

February 3, 2026
Public Meeting

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



Commissioners' Comments Summary

11/25/25 Public Hearing



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.

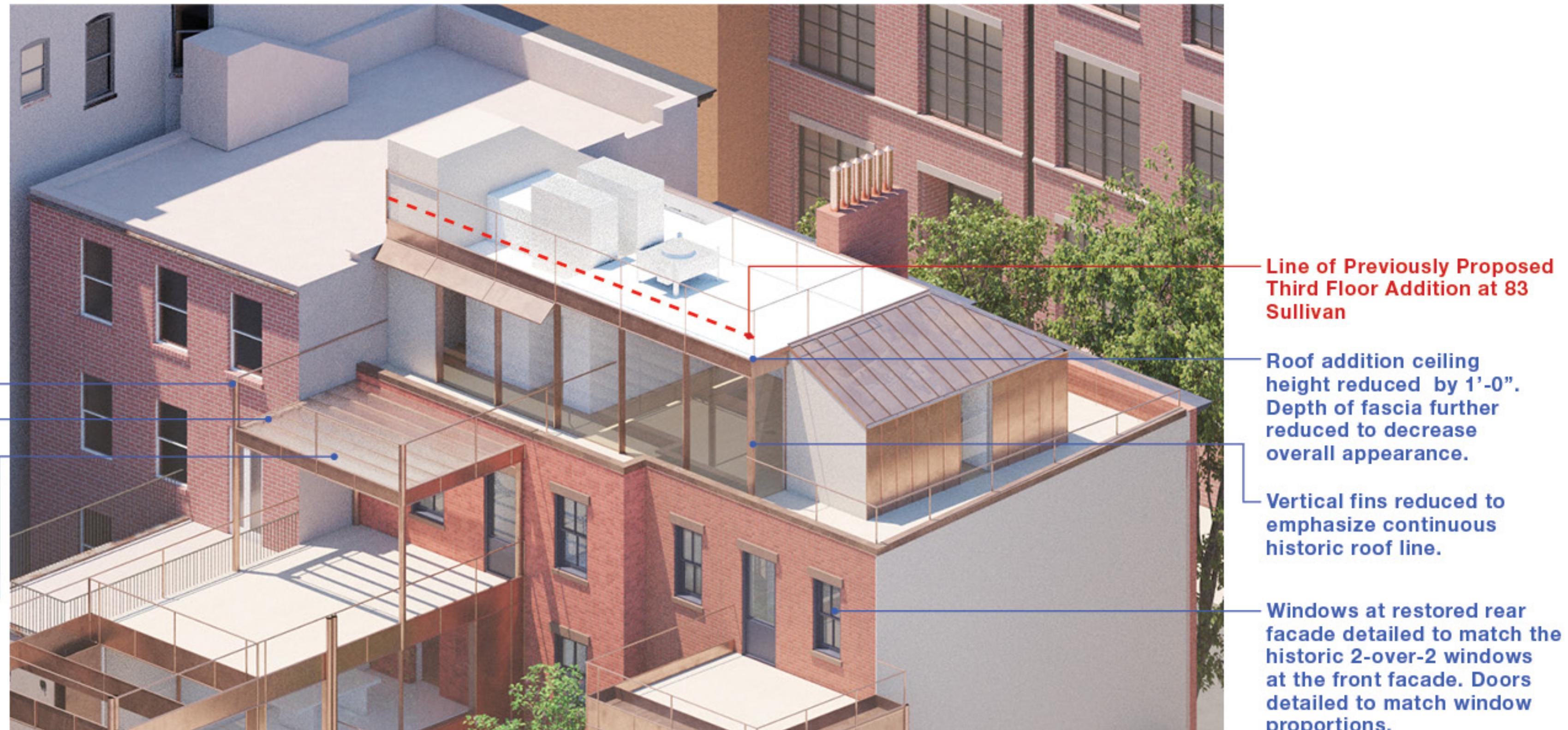
Previously Proposed Addition

Commissioners' Comments from 11/25/25 Public Hearing



Currently Proposed Addition

Responses to Commissioners' Comments from 11/25/25 Public Hearing



Proposed Addition Comparison



Previously Proposed Addition
LPC Public Hearing 11/25/25



Currently Proposed Reduced Addition

Line of Previously
Proposed Third
Floor Addition at 83
Sullivan

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

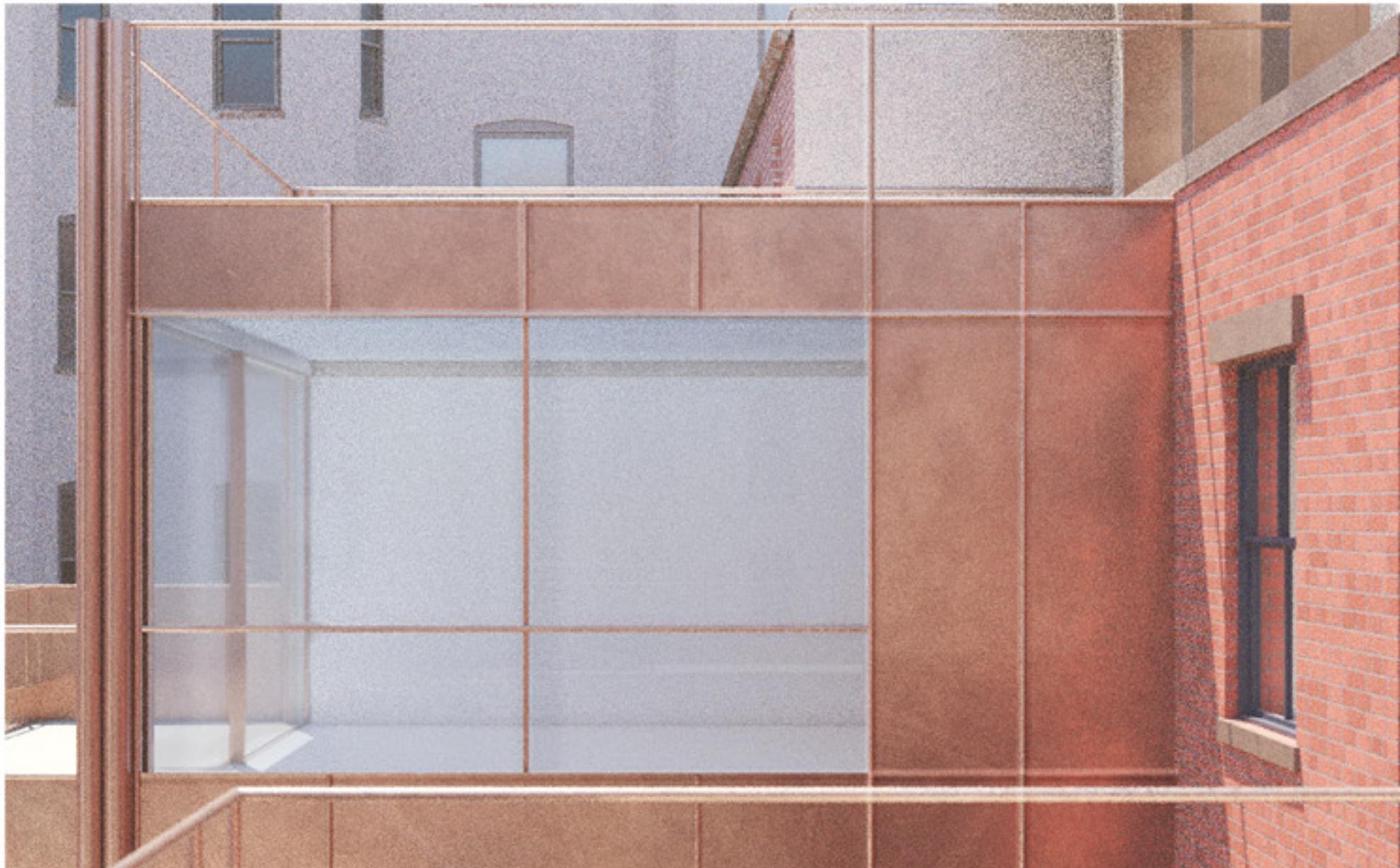


Previously Proposed Addition
LPC Public Hearing 11/25/25

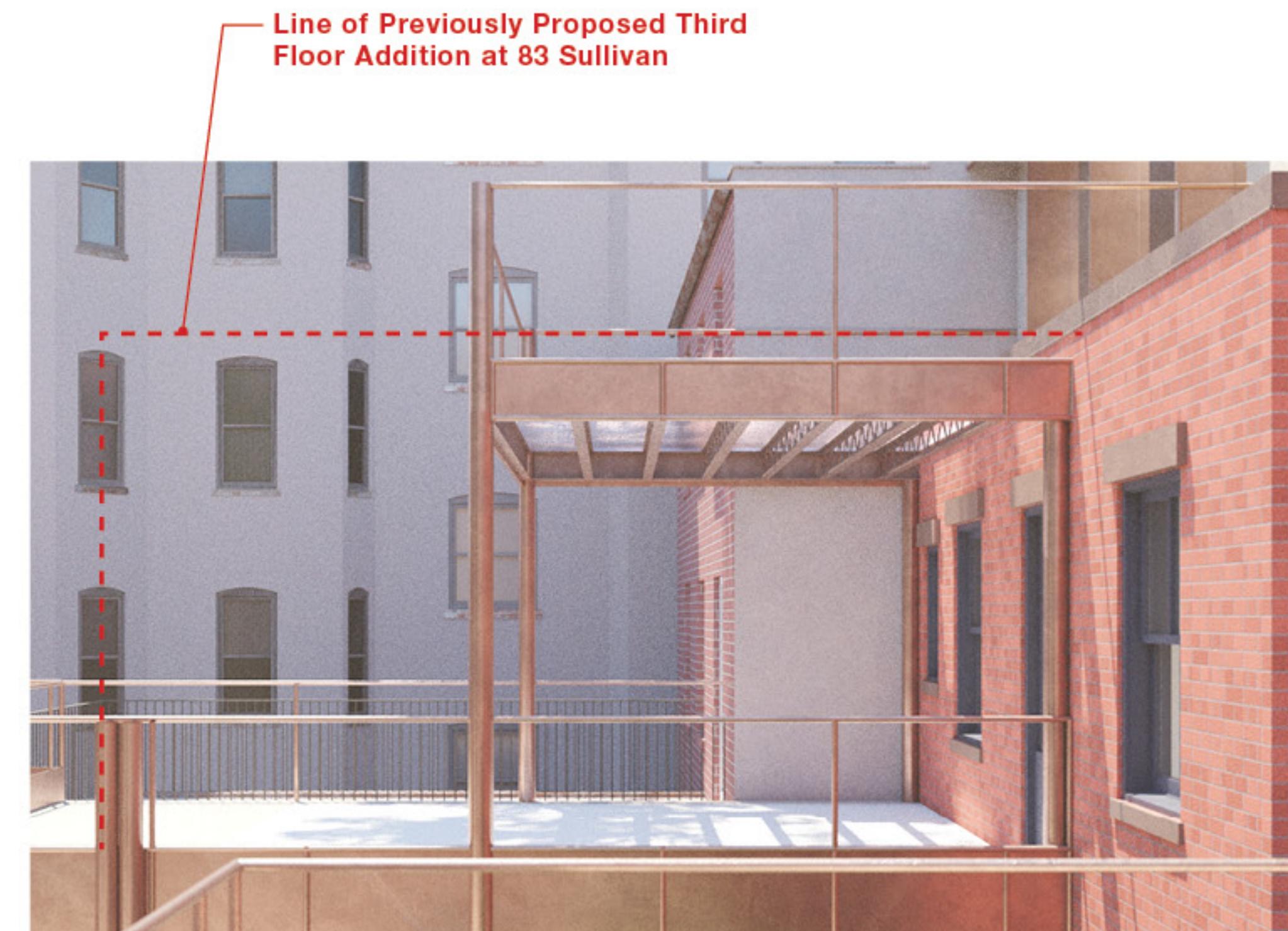
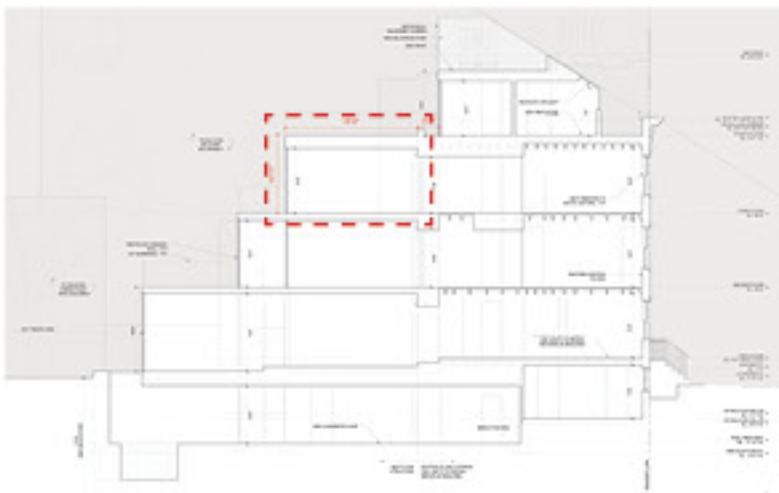


Currently Proposed Addition

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"

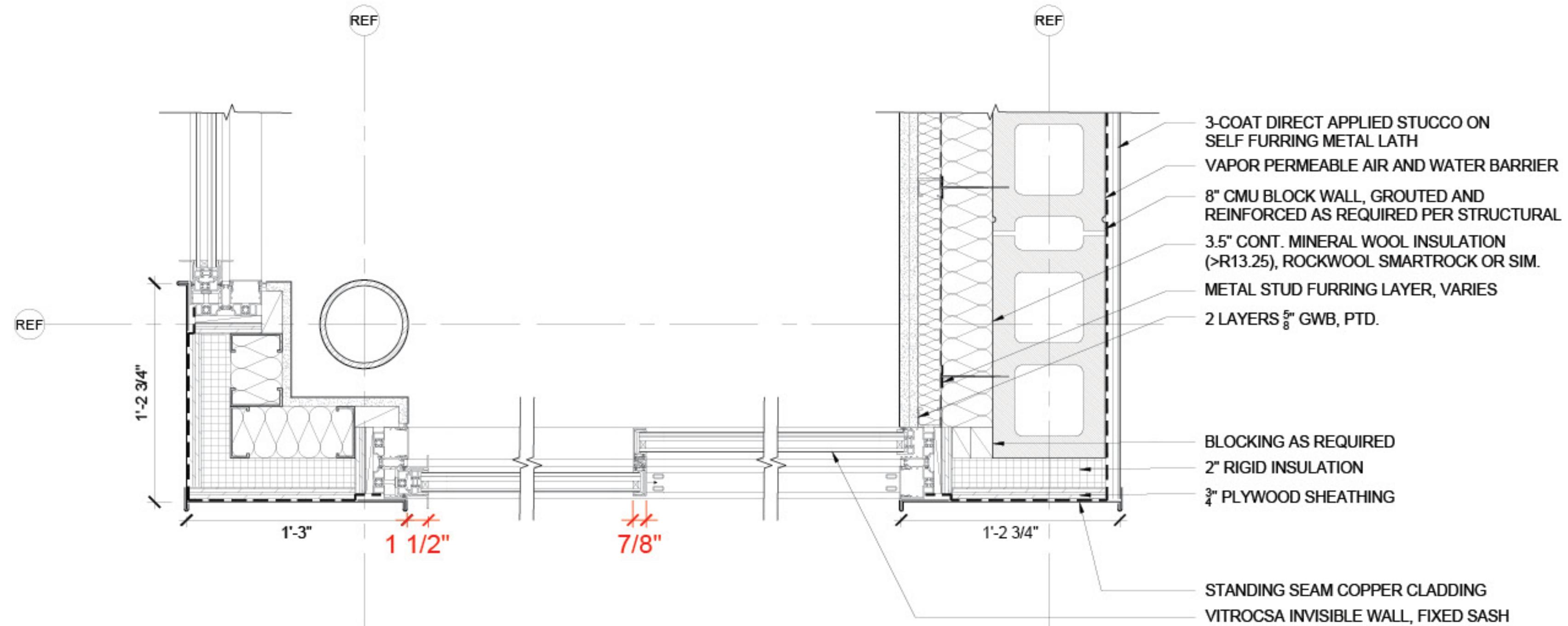
St. Patrick's Cathedral - Brass Cladding

5th Ave, New York, NY 10022

Example of custom metal cladding for integration with historic structures.

Large-Scale Glazing System at 83 and 85 Sullivan Additions

Vitrocsa Sliding Door and Window System



Preliminary Window and Jamb Details - Currently Proposed Addition

Exterior Deck with Integrated Planters

Preliminary Details

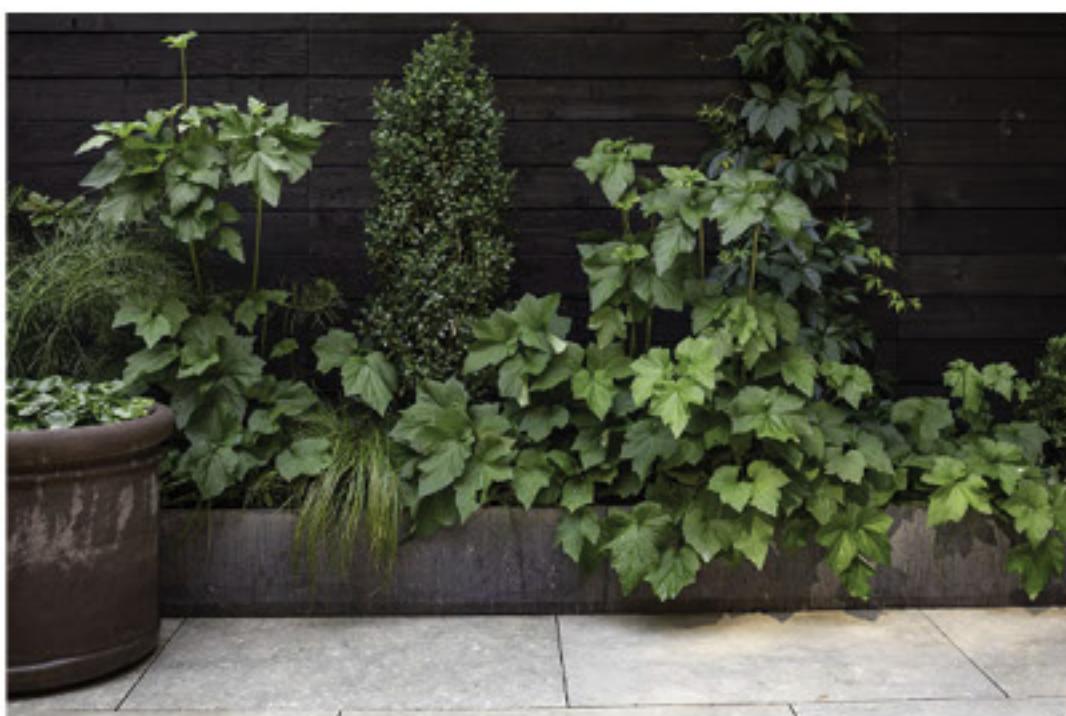
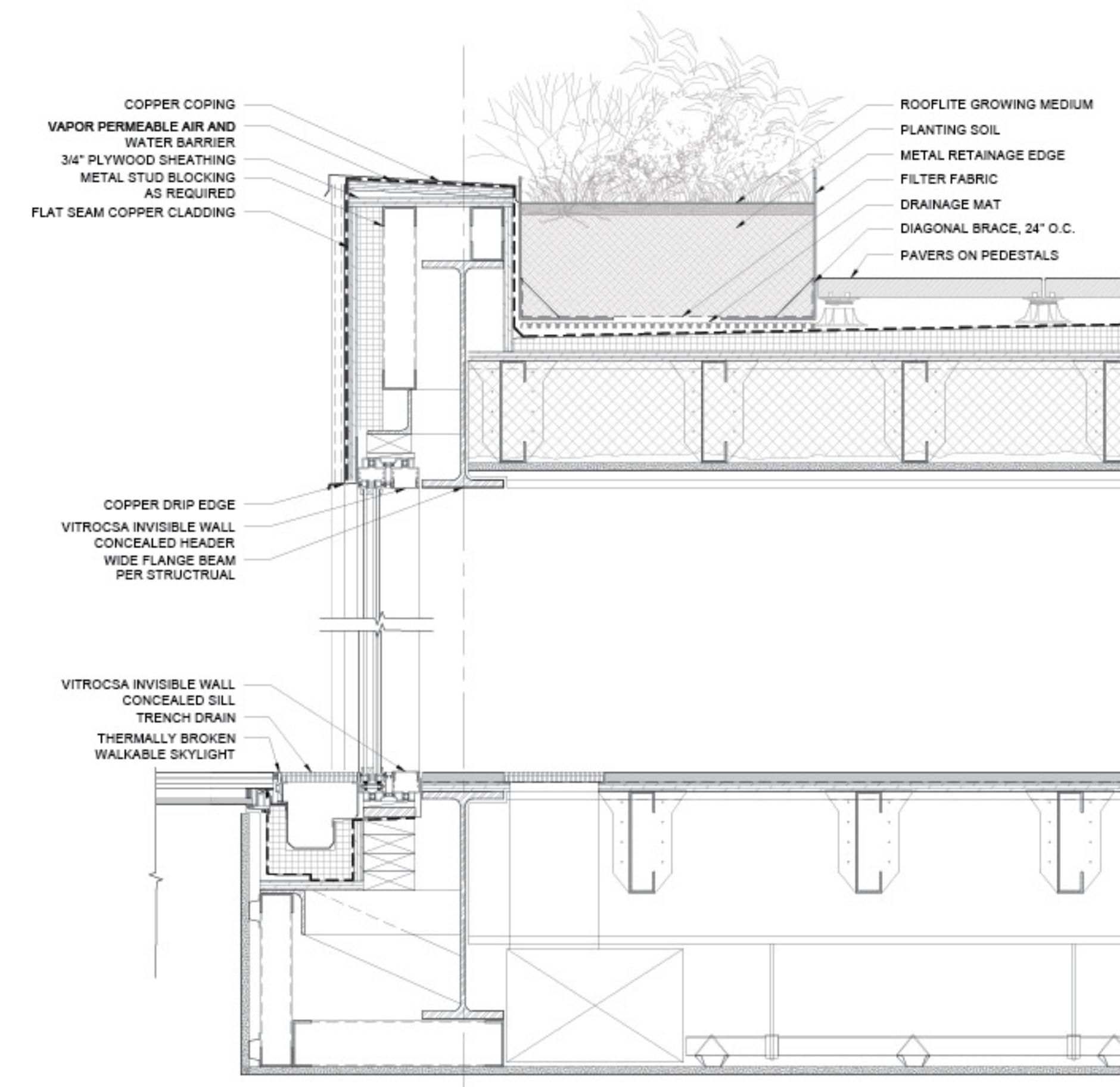


PHOTO COURTESY VERDANT NY

Example Photos: Built-In Terrace Planters

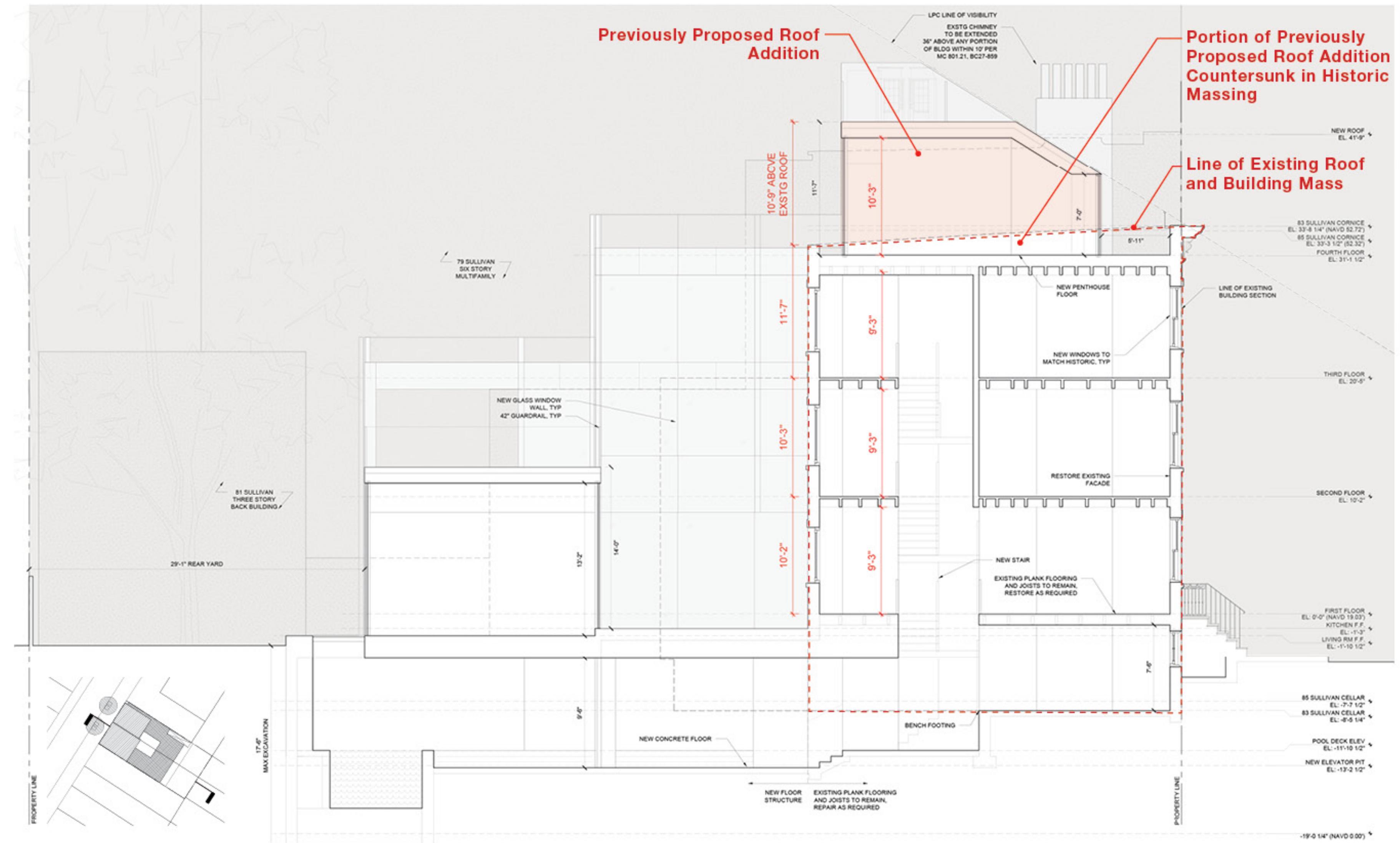


Typical Head, Sill, Deck, and Planter Details

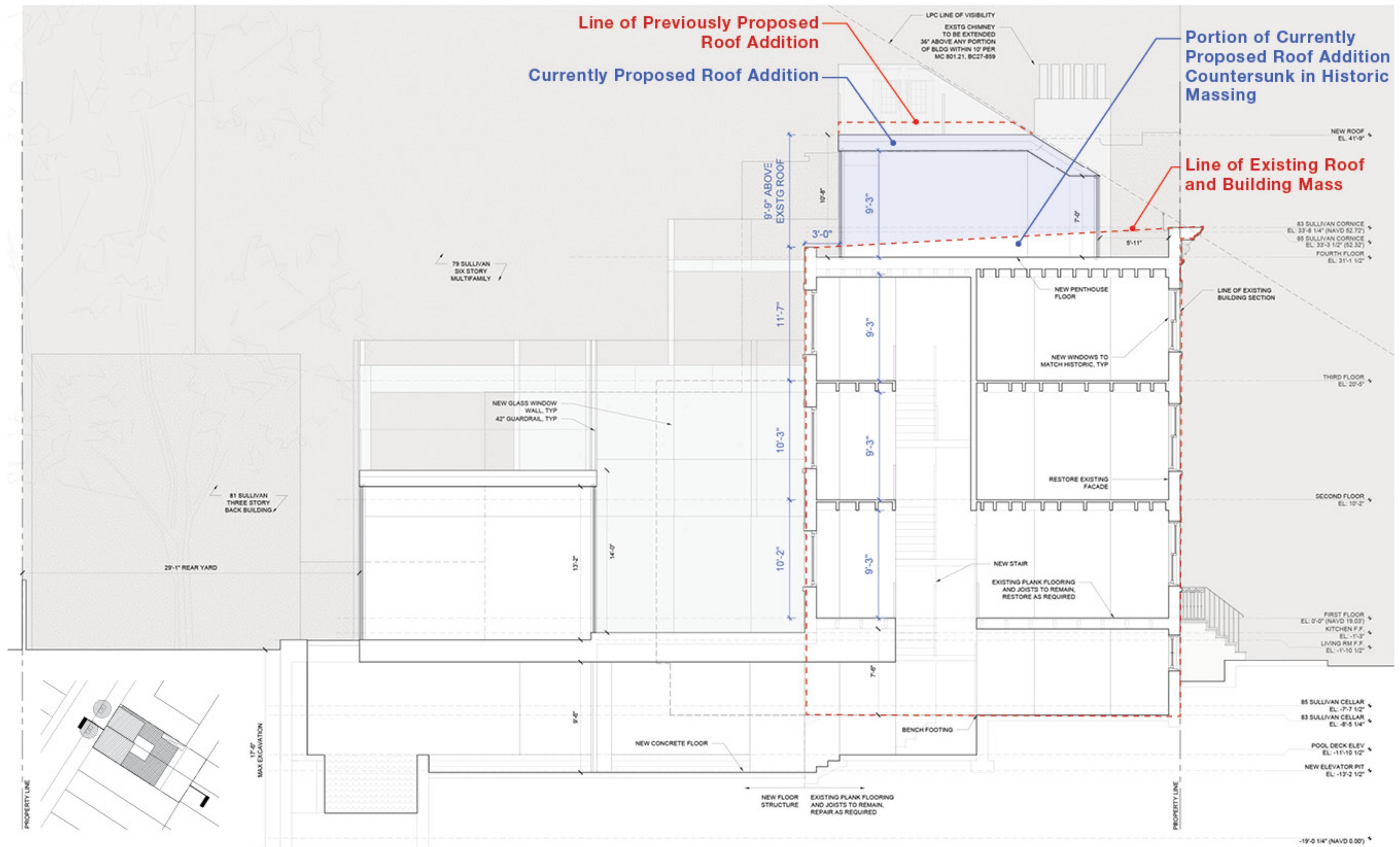
Currently Proposed Addition Rendering: Inhabited Condition



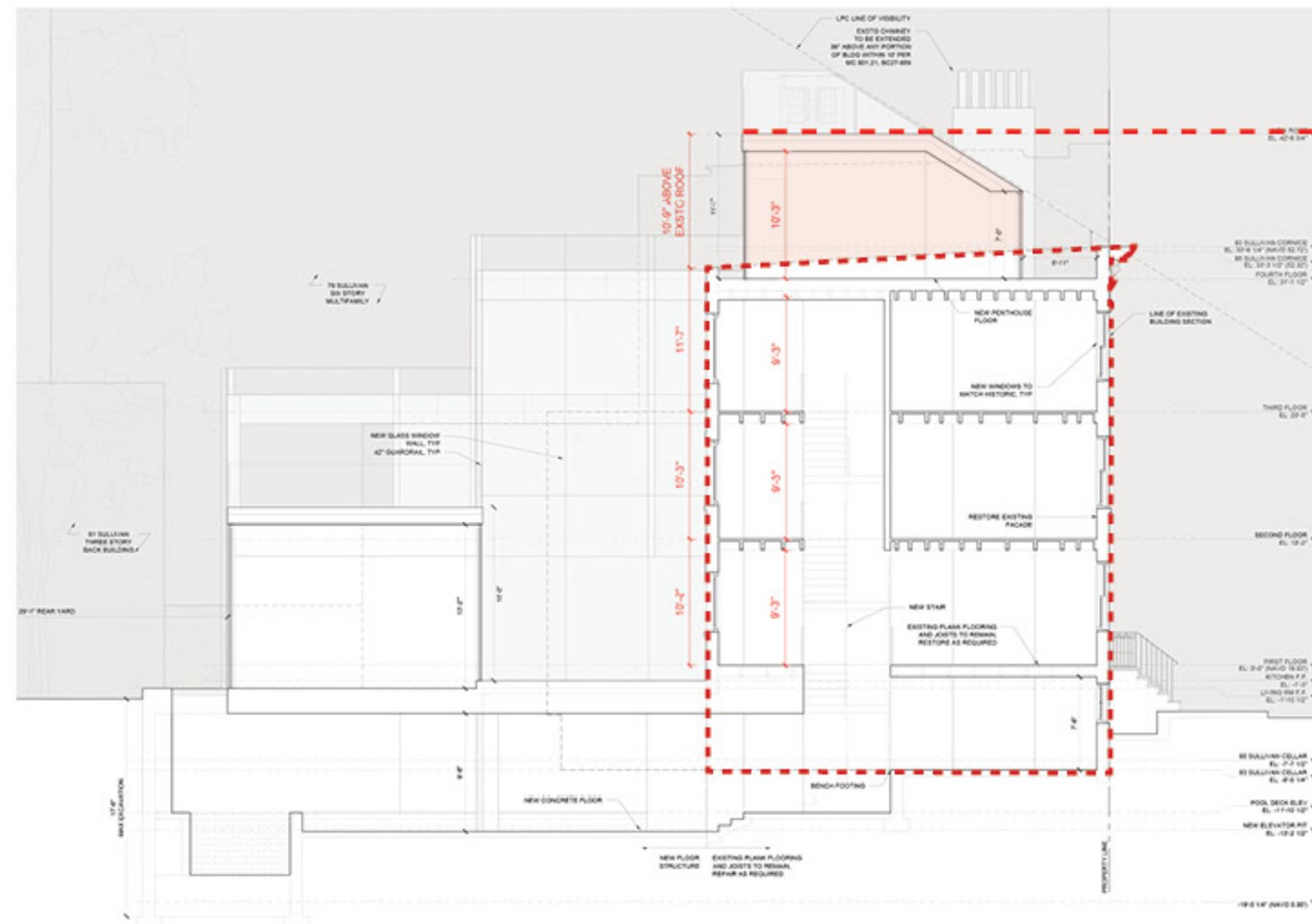
Previously Proposed Courtyard Section



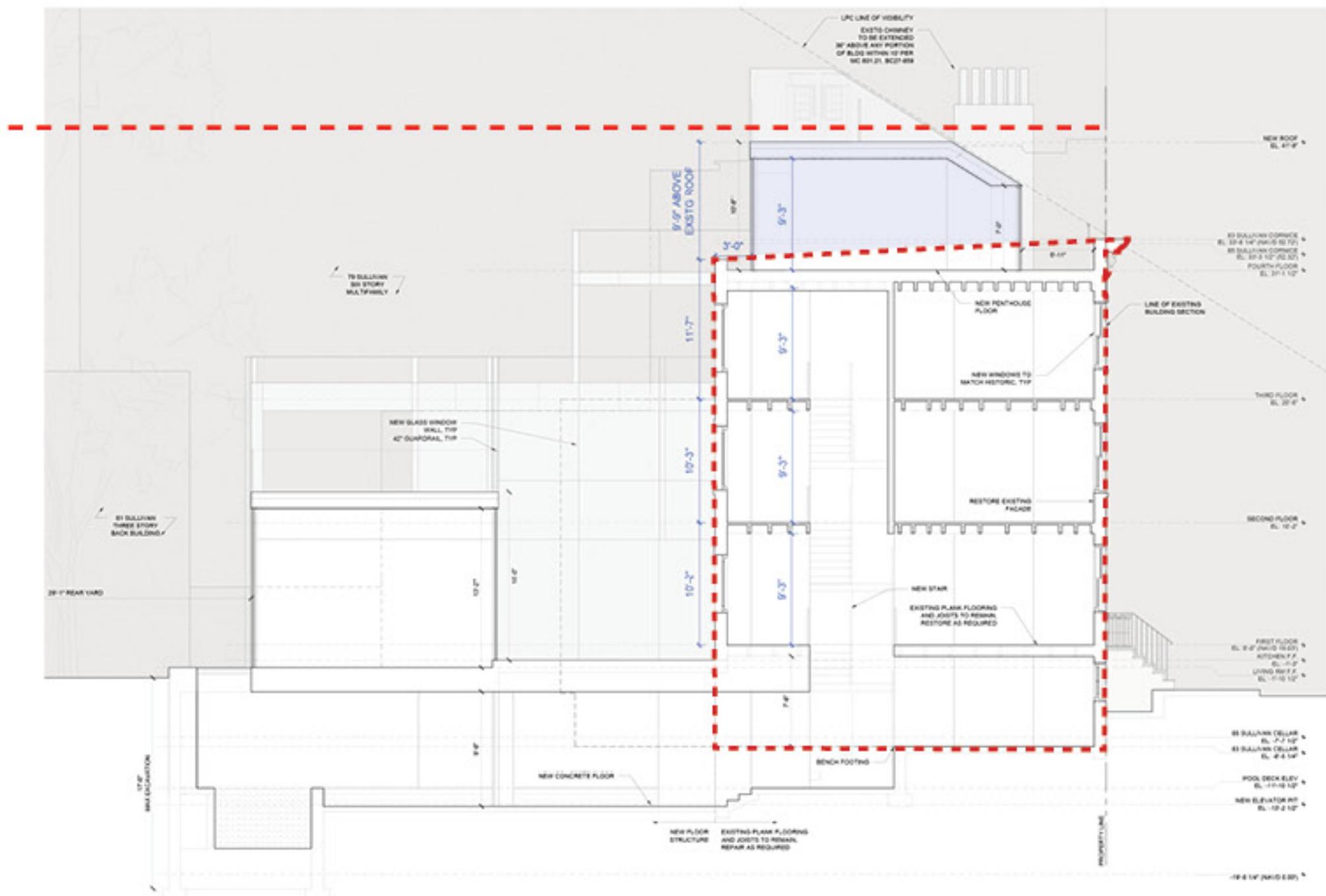
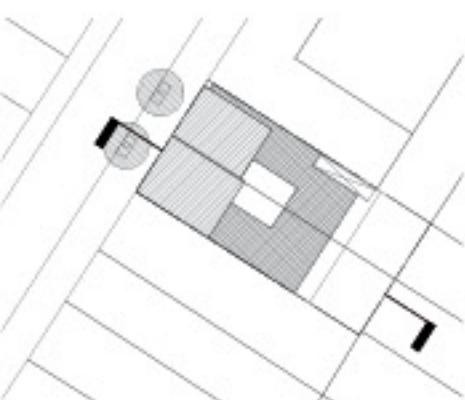
Currently Proposed Courtyard Section



Proposed Addition: Courtyard Section Comparison

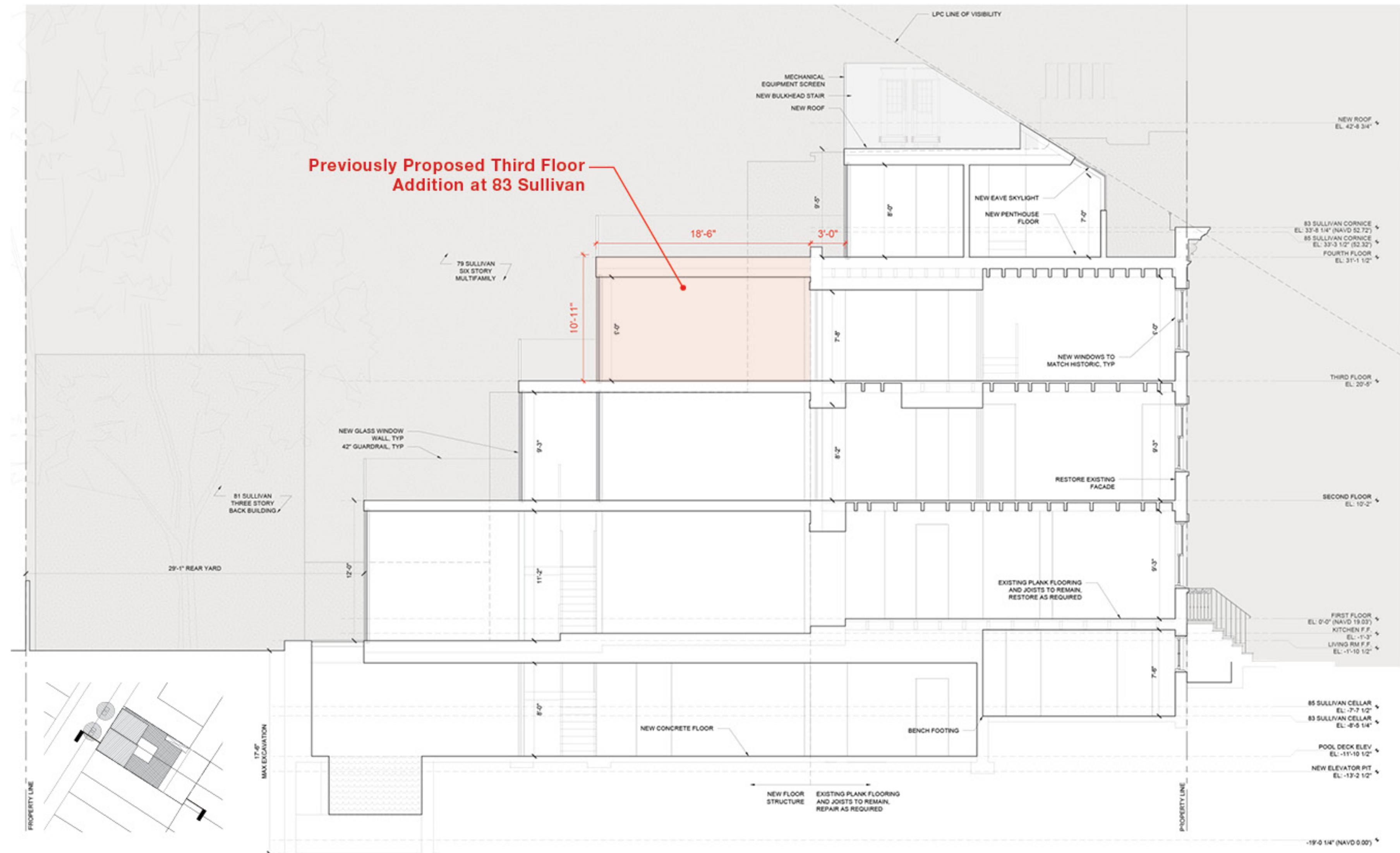


Previously Proposed Addition
LPC Public Hearing 11/25/25

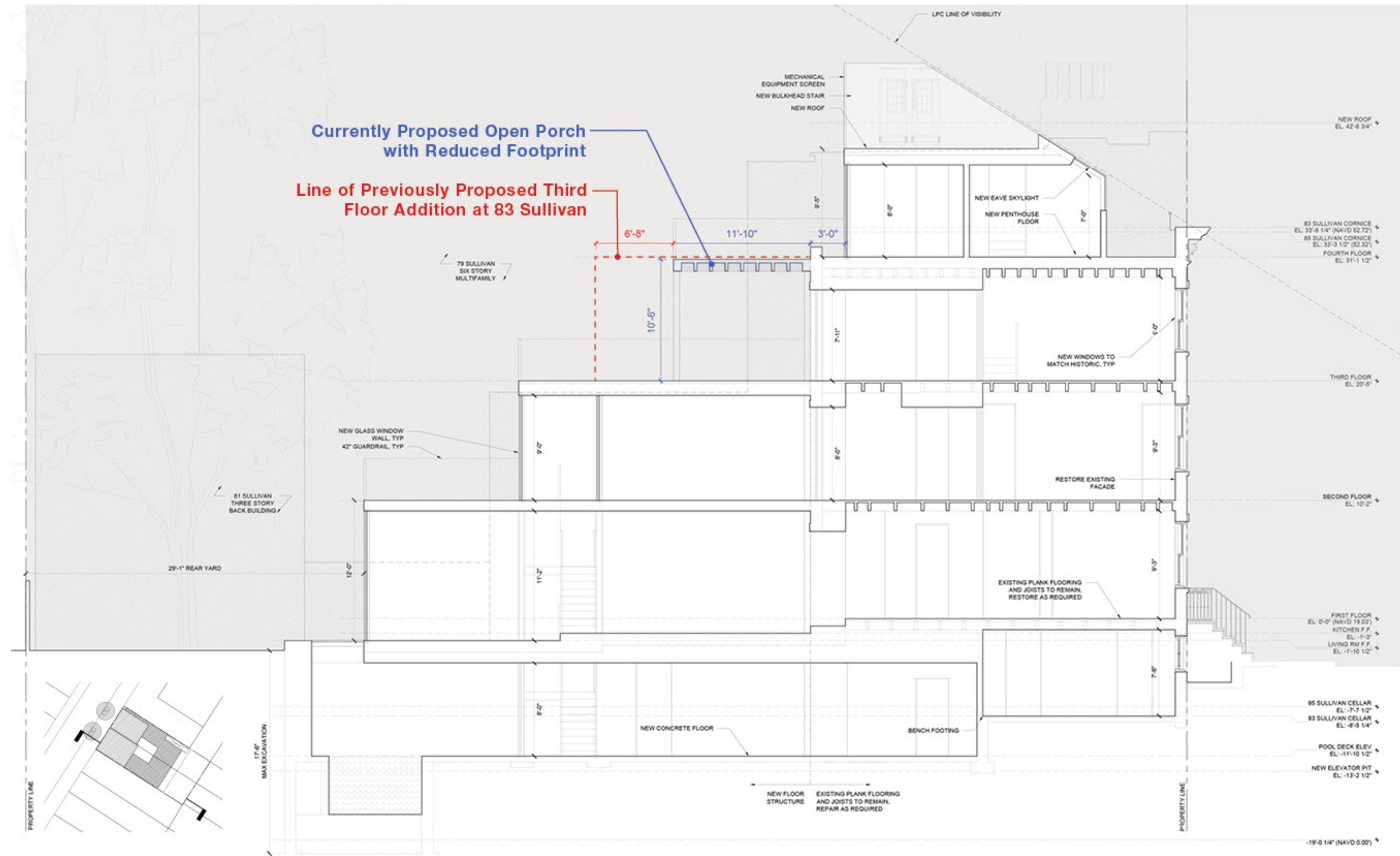


Currently Proposed Additions

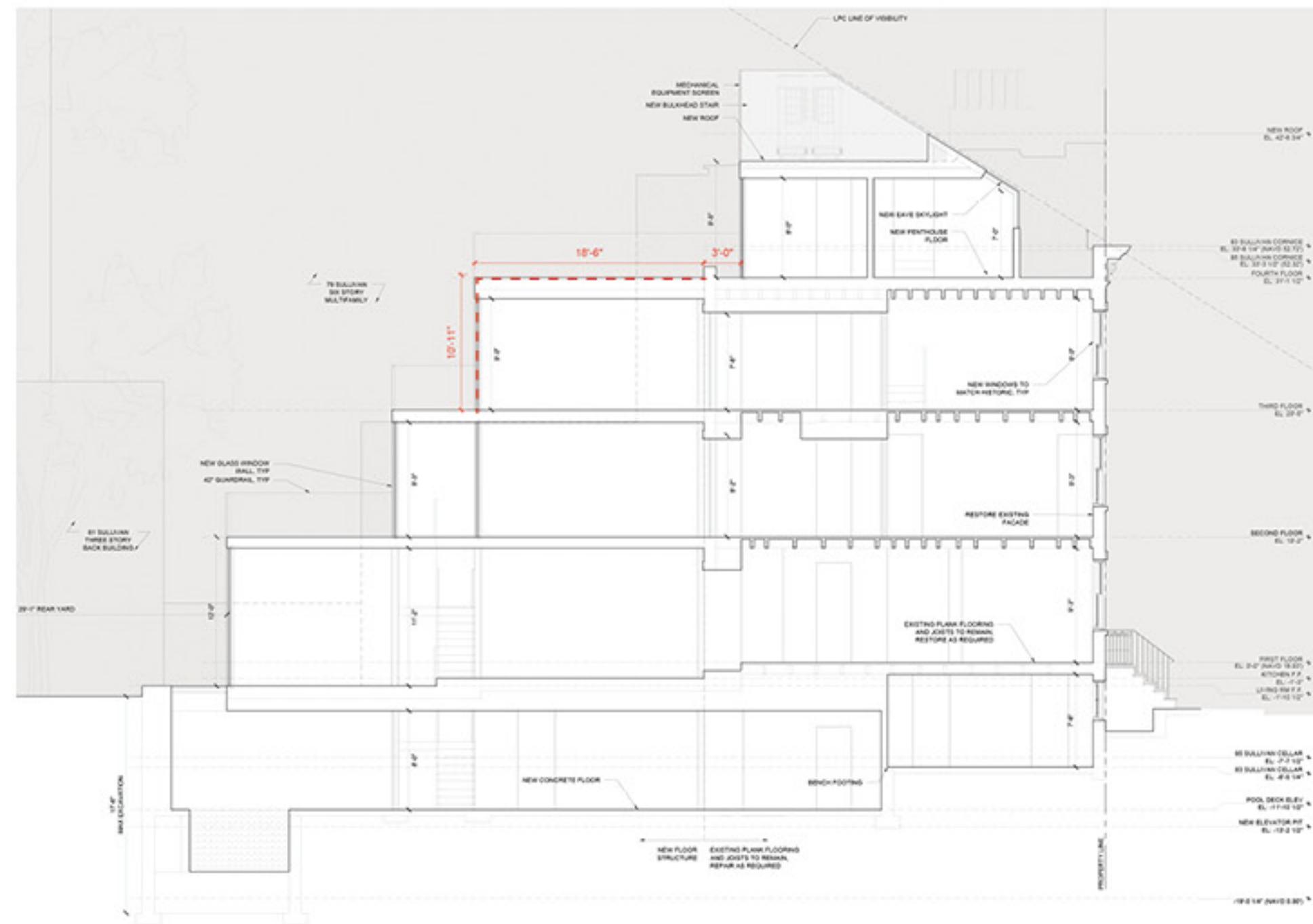
Previously Proposed Building Section at 83 Sullivan



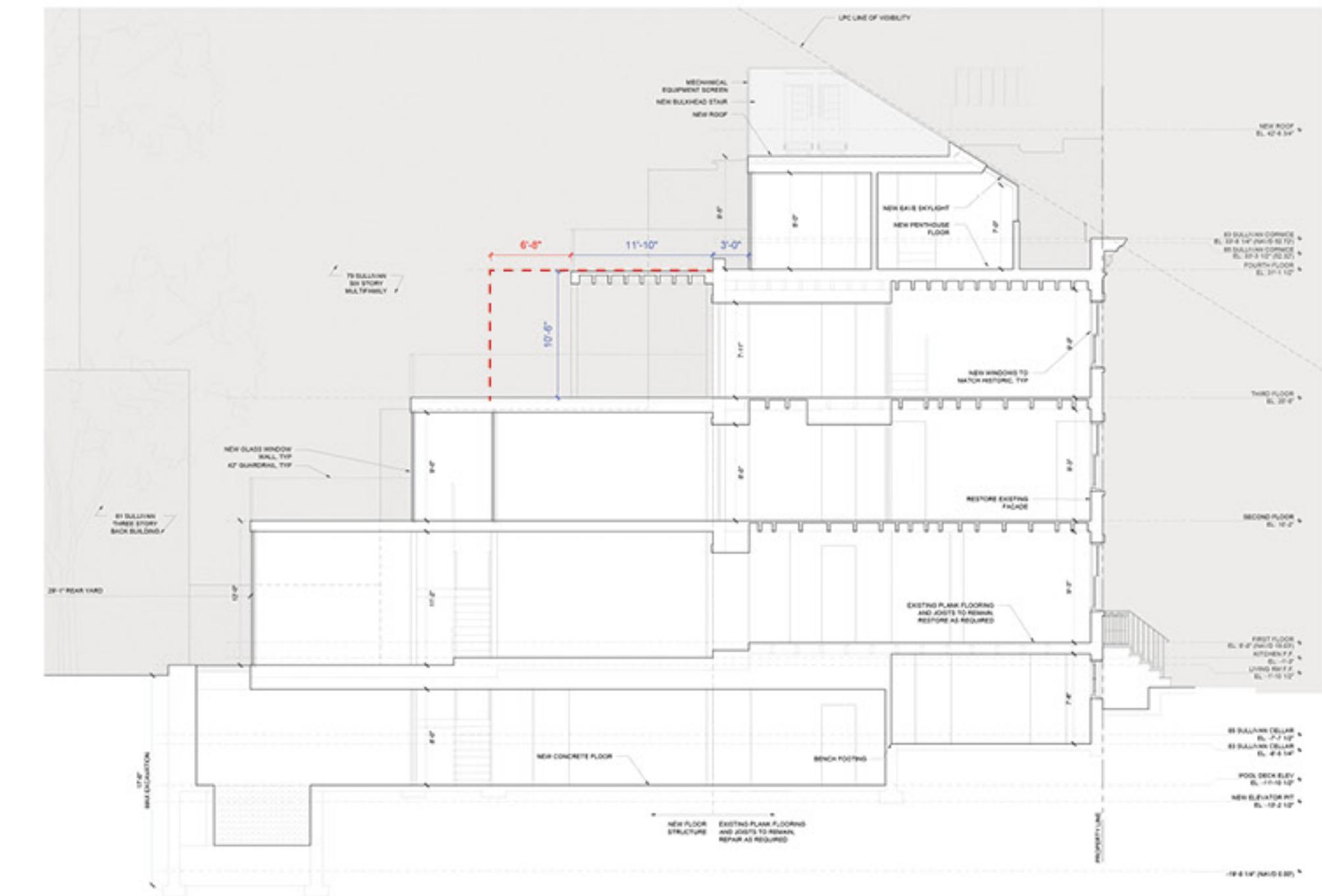
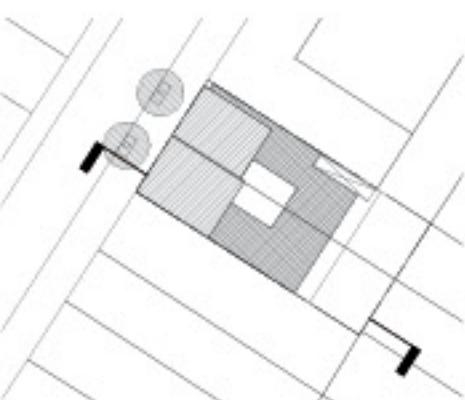
Currently Proposed Building Section at 83 Sullivan



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



Spring St. 85 Sullivan 83 Sullivan Broome St.

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



Spring St. 85 Sullivan 83 Sullivan Broome St.

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

February 3, 2026
Public Meeting

The current proposal is:

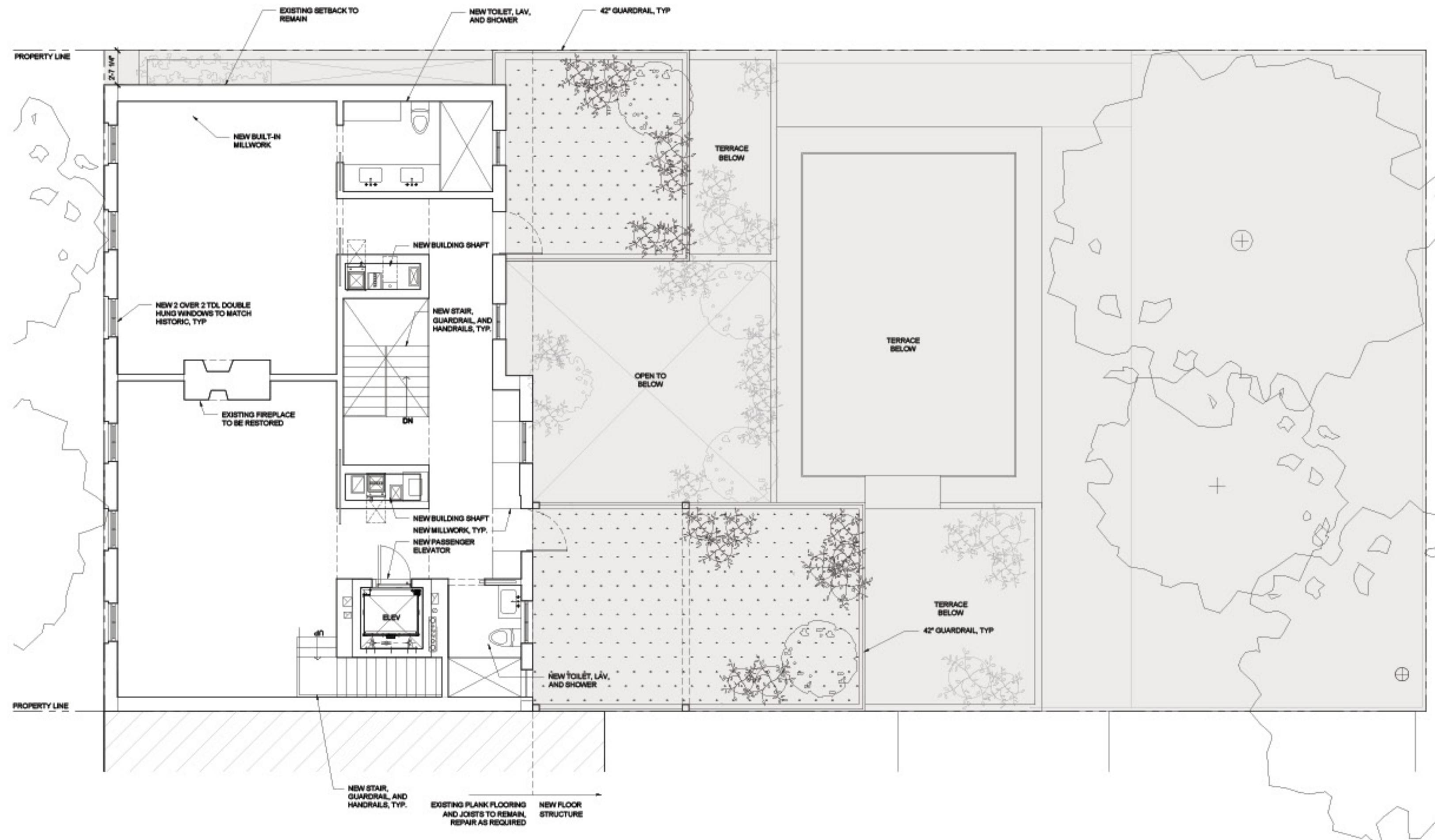
Preservation Department – Item 3, LPC-26-03584

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

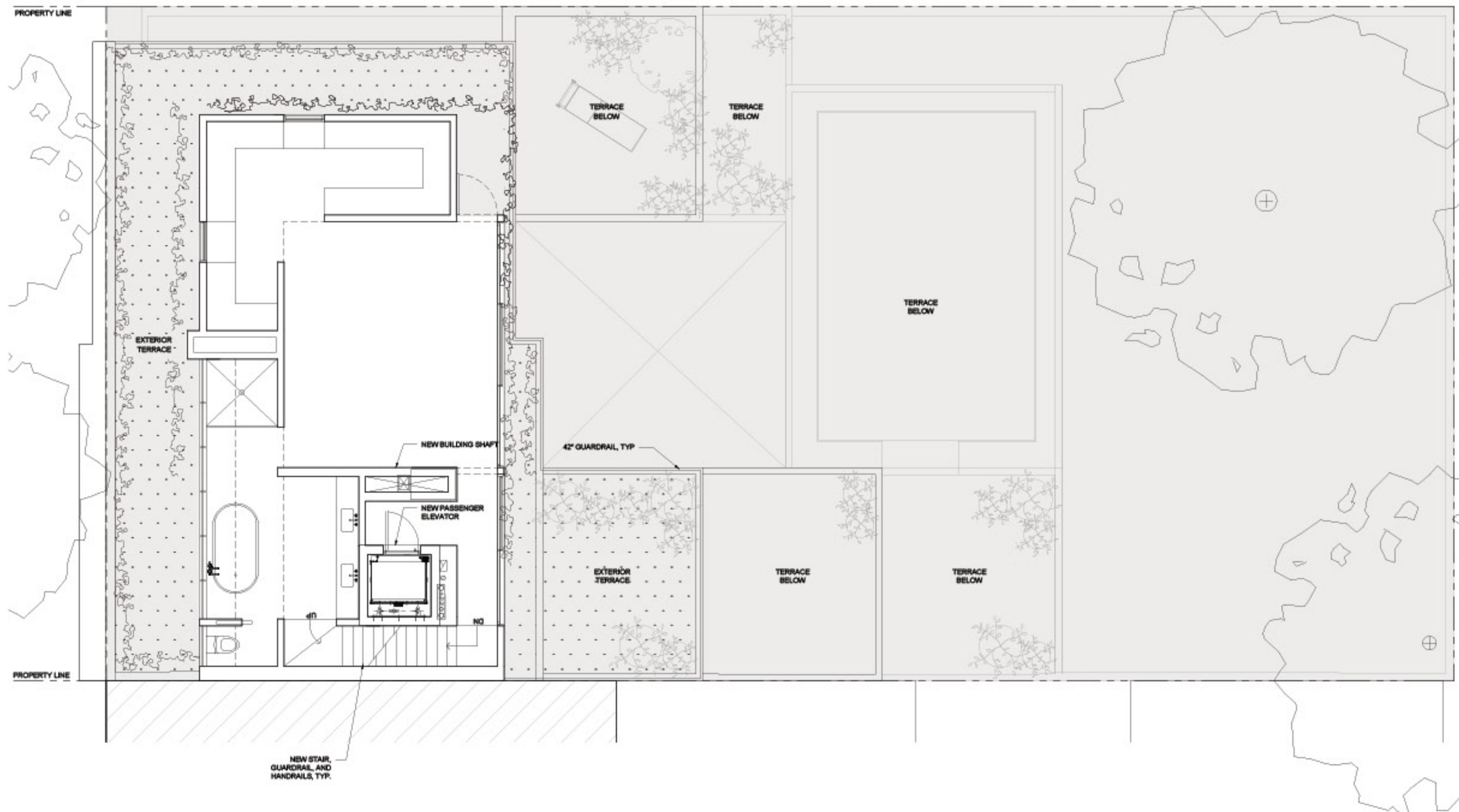
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX: NEW DESIGN MATERIAL

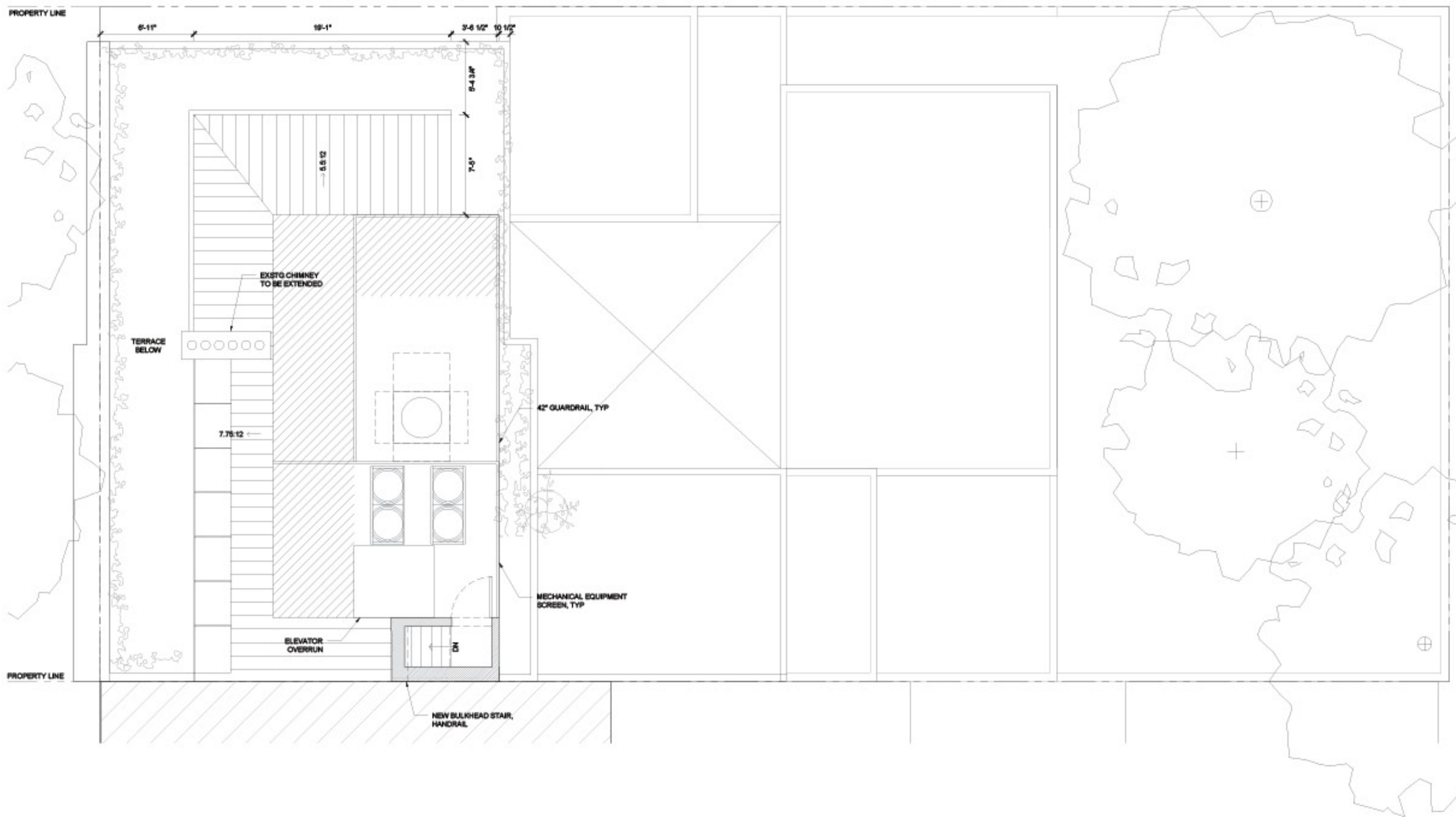
Currently Proposed Addition: Third Floor Plan



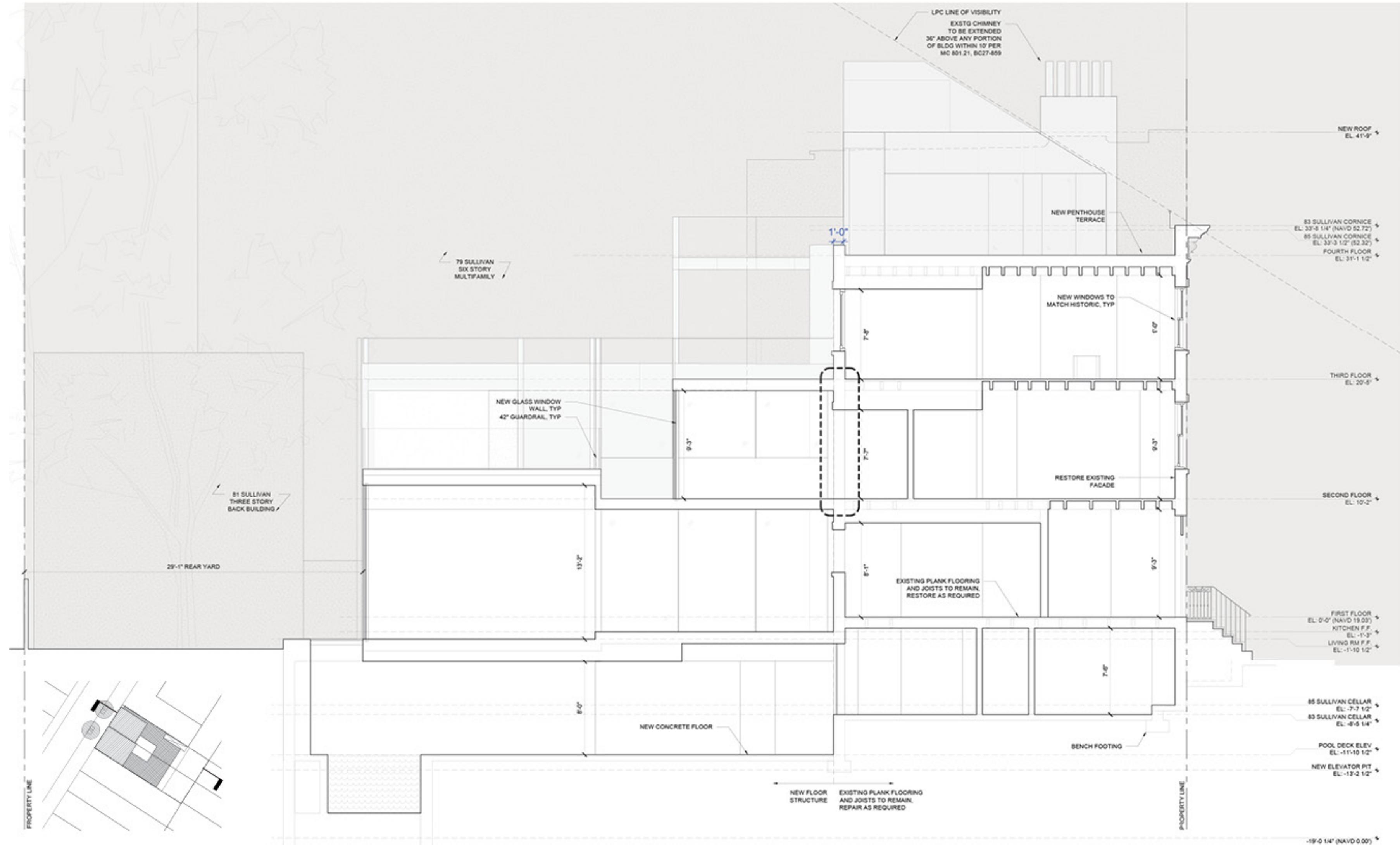
Currently Proposed Roof Addition: Fourth Floor Plan



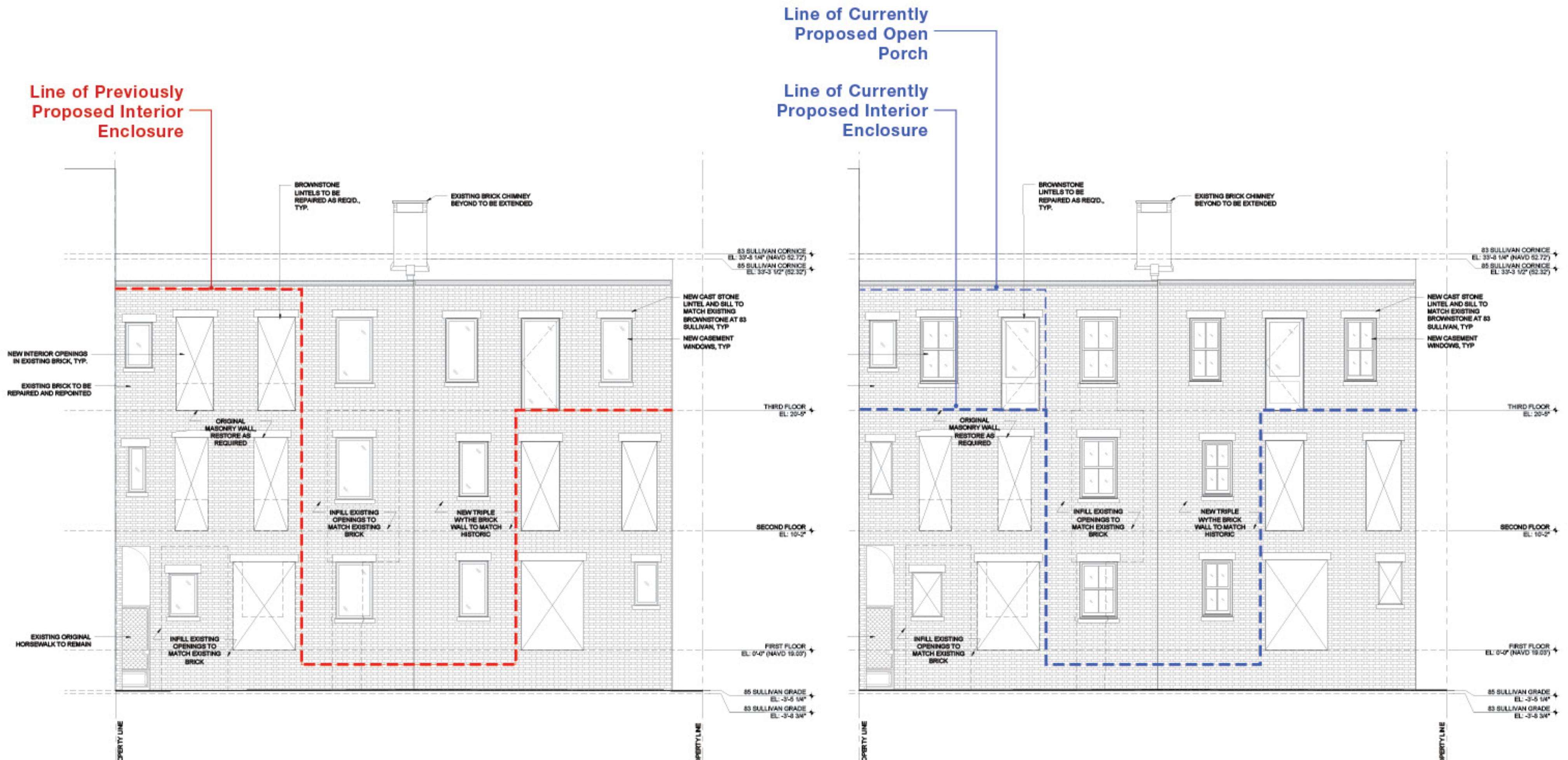
Currently Proposed Roof Addition: Roof Plan



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

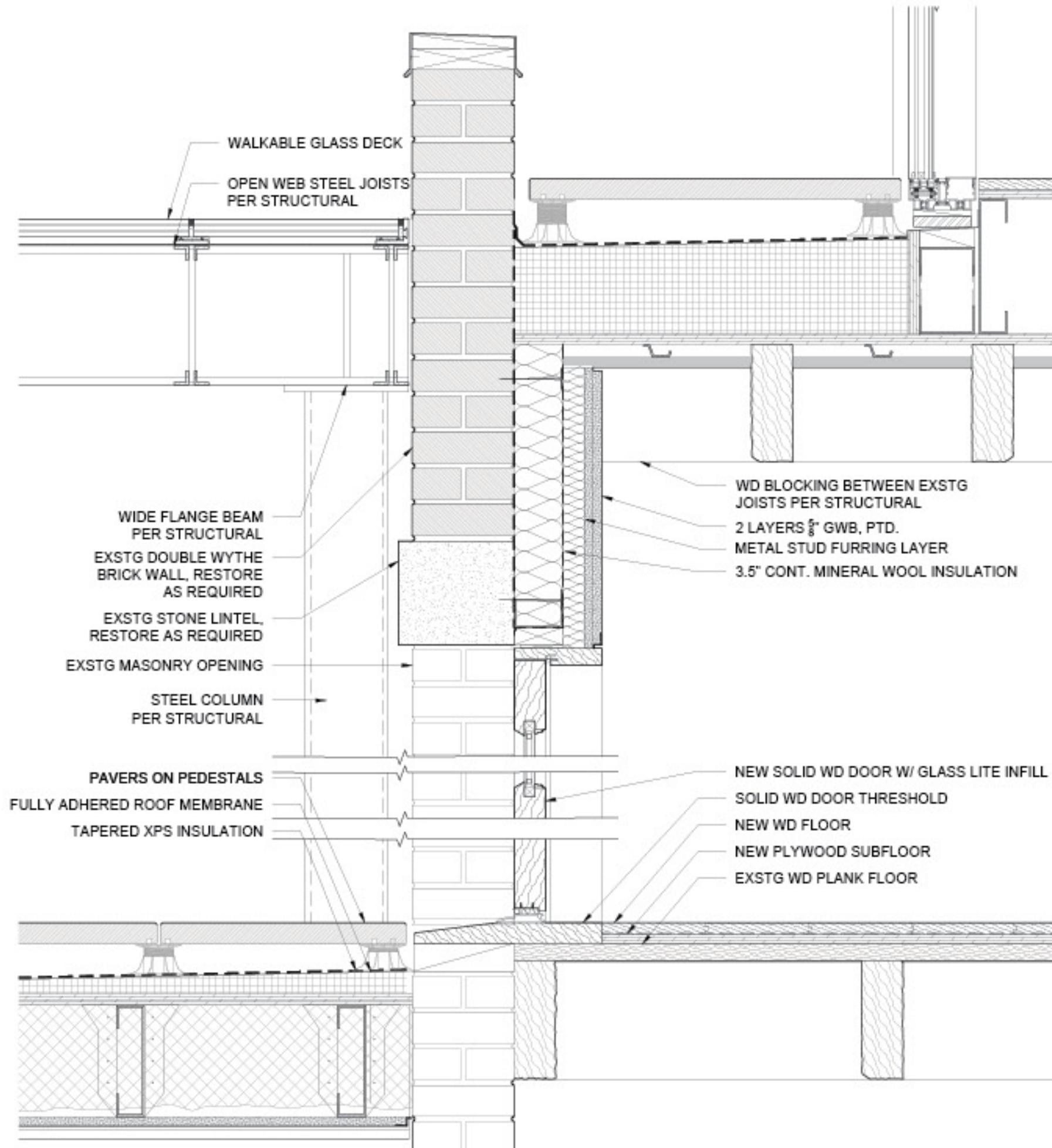


Previously Proposed Addition
LPC Public Hearing 11/25/25



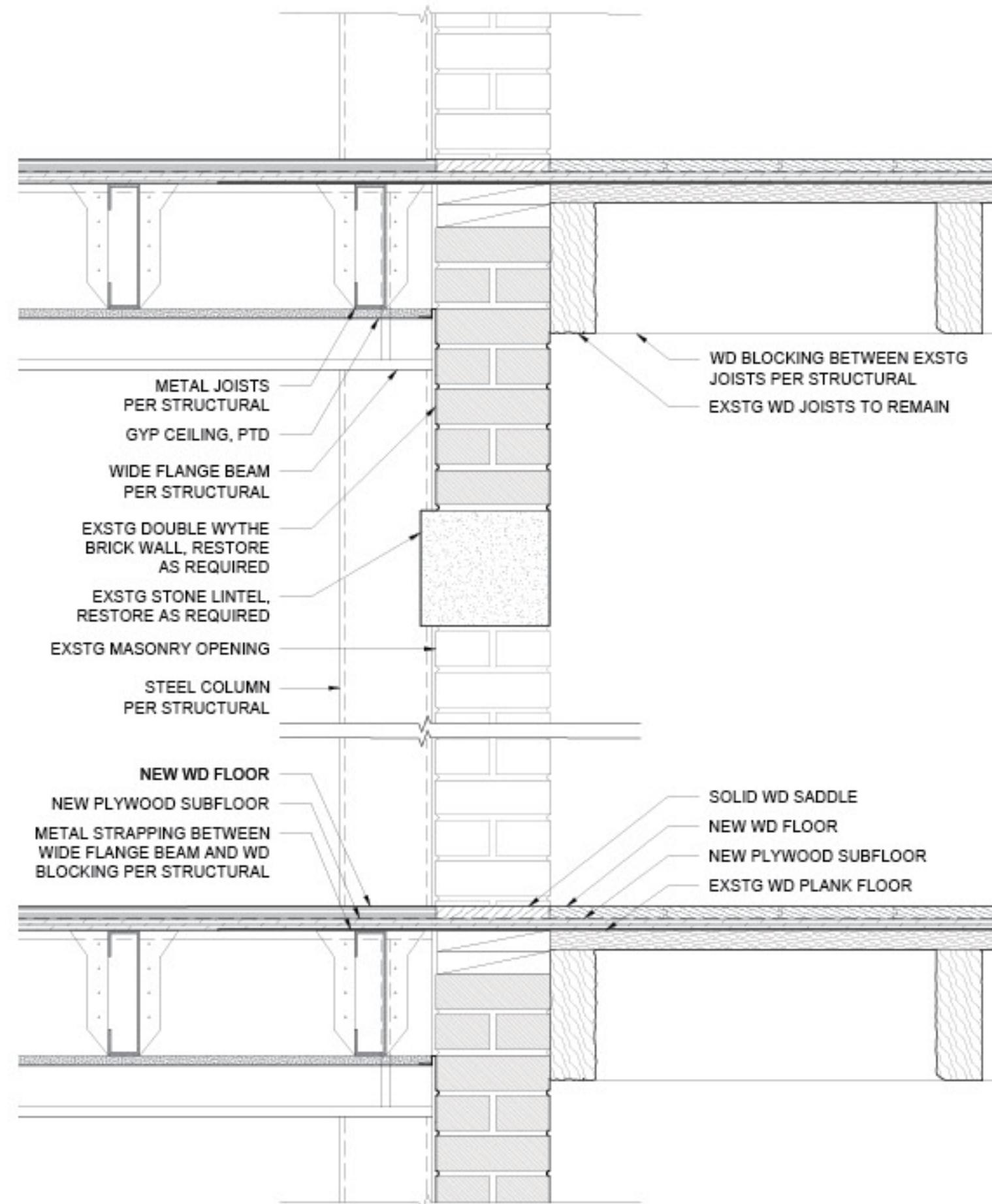
Currently Proposed Addition

Preliminary Structural Details



Typical Structural Connection at Open Porch

Preliminary Structural Details



Typical Structural Connection at Existing Masonry Openings

February 3, 2026
Public Meeting

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

Previously Proposed Addition Sightlines: Side View



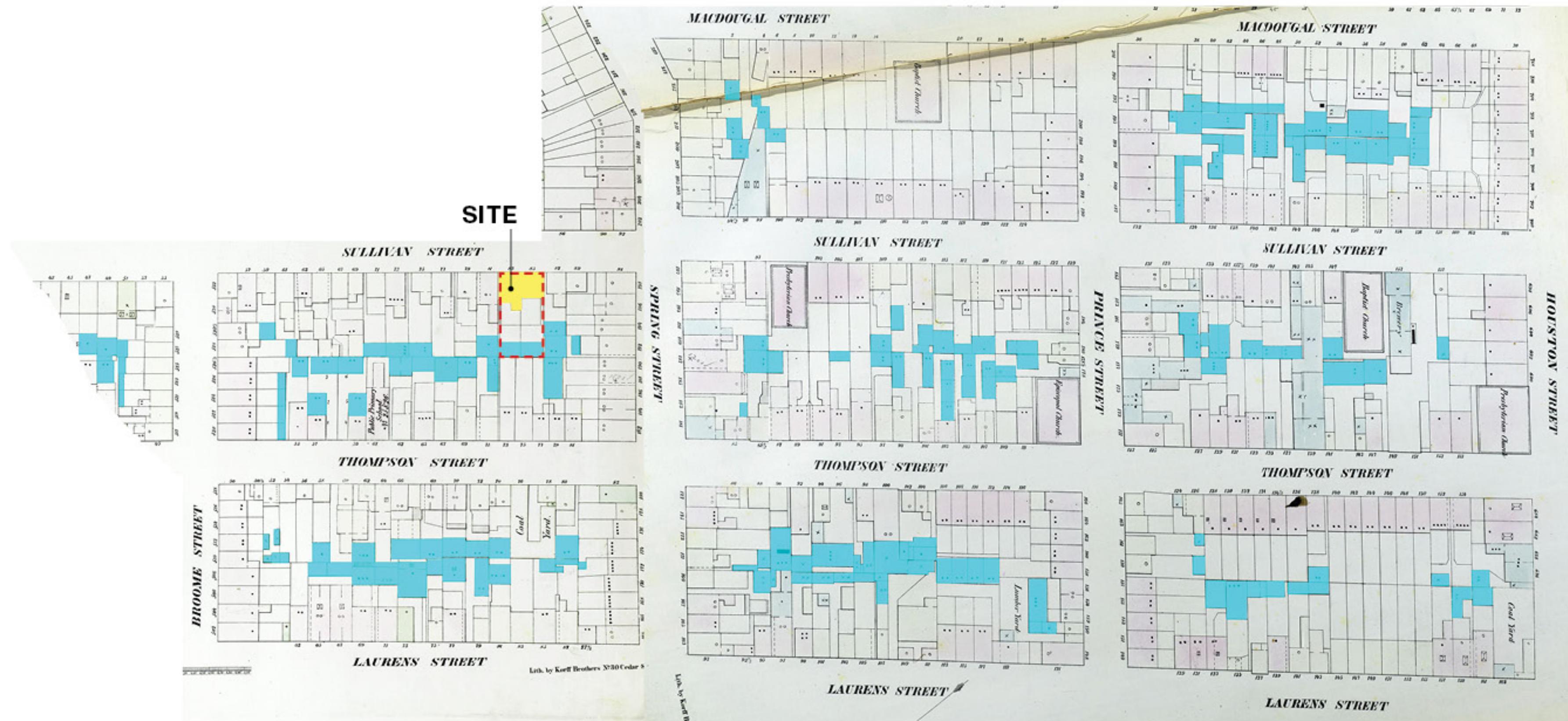
Historic Photography



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

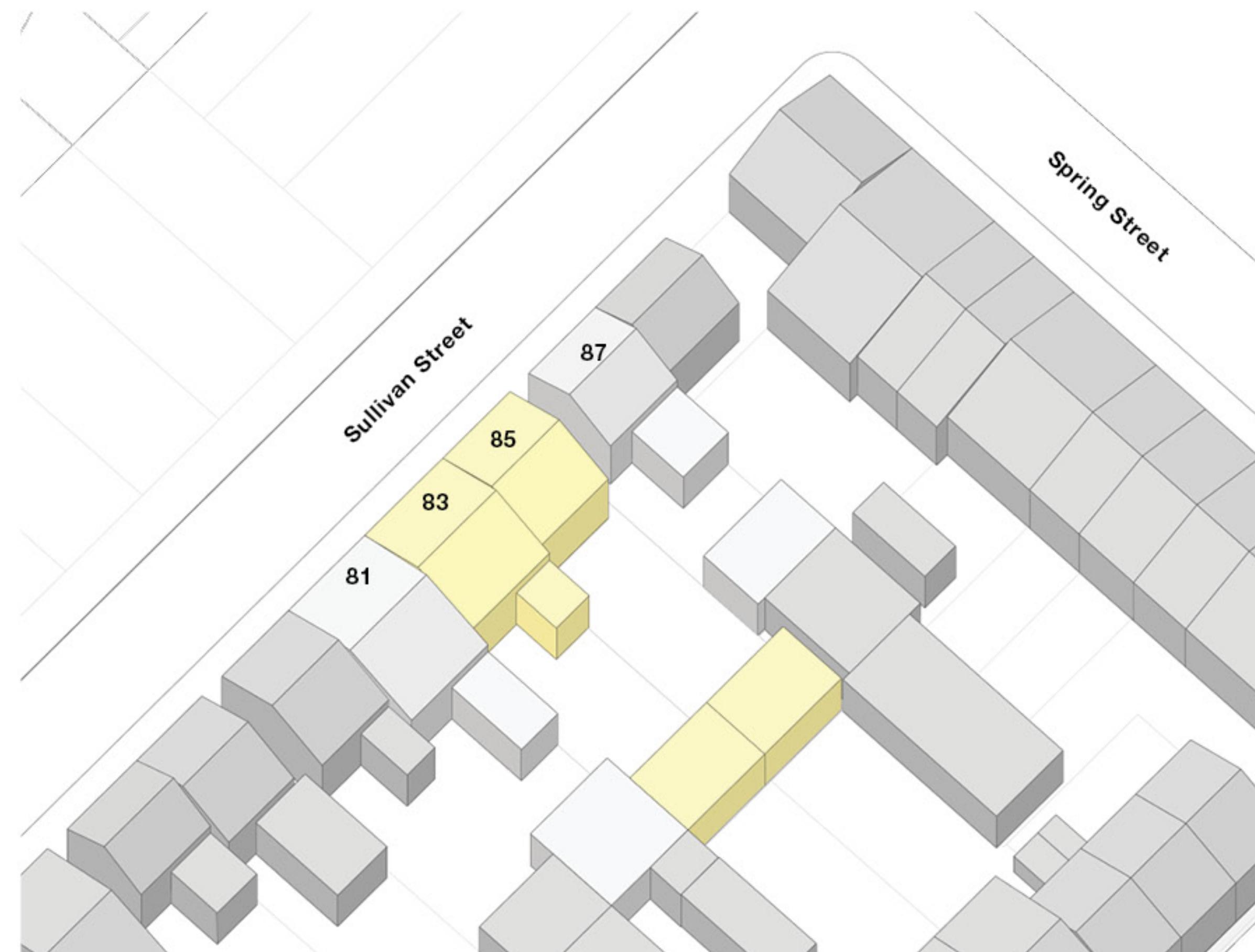
Historic Maps - 1905



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

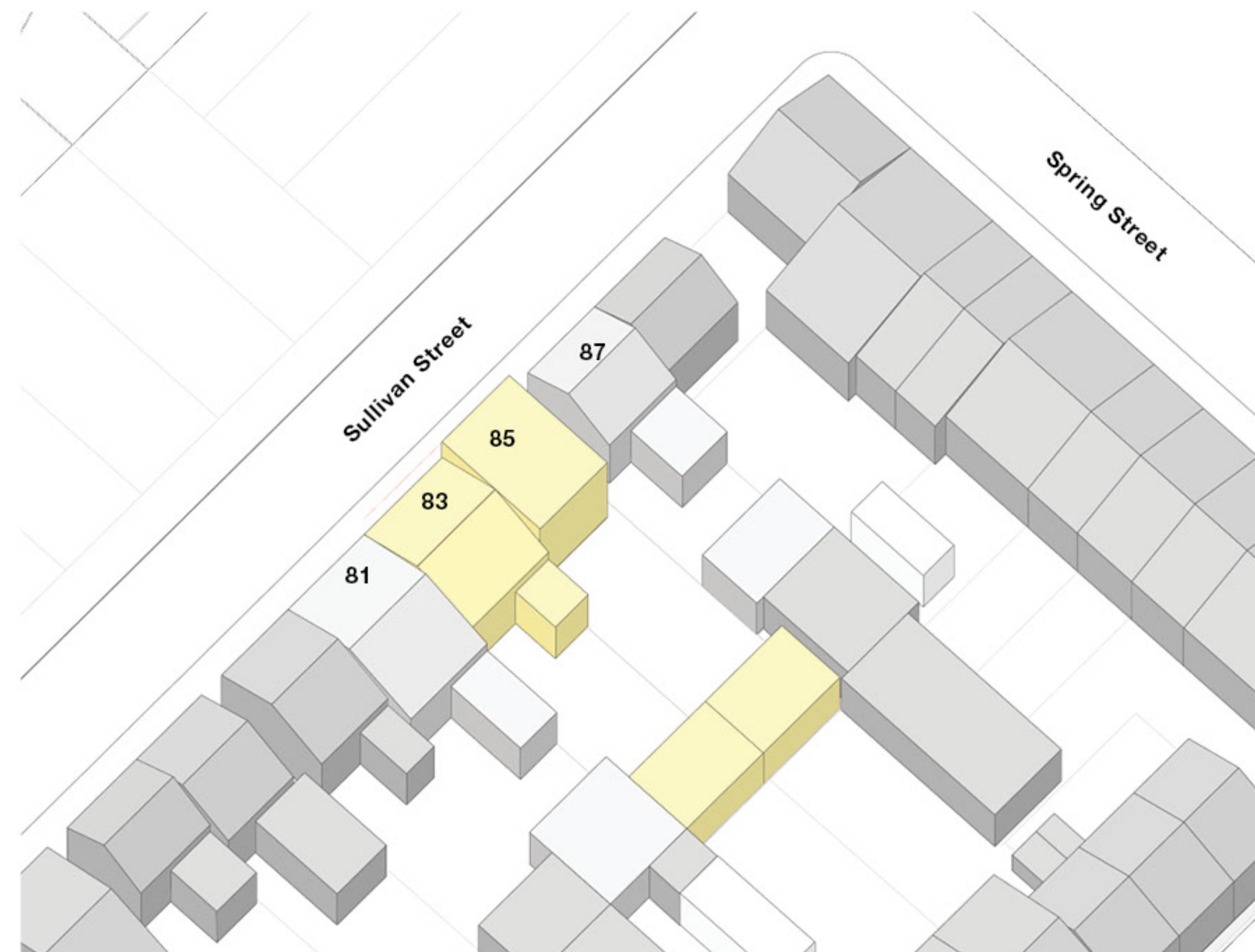
Source: Sanford Map

Historic Block Massing: 1853



1853 Block Massing
Source: Perris Map

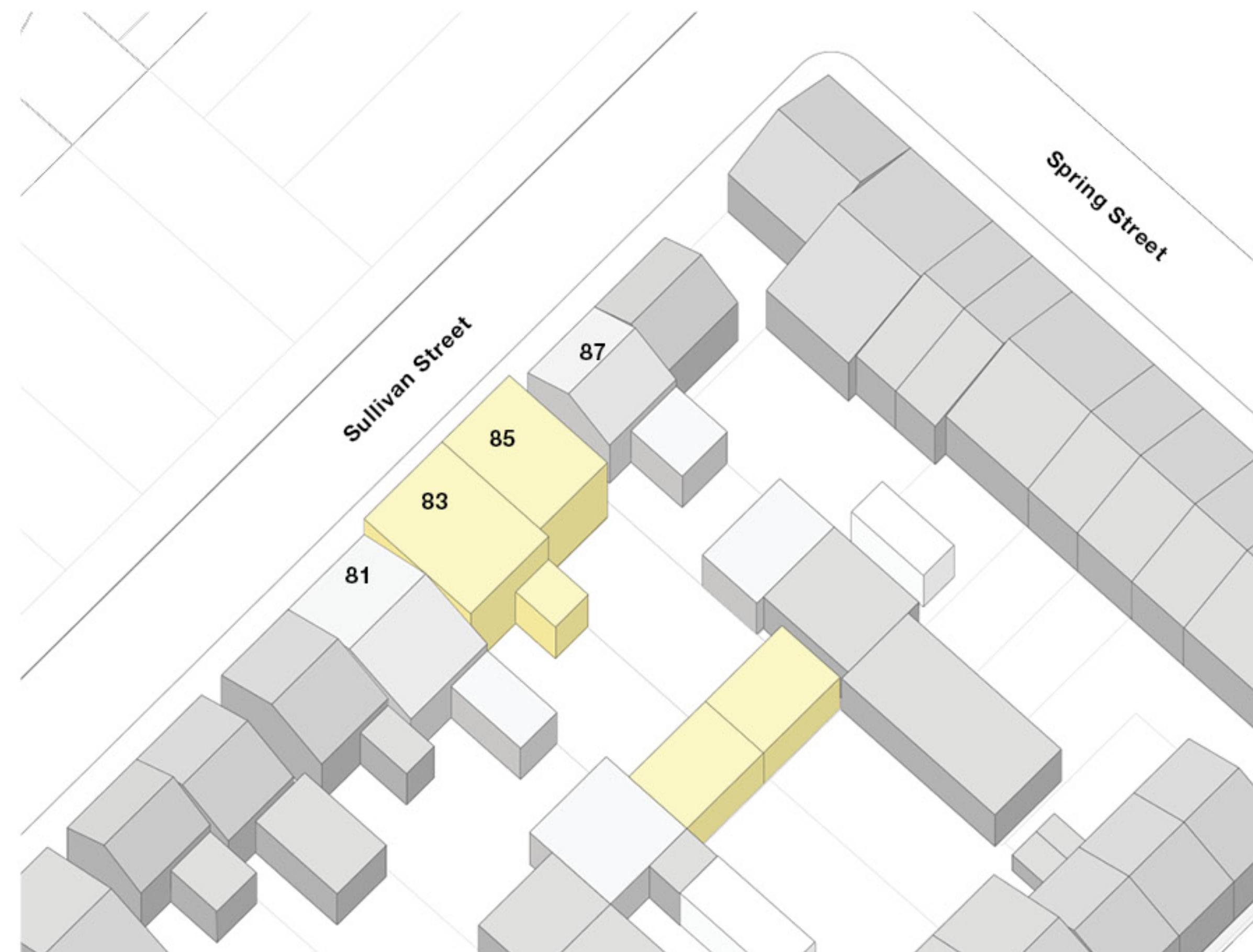
Historic Block Massing: 1874



1874 Block Massing

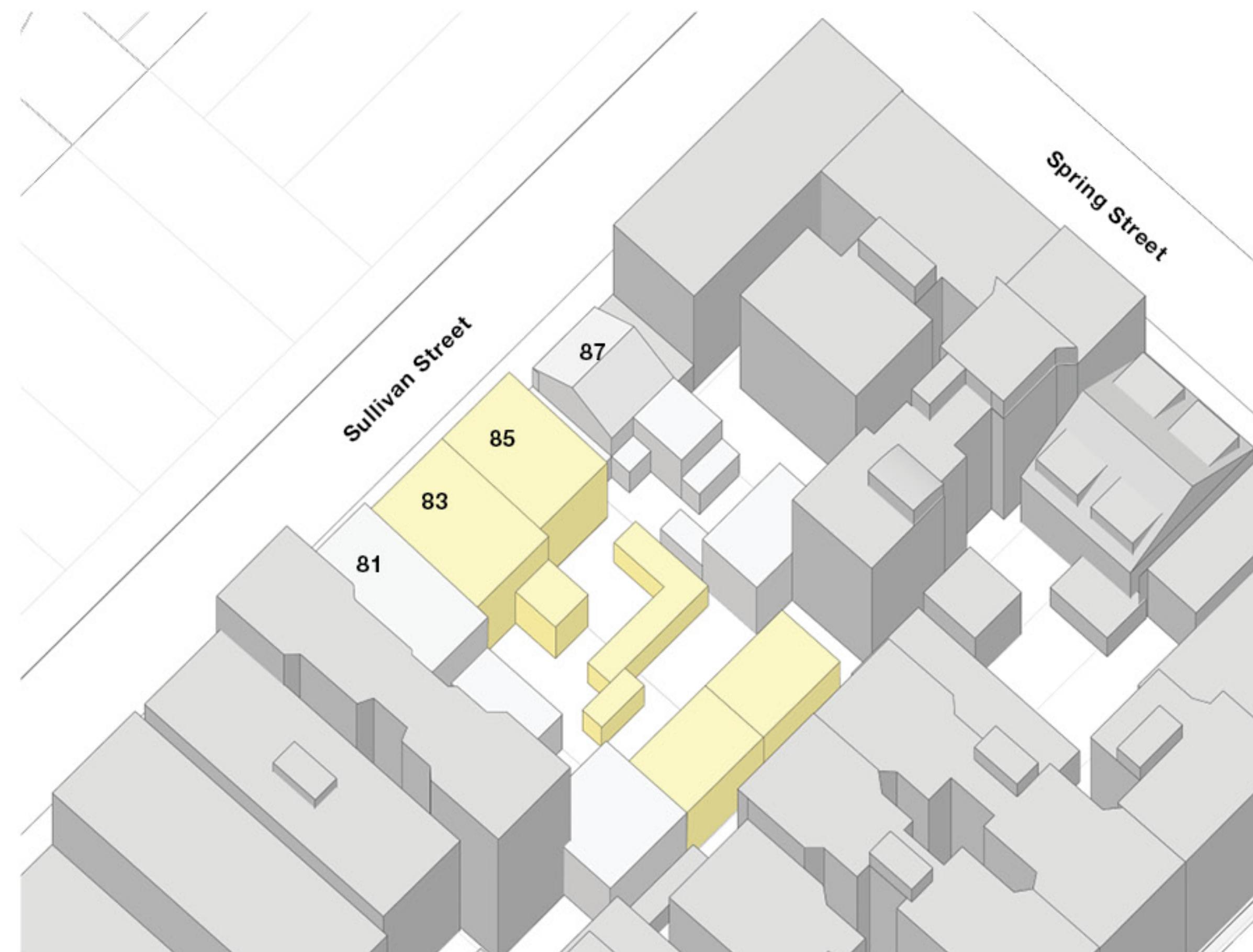
Source: DOB Records ALT 165-74 or ALT 1085-74

Historic Block Massing: 1880



1880 Block Massing
Source: DOB Records ALT 302-80

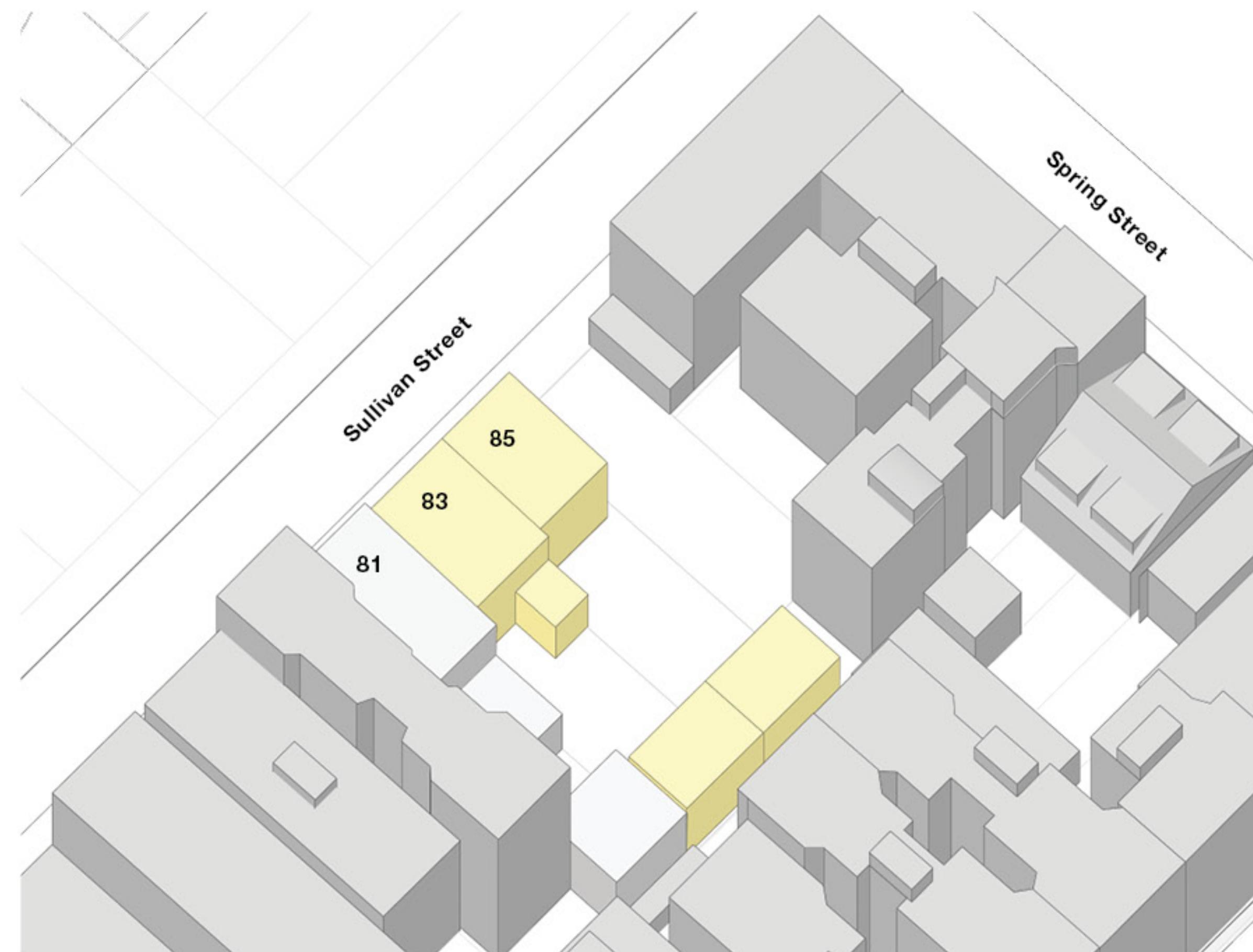
Historic Block Massing: 1922



1922 Block Massing

Source: Sanborn Fire Insurance Map

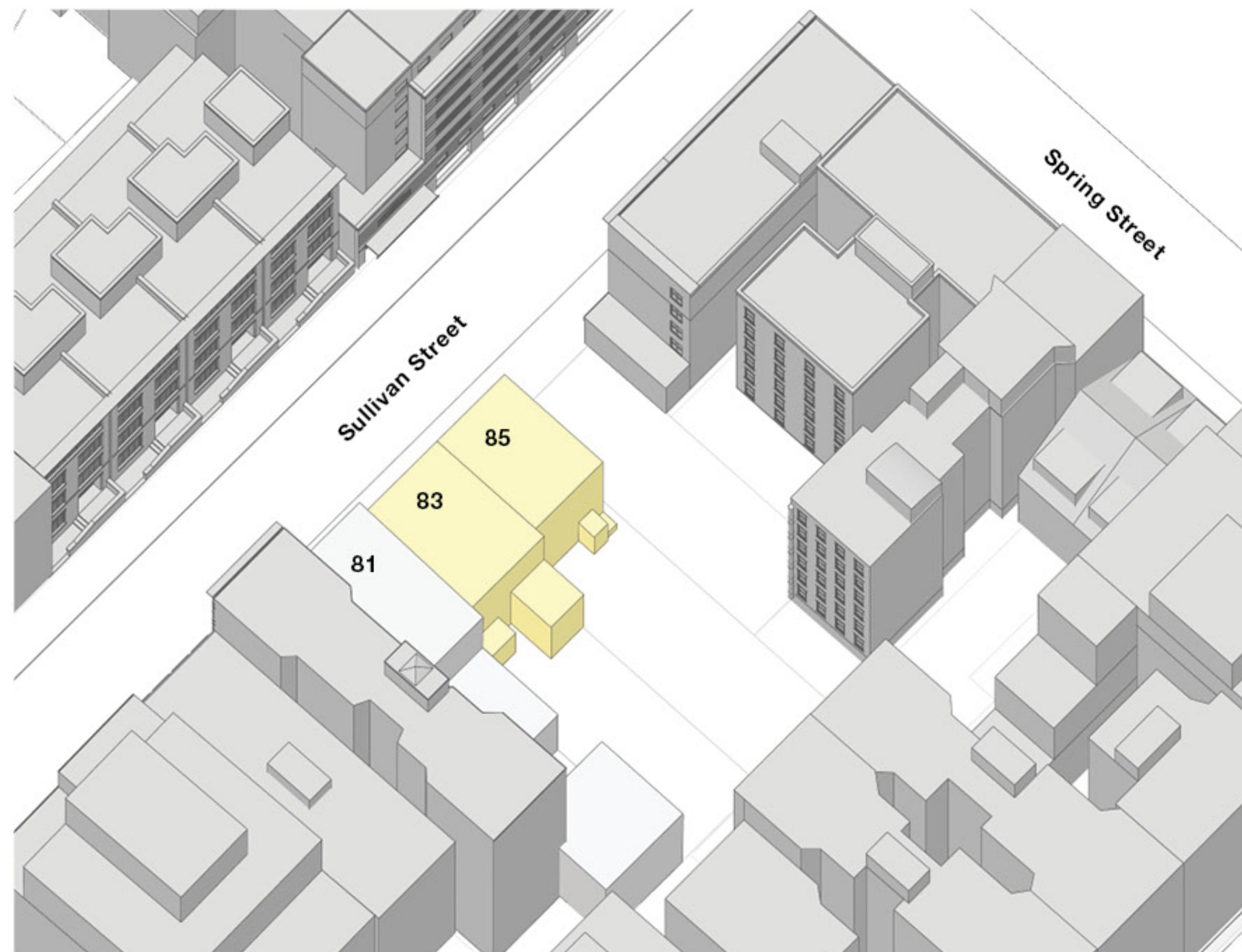
Historic Block Massing: 1956



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



83-85 Sullivan (1927)
Source: NYHS Photo



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



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

Historic reference for proposed door

Historic reference for proposed door

Design Context: Stucco Side Walls



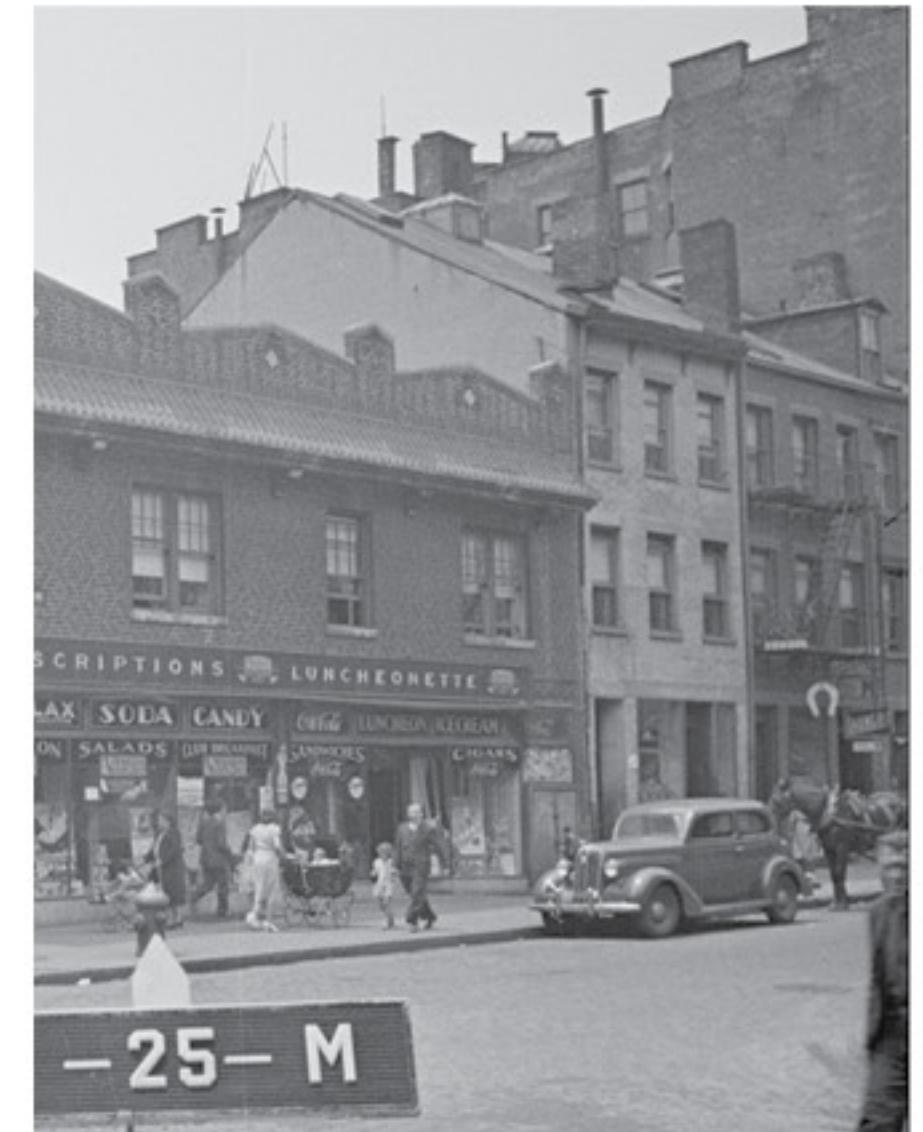
146 W 11th Street (built 1836)
Source: NYCMA 1940 Tax Photo



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

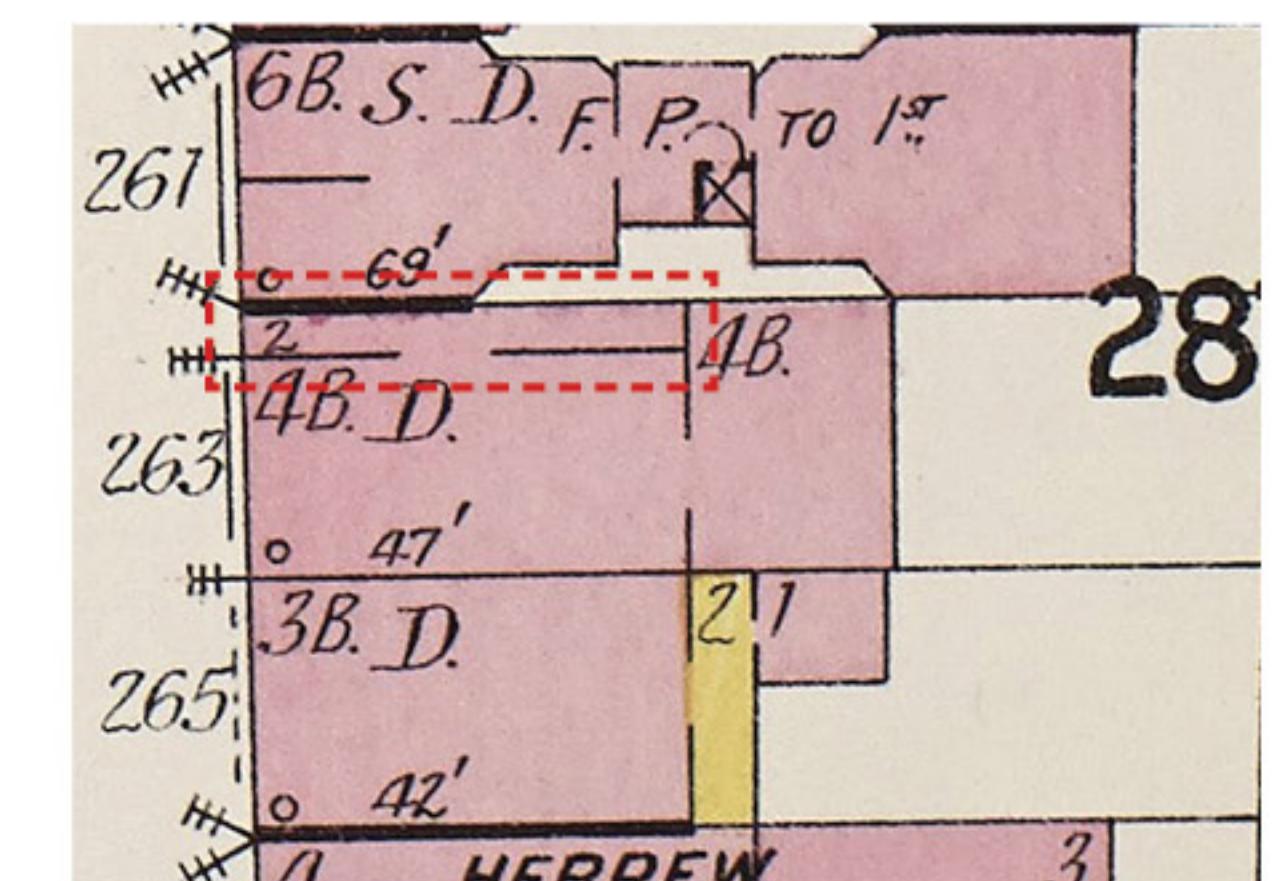
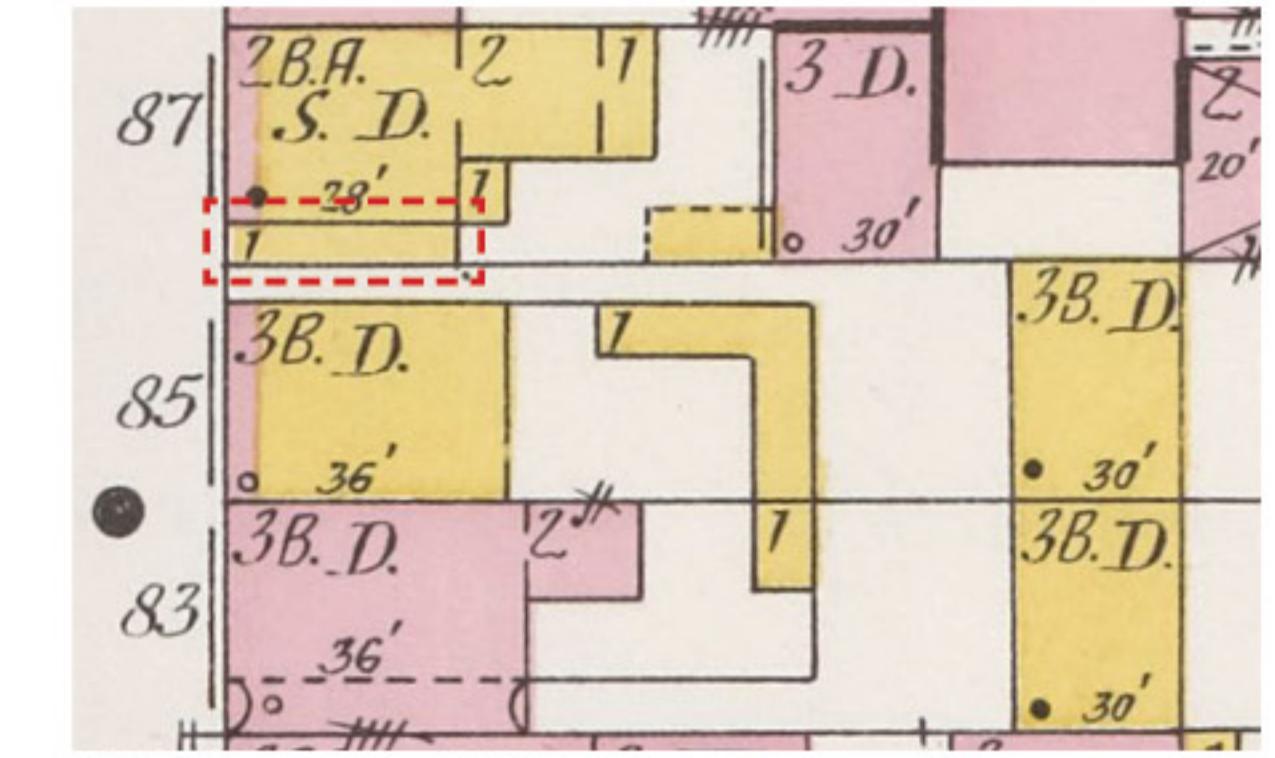
Design Context: Alley Infill



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



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



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

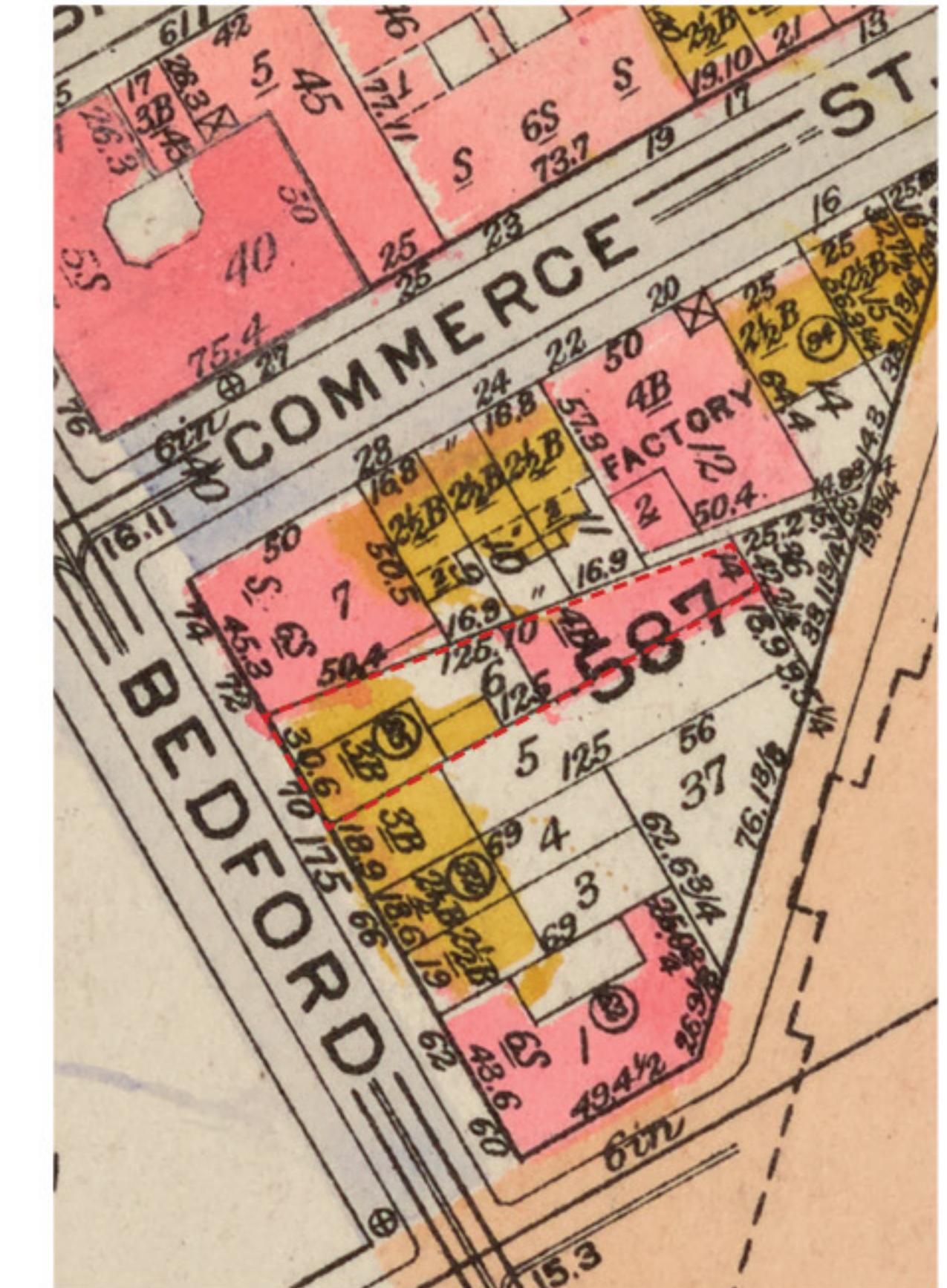
Design Context: Alley Infill



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)

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.



83 Sullivan Doorway (surround to remain)



Cornice (to remain)



Ironwork (surround to remain)

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

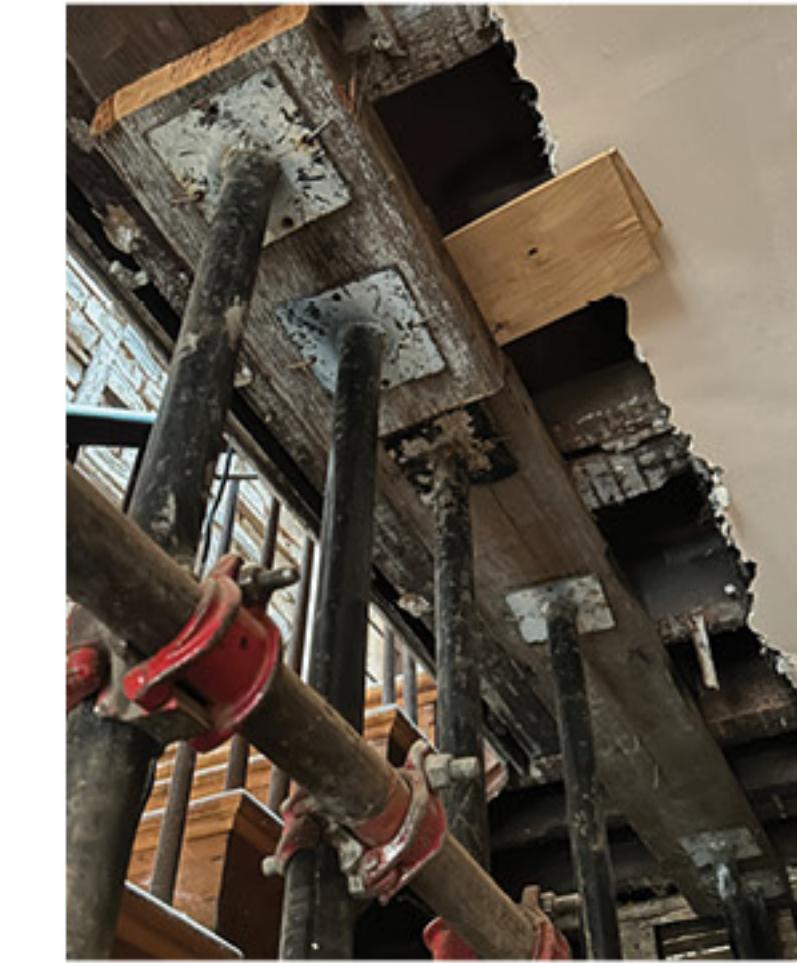
Current photograph, deteriorated metal cladding, installed in 1930s



Interior deterioration due to weather infiltration at open exterior corner



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



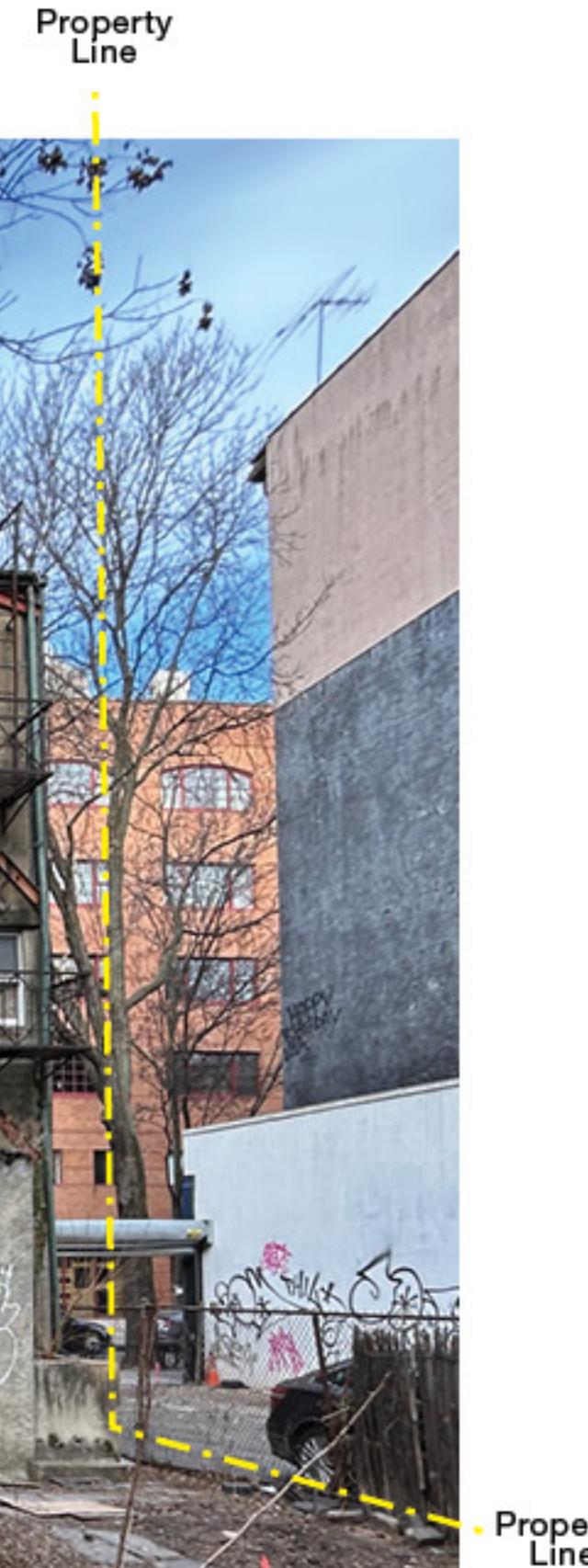
**Structural shoring, installed in
2009 to prevent building collapse**

Existing Conditions: Rear Facade Disrepair



83 Sullivan

85 Sullivan



Buckling Wall

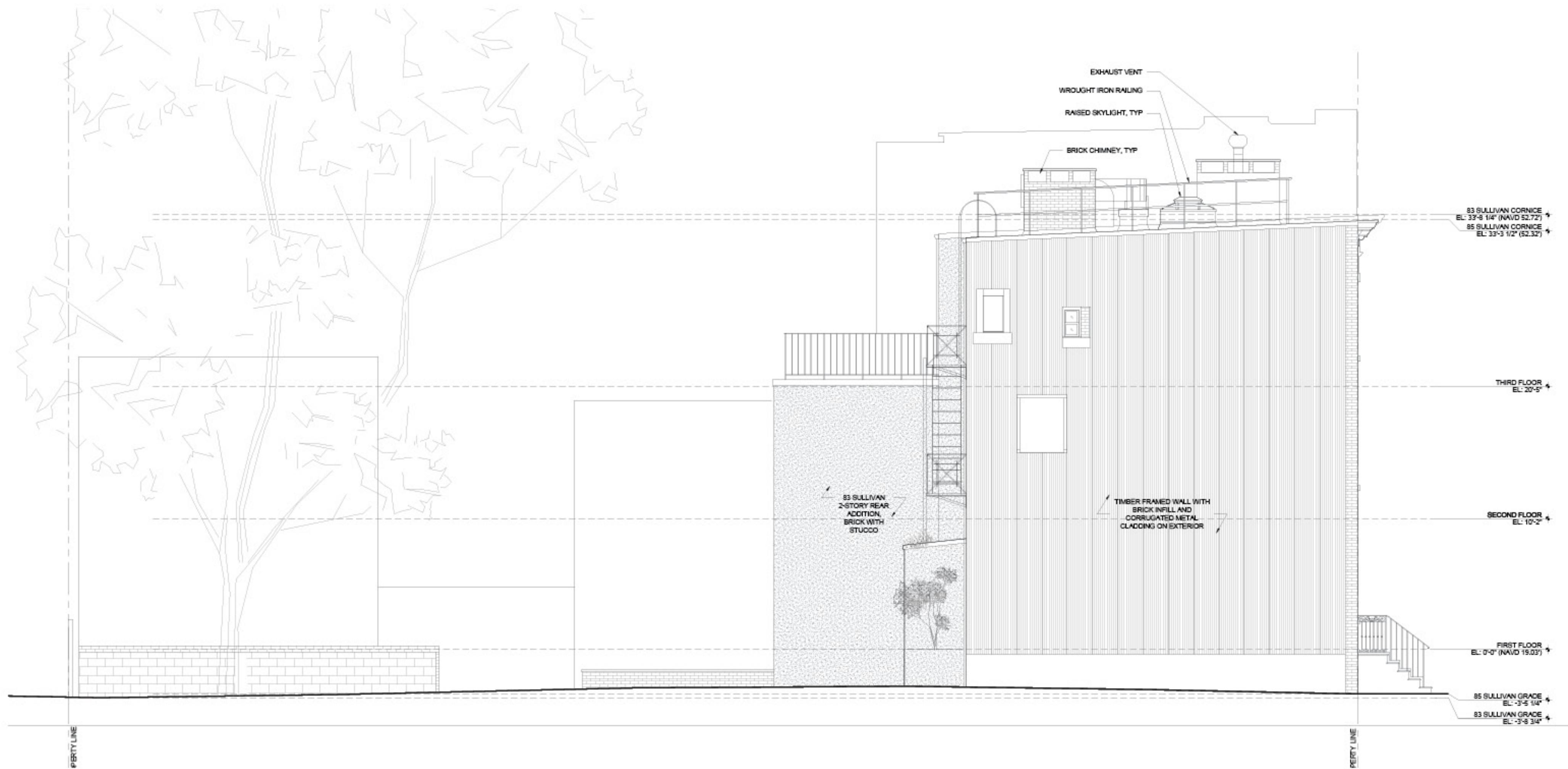
Separation of the north and east wall,
source of considerable water infiltration



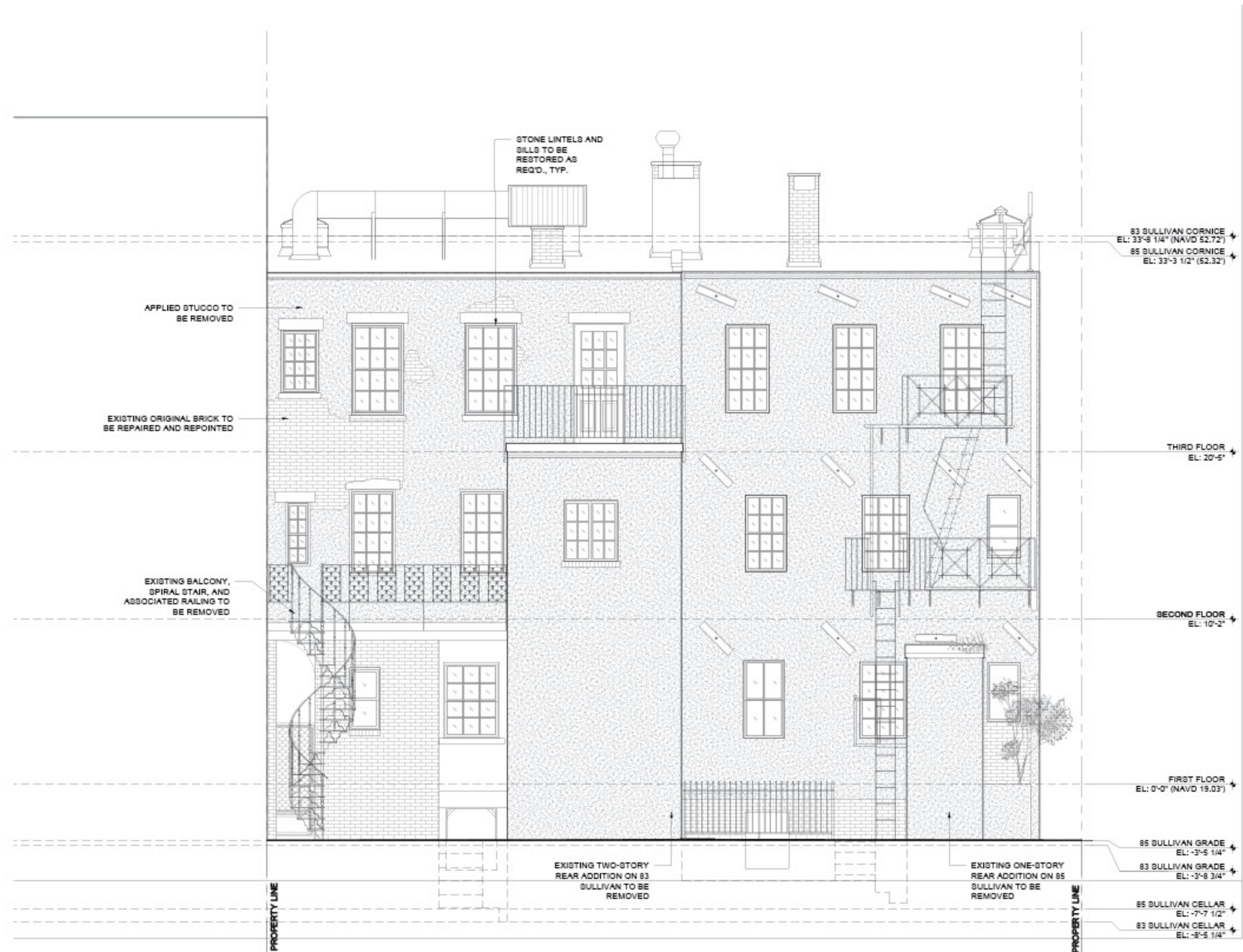
Exposed Structural Tie-Backs

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



83 Sullivan

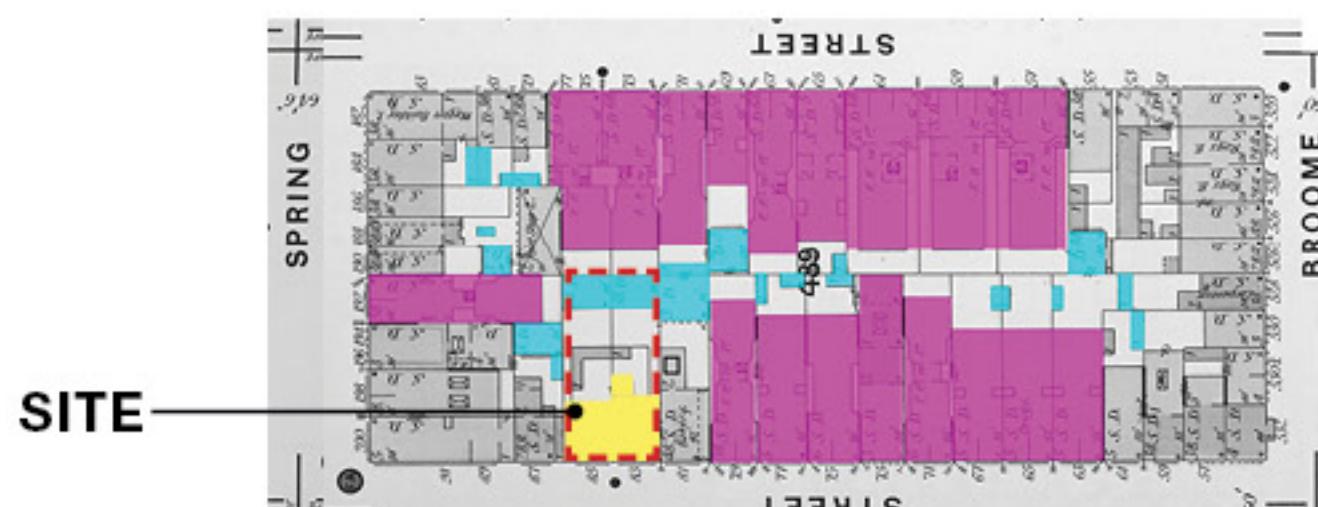
85 Sullivan

PREVIOUSLY PROPOSED ADDITION

Massing Context: Historic Inner Block Transformation



(1853) Source: Perris Map



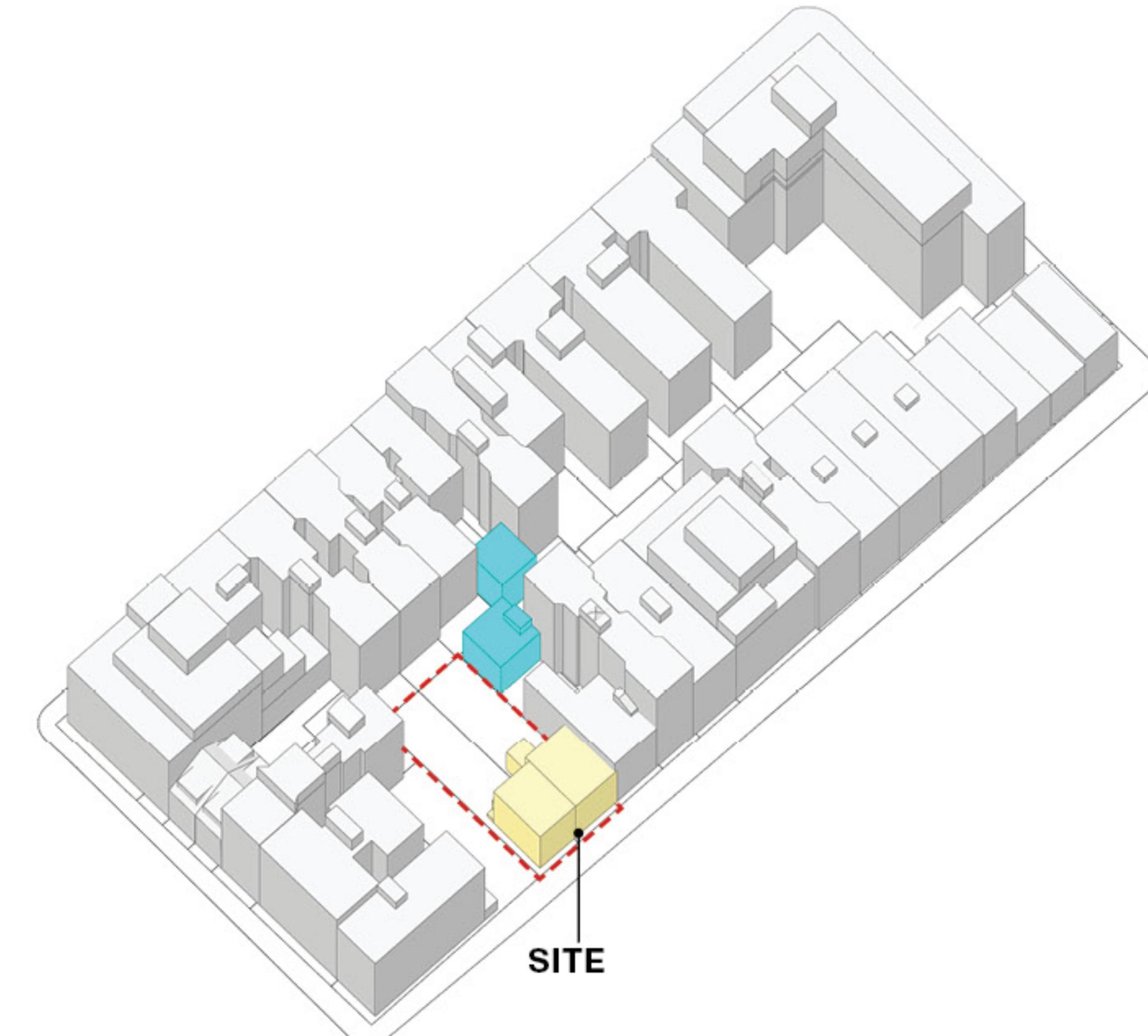
(1905) Source: Sanford Map



(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

Design Context: Tea Porches



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

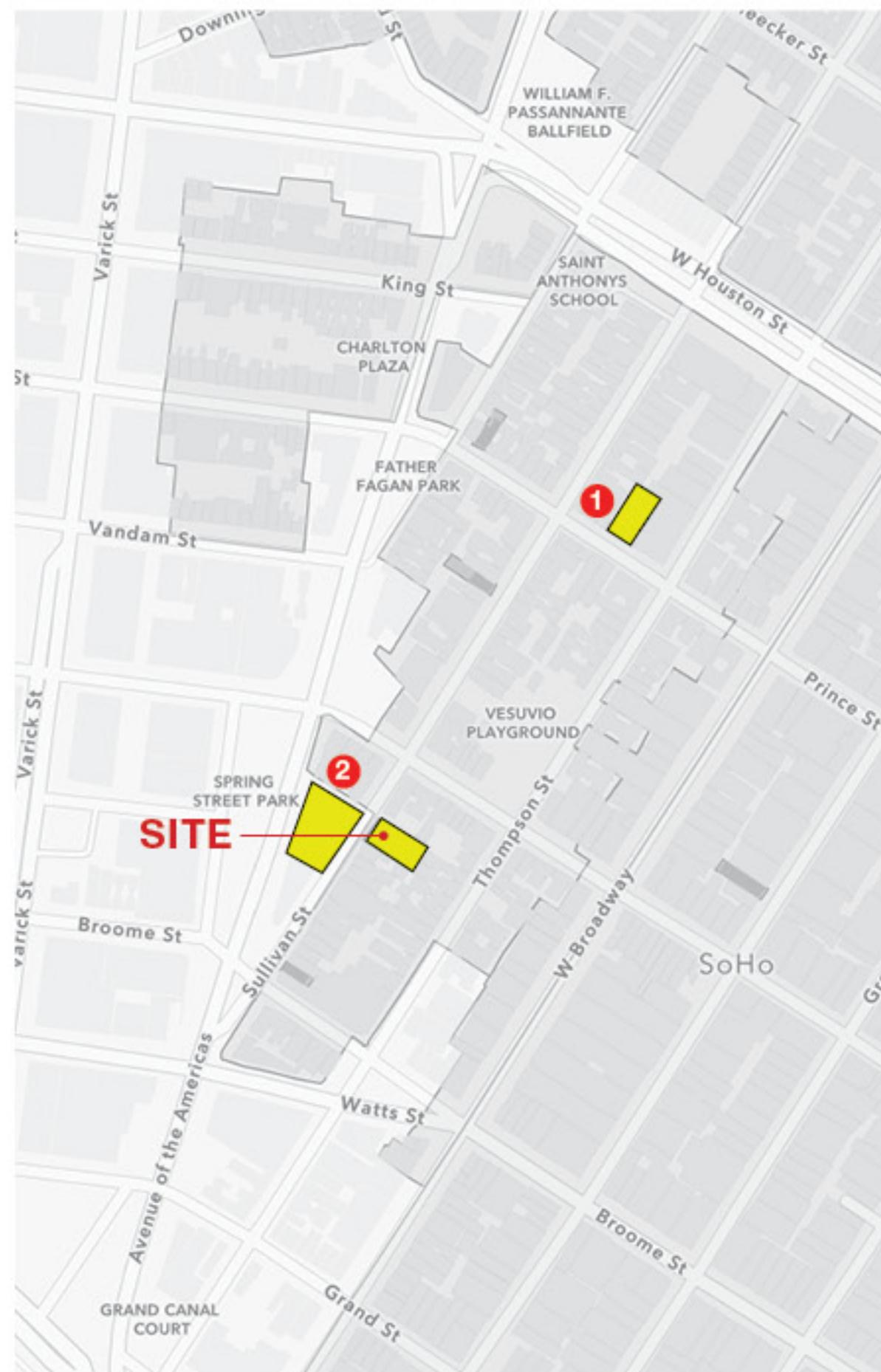


235 W 11th Street (built 1844)

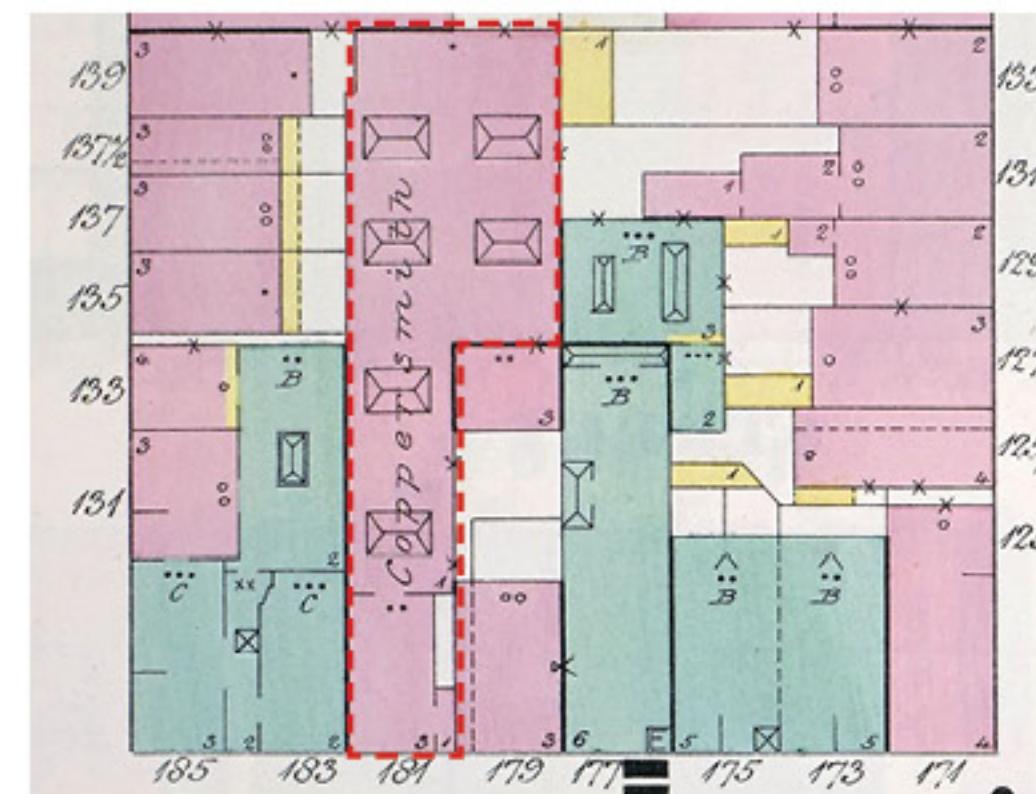


50 Charles Street (1916)
Source: NYHS

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

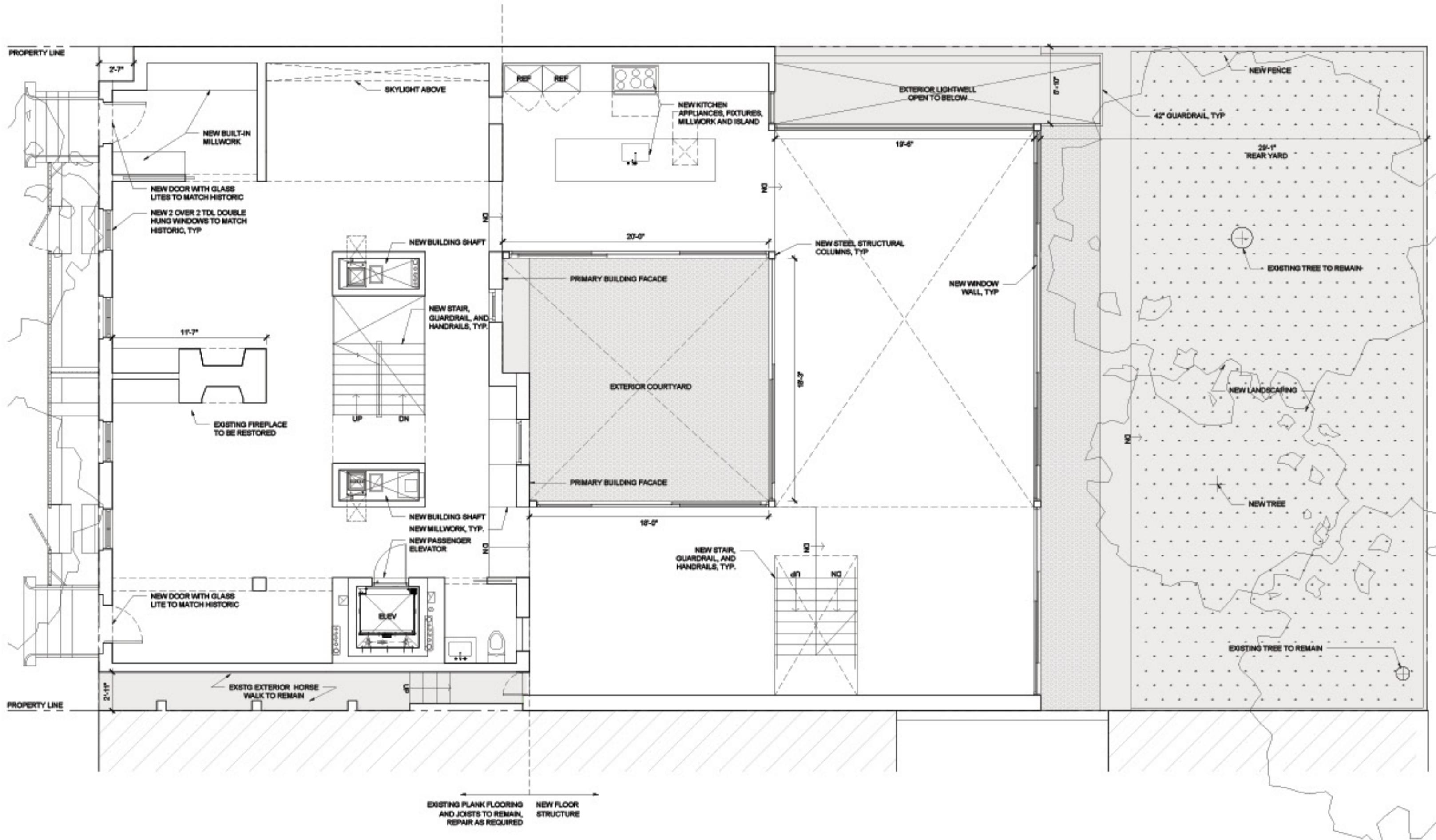


PREVIOUSLY PROPOSED
83/85 Sqft (w/o cellar): 3,015 sqft
Rear Yard Floor Area (w/o cellar):
4,740 sqft
Total: 7,755 sqft

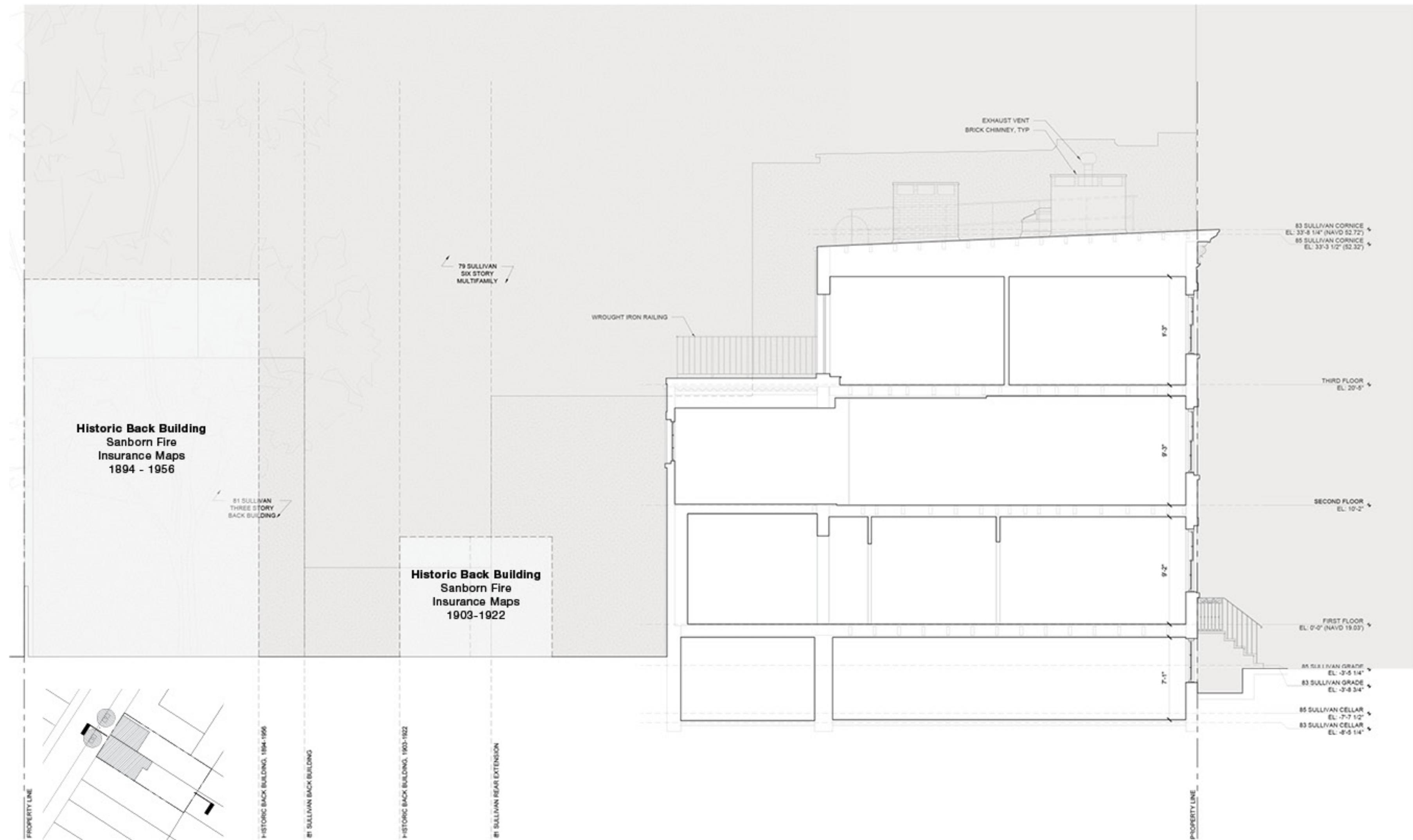
9' Additional
Rear Yard
Setback

20' Rear
Yard Setback

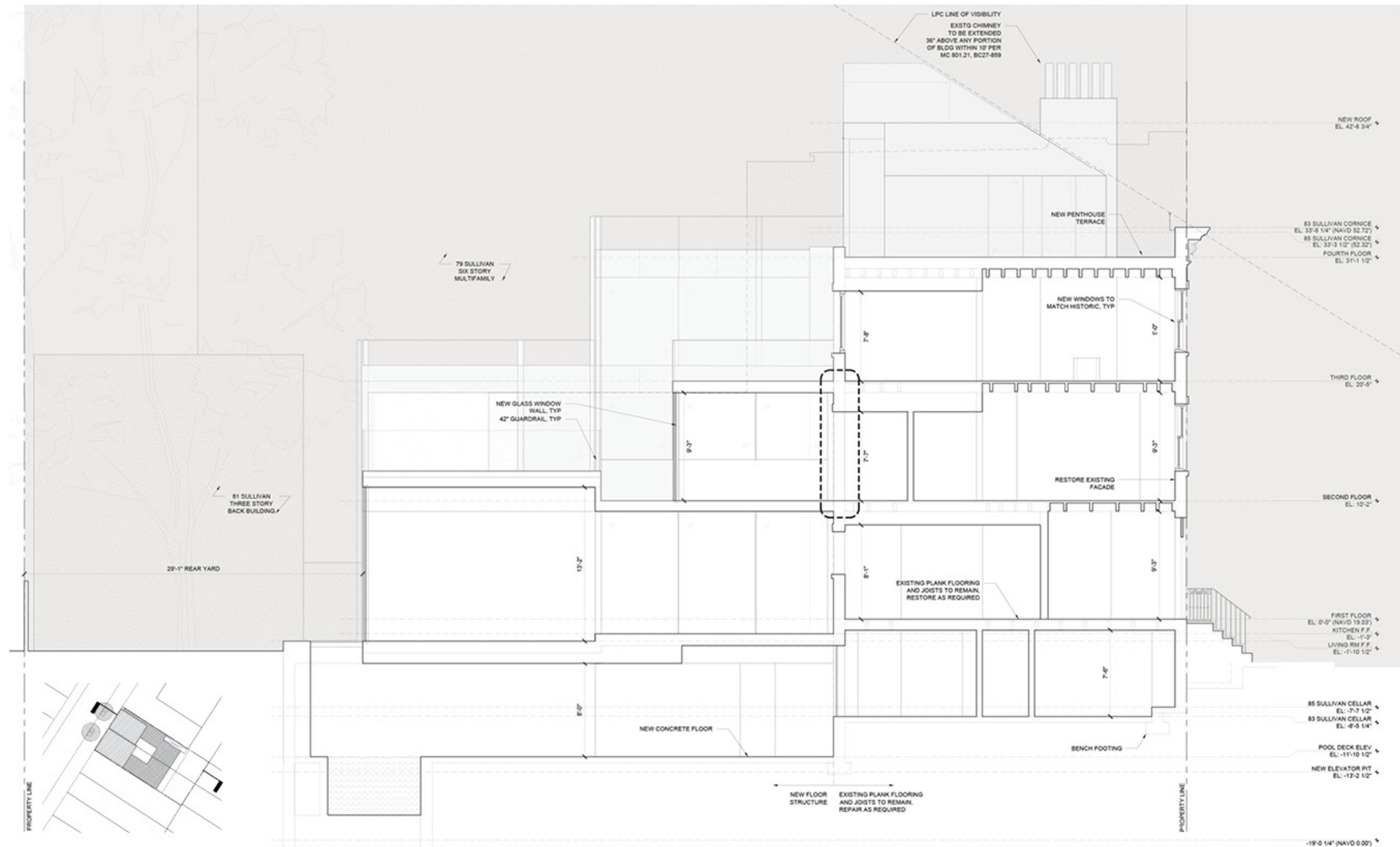
Previously Proposed Addition: First Floor Plan



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

February 3, 2026
Public Meeting

The current proposal is:

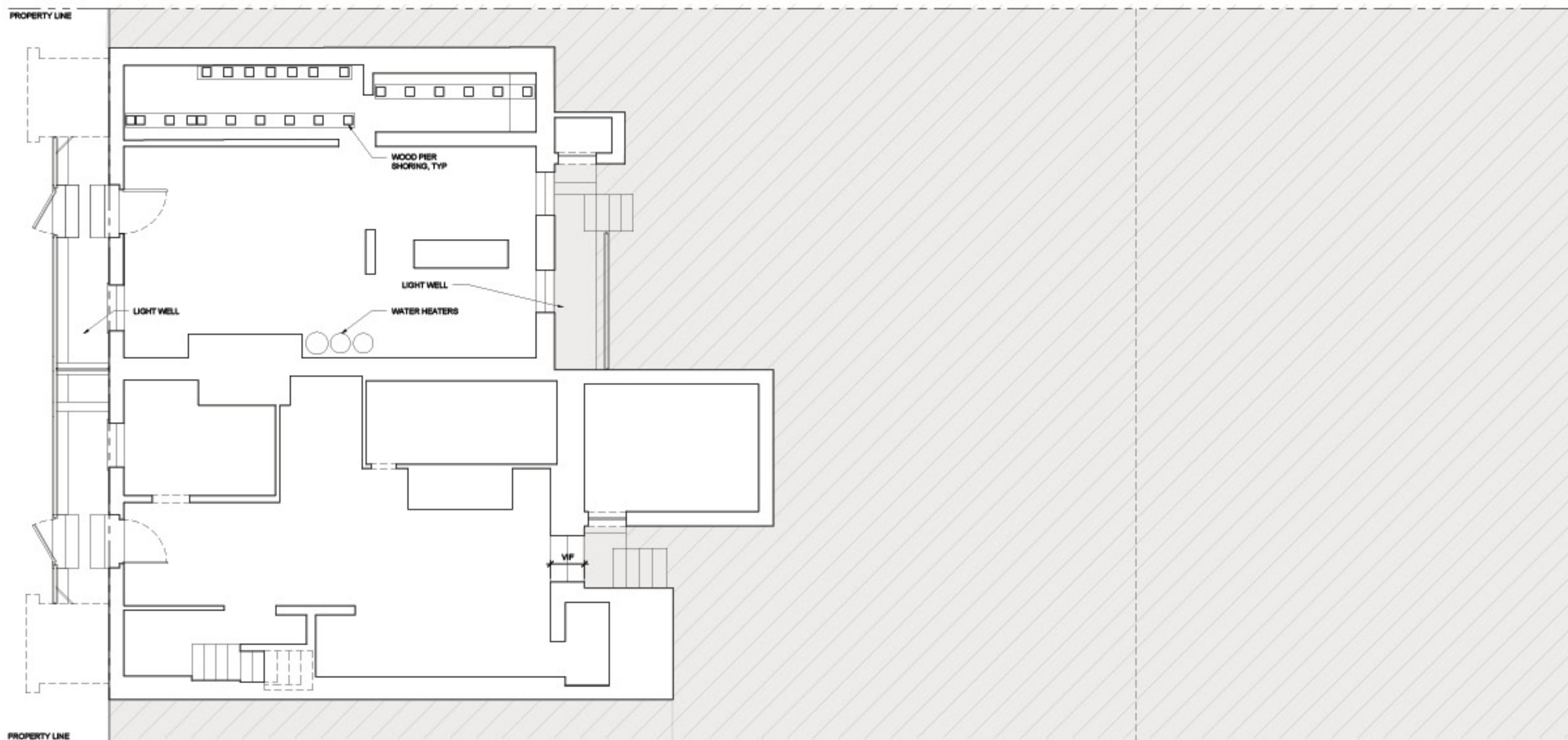
Preservation Department – Item 3, LPC-26-03584

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

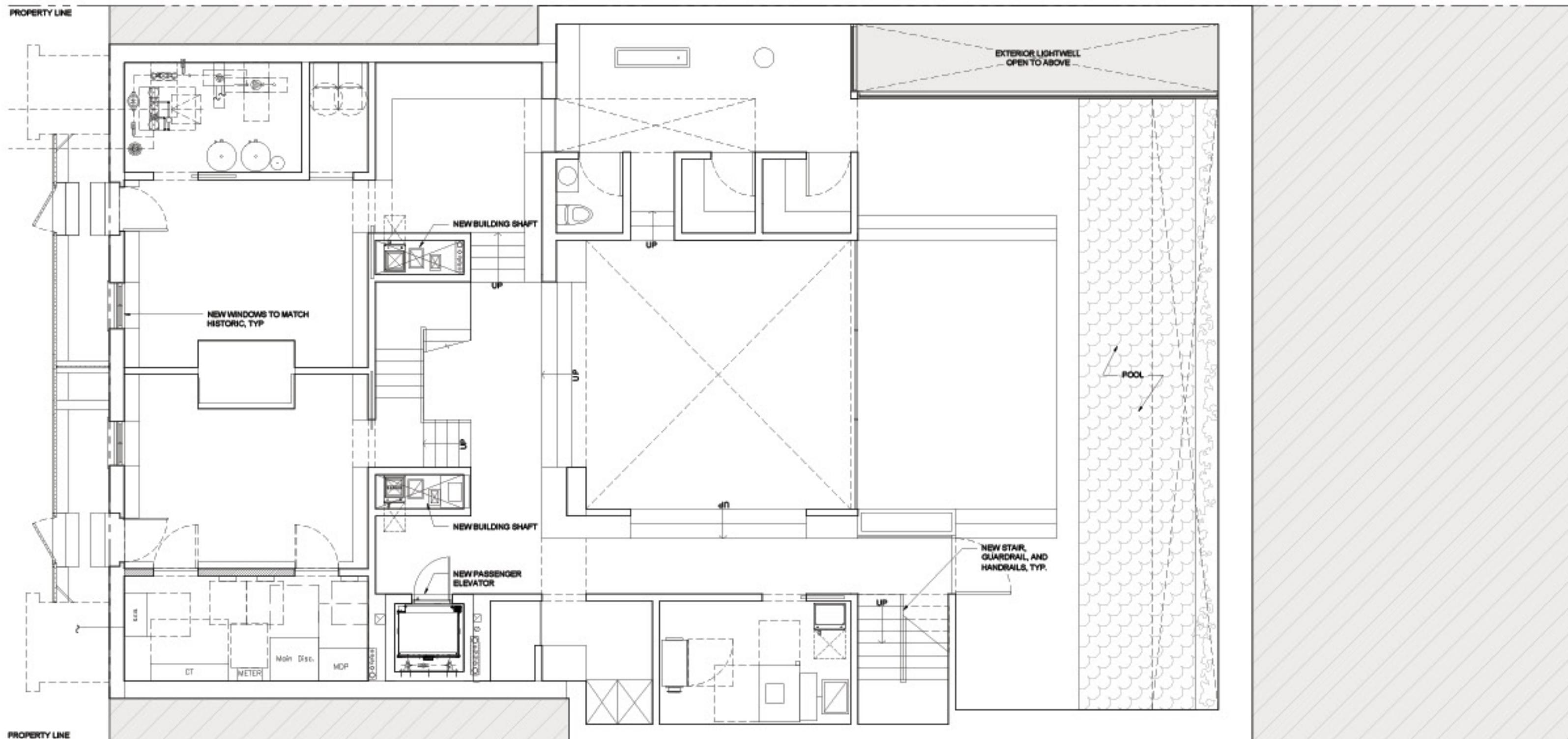
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

APPENDIX: ADDITIONAL DESIGN MATERIALS

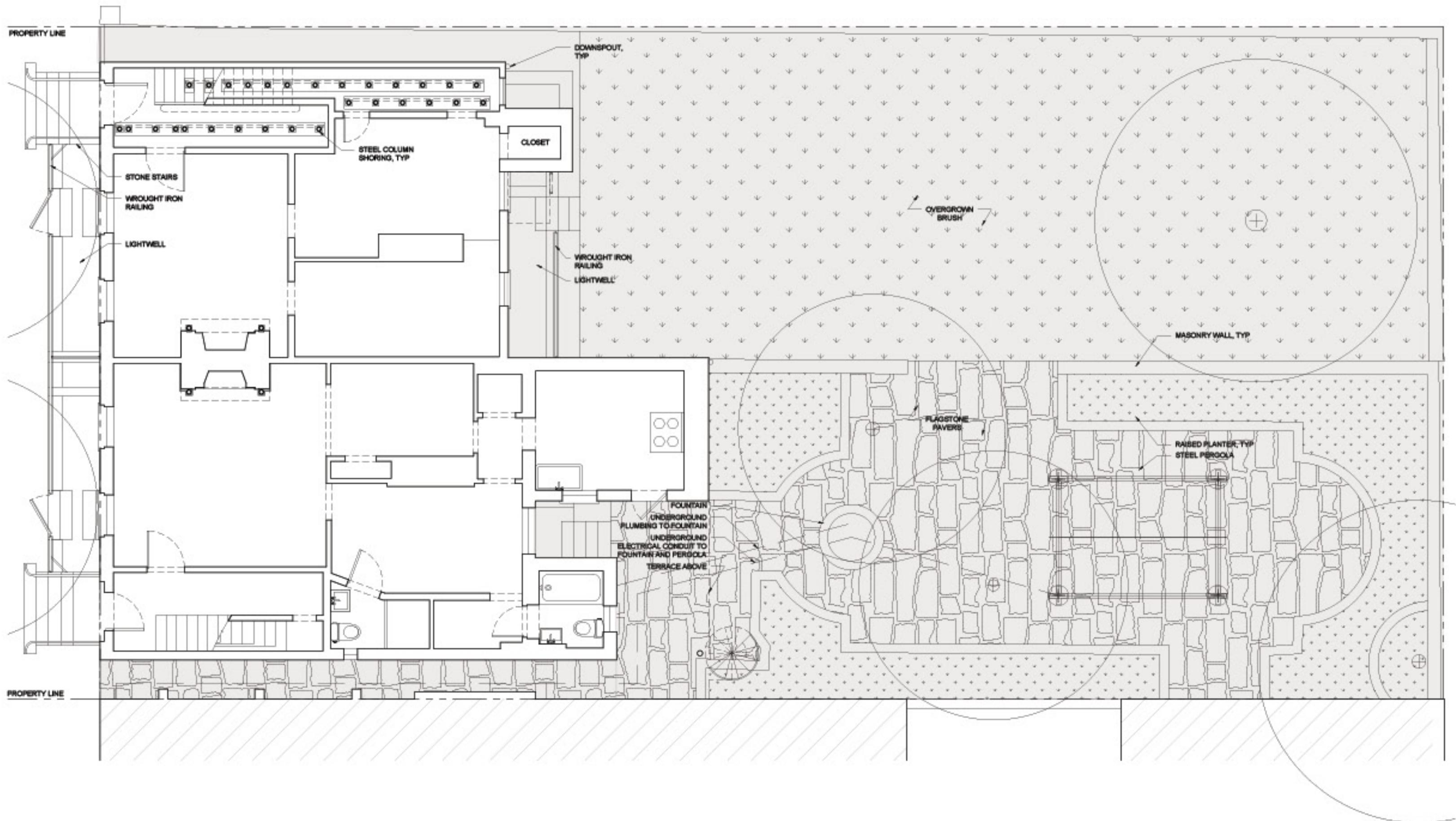
Existing Cellar Plan



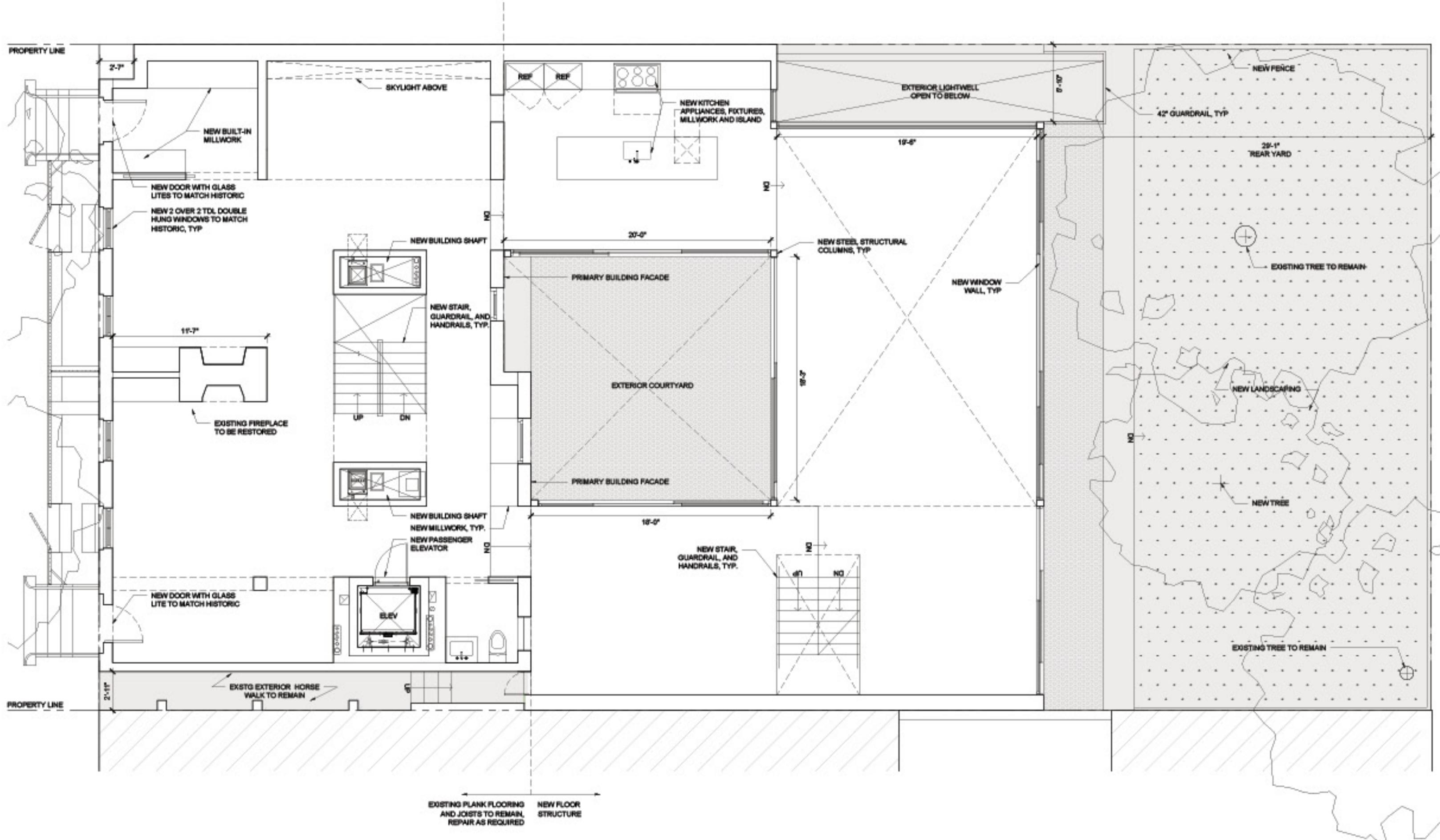
Previously Proposed Addition: Cellar Plan



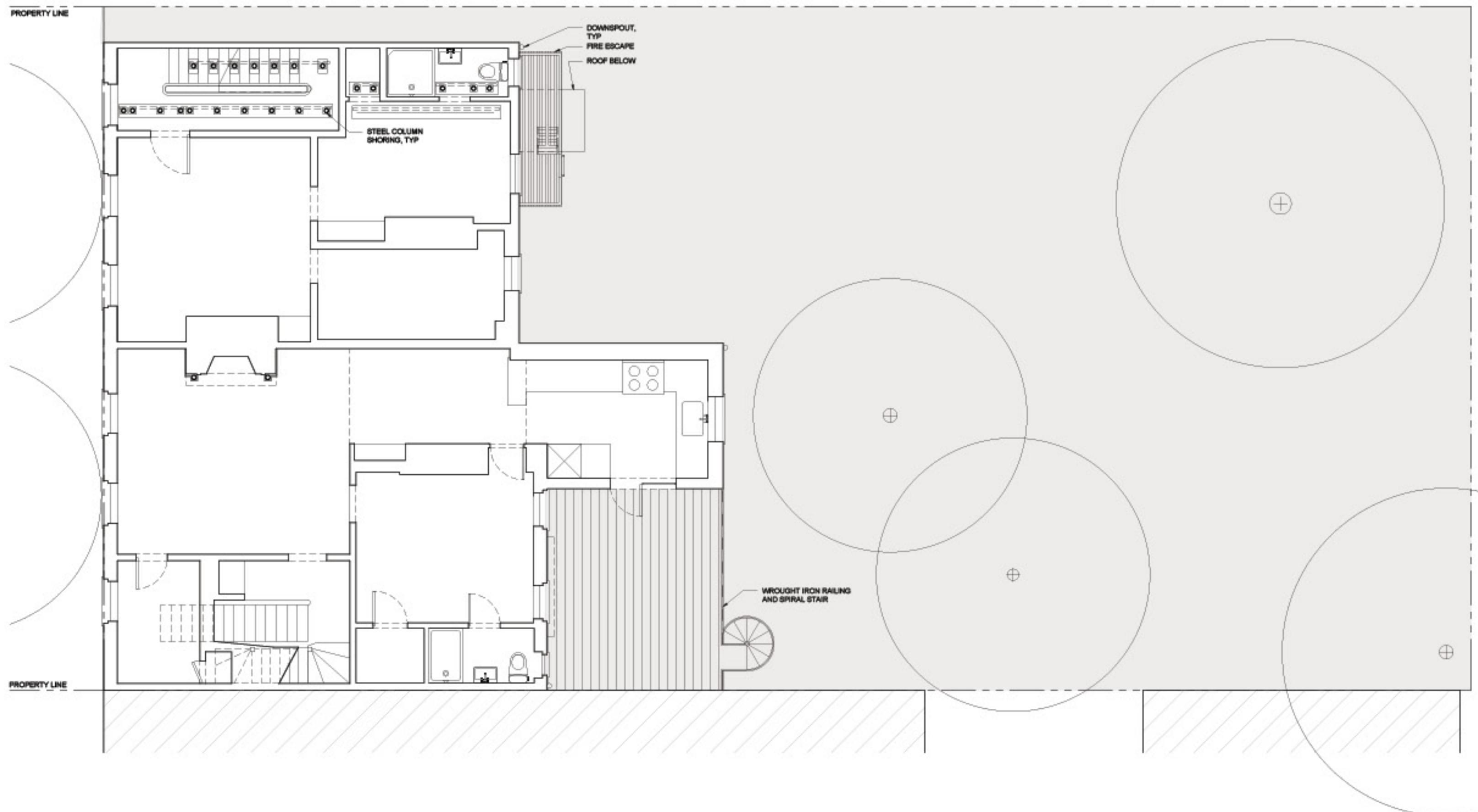
Existing First Floor Plan



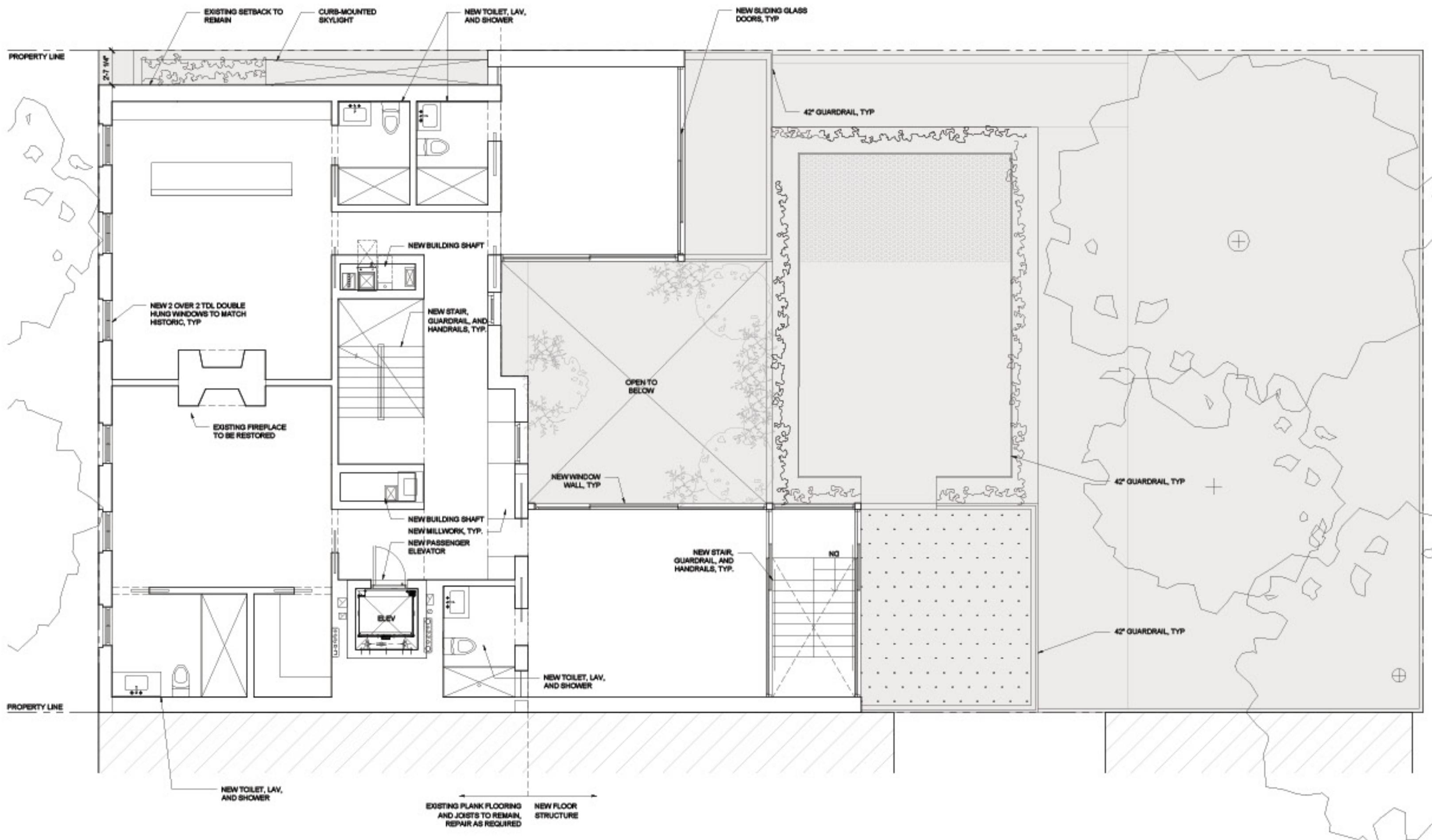
Previously Proposed Addition: First Floor Plan



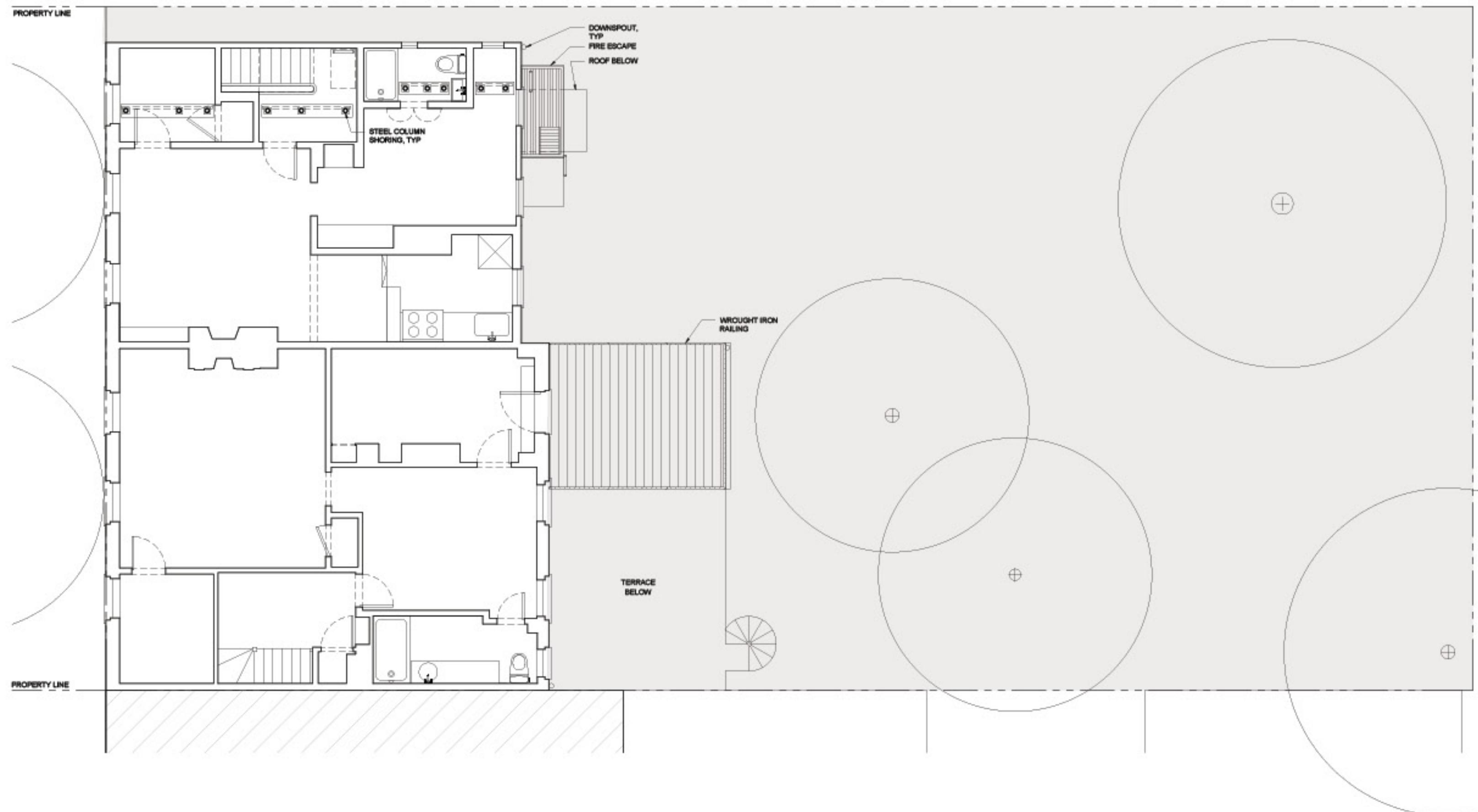
Existing Second Floor Plan



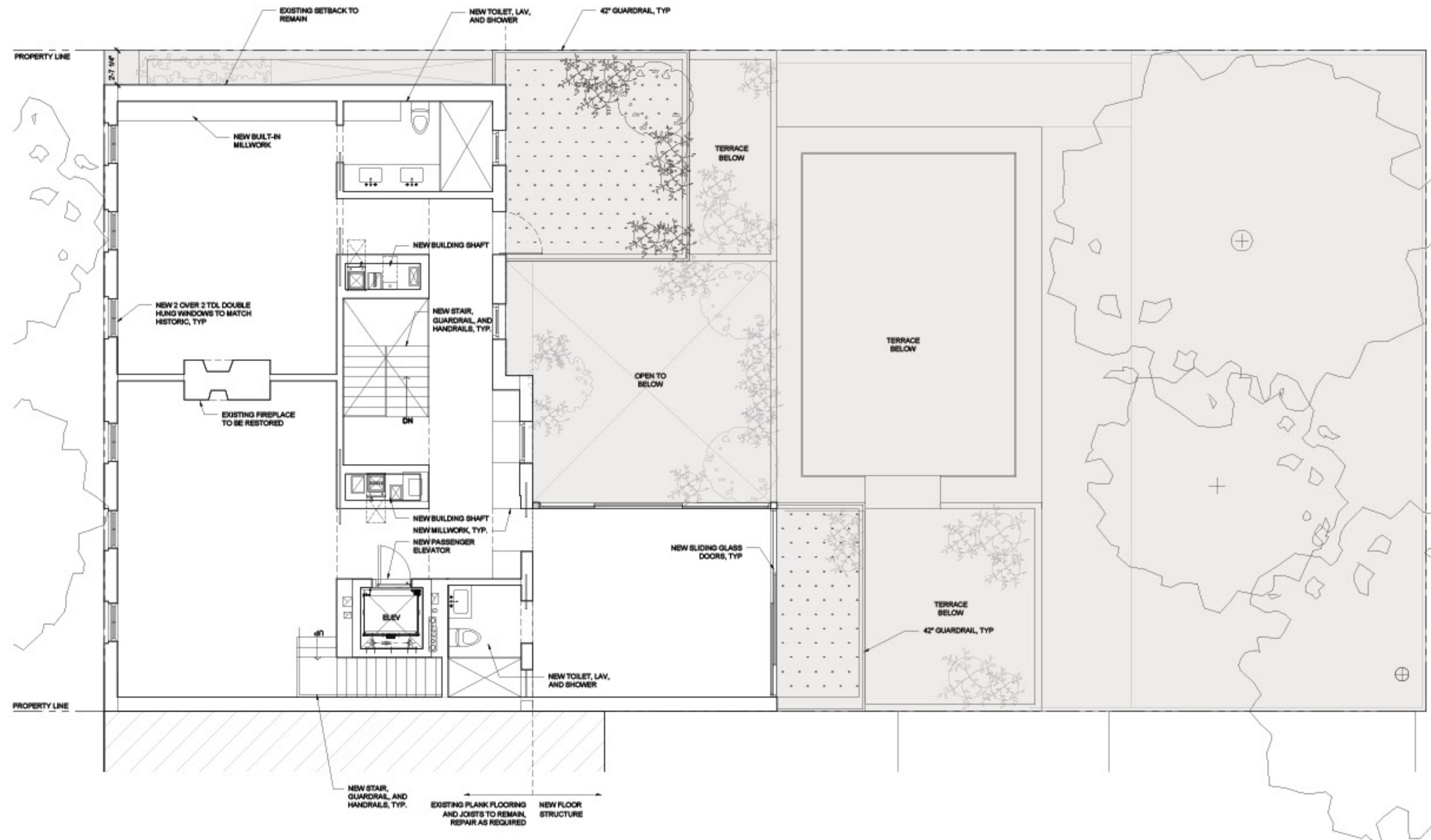
Previously Proposed Addition: Second Floor Plan



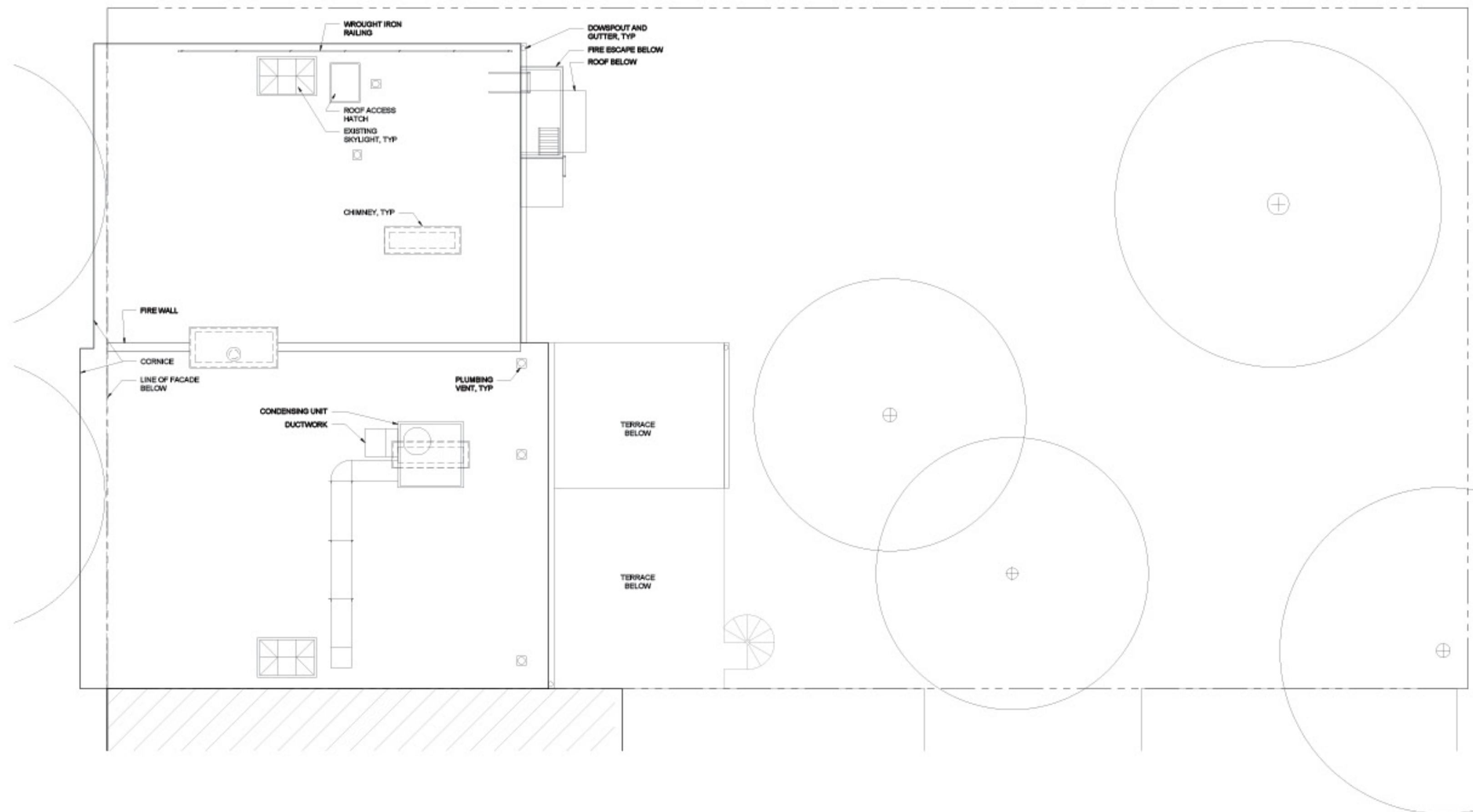
Existing Third Floor Plan



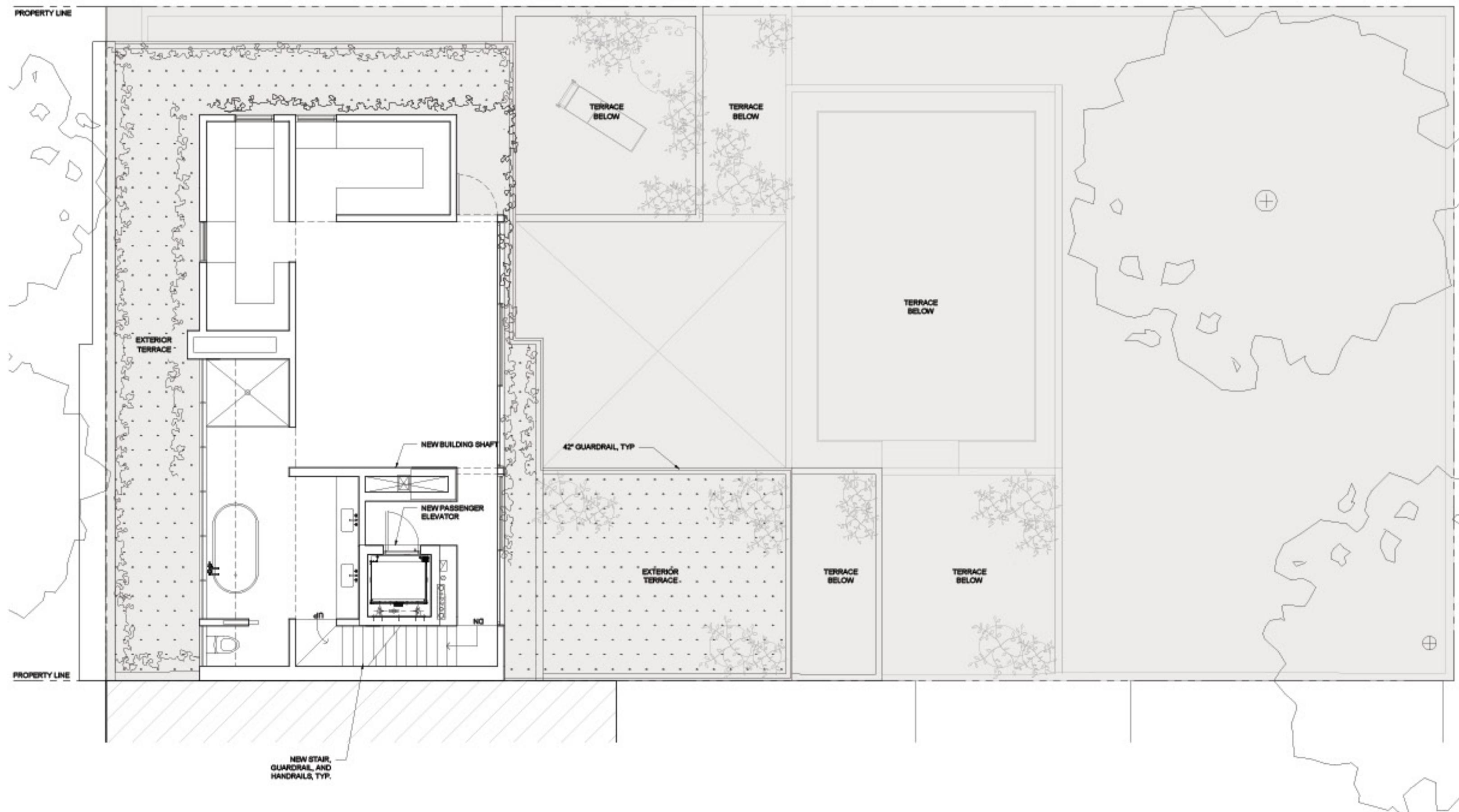
Previously Proposed Addition: Third Floor Plan



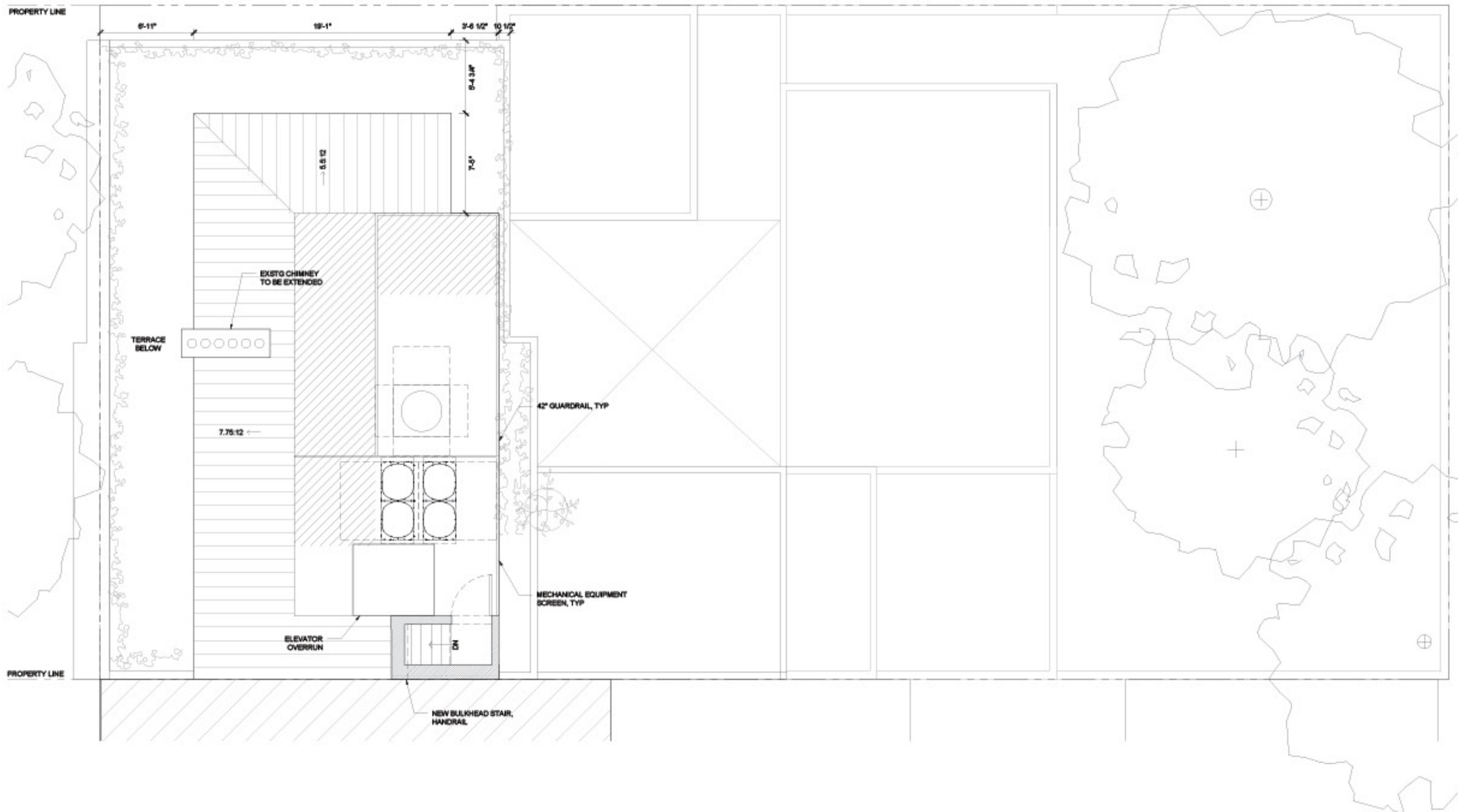
Existing Roof Plan



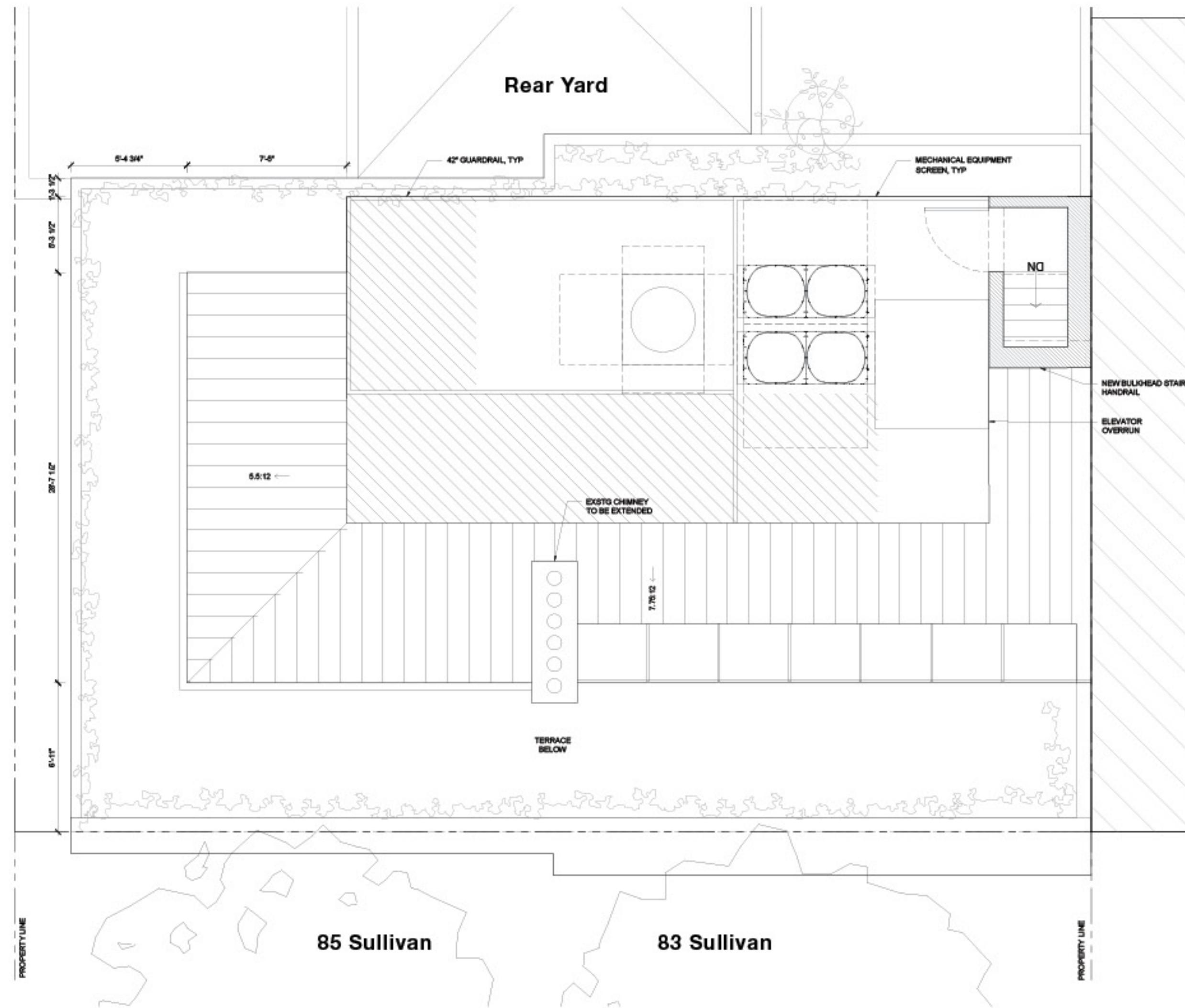
Previously Proposed Addition: Fourth Floor Plan



Previously Proposed Roof Plan



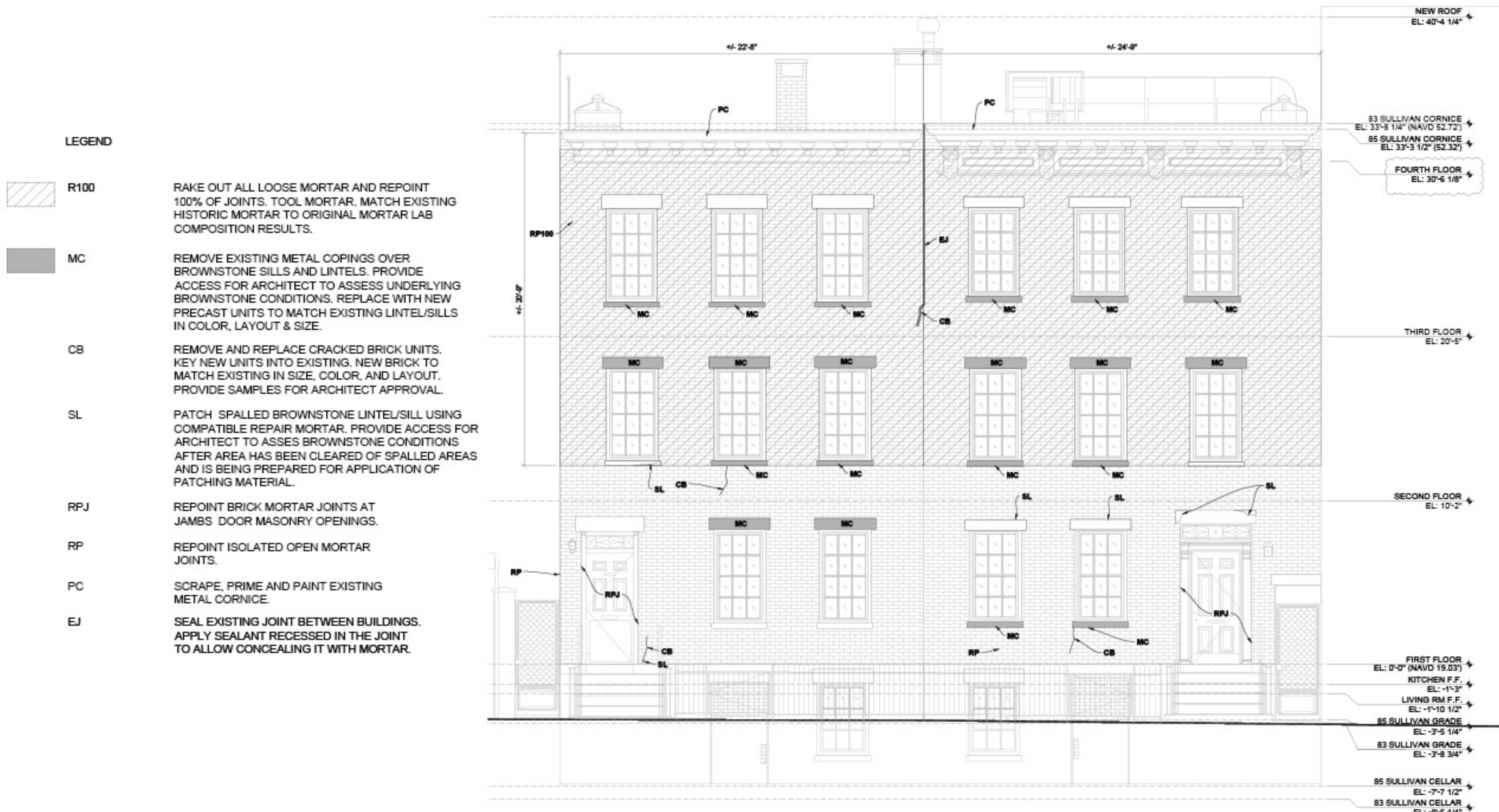
Previously Proposed Roof Plan



Existing Conditions - Sullivan Street Elevation



Facade Restoration Report: Steven Winter Assoc.



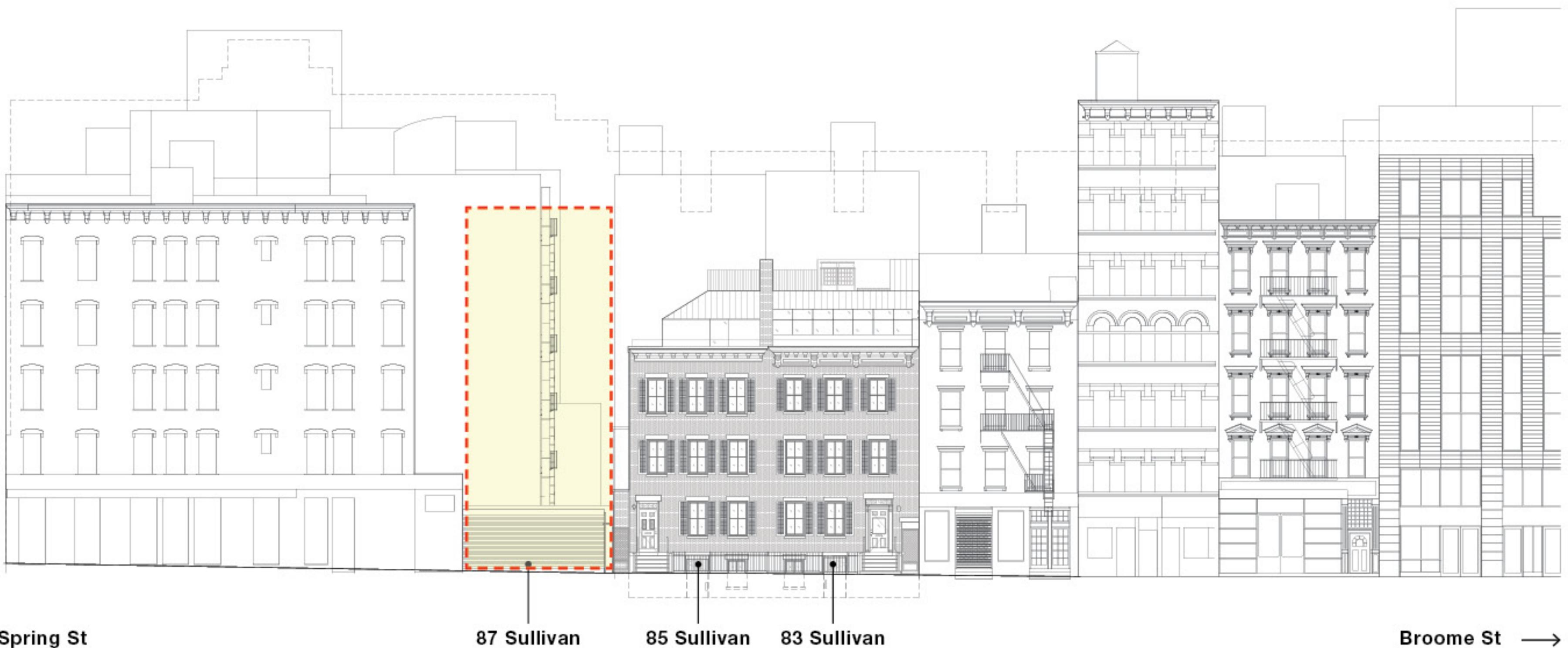
Previously Proposed Addition: Rear Elevation



83 Sullivan

85 Sullivan

Block Context: Potential Development at 87 Sullivan



← Spring St

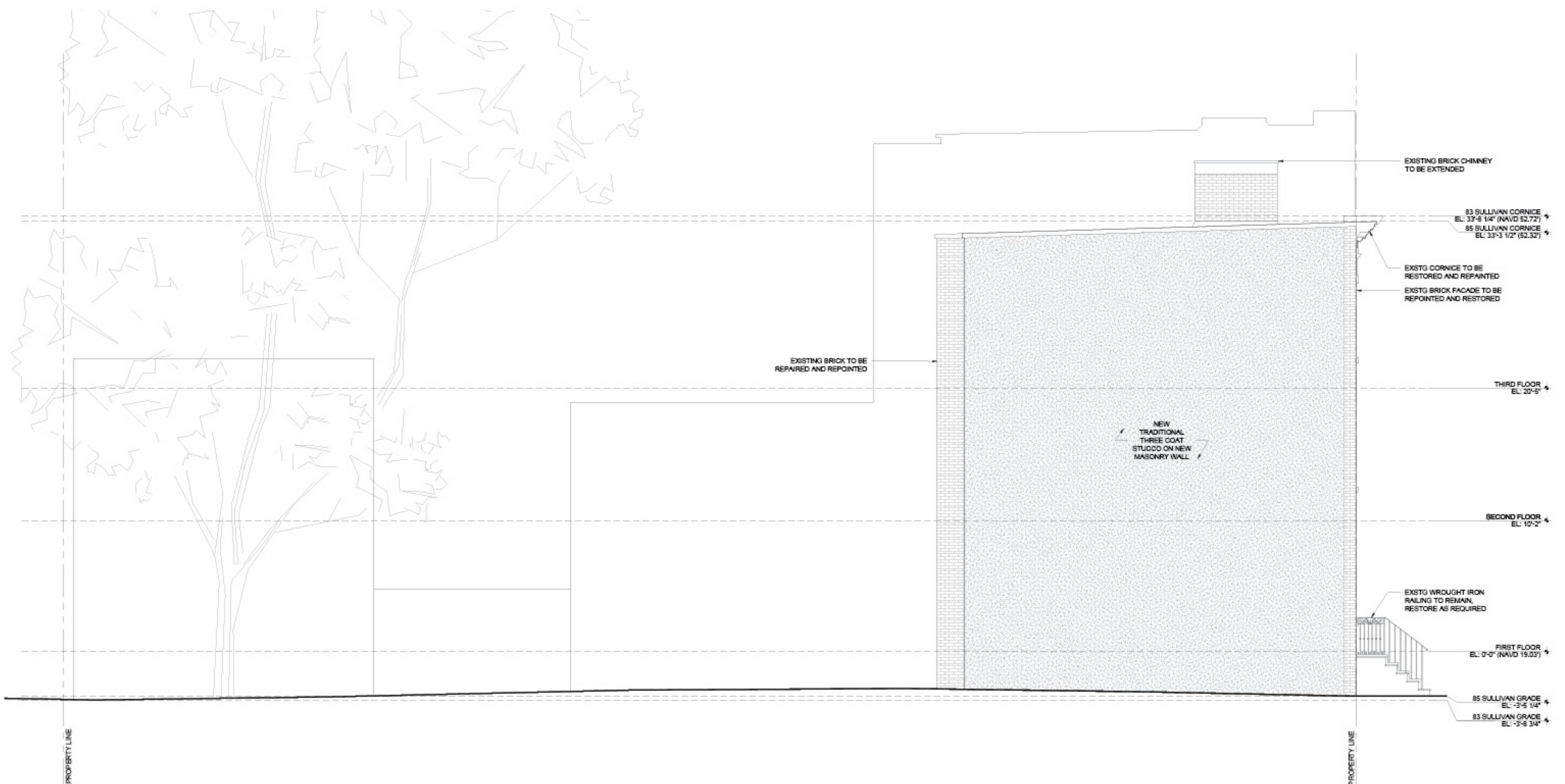
87 Sullivan

85 Sullivan

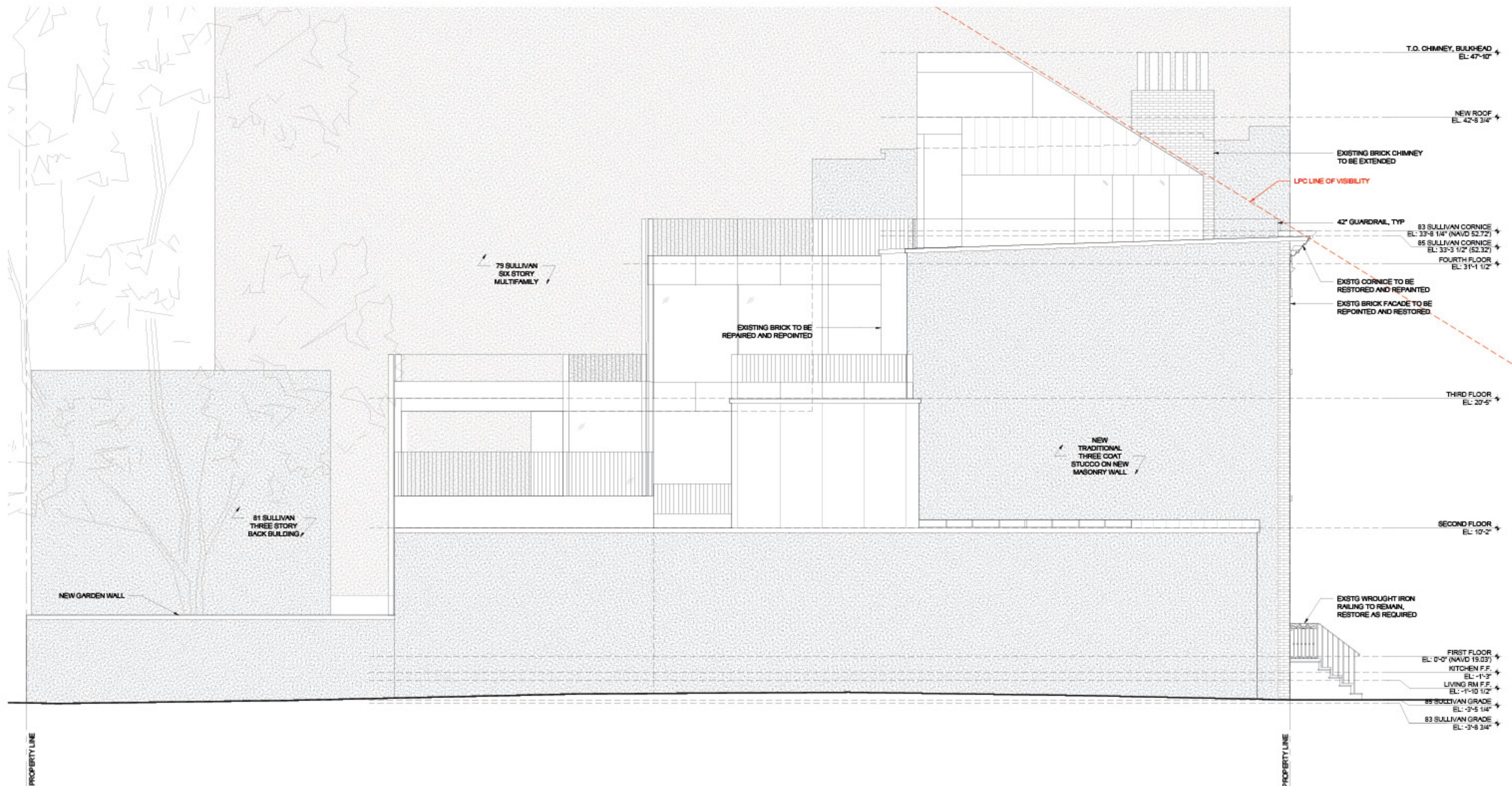
83 Sullivan

Broome St →

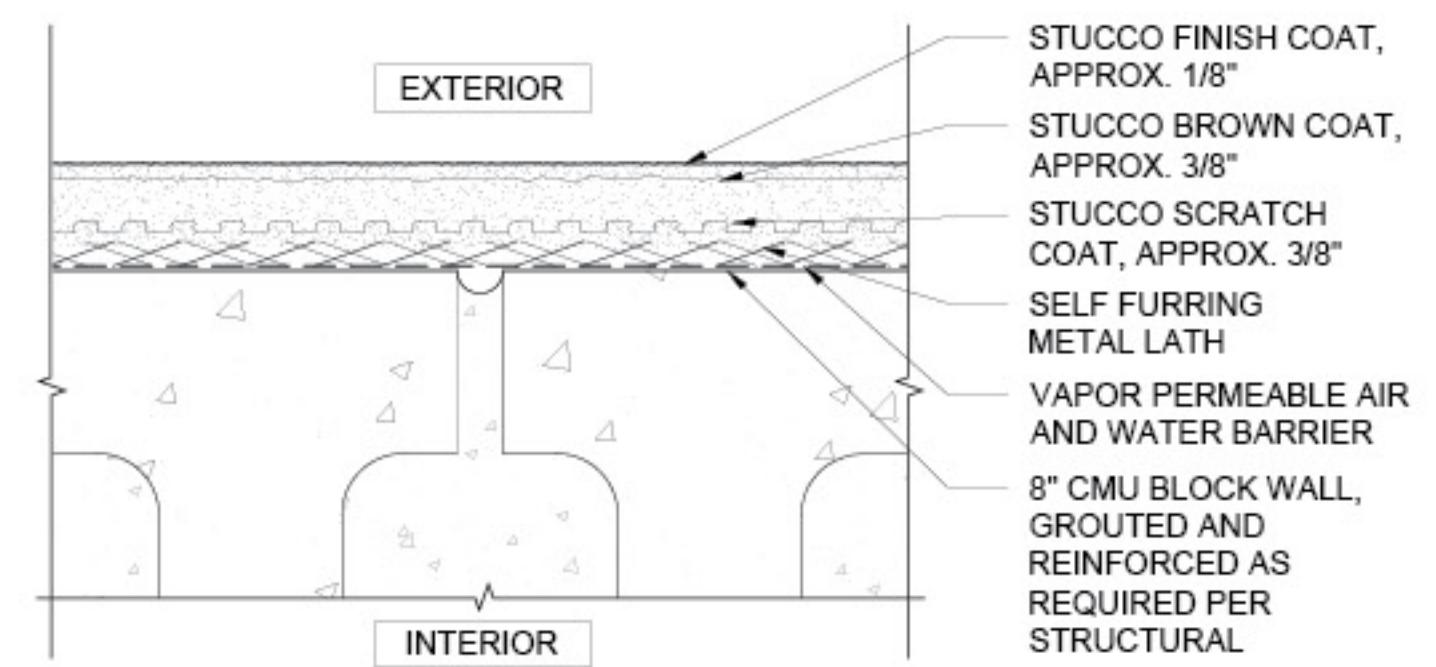
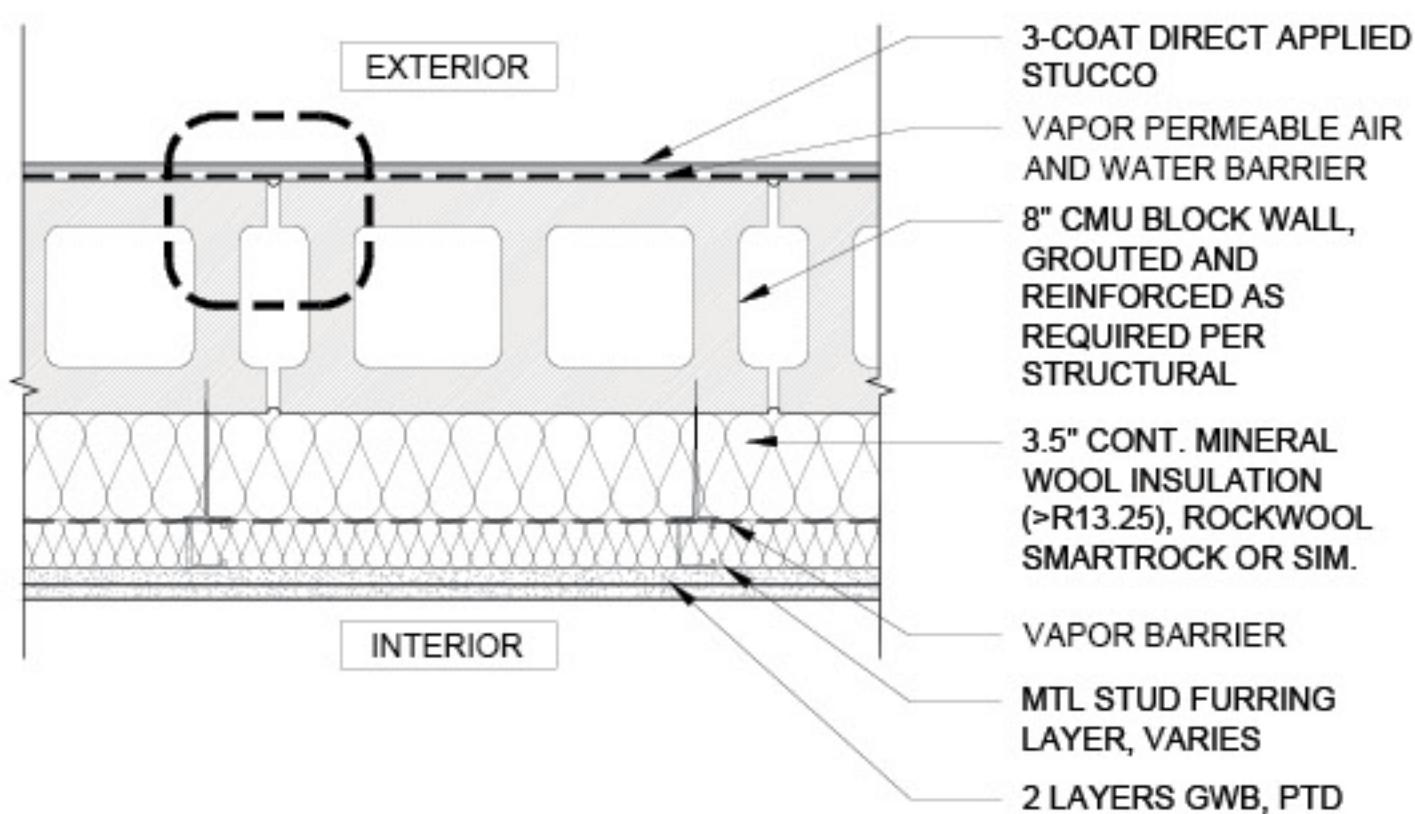
85 Sullivan: Restored Side Elevation



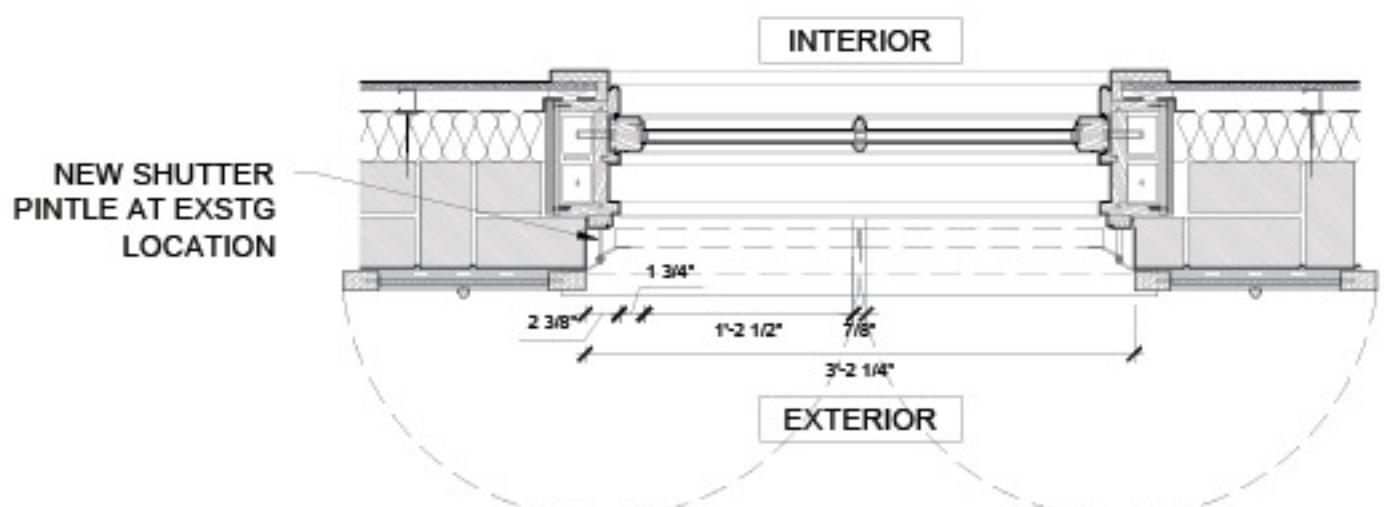
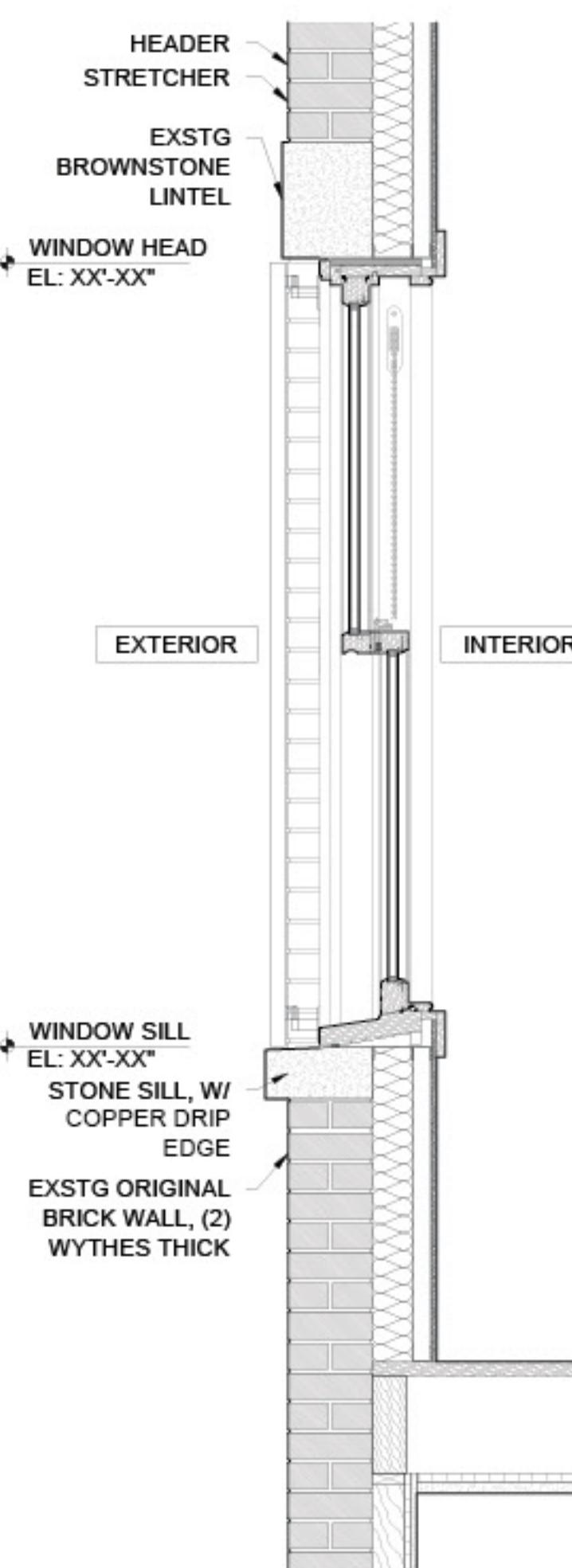
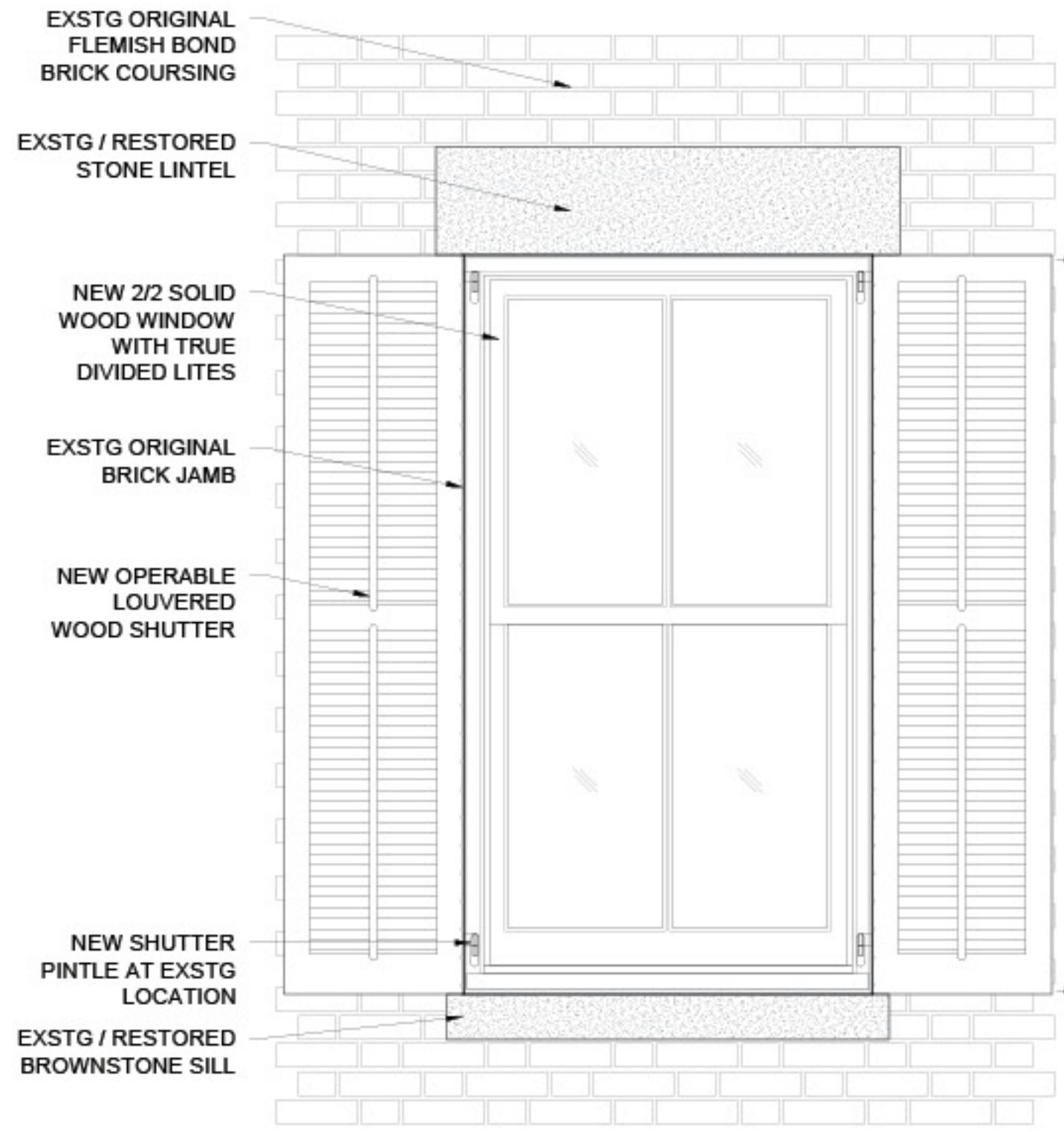
Previously Proposed Addition: Side Elevation



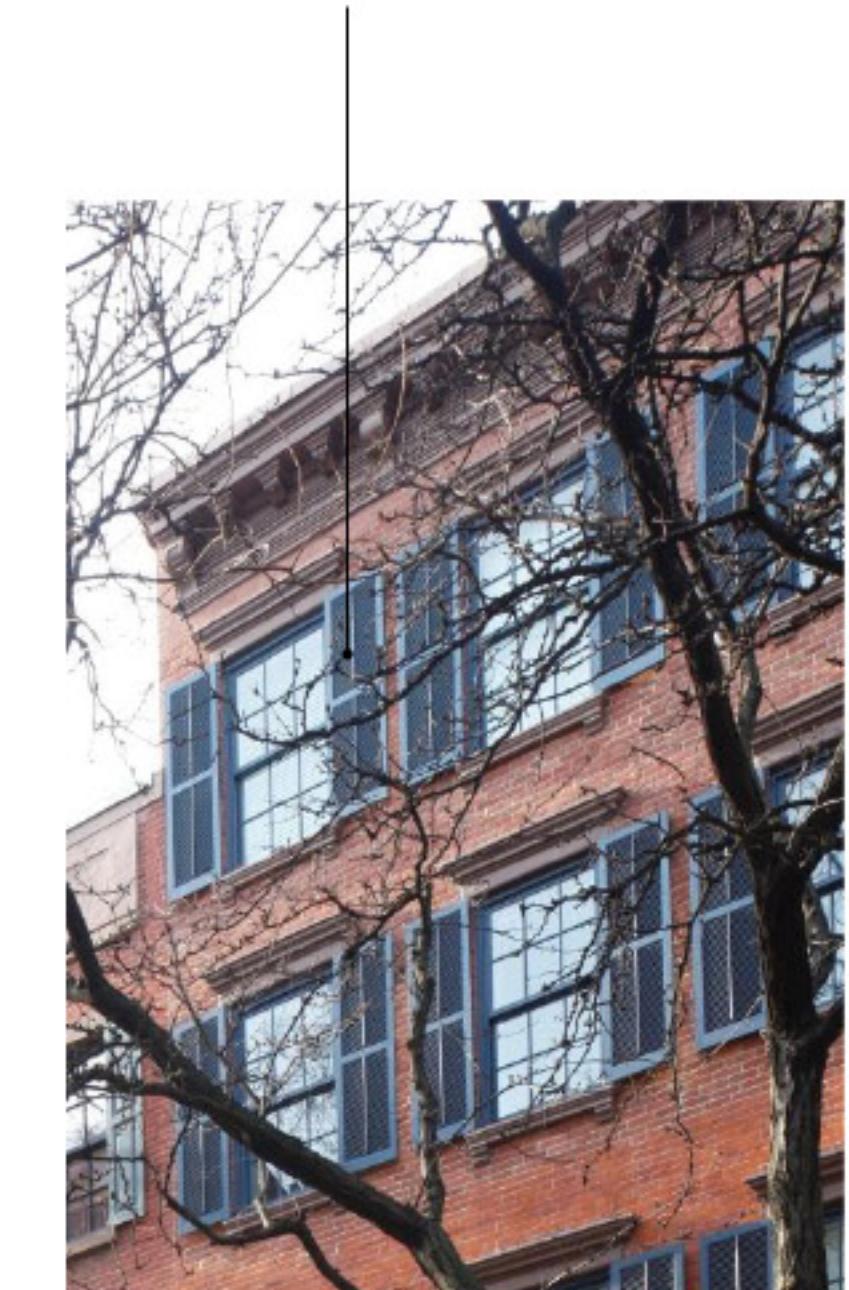
Typical Stucco Details



Restored Facade Details



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



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



Proposed Window Color
Farrow and Ball - Hague Blue

Proposed Material Palette



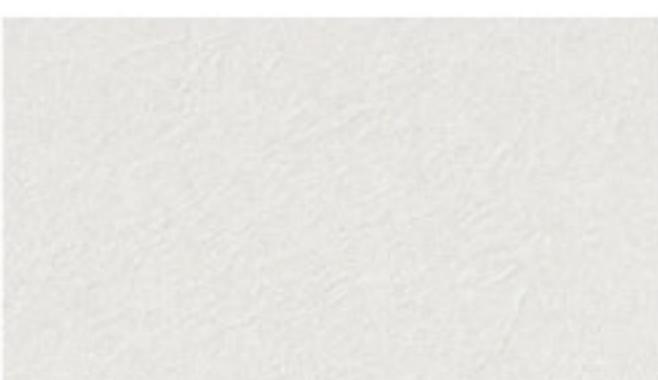
F&B Hague Blue Paint
83 & 85 Sullivan Exterior Trim



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



Patinated Copper
83 & 85 Sullivan Penthouse and
Rear Addition

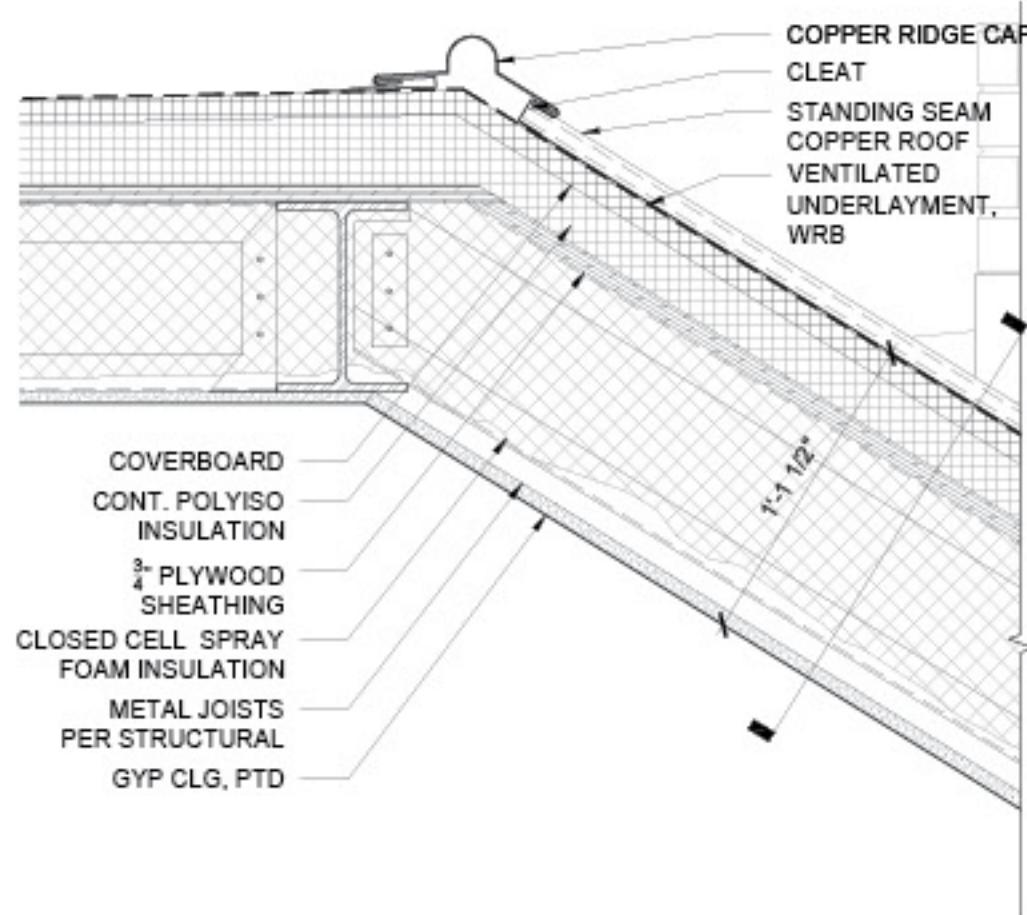


Existing Restored Brick
85 Sullivan Areaway

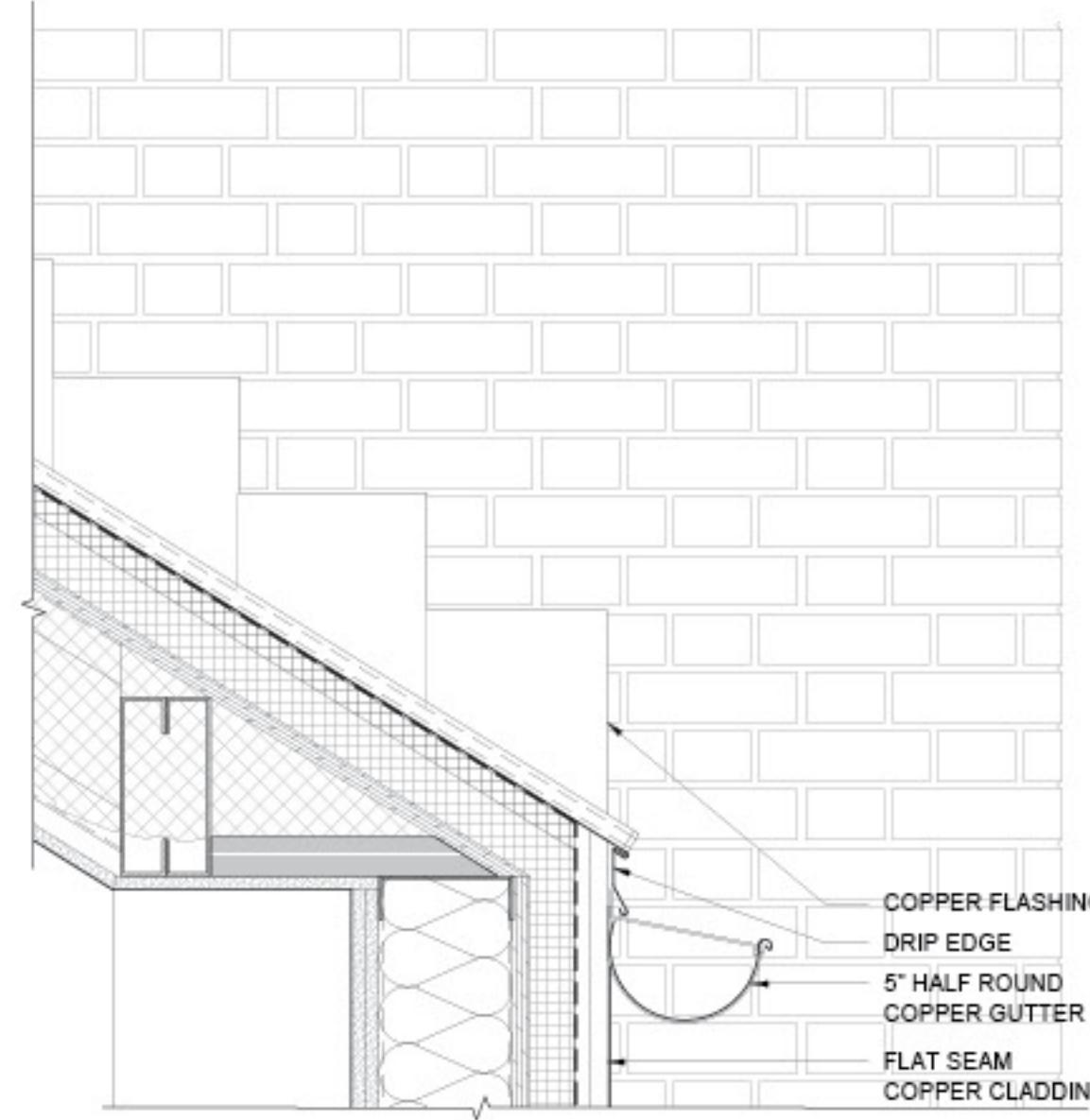


Existing Brownstone
83 Sullivan Areaway

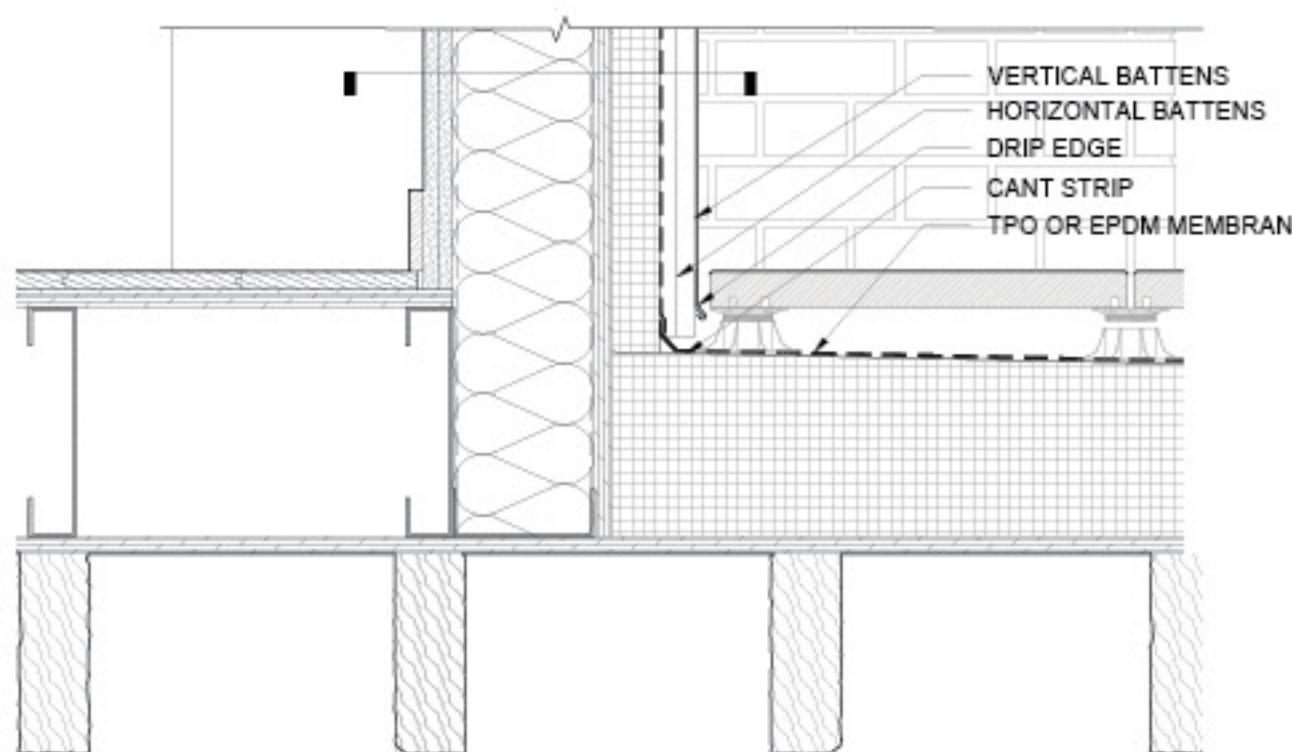
Proposed Copper Details



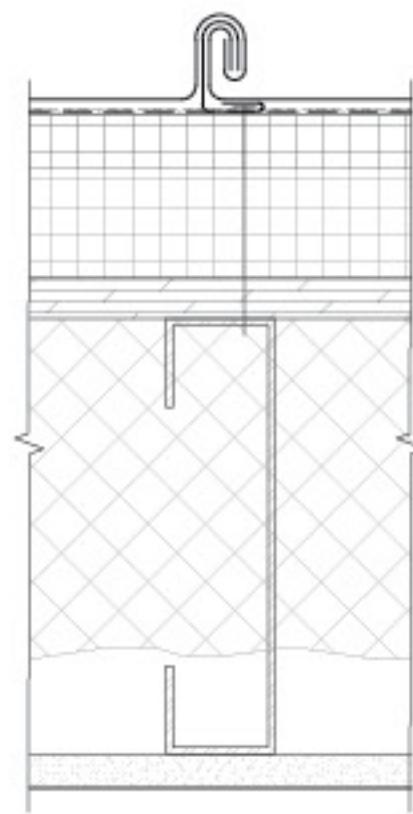
Penthouse Detail Section



Typical Standing Seam



Typical Flat Seam



February 3, 2026
Public Meeting

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

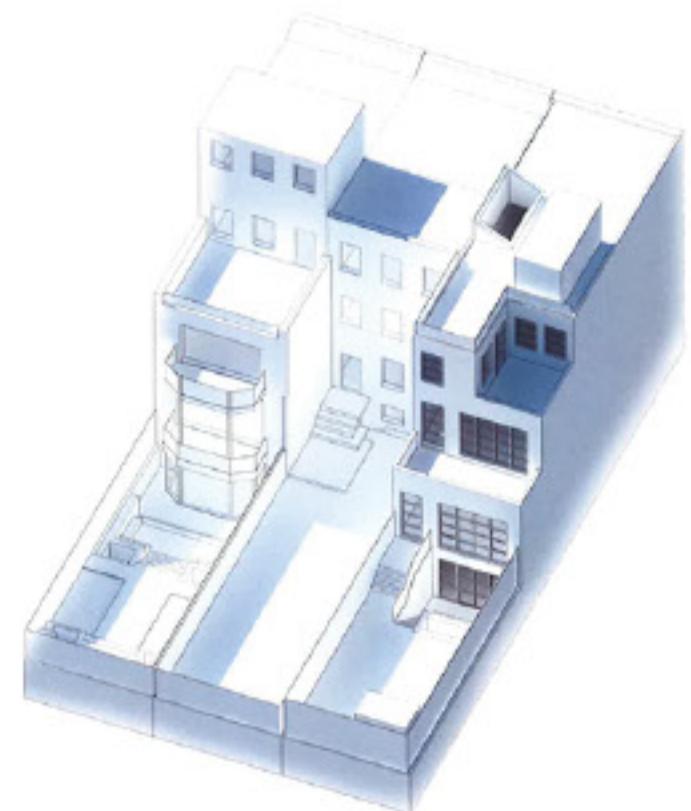


Design Context: Approved Roof Additions

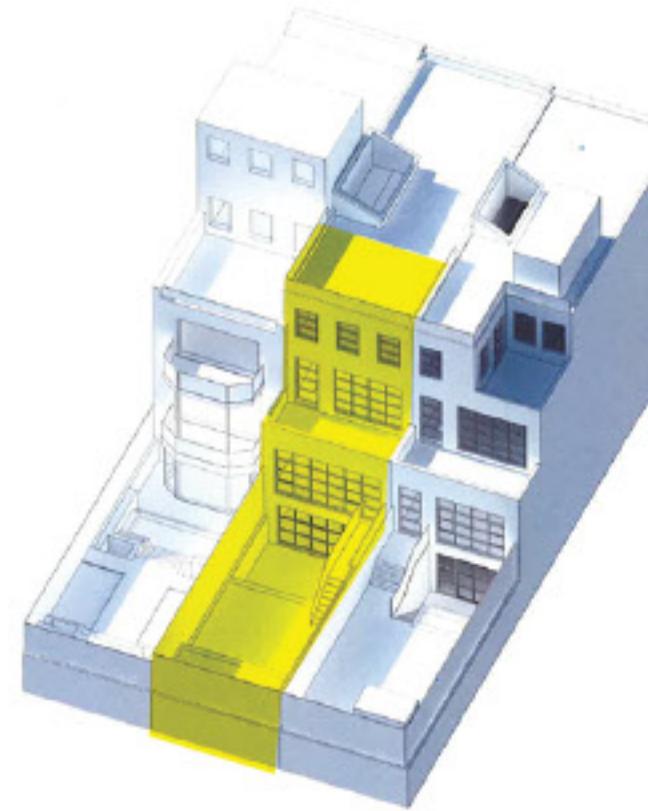


79-81 Charles Street
Architect: Steven Harris Architects
LPC Approved 1/10/2023

Design Context: Approved Rear Additions



EXISTING REAR FACADE AXON



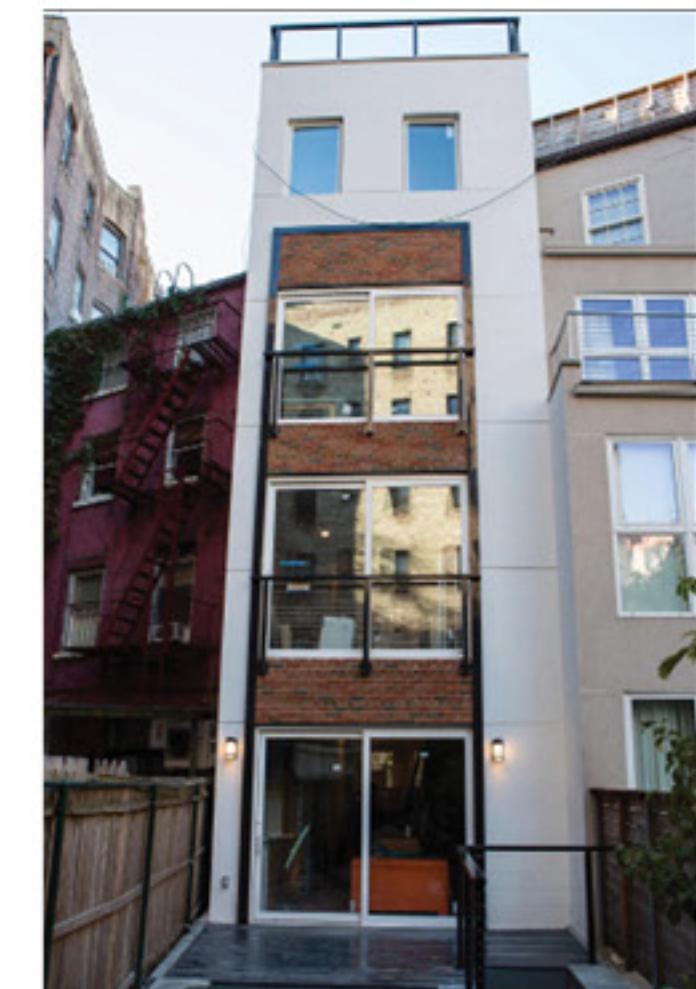
PROPOSED REAR FACADE AXON



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

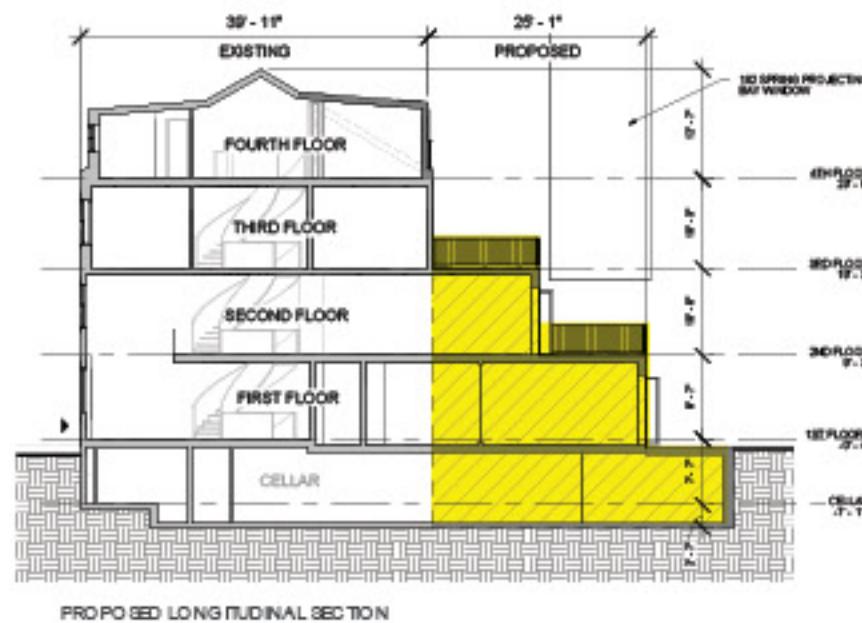
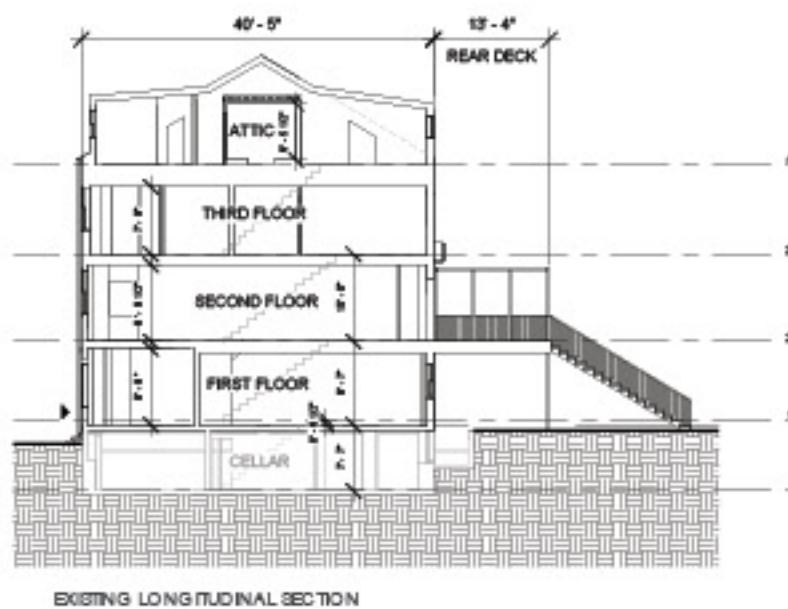


4 Bedford Street
Architect: Crown Design
LPC Approved 08/12/2014



Design Context: Approved Rear Additions

EXISTING & PROPOSED SECTIONS



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



February 3, 2026
Public Meeting

The current proposal is:

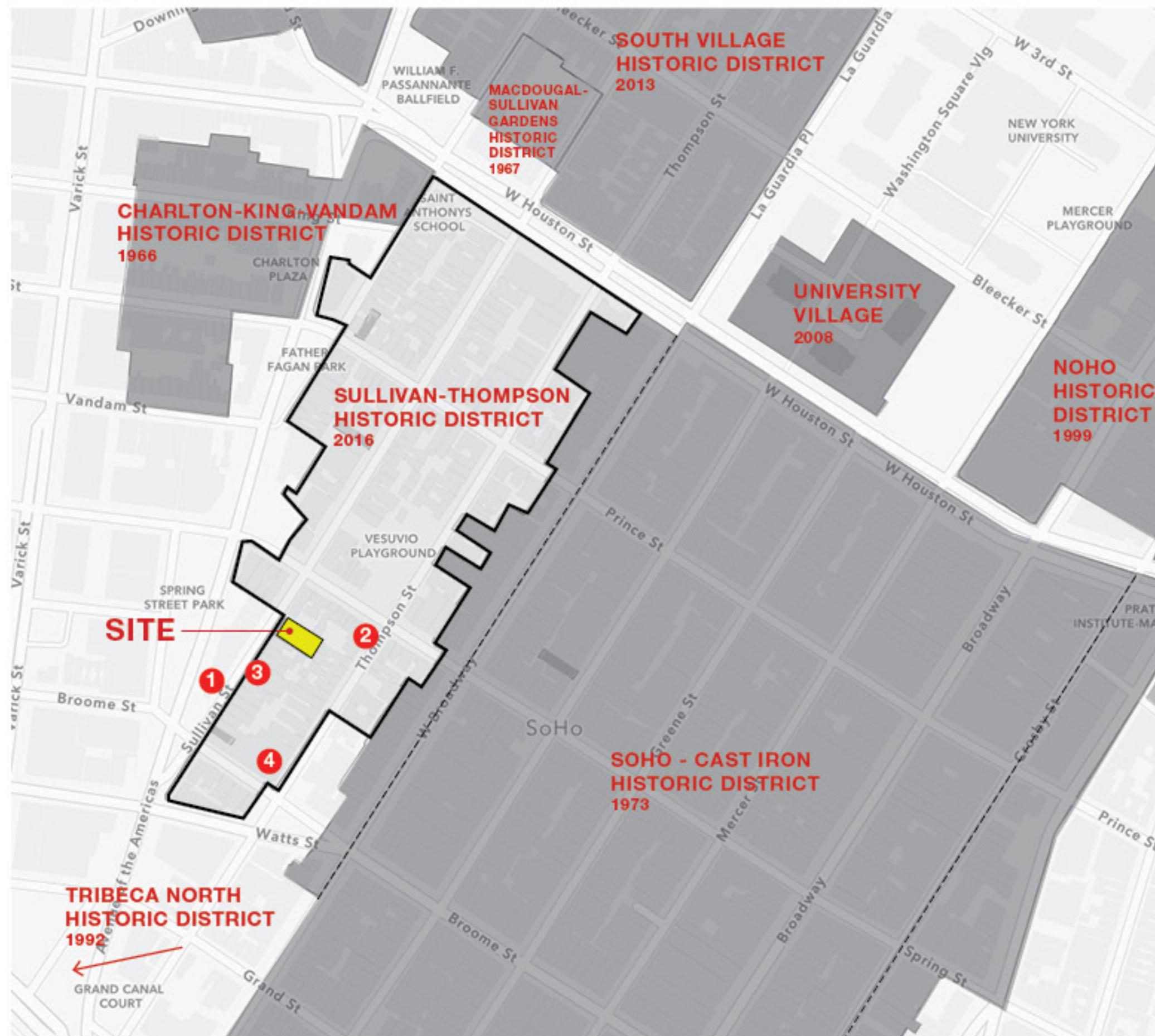
Preservation Department – Item 3, LPC-26-03584

**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: 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)

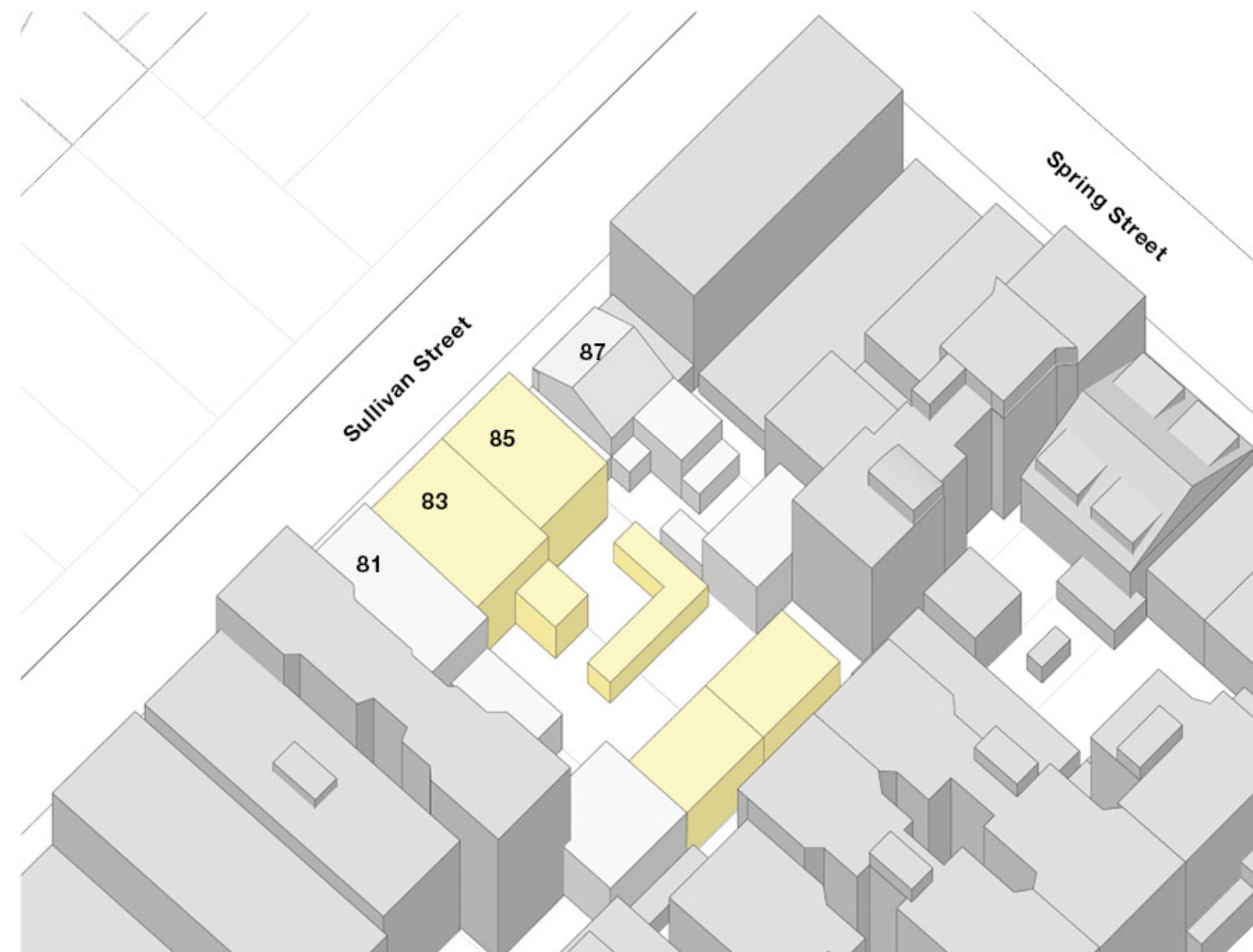


③ 73 Sullivan St. (2014)



④ 55 Thompson St. (2009)

Historic Block Massing: 1903



1903 Block Massing

Source: Sanborn Fire Insurance Map

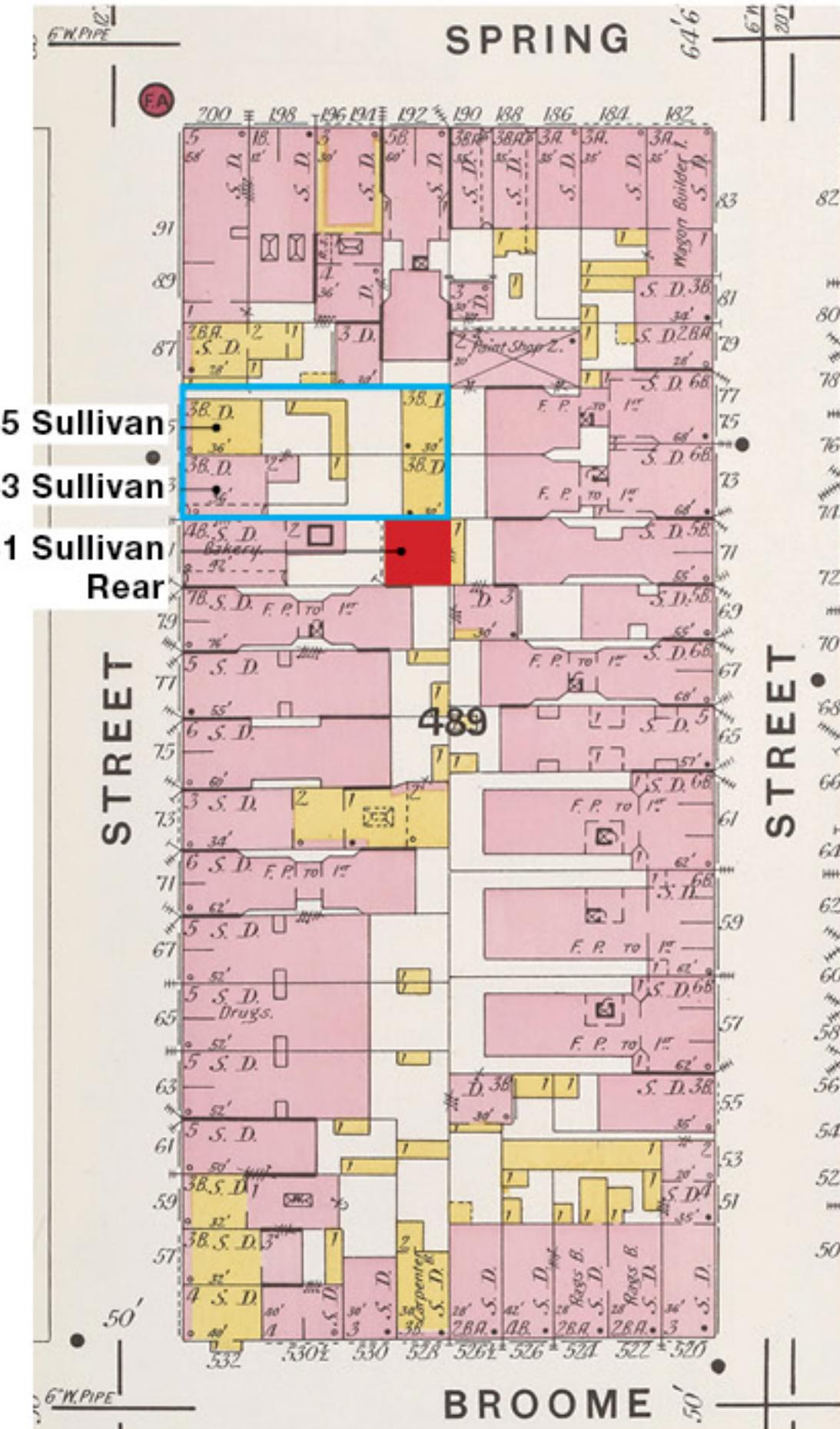
Massing Context: Historic Site Transformation



Historic Maps



1870 Fire Insurance Map
Source: Sanborn Maps

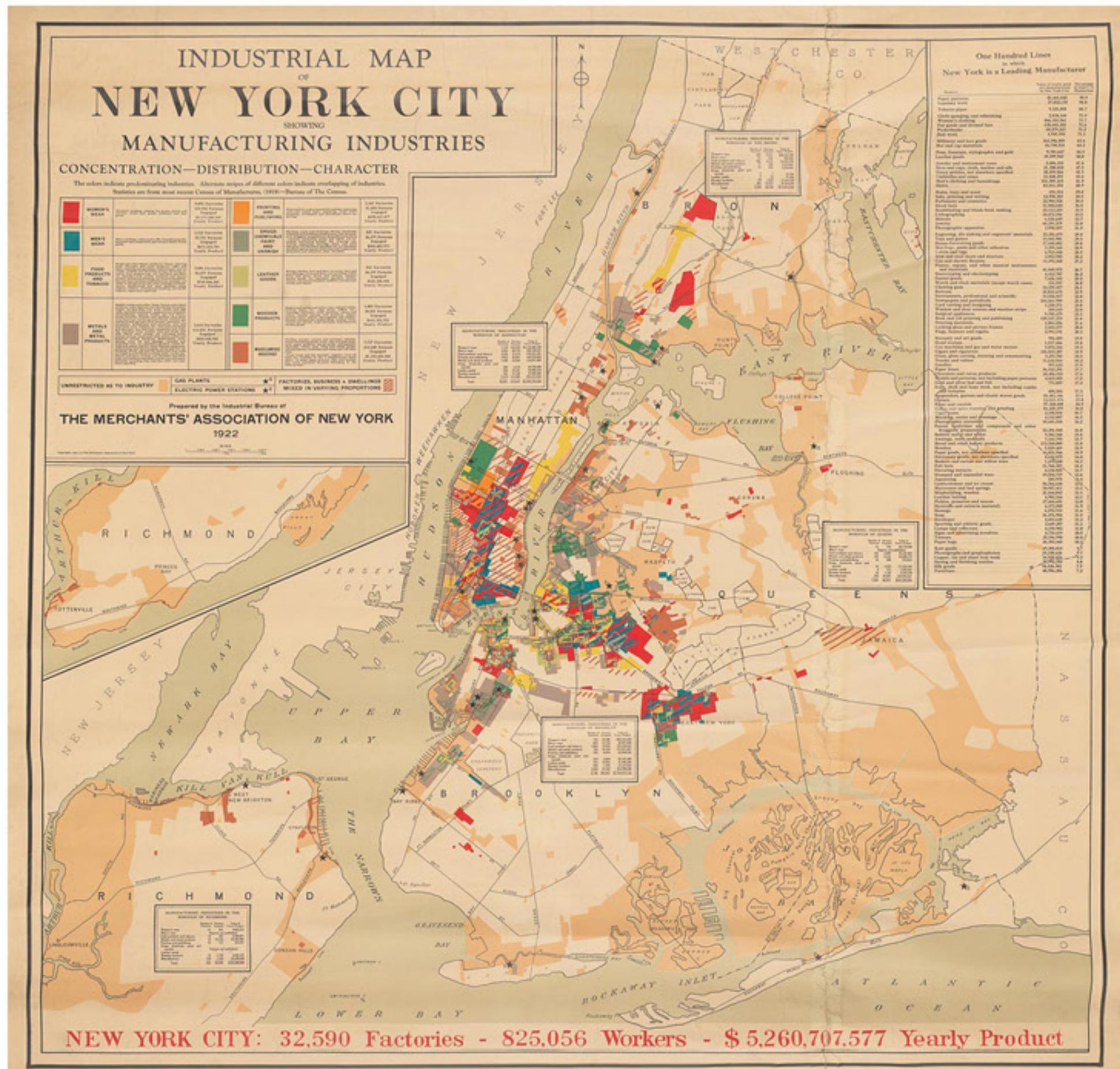


1903 Fire Insurance Map
Source: Sanborn Maps



Existing Rear Building at 81 Sullivan Street

Historic Maps



Industrial Map of New York City (1922)

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

Historic Photos



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

February 3, 2026
Public Meeting

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.