Landmarks Preservation Commission

September 1, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 3, LPC-26-11567

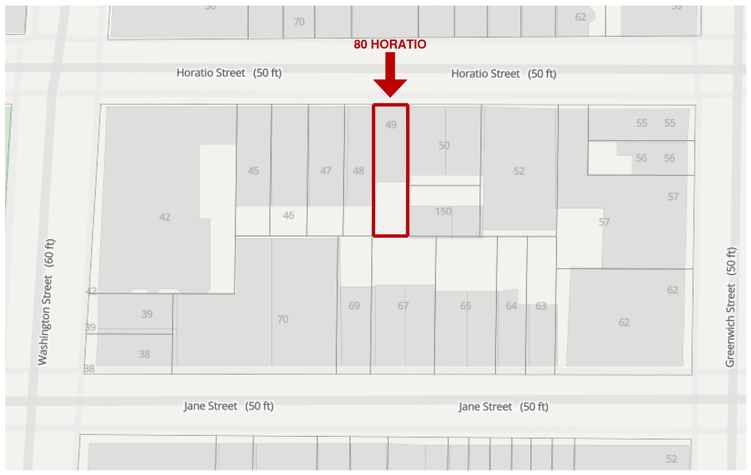
80 Horatio Street – Greenwich Village Historic District

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.

80 HORATIO STREET

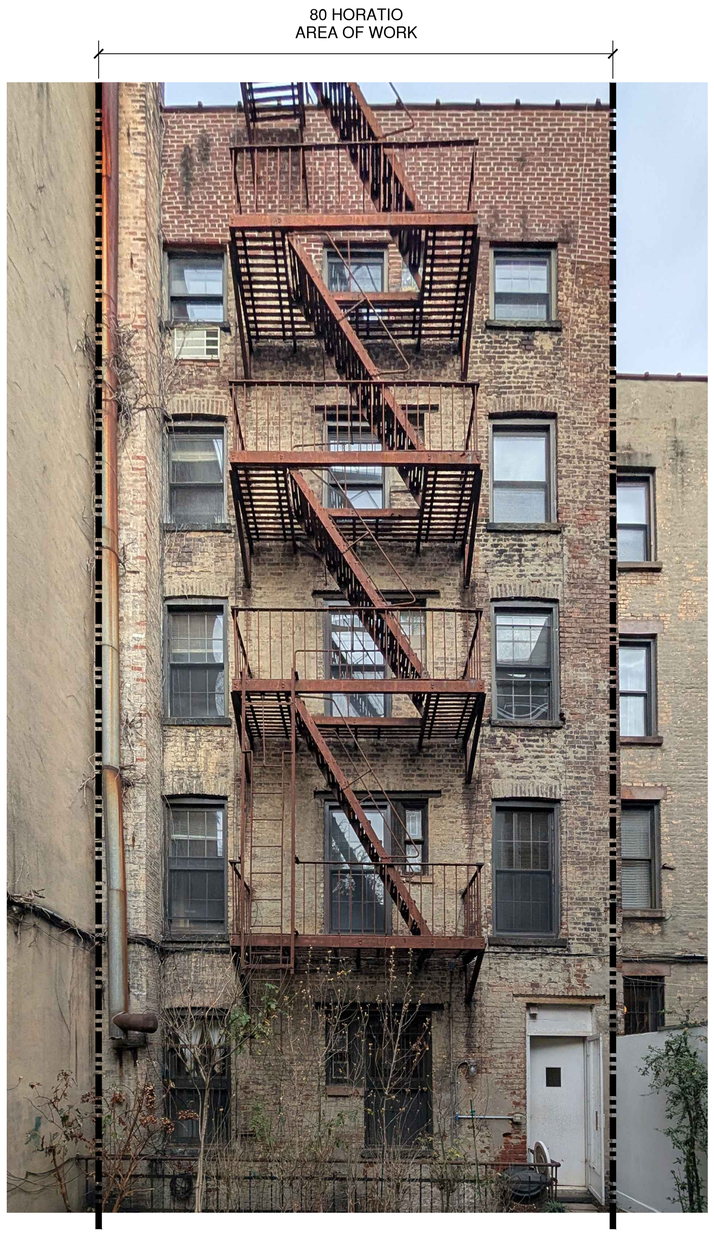
PROPOSED FRONT FACADE RESTORATION
REAR FACADE RECONSTRUCTION AND ALTERATION
ROOFTOP ADDITION
INTERIOR RECONSTRUCTION
EXCAVATION



1 BLOCK PLAN
NOT TO SCALE



2 80 HORATIO STREET- EXISTING FRONT FACADE (NORTH) - LOOKING SOUTH



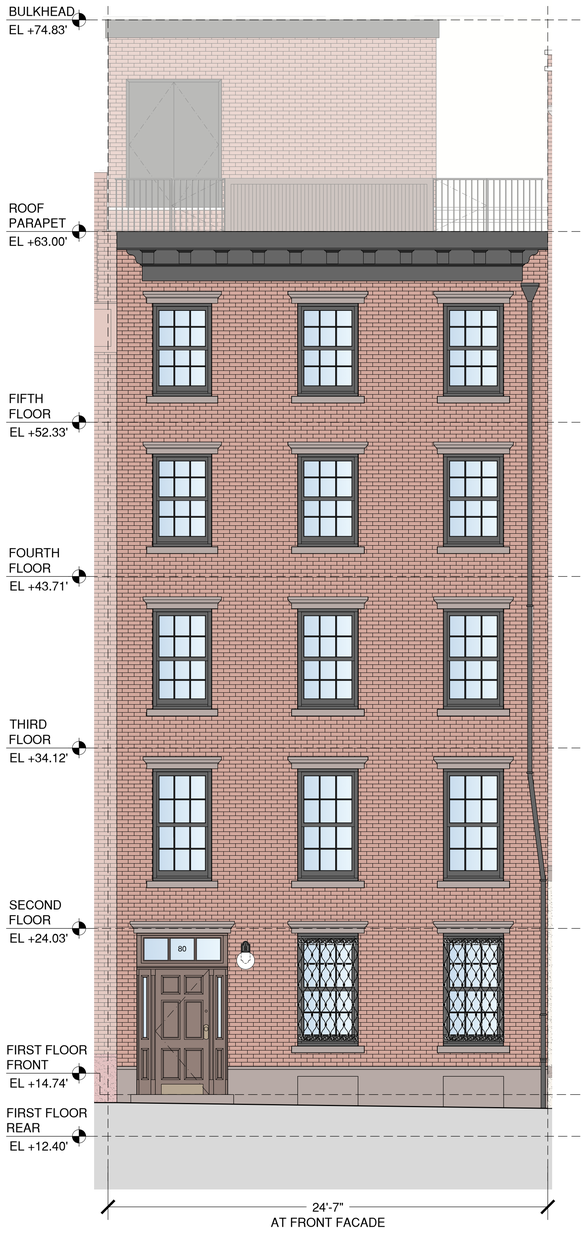
3 80 HORATIO STREET- EXISTING REAR FACADE (SOUTH) - LOOKING NORTH

JPD PRESERVATION CONSULTING
AKA Allen + Killcoyne Architects

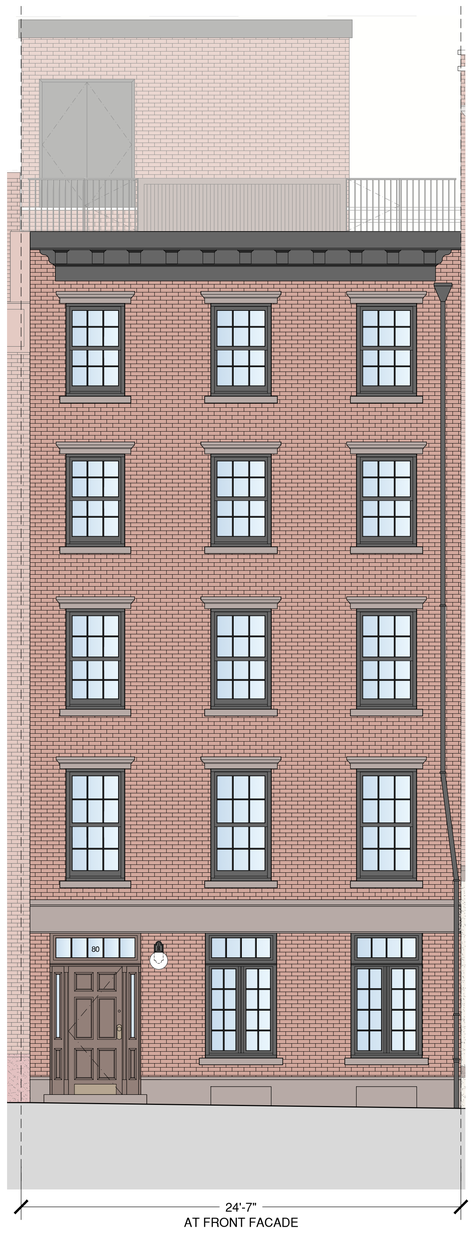
FRONT AND REAR ELEVATIONS

COMMISSIONER CONSENSUS, AUGUST 4TH, 2026

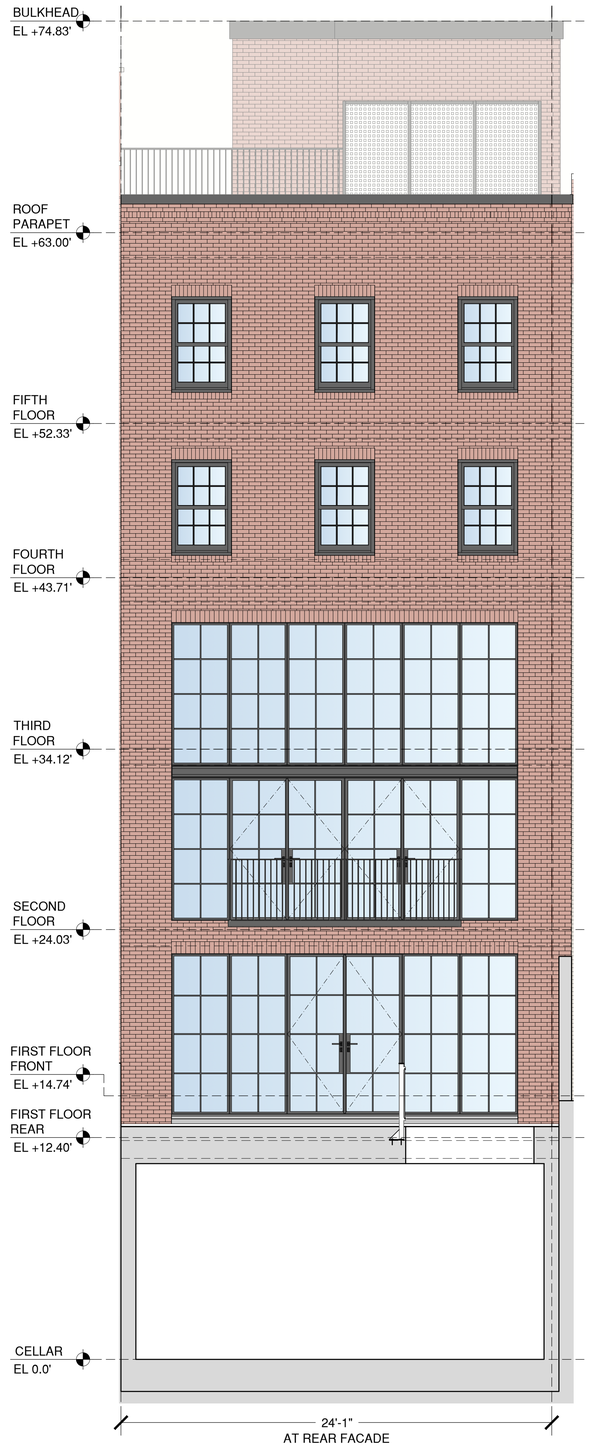
- INCORPORATE AN ECHO OF THE STOREFRONT IN THE RESTORATION OF THE RESIDENTIAL APPEARANCE.
- REDUCE THE HEIGHT OF THE WINDOWS AT THE TOP FLOOR REAR FACADE.
- LEAVE A 5' BUFFER OF UNEXCAVATED AREA AT THE REAR YARD.



1 PREVIOUS PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" AUGUST 4TH, 2026



2 CURRENT PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" SEPTEMBER 1ST, 2026



3 PREVIOUS PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0" AUGUST 4TH, 2026



4 CURRENT PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0" SEPTEMBER 1ST, 2026

JPD PRESERVATION CONSULTING

AKA Allen + Killoring Architects

FURTHER BUILDING INVESTIGATION



1 EXISTING AREAWAY OPENING (LEFT) AND COVERED INFILLED DOOR (RIGHT) AT FRONT FACADE - CELLAR LEVEL
NOT TO SCALE



2 EXISTING COVERED WINDOW AT REAR FACADE - CELLAR LEVEL
NOT TO SCALE

JPD PRESERVATION CONSULTING

AKA Allen + Killoran Architects

HISTORIC PRECEDENTS:
HOUSES WITH ENGLISH BASEMENT AND CORNICES ABOVE FIRST FLOOR



1 83 JANE ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 242 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



3 264 266 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



4 288 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



5 291 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killorane Architects

HISTORIC IMAGES OF HOUSES & POSSIBLE EARLY TENEMENT BUILDINGS WITH ENGLISH STOOPS AND BELOW-GRADE AREAWAY, AND WITH A CORNICE ABOVE THE FIRST FLOOR



1 288 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 288 WEST 12TH ST, 1968 DESIGNATION PHOTO (NYC LPC)
SCALE: NTS



3 288 WEST 12TH ST, CURRENT CONDITIONS (GOOGLE MAPS)
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killorynne Architects

HISTORIC IMAGES OF HOUSES & POSSIBLE EARLY TENEMENT BUILDINGS WITH ENGLISH STOOPS AND BELOW-GRADE AREAWAY, AND WITH A CORNICE ABOVE THE FIRST FLOOR



1 291 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 291 WEST 12TH ST, 1968 DESIGNATION PHOTO (NYC LPC)
SCALE: NTS



3 291 WEST 12TH ST, CURRENT CONDITIONS (GOOGLE MAPS)
SCALE: NTS

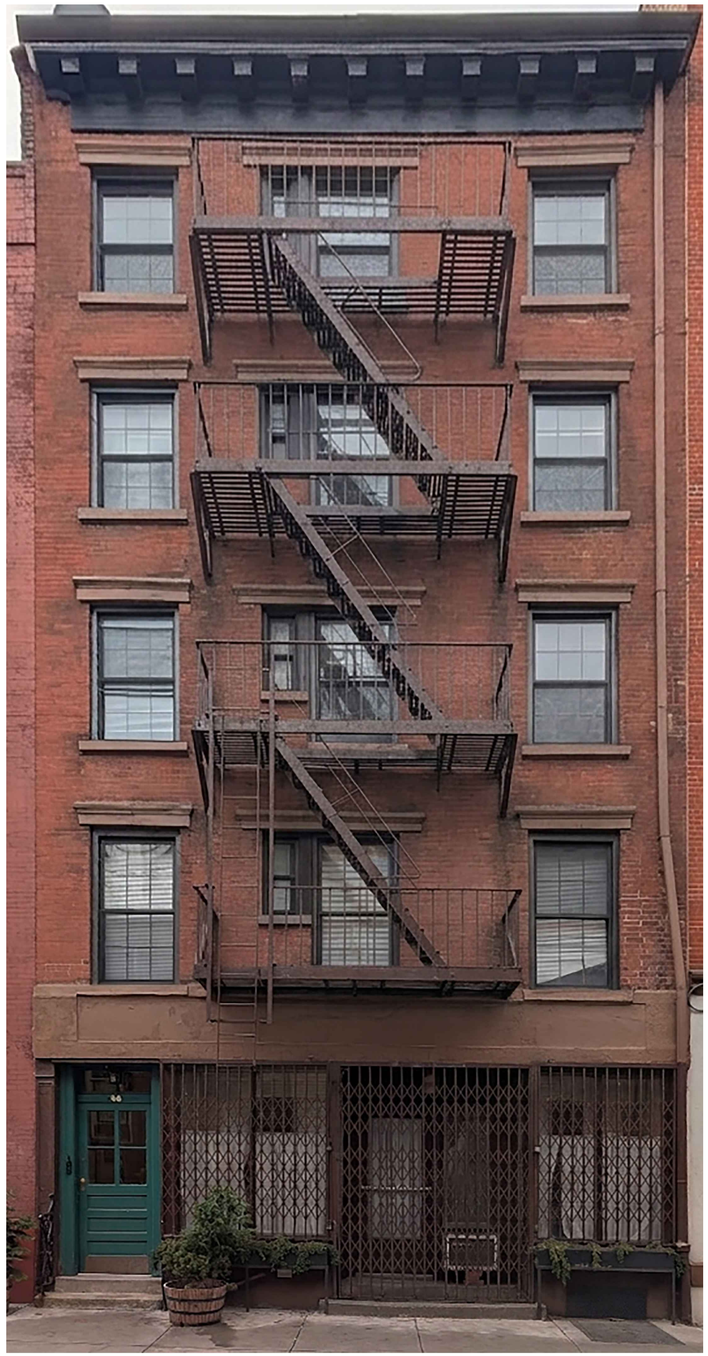
JPD PRESERVATION CONSULTING

AKA Allen + Killacyng Architects

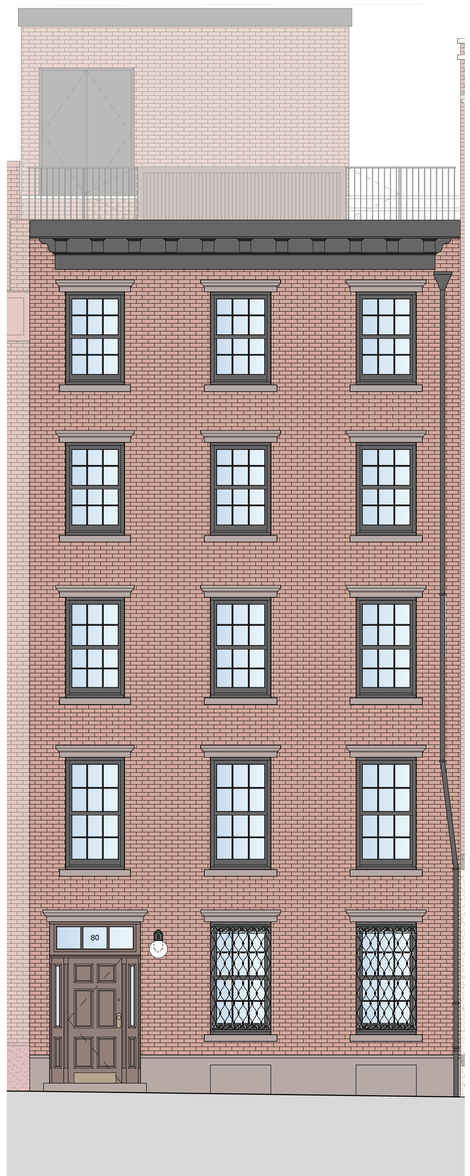
PROPOSED FRONT FACADE ALTERATION



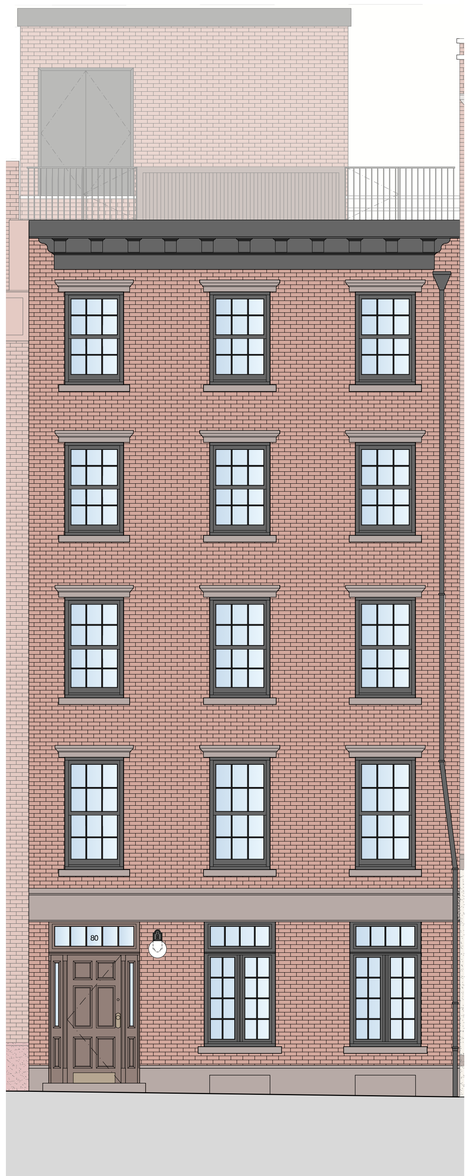
1 1940 TAX PHOTO - 80 HORATIO
NOT TO SCALE



2 80 HORATIO (CURRENT FACADE)
NOT TO SCALE



3 PREVIOUS PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" AUGUST 4TH, 2026



4 CURRENT PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" SEPTEMBER 1ST, 2026

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

PROPOSED FRONT FACADE ALTERATION



1 PREVIOUS PROPOSED FRONT FACADE - GROUND FLOOR
SCALE: NTS AUGUST 4TH, 2026

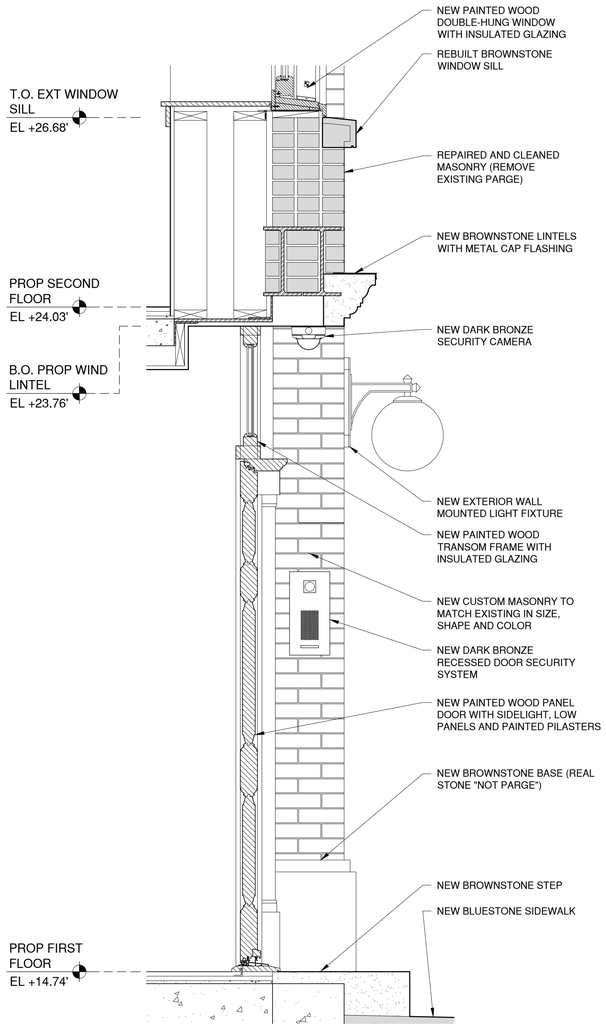


2 CURRENT PROPOSED FRONT FACADE - GROUND FLOOR
SCALE: 1/2" = 1'-0" SEPTEMBER 1ST, 2026

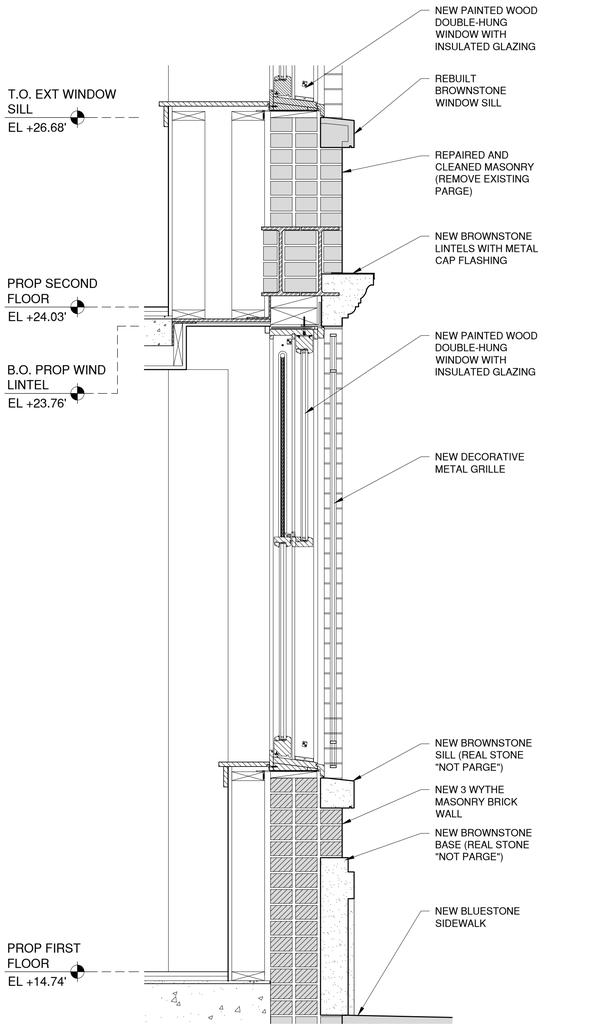
JPD PRESERVATION CONSULTING

AKA Allen + Killoran Architects

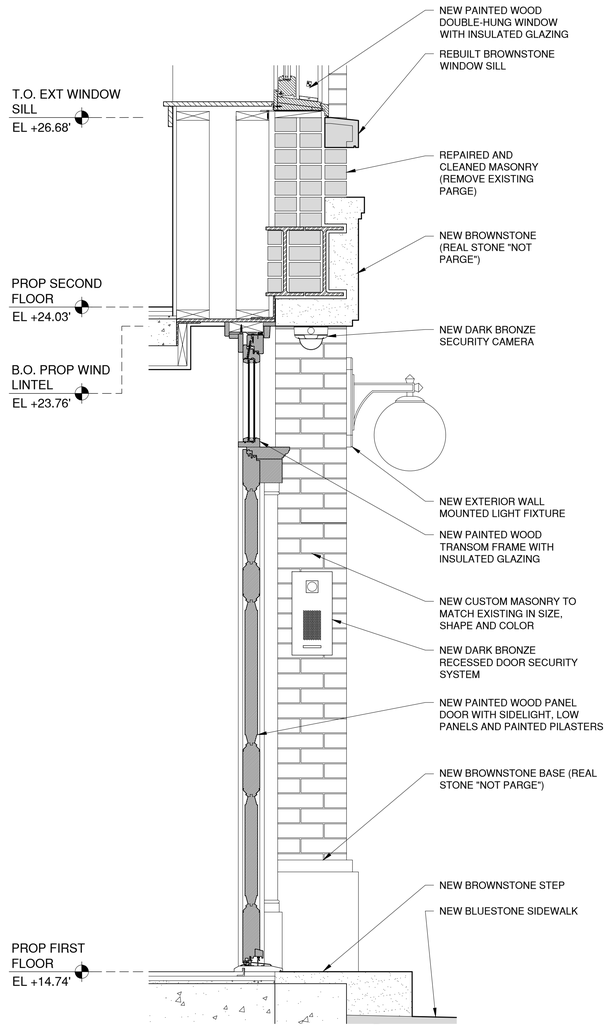
PROPOSED FRONT FACADE ALTERATION - SECTIONS



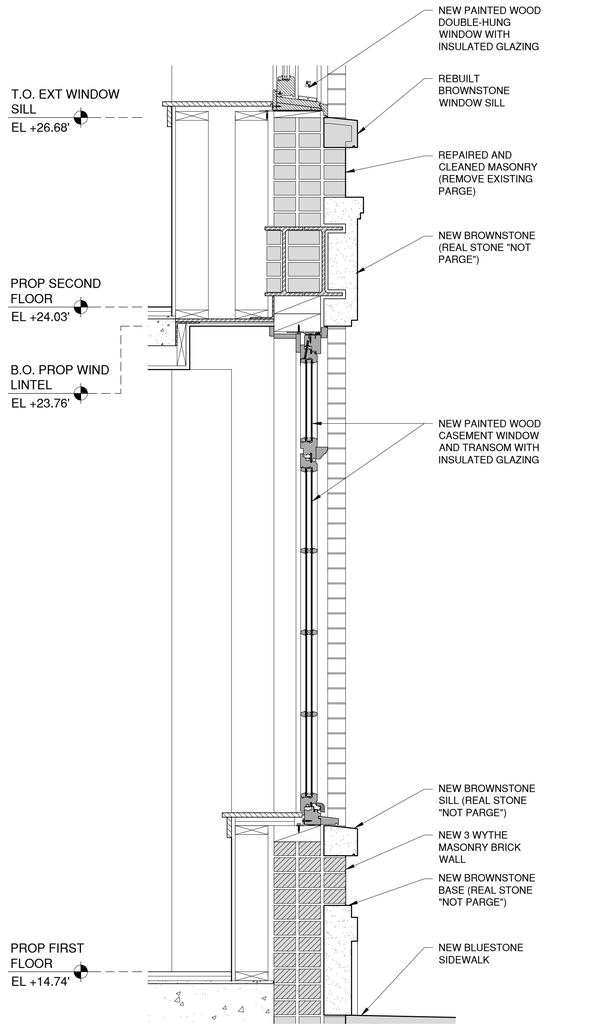
1 PREVIOUS PROPOSED FRONT FACADE SECTION @ DOOR
SCALE: 1" = 1'-0" AUGUST 4TH, 2026



2 PREVIOUS PROPOSED FRONT FACADE SECTION @ WINDOW
SCALE: 1" = 1'-0" AUGUST 4TH, 2026



3 CURRENT PROPOSED FRONT FACADE SECTION @ DOOR
SCALE: 1" = 1'-0" SEPTEMBER 1ST, 2026



4 CURRENT PROPOSED FRONT FACADE SECTION @ WINDOW
SCALE: 1" = 1'-0" SEPTEMBER 1ST, 2026

JPD PRESERVATION CONSULTING

AKA Allen + Killorme Architects

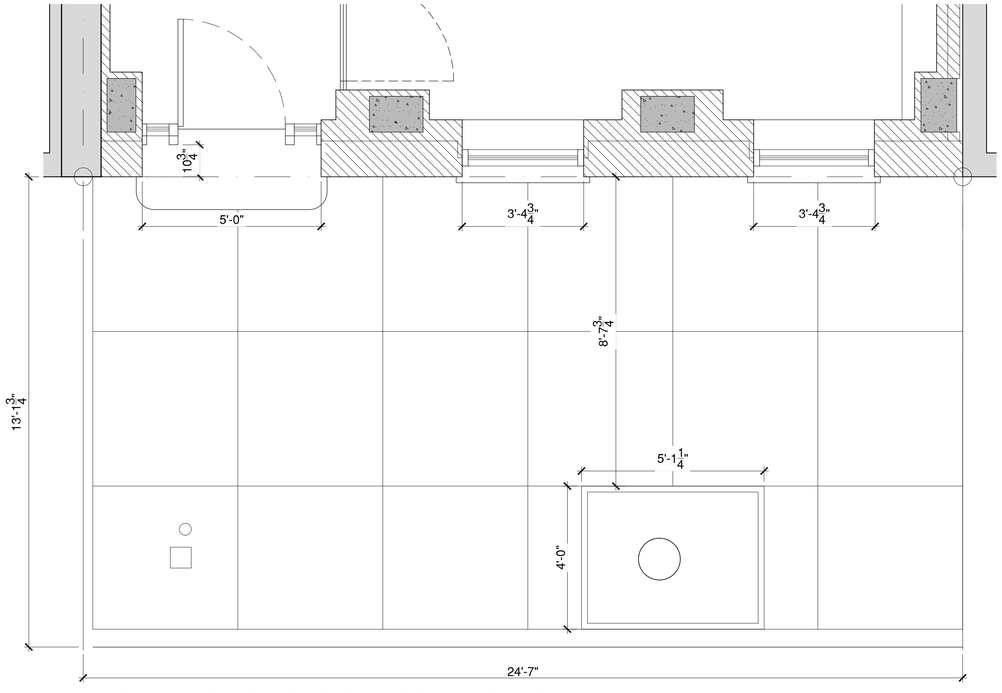
PROPOSED FRONT FACADE ALTERATION



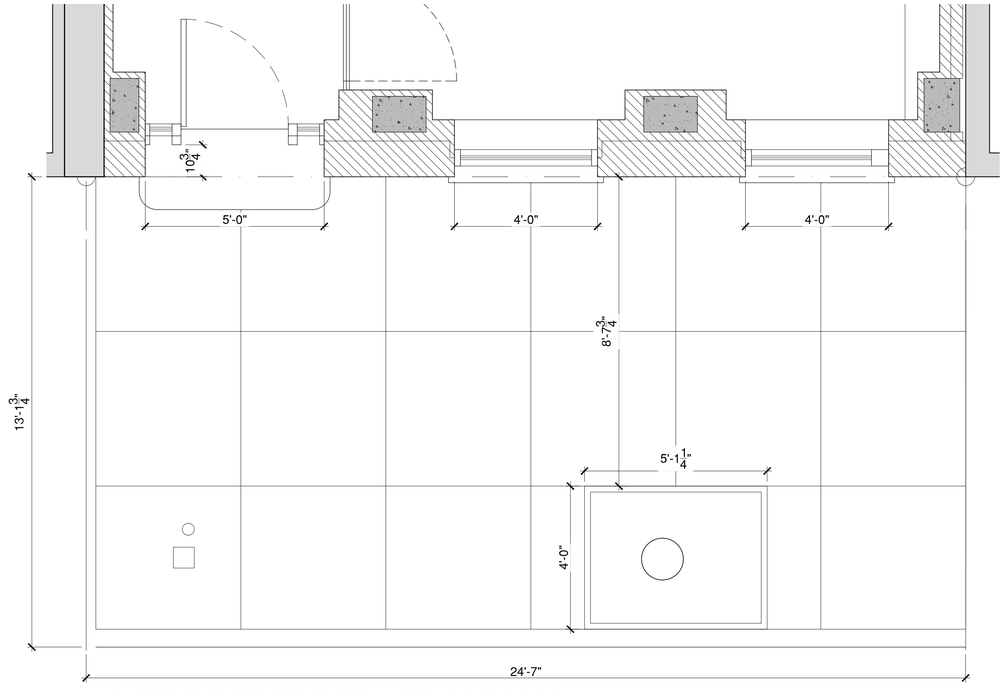
1 PREVIOUS PROPOSED FRONT FACADE - GROUND FLOOR
SCALE: 1/2" = 1'-0" AUGUST 4TH, 2026



2 CURRENT PROPOSED FRONT FACADE - GROUND FLOOR
SCALE: 1/2" = 1'-0" SEPTEMBER 1ST, 2026



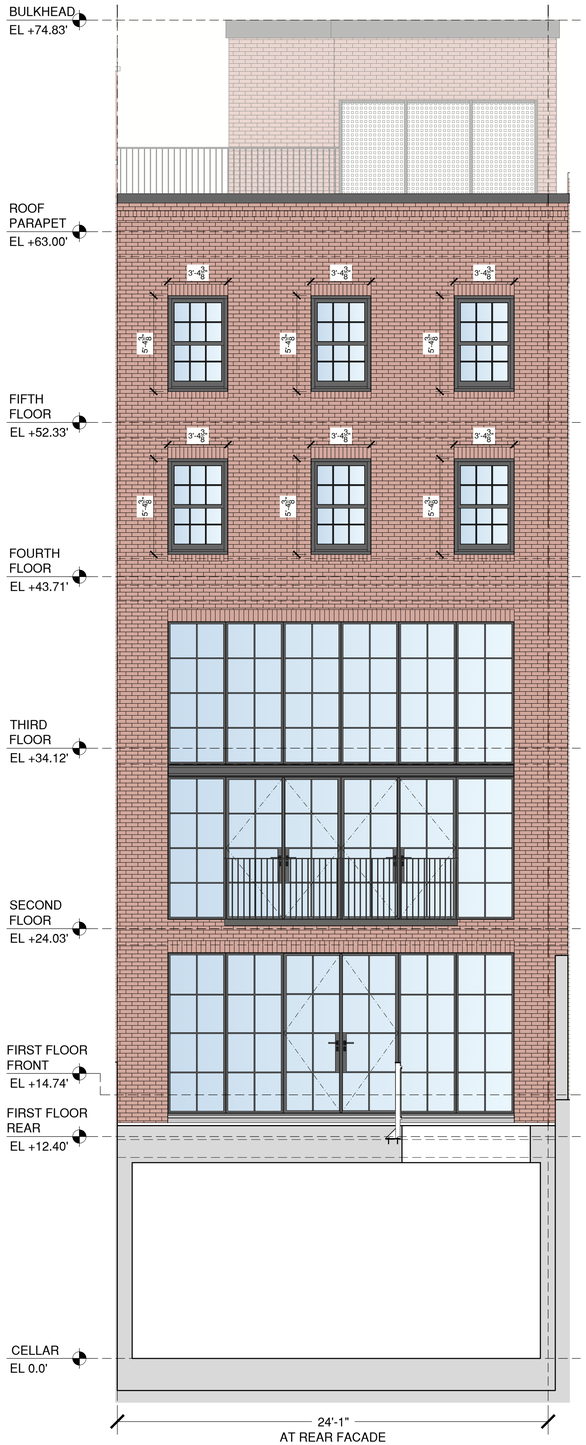
3 PREVIOUS PROPOSED PARTIAL GROUND FLOOR PLAN
SCALE: 1/2" = 1'-0" AUGUST 4TH, 2026



4 CURRENT PROPOSED PARTIAL GROUND FLOOR PLAN
SCALE: 1/2" = 1'-0" SEPTEMBER 1ST, 2026

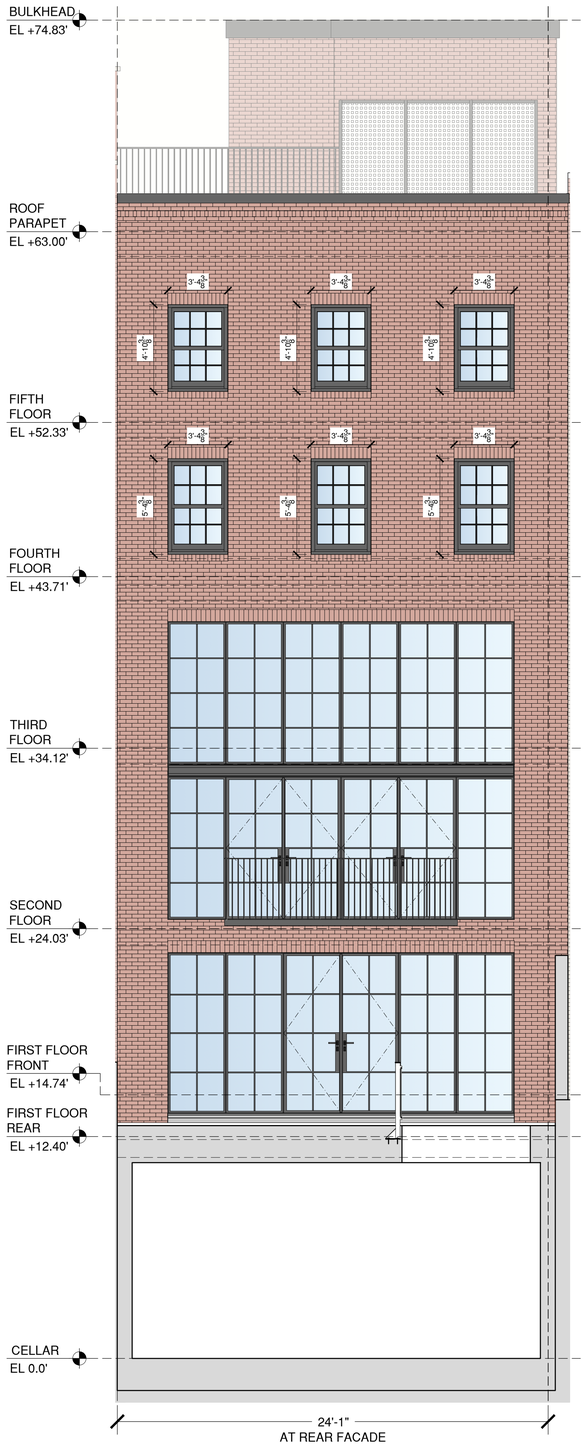
JPD PRESERVATION CONSULTING
AKA Allen + Killoring Architects

PROPOSED REAR FACADE ALTERATION



1 PREVIOUS PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0" AUGUST 4TH, 2026



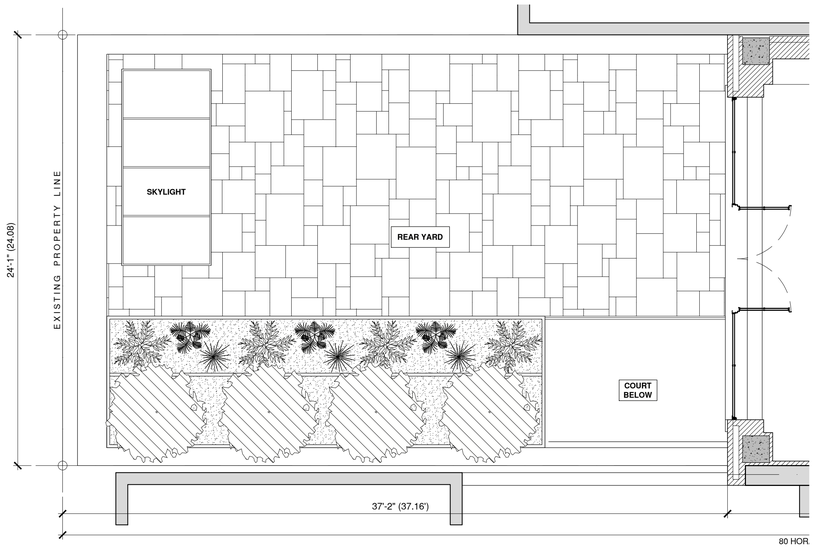
2 CURRENT PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0" SEPTEMBER 1ST, 2026

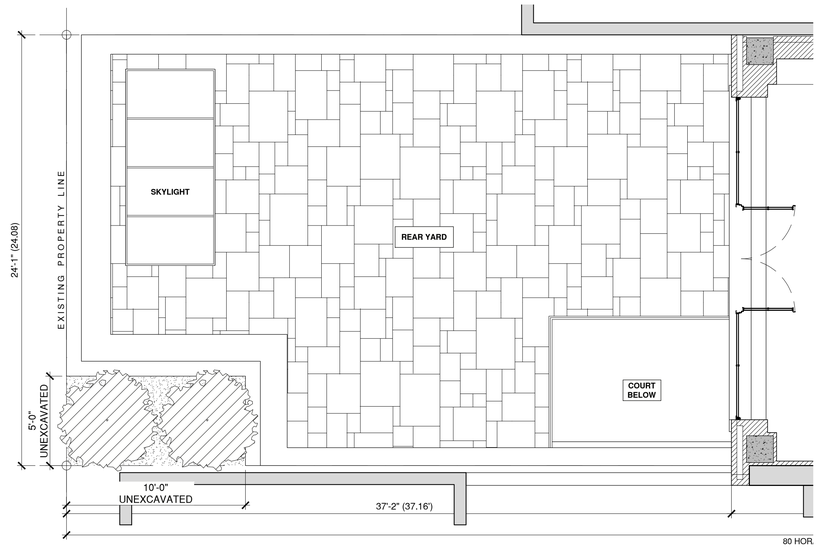
JPD PRESERVATION CONSULTING

AKA Allen + Killacyng Architects

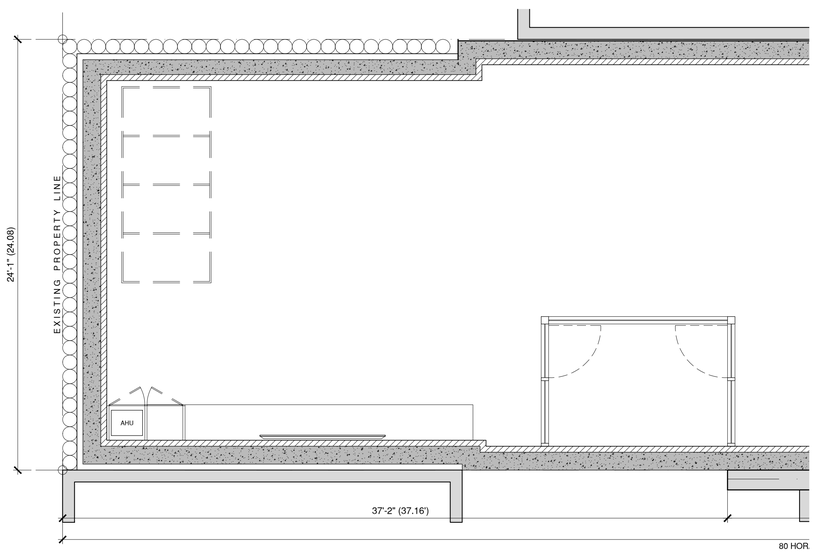
PROPOSED REAR YARD EXCAVATION



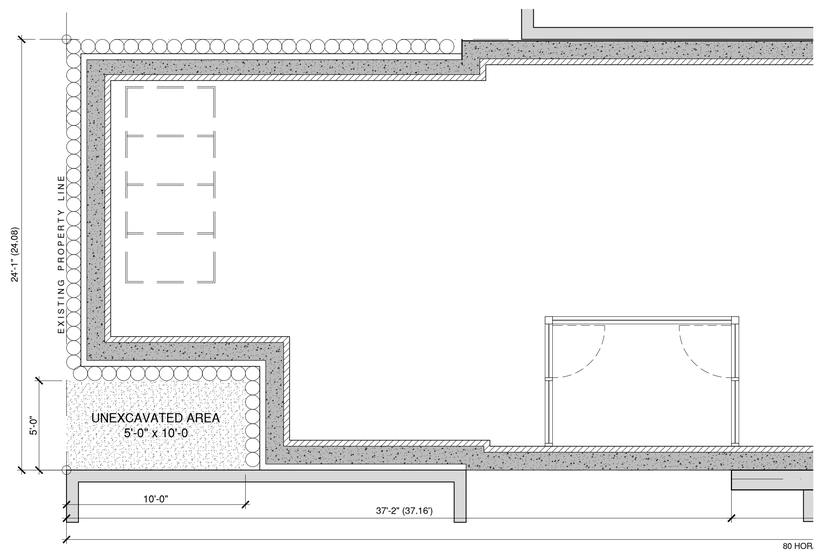
1 PREVIOUS PROPOSED PARTIAL FIRST FLOOR PLAN - REAR YARD
SCALE: 1/4" = 1'-0" AUGUST 4TH, 2026
0' 1' 2' 4' 8' N



2 CURRENT PROPOSED PARTIAL FIRST FLOOR PLAN - REAR YARD
SCALE: 1/4" = 1'-0" SEPTEMBER 1ST, 2026
0' 1' 2' 4' 8' N



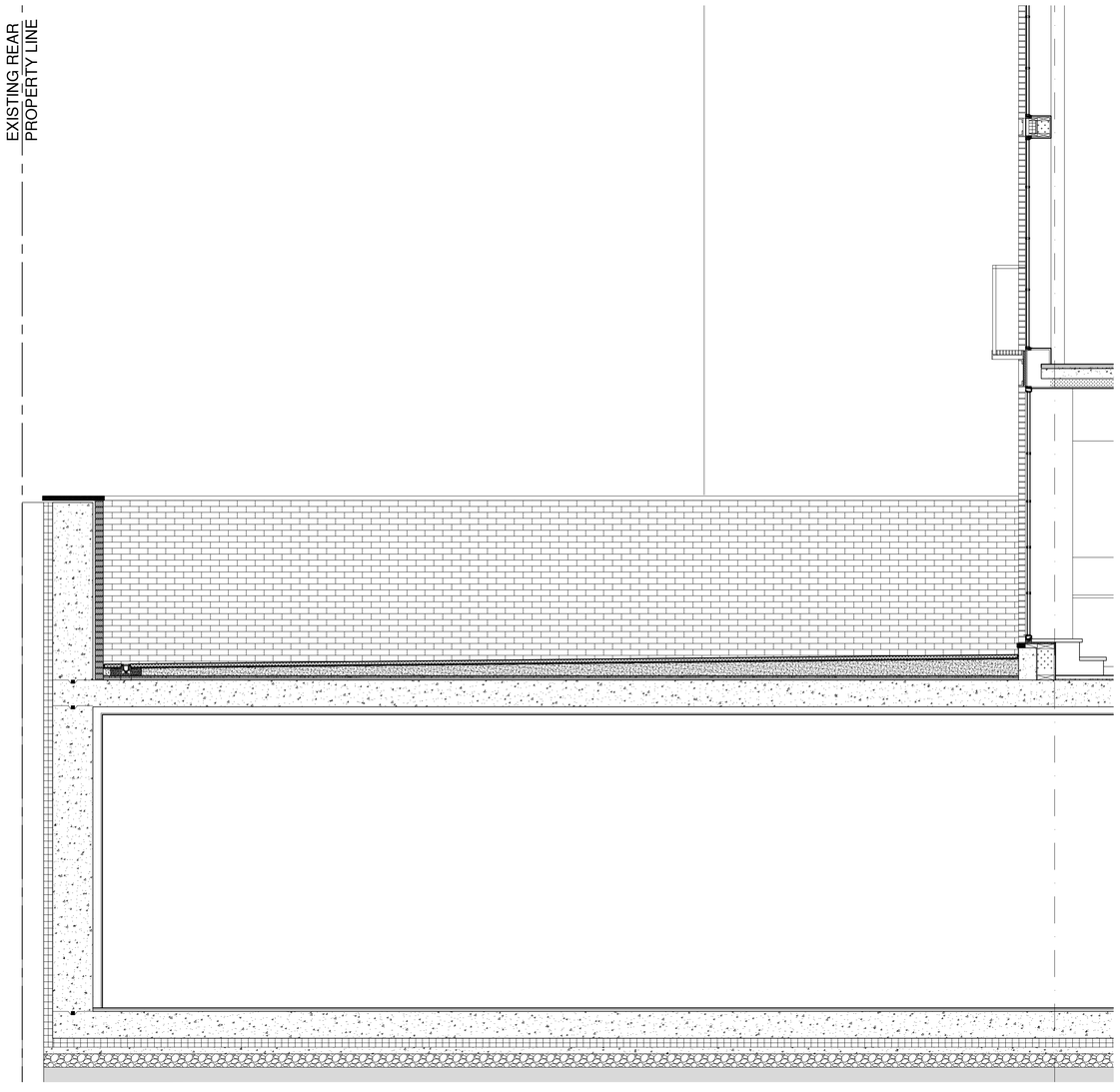
3 PREVIOUS PROPOSED PARTIAL CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0" AUGUST 4TH, 2026
0' 1' 2' 4' 8' N



4 CURRENT PROPOSED PARTIAL CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0" SEPTEMBER 1ST, 2026
0' 1' 2' 4' 8' N

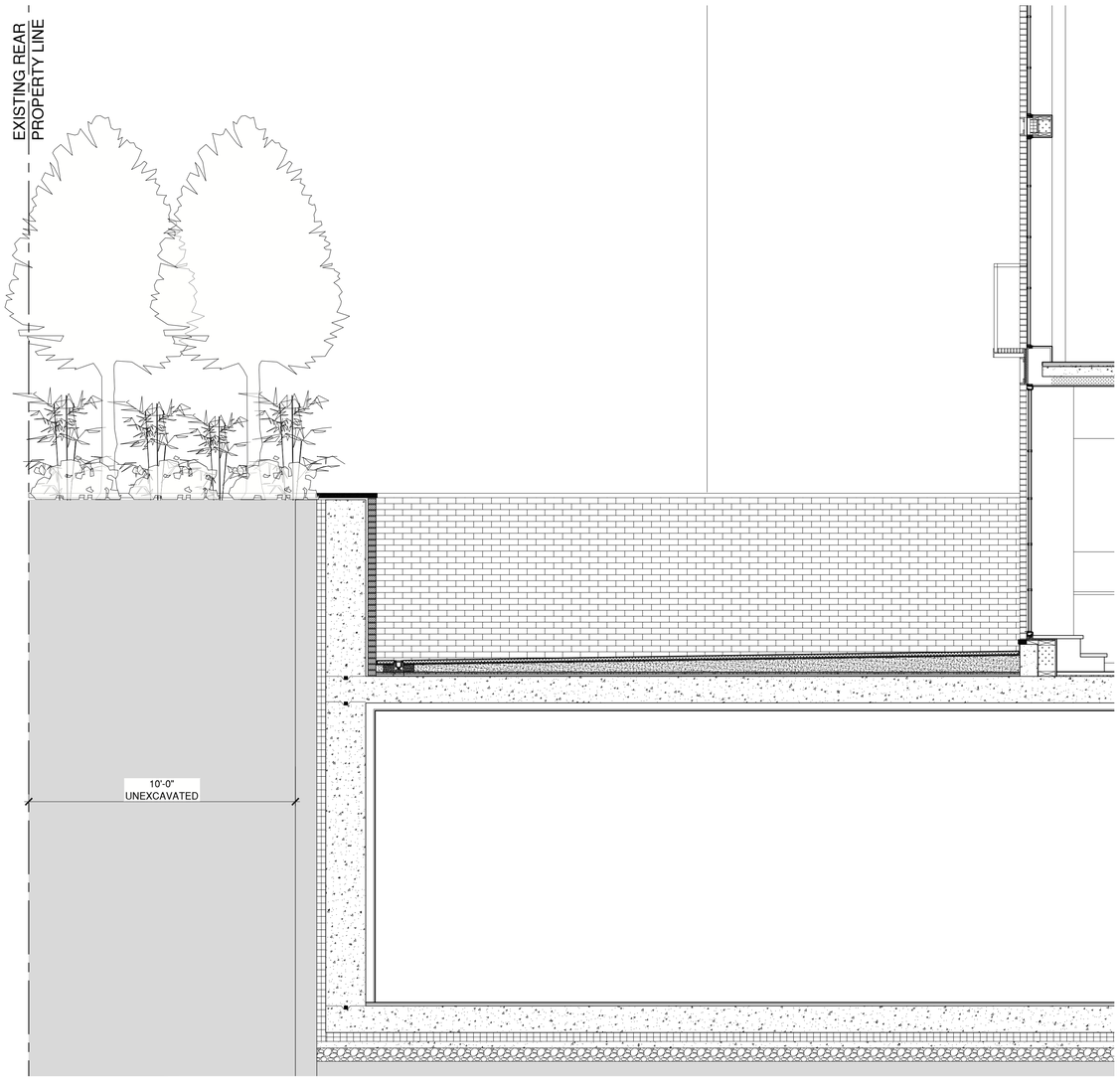
JPD PRESERVATION CONSULTING
AKA Allen + Killoyne Architects

PROPOSED REAR YARD EXCAVATION



1 PREVIOUS PROPOSED REAR YARD SECTION SECTION - LOOKING WEST

SCALE: 3/8" = 1'-0" AUGUST 4TH, 2026



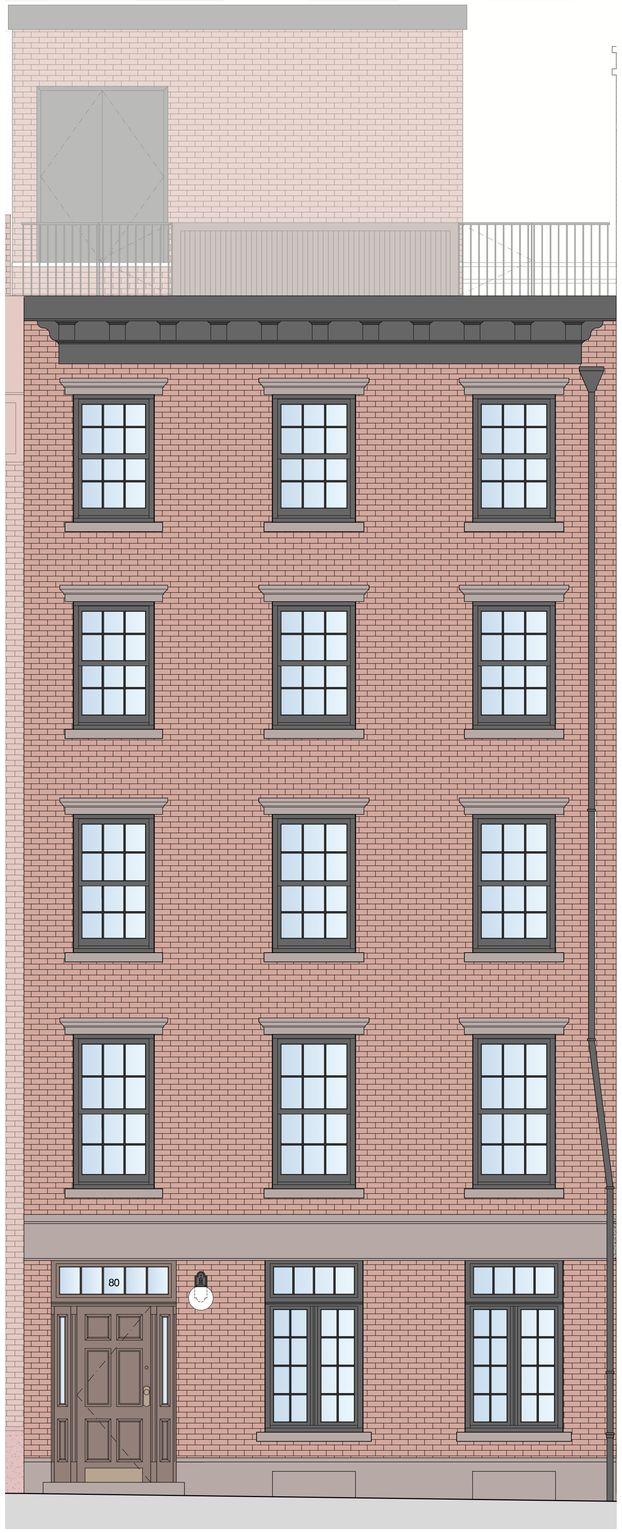
2 CURRENT PROPOSED REAR YARD SECTION SECTION - LOOKING WEST

SCALE: 3/8" = 1'-0" SEPTEMBER 1ST, 2026

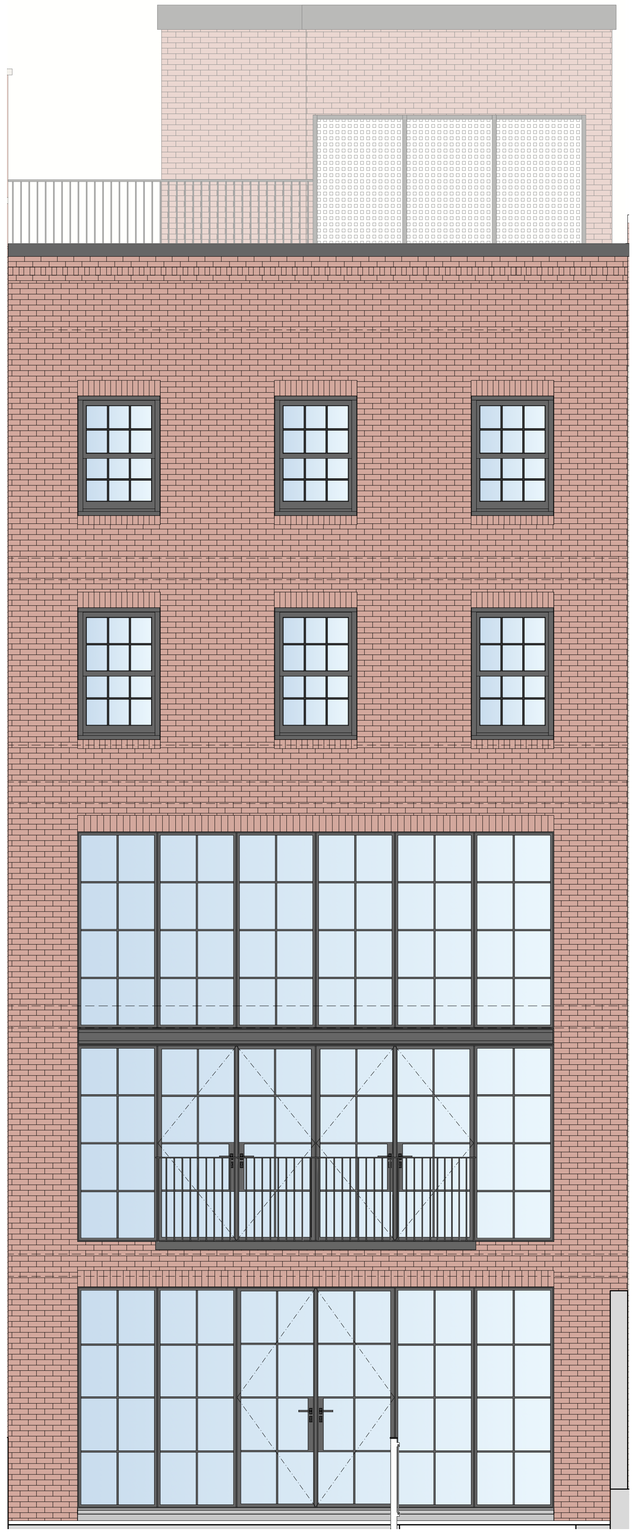
JPD PRESERVATION CONSULTING

AKA Allen + Killorme Architects

CONCLUSION



1 CURRENT PROPOSED FRONT FACADE
SCALE: NTS
SEPTEMBER 1ST, 2026



2 CURRENT PROPOSED REAR FACADE
SCALE: NTS
SEPTEMBER 1ST, 2026

JPD PRESERVATION CONSULTING

AKA Allen + Killacyne Architects

Landmarks Preservation Commission

September 1, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 3, LPC-26-11567

80 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.

APPENDIX

HISTORIC IMAGES OF HOUSES & POSSIBLE EARLY TENEMENT BUILDINGS WITH ENGLISH STOOPS AND BELOW-GRADE AREAWAY, AND WITH A CORNICE ABOVE THE FIRST FLOOR



1 264 & 266 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 264 & 266 WEST 12TH ST, 1968 DESIGNATION PHOTO (NYC LPC)
SCALE: NTS



3 264 & 266 WEST 12TH ST, CURRENT CONDITIONS (GOOGLE MAPS)
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killacky Architects

HISTORIC IMAGES OF HOUSES & POSSIBLE EARLY TENEMENT BUILDINGS WITH ENGLISH STOOPS AND BELOW-GRADE AREAWAY, AND WITH A CORNICE ABOVE THE FIRST FLOOR



1 242 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 242 WEST 12TH ST, 1968 DESIGNATION PHOTO (NYC LPC)
SCALE: NTS

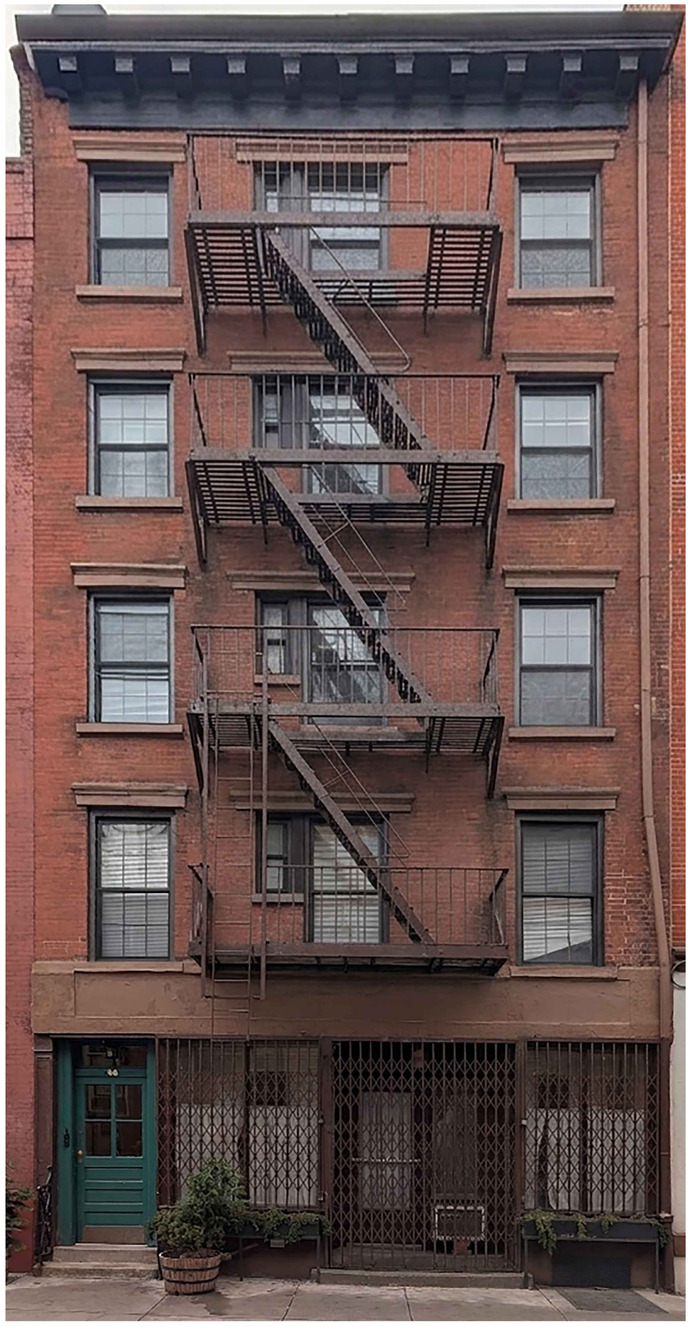


3 242 WEST 12TH ST, CURRENT CONDITIONS (GOOGLE MAPS)
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

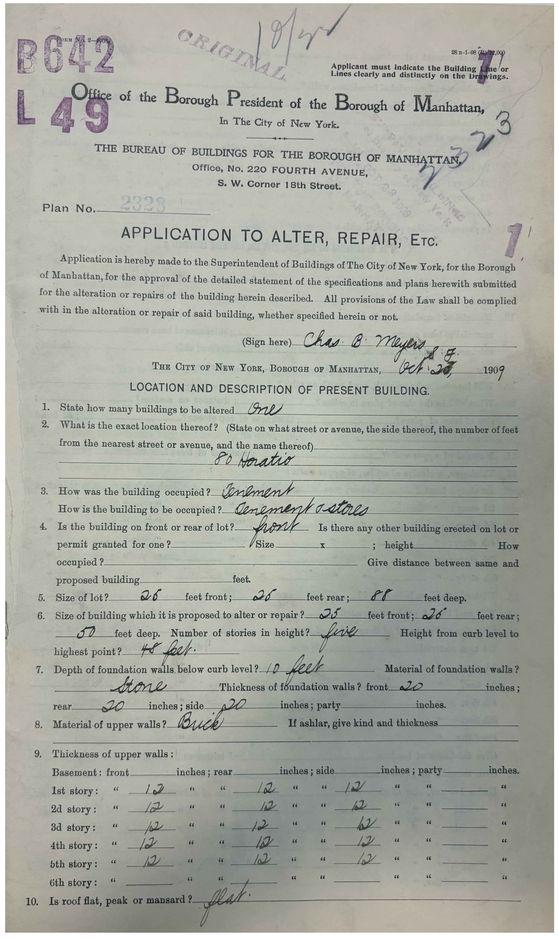
CURRENT PHOTOGRAPH / FACADE EVOLUTION



1 80 HORATIO (CURRENT FACADE)
NOT TO SCALE

1909 BUILDING DEPARTMENT PERMIT APPLICATION:

* REMOVE MASONRY AND INSTALL SMALL BATHROOM WINDOWS.
* REMOVE EXISTING FIRST FLOOR FRONT FACADE AND INSTALLATION OF STOREFRONT.
* STOREFRONT AND SMALL BATHROOM WINDOWS ARE NOT ORIGINAL.



B642
L 49
ORIGINAL 1877
Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

Office of the Borough President of the Borough of Manhattan,
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,
Office, No. 220 FOURTH AVENUE,
S. W. Corner 18th Street.

Plan No. 2323

APPLICATION TO ALTER, REPAIR, Etc.

Application is hereby made to the Superintendent of Buildings of The City of New York, for the Borough of Manhattan, for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration or repairs of the building herein described. All provisions of the Law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here) Chas B. Myers

The City of New York, Borough of Manhattan, Oct 1st 1909

LOCATION AND DESCRIPTION OF PRESENT BUILDING.

1. State how many buildings to be altered One
2. What is the exact location thereof? (State on what street or avenue, the side thereof, the number of feet from the nearest street or avenue, and the name thereof) 80 Horatio
3. How was the building occupied? Tenement
   How is the building to be occupied? Tenement & stores
4. Is the building on front or rear of lot? front Is there any other building erected on lot or permit granted for one? Size x ; height How occupied? Give distance between same and proposed building feet.
5. Size of lot? 26 feet front; 86 feet rear; 88 feet deep.
6. Size of building which it is proposed to alter or repair? 25 feet front; 26 feet rear; 50 feet deep. Number of stories in height? five Height from curb level to highest point? 48 feet.
7. Depth of foundation walls below curb level? 10 feet Material of foundation walls? Stone Thickness of foundation walls? front 20 inches; rear 20 inches; side 20 inches; party inches.
8. Material of upper walls? Brick If ashlar, give kind and thickness
9. Thickness of upper walls:

Basement: front		inches; rear		inches; side		inches; party		inches.			
1st story: "	12	" "	12	" "	12	" "		"
2d story: "	12	" "	12	" "	12	" "		"
3d story: "	12	" "	12	" "	12	" "		"
4th story: "	12	" "	12	" "	12	" "		"
5th story: "	12	" "	12	" "	12	" "		"
6th story: "		" "		" "		" "		"

10. Is roof flat, peak or mansard? flat.

If the Front, Rear or Side Walls, or any portion thereof, are to be taken out and rebuilt, give definite particulars, and state in what manner:

47. It is proposed to cut windows in front & rear for toilets and to remove the front wall in 1st floor and carry upper walls on girders & columns.

If altered internally, give definite particulars, and state how the building will be occupied:

48. Propose to rearange partitions etc on all floors as indicated on plans filed herewith.

49. How much will the alteration cost? $5000

If the Building is to be occupied as a Flat, Apartment or Lodging House, give the following particulars:

50. Is any part of building to be used as a store or for any other business purpose, if so, state for what? Part of 1st floor

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each?			2	2	2	2	2	
52. Height of ceilings?	7'0"		9'6"	8'8"	8'0"	8'0"	8'0"	

53. How basement to be occupied?
    How made water-tight?
54. Will cellar or basement ceiling be plastered? yes How? Wood lath & plaster
55. How will cellar stairs be enclosed? None
56. How will cellar be occupied? Storage
    How made water-tight? Concrete
57. Will shafts be opened or covered with louvre skylights full size of shafts?
    Size of each shaft?

2 1909 BUILDING DEPARTMENT ALTERATION APPLICATION
NOT TO SCALE



3 1940 TAX PHOTO - 80 HORATIO
NOT TO SCALE

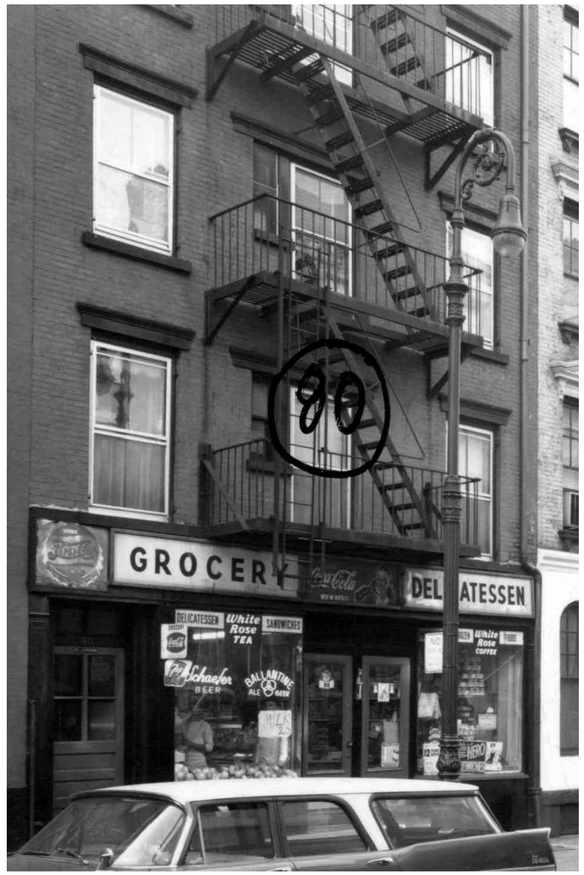
JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

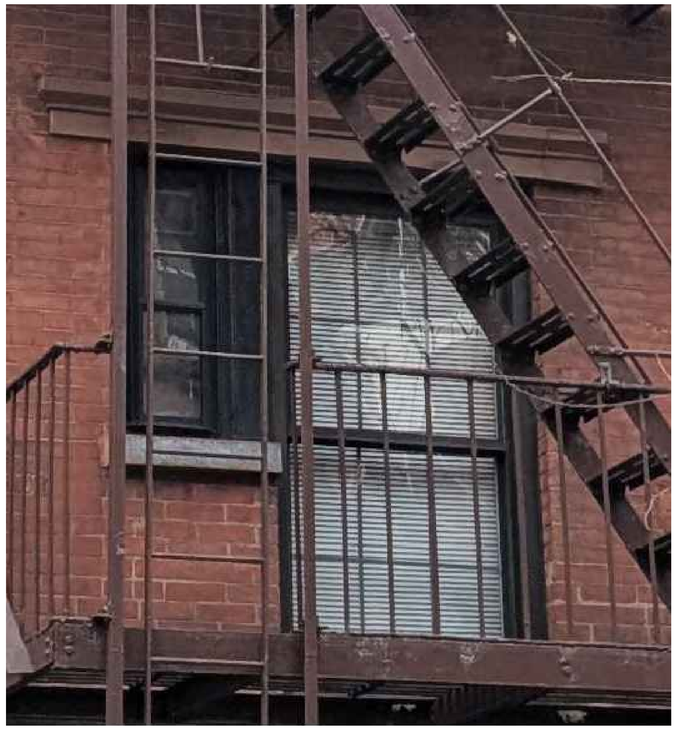
HISTORIC PHOTOGRAPHS / FACADE EVOLUTION



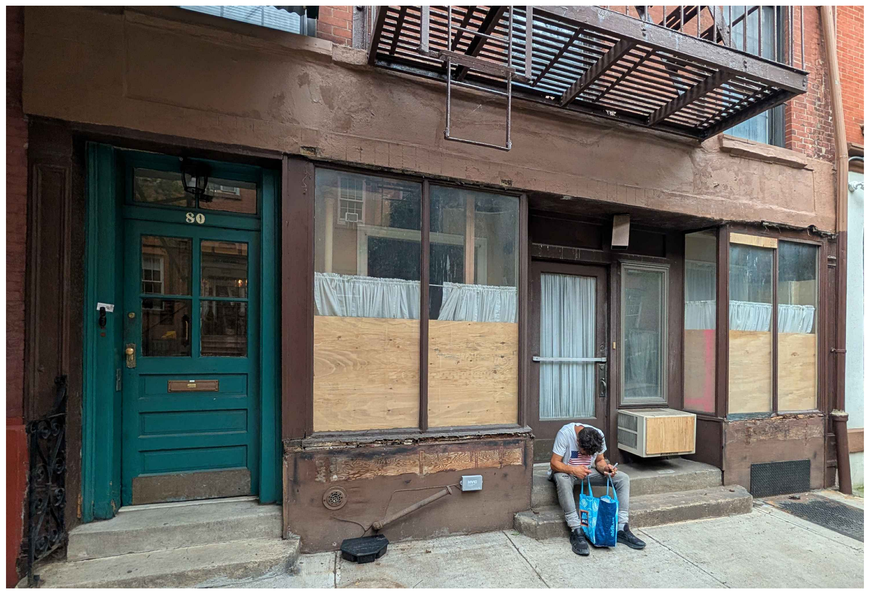
1 1968 PHOTO - NYCLPC ARCHIVES
NOT TO SCALE



2 1968 PHOTO - NYCLPC ARCHIVES
NOT TO SCALE



3 EXISTING WINDOW ADDITION
NOT TO SCALE



4 EXISTING FIRST FLOOR FACADE
NOT TO SCALE

JPD PRESERVATION CONSULTING
AKA Allen + Killcoyne Architects

HISTORIC PHOTOGRAPHS / FACADE EVOLUTION



1 1940 TAX PHOTO - 80 HORATIO
NOT TO SCALE



2 EXISTING FIRST FLOOR FACADE
NOT TO SCALE

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

EXISTING STOREFRONT CONDITIONS









1 EXISTING FIRST FLOOR FACADE
NOT TO SCALE

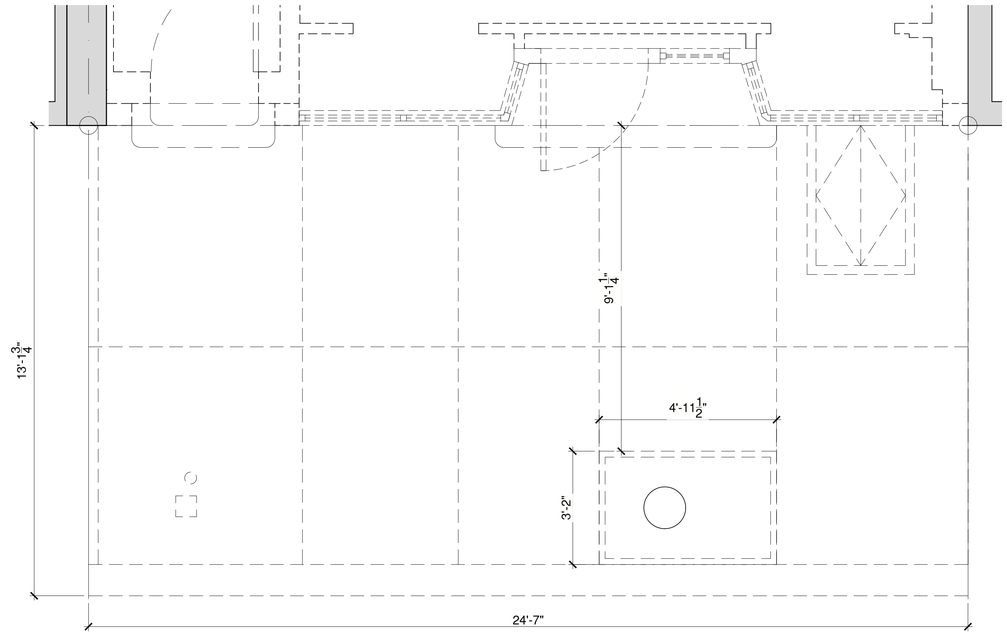
JPD PRESERVATION CONSULTING

AKA Allen + Killacky Architects

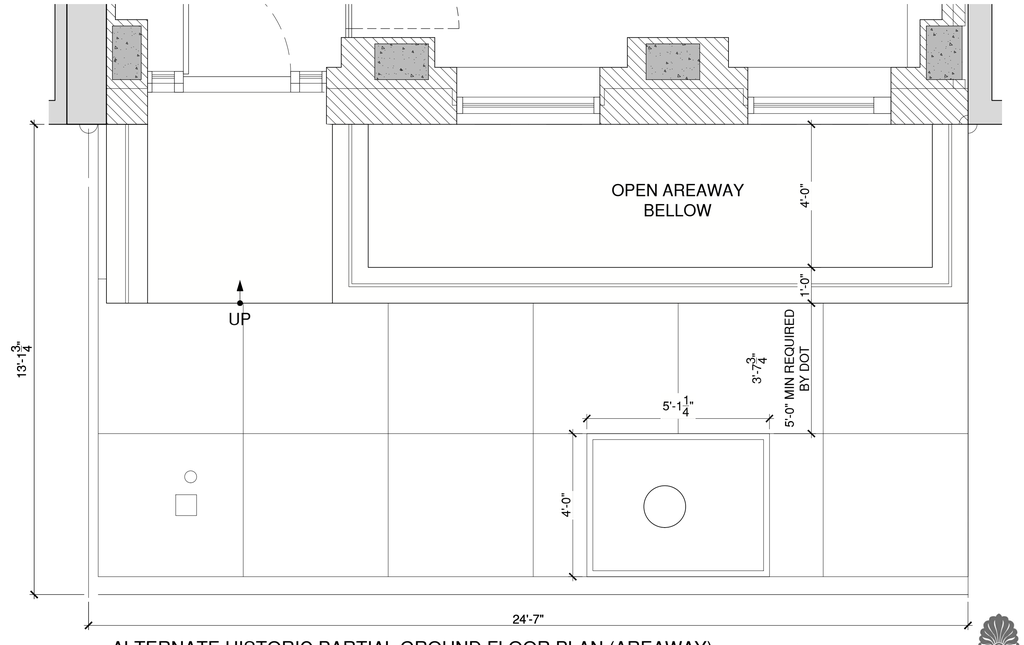
HISTORIC PHOTOGRAPHS / AREAWAY



1 1940 TAX PHOTO - 80 HORATIO
NOT TO SCALE



2 EXISTING PARTIAL GROUND FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 ALTERNATE HISTORIC PARTIAL GROUND FLOOR PLAN (AREAWAY)
SCALE: 1/2" = 1'-0" SEPTEMBER 1ST, 2026

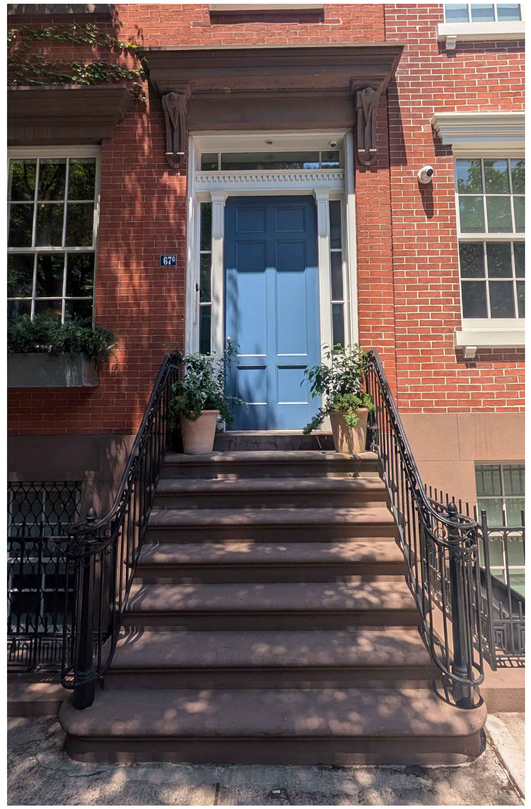
JPD PRESERVATION CONSULTING

AKA Allen + Killoring Architects

DOORWAY PRECEDENT IMAGES



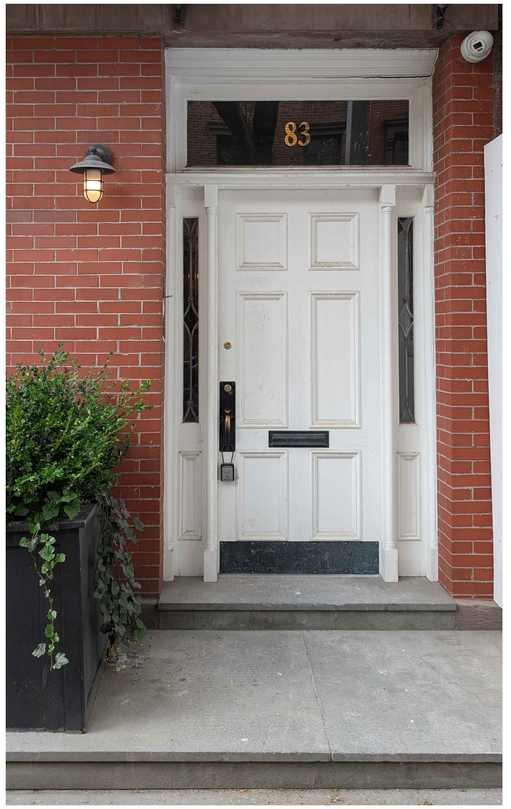
65 HORATIO



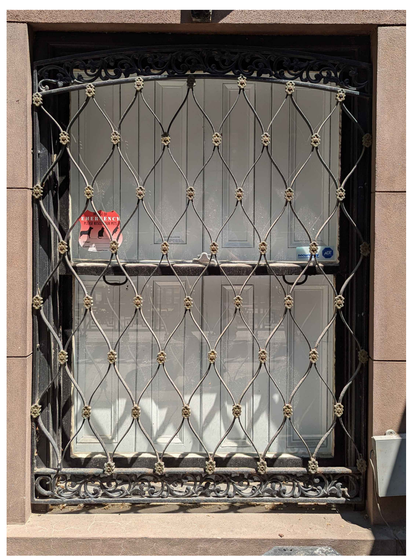
67 HORATIO



77 HORATIO



83 JANE



79 JANE - METAL GRILLE



EXTERIOR LIGHT FIXTURE - FRONT FACADE

WALL SCONCE

HISTORIC HOUSES WITH LOW STOOPS



1 46 HORATIO ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 291 WEST 12TH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



3 756 & 758 GREENWICH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



4 778 GREENWICH ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

46 HORATIO STREET: CASE STUDY



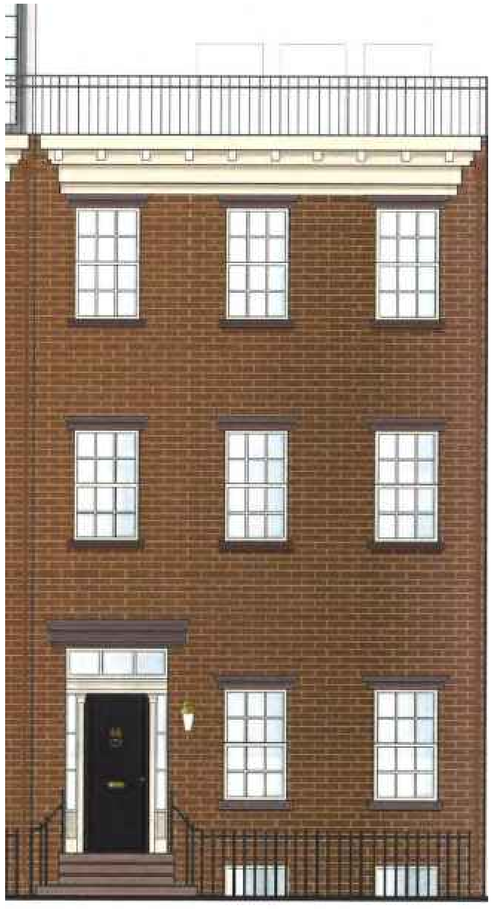
1 46 HORATIO ST, 1930 TAX PHOTO (NYC MUNICIPAL ARCHIVE)
SCALE: NTS



2 46 HORATIO ST, DESIGNATION PHOTO CIRCA 1968 (NYC LPC)
SCALE: NTS



3 46 HORATIO ST, CIRCA 2015 (MAT MARKOWITZ ARCHITECT VIA NYC LPC)
SCALE: NTS



4 46 HORATIO ST, CIRCA 2015 (MAT MARKOWITZ ARCHITECT VIA NYC LPC)
SCALE: NTS



5 46 HORATIO ST, CURRENT APPEARANCE (GOOGLE STREET PHOTO)
SCALE: NTS

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

PROPOSED BLOCK PLAN

EXISTING MECHANICAL EQUIPMENT

EXISTING BULKHEAD

PROPOSED MECHANICAL EQUIPMENT

PROPOSED BULKHEAD



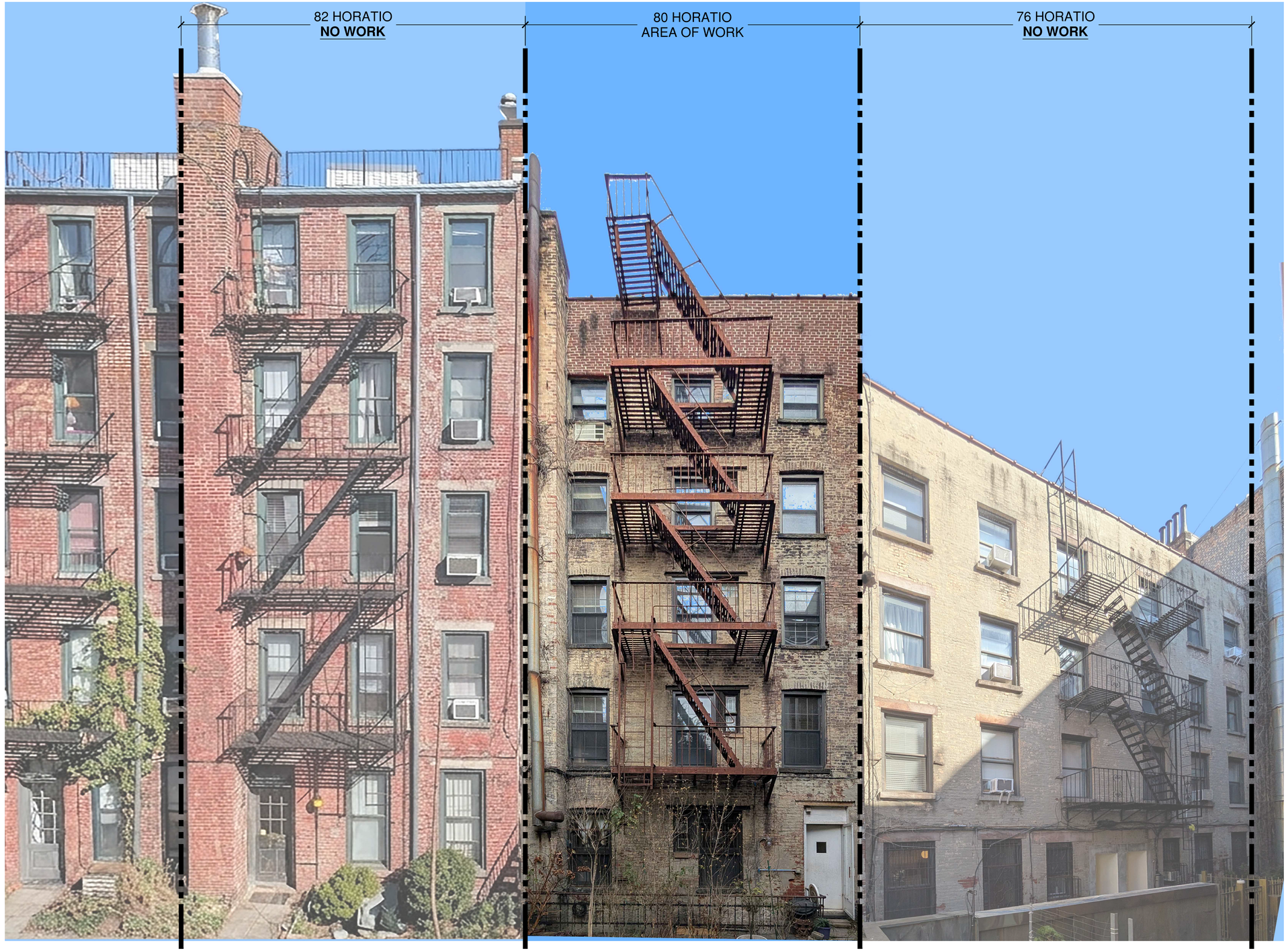
1 PROPOSED BLOCK PLAN
SCALE: NTS

N

JPD PRESERVATION CONSULTING

AKA Allen + Killacomp Architects

EXISTING REAR FACADE IN CONTEXT



1 EXISTING REAR FACADES (SOUTH) - LOOKING NORTH
NOT TO SCALE

JPD PRESERVATION CONSULTING
AKA Allen + Killcoyne Architects

EXISTING REAR FACADE CONDITIONS



1 EXISTING REAR FACADE (SOUTH) - LOOKING NORTH
NOT TO SCALE



2 EXISTING REAR 5TH FLOOR - CLOSE-UP PHOTO 01
NOT TO SCALE



3 EXISTING REAR 5TH FLOOR - CLOSE-UP PHOTO 02
NOT TO SCALE



4 EXISTING REAR 2ND FLOOR - CLOSE-UP PHOTO 03
NOT TO SCALE



5 EXISTING REAR AREAWAY - CLOSE-UP PHOTO 04
NOT TO SCALE

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

REAR FACADE ELEVATION: EXISTING



1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

JPD PRESERVATION CONSULTING

AKA Allen + Killcoyne Architects

Landmarks Preservation Commission

September 1, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 3, LPC-26-11567

80 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.