

# 85 Sullivan Street, New York, NY

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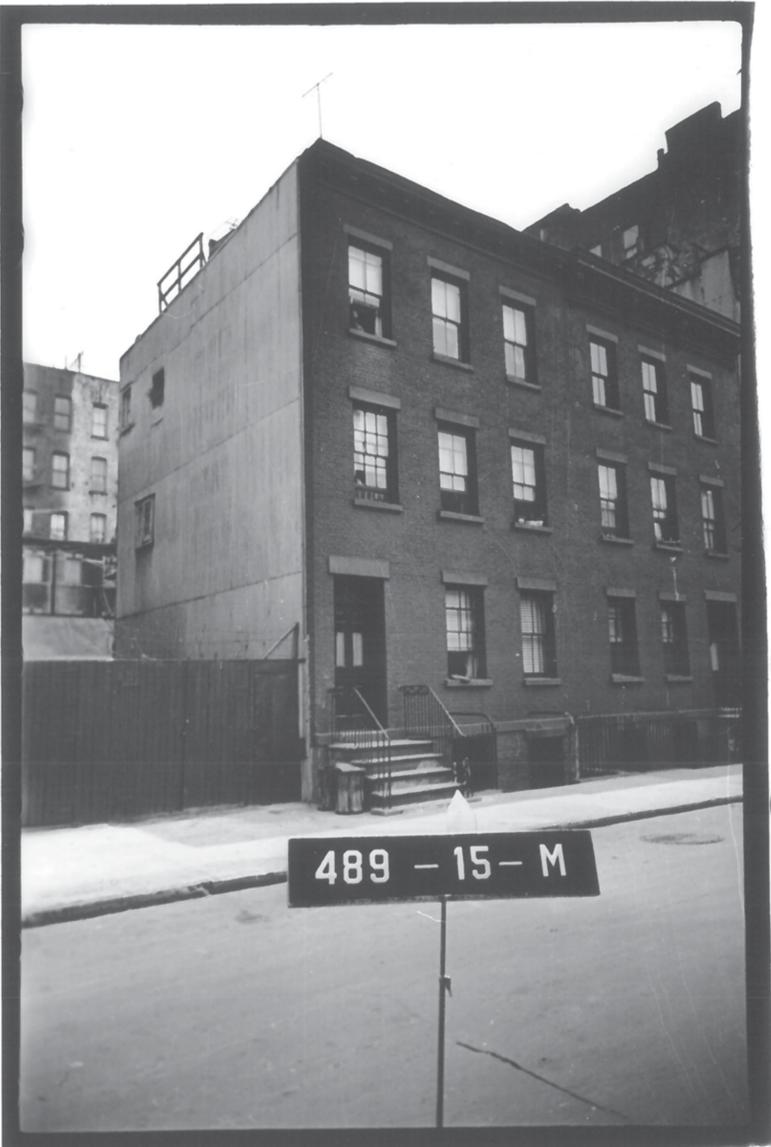


**s,g,v:a.**

# Sullivan-Thompson Historic District



# 85 Sullivan Street: Historic Photos



1940

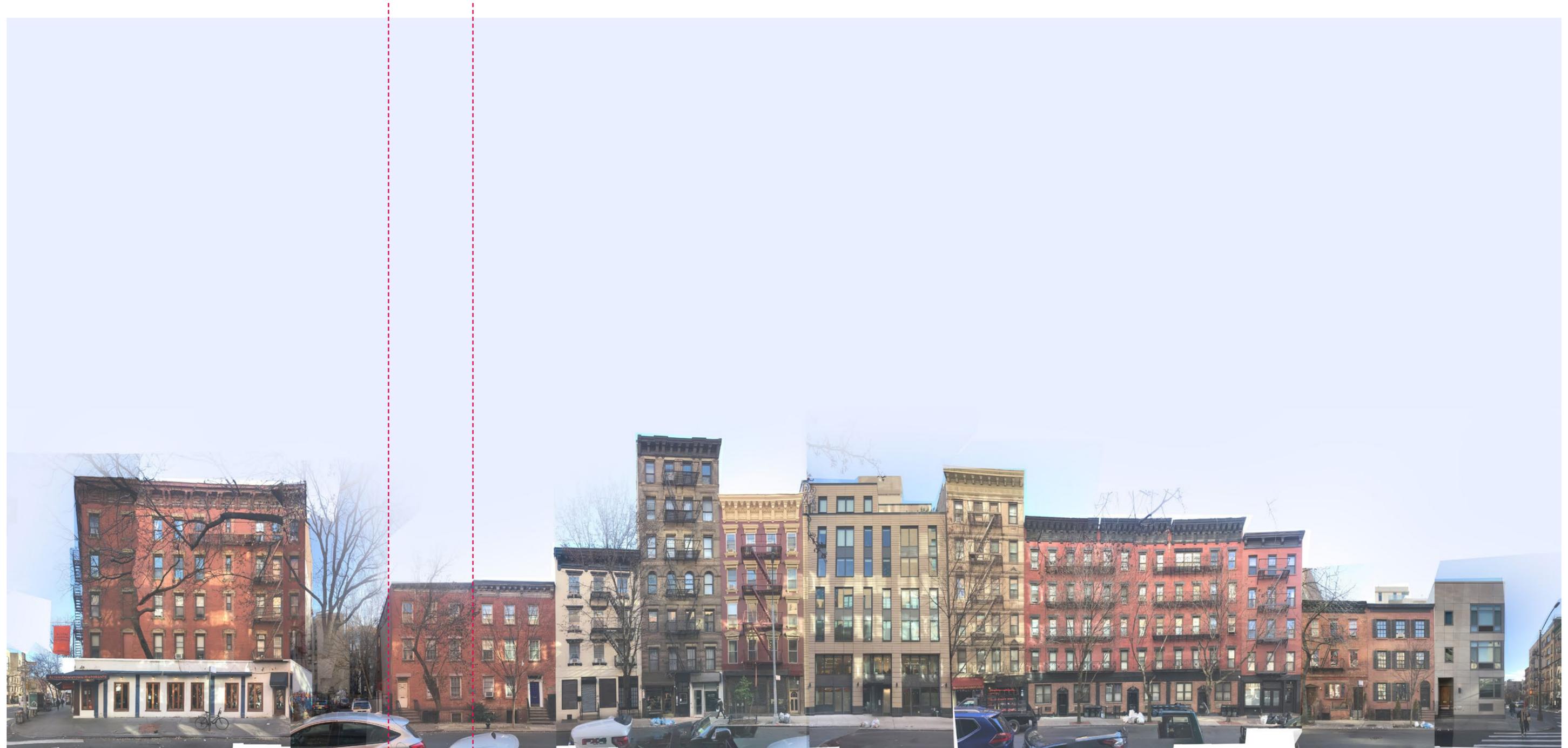


1980



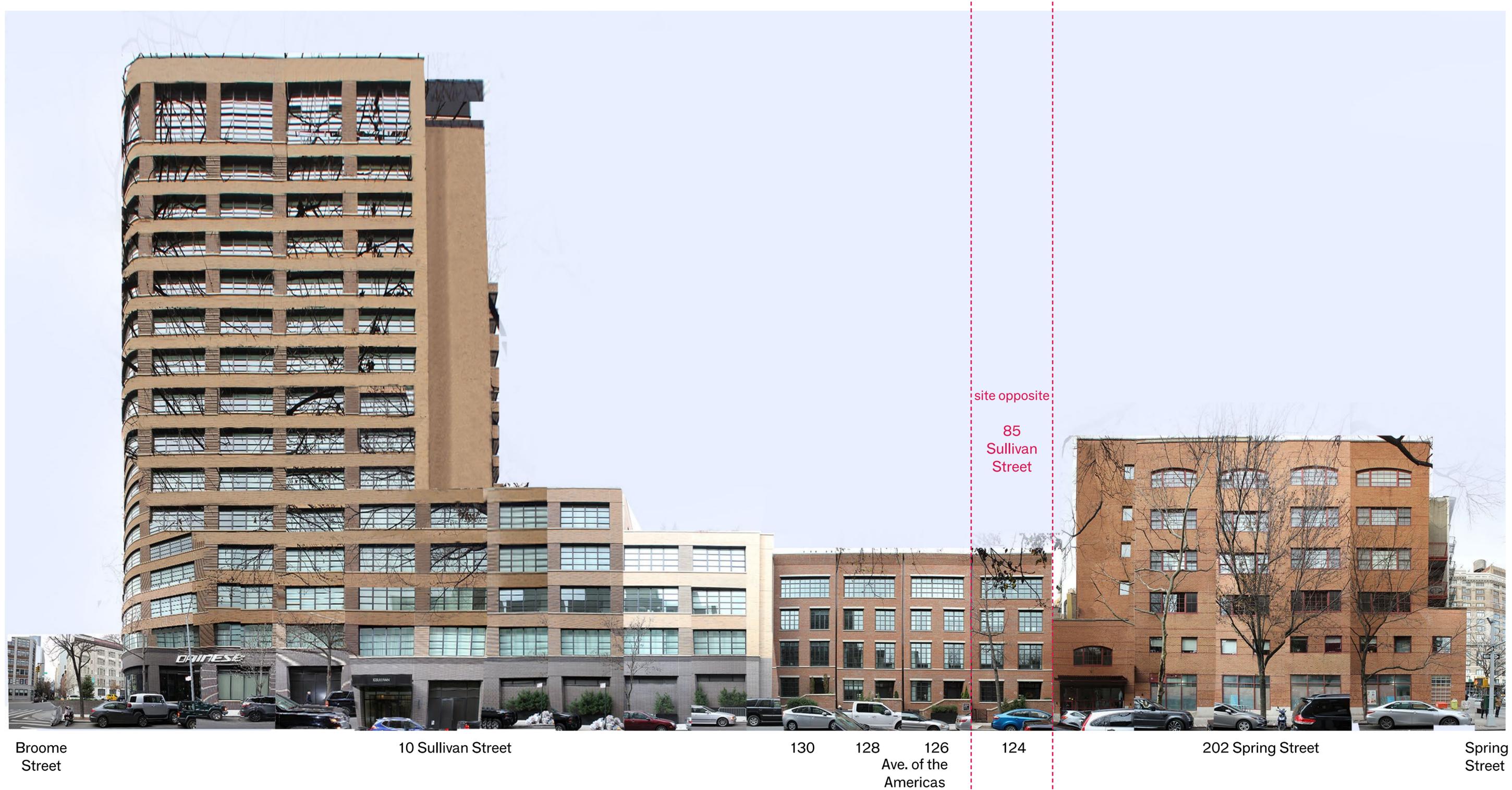
2018

# Sullivan Street between Spring and Broome Streets, east



Spring Street      200 Spring Street      **85 Sullivan Street**      83      81      79      77      75 (built in 2013)      71      69      67      65      63      61      59      57      55 Sullivan Street      Broome Street

# Sullivan Street between Spring and Broome Streets, west



# Existing Context



# Historic Building Character in District



57 Sullivan Street, 1901



151 Thompson Street, 1859  
Shrine Church of St. Anthony of Padua



60 MacDougal Street, 1909  
St. Anthony's School

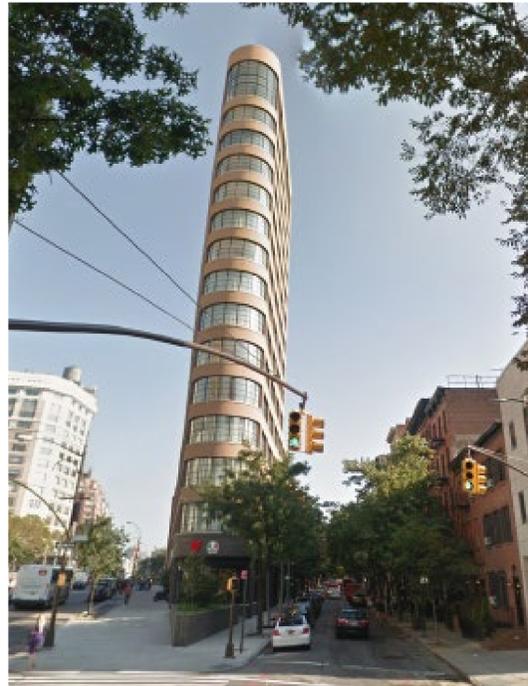


113 Thompson Street, 1900



206 Spring Street, 1915

# New Construction in District



10 Sullivan Street, 2015



75 Sullivan Street, 2016



55 Sullivan Street, 2009



182 Spring Street, under construction

# Typical Federal Characteristics



25 Harrison Street, 1804 (formerly 314 Washington Street)

Typical historical characteristics:

- Red brick
- Modest decoration
- Six over six windows
- Brownstone window and door details
- Painted wood door trim and cornice, typically white
- Painted wood clapboard on exposed side facade, typically white



37 Charlton Street, 1820s

Typical historical characteristics:

- White painted window
- Light colored door trim and cornice
- Contrasting dark painted wood shutters and door



203 East 29th Street, early 1800s

Typical historical characteristics:

- White painted wood clapboard siding
- Contrasting dark painted wood shutters

# Current Photos: Front Facade



85 Sullivan Street



83 Sullivan Street



Existing entry door



Existing windows

# Proposed Restoration: Front Facade

Scope of work includes:

- Repointing of existing brick
- New wood windows with historic profile and configuration
- New painted wood shutters
- Restoration of brownstone lintels and sills
- Restoration of original wood door and lead transom



01 STREET ELEVATION  
SCALE: 1/4" = 1' - 0"



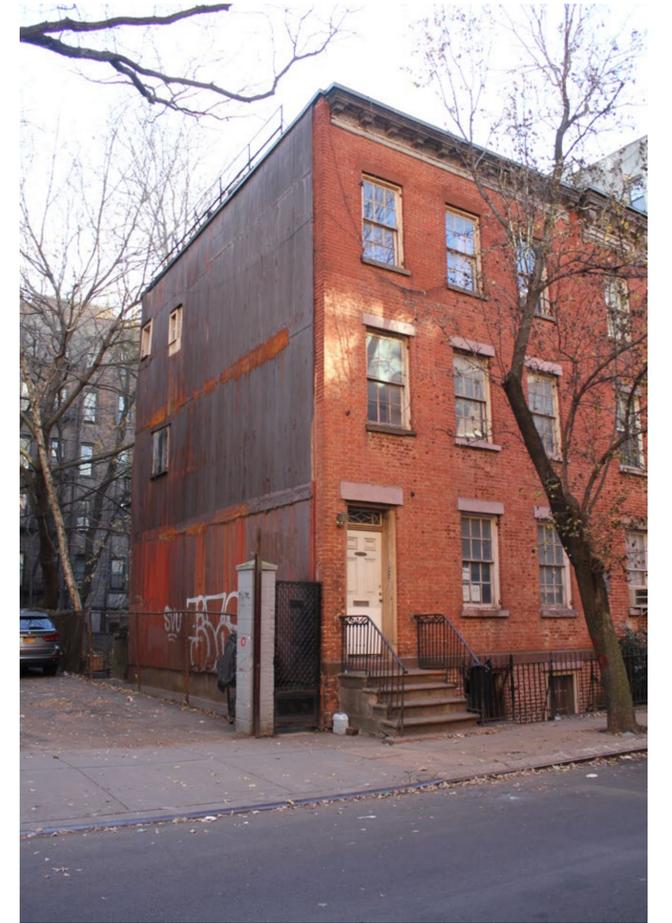
# Current Photos: Side Facade



metal panel, view from neighboring lot



metal panel, view from rear

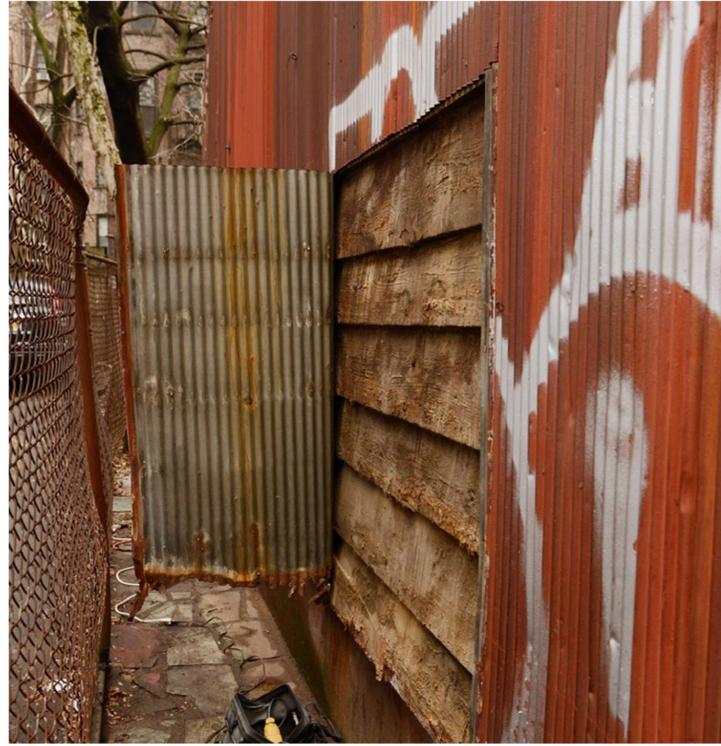


metal panel, view from street

# Current Photos: Clapboard Siding



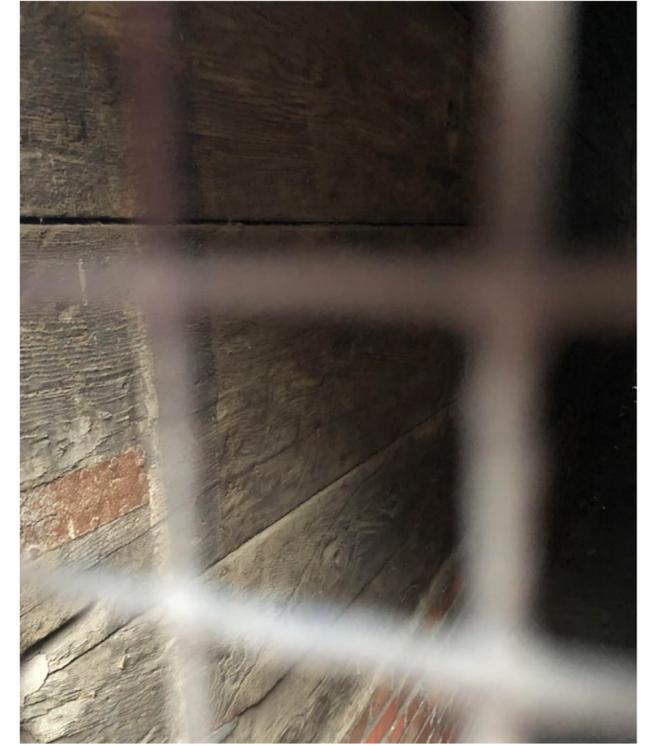
view of clapboard siding under metal panel



view of clapboard siding under metal panel



typical height of clapboard siding



view of flat siding at 83 Sullivan Street

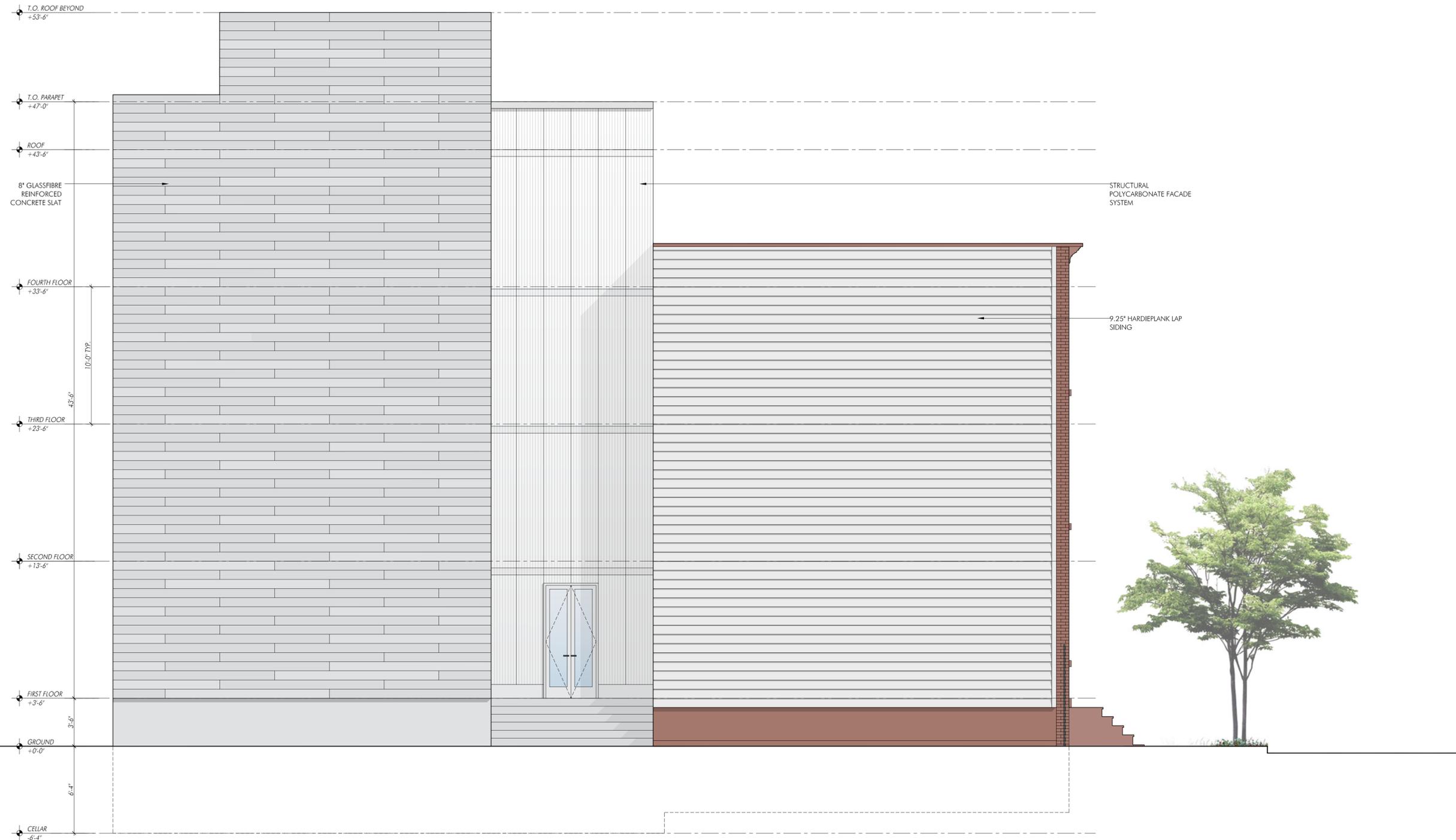


probe at rear facade showing evidence of clapboard siding under stucco

# Proposed Restoration: Side Facade

Scope of work includes:

- Construction of new side wall
- New painted Hardie Board siding
- New parging at existing brick base
- New polycarbonate and cement board rainscreen at addition



01 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

# Current Photos: Rear Facade



Three-story back house at 81 Sullivan Street



Two-story extension at 83 Sullivan Street

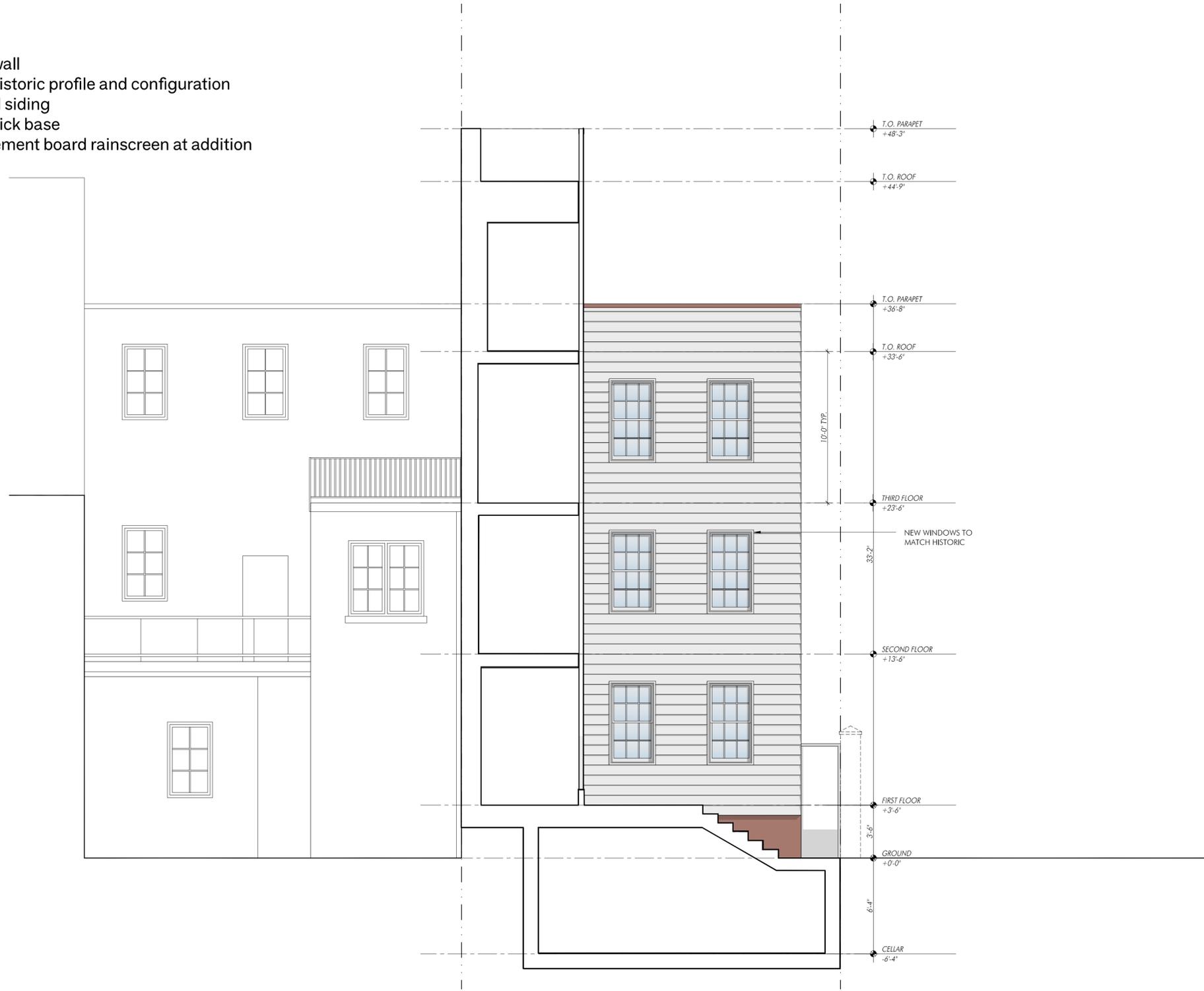


Rear view of 85 Sullivan Street

# Proposed Restoration: Rear Facade

Scope of work includes:

- Construction of new rear wall
- New wood windows with historic profile and configuration
- New painted Hardie Board siding
- New parging at existing brick base
- New polycarbonate and cement board rainscreen at addition

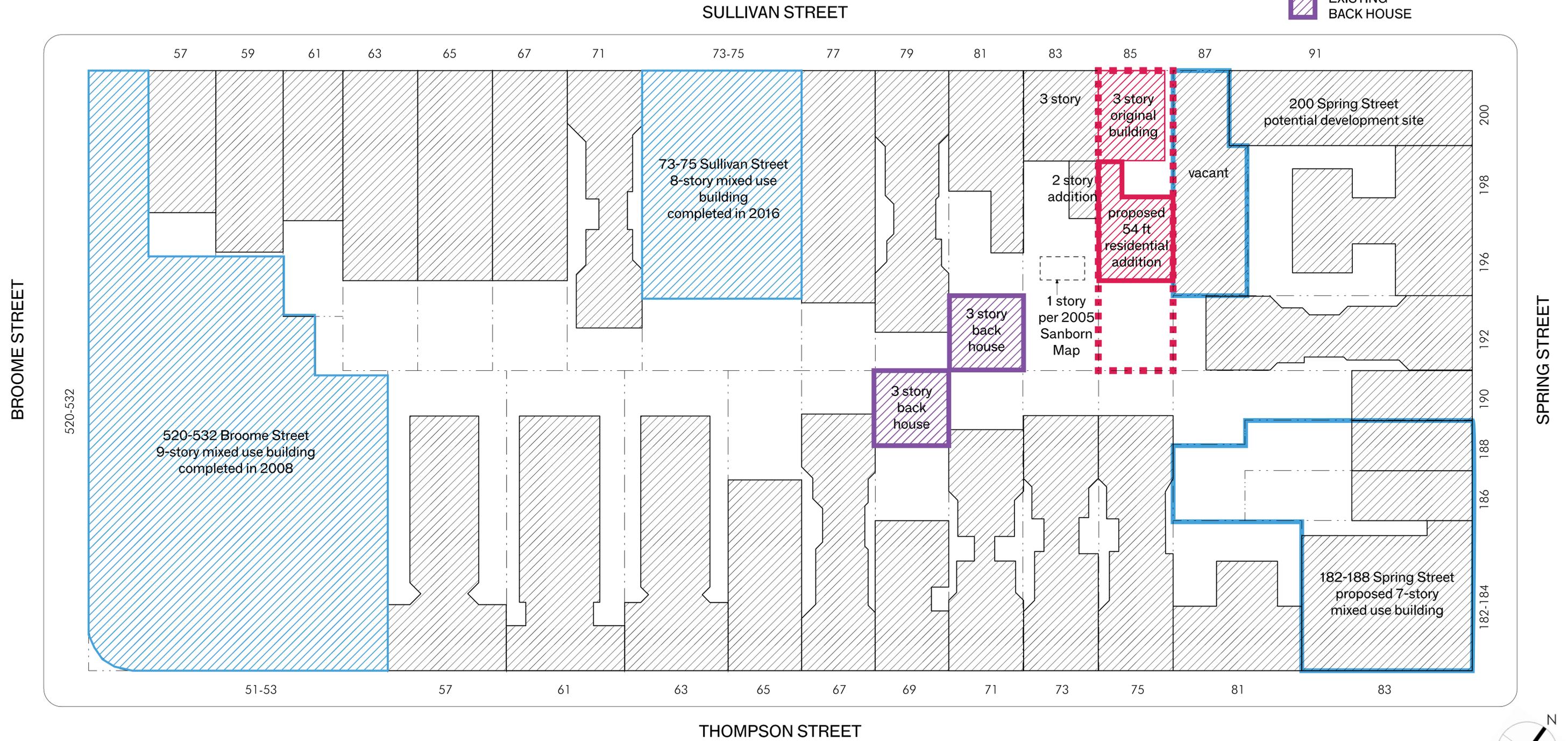


01 WEST ELEVATION AT EXISTING BUILDING + SECTION THROUGH CONNECTOR  
SCALE: 1/4" = 1' - 0"



# Existing Block Plan

-  EXISTING BUILDING
-  NEW CONSTRUCTION
-  POTENTIAL FUTURE DEVELOPMENT SITE
-  EXISTING BACK HOUSE



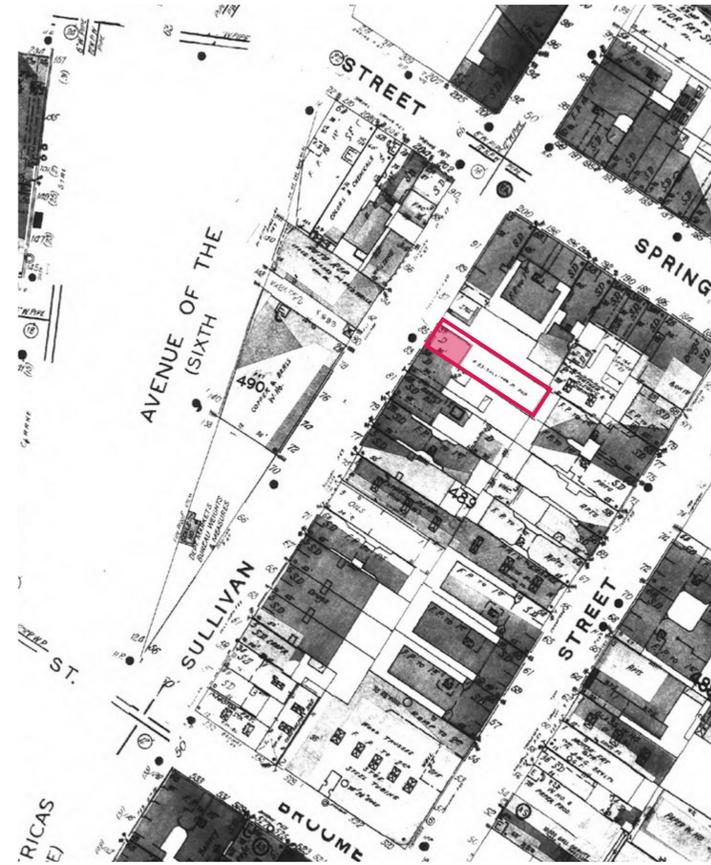
# Sanborn Maps: Original Back House



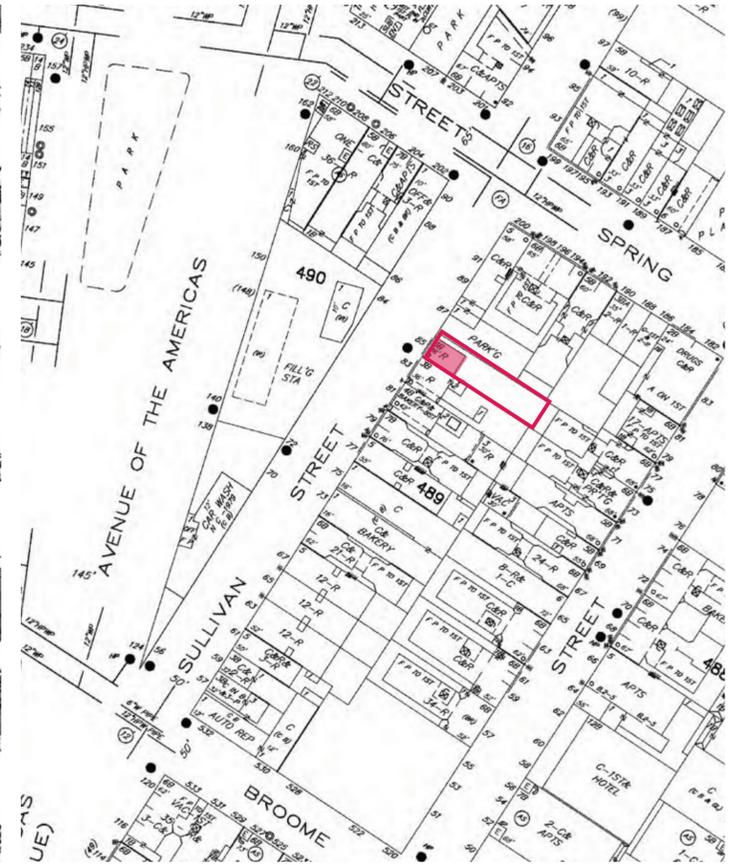
1894  
Evidence of 3 story  
back house at rear  
of site



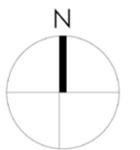
1922  
Emergence of warehouses on west  
side of Sullivan Street



1950  
Avenue of the Americas completed  
in 1930. 85 Sullivan Street back  
house no longer appears on  
Sanborn



2005  
Gas station at west side of Sullivan  
Street 1970s through 2012



# Back Houses in Vicinity

Backhouse Heights: 40' 31' 30' 36' 34' 34' 49'

1



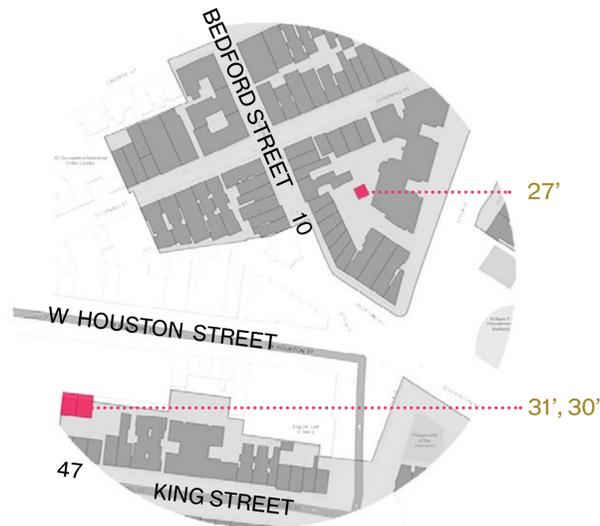
Greenwich Village Historic District Extension II

2



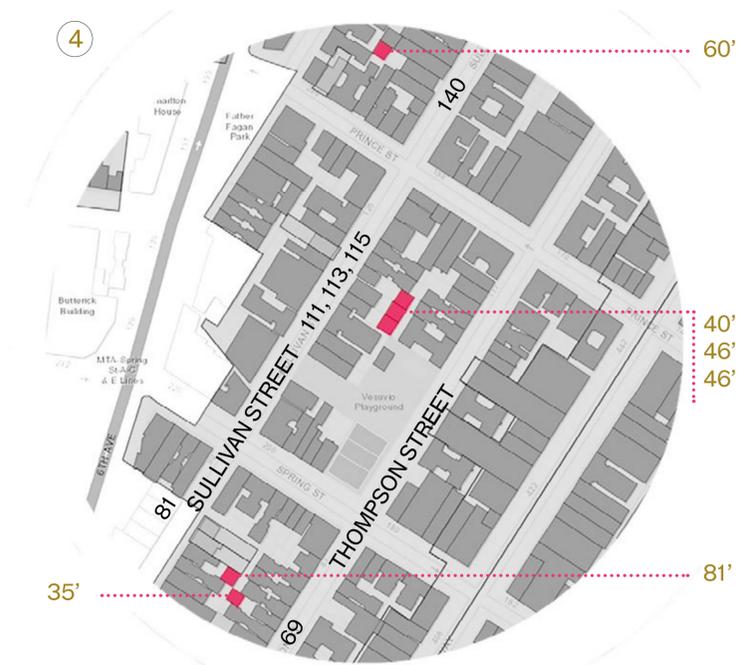
South Village Historic District

3



Charlton-King-Vandam Historic District

4



Sullivan-Thompson Historic District

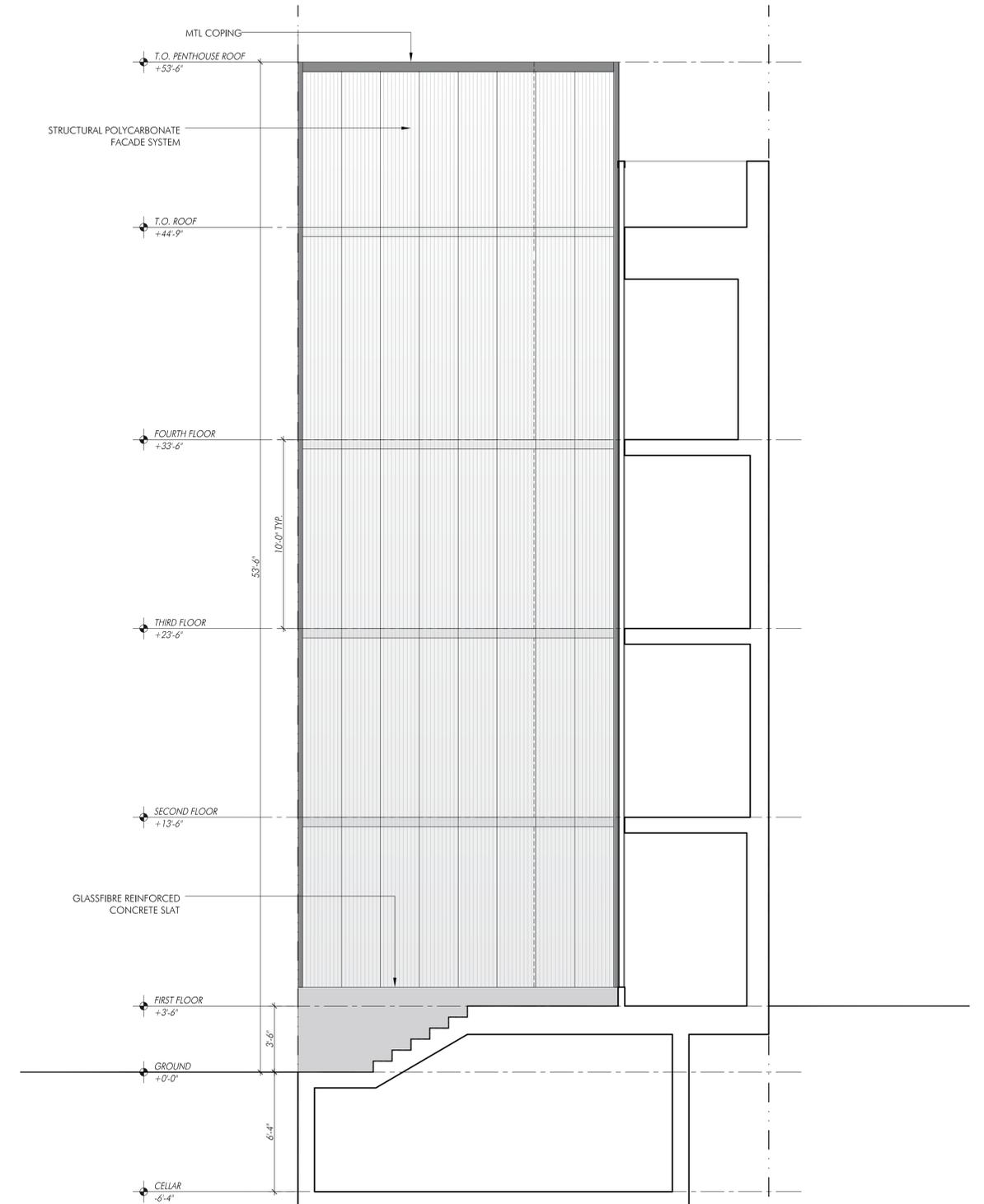


## 85 Sullivan Street, New York NY

# Proposed Addition: Front and Rear Facades



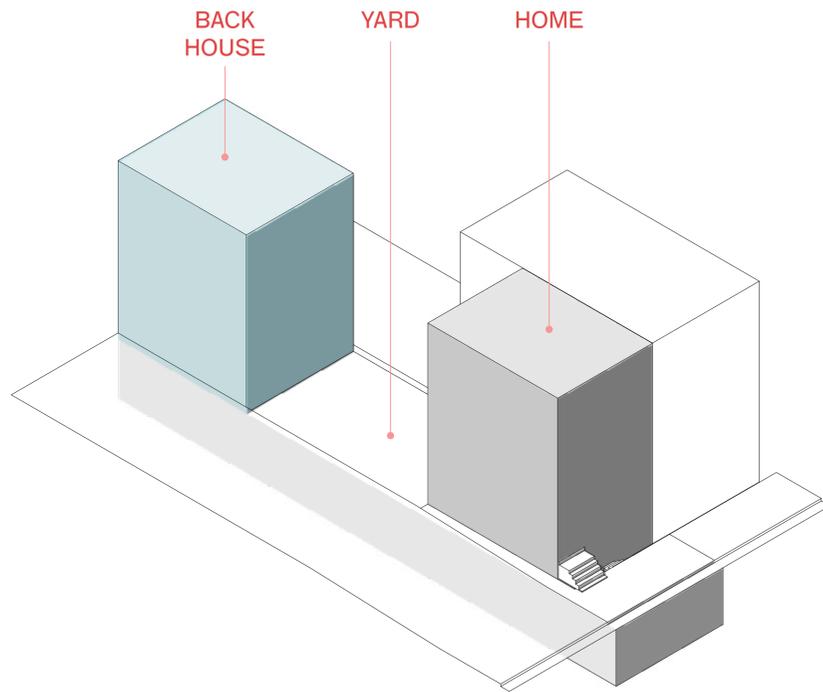
02 WEST ELEVATION AT ADDITION  
SCALE: 1/8" = 1'-0"



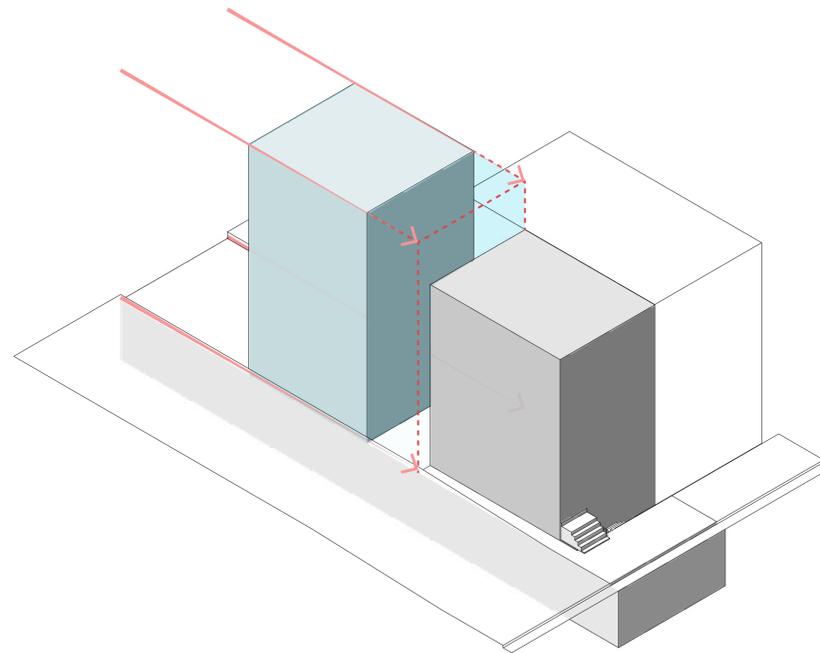
01 EAST ELEVATION AT ADDITION  
SCALE: 1/8" = 1'-0"



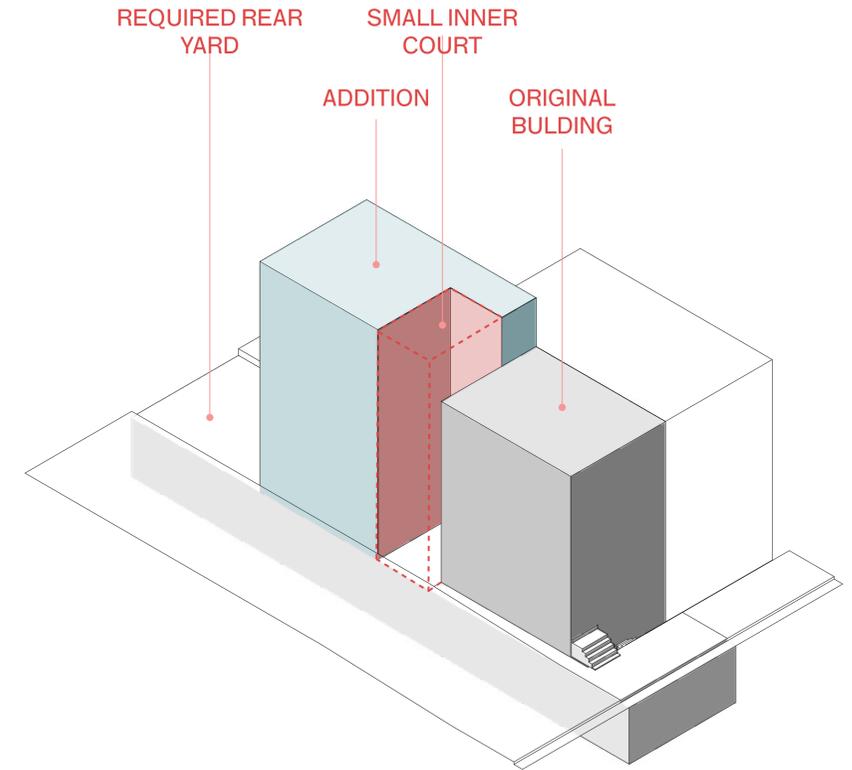
# Proposed Alteration: Restoring the Back House



85 SULLIVAN:  
Historical Placement of the Back House



85 SULLIVAN:  
Shifting of the Back House

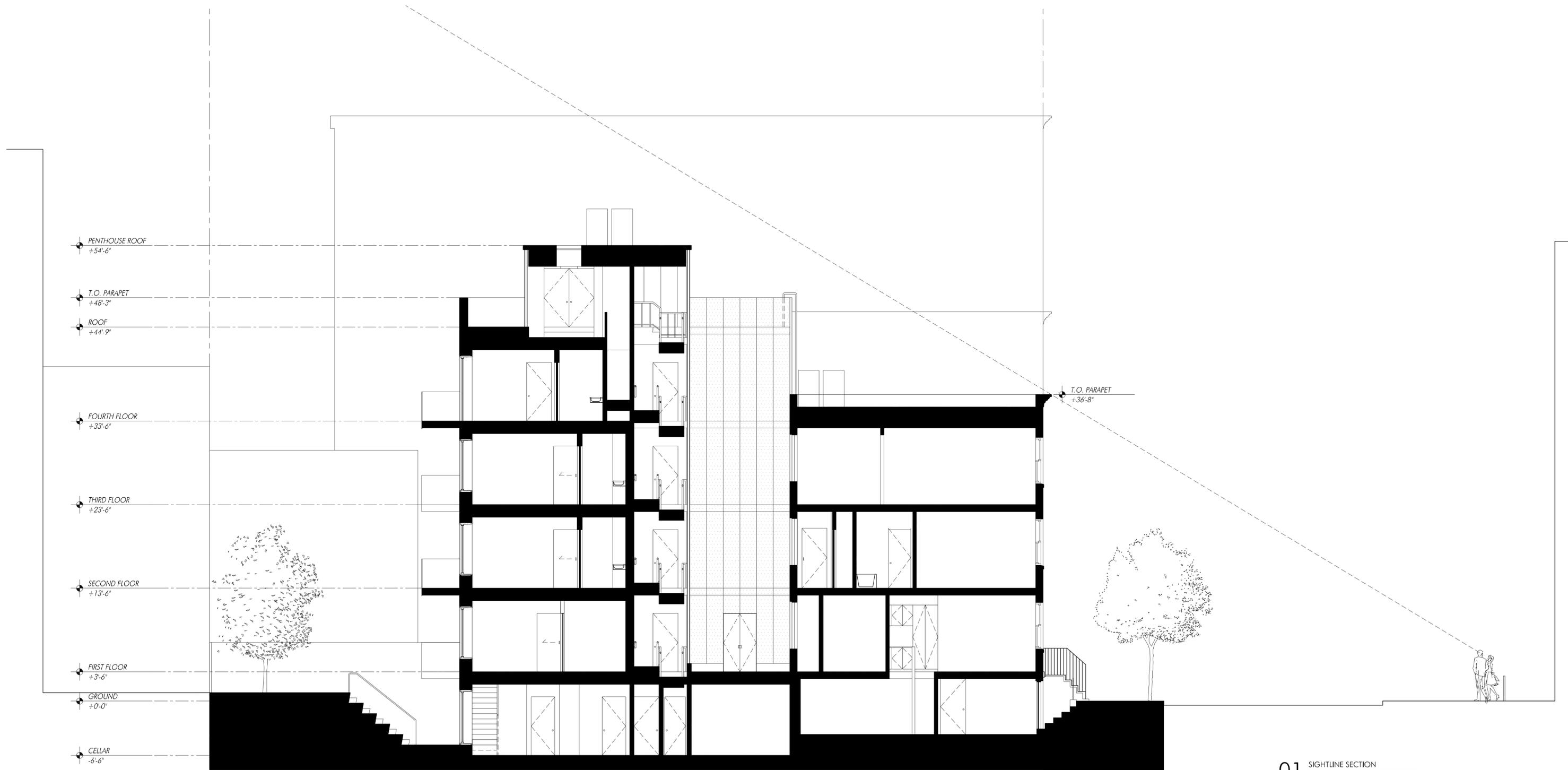


85 SULLIVAN:  
Creation of a Small Inner Court

# Proposed Alteration: View from Sullivan Street



# Proposed Alteration: Building Section



01 SIGHTLINE SECTION  
SCALE: NOT TO SCALE

# Proposed Alteration: Views from the Surroundings



1 View from 87 Sullivan Street, looking S



2 View from 81 Sullivan Street, looking E



3 View from 65 Sullivan Street, looking E



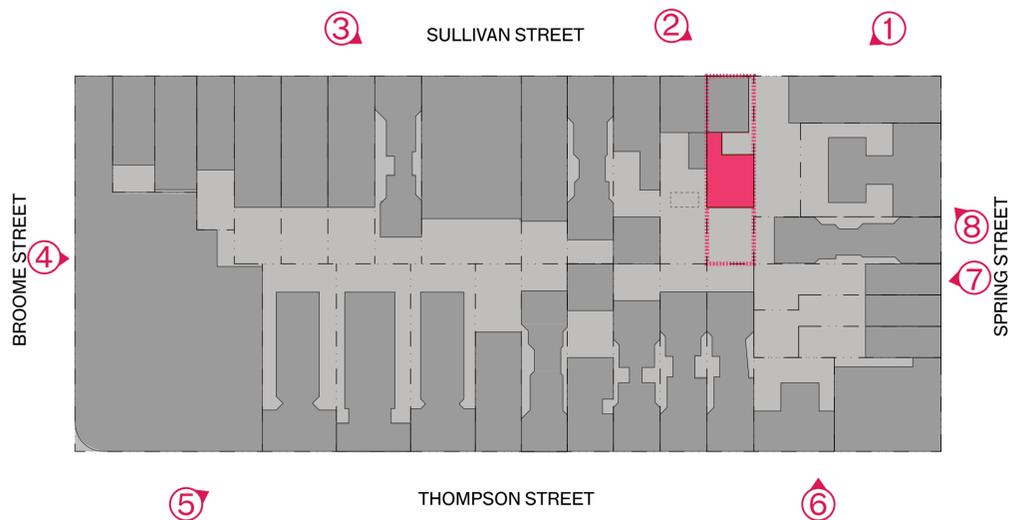
4 View from 529 Broome Street, looking N



5 View from 55 Thompson Street, looking N



6 View from 82 Thompson Street, looking SW

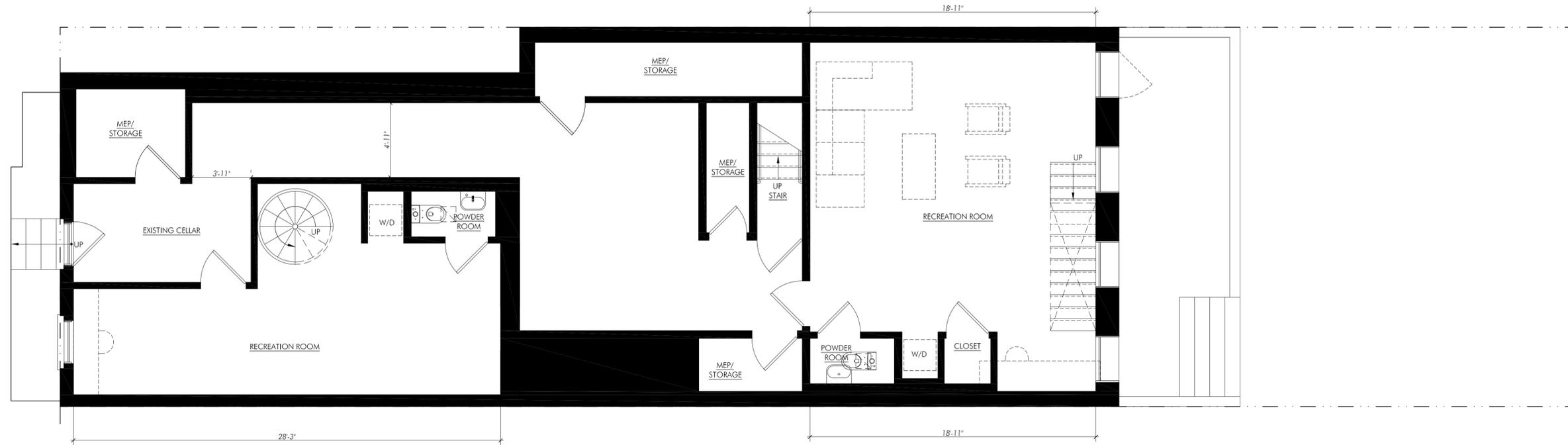


7 View of 190 Spring Street

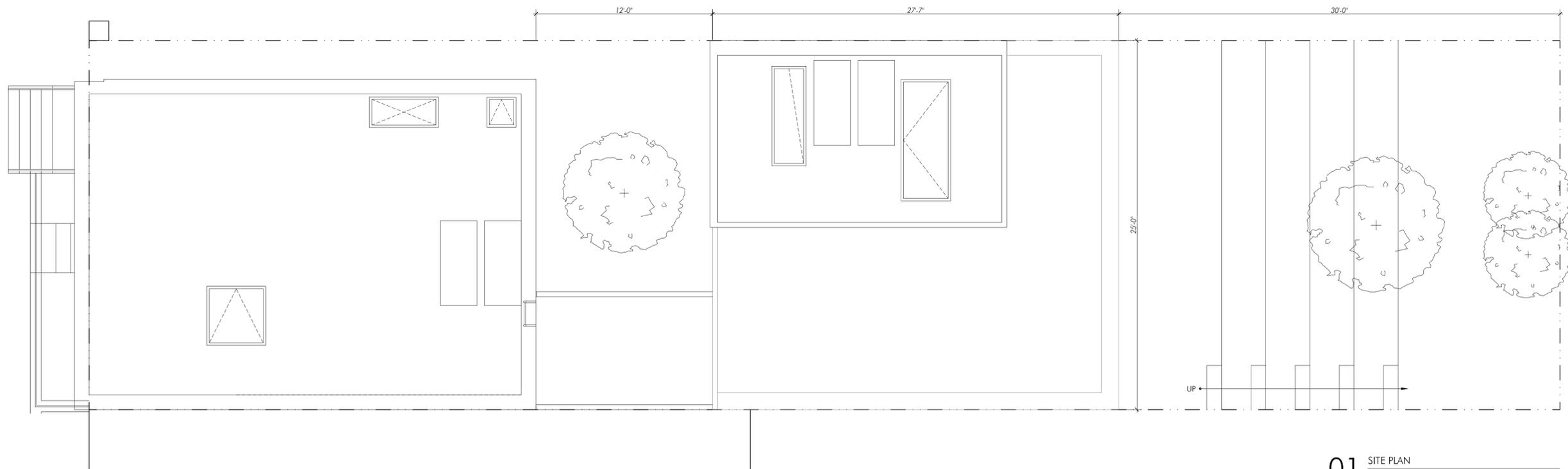


8 View from Spring Street, looking W

# Proposed Alteration: Floor Plans

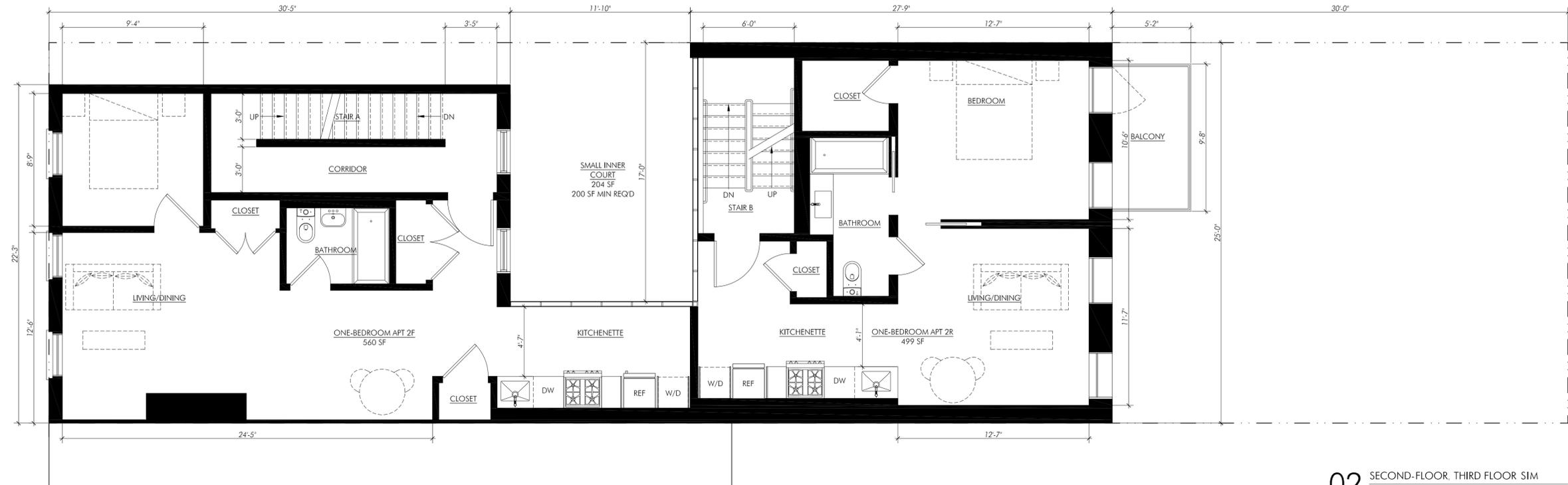


02 CELLAR PLAN  
SCALE: 1/4" = 1'-0"

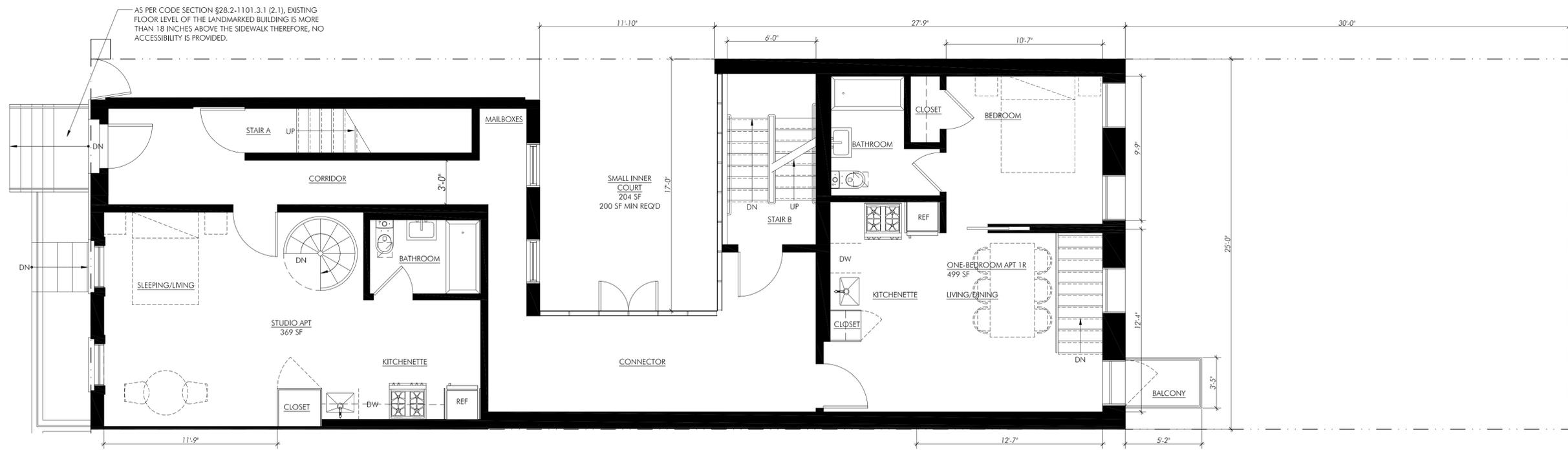


01 SITE PLAN  
SCALE: 1/4" = 1'-0"

# Proposed Alteration: Floor Plans

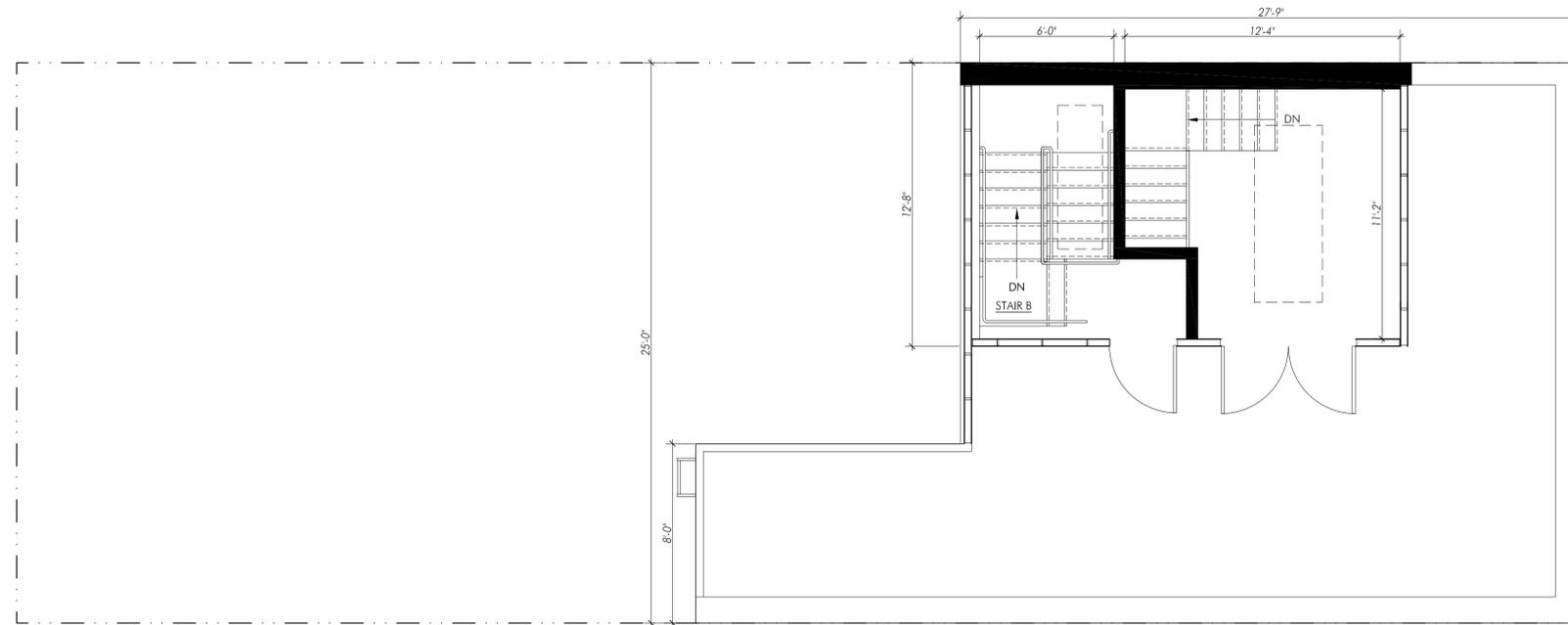


02 SECOND-FLOOR, THIRD FLOOR, SIM  
SCALE: 1/4" = 1'-0"

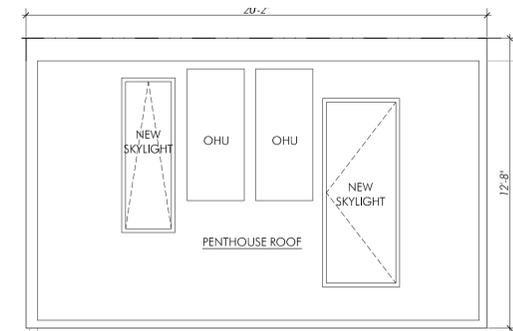


01 GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

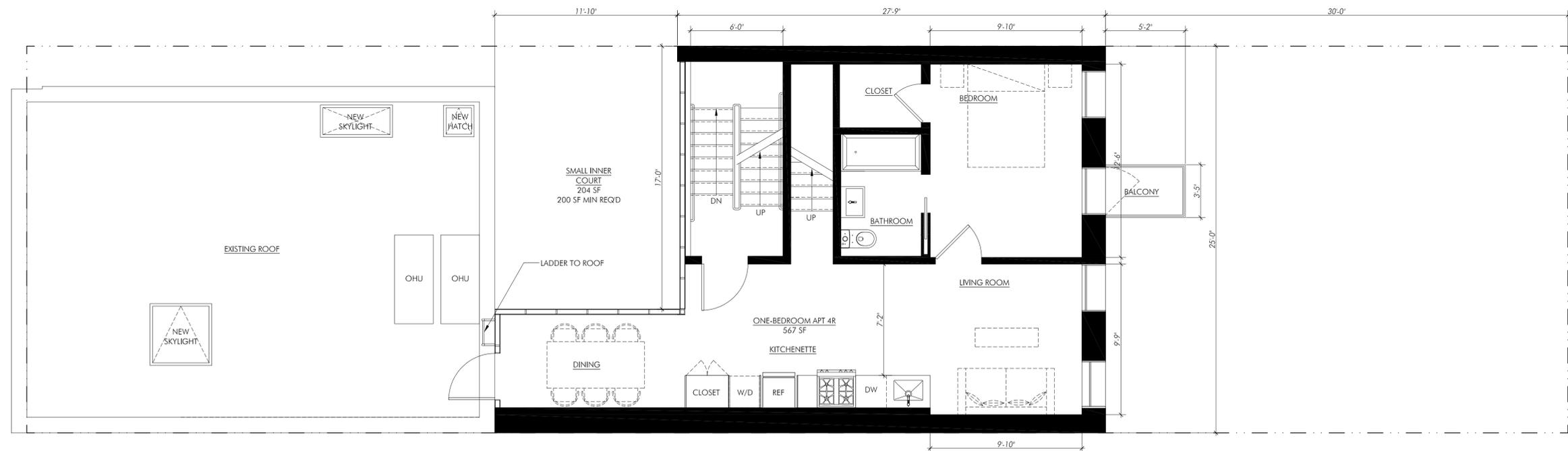
# Proposed Alteration: Floor Plans



02 PENTHOUSE PLAN  
SCALE: 1/4" = 1'-0"



03 ROOF PLAN  
SCALE: 1/4" = 1'-0"



01 FOURTH FLOOR  
SCALE: 1/4" = 1'-0"