

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-04779

**139 Franklin Street – Tribeca West North Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

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.



139 Franklin Street



Rawlings architects

139 Franklin Street is the latest collaboration between **Broad Street Development** and **Rawlings architects**.

We have partnered on several residential buildings in and near historic districts, including **215 Sullivan Street** and **40 Bleecker Street**.

The project team for 139 Franklin Street includes several premier design consultants. We have long working relationships with many of these firms, and we will integrate their expertise throughout the duration of the project.

Interior
Design

RYAN
KORBAN

Structural
Engineering

TYLin

Facade Repair
and Restoration

PVEDi | ENGINEERING

MEPF
Engineering

MEYERS+
E N G I N E E R S

Removals,
Shoring, and
Geotechnical
Engineering

ANCORA
Engineering + Architecture



139 Franklin Street

Broad Street Development | 215 Sullivan Street

Rawlings architects





139 Franklin Street

Broad Street Development | 40 Bleecker Street

Rawlings architects



139 Franklin Street

(former) Strohmeyer & Arpe Company
Importers of Fine Foods

Erected: 1909
Architect: Maynicke & Franke
Type: Warehouse
Style: Early 20th century commercial style with Neo-Renaissance elements

Landmark District: Tribeca West

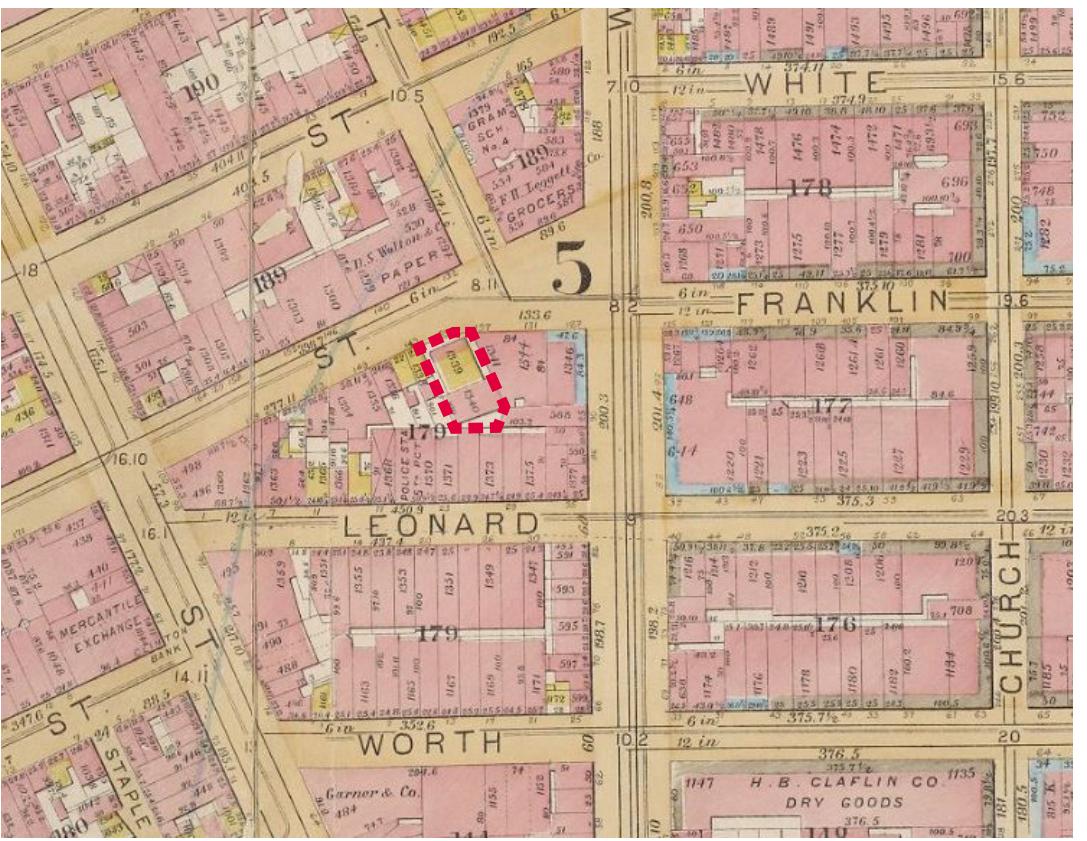
Designation Photograph



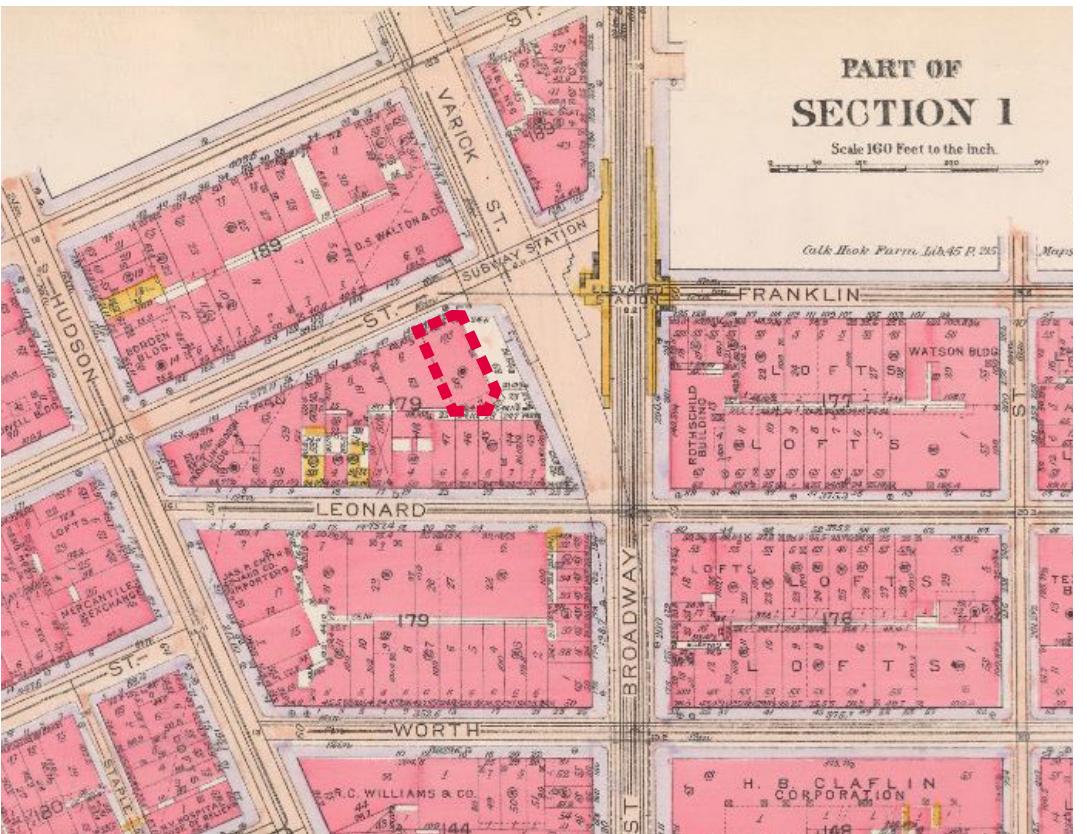
Situated in the heart of the historic fabric of Tribeca, the 10-story building at 139 Franklin was built as an industrial building, with tall ceilings and an abundance of natural light. The brick and stone building originally housed a wholesale grocery import company, Strohmeyer & Arpe Co., whose name is still displayed at the neoclassical entry portico.

The building, which is currently vacant, will be restored and converted to residential use. Proposed interventions at the roof and rear yard of the building will complement the historic qualities of the building.

Consistent with Broad Street Development's body of work, the re-imagined 139 Franklin will honor the past while contributing to the New York City residential market: a unique synthesis of the city's history and future.



1891 map



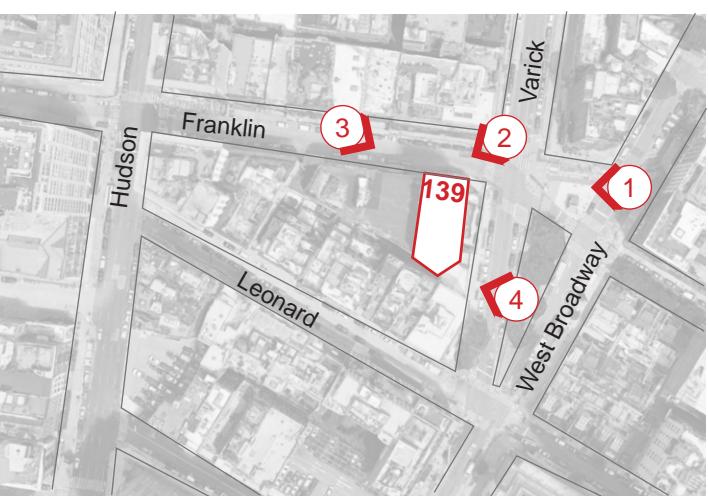
1916 map

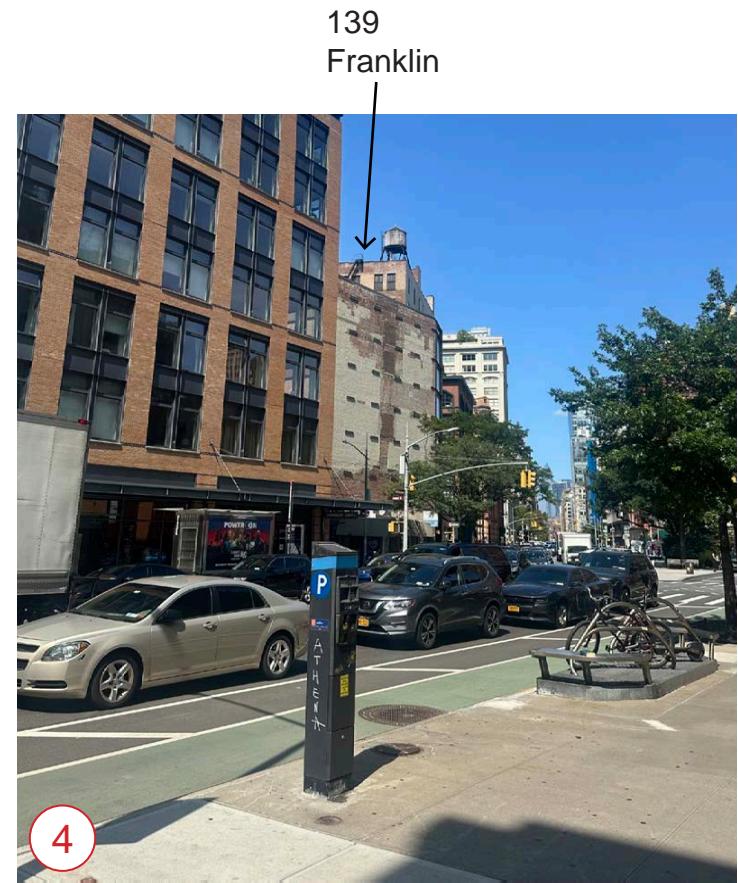
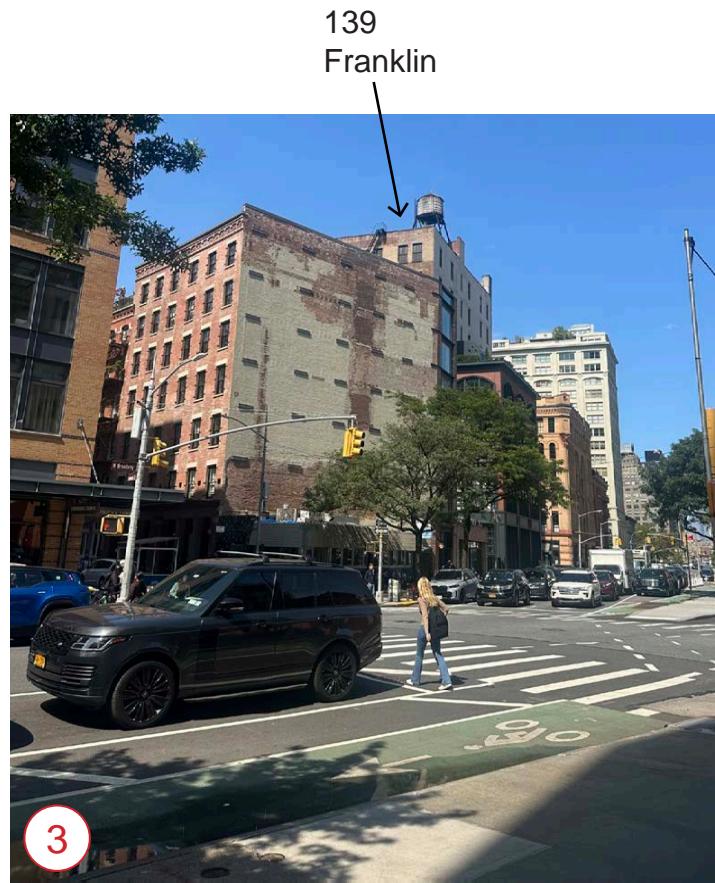
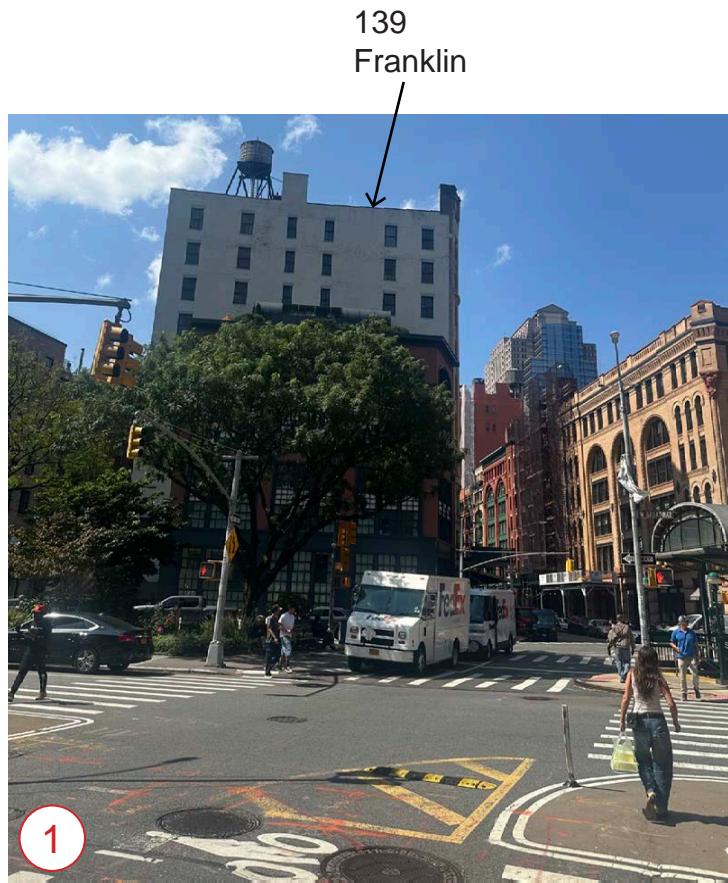




139 Franklin Street

Current Site Photos





139 Franklin Street

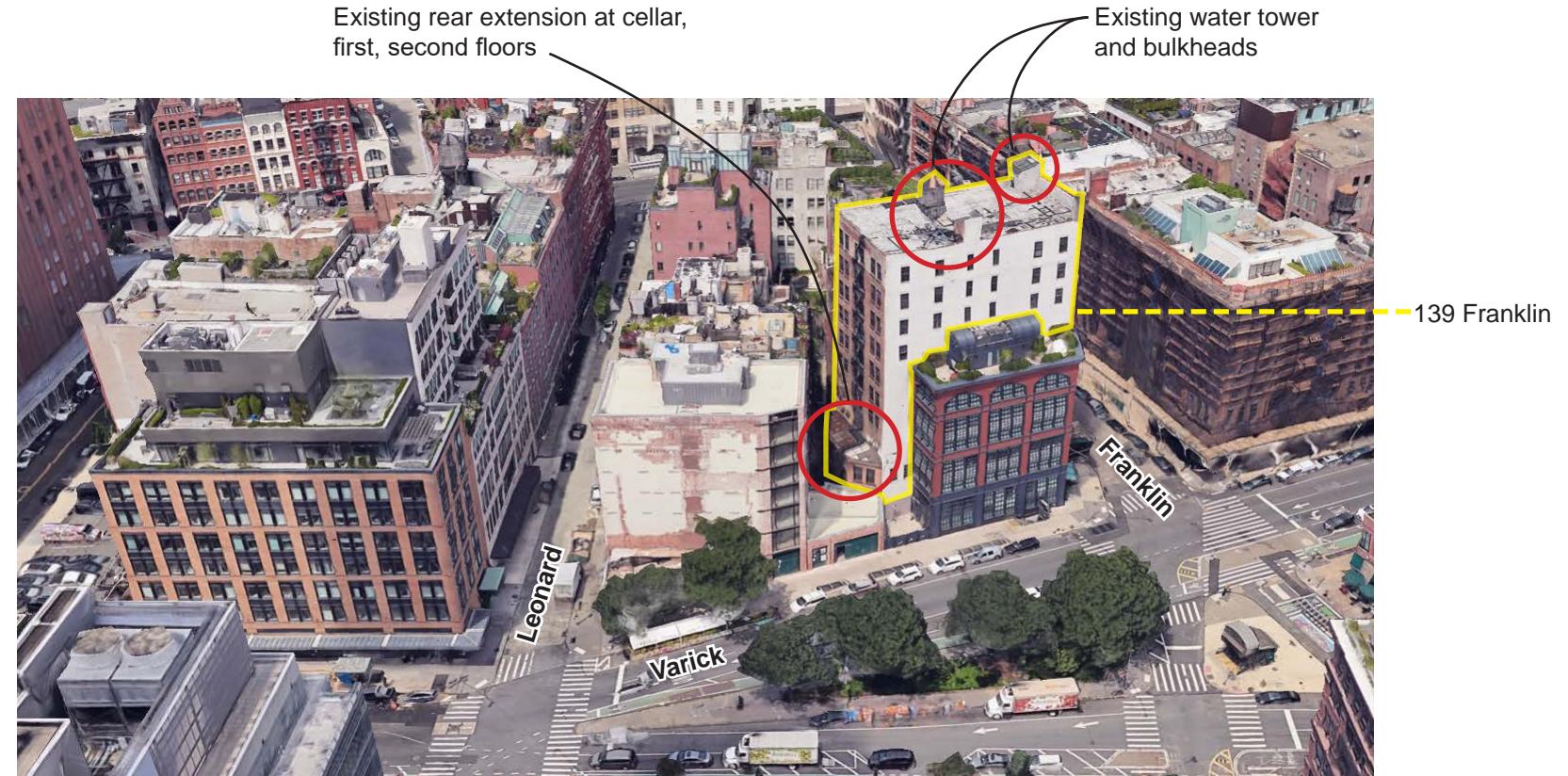
Current Site Photos

Proposed Scope - Residential Conversion

- Remove existing rear extension at cellar, first, and second floors
- Remove existing rear fire escape
- Remove existing elevator bulkheads and water tower at the roof level
- New guardrail and raised parapets at secondary facades to accommodate a new insulated roof assembly
- New unoccupied roof bulkhead including new stairs, elevator access and mechanical equipment.
- New wall with windows at rear facade
- Replace existing building entrance door; replace doors at loading bays
- Restore existing canopy; reclad with glass
- Restore existing loading dock; install new guardrail
- Clean and repair existing stone at front facade
- Clean and repoint existing brick at front and rear facades
- Clean and repaint existing brick at side facades
- Replace existing windows with LPC compliant windows
- Interior renovations

Items that require a Certificate of Appropriateness are highlighted in yellow.

Items for Staff Level Review are highlighted in green.



Existing Aerial View looking NW



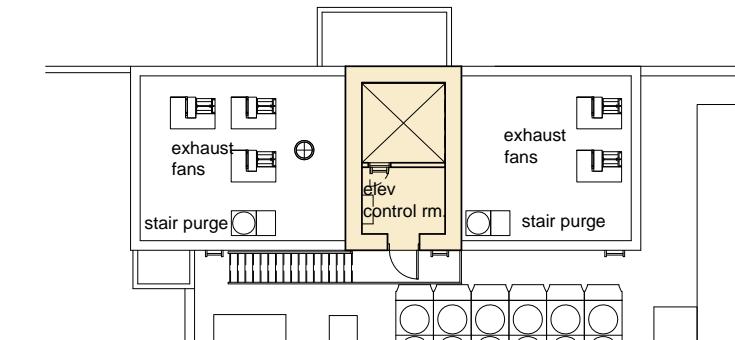
Existing Aerial View looking South



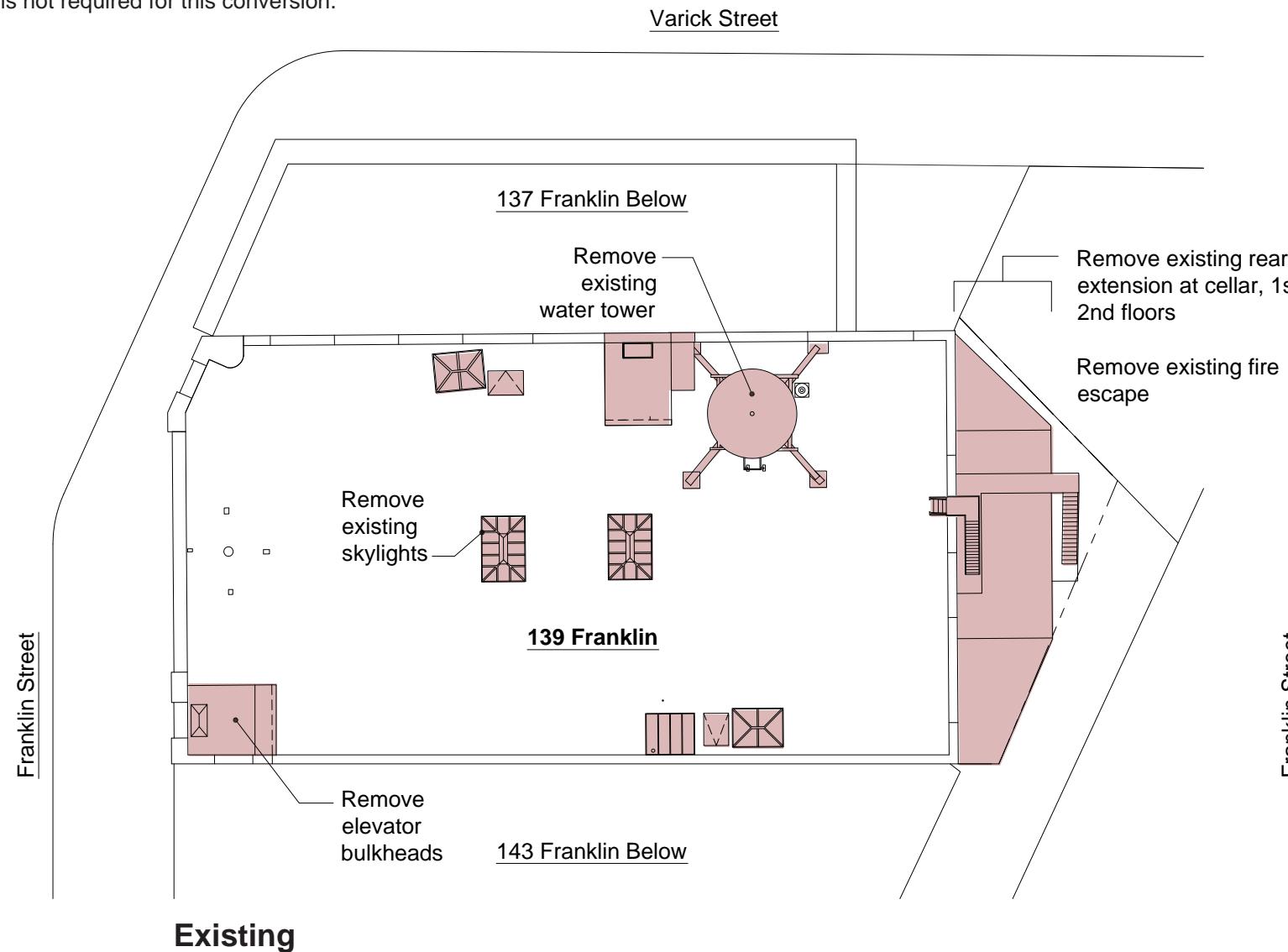
Proposed Bulkhead Addition

The Adaptive Reuse of the building as a multifamily residential building requires several elements that will be located at the roof.

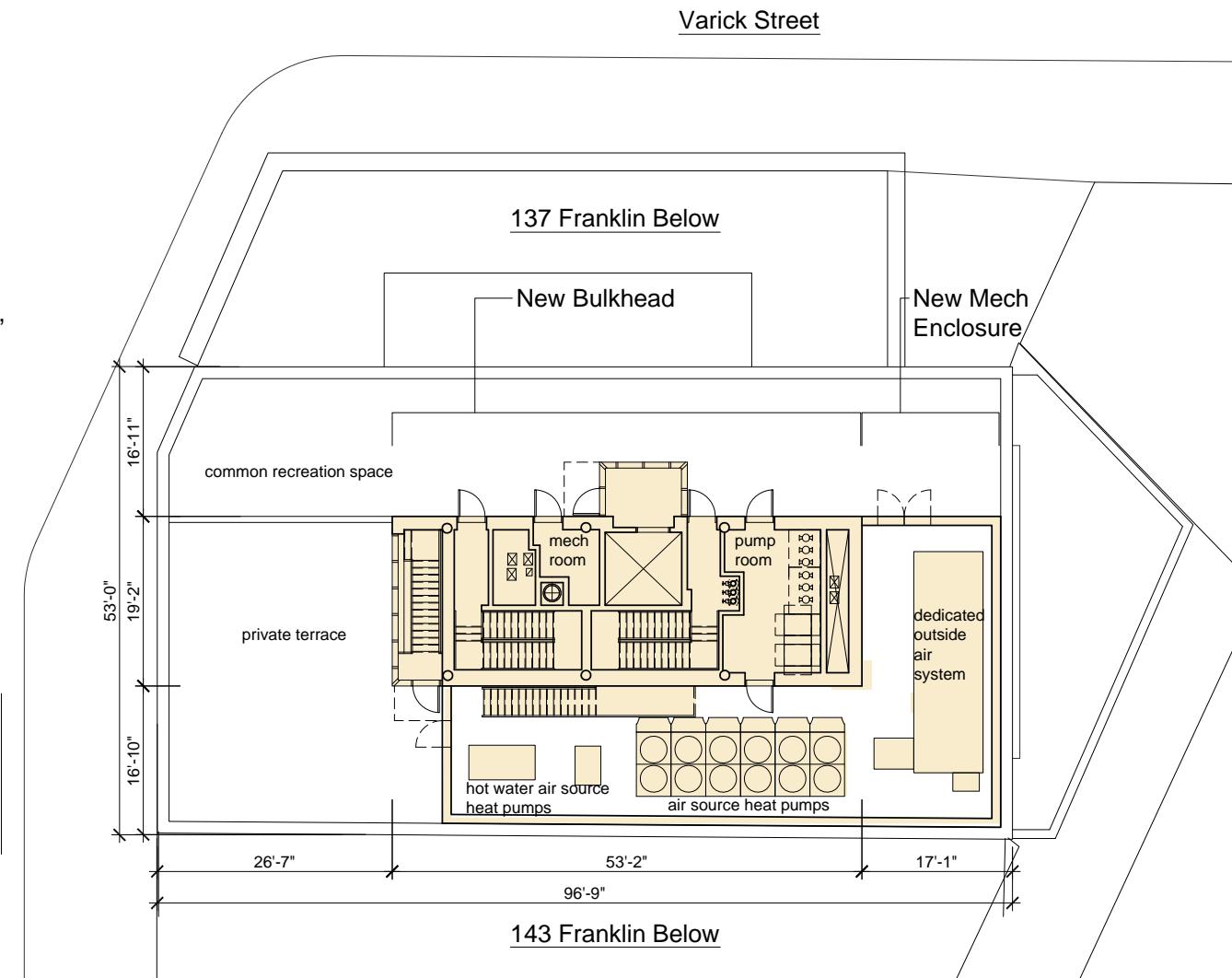
- The bulkhead will house **modernized stair and elevator access** to the roof. This access satisfies egress requirements and allows residents to use zoning required recreation area and a private terrace - both of which are key components of the adaptive reuse program. In addition, elevator roof access is important to service rooftop mechanical equipment.
- Only one passenger elevator is proposed** to minimize the required footprint.
- Screened areas adjacent to and above the bulkhead will enclose **energy efficient mechanical equipment**. Air source heat pumps are proposed to heat and cool the building and to provide domestic hot water. Exhaust fans and an outdoor makeup air unit provide ventilation for the building.
- The bulkhead interior also contains pump rooms and support spaces for this mechanical equipment.
- A generator has not been included**; NYC DOB has confirmed that it is not required for this conversion.
- The proposed unoccupied roof bulkhead has been designed to be **centered east / west on the roof, and setback from the primary facade**. This location simplifies foundation and structural work, is necessary to maximize light and air for the residential unit layouts on the floors below, and also serves to minimize its visibility from street level.
- The screened area for mechanical equipment adjacent to the bulkhead is located in an area that is **least visible** from the street.
- The footprint of the area occupied by stair / elevator bulkheads and mechanical equipment is **limited by zoning** to 50% of lot coverage at a height 15' above the max building height and 30% of lot coverage at a height 55' above the max building height.
- The bulkhead requirements for this residential conversion are **smaller than would otherwise be required** to modernize the building for commercial use.



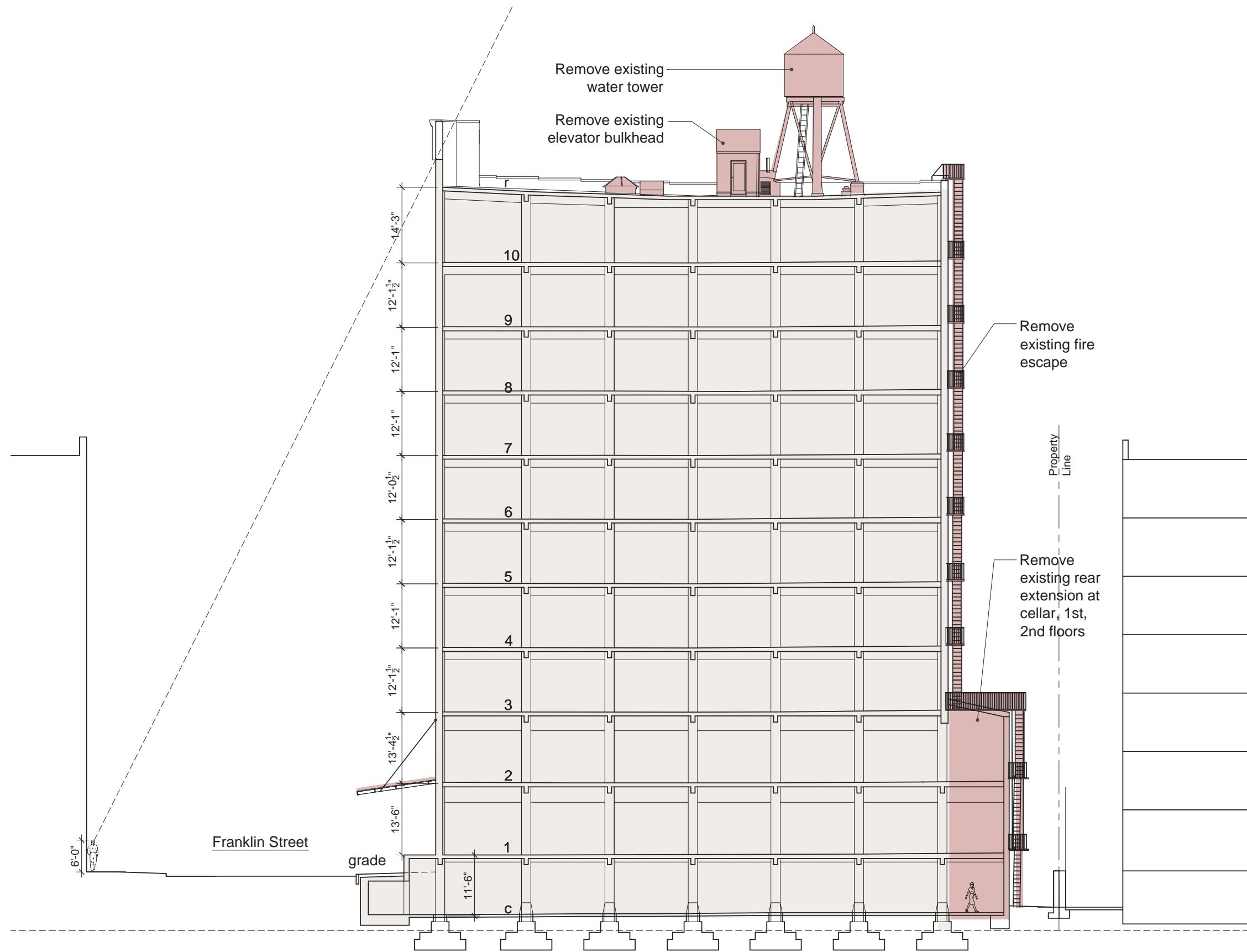
Proposed Bulkhead Plan



Existing

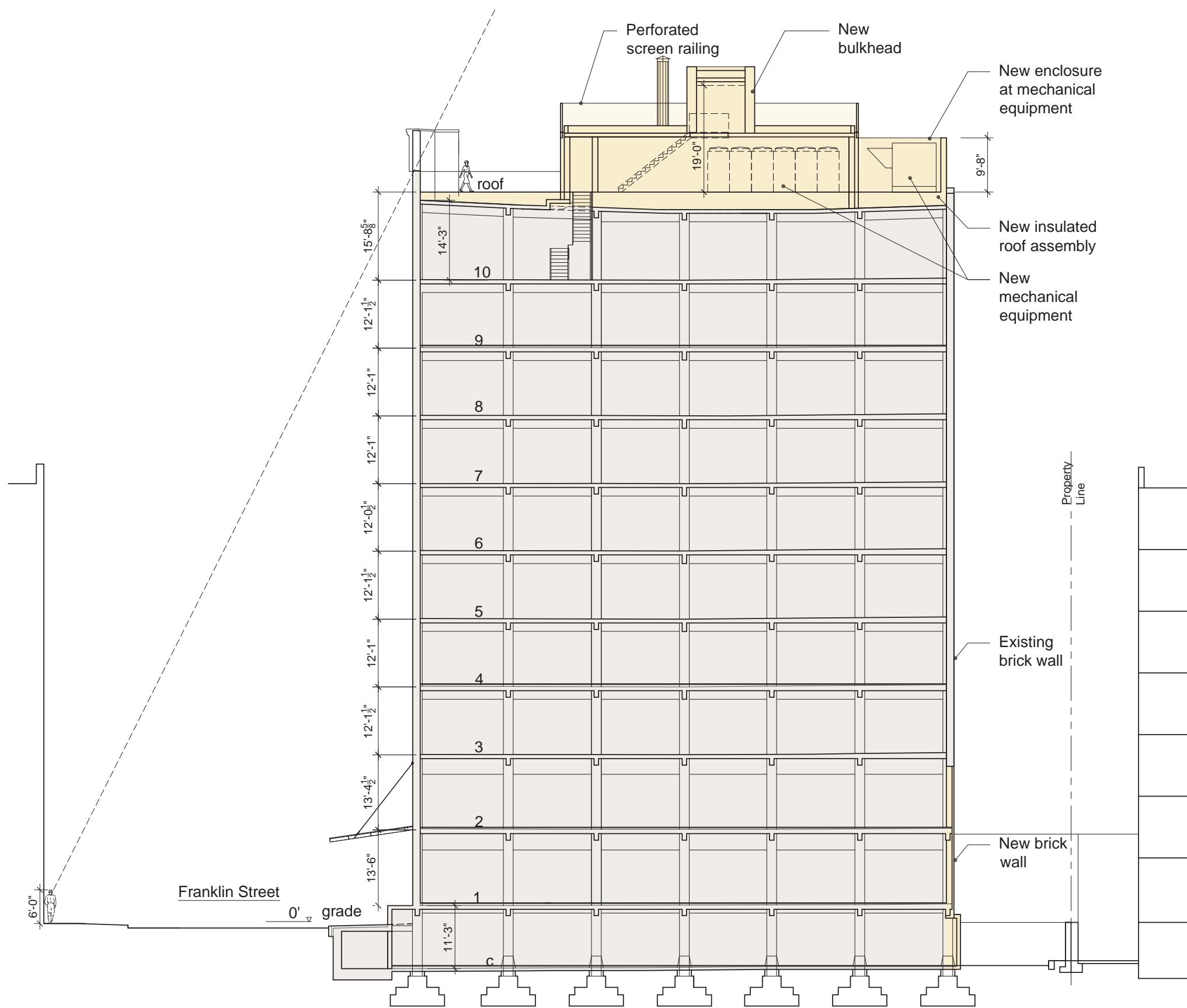


Proposed Main Roof Plan



139 Franklin Street

Existing Building Section



139 Franklin Street New York, NY 10013

In Manhattan Core, Special Density Area, Special Parking Area, Special Streetscape Area

Block 179, Lot 66

Lot area 5,771 sf

Existing Floor area +/- 52,150 sf; 9.04 FAR

Existing Lot Coverage (above rear extension) 5,114 sf

Interior lot portions, mostly within 100' of intersection

53.6' of frontage on Franklin Street – ~65.75' wide (narrow street)

Zoning Map 12a

C6-2A, Tribeca Mixed Use District Area A1

Manhattan Community District 1

ZONING

Use

- 111-12(a)1 Uses permitted in C6 district are permitted.
- 32-10 Permitted Uses: I-IV, VI-X, V with special permit.
- 32-121 Proposed: II

Area

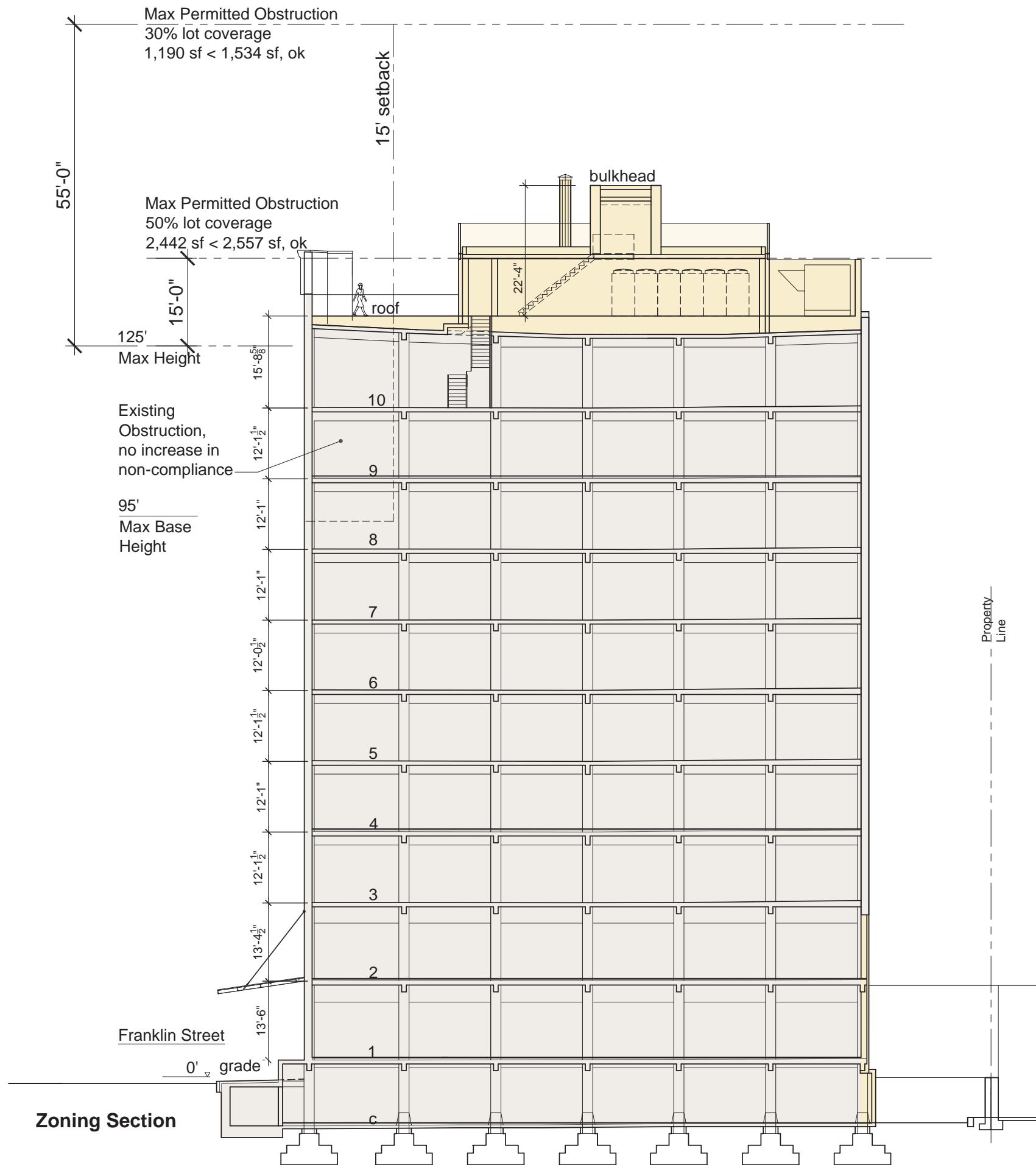
- 111-21 C6-2A bulk regulations apply.
 - Max. total FAR: 5.00
 - Max. res. FAR: 6.00 (for qualifying affordable housing)
- 33-122 Max. Commercial FAR: 6.00
- 33-123 Max. CFU FAR: 6.50
- 15-01 Conversion is permitted in buildings built before 12/31/1990.
- 15-11 Existing area in excess of permitted maximum may be converted to residences.
- 34-222 Max. FAR not applicable to area changed to residential use.

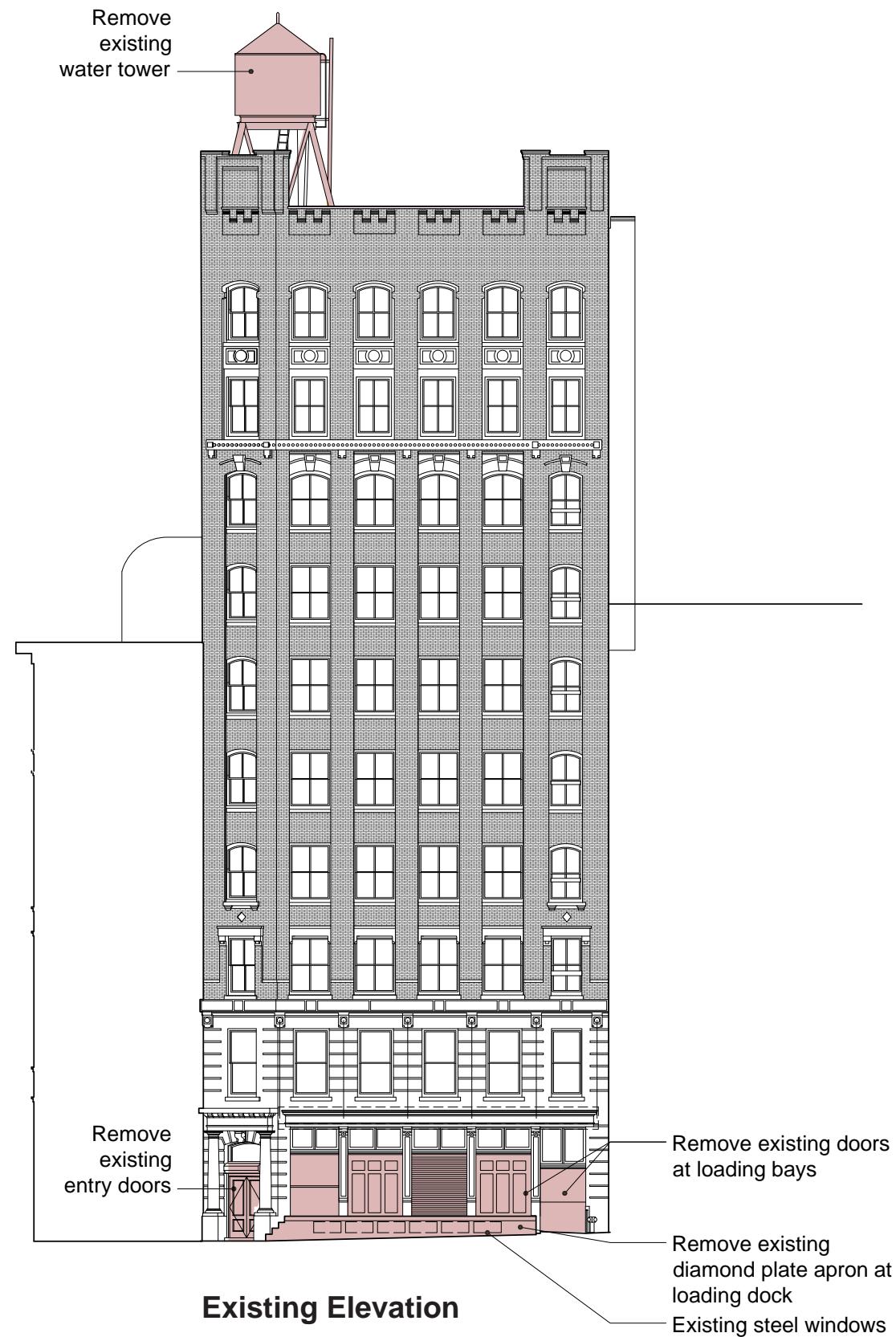
Yards, Courts, Lot Coverage

- 34-231 No front yard required
- 34-232 No side yard required
- 23-343(b) No rear yard required within 100' of corner
- 23-363(b) 100% max. lot coverage permitted within 100' of corner

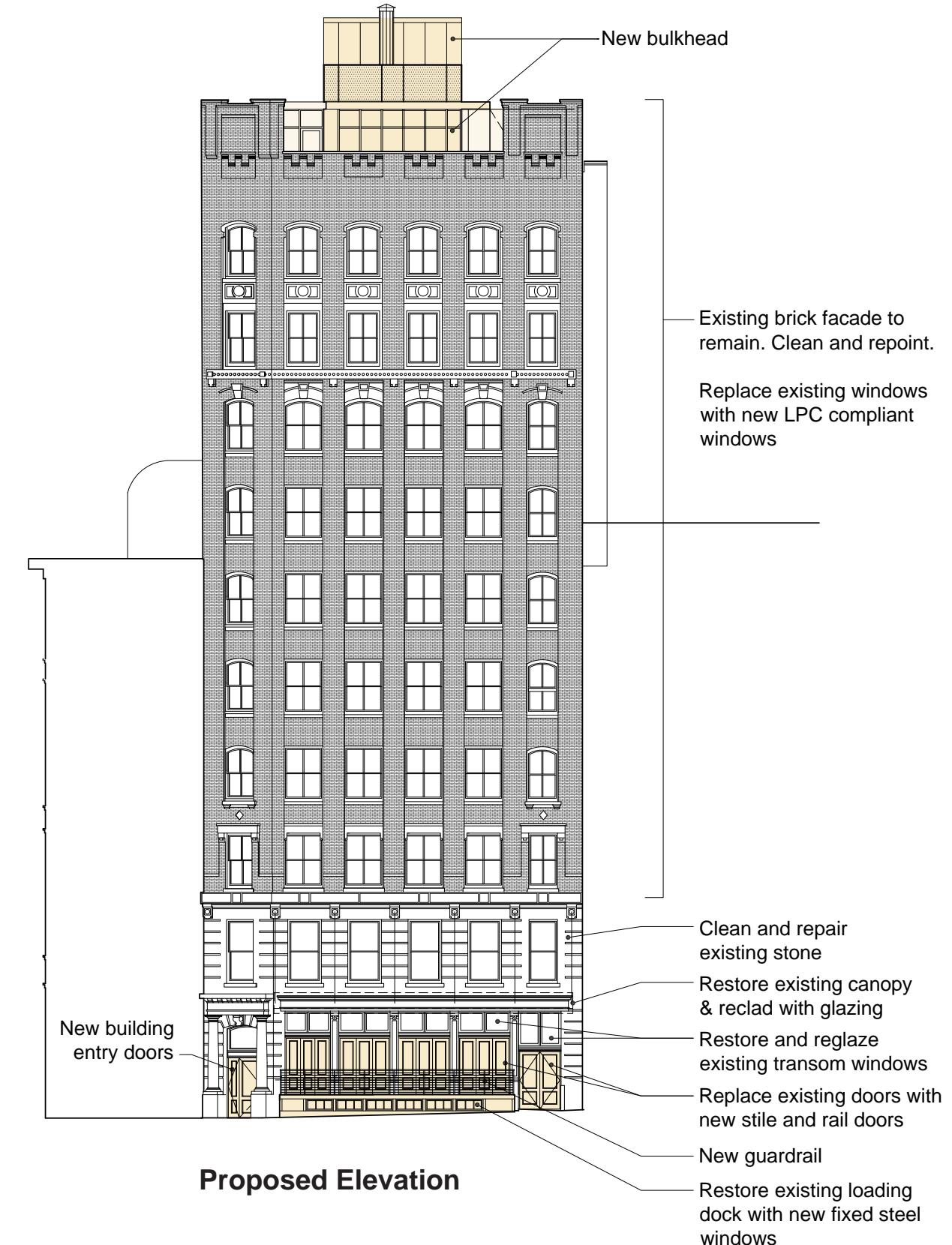
Height/Setback

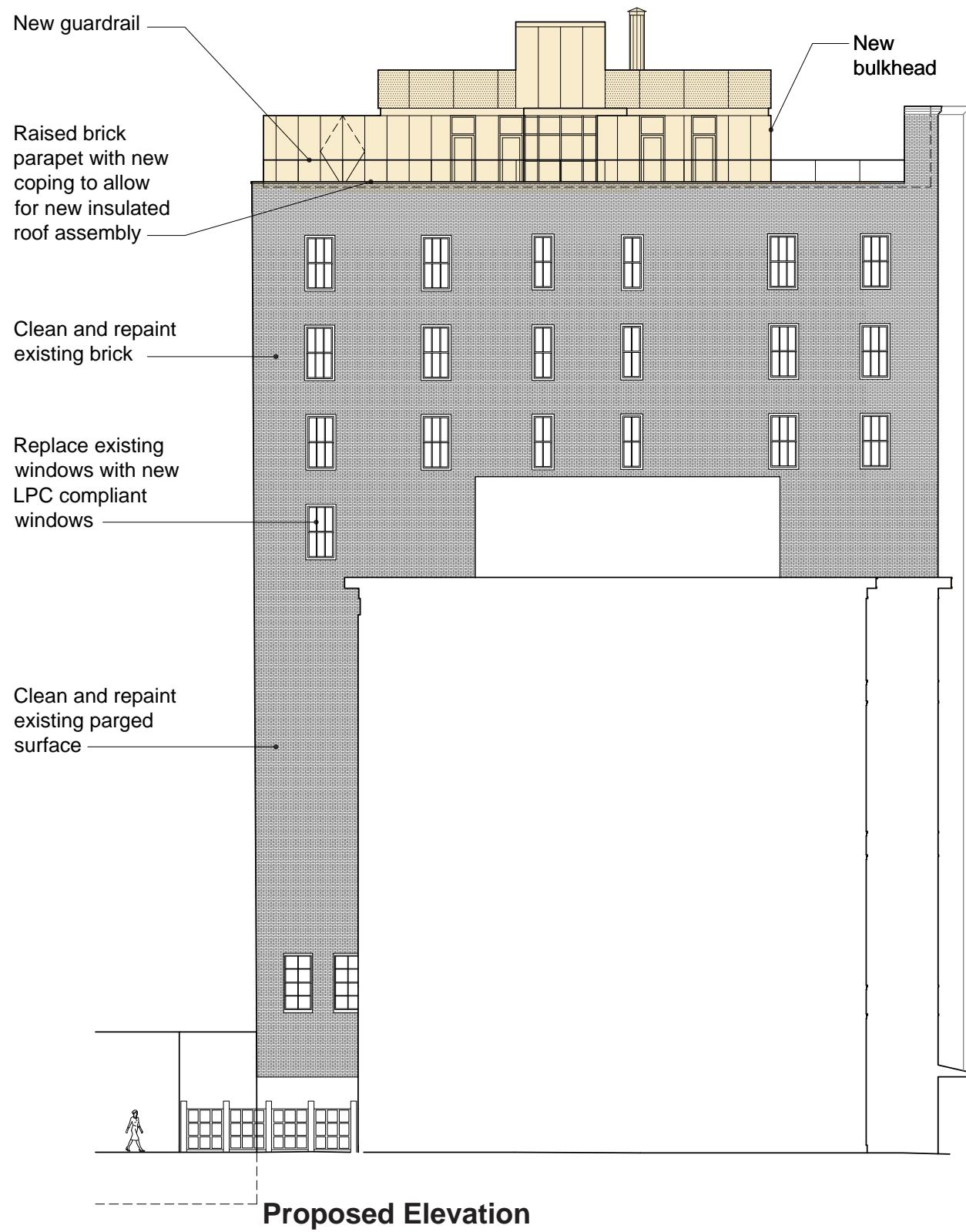
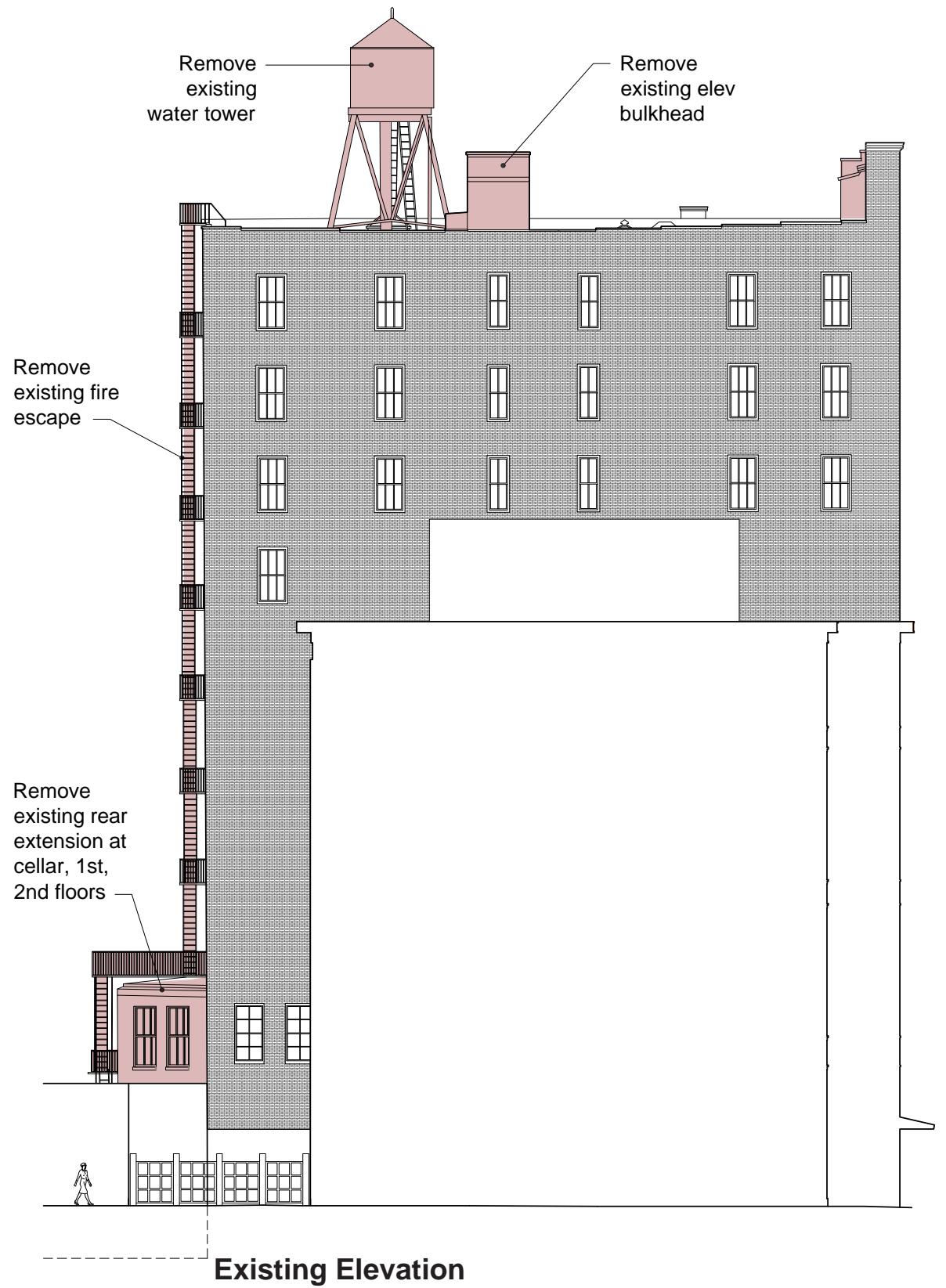
- 34-11 Residential bulk regulations apply.
- 34-112 C6-2A is R8A equivalent
- 34-24(b) Modifications to residential height and setback of 35-63 are applicable
- 35-631(b) 70% of street wall shall be within 8' of street line.
- 35-632 Height and setback regulations of 23-432 are applicable.
- 23-432 Min. Base Height = 60'
- Max. Base Height (market rate) = 95' (existing noncompliance)
- Max. Building Height (market rate) = 125' (existing noncompliance)
- 15' setback required above base height facing narrow street
- 23-433 23-412 Elevator / stair bulkheads, mech equip and screening are permitted obstructions above the max height provided that:
 - they are > 10 ft from the street wall
 - the aggregate area is < 50% of lot coverage with a height < 15' above max permitted height
 - the aggregate area is < 30% of lot coverage with a height < 55' above max permitted height





Primary Facade (north)

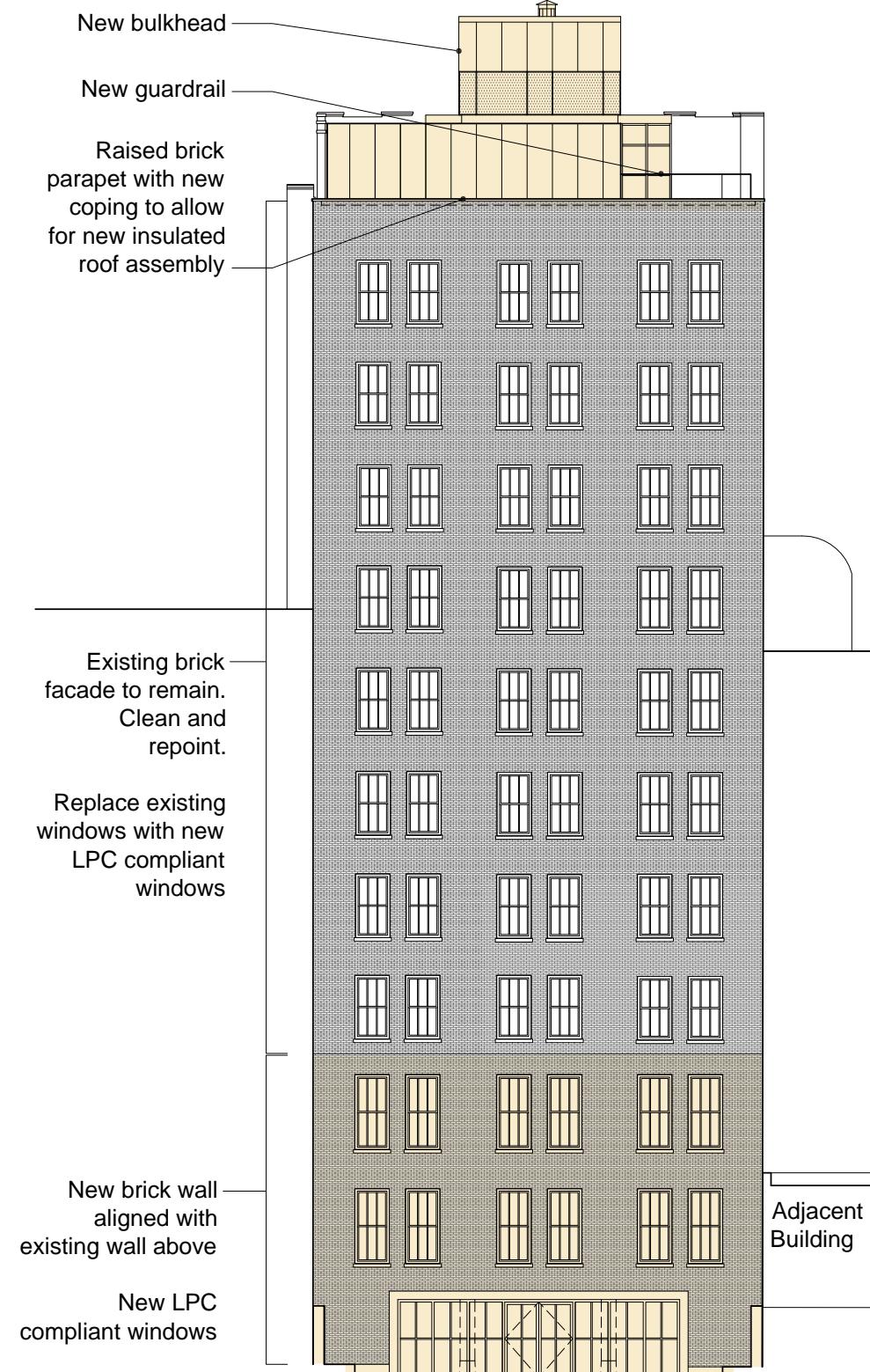




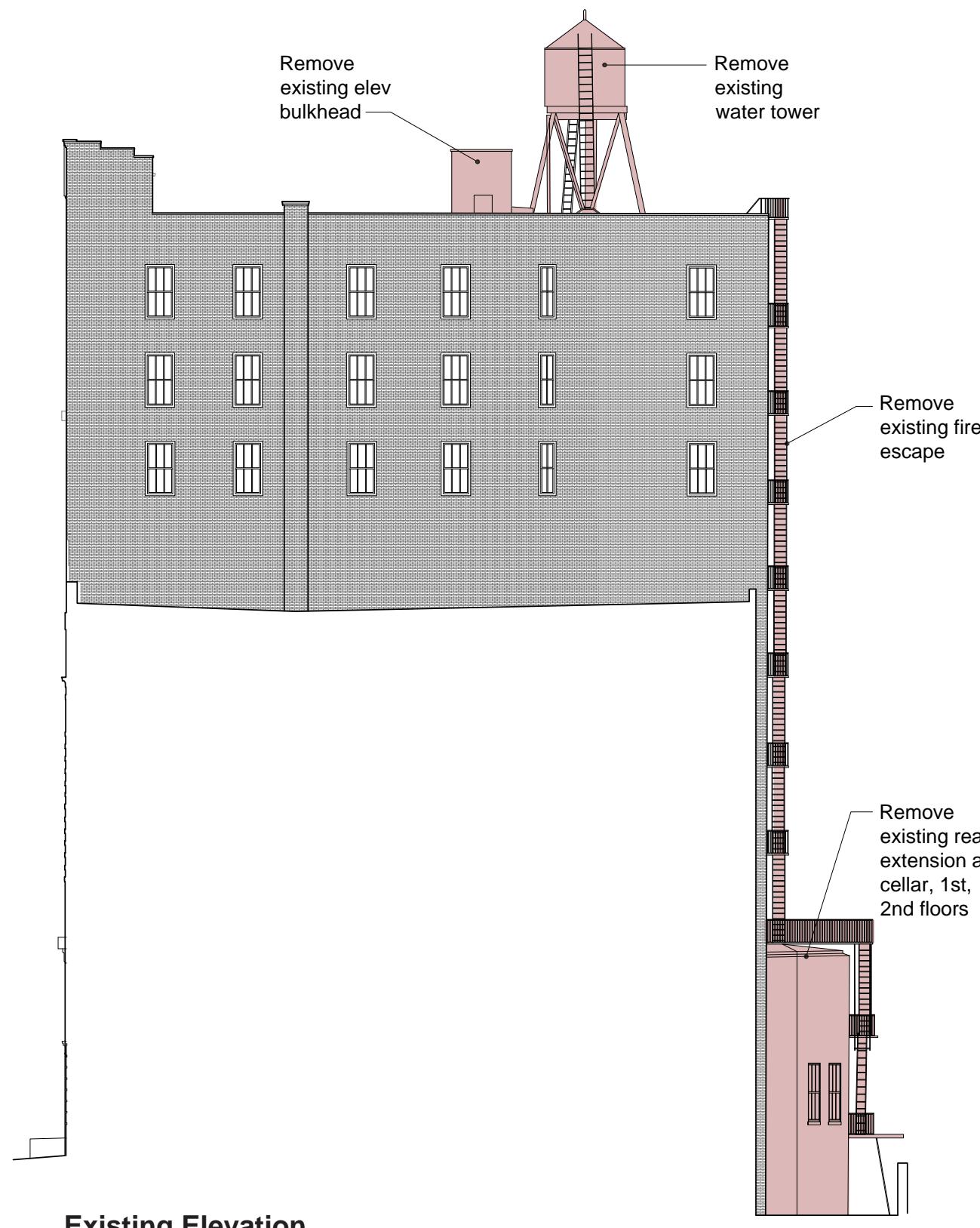


Existing Elevation

Secondary Facade (south)



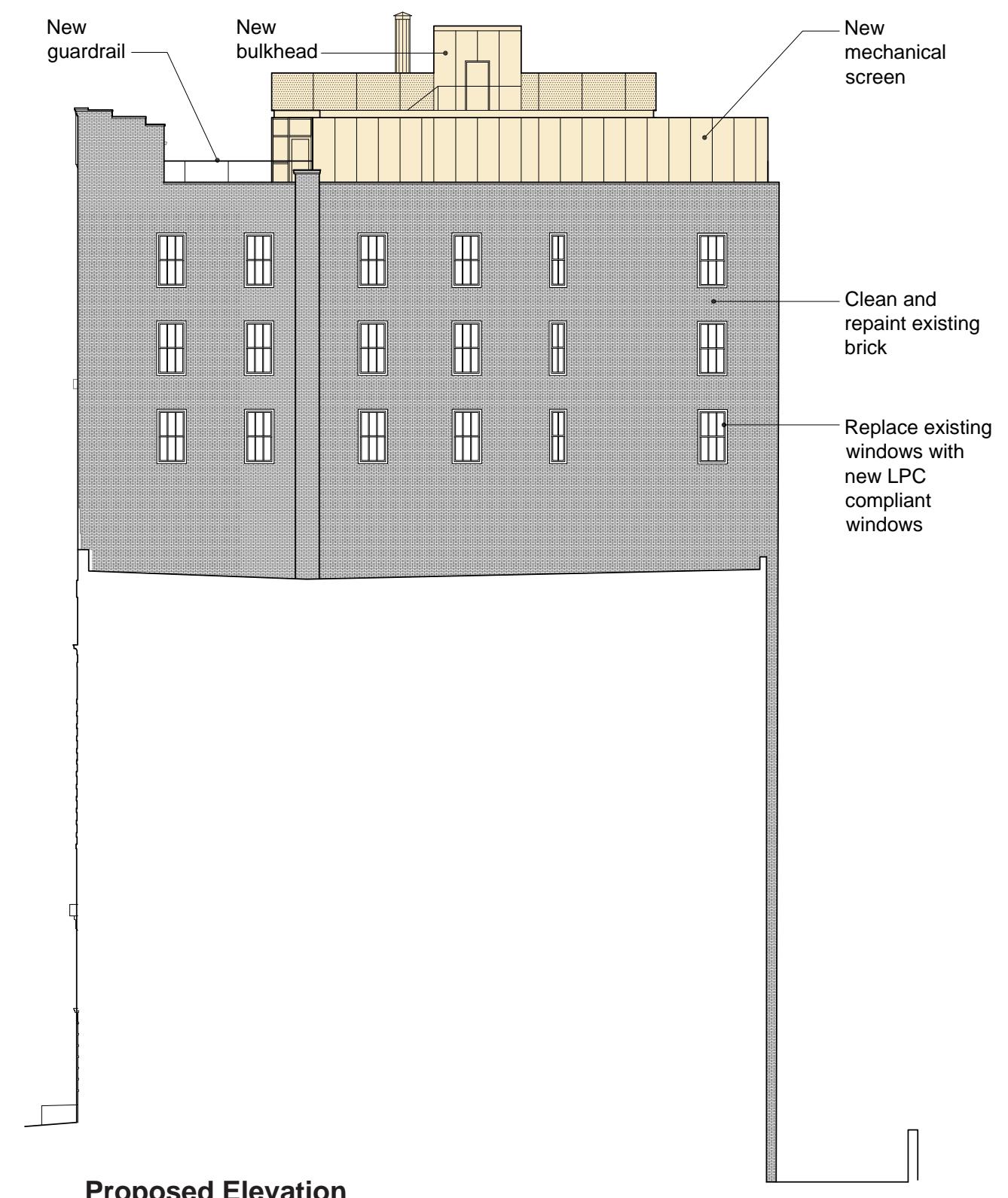
Proposed Elevation



Secondary Facade (west)

139 Franklin Street

Rawlings architects



20' 10' 5' 0'

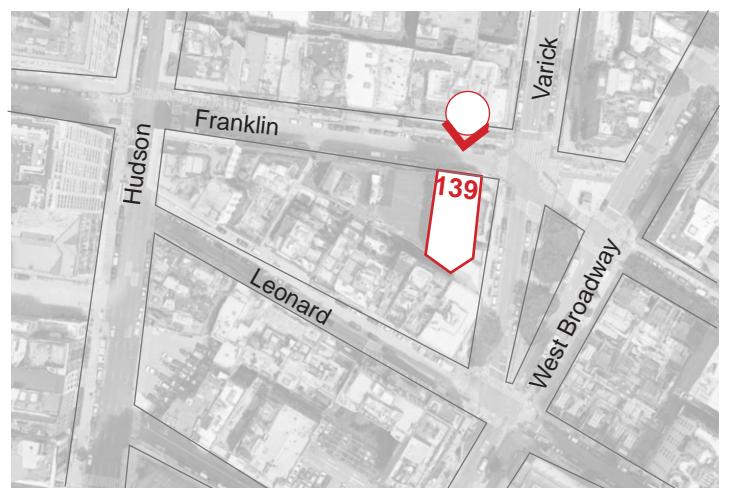
02jan2026 page 18



Existing



Proposed (Bulkhead is not visible)



Existing



Mock Up



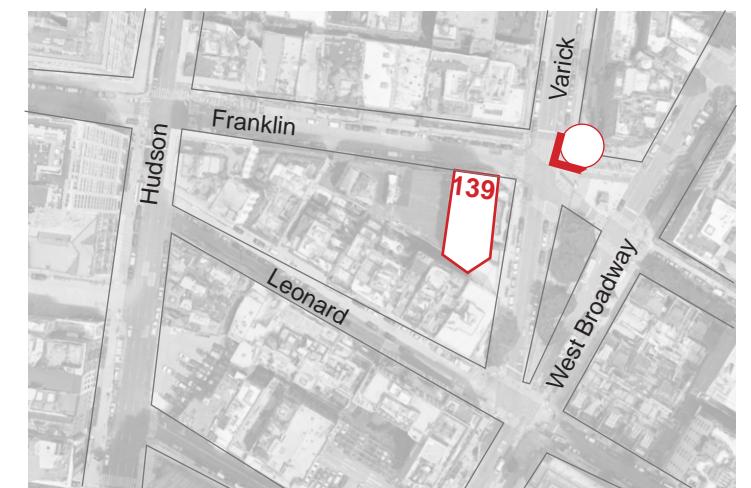
139 Franklin Street

View Study - Secondary Facade

Rawlings architects



Proposed Bulkhead



Existing



Mock Up



139 Franklin Street

View Study - Secondary Facade



Proposed Bulkhead



Existing



Mock Up



Proposed Bulkhead

139 Franklin Street

View Study - Secondary Facade



Existing

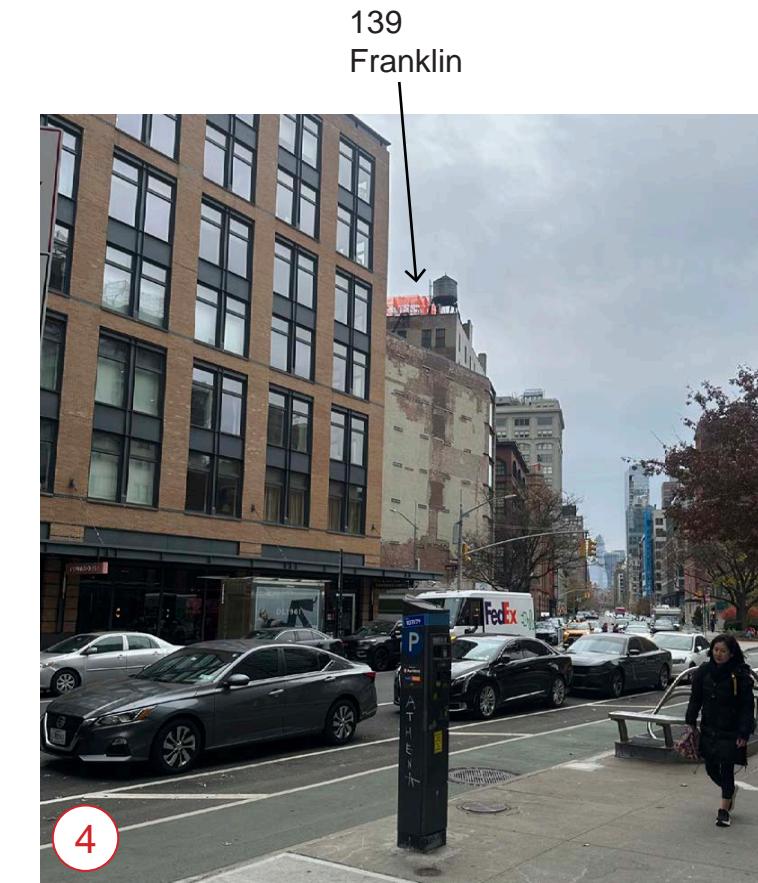
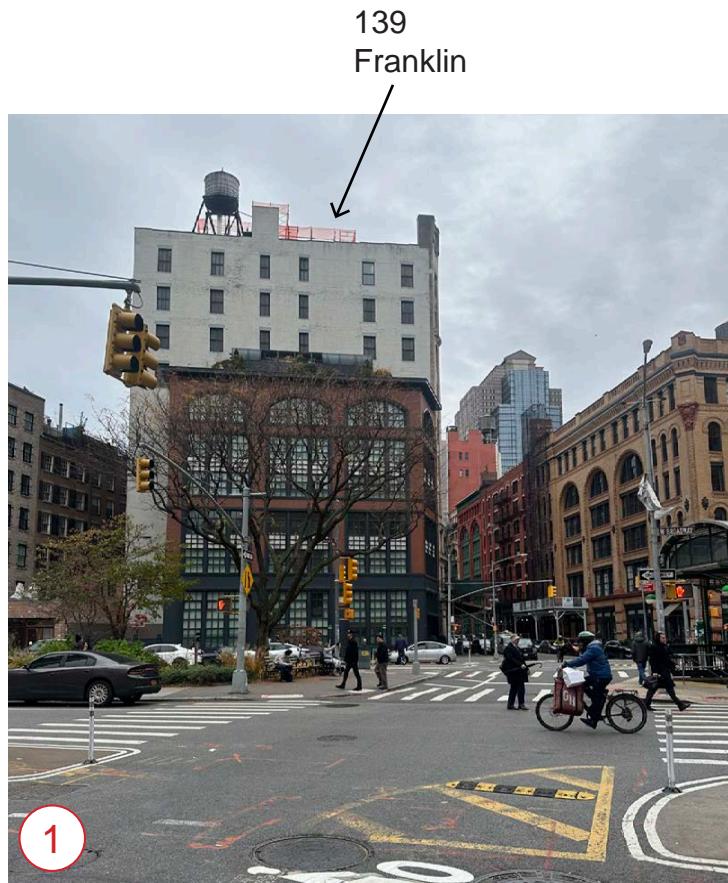


Mock Up



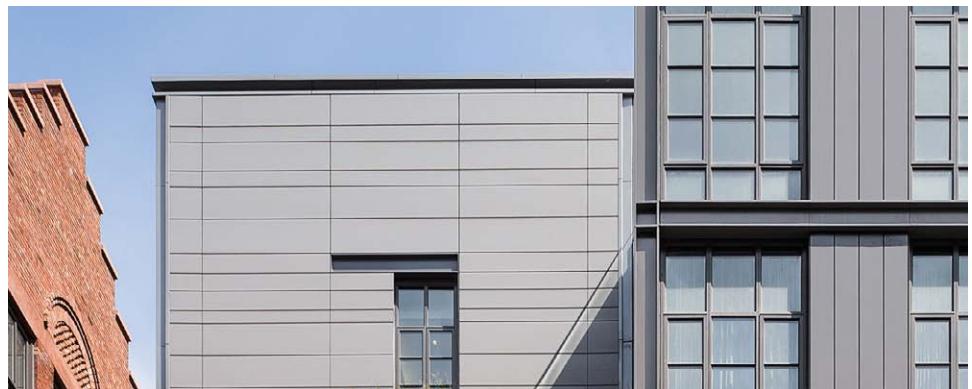
Proposed Bulkhead



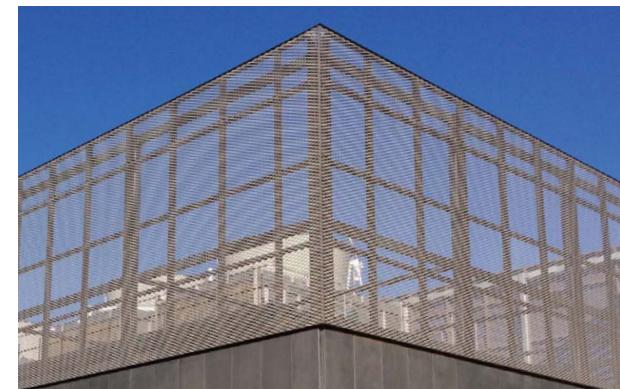
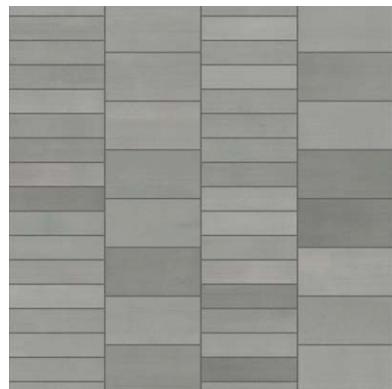


139 Franklin Street

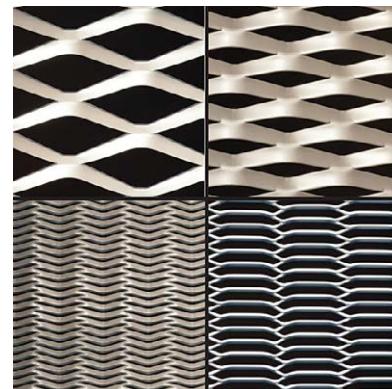
Additional Site Photos of Mock Up



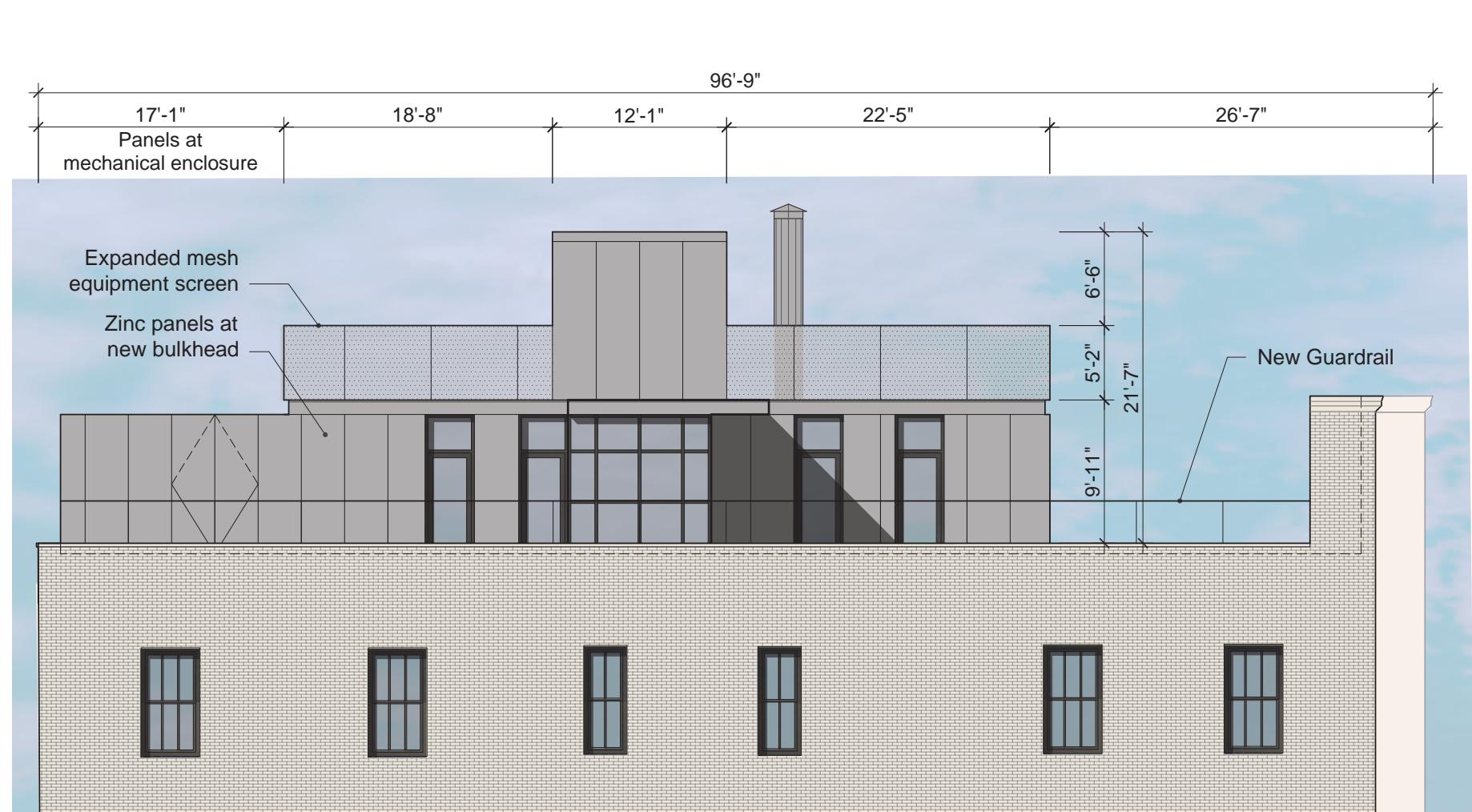
zinc cladding



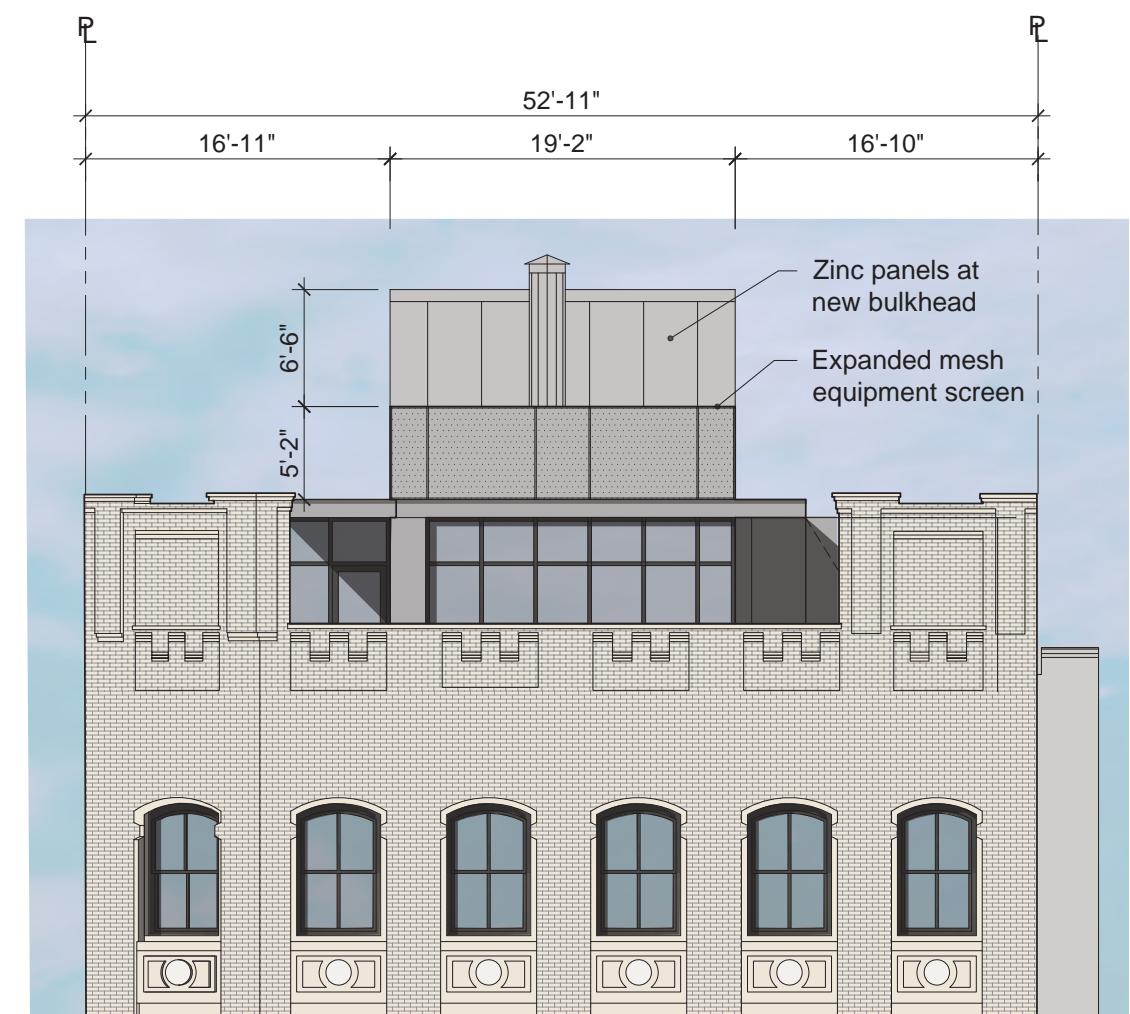
expanded mesh screen



Materials



Proposed Side Bulkhead Elevation



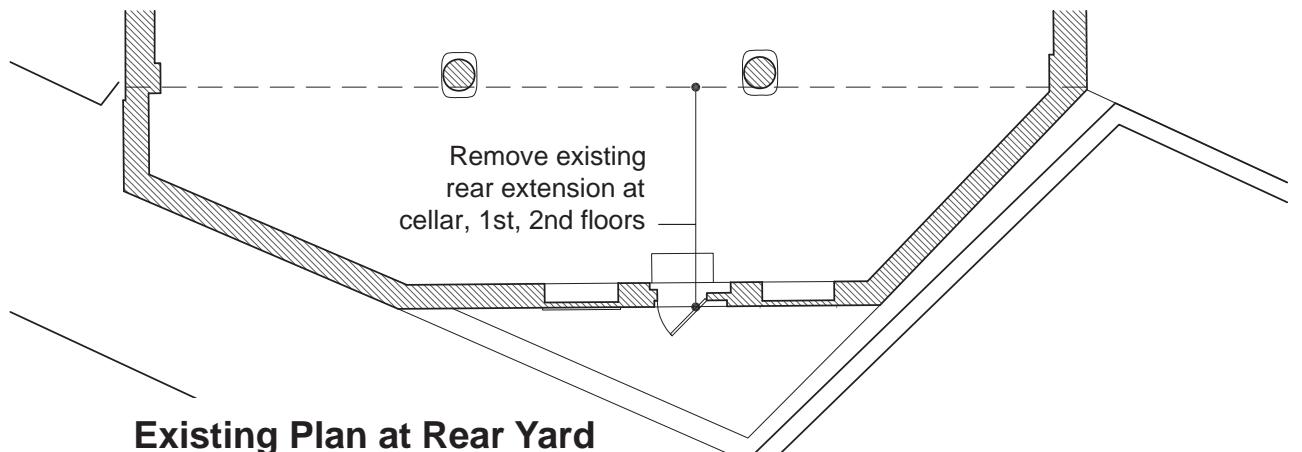
Proposed Front Bulkhead Elevation



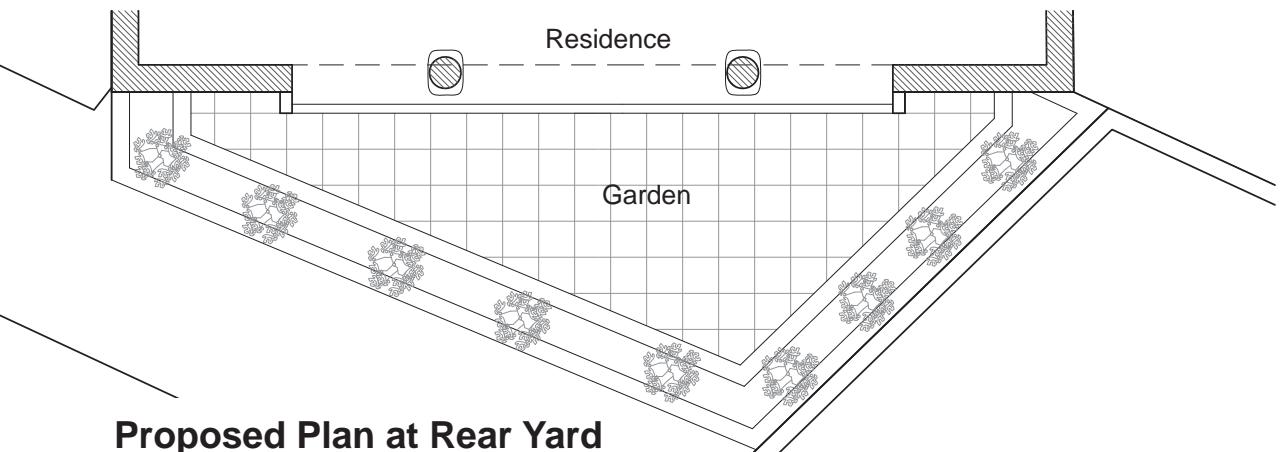
Existing Rear Elevation



Proposed Rear Elevation



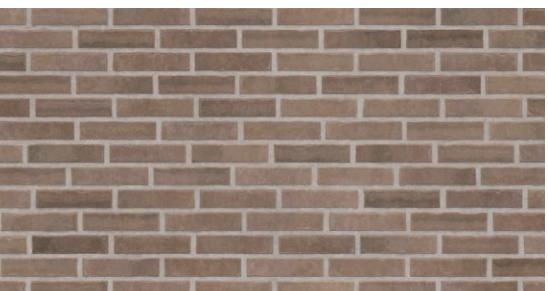
Existing Plan at Rear Yard



Proposed Plan at Rear Yard



zinc



brick to match existing

Materials

10' 5' 2' 0'



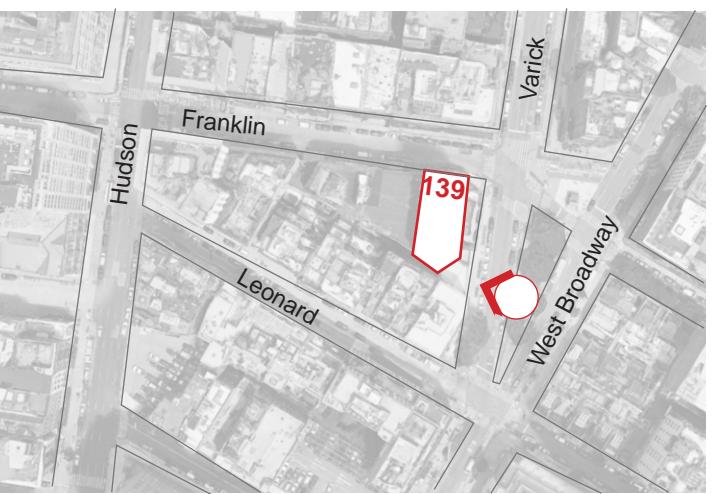
Existing Rear Facade

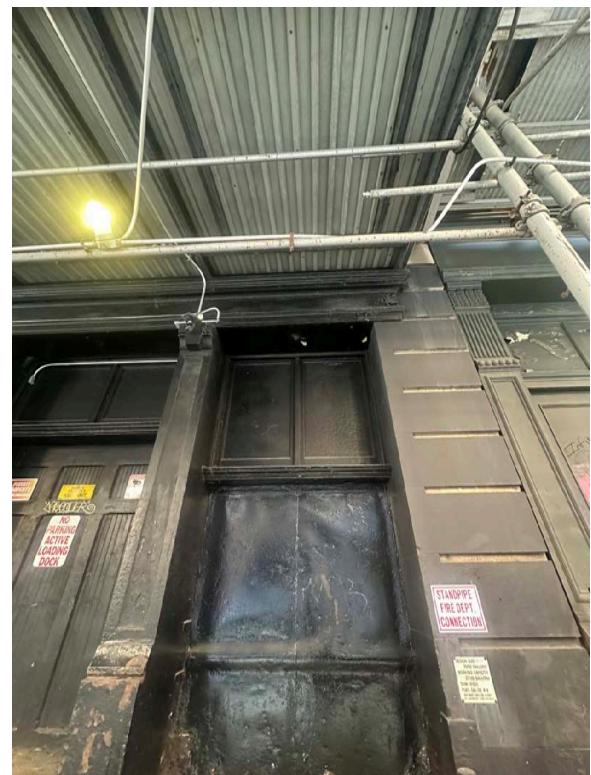
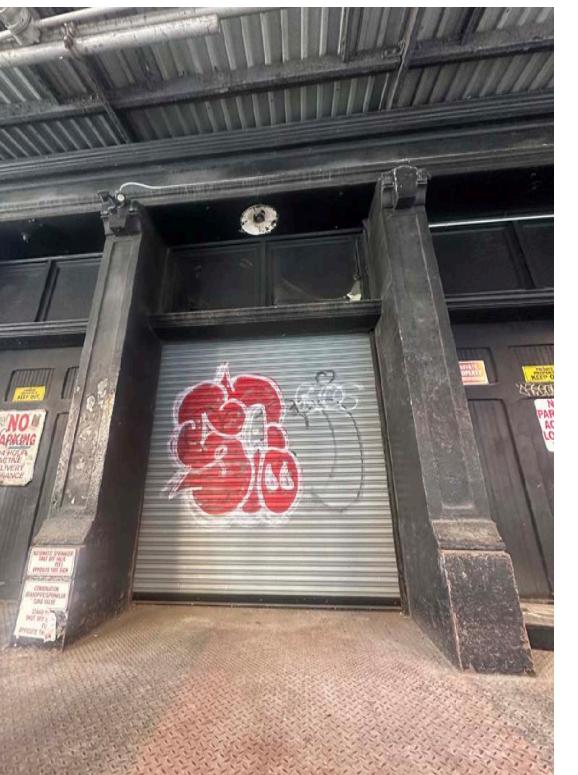
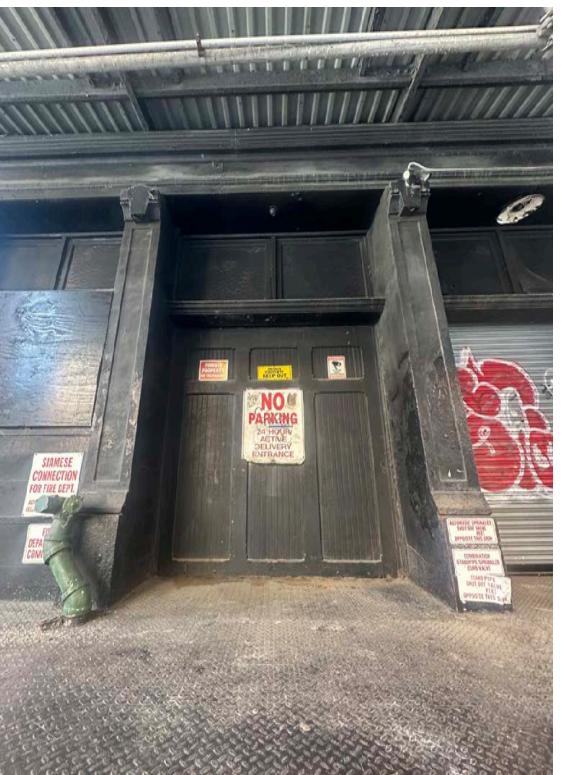
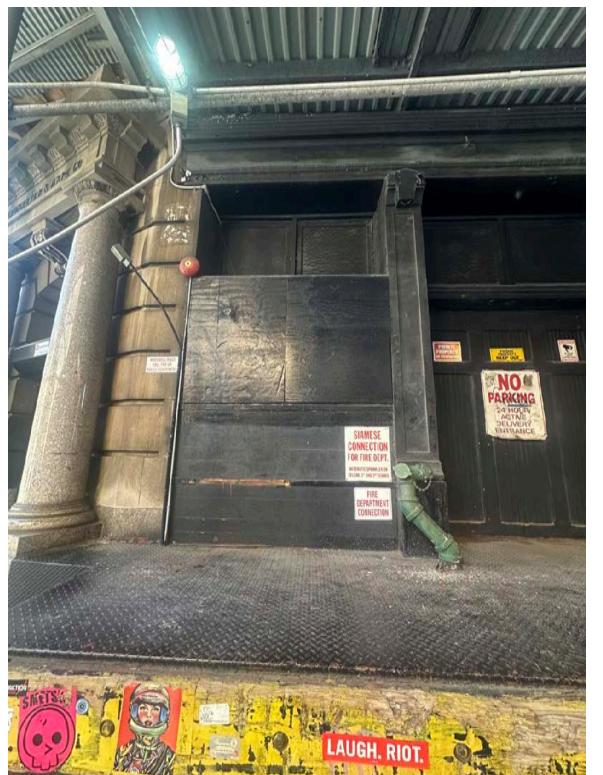
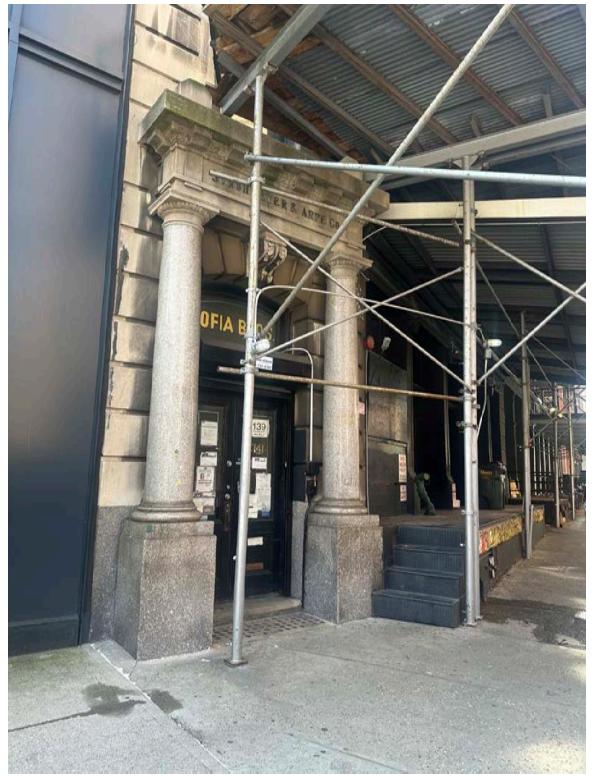


Proposed Rear Facade

139 Franklin Street

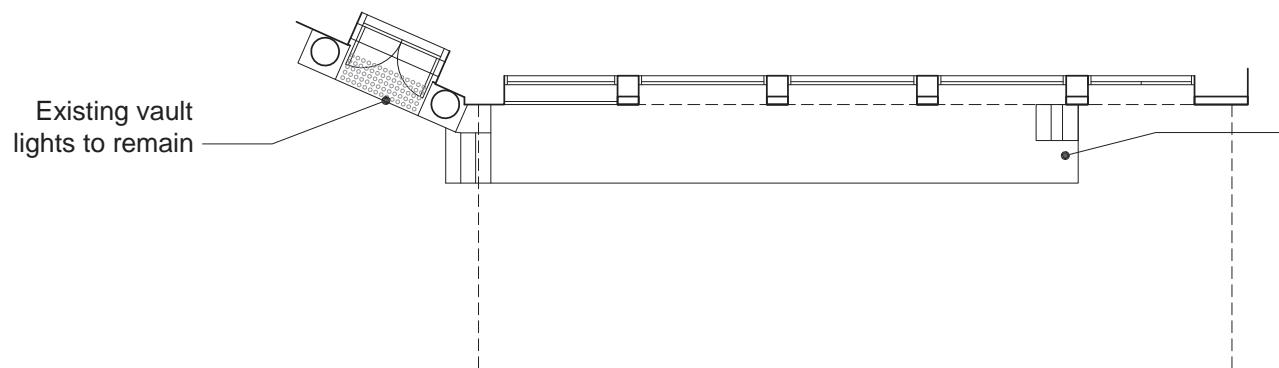
View Study - Secondary Facade







Existing Entry and Loading Dock Elevation



Existing Entry and Loading Dock Plan



74 Leonard Street

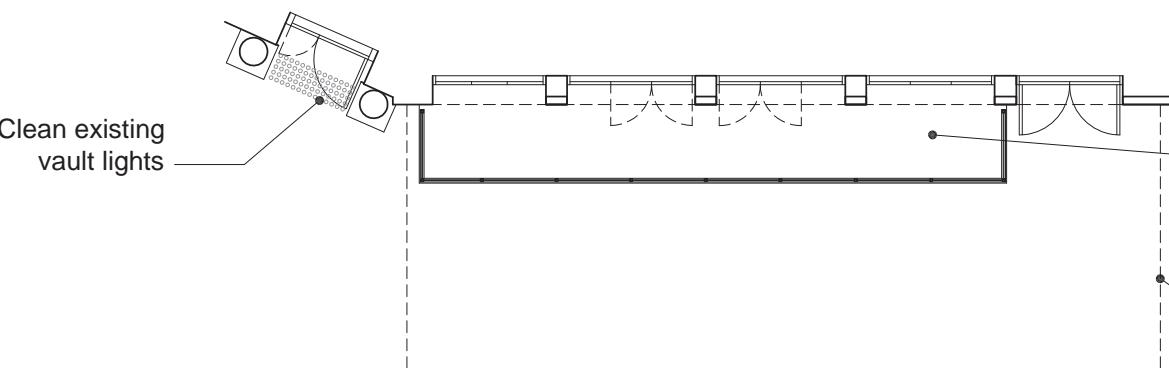


155 Franklin Street

Precedent Images

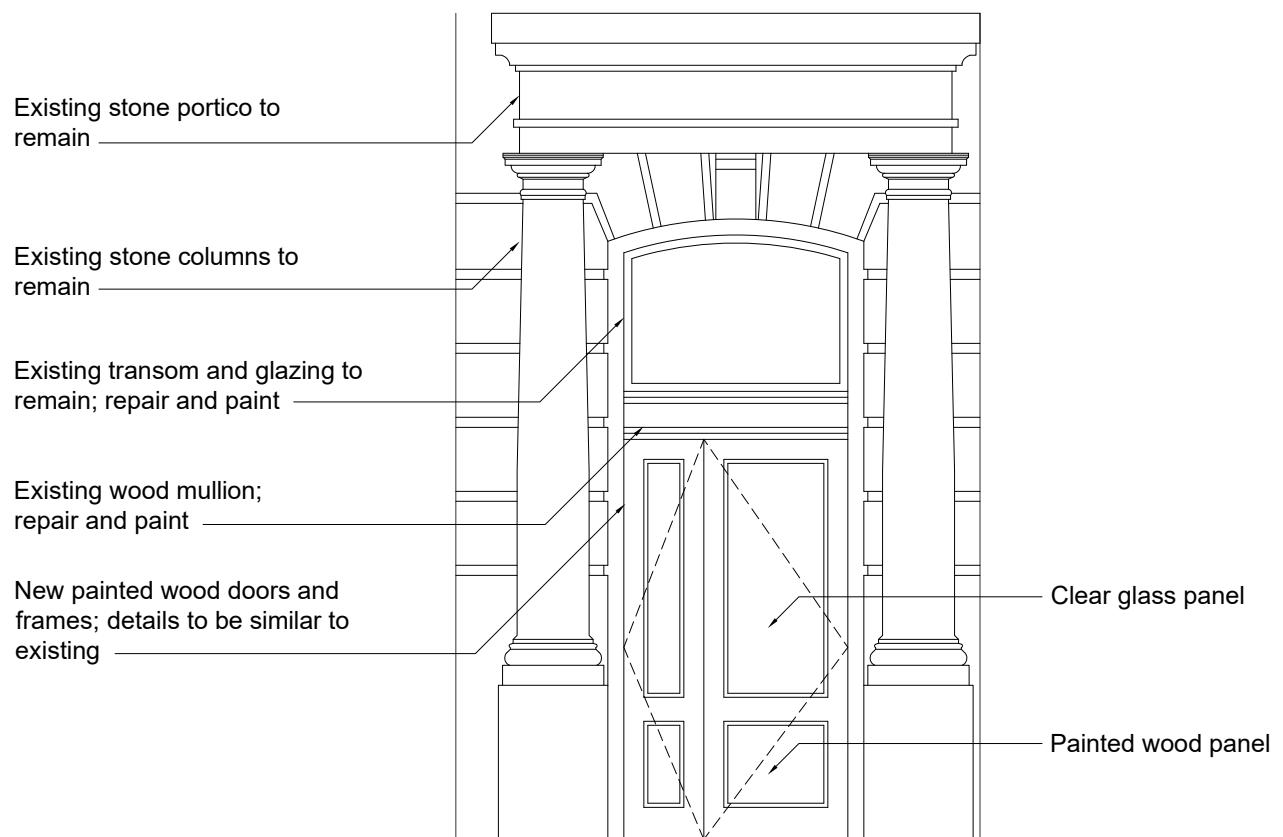


Proposed Entry and Loading Dock Elevation



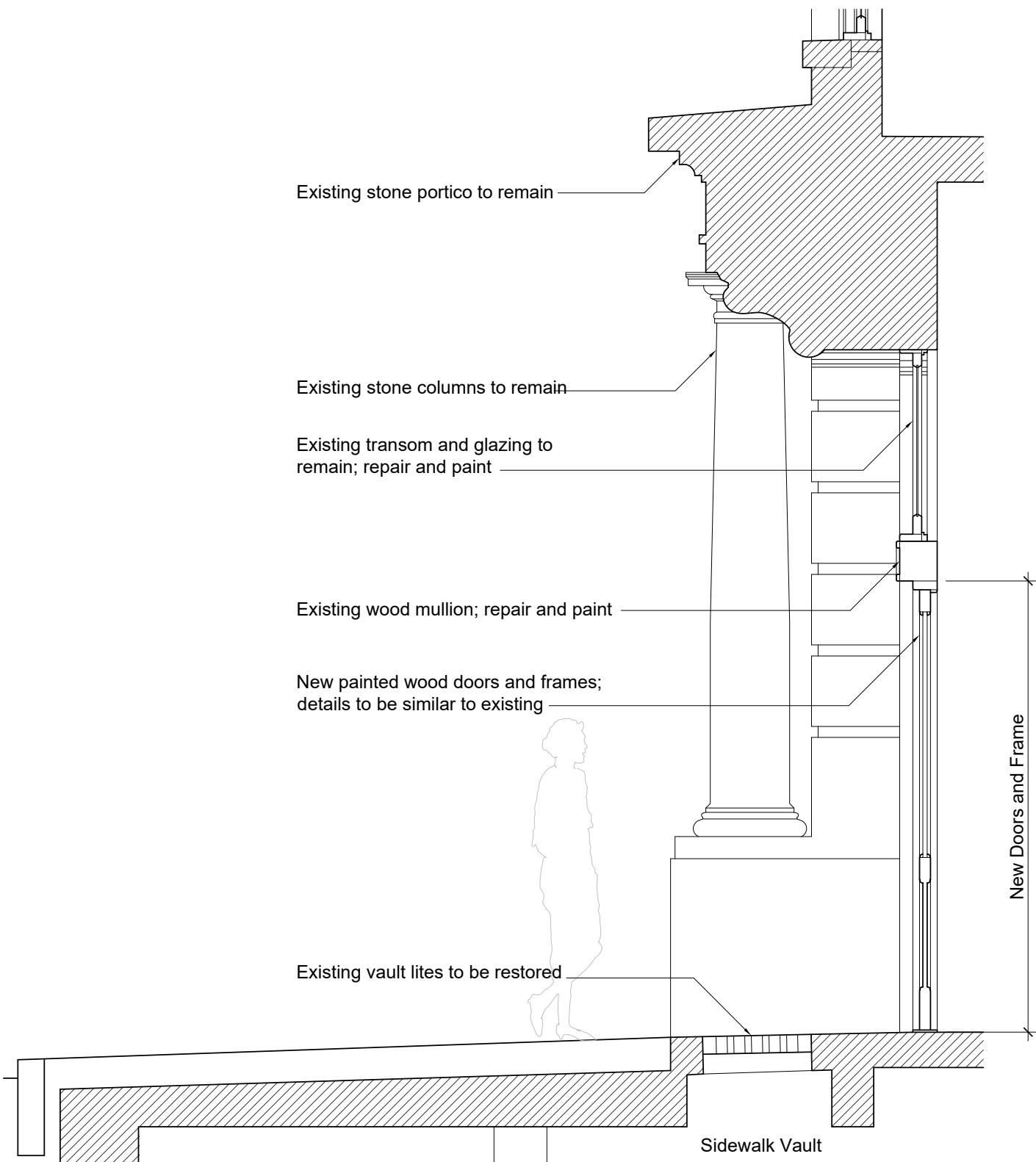
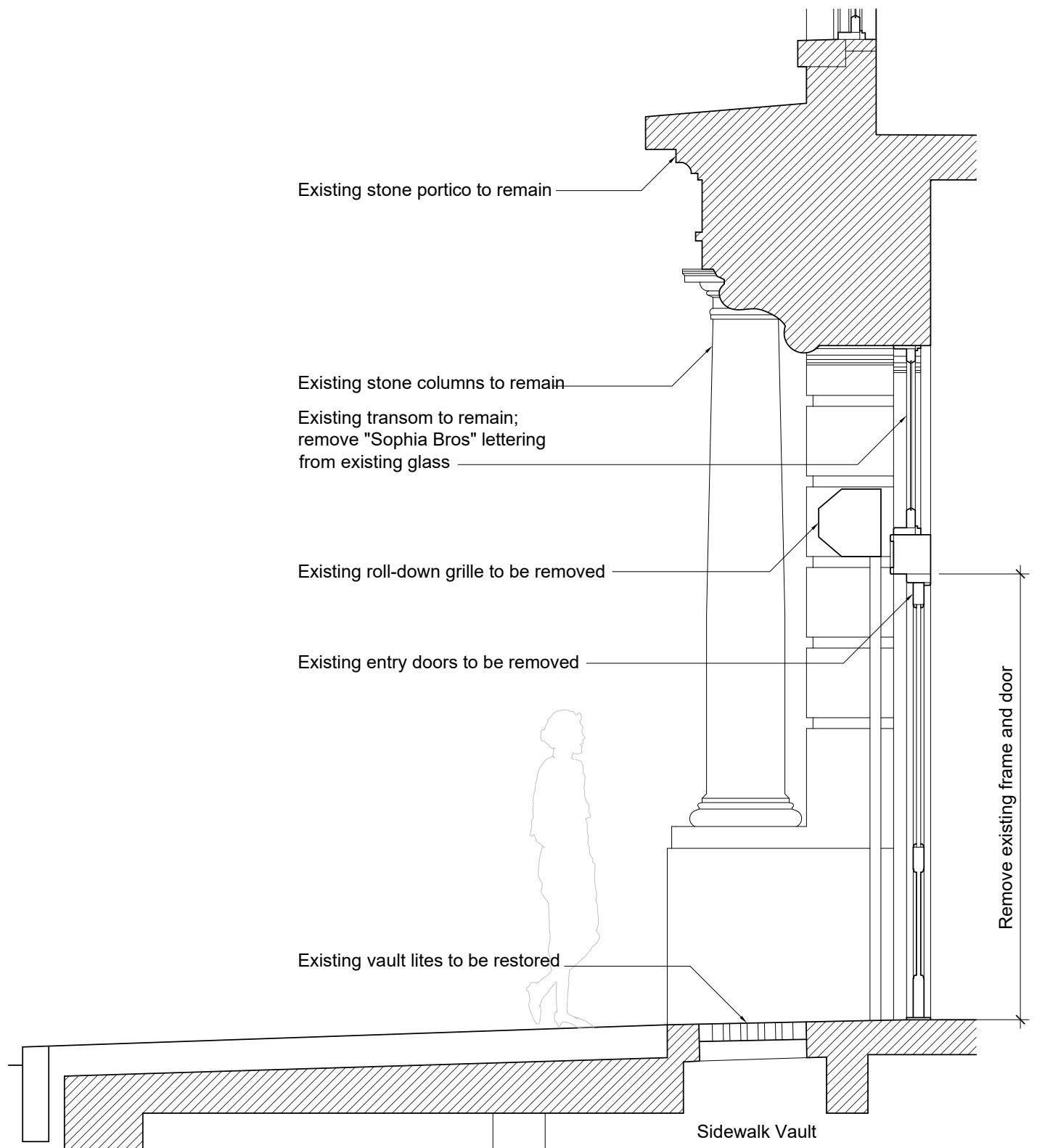
Proposed Entry and Loading Dock Plan

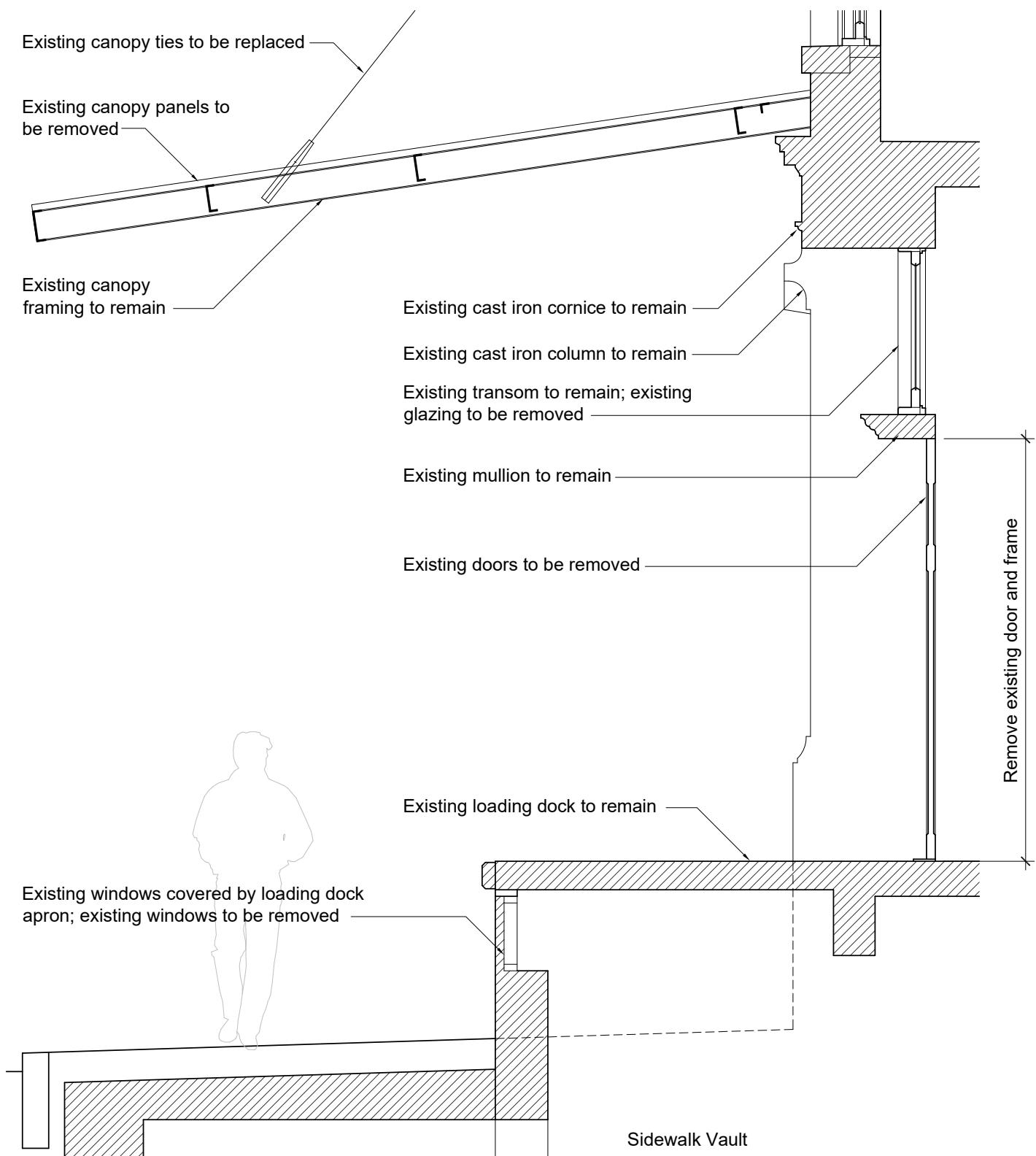




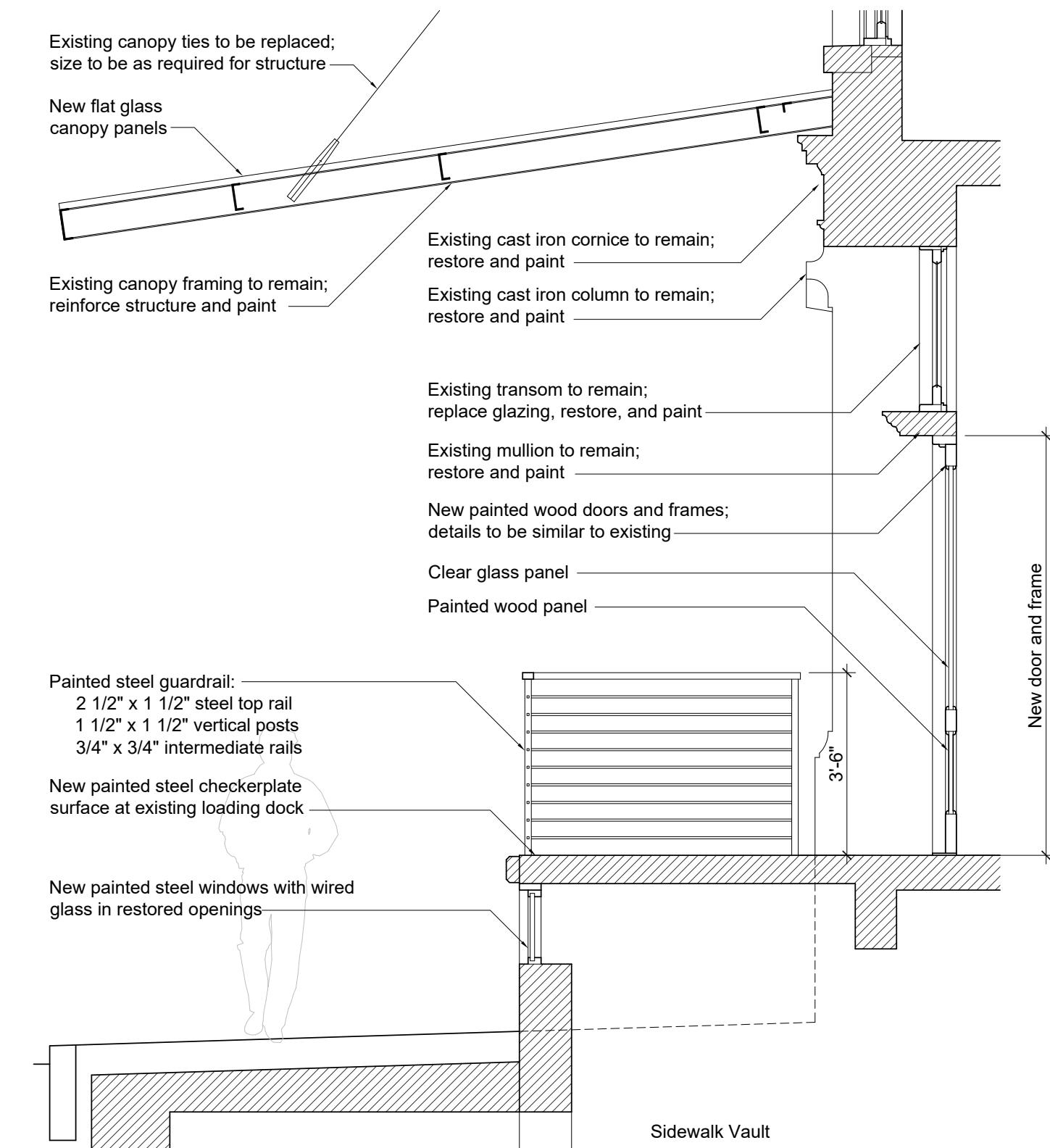
Building Entrance



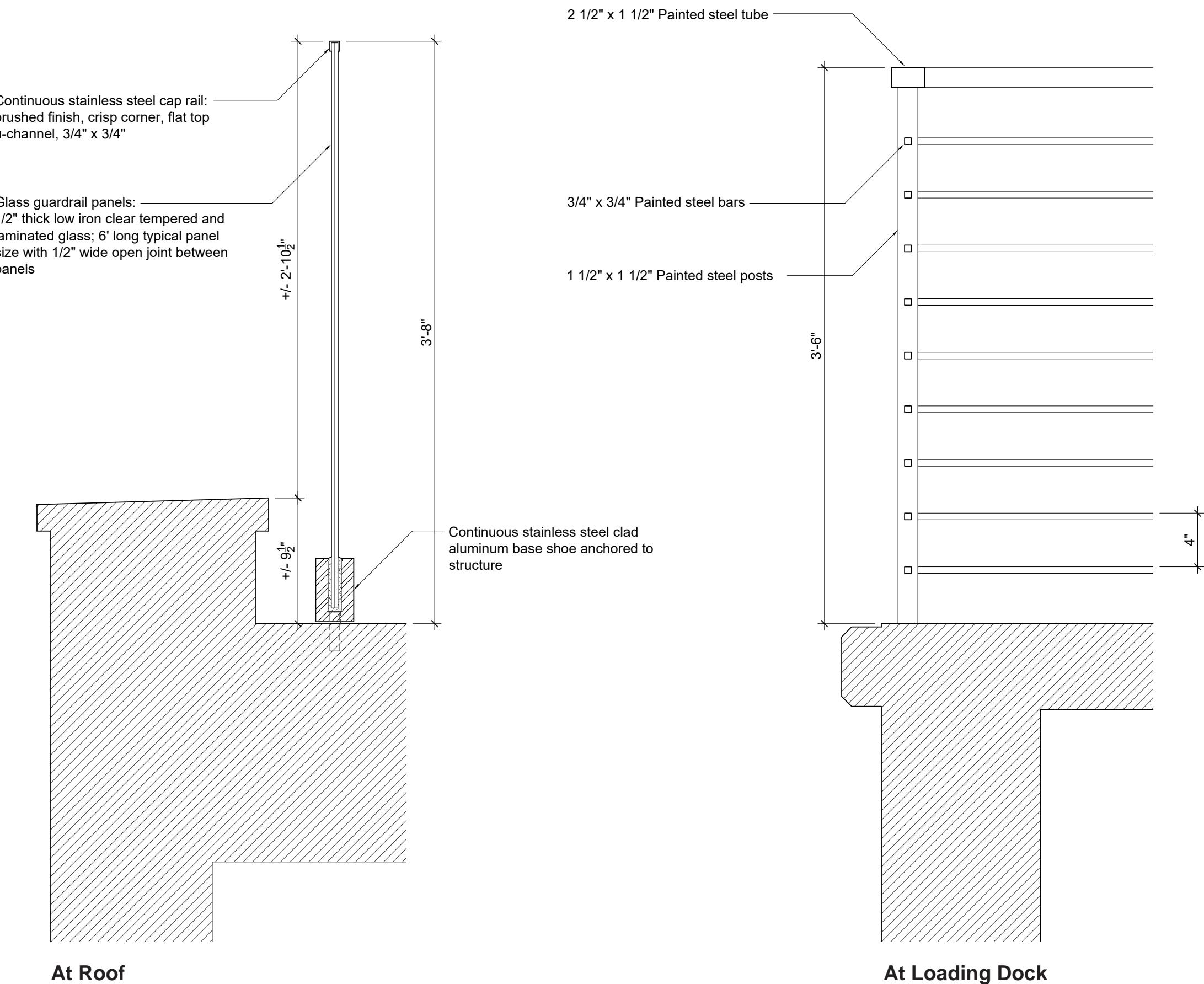




Existing



Proposed



Thank You

139 Franklin Street

Rawlings architects



January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-04779

**139 Franklin Street – Tribeca West North Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

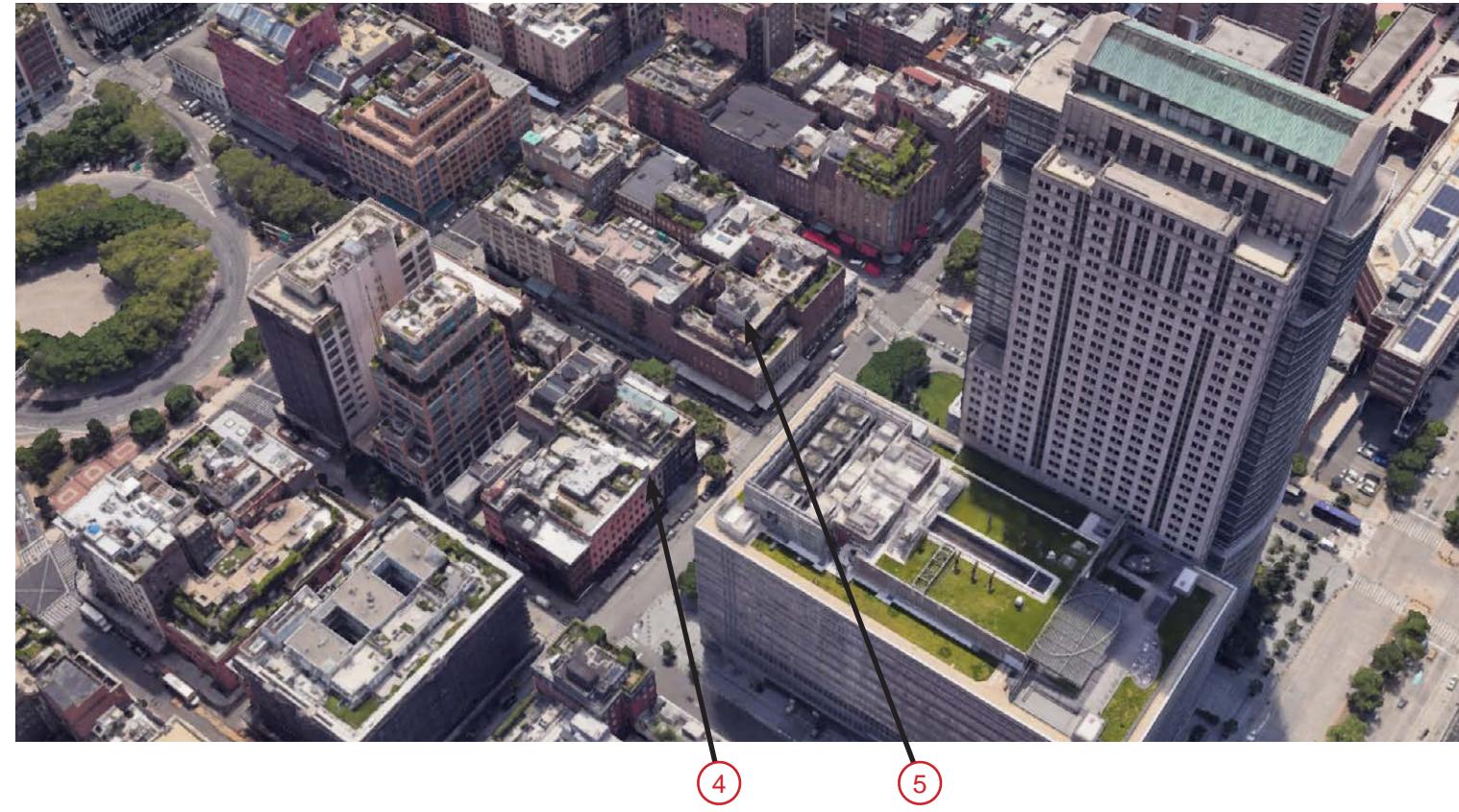
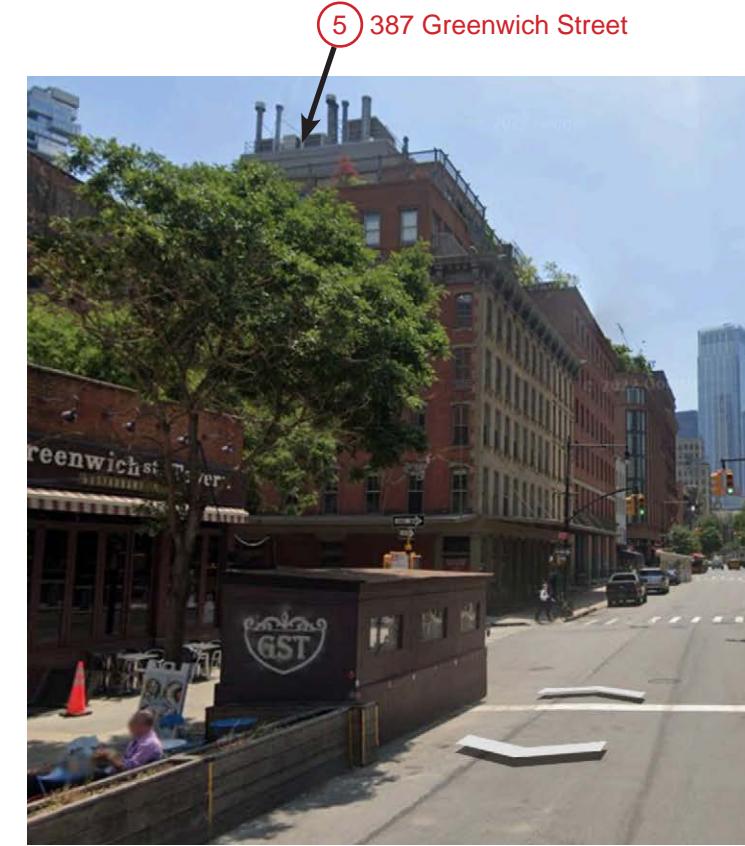
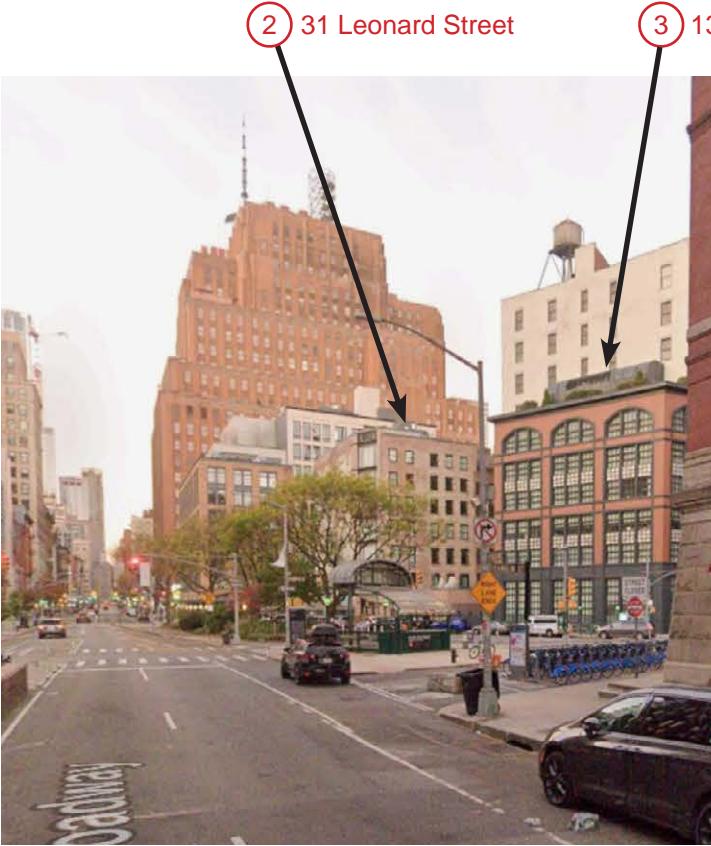
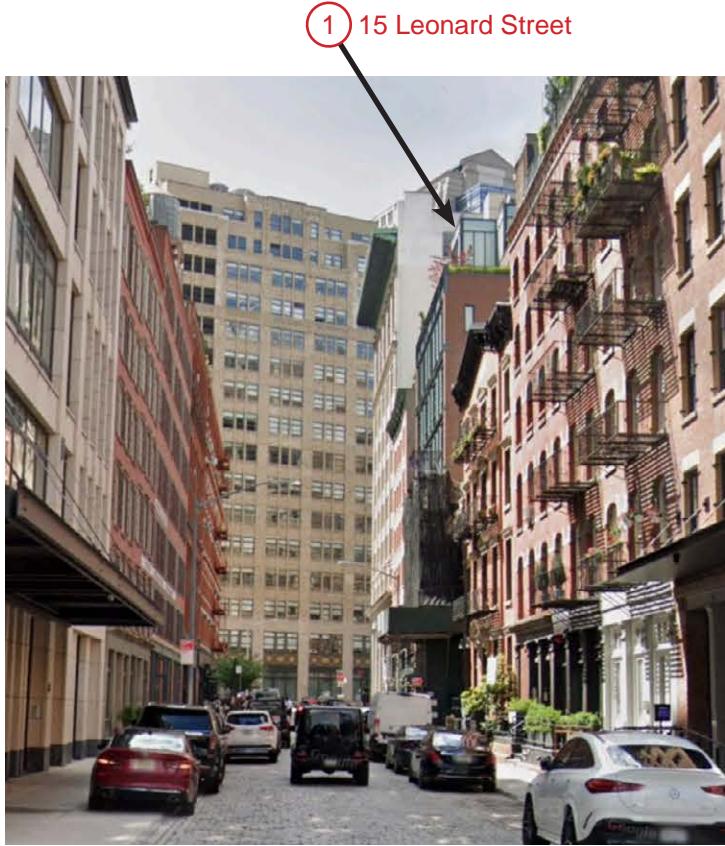
Webinar ID: 160 160 2251

Passcode: 968680

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.

Appendix



Neighboring rooftop structures

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-04779

**139 Franklin Street – Tribeca West North Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

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.