

# 64 & 66 HORATIO STREET

---

Community Board 2  
June 11, 2024



chango & co.

## LOCATION

### HISTORIC DISTRICT MAP & OASIS MAP



## SITE CONTEXT

PHOTO OF 64 & 66 HORATIO



## SITE CONTEXT

### STREET COLLAGE



**HORATIO STREET SOUTH**



## SITE CONTEXT

### STREET COLLAGE



### HORATIO STREET NORTH



## SITE CONTEXT

### STREET COLLAGE



### GREENWICH STREET EAST



## SITE CONTEXT

### STREET COLLAGE



### GREENWICH STREET WEST



## HISTORIC CONDITIONS

### 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



66 HORATIO STREET

c. 1930 (Municipal Archives)



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**



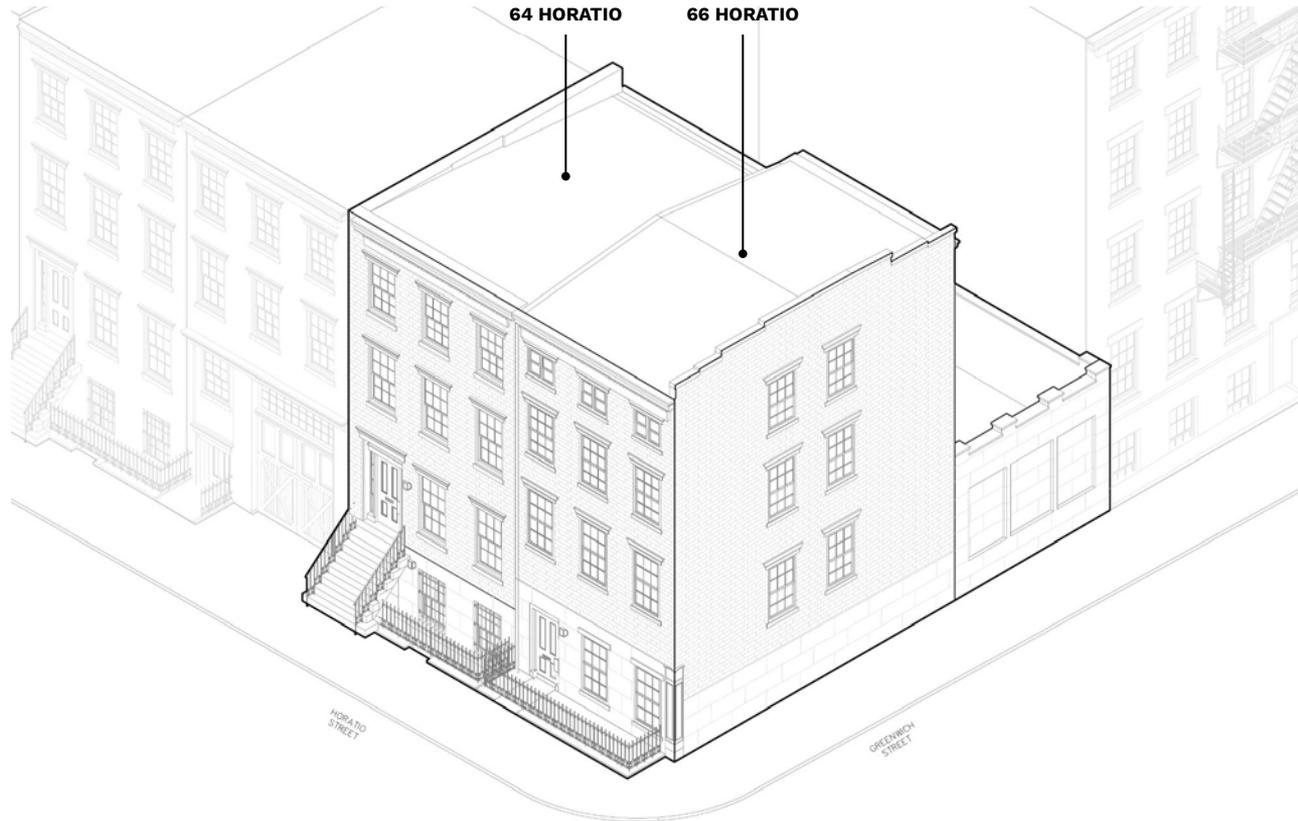
**EXISTING FRONT DOOR**



**EXISTING FRONT  
WINDOWS**

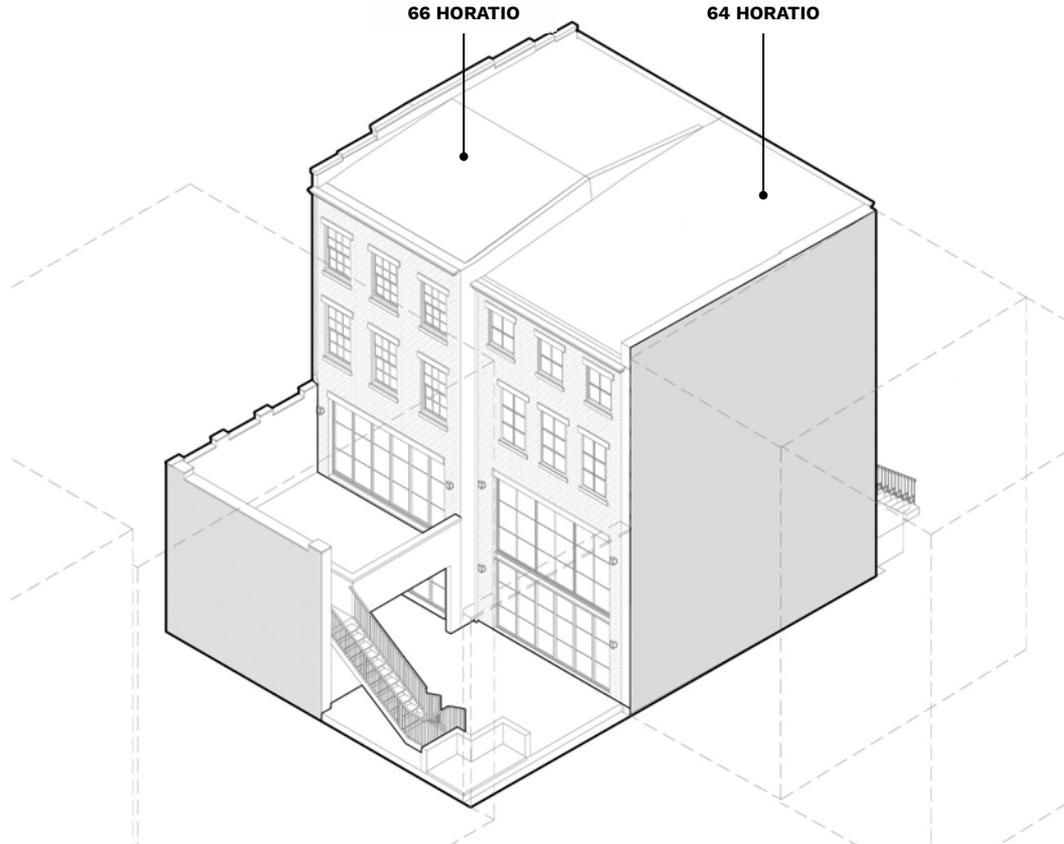
# PROPOSED ISOMETRIC DRAWING

FRONT & SIDE FACADES



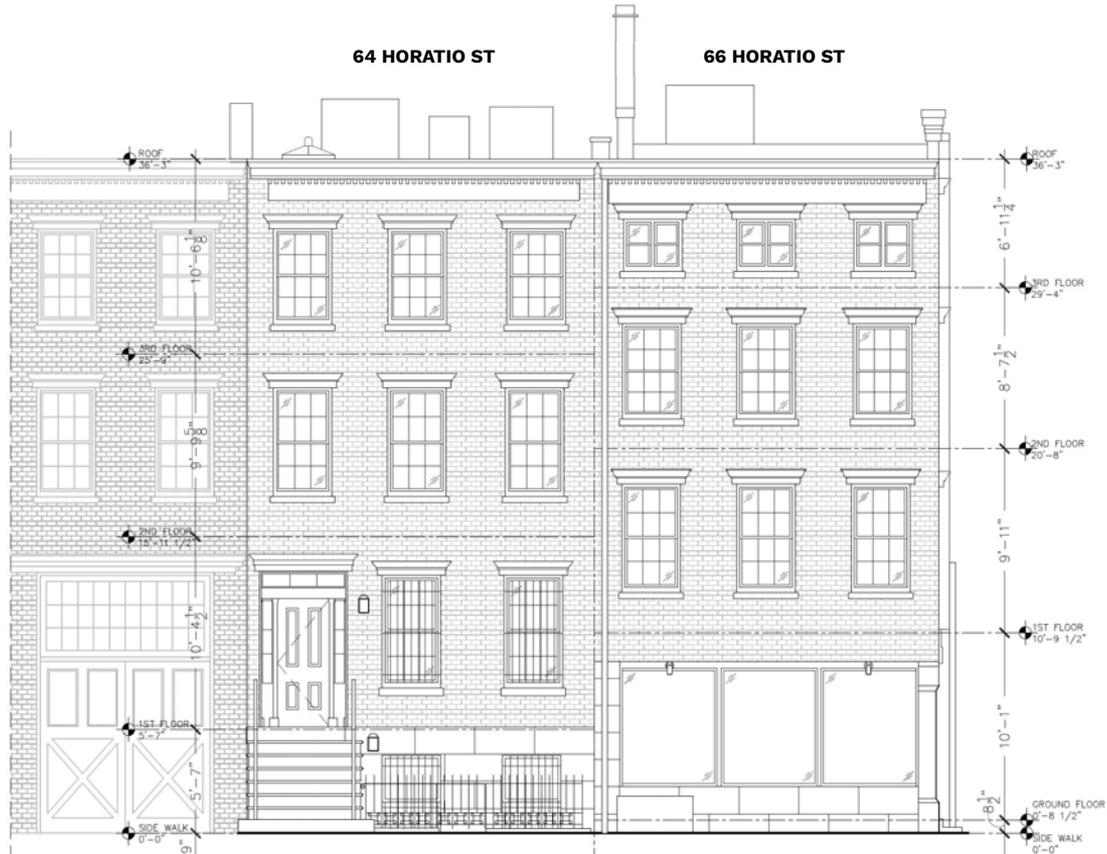
# PROPOSED ISOMETRIC DRAWING

REAR FACADE



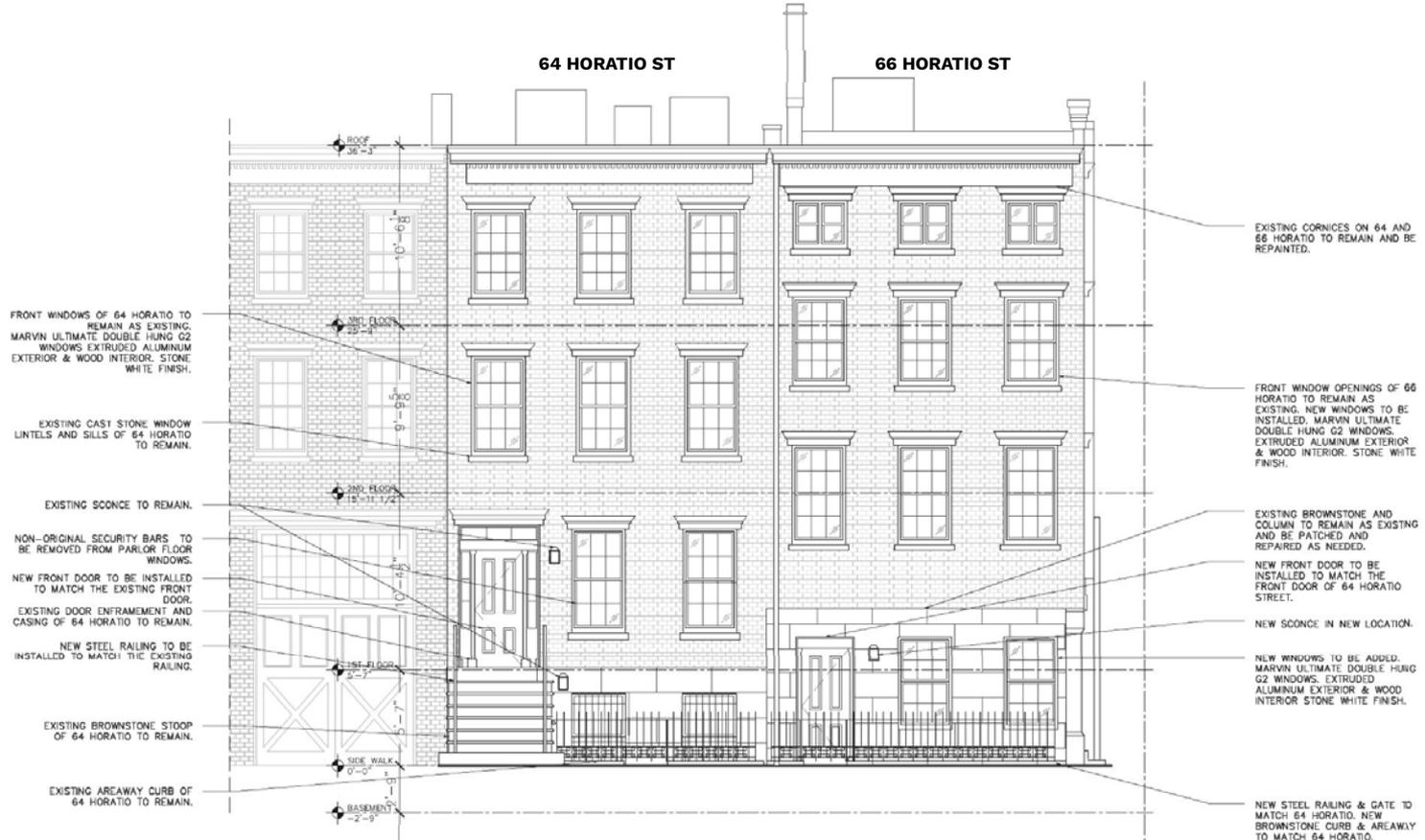
# EXISTING ELEVATION

## HORATIO STREET FACADE



# PROPOSED ELEVATION

## HORATIO STREET FACADE



# PROPOSED ELEVATION

## HORATIO STREET FACADE

**64 HORATIO ST**

**66 HORATIO ST**



# EXISTING ELEVATION

## GREENWICH STREET FACADE



# PROPOSED ELEVATION

## GREENWICH STREET FACADE



1935 (NYPL)

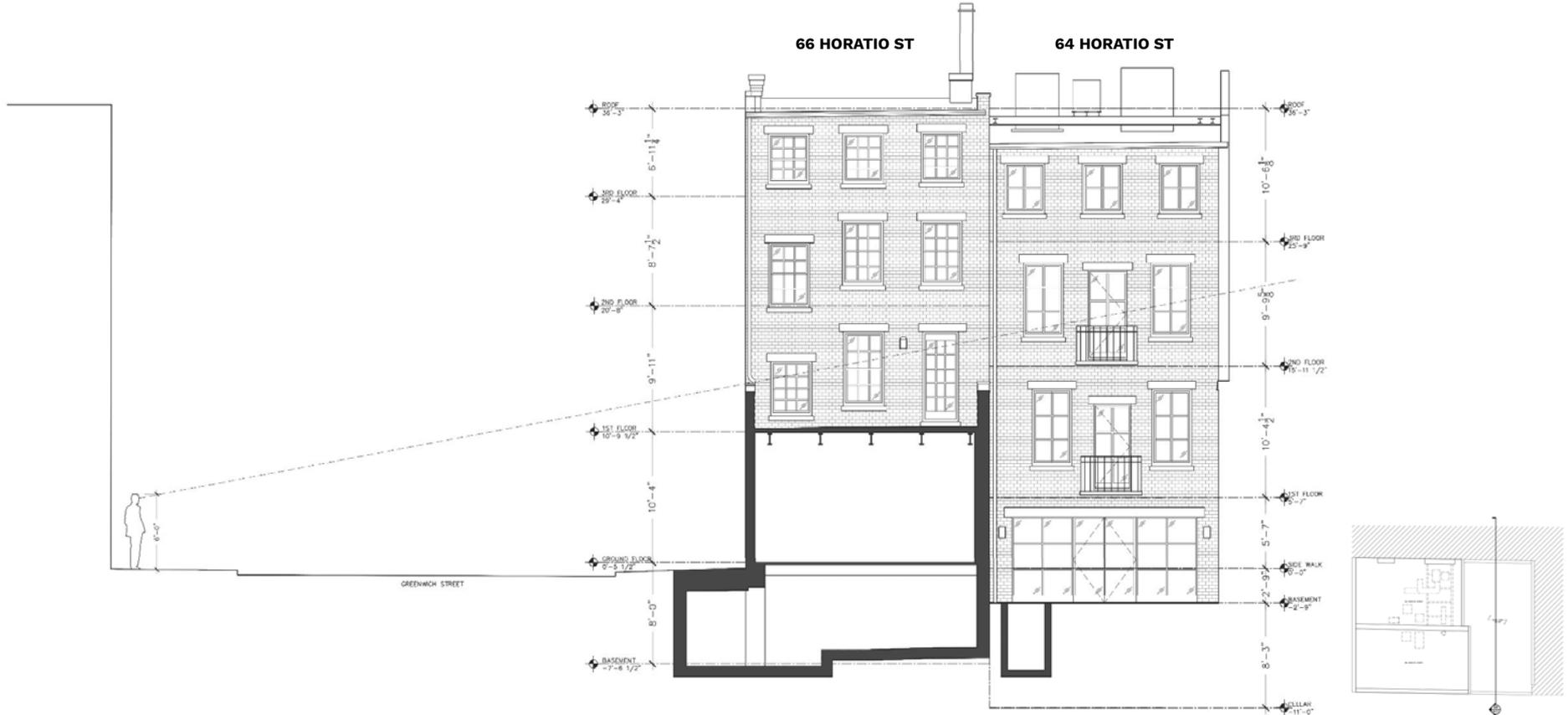


EXISTING DOOR & WINDOWS TO BE INFILLED. FAUX WINDOWS TO BE ADDED TO MIMIC WINDOW LOCATIONS IN HISTORICAL 1935 IMAGE.

66 HORATIO STREET  
GREENWICH STREET SIDE

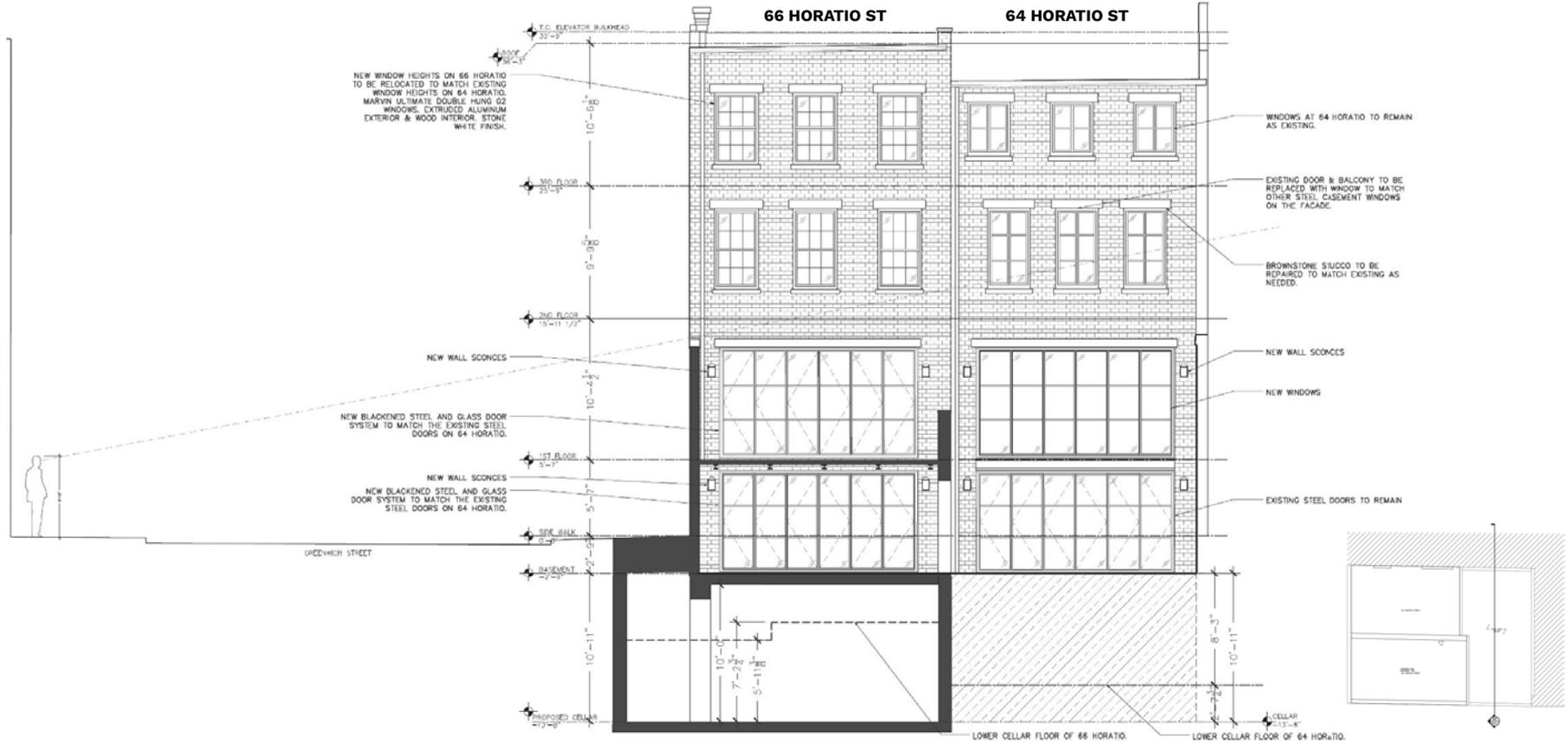
# EXISTING ELEVATION

## REAR FACADE



# PROPOSED ELEVATION

## REAR FACADE



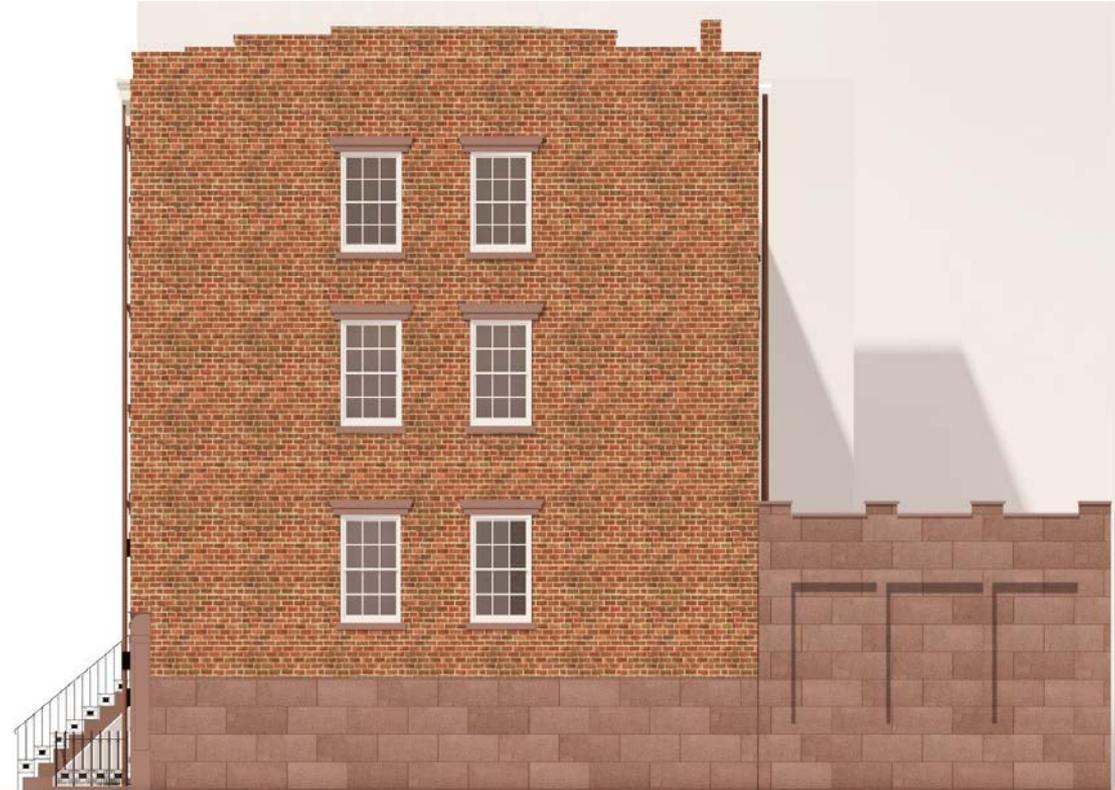
## PROPOSED RENDERING

### HORATIO STREET FACADES



## PROPOSED RENDERING

### GREENWICH STREET FACADE



## PROPOSED ELEVATION

CORNER VIEW



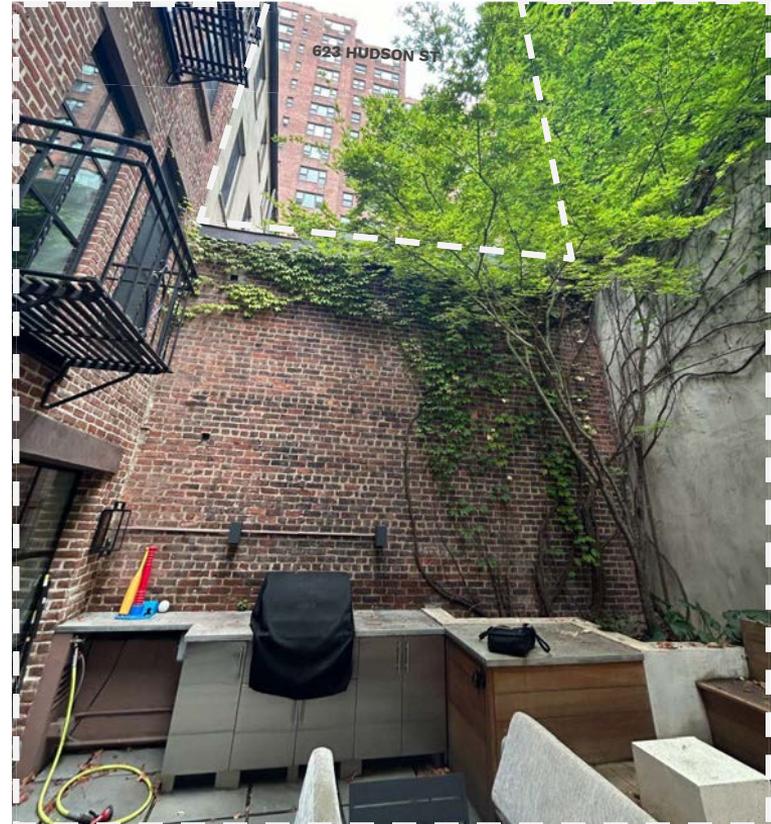
## EXISTING CONDITIONS

### HORATIO STREET FACADES - ROW HOUSES REAR FACADES



## EXISTING CONDITIONS

REAR FACADE



## EXISTING CONDITIONS

REAR FACADE



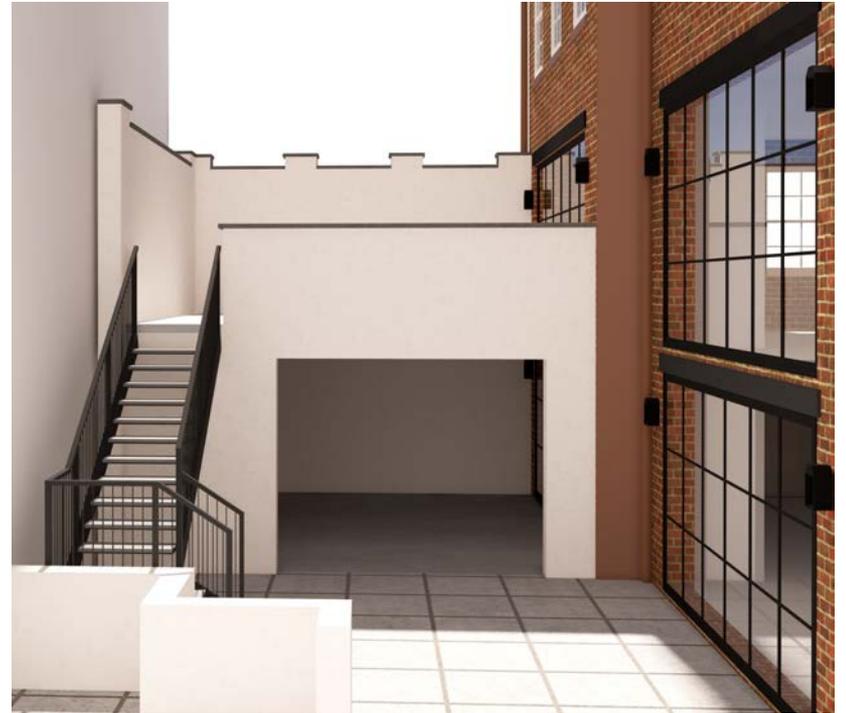
## EXISTING CONDITIONS

REAR FACADE



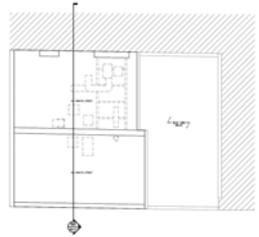
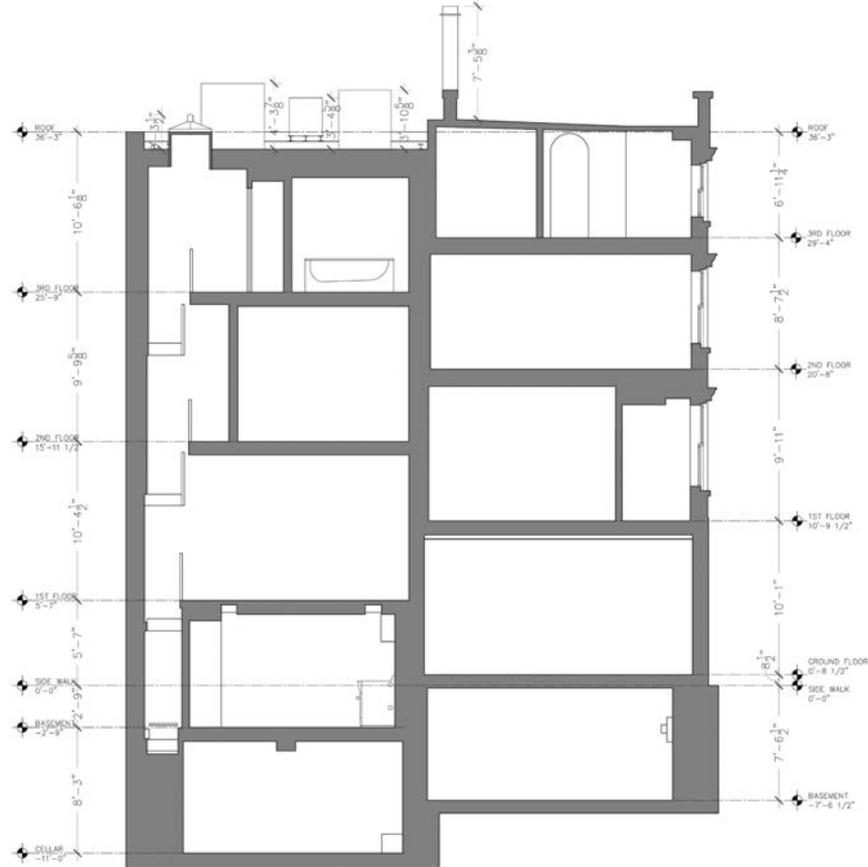
## PROPOSED RENDERINGS

REAR FACADE



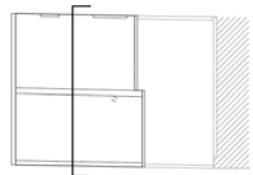
# EXISTING SECTIONS

64 & 66 HORATIO



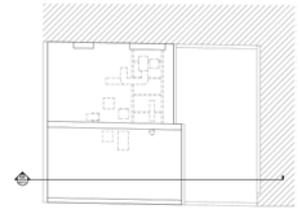
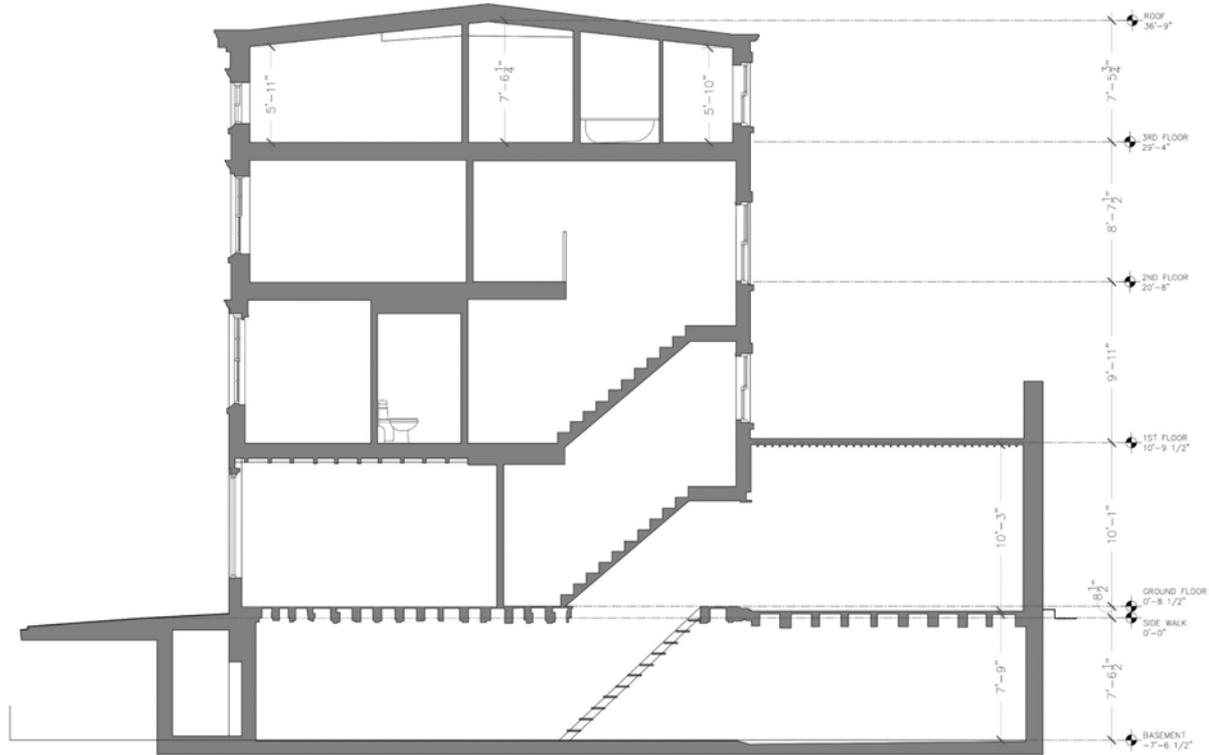
# PROPOSED SECTION

## 64 & 66 HORATIO



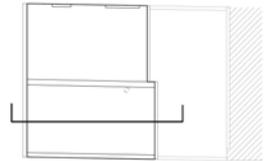
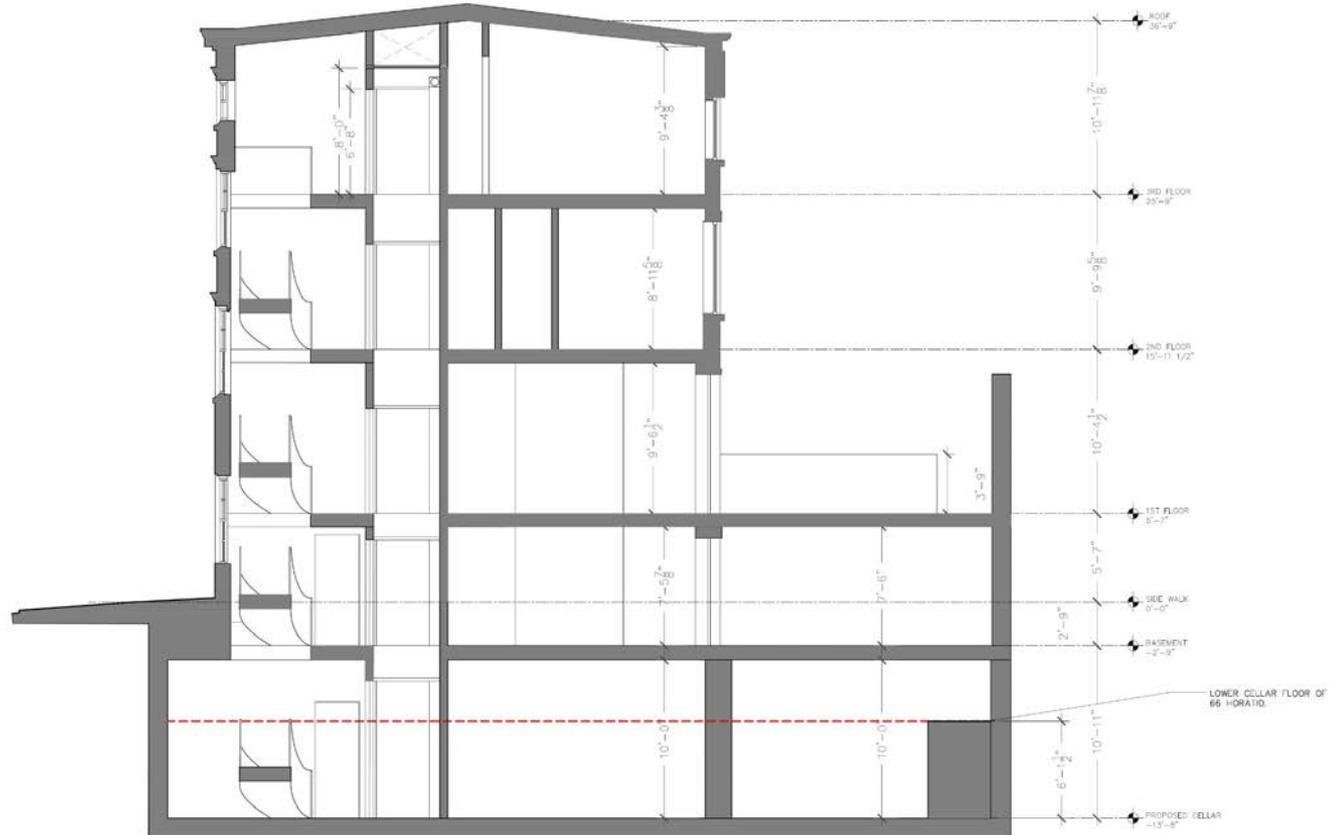
# EXISTING SECTION

66 HORATIO



# PROPOSED SECTION

## 66 HORATIO



## EXISTING CONDITIONS

### ROOF 64 HORATIO STREET



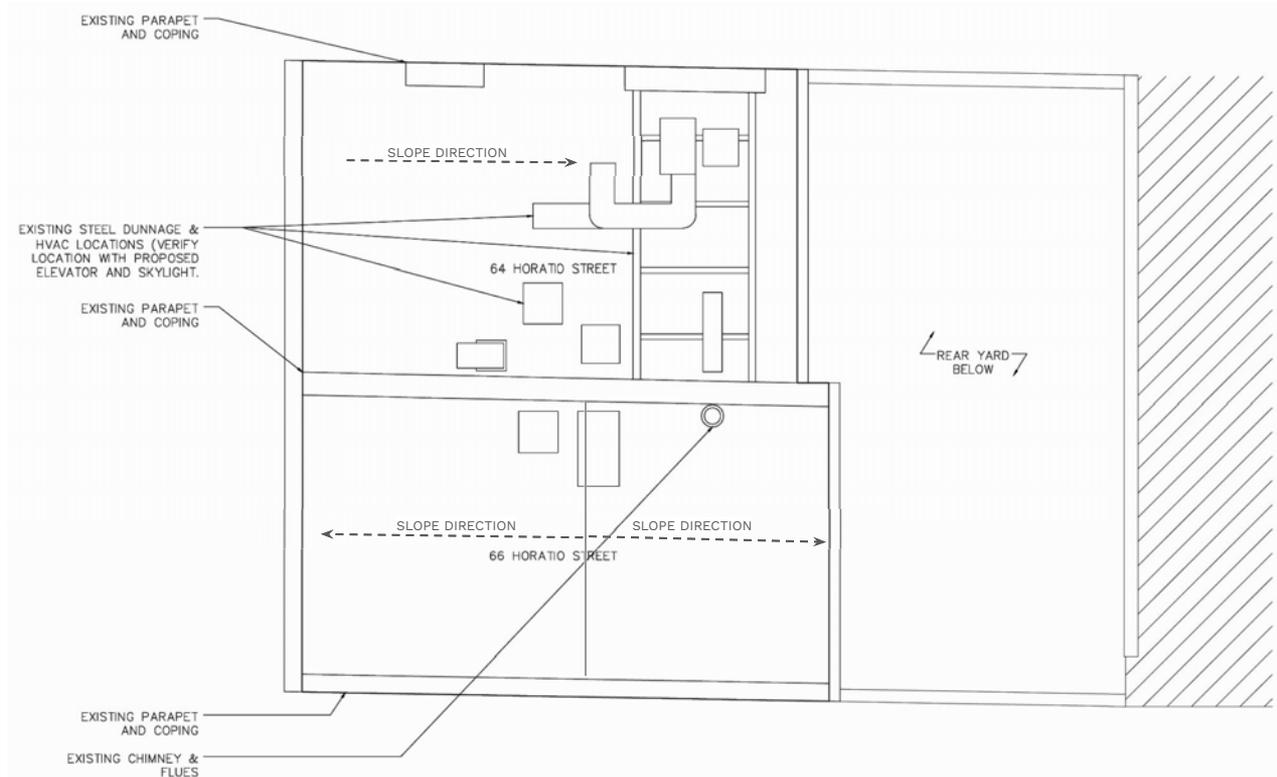
## EXISTING CONDITIONS

### ROOF 66 HORATIO STREET



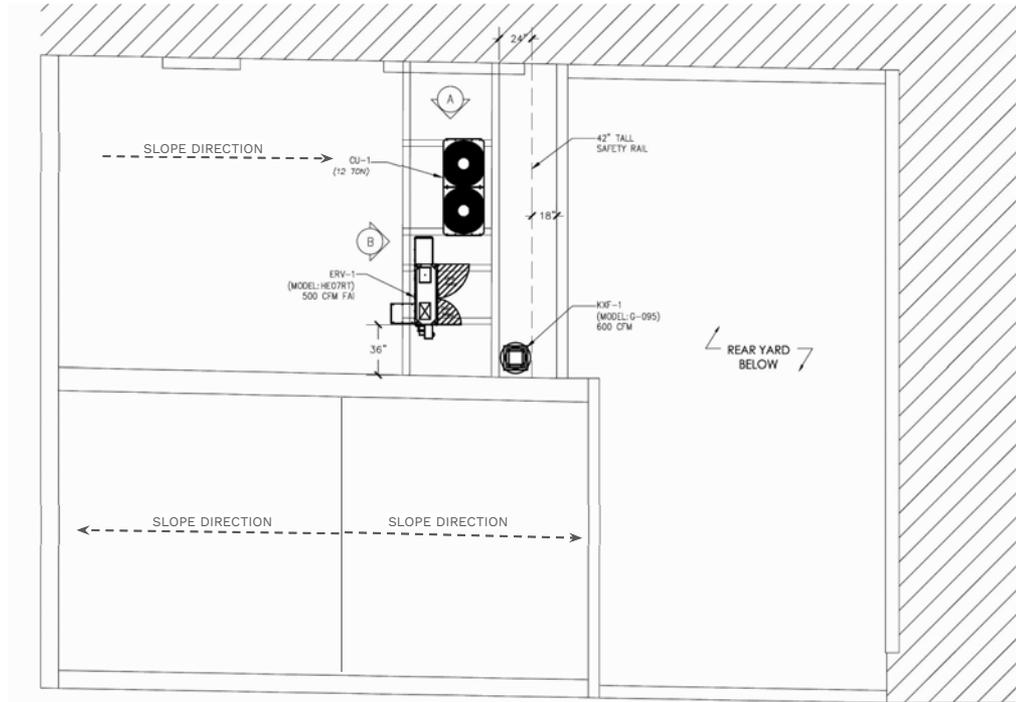
# EXISTING PLAN

## ROOF PLAN



# PROPOSED PLAN

## ROOF PLAN



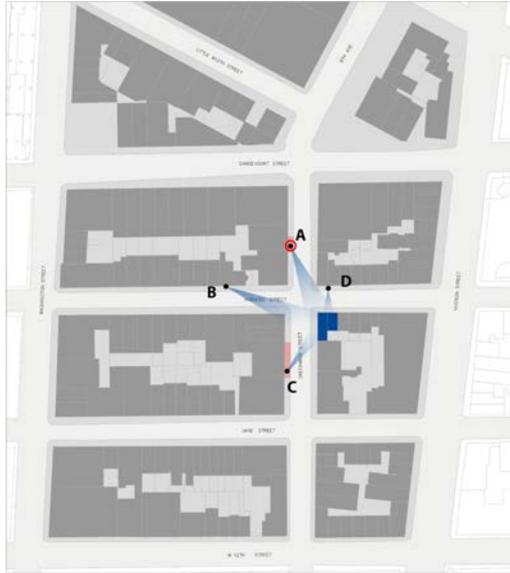
# MOCK UP

## ROOF 64 HORATIO STREET



## VIEW A

public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP

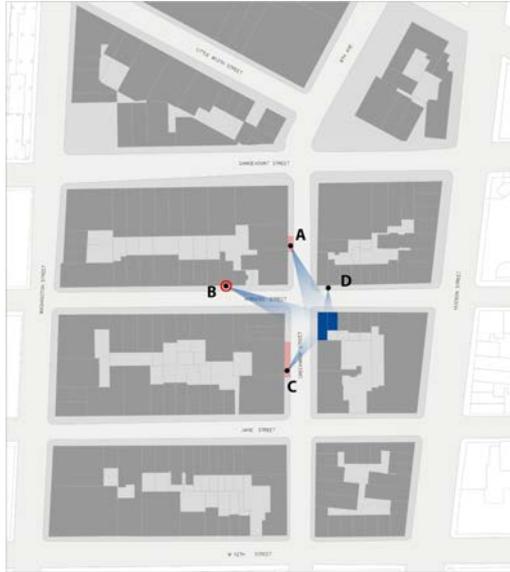


RENDERING OF PROPOSED



EXISTING STREET VIEW

**VIEW B**  
public visibility



**EXISTING (CLOSE UP)**



**BUILT MOCK UP**

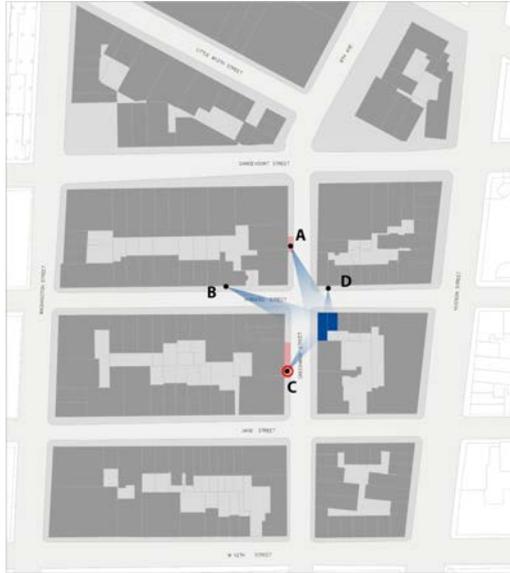


**RENDERING OF PROPOSED**



**EXISTING STREET VIEW**

### VIEW C public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP

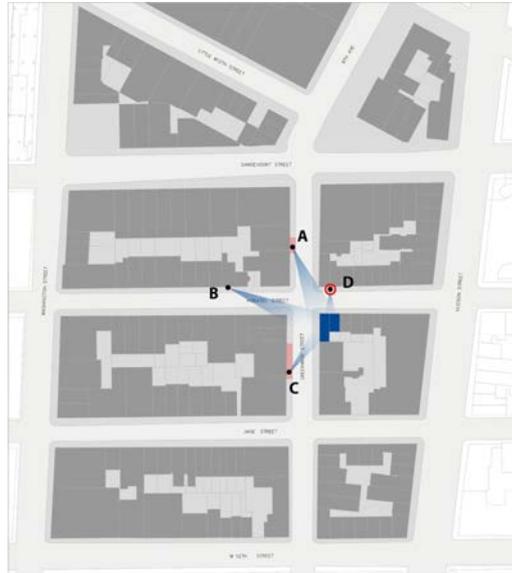


RENDERING OF PROPOSED



EXISTING STREET VIEW

### VIEW D public visibility



EXISTING (CLOSE UP)



BUILT MOCK UP



RENDERING OF PROPOSED



EXISTING STREET VIEW

PROPOSED RENDERING



## APPENDIX



Inspiration images for railing style.  
White spindles with wood cap.

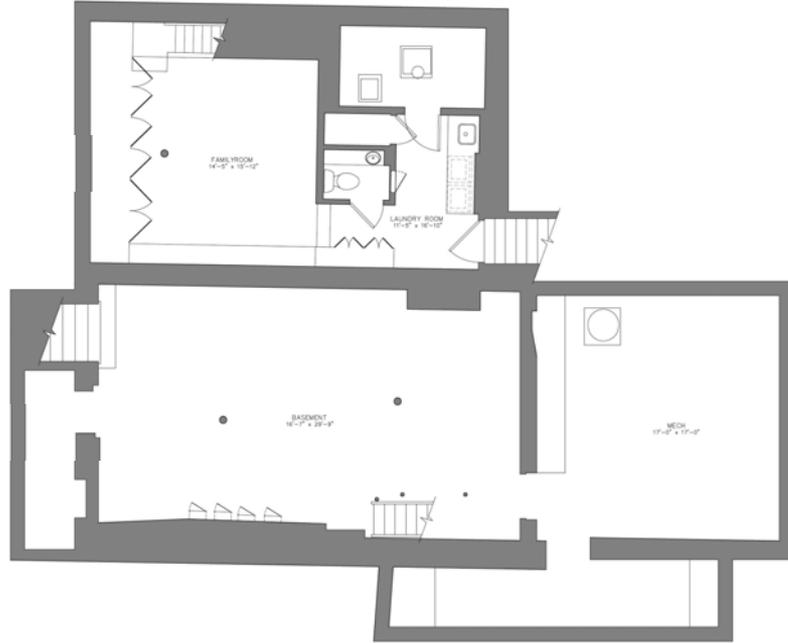


Inspiration images for stair in front of window.  
Double railing with curved ends.

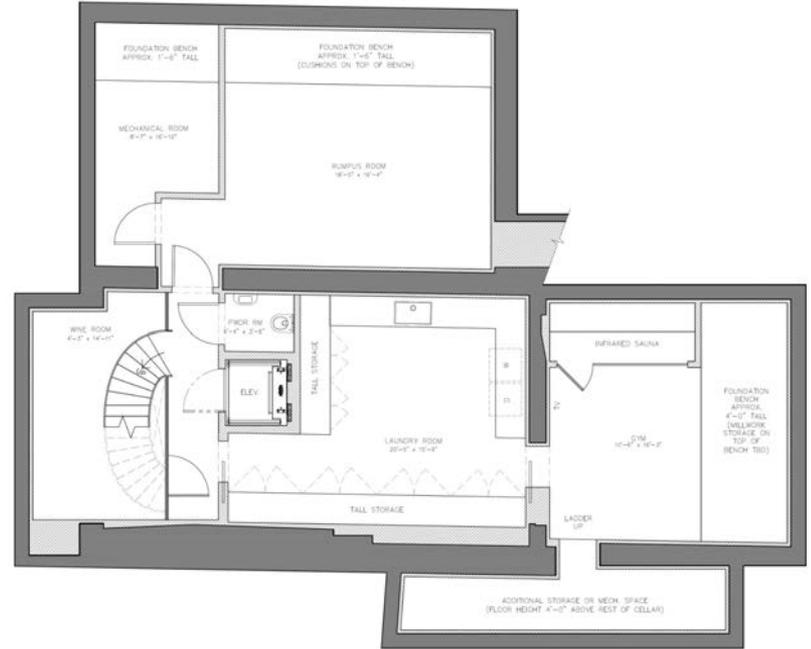
# EXISTING & PROPOSED FLOOR PLANS

## CELLAR

**64  
HORATIO ST**



**66  
HORATIO ST**



**EXISTING**

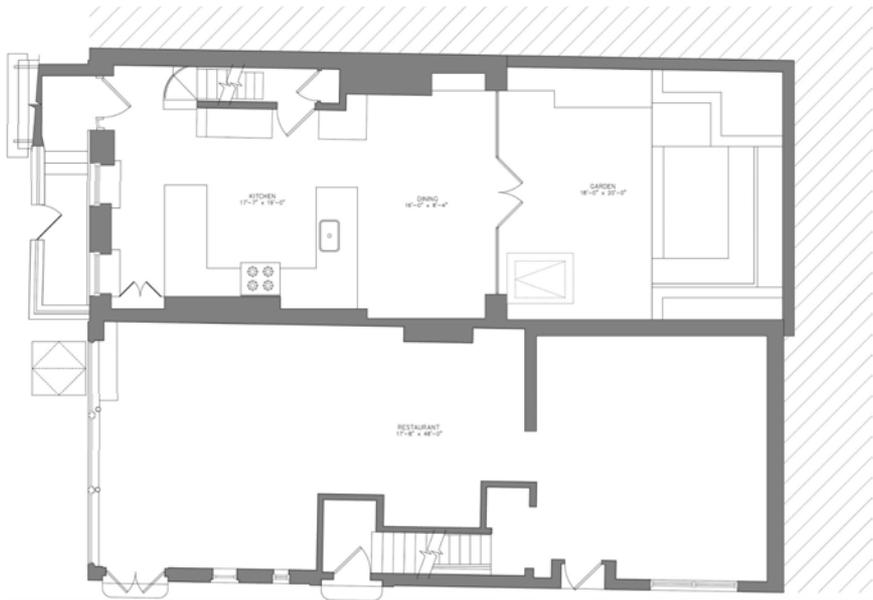
**PROPOSED**

# EXISTING & PROPOSED FLOOR PLANS

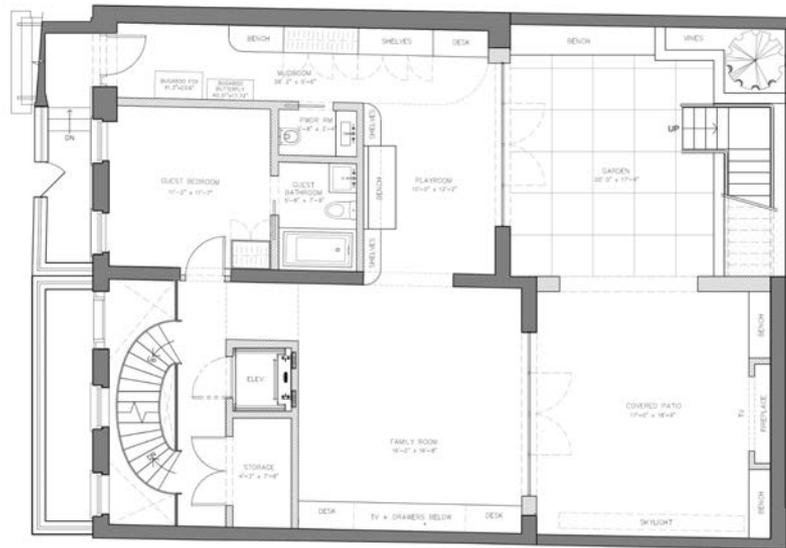
## GARDEN LEVEL (BASEMENT)

64  
HORATIO ST

66  
HORATIO ST



EXISTING



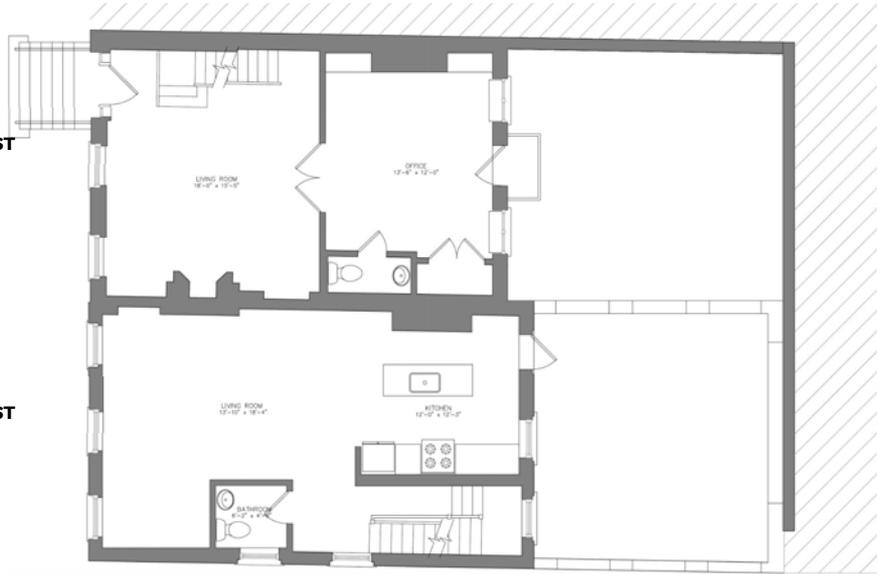
PROPOSED

# EXISTING & PROPOSED FLOOR PLANS

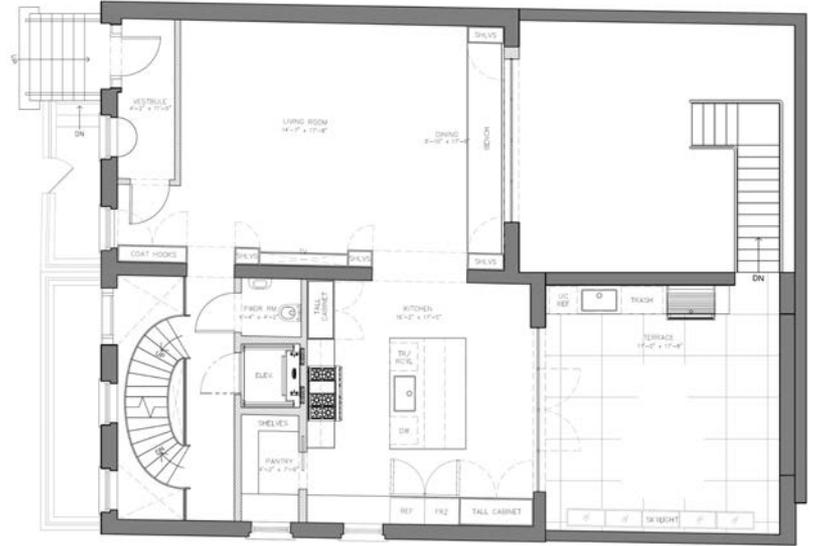
## PARLOR LEVEL (FIRST FLOOR)

64  
HORATIO ST

66  
HORATIO ST



**EXISTING**

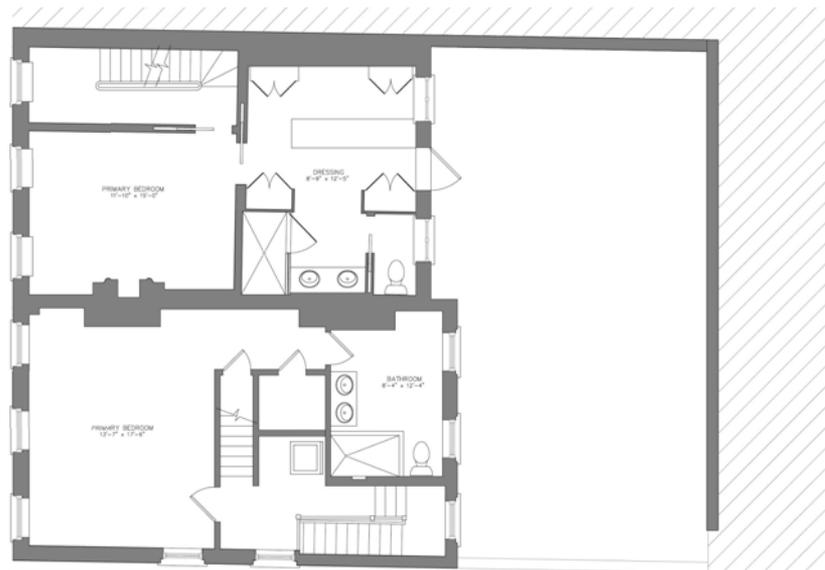


**PROPOSED**

# EXISTING & PROPOSED FLOOR PLANS

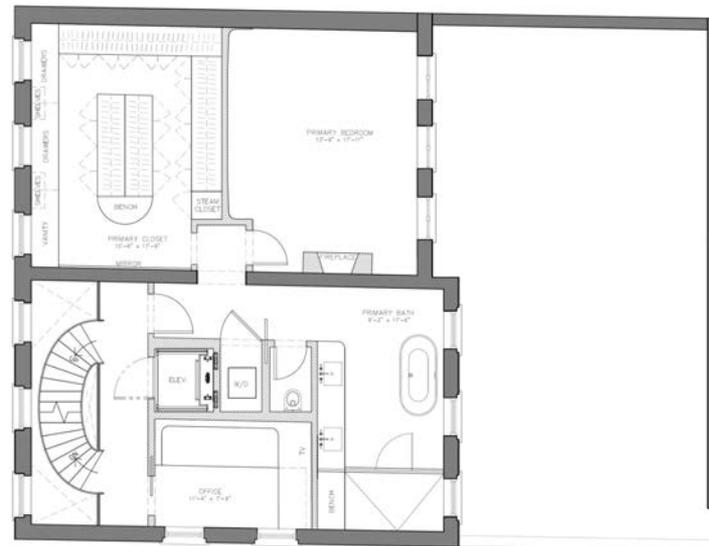
## SECOND FLOOR

64  
HORATIO ST



EXISTING

66  
HORATIO ST



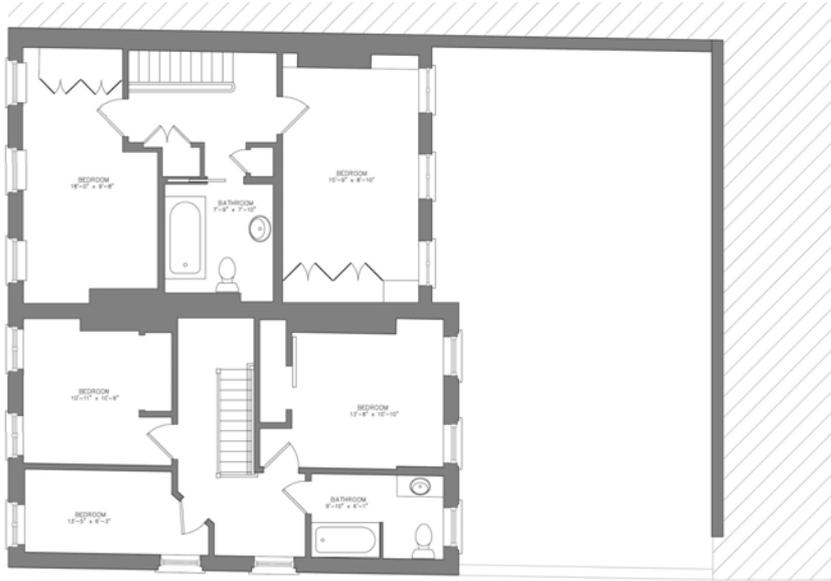
PROPOSED

# EXISTING & PROPOSED FLOOR PLANS

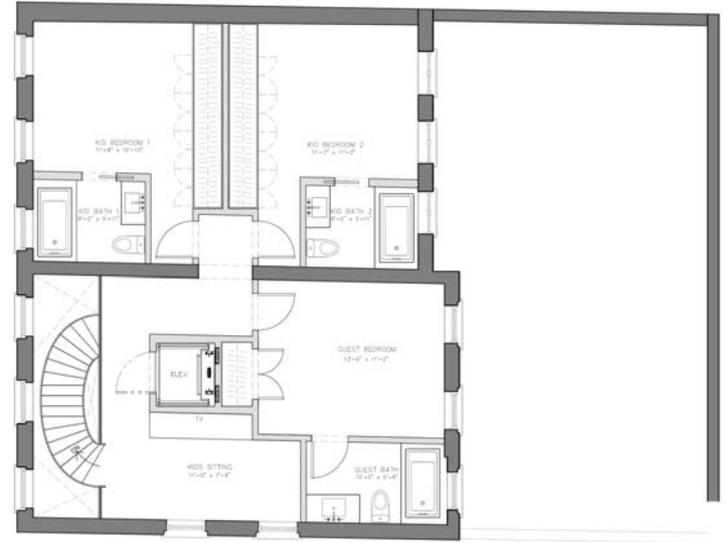
## THIRD FLOOR

**64  
HORATIO ST**

**66  
HORATIO ST**



**EXISTING**



**PROPOSED**

## 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**

## FAUX WINDOWS IN DISTRICT



**314 BLEECKER ST**



**237 THOMPSON ST**



**383 BLEECKER ST**



**255 WEST 4TH ST**



**57 JANE ST**



**113 MACDOUGAL ST**