

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+
ENGINEERS

Removals,
Shoring, and
Geotechnical
Engineering

ANCORA
Engineering + Architecture





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

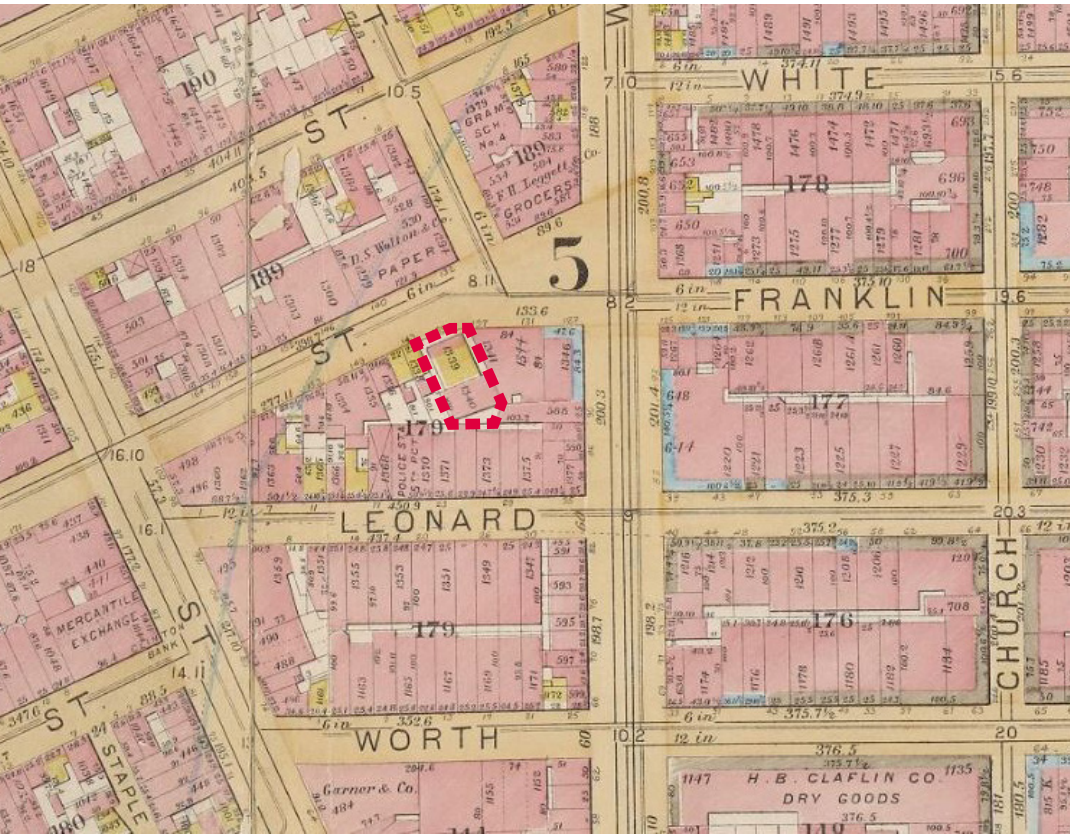
Designation Photograph



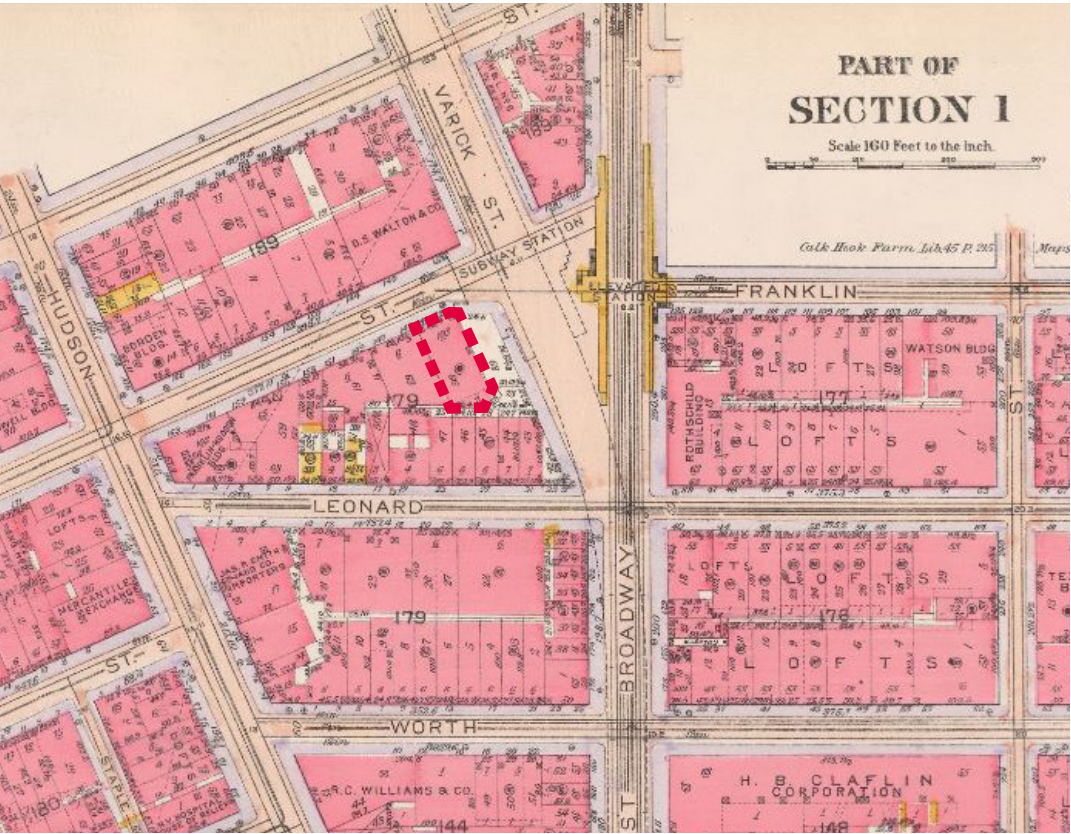
Situated in the heart of the historic fabric of Tribeca, the 10-story building at 139 Franklin was built as an industrial building, with tall ceilings and an abundance of natural light. The brick and stone building originally housed a wholesale grocery import company, Strohmeyer & Arpe Co., whose name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

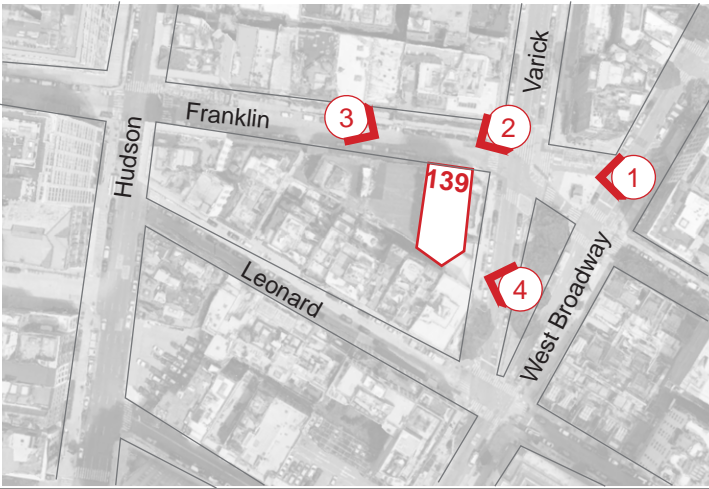


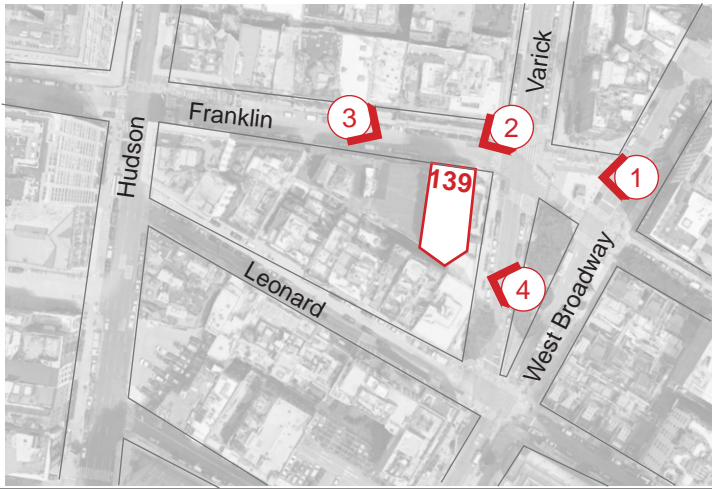
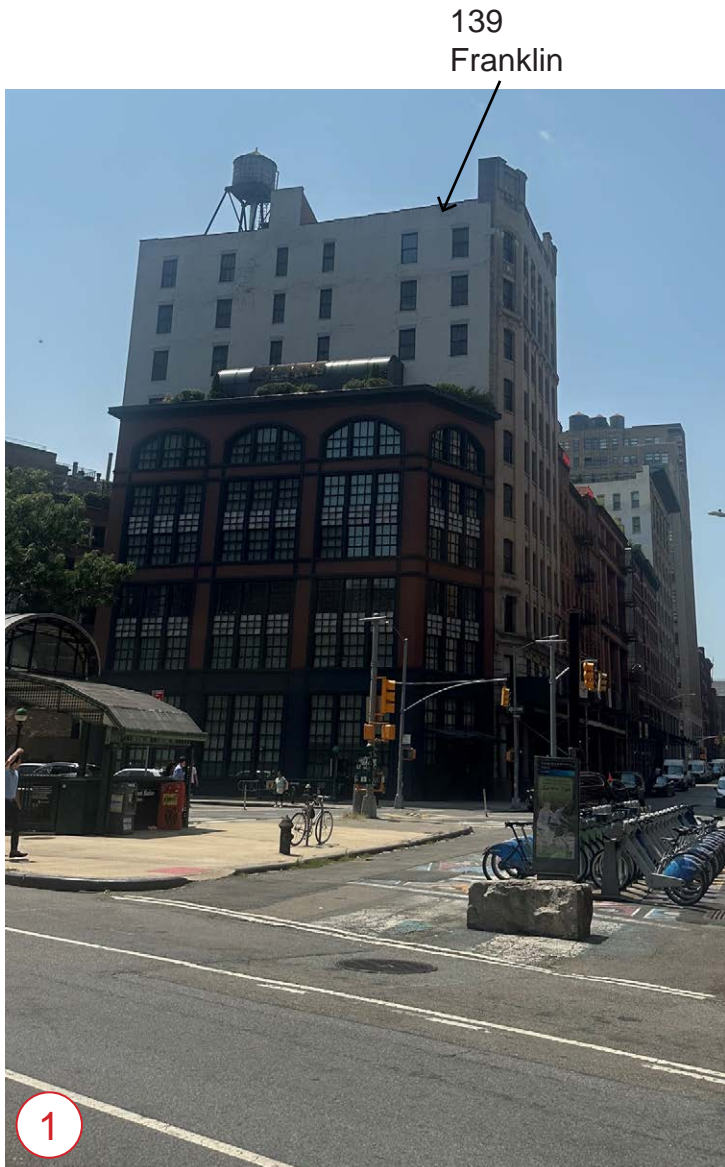
1891 map

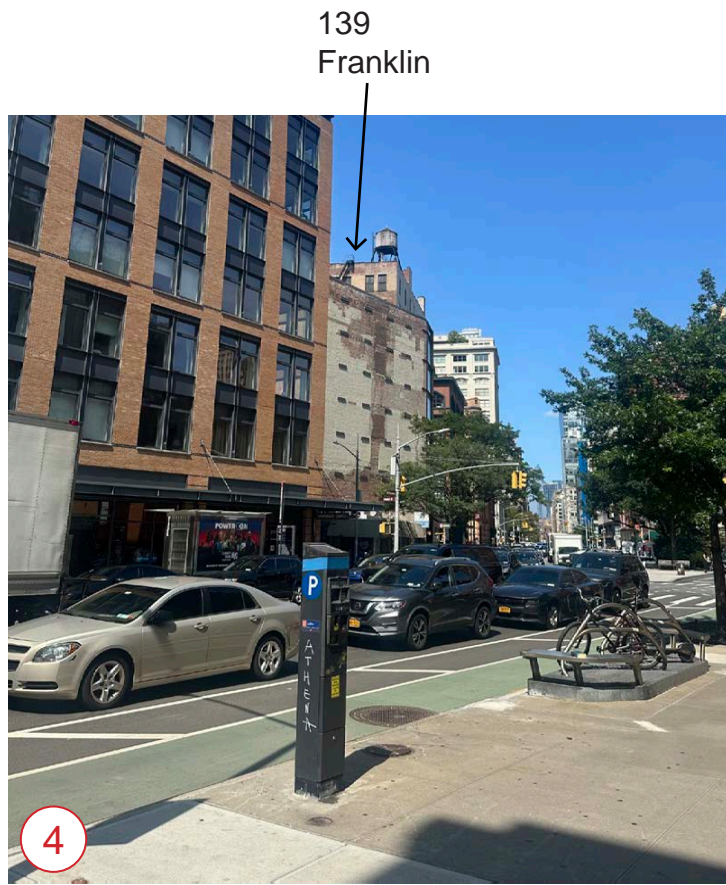
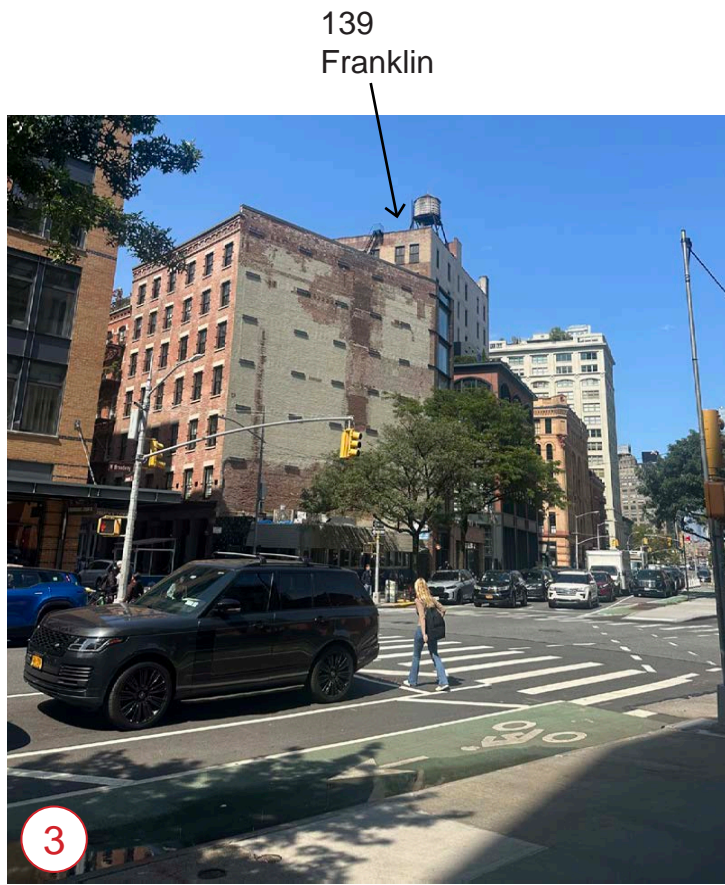
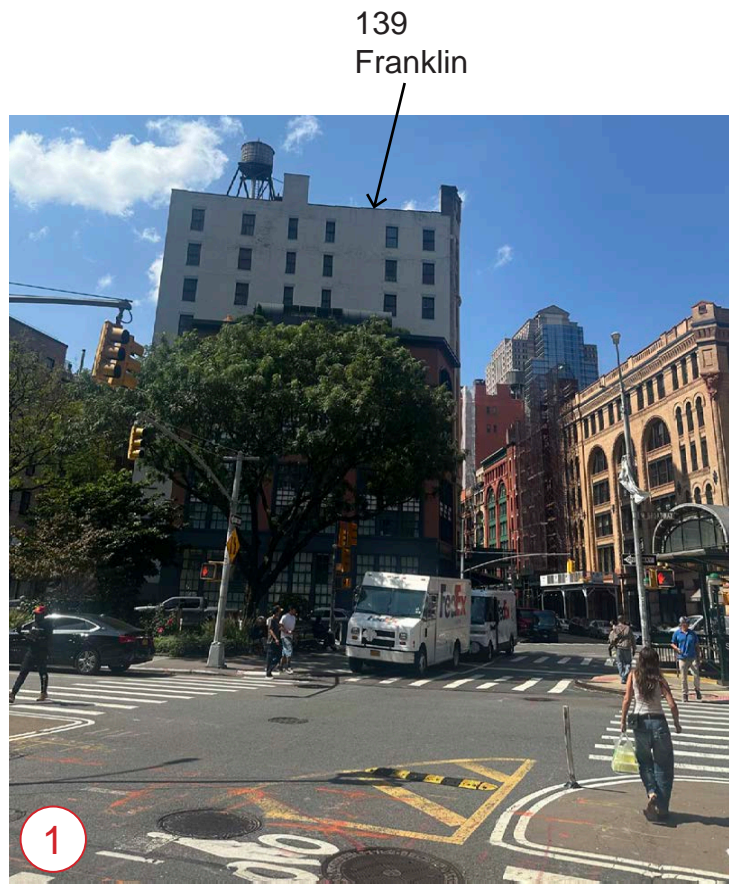


1916 map









139 Franklin Street

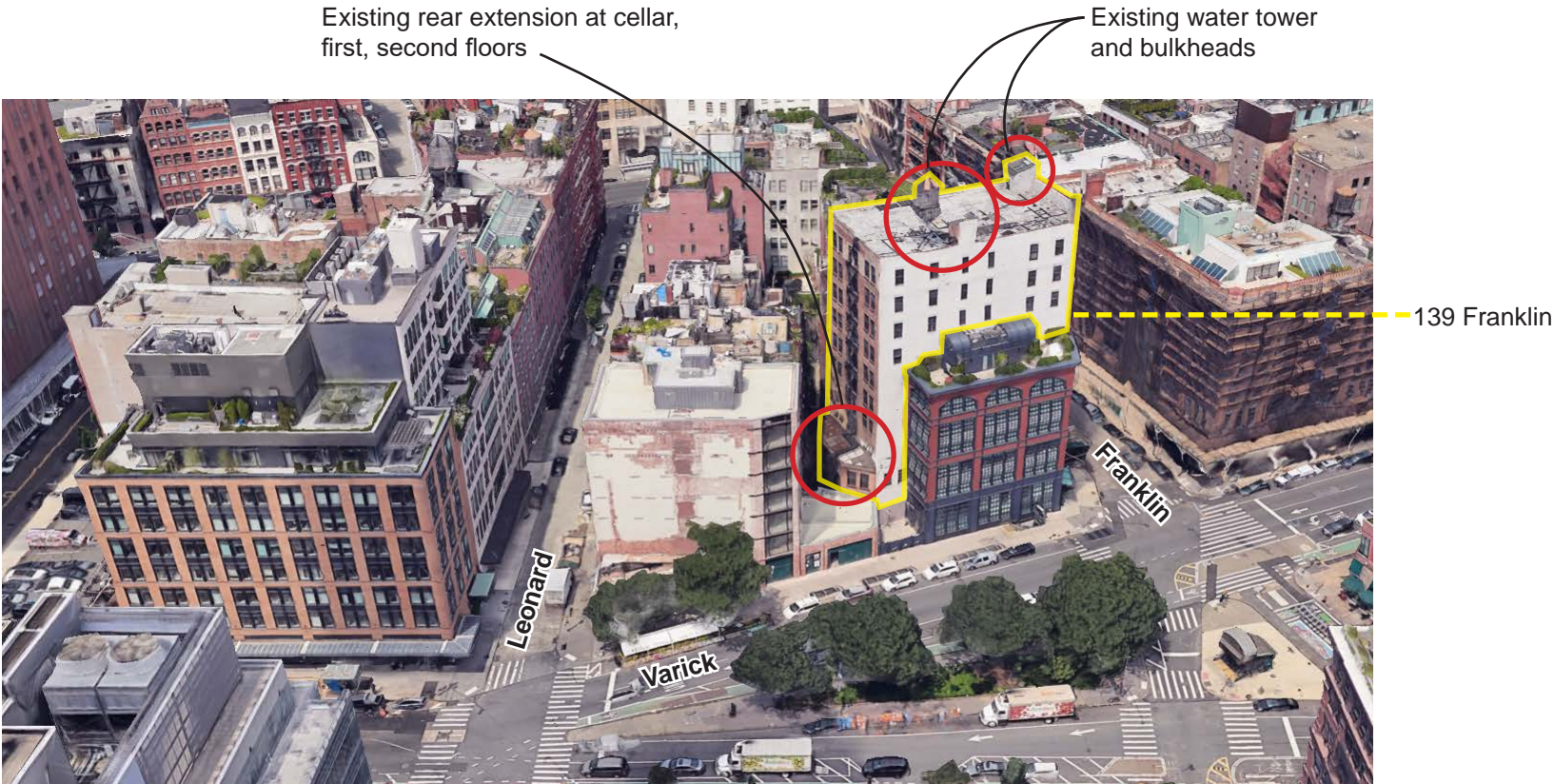
Current Site Photos

Proposed Scope - Residential Conversion

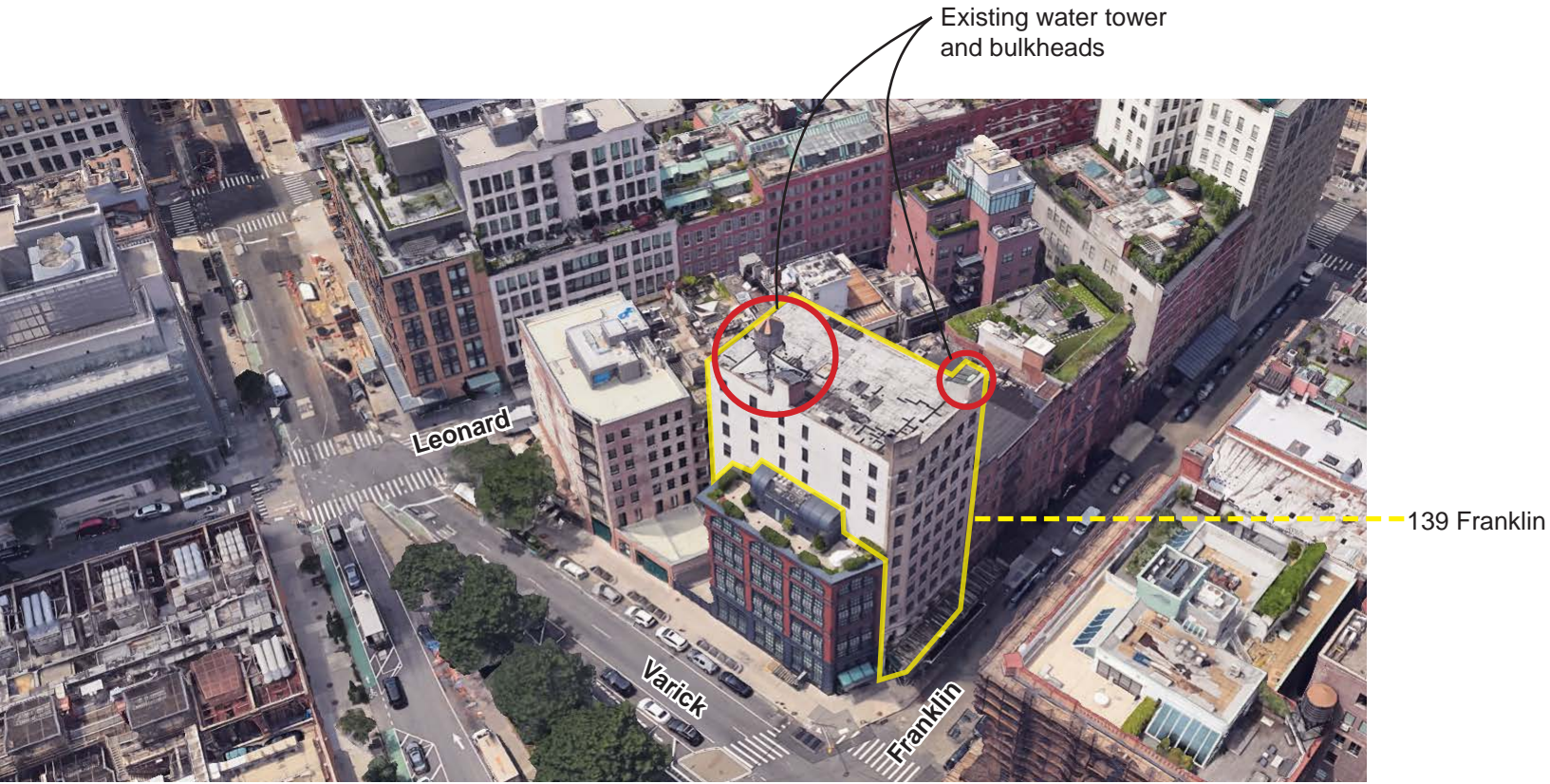
- Remove existing rear extension at cellar, first, and second floors
- Remove existing rear fire escape
- Remove existing elevator bulkheads and water tower at the roof level
- New guardrail and raised parapets at secondary facades to accommodate a new insulated roof assembly
- New unoccupied roof bulkhead 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.

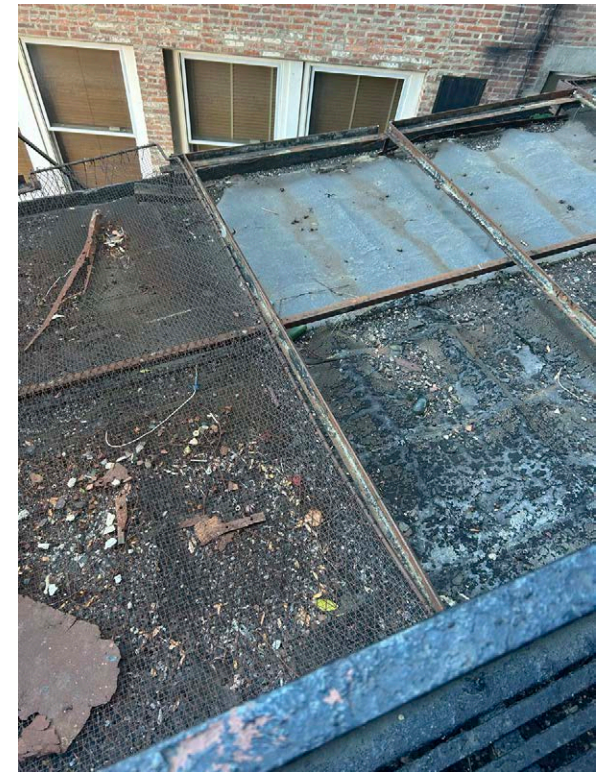
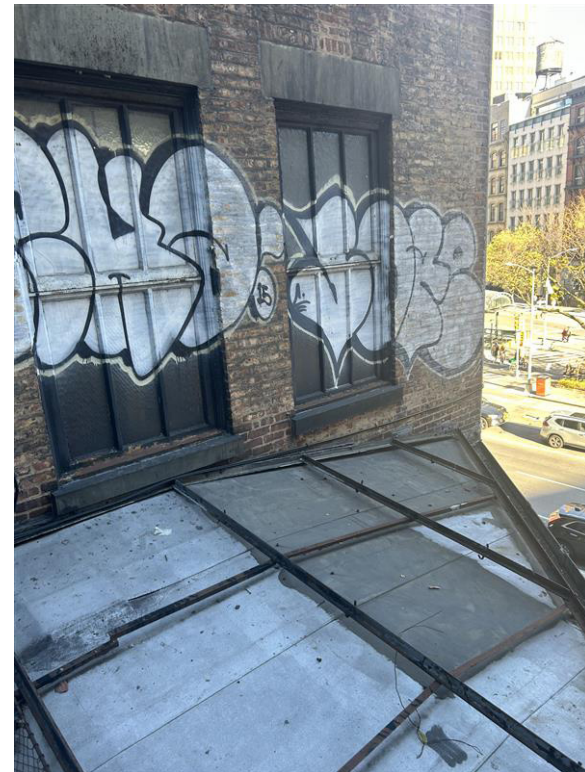
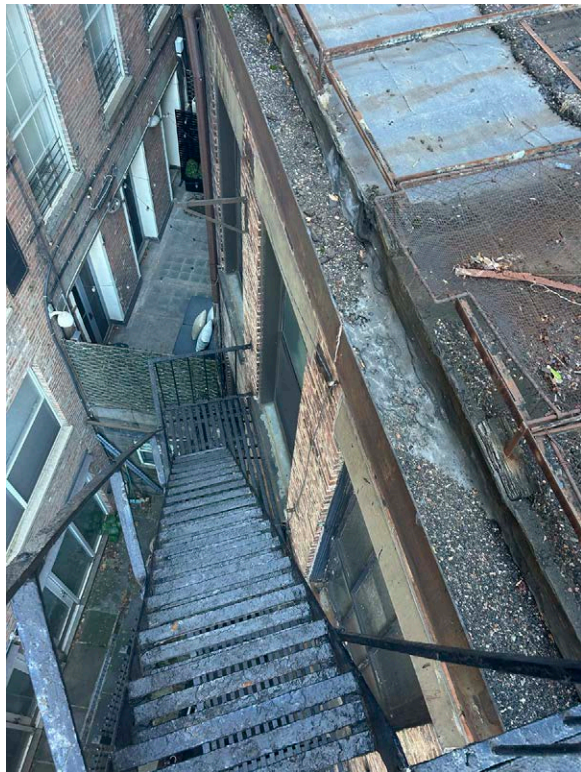
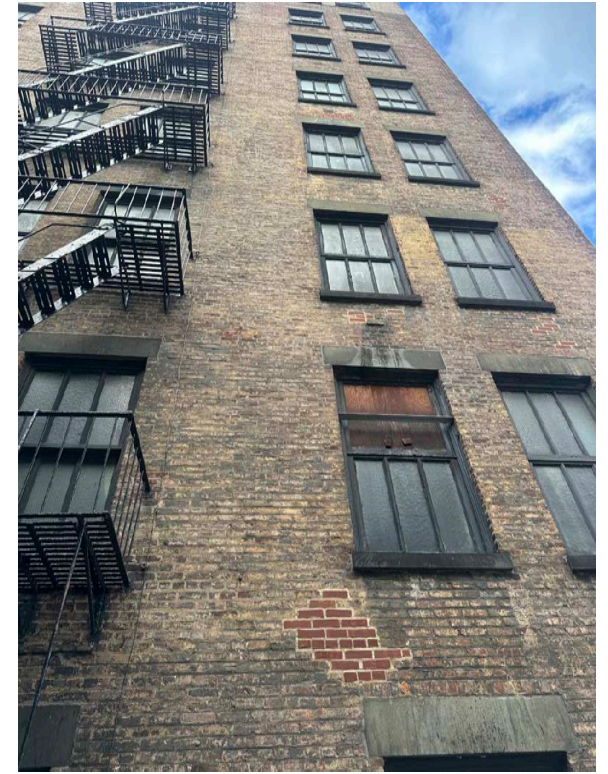
Items for Staff Level Review are highlighted in green.



Existing Aerial View looking NW



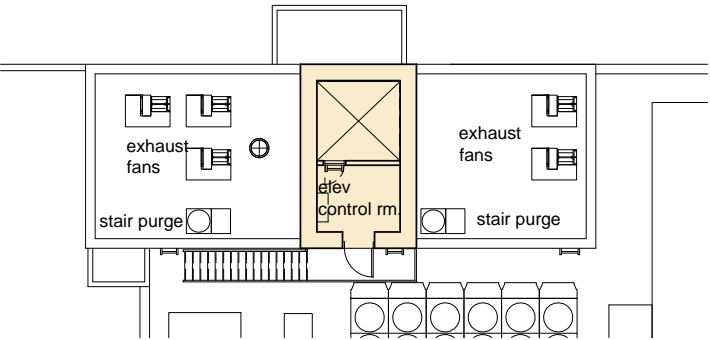
Existing Aerial View looking South



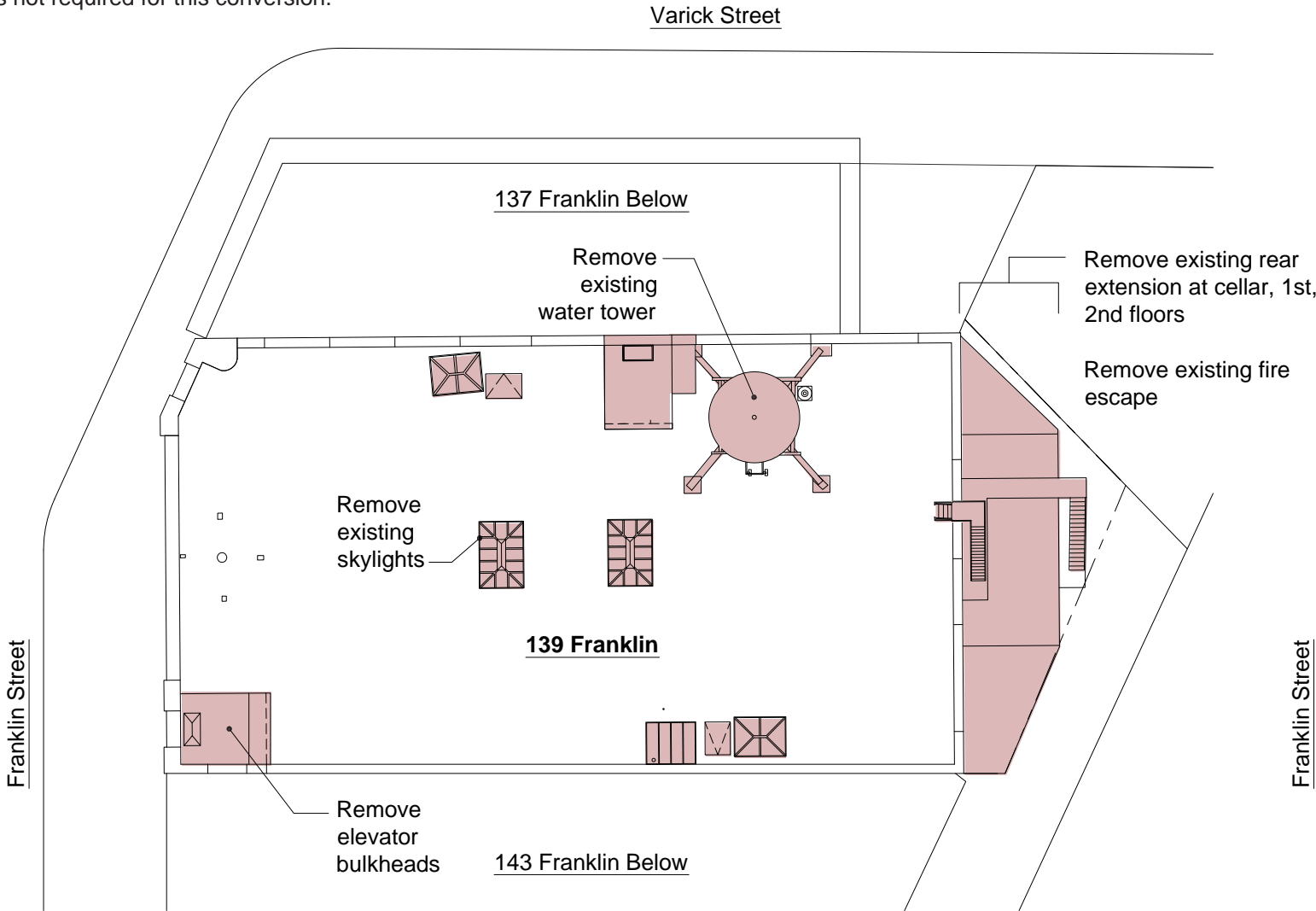
Proposed Bulkhead Addition

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

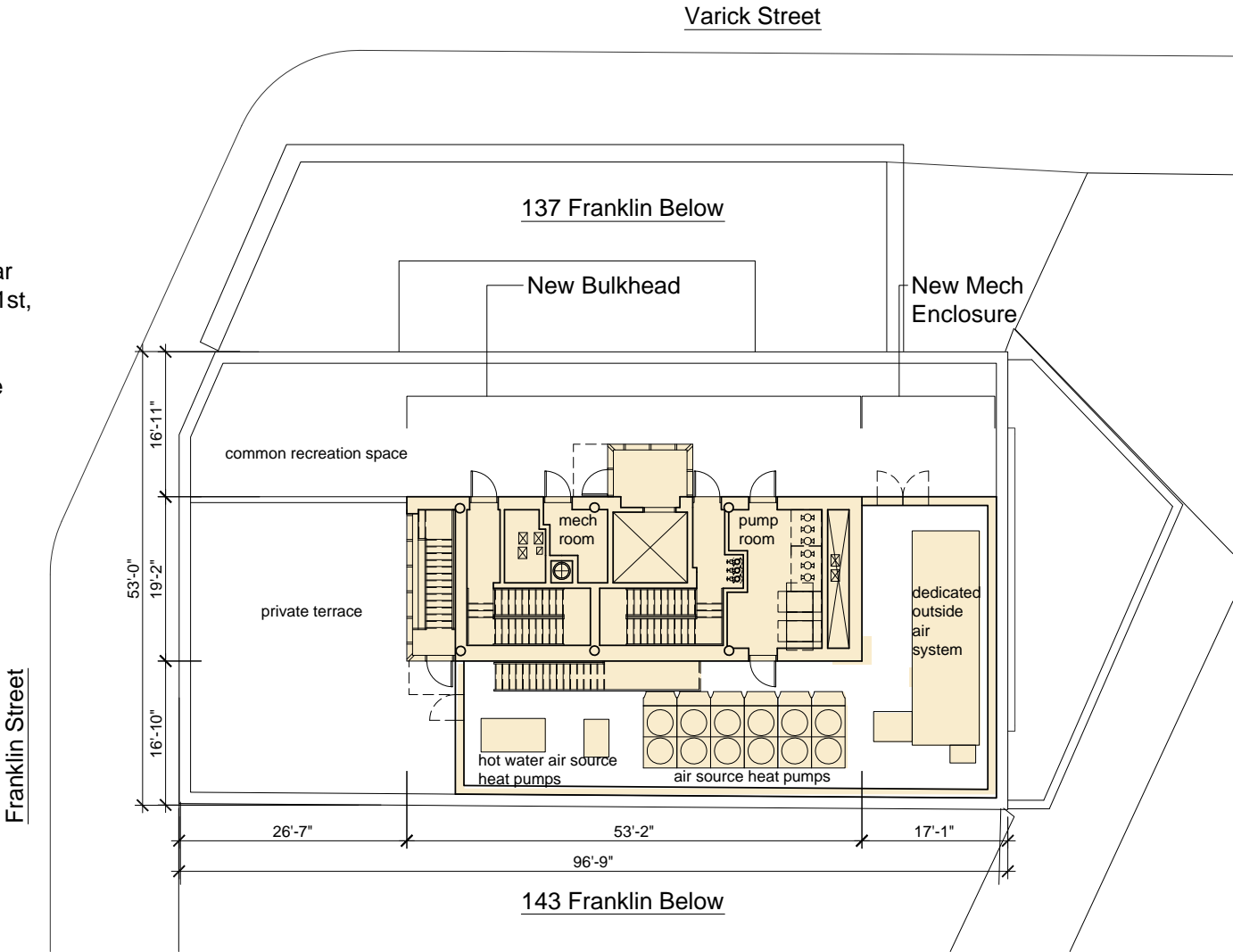
- The bulkhead will house **modernized stair and elevator access** to the roof. This access satisfies egress requirements and allows residents to use zoning required recreation area and a private terrace - both of which are key components of the adaptive reuse program. In addition, elevator roof access 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.



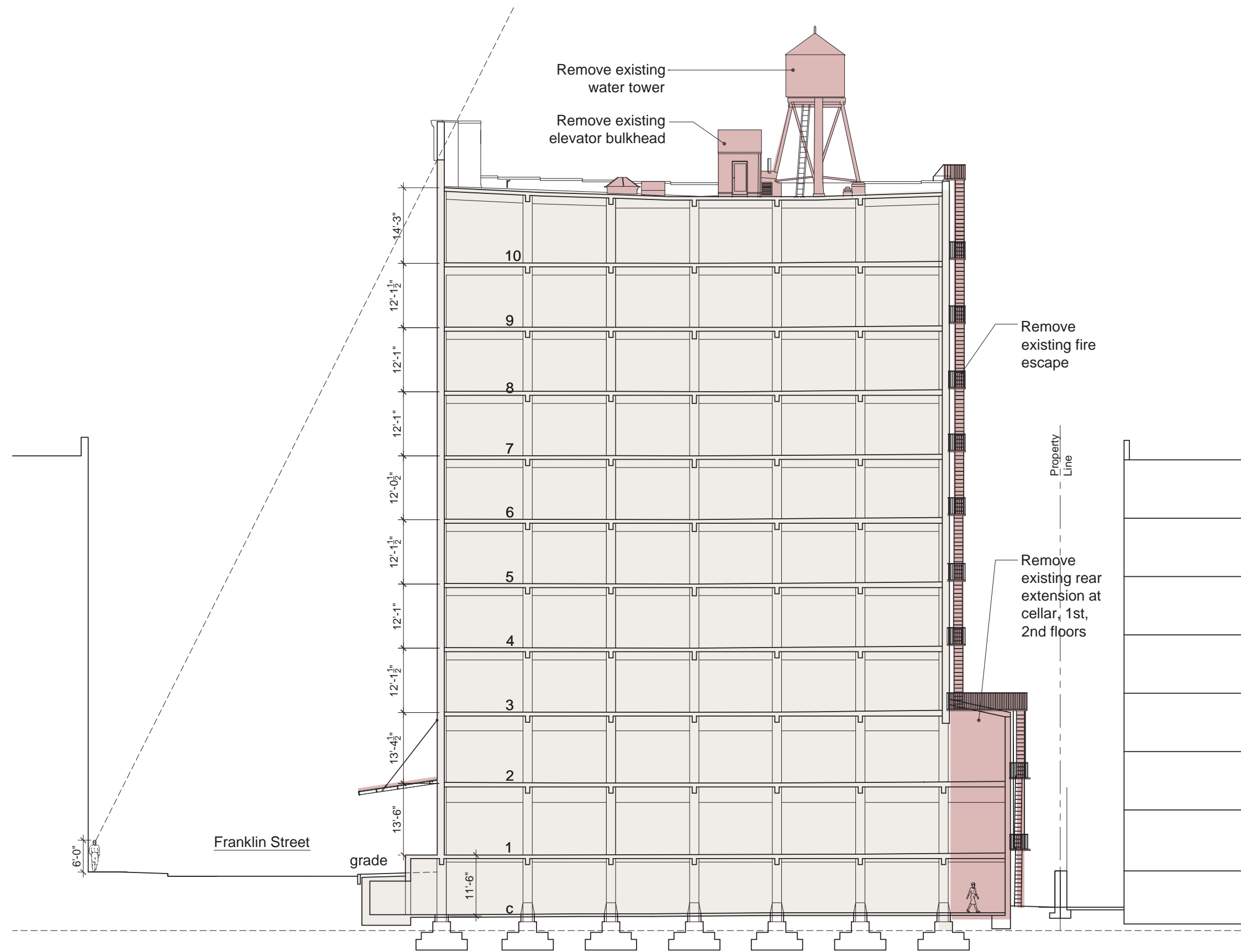
Proposed Bulkhead Plan

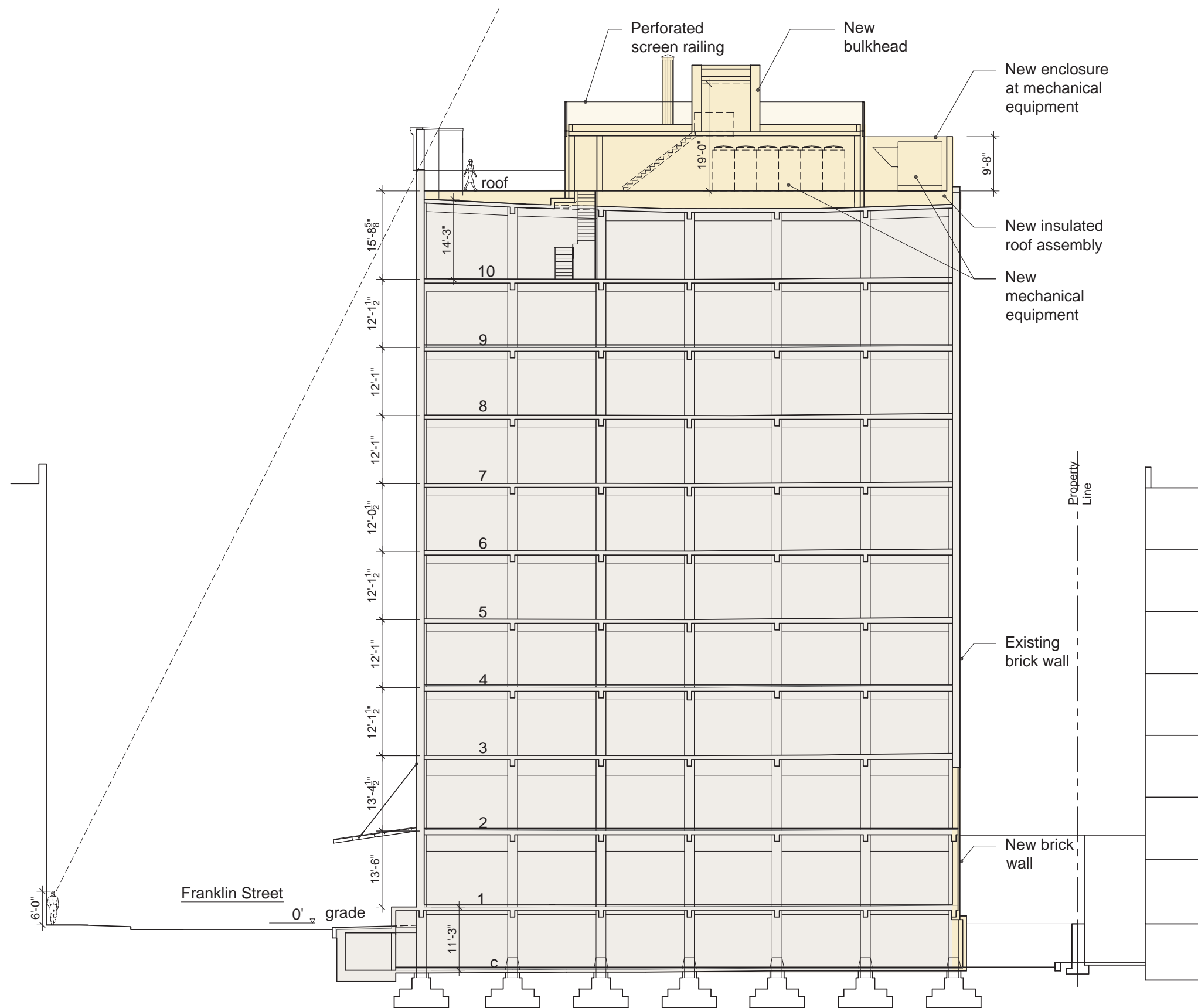


Existing



Proposed Main Roof Plan





139 Franklin Street 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

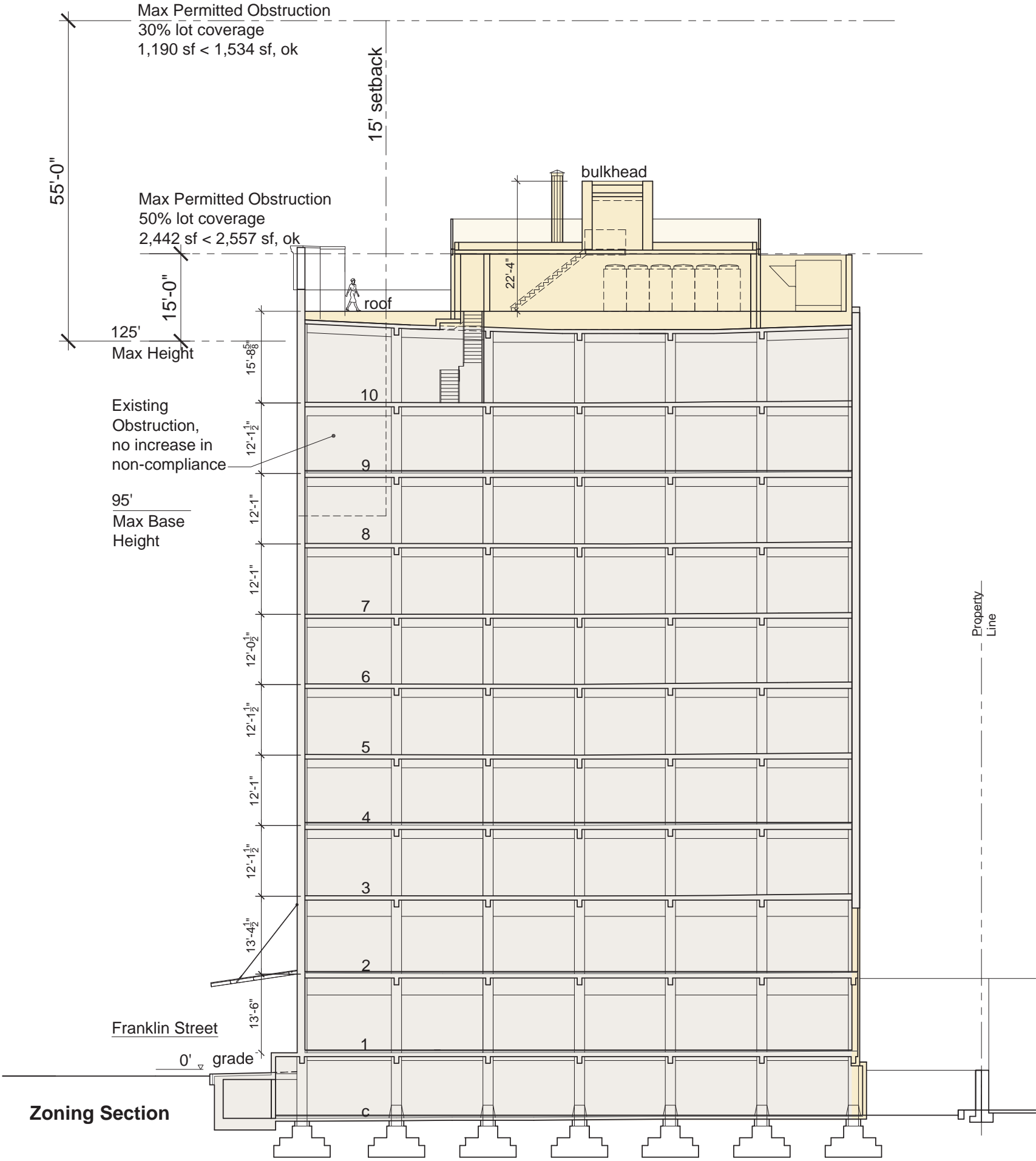
ZONING

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

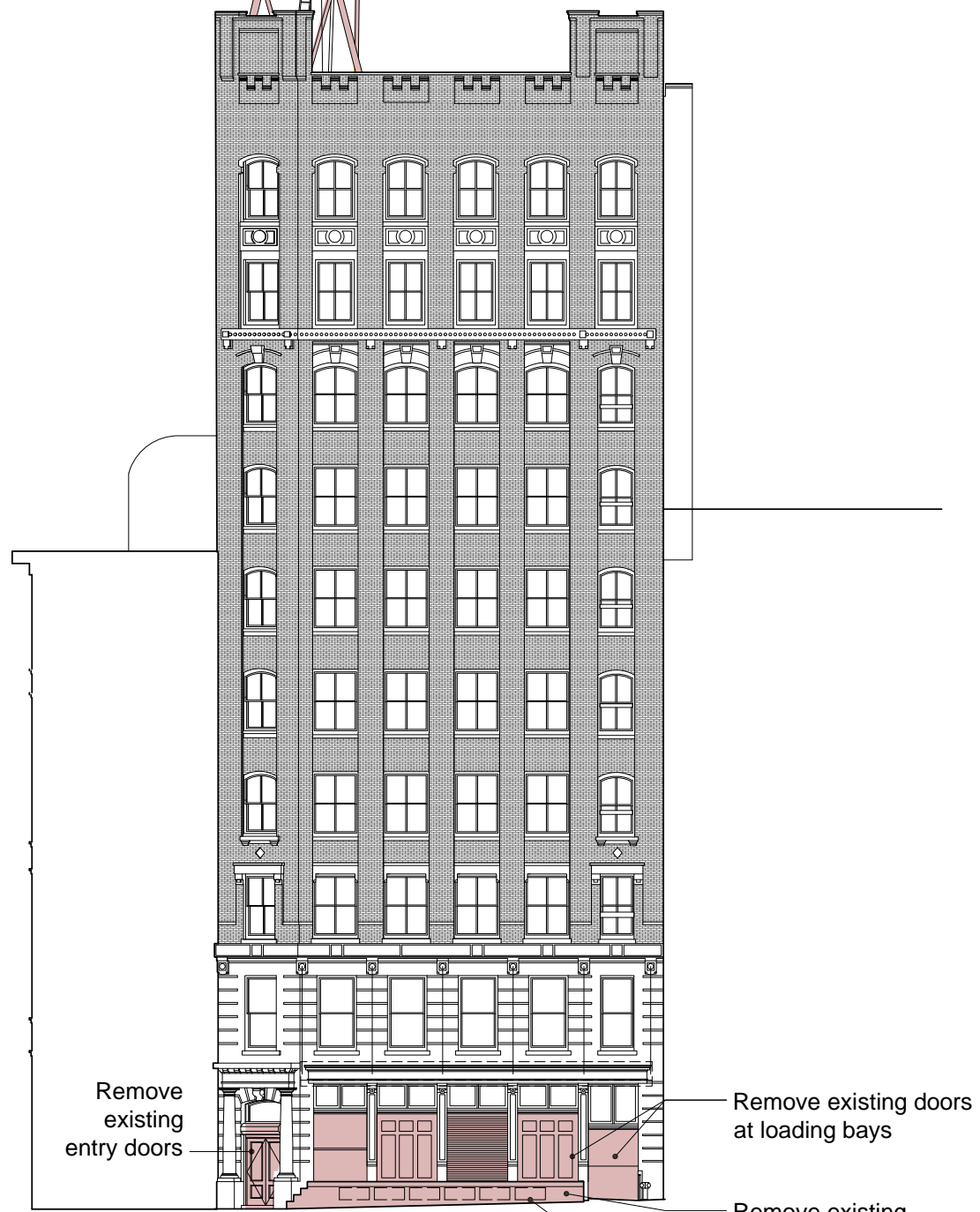
Area
111-21 C6-2A bulk regulations apply.
Max. total FAR: 5.00
Max. res. FAR: 6.00 (for qualifying affordable housing)
33-122 Max. Commercial FAR: 6.00
33-123 Max. CFU FAR: 6.50
15-01 Conversion is permitted in buildings built before 12/31/1990.
15-11 Existing area in excess of permitted maximum may 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)
23-433 15' setback required above base height facing narrow street
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



Remove existing water tower



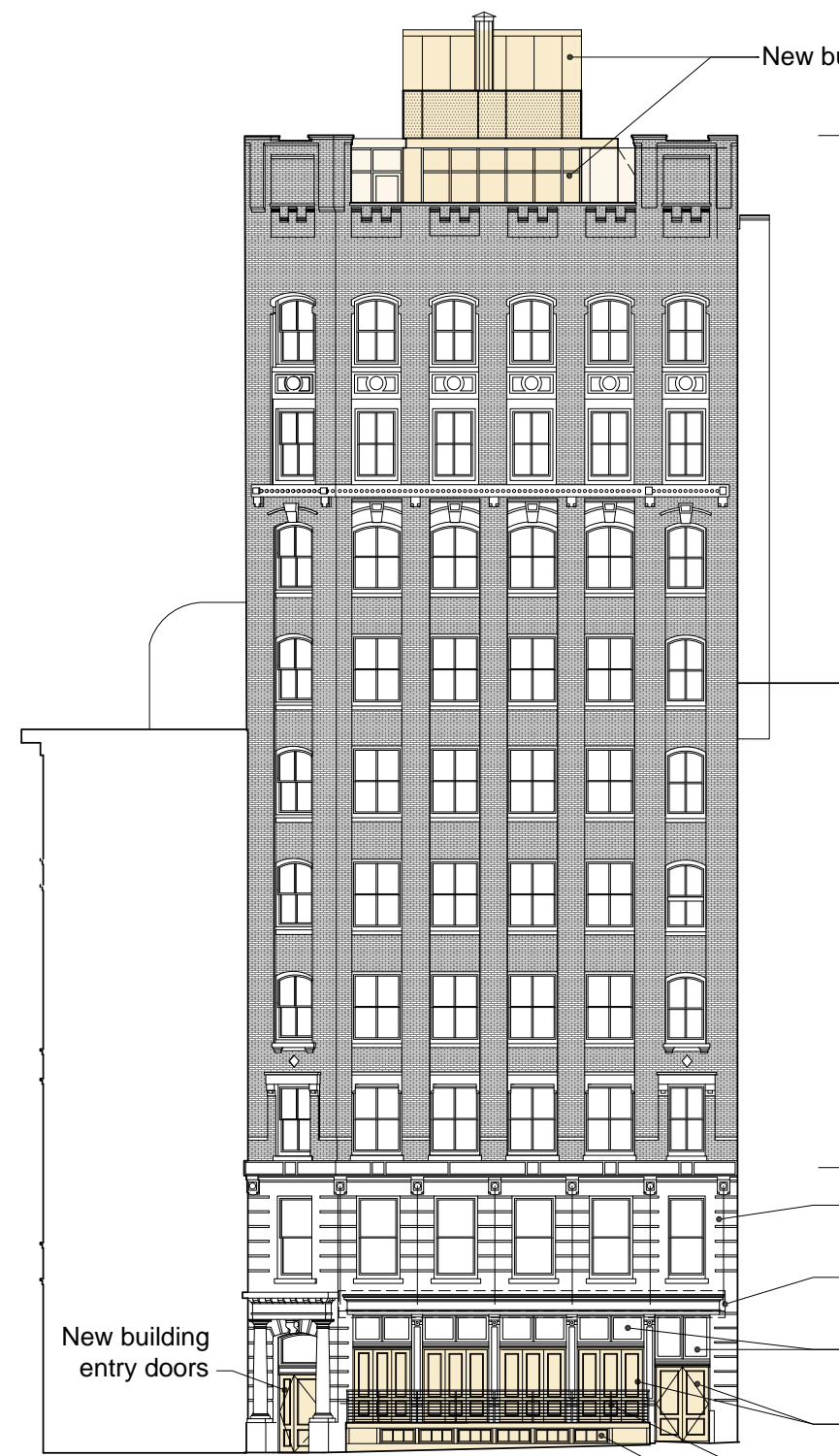
Remove existing entry doors

Remove existing doors at loading bays

Remove existing diamond plate apron at loading dock
Existing steel windows behind diamond plate

Existing Elevation

New bulkhead



Existing brick facade to remain. Clean and repoint.

Replace existing windows with new LPC compliant windows

Clean and repair existing stone

Restore existing canopy & reclad with glazing

Restore and reglaze existing transom windows

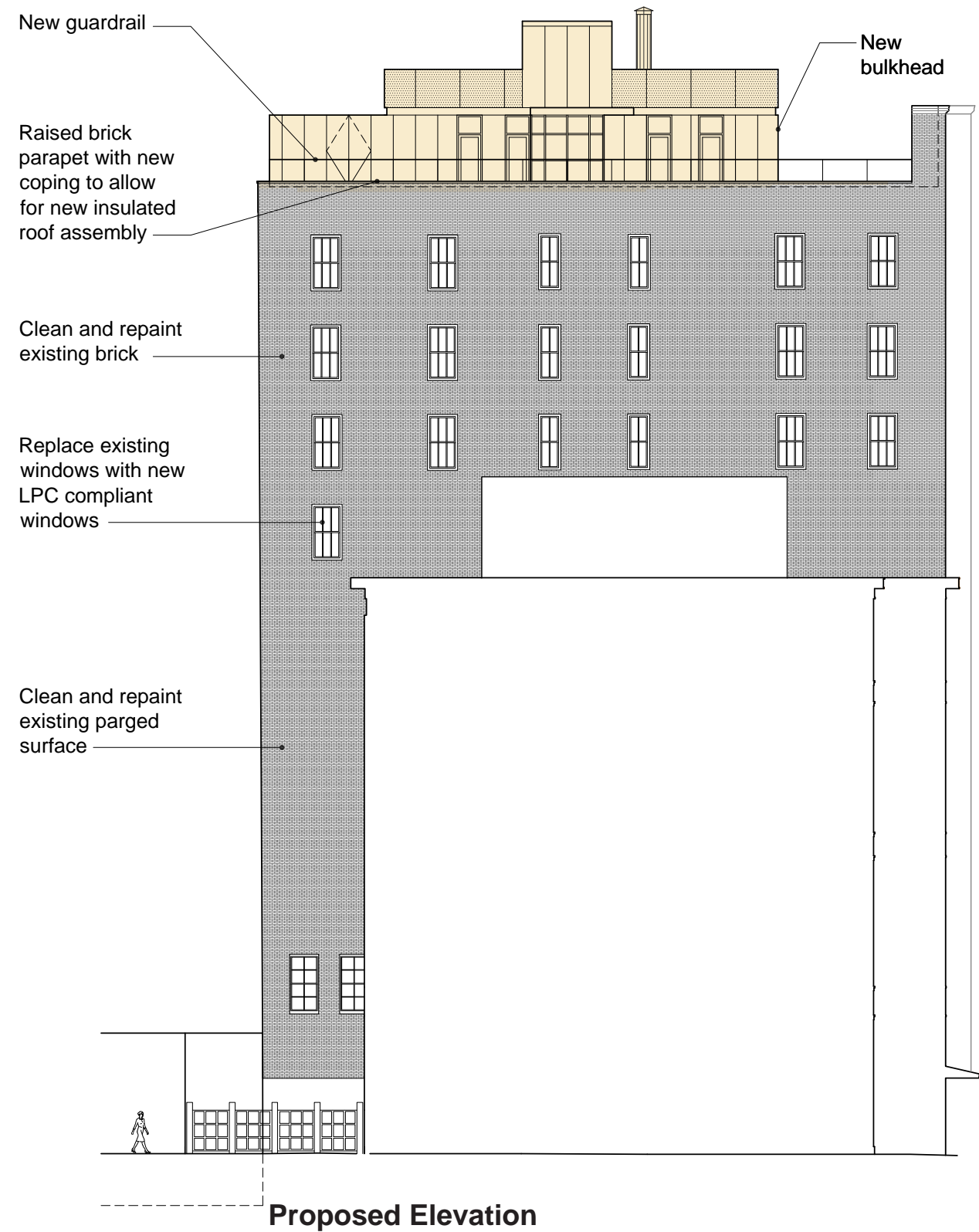
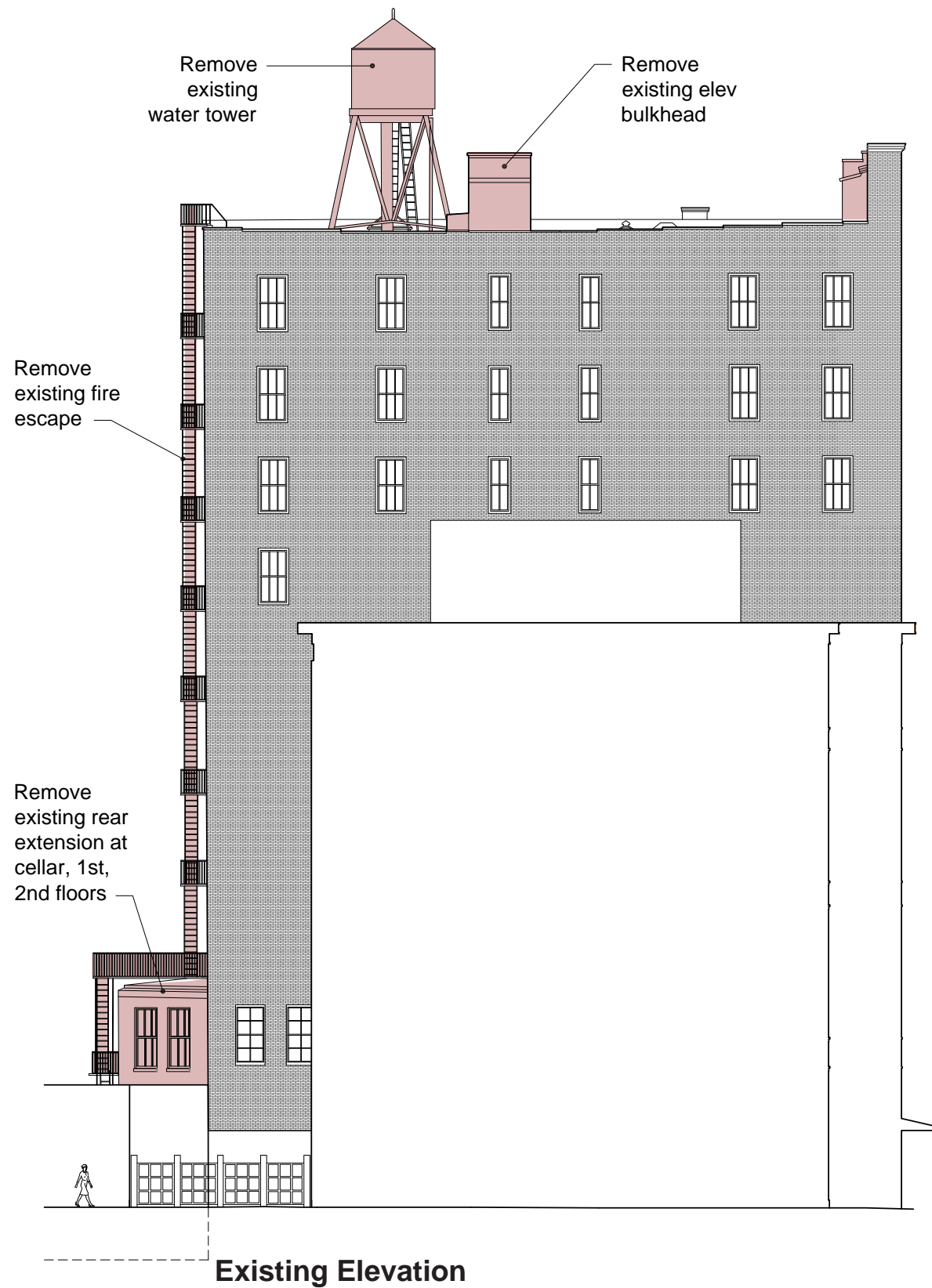
Replace existing doors with new stile and rail doors

New guardrail

Restore existing loading dock with new fixed steel windows

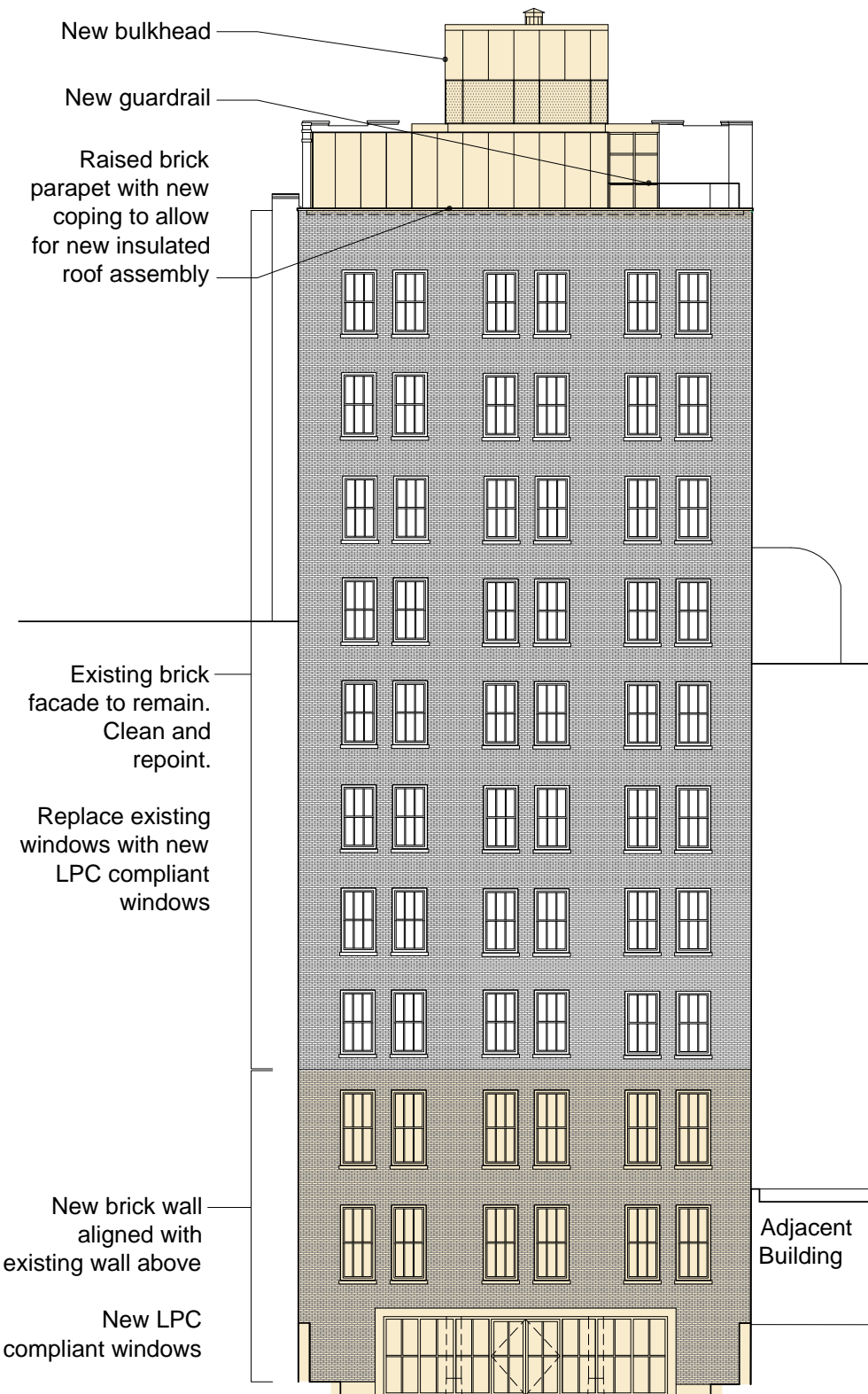
New building entry doors

Proposed Elevation

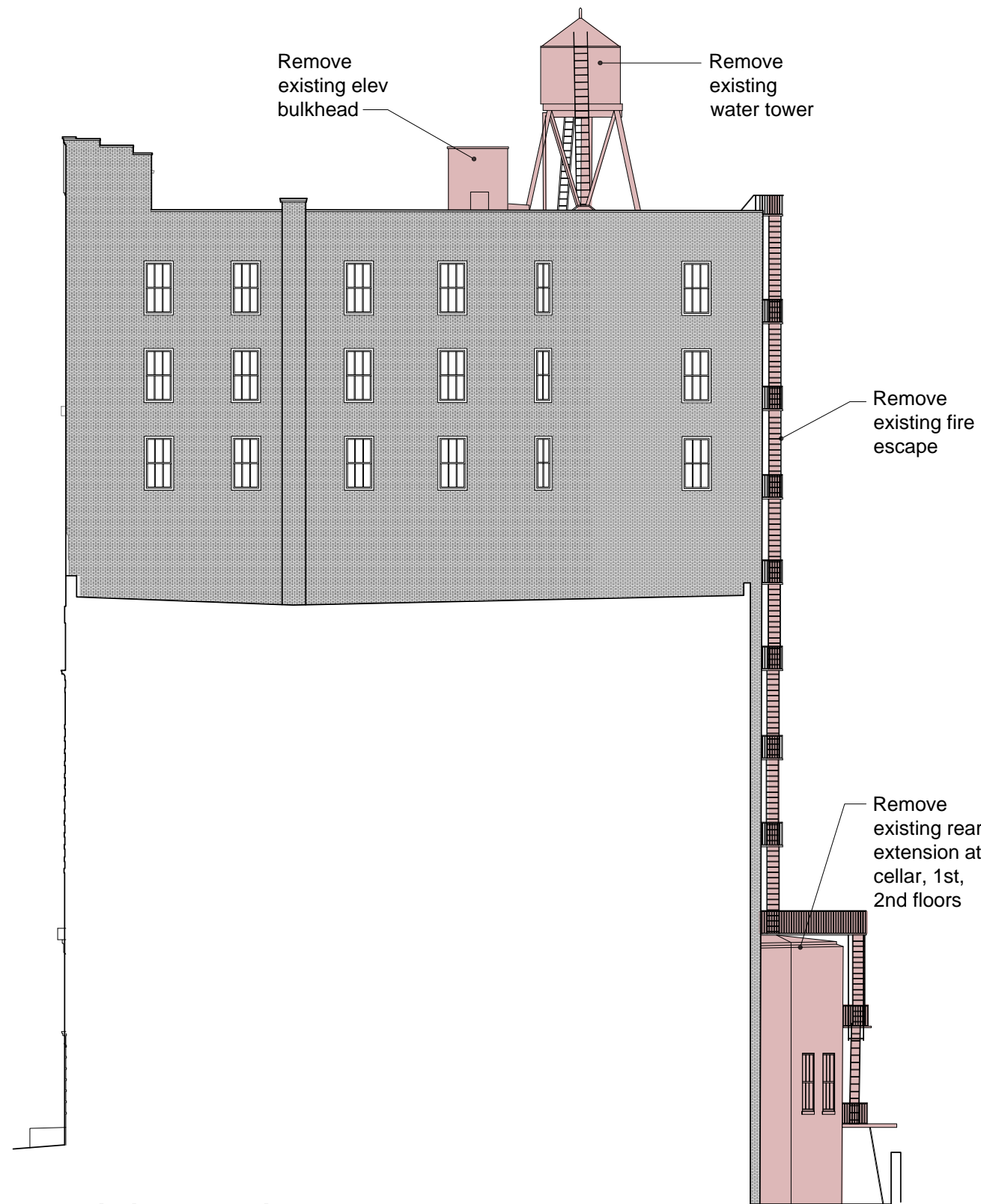




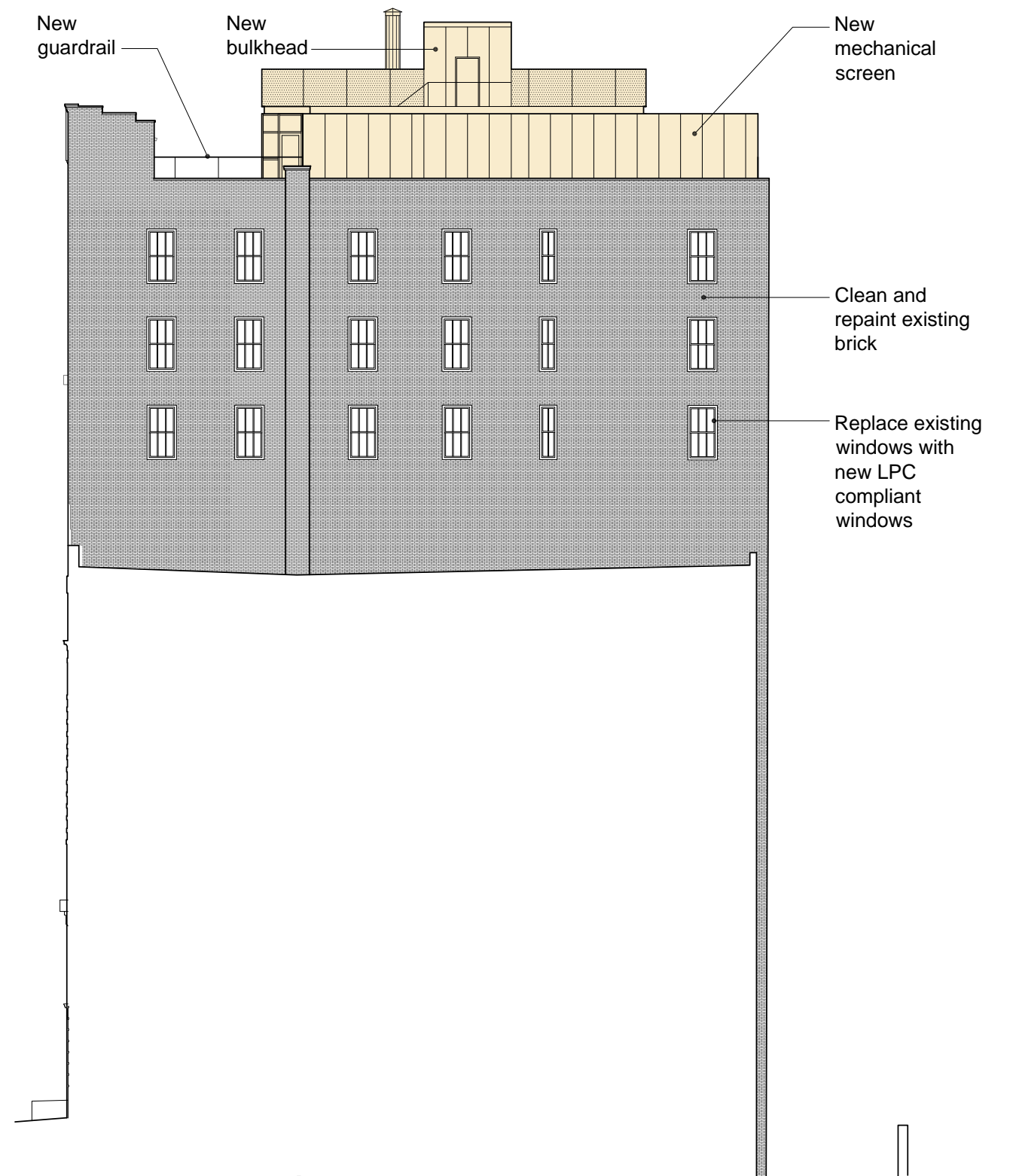
Existing Elevation



Proposed Elevation



Existing Elevation



Proposed Elevation



Existing



Proposed (Bulkhead is not visible)



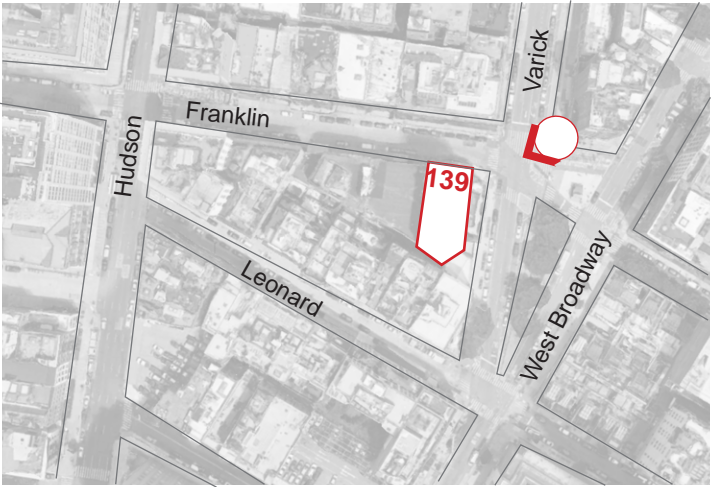
Existing



Mock Up



Proposed Bulkhead



Existing



Mock Up



Proposed Bulkhead



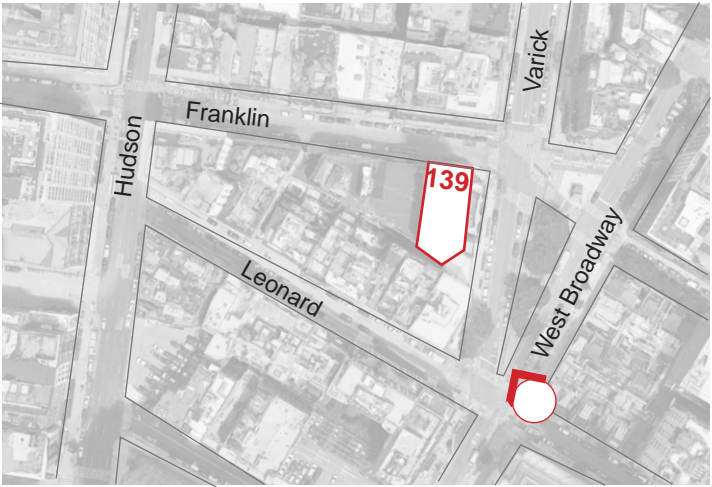
Existing



Mock Up



Proposed Bulkhead



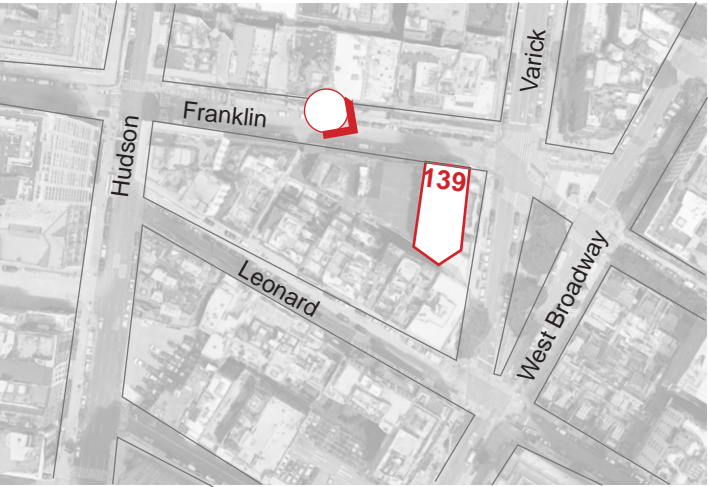
Existing



Mock Up



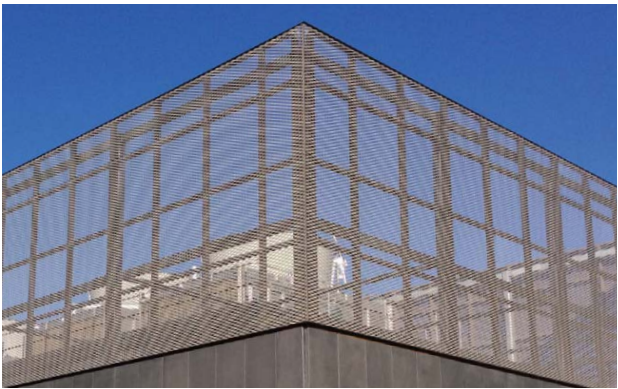
Proposed Bulkhead



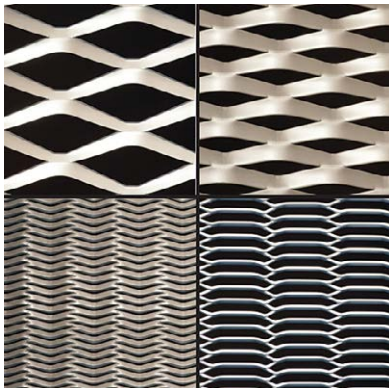




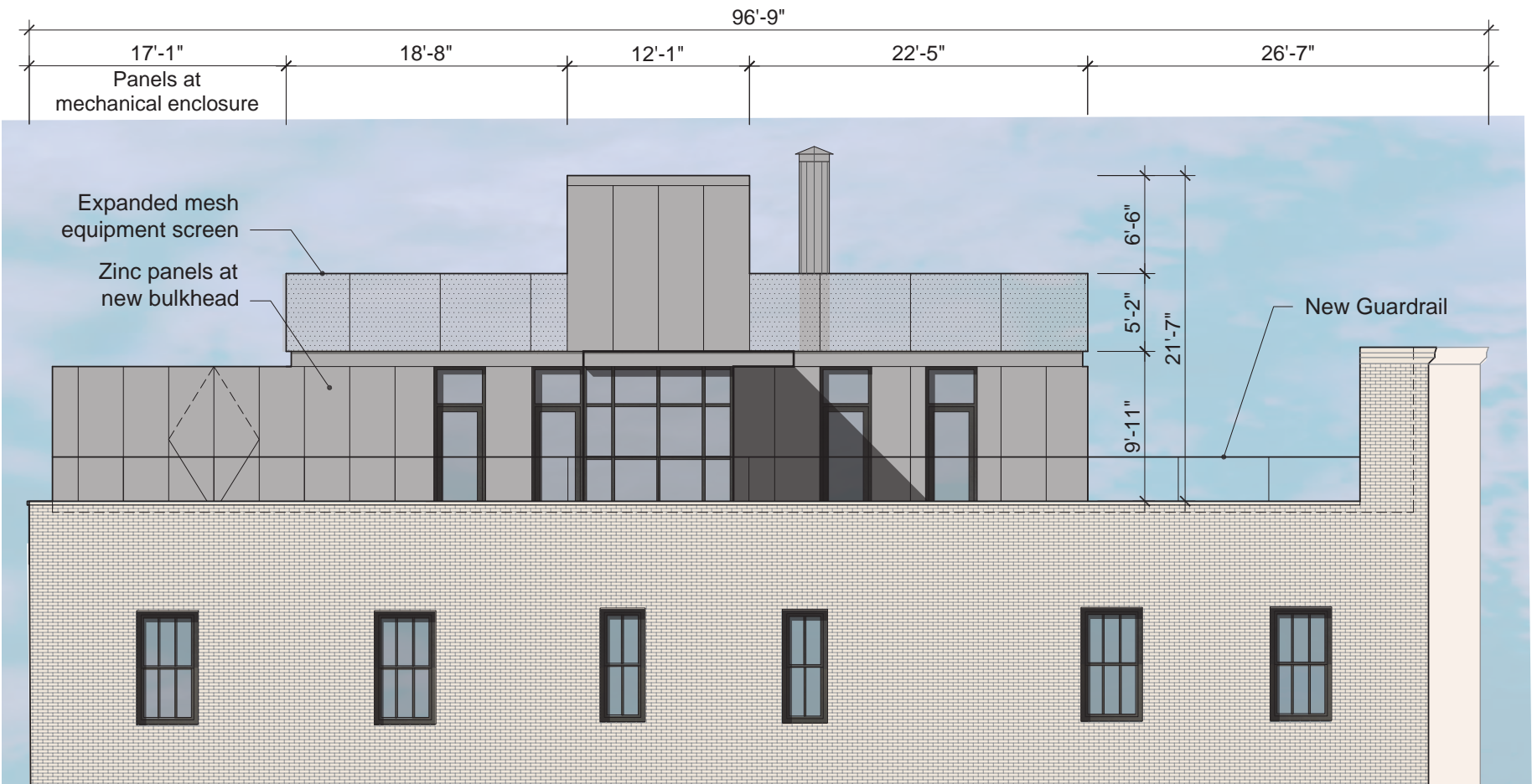
zinc cladding



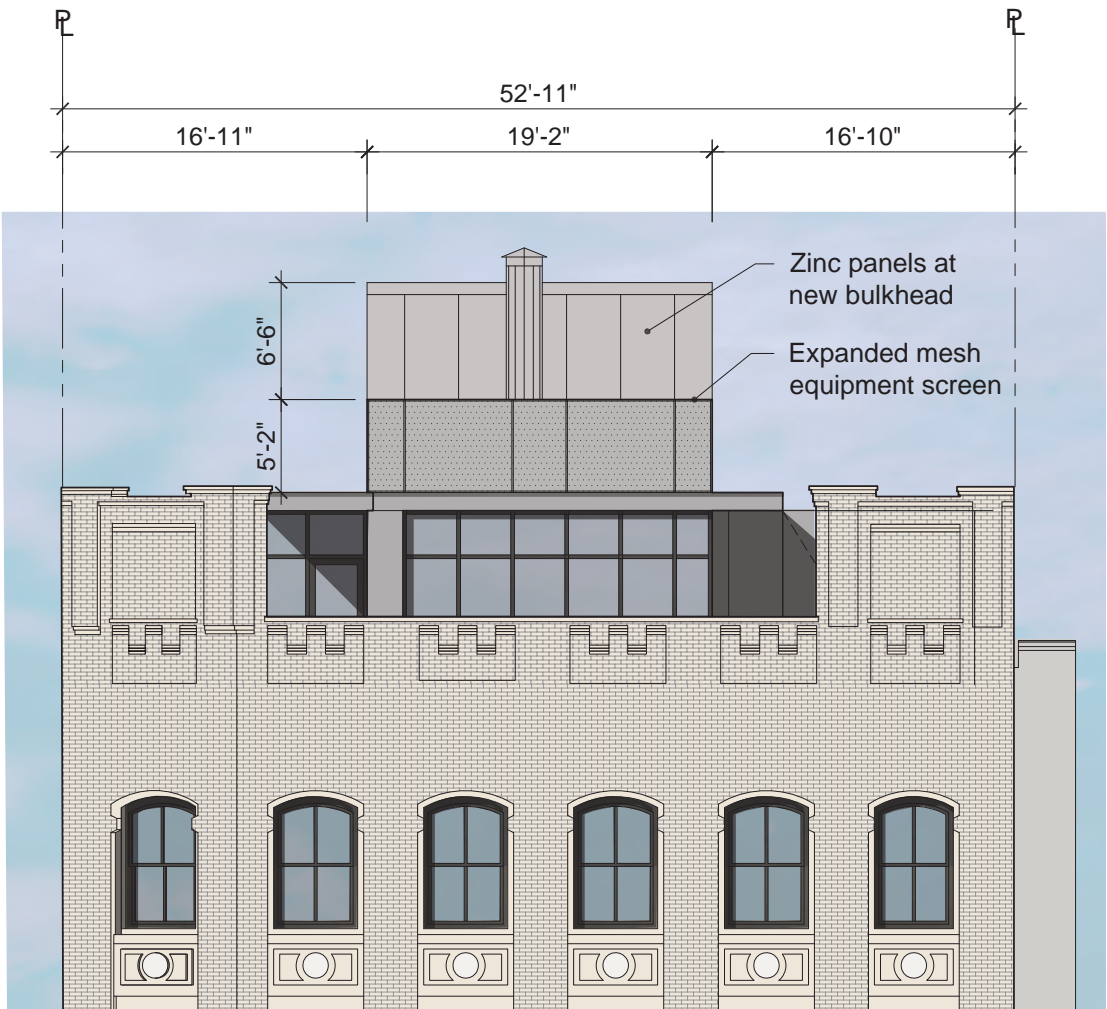
expanded mesh screen



Materials



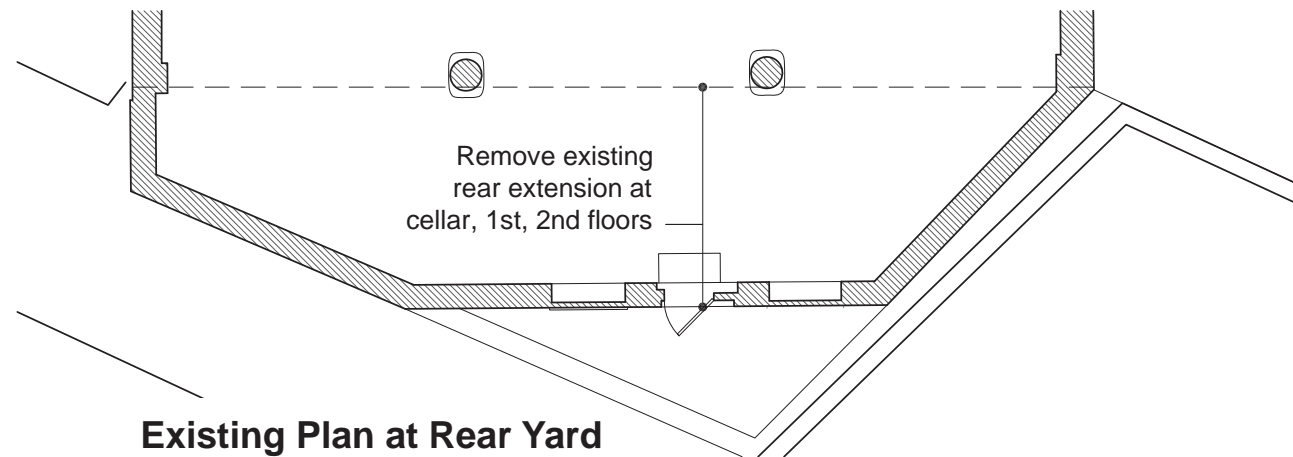
Proposed Side Bulkhead Elevation



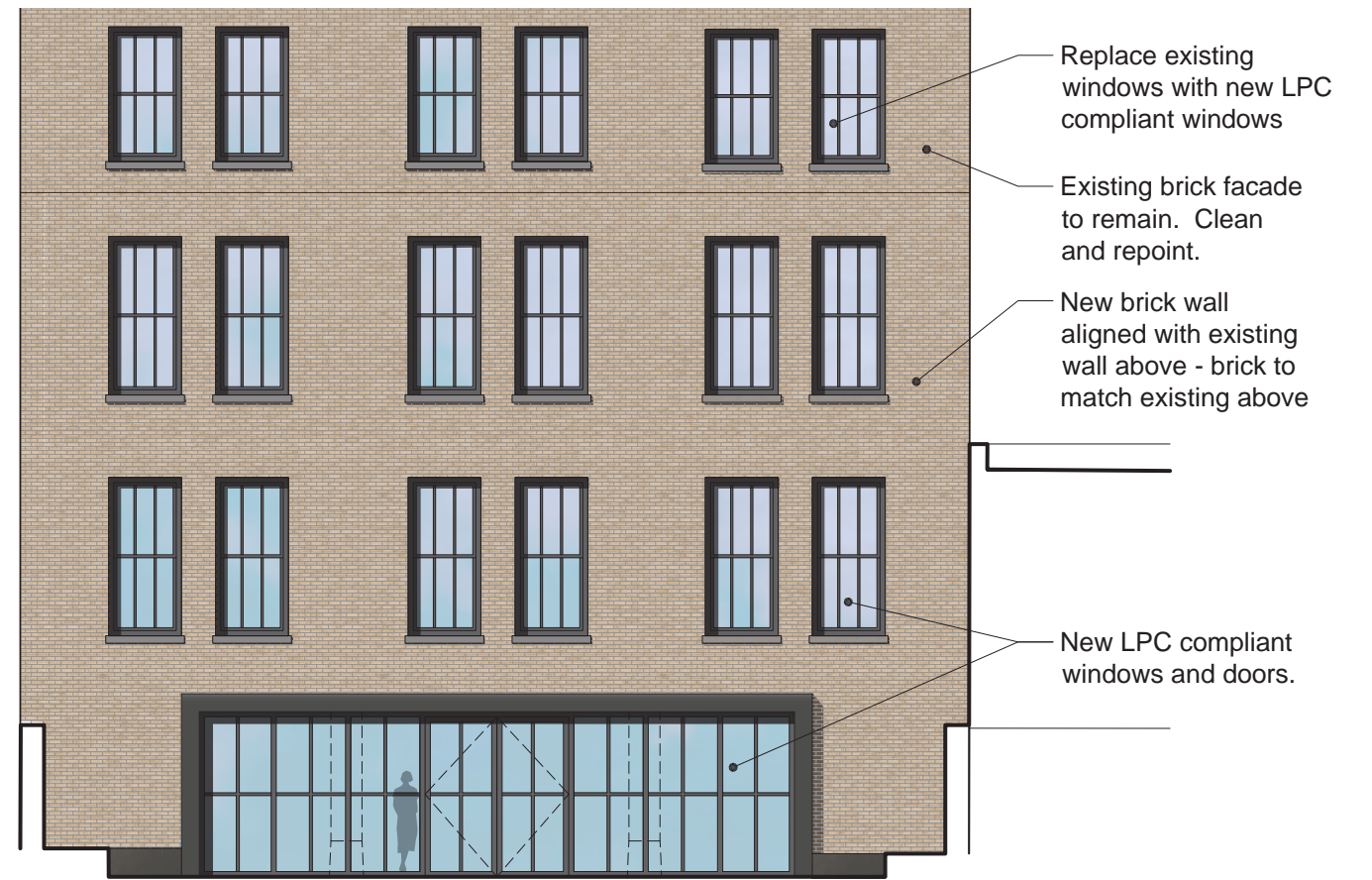
Proposed Front Bulkhead Elevation



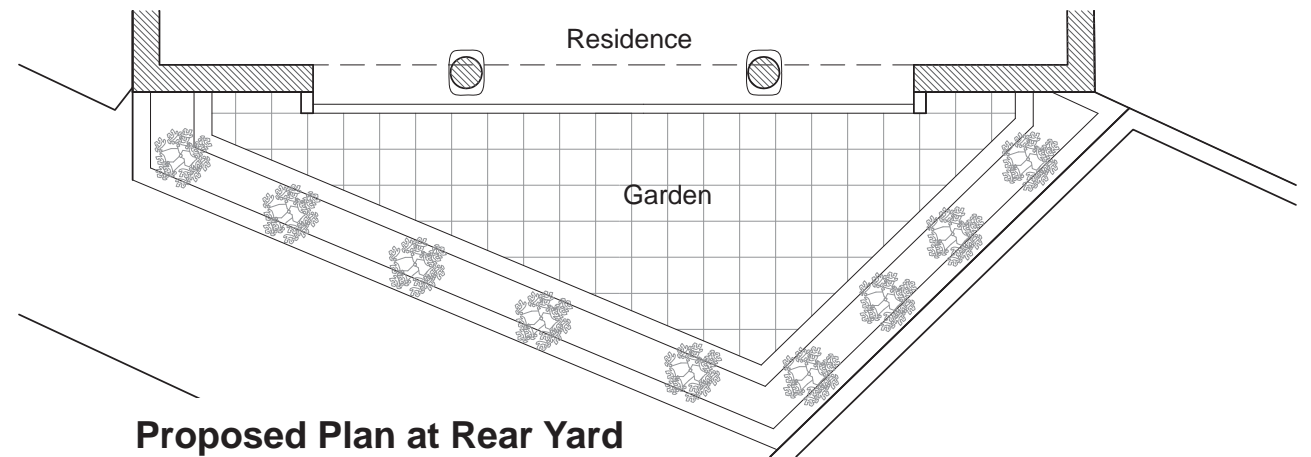
Existing Rear Elevation



Existing Plan at Rear Yard



Proposed Rear Elevation



Proposed Plan at Rear Yard



zinc



brick to match existing

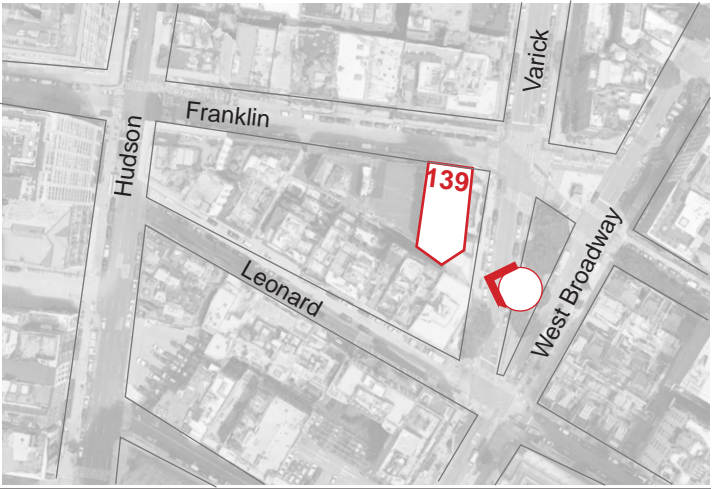
Materials

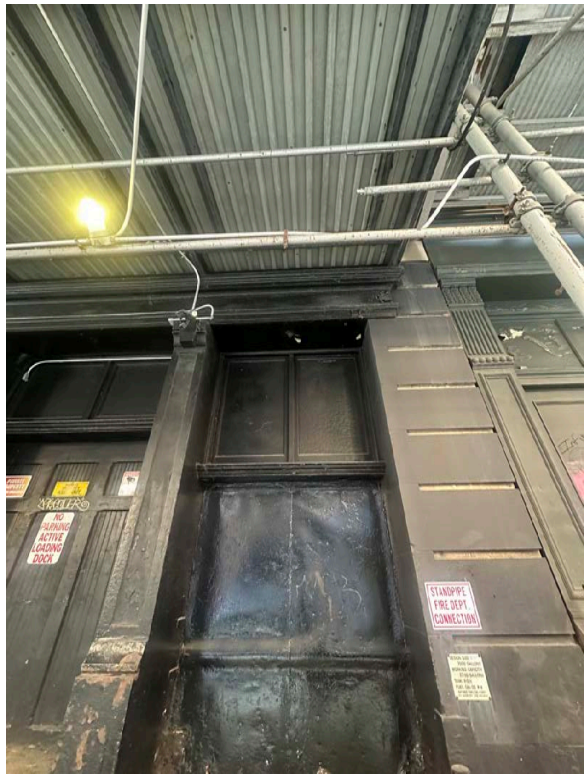


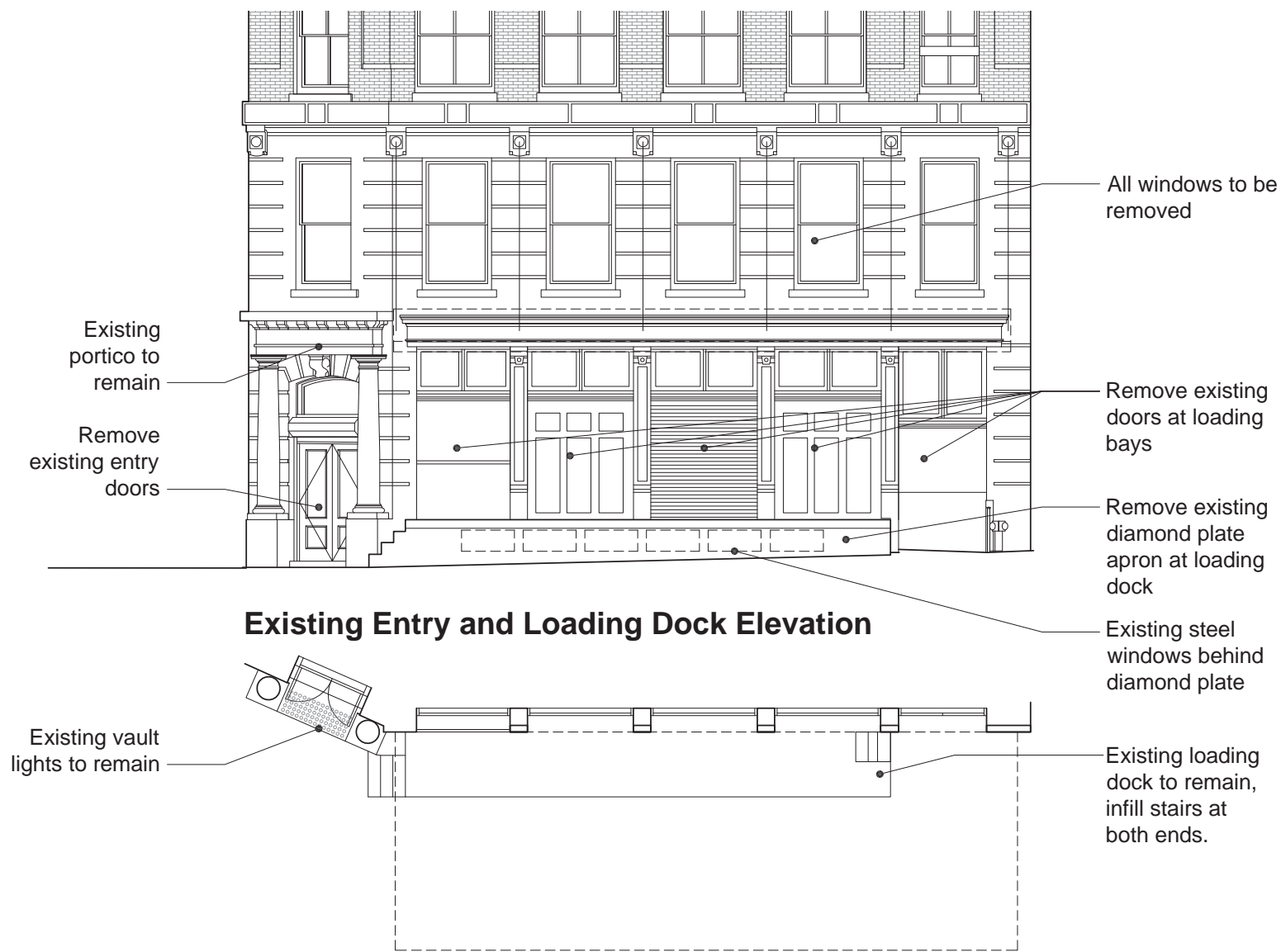
Existing Rear Facade



Proposed Rear Facade

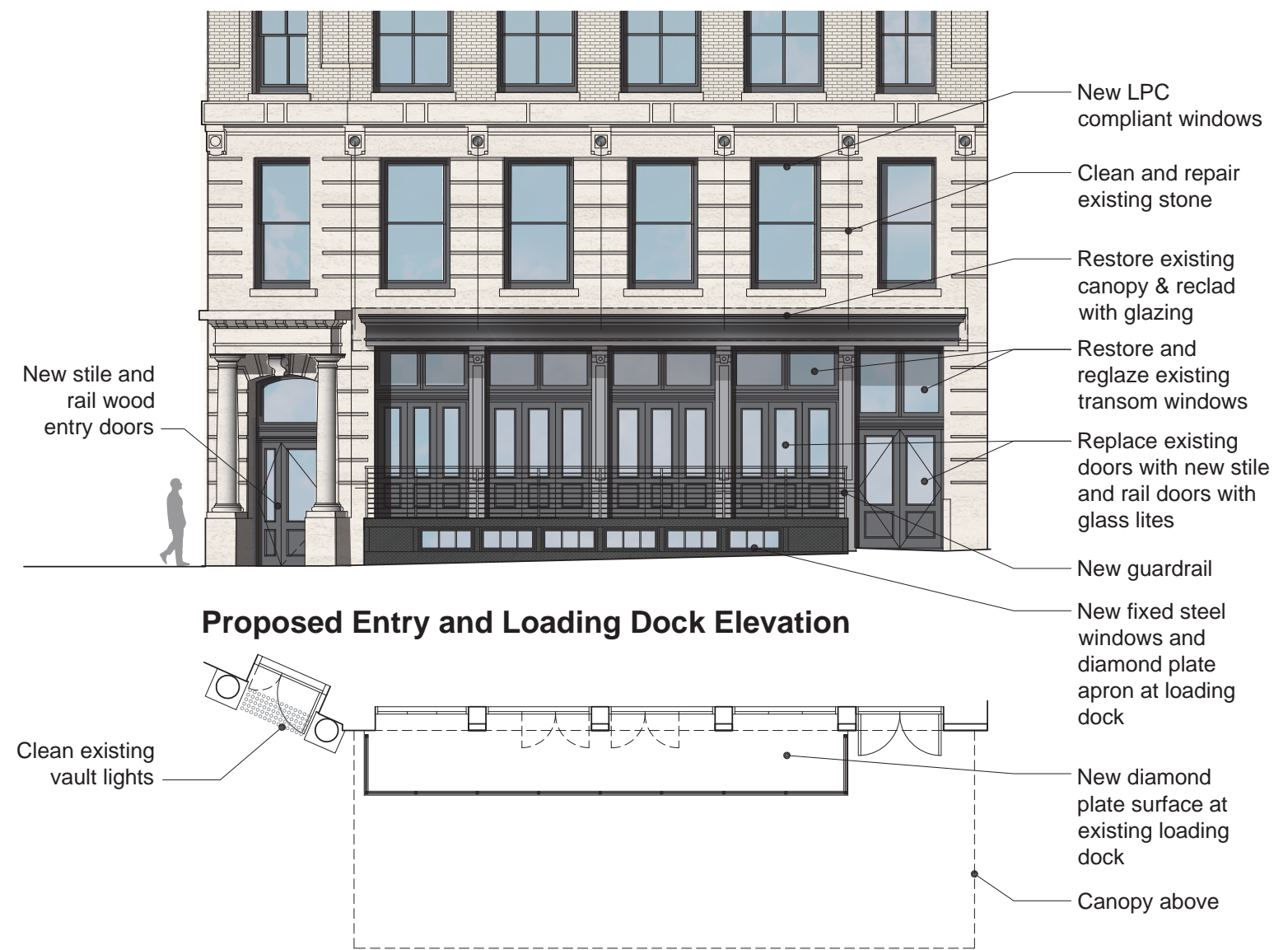






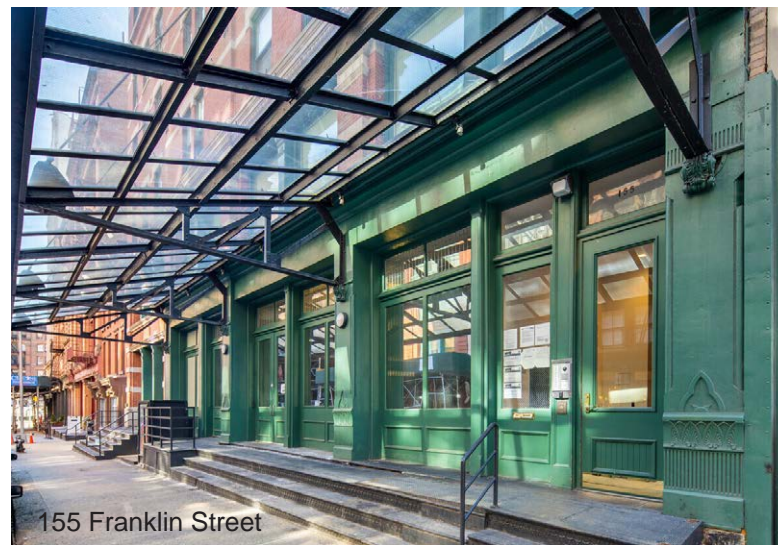
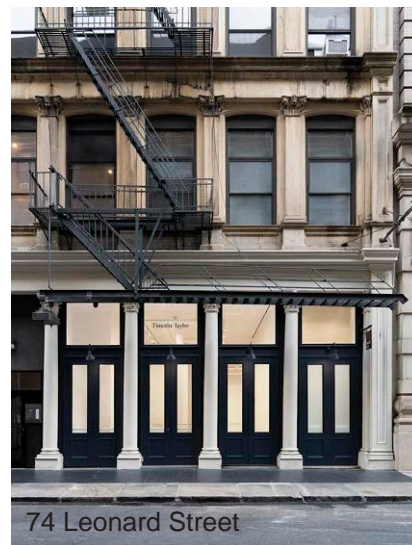
Existing Entry and Loading Dock Elevation

Existing Entry and Loading Dock Plan



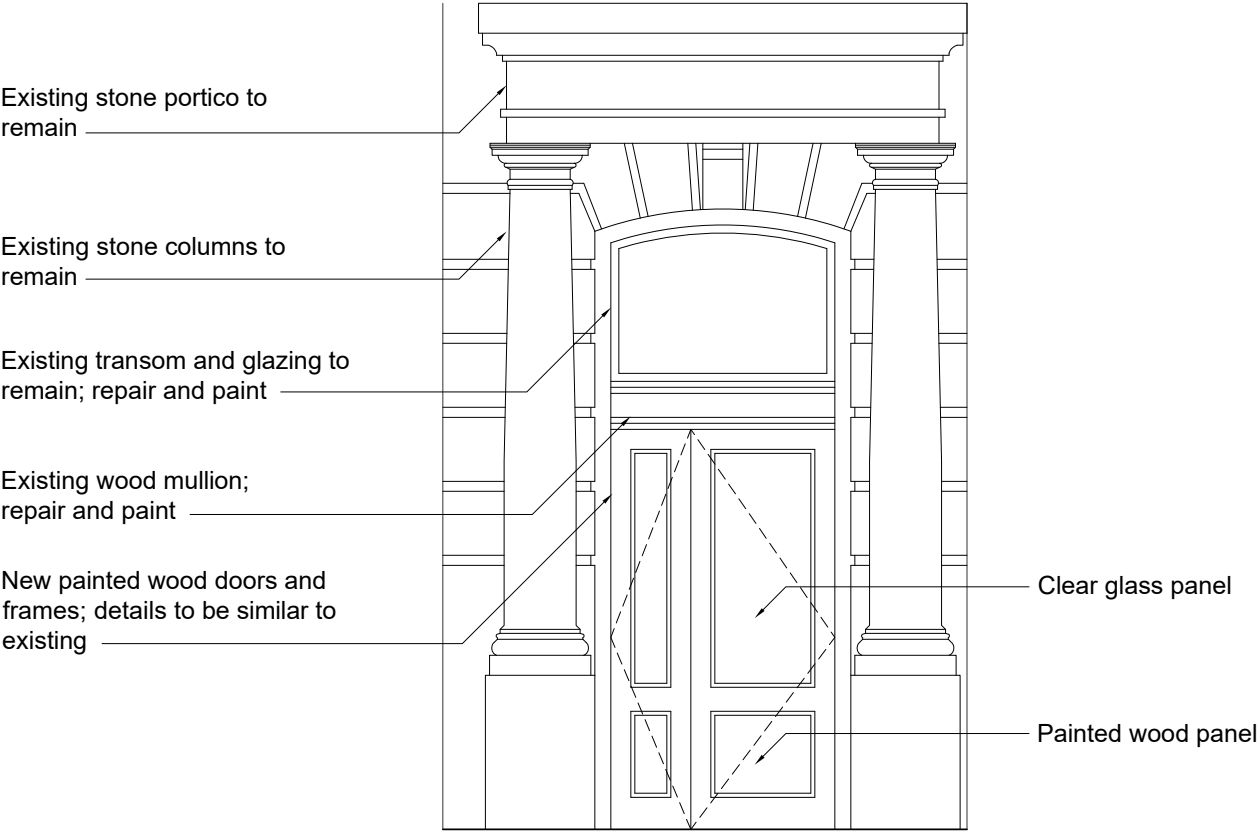
Proposed Entry and Loading Dock Elevation

Proposed Entry and Loading Dock Plan



Precedent Images

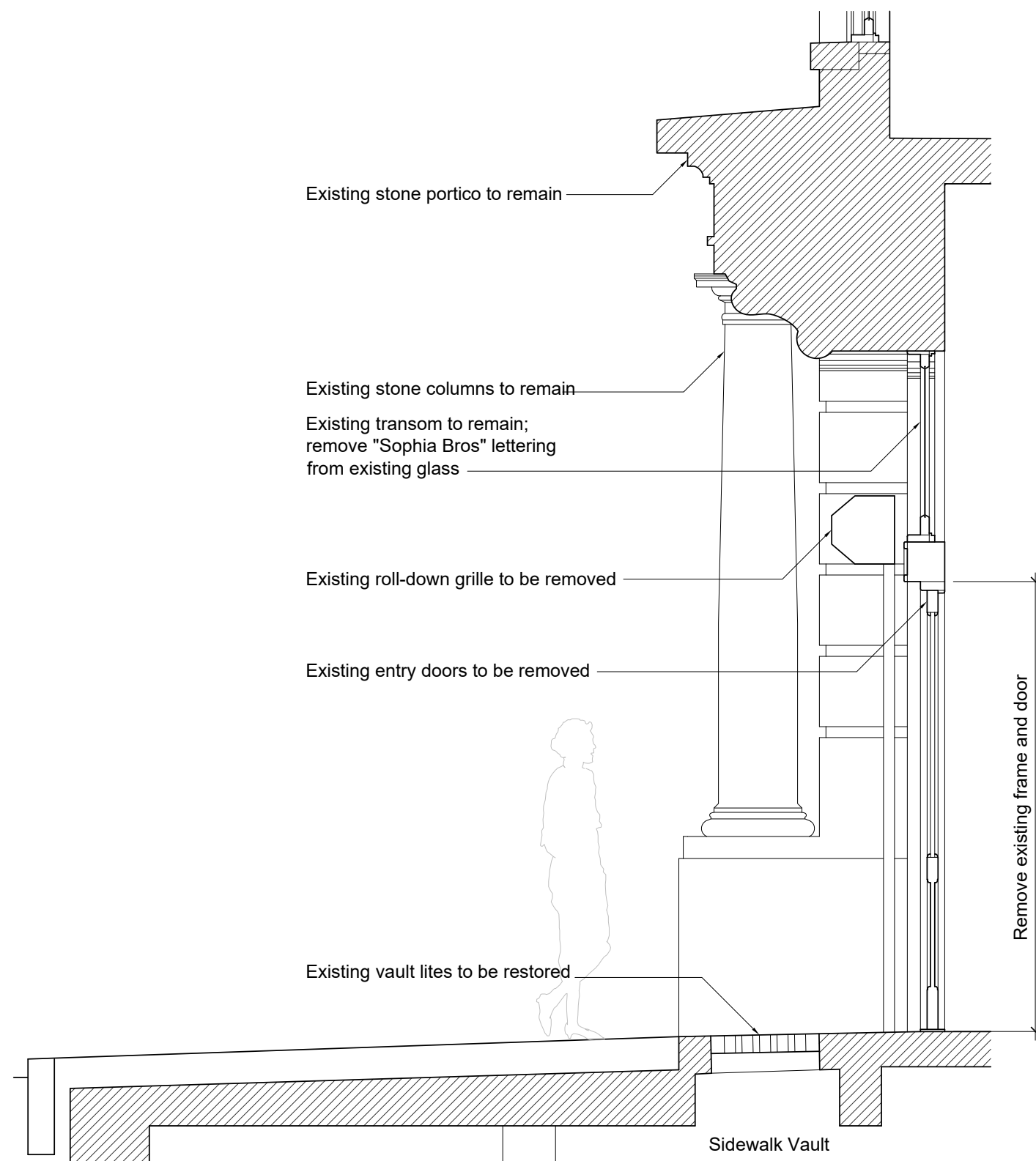




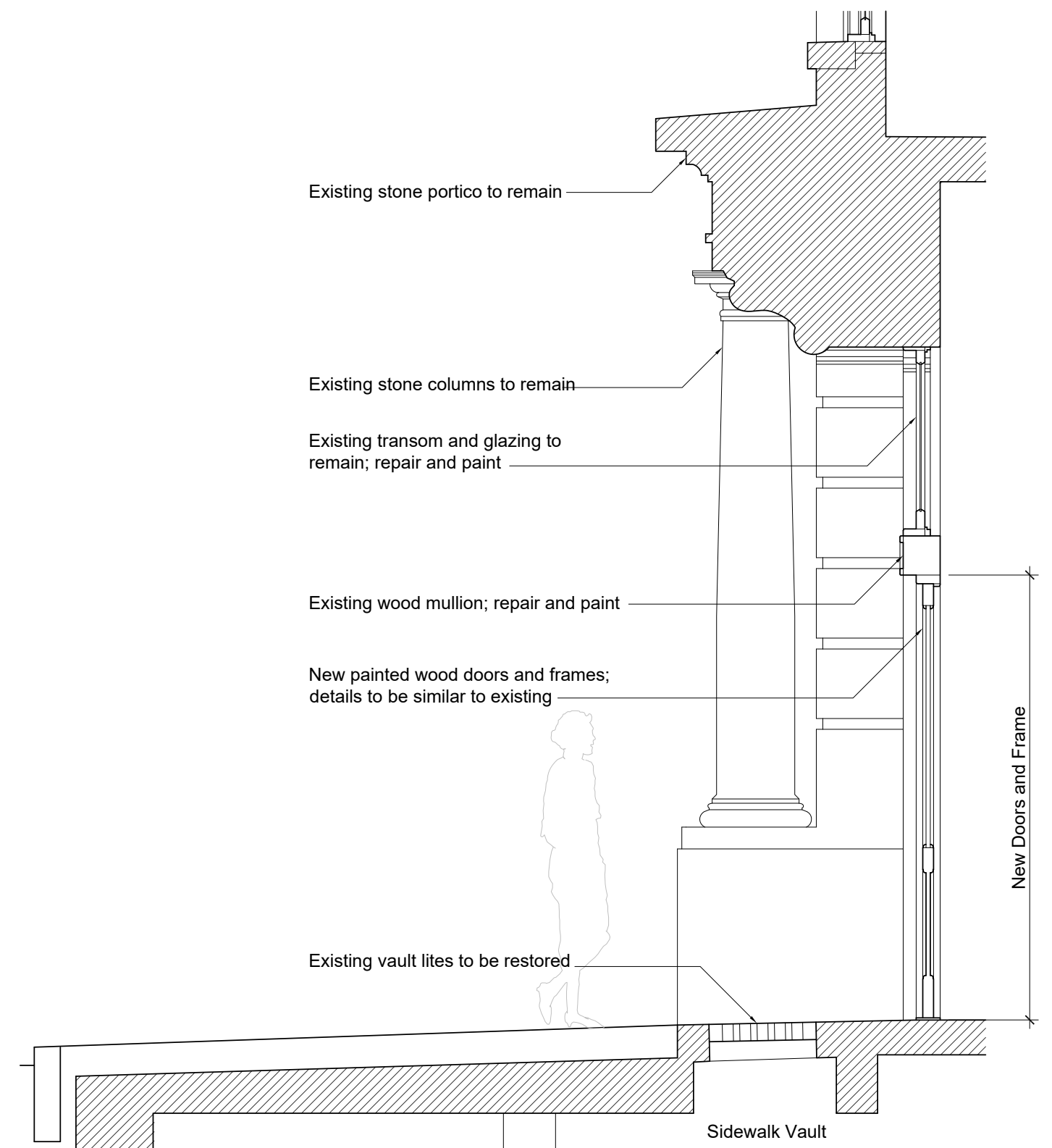
Building Entrance



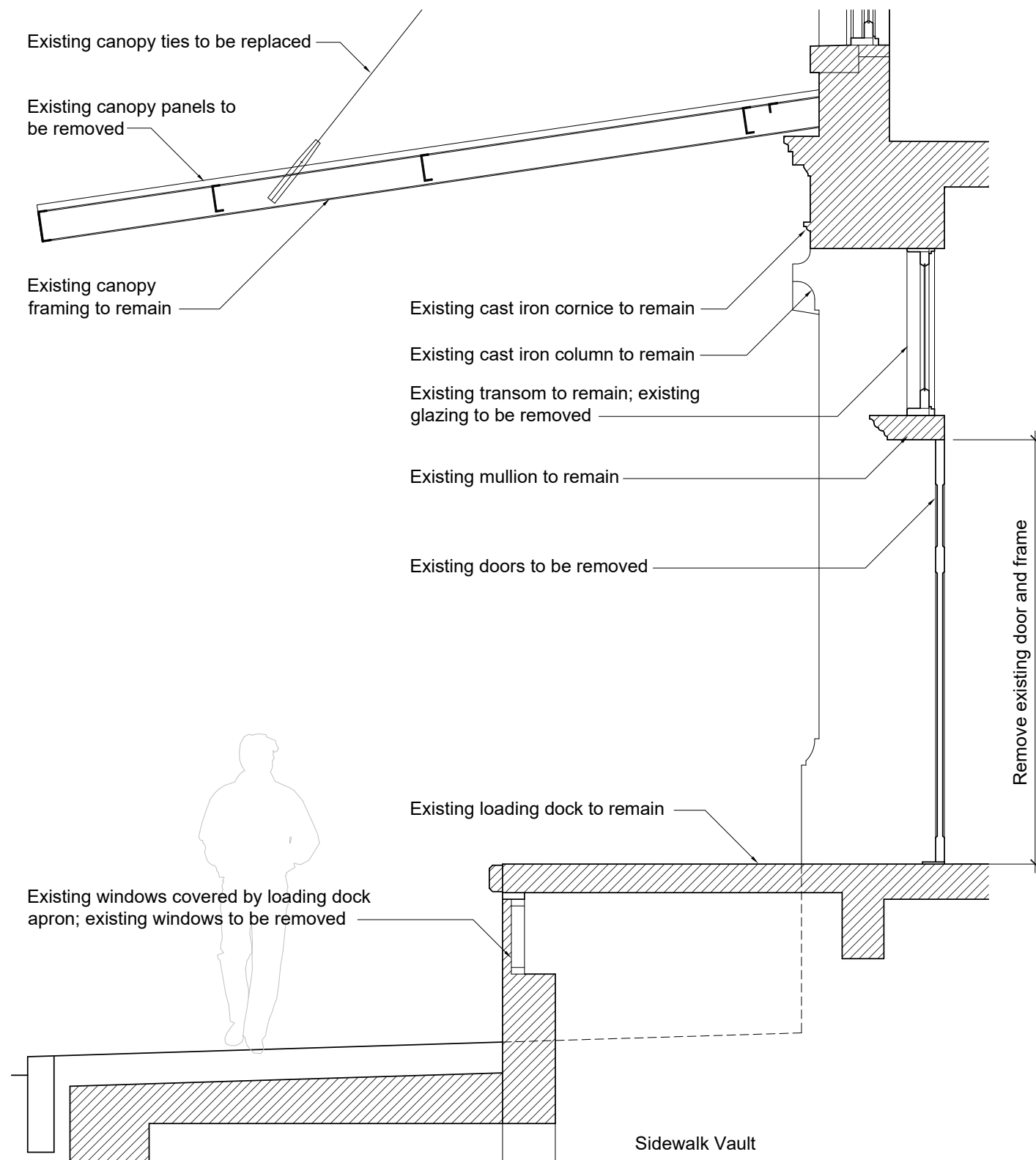
Loading Dock



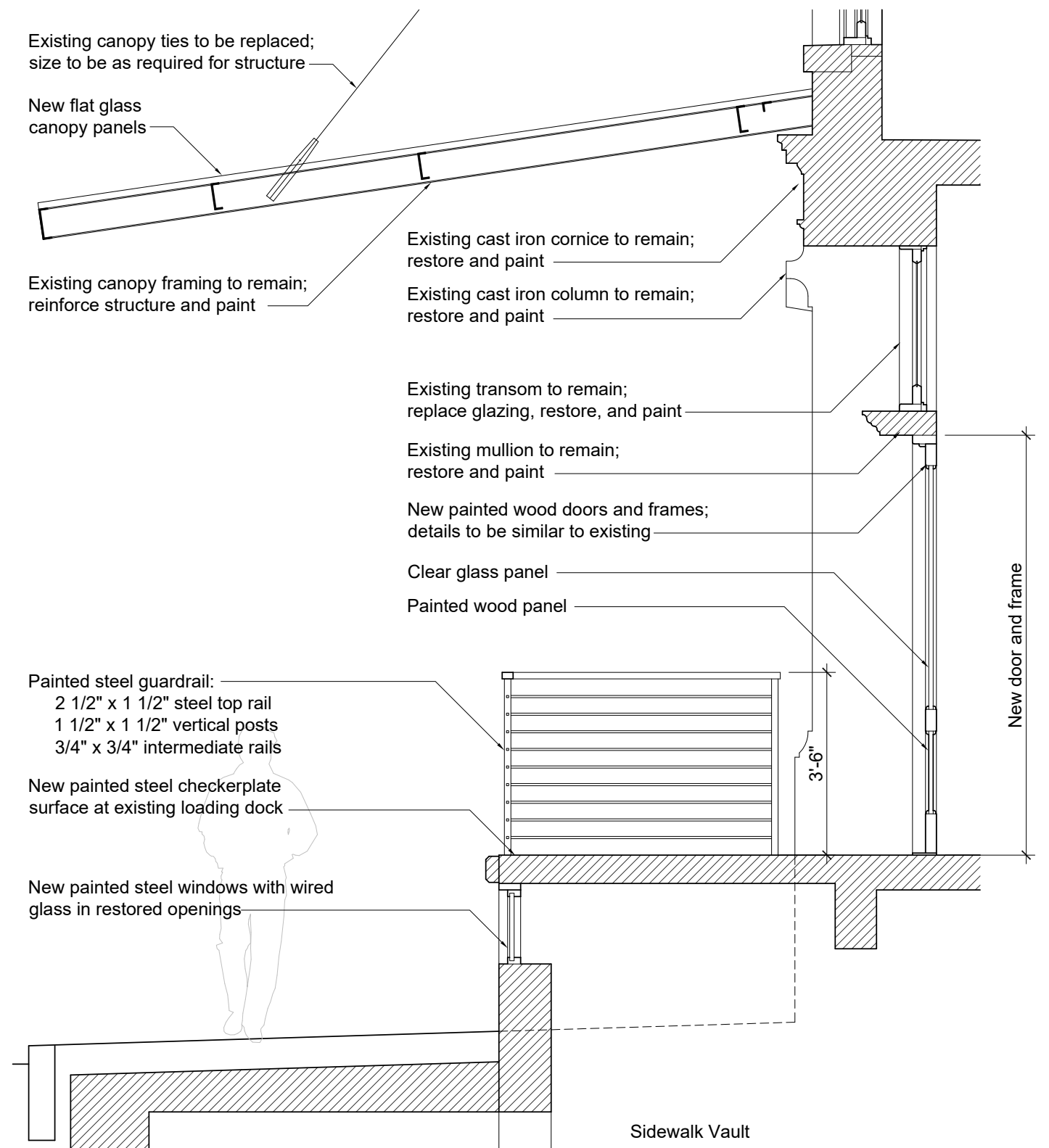
Existing



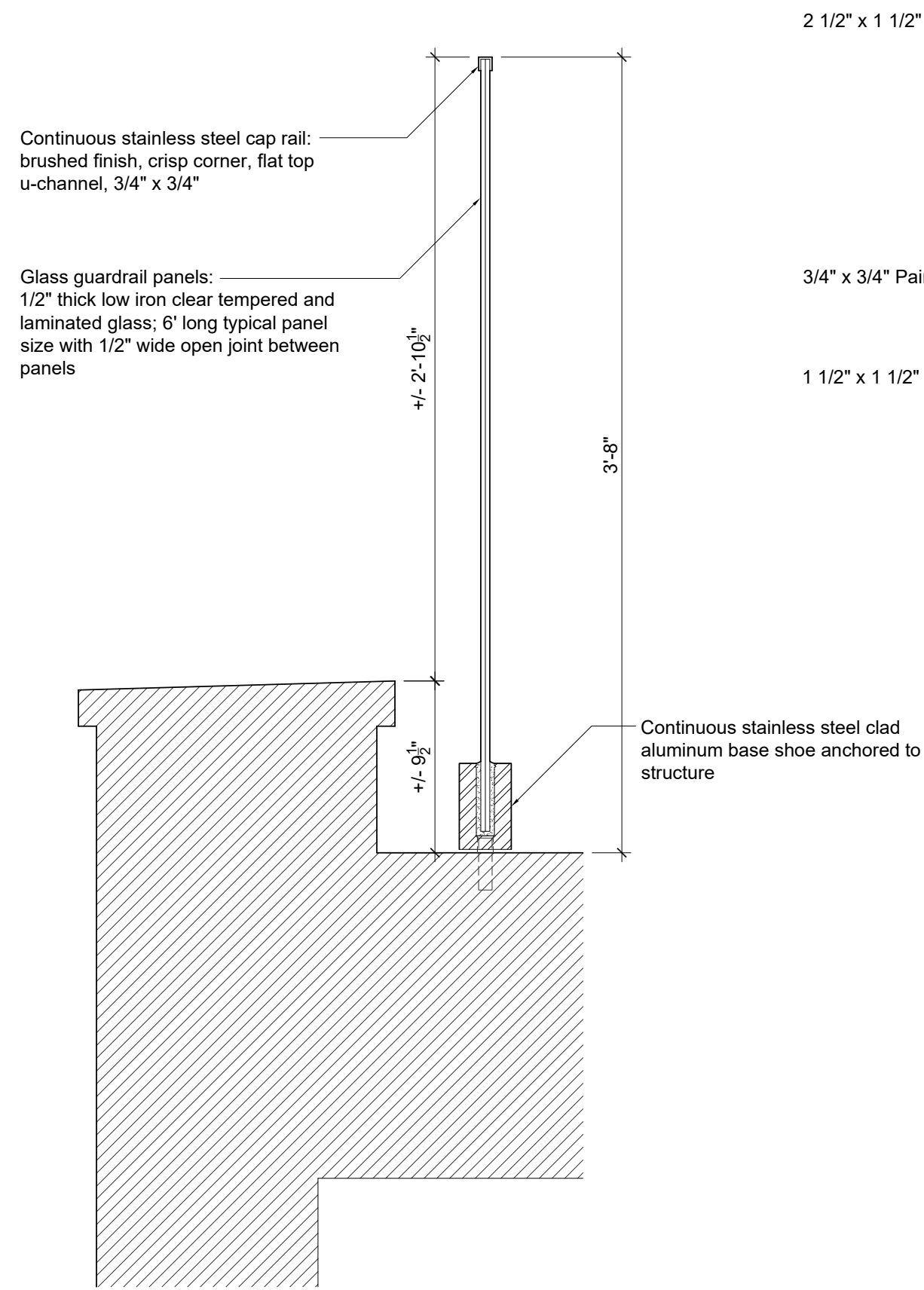
Proposed



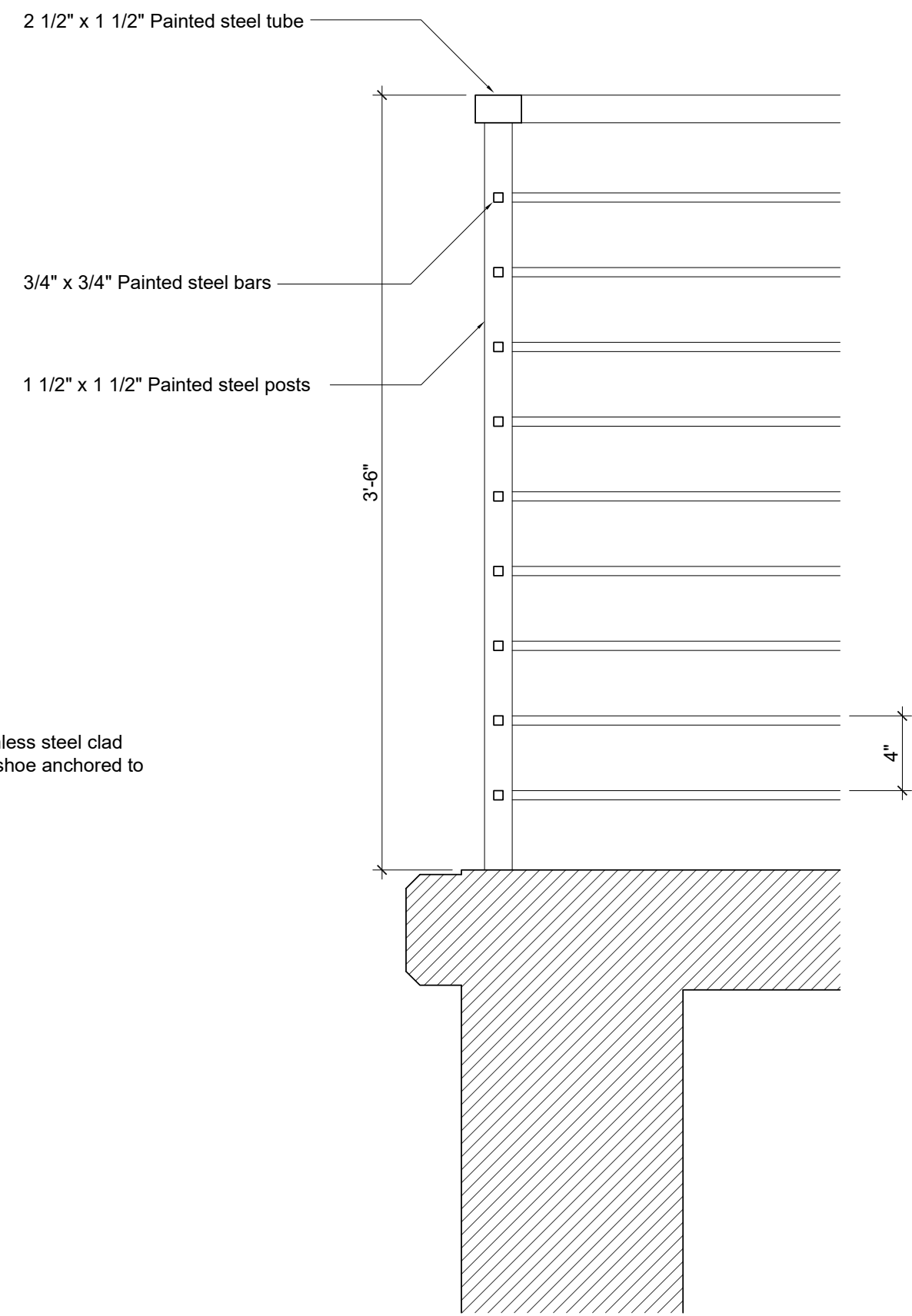
Existing



Proposed



At Roof



At Loading Dock

Thank You

139 Franklin Street

Rawlings *architects*



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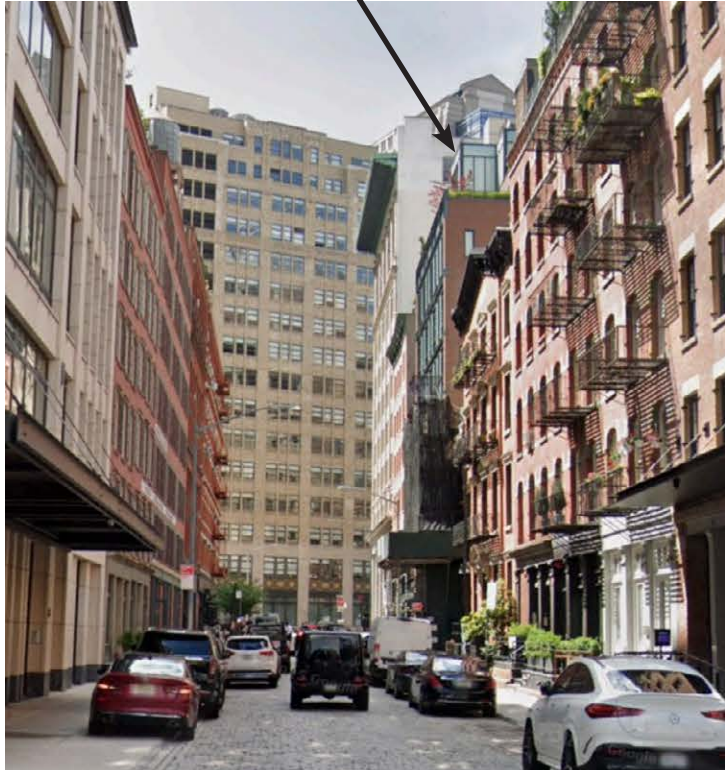
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Appendix

① 15 Leonard Street



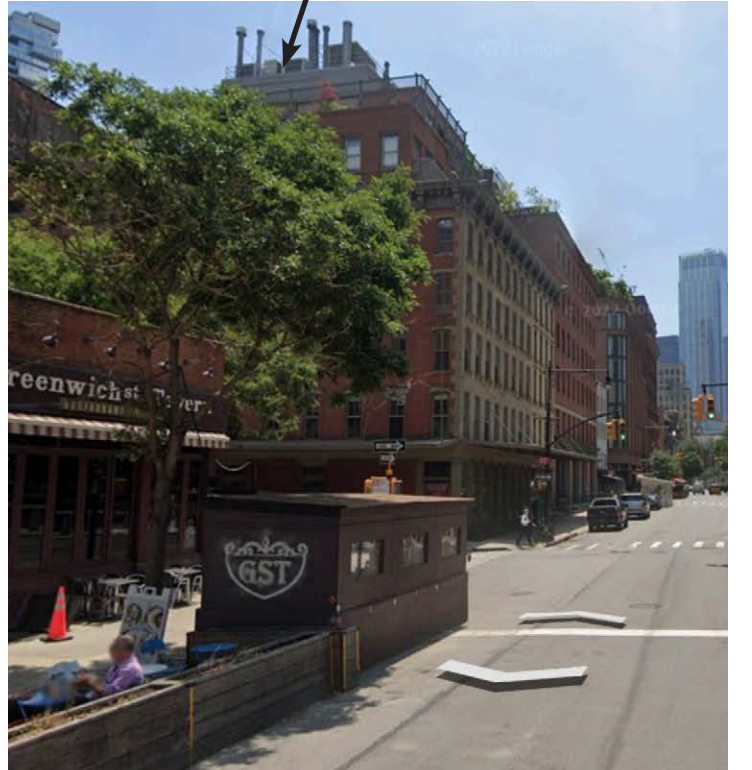
② 31 Leonard Street



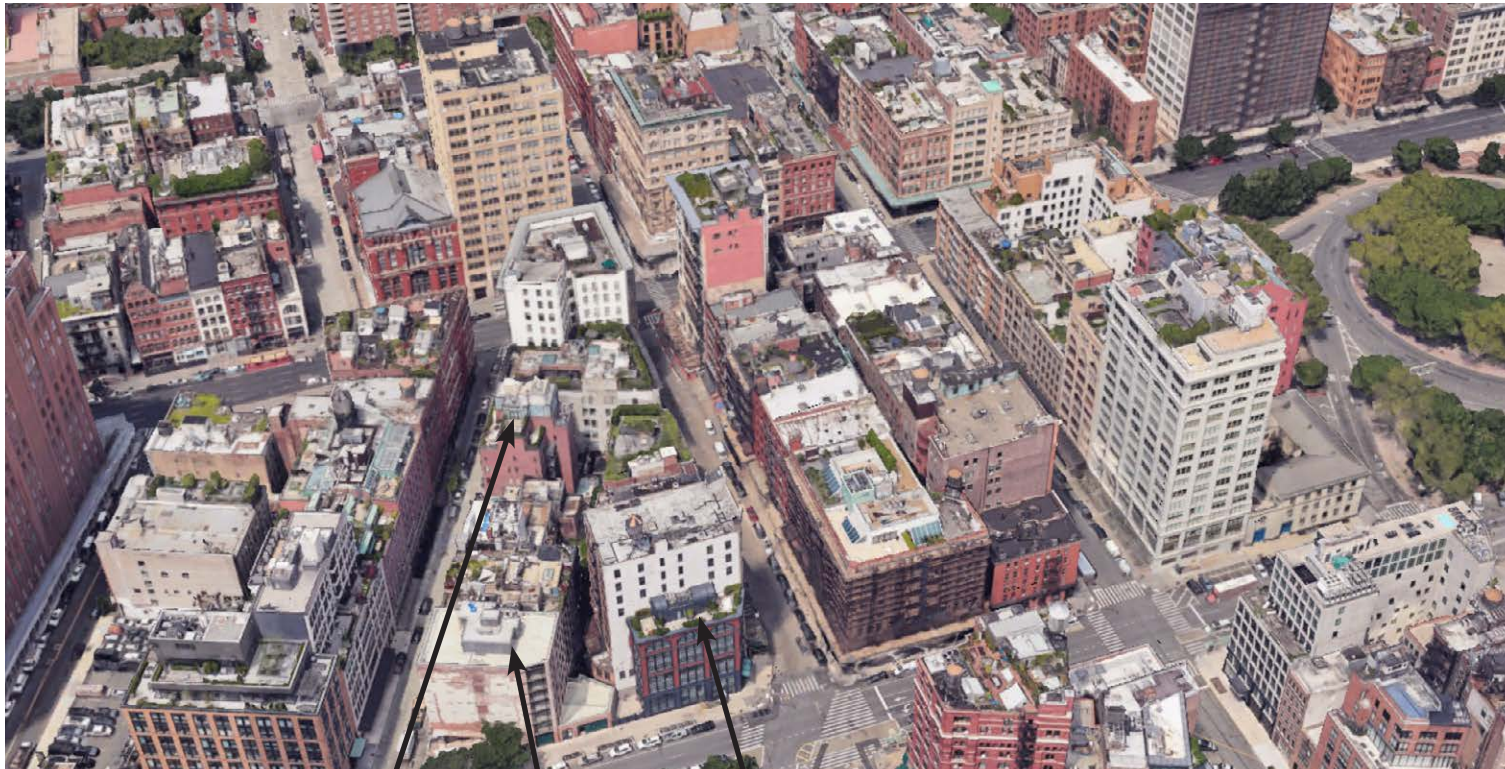
③ 137 Franklin Street



④ 405 Greenwich Street



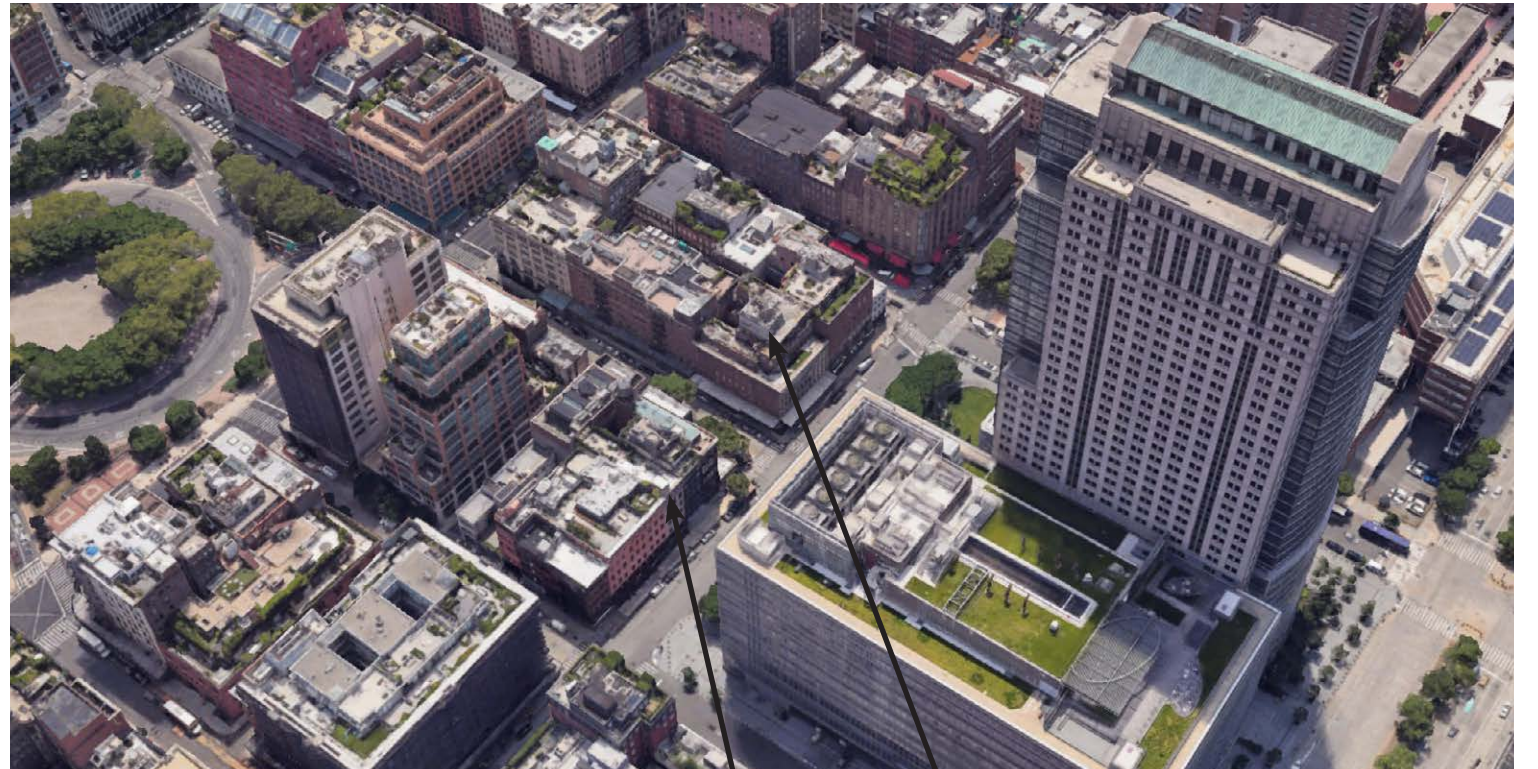
⑤ 387 Greenwich Street



①

②

③



④

⑤

139 Franklin Street

Neighboring rooftop structures

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