

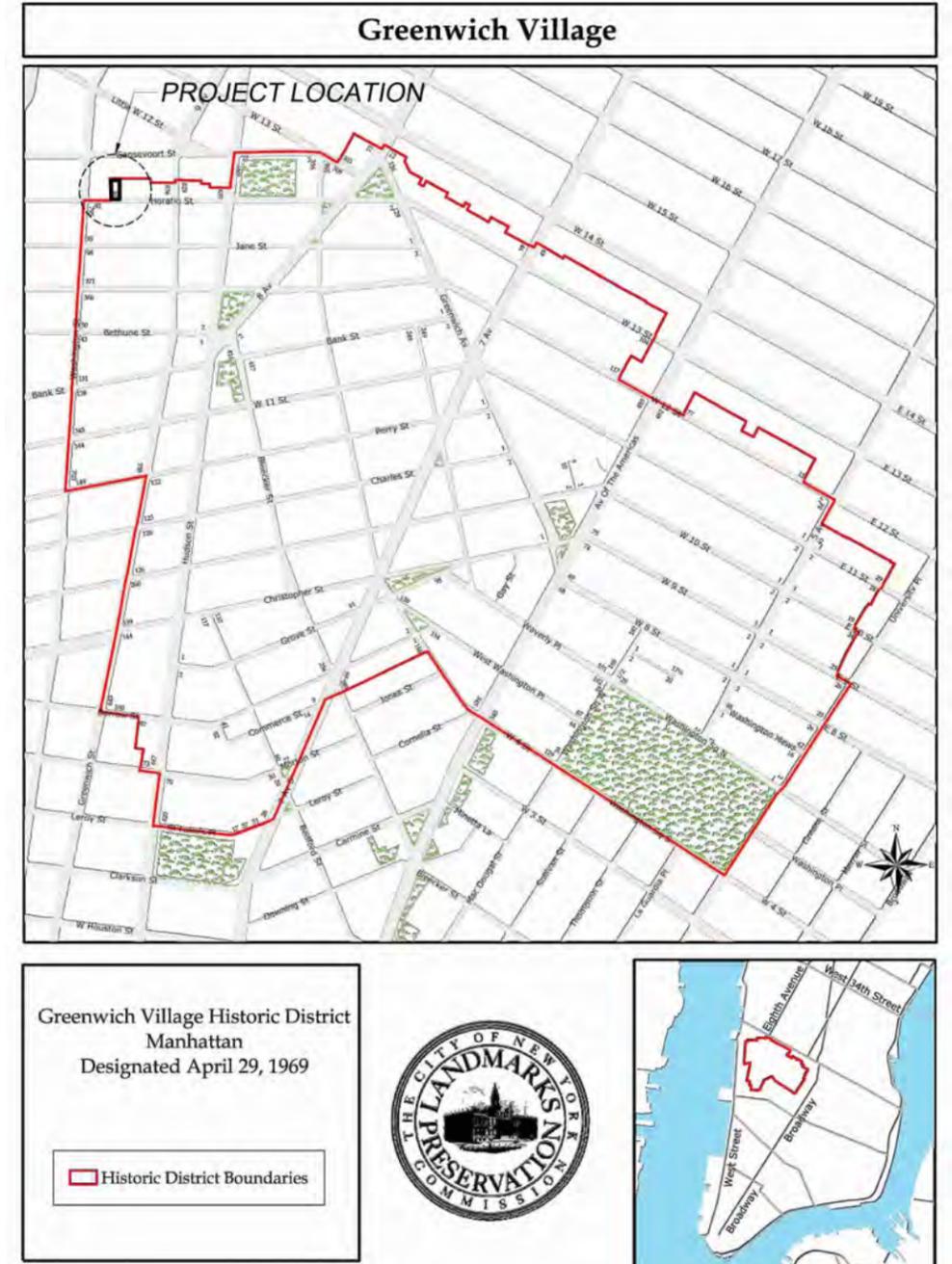


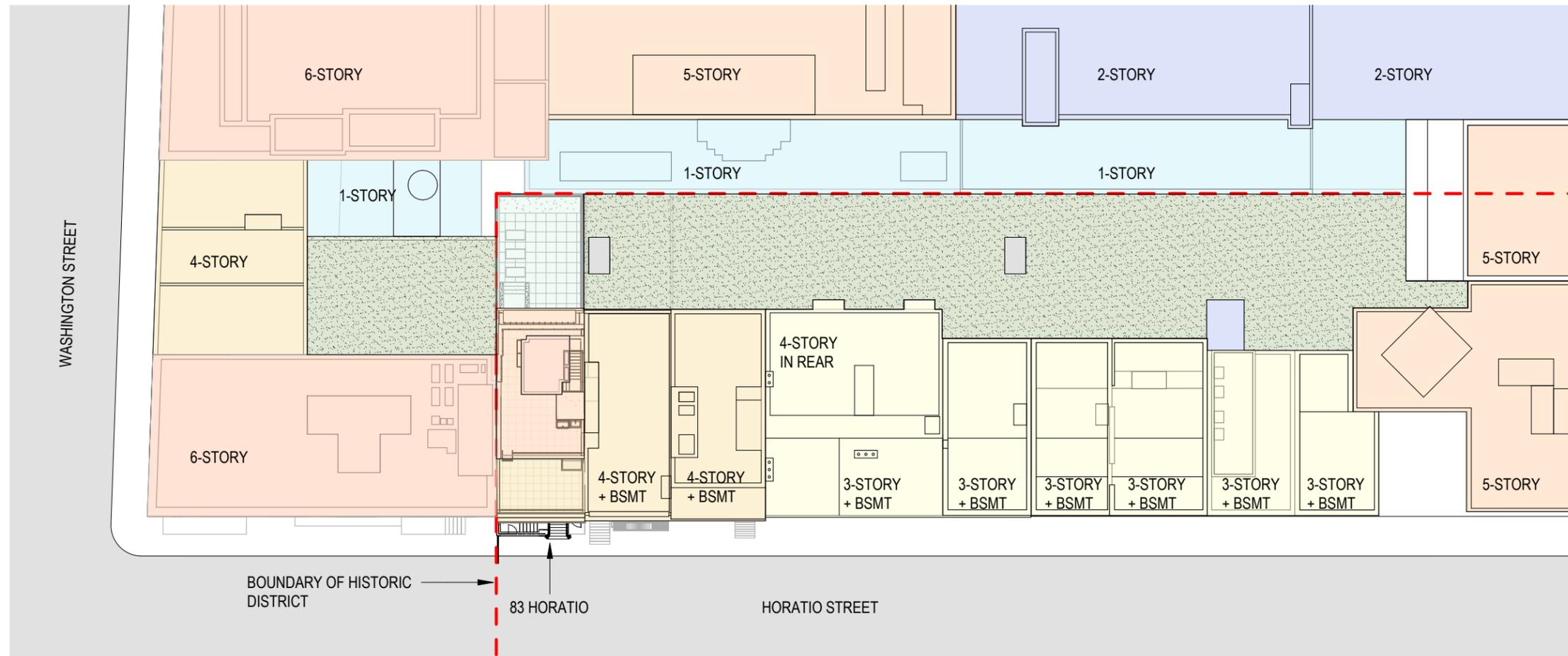
LANDMARKS PRESENTATION

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"



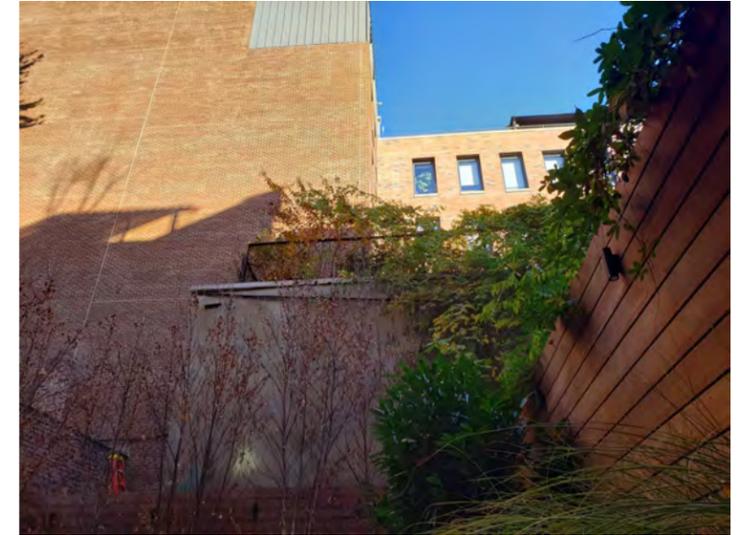
3 NORTH SIDE OF HORATIO STREET ELEVATION - 10/30/25 PROPOSED



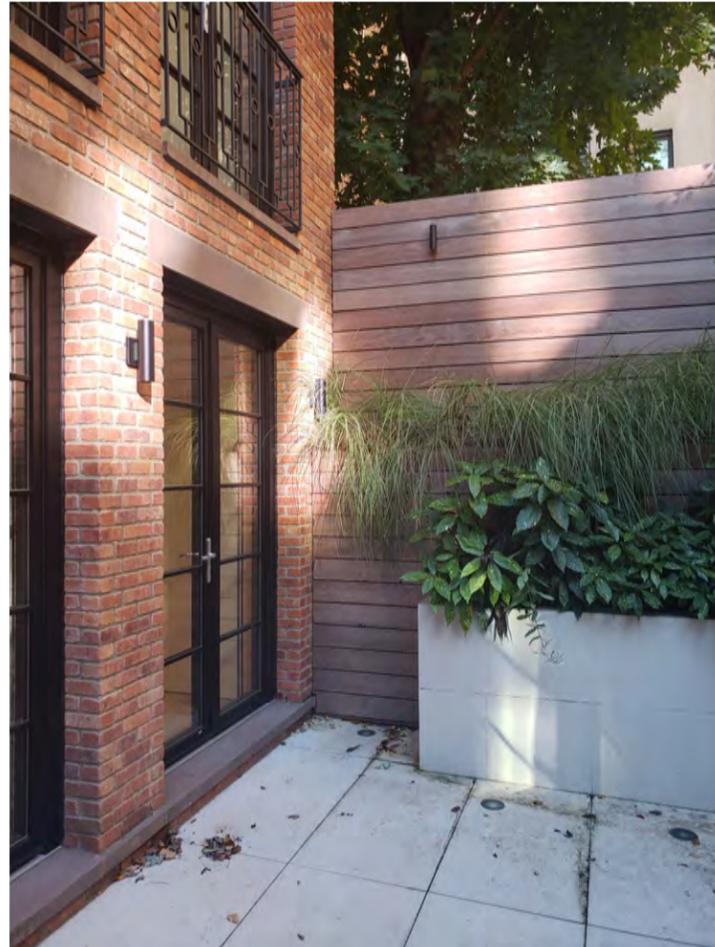
NEIGHBORING BUILDINGS - EAST



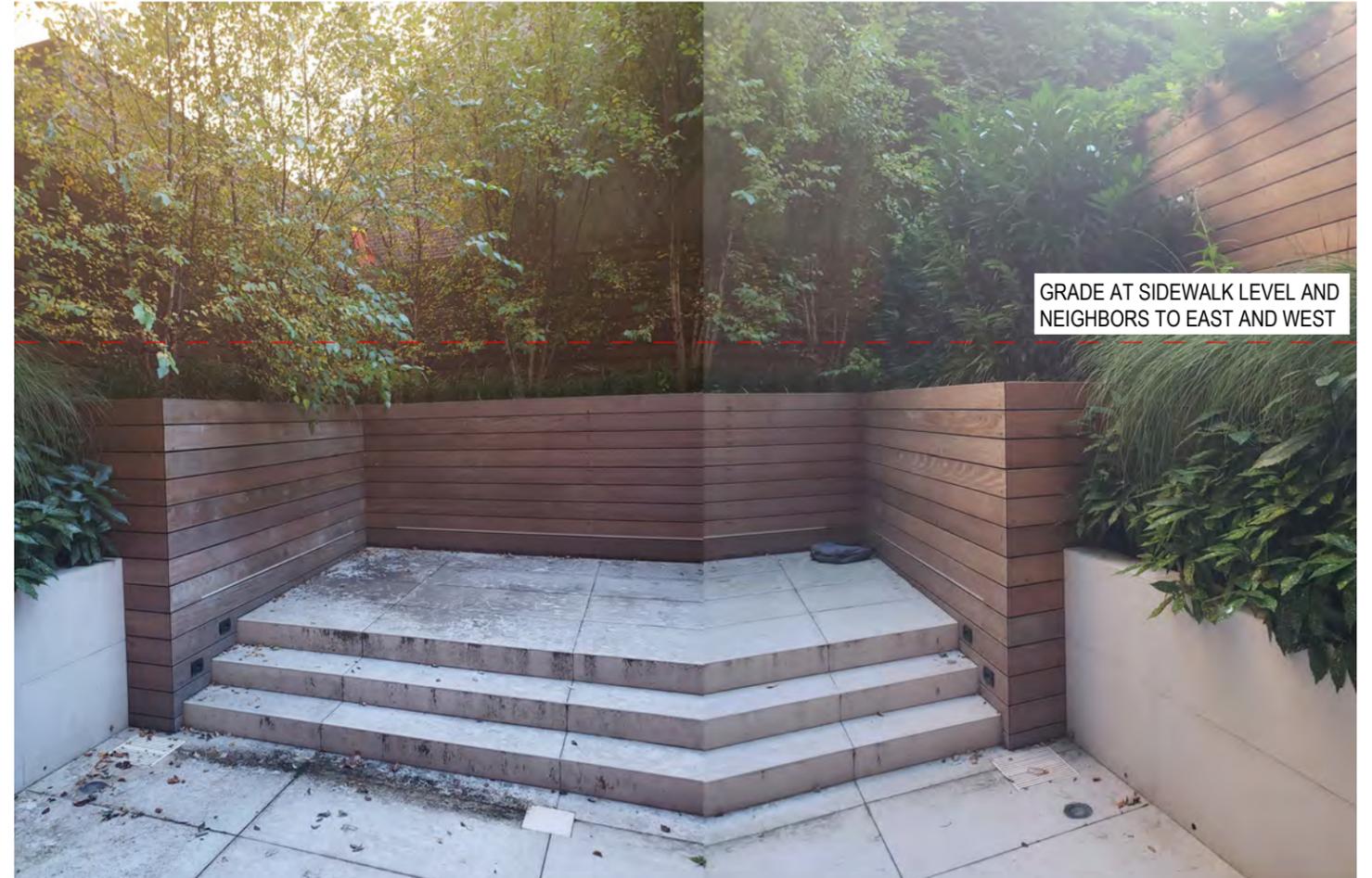
NEIGHBORING BUILDINGS - NORTHWEST



NEIGHBORING BUILDINGS - NORTH



EXISTING REAR FACADE



EXISTING REAR YARD (COMPOSITE)

GRADE AT SIDEWALK LEVEL AND NEIGHBORS TO EAST AND WEST



EXISTING REAR FACADE



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



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

2

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



5/6/25 PUBLIC HEARING REAR FACADE

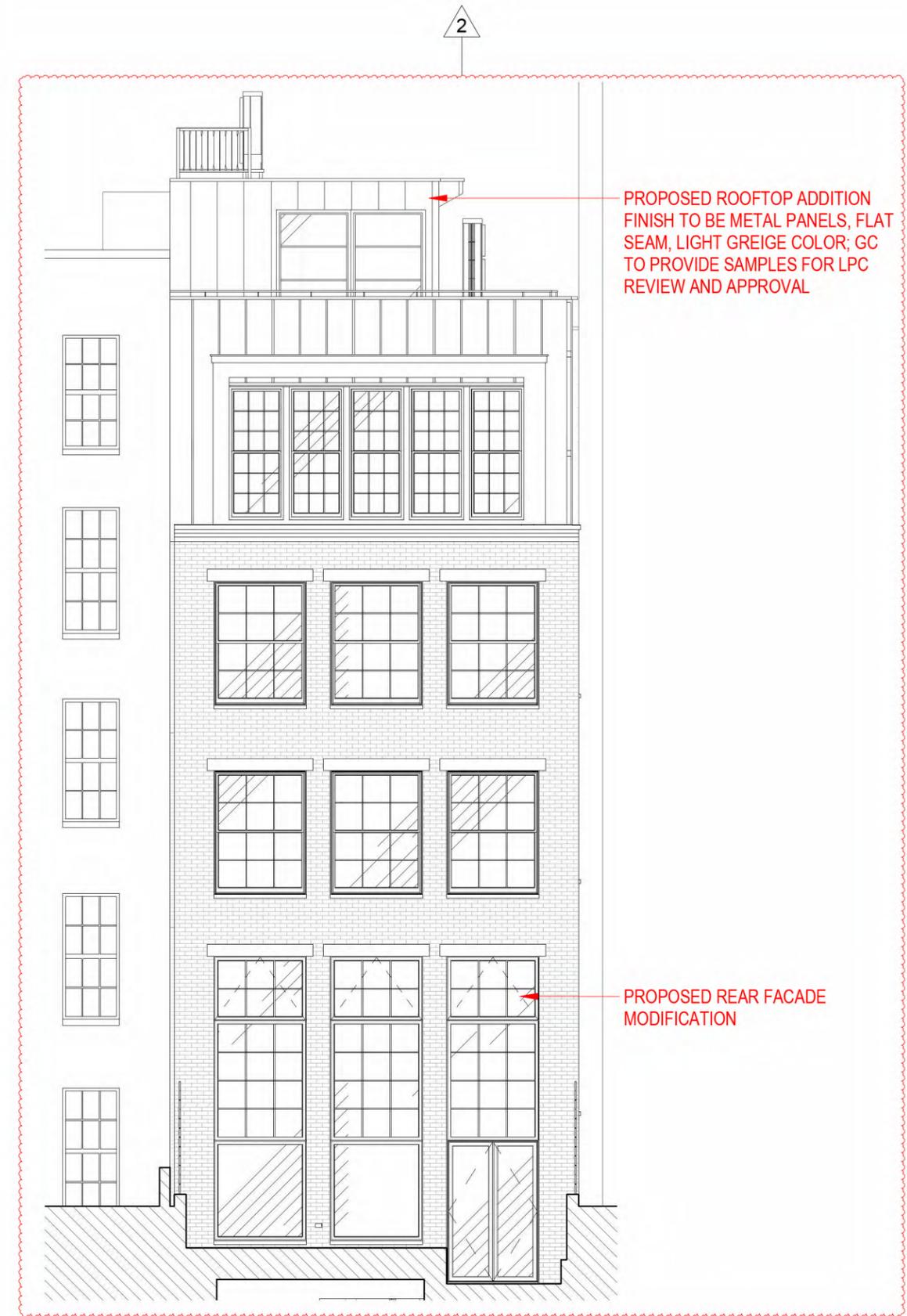


10/30/25 PROPOSED REAR FACADE

2

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

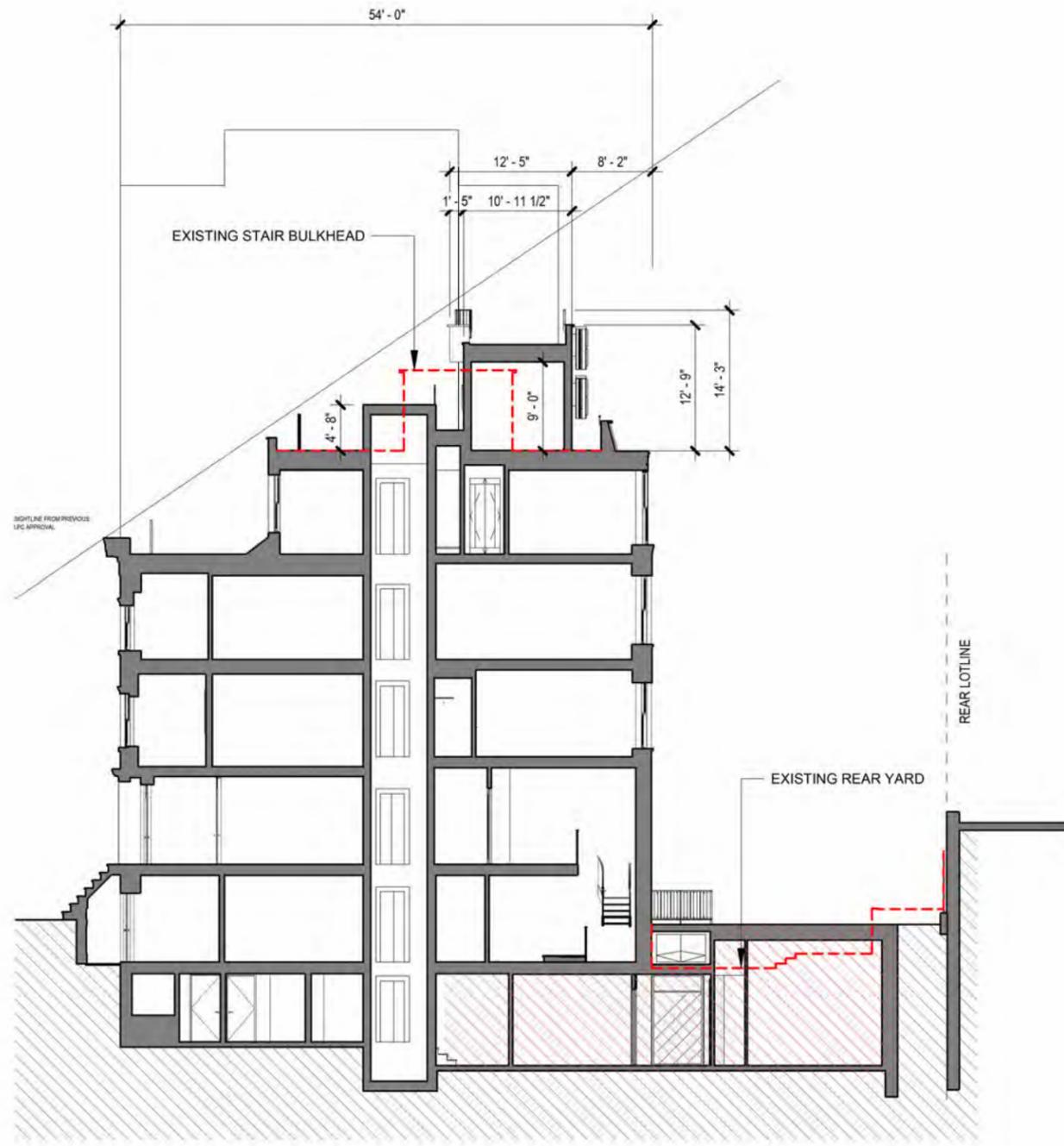


1 10/30/25 PROPOSED REAR SITE ELEVATION
1/8" = 1'-0"

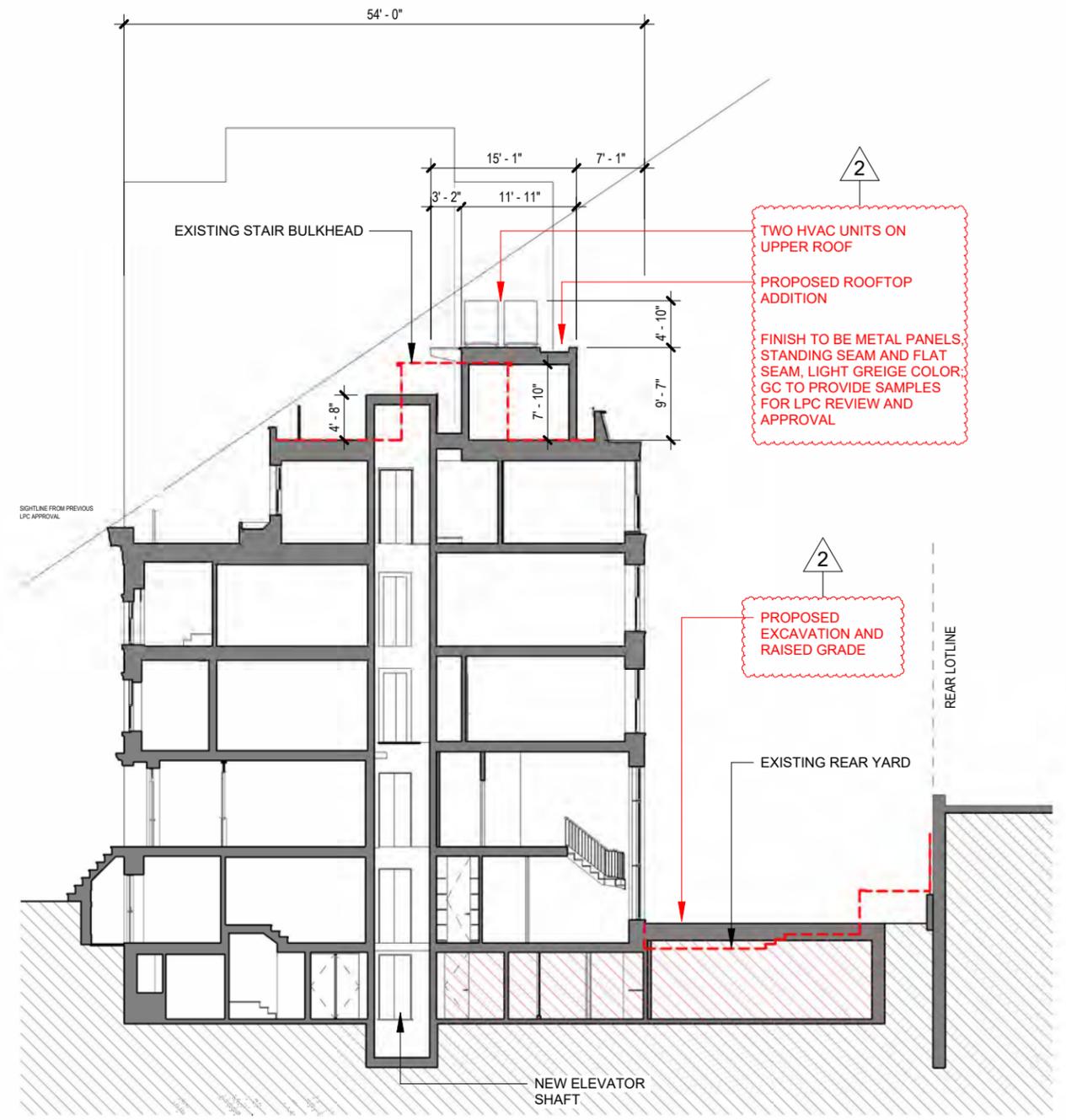
PROPOSED ROOFTOP ADDITION FINISH TO BE METAL PANELS, FLAT SEAM, LIGHT GREIGE COLOR; GC TO PROVIDE SAMPLES FOR LPC REVIEW AND APPROVAL

PROPOSED REAR FACADE MODIFICATION

2 REV 10/30/25

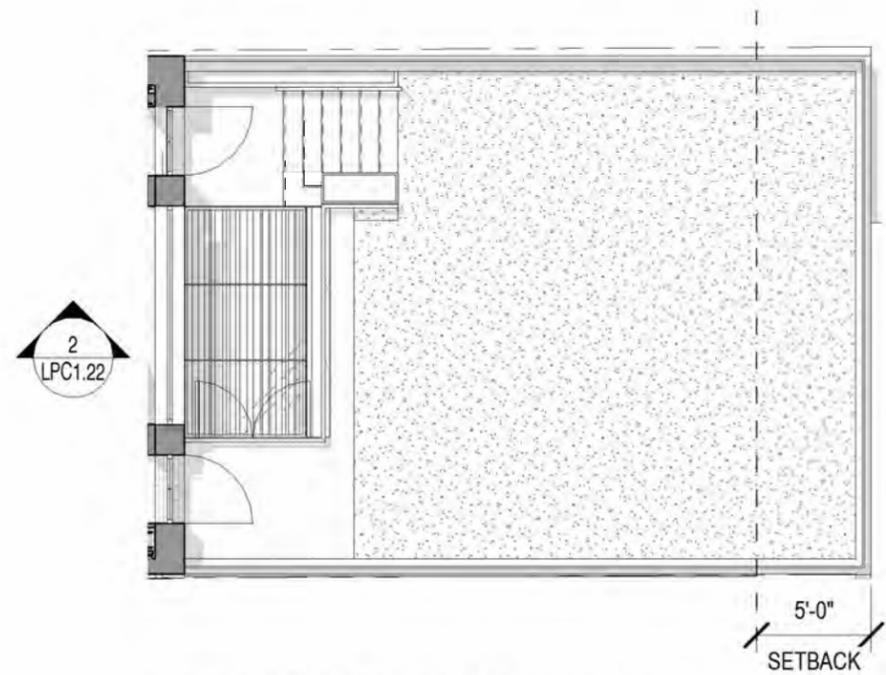


1 5/6/25 PUBLIC HEARING BUILDING SECTION
1/16" = 1'-0" PREVIOUSLY PROPOSED DESIGN 05/06/25

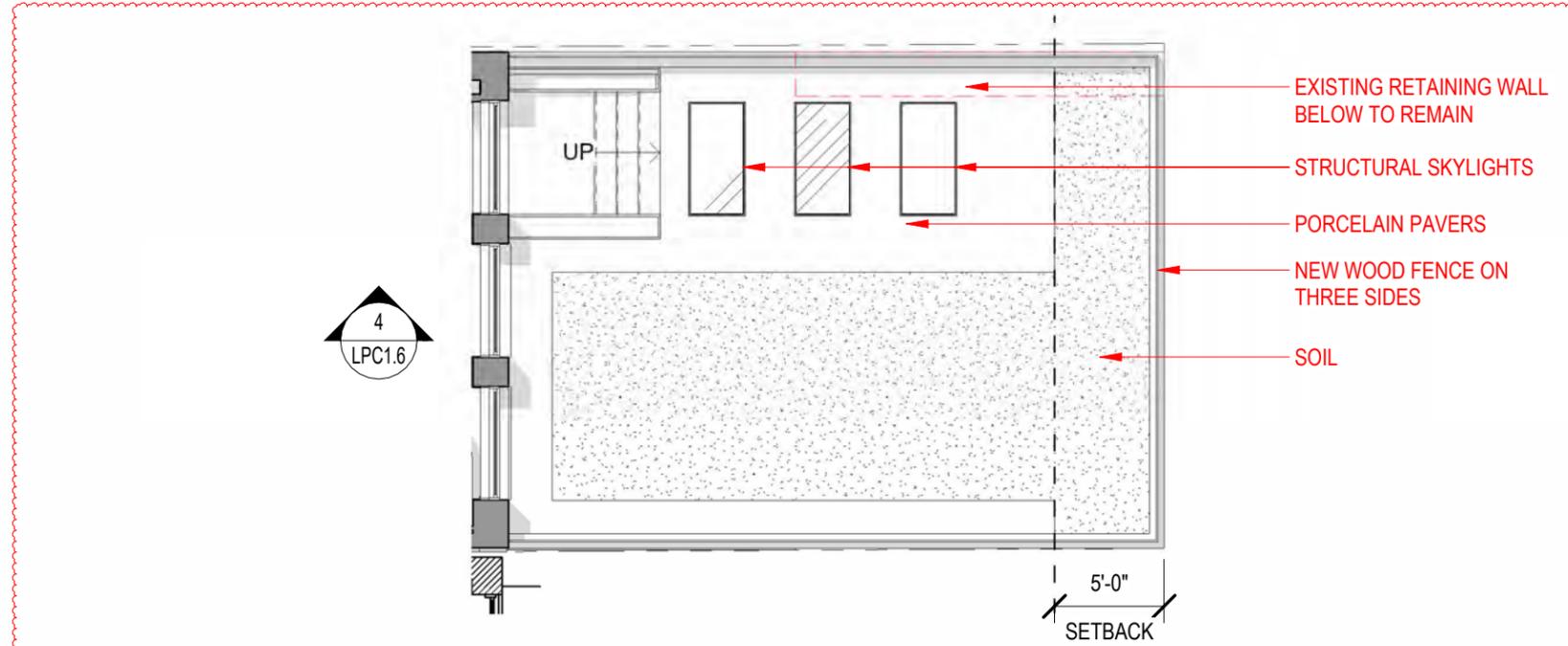


2 10/30/25 PROPOSED BUILDING SECTION
1/16" = 1'-0" PROPOSED DESIGN

2 REV 10/30/25



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



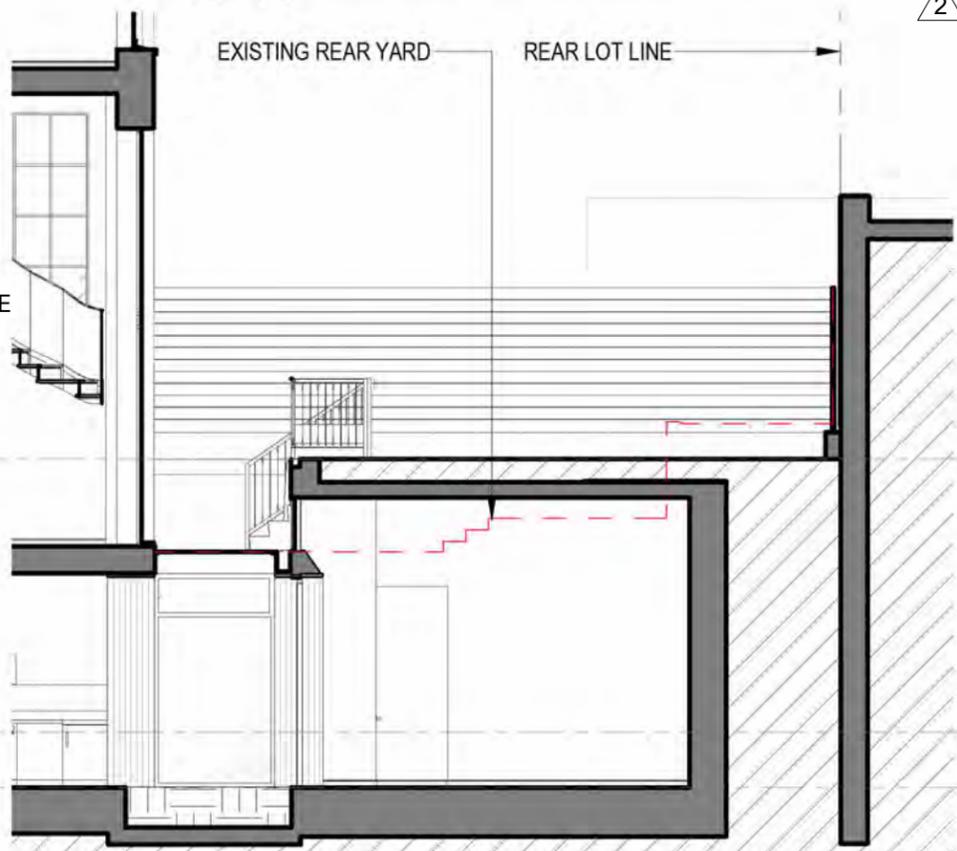
3 10/30/25 PROPOSED REAR YARD PLAN
1/8" = 1'-0"

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.

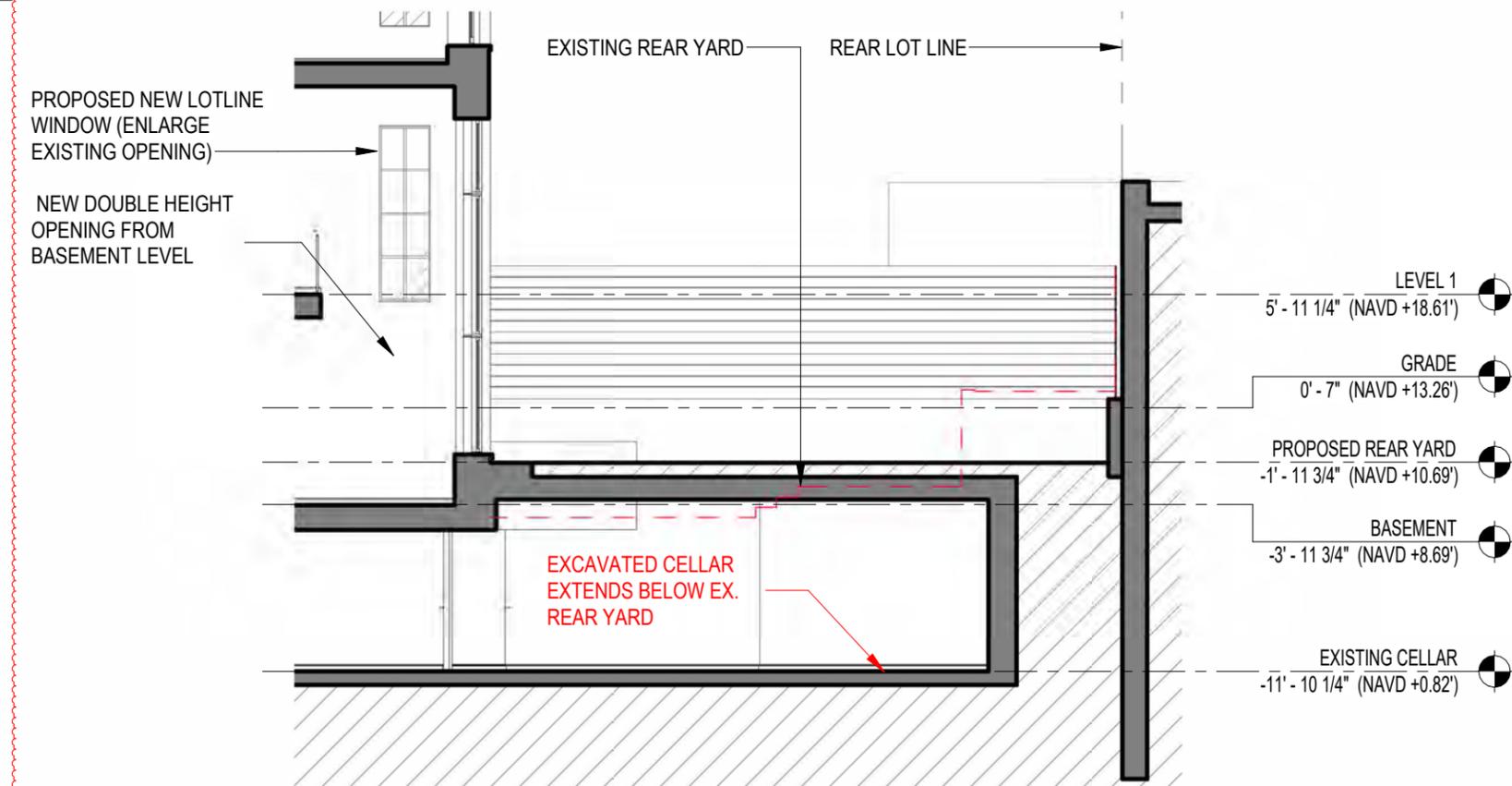
PROPOSED REAR YARD
-0' - 2" (NAVD +12.51')

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

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

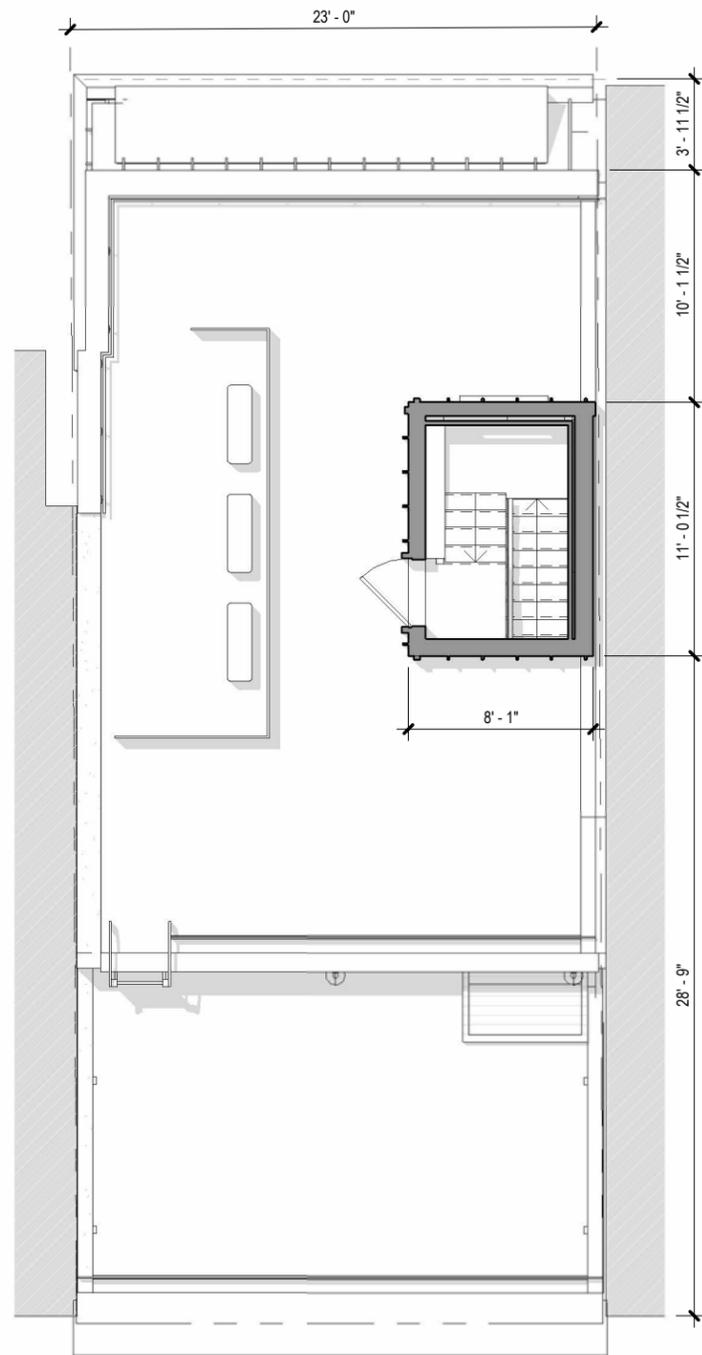


2 5/6/25 PUBLIC HEARING REAR YARD SECTION LOOKING WEST
1/8" = 1'-0"

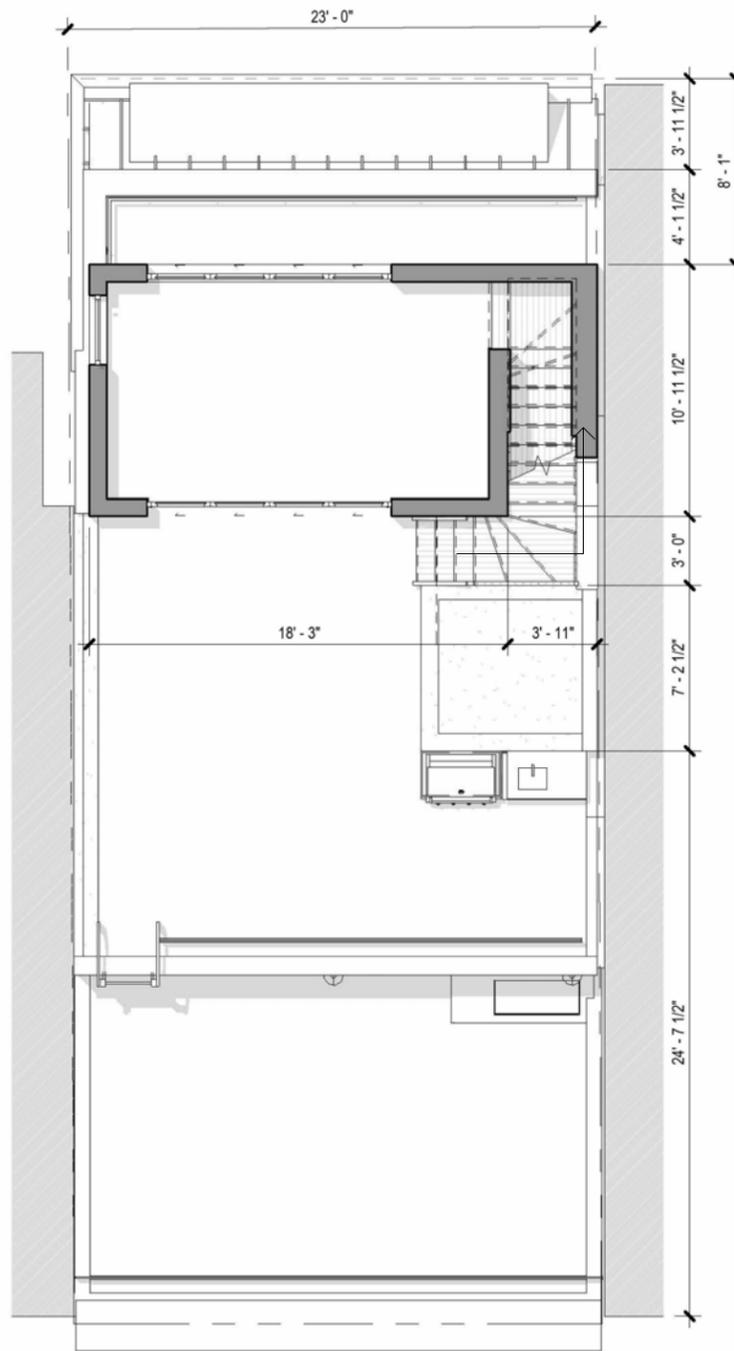


4 10/30/25 PROPOSED REAR YARD SECTION LOOKING WEST
1/8" = 1'-0"

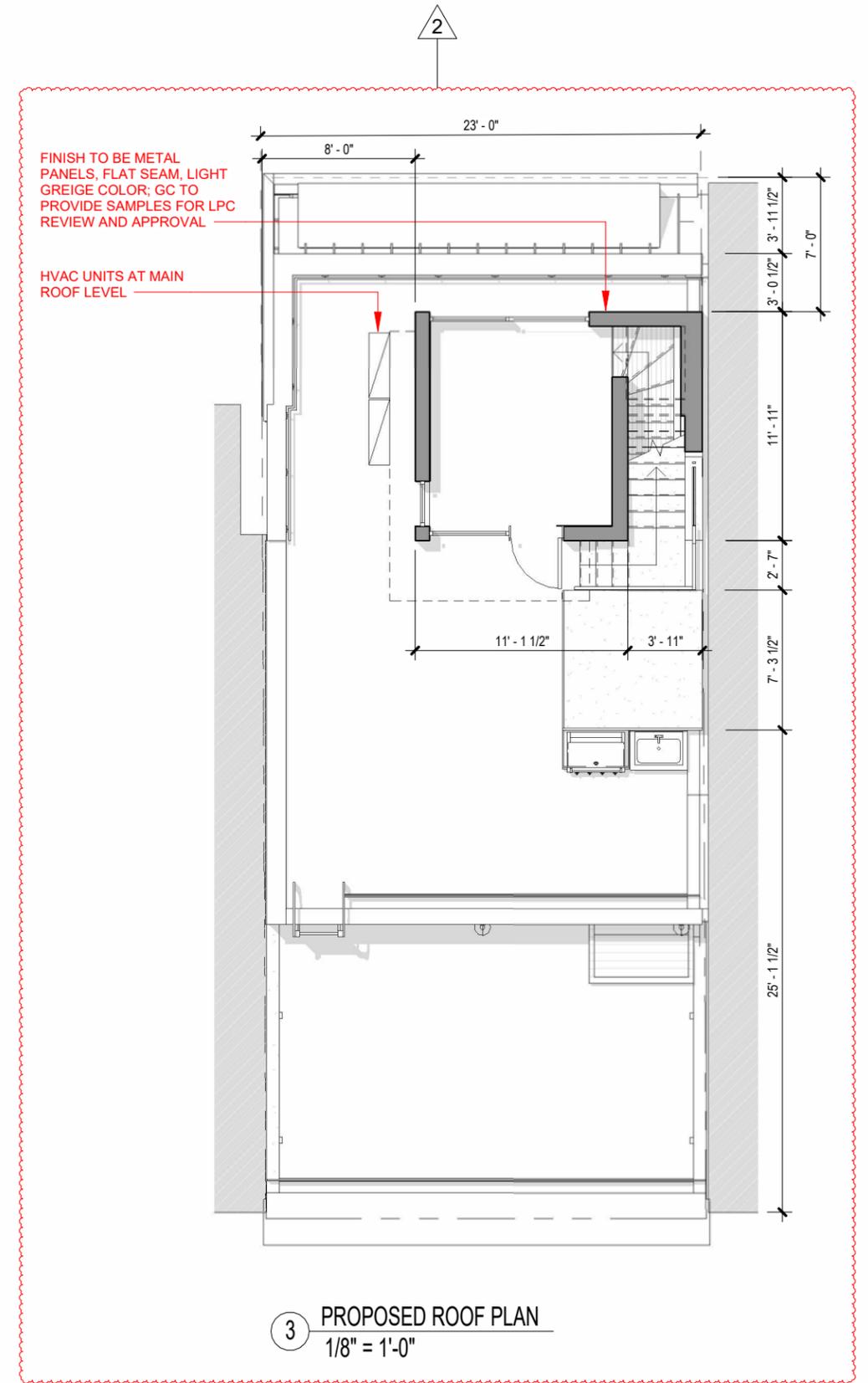
2 REV 10/30/25



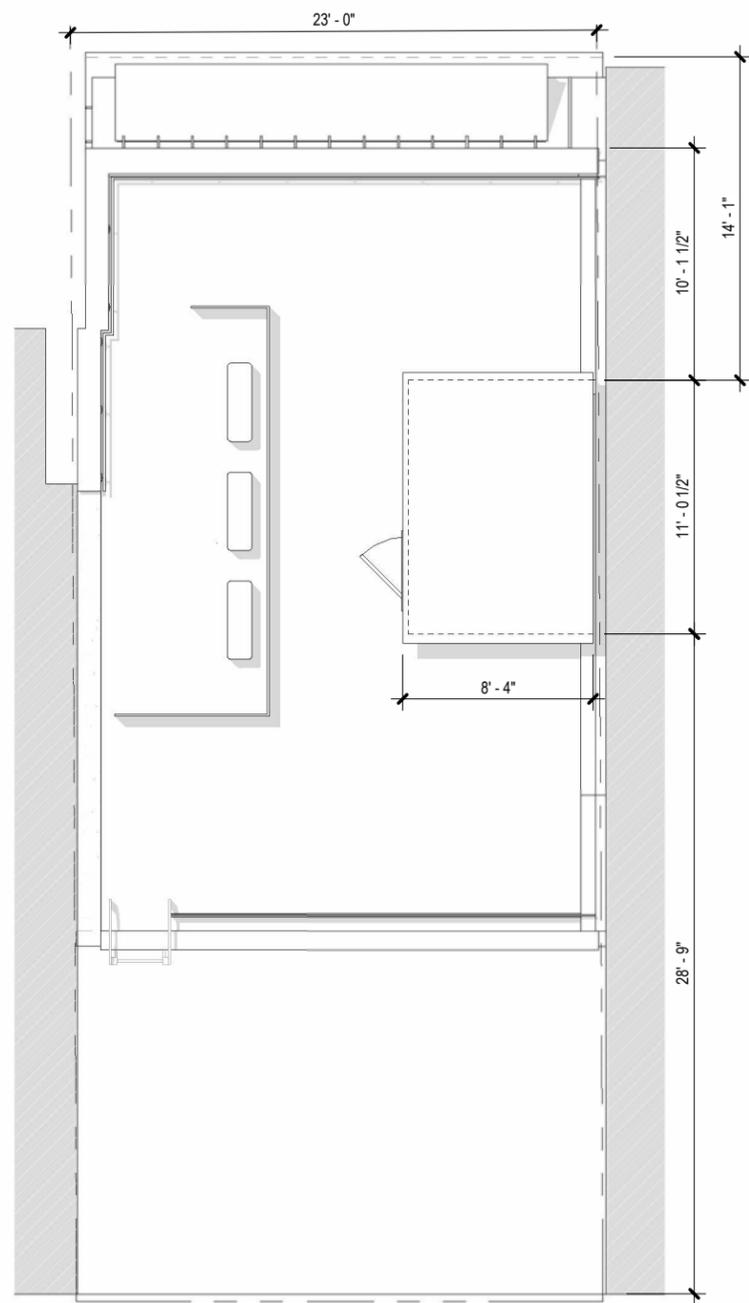
1 EXISTING ROOF PLAN
1/8" = 1'-0"



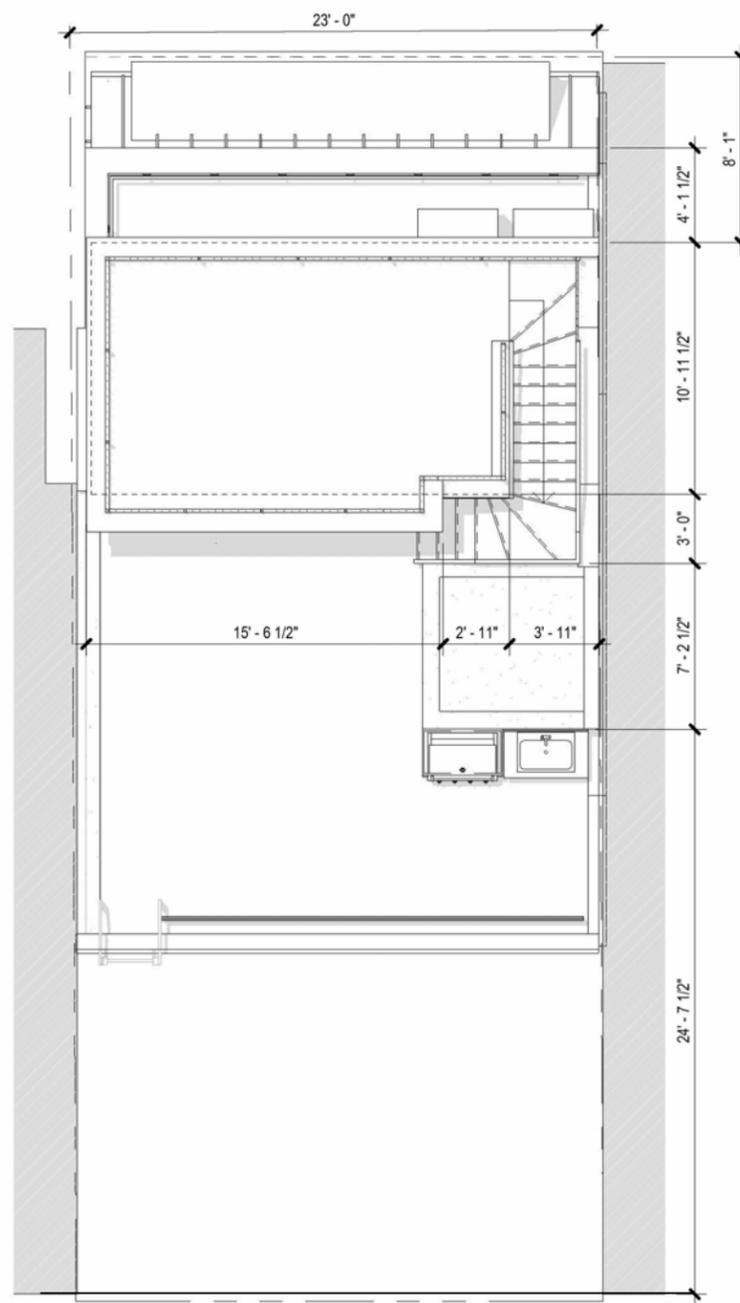
2 PREVIOUSLY PROPOSED ROOF PLAN
1/8" = 1'-0"



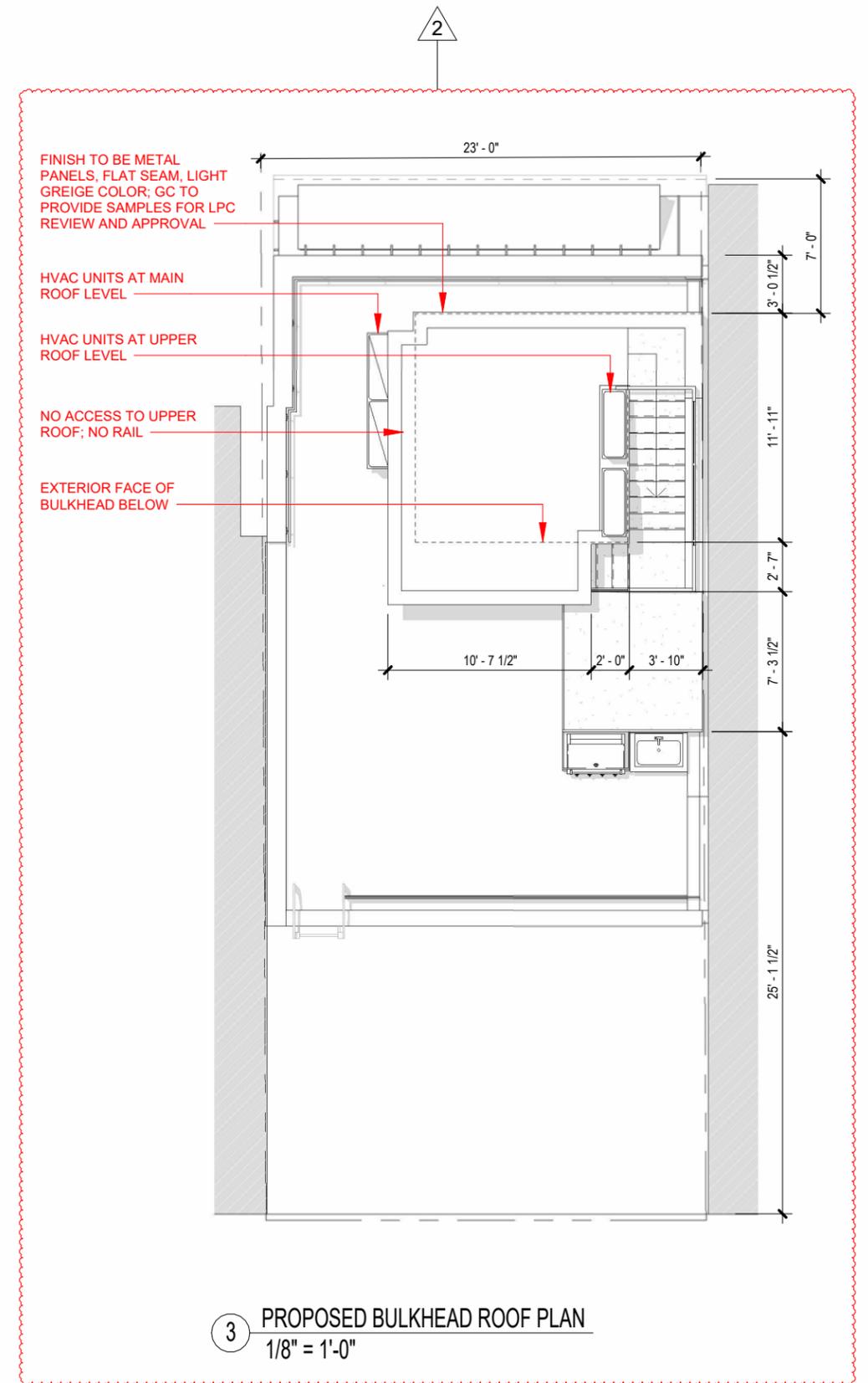
3 PROPOSED ROOF PLAN
1/8" = 1'-0"



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



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



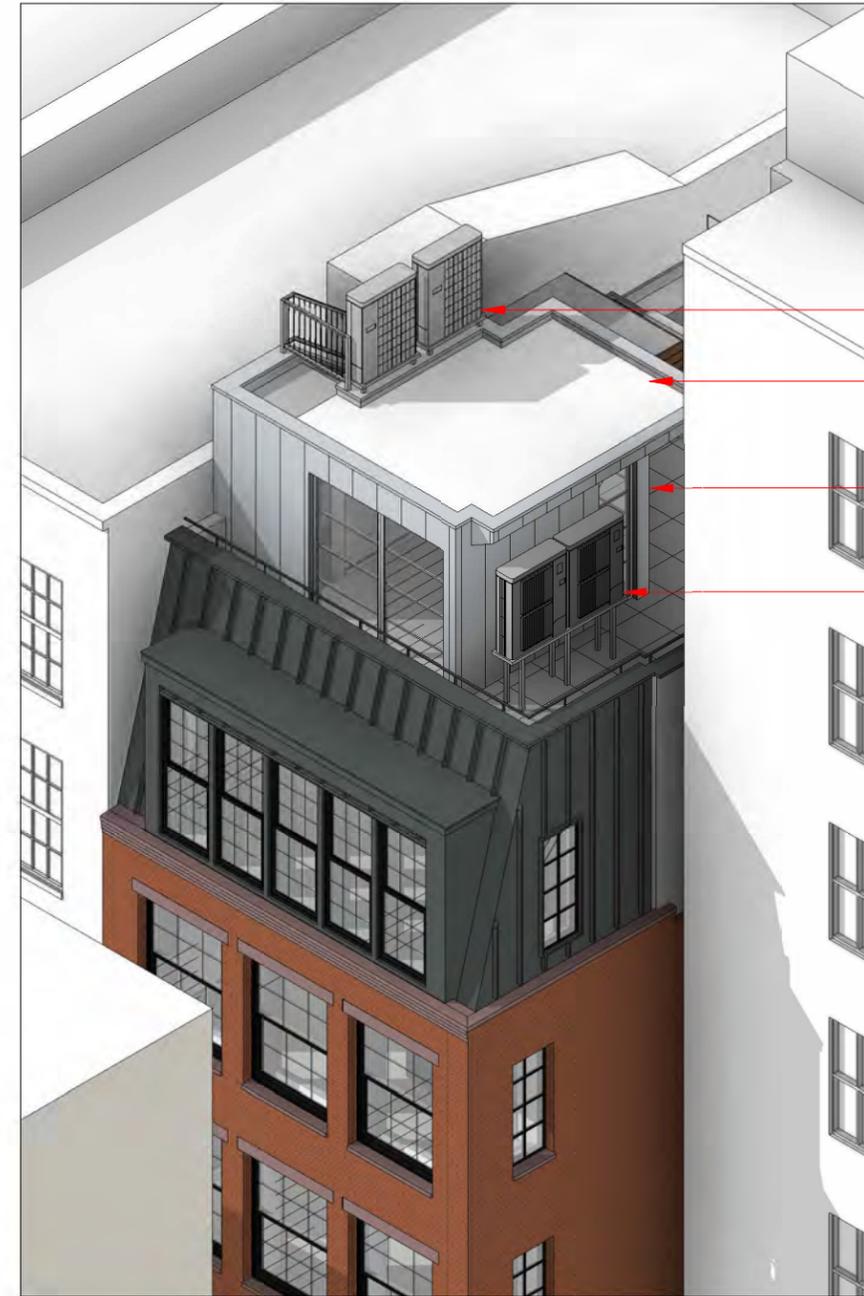
3 PROPOSED BULKHEAD ROOF PLAN
1/8" = 1'-0"



1 EXISTING REAR AXON VIEW - WEST



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



3 10/30/25 PROPOSED 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



① EXISTING REAR PERSPECTIVE - EAST



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

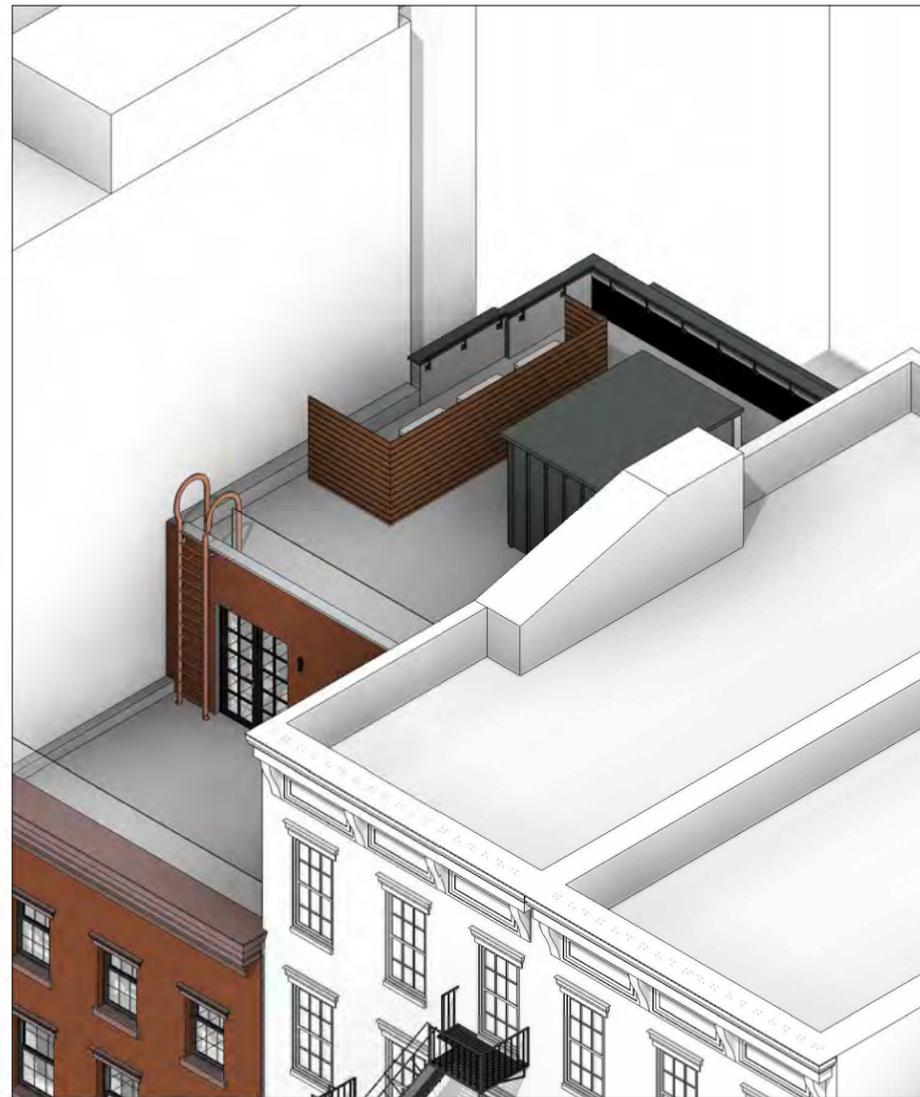


③ 10/30/25 PROPOSED REAR PERSPECTIVE - EAST

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

②

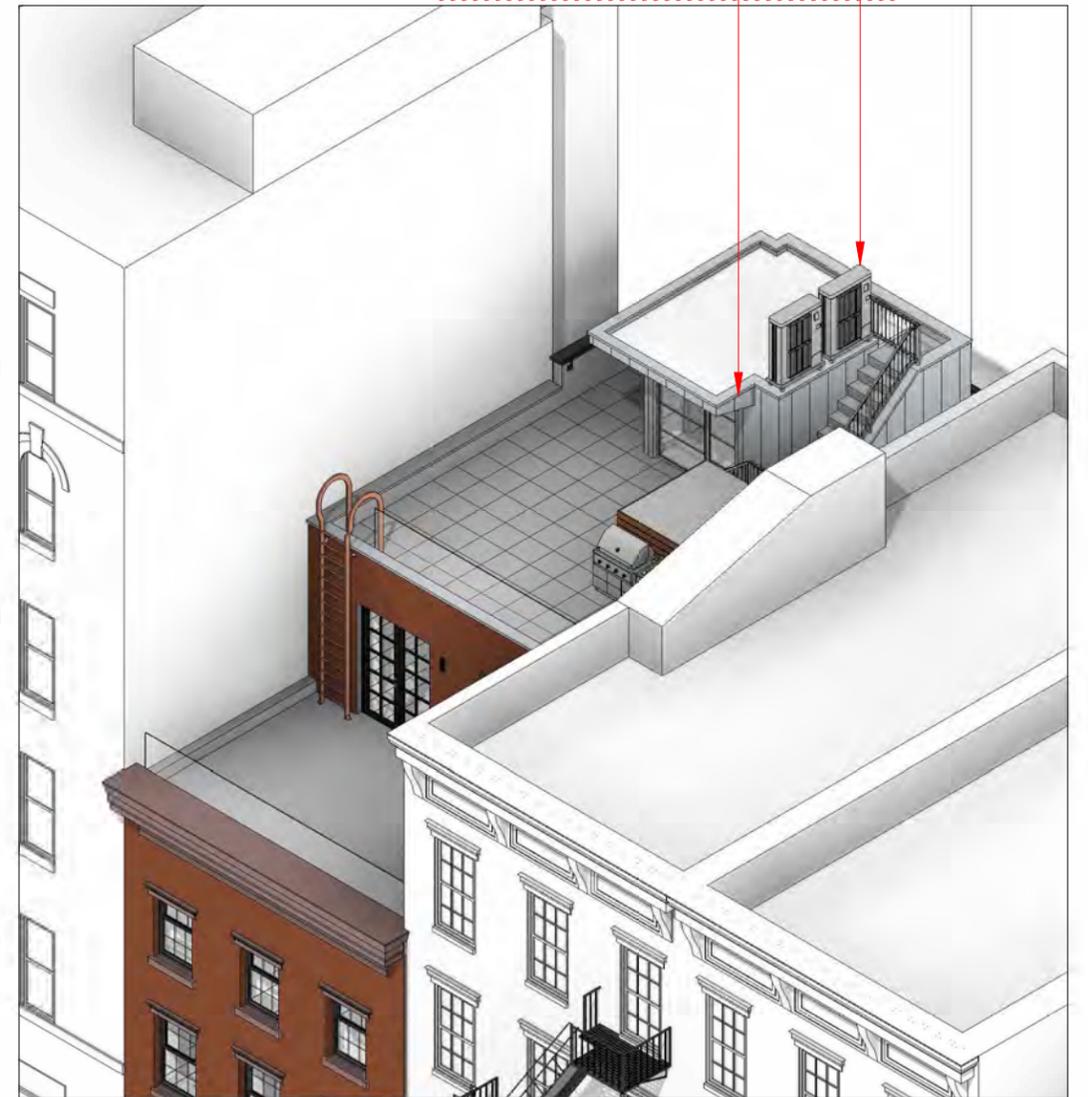
TWO HVAC UNITS
AT UPPER ROOF



1 EXISTING FRONT AXON VIEW - EAST



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



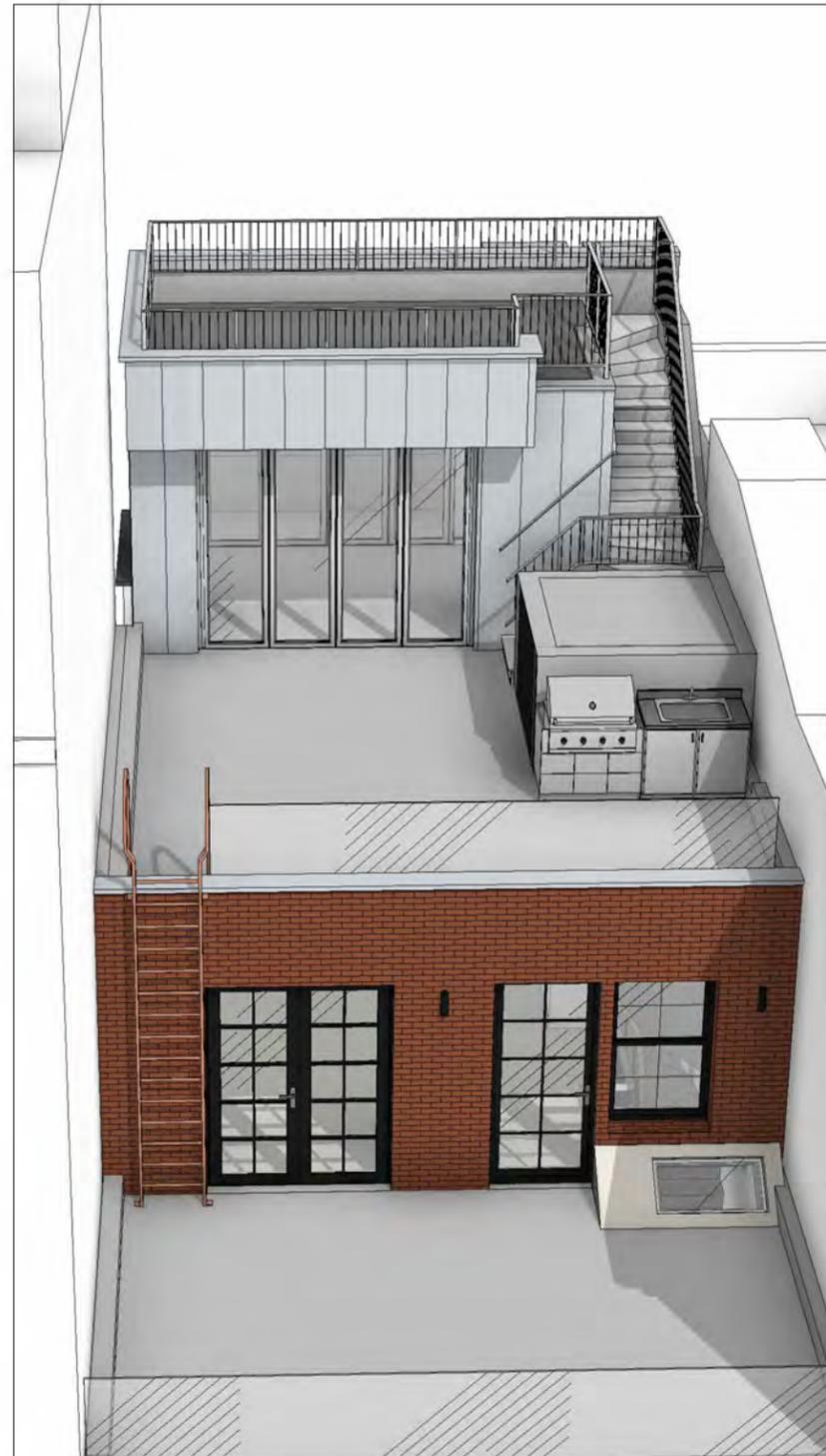
TWO HVAC UNITS AT UPPER ROOF LEVEL

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

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



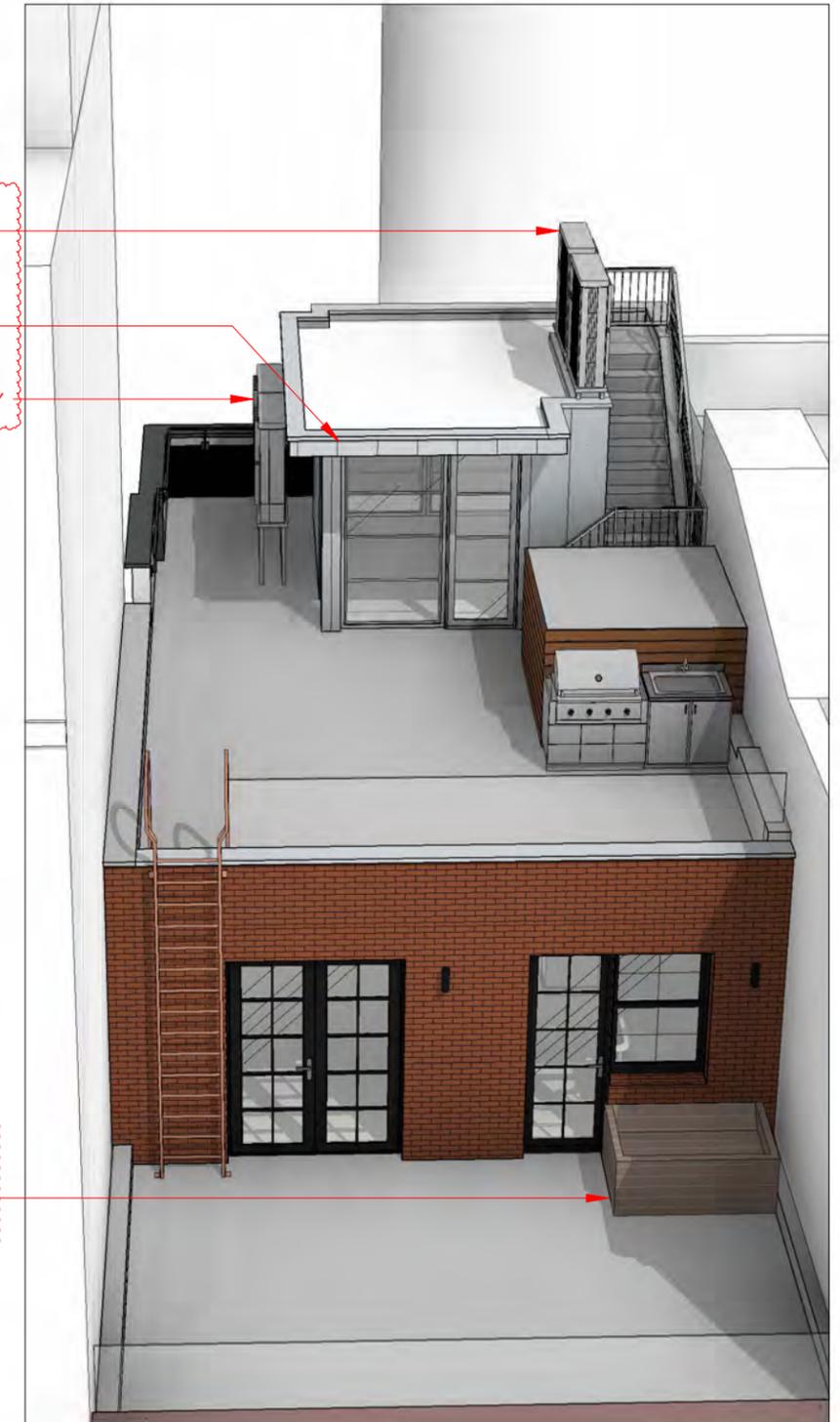
① EXISTING FRONT PERSPECTIVE - SOUTH



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



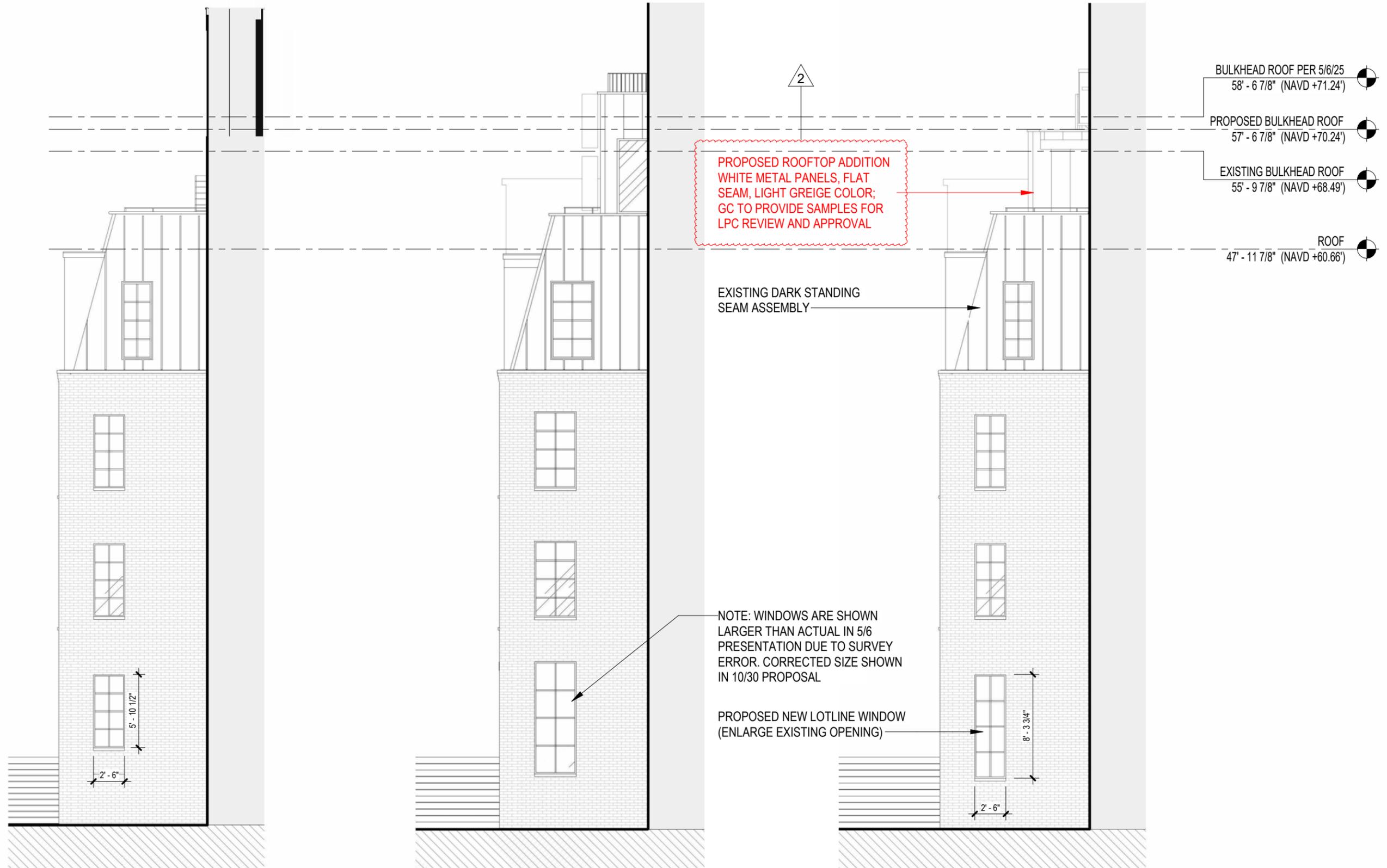
PROPOSED ROOFTOP ADDITION
 METAL PANELS, FLAT SEAM,
 LIGHT GREIGE COLOR; GC TO
 PROVIDE SAMPLES FOR LPC
 REVIEW AND APPROVAL

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

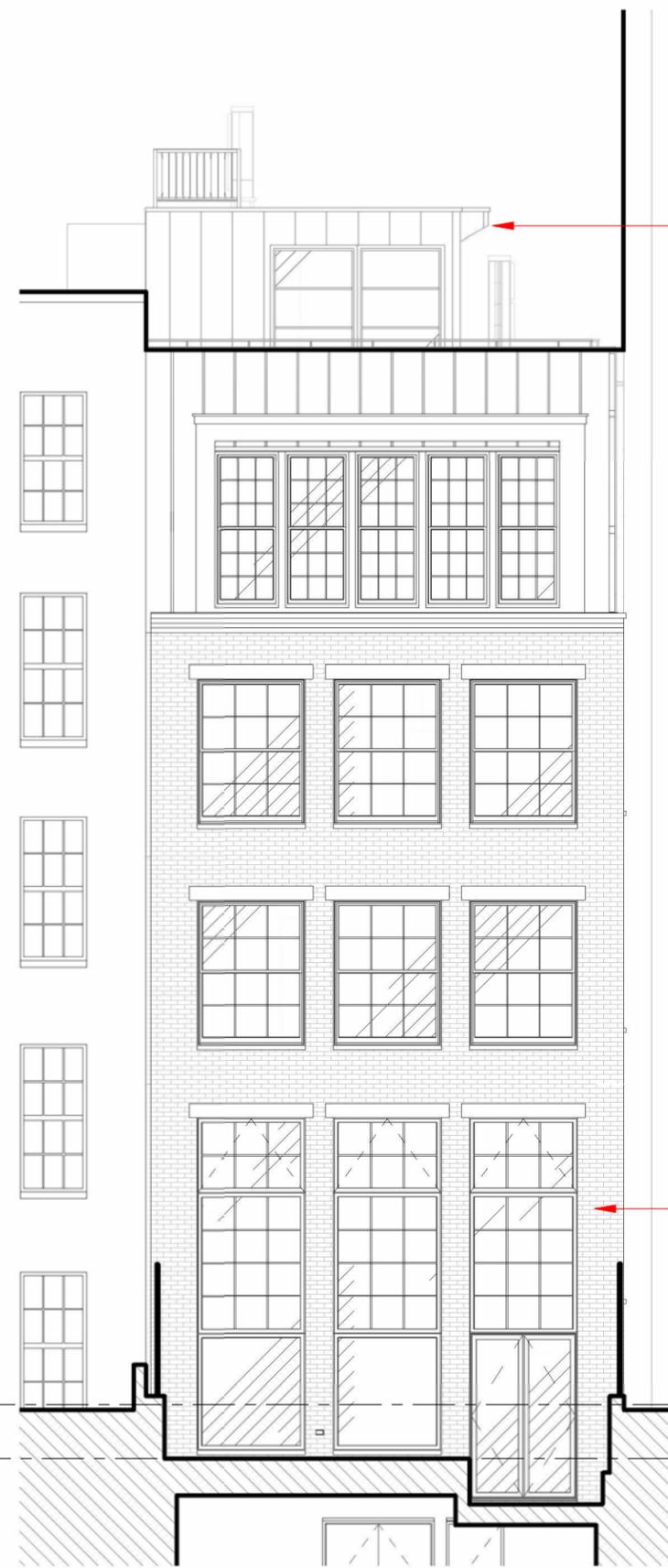
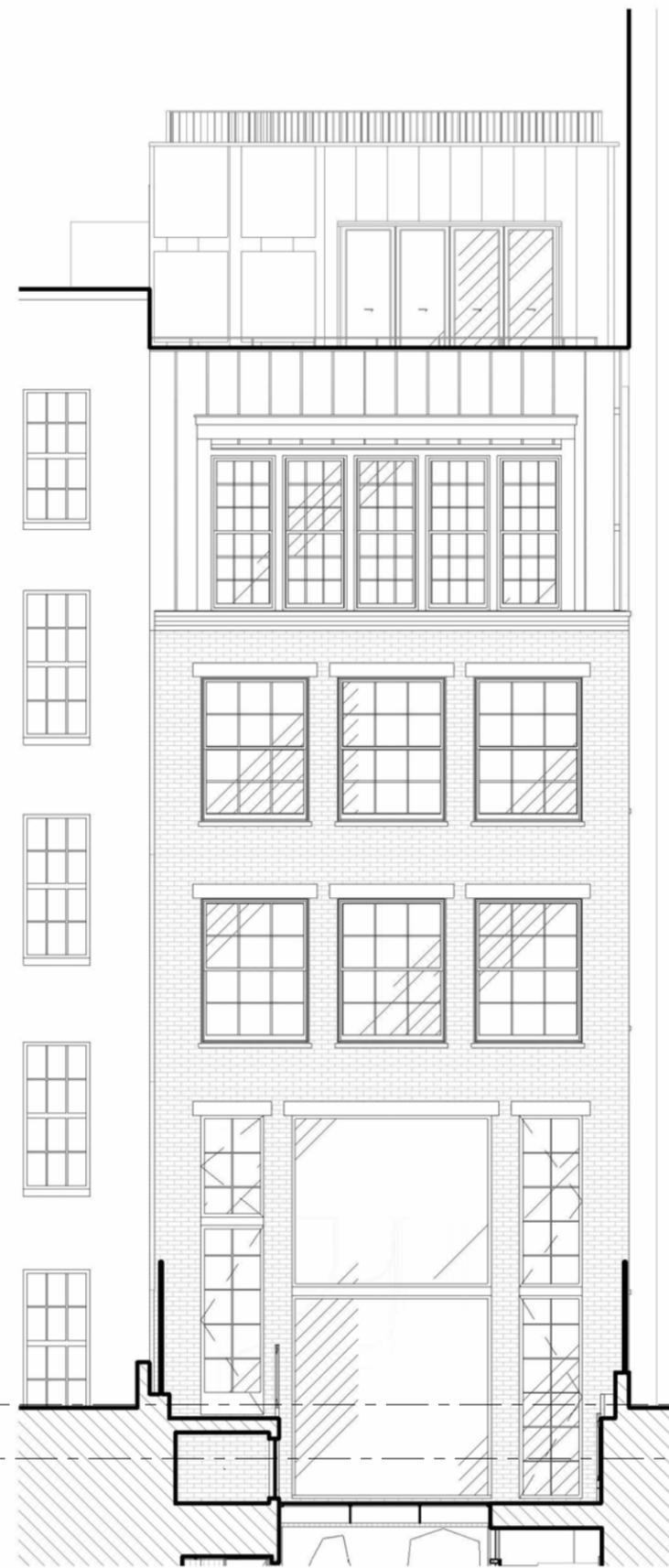
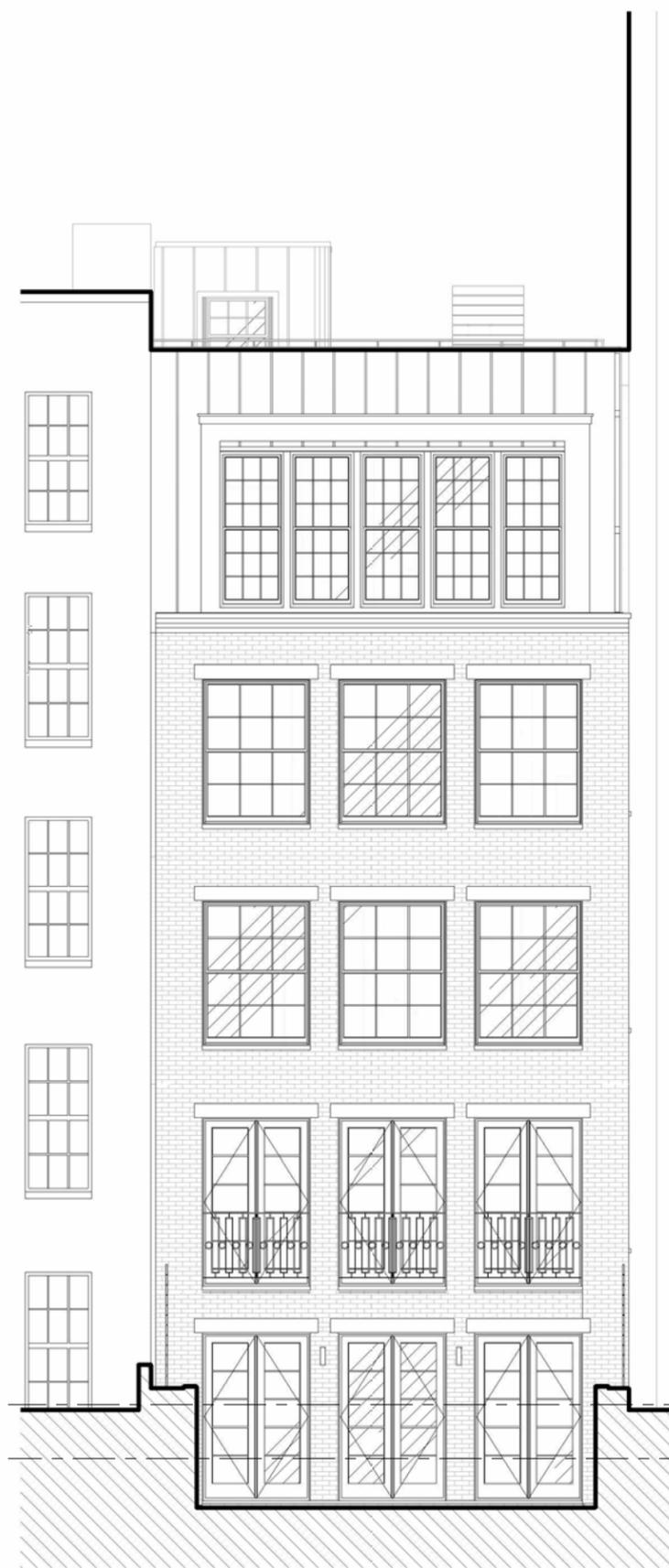


1 EXISTING WEST ELEVATION
1/8" = 1'-0"

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

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

2 REV 10/30/25



2
 PROPOSED ROOFTOP ADDITION
 METAL PANELS, FLAT SEAM,
 LIGHT GREIGE COLOR; GC TO
 PROVIDE SAMPLES FOR LPC
 REVIEW AND APPROVAL

2
 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"

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

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"

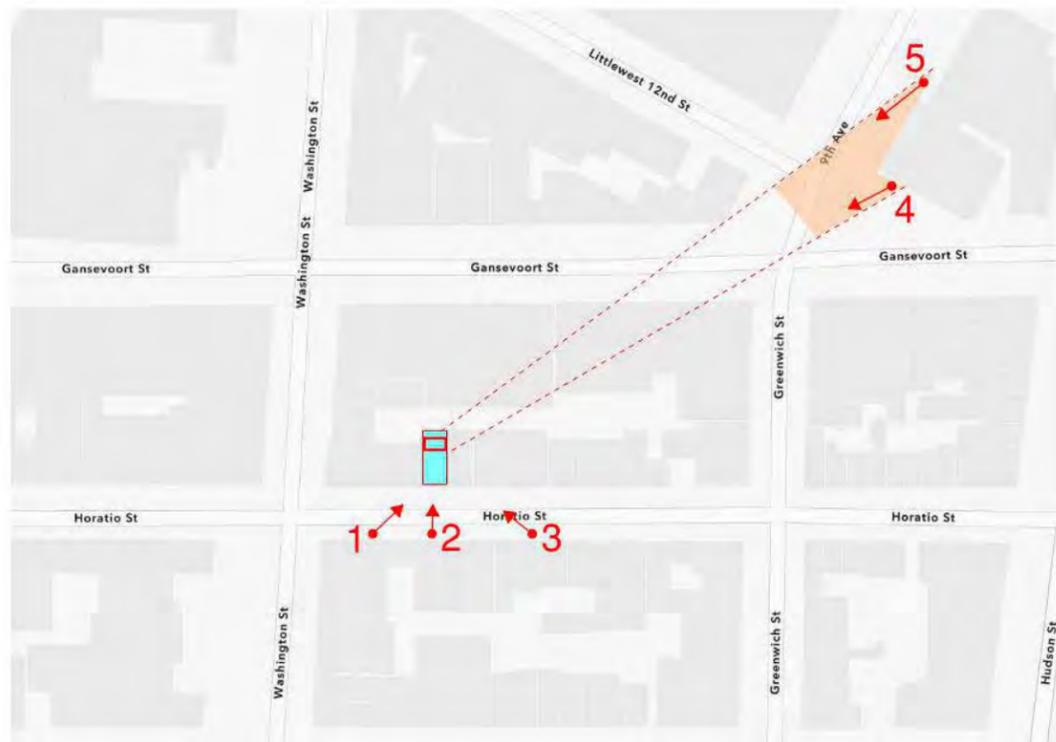
7 PROPOSED - ROOF
1/16" = 1'-0"

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

(A) EXCAVATE CELLAR

(B) NEW REAR YARD
(C) NEW DOUBLE HEIGHT OPENING
FROM BASEMENT TO LEVEL 1

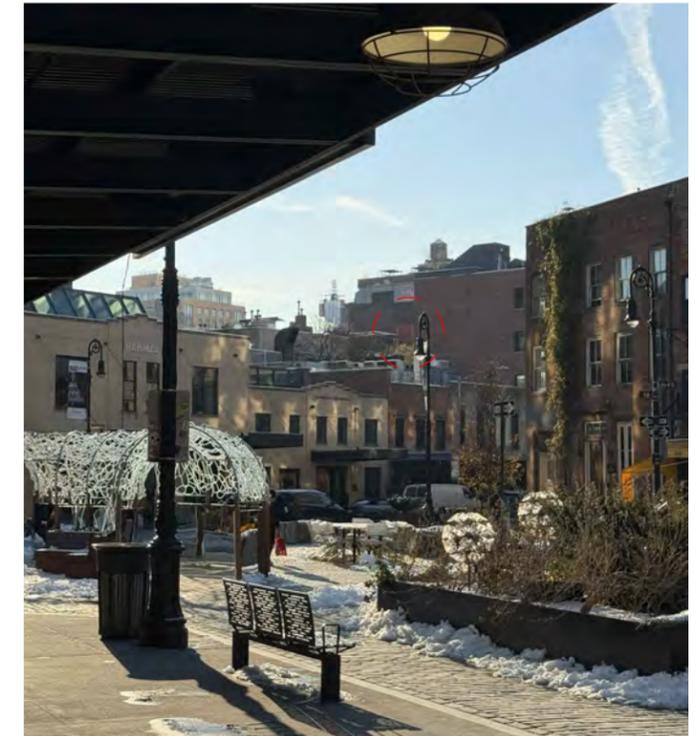
(D) ENLARGE STAIR BULKHEAD
(E) NEW ELEVATOR OVERRUN
(F) NEW HVAC UNITS
(G) FDNY AND HVAC MAINTENANCE ACCESS



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

2 REV 10/30/25

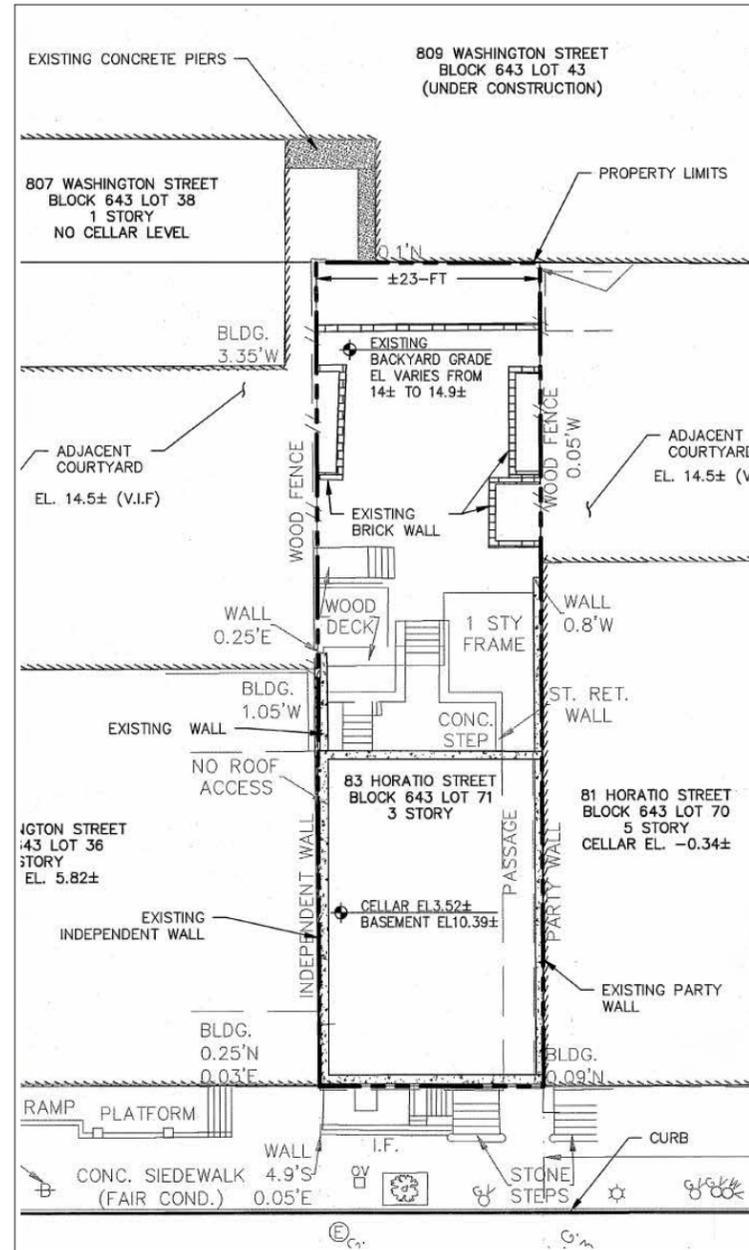


Greenwich Village Historic District
Manhattan
Designated April 29, 1969

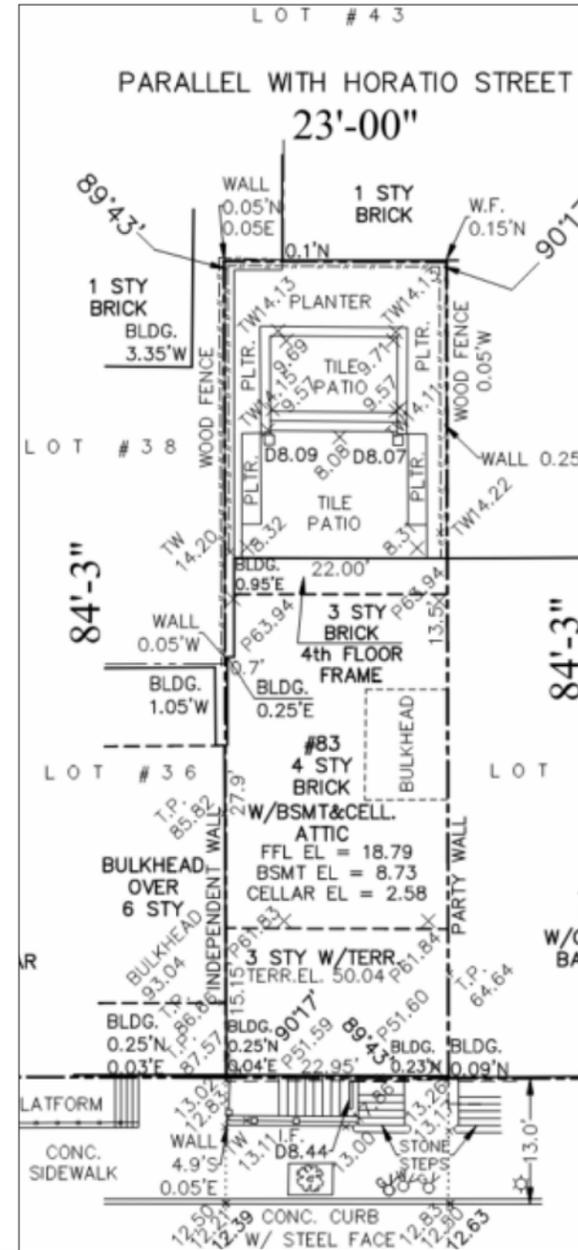
Historic District Boundaries



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

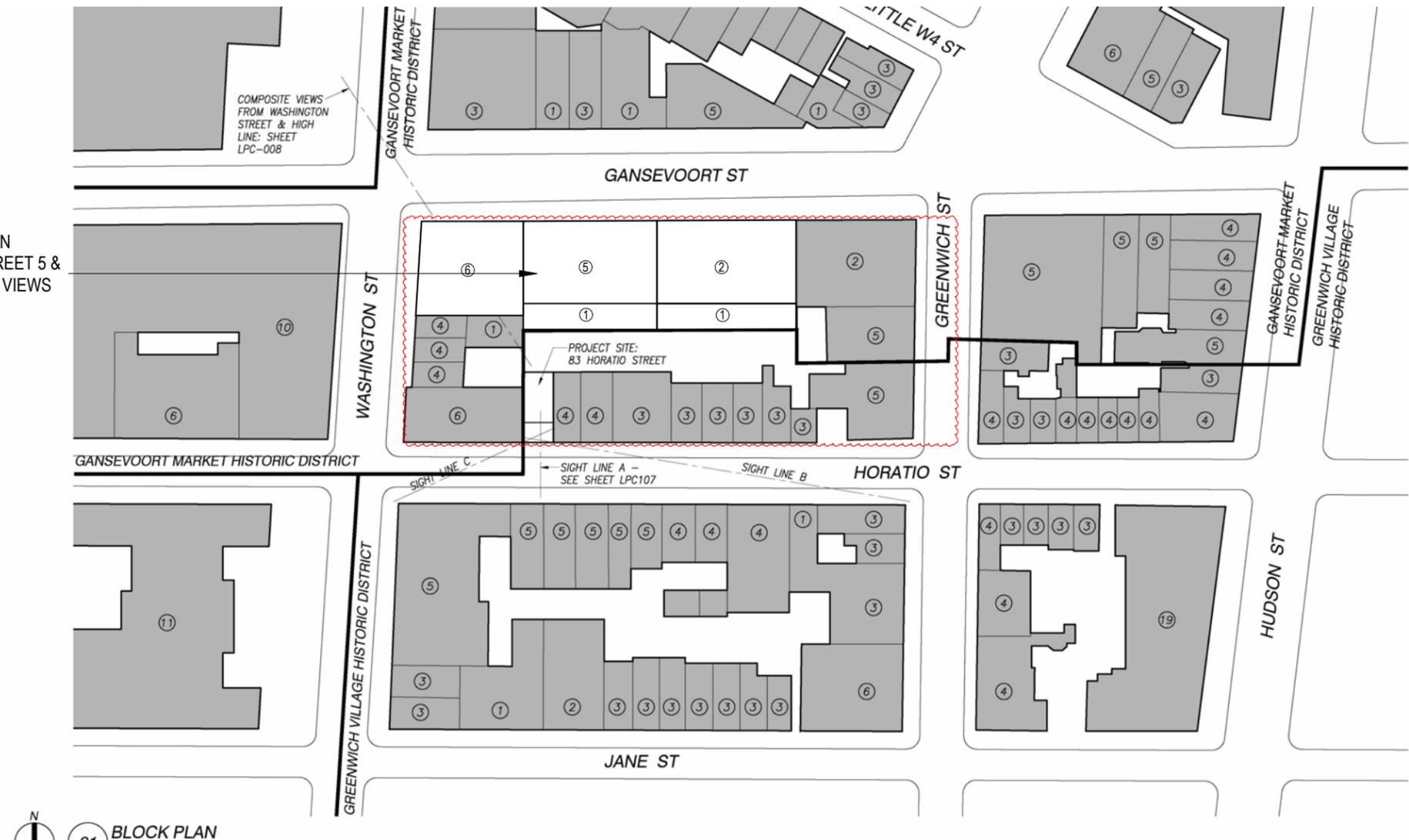


EXISTING REAR FACADE - VIEW FROM WEST

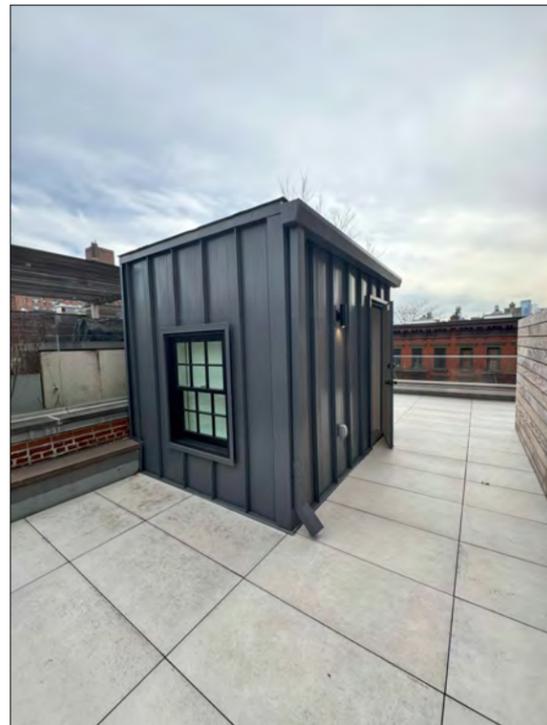
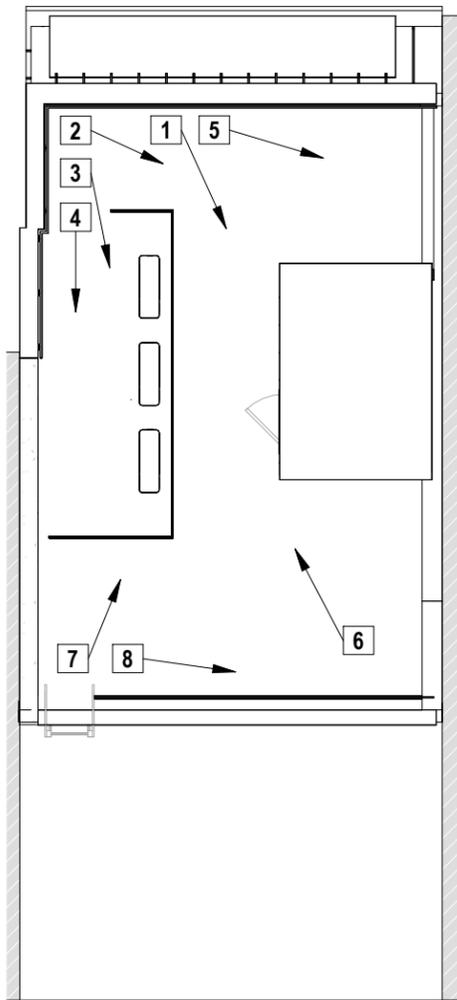


EXISTING REAR FACADE

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



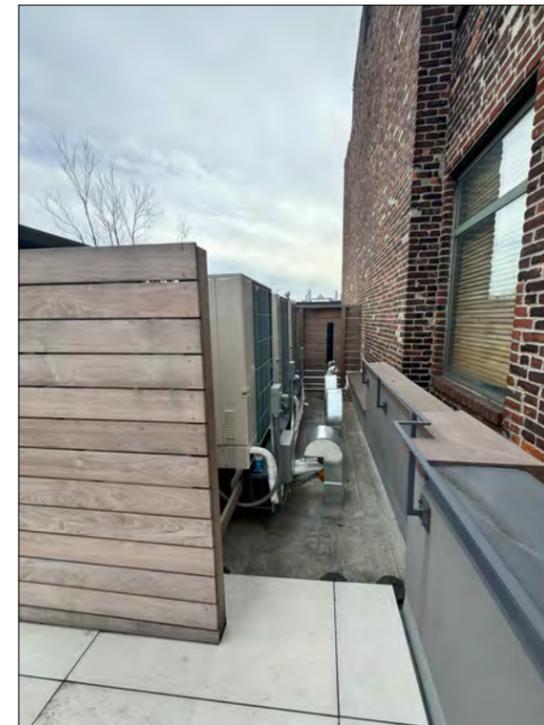
01 BLOCK PLAN
 1/64" = 1'-0"
 SIGHT LINE NOTES:
 FOR SIGHT LINES B & C, VISIBILITY OF ROOF ENLARGEMENT IS
 BLOCKED BY ADJACENT TALLER BUILDINGS.
 (X) NUMBER OF STORIES



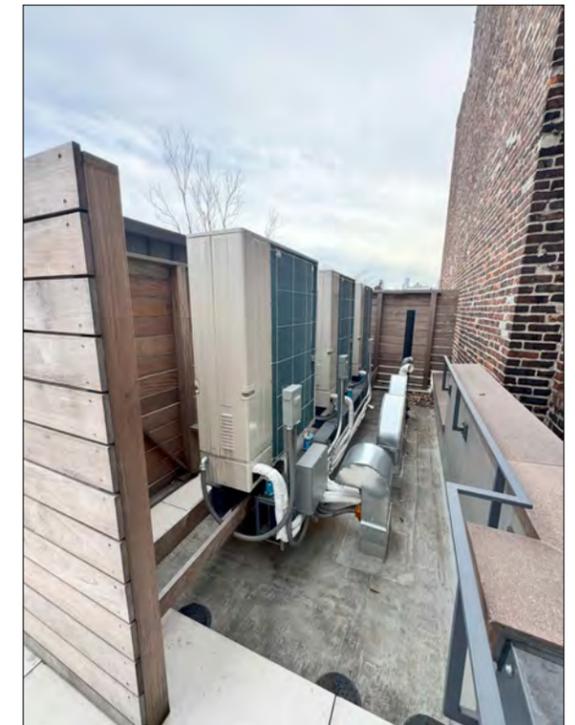
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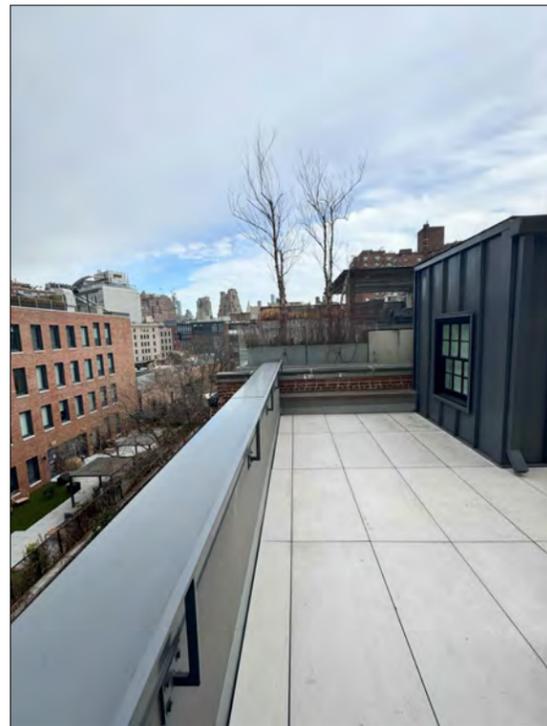
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3



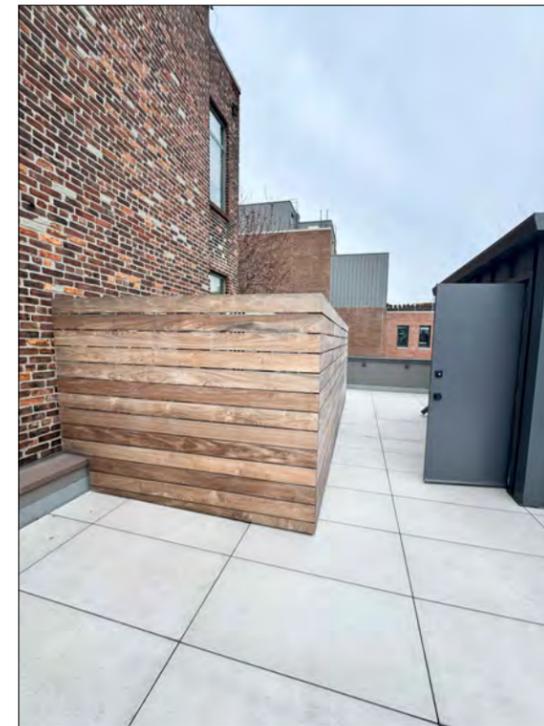
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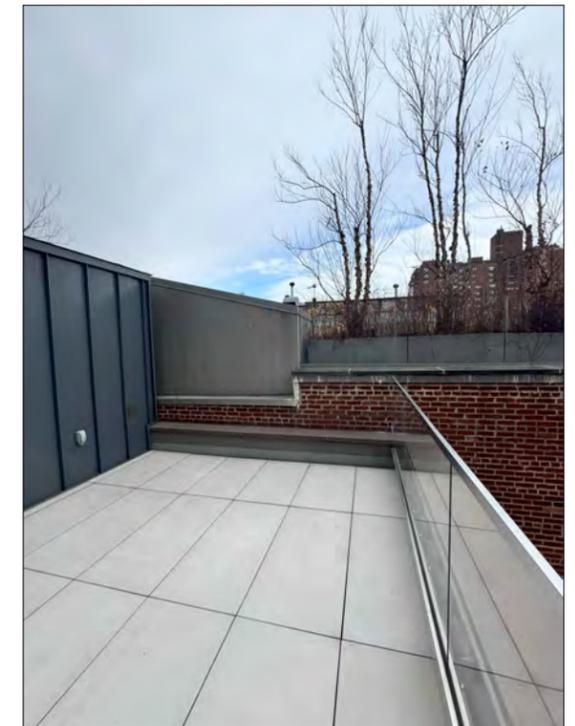
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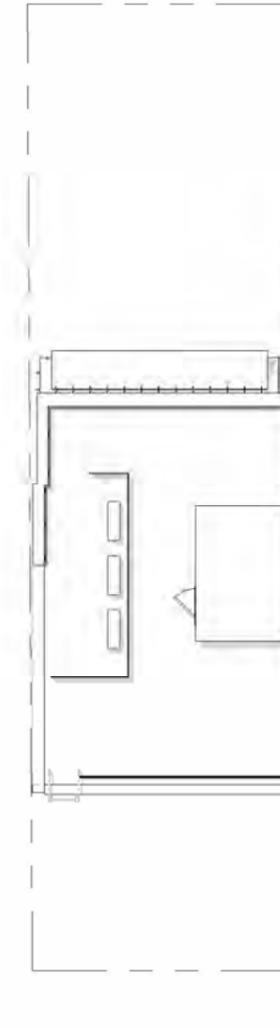
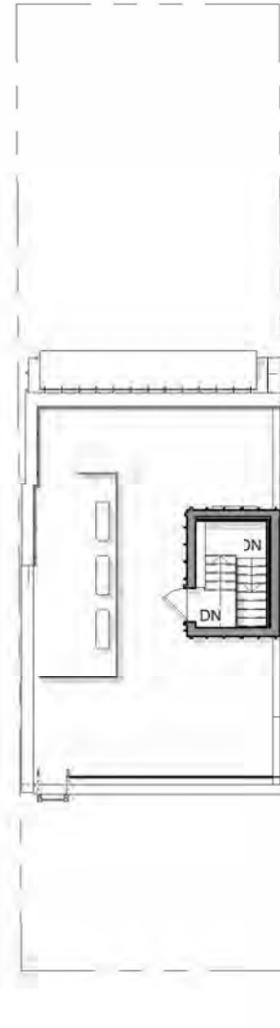
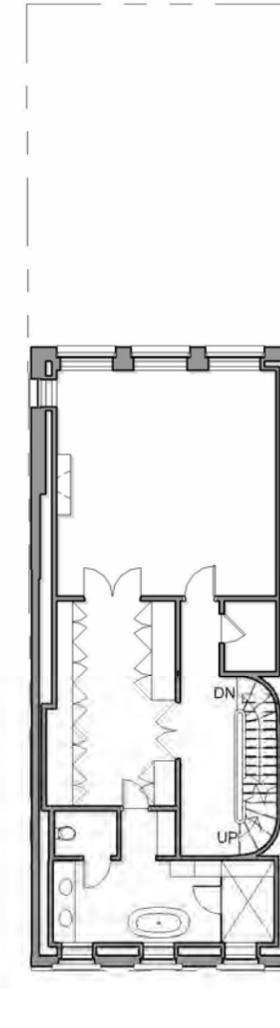
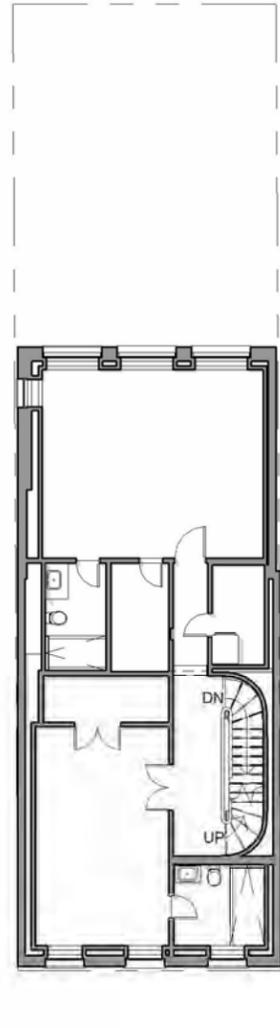
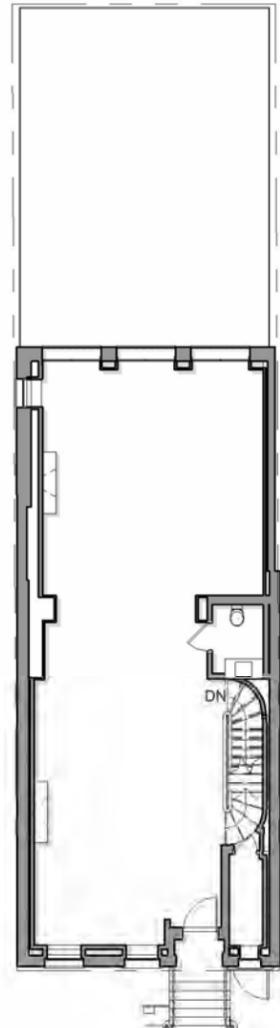
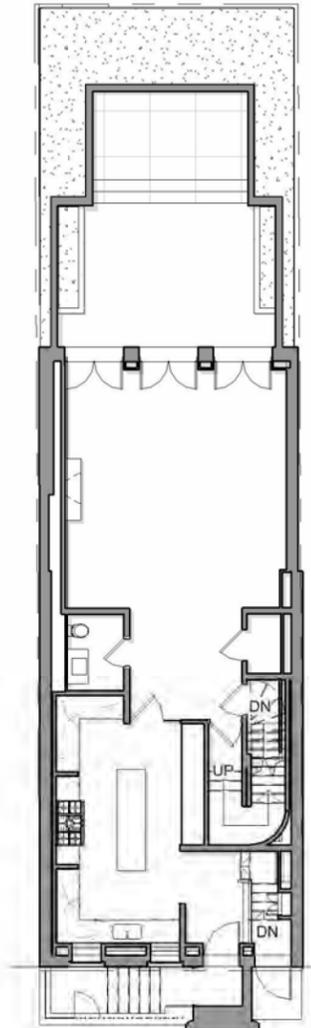
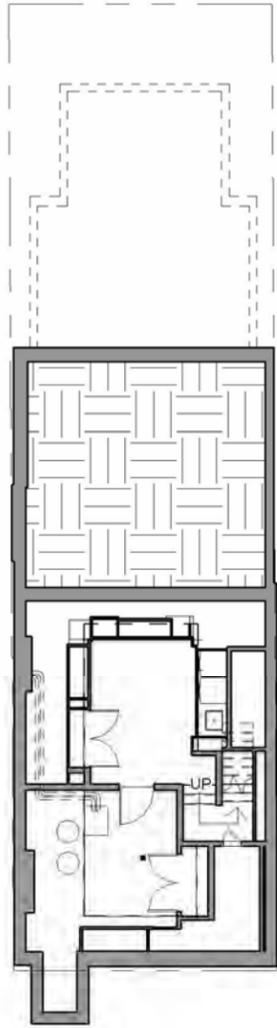
6



7



8



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

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

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

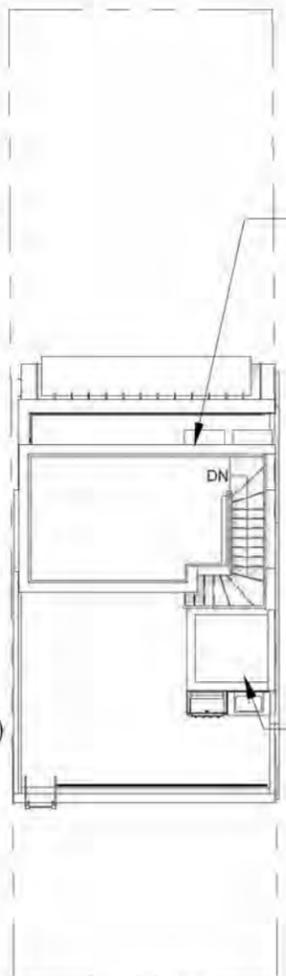
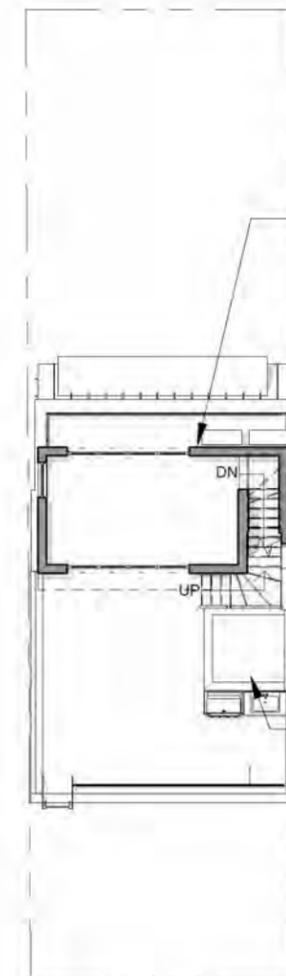
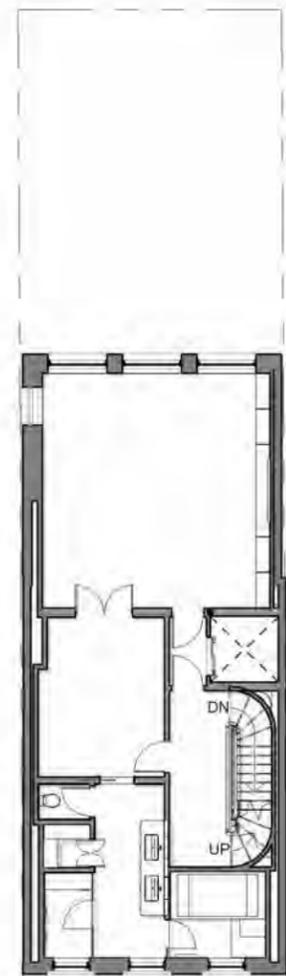
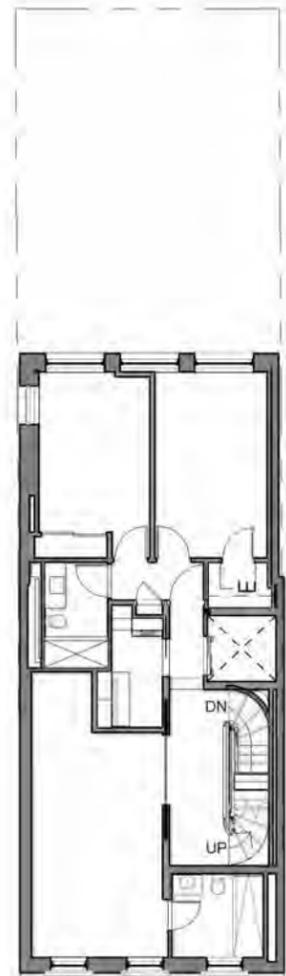
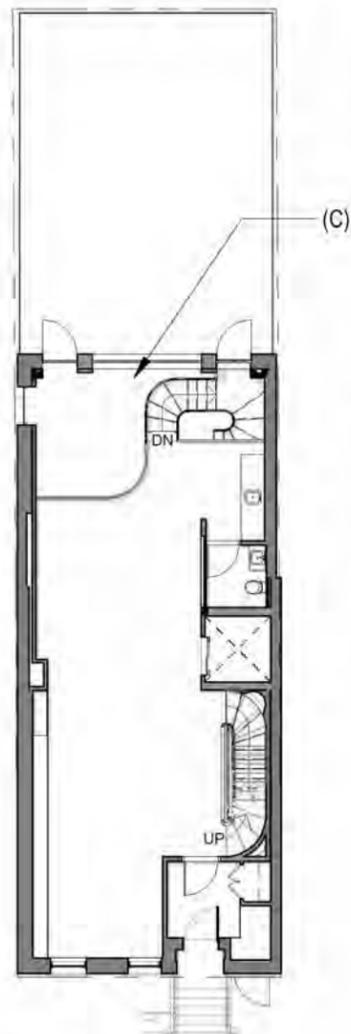
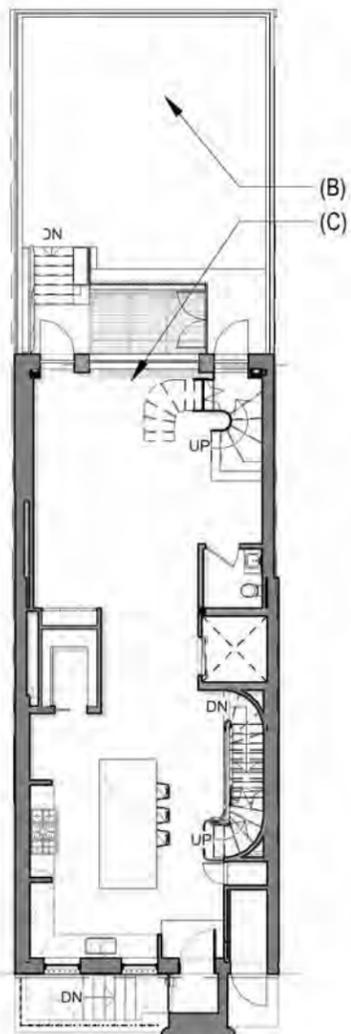
4 EXISTING - LEVEL 2
1/16" = 1'-0"

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"



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

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

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

4 5/6/25
PUBLIC HEARING
LEVEL 2
1/16" = 1'-0"

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

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

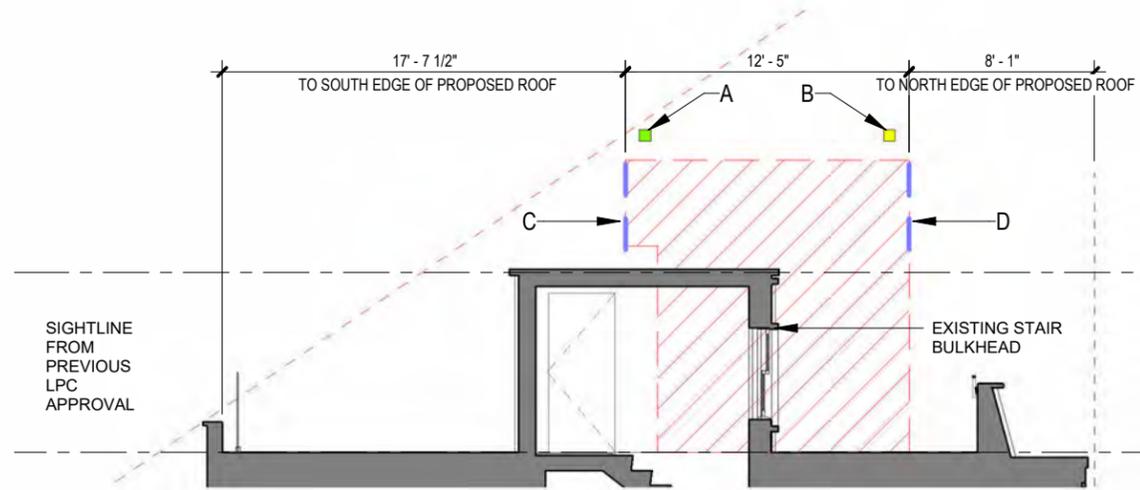
7 5/6/25
PUBLIC HEARING
ROOF
1/16" = 1'-0"

8 5/6/25
PUBLIC HEARING
ROOFTOP
1/16" = 1'-0"

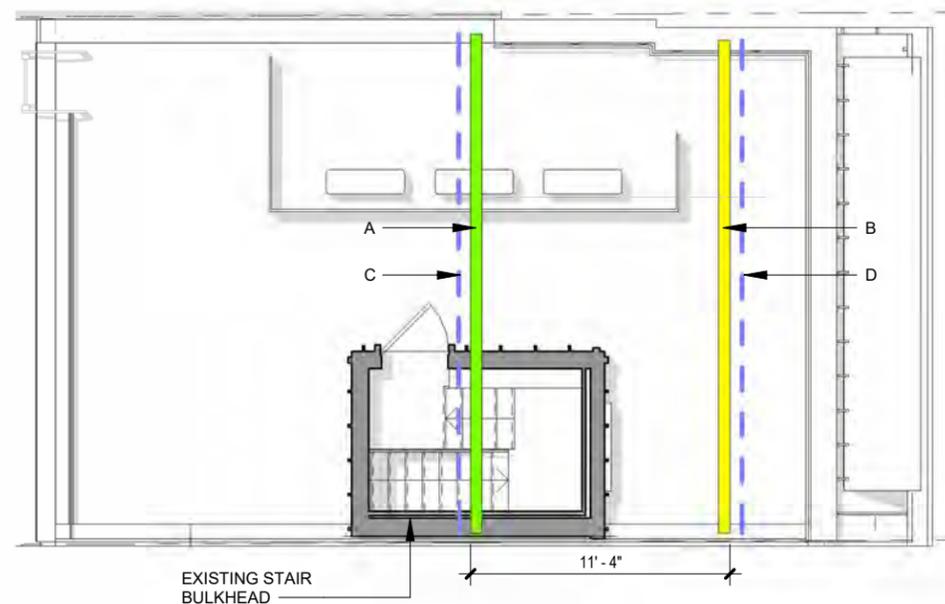
(A) EXCAVATE CELLAR

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

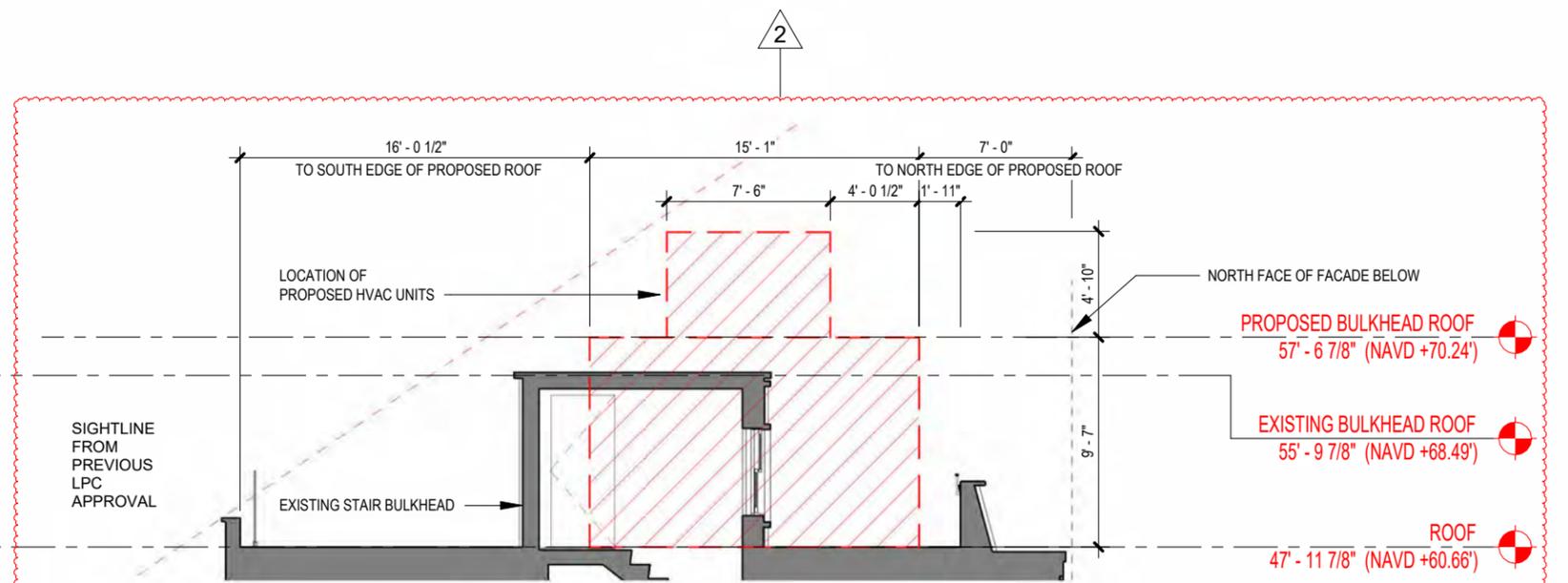
(D) ENLARGE ROOFTOP ADDITION
(E) NEW ELEVATOR OVERRUN



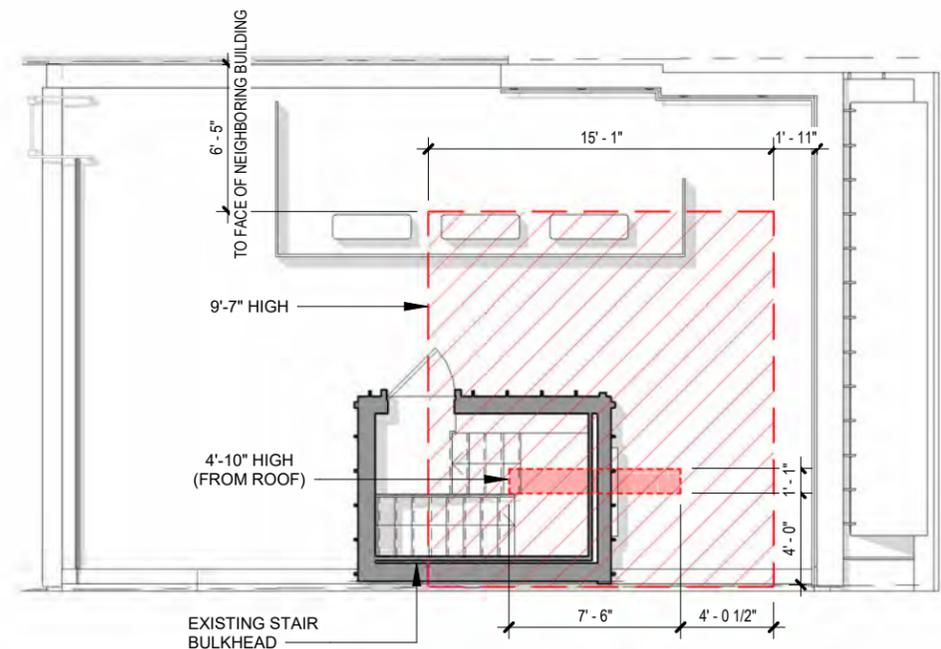
1 5/6/25 MOCKUP - LONGITUDINAL SECTION DIAGRAM
1/8" = 1'-0"



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"



A - TOP OF RAIL (FRONT, PREVIOUSLY PROPOSED)

rev103025: NO ACCESS TO UPPER ROOF, NO RAIL

C - FACE OF WALL (FRONT, PREVIOUSLY PROPOSED)



PREVIOUS MOCKUP LOOKING NORTHEAST

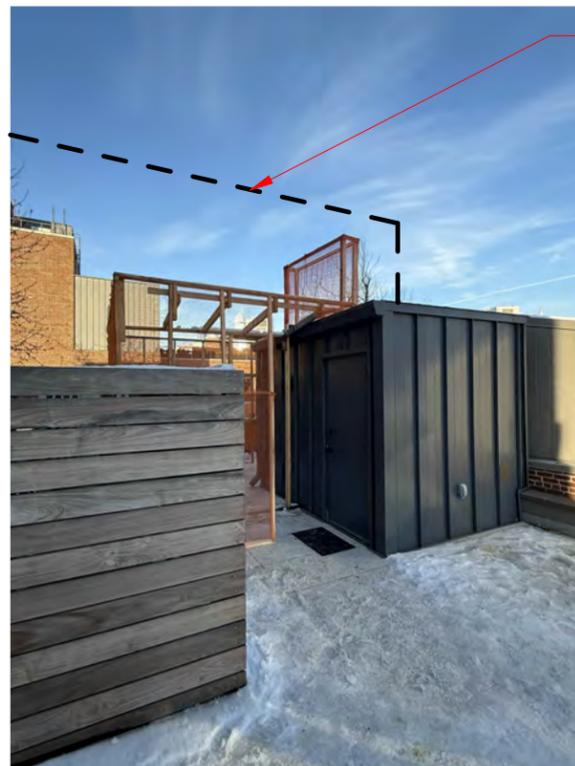
PREVIOUS MOCKUP LOOKING NORTHWEST



FACE OF WALL (FRONT OVERHANG, PROPOSED)

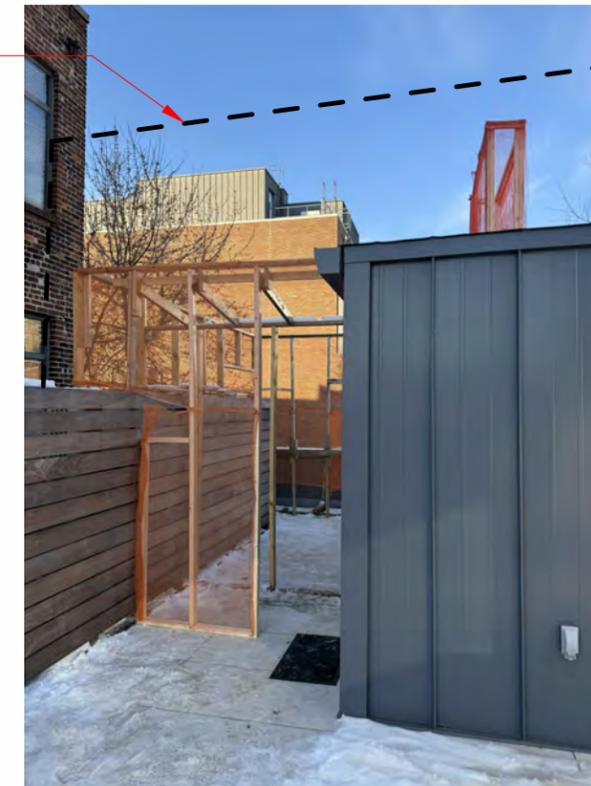
FACE OF PROPOSED ROOF

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

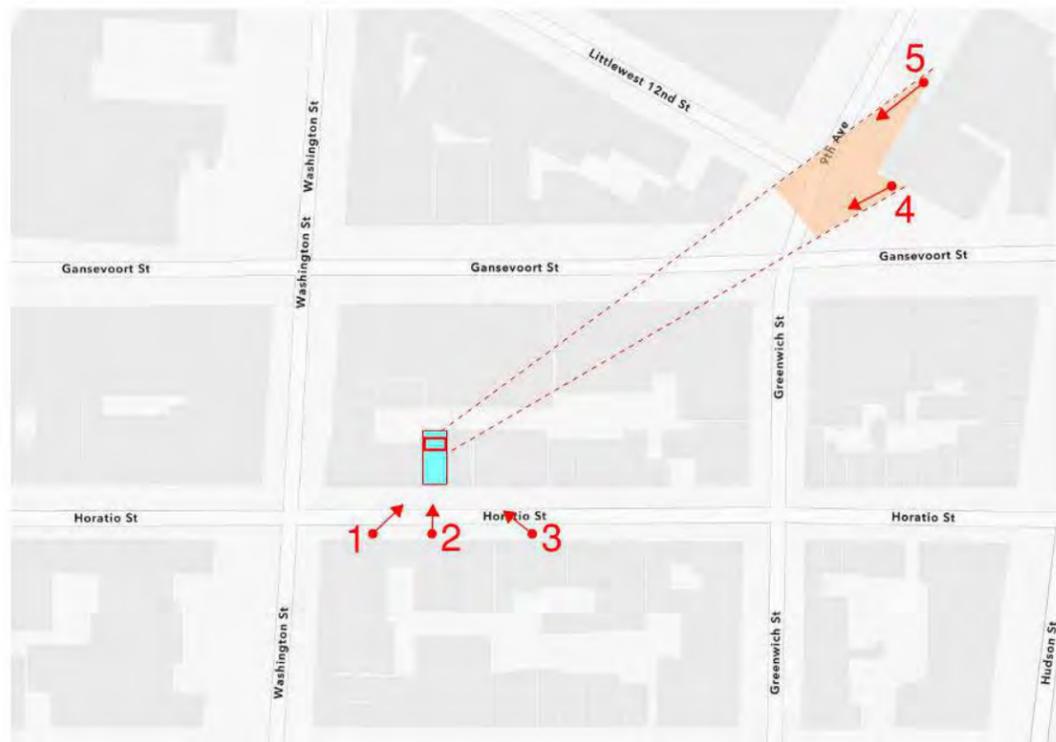


LINE OF PREVIOUS MOCKUP

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

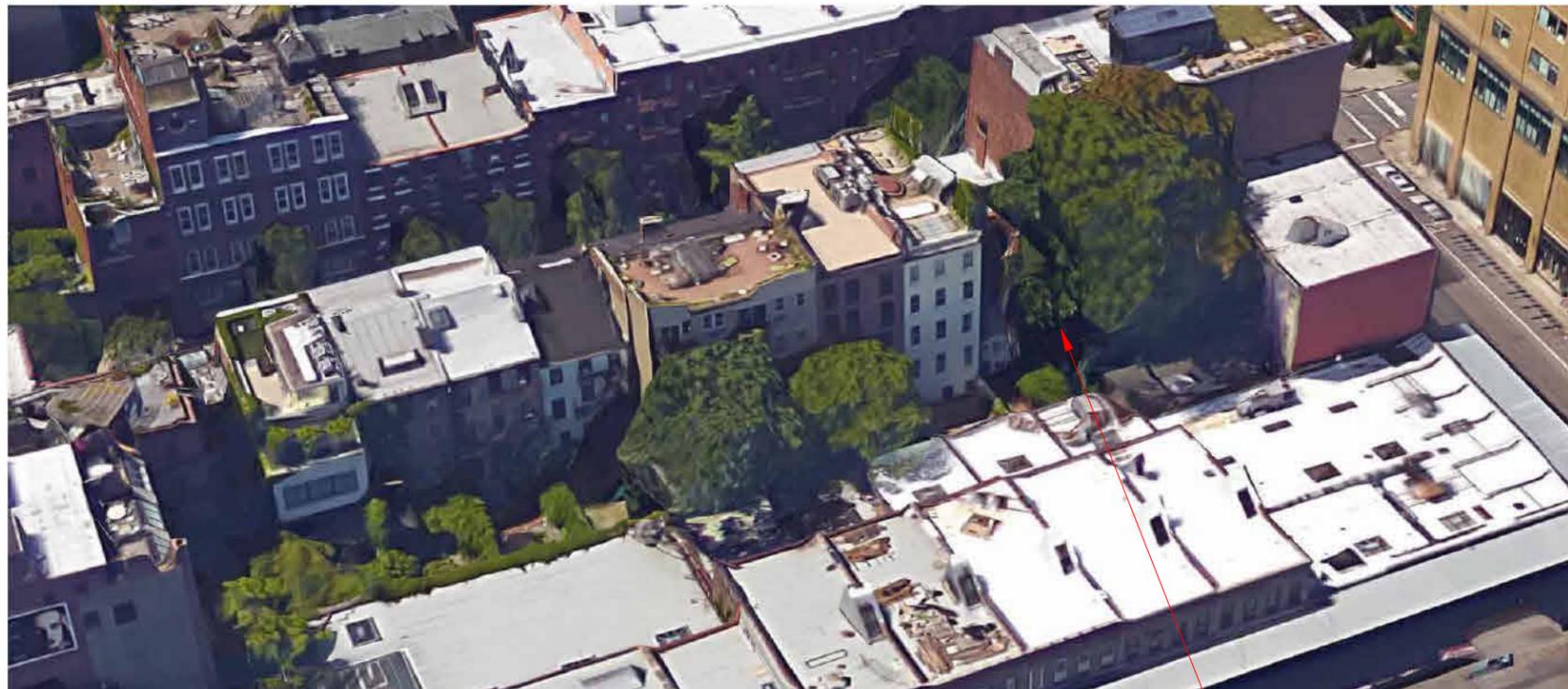


83 HORATIO

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

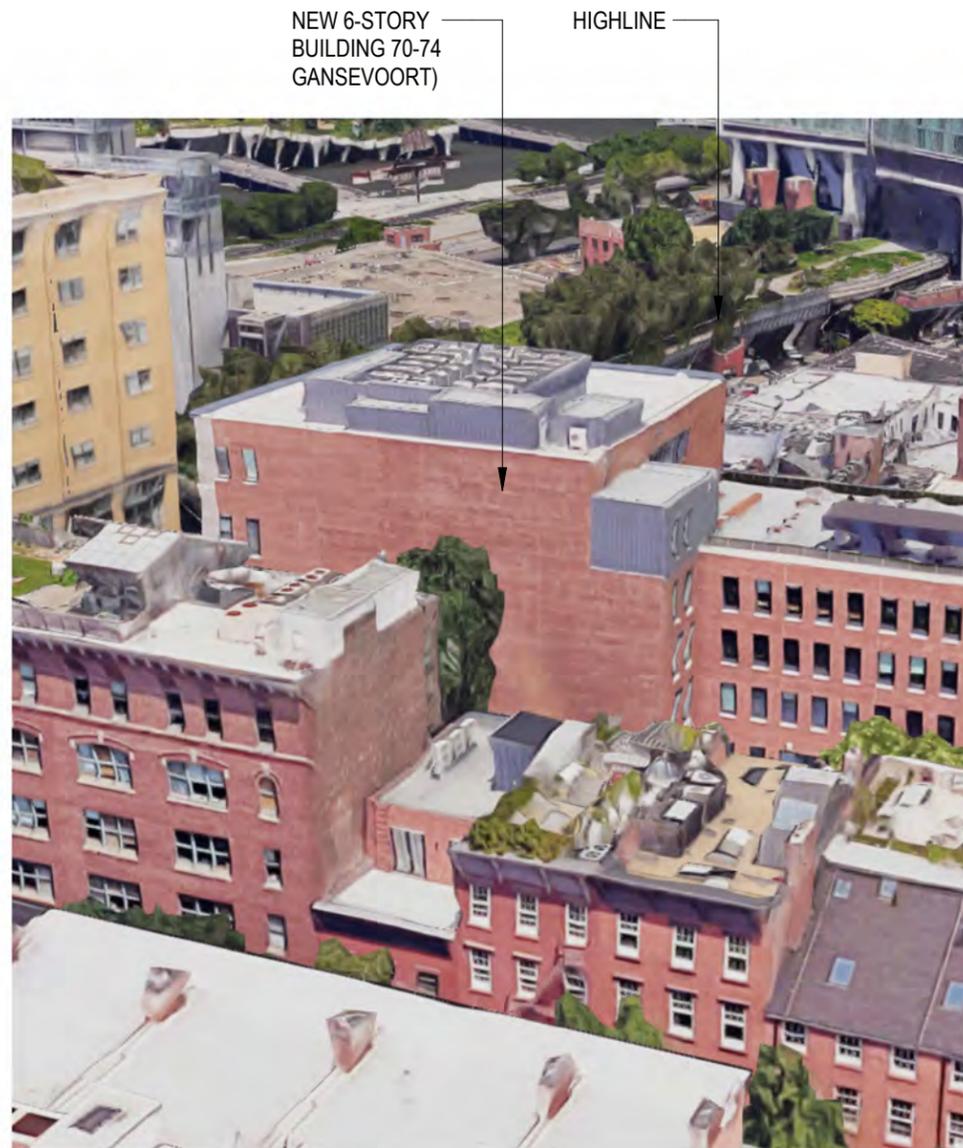
PHOTOS REPRESENT PRIOR CONDITIONS; CURRENT AS BUILT CONDITIONS SHOWN SEPARATELY



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)



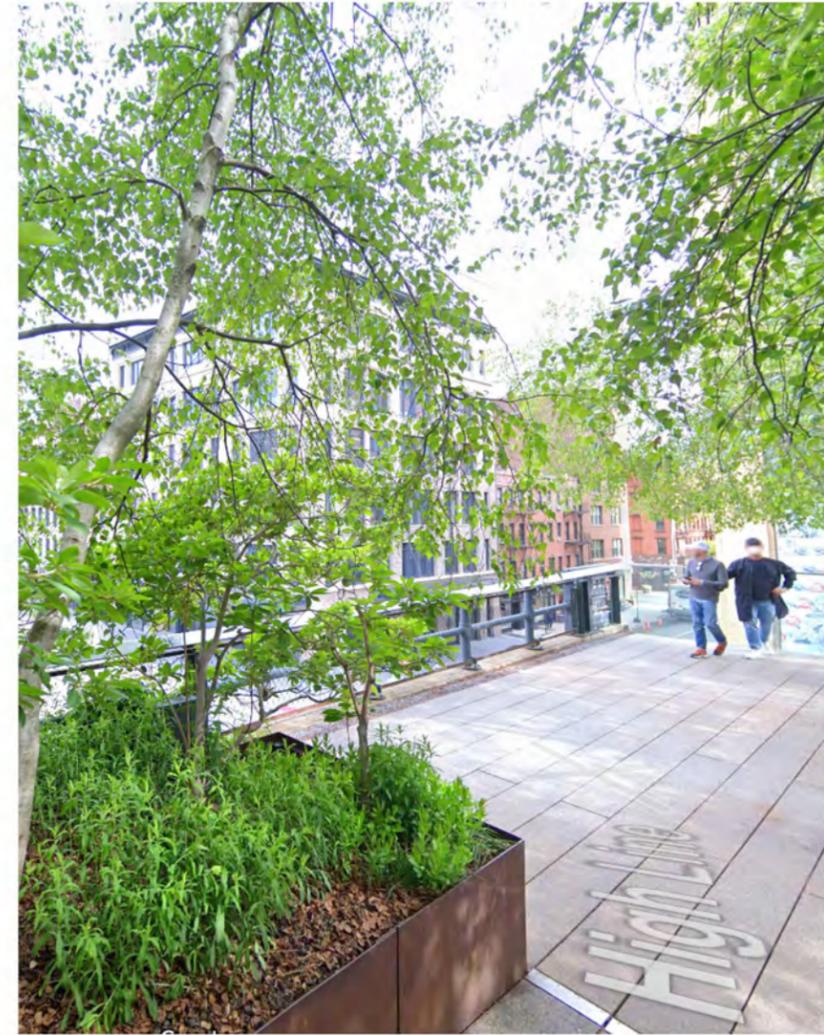
83 HORATIO SOUTH END OF HIGHLINE

NEW 6-STORY BUILDING 70-74 GANSEVOORT)

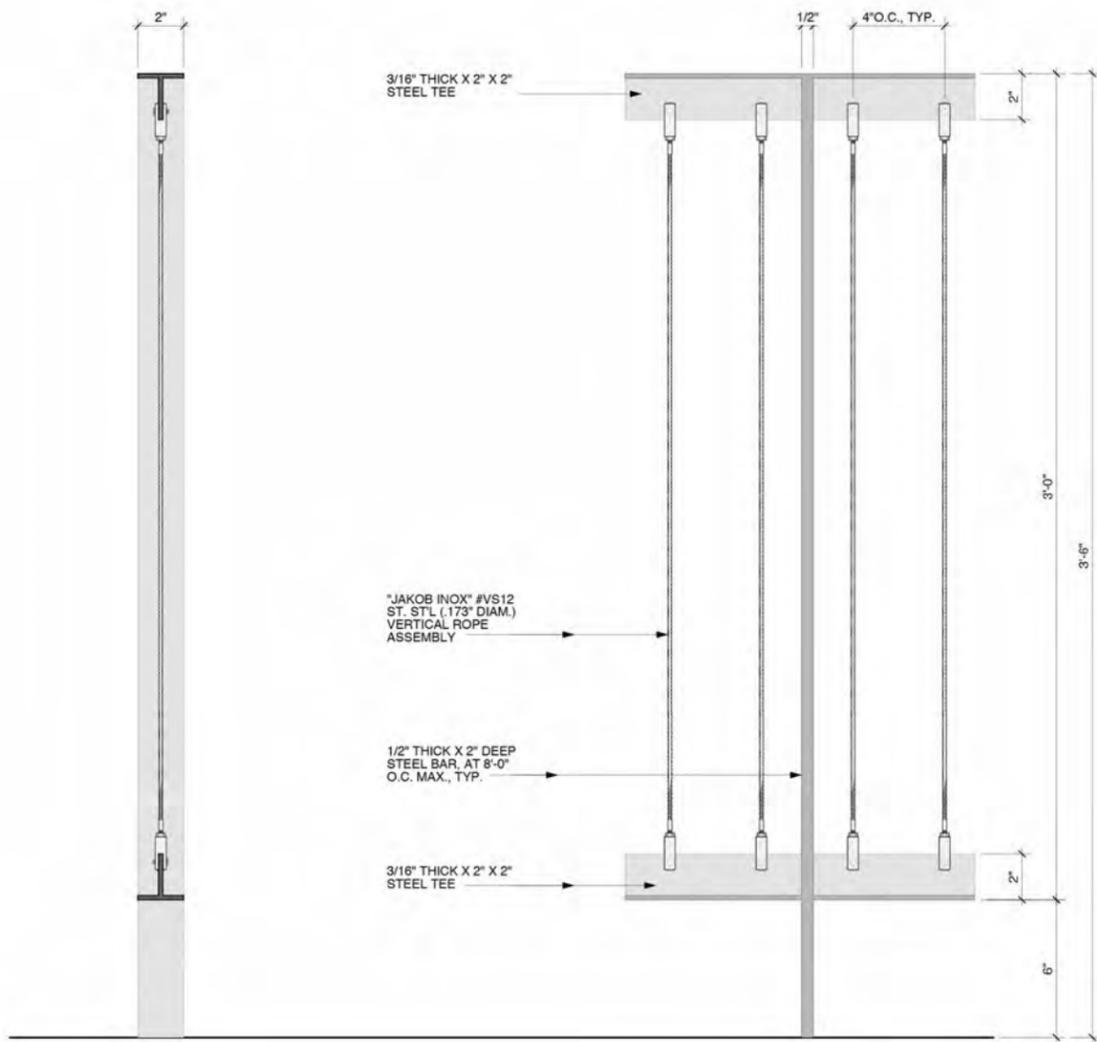


83 HORATIO

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)



SECTION

ELEVATION

