



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



November 16, 2020

ISSUED TO:

Austin Hearst
Horatio Street LLC

,

Re: **PERMIT DENIAL**

LPC-20-10228
 CD-20-10228
 81 HORATIO STREET

Greenwich Village Historic District
 MANHATTAN
 Block/Lot: 643 / 70



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 27, 2020, following the Public Hearing of the same date, voted to deny a proposal for work at the subject premises, as put forth in your application completed on October 1, 2020.

The proposal, as presented, consists of replacing thirteen (13) off-white-finished wood, six-over-six, double-hung windows at the basement through fourth floors of the south (Horatio Street) facade, with thirteen (13) off-white-finished wood, full height tilt-and-turn windows, simulating a six-over-six, double-hung window, as shown in a digital presentation, titled “LPC Window Replacement, 81 Horatio Street, New York, NY 10014” dated (revised) September 29, 2020, and prepared by Sean Arrasmith, of Future Made Architecture, PLLC, including 10 slides, consisting of photographs, drawings, and a window mock-up, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 81 Horatio Street as a rowhouse, designed by William Grant, and built in 1870; and that the building’s scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that the operation and details of the proposed full-height

tilt-and-turn windows do not sufficiently recall the appearance of the building's historic double hung windows and are not in keeping replacement windows typically found at building of this type, style, and age; that the building's small scale and the presence of double-hung windows at the adjacent matching building will call undue attention to the change in operation from double-hung to full-height tilt-and-turn; that although the glazing of the upper and lower portions of the sash will be in different planes, the stiles and meeting rail will be in the same plane and therefore will not successfully recall the appearance of two separate sashes; and that the proposed work will diminish the special architectural and historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the proposal to be inappropriate to the building and the historic district and voted to deny this proposal.

The Staff of the Commission is available to assist you in the resolution of these matters. Please direct inquiries to Michelle Craren.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Sean Arrasmith, Future Made Architecture PLLC