

May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-05495

98 Thompson Street – Sullivan-Thompson Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 059 3679

Passcode: 131371

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

LPC Public Hearing

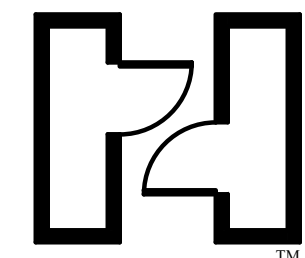
98 Thompson Street

Drip Drop Cafe

As-Built Modifications for Approval

COVER SHEET

98 THOMPSON STREET - DRIP DROP CAFE
NYC LANDMARKS PRESERVATION COMMISSION
MINOR CHANGE ITEMS FOR APPROVAL



HAL A. DOREMÁN
ARCHITECT
6214 RIVERDALE AVE
ROOM 2C
BRONX, NY 10471
212 362 7131
hdarchitect.com
Member NYSA

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT
AND USE OF IT WITHOUT THE EXPRESS WRITTEN
APPROVAL OF THE ARCHITECT SHALL SUBJECT THIS
FIRM TO A FULL COMMISSION
DO NOT SCALE THE DRAWING!

LPC-000

4/30/2025



HISTORIC TAX PHOTO - 1940

98-100 THOMPSON STREET

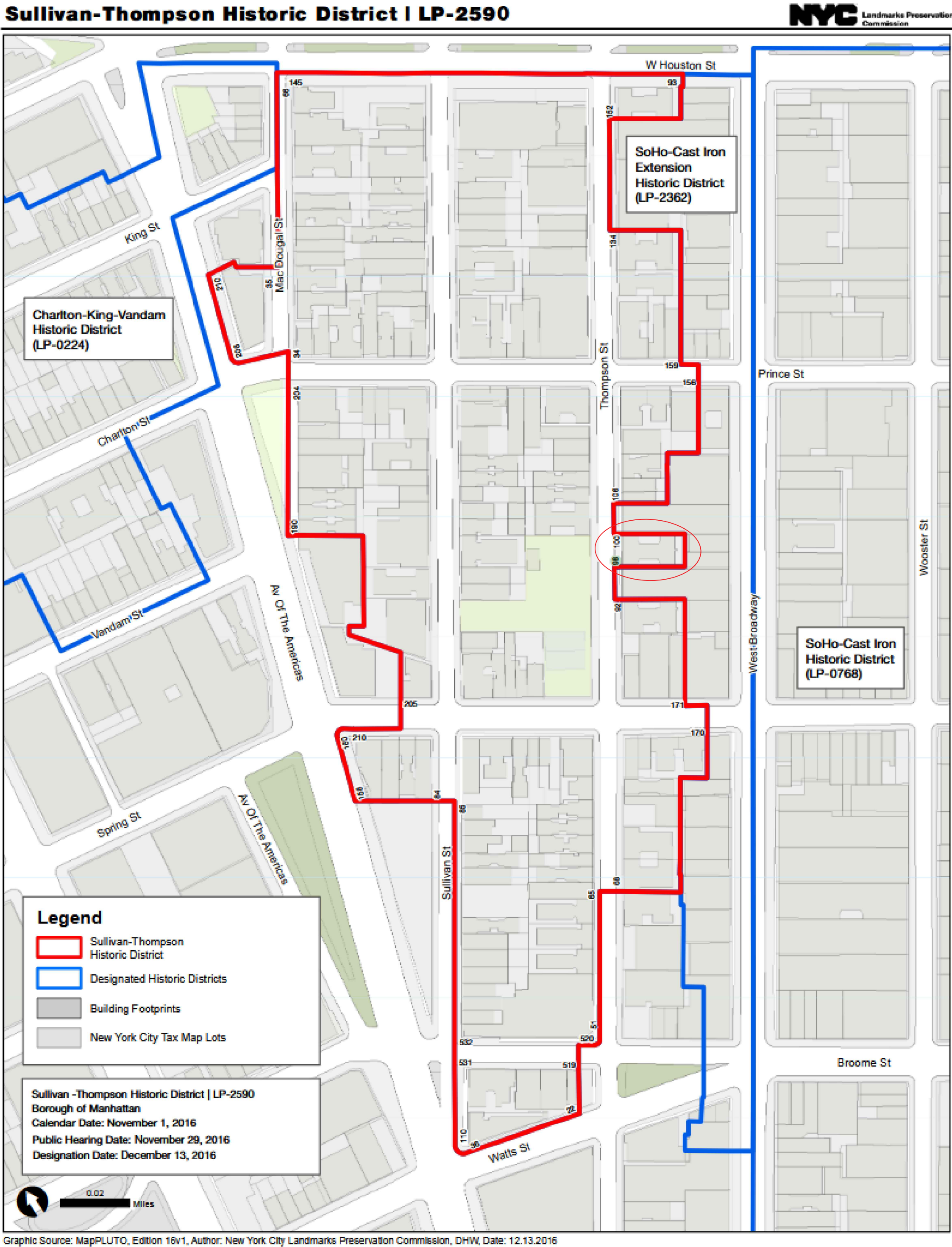
BOROUGH OF MANHATTAN TAX MAP BLOCK 502, LOT 6
DATE(S): 1904 (NB 433-1904)

ALTERATIONS: MAIN FACADE (WEST): NON-HISTORIC WINDOWS; STOREFRONTS MODERNIZED WITH SOME ORIGINAL ELEMENTS INTACT; NON-HISTORIC
RETAIL ENTRANCE DOORS; PRESSED-METAL CORNICE ABOVE STOREFRONTS REMOVED; LIGHT FIXTURE
SIDEWALK / CURB MATERIALS: CONCRETE WITH STONE CURB AND STEEL CAP
MATERIAL(S): BRICK; STONE; TERRA COTTA

SOURCE: DESIGNATION REPORT (2590)



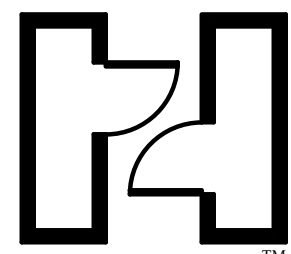
CURRENT CONDITION PHOTO - 2024



DESIGNATION: DECEMBER 2016

HISTORY

98 THOMPSON STREET - DRIP DROP CAFE
NYC LANDMARKS PRESERVATION COMMISSION
MINOR CHANGE ITEMS FOR APPROVAL



HAL A. DOREMÁN
ARCHITECT
6214 RIVERDALE AVE.
ROOM 2C
BRONX, NY 10471
212 362 7131
hdarchitect.com
Member NYSA

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT
AND USE OF IT WITHOUT THE EXPRESS WRITTEN
APPROVAL OF THE ARCHITECT SHALL SUBJECT THIS
USER TO A FULL COMMISSION
DO NOT SCALE THE DRAWING

LPC-001

4/30/2025



CURRENT CONDITION PHOTO - 2025 - VIEW TO SOUTH



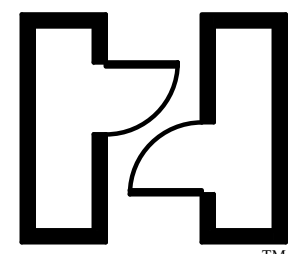
CURRENT CONDITION PHOTO - 2025



CURRENT CONDITION PHOTO - 2025 - VIEW TO NORTH

CURRENT PHOTOS

98 THOMPSON STREET - DRIP DROP CAFE
NYC LANDMARKS PRESERVATION COMMISSION
MINOR CHANGE ITEMS FOR APPROVAL



HAL A. DOREMÁN
ARCHITECT
6214 RIVERDALE AVE.
ROOM 2C
BRONX, NY 10471
212-362-7131
hdarchitect.com
Member NYSA

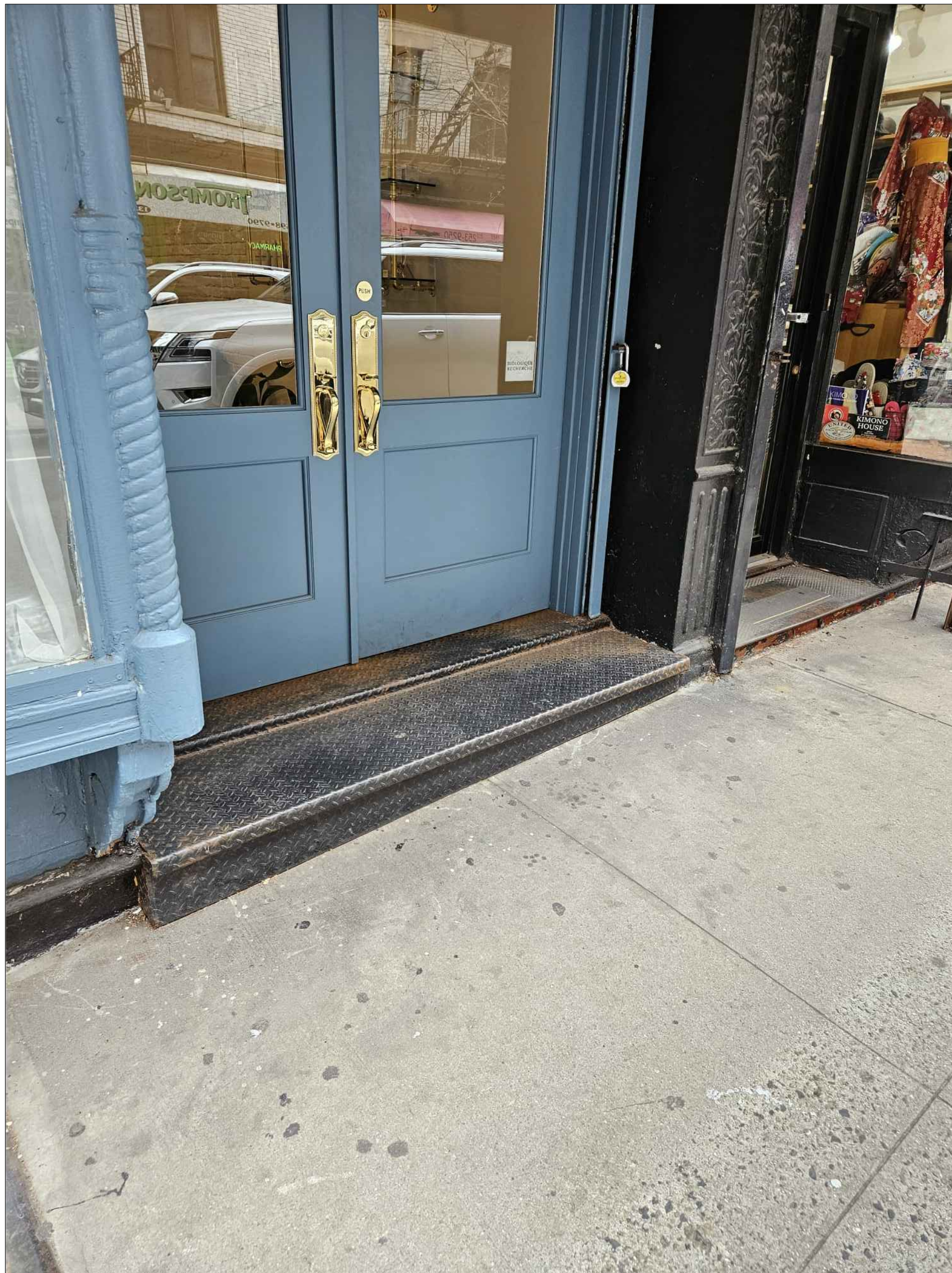
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT
AND USE OF IT WITHOUT THE EXPRESS WRITTEN
APPROVAL OF THE ARCHITECT SHALL SUBJECT THIS
USER TO A FULL COMMISSION
DO NOT SCALE THE DRAWING

LPC-002

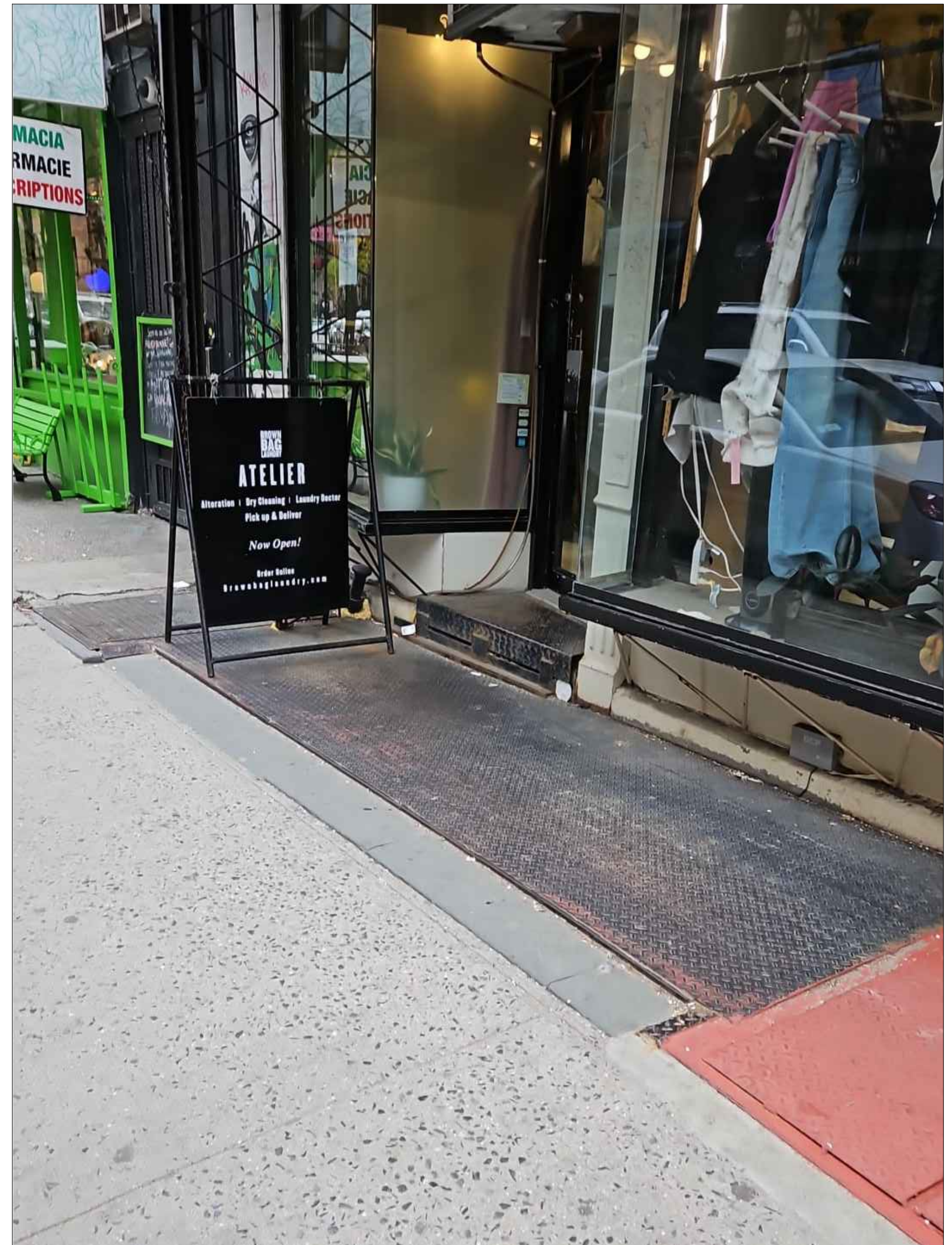
4/30/2025



A 128 THOMPSON ST
-GRAY DIAMOND PLATE
ENTRY

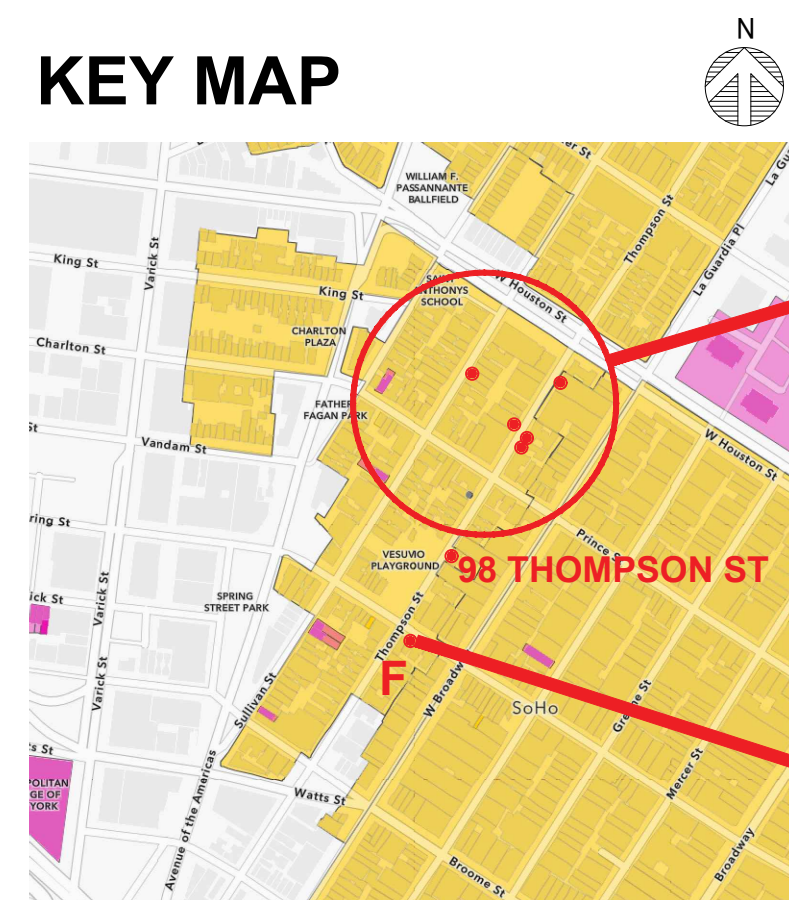


B 131 THOMPSON ST
-DIAMOND PLATE ENTRY



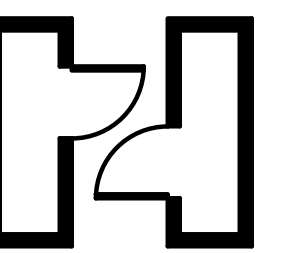
C 130 THOMPSON ST
-DIAMOND PLATE ENTRY

KEY MAP



STEEL PLATE
PHOTOS

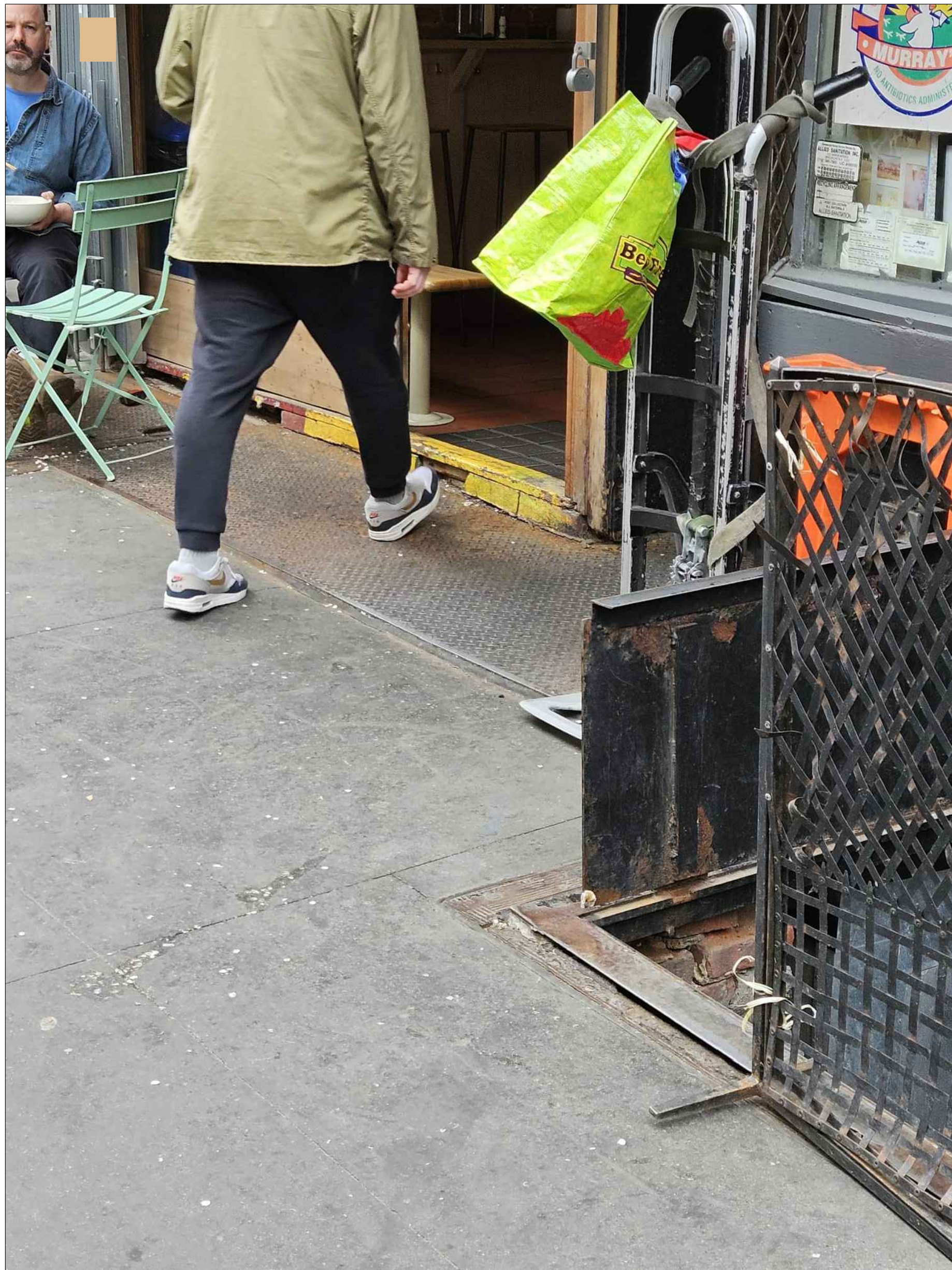
98 THOMPSON STREET - DRIP DROP CAFE
NYC LANDMARKS PRESERVATION COMMISSION
MINOR CHANGE ITEMS FOR APPROVAL



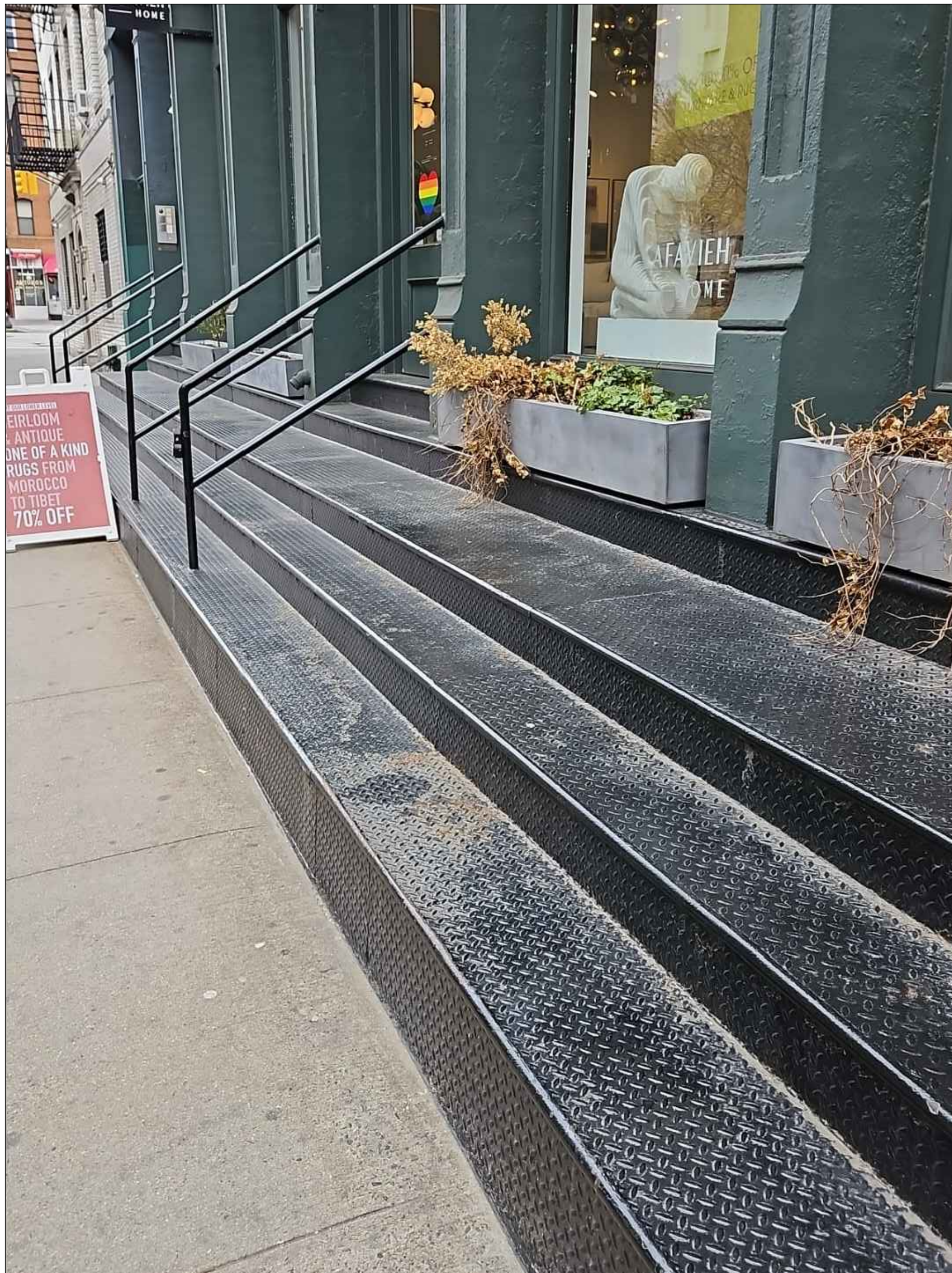
HAL A. DOREMÁN
ARCHITECT
6214 RIVERDALE AVE.
ROOM 2C
BRONX, NY 10471
212 362 7131
hdarchitect.com
Member NYSA

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT
AND USE OF IT WITHOUT THE EXPRESS WRITTEN
APPROVAL OF THE ARCHITECT SHALL SUBJECT THIS
USER TO A FULL COMMISSION.
DO NOT SCALE THE DRAWING!

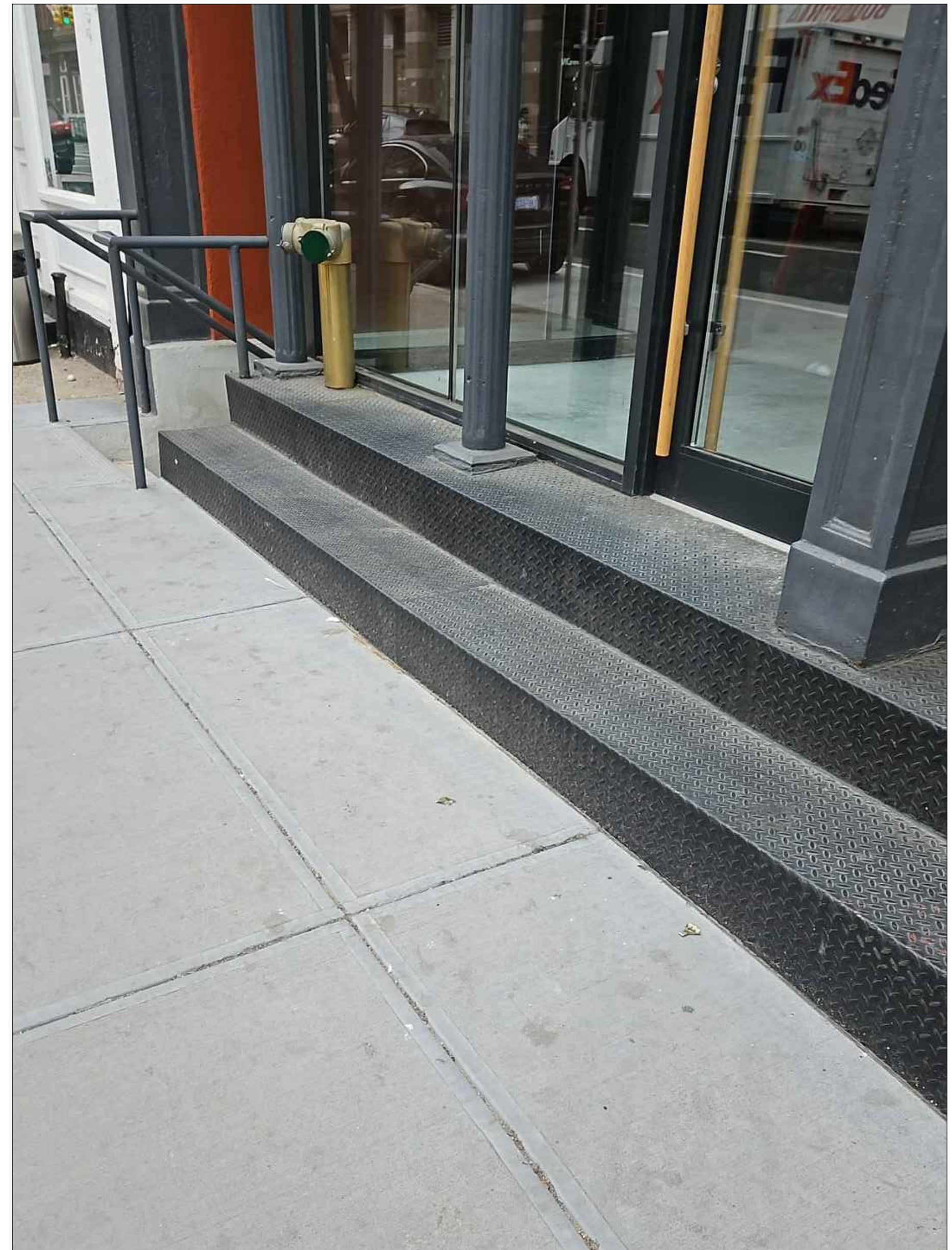
LPC-003
4/30/2025



D 145 SULLIVAN ST
-DIAMOND PLATE ENTRY

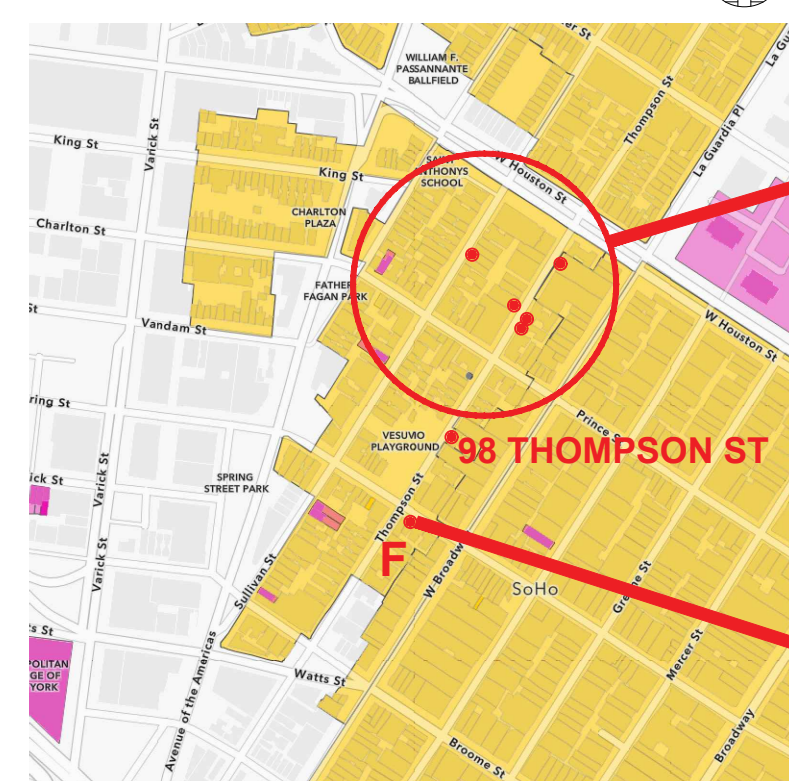


E 150 THOMPSON ST
-DIAMOND PLATE ENTRY
STEPS



F 178 SPRING ST
-DIAMOND PLATE ENTRY
STEPS

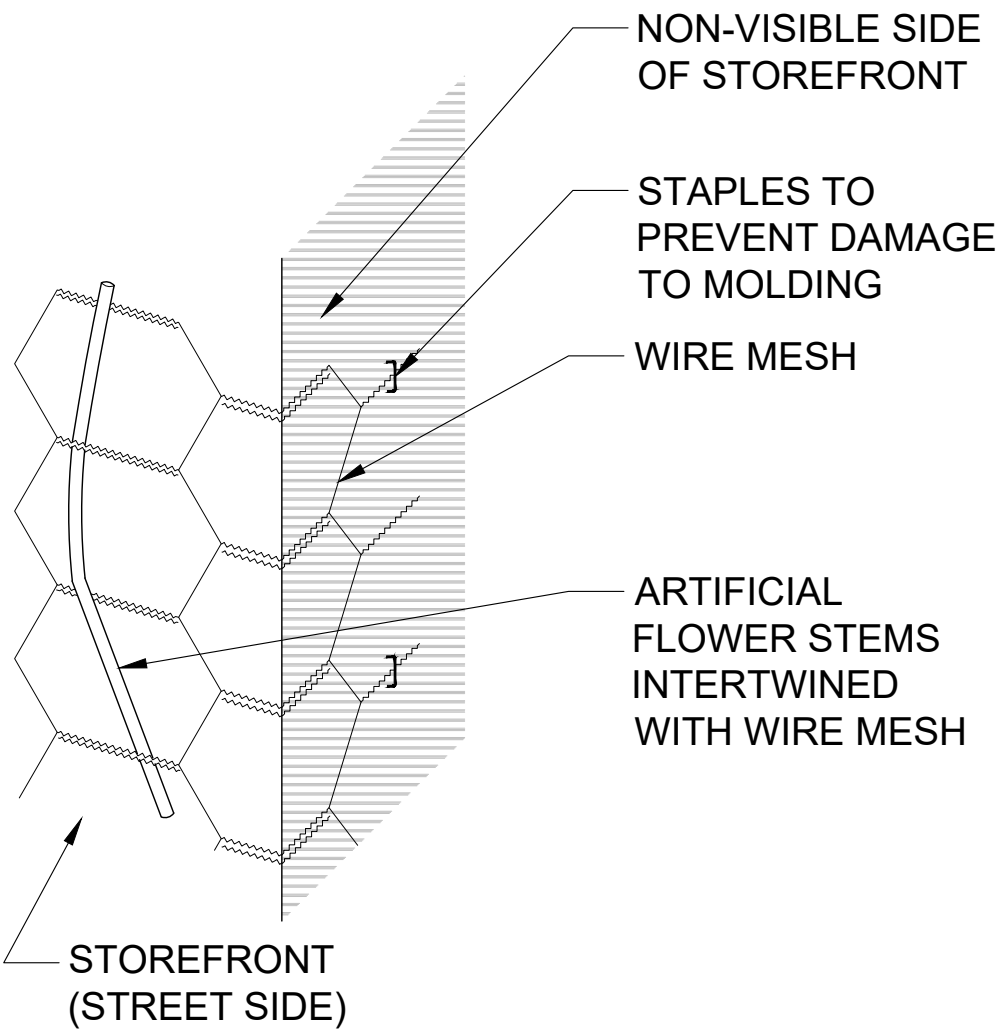
KEY MAP



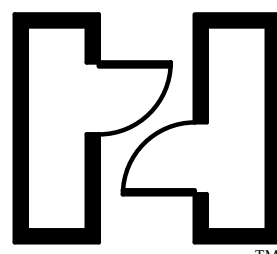


Mesh wiring secured with staple gun, stapled off to the side to prevent damage to molding.

FLOWER ATTACHMENT
SCALE:



ARTIFICIAL FLOWER
CONNECTION DETAIL
SCALE:



HAL A. DOREMÁN
ARCHITECT
6214 RIVERDALE AVE
ROOM 2C
BRONX, NY 10471
212 362 7131
hdarchitect.com
Member NYSA

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT
AND USE OF IT WITHOUT THE EXPRESS WRITTEN
APPROVAL OF THE ARCHITECT SHALL SUBJECT THIS
USER TO A FULL COMMISSION
DO NOT SCALE THE DRAWING!

May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-05495

98 Thompson Street – Sullivan-Thompson Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 059 3679

Passcode: 131371

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.