



92 Horatio Facade Renovation

Community Board Presentation
08.17.2023





GANSEVOORT MARKET DISTRICT CHARACTER



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NEIGHBORING HORATIO STREET BUILDINGS



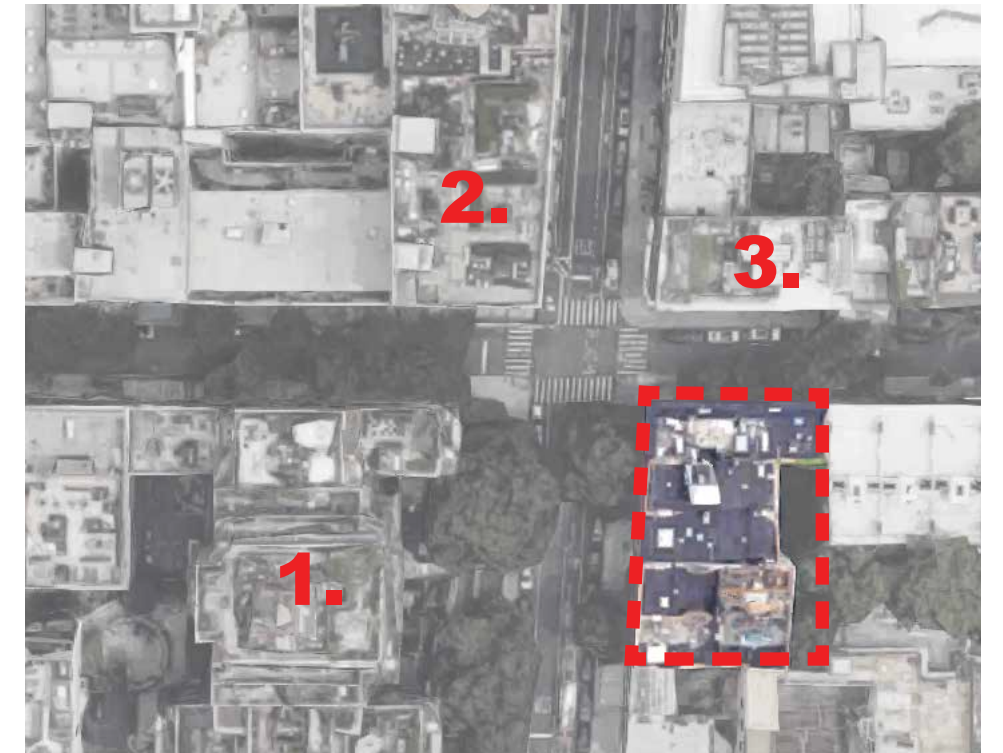
2. 808 WASHINGTON ST. (DIRECTLY NORTH WEST)



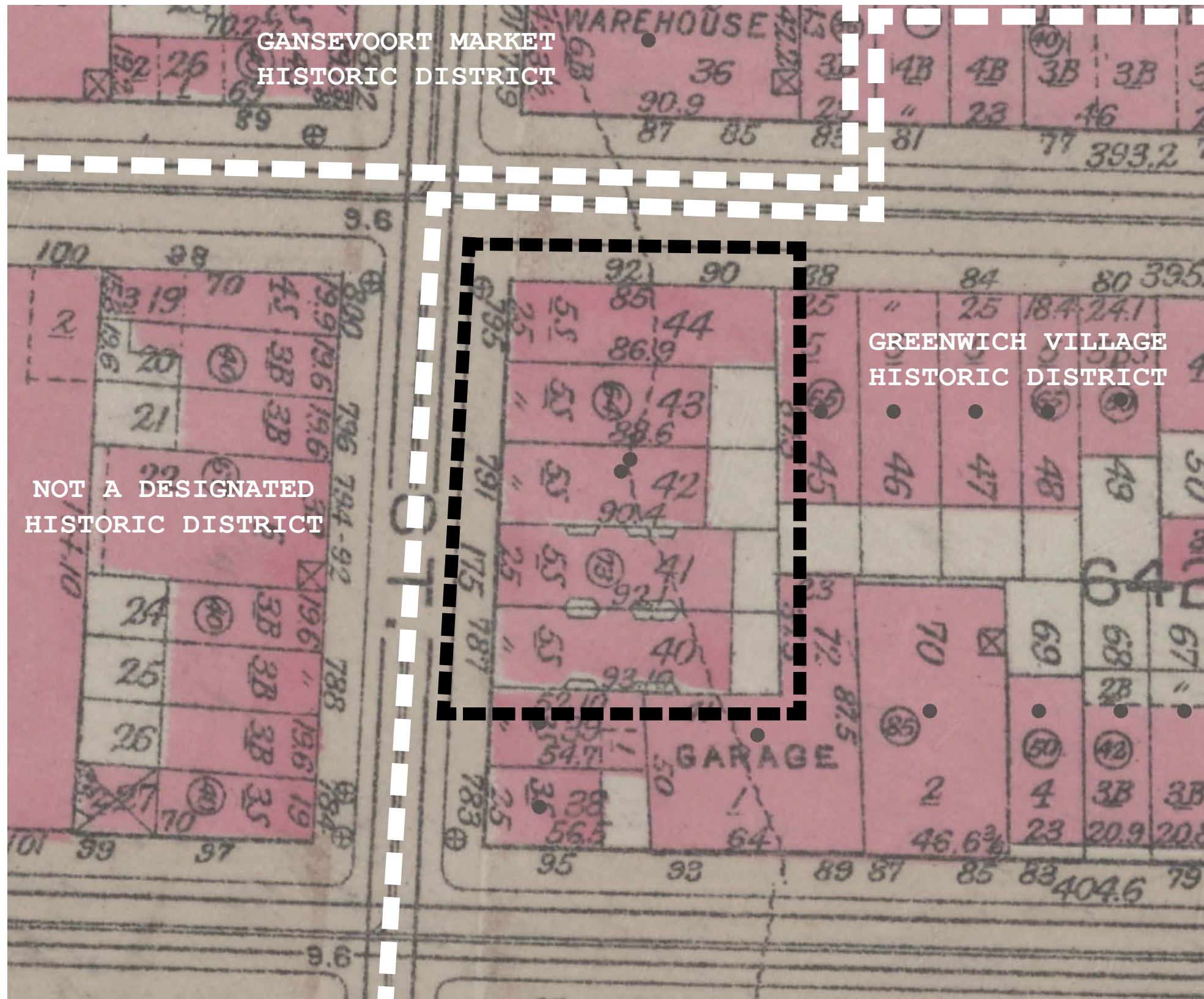
3. 87 HORATIO ST. (DIRECTLY NORTH)



1. 99 JANE ST. (DIRECTLY WEST)



BUILDINGS DIRECTLY ADJACENT



GANSEVOORT MARKET
HISTORIC DISTRICT

GREENWICH VILLAGE
HISTORIC DISTRICT

NOT A DESIGNATED
HISTORIC DISTRICT



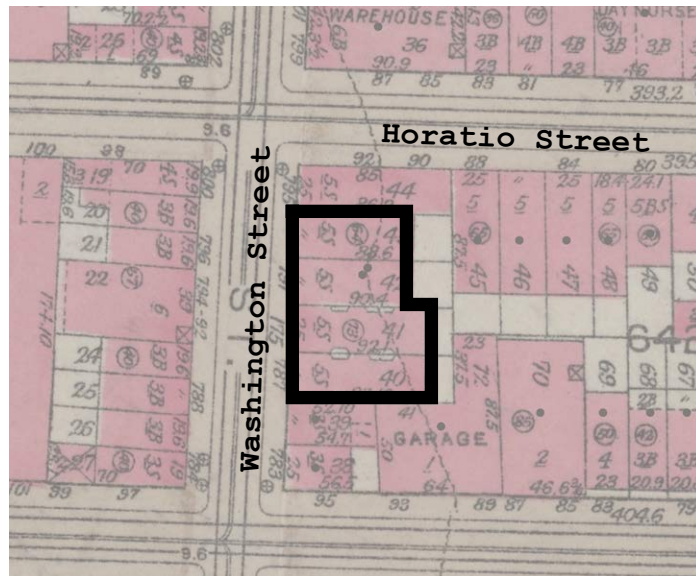
99 Jane St



87 Horatio St

- The building that is currently 92 Horatio Street originally consisted of 5 separate buildings which were combined in the 1920's
- The 3 buildings closest to the corner of Washington and Horatio were designed by William Jose and built in 1871. They are identically detailed and were visually united by a continuous cornice with a central arch over the center building (see 1940's photo on page 4)
- We are proposing a new facade design for the ground floor of these 3 buildings
- The two southernmost buildings on Washington are also detailed identically to each other but have a distinct character from the 3 buildings on the corner
- The two southernmost buildings on Washington retain much of the original detail on the ground level. We are proposing to retain and restore this detail as it currently exists
- The building as a whole occupies a unique place at the very northwest corner of the Greenwich Village Historic District

HISTORICAL MAP



Washington Street - Center



Washington Street - South End

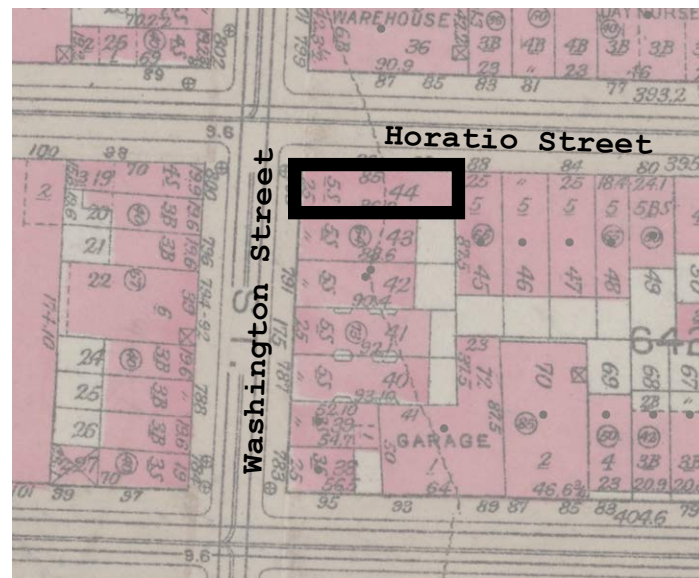
ORIGINAL 1940's WASHINGTON STREET



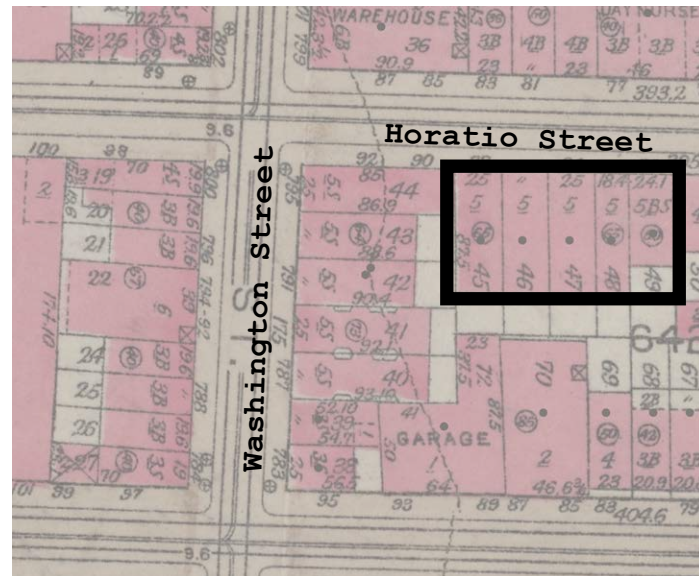
Horatio Street - East End



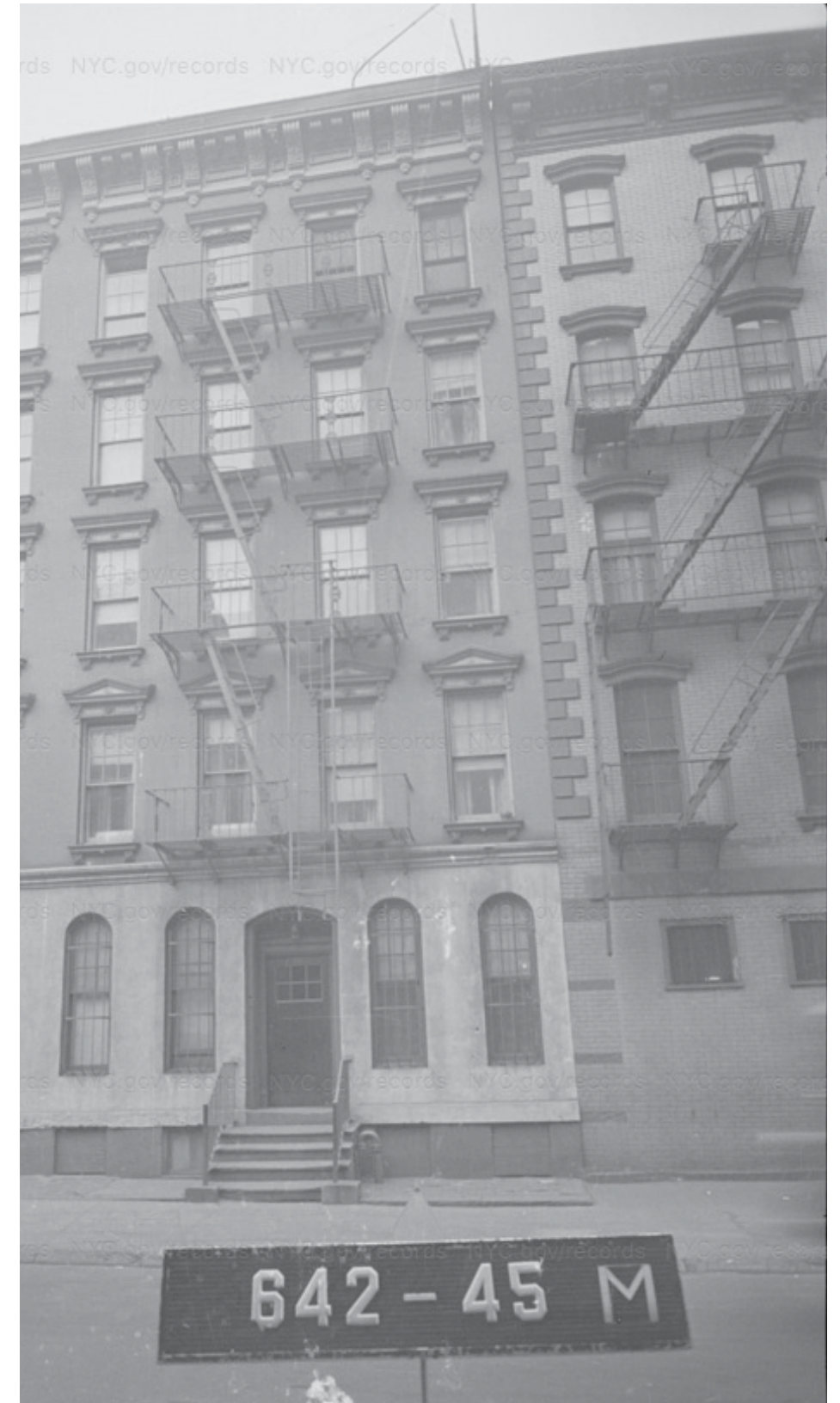
Horatio Street - Northwest Corner



ORIGINAL 1940's HORATIO STREET



86-82 Horatio Street



88 Horatio Street - 92 Horatio Street (Right half of Frame)

SURROUNDING CONTEXT 1940'S



1940'S



1980'S



PRESENT DAY

EXISTING BUILDING TIMELINE



PROPOSED PROJECT SCOPE



CURRENT & PROPOSED FACADE - HORATIO STREET

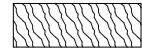





REMOVAL PLAN LEGEND

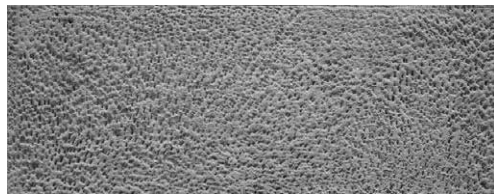
- D-1 REMOVE CEMENTITIOUS LAYER OVER EXISTING BRICK
- D-2 REMOVE DOOR
- D-3 REMOVE DOOR FRAME AND TRIM
- D-4 REMOVE AC GRILL
- D-5 REMOVE WINDOW SILL
- D-6 REMOVE LIGHT FIXTURE
- D-7 REMOVE BASEMENT STAIR ENCLOSURE
- D-8 REMOVE EXISTING WINDOW GRATE & STORE IN BUILDING BASEMENT, WINDOW TO REMAIN

ELEVATION LEGEND

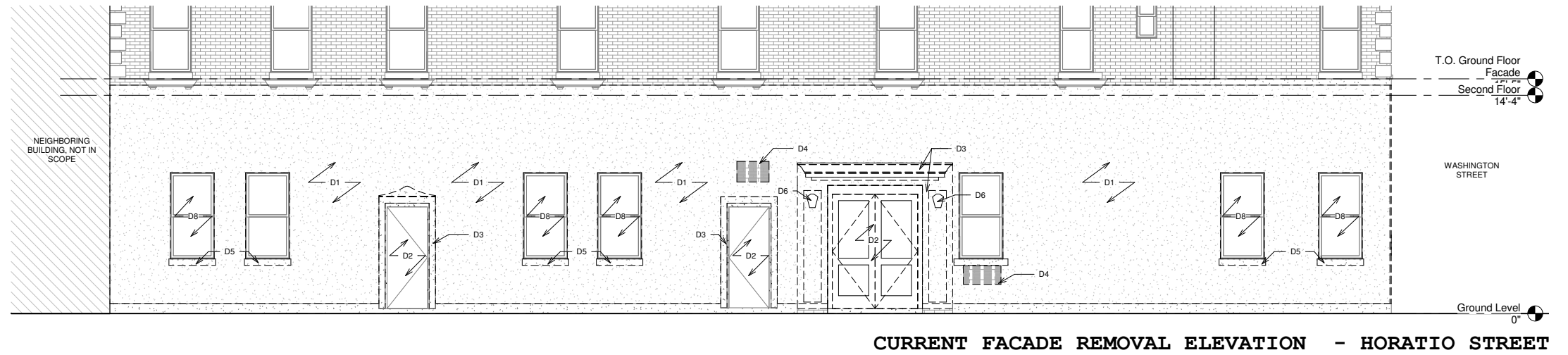
 NOT IN SCOPE

EXTERIOR FINISH LEGEND

-  F-1: WOOD DOOR, SEE ENTRY DOOR SCHEDULE
-  F-2: (EST. 1100 SF) NEW BROWNSTONE FINISH, SEE RENDERING DIAGRAM BUILD-UP DEPTHS
-  F-3: (EST. 480 SF) PATTERNED BROWNSTONE, SEE ELEVATION DETAIL & TEXTURE EXAMPLE BELOW
-  F-4: (EST. 450 SF) EXISTING FACADE DETAILS, REPOINTED WITH NEW BROWNSTONE FINISH
-  F-5: (EST. 383 SF) EXISTING BRICK REVEALED AFTER REMOVING CEMENTITIOUS EXTERIOR FINISH. BRICK TO BE WIRE BRUSHED CLEAN AND REPOINTED
-  F-6: NEW EXTERIOR ARCHITECTUREAL AC GRILLS, INCLUDE \$200 EA MATERIAL ALLOWANCE



④ F-3 Texture Example
1/4" = 1'-0"



CURRENT FACADE REMOVAL ELEVATION - HORATIO STREET



PROPOSED FACADE ELEVATION- HORATIO STREET

CURRENT AND PROPOSED FACADE - HORATIO STREET



Steel Grills



Textured Brownstone



Smooth Brownstone



Mahogany Wood



Existing Masonry



Existing Window



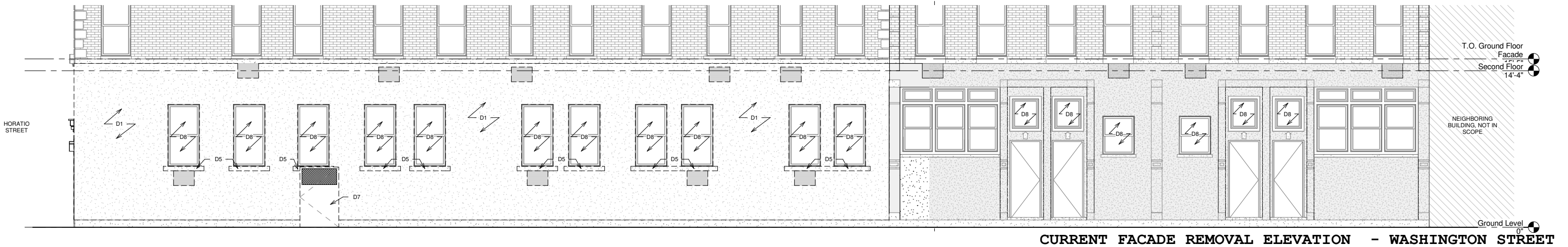
PROPOSED MATERIAL PALETTE - HORATIO STREET



CURRENT AND PROPOSED FACADE - WASHINGTON STREET

REMOVAL PLAN LEGEND

- D-1 REMOVE CEMENTITIOUS LAYER OVER EXISTING BRICK
- D-2 REMOVE DOOR
- D-3 REMOVE REMOVE DOOR FRAME AND TRIM
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CURRENT FACADE REMOVAL ELEVATION - WASHINGTON STREET



PROPOSED FACADE ELEVATION- WASHINGTON STREET

CURRENT AND PROPOSED FACADE - WASHINGTON STREET



Existing Masonry



Existing Window



Steel Grills



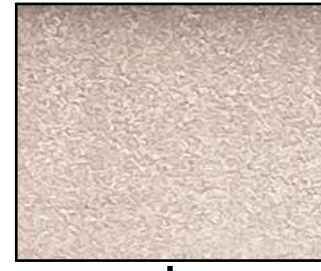
Textured Brownstone



Smooth Brownstone Stucco



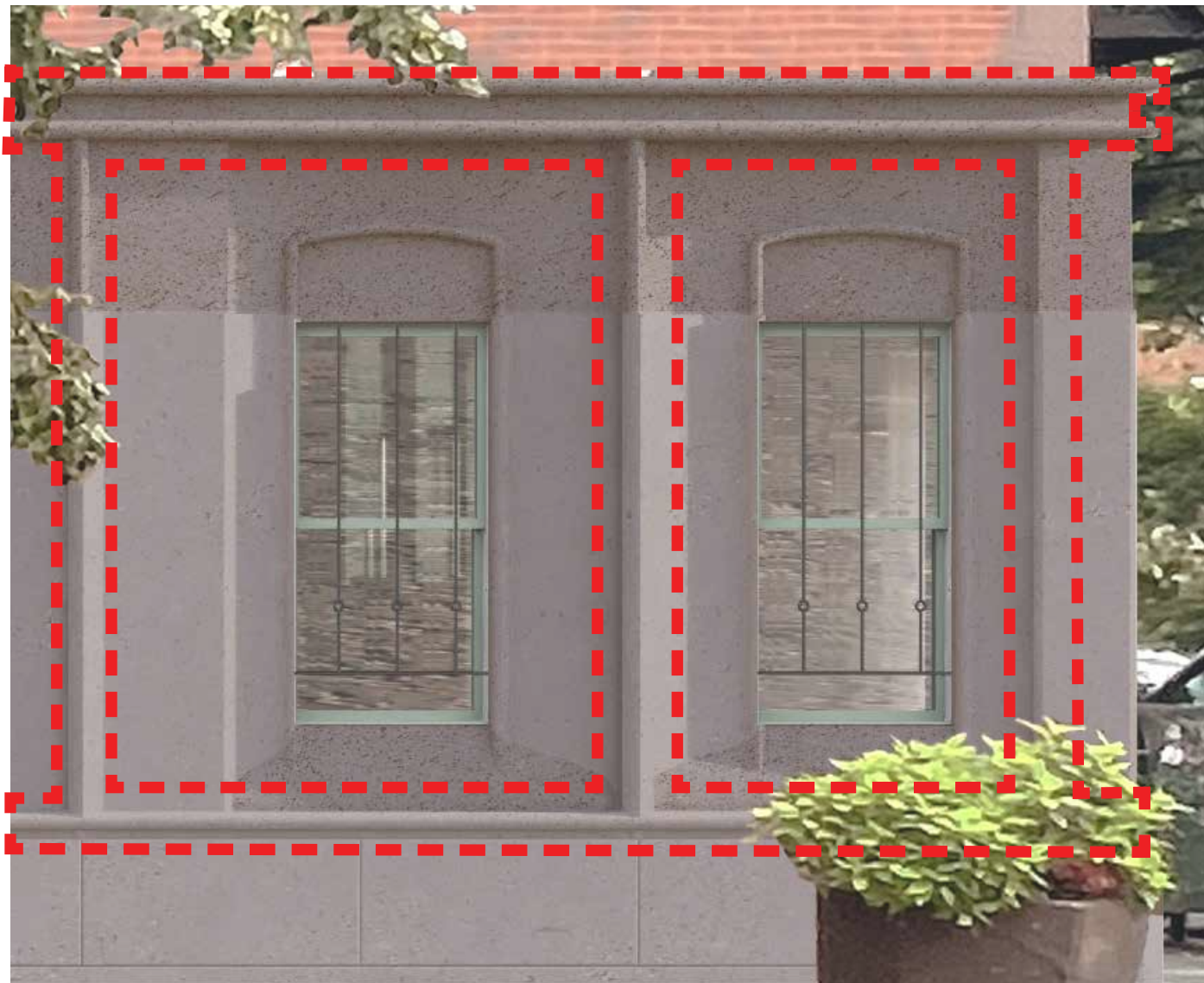
Cast Iron Painted to Match Stucco



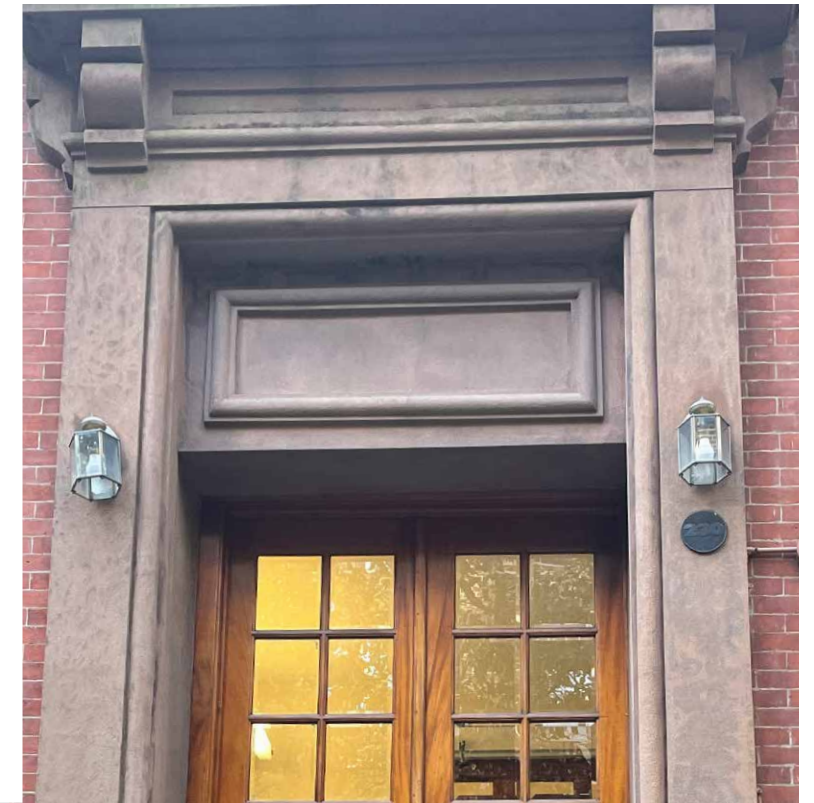
Brownstone Stucco Infill



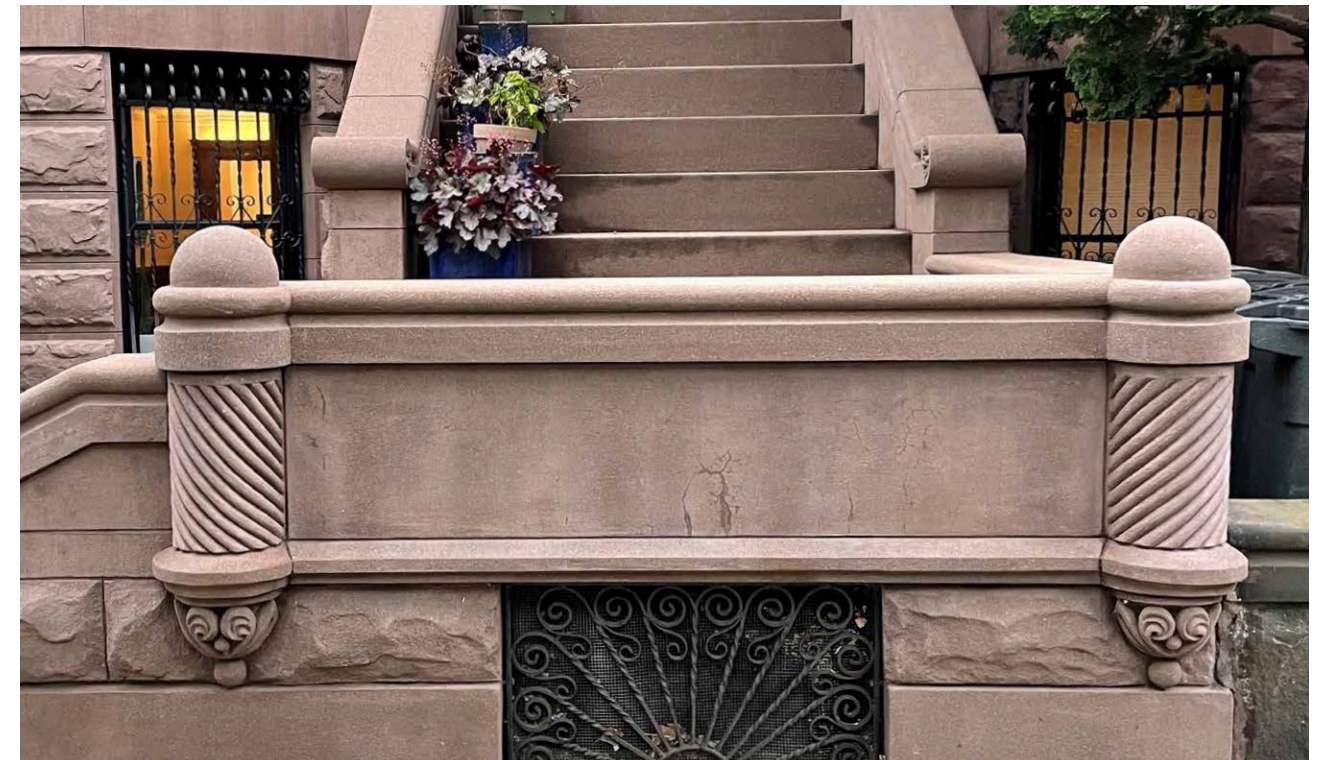
PROPOSED MATERIAL PALETTE - WASHINGTON STREET



88 HORATIO - Half-Round Cornice Precedent

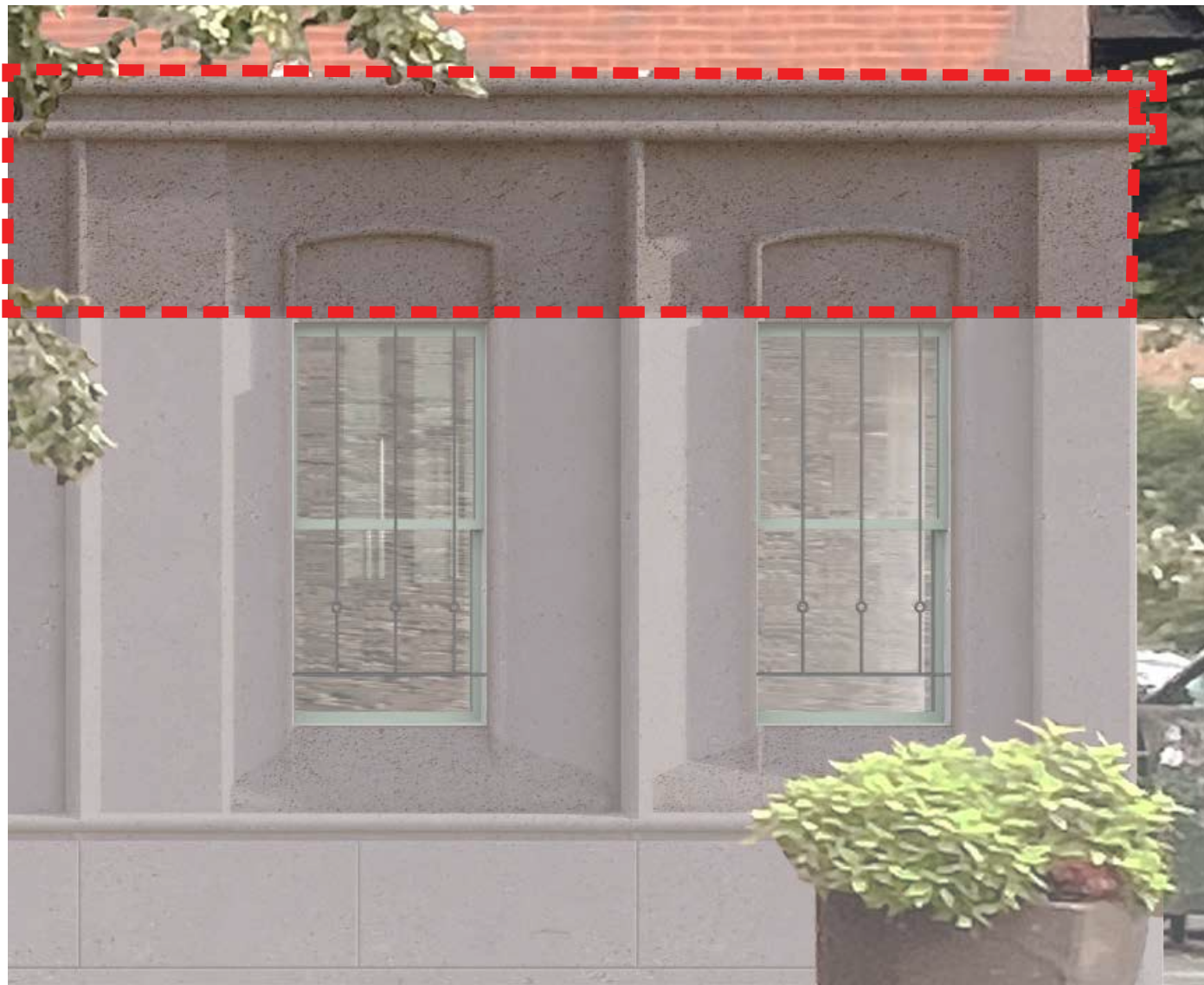


Half-Round Tooling Precedent



Brownstone - Half-Round Tooling Precedent

BROWNSTONE STUCCO DETAILING PRECEDENTS: CORNICE & COLUMN HALF ROUND PREDEDENTS

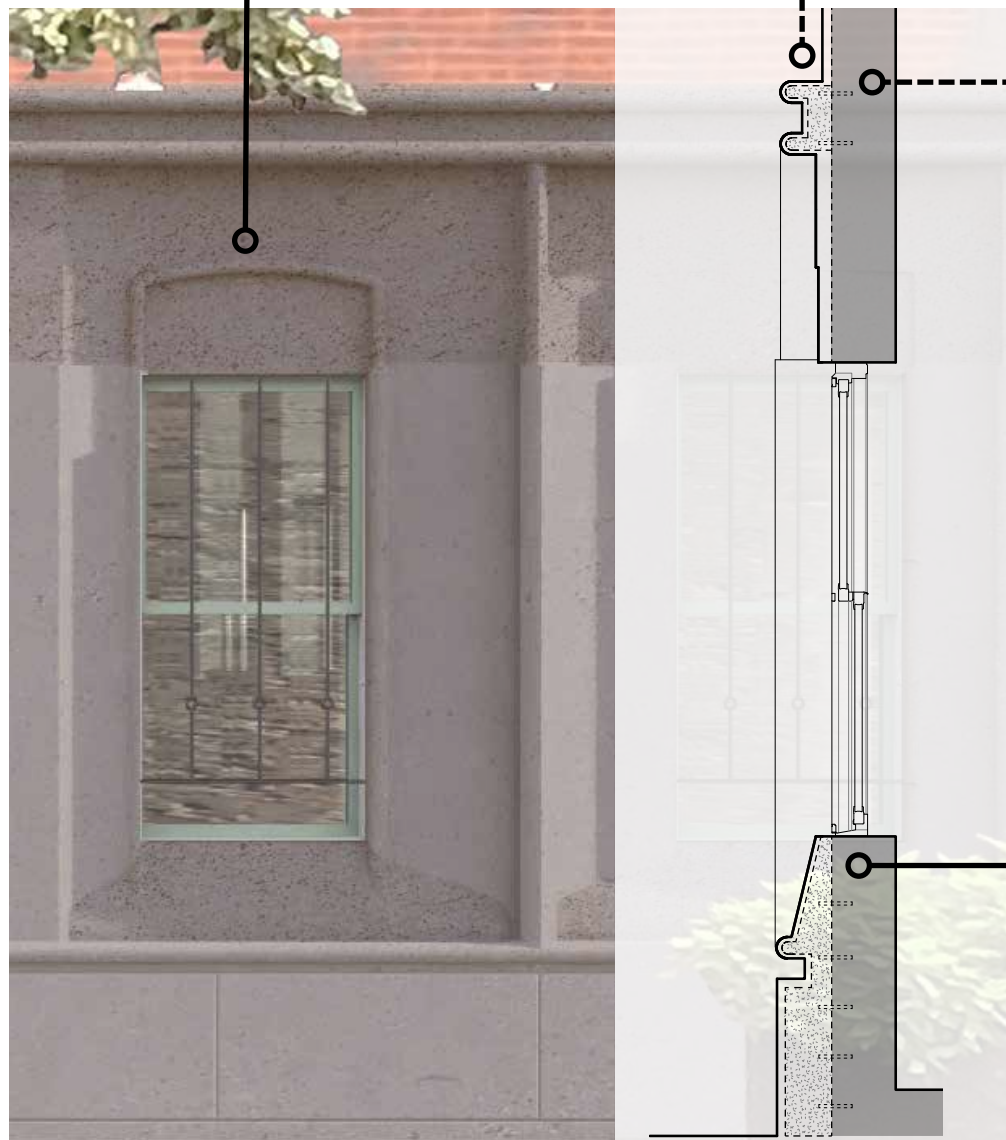


Proposed Texture Precedent



Textured Horizontal Banding Precedents

BROWNSTONE STUCCO DETAILING PRECEDENTS: UPPER BAND TEXTURED BROWNSTONE STUCCO



Proposed Facade Section Detail

- The new cornice profile of the proposed projection closely resembles the projections of the existing window headers

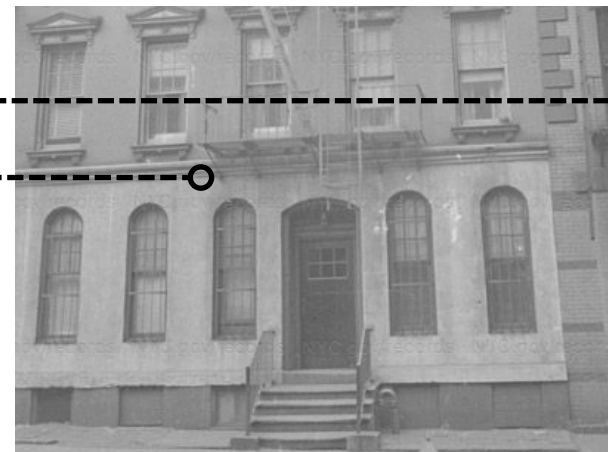
- The proposed curved brow indentation seen in elevation has the same profile arch that is seen in the brownstone detailing above the existing windows

- The proposed double half round cornice has a similar projection relationship as the window headers
- The new continuous double half round cornice on both Horatio and Washington echo the same detailing found on the Washington Street Storefronts and adorn the adjacent buildings like 88 Horatio Street today

- A continuous solid base distinguishes a strong horizontal ribbon of brownstone at the base of the proposed facade to visually anchor the base to the ground and continue the same horizontality represented in the adjacent building at 88 Horatio

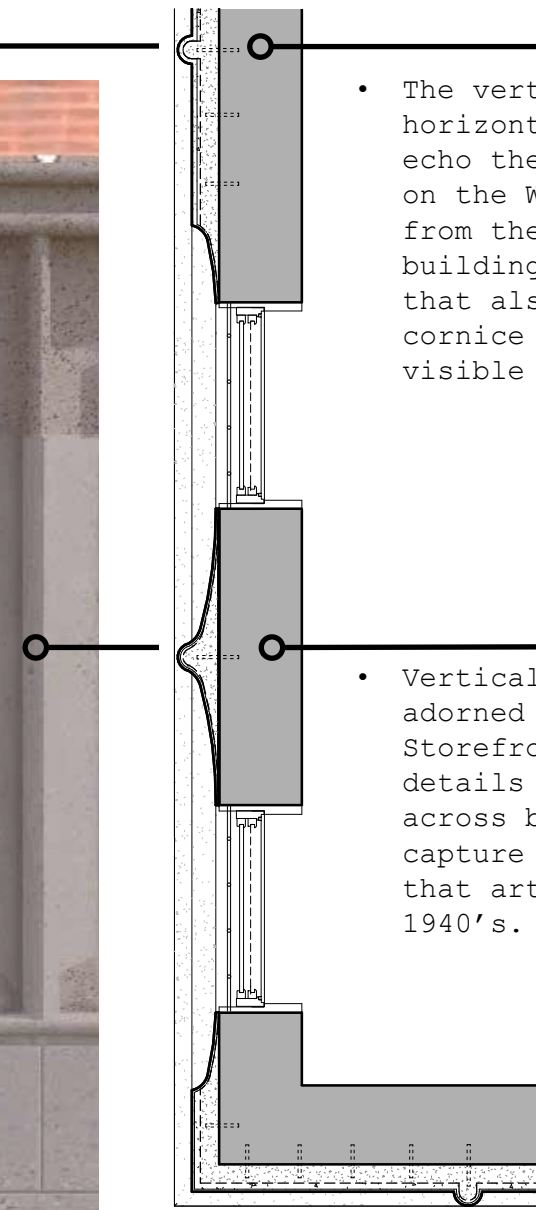
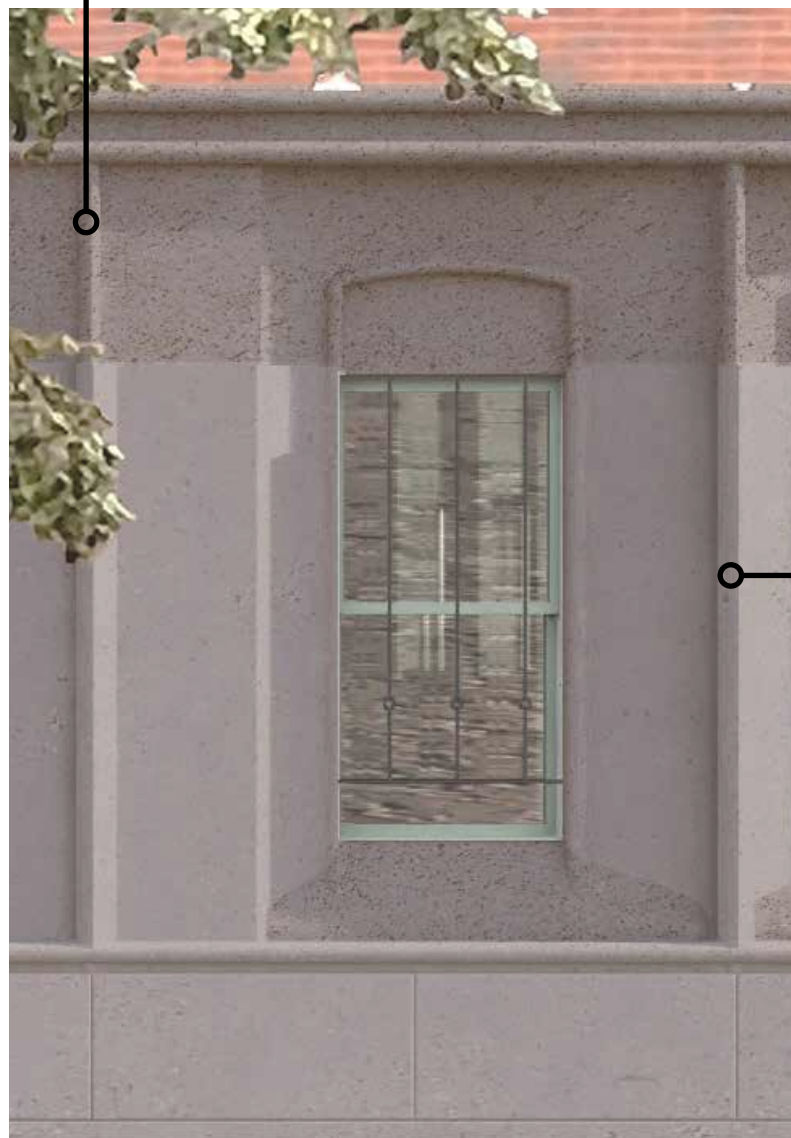


Existing Stone Header and Sill Profiles



1940's 88 Horatio Street and 787-791 Washington Street

PROPOSED FACADE - DETAILING



Proposed Facade Plan Detail

- The vertical half rounds and horizontal half round cornice details echo the double round cornice details on the Washington Street Storefronts from the 1940's and adjacent buildings like 88 Horatio Street that also display similar half round cornice ornamentation that is still visible today

- Vertical rounded cast iron elements adorned the Washington Street Facade Storefronts. The proposed vertical details that are regularly spaced across both Horatio and Washington capture the same rounded profiles that articulated the facade from the 1940's.



1940's 88 Horatio Street

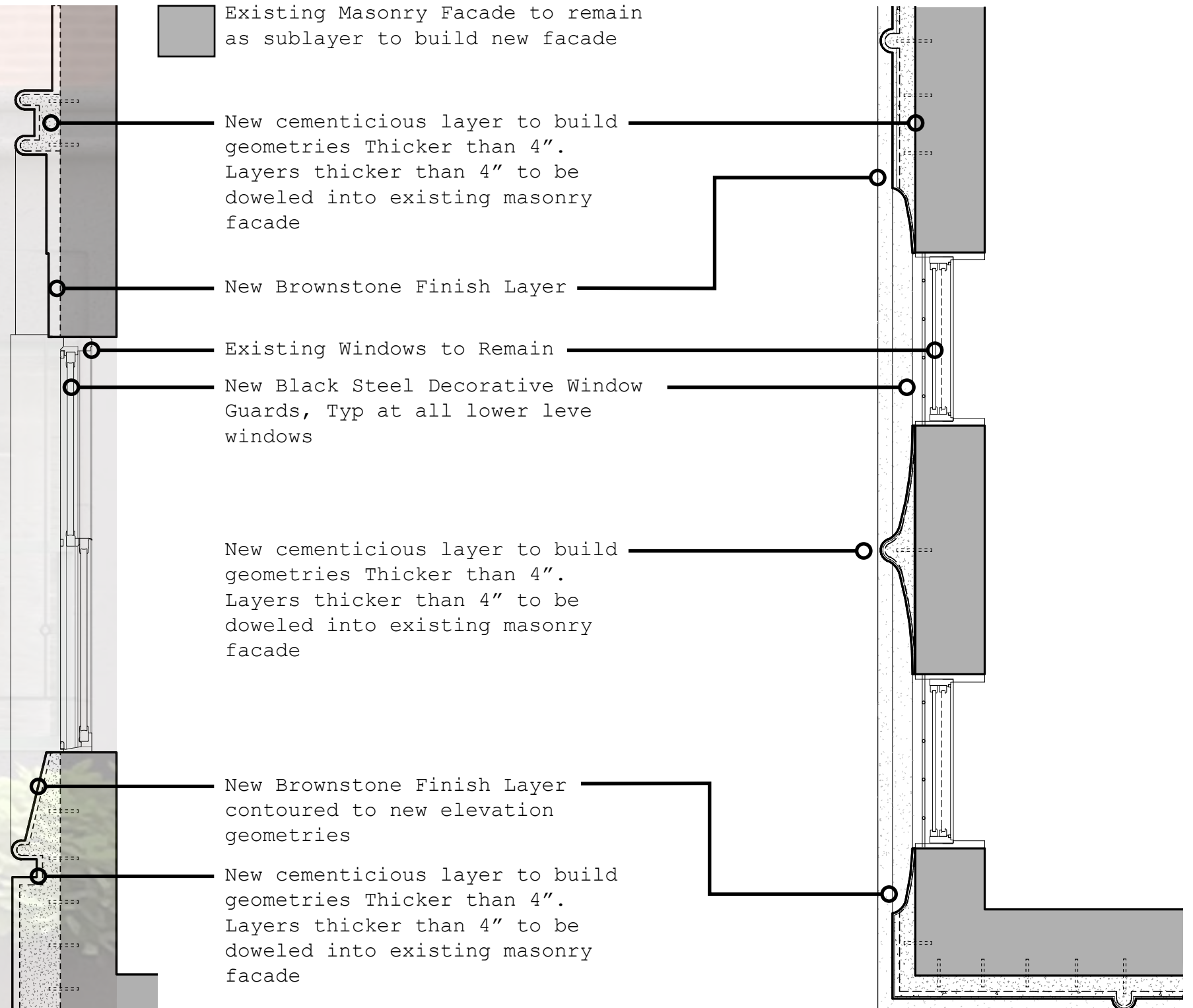


1940's 787-791 Washington Street

PROPOSED FACADE - DETAILING

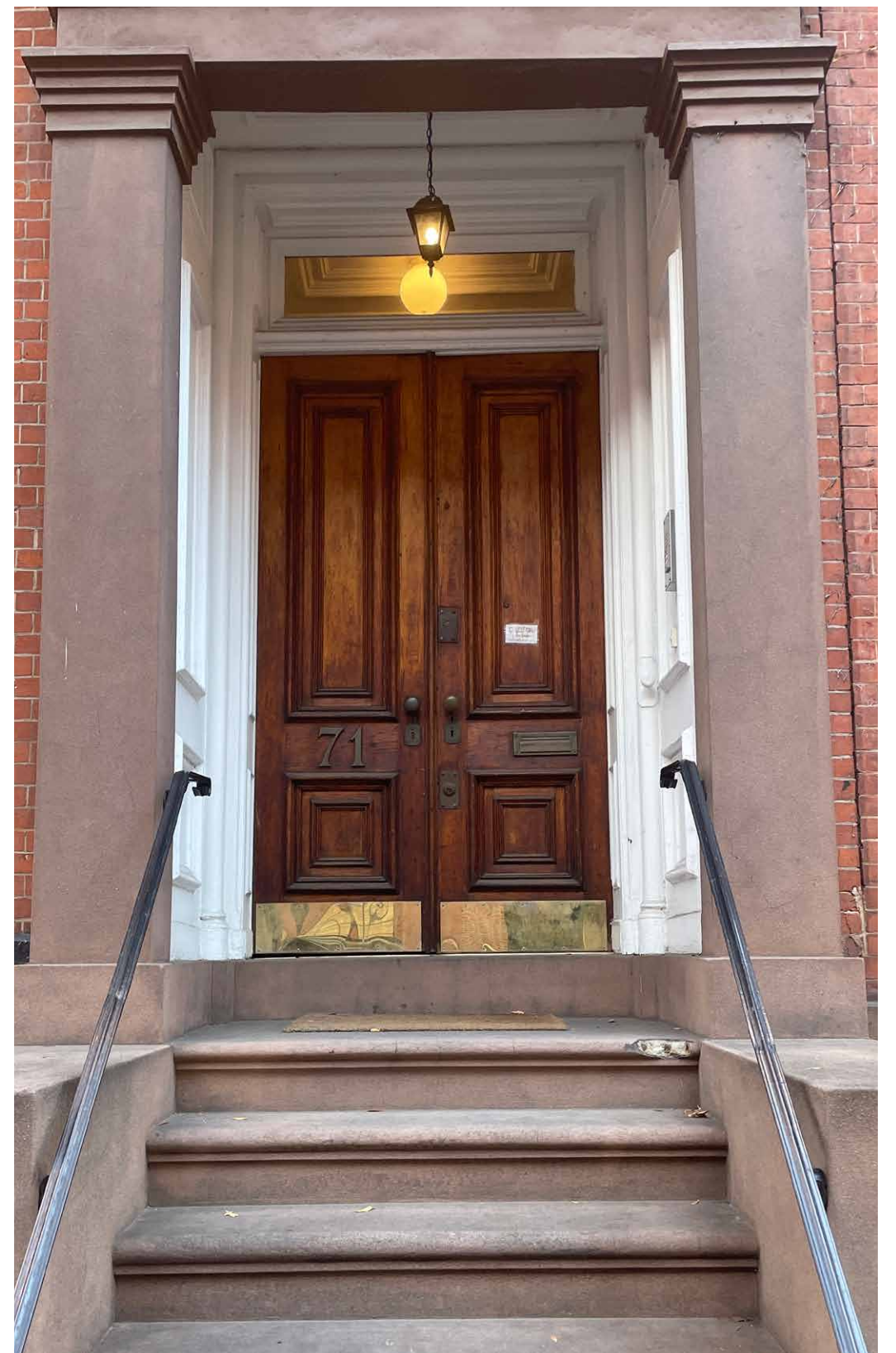
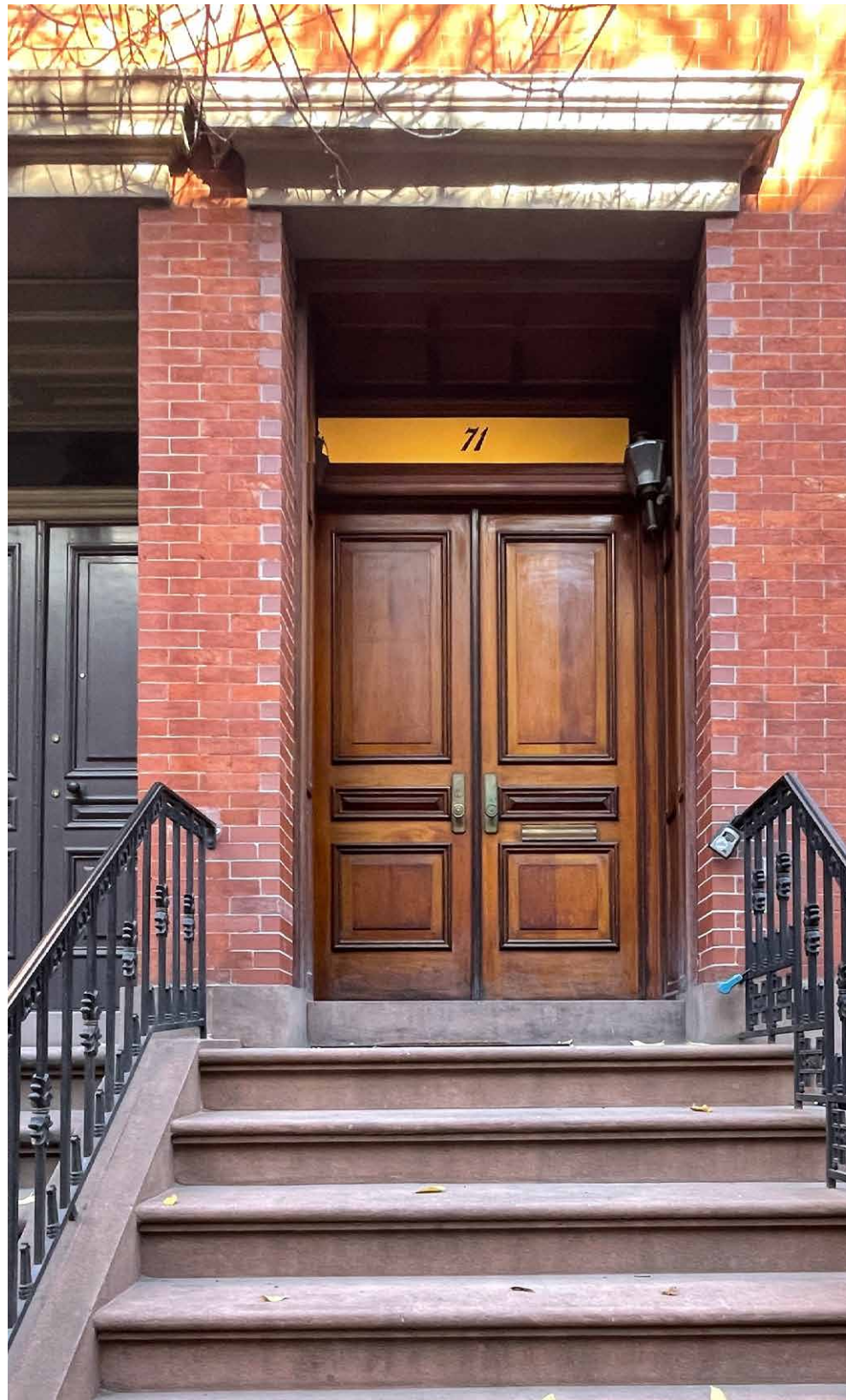


Proposed Facade Section Detail

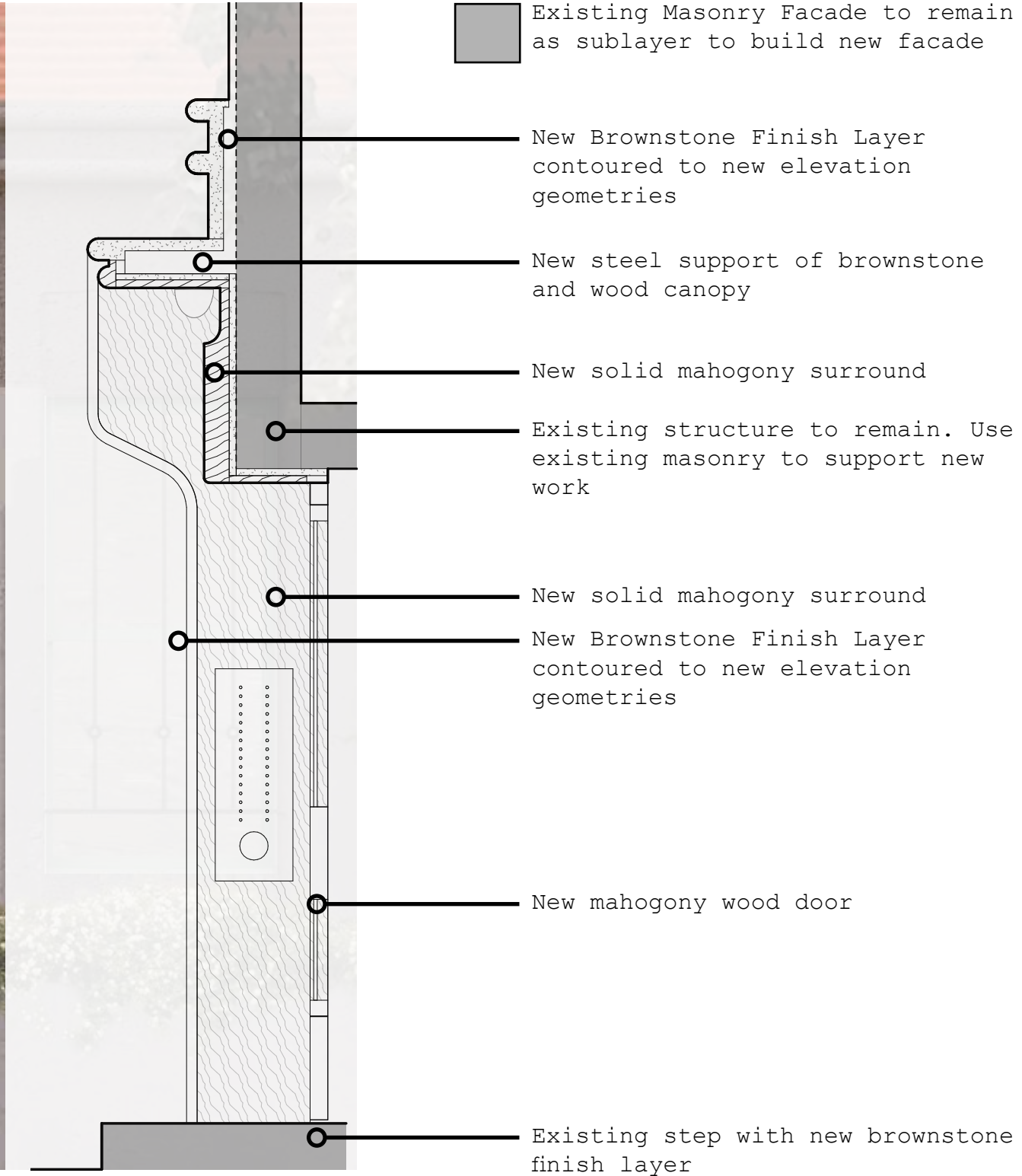


Proposed Facade Plan Detail

PROPOSED FACADE - DETAILING

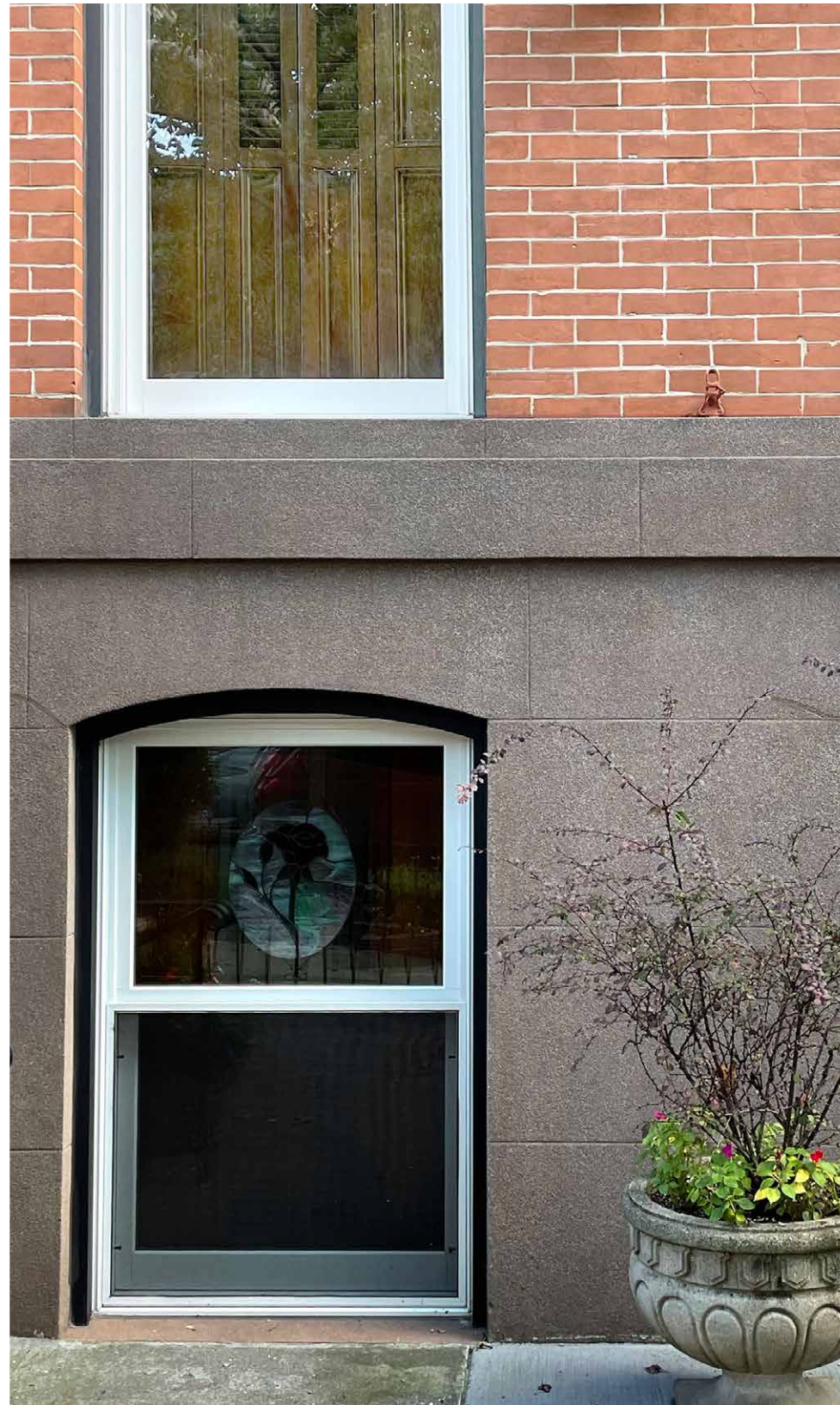


NEIGHBORING WOOD DOOR PRECEDENTS: JANE ST. & HORATIO ST. WOOD DOORS



Proposed Entry Door Section Detail

PROPOSED FACADE - DETAILING



PROPOSED BROWNSTONE TONE PRECEDENTS



DESIGN NOTES:

- The current facade retains no historical detail to preserve or rebuild
- The use of the ground floor has changed from commercial to residential
- The Washington street storefronts shown in the tax photo have been replaced with unevenly spaced windows
- The Horatio street facade was originally plain brick as was typical for secondary facades but has now become the primary facade. The window openings on this facade were also punched into the walls without regard for spacing or aesthetics
- The historic uses and current character of other buildings along the street vary significantly as the street is at very edge of the historic district and former industrial zone

GOALS OF THE PROPOSED DESIGN:

- The proposed design includes regularly spaced vertical elements help to organize the existing uneven window spacing and recall the buildings former life as a series of storefronts
- Traditional material & color (brownstone) contrast with simple abstracted geometry in a way that pays homage to the historical character of the neighborhood but also reflects its place at the boundary between the two different use districts:
- Originally residential and industrial
- Currently residential and commercial / cultural

END OF PRESENTATION