

August 6, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-02924

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

To testify virtually, please join Zoom

Webinar ID: 840 5032 7046

Passcode: 643937

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

64 & 66 HORATIO STREET

Community Board 2
August 6, 2024



chango & co.

SITE CONTEXT

PHOTO OF 64 & 66 HORATIO



SITE CONTEXT

STREET COLLAGE

64 HORATIO

66 HORATIO



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



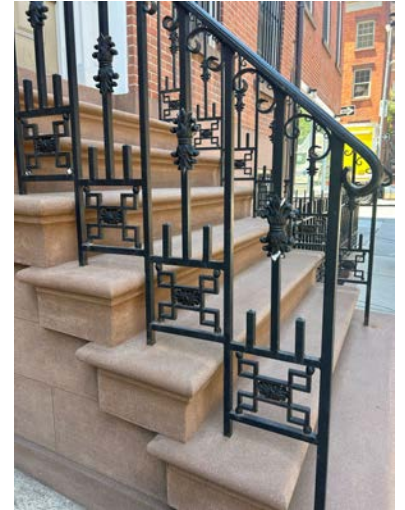
EXISTING FRONT DOOR



**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



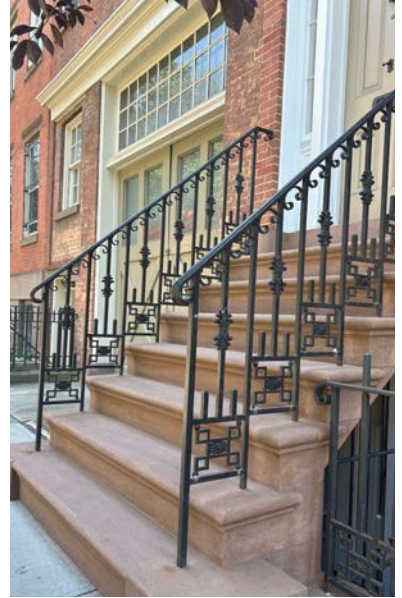
58 HORATIO STREET



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

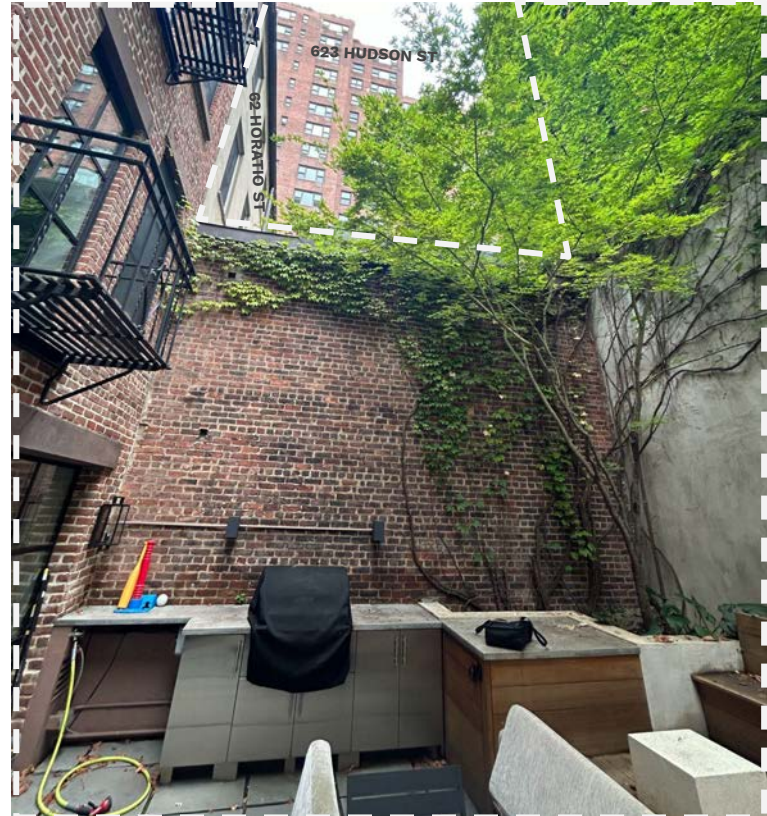
60
HORATIO ST

58
HORATIO ST



EXISTING CONDITIONS

REAR FACADE



EXISTING CONDITIONS

REAR FACADE



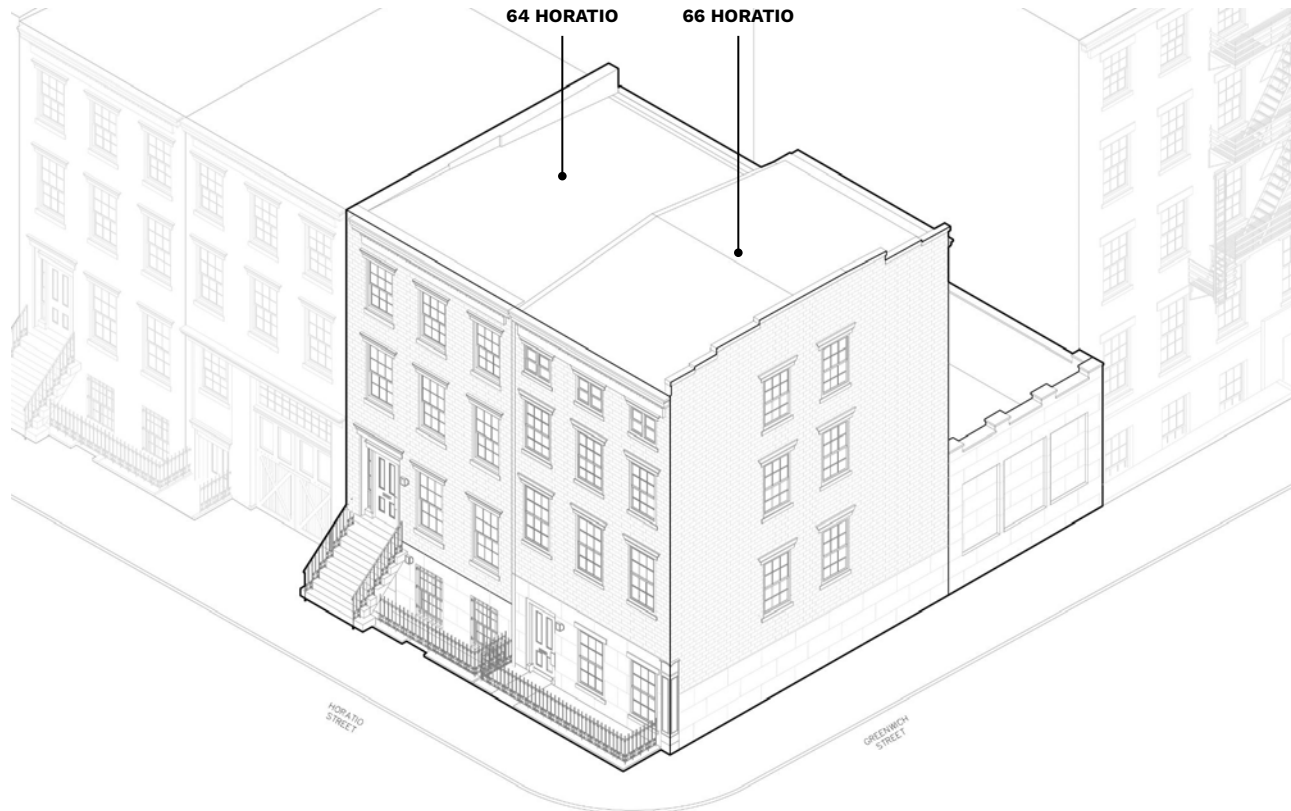
EXISTING CONDITIONS

REAR FACADE



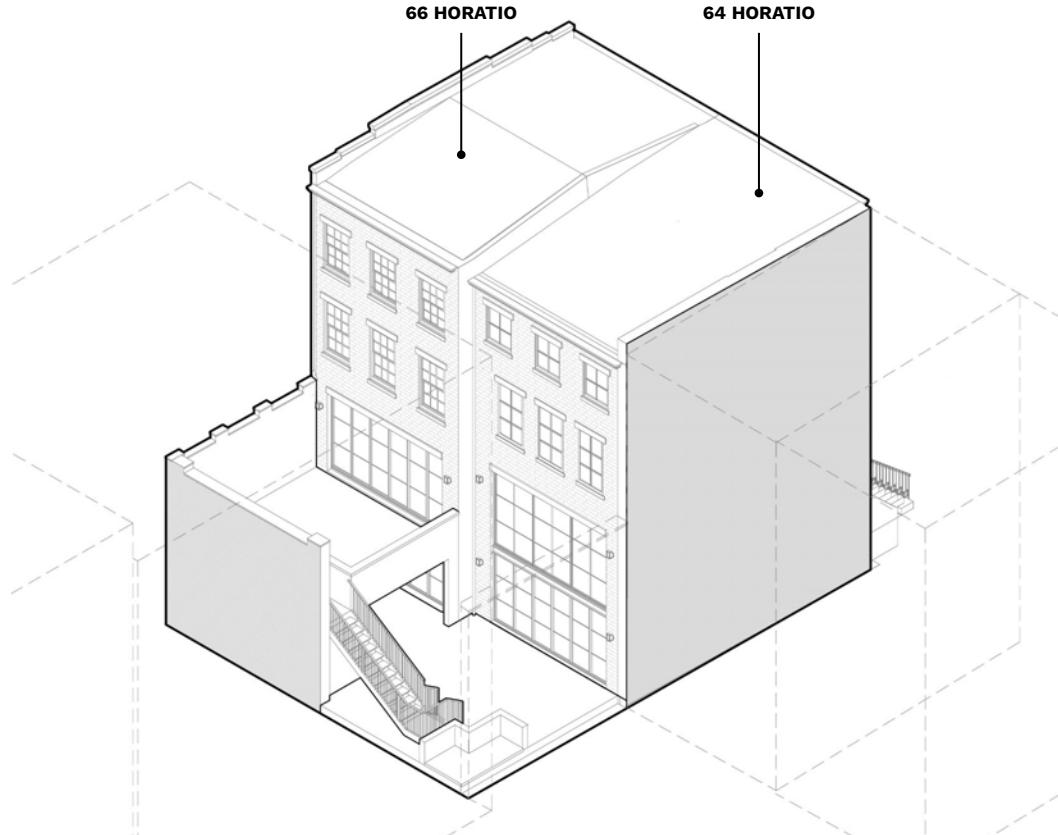
PROPOSED ISOMETRIC DRAWING

FRONT & SIDE FACADES



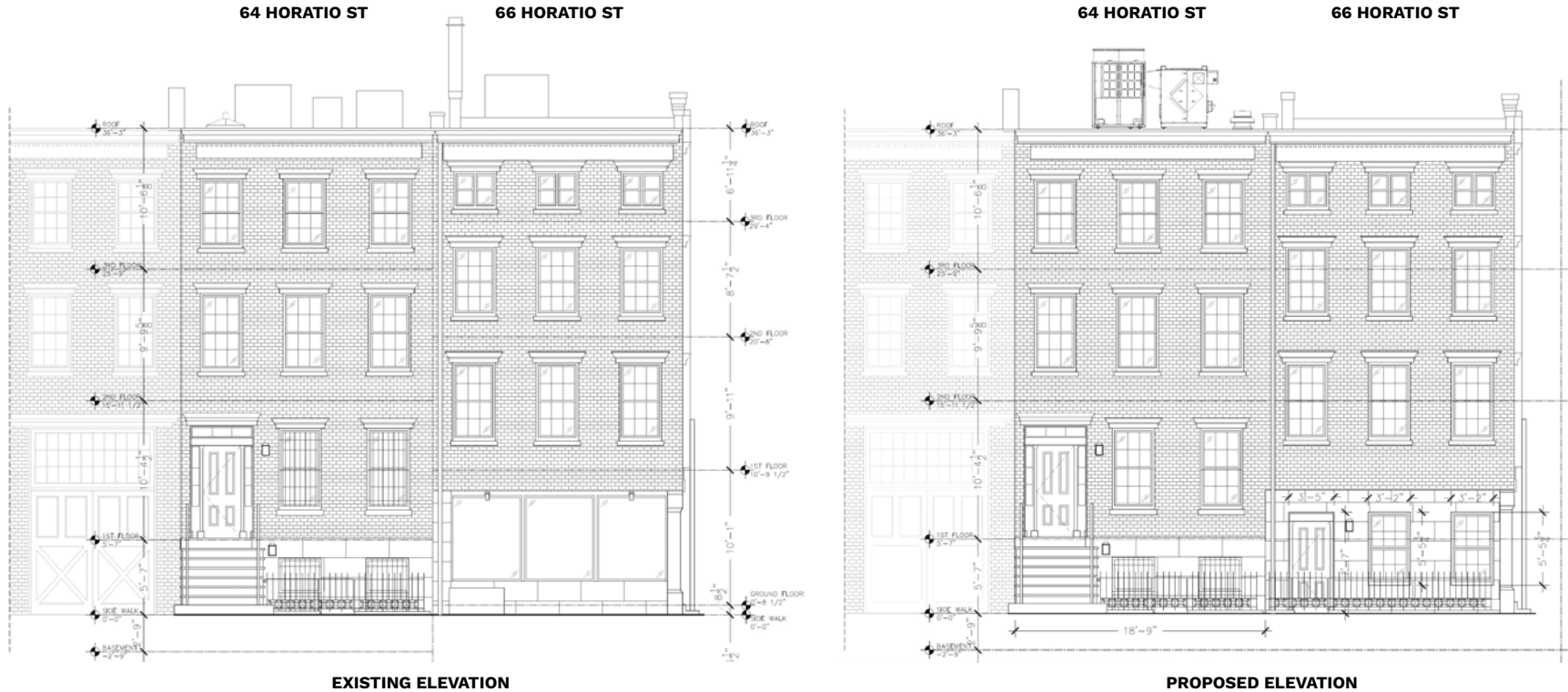
PROPOSED ISOMETRIC DRAWING

REAR FACADE



EXISTING & PROPOSED ELEVATIONS

HORATIO STREET FACADE

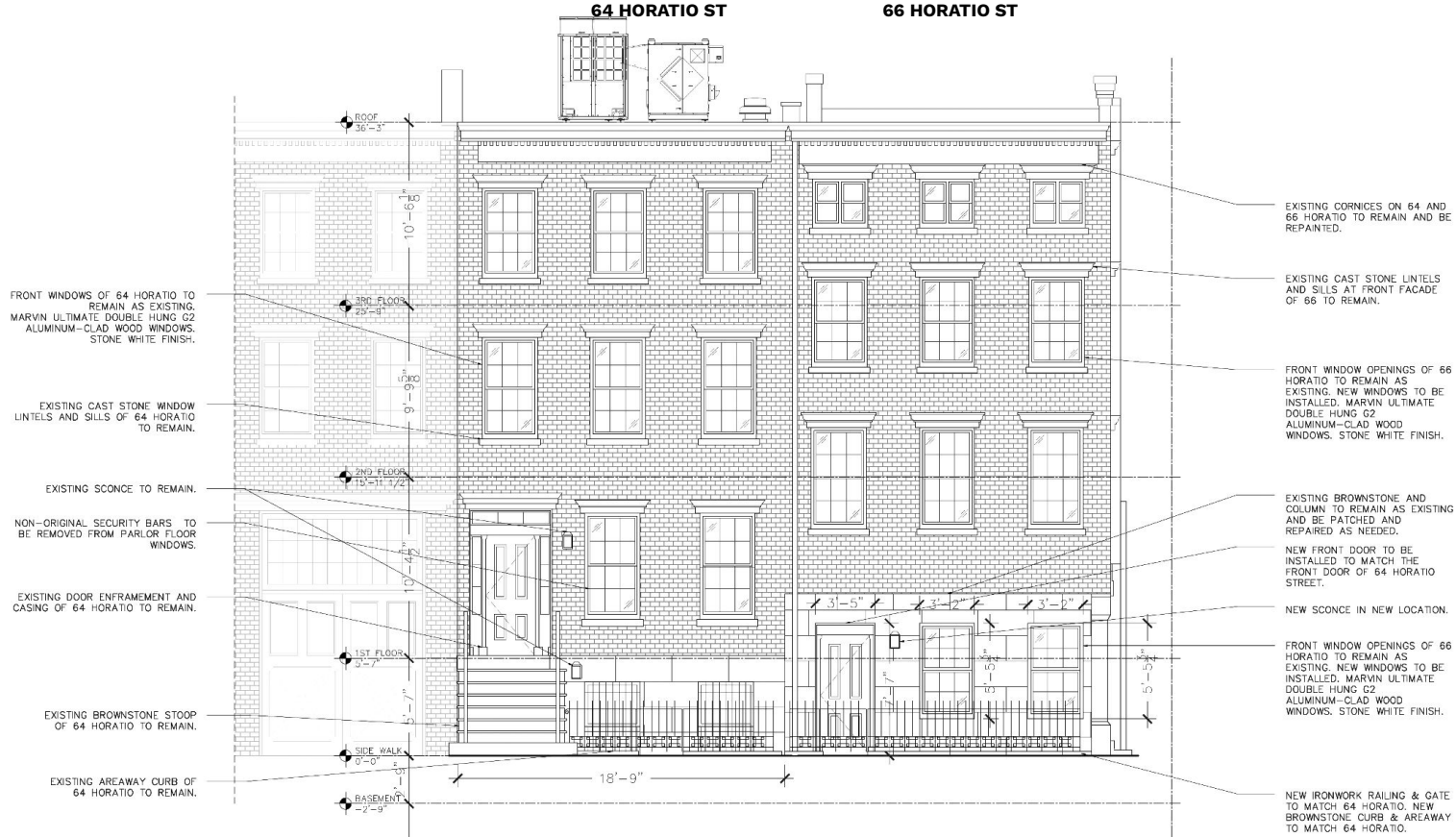


PROPOSED ELEVATION

HORATIO STREET FACADE

64 HORATIO ST

66 HORATIO ST



PROPOSED ELEVATION

HORATIO STREET FACADE

64 HORATIO ST

66 HORATIO ST



EXISTING & PROPOSED ELEVATIONS

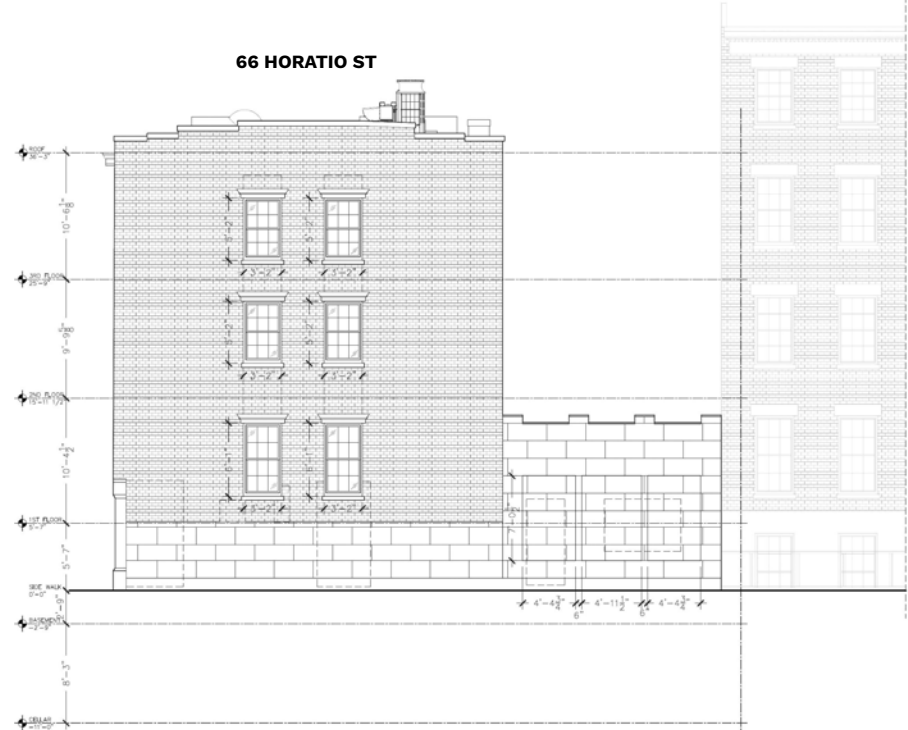
GREENWICH STREET FACADE

66 HORATIO ST



EXISTING ELEVATION

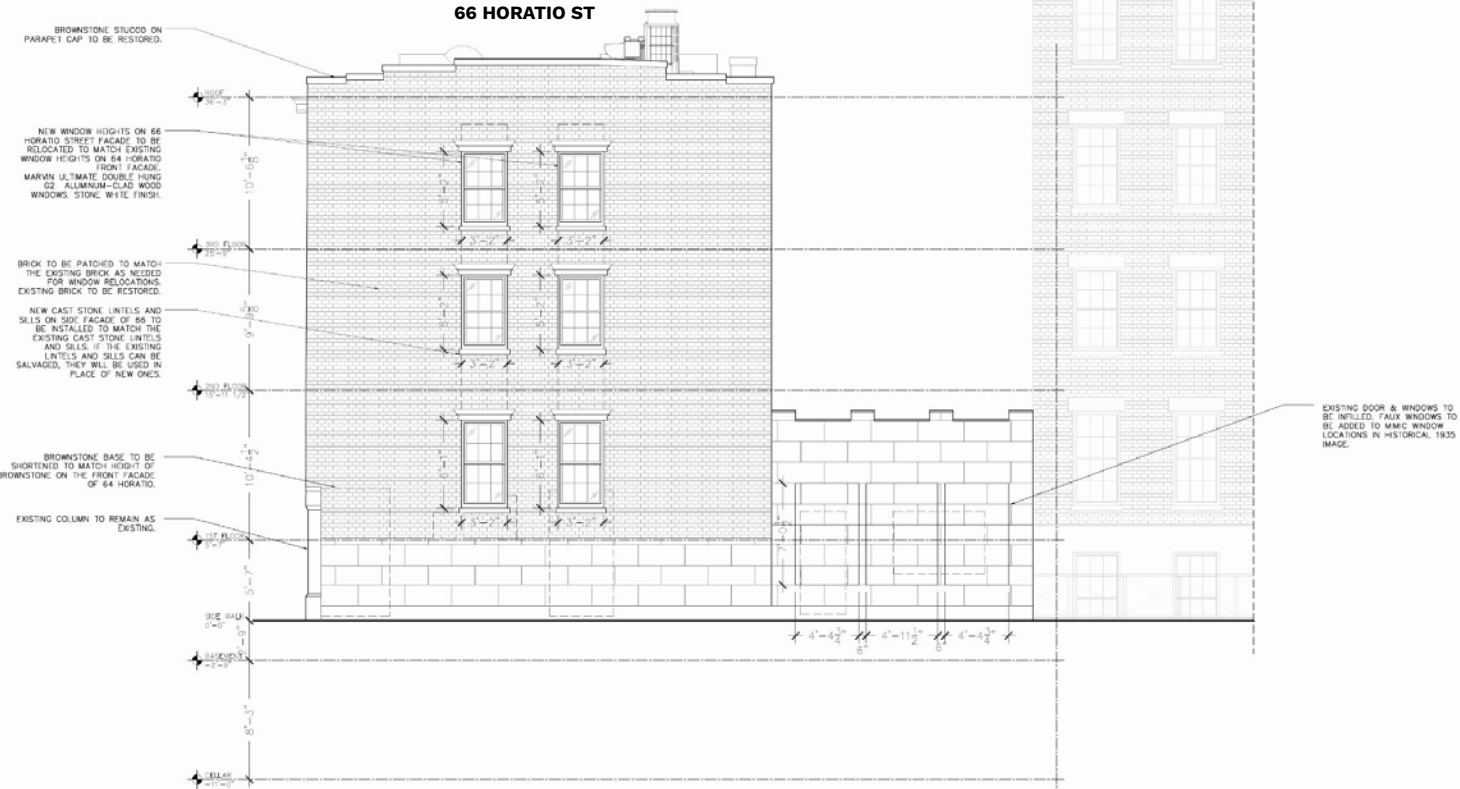
66 HORATIO ST



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



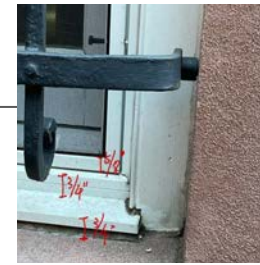
EXISTING ELEVATION



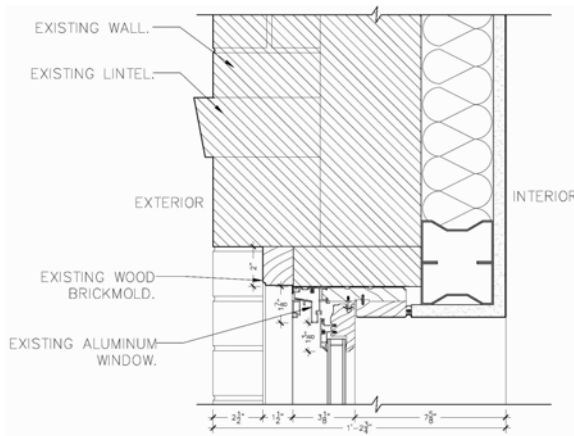
PROPOSED ELEVATION

EXISTING WINDOW DETAILS

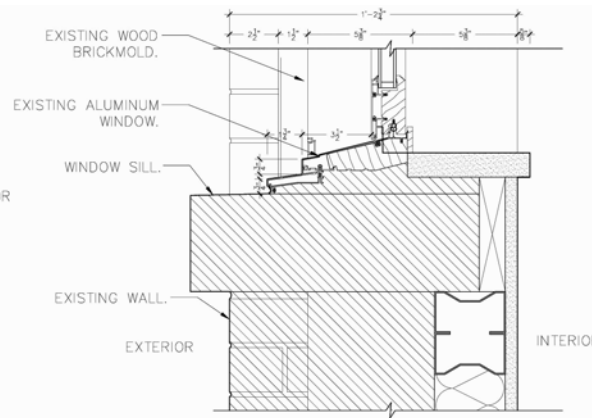
64 HORATIO STREET FRONT FACADE WINDOWS



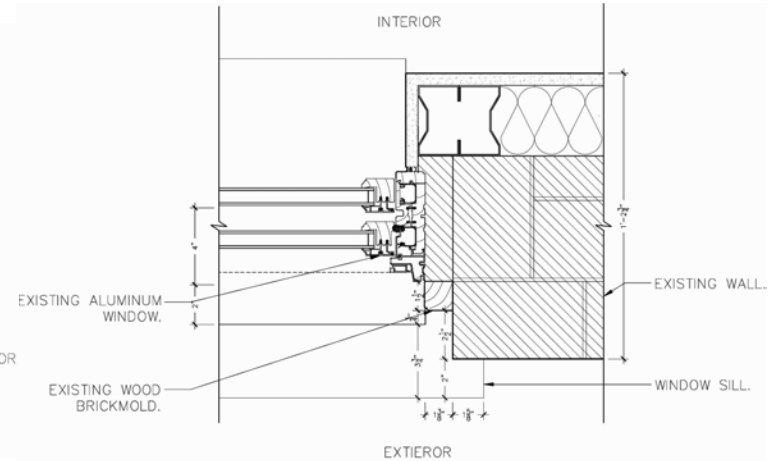
CLOSE-UP PHOTO OF WOOD BRICK MOLD. OUR INTENTION IS TO MATCH THIS DETAIL



HEAD JAMB DETAIL



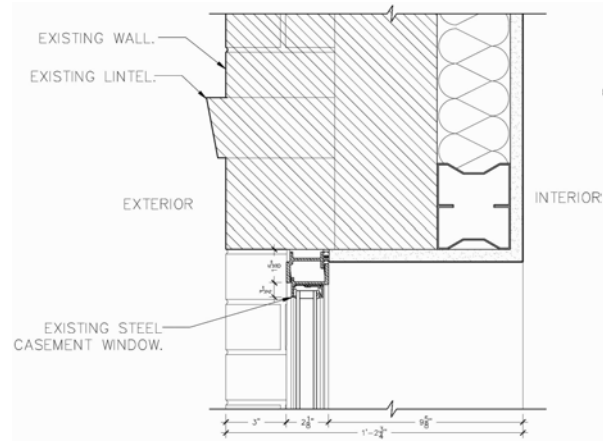
WINDOW SILL DETAIL



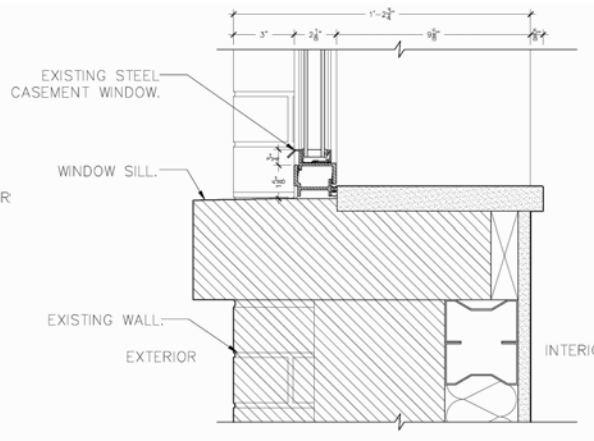
SIDE JAMB DETAIL

EXISTING WINDOW DETAILS

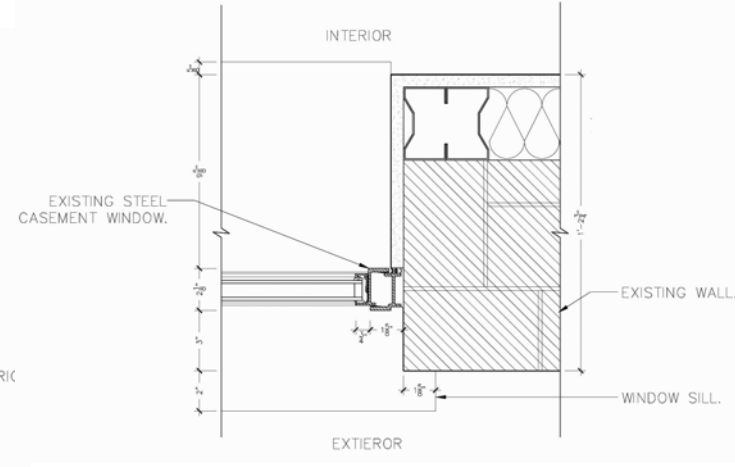
64 HORATIO STREET REAR FACADE WINDOWS



HEAD JAMB DETAIL



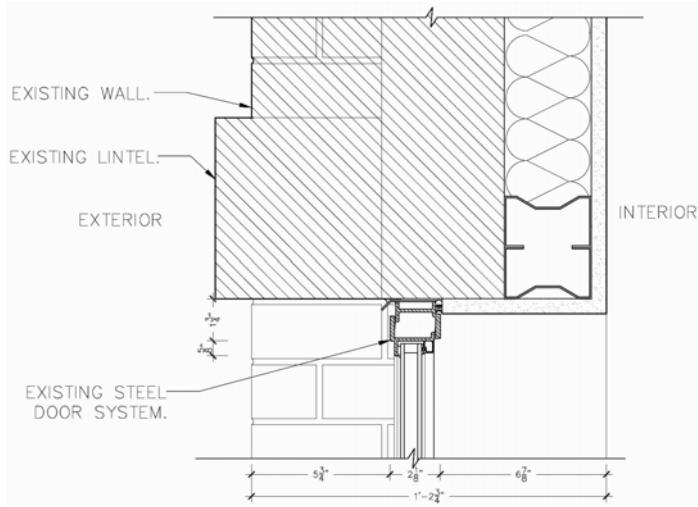
WINDOW SILL DETAIL



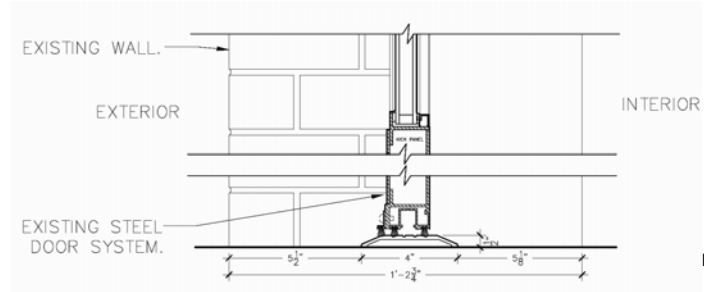
SIDE JAMB DETAIL

EXISTING DOOR DETAILS

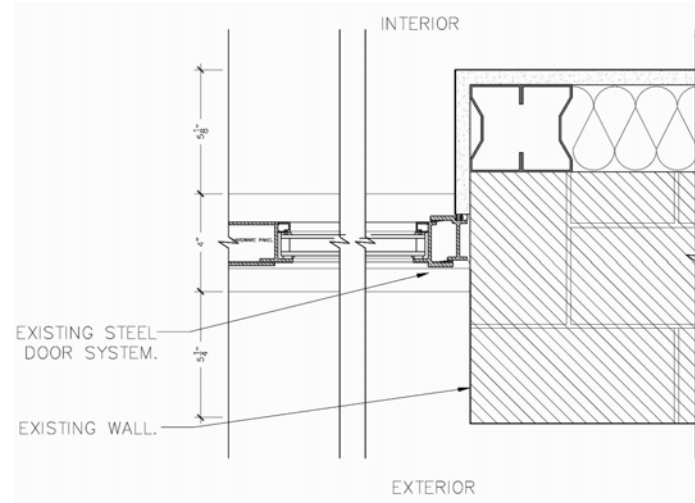
64 HORATIO STREET REAR FACADE STEEL & GLASS DOOR SYSTEMS



HEAD JAMB DETAIL

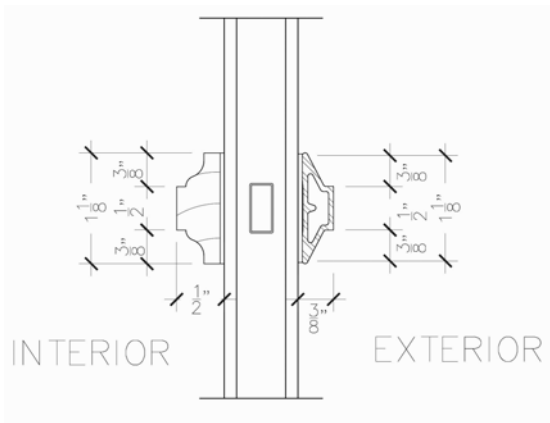


DOOR SILL DETAIL

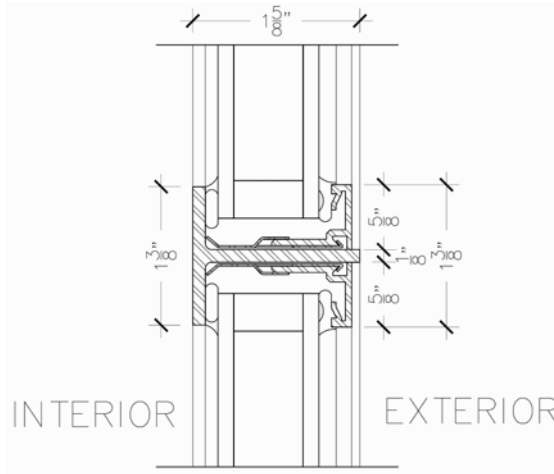


SIDE JAMB DETAIL

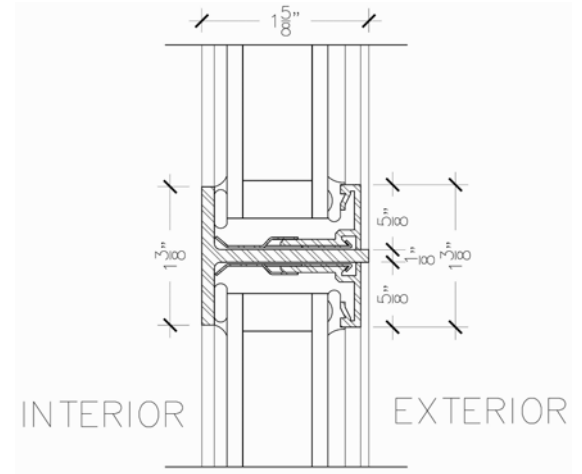
64 HORATIO STREET WINDOW & DOOR MUNTINS



**DOUBLE HUNG WINDOW
MUNTIN DETAIL**



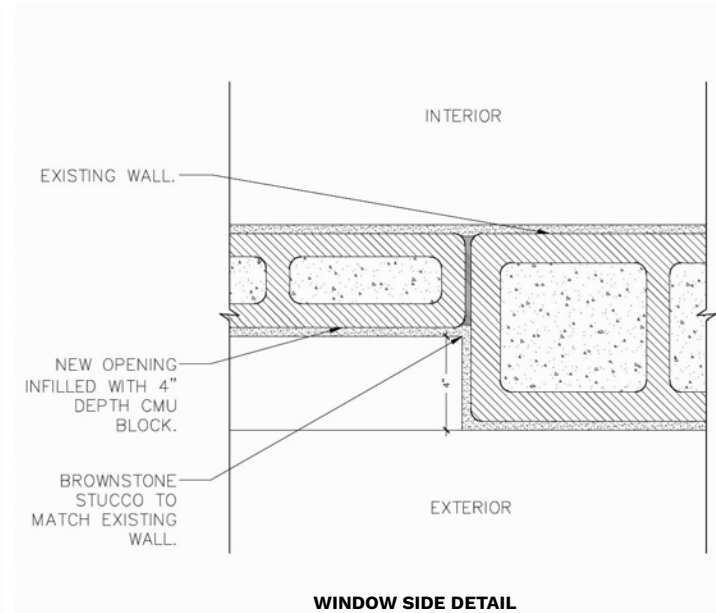
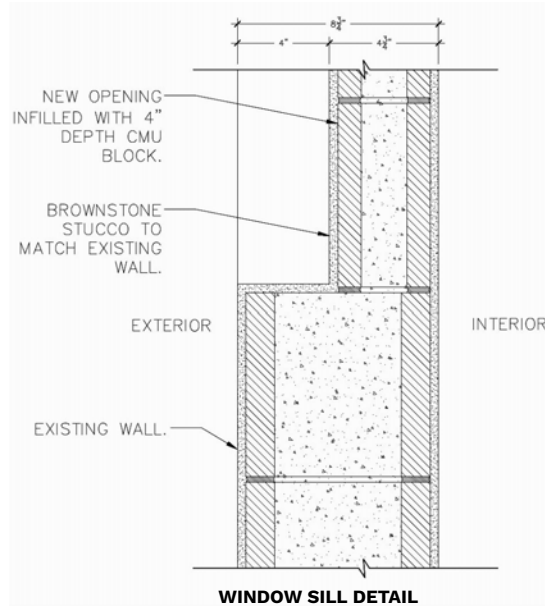
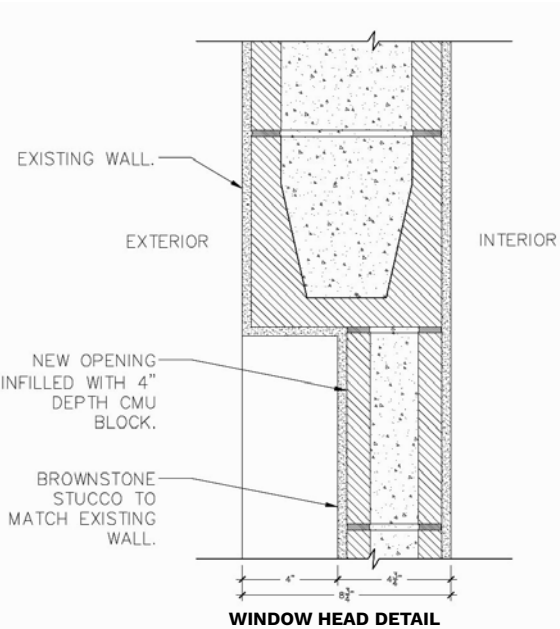
**STEEL CASEMENT WINDOW
MUNTIN DETAIL
(64 REAR FACADE WINDOWS +
STEEL SYSTEMS AT REAR
LOWER FLOORS OF 64 & 66)**



**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



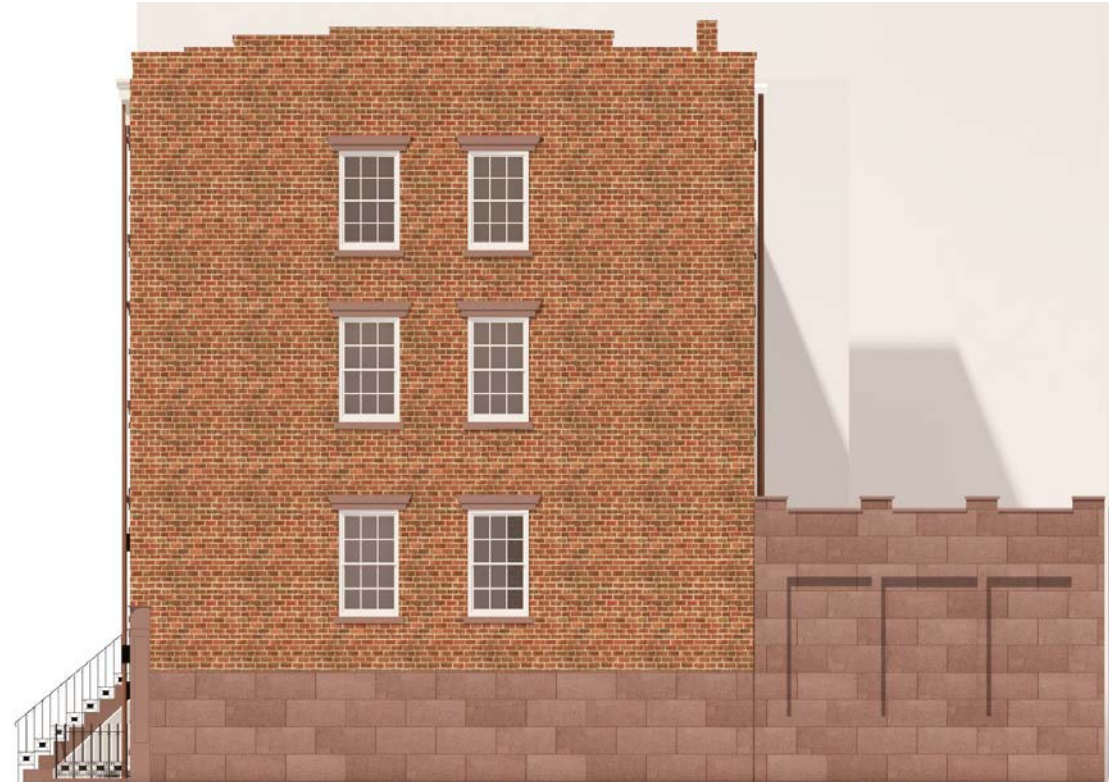
PROPOSED RENDERING

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

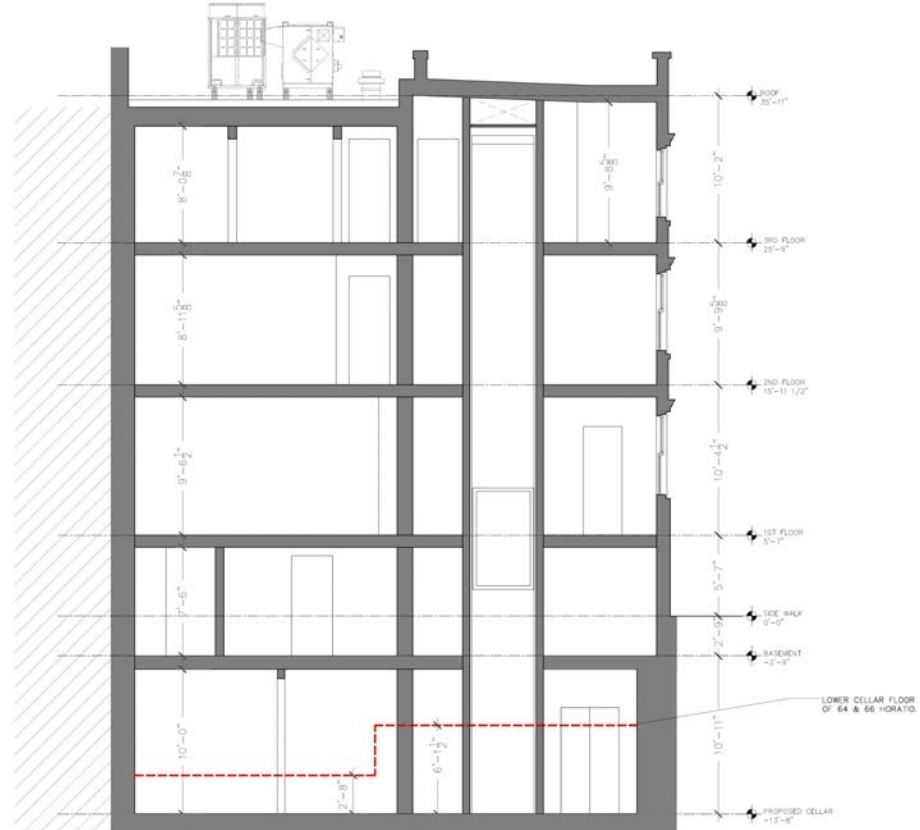


PROPOSED SECTION

64 & 66 HORATIO

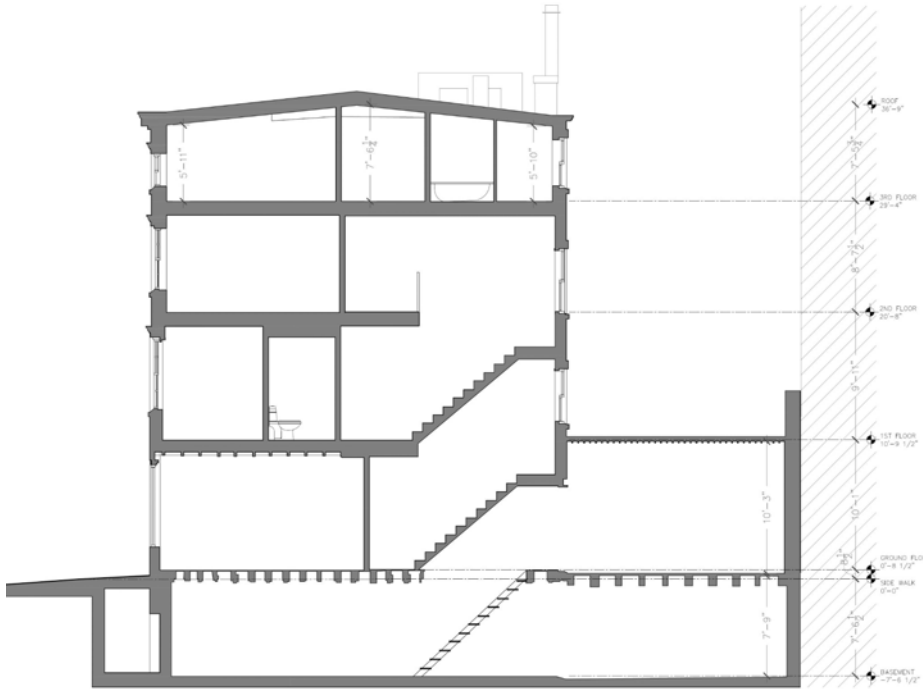
64 HORATIO ST

66 HORATIO ST



EXISTING & PROPOSED SECTION

66 HORATIO



EXISTING SECTION



PROPOSED SECTION

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



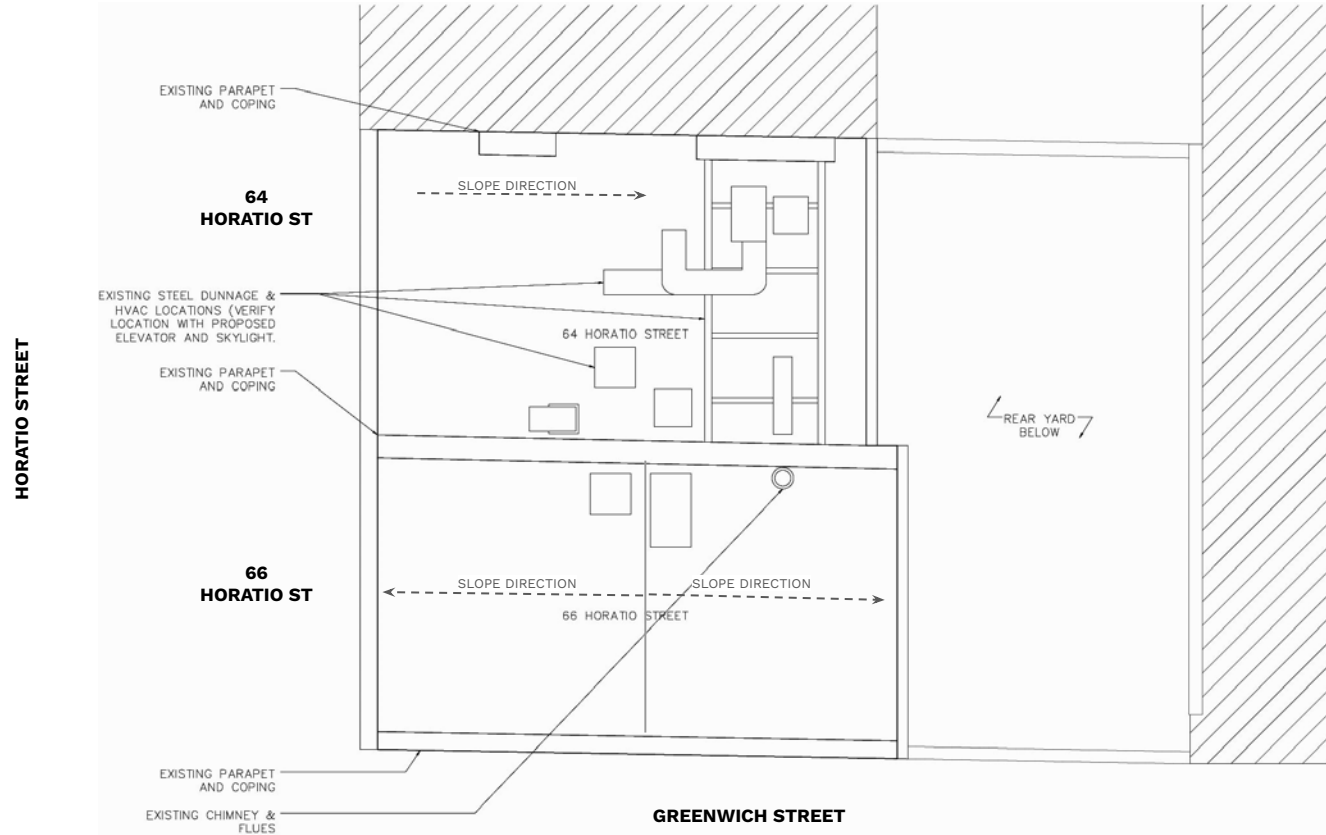
57 JANE ST



113 MACDOUGAL ST

EXISTING PLAN

ROOF PLAN



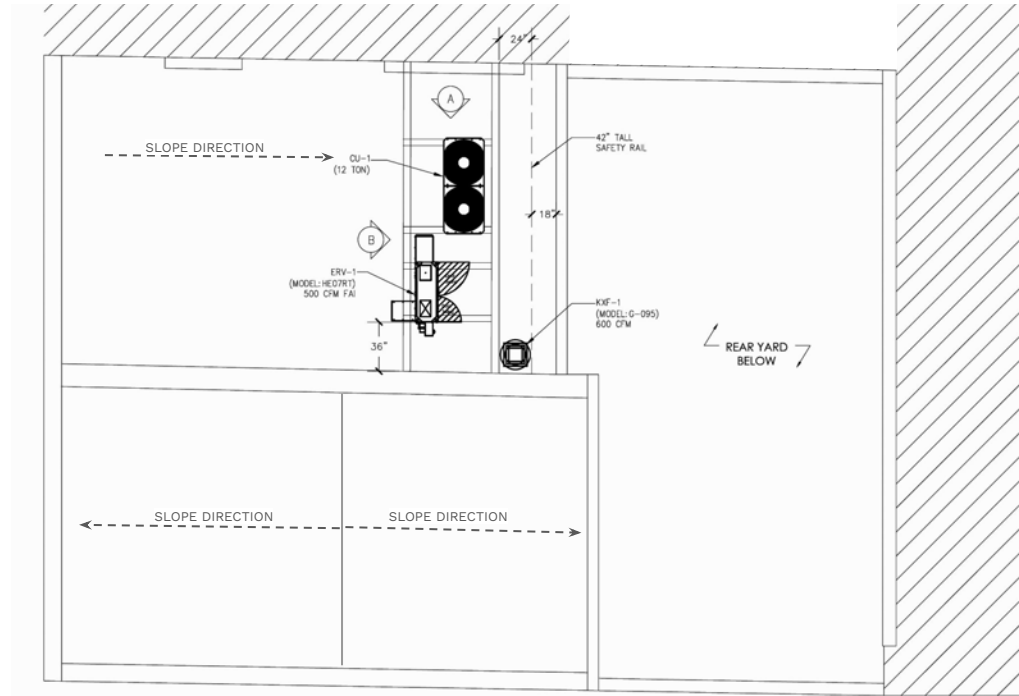
PROPOSED PLAN

ROOF PLAN

HORATIO STREET

64
HORATIO ST

66
HORATIO ST



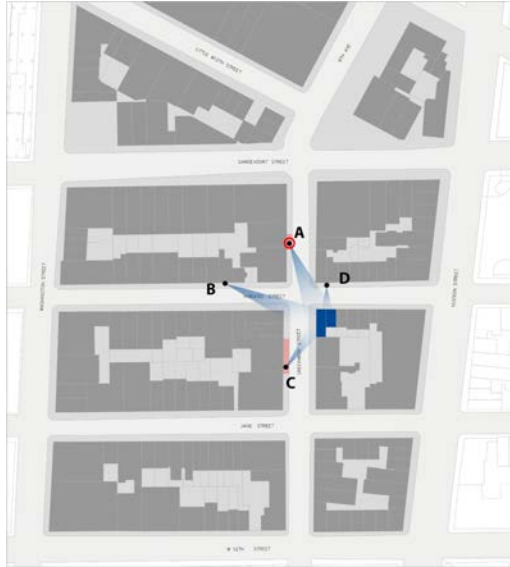
GREENWICH STREET

MOCK UP

ROOF 64 HORATIO STREET



VIEW A
public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP

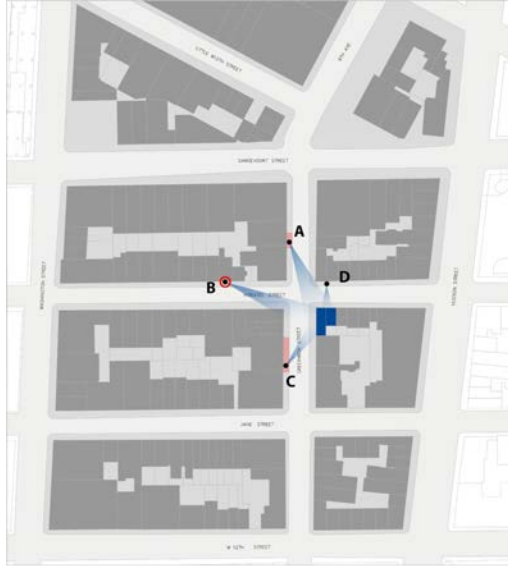


RENDERING OF PROPOSED



EXISTING STREET VIEW

VIEW B
public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP

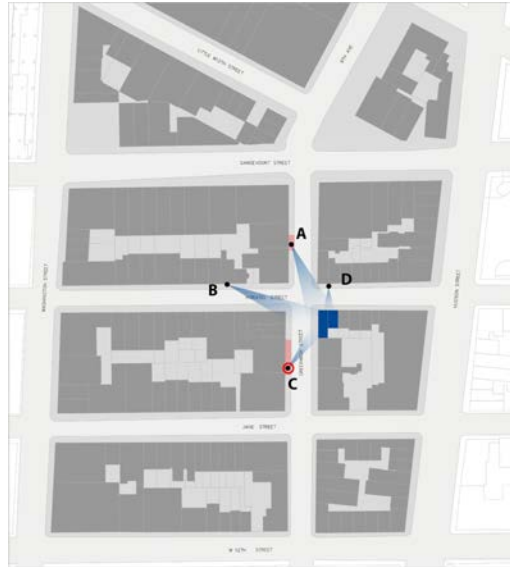


RENDERING OF PROPOSED



EXISTING STREET VIEW

VIEW C
public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP

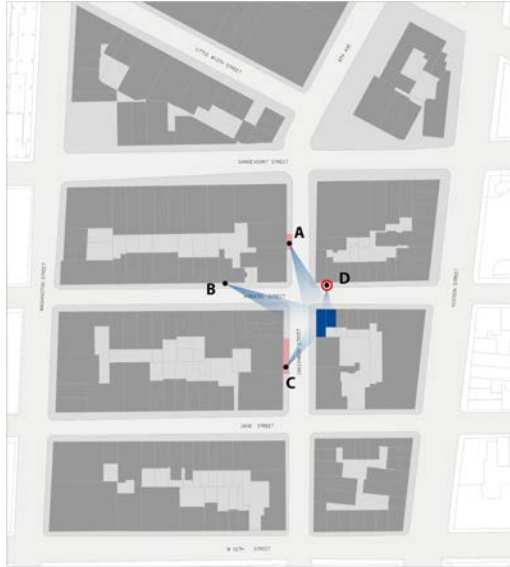


RENDERING OF PROPOSED

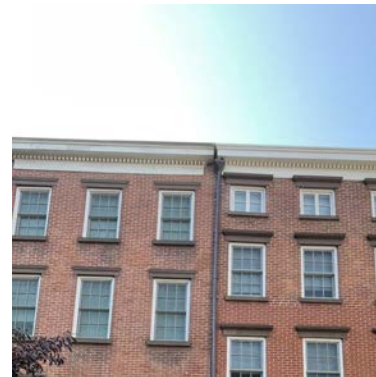


EXISTING STREET VIEW

VIEW D
public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP



RENDERING OF PROPOSED



EXISTING STREET VIEW

PROPOSED RENDERING

CORNER VIEW



August 6, 2024
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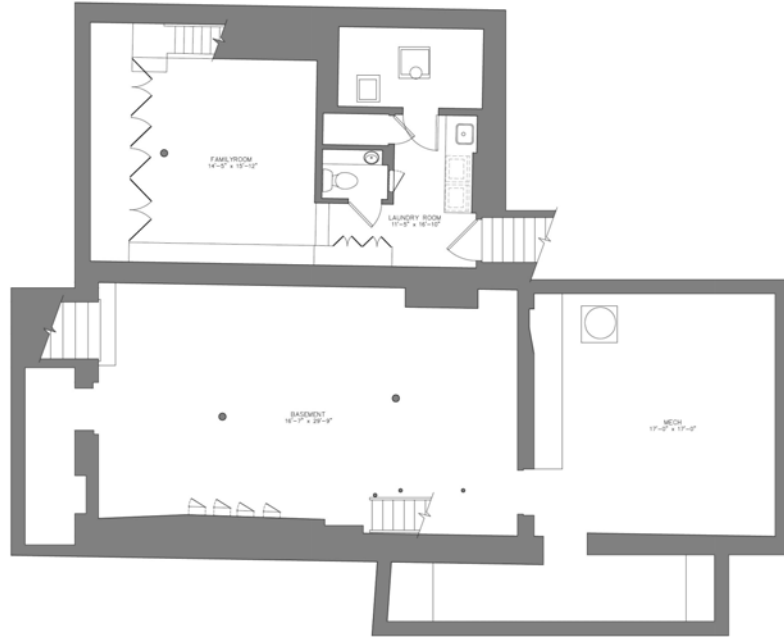
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APPENDIX

EXISTING & PROPOSED FLOOR PLANS

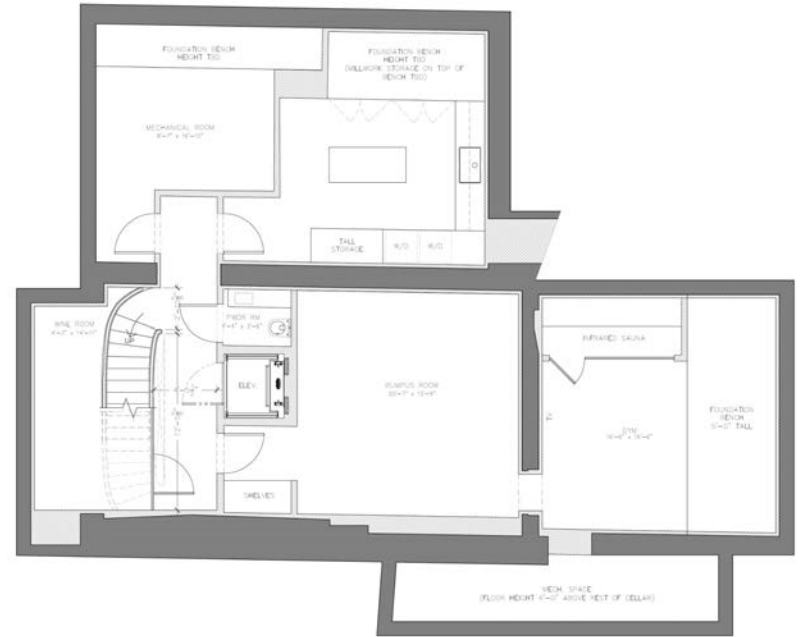
CELLAR

**64
HORATIO ST**



EXISTING

**66
HORATIO ST**



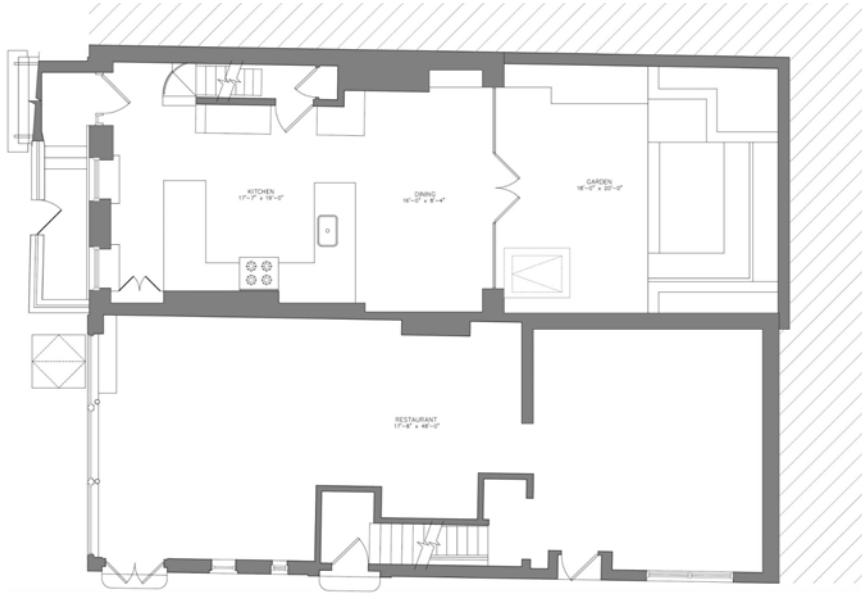
PROPOSED

EXISTING & PROPOSED FLOOR PLANS

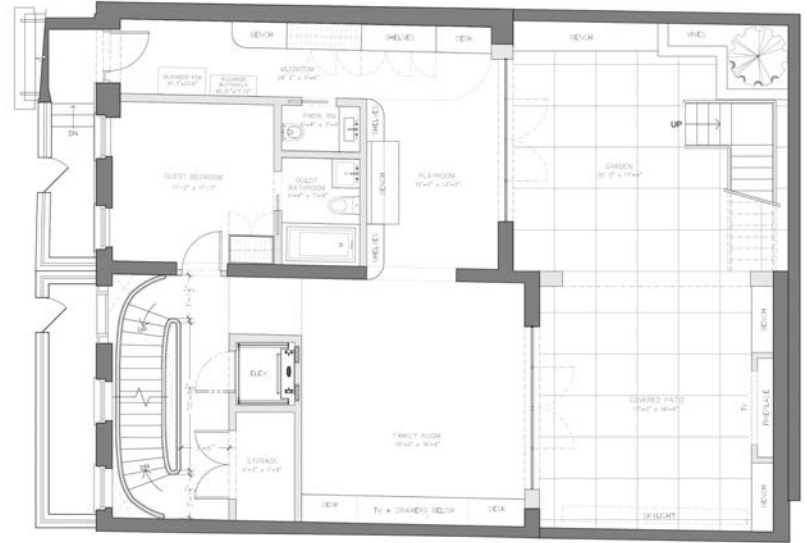
GARDEN LEVEL (BASEMENT)

64
HORATIO ST

66
HORATIO ST



EXISTING



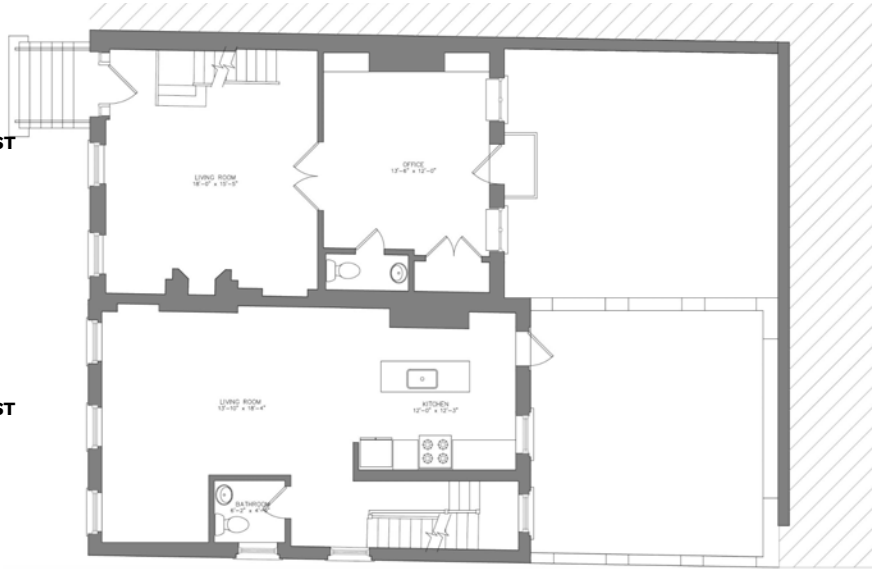
PROPOSED

EXISTING & PROPOSED FLOOR PLANS

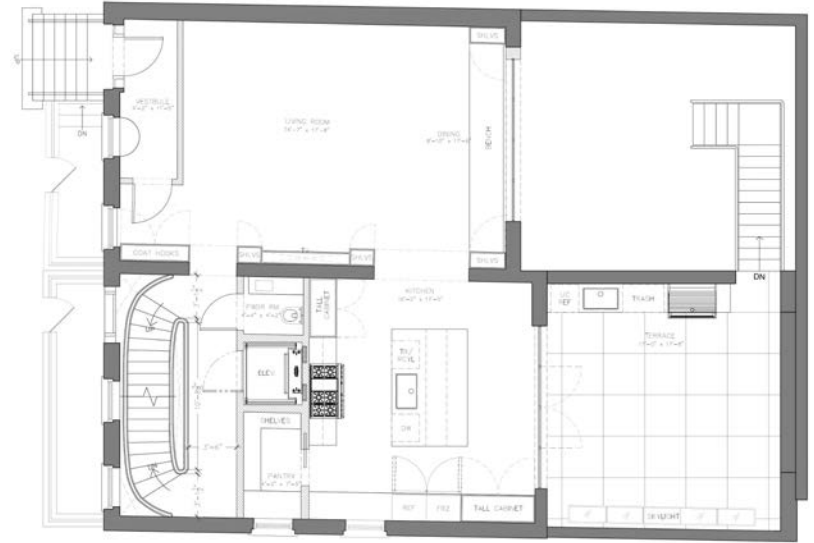
PARLOR LEVEL (FIRST FLOOR)

64
HORATIO ST

66
HORATIO ST



EXISTING

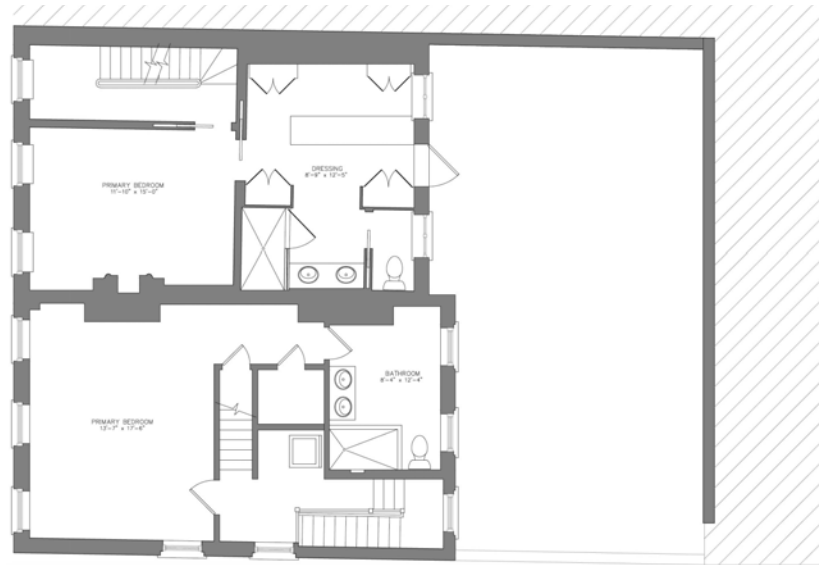


PROPOSED

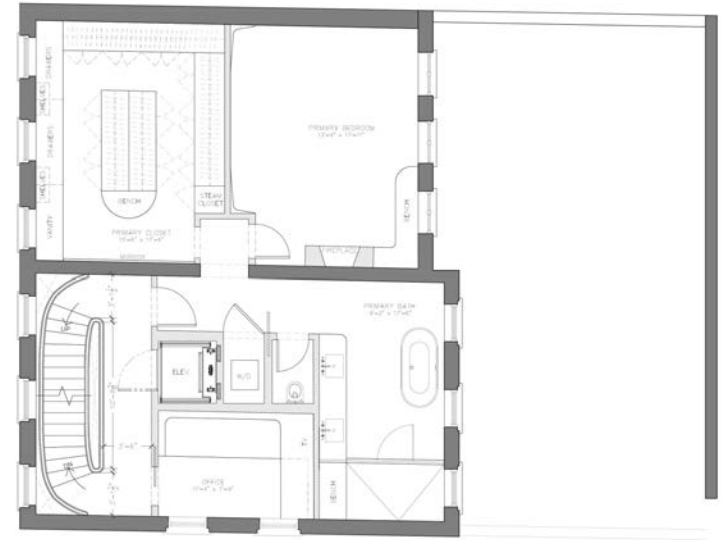
EXISTING & PROPOSED FLOOR PLANS

SECOND FLOOR

64
HORATIO ST



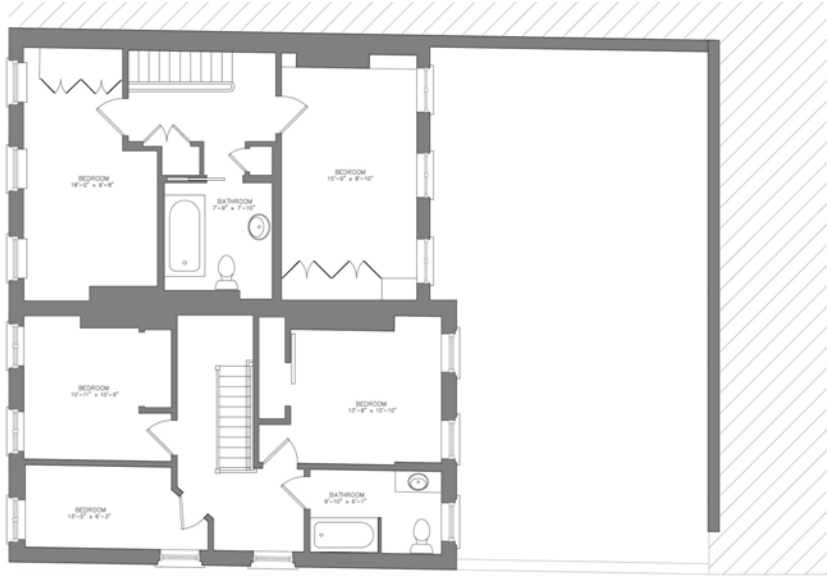
66
HORATIO ST



EXISTING & PROPOSED FLOOR PLANS

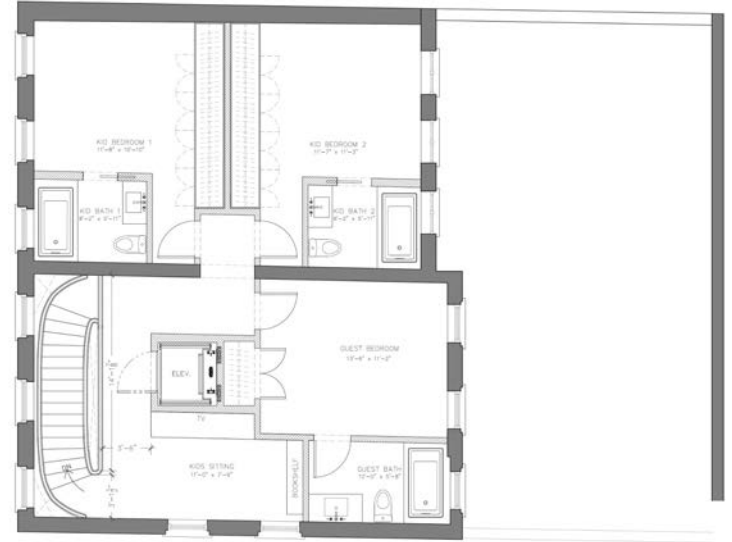
THIRD FLOOR

64
HORATIO ST



EXISTING

66
HORATIO ST



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.

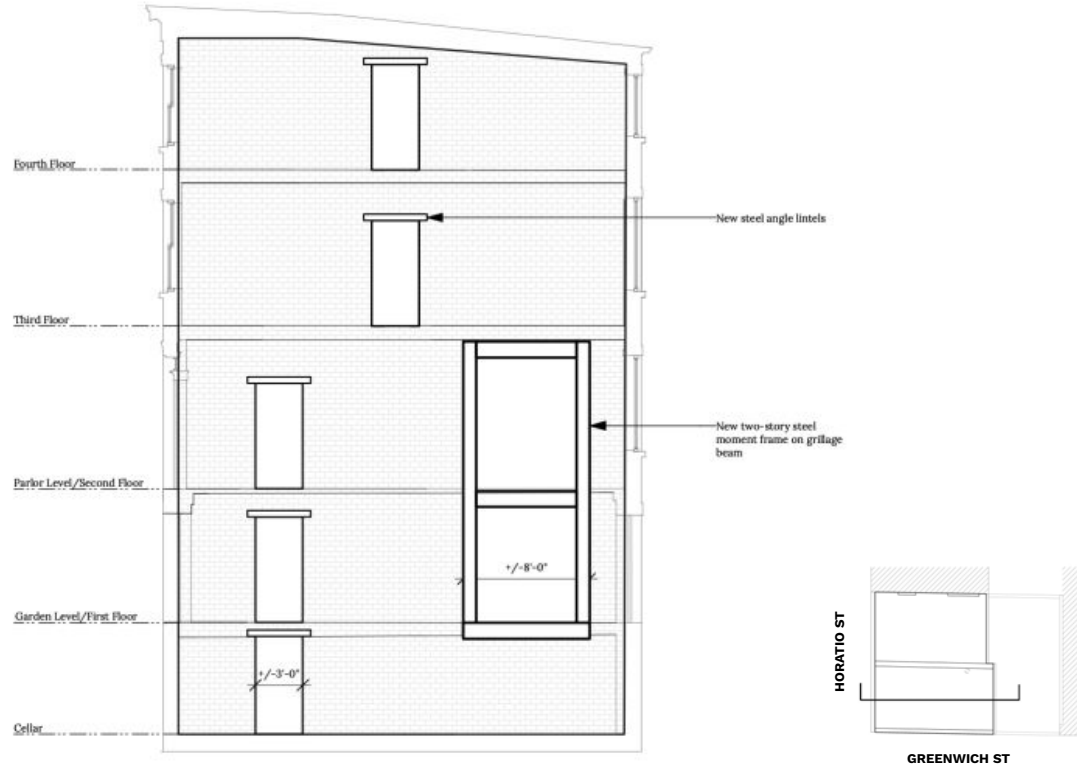


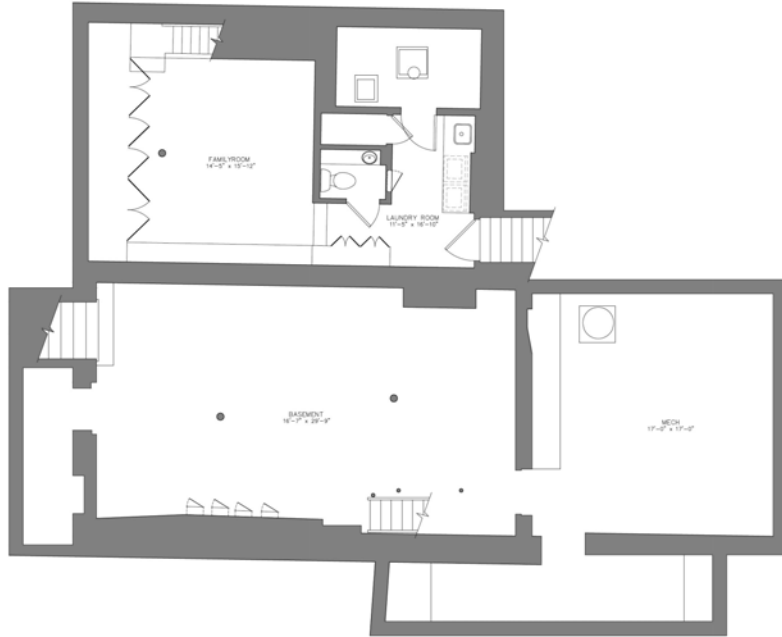
Figure 1: Proposed section, east-facing at party wall

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

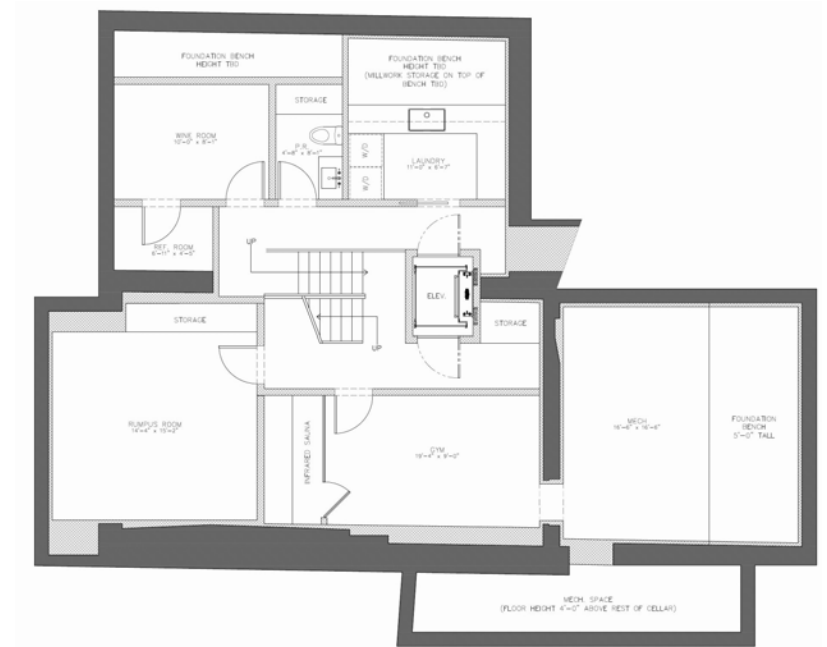
CELLAR

64
HORATIO ST

66
HORATIO ST



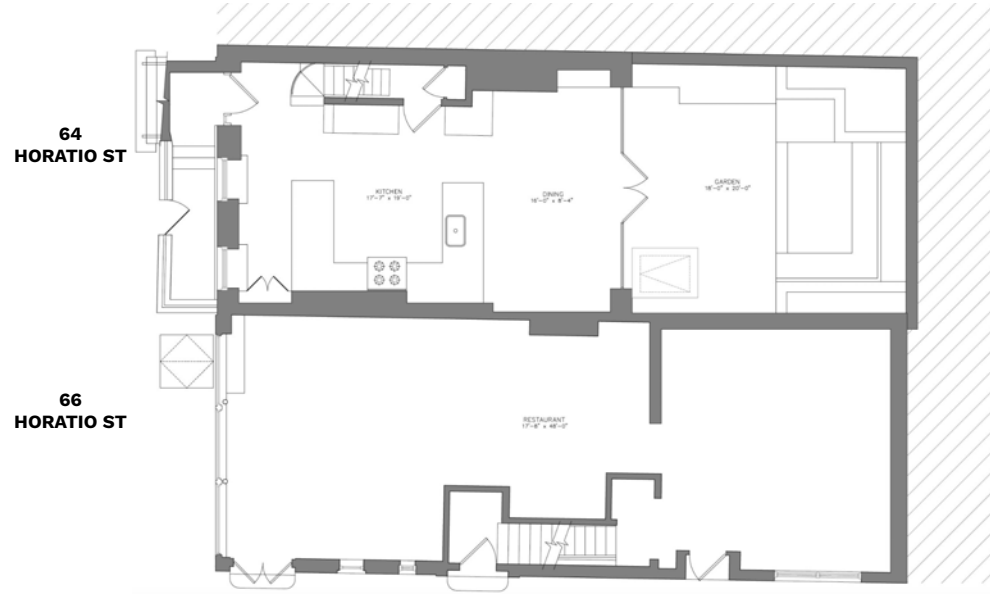
EXISTING



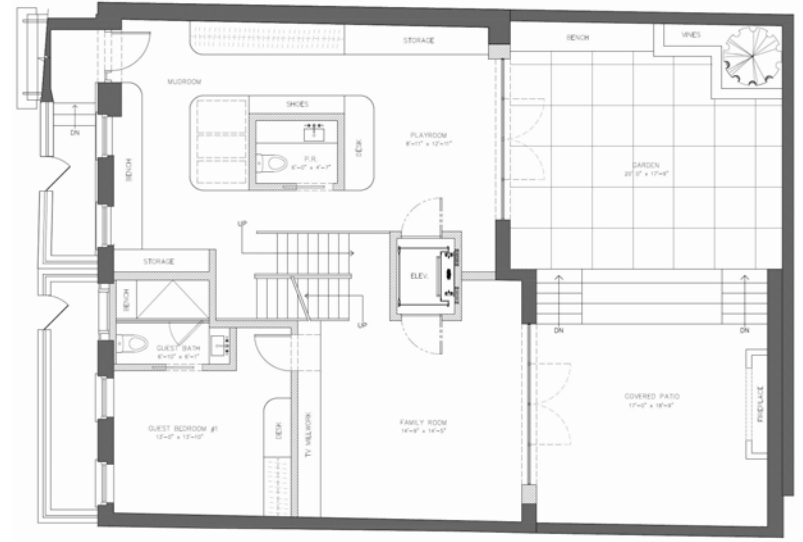
PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

GARDEN LEVEL (BASEMENT)



EXISTING



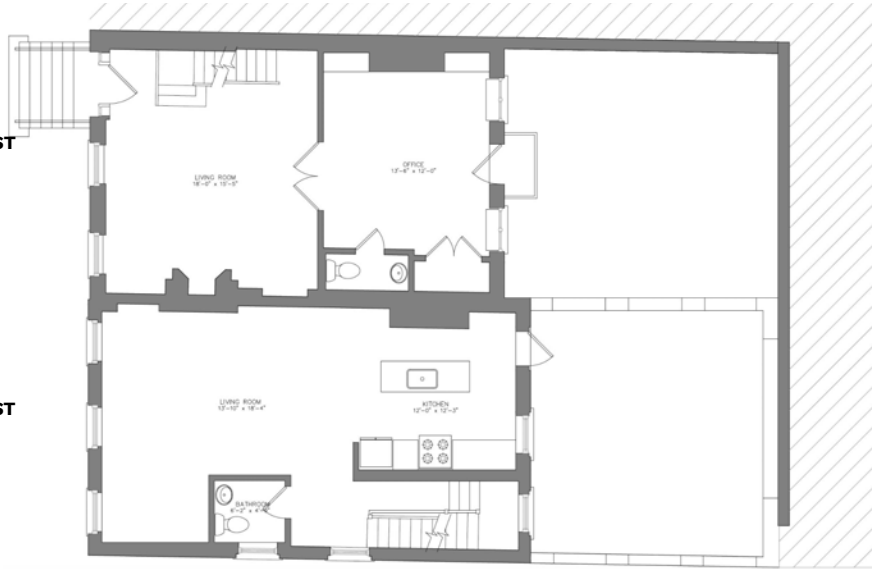
PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

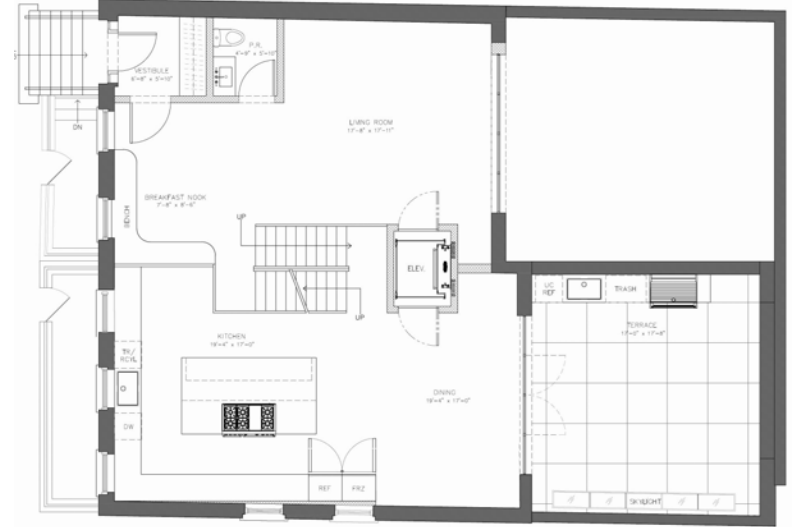
PARLOR LEVEL (FIRST FLOOR)

64
HORATIO ST

66
HORATIO ST



EXISTING

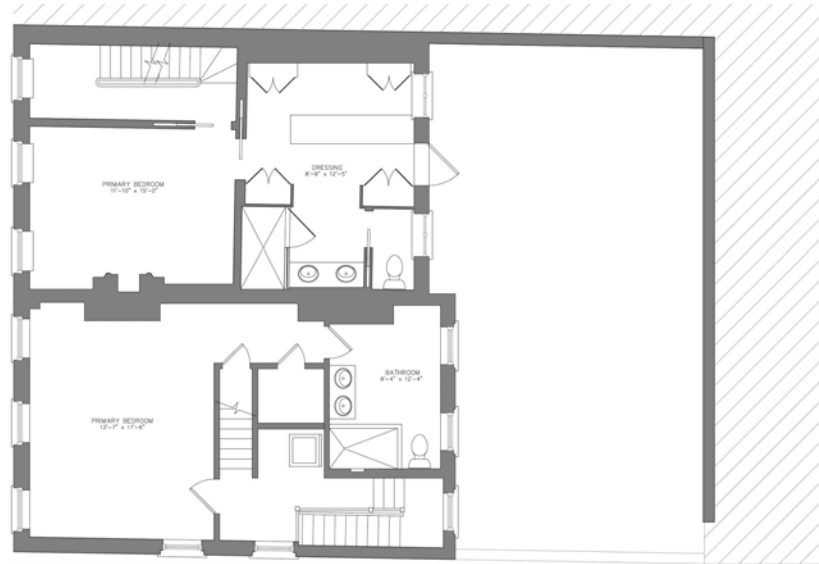


PROPOSED

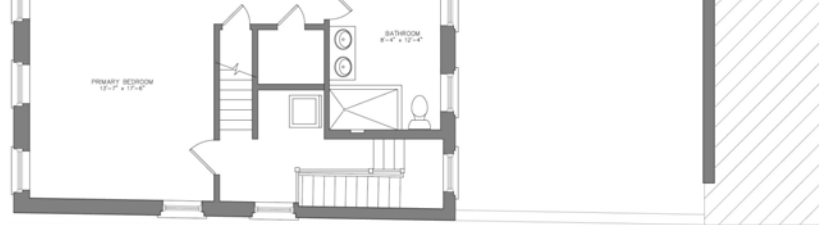
EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

SECOND FLOOR

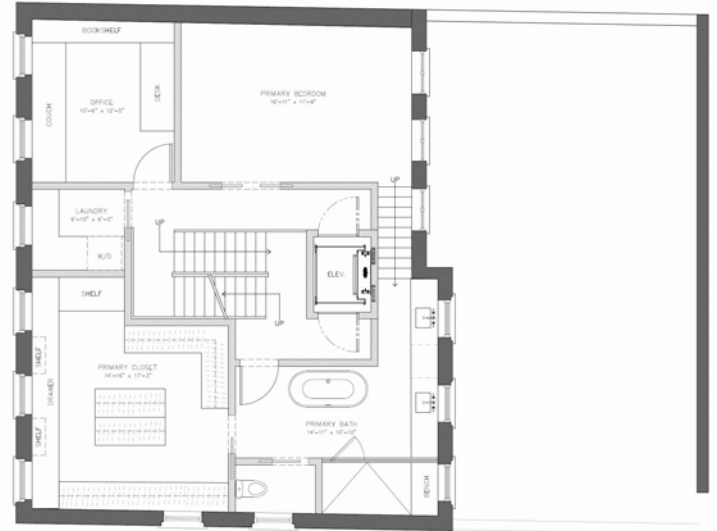
**64
HORATIO ST**



**66
HORATIO ST**



EXISTING



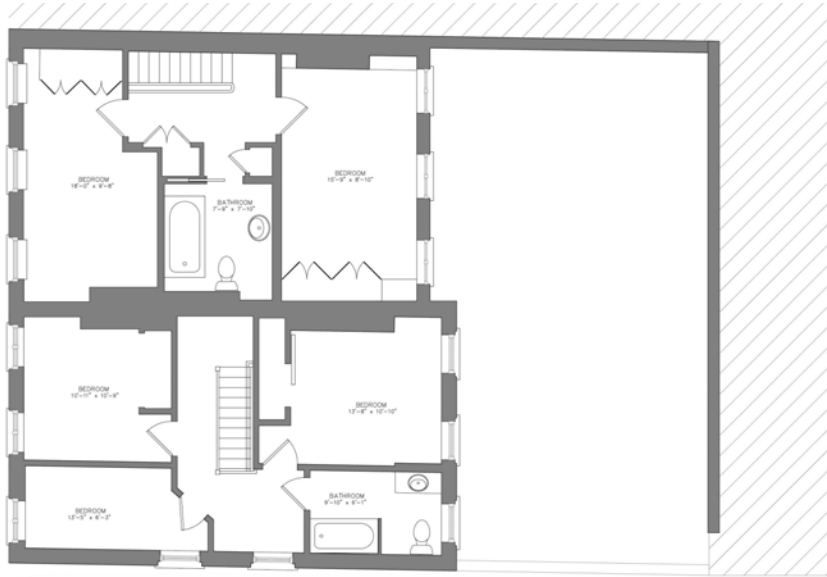
PROPOSED

EXISTING & PROPOSED FLOOR PLANS - SPLIT FLOOR

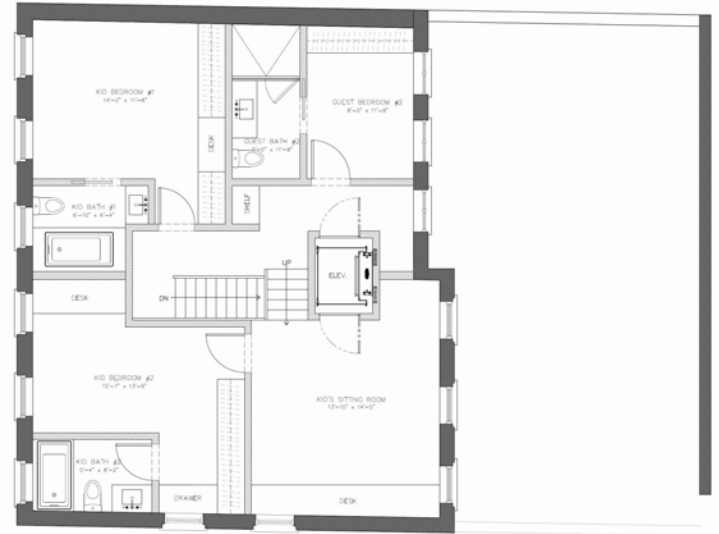
THIRD FLOOR

**64
HORATIO ST**

**66
HORATIO ST**



EXISTING



PROPOSED

PROPOSED SECTION

SPLIT FLOOR



SECTION THROUGH 64 & 66 HORATIO



SECTION THROUGH 66 HORATIO

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Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.