

83-85 SULLIVAN STREET

PRESENTATION TO:
LANDMARKS PRESERVATION COMMISSION

LANDMARKED PAIR

Existing Conditions: Sullivan Street Facade



85 Sullivan

83 Sullivan



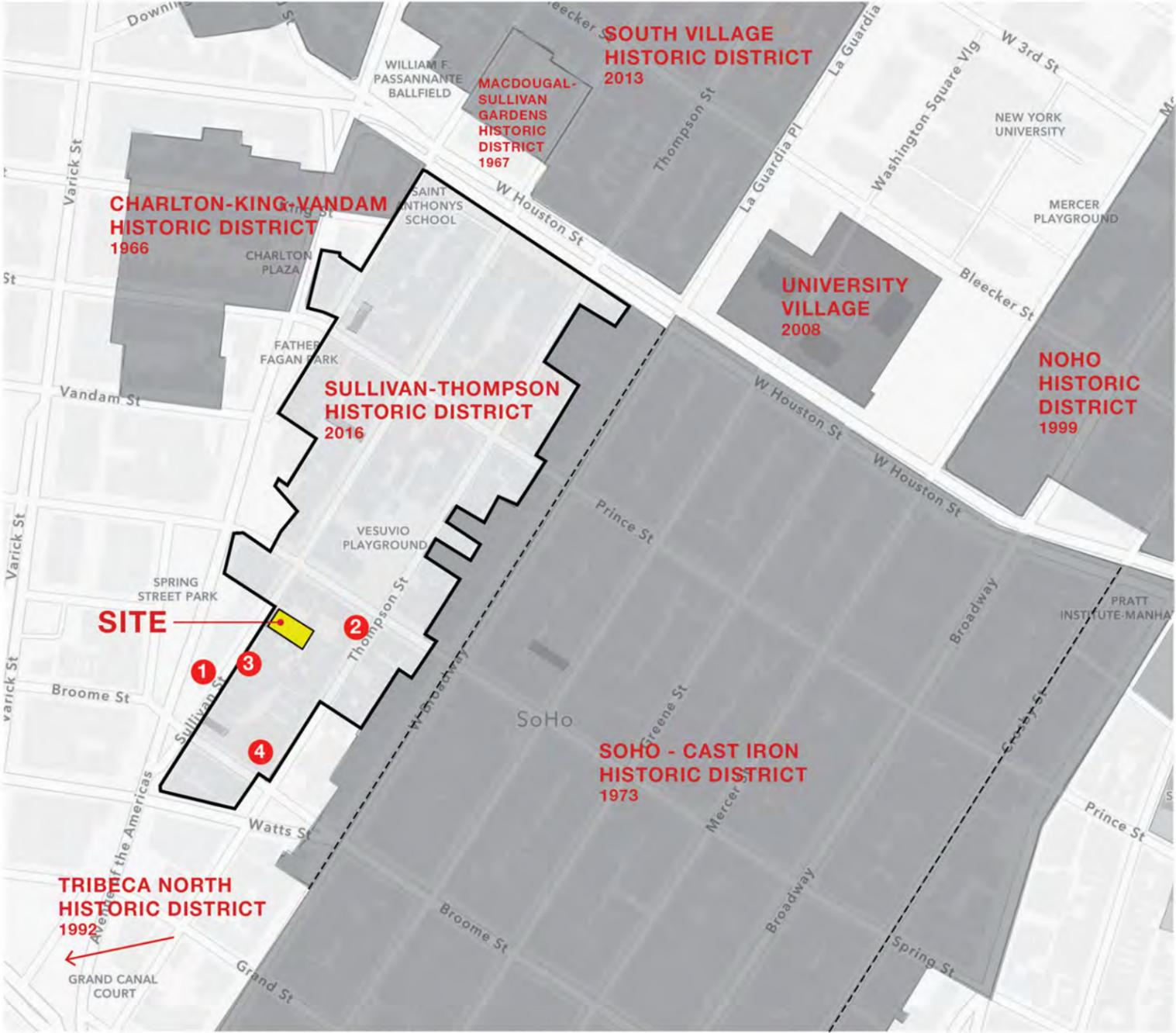
83/85 Sullivan

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



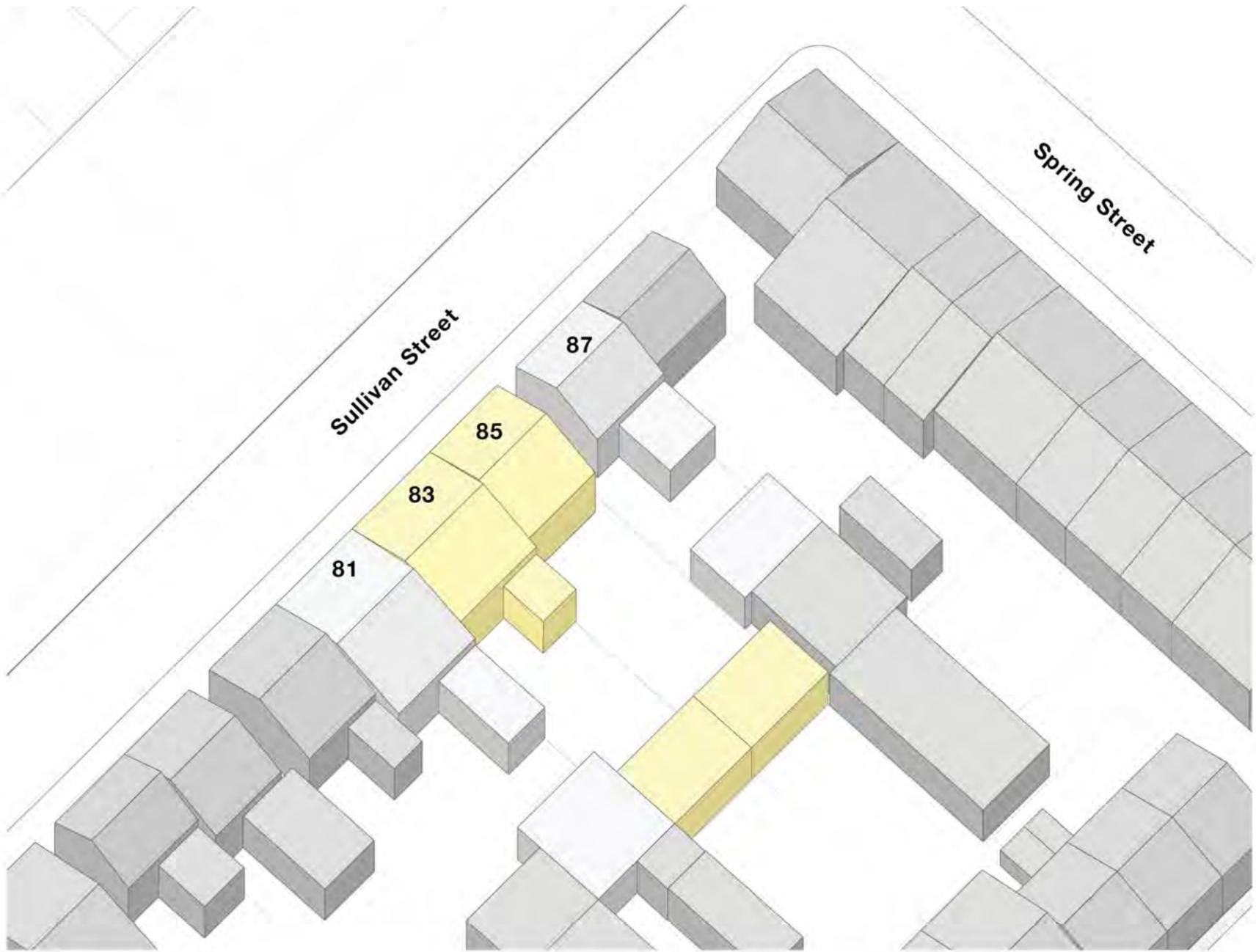
 **Map of Sullivan-Thompson District, Back Buildings Highlighted (1853)**
 Source: Perris Map

Historic Maps - 1905



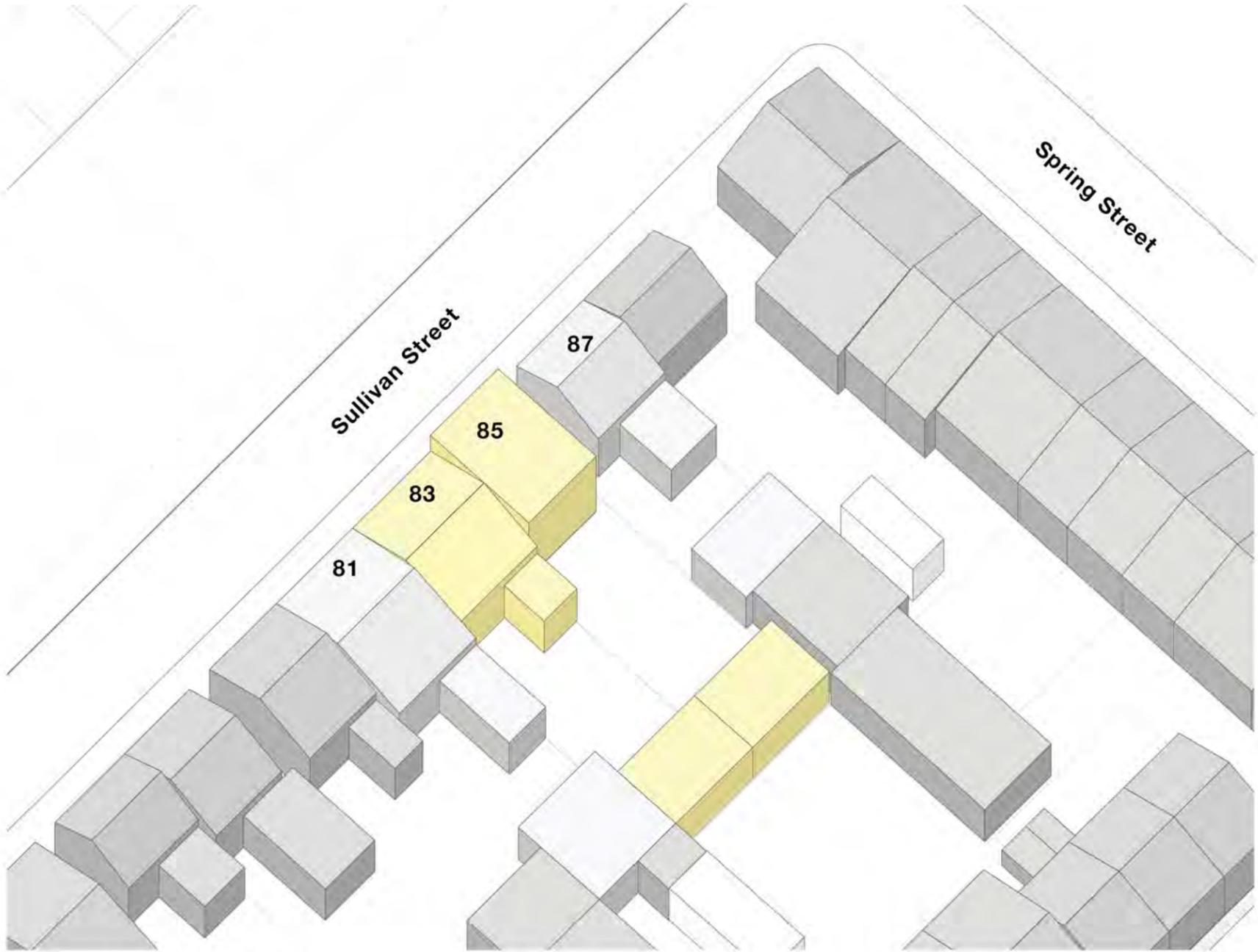
 **Map of Sullivan-Thompson District, Back Buildings, Tenements and Factories Highlighted (1905)**
 Source: Sanford Map

Historic Block Massing: 1853



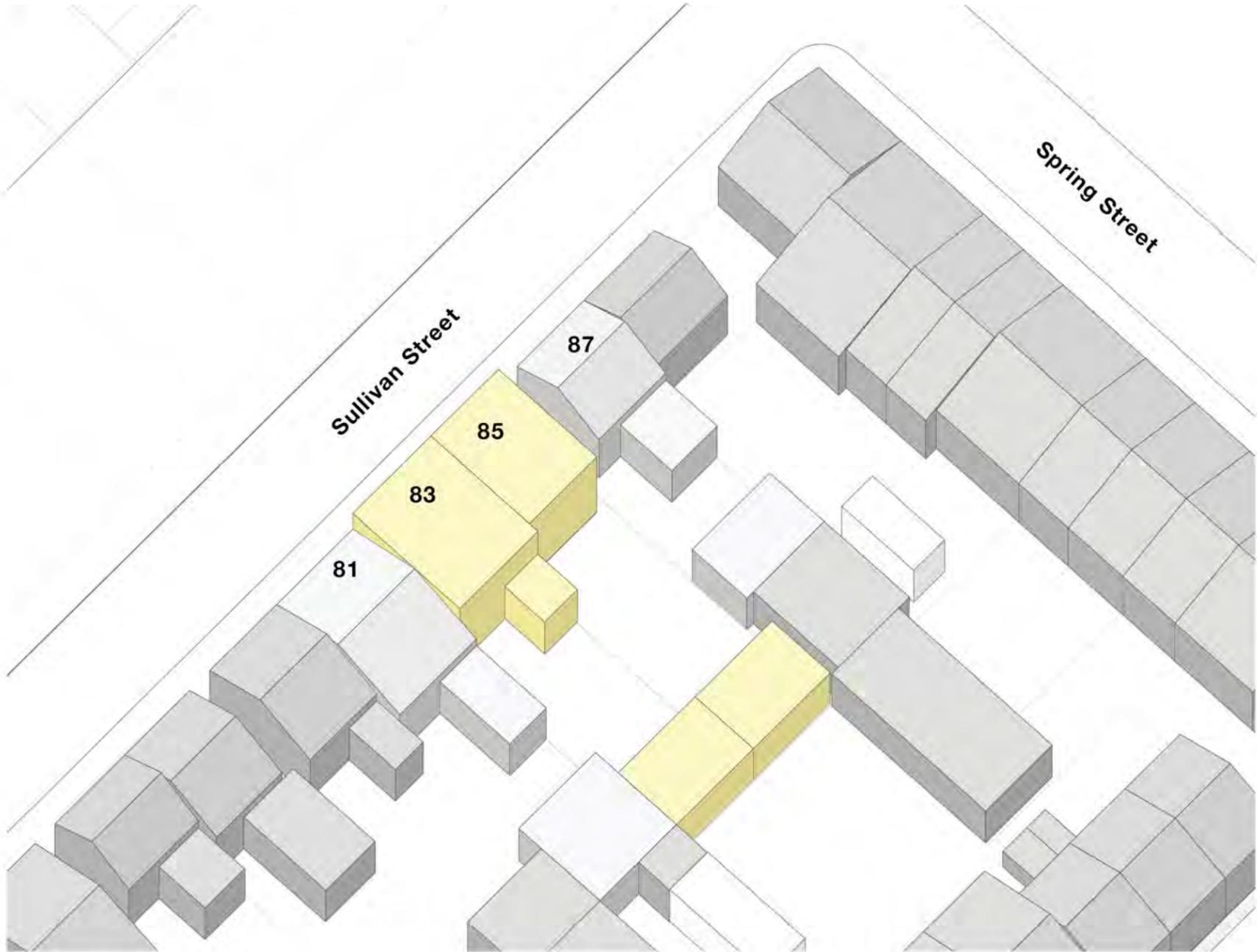
1853 Block Massing
Source: Perris Map

Historic Block Massing: 1874



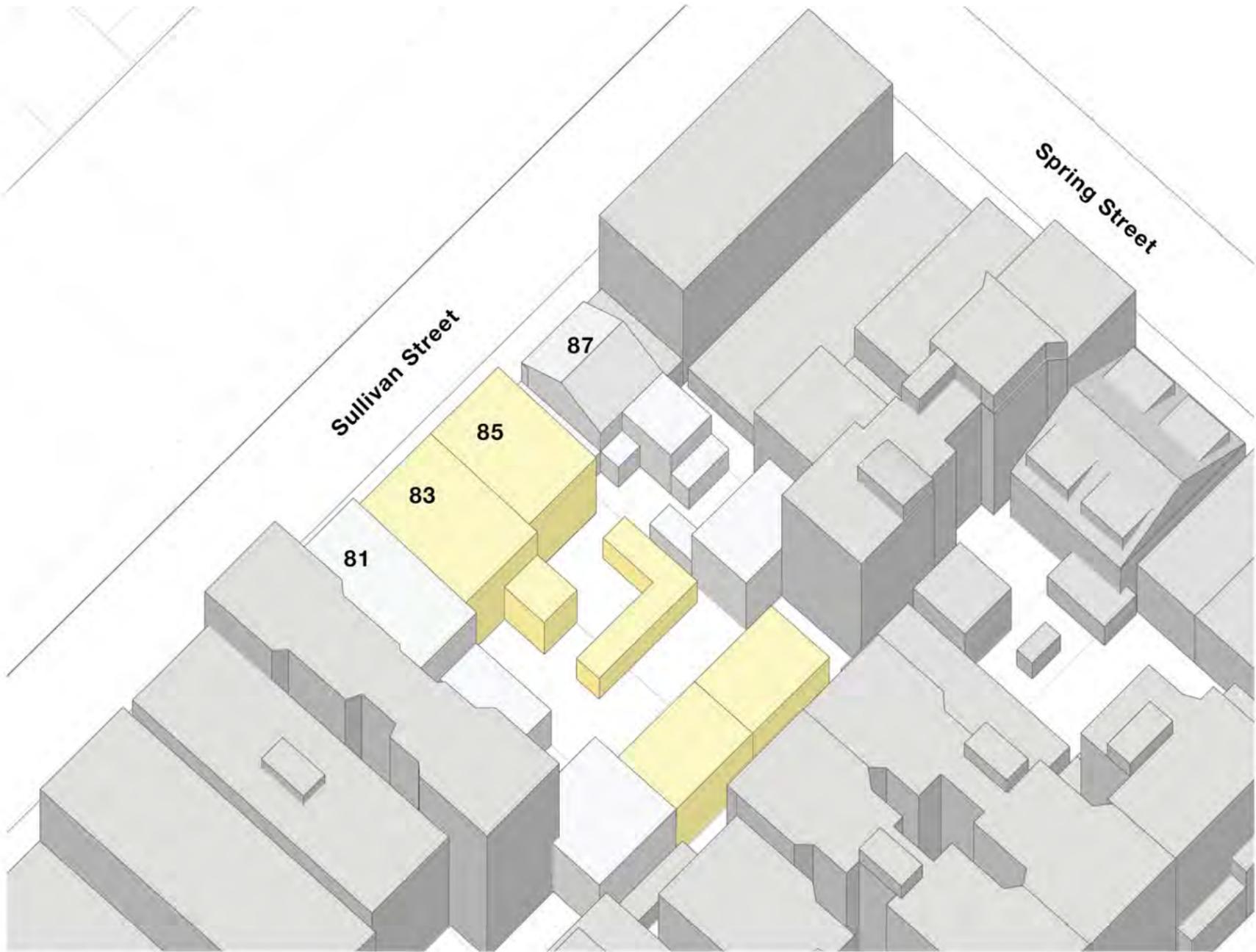
1874 Block Massing
Source: DOB Records ALT 165-74 or ALT 1085-74

Historic Block Massing: 1880



1880 Block Massing
Source: DOB Records ALT 302-80

Historic Block Massing: 1903



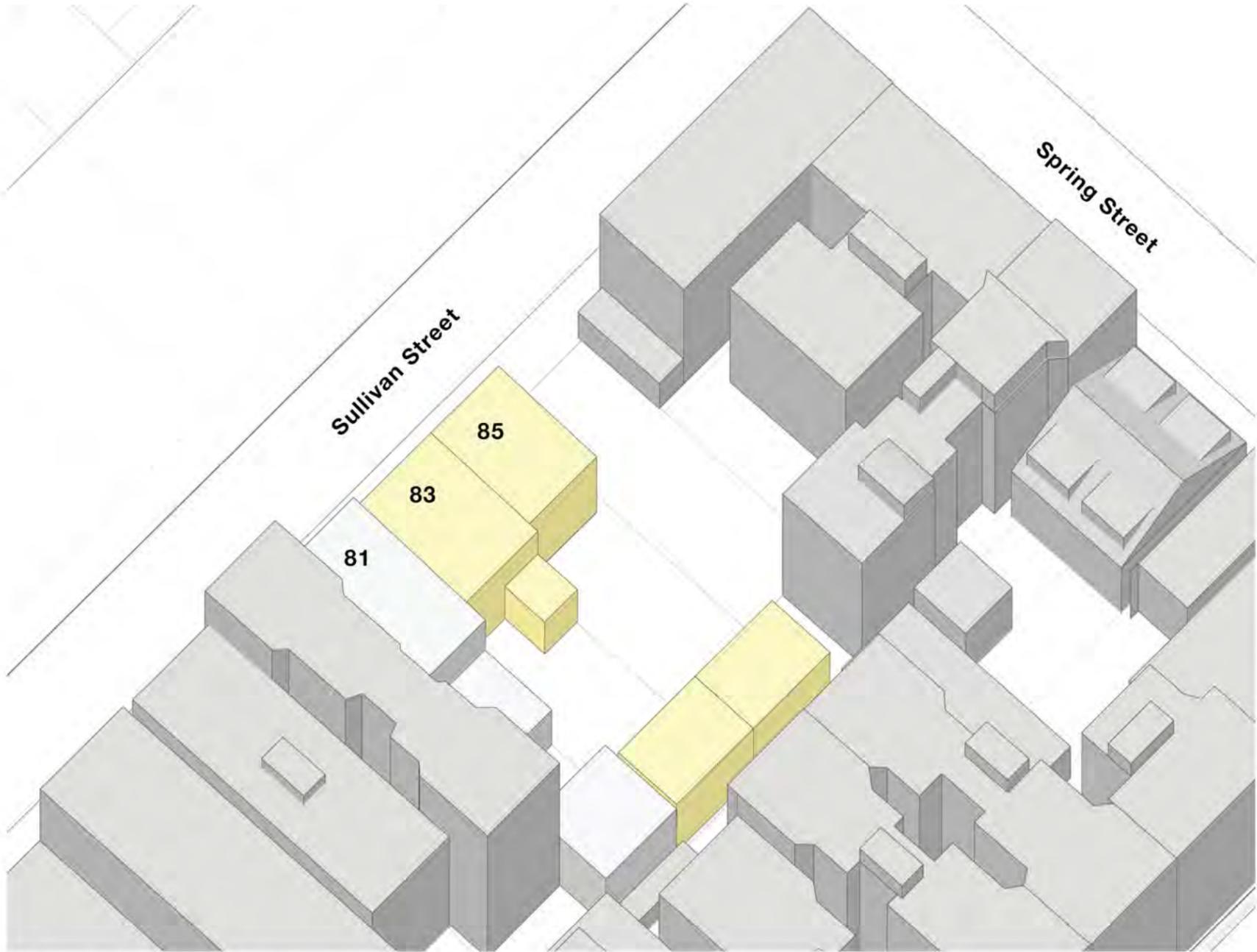
1903 Block Massing
Source: Sanborn Fire Insurance Map

Historic Block Massing: 1922



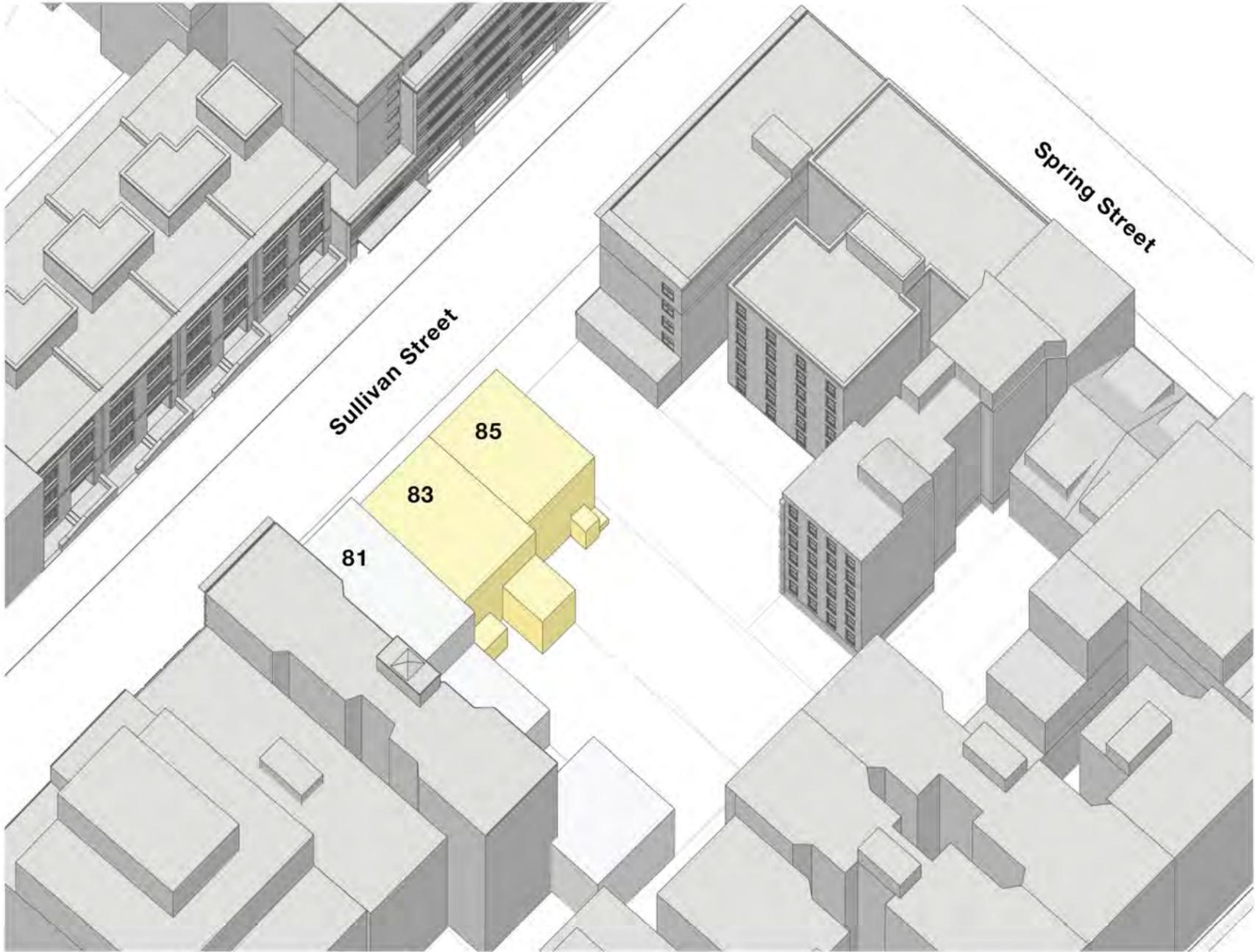
1922 Block Massing
Source: Sanborn Fire Insurance Map

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

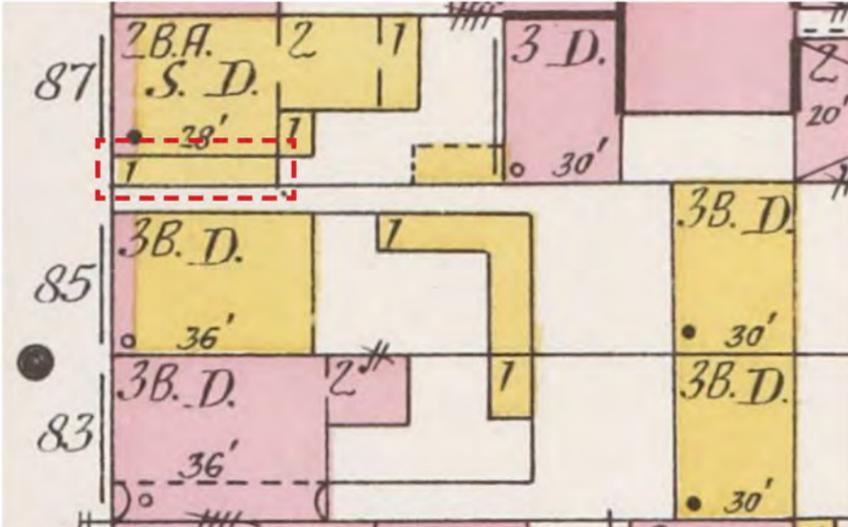
Design Context: Alley Infill



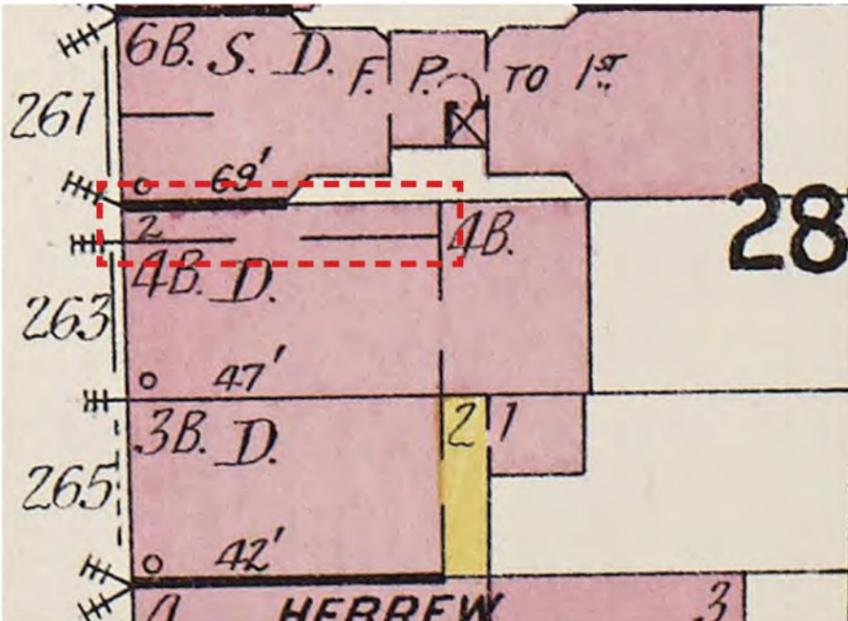
263 Henry Street (built 1827, raised 1895)
Source: NYCMA 1940 Tax Photo



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

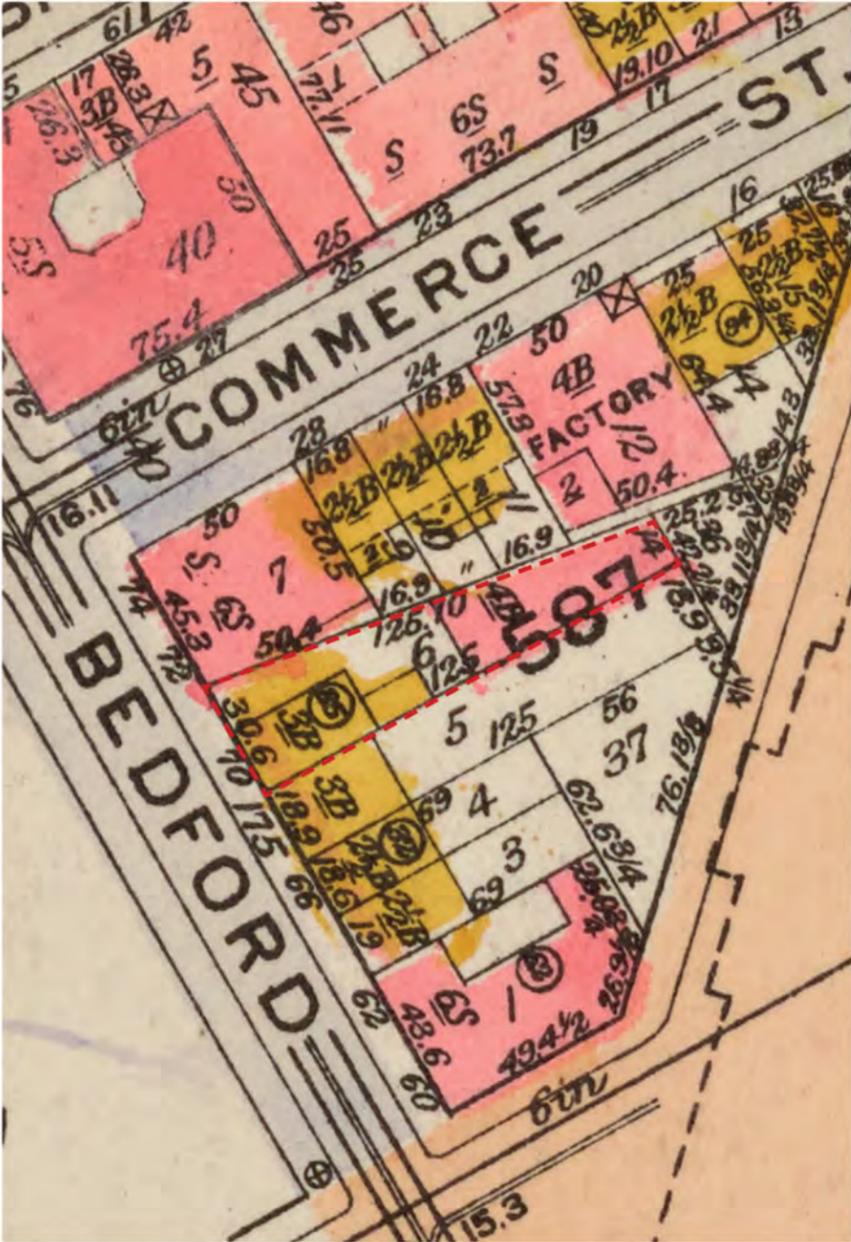
Design Context: Alley Infill



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

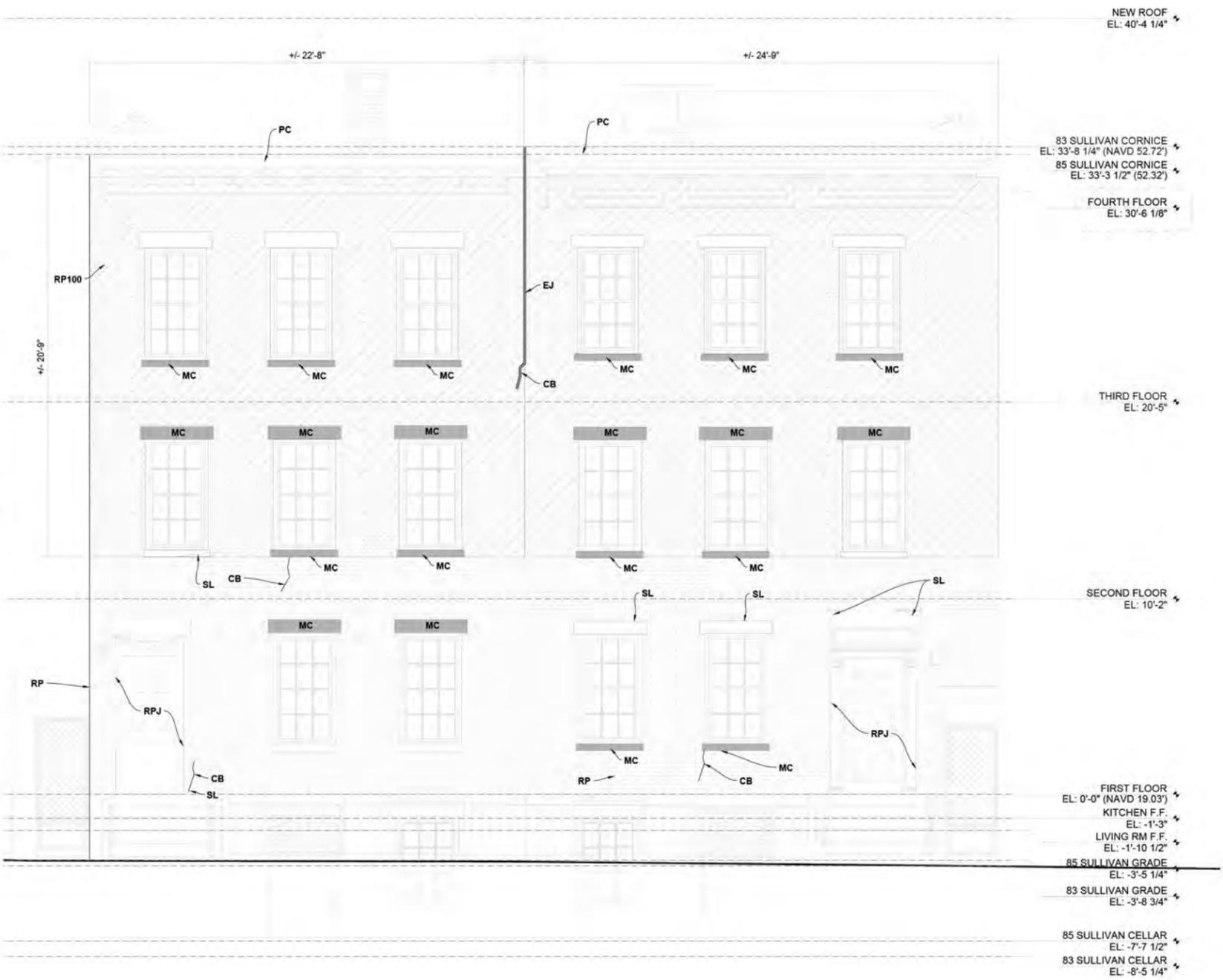


Sill Covered in Break Metal

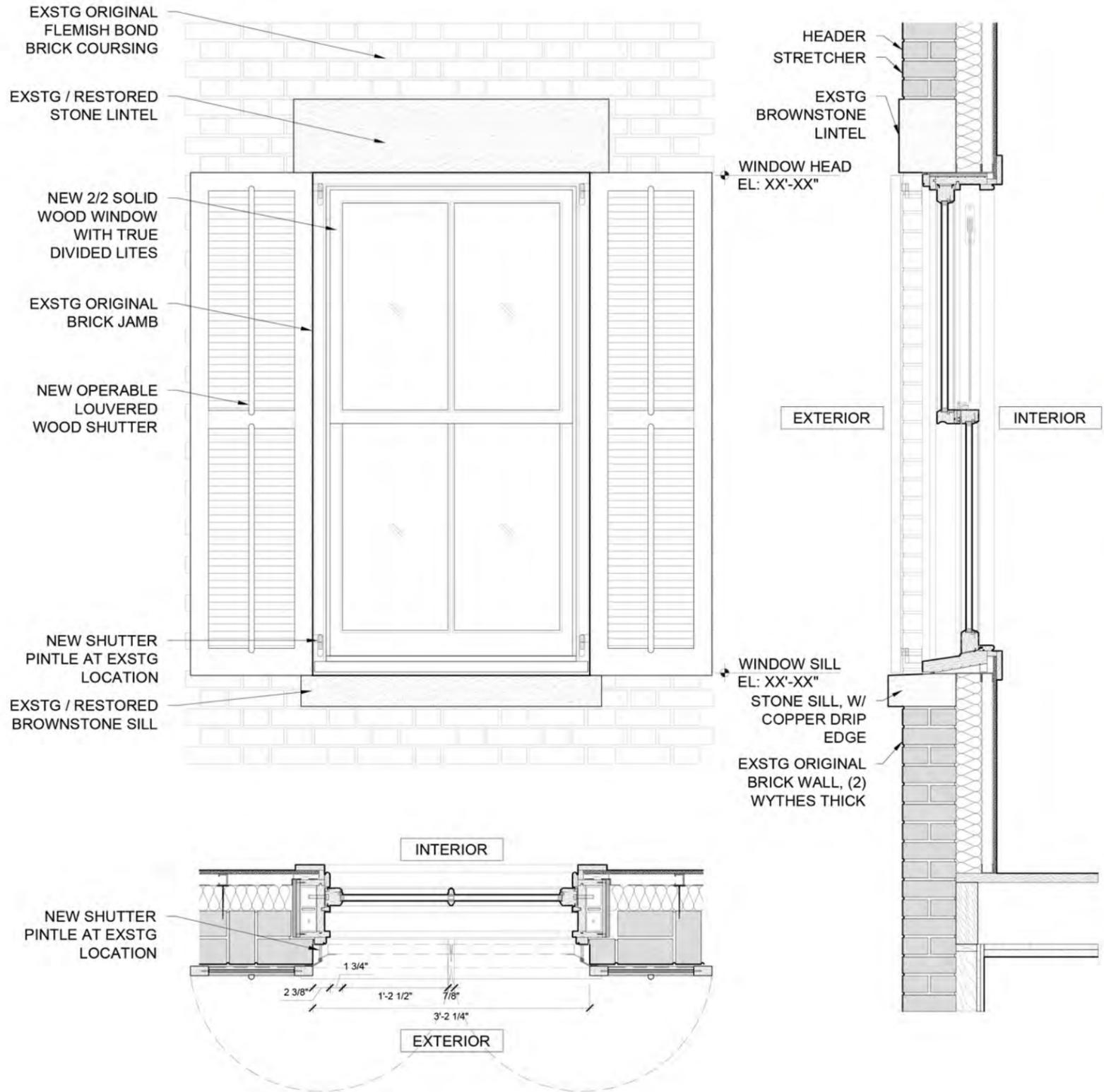
Facade Restoration Report: Steven Winter Assoc.

LEGEND

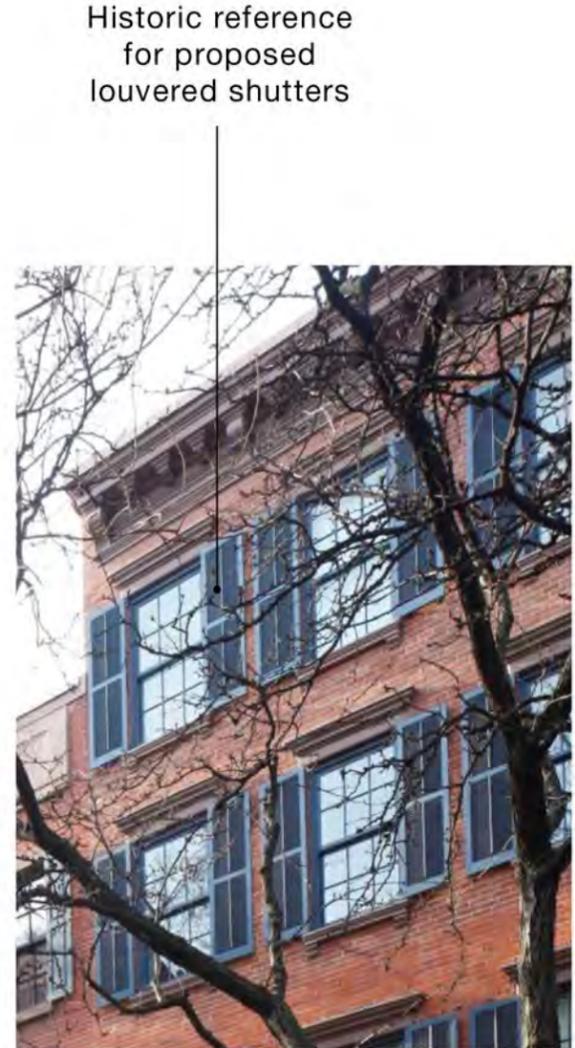
- R100
RAKE OUT ALL LOOSE MORTAR AND REPOINT 100% OF JOINTS. TOOL MORTAR. MATCH EXISTING HISTORIC MORTAR TO ORIGINAL MORTAR LAB COMPOSITION RESULTS.
- MC
REMOVE EXISTING METAL COPINGS OVER BROWNSTONE SILLS AND LINTELS. PROVIDE ACCESS FOR ARCHITECT TO ASSESS UNDERLYING BROWNSTONE CONDITIONS. REPLACE WITH 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



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

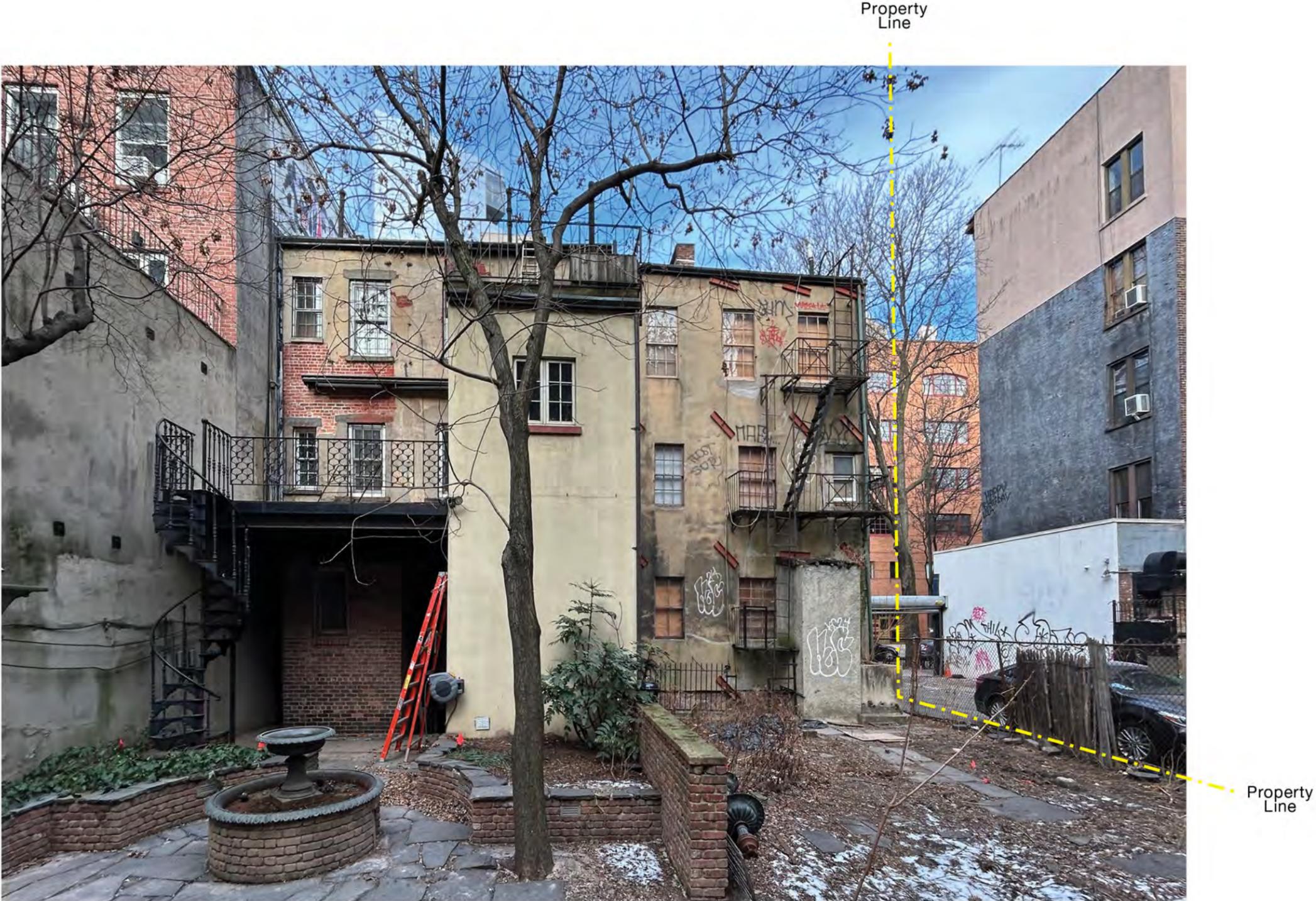


Structural shoring, installed in 2009 to prevent building collapse



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

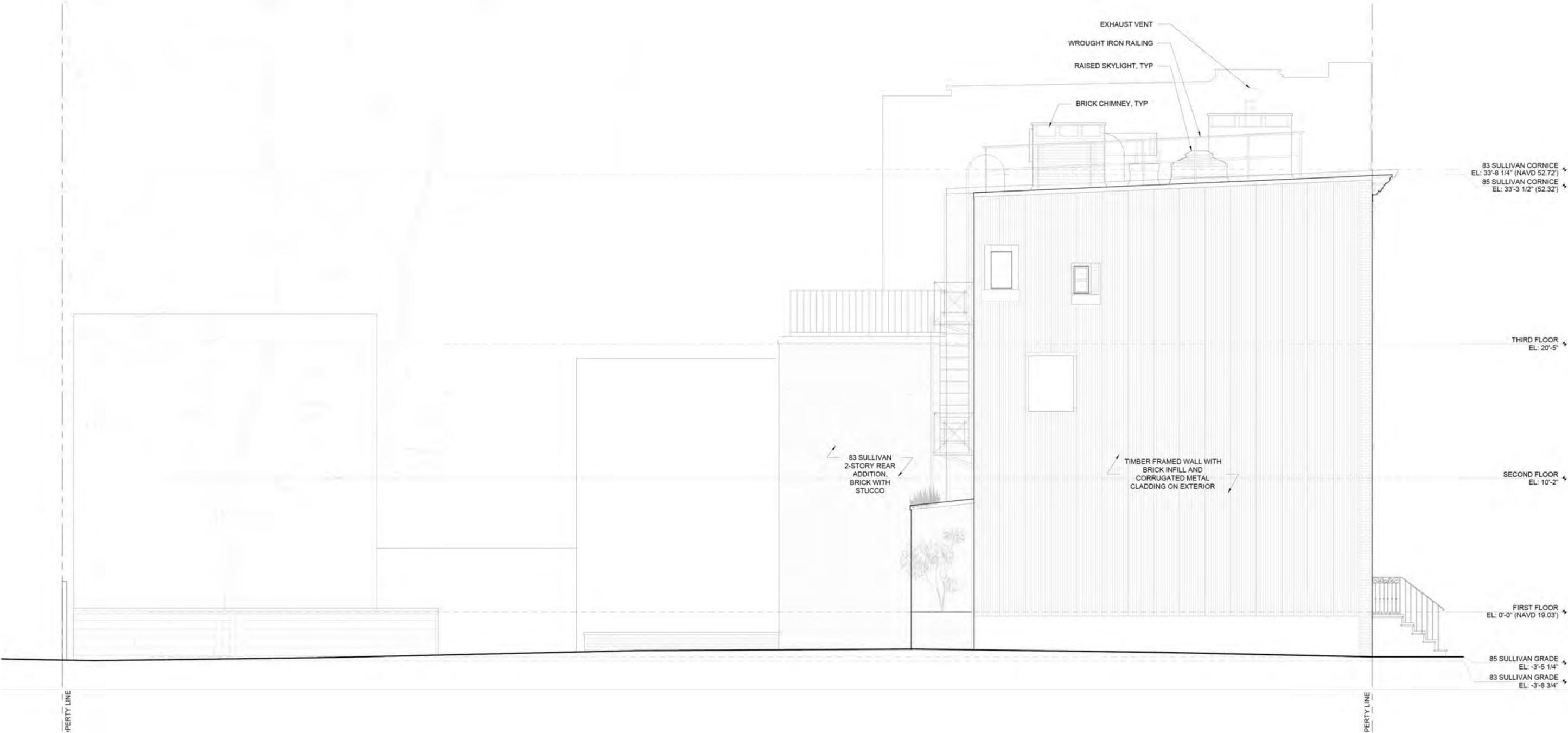


Buckling Wall
Separation of the north and east wall, source of considerable water infiltration

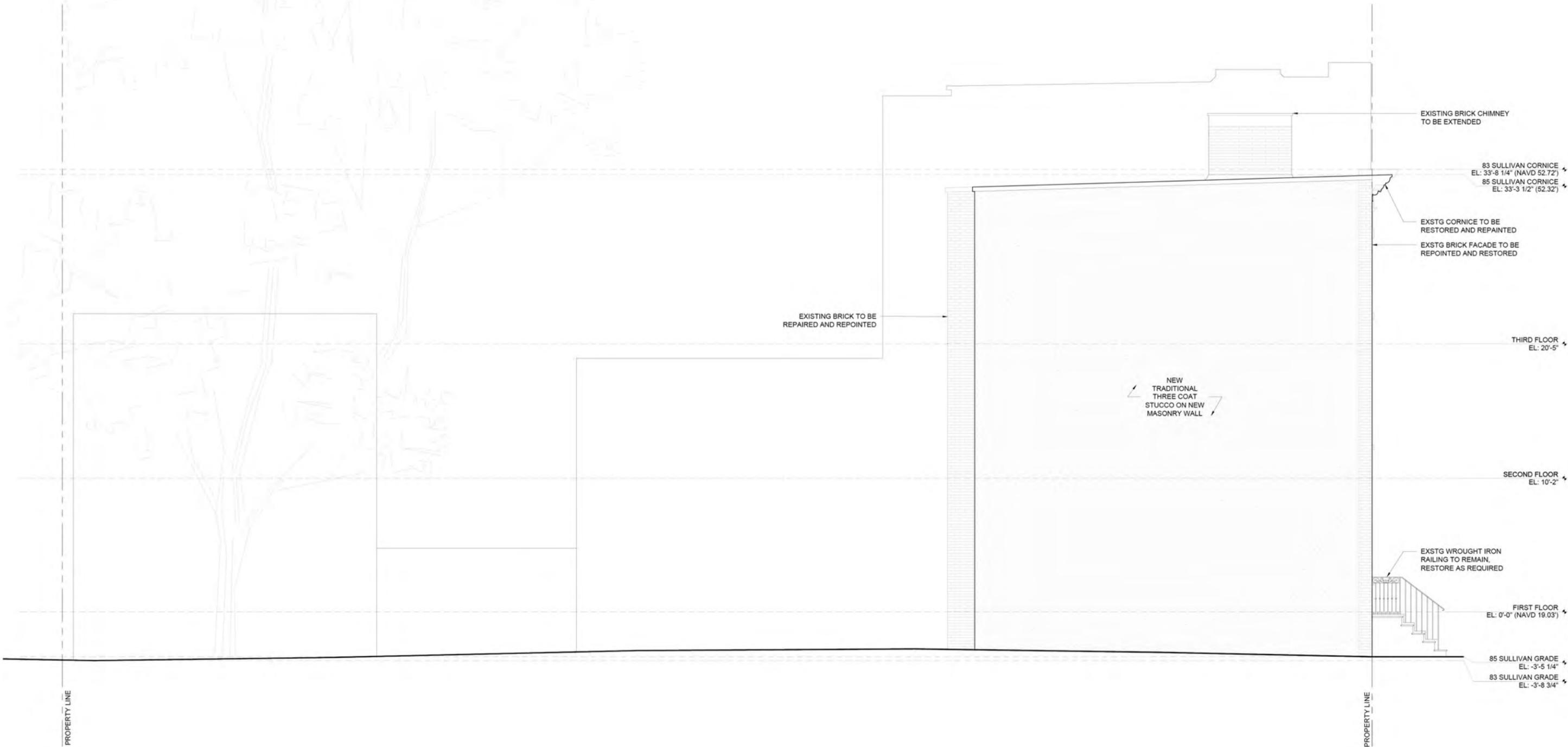


Exposed Structural Tie-Backs
Installed in 2009 to help stabilize the building and prevent further separation of the facade

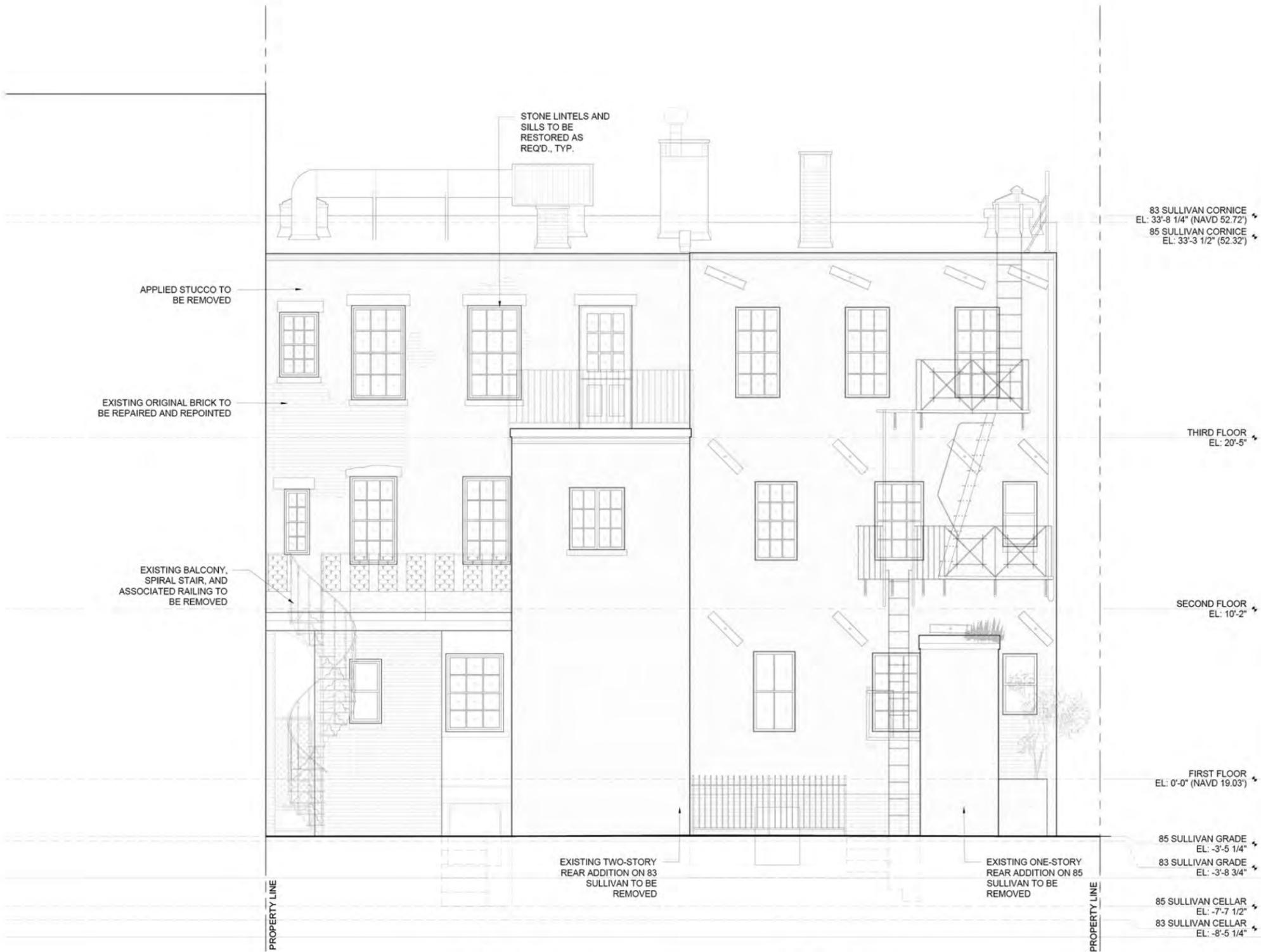
85 Sullivan: Existing Side Elevation



85 Sullivan: Restored Side Elevation



83/85 Sullivan: Existing Rear Elevation



83 Sullivan

85 Sullivan

Proposed Restored Elevation

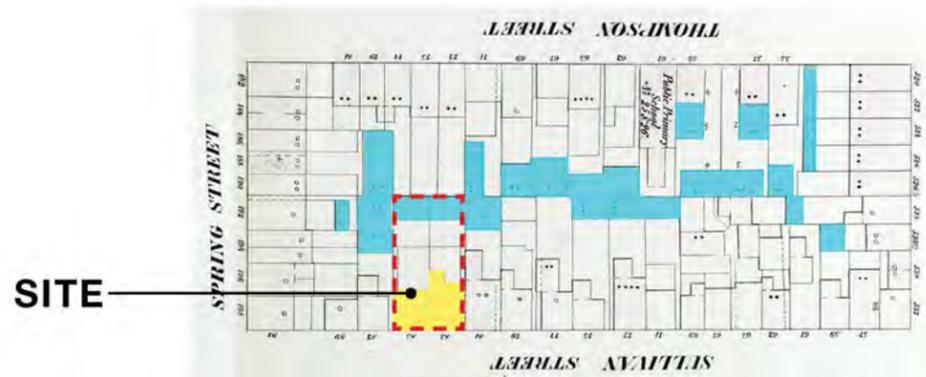


83 Sullivan

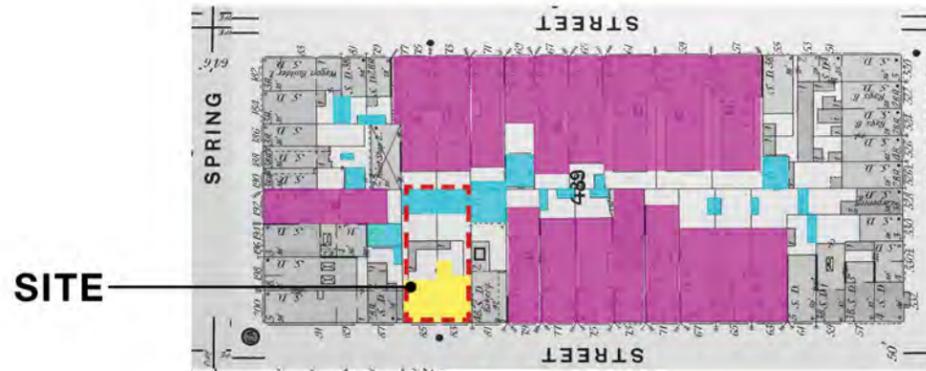
85 Sullivan

PROPOSED ADDITION

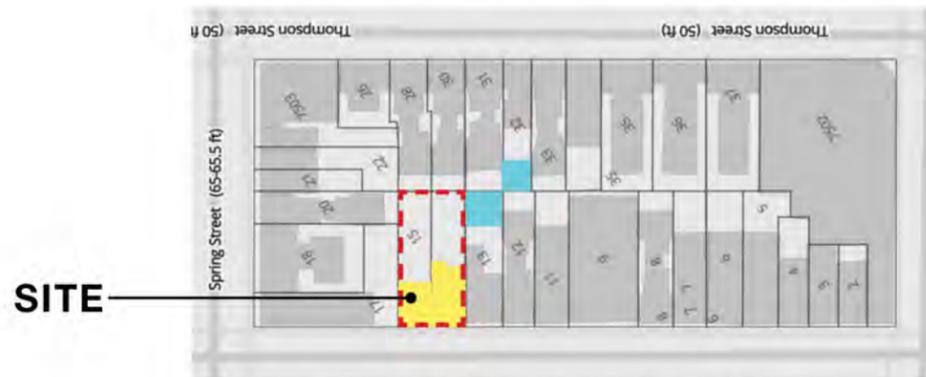
Massing Context: Historic Inner Block Transformation



(1853) Source: Perris Map



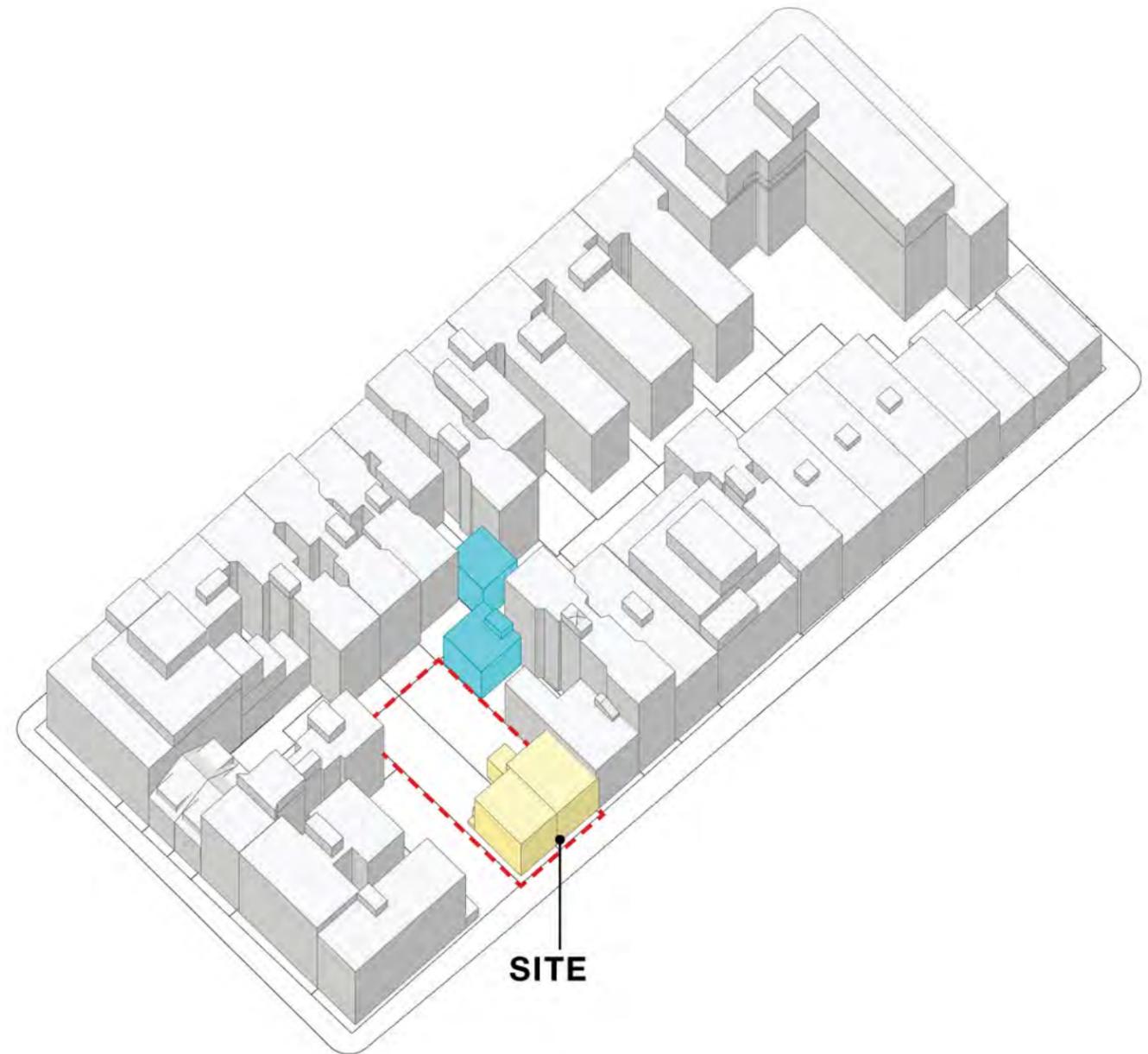
(1905) Source: Sanford Map



(2025) Source: NYC Planning ZoLa Map



Historic and Current Block Maps with Back Buildings Highlighted

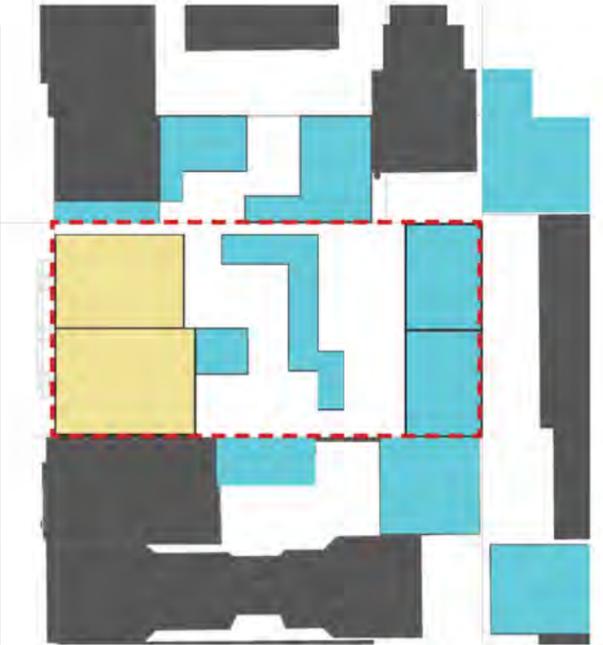


Block Axonometric with Extant Back Buildings
Source: NYC 3D Model and NYC Planning ZoLa Map

Massing Context: Historic Site Transformation



1825
Source: LPC Designation Report



1922
Source: 1922 Sanborn Fire Insurance Map



1922 Massing
Alley Infill at 87 Sullivan
Source: 1922 Sanborn Fire Insurance Map



2025

20' Rear Yard Setback

Design Context: Tea Porches



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



235 W 11th Street (built 1844)

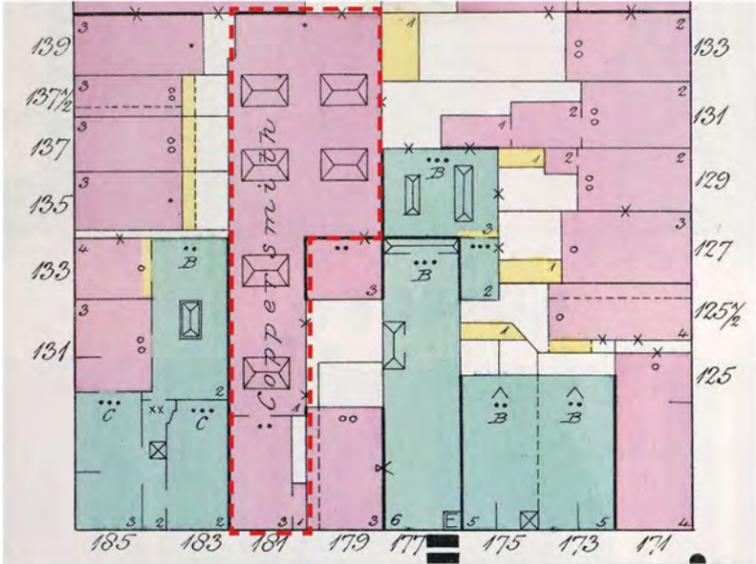


50 Charles Street (1916)
Source: NYHS

Material Context: Copper



Prince Street Copper Smith , 181 Prince St
C.G. Hussey & Company, 140-148 Sixth Ave



1 Prince Street Copper Smith (between Sullivan & Thompson)
 Source: 1894 Sanborn Map



2 C.G. Hussey & Company (c. 1940)
 Source: NYCMA Tax Photo



2 C.G. Hussey & Company (c. 1939)
 Source: New York Public Library

Material Context: Copper



Henry J. Seaman House, 152 W 11th St
(built 1836)



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



Kiosken Cafe, Oslo, Norway



Functional Copper Details

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



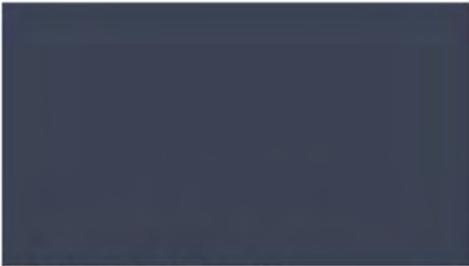
Rear Facade: Proposed Addition Rendering



Rear Facade: Proposed Addition Rendering



Proposed Material Palette



F&B Hague Blue Paint
83 & 85 Sullivan Exterior Trim



F&B Wimborne White Paint
83 & 85 Sullivan Historic Door Surrounds



Restored Brownstone
83 & 85 Sullivan Sills and Lintels



Traditional Three-Coat Stucco
85 Sullivan Side Wall



Existing Restored Brick
85 Sullivan Areaway



Existing Brownstone
83 Sullivan Areaway



Patinated Copper
83 & 85 Sullivan Penthouse and Rear Addition

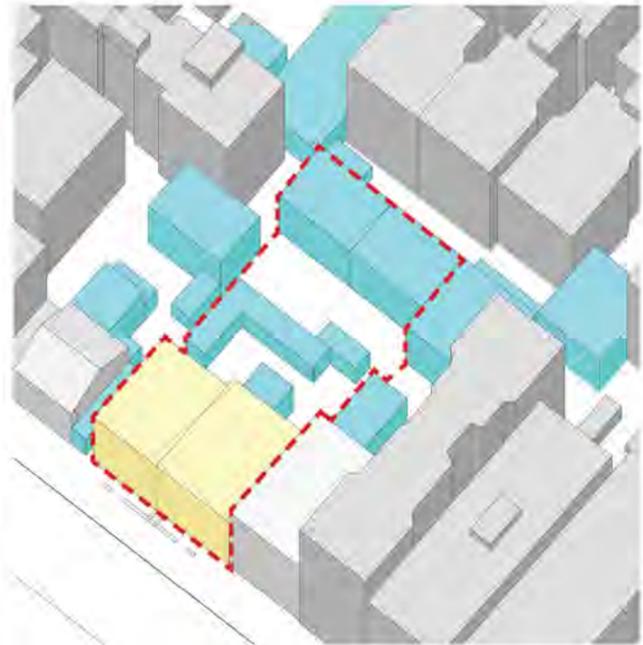
Massing Context: Proposed Addition



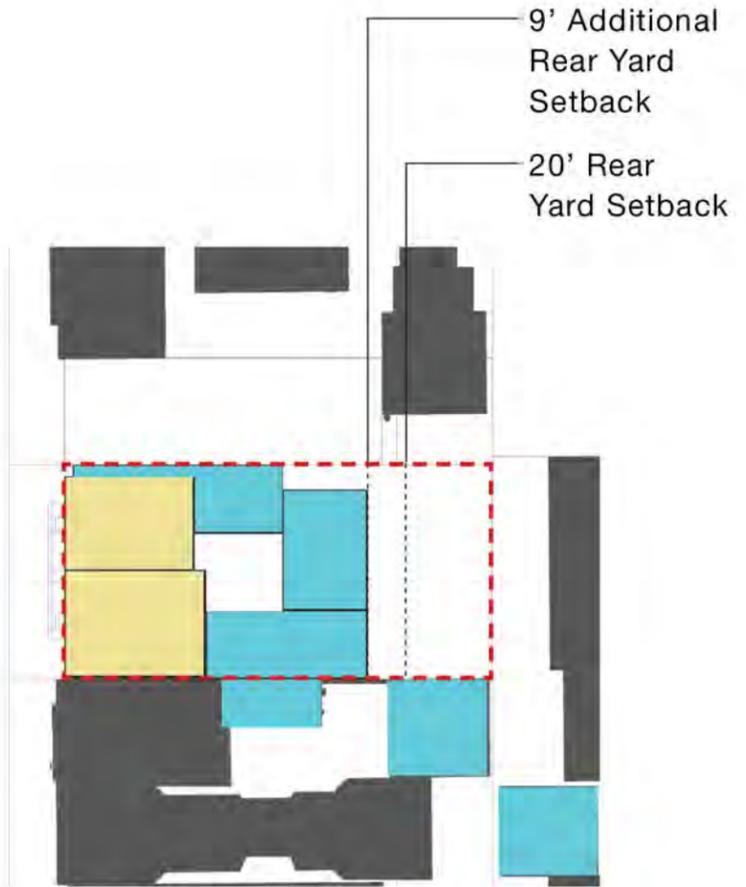
1825
 83/85 Sqft (w/o cellar): 3,015 sqft
Rear Yard Floor Area (w/o cellar):
1,800 sqft
 Total: 4,815 sqft
 Source: LPC Designation Report



1922
 83/85 Sqft (w/o cellar): 3,015 sqft
Rear Yard Floor Area (w/o cellar):
4,885 sqft
 Total: 7,900 sqft
 Source: 1922 Sanborn Fire Insurance Map

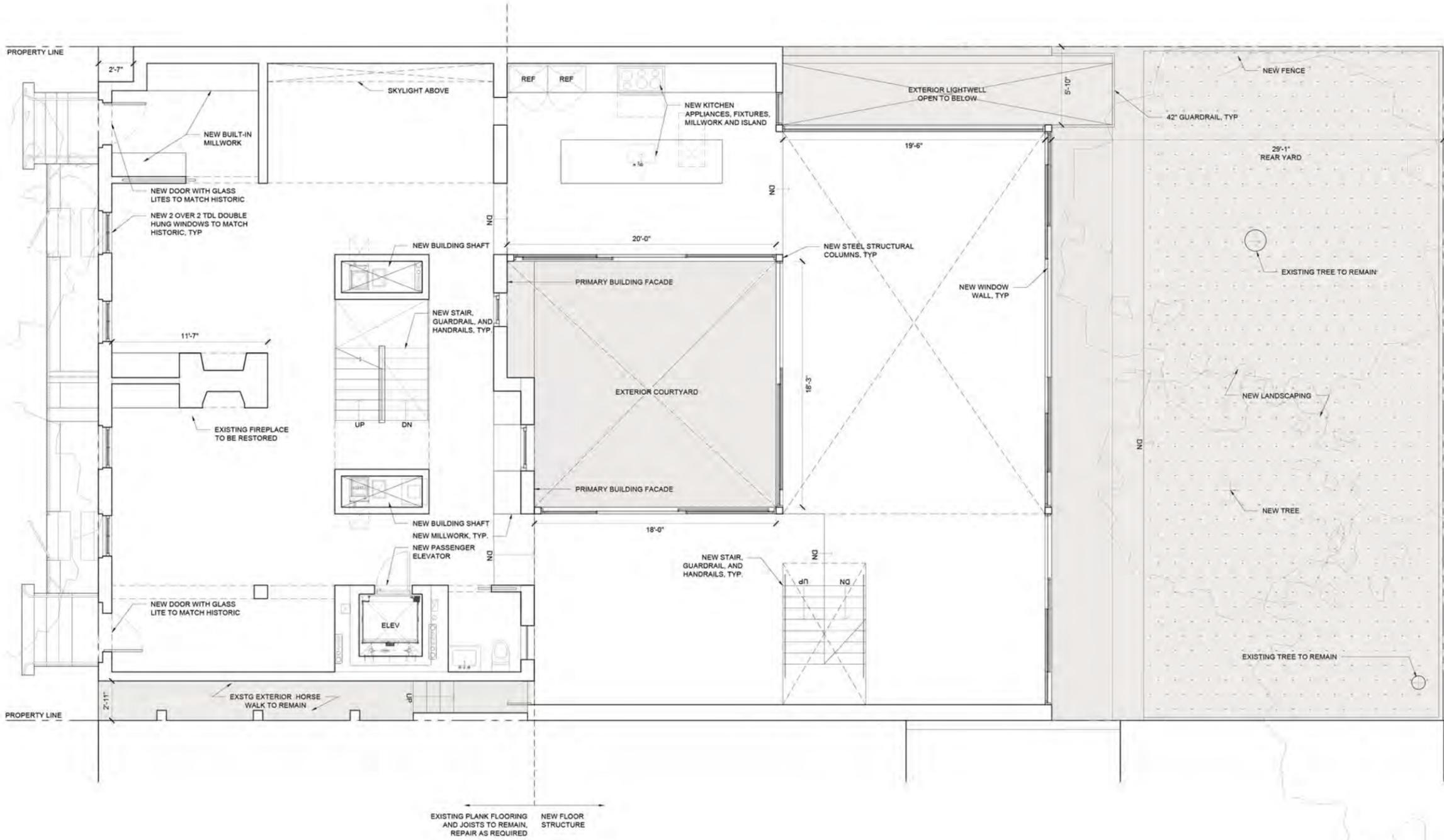


1922 Massing
 Alley Infill at 87 Sullivan
 Source: 1922 Sanborn Fire Insurance Map

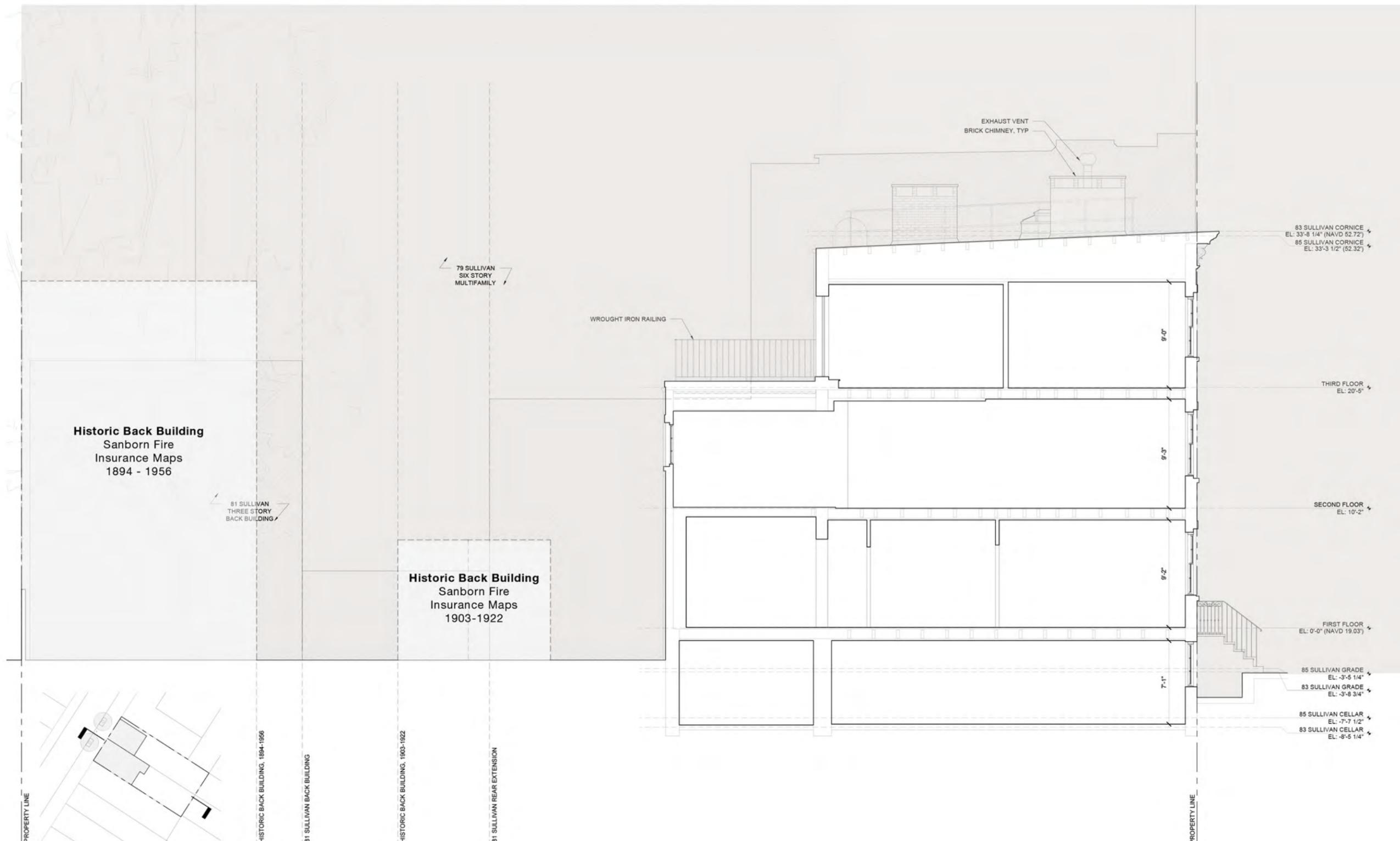


PROPOSED
 83/85 Sqft (w/o cellar): 3,015 sqft
Rear Yard Floor Area (w/o cellar):
4,740 sqft
 Total: 7,755 sqft

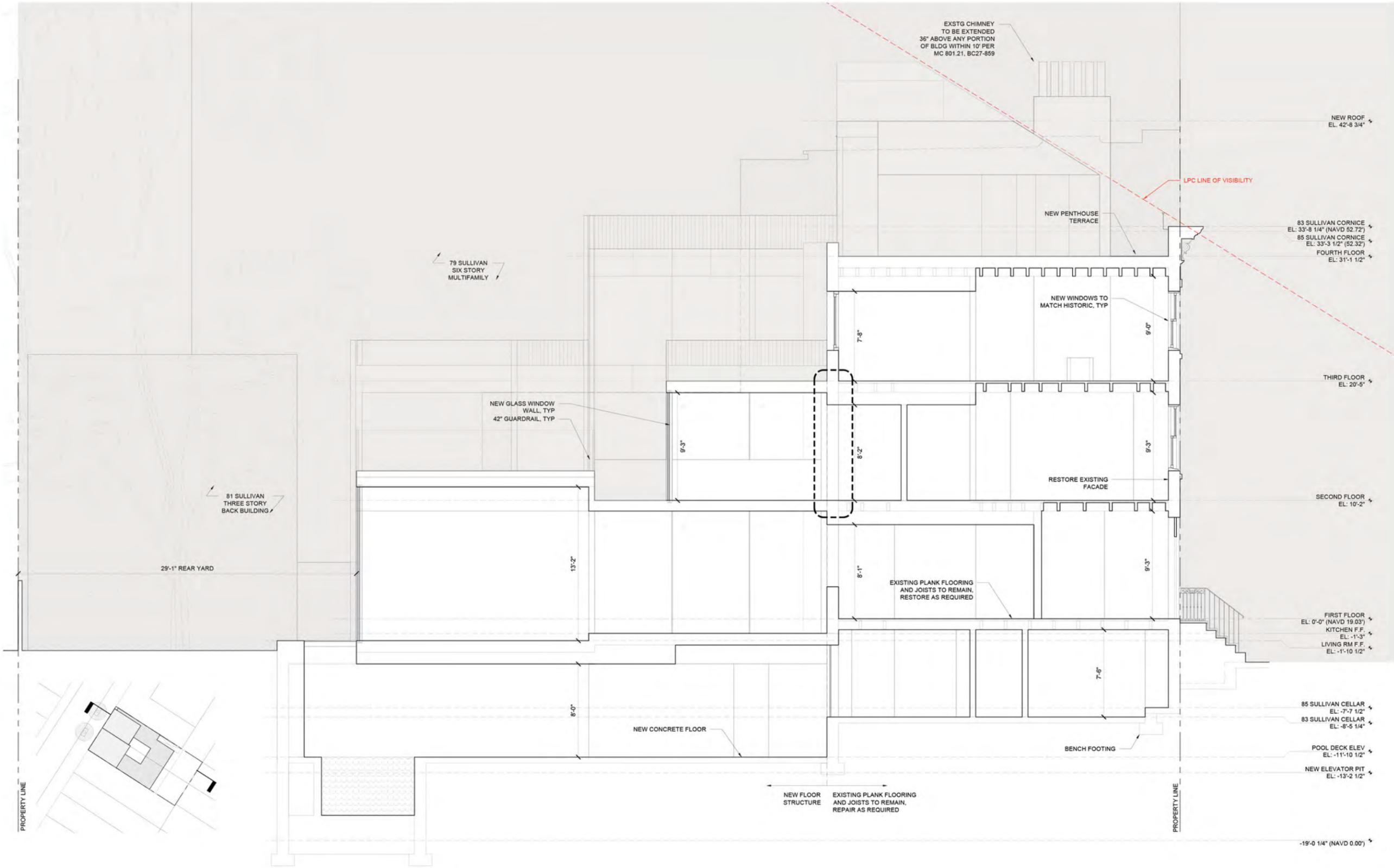
Proposed Addition: First Floor Plan



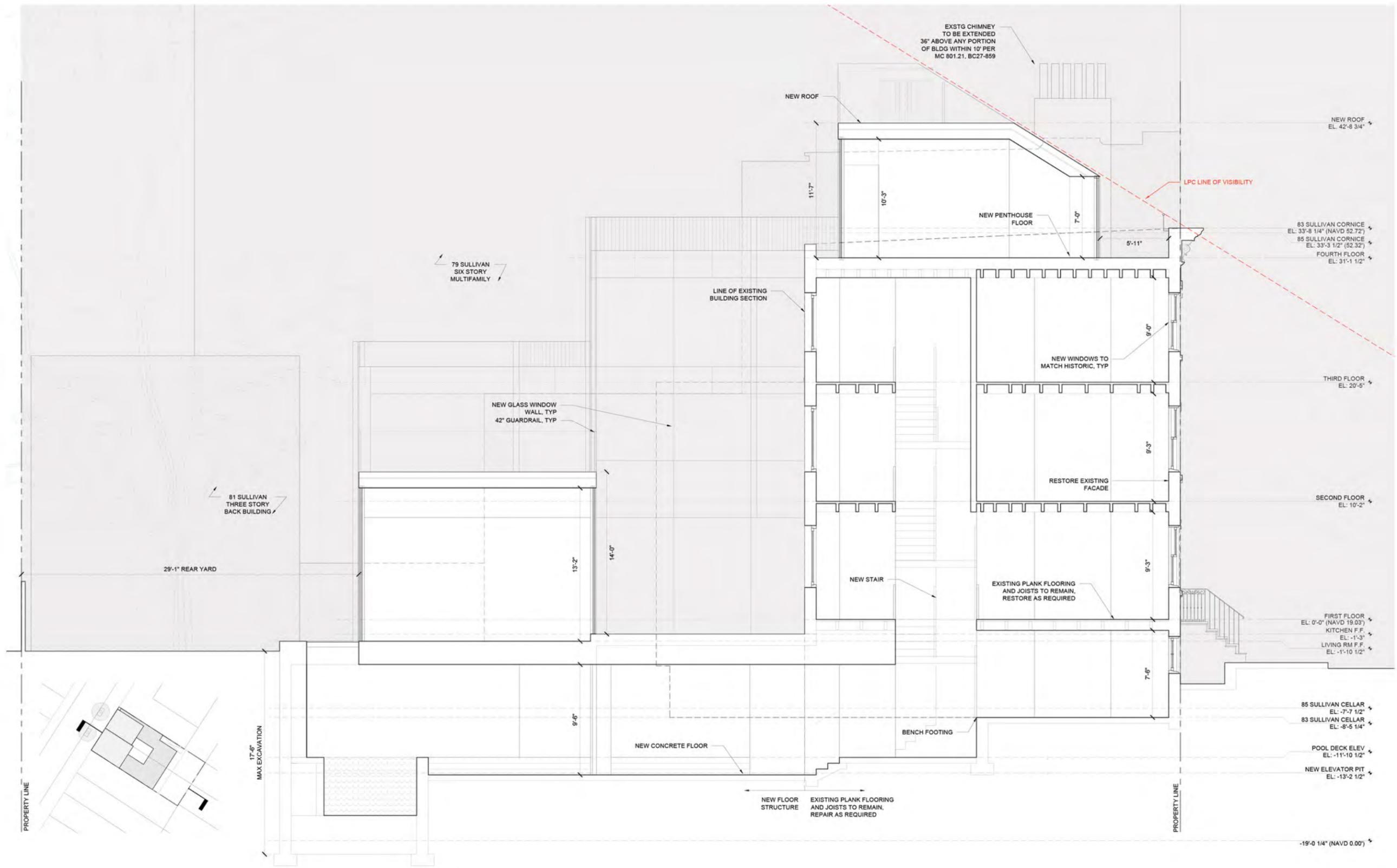
Existing Building Section



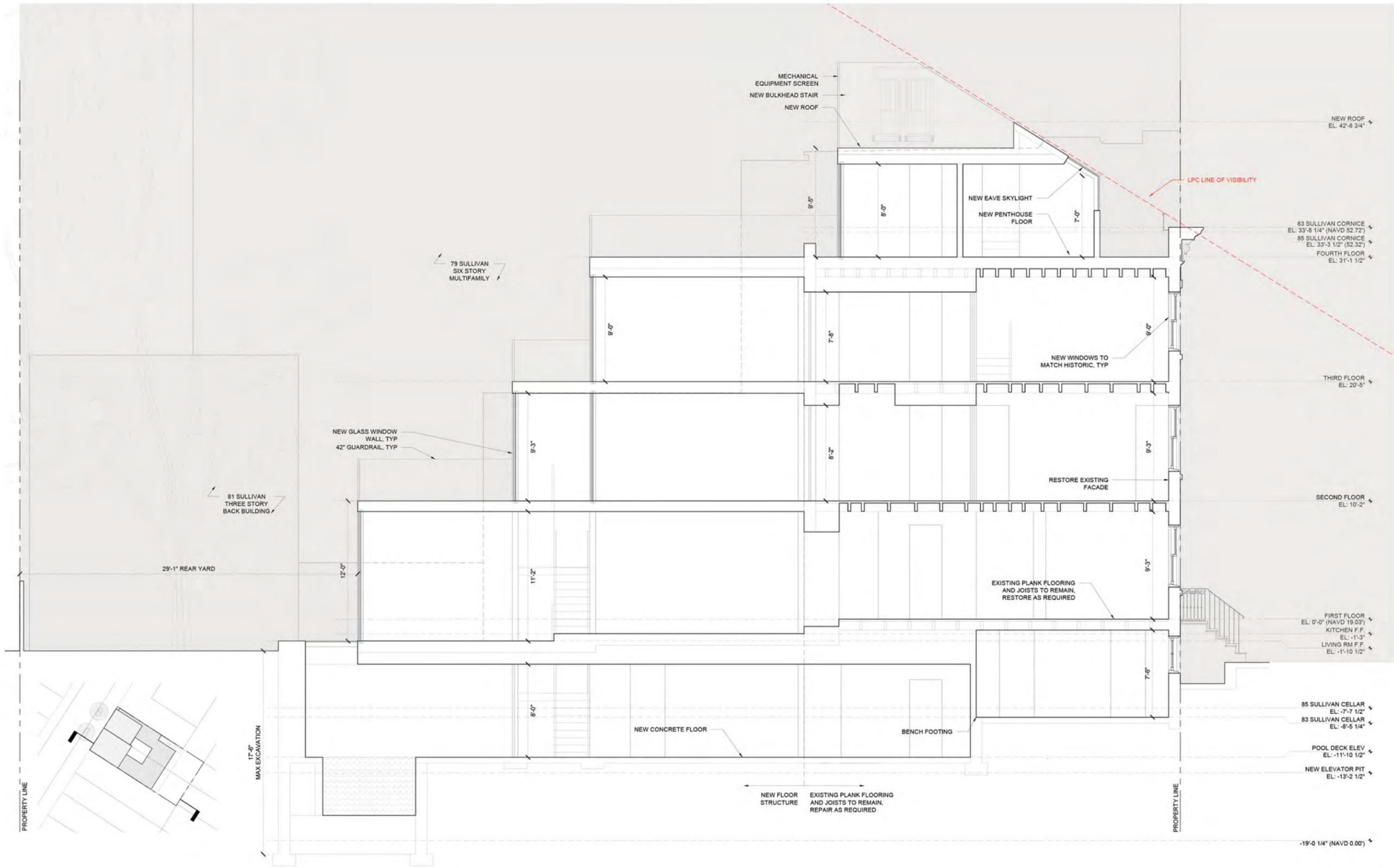
Proposed Building Section at 85 Sullivan



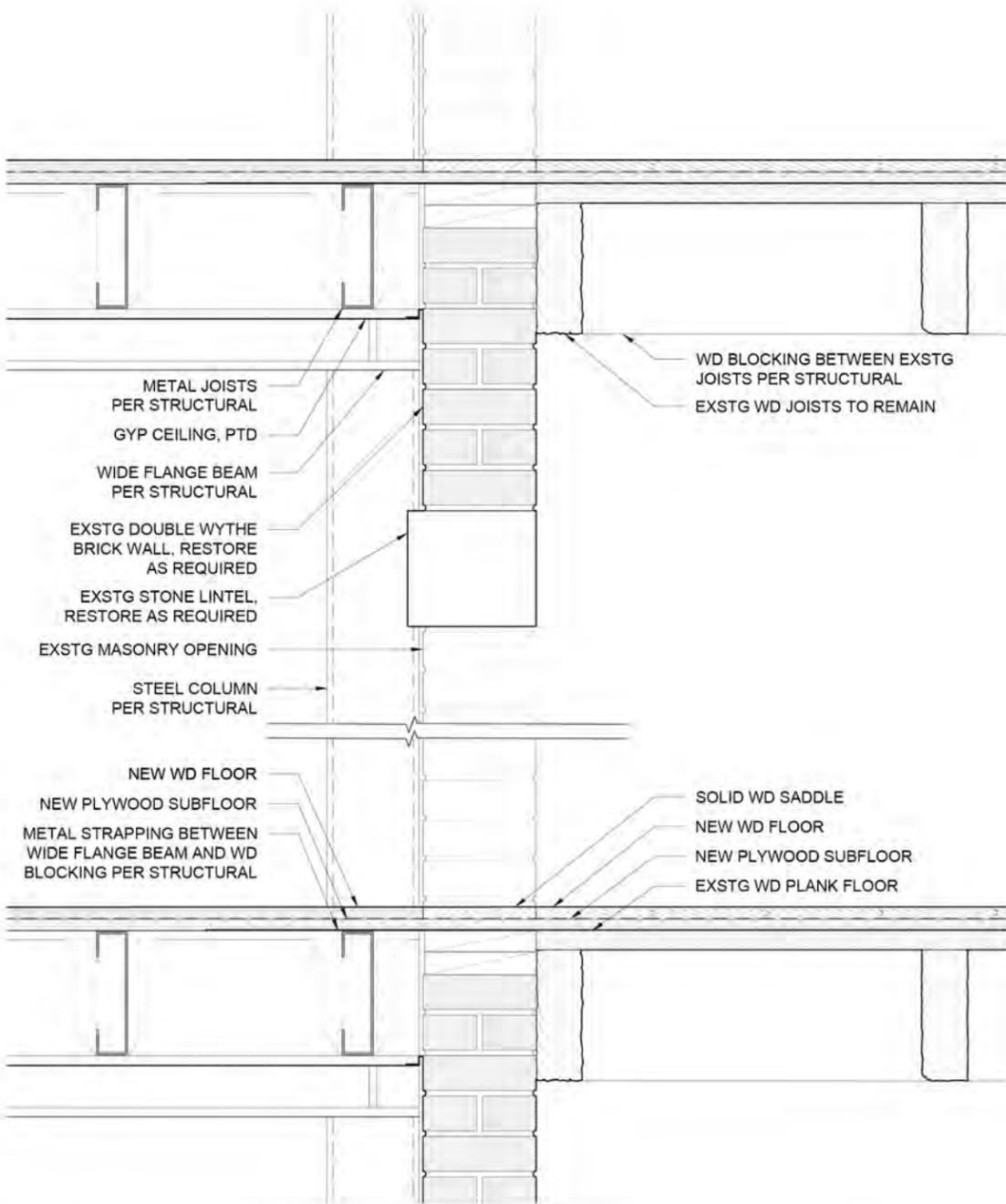
Proposed Building Section at Courtyard



Proposed Building Section at 83 Sullivan



Proposed Structural Details



Typical Structural Connection at Existing Masonry Openings

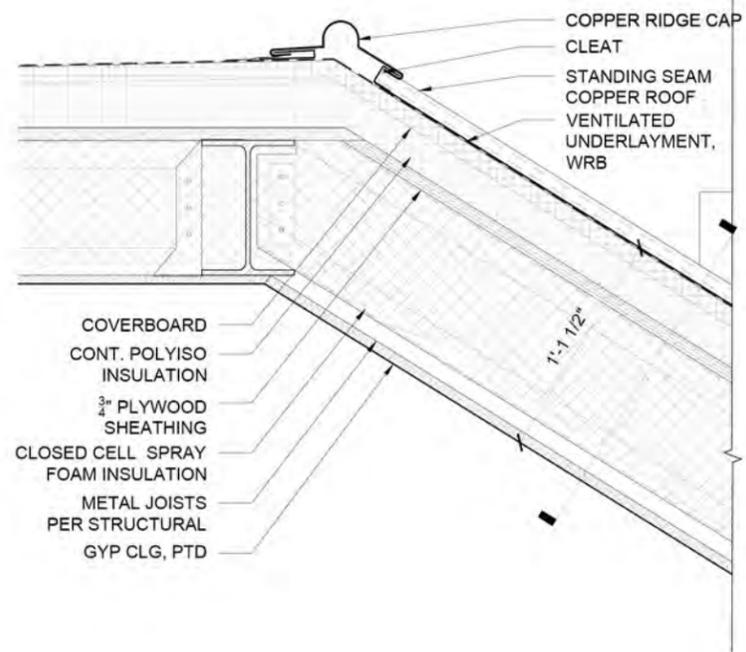
Proposed Addition Elevation



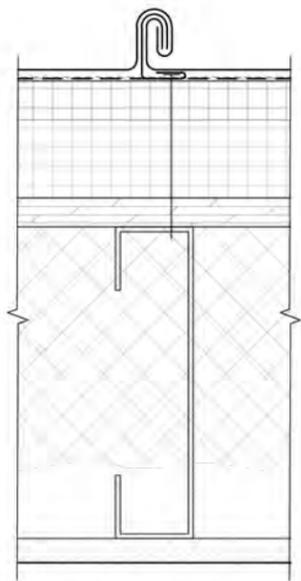
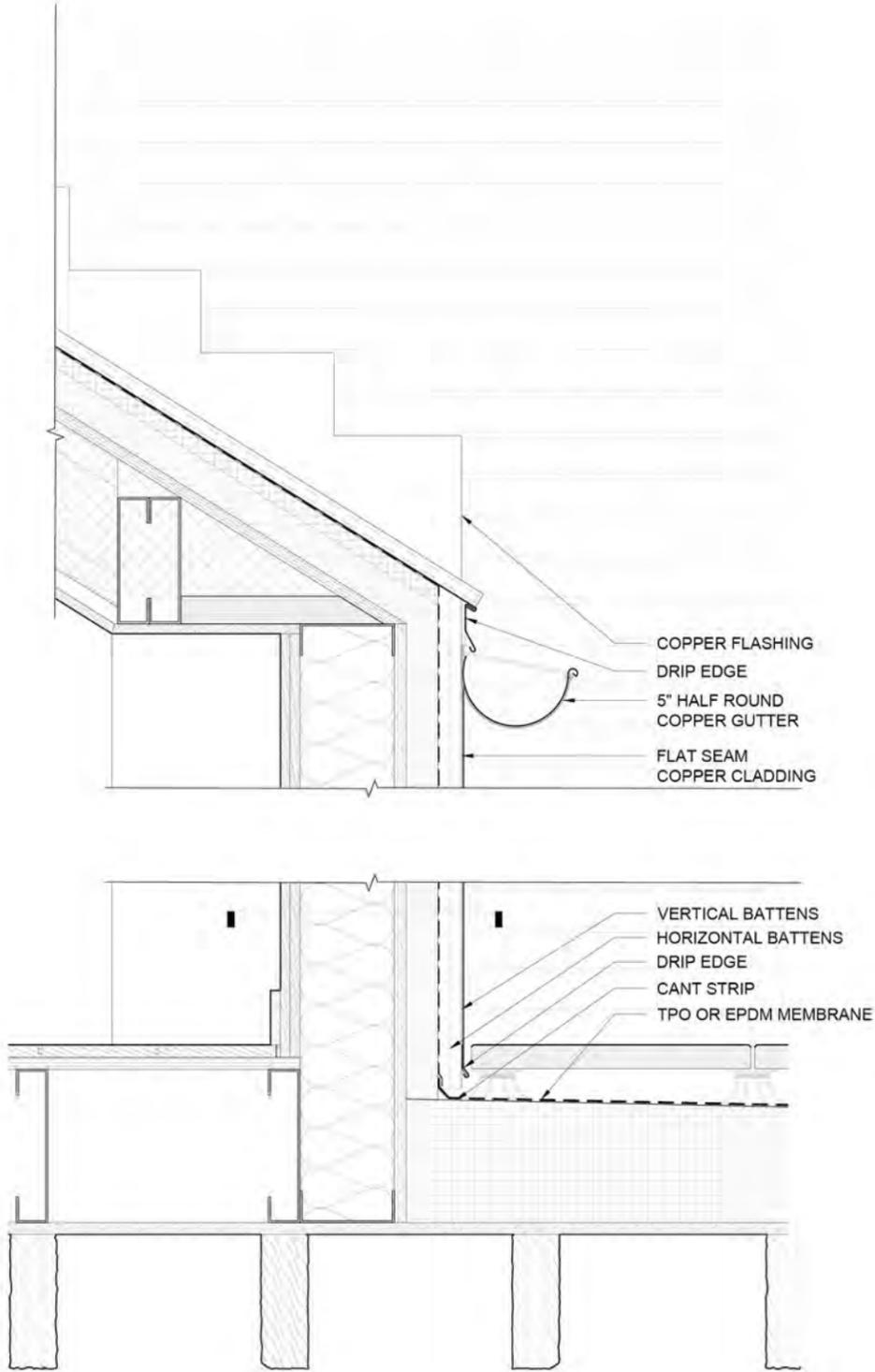
Proposed Roof Addition Rendering



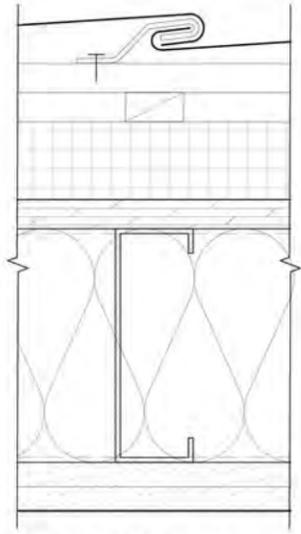
Proposed Copper Details



Penthouse Detail Section



Typical Standing Seam

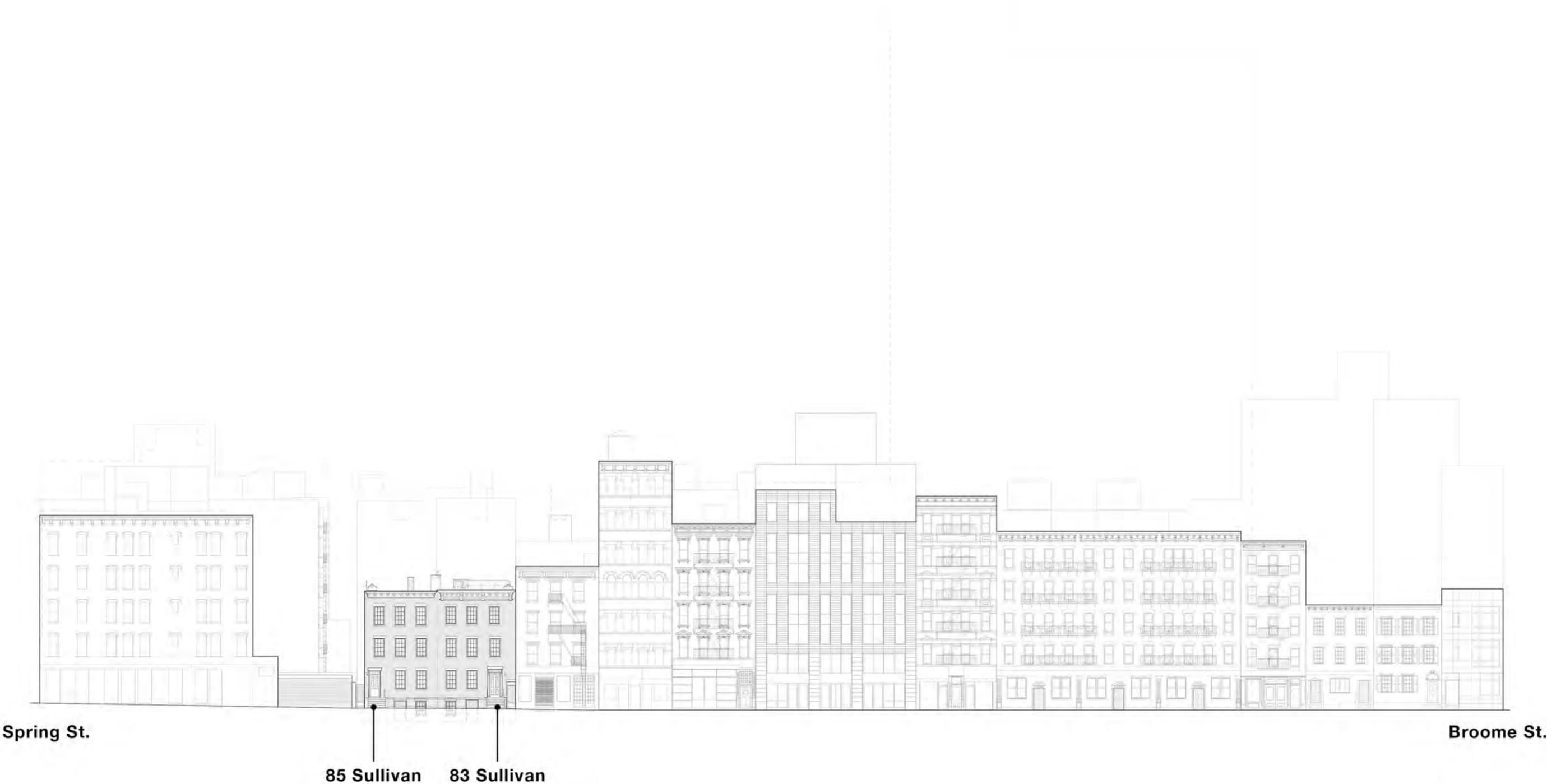


Typical Flat Seam

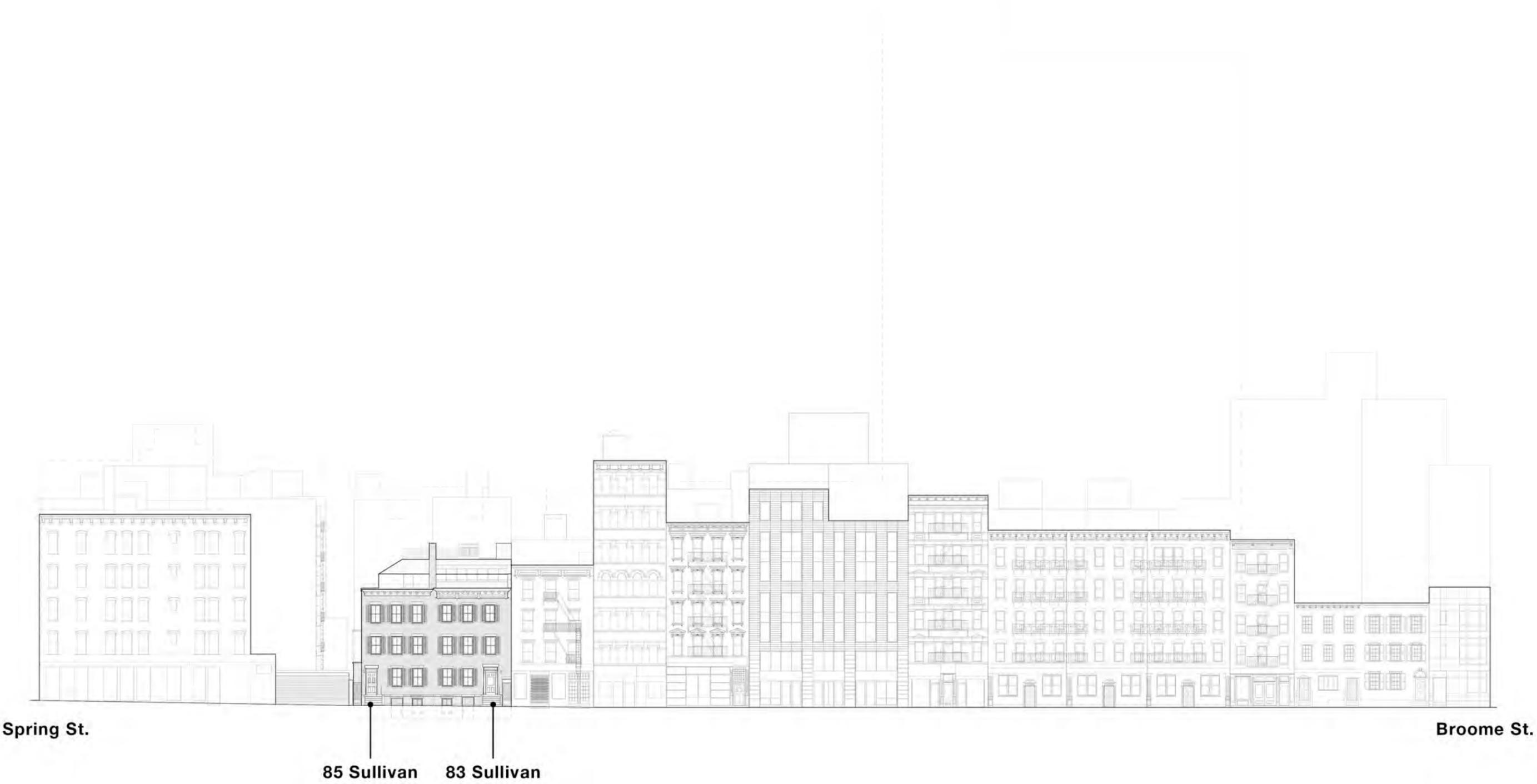
Proposed Roof Plan



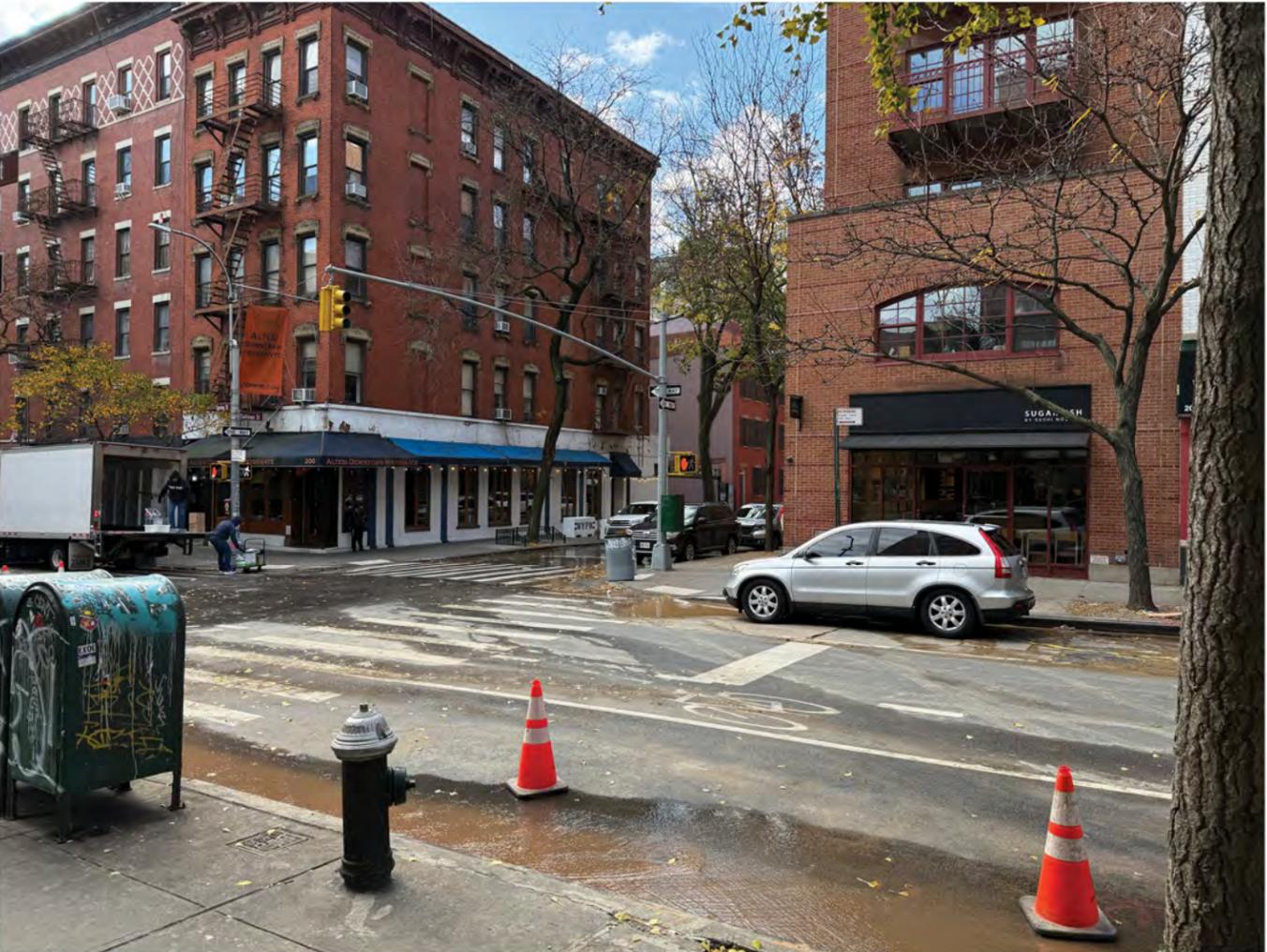
Block Context: Existing Sullivan Street Elevation



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

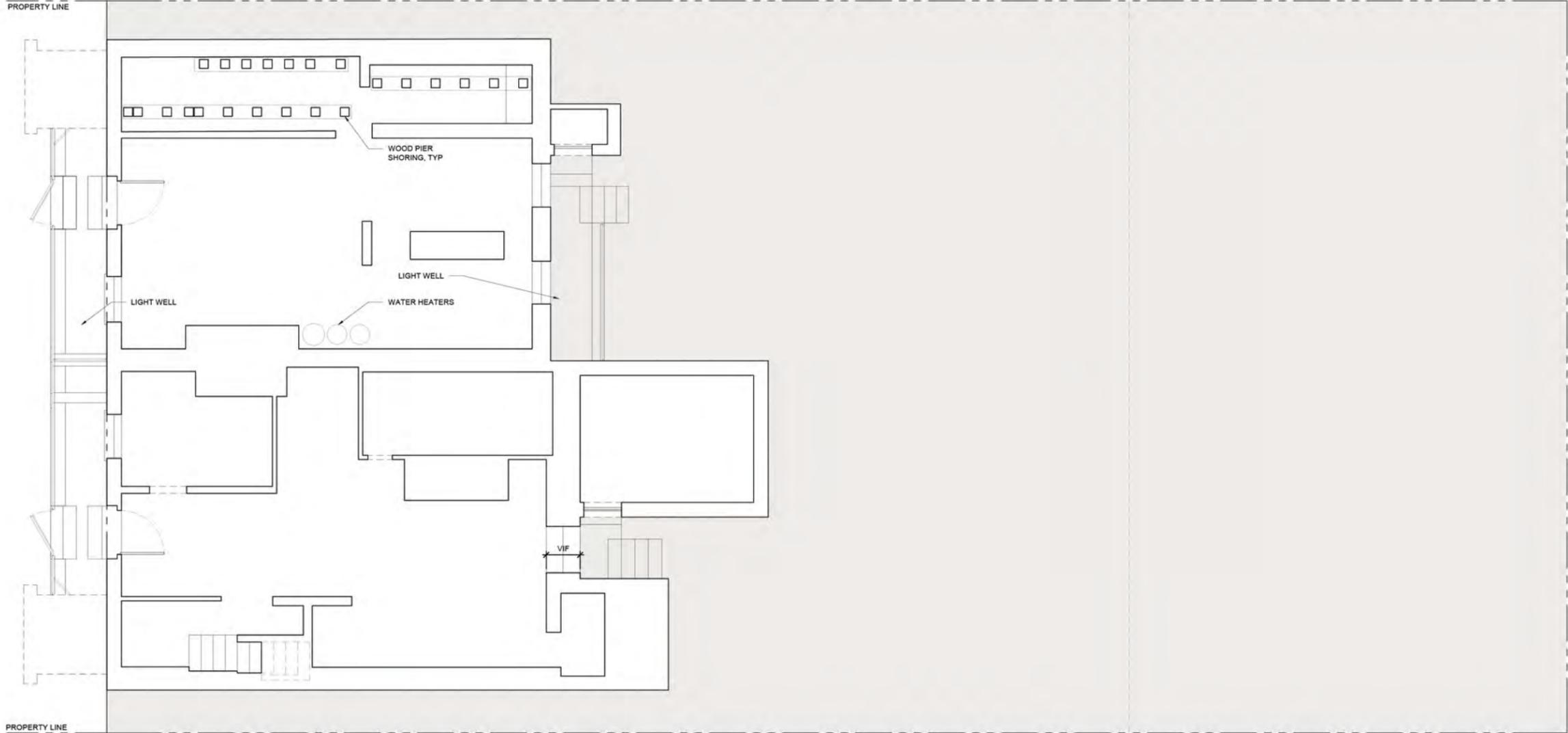
Rendering: Front Elevation View from Sullivan St.



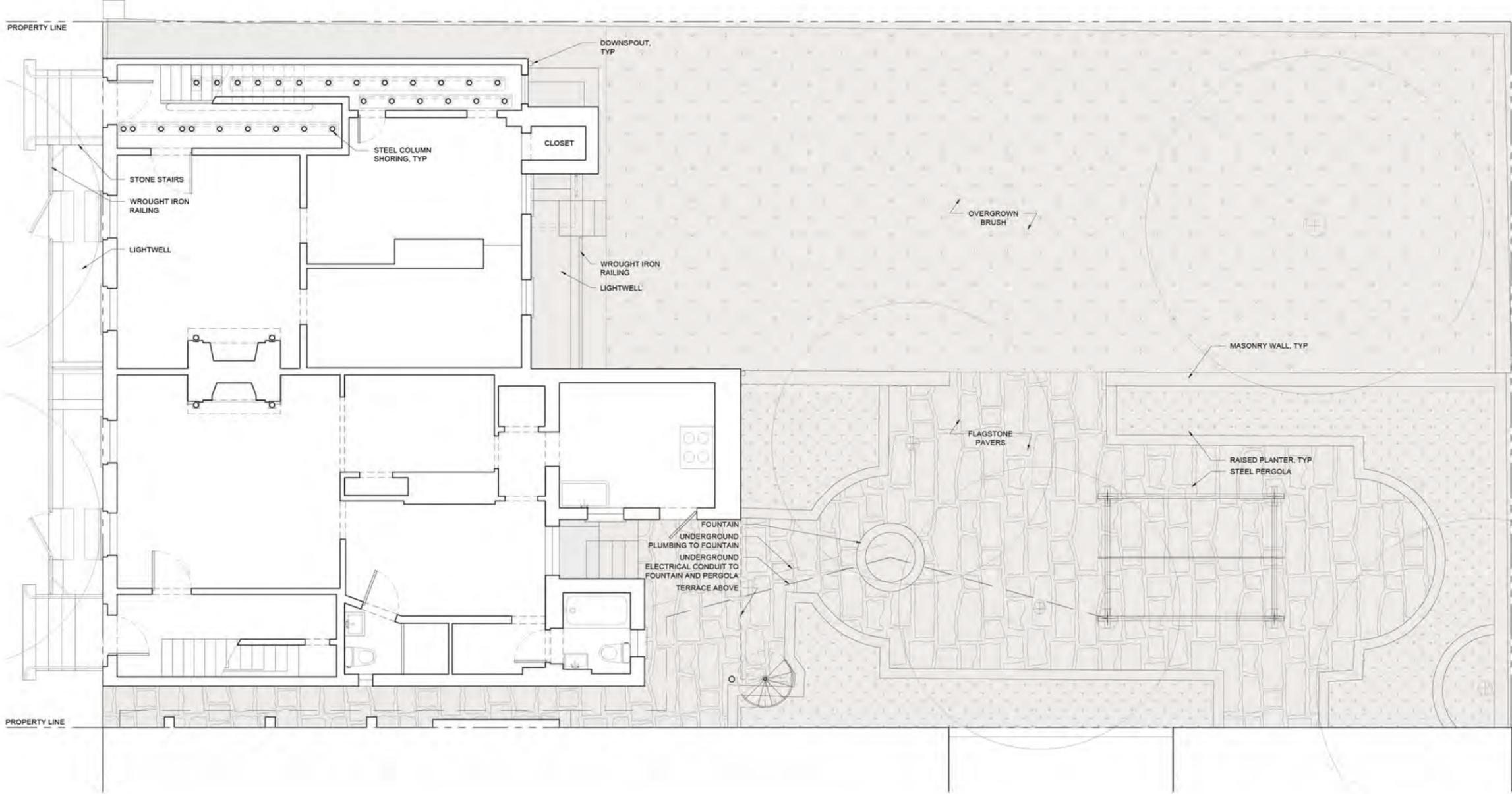
Photomontage

APPENDIX: ADDITIONAL DESIGN MATERIALS

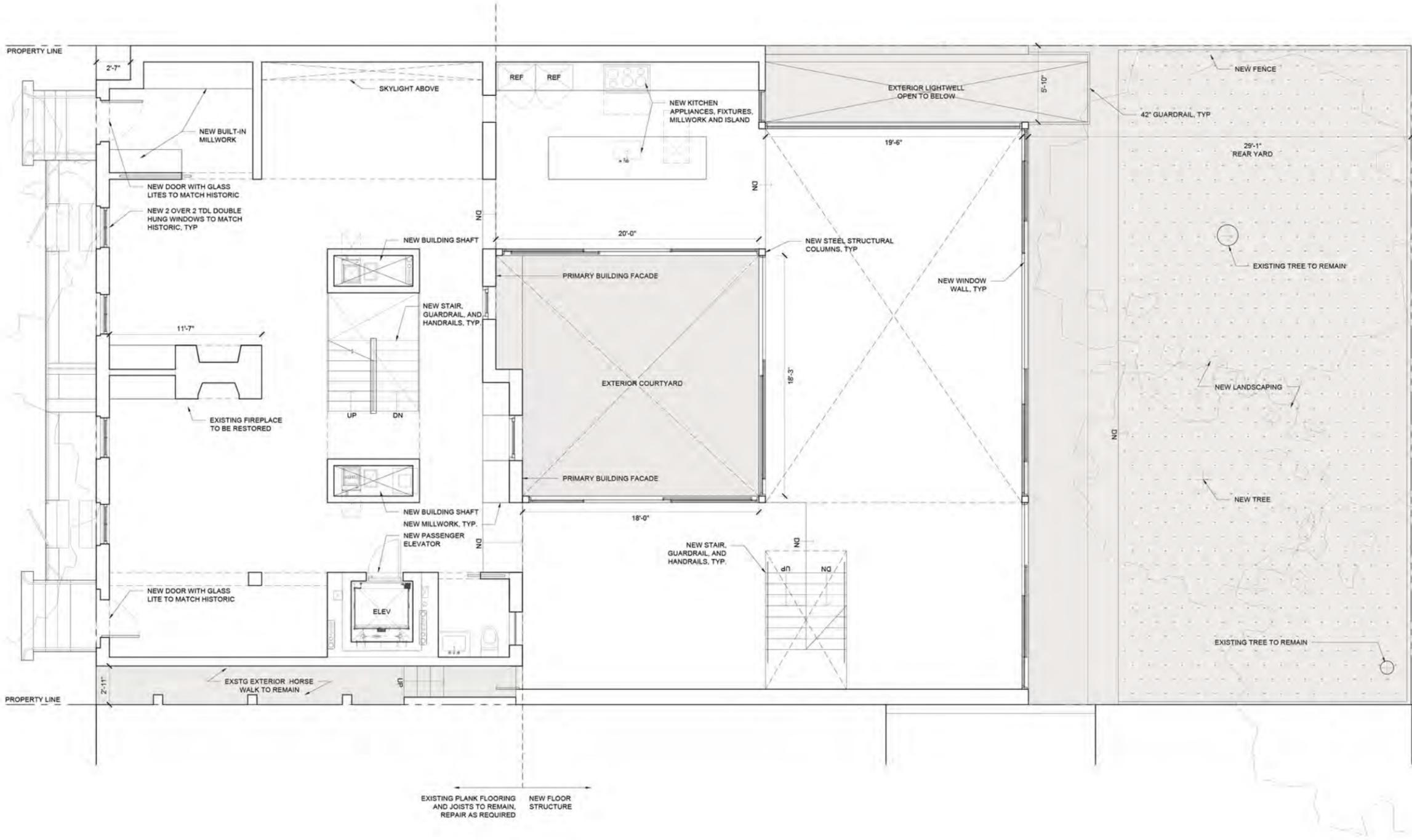
Existing Cellar Plan



Existing First Floor Plan



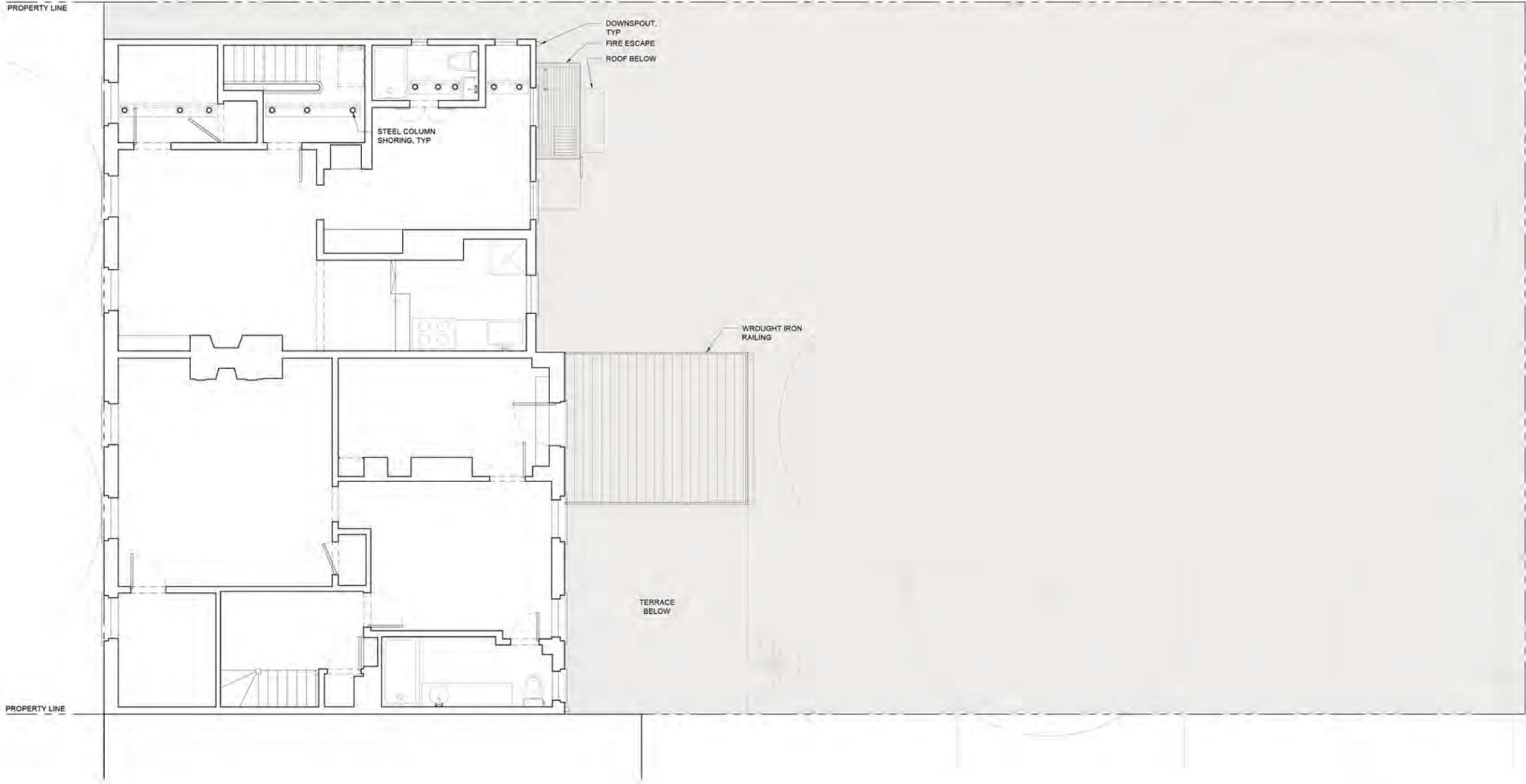
Proposed Addition: First Floor Plan



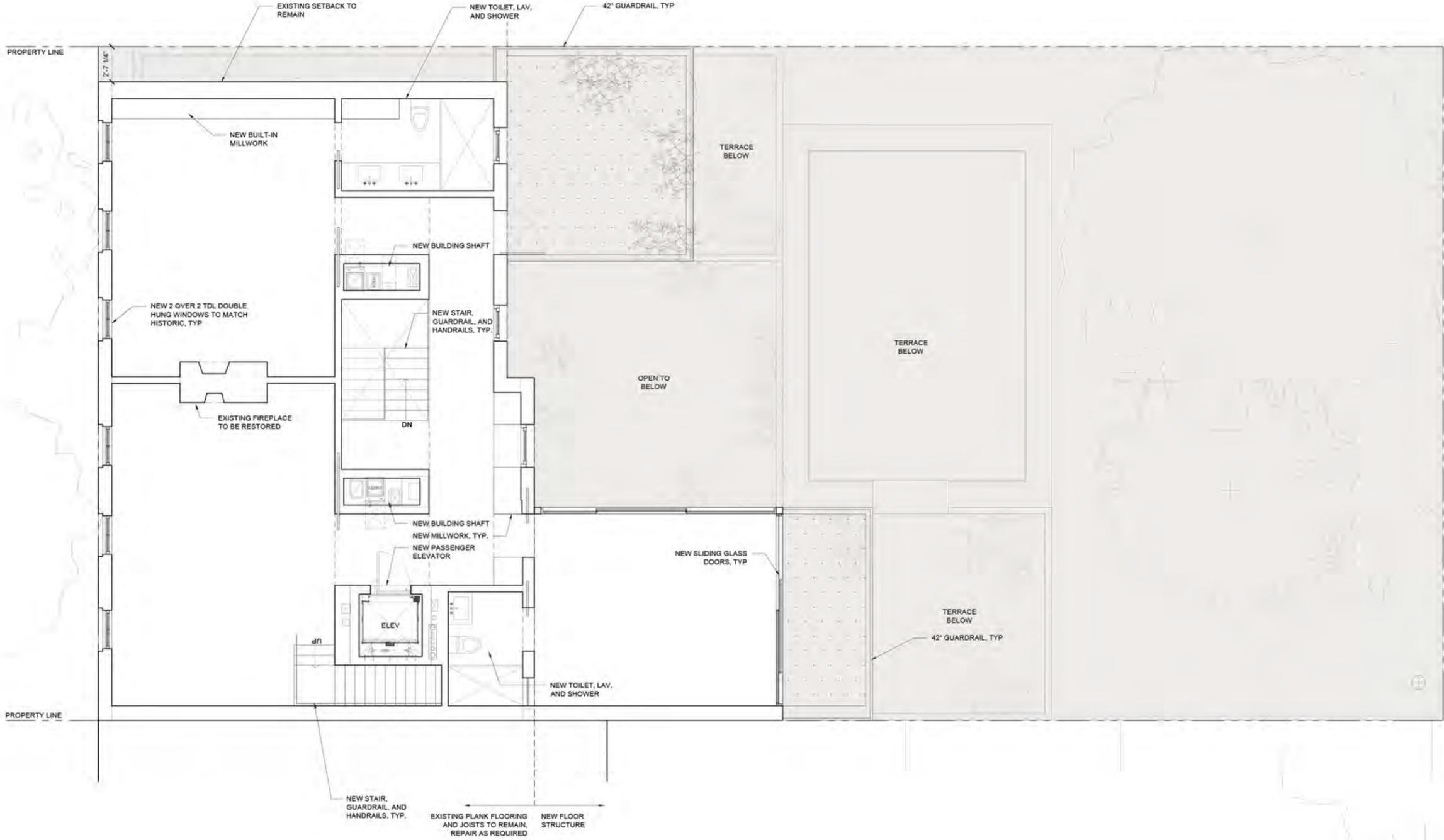
Existing Second Floor Plan



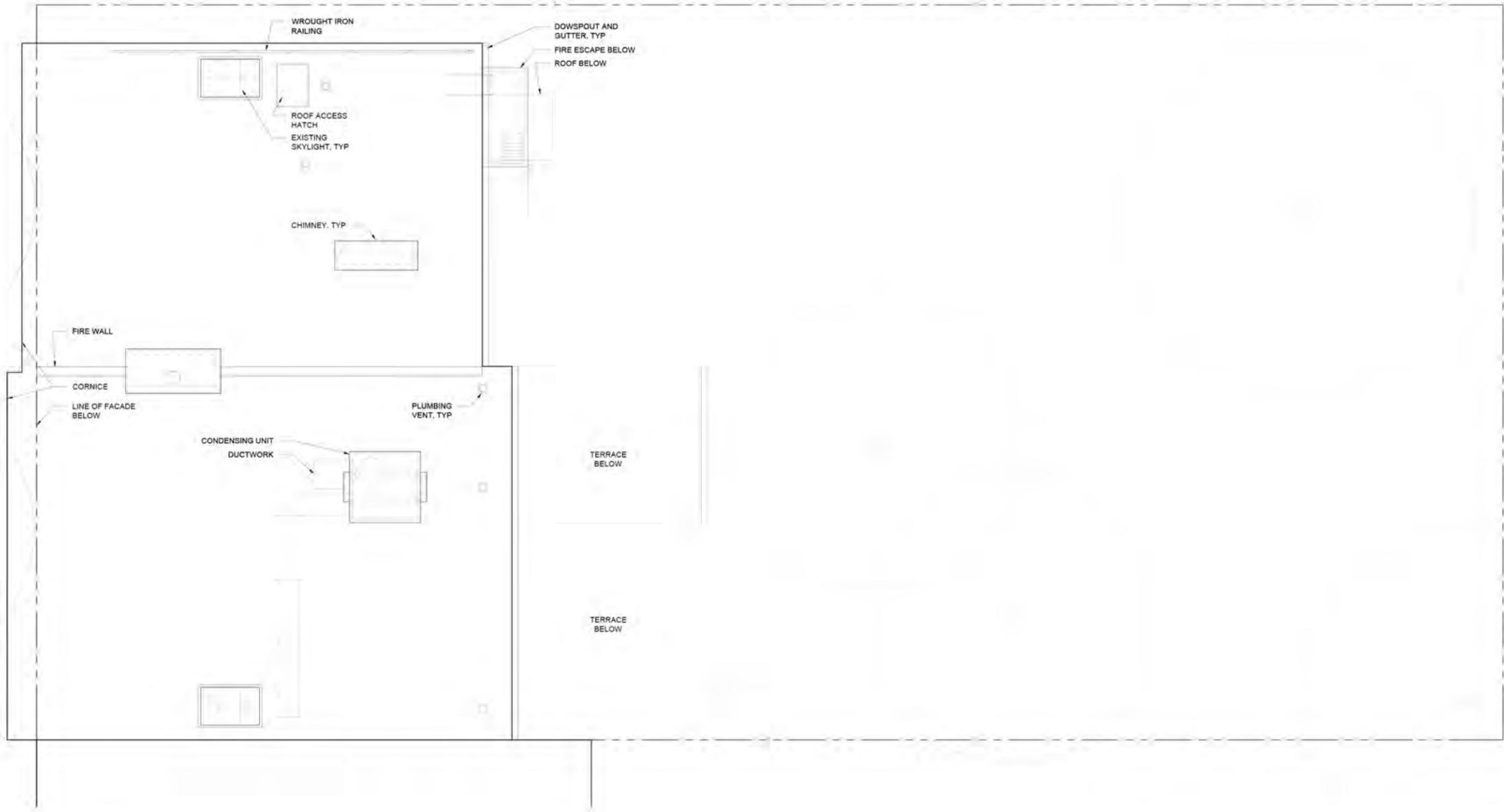
Existing Third Floor Plan



Proposed Addition: Third Floor Plan



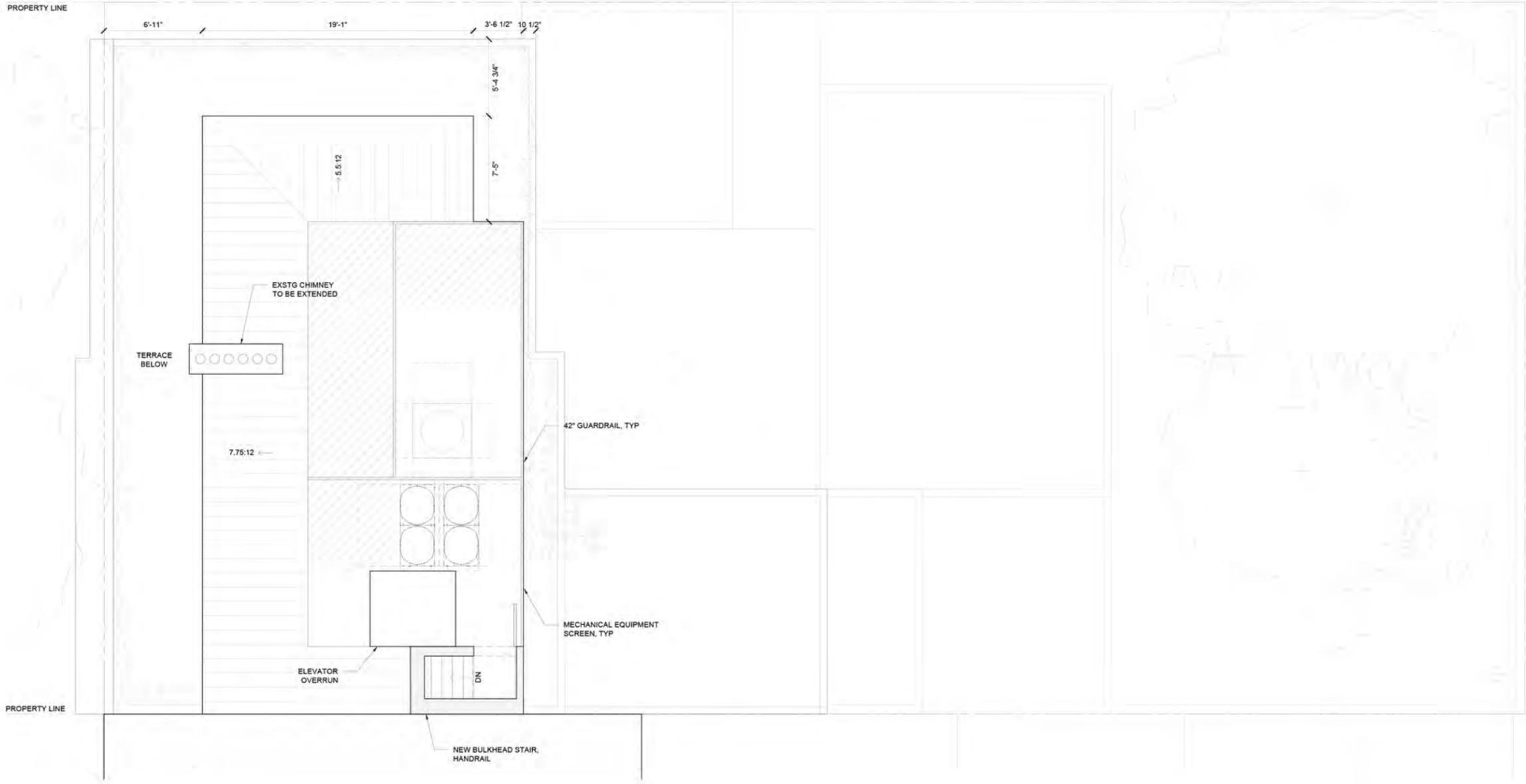
Existing Roof Plan



Proposed Addition: Penthouse Plan



Proposed Roof Plan



Existing Conditions - Sullivan Street Elevation



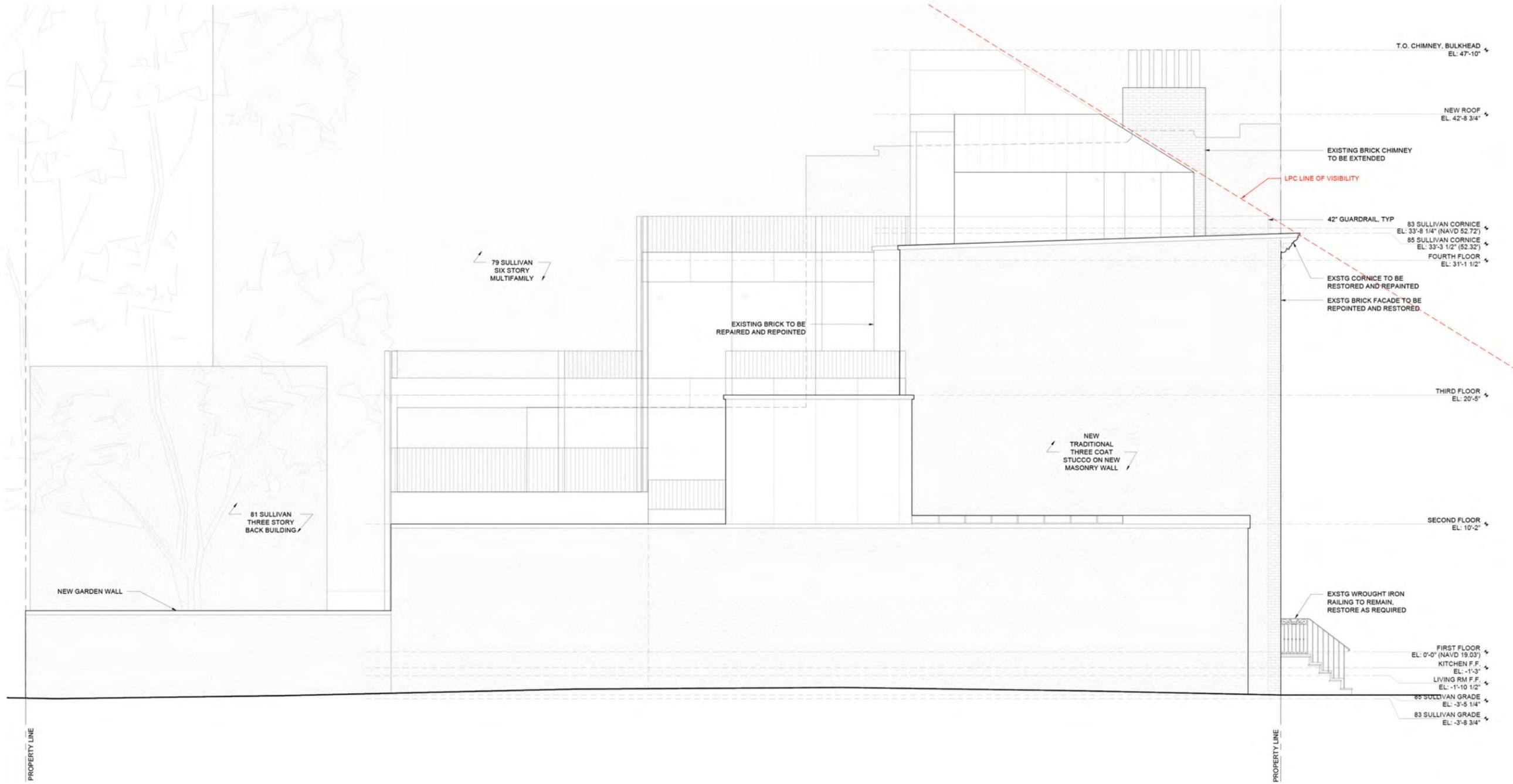
Proposed Addition: Rear Elevation



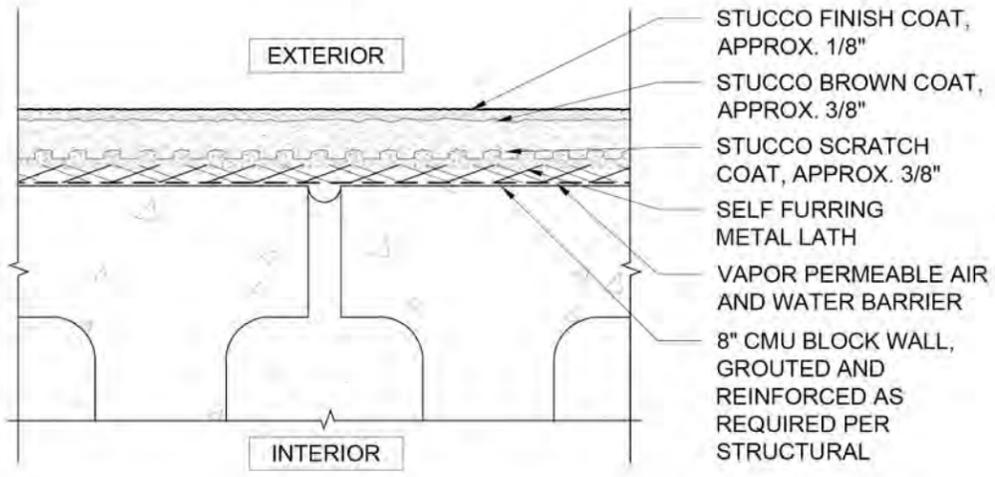
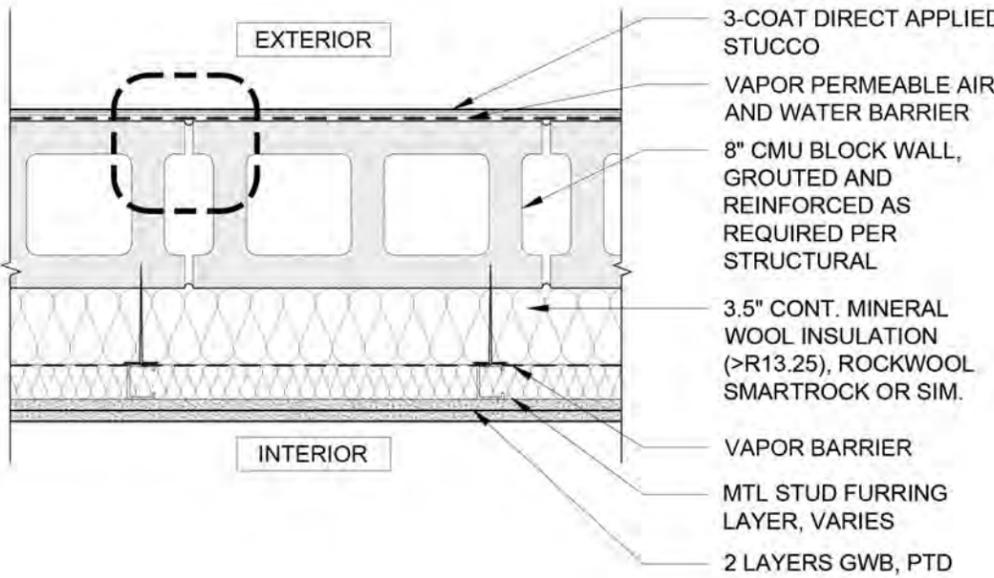
Block Context: Potential Development at 87 Sullivan



Proposed Addition: Side Elevation

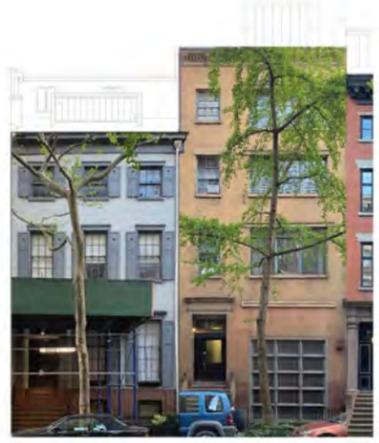


Typical Stucco Details



APPENDIX: APPROVAL CONTEXT

Design Context: Approved Combinations



22-24 East 10th Street
 Architect: Steven Harris Architects
 LPC Approved 4/12/2022



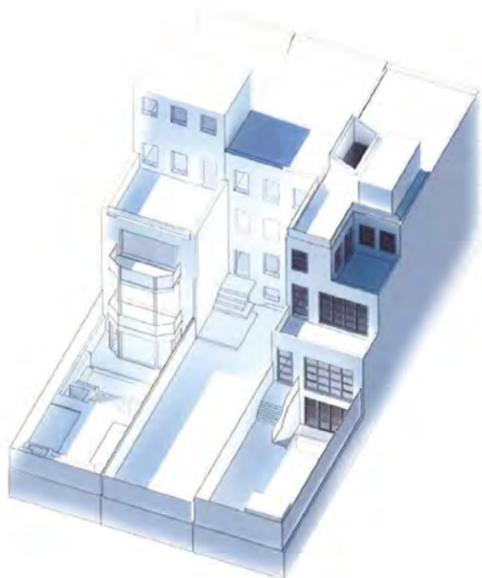
105-107 Bank Street
 Architect: Robert A.M. Stern Architects
 LPC Approved 9/13/2022

Design Context: Approved Roof Additions

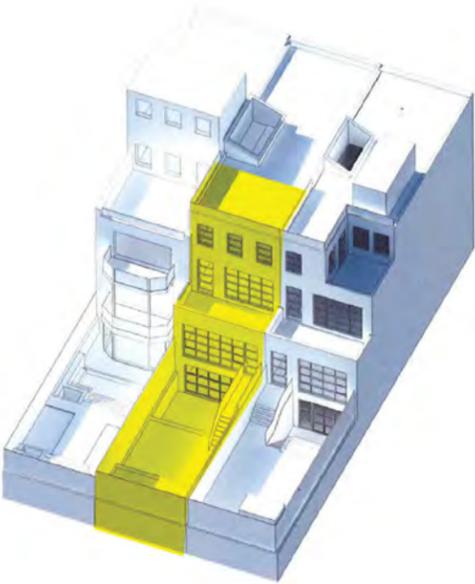


79-81 Charles Street
Architect: Steven Harris Architects
LPC Approved 1/10/2023

Design Context: Approved Rear Additions



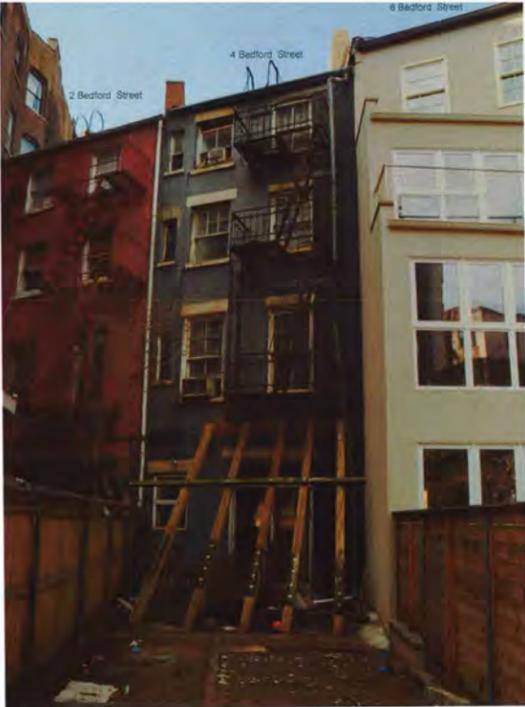
EXISTING REAR FACADE AXON



PROPOSED REAR FACADE AXON



31 Charlton Street
 Architect: Span Architecture
 LPC Approved 3/15/2016



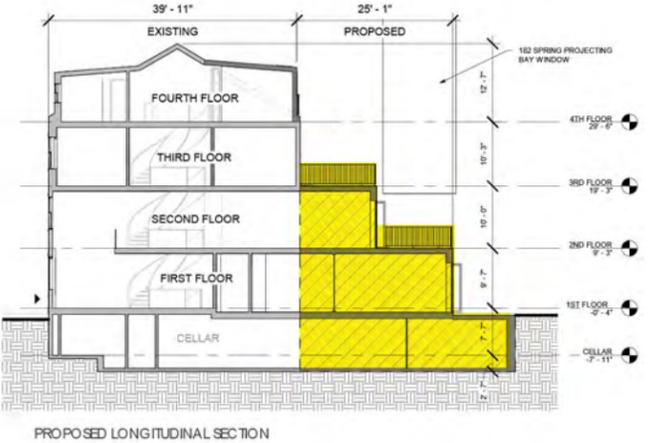
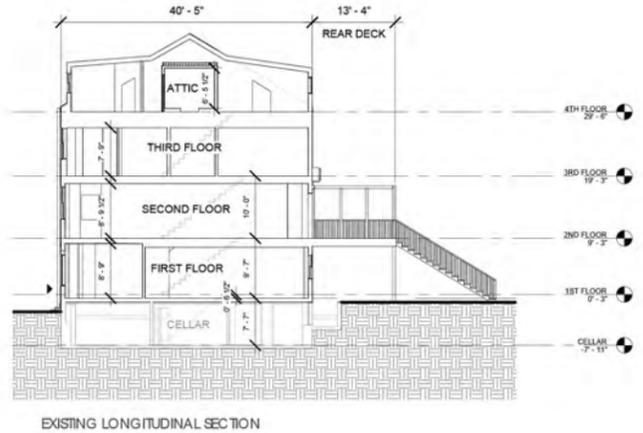
4 Bedford Street
 Architect: Crown Design
 LPC Approved 08/12/2014



Design Context: Approved Rear Additions

EXISTING & PROPOSED SECTIONS

NYC LANDMARKS PRESERVATION COMMISSION PRESENTATION | SULLIVAN-THOMPSON HISTORIC DISTRICT | 188 SPRING STREET, NEW YORK, NY



188 Spring Street
 Architect: Crown Architecture and Consulting
 LPC Approved 5/9/2023

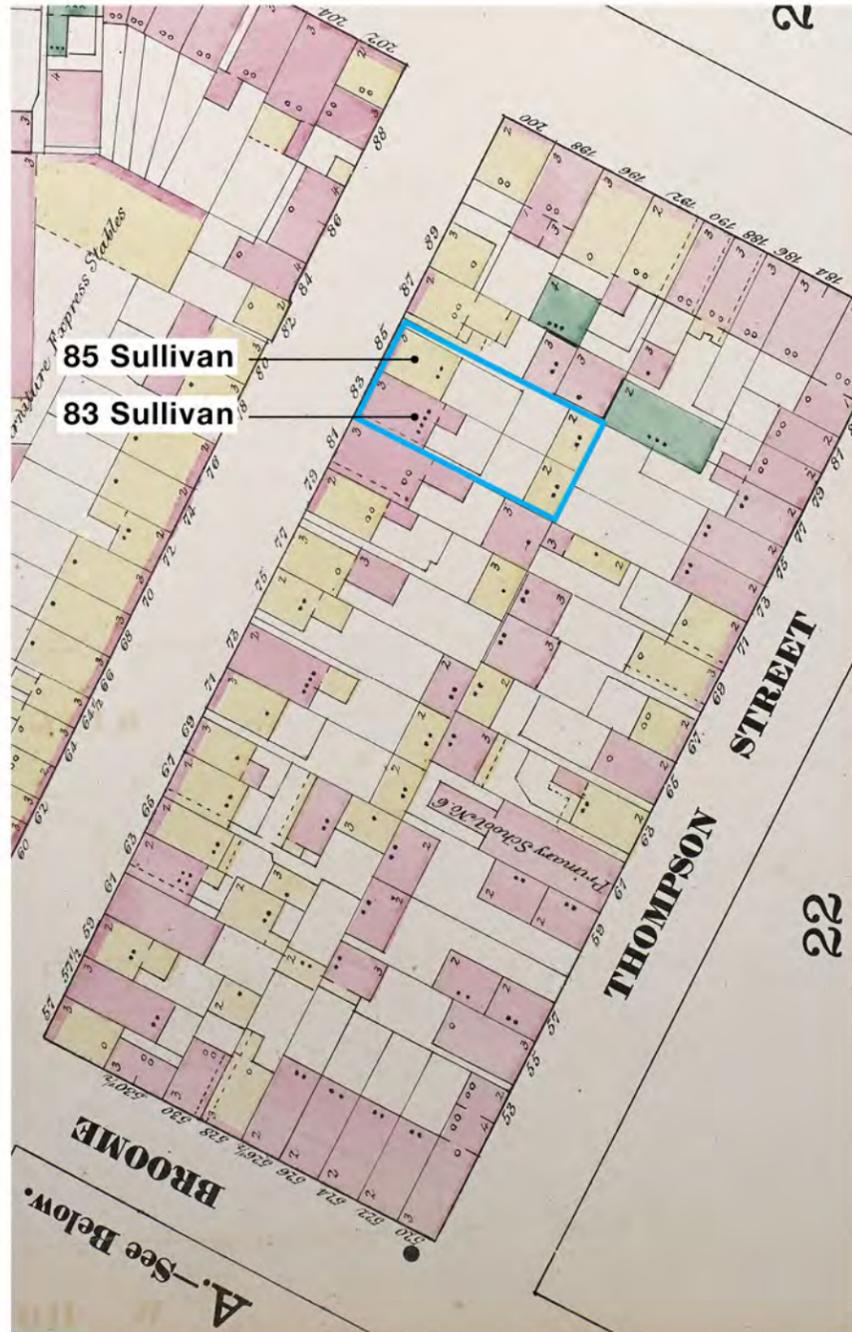


9 Vandam St
 Architect: City Building NY Architect
 LPC Approved 2015

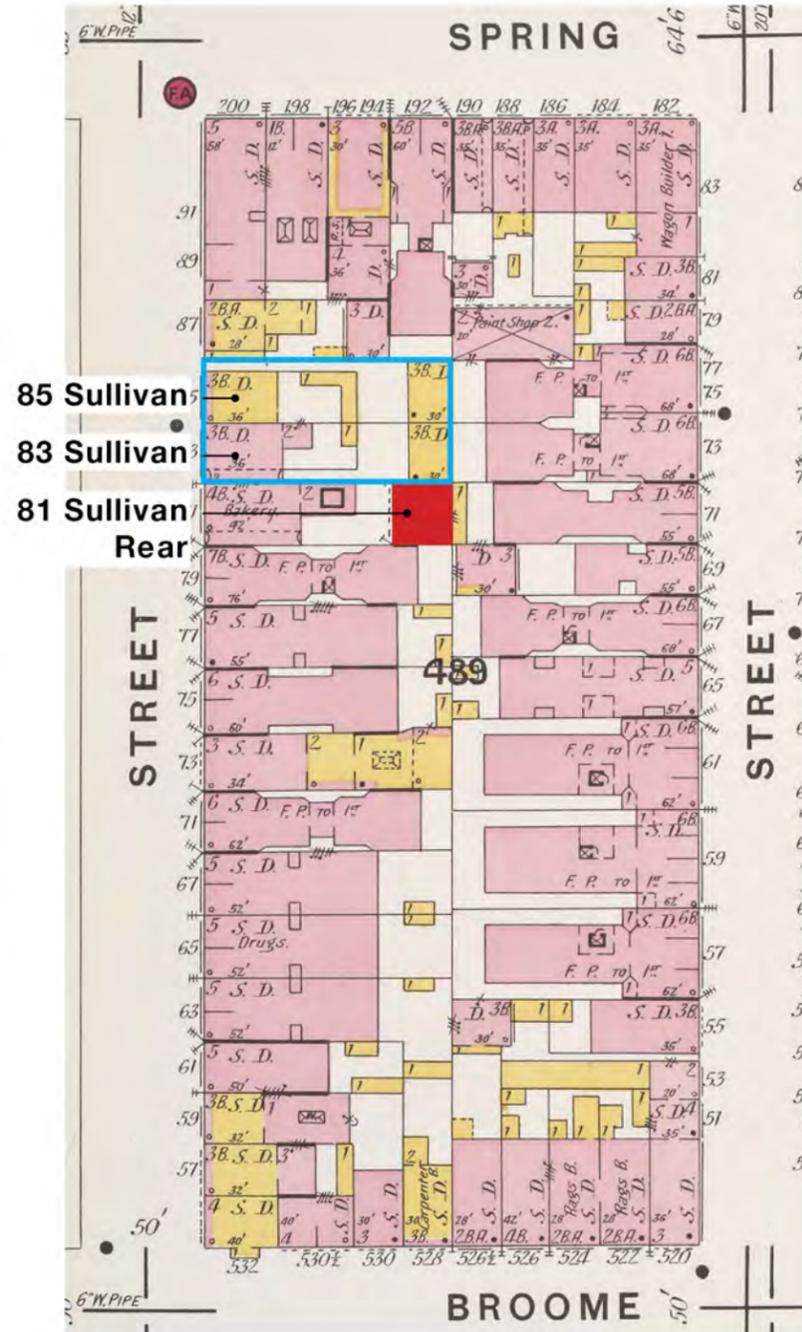


APPENDIX: SITE HISTORY AND EXISTING CONDITIONS

Historic Maps



1870 Fire Insurance Map
Source: Sanborn Maps



1903 Fire Insurance Map
Source: Sanborn Maps



Existing Rear Building at 81 Sullivan Street

Historic Photos



Sixth Avenue Reconstruction, Looking North from Broome St (1927)
Source: New York Historical Society

Historic Photos



Sullivan Street between Spring Street and Broome Street (1927)
Source: New York Historical Society



Sixth Avenue with Sullivan Street Beyond (1941)
Source: NYCMA Tax Photo