



Date:	2/21/2017
LPC Docket #:	LPC-17-8133
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 83 Horatio Street

**Borough:** Manhattan

**Block:** 643      **Lot:** 71

**Historic District:** Greenwich Village Historic District

**Description:** A Greek Revival style house built in 1852-53. Application is to demolish an existing addition, construct rooftop and rear yard additions, perform excavation, and replace the cornice.

### 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 the proposal, finding:

- that the proposed work will not eliminate any significant architectural features or historic fabric;
- that, although the additions will be visible from multiple vantage points from the north on Gansevoort Street, Washington Street, and the High Line, the additions will harmonize with the complex streetscapes and building typologies along the border of the Gansevoort Market and Greenwich Village Historic Districts;
- that the length of the proposed rear yard addition will align with the rear façade of the neighboring rowhouse to the east, thereby maintaining the depth of other buildings in the greenspace;
- that the house is situated between a large warehouse and a four-story house, and therefore the proposed full height rear yard addition will not detract from adjoining properties, or disrupt the unity of a row;
- that the design and materiality of the four-story rear yard addition, featuring punched window openings, double-hung windows, brick cladding, and a cast stone cornice, will maintain the building's residential character, and is in keeping with the character of rear facades on the block;
- that the three proposed punched window openings on the western elevation of the rear yard addition will face a neighboring large-scale office building, and therefore will not compromise the privacy of the residential greenspace to the east;
- that the excavation of the rear yard will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed engineer to protect the building and the adjacent buildings;
- that a greenspace will be maintained on top of the excavated area, and that the excavation will end at least five feet short of the lot line, and therefore will not eliminate the presence of a rear yard;
- that the proposed rooftop addition, bulkhead, and railings will not eliminate any significant architectural features of the roof;
- that the proposed rooftop additions will not be visible in conjunction with the primary façade on Horatio Street;
- that the rooftop addition and bulkhead will be setback approximately 15 feet from the primary façade, thereby maintaining a sense of the building's original massing;
- that the sloping, corrugated metal cladding and multi-light windows at the northern elevation of the rooftop addition will recall in a contemporary manner the attic additions and studio windows found at the rear of buildings within the Greenwich Village historic district,
- that although the rear elevation of the rooftop addition will be visible from multiple vantage points to the north, the fenestration and materials of the addition will differentiate itself from the brick-clad, four-story rear yard addition below, and thereby preserve a sense of the historic four-story structure;
- that the bulkhead's simple design, featuring corrugated metal cladding, will be typical of rooftop structures in this historic district, and therefore will not call undue attention to itself or detract from the building or roovescape;
- and that the new bluestone steps and re-configuration of the areaway is in keeping with the lay-outs of areaways found elsewhere in the Greenwich Village Historic District.

**VOTE:**



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Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss

9-0-0

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

Oppose =

Abstain =

Recuse =

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