Landmarks Preservation Commission

October 20th, 2020
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-20-09763

65 Horatio Street,

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

Presentation to the
New York City
Landmarks Preservation
Commission

65 Horatio Street

Greenwich Village Historic District

20 October 2020

Steven Harris Architects LLP

JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

65

1933 NYPL Percy Sperr Photo

1940 Tax Photo

1969 LPC Designation Photo

62 West 9th Street Tax Photo

Base Height Limit
EL: +39’-9 1/2”(+45’ from curb)

Roof
EL: +36”-0”

Fourth Floor - Exterior
EL: +29’-0”

Fourth Floor - Interior
EL: +27’-8”

Third Floor
EL: +19’-8”

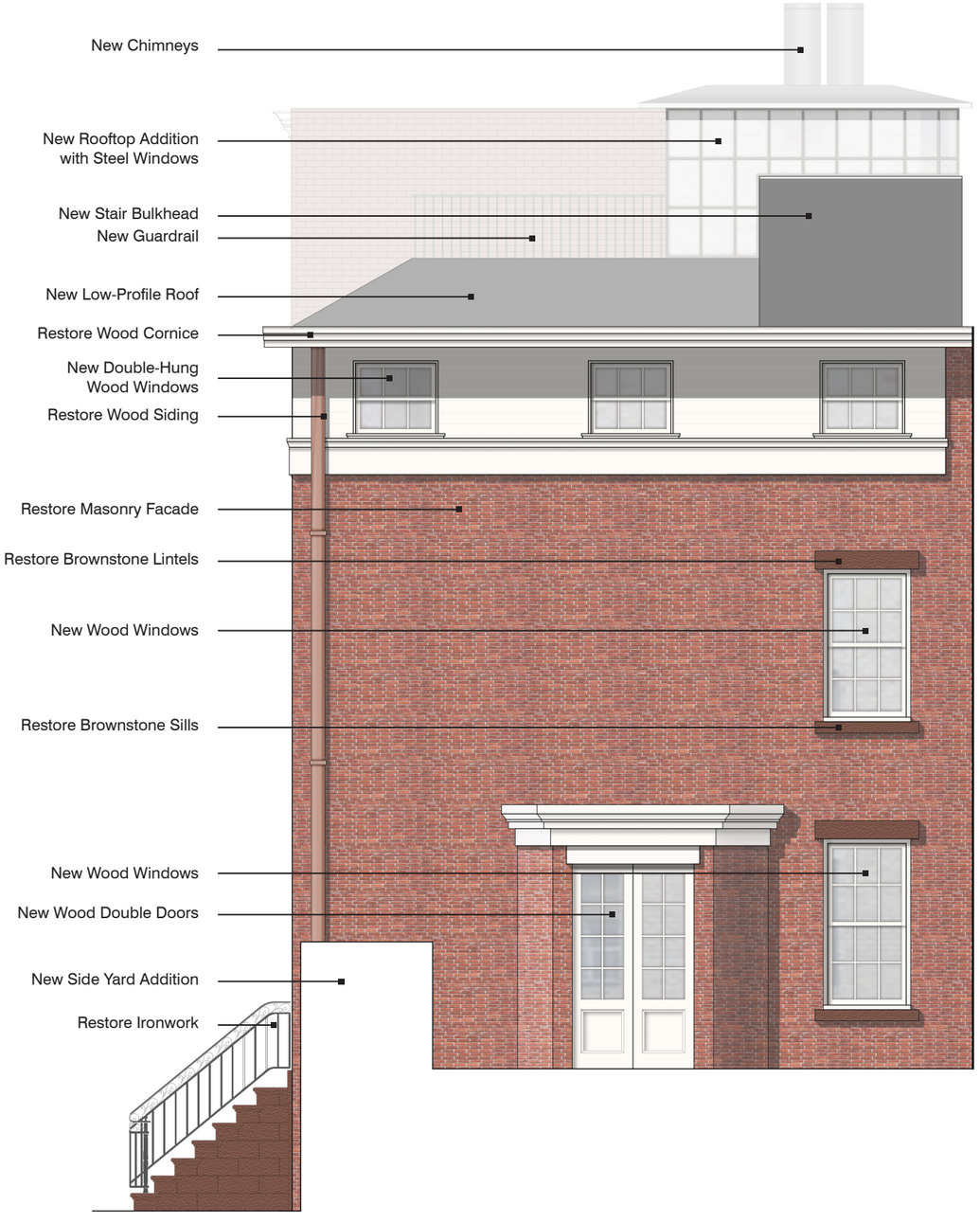
Second Floor
EL: +10’-6”

Entry Roof
EL: +4’-0”

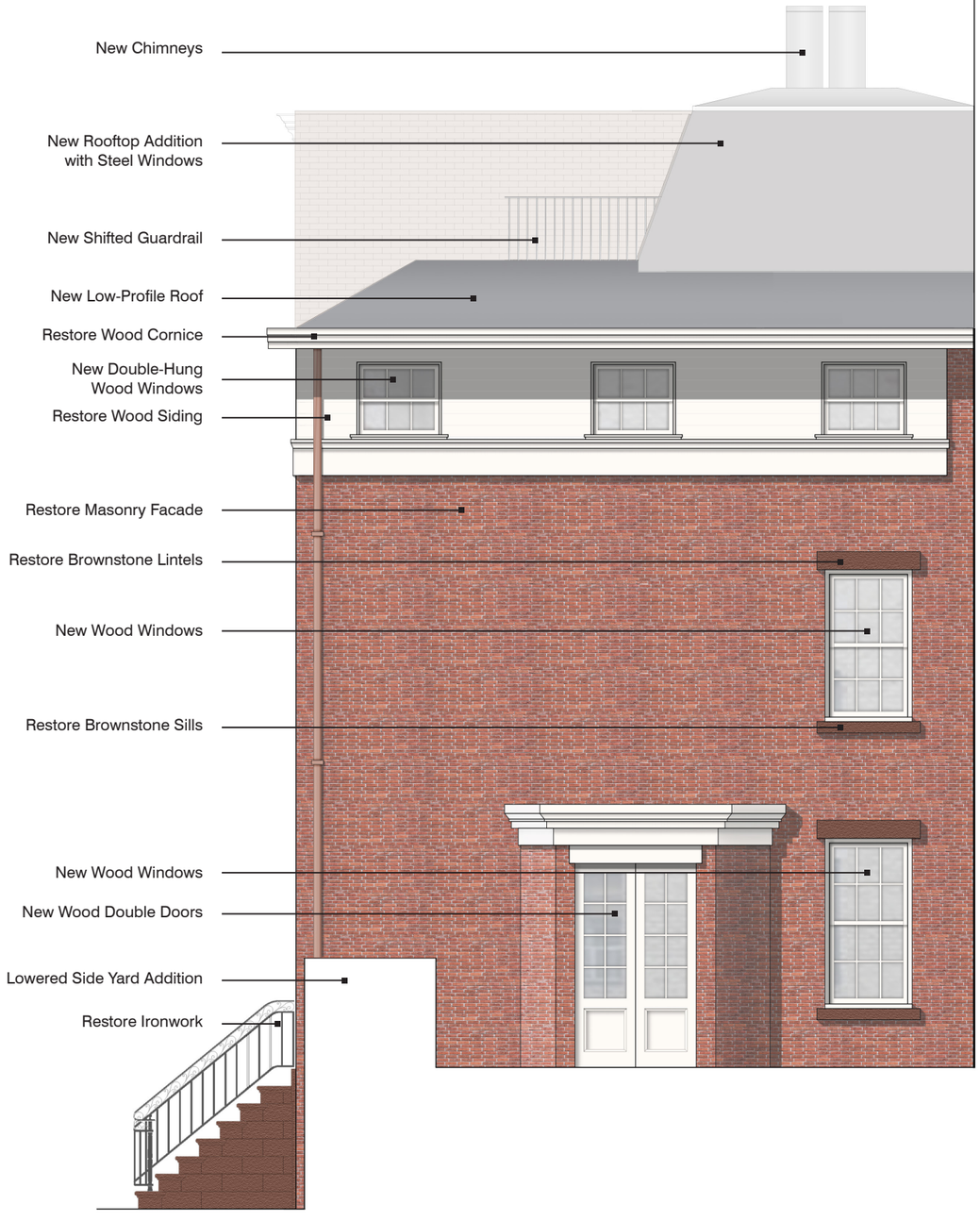
First Floor
EL: +0’-0”

Curb Elevation
EL: -5’-5 1/2”

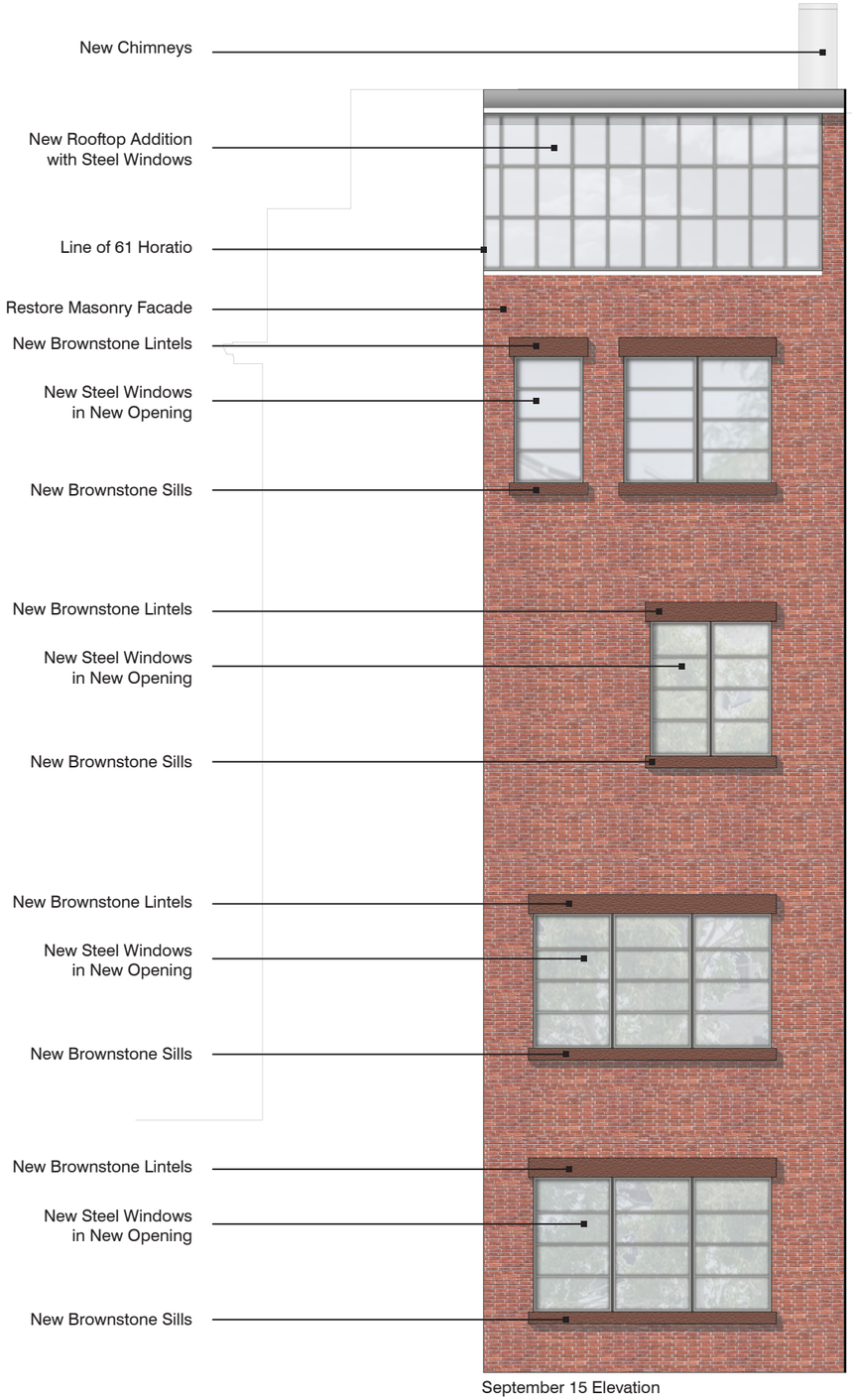
Existing Side Yard
EL: -7’-10”



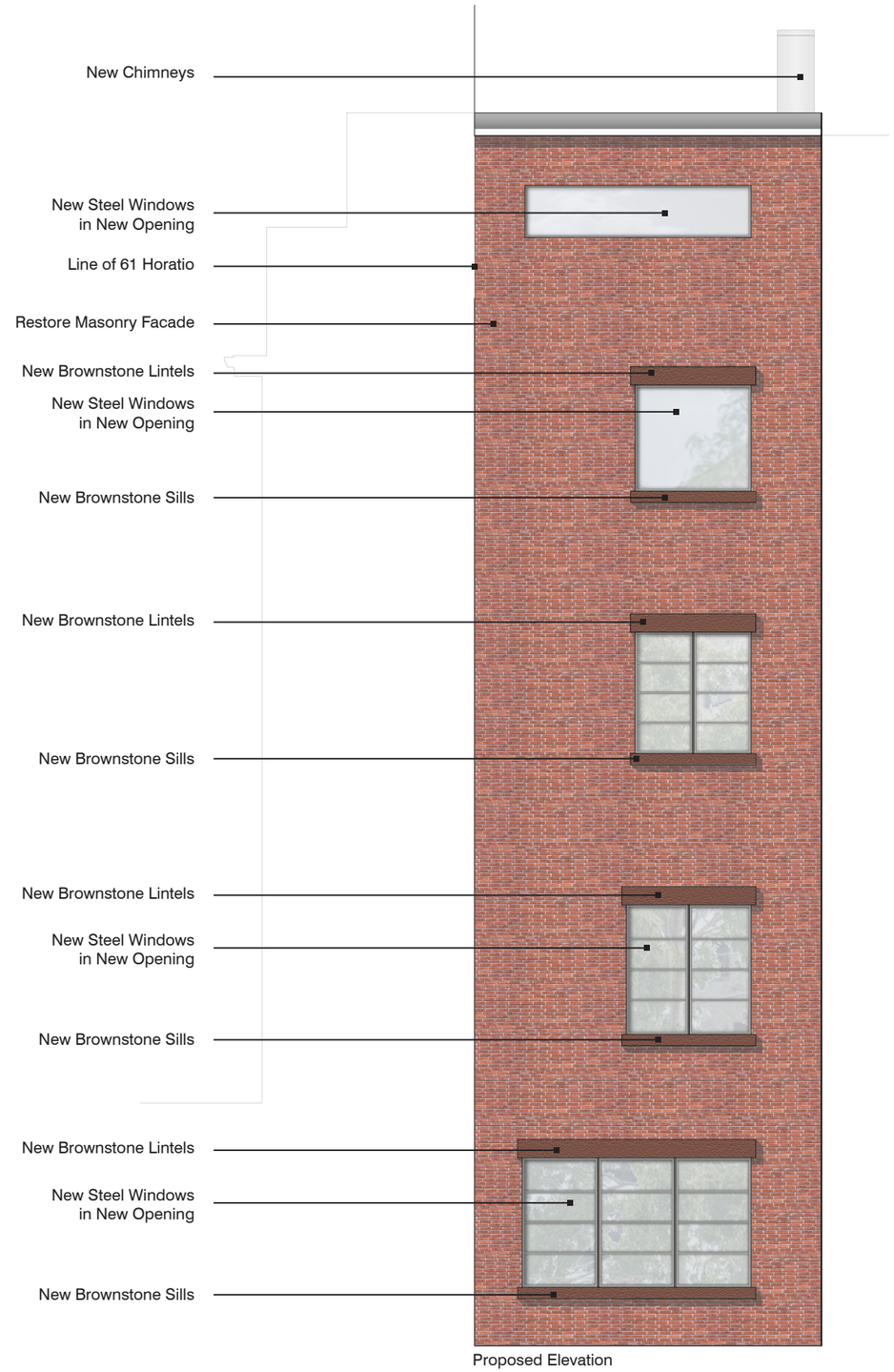
September 15 Elevation



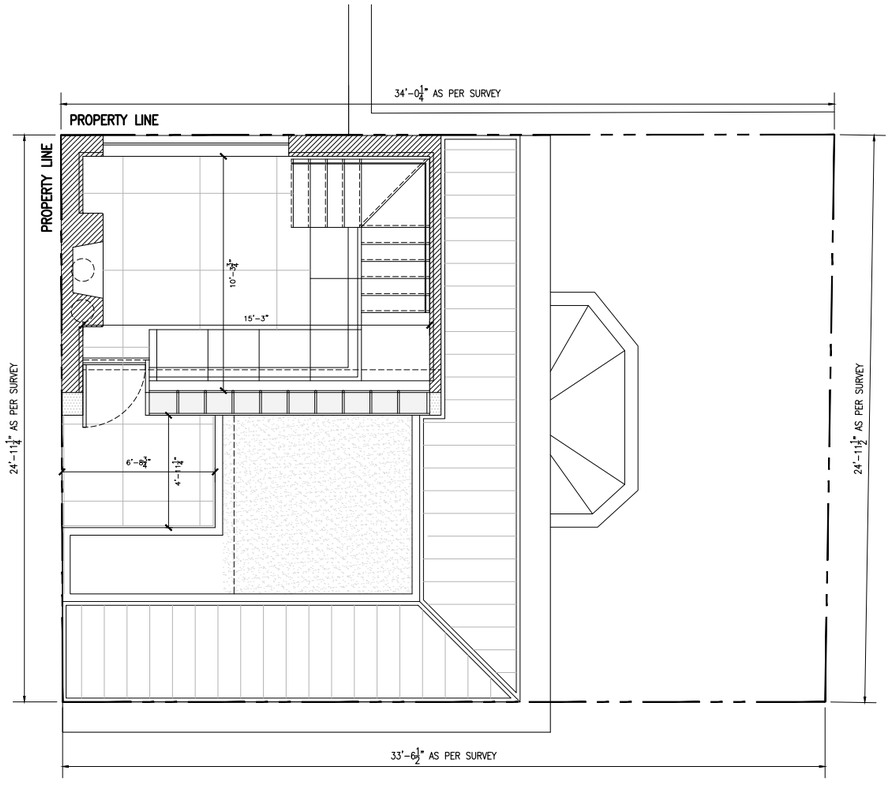
Revised Elevation



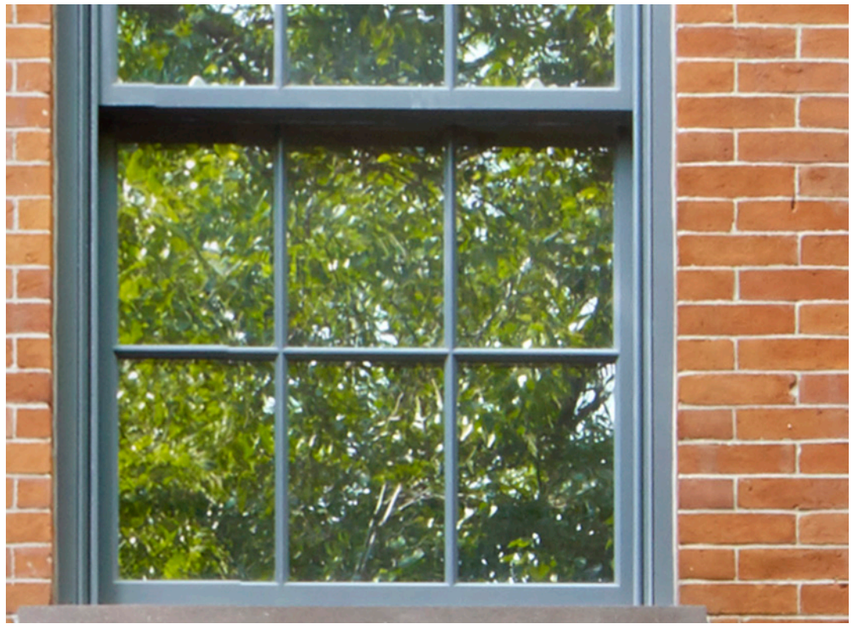
September 15 Elevation



Proposed Elevation

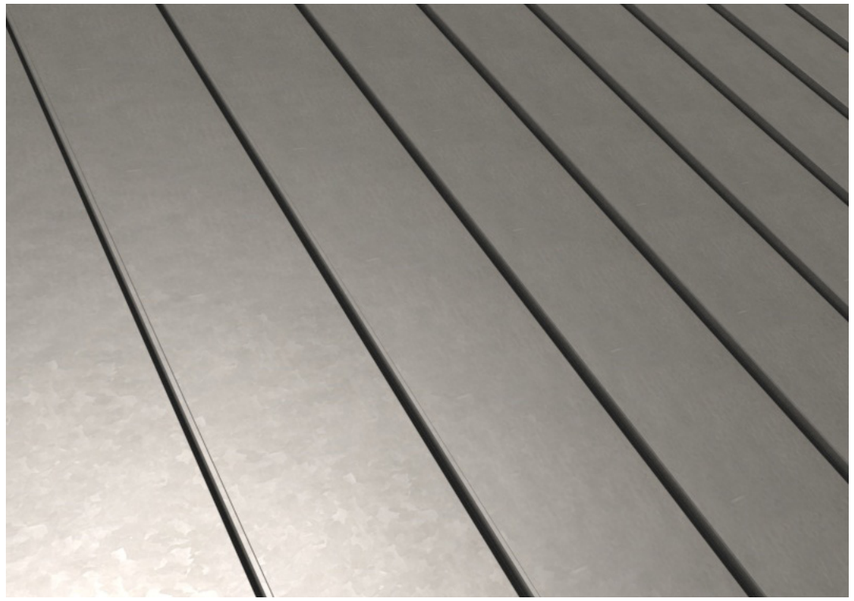


Proposed Fourth Floor Plan



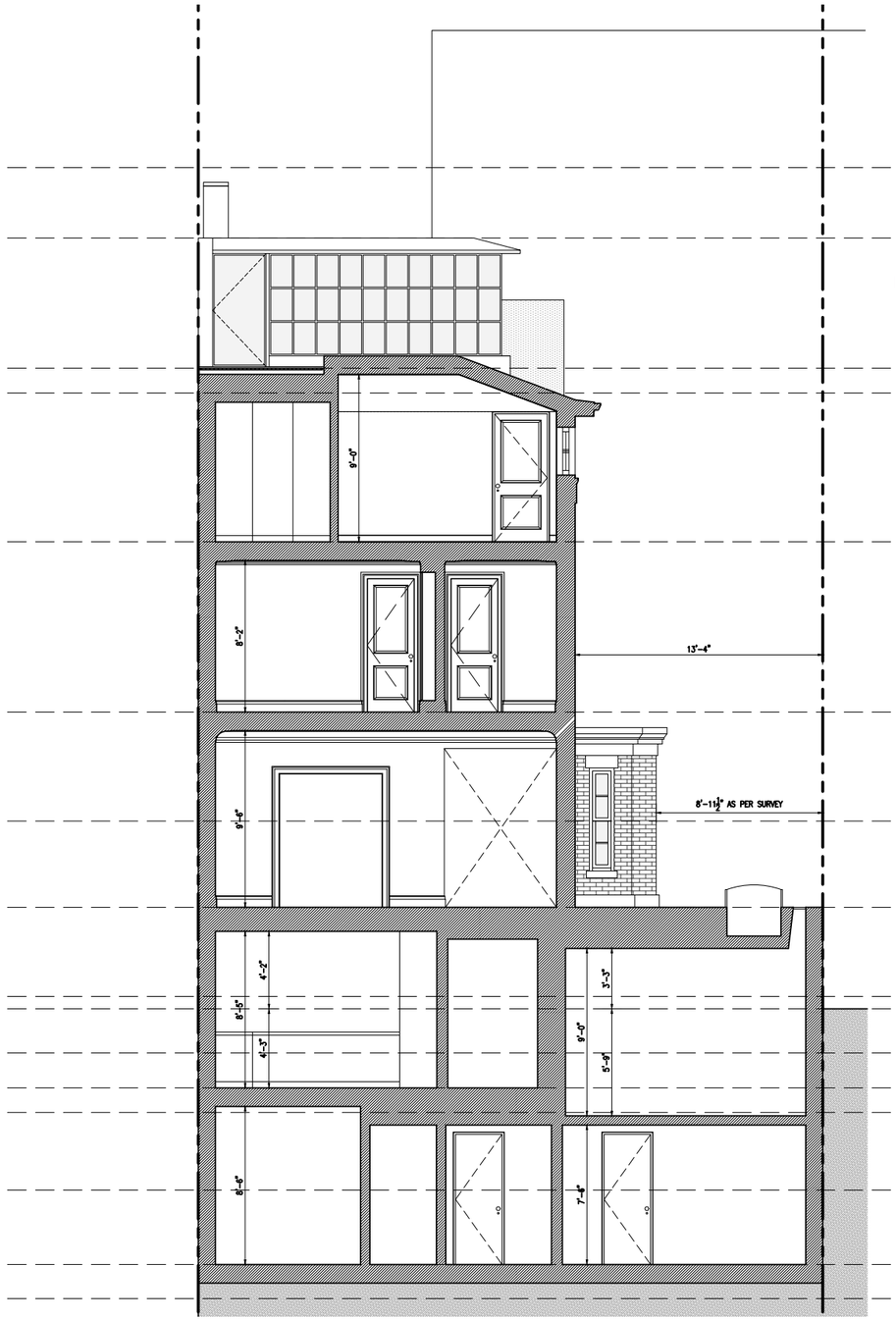
Wood Windows

Existing Facade Brick and Brownstone



Metal Panels

Steel Windows

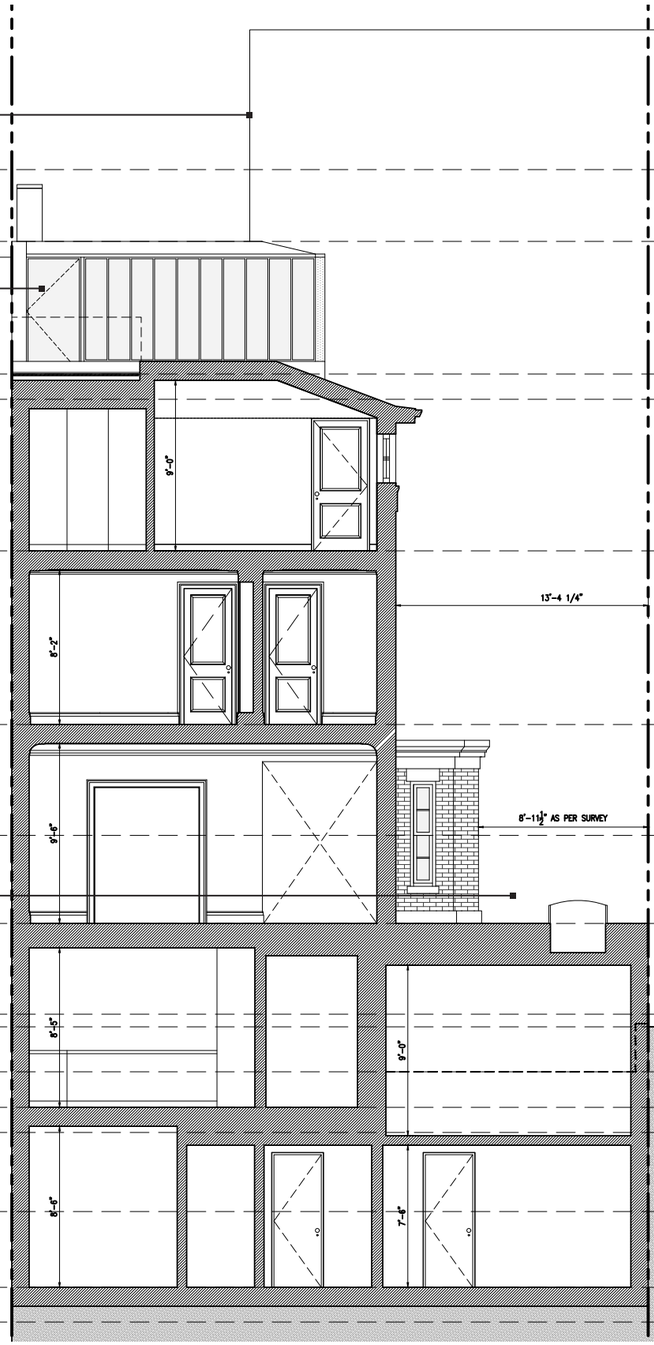


September 15 Section

Line of 61 Horatio Street Beyond

Proposed Addition & Stair Bulkhead

Proposed Side Yard



Revised Section

Base Height Limit
EL: +39'-9 1/2"(+45' from curb)

Roof
EL: +36"-0"

Fourth Floor - Exterior
EL: +29'-0"

Third Floor - Proposed
EL: +19'-8"

Second Floor
EL: +10'-6"

Entry Roof
EL: +4'-0"

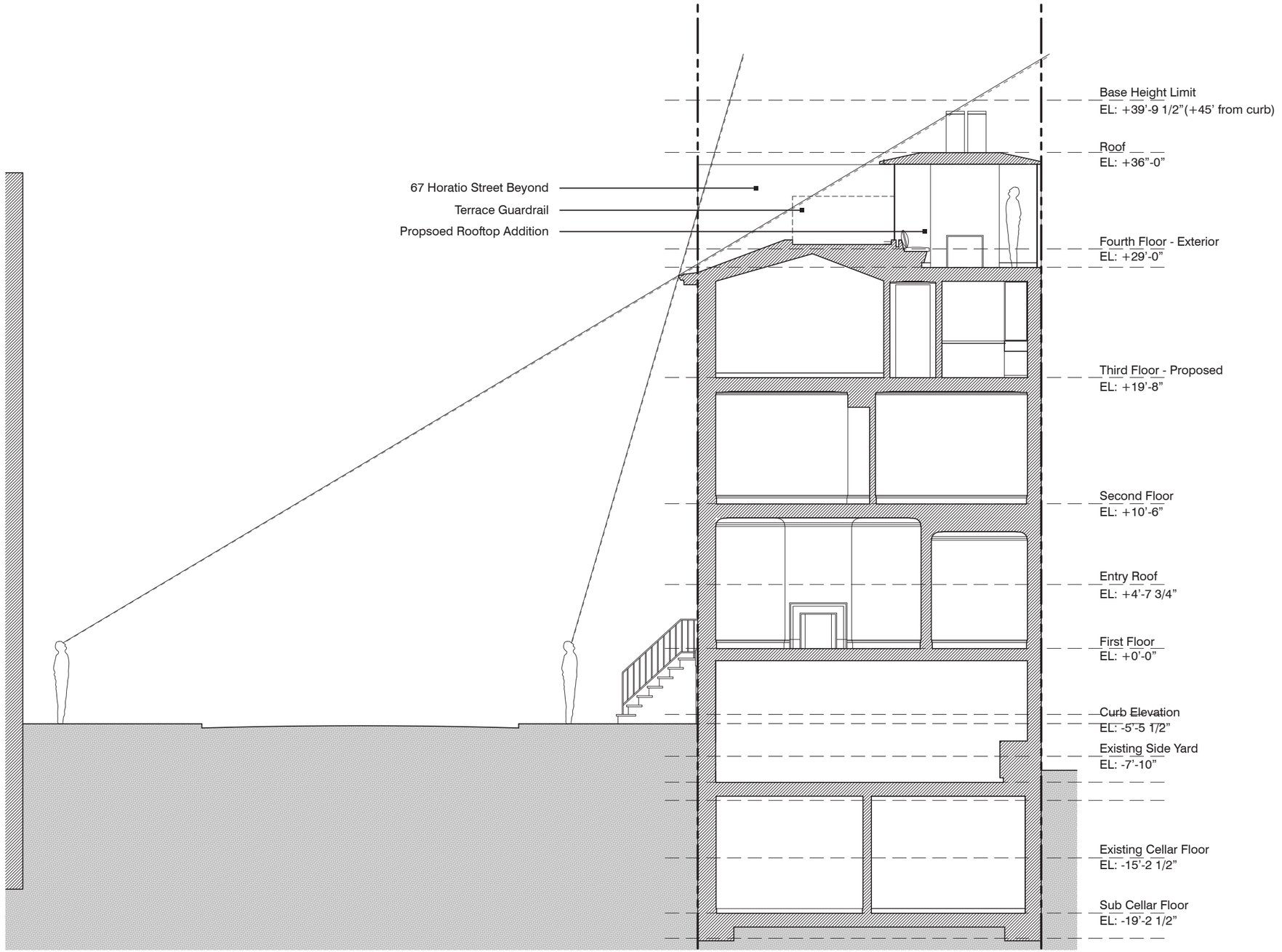
First Floor
EL: +0'-0"

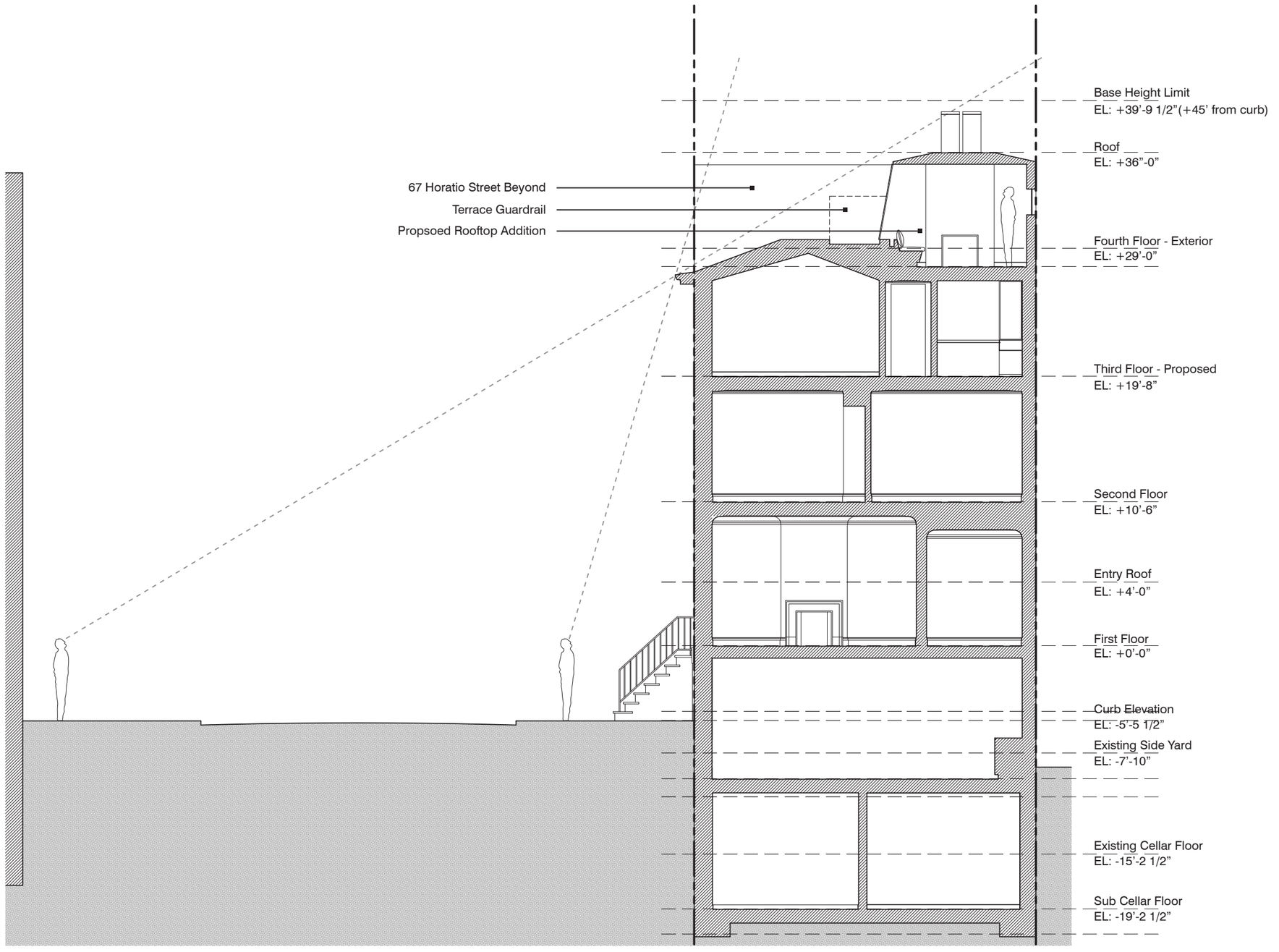
~~Curb~~ Elevation
~~EL: -5'-5~~ 1/2"

Existing Side Yard
EL: -7'-10"

Existing Cellar Floor
EL: -15'-2 1/2"

Sub Cellar Floor
EL: -19'-2 1/2"


67 Horatio Street Beyond
Terrace Guardrail
Propsoed Rooftop Addition
Base Height Limit
EL: +39'-9 1/2"(+45' from curb)
Roof
EL: +36"-0"
Fourth Floor - Exterior
EL: +29'-0"
Third Floor - Proposed
EL: +19'-8"
Second Floor
EL: +10'-6"
Entry Roof
EL: +4'-7 3/4"
First Floor
EL: +0'-0"
Curb Elevation
EL: -5'-5 1/2"
Existing Side Yard
EL: -7'-10"
Existing Cellar Floor
EL: -15'-2 1/2"
Sub Cellar Floor
EL: -19'-2 1/2"


67 Horatio Street Beyond
Terrace Guardrail
Propsoed Rooftop Addition
Base Height Limit
EL: +39'-9 1/2"(+45' from curb)
Roof
EL: +36"-0"
Fourth Floor - Exterior
EL: +29'-0"
Third Floor - Proposed
EL: +19'-8"
Second Floor
EL: +10'-6"
Entry Roof
EL: +4'-0"
First Floor
EL: +0'-0"
Curb Elevation
EL: -5'-5 1/2"
Existing Side Yard
EL: -7'-10"
Existing Cellar Floor
EL: -15'-2 1/2"
Sub Cellar Floor
EL: -19'-2 1/2"

View to West

View to Northwest

View to Northwest

View to Northeast

View to Southwest

New to Southwest

View to Southeast

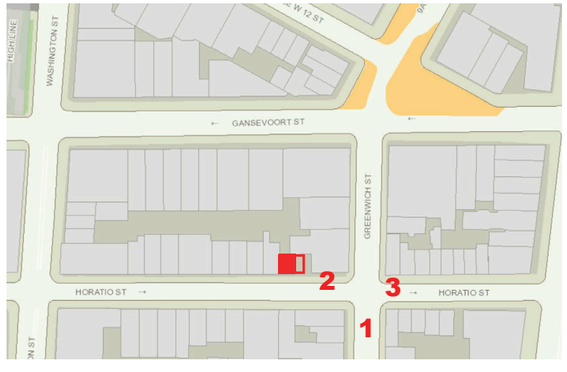
View to Northeast

ECOFORM

View 1

View 2

View 3



PARK

View 4

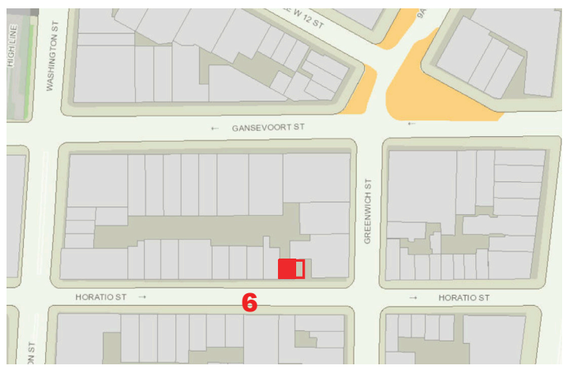
SIXTY ONE

View 5

WASHINGTON ST
GANSEVOORT ST
GREENWICH ST
HORATIO ST
5
4

View 6 - September 15

View 6 - Revised

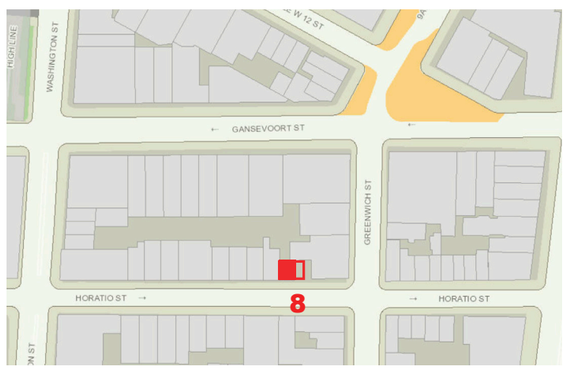


View 7 - September 15

View 7 - Revised

View 8 - September 15

View 8 - Revised



View 9

View 10 - September 15

View 10 - Revised

View 11

W 12 ST
WASHINGTON ST
GANSEVOORT ST
GREENWICH ST
HORATIO ST
HORATIO ST
11

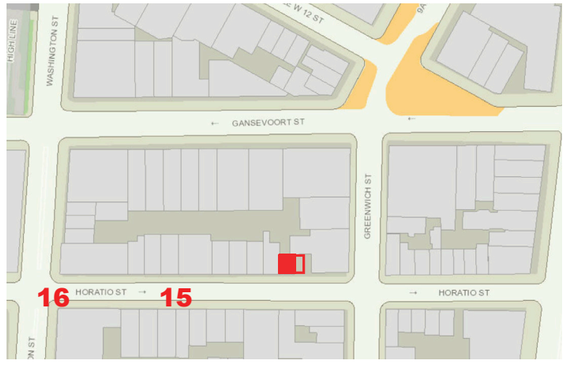
View 12

View 13

View 14

View 15

View 16



View 17

View 18

View 19

Landmarks Preservation Commission

October 20th, 2020
Public Meeting

The current proposal is:

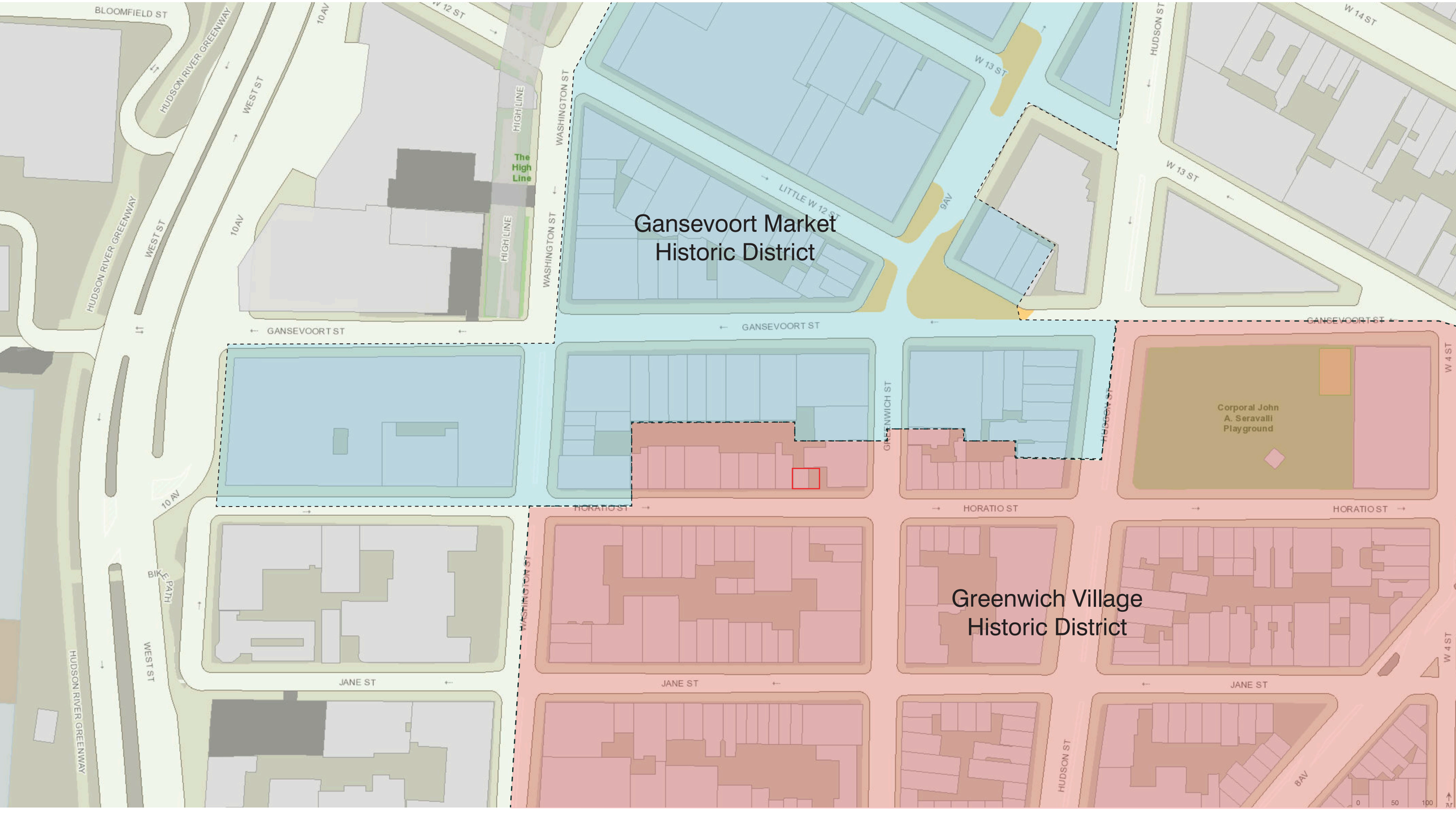
Preservation Department – Item 1, LPC-20-09763

65 Horatio Street,

Borough of Manhattan

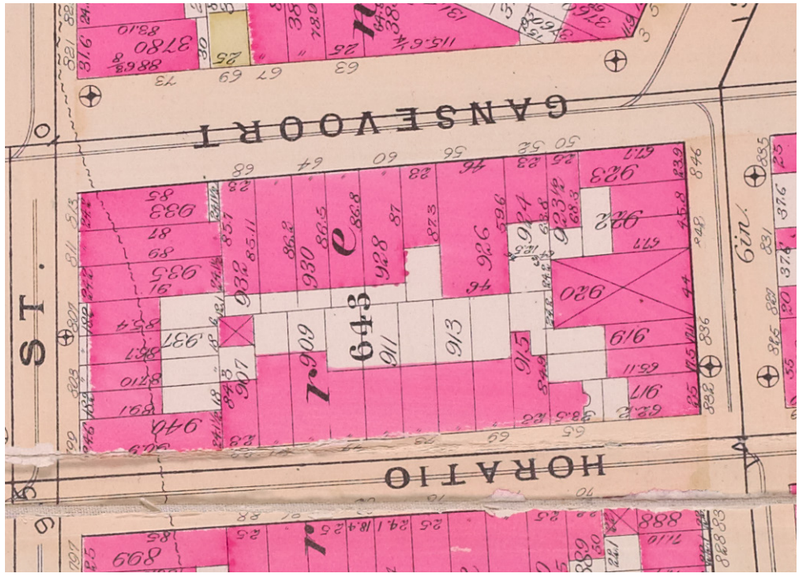
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

Appendix

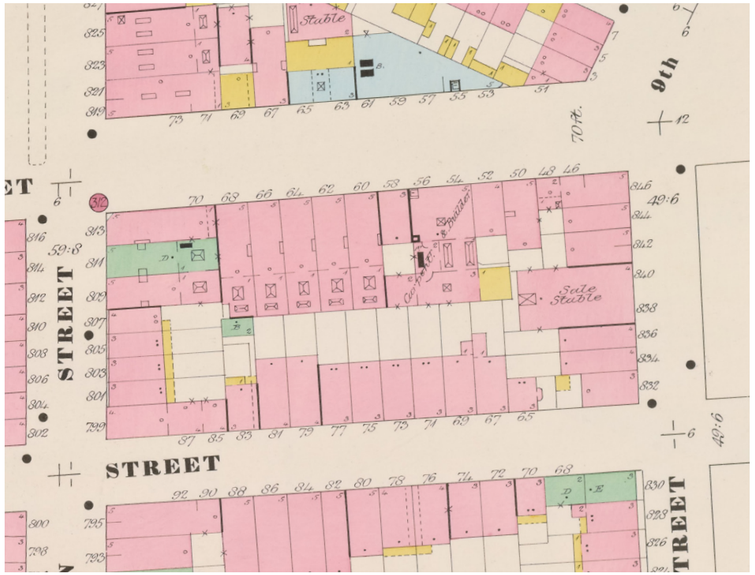

Gansevoort Market
Historic District
Greenwich Village
Historic District
BLOOMFIELD ST
HUDSON RIVER GREENWAY
WEST ST
10 AV
W 12 ST
HIGH LINE
The High Line
WASHINGTON ST
LITTLE W 12 ST
W 13 ST
9 AV
HUDSON ST
W 14 ST
GANSEVOORT ST
GREENWICH ST
Corporal John A. Seravalli Playground
W 4 ST
HORATIO ST
BIKE PATH
JANE ST
8 AV
0
50
100

STOP
72

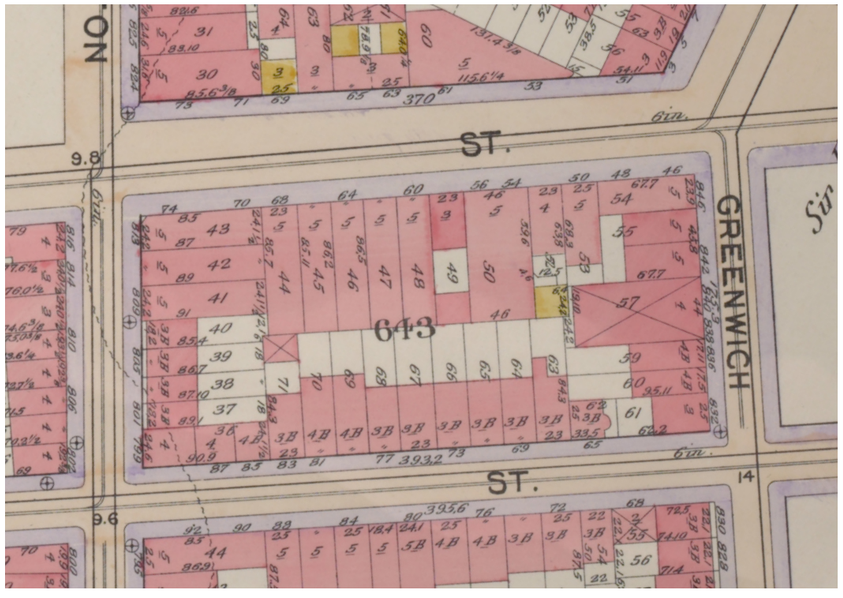
1858 Perris Map



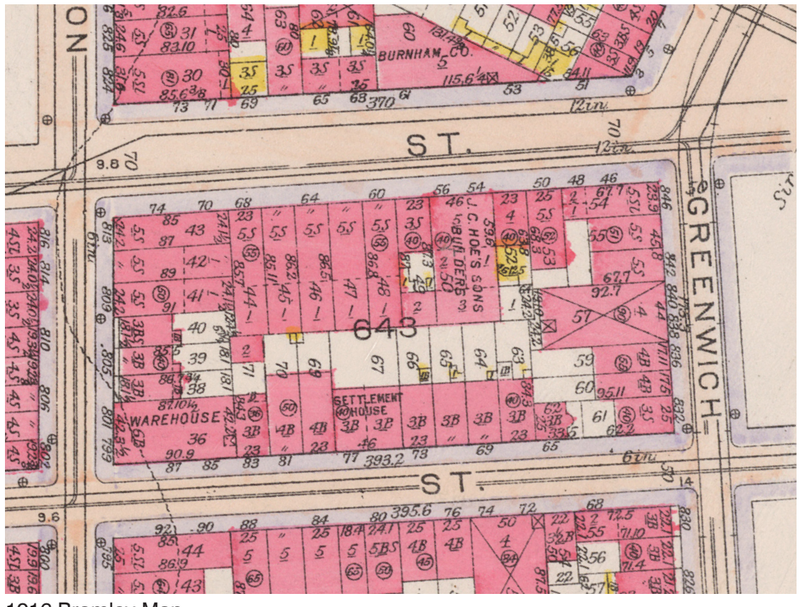
1893 Robinson Map



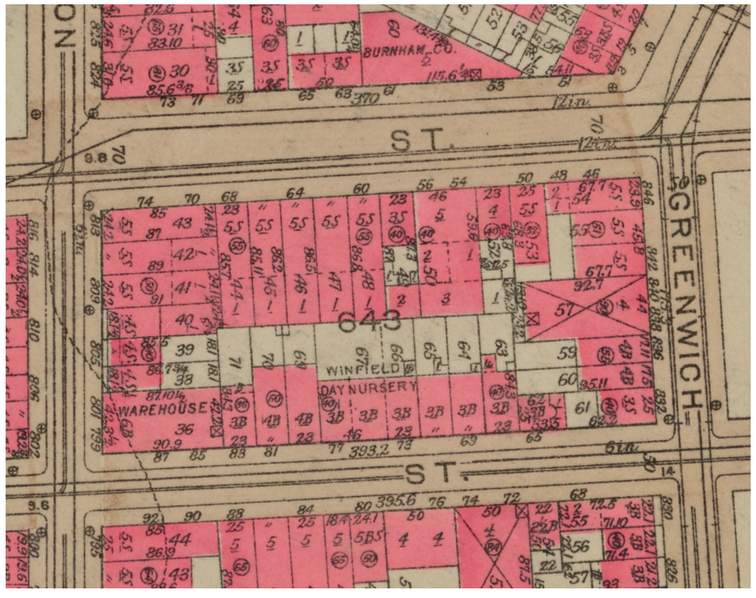
1895 Sanborn Map



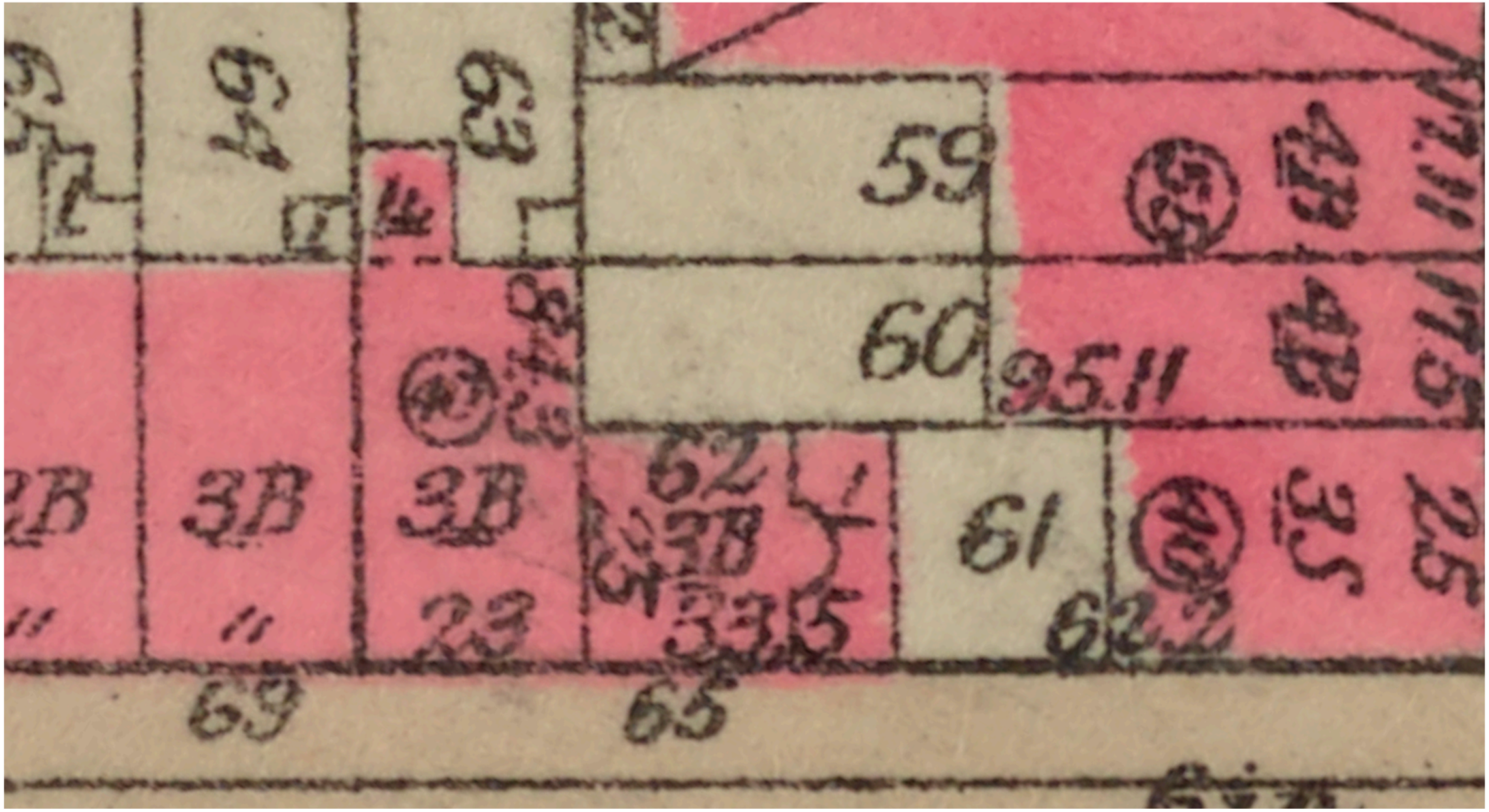
1899 Sanborn Map



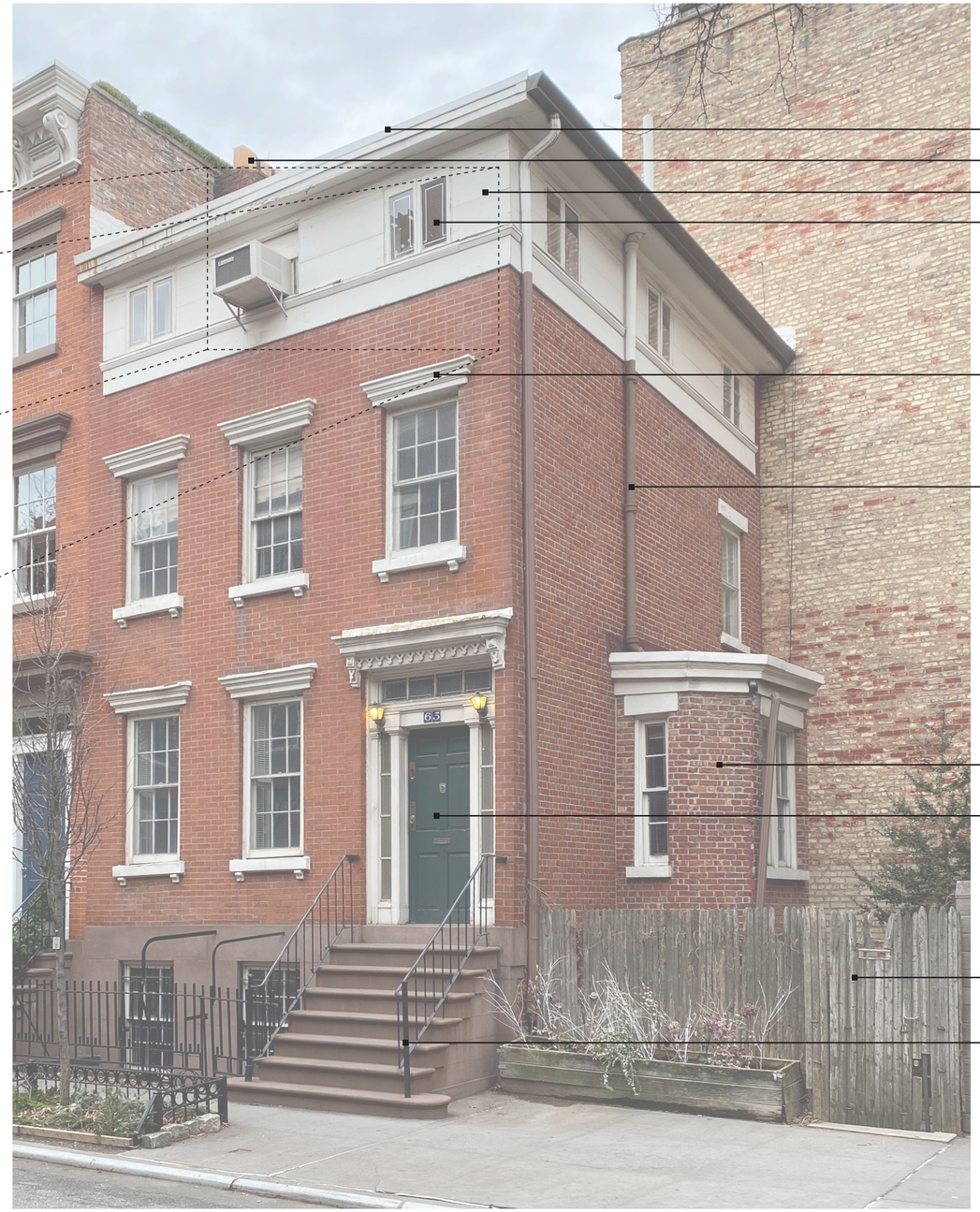
1916 Bromley Map



1930 Bromley Map


59
60
95.11
61
62
3B
3B
23
69
65

Third Floor Prior to Wood Siding



Studio Skylight circa 1960

Chimney Added circa 1920

Third Floor with Wood Siding circa 1940

Casement Window Replacement circa 1940 & 1960

Lintel Caps circa 1850

Plumbing Modifications circa 1900

Bay Window Addition circa 1900

Entry Door Modifications circa 1850, 1940 & 1960

Wood Fence circa 1995
(Previous Side Yard Addition circa 1920)

Ironwork Changed circa 1960

129 Bank Street, 1940

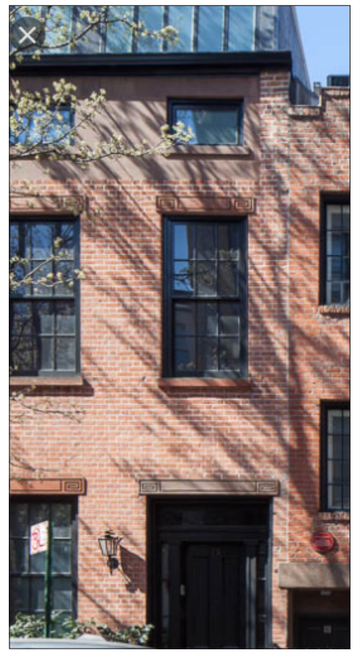
158 Perry Street, 1932

767 Greenwich Street, 1932

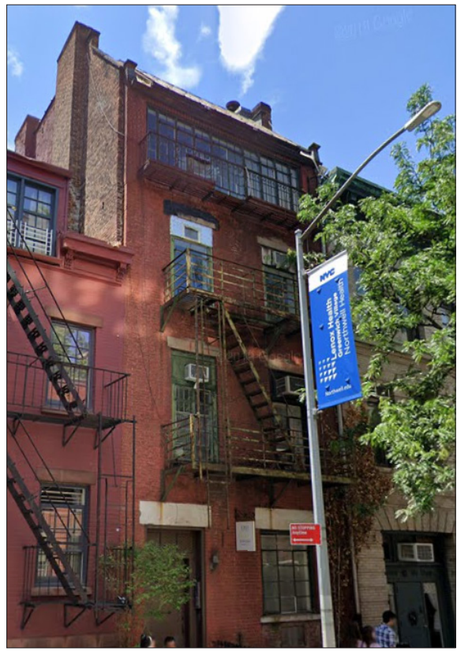
361-363 West 16th Street, 1930

61 Perry Street, 1828, Federal Style
Early 20th century addition

62 West 9th Street, 1839, Greek Revival
Circa 1920 addition



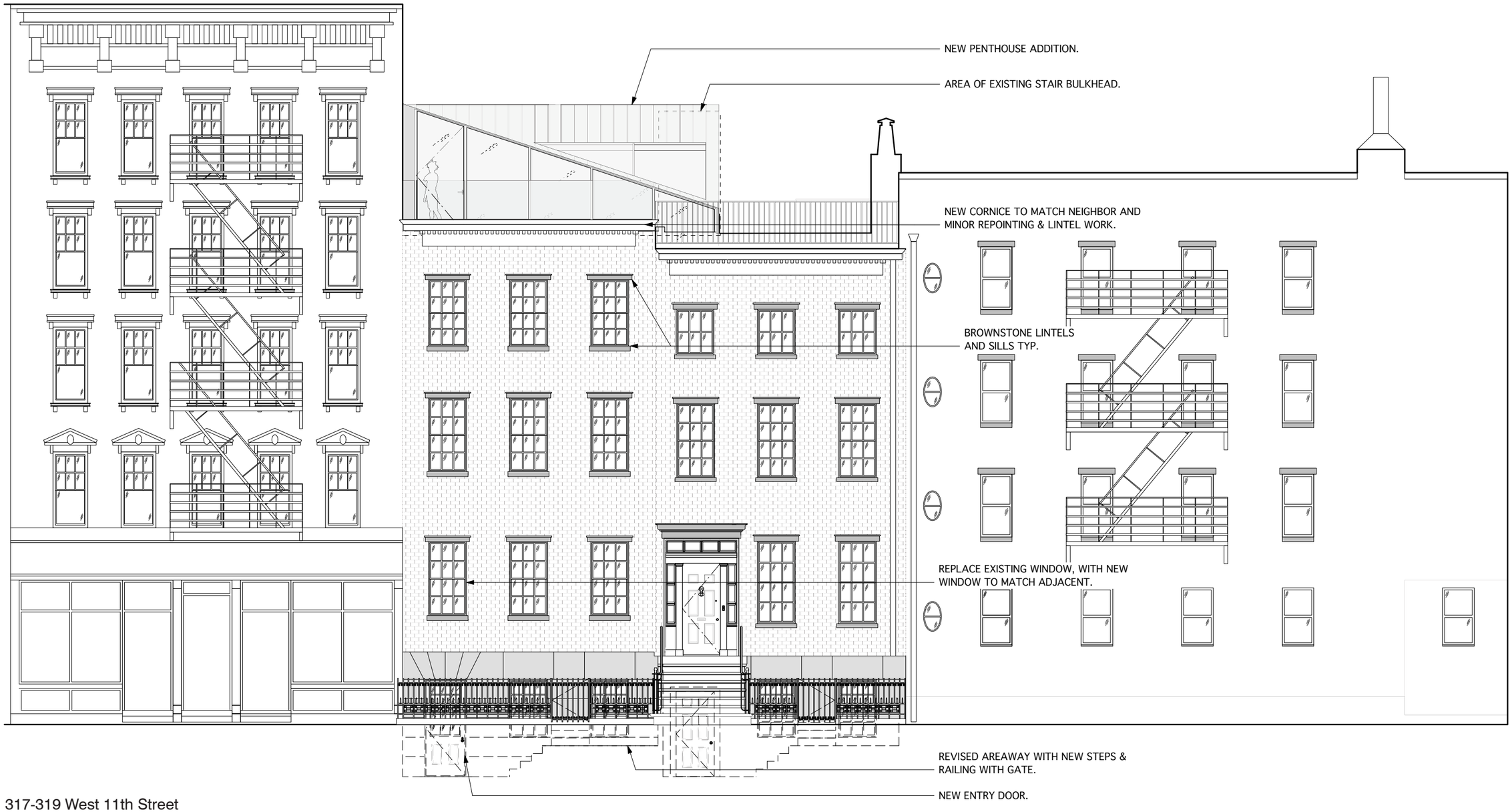
75 Bedford Street, 1836, Greek Revival
Circa 1920 addition



228 West 13th Street, Circa early 19th C.
Greek Revival
1926 addition

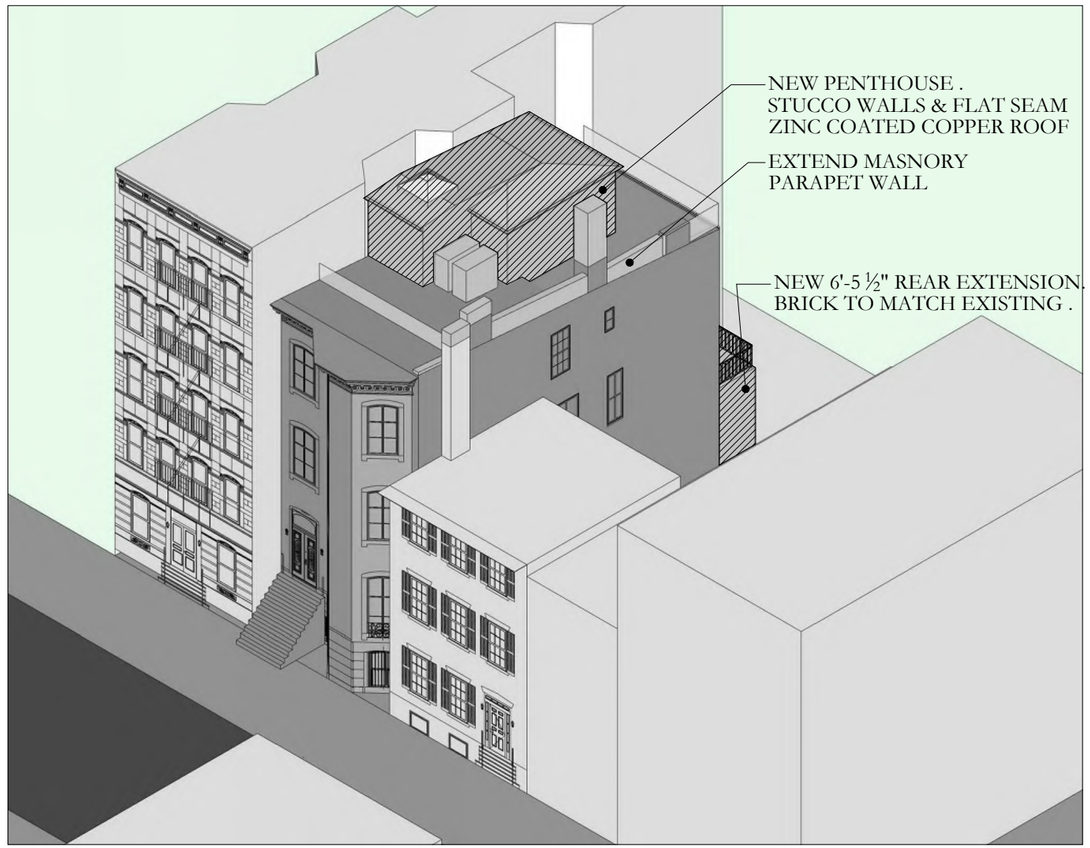
235 West 11th Street, 1844
Greek Revival
Circa 1920 addition

238 West 11th Street, 1852-53, Italianate
1927 addition



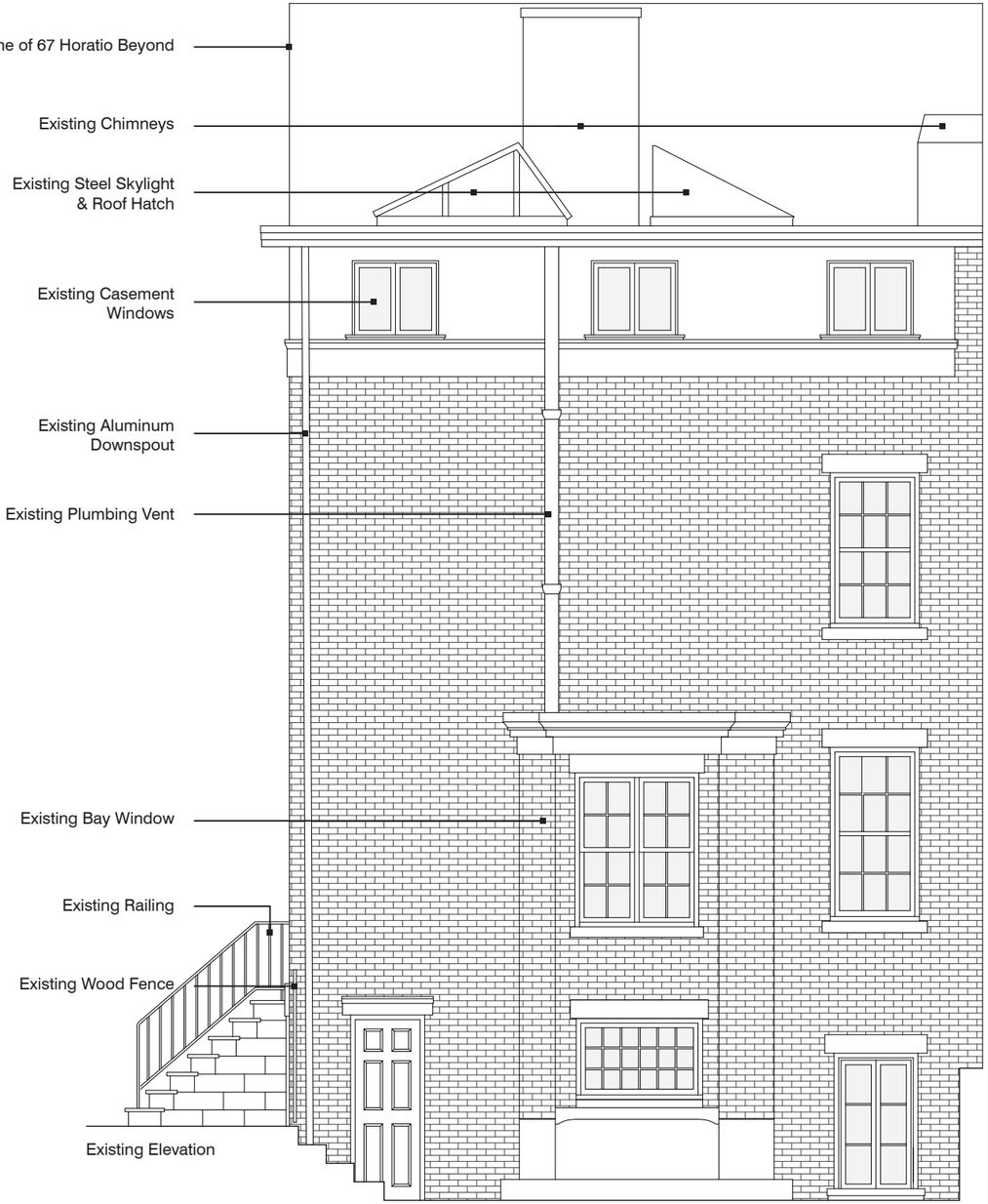
317-319 West 11th Street

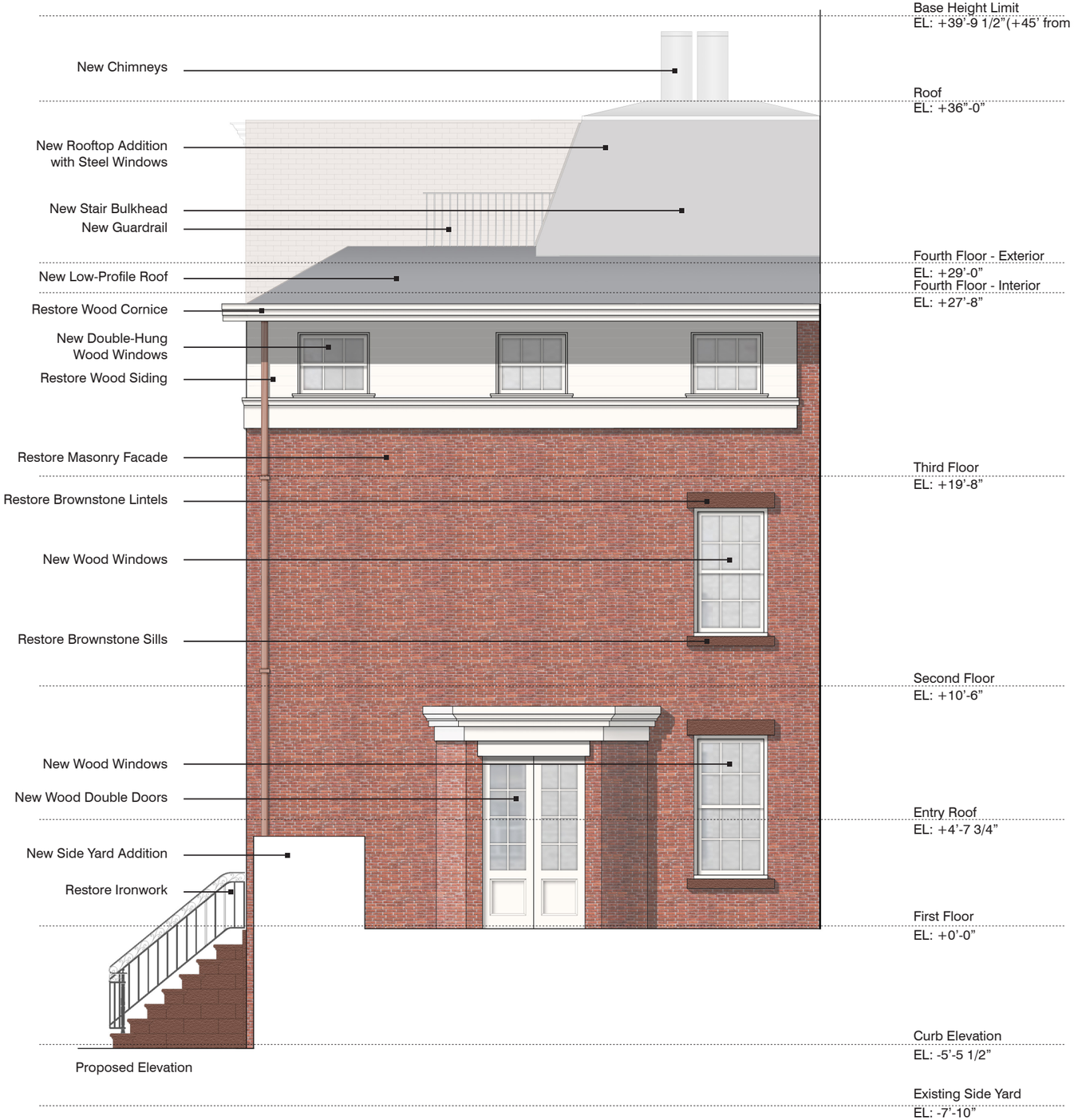
01 LC-11 EXISTING FRONT AXON DIAGRAM N.T.S.

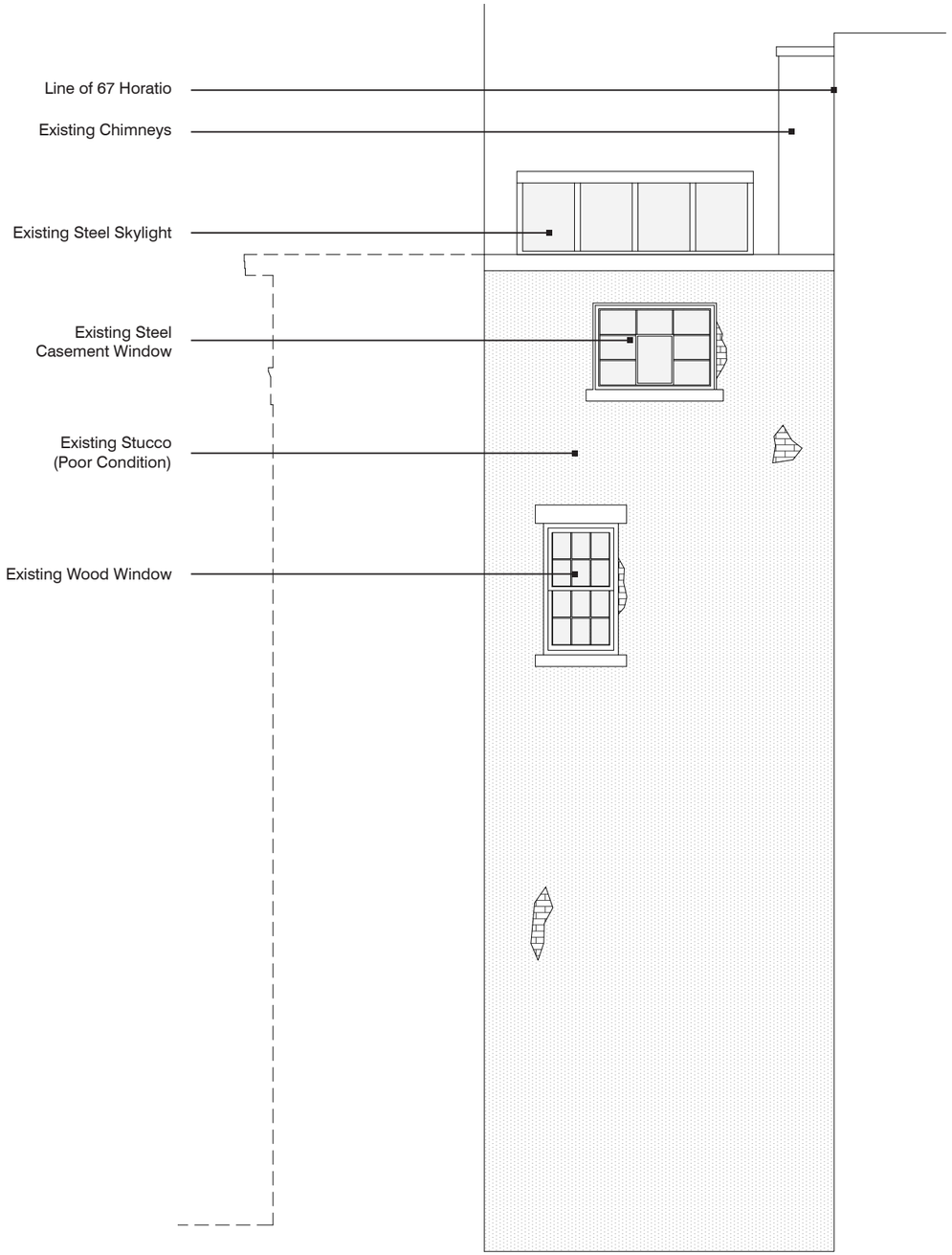


02 LC-11 PROPOSED FRONT AXON DIAGRAM N.T.S.

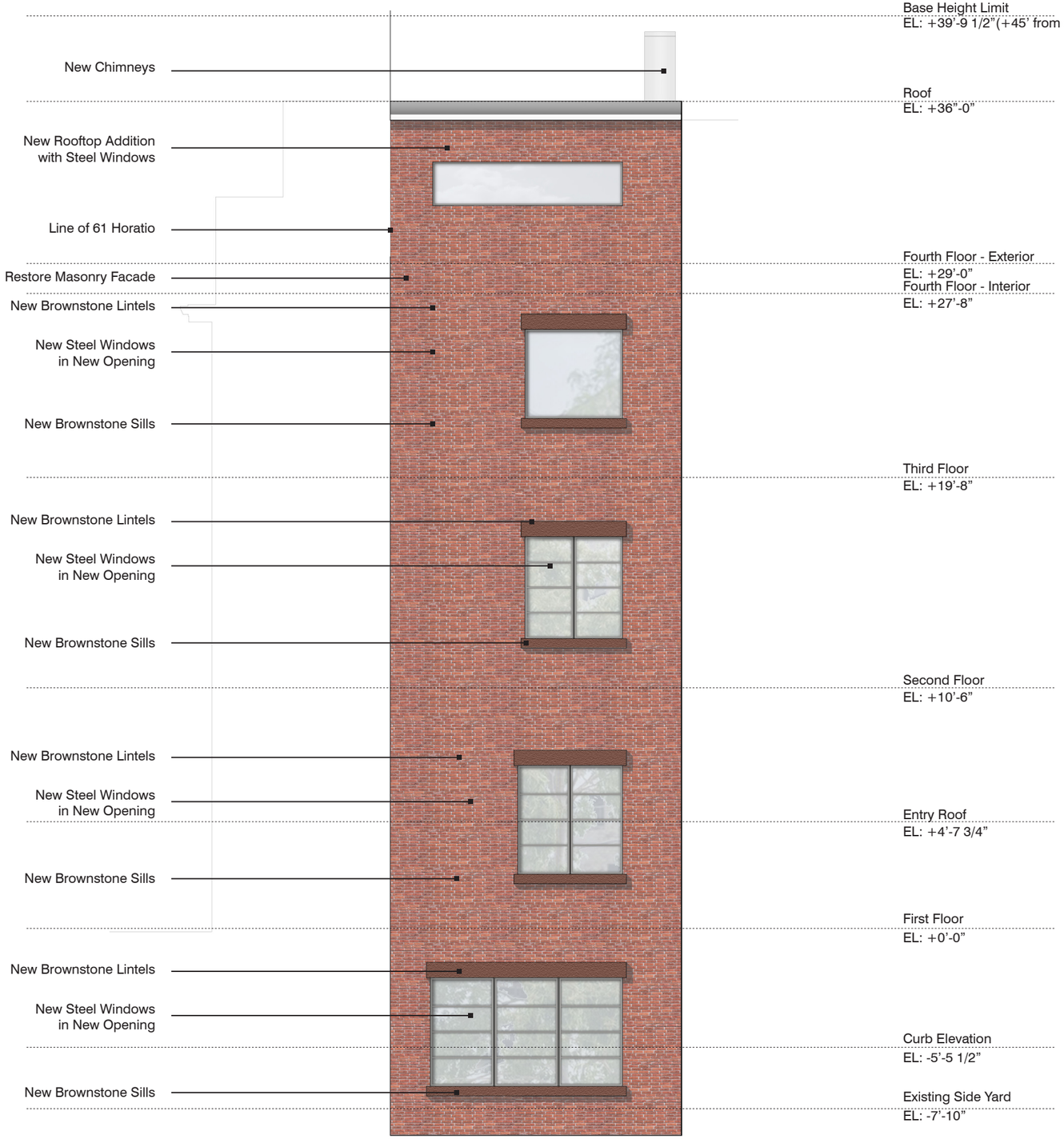
66 Morton Street


Line of 67 Horatio Beyond
Existing Chimneys
Existing Steel Skylight & Roof Hatch
Existing Casement Windows
Existing Aluminum Downspout
Existing Plumbing Vent
Existing Bay Window
Existing Railing
Existing Wood Fence
Existing Elevation

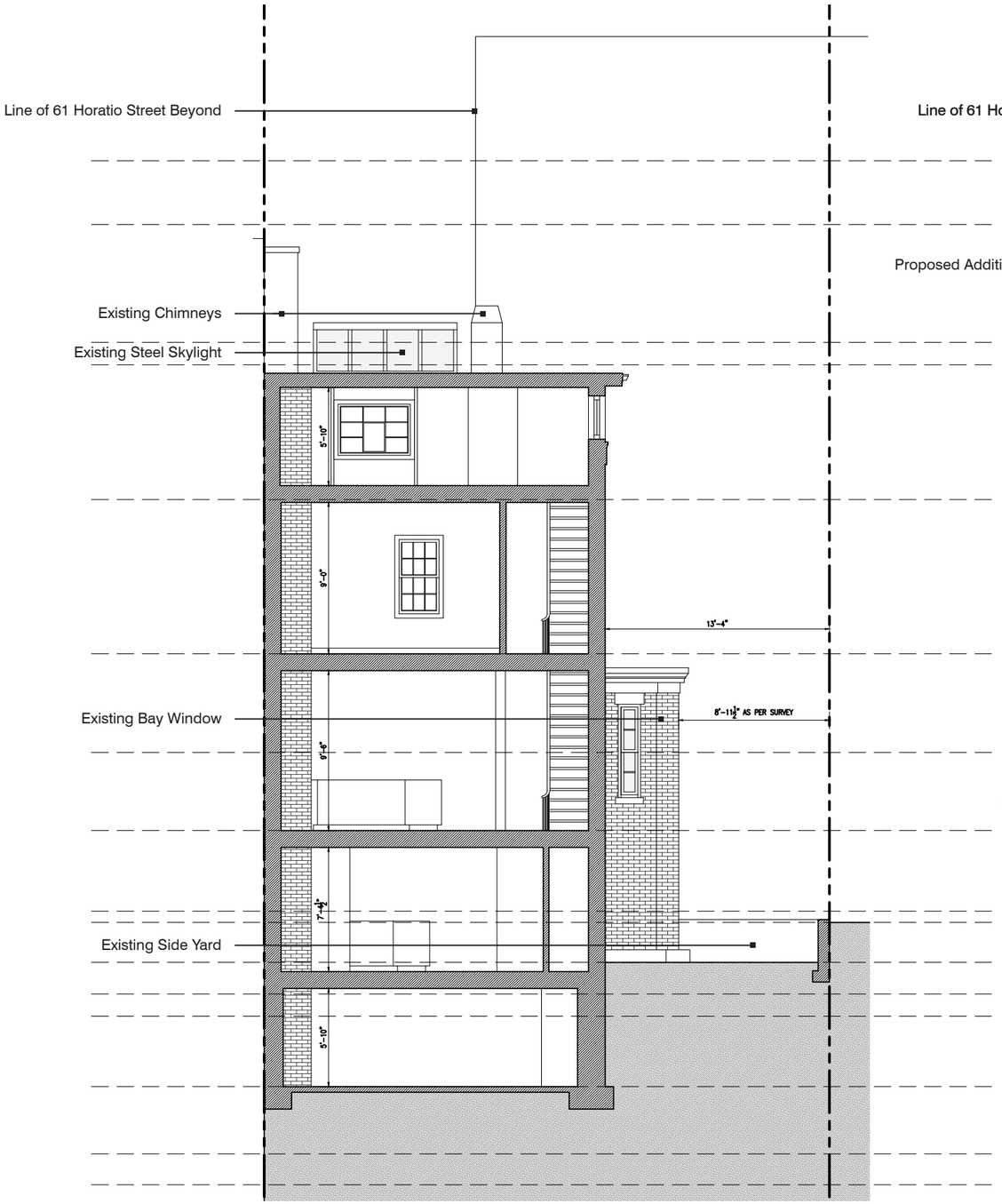

New Chimneys
New Rooftop Addition with Steel Windows
New Stair Bulkhead
New Guardrail
New Low-Profile Roof
Restore Wood Cornice
New Double-Hung Wood Windows
Restore Wood Siding
Restore Masonry Facade
Restore Brownstone Lintels
New Wood Windows
Restore Brownstone Sills
New Wood Windows
New Wood Double Doors
New Side Yard Addition
Restore Ironwork
Proposed Elevation
Base Height Limit
EL: +39'-9 1/2"(+45' from curb)
Roof
EL: +36"-0"
Fourth Floor - Exterior
EL: +29'-0"
Fourth Floor - Interior
EL: +27'-8"
Third Floor
EL: +19'-8"
Second Floor
EL: +10'-6"
Entry Roof
EL: +4'-7 3/4"
First Floor
EL: +0'-0"
Curb Elevation
EL: -5'-5 1/2"
Existing Side Yard
EL: -7'-10"



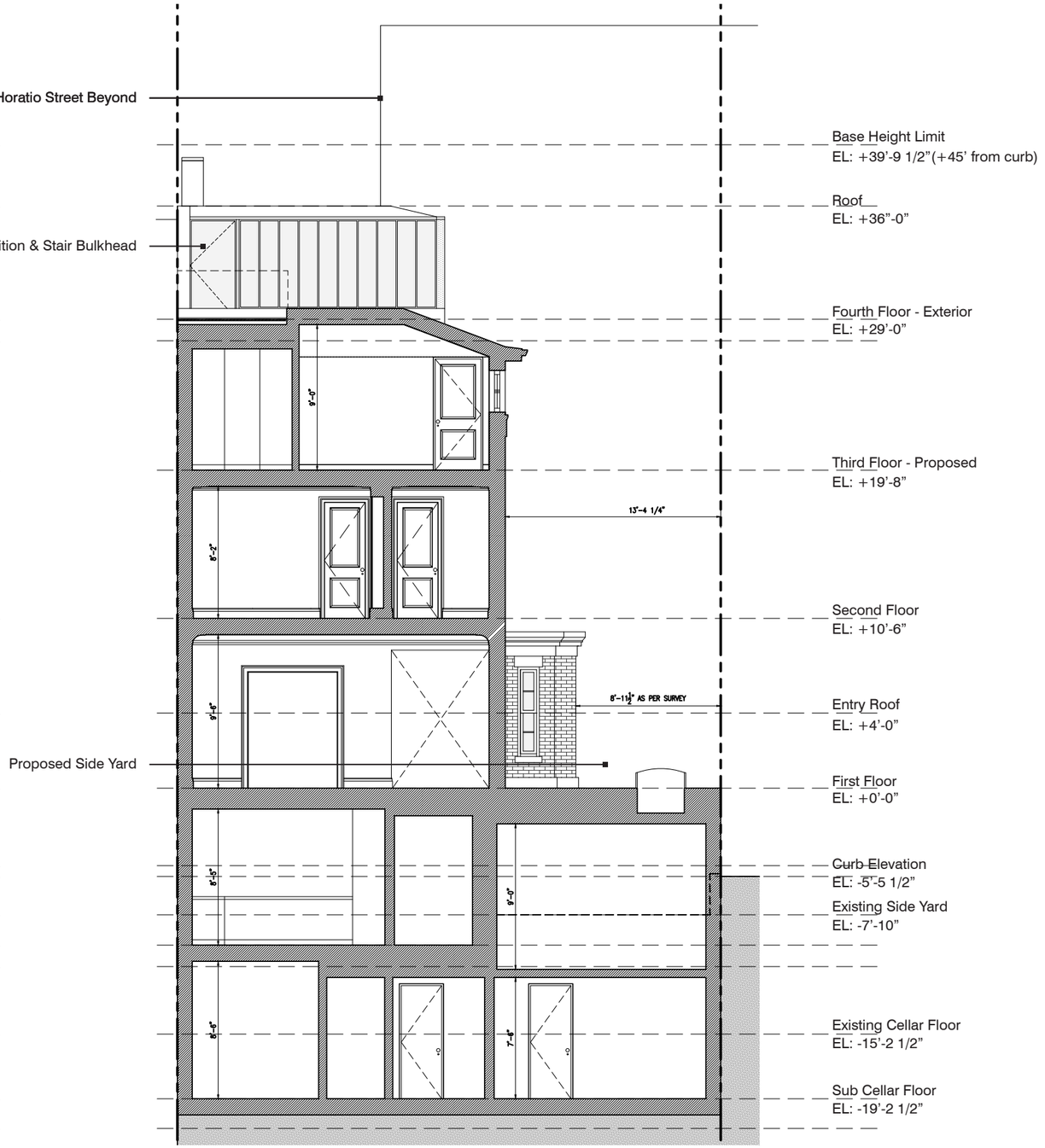
Existing Elevation



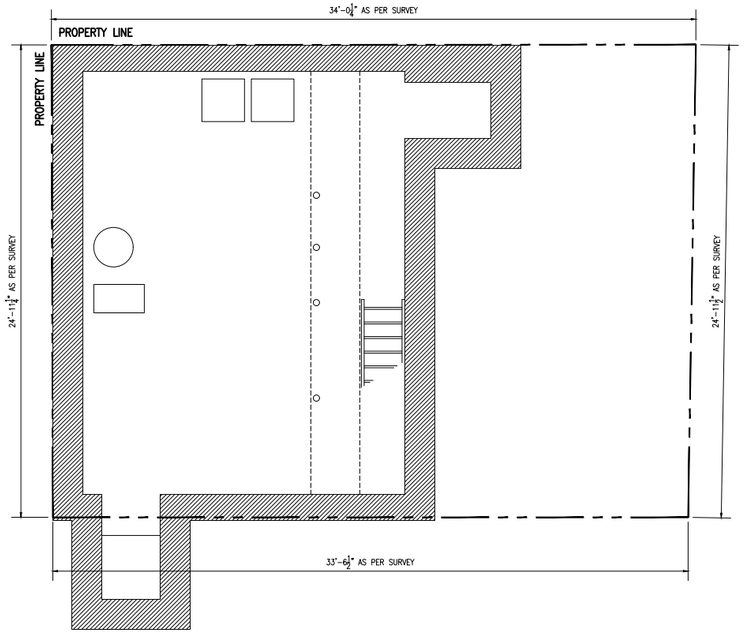
Proposed Elevation



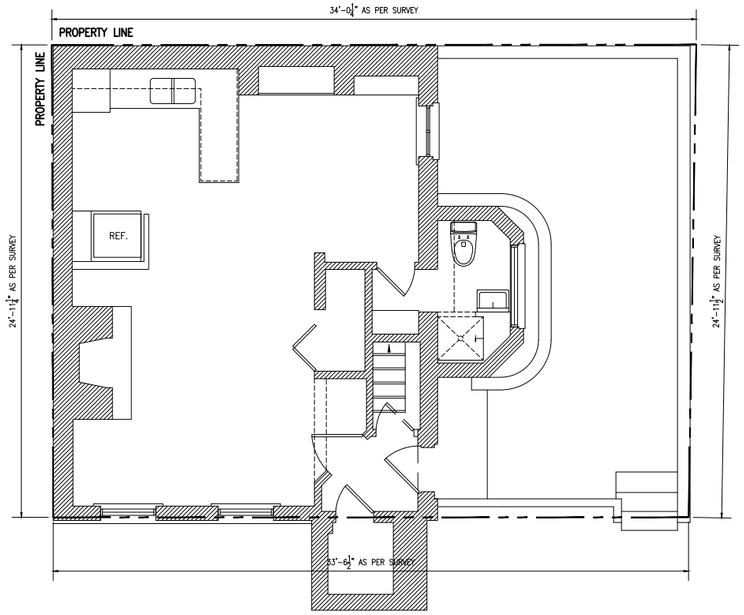
Existing Section



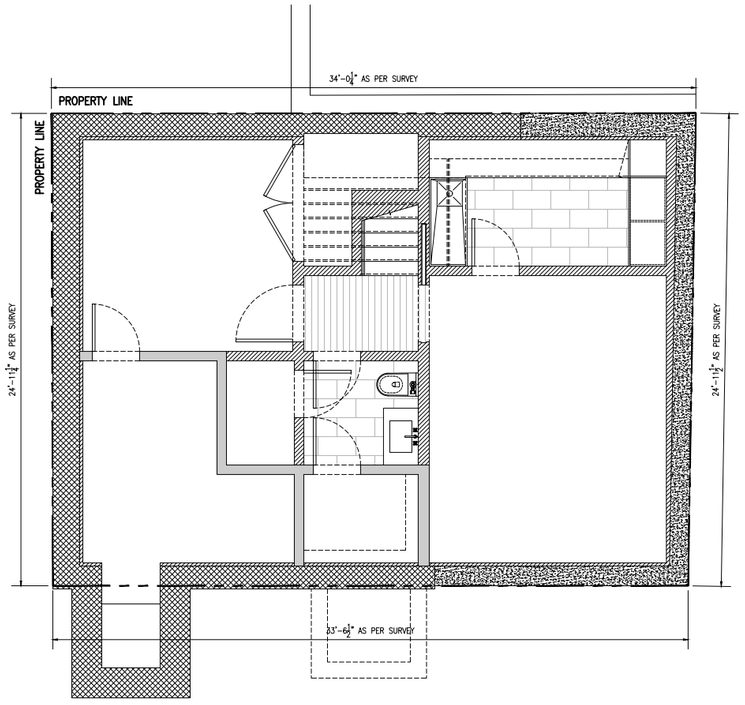
Revised Section



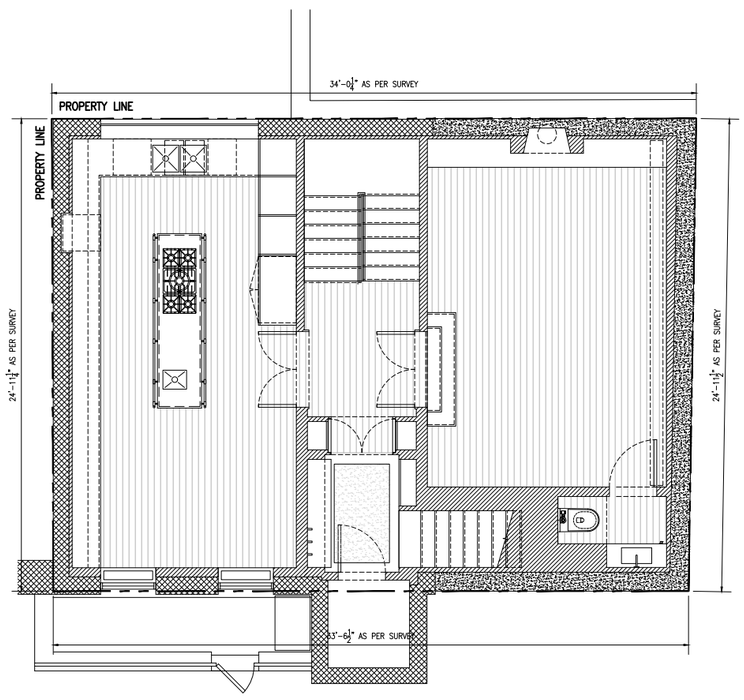
Existing Cellar Plan



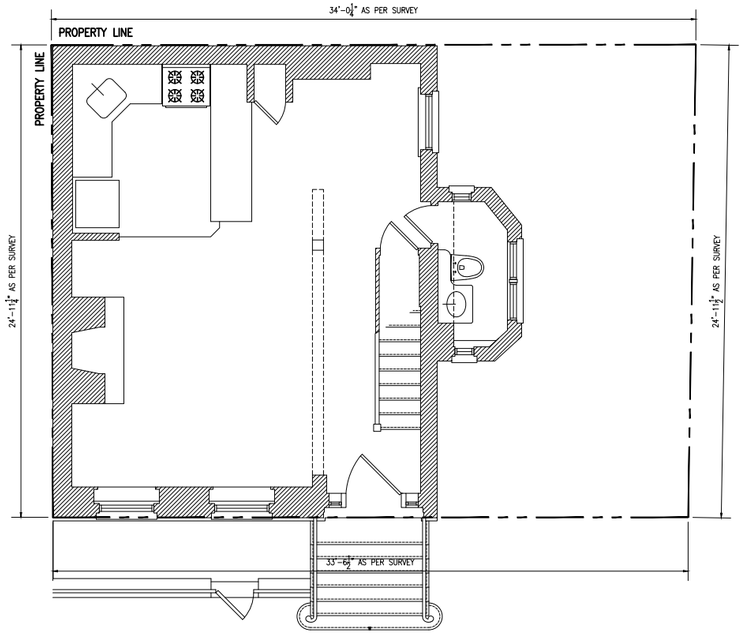
Existing Basement Plan



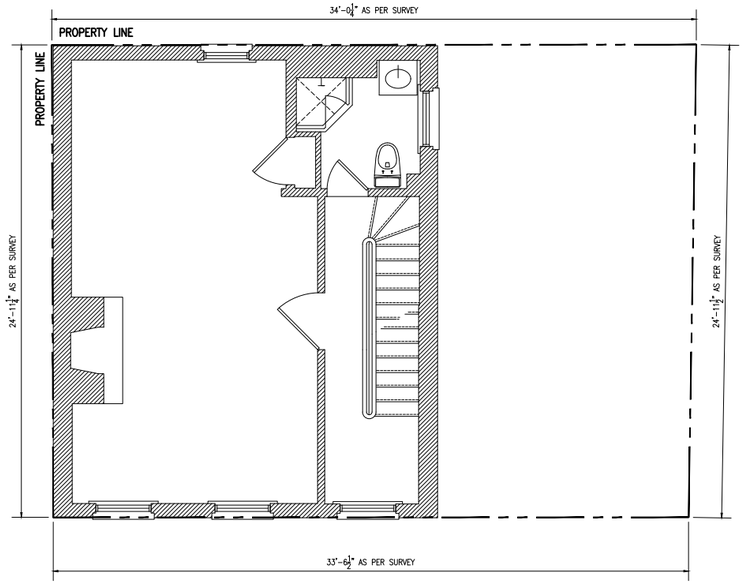
Proposed Sub-Cellar Plan



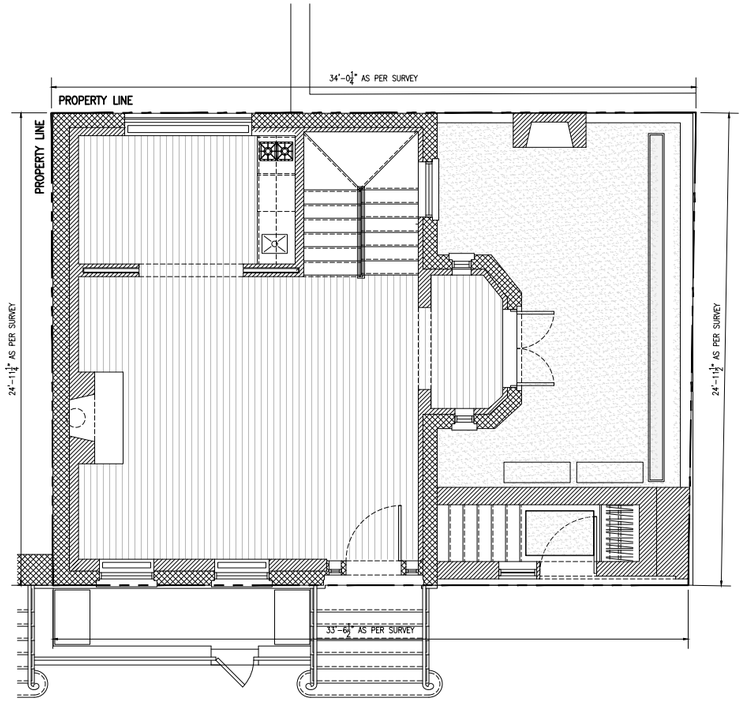
Proposed Cellar Plan



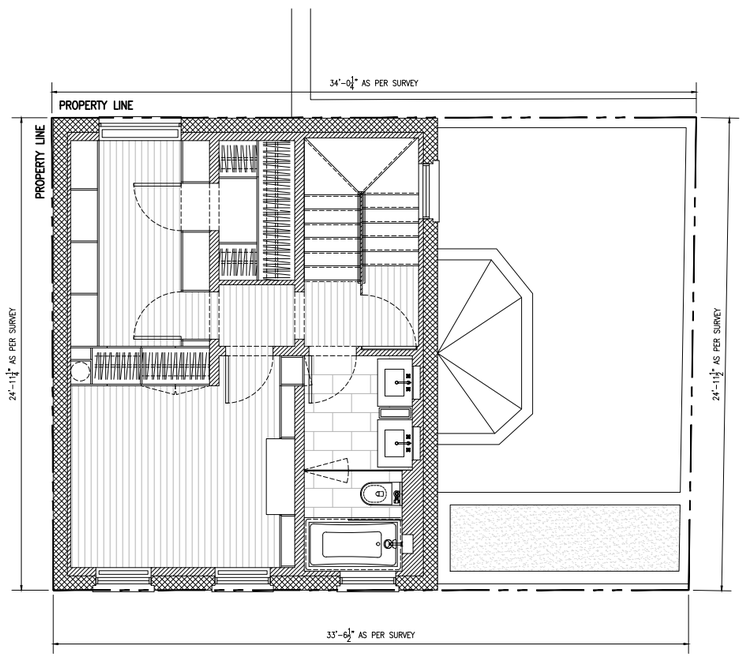
Existing First Floor Plan



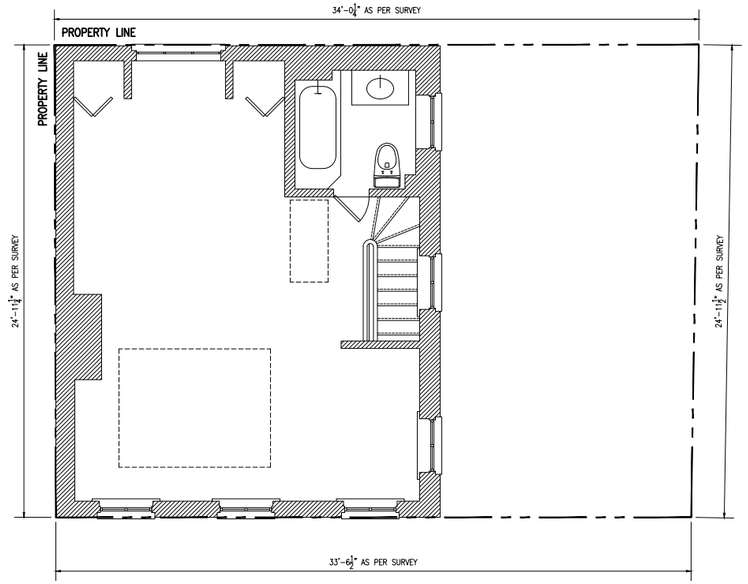
Existing Second Floor Plan



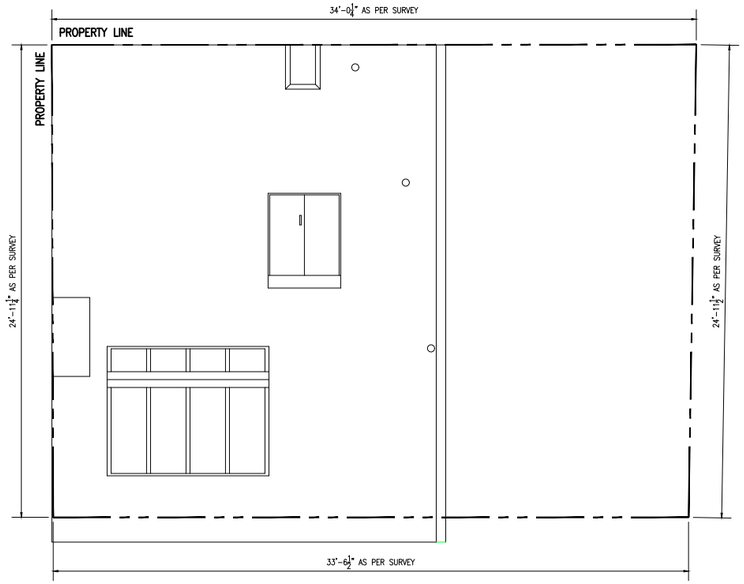
Proposed First Floor Plan



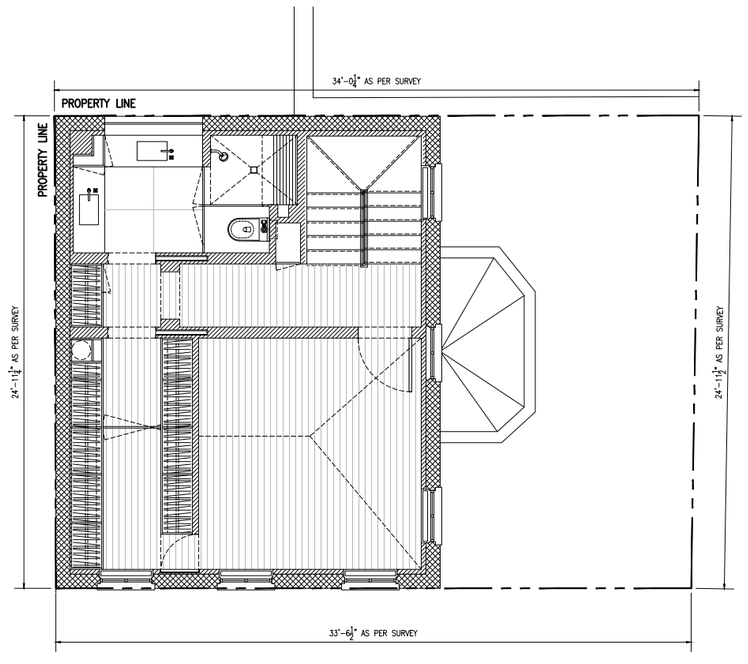
Proposed Second Floor Plan



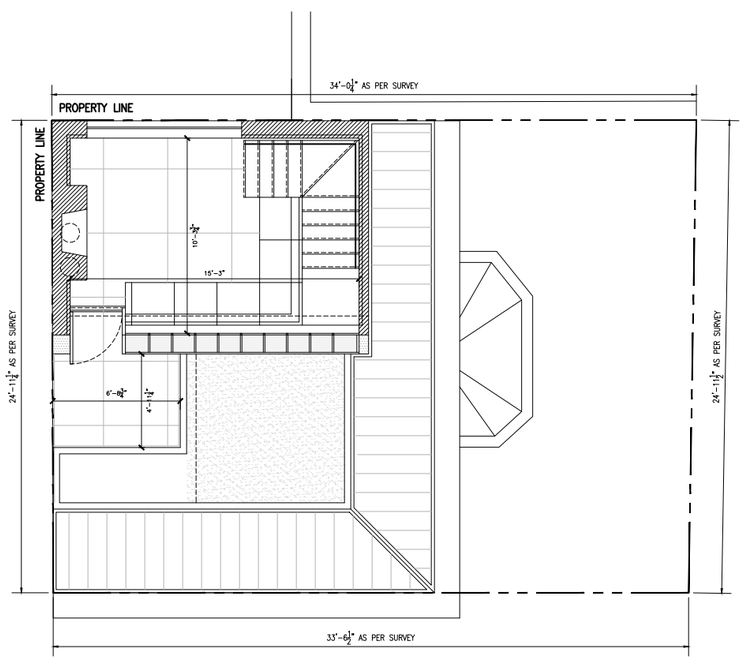
Existing Third Floor Plan



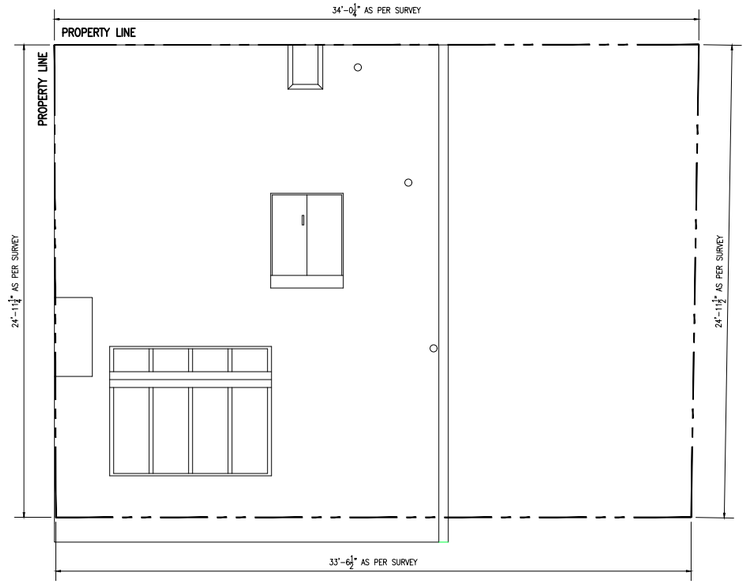
Existing Roof Plan



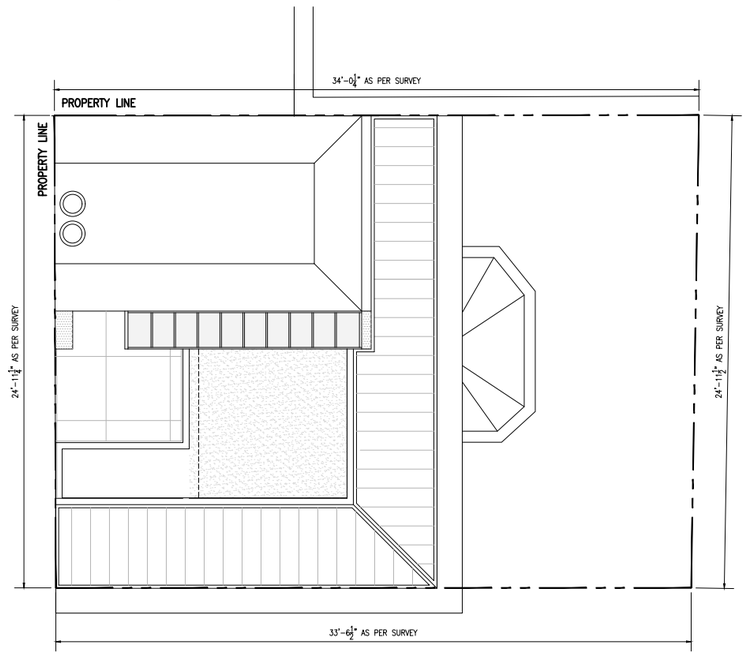
Proposed Third Floor Plan



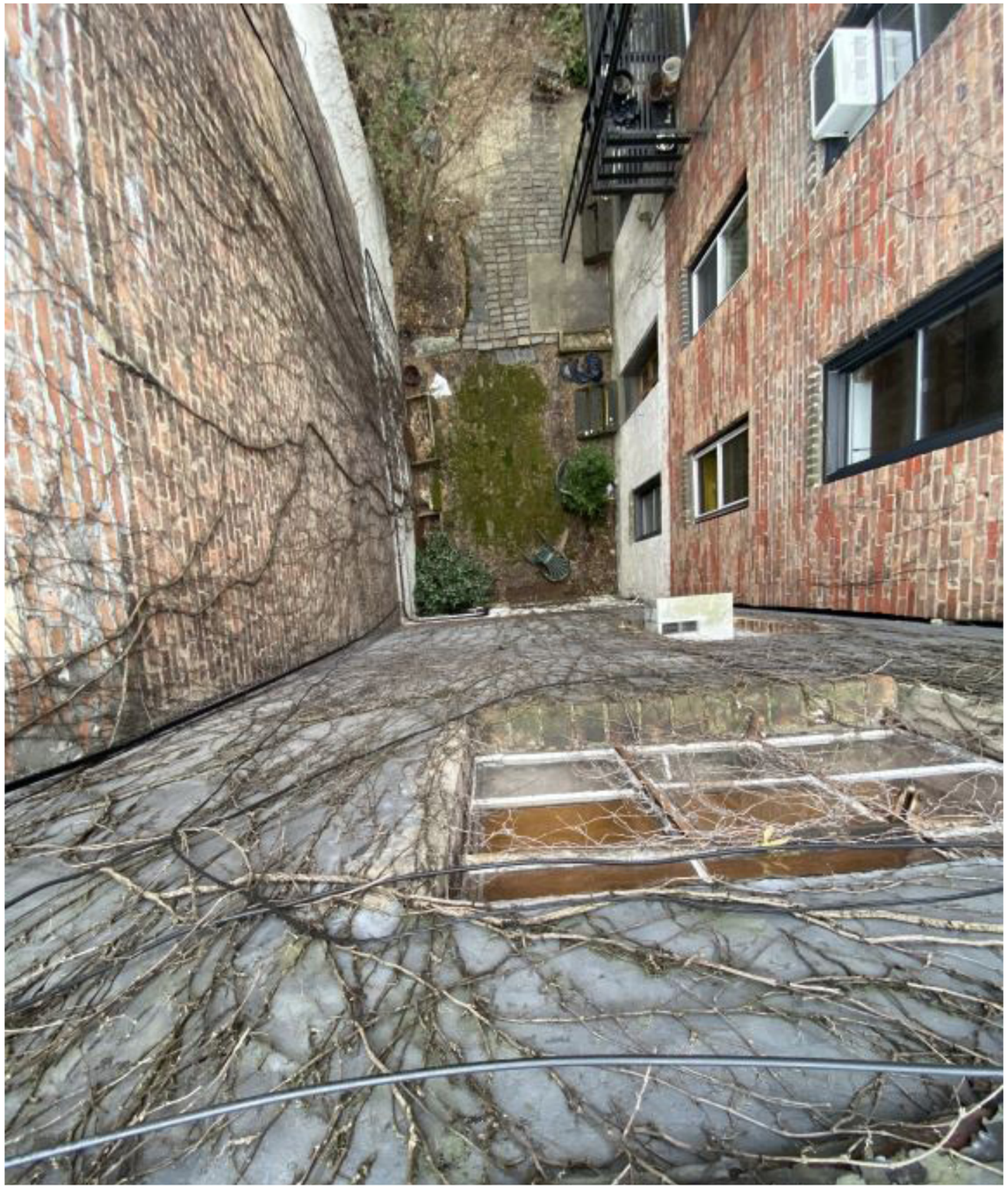
Proposed Fourth Floor Plan



Existing Roof Plan



Proposed Roof Plan



Landmarks Preservation Commission

October 20th, 2020
Public Meeting

The current proposal is:

Preservation Department – Item 1, LPC-20-09763

65 Horatio Street,

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