

STUDIO **RAZAVI** ARCHITECTURE

# LANDMARKS PRESERVATION COMMISSION PRESENTATION

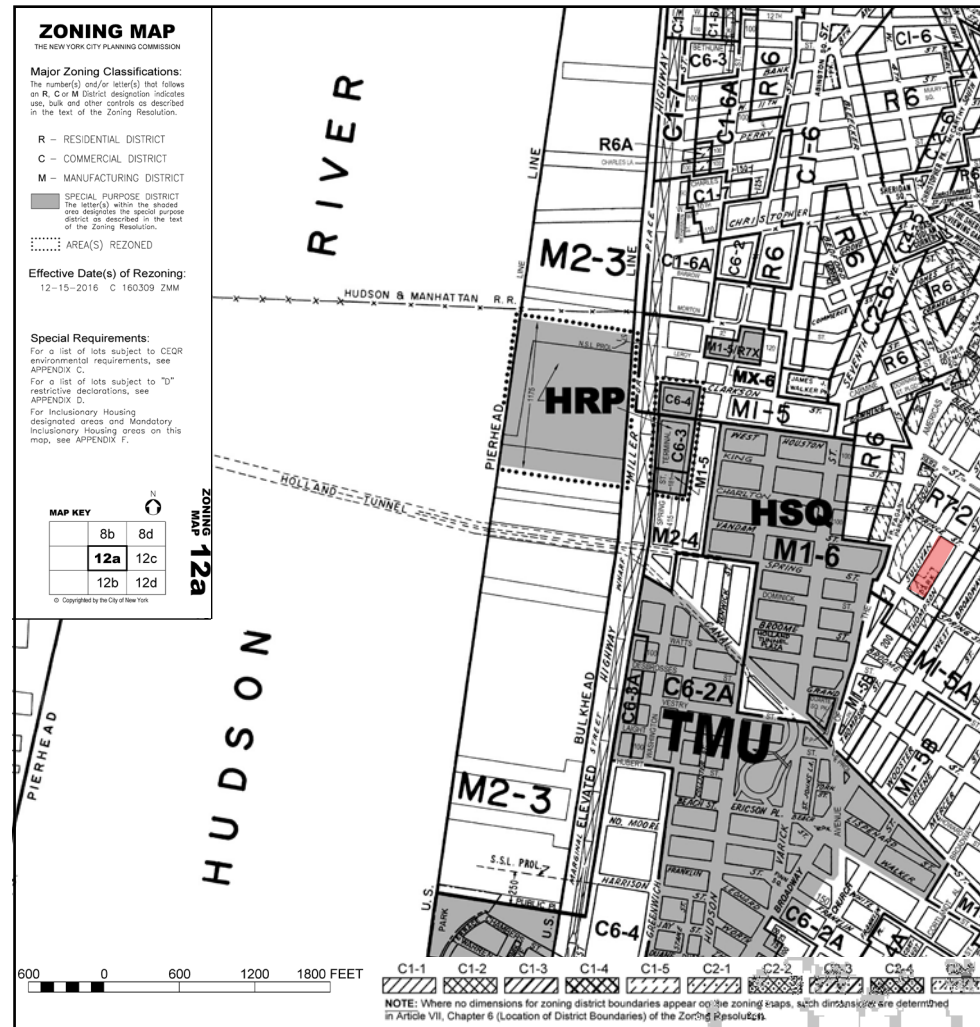
## 123 SULLIVAN STREET

New York, NY, 10012

### SUMMARY:

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NYC Digital Tax Map

District no2

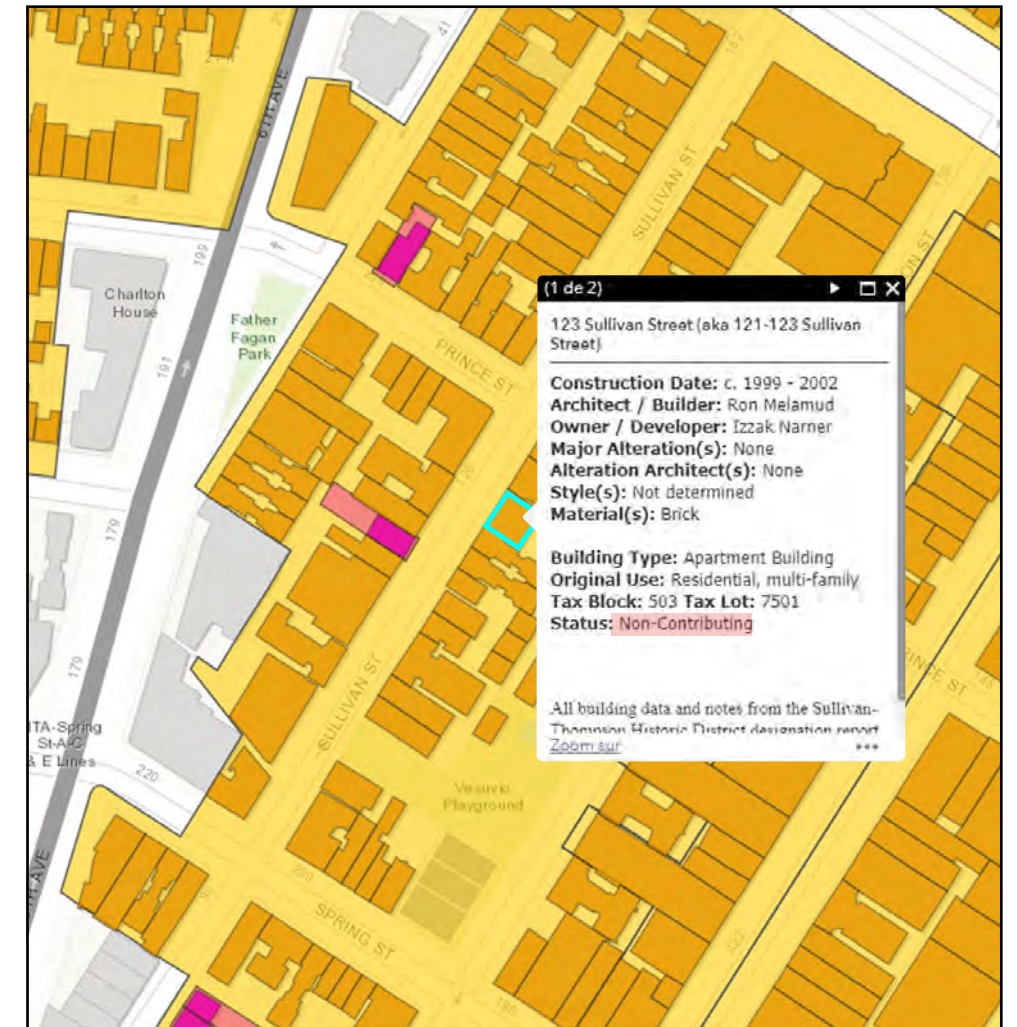


Partial NYC Zoning Map

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

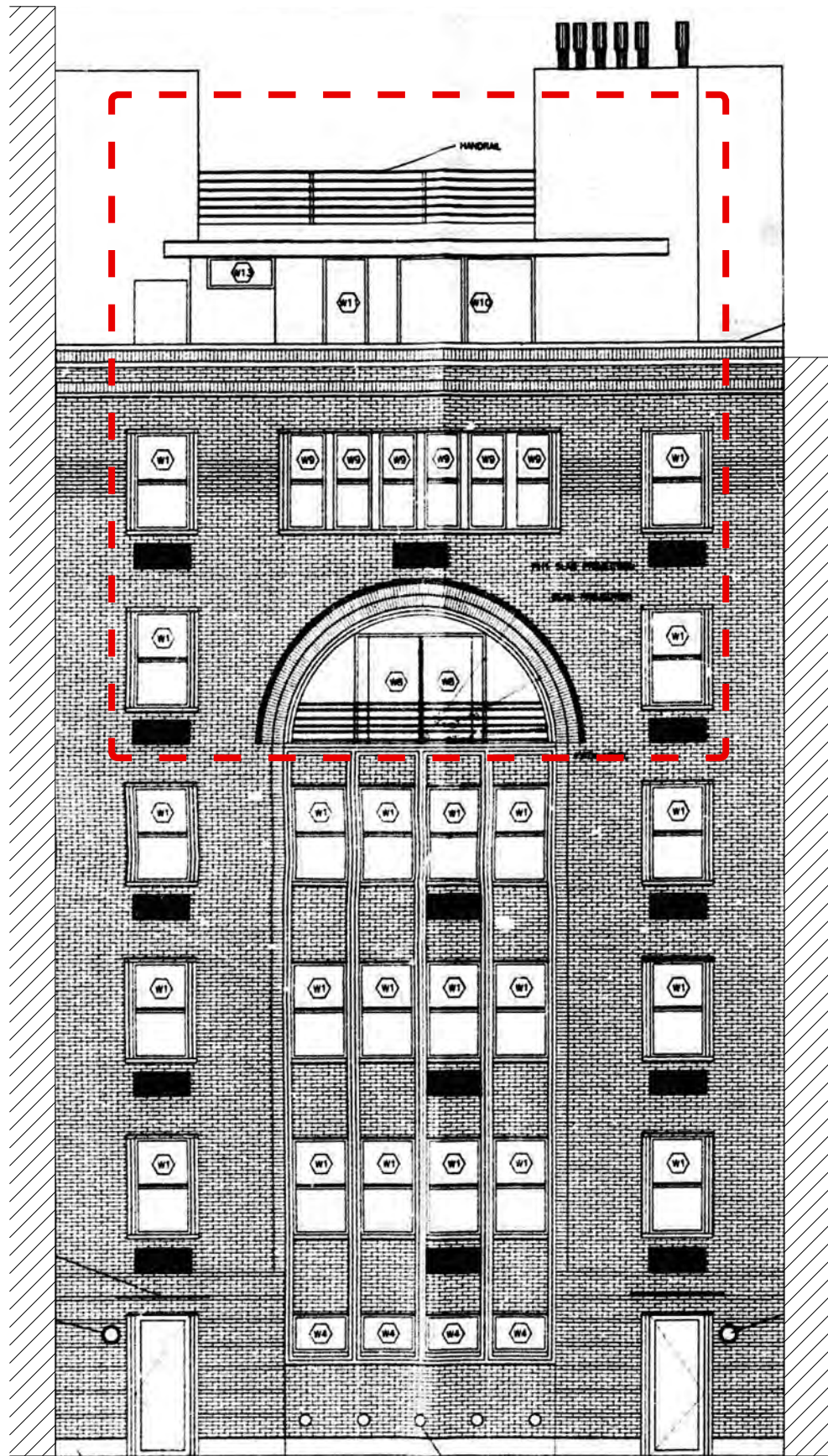
Historic district building or site

Individual landmark building or site

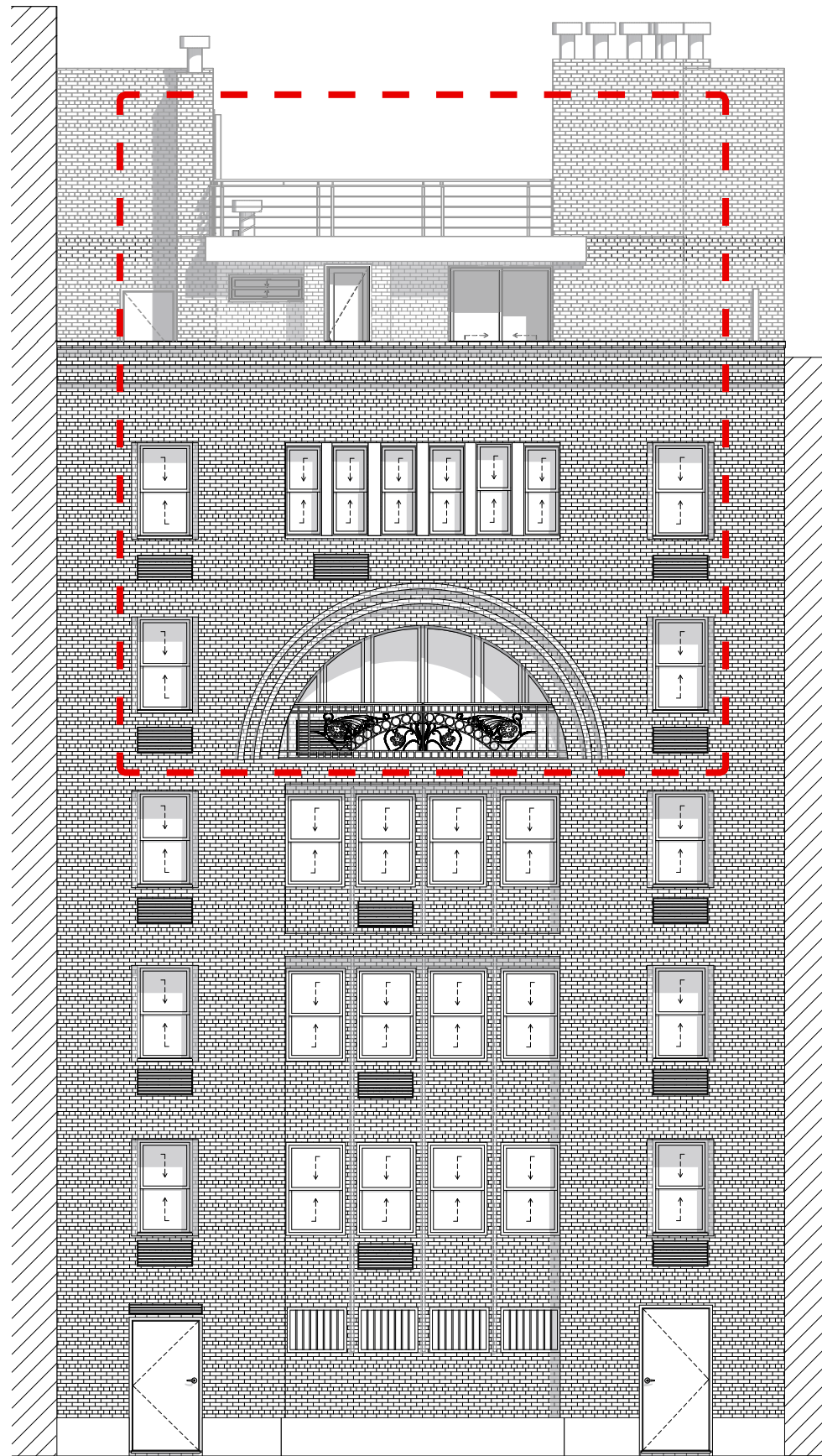
Individual landmarks

123 Sullivan Street

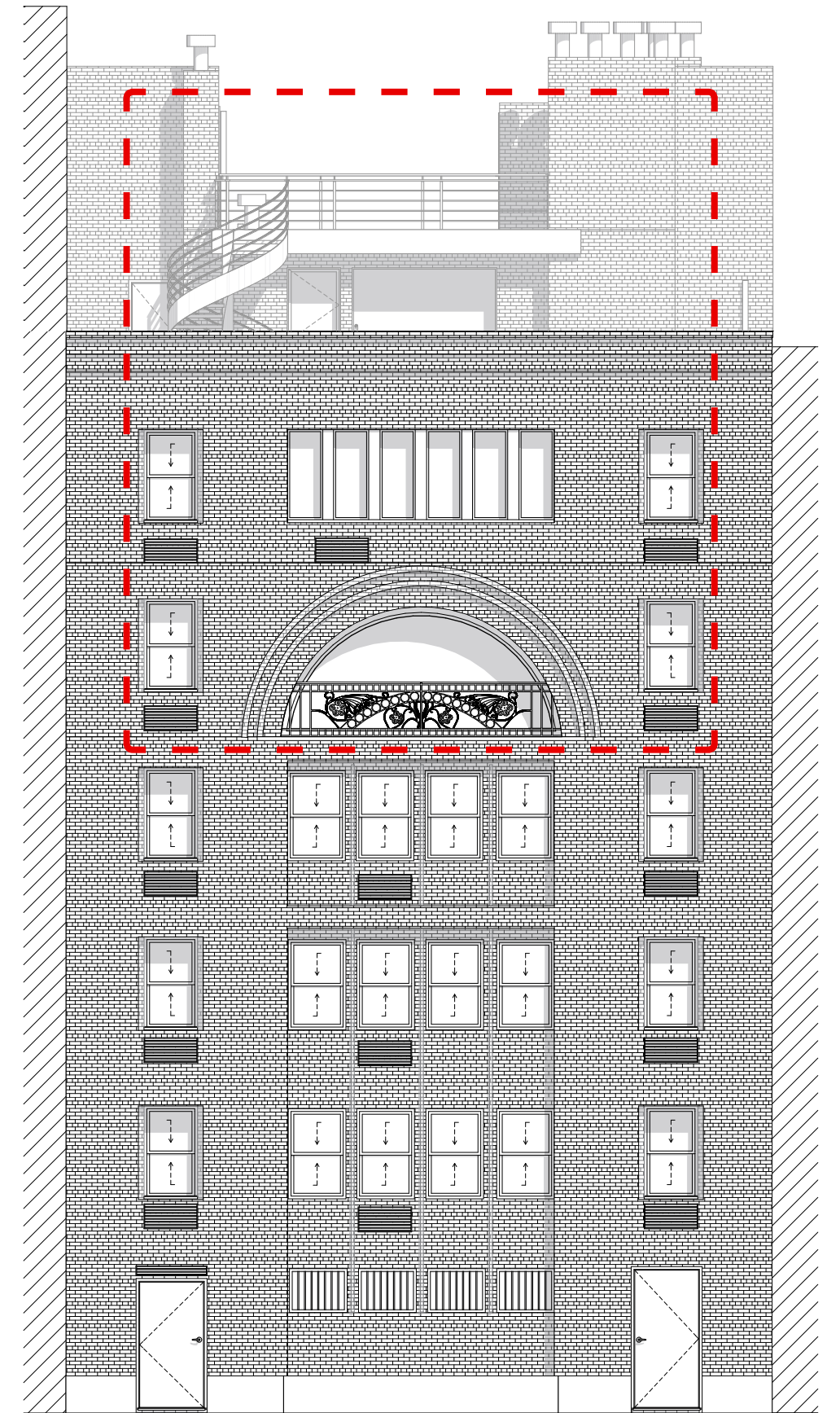
123 Sullivan Street is located in Sullivan-Thompson historic district. The building is classified as non-contributing.



SULLIVAN STREET - DOB Approved elevation (2000)

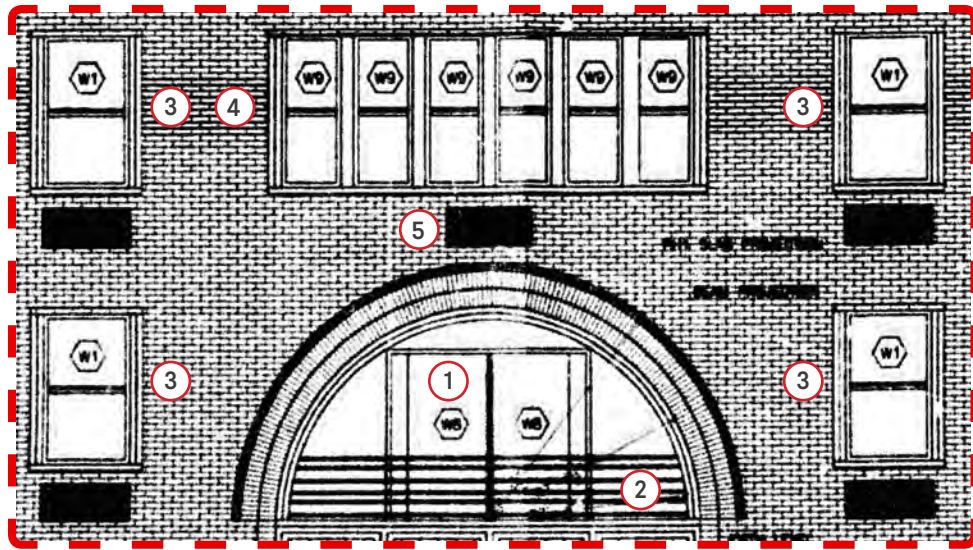


SULLIVAN STREET - Existing elevation



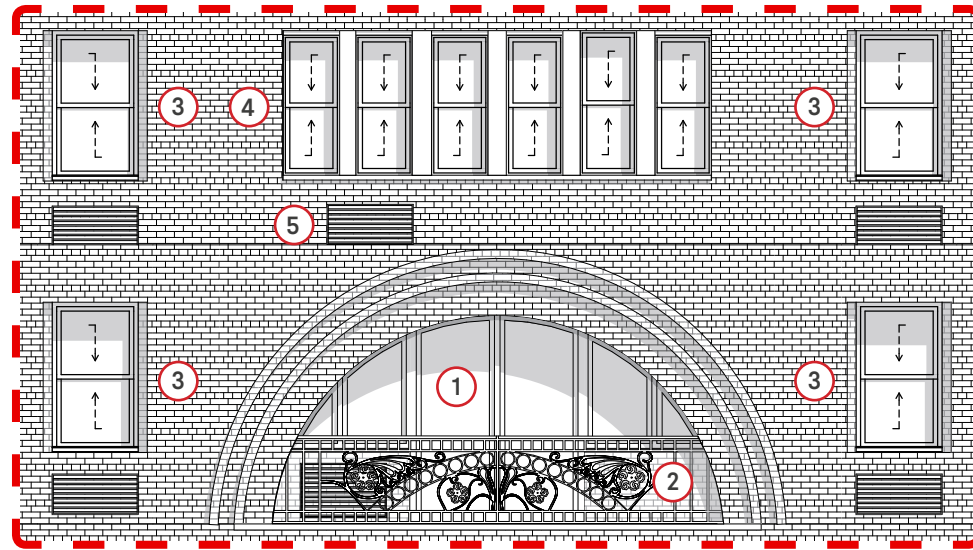
SULLIVAN STREET - Proposed elevation

 Scope of project



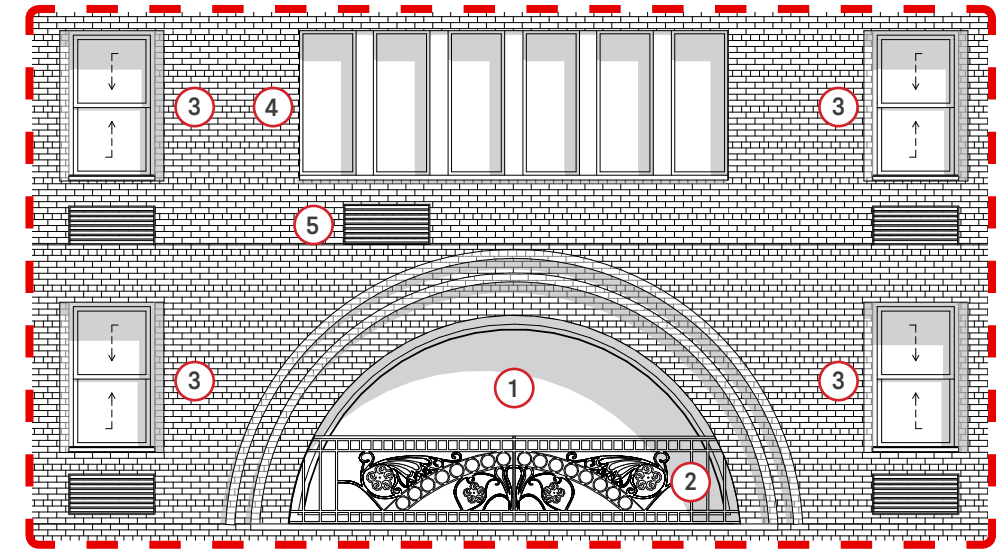
**SULLIVAN STREET - DOB Approved elevation zoom**

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



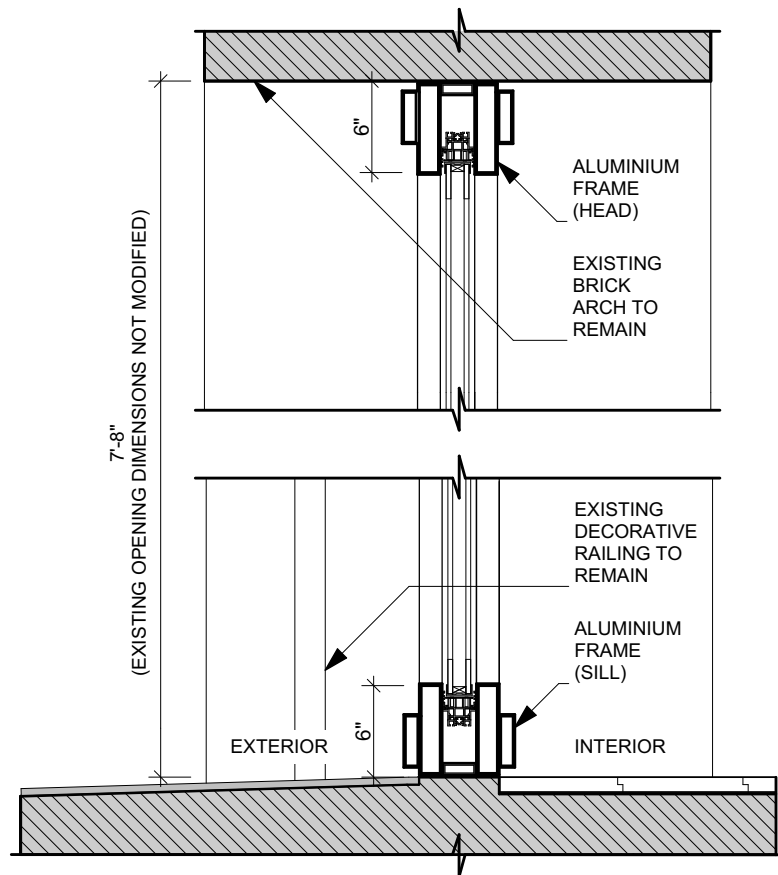
**SULLIVAN STREET - Existing elevation zoom**

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. 5th and 6th floor double-sash windows on the left and right sides
4. 6th floor double-sash windows centered on the facade
5. 6th floor louvre positioned left of center

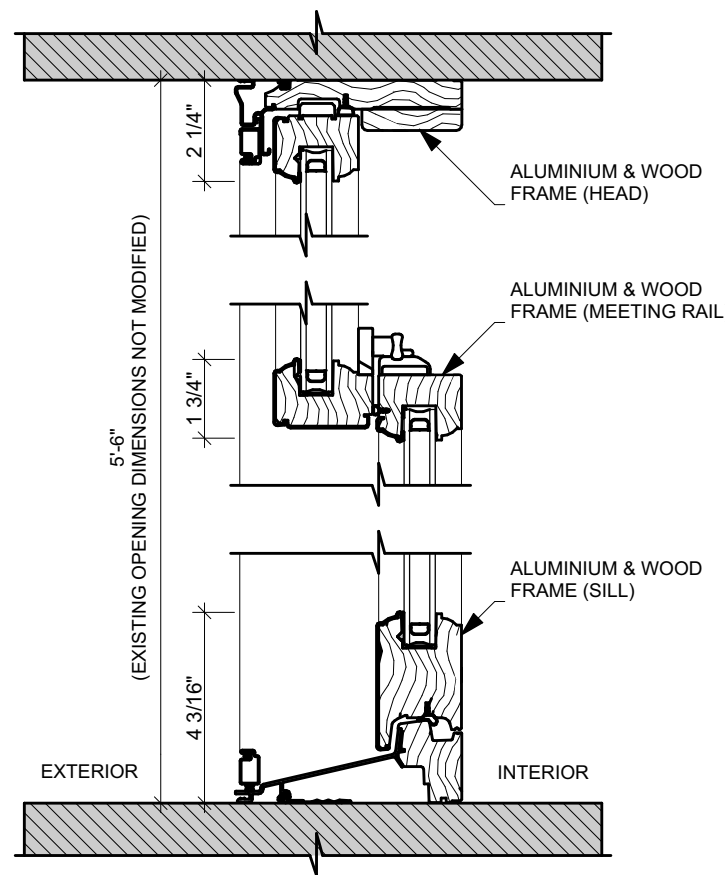


**SULLIVAN STREET - Proposed elevation zoom**

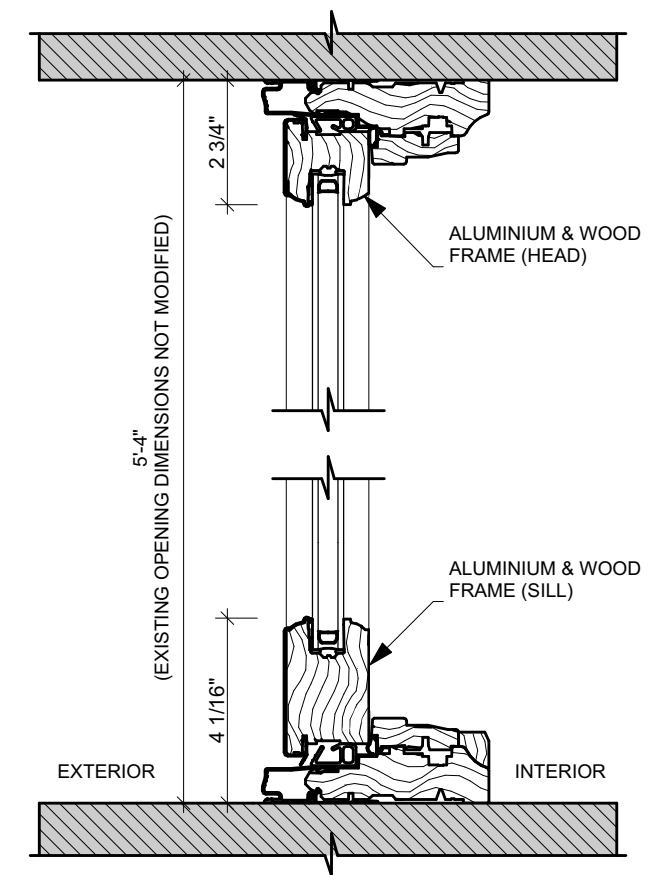
1. 5th floor new single arched window with fixed glass, frame color identical to existing one, brick sills and louvre removed:  
the sculpted brick arch and railing can be clearly seen from street level, but the mullions are barely visible under the shadow of the arch. Removing the mullions and the two lateral brick window sills increase glazed surface on this opening by almost 50%, allowing for more natural light
2. 5th floor decorative railing kept and repainted in original color
3. 5th and 6th floor new double-sash windows identical to existing ones but with improved thermal performance, frame color identical to original color
4. 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
5. Obsolete 6th floor louvre kept at existing position



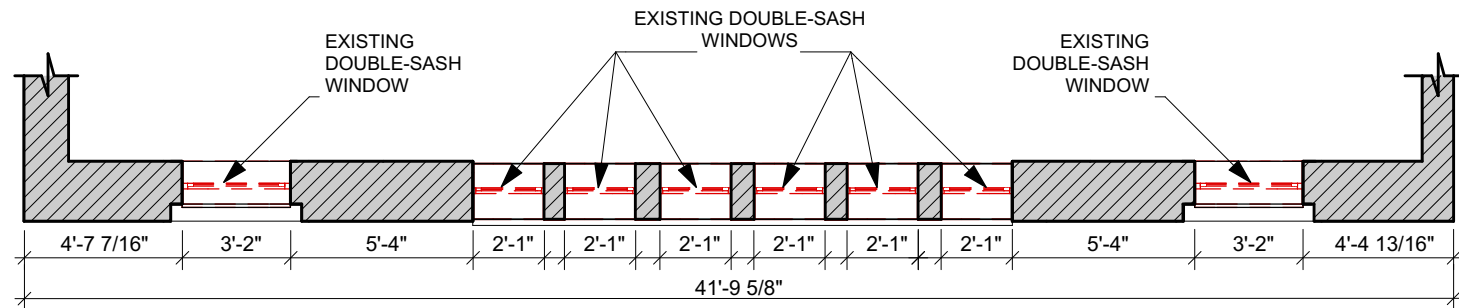
Proposed arch window for 5th floor - detail



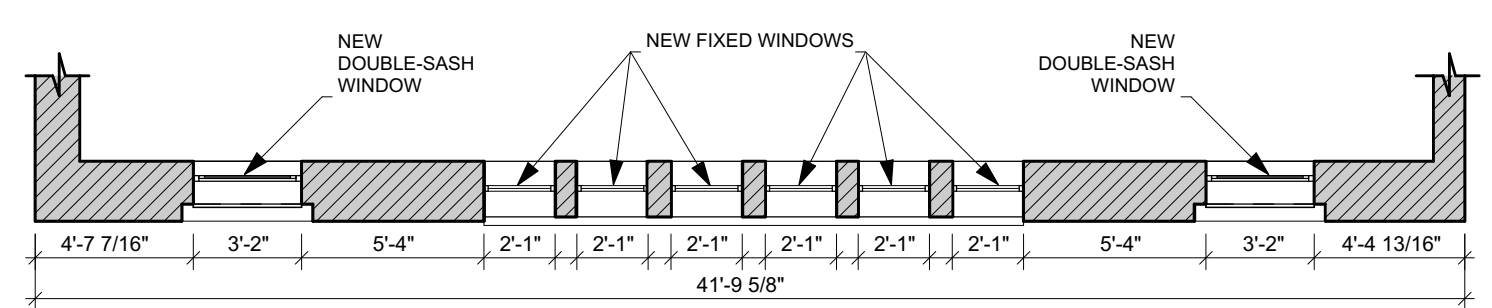
Existing and proposed double-sash window - detail



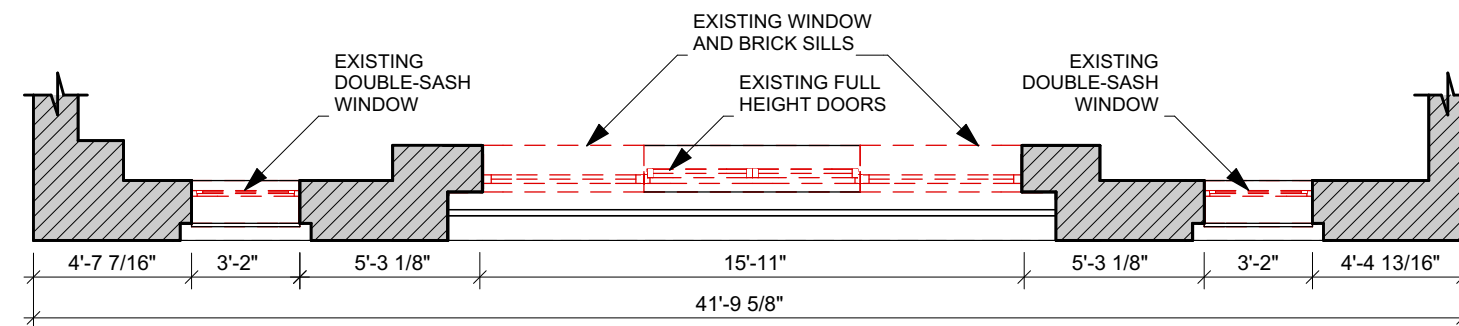
Proposed fixed window for 6th floor - detail



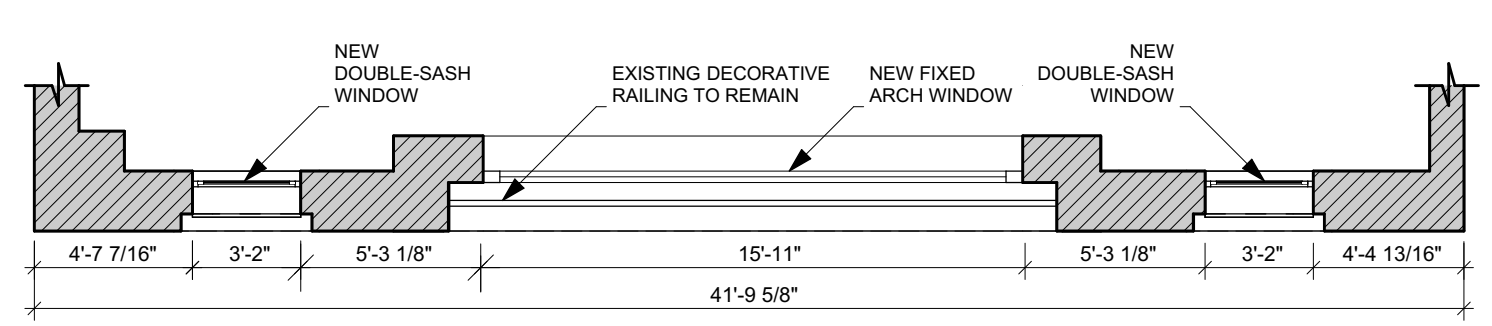
VISIBLE SULLIVAN STREET 6TH FLOOR - Existing



VISIBLE SULLIVAN STREET 6TH FLOOR - Proposed

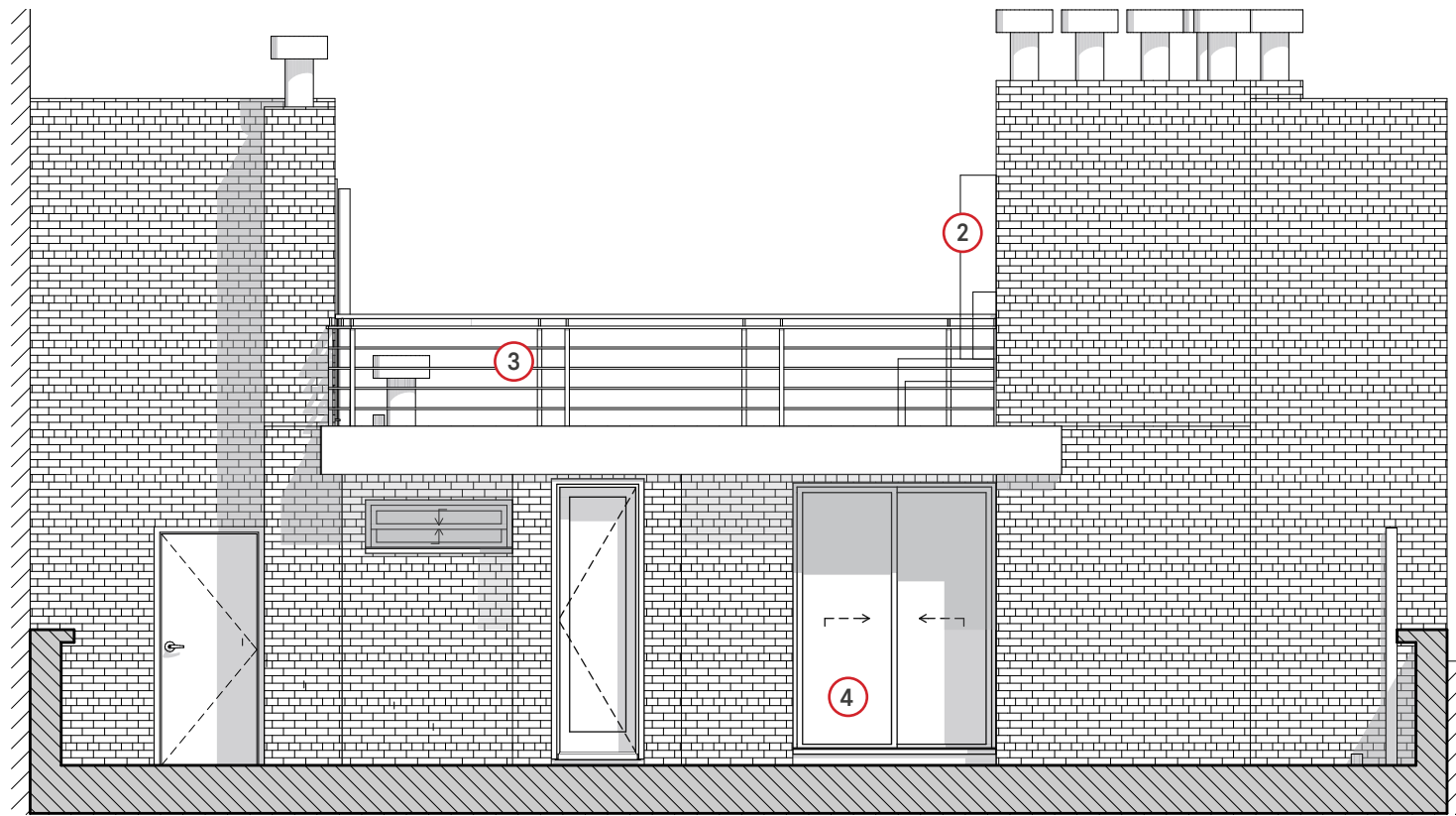


VISIBLE SULLIVAN STREET 5TH FLOOR - Existing

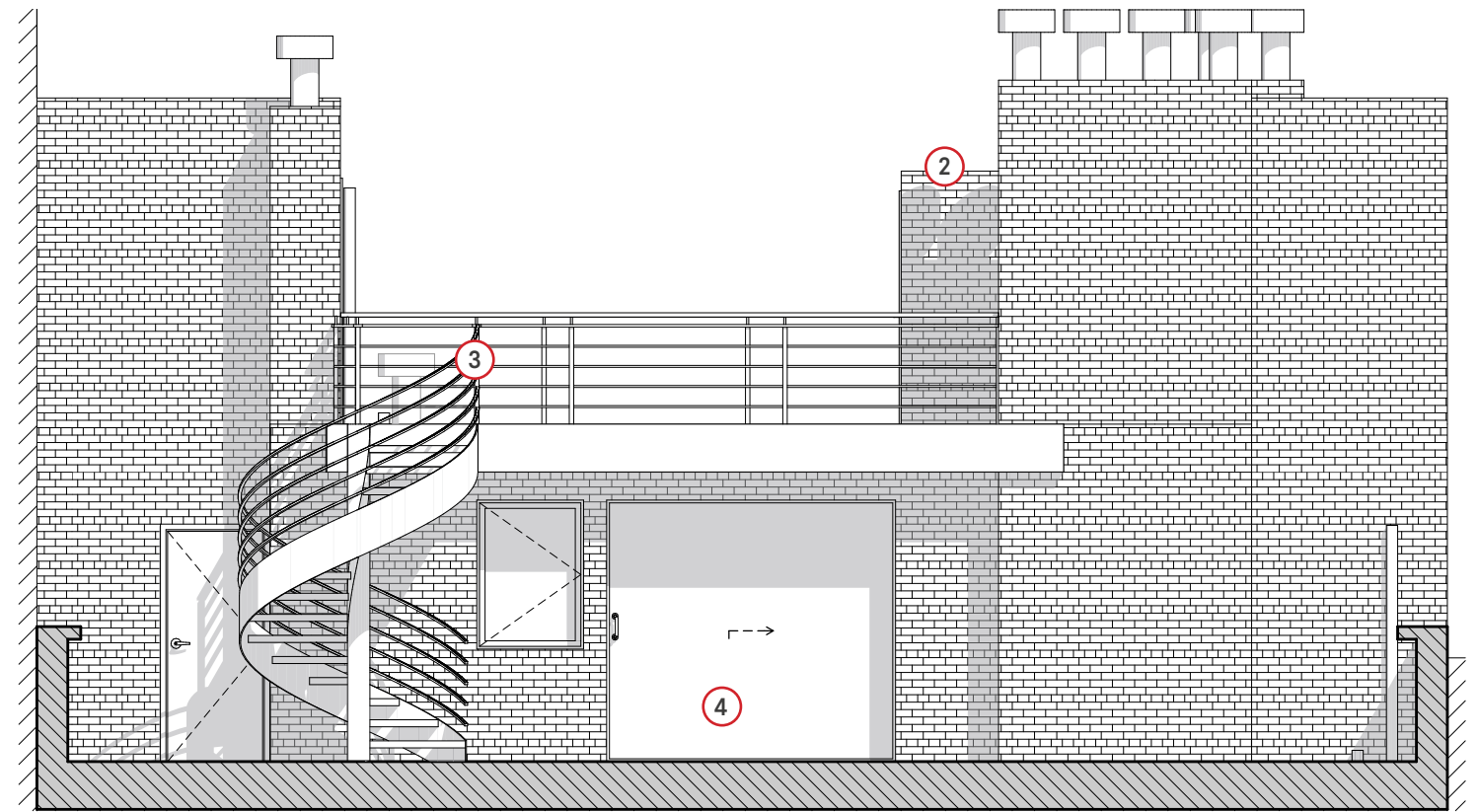


VISIBLE SULLIVAN STREET 5TH FLOOR - Proposed

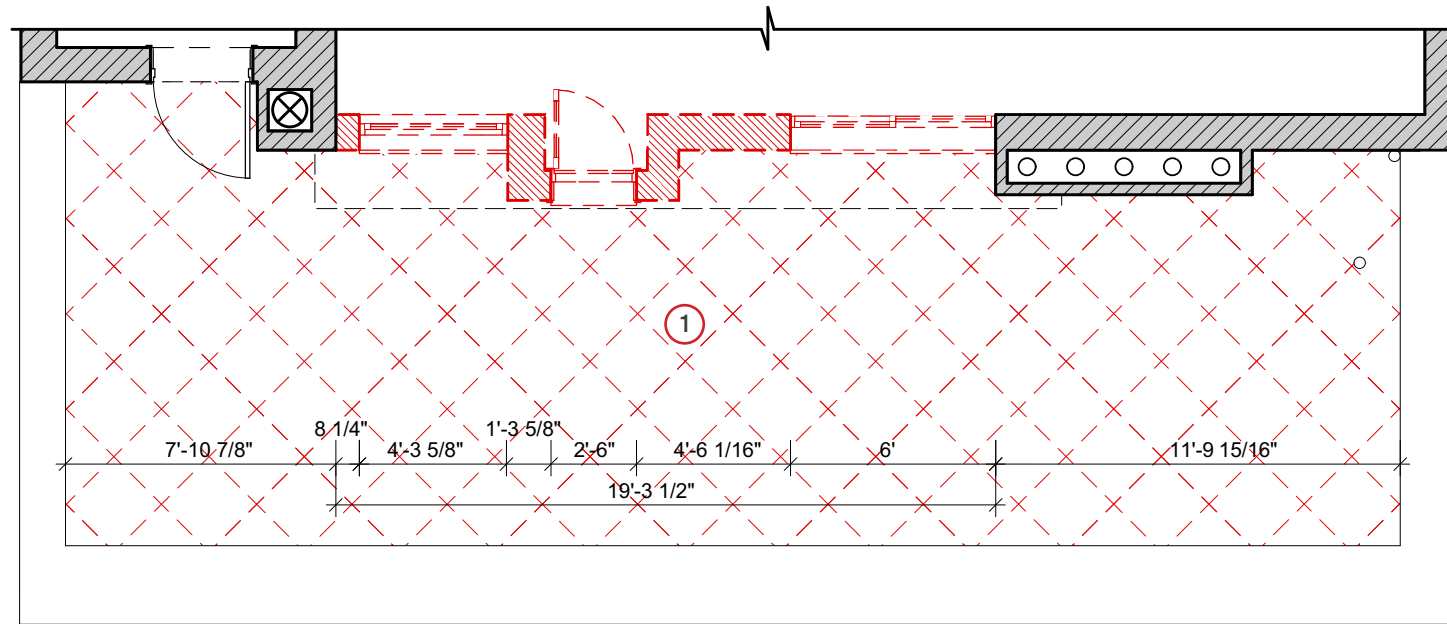
--- Demolition



**NON-VISIBLE PENTHOUSE - Existing elevation on Sullivan Street**

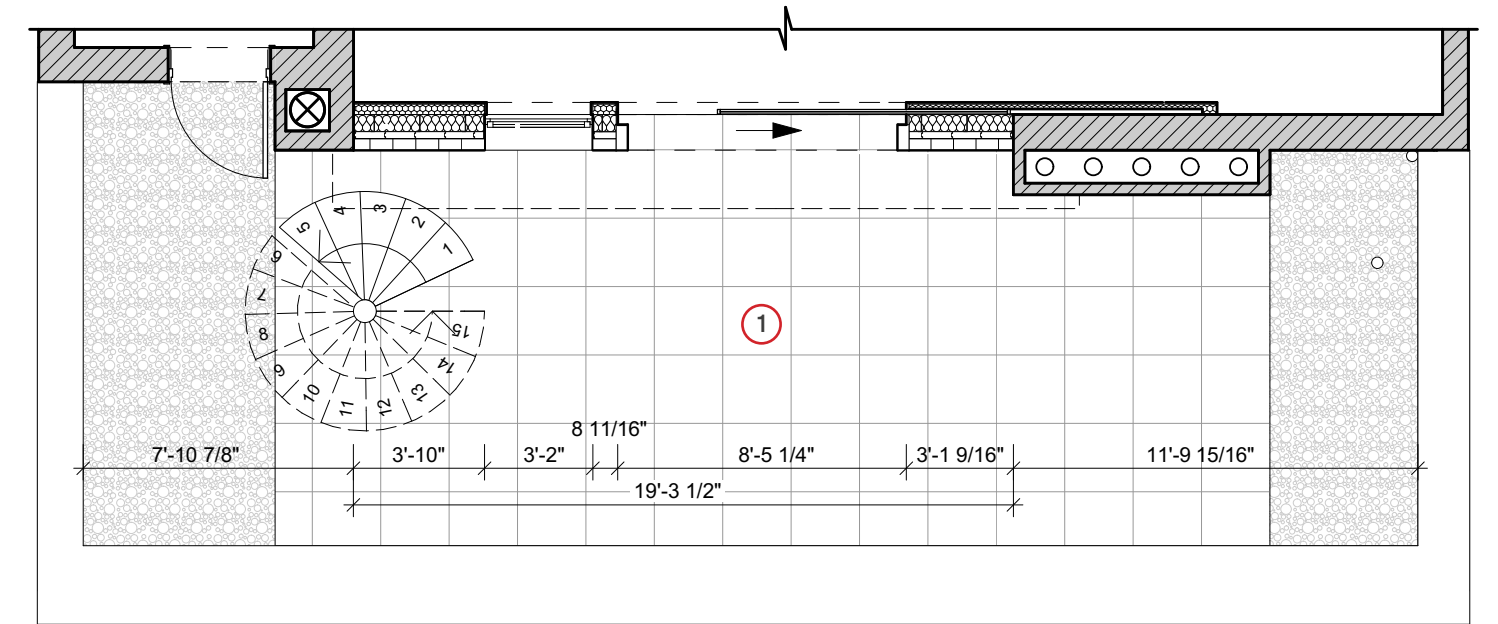


**NON-VISIBLE PENTHOUSE - Proposed elevation on Sullivan Street**



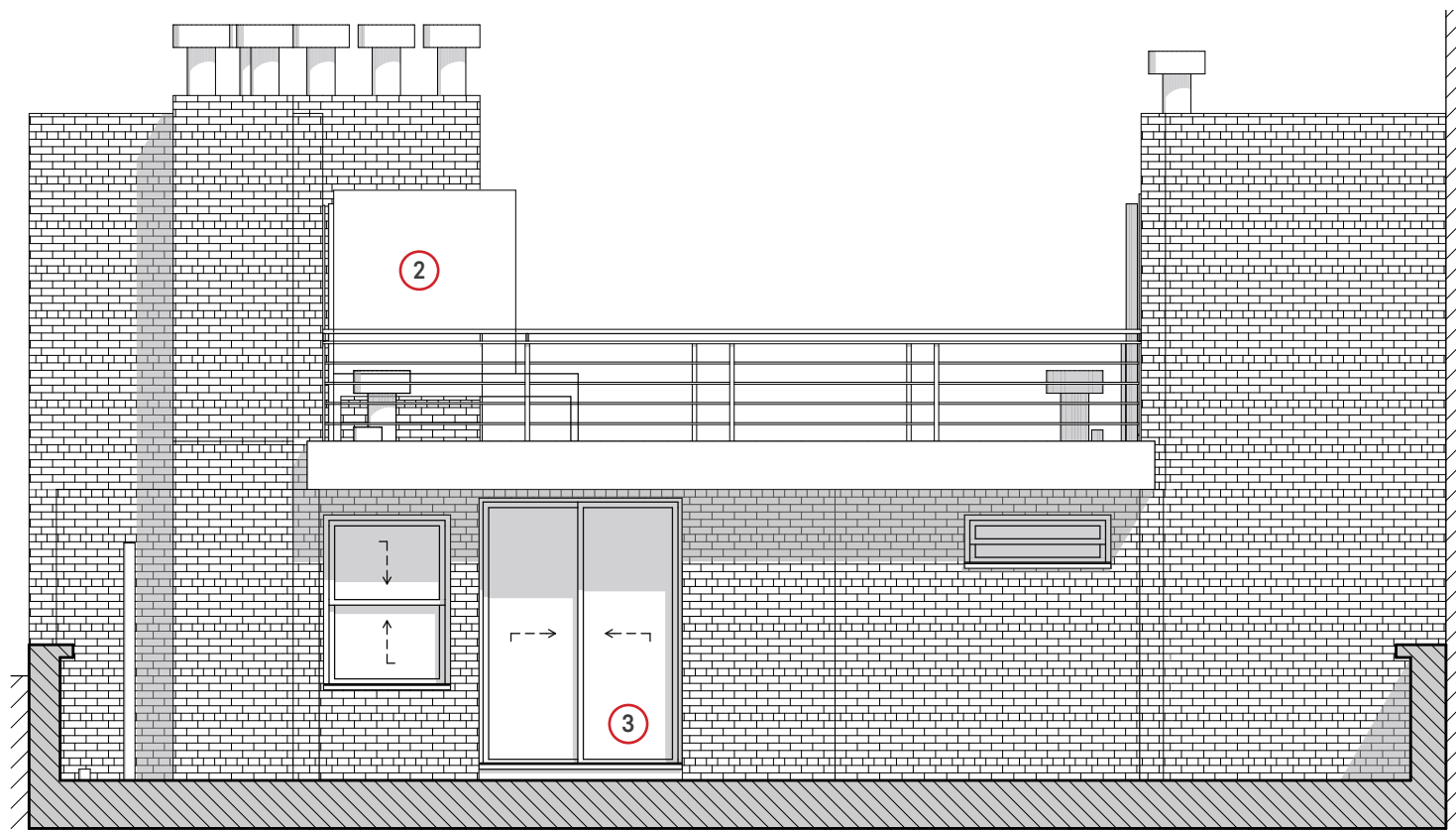
**NON-VISIBLE PENTHOUSE - Existing plan on Sullivan Street**

1. Existing pavers, poor insulation and obsolete waterproofing
2. Future AC units already approved by DOB (no. 140856027-01-EW-OT) and LPC (CNE-20-01627)
3. Roof terrace accessible only by fire egress stairs
4. Walls and roof with poor thermal performance and openings allowing little natural light in

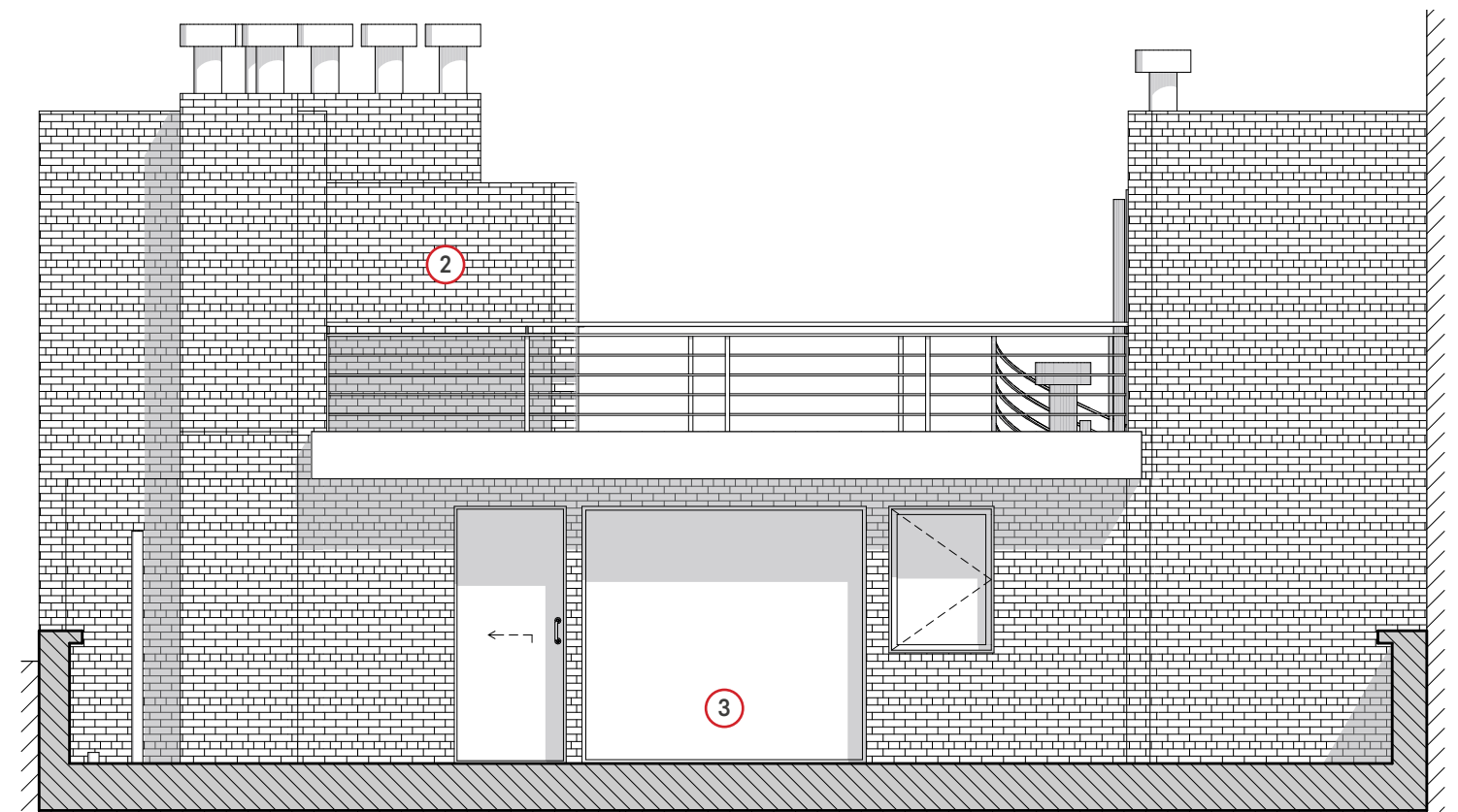


**NON-VISIBLE PENTHOUSE - Proposed plan on Sullivan Street**

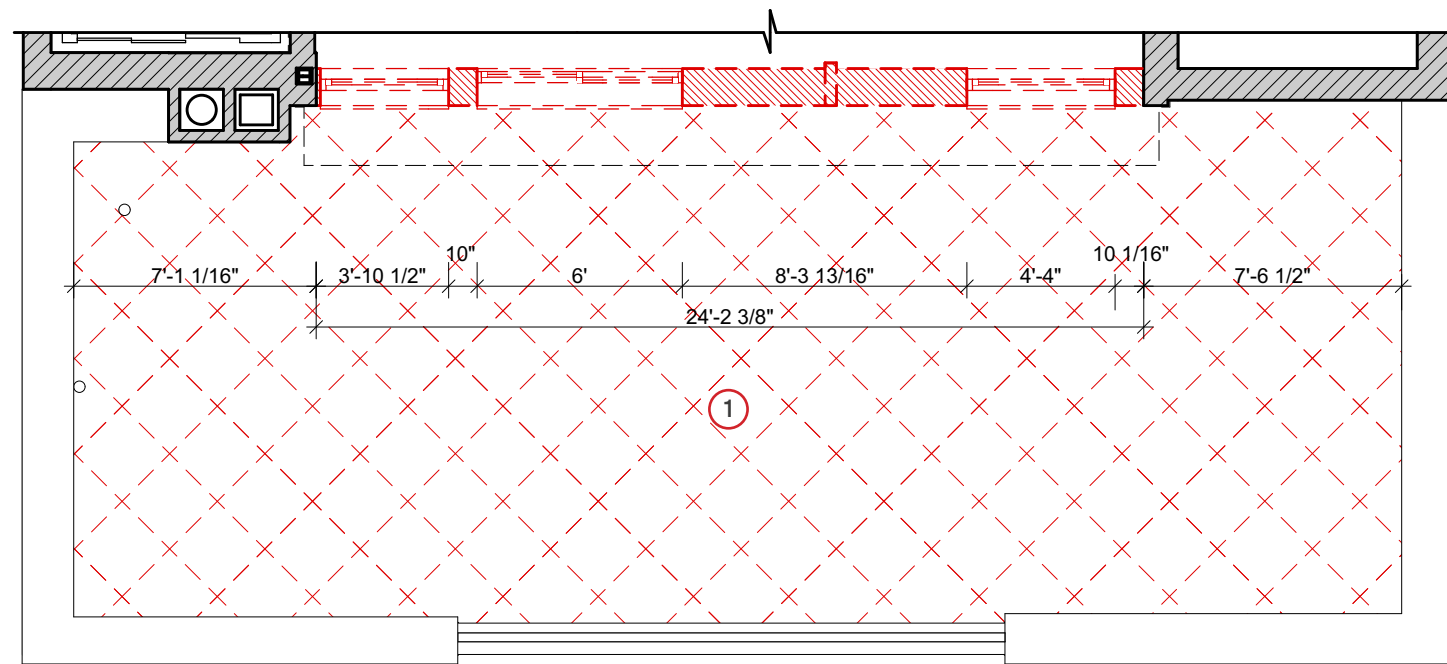
1. New floating pavers with improved insulation, gravel on both sides of terrace
2. AC units on roof surrounded by new brick walls (as per the existing facades) for noise reduction
3. New access to roof terrace with new stair, color identical to existing railing. Existing railing to be refurbished
4. New walls and roof with improved thermal performance and wider openings for more natural light (+ 18%)



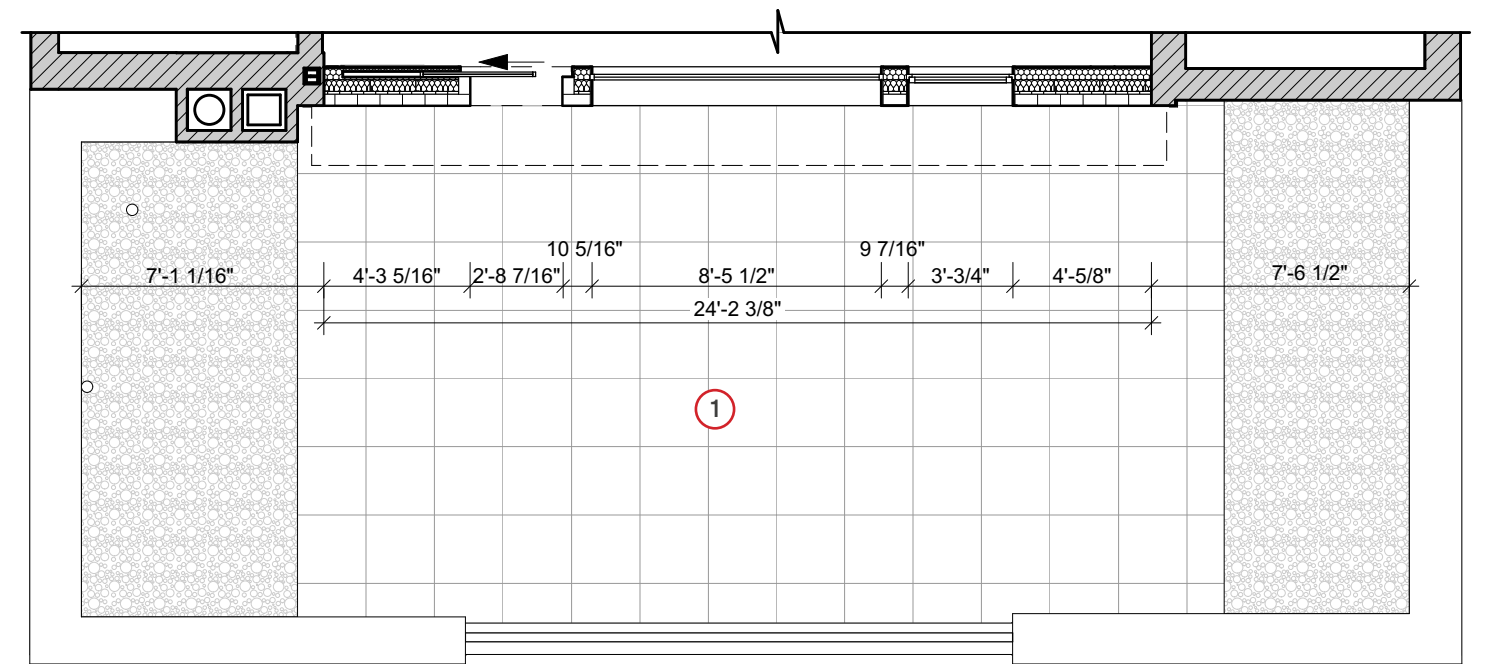
**NON-VISIBLE PENTHOUSE - Existing elevation on courtyard**



**NON-VISIBLE PENTHOUSE - Proposed elevation on courtyard**



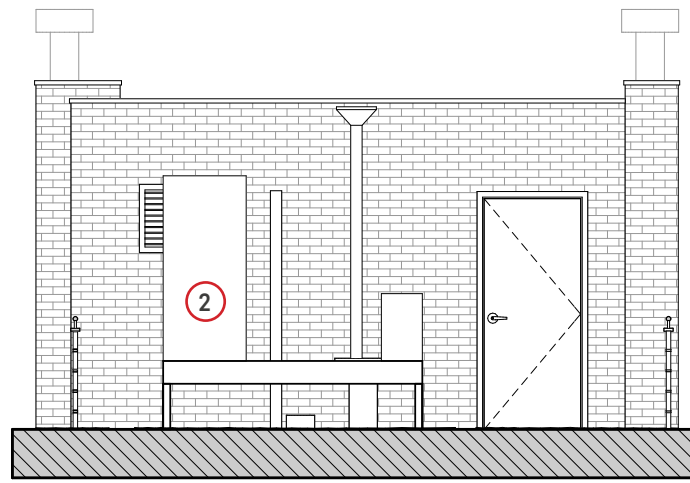
**NON-VISIBLE PENTHOUSE - Existing plan on courtyard**



**NON-VISIBLE PENTHOUSE - Proposed plan on courtyard**

1. Existing pavers, poor insulation and obsolete waterproofing
2. Future AC units already approved by DOB (no. 140856027-01-EW-OT) and LPC (CNE-20-01627)
3. Existing walls and roof with poor thermal performance and openings allowing little natural light in

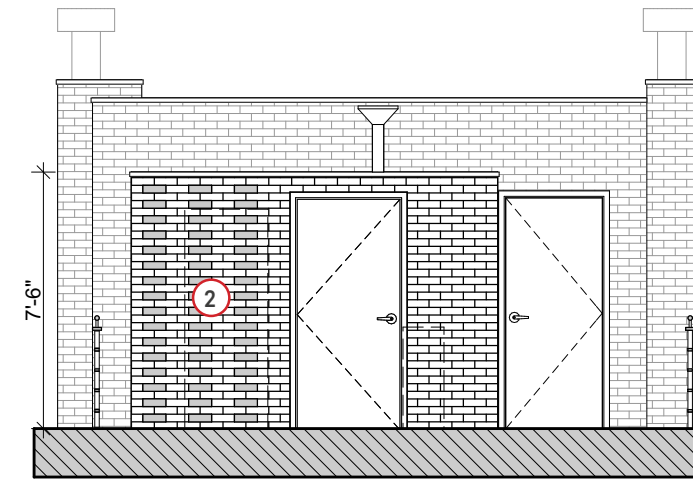
1. New floating pavers with improved insulation, gravel on both sides of terrace
2. AC units on roof surrounded by new brick walls (as per the existing facades) for noise reduction
3. New walls with high thermal performance and new wider openings for more natural light (+ 67%)



**NON-VISIBLE ROOF - Existing elevation**



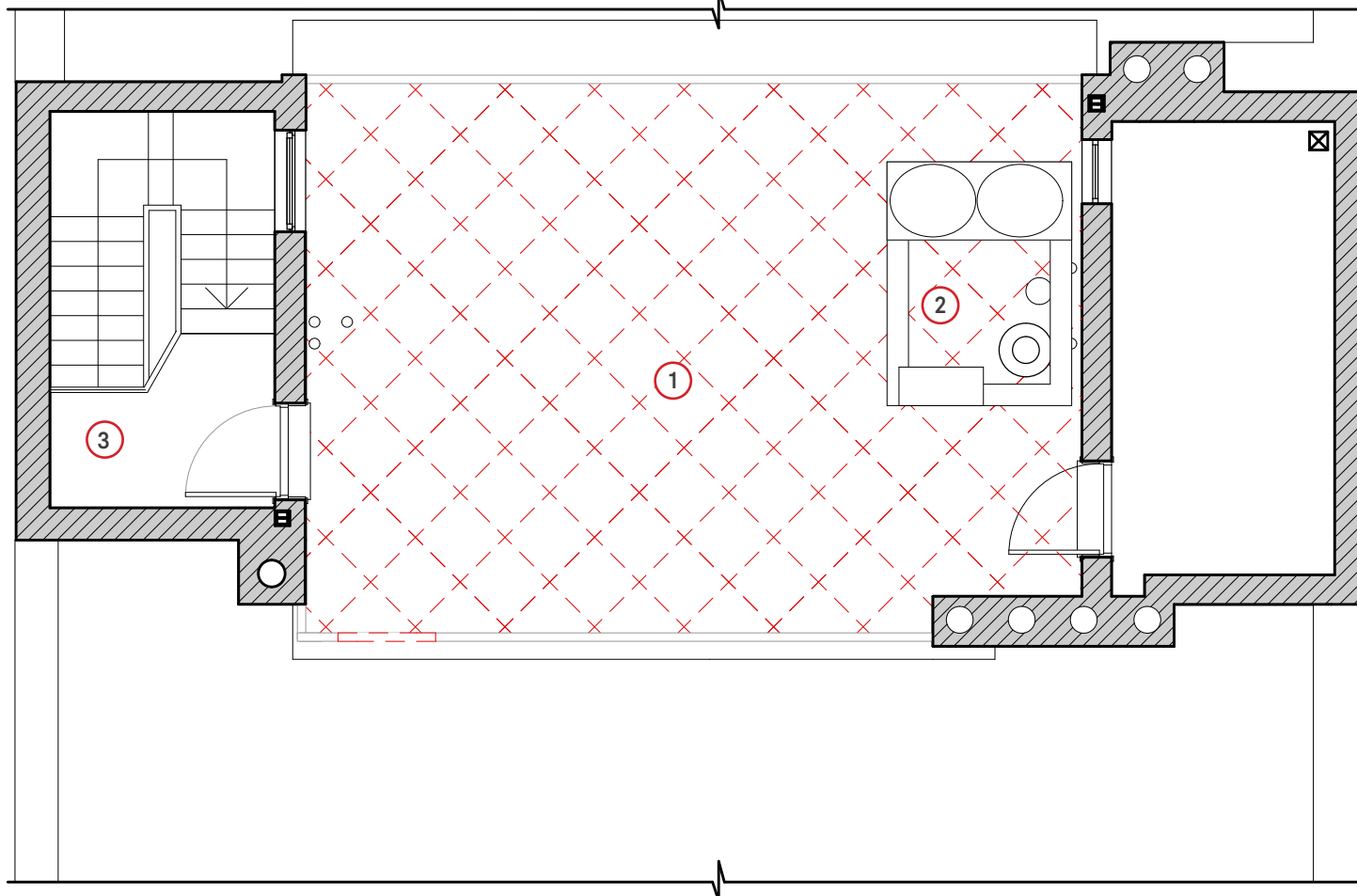
**NON-VISIBLE ROOF - Fig.1 Photomontage with future AC units**



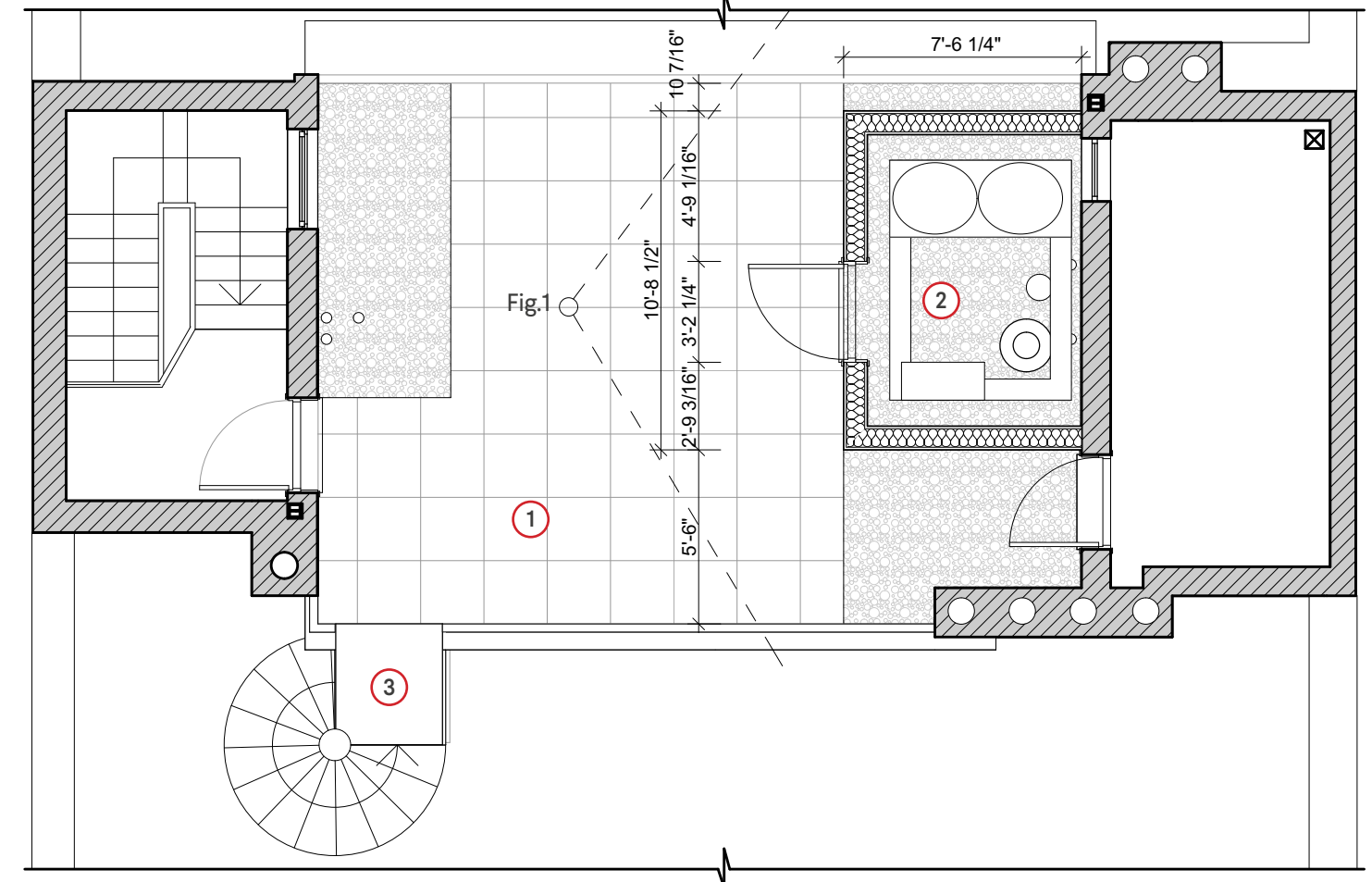
**NON-VISIBLE ROOF - Proposed elevation**



**NON-VISIBLE ROOF - Fig.1 Proposed new brick walls photomontage**



**NON-VISIBLE ROOF - Existing plan**

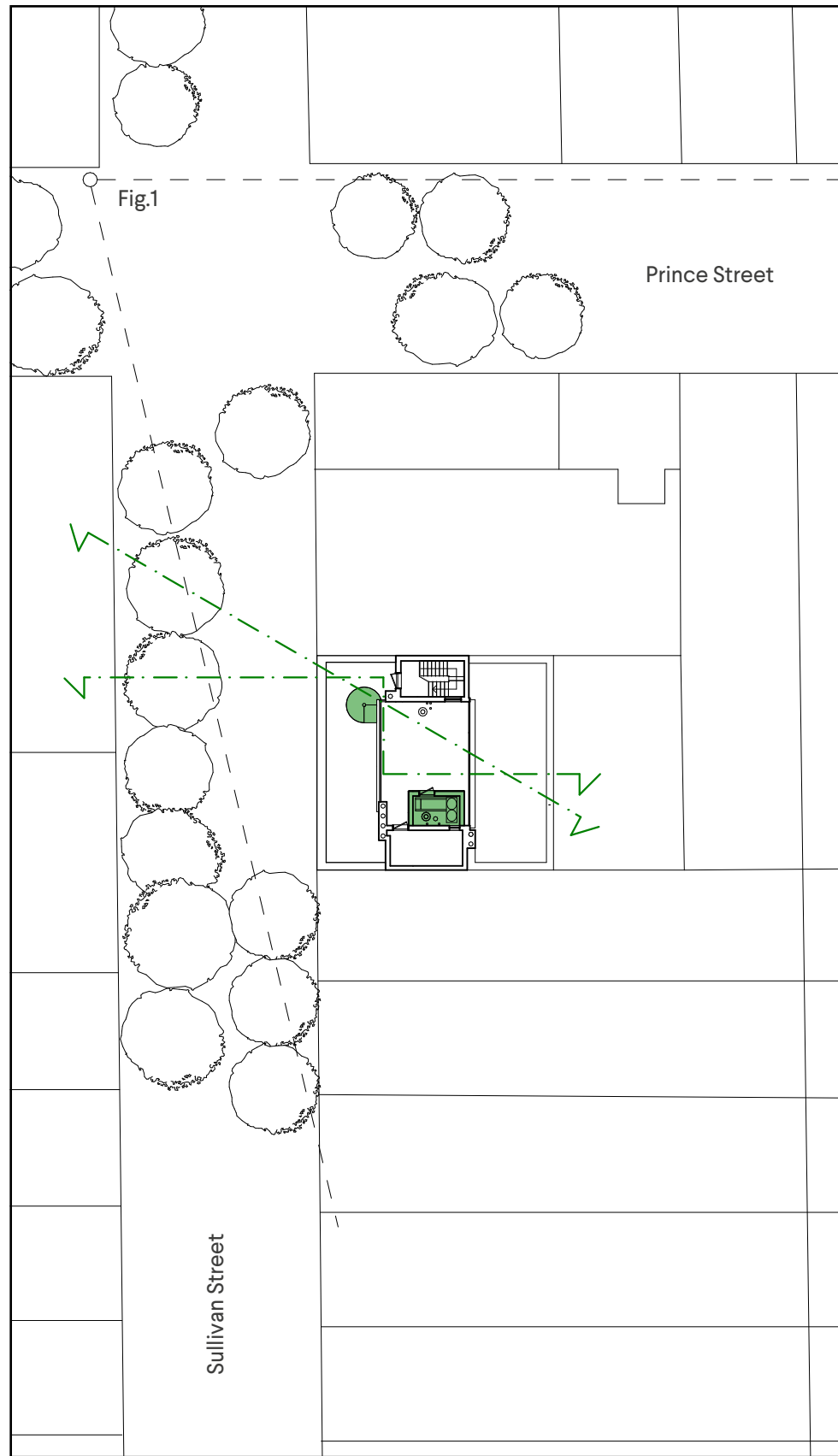


**NON-VISIBLE ROOF - Proposed plan**

1. Existing pavers, poor insulation and obsolete waterproofing
2. Future AC units already approved by DOB (no. 140856027-01-EW-OT) and LPC (CNE-20-01627)
3. Roof terrace accessible only by fire egress stairs

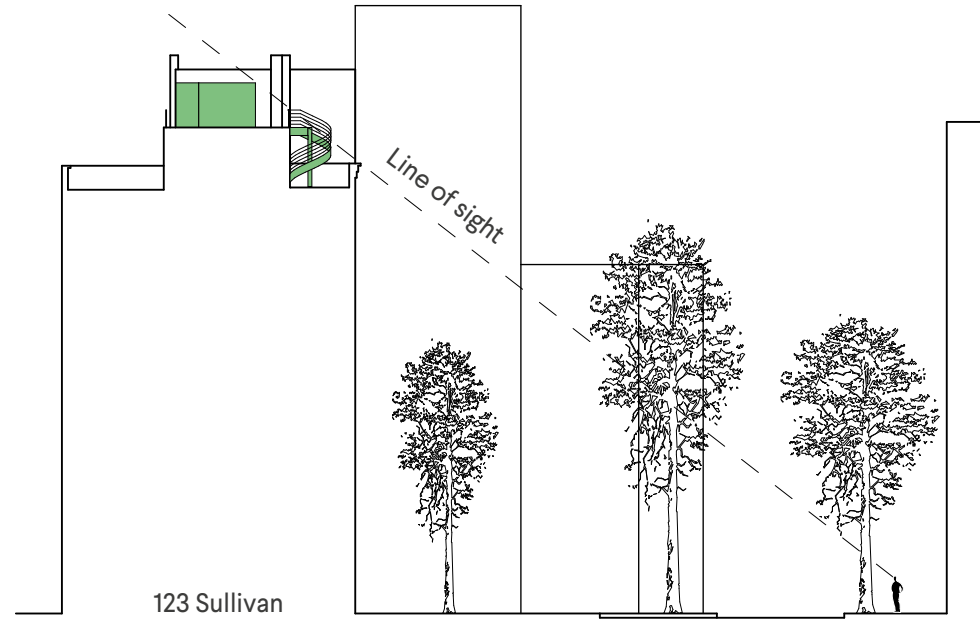
1. New floating pavers with improved insulation, gravel on both sides of terrace
2. AC units on roof surrounded by new brick walls (as per the existing facades) for noise reduction
3. New access to roof terrace with new stair, existing railing to be cut at landing



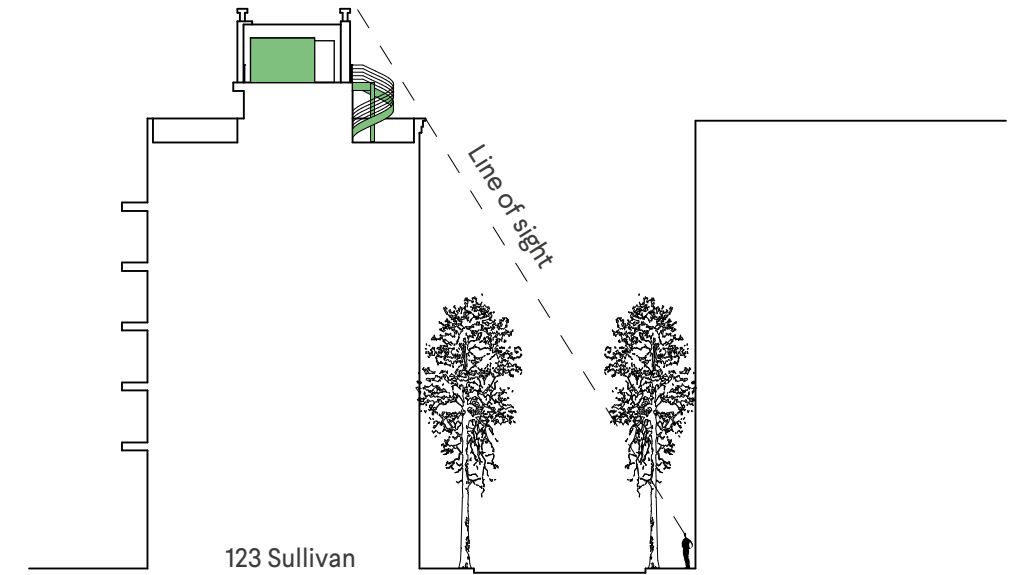


**PROJECT SITE - plan**

 New brick walls for AC units and new stair



**PROJECT SITE - Diagonal section**



**PROJECT SITE - Transversal Section**



**PROJECT SITE - Fig.1 Sullivan & Prince Streets intersection - The terraces on the top of the building are not visible**

 123 Sullivan



**NON-VISIBLE PENTHOUSE - Existing photo on Sullivan Street**

The new windows frames will have identical frame, dimensions and finish colour as the existing ones.

All new double-sash windows as well as fixed windows on the 6th floor will be produced by the same company (Pella) as existing ones.

Window finish reference, same as existing: Pella Enduraclad Coating PR0033 Brick Red



**NON-VISIBLE PENTHOUSE - Proposed render on Sullivan Street**



**Existing window photo**



**Proposed window frame finish compared to existing one**



**NON-VISIBLE PENTHOUSE - Existing photo on courtyard**

The new brick structure around the new AC units will consist of the combination of three different brick colors in order to match the existing ones. Grout color will match the existing one.

Brick references: Glen-Gery, Mid-Atlantic 56-DD, standard 3 5/8"x2 1/4"x8"  
 Glen-Gery, Jamestown, standard 3 5/8"x2 1/4"x8"  
 Watsontown Brick Company, S/M Mohawk T-2, 525/cube 3 5/8"x2 1/4"x8"

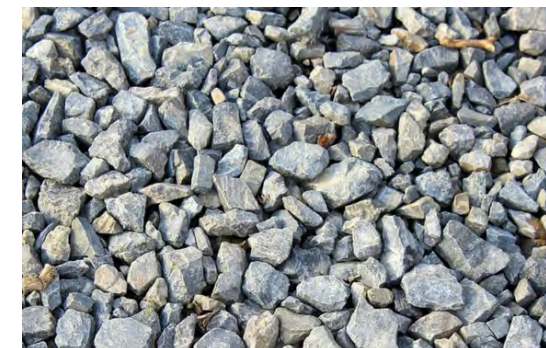
Porcelain stoneware refernce: Porcelain stoneware Mirage, NORR/GRA RR02, 24"x24"



**NON-VISIBLE PENTHOUSE - Proposed render on courtyard**



**NON-VISIBLE ROOF BRICK WALL FOR AC UNITS- Brick samples**



**NON-VISIBLE ROOF - Pea 38 gravel**



**NON-VISIBLE PENTHOUSE AND ROOF - Porcelain stoneware floor**



SULLIVAN STREET - Existing photo



SULLIVAN STREET - Proposed photomontage