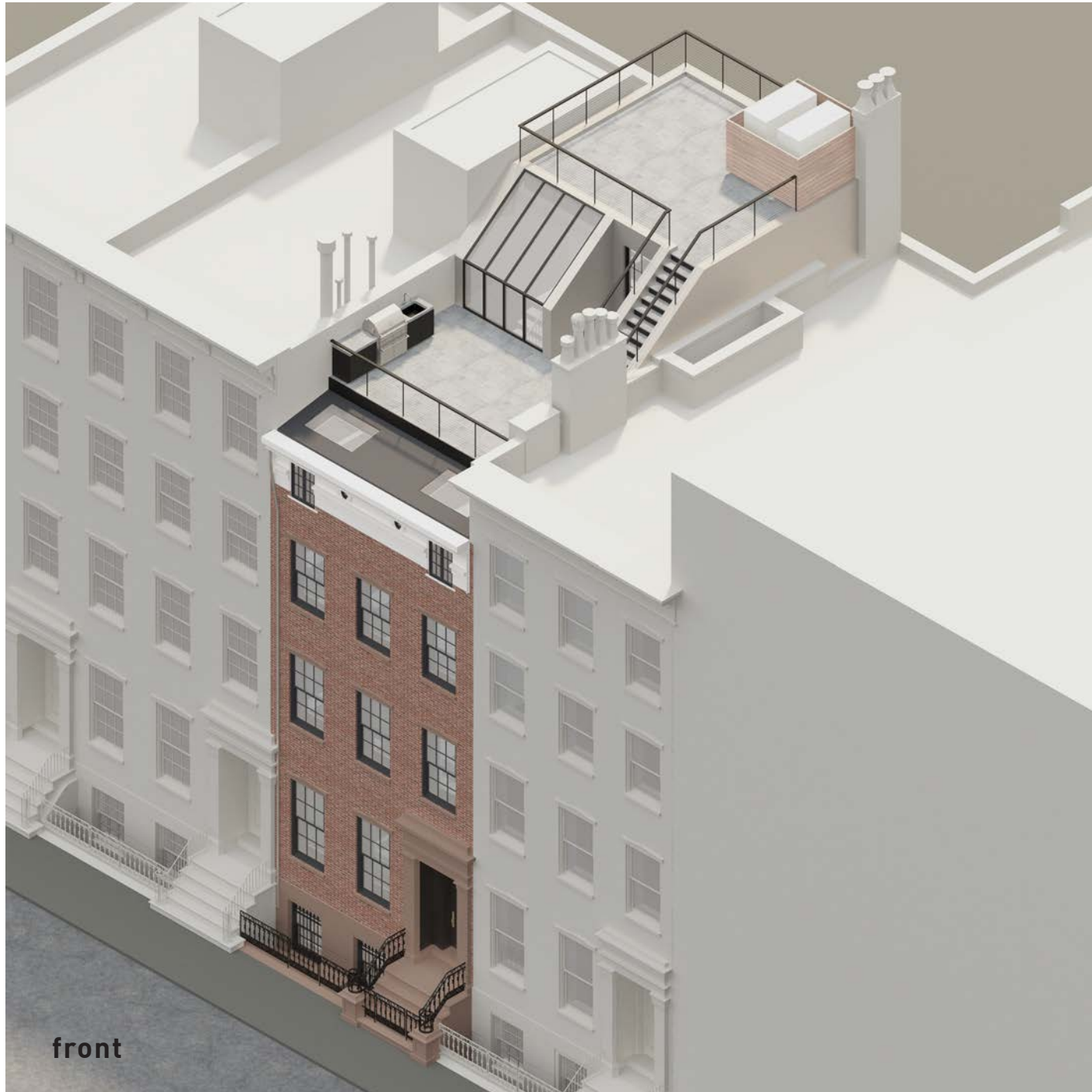
existing



proposed

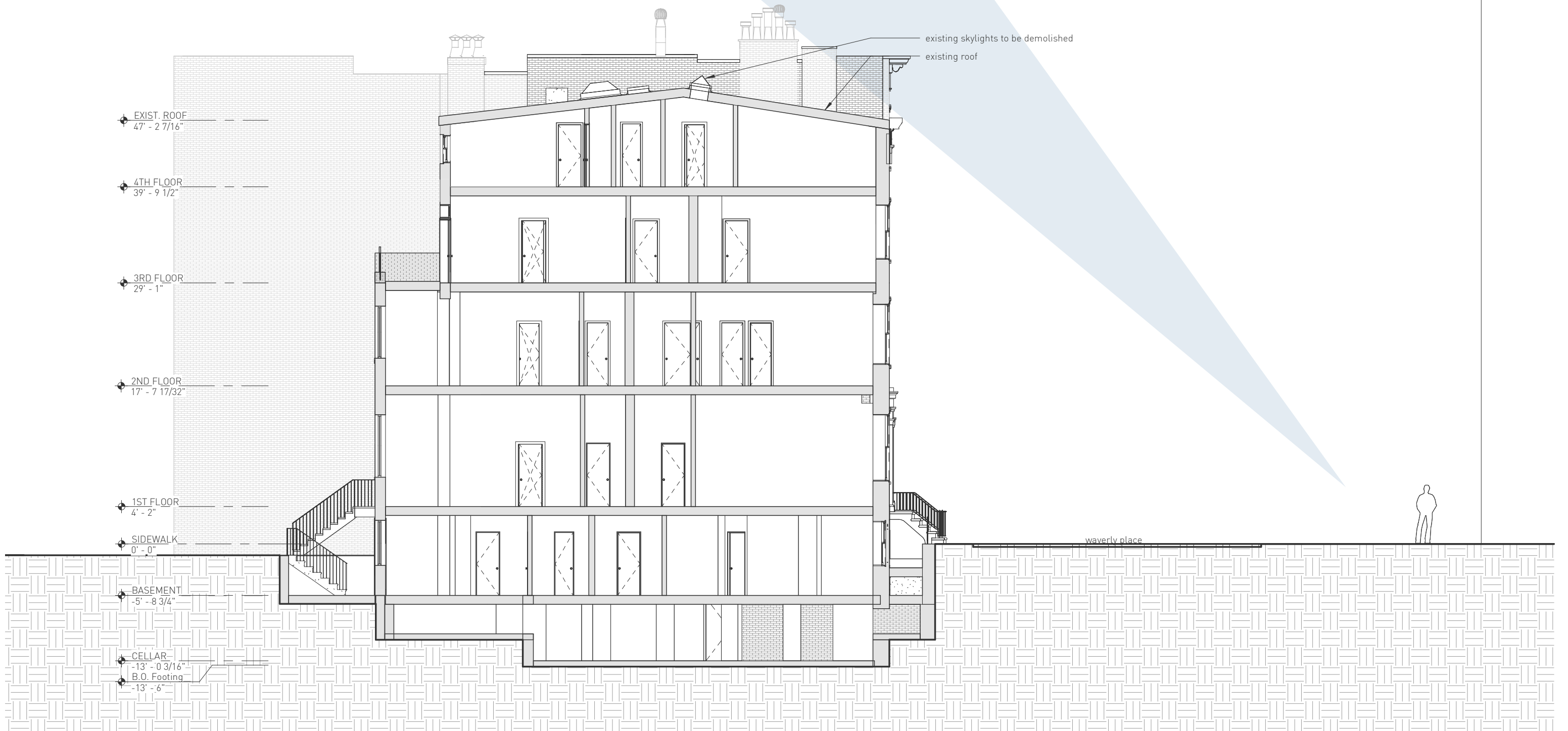
3d views

proposed design



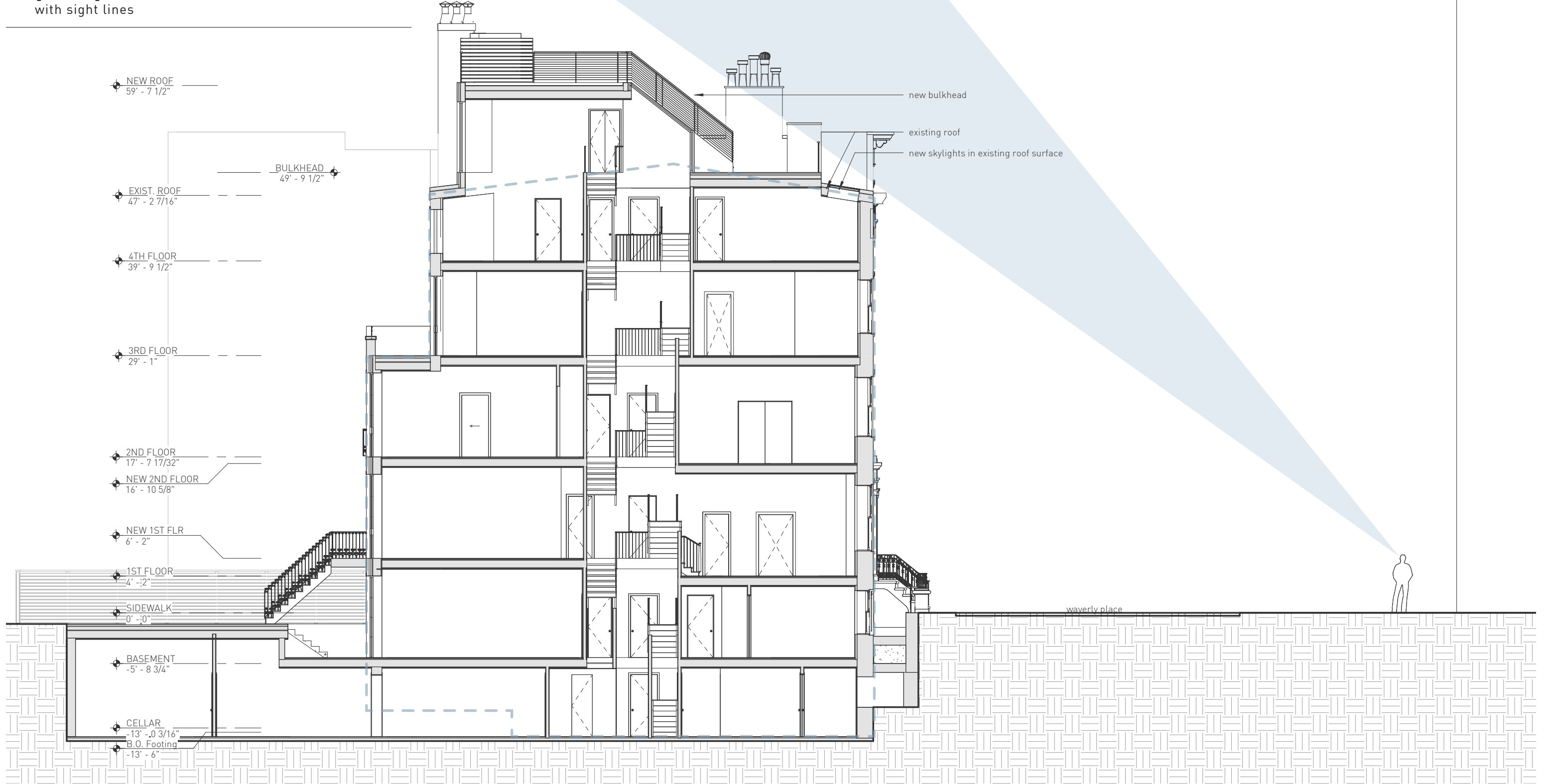
existing section

with sight line



proposed section

with sight lines



materials

proposed design

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



restore existing brick

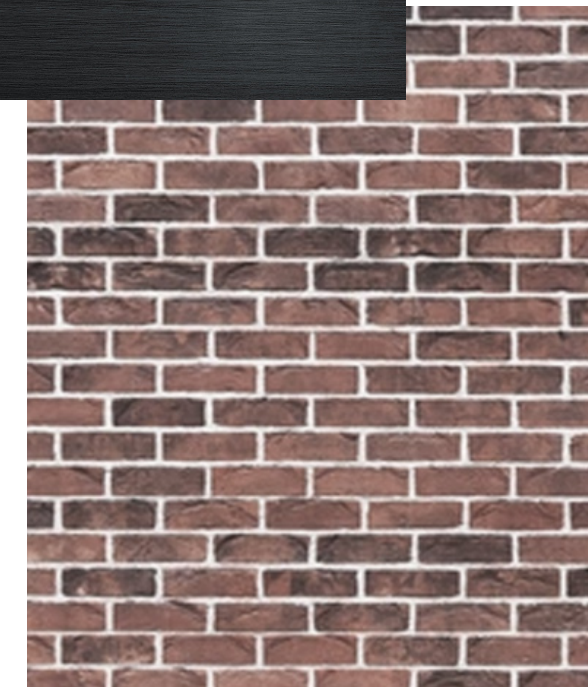


restore existing brownstone

rear windows
black metal frames



penthouse facade
zinc panels



rear facade to be rebuilt with brick
that matches existing

view a
public visibility



view b
public visibility



existing view (with mock up)



rendering of proposed



view c
public visibility



existing view (with mock up)



rendering of proposed



view d (not visible)

public visibility

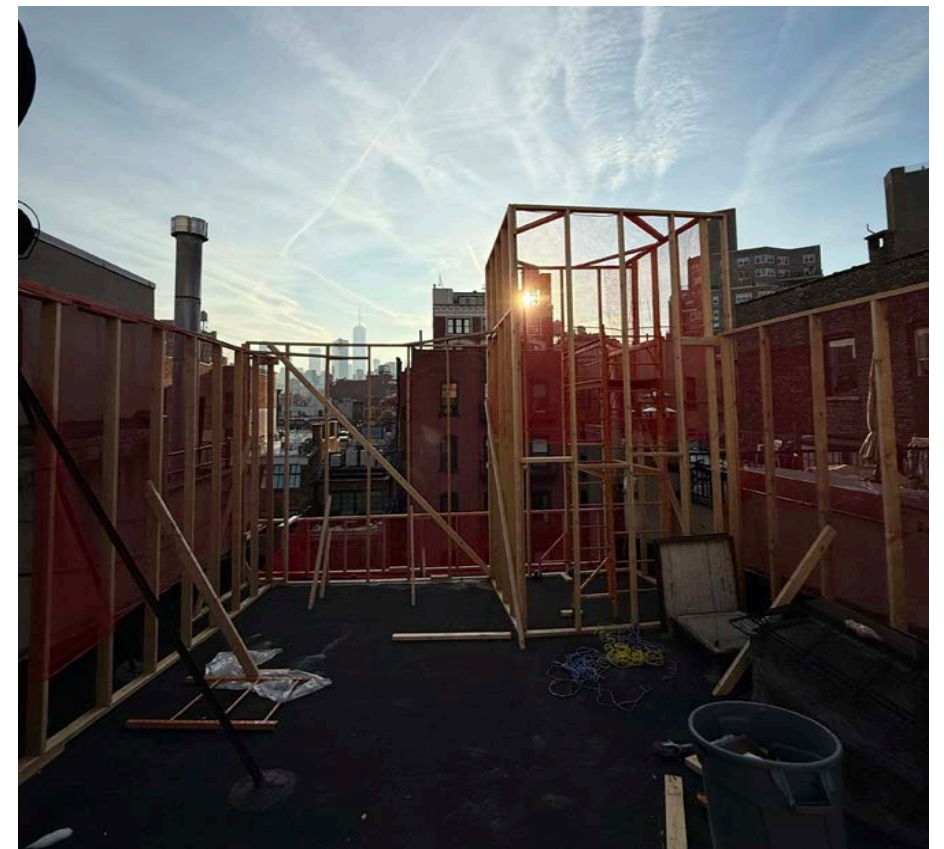
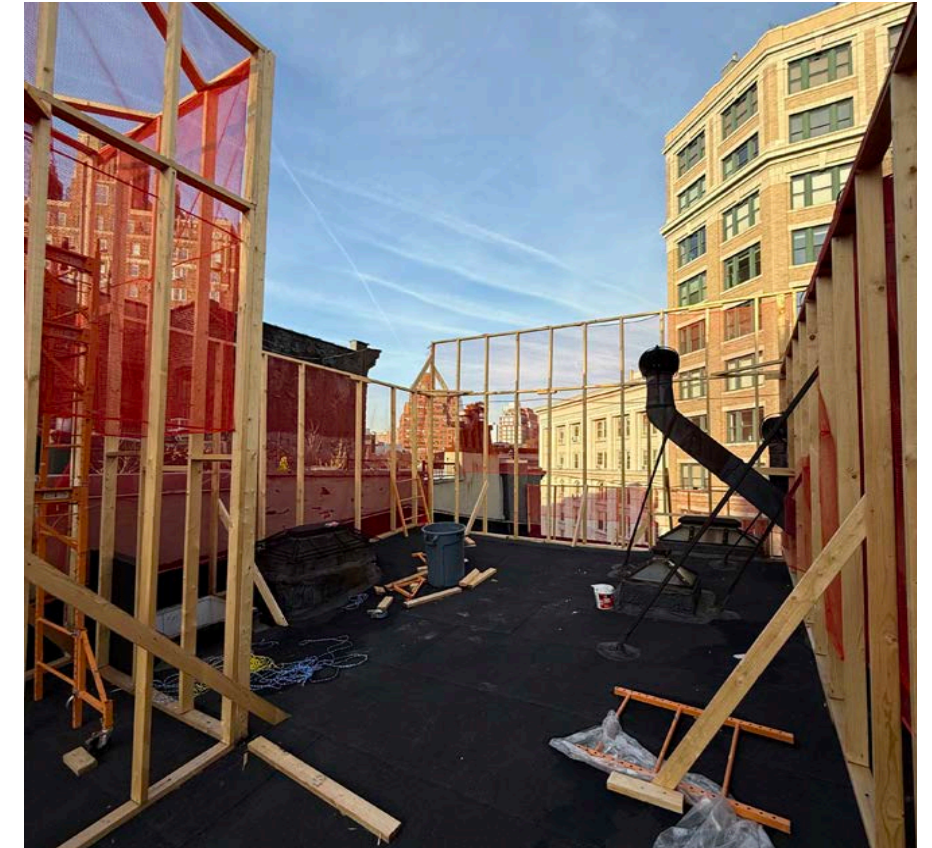


view e (not visible)

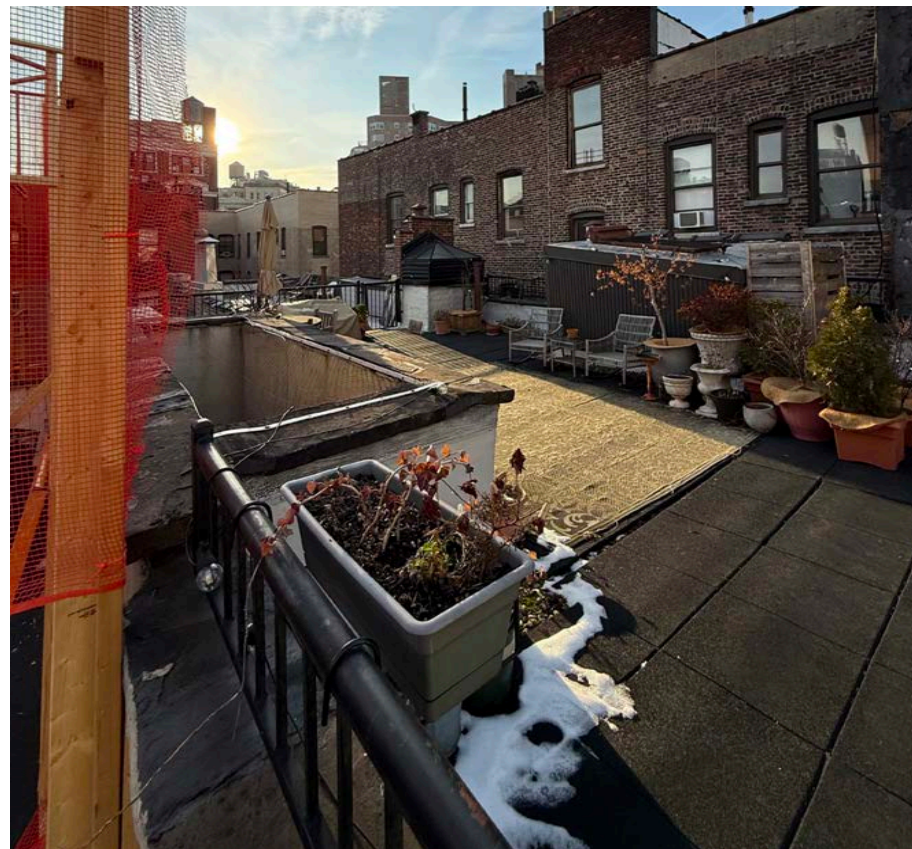
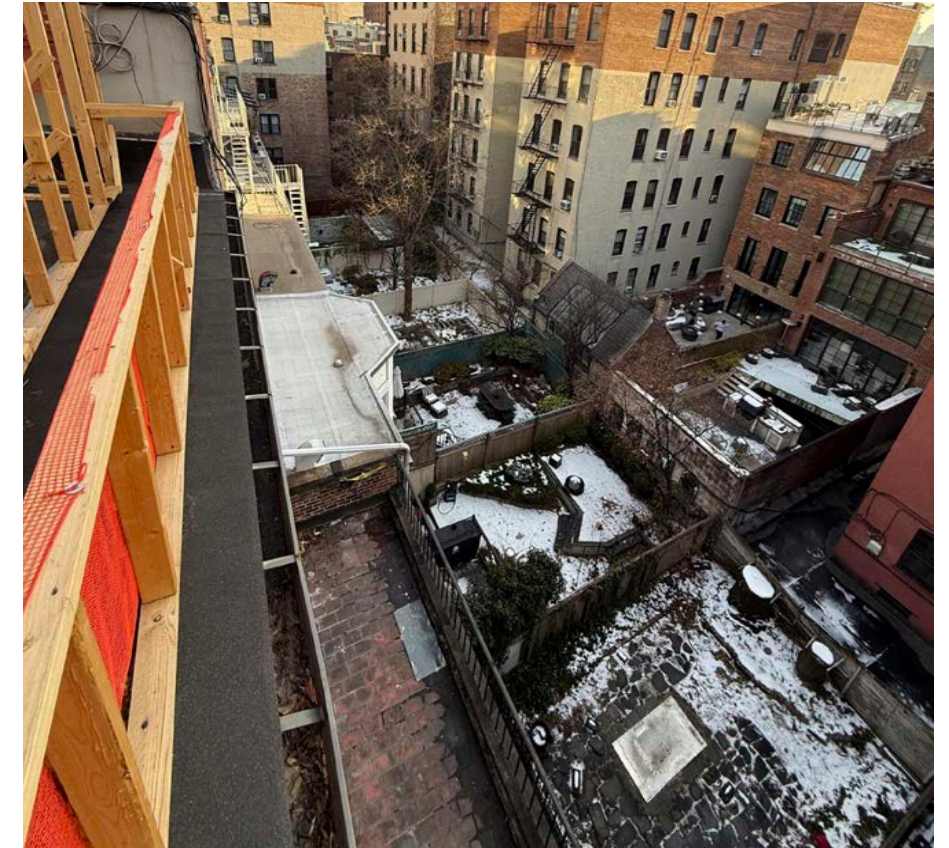
public visibility



mockup
roof visibility

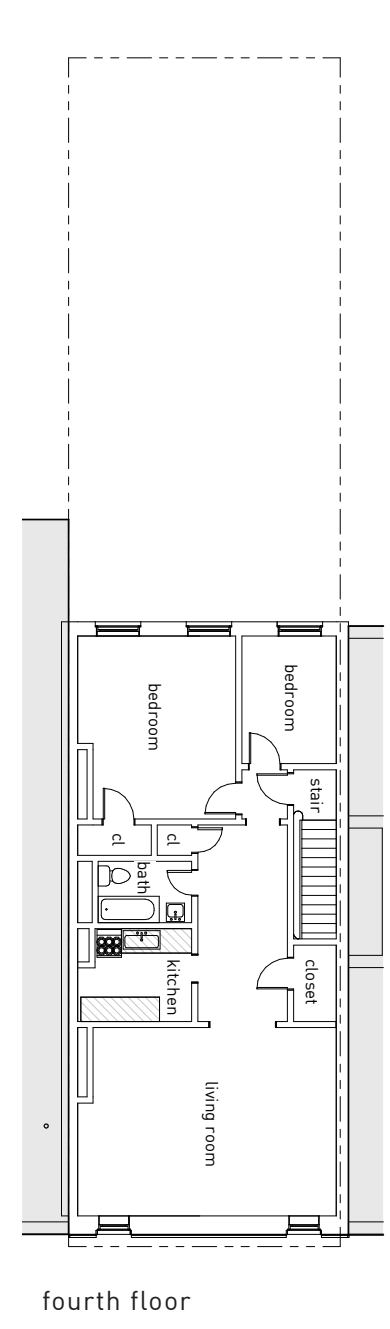
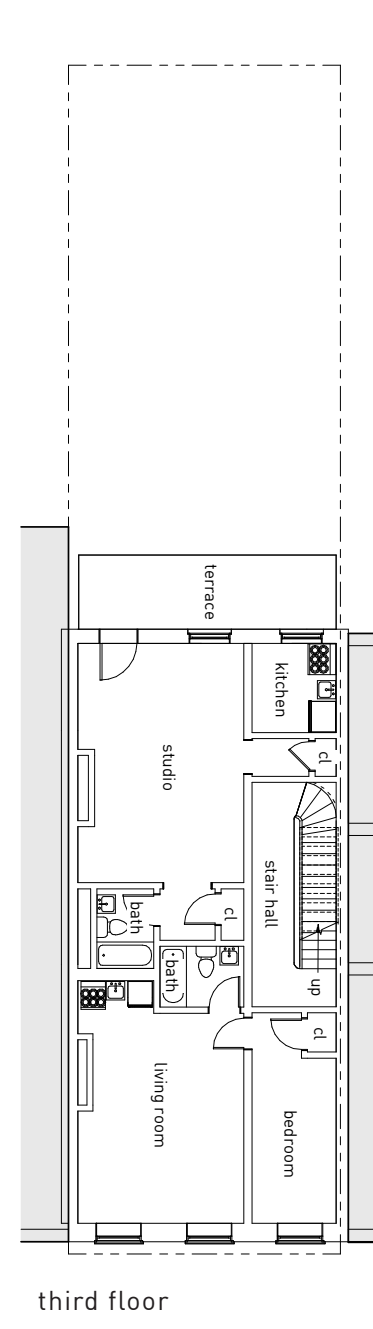
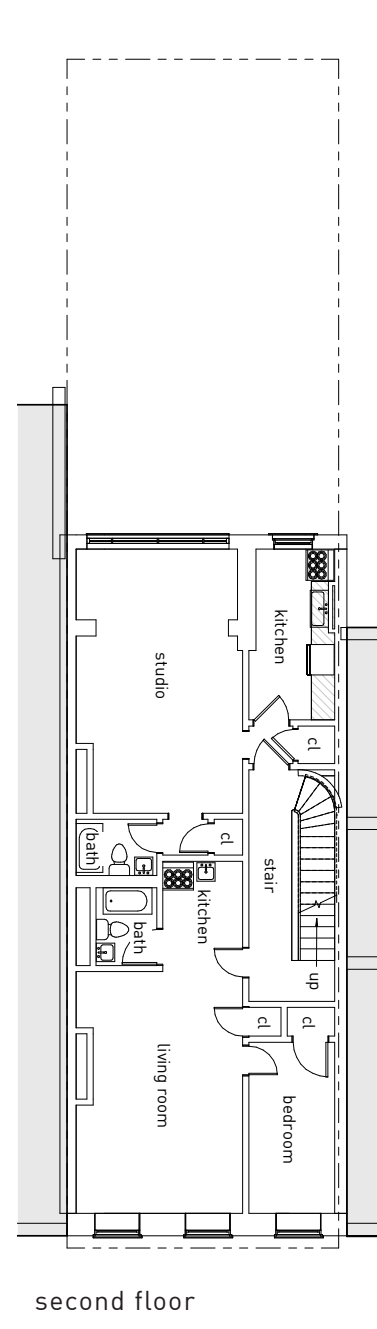
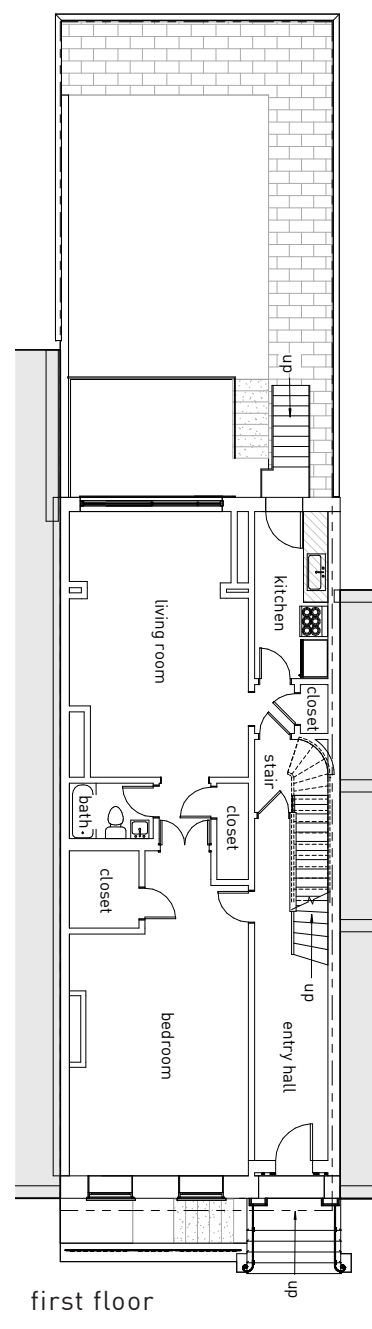
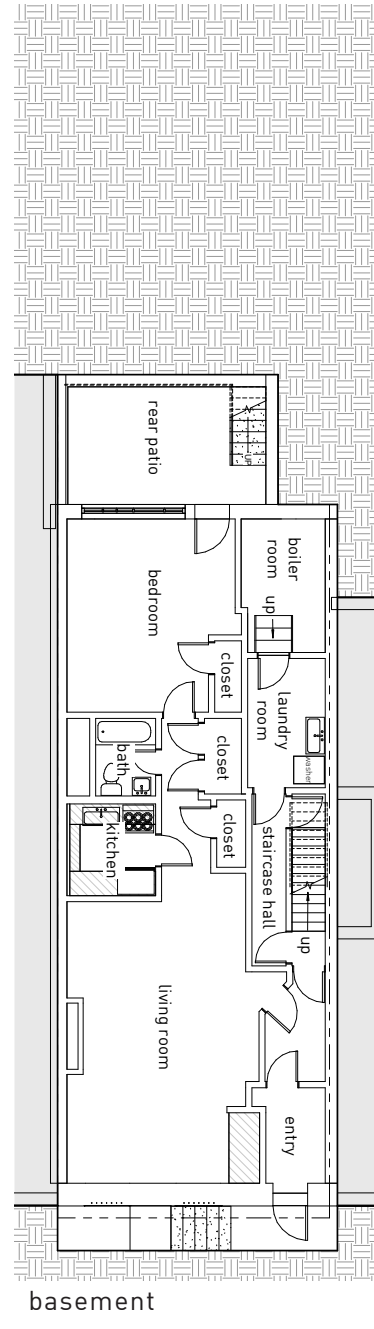
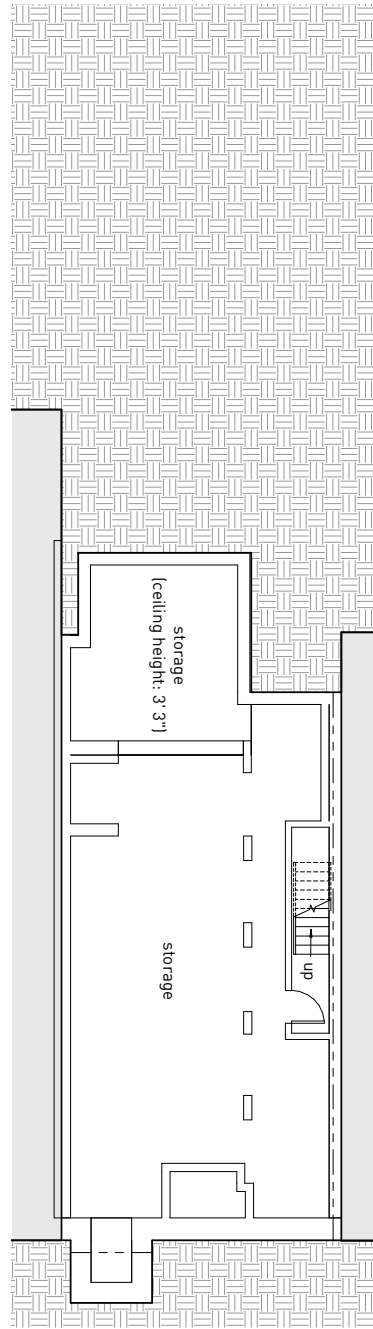


neighboring context
built additions



existing plans

156 waverly place



proposed plans

156 waverly place

