



# 180 Waverly Place

Landmarks Public Hearing  
January 30th, 2024

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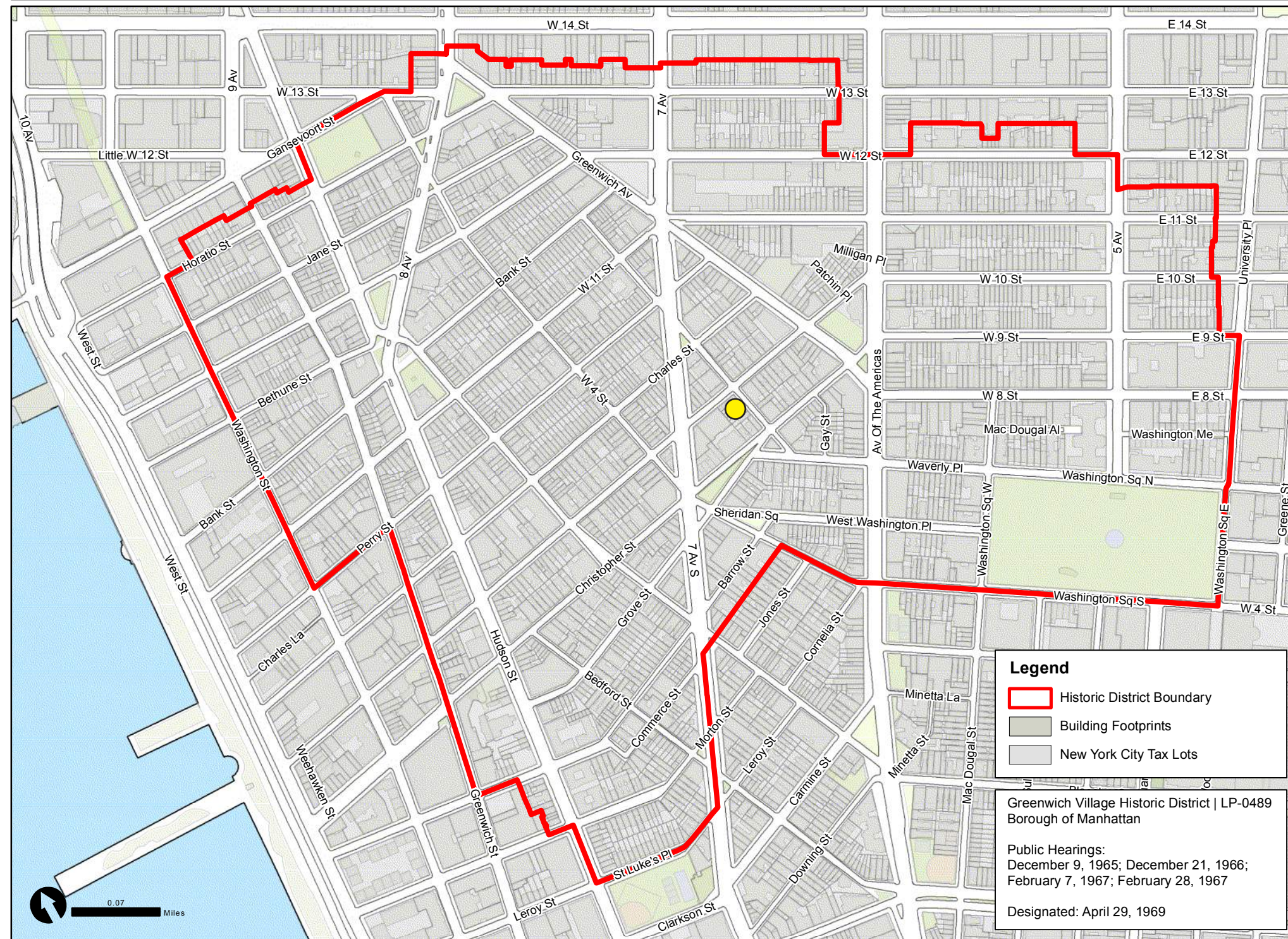
Application is to add a new stair and elevator bulkhead to a new roof terrace and rework the rear façade of the townhouse by removing the existing added volumes to create a new uniform rear facade. The windows at the front façade will be replaced, the front areaway railing will be replaced and the parlor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



# Historic District Map

180 WAVERLY PLACE

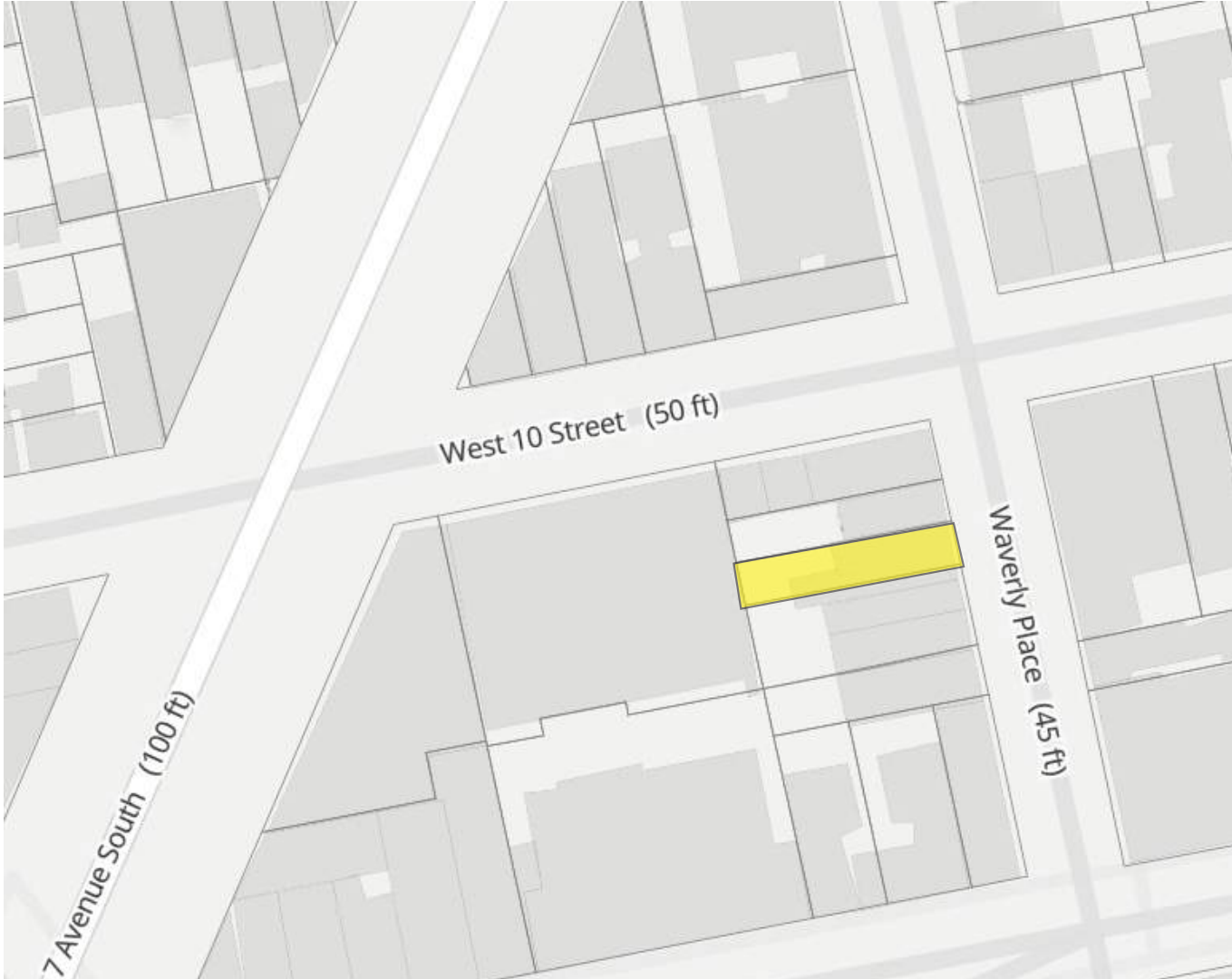
Greenwich Village Historic District | LP-0489



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

# Site Plan

180 WAVERLY PLACE



SITE PLAN



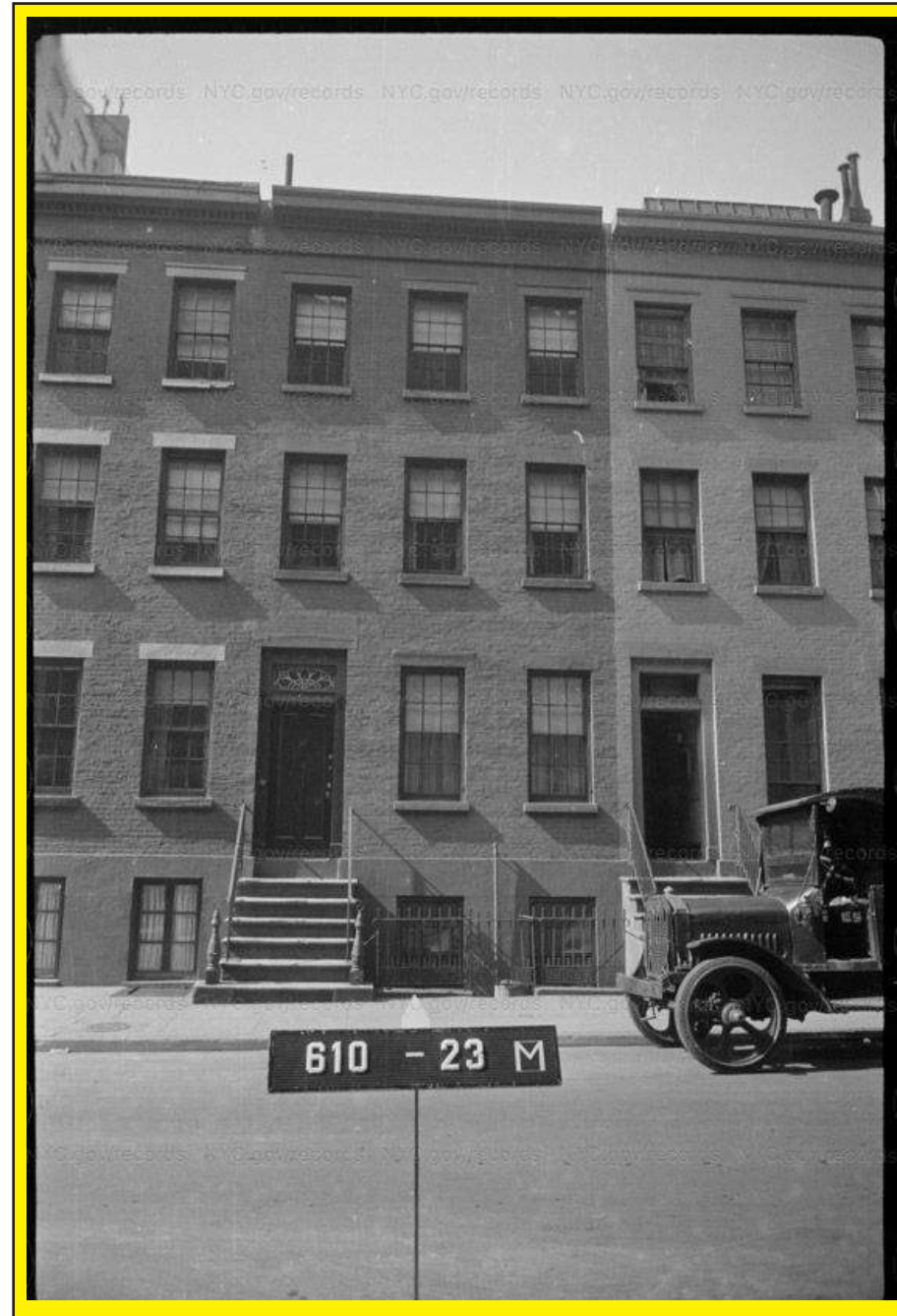
AERIAL VIEW

# Historic Photos

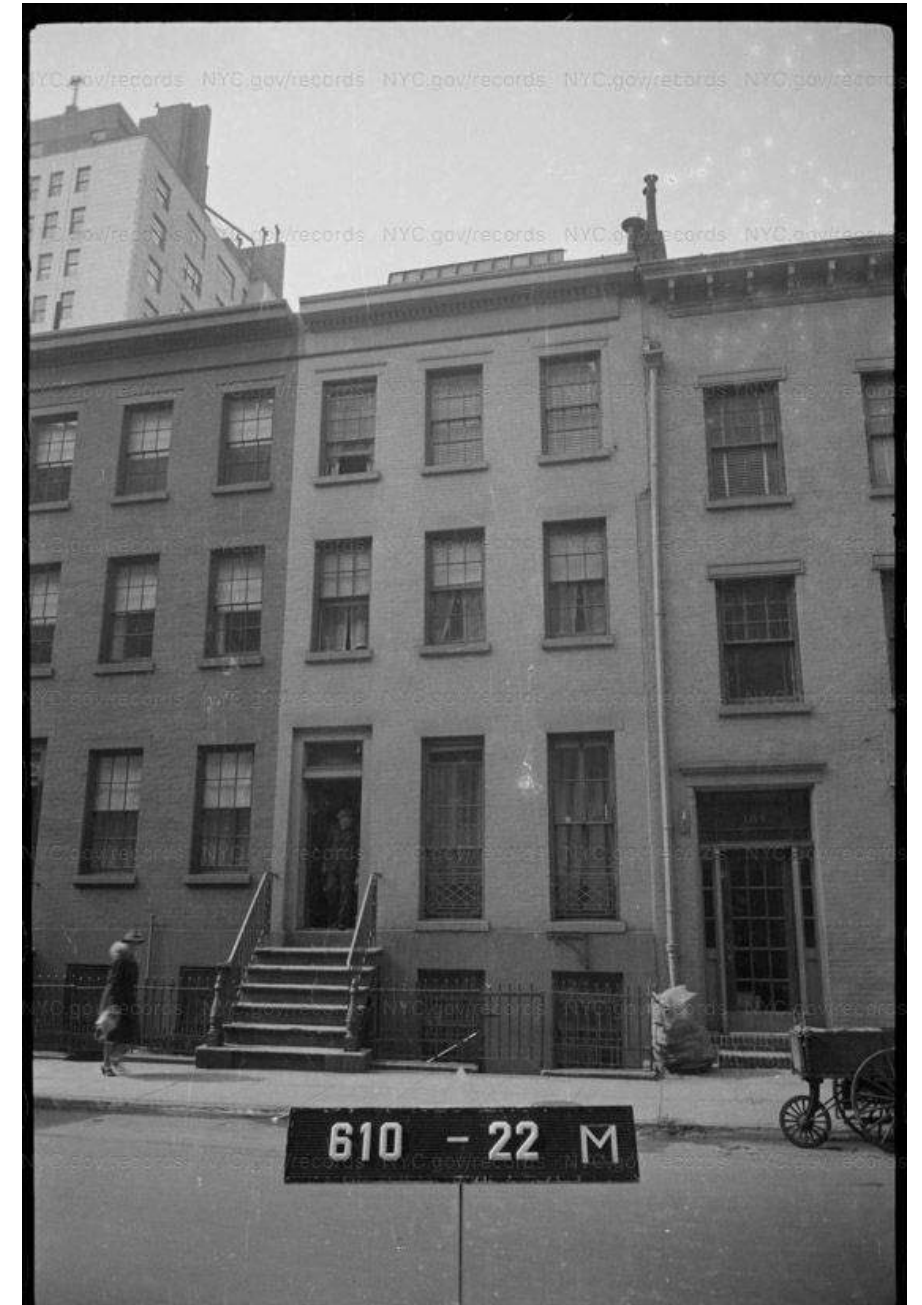
180 Waverly Place is a Greek Revival style house built in 1839. It is three story high brick above stone basement.



176-178 WAVERLY (1940 TAX PHOTO)



180 WAVERLY (1940 TAX PHOTO)



182 WAVERLY (1940 TAX PHOTO)

# Current Front Facade

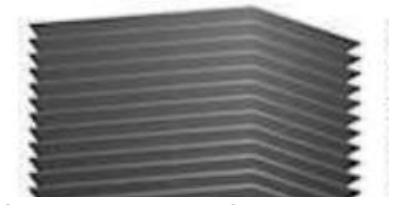


# Front Elevations

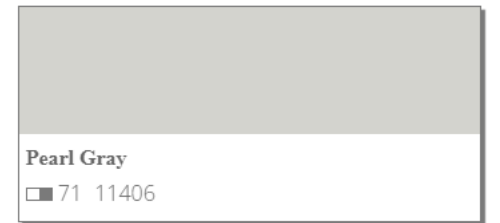


EXISTING

PROPOSED

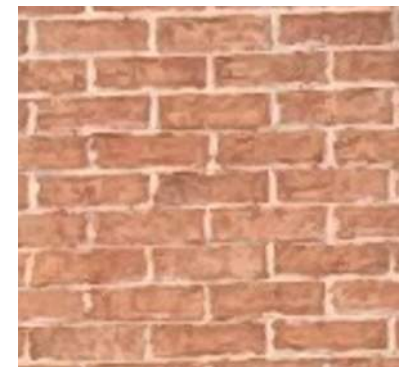


GRAY METAL LOUVERED  
MECHANICAL SCREEN



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 Examples



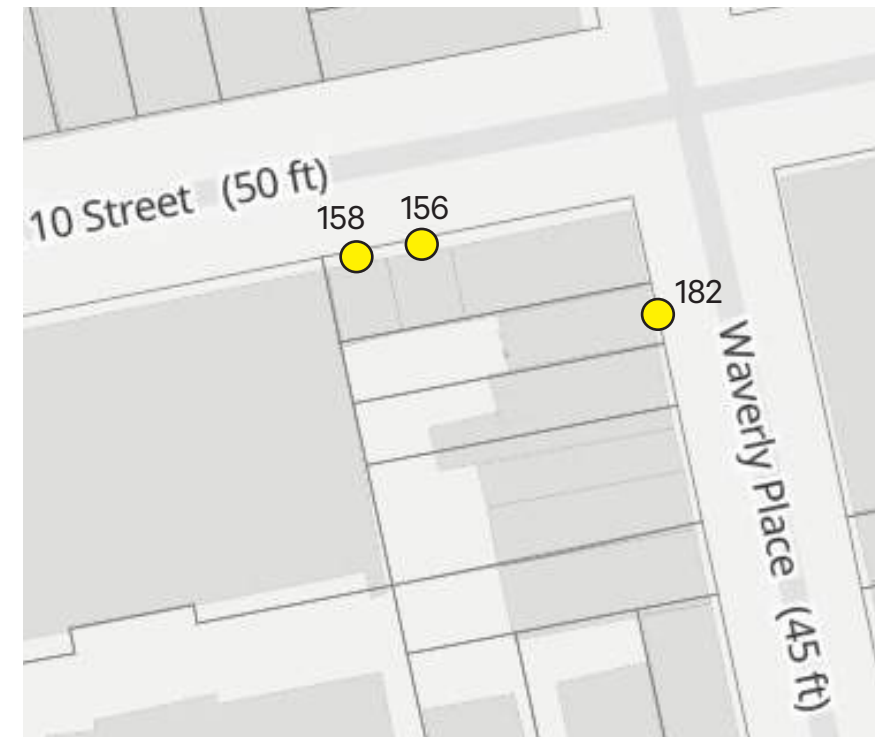
CURRENT 180 WAVERLY WINDOW  
(PROPOSED TO BE REPLACED WITH ELONGATED  
TWO OVER TWO WINDOW WITH IRONWORK)



CURRENT 182 WAVERLY WINDOW

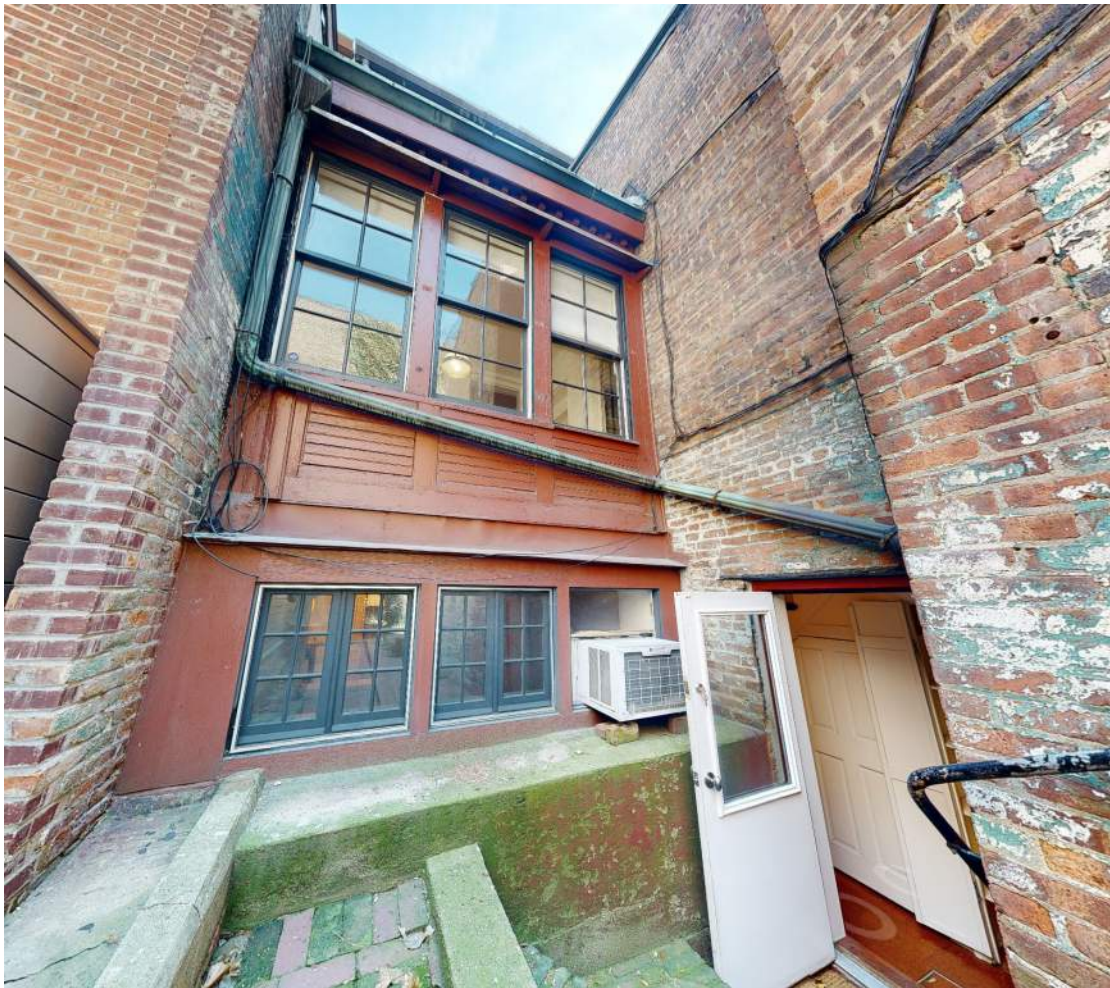


CURRENT 156 AND 158 W. 10TH ST  
WINDOWS

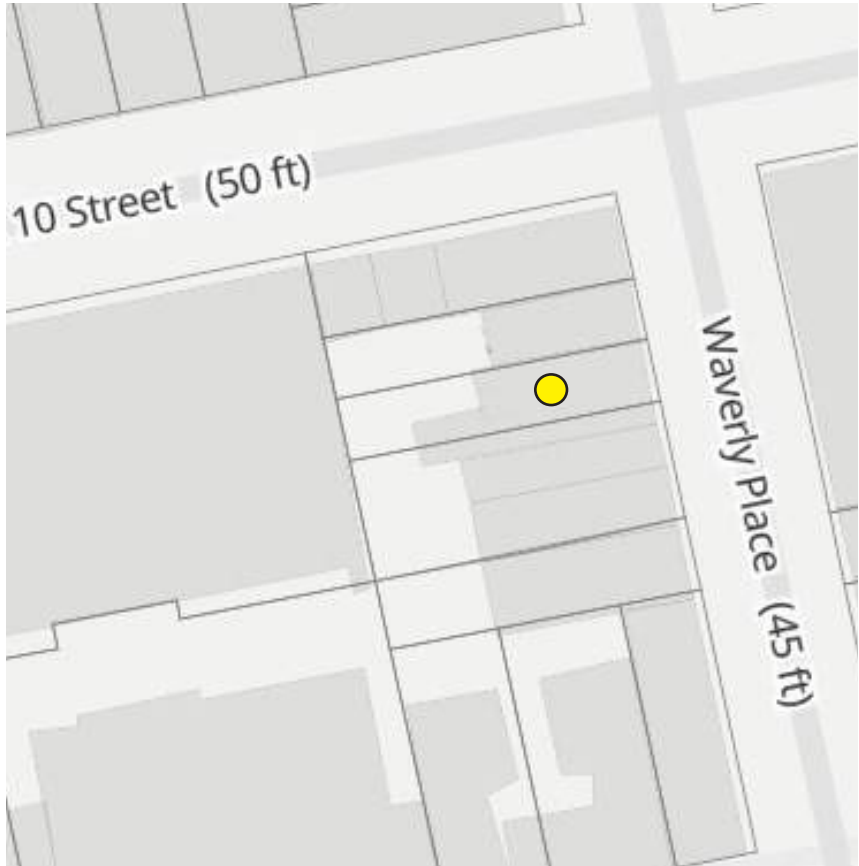


LOCATIONS OF EXISTING FULL-HEIGHT  
TWO OVER TWO WINDOWS WITH IRONWORK

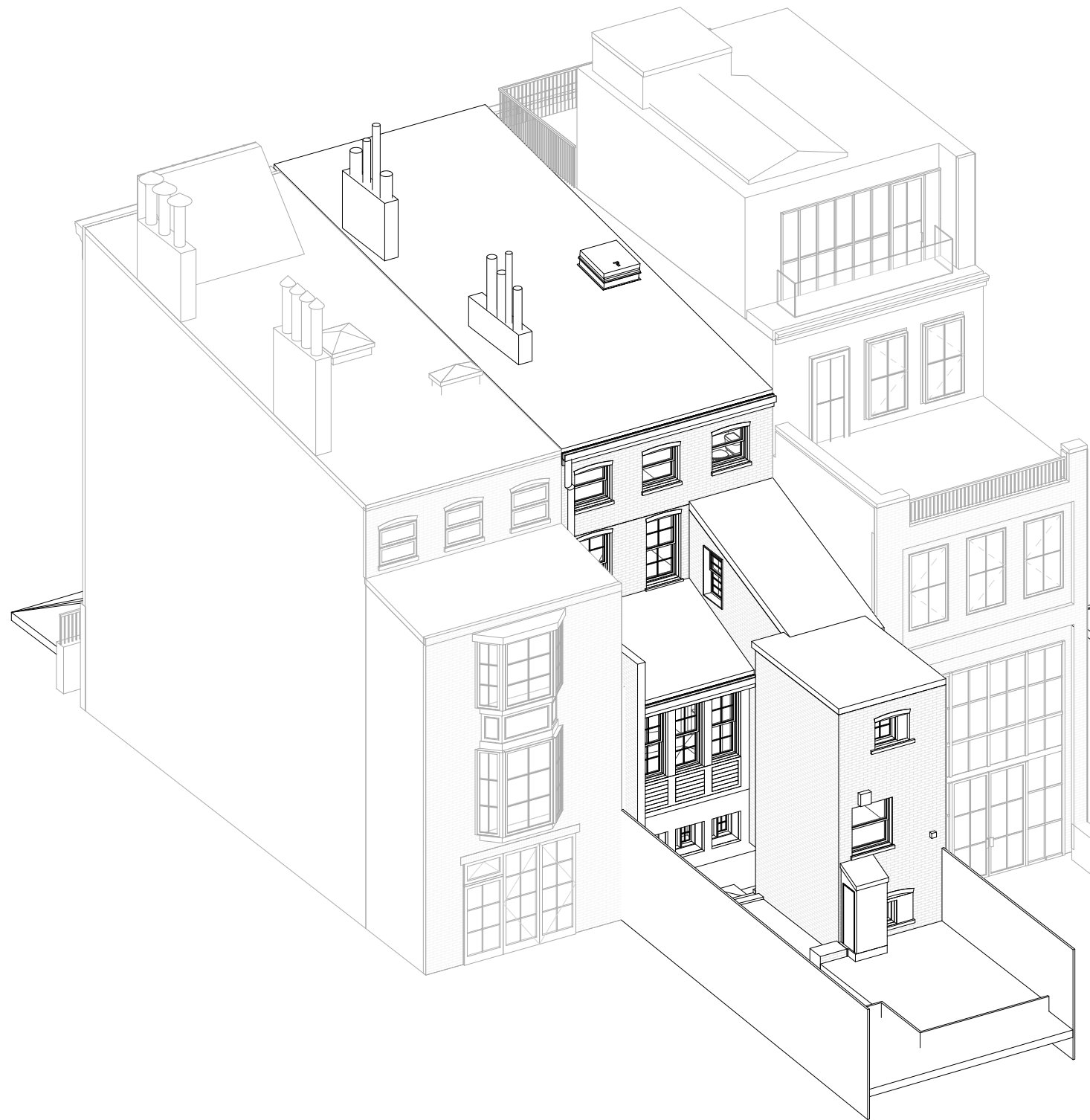
# Current Rear Facade



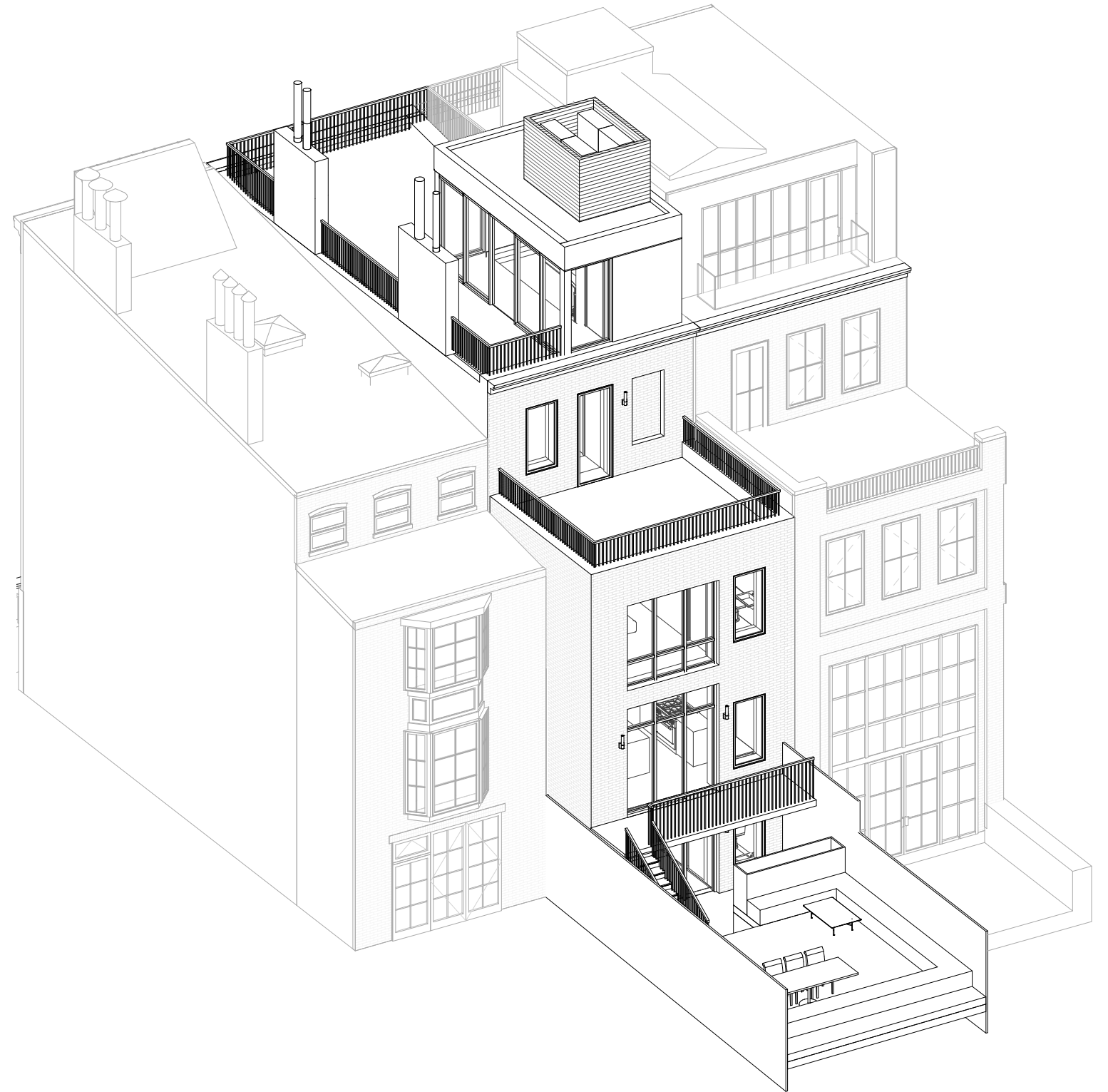
# Interior Block Photos



# Rear 3D Views



EXISTING



PROPOSED

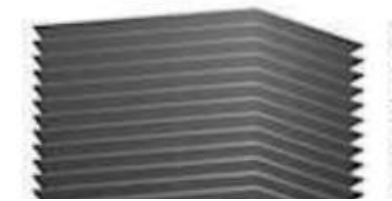
# Rear Elevations



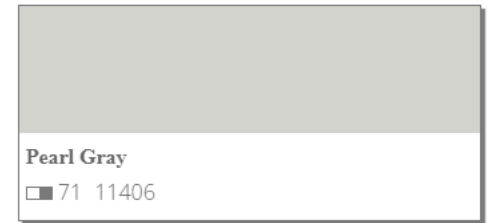
EXISTING



PROPOSED

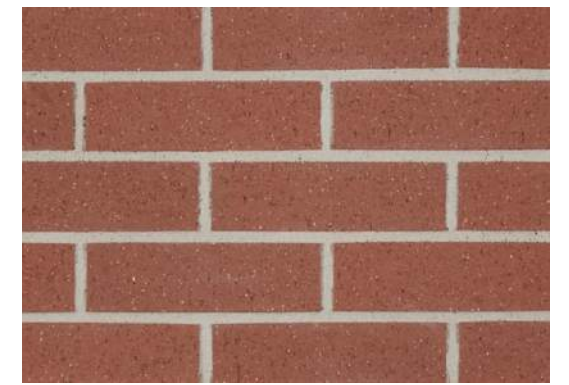


GRAY METAL LOUVERED MECHANICAL SCREEN



Pearl Gray  
71 11406

GRAY STUCCO SYSTEM AT BULKHEAD AND CHIMNEY



NEW RED BRICK FACADE

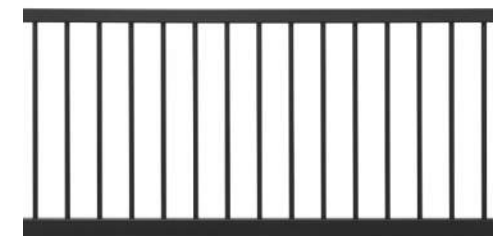


Wrought Iron  
2124-10

TRIM COLOR

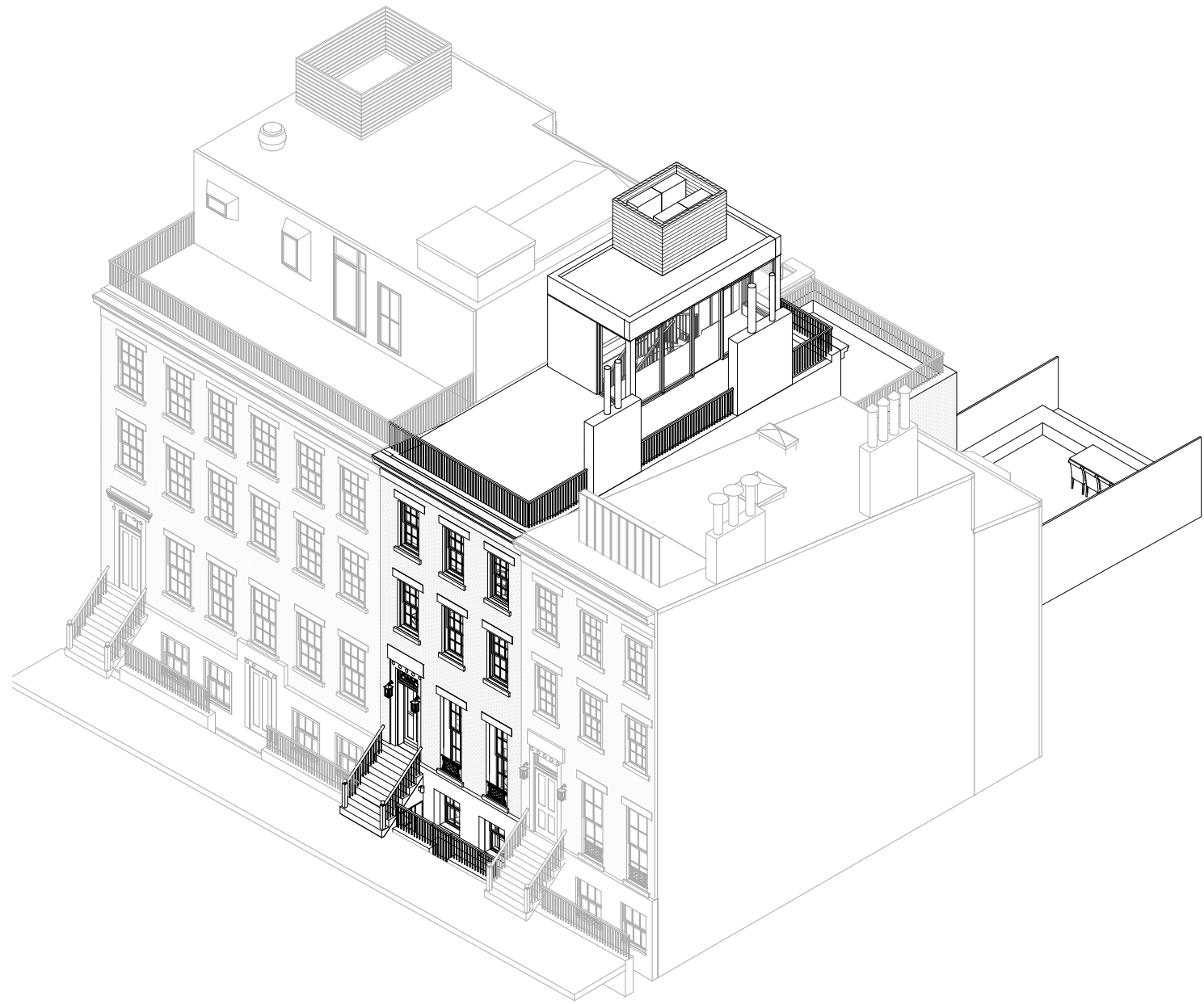


ALUMINUM EXTERIOR WINDOWS AND DOORS

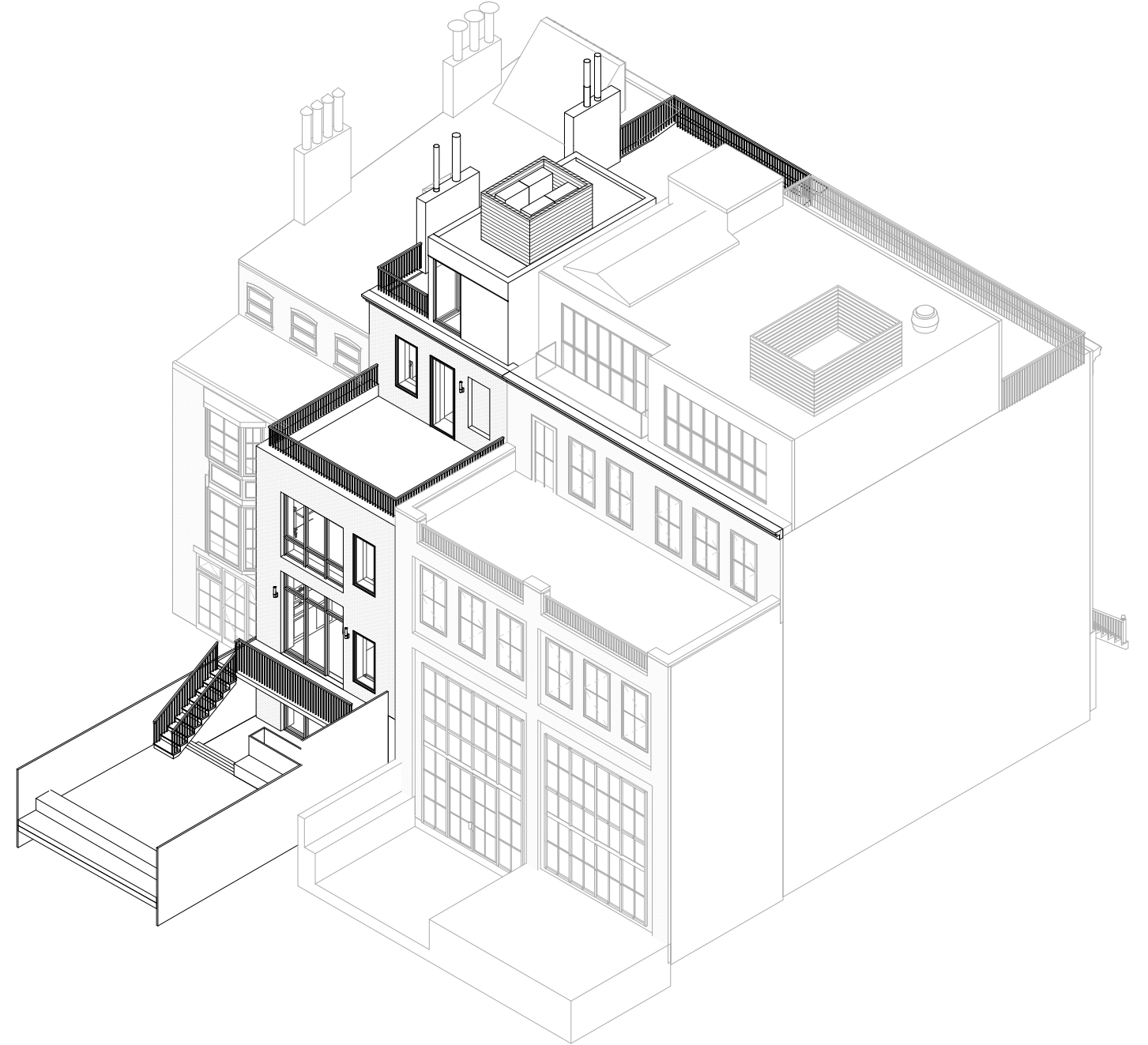


RAILINGS

# 3D Views

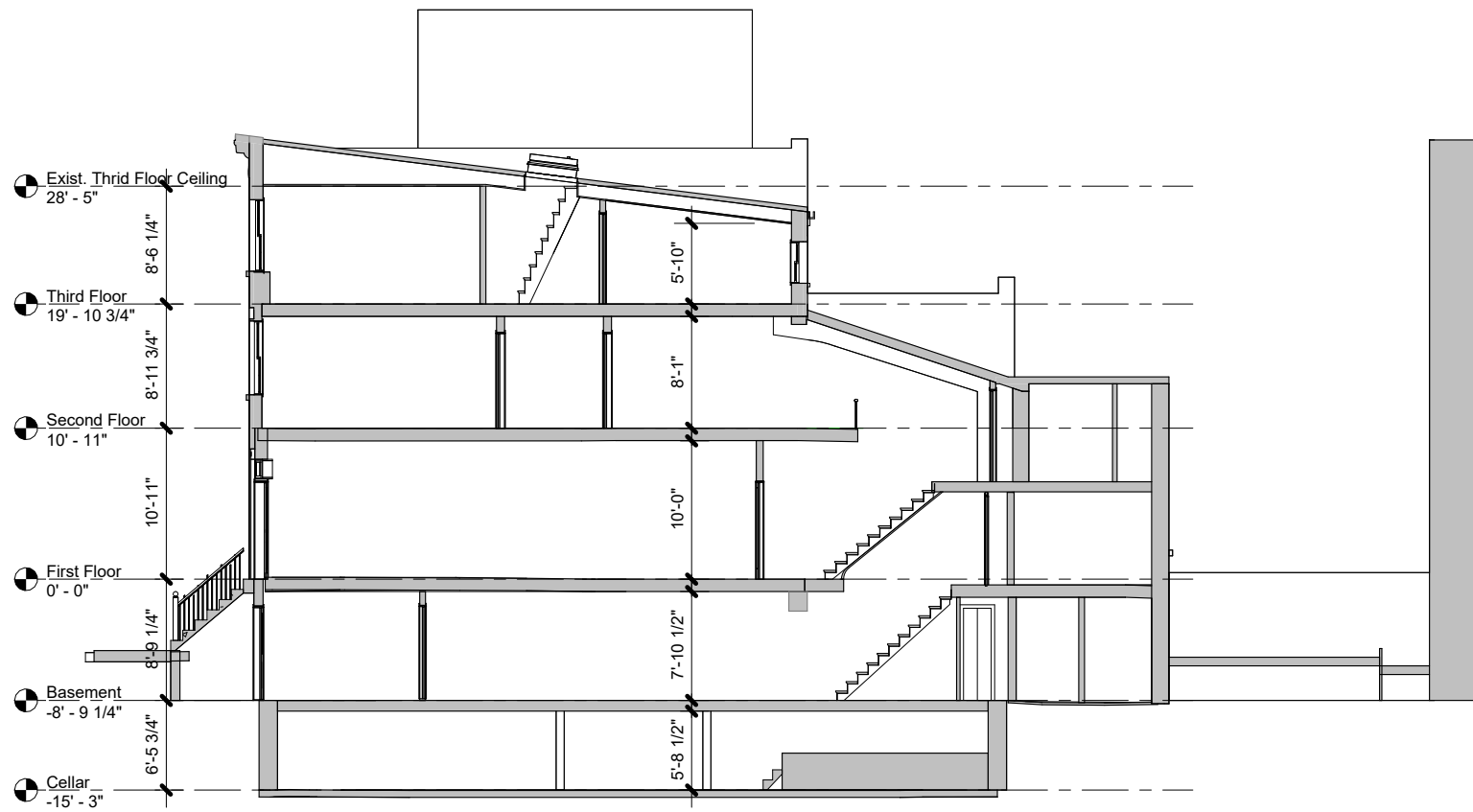


PROPOSED FRONT VIEW

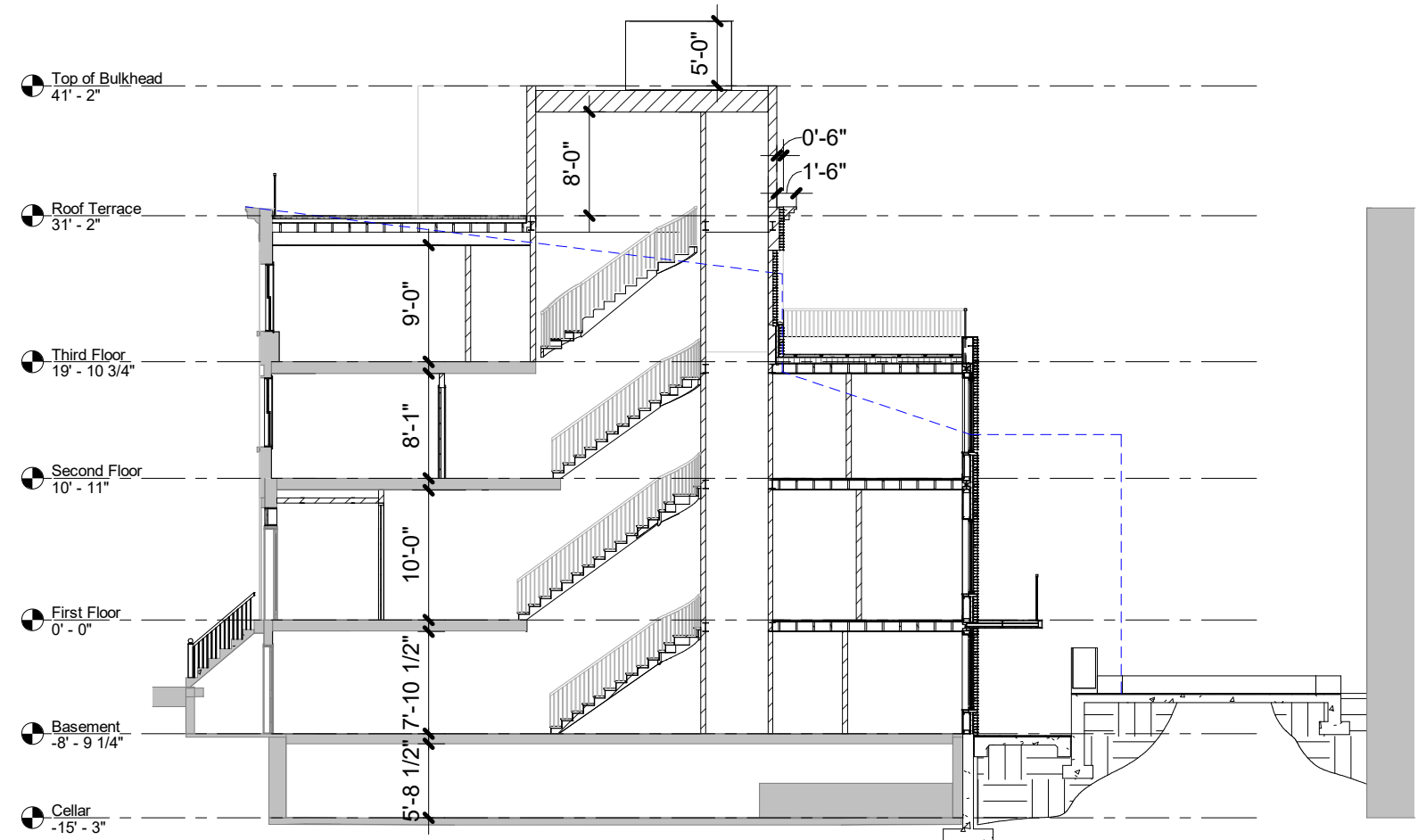


PROPOSED REAR VIEW

# Sections

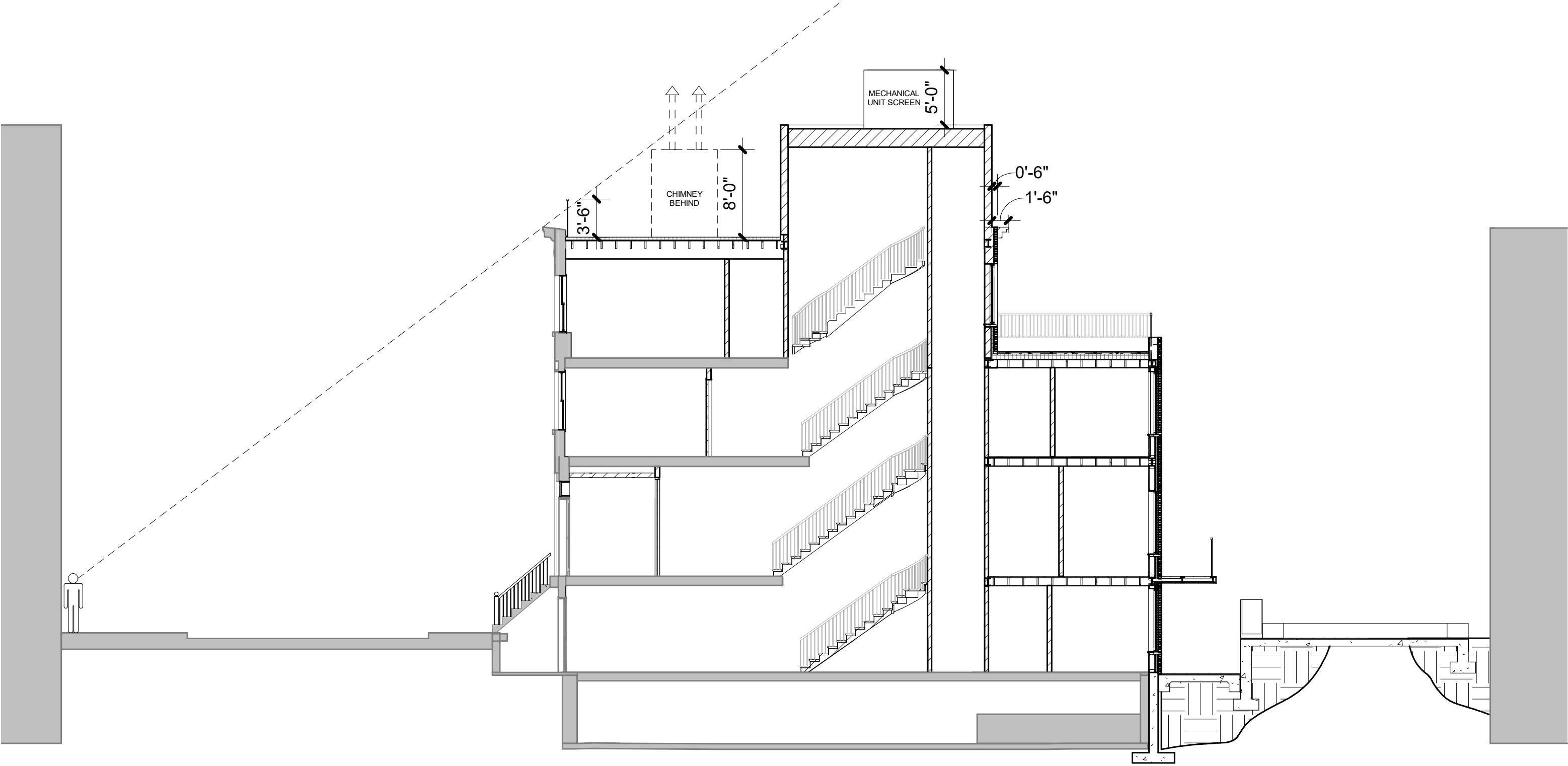


EXISTING

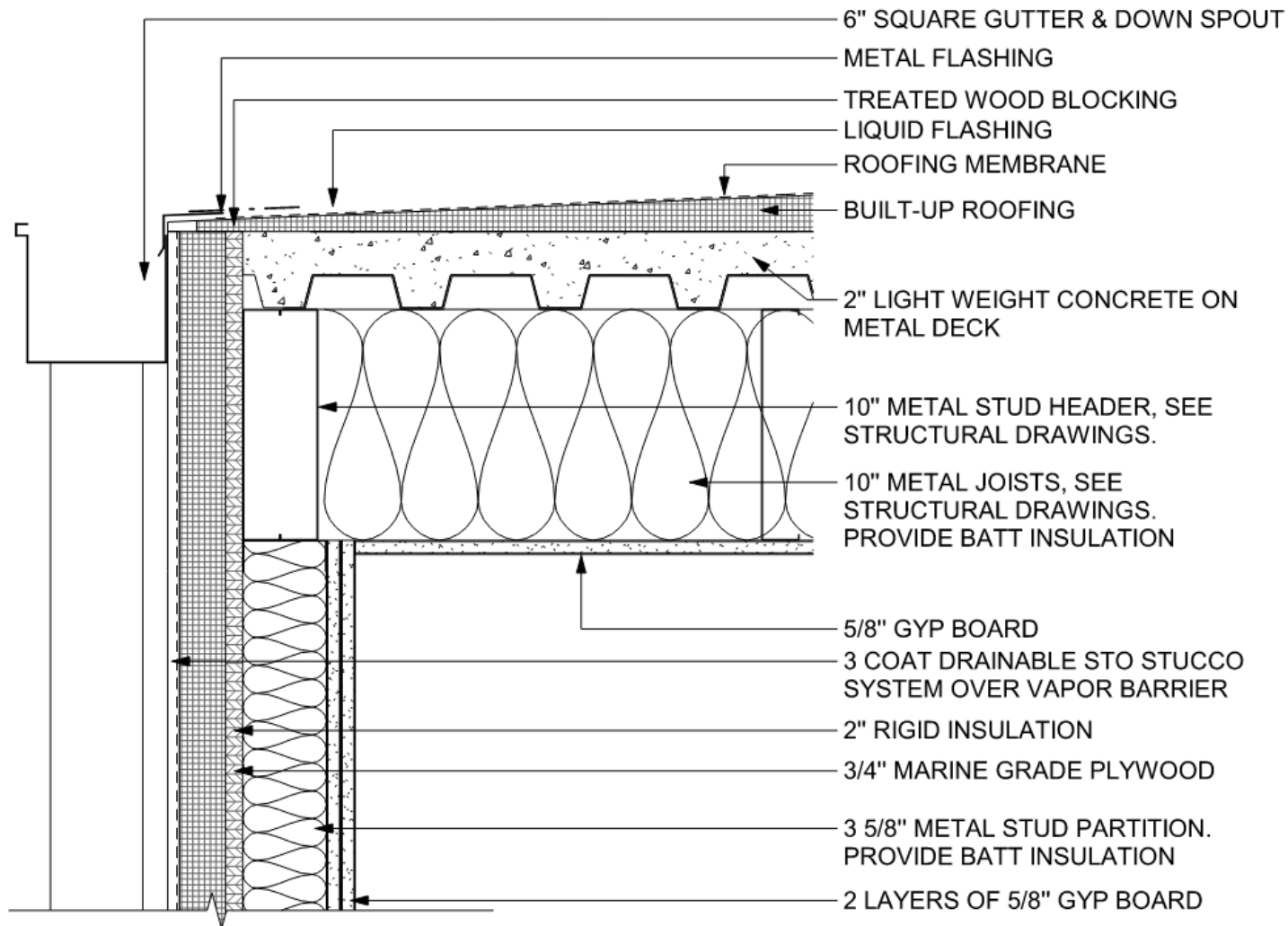


PROPOSED

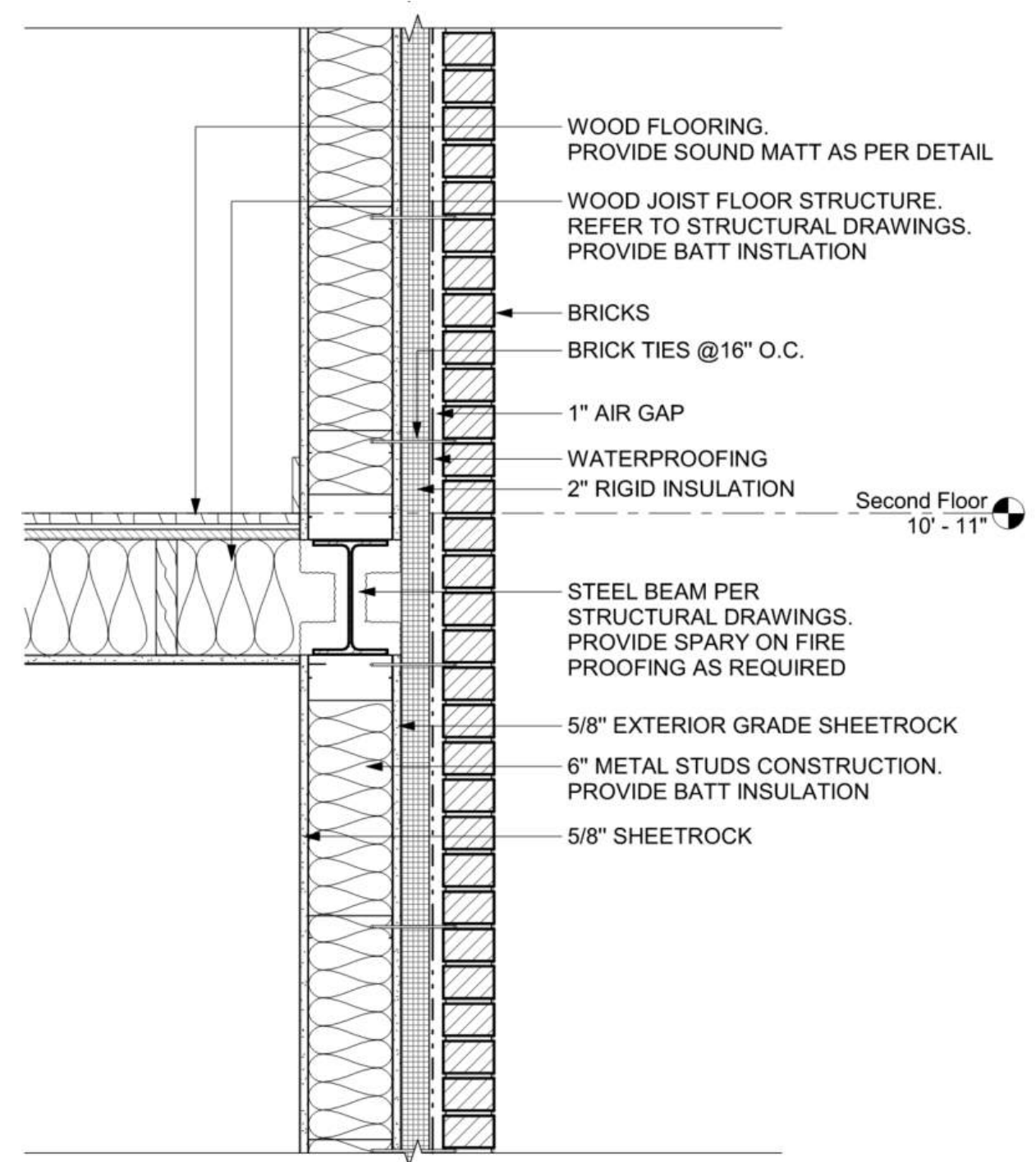
# Site Line Section



# New Construction

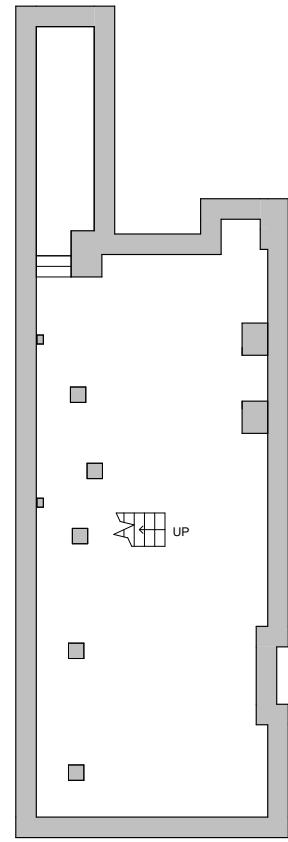


ROOF / WALL DETAIL AT STAIR BULKHEAD

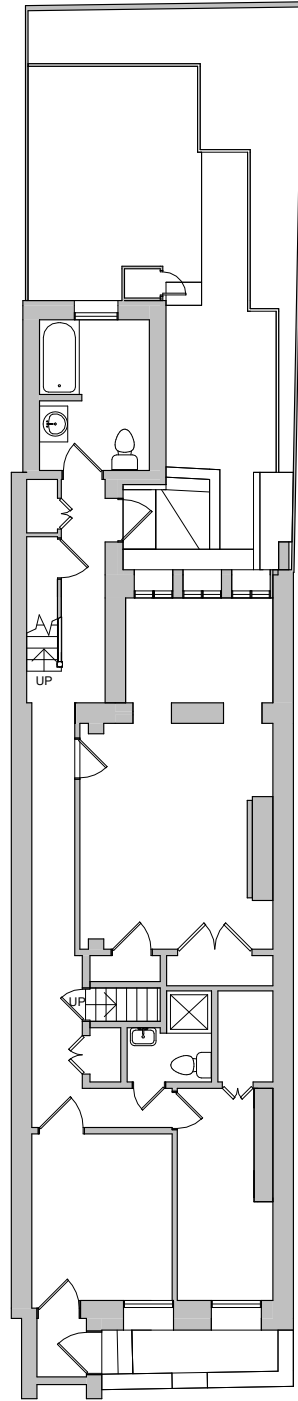


TYPICAL WALL CONSTRUCTION AT REAR FACADE

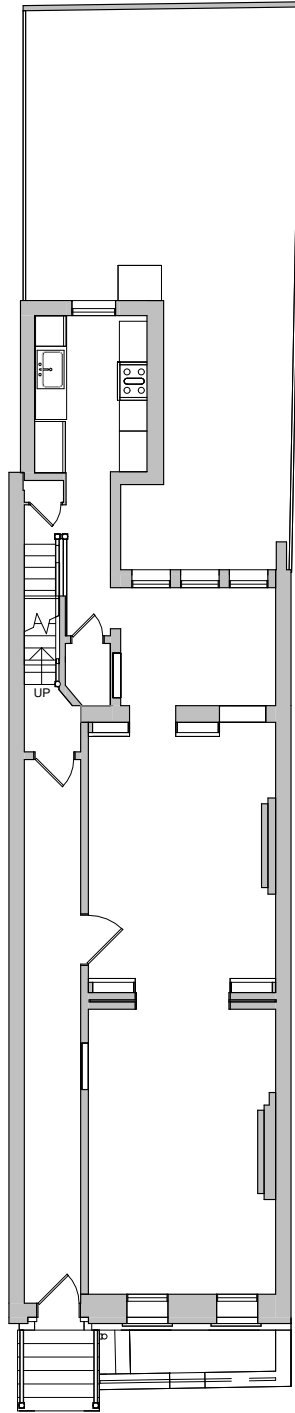
# Existing Plans



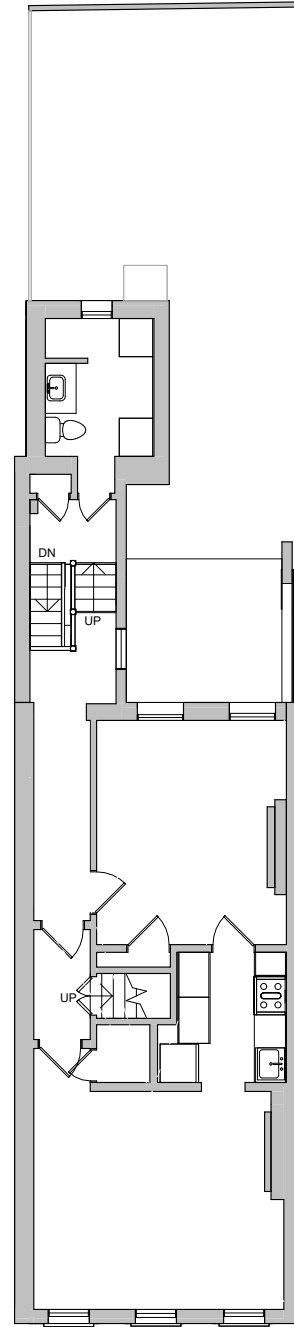
CELLAR



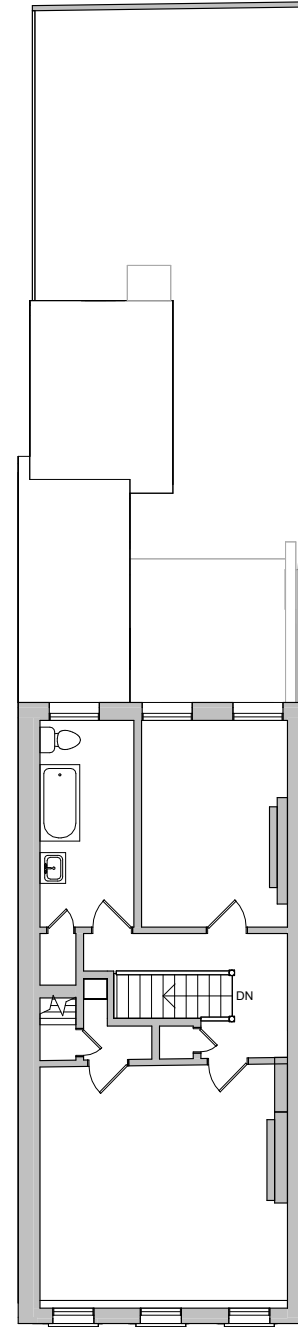
BASEMENT



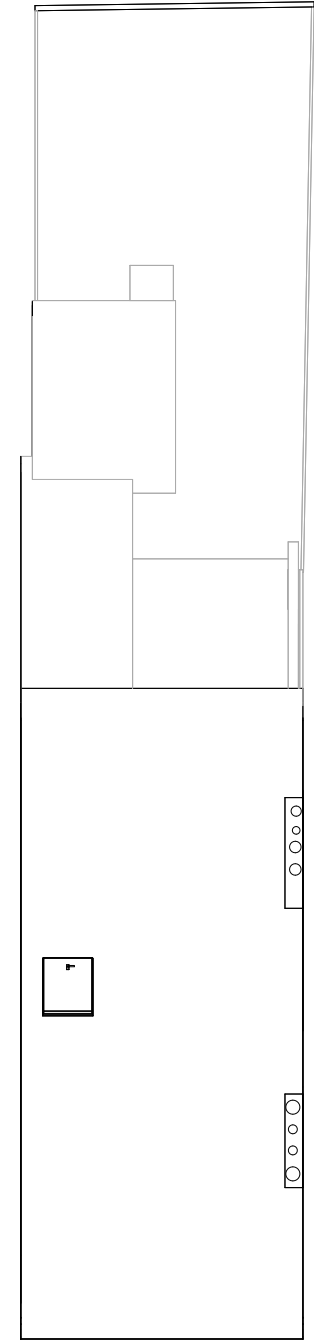
1ST FLOOR



2ND FLOOR

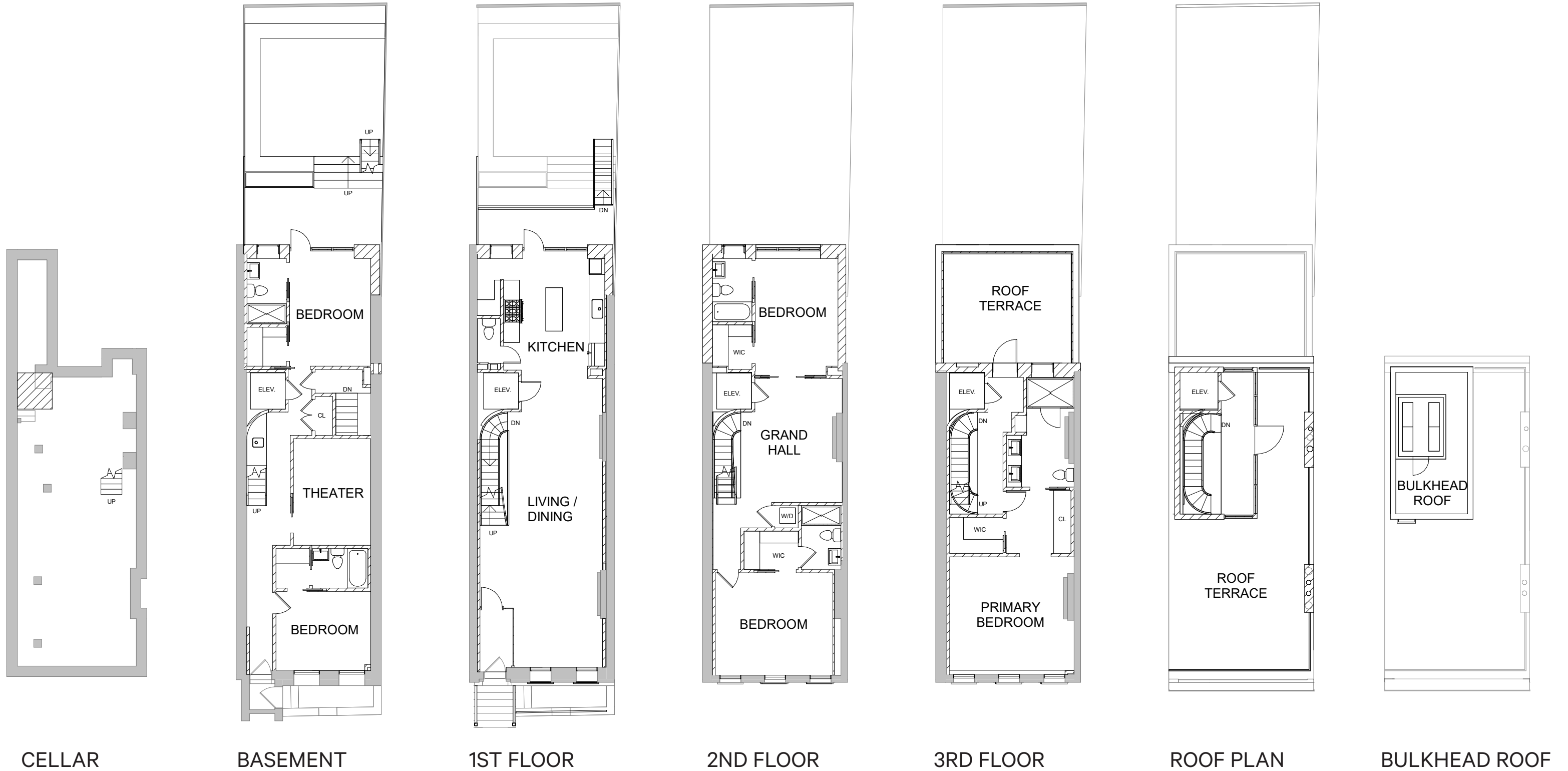


3RD FLOOR



ROOF PLAN

# Proposed Plans



CELLAR

BASEMENT

1ST FLOOR

2ND FLOOR

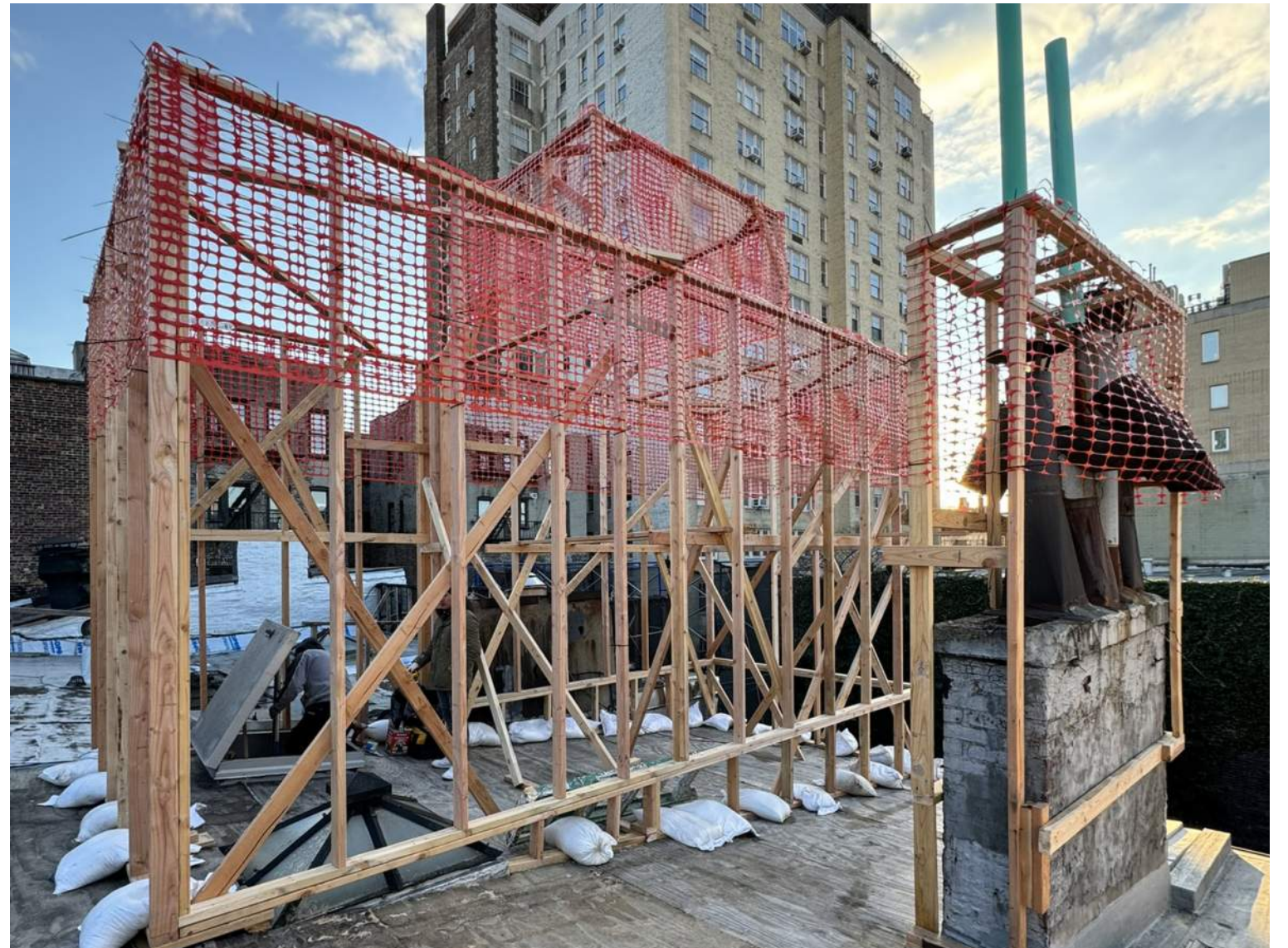
3RD FLOOR

ROOF PLAN

BULKHEAD ROOF

# Mock up

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



# Mock up Visibility 1

Mock-up not visible from southern approach



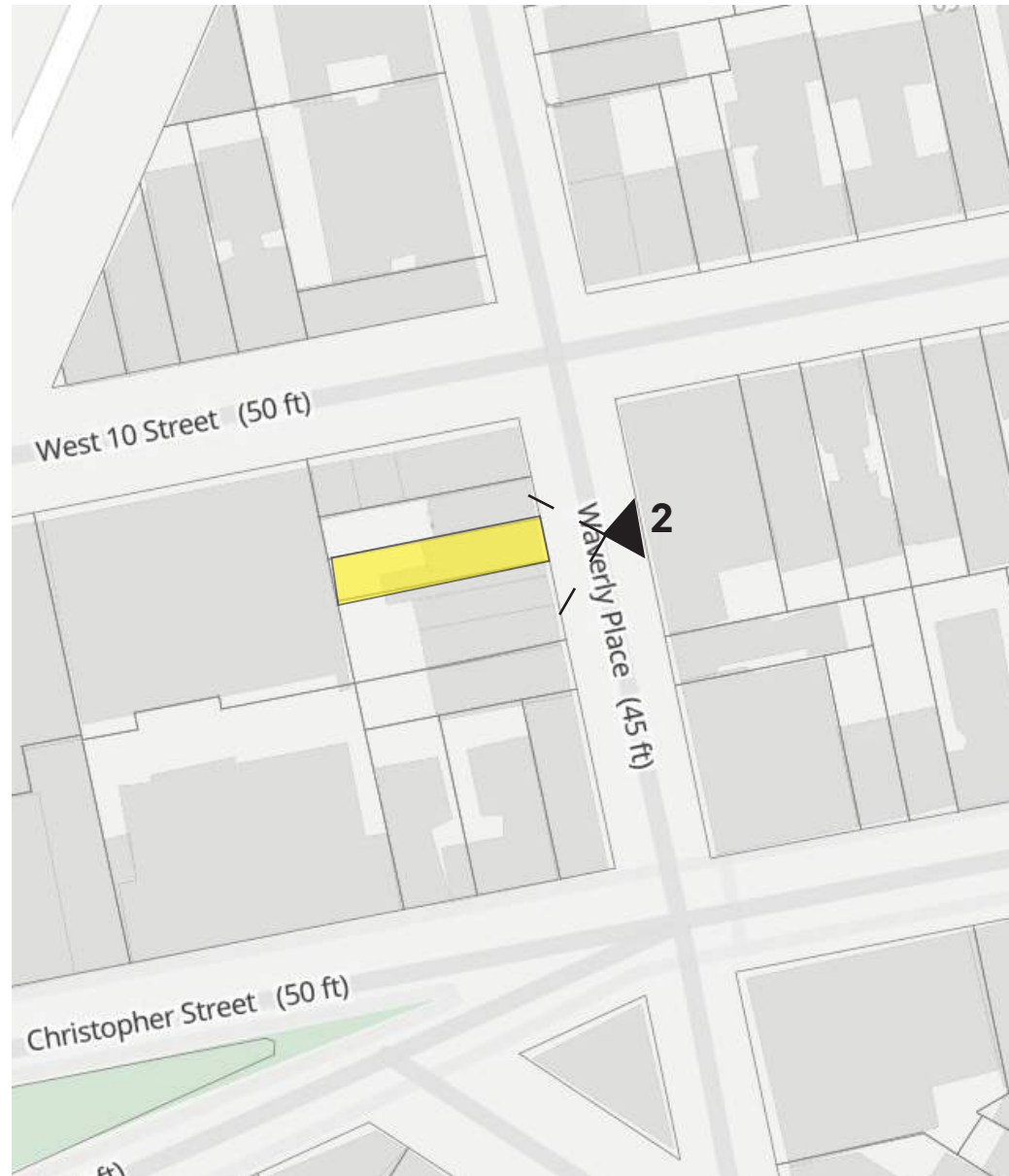
1a



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



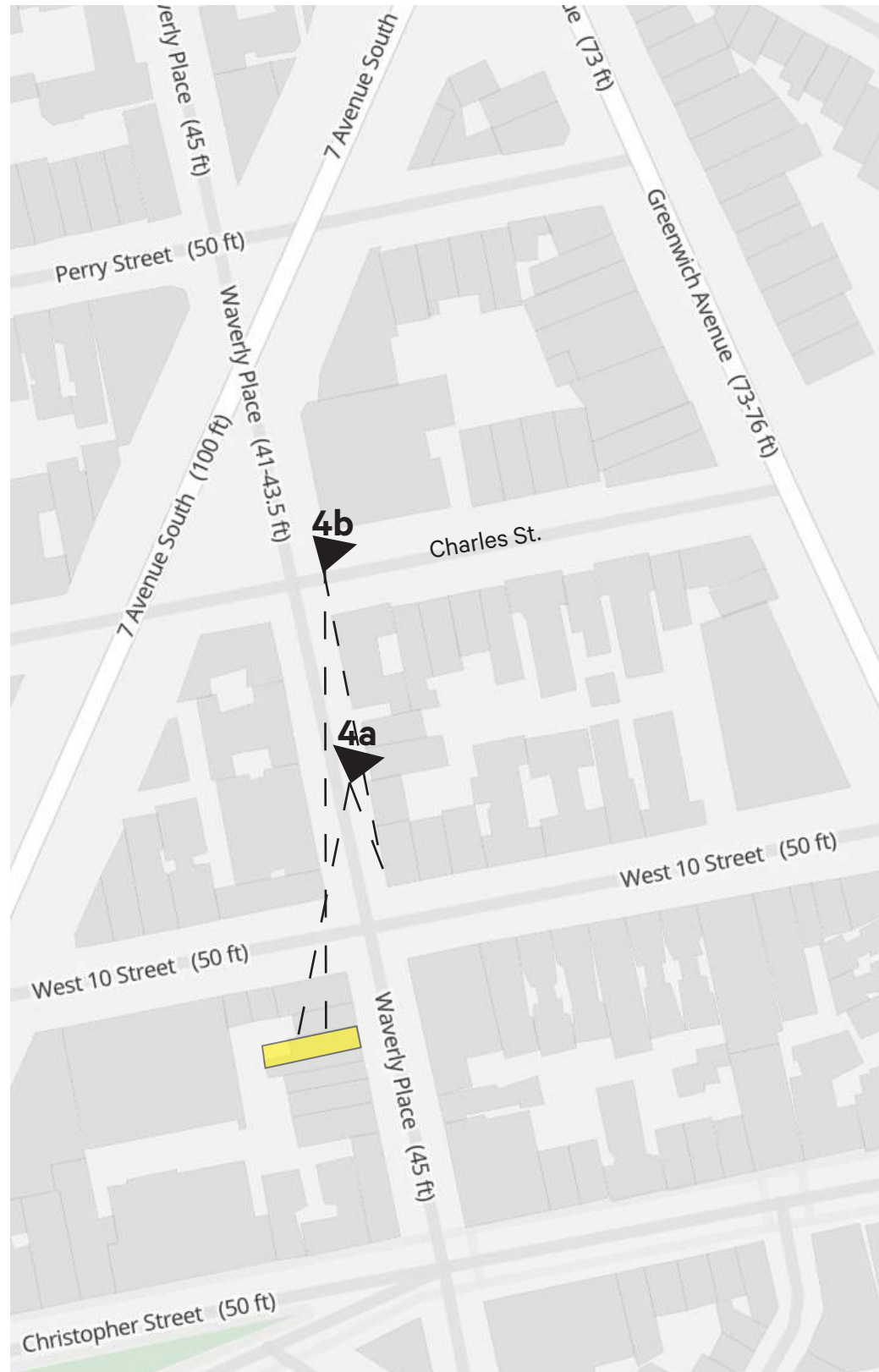
**3b**  
Railing and Front Chimney flues seasonally visible; a small portion of the mechanical screen is visible outside of trees



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

# Mock up Visibility 4

Mock-up slightly visible from North approach



4a Enlarged



4b Enlarged



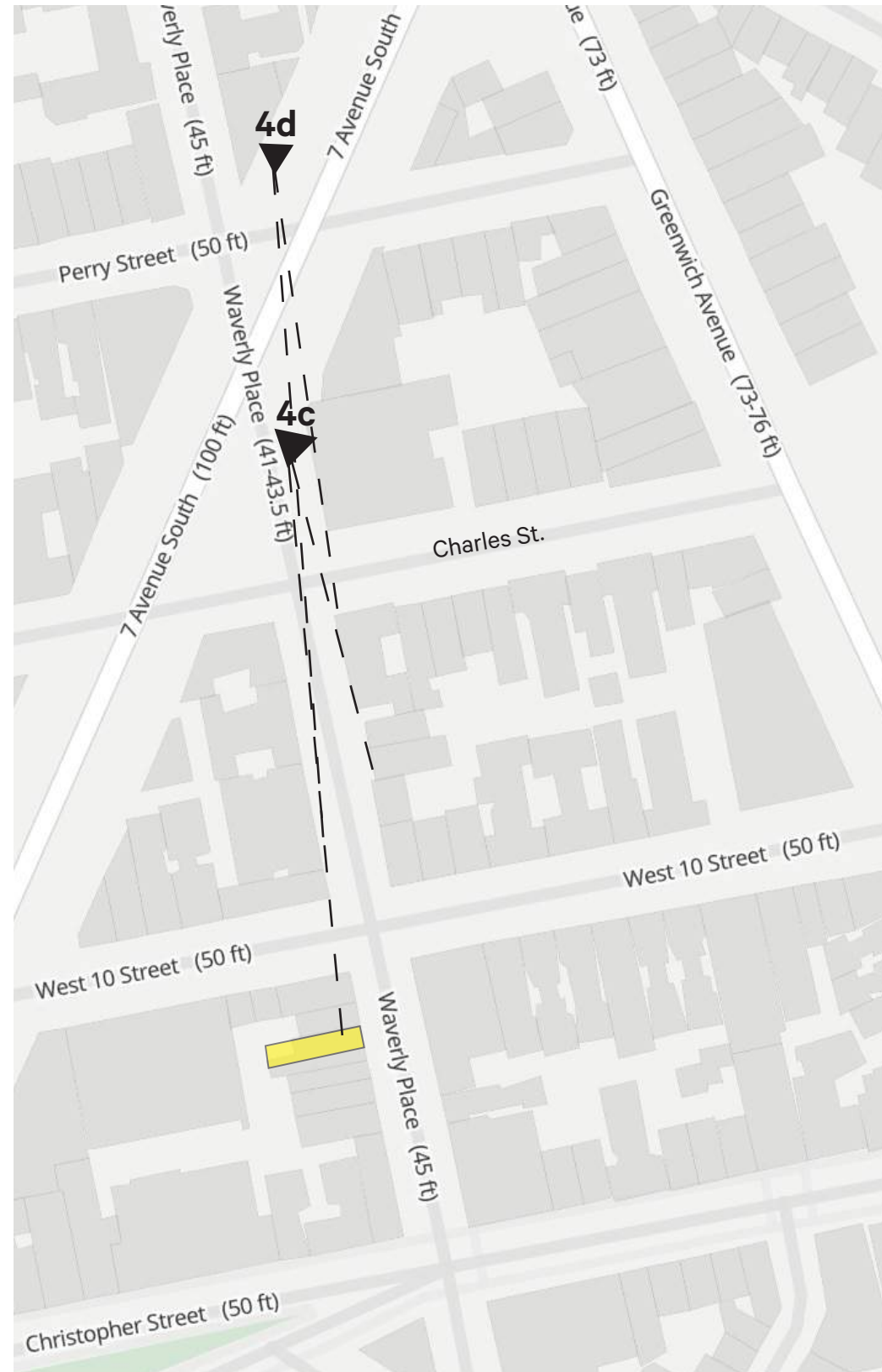
4a Mechanical screen and chimney flues seasonally visible through trees



4b Front chimney and flues and railing are seasonally visible through trees

# Mock up Visibility 4

Mock-up not visible from further north on Waverly Place



4c Enlarged



4d Enlarged

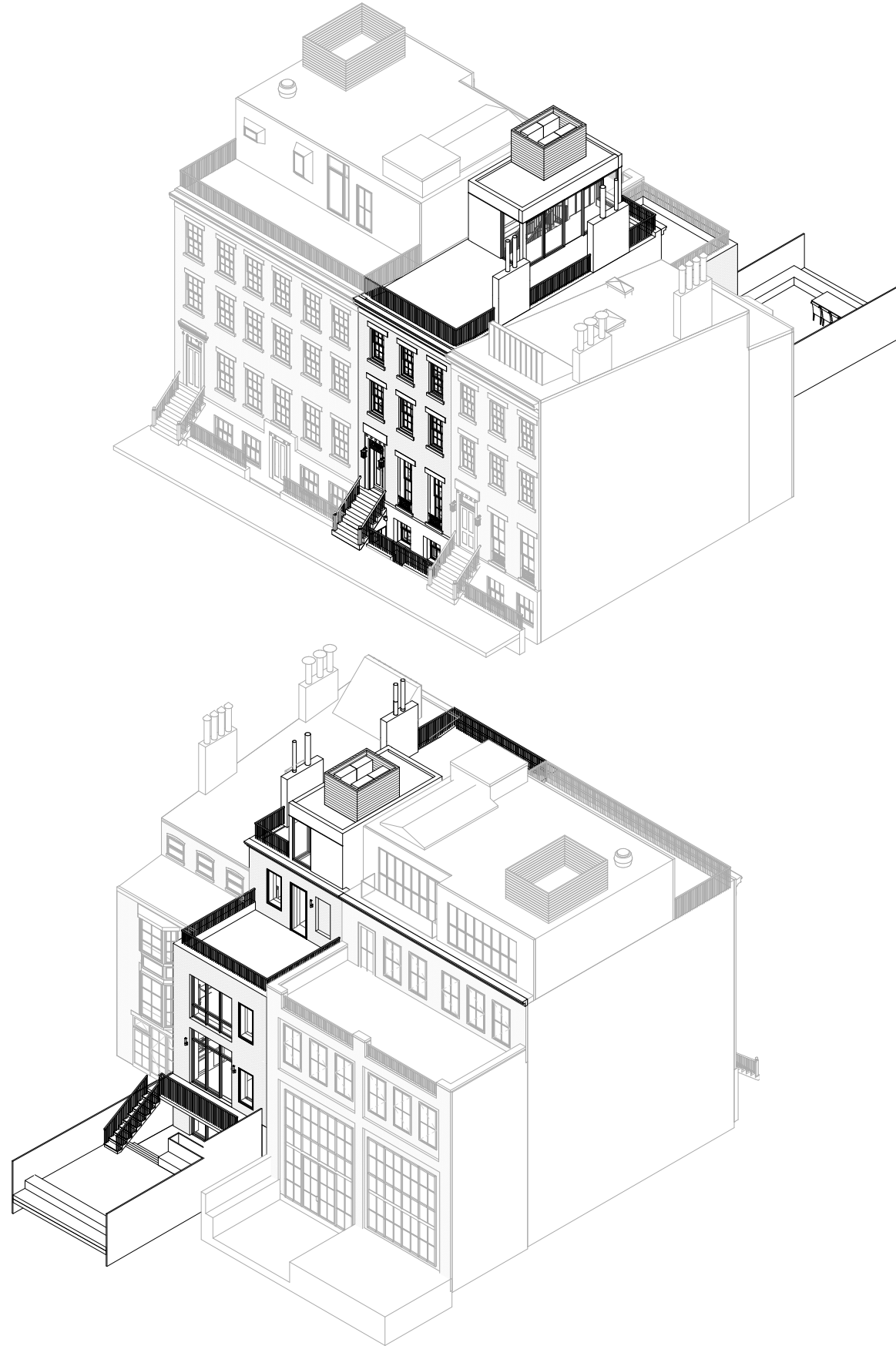


4c  
Front chimney and flues are seasonally visible through trees



4d  
Front chimney and flues and railing are seasonally visible through trees

# 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 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, which are also similar to the windows at 156 and 158 W. 10th St. around the corner on the same block.