

85 Sullivan Street, New York, NY

May 16, 2019



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Sullivan-Thompson Historic District



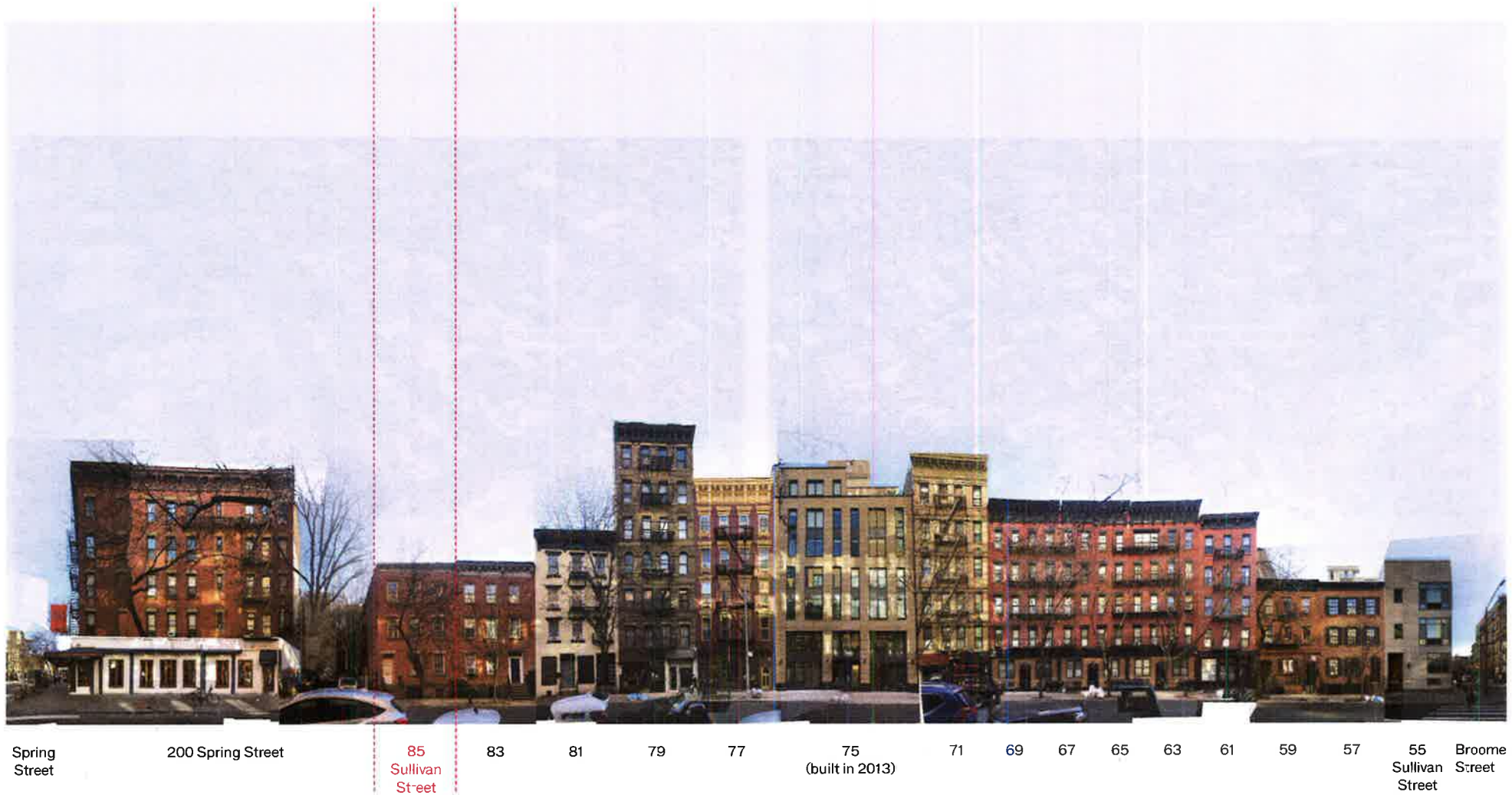
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Existing Context



Sullivan Street between Spring and Broome Streets, east



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85 Sullivan Street: Historic Photos



1940



1980



2018

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Typical Federal Characteristics



25 Harrison Street, 1804 (formerly 314 Washington Street)

Typical historical characteristics:

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



37 Charlton Street, 1820s

Typical historical characteristics:

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



203 East 29th Street, early 1800s

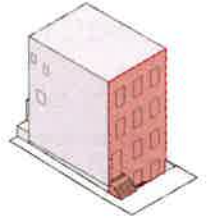
Typical historical characteristics:

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

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Current Photos: Front Facade



85 Sullivan Street



83 Sullivan Street



Existing entry door



Existing windows

Proposed Restoration: Front Facade

Scope of work includes:

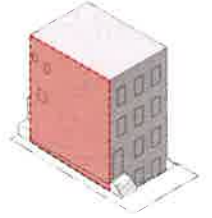
- Repointing of existing brick
- New wood windows with historic profile and configuration
- New painted wood shutters
- Restoration of brownstone lintels and sills
- Restoration of original wood door and lead transom



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Current Photos: Side Facade



metal panel, view from neighboring lot

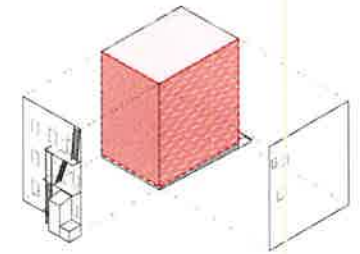


metal panel, view from rear



metal panel, view from street

Current Photos: Clapboard Siding



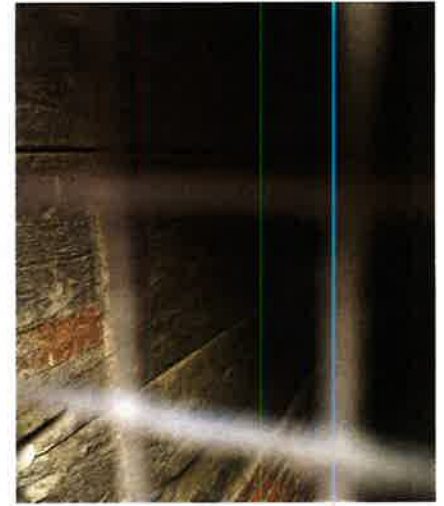
view of clapboard siding under metal panel



view of clapboard siding under metal panel



typical height of clapboard siding



view of flat siding at 83 Sullivan Street

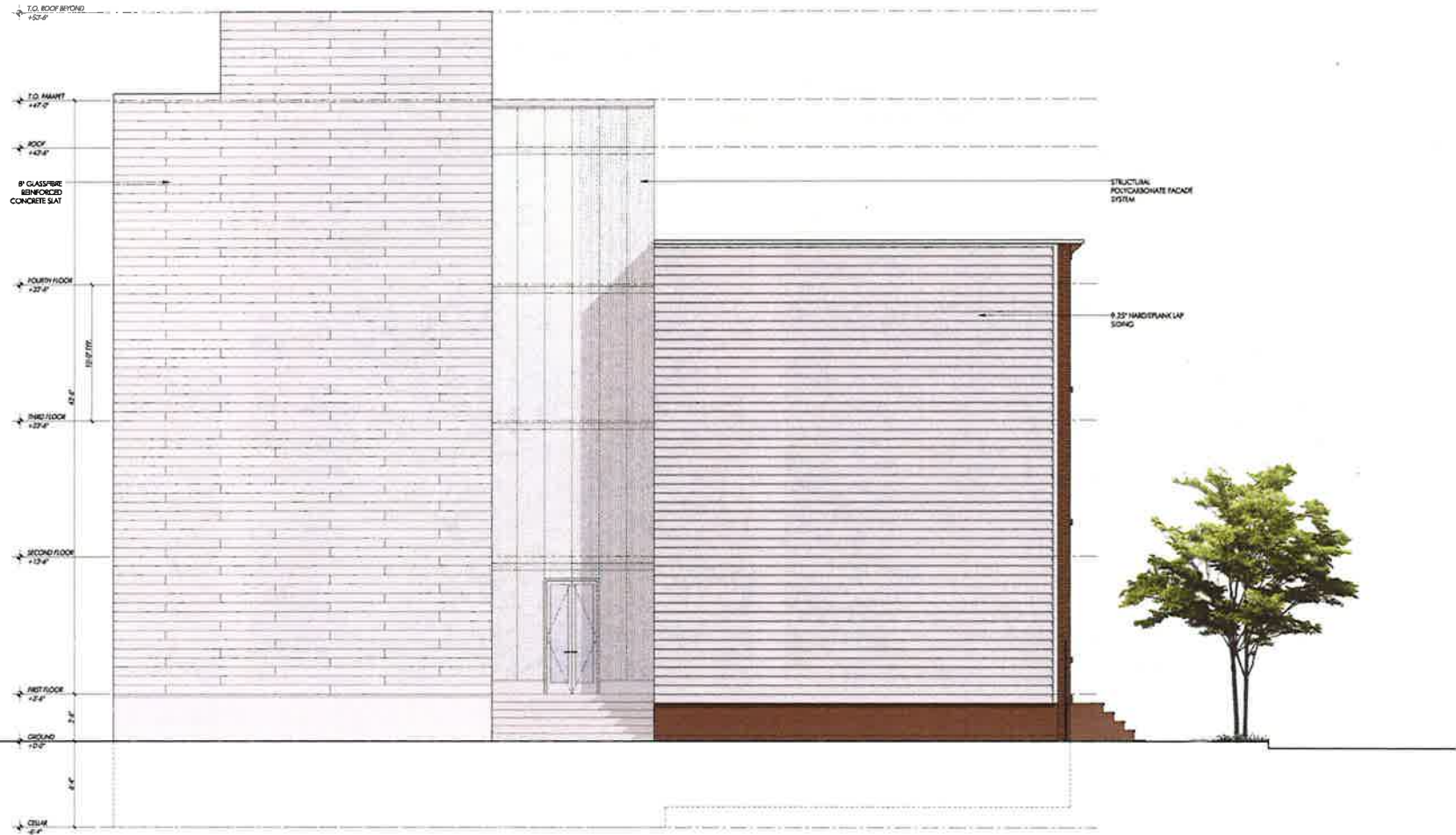
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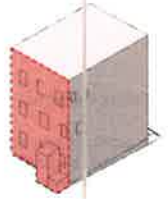
Proposed Restoration: Side Facade

Scope of work includes:

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



Current Photos: Rear Facade



Two-story extension at 83 Sullivan Street



Rear view of 85 Sullivan Street



probe at rear facade showing evidence of clapboard siding under stucco

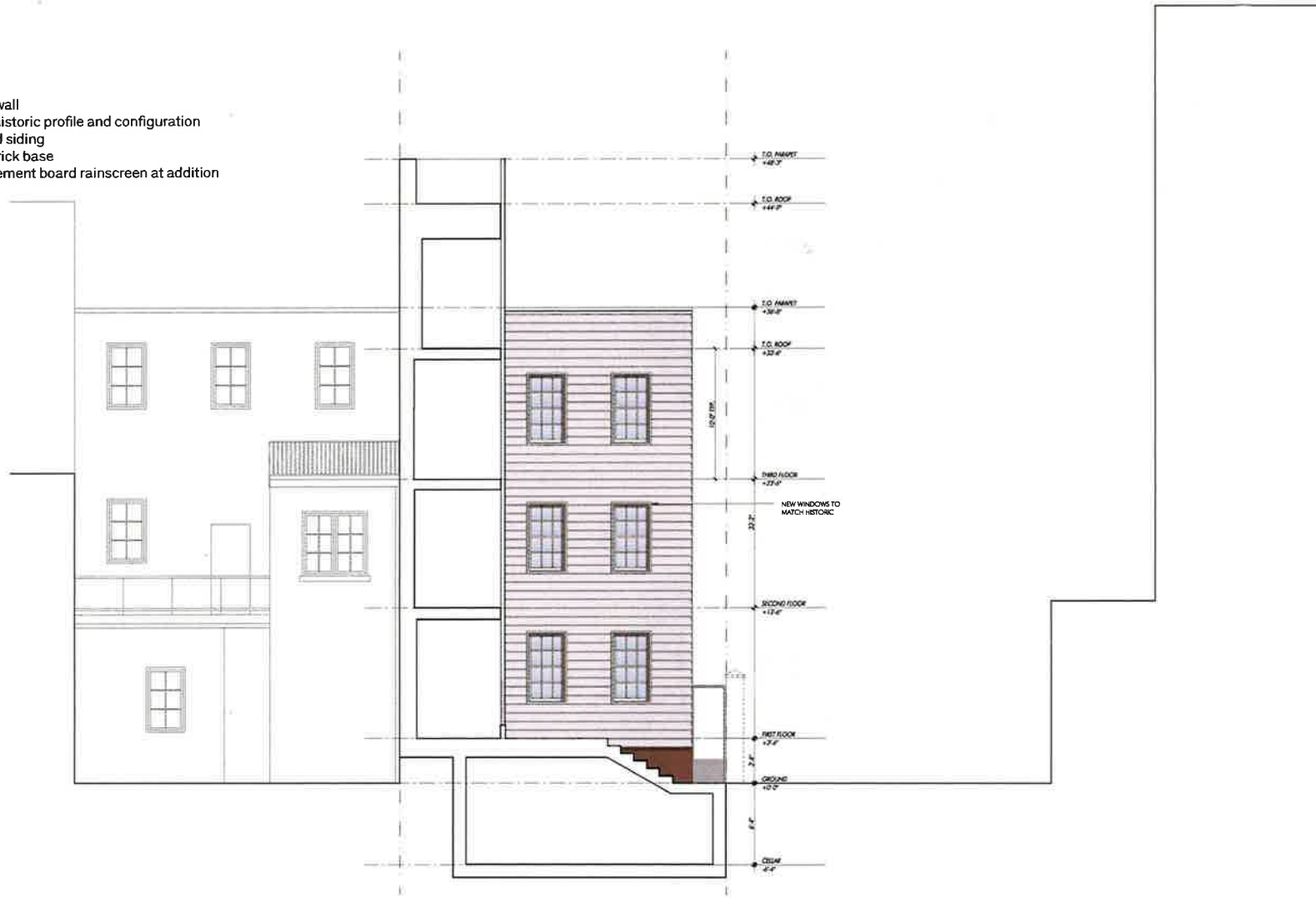
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Proposed Restoration: Rear Facade

Scope of work includes:

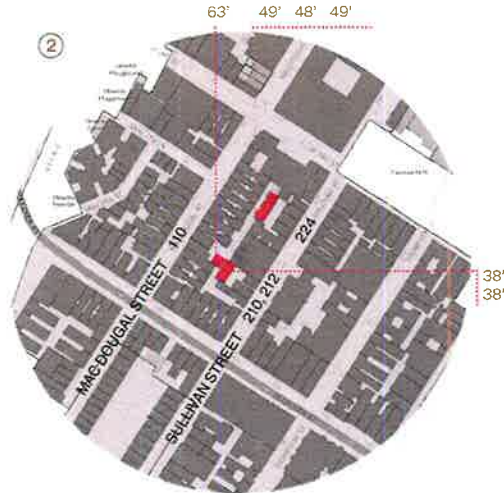
- Construction of new rear wall
- New wood windows with historic profile and configuration
- New painted Hardie Board siding
- New parging at existing brick base
- New polycarbonate and cement board rainscreen at addition



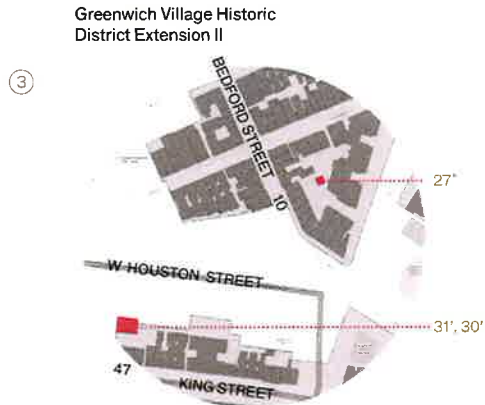
Back Houses in Vicinity



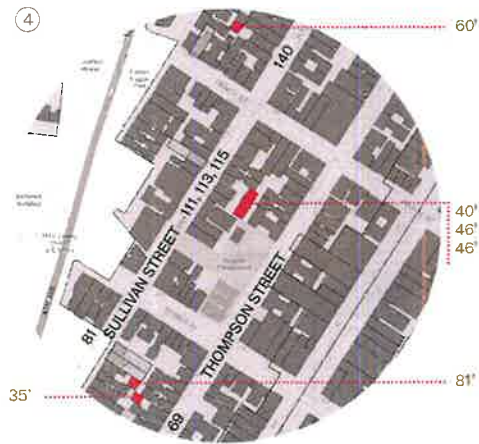
Greenwich Village Historic District Extension II



South Village Historic District



Charlton-King-Vandam Historic District



Sullivan-Thompson Historic District



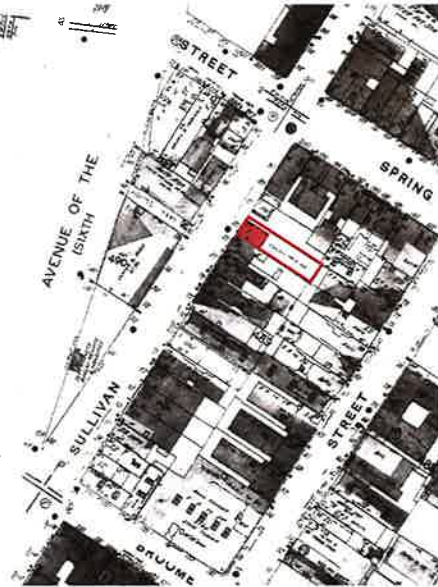
Sanborn Maps: Original Back House



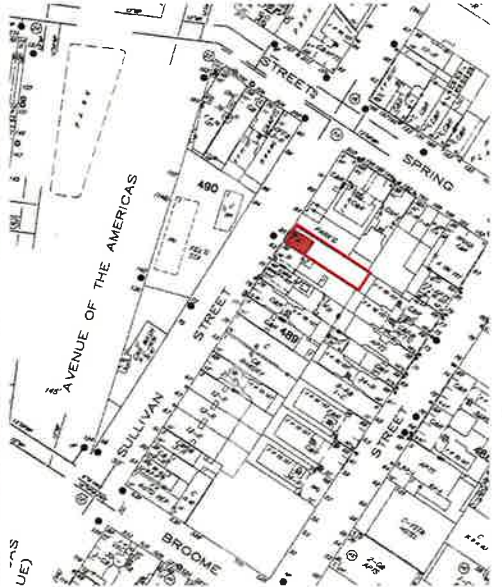
1894
Evidence of 3 story
back house at rear
of site



1922
Emergence of warehouses on west
side of Sullivan Street



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



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



Sanborn Maps: Original Back House



1894 Sanborn Map

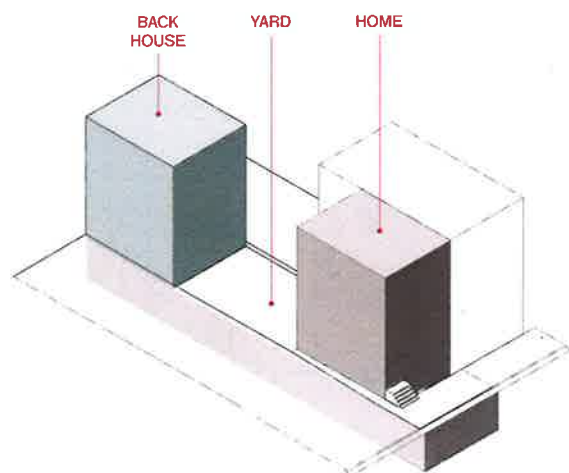


Three-story back house at 81 Sullivan Street

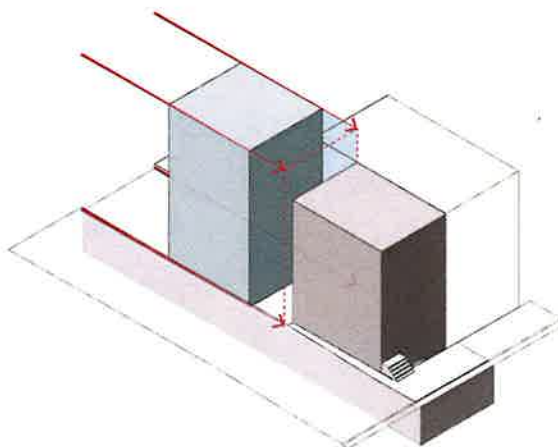
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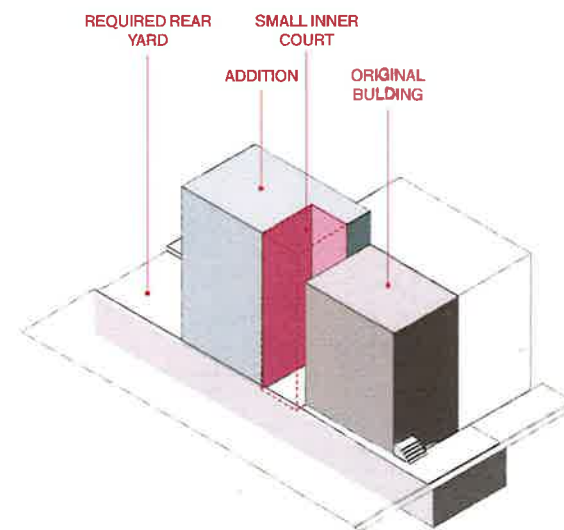
Proposed Alteration: Restoring the Back House



85 SULLIVAN:
Historical Placement of the Back House

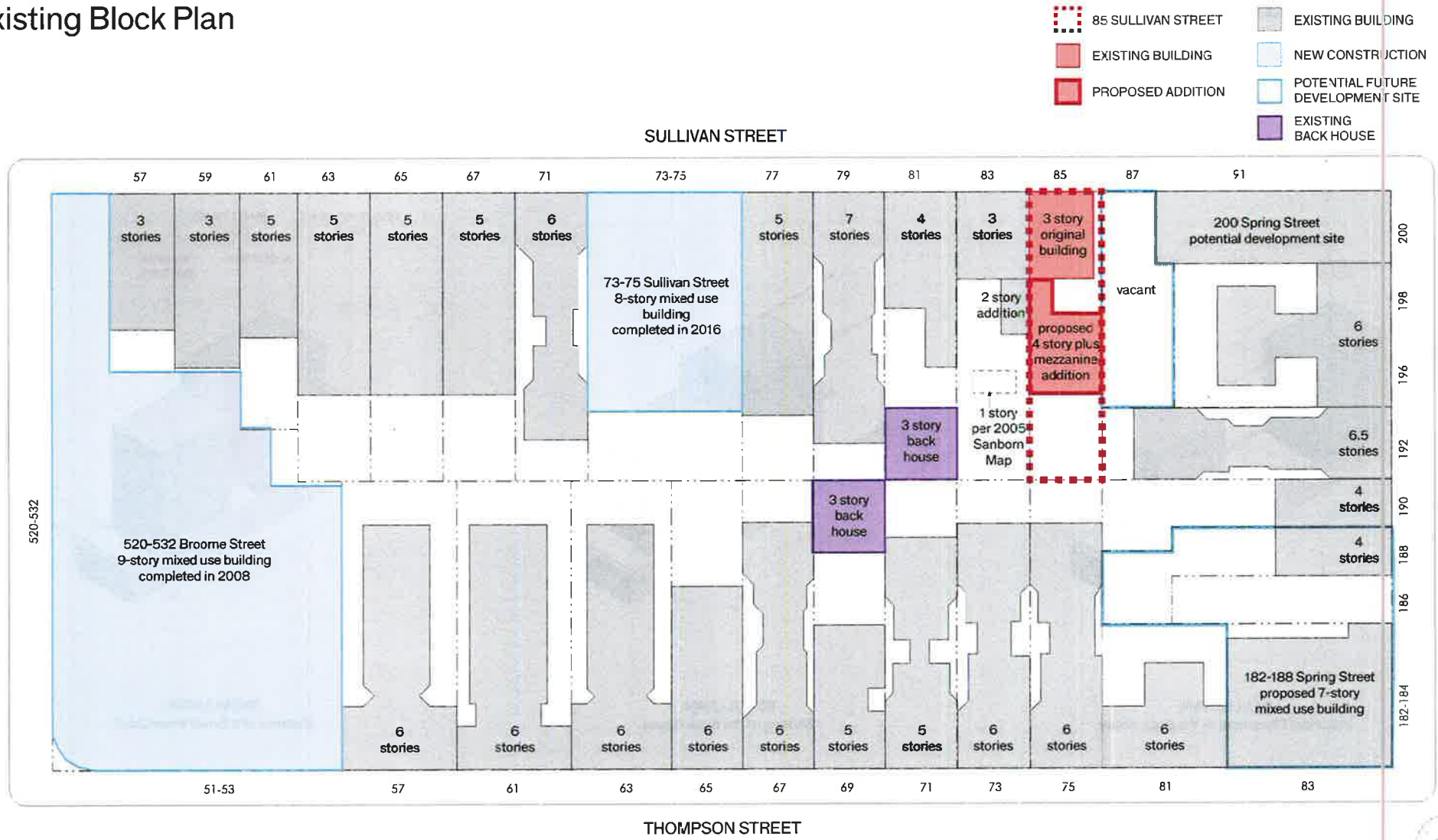


85 SULLIVAN:
Shifting of the Back House

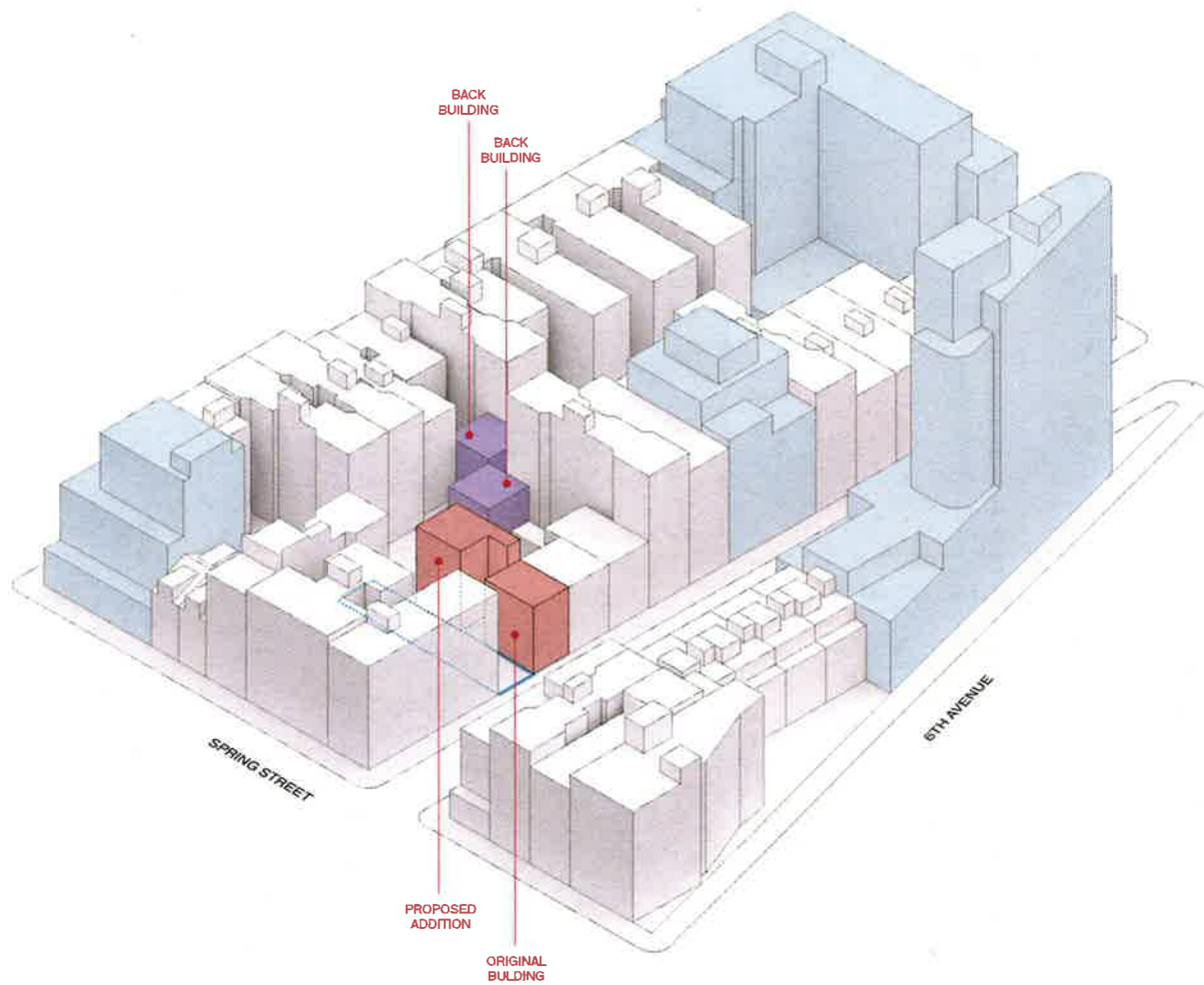


85 SULLIVAN:
Creation of a Small Inner Court

Existing Block Plan



Existing Block Diagram



Proposed Alteration: View from Sullivan Street



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Proposed Alteration: View from Sullivan Street



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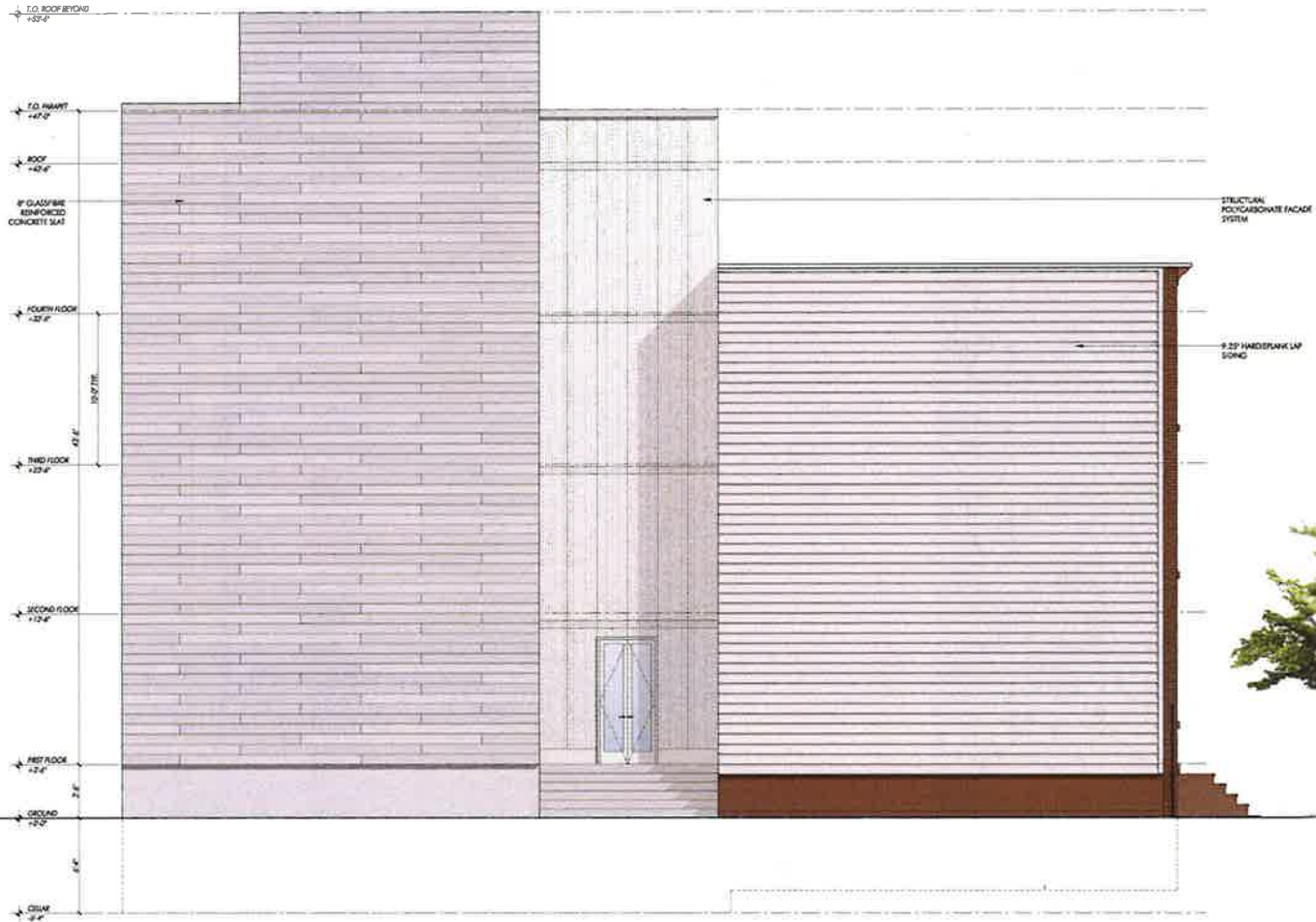
Proposed Alteration: View from Sullivan Street



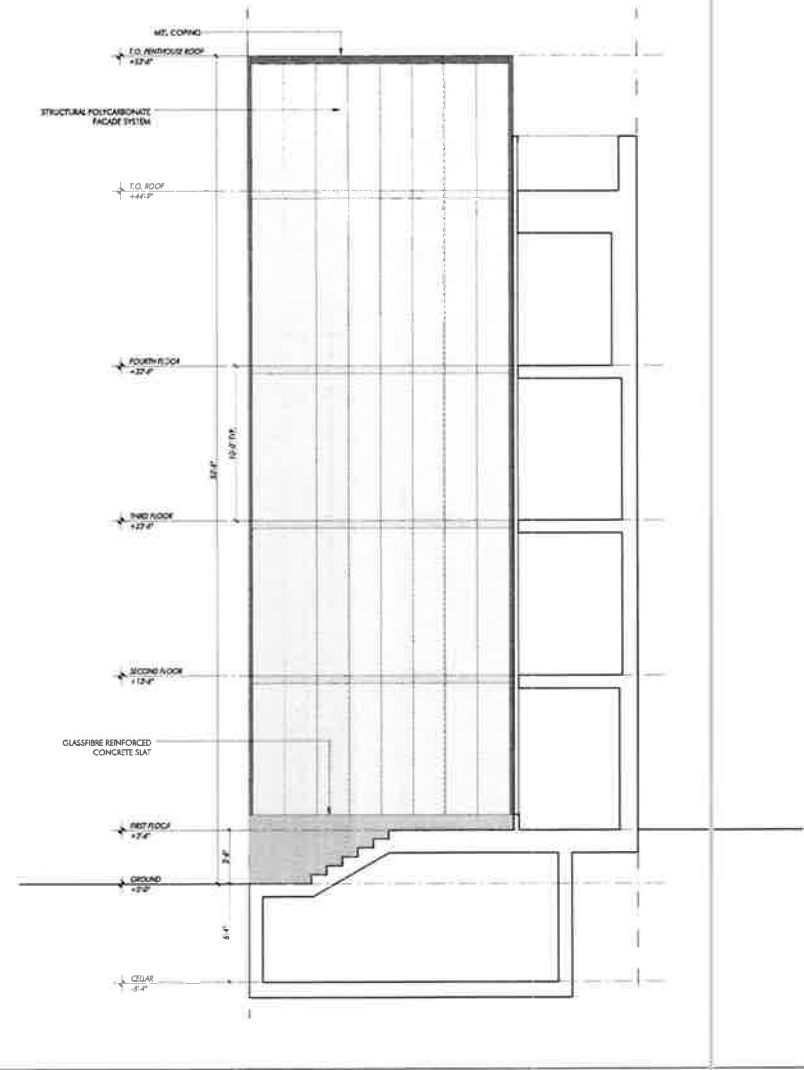
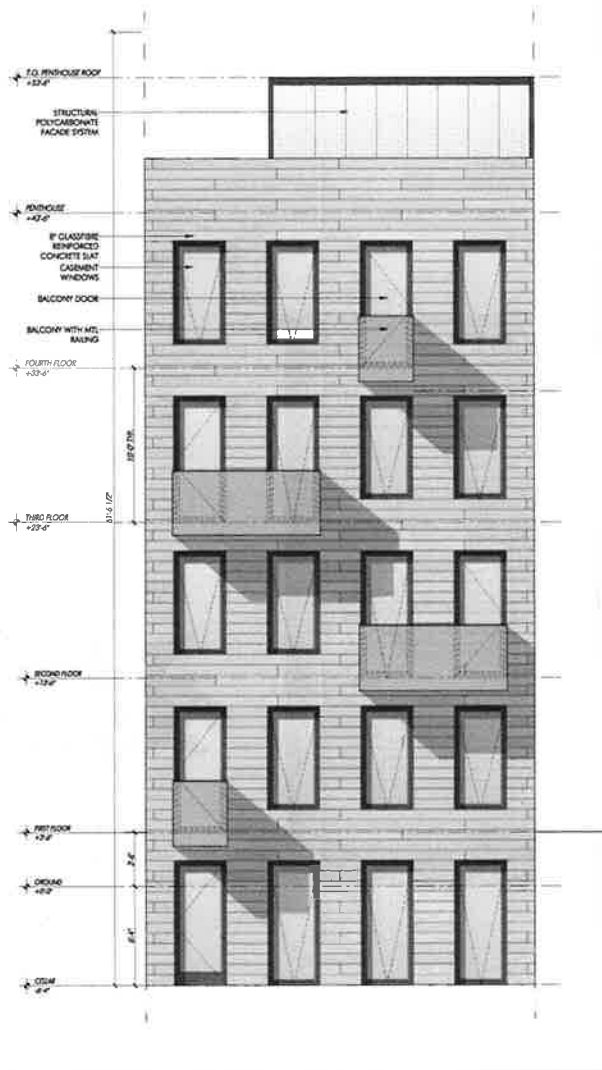
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Proposed Addition: Side Facade



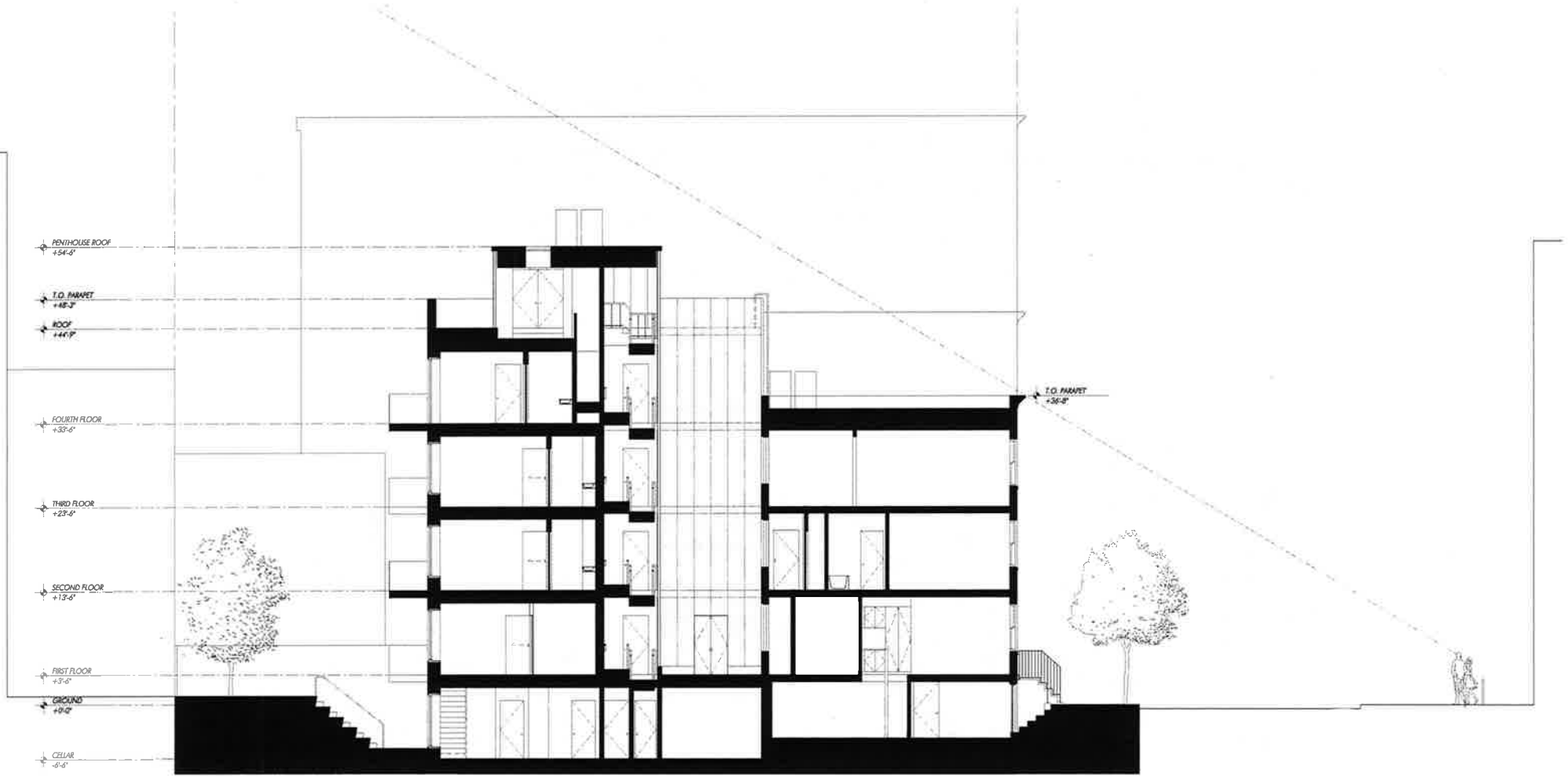
Proposed Addition: Front and Rear Facades



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Proposed Alteration: Building Section



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View of Mock Up from Surroundings



1 view from Spring Street



2 view from Sullivan Street



3 view from Sullivan Street



4 view from Sullivan Street

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View of Adjacent building from Surroundings



1 view from Spring Street



2 view from Sullivan Street

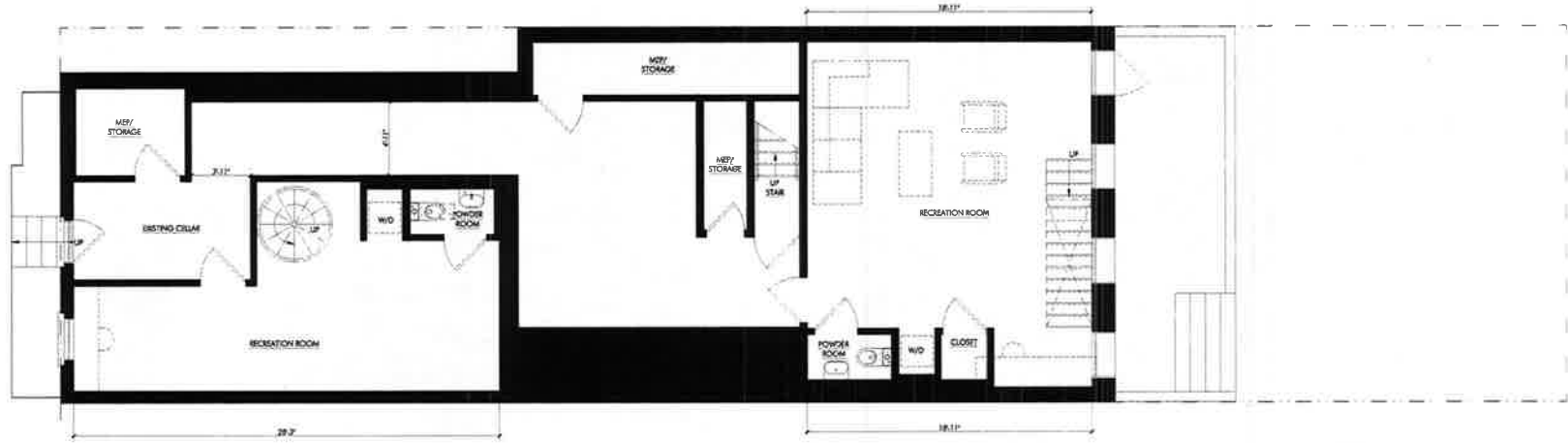


3 view from Sullivan Street

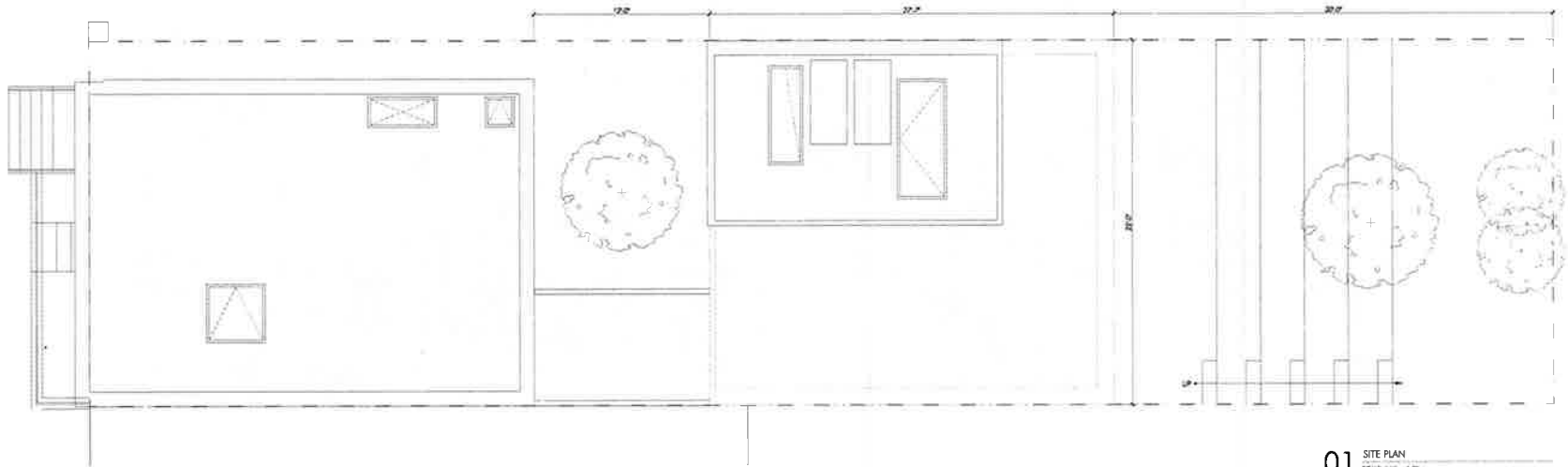


4 view from Sullivan Street

Proposed Alteration: Floor Plans

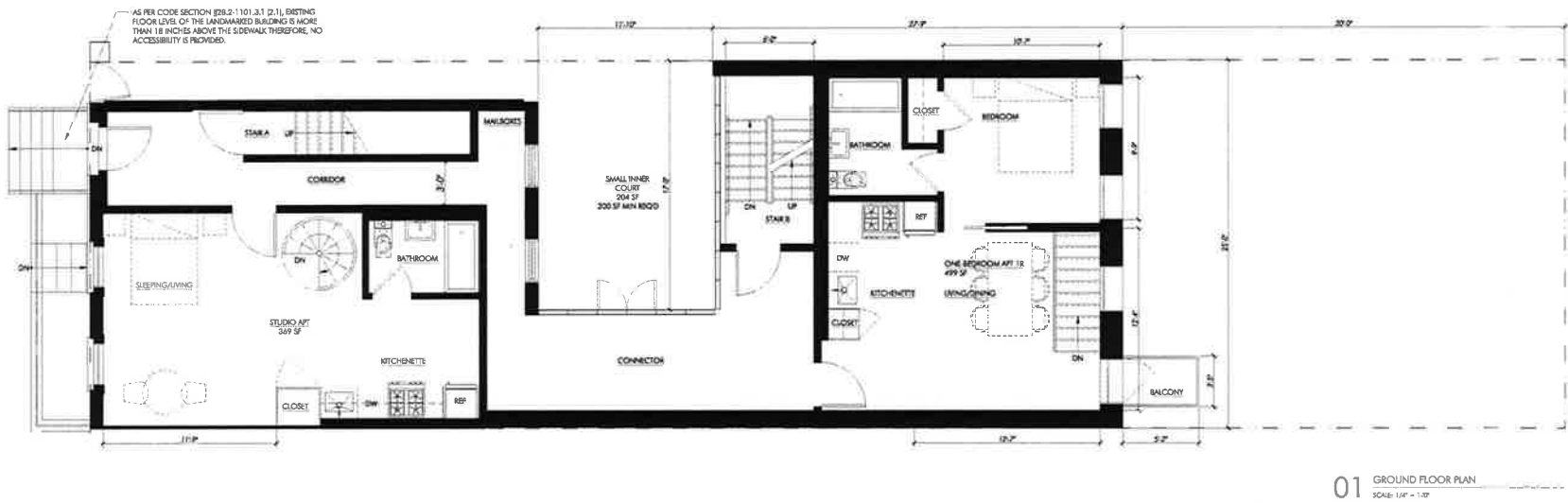


02 CELLAR PLAN
SCALE: 1/8" = 1'-0"

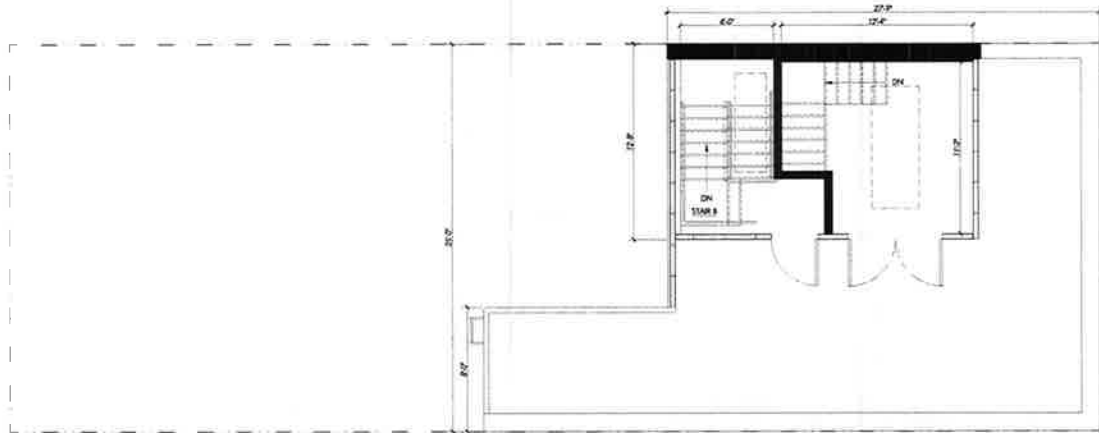


01 SITE PLAN
SCALE: 1/8" = 1'-0"

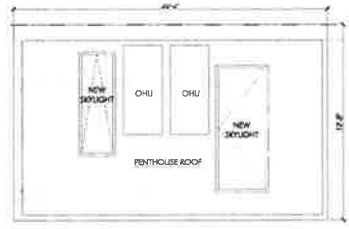
Proposed Alteration: Floor Plans



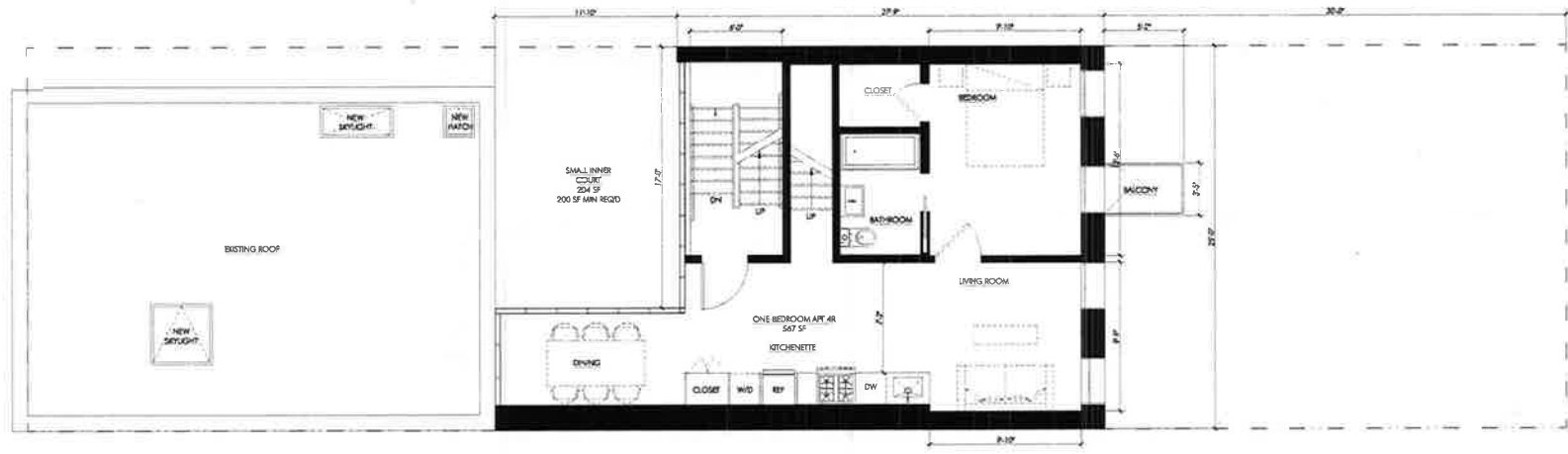
Proposed Alteration: Floor Plans



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



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



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