

**April 29, 2025**  
Public Meeting

The current proposal is:

**Preservation Department – Item 3, LPC-25-06336**

# **81 Barrow Street – Greenwich Village Historic District**

## **Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 993 3268

**Passcode:** 194934

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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# 81 Barrow Street

Landmarks Preservation Commission Presentation  
January 25, 2025

**SUK** | design studio  
ARCHITECTURE

## Project Scope of Work:

- Extend Elevator to Service Cellar and 4th Floors
  - Excavation (approx 4' lower)
- Relocation of Basement Entryway Stairs
  - Rear Extension (10' further to the rear)
  - Renovation of Upper Floors
- Lower Garden Floor Structural Reframing
  - Back Garden Design





# location

81 Barrow Street

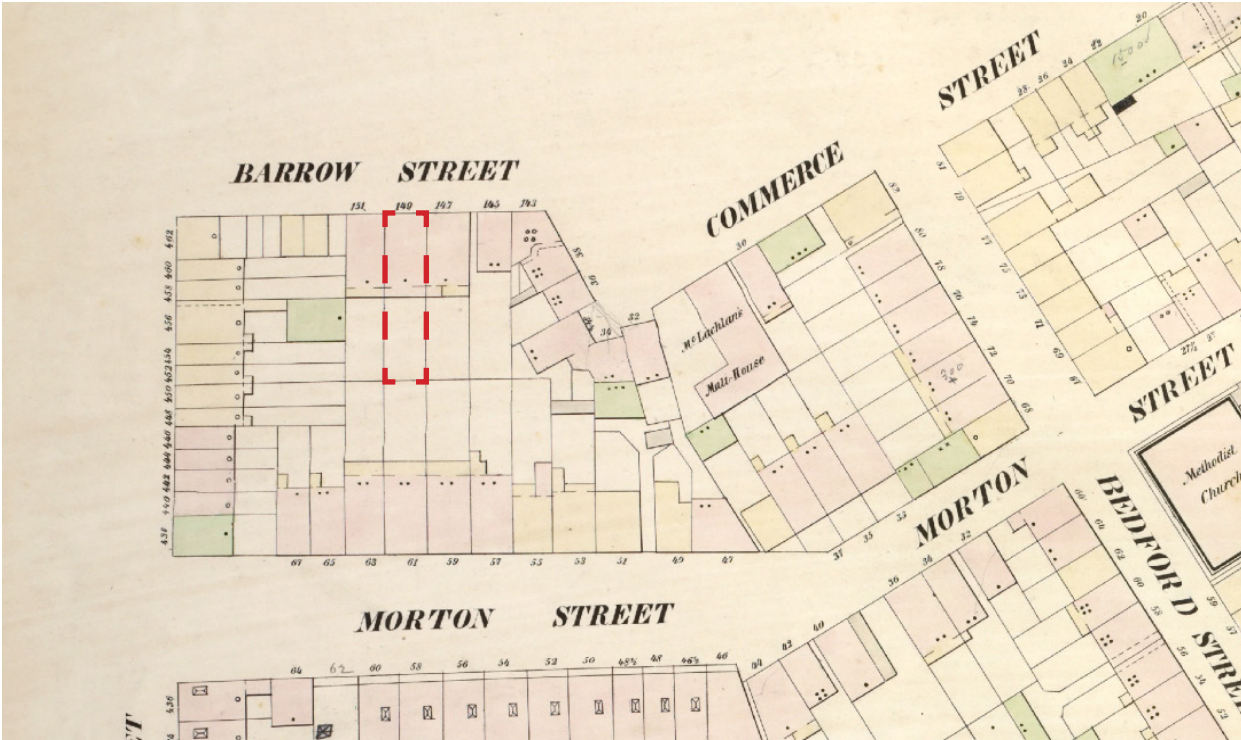


Sanborn Map

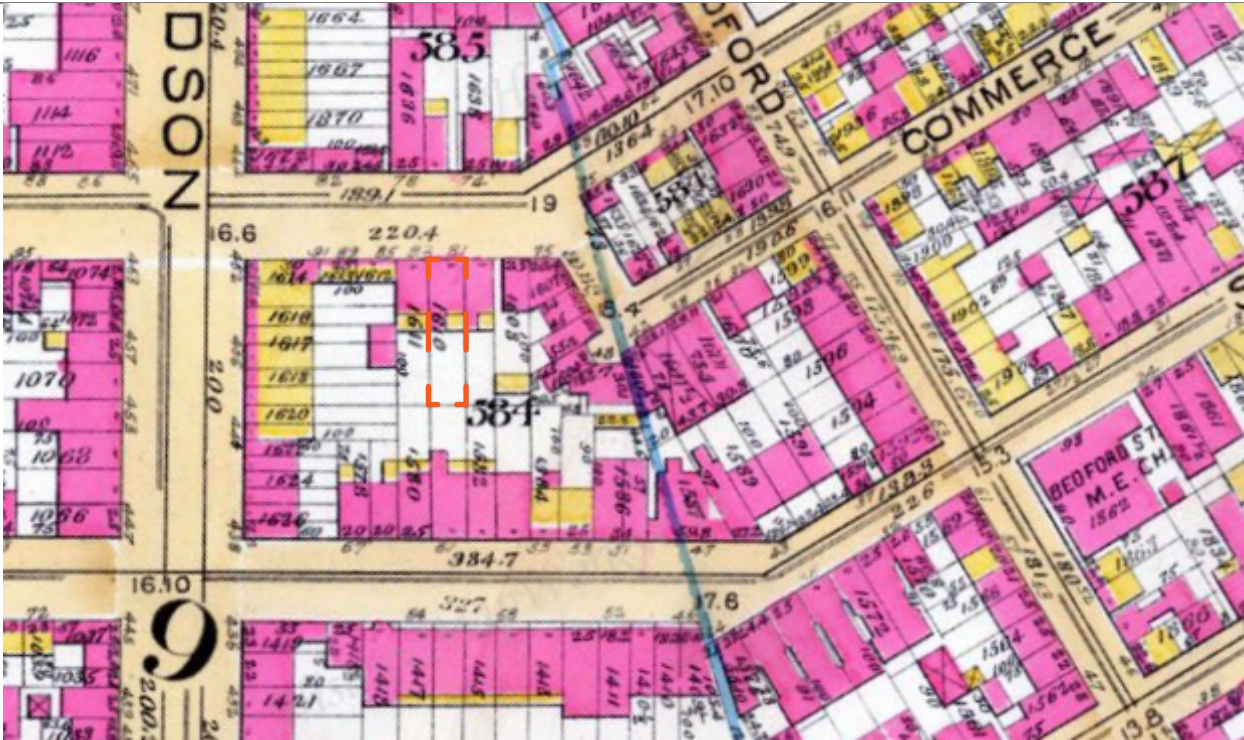


# location

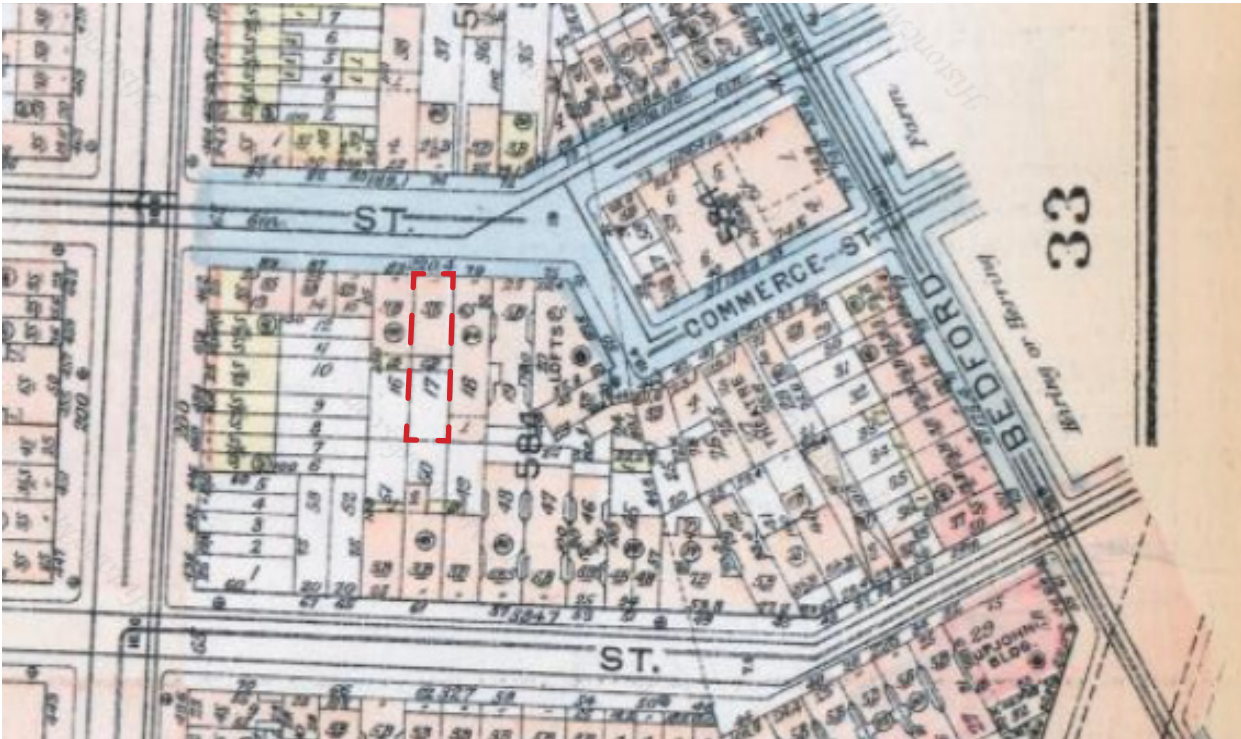
81 Barrow Street



1857 Perris Map



1891 Perris Map



1916 Bromley Map



1930 Bromley Map



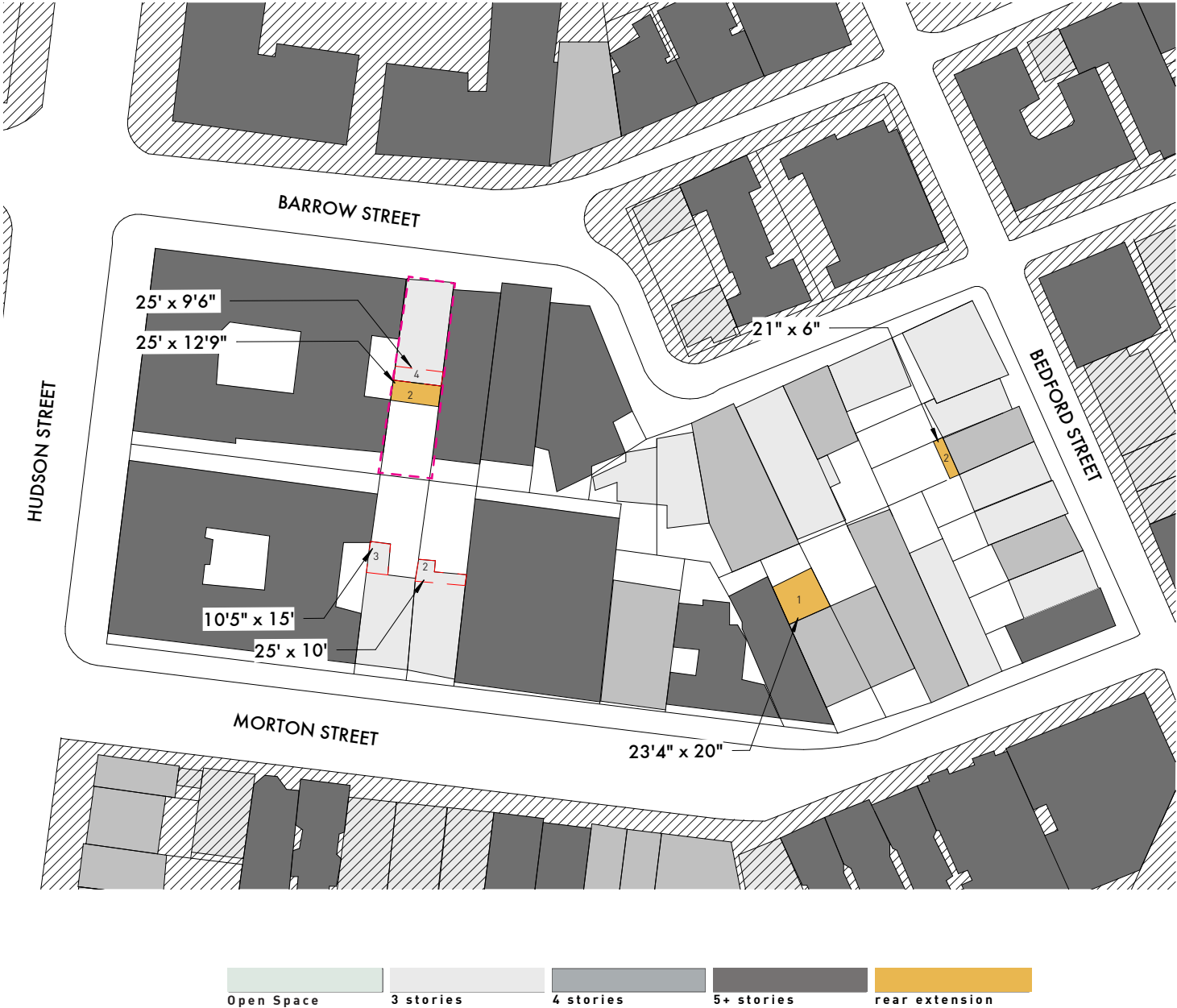
# site context

81 Barrow Street

satellite view



block plan





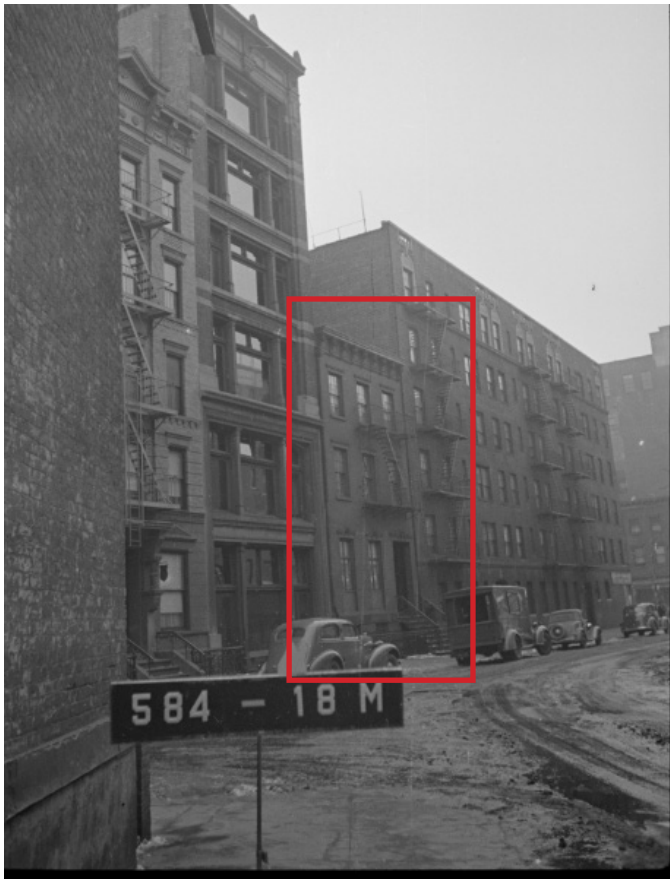
# historic conditions

81 Barrow Street

81 Barrow Street

“This small three-story brick Italianate House, over a rusticated basement, was erected in 1852-53 by James Vandenberg, a well-established builder who had been active in The Village for several decades and had been the master mason in charge of construction at Trinity Church. This house is the lone survivor of a row of three built on trinity church land. Vandenberg’s own residence was on the site of the apartment building, no.79. Although the long parlor floor windows of No.81 have been raised to sill height, the house still retains its typical bracketed and paneled roof cornice and Italianate ironwork at the stoop. The cornice above the parlor floor windows lend a note of elegance to this otherwise quite modest house, which is the only reminder of an earlier age on the block.”

- Greenwich Village Historic District Designation Report



81 barrow street - 1940 tax photo



81 barrow street - 1940 tax photo



81 barrow street - 1980 tax photo



# front facade

existing conditions





**materials**  
proposed design

**Existing**  
front facade



existing brick

existing brownstone

rear windows  
black metal frames



rear facade  
new brick  
56-DD  
glen-gery

**Proposed**  
rear facade



# rear facade

existing conditions

view from 81 Barrow rear yard





# rear facade

existing conditions

Rear facade probing results



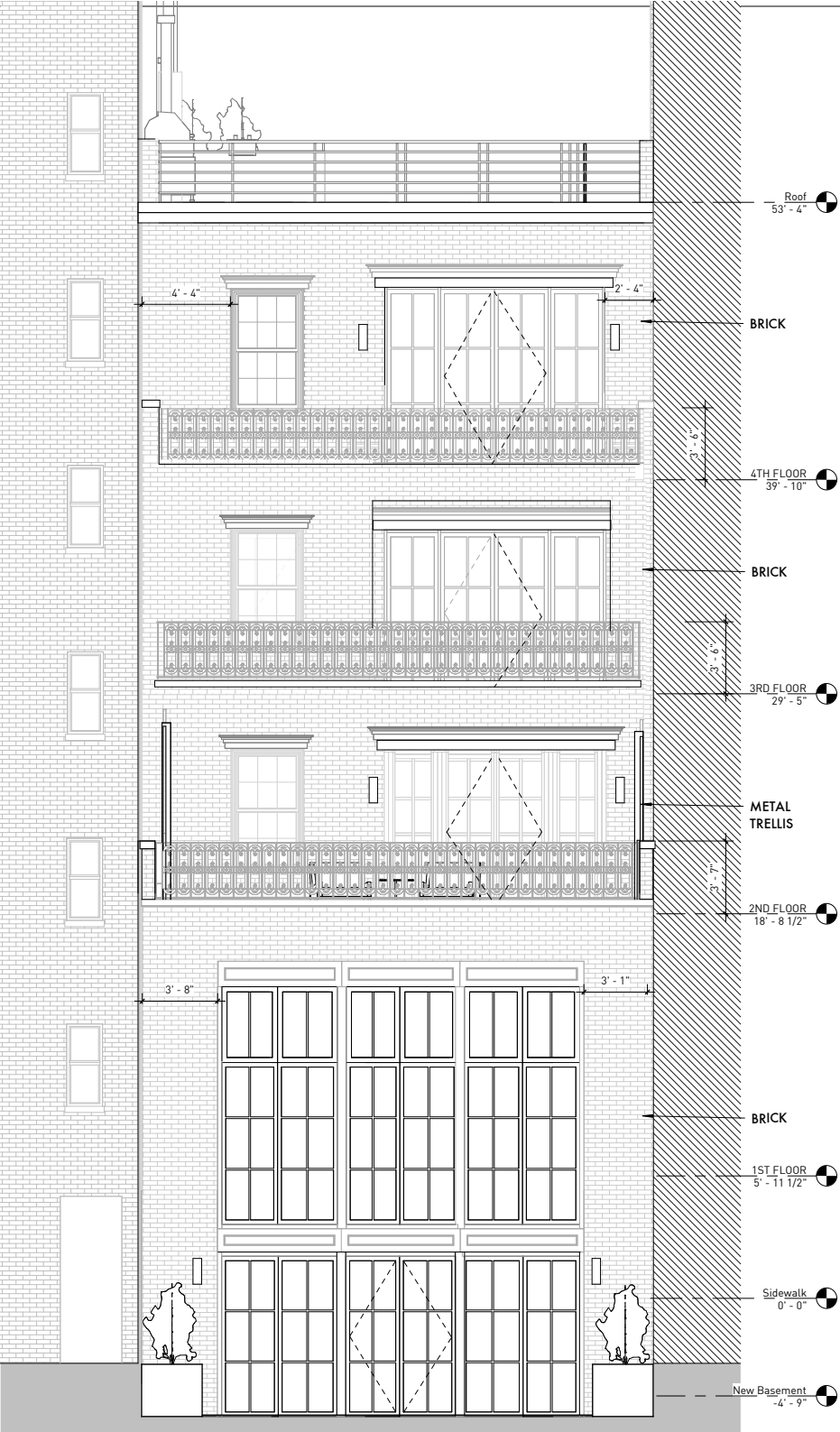


rear facade  
elevations

existing



proposed





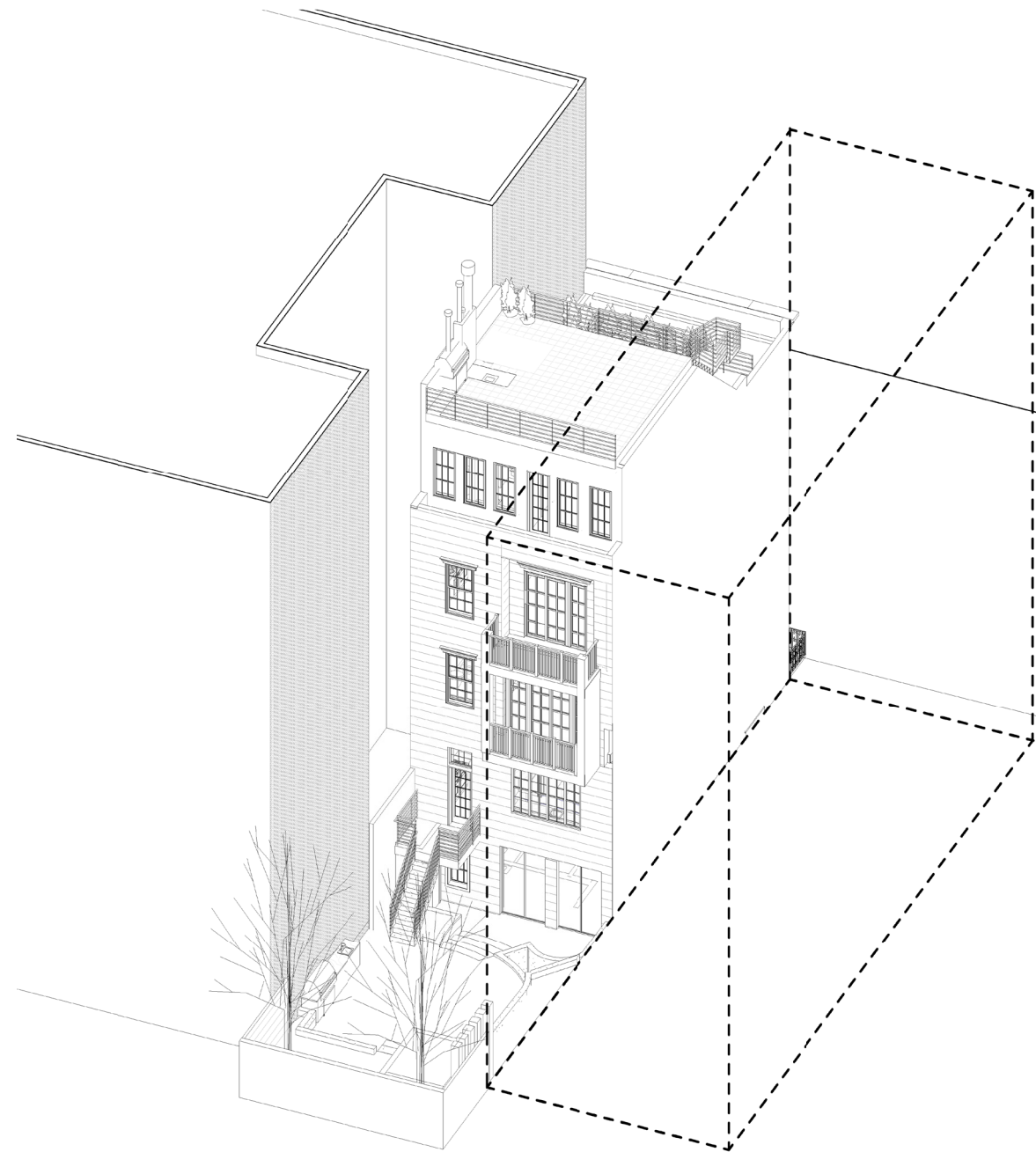
rear facade  
proposed design



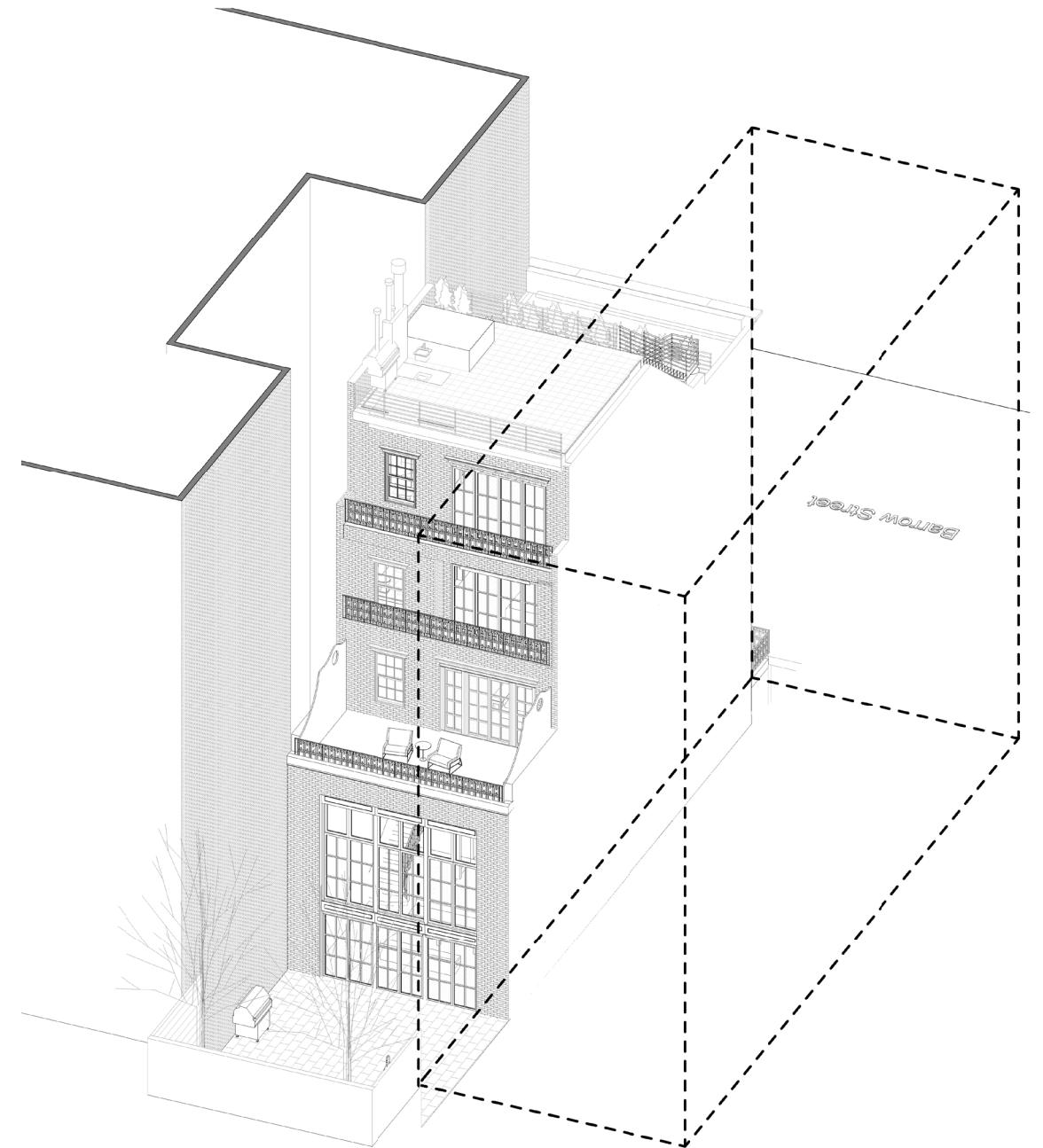


# rear facade

axonometric



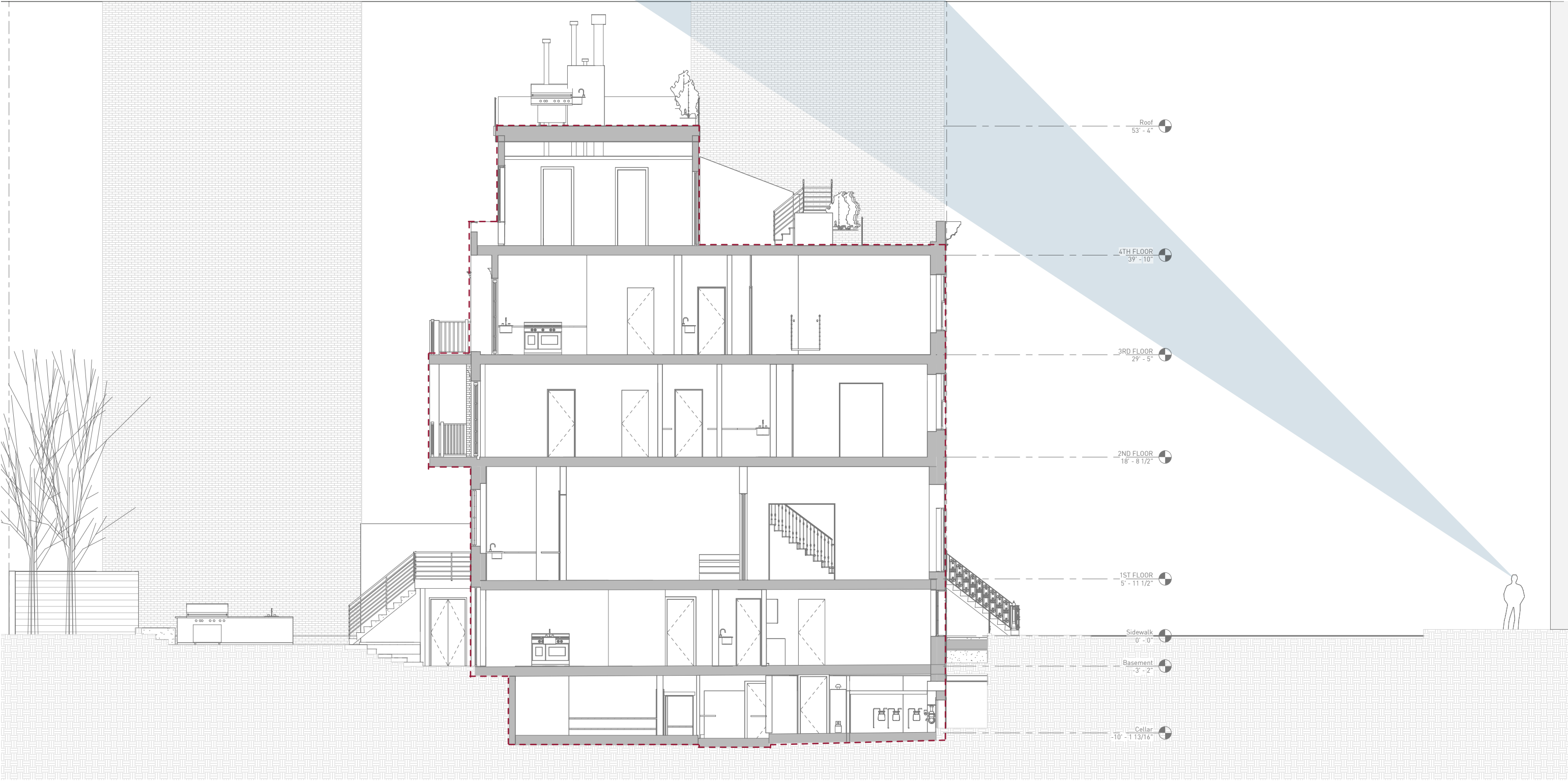
existing



proposed



**existing section**  
with sight line





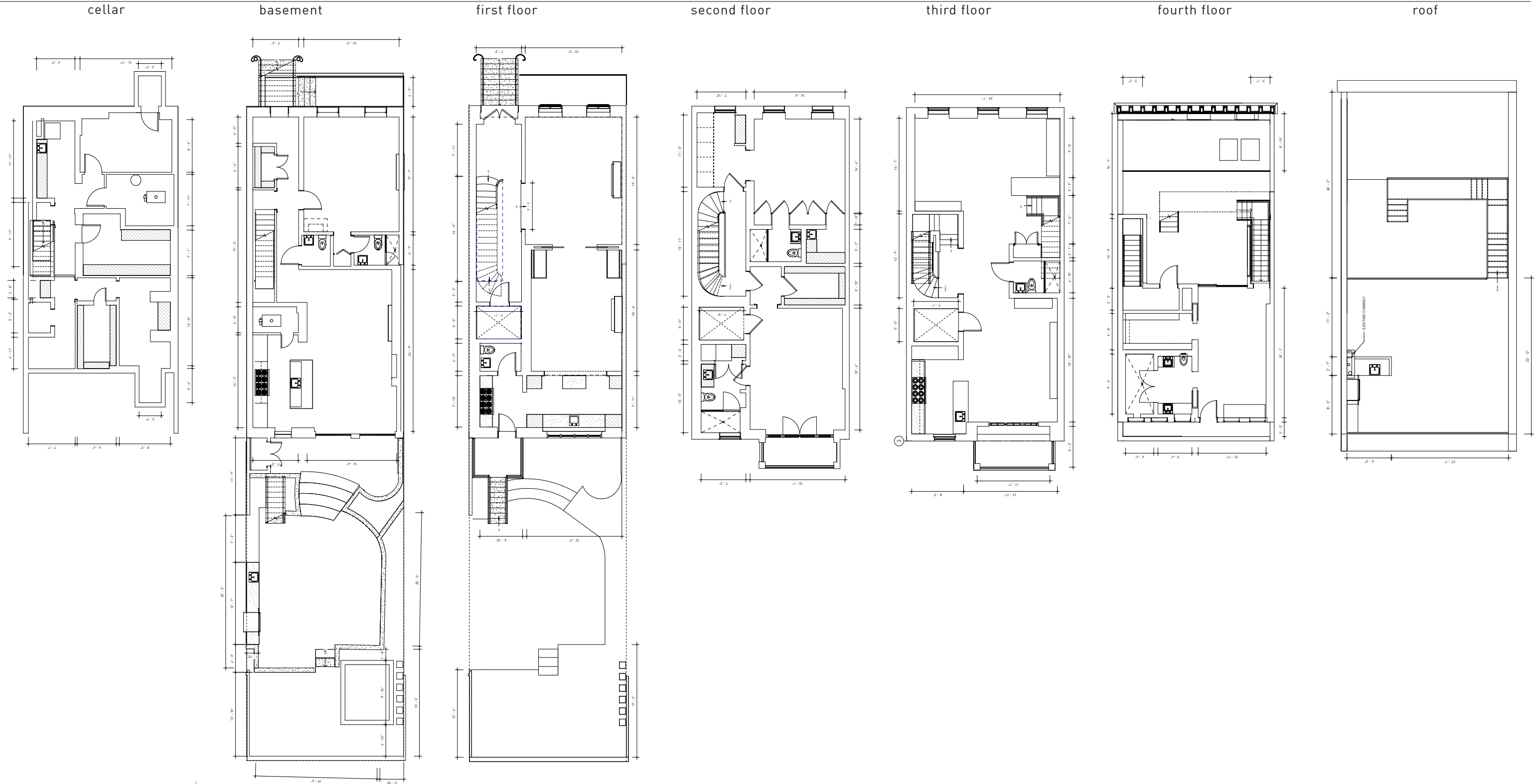
**proposed section**  
with sight lines





existing plans

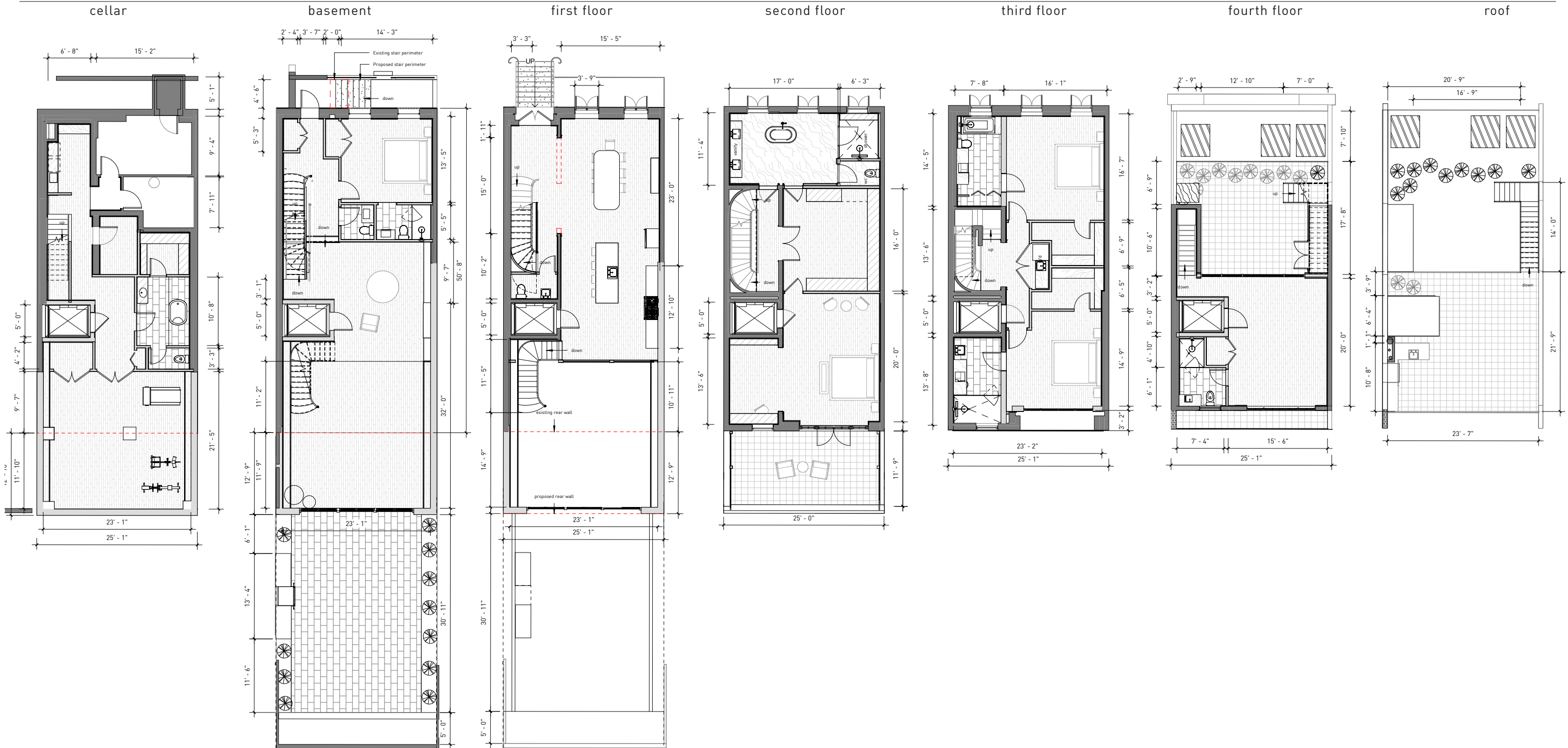
81 Barrow Street





proposed plans

81 barrow street

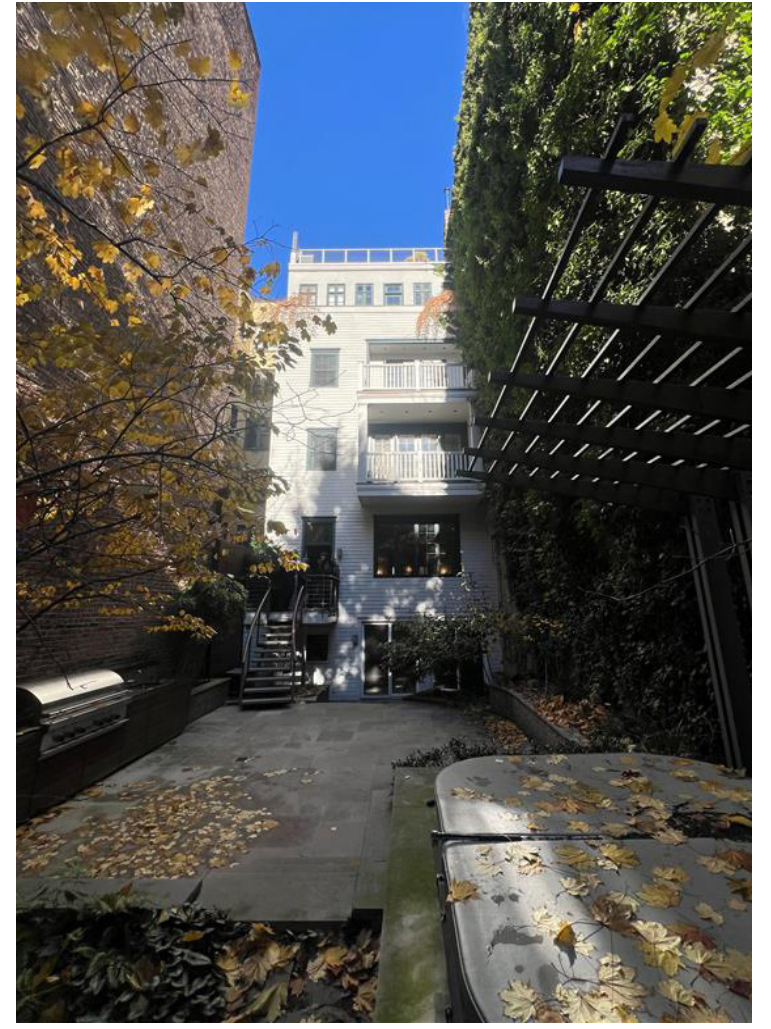
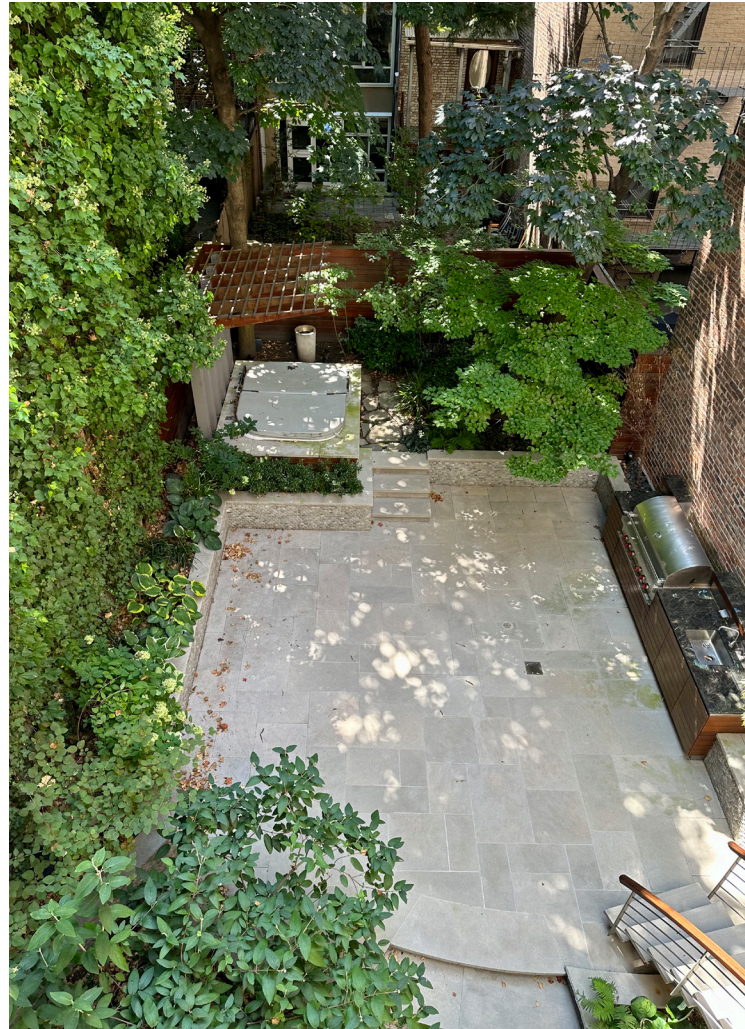




# rear yard

existing conditions

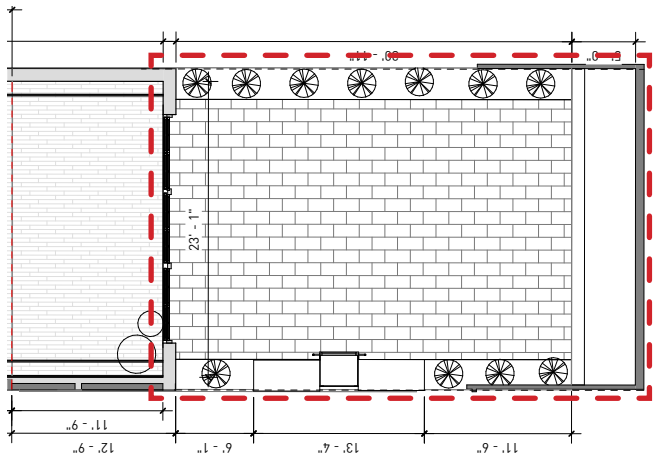
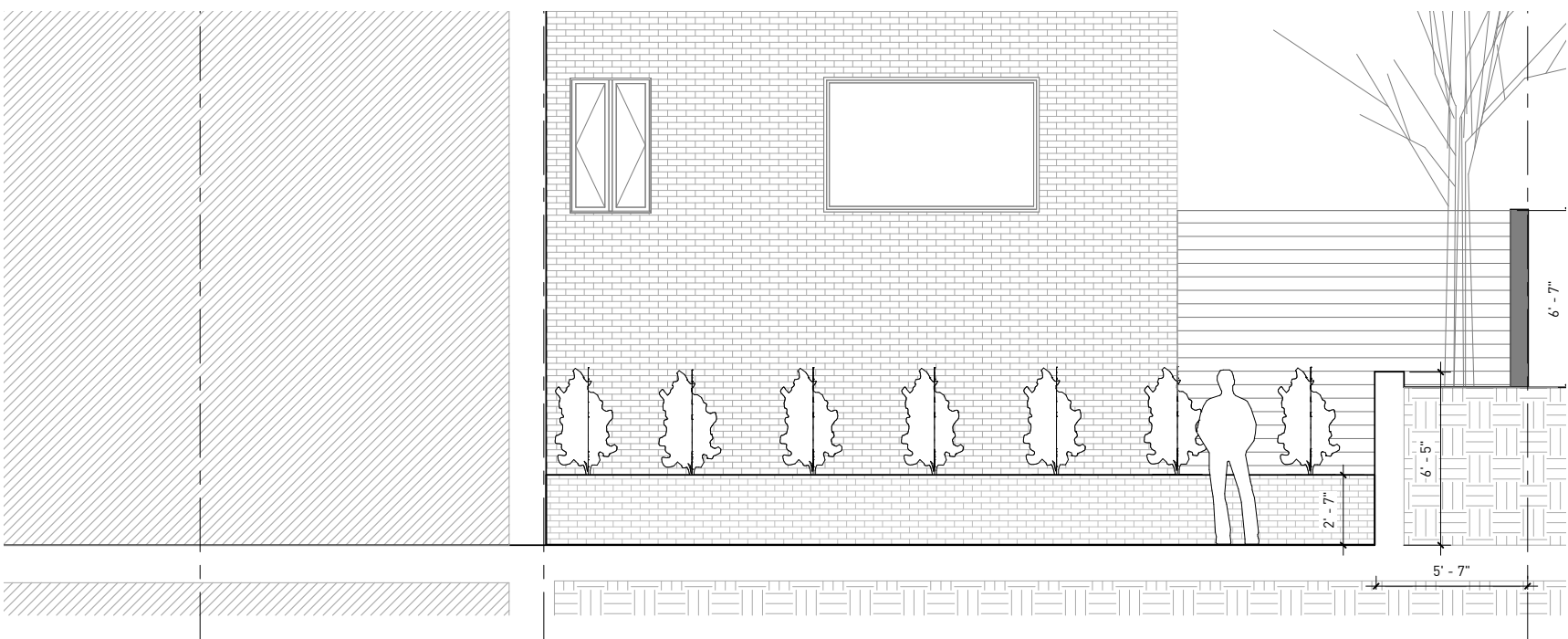
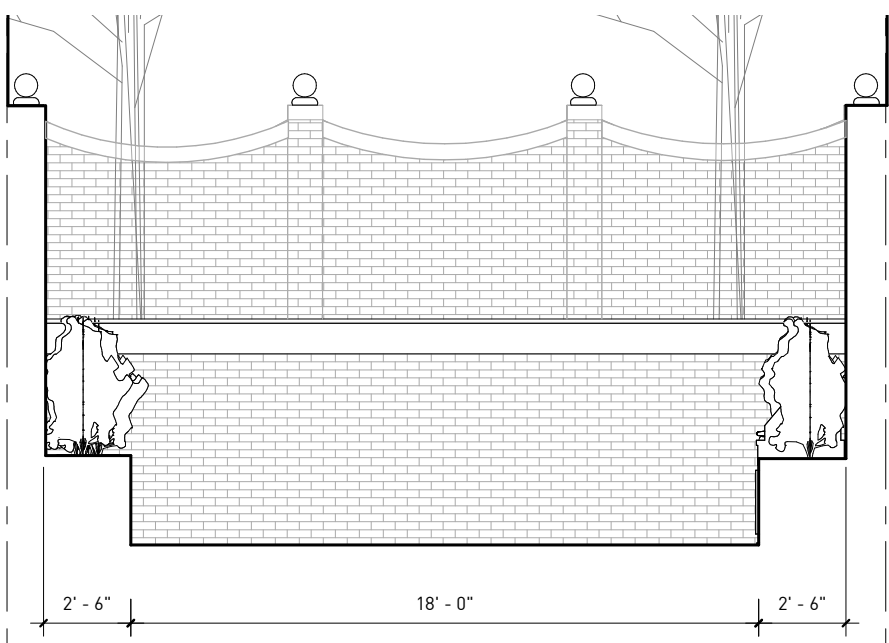
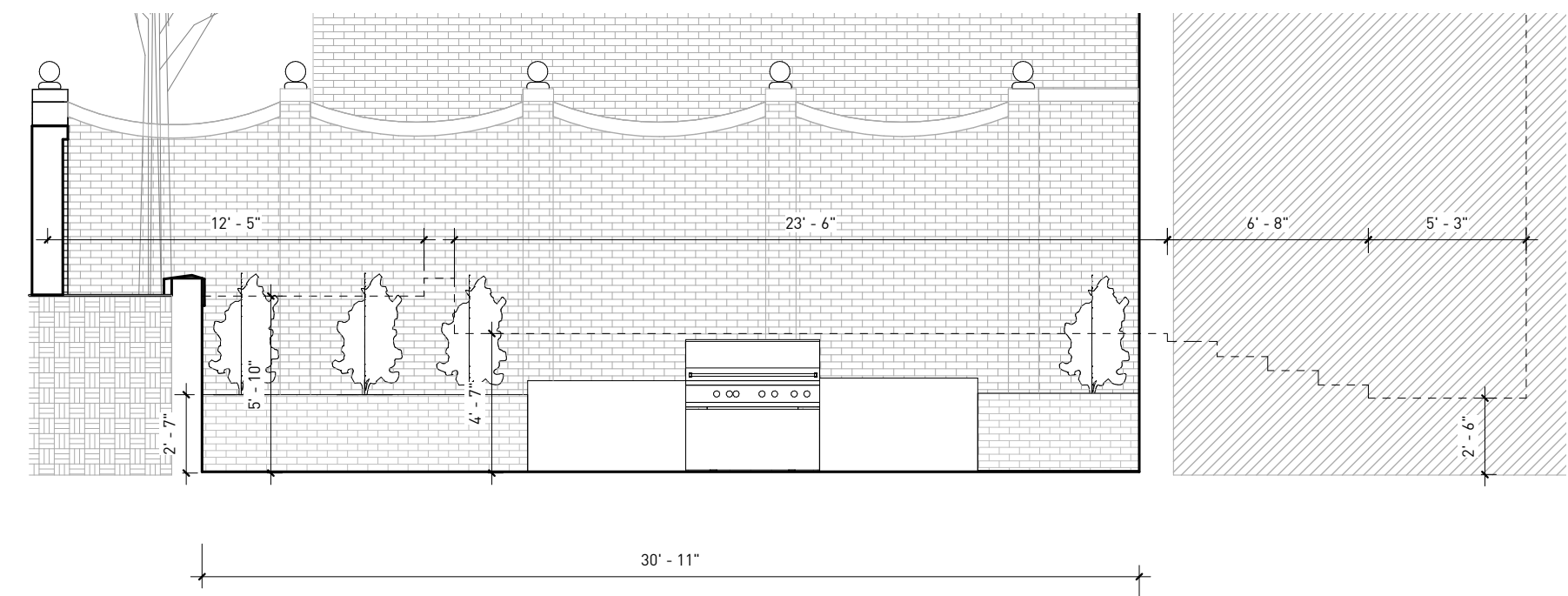
view of rear yard





# Rear Yard

proposed design



----- existing  
——— proposed



# lower roof

existing conditions

view of 4th floor roof terrace

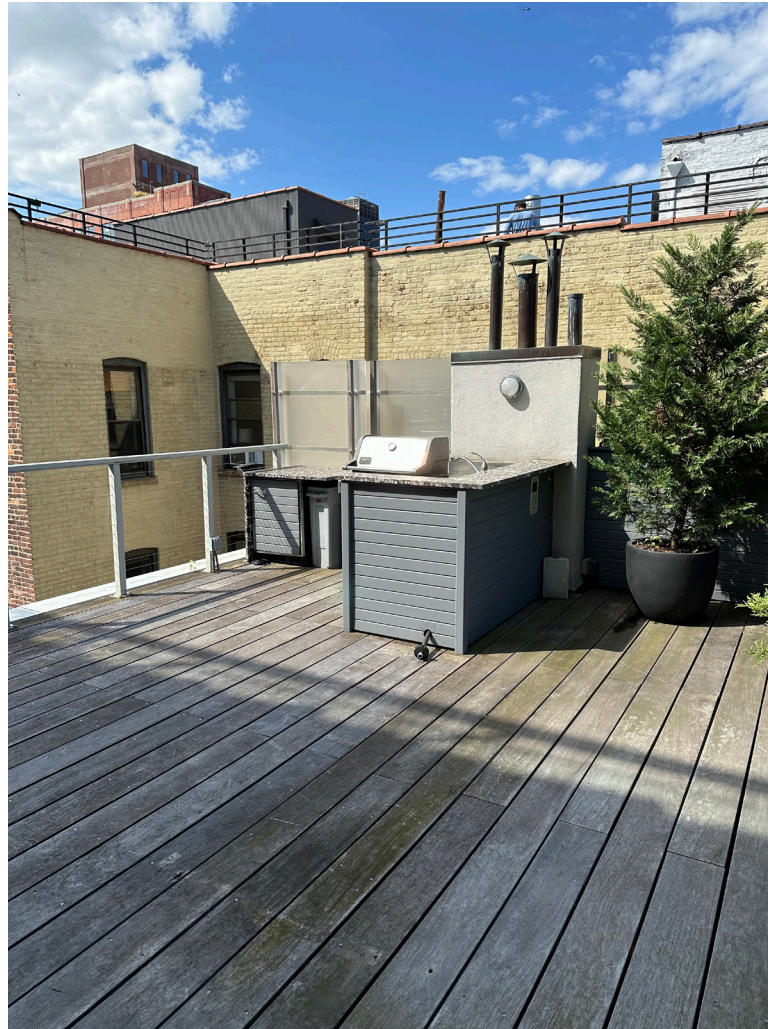




# upper roof

existing conditions

view of upper roof level

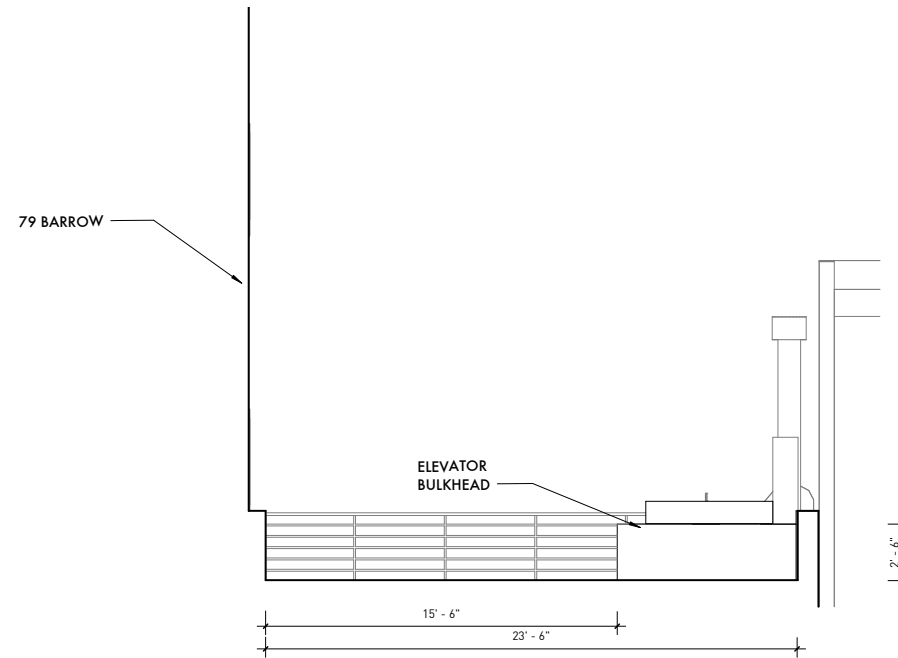




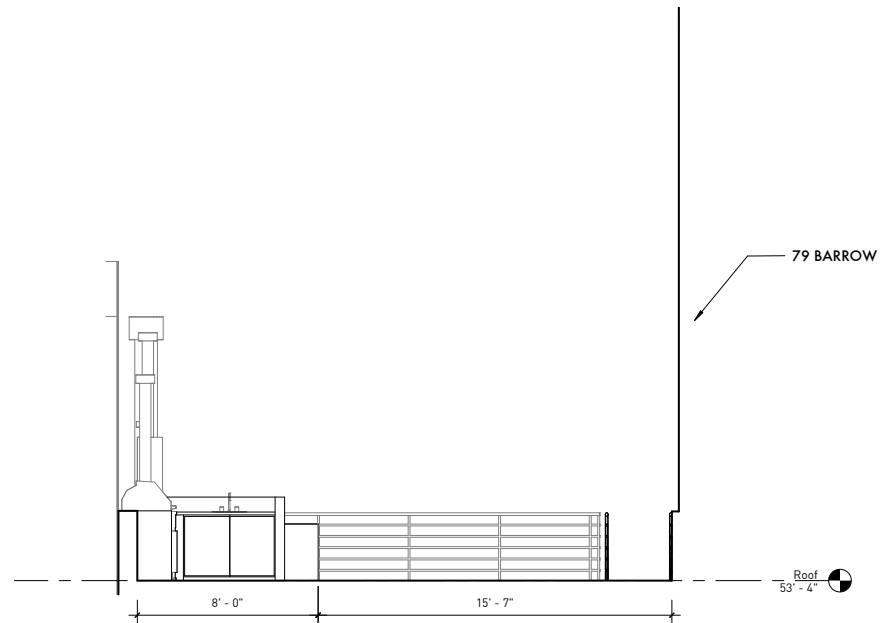
# Roof

proposed design

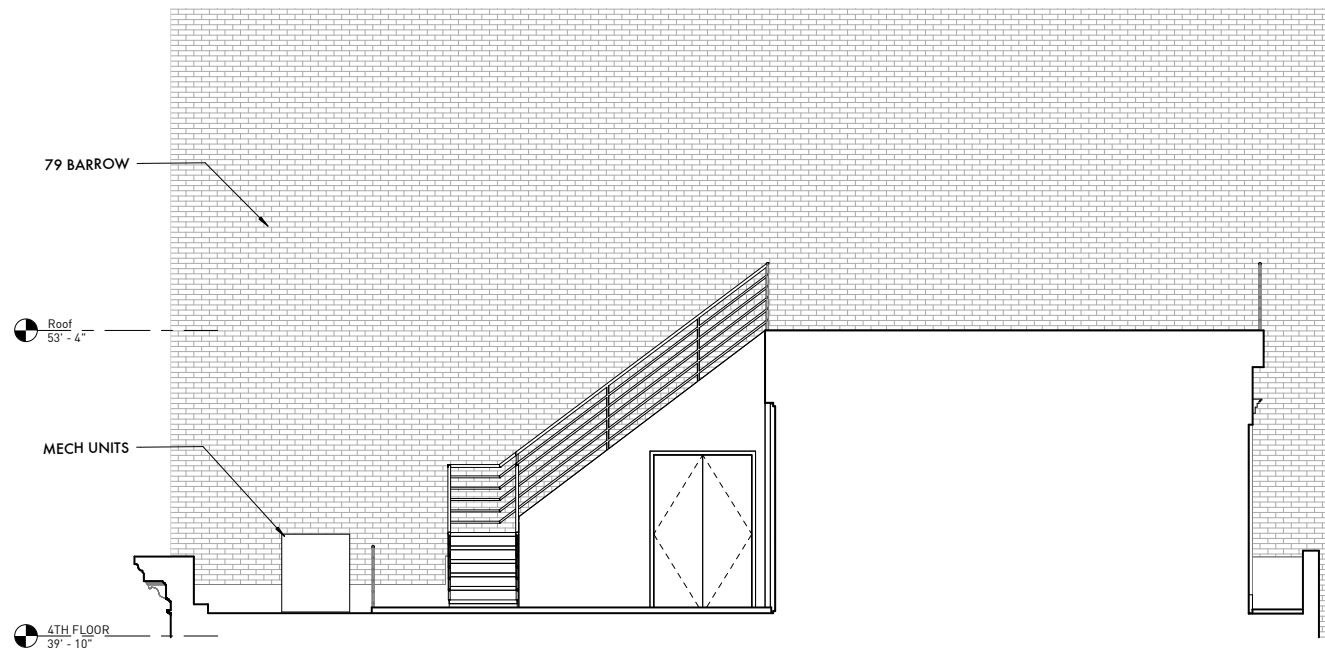
Upper roof terrace  
looking south



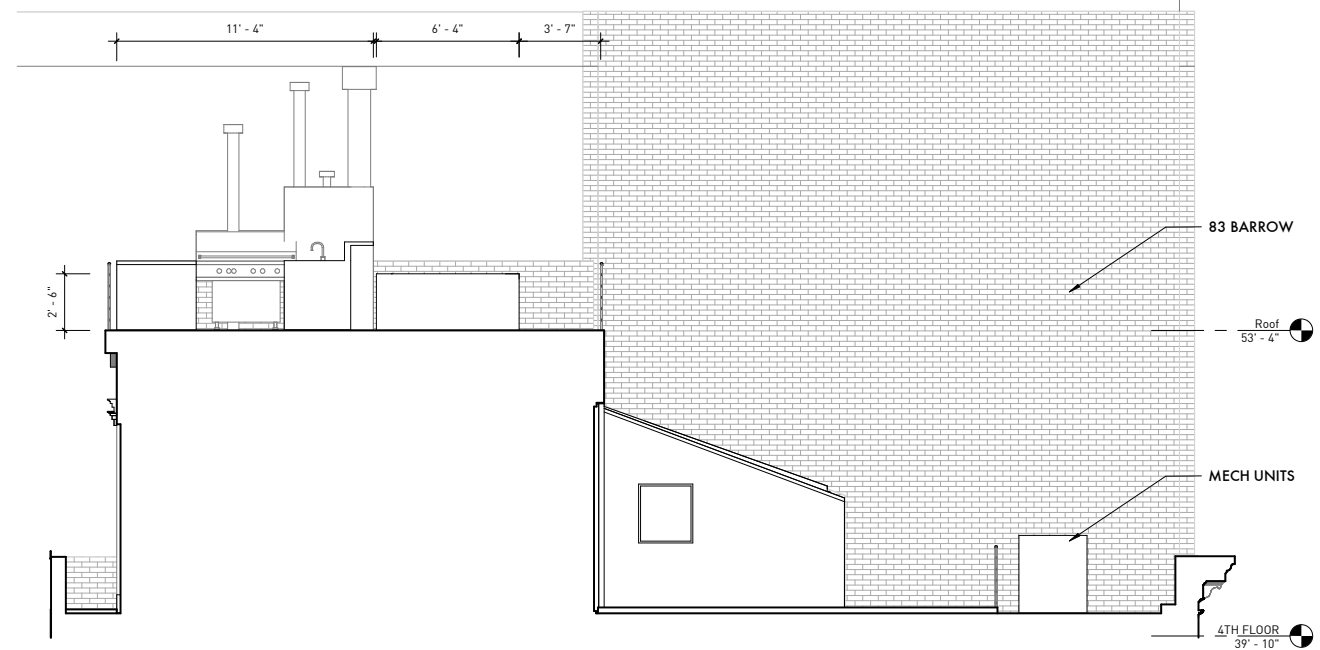
Upper roof terrace  
looking north



Roof terraces  
looking east



Roof terraces  
looking west





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## appendix

81 Barrow Street

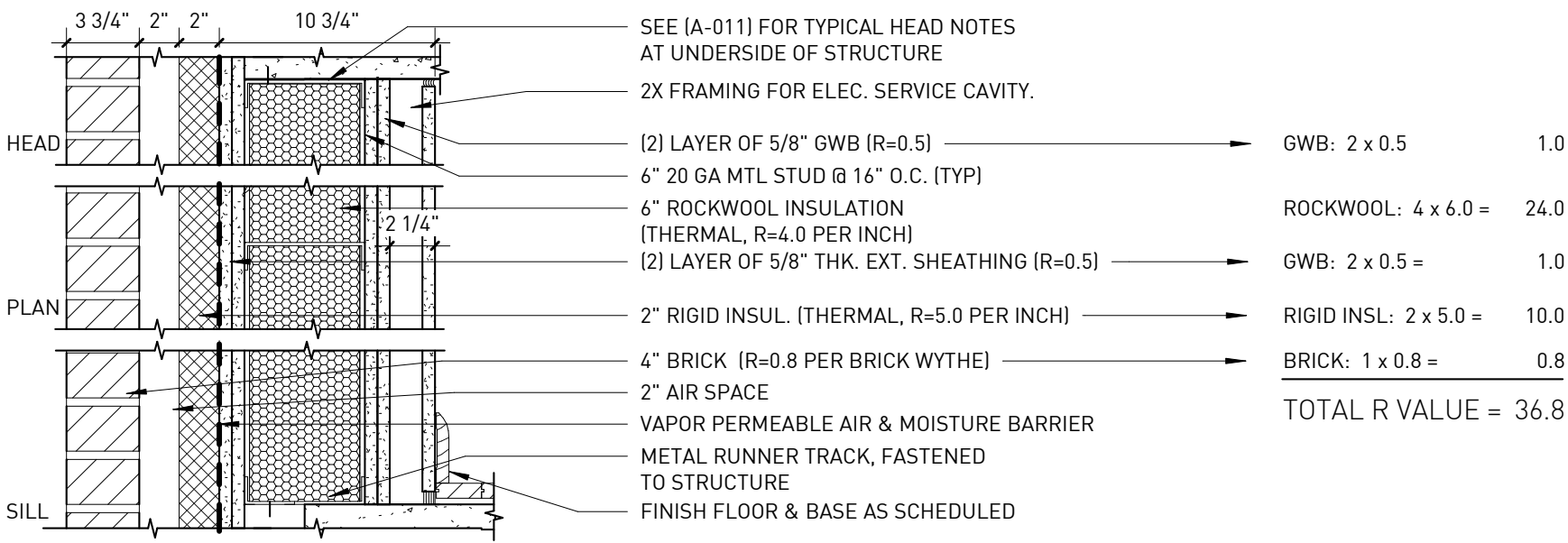
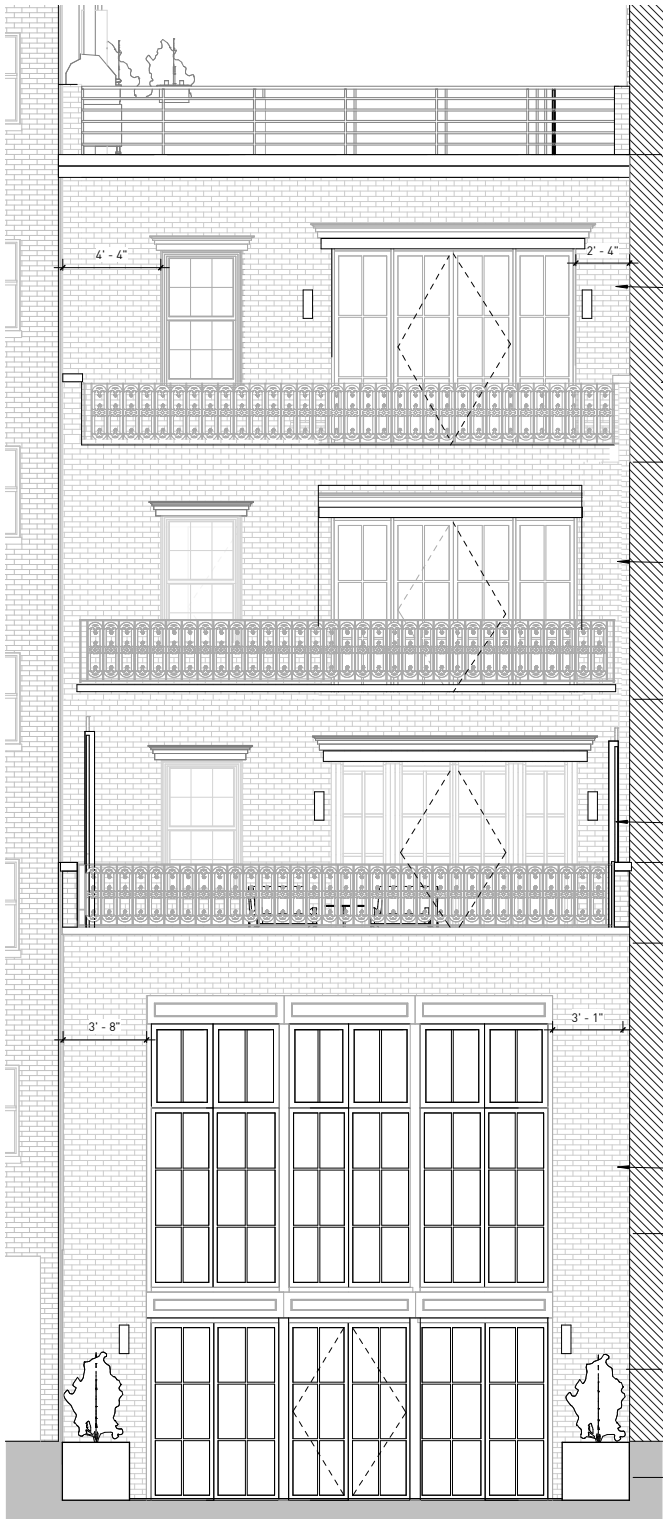


81 barrow street





rear facade  
brick cladding



GENERAL NOTES:

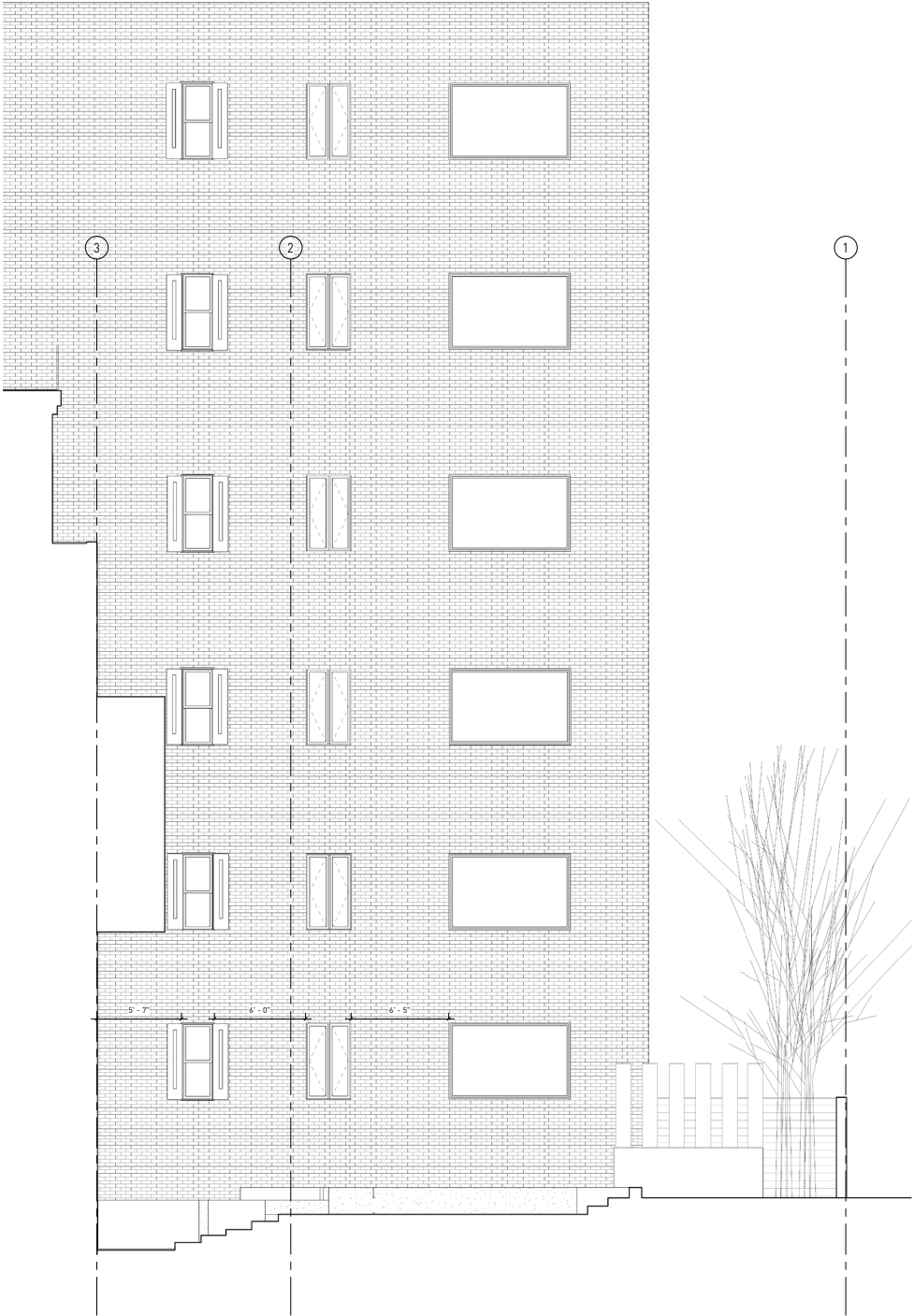
1. MASONRY ANCHORS AND SHELF SUPPORT ANGLES TO BE THERMALLY BROKEN. USE PRODUCTS SUCH AS FERO THERMAL TIE AND FERO FAST THERMAL BRACKET OR APPROVED EQUAL.
2. VAPOR BARRIER: STO GOLD COAT OR APPROVED EQUAL.



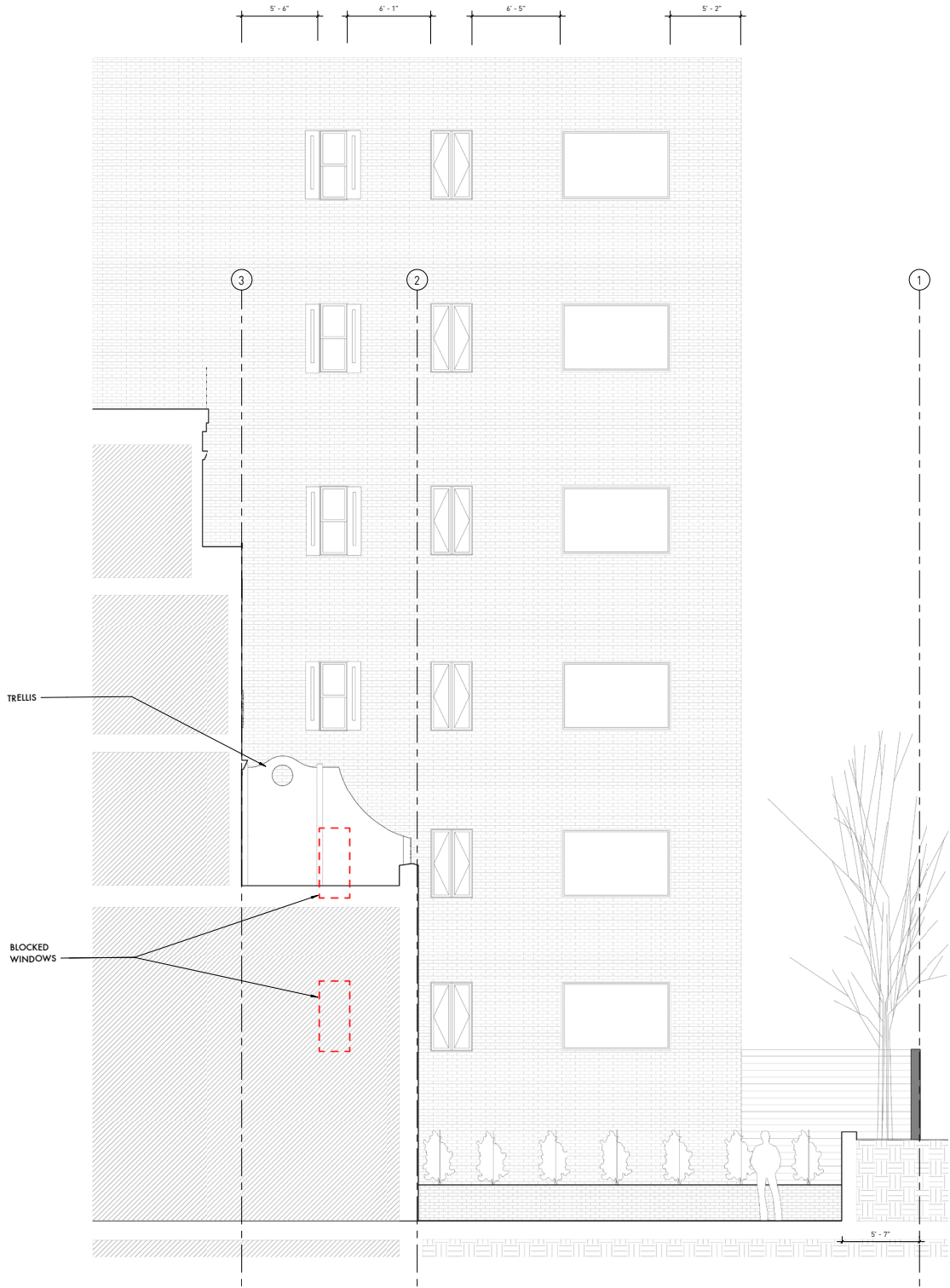
# Neighboring Conditions

79 barrow street

existing



proposed





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