

The current proposal is:

Preservation Department – Item 3, LPC-26-03584

**83-85 Sullivan Street – Sullivan-Thompson Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

83-85 SULLIVAN STREET

PRESENTATION TO:
LANDMARKS PRESERVATION COMMISSION

Existing Conditions: Sullivan Street Facade



85 Sullivan

83 Sullivan



Sullivan-Thompson Historic District
Source: NYC LPC

Back Yard: Existing Conditions





Previously Proposed Addition
LPC Public Hearing 11/25/25

Rear Addition

- Add articulation to rear elevation windows.
- Reduce third floor massing of the proposed addition at 83 Sullivan.
- Demonstrate details to clarify proposed renderings, including:
 - Large-scale glazing system at 83 and 85 Sullivan additions
 - Deck assembly and planters

Roof Addition

- Reduce proposed roof addition height at 83 and 85 Sullivan.

Previously Proposed Addition
Commissioners' Comments from 11/25/25 Public Hearing



Reduce third floor massing of the proposed addition at 83 Sullivan.

Demonstrate details to clarify proposed renderings, including large-scale glazing system at 83 and 85 Sullivan additions, deck assembly and planters.

Reduce proposed roof addition height at 83 and 85 Sullivan.

Add articulation to rear elevation windows.

Currently Proposed Addition
Responses to Commissioners' Comments from 11/25/25 Public Hearing



Third floor addition at 83 Sullivan replaced with open porch with reduced footprint.

Reduced depth of fascia to increase visibility of continuous roof line at rear of historic mass.

Roof of open porch detailed with walkable glass surface for increased light at restored rear facade.

Line of Previously Proposed Third Floor Addition at 83 Sullivan

Roof addition ceiling height reduced by 1'-0". Depth of fascia further reduced to decrease overall appearance.

Vertical fins reduced to emphasize continuous historic roof line.

Windows at restored rear facade detailed to match the historic 2-over-2 windows at the front facade. Doors detailed to match window proportions.

Proposed Addition Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Reduced Addition

Rear Facade: Existing Condition Rendering



Proposed Rear Facade Reconstruction and Restoration Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Addition

Proposed Rear Addition Section Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Addition

Proposed Rear Addition Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Addition

Proposed Rear Addition Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Addition

Proposed Rear Addition Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25

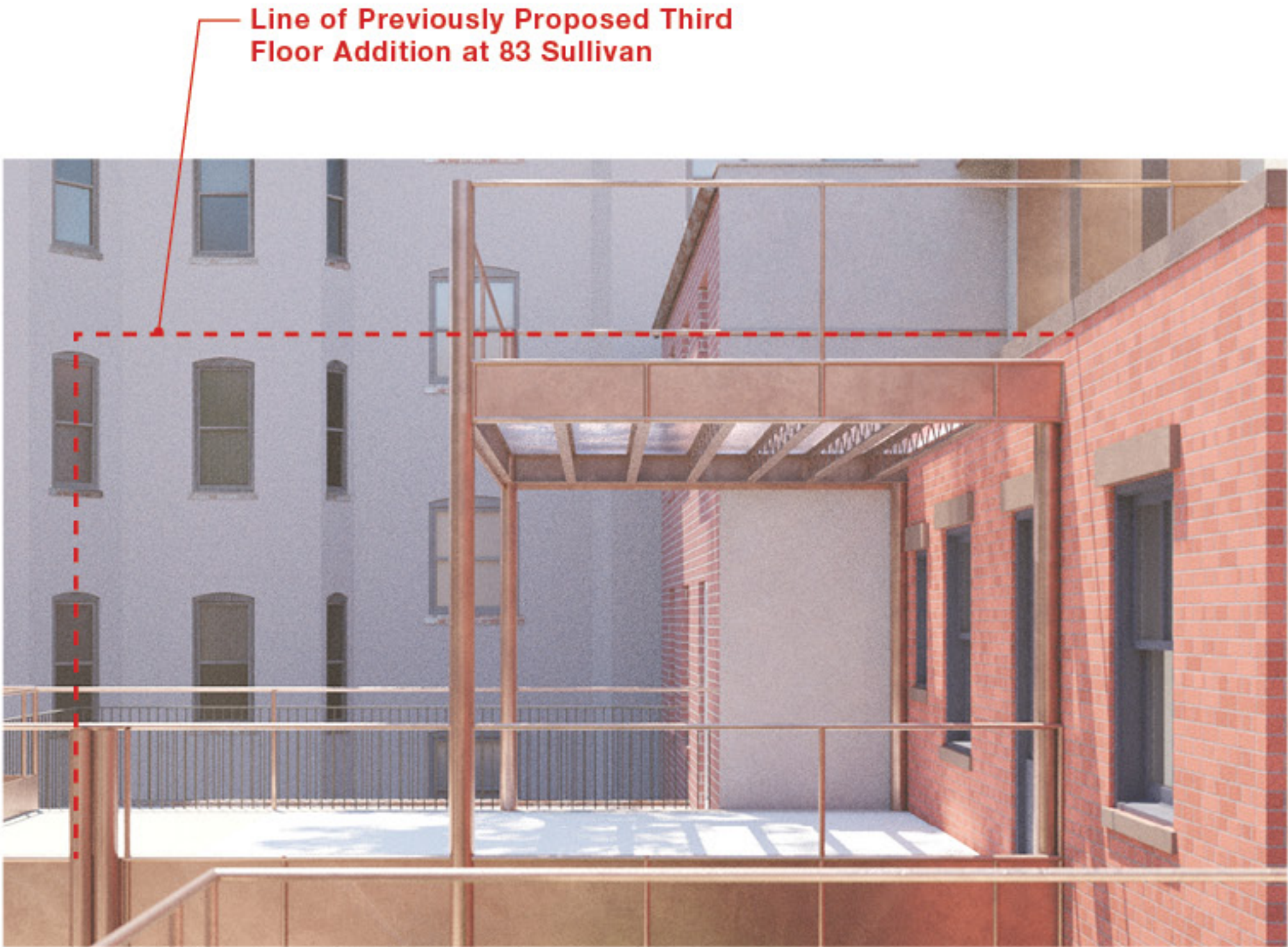
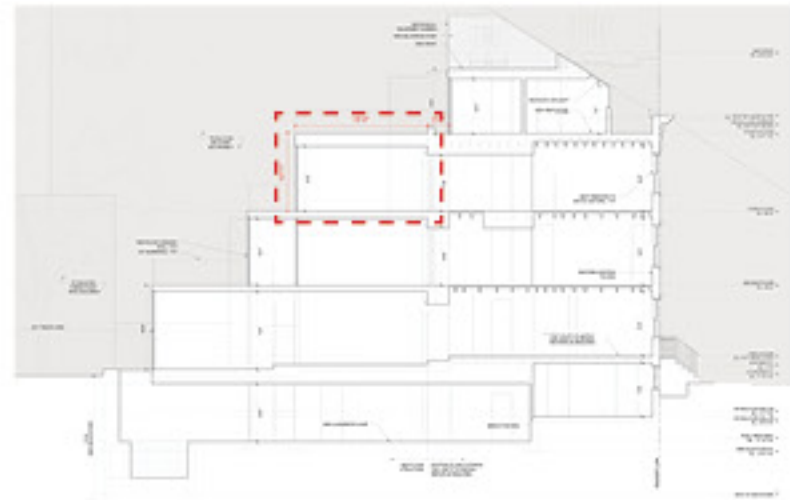


Currently Proposed Addition

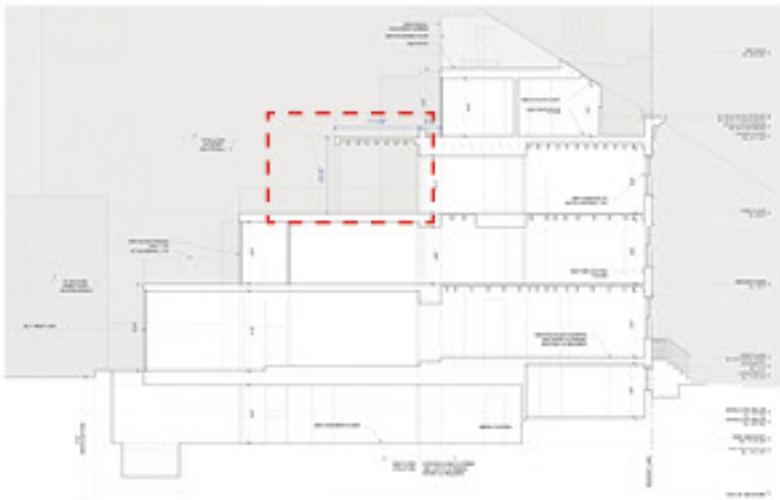
Proposed Third Floor Addition at 83 Sullivan Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Open Web Structure



Large-Scale Glazing System at 83 and 85 Sullivan Additions

Vitrocsa Sliding Door and Window System



Jardim Residences
527 W 27th St, New York, NY 10001, USA

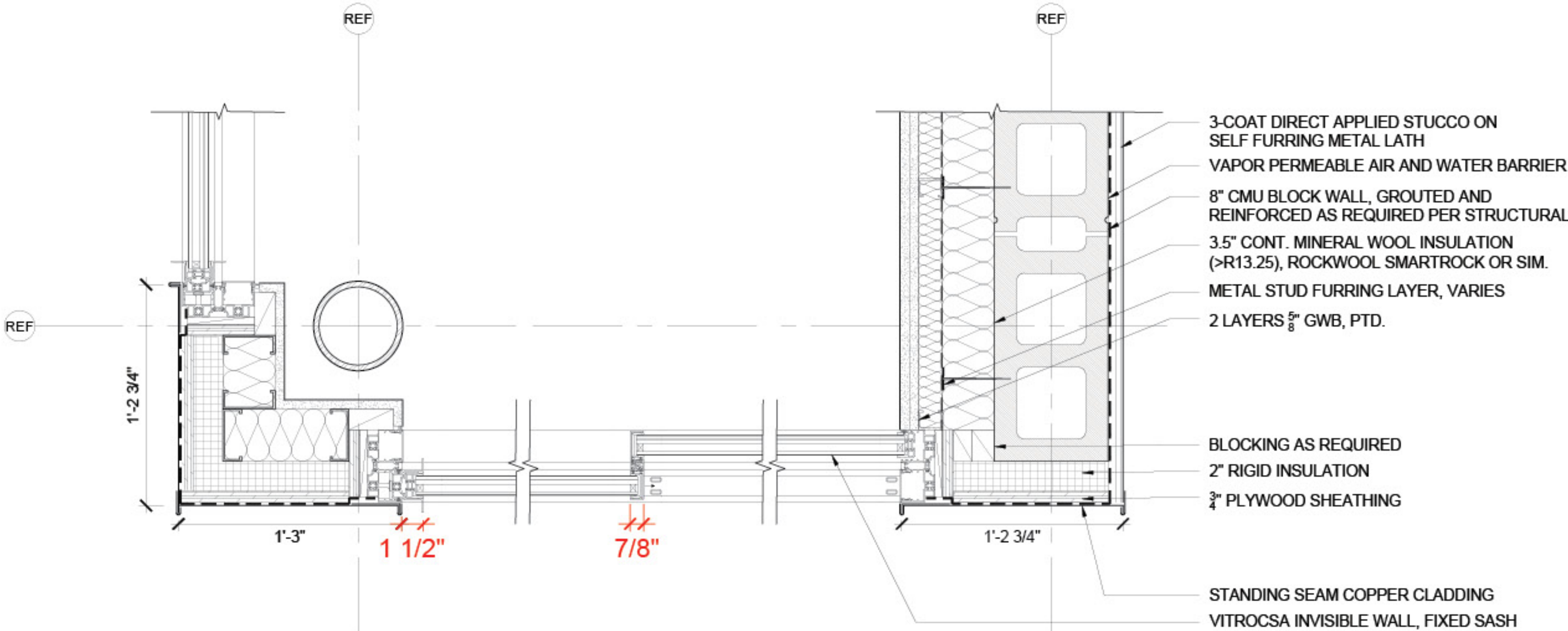
Vitrocsa Sliding Door and Window System Specifications:
Full Frame Depth: 2-5/16" (concealed)
Visible Frame Dimensions:
Fixed Jamb: 1/4"
Operable Jamb: 1-7/16"
Vertical Mullion: 7/8"
Head, Sill: 5/8"
Max. Panel Size: 26'-0" x 10'-6"
Max. Proposed Panel Size: 13'-2" x 9'-2"



St. Patrick's Cathedral - Brass Cladding
5th Ave, New York, NY 10022

Example of custom metal cladding for integration with historic structures.

Vitrocsa Sliding Door and Window System



Preliminary Window and Jamb Details - Currently Proposed Addition

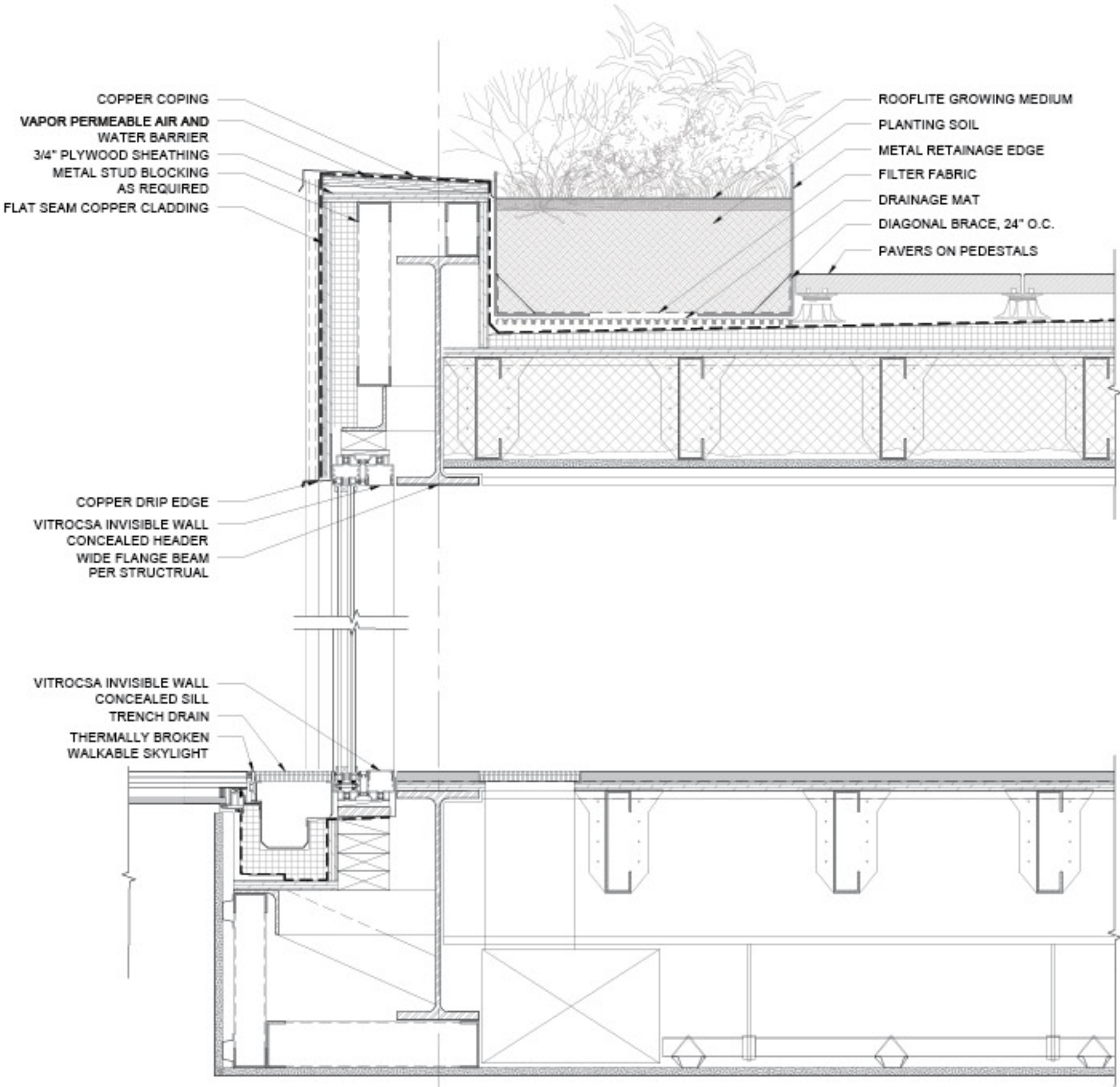
Exterior Deck with Integrated Planters

Preliminary Details



PHOTO COURTESY VERDANT NY

Example Photos: Built-In Terrace Planters

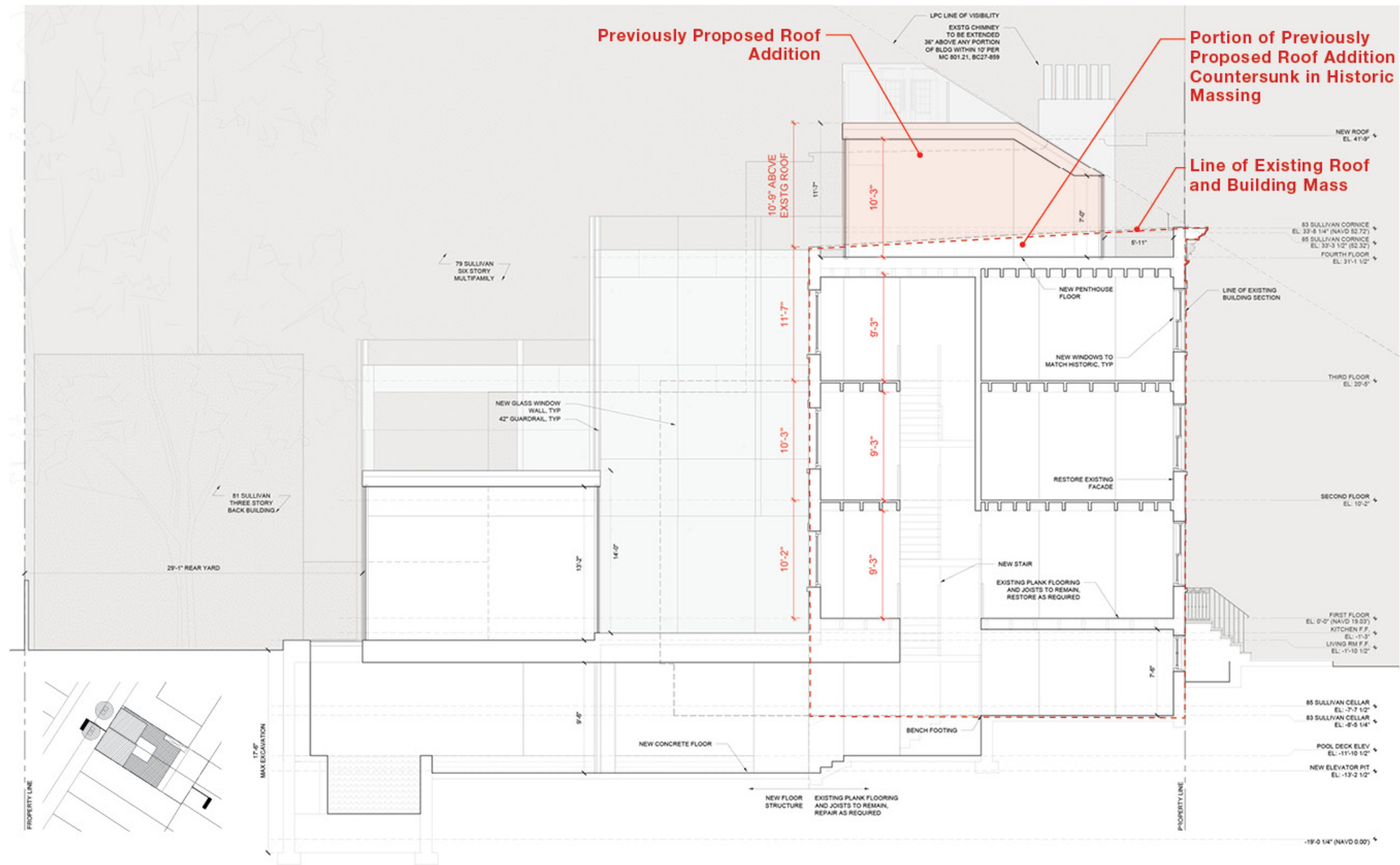


Typical Head, Sill, Deck, and Planter Details

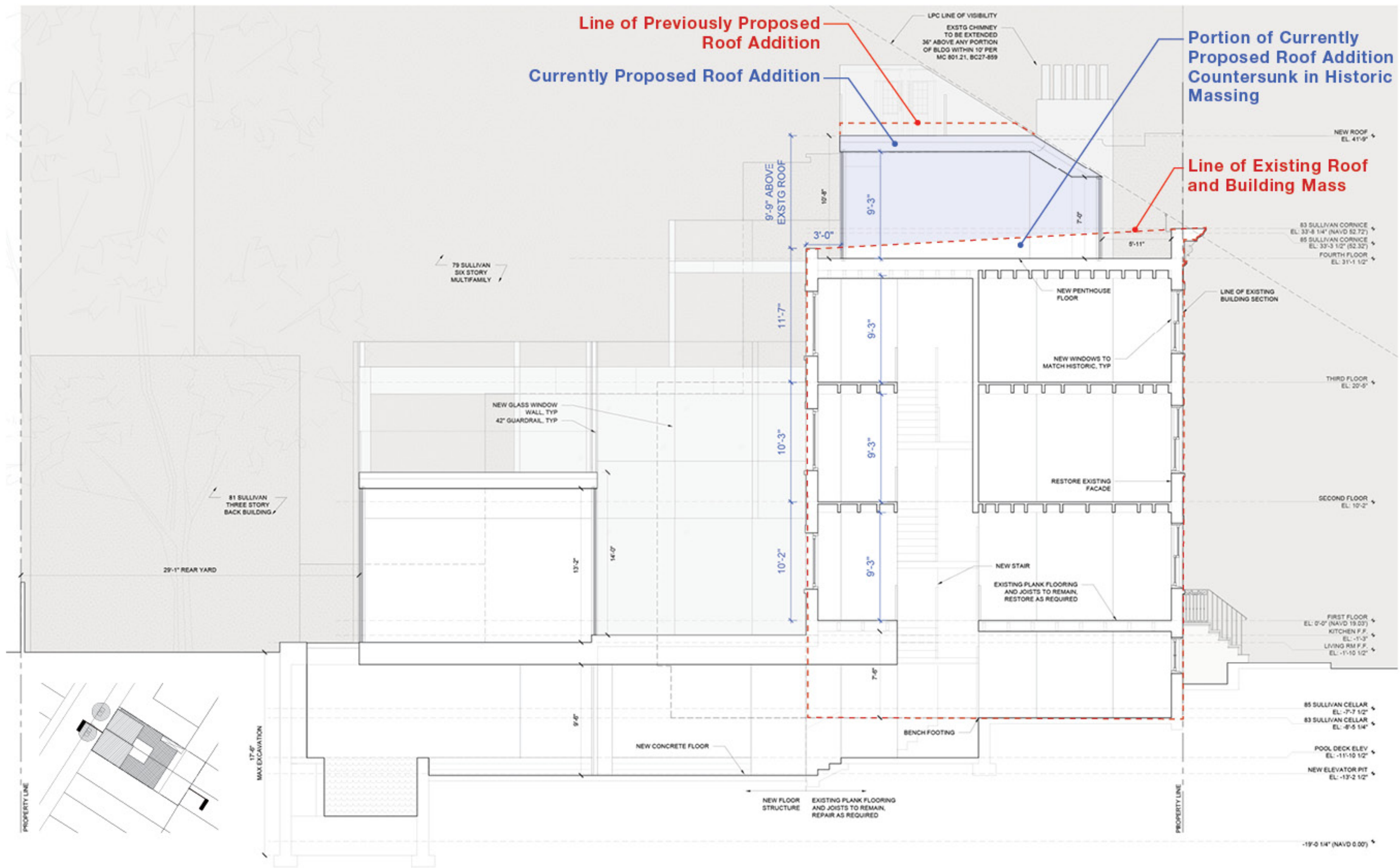
Currently Proposed Addition Rendering: Inhabited Condition



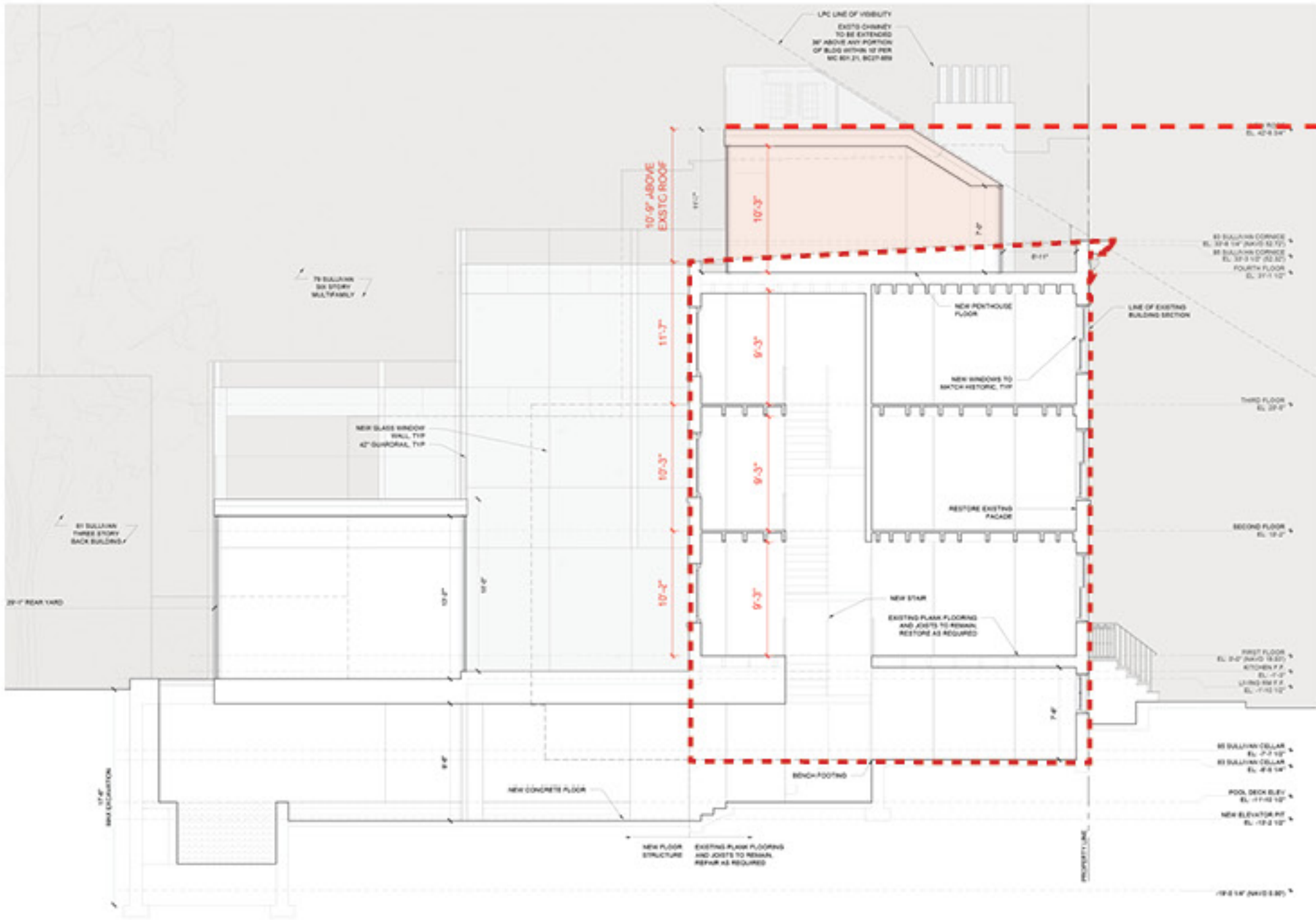
Previously Proposed Courtyard Section



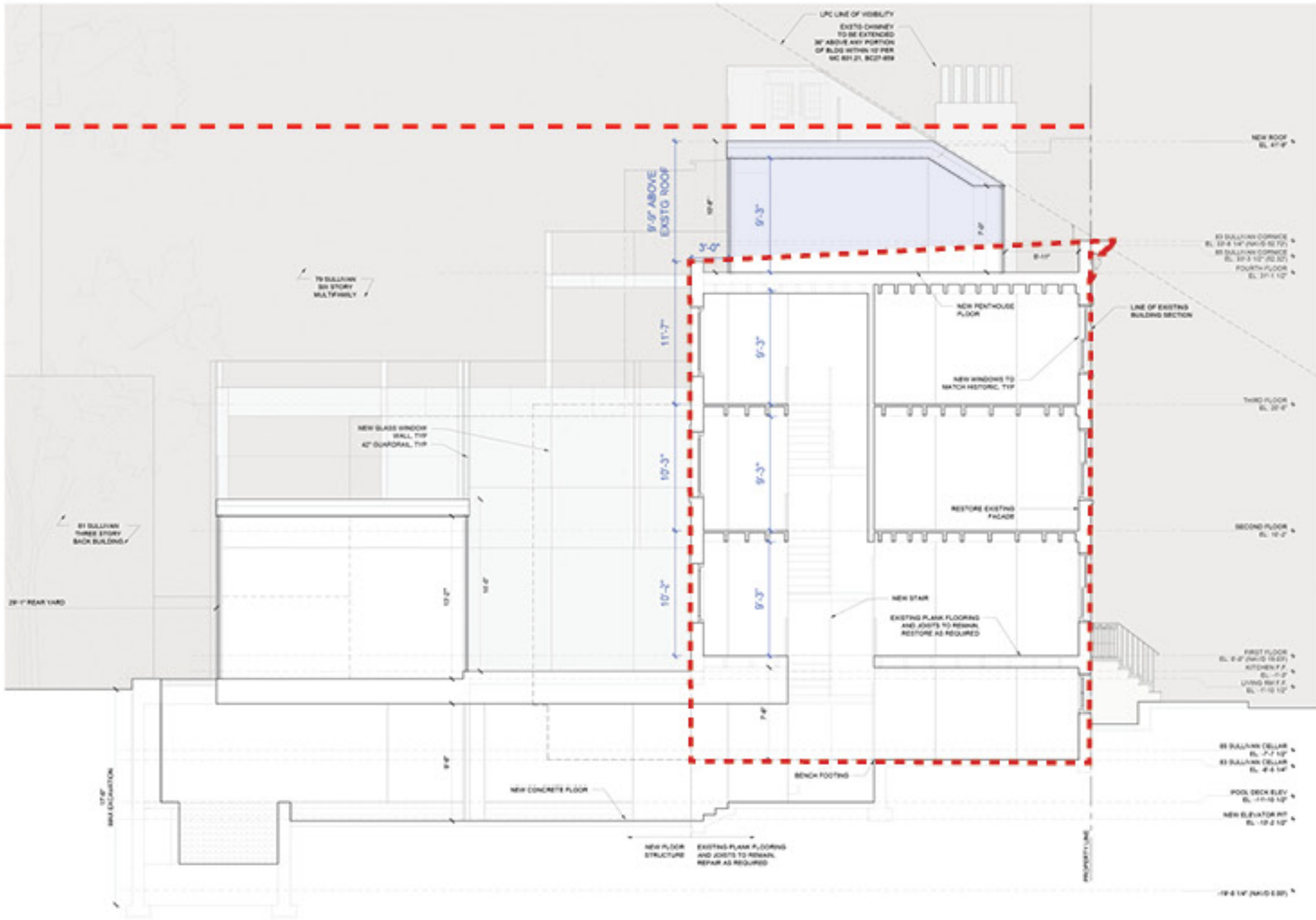
Currently Proposed Courtyard Section



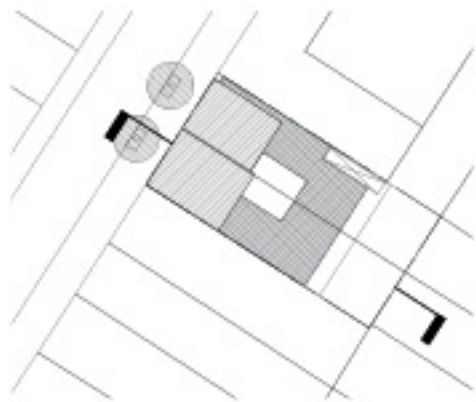
Proposed Addition: Courtyard Section Comparison



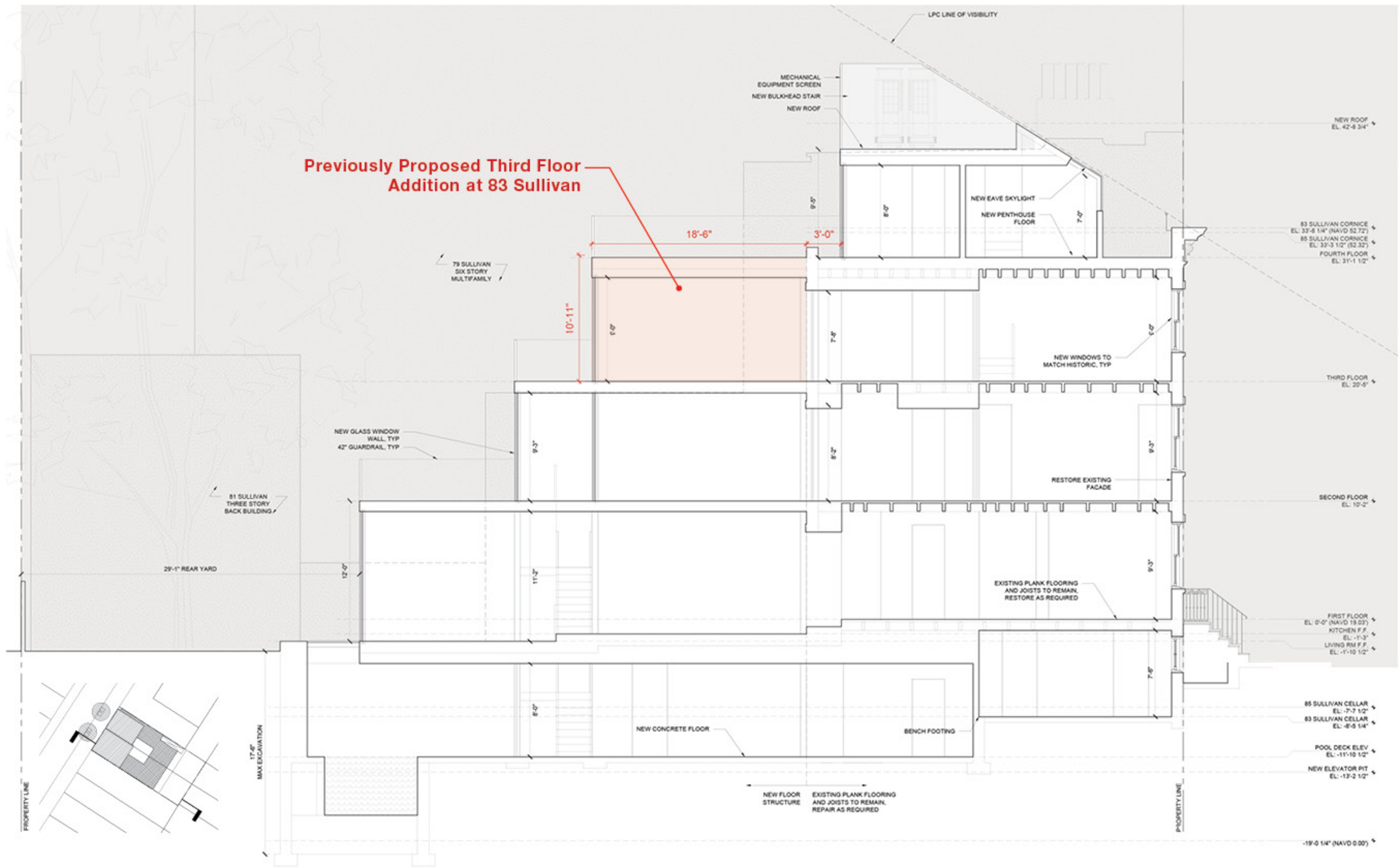
Previously Proposed Addition
LPC Public Hearing 11/25/25



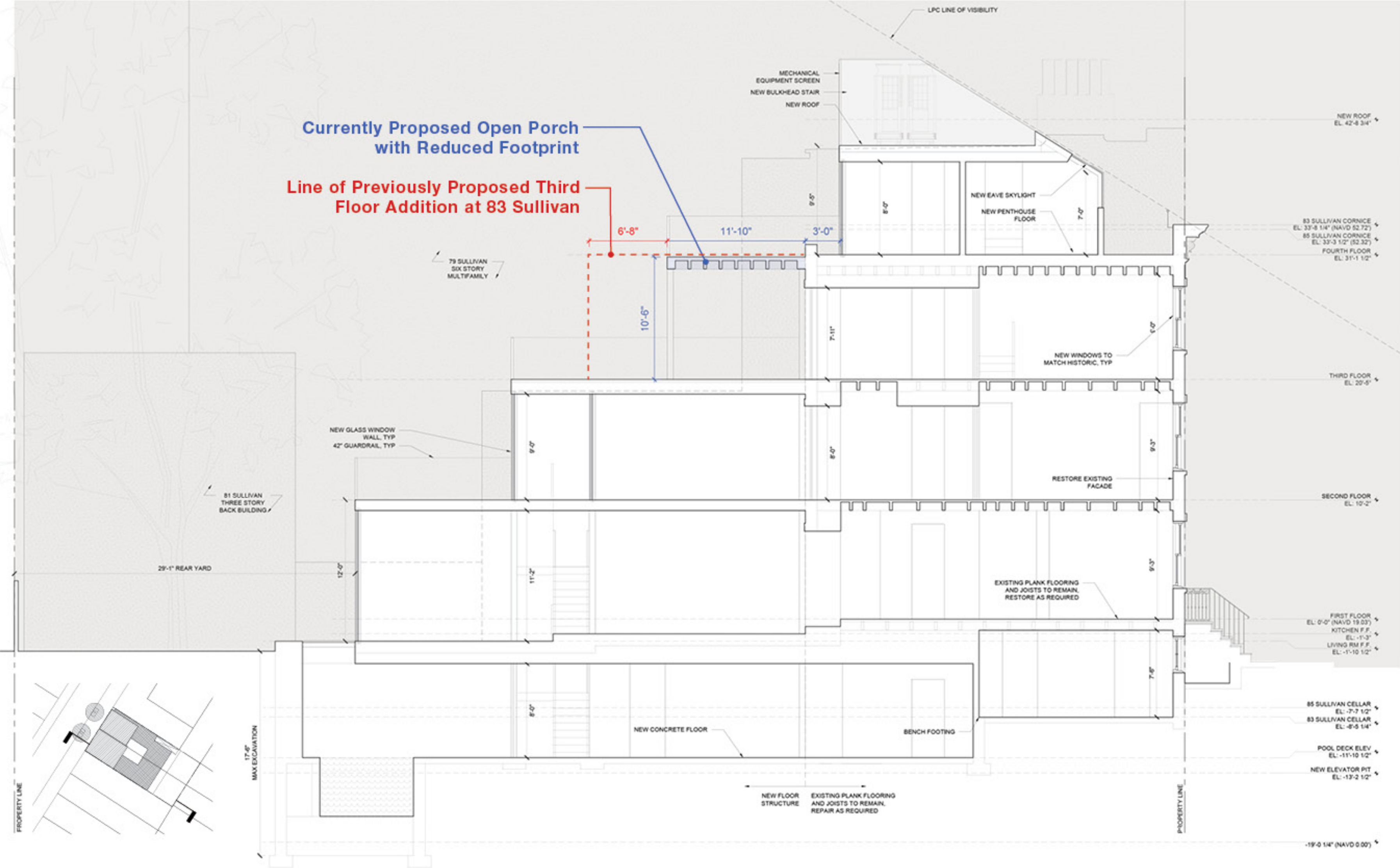
Currently Proposed Addition



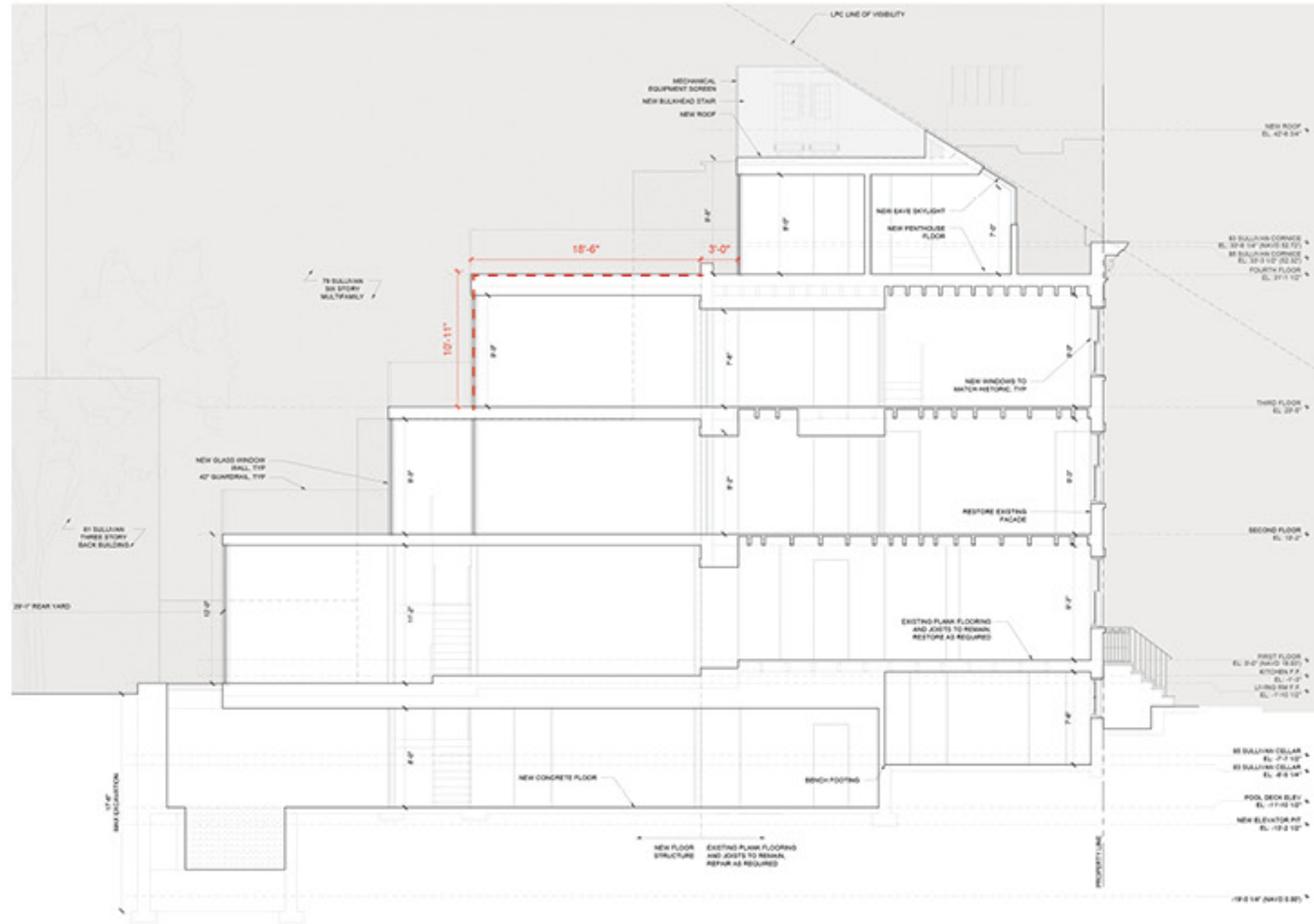
Previously Proposed Building Section at 83 Sullivan



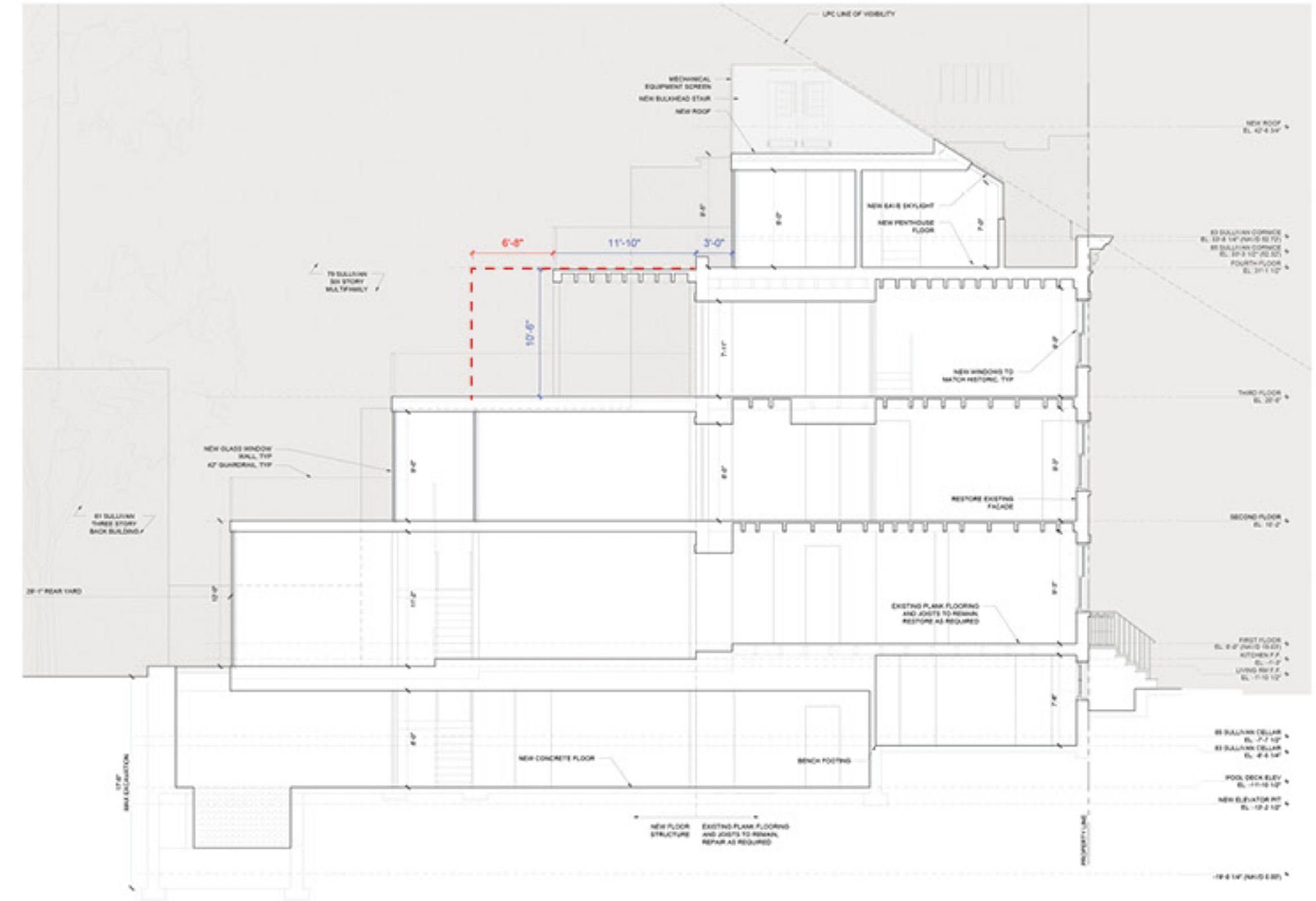
Currently Proposed Building Section at 83 Sullivan



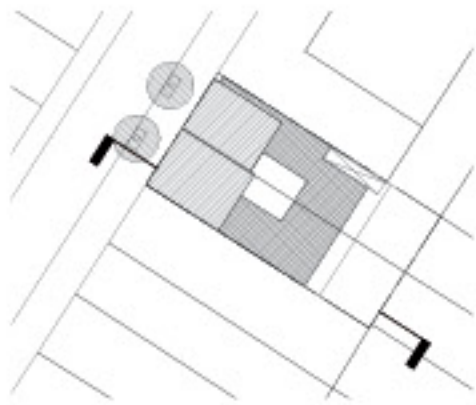
Proposed Addition: Section Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Addition



Previously Proposed Roof Addition Elevation



Currently Proposed Addition Elevation



Proposed Roof Addition: Rendering Comparison



Previously Proposed Roof Addition
LPC Public Hearing 11/25/25



Currently Proposed Roof Addition

Block Context: Proposed Sullivan Street Elevation



Previously Proposed Sullivan Street Elevation
LPC Public Hearing 11/25/25



Currently Proposed Sullivan Street Elevation

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



Mock-Up Photo



Photomontage



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



Mock-Up Photo



Photomontage



Current Mock-Up Photos: Oblique View from Sullivan St



Mock-Up Photo



Photomontage



Current Mock-Up Photos: Oblique View from Sullivan St



Mock-Up Photo



Photomontage



Rendering: Front Elevation View from Sullivan St.



Photomontage

The current proposal is:

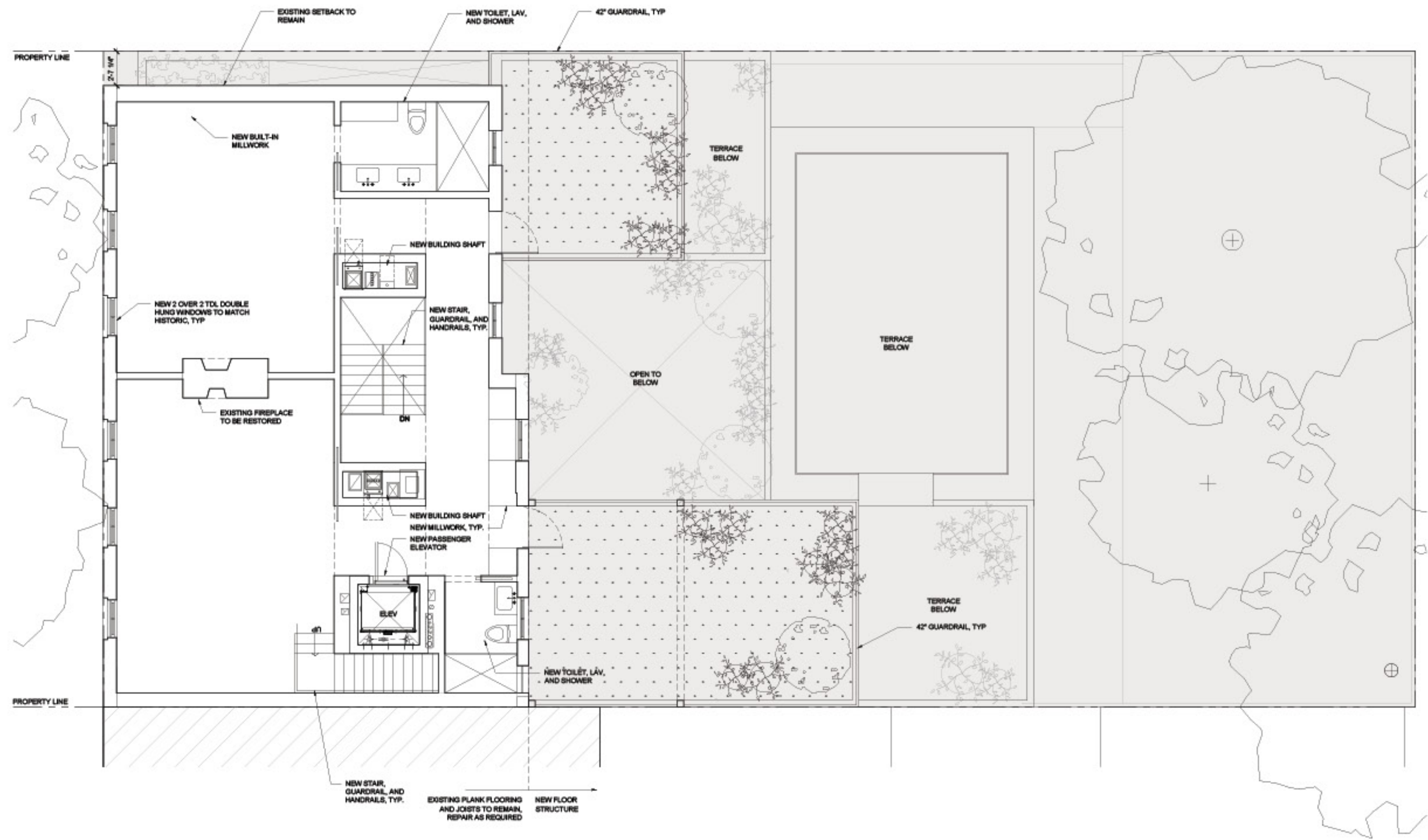
Preservation Department – Item 3, LPC-26-03584

**83-85 Sullivan Street – Sullivan-Thompson Historic District
Borough of Manhattan**

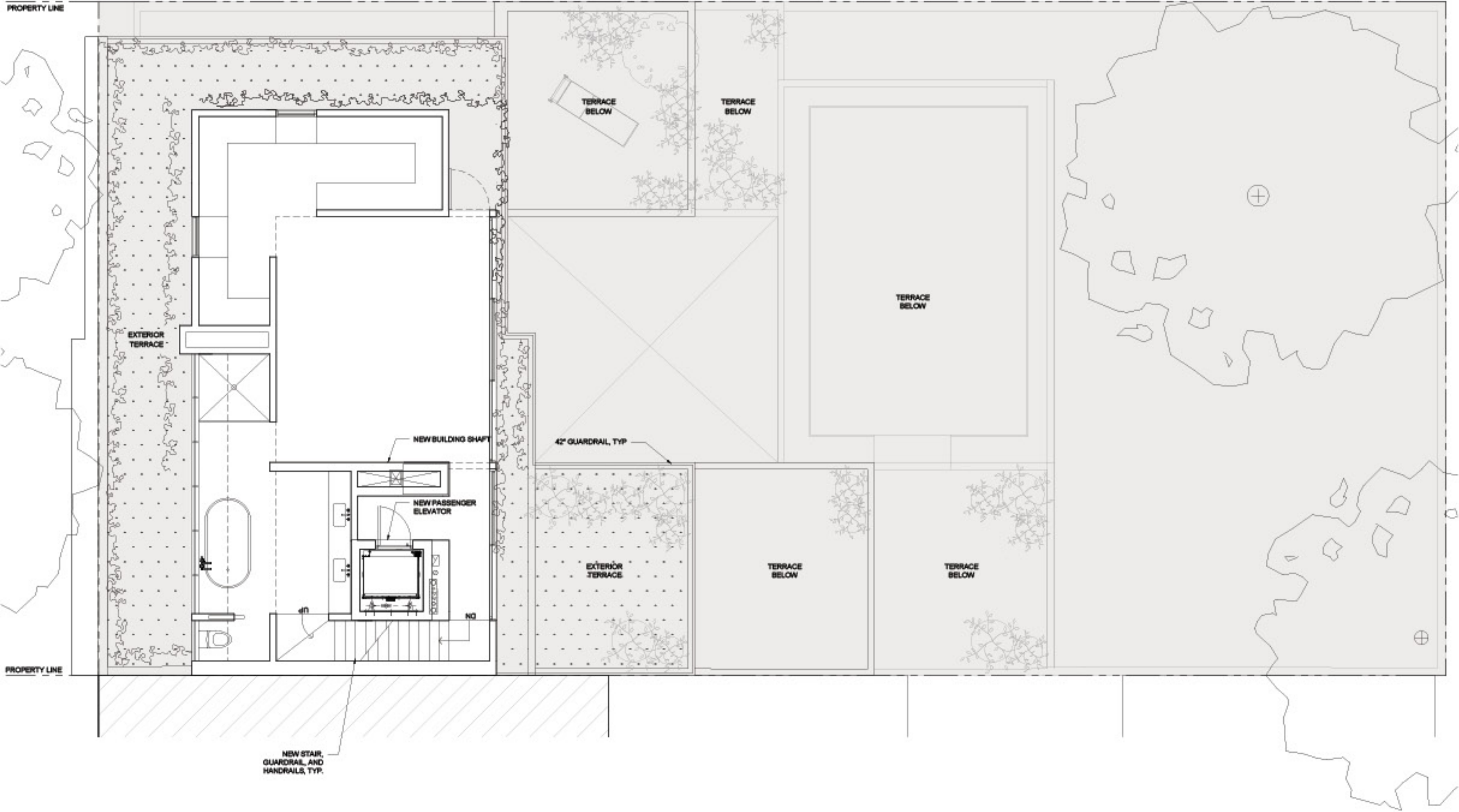
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX: NEW DESIGN MATERIAL

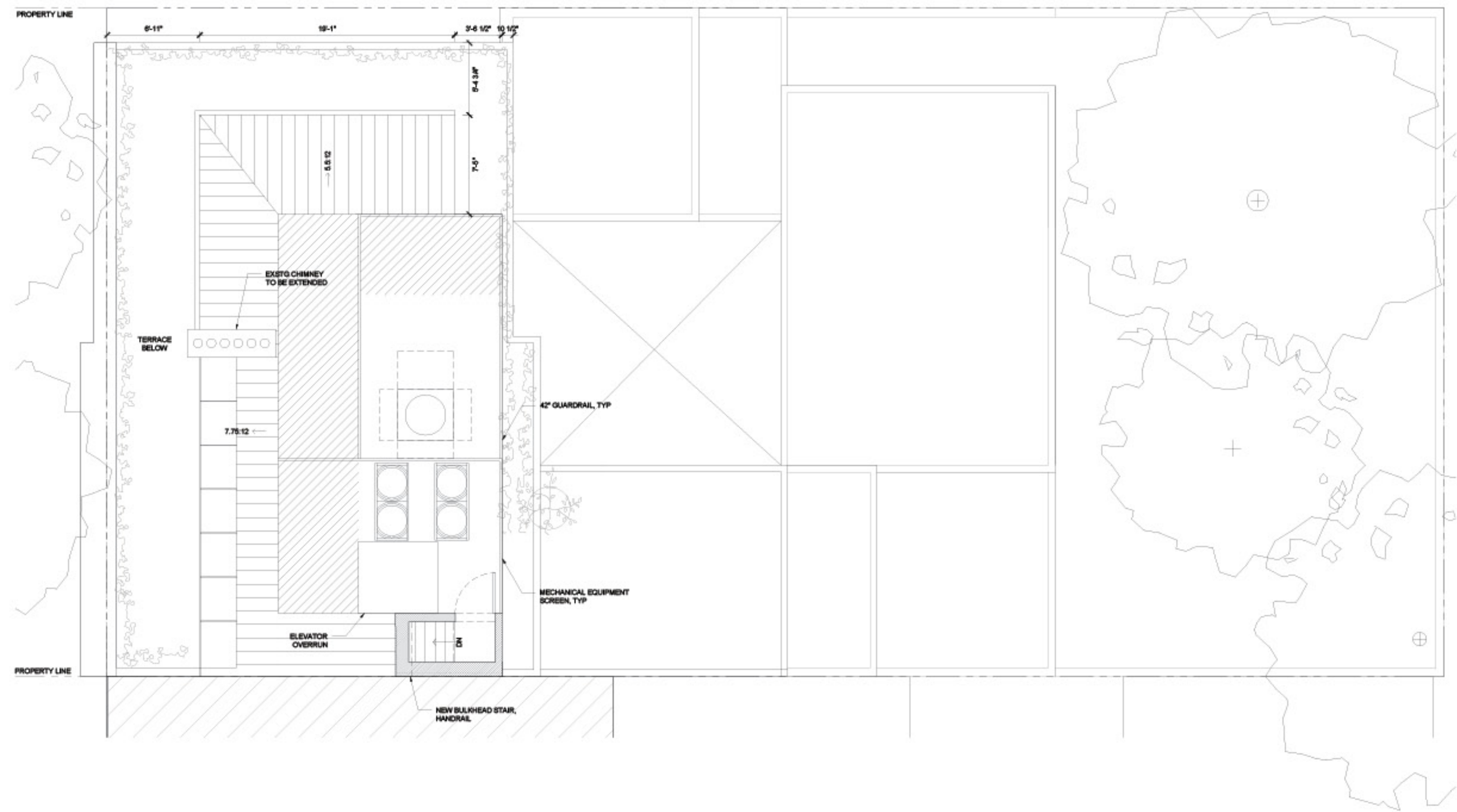
Currently Proposed Addition: Third Floor Plan



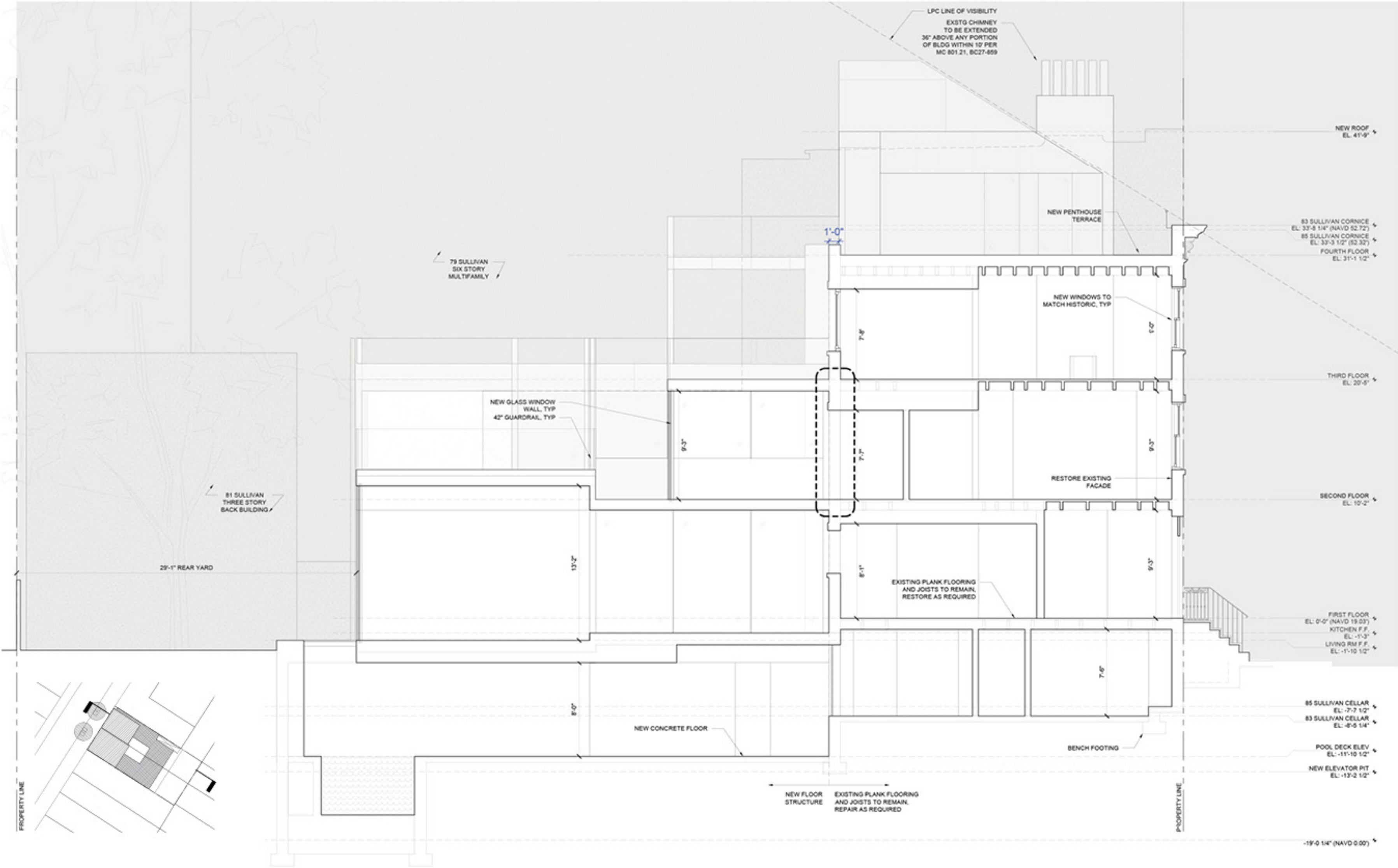
Currently Proposed Roof Addition: Fourth Floor Plan



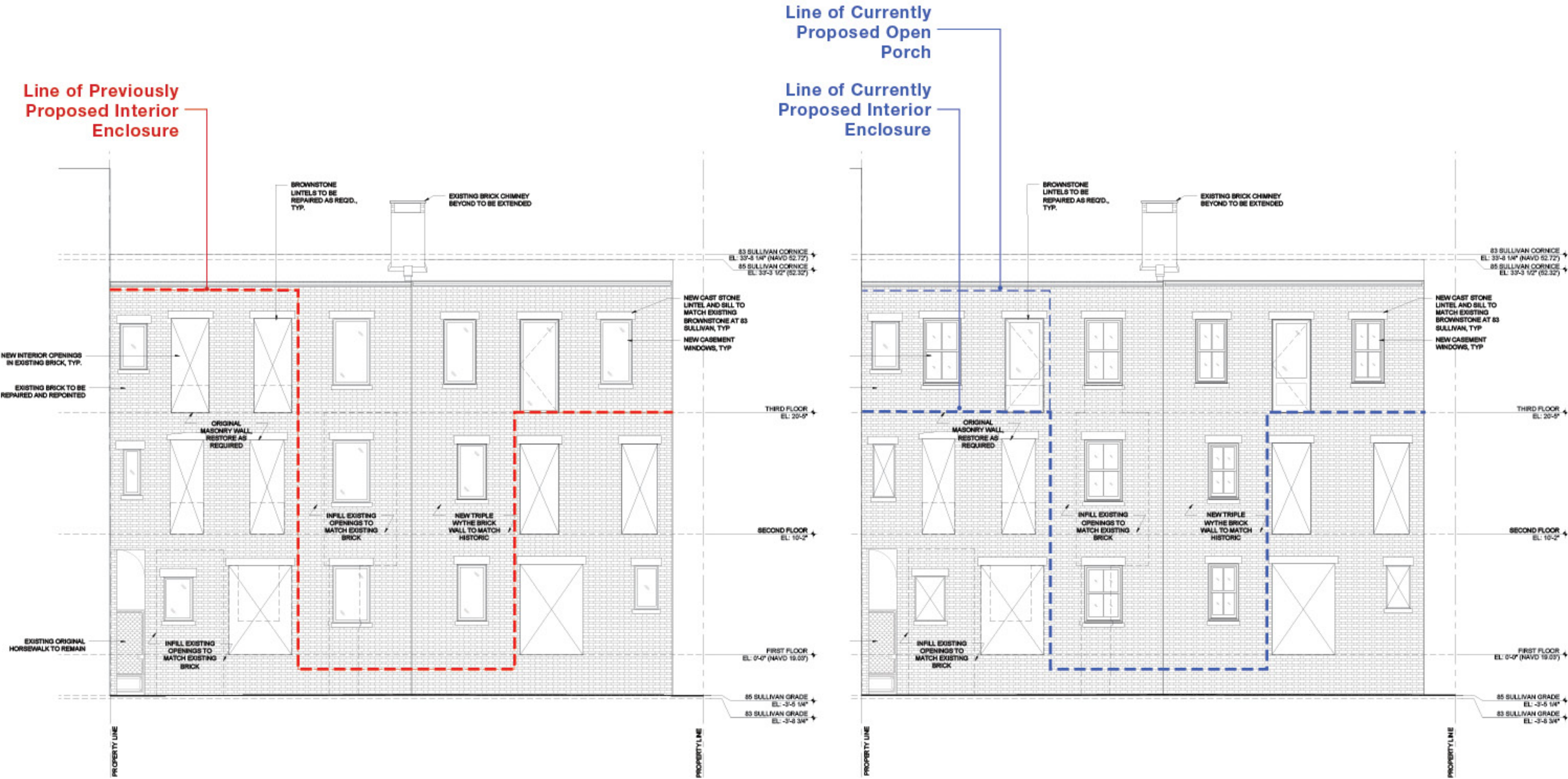
Currently Proposed Roof Addition: Roof Plan



Currently Proposed Building Section at 85 Sullivan



Proposed Restored Elevation



Previously Proposed Restoration
LPC Public Hearing 11/25/25

Currently Proposed Restoration

Proposed Addition Elevation Comparison

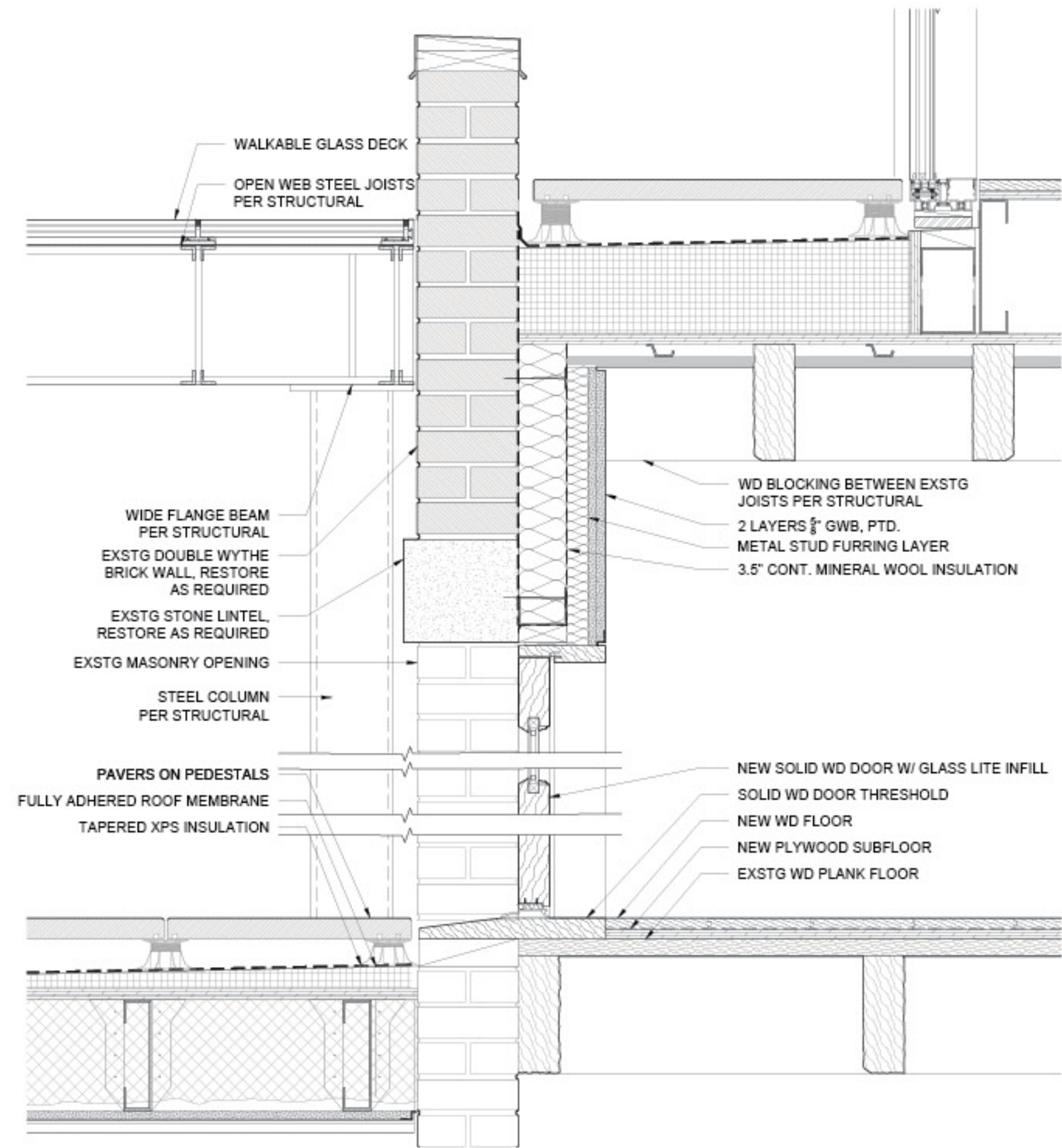


Previously Proposed Addition
LPC Public Hearing 11/25/25



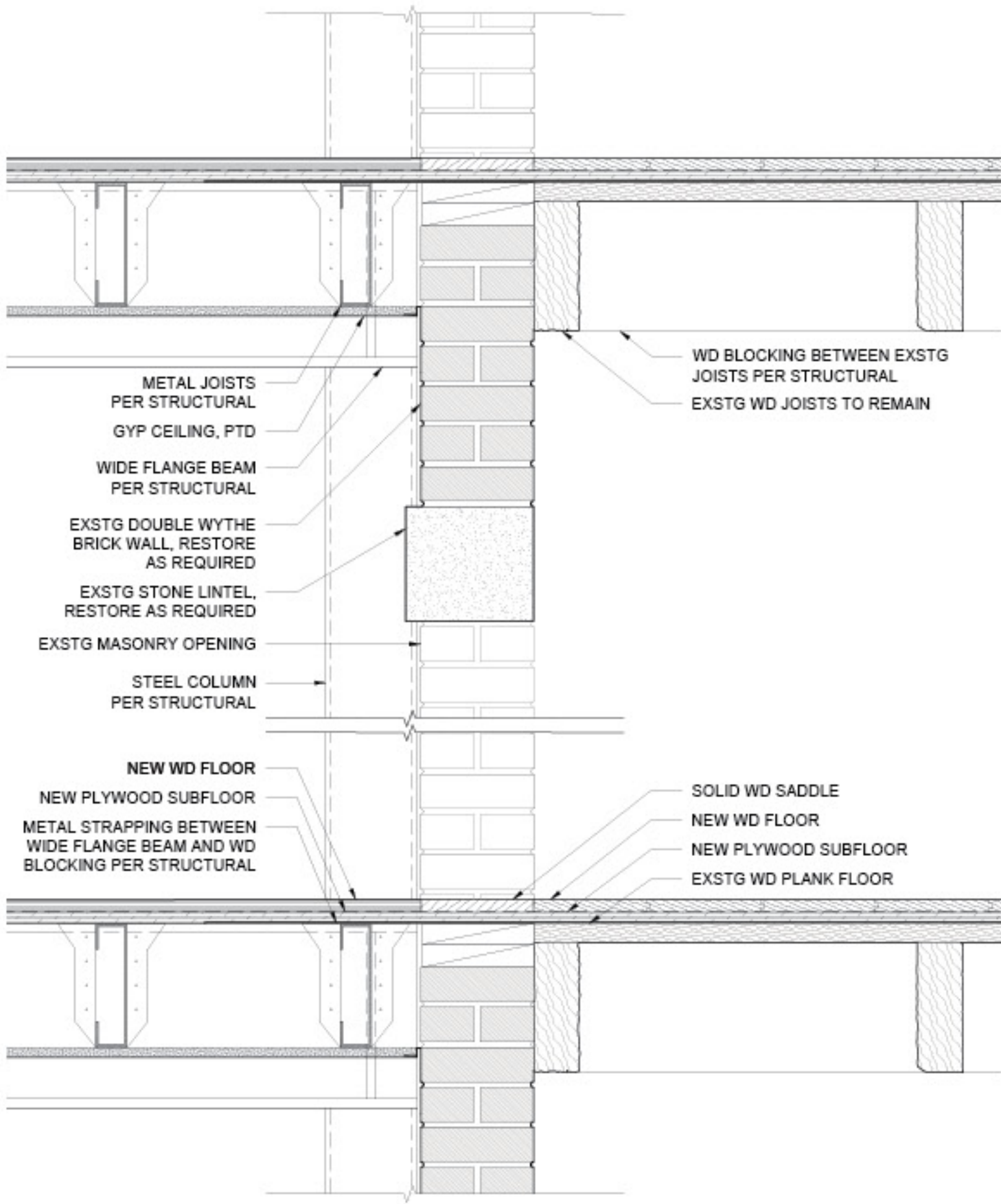
Currently Proposed Addition

Preliminary Structural Details



Typical Structural Connection at Open Porch

Preliminary Structural Details



Typical Structural Connection at Existing Masonry Openings

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Borough of Manhattan**

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APPENDIX: MATERIAL FROM PREVIOUS LPC PUBLIC HEARING 11/25/25

Previously Proposed Addition Sightlines: Side View





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

Historic Maps - 1853



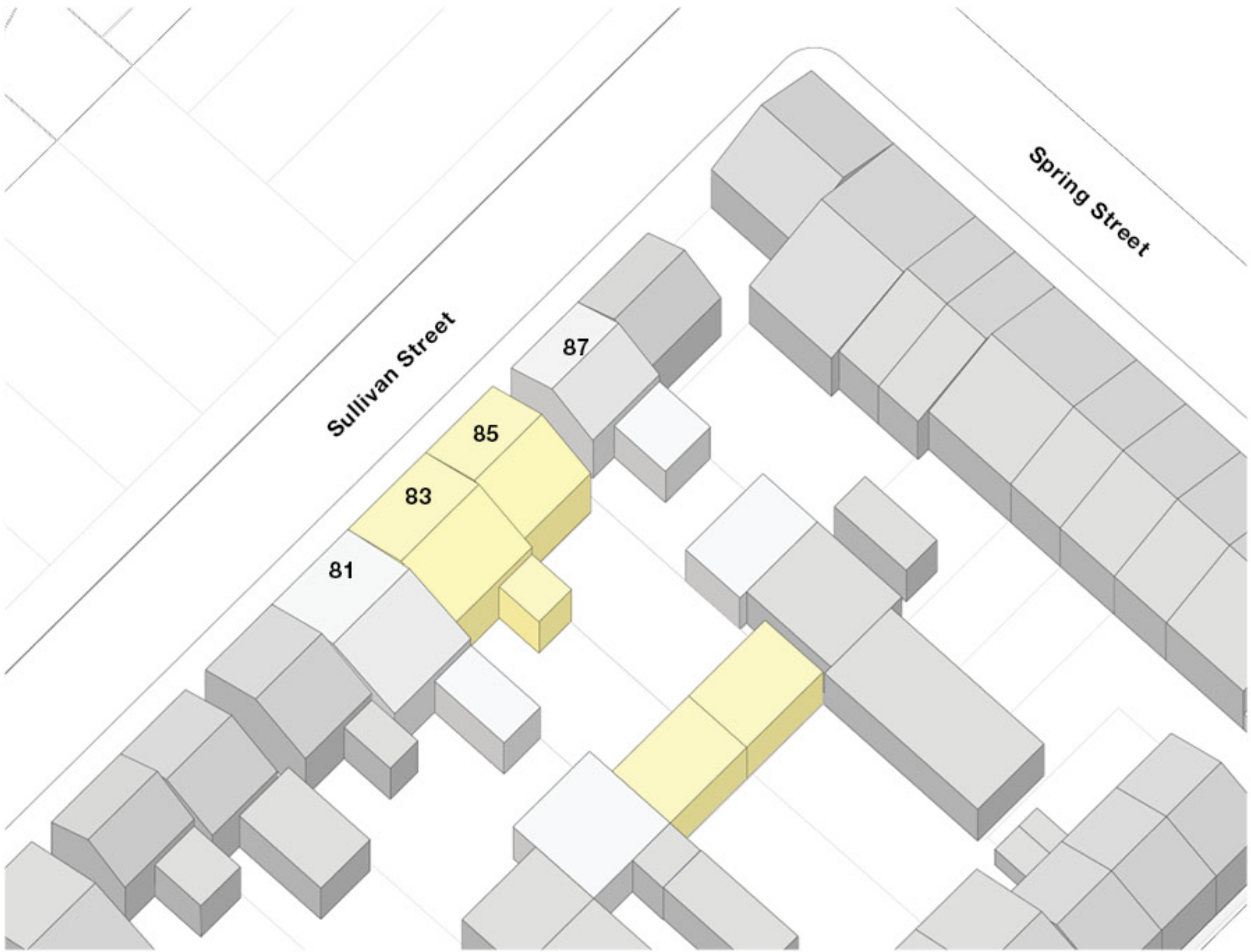
Map of Sullivan-Thompson District, Back Buildings Highlighted (1853)
Source: Perris Map

Historic Maps - 1905



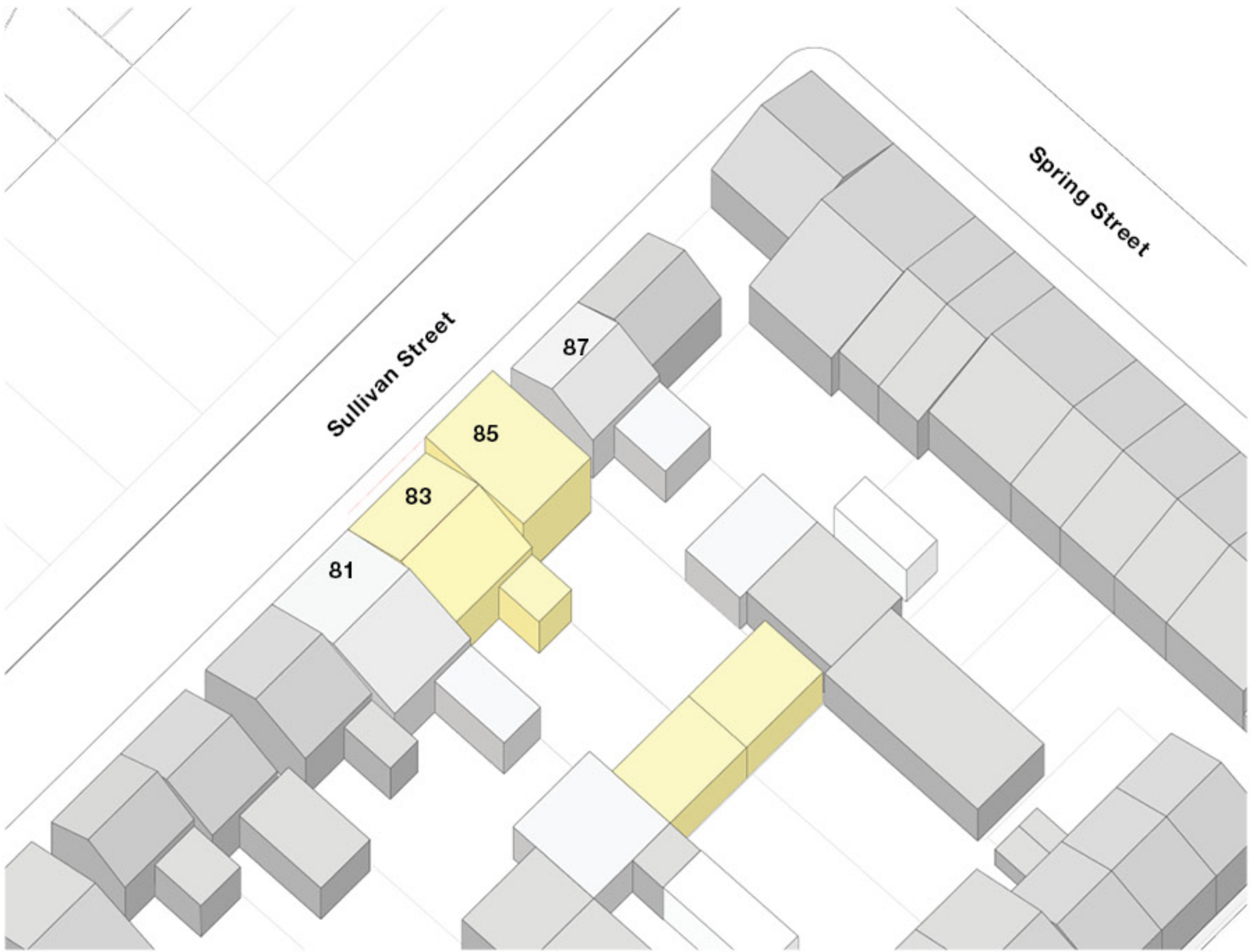
Map of Sullivan-Thompson District, Back Buildings, Tenements and Factories Highlighted (1905)
Source: Sanford Map

Historic Block Massing: 1853



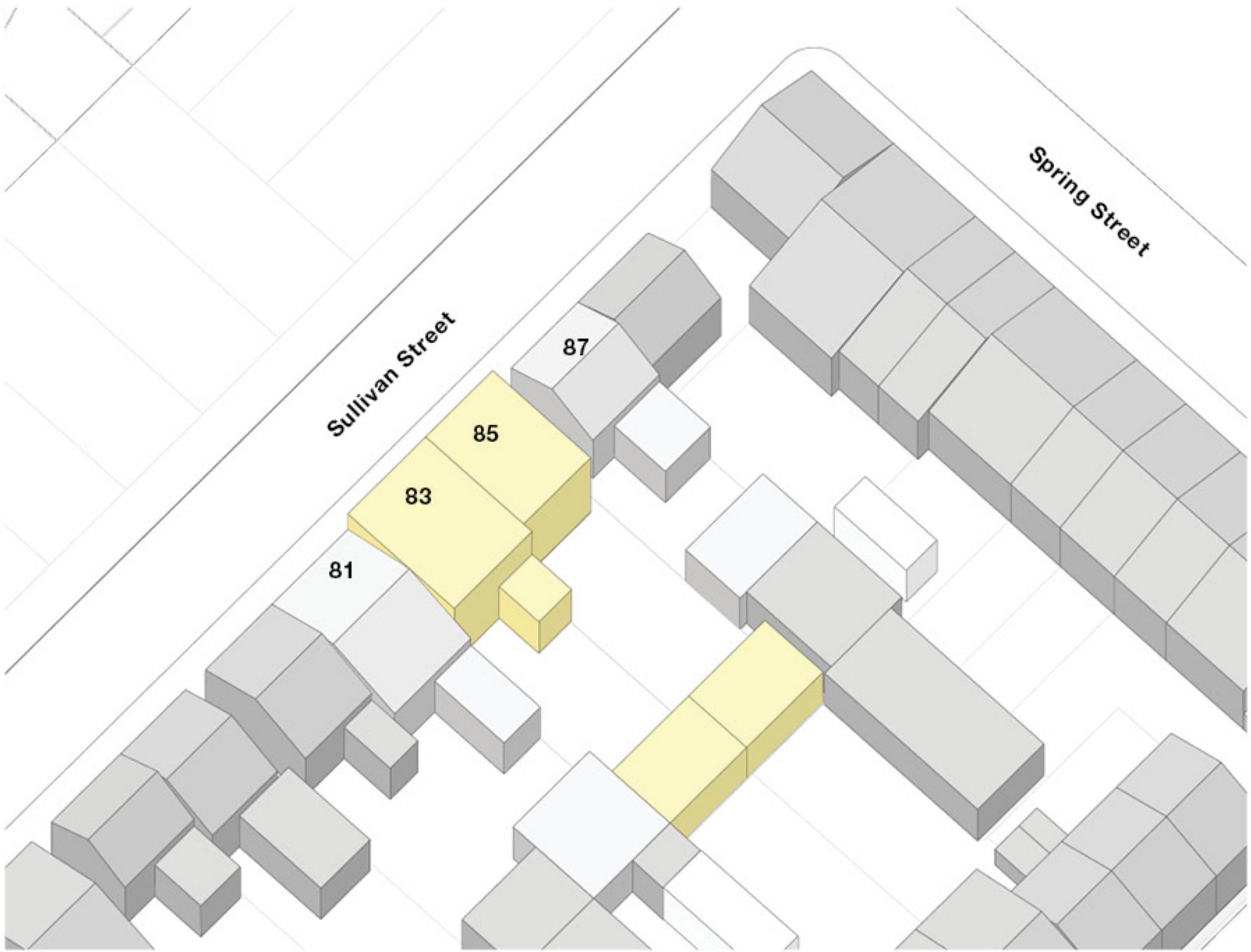
1853 Block Massing
Source: Perris Map

Historic Block Massing: 1874



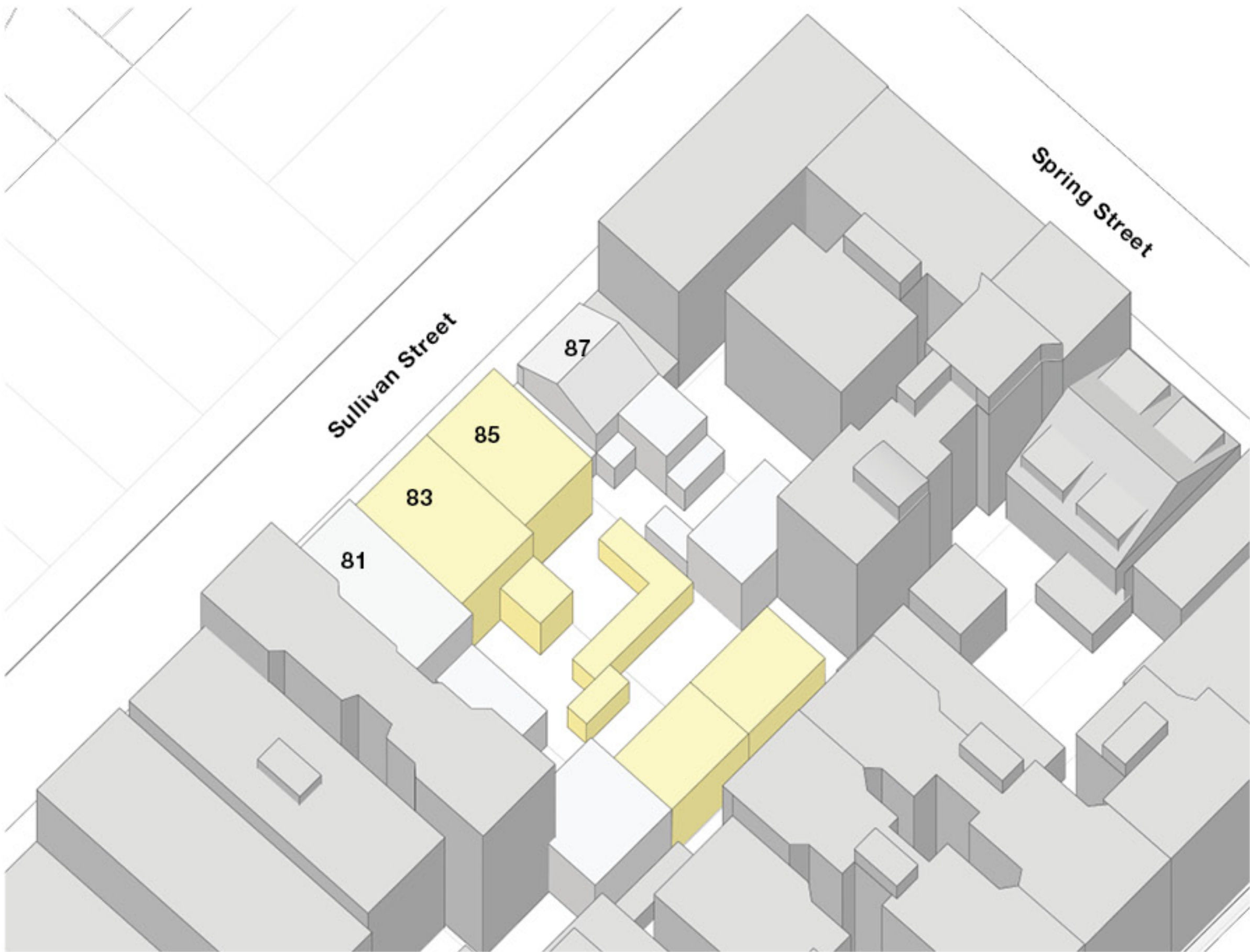
1874 Block Massing
Source: DOB Records ALT 165-74 or ALT 1085-74

Historic Block Massing: 1880



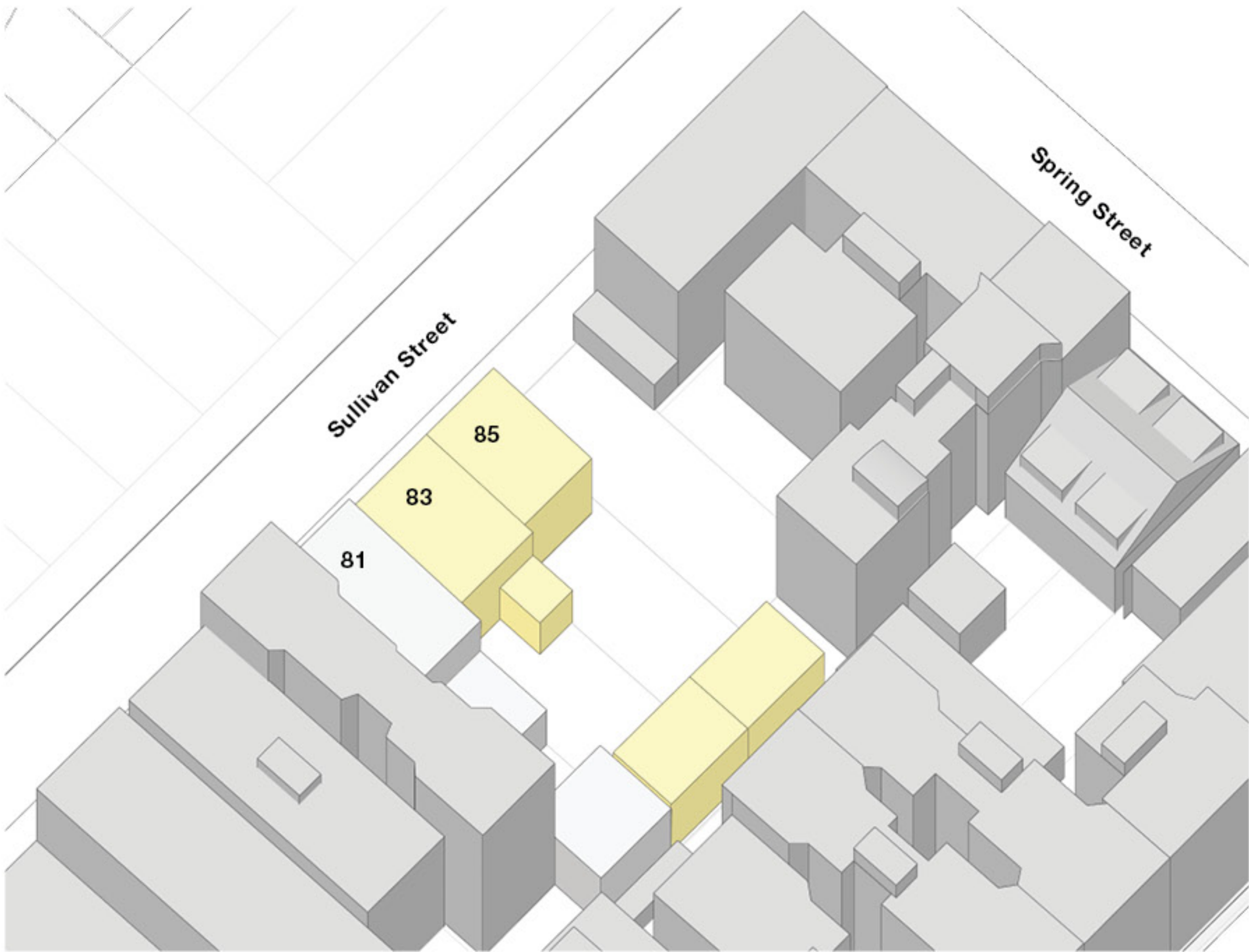
1880 Block Massing
Source: DOB Records ALT 302-80

Historic Block Massing: 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



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

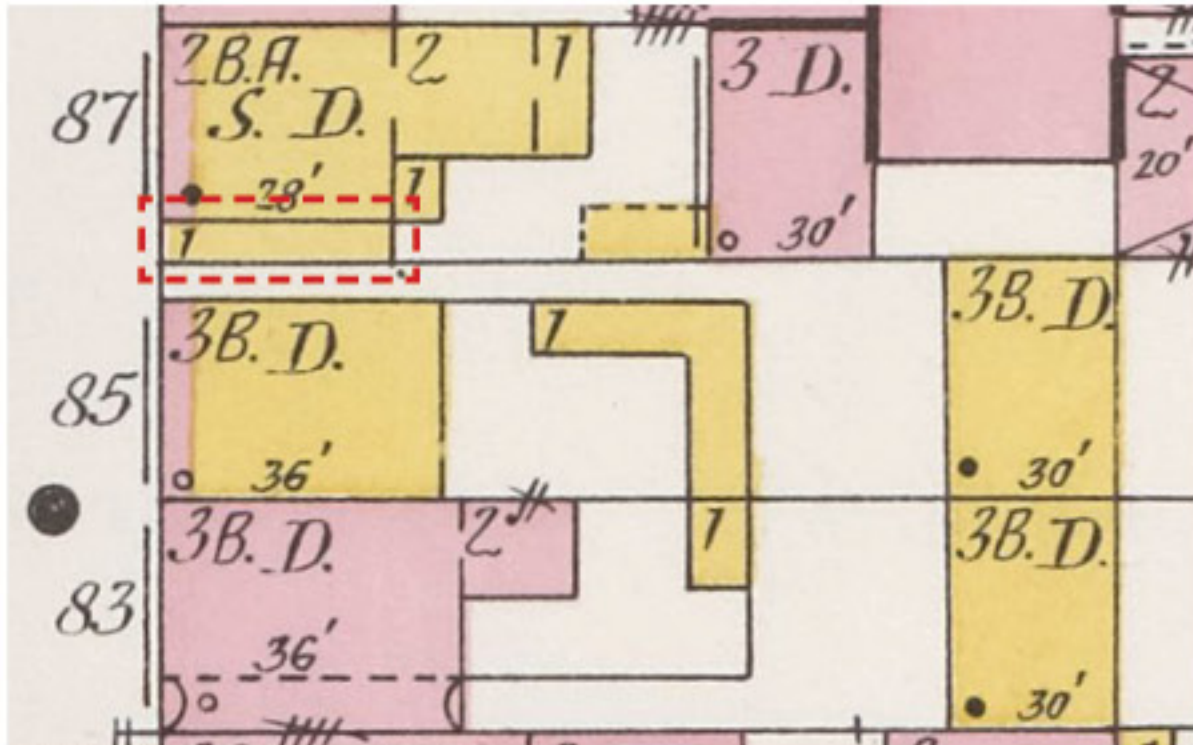
Design Context: Alley Infill



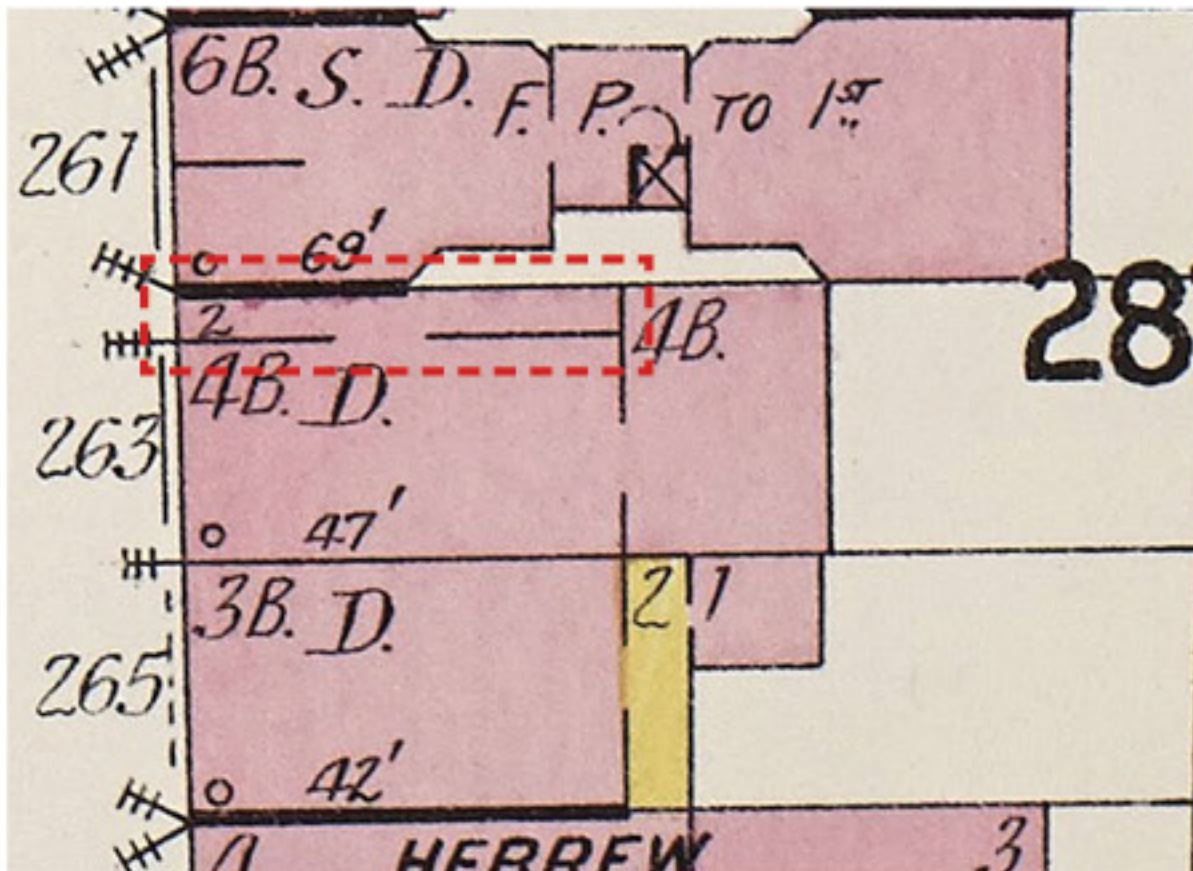
263 Henry Street (built 1827, raised 1895)
Source: NYCMA 1940 Tax Photo



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

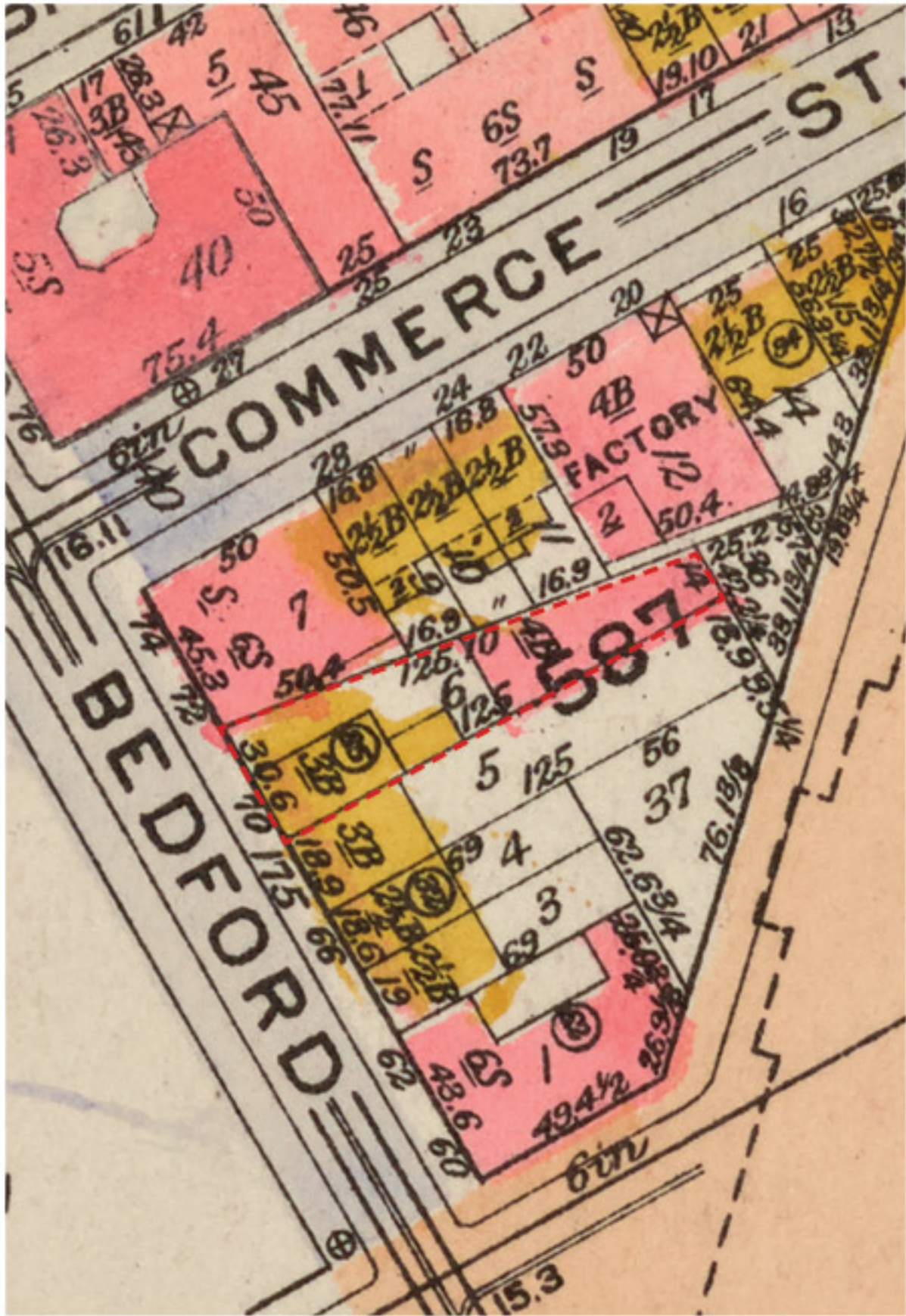
Design Context: Alley Infill



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

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 Disrepair



83 Sullivan

85 Sullivan

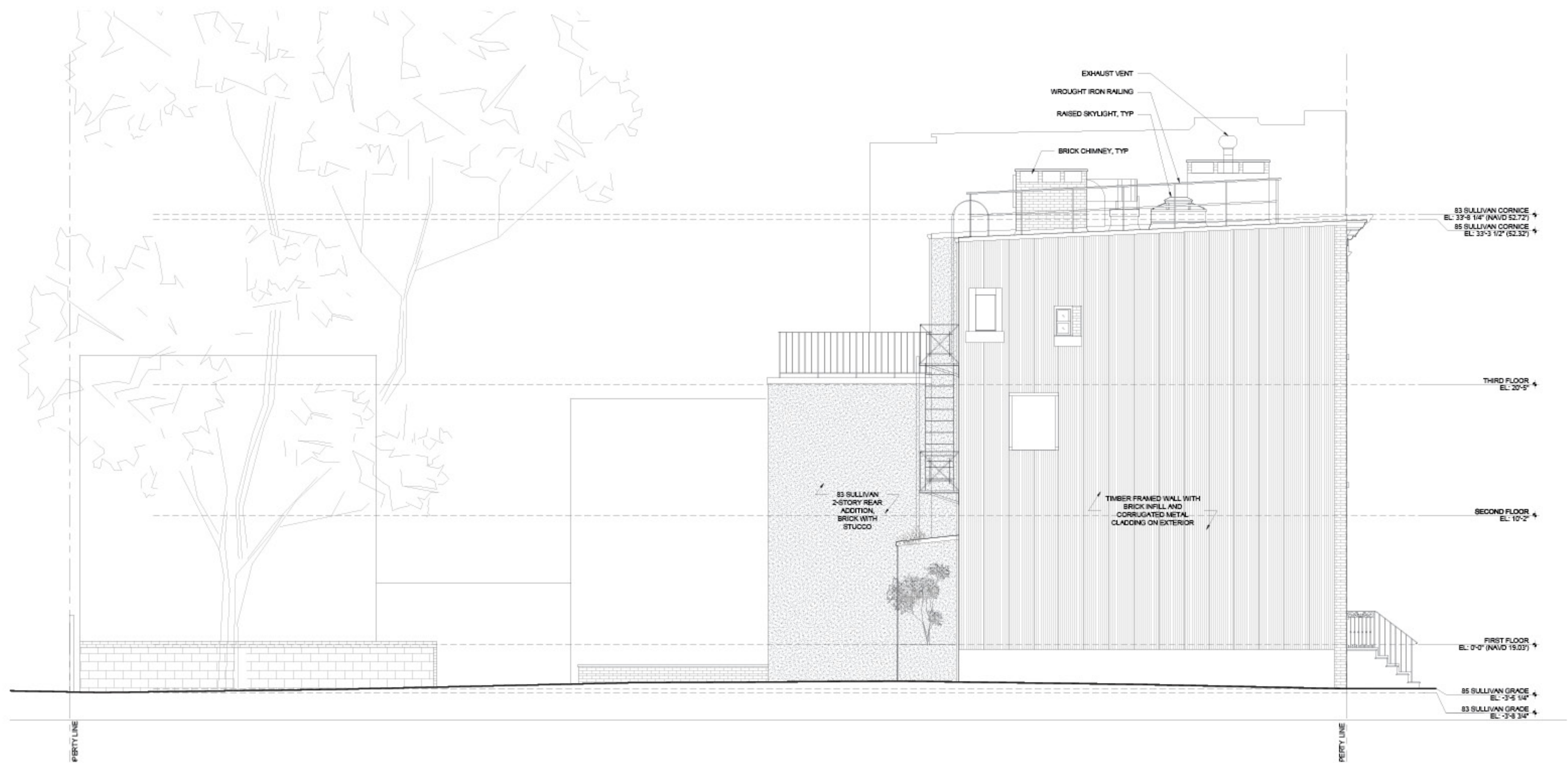


Buckling Wall
Separation of the north and east wall,
source of considerable water infiltration

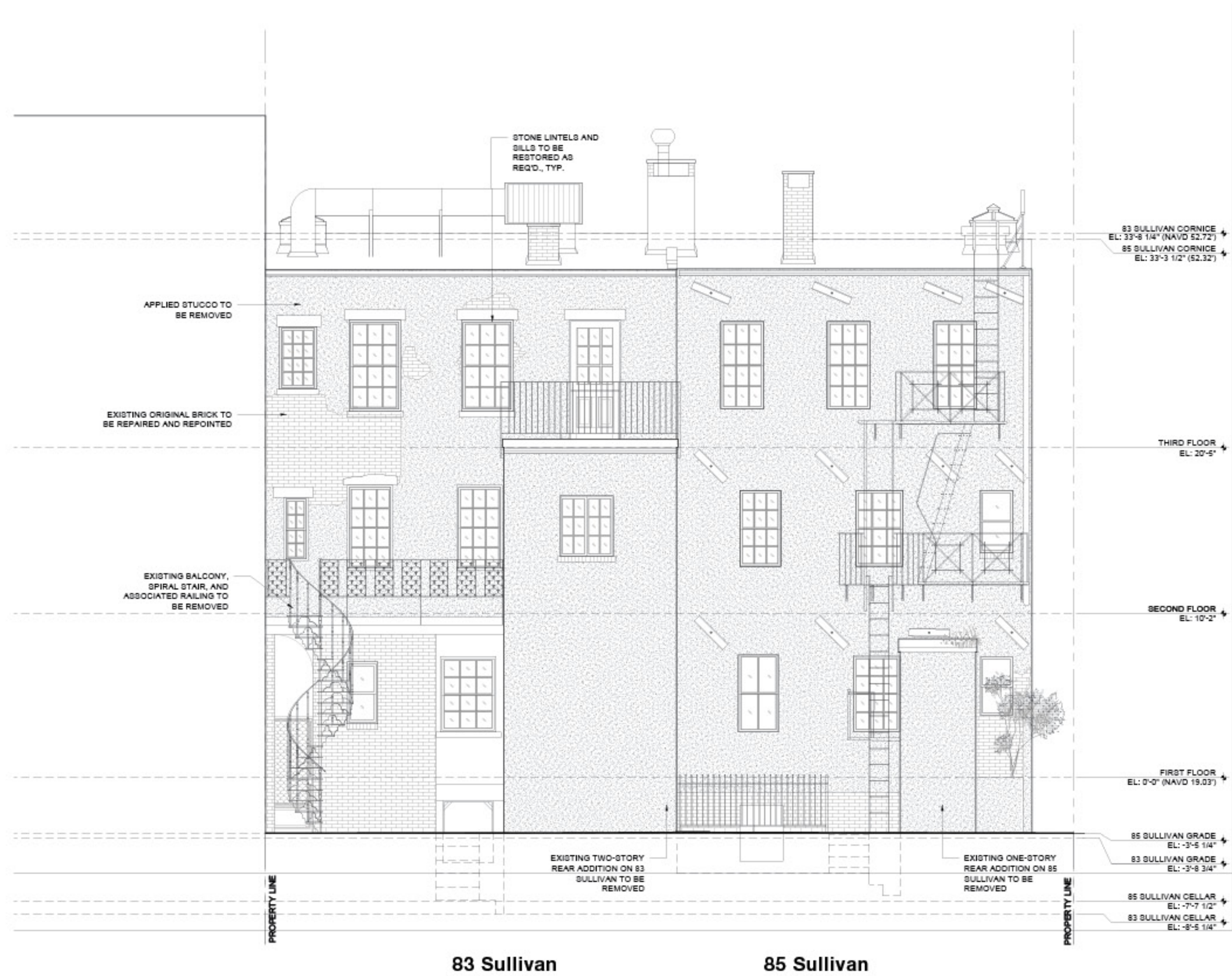


Exposed Structural Tie-Backs
Installed in 2009 to help stabilize the building
and prevent further separation of the facade

85 Sullivan: Existing Side Elevation

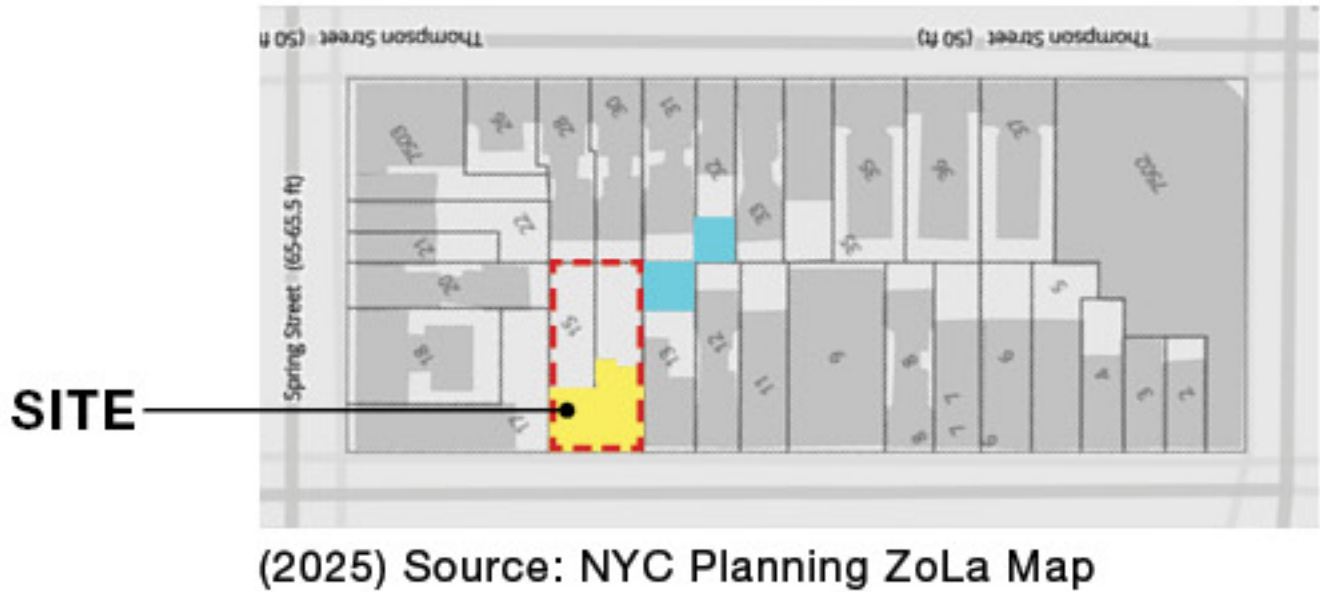
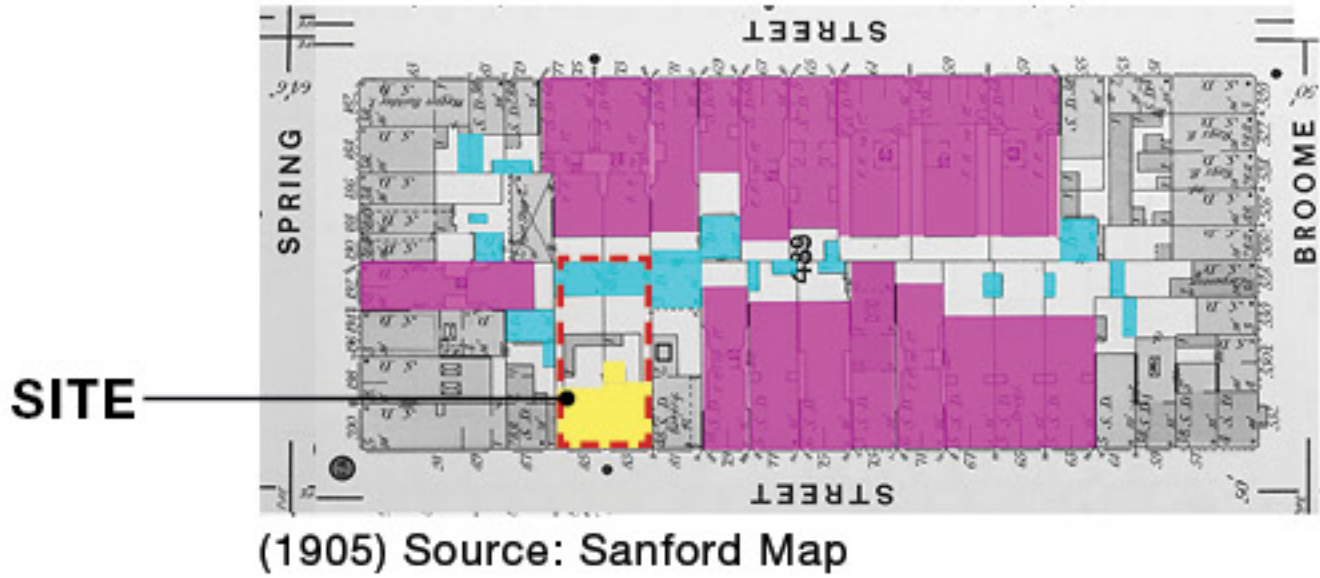
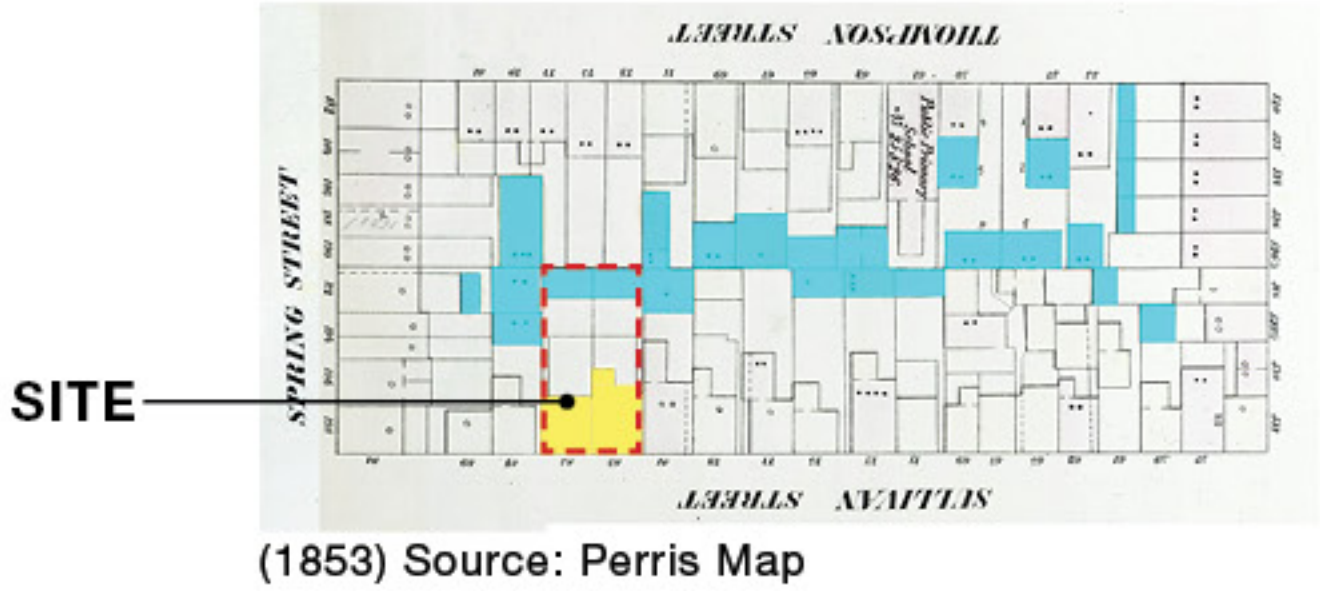


83/85 Sullivan: Existing Rear Elevation

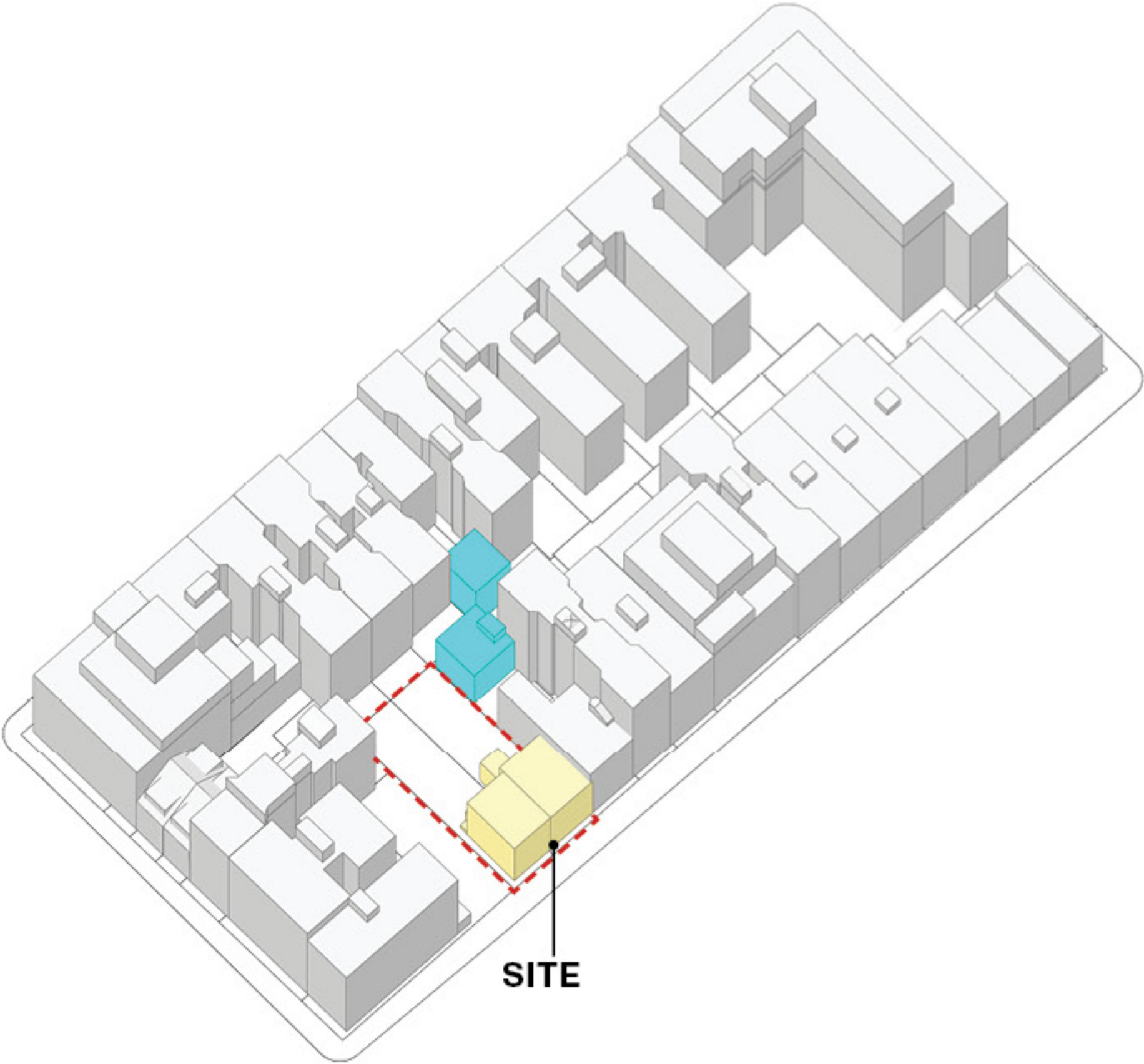


PREVIOUSLY PROPOSED ADDITION

Massing Context: Historic Inner Block Transformation



Historic and Current Block Maps with Back Buildings Highlighted



Block Axonometric with Extant Back Buildings

Source: NYC 3D Model and NYC Planning ZoLa Map

Design Context: Tea Porches



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

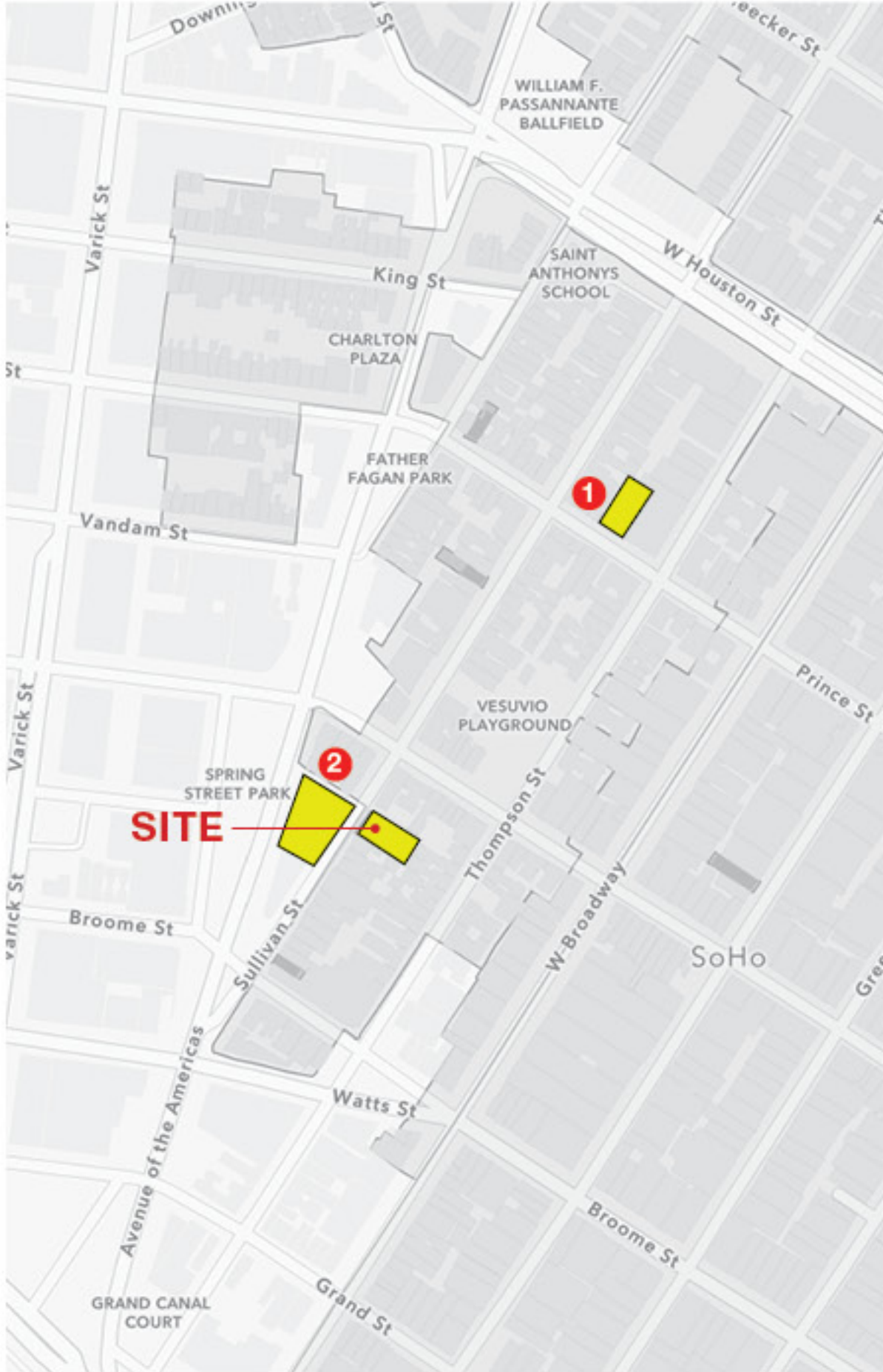


235 W 11th Street (built 1844)

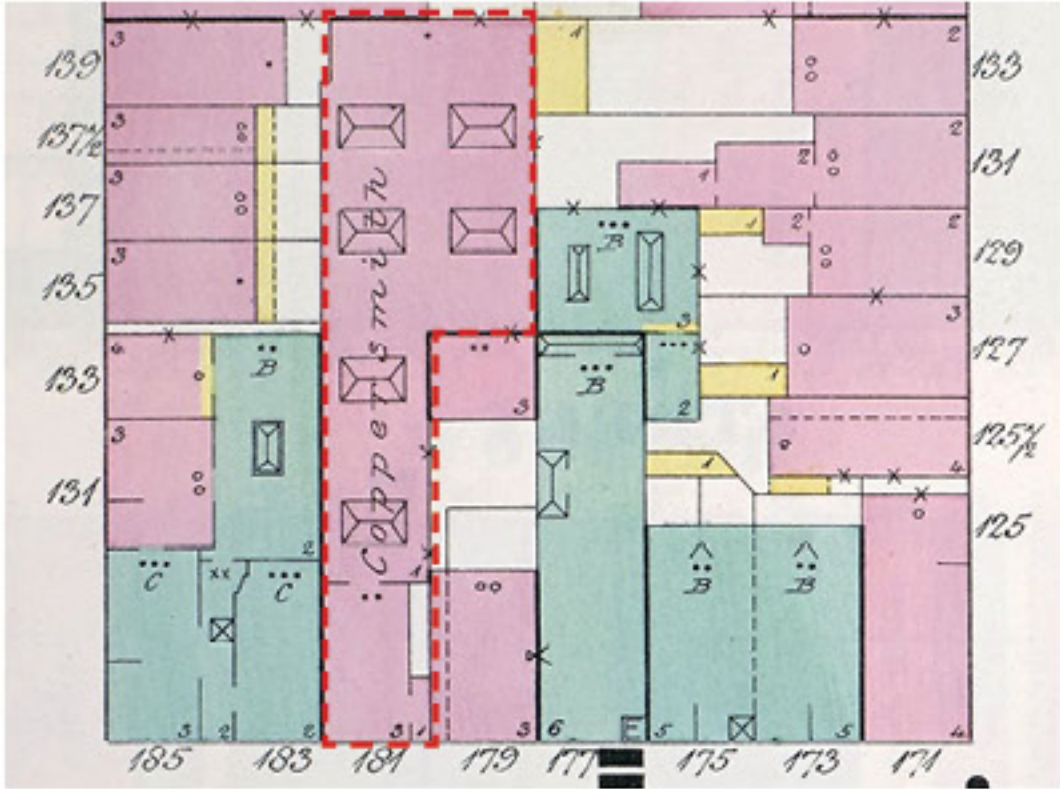


50 Charles Street (1916)
Source: NYHS

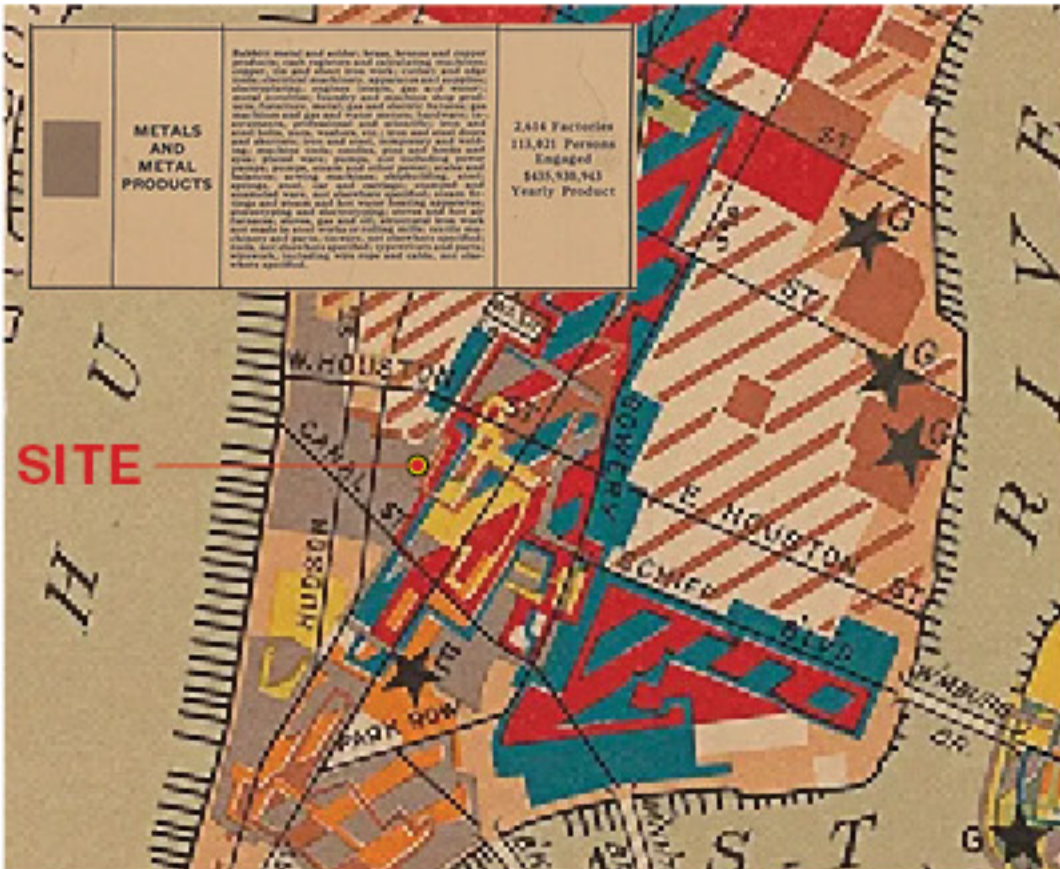
Material Context: Copper



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



Industrial Map of New York City (1922)
Source: Museum of the City of New York



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

Massing Context: Previously 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



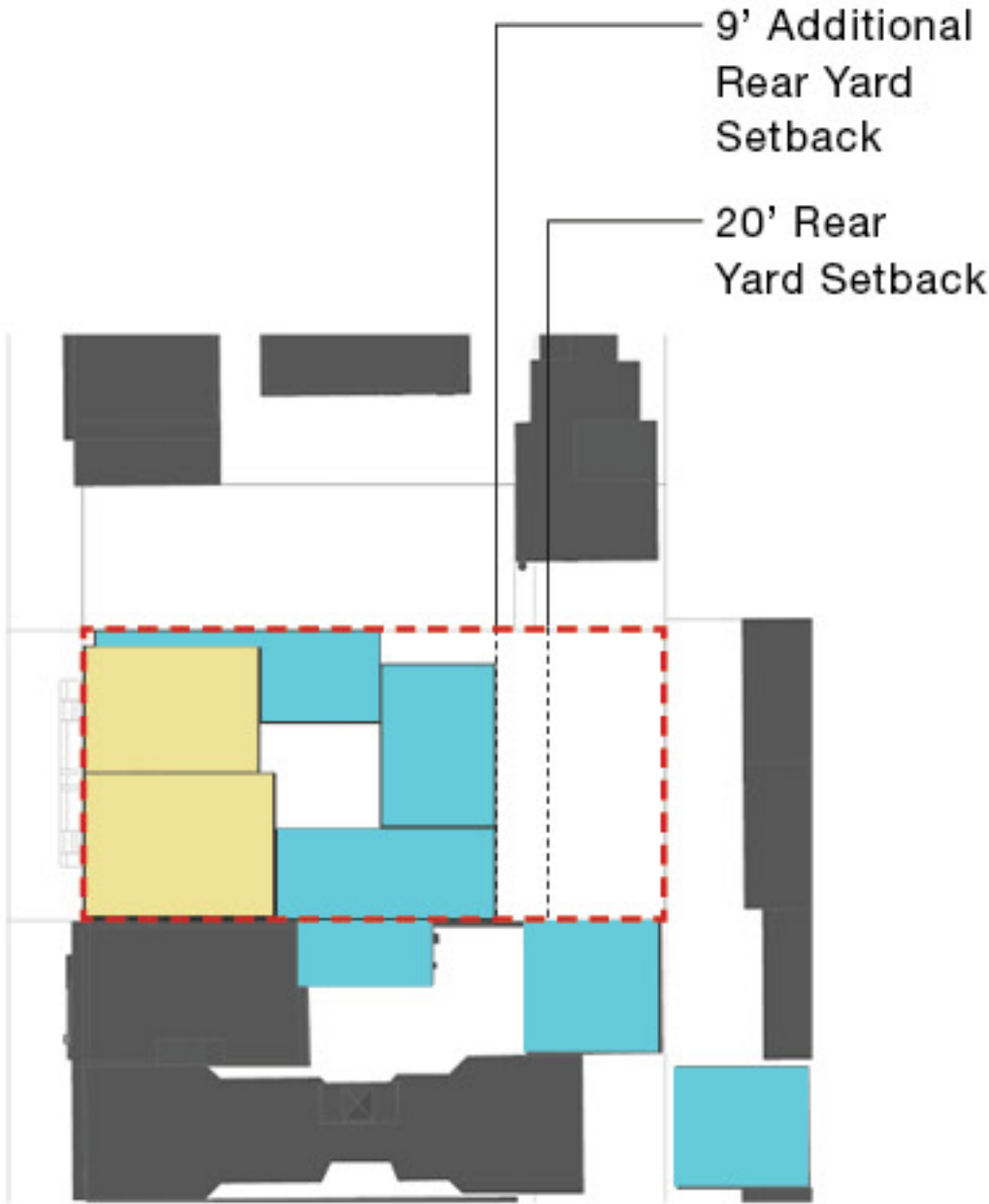
1922
83/85 Sqft (w/o cellar): 3,015 sqft
Rear Yard Floor Area (w/o cellar):
4,885 sqft
Total: 7,900 sqft

Source: 1922 Sanborn Fire Insurance Map



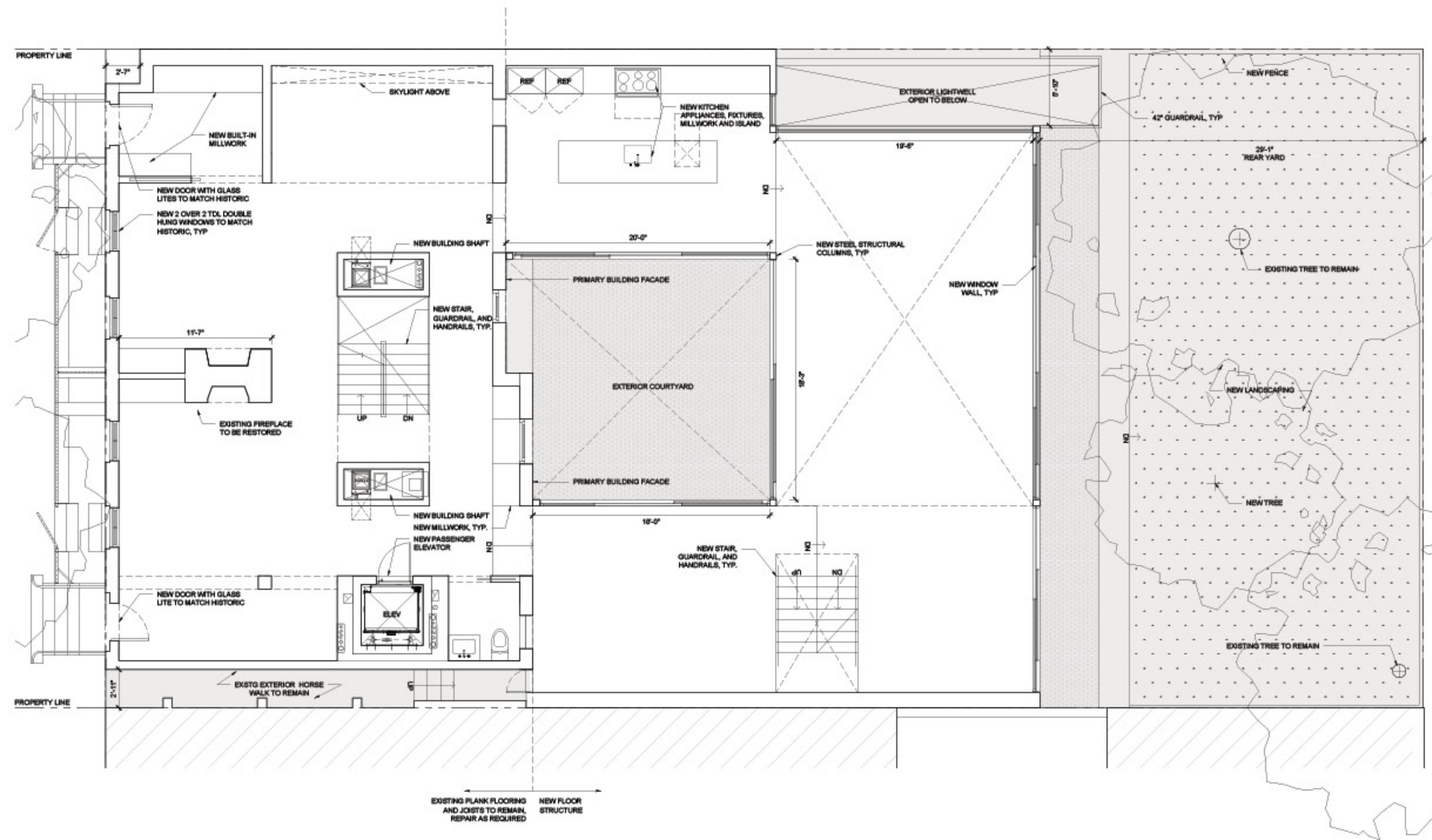
1922 Massing
Alley Infill at 87 Sullivan

Source: 1922 Sanborn Fire Insurance Map

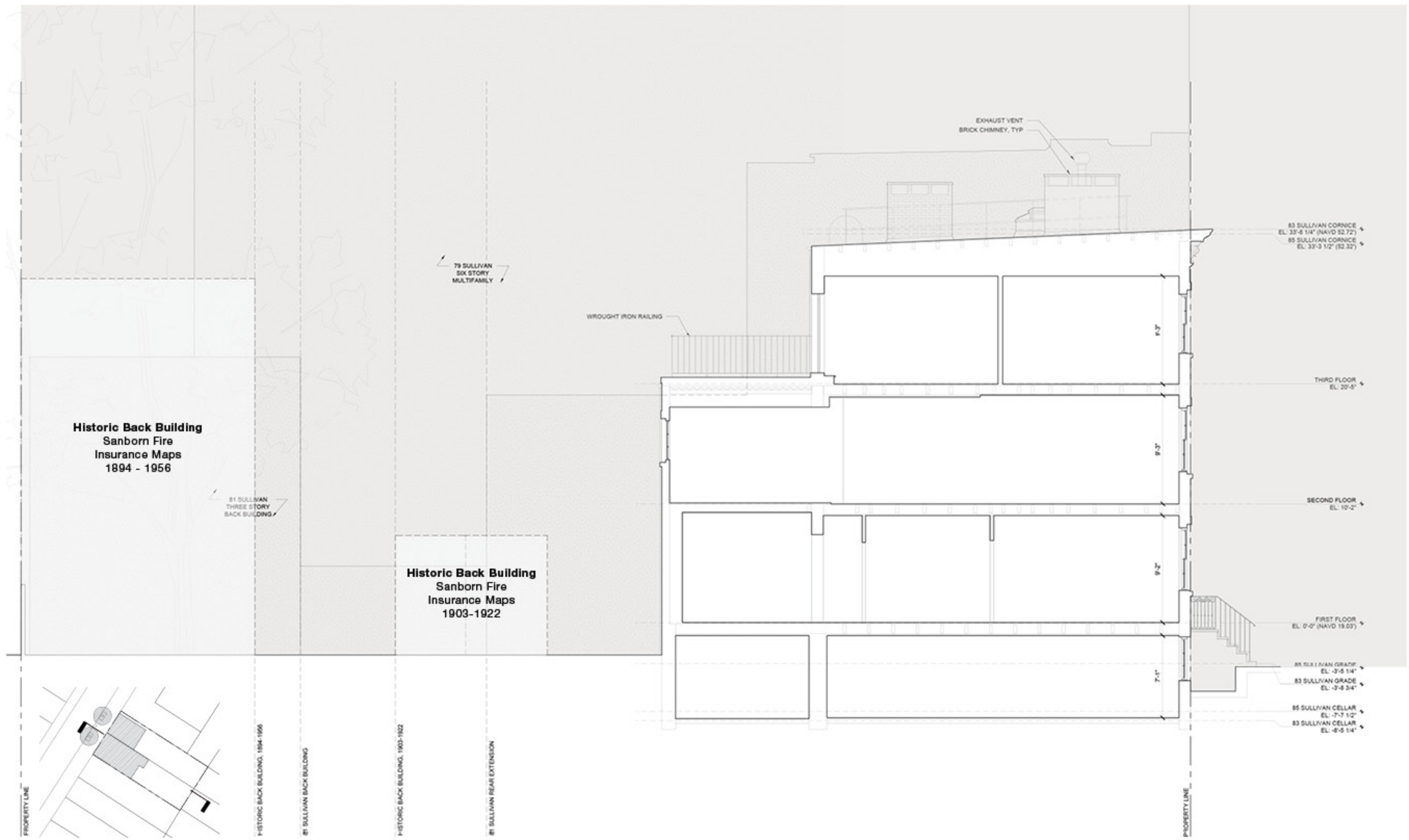


PREVIOUSLY PROPOSED
83/85 Sqft (w/o cellar): 3,015 sqft
Rear Yard Floor Area (w/o cellar):
4,740 sqft
Total: 7,755 sqft

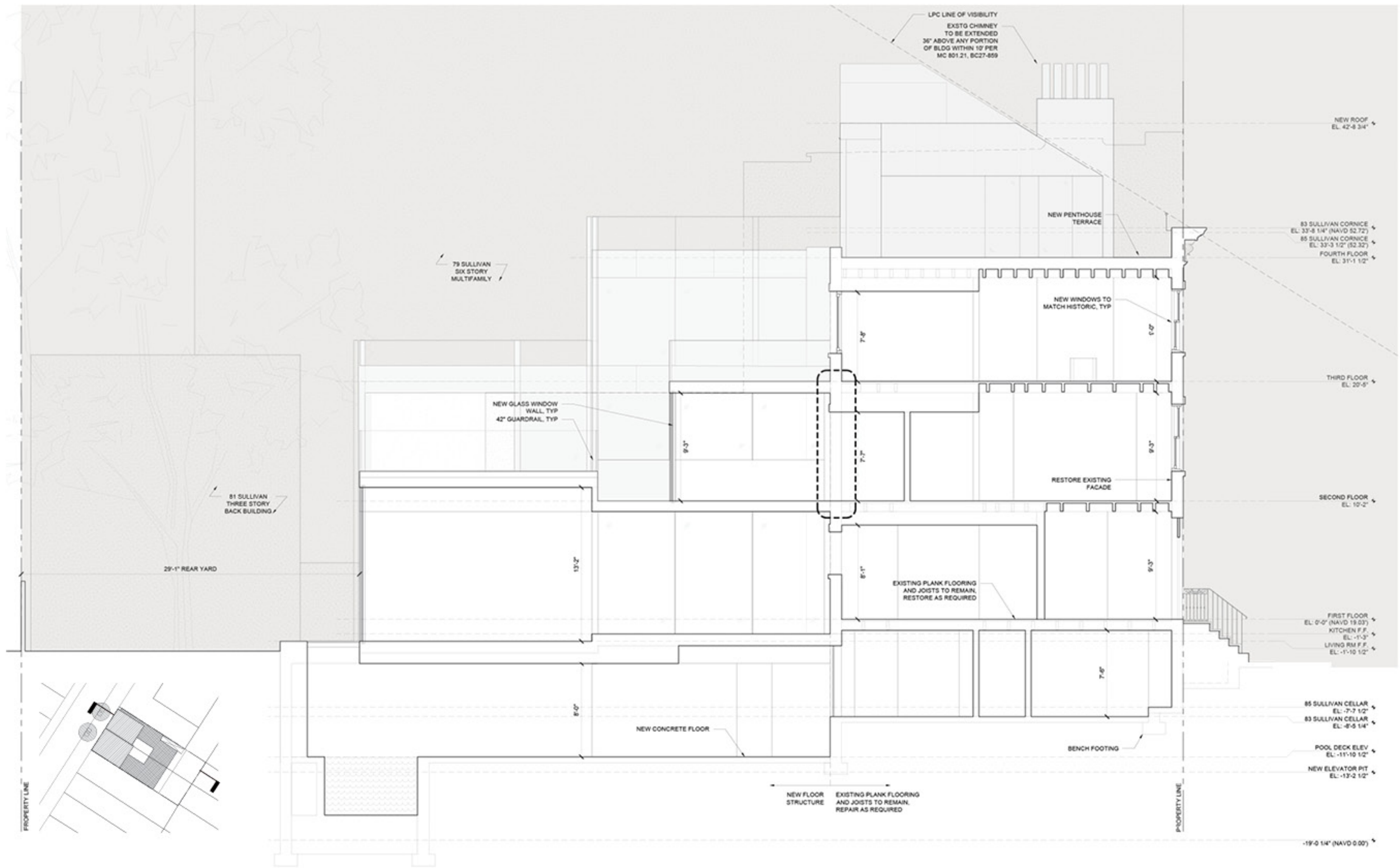
Previously Proposed Addition: First Floor Plan



Existing Building Section



Previously Proposed Building Section at 85 Sullivan



Block Context: Existing Sullivan Street Elevation



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



Mock-Up Photo



Photomontage

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



Mock-Up Photo



Photomontage



Previous Mock-Up Photos: Oblique View from Sullivan St



Mock-Up Photo



Photomontage

Previous Mock-Up Photos: Oblique View from Sullivan St



Mock-Up Photo



Photomontage



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



Mock-Up Photo

The current proposal is:

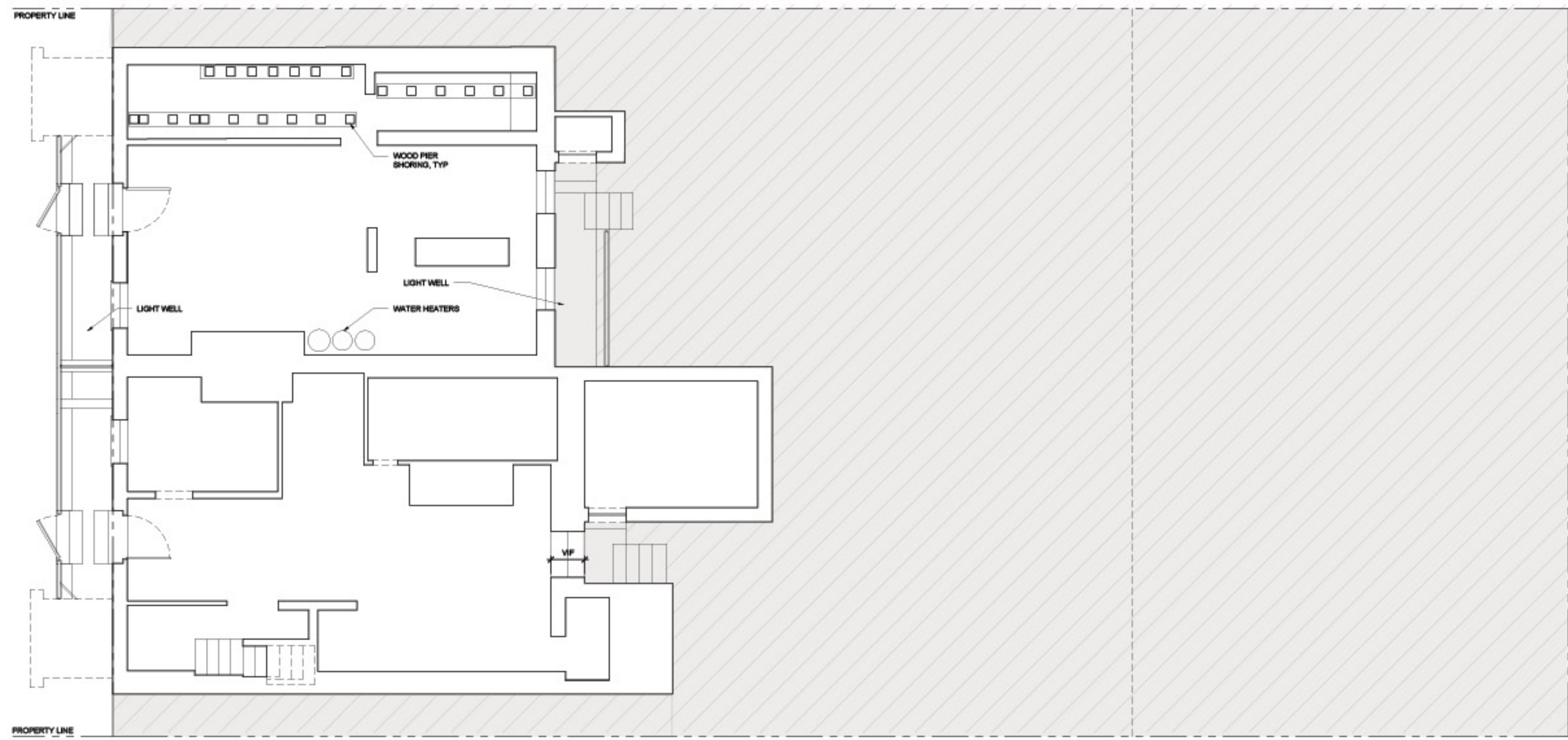
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Borough of Manhattan**

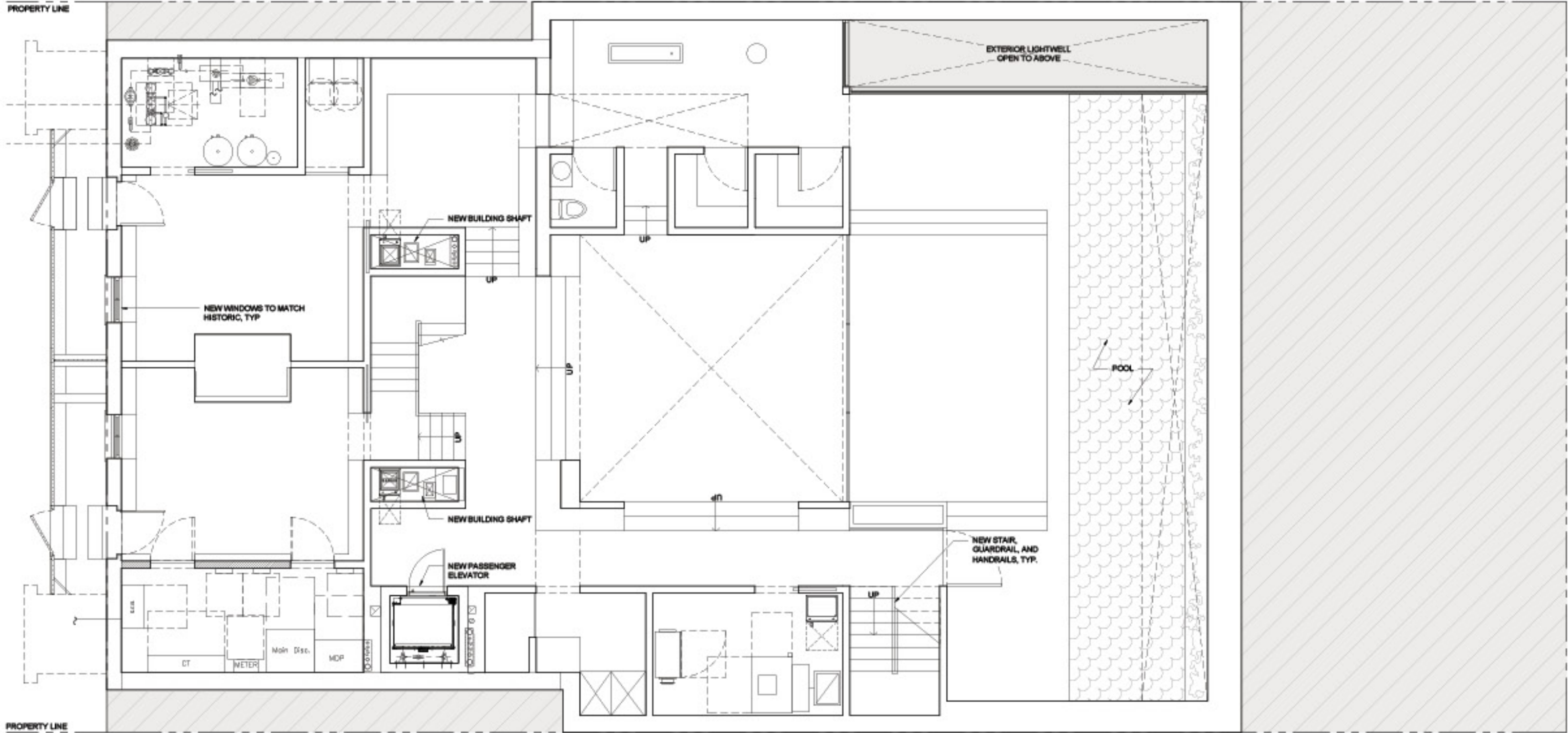
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APPENDIX: ADDITIONAL DESIGN MATERIALS

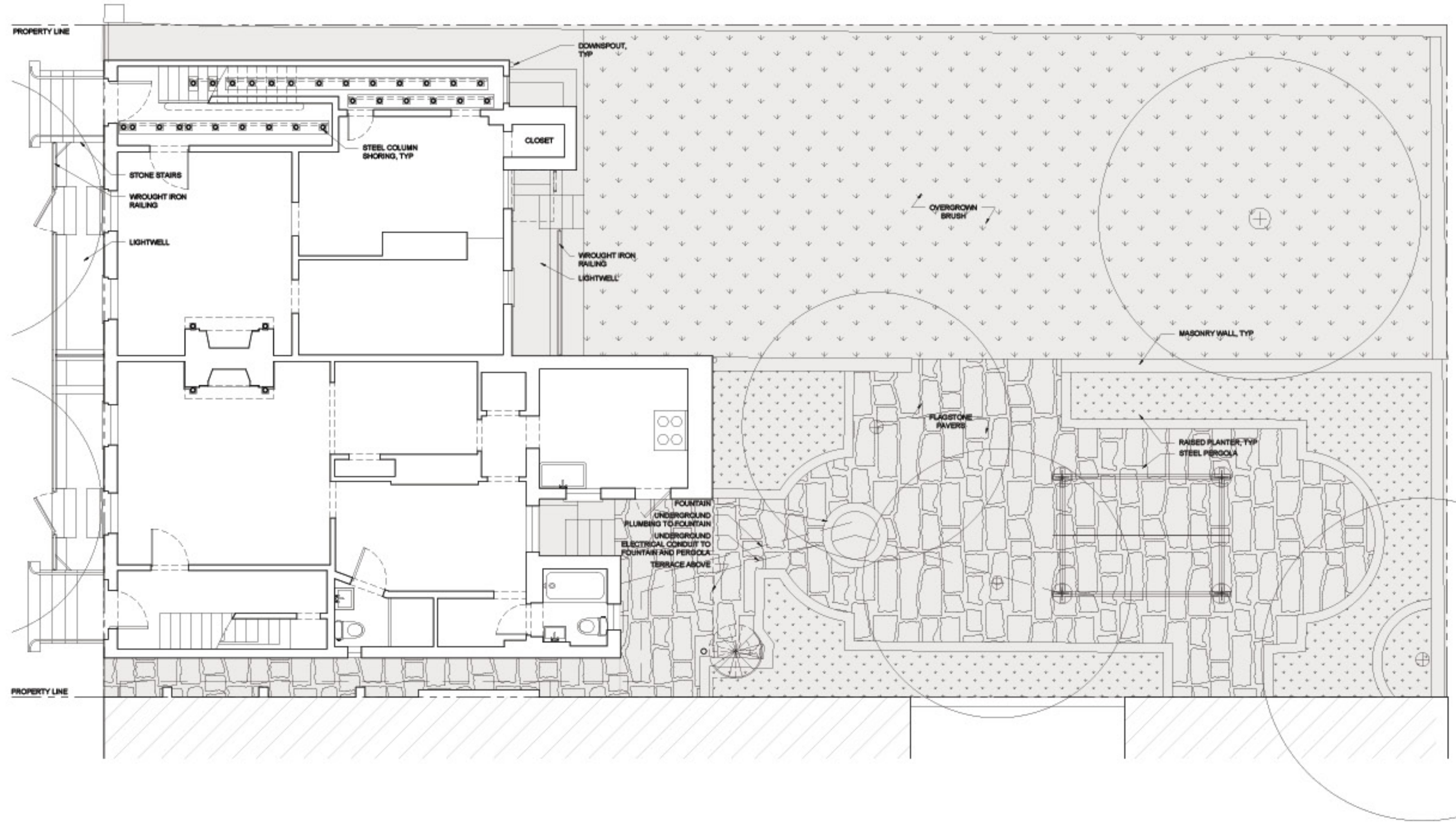
Existing Cellar Plan



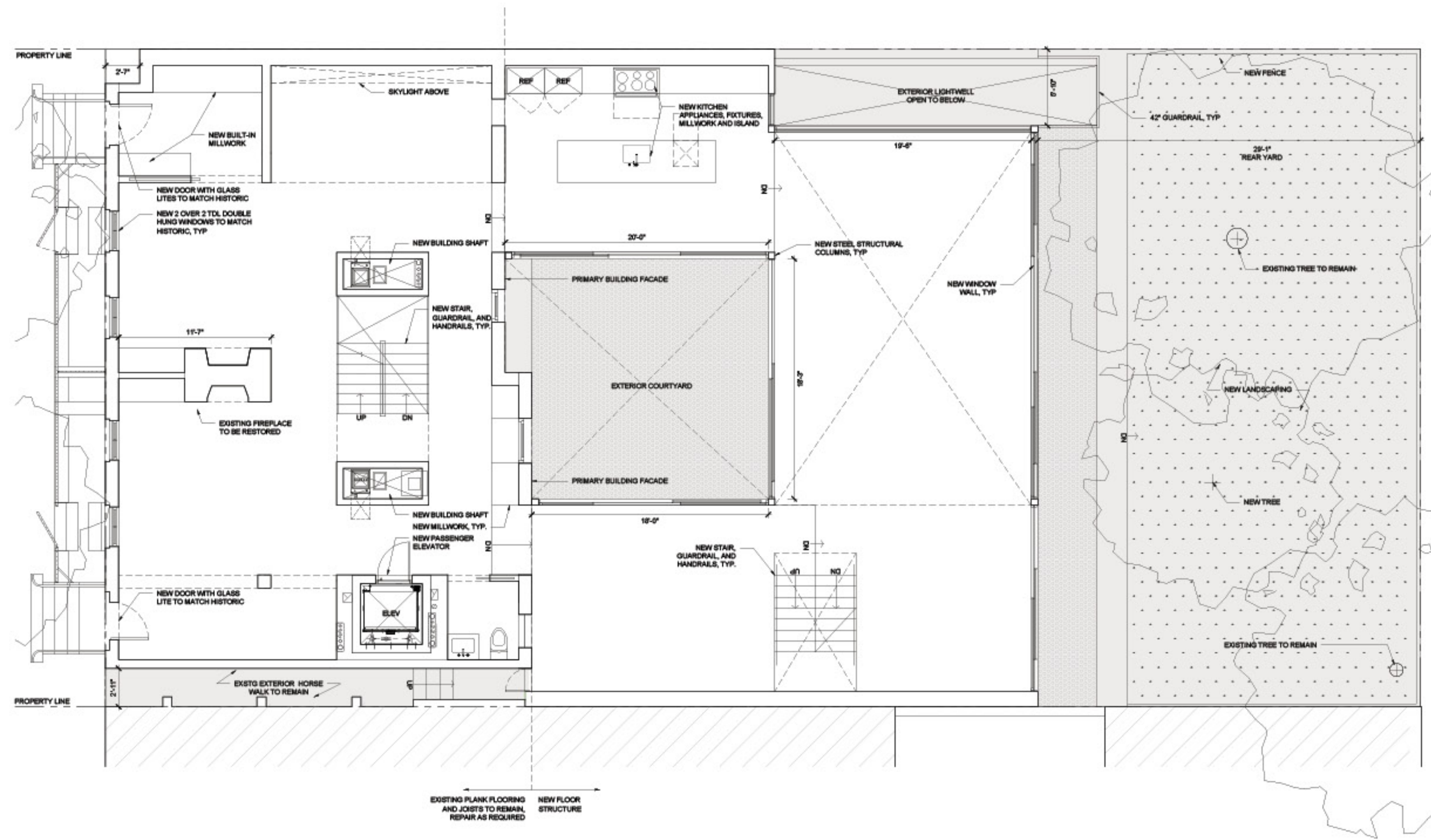
Previously Proposed Addition: Cellar Plan



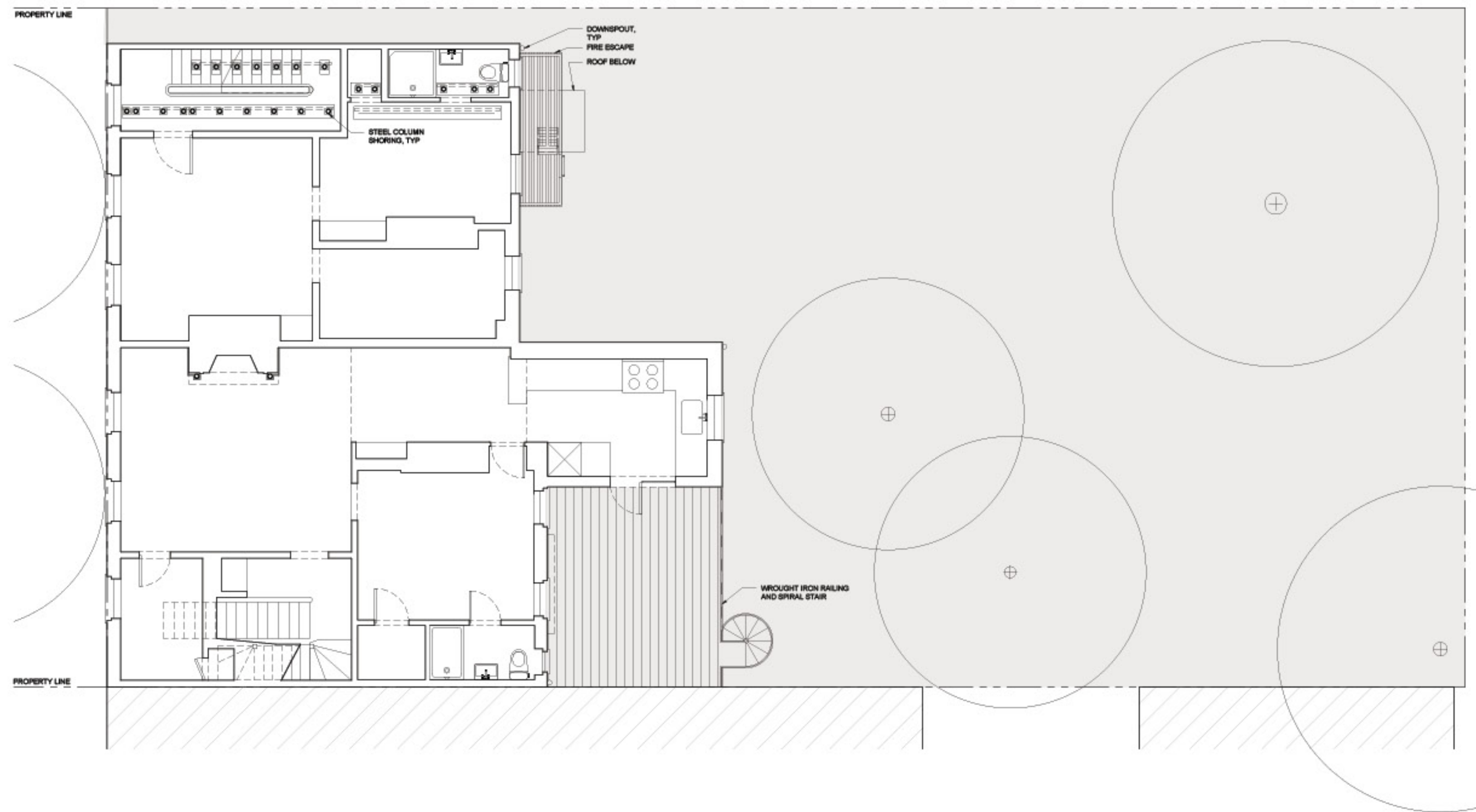
Existing First Floor Plan



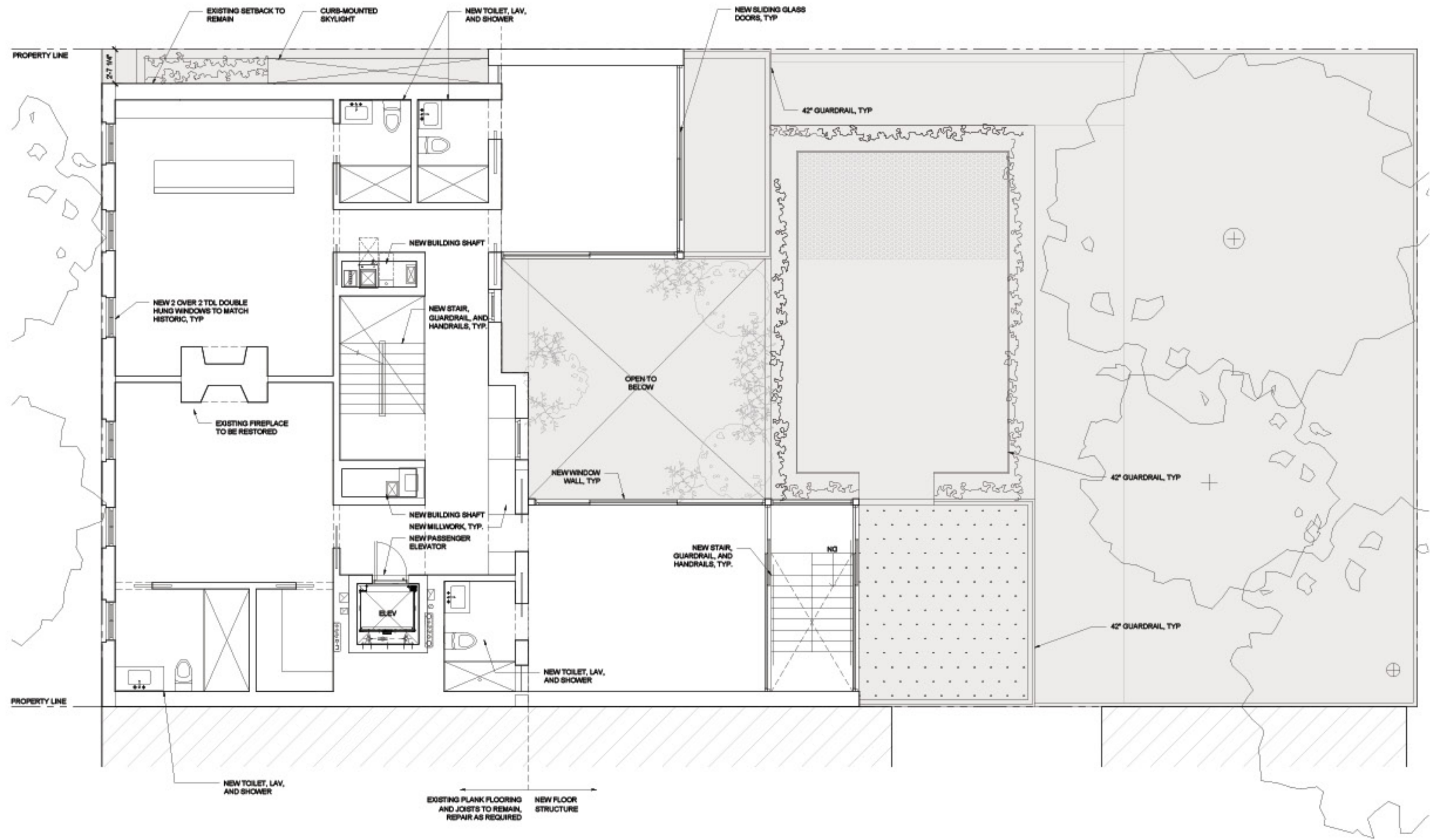
Previously Proposed Addition: First Floor Plan



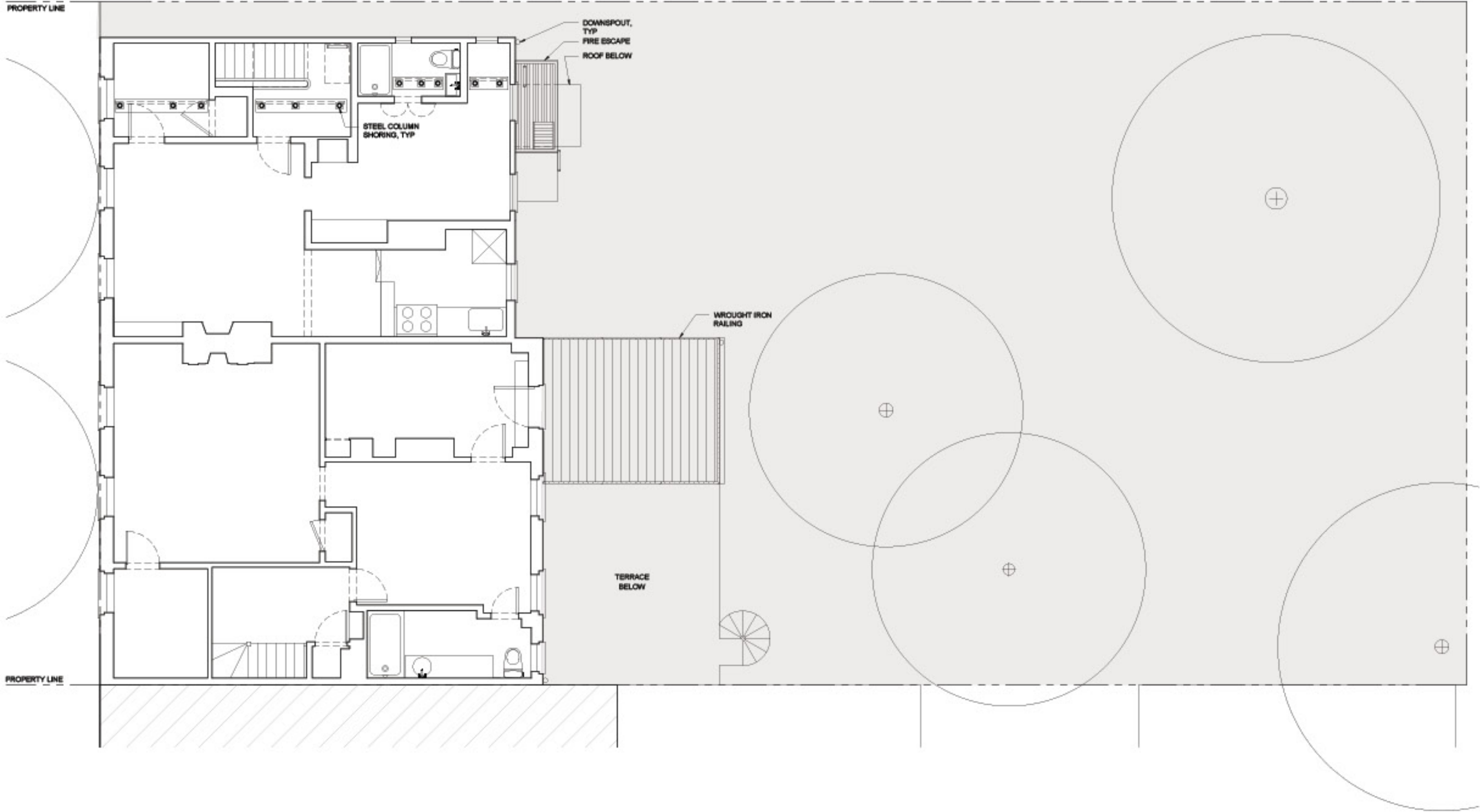
Existing Second Floor Plan



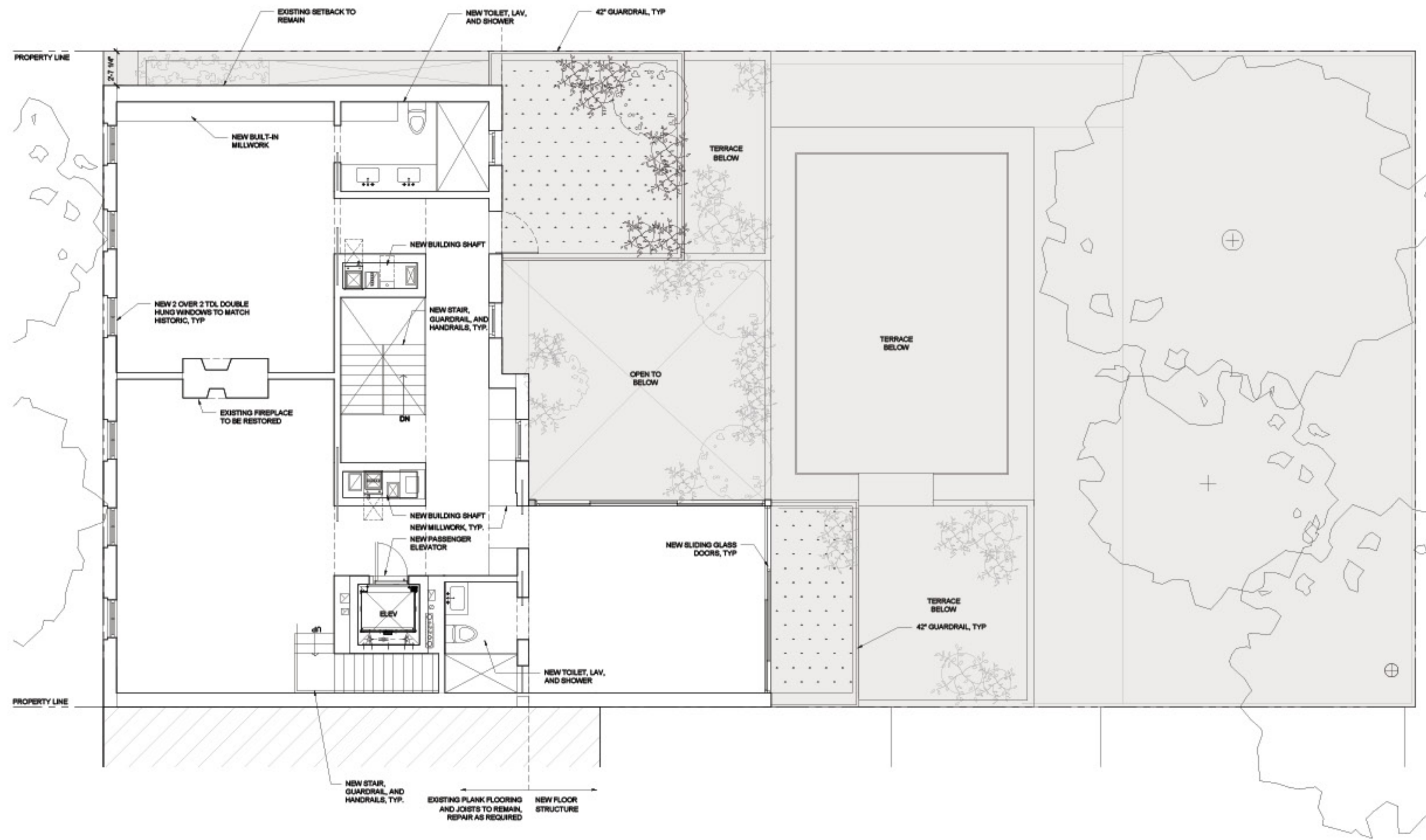
Previously Proposed Addition: Second Floor Plan



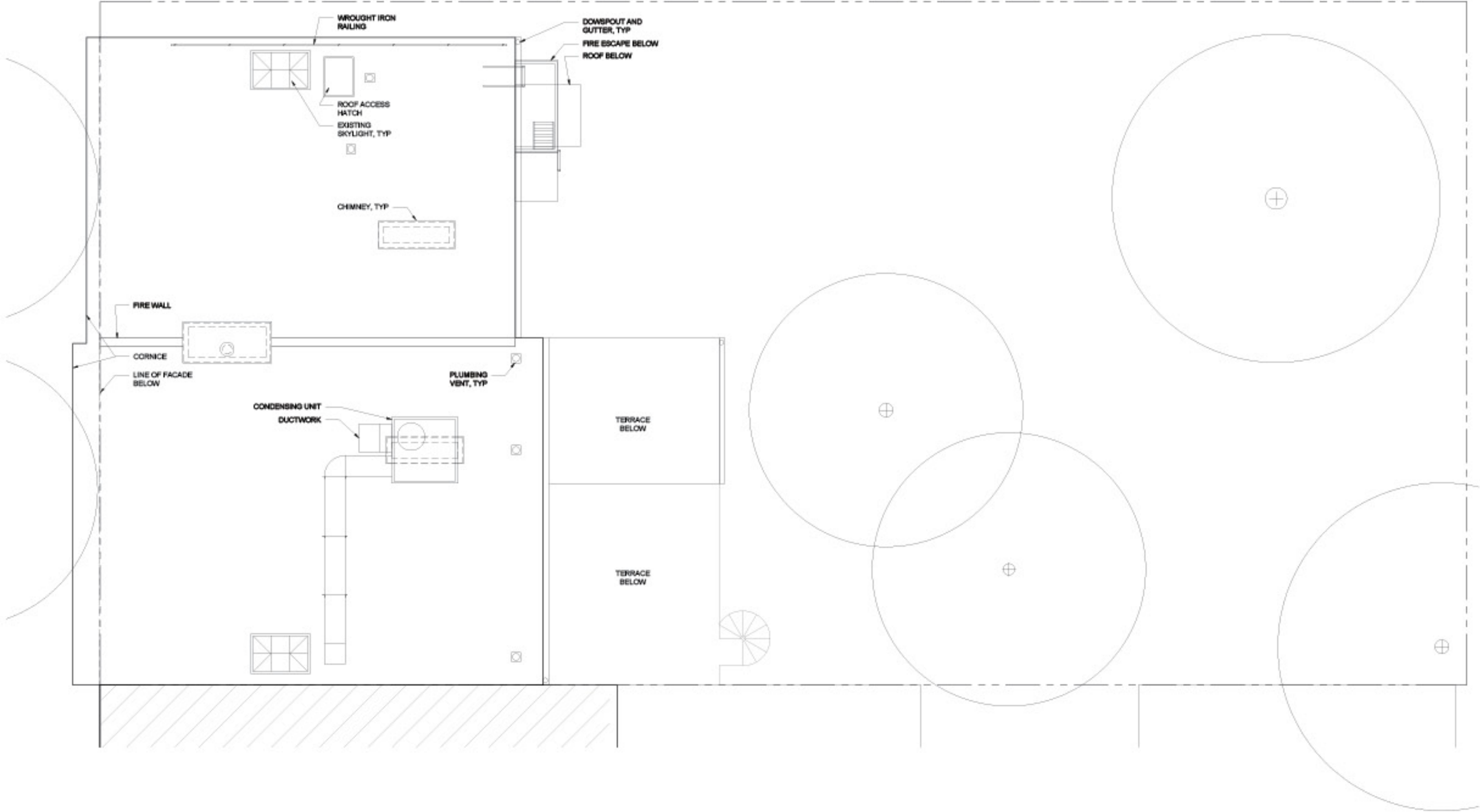
Existing Third Floor Plan



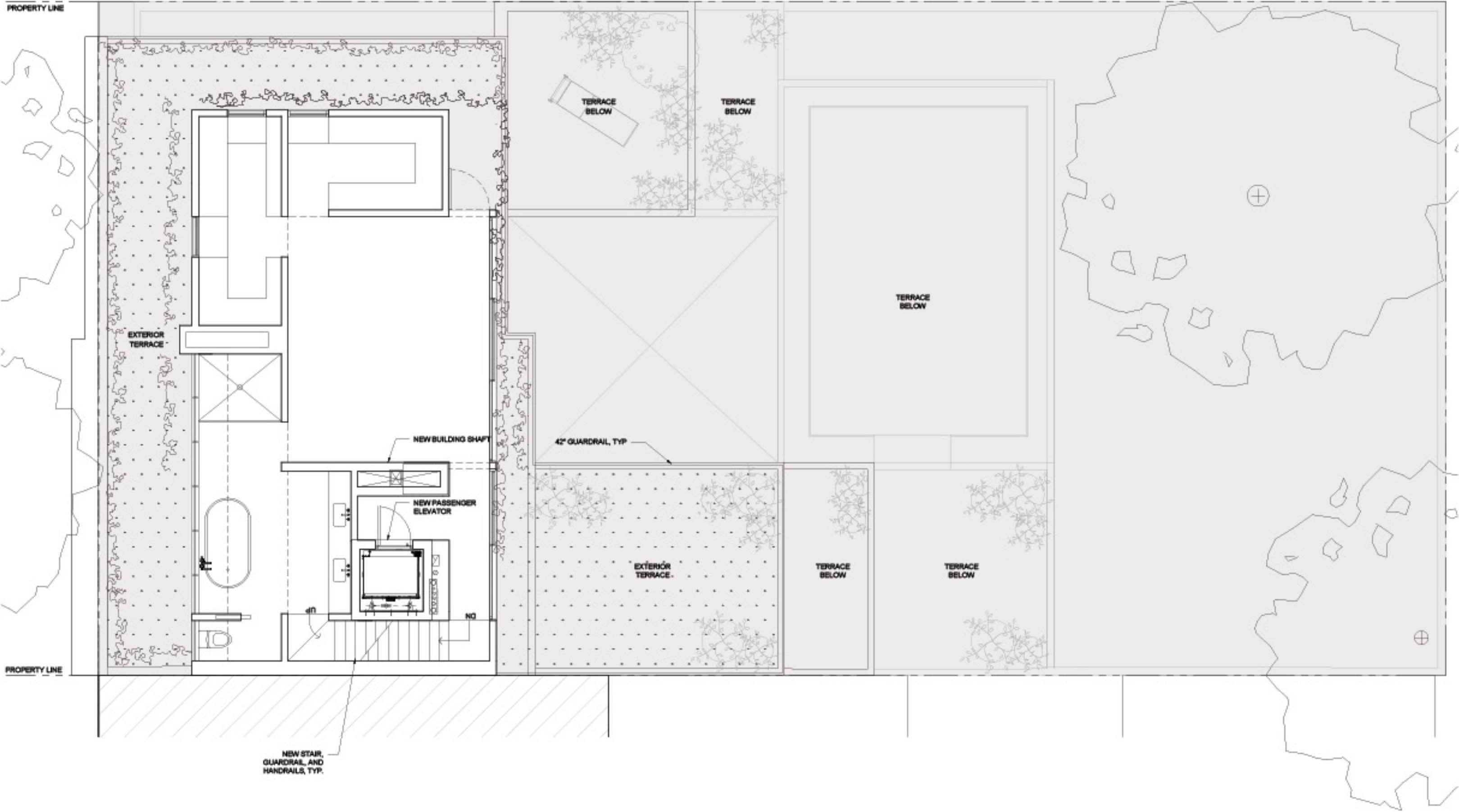
Previously Proposed Addition: Third Floor Plan



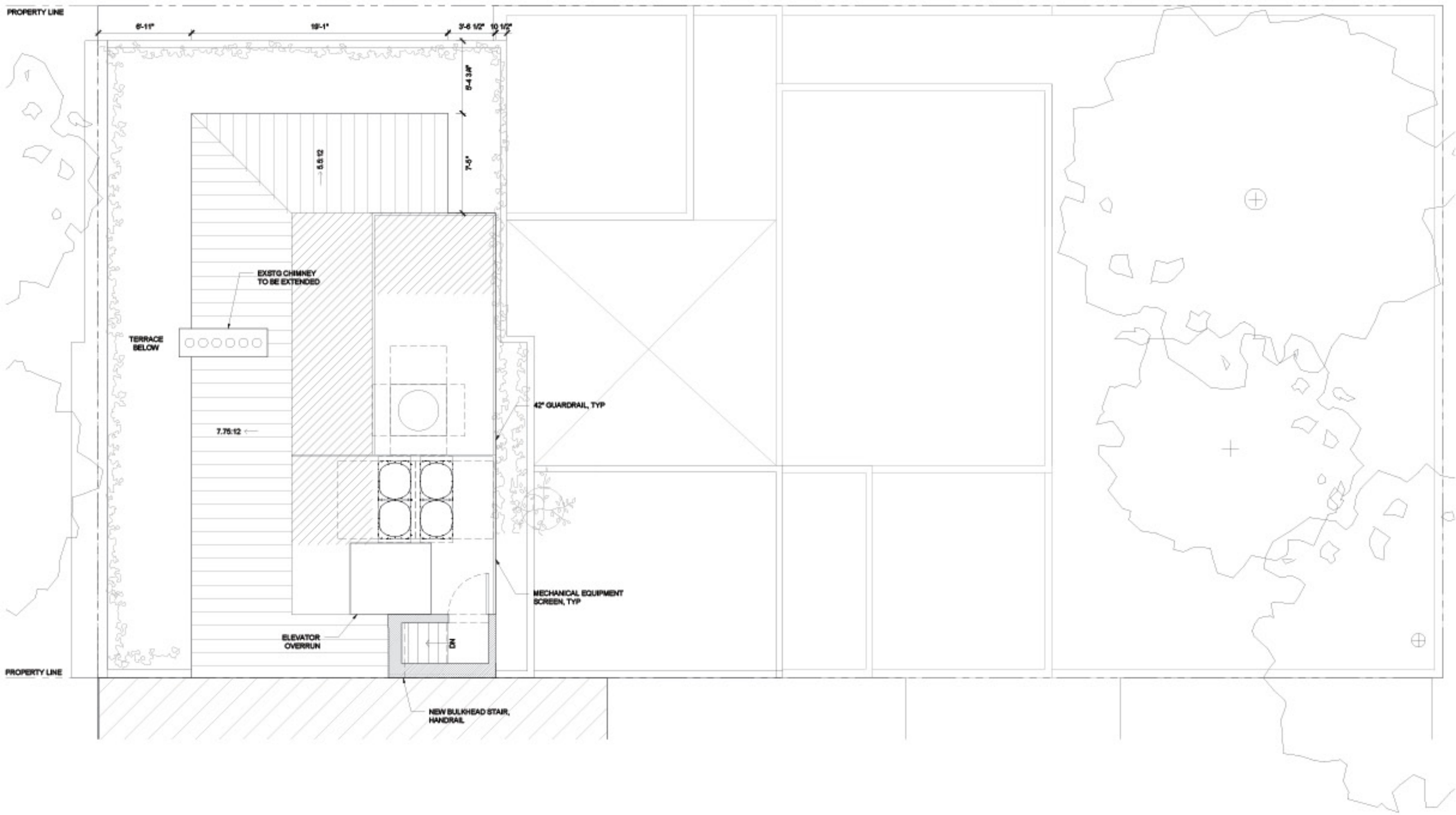
Existing Roof Plan



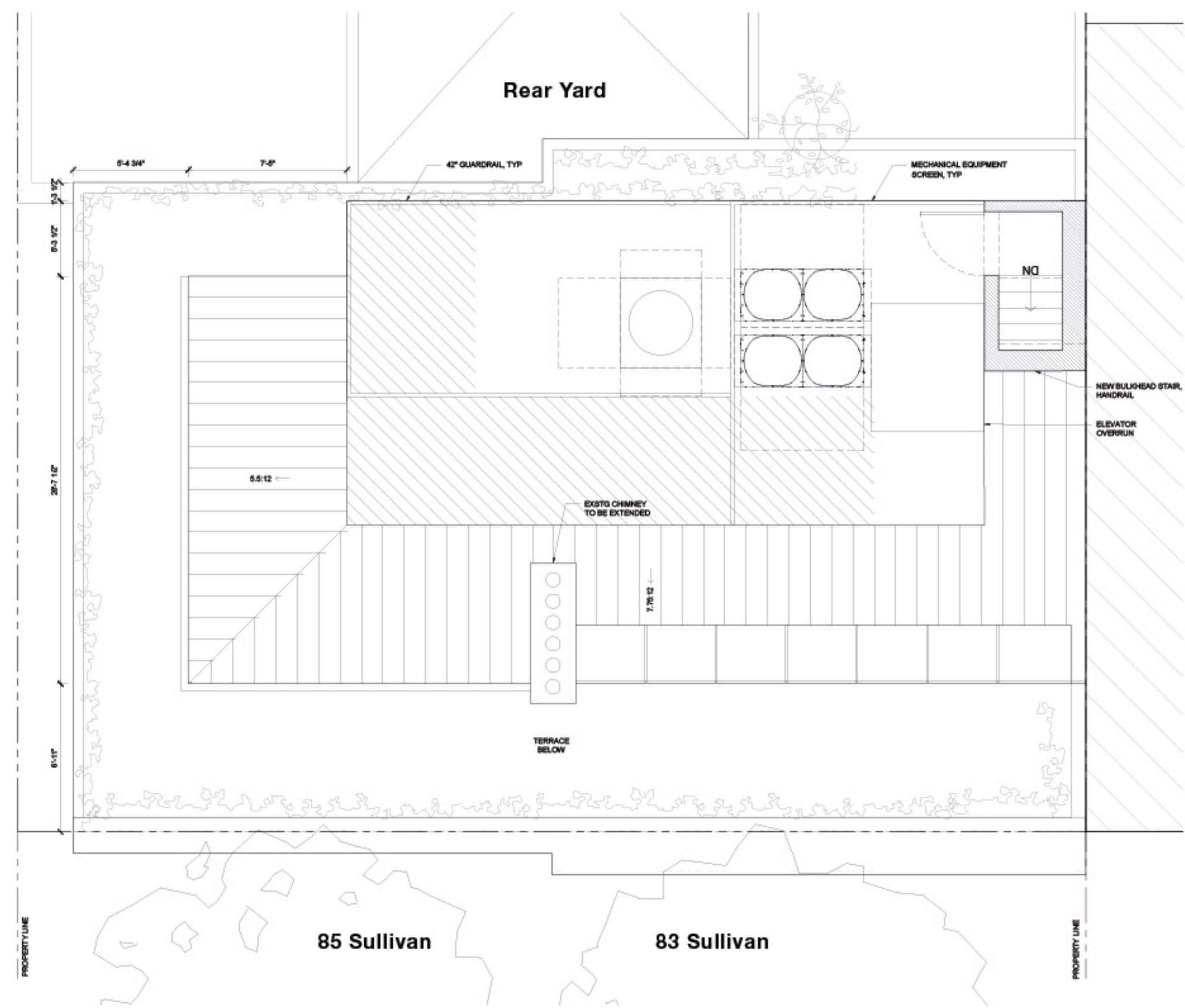
Previously Proposed Addition: Fourth Floor Plan



Previously Proposed Roof Plan




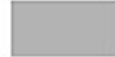
Previously Proposed Roof Plan

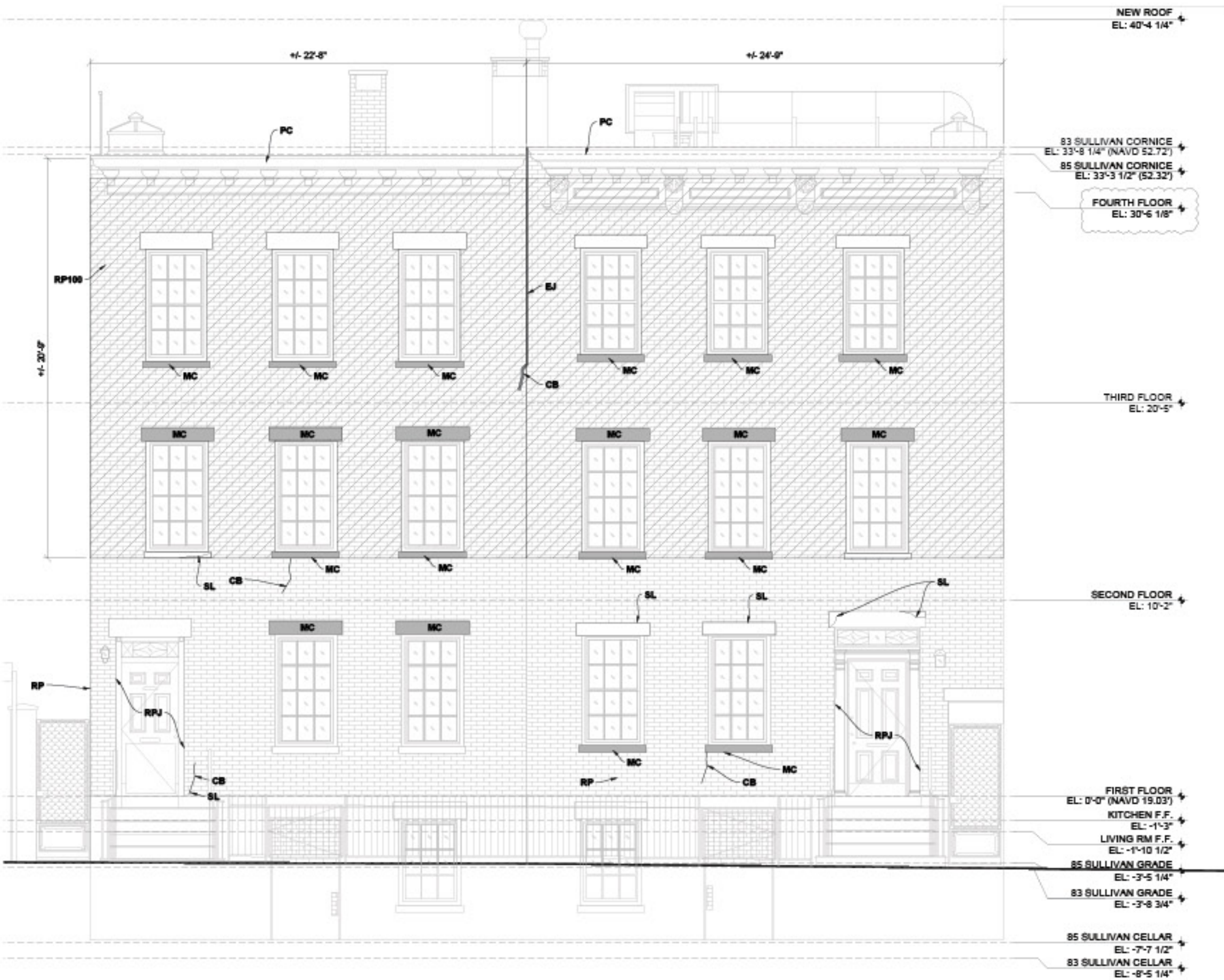


Existing Conditions - Sullivan Street Elevation



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.



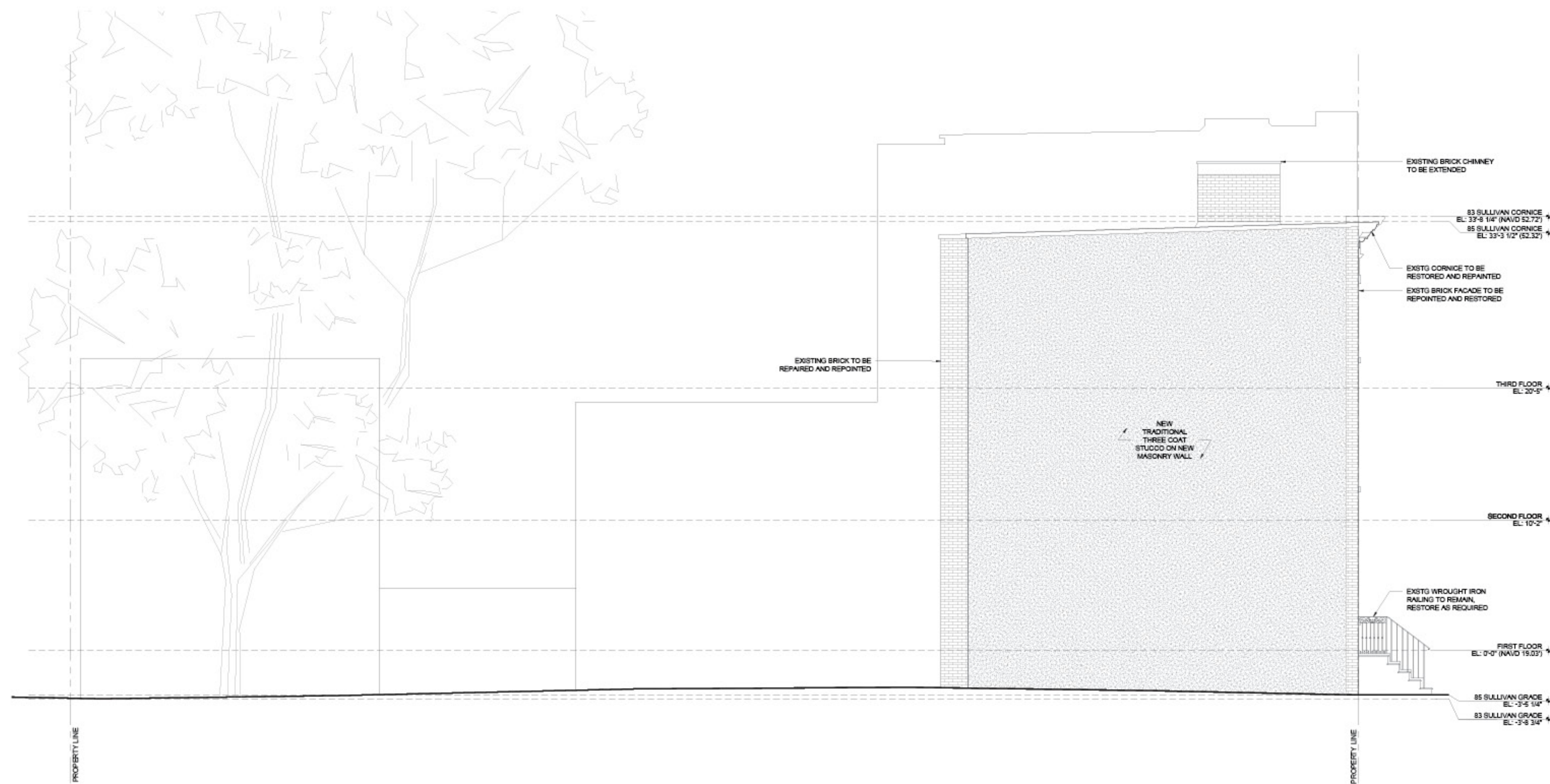
Previously Proposed Addition: Rear Elevation



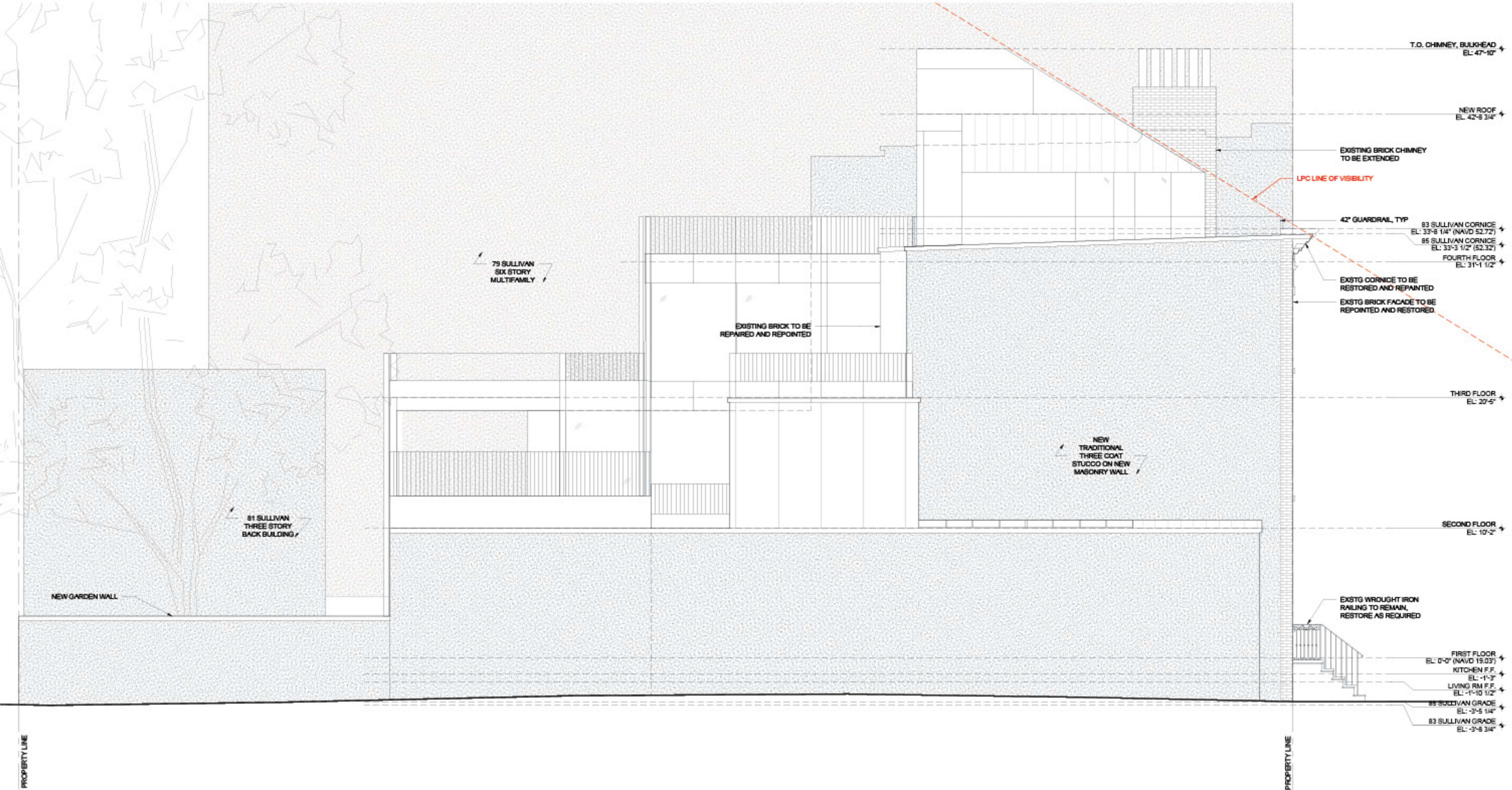
Block Context: Potential Development at 87 Sullivan



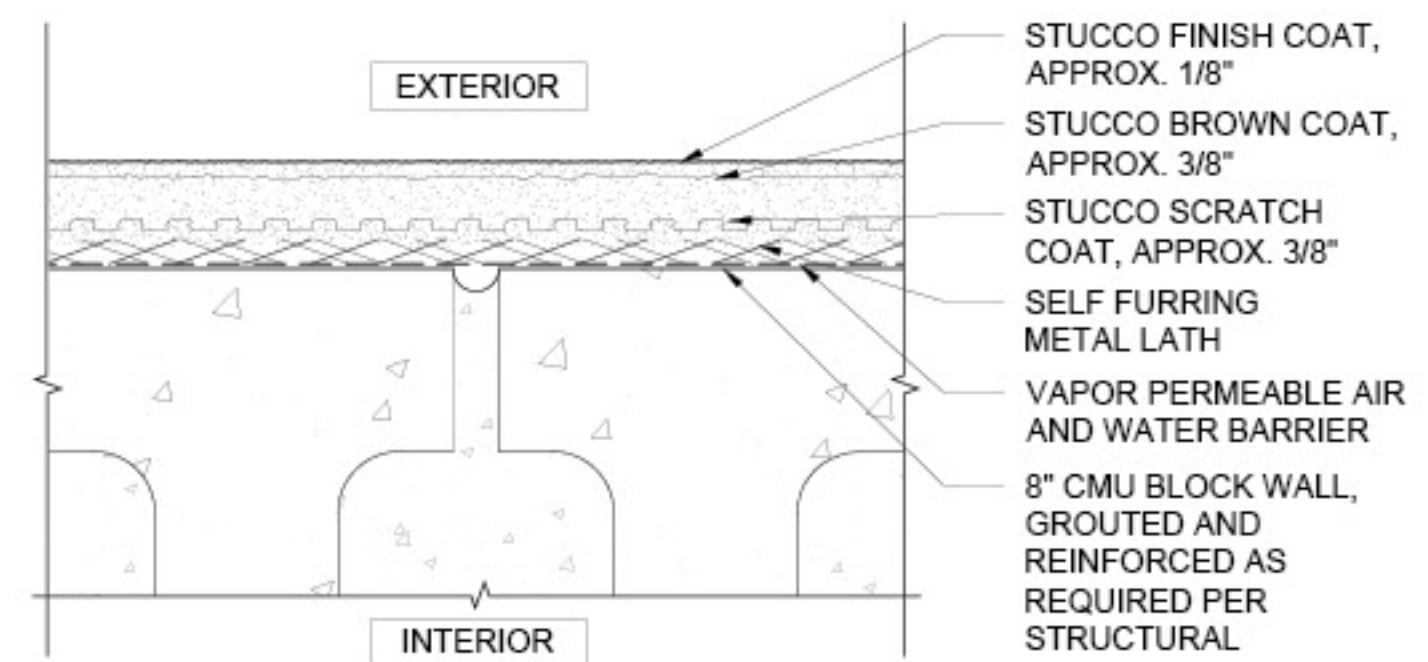
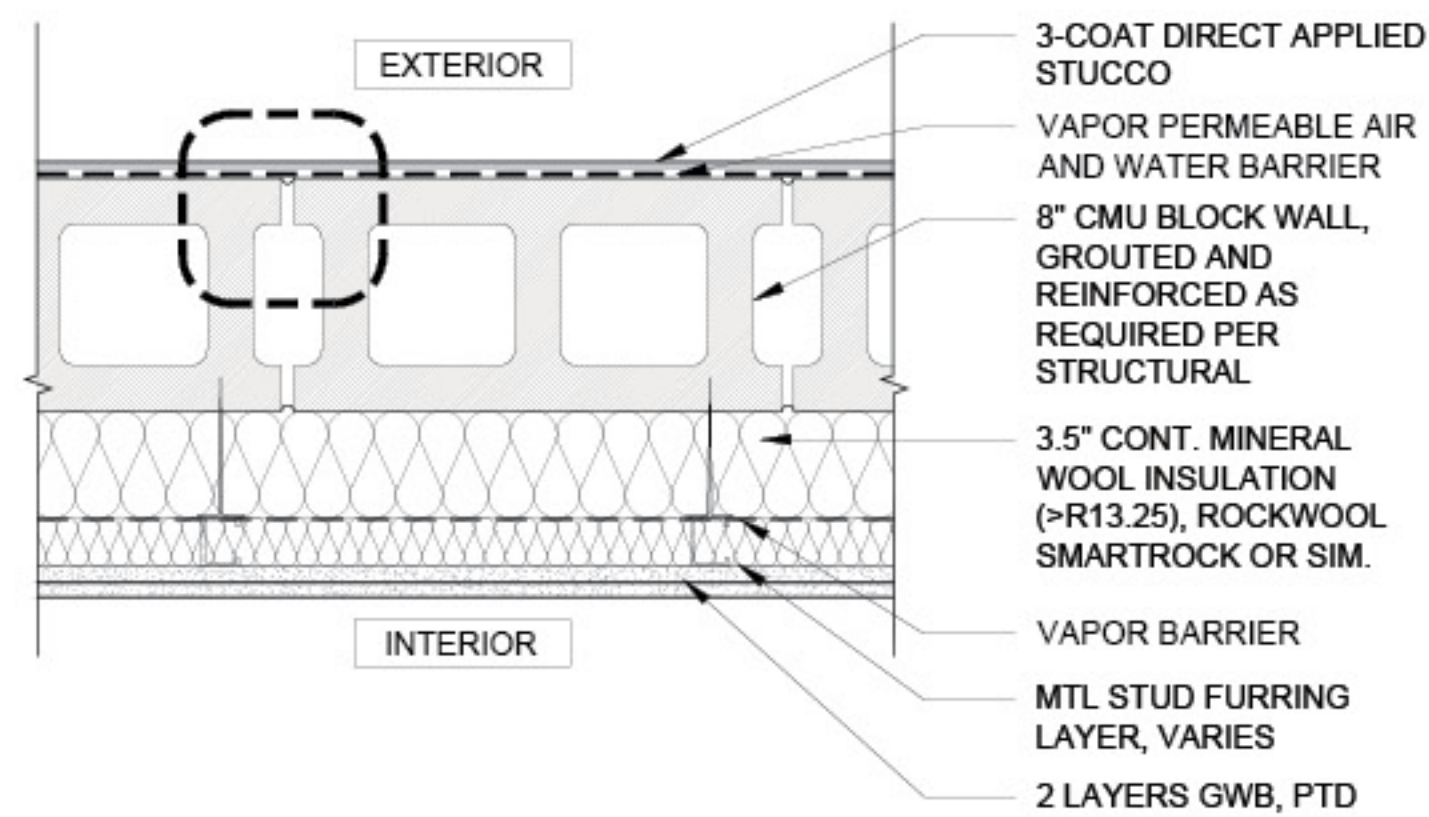
85 Sullivan: Restored Side Elevation



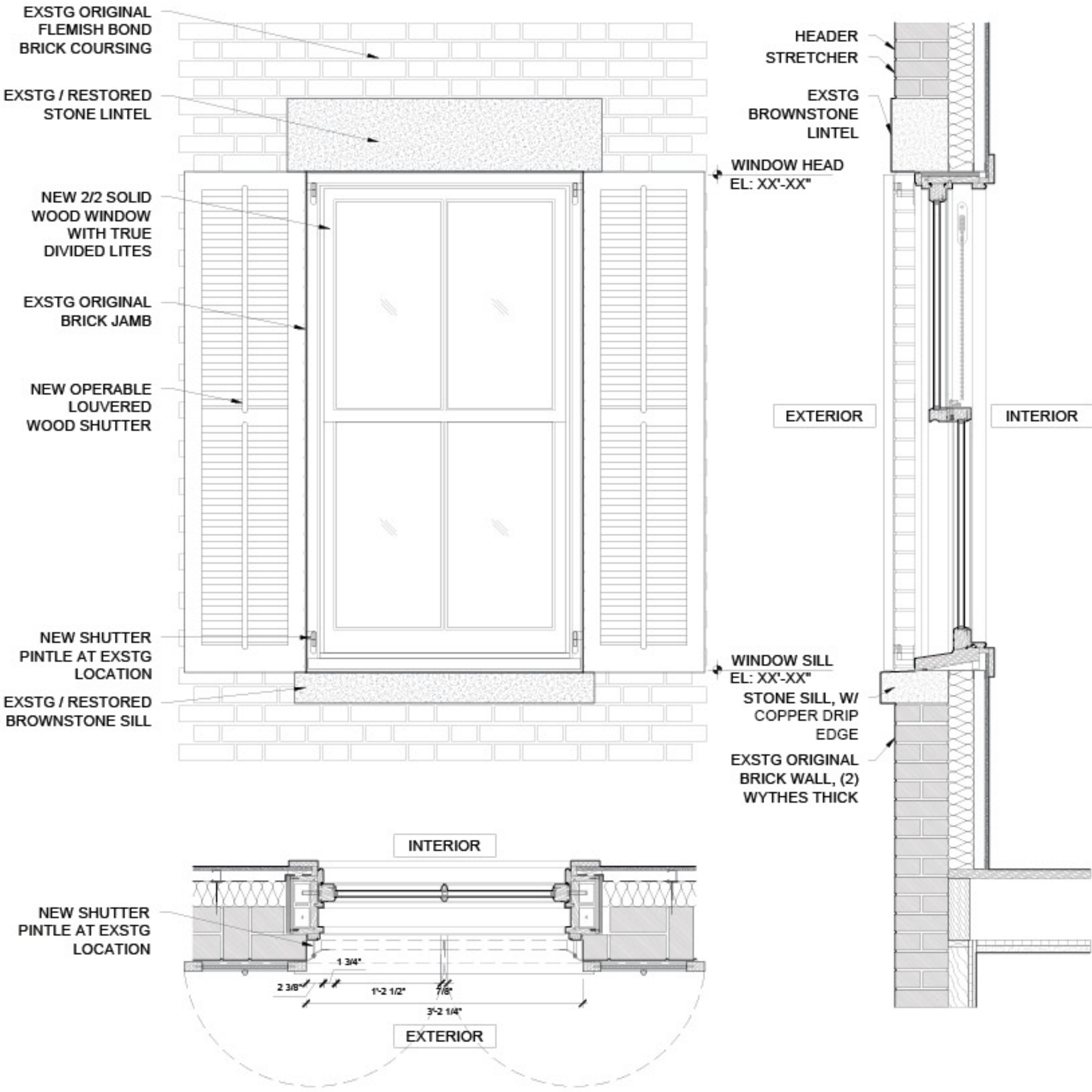
Previously Proposed Addition: Side Elevation



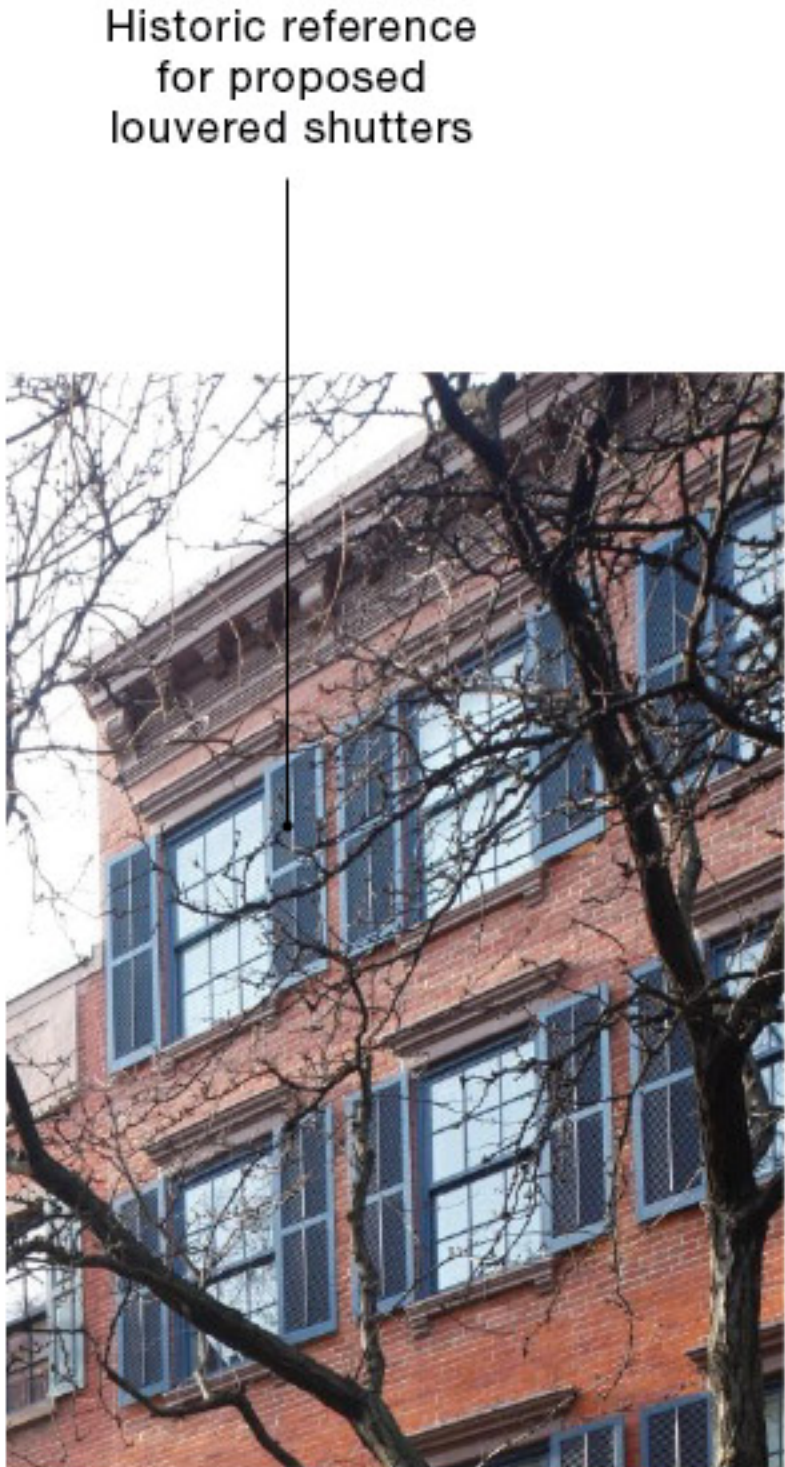
Typical Stucco Details



Restored Facade Details



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



Historic reference
for proposed
louvered shutters

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

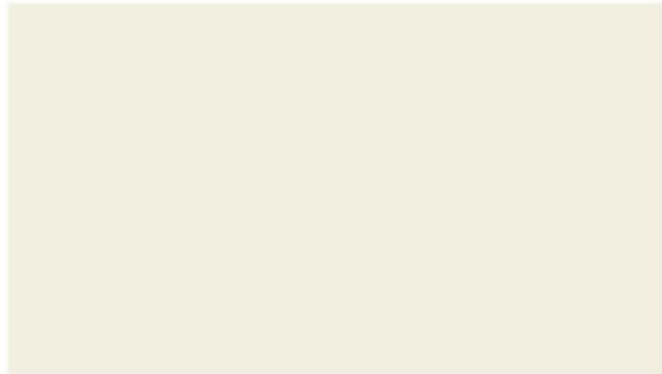


Proposed Window Color
Farrow and Ball - Hague Blue

Proposed Material Palette



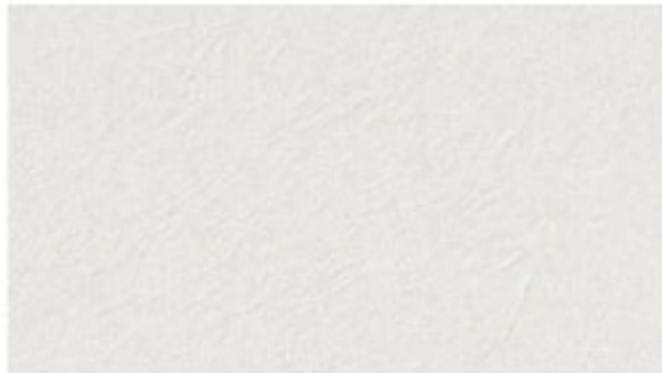
F&B Hague Blue Paint
83 & 85 Sullivan Exterior Trim



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

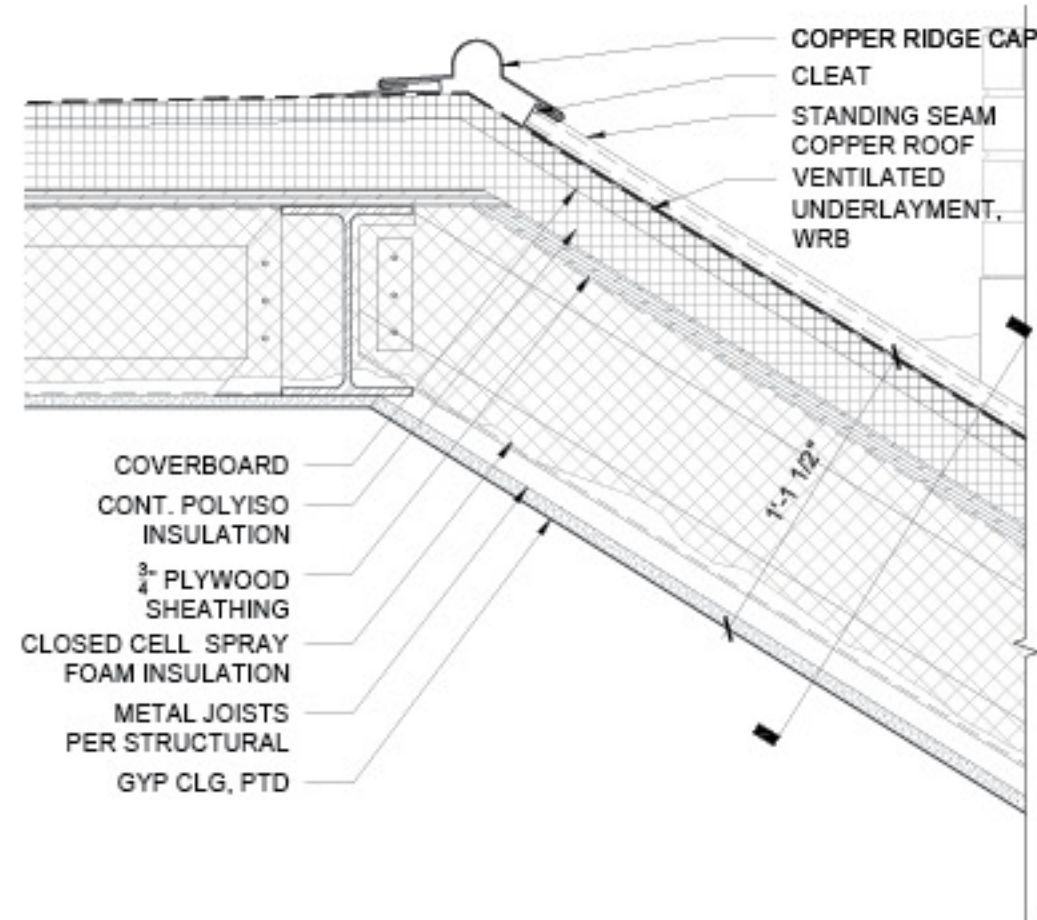


Existing Brownstone
83 Sullivan Areaway

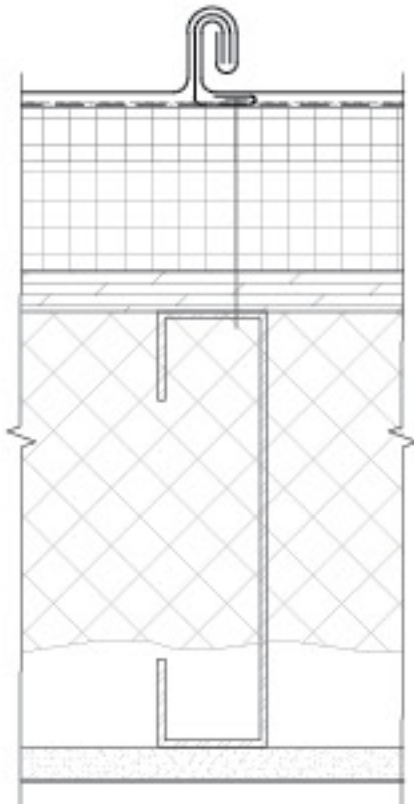
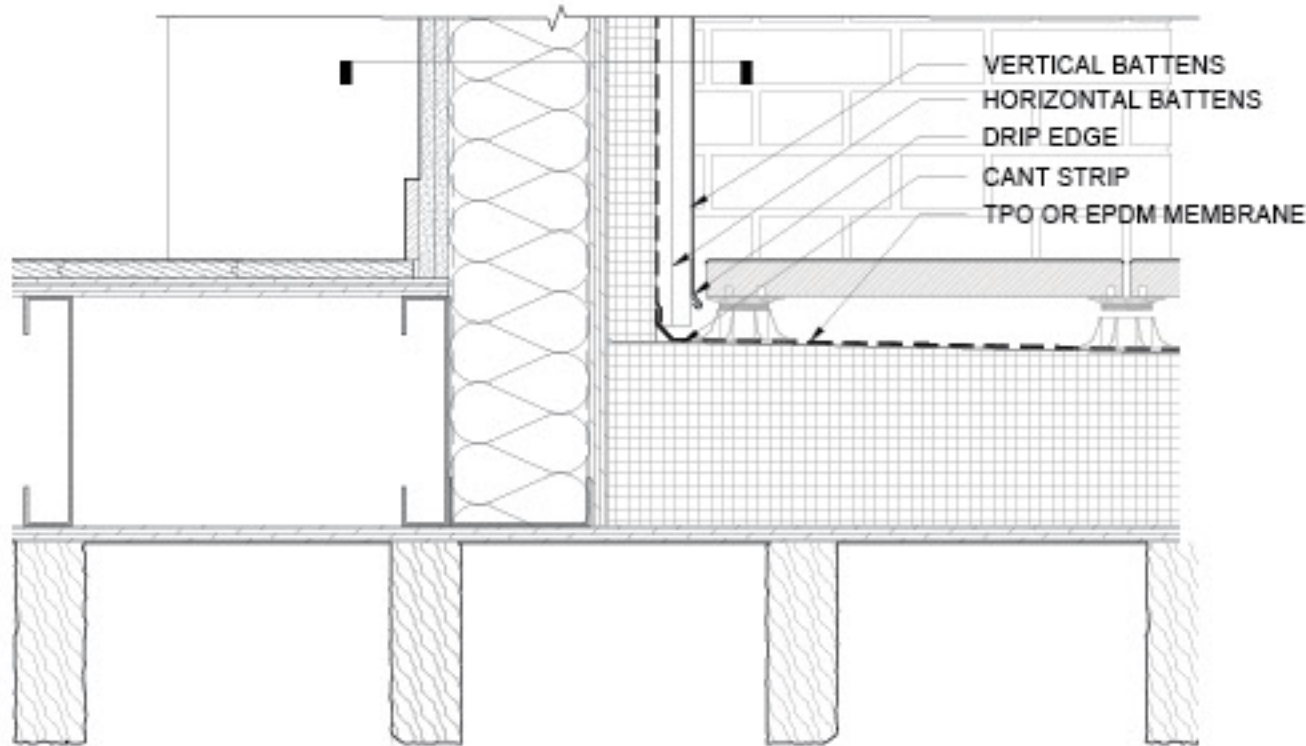
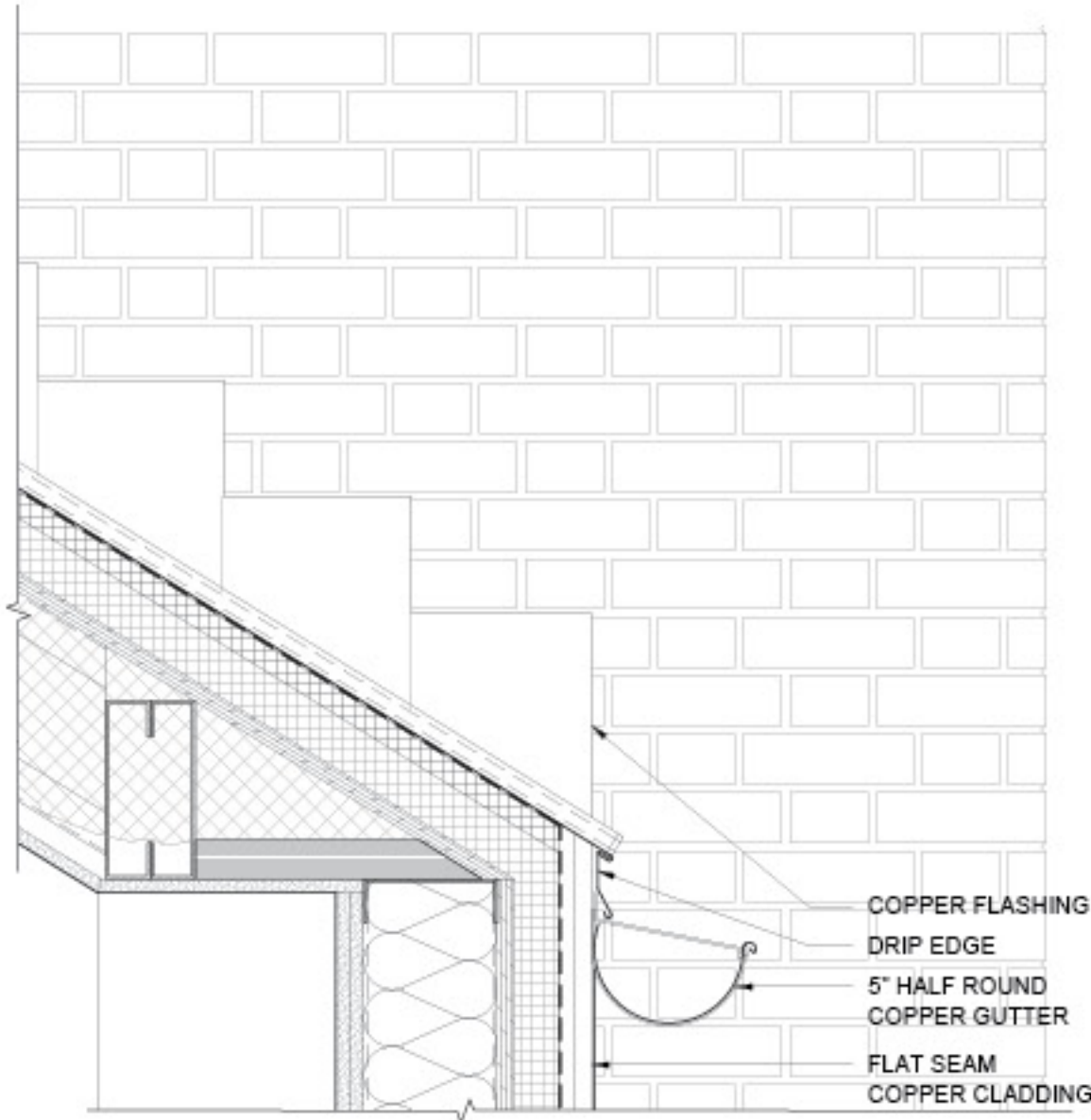


Patinated Copper
83 & 85 Sullivan Penthouse and
Rear Addition

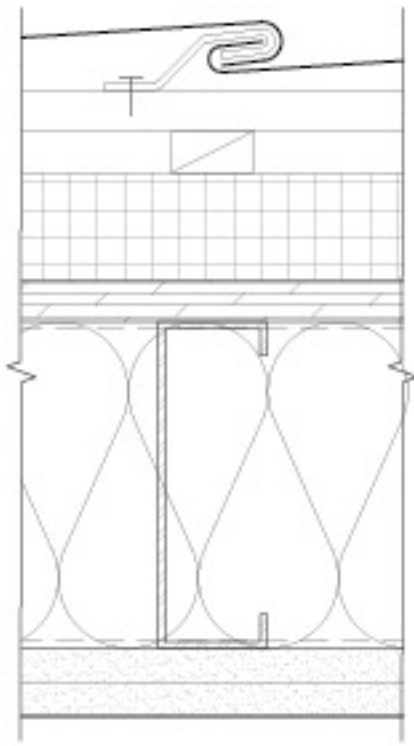
Proposed Copper Details



Penthouse Detail Section



Typical Standing Seam



Typical Flat Seam

The current proposal is:

Preservation Department – Item 3, LPC-26-03584

**83-85 Sullivan Street – Sullivan-Thompson Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX: APPROVAL CONTEXT

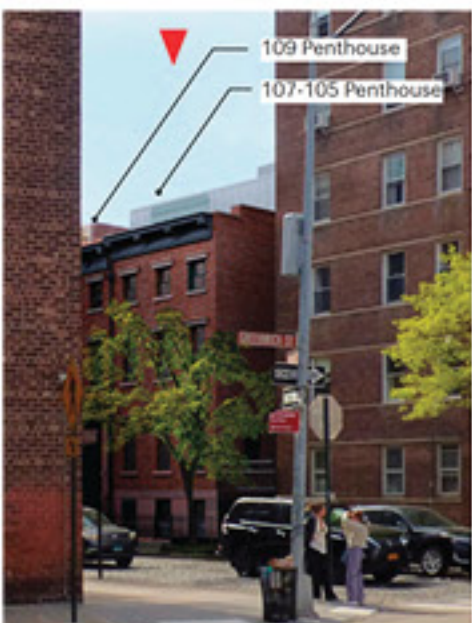
Design Context: Approved Combinations



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

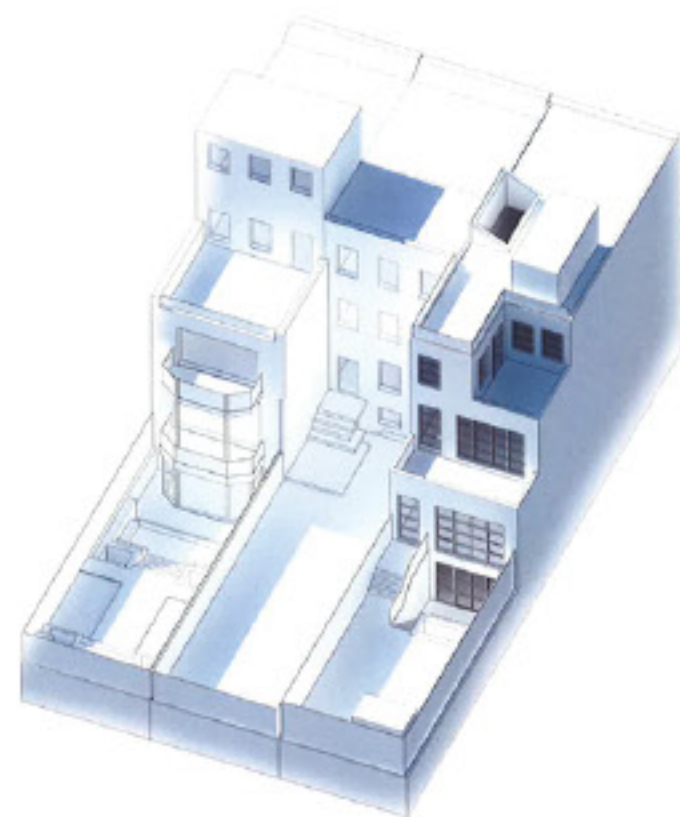


Design Context: Approved Roof Additions

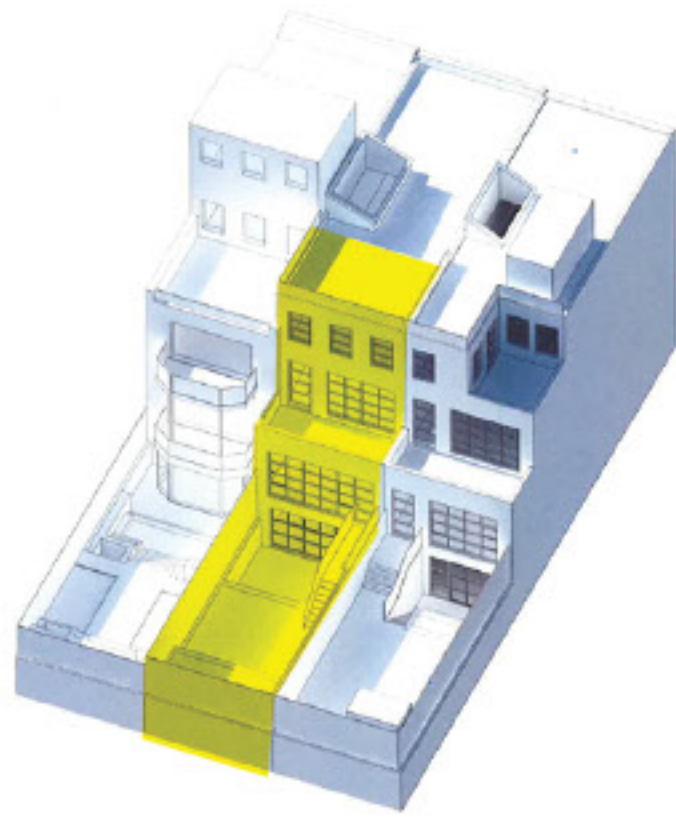


79-81 Charles Street
Architect: Steven Harris Architects
LPC Approved 1/10/2023

Design Context: Approved Rear Additions



EXISTING REAR FACADE AXON



PROPOSED REAR FACADE AXON



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

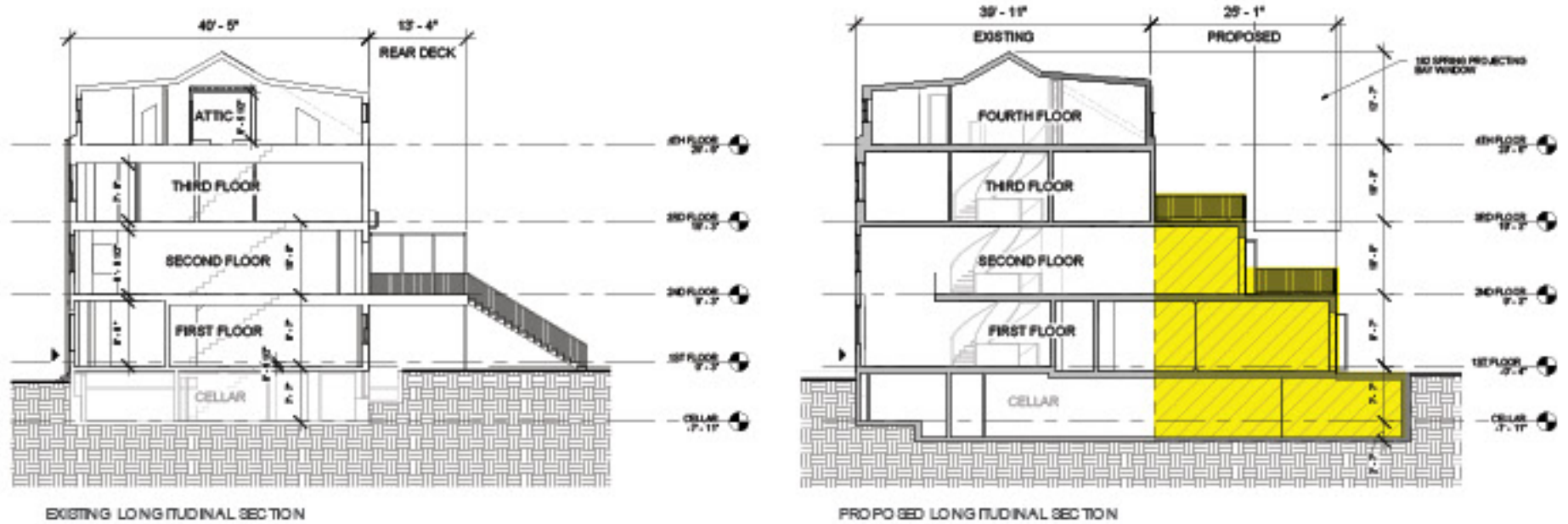


4 Bedford Street
Architect: Crown Design
LPC Approved 08/12/2014



Design Context: Approved Rear Additions

EXISTING & PROPOSED SECTIONS



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



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



The current proposal is:

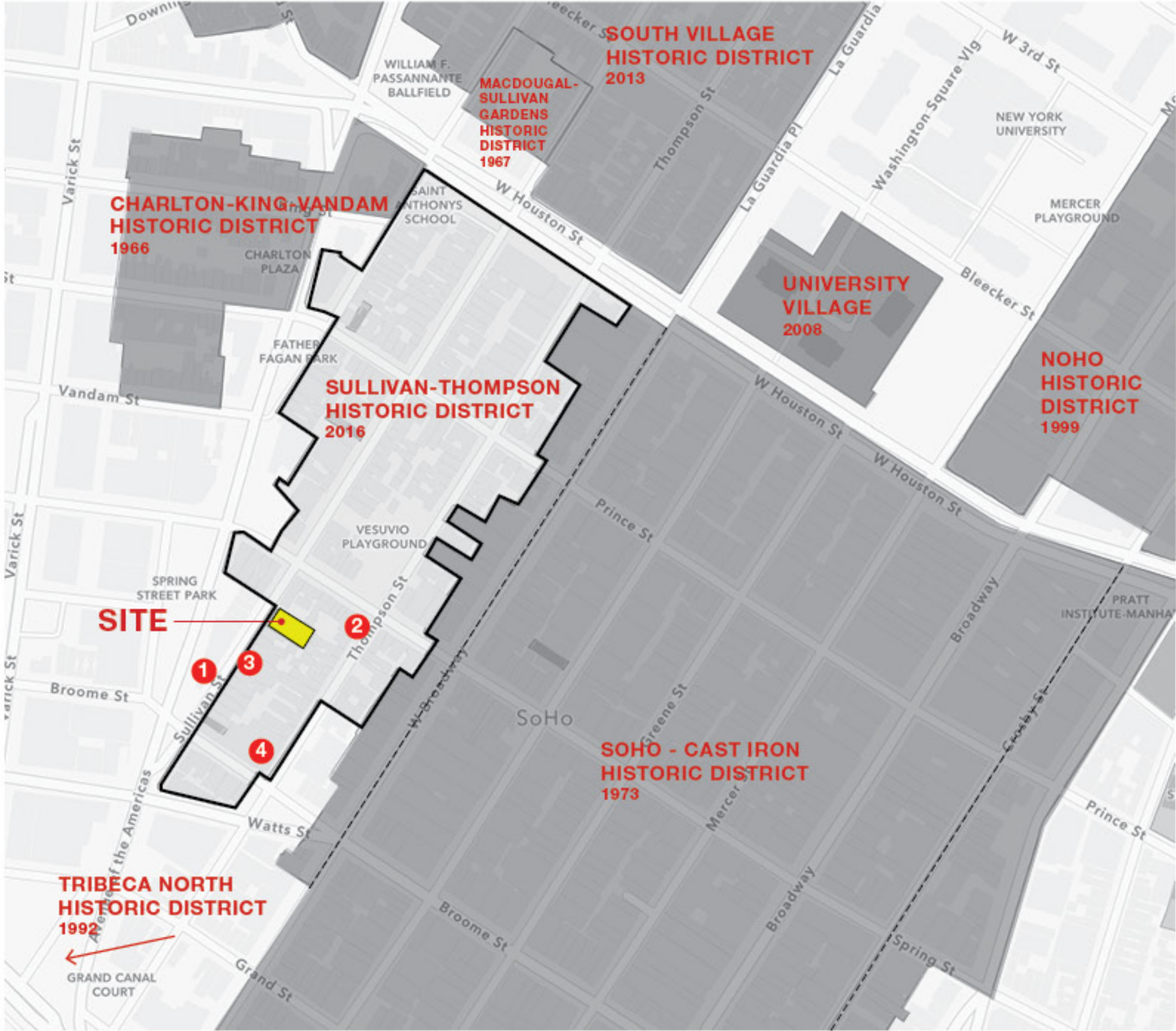
Preservation Department – Item 3, LPC-26-03584

**83-85 Sullivan Street – Sullivan-Thompson Historic District
Borough of Manhattan**

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APPENDIX: SITE HISTORY AND EXISTING CONDITIONS

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 Block Massing: 1903



1903 Block Massing
Source: Sanborn Fire Insurance Map

Massing Context: Historic Site Transformation



1825
Source: LPC Designation Report

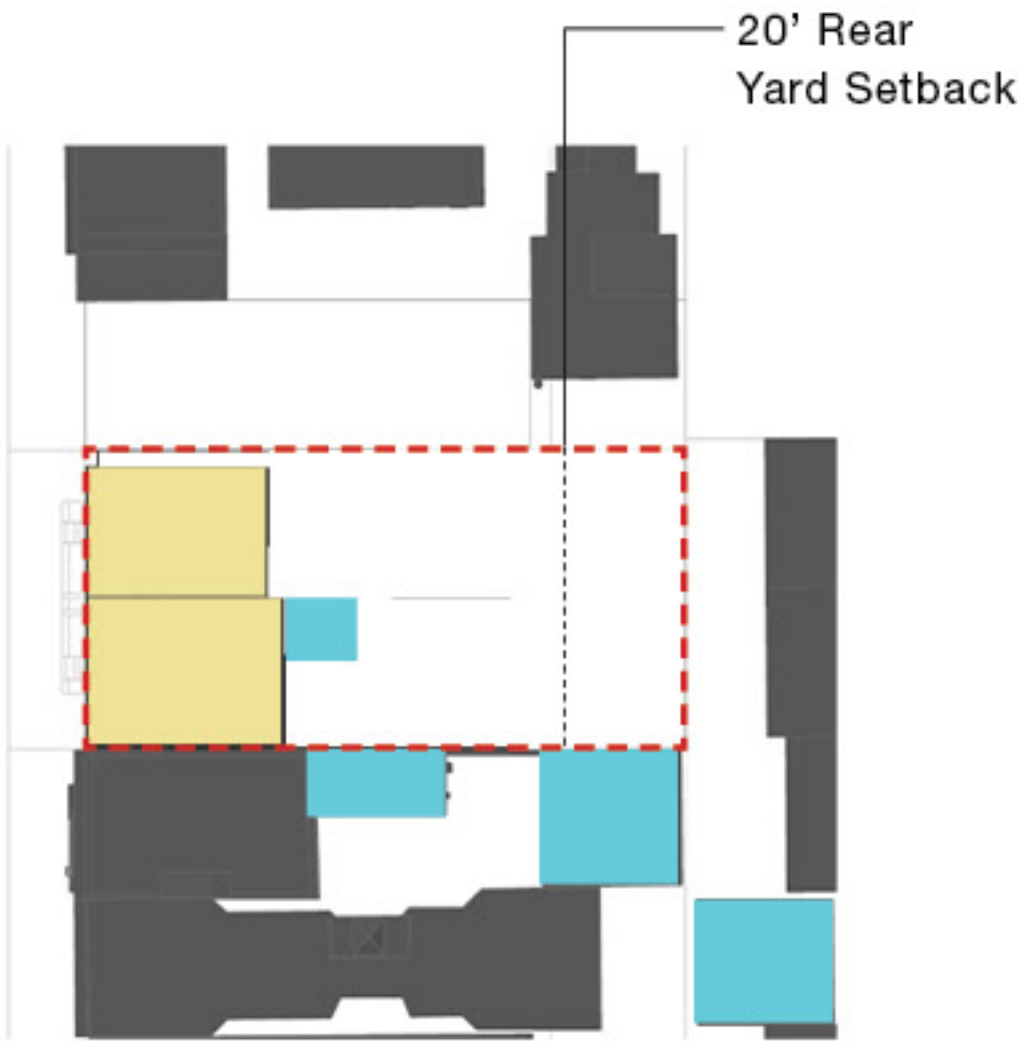


1922
Source: 1922 Sanborn Fire Insurance Map



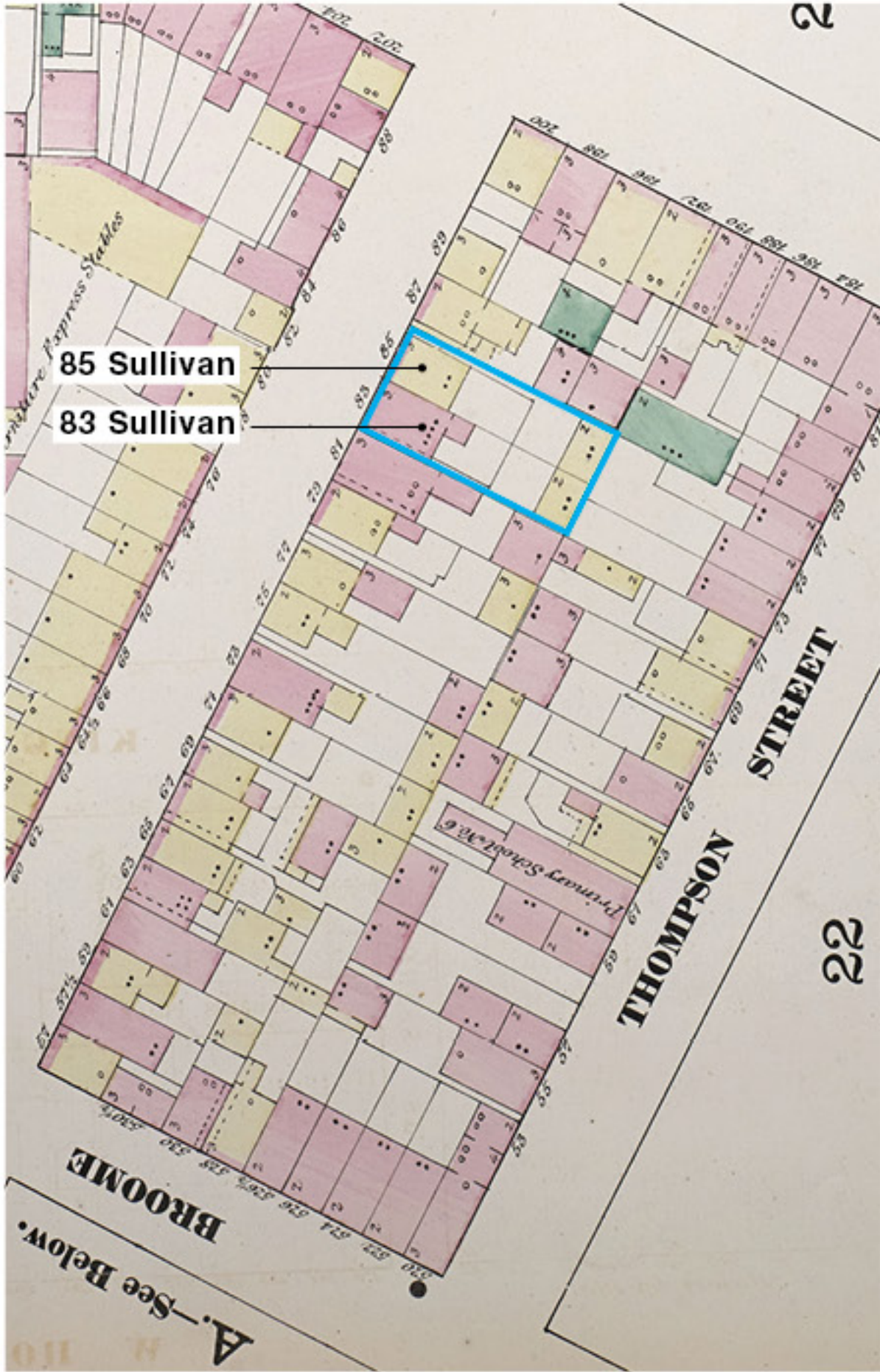
1922 Massing
Alley Infill at 87 Sullivan

Source: 1922 Sanborn Fire Insurance Map

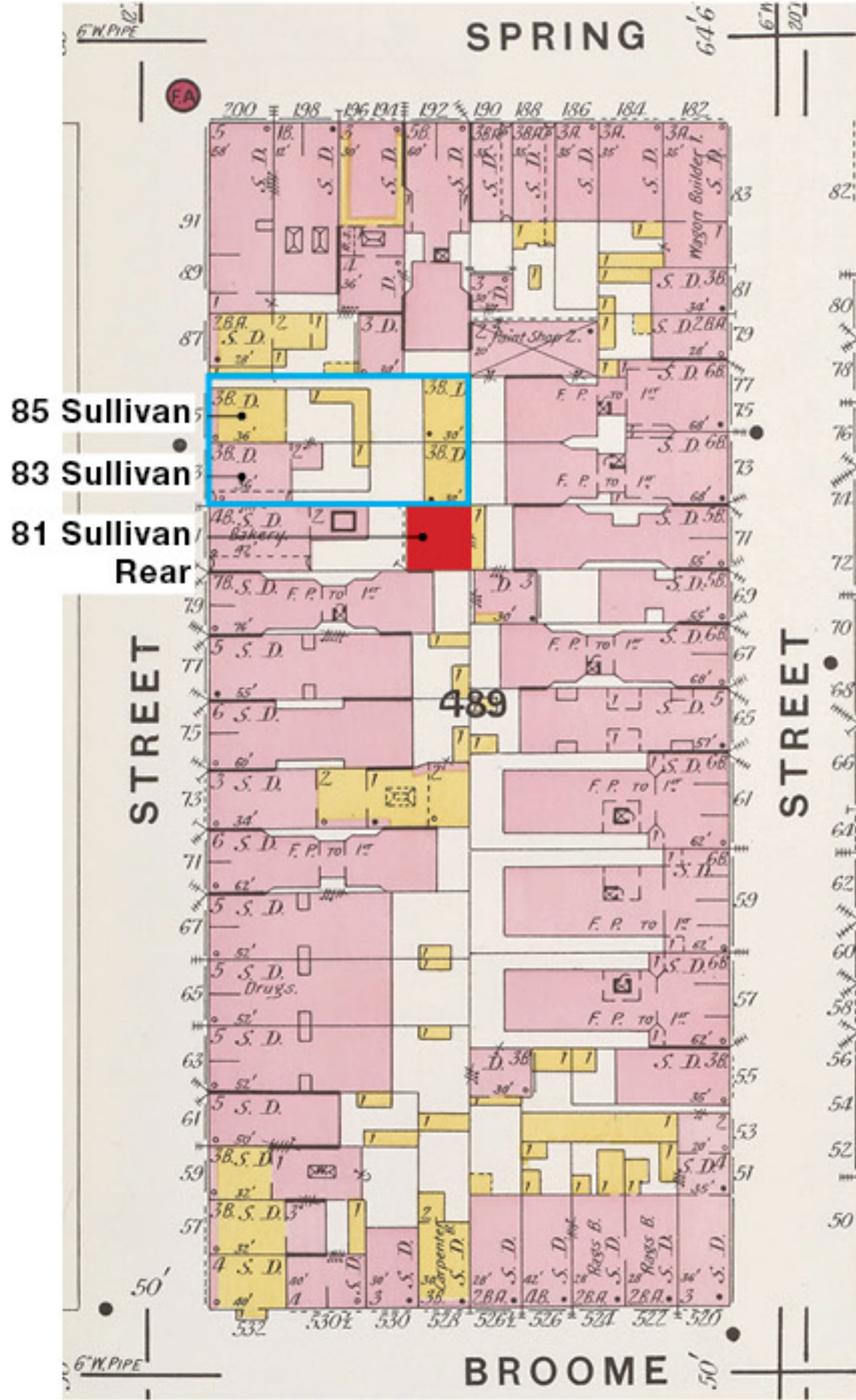


2025

Historic Maps



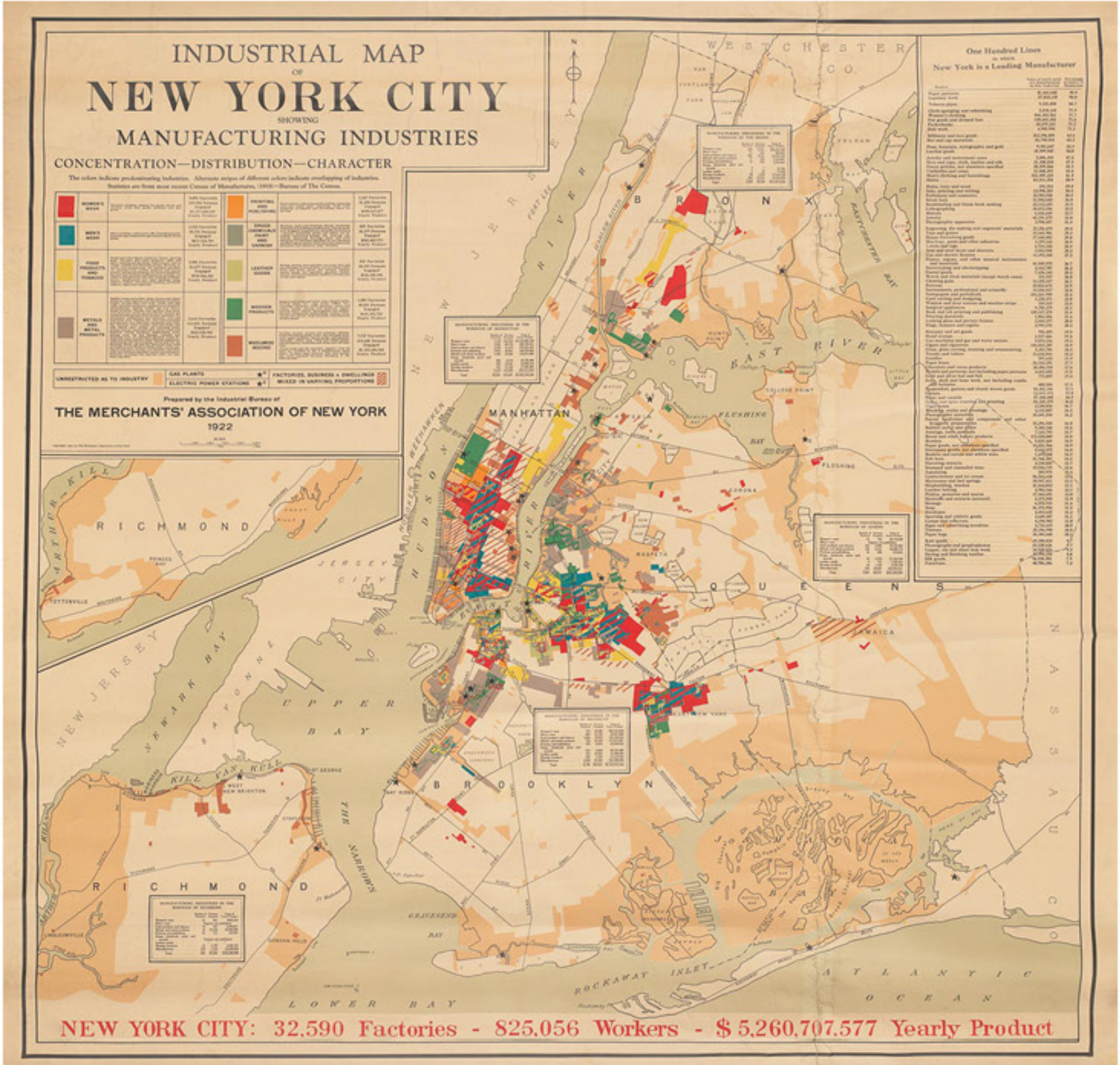
1870 Fire Insurance Map
Source: Sanborn Maps



1903 Fire Insurance Map
Source: Sanborn Maps



Existing Rear Building at 81 Sullivan Street



Industrial Map of New York City (1922)
Source: Museum of the City of New York



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



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

The current proposal is:

Preservation Department – Item 3, LPC-26-03584

**83-85 Sullivan Street – Sullivan-Thompson Historic District
Borough of Manhattan**

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