



# 180 Waverly Place

Manhattan Community Board 2 Presentation  
December 14th, 2023

---

Application is to add a new stair bulkhead to a new roof terrace and rework the rear façade of the townhouse by removing the existing added volumes to create a new uniform rear facade. The windows at the front façade will be replaced, the front areaway railing will be replaced and the parlor level windows elongated to match the neighbors.



# Site Plan

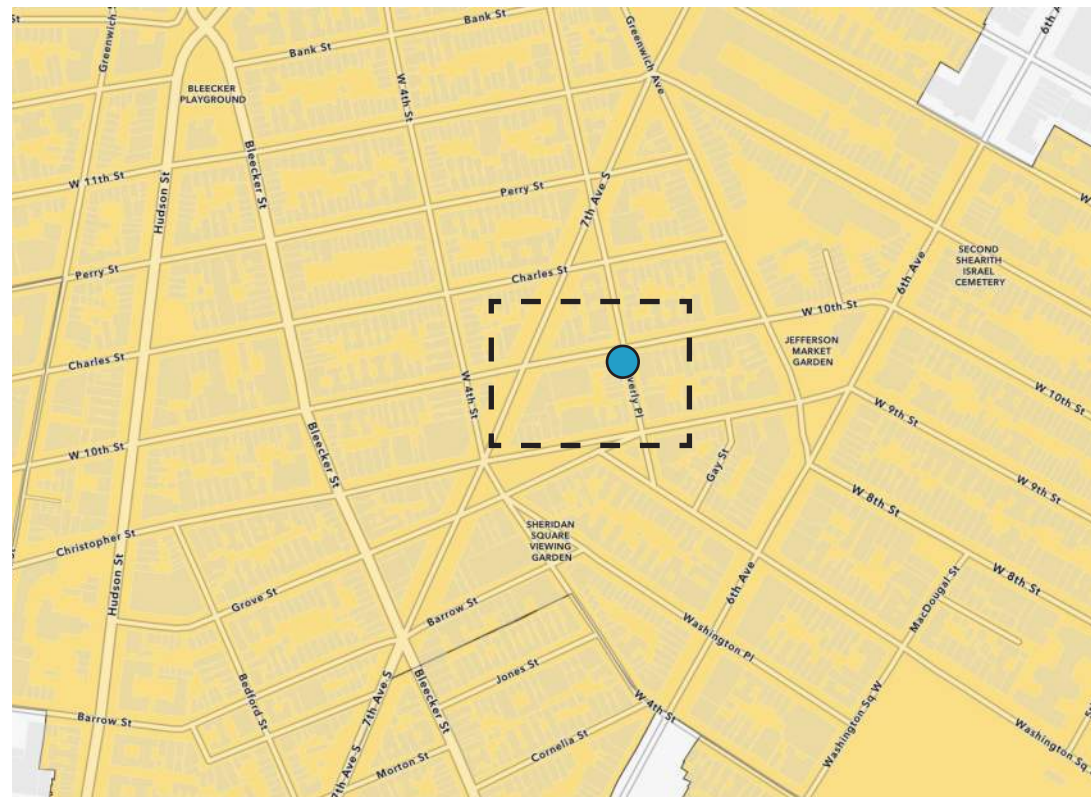
180 WAVERLY PLACE



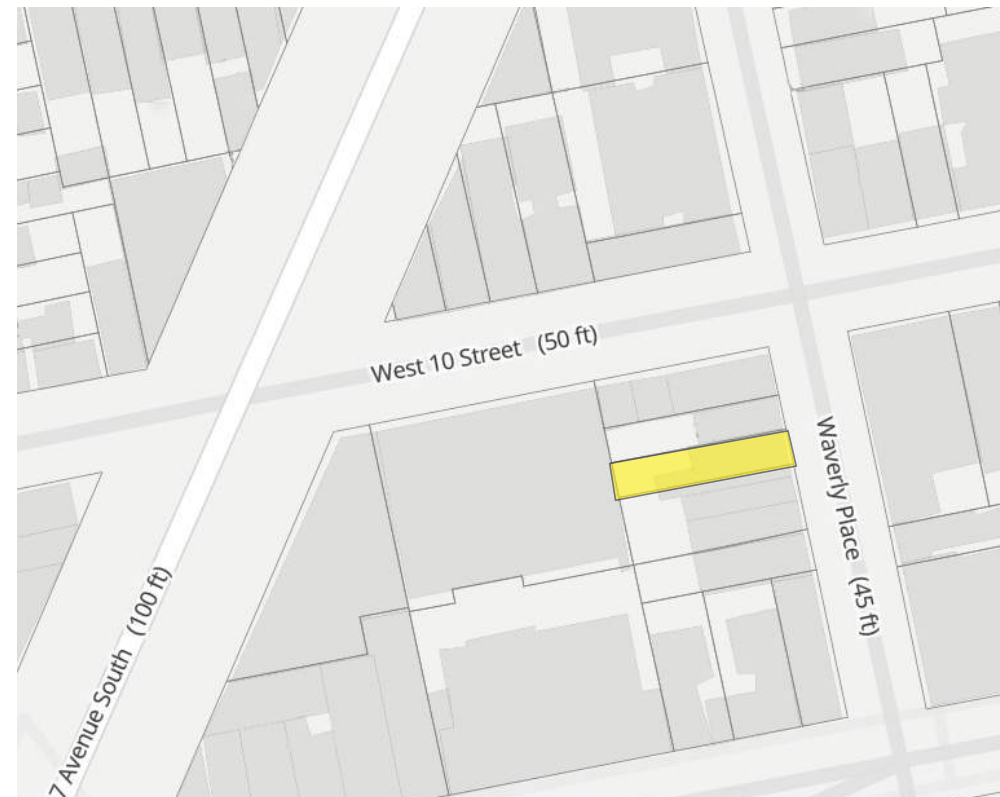
HISTORIC DISTRICT MAP



AERIAL VIEW



ENLARGED HISTORIC DISTRICT MAP



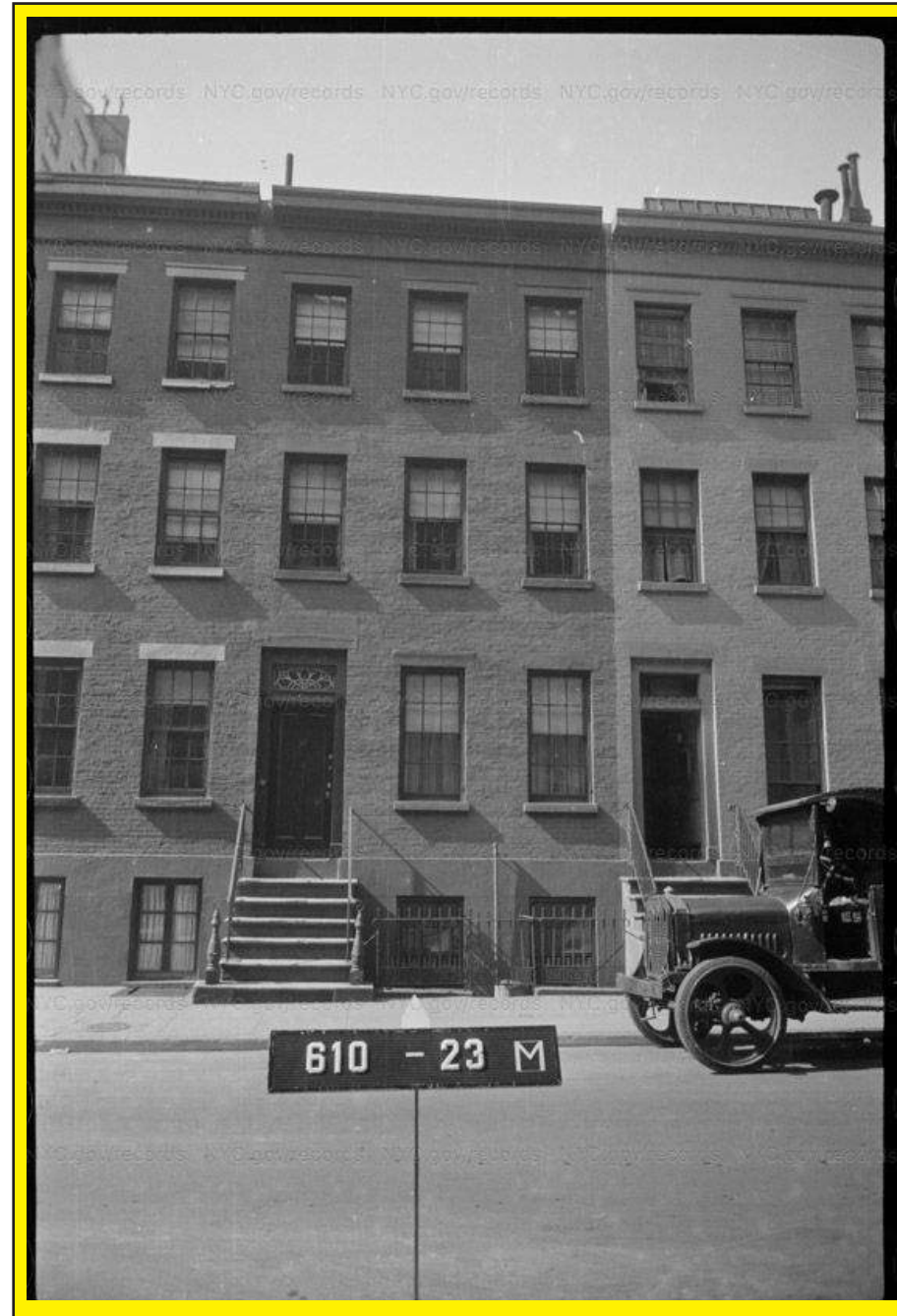
SITE PLAN

# Historic Photos

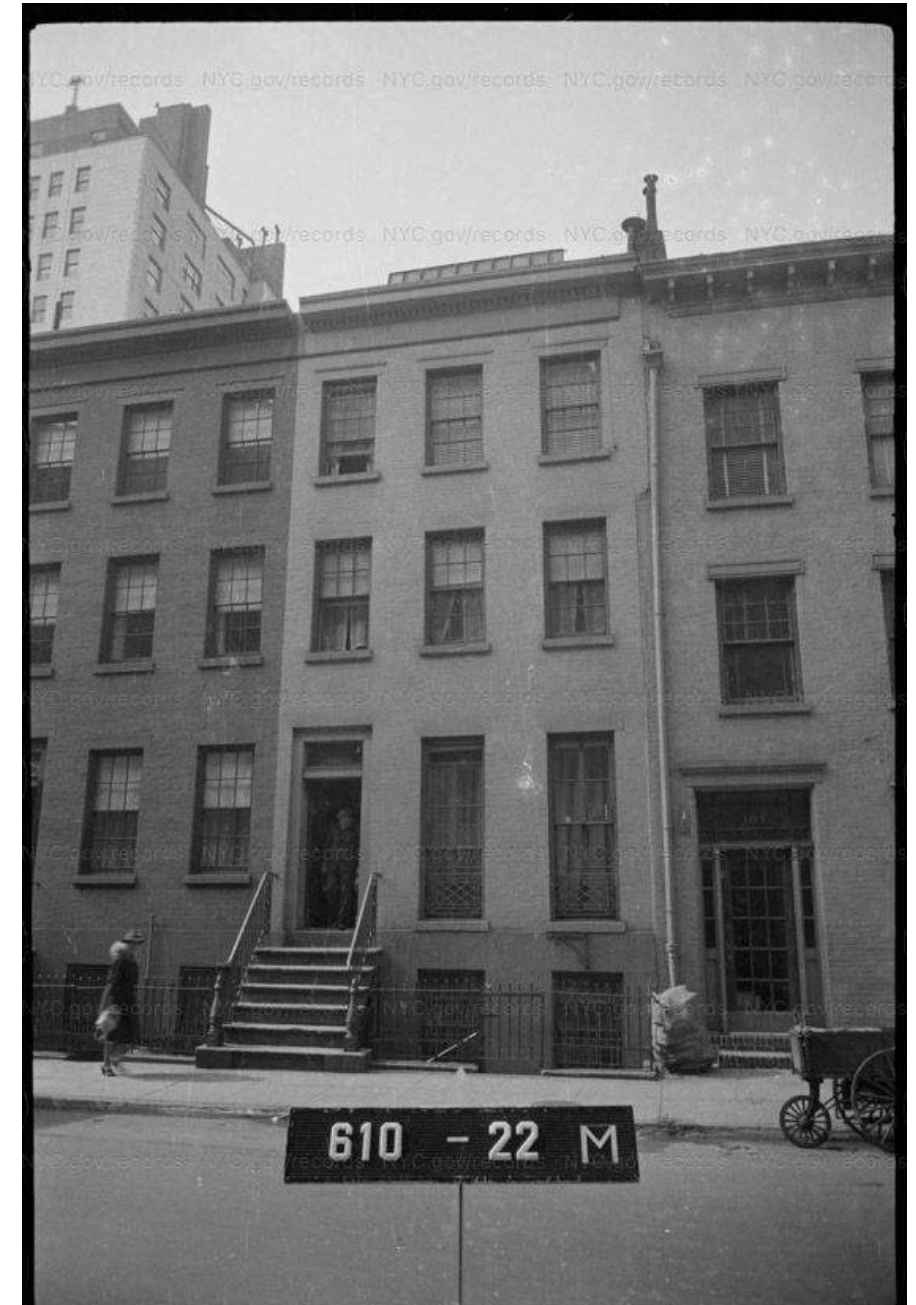
180 Waverly Place is a Greek Revival style house built in 1839. It is three story high brick above stone basement.



176-178 WAVERLY (1940 TAX PHOTO)



180 WAVERLY (1940 TAX PHOTO)



182 WAVERLY (1940 TAX PHOTO)

# Current Front Facade



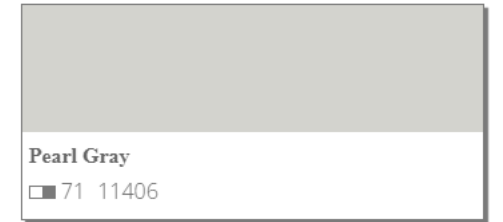
# Front Elevations



EXISTING

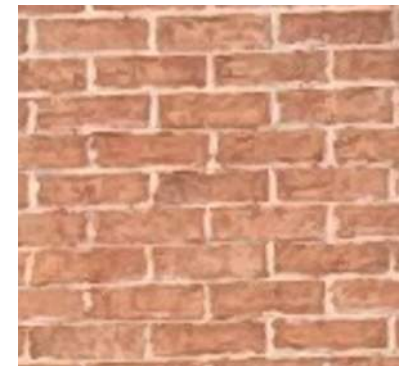


PROPOSED



Pearl Gray  
71 11406

STO STUCCO SYSTEM AT BULK-  
HEAD AND CHIMNEY



EXISTING BRICK FACADE



Wrought Iron  
2124-10

RAILING, WINDOWS AND  
DOOR TRIM COLOR

# Proposed updates



EXISTING



PROPOSED (RENDERING)

# Windows and Railings



CURRENT 180 WAVERLY WINDOW



CURRENT 182 WAVERLY WINDOW



CURRENT 180 WAVERLY RAILING TO BE REPLACED



HISTORIC 180 WAVERLY RAILING



CURRENT 176 WAVERLY RAILING

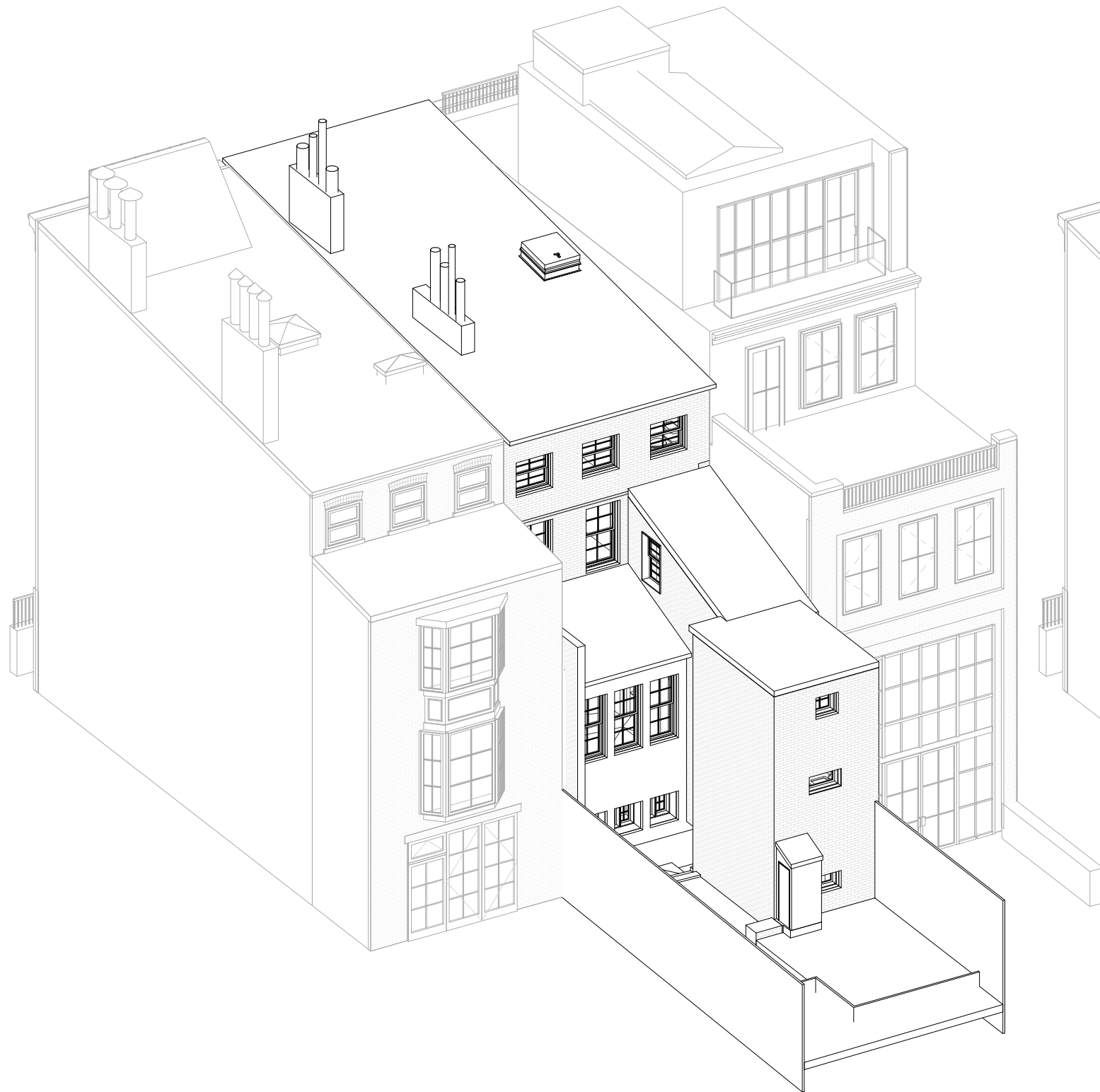


CURRENT 182 WAVERLY RAILING

# Current Rear Facade



# Rear 3D Views



EXISTING



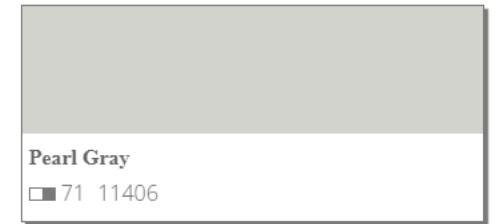
PROPOSED

# Rear Elevations

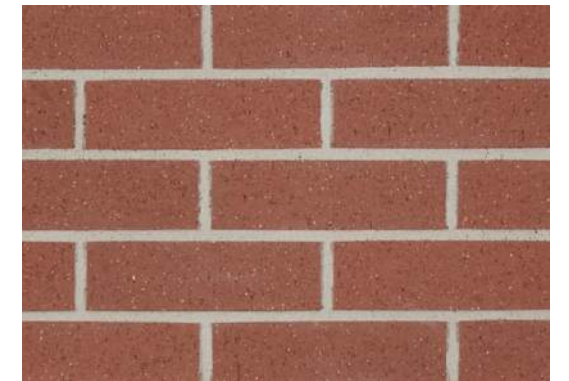


EXISTING

PROPOSED



STO STUCCO SYSTEM AT BULK-HEAD AND CHIMNEY



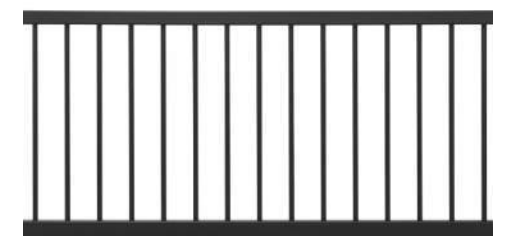
NEW RED BRICK FACADE



Wrought Iron  
2124-10  
TRIM COLOR

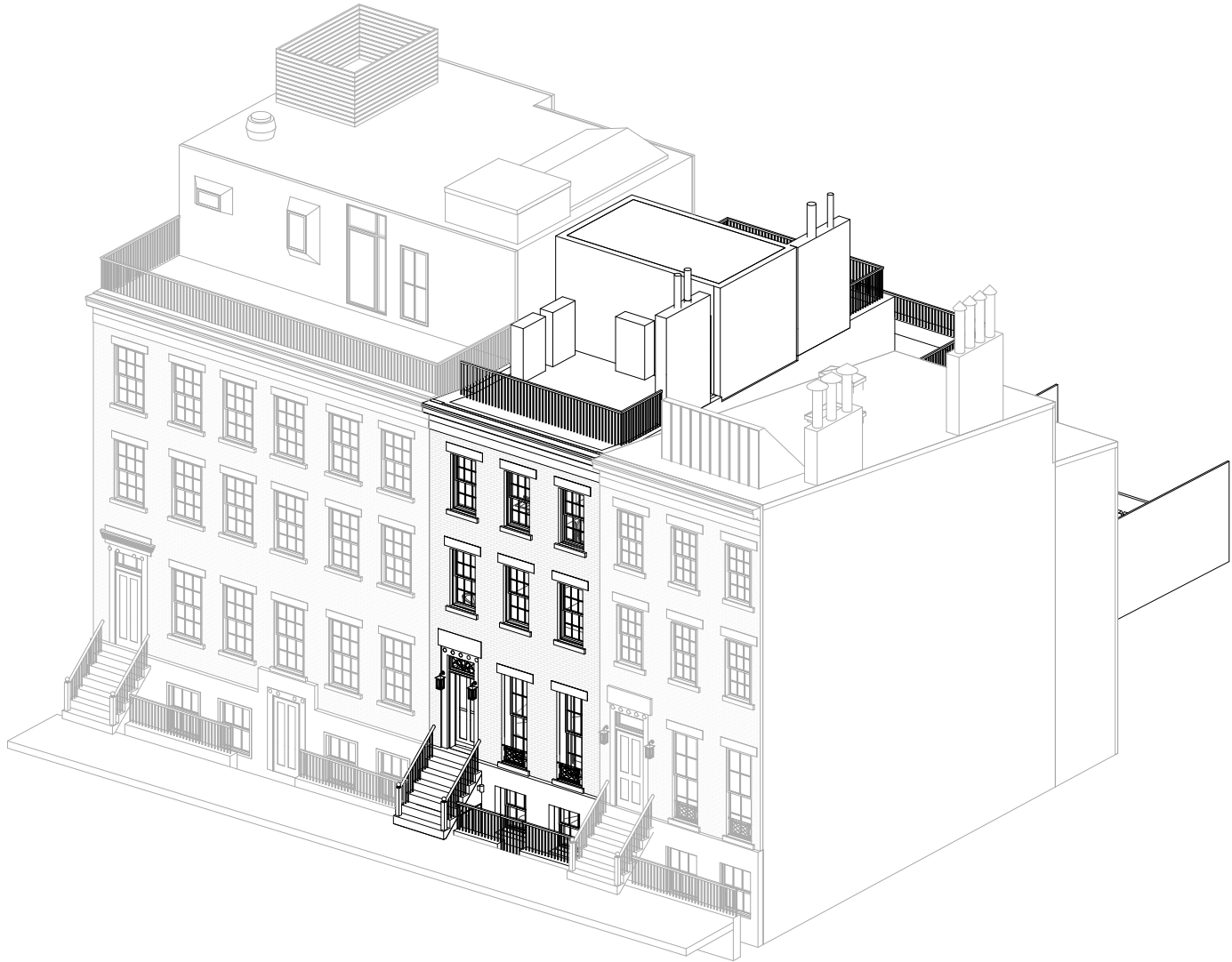


ALUMINUM EXTERIOR  
WINDOWS AND DOORS

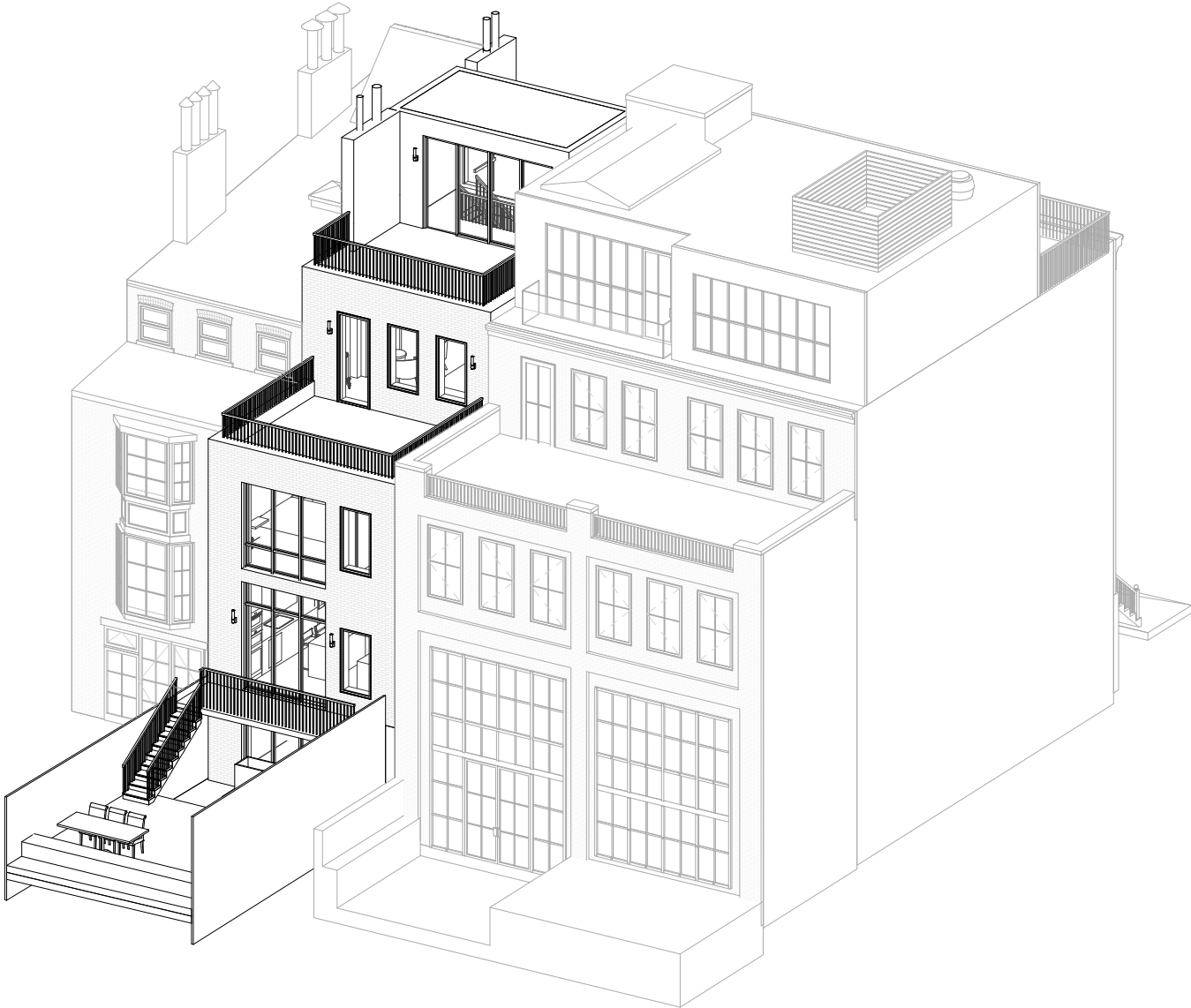


RAILINGS

# 3D Views

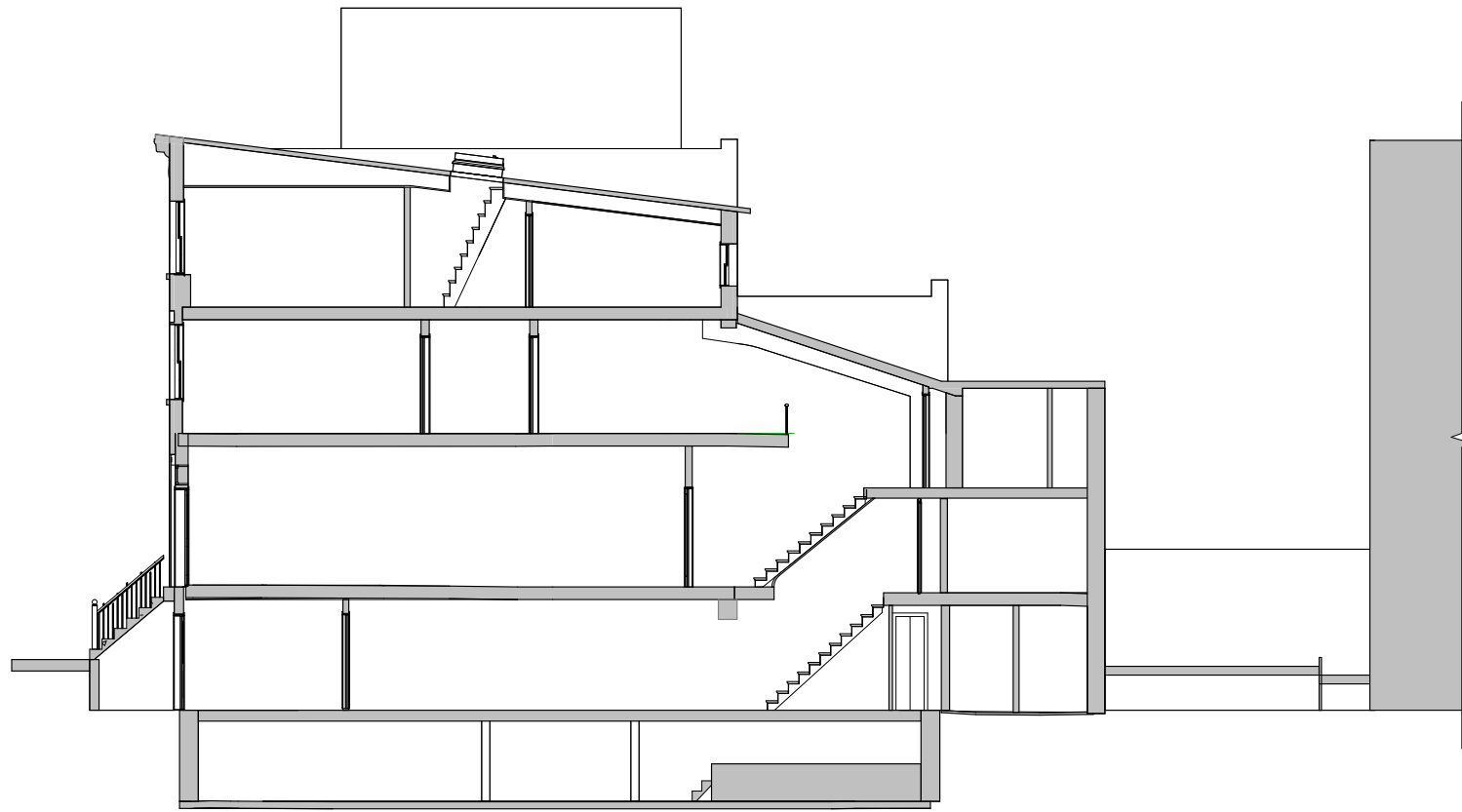


PROPOSED FRONT VIEW

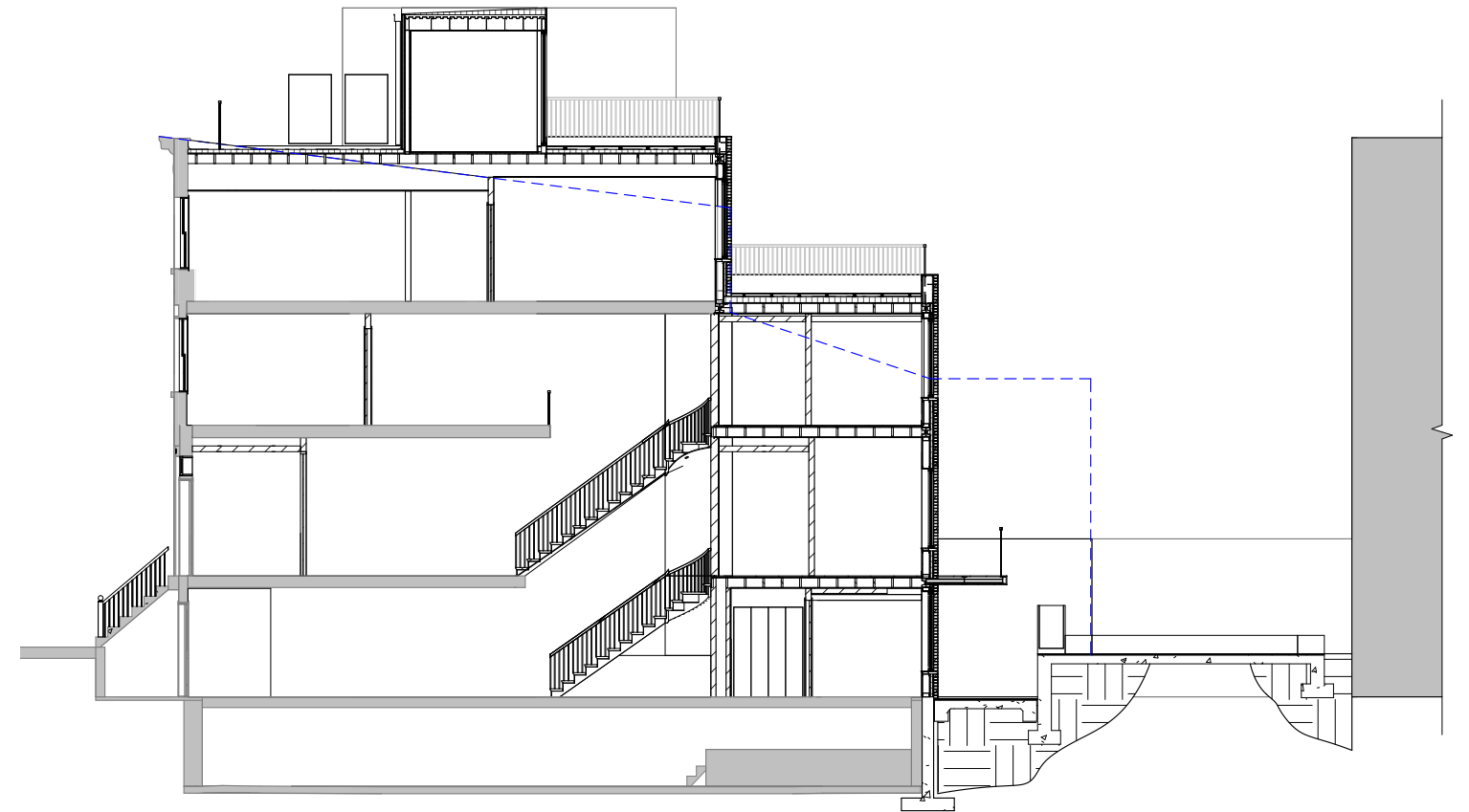


PROPOSED REAR VIEW

# Sections

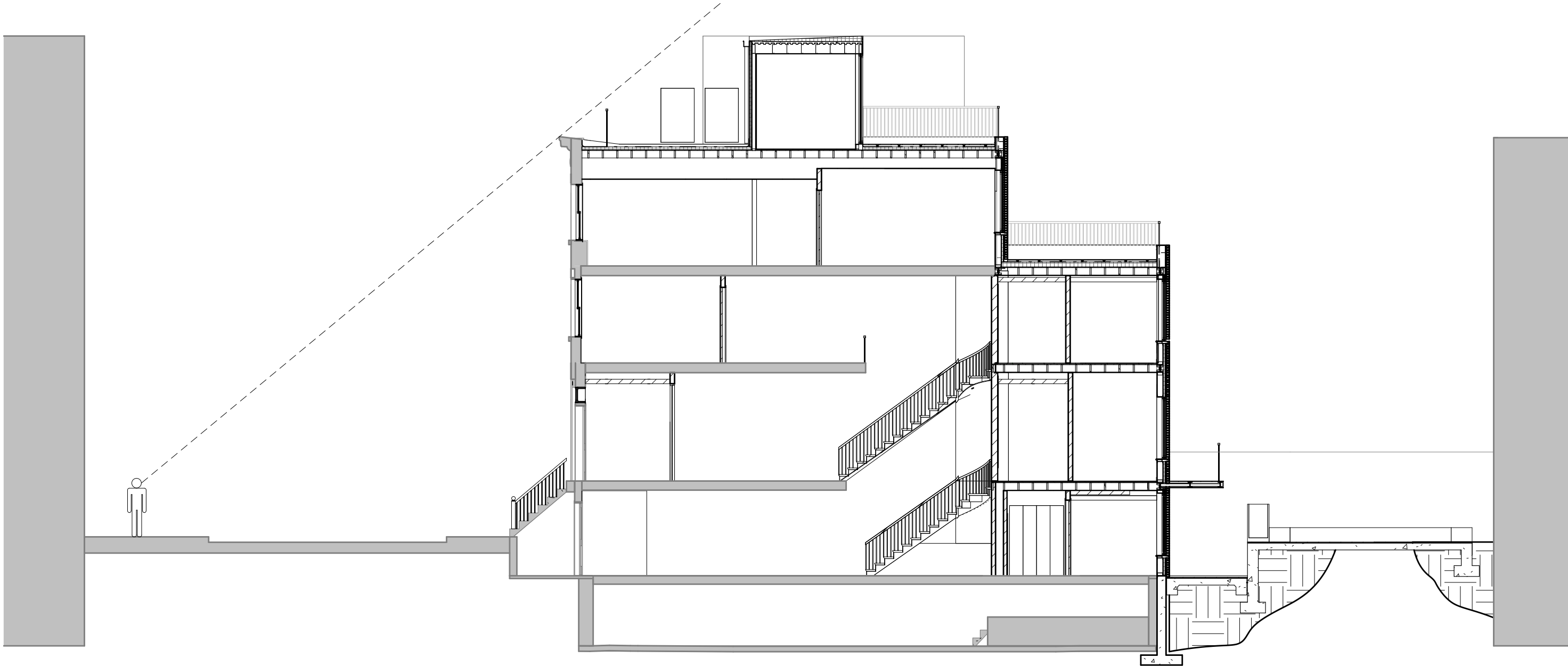


EXISTING

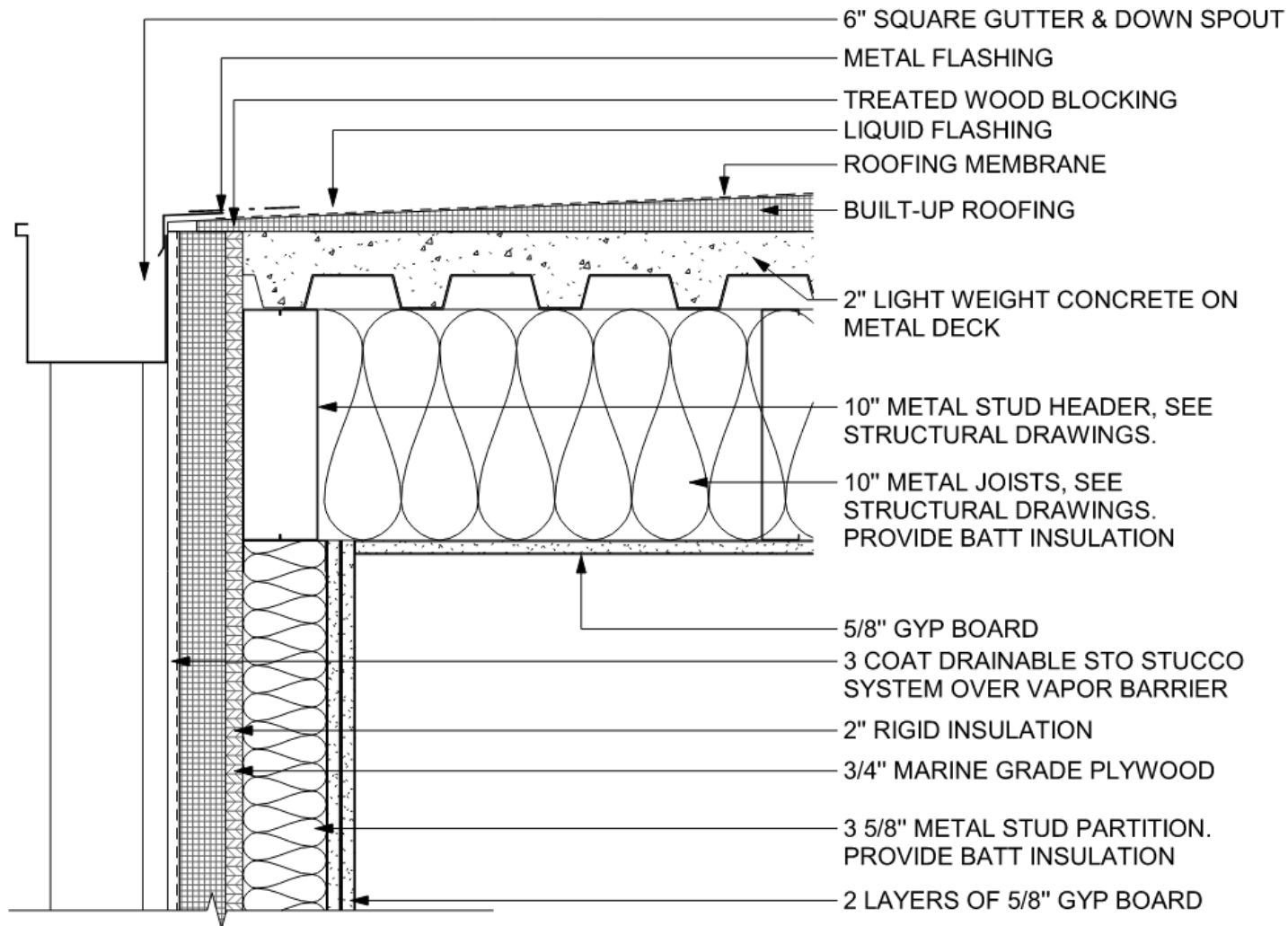


PROPOSED

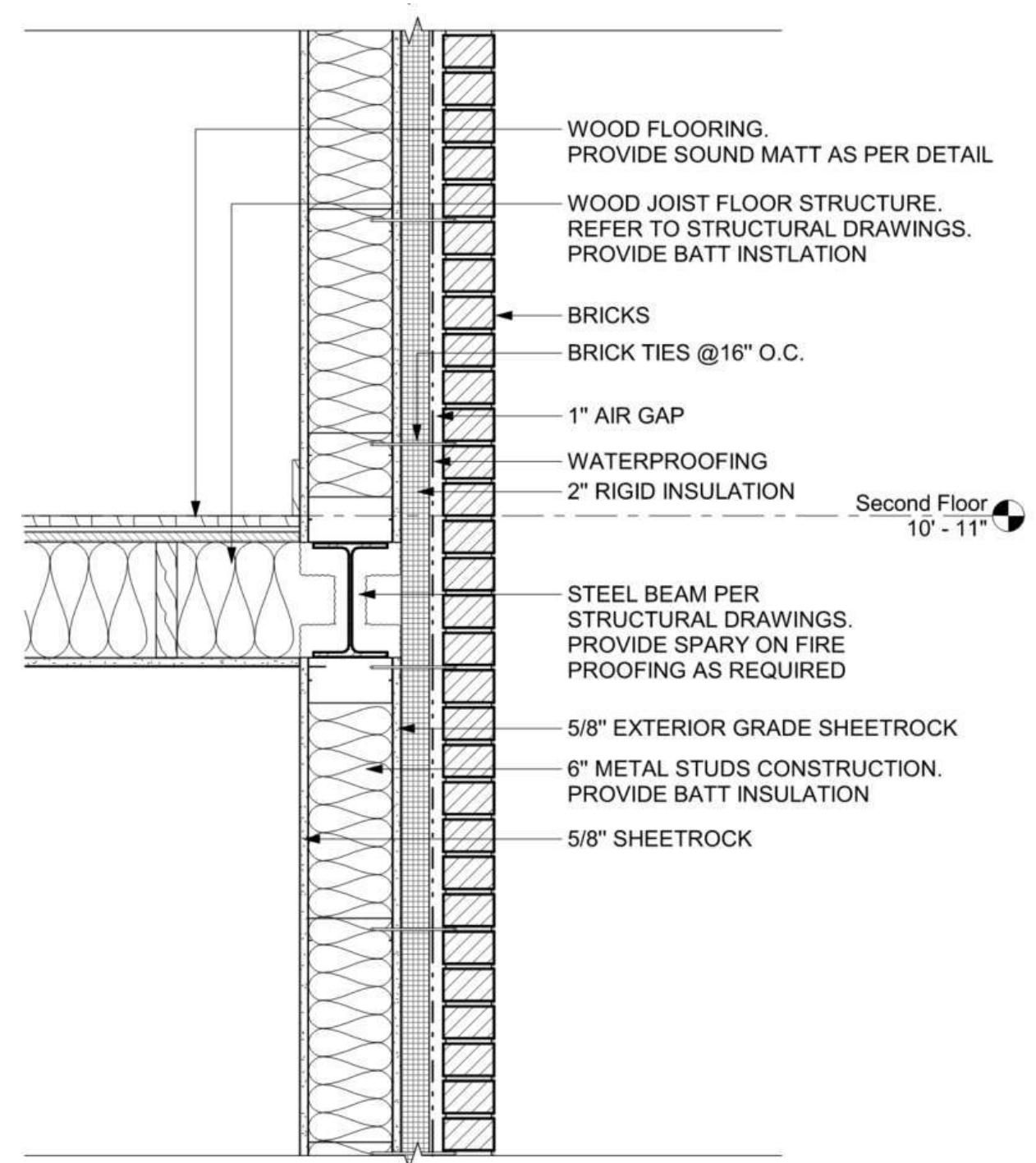
# Site Line Section



# New Construction

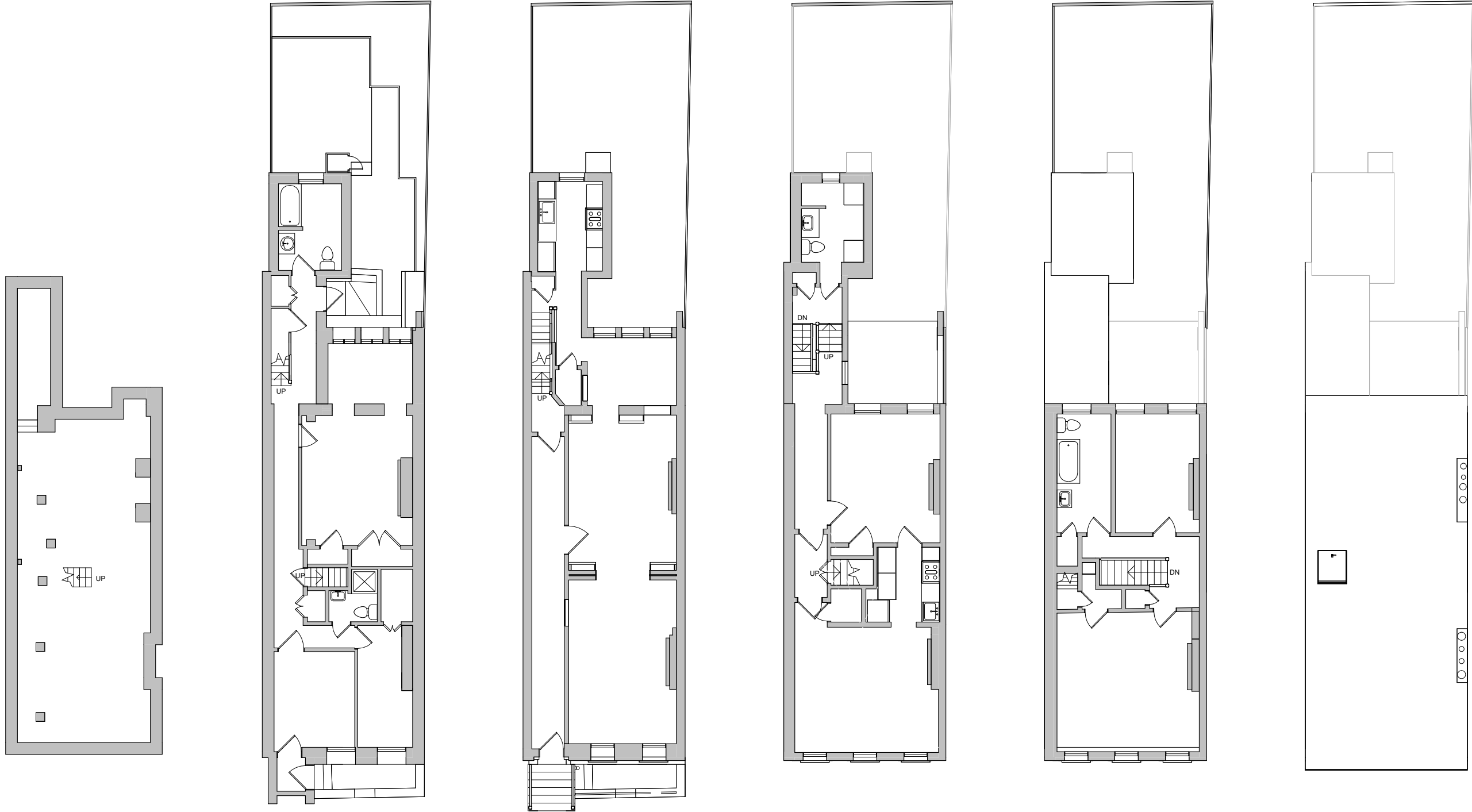


ROOF / WALL DETAIL AT STAIR BULKHEAD



TYPICAL WALL CONSTRUCTION AT REAR FACADE

# Existing Plans



CELLAR

BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR

ROOF PLAN

# Proposed Plans



CELLAR

BASEMENT

1ST FLOOR

2ND FLOOR

3RD FLOOR

ROOF PLAN

# Mock up

The mock-up includes the stair bulkhead, front and rear chimneys, AC units and front railing at roof.



# Mock up Visibility 1

Mock-up not visible from southern approach



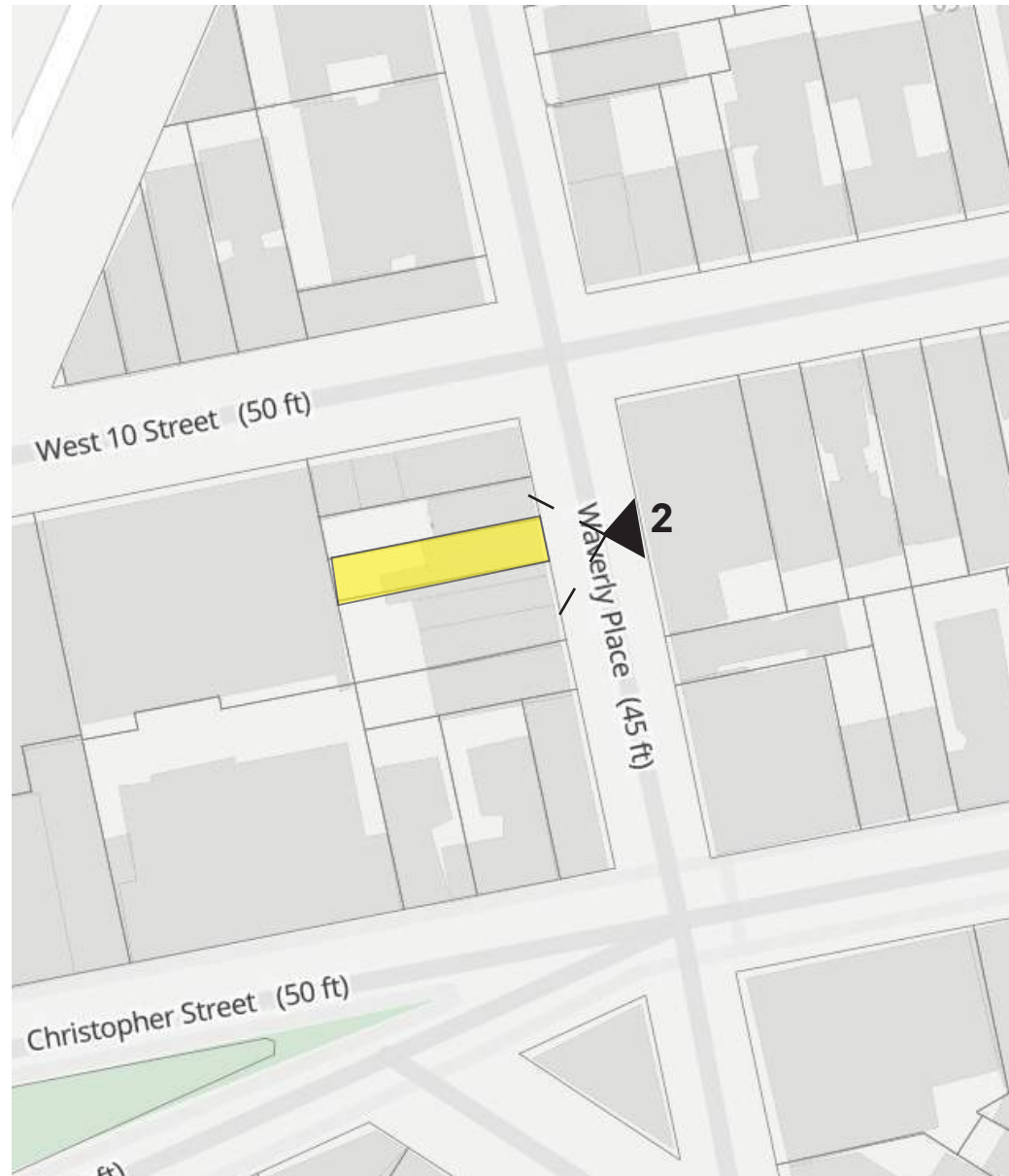
1a



1b

# Mock up Visibility 2

Mock-up at front chimney is slightly visible from front view



# Mock up Visibility 3

Mock-up slightly visible from West 10th St. and Waverly Place; partly through trees



**3a** Enlarged



**3b** Enlarged



**3c** Enlarged



**3a**  
Bulkhead, front and rear chimney seasonally visible



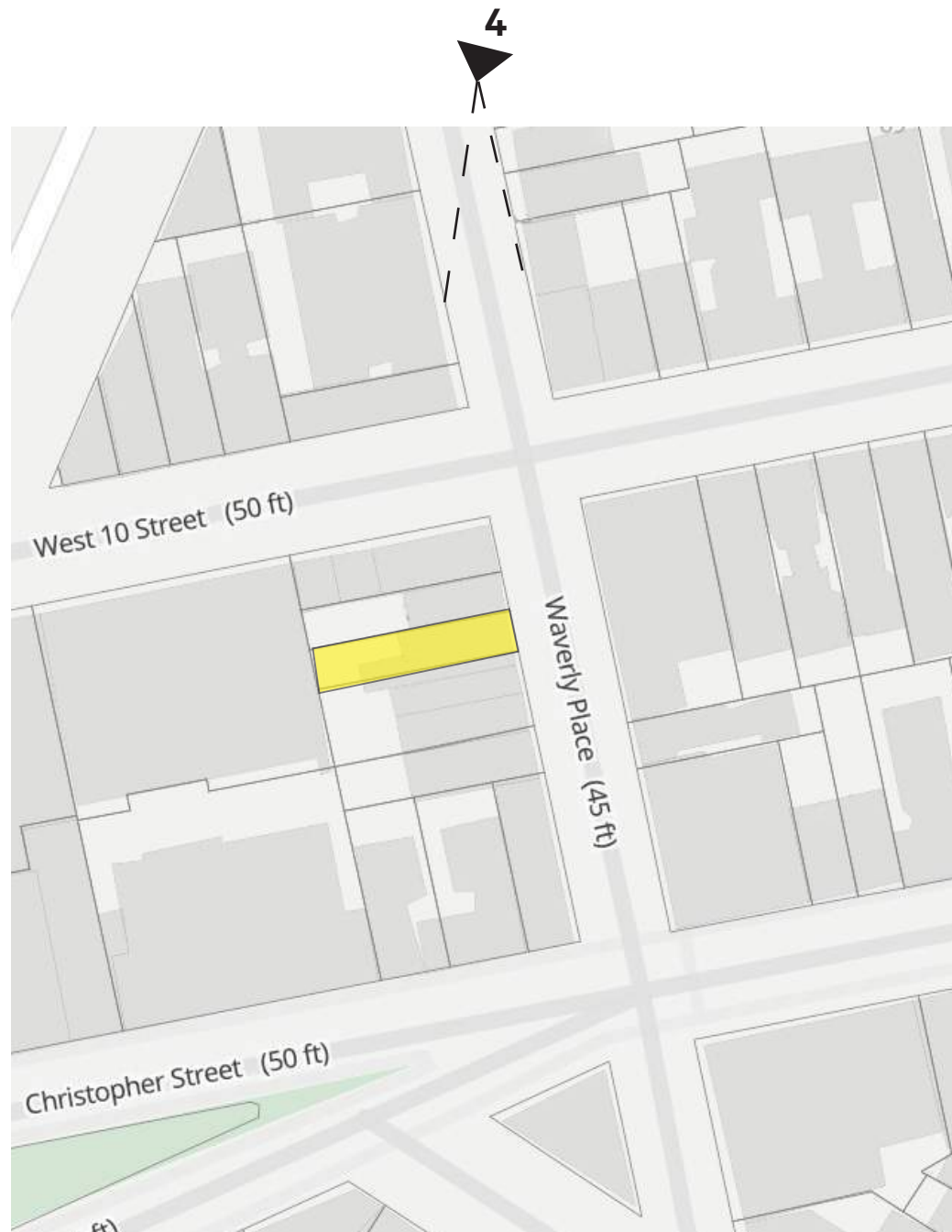
**3b**  
Railing and Bulkhead seasonally visible  
Front Chimney flues visible outside of trees



**3c**  
Front Chimney and flues partly visible

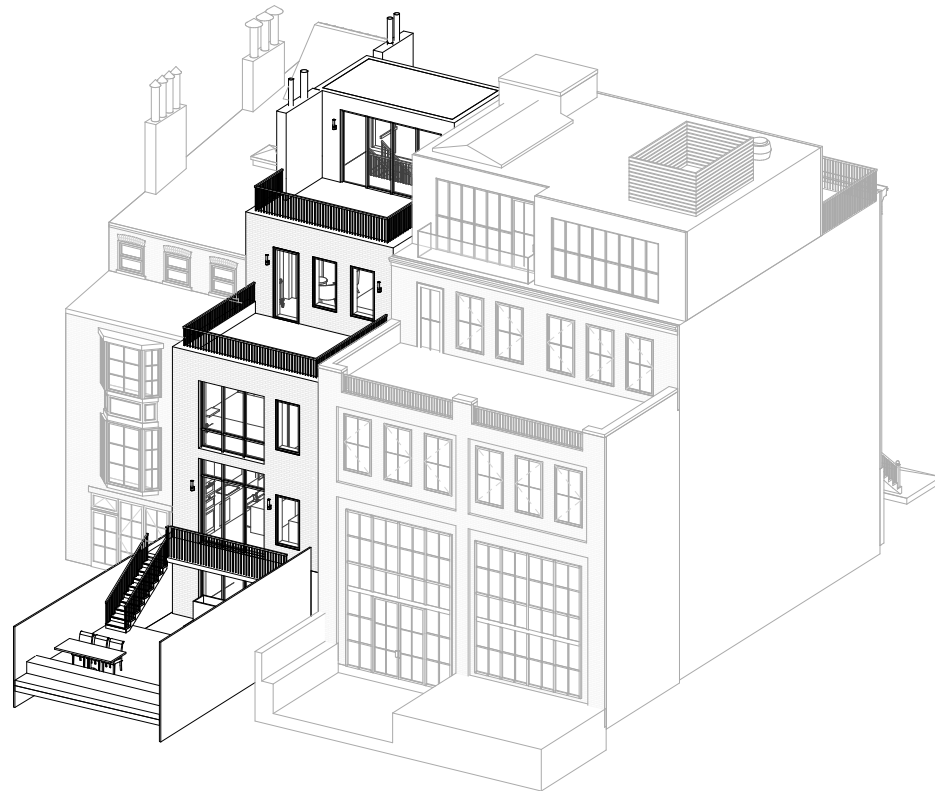
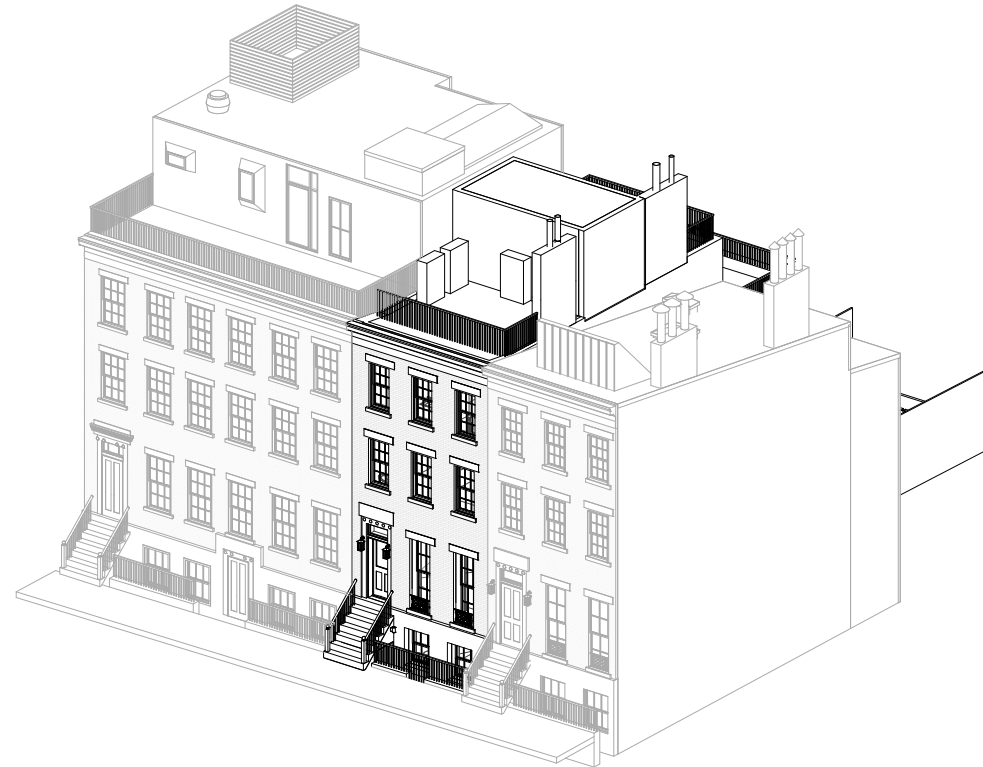
# Mock up Visibility 4

Mock-up not visible from further north on Waverly Place



4

# Conclusion



## 180 Waverly Place

Please consider this application with the following in mind:

- The proposed rear work addition will create a simpler and cleaner volume in the back, with facades lining up with the rear addition being made to 176-178 Waverly Place.
- The height of the proposed stair bulkhead addition will align with the penthouse being added to 176-178 Waverly Place and the outside walls of the bulkhead will be gray stucco to match the color of the zinc panels of the penthouse of 176-178 Waverly Place and of the color of the skylight on top of 182 Waverly Place.
- The new proposed windows on the parlor level will match the size and style of the neighboring windows at 182 Waverly Place.
- The proposed new front areaway fence and railing will match the style of the historical railings seen in the tax lot photos.