

# 83-85 SULLIVAN STREET

PRESENTATION TO:  
**MANHATTAN COMMUNITY BOARD 2**

# LANDMARKED PAIR

# Existing Conditions: Sullivan Street Facade



85 Sullivan

83 Sullivan



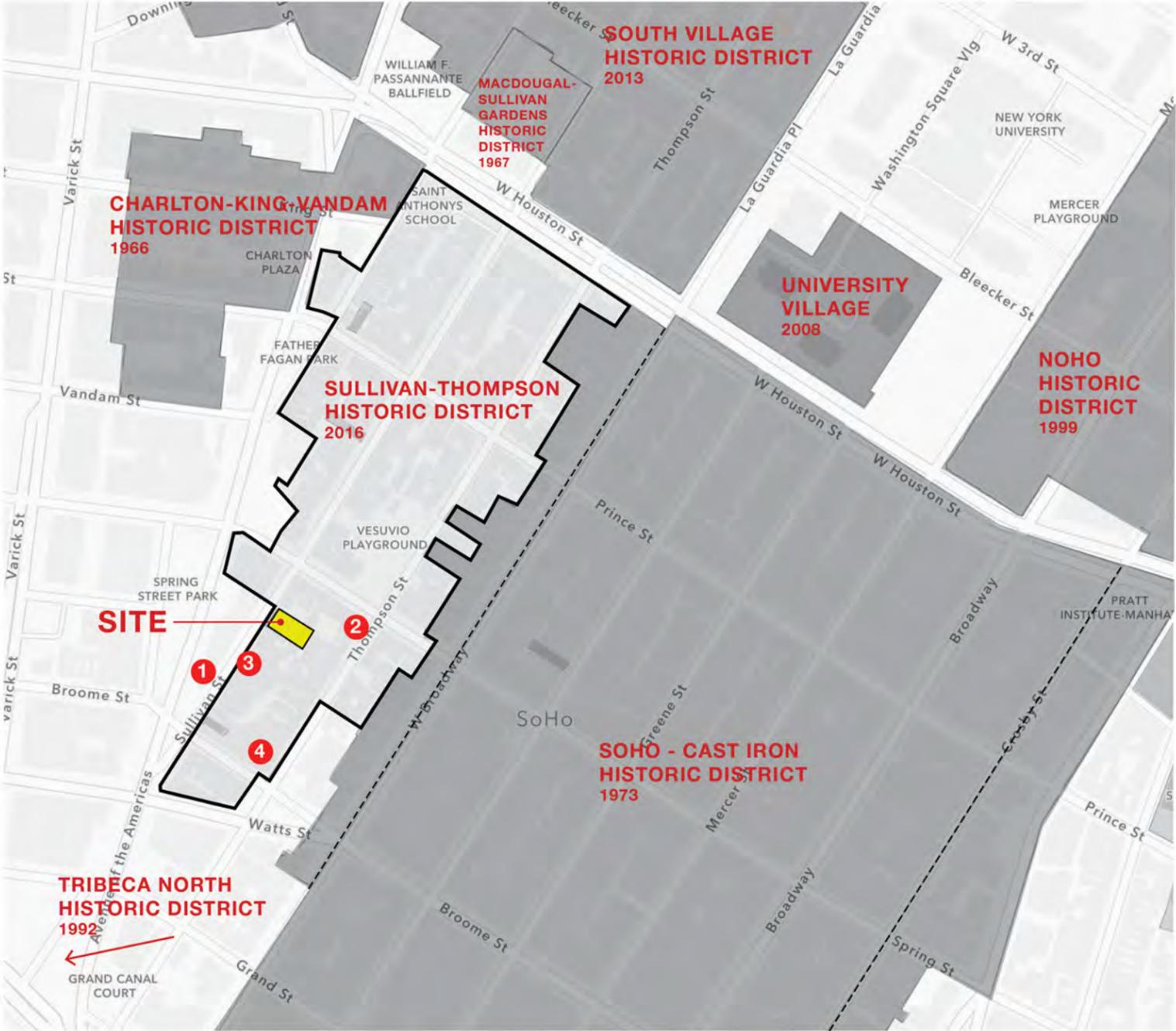
83/85 Sullivan

**Sullivan-Thompson Historic District**  
Source: NYC LPC

# Proposed Addition Sightlines: Side View



# Context: Historic Districts and New Construction



**LPC Historic District Map**  
 Source: Discover New York City Landmarks Map



**1 10 Sullivan St. (2014)**



**2 83 Thompson St. (2024)**



**3 73 Sullivan St. (2014)**



**4 55 Thompson St. (2009)**

# Historic Photography



**Sullivan Street - from Broome Street to Spring Street (1932)**  
Source: New York Public Library

# Historic Maps - 1853



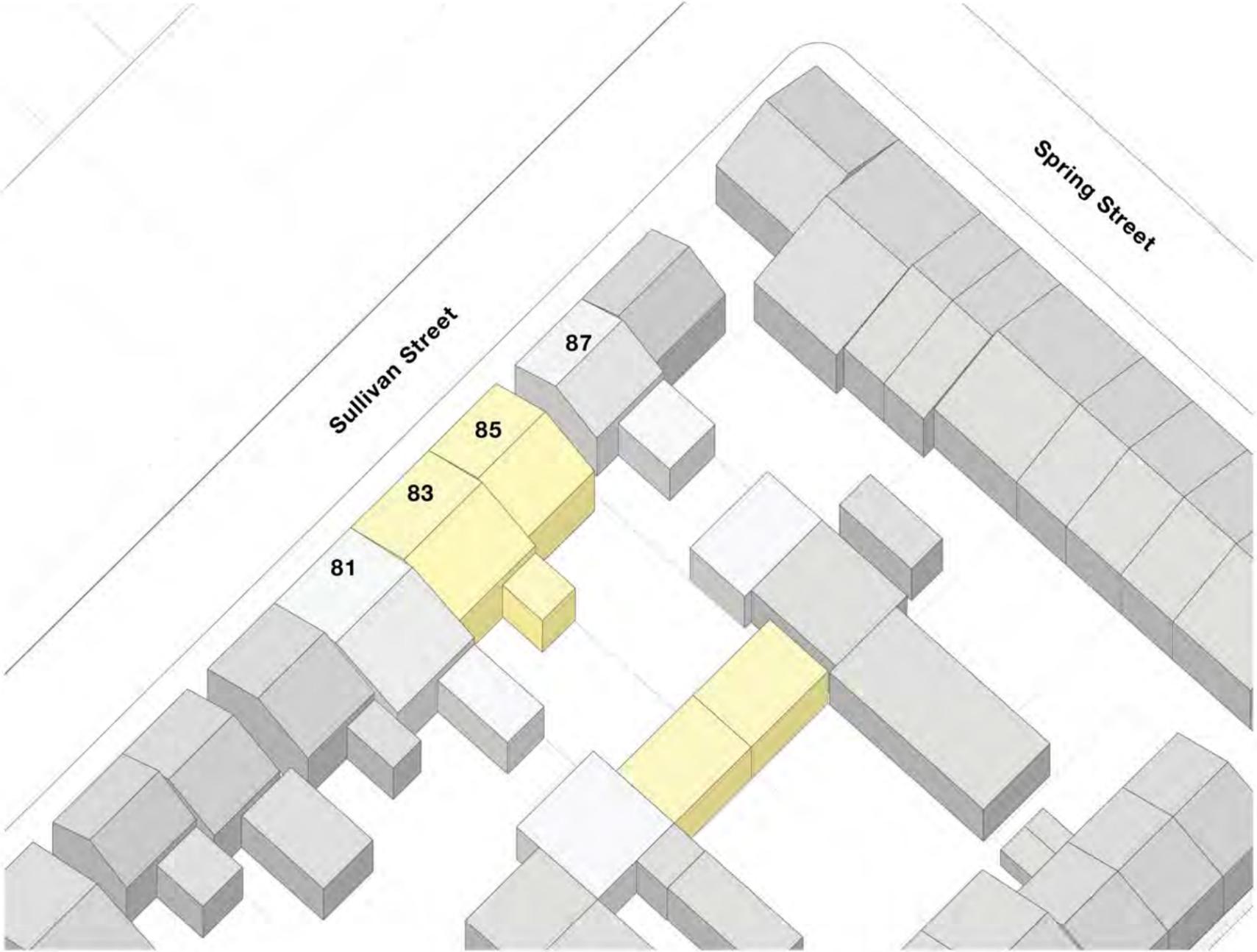
 **Map of Sullivan-Thompson District, Back Buildings Highlighted (1853)**  
 Source: Perris Map

# Historic Maps - 1905



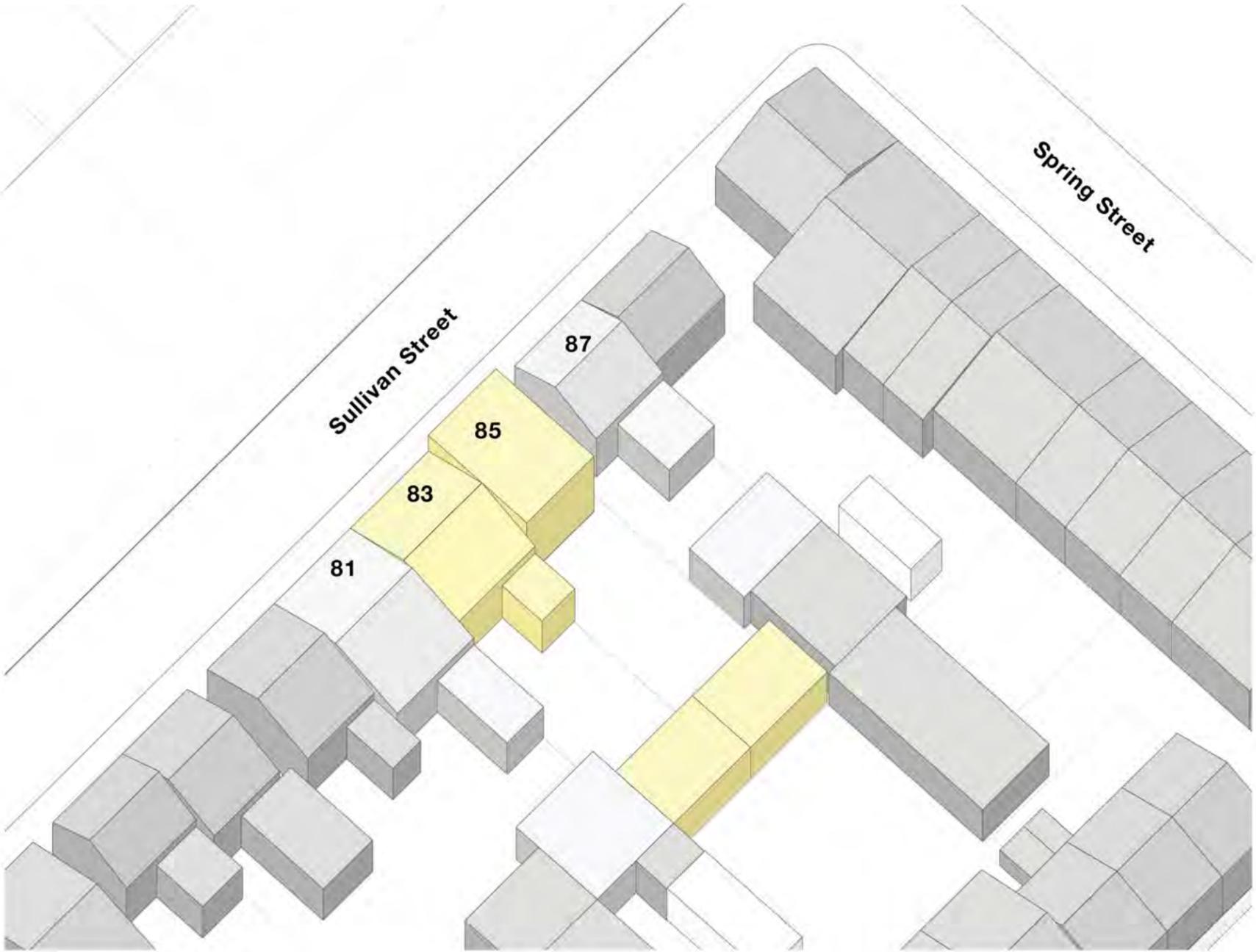
 **Map of Sullivan-Thompson District, Back Buildings, Tenements and Factories Highlighted (1905)**  
 Source: Sanford Map

# Historic Block Massing: 1853



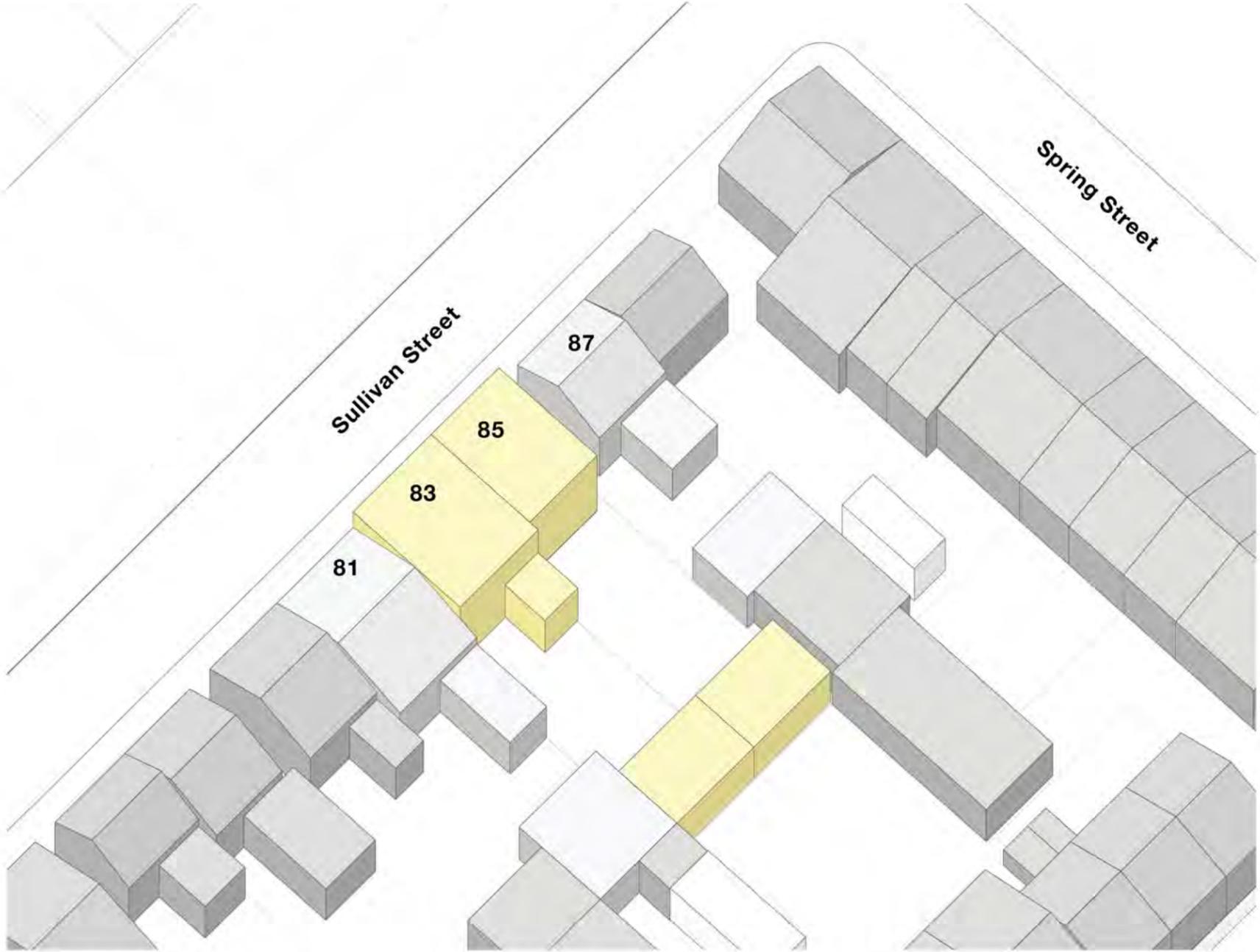
**1853 Block Massing**  
Source: Perris Map

# Historic Block Massing: 1874



**1874 Block Massing**  
Source: DOB Records ALT 165-74 or ALT 1085-74

# Historic Block Massing: 1880



**1880 Block Massing**  
Source: DOB Records ALT 302-80

# Historic Block Massing: 1903



**1903 Block Massing**  
Source: Sanborn Fire Insurance Map

# Historic Block Massing: 1922



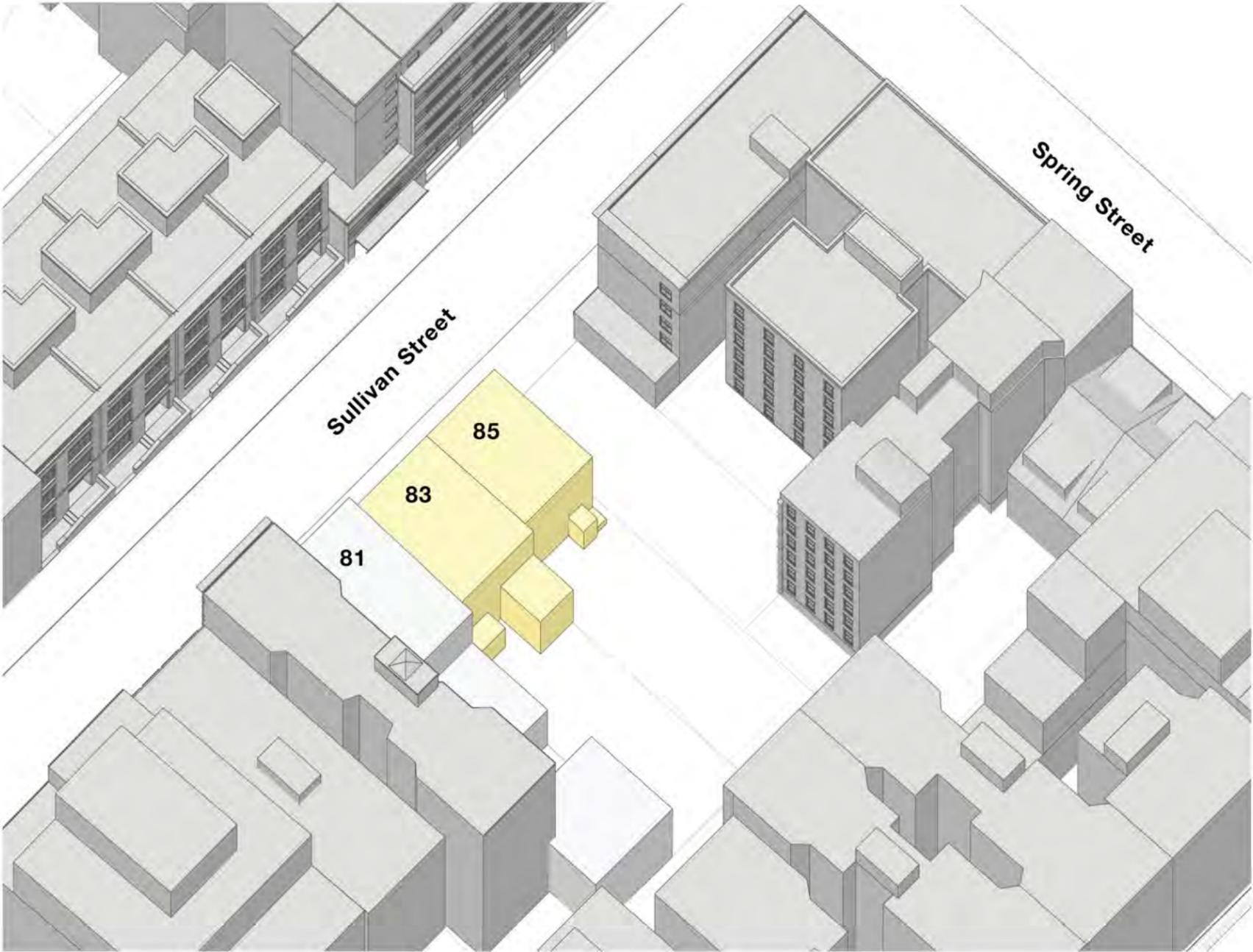
**1922 Block Massing**  
Source: Sanborn Fire Insurance Map

# Historic Block Massing: 1956



**1956 Block Massing**  
Source: Manhattan Land Book of the City of New York. G.W. Bromley & Co., 1955-56

# Current Block Massing: 2025



**2025 Block Massing**  
Source: OASIS NYC, site survey

# Historic Photographs

Historic reference  
for proposed  
2-over-2 windows

85 | 83



**83-85 Sullivan (1927)**  
Source: NYHS Photo

3-Story rear yard  
buildings

Historic reference  
for proposed  
2-over-2 windows

85 | 83



**85 Sullivan (c. 1940)**  
Source: NYCMA Tax Photo

Historic reference for  
proposed door

85 | 83 | 81



**83 Sullivan (c. 1940)**  
Source: NYCMA Tax Photo

Historic reference  
for proposed door

# Design Context: Stucco Side Walls



146 W 11th Street (built 1836)  
Source: NYCMA 1940 Tax Photo



278 W 4th Street (built 1841)  
Source: NYCMA 1940 Tax Photo



3 E 9th Street (built 1841)  
Source: NYCMA 1940 Tax Photo



Spring Street - Federal Style context  
Source: NYCMA 1940 Tax Photo

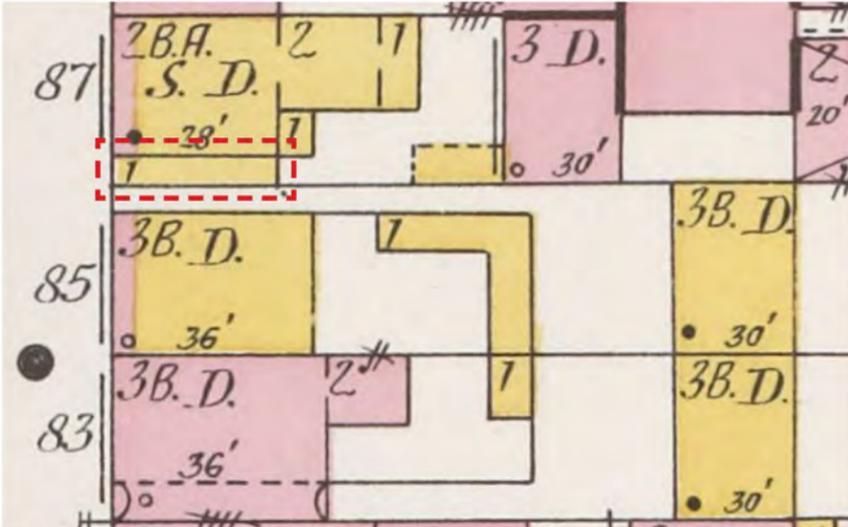
**Design Context: Alley Infill**



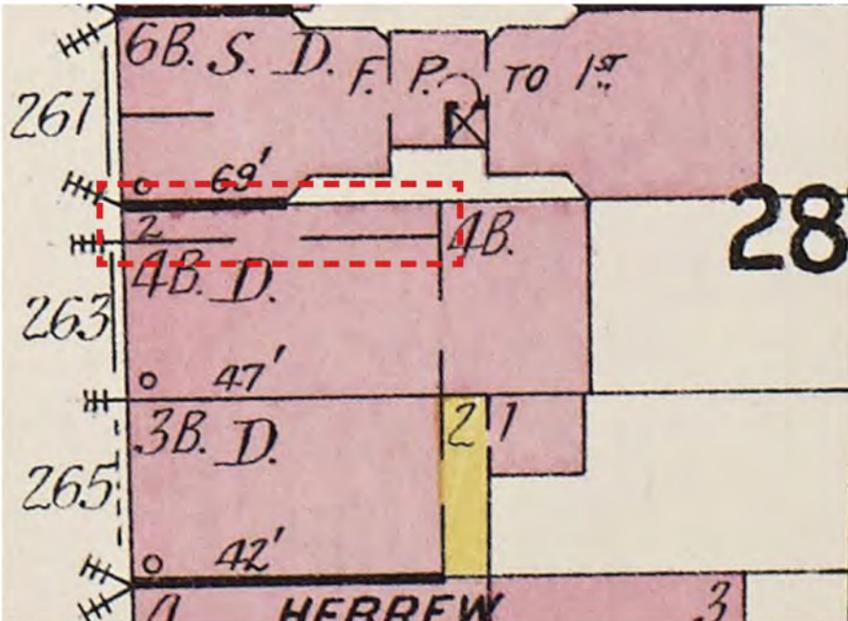
**263 Henry Street** (built 1827, raised 1895)  
Source: NYCMA 1940 Tax Photo



**263 Henry Street** (built 1827, raised 1895)  
Current Photograph



**87 Sullivan Alley Infill**



**263 Henry Street Alley Infill** (built 1827, raised 1895)  
Source: 1905 Sanborn Fire Insurance Map

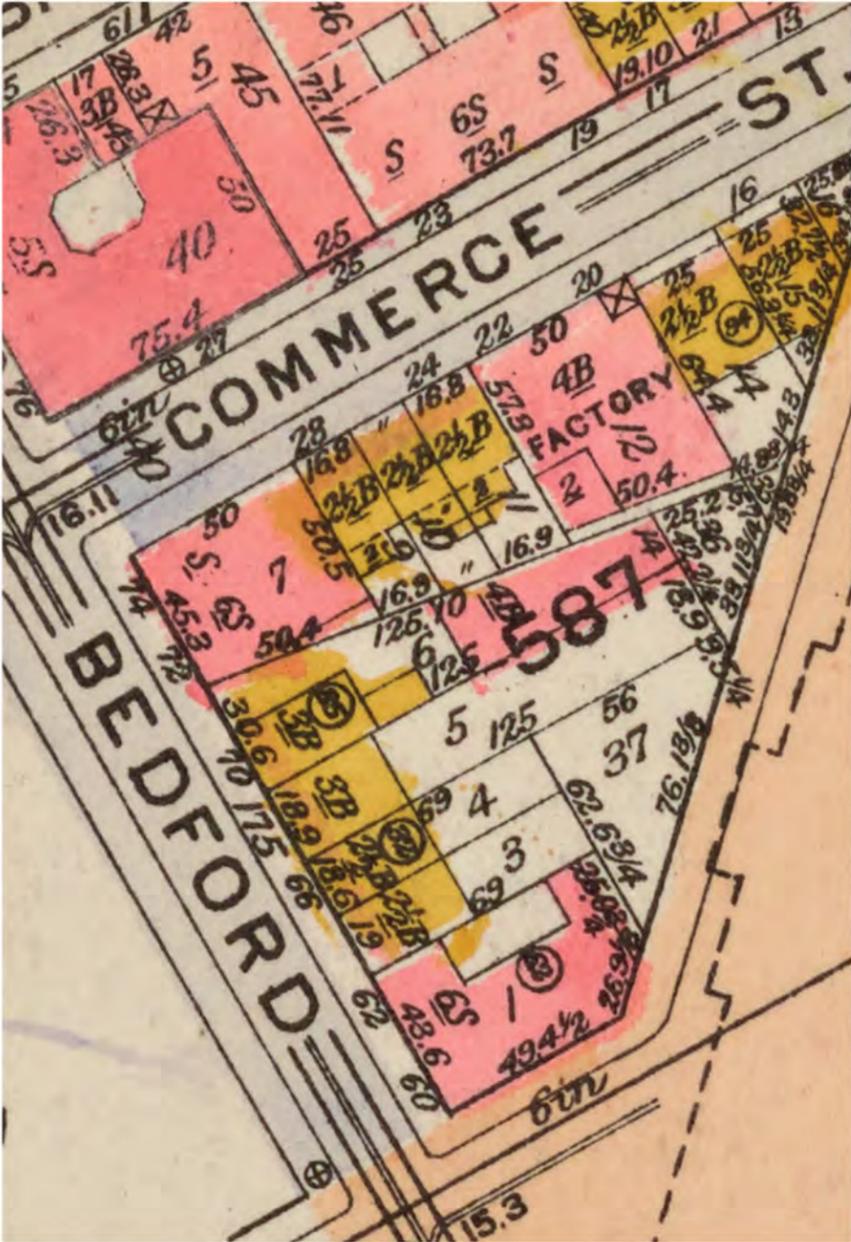
# Design Context: Alley Infill



**70 Bedford Street** (built 1806, raised 1858)  
Source: NYCMA 1940 Tax Photo



**70 Bedford St. - LPC approved 2001**  
(historic profile outlined)



**70 Bedford St. - Block Plan (1923)**  
Source: Bromley Map

# SULLIVAN FACADE

# Significant Elements Identified in 1973 Historic Designation Report



**85 Sullivan Doorway (1973)**  
Source: LPC Designation Photos



**83 Sullivan Doorway (1973)**  
Source: LPC Designation Photos



**Cornice (1973)**



**Ironwork (1973)**  
Source: LPC Designation Photos

**Existing Conditions: Facade Features**



**85 Sullivan Doorway** (surround to remain)



**83 Sullivan Doorway** (surround to remain)



**Cornice** (to remain)



**Ironwork** (surround to remain)

Original, historic door surrounds and transoms to be preserved at both addresses.

Non-original doors to be replaced with new doors to match historic doors w/ lites as shown in the 1940's tax photos.

Original, historic cornices and wrought-iron railings to be preserved.

# Existing Conditions: Facade Deterioration Details



**Mechanically Scraped Bricks**



**Flaking Paint Residue**



**Stone Sill Deterioration**



**Mortar Erosion**



**Severe Window Frame Deterioration**



**Sill Covered in Break Metal**

# Facade Restoration Report: Steven Winter Assoc.

## LEGEND



R100

RAKE OUT ALL LOOSE MORTAR AND REPOINT 100% OF JOINTS. TOOL MORTAR. MATCH EXISTING HISTORIC MORTAR TO ORIGINAL MORTAR LAB COMPOSITION RESULTS.



MC

REMOVE EXISTING METAL COPINGS OVER BROWNSTONE SILLS AND LINTELS. PROVIDE ACCESS FOR ARCHITECT TO ASSESS UNDERLYING BROWNSTONE CONDITIONS. REPLACE WITH NEW PRECAST UNITS TO MATCH EXISTING LINTEL/SILLS IN COLOR, LAYOUT & SIZE.

CB

REMOVE AND REPLACE CRACKED BRICK UNITS. KEY NEW UNITS INTO EXISTING. NEW BRICK TO MATCH EXISTING IN SIZE, COLOR, AND LAYOUT. PROVIDE SAMPLES FOR ARCHITECT APPROVAL.

SL

PATCH SPALLED BROWNSTONE LINTEL/SILL USING COMPATIBLE REPAIR MORTAR. PROVIDE ACCESS FOR ARCHITECT TO ASSES BROWNSTONE CONDITIONS AFTER AREA HAS BEEN CLEARED OF SPALLED AREAS AND IS BEING PREPARED FOR APPLICATION OF PATCHING MATERIAL.

RPJ

REPOINT BRICK MORTAR JOINTS AT JAMBS DOOR MASONRY OPENINGS.

RP

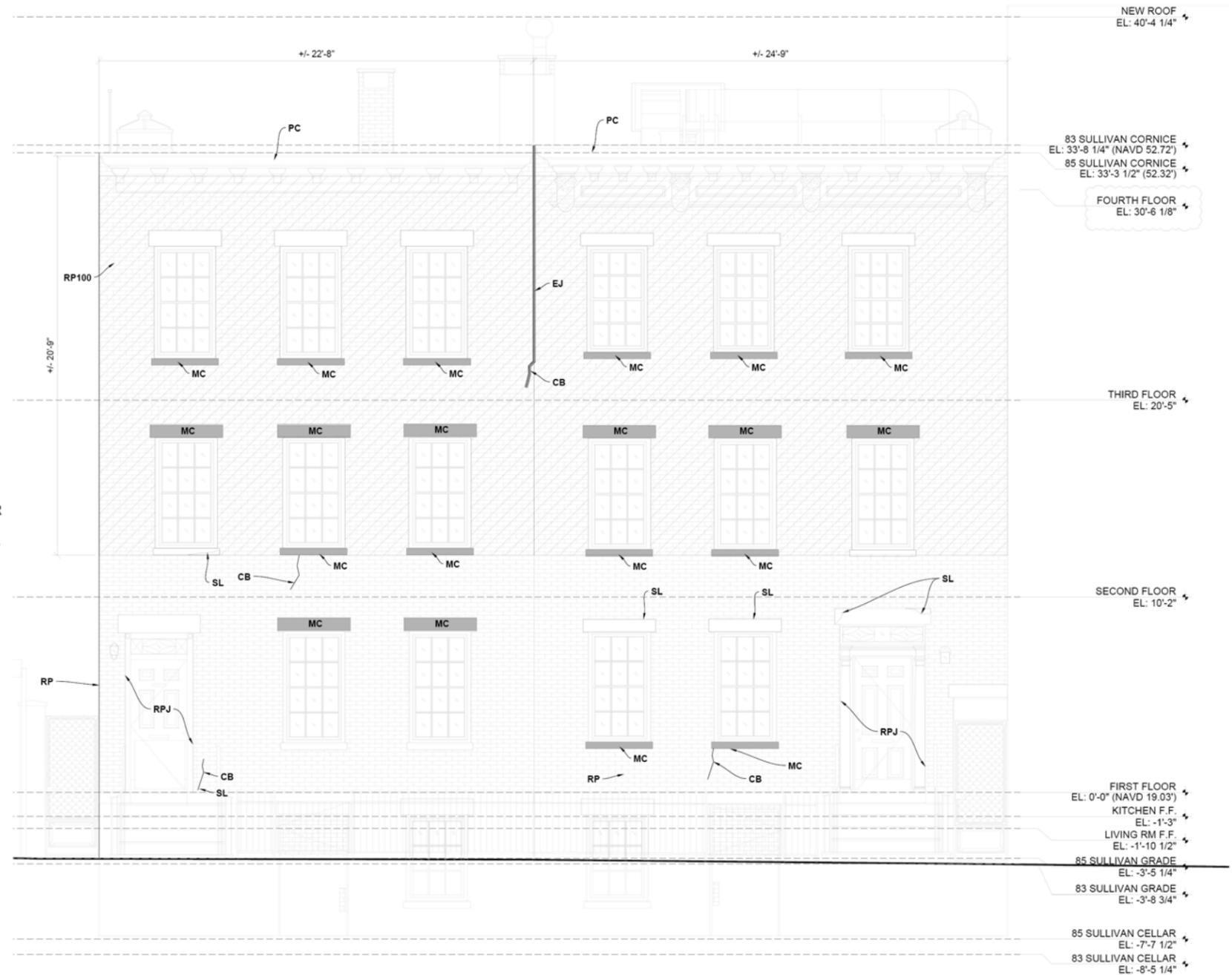
REPOINT ISOLATED OPEN MORTAR JOINTS.

PC

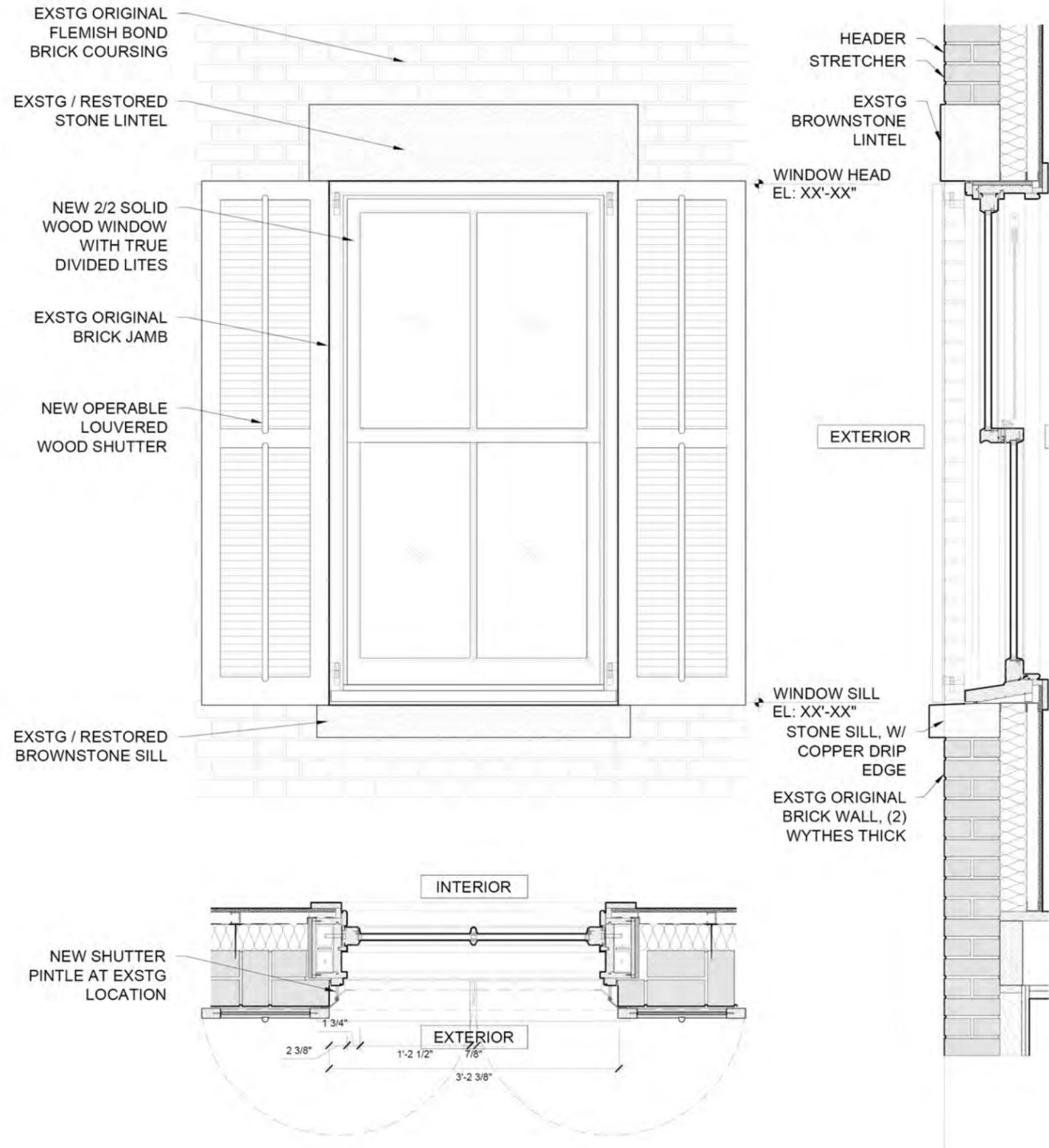
SCRAPE, PRIME AND PAINT EXISTING METAL CORNICE.

EJ

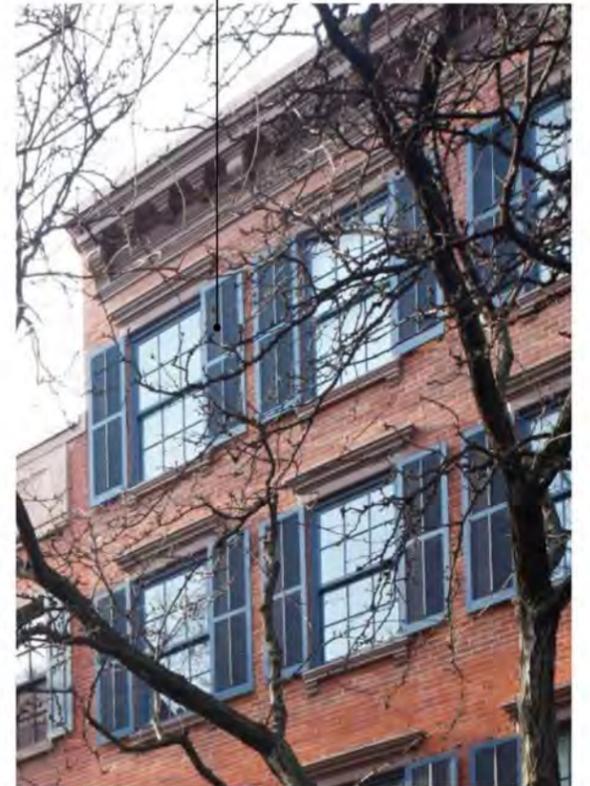
SEAL EXISTING JOINT BETWEEN BUILDINGS. APPLY SEALANT RECESSED IN THE JOINT TO ALLOW CONCEALING IT WITH MORTAR.



# Restored Facade Details



**Existing Shutter Pintle**  
Visible at 10 windows,  
83 and 85 Sullivan



**116 Sullivan St** (approved 2012)  
Design Context, Current Photograph



**Proposed Window Color**  
Farrow and Ball - Hague Blue

# Restored Facade



EXSTG CORNICE TO BE RESTORED AND REPAINTED  
 NEW LOUVERED WD SHUTTERS, PTD, TYP  
 NEW 2 OVER 2 TDL DOUBLE HUNG WINDOWS TO MATCH HISTORIC, TYP

EXSTG TRANSOM TO REMAIN  
 EXSTG MOLDING TO REMAIN

NEW GLASS LITE INFILL IN EXSTG DOOR TO REPLACE NON-HISTORIC PANELS  
 EXSTG GATE TO REMAIN  
 RESTORE PANELING OF EXSTG DOOR  
 EXSTG WROUGHT IRON RAILING TO REMAIN, RESTORE AS REQUIRED  
 EXSTG CELLAR DOORS TO BE RESTORED

EXSTG CORNICE TO BE RESTORED AND REPAINTED

EXSTG STONE LINTELS TO BE RESTORED, TYP

NEW LOUVERED WD SHUTTERS, PTD, TYP

EXSTG BRICK FACADE TO BE REPOINTED AND RESTORED

ORIGINAL TRANSOM TO REMAIN  
 ORIGINAL COLUMNS AND ENTABLATURE TO REMAIN

NEW DOOR W/ GLASS LITE TO MATCH HISTORIC DOOR PICTURED IN 1941 TAX PHOTO  
 EXSTG GATE TO REMAIN

ORIGINAL WROUGHT IRON RAILING TO REMAIN, RESTORE AS REQUIRED

EXSTG HORSEWALK TO REMAIN

# EXISTING SIDE AND REAR CONDITIONS

# 85 Sullivan: Existing Disrepair



**85 Sullivan Street North Facade**  
Current photograph, deteriorated metal cladding, installed in 1930s



**Interior deterioration** due to weather infiltration at open exterior corner



**Structural shoring**, installed in 2009 to prevent building collapse



**Decay of brick nogging wall**, including loose brick and rot at original structural timbers

**Existing Conditions: Rear Facade**



**83 Sullivan**

**85 Sullivan**

# 85 Sullivan: Existing Disrepair



**Rear Facade**  
Structural tie-backs to secure unstable wall, weather infiltration at missing windows



**Buckling Wall**  
Separation of the north and east wall, source of considerable water infiltration

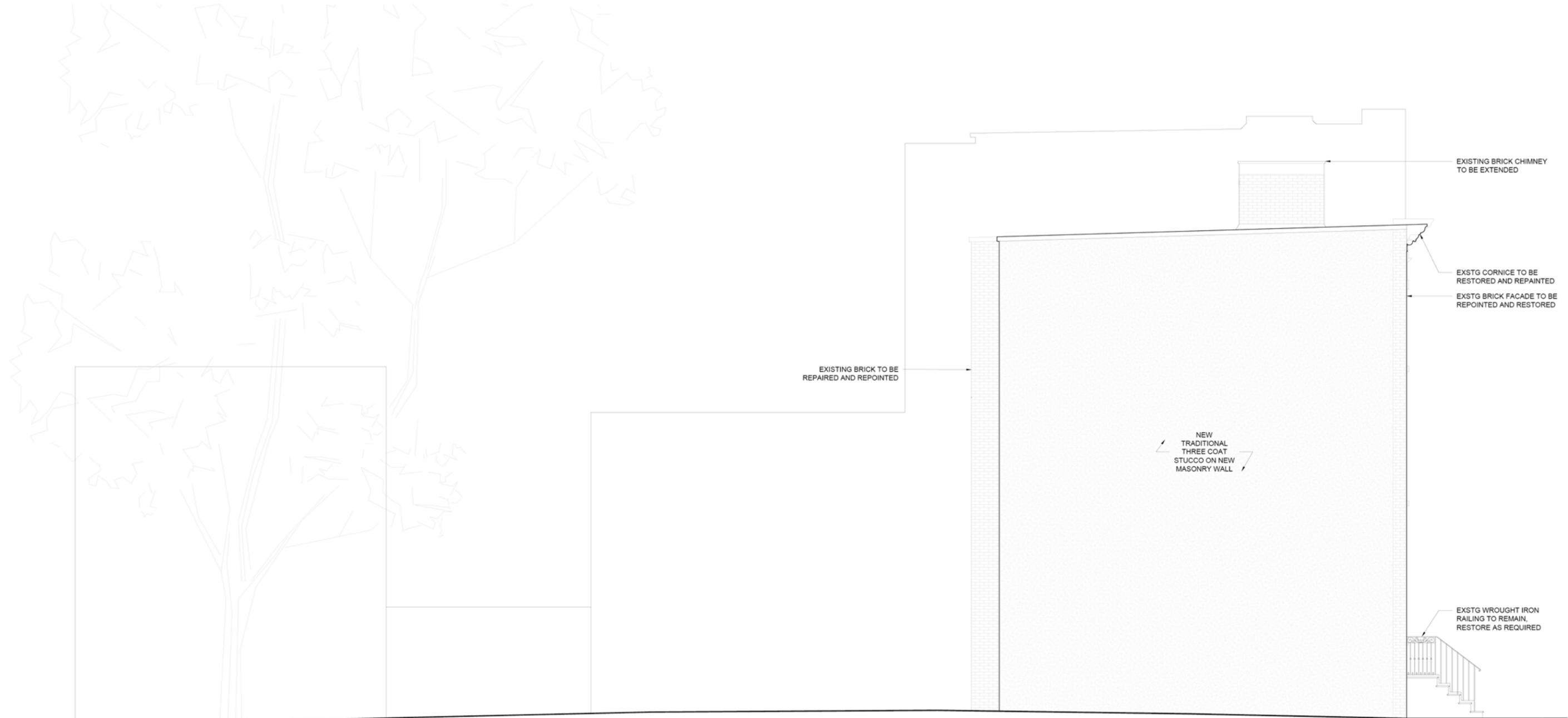


**Exposed Structural Tie-Backs**  
Installed in 2009 to help stabilize the building and prevent further separation of the facade

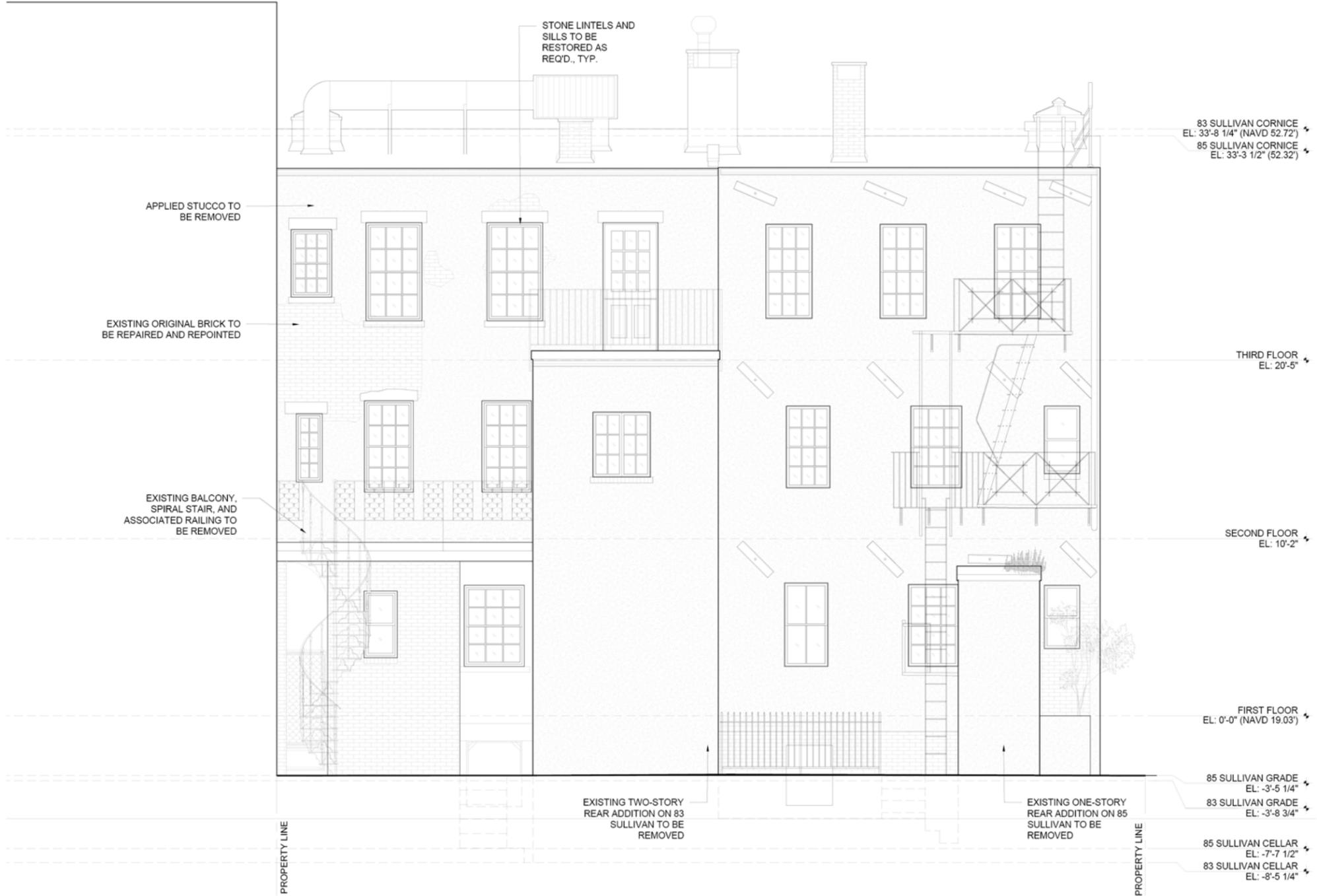
# 85 Sullivan: Existing Side Elevation



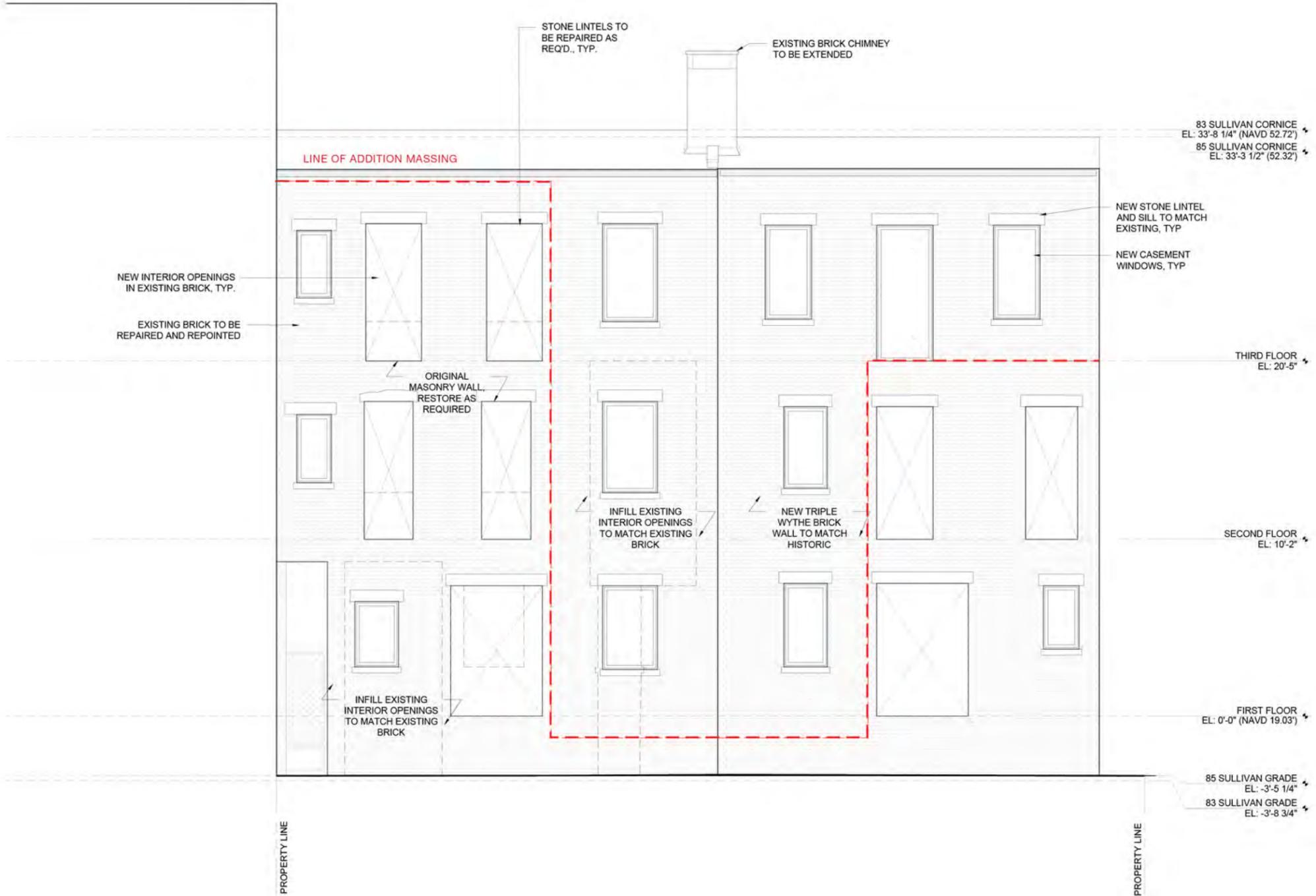
# 85 Sullivan: Restored Side Elevation



# 83/85 Sullivan: Existing Rear Elevation



# Proposed Restored Elevation



# PROPOSED ADDITION

# Design Context: Tea Porches



**20-26 Willow Street, Brooklyn Heights** (built 1846)  
Source: Charles Lockwood, "Bricks and Brownstones", p.72



**235 w. 11th Street**



**50 Charles Street** (1916)  
Source: NYHS

**Design Context: Copper**



**52 E. 80th Street**  
(built 1884) Heinrich and Rosa Richter



**42 Grace Court, Brooklyn Heights**  
(built 1860)



**St. Mark's Church, Bjorkhagen, Sweden**  
(built 1960) Sigurd Lewerentz, Architect



**Weir Greenhouse, Greenwood Cemetery**  
(built 1895)



**20 Vesey Street (built 1906-07)**  
Old New York Evening Post Building



**Ferry Terminal, Oslo, Norway**

# Back Yard: Existing Conditions

83 Sullivan

85 Sullivan



# Rear Facade: Existing Condition Rendering



# Rear Facade: Proposed Restoration Rendering



# Rear Facade: Proposed Addition Section



# Rear Facade: Proposed Addition Rendering



# Rear Facade: Proposed Addition Rendering



# Rear Facade: Proposed Addition Rendering

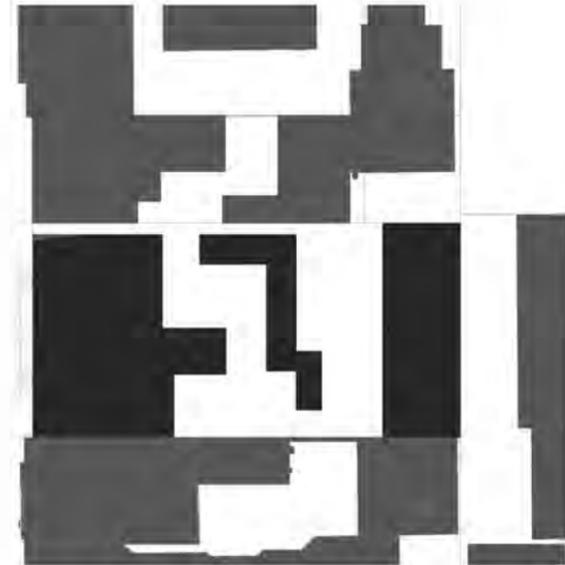


# Historic Site Massing Plans



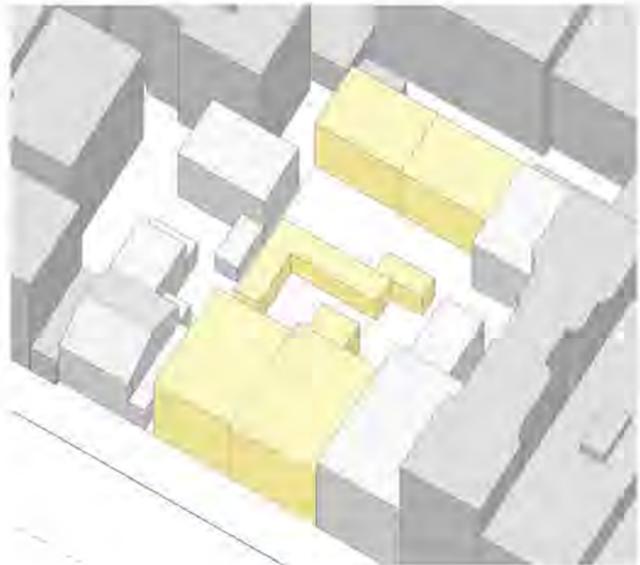
**1825**  
 83/85 Sqft (w/o cellar): 3,015 sqft  
 Additions (w/o cellar): 1,800 sqft  
**Total: 4,815 sqft**

Source: LPC Designation Report



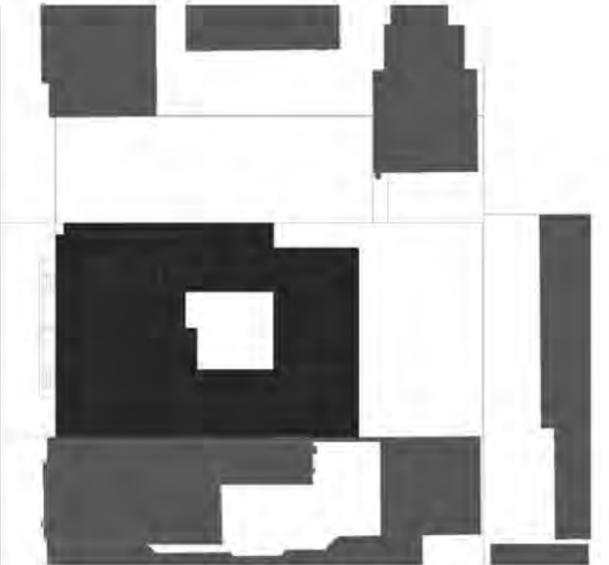
**1922**  
 83/85 Sqft (w/o cellar): 4,785 sqft  
 Additions (w/o cellar): 3,115 sqft  
**Total: 7,900 sqft**

Source: 1922 Sanborn Fire Insurance Map



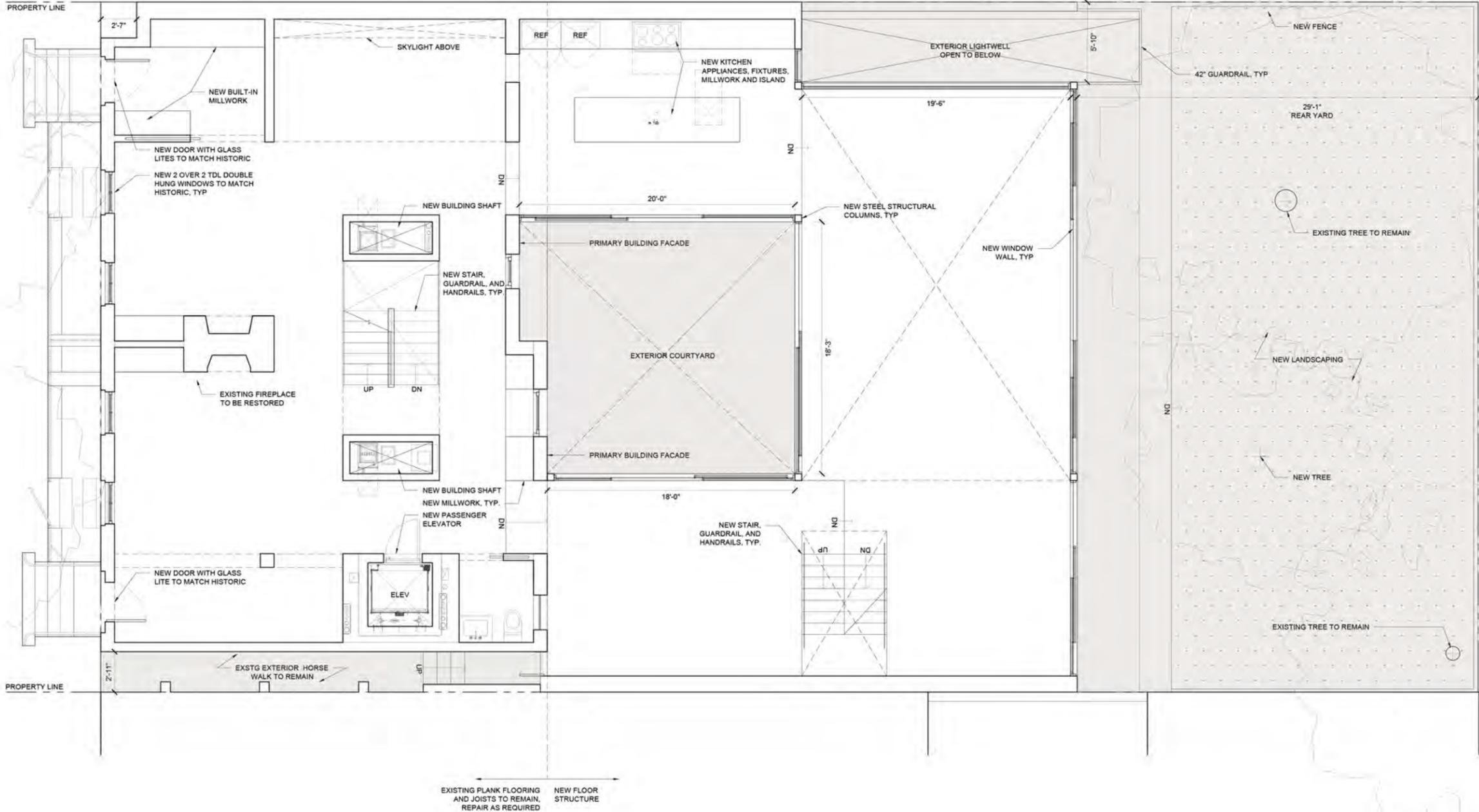
**1922 Massing**  
 Alley Infill at 87 Sullivan

Source: 1922 Sanborn Fire Insurance Map



**PROPOSED**  
 83/85 Sqft (w/o cellar): 4,375 sqft  
 Additions (w/o cellar): 3,380 sqft  
**Total: 7,755 sqft**

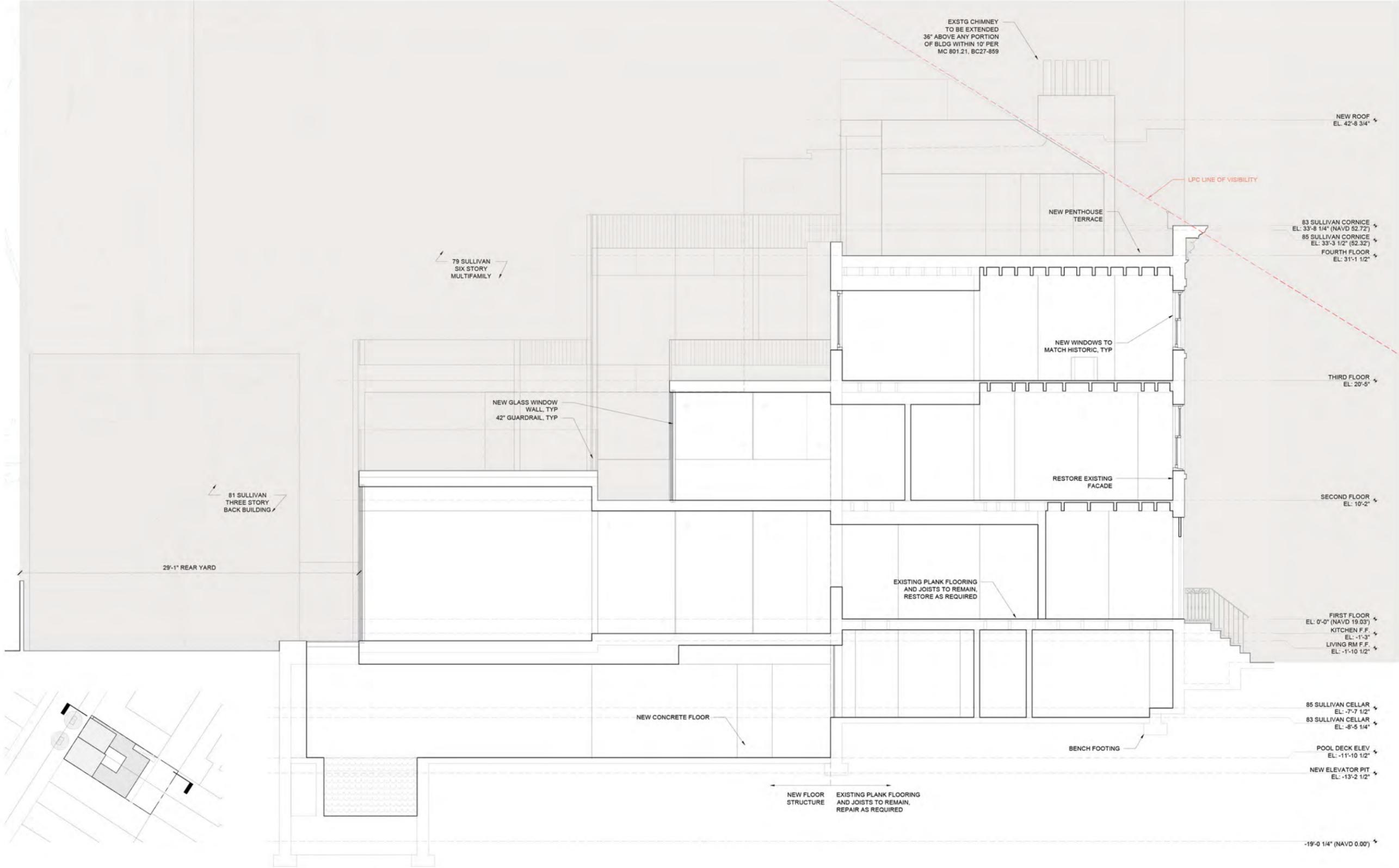
# Proposed Addition: First Floor Plan



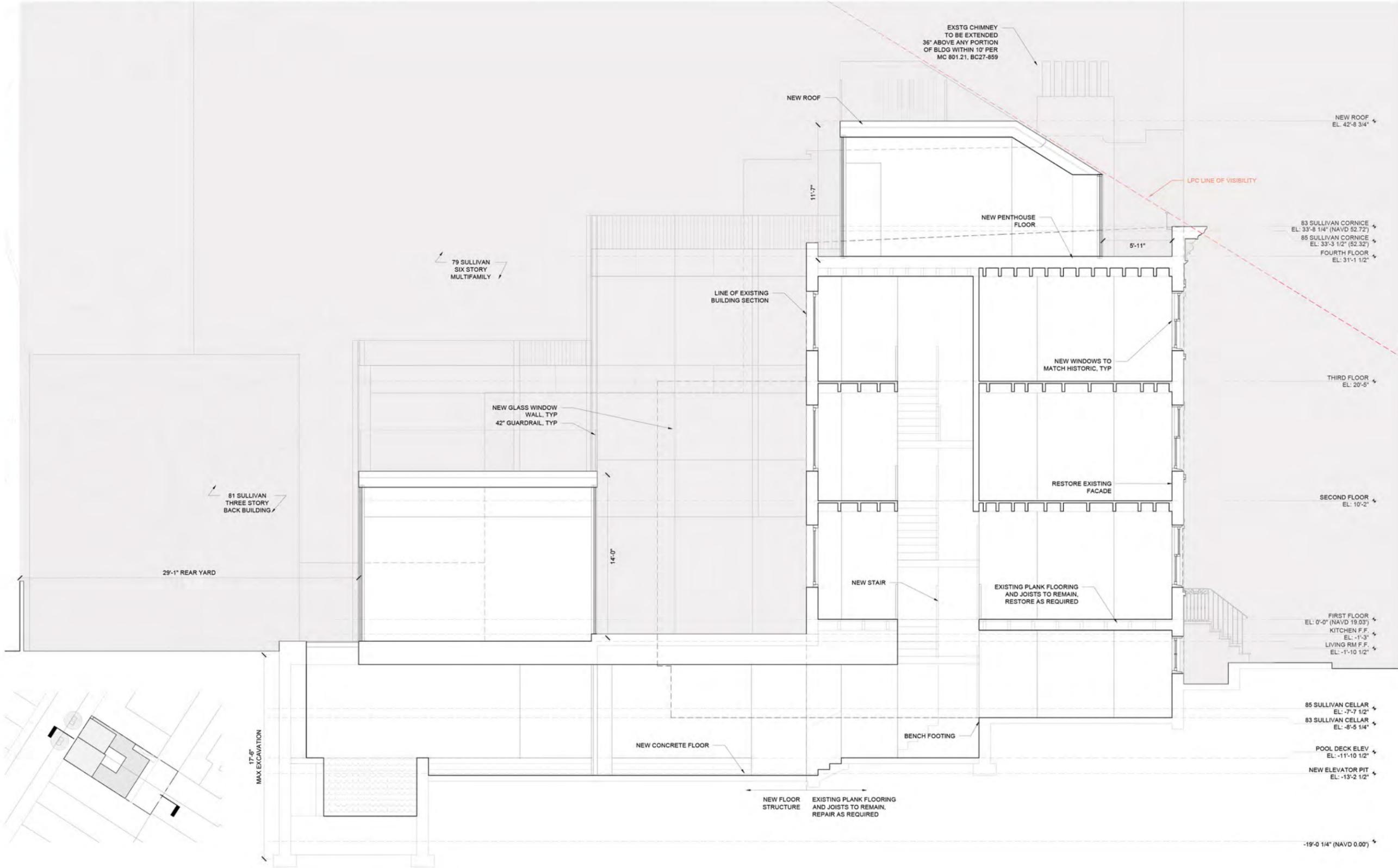
# Existing Building Section



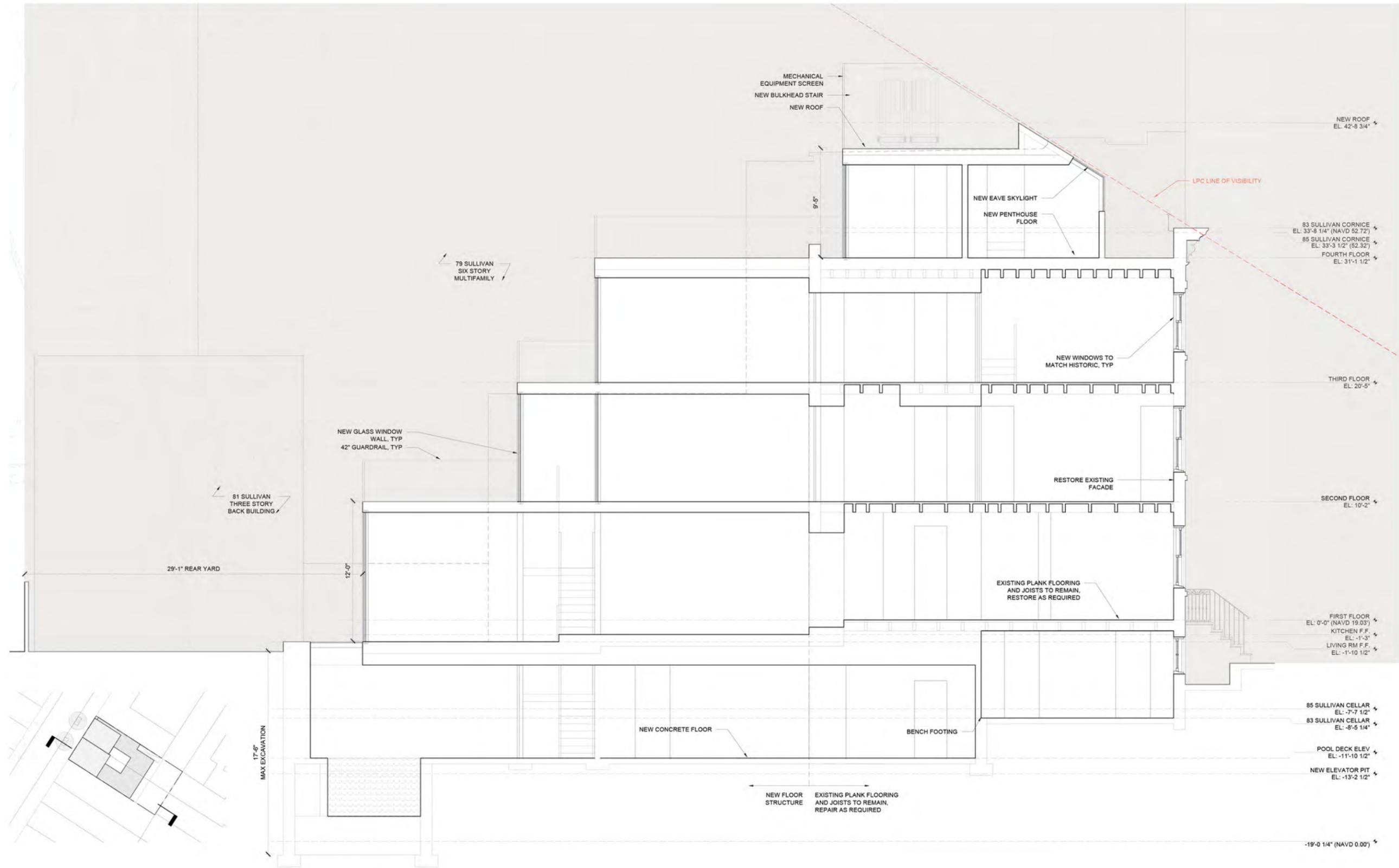
# Proposed Building Section at 85 Sullivan



# Proposed Building Section at Courtyard



# Proposed Building Section at 83 Sullivan



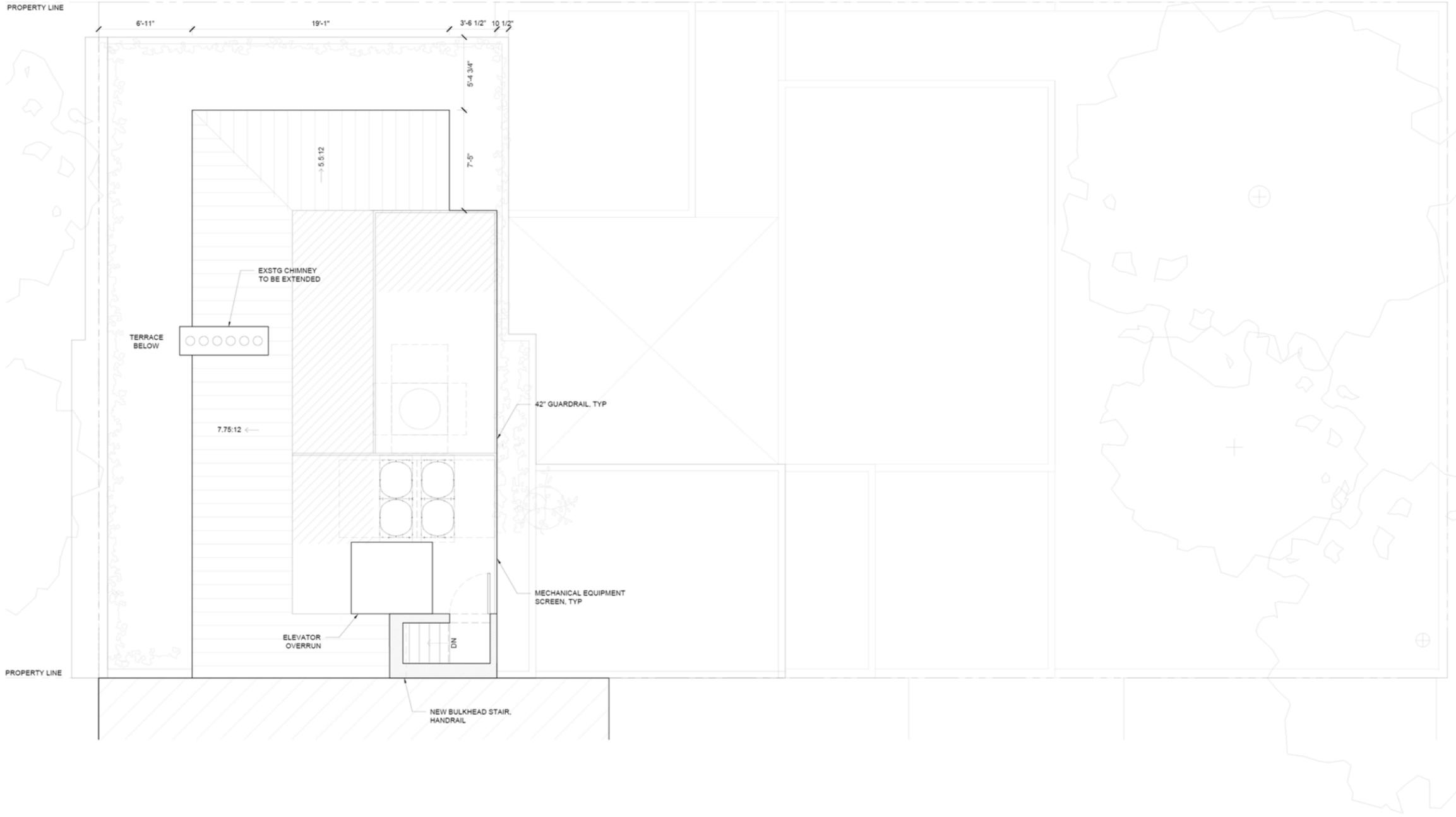
# Proposed Addition Elevation



# Proposed Roof Addition Rendering



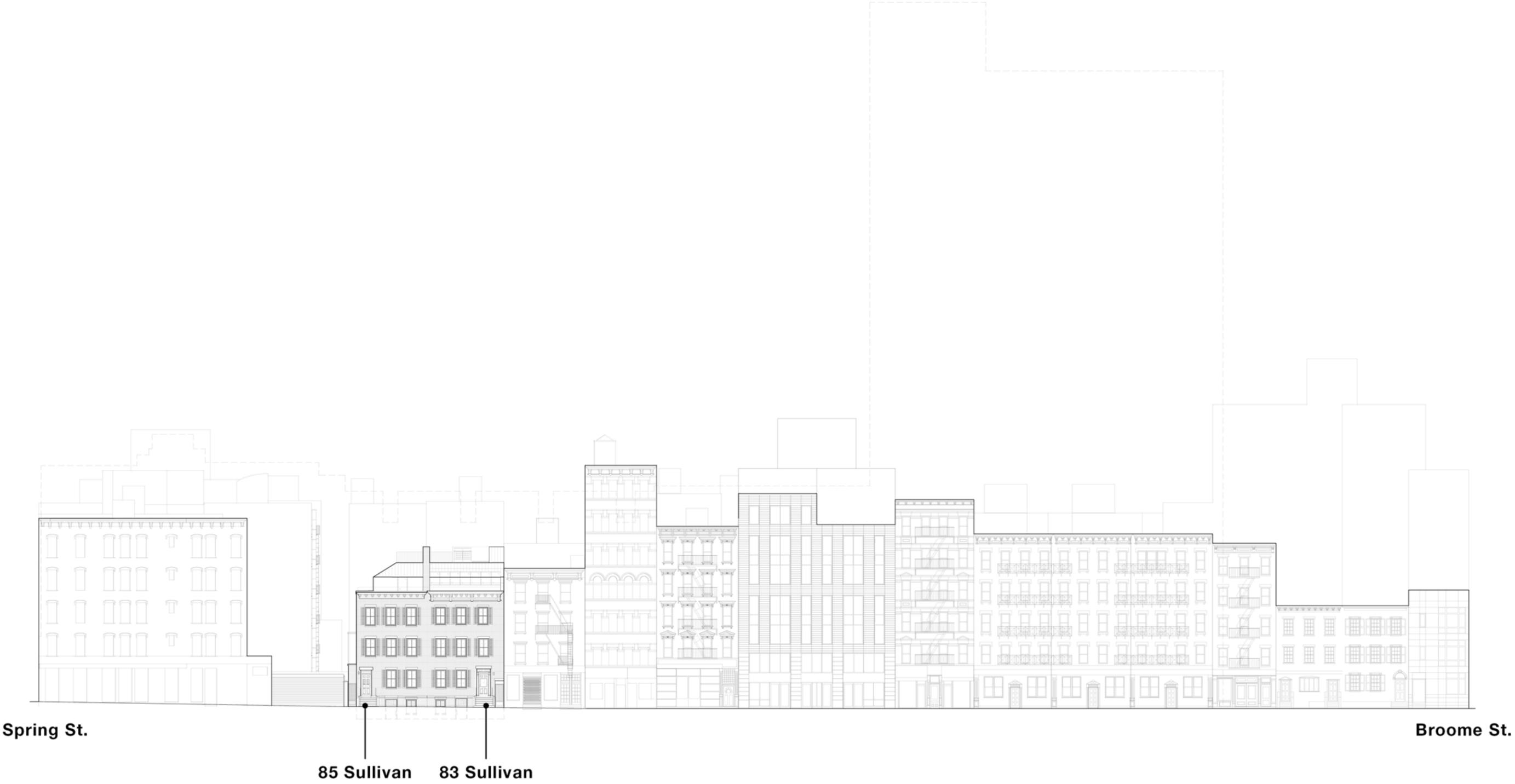
# Proposed Roof Plan



# Block Context: Existing Sullivan Street Elevation



# Block Context: Proposed Sullivan Street Elevation



# Mock-Up Photos: View from North side of Spring St. toward Sullivan



Mock-Up Photo



Photomontage



# Mock-Up Photos: View from Southwest corner of Sullivan and Spring St.



Mock-Up Photo



Photomontage



**Mock-Up Photos: Oblique View from Sullivan St**



**Mock-Up Photo**



**Photomontage**



**Mock-Up Photos: Front Elevation View from Sullivan St.**



**Mock-Up Photo**

**Rendering: Front Elevation View from Sullivan St.**



**Photomontage**