

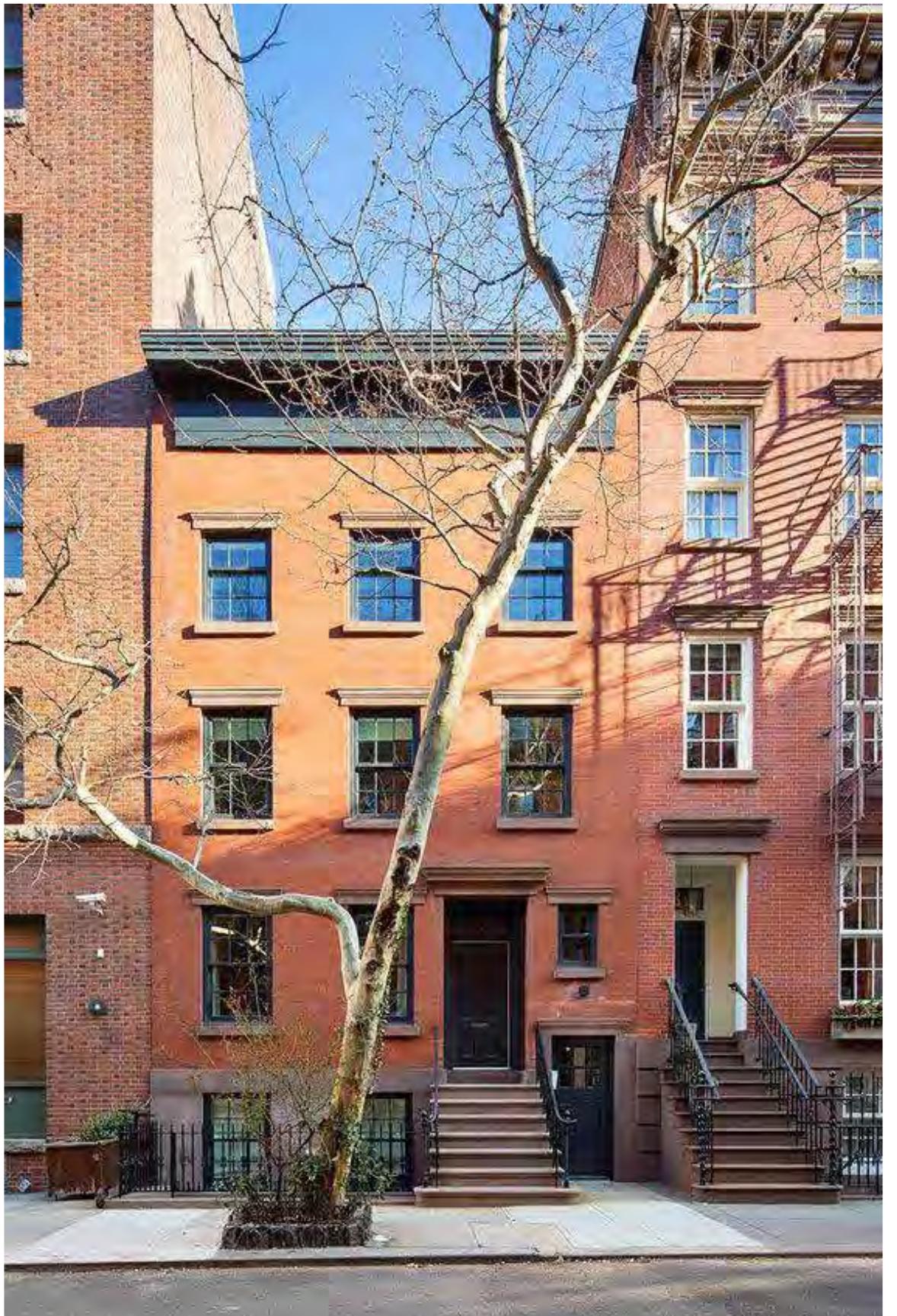
**January 13, 2026**  
Public Meeting

**The current proposal is:**

**Preservation Department – Item 3, LPC-25-05585**

**83 Horatio Street – Greenwich Village Historic District  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**

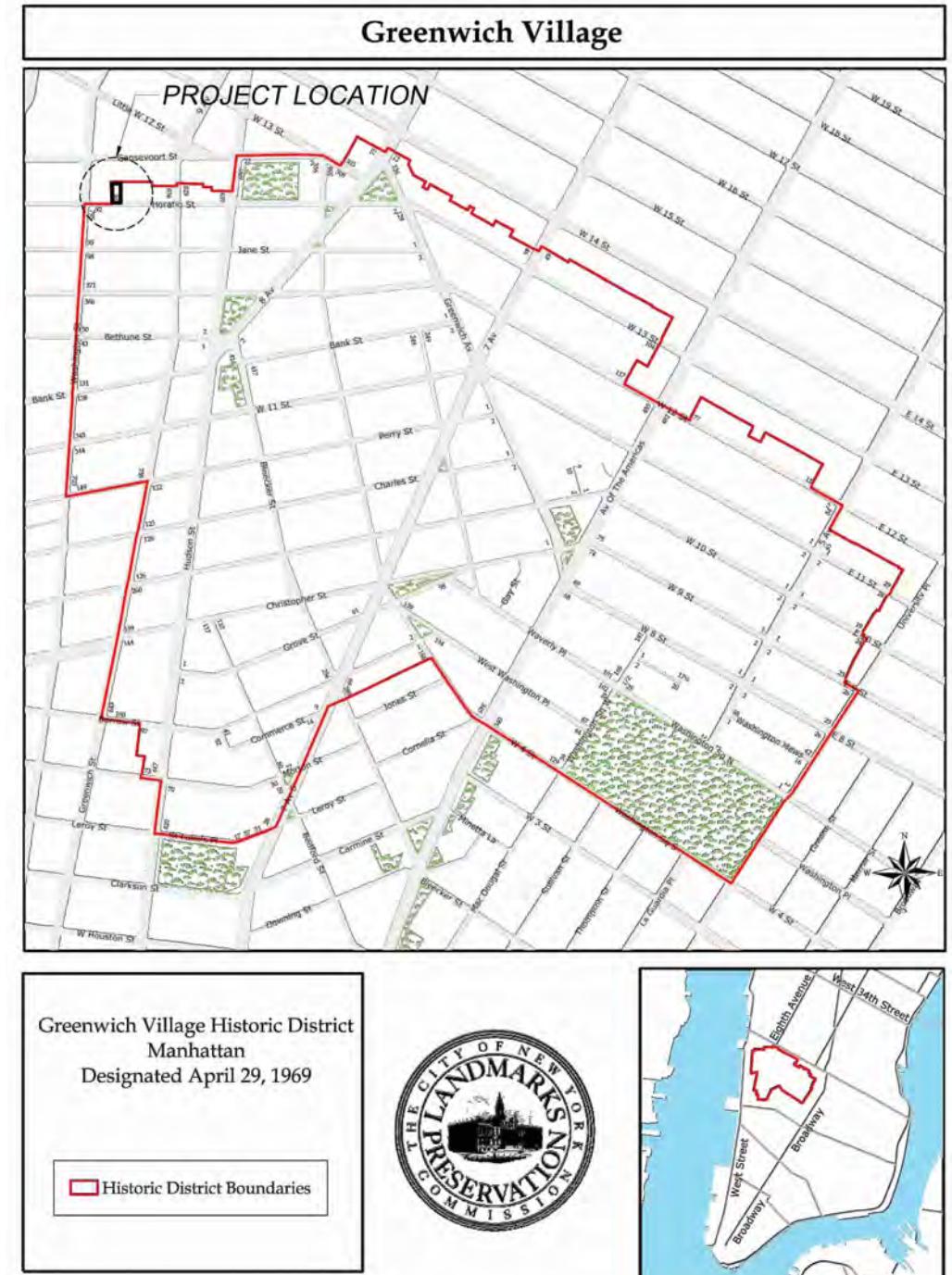


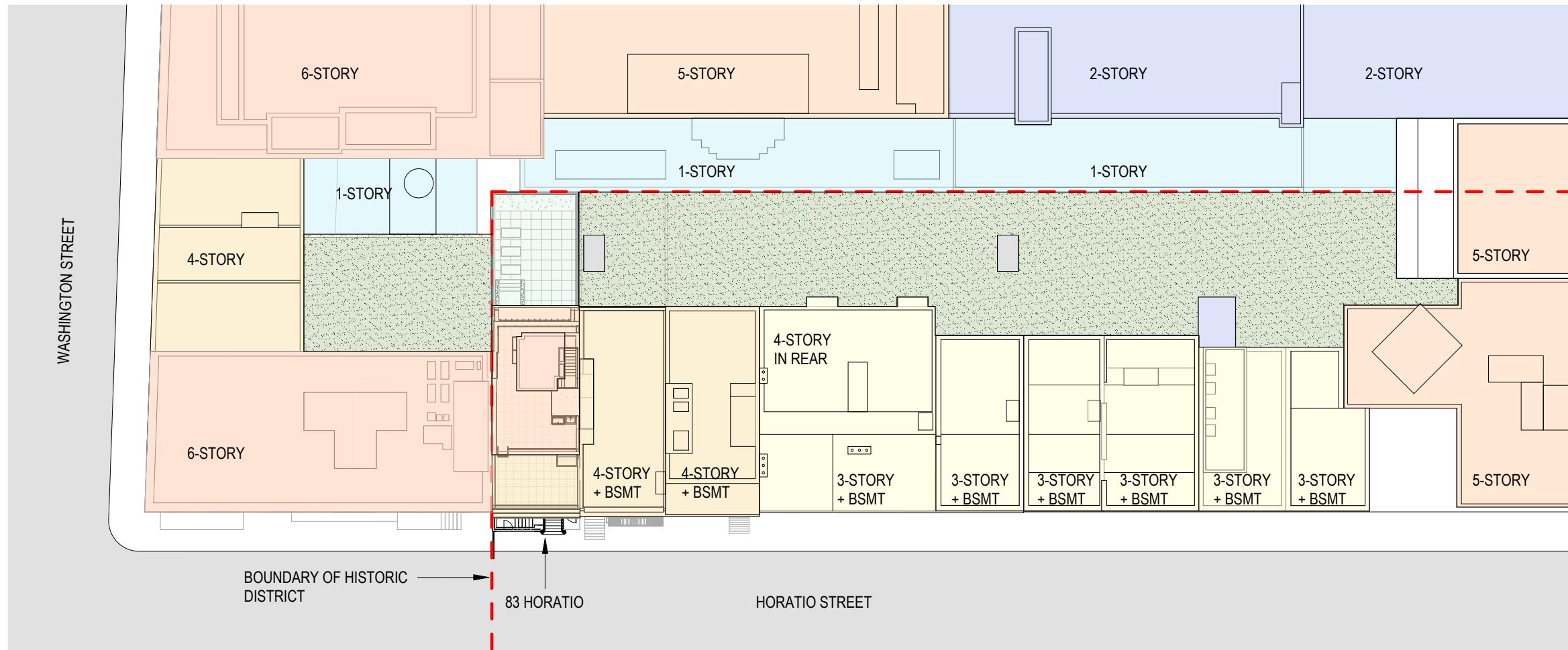
LANDMARKS PRESENTATION

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
REVISED 10/30/25

83 HORATIO STREET  
NEW YORK, NY, 10014

- EXCAVATIONS AT CELLAR LEVEL;  
(rev103025: SHALLOWER EXCAVATIONS AT REAR; NO NEW EXCAVATIONS AT EXISTING CELLAR FOOTPRINT EXCEPT AT ELEVATOR SHAFT)
- NEW REAR YARD DESIGNS;
- A NEW DOUBLE-HEIGHT OPENING AT THE REAR FACADE AT GARDEN (BASEMENT) LEVEL;  
(rev103025: SIMPLIFIED REAR FACADE, PRESERVE BRICK PIERS)
- A NEW ELEVATOR ON THE INTERIOR (ELEVATOR OVERRUN AT ROOF LEVEL, NOT VISIBLE TO STREET OR FROM HIGHLINE)
- MODIFY AND ENLARGE EXISTING STAIR BULKHEAD (LIMITED VISIBILITY FROM GANSEVOORT SQUARE ONLY)  
(rev103025: DECREASED SIZE; MOVE HVAC UNITS; DELETE UPPER ROOF ACCESS AND RAILING)





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

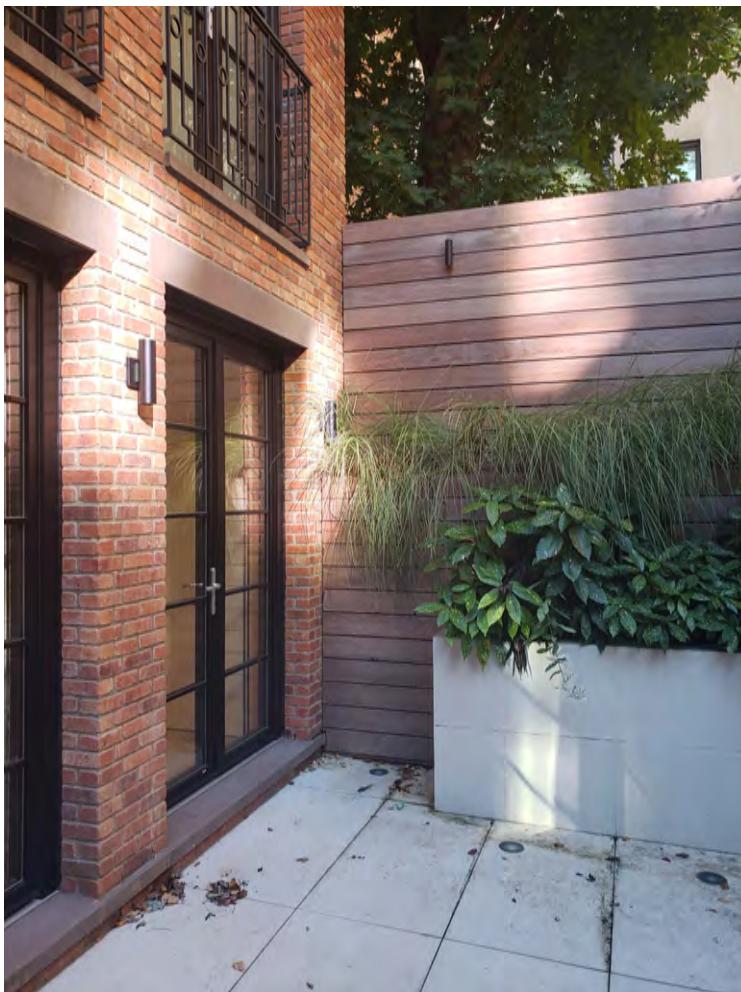




EXISTING REAR FACADE



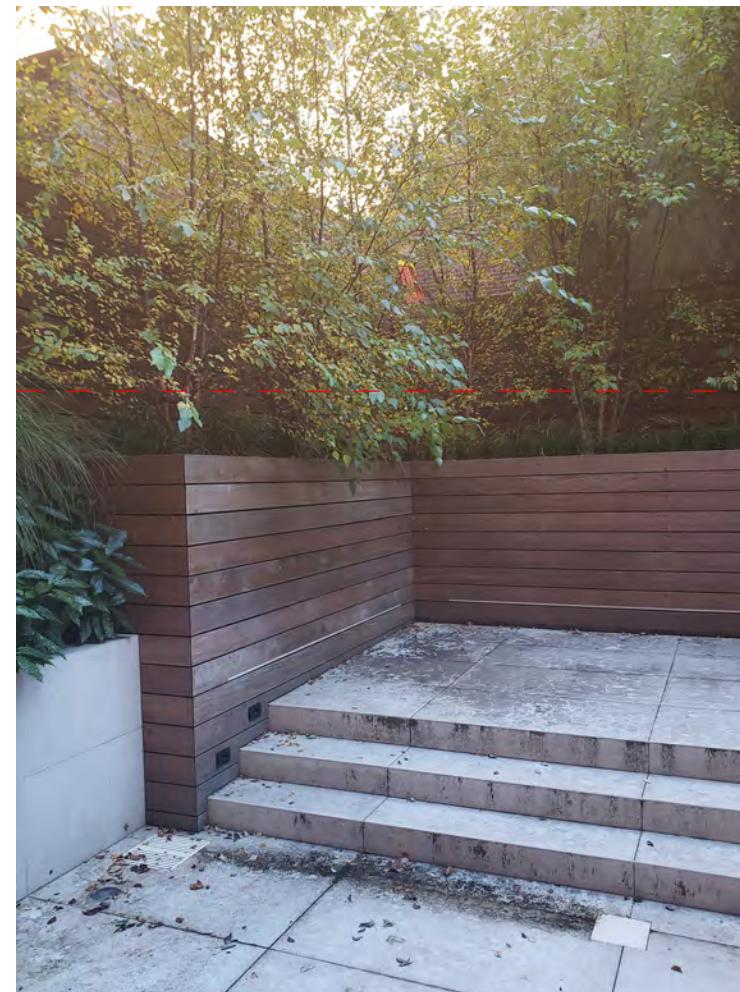
NEIGHBORING BUILDINGS - EAST



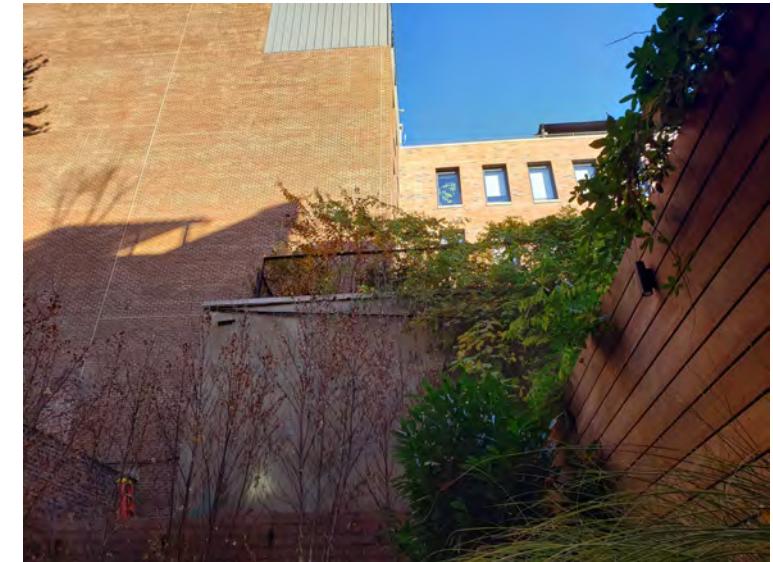
EXISTING REAR FACADE



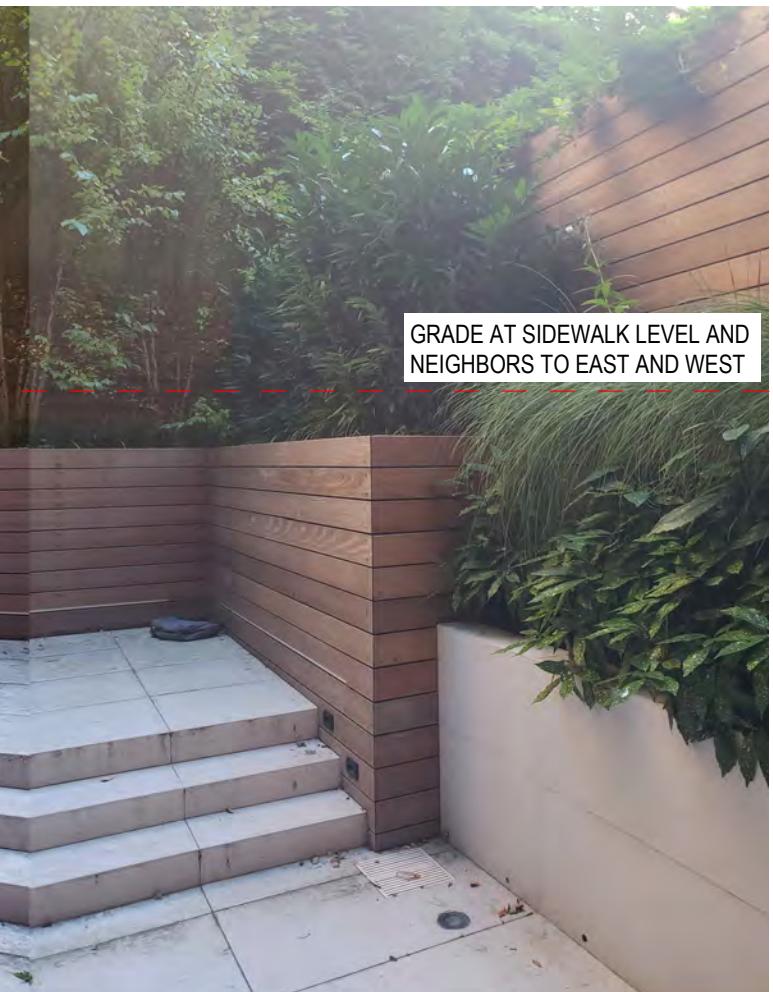
NEIGHBORING BUILDINGS - NORTHWEST



EXISTING REAR YARD (COMPOSITE)



NEIGHBORING BUILDINGS - NORTH



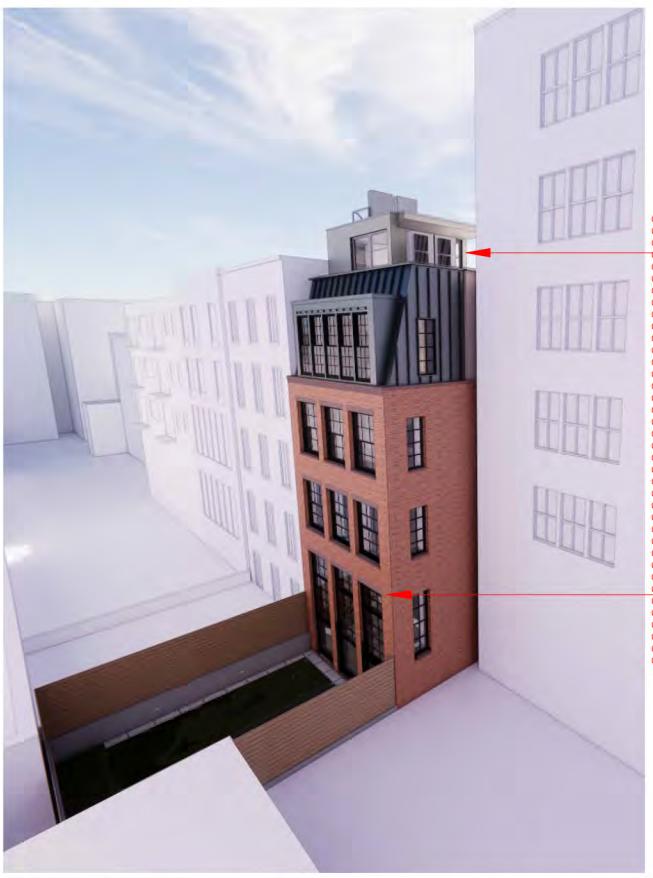
GRADE AT SIDEWALK LEVEL AND  
NEIGHBORS TO EAST AND WEST



5/6/25 PUBLIC HEARING REAR FACADE - VIEW FROM WEST



5/6/25 PUBLIC HEARING REAR FACADE



10/30/25 PROPOSED REAR FACADE - VIEW FROM WEST



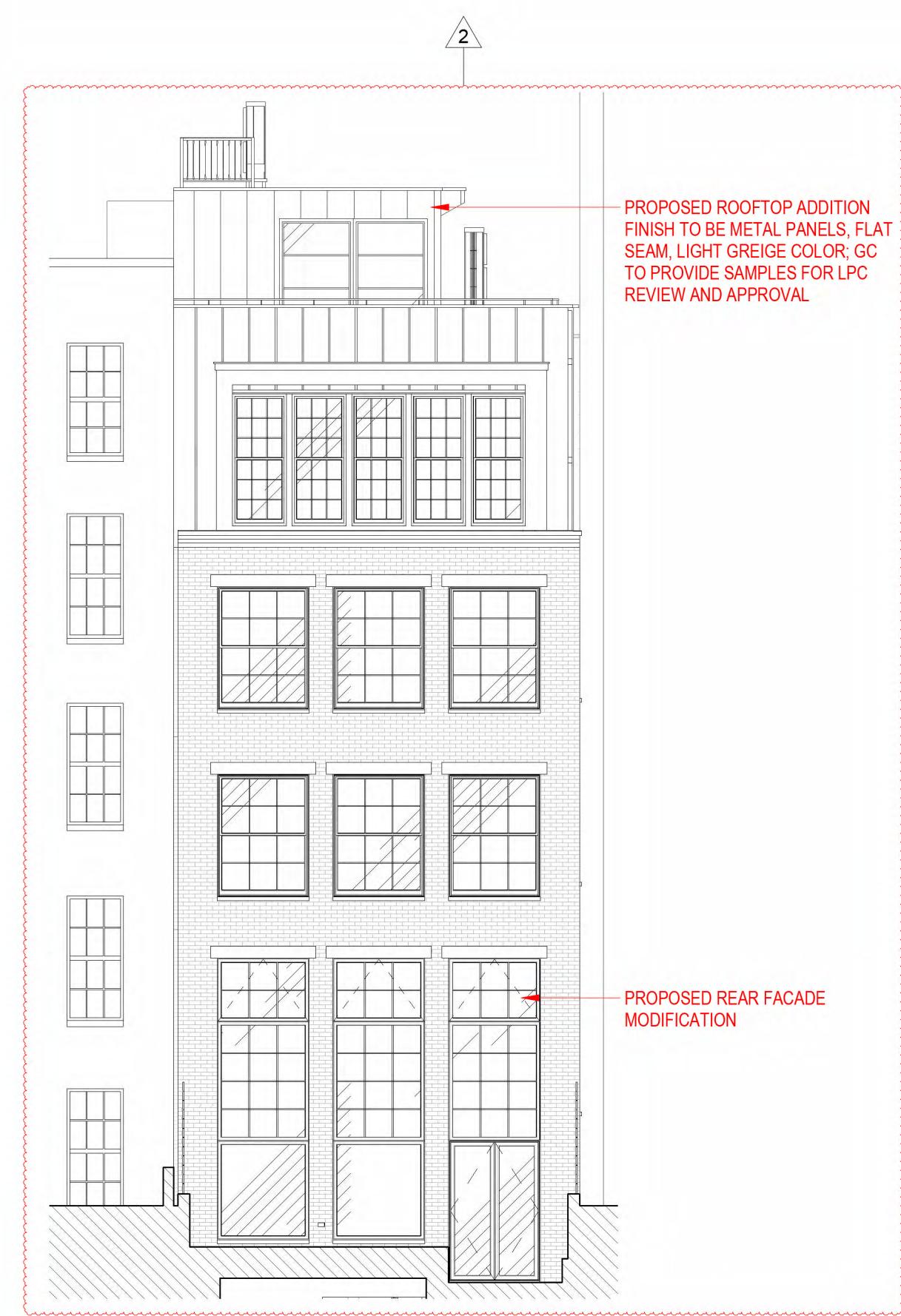
10/30/25 PROPOSED REAR FACADE

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

PROPOSED NEW REAR  
FACADE

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

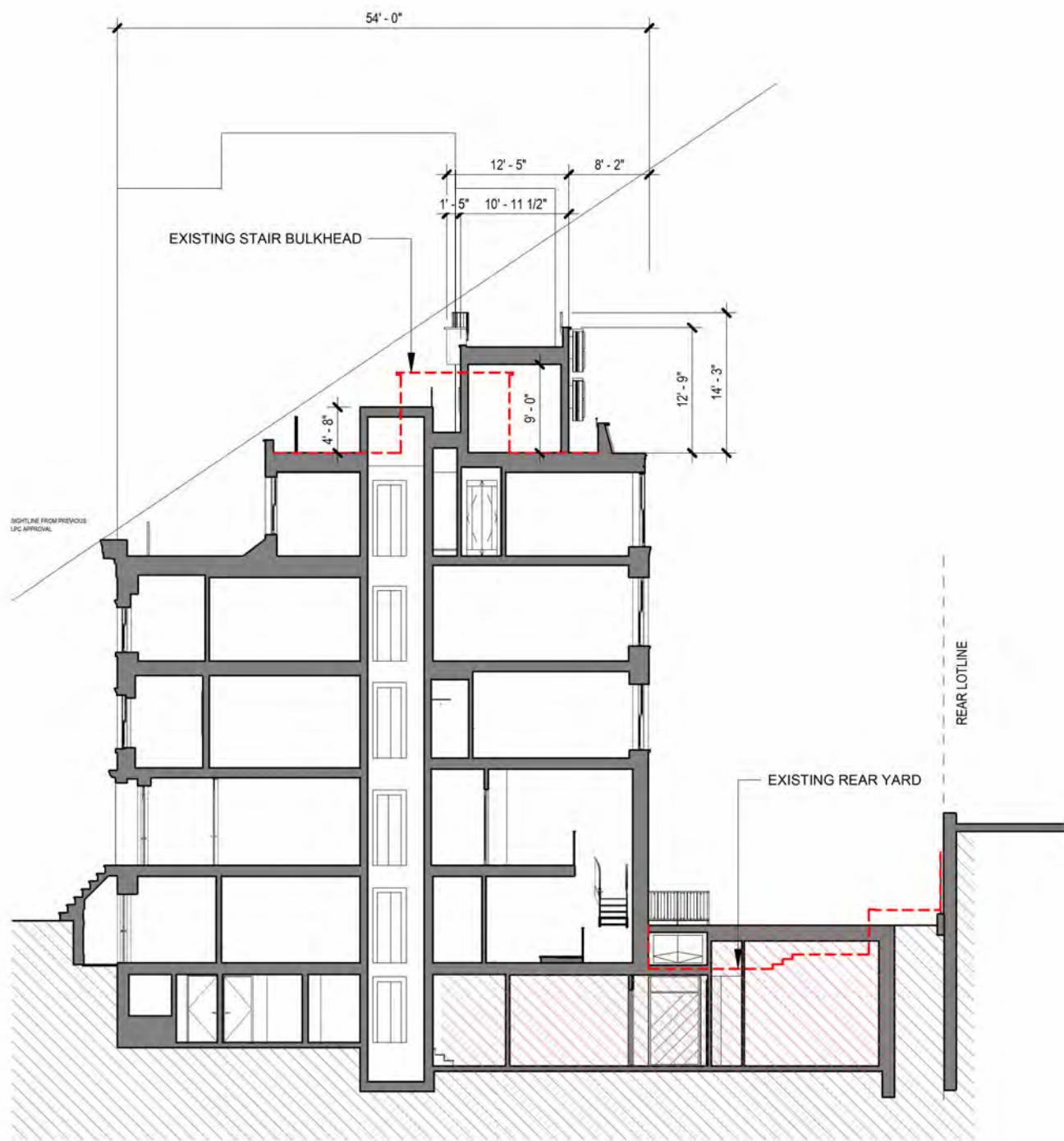
PROPOSED NEW REAR  
FACADE



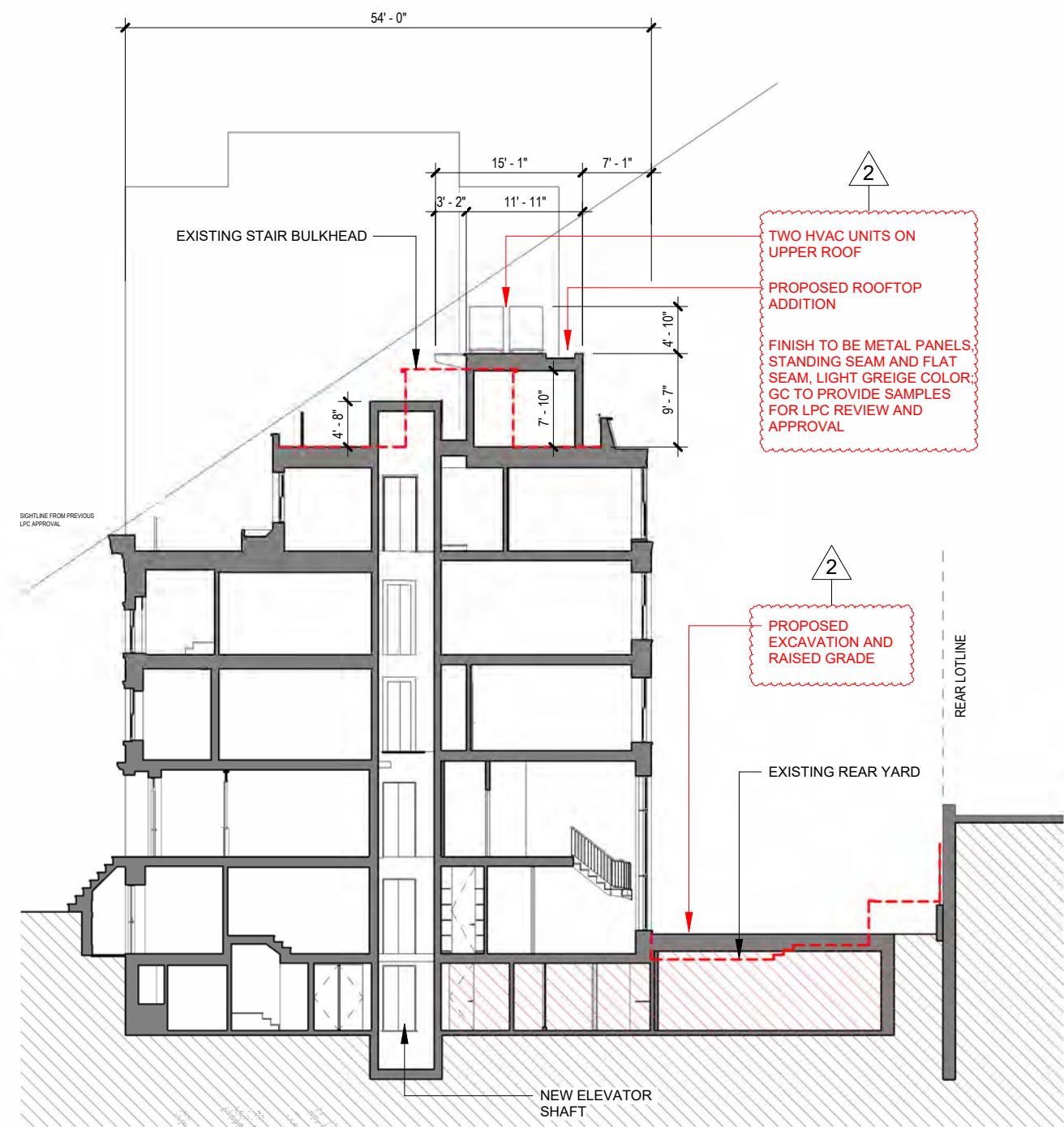
1 10/30/25 PROPOSED REAR SITE ELEVATION

1/8" = 1'-0"

2 REV 10/30/25

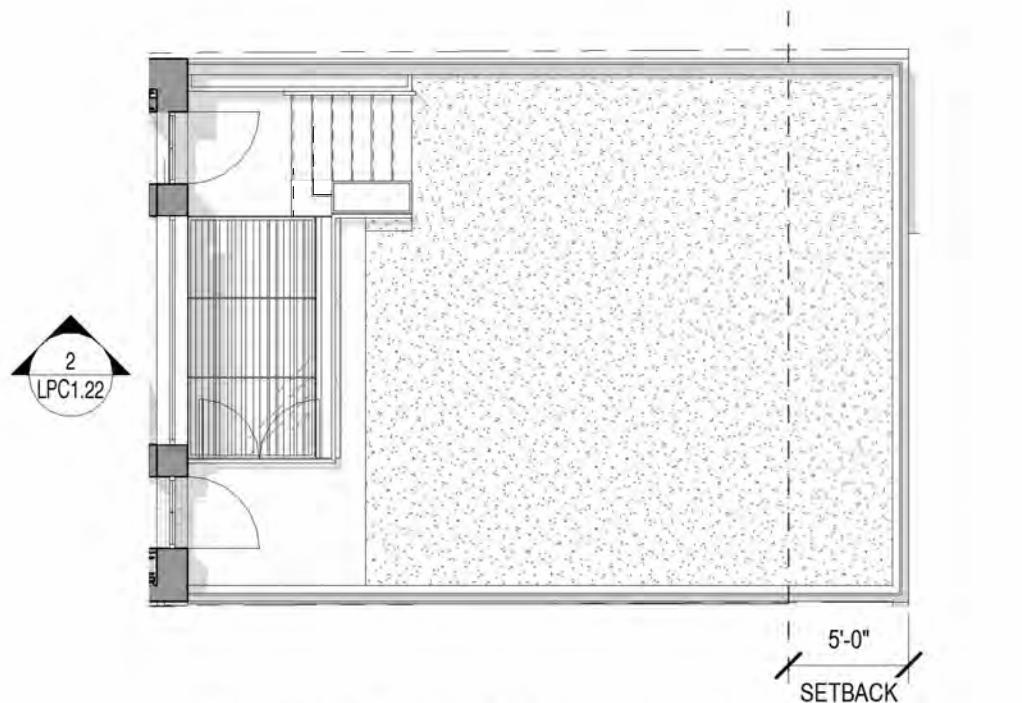


1 5/6/25 PUBLIC HEARING BUILDING SECTION  
1/16" = 1'-0" PREVIOUSLY PROPOSED DESIGN 05/06/25



2 10/30/25 PROPOSED BUILDING SECTION  
1/16" = 1'-0" PROPOSED DESIGN

△ REV 10/30/25



① 5/6/25 PUBLIC HEARING REAR YARD PLAN  
1/8" = 1'-0"

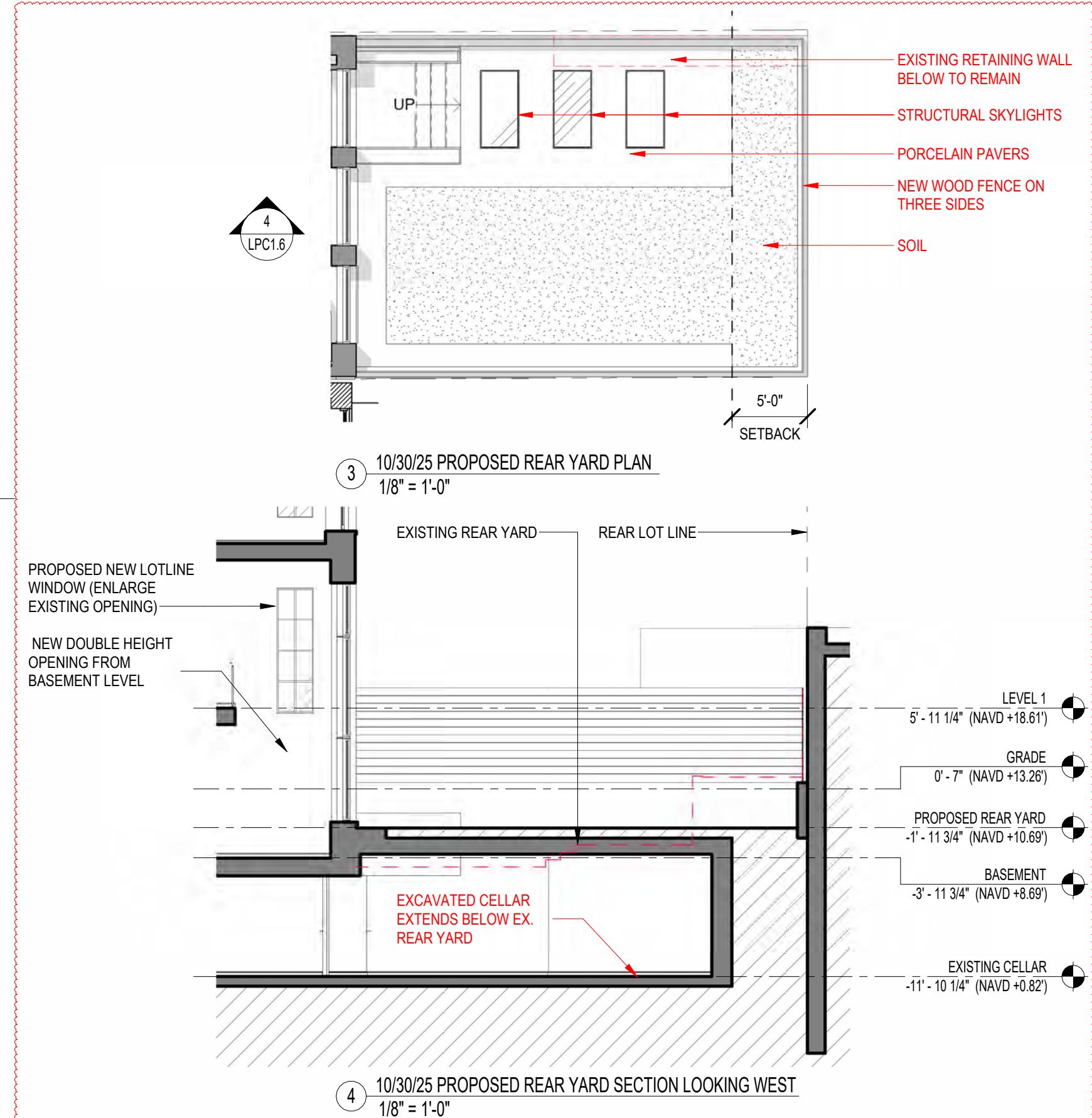
NOTE: EXISTING CELLAR IS SHOWN 2 1/2" LOWER THAN ACTUAL IN 5/6 PRESENTATION DUE TO SURVEY ERROR. CORRECTED SIZE SHOWN IN 10/30 PROPOSAL.

PROPOSED REAR YARD  
-0' - 2" (NAVD +12.51")

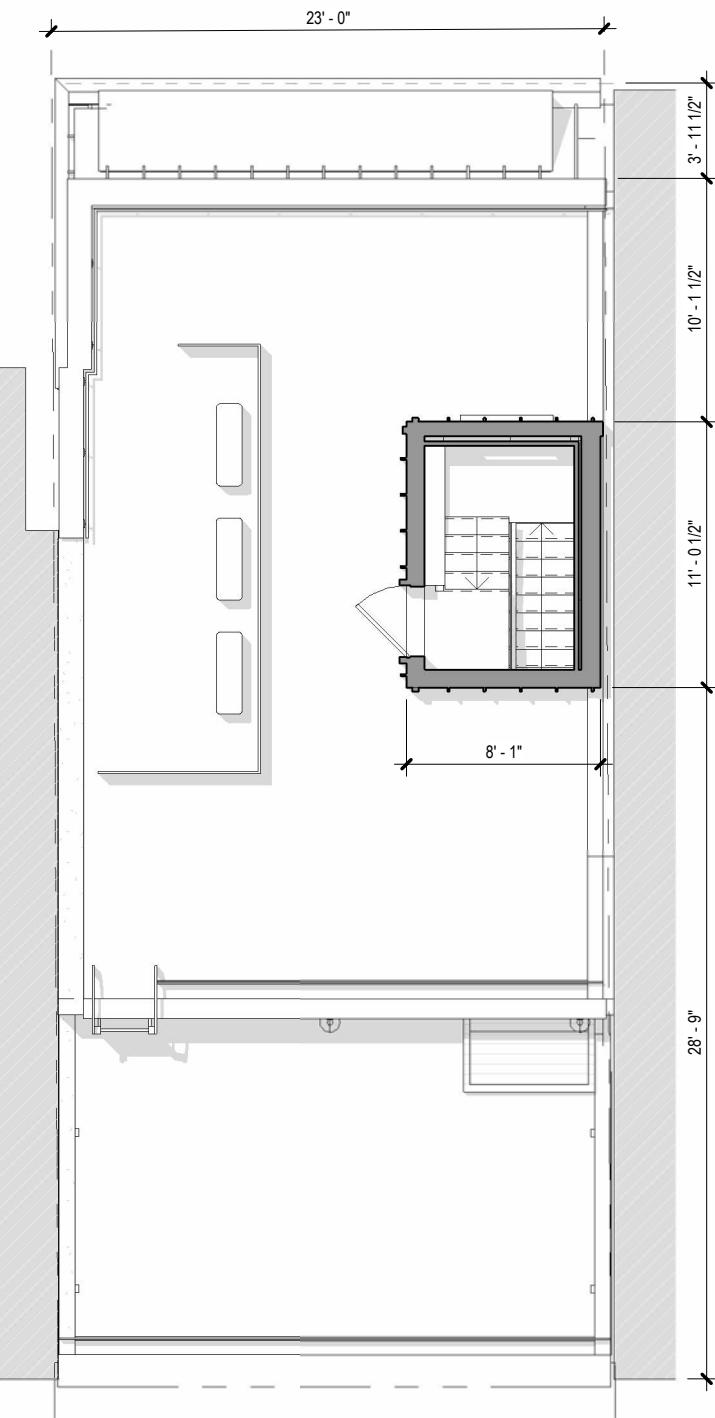
EXISTING CELLAR  
-12' - 0 3/4" (NAVD +0.61")

PROPOSED NEW CELLAR  
-14' - 5 3/4" (NAVD +1.81")

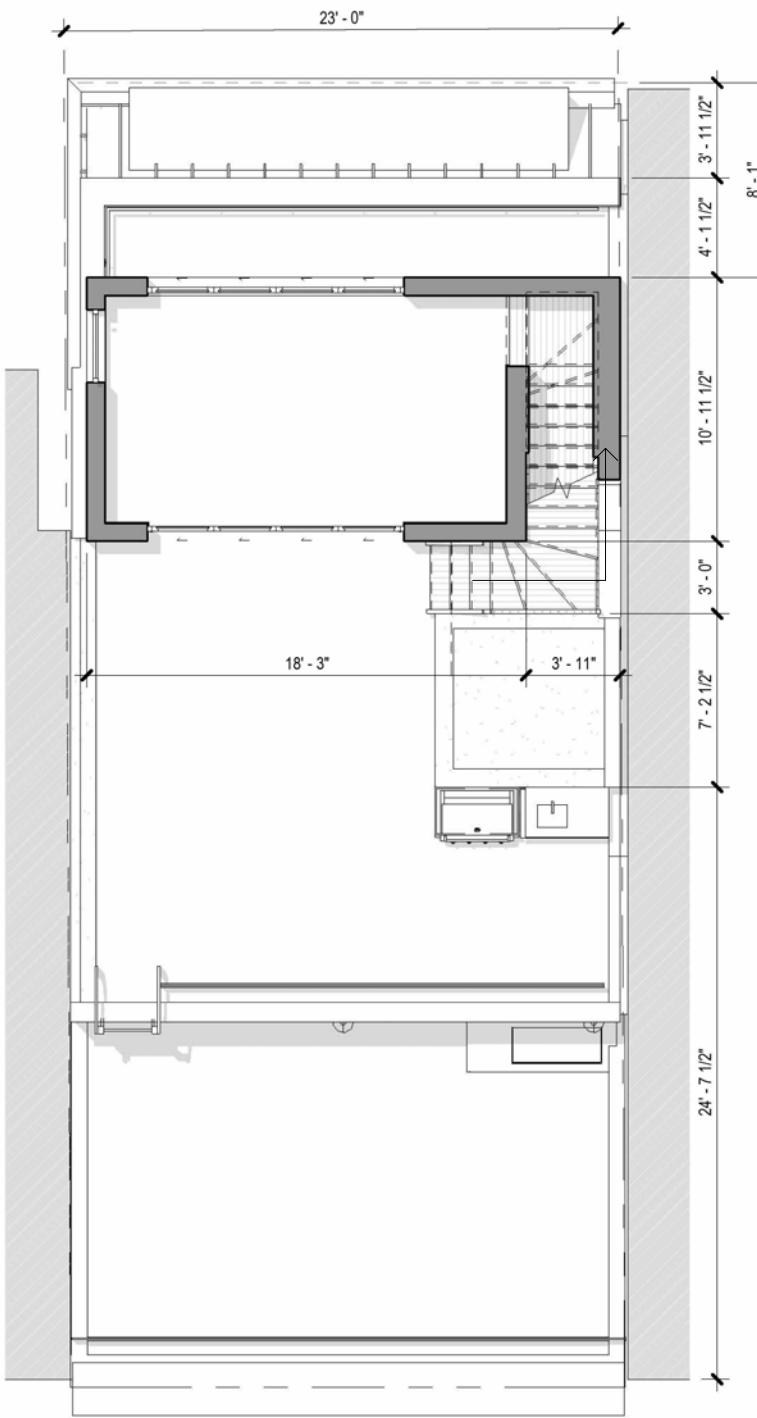
② 5/6/25 PUBLIC HEARING REAR YARD SECTION LOOKING WEST  
1/8" = 1'-0"



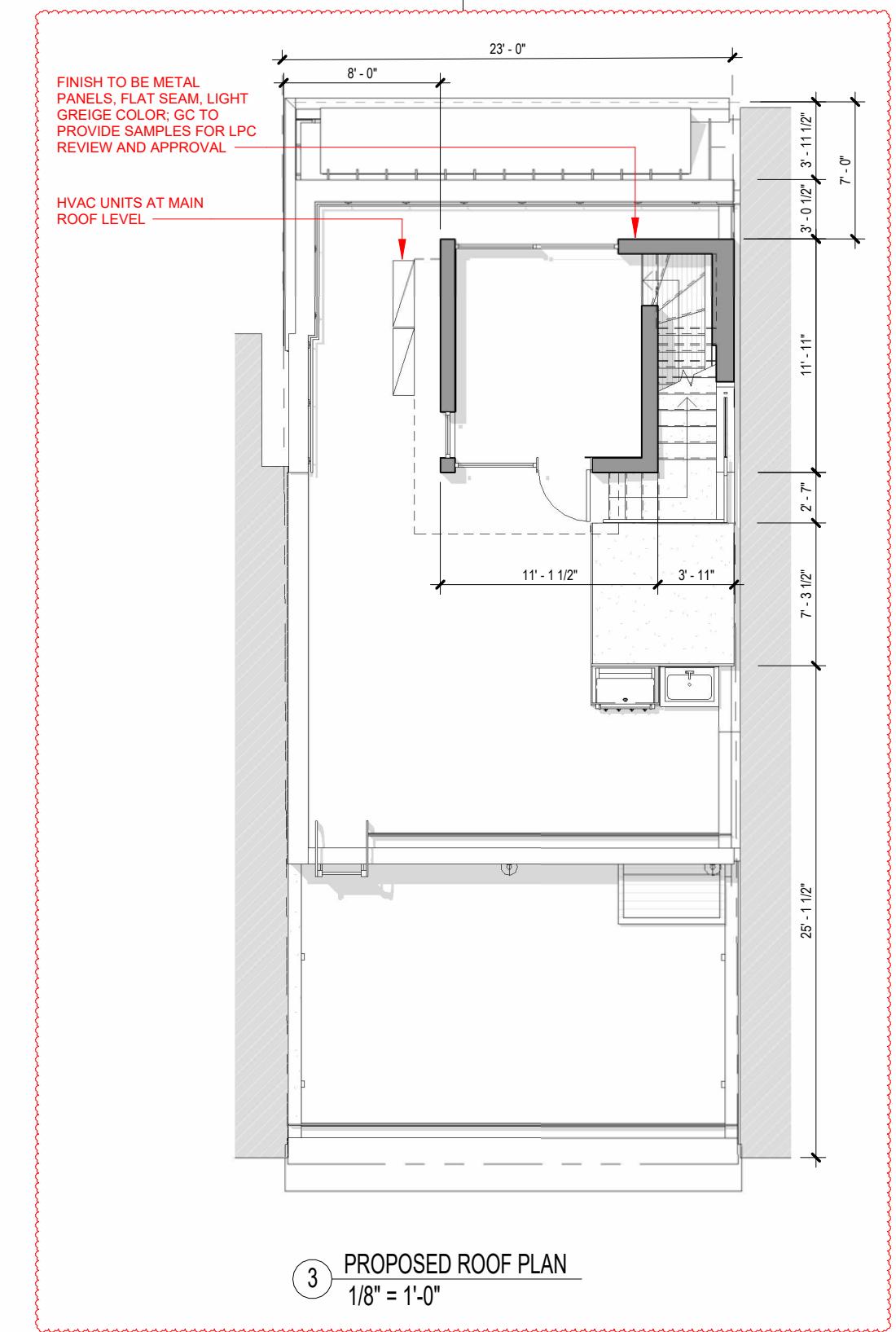
2 REV 10/30/25



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

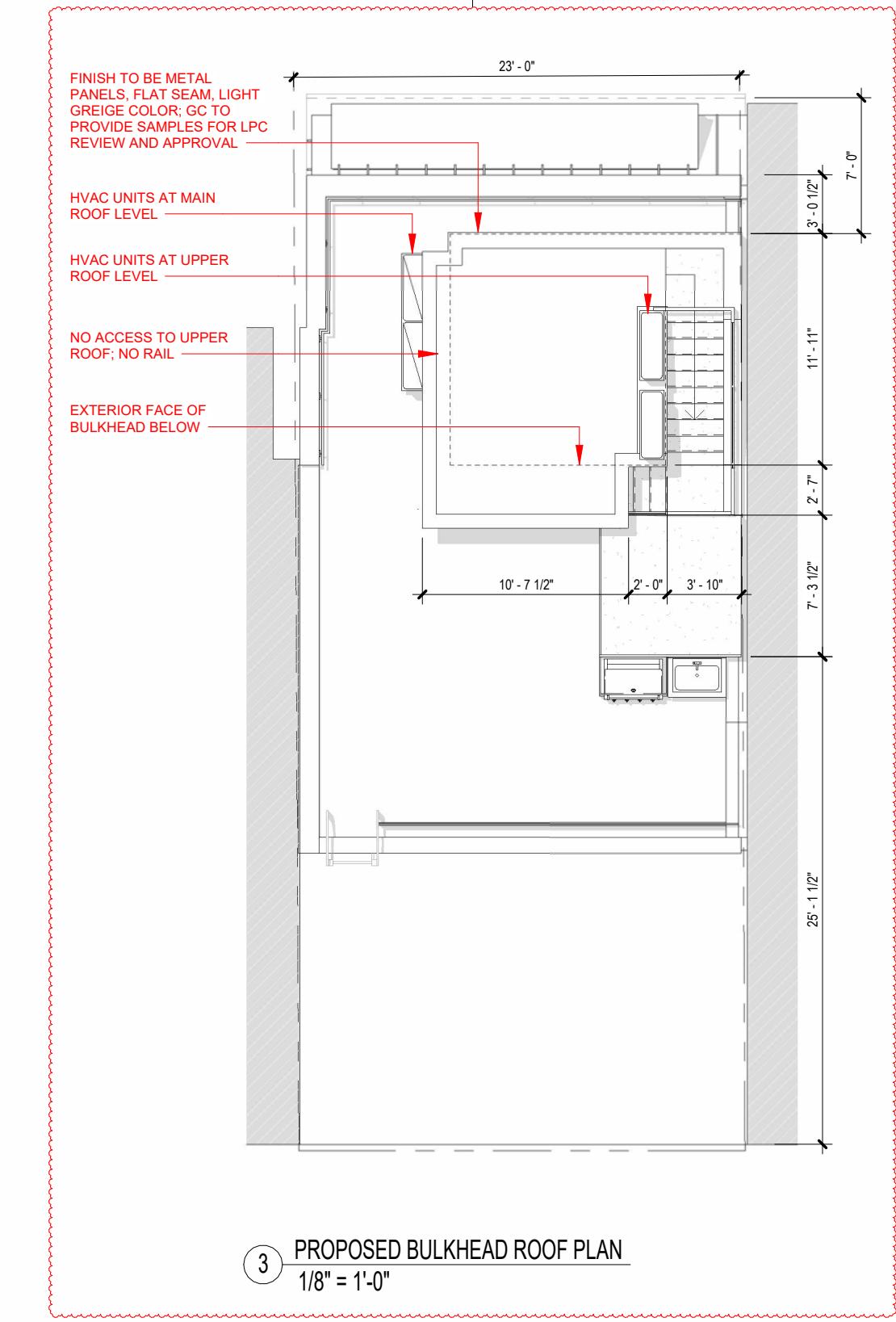
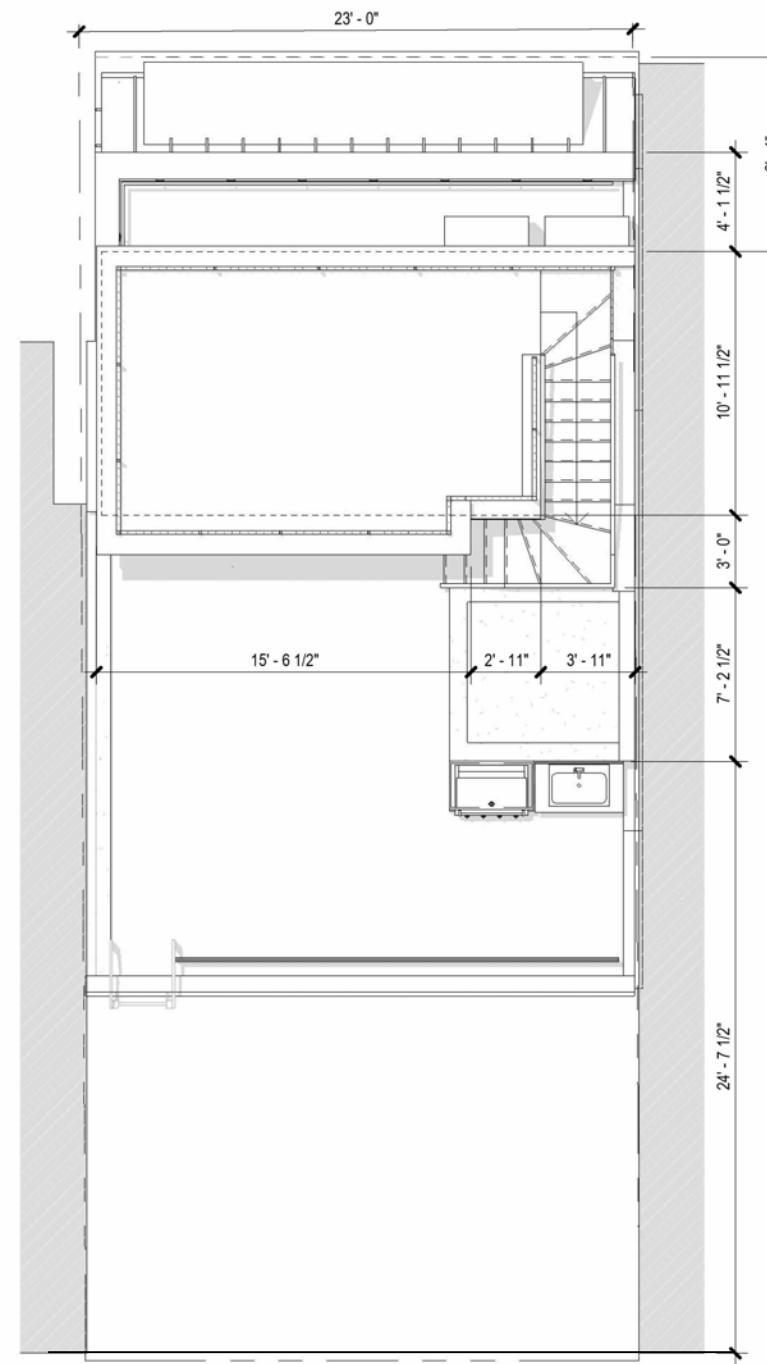
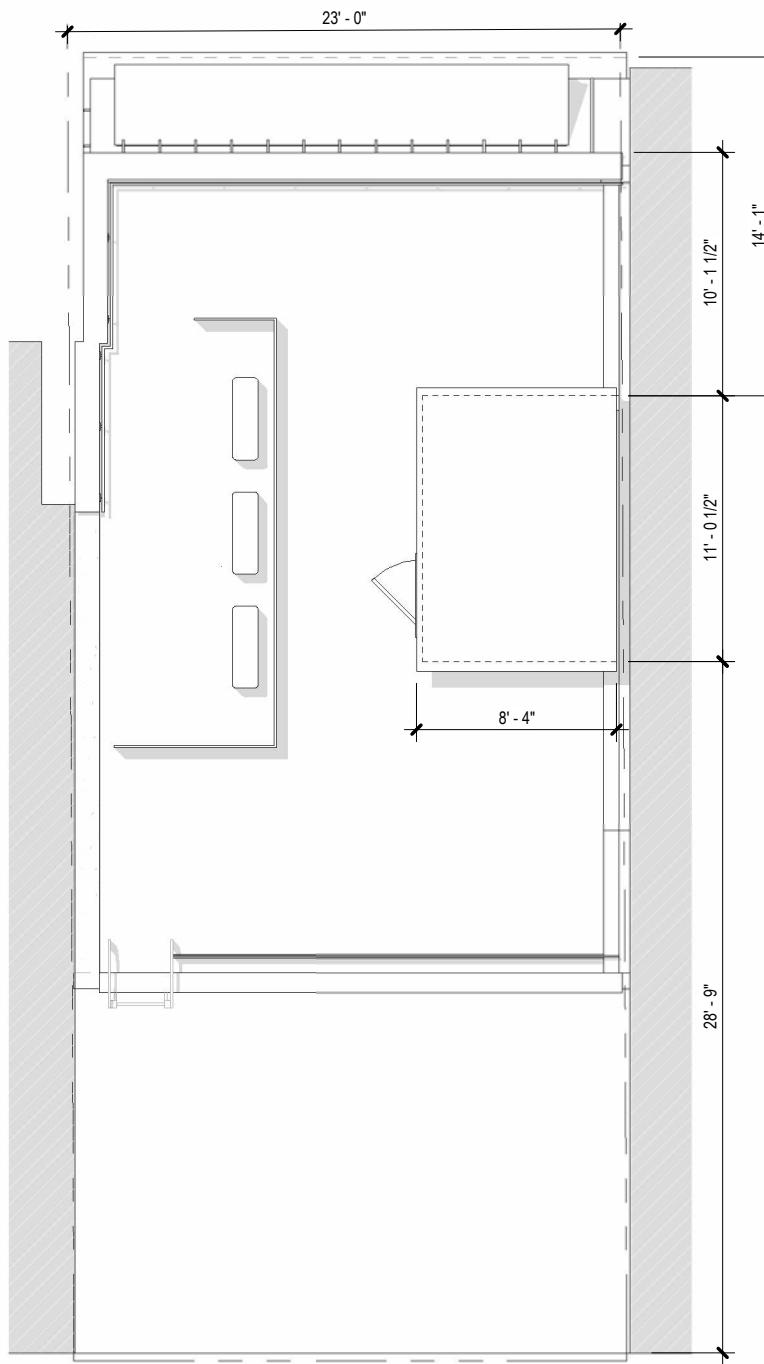


2 PREVIOUSLY PROPOSED ROOF PLAN  
1/8" = 1'-0"



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

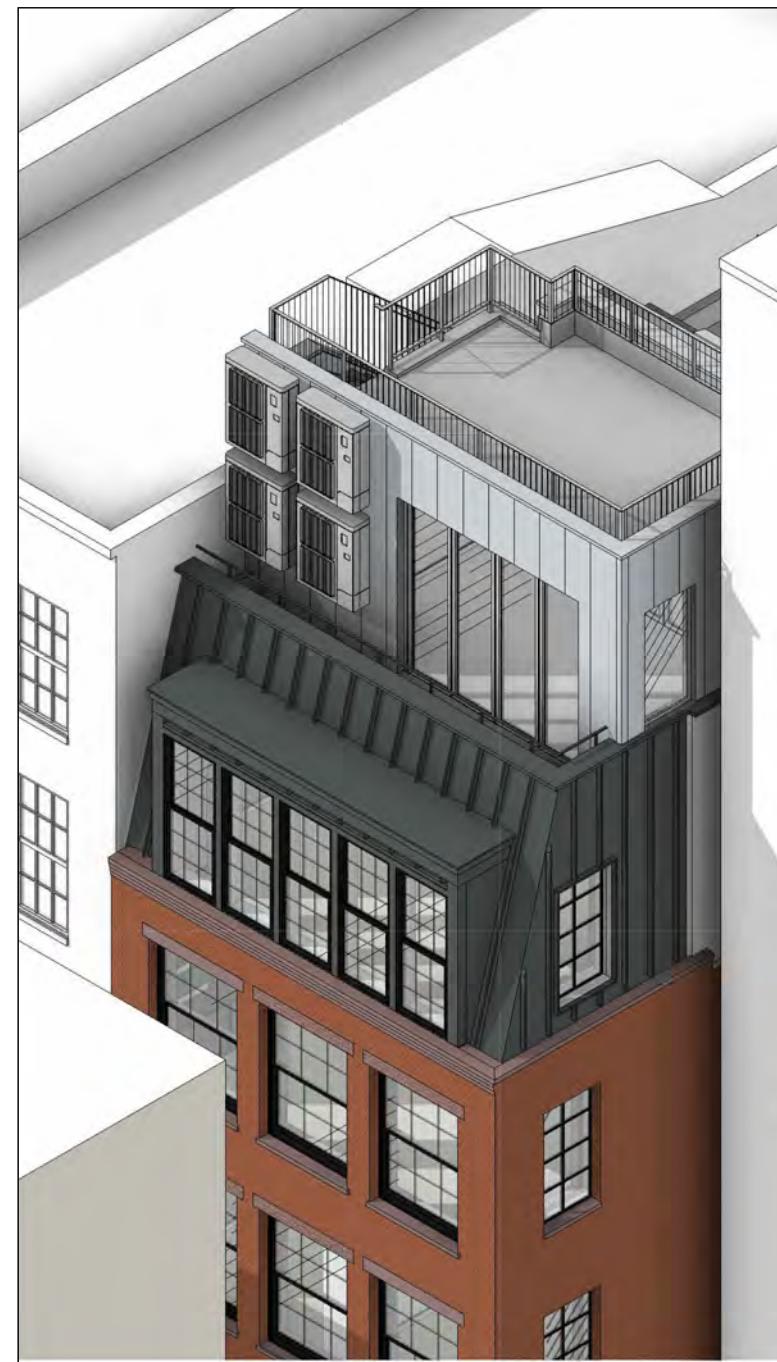
2 REV 10/30/25



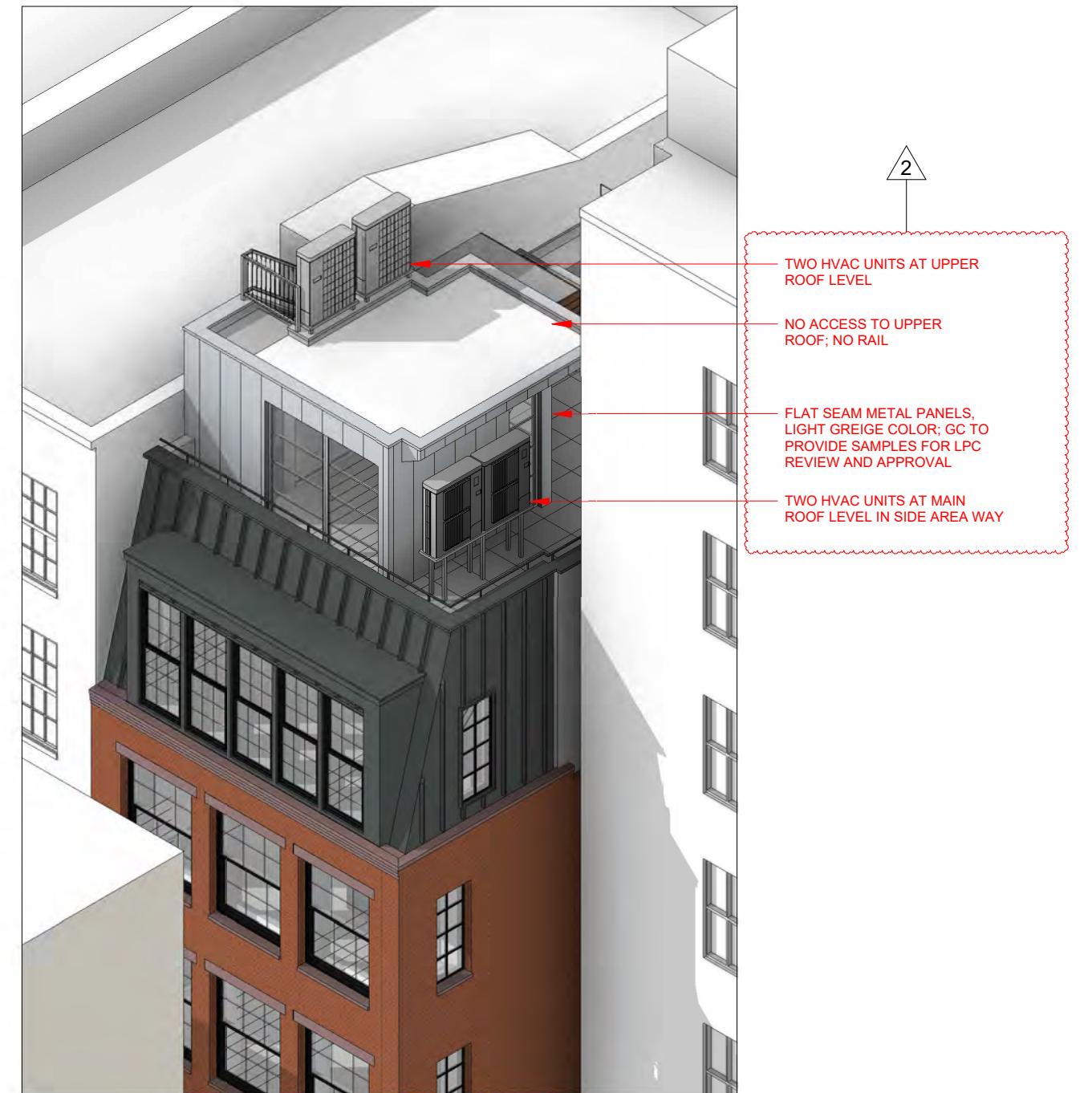
REV 10/30/25



① EXISTING REAR AXON VIEW - WEST



② 5/6/25 PUBLIC HEARING REAR AXON VIEW - WEST



REV 10/30/25



1 EXISTING REAR PERSPECTIVE - EAST

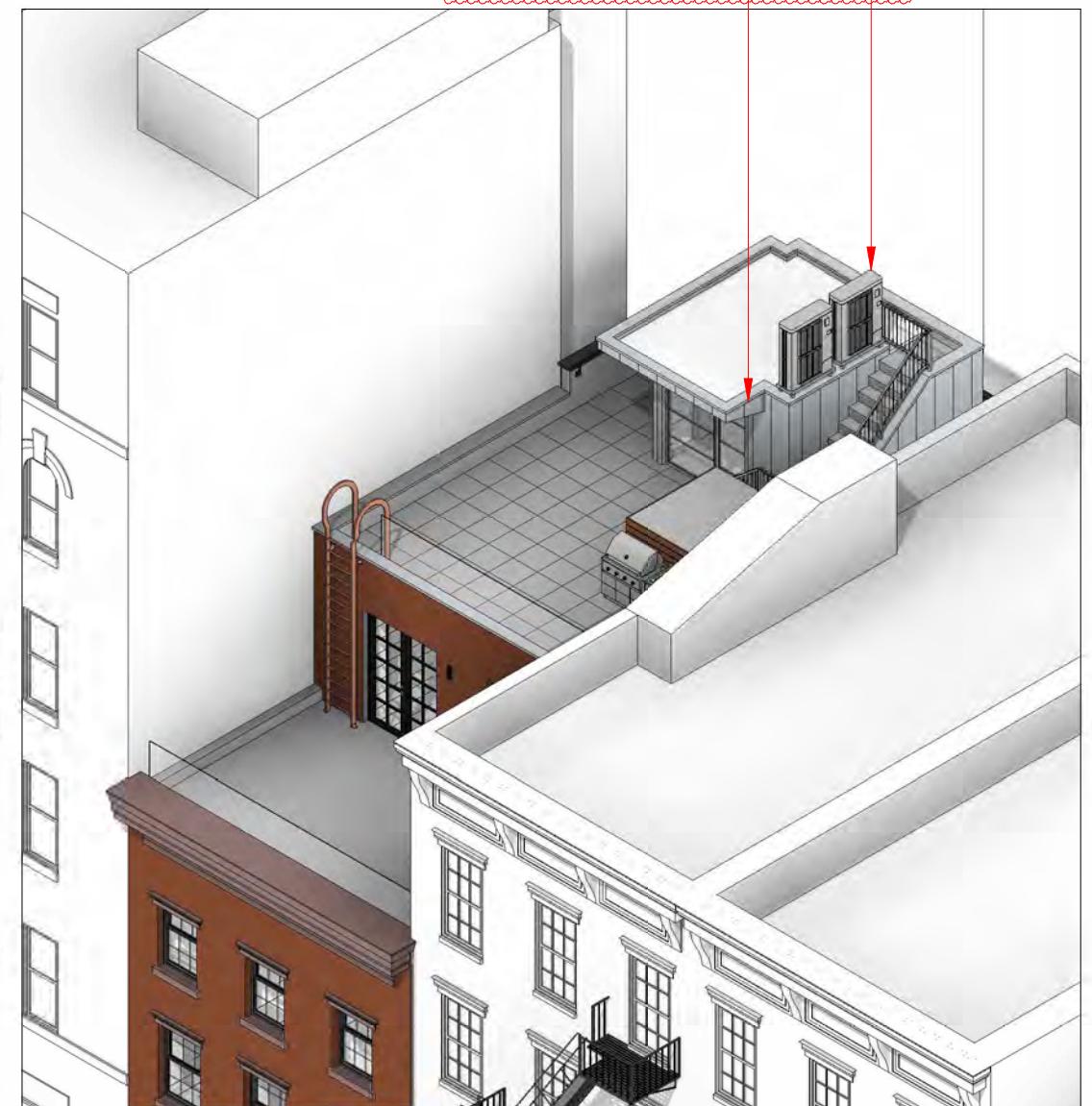
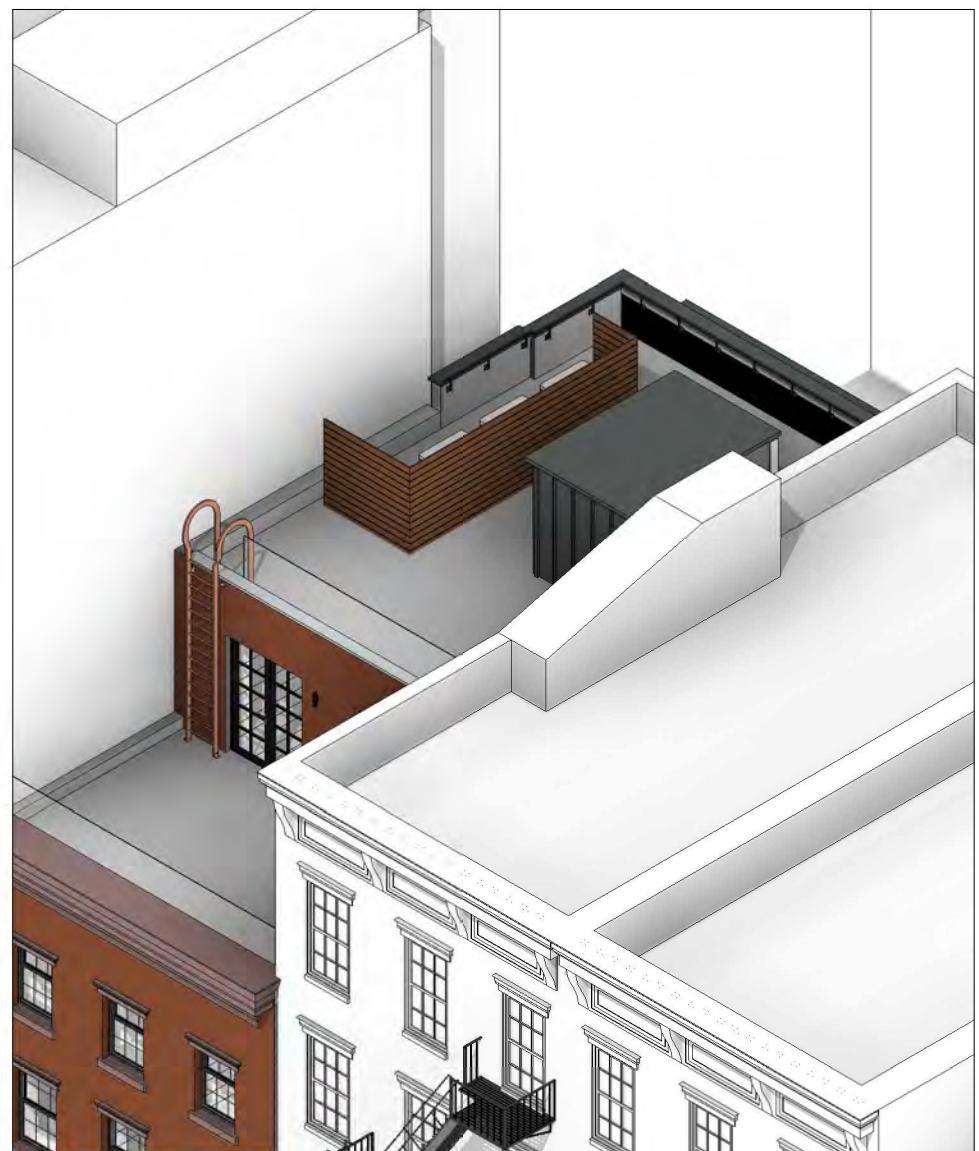


2 5/6/25 PUBLIC HEARING REAR PERSPECTIVE - EAST  
12" = 1'-0"



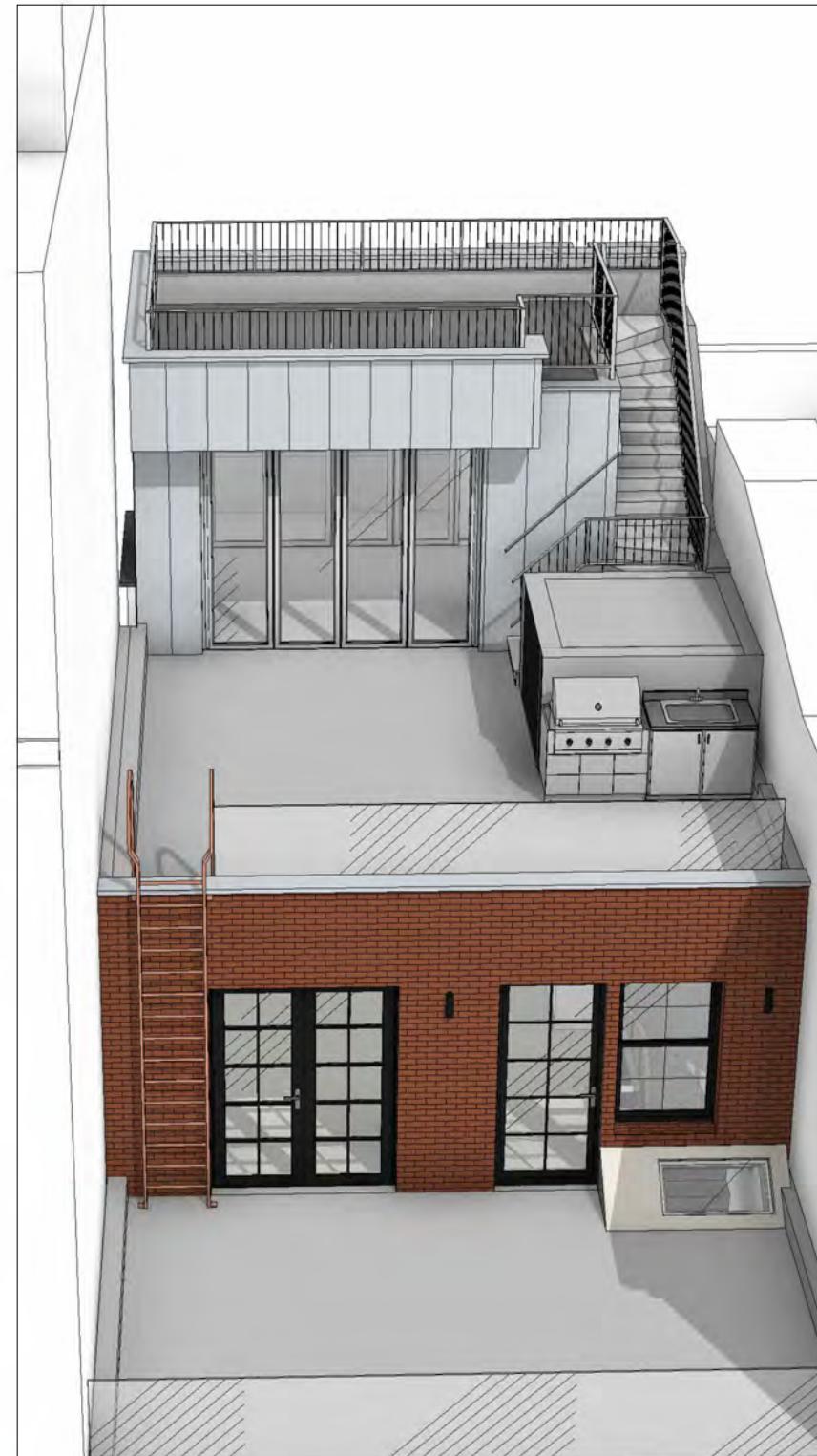
3 10/30/25 PROPOSED REAR PERSPECTIVE - EAST

REV 10/30/25

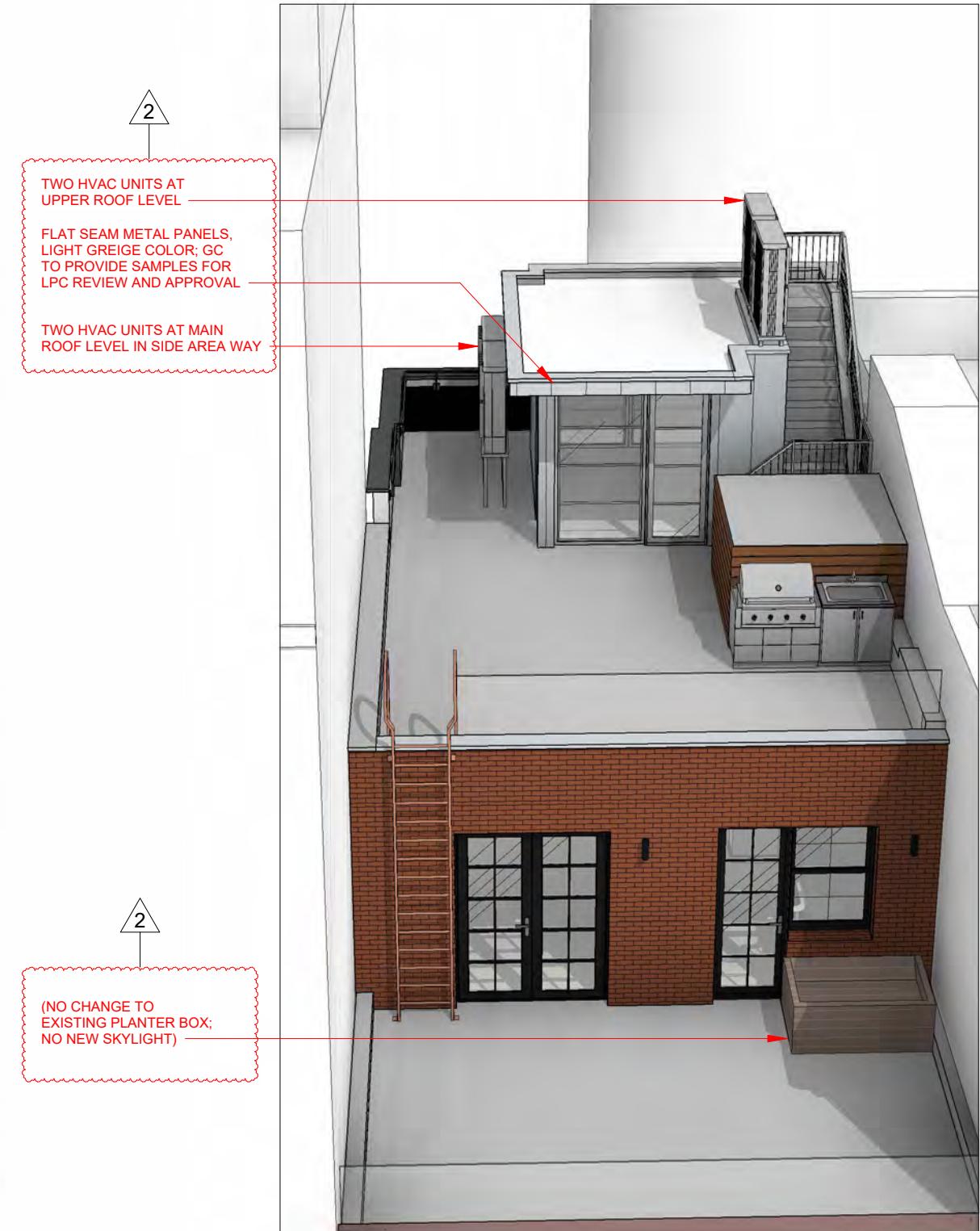




1 EXISTING FRONT PERSPECTIVE - SOUTH



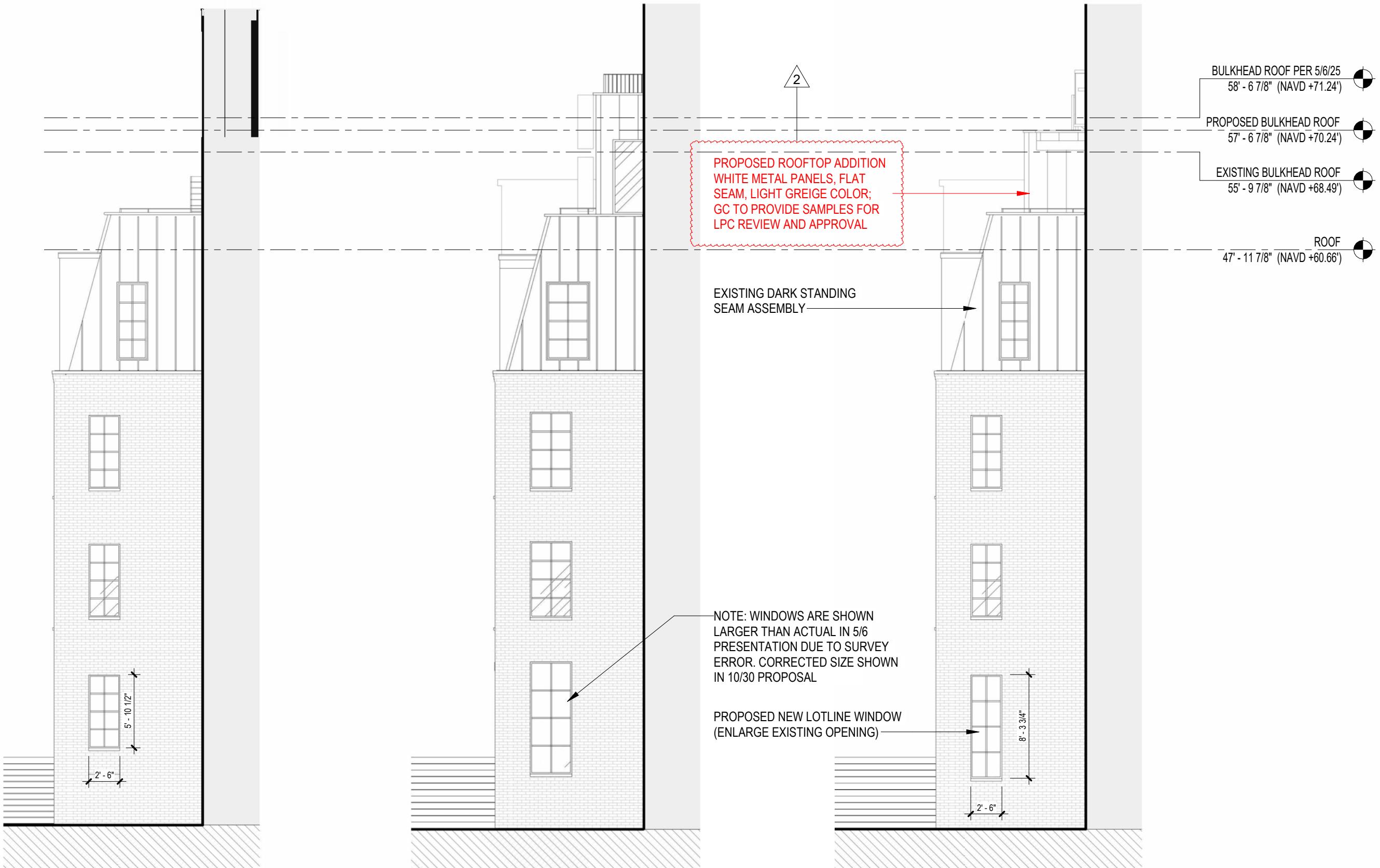
2 5/6/25 PUBLIC HEARING FRONT PERSPECTIVE - SOUTH

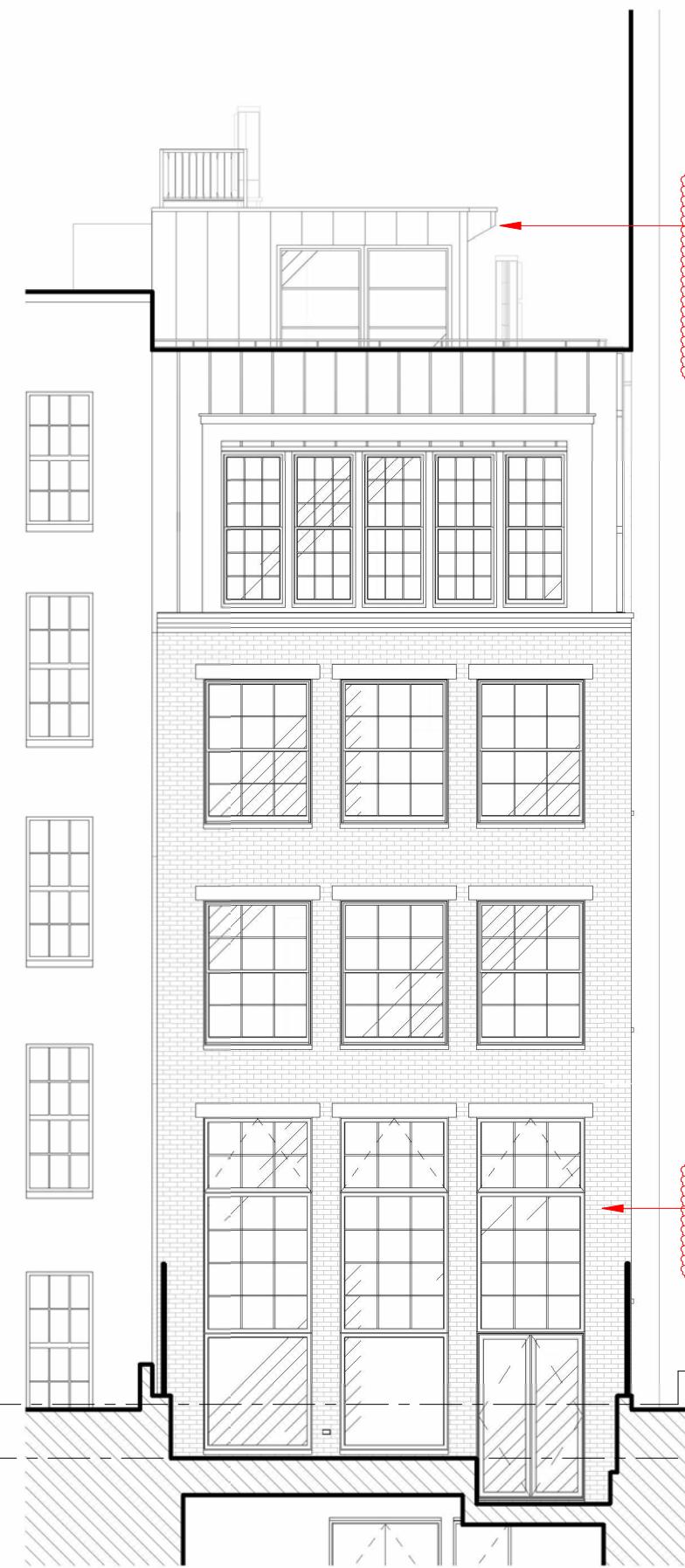
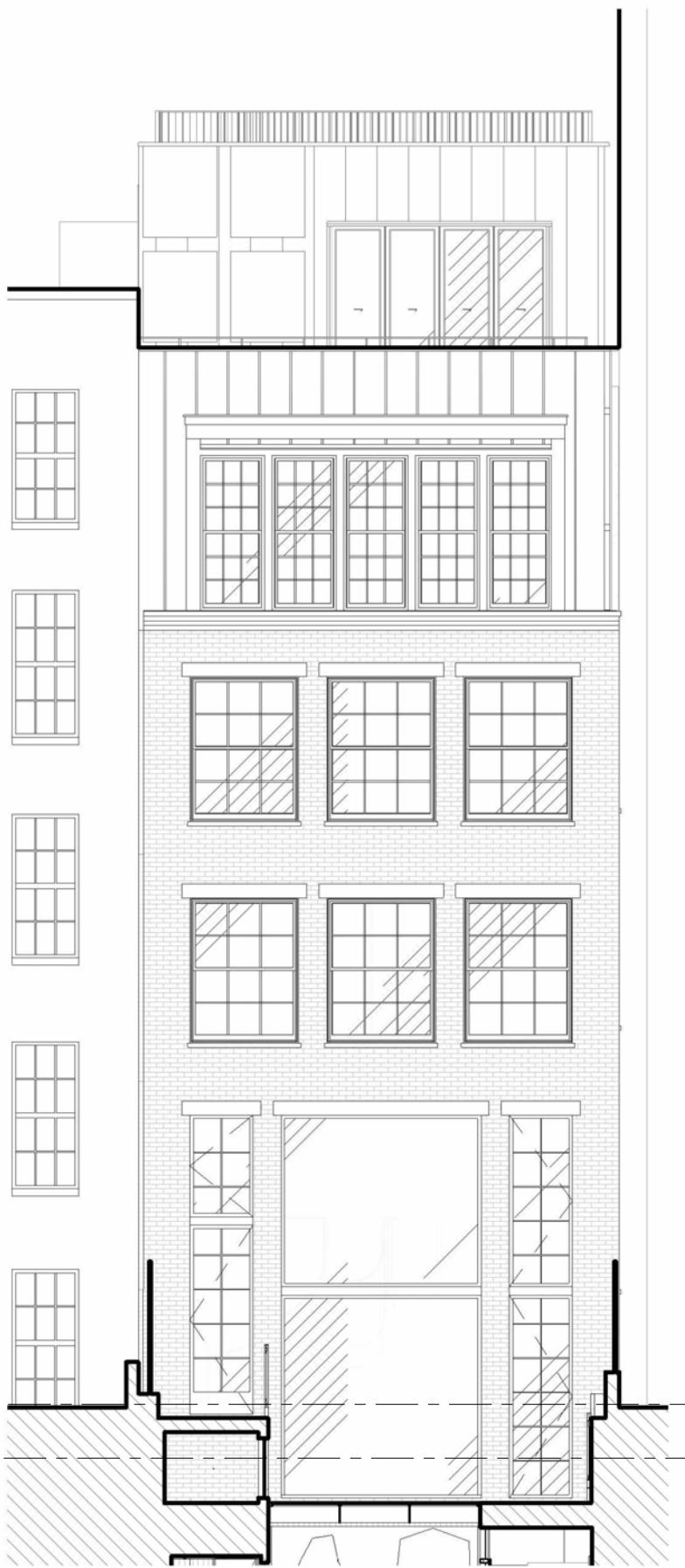
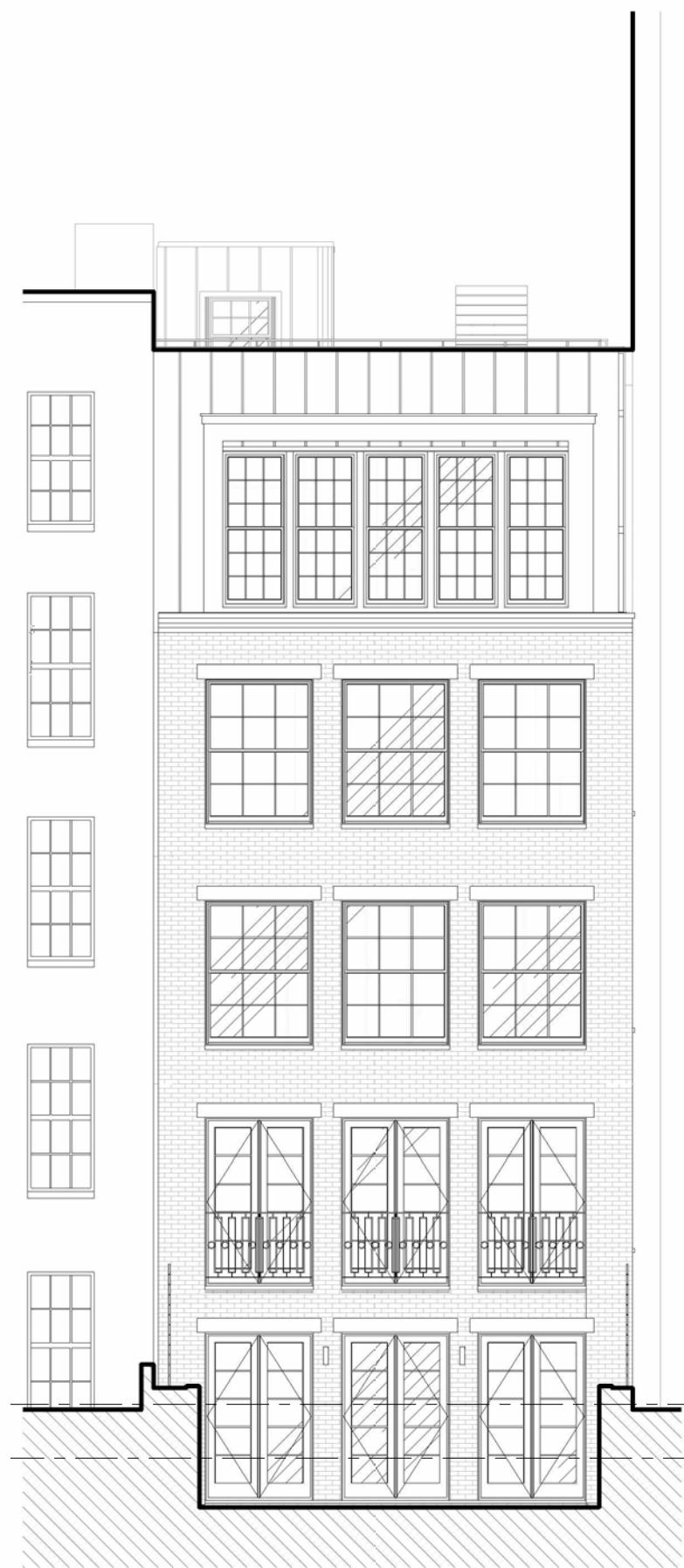


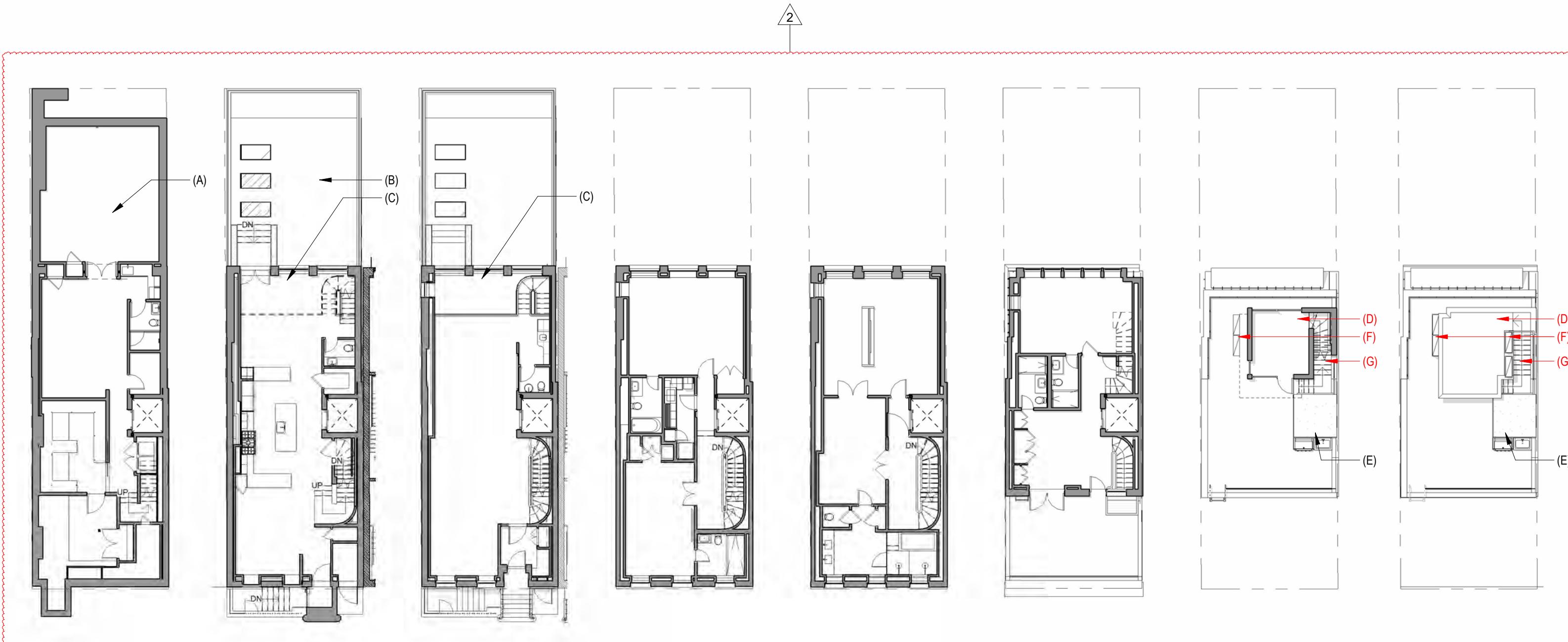
3 10/30/25 PROPOSED FRONT PERSPECTIVE - SOUTH

REV 10/30/25









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  
FROM BASEMENT TO LEVEL 1

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

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

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

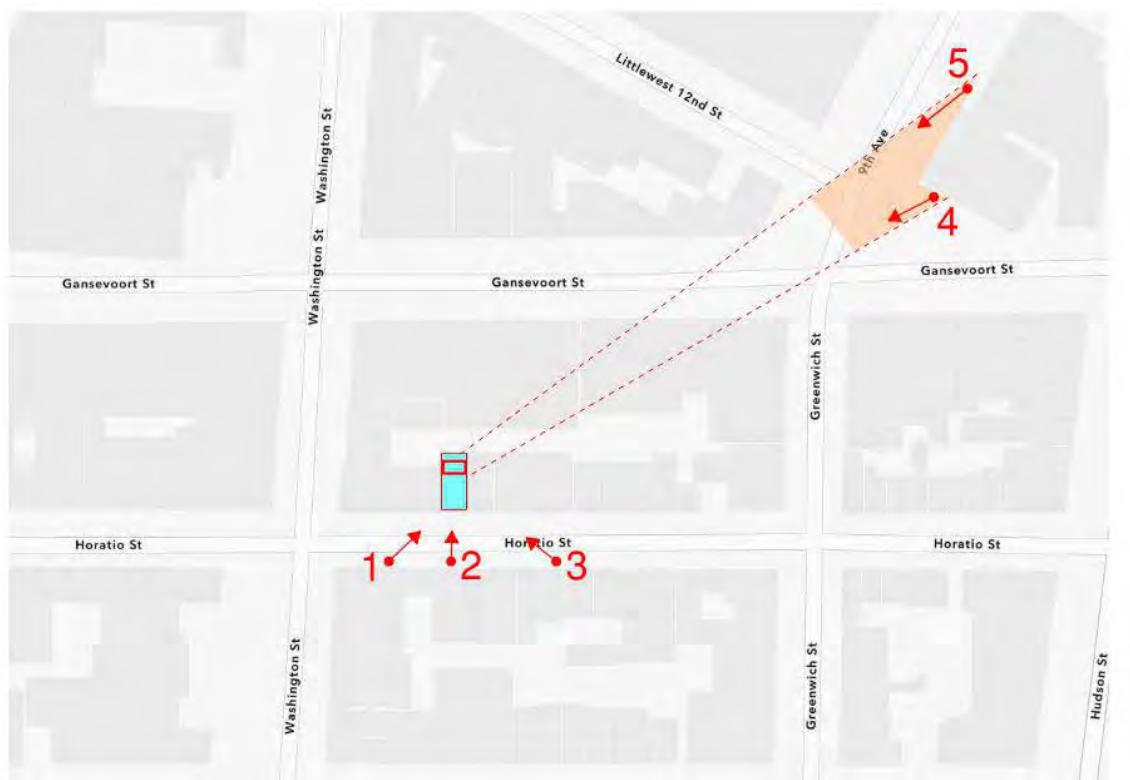
6 PROPOSED - LEVEL 4  
1/16" = 1'-0"

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

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

(D) ENLARGE STAIR BULKHEAD  
(E) NEW ELEVATOR OVERRUN  
(F) NEW HVAC UNITS  
(G) FDNY AND HVAC MAINTENANCE ACCESS

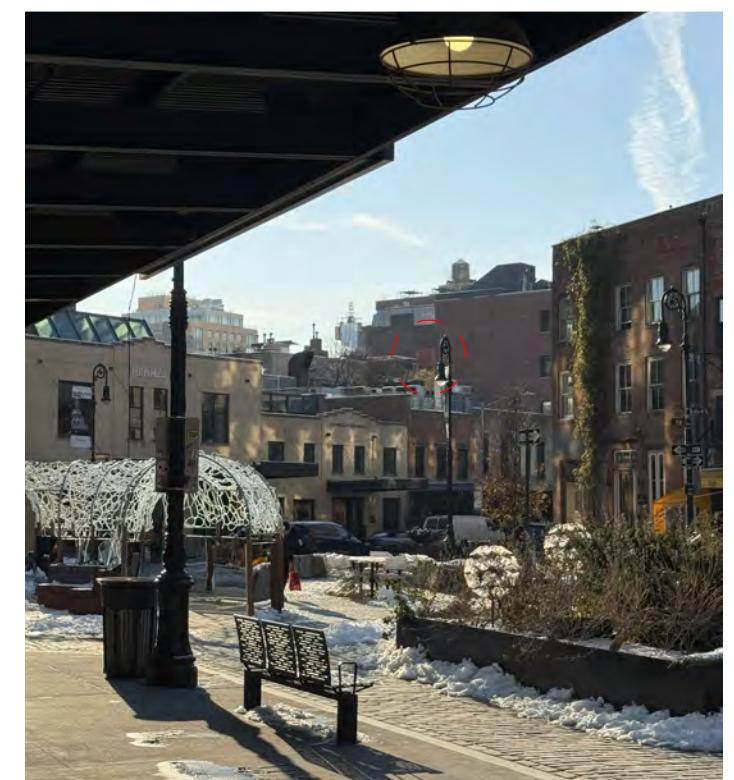
REV 10/30/25



2



4



5  
VISIBILITY FROM FAR NORTHEAST CORNER OF  
GANSEVOORT SQUARE



ZOOMED DETAIL OF 5/6/25 MOCKUP



ZOOMED PHOTOMONTAGE OF 5/6/25 MOCKUP



ZOOMED DETAIL OF PROPOSED 10/30/25 MOCKUP



ZOOMED PHOTOMONTAGE OF PROPOSED 10/30/25 MOCKUP

2  
REV 10/30/25

## Greenwich Village

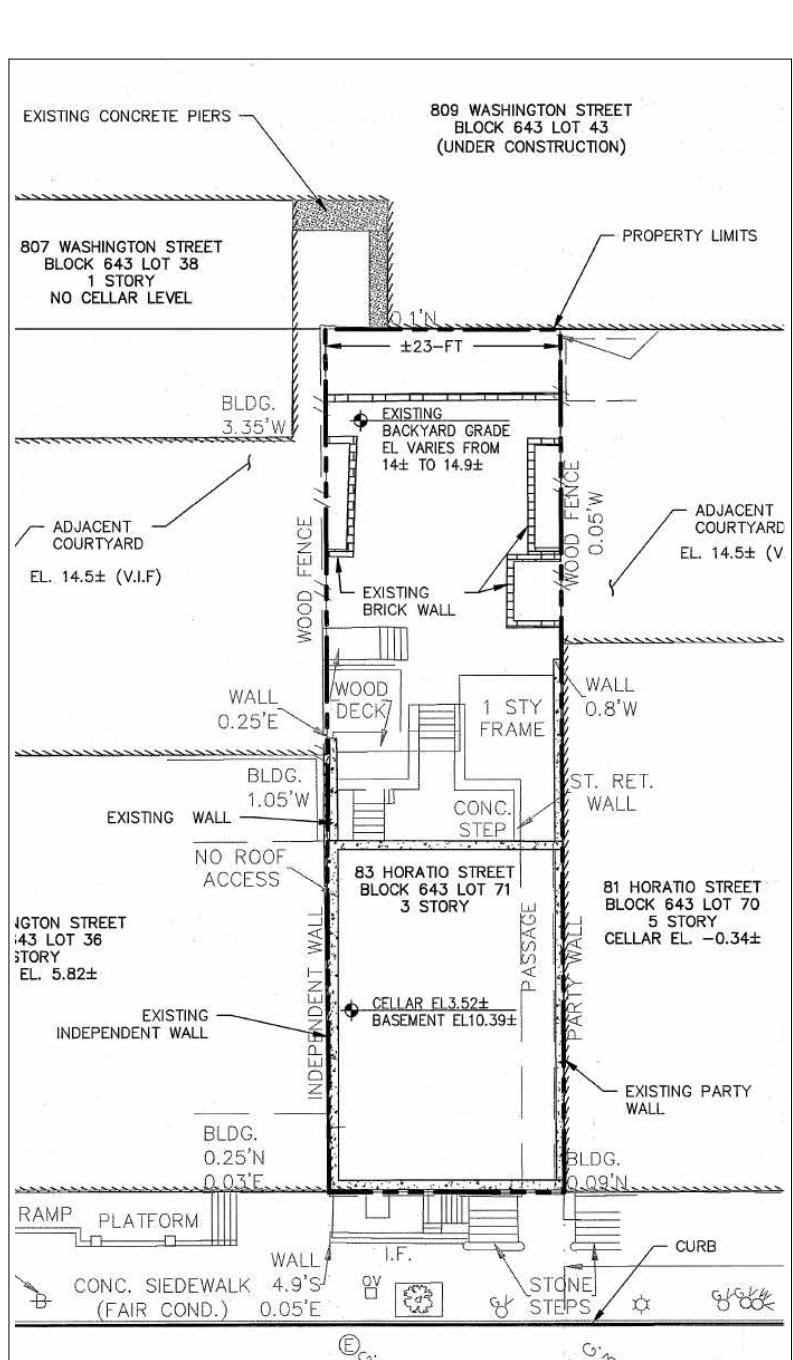
### PROJECT LOCATION



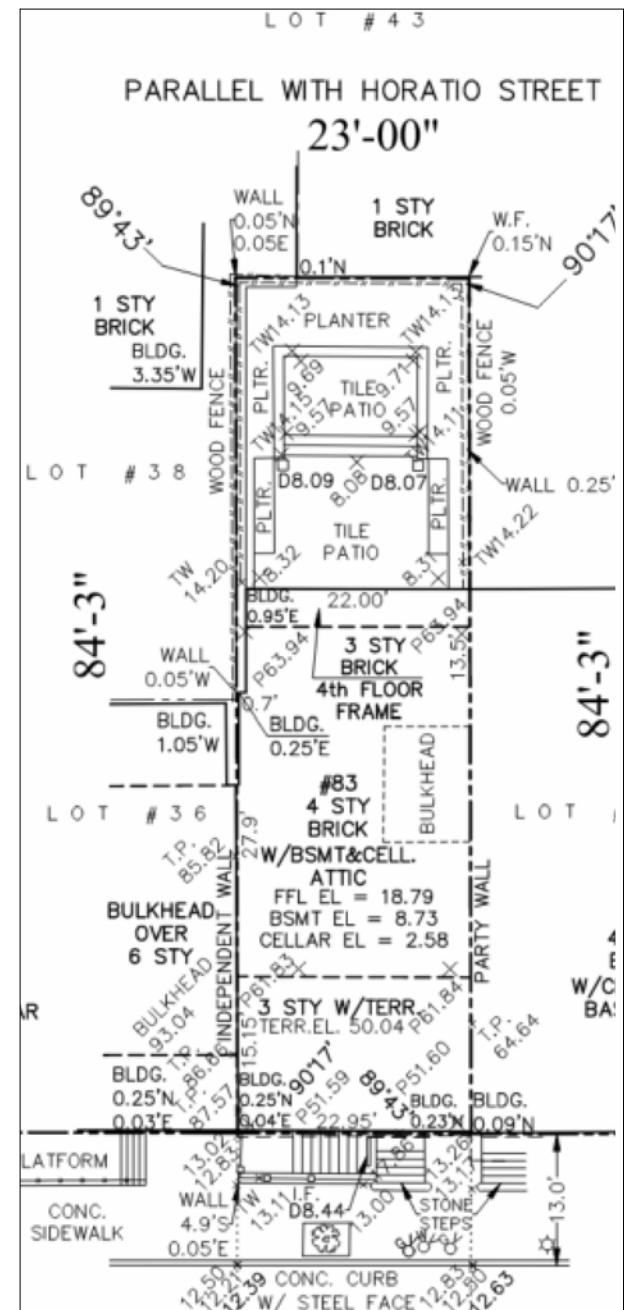
Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969



HISTORIC DISTRICT MAP



2020 SURVEY



CURRENT SURVEY

## LPC Sheet List

Sheet Number	Sheet Name	Revision
LPC1.1	COVER	
LPC1.2	SITE ELEVATIONS	2
LPC1.3	REAR SITE CONDITIONS - EXISTING	
LPC1.3A	SITE PLAN	
LPC1.4	REAR SITE CONDITIONS - PROPOSED	2
LPC1.5	MASSING SCOPE PROPOSAL	2
LPC1.6	REAR YARD PROPOSED CHANGES	2
LPC1.7	ROOF PLANS	2
LPC1.8	ROOF PLANS	2
LPC1.9	REAR FACADE 3D	2
LPC1.10	REAR FACADE 3D CONT.	2
LPC1.11	FRONT FACADE 3D	2
LPC1.12	FRONT FACADE 3D CONT.	2
LPC1.13	ELEVATIONS - FRONT FACADE	2
LPC1.14	ELEVATIONS- WEST FACADE	2
LPC1.15	ELEVATIONS - REAR FACADE	2
LPC1.16	PROPOSED PLANS	2
LPC1.17	SIGHTLINE MOCKUP	2
LPC-A1	INTRO	
LPC-A2	OVERVIEW	
LPC-A3	REAR SITE CONDITIONS - EXISTING	1
LPC-A4	EXISTING ROOFTOP CONDITION	
LPC-A5	EXISTING PLANS	
LPC-A6	5/6/25 PUBLIC HEARING PLANS	
LPC-A7	SIGHTLINE MOCKUP	2
LPC-A8	SIGHTLINE MOCKUP	2
LPC-A9	SIGHTLINE MOCKUP	
LPC-A10	REAR SITE CONDITIONS - PRE 2017	
LPC-A11	REAR SITE CONDITIONS - EXISTING	
LPC-A12	REAR SITE CONDITIONS - EXISTING	
LPC-A13	RAILINGS	

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 handrail 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

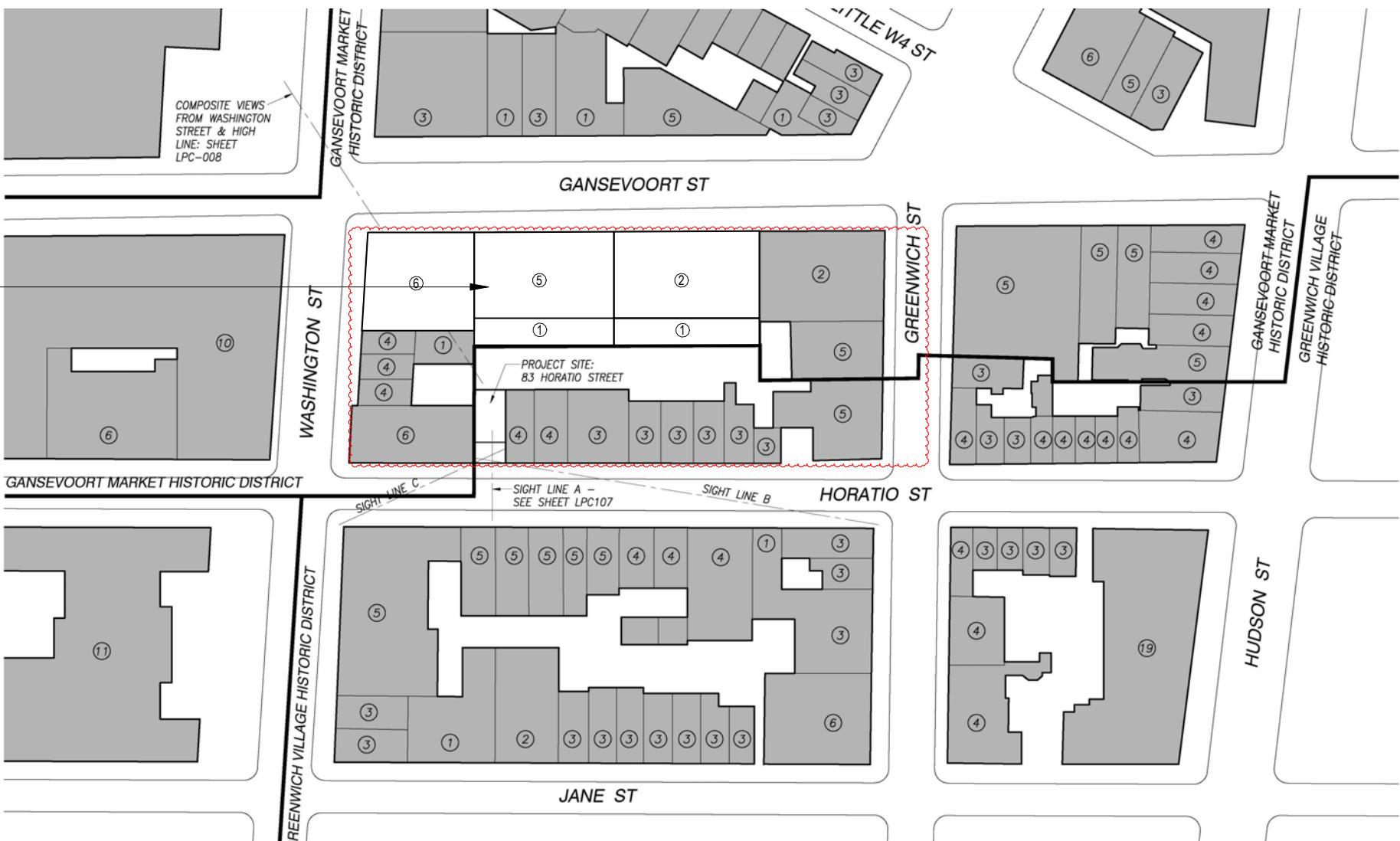


## EXISTING REAR FACADE - VIEW FROM WEST



## EXISTING REAR FACADE

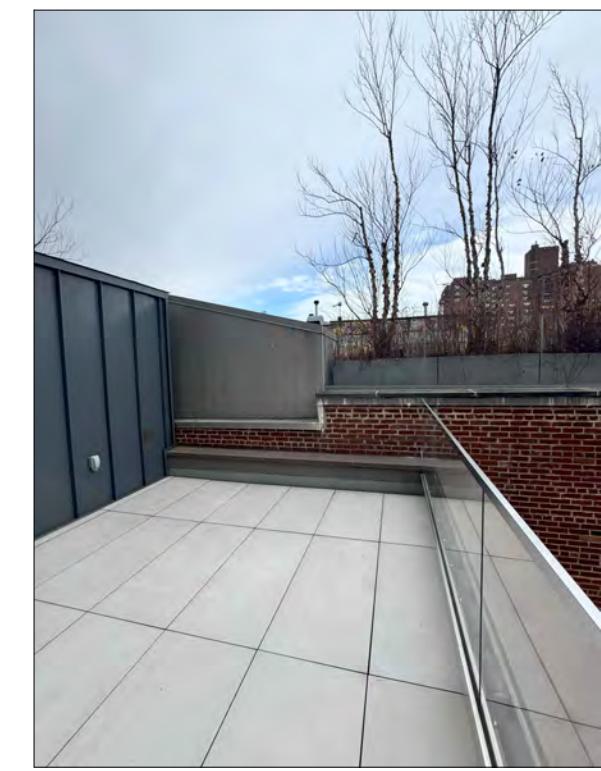
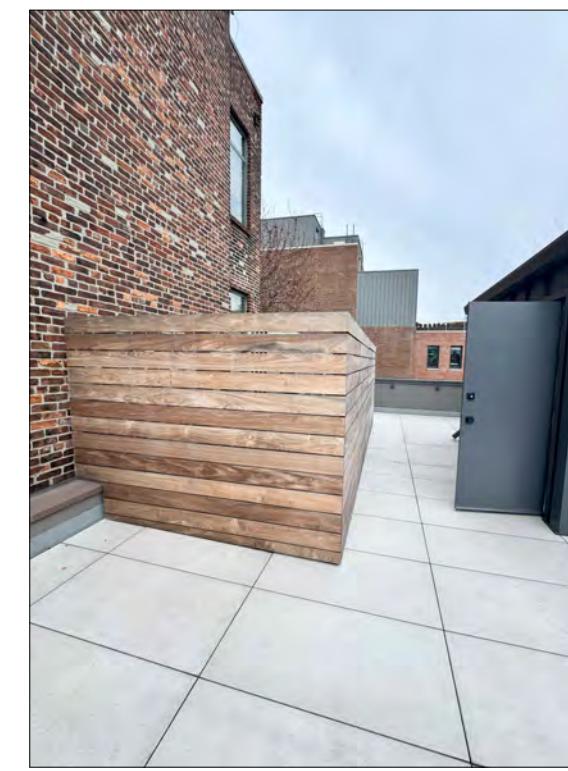
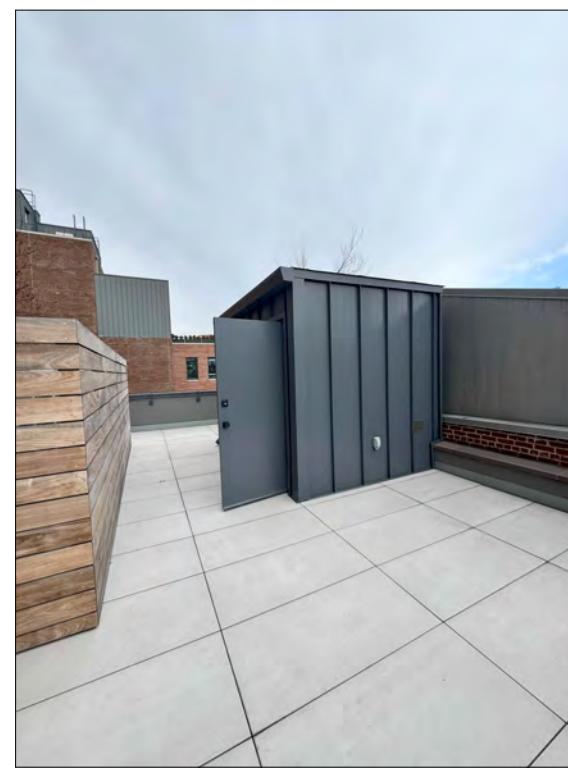
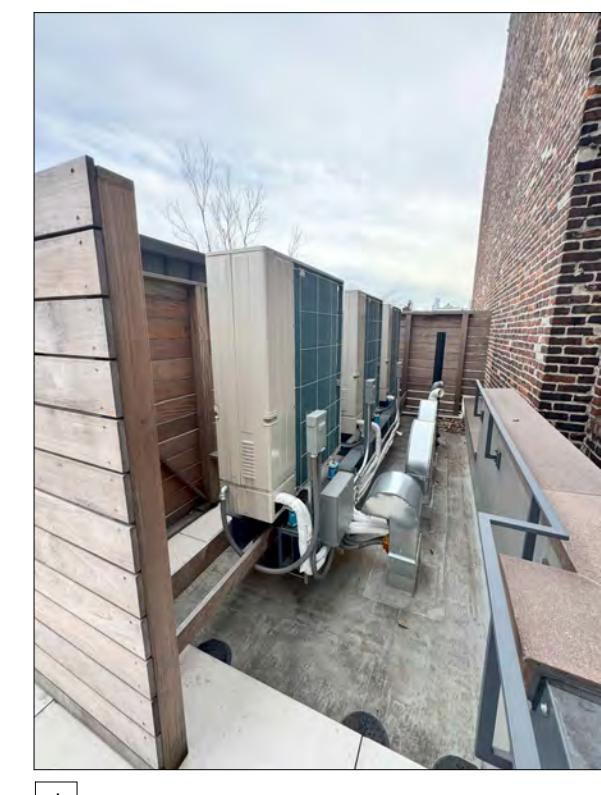
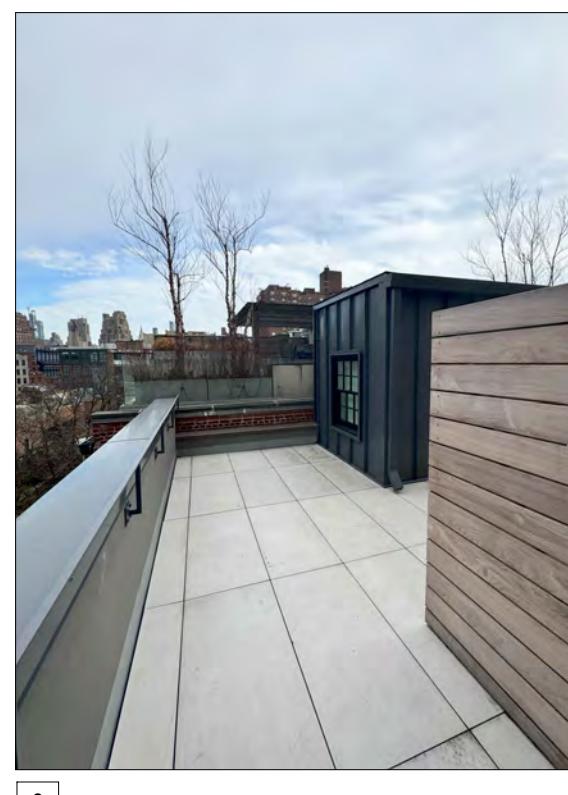
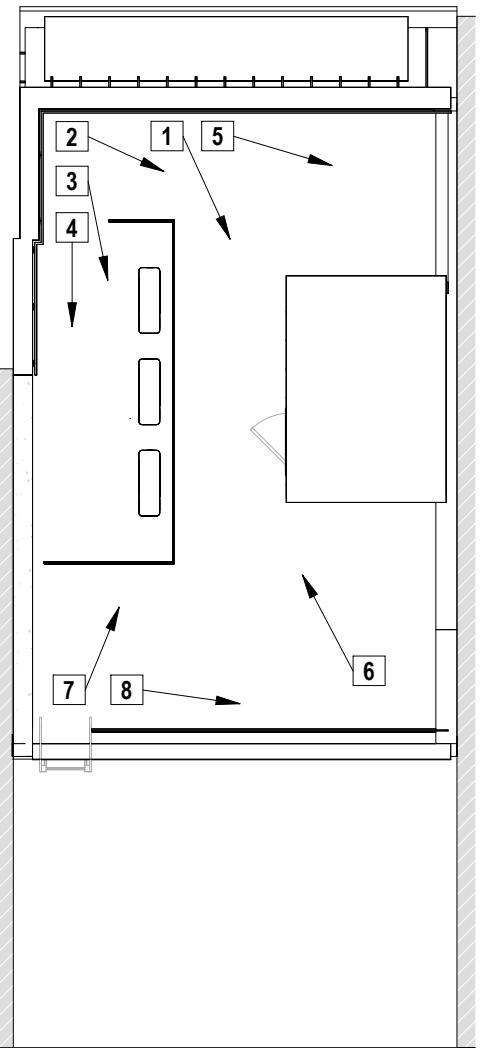
NEW BUILDINGS ON  
GANSEVOORT STREET 5 &  
6-STORY, BLOCKS VIEWS  
TO 83 HORATIO

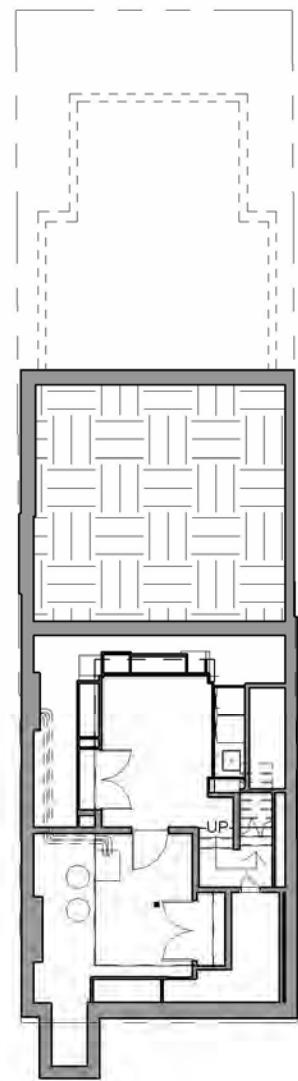


**N**  
01 **BLOCK PLAN**  
 $1/64" = 1'-0"$

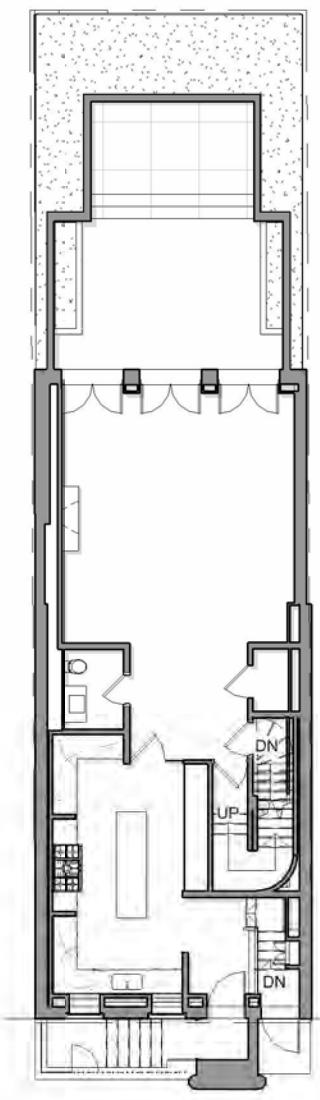
SIGHT LINE NOTES:  
FOR SIGHT LINES B & C, VISIBILITY OF ROOF ENLARGEMENT IS  
BLOCKED BY ADJACENT TALLER BUILDINGS.

NUMBER OF STORIES

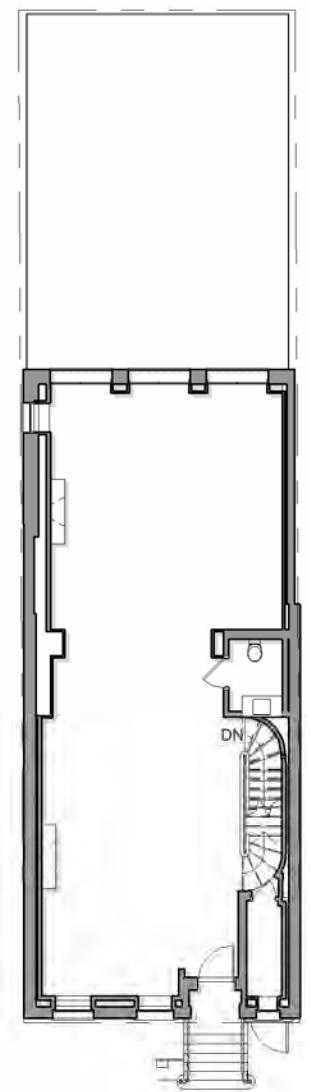




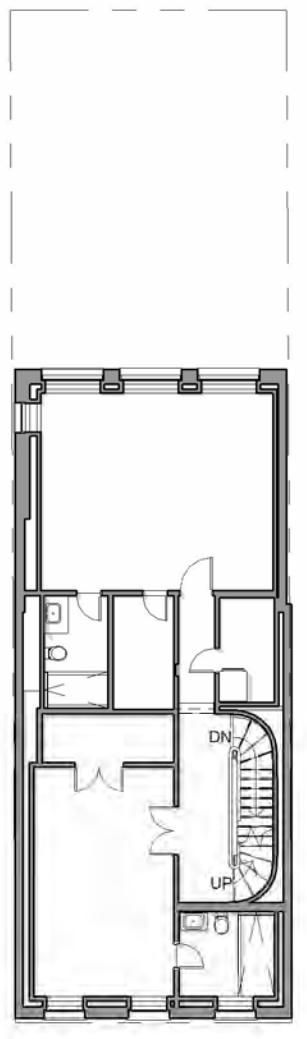
1 EXISTING - CELLAR  
1/16" = 1'-0"



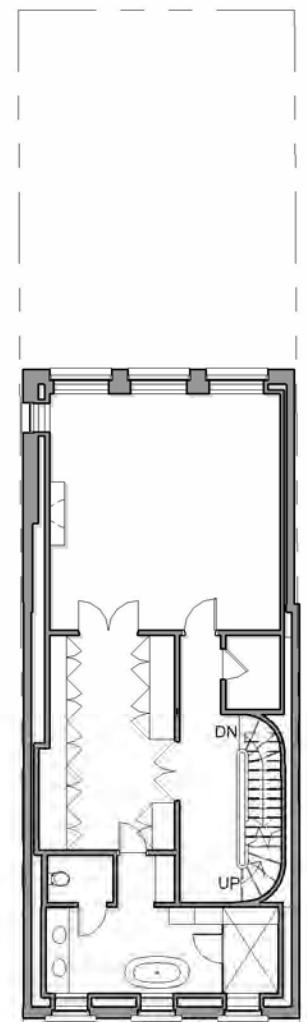
2 EXISTING - BASEMENT  
1/16" = 1'-0"



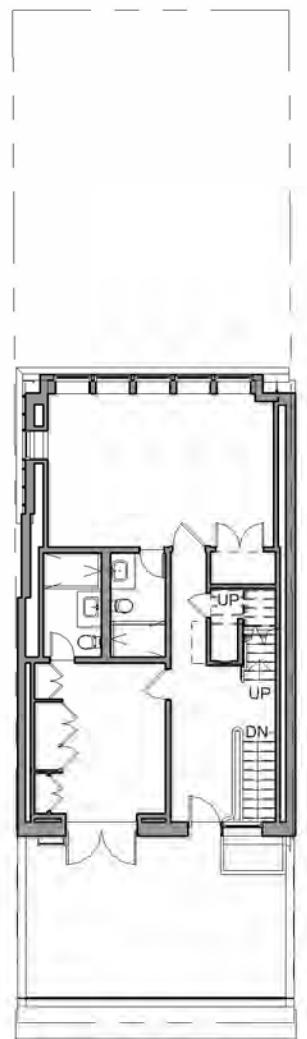
3 EXISTING - LEVEL 1  
1/16" = 1'-0"



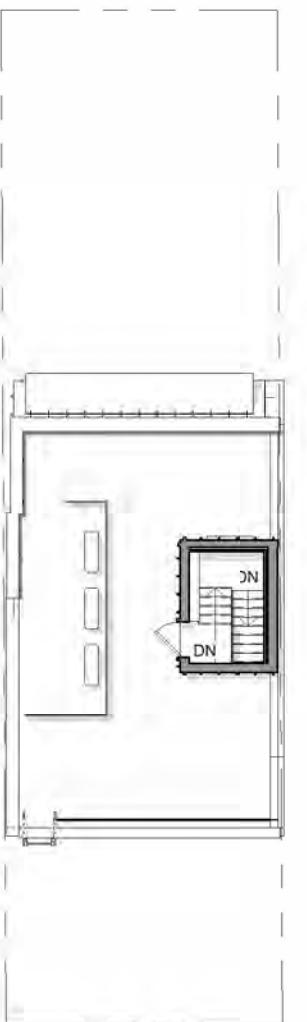
4 EXISTING - LEVEL 2  
1/16" = 1'-0"



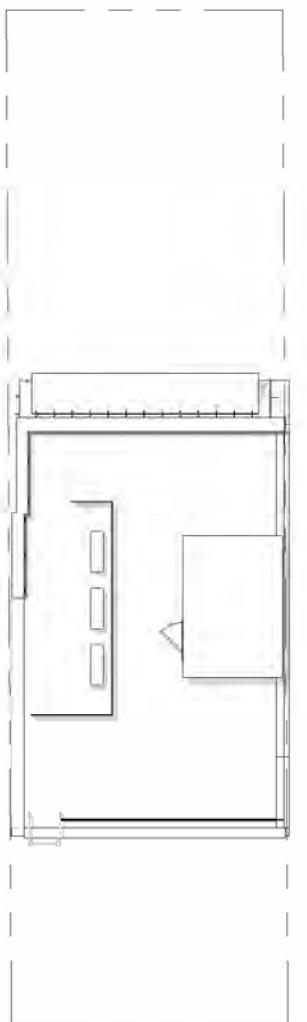
5 EXISTING - LEVEL 3  
1/16" = 1'-0"



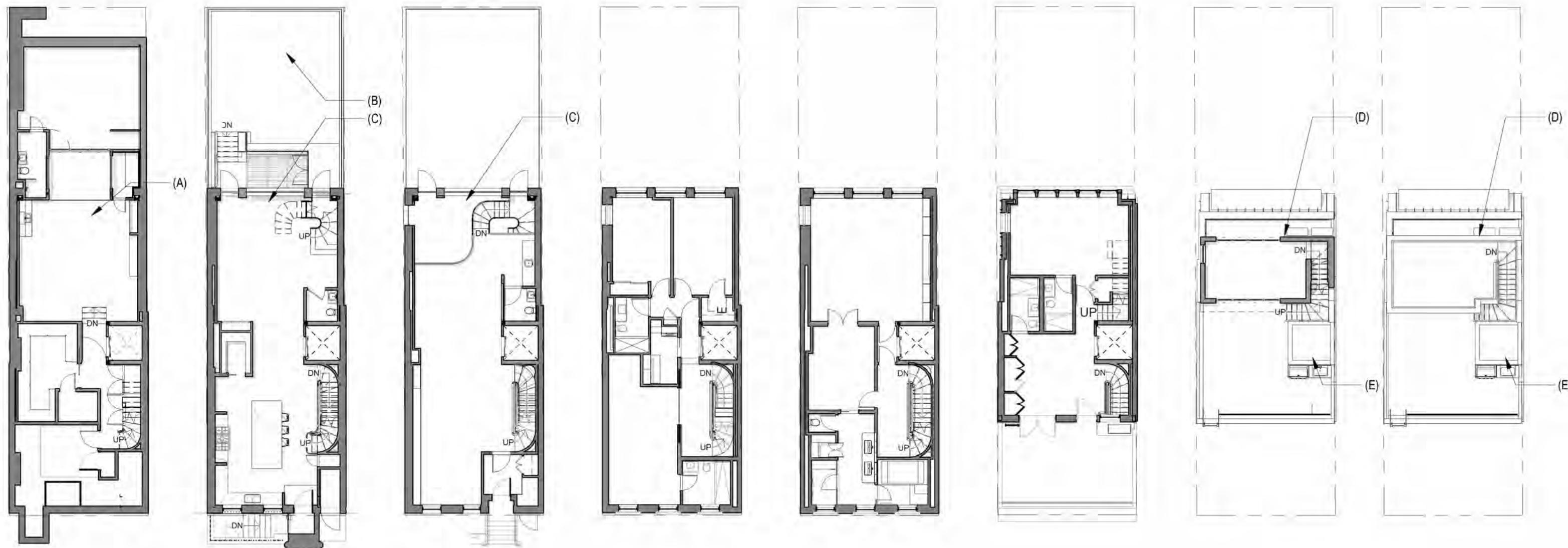
6 EXISTING - LEVEL 4  
1/16" = 1'-0"



7 EXISTING - ROOF  
1/16" = 1'-0"



8 EXISTING - ROOFTOP  
1/16" = 1'-0"



5/6/25  
PUBLIC HEARING  
CELLAR  
1 1/16" = 1'-0"

1 (A) EXCAVATE CELLAR

5/6/25  
PUBLIC HEARING  
BASEMENT  
1 1/16" = 1'-0"

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

5/6/25  
PUBLIC HEARING  
LEVEL 1  
1 1/16" = 1'-0"

3 (C)

5/6/25  
PUBLIC HEARING  
LEVEL 2  
1 1/16" = 1'-0"

4 (C)

5/6/25  
PUBLIC HEARING  
LEVEL 3  
1 1/16" = 1'-0"

5 (C)

5/6/25  
PUBLIC HEARING  
LEVEL 4  
1 1/16" = 1'-0"

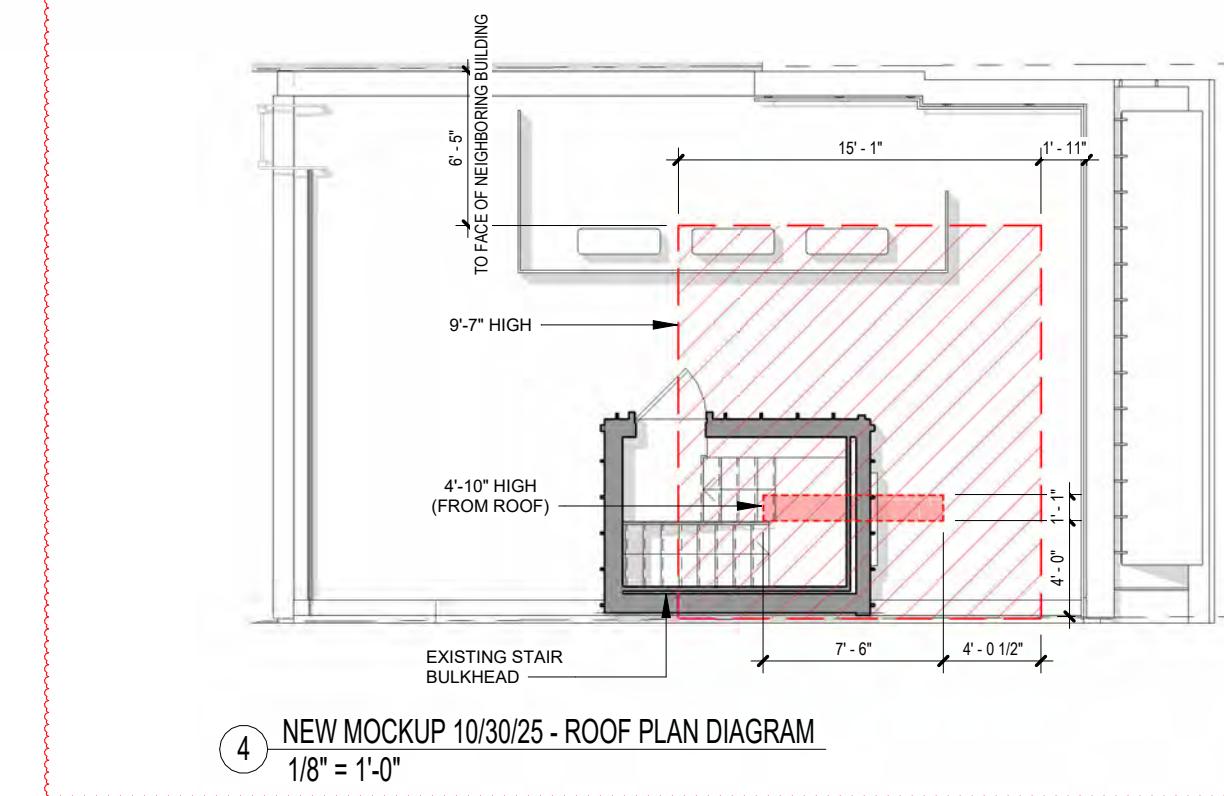
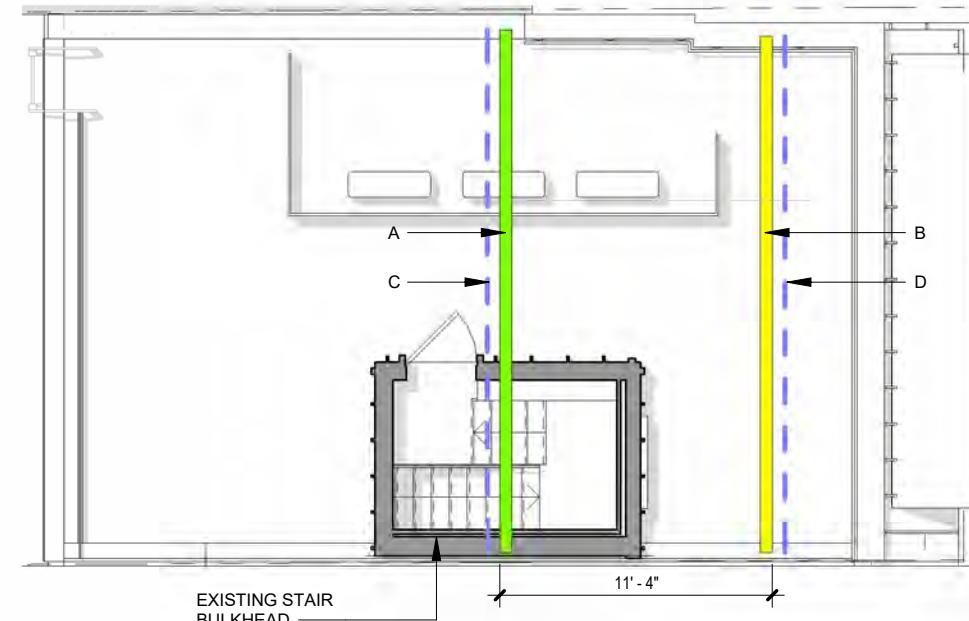
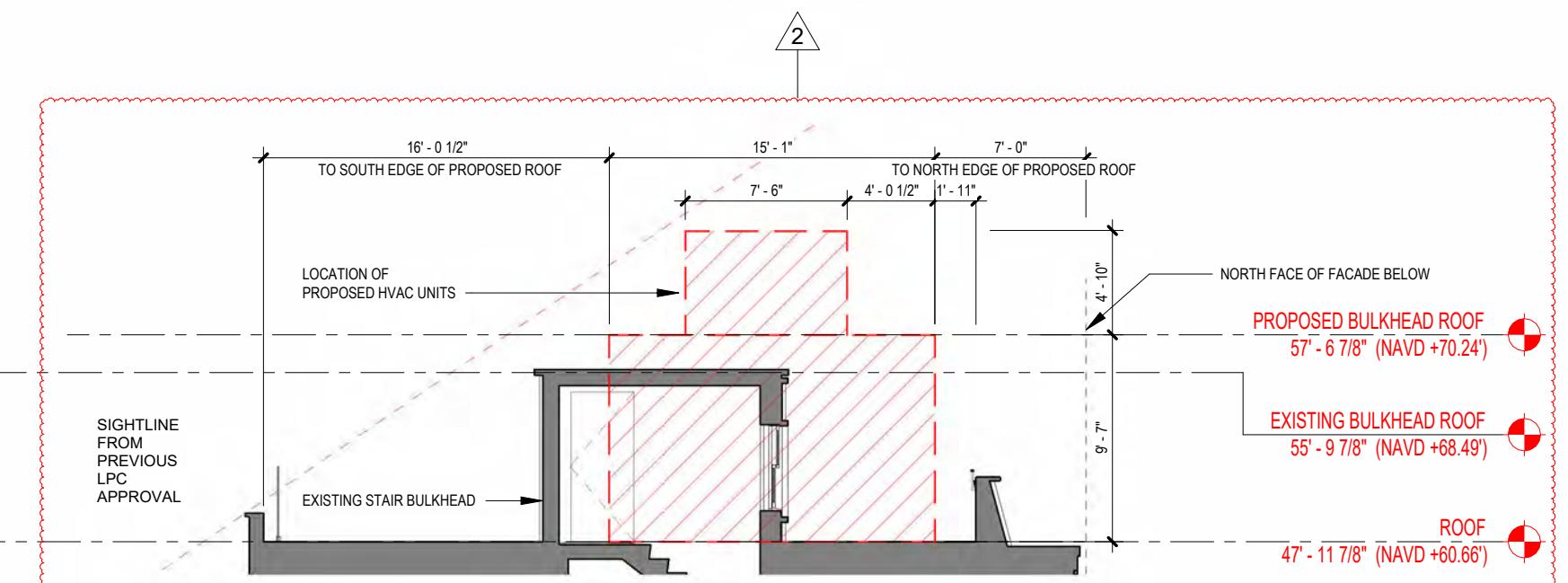
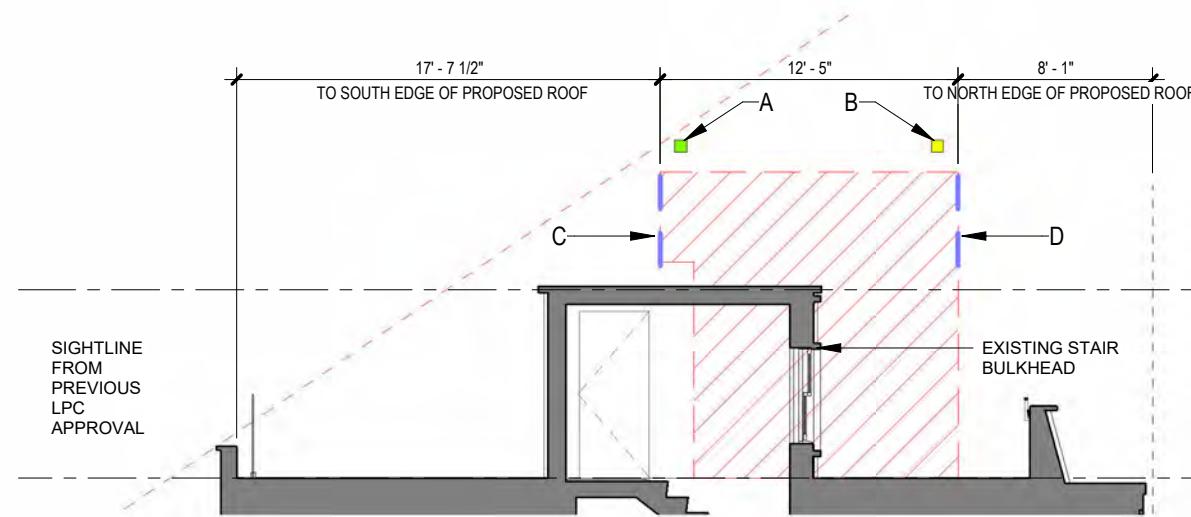
6 (C)

5/6/25  
PUBLIC HEARING  
ROOF  
1 1/16" = 1'-0"

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

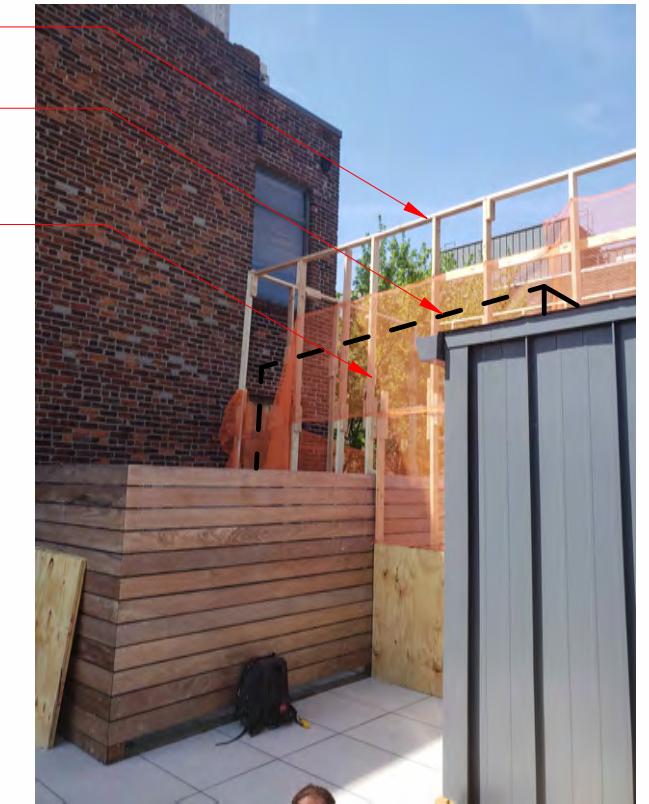
5/6/25  
PUBLIC HEARING  
ROOFTOP  
1 1/16" = 1'-0"

8 (E)





PREVIOUS MOCKUP LOOKING NORTHEAST

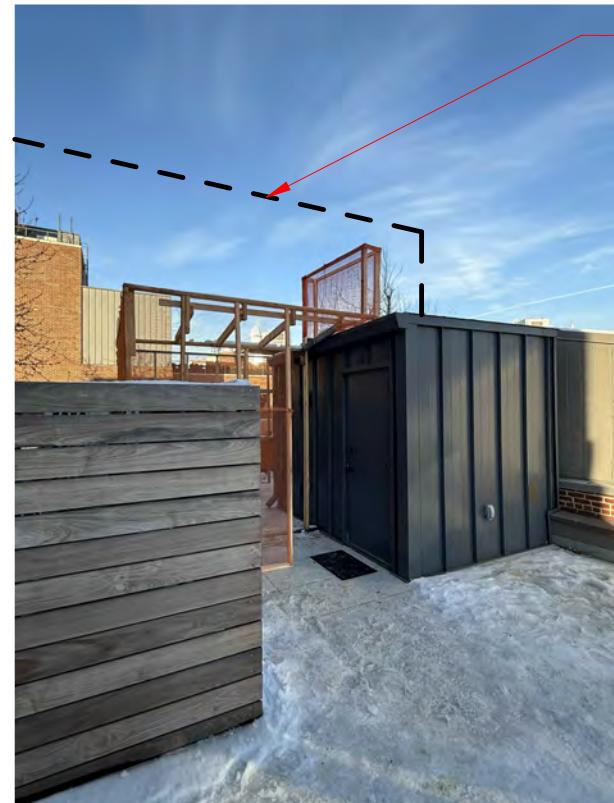


PREVIOUS MOCKUP LOOKING NORTHWEST



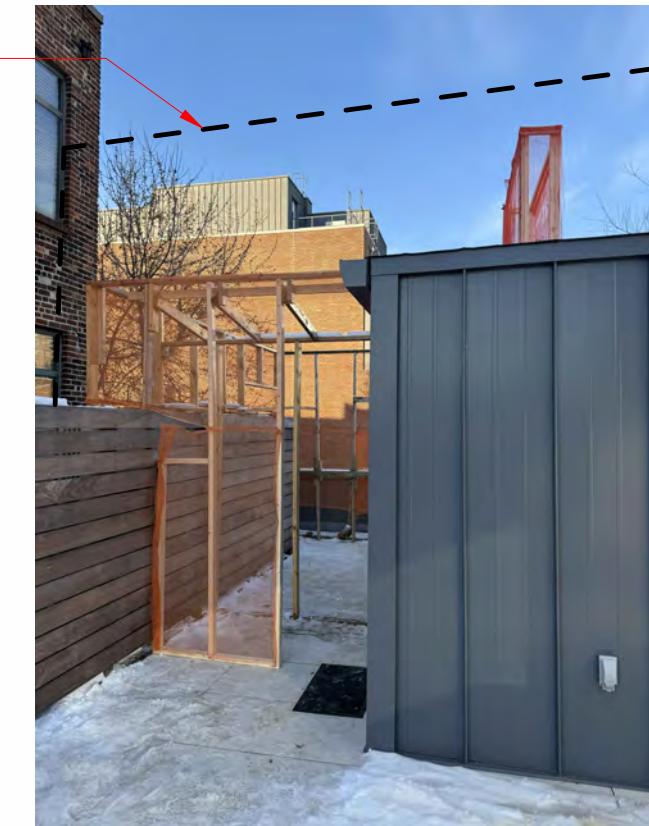
OVERLAY OF PROPOSED DESIGN AND NEW MOCKUP

(PHOTO TAKEN 12/16/25)



NEW MOCKUP 10/20/25 LOOKING NORTHEAST

(PHOTO TAKEN 12/16/25)

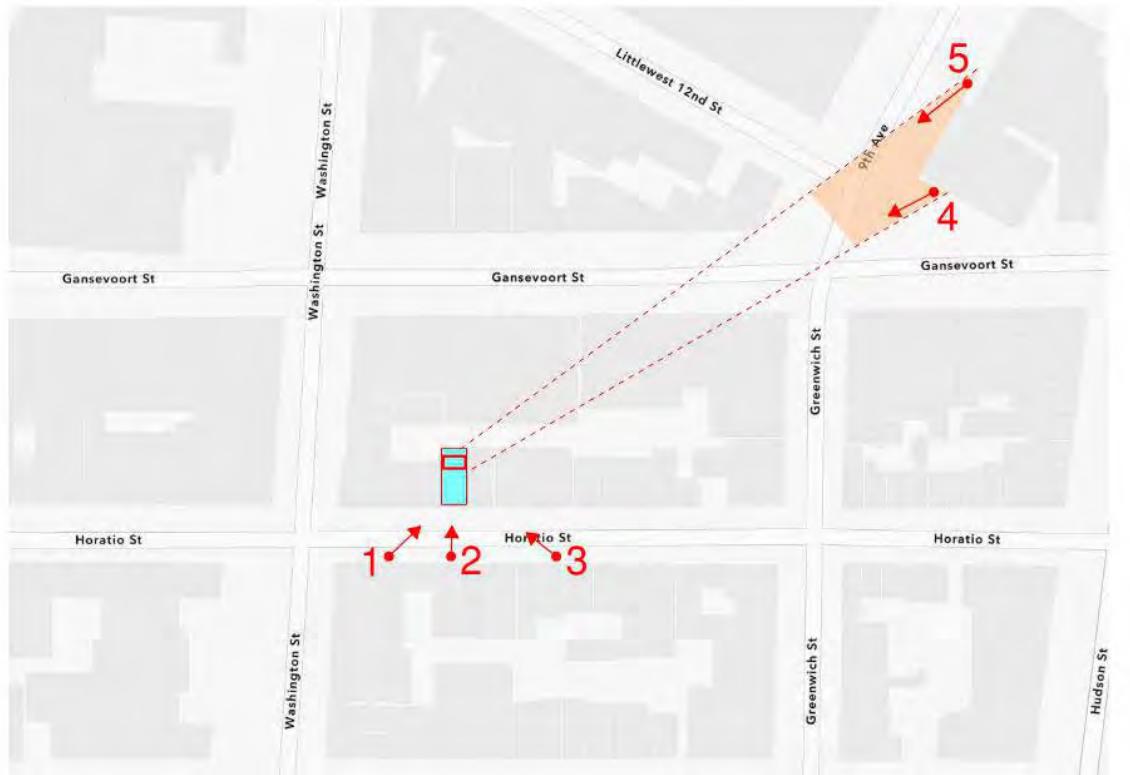


NEW MOCKUP 10/20/25 LOOKING NORTHWEST

(PHOTO TAKEN 12/16/25)

2

REV 10/30/25



1



2 NO VISIBILITY FROM HORATIO STREET



3



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



EXISTING NORTH FAÇADE 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



NORTH FAÇADE AND ADJACENT BUILDINGS

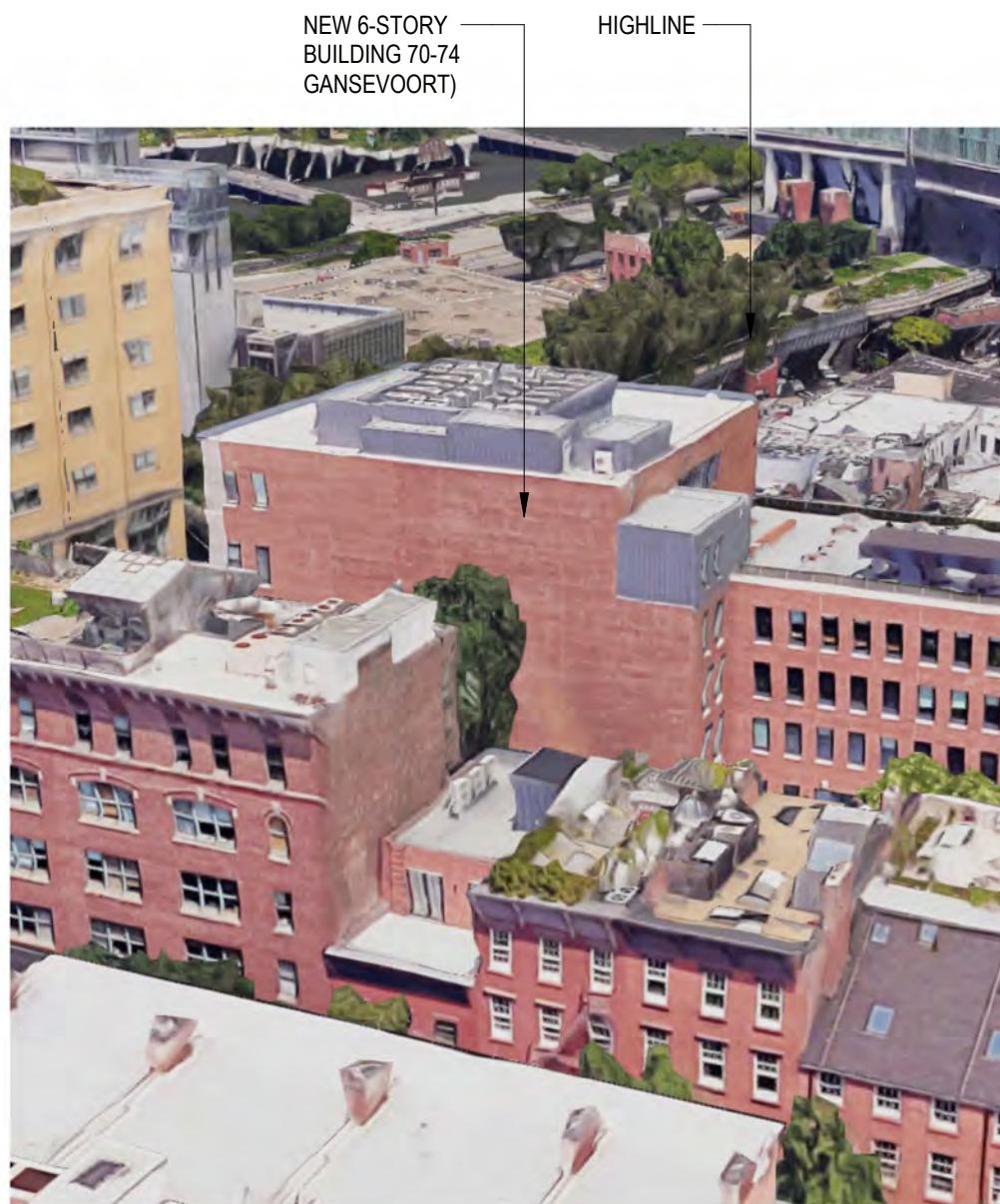
PHOTOS REPRESENT PRIOR  
CONDITIONS; CURRENT AS  
BUILT CONDITIONS SHOWN  
SEPARATELY



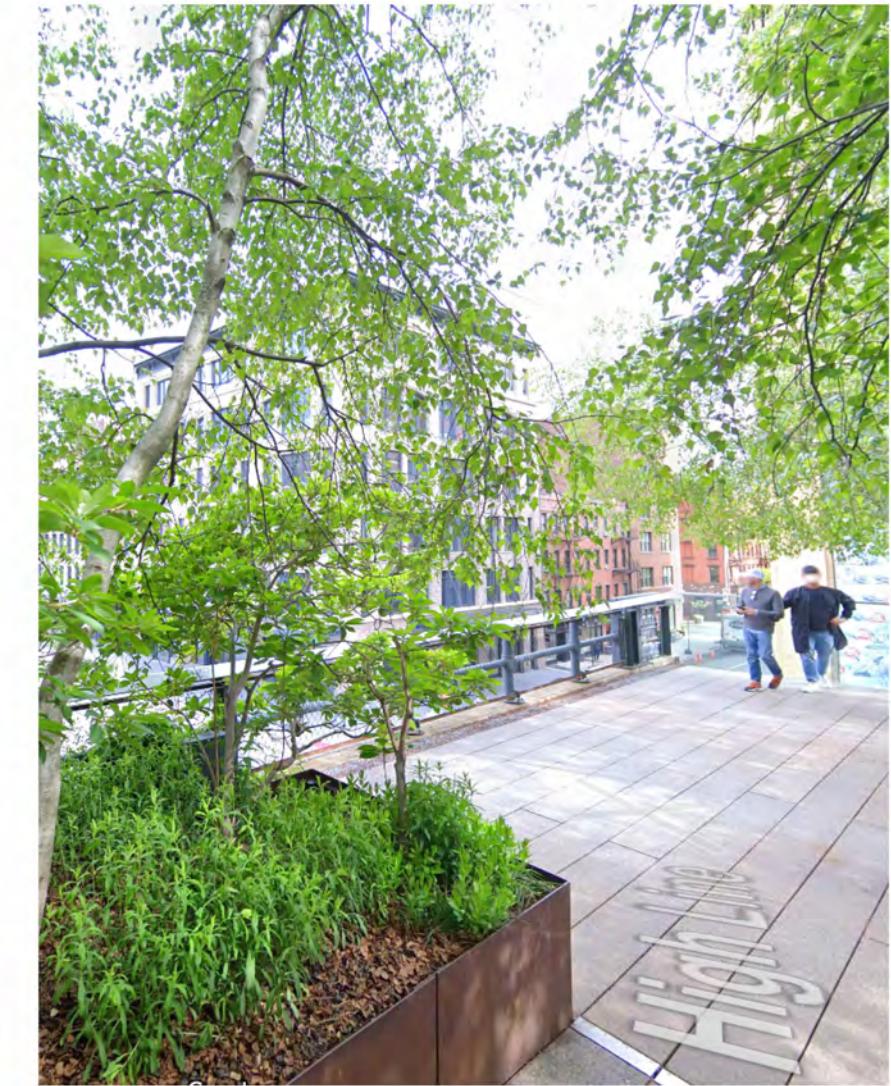
EXISTING REAR FACADE VIEW, PRIOR TO CONSTRUCTION ON GANSEVOORT STREET

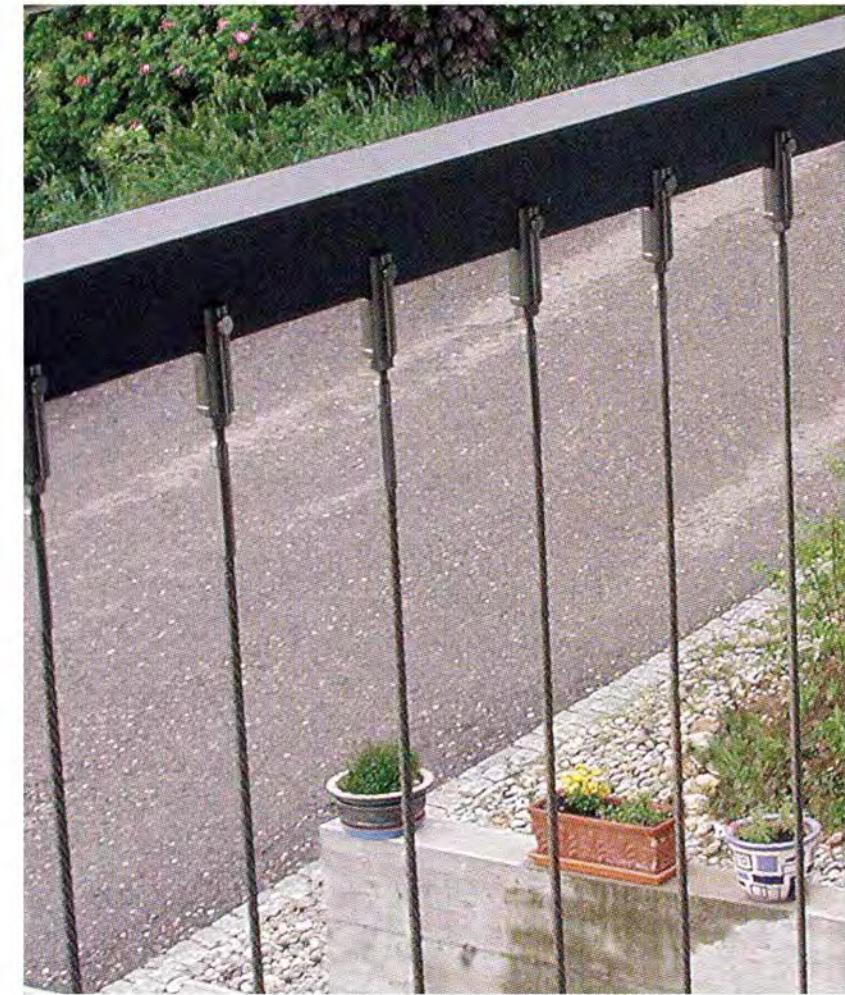
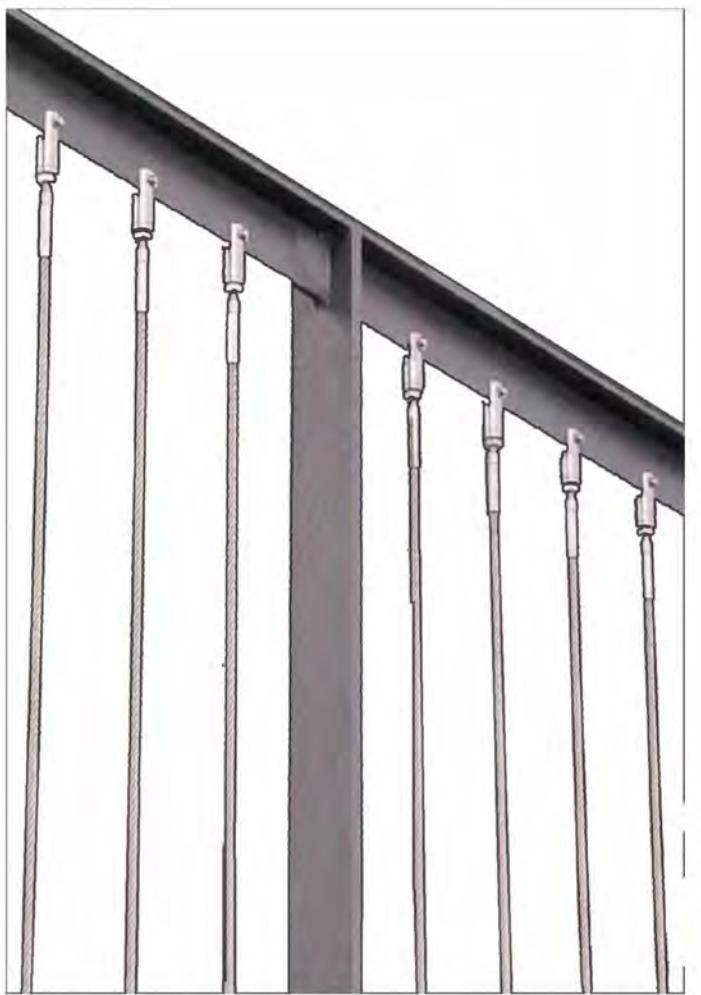
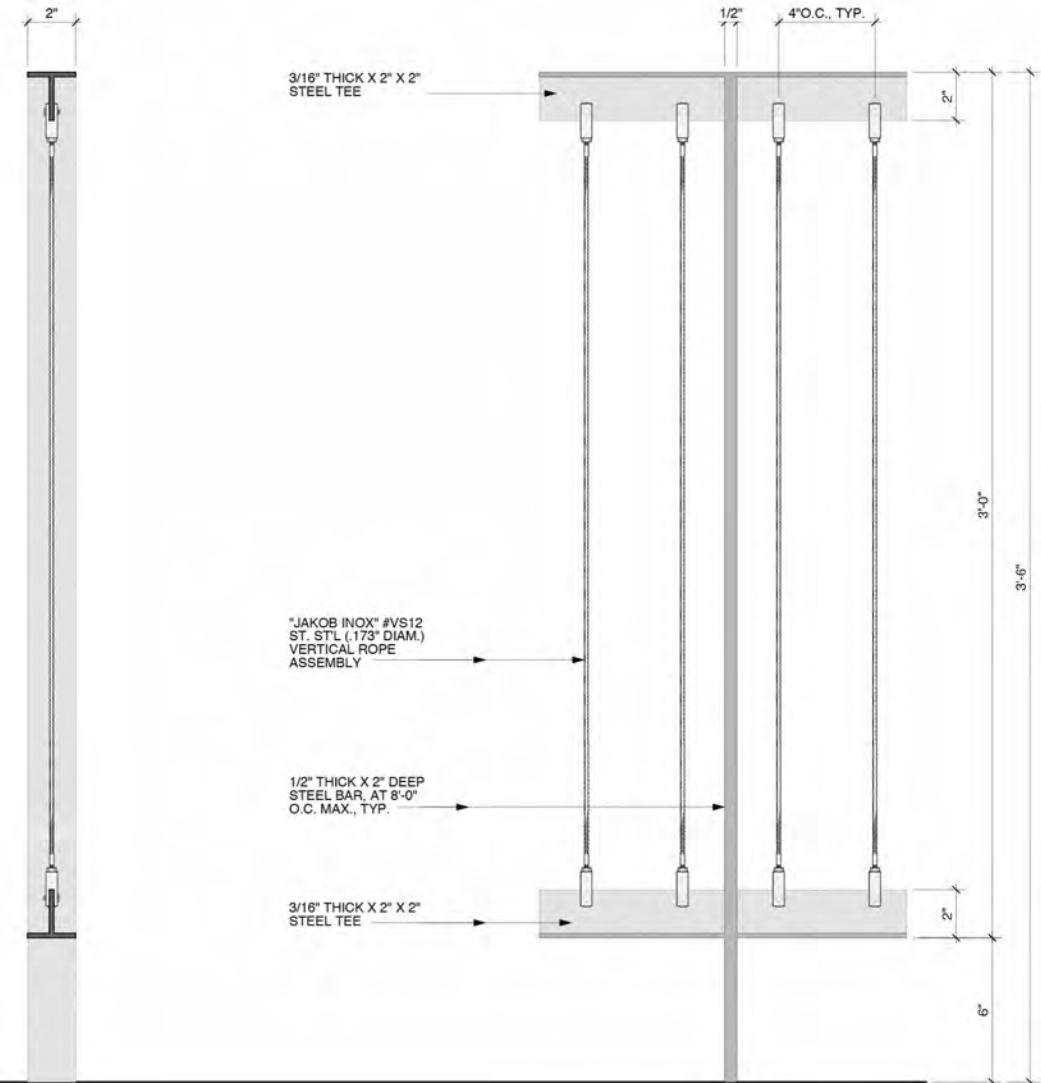


HIGHLINE VIEW, PRIOR TO CONSTRUCTION ON GANSEVOORT STREET



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





**January 13, 2026**  
Public Meeting

**The current proposal is:**

**Preservation Department – Item 3, LPC-25-05585**

**83 Horatio Street – Greenwich Village Historic District  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.**