

85 Sullivan Street, New York, NY

Presentation to Community Board 2 Landmarks Committee
11 July 2019



S,g,v:a.

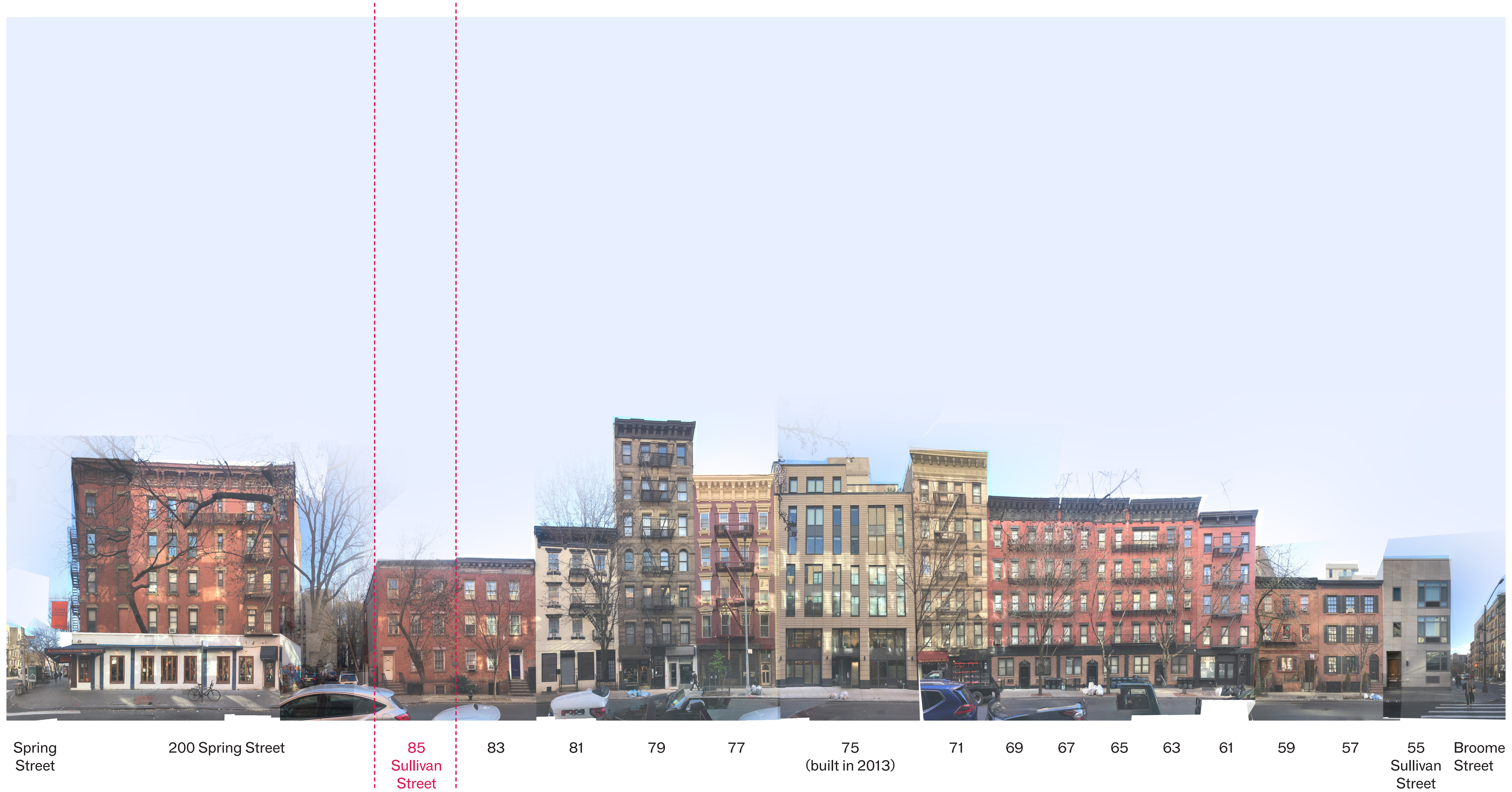
Sullivan-Thompson Historic District



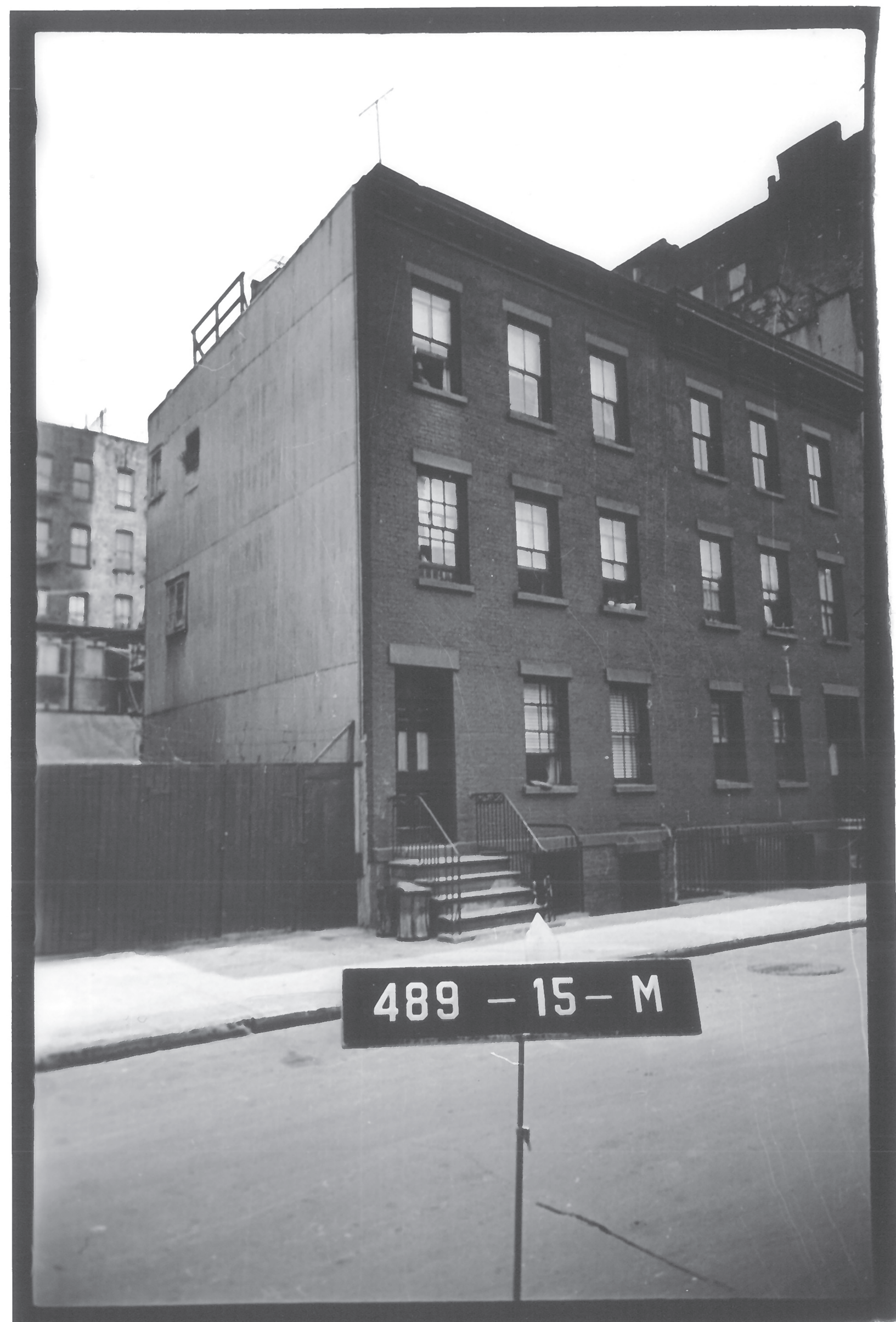
Existing Context



Sullivan Street between Spring and Broome Streets, east



85 Sullivan Street: Historic Photos



1940



1980



2018

Typical Federal Characteristics



25 Harrison Street, 1804 (formerly 314 Washington Street)
Individual Landmark, designated 1969

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 (white)



37 Charlton Street, 1820s
Charlton-King-Vandam Historic District, designated 1966

Typical historical characteristics:

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



20 Charlton Street, 1820s
Charlton-King-Vandam Historic District, designated 1966

Typical historical characteristics:

- Painted wood clapboard at dormer windows (white)

Historic Precedents: Clapboard Siding



Unknown



Unknown



213-215 Elizabeth Street

Historic Precedents: Clapboard Siding

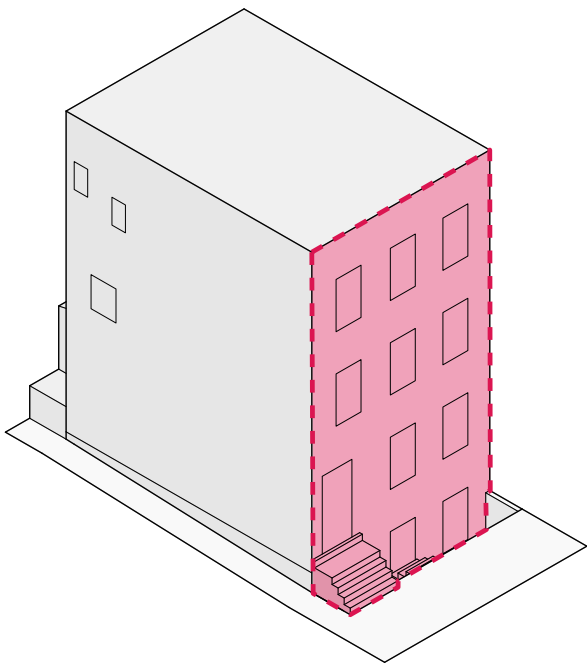


203 East 29th Street
No Landmarks designation



85 Sullivan Street, New York NY

Current Photos: Front Facade



85 Sullivan Street



83 Sullivan Street



Existing entry door

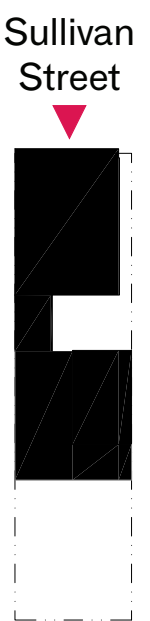


Existing windows

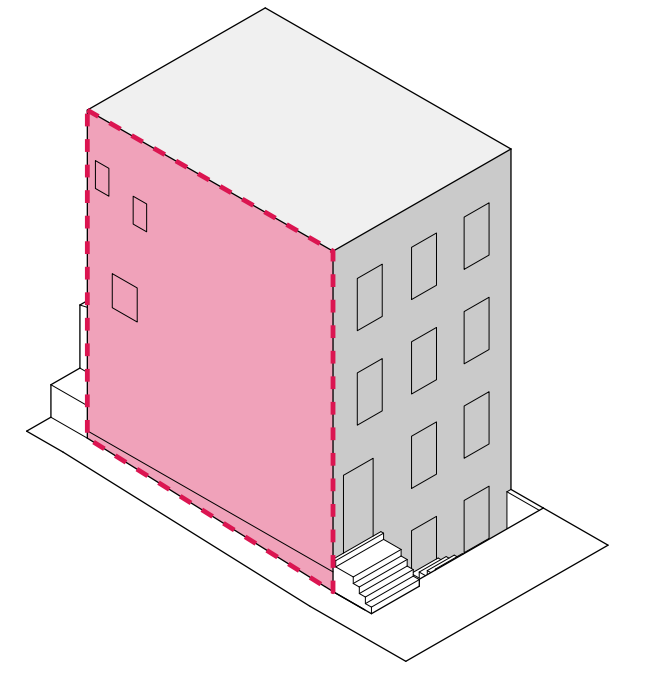
Proposed Restoration: Front Facade

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



Current Photos: Side Facade



metal panel, view from neighboring lot

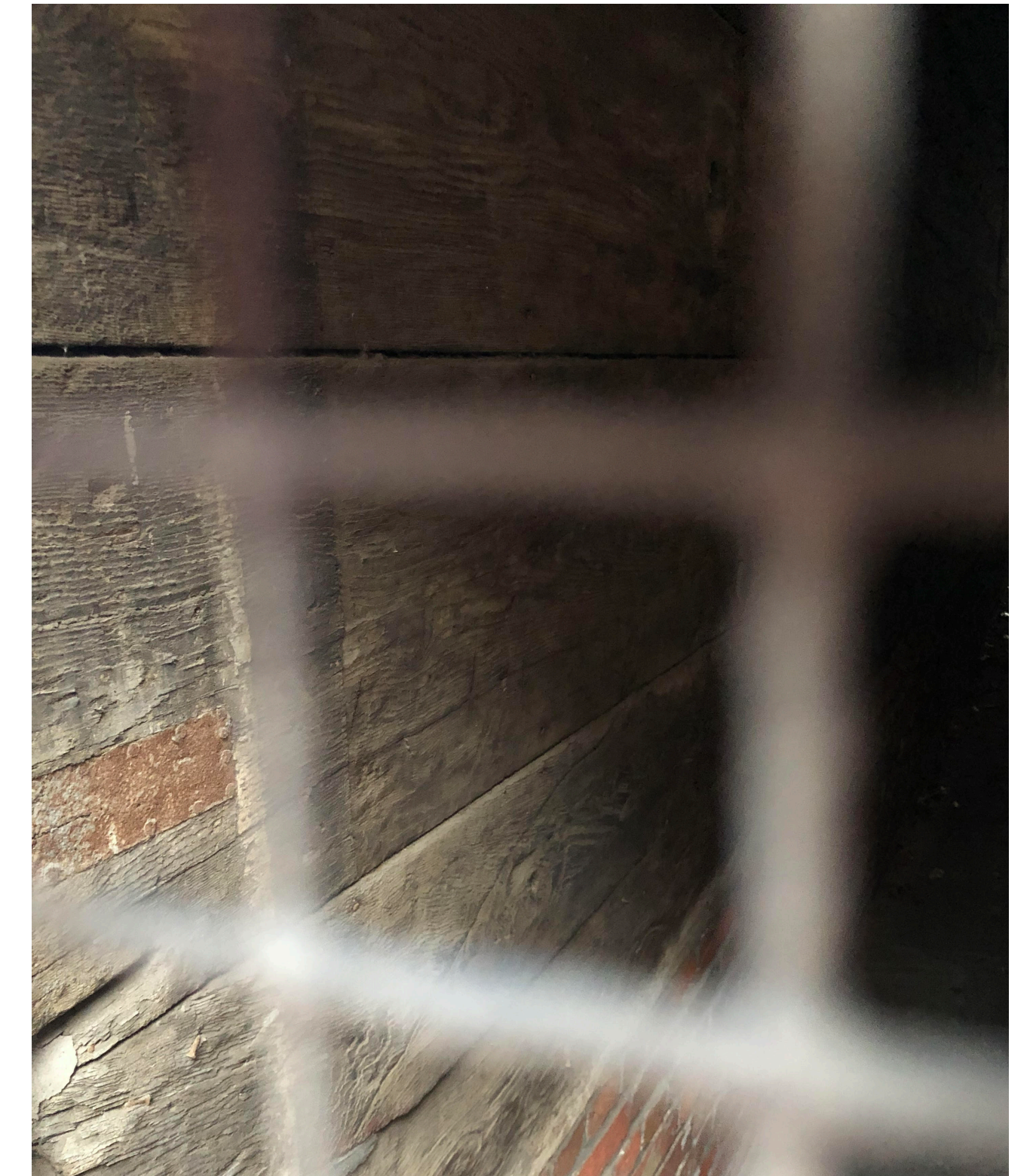
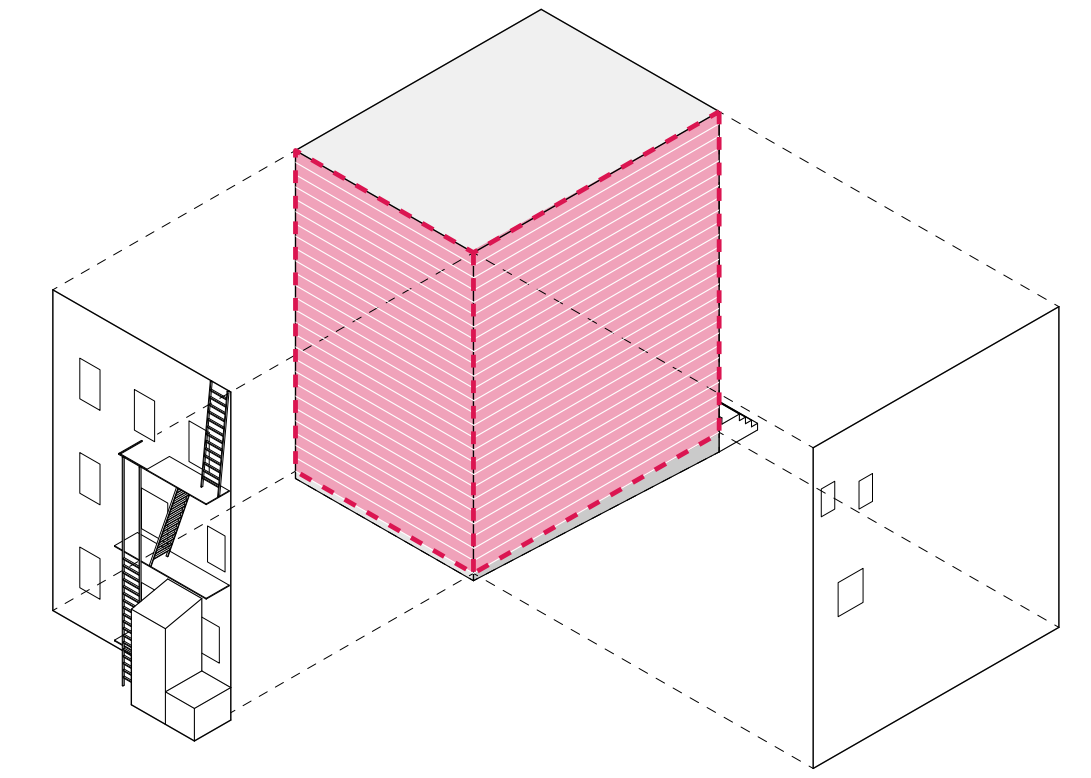


metal panel, view from rear



metal panel, view from street

Current Photos: Clapboard Siding



view of clapboard siding under metal panel

view of clapboard siding under metal panel

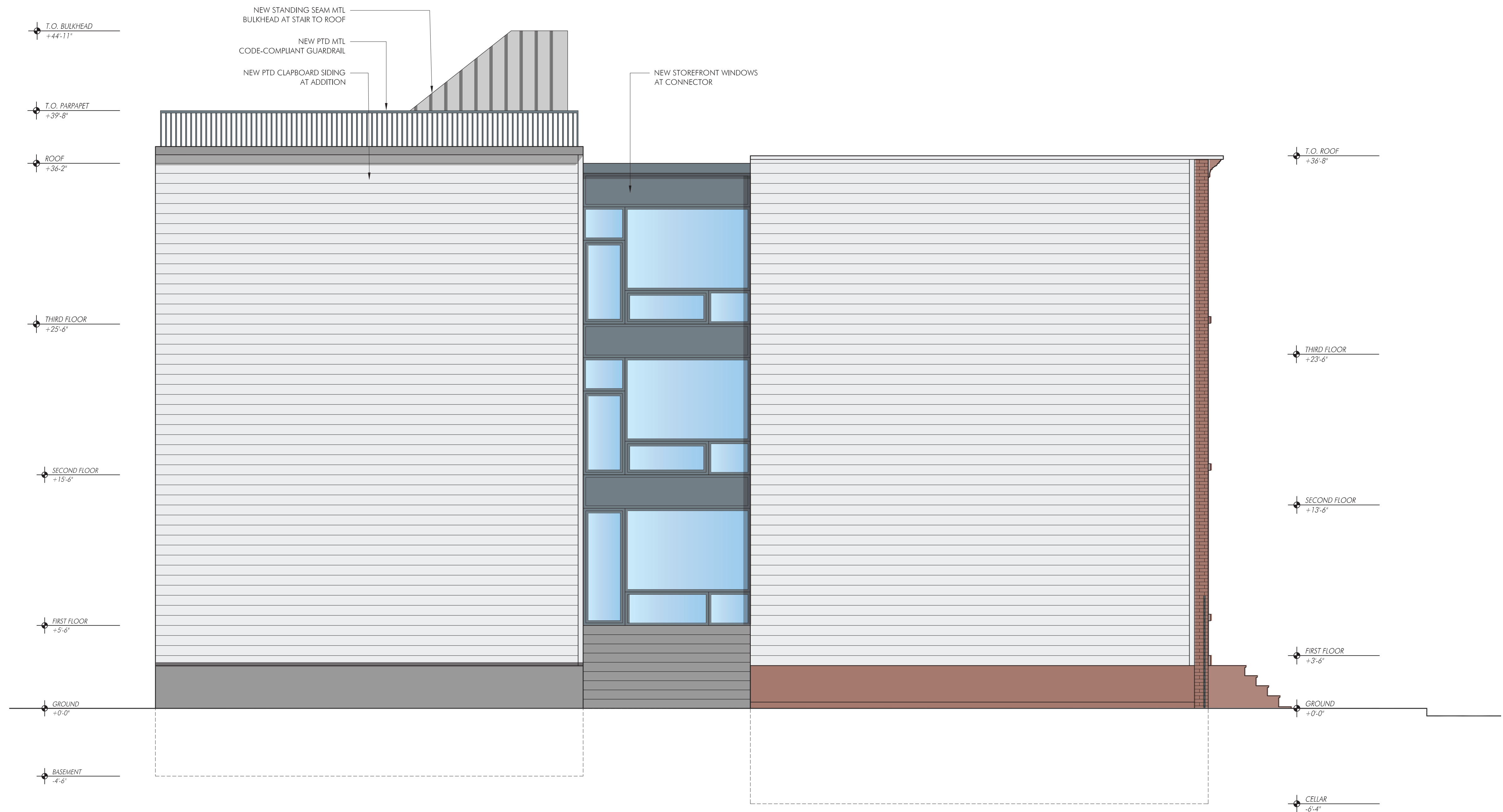
typical height of clapboard siding

view of flat siding at 83 Sullivan Street

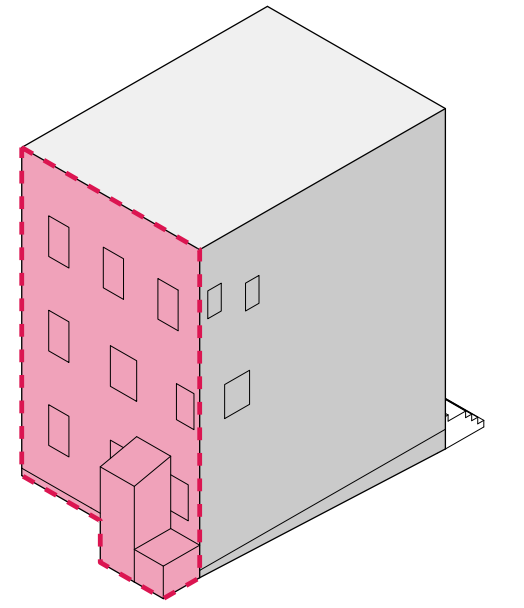
Proposed Restoration: Side Facade

Scope of work includes:

- Construction of new side wall
- New painted Hardie Board siding
- New parging at existing brick base



Current Photos: Rear Facade



Two-story extension at 83 Sullivan Street



Rear view of 85 Sullivan Street

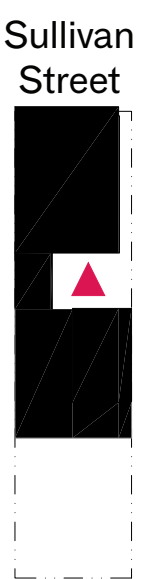


probe at rear facade showing evidence of clapboard siding under stucco

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



Back Houses in Vicinity

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

1



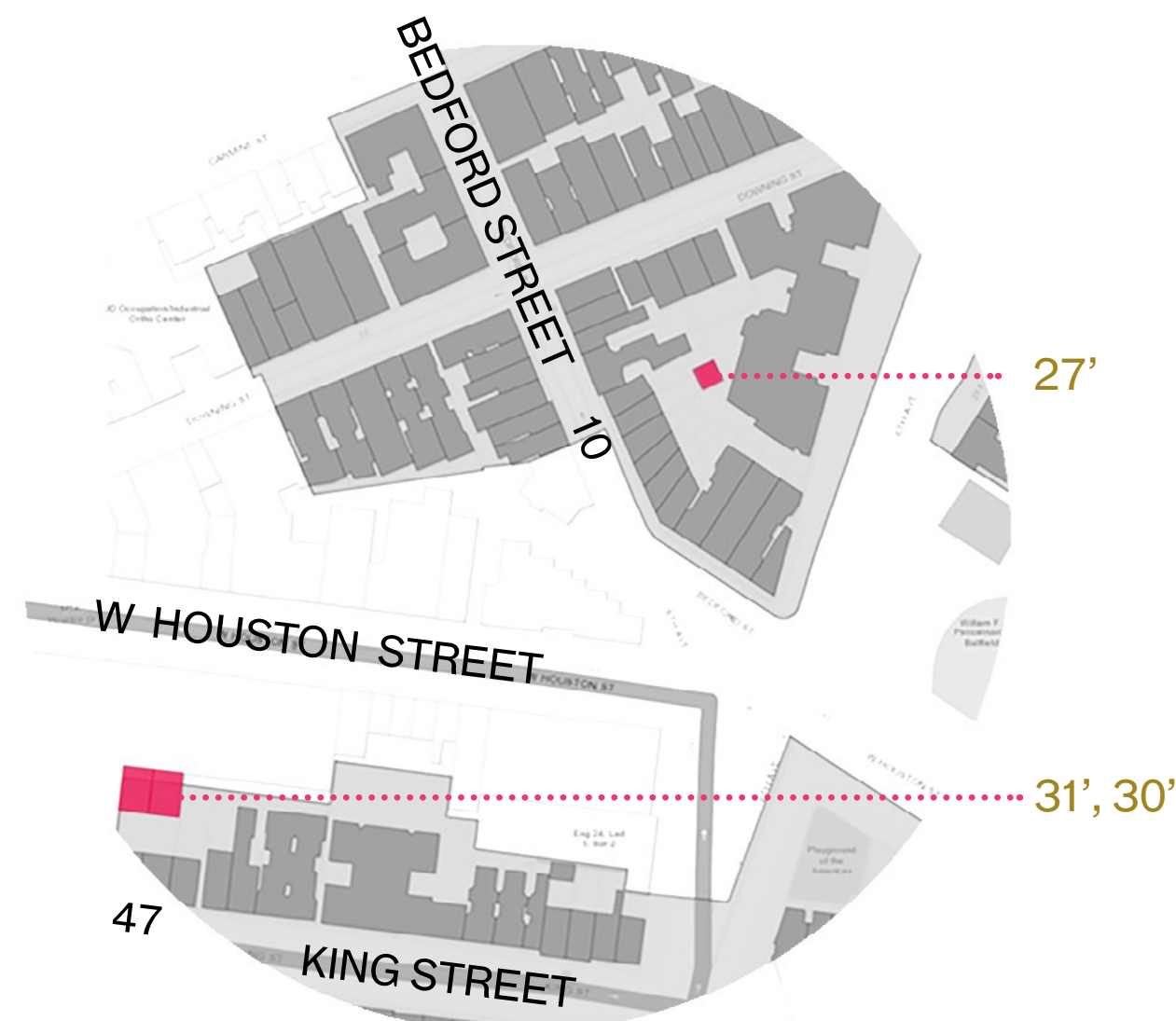
Greenwich Village Historic District Extension II

2



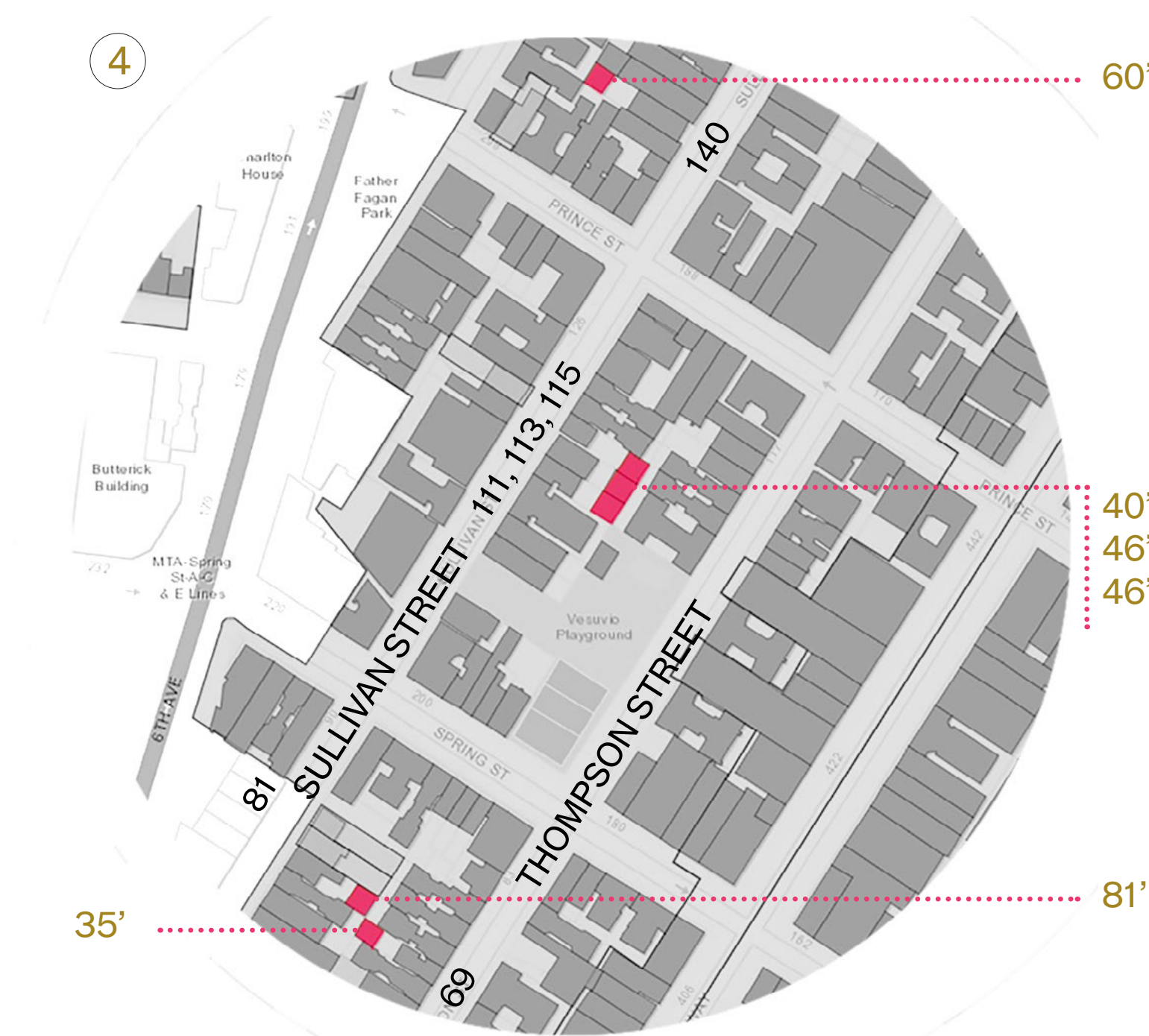
South Village Historic District

3



Charlton-King-Vandam Historic District

4



Sullivan-Thompson Historic District



85 Sullivan Street, New York NY

Sanborn Maps: Original Back House



1894
Evidence of 3 story
back house at rear
of site



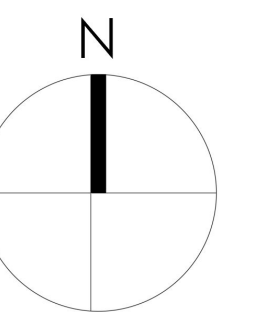
1922
Emergence of warehouses on west
side of Sullivan Street



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



Sanborn Maps: Original Back House

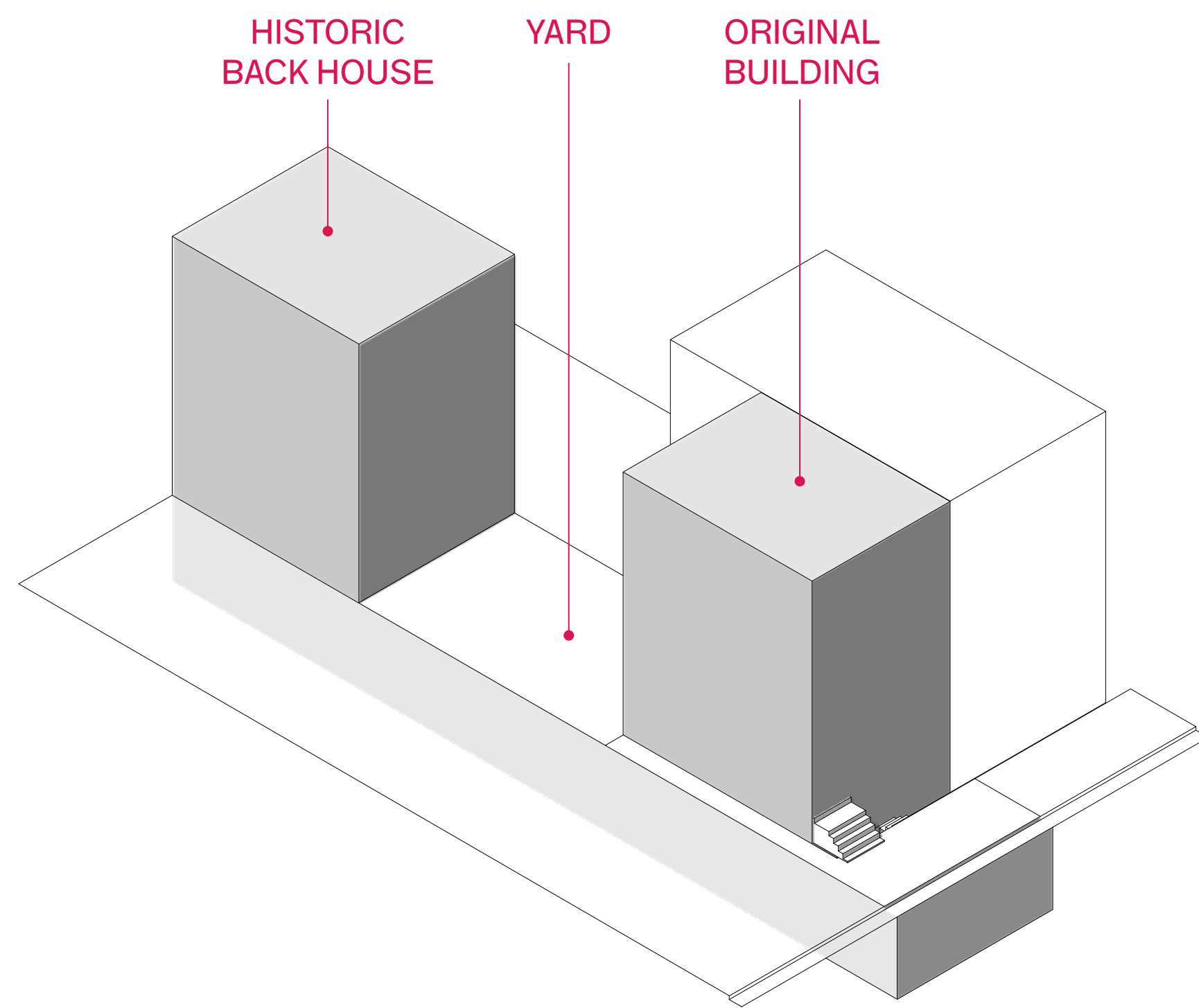


1894 Sanborn Map

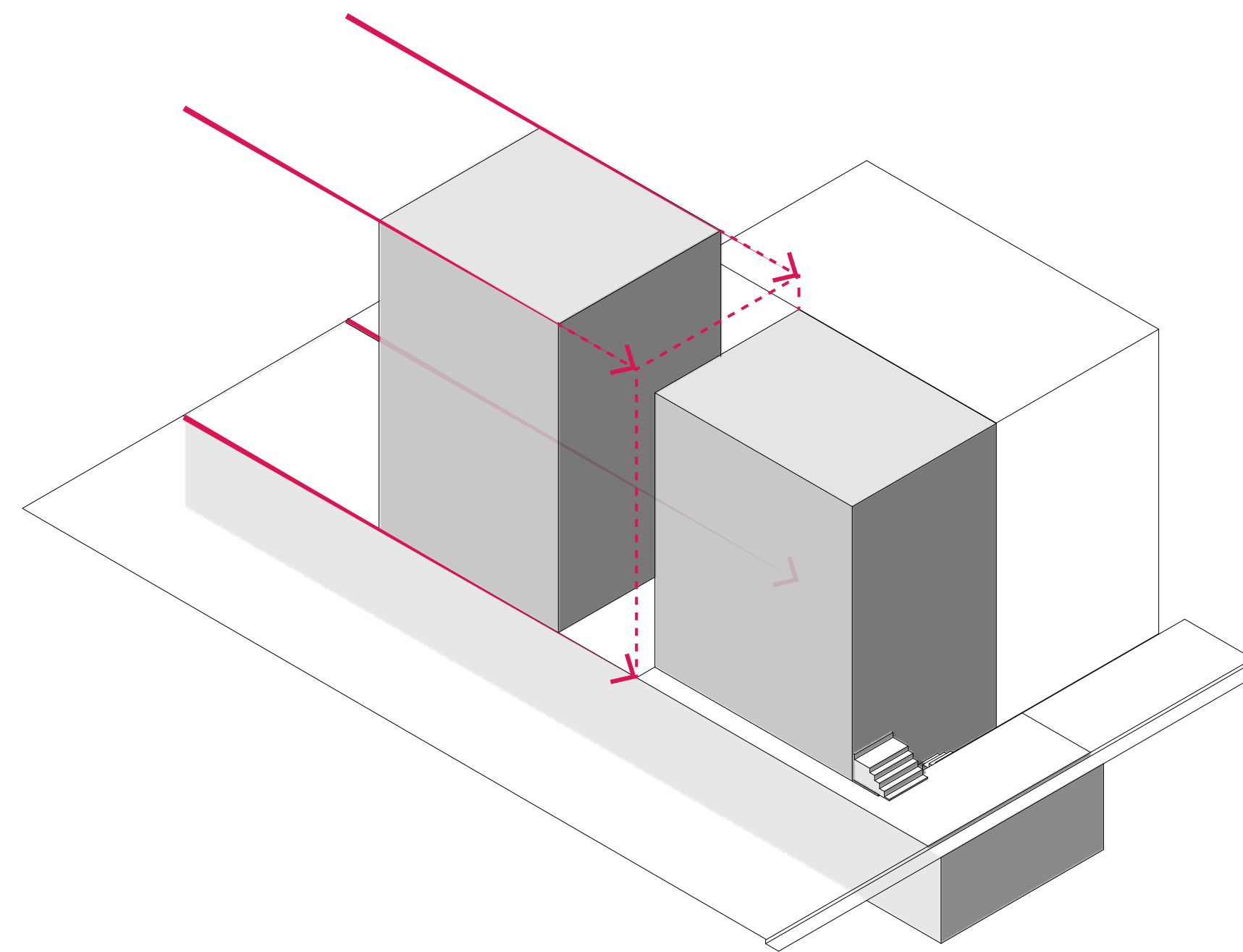


Three-story back house at 81 Sullivan Street

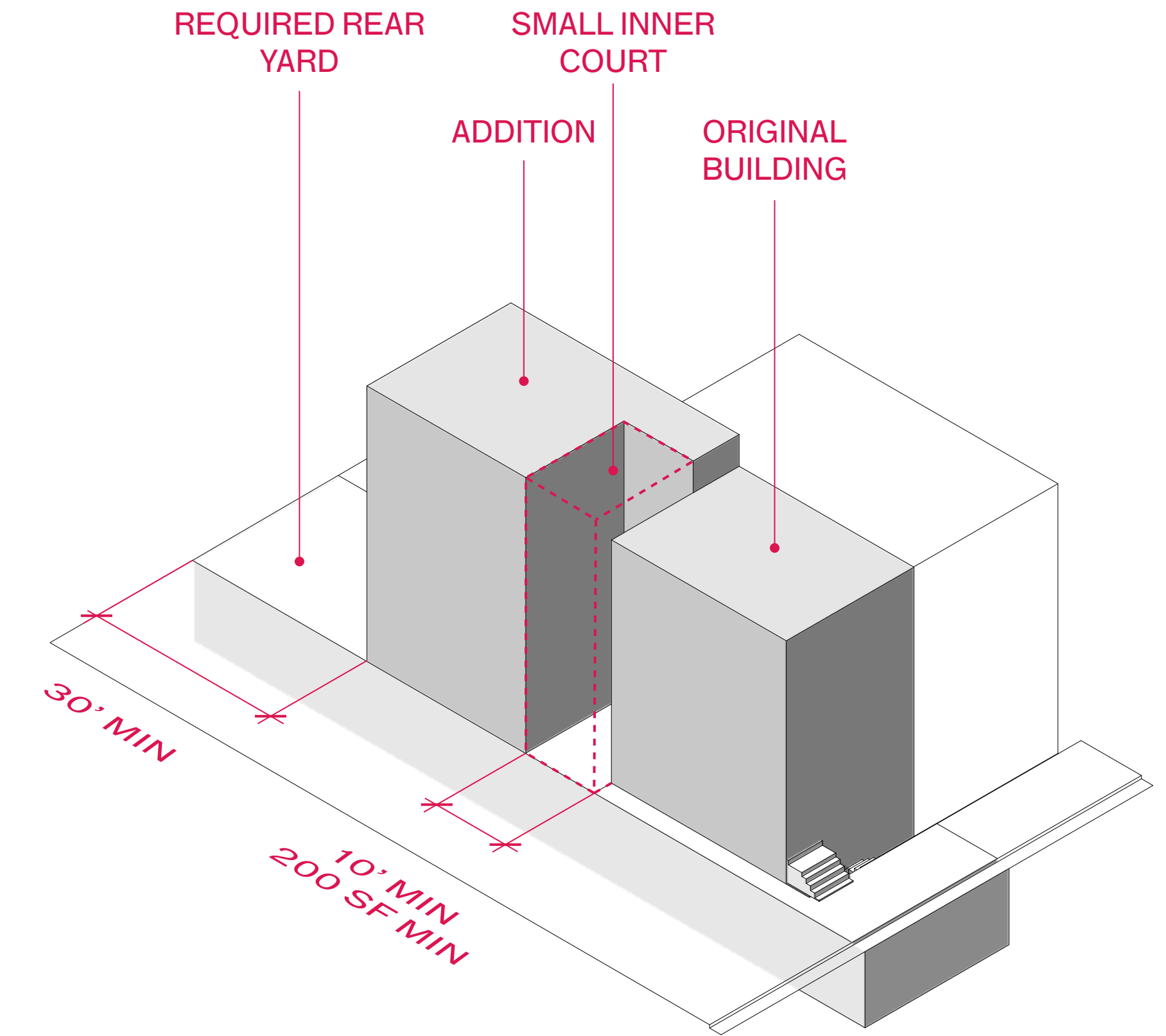
Proposed Alteration: Restoring the Back House



Historic Back House Location

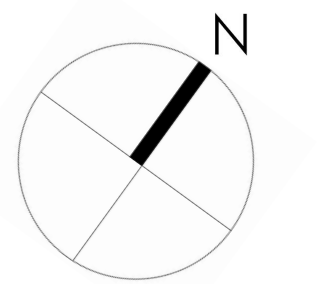
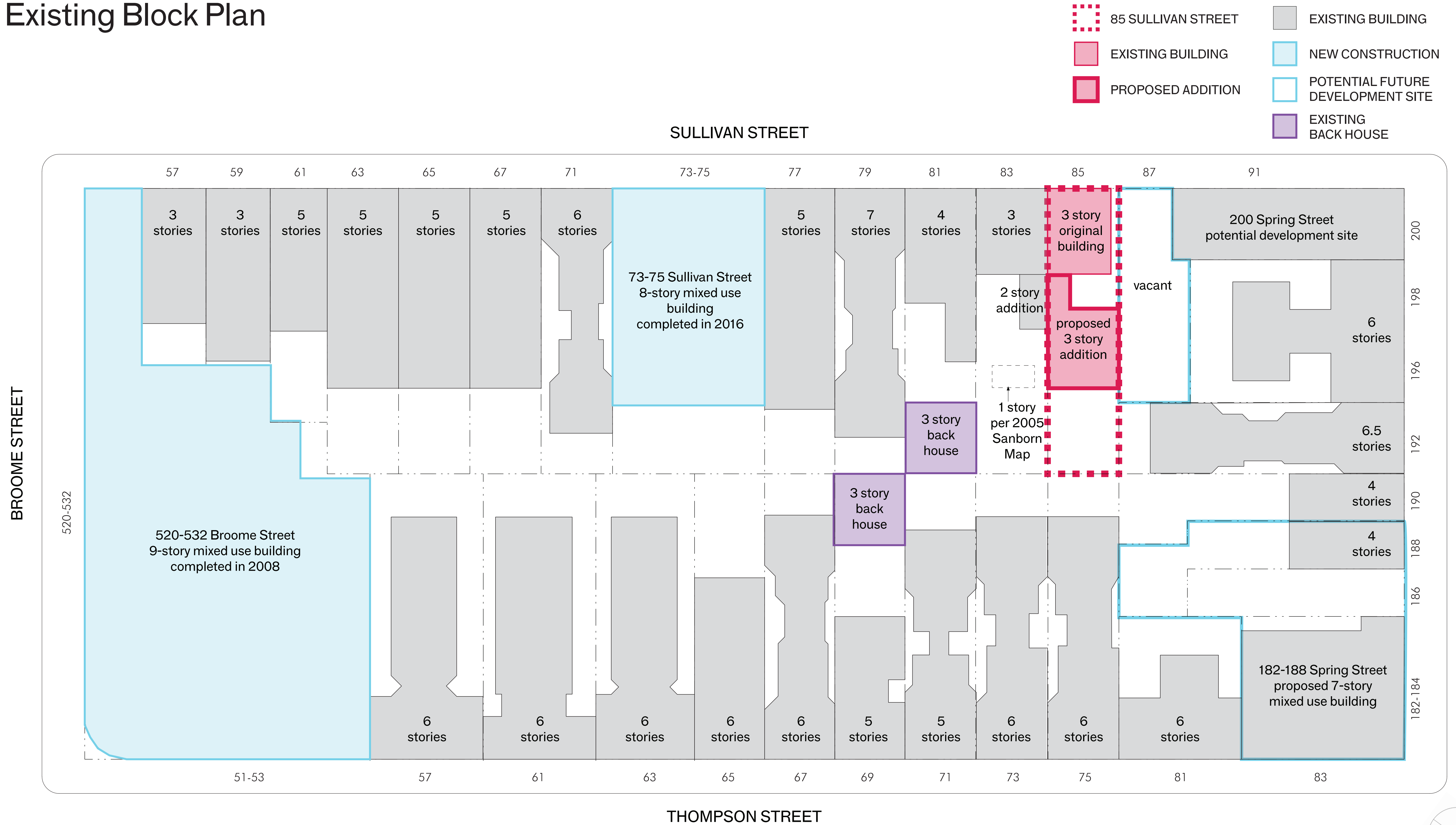


Shifting of Back House to Comply with Current Regulations

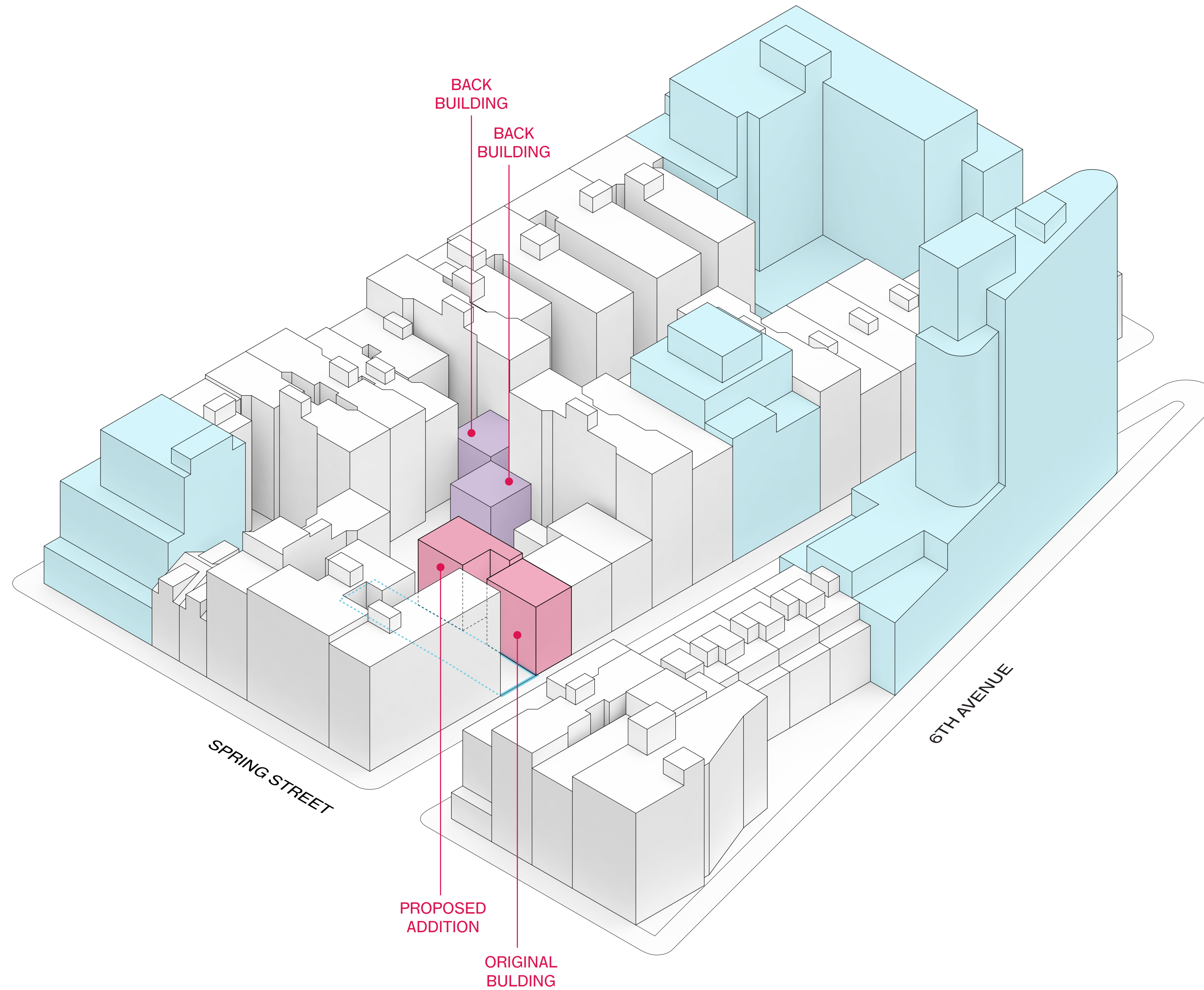


Proposed Back House Location

Existing Block Plan



Existing Block Diagram



Heights of Neighboring Buildings

200 Spring Street,
5 stories

196 Spring Street,
6 stories

192 Spring Street,
6 stories

192 Spring Street,
6 stories

75 Thompson Street,
6 stories

75 Thompson Street,
6 stories

73 Thompson Street,
6 stories

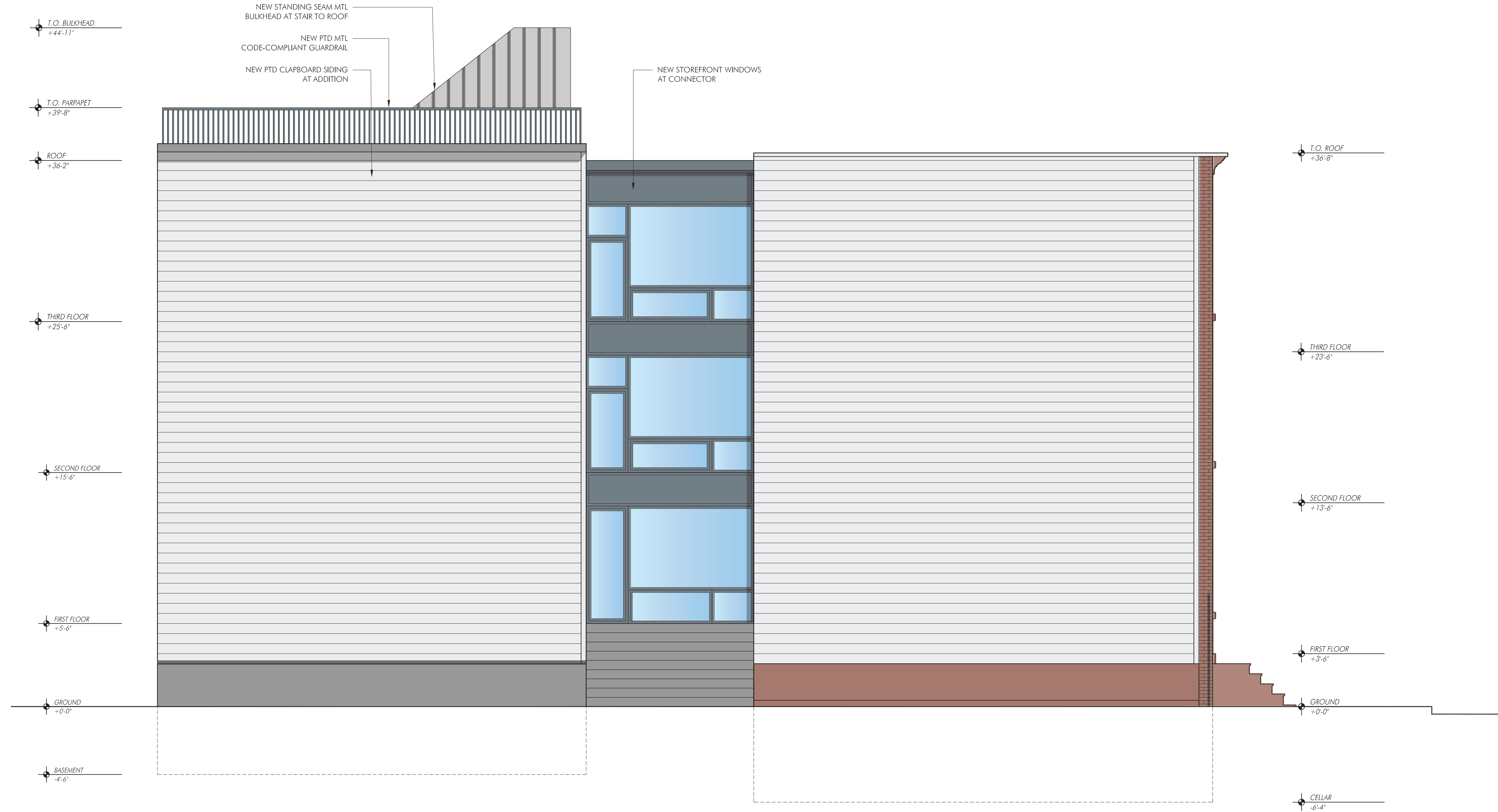
81 Sullivan Street,
3 stories (backhouse)



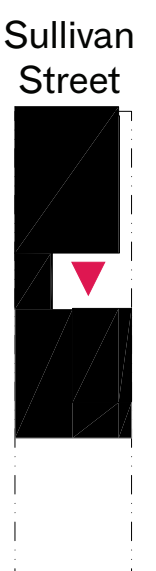
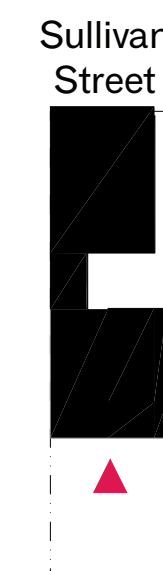
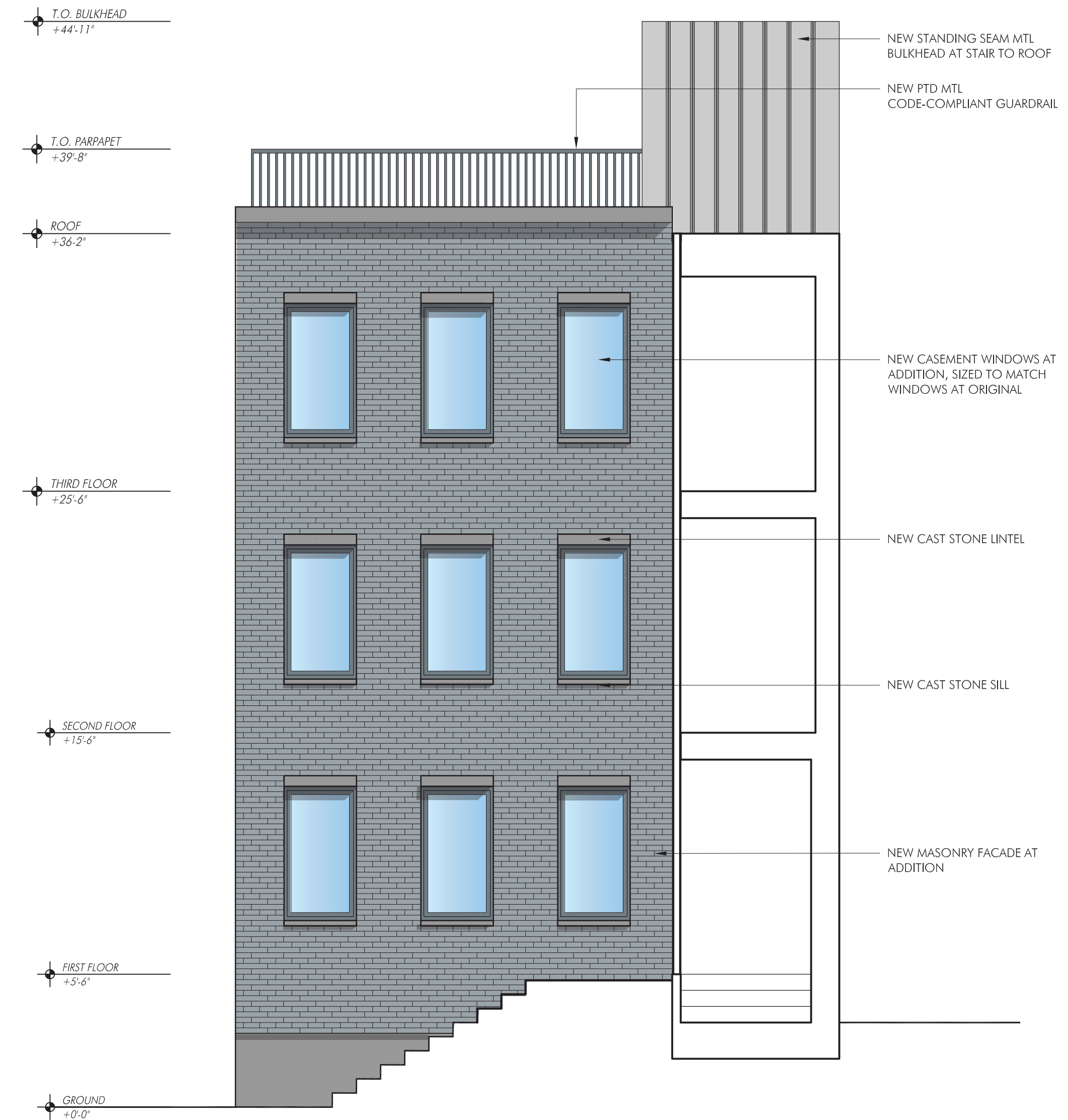
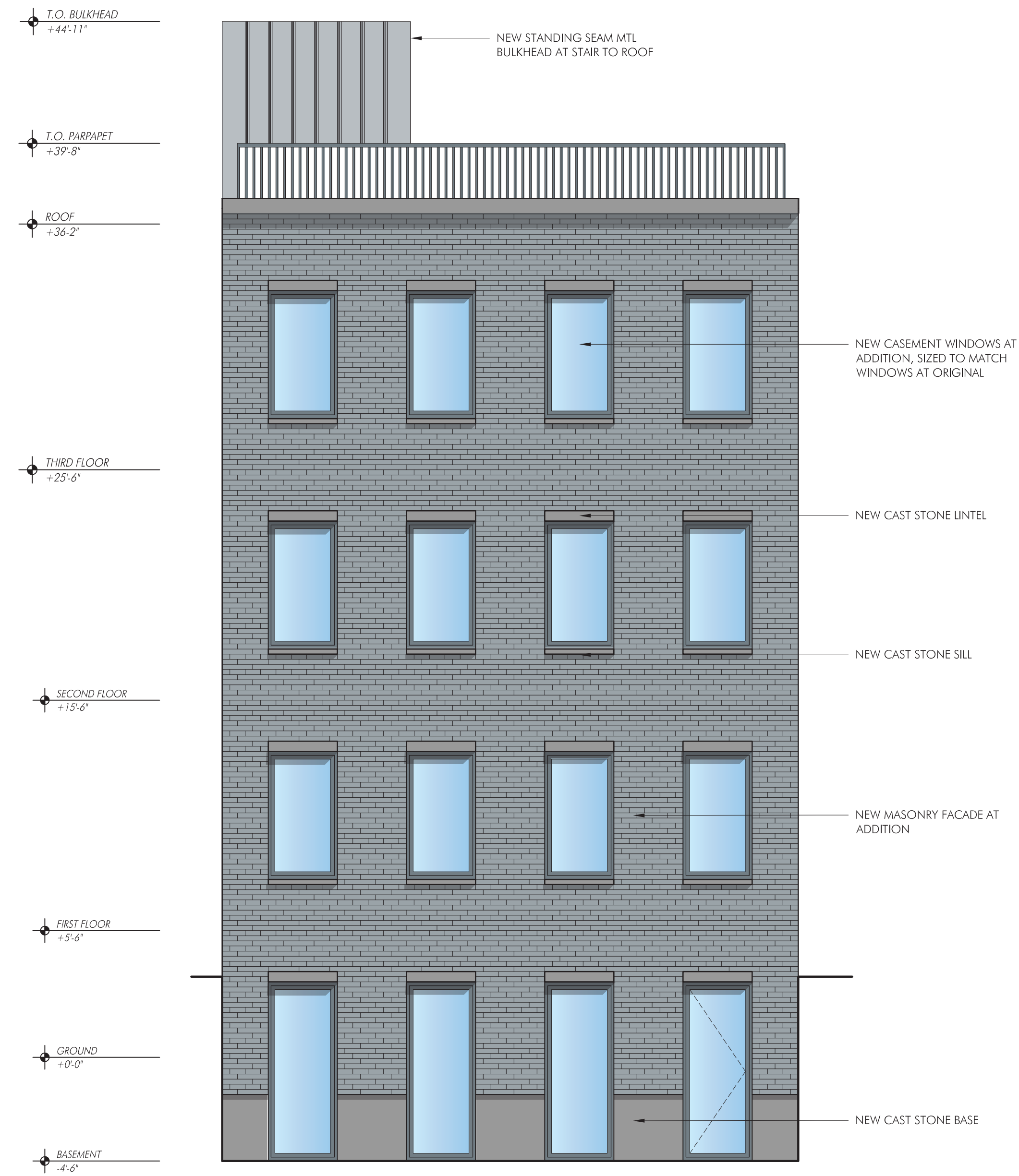
Proposed Alteration: View from Sullivan Street



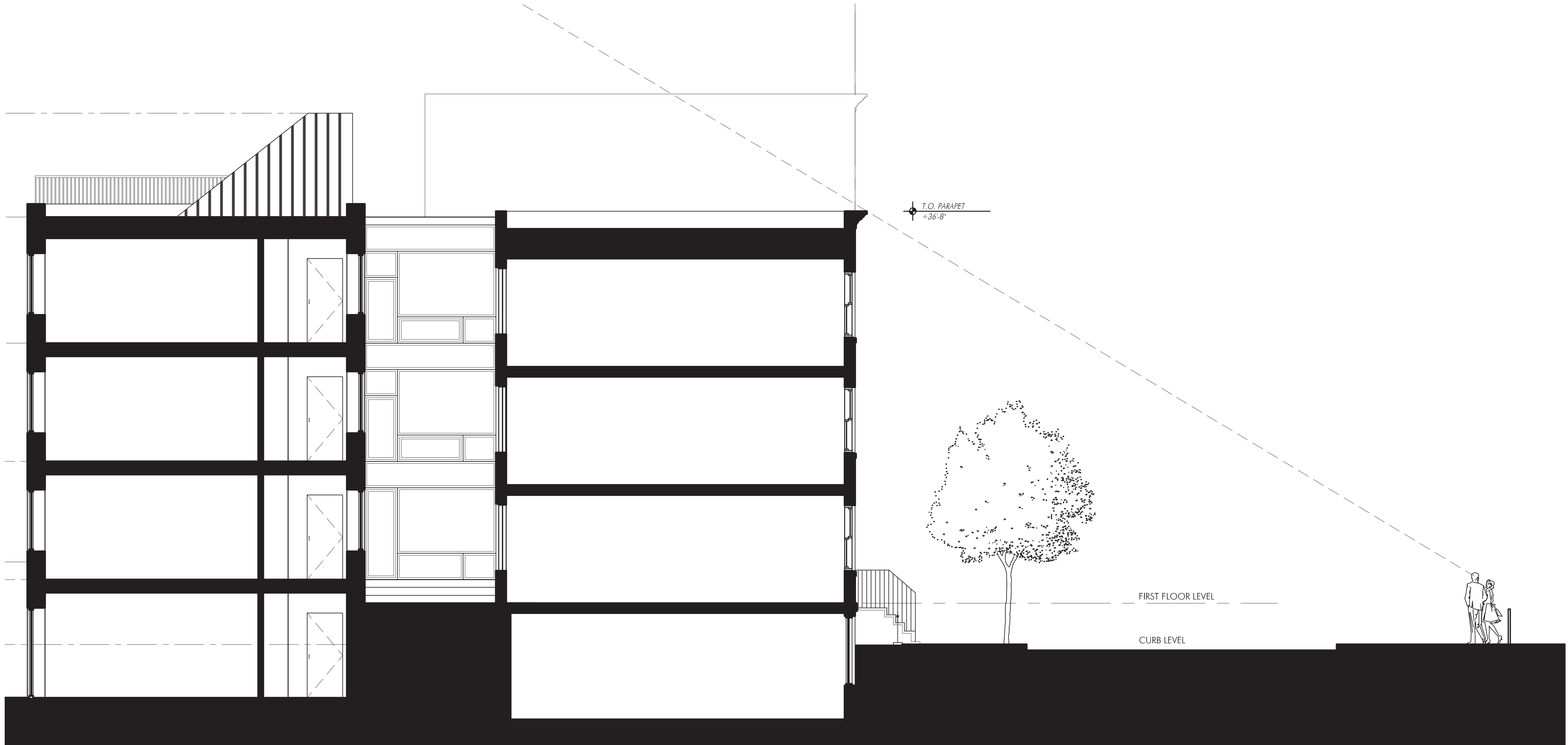
Proposed Addition: Side Facade



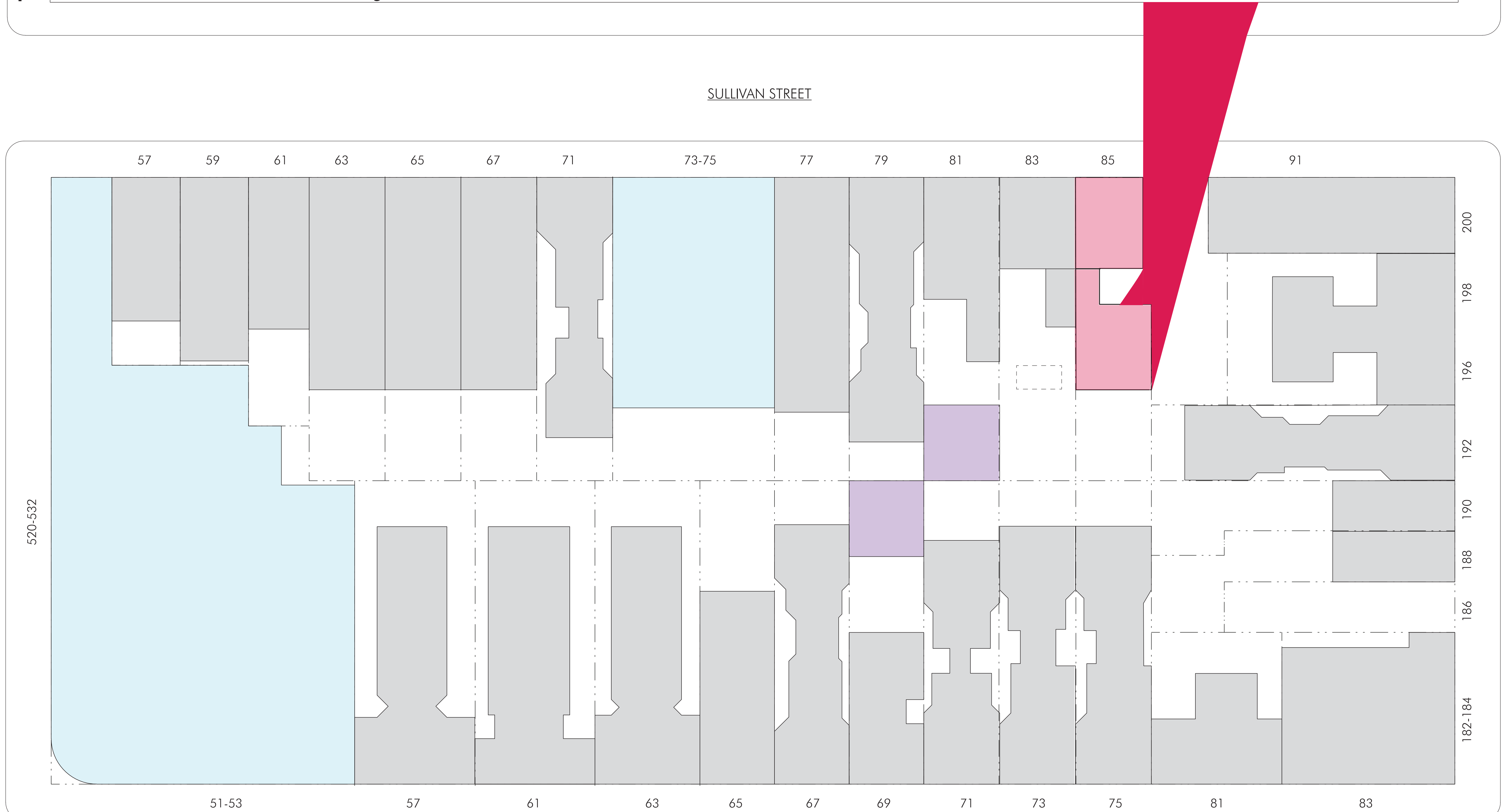
Proposed Addition: Front and Rear Facades



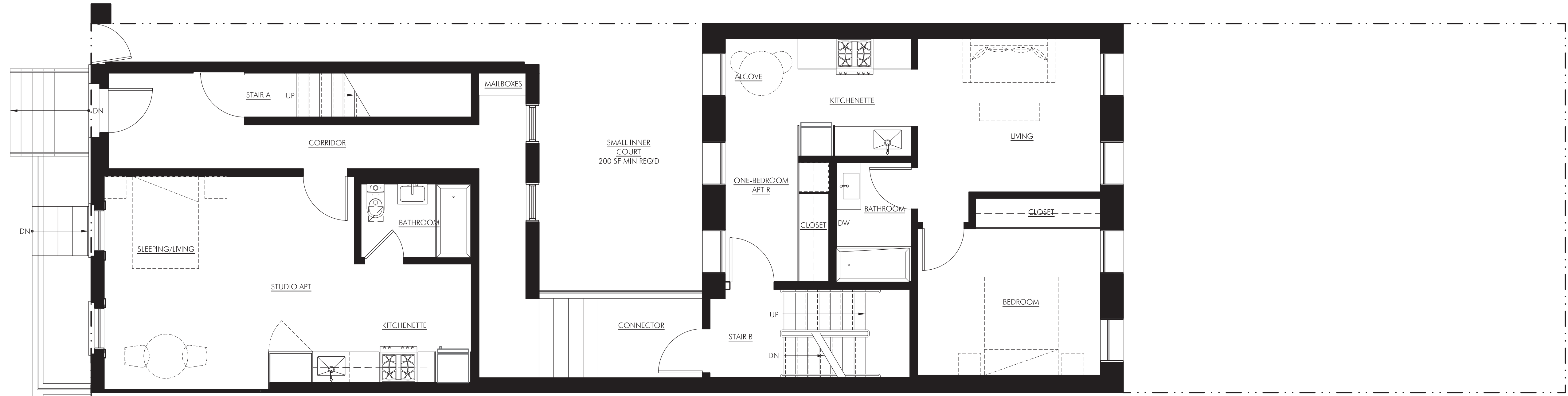
Proposed Alteration: Building Section



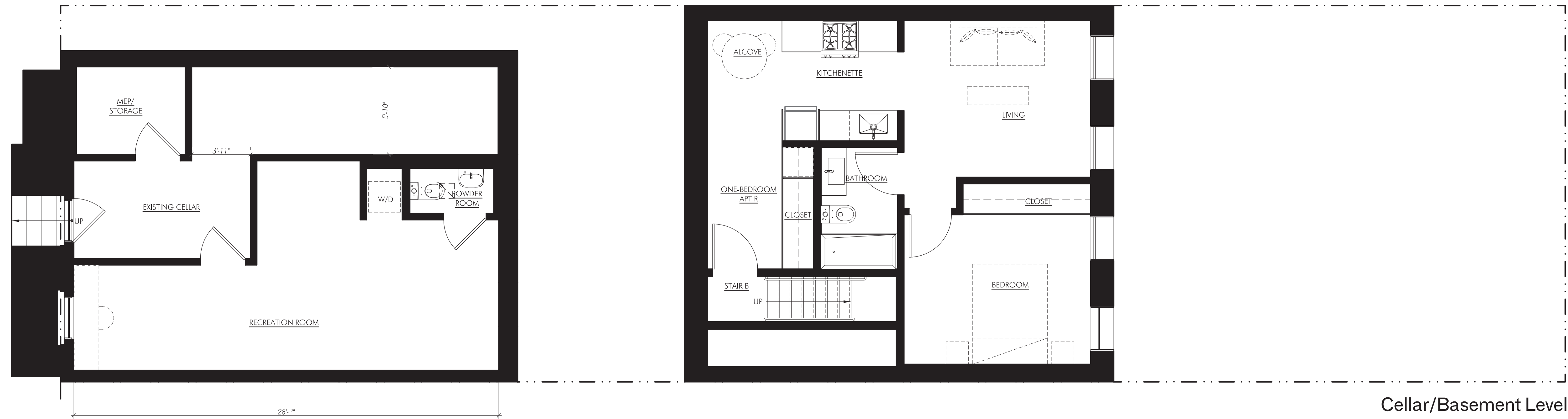
Proposed Alteration: Visibility Plan



Proposed Alteration: Floor Plans



Ground Floor Level



Cellar/Basement Level

Proposed Alteration: Floor Plans

