

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

176 - 178 Waverly Place

Landmarks Preservation Commission Hearing
September 13, 2022



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.

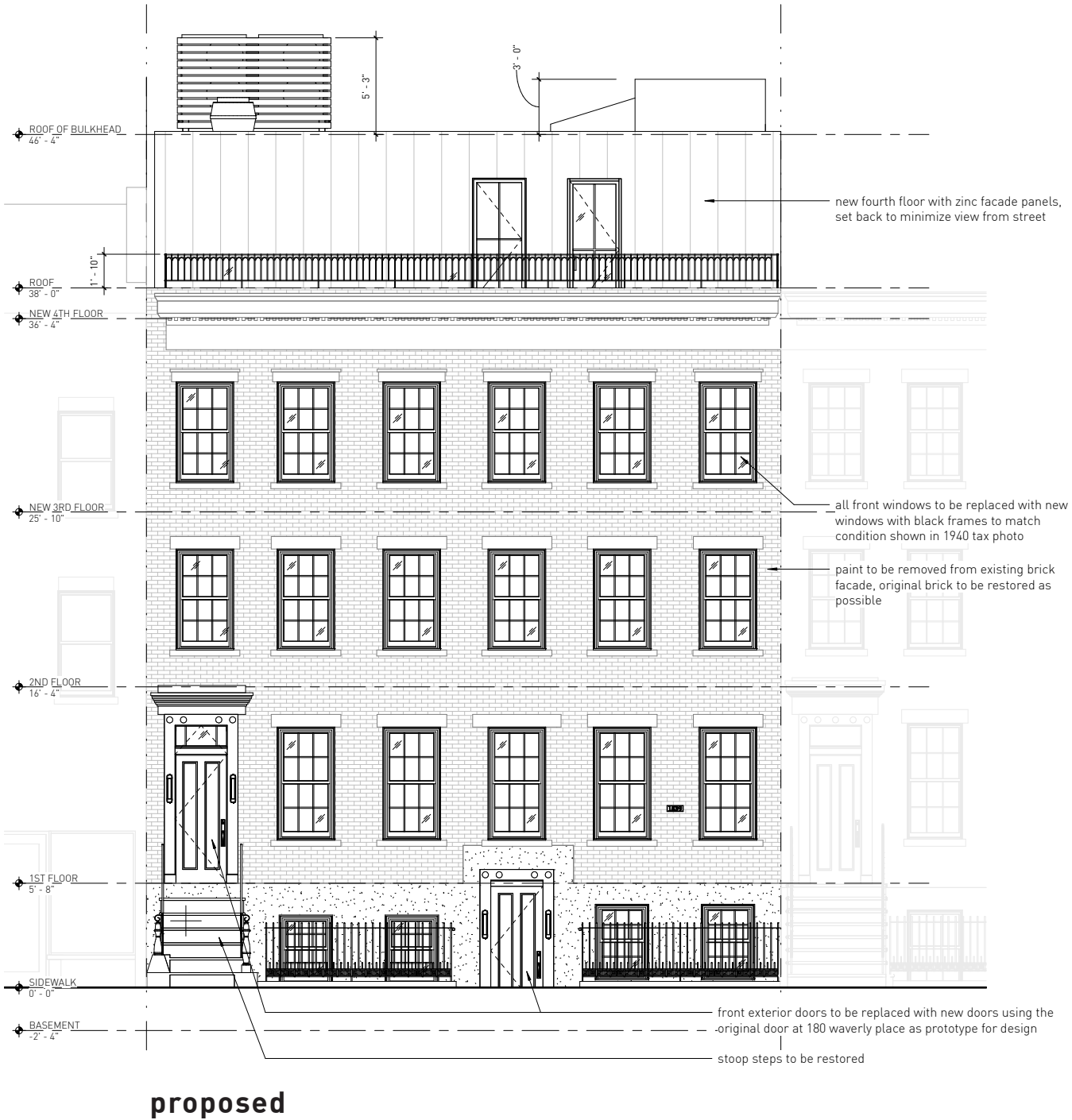
We were also asked to modify the design by lowering the rooftop addition as much as possible:

- 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



front facade

176 - 178 Waverly Place



previous proposal

revised design

rear facade
existing conditions



view of roof lines from 174 to 180 waverly place



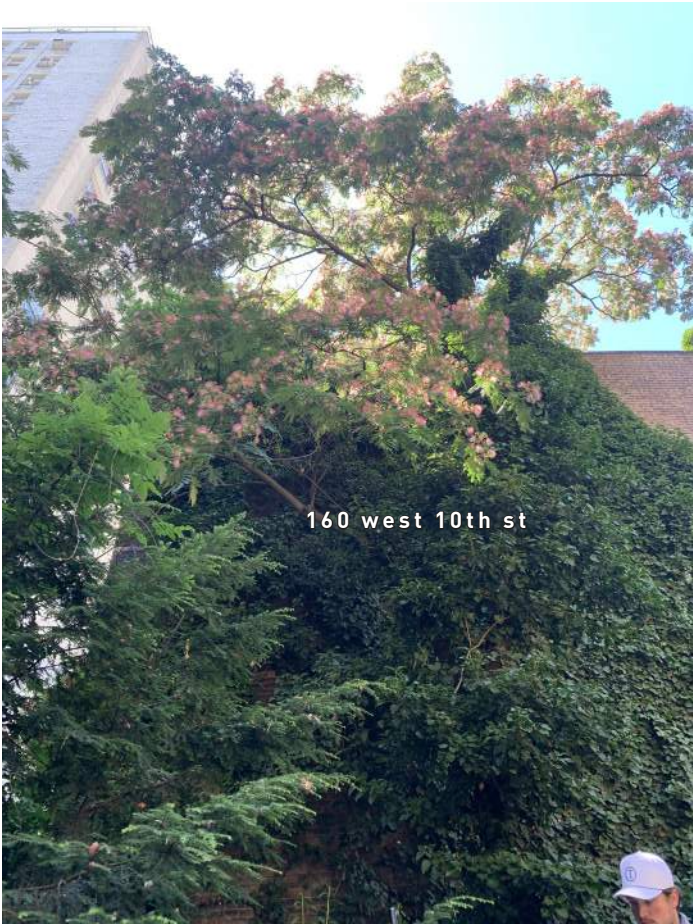
view from 178 waverly rear yard



view from 176 waverly rear yard

rear yard

existing conditions / context



view from the back yard to the South West



view from the back yard to the North West

photo montage

existing vs proposed



existing

proposed

rear facade
elevations



rear facade

176 - 178 Waverly Place



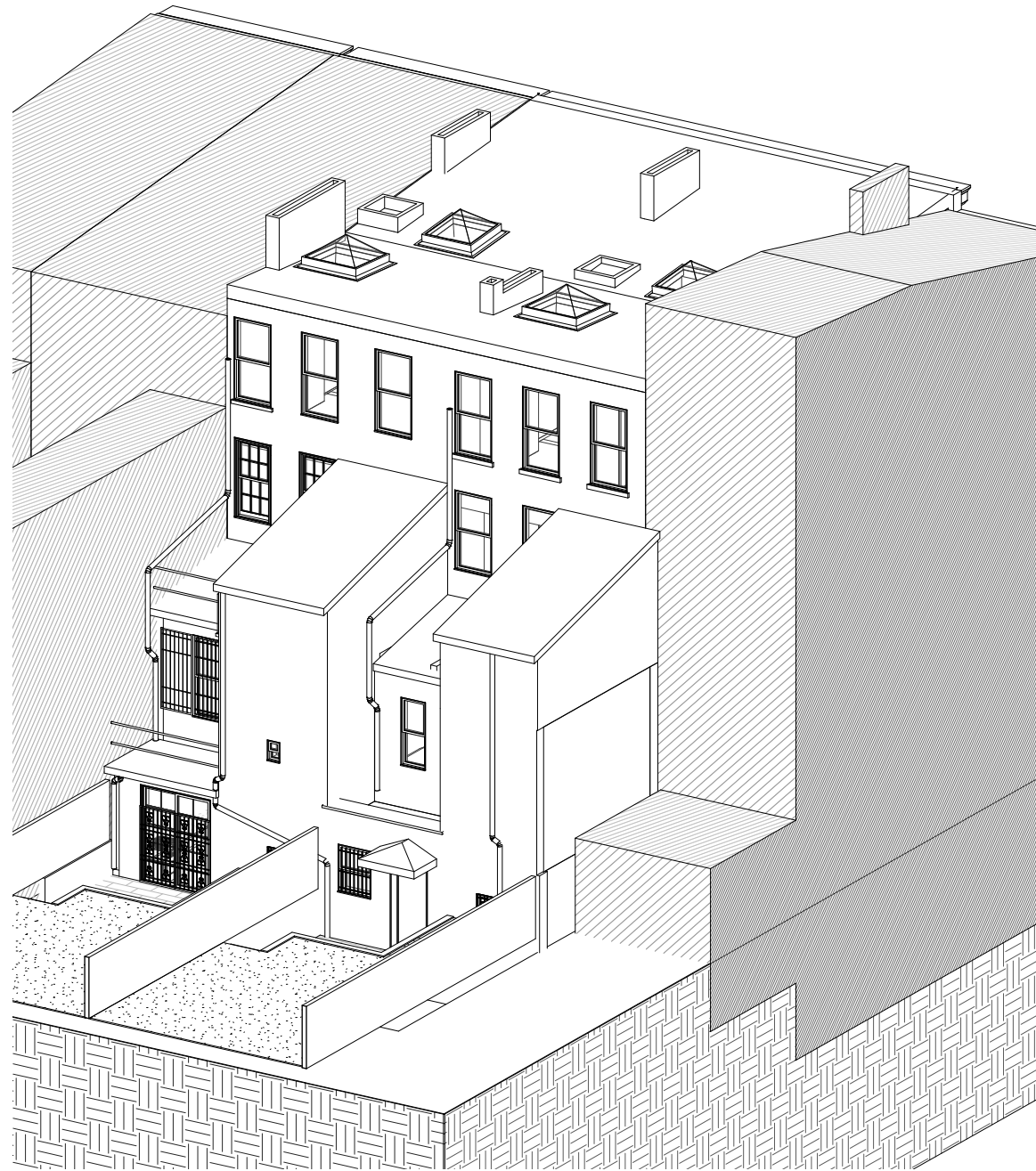
previous proposal



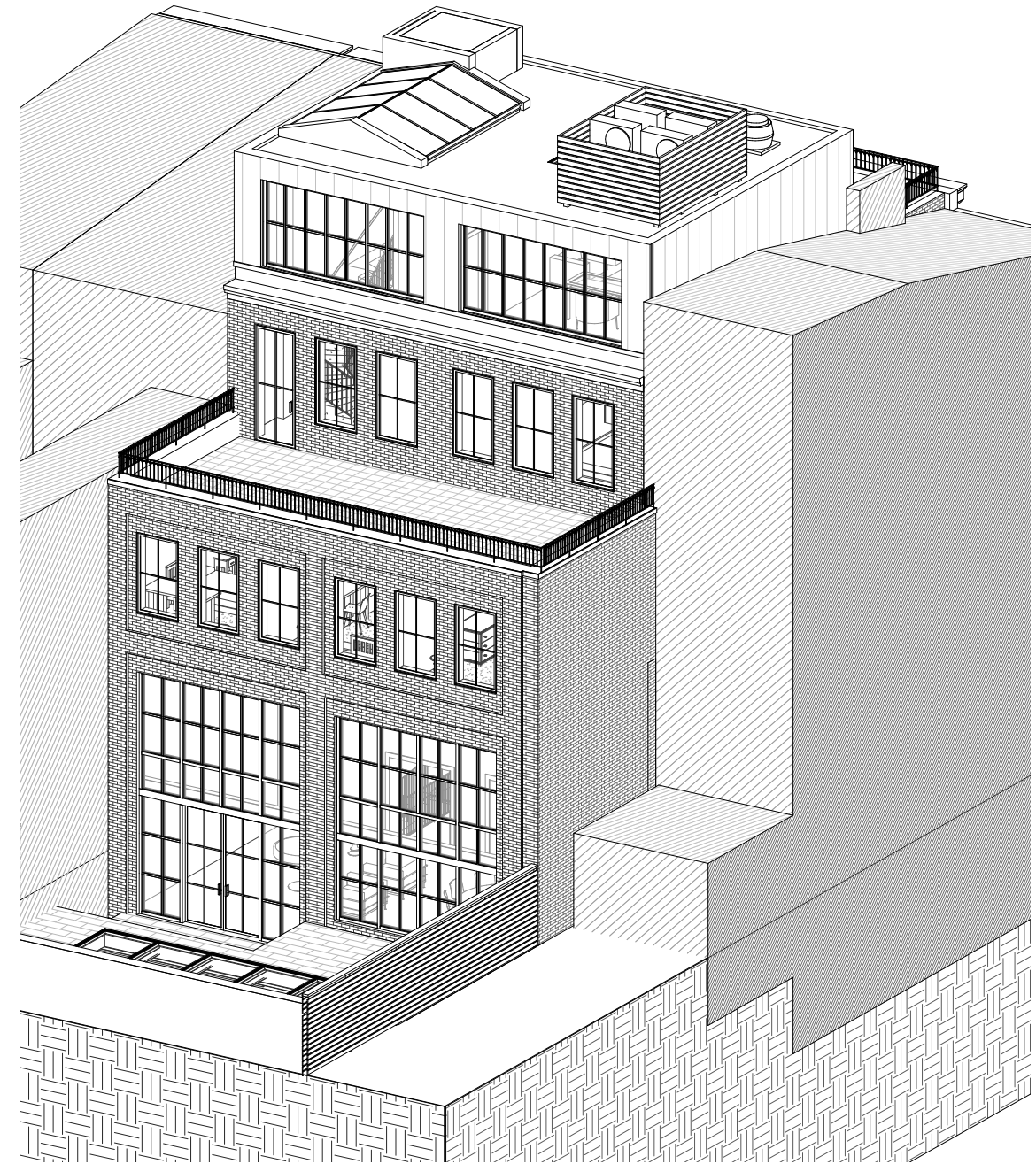
revised design

3d views

existing vs proposed



existing



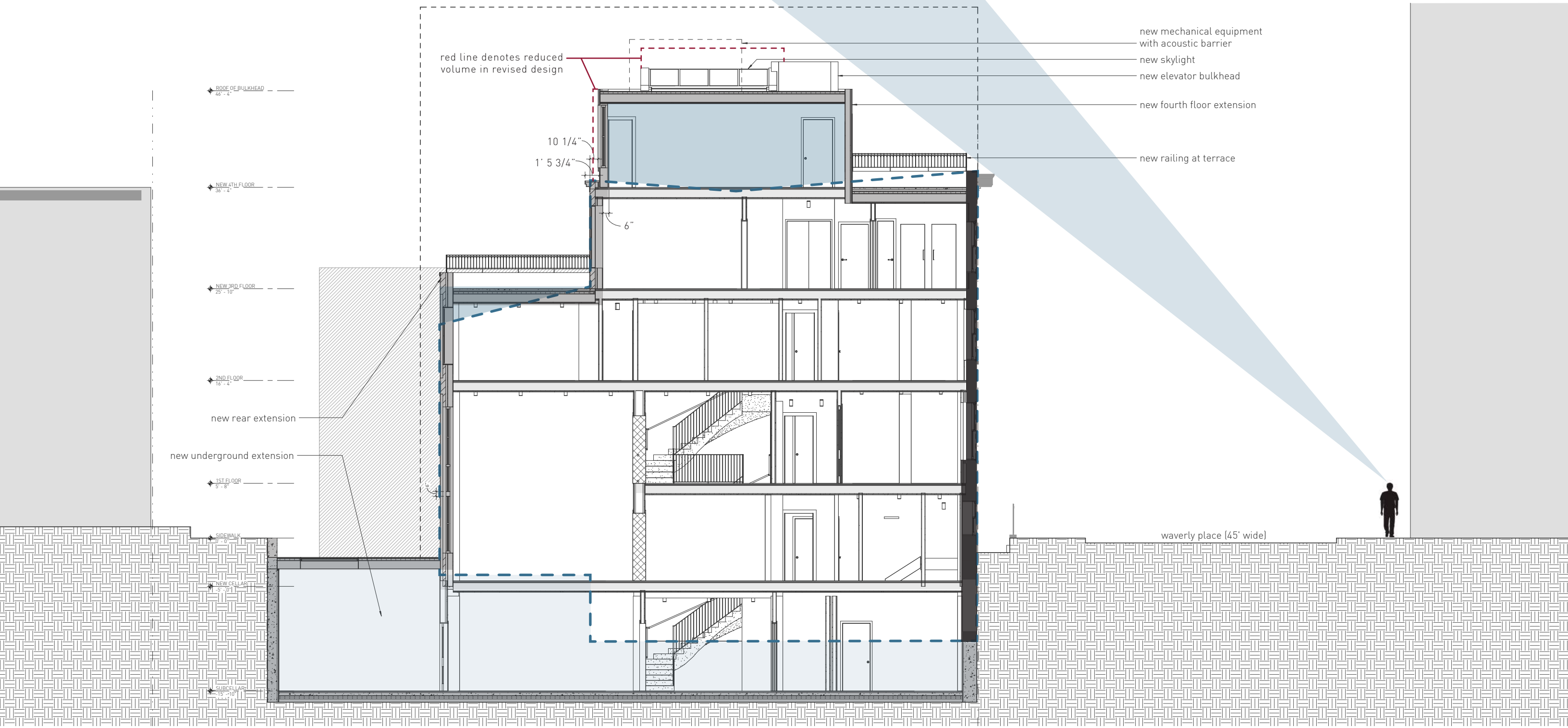
proposed

3d views

proposed design

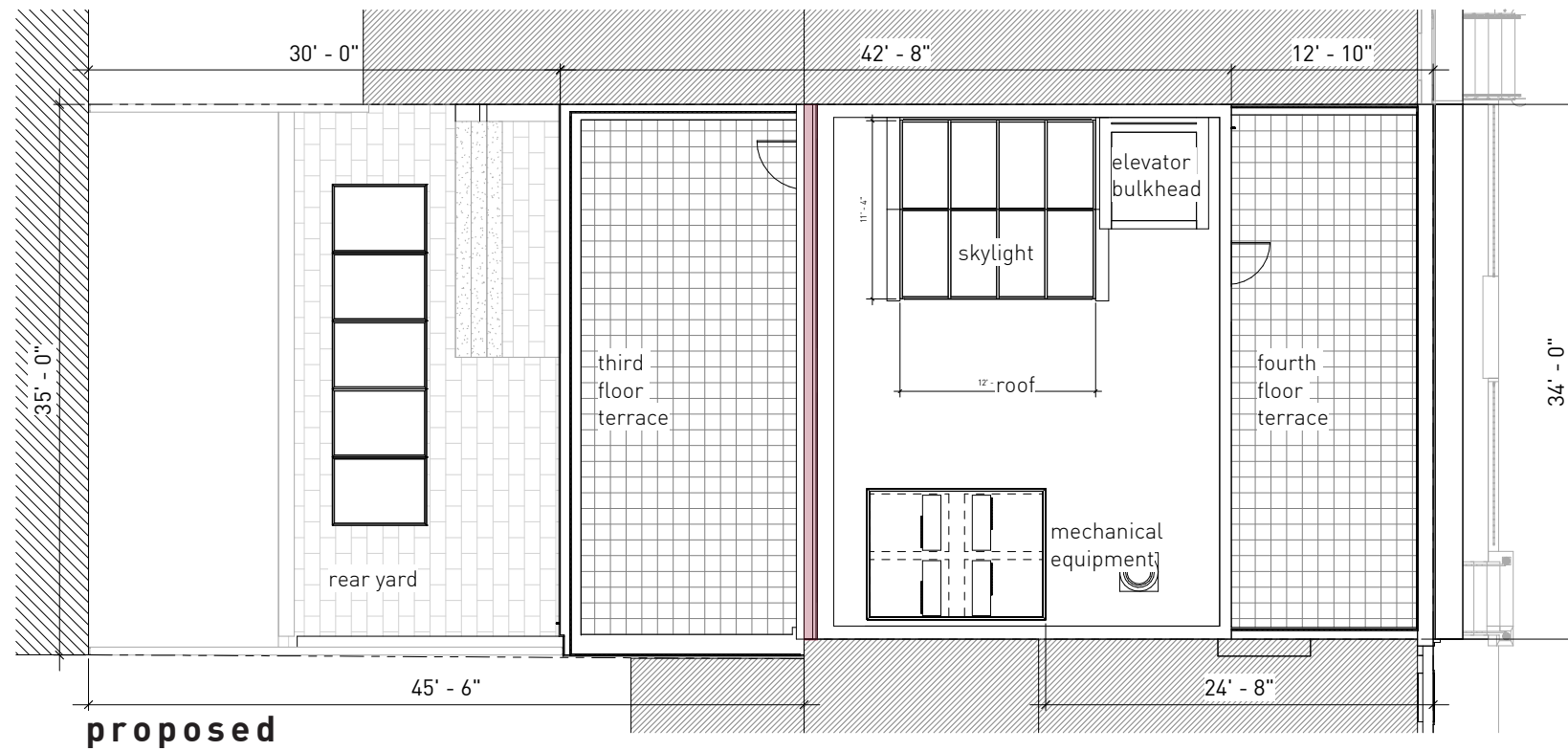
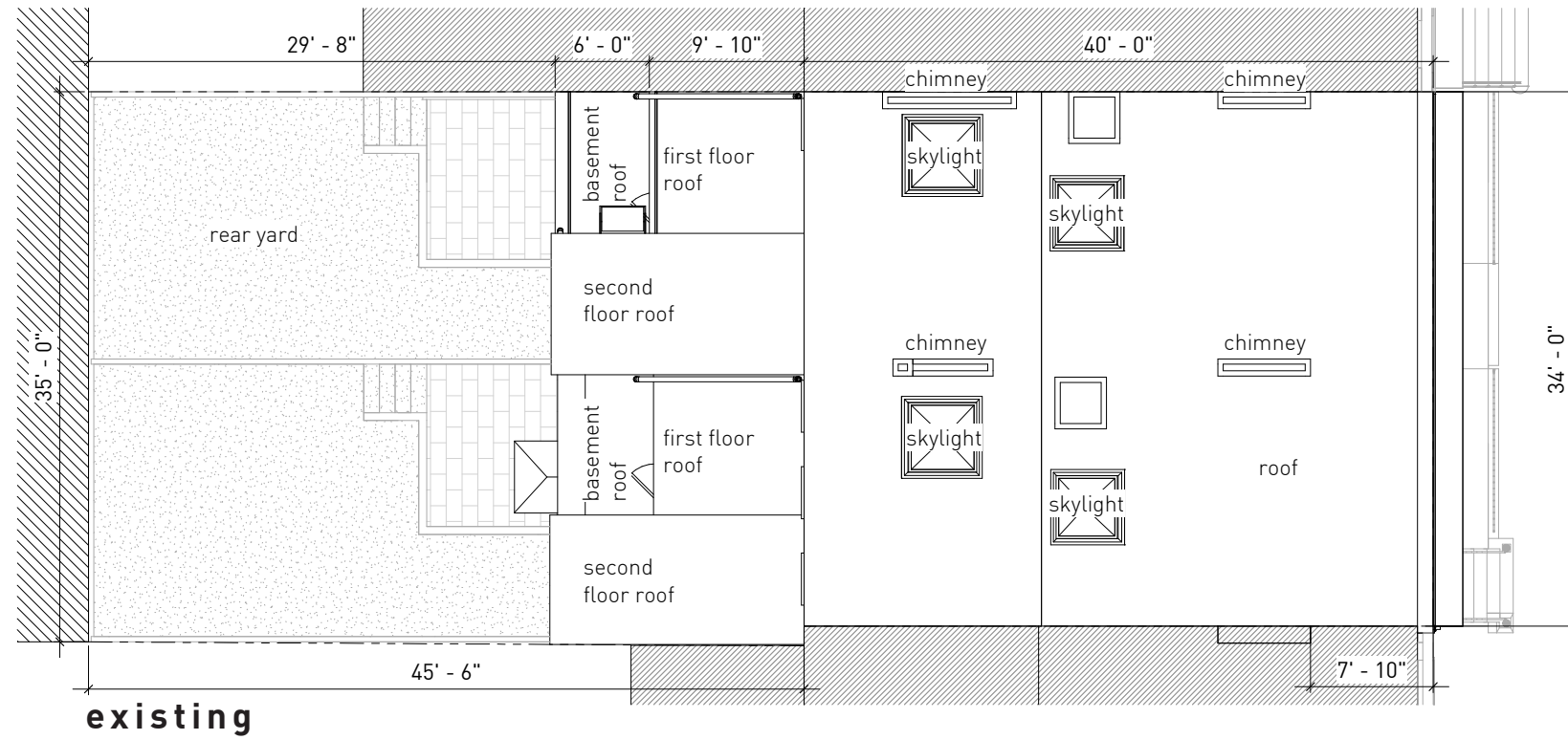


proposed section
with sight lines



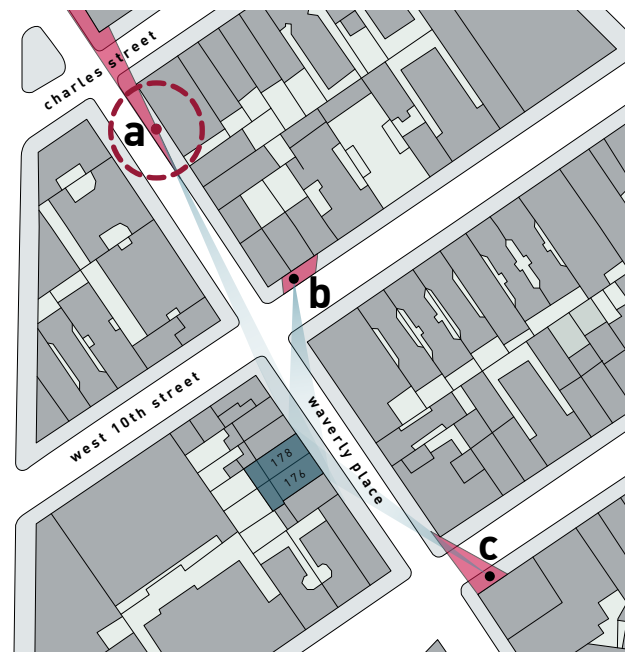
site plan

existing and proposed



view a

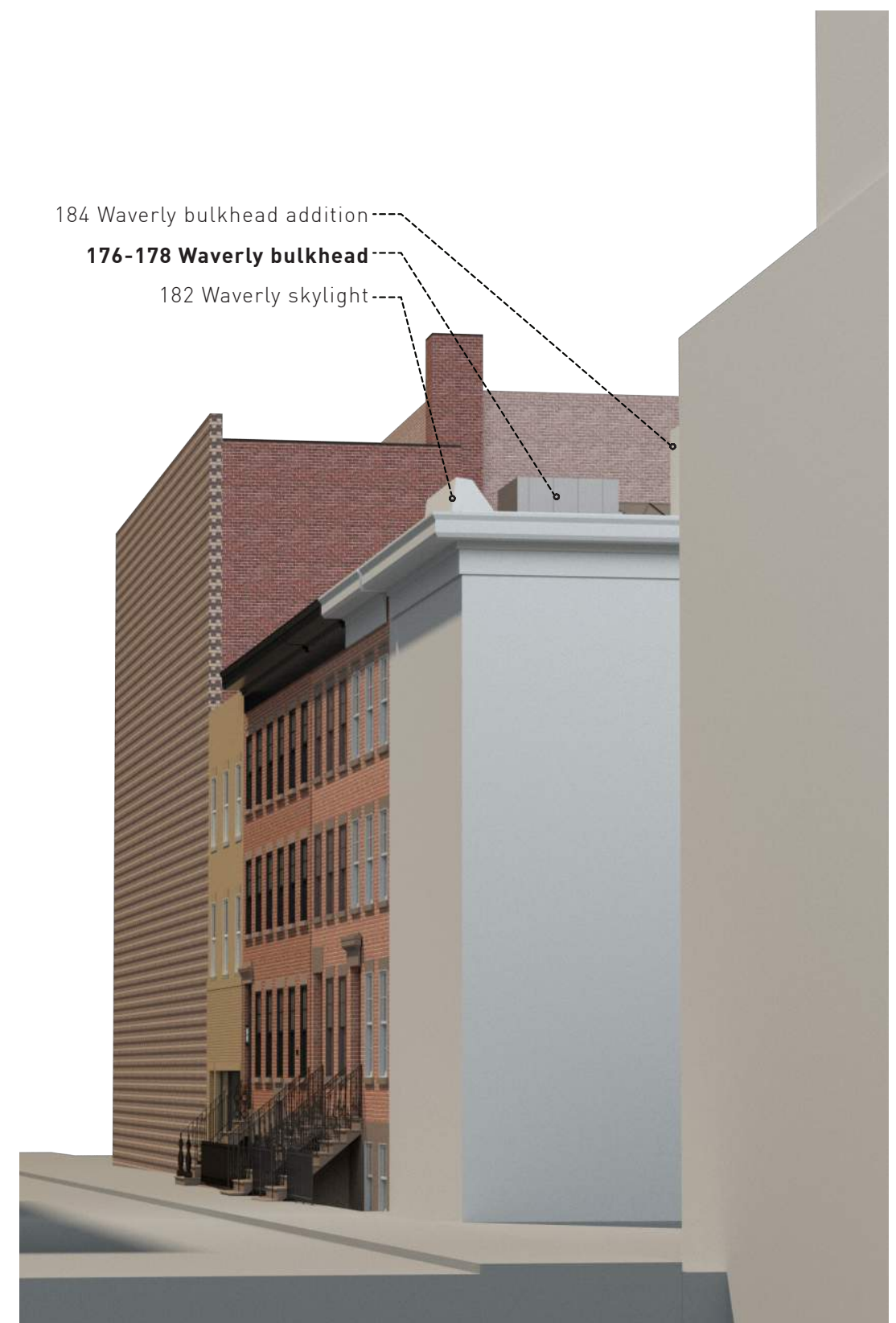
public visibility



existing street view



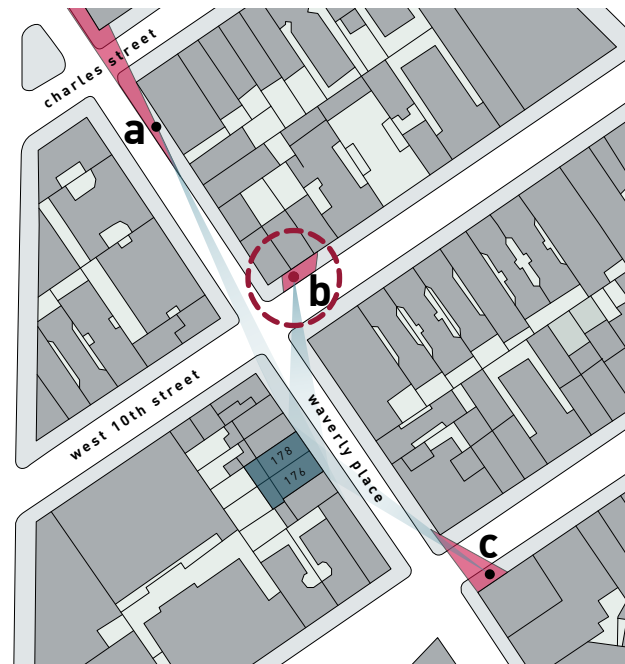
built mock up (close up)



rendering (without trees)

view b

public visibility



existing street view



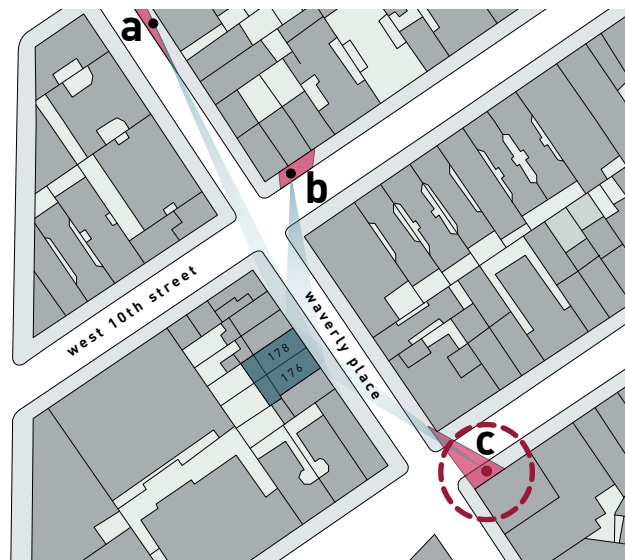
built mock up (close up)



rendering (without trees)

view c

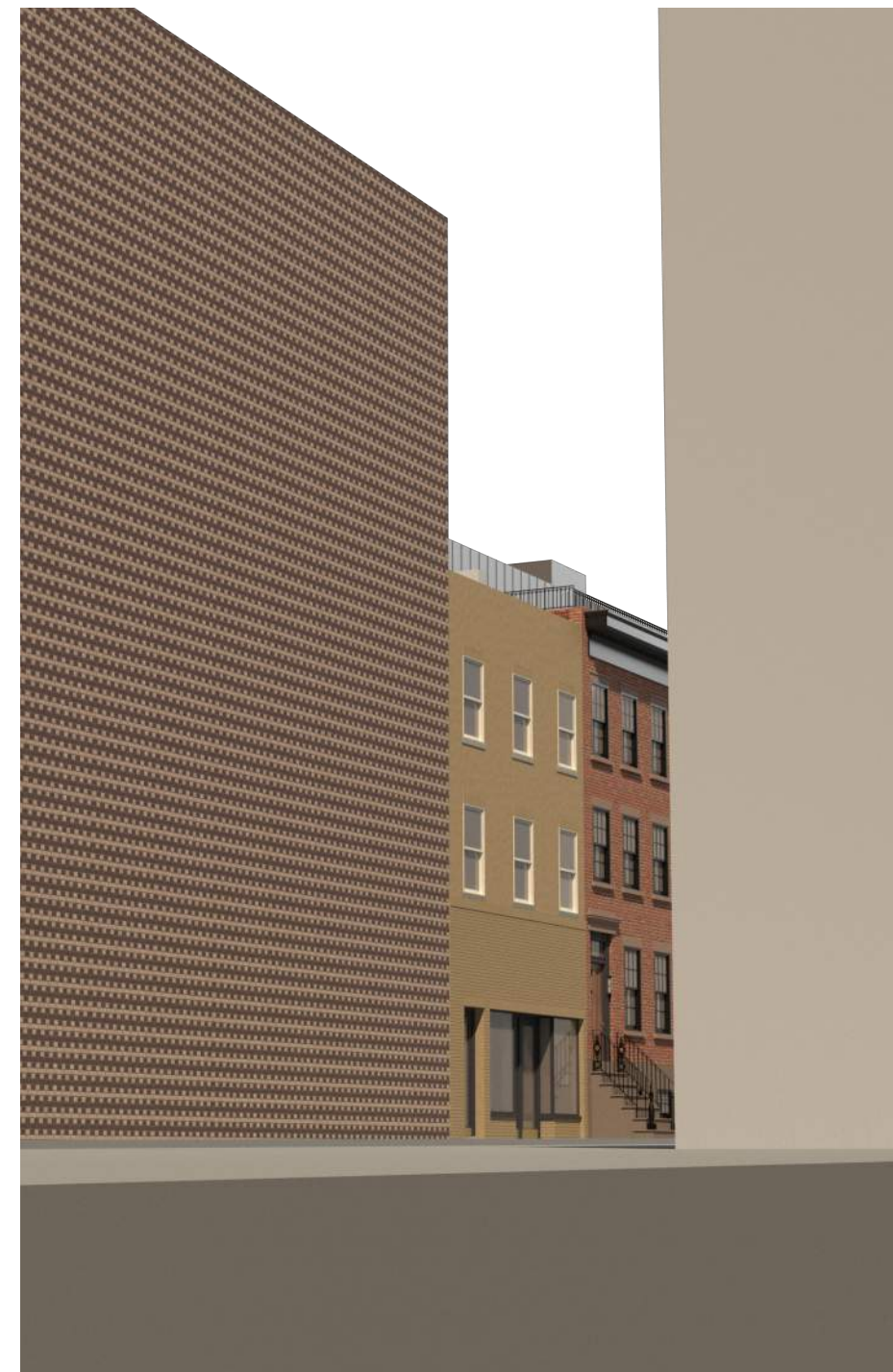
public visibility



existing street view



built mock up (close up)



rendering (without trees)

materials
proposed design



front windows
replace existing to match
(black finish)

restore existing brick
(remove paint)

restore existing brownstone

penthouse facade
zinc panels



penthouse and rear windows
black metal frames



rear facade
dark red brick



appendix

previous presentation (presented 7/19/2022)

176 - 178 Waverly Place

Manhattan Community Board 2 Presentation
May 12, 2022

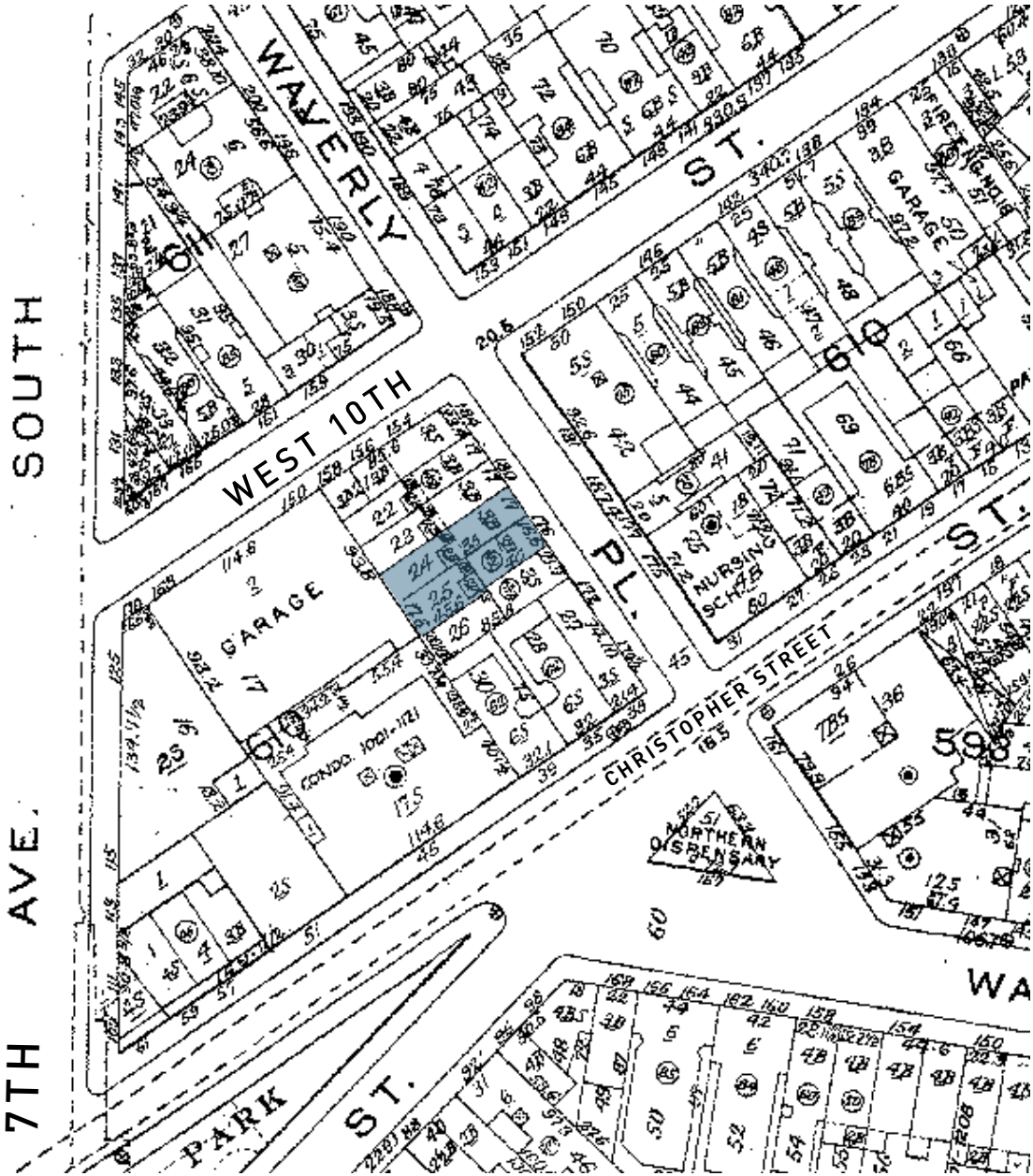
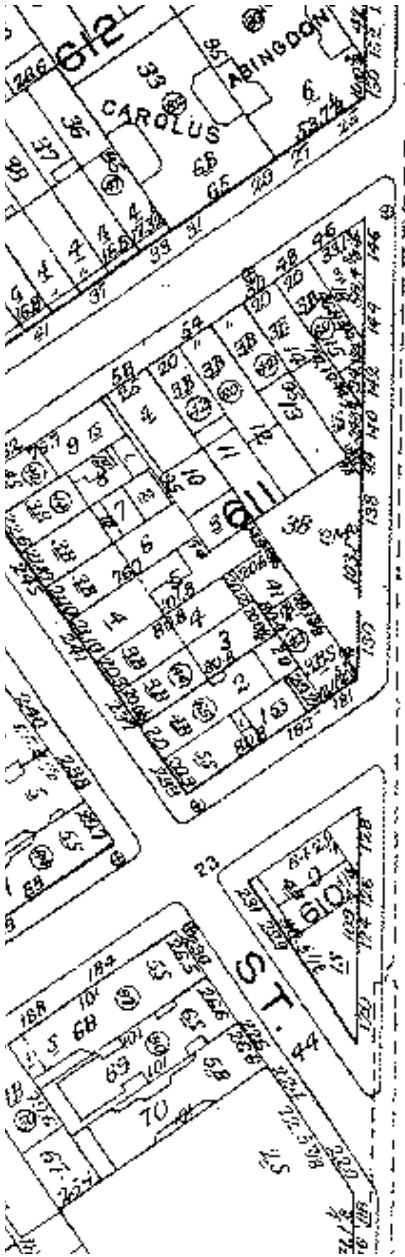


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location

176 - 178 Waverly Place



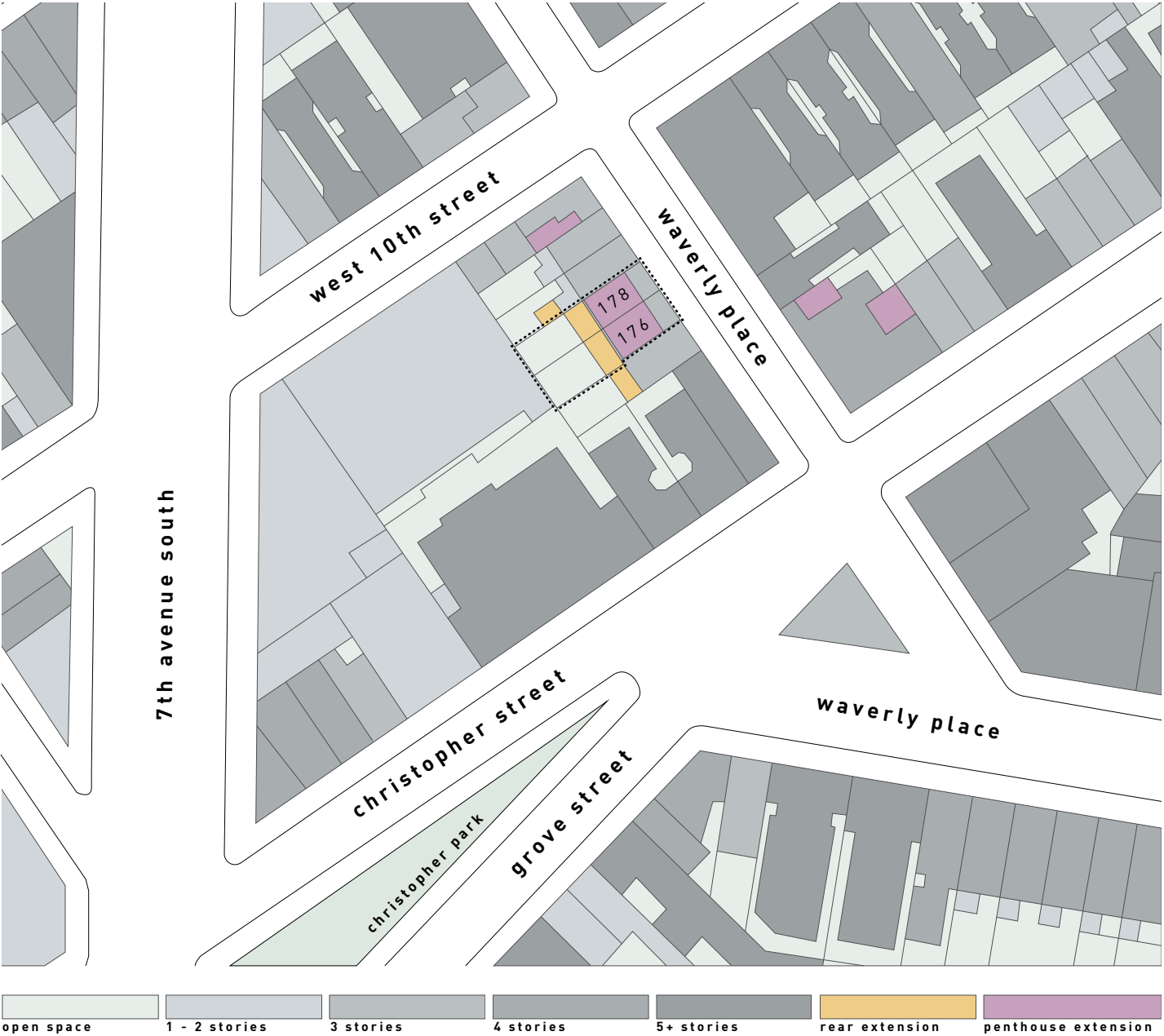
site context

176 - 178 Waverly Place

satellite view



block plan



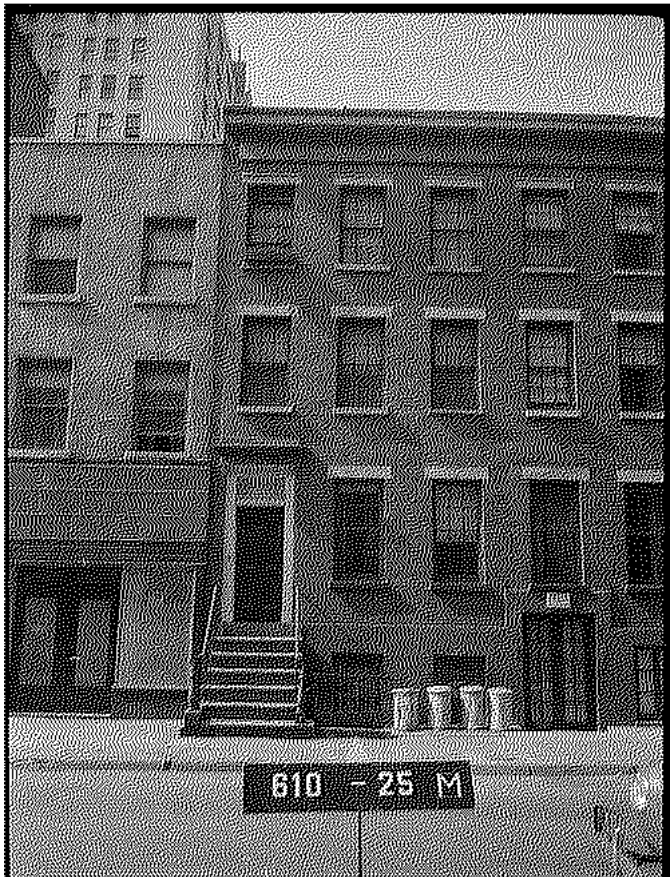
historic conditions

176 - 178 Waverly Place

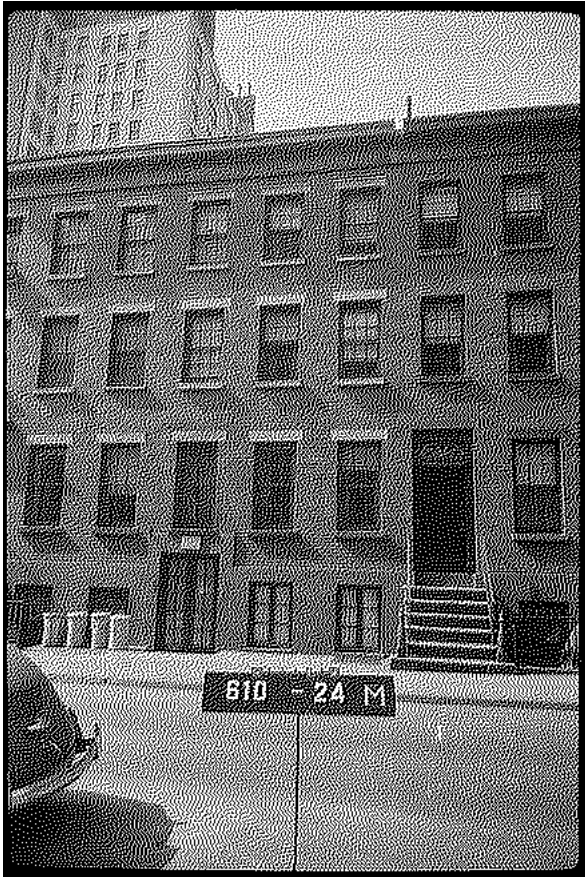
#176-182 Waverly Place

“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.”

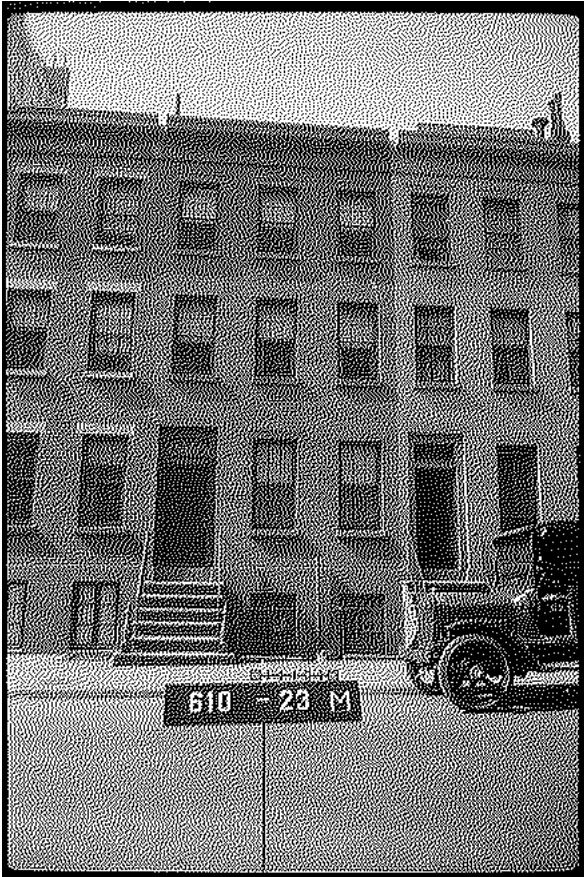
- Greenwich Village Historic District Designation Report



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

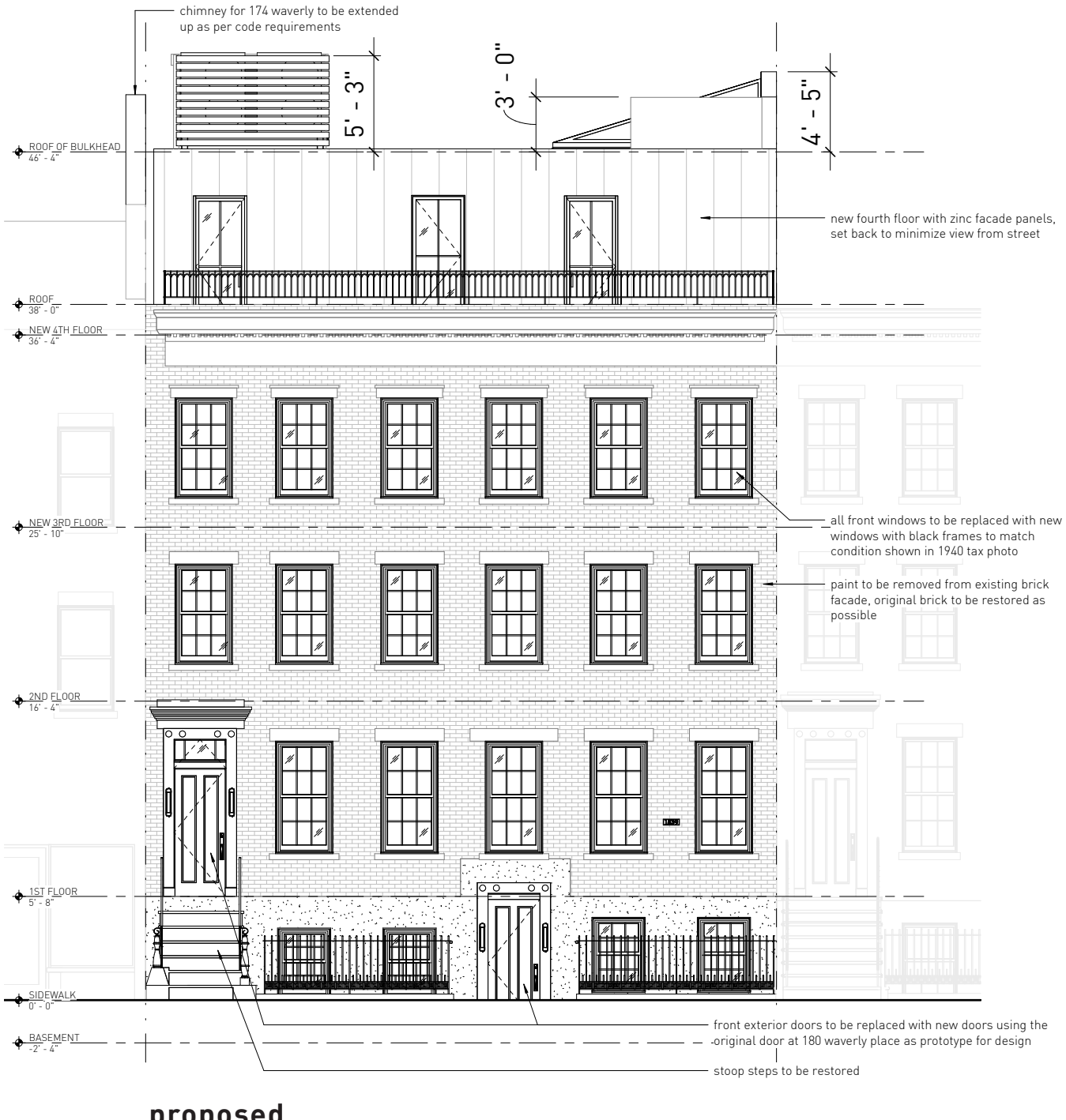


front facade

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 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

rear facade
elevations



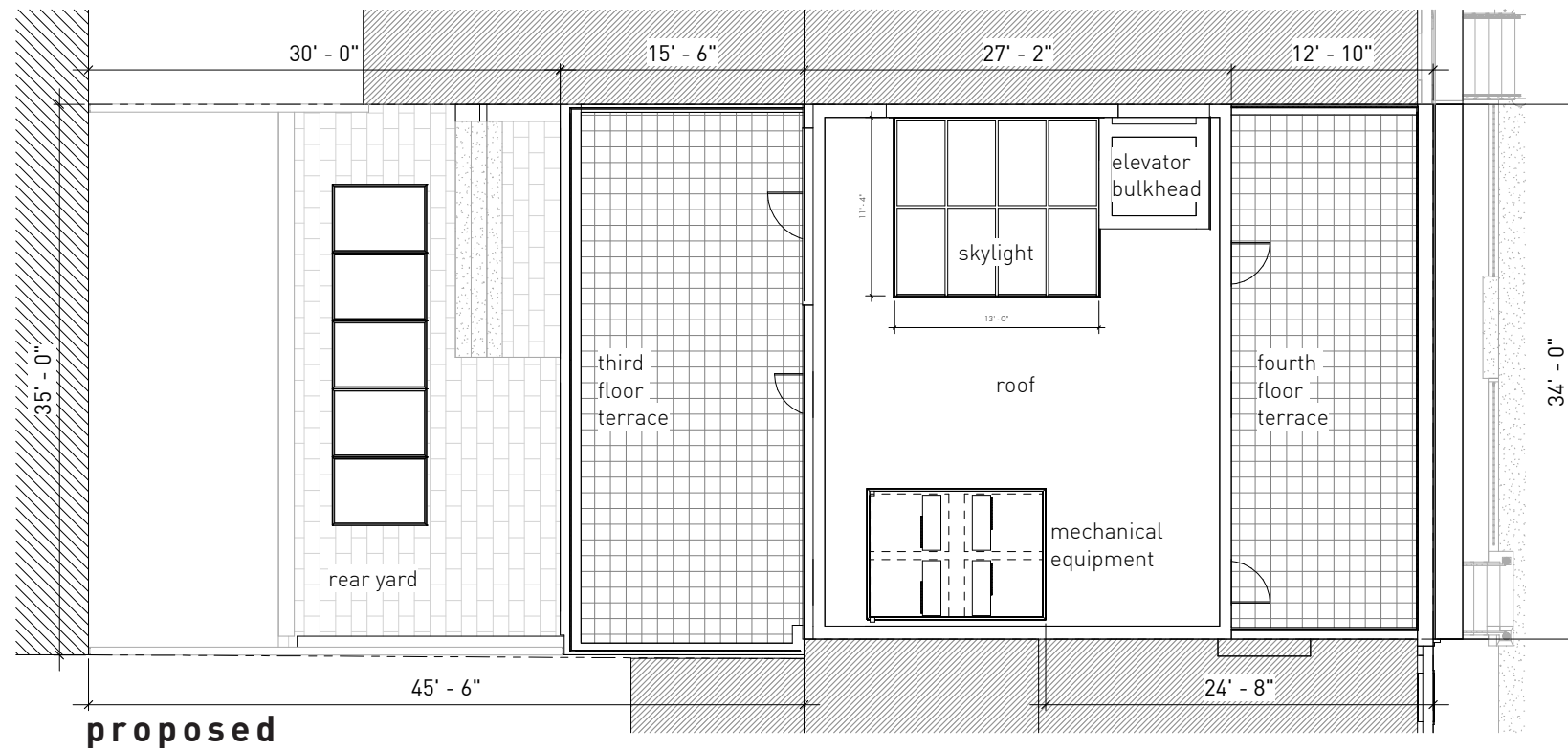
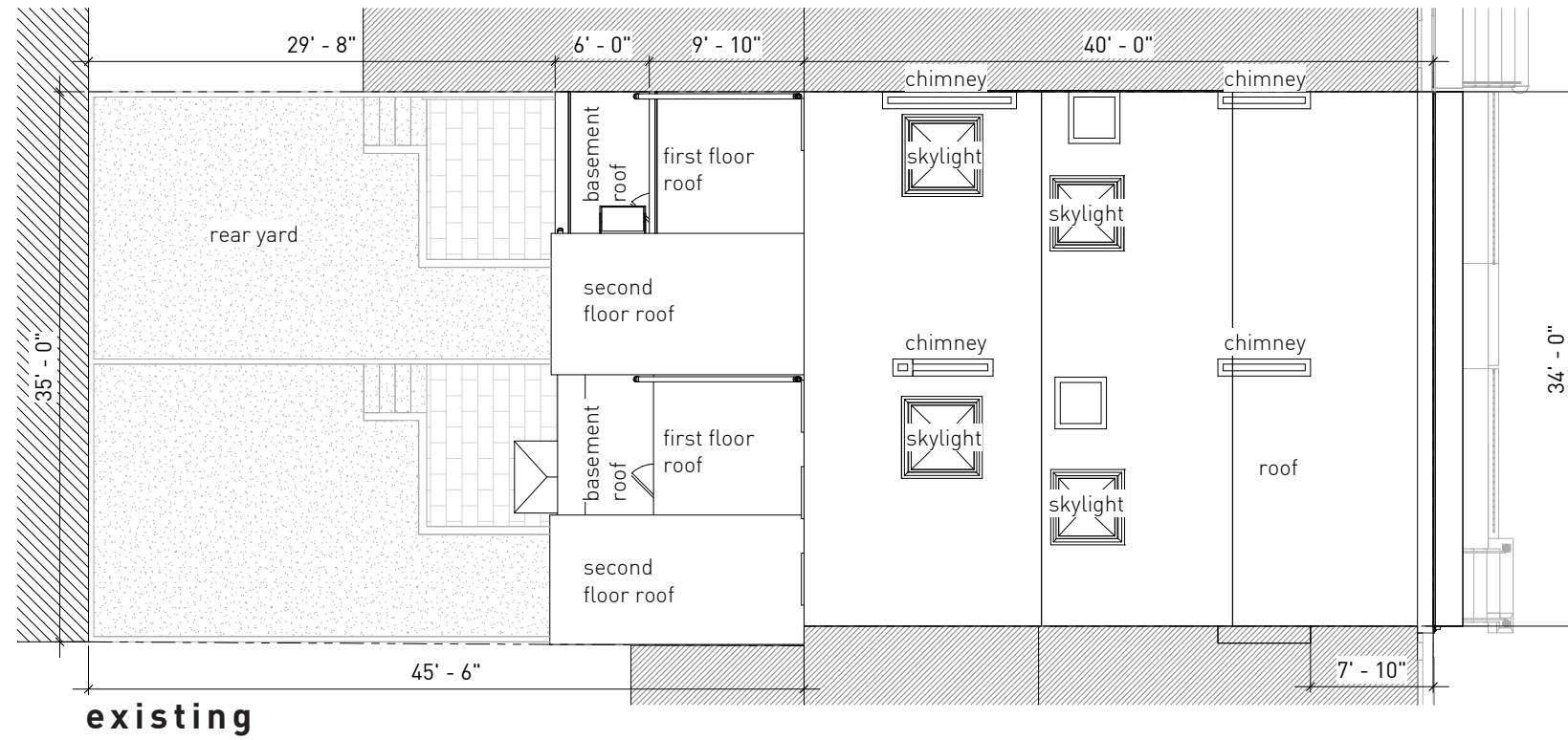
rear facade
proposed design



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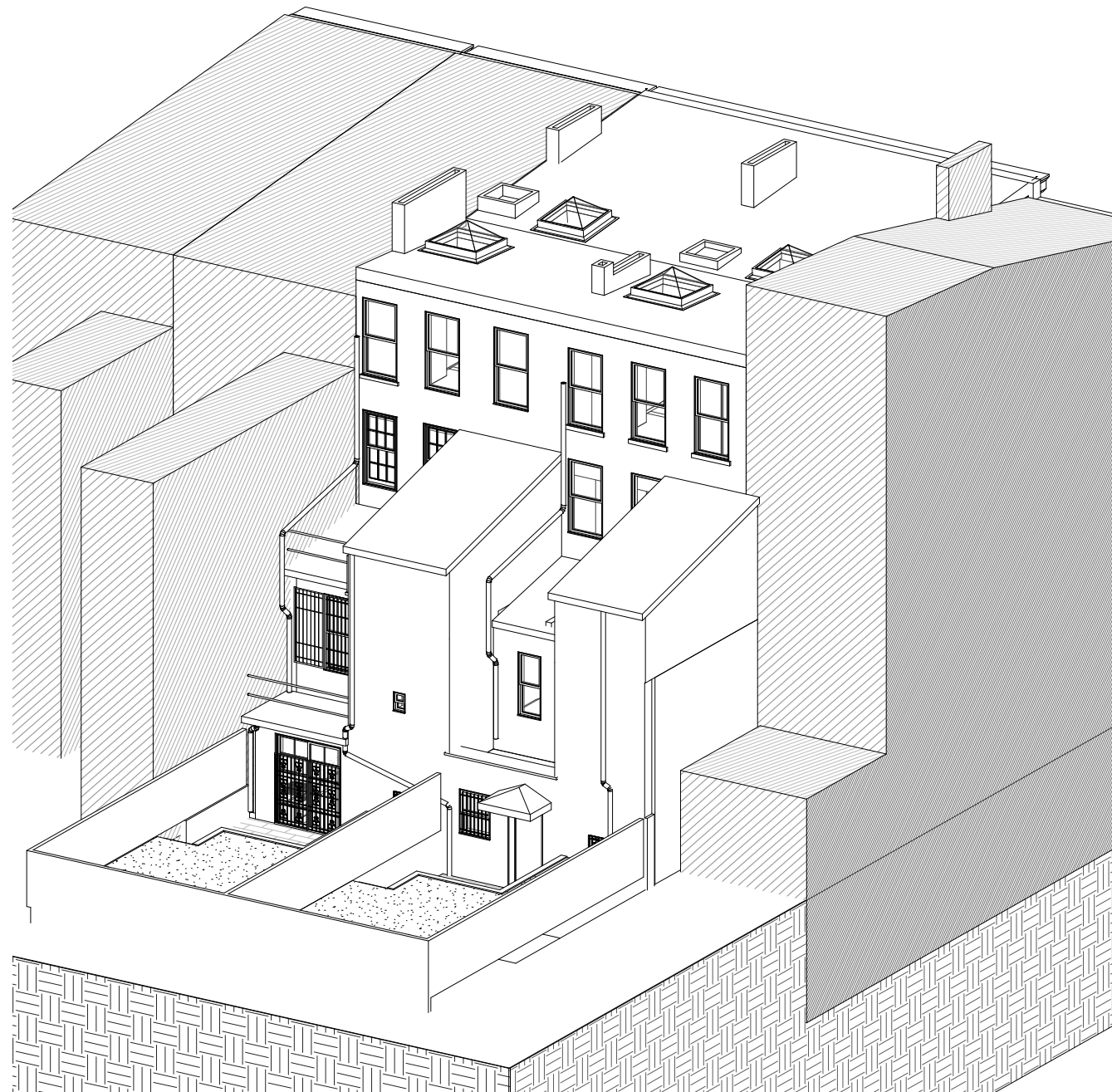
176 - 178 Waverly Place
Manhattan Community Board 2 Presentation
May 12, 2022

site plan

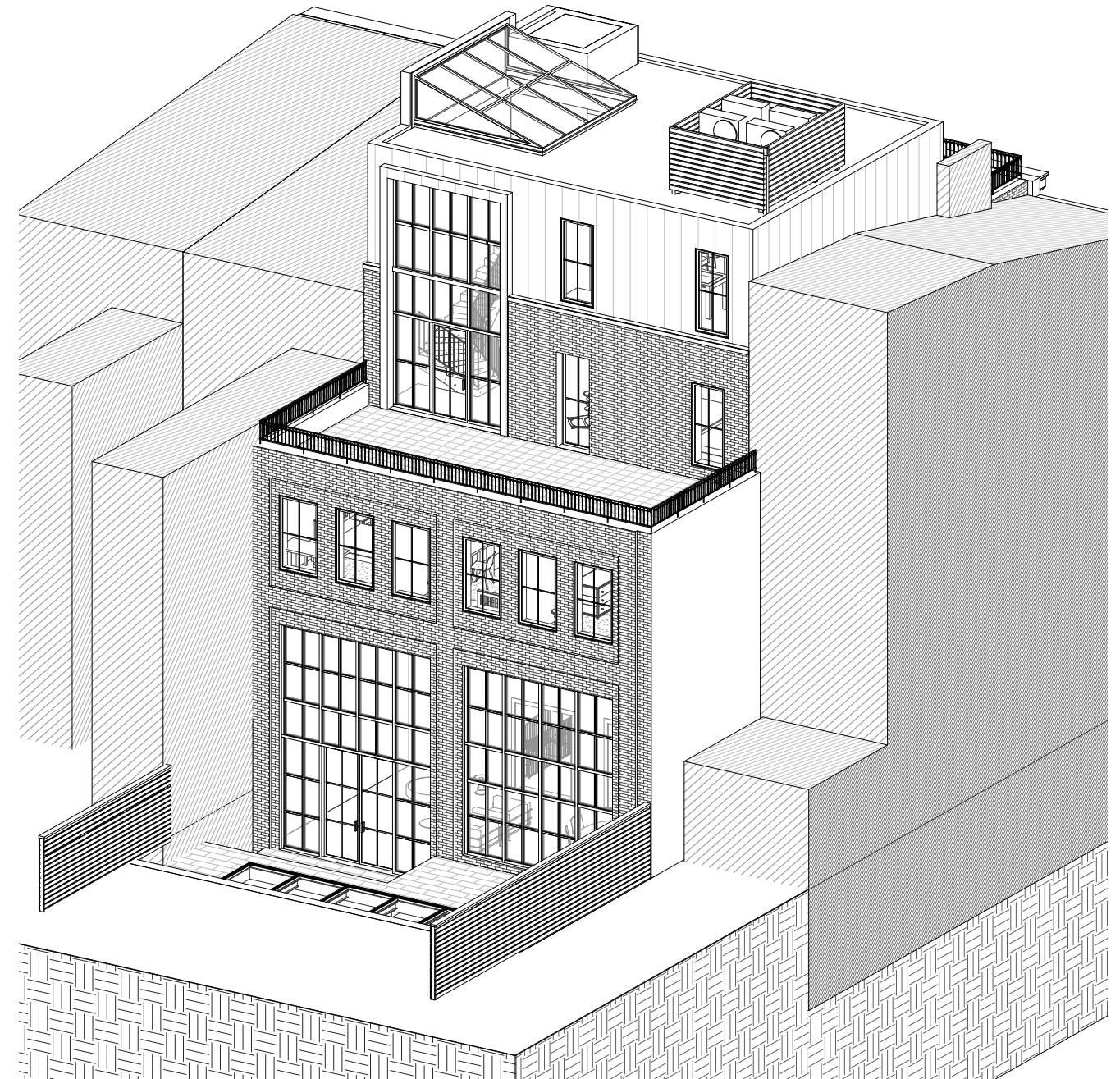


3d views

existing vs proposed



existing



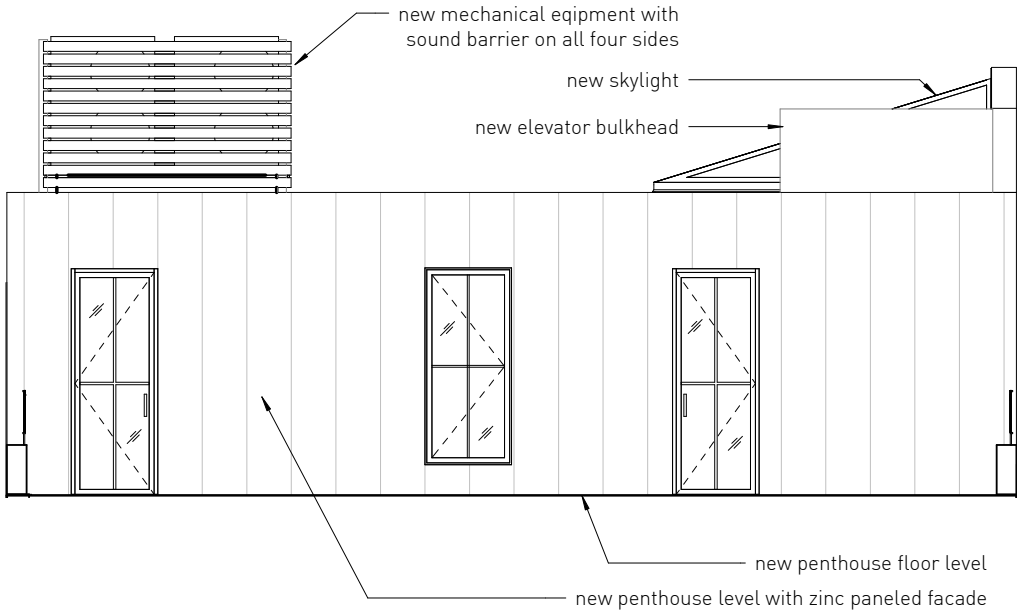
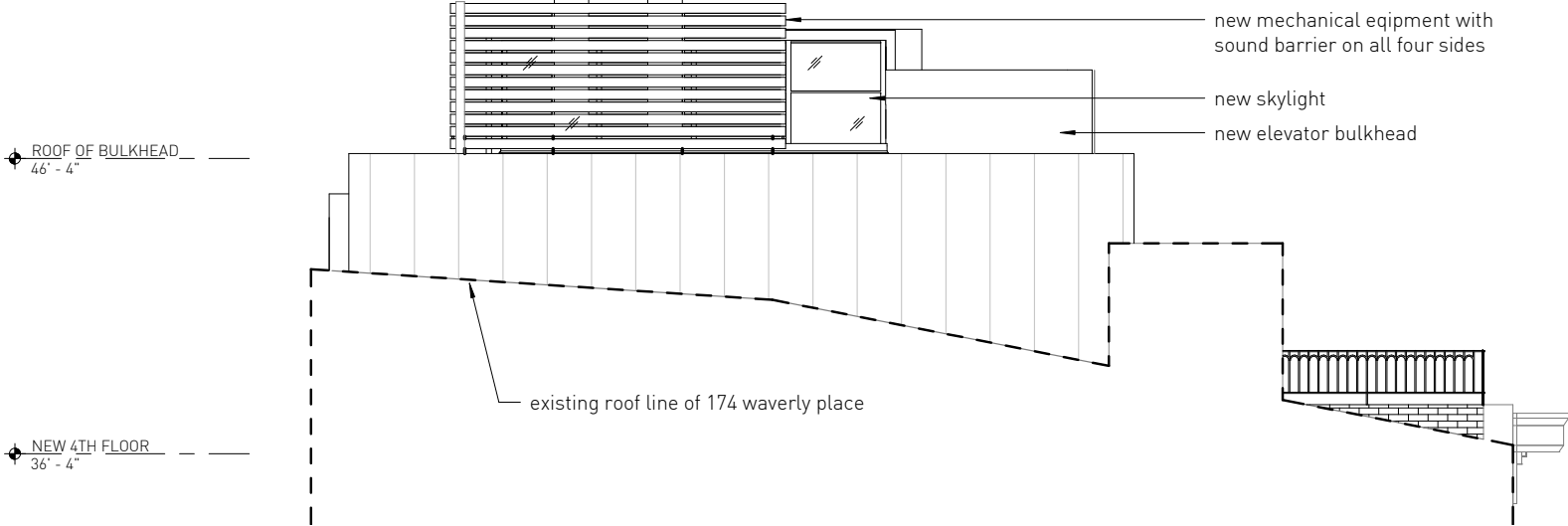
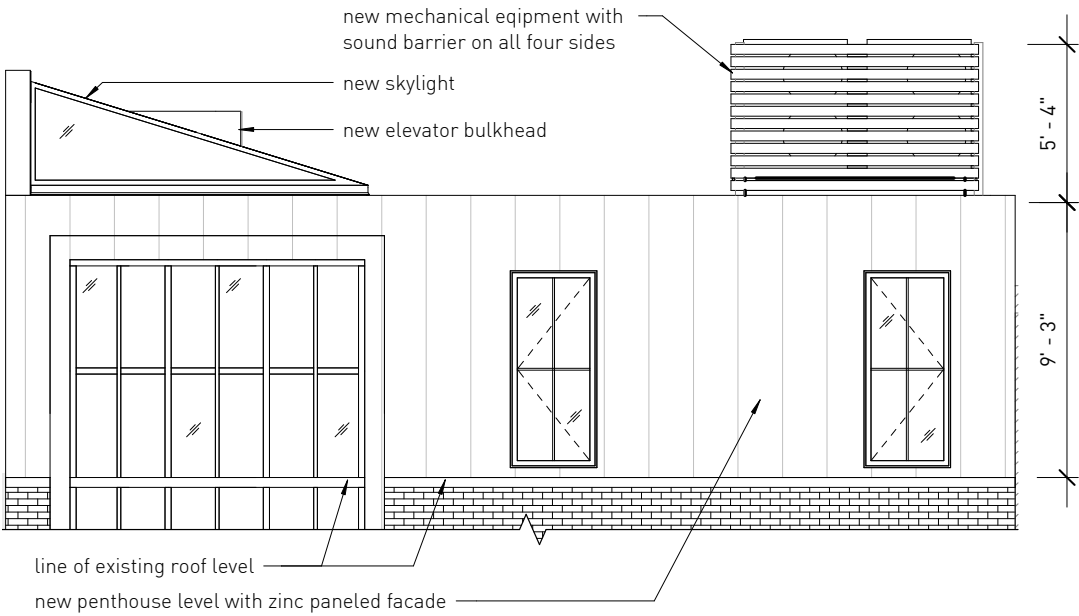
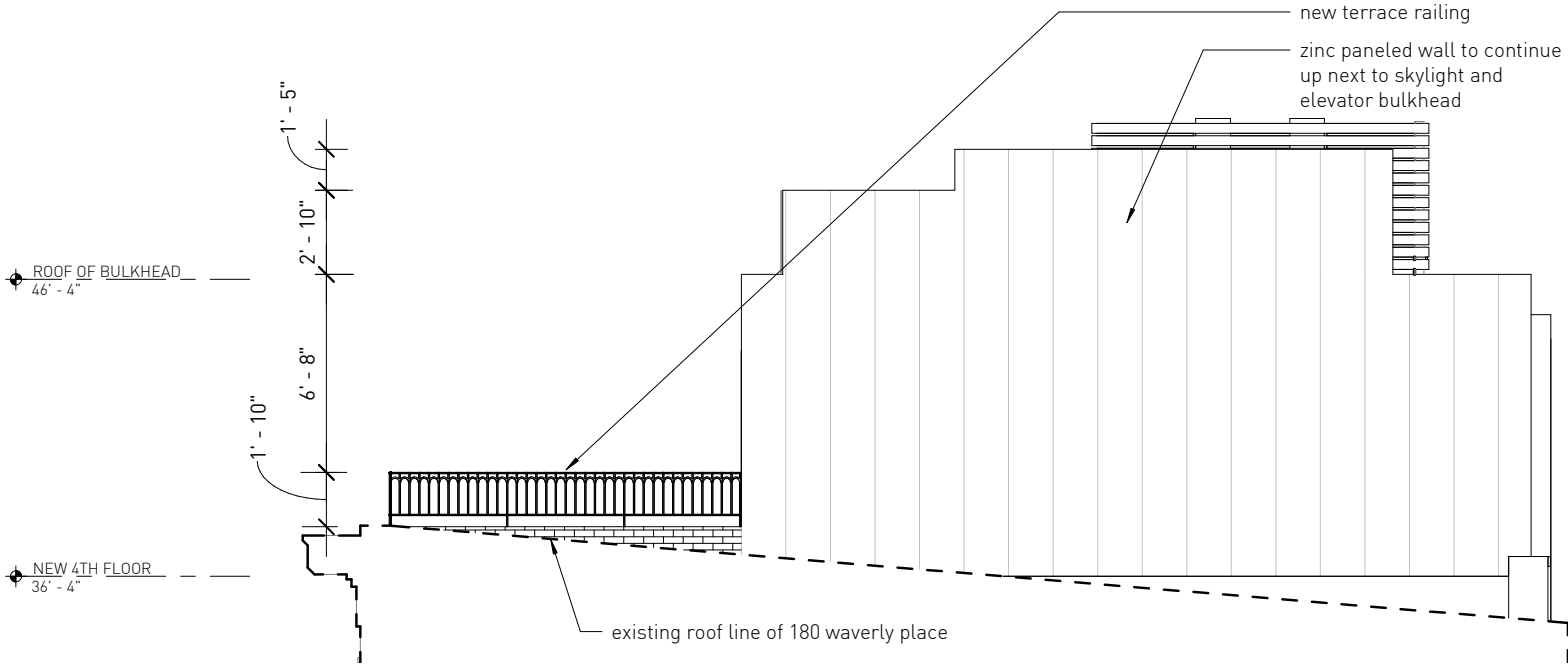
proposed

3d views

proposed design



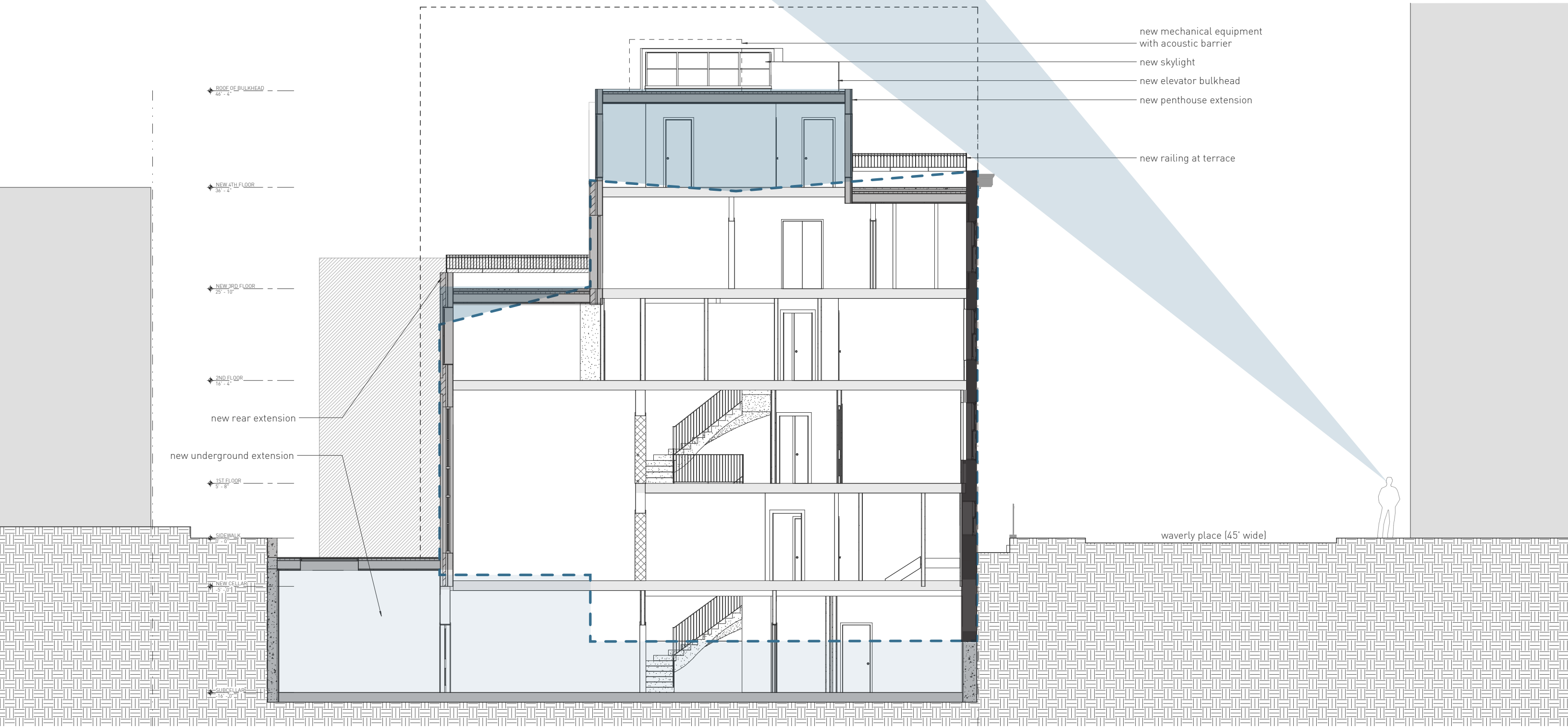
penthouse proposed design



existing section
with sight line



proposed section
with sight lines



mock up

176 - 178 Waverly Place



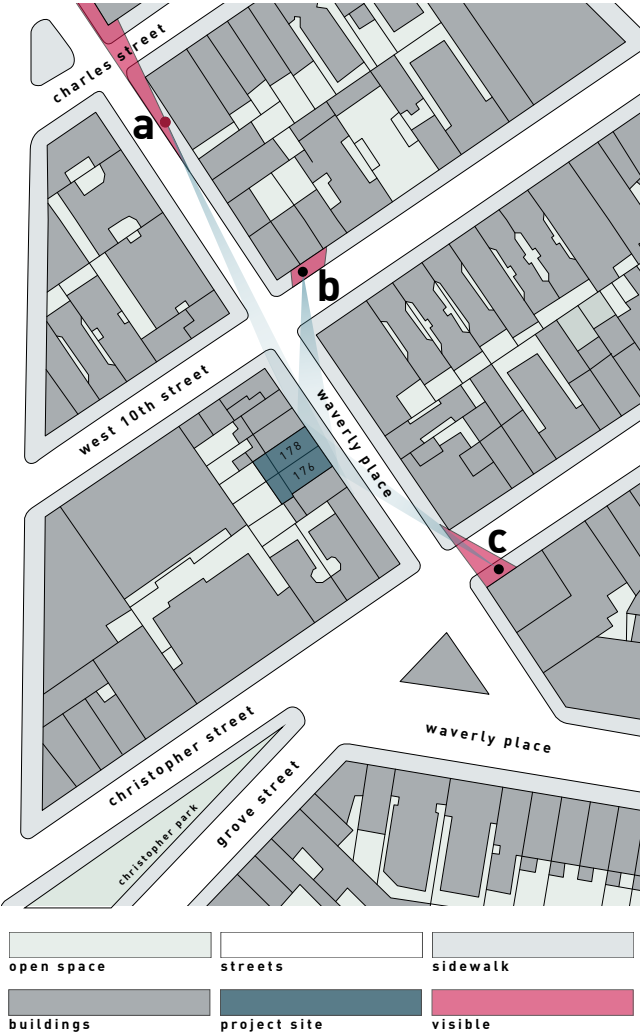
mock up in place on the roof of 176-178 waverly place



street view of mock up across from 178 waverly place (not visible)

view a

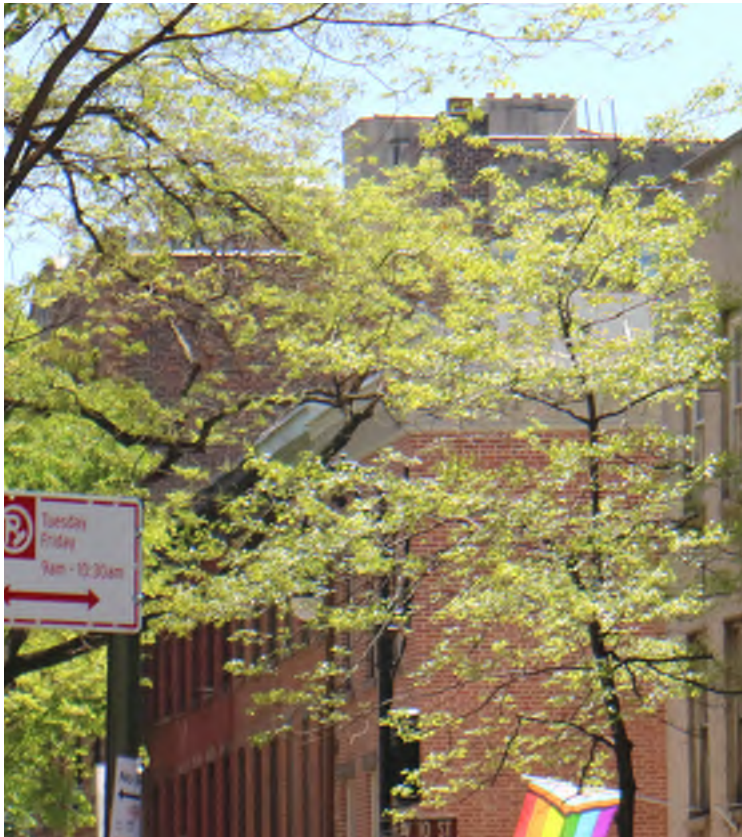
public visibility



existing (close up)



built mock up



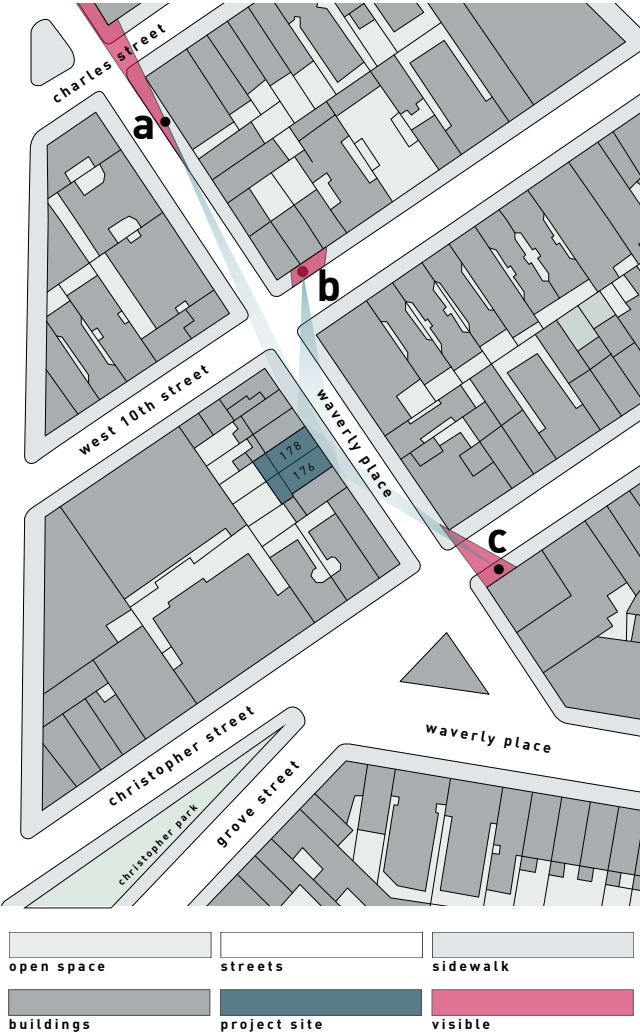
rendering of proposed



existing street view

view b

public visibility



existing (close up)



built mock up

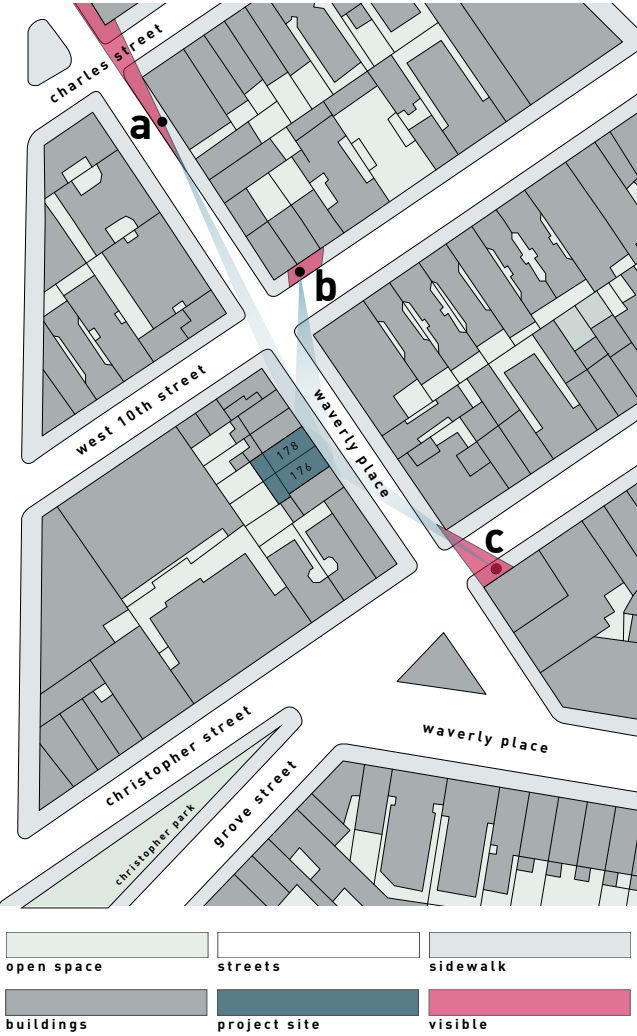


rendering of proposed



existing street view

view c
public visibility



existing (close up)



built mock up



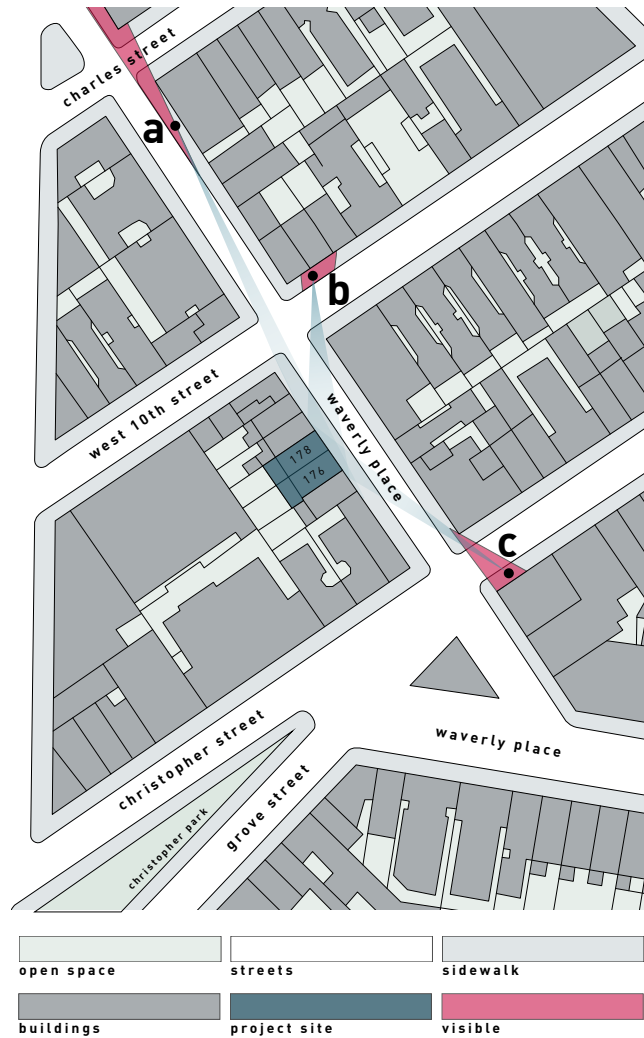
rendering of proposed



existing street view

public visibility

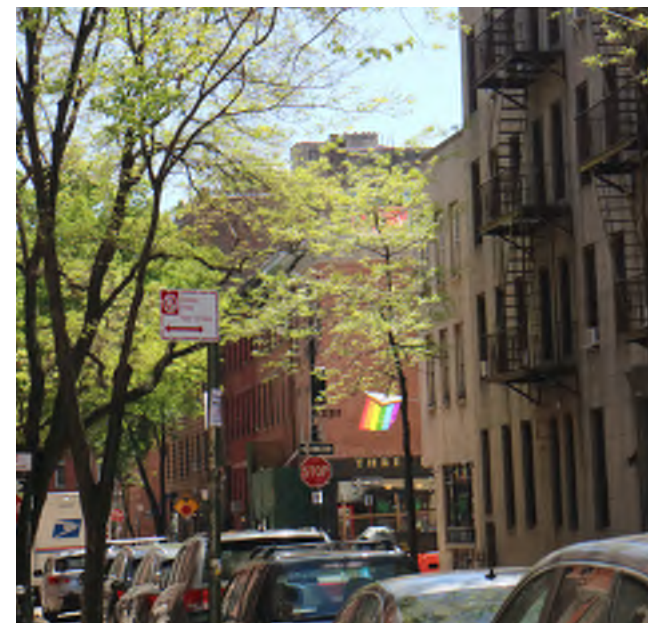
without existing trees



view a



rendering without trees



built mock up

view b

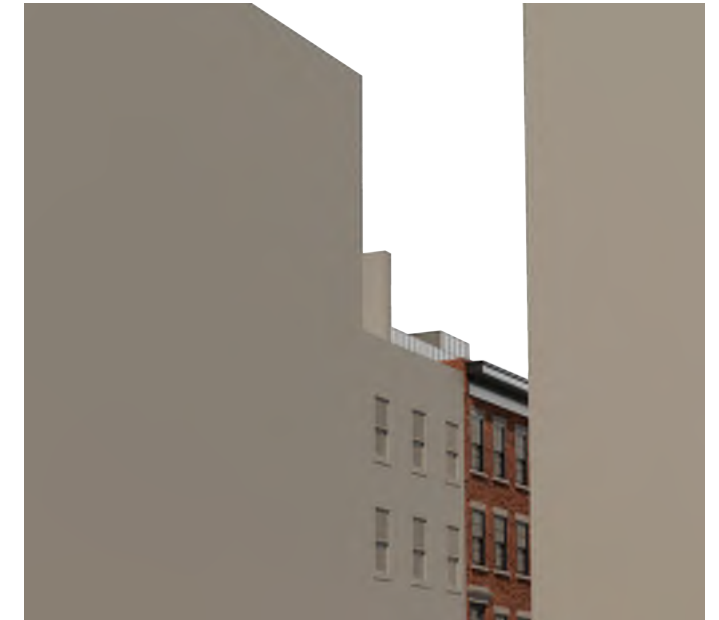


rendering without trees



built mock up

view c



rendering without trees



built mock up

materials
proposed design



penthouse facade
zinc panels

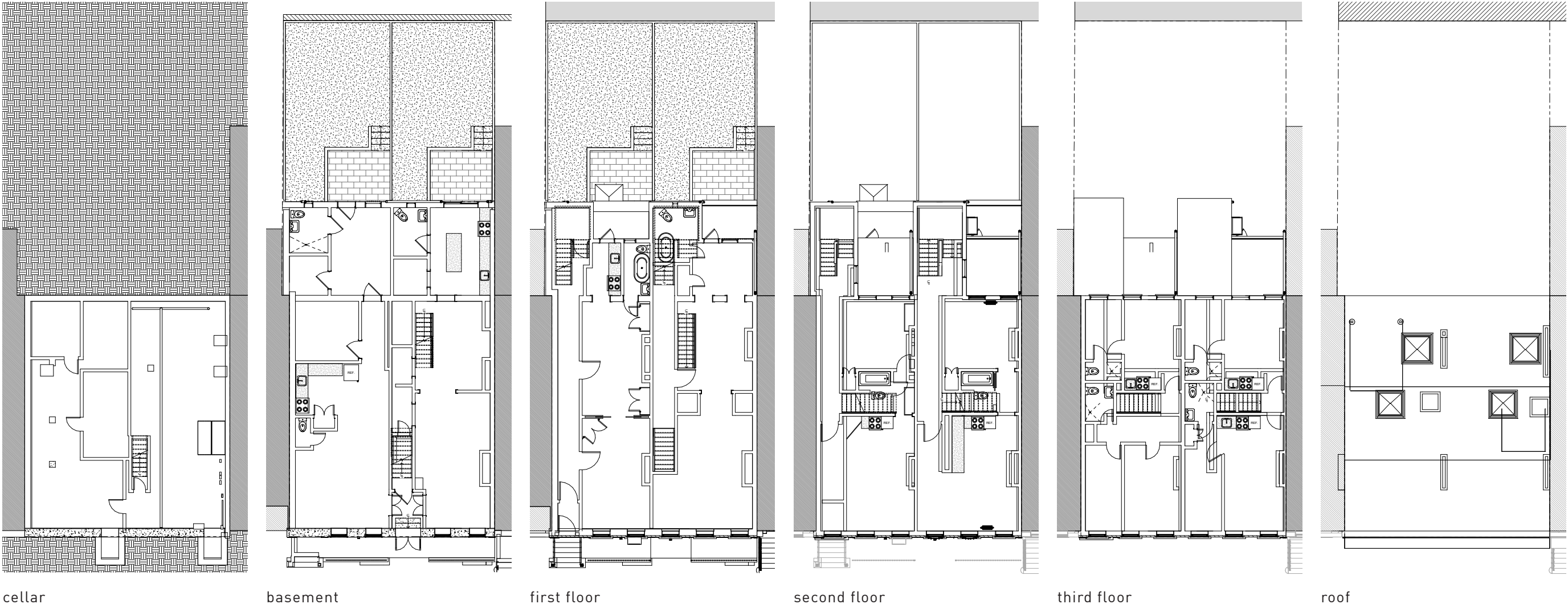


penthouse and rear windows
black metal frames



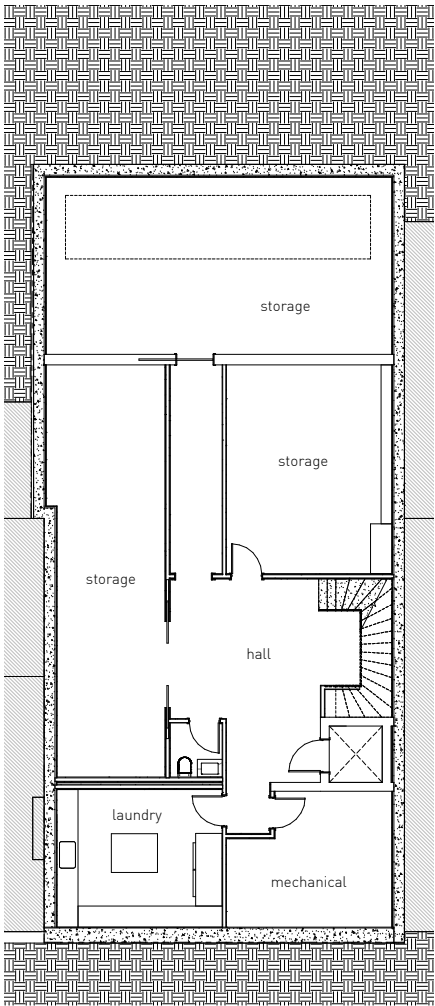
rear facade
glazed brick

existing plans
176 - 178 waverly place

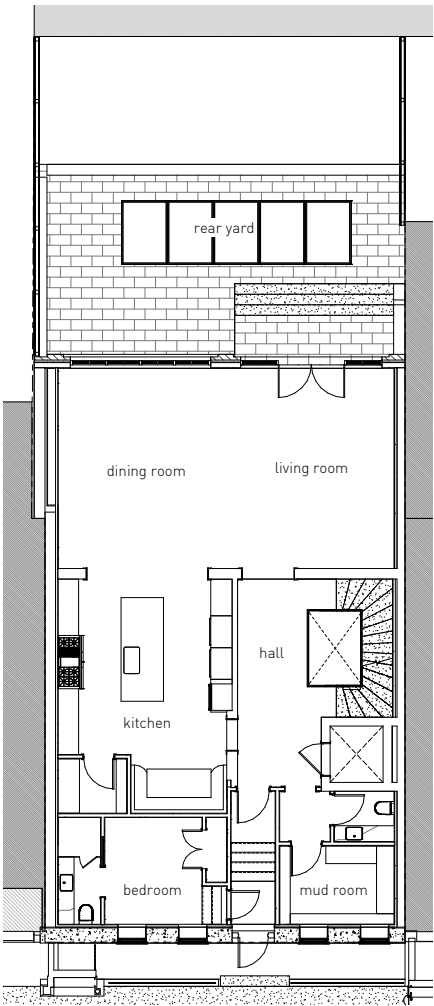


proposed plans

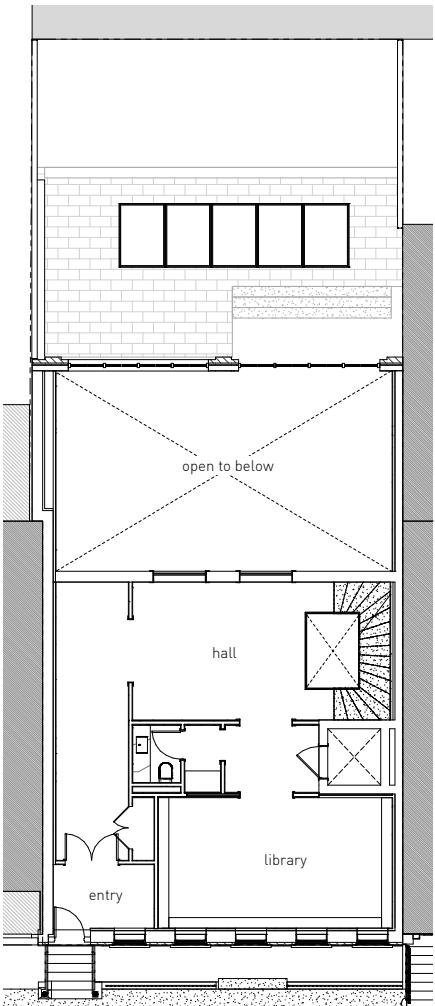
176 - 178 waverly place



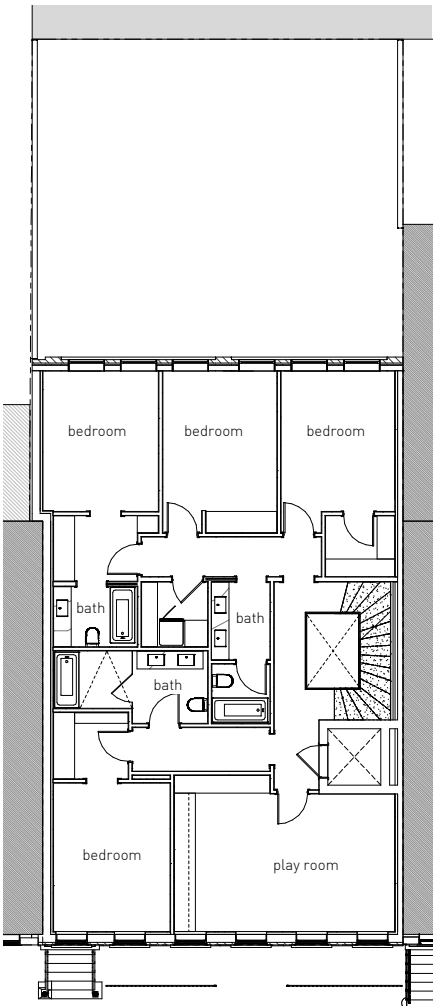
subcellar



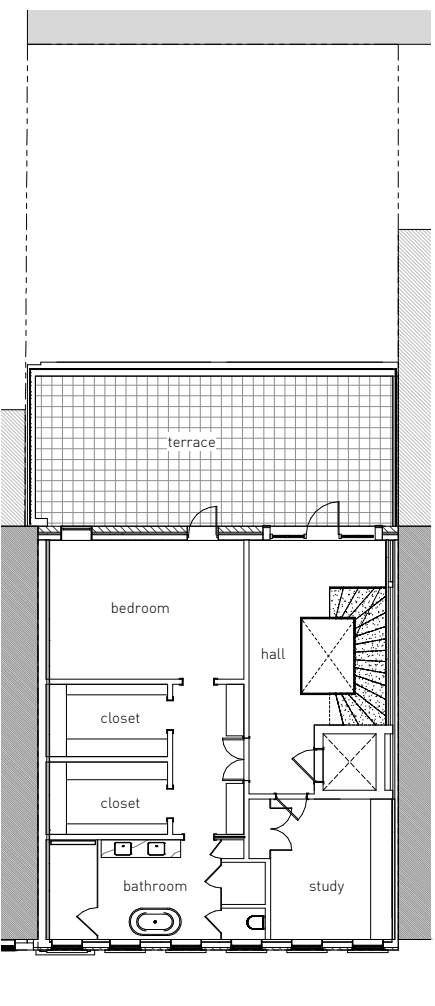
cellar / basement



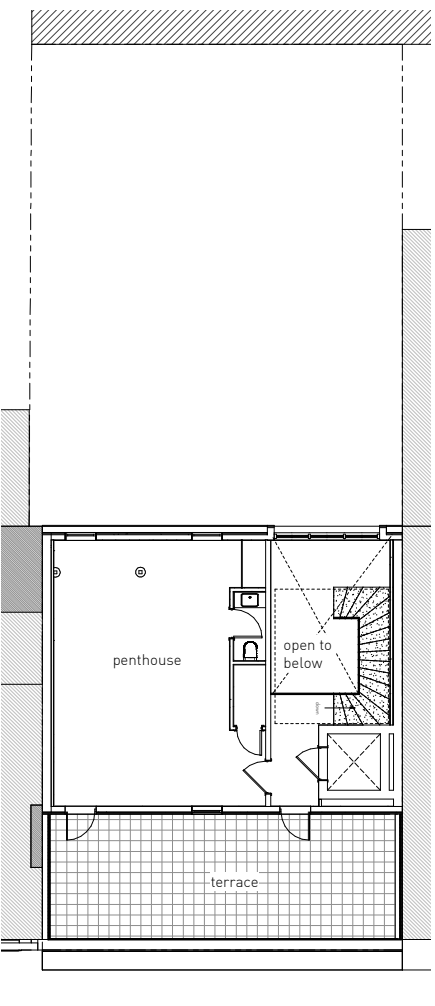
first floor



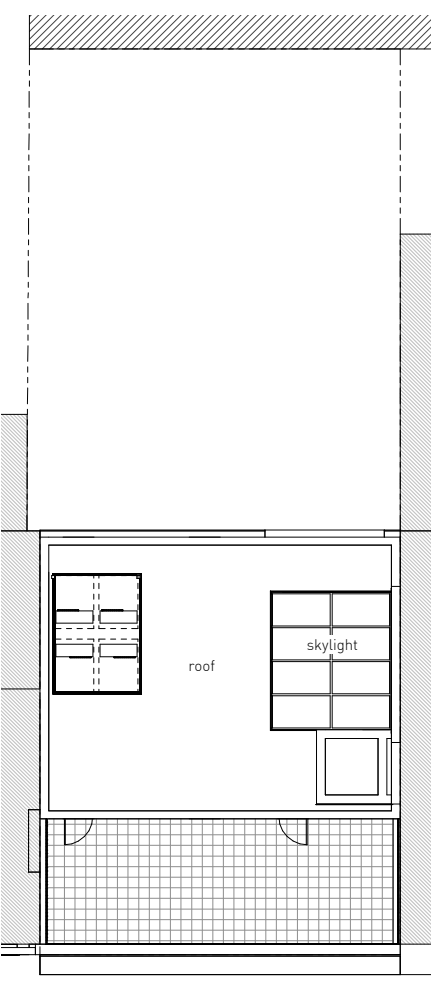
second floor



third floor



fourth floor



roof





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Borough of Manhattan**

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