



Date:	1/9/2018
LPC Docket #:	LPC-19-19272
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 64 Horatio Street

Borough: Manhattan

Block: 626 **Lot:** 7

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in 1845-1846. Application is to replace windows.

COMMISSION FINDINGS

The Commission noted that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the work will not damage or destroy any significant historic features;
- that the removal of the existing windows will not eliminate historic or significant material or features;
- that the proposed aluminum-clad wood window sashes at the primary façade will match the historic wood window sashes in terms of configurations, operation, dimensions, and profiles;
- that the proposed off-white finish at the primary façade will return the windows to a color palette historically found at rowhouses of this style and age;
- and that the change in material at the primary façade from painted wood to aluminum-clad wood, will not be immediately perceptible from the street, and will not call attention to themselves or detract from the building or adjacent buildings.
- that the rear of the building is only partially visible at an oblique angle over a one-story building on Greenwich, and given the deep reveals of the windows, the change in window configuration from six-over-six to multi-light casement will be barely discernable from the street;
- that the combination of the masonry openings at the ground floor at the rear façade will maintain the scale and the solid to void ratio of the façade;
- that the multi-light configuration of the casement windows at the rear façade will provide the scale and articulation found in historic windows at the rear of buildings of this age and style;
- that the proposed black finish at the rear façade for the casement windows and basement entry array will help the fenestration remain a discreet presence;
- and that the work will not detract from the special architectural or historic character of the building or the streetscape.

However, in voting to grant this approval, the Commission required:

- that the brickmolds at the primary façade be constructed in wood.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =



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Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law