



# 180 Waverly Place

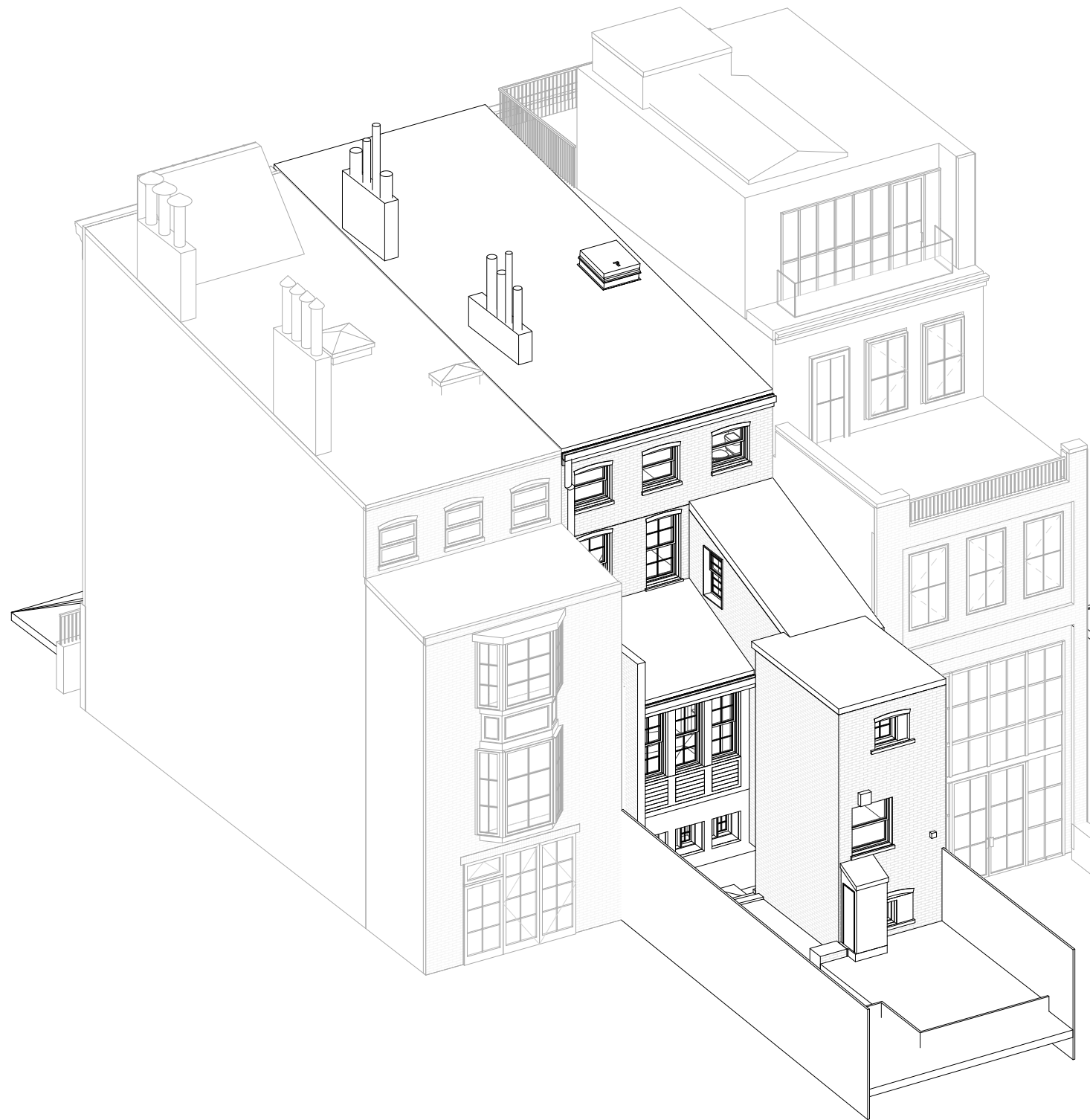
Manhattan Community Board 2 Presentation

December 14th, 2023 | Revised for January 11th, 2024

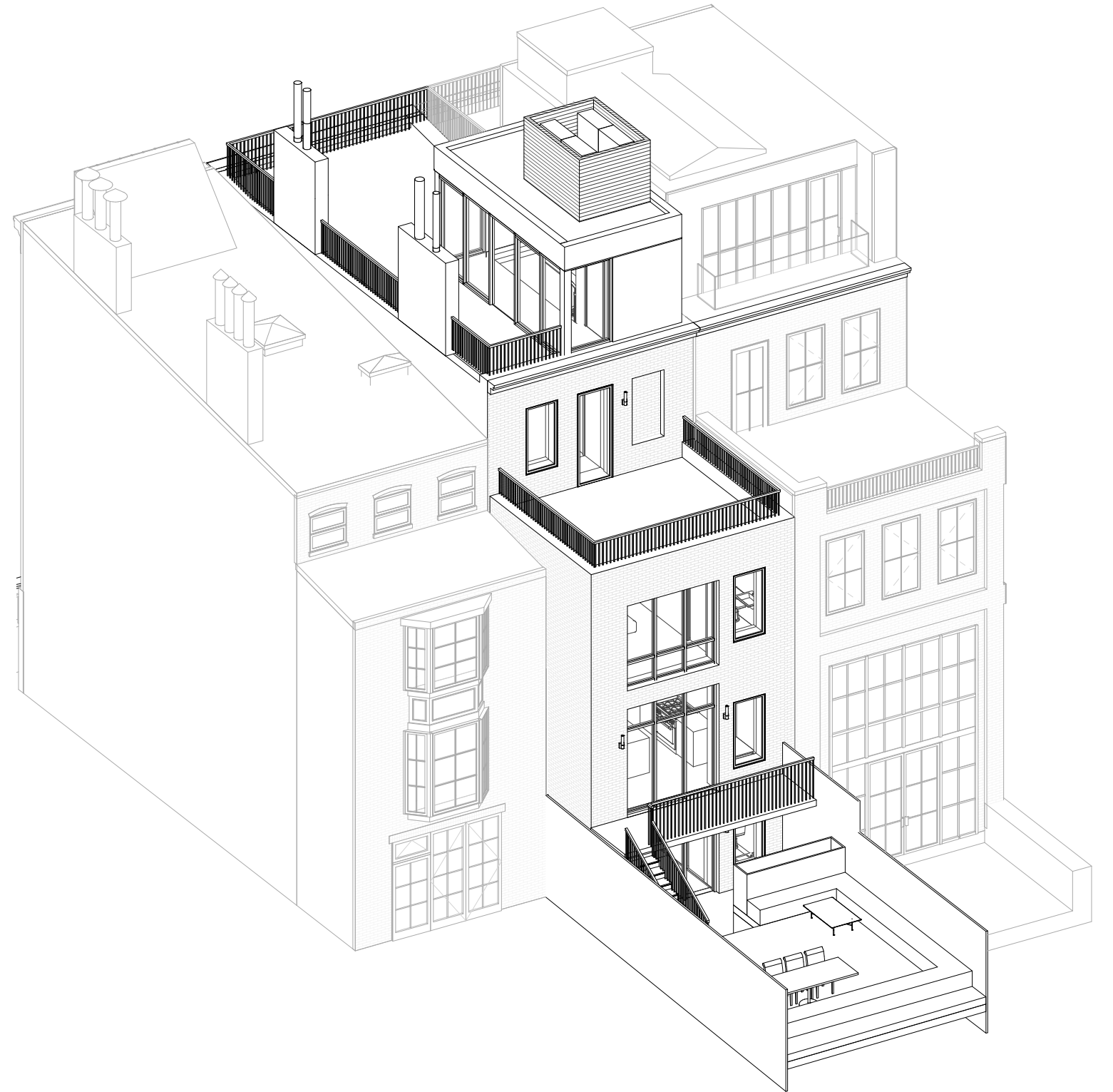
Application is to add a new stair and elevator bulkhead to a new roof terrace and rework the rear façade of the townhouse by removing the existing added volumes to create a new uniform rear facade. The windows at the front façade will be replaced, the front areaway railing will be replaced and the parlor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



# Rear 3D Views



EXISTING



PROPOSED

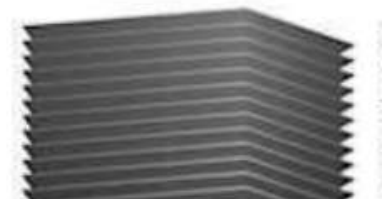
# Rear Elevations



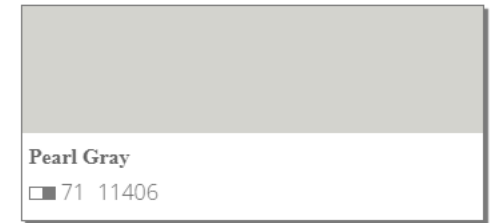
EXISTING



PROPOSED

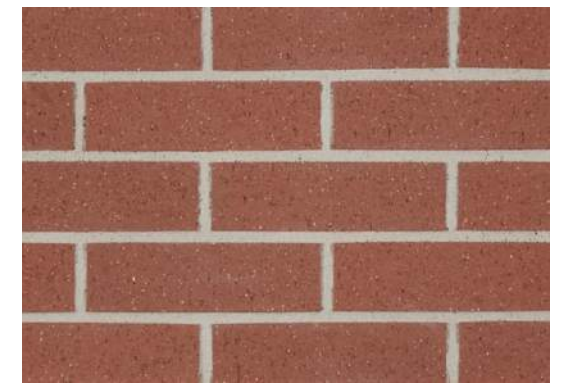


GRAY METAL LOUVERED MECHANICAL SCREEN



Pearl Gray  
71 11406

GRAY STUCCO SYSTEM AT BULKHEAD AND CHIMNEY



NEW RED BRICK FACADE

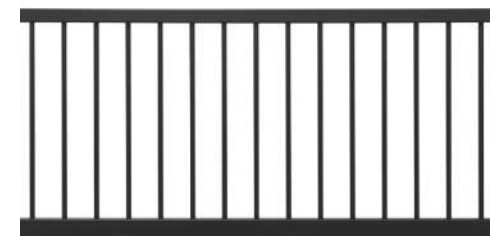


Wrought Iron  
2124-10

TRIM COLOR

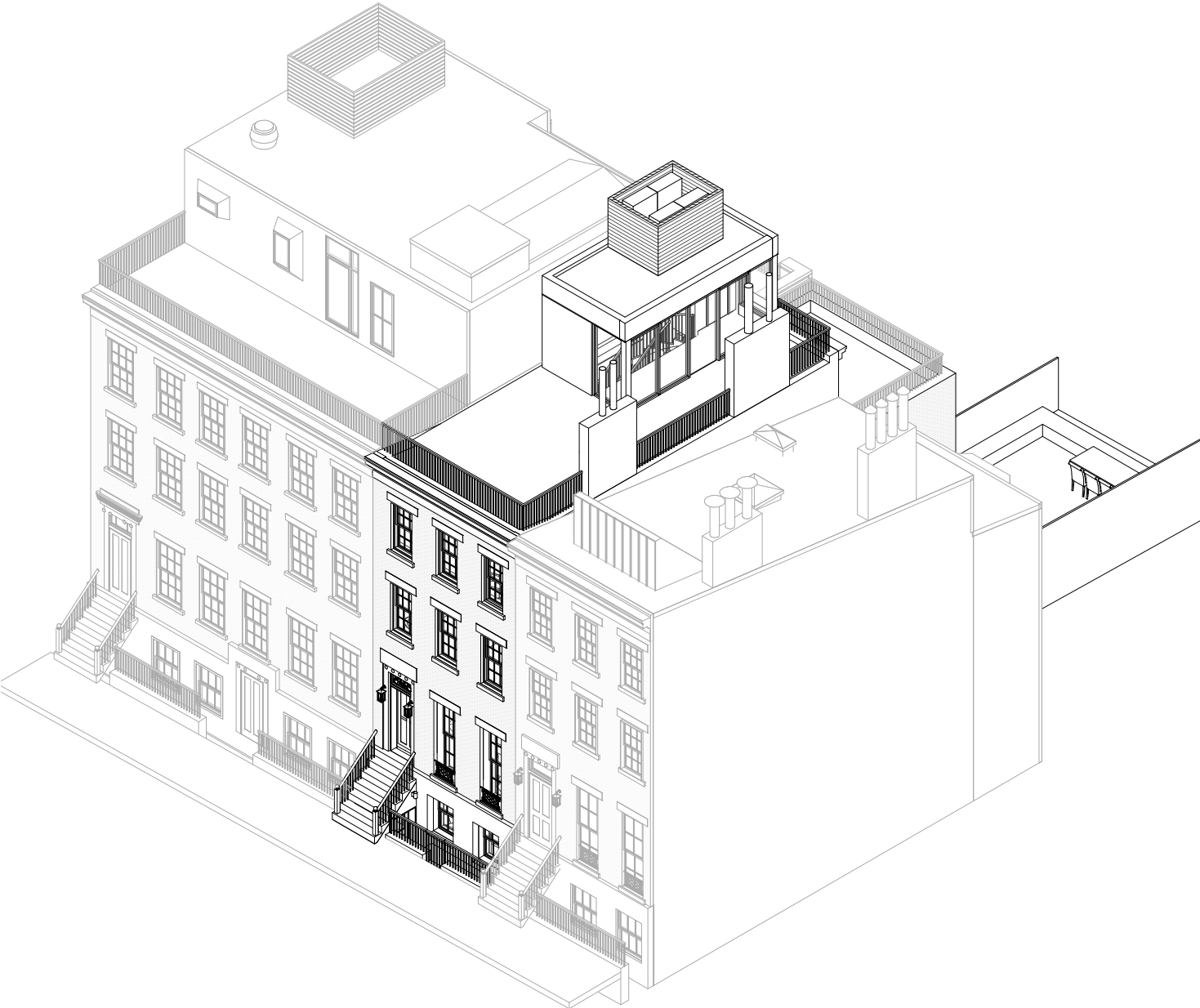


ALUMINUM EXTERIOR WINDOWS AND DOORS

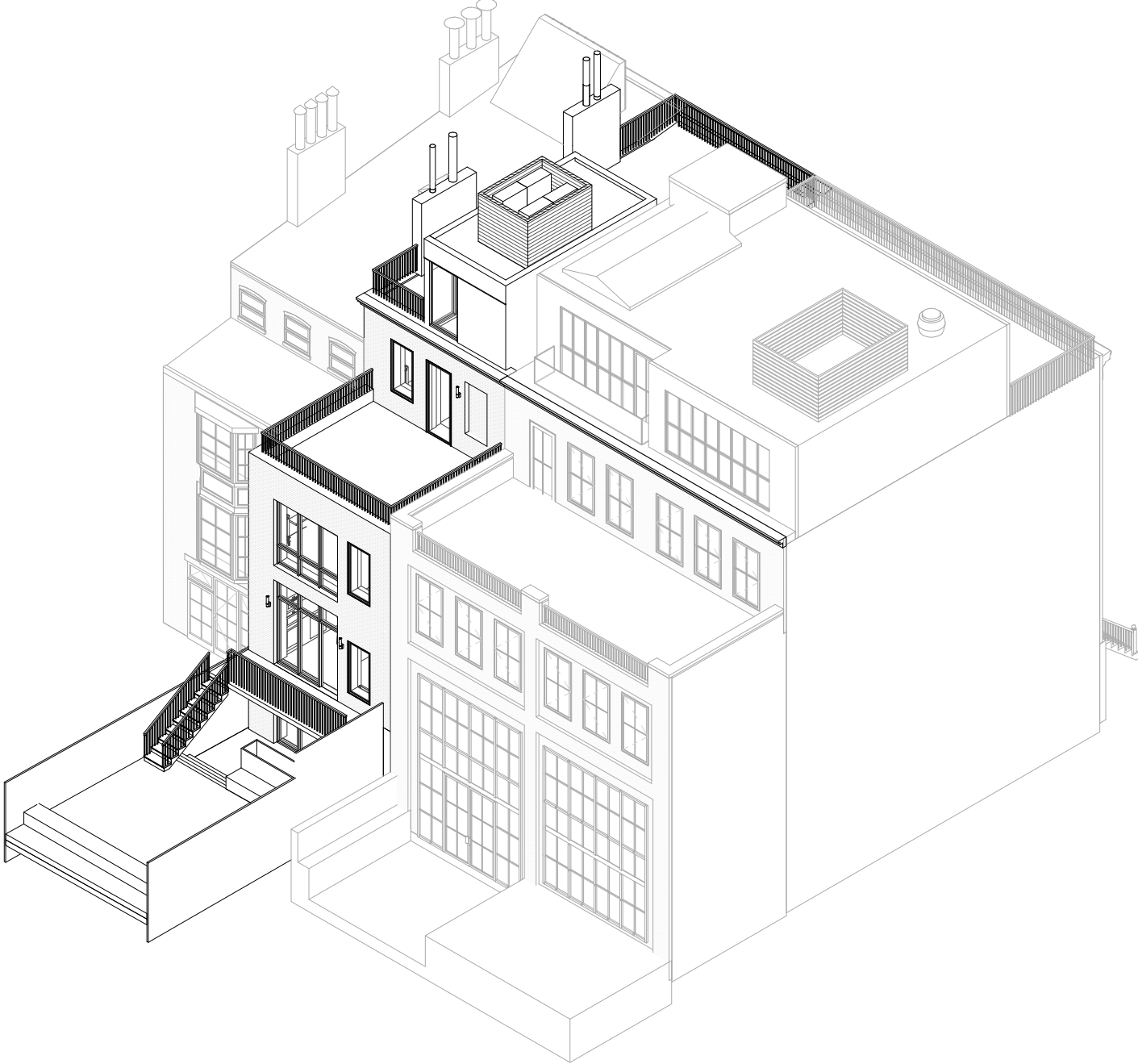


RAILINGS

# 3D Views

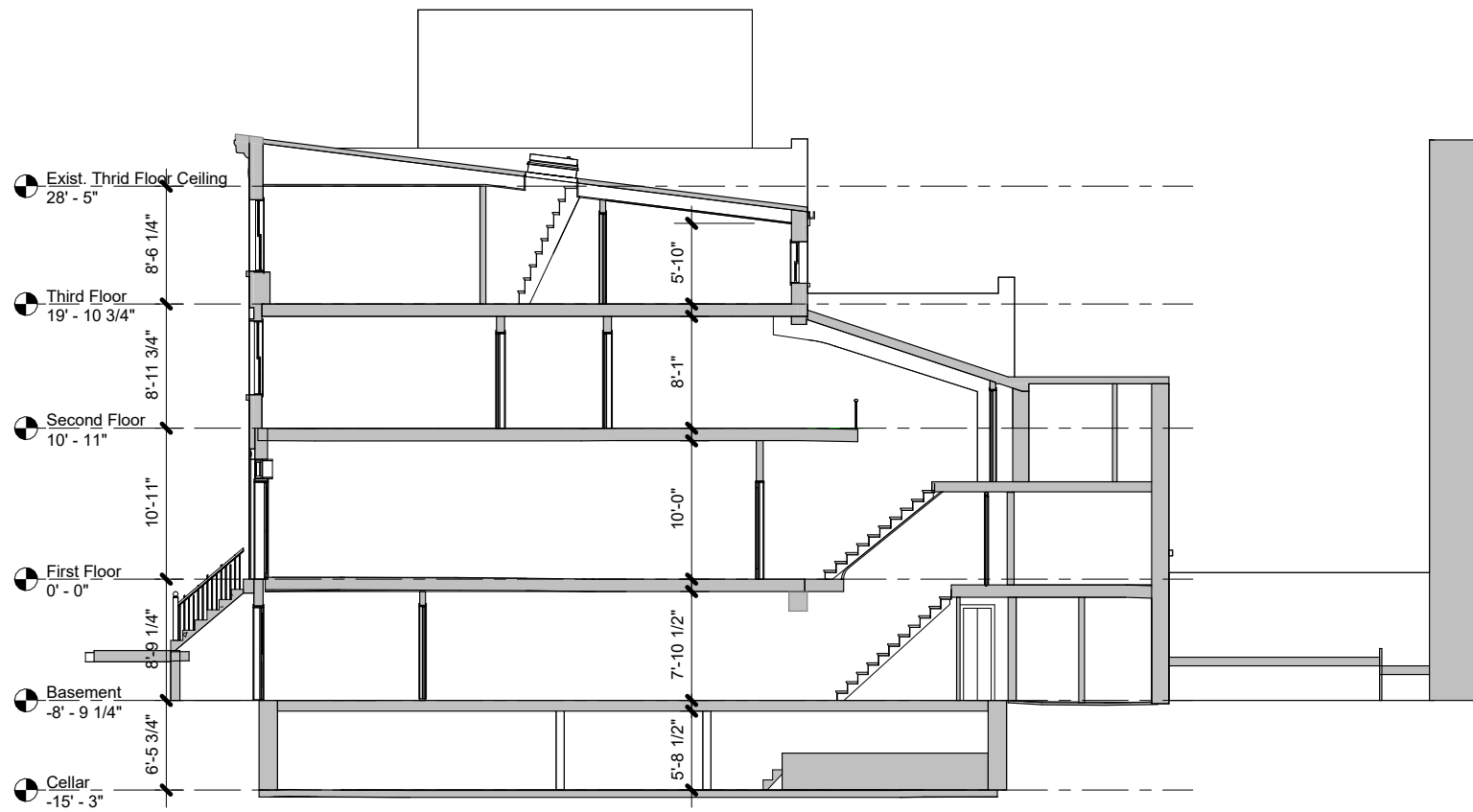


PROPOSED FRONT VIEW

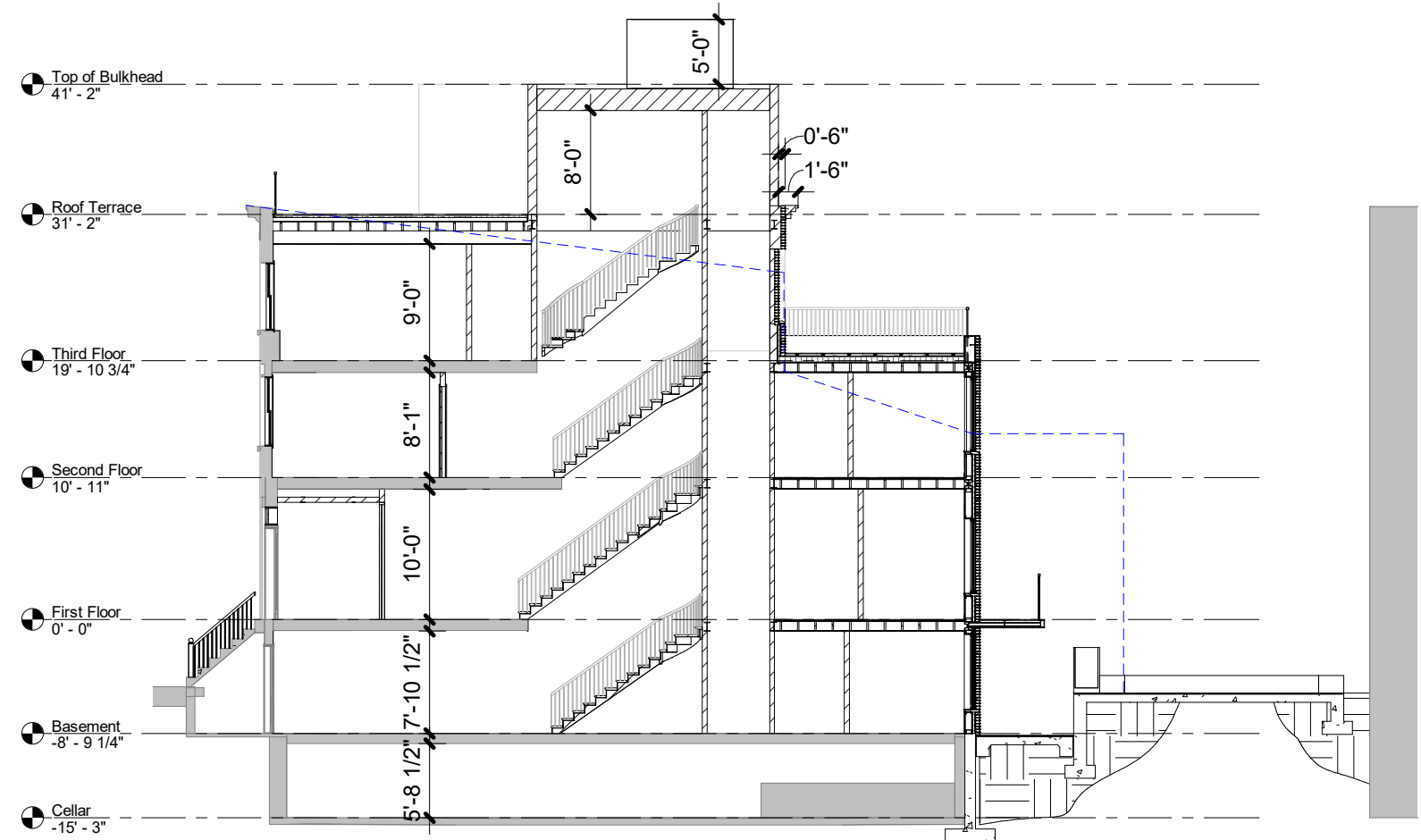


PROPOSED REAR VIEW

# Sections

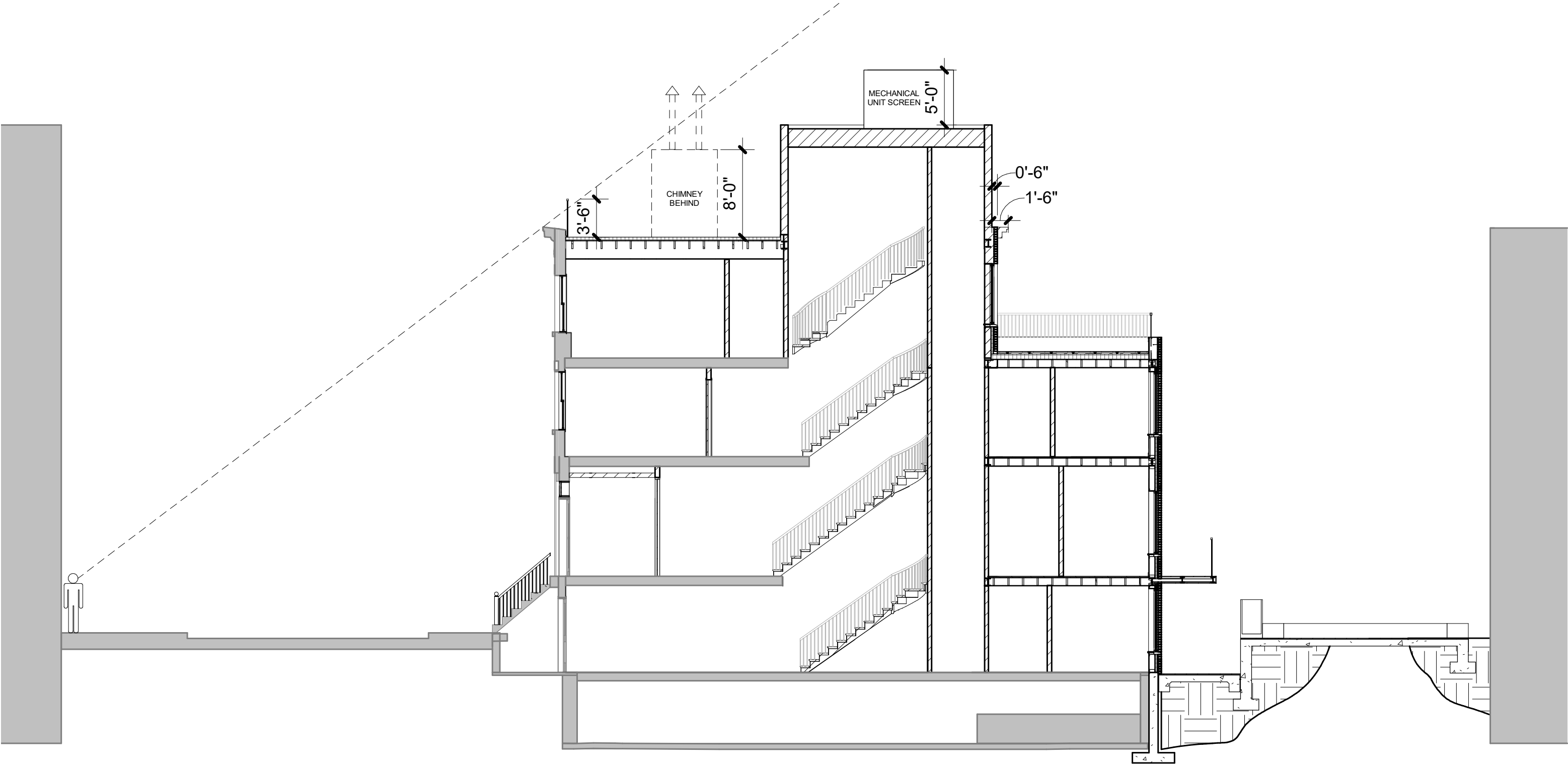


EXISTING

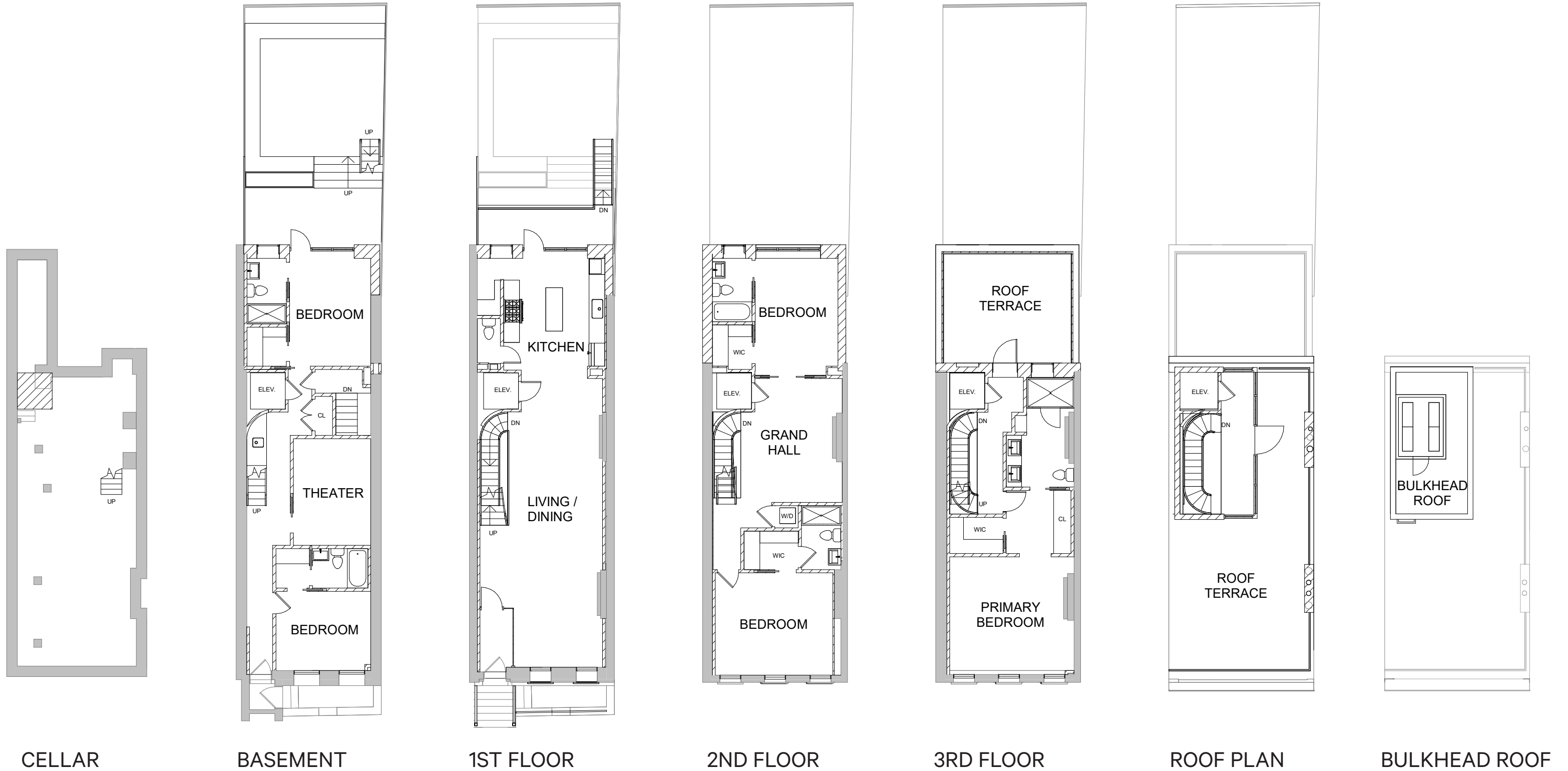


PROPOSED

# Site Line Section

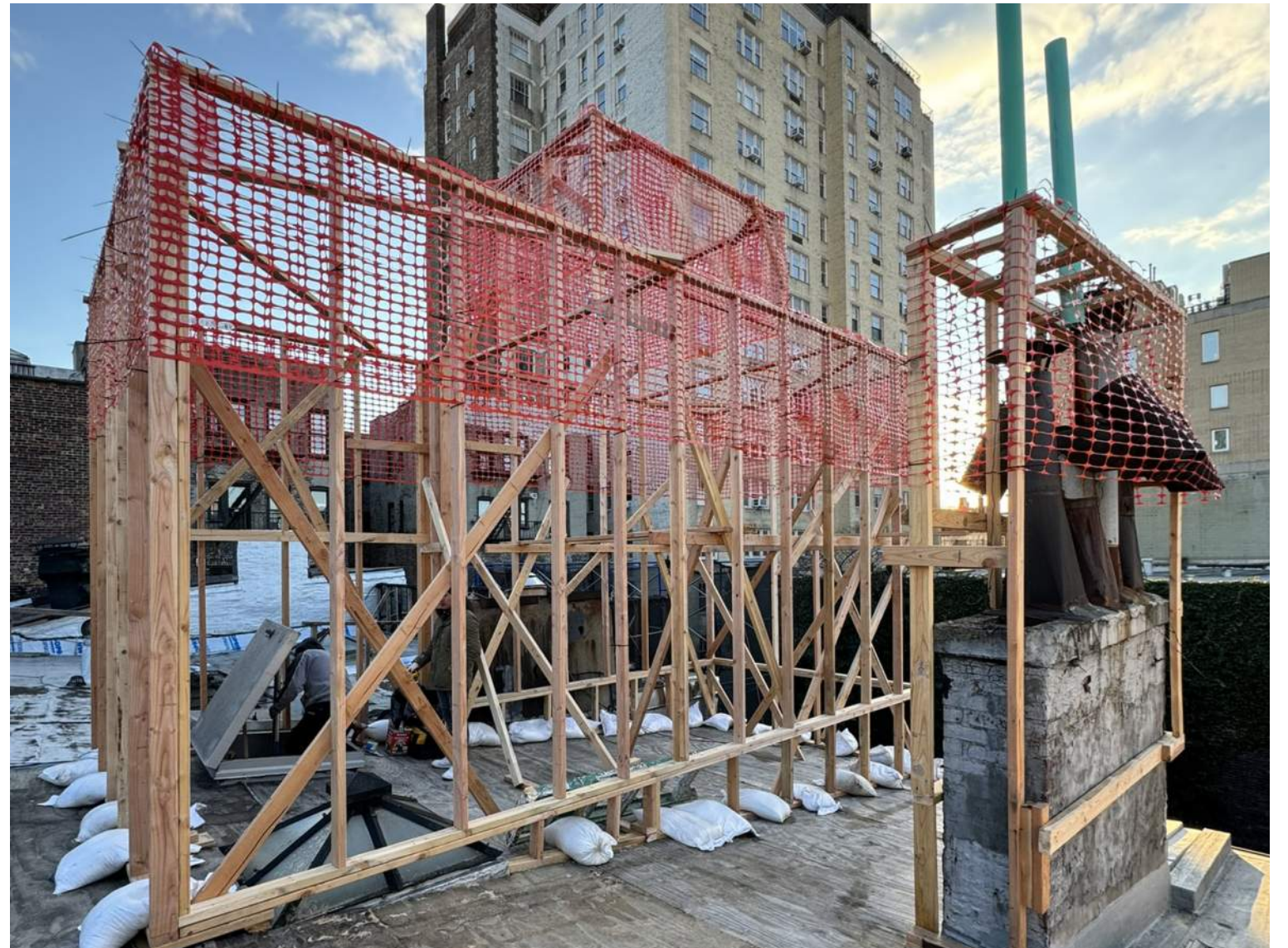
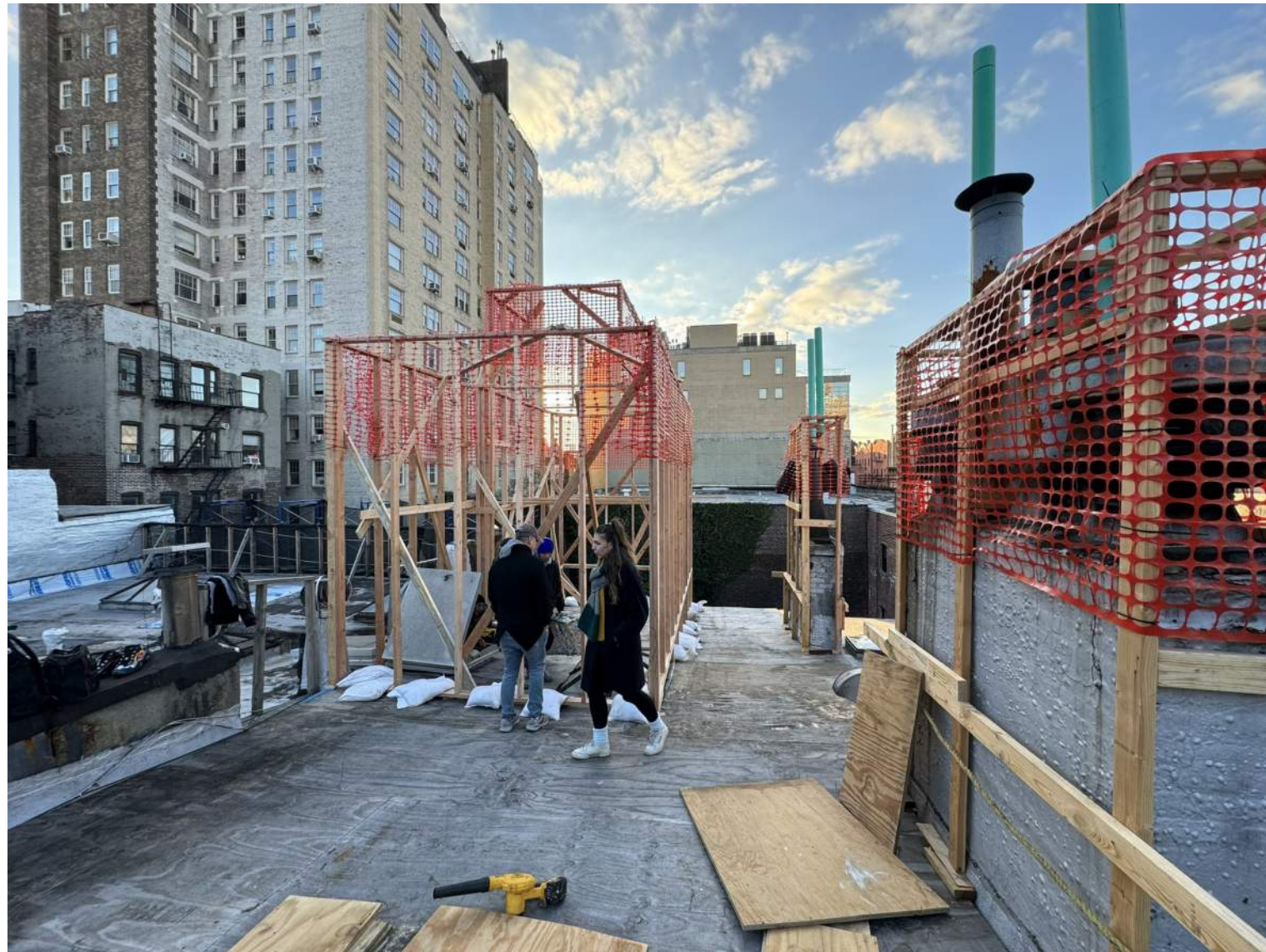


# Proposed Plans



# Mock up

The mock-up includes the stair and elevator bulkhead, front and rear chimneys, mechanical unit screen and front railing at roof.



# Mock up Visibility 1

Mock-up not visible from southern approach



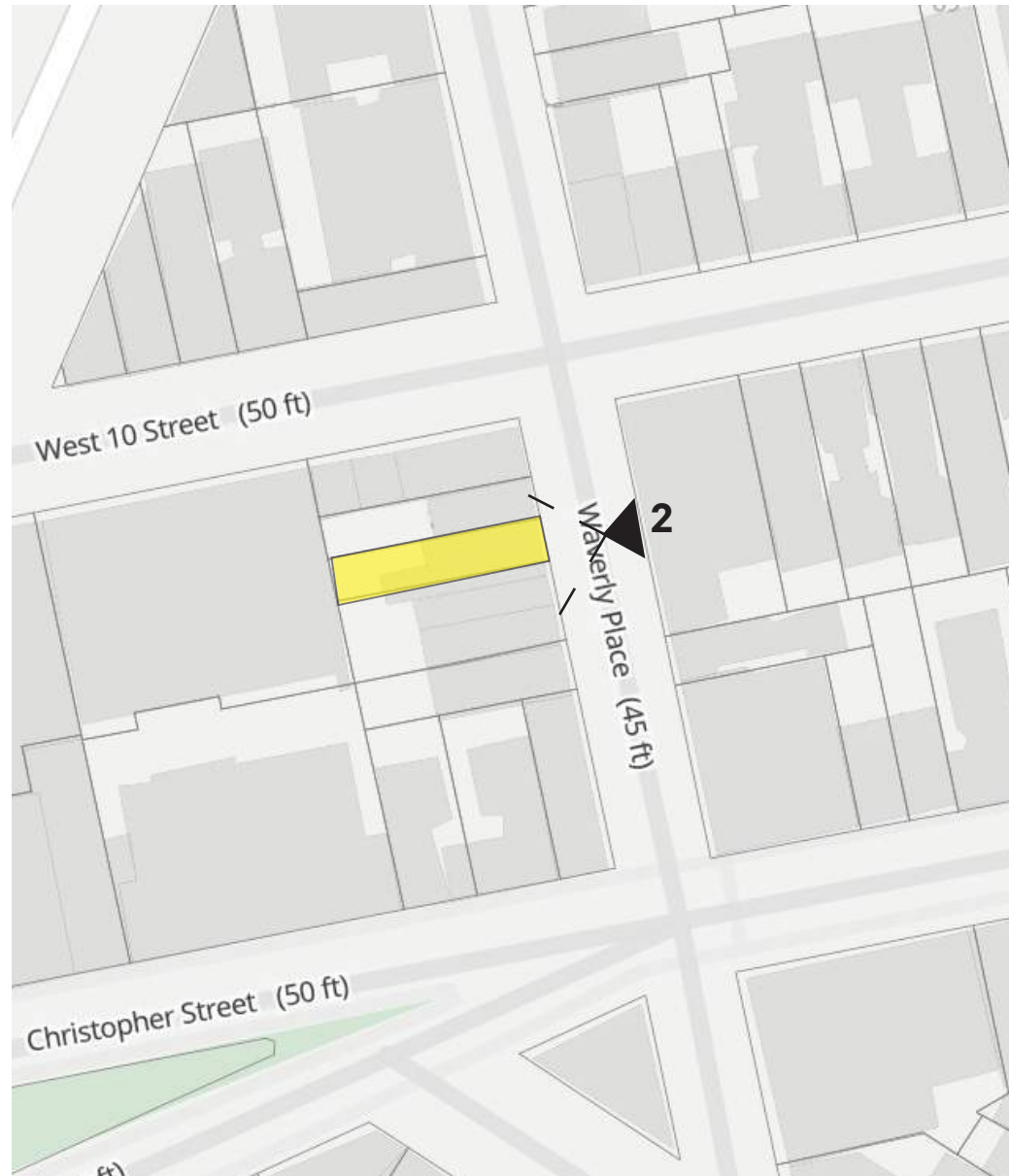
1a



1b

# Mock up Visibility 2

The bulkeahd is not visible from across the street, only a portion of the chimney flue and top of railing are visible from across the street.



2

# Mock up Visibility 3

Mock-up slightly visible from West 10th St. and Waverly Place



**3a** Enlarged



**3b** Enlarged



**3c** Enlarged



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



**3b** Railing and Front Chimney flues seasonally visible; a small portion of the mechanical screen is visible outside of trees

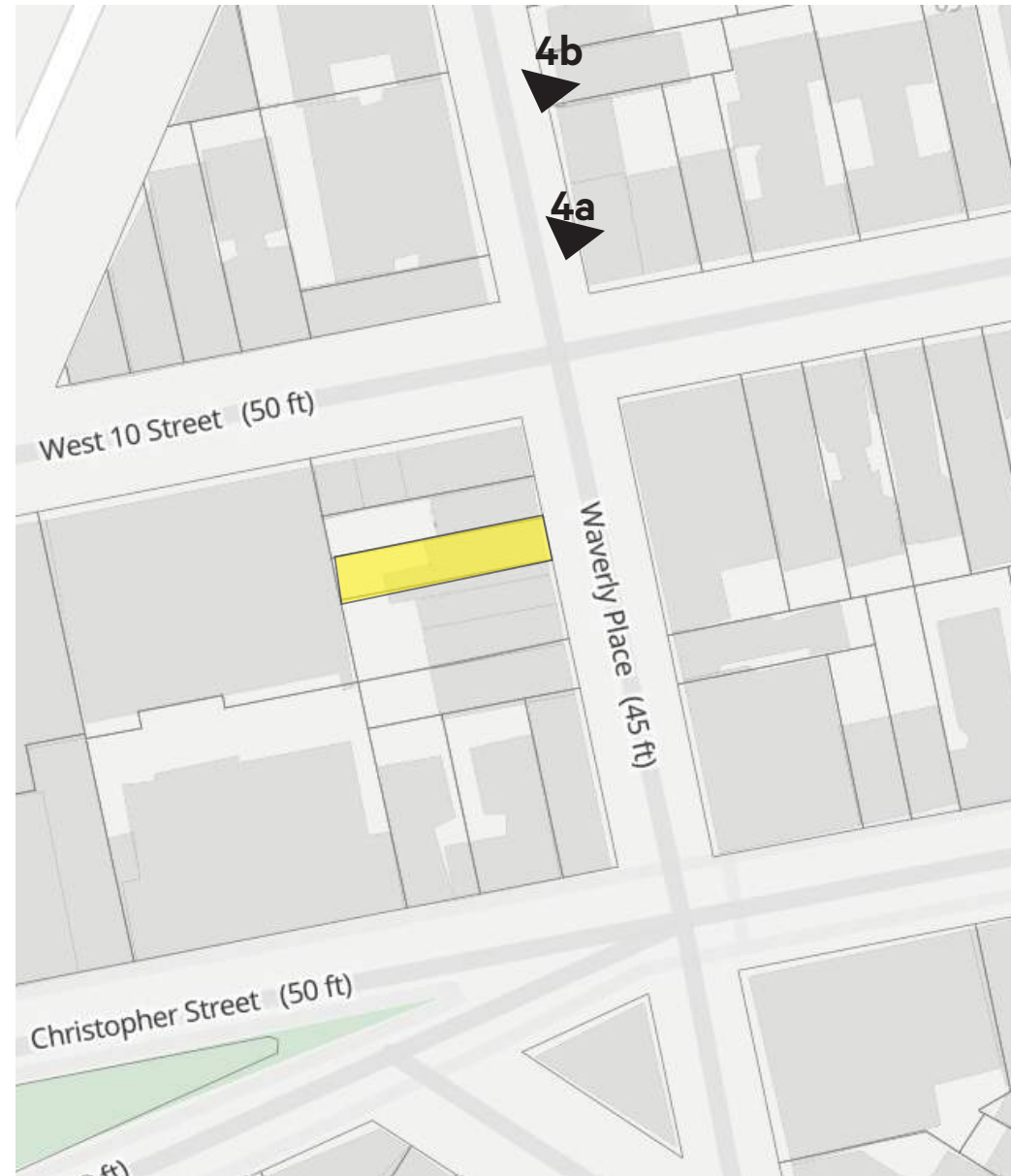


**3c** Railing seasonally visible through trees, Front Chimney flues partly visible outside of trees

# Mock up Visibility 4

Mock-up slightly visible from northern approach

4c



4a Enlarged



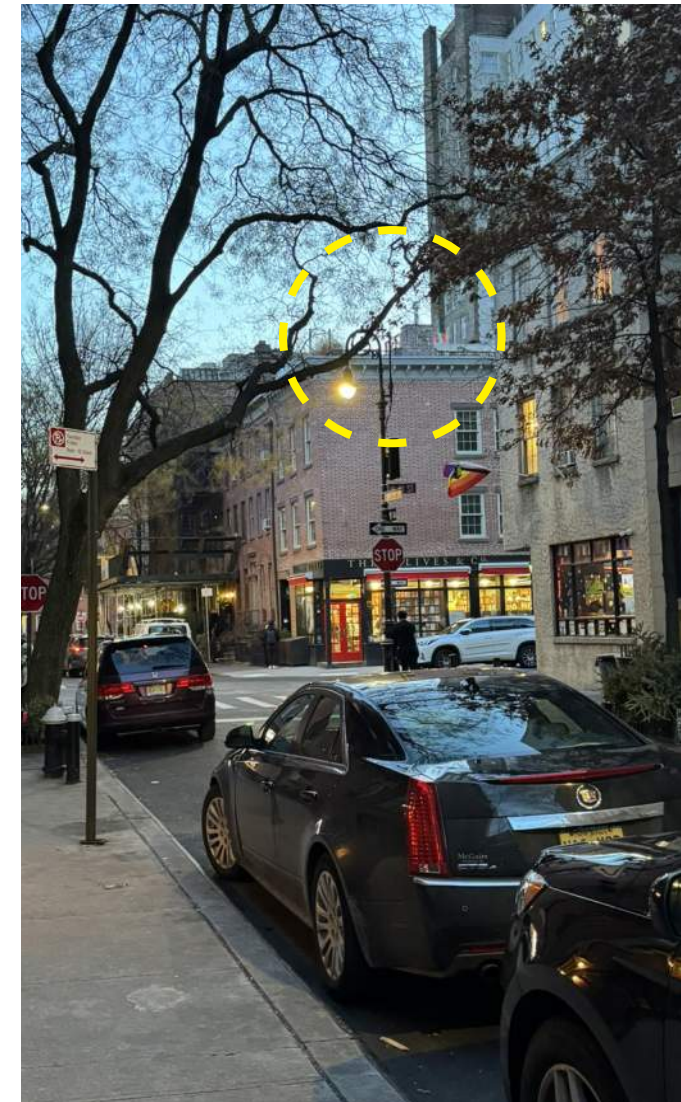
4b Enlarged



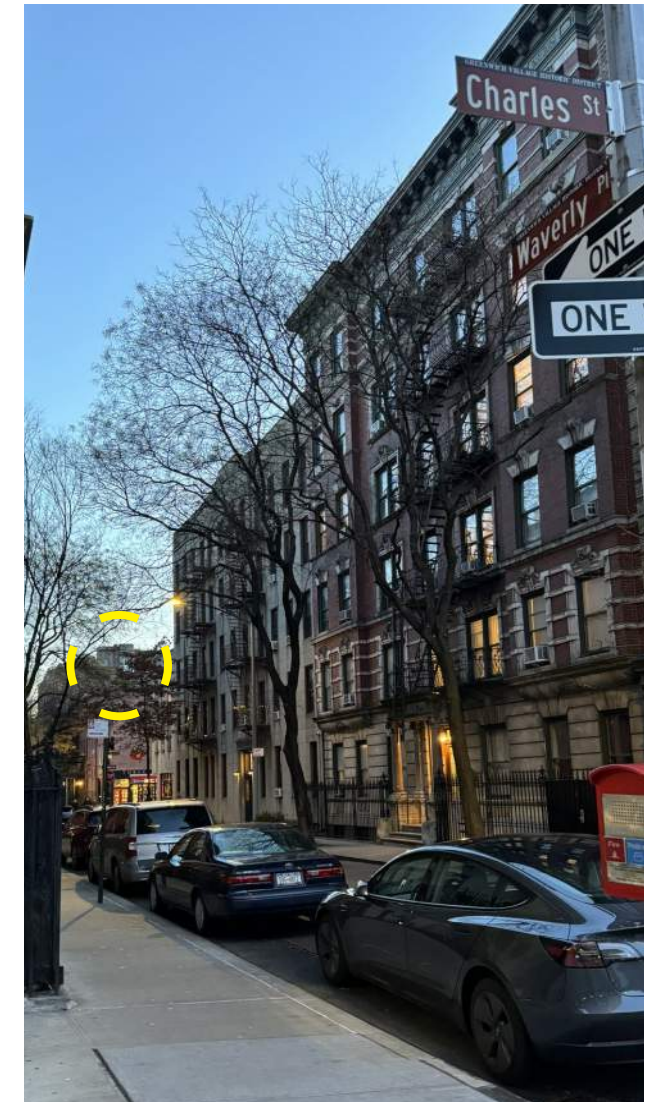
4c Enlarged



4a Chimney flue seasonally visible through tree

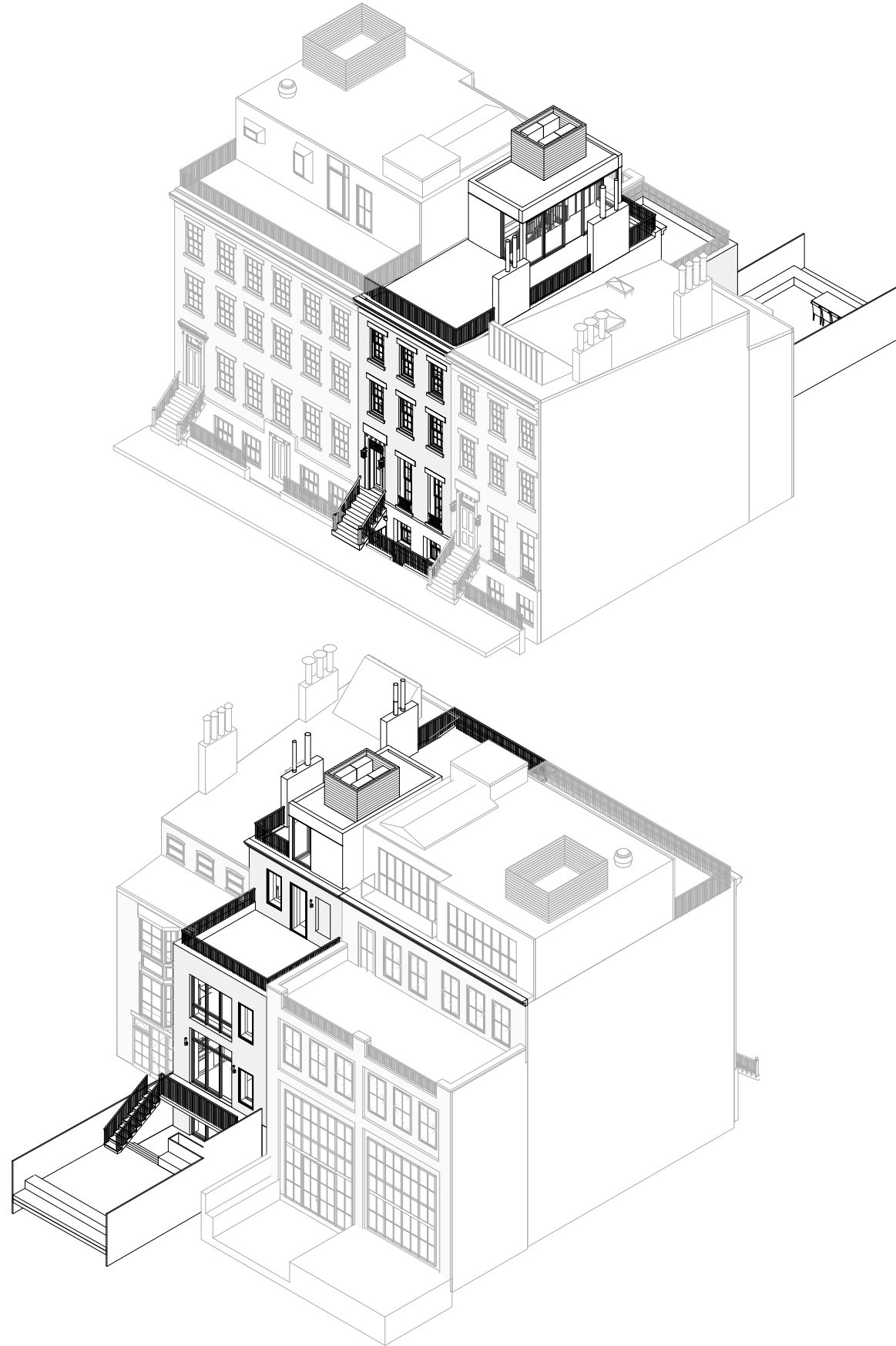


4b Mechanical screen and chimney flues seasonally visible through trees



4c Chimney flue seasonally visible through tree

# 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.