

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.**



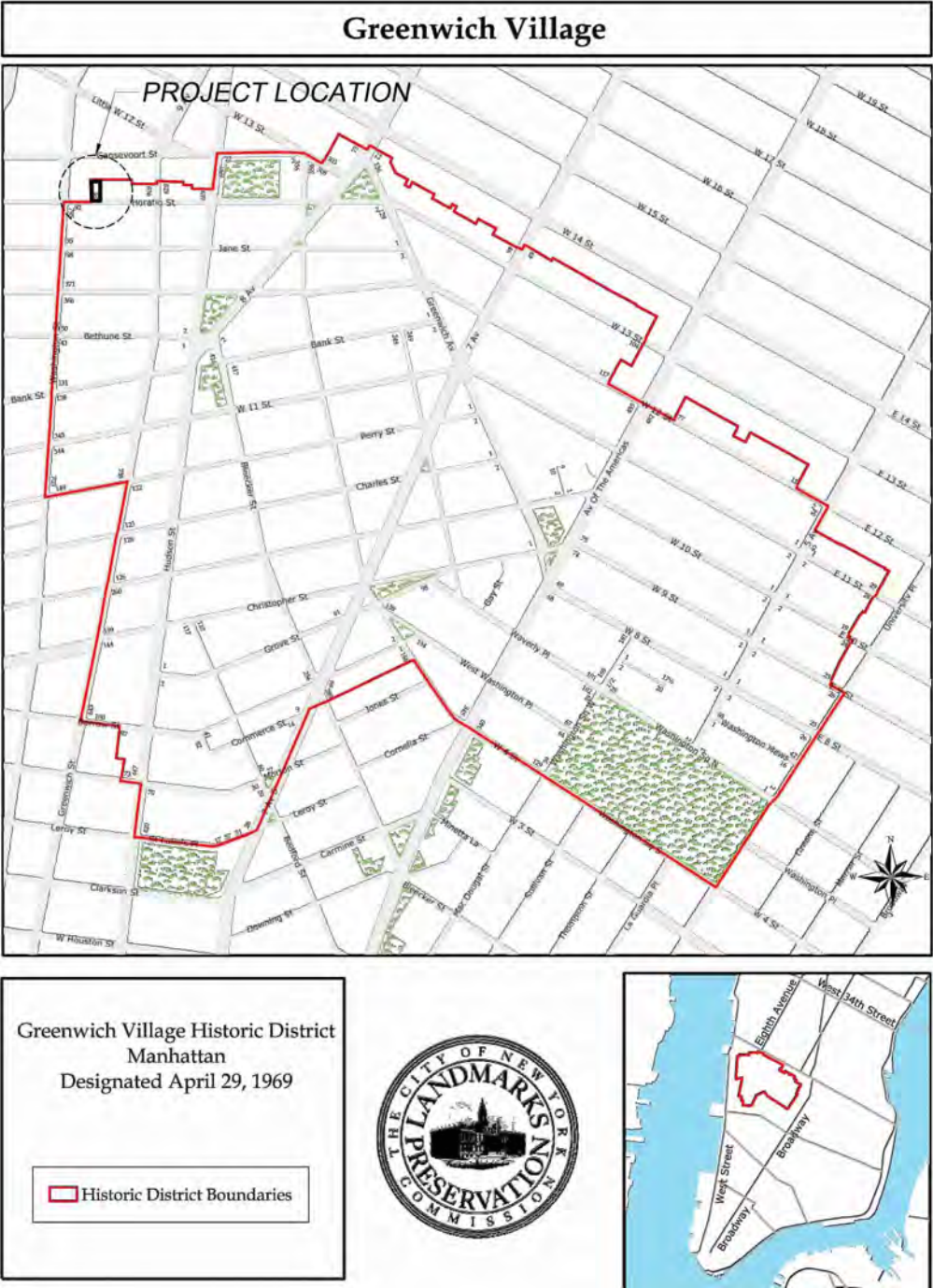


LANDMARKS PRESENTATION

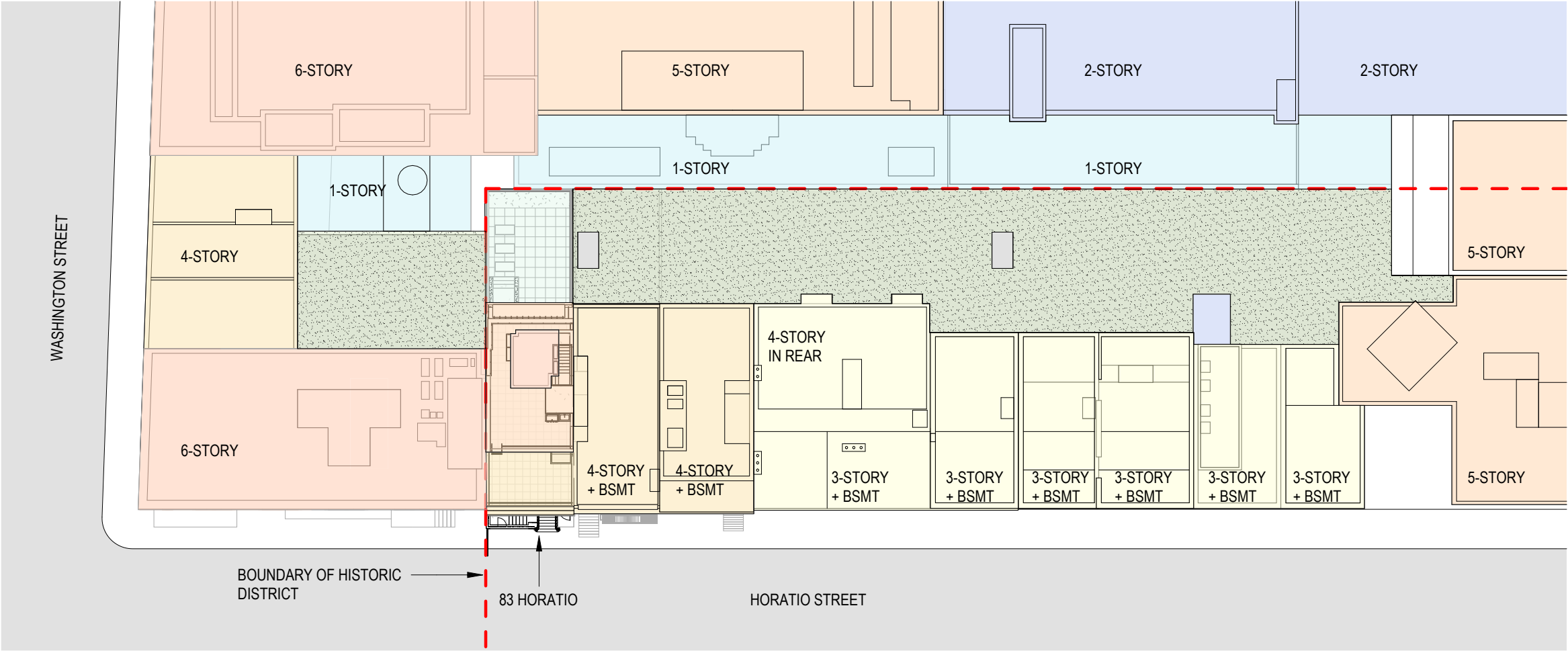
NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
REVISED 10/30/25

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"



3 NORTH SIDE OF HORATIO STREET ELEVATION - 10/30/25 PROPOSED





NEIGHBORING BUILDINGS - EAST



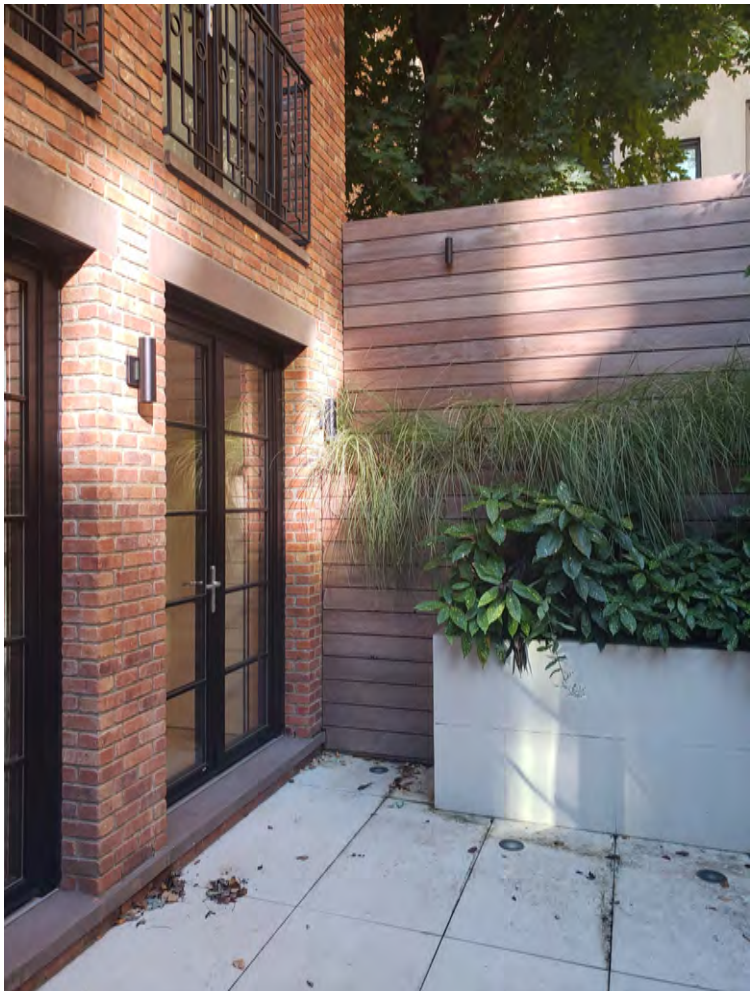
NEIGHBORING BUILDINGS - NORTHWEST



NEIGHBORING BUILDINGS - NORTH



EXISTING REAR FACADE



EXISTING REAR FACADE



EXISTING REAR YARD (COMPOSITE)

GRADE AT SIDEWALK LEVEL AND  
NEIGHBORS TO EAST AND WEST





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



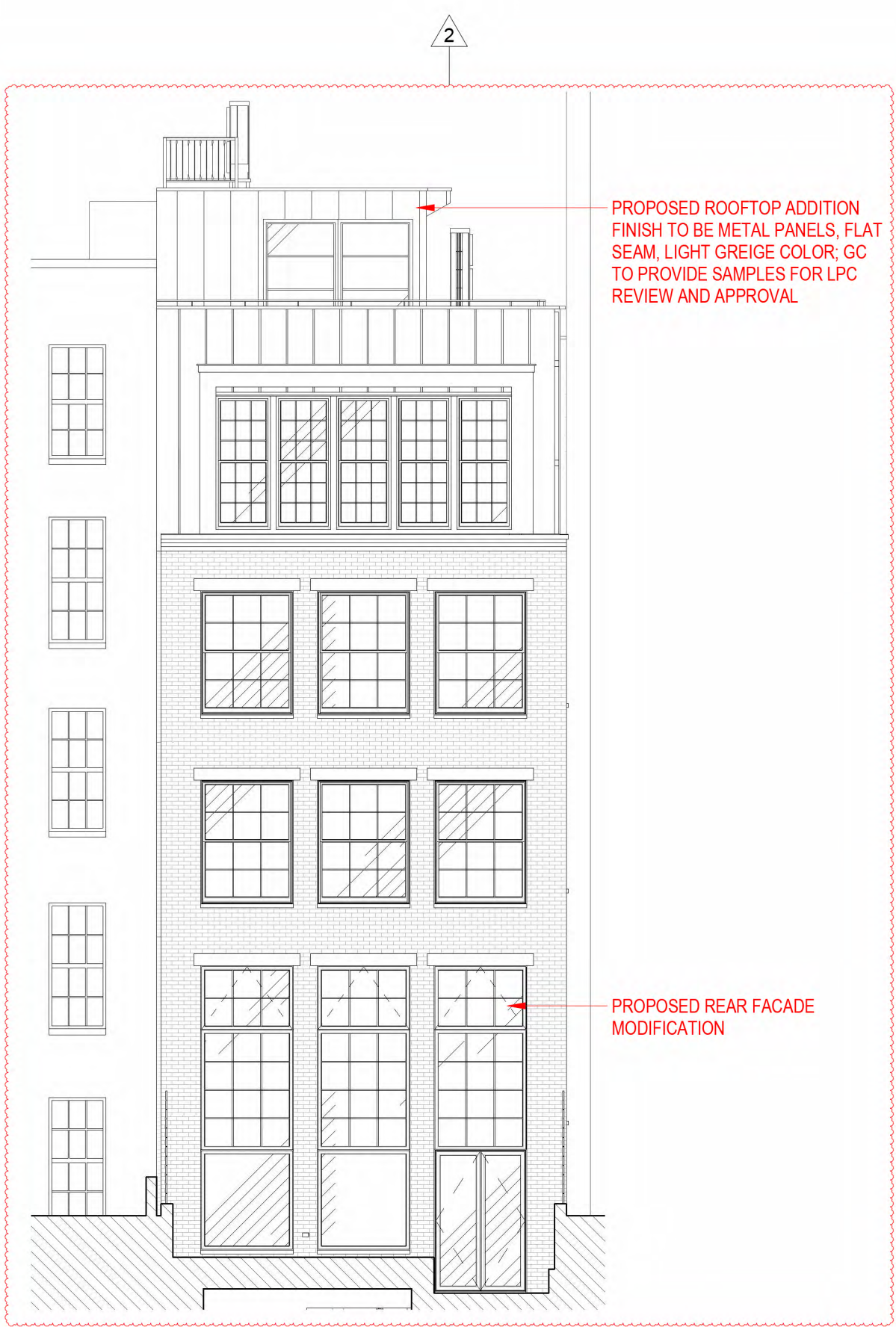
10/30/25 PROPOSED REAR FACADE - VIEW FROM WEST



5/6/25 PUBLIC HEARING REAR FACADE



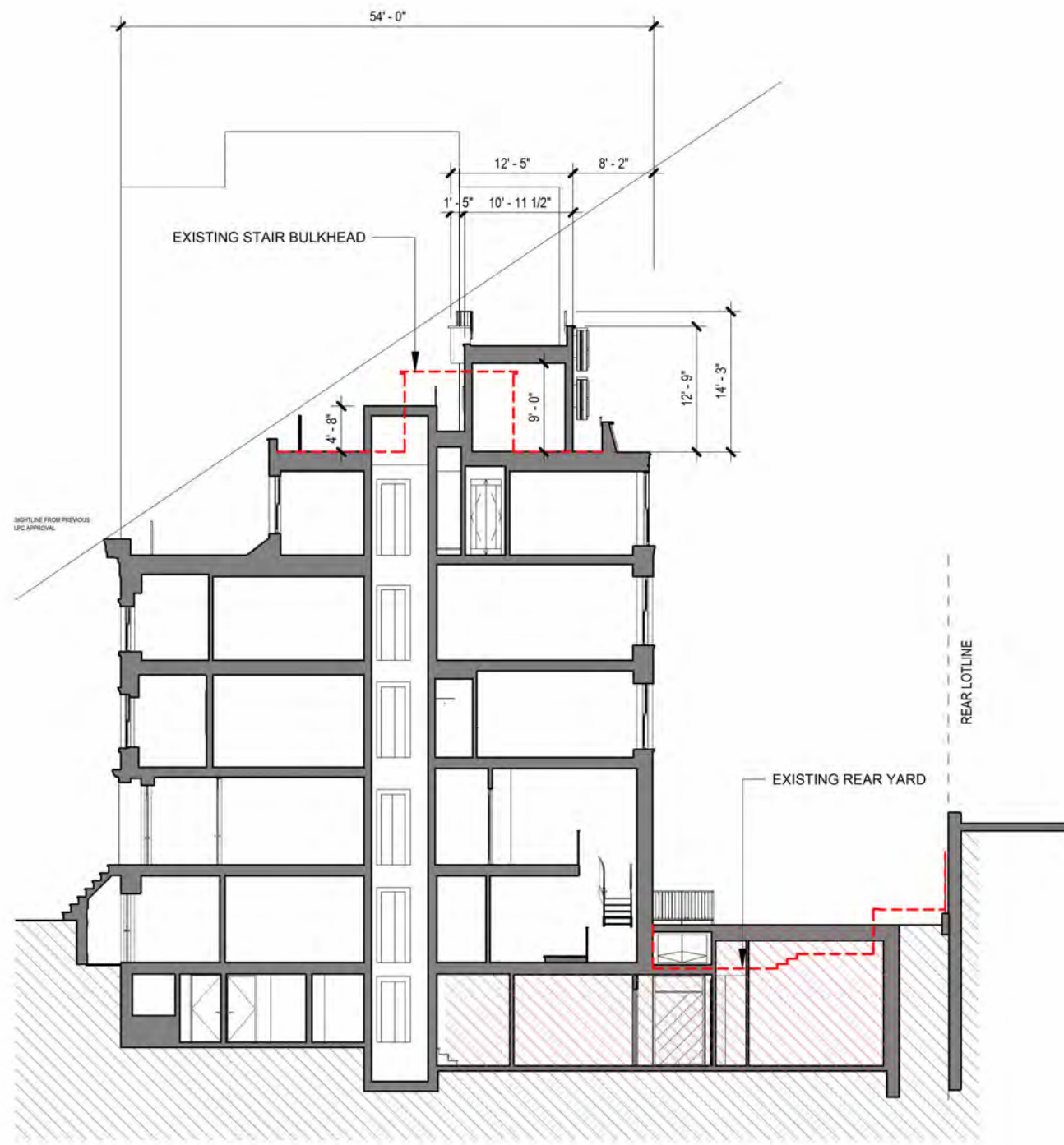
10/30/25 PROPOSED REAR FACADE



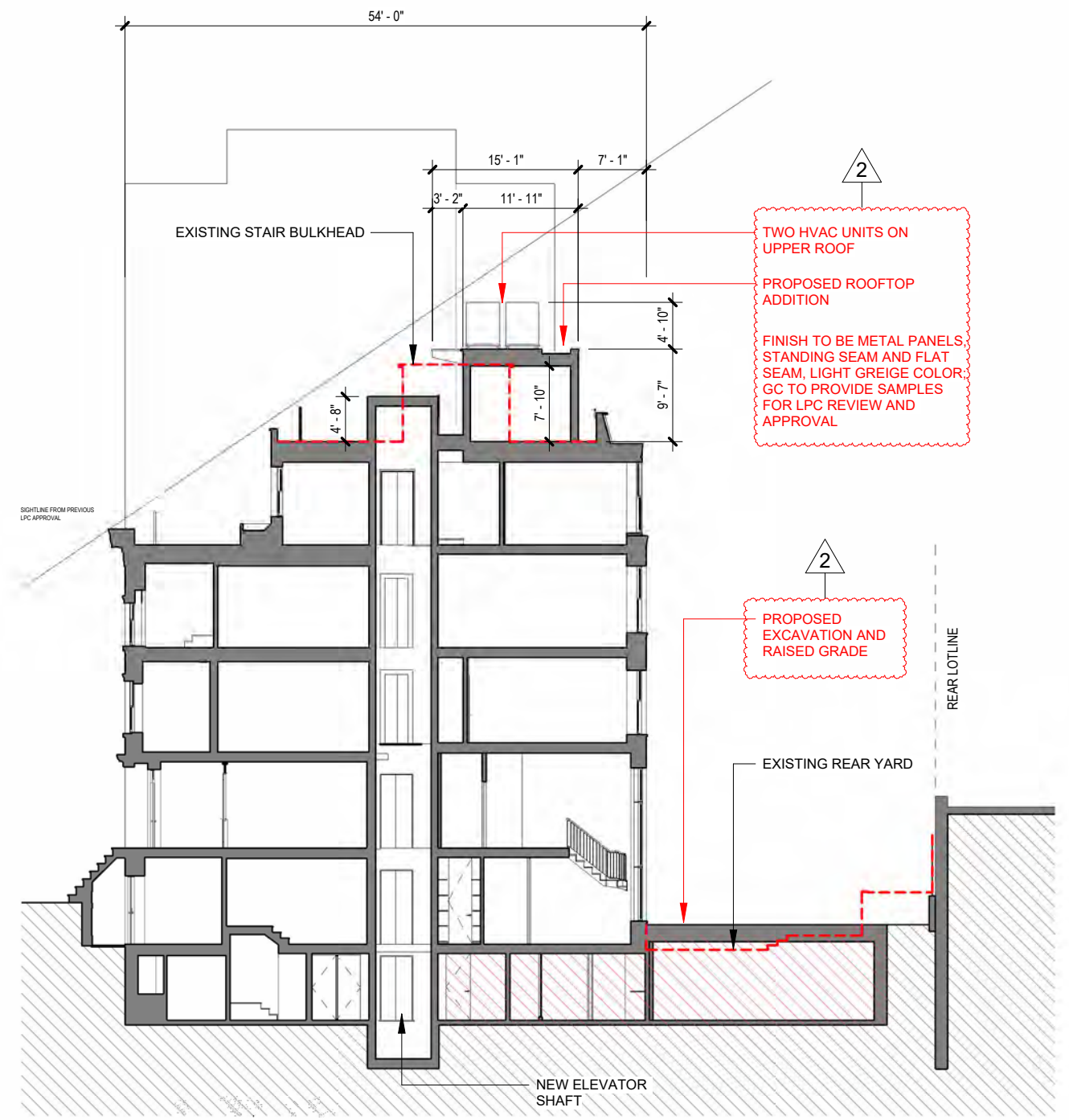
1 10/30/25 PROPOSED REAR SITE ELEVATION  
1/8" = 1'-0"

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

2 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"

3 10/30/25 PROPOSED REAR YARD PLAN  
1/8" = 1'-0"

— EXISTING RETAINING WALL  
BELOW TO REMAIN

## — STRUCTURAL SKYLIGHTS

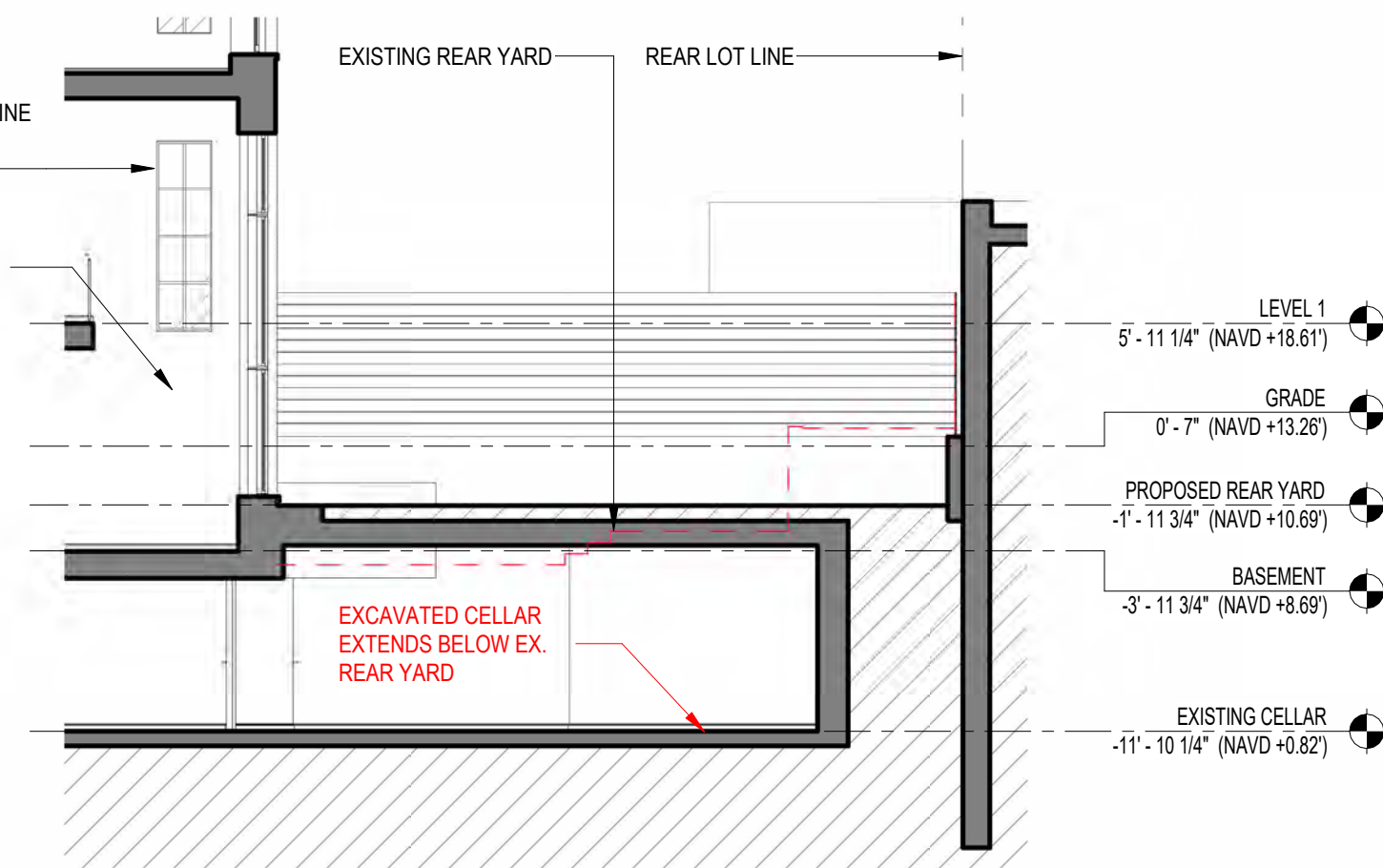
— PORCELAIN PAVERS

— NEW WOOD FENCE ON THREE SIDES

— SOIL

PROPOSED NEW LOTLINE  
WINDOW (ENLARGE  
EXISTING OPENING) \_\_\_\_\_

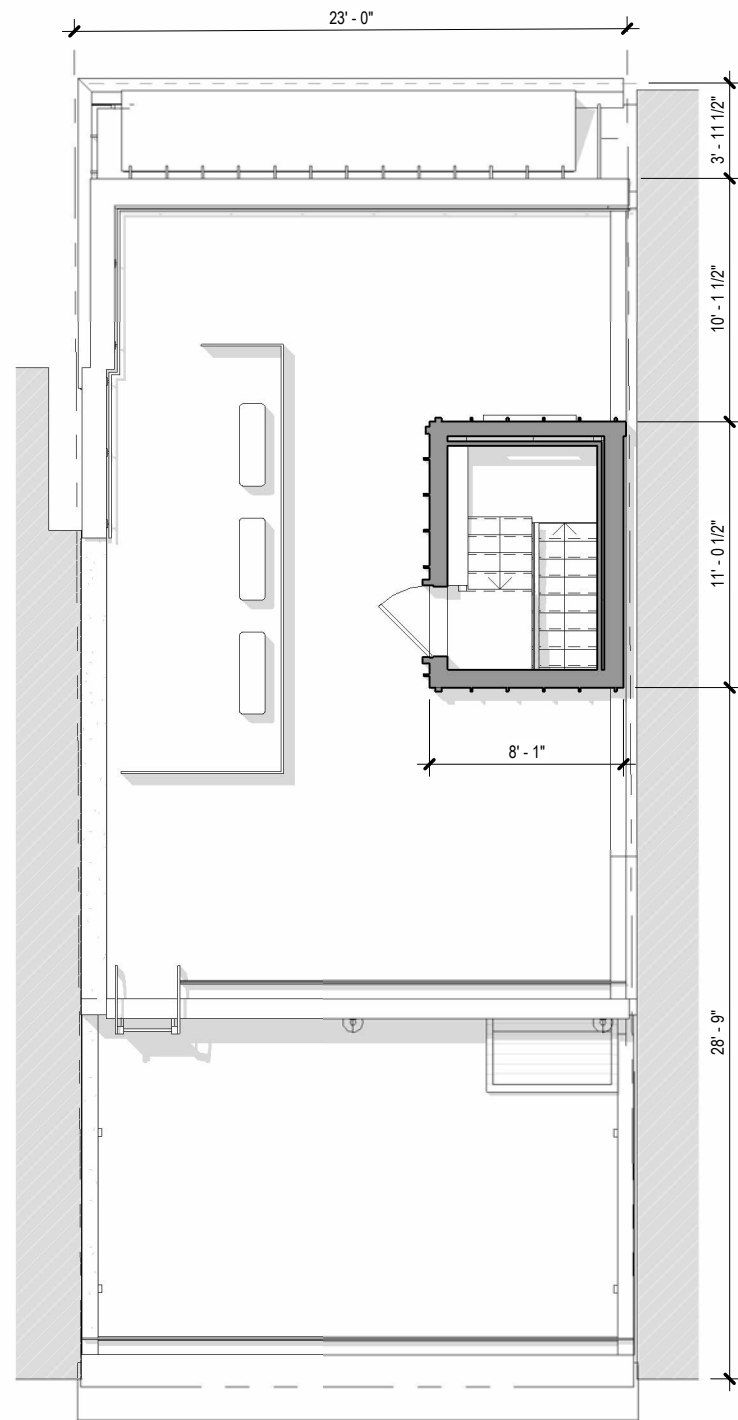
NEW DOUBLE HEIGHT  
OPENING FROM  
BASEMENT LEVEL



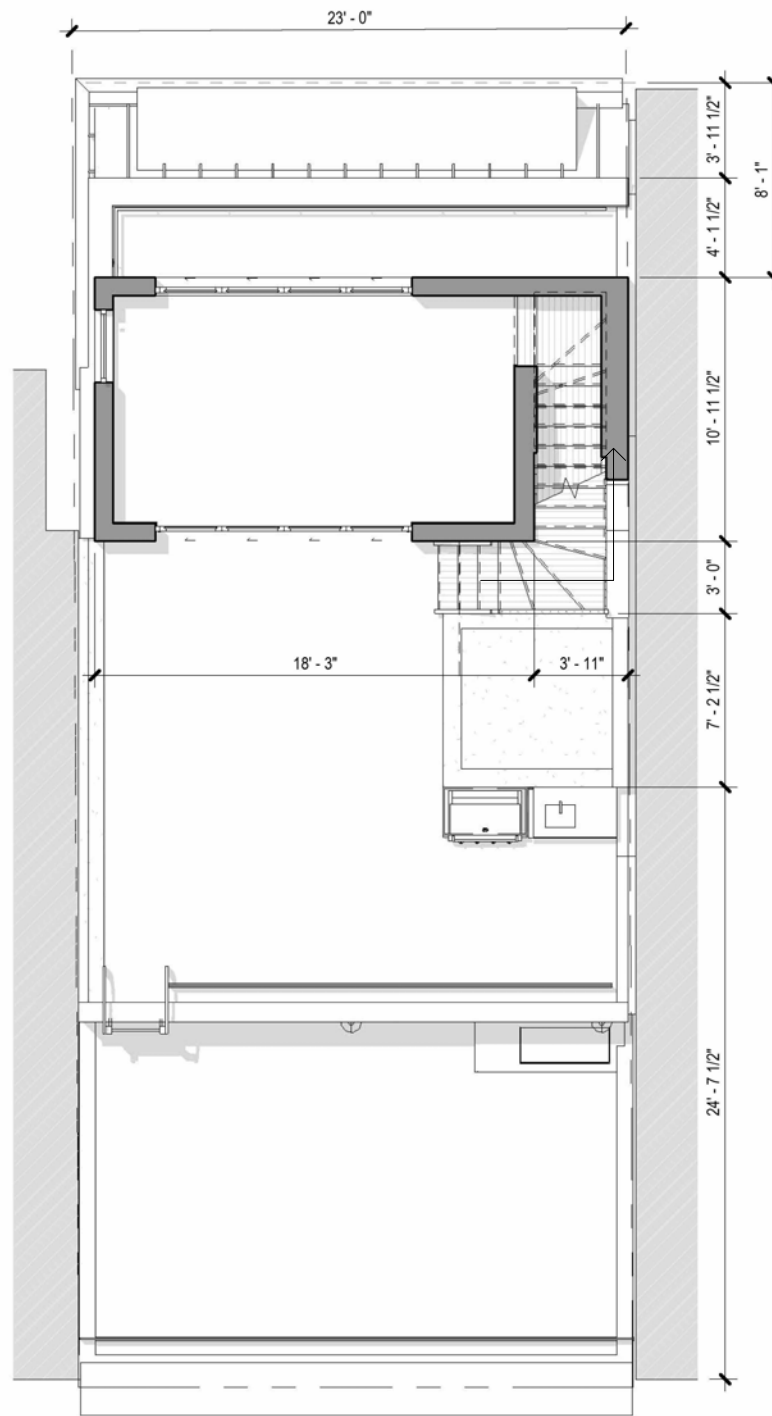
4 10/30/25 PROPOSED REAR YARD SECTION LOOKING WEST  
1/8" = 1'-0"

2 REV 10/30/25

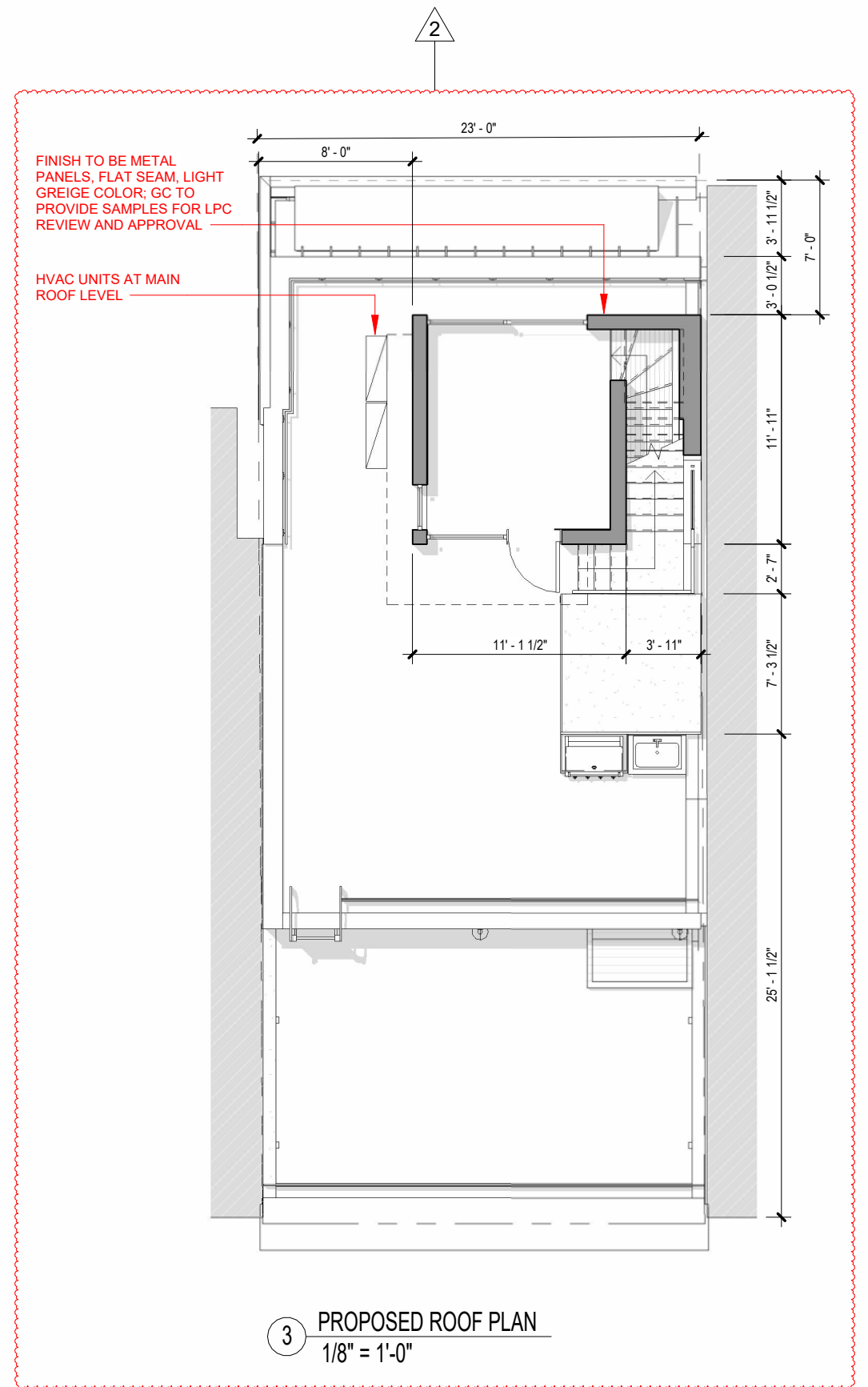




1 EXISTING ROOF PLAN  
1/8" = 1'-0"

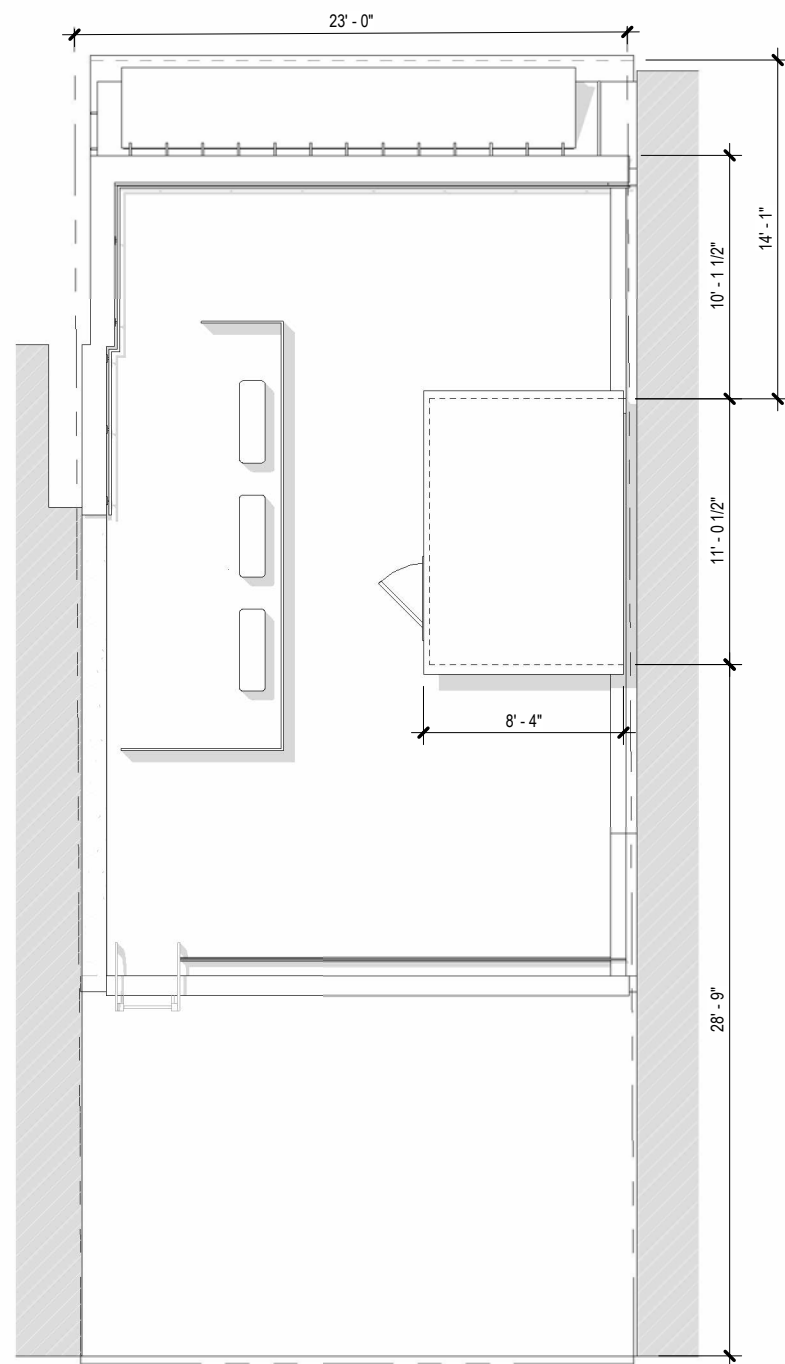


2 PREVIOUSLY PROPOSED ROOF PLAN  
1/8" = 1'-0"

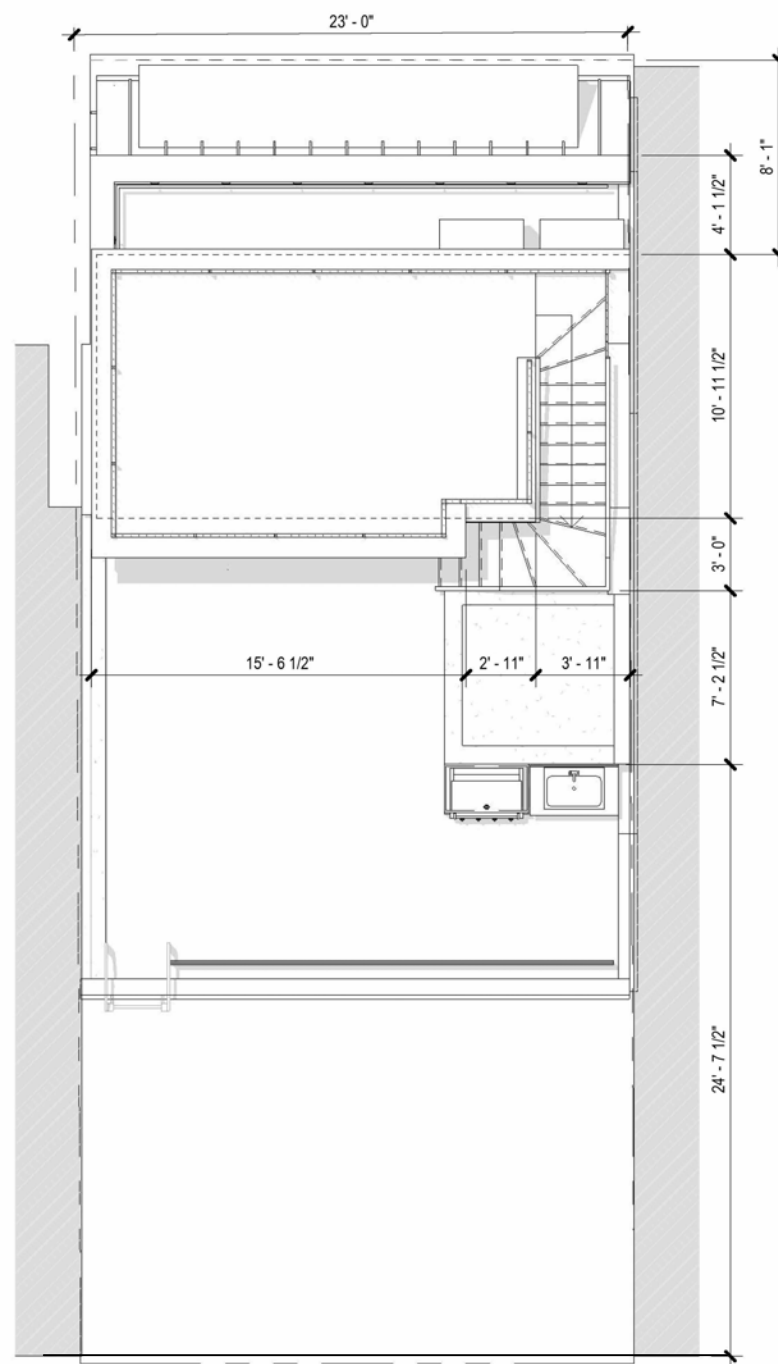


3 PROPOSED ROOF PLAN  
1/8" = 1'-0"

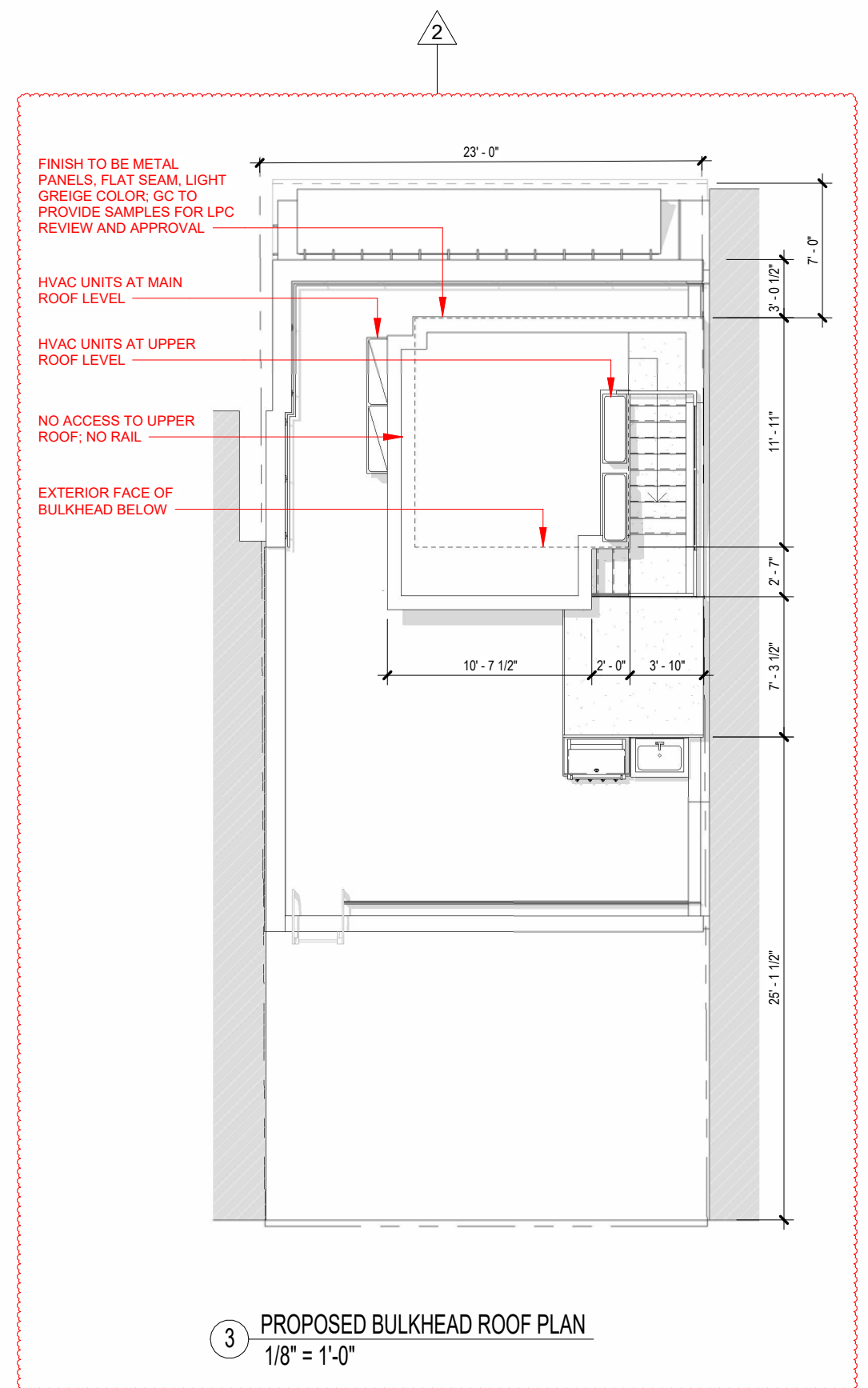




1 EXISTING BULKHEAD ROOF PLAN  
1/8" = 1'-0"



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



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

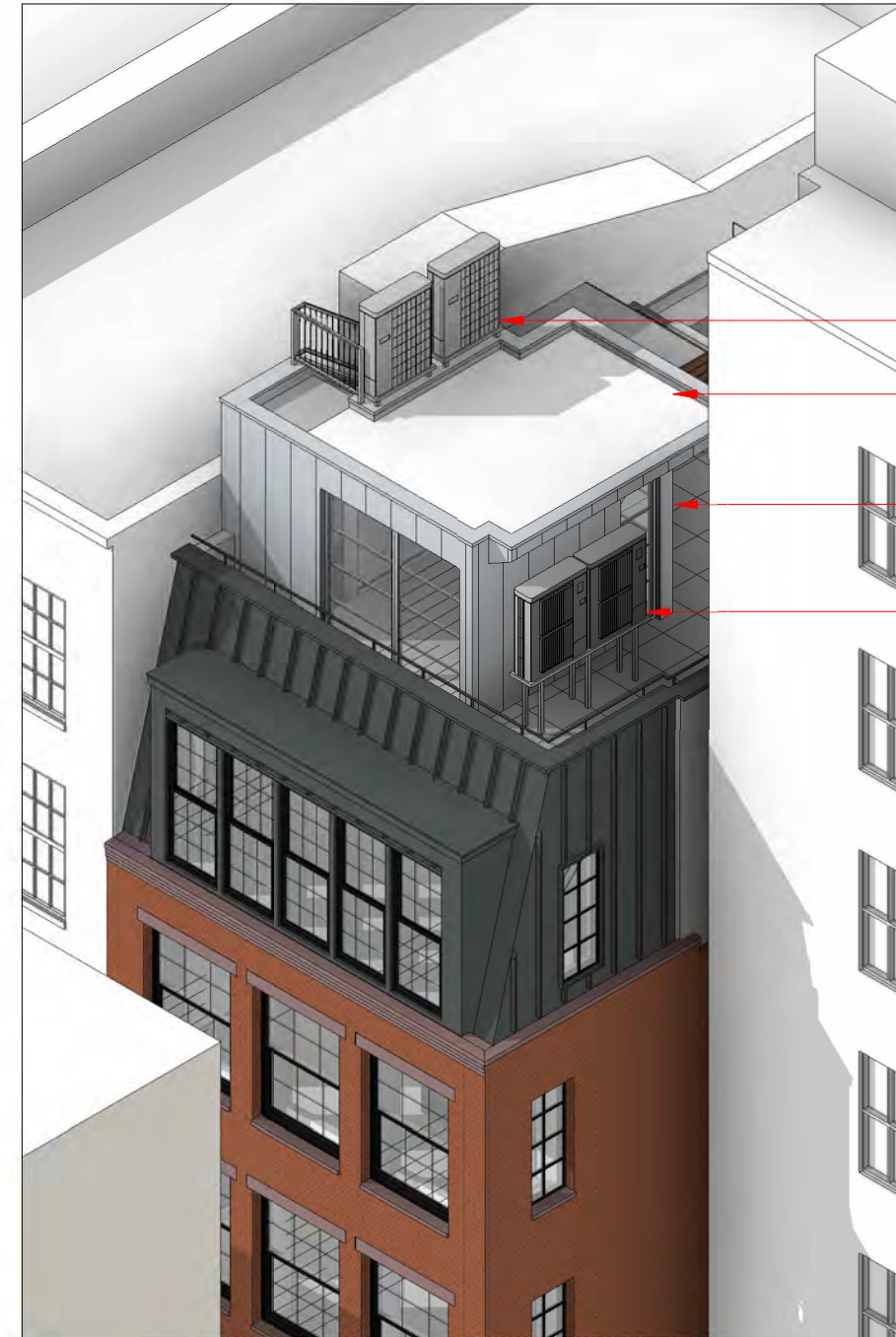




1 EXISTING REAR AXON VIEW - WEST



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



- 2
- TWO HVAC UNITS AT UPPER ROOF LEVEL
  - NO ACCESS TO UPPER ROOF; NO RAIL
  - FLAT SEAM METAL PANELS, LIGHT GREIGE COLOR; GC TO PROVIDE SAMPLES FOR LPC REVIEW AND APPROVAL
  - TWO HVAC UNITS AT MAIN ROOF LEVEL IN SIDE AREA WAY

3 10/30/25 PROPOSED REAR AXON VIEW - WEST





① EXISTING REAR PERSPECTIVE - EAST

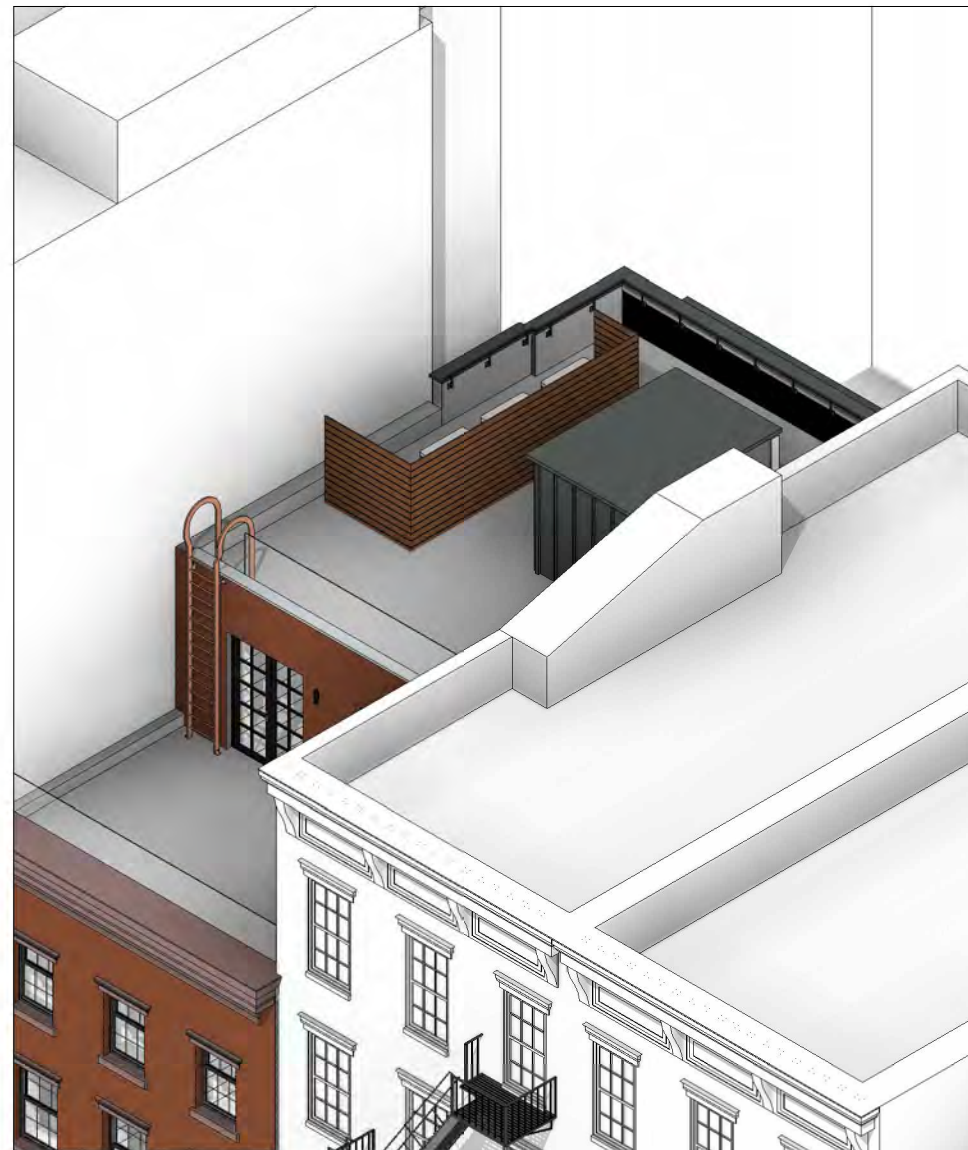


② 5/6/25 PUBLIC HEARING REAR PERSPECTIVE - EAST  
12" = 1'-0"



③ 10/30/25 PROPOSED REAR PERSPECTIVE - EAST

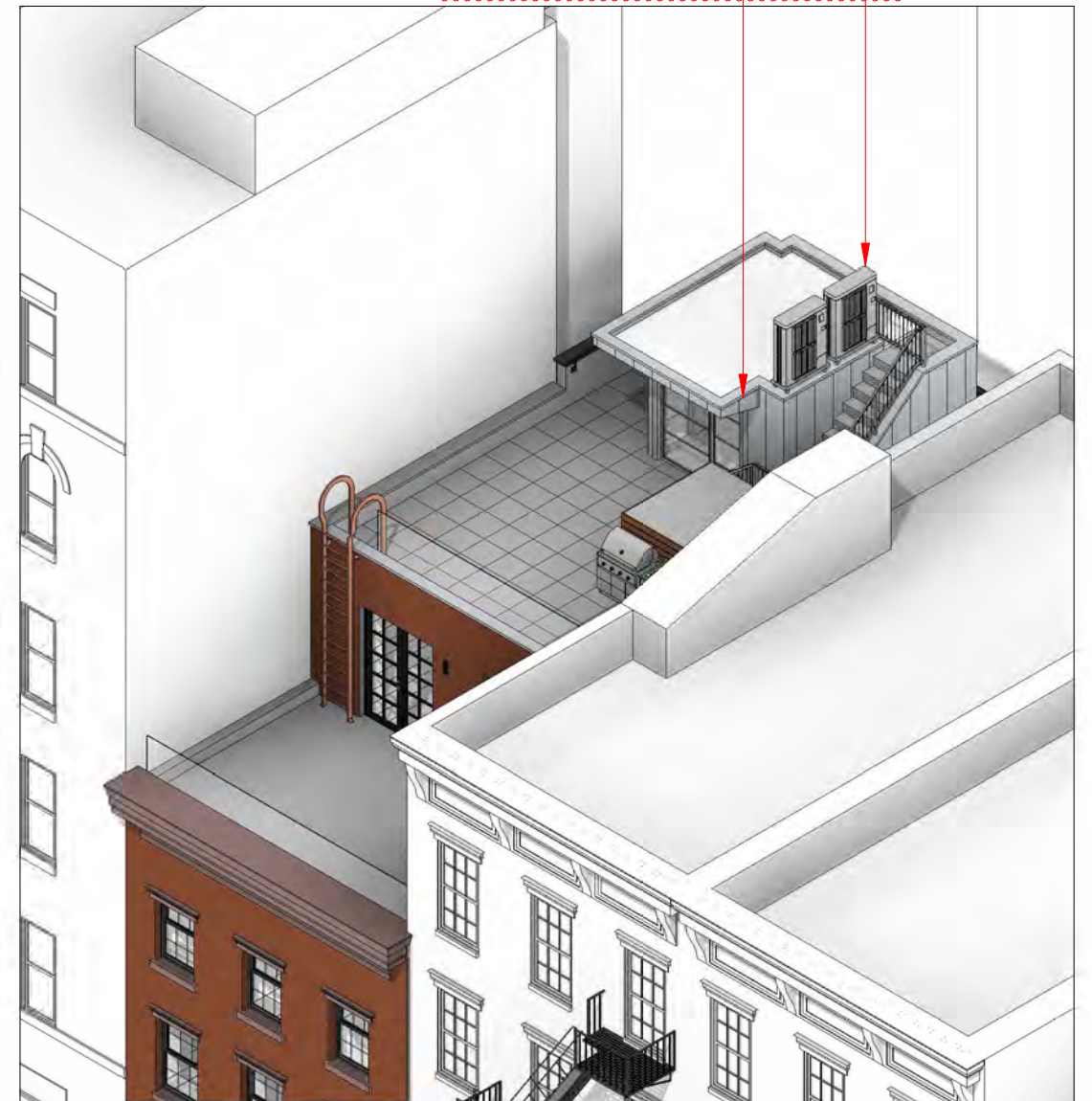




1 EXISTING FRONT AXON VIEW - EAST



2 5/6/25 PUBLIC HEARING FRONT AXON VIEW - EAST



3 10/30/25 PROPOSED FRONT AXON VIEW - EAST

2

TWO HVAC UNITS AT  
UPPER ROOF LEVEL  
  
FINISH TO BE WHITE METAL  
PANELS, FLAT SEAM, LIGHT  
GREIGE COLOR; GC TO  
PROVIDE SAMPLES FOR LPC  
REVIEW AND APPROVAL





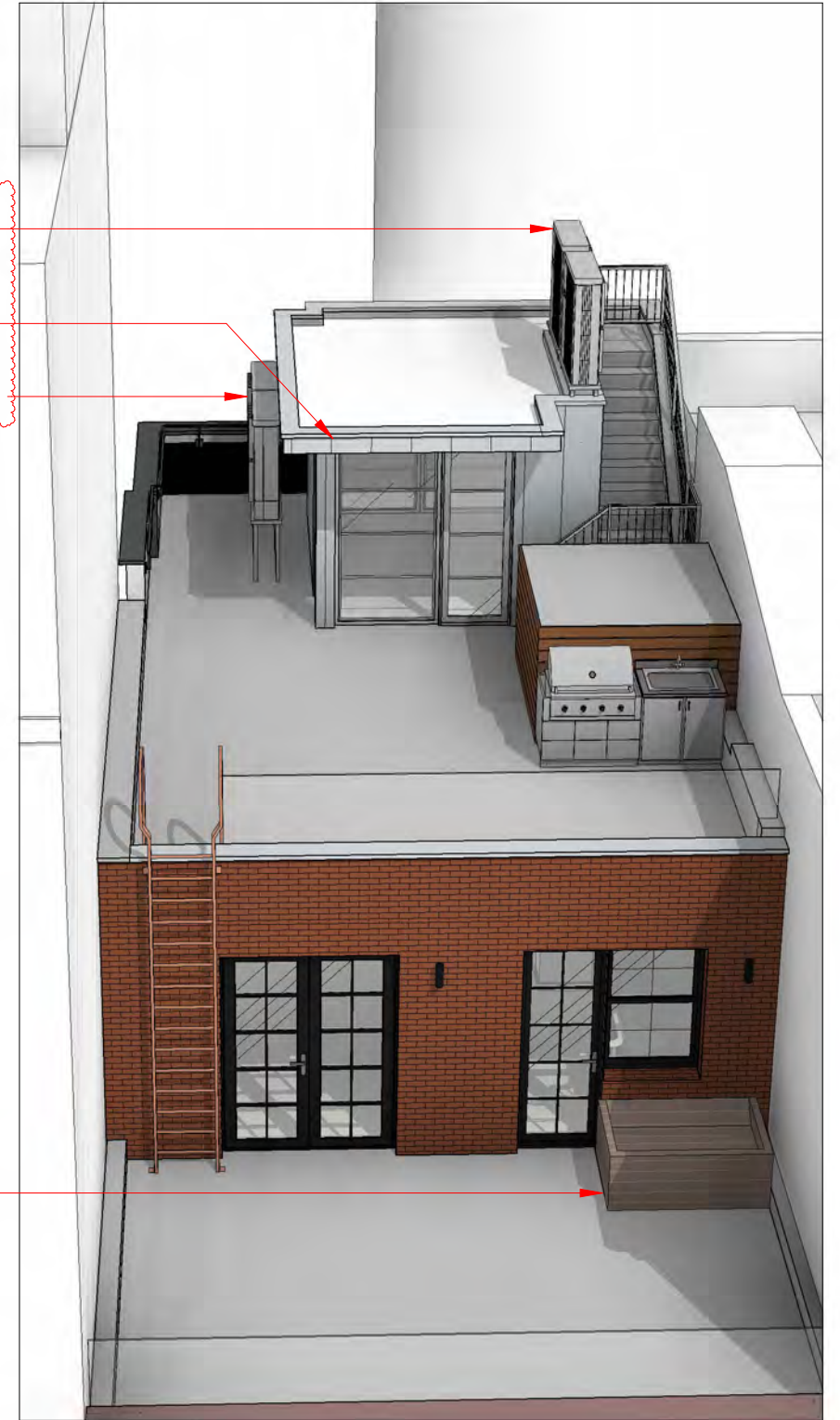
1 EXISTING FRONT PERSPECTIVE - SOUTH



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

2  
TWO HVAC UNITS AT  
UPPER ROOF LEVEL  
FLAT SEAM METAL PANELS,  
LIGHT GREIGE COLOR; GC  
TO PROVIDE SAMPLES FOR  
LPC REVIEW AND APPROVAL  
TWO HVAC UNITS AT MAIN  
ROOF LEVEL IN SIDE AREA WAY

2  
(NO CHANGE TO  
EXISTING PLANTER BOX;  
NO NEW SKYLIGHT)



3 10/30/25 PROPOSED FRONT PERSPECTIVE - SOUTH

2 REV 10/30/25



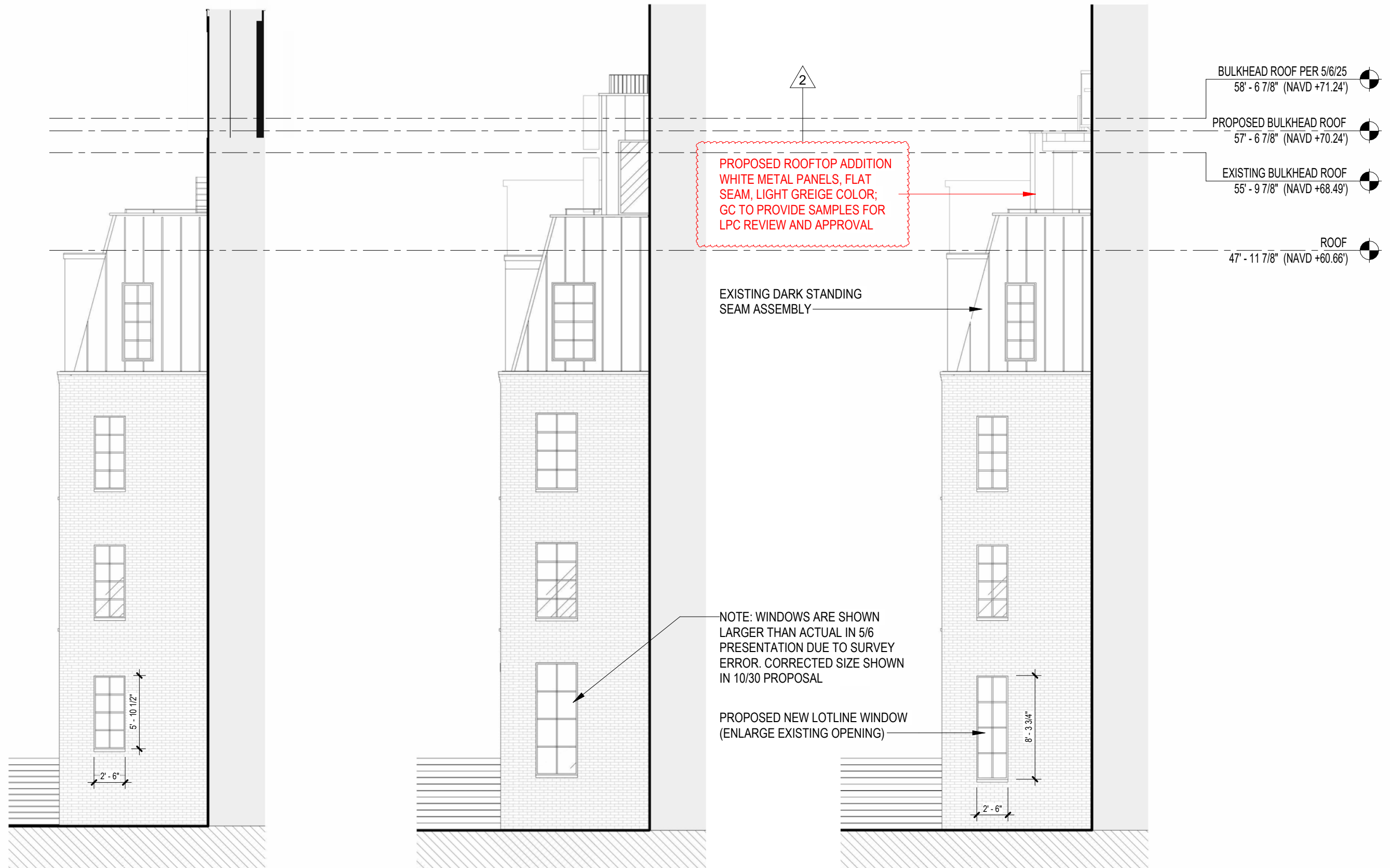


1 EXISTING FRONT ELEVATION  
1/8" = 1'-0"

2 5/6/25 PUBLIC HEARING FRONT ELEVATION  
1/8" = 1'-0"

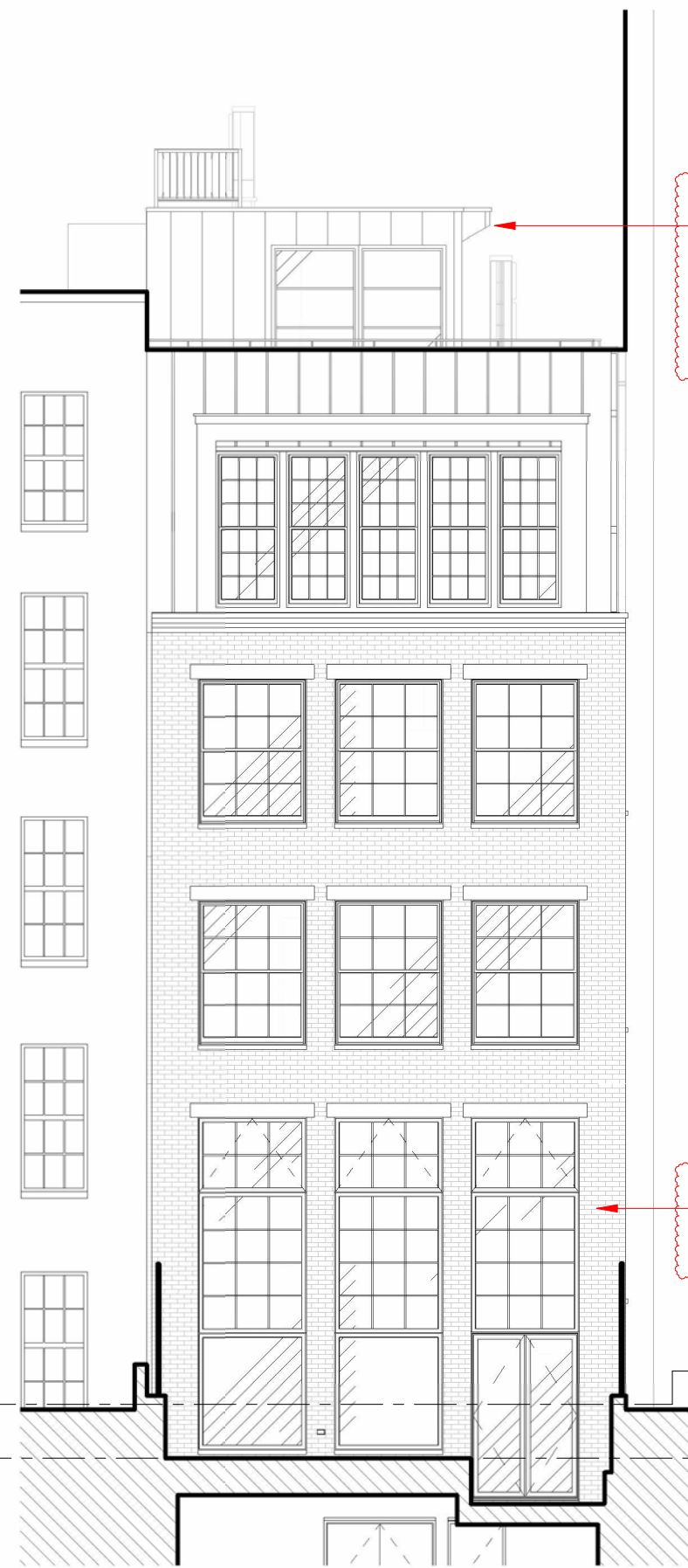
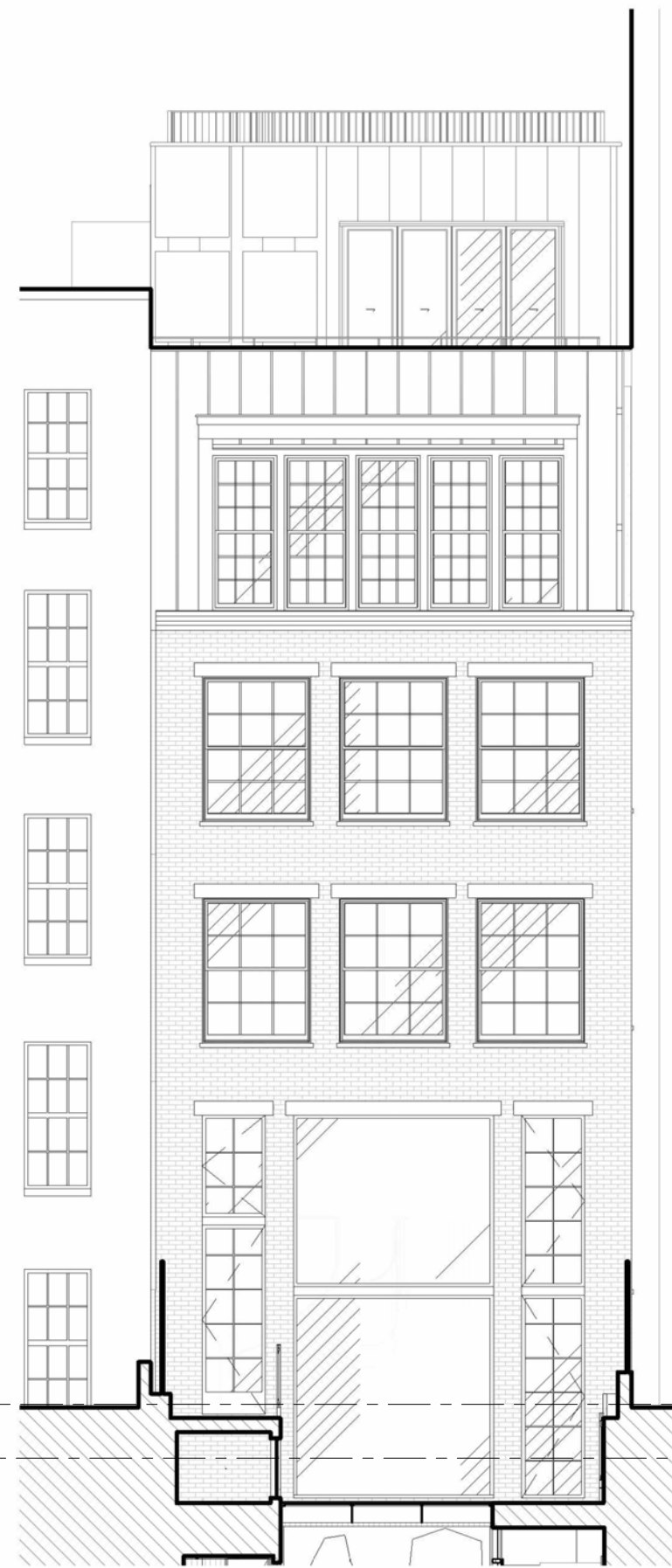
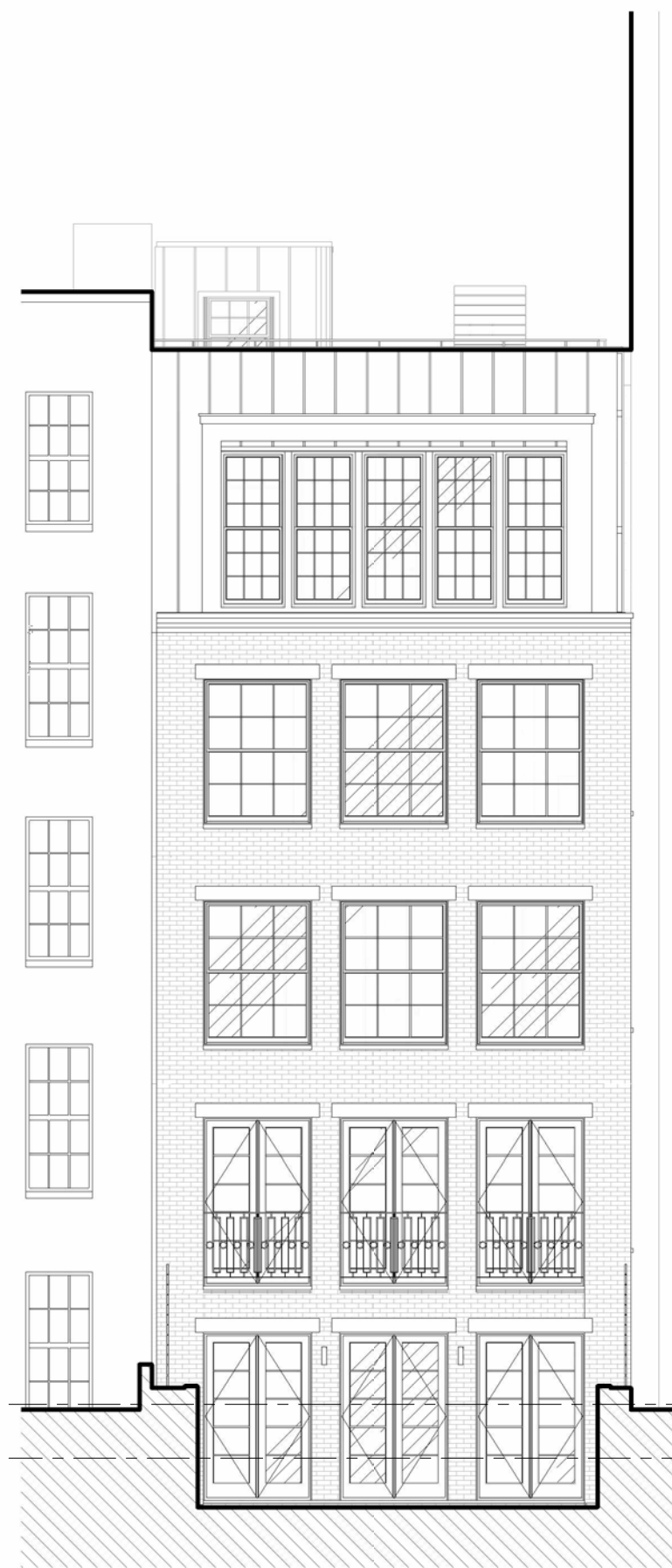
3 10/30/25 PROPOSED FRONT ELEVATION  
1/8" = 1'-0"





2 REV 10/30/25





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

PROPOSED REAR FACADE  
MODIFICATION

GRADE  
0' - 7" (NAVD +13.26')

PROPOSED REAR YARD  
-1' - 11 3/4" (NAVD +10.69')

① EXISTING REAR ELEVATION  
1/8" = 1'-0"

② 5/6/25 PUBLIC HEARING REAR ELEVATION  
1/8" = 1'-0"

③ 10/30/25 PROPOSED REAR ELEVATION  
1/8" = 1'-0"

② 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"

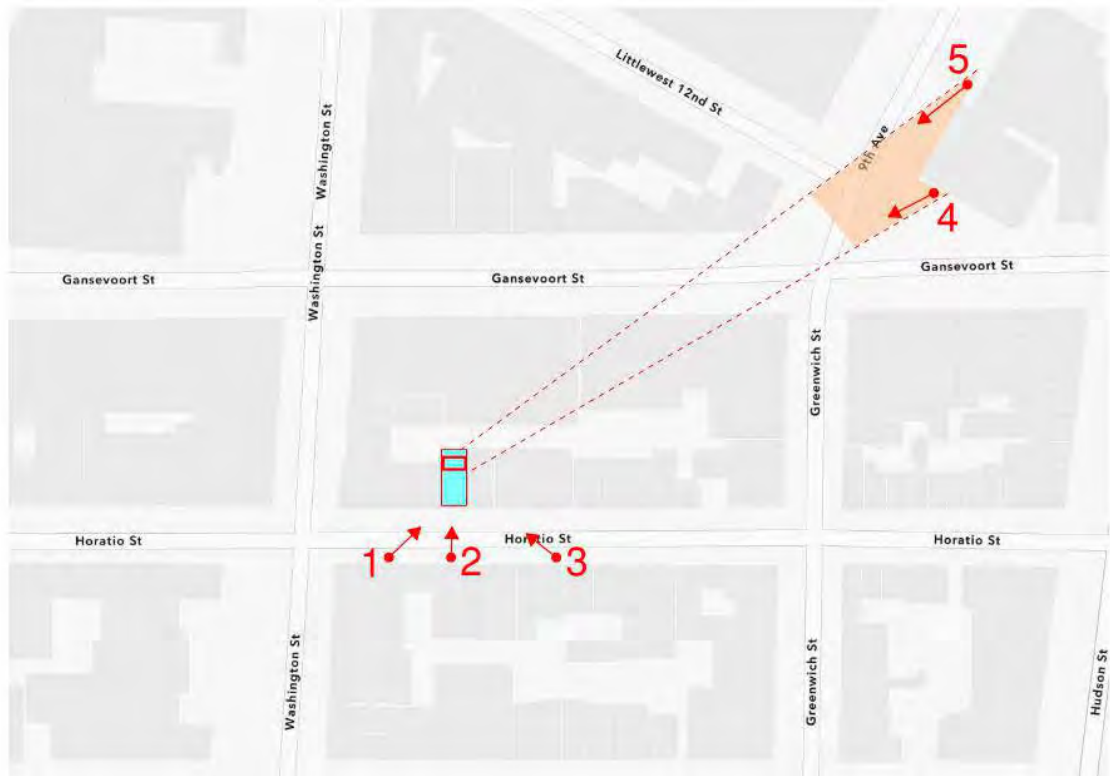
6 PROPOSED - LEVEL 4  
1/16" = 1'-0"

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

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

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





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

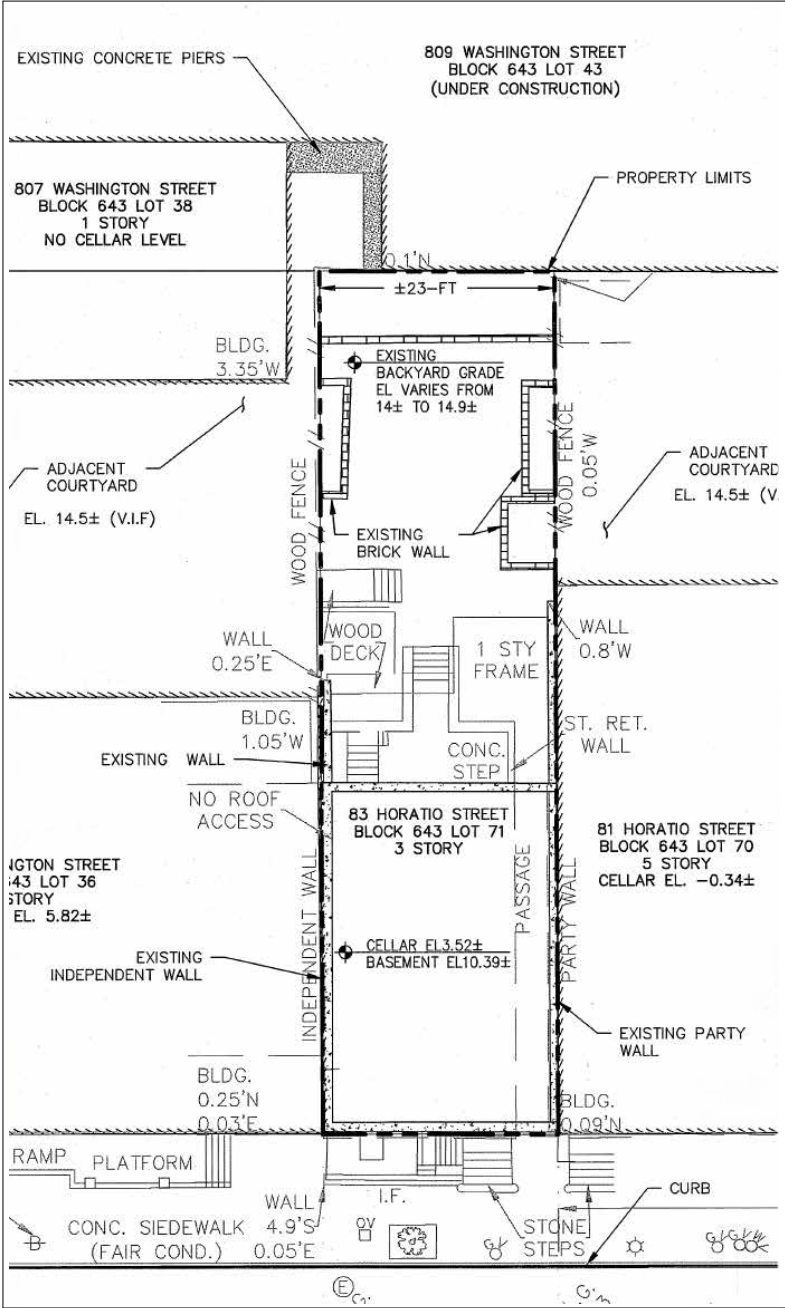
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REV 10/30/25

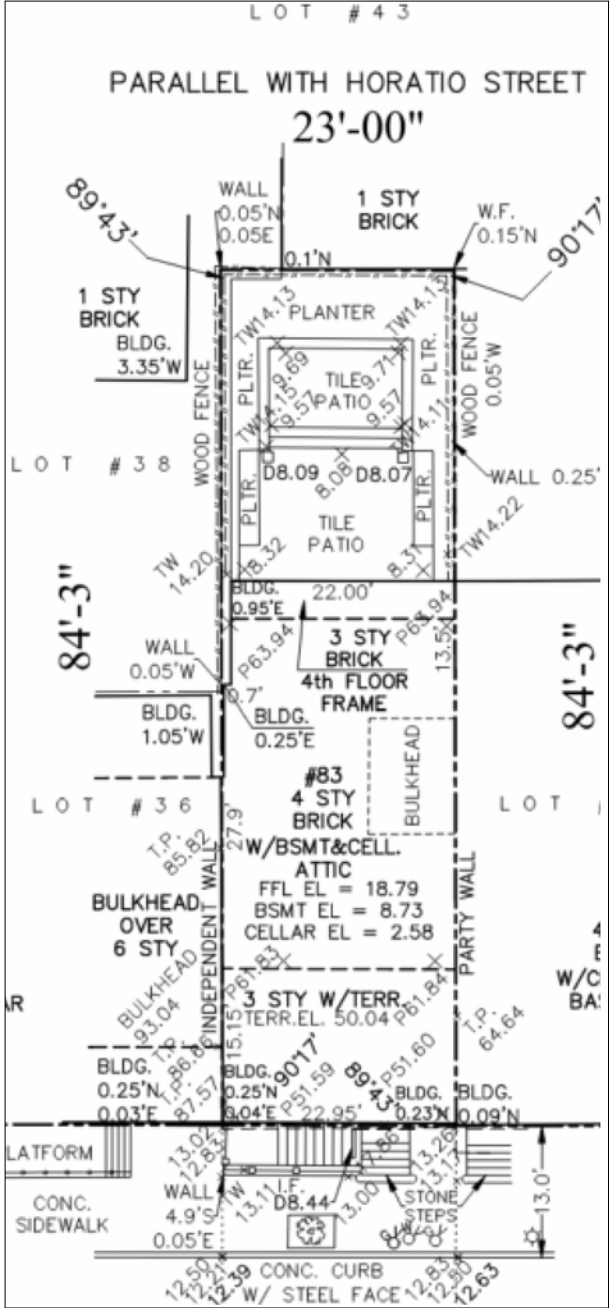




HISTORIC DISTRICT MAP



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 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



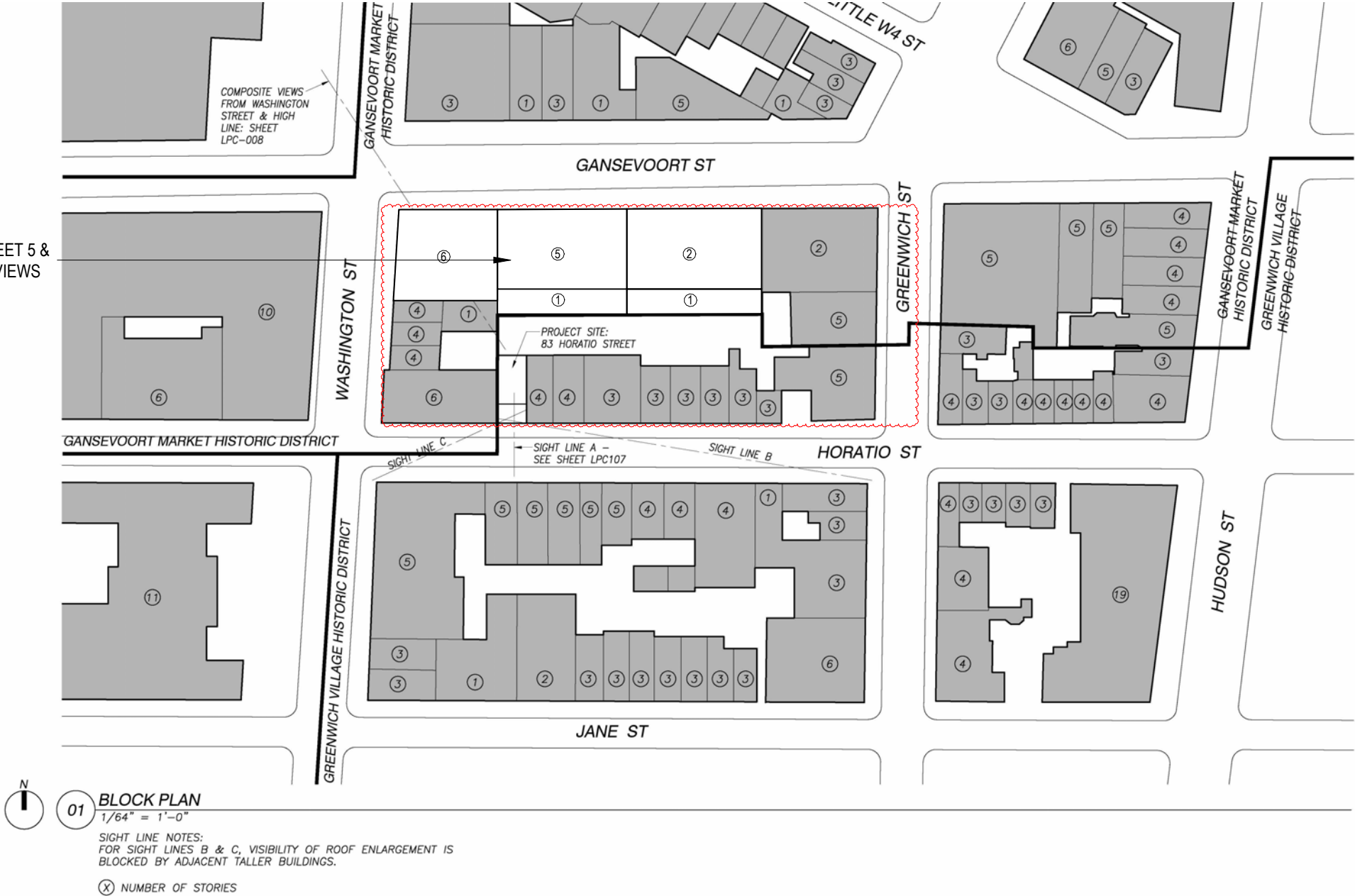


EXISTING REAR FACADE - VIEW FROM WEST

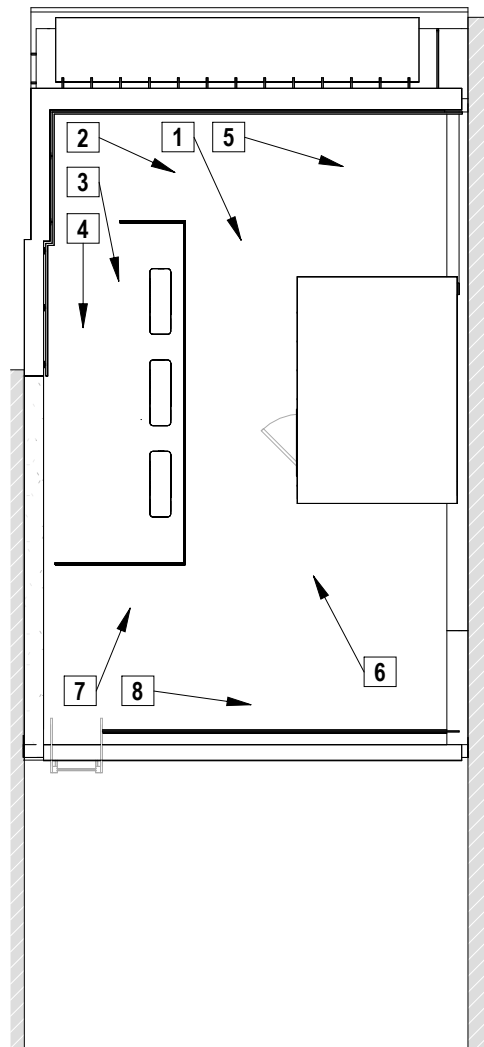


EXISTING REAR FACADE

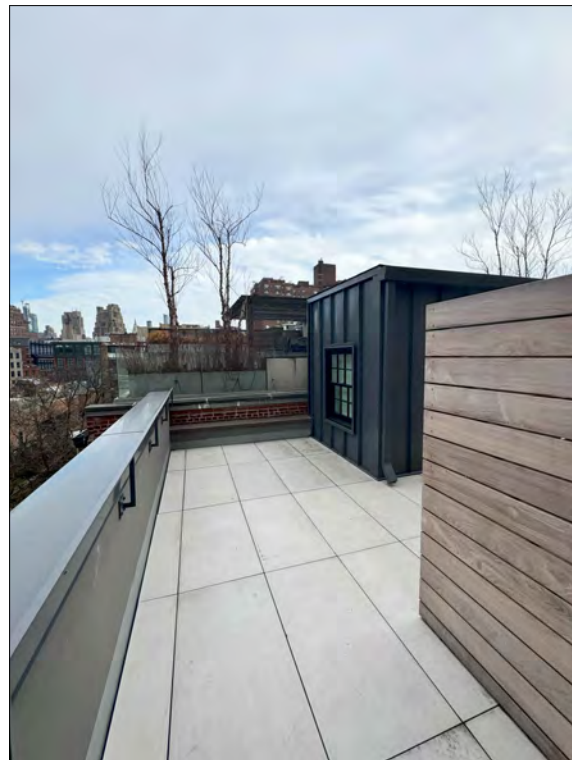
NEW BUILDINGS ON  
GANSEVOORT STREET 5 &  
6-STORY, BLOCKS VIEWS  
TO 83 HORATIO







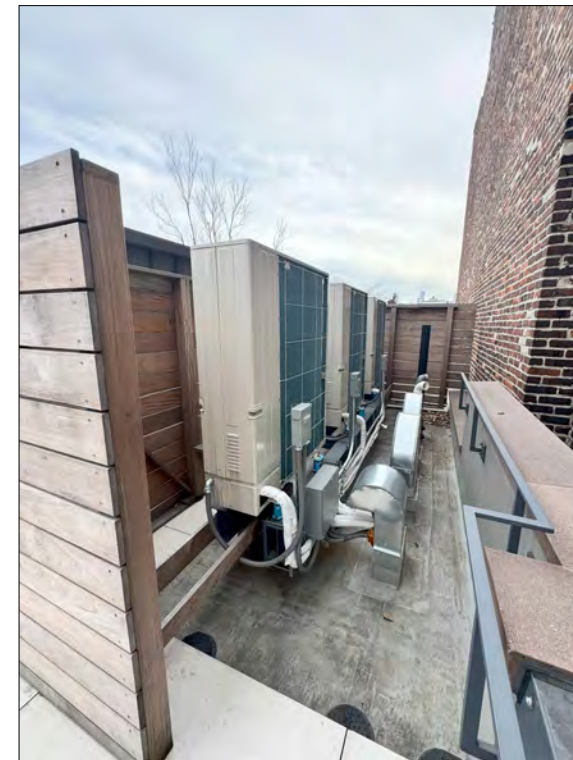
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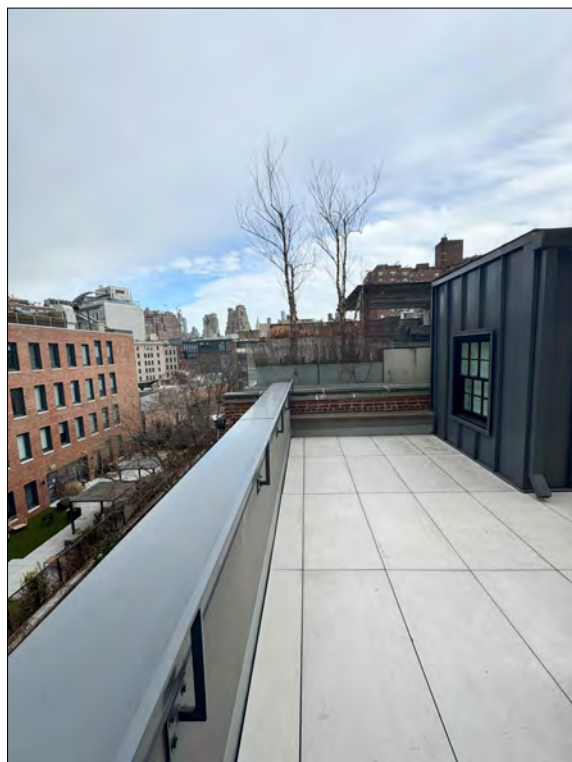
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3



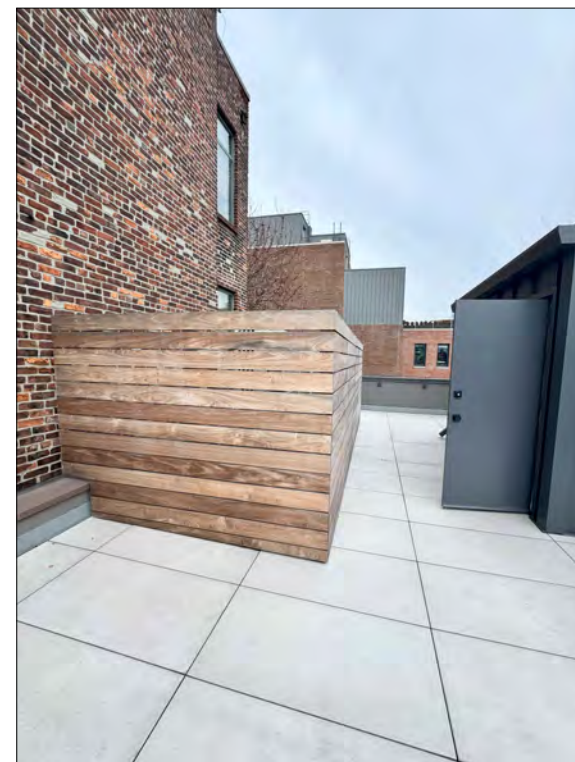
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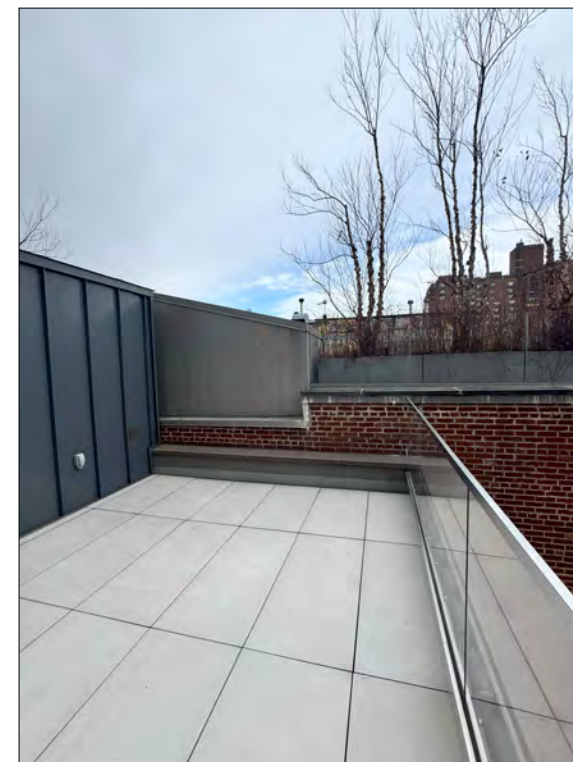
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6

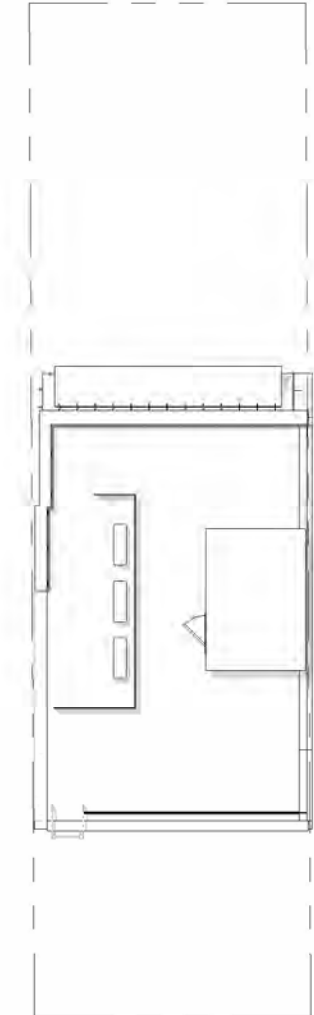
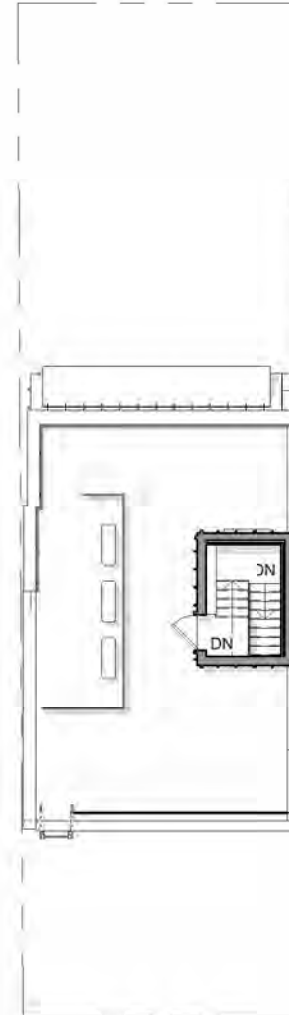
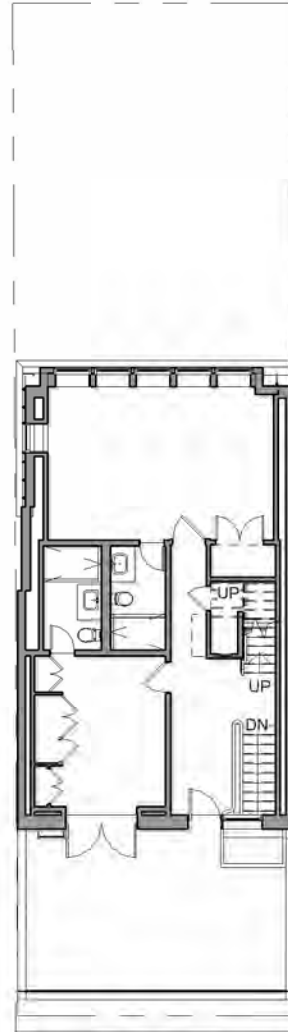
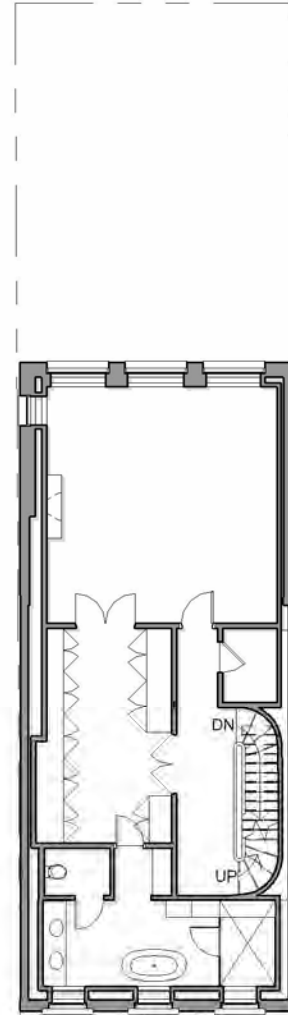
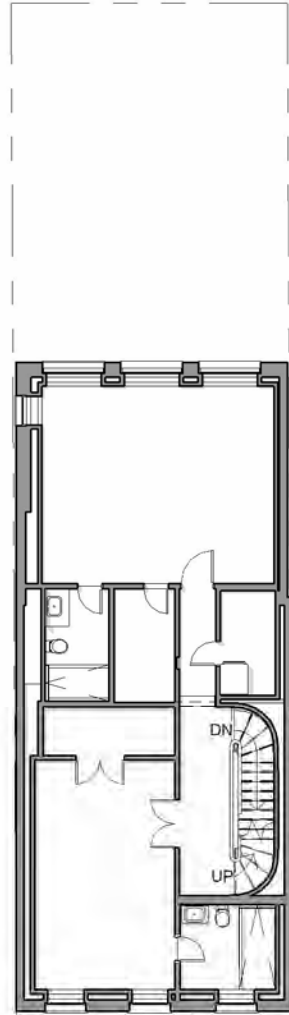
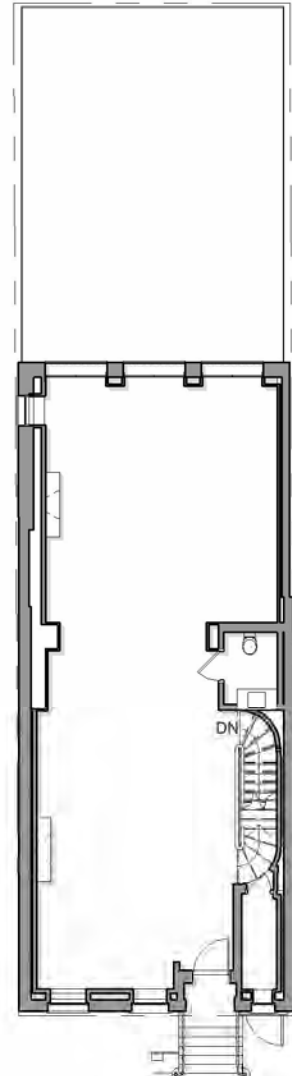
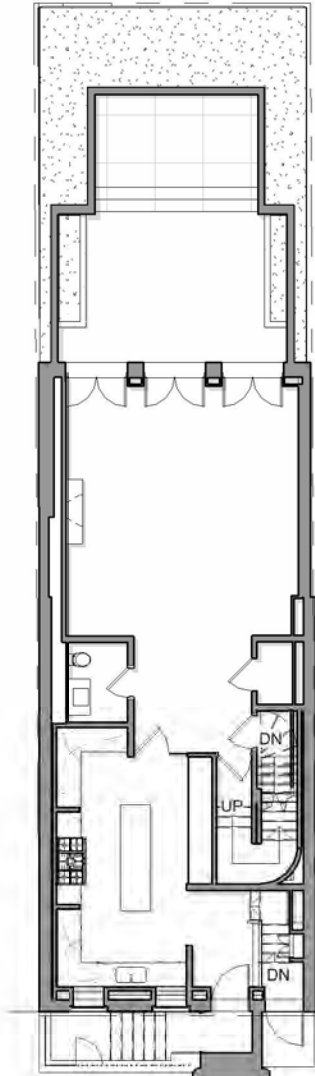
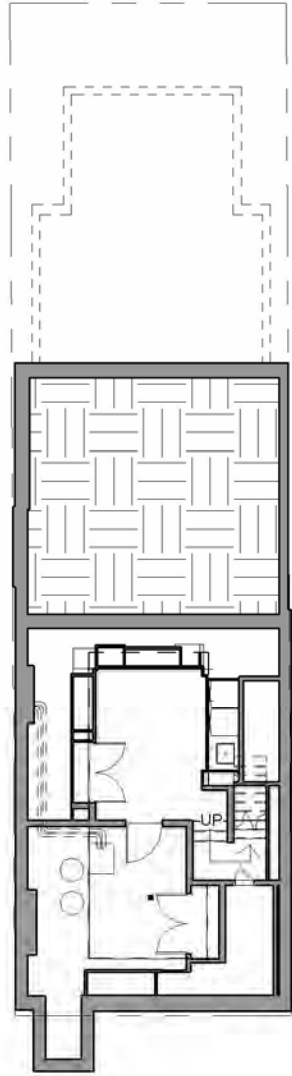


7



8





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"

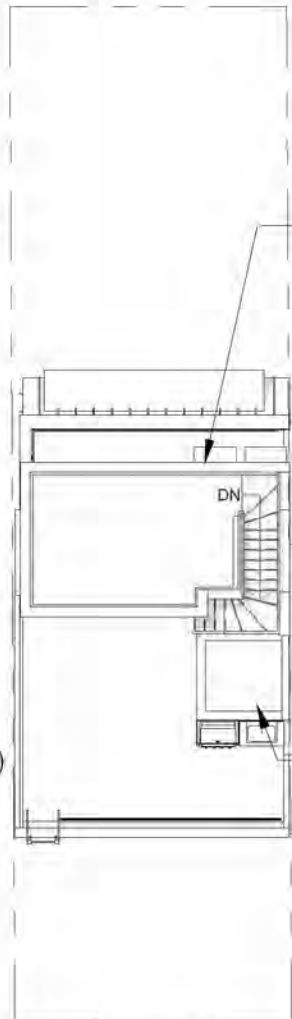
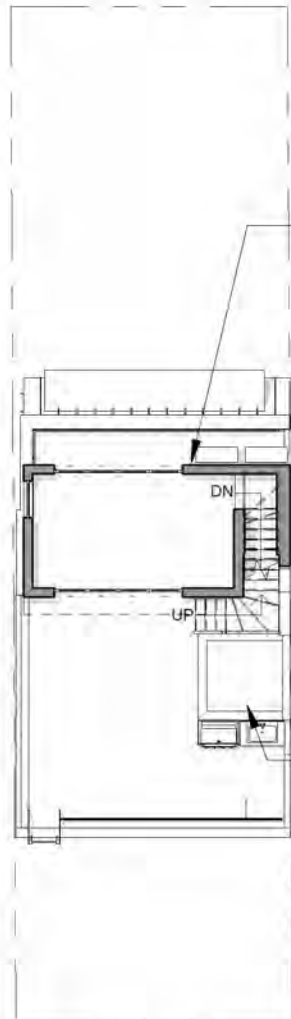
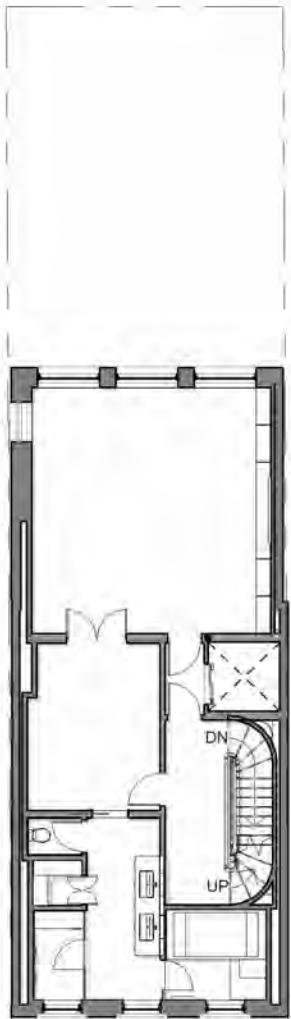
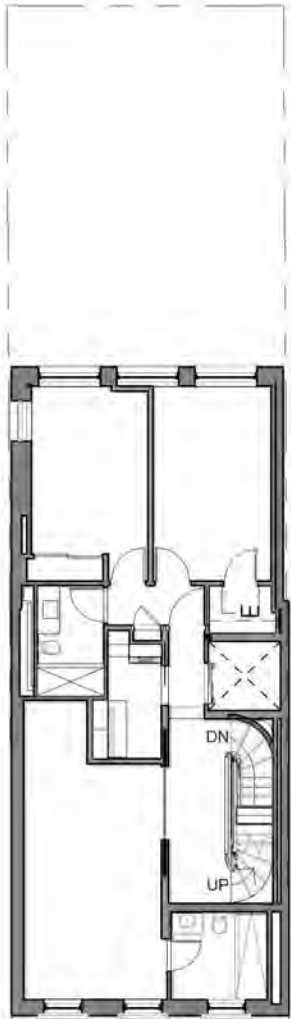
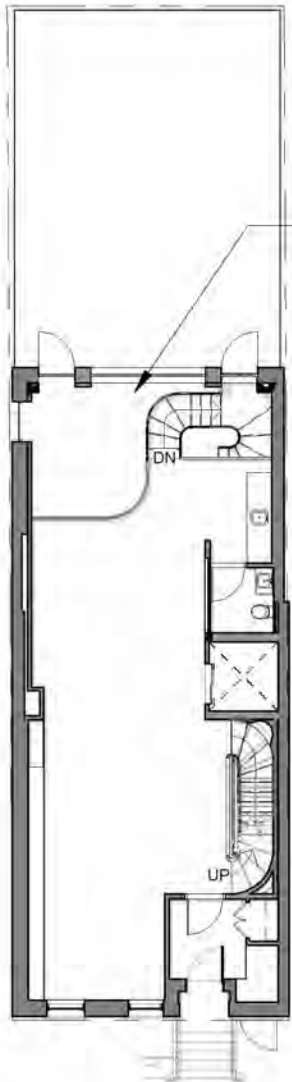
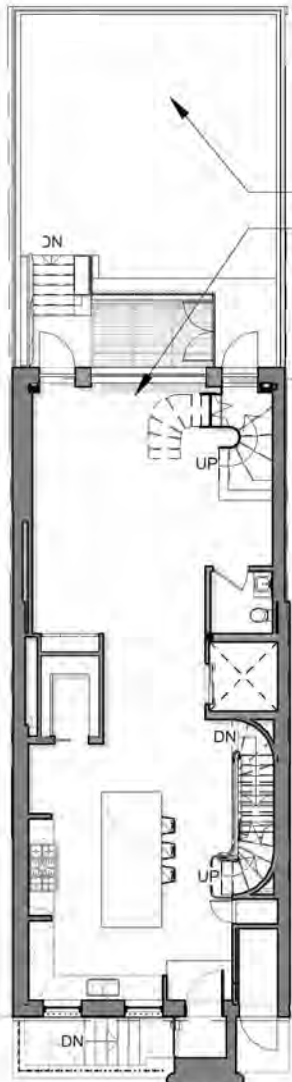
⑤ EXISTING - LEVEL 3  
1/16" = 1'-0"

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  
1/16" = 1'-0"

(A) EXCAVATE CELLAR

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

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

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

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

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

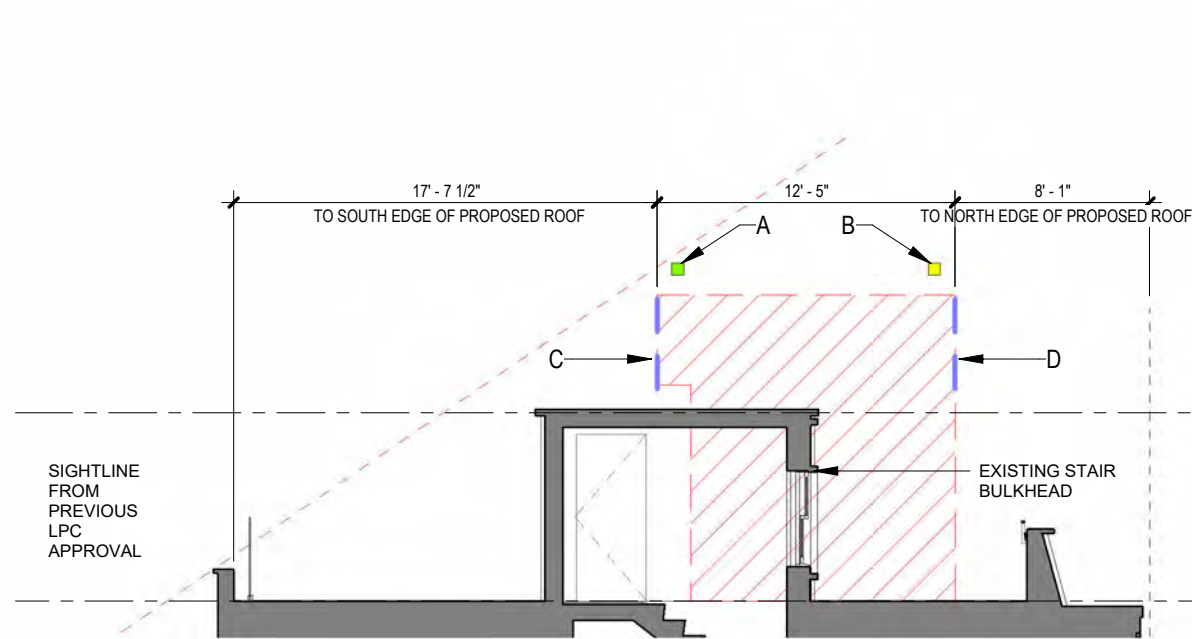
5/6/25  
PUBLIC HEARING  
LEVEL 4  
1/16" = 1'-0"

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

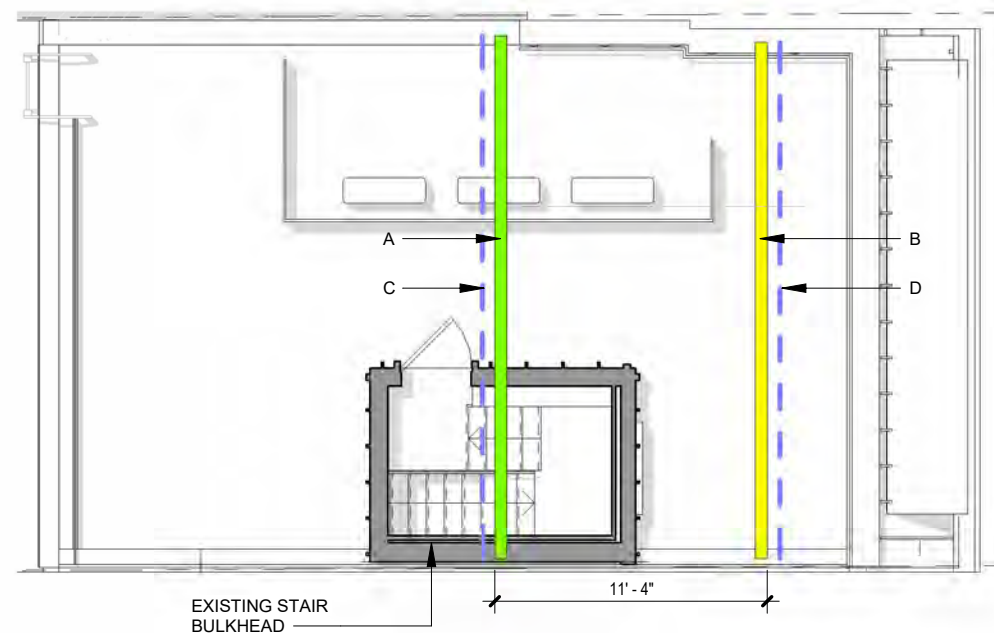
5/6/25  
PUBLIC HEARING  
ROOFTOP  
1/16" = 1'-0"

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

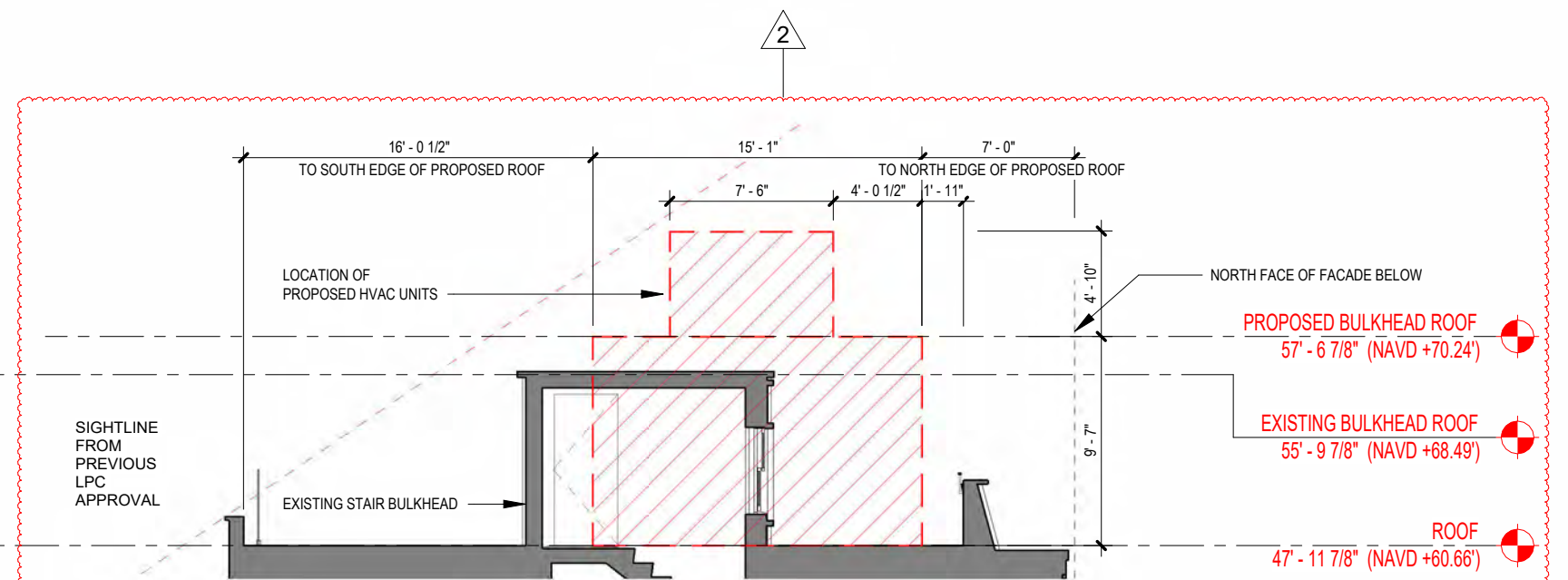




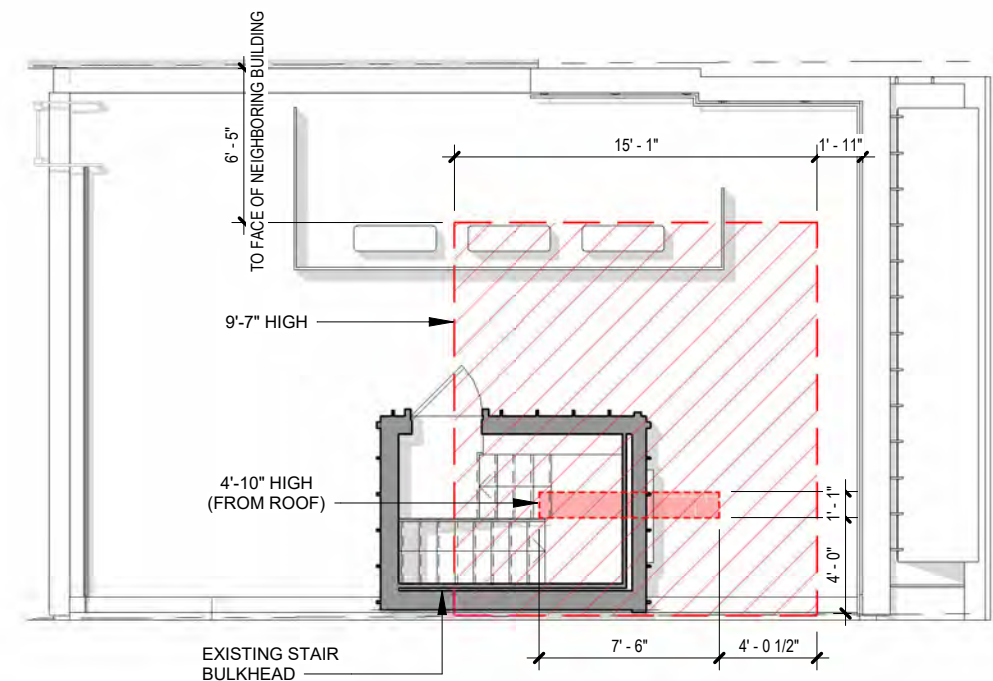
1 5/6/25 MOCKUP - LONGITUDINAL SECTION DIAGRAM  
1/8" = 1'-0"



2 5/6/25 MOCKUP - ROOF PLAN DIAGRAM  
1/8" = 1'-0"



3 NEW MOCKUP 10/30/25 - LONGITUDINAL SECTION DIAGRAM  
1/8" = 1'-0"

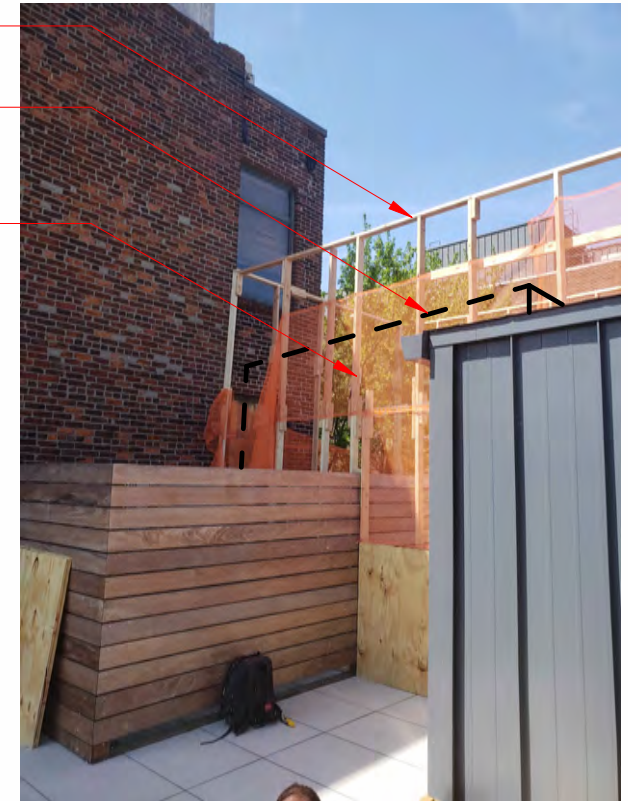


4 NEW MOCKUP 10/30/25 - ROOF PLAN DIAGRAM  
1/8" = 1'-0"

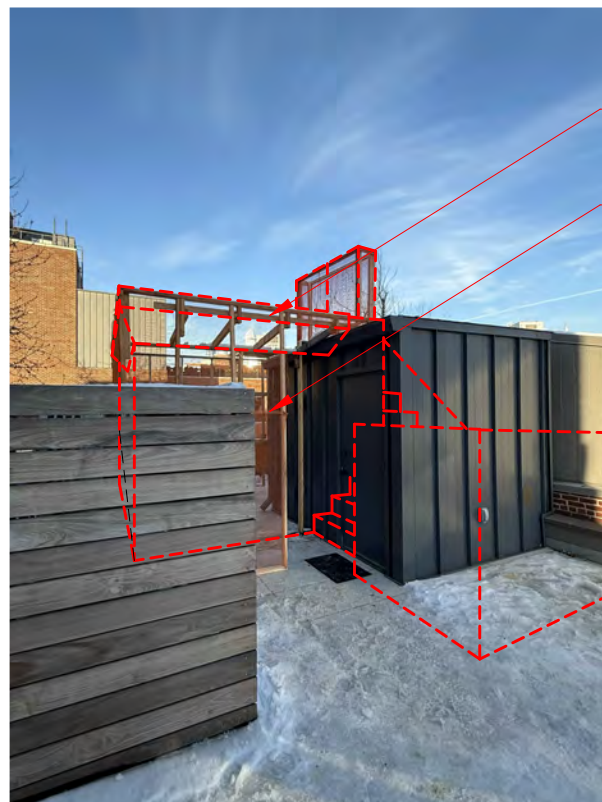




PREVIOUS MOCKUP LOOKING NORTHEAST



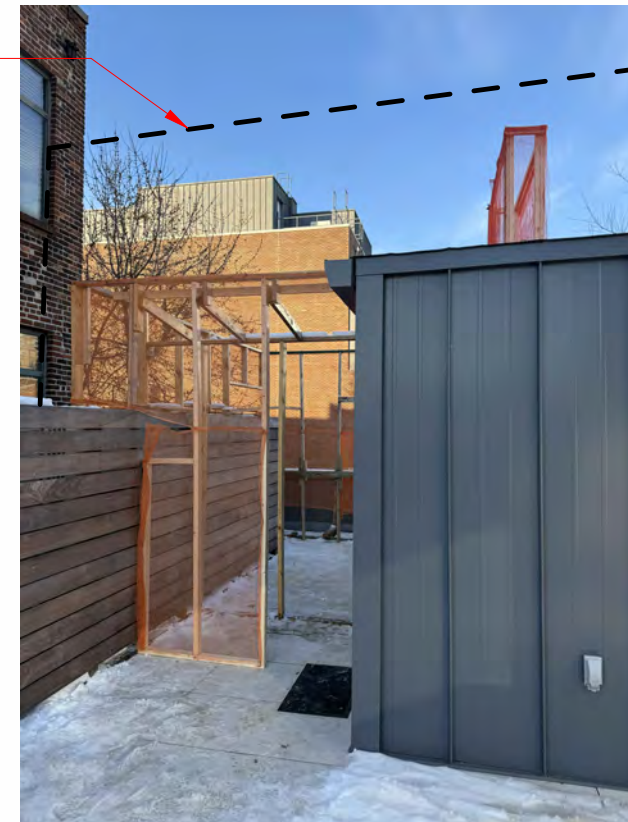
PREVIOUS MOCKUP LOOKING NORTHWEST



OVERLAY OF PROPOSED DESIGN AND NEW MOCKUP  
(PHOTO TAKEN 12/16/25)

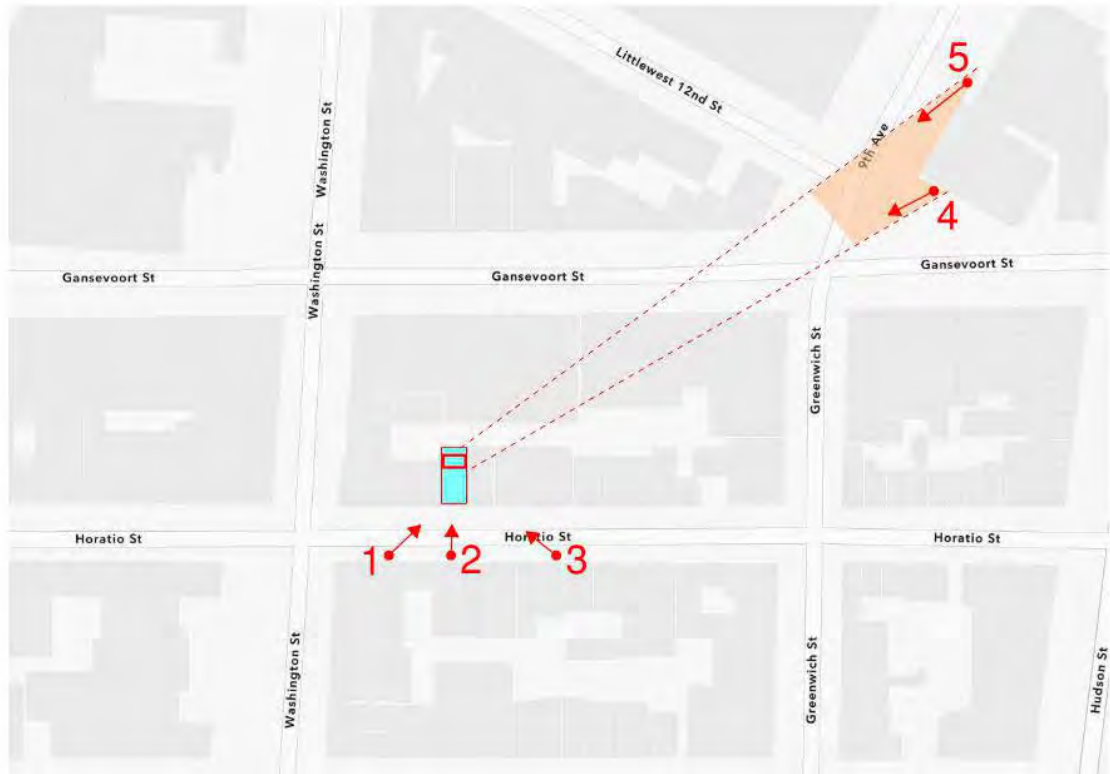


NEW MOCKUP 10/20/25 LOOKING NORTHEAST  
(PHOTO TAKEN 12/16/25)



NEW MOCKUP 10/20/25 LOOKING NORTHWEST  
(PHOTO TAKEN 12/16/25)





1



2 NO VISIBILITY FROM HORATIO STREET



3

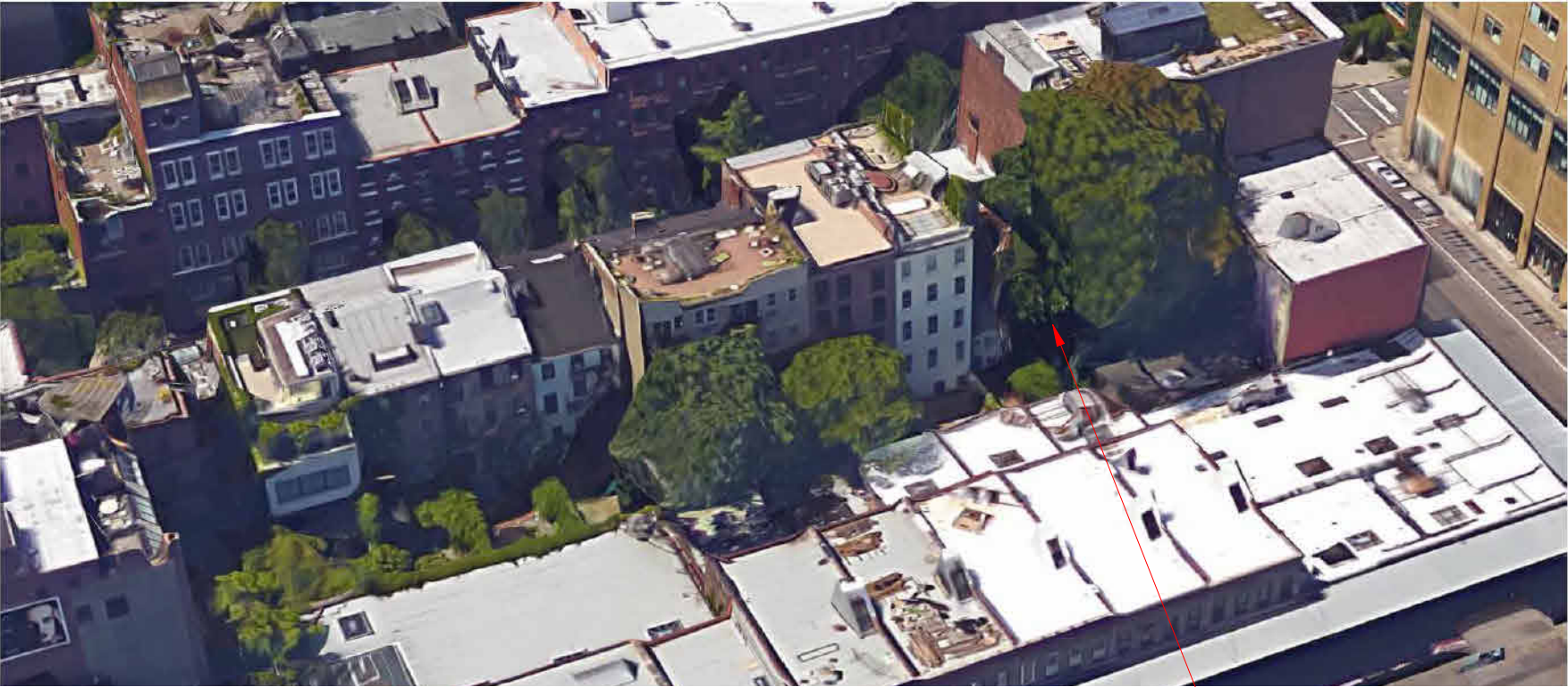




MONTAGE VIEW OF EXISTING 83 HORATIO FROM HIGHLINE, PRIOR TO NEW CONSTRUCTION ON GANSEVOORT



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



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

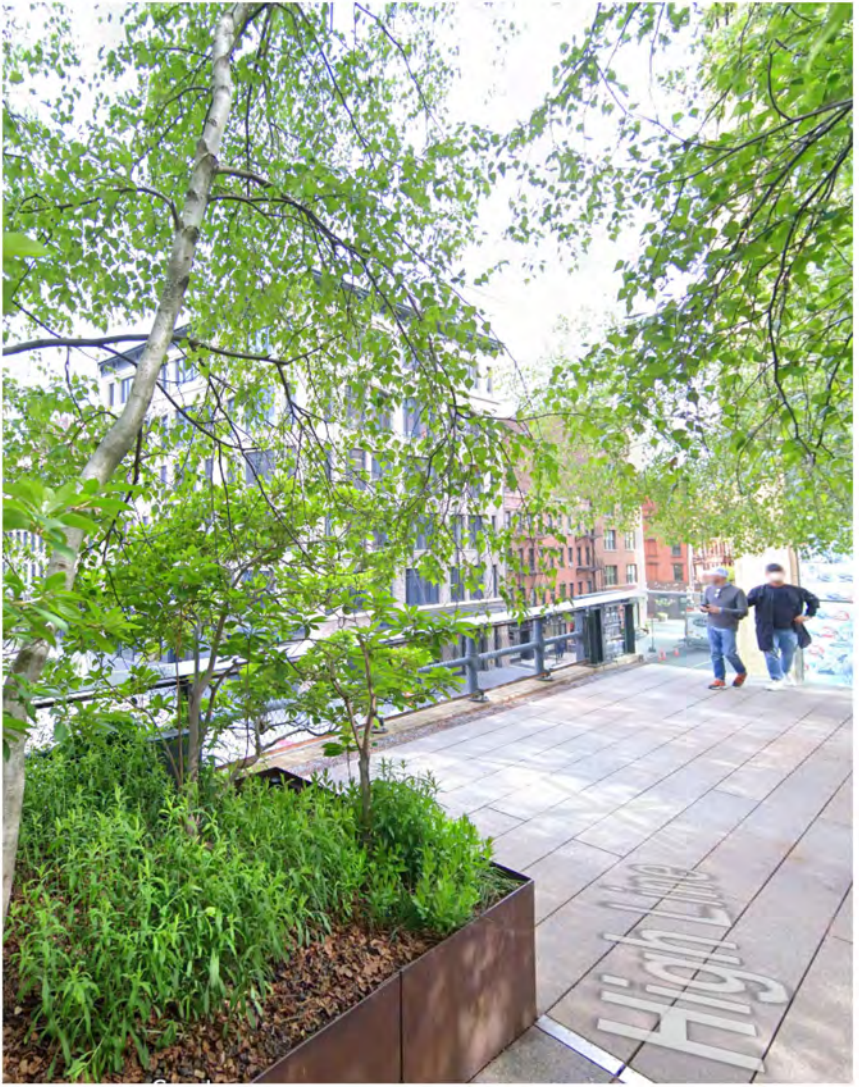
SOUTH END  
OF HIGHLINE

NEW 6-STORY BUILDING  
70-74 GANSEVOORT)



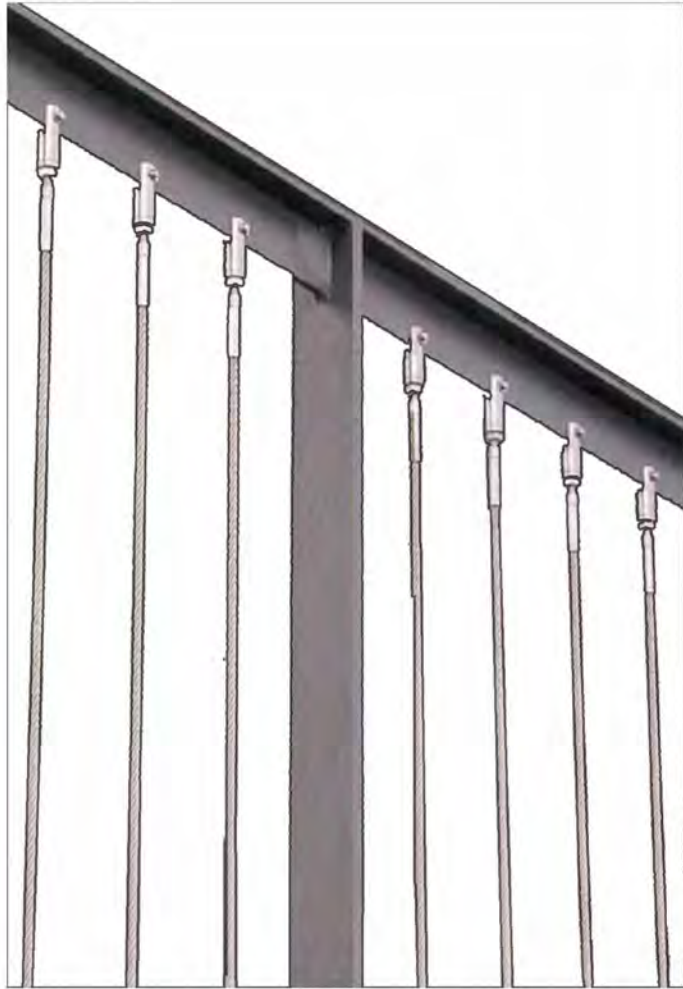
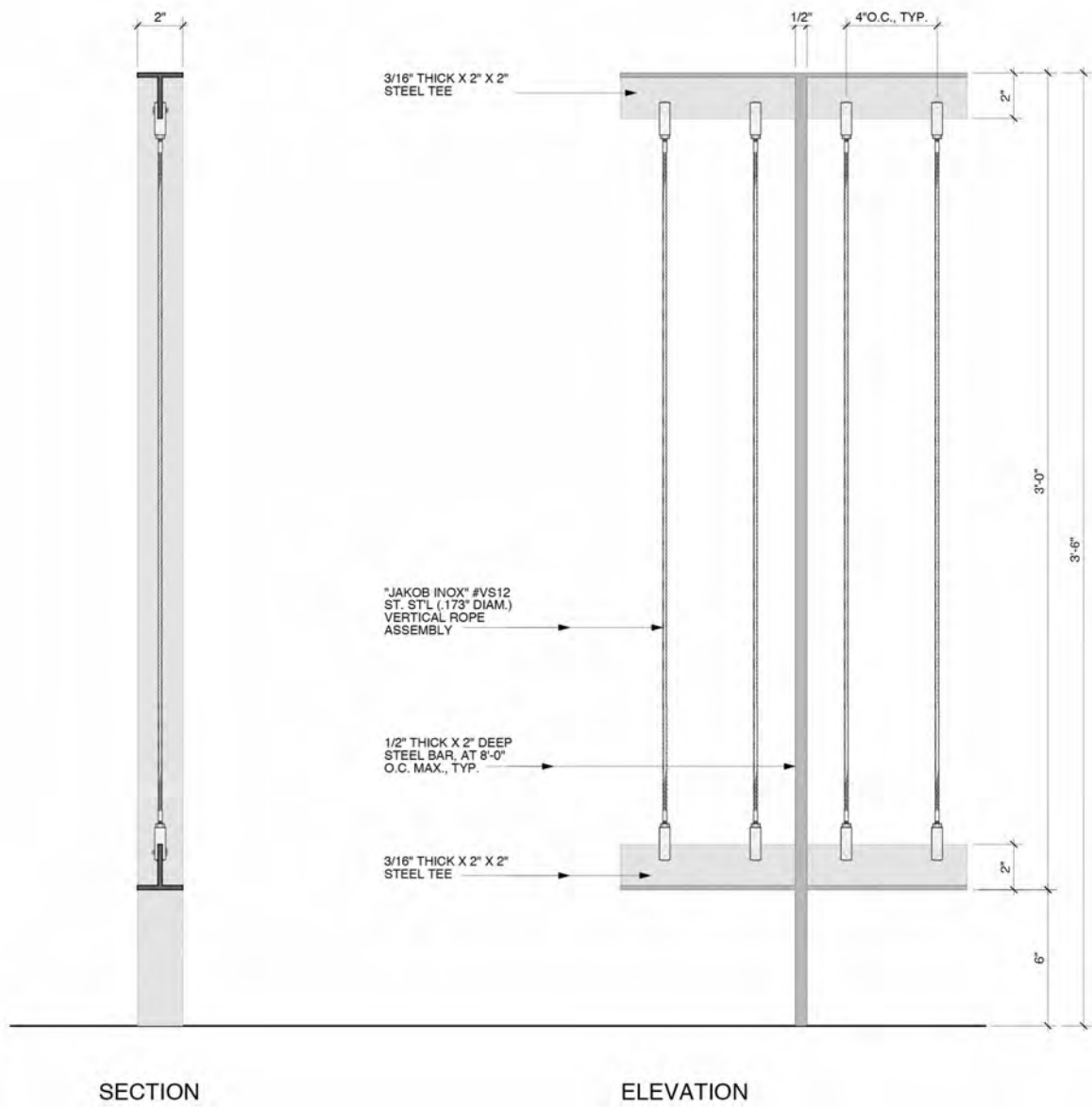
83 HORATIO

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)







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.**