

The current proposal is:

Preservation Department – Item 2, LPC-24-02924

**64 and 66 Horatio Street – 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.

64 & 66 HORATIO STREET

Community Board 2
October 8, 2024



Commissioners' Comments at August 6th, 2024 Hearing:

- Reduce exterior patching, removals, and intervention related to interior changes
- Retain ground floor commercial treatment at front facade
- On the side façade, restudy the stucco height, relation to corner column, and window placement
- On the rear façade, maintain historic irregularity of windows
- Explore reducing height of rooftop HVAC units
- Maintain structural integrity of houses

Revisions:

- Maintained front façade storefront and side façade corner door
- Designed historically compatible storefront at front facade ground floor, retained corner door at side facade
- Lowered brownstone stucco base at side façade to match height of brownstone base at #64 Horatio
- Revised side façade window heights to reflect the typical hierarchy of row house windows, with shorter windows at the top
- Maintained the historic irregularity of the rear façade windows
- Reduced height of rooftop HVAC units
- Ensured responsible structural intervention through careful design and staging

chango & co.

EXISTING CONDITIONS

FRONT & SIDE FACADES OF 64 & 66 HORATIO



EXISTING CONDITIONS

REAR FACADES



HISTORIC & EXISTING CONDITIONS

59 HORATIO STREET (ACROSS THE STREET FROM 66 HORATIO STREET)

c. 1934 (NYPL)



PRESENT DAY



FRONT FACADES

EXISTING



64 HORATIO ST

66 HORATIO ST

PREVIOUSLY PROPOSED



64 HORATIO ST

66 HORATIO ST

CURRENT PROPOSED



64 HORATIO ST

66 HORATIO ST

PROPOSED ELEVATION

HORATIO STREET FACADE

64 HORATIO ST

66 HORATIO ST



PROPOSED ELEVATION

HORATIO STREET FACADE

64 HORATIO ST

66 HORATIO ST



EXISTING



66 HORATIO ST

PREVIOUSLY PROPOSED



66 HORATIO ST

CURRENT PROPOSED



66 HORATIO ST

PROPOSED ELEVATION

GREENWICH STREET FACADE

66 HORATIO ST



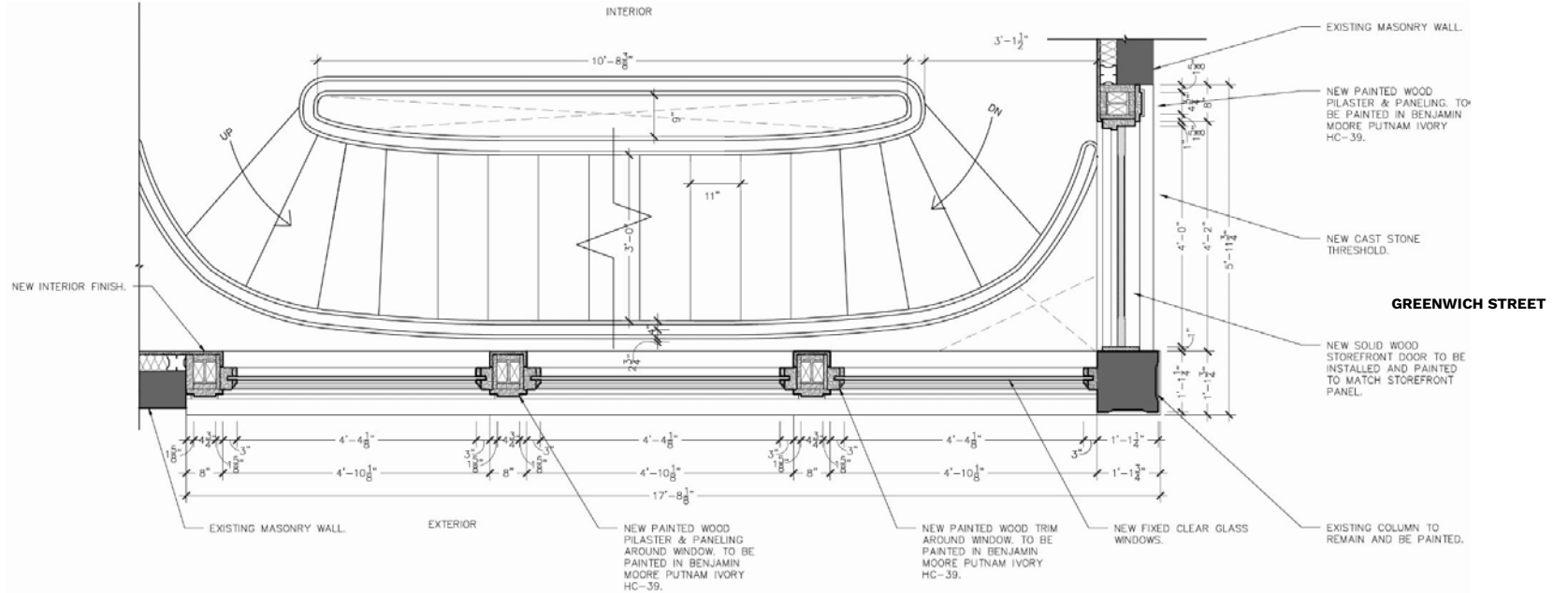
1935 (NYPL)



66 HORATIO STREET
GREENWICH STREET SIDE

PROPOSED STOREFRONT

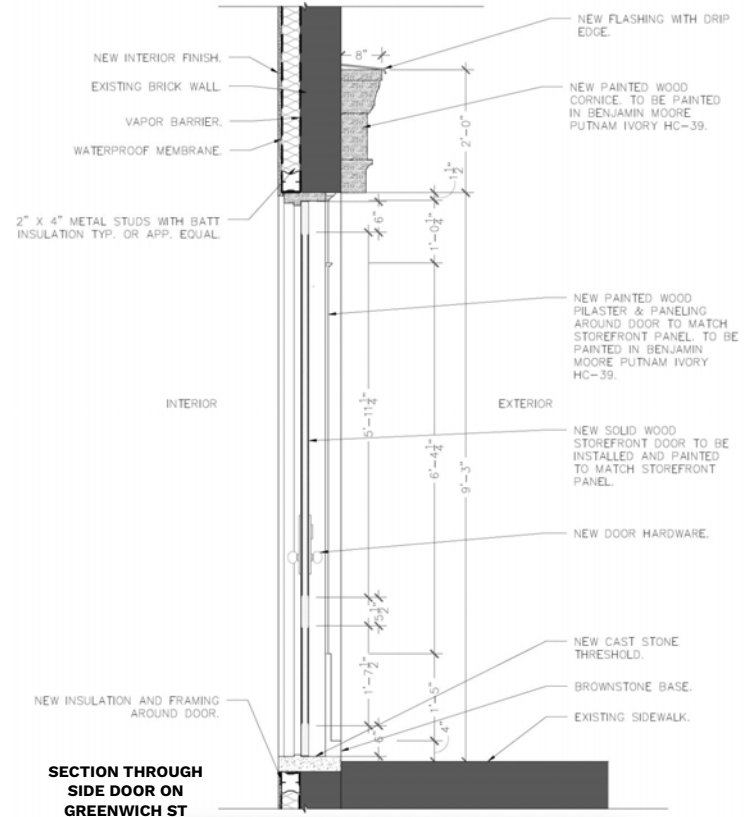
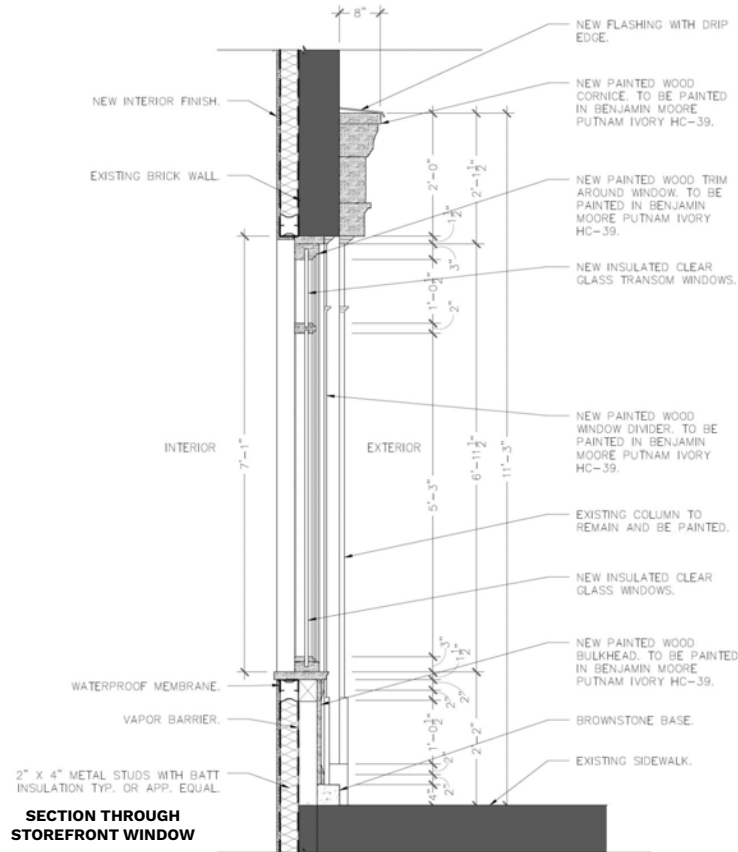
PARTIAL PLAN



HORATIO STREET

PROPOSED STOREFRONT

WALL SECTIONS



VARIED WINDOW SIZES AND LOCATIONS

PRESENT-DAY CORNER BUILDINGS IN DISTRICT



365 BLEECKER STREET



43 BETHUNE STREET



807 GREENWICH STREET



57 JANE STREET

STOREFRONTS AND VARIED WINDOW SIZES AND LOCATIONS

HISTORIC CORNER BUILDINGS IN DISTRICT



41 HORATIO STREET
C1940 (MUNICIPAL ARCHIVES)



642 HUDSON STREET
C1940 (MUNICIPAL ARCHIVES)



66 JANE STREET
C1940 (MUNICIPAL ARCHIVES)

WOODEN STOREFRONTS

HISTORIC WOODEN STOREFRONTS IN DISTRICT



**HUDSON & JANE STREET, S/E/C
1932 (NYPL)**



**753 GREENWICH STREET
c1940 (MUNICIPAL ARCHIVES)**



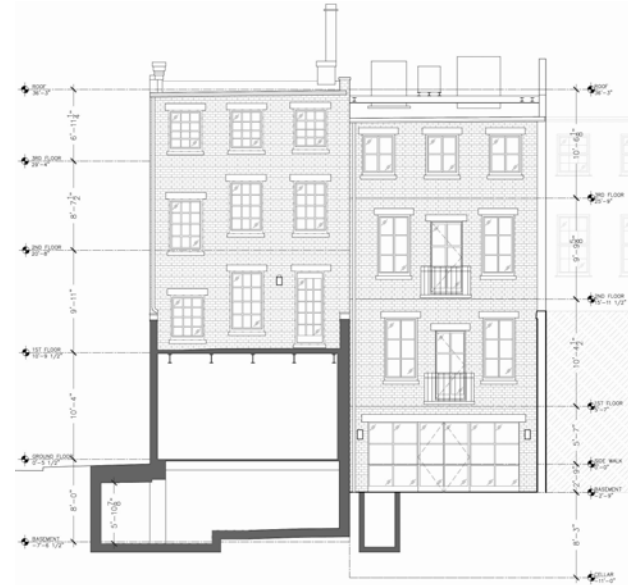
**43 BETHUNE STREET
1932 (NYPL)**

REAR FACADES

EXISTING

PREVIOUSLY PROPOSED

CURRENT PROPOSED



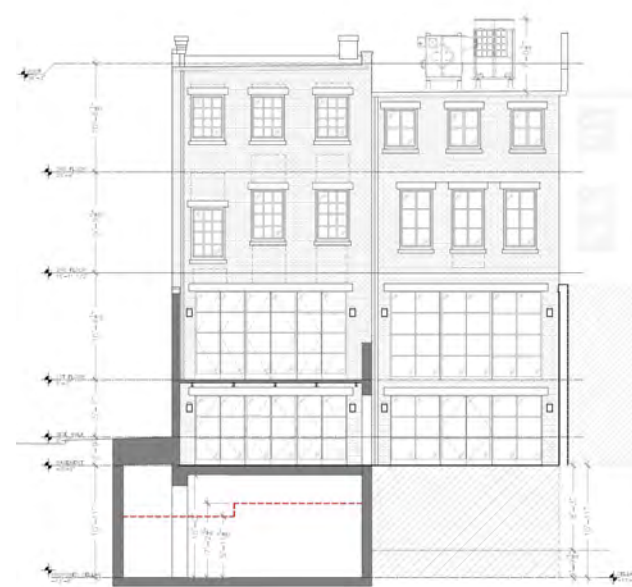
66 HORATIO ST

64 HORATIO ST



66 HORATIO ST

64 HORATIO ST



66 HORATIO ST

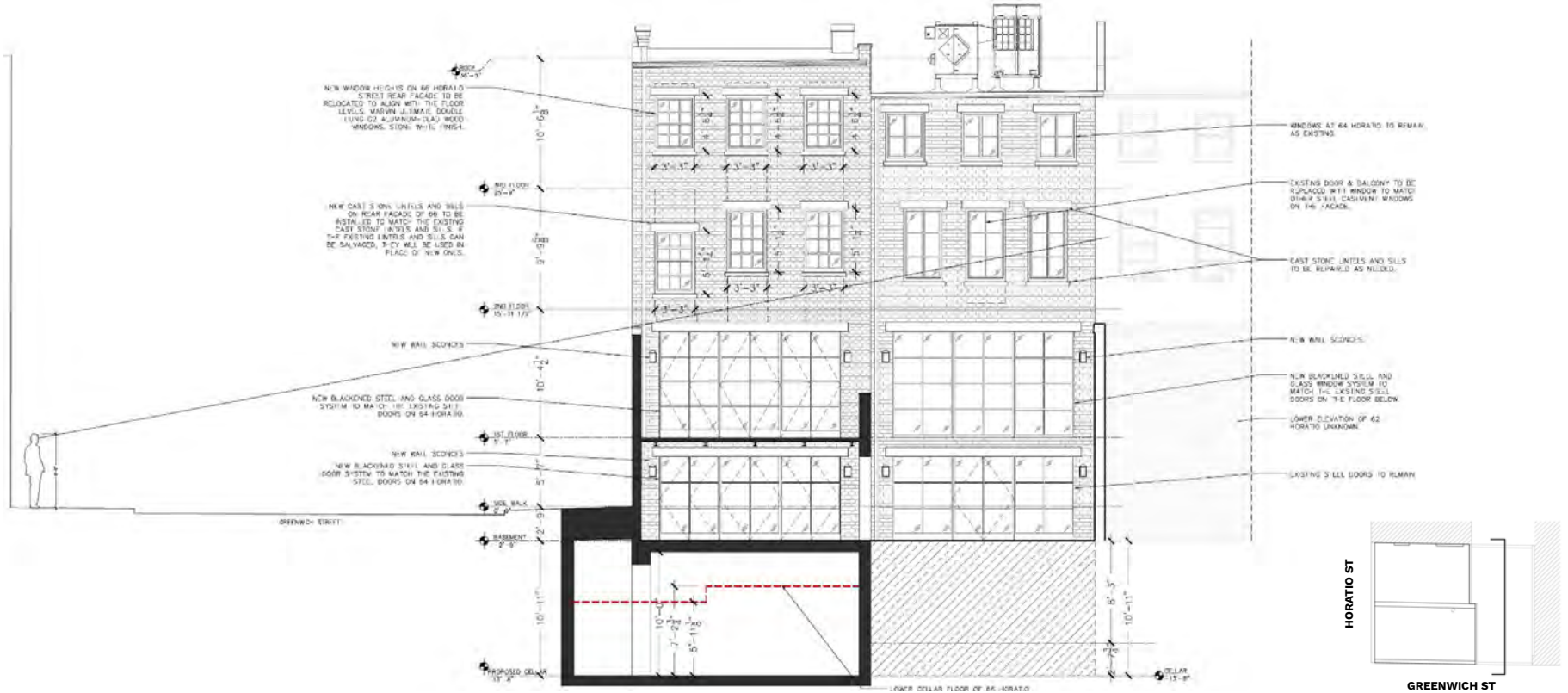
64 HORATIO ST

PROPOSED ELEVATION

REAR FACADE

66 HORATIO ST

64 HORATIO ST



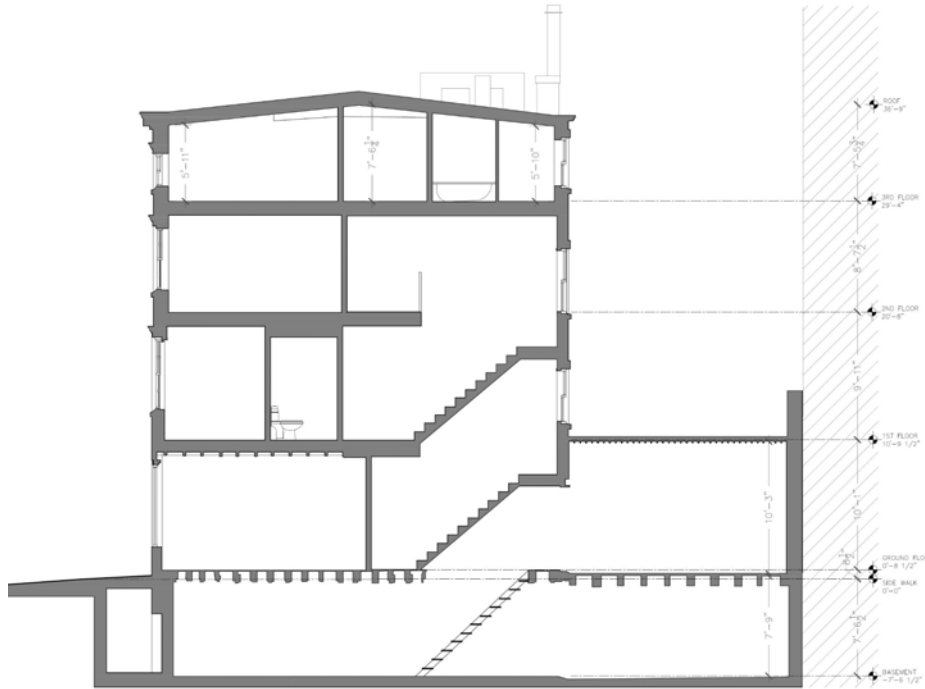
EXISTING & PROPOSED SECTION

64 & 66 HORATIO - COMPARISON



EXISTING & PROPOSED SECTION

66 HORATIO



EXISTING SECTION



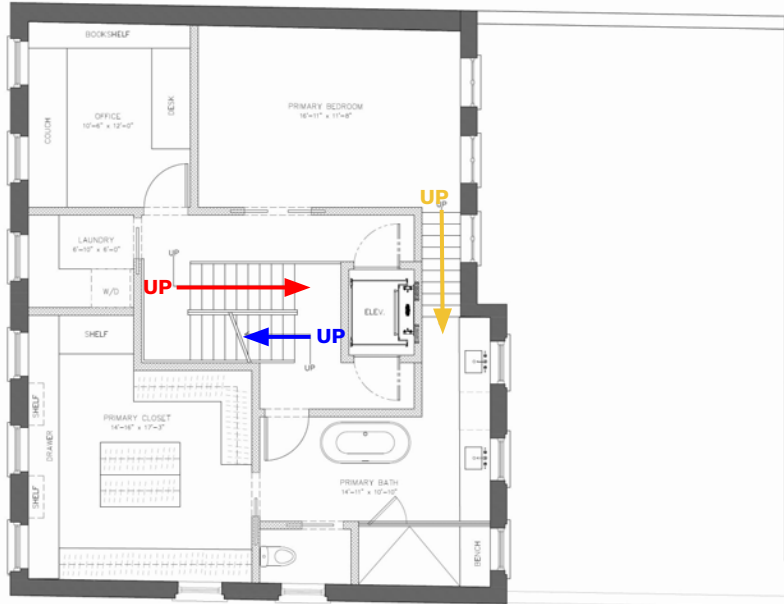
PROPOSED SECTION

STEPS DIAGRAM

SPLIT LEVEL FLOORS OPTION: SECOND FLOOR

64
HORATIO ST

66
HORATIO ST



64 Primary Level to 66 Primary Level

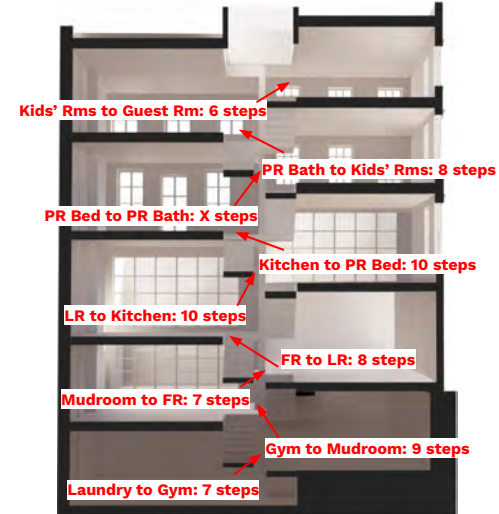
Primary Bedroom & Office to
Primary Bath & Closet
10 steps

Separate stair from Primary Bed to Primary Bath & Closet

10 steps

66 Primary Level to 64 Kid Level

Primary Bath & Closet to
Kid Suite & Guest Suite
8 steps



**SECTION THROUGH
64 & 66 HORATIO**

PROPOSED JOIST WORK

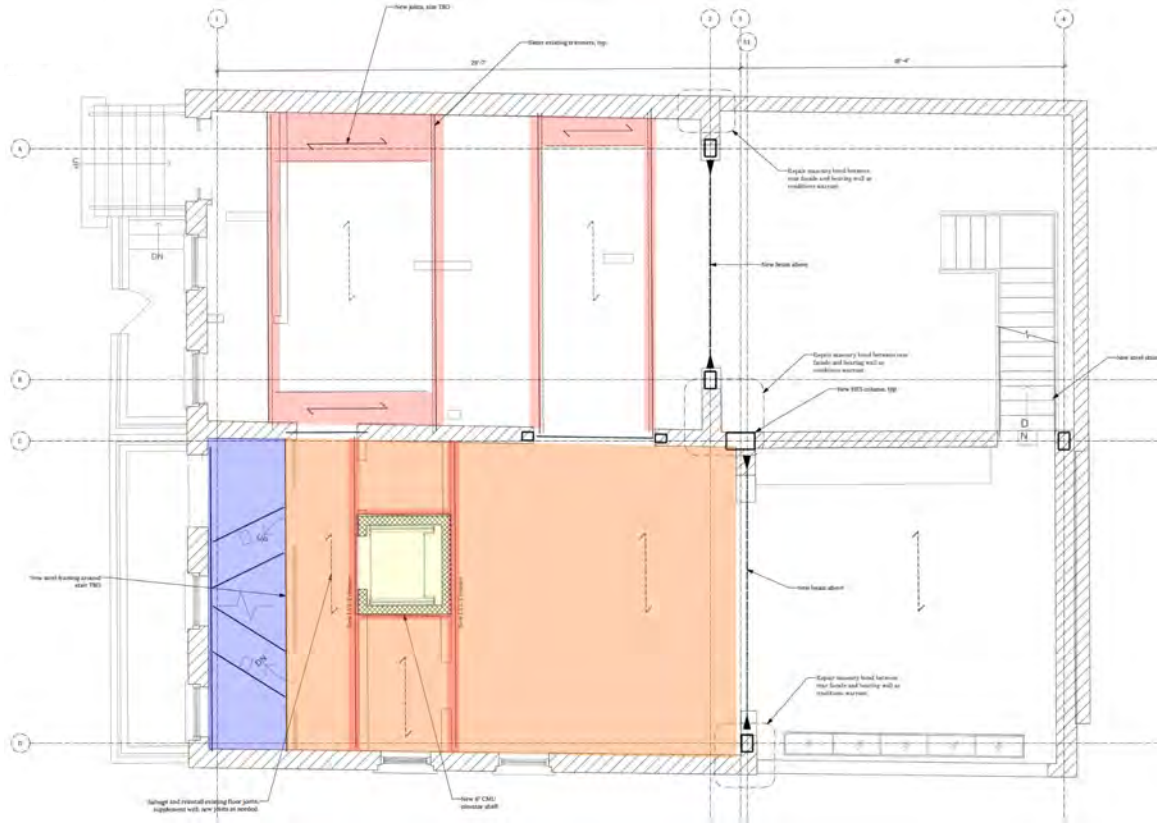
LEVELLED FLOORS OPTION: FIRST FLOOR PLAN

LEGEND

- INSTALL NEW JOISTS.
- SALVAGE AND REINSTALL JOISTS. SUPPLEMENT WITH NEW AS NEEDED.
- REMOVE EX. JOISTS AND INSTALL NEW STAIR.
- EX. JOISTS TO REMAIN
- NEW ELEVATOR WITH CMU SHAFT

LEGEND

- Existing Brick Wall
- Existing Wood Beam
- Existing Floor Joists
- Existing Joists to be Shored, Cut, Resupported
- Existing Beam to be Reinforced per X/S-301
- New Concrete Foundation as Noted
- New Masonry Wall as Noted
- New Wood or Steel Beam, as Noted
- New Floor Joists @ 16" o.c. as Noted



PROPOSED JOIST WORK

SPLIT LEVEL FLOORS OPTION: FIRST FLOOR PLAN

LEGEND

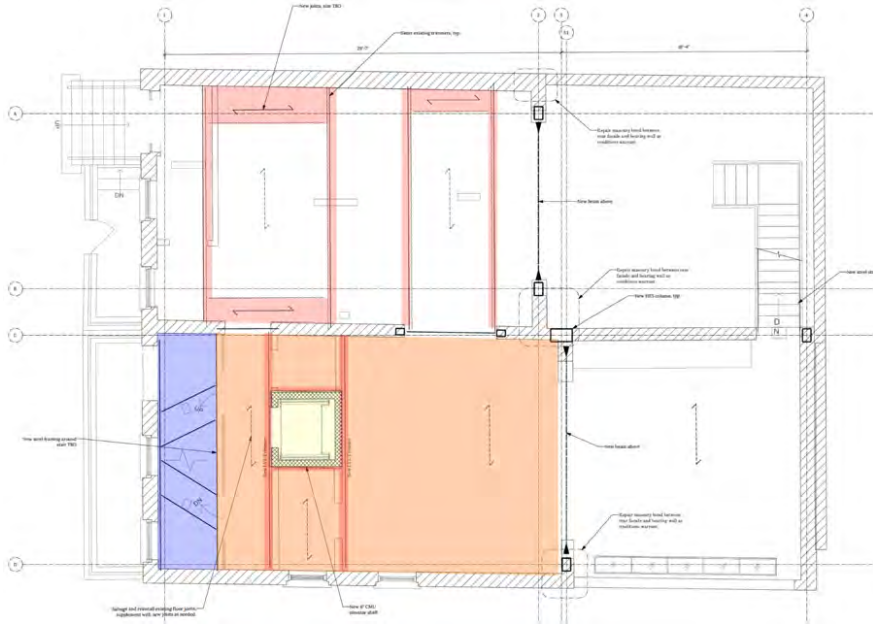
- INSTALL NEW JOISTS
- SHORE, CUT AND RESUPPORT EX. JOISTS
- REMOVE EX. JOISTS AND INSTALL NEW STAIR
- EX. JOISTS TO REMAIN
- NEW ELEVATOR WITH CMU SHAFT



PROPOSED JOIST WORK

SPLIT LEVEL FLOORS OPTION: FIRST FLOOR PLAN

CURRENT PROPOSED: LEVELED FLOORS



NOT PROPOSED: SPLIT-LEVEL FLOORS



PREVIOUSLY PROPOSED



CURRENT PROPOSED



APPENDIX 1

PHOTOGRAPHS

1933 (NYPL)



**64 & 66 HORATIO STREET
HORATIO STREET SIDE**

1935 (NYPL)



**66 HORATIO STREET
GREENWICH STREET SIDE**

1963-67 (LPC)



**58-66 HORATIO STREET
HORATIO STREET SIDE**

PHOTOGRAPHS

c. 1940 (Municipal Archives)



64 HORATIO STREET

c. 1940 (Municipal Archives)



66 HORATIO STREET

c. 1937 (NYPL)



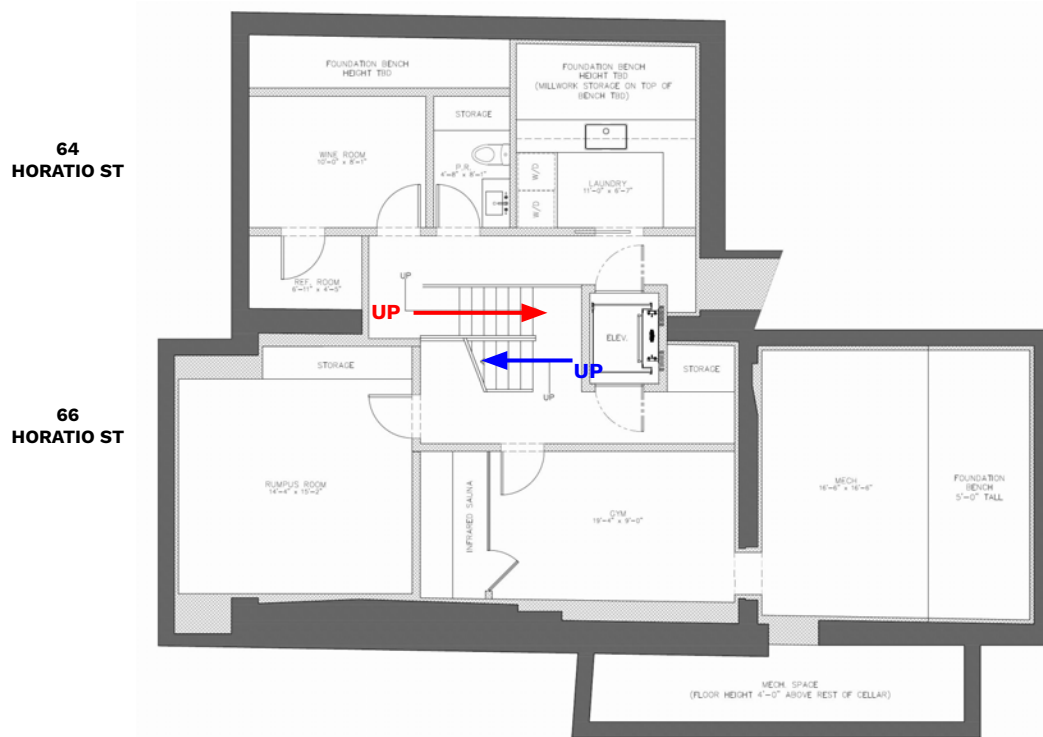
66 HORATIO STREET
GREENWICH SIDE



66 HORATIO STREET
GREENWICH SIDE

STEPS DIAGRAM

SPLIT LEVEL FLOORS OPTION: CELLAR

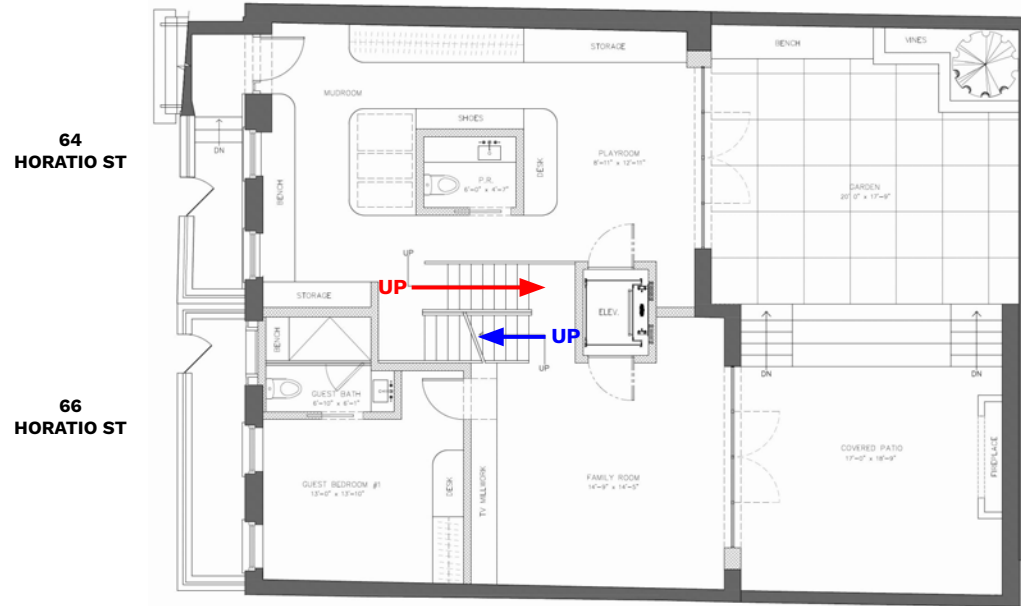


64 Horatio Basement to 66 Horatio Basement
Basement Powder Room & Laundry to Gym & Rumpus Room
7 steps

66 Horatio Basement to 64 Horatio Garden Level
Gym & Rumpus Room to Mudroom & Playroom
9 steps

STEPS DIAGRAM

SPLIT LEVEL FLOORS OPTION: BASEMENT



64 Horatio Garden Level to 66 Horatio Garden Level
Mudroom & Playroom to Family Room & Guest Suite
7 steps

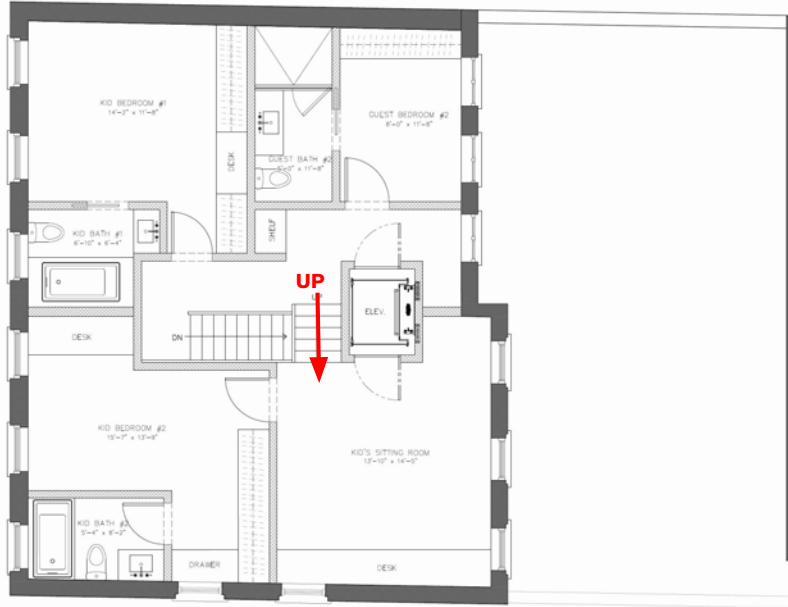
66 Horatio Garden Level to 64 Horatio Parlor Level
Family Room & Guest Suite to Living Room
8 steps

STEPS DIAGRAM

SPLIT LEVEL FLOORS OPTION: THIRD FLOOR

**64
HORATIO ST**

**66
HORATIO ST**



64 Kid Level to 66 Kid Level

Kid Suite & Guest Suite to Kid Suite & Kid Sitting Room

6 Steps

APPENDIX 2

(Previous Presentation Presented 08/06/2024)

SITE CONTEXT

PHOTO OF 64 & 66 HORATIO



SITE CONTEXT

STREET COLLAGE



HORATIO STREET SOUTH



SITE CONTEXT

STREET COLLAGE



HORATIO STREET NORTH



SITE CONTEXT

STREET COLLAGE



GREENWICH STREET EAST



SITE CONTEXT

STREET COLLAGE



GREENWICH STREET WEST



PHOTOGRAPHS

1933 (NYPL)



**64 & 66 HORATIO STREET
HORATIO STREET SIDE**

1935 (NYPL)



**66 HORATIO STREET
GREENWICH STREET SIDE**

1963-67 (LPC)



**58-66 HORATIO STREET
HORATIO STREET SIDE**

PHOTOGRAPHS

c. 1940 (Municipal Archives)



64 HORATIO STREET

c. 1940 (Municipal Archives)



66 HORATIO STREET

c. 1937 (NYPL)



66 HORATIO STREET
GREENWICH SIDE



66 HORATIO STREET
GREENWICH SIDE

EXISTING CONDITIONS

HORATIO STREET FACADES - ROW HOUSES FRONT FACADES

58 HORATIO ST

60 HORATIO ST

62 HORATIO ST

64 HORATIO ST

66 HORATIO ST



EXISTING CONDITIONS

HORATIO STREET FACADES



EXISTING CONDITIONS

64 HORATIO STREET FACADE - DETAILS



EXISTING FRONT FACADE



EXISTING STOOP



EXISTING CORNICE



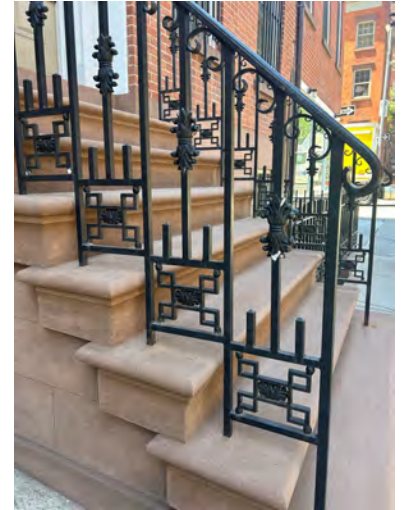
EXISTING FRONT DOOR



**EXISTING FRONT
WINDOWS**

EXISTING CONDITIONS

64 HORATIO STREET FACADE - IRONWORK & AREAWAY



EXISTING CONDITIONS

FRONT DOORS IN ROW



58 HORATIO STREET



60 HORATIO STREET



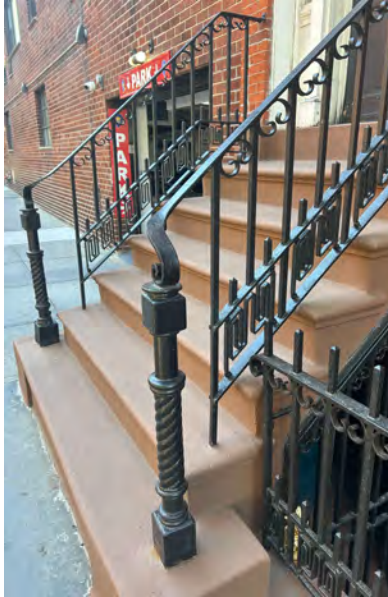
62 HORATIO STREET



64 HORATIO STREET

EXISTING CONDITIONS

IRONWORK IN ROW



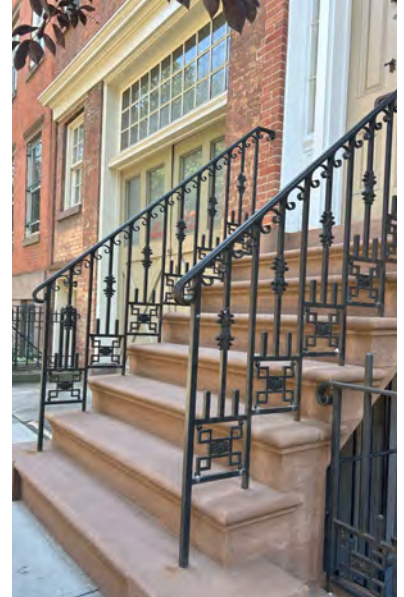
58 HORATIO STREET



60 HORATIO STREET



62 HORATIO STREET



64 HORATIO STREET

EXISTING CONDITIONS

FRONT FACADE WINDOW CONDITIONS IN ROW



58 HORATIO STREET



60 HORATIO STREET



62 HORATIO STREET



64 HORATIO STREET

EXISTING CONDITIONS

HORATIO STREET FACADES - ROW HOUSES REAR FACADES

66
HORATIO ST

64
HORATIO ST

62
HORATIO ST

60
HORATIO ST

58
HORATIO ST



66
HORATIO ST

64
HORATIO ST

62
HORATIO ST

60
HORATIO ST

58
HORATIO ST



EXISTING CONDITIONS

REAR FACADE



EXISTING CONDITIONS

REAR FACADE



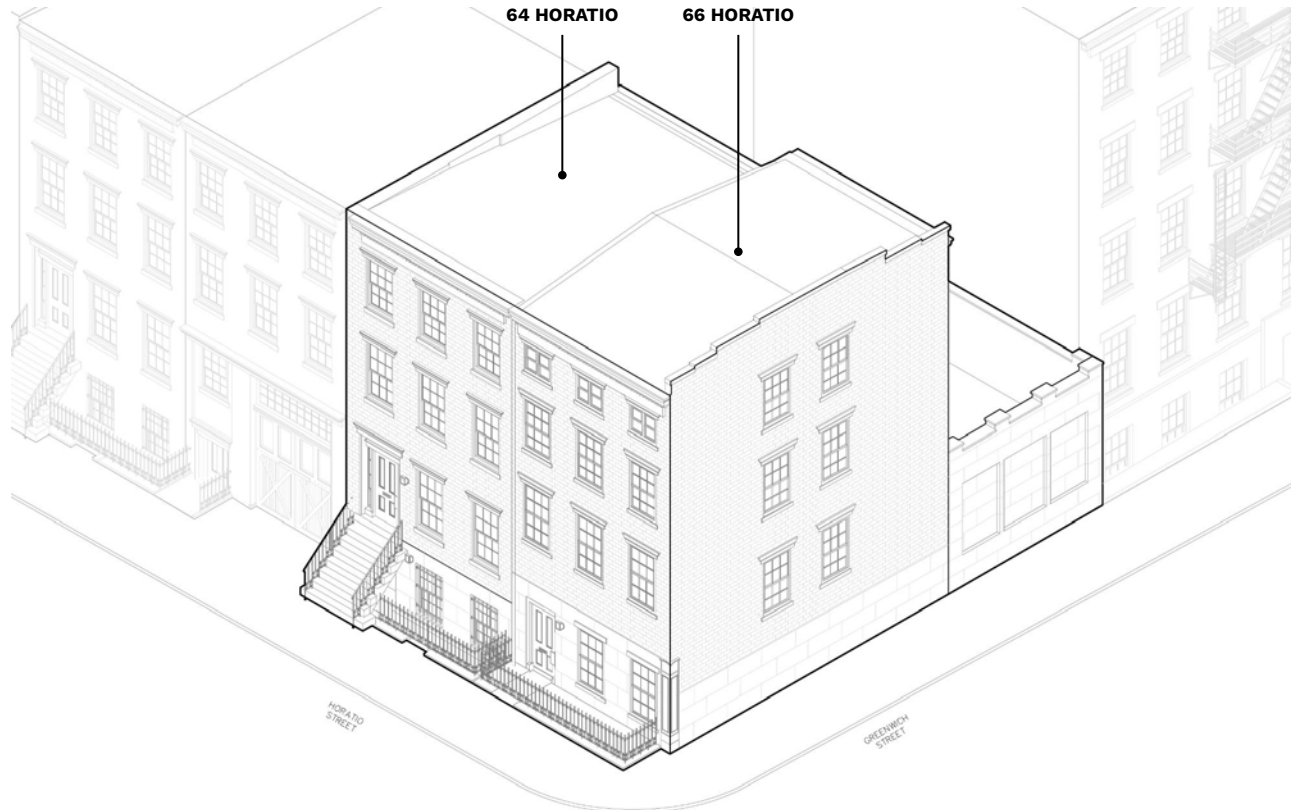
EXISTING CONDITIONS

REAR FACADE



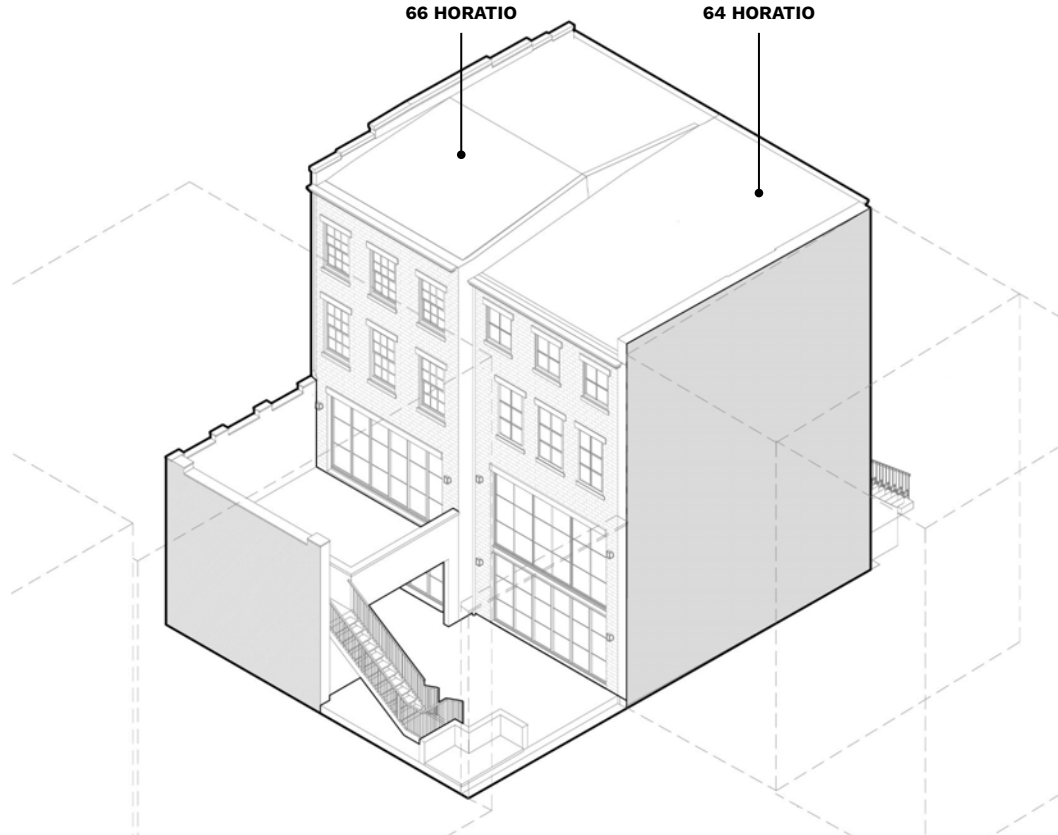
PROPOSED ISOMETRIC DRAWING

FRONT & SIDE FACADES



PROPOSED ISOMETRIC DRAWING

REAR FACADE



EXISTING & PROPOSED ELEVATIONS

HORATIO STREET FACADE

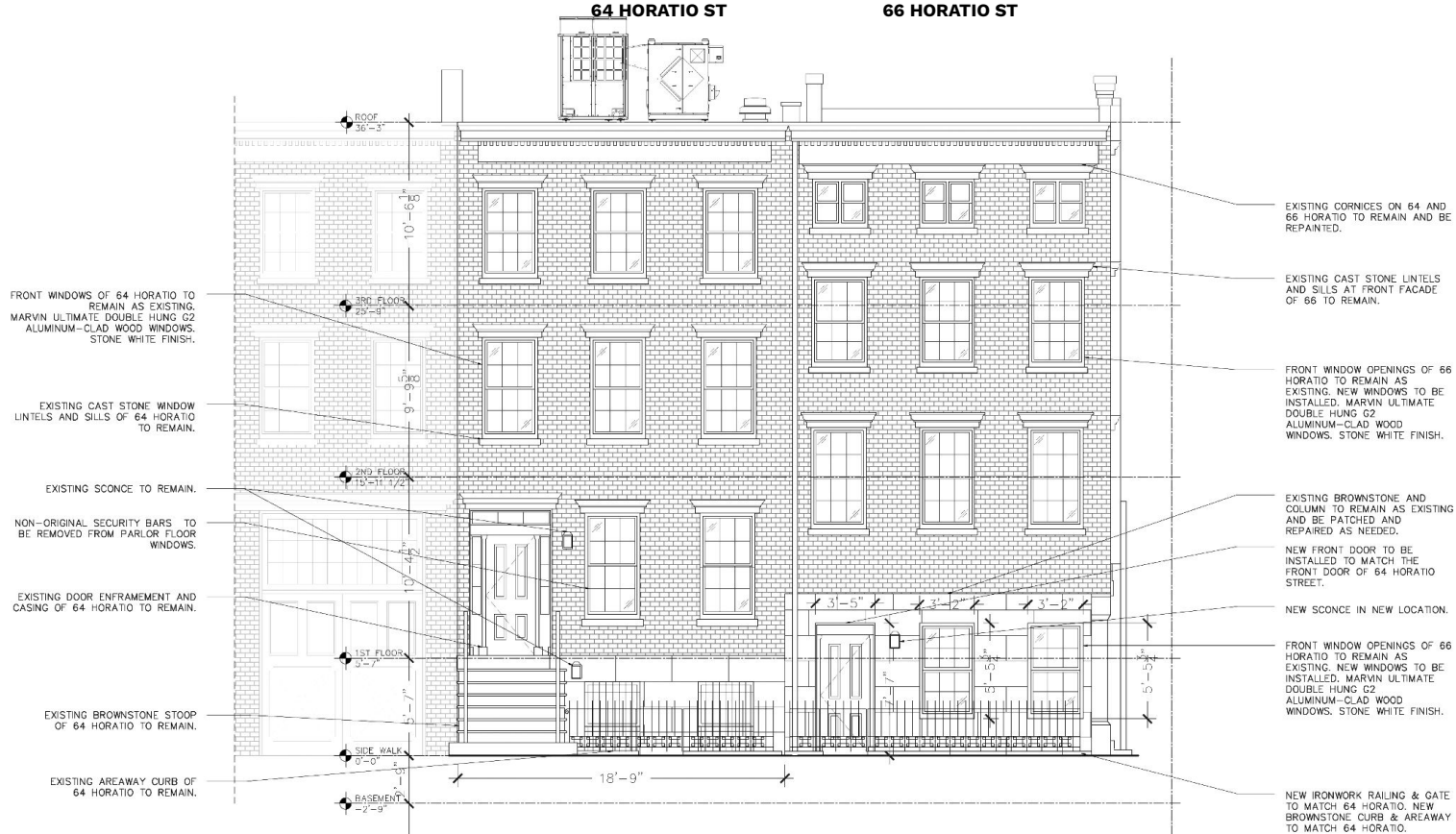


PROPOSED ELEVATION

HORATIO STREET FACADE

64 HORATIO ST

66 HORATIO ST



PROPOSED ELEVATION

HORATIO STREET FACADE

64 HORATIO ST

66 HORATIO ST



EXISTING & PROPOSED ELEVATIONS

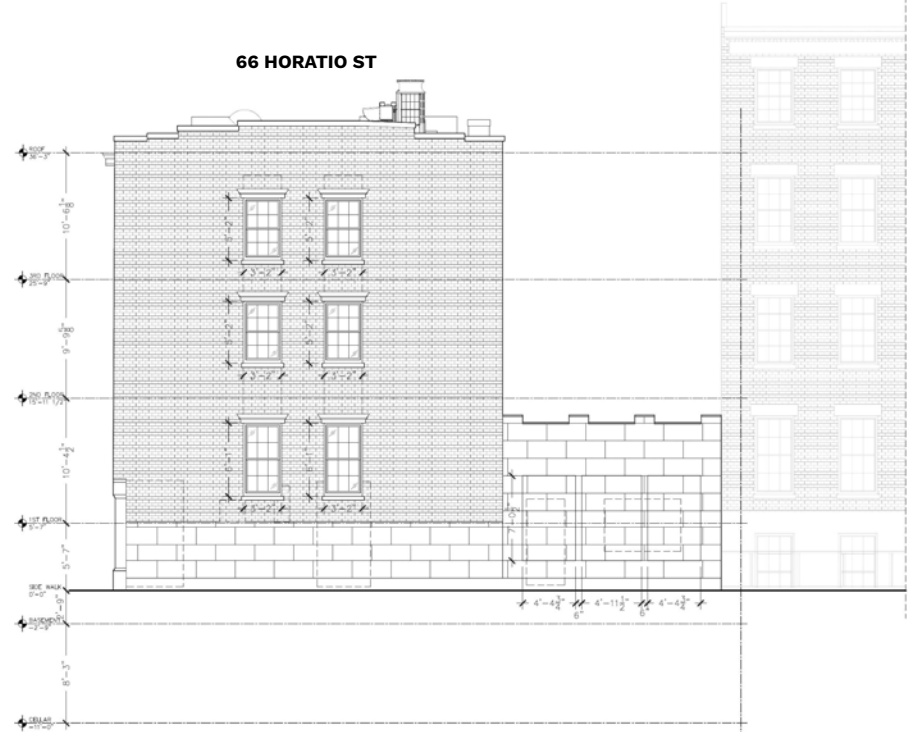
GREENWICH STREET FACADE

66 HORATIO ST



EXISTING ELEVATION

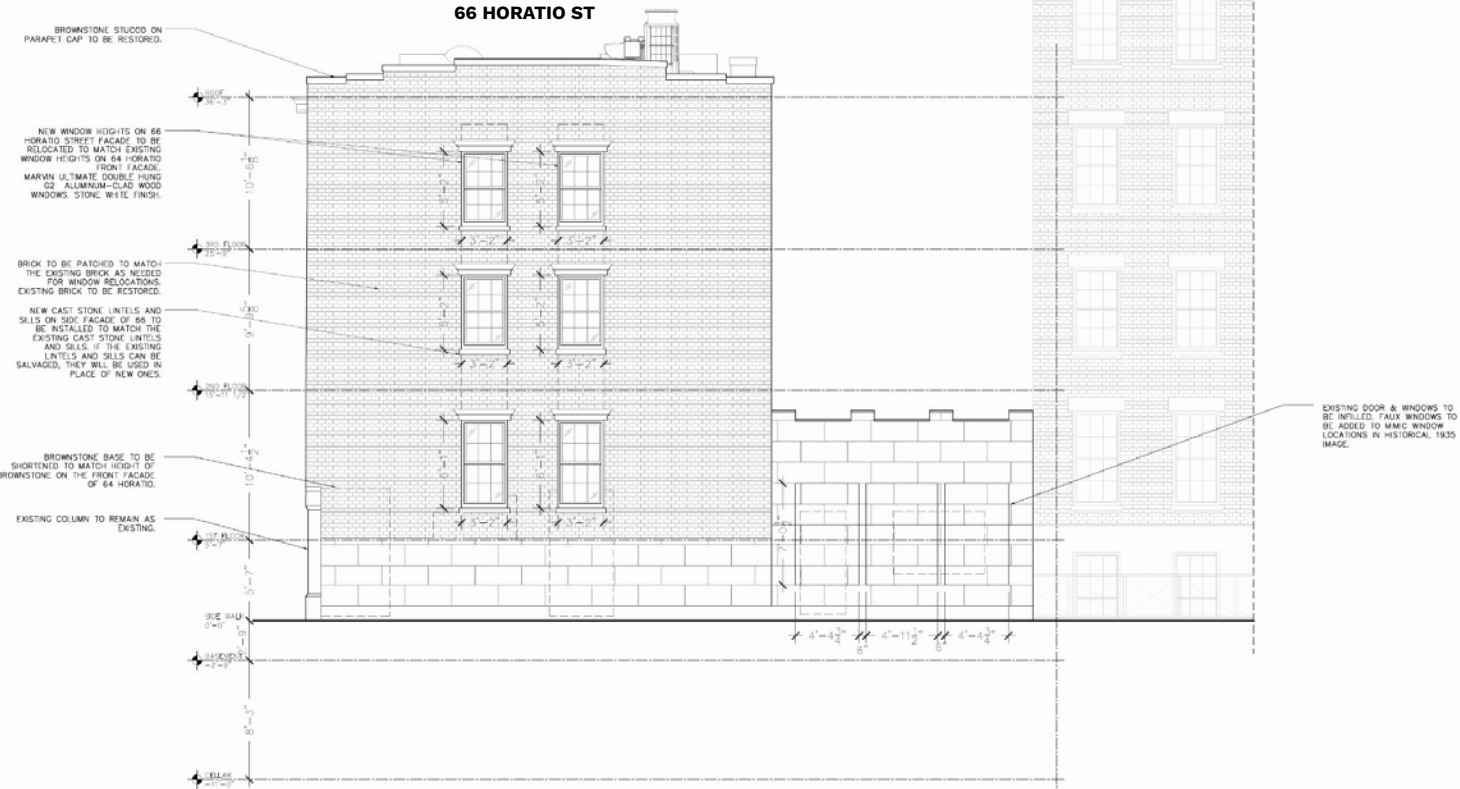
66 HORATIO ST



PROPOSED ELEVATION

PROPOSED ELEVATION

GREENWICH STREET FACADE



1935 (NYPL)



66 HORATIO STREET
GREENWICH STREET SIDE

EXISTING & PROPOSED ELEVATIONS

REAR FACADE

66 HORATIO ST

64 HORATIO ST

66 HORATIO ST

64 HORATIO ST



EXISTING ELEVATION



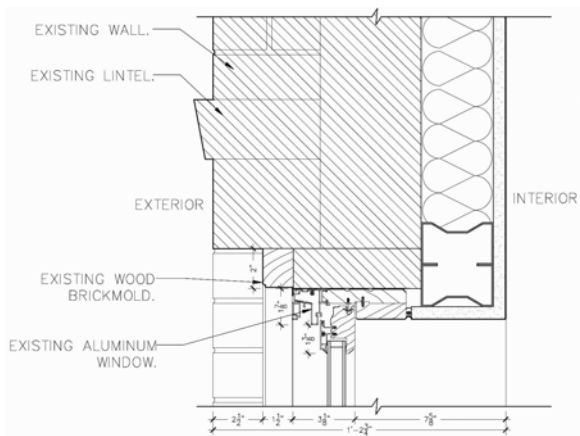
PROPOSED ELEVATION

EXISTING WINDOW DETAILS

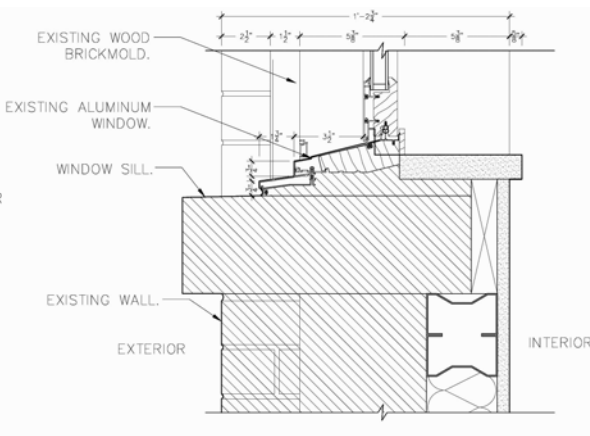
64 HORATIO STREET FRONT FACADE WINDOWS



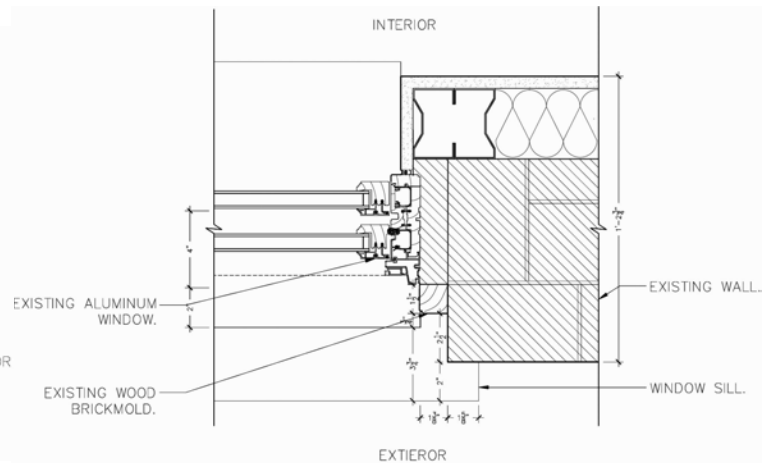
CLOSE-UP PHOTO OF WOOD BRICK MOLD. OUR INTENTION IS TO MATCH THIS DETAIL



HEAD JAMB DETAIL



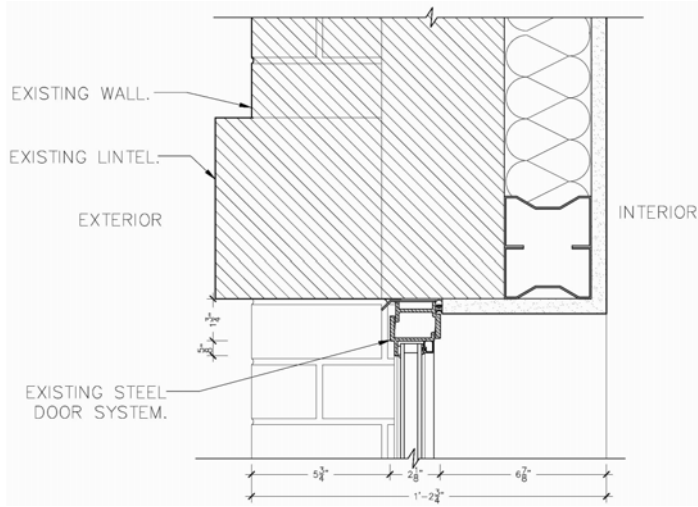
WINDOW SILL DETAIL



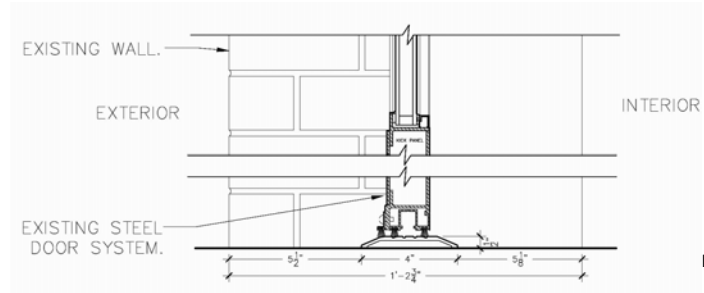
SIDE JAMB DETAIL

EXISTING DOOR DETAILS

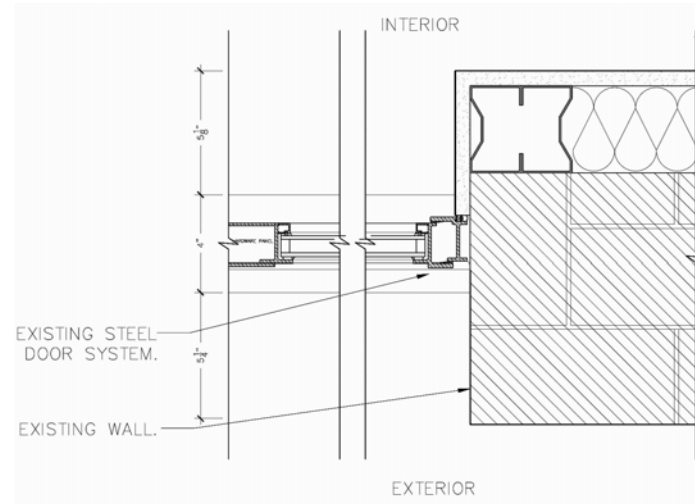
64 HORATIO STREET REAR FACADE STEEL & GLASS DOOR SYSTEMS



HEAD JAMB DETAIL

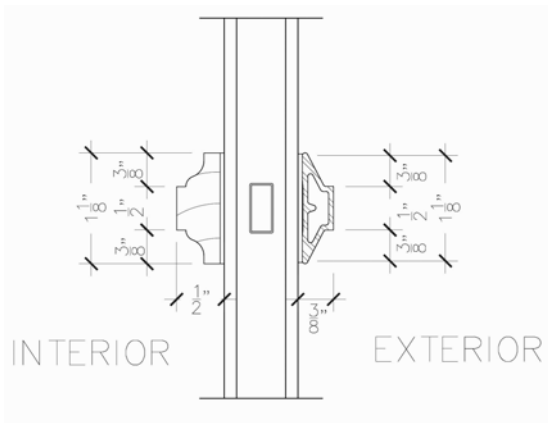


DOOR SILL DETAIL

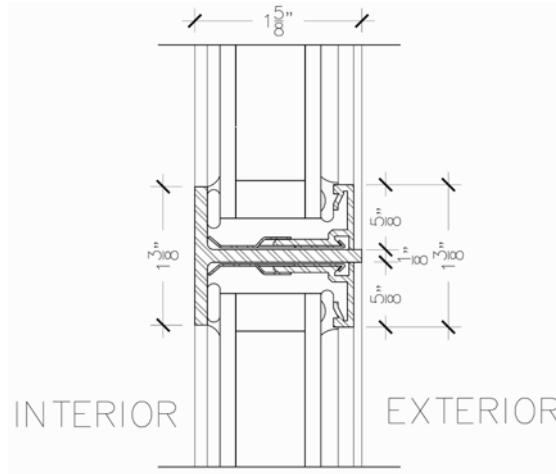


SIDE JAMB DETAIL

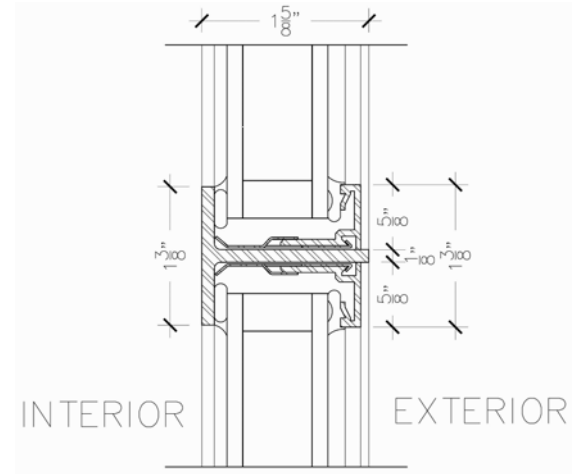
64 HORATIO STREET WINDOW & DOOR MUNTINS



**DOUBLE HUNG WINDOW
MUNTIN DETAIL**



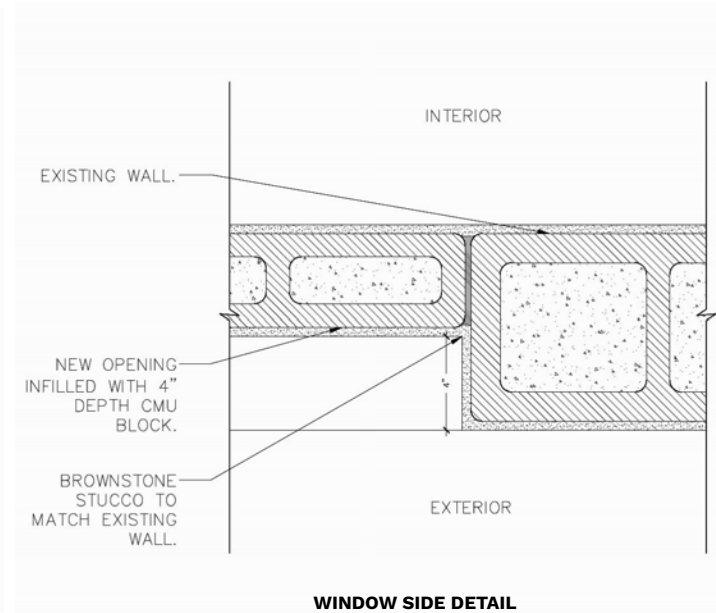
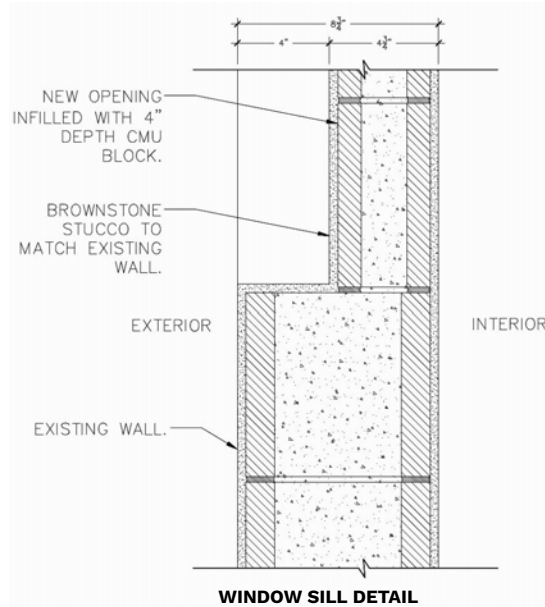
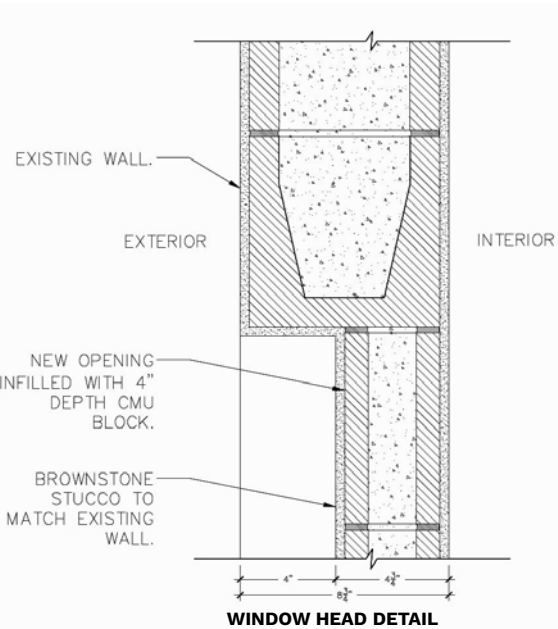
**STEEL CASEMENT WINDOW
MUNTIN DETAIL
(64 REAR FACADE WINDOWS +
STEEL SYSTEMS AT REAR
LOWER FLOORS OF 64 & 66)**



**STEEL CASEMENT DOOR
MUNTIN DETAIL
(STEEL SYSTEMS AT REAR
LOWER FLOORS OF 64 & 66)**

PROPOSED WALL DETAILS

66 HORATIO STREET BLIND OPENINGS AT REAR ADDITION



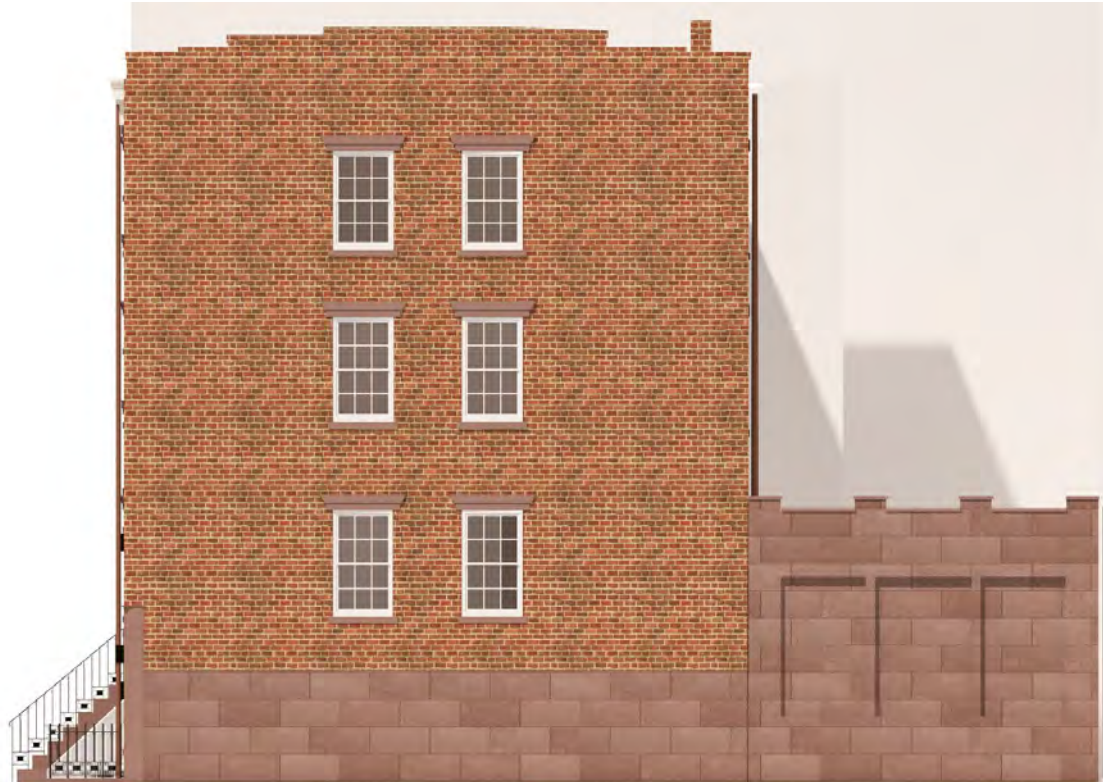
PROPOSED RENDERING

HORATIO STREET FACADES



PROPOSED RENDERING

GREENWICH STREET FACADE



PROPOSED RENDERING

CORNER VIEW



PROPOSED RENDERINGS

REAR FACADE



PROPOSED RENDERING OF STAIR

INTERIOR RENDERING



PROPOSED RENDERING OF STAIR

EXTERIOR RENDERINGS



DAY TIME



NIGHT TIME

EXISTING & PROPOSED SECTION

64 & 66 HORATIO - COMPARISON

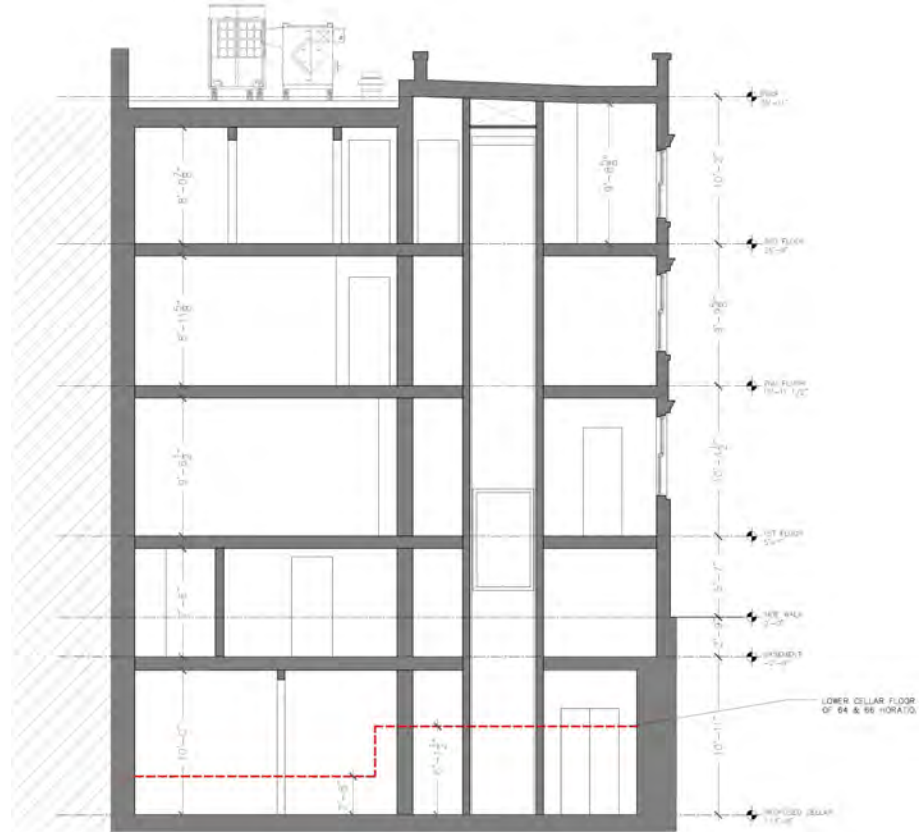


PROPOSED SECTION

64 & 66 HORATIO

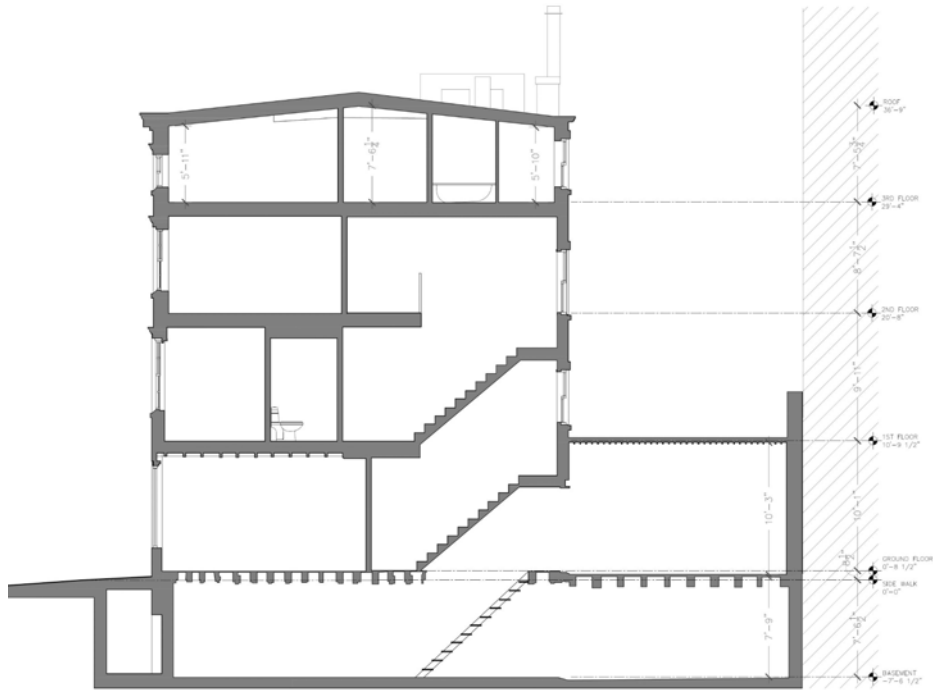
64 HORATIO ST

66 HORATIO ST

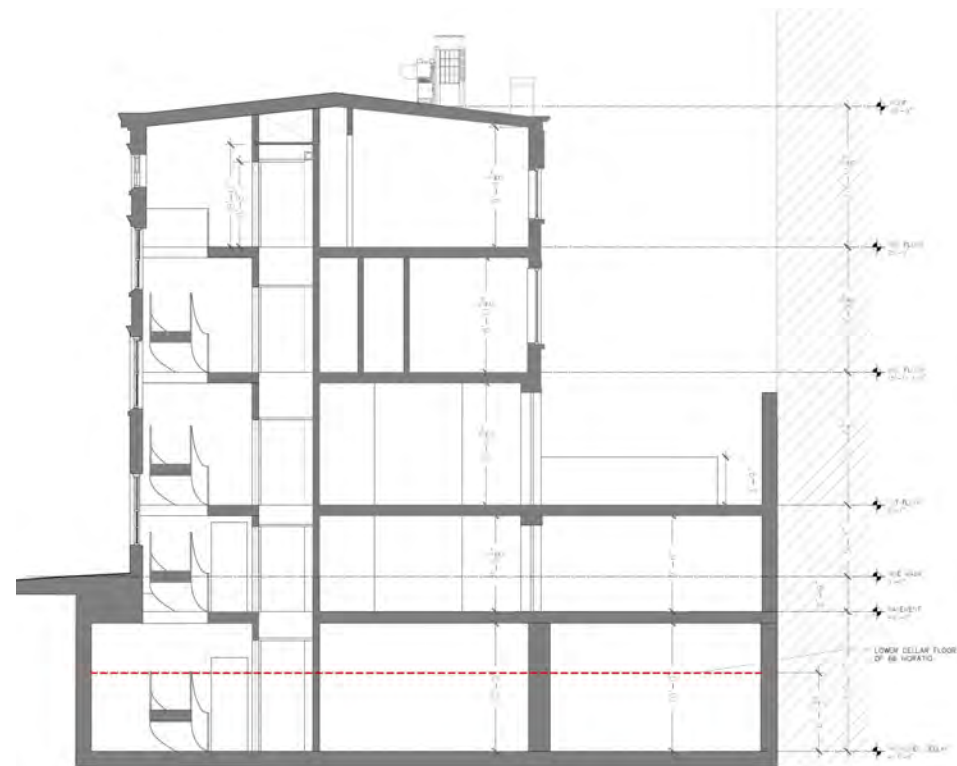


EXISTING & PROPOSED SECTION

66 HORATIO



EXISTING SECTION



PROPOSED SECTION

PROPOSED SECTION

66 HORATIO

HORATIO ST



HORATIO ST



GREENWICH ST

CORNER BUILDINGS IN DISTRICT

VARIED WINDOW SIZES AND LOCATIONS



365 BLEEKER ST



57 JANE ST



533 HUDSON ST



807 GREENWICH ST



43 BETHUNE ST



95 JANE ST

INFILLED OPENINGS IN DISTRICT



314 BLEECKER ST



237 THOMPSON ST



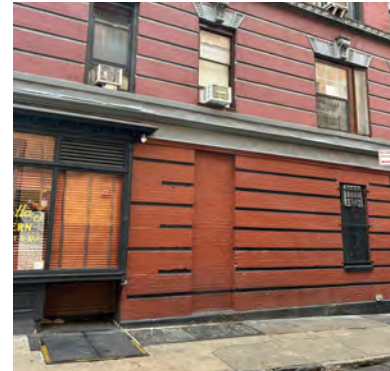
383 BLEECKER ST



255 WEST 4TH ST



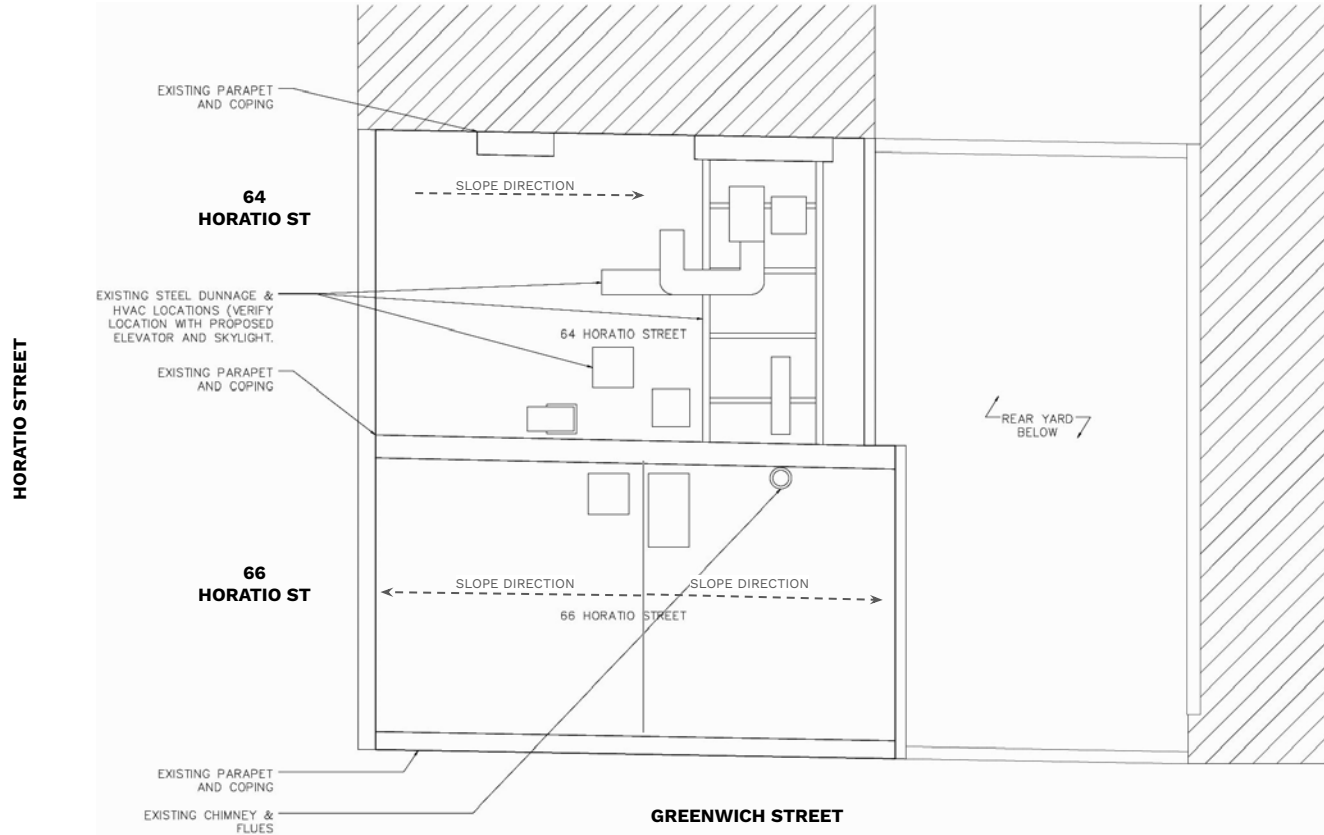
57 JANE ST



113 MACDOUGAL ST

EXISTING PLAN

ROOF PLAN



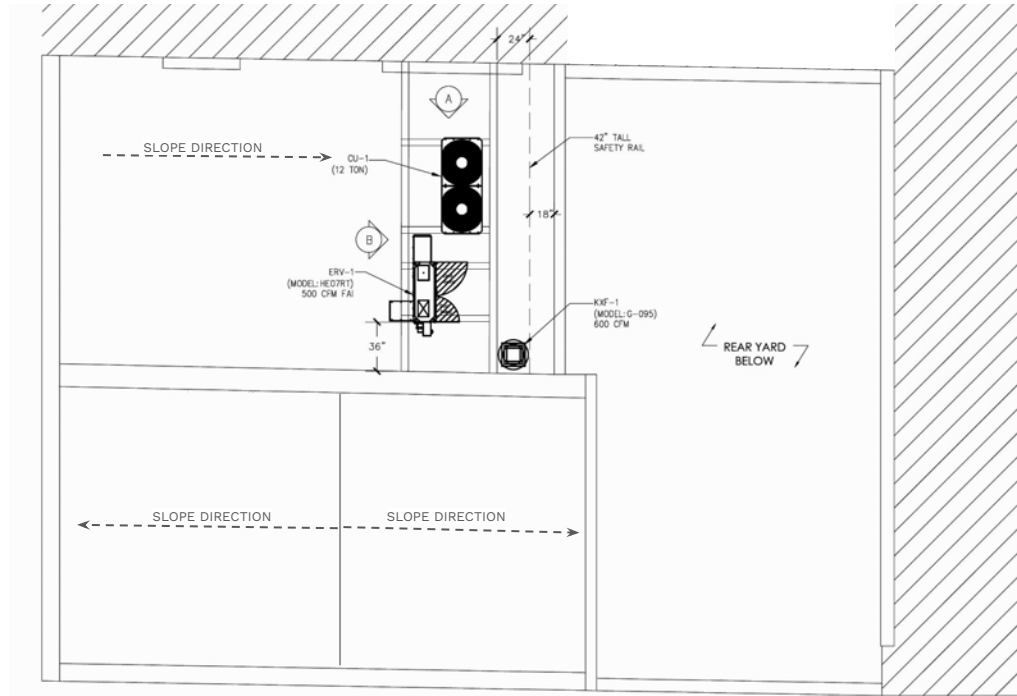
PROPOSED PLAN

ROOF PLAN

HORATIO STREET

64
HORATIO ST

66
HORATIO ST



GREENWICH STREET

MOCK UP

ROOF 64 HORATIO STREET



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

VIEW D
public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP



RENDERING OF PROPOSED



EXISTING STREET VIEW

PROPOSED RENDERING

CORNER VIEW



The current proposal is:

Preservation Department – Item 2, LPC-24-02924

**64 and 66 Horatio Street – Greenwich Village Historic District
Borough of Manhattan**

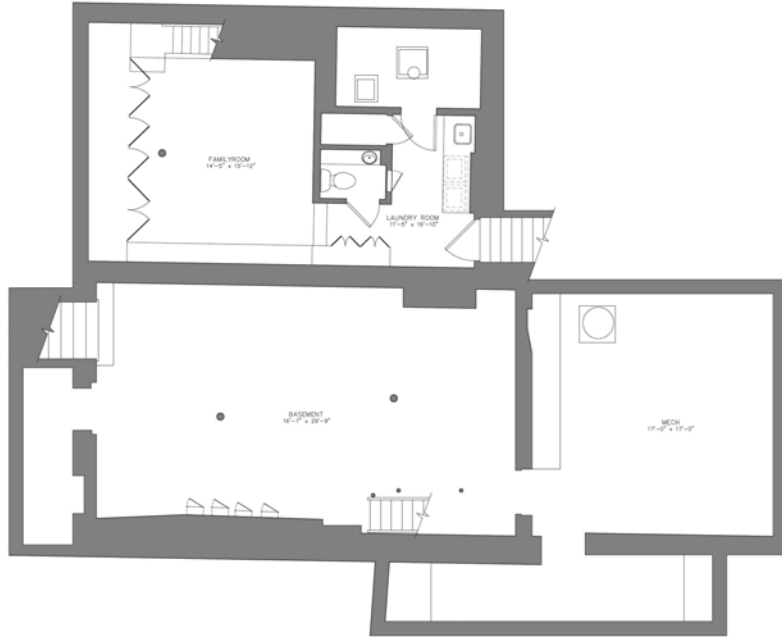
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX

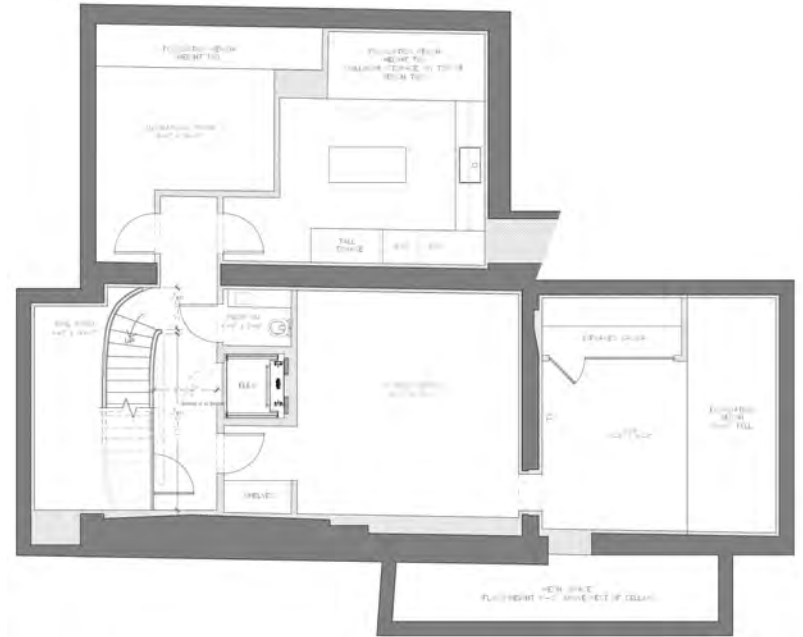
August 6, 2024

CELLAR

64
HORATIO ST

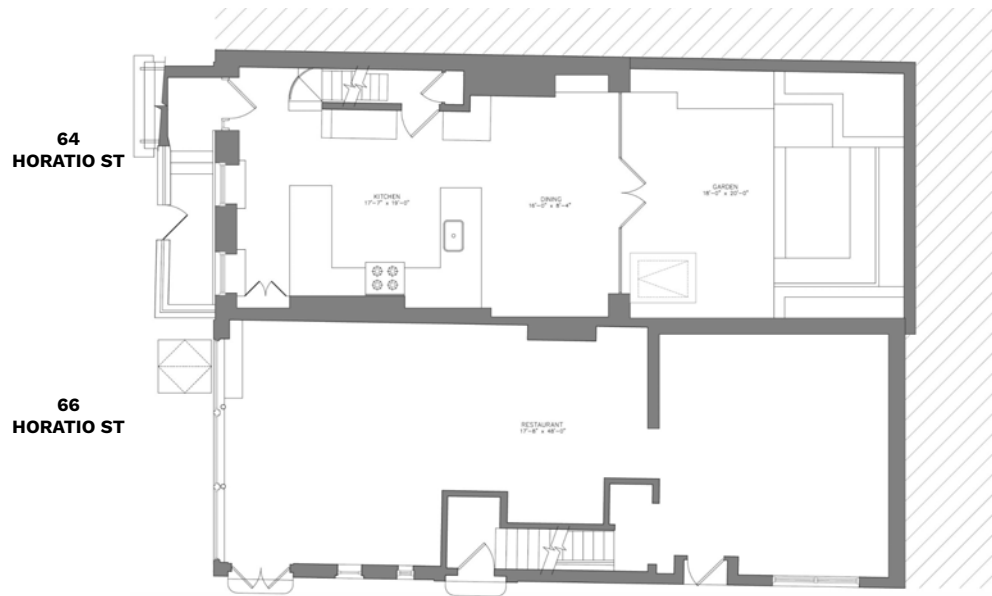


66
HORATIO ST

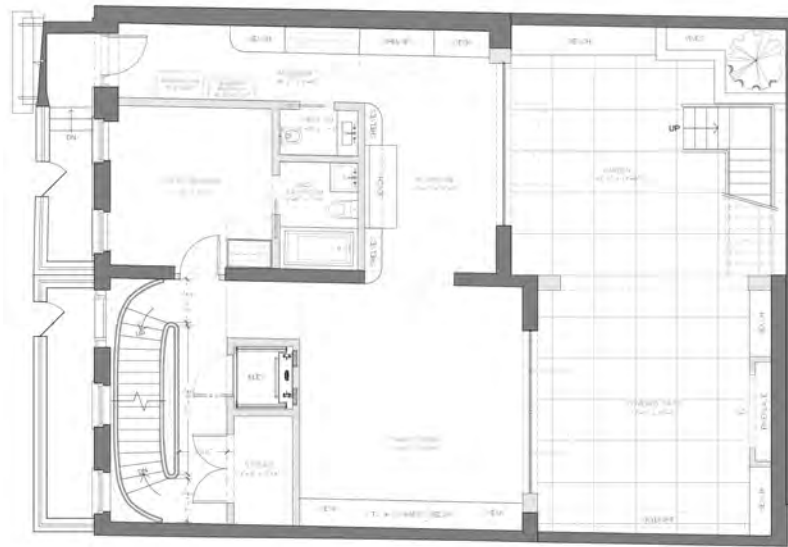


EXISTING & PROPOSED FLOOR PLANS

GARDEN LEVEL (BASEMENT)



EXISTING



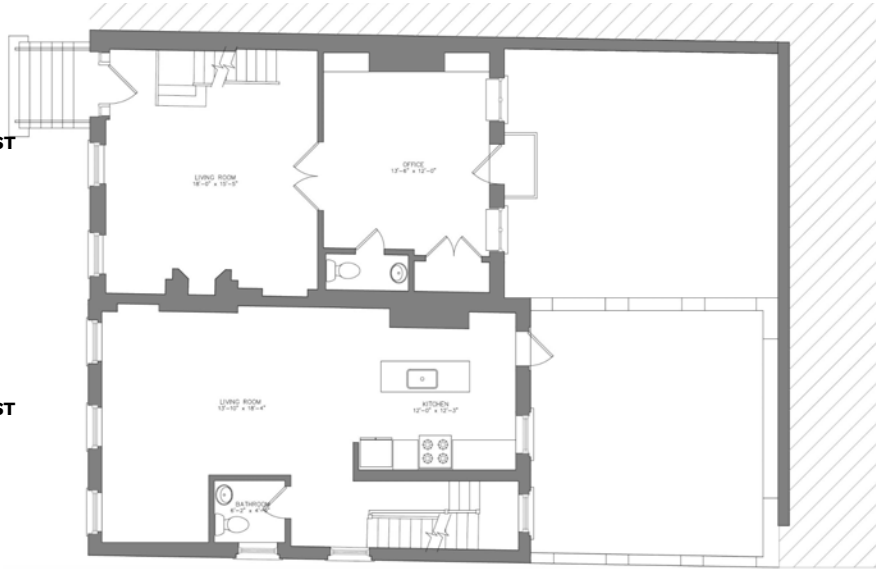
PROPOSED

EXISTING & PROPOSED FLOOR PLANS

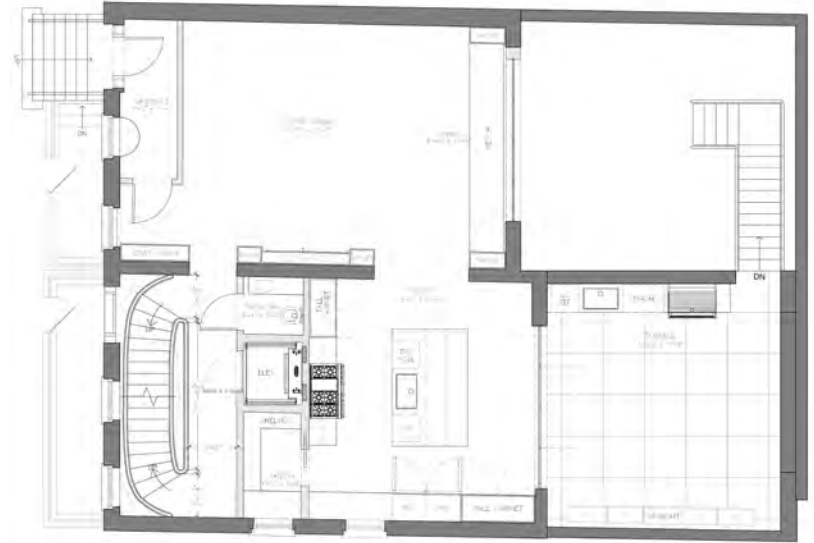
PARLOR LEVEL (FIRST FLOOR)

64
HORATIO ST

66
HORATIO ST



EXISTING

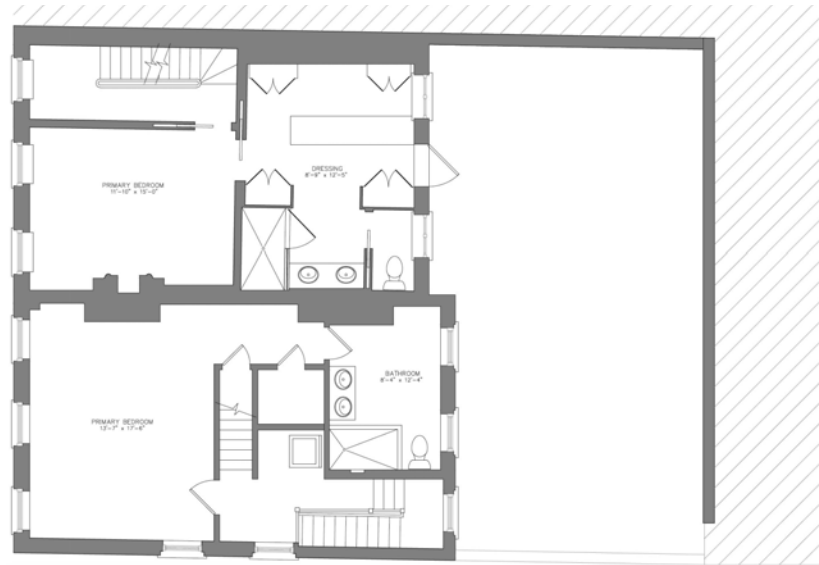


PROPOSED

EXISTING & PROPOSED FLOOR PLANS

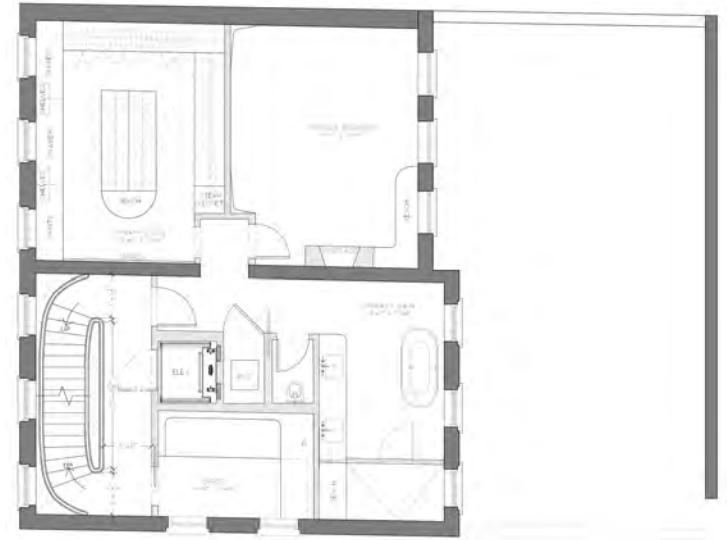
SECOND FLOOR

64
HORATIO ST



EXISTING

66
HORATIO ST



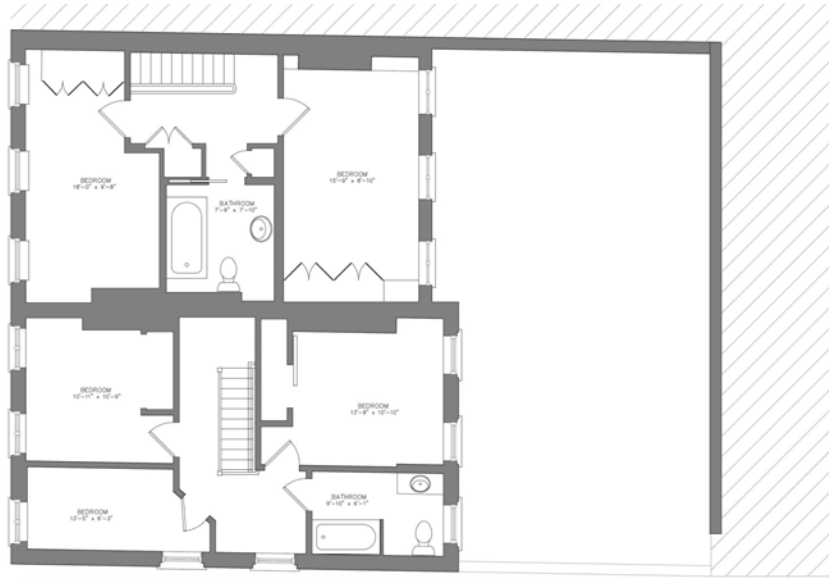
PROPOSED

EXISTING & PROPOSED FLOOR PLANS

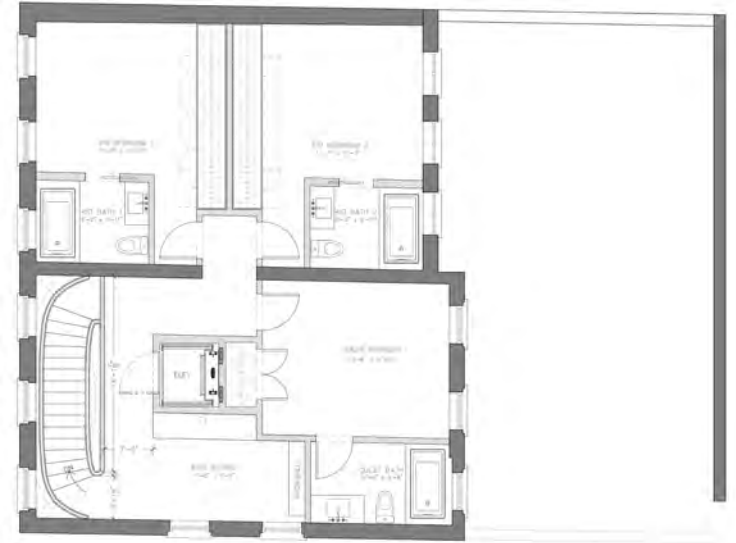
THIRD FLOOR

**64
HORATIO ST**

**66
HORATIO ST**



EXISTING



PROPOSED

SCHEMATIC STRUCTURAL DIAGRAM

PARTY WALL OPENINGS BETWEEN 64 & 66 HORATIO STREET

Note: The existing party wall between 64 & 66 Horatio Street is to remain. This diagram outlines the proposed openings in the existing party wall.

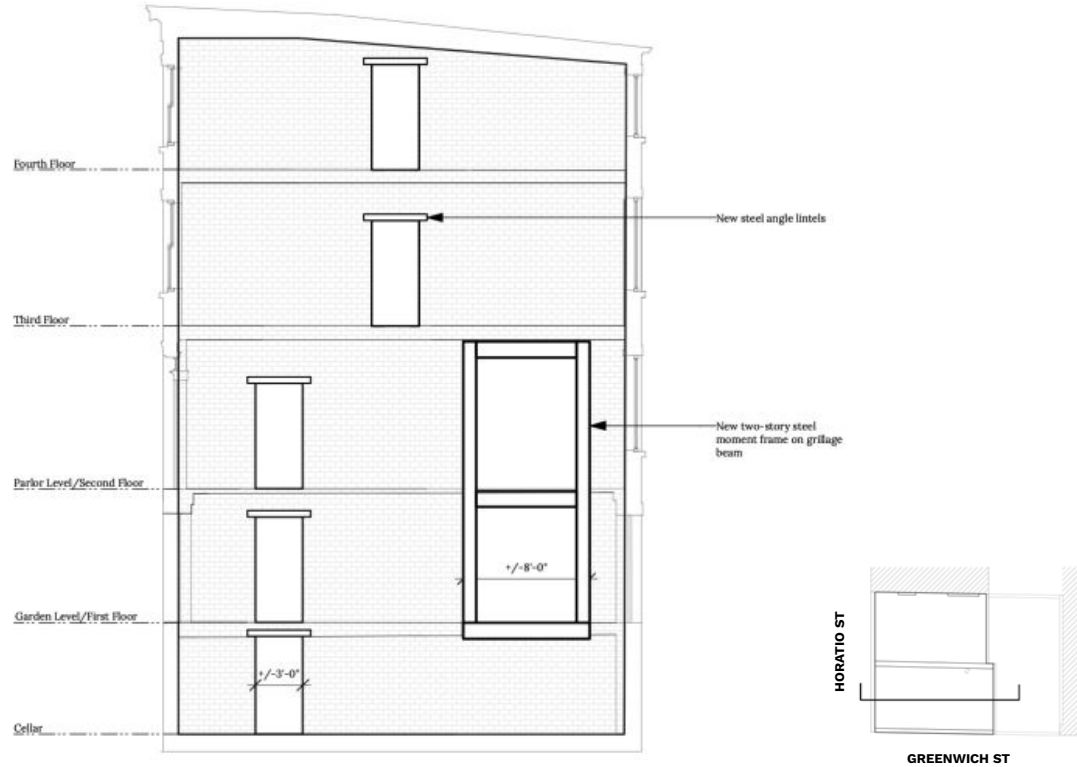
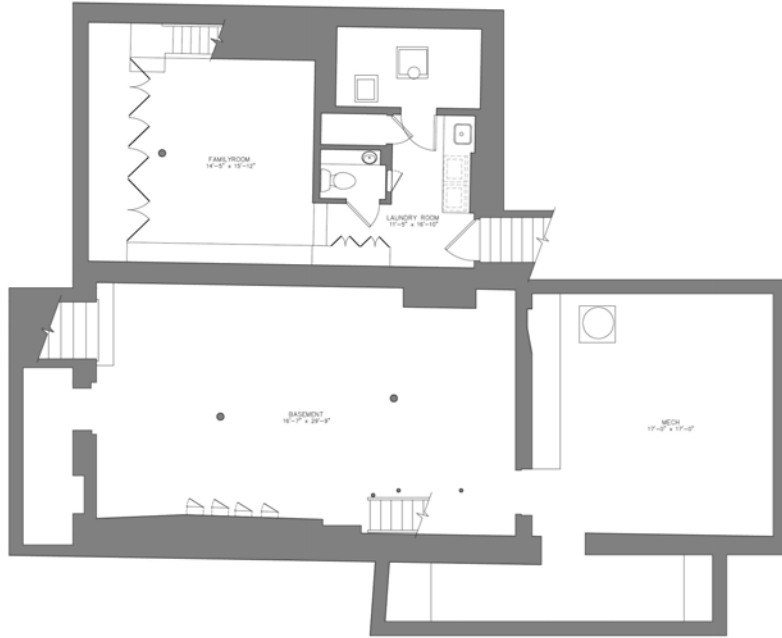


Figure 1: Proposed section, east-facing at party wall

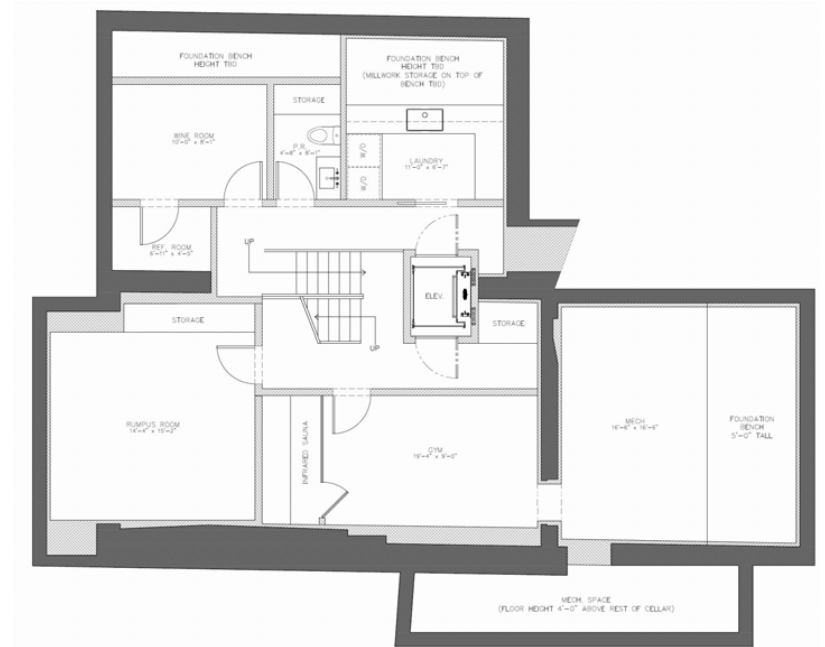
EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

CELLAR

**64
HORATIO ST**



**66
HORATIO ST**



EXISTING

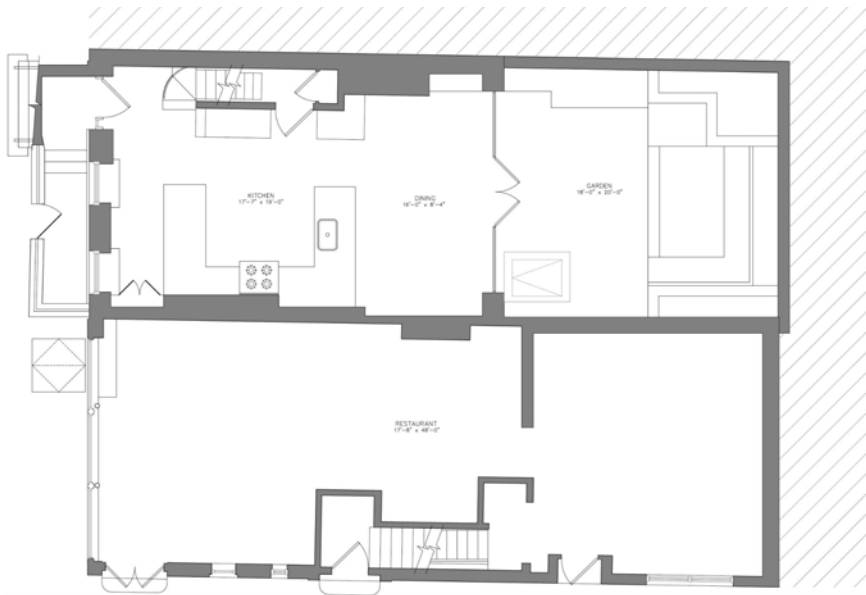
PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

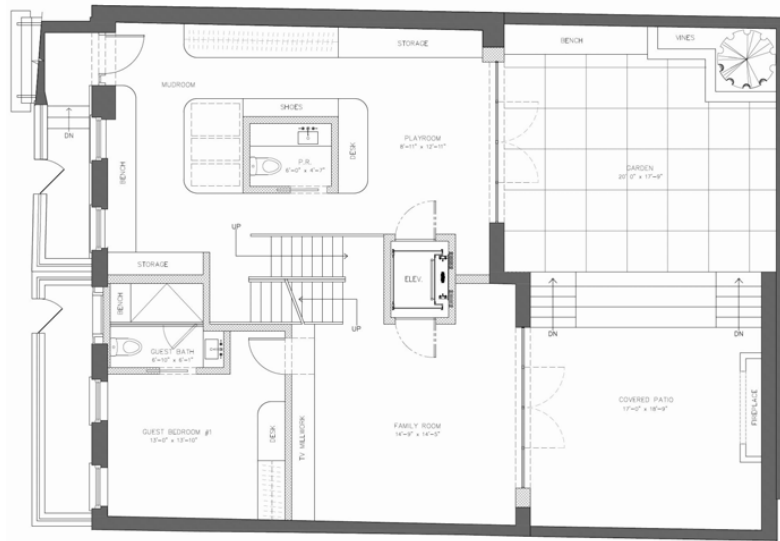
GARDEN LEVEL (BASEMENT)

64
HORATIO ST

66
HORATIO ST



EXISTING



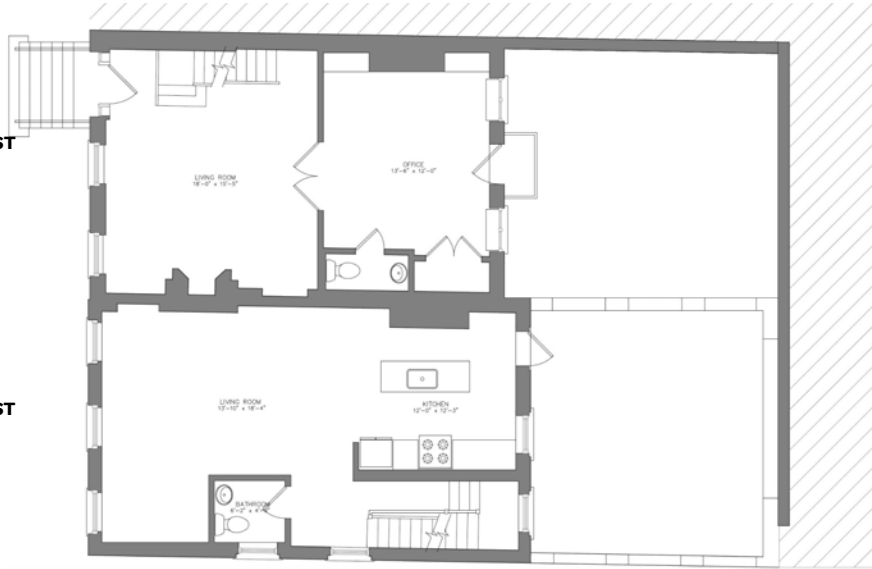
PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

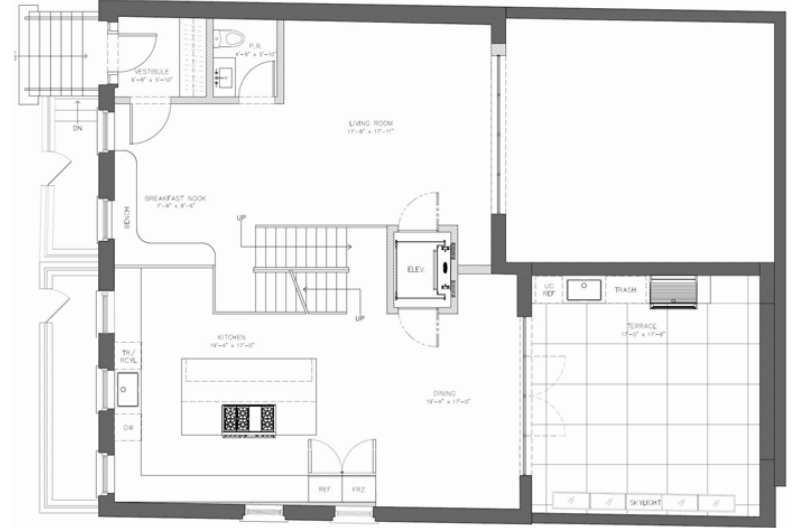
PARLOR LEVEL (FIRST FLOOR)

64
HORATIO ST

66
HORATIO ST



EXISTING

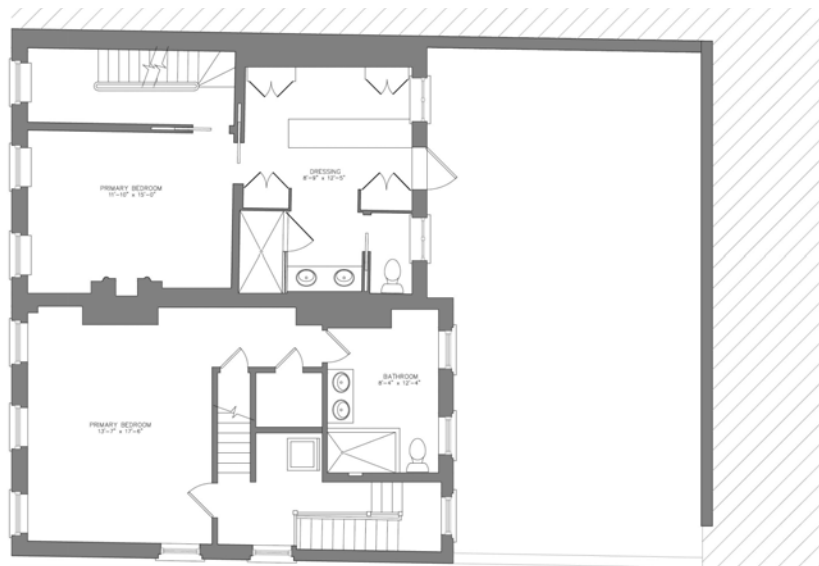


PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

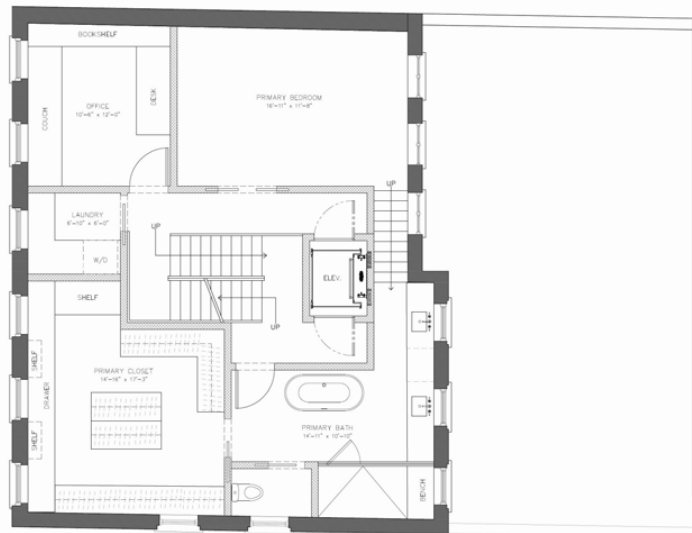
SECOND FLOOR

64
HORATIO ST



EXISTING

66
HORATIO ST



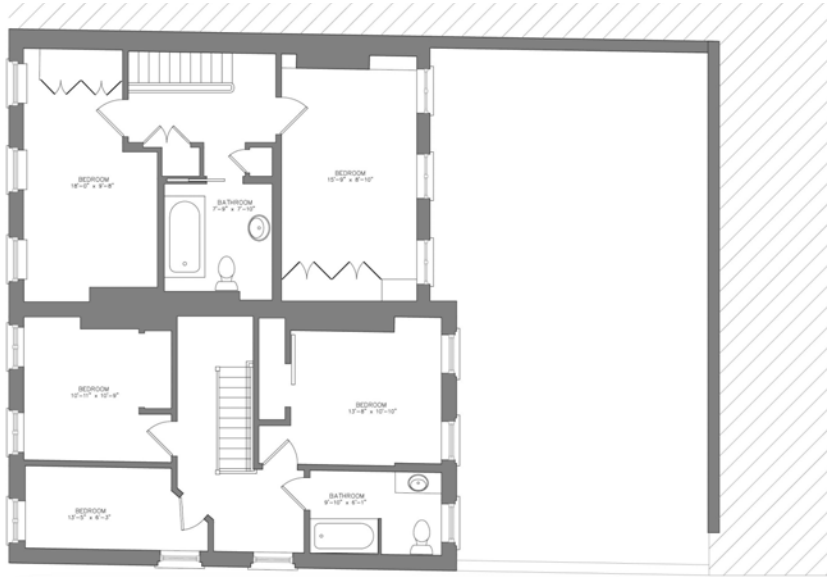
PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

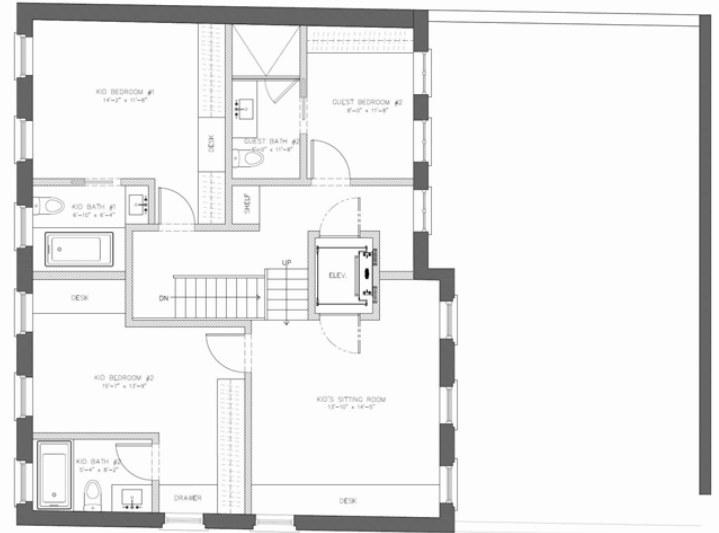
THIRD FLOOR

64
HORATIO ST

66
HORATIO ST



EXISTING



PROPOSED

PROPOSED SECTION

SPLIT FLOOR



SECTION THROUGH 64 & 66 HORATIO



SECTION THROUGH 66 HORATIO

The current proposal is:

Preservation Department – Item 2, LPC-24-02924

**64 and 66 Horatio Street – 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.