

The current proposal is:

Preservation Department – Item 4, LPC-20-08201

123 Sullivan Street,

Borough of Manhattan

How to Testify

Via Zoom: <https://us02web.zoom.us/j/86507428058?pwd=OWFPL1g3K1MwTUg1SjZHUFlnajVodz09>

Meeting ID: 865 0742 8058

Password: 866423

By Phone: 1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

LANDMARKS PRESERVATION
COMMISSION PRESENTATION

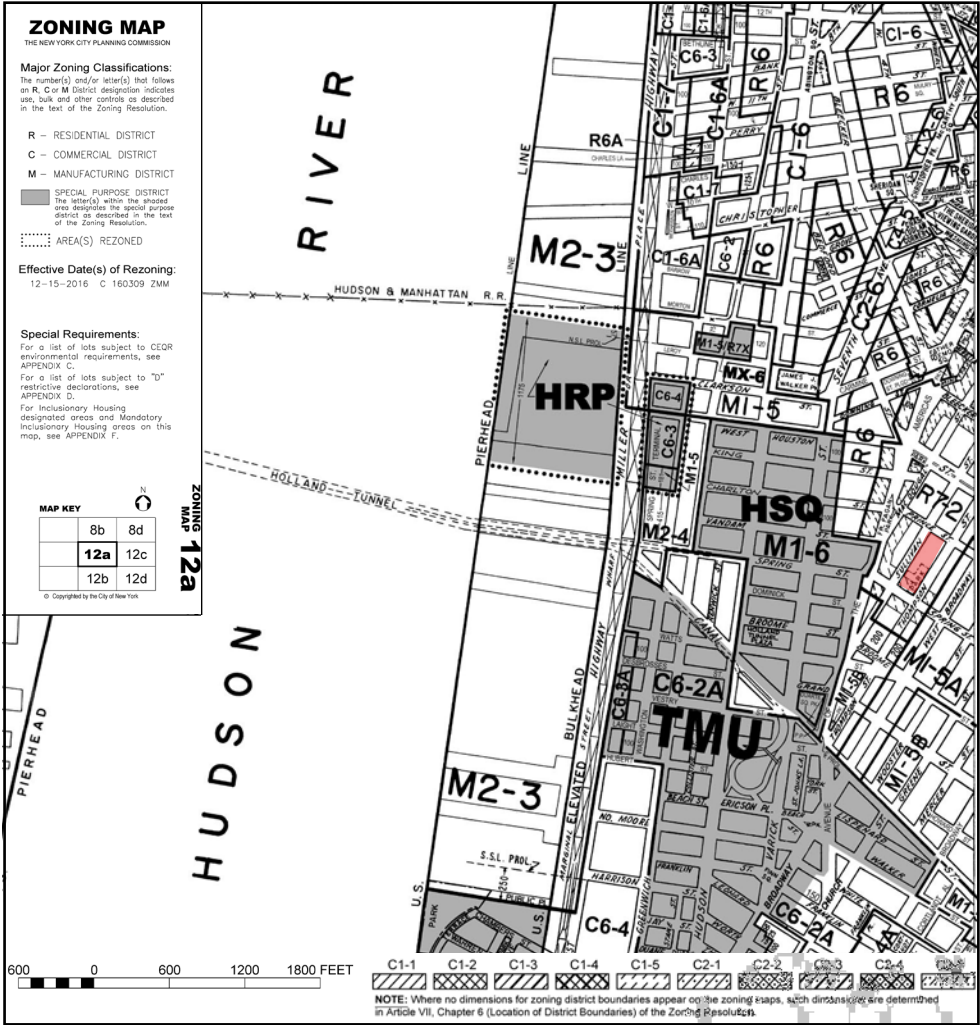
123 SULLIVAN STREET

New York, NY 10012

SUMMARY:

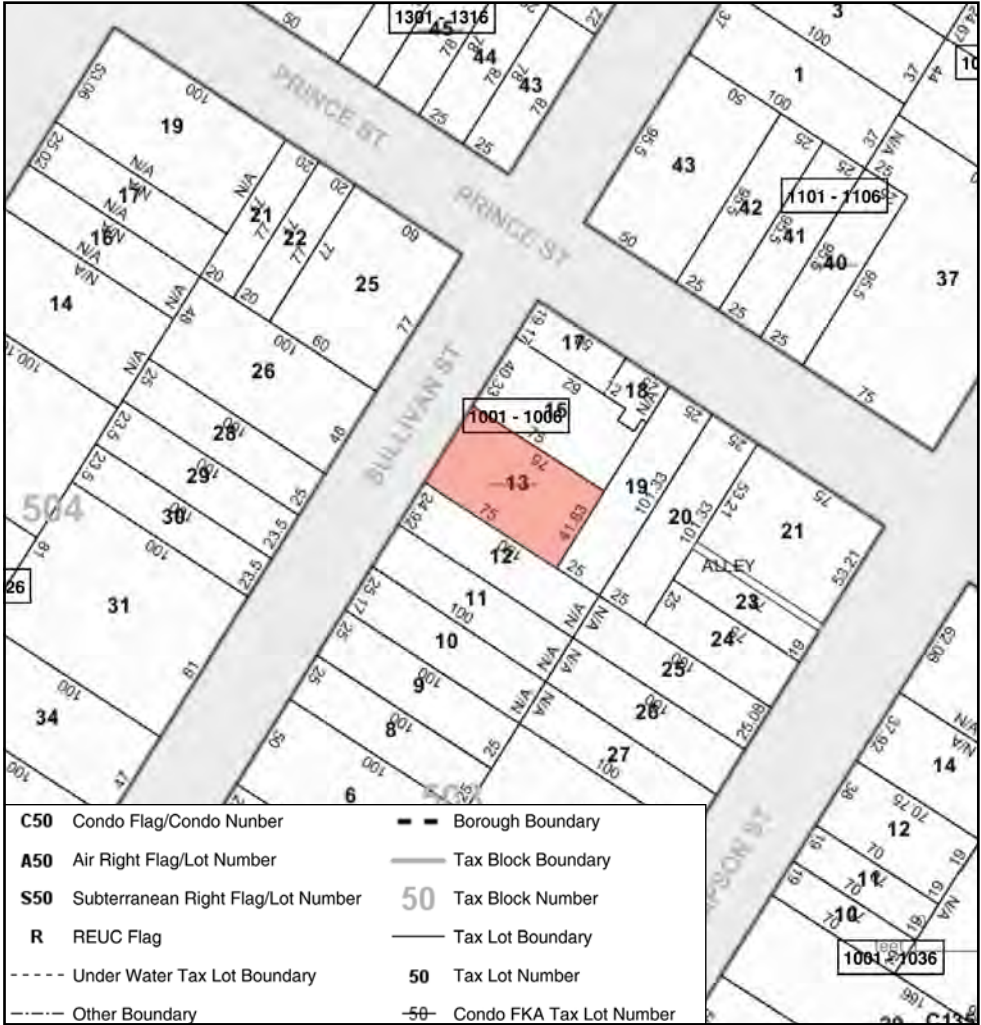
Cover page	p.1	5th & 6th floor: plans and details	p.5
Site location	p.2	Section	p.6
Sullivan Street elevations	p.3	Sullivan Street photomontage	p.7
Sullivan Street elevations	p.4		





NYC Digital Tax Map

District no2

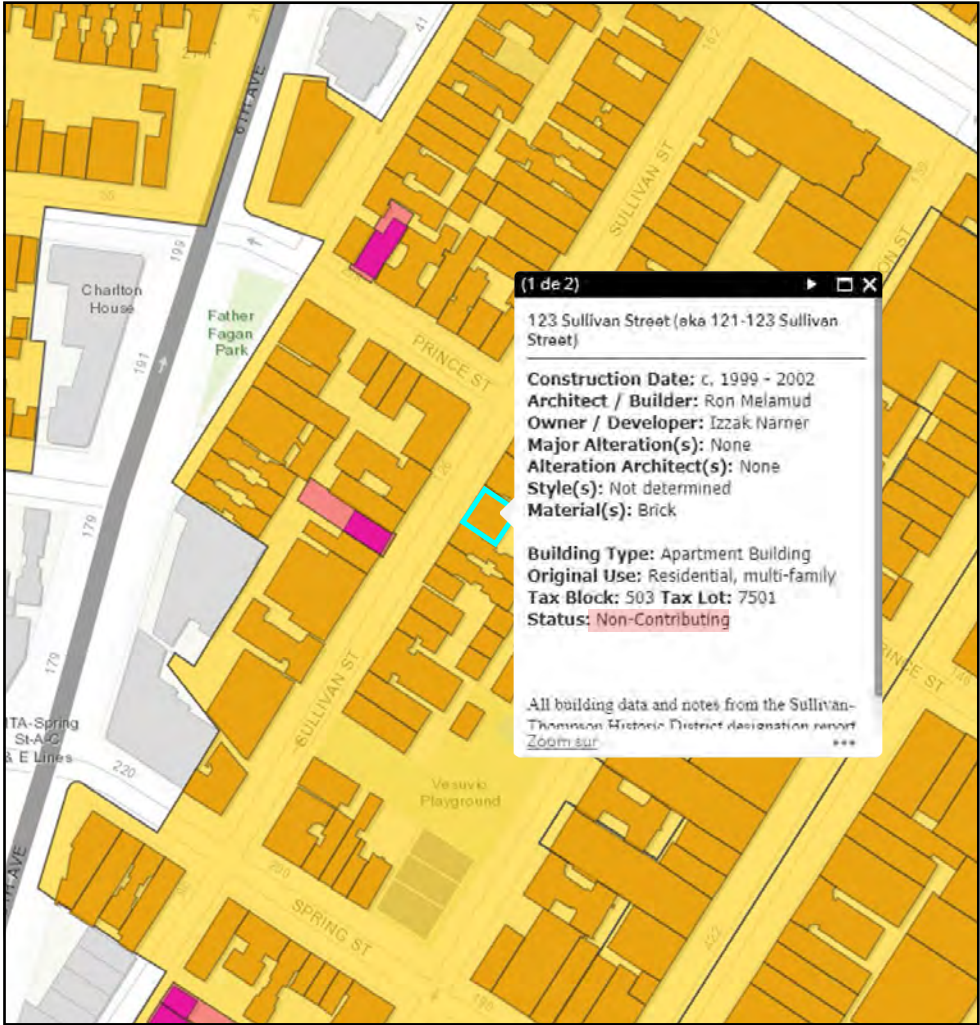


Partial NYC Zoning Map

Lot

Zoning information:

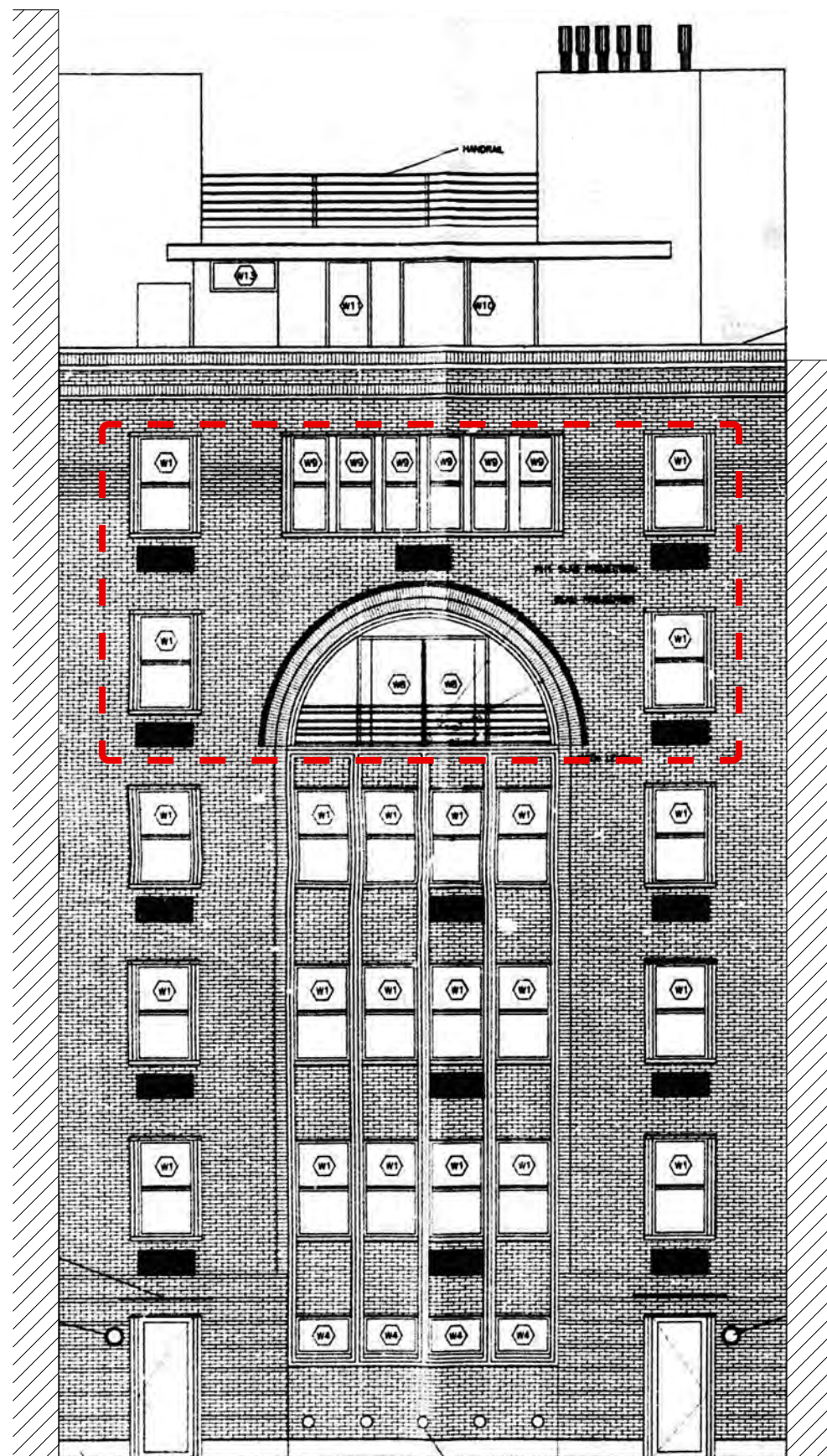
- Address: 123 Sullivan Street, New York, NY 10012
- Borough/community board: Manhattan / 2
- Lot/ block: 7501/503
- Zoning district: R7-2
- Zoning map: 12a
- Lot area: 3,140 sf (41.83' X 75')
- Zoning use group: 2 residential uses



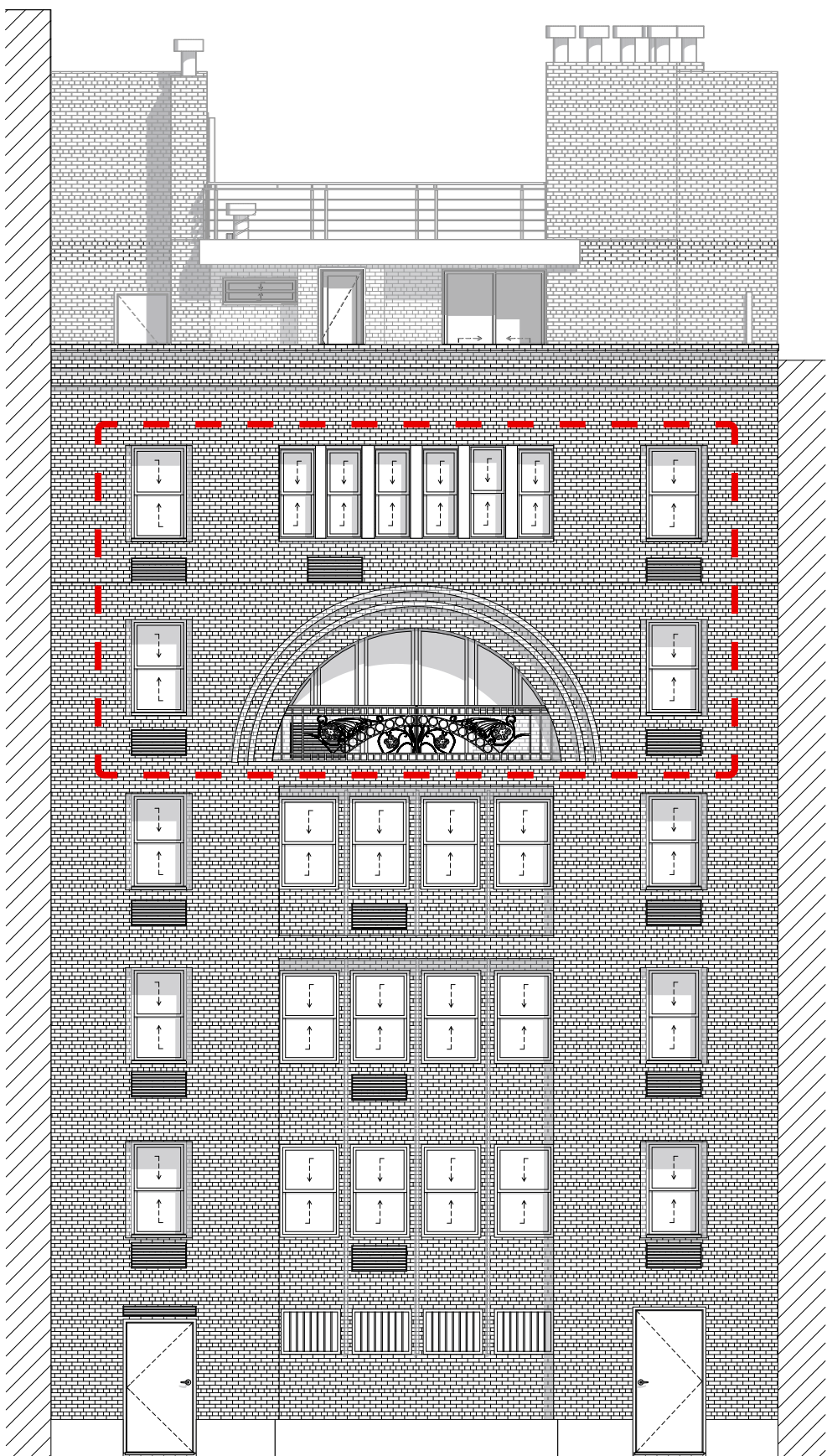
Sullivan-Thompson district map provided by the LPC of NYC

- Historic district building or site
- Individual landmark building or site
- Individual landmarks
- 123 Sullivan Street

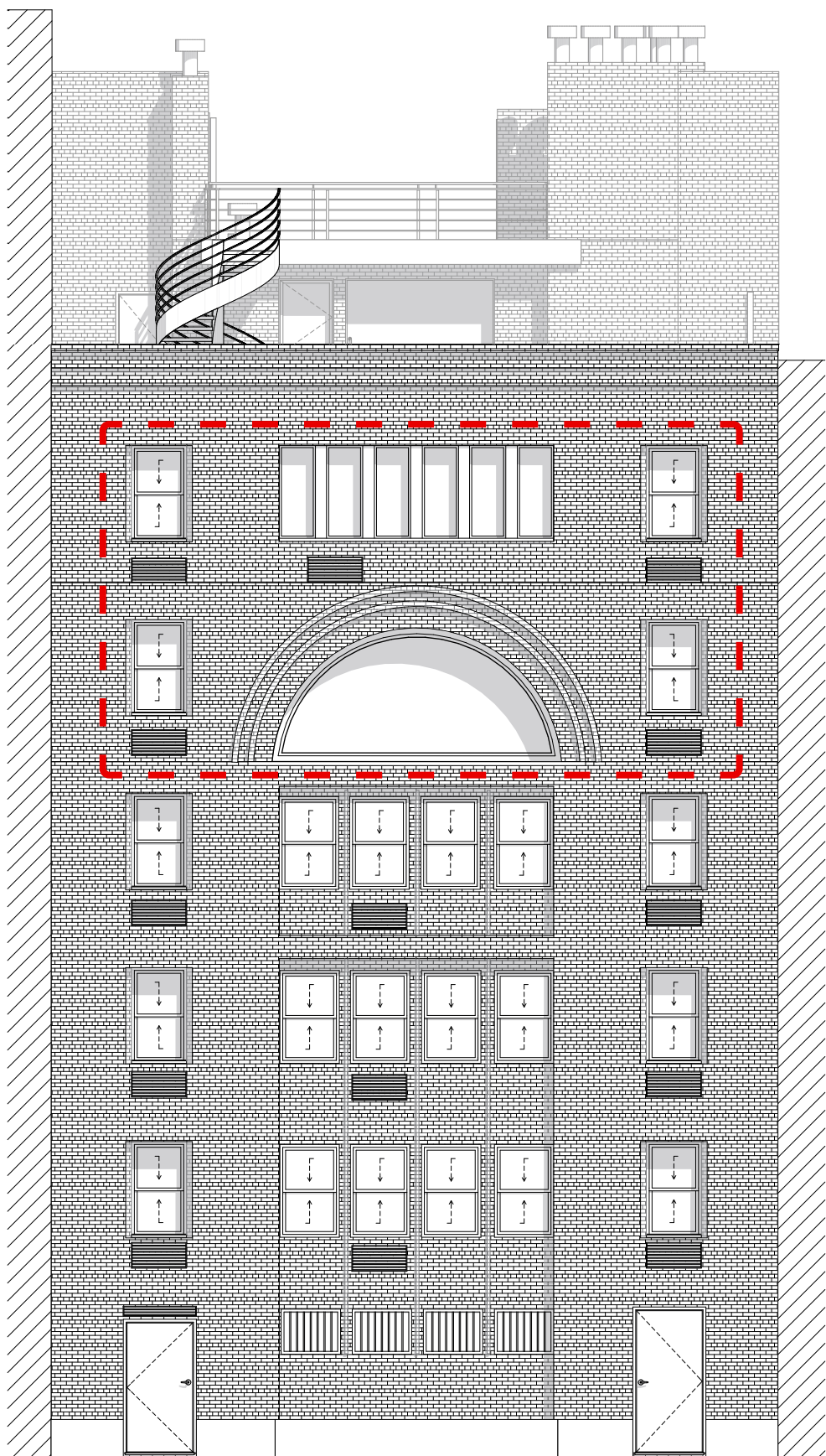
123 Sullivan Street is located in Sullivan-Thompson historic district. The building is classified as non-contributing.



SULLIVAN STREET - DOB Approved elevation (2000)

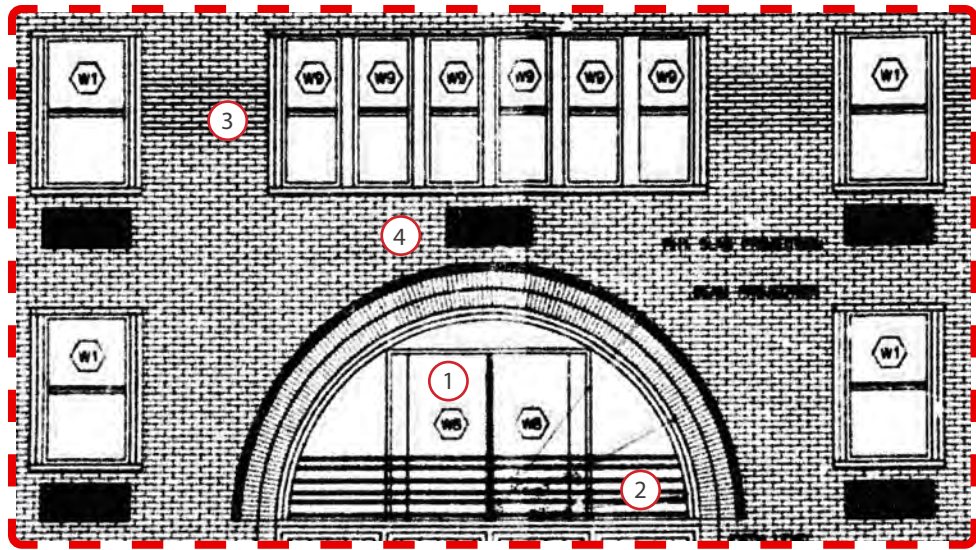


SULLIVAN STREET - Existing elevation



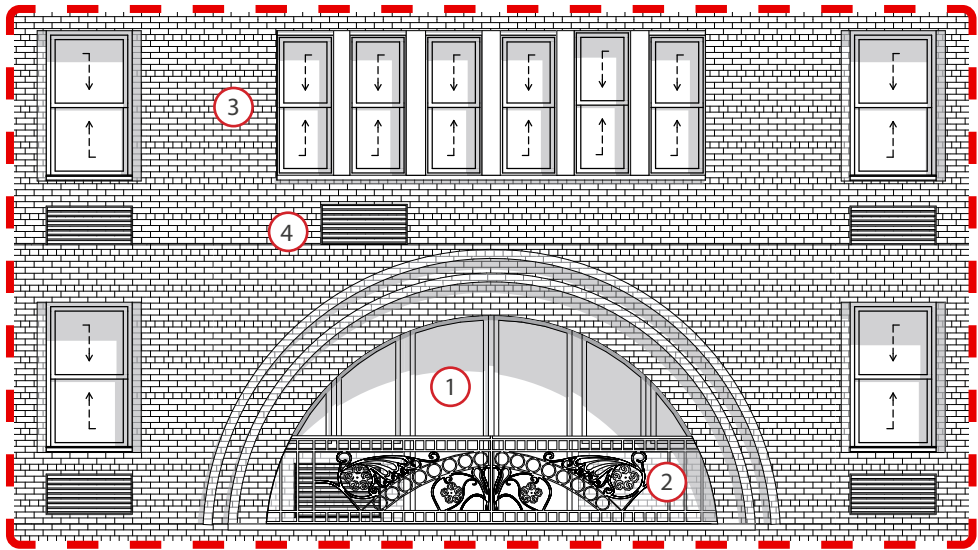
SULLIVAN STREET - Proposed elevation

C D Scope of modifications



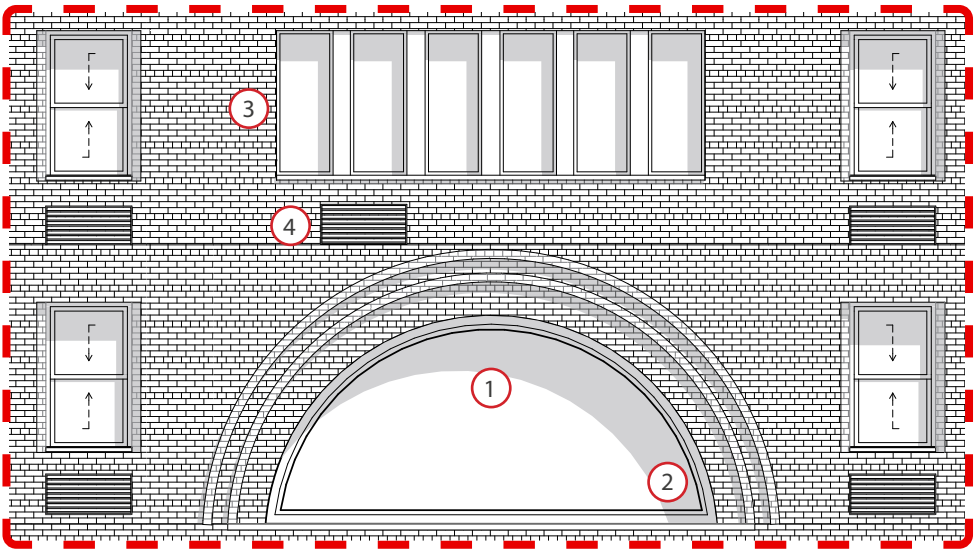
SULLIVAN STREET - DOB Approved elevation zoom

- 1. 5th floor arch window with double door and horizontal lintels, no window sills
- 2. 5th floor railing with horizontal bars
- 3. 6th floor double-sash windows centered on the facade
- 4. 6th floor louvre centered on the facade



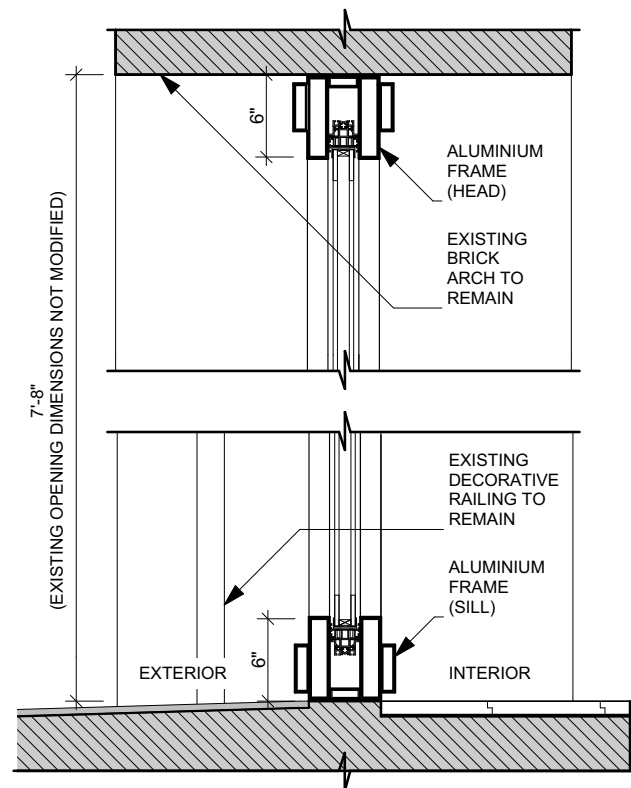
SULLIVAN STREET - Existing elevation zoom

- 1. 5th floor arch window with six panes of glass and thick mullions, brick window sills on both sides and louvre on the left sill
- 2. 5th floor decorative, non historical metal railing
- 3. 6th floor double-sash windows centered on the facade
- 4. 6th floor louvre positioned left of center

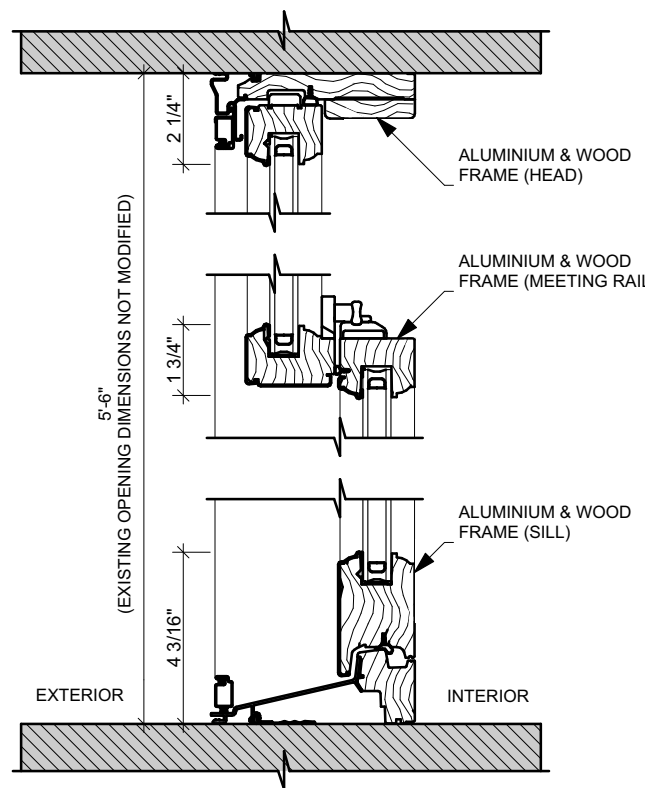


SULLIVAN STREET - Proposed elevation zoom

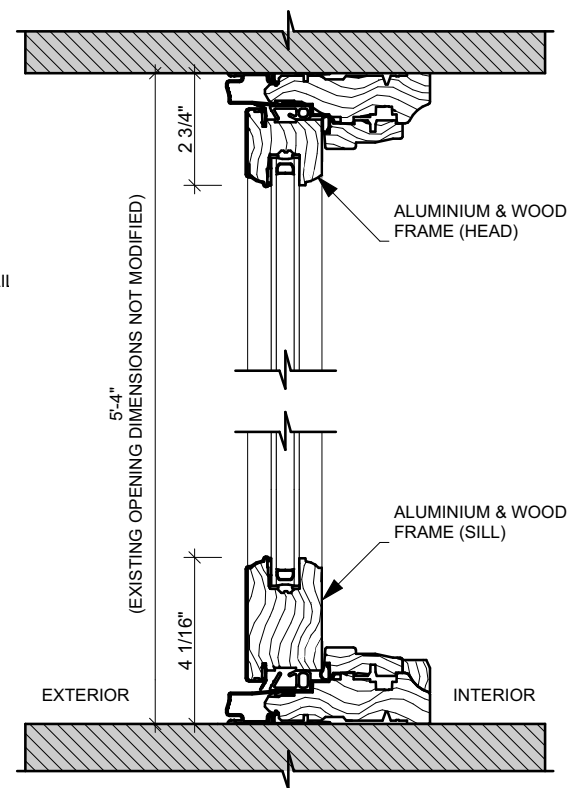
- 1. 5th floor new single arched window with fixed glass, frame color identical to existing one, brick sills and louvre removed: the sculpted brick arch and railing can be clearly seen from street level, but the mullions are barely visible under the shadow of the arch. Removing the mullions and the two lateral brick window sills increase glazed surface on this opening by almost 50%, allowing for more natural light
- 2. 5th floor decorative railing removed
- 3. 6th floor new fixed windows with improved thermal performance, opening size and frame color identical to original color: these will no longer be accessible due to the creation of a double height in the interior
- 4. Obsolete 6th floor louvre kept at existing position



Proposed arch window for 5th floor - detail



Existing double-sash window - detail



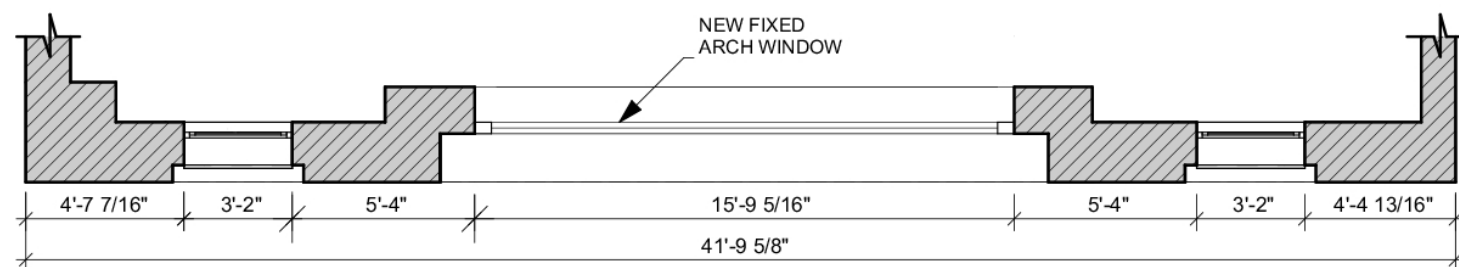
Proposed fixed window for 6th floor - detail



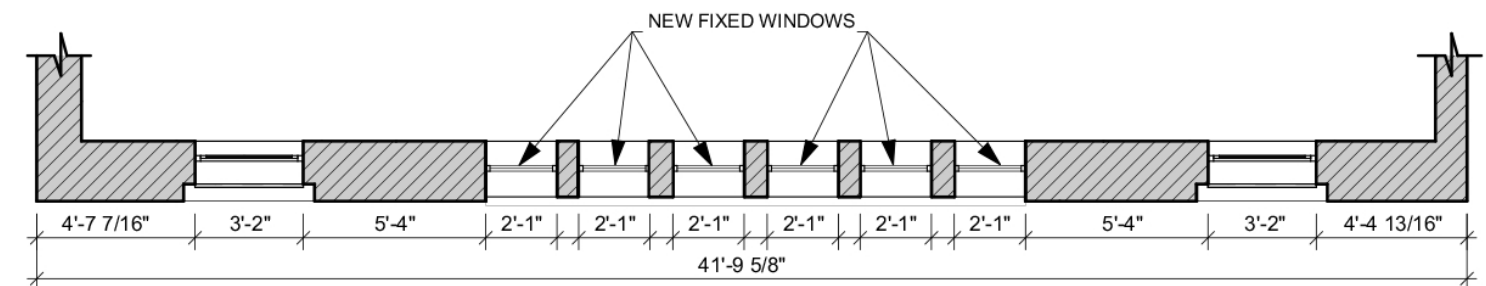
Existing window photo



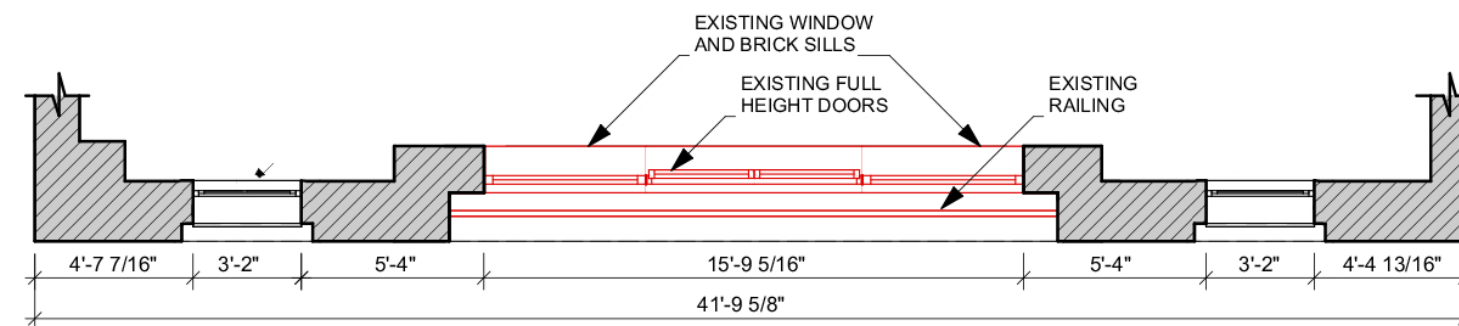
Proposed window frame finish compared to existing one



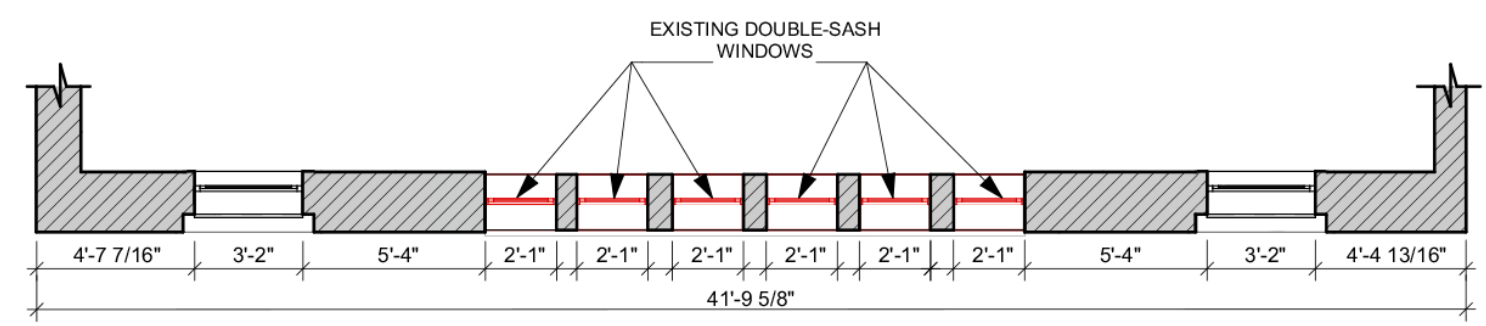
VISIBLE SULLIVAN STREET 6TH FLOOR - Existing



VISIBLE SULLIVAN STREET 6TH FLOOR - Proposed



VISIBLE SULLIVAN STREET 5TH FLOOR - Existing



VISIBLE SULLIVAN STREET 5TH FLOOR - Proposed

--- Demolition



SULLIVAN STREET - Existing



SULLIVAN STREET - Proposed option 2

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