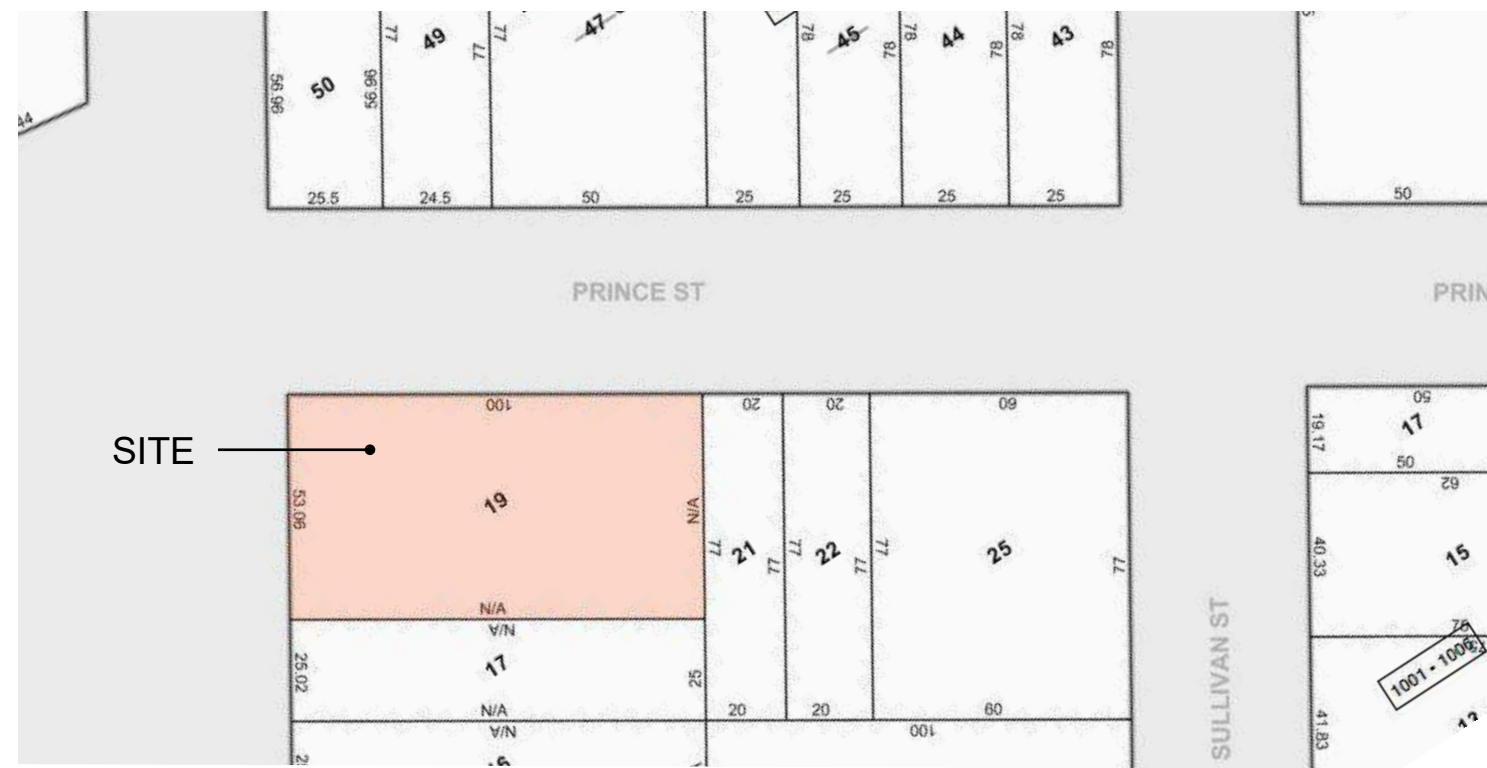


200 PRINCE STREET AND 202 AVE. OF THE AMERICAS
NEW YORK, NY 10012

LANDMARKS PRESERVATION COMMISSION

12/14/2018



NYC DIGITAL TAX MAP TAX BLOCK:504 TAX LOT:19 SOURCE: NYC DCP

From the Designation Report, December 13 2016

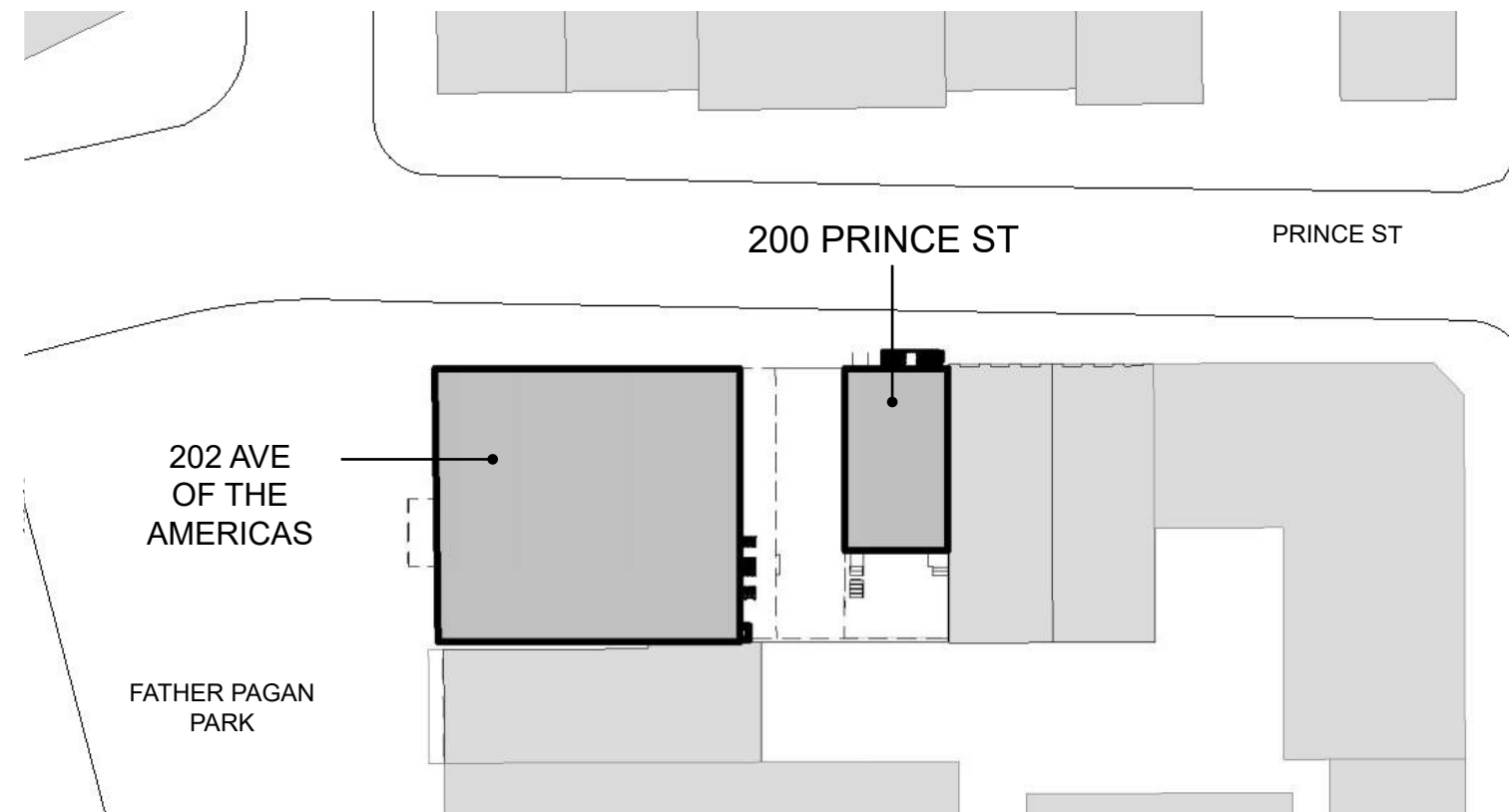
The Sullivan-Thompson Historic District consists of approximately 157 buildings, including row houses, tenements, commercial structures, and institutions, with streetscapes that illustrate the growth of the neighborhood from its origins as a residential row house neighborhood in the early 19th century to a vibrant Italian-American neighborhood in the early 20th century.

Although the Sullivan-Thompson Historic District is no longer an immigrant community, this heritage continues to be reflected in its row houses, tenements, and commercial and institutional buildings that were constructed from the early 19th century to the end of the 1920s. Nestled between a number of major thoroughfares and designated historic districts, the Sullivan-Thompson Historic District is a distinctive enclave that retains its unique sense of place

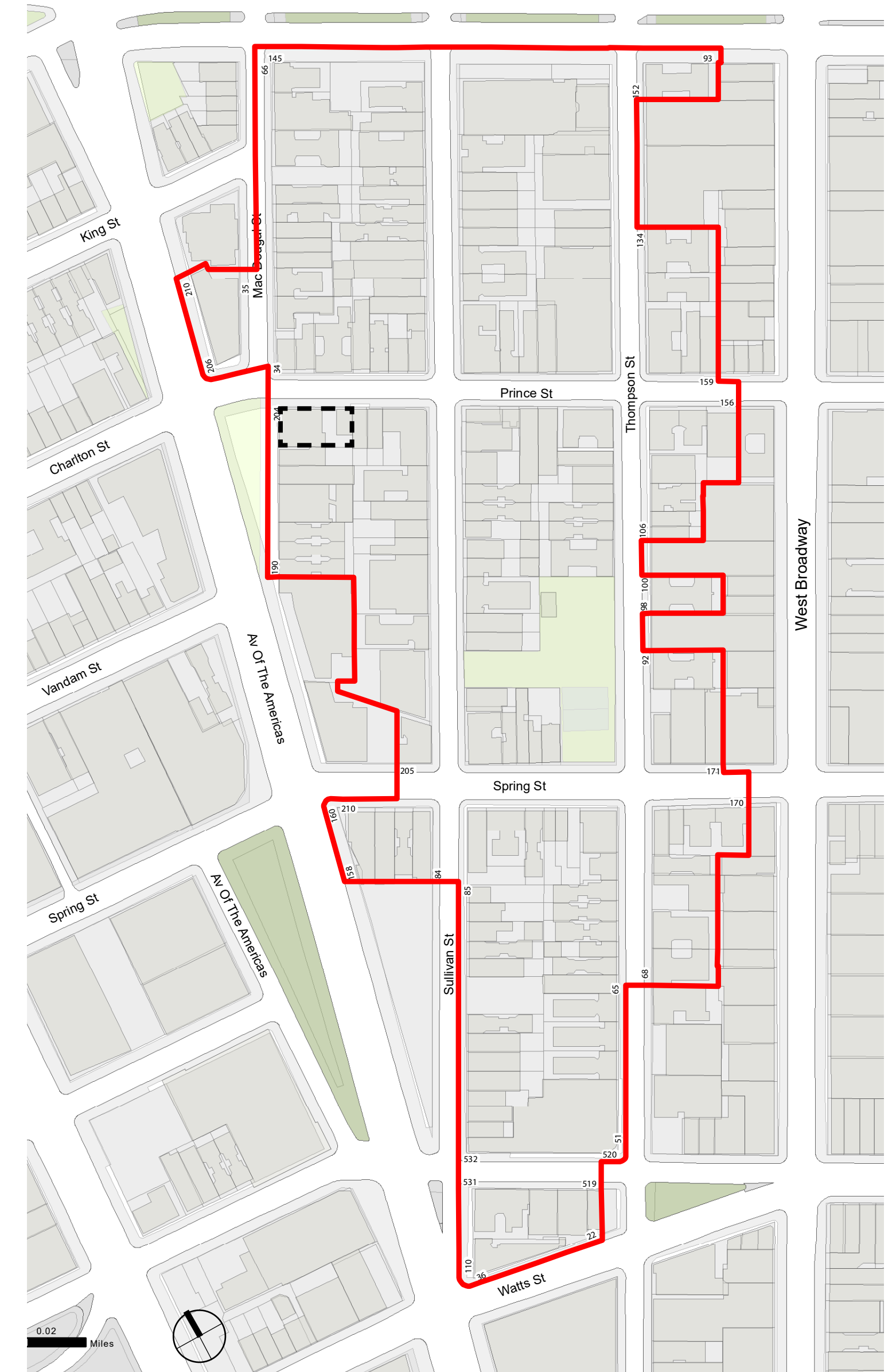
The Sullivan-Thompson Historic District is significant for its important cultural history and its variegated streetscapes that reflect the waves of immigration (and migration) that transformed this neighborhood, and New York City, in the years before the Great Depression. The distinct sense of place is derived from the historic street grid and the variegated streetscapes of 19th -20th century buildings that vary in type, scale and materials. The period of significance in this historic district is the early 19th century to the Great Depression, when most of the development within the district occurred.

Statement of regulatory intent

1. The Commission intends to preserve and maintain the varied character of the streetscapes, by preserving those contributing features that are present in the array of 19th - and early 20th -century building typologies, such as building scale, massing, facade materials and commercial first floors.
2. The Commission will allow demolition of non-contributing buildings provided a replacement has been approved. The Commission will also allow changes to the facades of non-contributing buildings, regardless of their style, if such changes are harmonious with, and do not detract from the scale and character of the historic district.
3. Non-Contributing- Any building or resource that was built, reconstructed, or highly altered since 1930 and does not contribute to the historic district's sense of place as well as any vacant lot or lot on which a new building was under construction at the time of designation. An unusually large number of historic storefronts survive in the Sullivan-Thompson Historic District today



SITE PLAN



SULLIVAN-THOMPSON HISTORIC DISTRICT SOURCE: NYC LPC



67 SULLIVAN STREET, PRE-LAW TENEMENT, DATED 1877



107 SULLIVAN STREET, NEW-LAW TENEMENT FROM 1905



100 SULLIVAN STREET, APARTMENT BUILDING BUILT IN 1961



107 SULLIVAN STREET

CONTEXT OF THE NEIGHBORHOOD

The brief photo diary shown as a description of the historic district character, does not attempt to describe all of the relevant aspects of the neighborhood but it is rather more of a highlighting of conditions that informed the proposed design solution:

- The repetition of residential row houses
- The variety of scale, features and materials of the first floors, where projecting bay window storefronts are interspersed throughout animating the streetscape
- The recurrent separation between the first floor and the upper floors, seen in row houses but also in the contributing 1920's large building across Prince at the corner of Sixth Avenue.

210 Avenue of the Americas on the next sheet, also presents dark brick pillars, clearly differentiated from the upper brick cladding, and the fact that the first floor openings morphs from markedly commercial at the corner to residential to office like.



118 THOMPSON STREET -
A HIGHLY DETAILED BAY WINDOW DESIGNED BY BERNSTEIN&BERNSTEIN, 1904



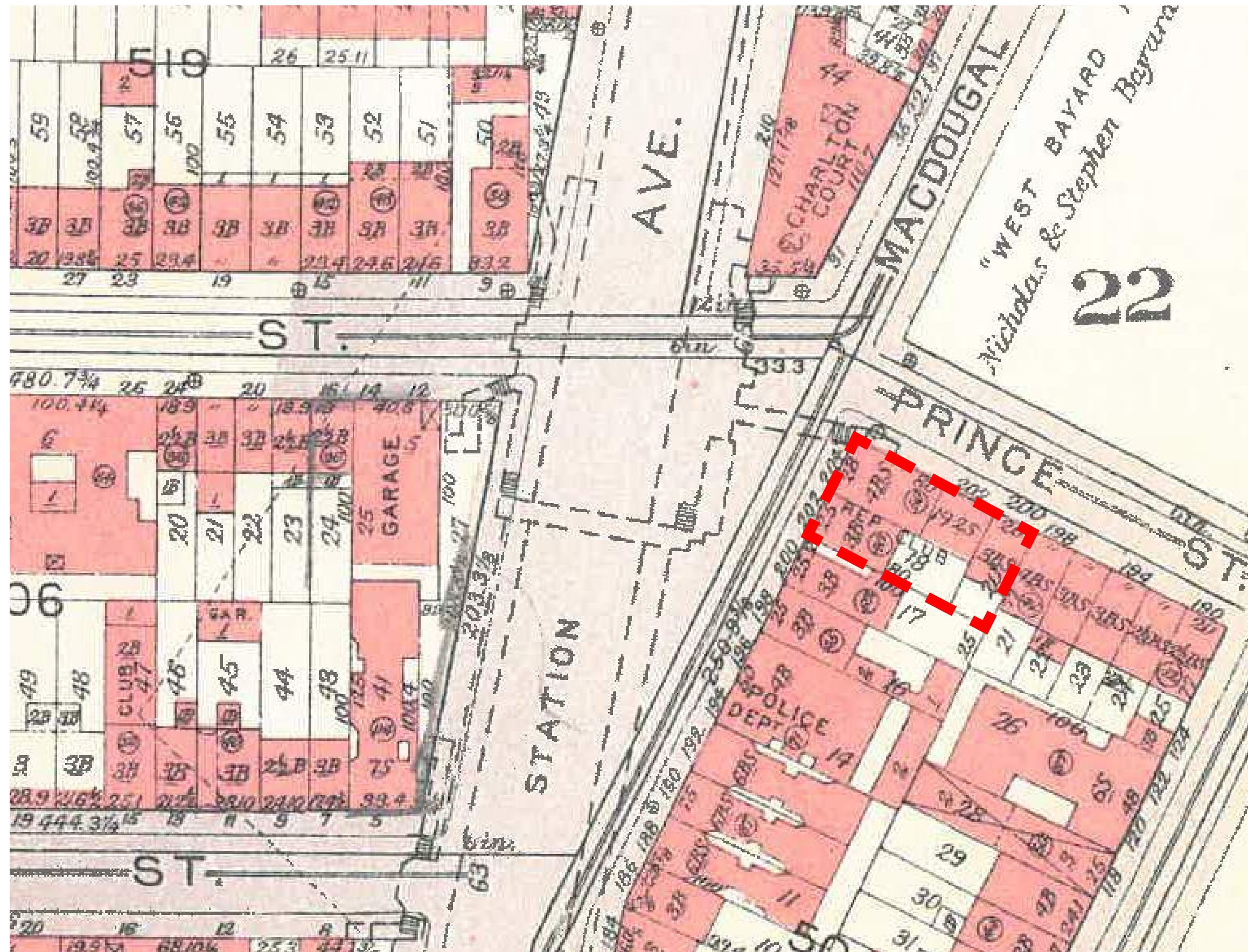
199 PRINCE STREET- ACROSS THE STREET FROM THE PROJECT'S SITE



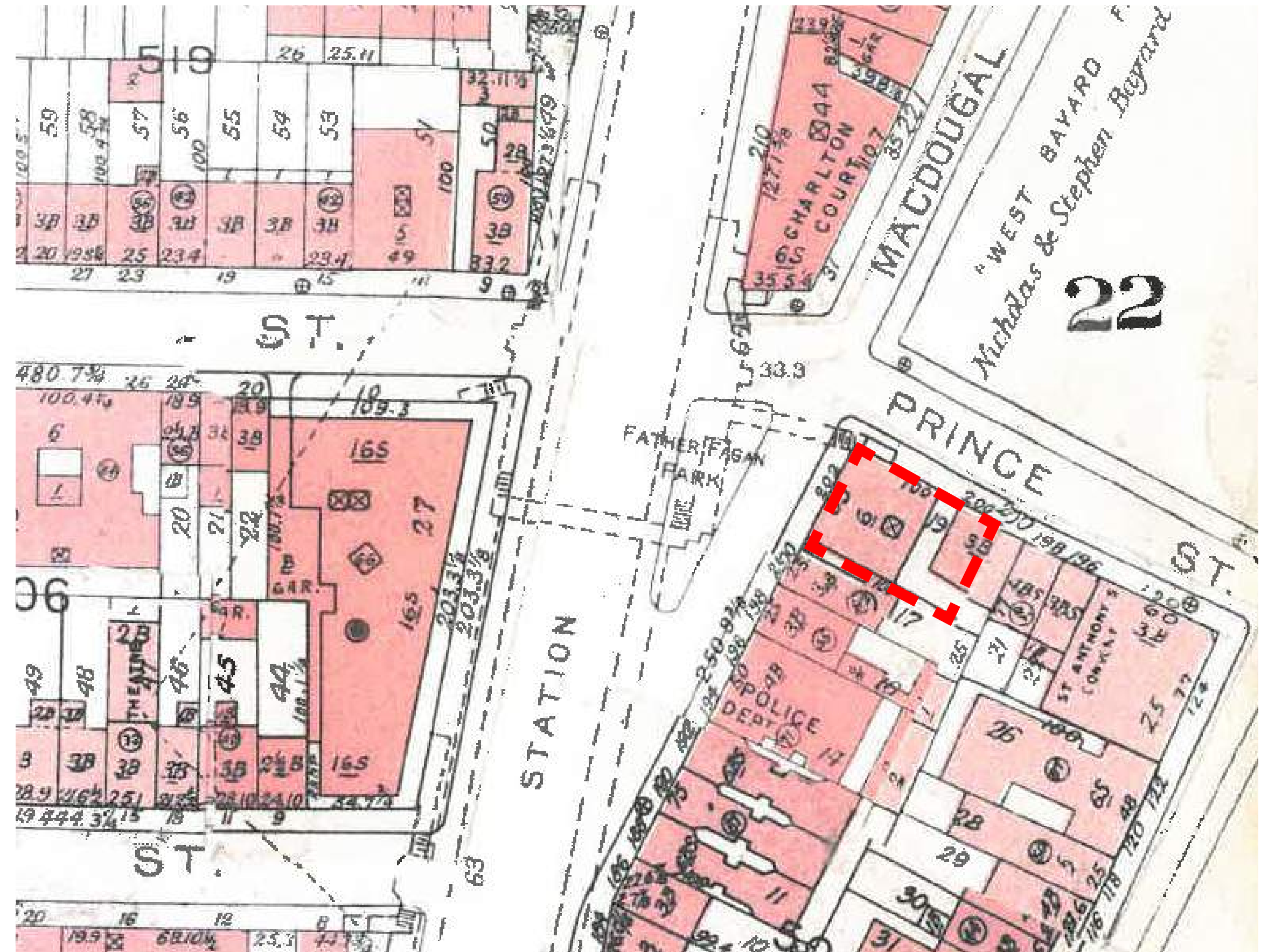
210 AVE. OF THE AMERICAS- VIEW FROM PRINCE STREET, ACROSS THE PROJECT'S SITE



210 AVE. OF THE AMERICAS - ARCHITECT JOHN B. PETERKIN, BUILT 1928



4 BUILDINGS ON THE LOT
MANHATTAN LAND MAP, 1934



2 BUILDINGS ON THE LOT
MANHATTAN LAND MAP, 1955



200 PRINCE STREET

Borough of Manhattan Tax Map Block 504, Lot 19

Date(s): not determined; redesigned c. 1960

Architect(s): Not determined

Owner / Developer: Not determined

Status: *Non-Contributing*

History

This building is one of two buildings on lot 19. This building was originally constructed as a row house. The building was tenementized, had its stoop removed, and added ground floor commercial space. The building's current facade dates to the early 1960s, when the Ansam Holding Corporation hired David Kraus to redesign this building along with the apartment building on this lot located at the southeast corner of Avenue of the Americas and Prince Street.

SULLIVAN-THOMPSON HISTORIC DESIGNATION REPORT 2016. BUILDING PROFILE AND STATUS
SOURCE: NYC LPC

As seen on the left image, the building that was later demolished is still standing in the 40's. This unusually small two stories structure, with its alternating door/projecting storefront elements had a great impact on the predominantly commercial aspect of the Street.



200 PRINCE STREET - 1940 TAX LOT PHOTO



200 PRINCE STREET - 1980 TAX LOT PHOTO

202 AVENUE OF THE AMERICAS (AKA 202-204 AVENUE OF THE AMERICAS)

Type: Apartment building
Style(s): Modern with alterations
Stories: 6
Material(s): Brick
Status: Non-Contributing

History

This building is one of two buildings on lot 19. This building was originally two row houses. In the early 1960s, the row houses were substantially altered to create a six-story apartment building with doctors' offices at the ground floor. As part of this alteration, the buildings were combined, their footprints changed, additional floors added, and new exterior walls built.

SULLIVAN-THOMPSON HISTORIC DESIGNATION REPORT 2016. BUILDING PROFILE AND STATUS
SOURCE: NYC LPC

The two Avenue of the Americas buildings are still recognizable in 1940 (see images on the left), contributing to the marked residential character of the first floor on Avenue of the Americas, characterized by the alternating low basement windows and high entry doors. All the buildings still retain the details that will soon be stripped: door lintels, windows sills, cornices etc.. The 80's tax lot photo (on the right) dates from not long after the renovation of the complex. The intent of the Sixth Avenue of the Americas building renovation was more legible, particularly at the top, (now stucco patching creates sort of an odd crowning) and at the storefront where the door/window element was clearly located under each window row. Presently the first floor is a messy combination of openings that are not identifiable as neither doors, windows or display windows.



202 AVE. OF THE AMERICAS - TAX LOT PHOTO 1940



202 AVE. OF THE AMERICAS - TAX LOT PHOTO 1940



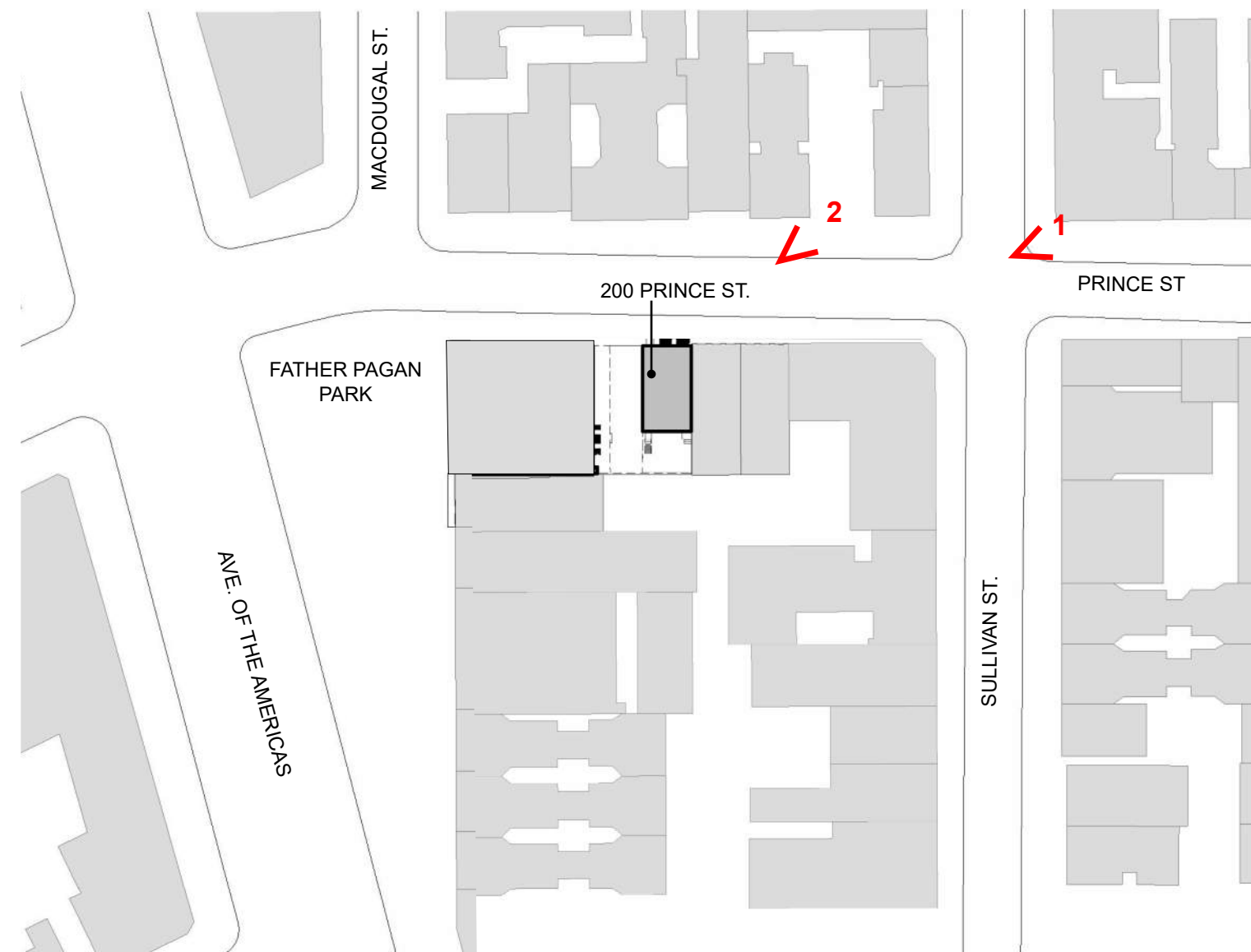
ACROSS 202 AVE. OF THE AMERICAS, 1932



202 AVE. OF THE AMERICAS - TAX LOT 1980



1- VIEW ALONG PRINCE STREET



2- VIEW OF 200 PRINCE STREET

200 PRINCE STREET

Type: Apartment building
 Style(s): No Style
 Stories: 3 and basement
 Material(s): Brick

Alterations

Main Facade (North, facing Prince Street): Replacement windows and door; awning added; signage; wires; intercom

West Facade: Parged; light fixture added

Site

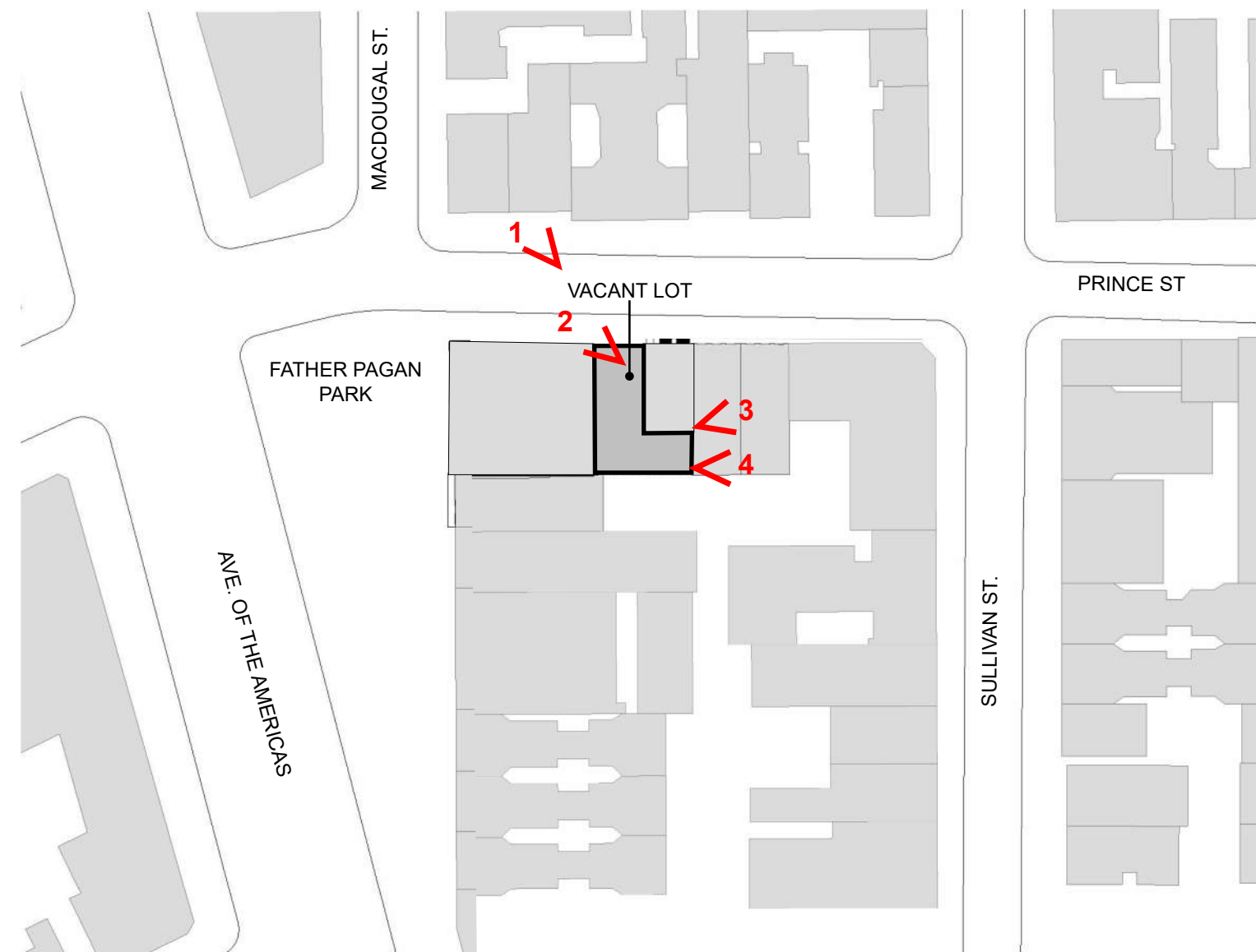
Metal railing replaced at entrance; grate Sidewalk / Curb Materials
 Concrete with stone curb

SULLIVAN-THOMPSON HISTORIC DESIGNATION REPORT 2016. BUILDING PROFILE AND STATUS
 SOURCE: NYC LPC

This is a diminutive tenement building housing 8 minuscule residential studios in poor condition that today do not find a suitable market . The façade has been completely stripped and replaced with white brick cladding, poorly installed, thru-the-wall air conditioning units and utilitarian fire-escapes to complete the treatment. The basement level is located approximately 30" below ground, making accessibility challenging.



1- VIEW OF FLOWER STAND, BETWEEN BUILDINGS



3- VIEW OF SIDE YARD, FROM ROOF OF 200 PRINCE ST.



2- VIEW OF 200 PRINCE AND RESPECTIVE YARDS, FROM ROOF OF 202 AVE. OF THE AMERICAS

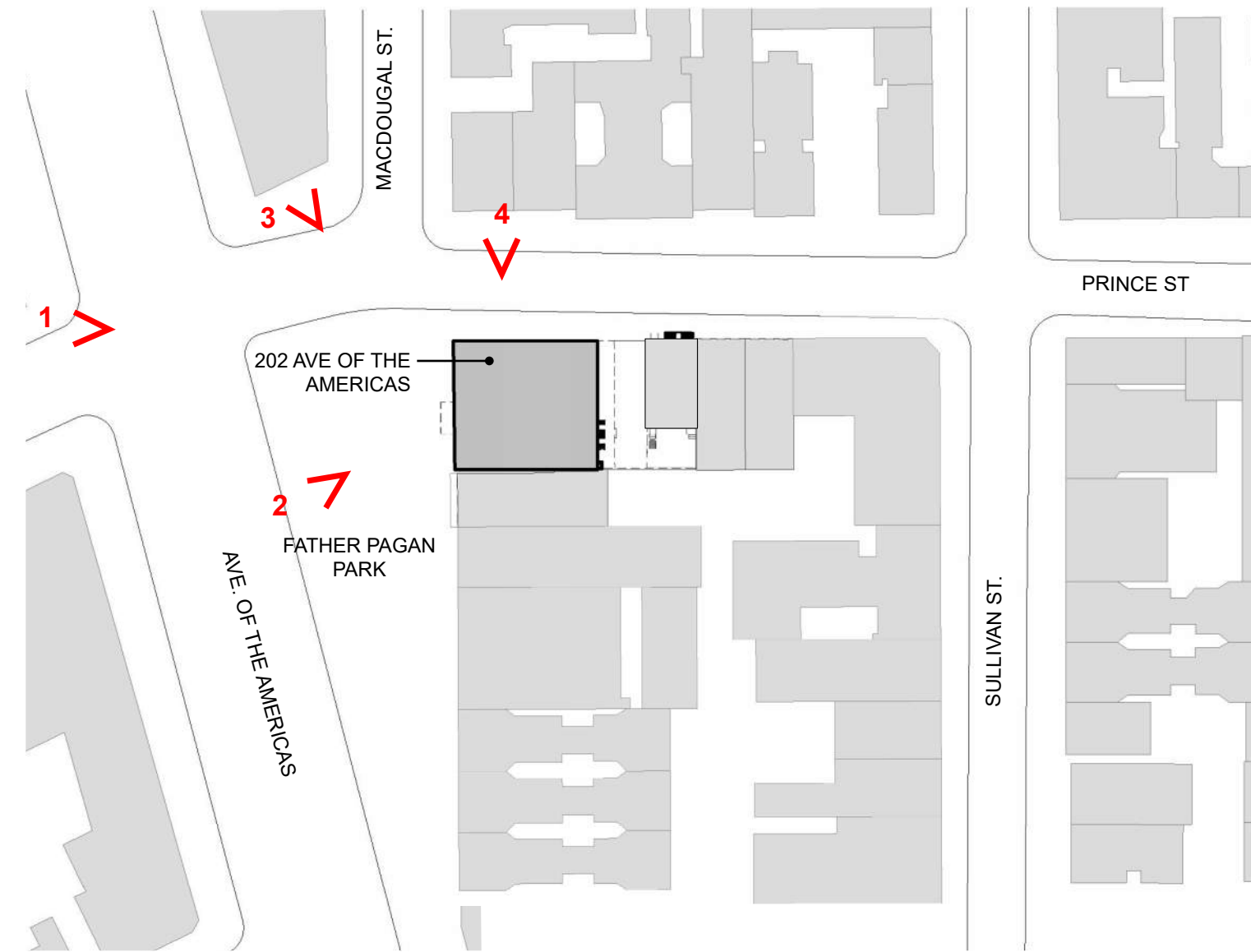
200 PRINCE STREET & 202 AVE. OF THE AMERICAS
 EXISTING CONDITIONS: VACANT LOT



4- VIEW OF SIDE YARD , FROM REAR YARD OF 200 PRINCE ST



1- VIEW FROM CORNER OF PRINCE ST AND AVE. OF THE AMERICAS



3- VIEW FROM CORNER OF MACDOUGAL ST AND PRINCE ST



2- VIEW FRM FATHER PAGAN PARK

202 AVENUE OF THE AMERICAS (AKA 202-204 AVENUE OF THE AMERICAS)

Alterations

Main Facade (West, facing Avenue of the Americas): Awning; replacement windows; brick parapet altered; first-story window openings changed and storefront entrances added; illuminated and non-illuminated signage; conduit; light fixtures; replacement brick above windows; door at residential entrance replaced; entrance surround altered; water meter transmitter; security camera; conduit; electrical outlets; signage

Secondary Facade (North, facing Prince Street): Awning; replacement windows; brick parapet altered; first-story window openings changed and storefront entrances added; replacement brick above windows; first-story window openings covered by plywood

East Facade (rear): Painted; non-historic windows; awning; conduit

South Facade: Partially parged

Site

Metal grate; rear of site used as flower shop and features awning and metal fence

Sidewalk / Curb Materials

Concrete along Avenue of the Americas; concrete with stone curb on Prince Street

SULLIVAN-THOMPSON HISTORIC DESIGNATION REPORT 2016. BUILDING PROFILE AND STATUS SOURCE: NYC LPC

THE SIXTH AVENUE BUILDING

The makeover is a poor version of the white brick residential buildings that were popular in the 60s, the ground floor is presently punctured by a random collection of openings which neither qualify as a storefront nor recall the door/window combination repetition, typical of doctors offices, that is seen in the 1980's tax photo, the first floor in its current condition is neither commercial or residential in feeling.



4- VIEW OF NORTH FACADE OF PRINCE ST.



1 - DAMAGED/ CRACKED BRICK IS SEEN ON THE EXTERIOR WALL. RENDERED CEMENT HAS BEEN APPLIED TO SIDE WALL



2- VIEWS OF MAIN FACADE, BY THE FLOWER STAND



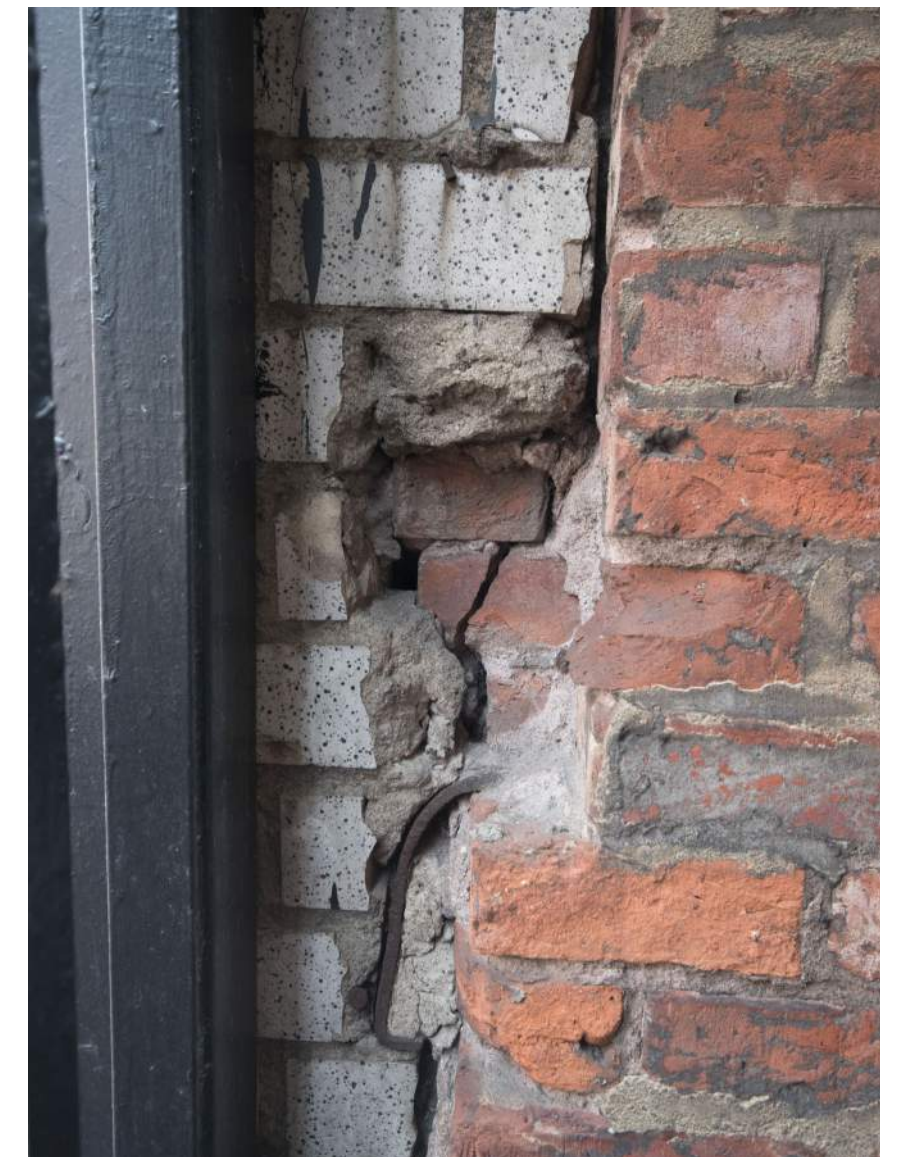
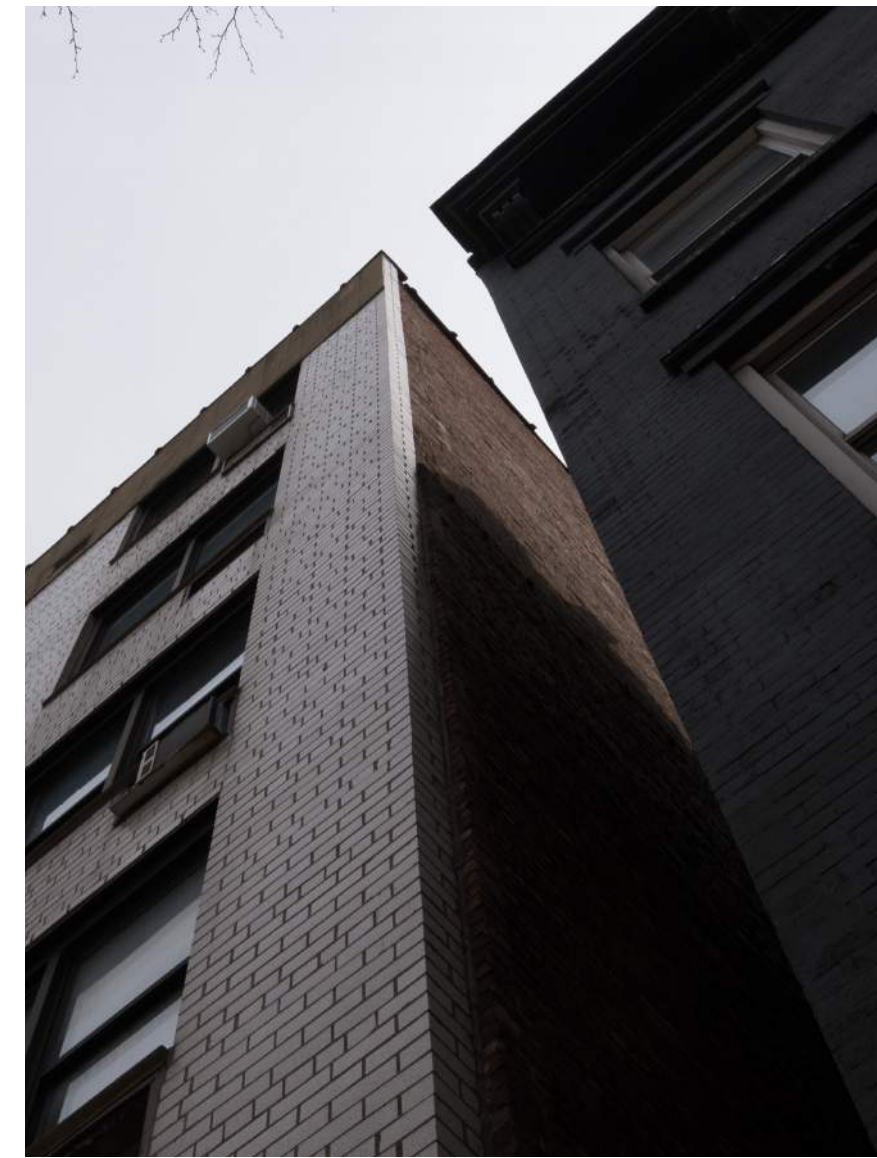
3- AC WINDOW UNITS HAVE BEEN RANDOMLY INTRODUCED INTO THE BRICK WALL



1- VIEW OF 202 6TH AVE BY 198 SIXTH AVE ST



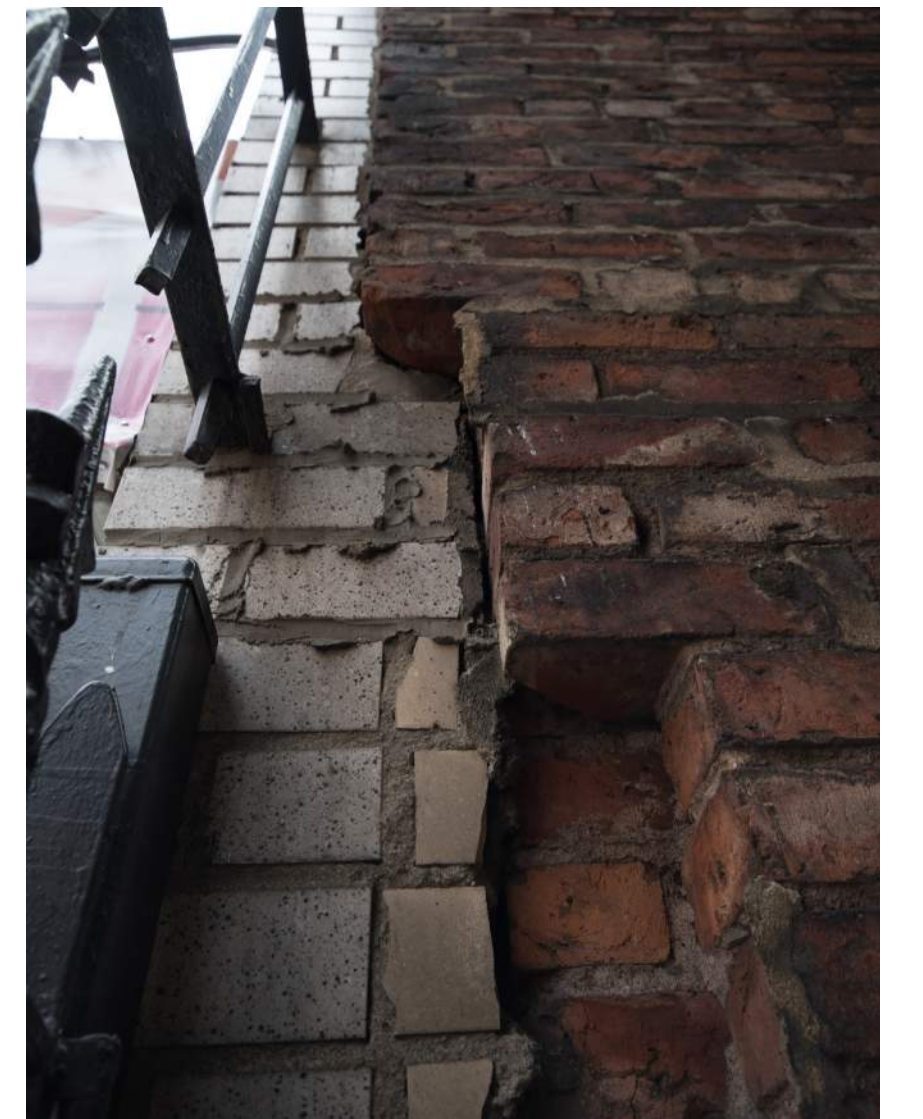
2- VIEW OF THE RESIDENTIAL BUILDING ENTRY



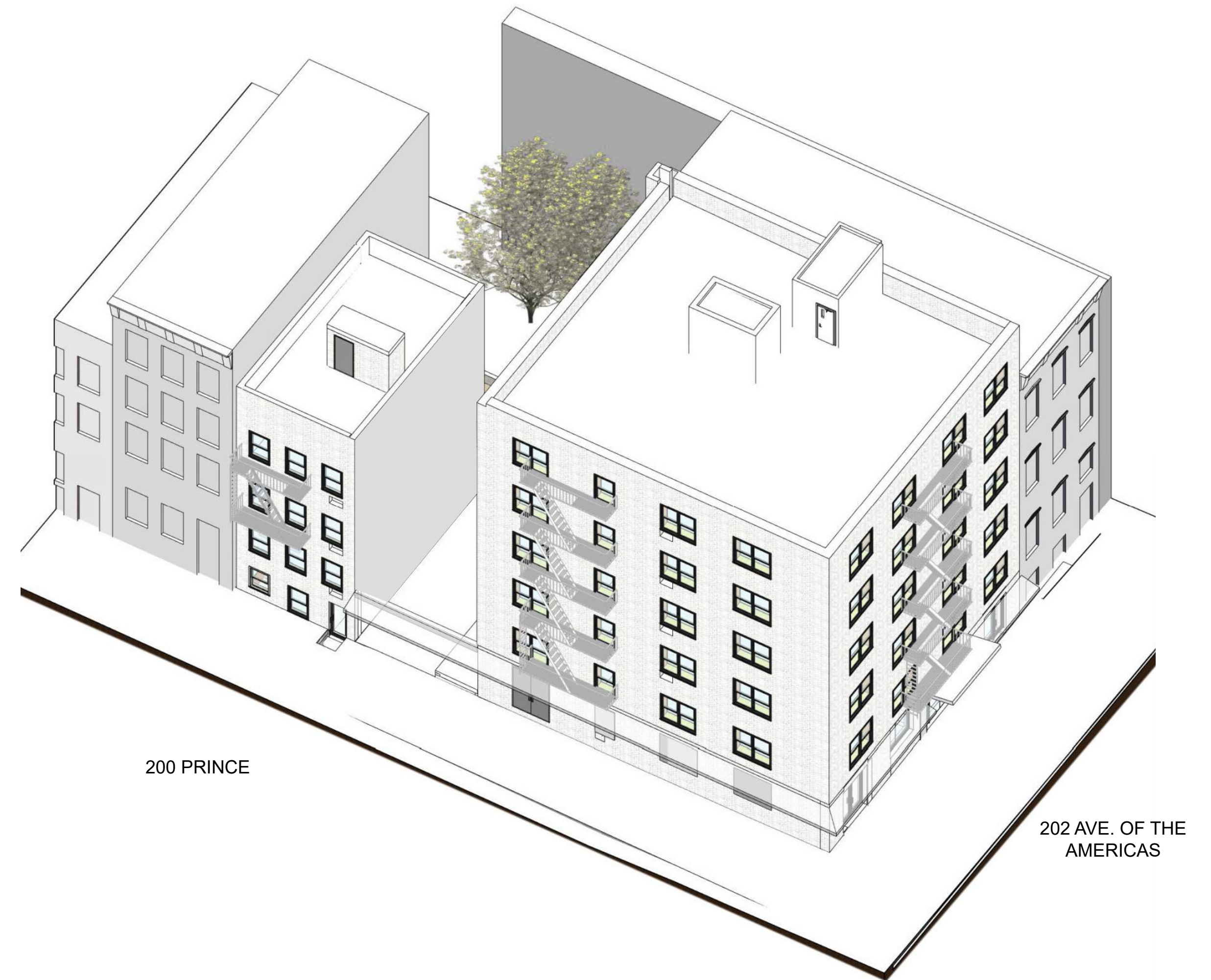
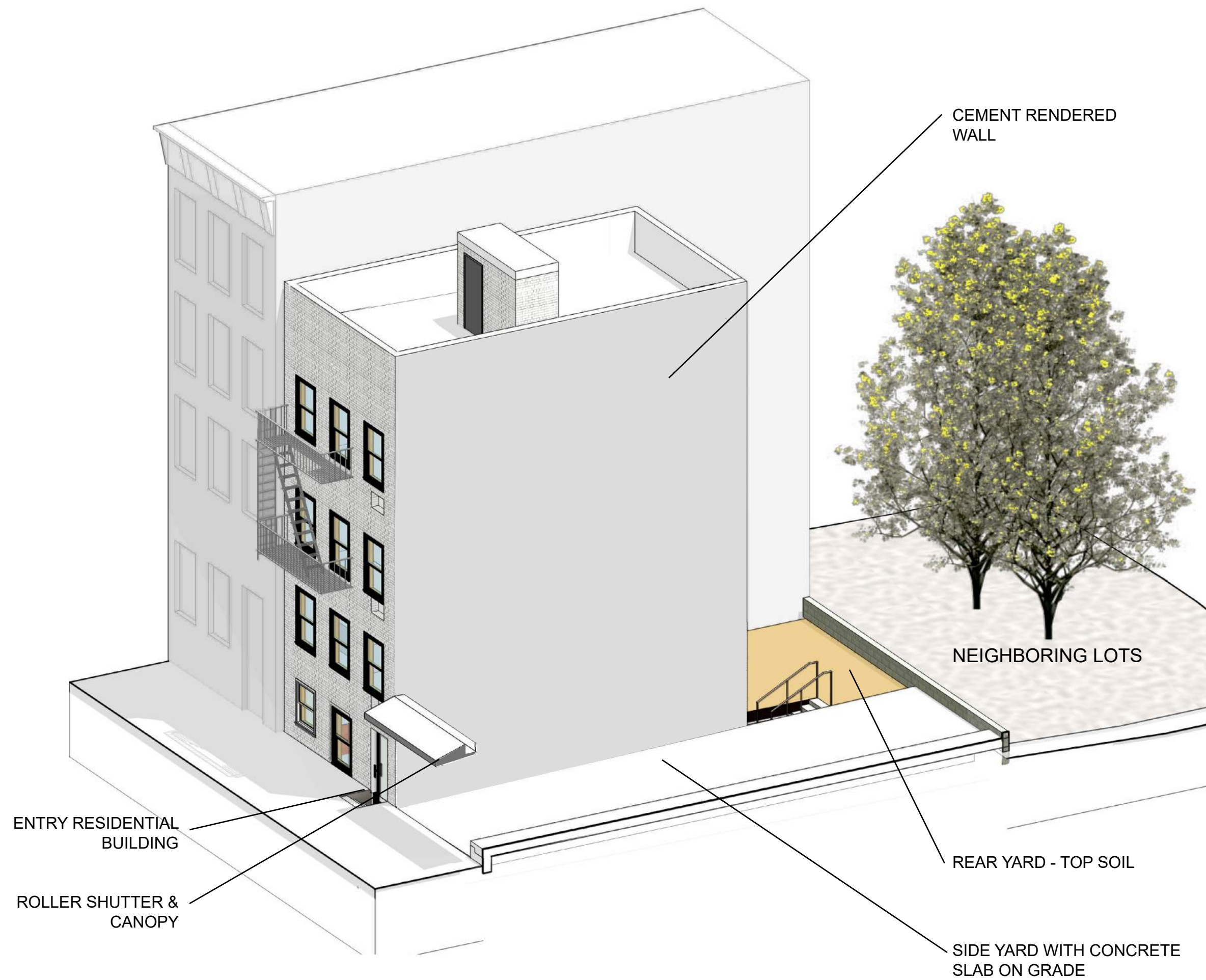
3- ALUMINUM FRAME WINDOW AT GROUND FLOOR FACING THE PARK

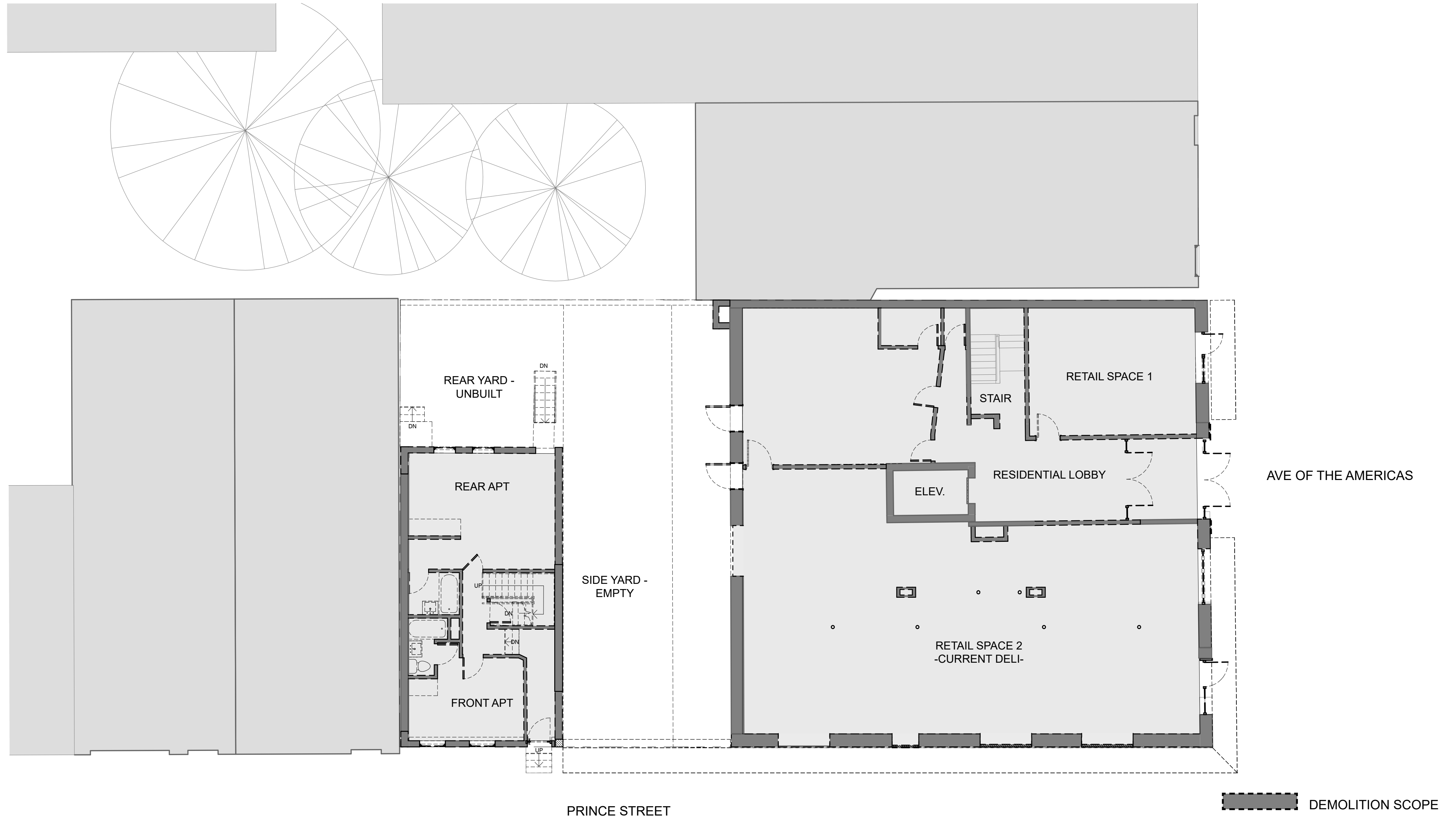


4 THROUGH 8- CORNER DETAIL ACROSS 198 6TH AVE. DETAIL OF ORIGINAL BRICK WALL WITH LATER ADDED WHITE BRICK



The close-up photos illustrate the delapidated condition of both buildings on site, which results from several inconsequential interventions over time for remedial preservation of the building facade or change of use (such as the change of doctor practices to retail spaces). Today, aluminum window frames are in poor conditions, air conditioning units populate the facades, and an attempt to frame the access to the residential lobby is disconnected from any overarching design theme.





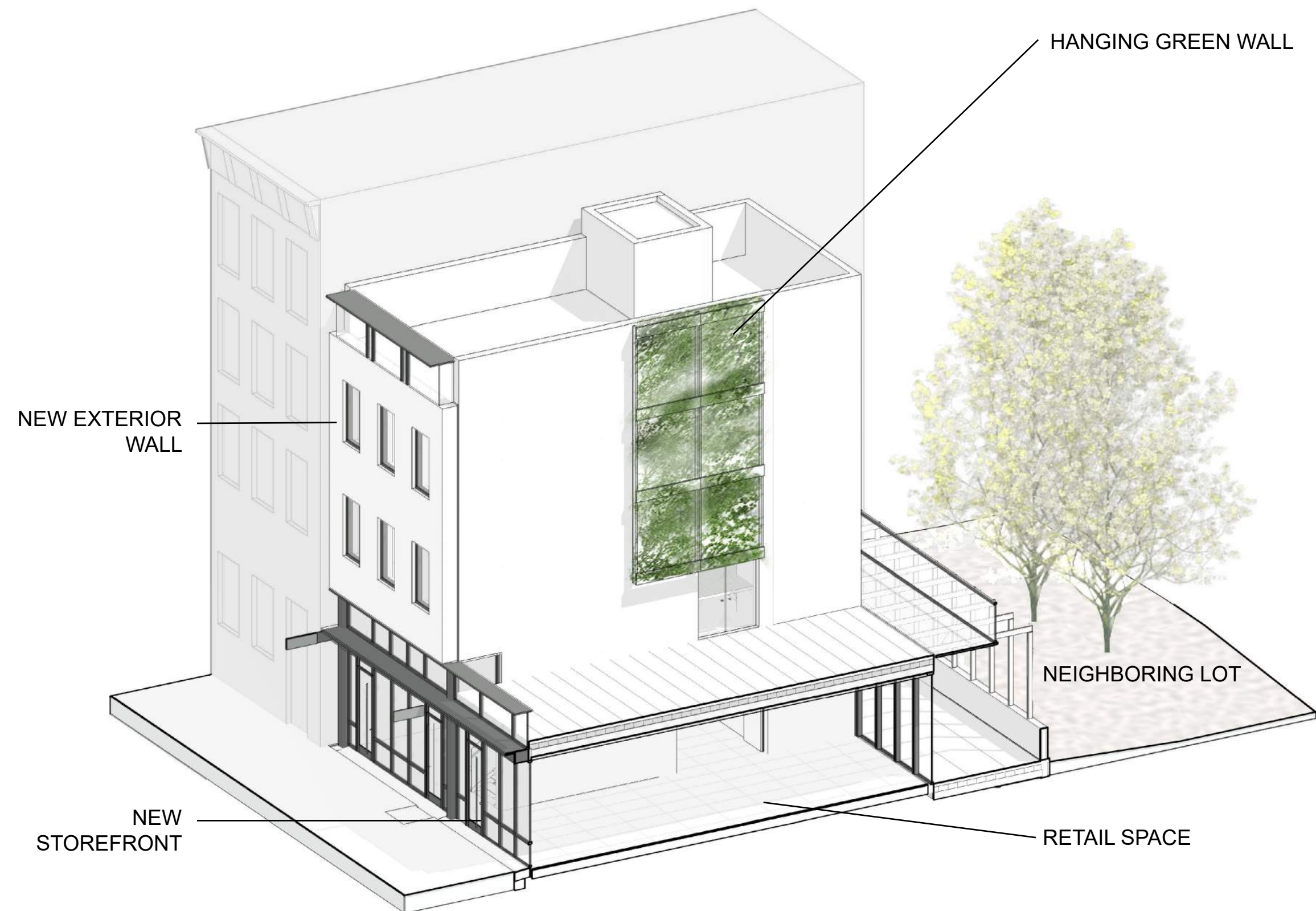


PRINCE STREET ELEVATION- EXISTING



AVE. OF THE AMERICAS ELEVATION - EXISTING



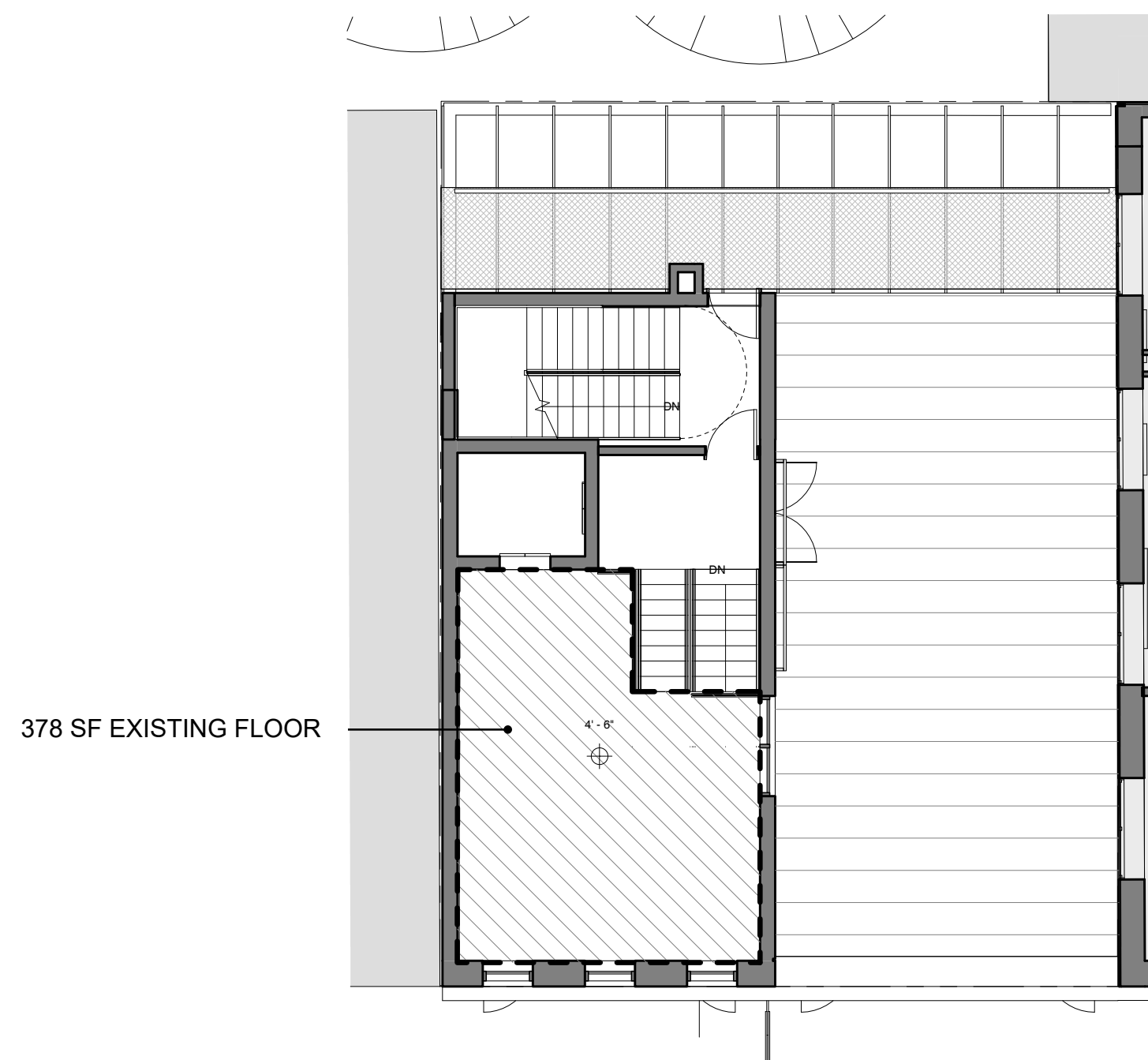


The program required us to fill the open court with a single floor retail structure, reconstruct the building on Prince Street for commercial use and redesign the entire storefront of the Avenue of the Americas building.

As it is true of several buildings in the District, since the lot s overbuilt, the renovation requires us to maintain the overall existing bulk, specifically we had to redistribute the square footage of the Prince Street Building, so to fill the empty lot, while maintaining at least 25% of the existing structure.

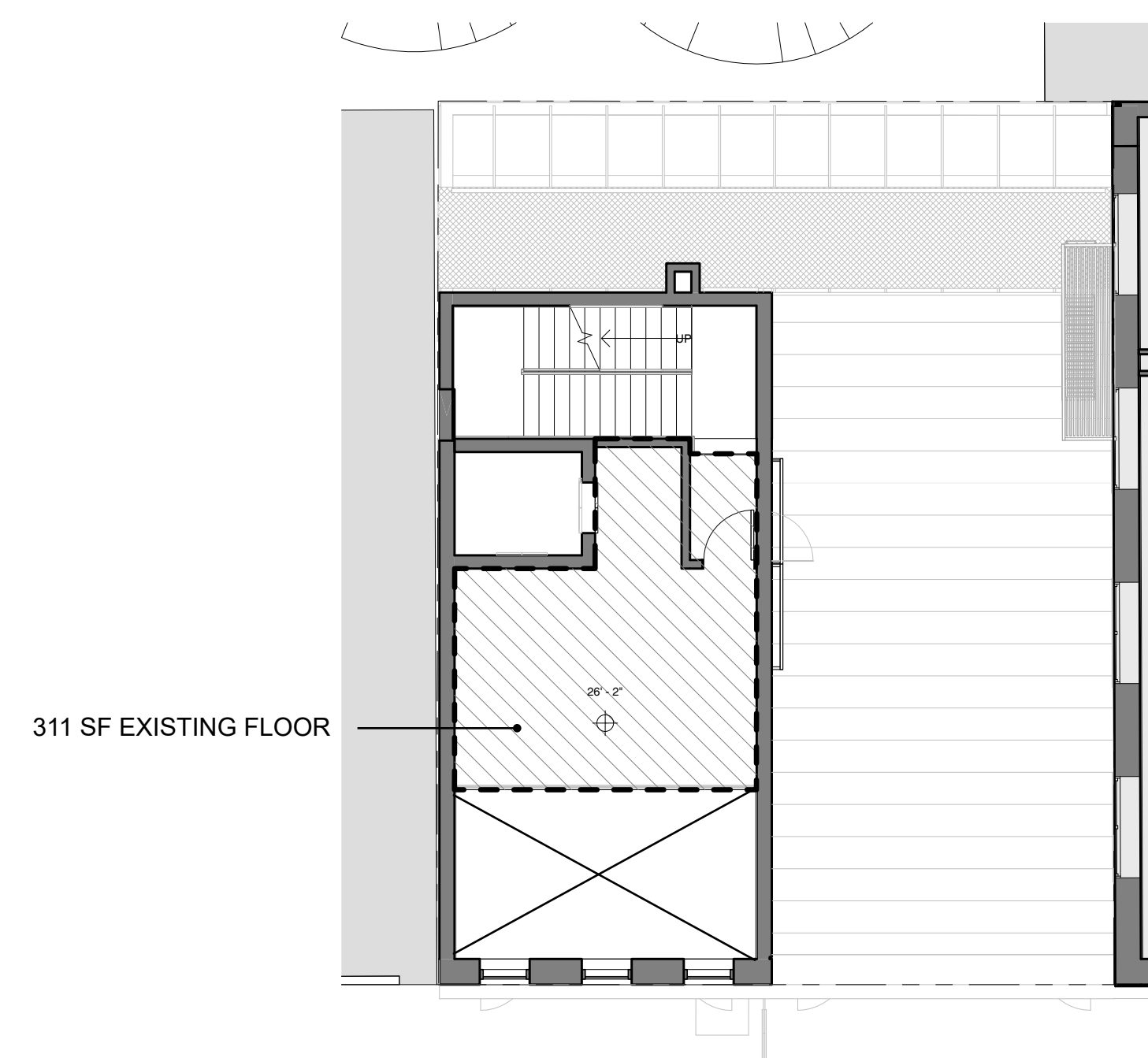
Having to work with the Prince Street building rather than demolishing and building new, the project morphed into reinventing what we found, essentially an “object trouve”. Preservation in this does not entail the heroic restoration of the details, but rather the pragmatic preservation of the scale of the street.

The varied proposed storefronts, that morph all along Prince Street according the different characteristics of each structure, recalls the documentation found in the historic photographs.



378 SF EXISTING FLOOR

PROPOSED 2ND FLOOR - EXTENT OF EXISTING FLOOR TO REMAIN

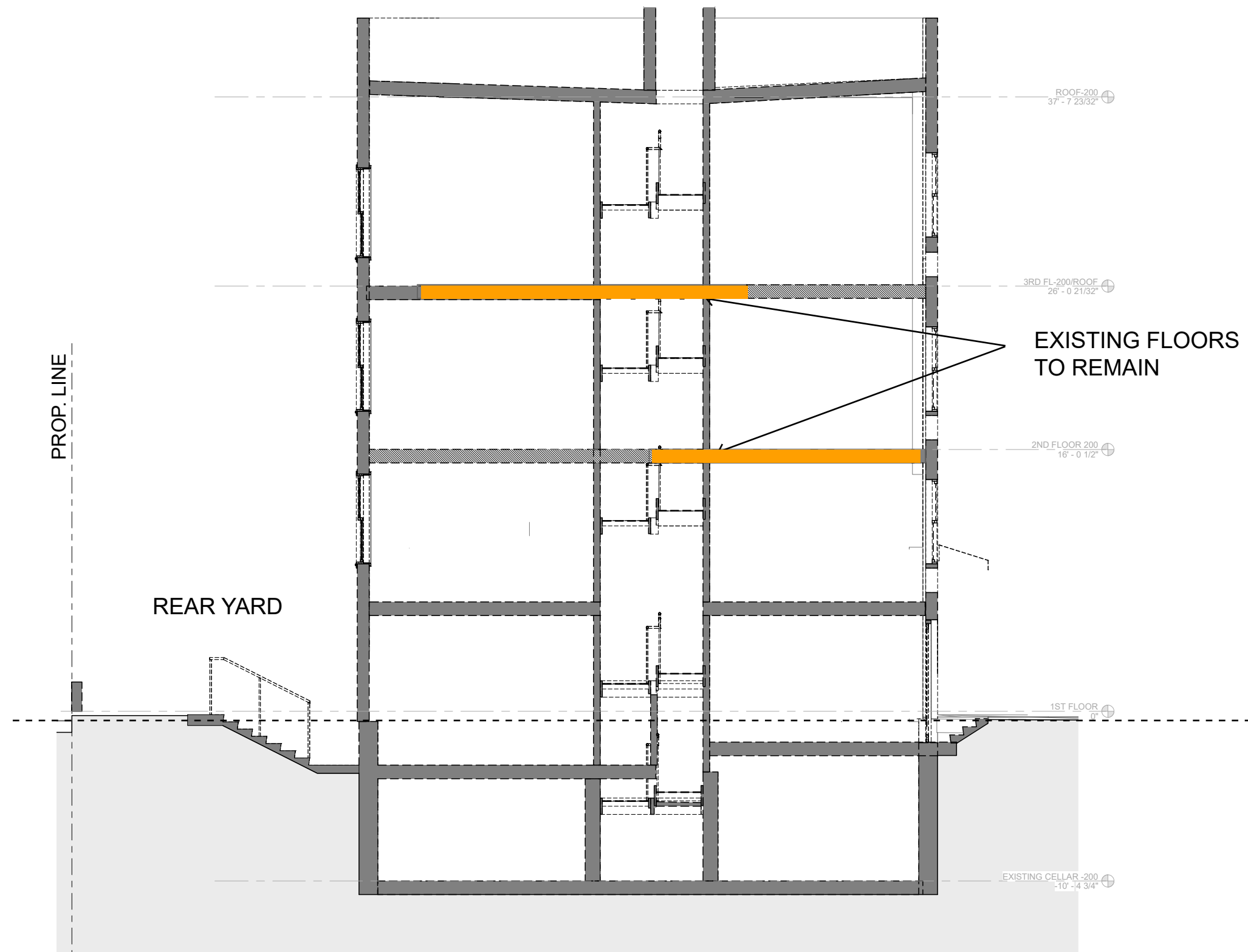


311 SF EXISTING FLOOR

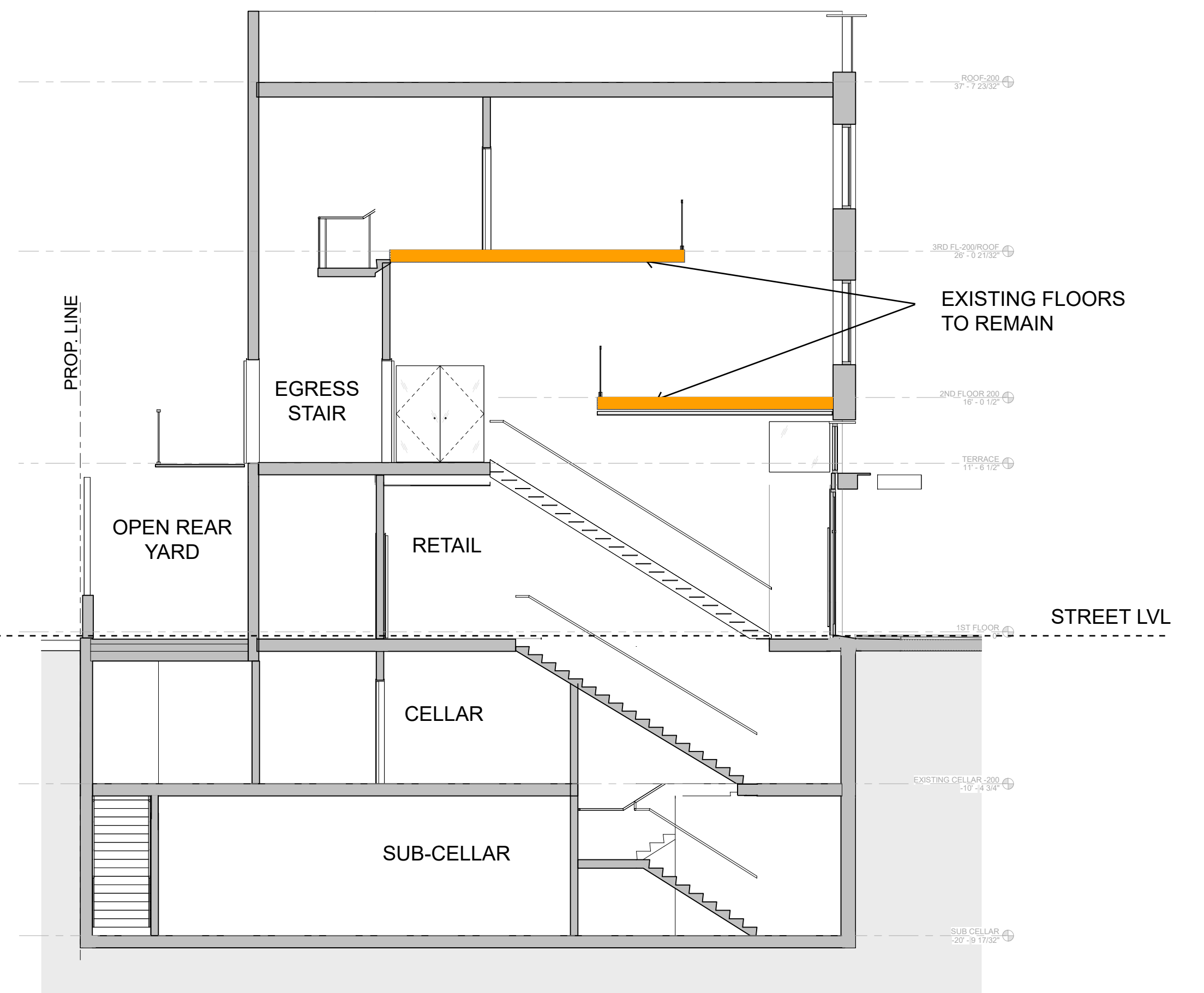
PROPOSED 3RD FLOOR - EXTENT OF EXISTING FLOOR TO REMAIN

The project entails the renovation of two buildings and the erection of a new one story commercial building, all located on a single lot, at the corner of Avenue of the Americas and Prince Street.

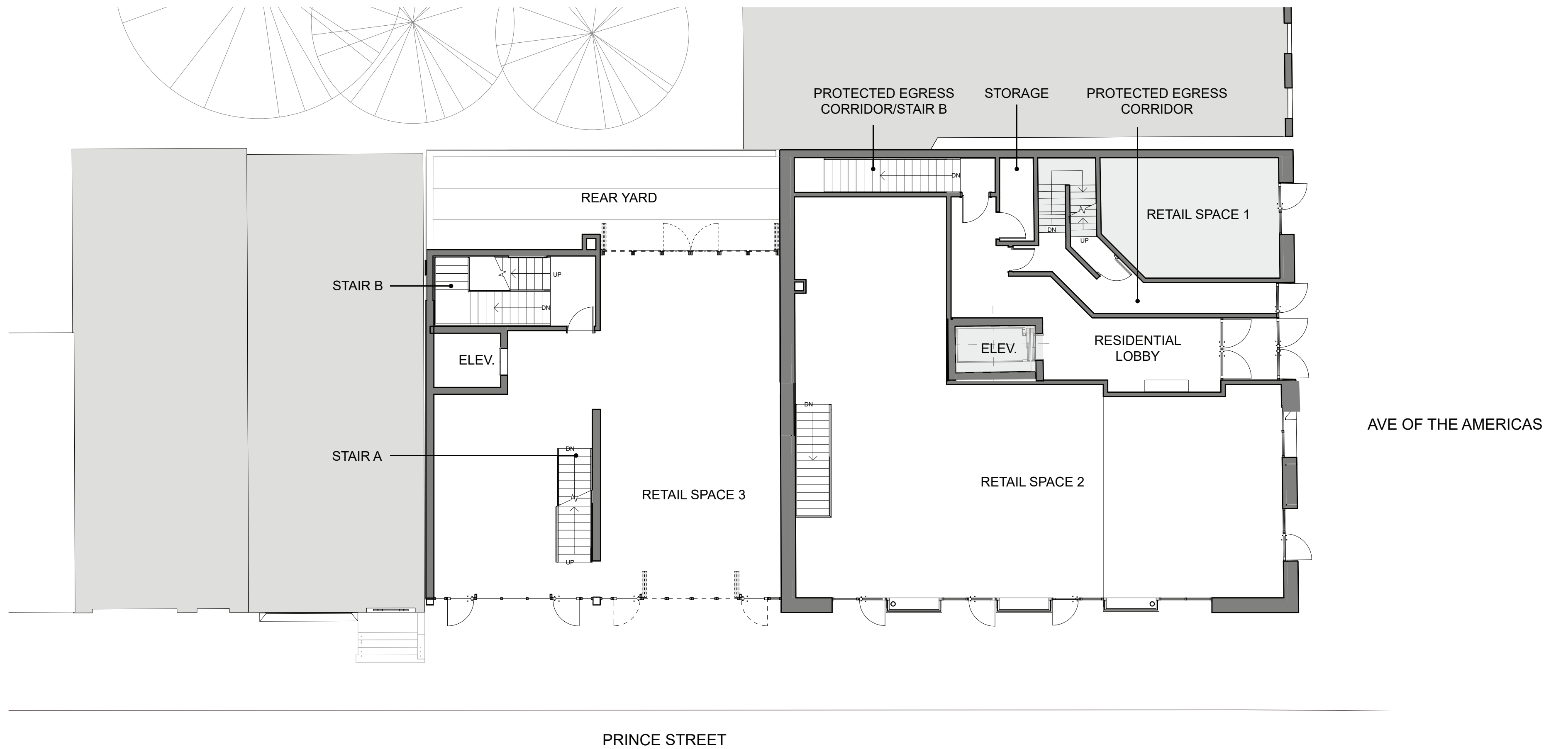
Since the lot is overbuilt, the bulk of the complex has to be maintained to retain the grandfathering of the built square footage, specifically, since the Sixth Avenue building maintains its massing, a minimum of 25% of the existing floor plates have to be maintained. The task is further complicated by the fact that the current basement level is approximately 36" below grade, so that level could not be maintained due to accessibility requirements.



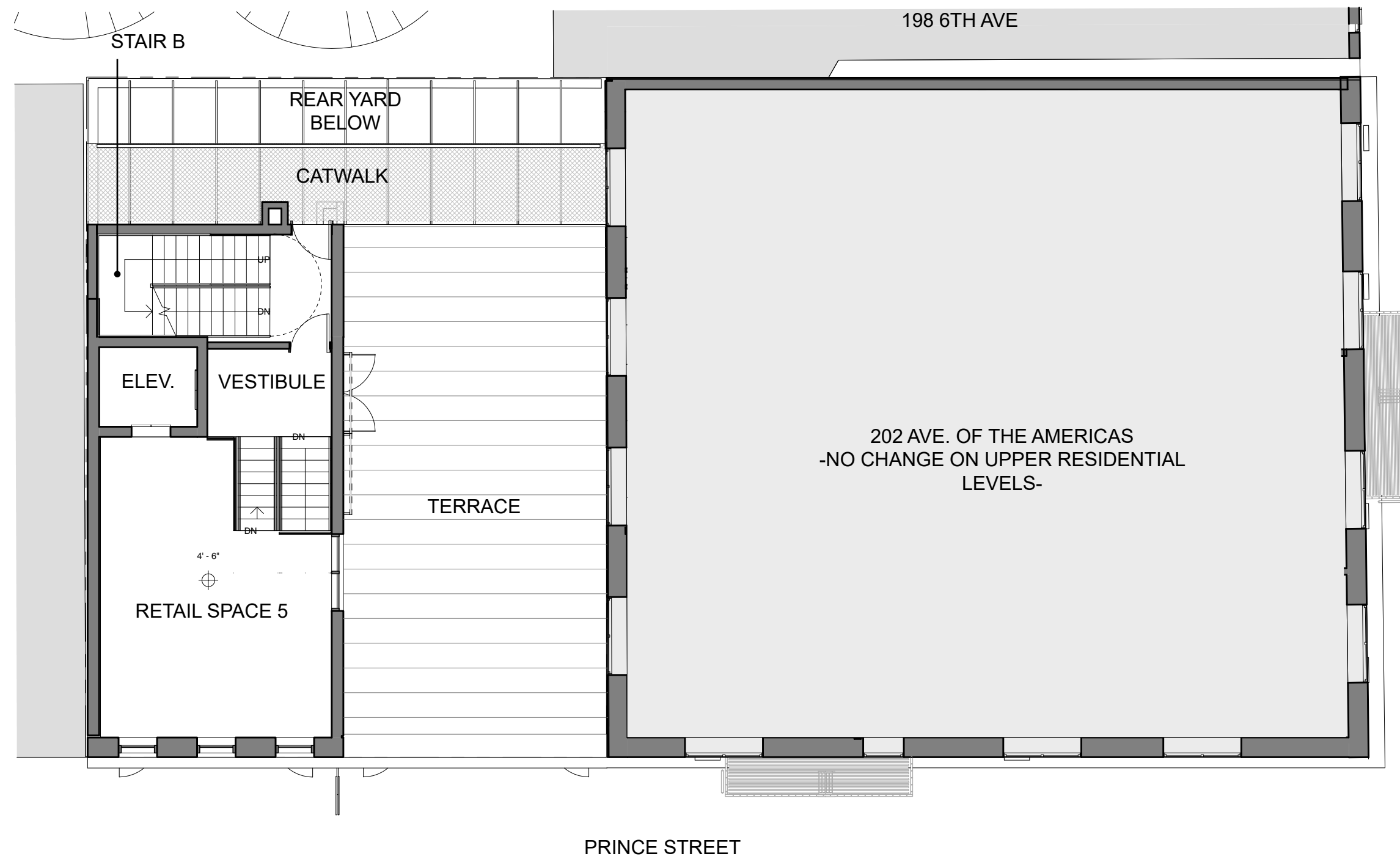
BUILDING SECTION- EXISTING



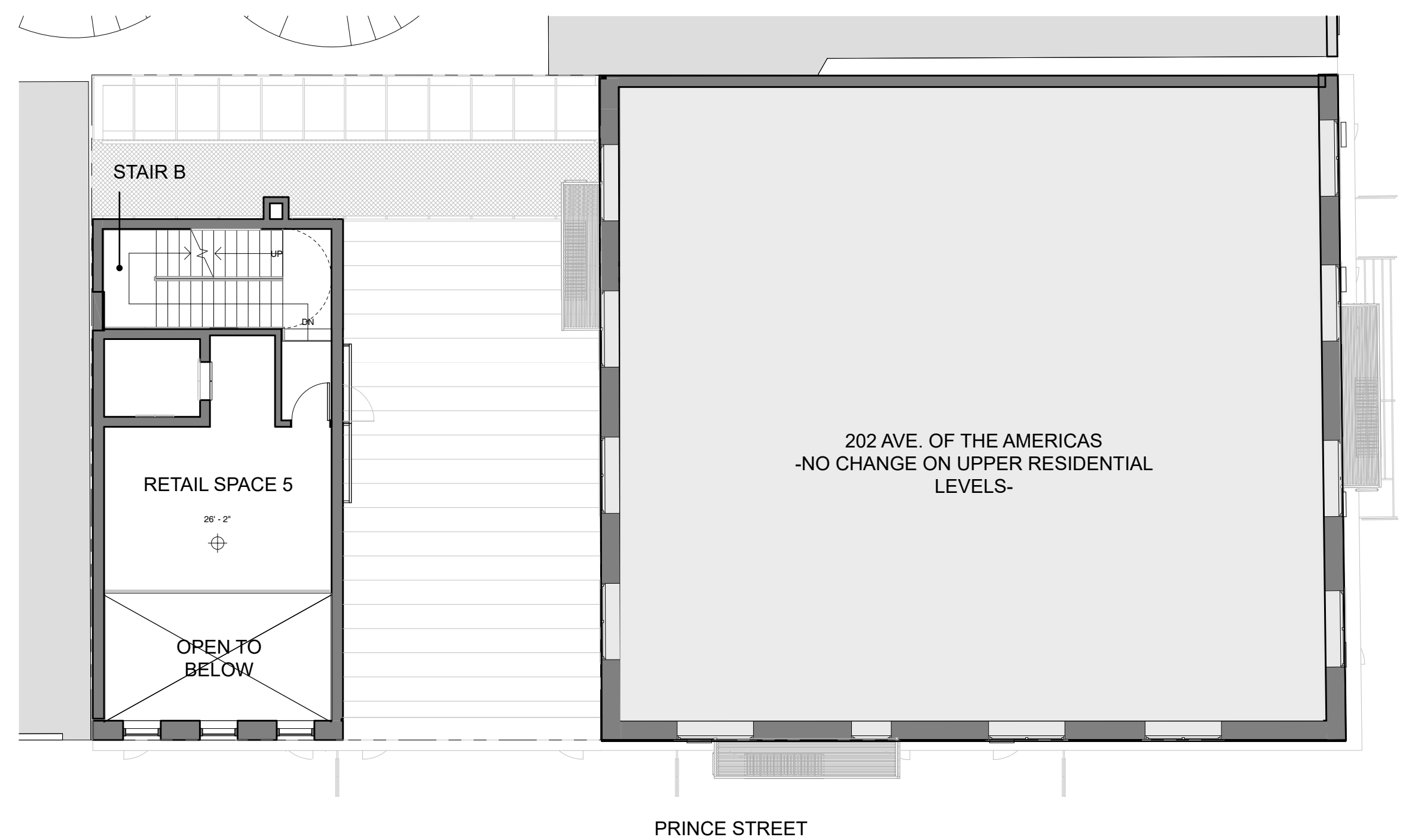
BUILDING SECTION- PROPOSED



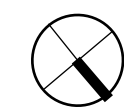
EXISTING SPACES TO REMAIN



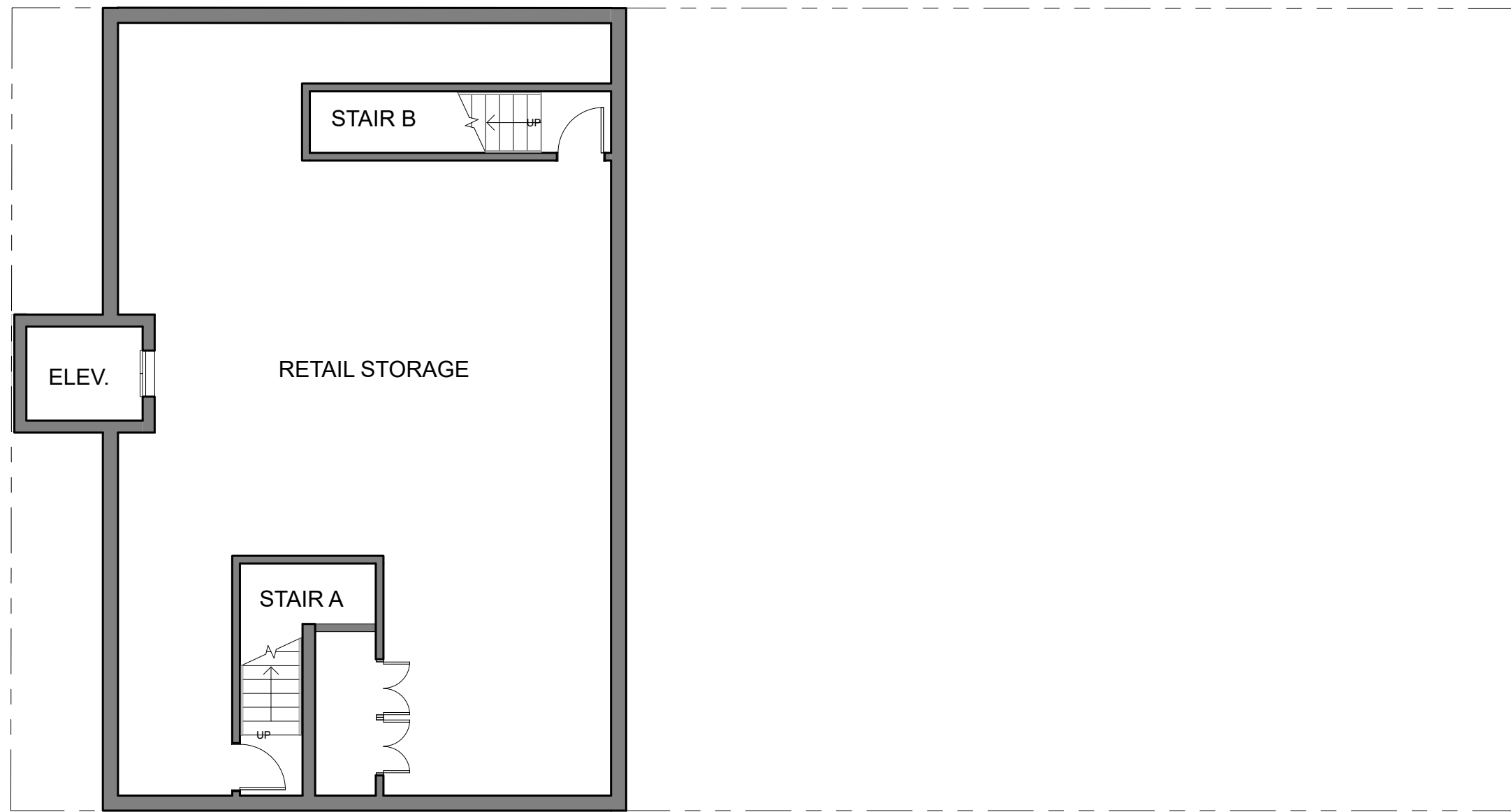
2ND FLOOR PLAN



3RD FLOOR PLAN

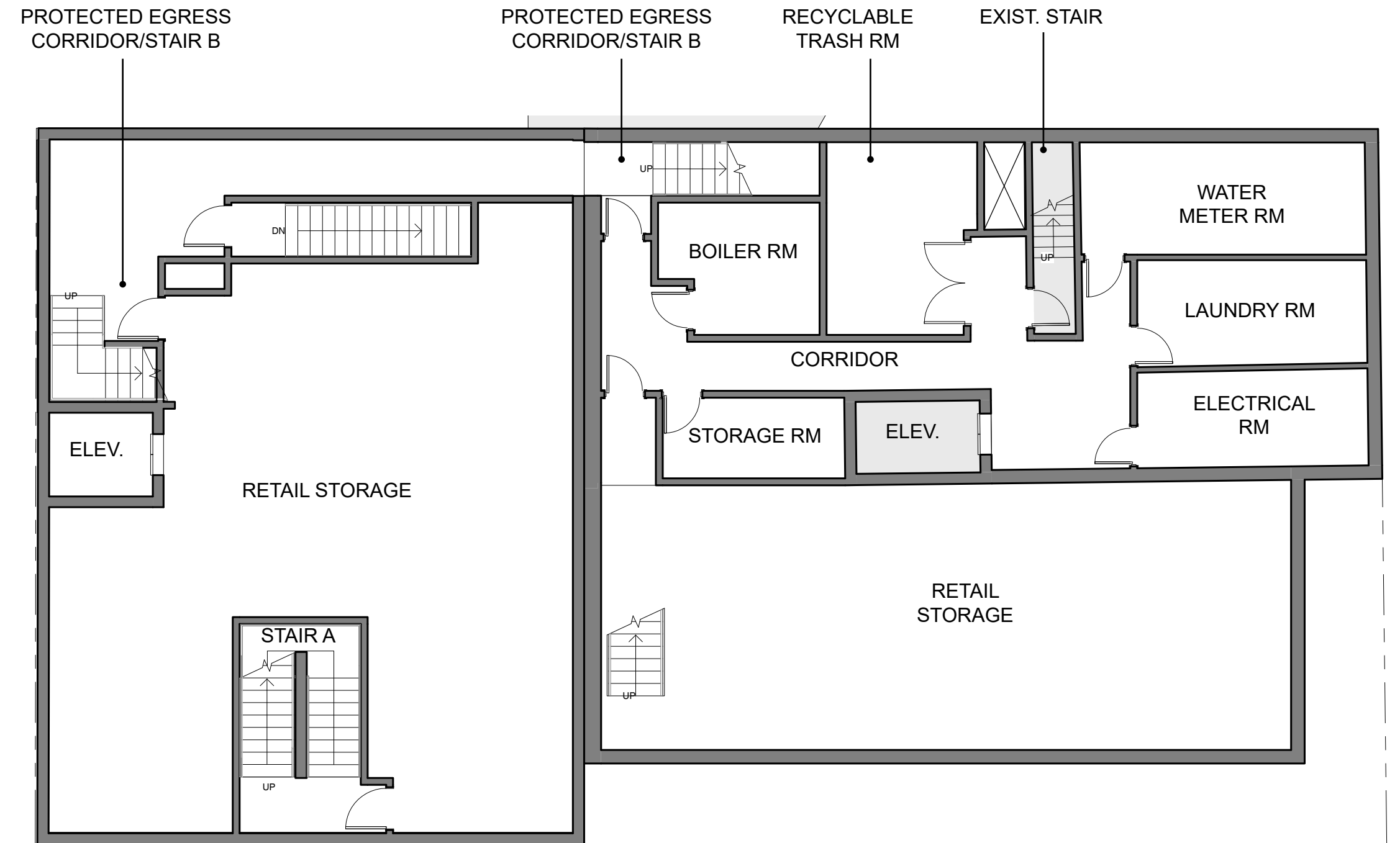


EXISTING SPACES TO REMAIN



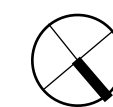
PRINCE STREET

SUB-CELLAR FLOOR PLAN



PRINCE STREET

CELLAR FLOOR PLAN



EXISTING SPACES TO REMAIN



THE STOREFRONT

Since, one of the most significant and contributing characteristics of the District is the treatment of the buildings at the street level, which is animated by the varied heights of the architectural elements, (tall doors on stoops, basement windows, cornices, lintels, different materials etc.), often characterized by projecting bay windows storefronts, the renovation addresses in particular the first floor.

Both characteristics, the commercial and the "residential" first floor uses of the buildings in question, are illustrated in the Historic and 1940 tax photo. The varied streetscape and the two major different uses of the first floor in the District are recorded in the "photo report" images and document the varied streetscape character, with particular attention given to the first floor treatment.

Being that the main purpose of the proposal is to introduce and enhance the first floor commercial use, the design of the storefront became the main design element. The recurring separation of use, materials and detailing between the ground floor and the upper floors, often seen in the area, is re-proposed by the signage fascia that ties the complex together. The first floor storefront, proposes simple but crisp metal frames that can co-exist in proximity of the existing metal window frames. The storefront, whose scale and geometry morphs both along Prince Street and Avenue of the Americas, changes character to fit harmoniously responding to the different conditions. The morphing of the first floor treatment to respond to different conditions has been observed in the architecturally significant 1920s building located at 210 Avenue of the Americas nearby.

THE SIXTH AVENUE BUILDING

The upper portion above the signage band, is not part of the renovation, the design of the storefront takes both its cues from the projecting bay windows that populate the District and that appeared on the building that stood in its place on Prince Street and from the regularly spaced window/door units that characterized the doctors' offices of the 60's renovation. The storefront becomes increasingly more solid on the Sixth Avenue side, where the building retains more of the first floor essential characteristics.

The renovation takes advantage of the presence of the sign band, by proposing to reface the existing brick pillars.

THE PRINCE STREET BUILDING

The thoughtful design solution retains the original demising walls on two sides of the Prince Street Building. The façade, which is nothing more than a badly installed cheap mask replacement, is reconstructed in kind, (see the sewing detail where the new façade meet the old walls), but is also lifted and sculpted to allow for the commercial ground floor. The rhythm of the upper windows is maintained where it is most visible to fit within the existing fabric, while the introduction of the glass railing rebalances the top floor, which was stripped of the tall cornice and most likely altered to increase the height of the top residential unit.

THE OPEN LOT

The storefront continues with folding metal doors that, when open, dissolve to recall the flower shop that has occupied the site for many years. The view thru the building reveals the green wall of the open court in the back, court that has been intentionally left open to preserve the presence of the rear yards in the District. A green wall, similar in detailing to the fire escape on the West climbs up the Prince Street building referencing the flower shop's history.





VIEW FROM PRINCE STREET, TOWARDS AVE. OF THE AMERICAS



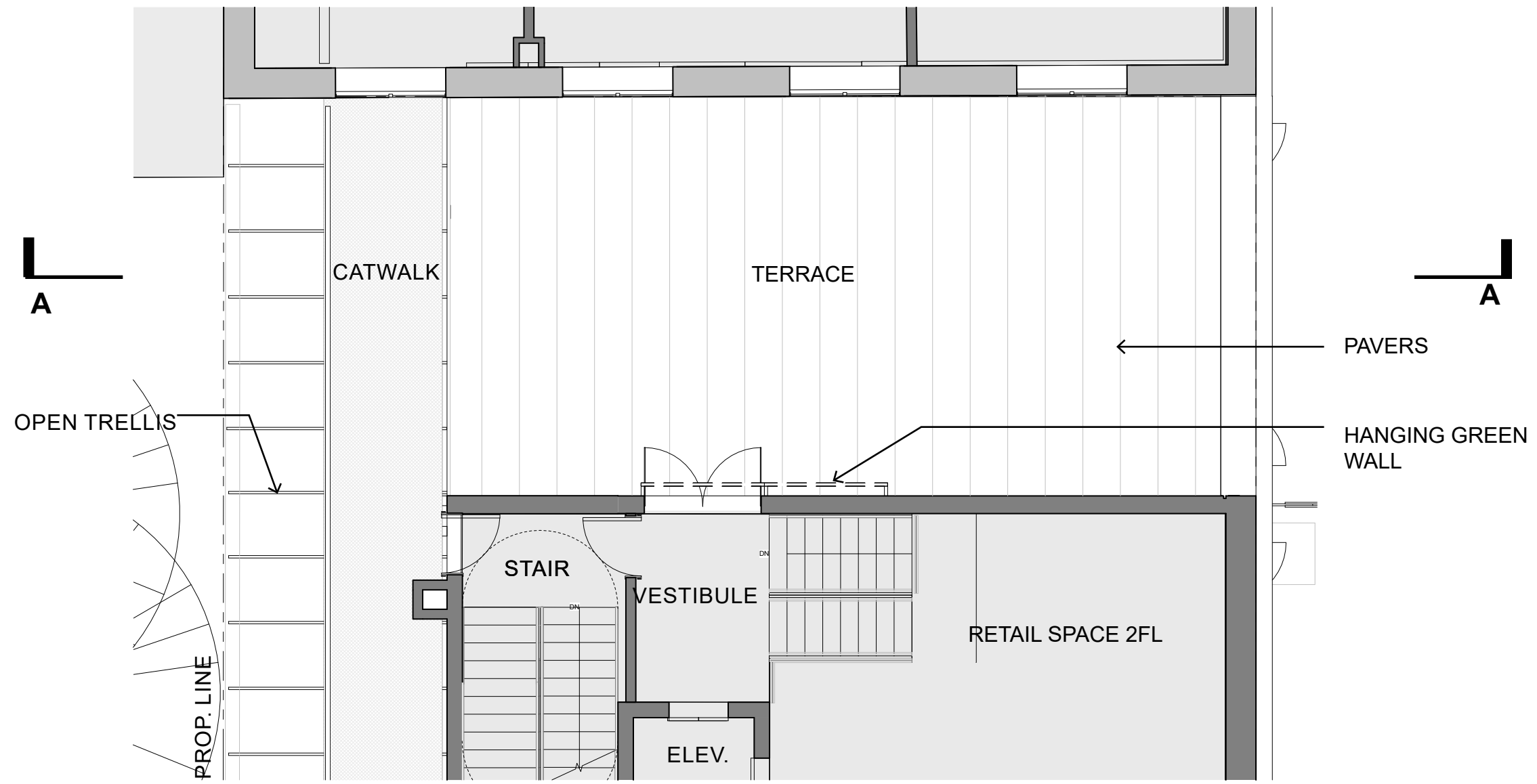
VIEW ACROSS 200 PRINCE STREET



VIEW FROM THE CORNER OF MACDOUGAL ST. AND PRINCE ST.



VIEW FROM FATHER PAGAN PARK ON AVE. OF THE AMERICAS



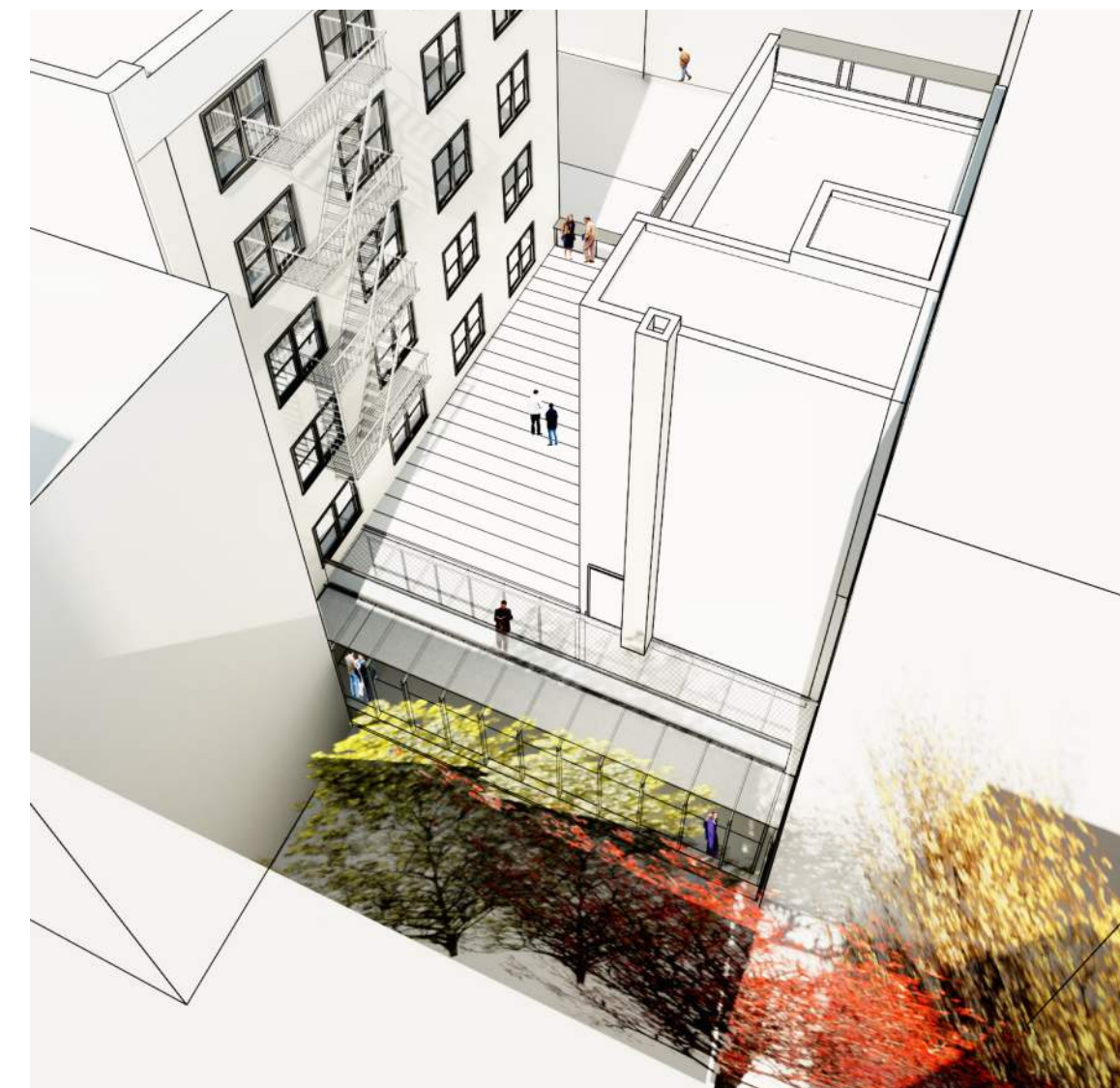
1 - ENLARGED TERRACE PLAN



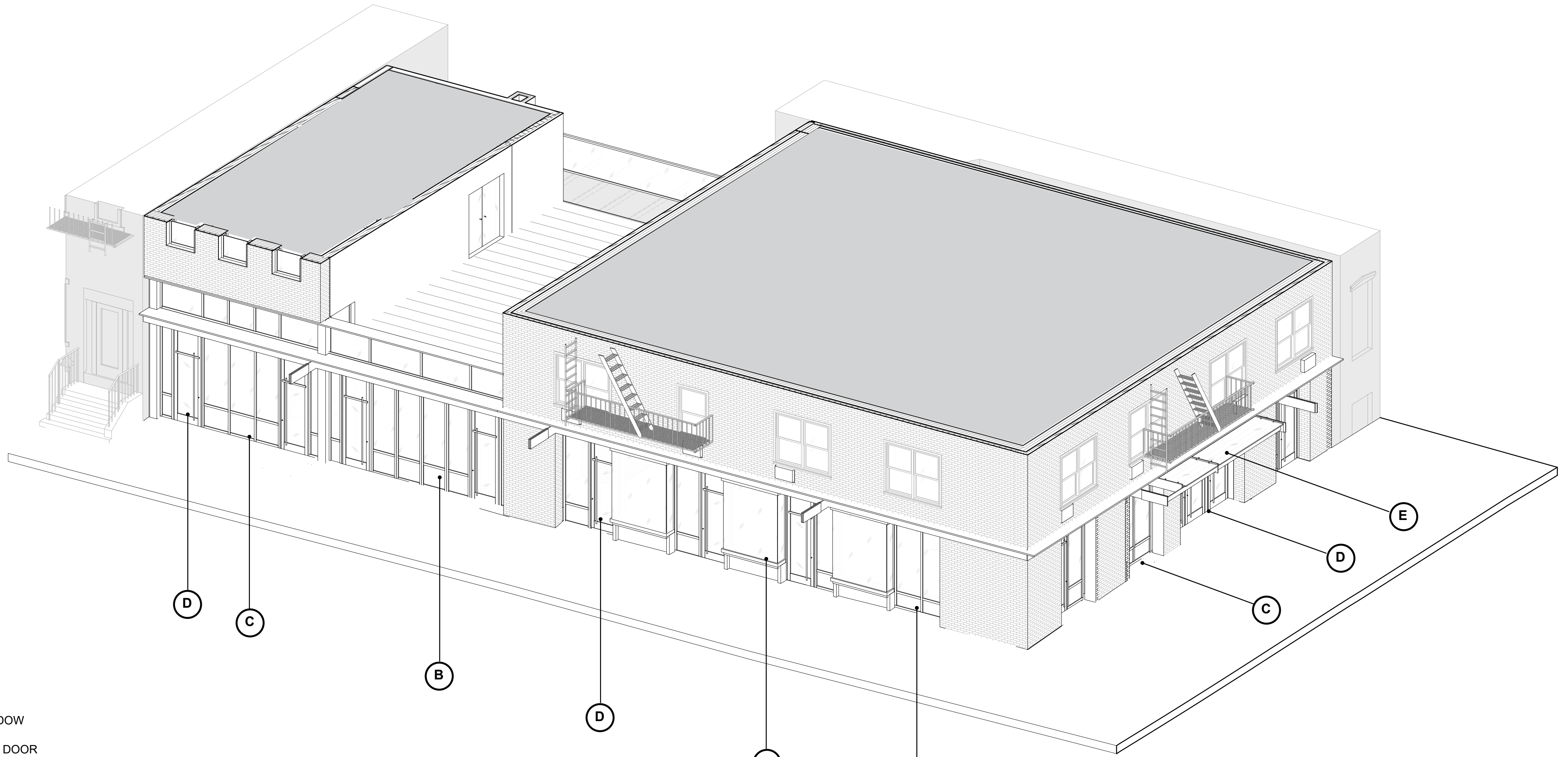
2 - TRANSVERSAL SECTION A



3- VIEW TOWARDS REAR YARD

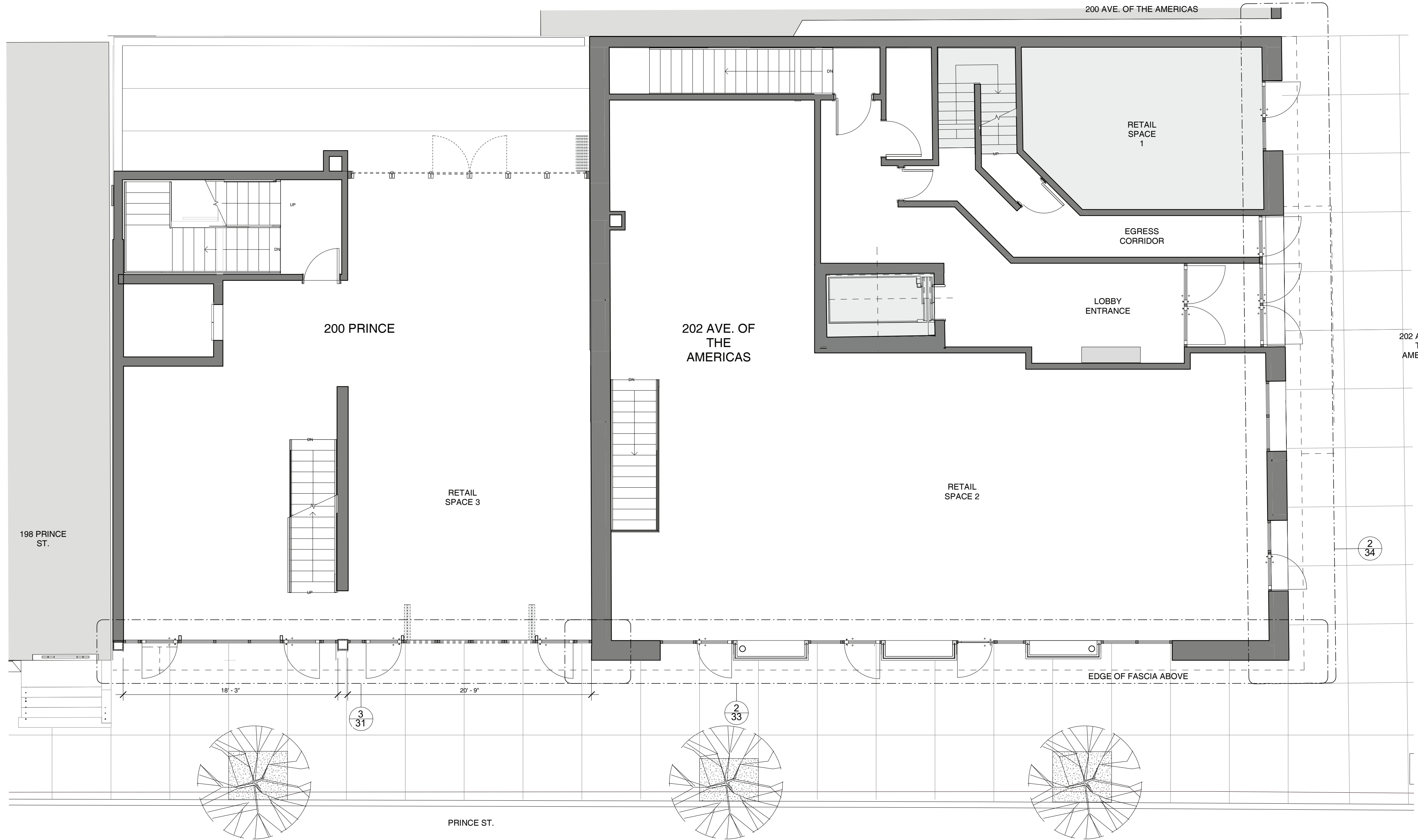


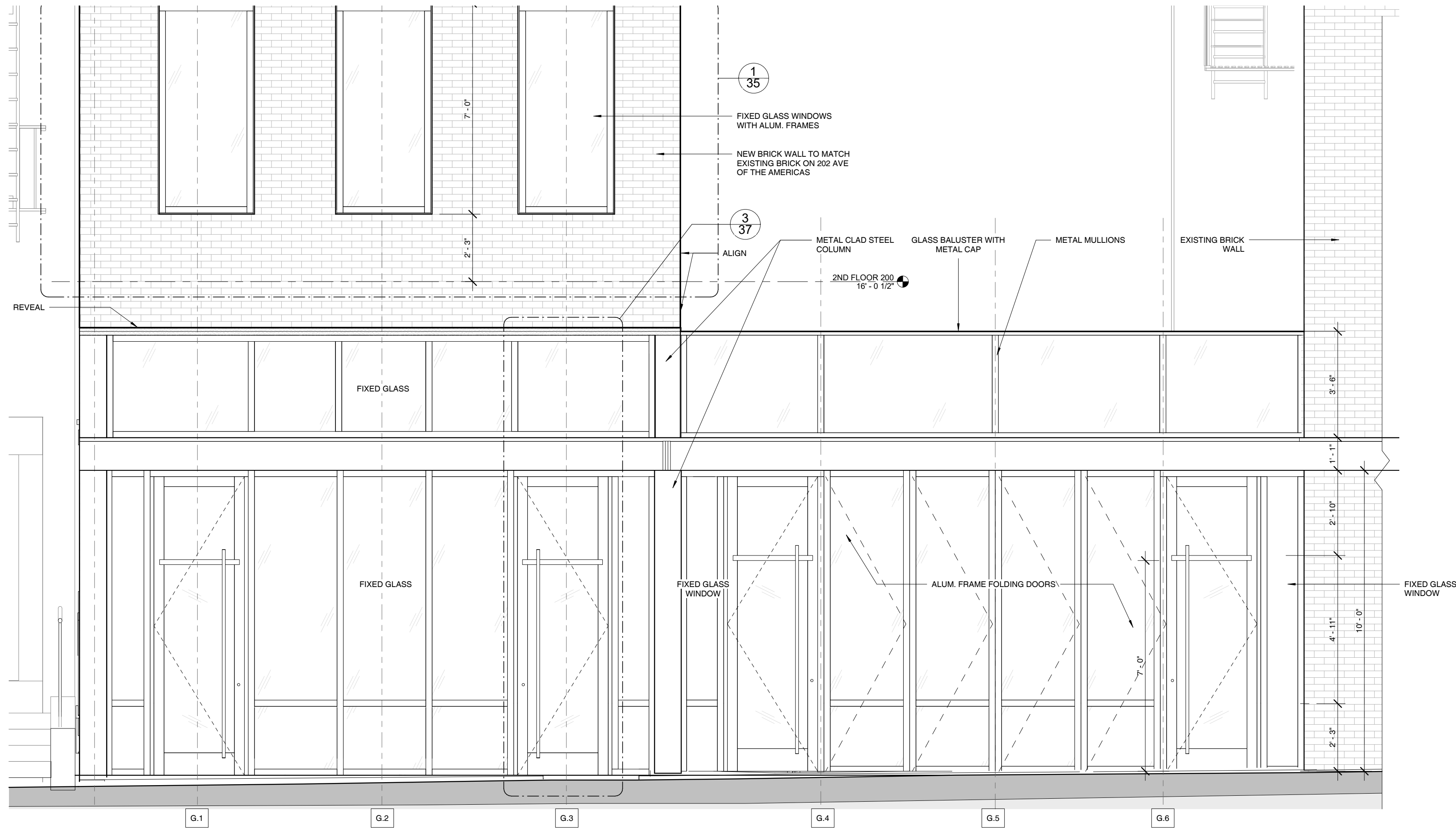
4- AERIAL VIEW OF BACK YARD AND TERRACE



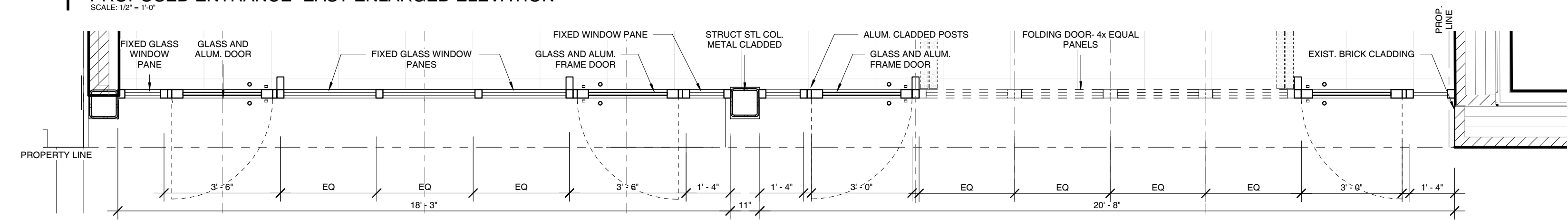
KEY

- (A)** BAY WINDOW
- (B)** FOLDING DOOR
(4X DOOR LEAFS)
- (C)** FIXED GLASS
- (D)** GLASS DOOR WITH METAL HANDLE
- (E)** GLASS AND METAL CANOPY

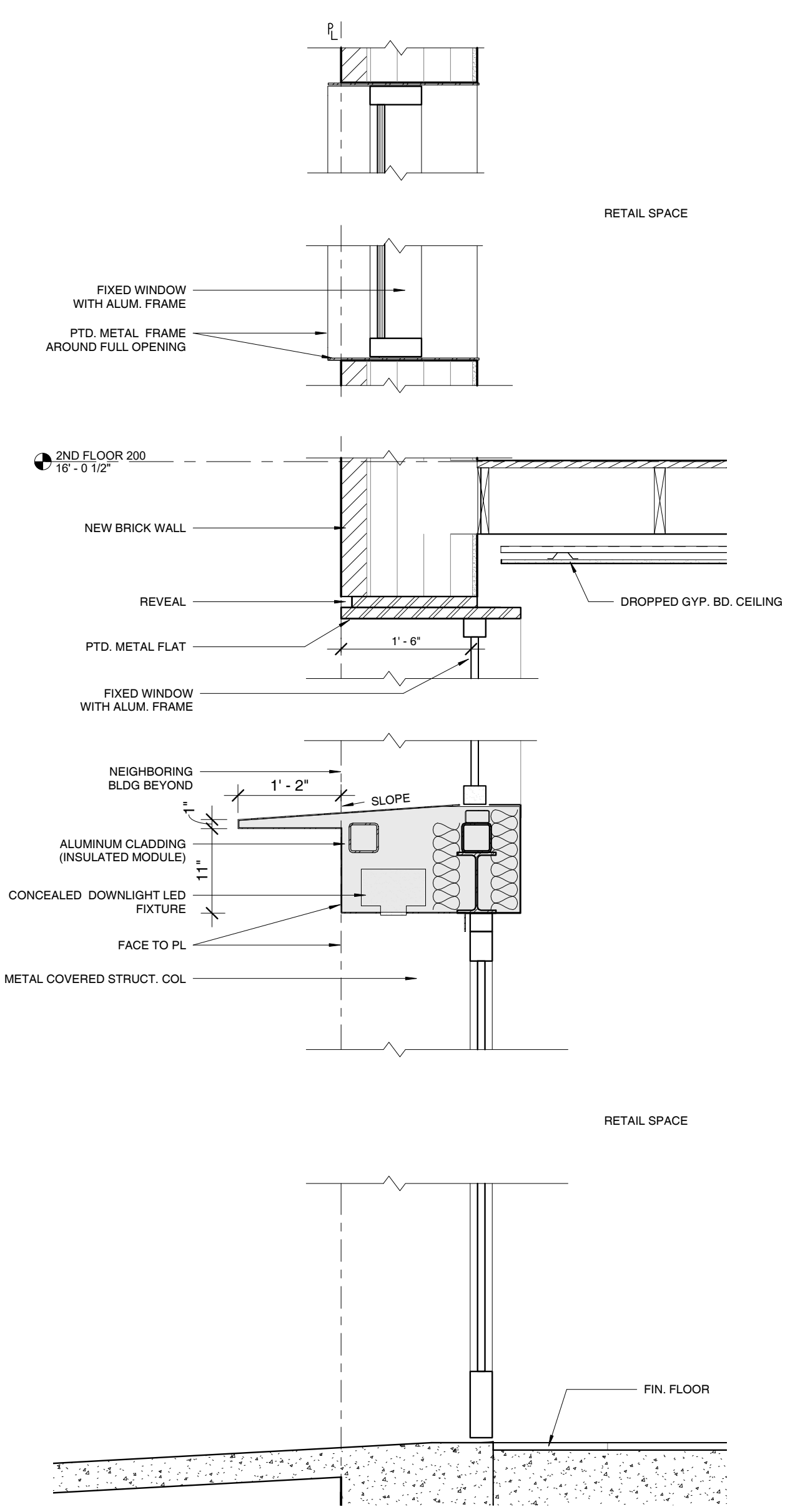




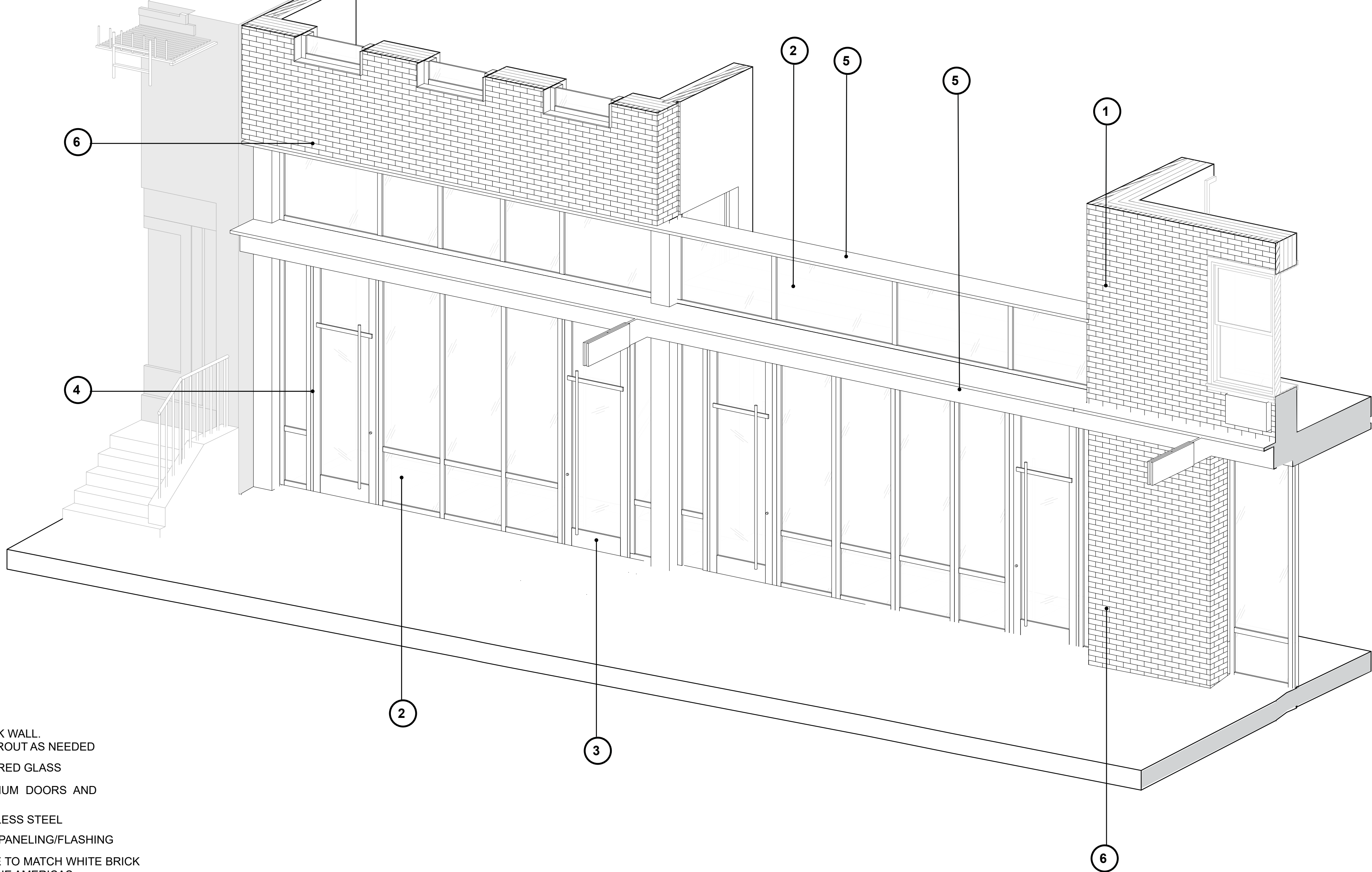
1 PROPOSED ENTRANCE- EAST ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



3 PROPOSED ENTRANCE- NORTH ENLARGED PLAN
SCALE: 1/2" = 1'-0"



4 PROP. ENTRANCE SECTION 1
SCALE: 1" = 1'-0"

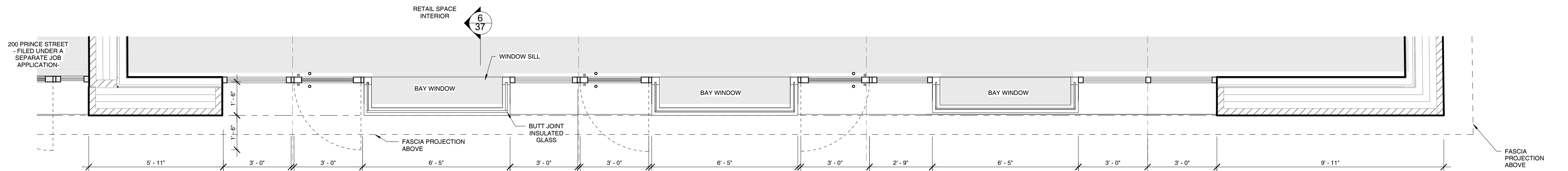


MATERIAL KEY:

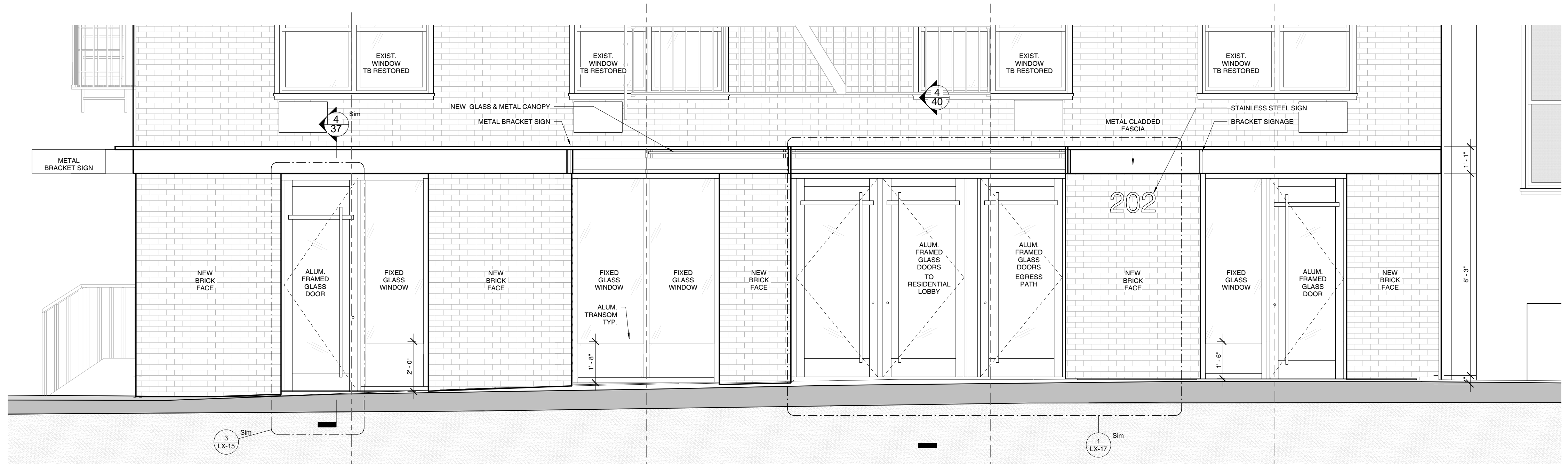
- ① RESTORED BRICK WALL.
CLEAN AND REGROUT AS NEEDED
- ② 1" CLEAR TEMPERED GLASS
- ③ PAINTED ALUMINUM DOORS AND
WINDOWS
- ④ BRUSHED STAINLESS STEEL
- ⑤ PAINTED METAL /PANELING/FLASHING
- ⑥ NEW BRICK FACE TO MATCH WHITE BRICK
ON 202 AVE OF THE AMERICAS



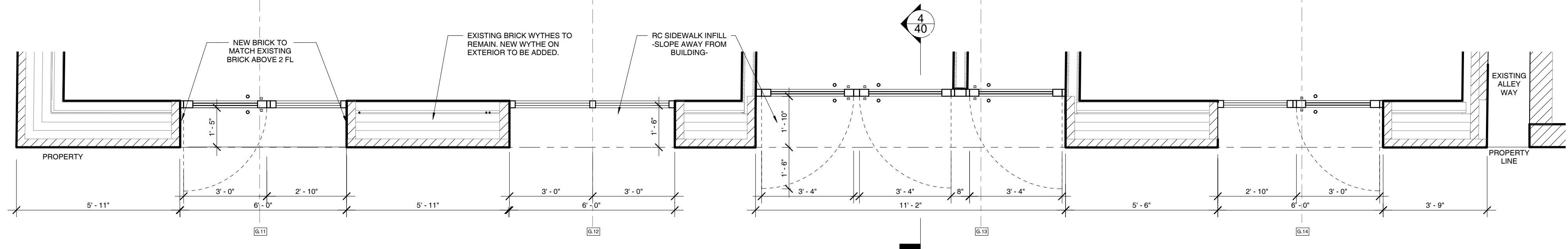
1 PROPOSED ENTRANCE- NORTH ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



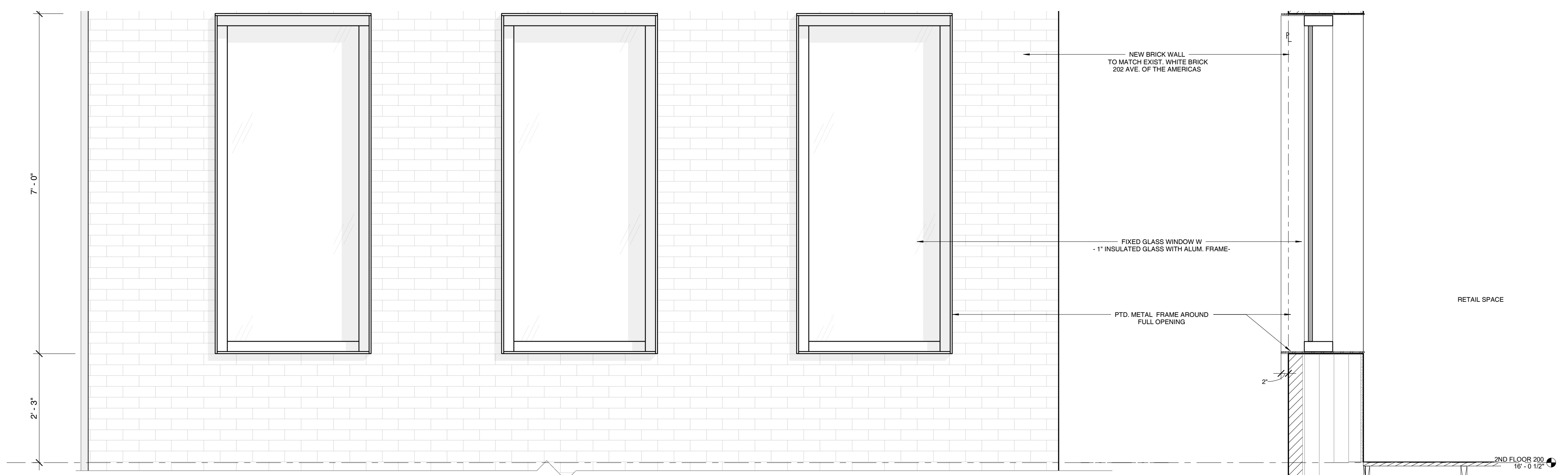
2 PROPOSED ENTRANCE- NORTH ENLARGED PLAN
SCALE: 1/2" = 1'-0"



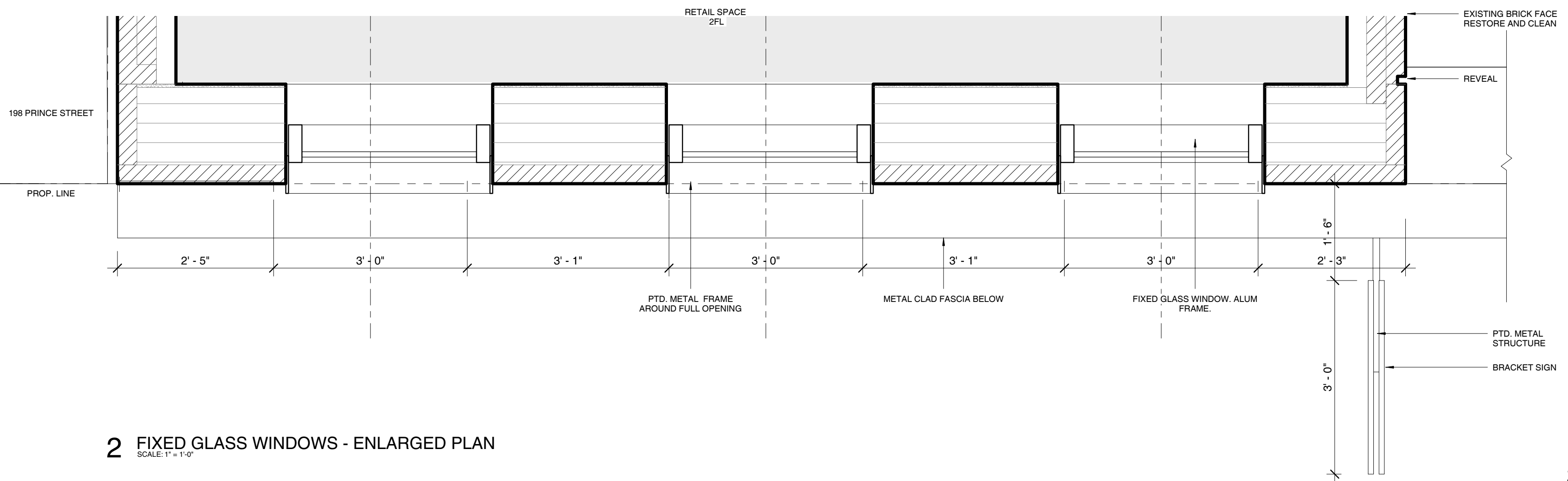
1 PROPOSED WEST ELEVATION - 6TH AVE
SCALE: 1/2" = 1'-0"



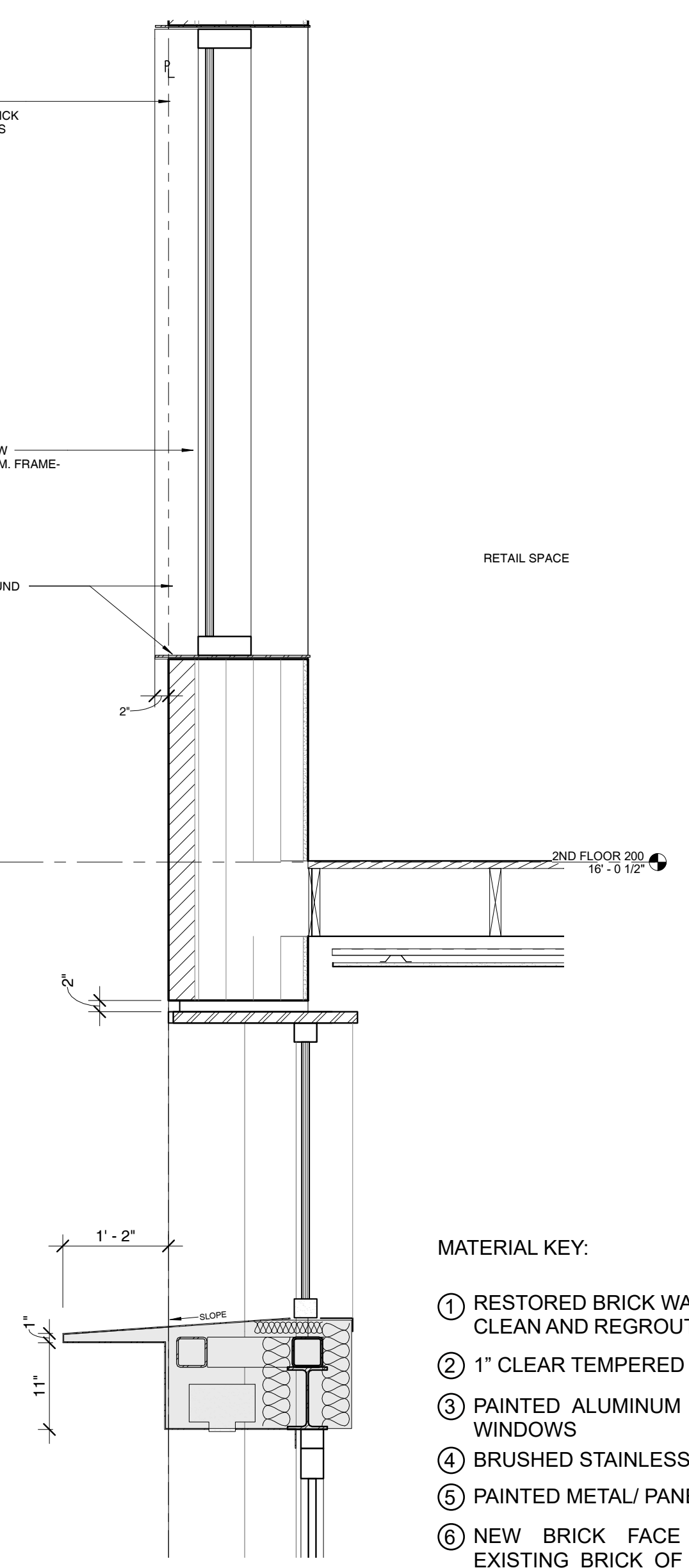
2 PROPOSED ENTRANCE- WEST ENLARGED PLAN
SCALE: 1/2" = 1'-0"



1 FIXED GLASS WINDOWS - ELEVATION
SCALE: 1" = 1'-0"

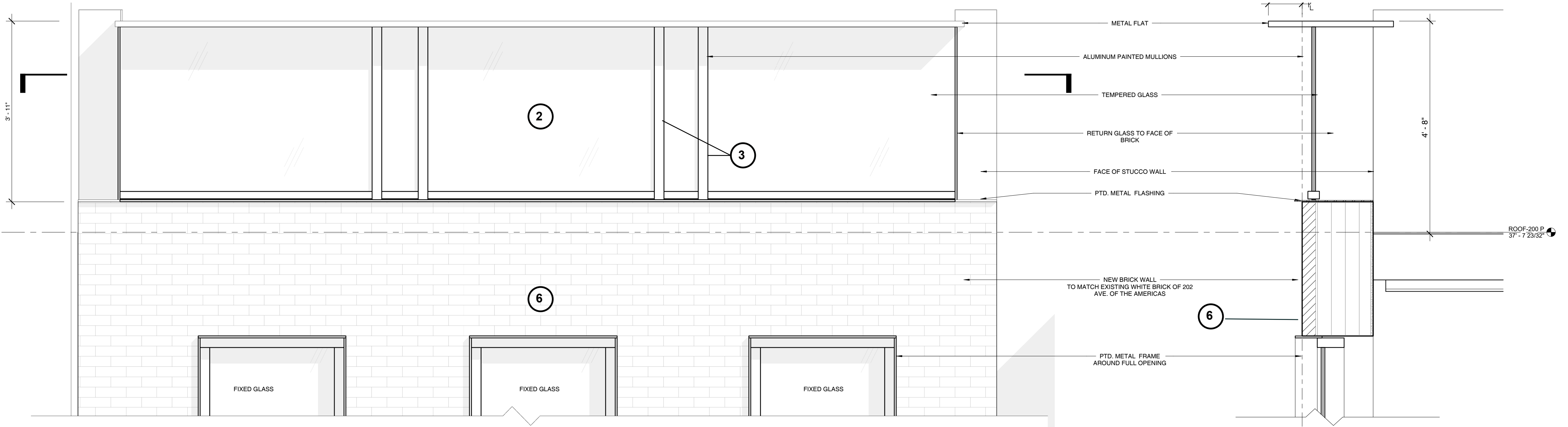


2 FIXED GLASS WINDOWS - ENLARGED PLAN
SCALE: 1" = 1'-0"



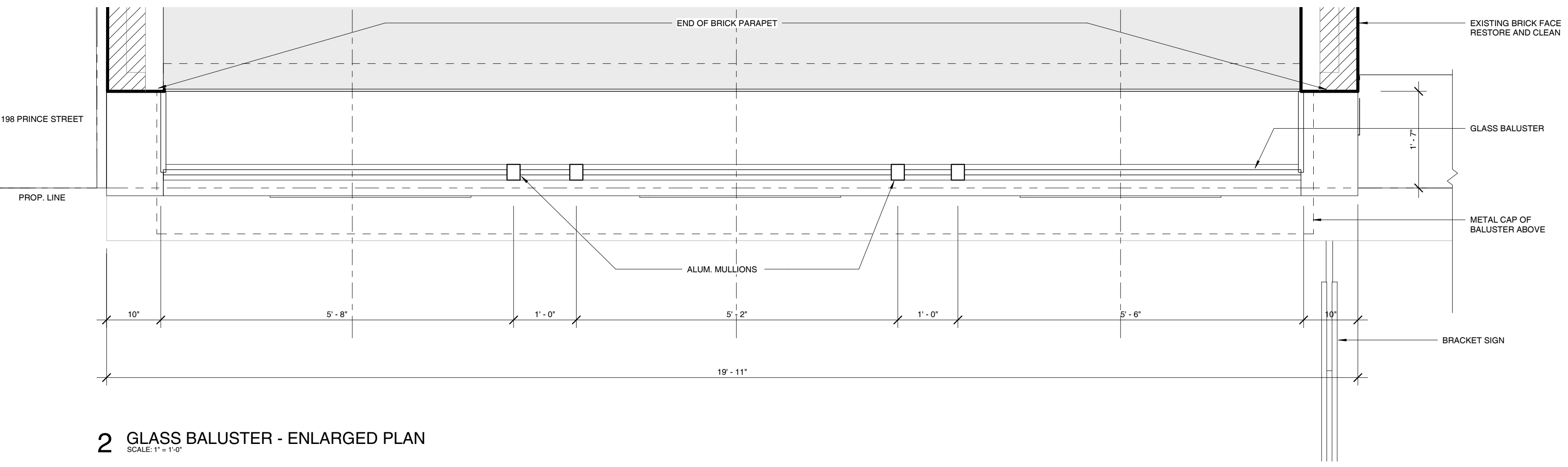
3 FIXED GLASS WINDOWS - SECTION
SCALE: 1" = 1'-0"

- MATERIAL KEY:
- ① RESTORED BRICK WALL. CLEAN AND REGROUT AS NEEDED.
 - ② 1" CLEAR TEMPERED GLASS
 - ③ PAINTED ALUMINUM DOORS AND WINDOWS
 - ④ BRUSHED STAINLESS STEEL
 - ⑤ PAINTED METAL/ PANELING/ FLASHING
 - ⑥ NEW BRICK FACE TO MATCH EXISTING BRICK OF 202 AVE. OF THE AMERICAS



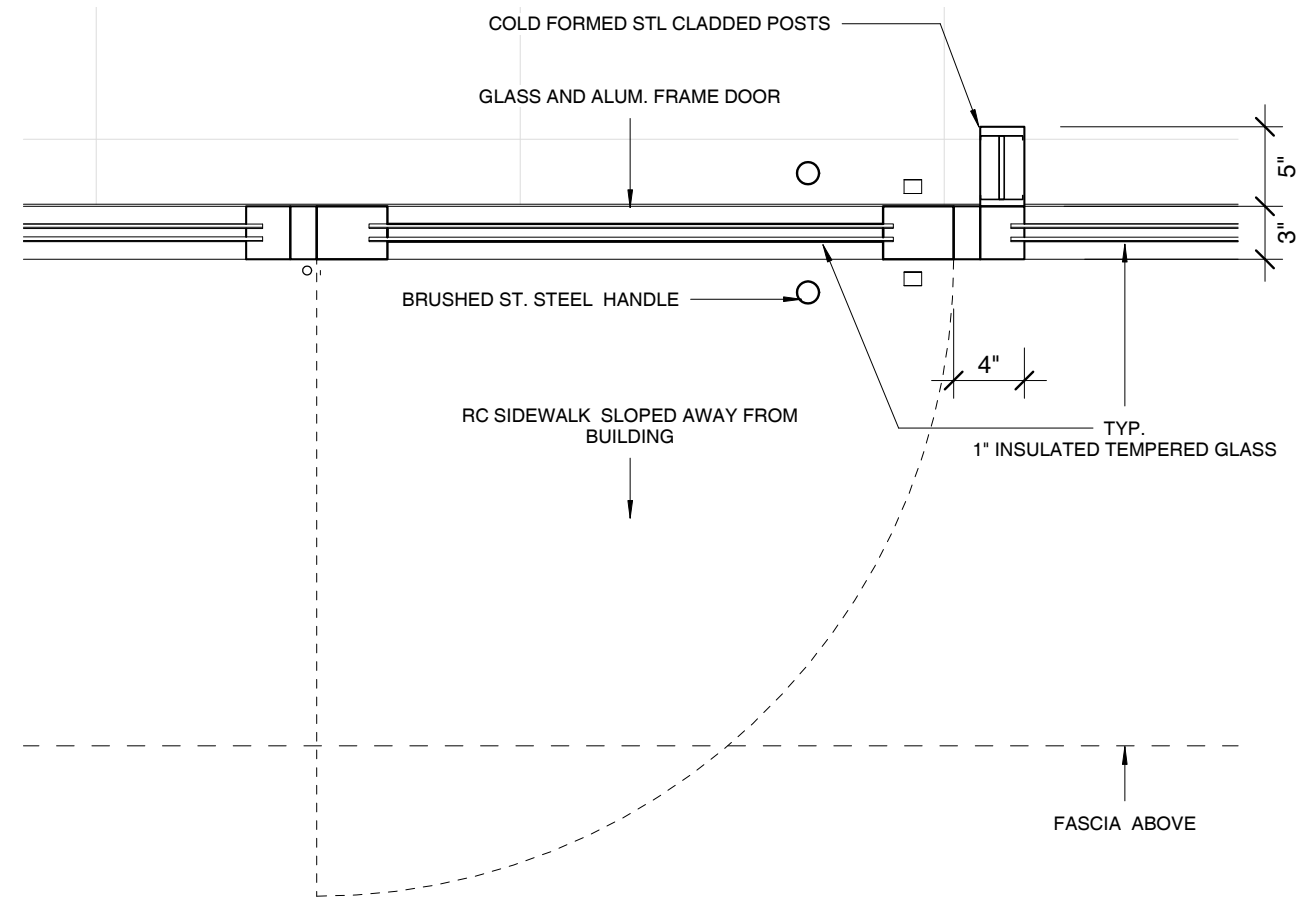
1 GLASS BALUSTER - ELEVATION
SCALE: 1" = 1'-0"

3 GLASS BALUSTER - SECTION
SCALE: 1" = 1'-0"

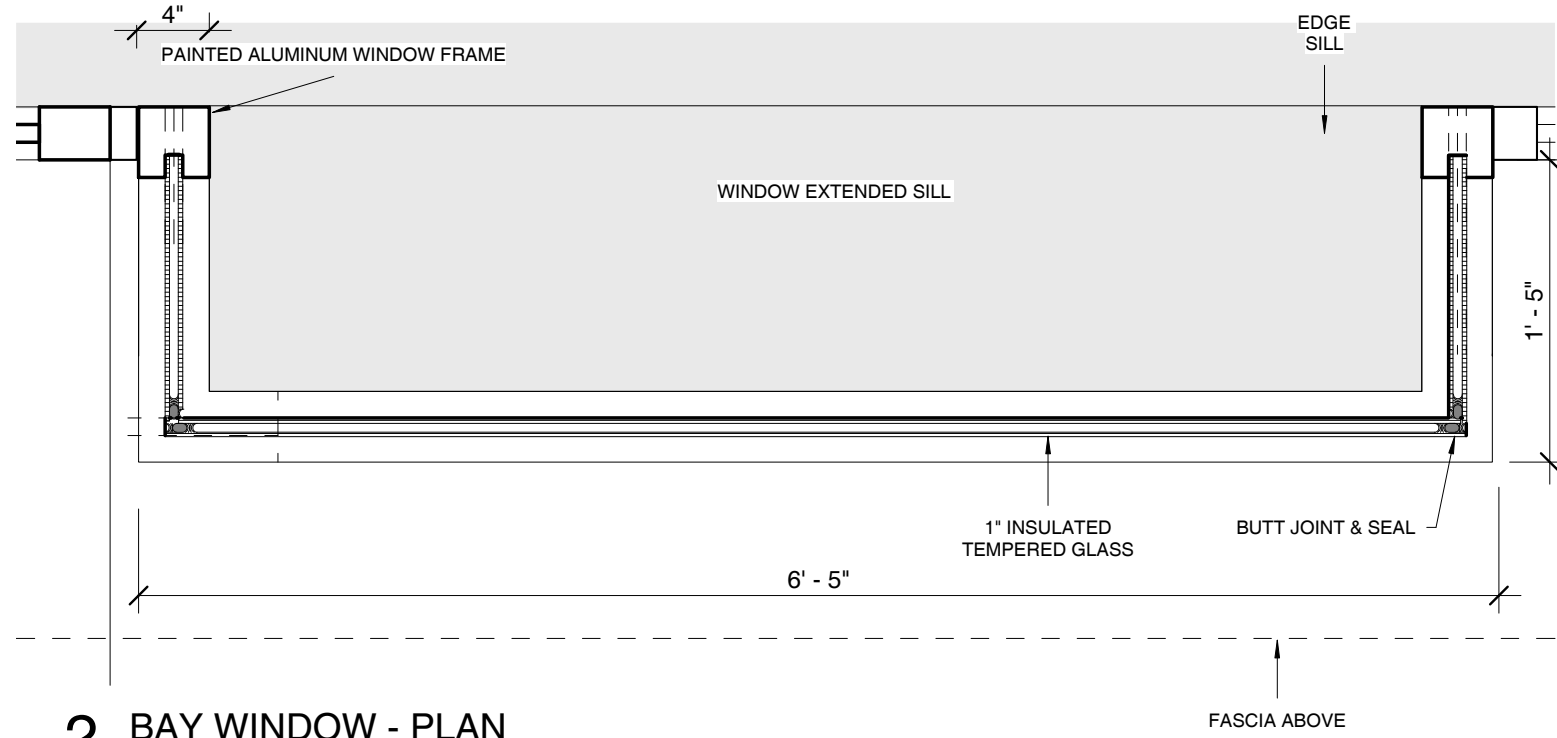


2 GLASS BALUSTER - ENLARGED PLAN
SCALE: 1" = 1'-0"

- MATERIAL KEY:**
- ① RESTORED BRICK WALL. CLEAN AND REGROUT AS NEEDED.
 - ② 1" CLEAR TEMPERED GLASS
 - ③ PAINTED ALUMINUM MULLIONS
 - ④ BRUSHED STAINLESS STEEL
 - ⑤ PAINTED METAL/ PANELING/ FLASHING
 - ⑥ NEW BRICK FACE TO MATCH EXISTING BRICK OF 202 AVE. OF THE AMERICAS



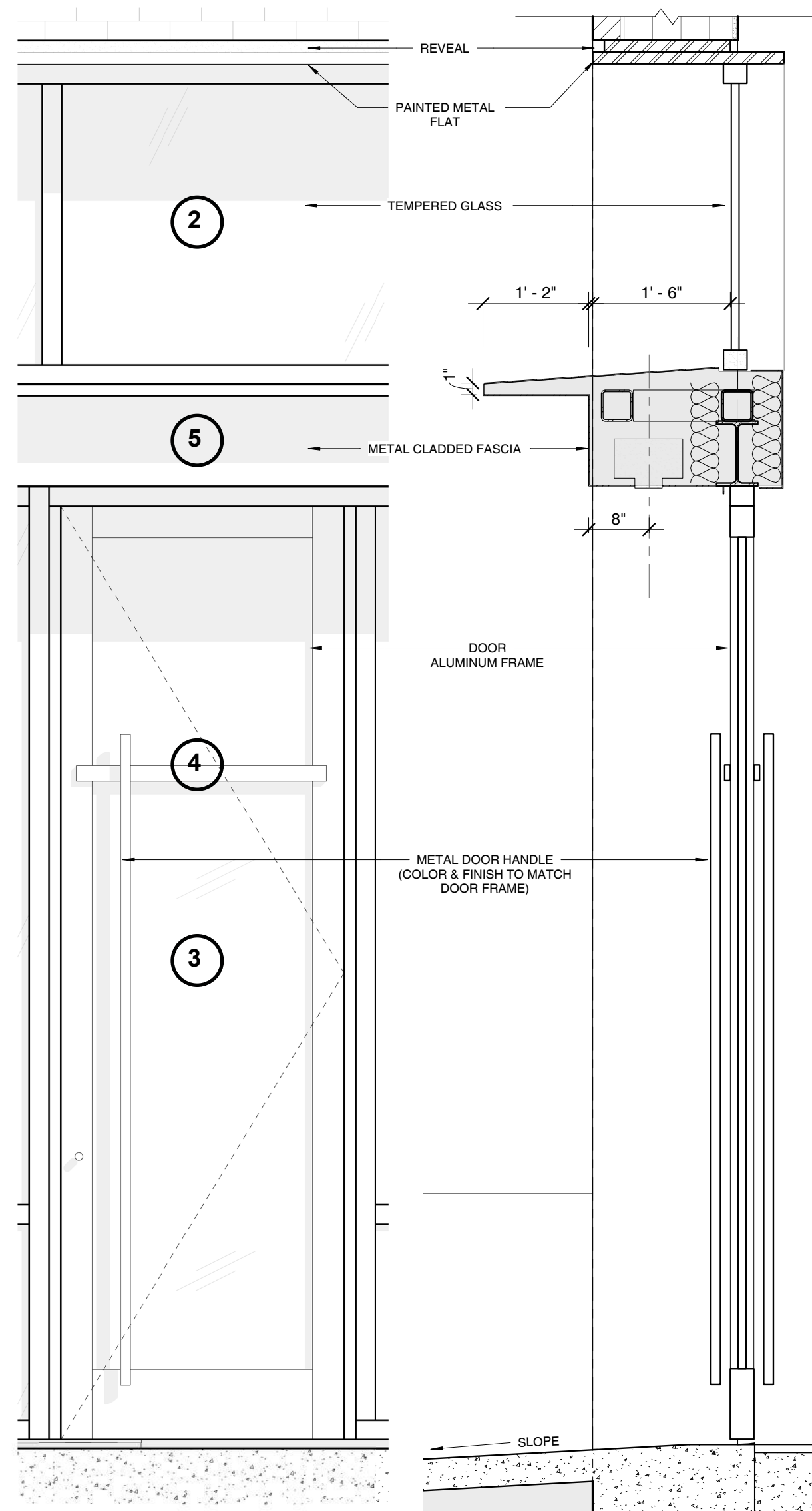
1 ENTRANCE DOOR- ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"



2 BAY WINDOW - PLAN
SCALE: 1 1/2" = 1'-0"

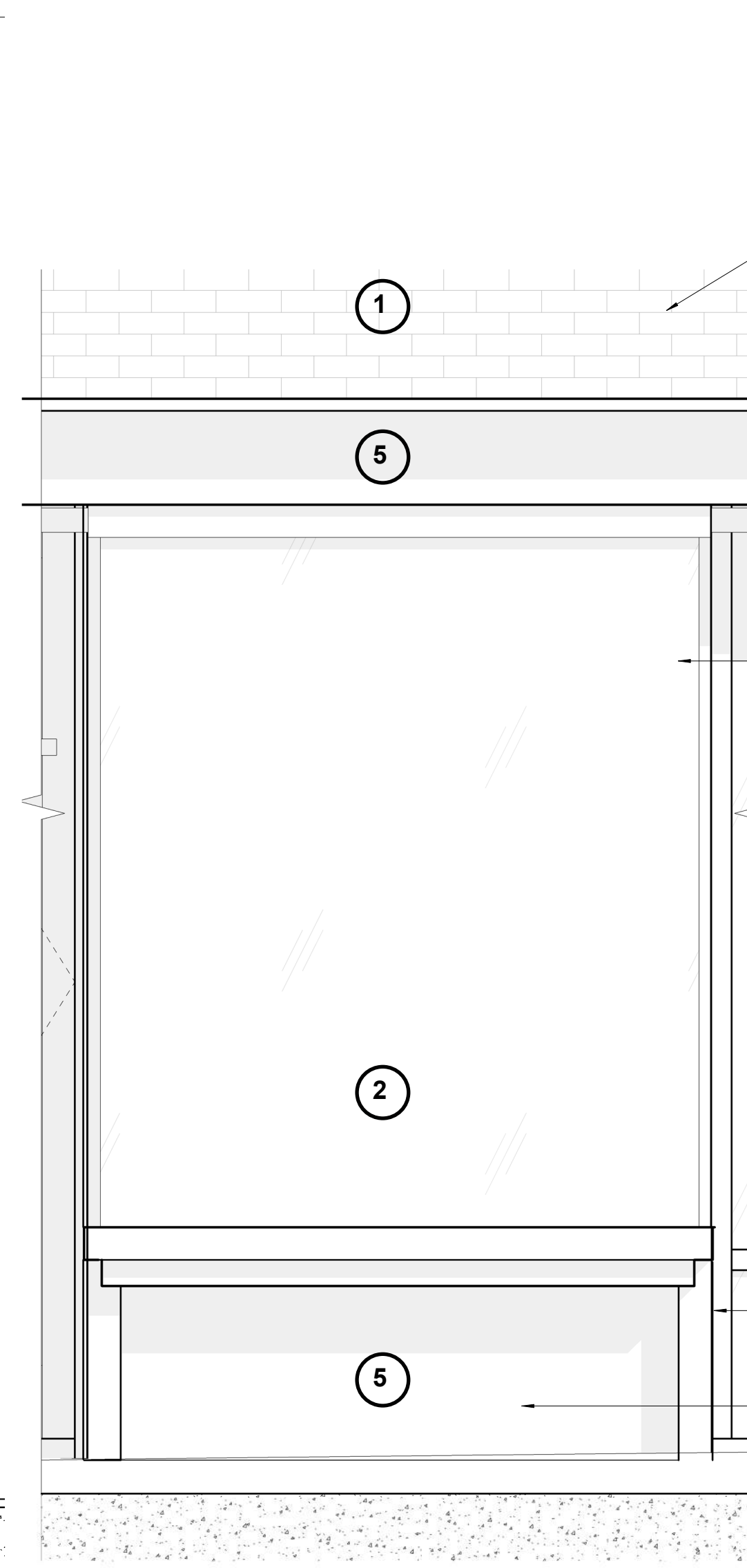
MATERIAL KEY:

- ① RESTORED BRICK WALL.
CLEAN AND REGROUT AS NEEDED.
- ② 1" CLEAR TEMPERED GLASS
- ③ PAINTED ALUMINUM DOORS AND
WINDOWS
- ④ BRUSHED STAINLESS STEEL
- ⑤ PAINTED METAL/PANELING/FLASHING



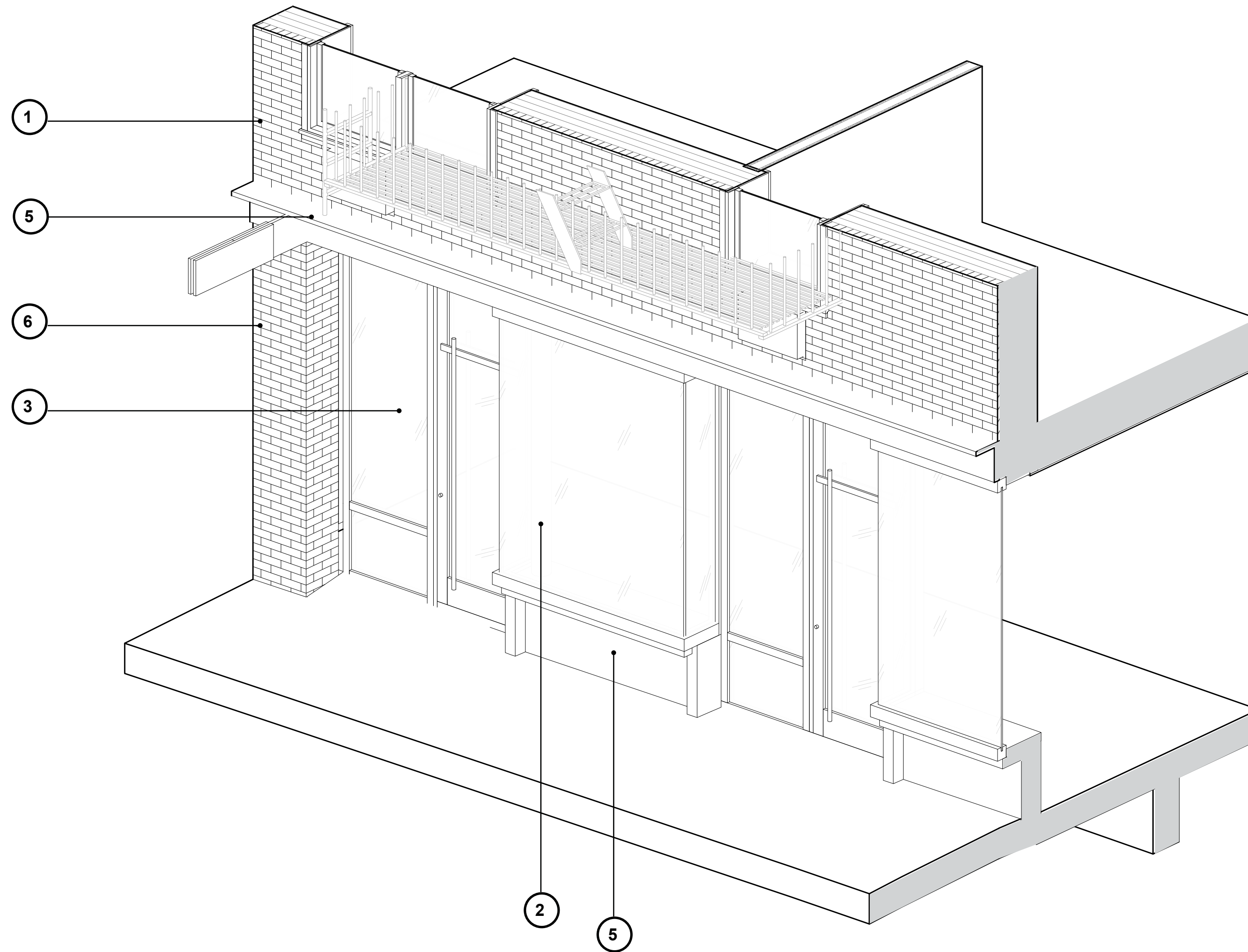
3 ENTRANCE DOOR - ELEVATION
SCALE: 1" = 1'-0"

4 ENTRANCE DOOR - SECTION
SCALE: 1" = 1'-0"



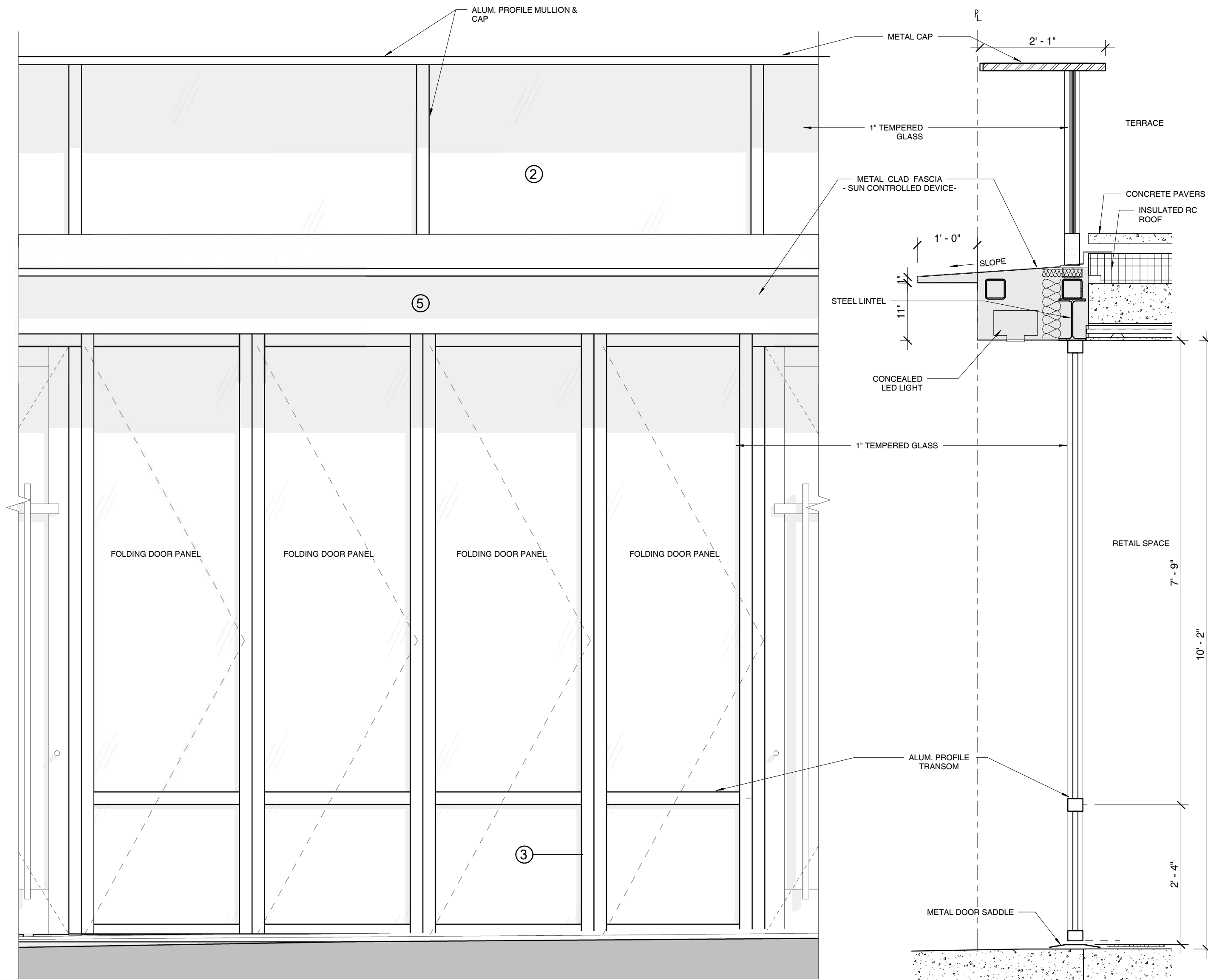
5 BAY WINDOW - ELEVATION
SCALE: 1" = 1'-0"

6 BAY WINDOW -SECTION
SCALE: 1" = 1'-0"

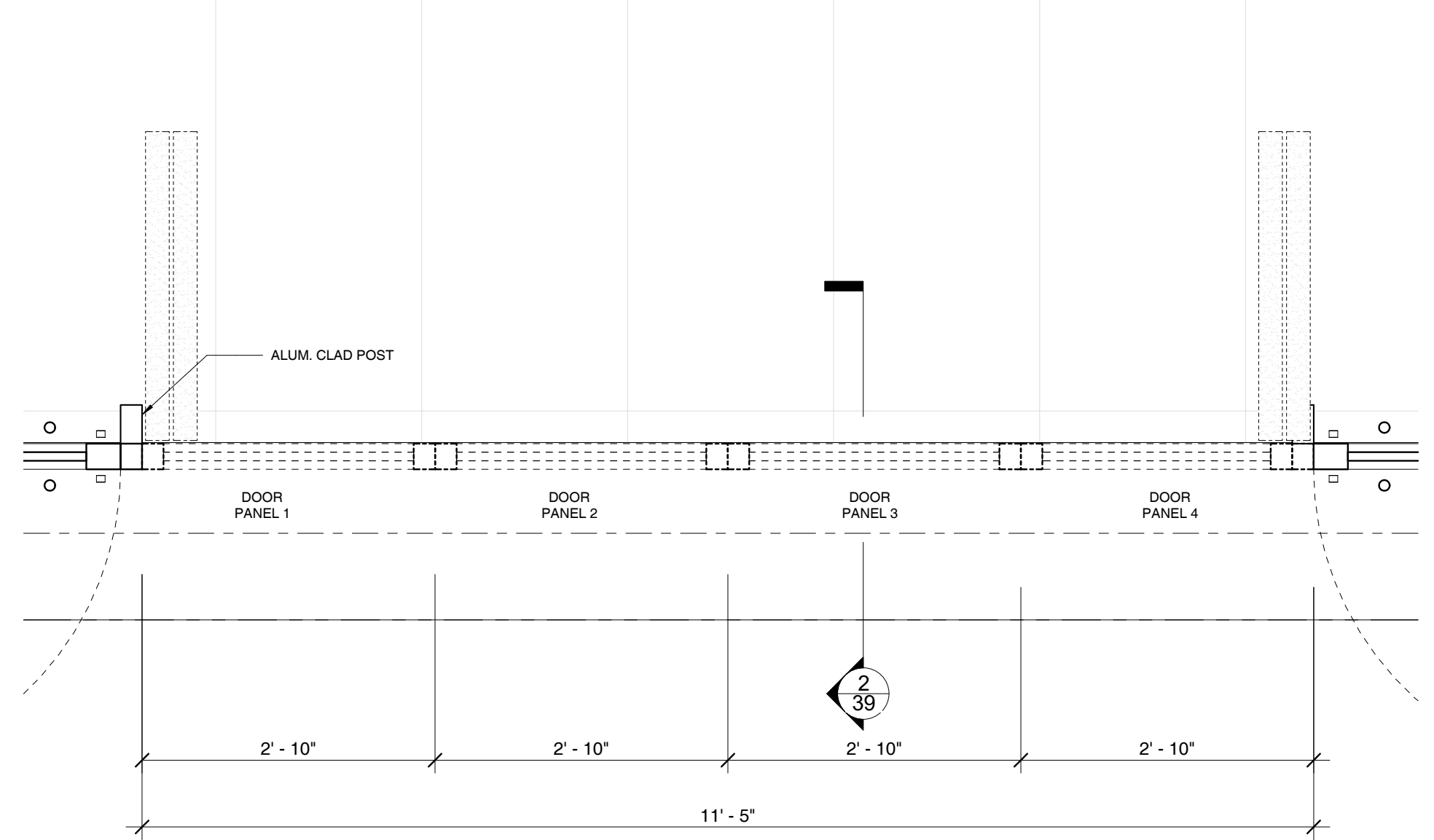


MATERIAL KEY:

- ① RESTORED BRICK WALL.
CLEAN AND REGROUT AS NEEDED.
- ② 1" CLEAR TEMPERED GLASS
- ③ PAINTED ALUMINUM DOORS AND
WINDOWS
- ④ BRUSHED STAINLESS STEEL
- ⑤ PAINTED METAL/PANELING/FLASHING
- ⑥ NEW BRICK WYTHE TO MATCH
EXISTING BRICK ON UPPER LEVELS



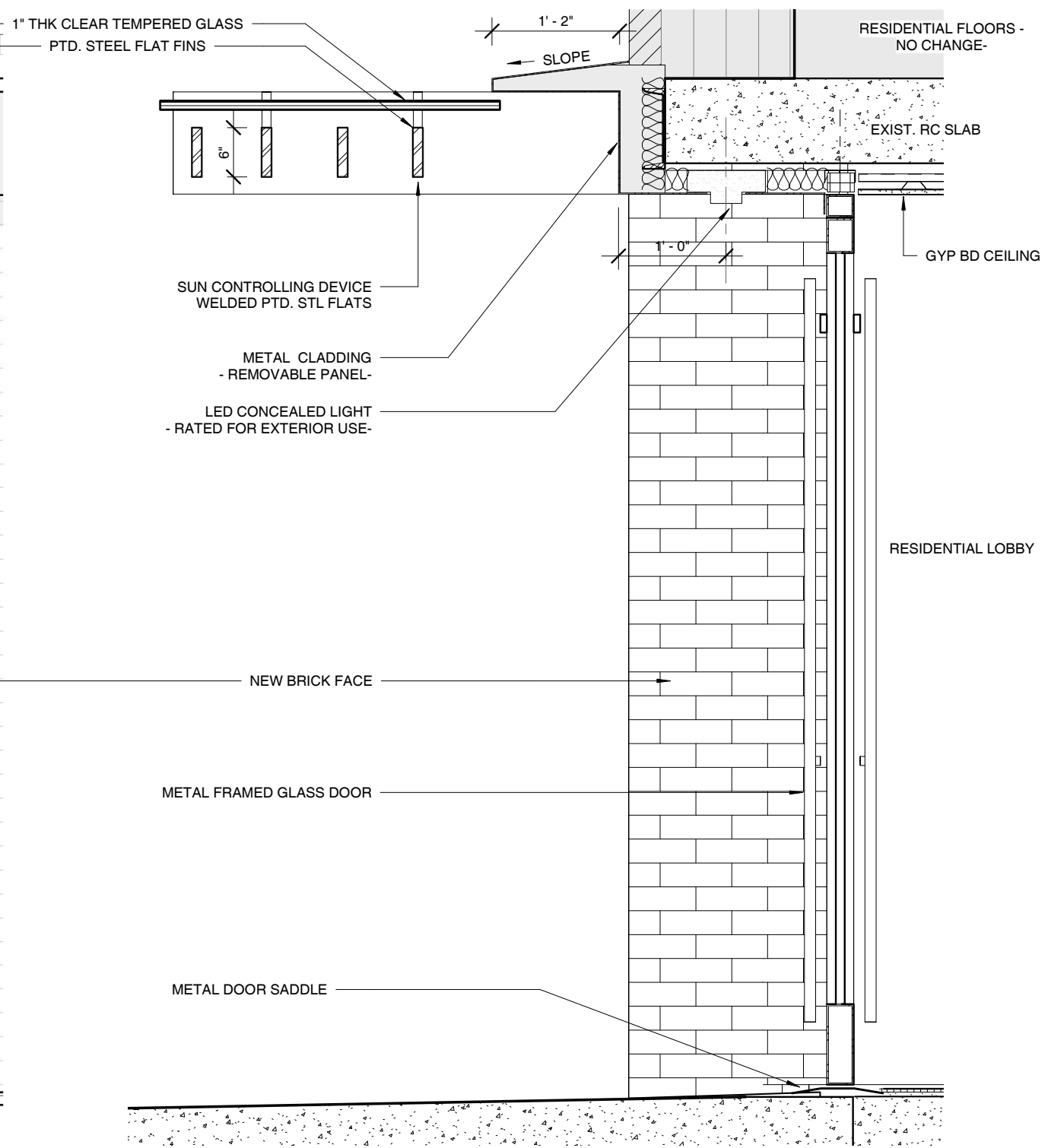
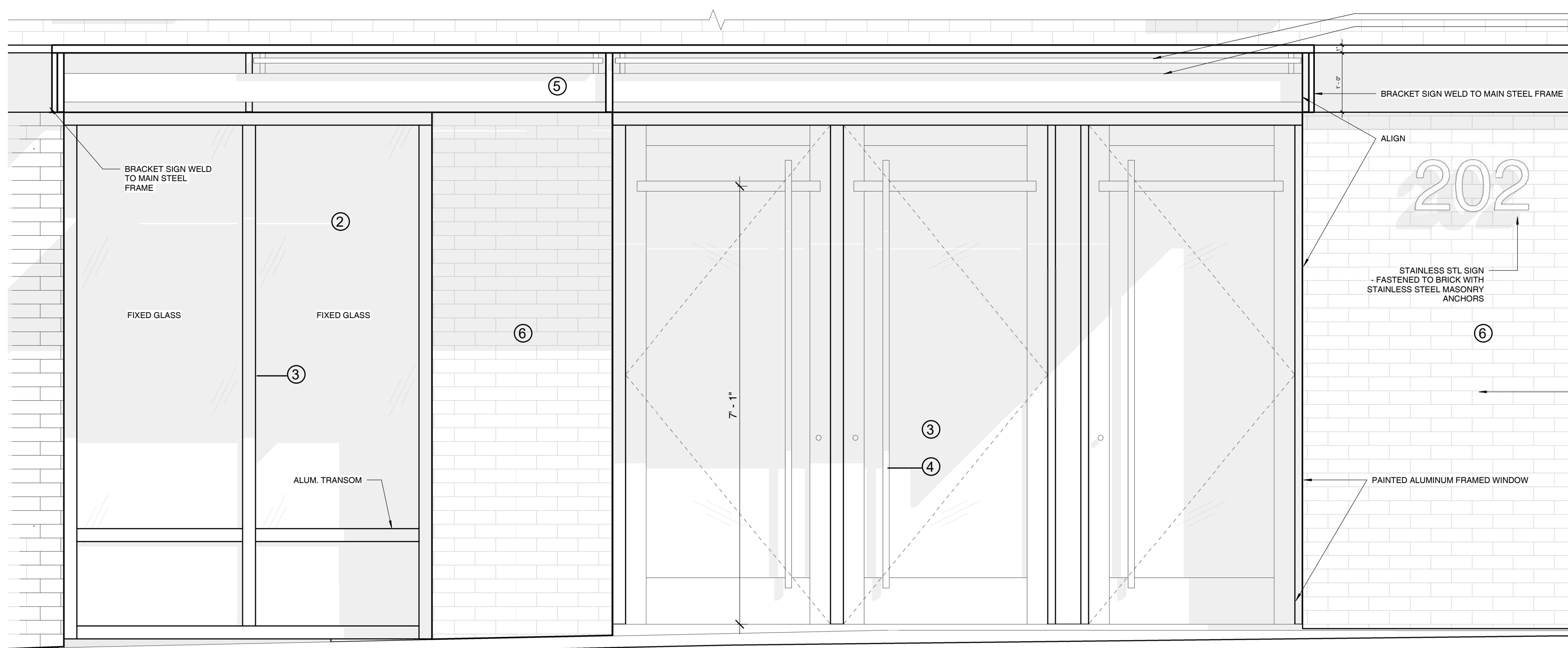
1 FOLDING DOORS- ELEVATION
SCALE: 1" = 1'-0"



3 FOLDING DOORS- ENLARGED PLAN
SCALE: 1" = 1'-0"

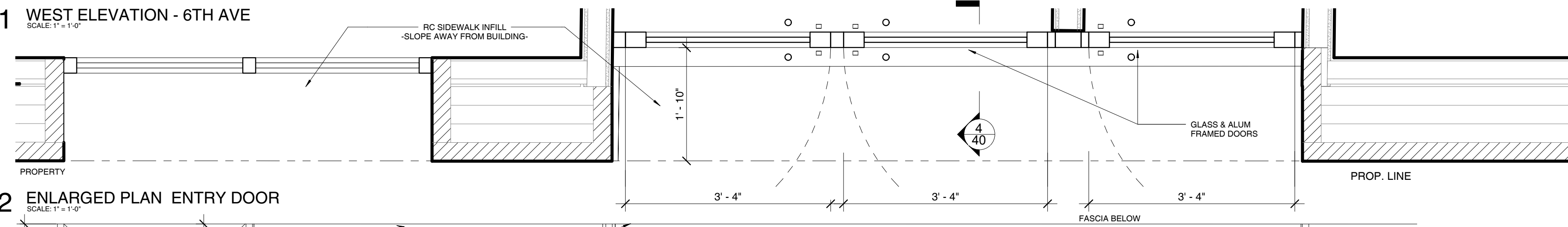
2 FOLDING DOOR - SECTION
SCALE: 1" = 1'-0"

- MATERIAL KEY:**
- ① RESTORED BRICK WALL.
CLEAN AND REGROUT AS NEEDED.
 - ② 1" CLEAR TEMPERED GLASS
 - ③ PAINTED ALUMINUM DOORS AND
WINDOWS
 - ④ BRUSHED STAINLESS STEEL
 - ⑤ PAINTED METAL/PANELING/FLASHING



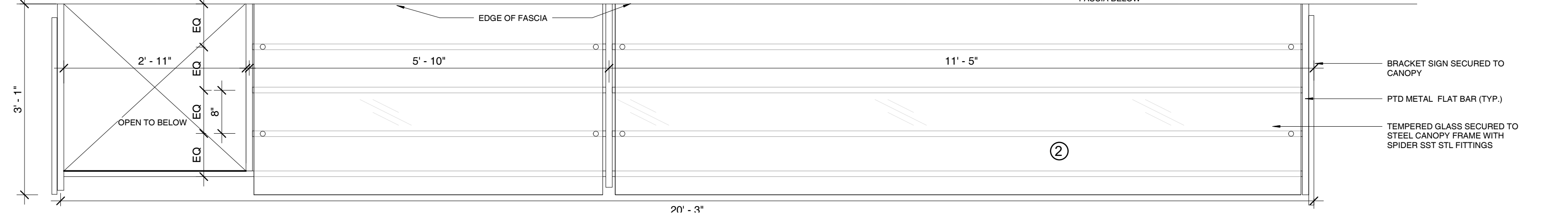
1 WEST ELEVATION - 6TH AVE
SCALE: 1" = 1'-0"

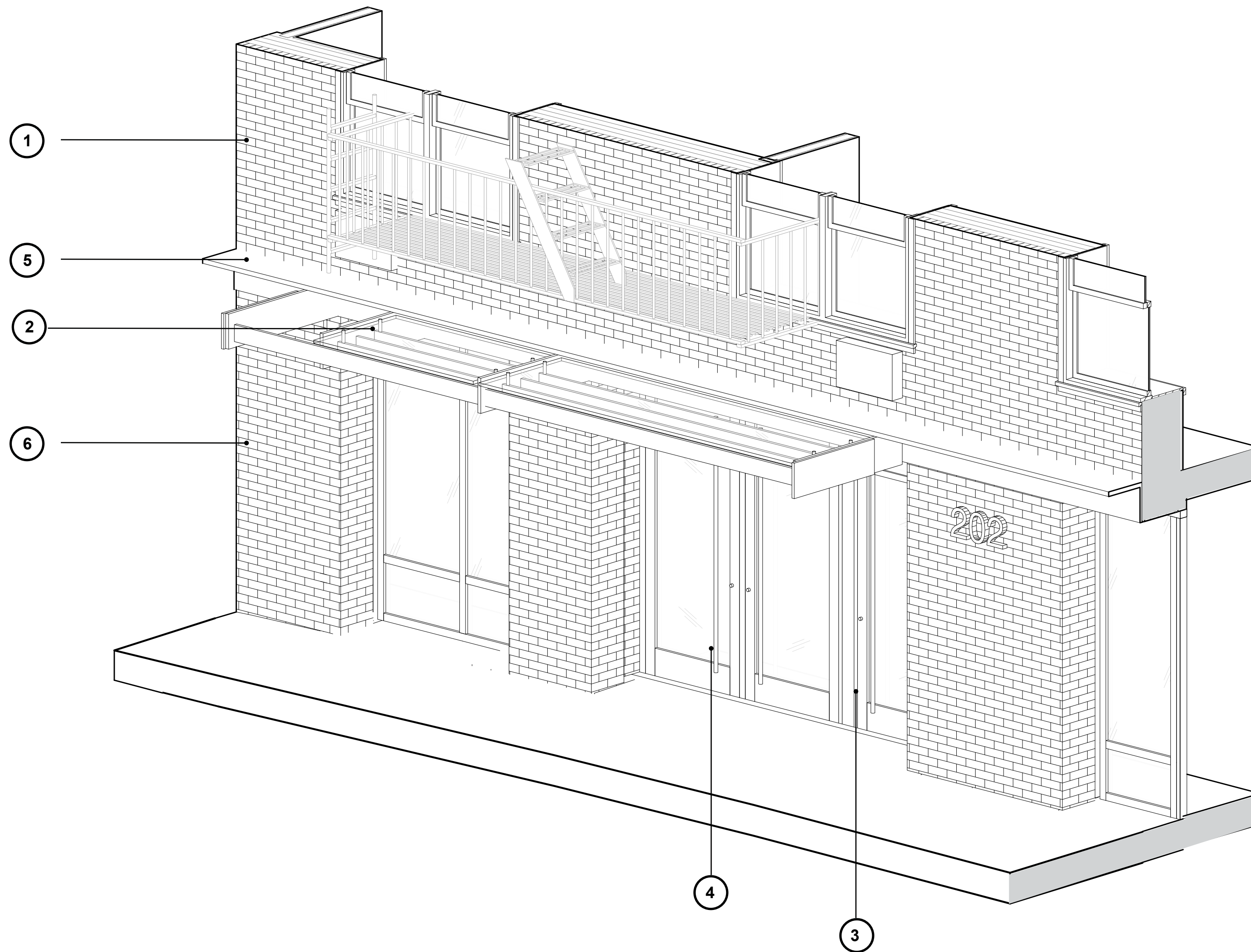
4 SECTION DOOR & CANOPY
SCALE: 1" = 1'-0"



2 ENLARGED PLAN ENTRY DOOR
SCALE: 1" = 1'-0"

- MATERIAL KEY:**
- ① RESTORED BRICK WALL. CLEAN AND REGROUT AS NEEDED.
 - ② 1" CLEAR TEMPERED GLASS
 - ③ PAINTED ALUMINUM DOORS AND WINDOWS
 - ④ BRUSHED STAINLESS STEEL
 - ⑤ PAINTED METAL/PANELING/FLASHING
 - ⑥ NEW BRICK WYTHE TO MATCH EXISTING BRICK ON UPPER LEVELS





MATERIAL KEY:

- ① RESTORED BRICK WALL.
CLEAN AND REGROUT AS NEEDED.
- ② 1" CLEAR TEMPERED GLASS
- ③ PAINTED ALUMINUM DOORS AND
WINDOWS
- ④ BRUSHED STAINLESS STEEL
- ⑤ PAINTED METAL/PANELING/FLASHING
- ⑥ NEW BRICK FACE WITH SIMILAR
COLOR AND TEXTURE OF EXISTING
WHITE BRICK