



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 01/19/18	EXPIRATION DATE: 1/9/2024	DOCKET #: LPC-19-19272	COFA COFA-19-19272
ADDRESS: 64 HORATIO STREET		BOROUGH: Manhattan	BLOCK/LOT: 626 / 7
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

64 Horatio Street
New York, NY 10014

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 9, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on December 14, 2017.

The proposal, as approved, consists of exterior alterations at the Horatio Street (north) facade, including removing eight (8) modern six-over-six wood windows at the 1st through 3rd floors and two (2) one-over-one double-hung wood windows at the basement, and installing profiled wood brickmolds, all with an off-white painted finish (Marvin Clad Color "Snow White"); and exterior alterations at the previously altered rear (south) facade that is partially visible from a public thoroughfare, including at the basement level removing two (2) windows, a bipartite multi-light wood French Door, a modern masonry lintel, two (2) light fixtures, two (2) HVAC units at the rear yard, and a portion of masonry below the windows and between the windows and door, and installing a multi-light 6-light bipartite steel door flanked on both sides by full-height 6-light fixed steel windows with a new masonry lintel; removing seven (7) six-over-six double-hung wood windows and two (2) eight-light wood baconette doors at the 1st through 3rd floors, and installing two (2) six-light steel doors and four (4) six-light steel French Casement windows at the 1st and 2nd floors, and three (3) steel French Casement windows at the 3rd floor, all finished black. As initially proposed, the brickmolds on the windows on the primary facade were aluminum. The presentation materials were shown

digitally, and titled “Alterations to Townhouse, 64 Horatio Street,” dated September 11, 2017 and prepared by AbelowSherman Architects, including 15 slides, consisting of existing condition and historic photographs, and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this application, the Commission noted that the Greenwich Village Historic District Designation Report describes 64 Horatio Street as a Greek Revival style rowhouse built in 1845-1846; and that the building's style, scale and materials are among the features that cause it to contribute to the special architectural and historic character of the Greenwich Village Historic District.

With regard to this proposal, the Commission found 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 configuration, 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; that the change in material of the sash, from painted wood to aluminum-clad wood at the primary façade, 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 will maintain the scale and the solid to void ratio of the façade; that the multi-light configuration of the casement windows 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 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. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the brickmolds at the front facade be constructed in wood.

Subsequently, on January 16, 2018, the Commission received a scope of work transmittal letter dated January 26, 2018 and prepared by David H. Sherman, R.A., AbelowSherman Architects, and filing drawings labeled T-101.00, T-102.00, DM-101.01, DM-102.01, A-101.01, A-102.01, A-201.00, A-202.00, A-203.00, A-204.00, A-301.00, A-302.00, A-303.00, A-304.00, A-401.00, A-402.00, A-403.00, A-404.00, A-501.00, A-502.00, A-503.00, A-504.00, A-505.00, A-601.00, LPC-001, LPC-002, LPC-003, LPC-004, LPC-005, LPC-006, LPC-007, LPC-008, and LPC-009 dated (revised) January 9, 2018 and prepared by David H. Sherman, R.A., drawings labeled S-001.00, S-101.00, and S201.00 dated September 11, 2017 and prepared by Scott E. Hughes, P.E., drawings labeled EN-001.00, P-001.00, P-002.00, P-003.00, P-004.00, P-005.00, M-001.00, M-002.00, M-003.00, M-004.00, M-005.00, M-006.00, M-007.00, and M-008.00 dated (revised) September 14, 2017 and prepared by Paul Andrew Collins, P.E. Accordingly, staff reviewed these filing drawings and found that the design approved by the Commission has been maintained that the required change has been incorporated, consisting installing profiled wood brickmolds with an off-white painted finish at the ten (10) windows at the Horatio Street (north) façade, in lieu of the proposed aluminum brickmolds, and noted that the filing drawings include additional work consisting of installing one (1) new HVAC unit at the west end at the roof; and interior alterations at the basement through 3rd floor.

With regard to this additional work, staff found that in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19, that the rooftop installation consists of mechanical equipment only; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; that the equipment will not be visible from a public thoroughfare. Based on these and the

above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-19272 is being issued.

PLEASE NOTE: This permit supersedes Certificate of No Effect 19-17939 (LPC 19-17939) issued on December 8, 2017 for the rooftop HVAC unit installation.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Andra M. Constantin, Project Manager, Michael Zenreich Architect PC, Support for Architects LLC

cc: Caroline Kane Levy, Deputy Director; Andra M. Constantin, Project Manager, Michael Zenreich Architect PC, Support for Architects LLC; Cory S. Herrala, First Deputy Director of Preservation; Jared Knowles, Director of Preservation; David H. Sherman, R.A., Abelow Sherman Architects, LLC