

May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-05585

83 Horatio Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 059 3679

Passcode: 131371

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

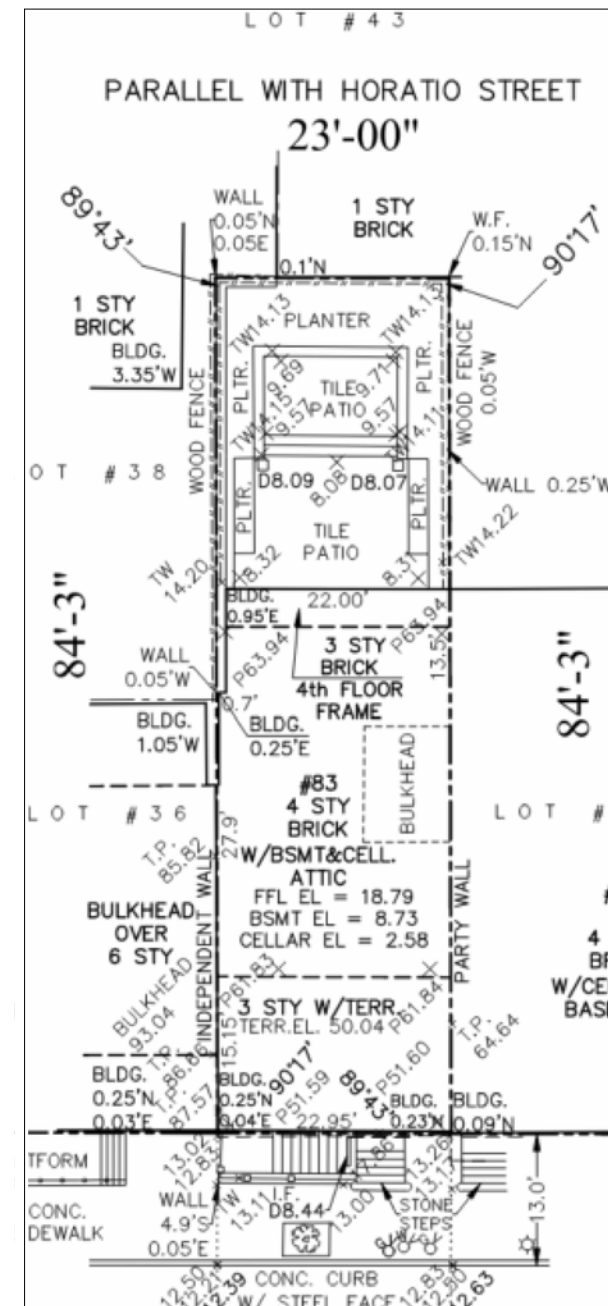
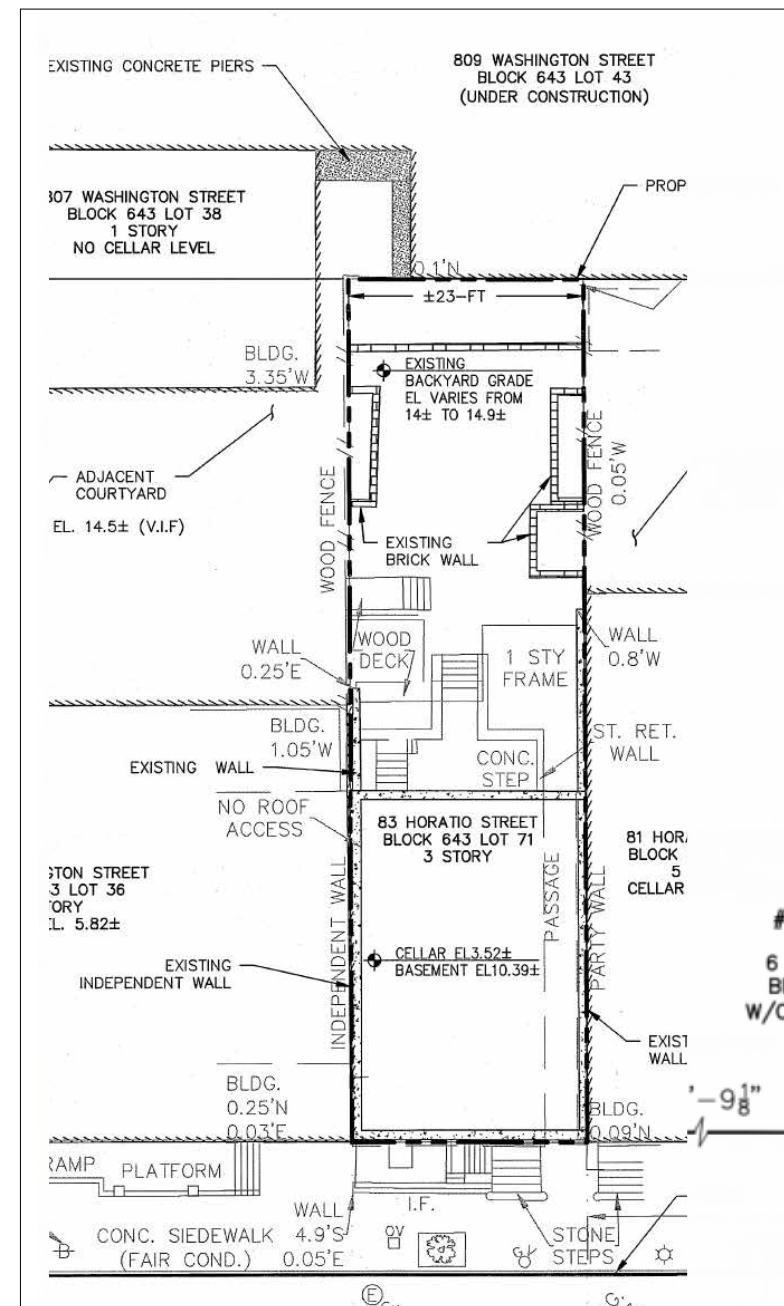


LANDMARKS PRESENTATION

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

83 HORATIO STREET
NEW YORK, NY, 10014

- EXCAVATIONS AT CELLAR LEVEL;
- NEW REAR YARD DESIGNS;
- A NEW DOUBLE-HEIGHT OPENING AT THE REAR FACADE AT GARDEN (BASEMENT) LEVEL;
- REPLACING WINDOW GUARDS AT THE FRONT FACADE AT STREET LEVEL;
- REPLACING IRON GATE UNDER THE STOOP;
- A NEW ELEVATOR ON THE INTERIOR (ELEVATOR OVERRUN AT ROOF LEVEL, NOT VISIBLE TO STREET OR FROM HIGHLINE)
- EXTENDING THE EXISTING ROOFTOP BULKHEAD TO FULL WIDTH (NOT VISIBLE TO STREET OR FROM HIGHLINE).



LPC Sheet List	
Sheet Number	Sheet Name
LPC1.1	COVER
LPC1.2	INTRO
LPC1.3	OVERVIEW
LPC1.4	SITE ELEVATIONS
LPC1.5	SITE PLAN
LPC1.6	ENTRANCE SITE CONDITIONS - PRE 2017
LPC1.7	ENTRANCE SITE CONDITIONS - EXISTING
LPC1.8	REAR SITE CONDITIONS - EXISTING
LPC1.9	REAR SITE CONDITIONS - PRE 2017
LPC1.10	REAR SITE CONDITIONS - EXISTING
LPC1.11	REAR SITE CONDITIONS - EXISTING
LPC1.12	REAR SITE CONDITIONS - PROPOSED
LPC1.13	MASSING SCOPE PROPOSAL
LPC1.14	REAR FACADE 3D
LPC1.15	REAR FACADE 3D CONT.
LPC1.16	FRONT FACADE 3D
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LPC1.18	SECTION - PROPOSED
LPC1.19	ELEVATIONS- FRONT FACADE
LPC1.20	ELEVATIONS- WEST FACADE
LPC1.21	ELEVATIONS- REAR FACADE
LPC1.22	REAR YARD PROPOSED CHANGES
LPC1.23	ENTRANCE GATE PROSPOSAL
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LPC1.26	SIGHTLINE MOCKUP
LPC1.27	ROOF PLANS

83 HORATIO STREET
NEW YORK, NY, 10014

ZONING DISTRICT: R6
ZONING MAP: 8B
BLOCK: 643
LOT: 71
COMMUNITY BOARD: 2

#83

This dignified brick Greek Revival residence was built in 1852-53 for Henry A. Nelson, a real estate agent. The house stands three stories high with basement. The richly detailed wrought iron handrailing of the stoop and areaway adds a touch of elegance to the architecture and is, despite its late date, reminiscent of the Greek Revival theme. The recessed doorway is surmounted by a low lintel with small cornice. The six-over-six lights of the muntined windows are complemented by simple lintels and sills. The low attic windows are especially notable also for their three-over-six lights. It is interesting to note the large expanse of brick wall above the low attic windows and below the simple cornice. It would appear that the house was raised to gain ceiling height at the attic but that the owner could not afford the usual, new, higher windows. A small double-hung sash window with plain lintel and sill appears over an alleyway entrance which once led to a small two-story building at the rear of the lot. The house is crowned by a restrained Greek Revival cornice with fascia board.



1. SITE PLAN



2. AERIAL VIEW

83 HORATIO



3. 1940s TAX PHOTO



4. RECENT PHOTO



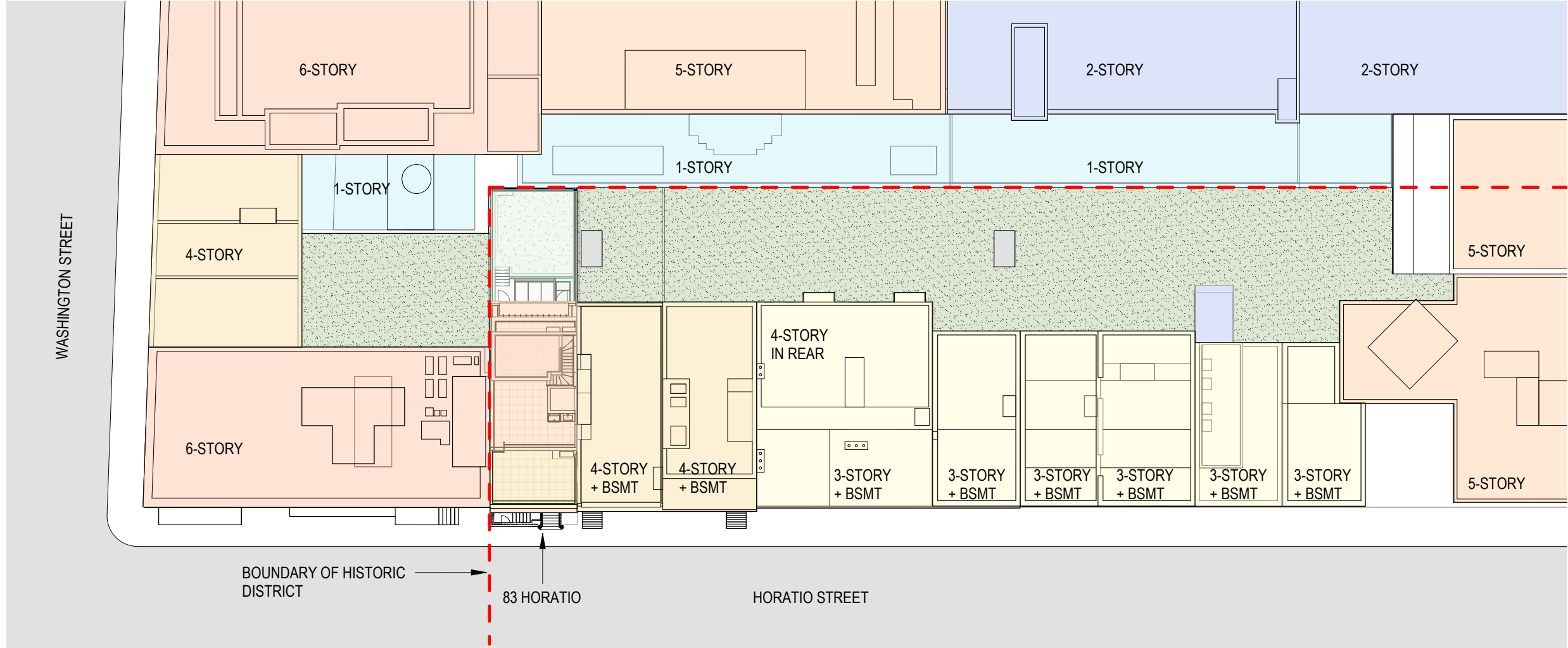
1 NORTH SIDE OF HORATIO STREET ELEVATION - PRE 2017
3" = 1'-0"



2 NORTH SIDE OF HORATIO STREET ELEVATION- EXISTING
3" = 1'-0"



3 NORTH SIDE OF HORATIO STREET ELEVATION- PROPOSED
3" = 1'-0"



1 SITE PLAN - PROPOSED
1/32" = 1'-0"



NEIGHBORING BUILDINGS - EAST



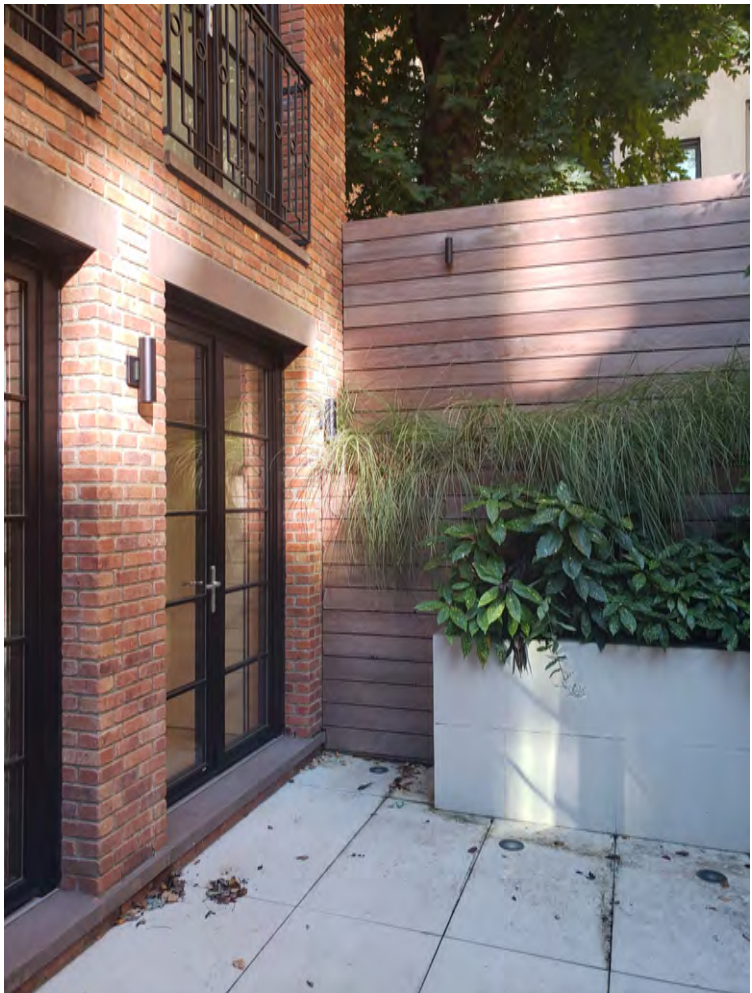
NEIGHBORING BUILDINGS - NORTHWEST



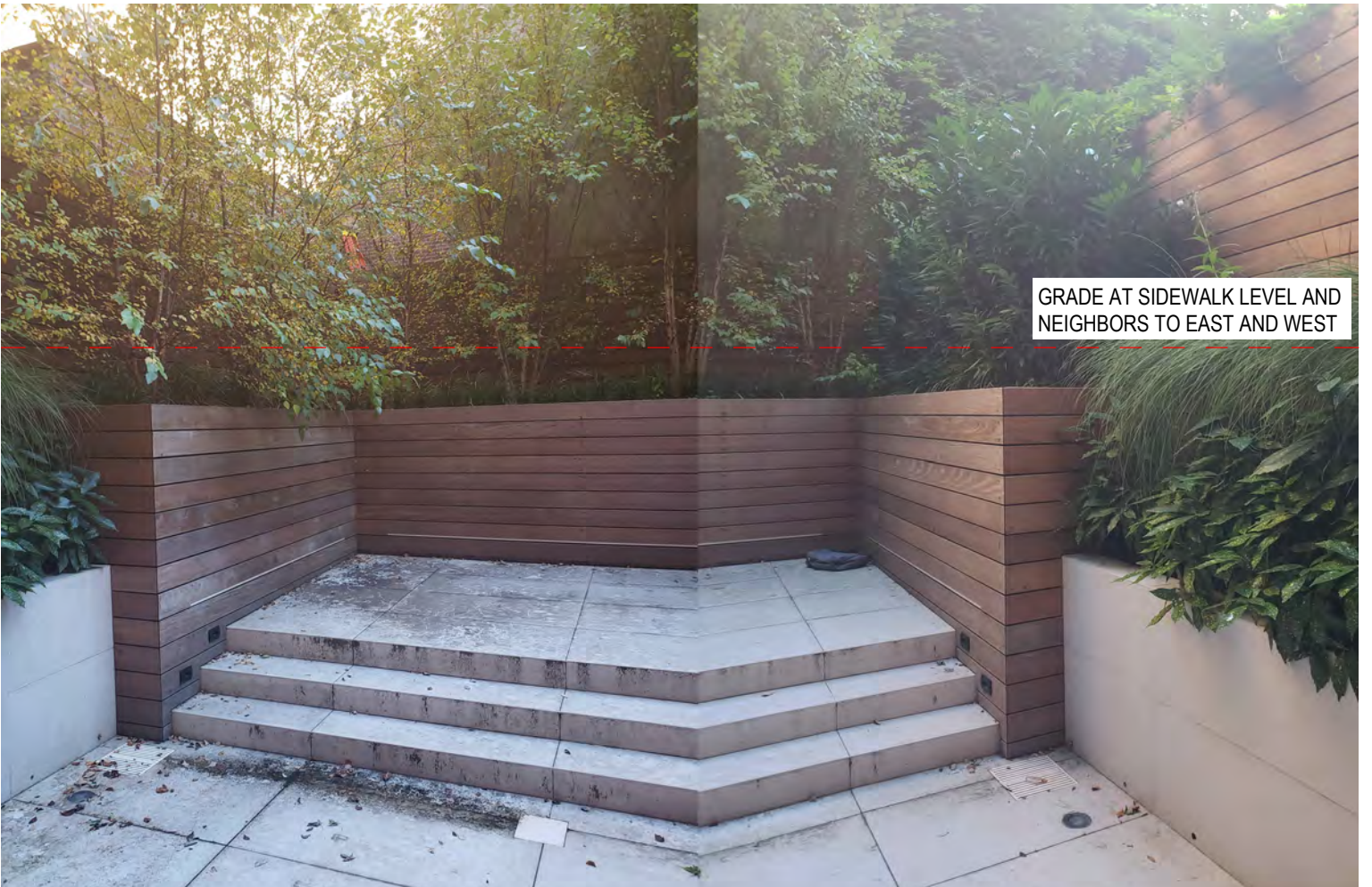
NEIGHBORING BUILDINGS - NORTH



EXISTING REAR FACADE



EXISTING REAR FACADE



EXISTING REAR YARD (COMPOSITE)

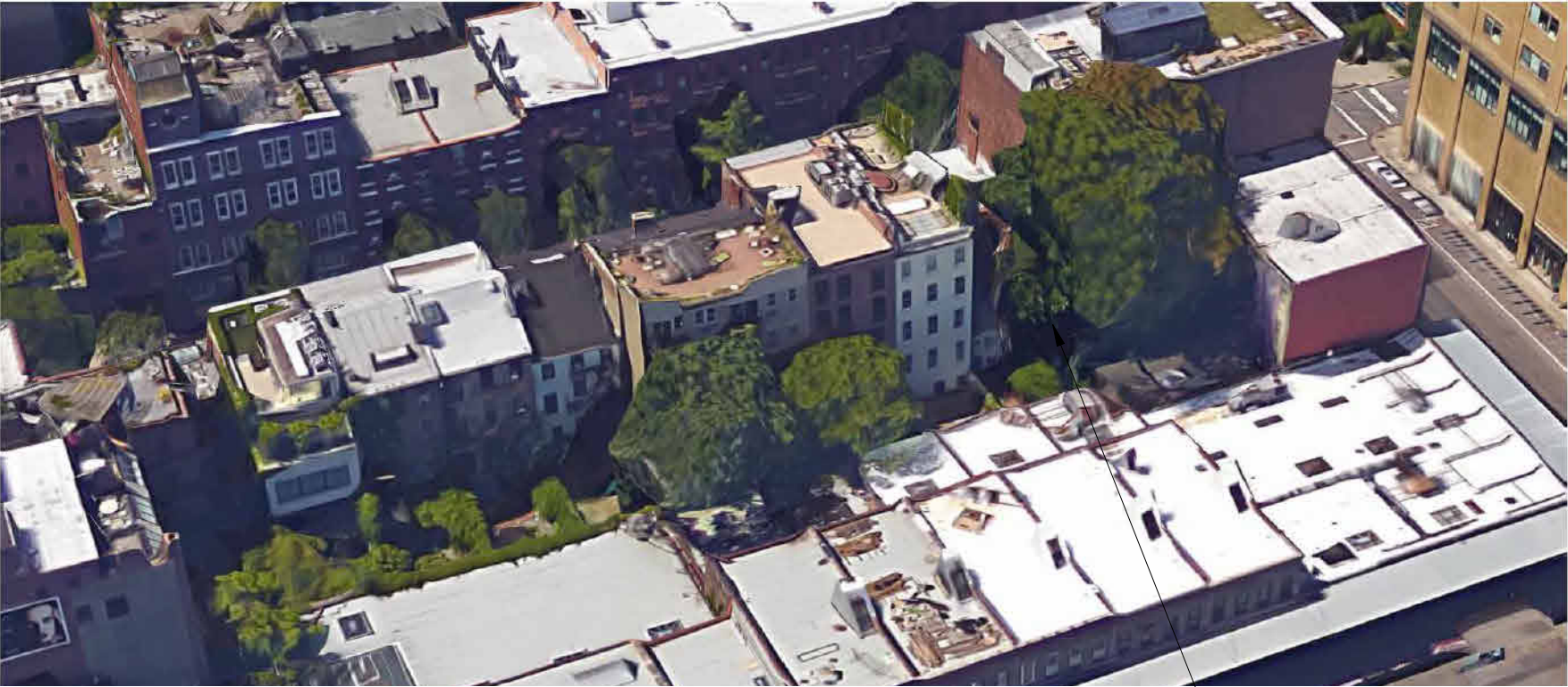
GRADE AT SIDEWALK LEVEL AND
NEIGHBORS TO EAST AND WEST



MONTAGE VIEW OF EXISTING 83 HORATIO FROM HIGHLINE, PRIOR TO NEW CONSTRUCTION ON GANSEVOORT



EXISTING NORTH FACADE AND ADJACENT BUILDINGS CONTEXT (VIEWS NOW COMPLETELY BLOCKED BY 70-74 GANSEVOORT (SEE INSET VIEW (from Google Street View, 2024))



AERIAL VIEW FROM THE NORTH EAST

83 HORATIO



NORTH FACADE AND ADJACENT BUILDINGS

PHOTOS REPRESENT PRIOR CONDITIONS; CURRENT AS BUILT CONDITIONS SHOWN SEPARATELY



EXISTING REAR FACADE VIEW, PRIOR TO CONSTRUCTION ON GANSEVOORT STREET



HIGHLINE VIEW, PRIOR TO CONSTRUCTION ON GANSEVOORT STREET



NEW 6-STORY
BUILDING 70-74
GANSEVOORT)

HIGHLINE

AERIAL VIEW TOWARD THE HIGH LINE, OVERLOOKING 83 HORATIO
(from Google Earth, 2024)



83 HORATIO

SOUTH END
OF HIGHLINE

NEW 6-STORY BUILDING
70-74 GANSEVOORT)



83 HORATIO

VIEW OVERLOOKING SOUTH END OF
HIGH LINE (from Google Earth, 2024)



VIEW LOOKING SOUTHEAST FROM SOUTH END OF HIGH LINE
(from Google Street View, 2024)



EXISTING REAR FACADE - VIEW FROM WEST



PROPOSED REAR FACADE - VIEW FROM WEST



EXISTING REAR FACADE



PROPOSED REAR FACADE

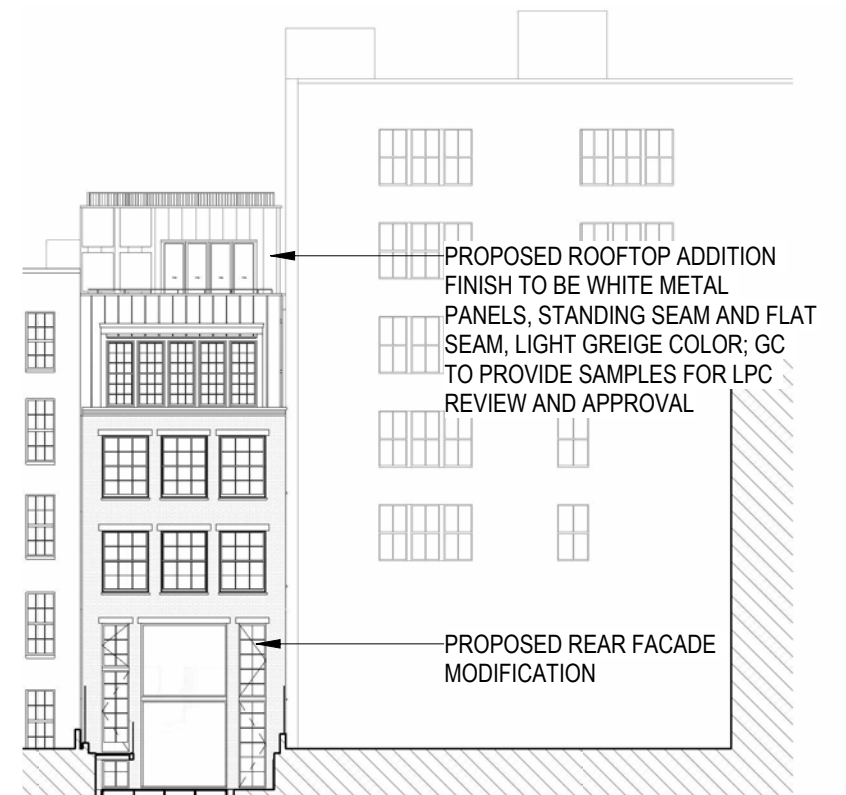
PROPOSED NEW ROOFTOP ADDITION FINISH TO BE WHITE METAL PANELS, STANDING SEAM AND FLAT SEAM, LIGHT GREIGE COLOR; GC TO PROVIDE SAMPLES FOR LPC REVIEW AND APPROVAL

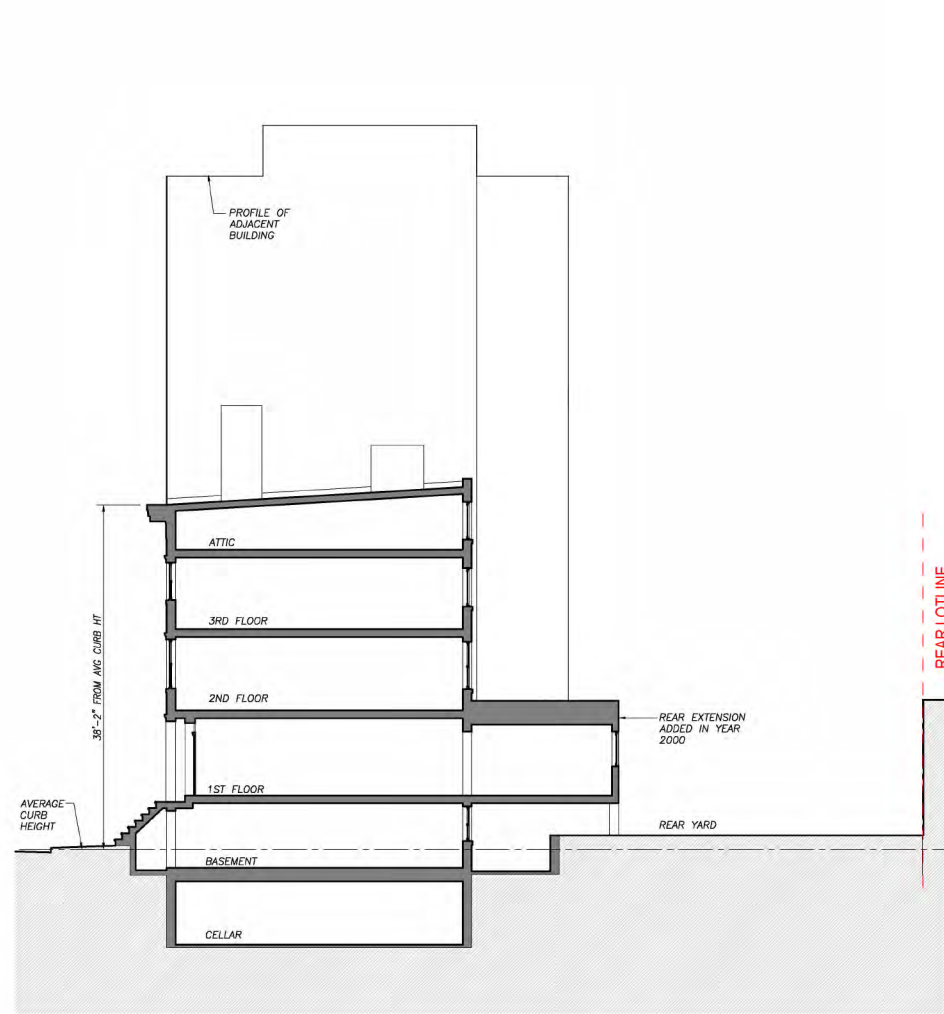
NEW BUILDINGS ON GANSEVOORT STREET 5 & 6-STORY, BLOCKS VIEWS TO 83 HORATIO

PROPOSED NEW REAR FACADE

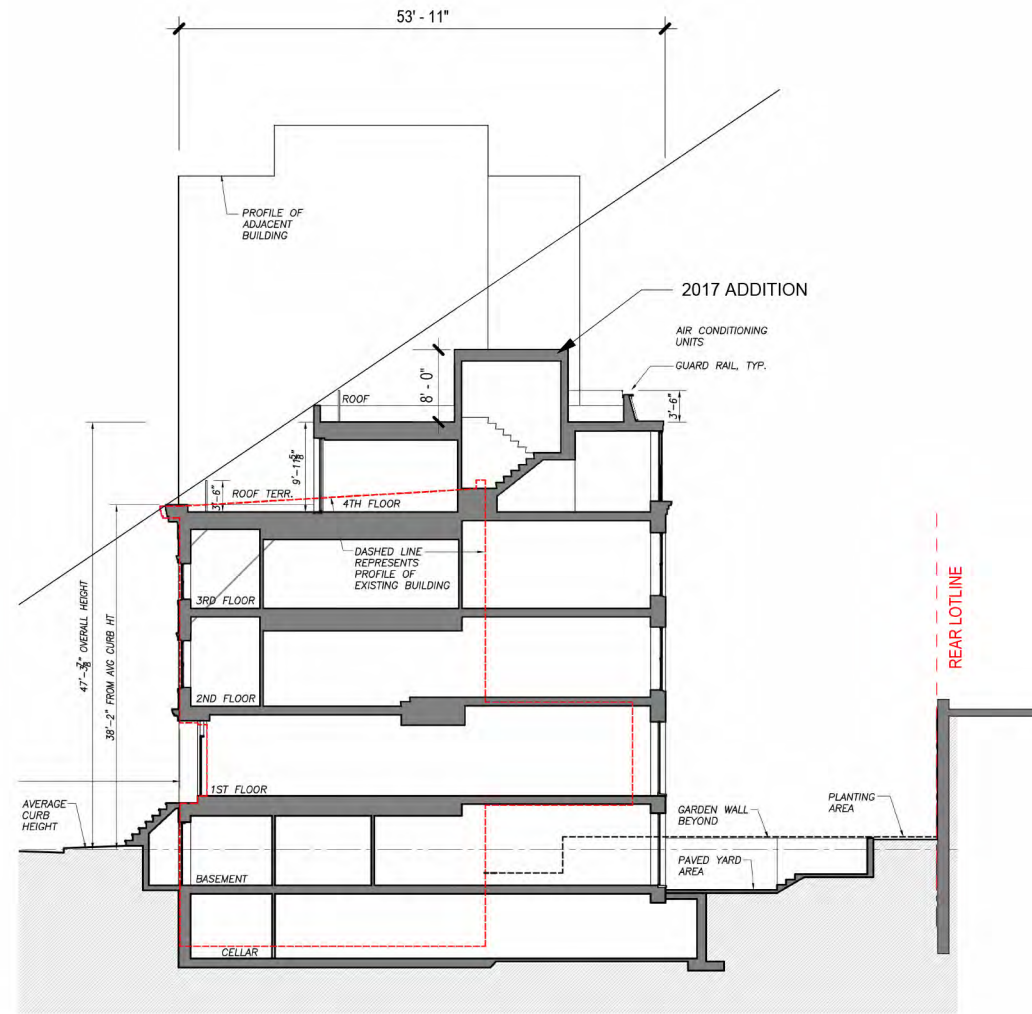


1 REAR SITE ELEVATION - PROPOSED
3/64" = 1'-0"

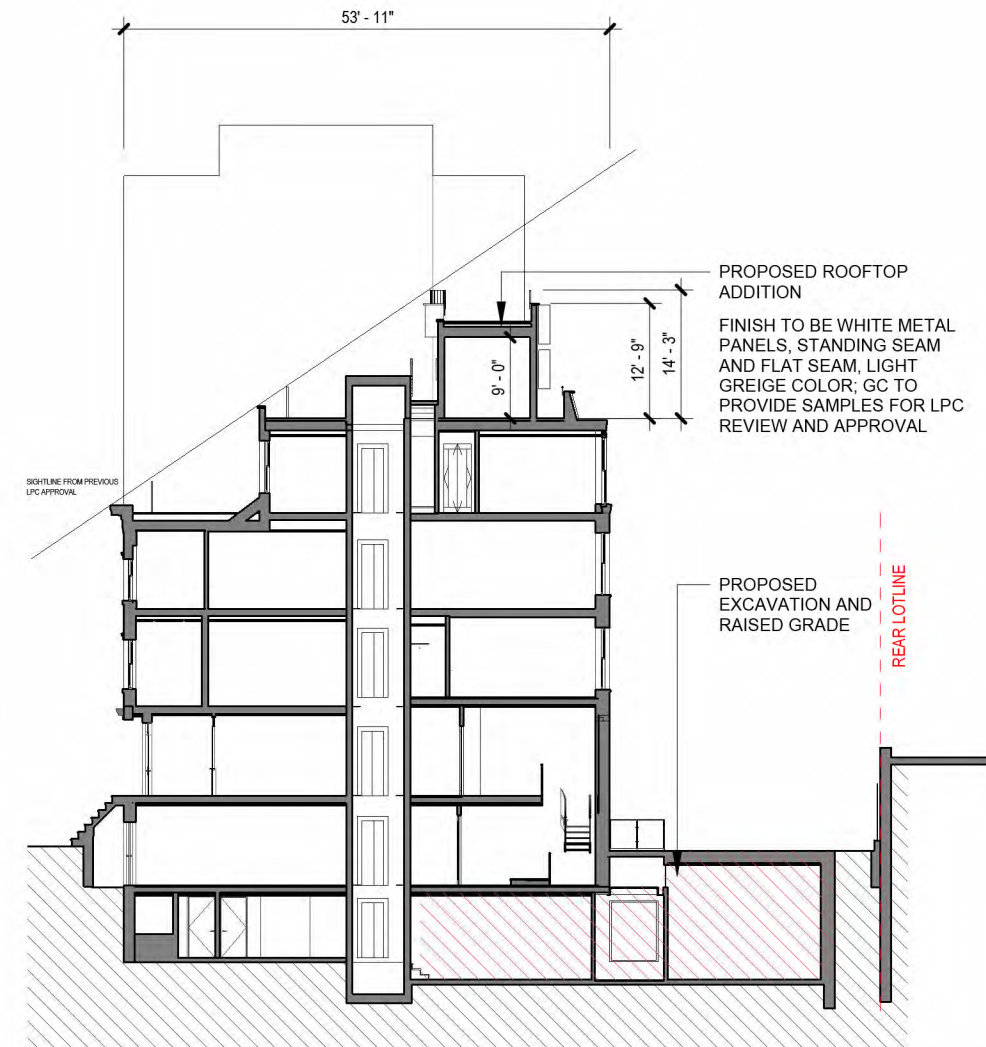




1 EXISTING BUILDING SECTION - PRE-2017
3/64" = 1'-0" (PRIOR CONDITION, NOT AS BUILT)



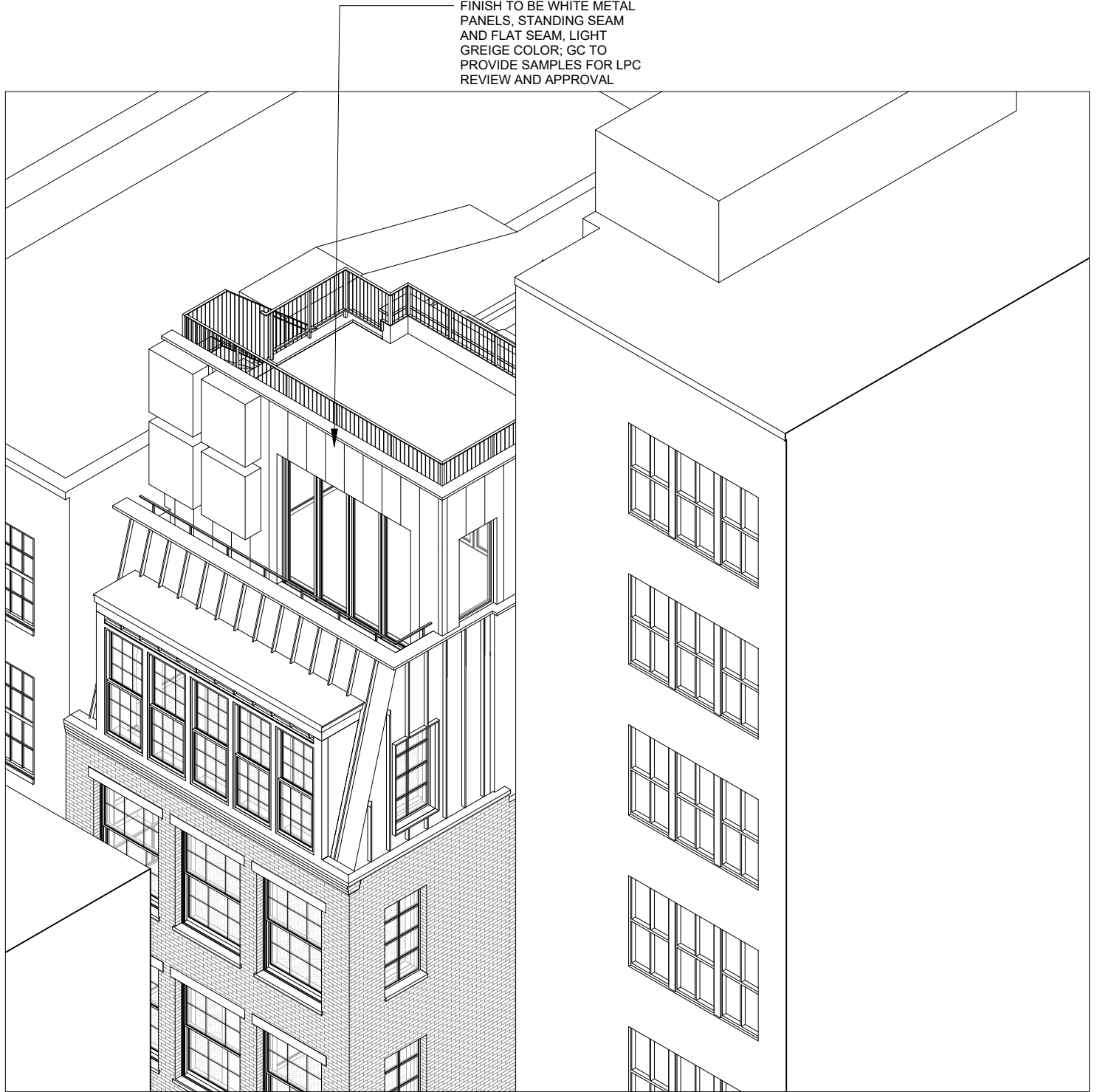
2 EXISTING BUILDING SECTION
3/64" = 1'-0" EXISTING CONDITION



3 PROPOSED BUILDING SECTION
3/64" = 1'-0"



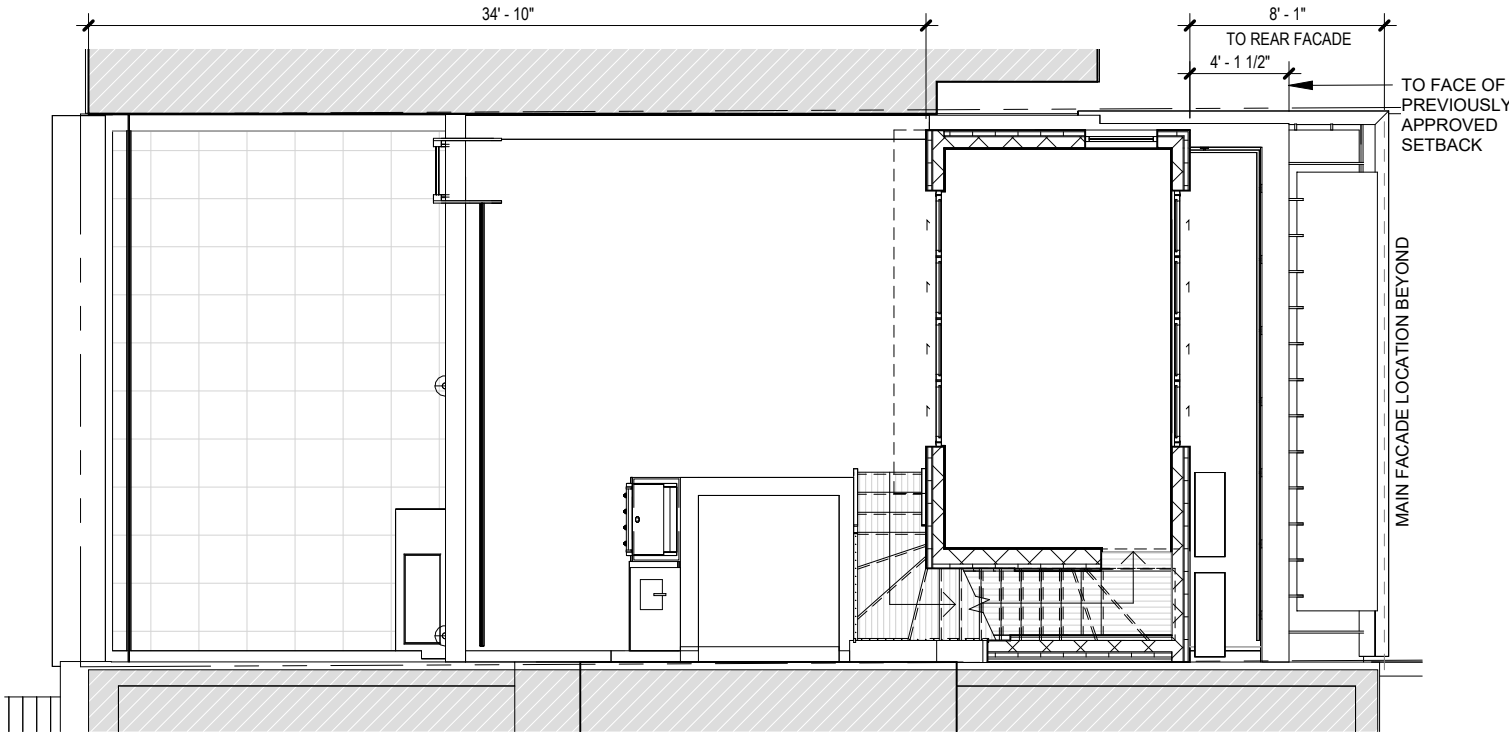
① EXISTING REAR AXON VIEW - WEST



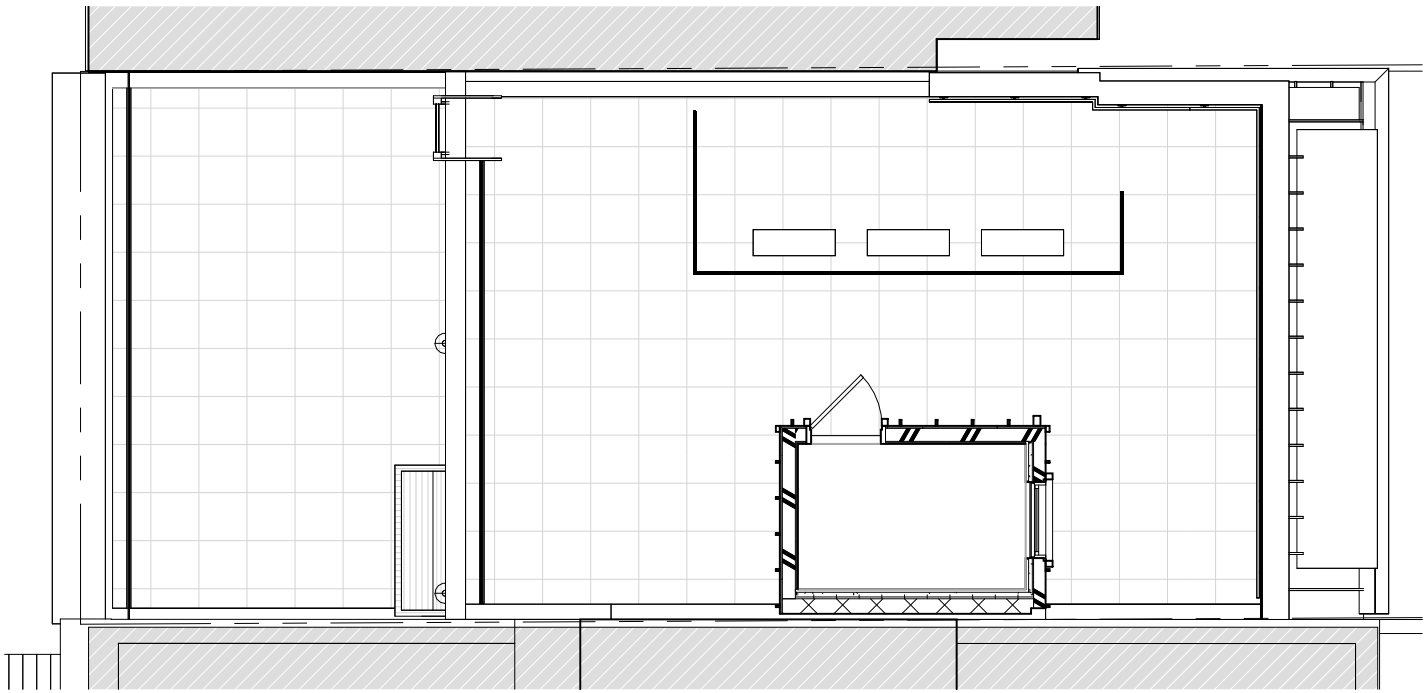
② PROPOSED REAR AXON VIEW - WEST

NOTE: MODEL IS REVISED TO SHOW ACCURATE SLOPE
AT EXISTING STANDING SEAM FACADE; ACTUAL EXISTING
SETBACK IS GREATER THAN PREVIOUSLY SHOWN

FINISH TO BE WHITE METAL
PANELS, STANDING SEAM AND
FLAT SEAM, LIGHT GREIGE
COLOR; GC TO PROVIDE SAMPLES
FOR LPC REVIEW AND APPROVAL



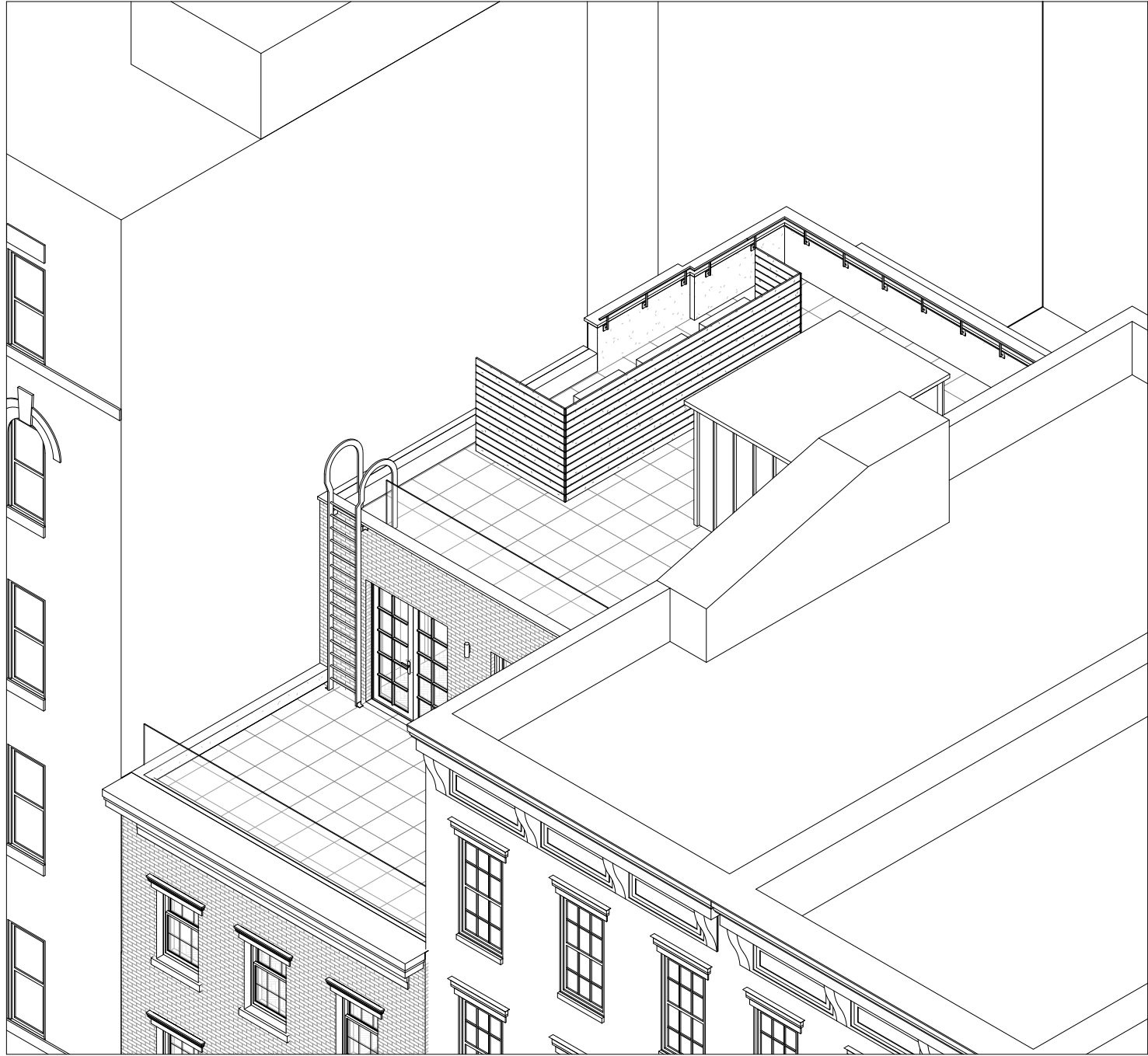
4 PROPOSED ROOF PLAN
1/8" = 1'-0"



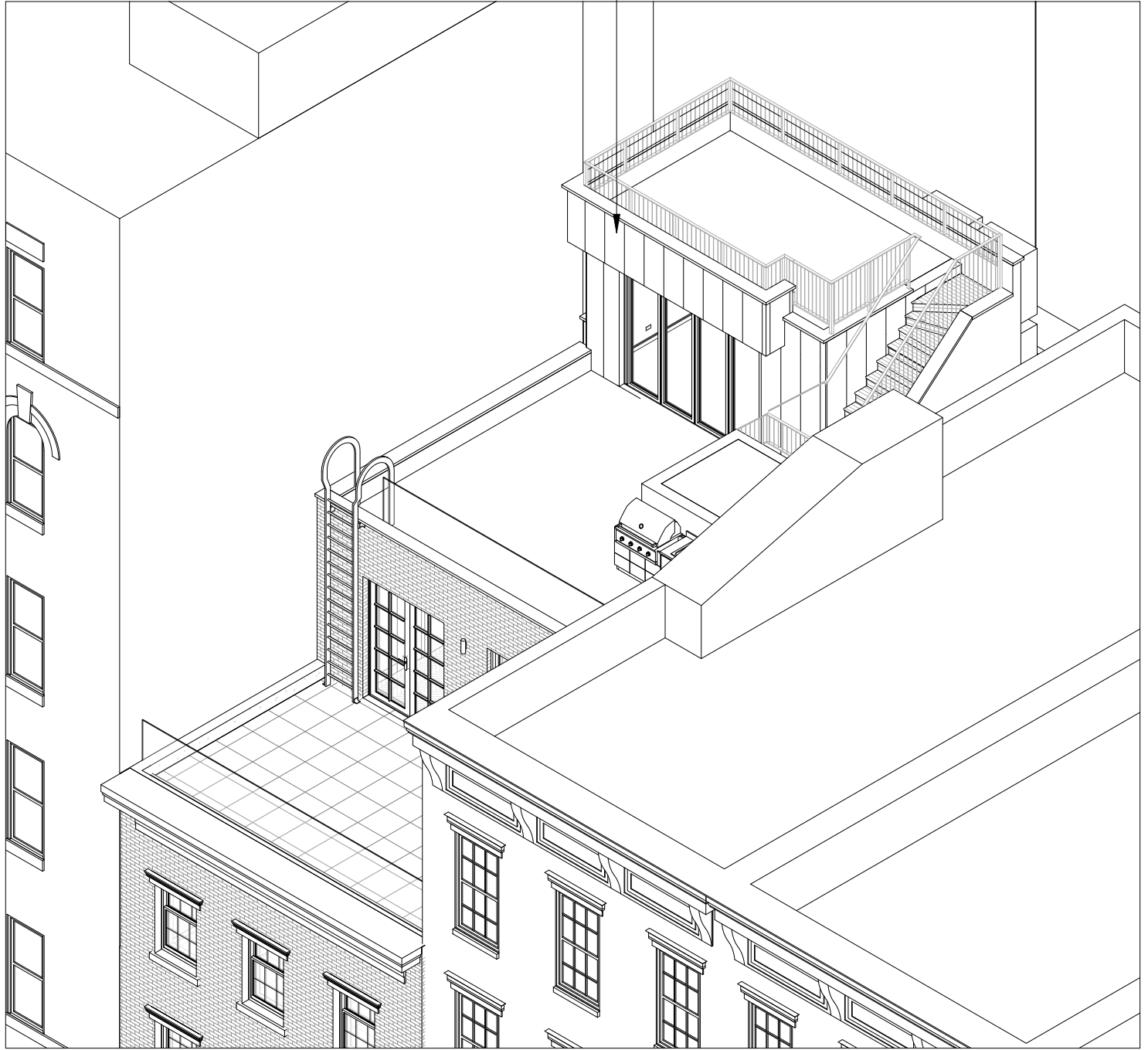
3 EXISTING ROOF PLAN
1/8" = 1'-0"

1 EXISTING REAR PERSPECTIVE - EAST

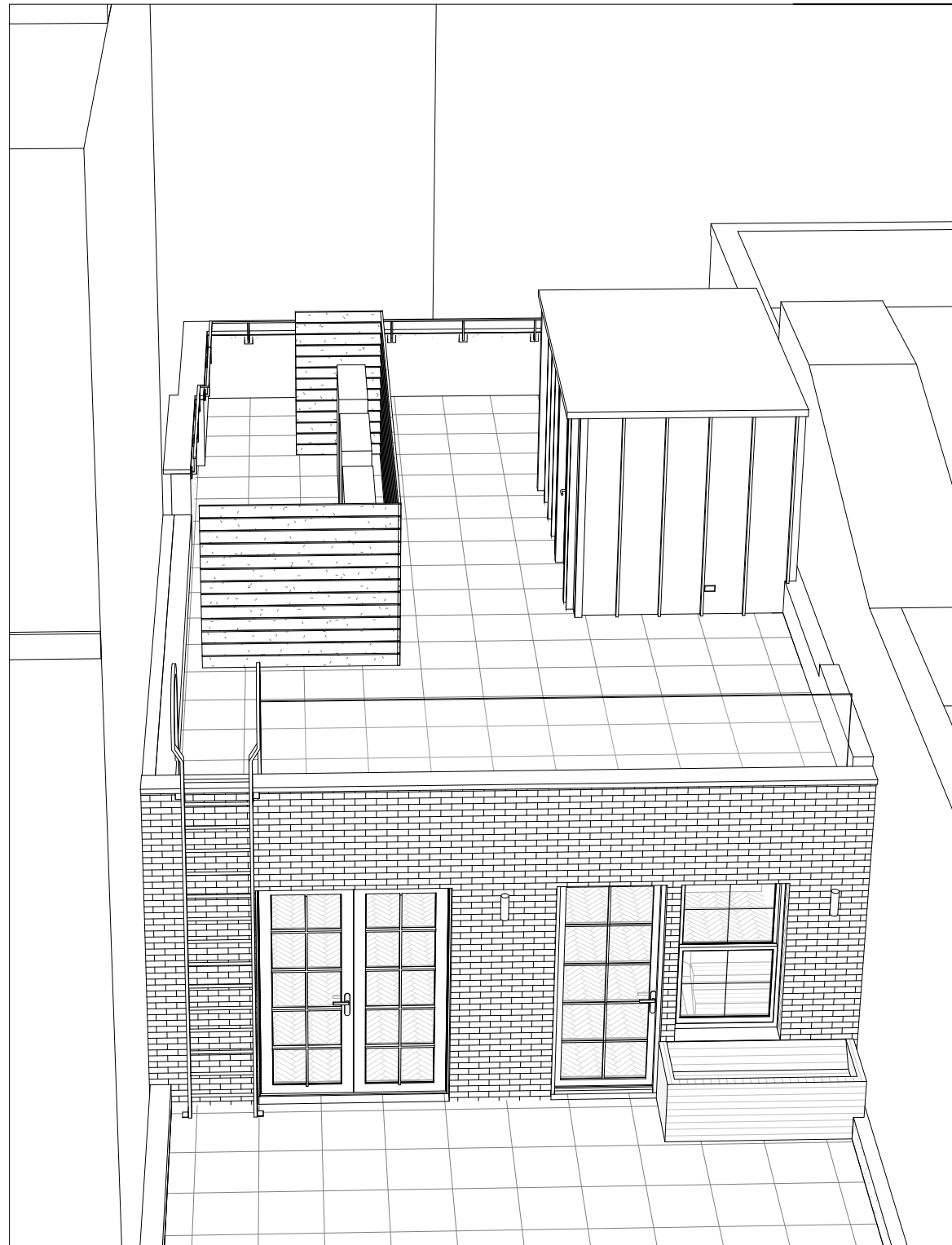
2 PROPOSED REAR PERSPECTIVE - EAST



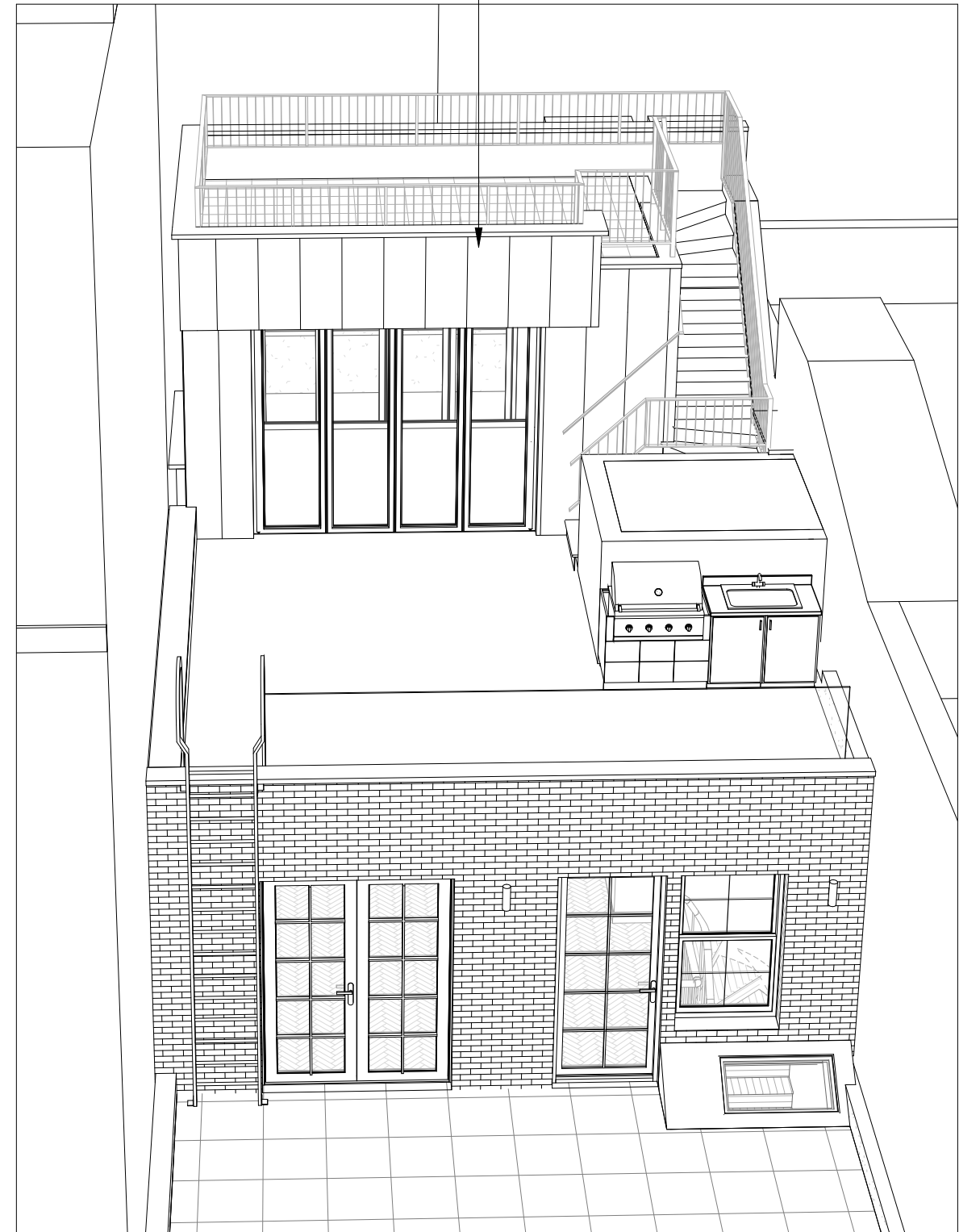
1 EXISTING FRONT AXON VIEW - EAST



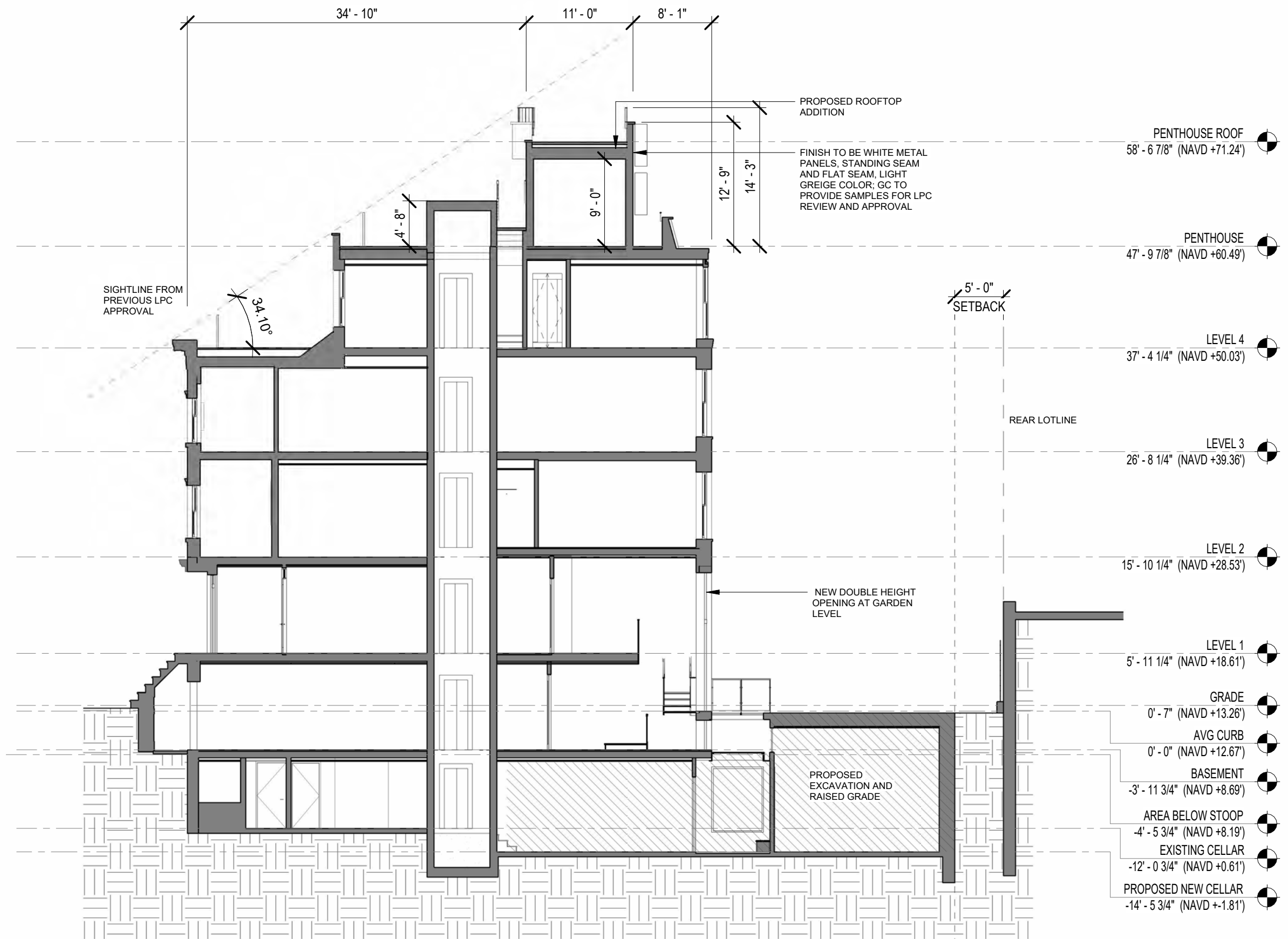
2 PROPOSED FRONT AXON VIEW - EAST



① EXISTING FRONT PERSPECTIVE - SOUTH



② PROPOSED FRONT PERSPECTIVE - SOUTH



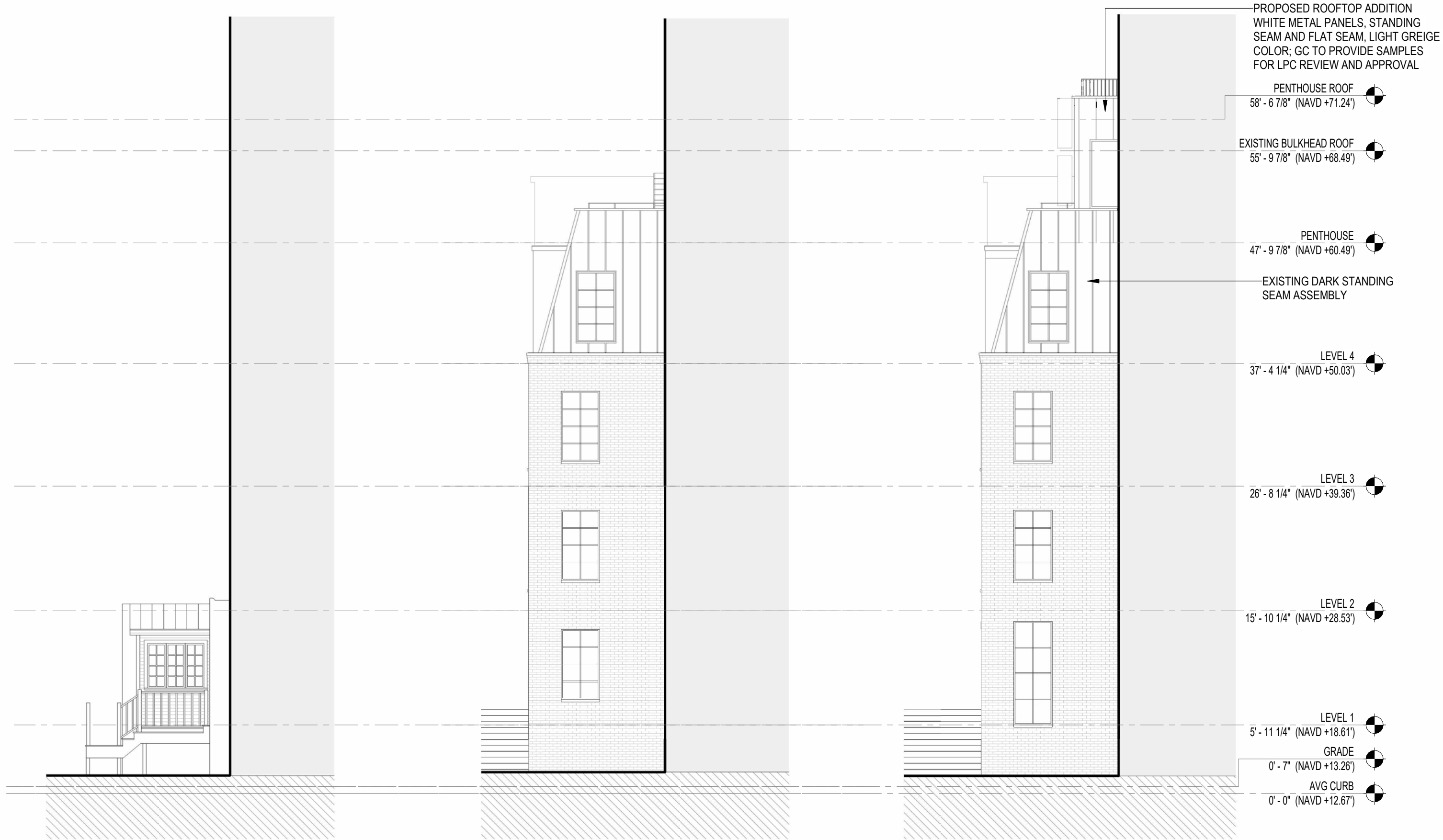
1 PROPOSED BUILDING SECTION - LONGITUDINAL □
 3/32" = 1'-0"



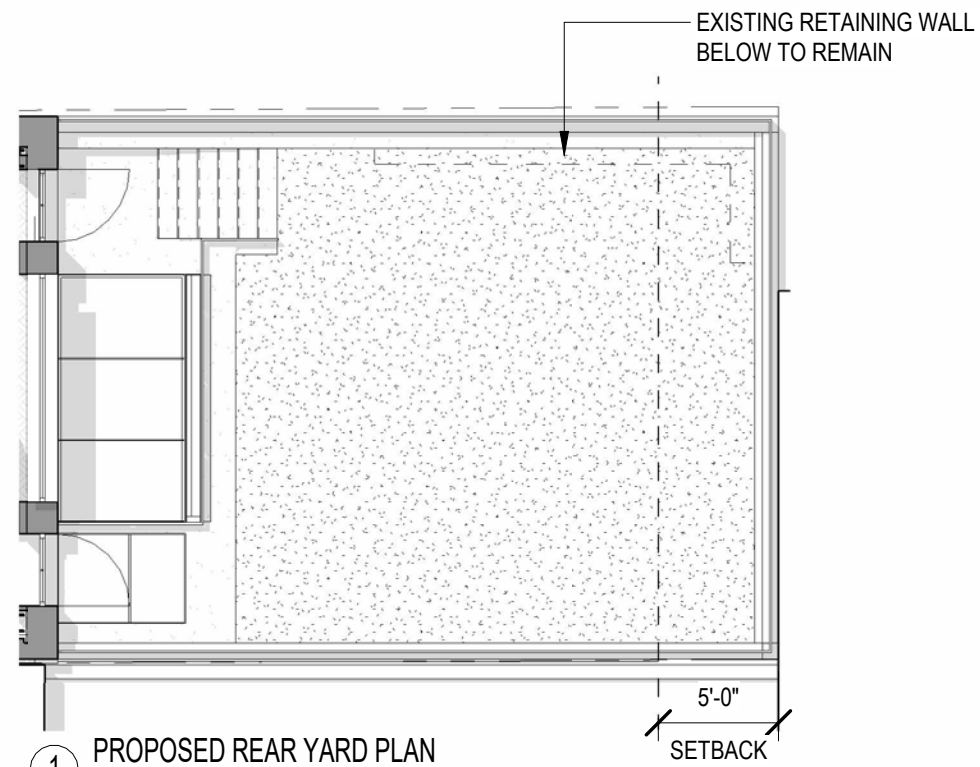
1 PREVIOUS FRONT ELEVATION - PRE 2017
1/8" = 1'-0"

2 EXISTING FRONT ELEVATION
1/8" = 1'-0"

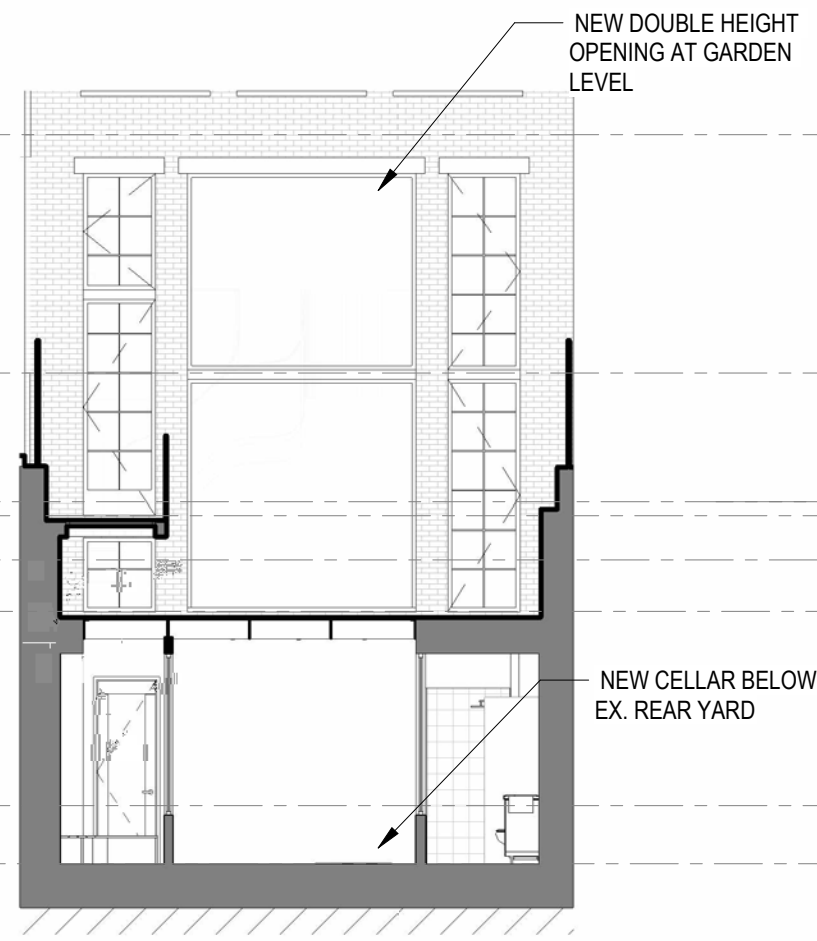
3 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



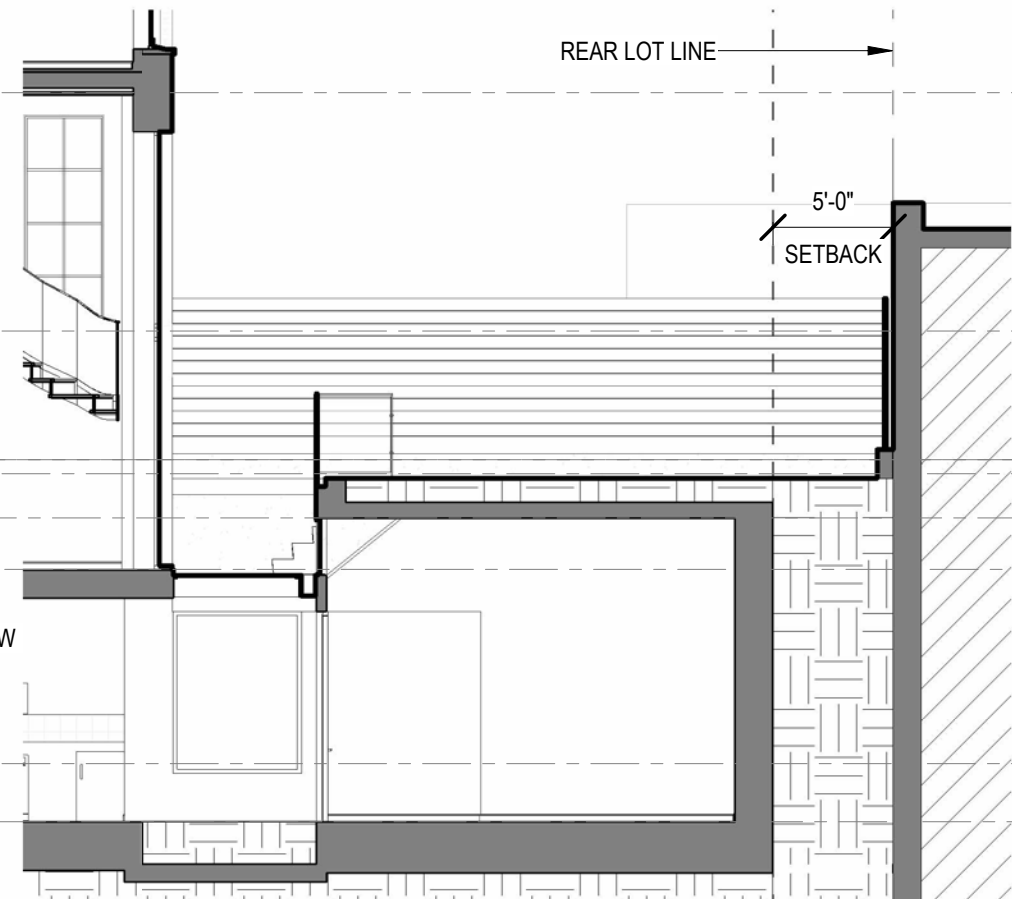




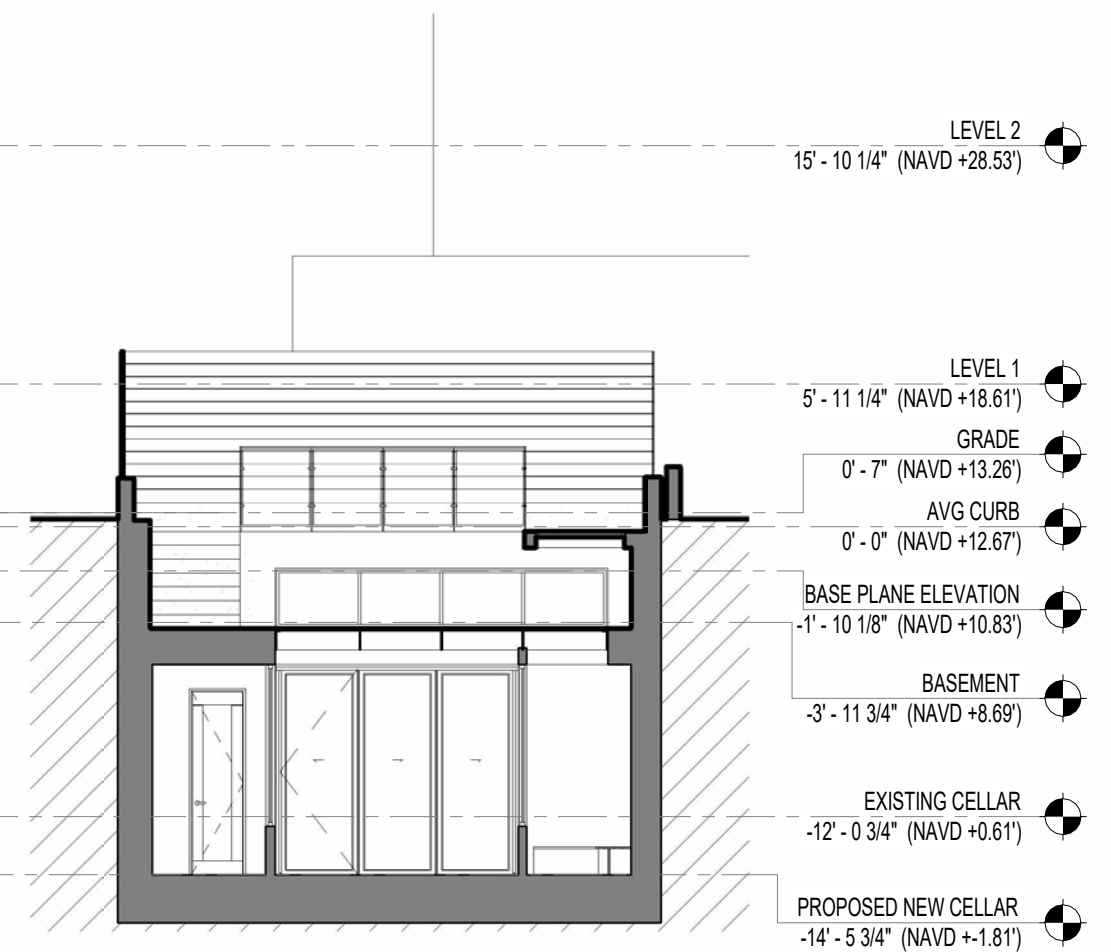
1 PROPOSED REAR YARD PLAN
1/8" = 1'-0"



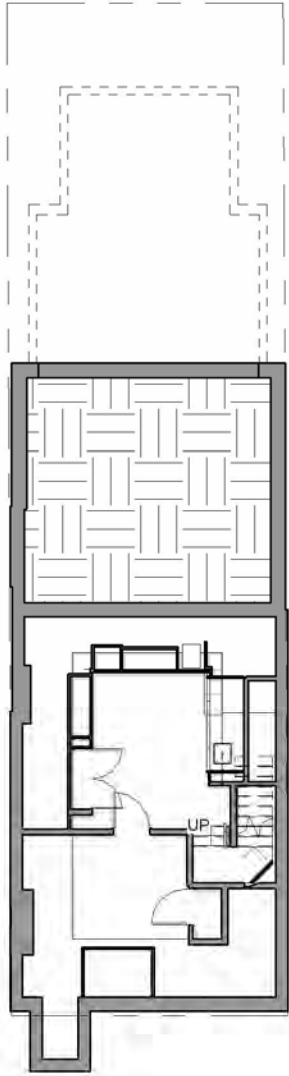
2 PROPOSED REAR ADDITION ELEVATION
1/8" = 1'-0"



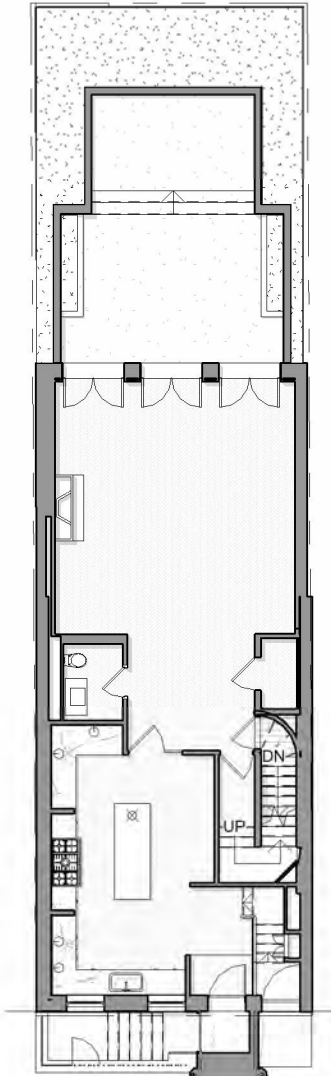
3 PROPOSED REAR YARD SECTION
1/8" = 1'-0"



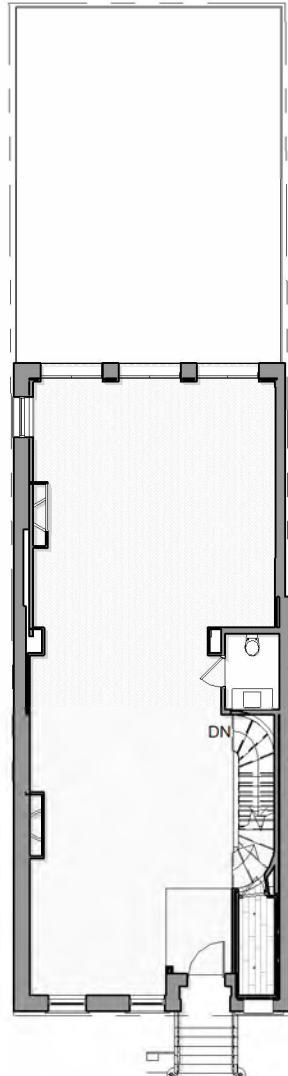
4 PROPOSED REAR YARD SECTION
1/8" = 1'-0"



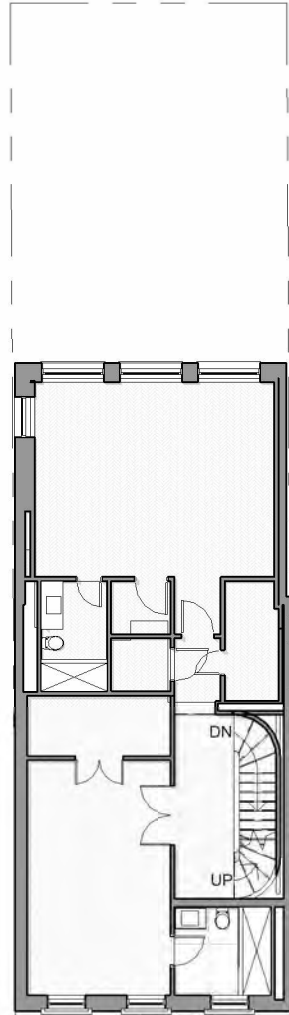
① EXISTING - CELLAR
1/16" = 1'-0"



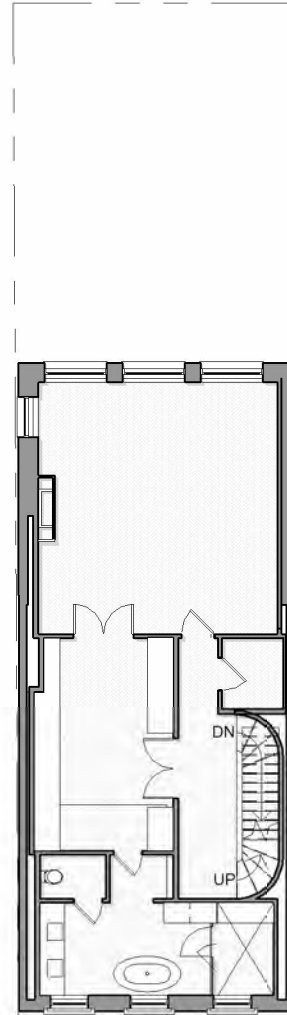
② EXISTING - BASEMENT
1/16" = 1'-0"



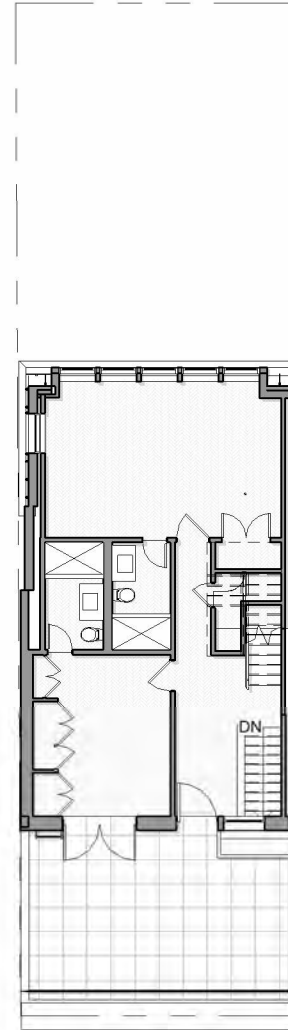
③ EXISTING - LEVEL 1
1/16" = 1'-0"



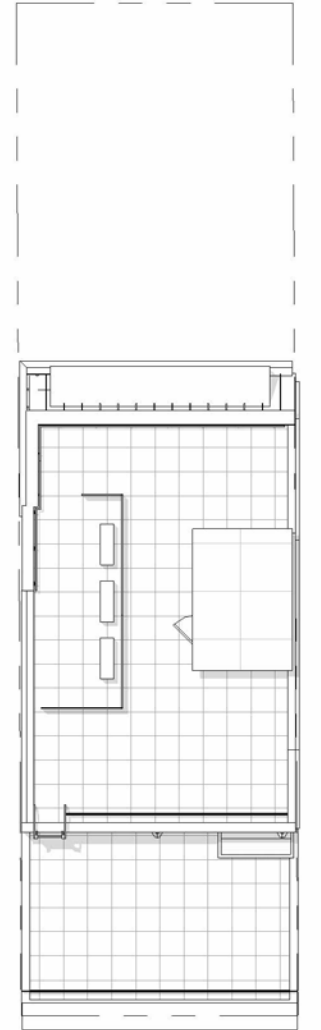
④ EXISTING - LEVEL 2
1/16" = 1'-0"



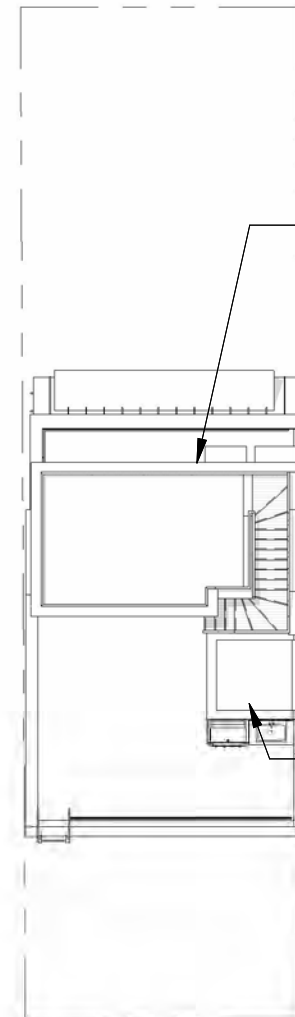
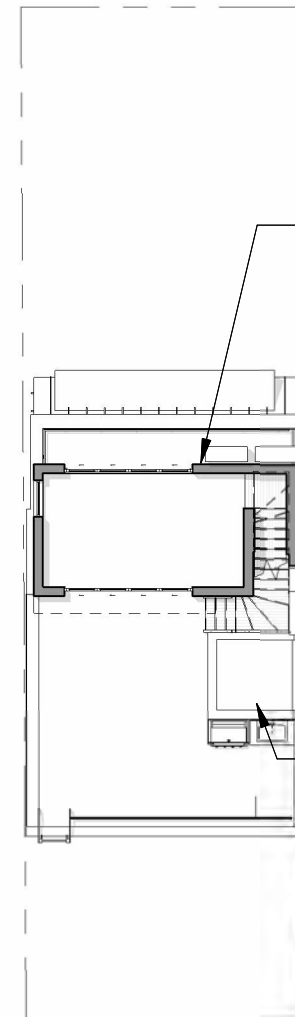
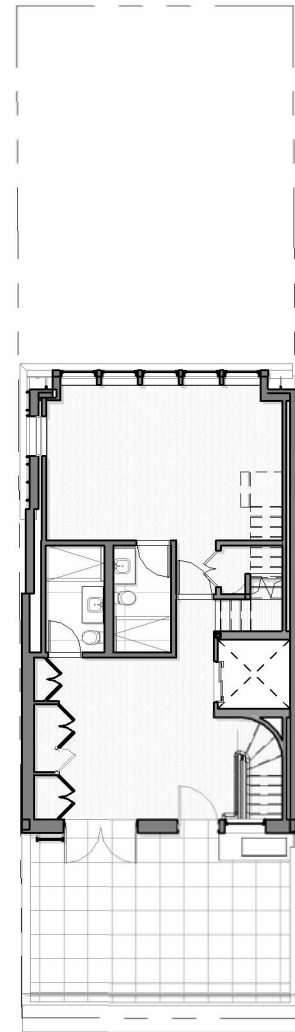
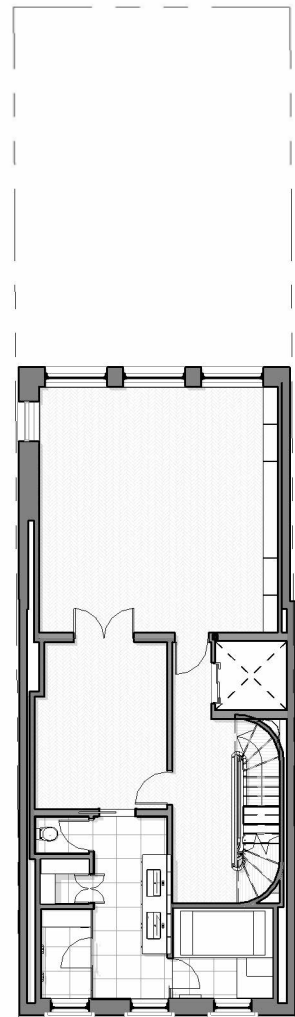
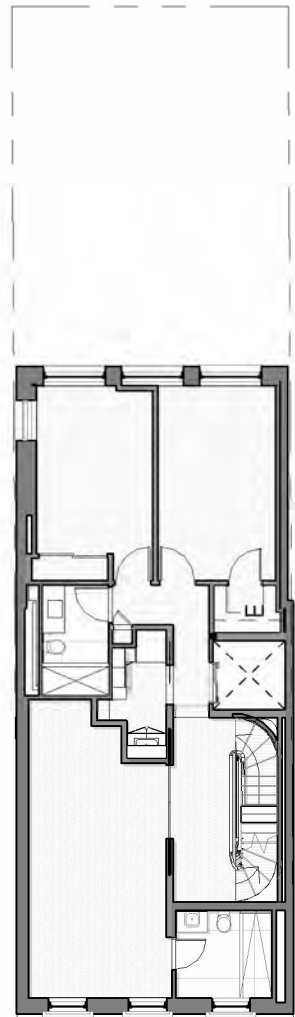
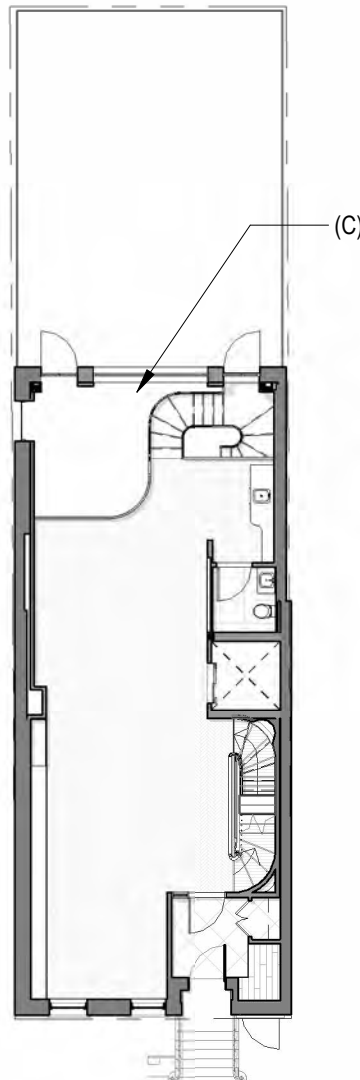
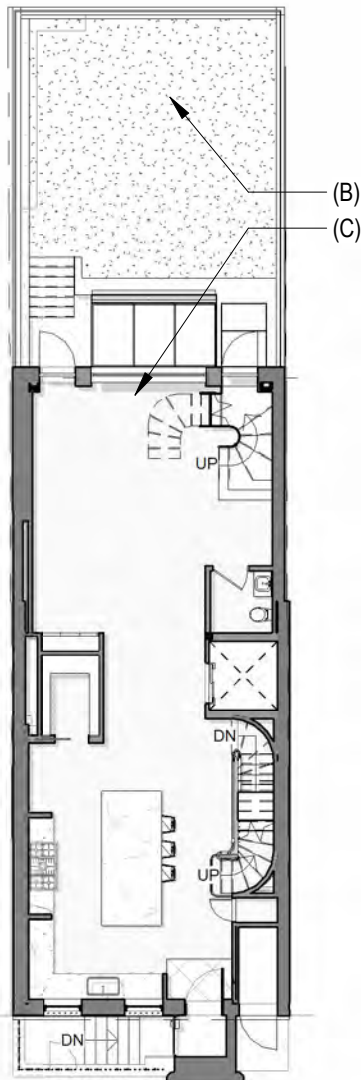
⑤ EXISTING - LEVEL 3
1/16" = 1'-0"



⑥ EXISTING - LEVEL 4
1/16" = 1'-0"



⑦ EXISTING - ROOF
1/16" = 1'-0"



1 PROPOSED - CELLAR
1/16" = 1'-0"

(A) EXCAVATE CELLAR

2 PROPOSED - BASEMENT
1/16" = 1'-0"

(B) NEW REAR YARD
(C) NEW DOUBLE HEIGHT
OPENING AT GARDEN LEVEL

3 PROPOSED - LEVEL 1
1/16" = 1'-0"

4 PROPOSED - LEVEL 2
1/16" = 1'-0"

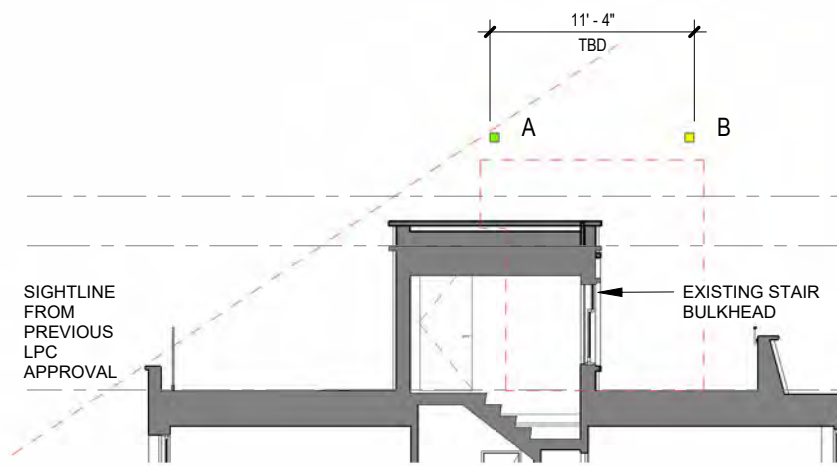
5 PROPOSED - LEVEL 3
1/16" = 1'-0"

6 PROPOSED - LEVEL 4
1/16" = 1'-0"

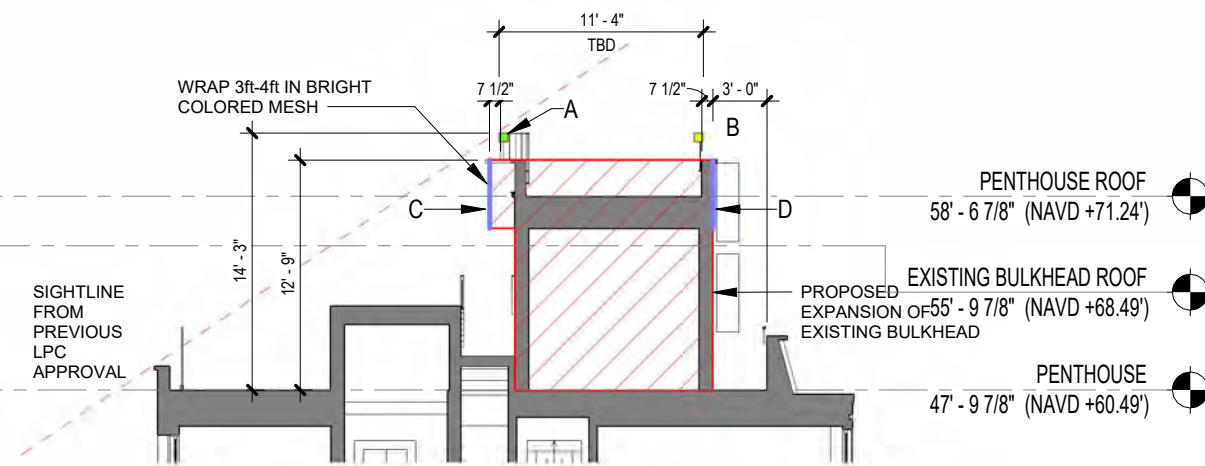
7 PROPOSED - PENTHOUSE
1/16" = 1'-0"

8 PROPOSED - ROOF
1/16" = 1'-0"

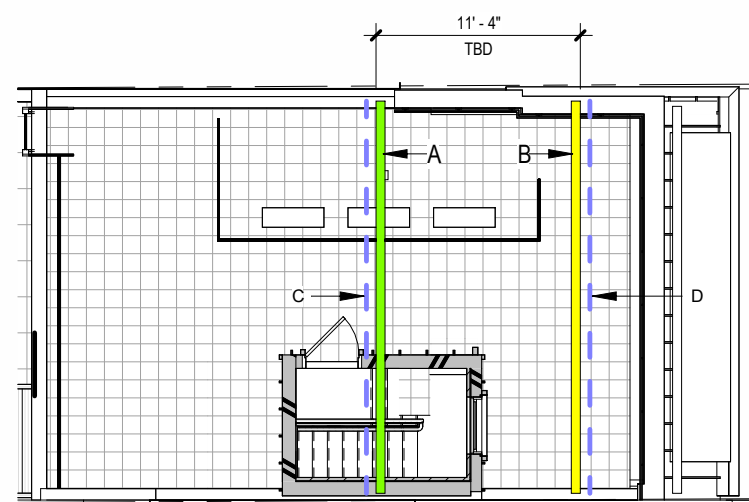
(D) ENLARGE ROOFTOP ADDITION
(E) NEW ELEVATOR OVERRUN



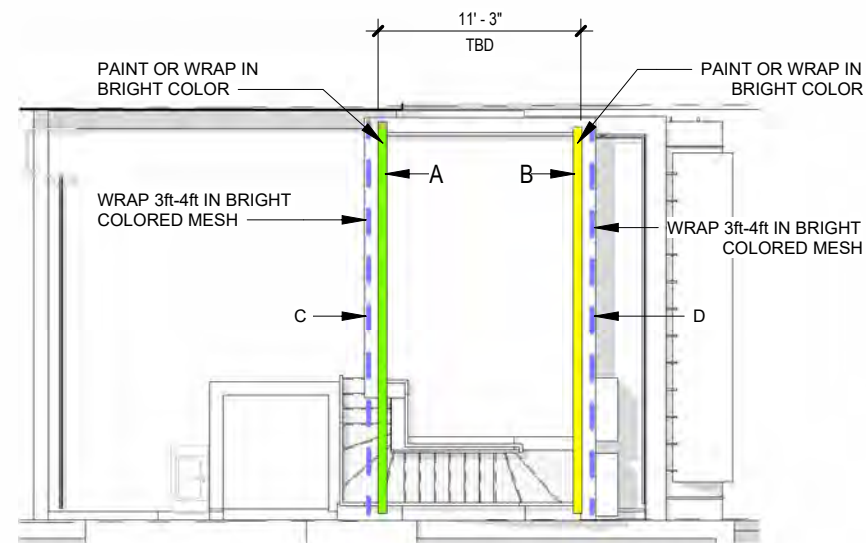
1 EXISTING - LONGITUDINAL SECTION DIAGRAM
3/32" = 1'-0"



2 PROPOSED - LONGITUDINAL SECTION DIAGRAM
3/32" = 1'-0"



3 EXISTING - ROOF PLAN DIAGRAM
3/32" = 1'-0"



4 PROPOSED - ROOF PLAN DIAGRAM
3/32" = 1'-0"



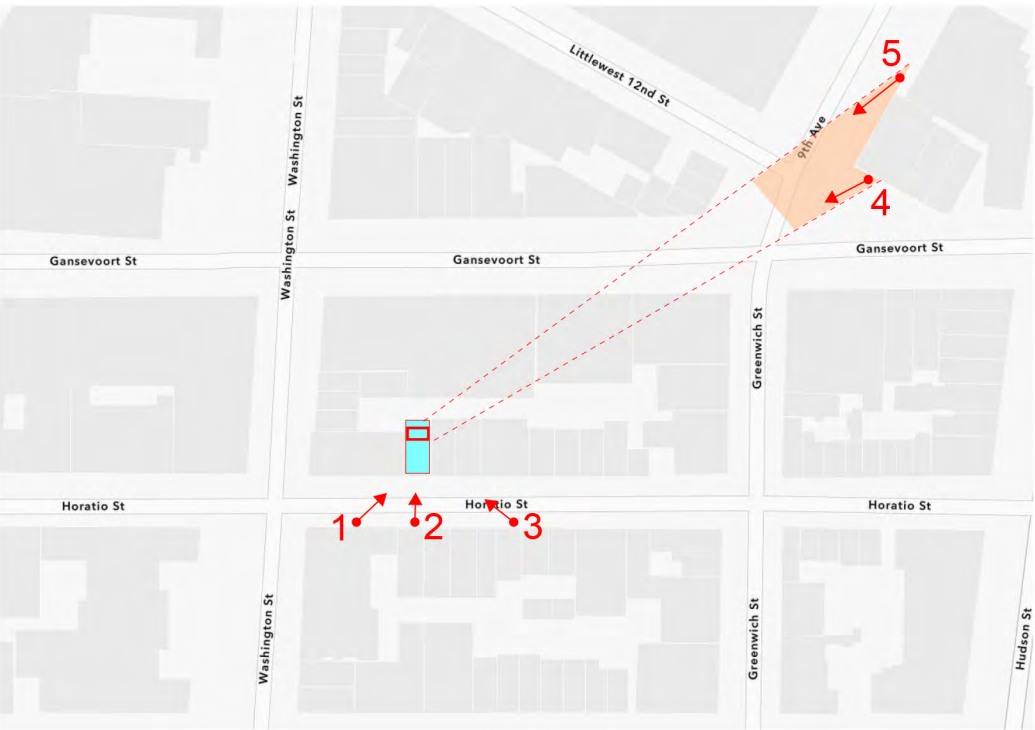
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2 no visibility from Horatio Street



3



views at rooftop of mockup





zoomed detail

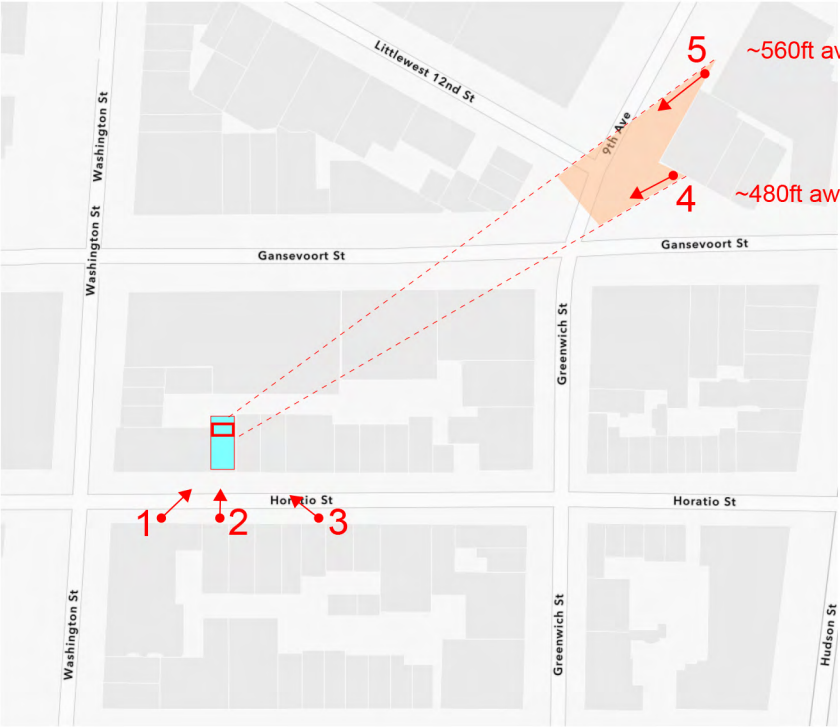
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photomontage

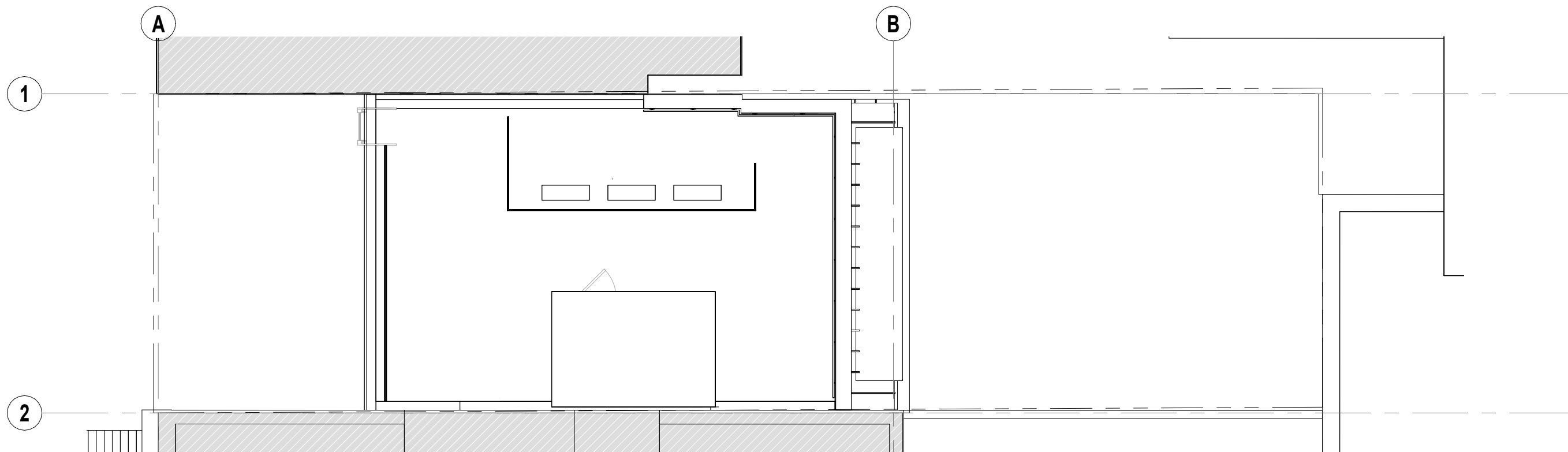
zoomed detail



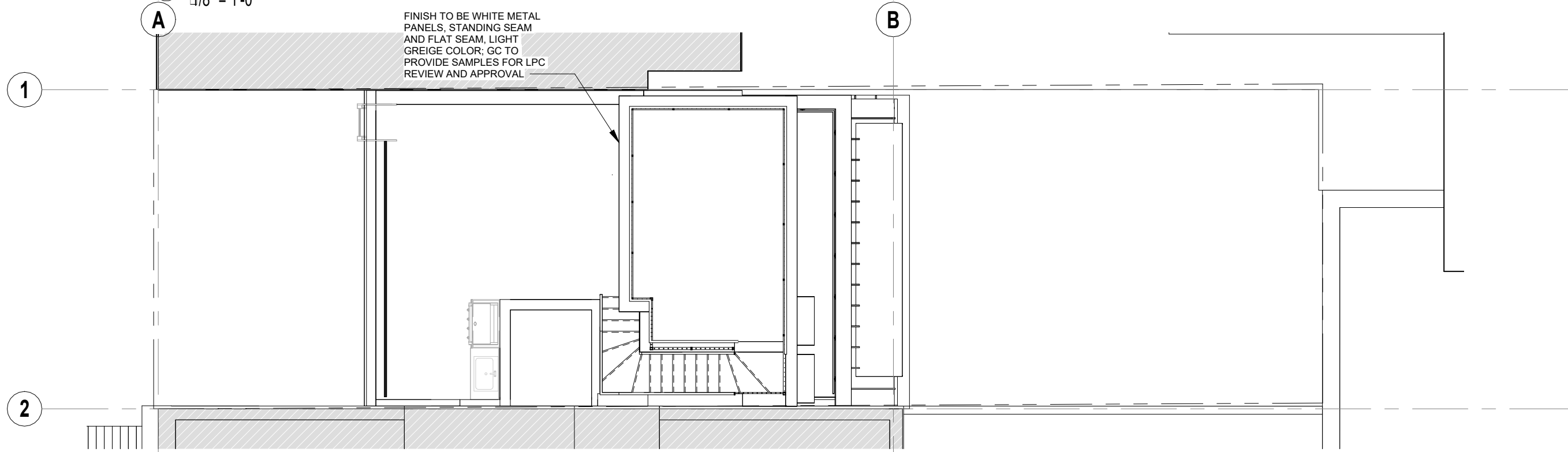
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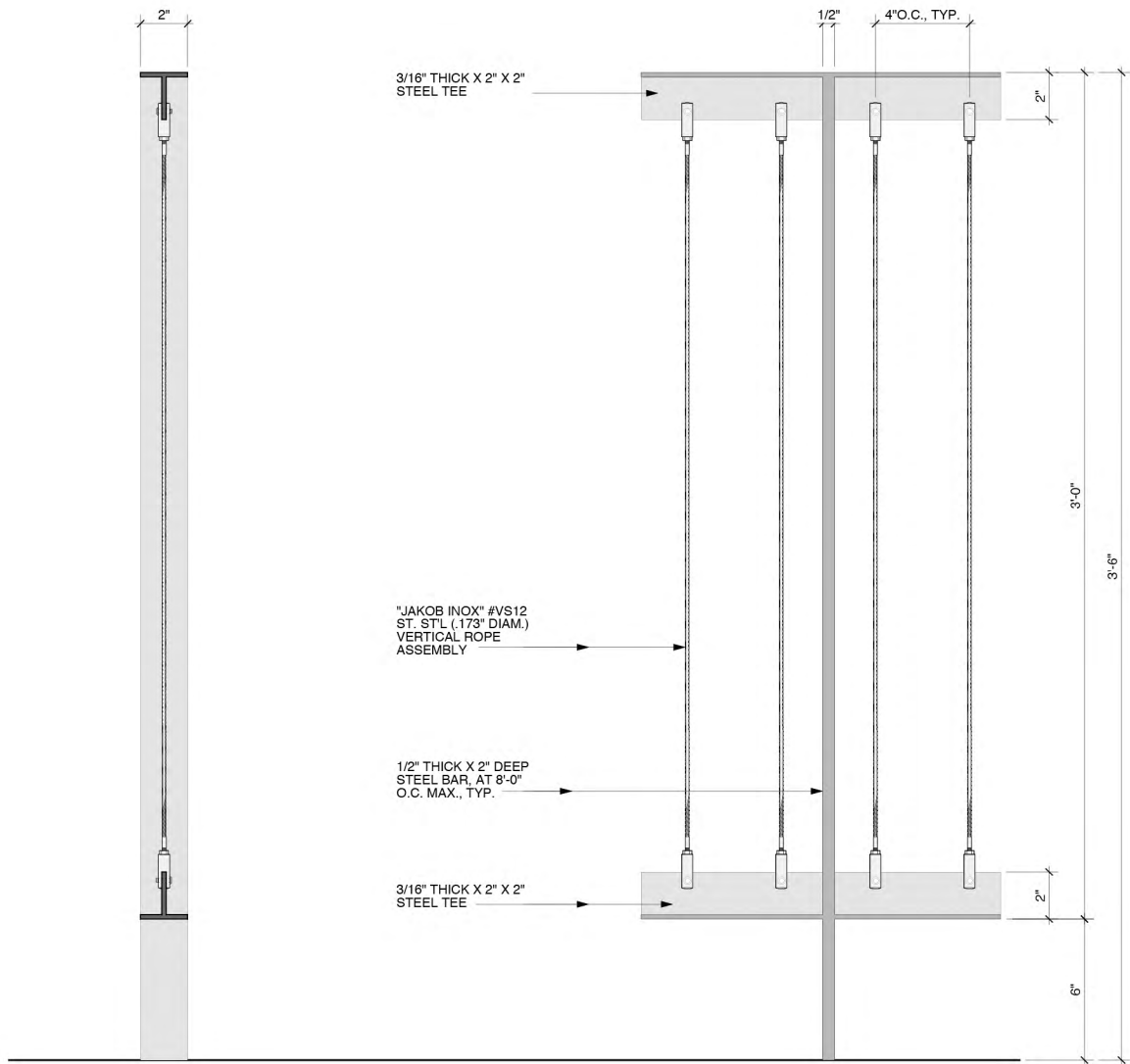
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1 EXISTING ROOF PLAN
1/8" = 1'-0"

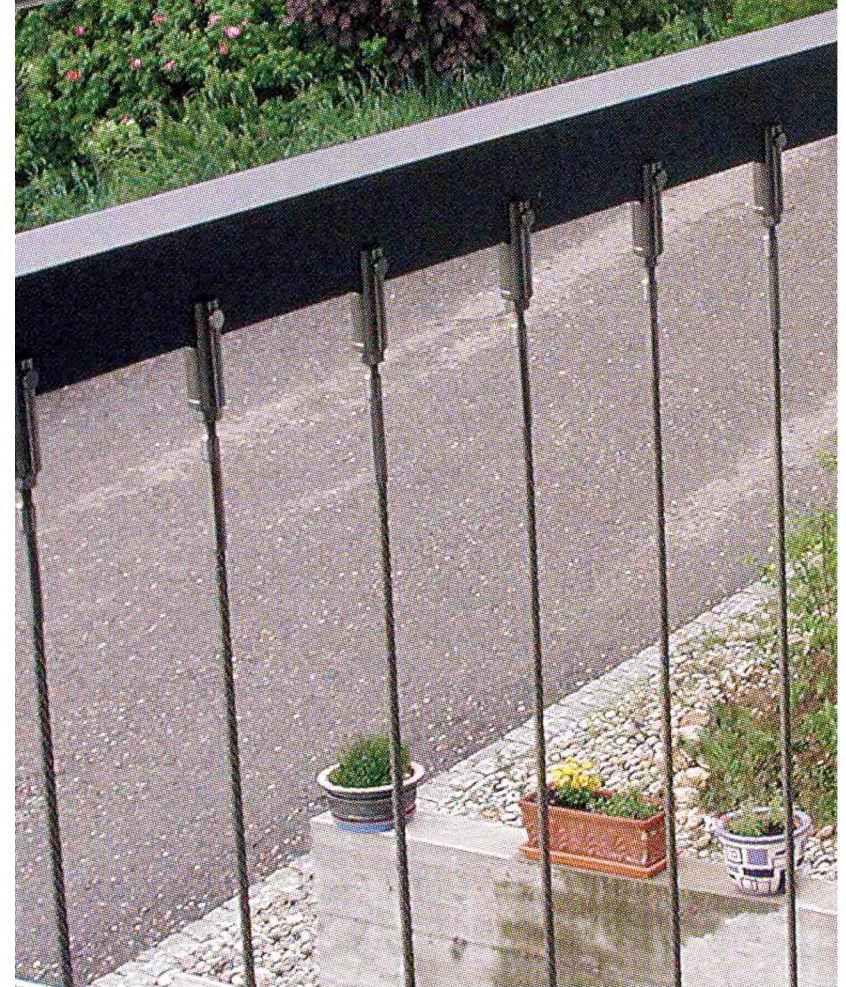
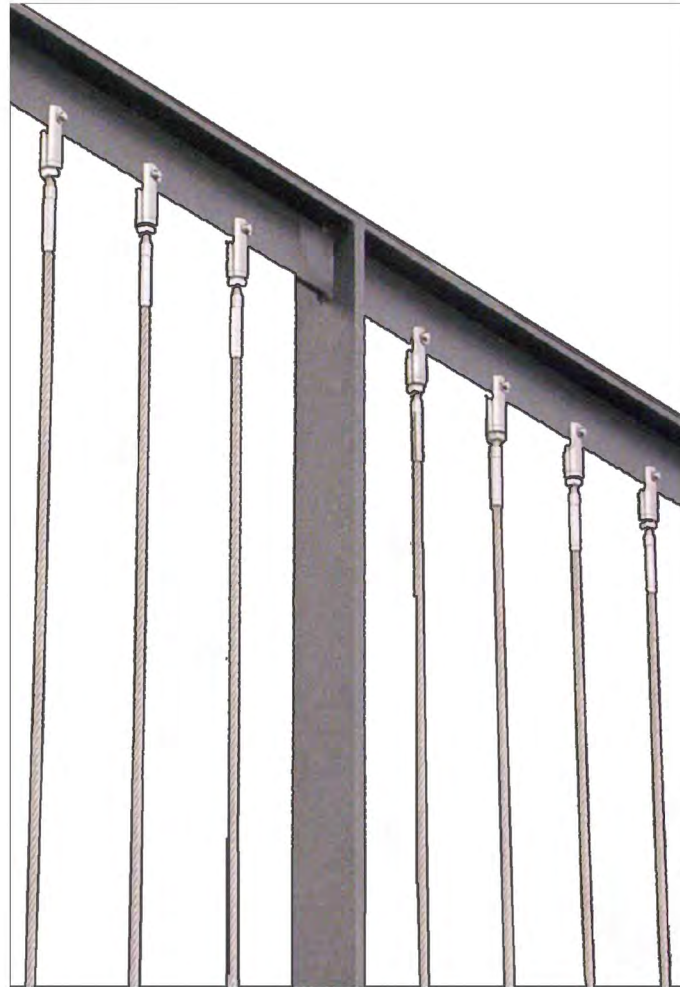


2 PROPOSED ROOF PLAN
1/8" = 1'-0"



SECTION

ELEVATION



May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-05585

83 Horatio Street – Greenwich Village Historic District Borough of Manhattan

To testify virtually, please join Zoom

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