

March 17, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-09125

# 139 Thompson Street – Sullivan-Thompson Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 160 677 1007

**Passcode:** 598100

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.

Architecture +  
Engineering +  
Design +  
Restoring +  
Planning +  
Construction



139 Thompson Street  
Landmark Preservation Commission Public Hearing Presentation  
March 17, 2026

# Table of Contents

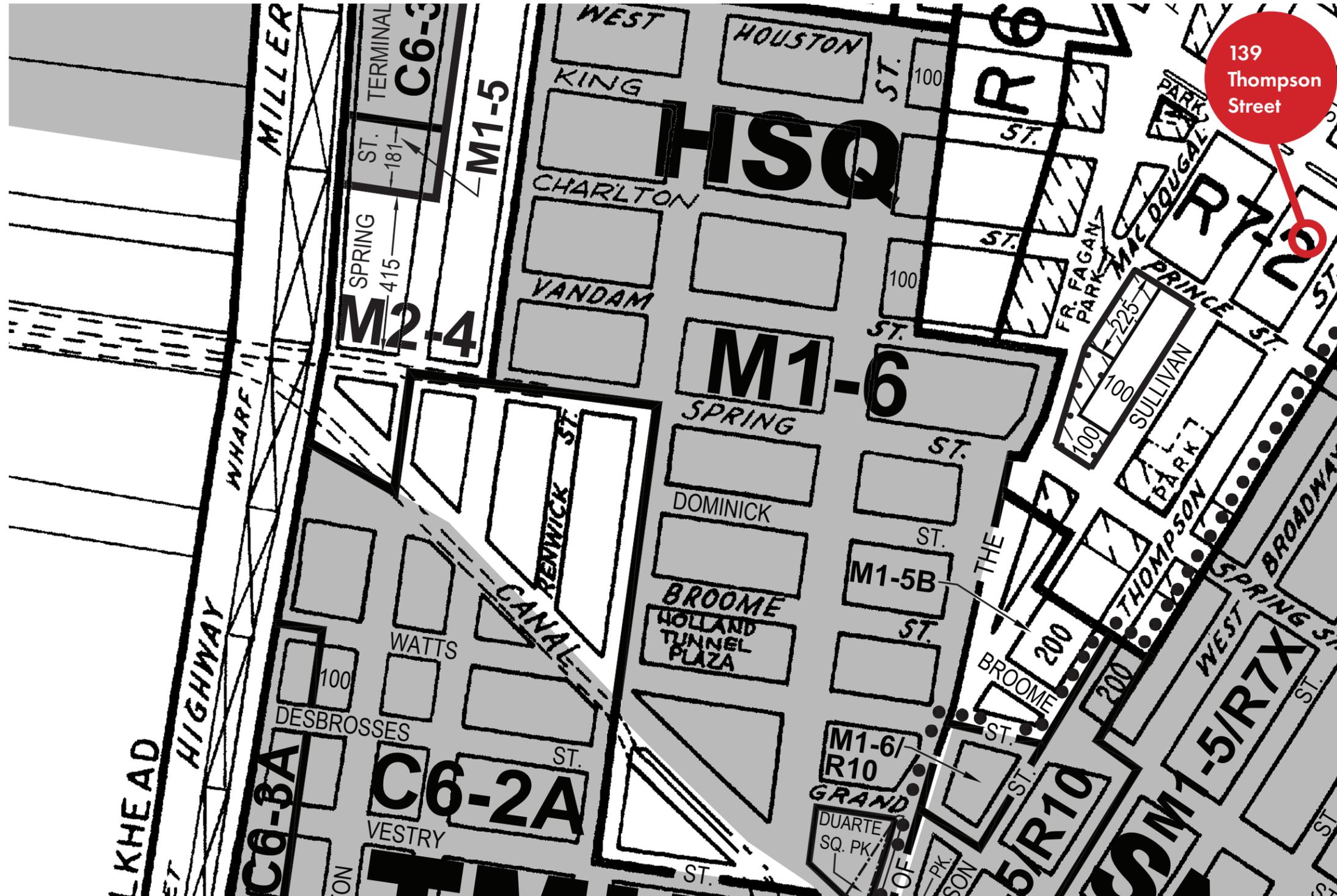
1. History of building up to repair work
2. Required stabilization and intervention
3. Observations & Analysis undertaken
4. CCD1 and its ramifications
5. New configuration and compliance
6. Facade conditions and assessment
7. Proposed reconstruction





# Location Plan

# Zoning Map



## SITE INFORMATION

Address:	139 Thompson Street, New York NY 10012
Cross Street:	Prince & East Houston Street
Block:	517
Lot:	30
Site Area:	2,467 sf. (Frontage 24.67 ft., Depth 100 ft) - Interior Lot - Adjacent Narrow Street (Thompson St, 50ft)
BIN:	1008050
Zoning Map:	12a
Community Board:	102
Community District:	Manhattan Community District 2
Land Use:	Mixed Residential & Commercial Buildings

## DOB

C/O:	No. 58214
Construction Type:	III-Non-Fireproof Structures
Current Uses:	Building Type- R-2 Residential: Apartment House
Occupancy Classification:	Old Law Tenement Class A Multiple Dwelling

## LANDMARKS/ FLOOD ZONE/E-DESIGNATION

Landmarks	Yes (Sullivan-Thompson Historic District)
Flood Zone	No
E-Designation	No
FRESH Zone	No
TRANSIT Zone	No

## ZONING

Zoning District	<b>R7-2</b>
-----------------	-------------

## EXISTING BUILDING INFORMATION

Year Built:	1875
Year Altered:	1987
Multiple Dwelling Classification:	HAEA
Building Height:	55
Building Stories:	5
Dwelling Units:	19
Fire Protection Equipment:	Sprinkler system

## AIR RIGHTS

No record of selling air rights.

# Zoning



## Historic Photos - 137 & 139 Thompson

# 76 Landmark Restoration Projects

- City & Suburban York Ave Estate, MH (26 Buildings)
- 26 West 27th Street, MH
- 27 West 8th Street, MH
- 31 Cornelia Street, MH (Caffe Cino, National Register of Historic Places)
- 37-51 79th street, Queens
- 37-52 80th Street, Queens
- 42 Perry Street, MH
- 48 Perry Street, MH
- 49 Grove Street, MH\*
- 46-01 Skillman Avenue, QU (8 Buildings)
- 51-53 Christopher Street (Stonewall)\*
- 57 Christopher Street, MH\*
- 59 Christopher Street, MH\*
- 61 Christiopher Street, MH
- 66 West 9th Street, MH\*
- 67 Thompson Street, MH
- 74 Charles Street, MH
- 76 Charles Street, MH
- 79 Macdougall Street, MH
- 83 Macdougall Street, MH
- 83-09 35th Avenue, QU
- 110 Christopher Street, MH\*
- 140-154 West 72nd Street, MH
- 146 5th Avenue, MH
- 147 West 85th St, MH
- 149 West 4th St, MH
- 159 West 10th St, MH (Julius' Bar, NYC Individual Landmark)
- 175 West 85th St, MH
- 225 West End Avenue, MH
- 237 West 13th Street, MH
- 260-270 6th Avenue, MH
- 323-325 Bleecker Street, MH
- 425 Rogers Avenue, BK
- 910 West End Avenue, MH
- 585 West End Avenue, MH
- 207 West 14th Street, MH
- 209 West 13th Street, MH
- 162 West 4th Street, MH
- 113 7th Avenue South, MH
- 115-119 Washington Place, MH
- 152 7th Avenue South, MH
- 148 West 72nd Street, MH
- 150 West 72nd Street, MH
- 152 West 72nd Street, MH
- 154 West 72nd Street, MH
- 156 West 72nd Street, MH



\* 57 & 59 Christopher Street



\* 51-53 Christopher Street (Stonewall)  
NYC Individual Landmark, U.S. National Monument

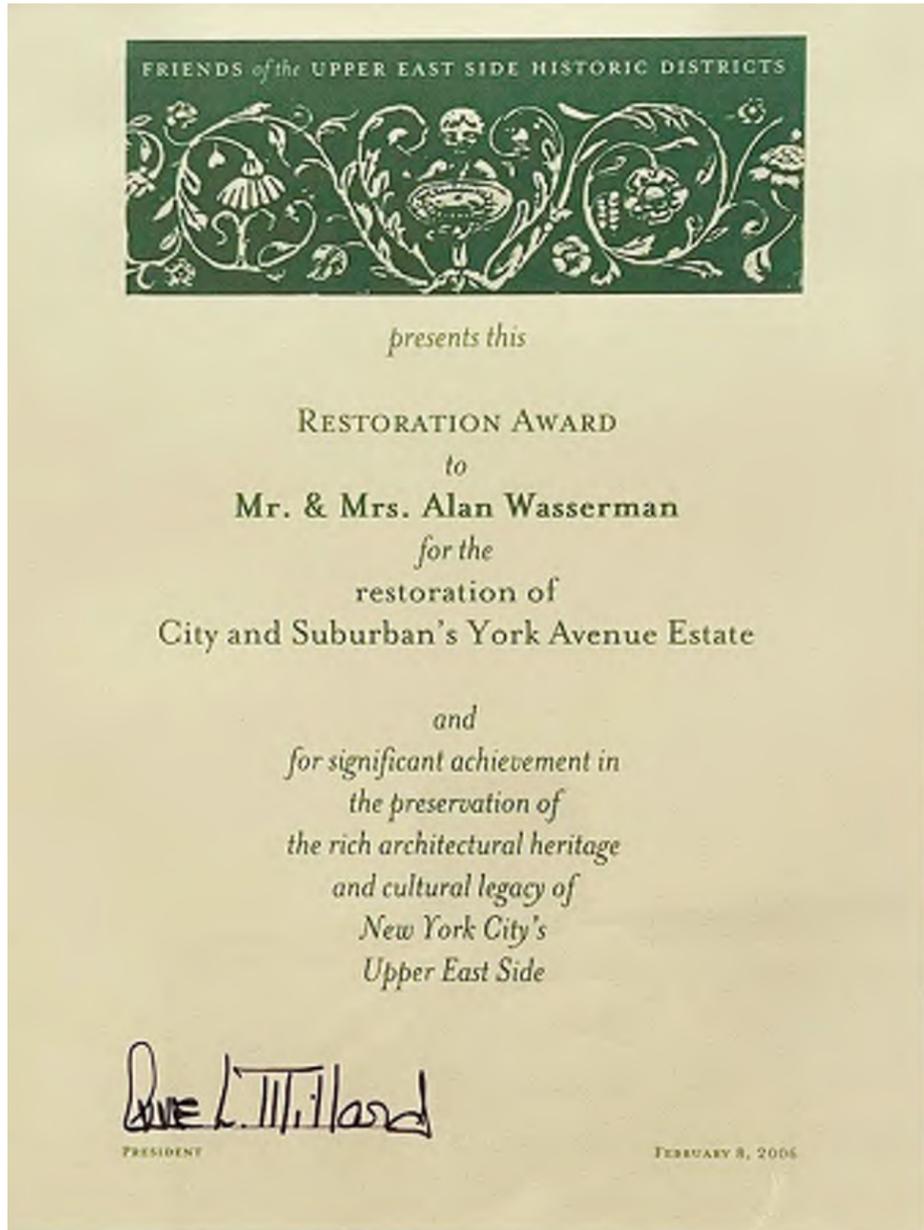


\* 110 Christopher Street

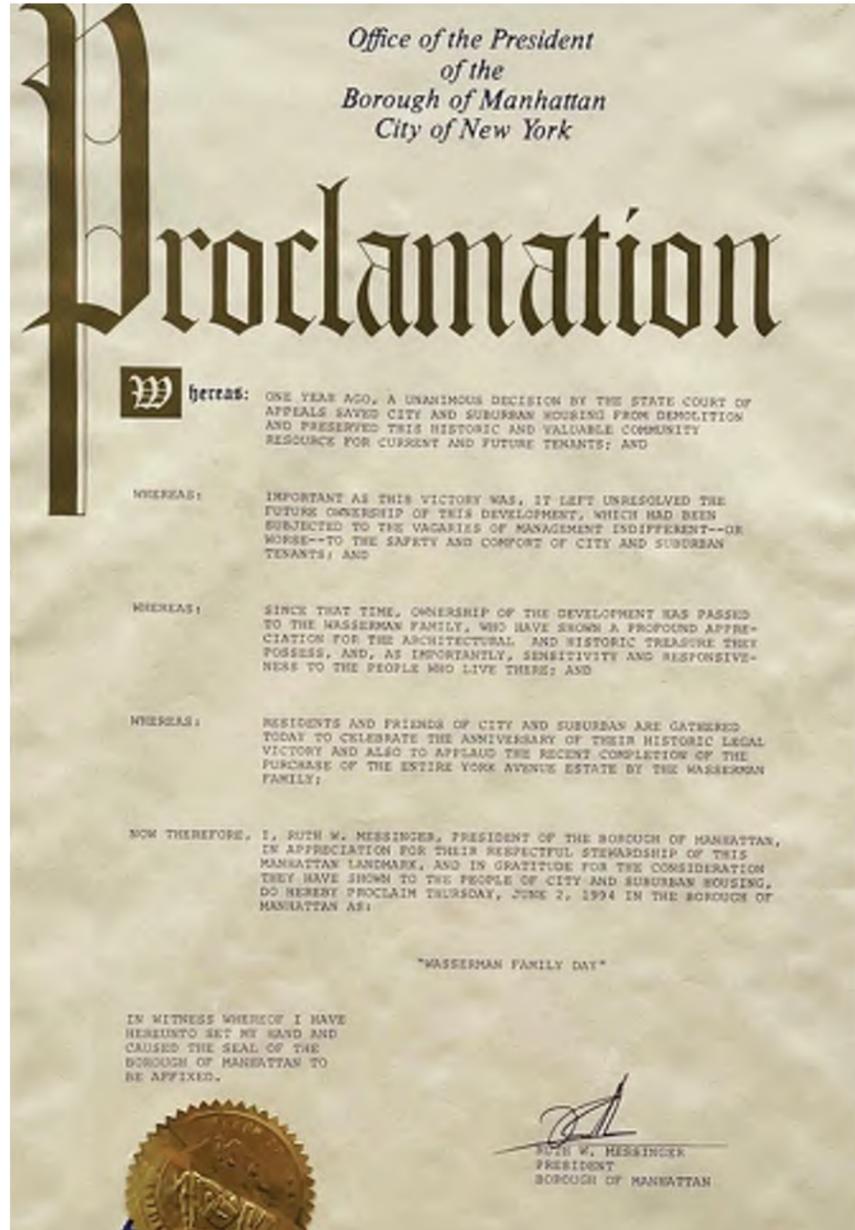


\* 66 West 9th Street

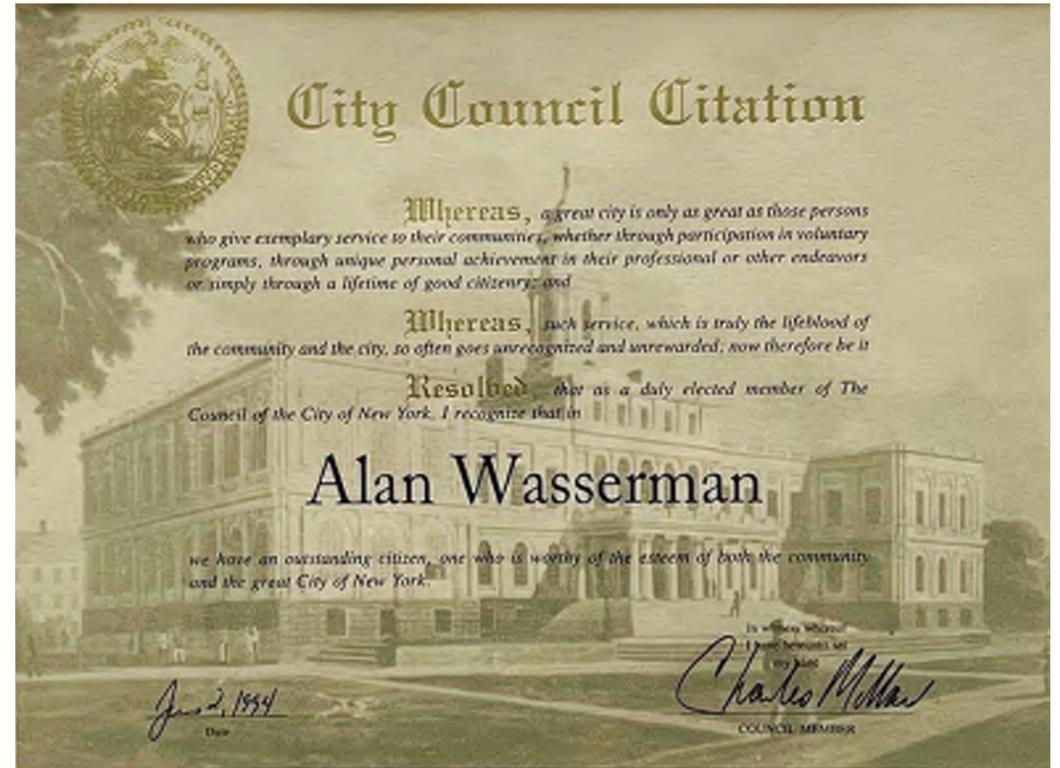
# SW MANAGEMENT LANDMARK RESTORATION PROJECTS



City and Suburban's York Avenue Restoration Award



"Wasserman Family Day" Proclamation for City and Suburban Housing



City Council Citation of Alan Wasserman

# SW MANAGEMENT LANDMARK RESTORATION PROJECTS



14th District • New York

Congresswoman  
**Carolyn Maloney**  
Reports

---

1504 Longworth Building • Washington, DC 20515 • 202-225-7944  
950 3rd Avenue • 19th Floor • New York, NY 10022 • 212-832-6531

---

After an 8 year battle to save City and Suburban, we were able to keep this site from demolition and development. We are grateful to so many today. The war is finally over and we won.

\* We are especially grateful to the Wassermann family, the new owners of City and Suburban, for their dedication in keeping and maintaining affordable housing and the preservation of these beautiful buildings. It is rare that in a city of aggressive building development, we have a family's commitment to service. The Wasserman's caring attitude toward the neighborhood exemplifies that City and Suburban is now a part of their family. We thank you and I thank you for caring.

None of this today would be possible, if it was not for the courage of Betty Cooper Wallerstein and the Coalition to Save City and Suburban. I think we all know that Betty is always there for you, when you need her and today's celebration is proof positive of her unselfish efforts.

Thanks again to all our friends and supporters for helping to accomplish a landmark dream.

Congresswoman Carolyn Maloney Reports  
"We are especially grateful to the Wassermann Family, the new Owners of City and Suburban..."



THE COUNCIL  
OF  
THE CITY OF NEW YORK

CHARLES MILLARD  
COUNCIL MEMBER, 14th DISTRICT

230 BROADWAY  
23RD FLOOR  
NEW YORK, N.Y. 10007  
212-786-7288  
FAX: 212-786-7227

338 E. 73RD STREET  
SUITE C  
NEW YORK, N.Y. 10021  
212-832-9254  
FAX: 212-832-6288

COMMITTEES:  
TRANSPORTATION  
CONSUMER AFFAIRS  
CONTRACTS  
INTERGROUP RELATIONS

---

STATEMENT BY  
COUNCIL MEMBER CHARLES MILLARD  
ON THE LANDMARKING OF THE CITY AND SUBURBAN HOMES

It is truly a dream fulfilled that we stand here today at the unveiling of the plaque which memorializes the landmark status of City and Suburban Homes -- when completed, the largest "model tenement" complex ever built. This landmarking represents what can be accomplished when civic-minded people from all over our region, over 200,000 in all, come together in a common cause with a noble purpose.

I am so sorry that a prior commitment in the city prevents me from joining in this important event. I do, however, want to express my warmest congratulations to the Coalition to Save City and Suburban and Betty Cooper Wallerstein -- whose vigilance and dedication made this day possible. In addition, I would like to wish Alan Wasserman and the Wasserman family good luck and God speed as they embark upon their stewardship of this great housing development.

Our country and our City have dozens of landmarks that reflect the work and lofty achievements of persons who had great wealth or great power. But the vast majority of people who raised their children here, who built our city and who lived and died here are unknown to us and are not honored in our pantheon of landmarks.

The City and Suburban Homes is an historic site, built at a time when city laborers toiled long, exhausting hours and lived in squalid tenements on the Lower East Side. City and Suburban symbolizes in bricks and mortar the birth of social recognition of the dignity of labor and the need for decent affordable housing -- a need we all continue to experience today.

Ours is a wonderful victory for the thousands of preservation groups that looked to us to save City and Suburban, and the hundreds of families who will breath new life into an important part of our history.

Congratulations to all.

Statement by Council Member Charles Millard on the Landmarking of the City and Suburban Homes

## Happy End To a Battle Over Housing



The years-long struggle pitting developers against preservationists over the fate of the City and Suburban housing complex has produced an unplanned dividend. Nearly 700 newly renovated apartments in the landmark buildings -- many with river views -- are coming on the market at modest prices in a neighborhood that has long been short on just that commodity.

The 14 buildings in the complex, bounded by York Avenue, the Franklin D. Roosevelt Drive and 78th and 79th Streets, have six floors; all but one are walk-ups. Most of the studios are renting for \$550 to \$750 a month, with one-bedroom apartments for \$775 to \$1,000, including utilities; all are rent controlled or stabilized. With comparable apartments nearby bringing up to \$190 more, tenant advocates have welcomed the renovations and new neighbors.

The owners say the vacancies are going fast.

"As the contractors finish batches of apartments, they are rented almost immediately," said Alan Wasserman, a partner in City and Suburban's new owners.

The vacancies started accumulating when the developer Peter Kalkow bought the complex in 1984 and tried to evict the residents and raze the structures to build luxury skyscrapers. But the complex was rescued by an official landmark designation, and he lost the property amid bankruptcy. Betty Cooper Wallerstein, who organized the coalition to save the complex, said, "It's a shame the apartments were ware-

housed all this time."

City and Suburban was built by wealthy New Yorkers like Cornelius Vanderbilt in 1901-12 as housing for working-class people to replace the dark, insanitary, firetrap slums of that era. Innovations like private bathrooms and courtyard windows for light and air made the complex a national model.

Last August, 10 of the buildings were bought for \$18 million by 78/79 York Associates, a company run by the Wasserman family of Mt. Vernon. About 300 of those 950 apartments were empty. The new owners renovated them and have filled more than 300. This spring they bought the remaining four buildings for \$13 million. Their riverfront site had been the subject of a second Kalkow demolition plan for an 86-floor tower, a scheme that was blocked in court. Those buildings have an even higher vacancy rate -- more than 300 of their 400 apartments are empty -- but Mr. Wasserman predicted they would be rented within a year.

Marie Berne, chairwoman of the Tenants Association Landmarks Committee, praised the new owners and said: "It's nice to have new blood again. I used to call my place the little house on the prairie because no one was above or below me or on the side. It was a little lonely, like a ghost town."

BRUCE LAMBERT

Vacancies are going fast in the landmark City and Suburban apartment complex on the Upper East Side.

"Happy End To a Battle Over Housing" by Bruce Lambert, The New York Times, July 24, 1994

# SW MANAGEMENT LANDMARK RESTORATION PROJECTS

THE VINCENT ASTOR FOUNDATION  
 405 PARK AVENUE  
 NEW YORK, N.Y. 10022-4456  
 (212) 759-4110

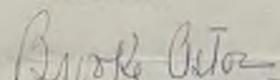
November 11, 1993

Mr. Stanley Wasserman and  
 Mr. Alan Wasserman  
 100 Stevenson Avenue, 3rd Floor  
 Mt. Vernon, New York 10550

Dear Messrs. Wasserman:

Kathy Wylde at the Housing Partnership has told us the marvelous news that you have acquired the remaining four buildings in the City & Suburban complex. As you may know, the Astor Foundation has been involved for a long time in trying to preserve the buildings, and we are delighted to know that they are now in the hands of people who will take good care of them and who will ensure that they are affordable for tenants of modest means.

I send my congratulations and all good wishes.

Sincerely,  
  
 Mrs. Vincent Astor  
 President

/fkj

Congratulations Letter from The Vincent Astor Foundation

30 ROCKEFELLER PLAZA  
 NEW YORK, N.Y. 10112

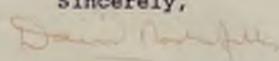
Room 5600 (212) 649-5600

November 12, 1993

Dear Messrs. Wasserman:

I have just learned from Kathy Wylde of the New York City Housing Partnership that you have acquired full ownership of the building on the City and Suburban York Avenue Estate and that you plan to rehabilitate this historic complex. It should be a very good thing for the City from many points of view.

As one who has long been interested in affordable housing in the city as well as in the Housing Partnership, I am delighted that you have given them an opportunity to participate with you in developing the project. I hope it turns out to be successful from every point of view. Congratulations on your initiative.

Sincerely,  
  
 David Rockefeller

Messrs. Stanley and Allen Wasserman  
 100 Stevenson Avenue, Third Floor  
 Mt. Vernon, New York 10550

Congratulations Letter from David Rockefeller

THE CITY OF NEW YORK  
 OFFICE OF THE PRESIDENT  
 OF THE  
 BOROUGH OF MANHATTAN

MUNICIPAL BUILDING  
 NEW YORK, N.Y. 10007  
 (212) 669-6300

RUTH W. MESSINGER  
 BOROUGH PRESIDENT

August 25, 1993

Alan Wasserman  
 Stanley Wasserman Real Estate  
 100 Stevens Avenue, Third Floor  
 Mount Vernon, New York 10550

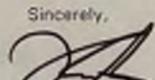
Dear Mr. Wasserman,

Or shall I simply call you Santa?

If your generous and classy, "How do you do?" fruit basket is any indication of what the tenants of City and Suburban should expect, then I must conclude that they are in for quite a heavenly tenancy under your proprietorship. Given the highly contentious relationship between the tenants and their former landlord and the abuses they had to endure, this new beginning is truly welcome.

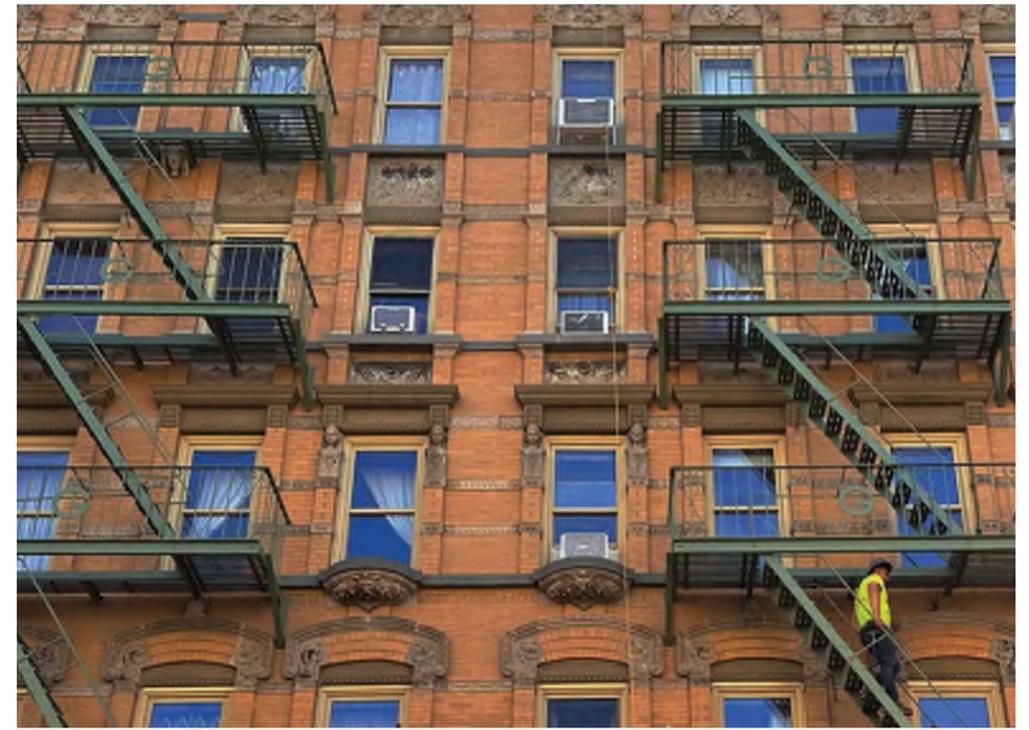
City and Suburban is one of our most precious gems and I have fought hard to maintain its luster and its integrity as a community. I supported its landmark designation at the final Board of Estimate meeting and opposed the plan to demolish four of the buildings. I opposed removal of City and Suburban from the list of properties eligible for listing on the National Register of Historic Places. I lobbied the city to refrain from appealing its landmark designation and supported its complete - not partial - designation. How sweet it is to see our efforts and persistence rewarded with so sensitive and practical a stewardship as yours.

It is our custom at the Borough President's office to publicly recognize those individuals and institutions who augment our borough's quality of life and to honor them with a proclamation or citation. However, my staff has indicated to me that you would prefer to wait until you "finish the job," after you have fully restored the 250 warehoused apartments and made them available to the public before accepting any such accolades. Well, you've just earned yourself a few more superlatives Mr. Wasserman, and I look forward to the day when I can deliver them to you in person. Please keep me advised of your progress so we may plan accordingly. Good luck and good going.

Sincerely,  
  
 Ruth W. Messinger

Congratulations Letter from The Borough Office of Manhattan

# SW MANAGEMENT LANDMARK RESTORATION PROJECTS



\* 49 Grove Street  
Cast Stone Institute Design Excellence Award Restoration

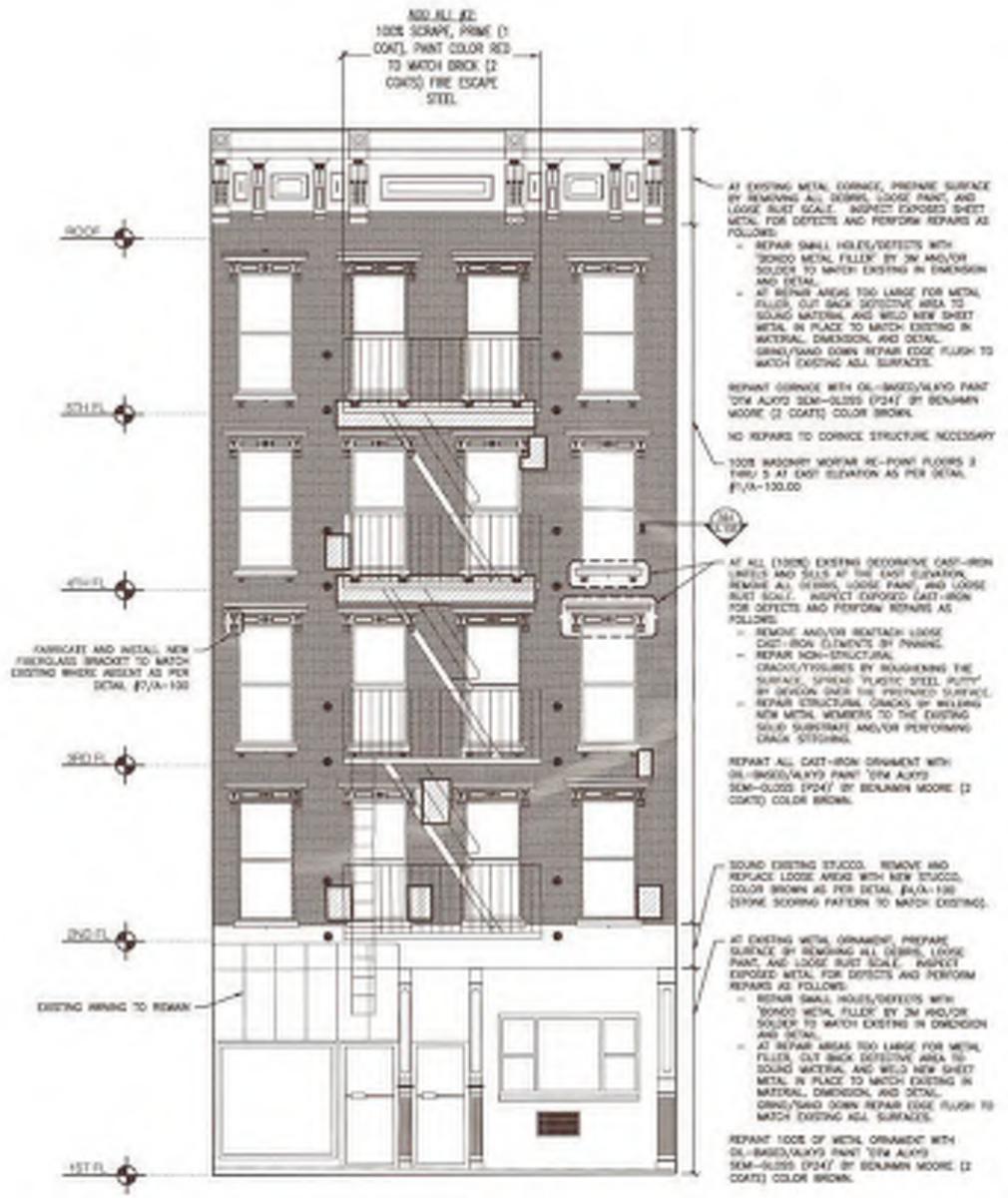
# SW MANAGEMENT LANDMARK RESTORATION PROJECTS

1875		<b>Building constructed</b>
1940		Demolition of the adjacent northern building exposes the subject building's party wall <b>(85+ years of exposure to date)</b>
September 11, 2007		<b>Property acquired by SW</b>
December 13, 2016		<b>LPC Designation of Sullivan-Thompson Historic District</b>
2017		SW initiates formal capital planning and condition assessments <b>(10 years after acquisition; 142 years after original construction)</b>
July 25, 2018		LPC approval advised following public hearing (July 24, 2018)
January 16, 2019		LPC permit issued (COFA-19-29746) • LPC materials sample approvals obtained: Brick and mortar repairs (street and secondary elevations), Fire escape paint, Wood window trim, Sealants, Fiberglass mock-ups for cast-iron replica elements
March 21, 2019		DOB permit approved, originally filed on April 19, 2018 (Application #123441784)
July 12, 2019		DOB work permit pulled
August 14, 2019		<b>Independent second-opinion structural review recommended vacating the building (No DOB/HPD violations prior to this date)</b>
2019–2021		Temporary stabilization measures implemented, including interior and roof-level shoring
March 31, 2021		DOB approval granted for full-height shoring at north and south elevations, originally filed on March 25, 2021 (Application #123441784, PAA#1)
October		
–December 2021		Tenants relocated and full shoring installed to allow safe investigation
2021–2022		Expanded probing, testing, and investigation performed
April 18, 2023		Architectural package for full reconstruction submission to LPC
May 16, 2023		Resubmission of reports - includes: L&M Report (May 1, 23), MRCE Report (April 27,23) and edg Conditions Report (Feb 6, 23)
December 6, 2023		Site visit with LPC and a consulting engineer (John Weiss, Winnie Chau, Don Friedman)
March 2, 2025		LPC initial submission with the design of the reconstruction plan
April 2, 2025		LPC Material Checklist including DOB Zoning approval Requirement
September, 2025		<b>DOB Zoning Approval (Construction Code-compliant structure)</b>
October 15		
& November 12, 2025		LPC review for CB Hearing
December 19, 2025		Meeting with LPC to run through final comments prior to CB2 Meeting
January 21, 2026		Community Board Public Hearing
February 20, 2026		Presentation review for LPC Hearing

# HISTORY/TIMELINE OF THE BUILDING



2 EXISTING EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



2A PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

NO.	DATE	COMMENT
00	12-10-2018	FOR CONSTRUCTION
00	07-30-2018	FOR CONSTRUCTION
00	06-07-2018	FOR CONSTRUCTION

ISSUE DATES

FACADE REPAIRS & STAIRWELL REINFORCING

139 THOMPSON STREET  
 NEW YORK, NY

EXISTING & PROPOSED EAST ELEVATION

PROJECT: 171028  
 DRAWN BY: TS  
 CHECKED BY: CL  
 DESIGNED BY: AS  
 DRAWING: A-002.00  
 3 of 17



# LPC APPROVAL - FACADE RESTORATION

NO.	DATE	COMMENT
00	12-10-2018	FOR CONSTRUCTION
00	07-30-2018	FOR CONSTRUCTION
00	06-07-2018	FOR CONSTRUCTION

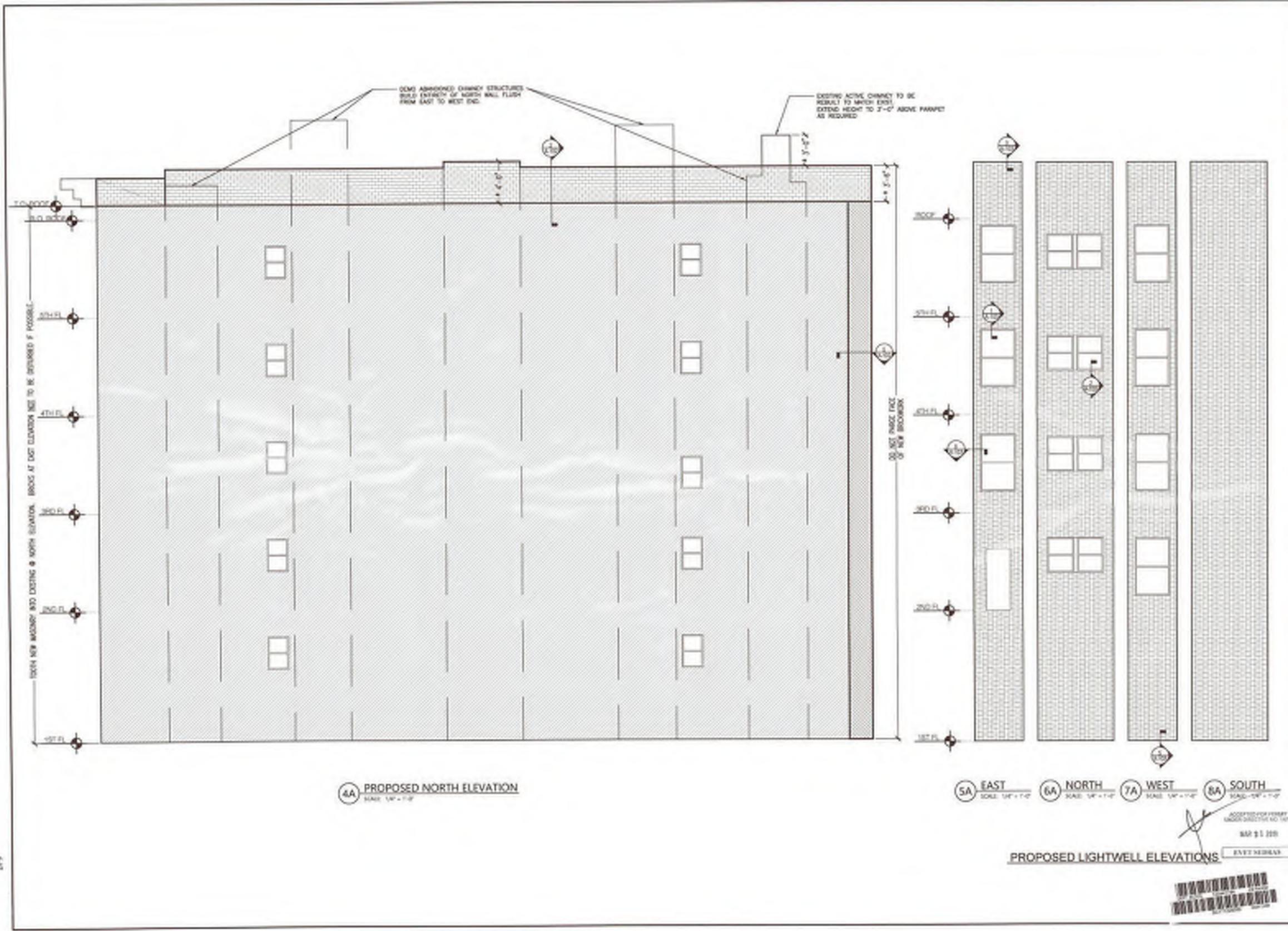
ISSUE DATES

FACADE REPAIRS & STAIRWELL REINFORCING

139 THOMPSON STREET  
 NEW YORK, NY

PROPOSED NORTH & LIGHTWELL ELEVATIONS

PROJECT: 171028  
 DRAWN BY: TS  
 CHECKED BY: CL  
 DESIGNED BY: AS  
 DATE: MAR 21 2018  
 A-005.00  
 6 of 12



# LPC APPROVAL - FACADE RESTORATION



# LPC APPROVAL - MATERIALS (DOCKET# LPC-19-29746)

2014



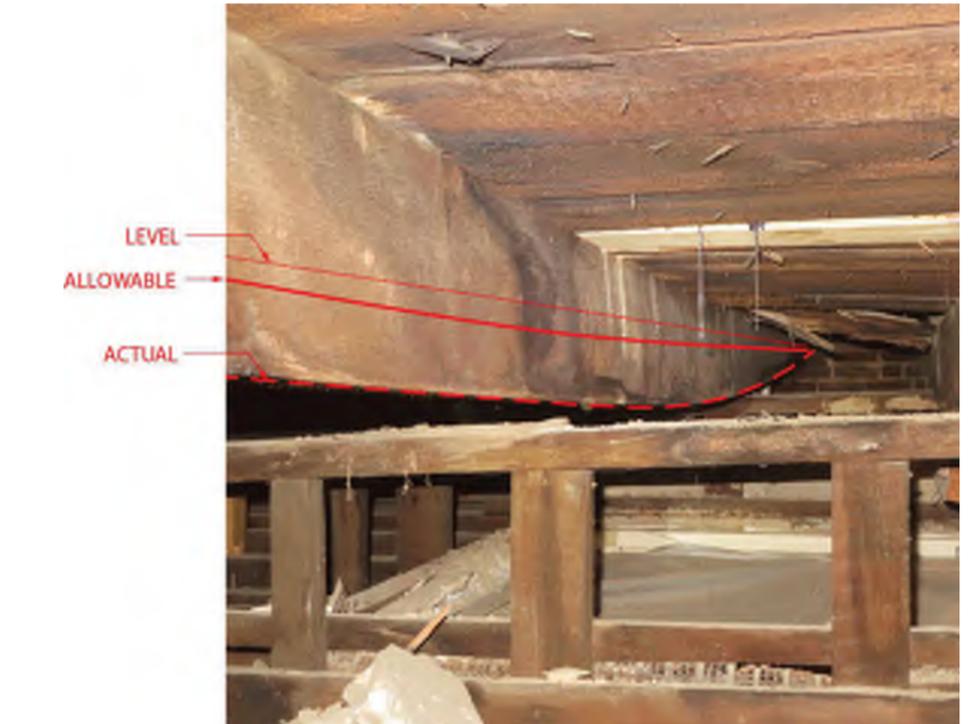
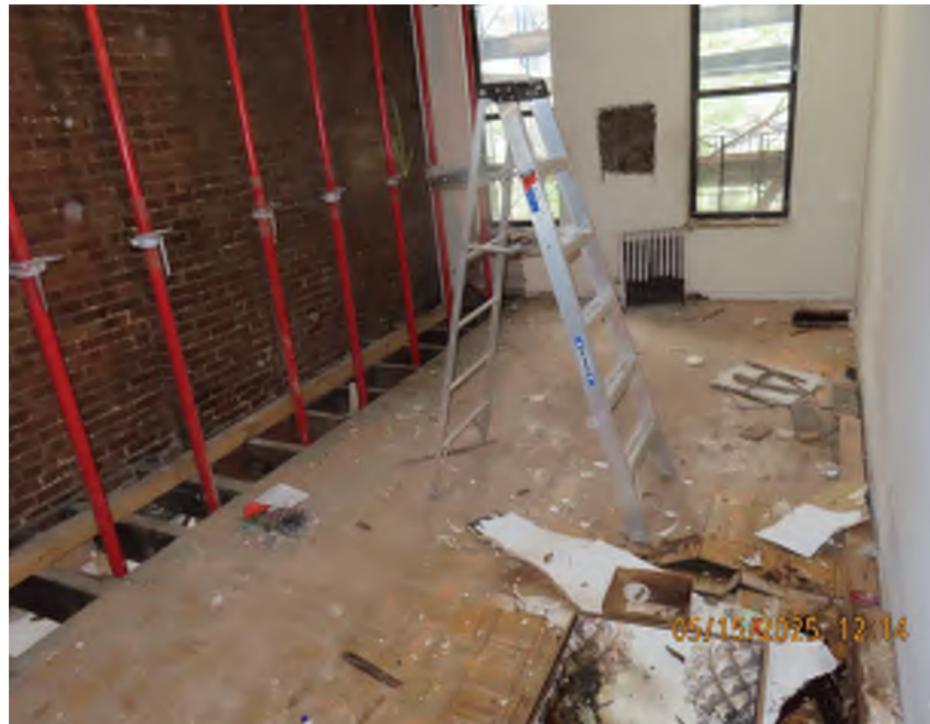
2019-PRESENT



Existing Street View - 139 Thompson

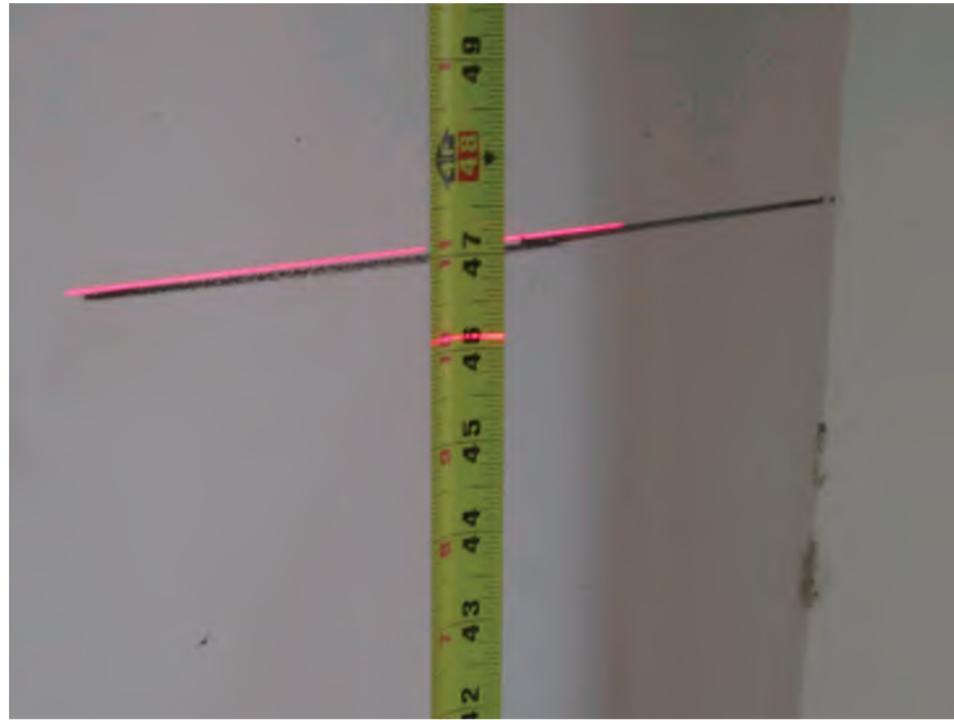


TILTED STAIRS DUE TO EXCESSIVE FLOOR JOIST DEFLECTIONS

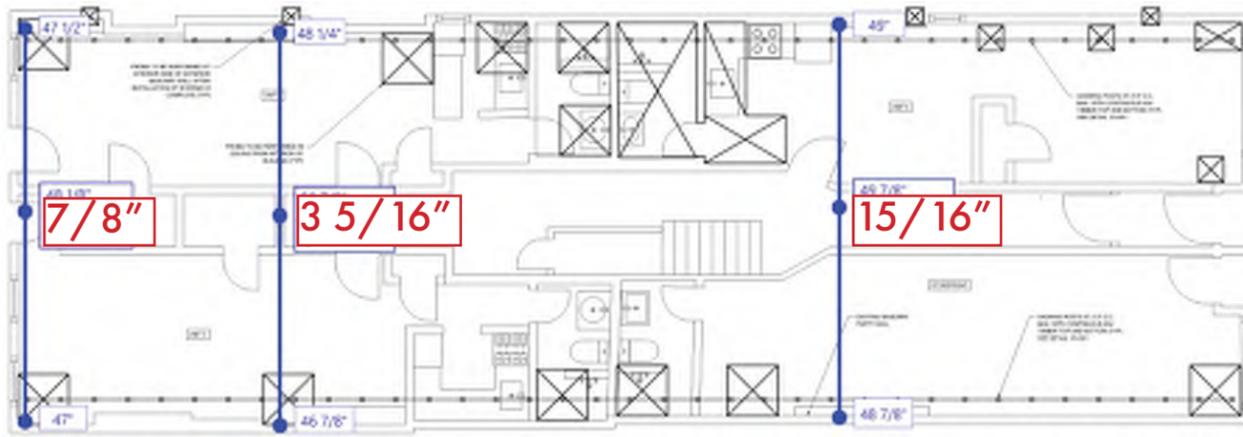


FLOOR JOIST DEFLECTION

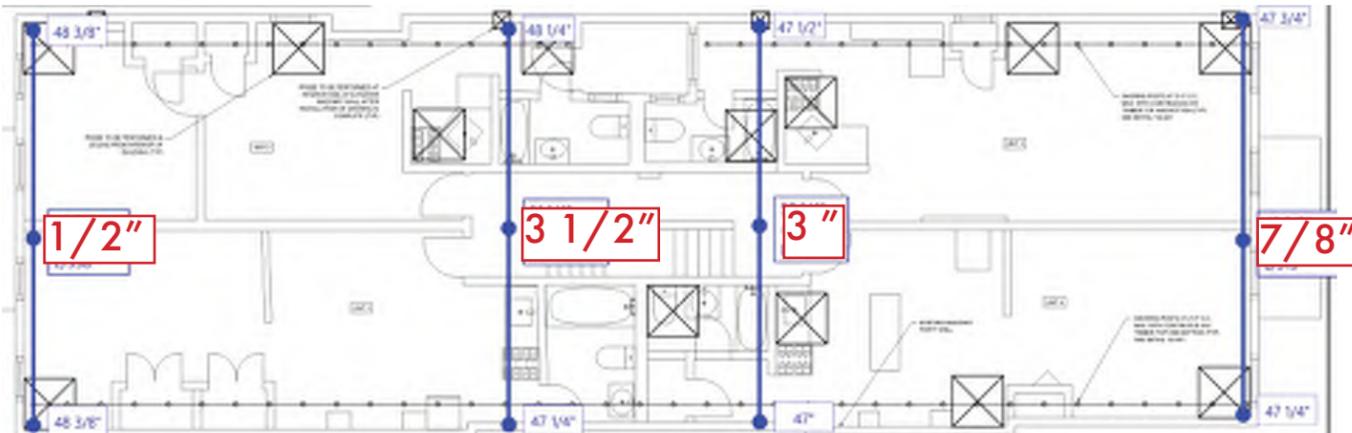
# Existing Conditions



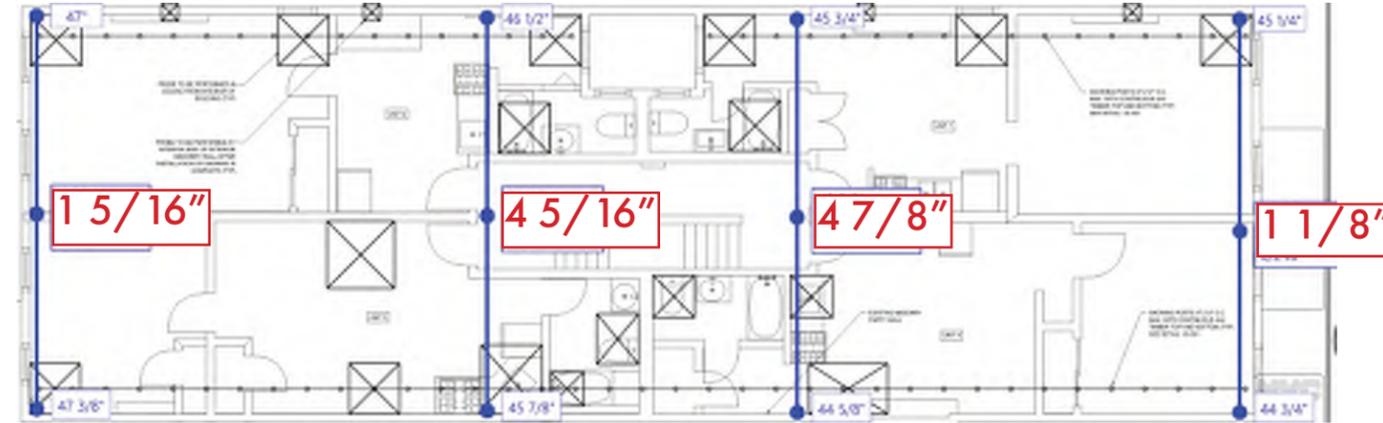
## Joist Deflection and Measurement



1ST FLOOR JOIST DEFLECTION MEASUREMENTS



2ND FLOOR JOIST DEFLECTION MEASUREMENTS

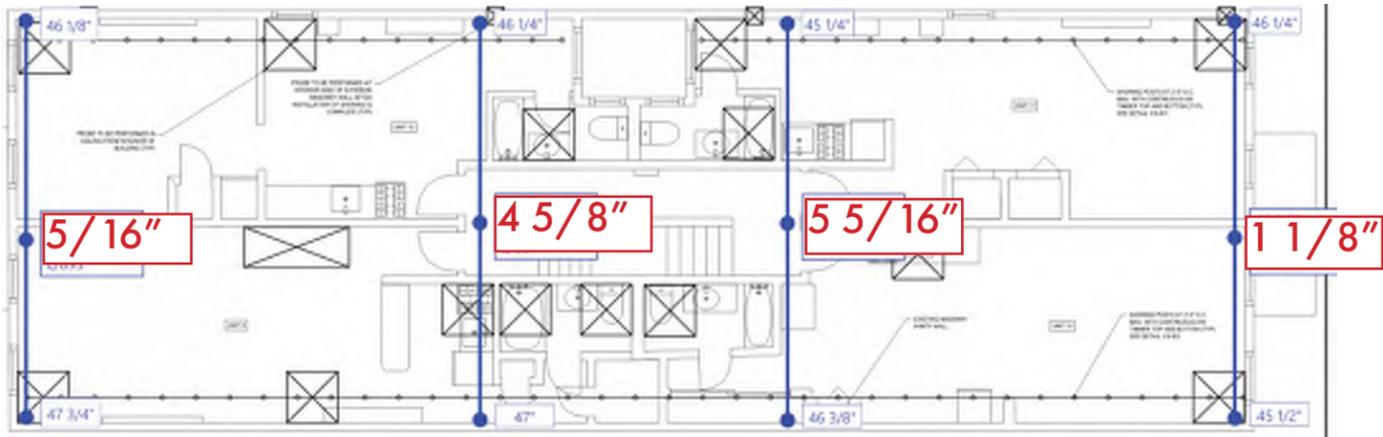


3RD FLOOR JOIST DEFLECTION MEASUREMENTS

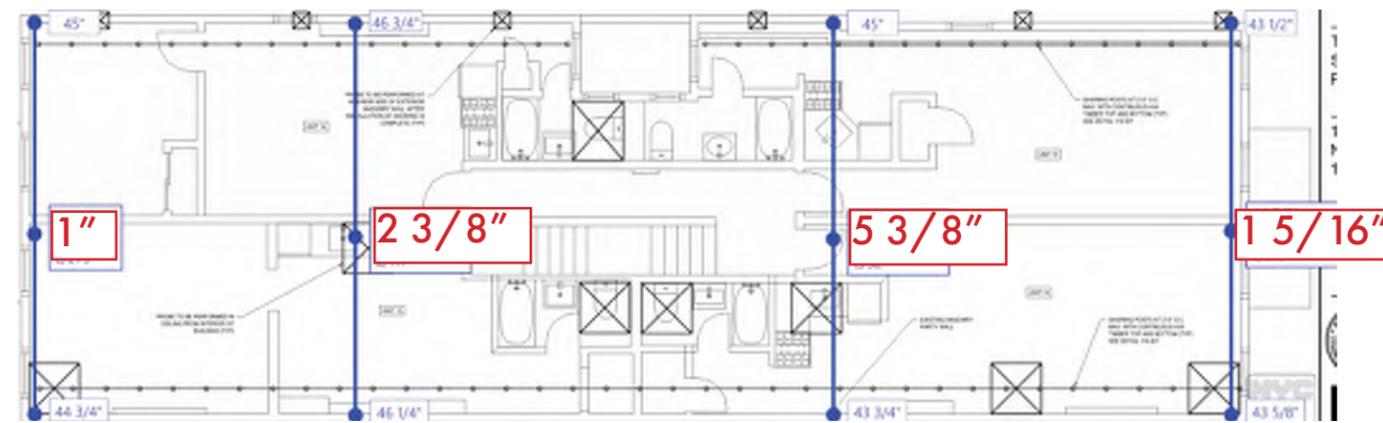
FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47 1/2	47	47 1/4	48 1/8	7/8	319
2	48 1/4	46 7/8	47 9/16	50 7/8	3 5/16	84
3	49	48 7/8	48 15/16	49 7/8	15/16	298
SECOND FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	48 3/8	48 3/8	48 3/8	48 7/8	1/2	558
2	48 1/4	47 1/4	47 3/4	51 1/4	3 1/2	80
3	47 1/2	47	47 1/4	50 1/4	3	93
4	47 3/4	47 1/4	47 1/2	48 3/8	7/8	319
THIRD FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47	47 3/8	47 3/16	48 1/2	1 5/16	213
2	46 1/2	45 7/8	46 3/16	50 1/2	4 5/16	65
3	45 3/4	44 5/8	45 3/16	49 5/8	4 7/16	63
4	45 1/4	44 3/4	45	46 1/8	1 1/8	248
FOURTH FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	46 1/8	47 3/4	46 15/16	47 1/4	5/16	893
2	46 1/4	47	46 5/8	51 1/4	4 5/8	60
3	45 1/4	46 3/8	45 13/16	51 1/8	5 5/16	53
4	45 1/4	45 1/2	45 3/8	46 1/2	1 1/8	248
FIFTH FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	45	44 3/4	44 7/8	45 7/8	1	279
2	46 3/4	46 1/4	46 1/2	48 7/8	2 3/8	117
3	45	43 3/4	44 3/8	49 3/4	5 3/8	52
4	43 1/2	43 5/8	43 9/16	44 7/8	1 5/16	213

FLOOR JOIST DEFLECTION MEASUREMENT TABLE

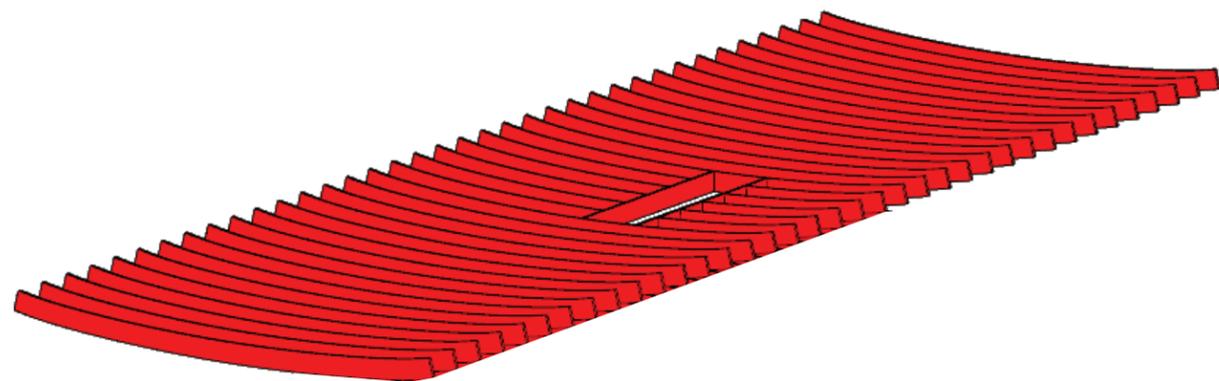
# Existing Conditions



4TH FLOOR JOIST DEFLECTION MEASUREMENTS



5TH FLOOR JOIST DEFLECTION MEASUREMENTS

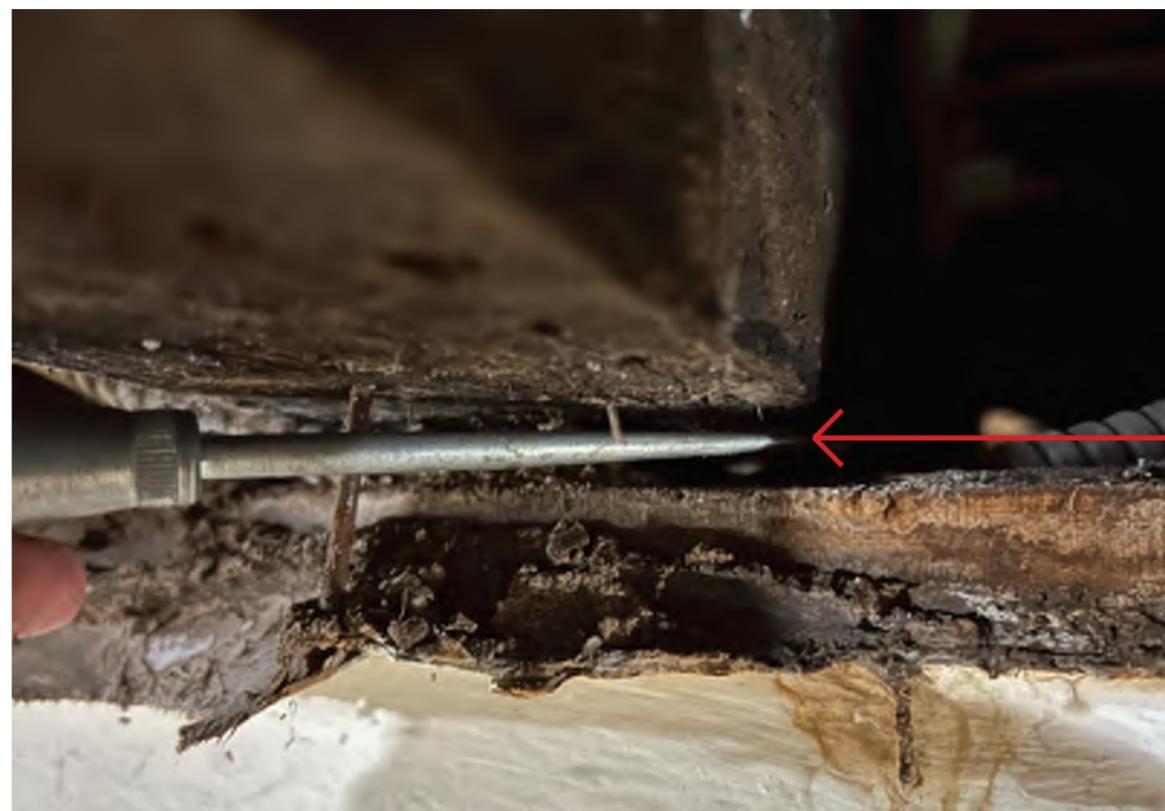


FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47 1/2	47	47 1/4	48 1/8	7/8	319
2	48 1/4	46 7/8	47 9/16	50 7/8	3 5/16	84
3	49	48 7/8	48 15/16	49 7/8	15/16	298
SECOND FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	48 3/8	48 3/8	48 3/8	48 7/8	1/2	558
2	48 1/4	47 1/4	47 3/4	51 1/4	3 1/2	80
3	47 1/2	47	47 1/4	50 1/4	3	93
4	47 3/4	47 1/4	47 1/2	48 3/8	7/8	319
THIRD FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47	47 3/8	47 3/16	48 1/2	1 5/16	213
2	46 1/2	45 7/8	46 3/16	50 1/2	4 5/16	65
3	45 3/4	44 5/8	45 3/16	49 5/8	4 7/16	63
4	45 1/4	44 3/4	45	46 1/8	1 1/8	248
FOURTH FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	46 1/8	47 3/4	46 15/16	47 1/4	5/16	893
2	46 1/4	47	46 5/8	51 1/4	4 5/8	60
3	45 1/4	46 3/8	45 13/16	51 1/8	5 5/16	53
4	45 1/4	45 1/2	45 3/8	46 1/2	1 1/8	248
FIFTH FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	45	44 3/4	44 7/8	45 7/8	1	279
2	46 3/4	46 1/4	46 1/2	48 7/8	2 3/8	117
3	45	43 3/4	44 3/8	49 3/4	5 3/8	52
4	43 1/2	43 5/8	43 9/16	44 7/8	1 5/16	213

FLOOR JOIST DEFLECTION MEASUREMENT TABLE

# Existing Conditions

Analysis Summary Table					
	Allowable % Capacity	Typical Floor Joist	Typical Header Joist	Typical Trimmer Joist	Notched Floor Joist
Avg. Member Size		2 3/4 x 8 3/4	2 3/4 x 8 3/4	3 1/2 x 9	3 x 8 1/2
Bending % Capacity Utilization	100%	177%	136%	738%	110%
Shear % Capacity Utilization	100%	37%	63%	132%	60%
Deflection Actual/Allowable (Inches)		3.05"/1.19"	0.67"/0.61"	12.54"/1.20"	0.34"/0.41"
Compression % Capacity Perpendicular to the Grain (Bearing End)	100%	21%	31%	76%	N/A



JOIST NOT BEARING ON CENTER WALLS

## Existing Conditions



CURRENT CONDITION OF INTERIOR (TYPICAL)



CURRENT CONDITION AT CELLAR



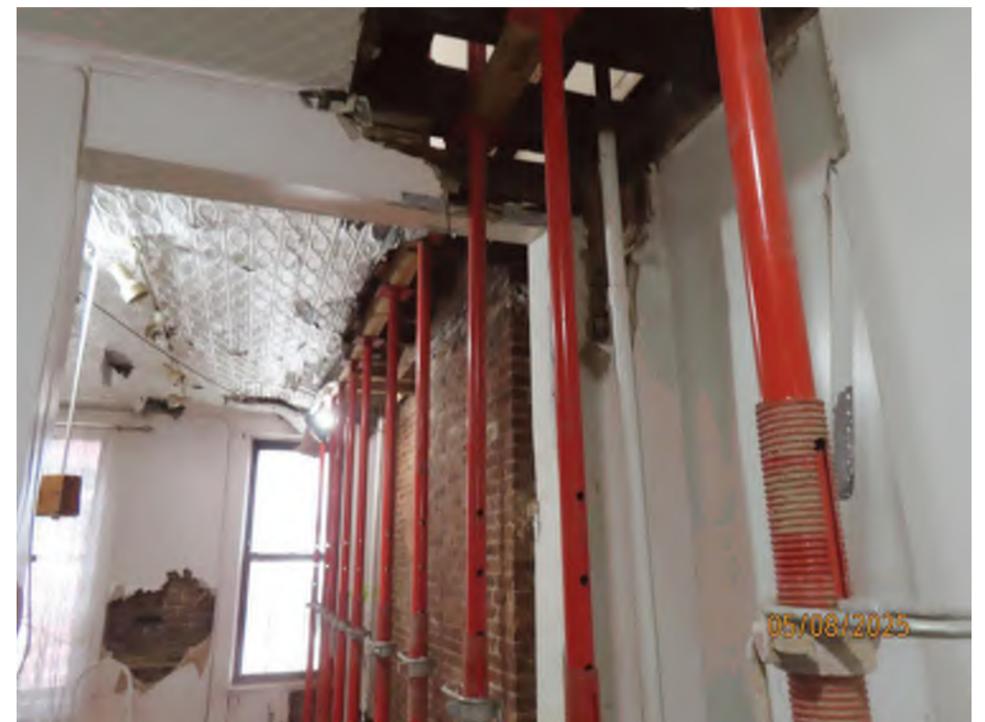
SHORING JACKS (DETAIL)



SHORING JACKS SPANNING TWO FLOORS

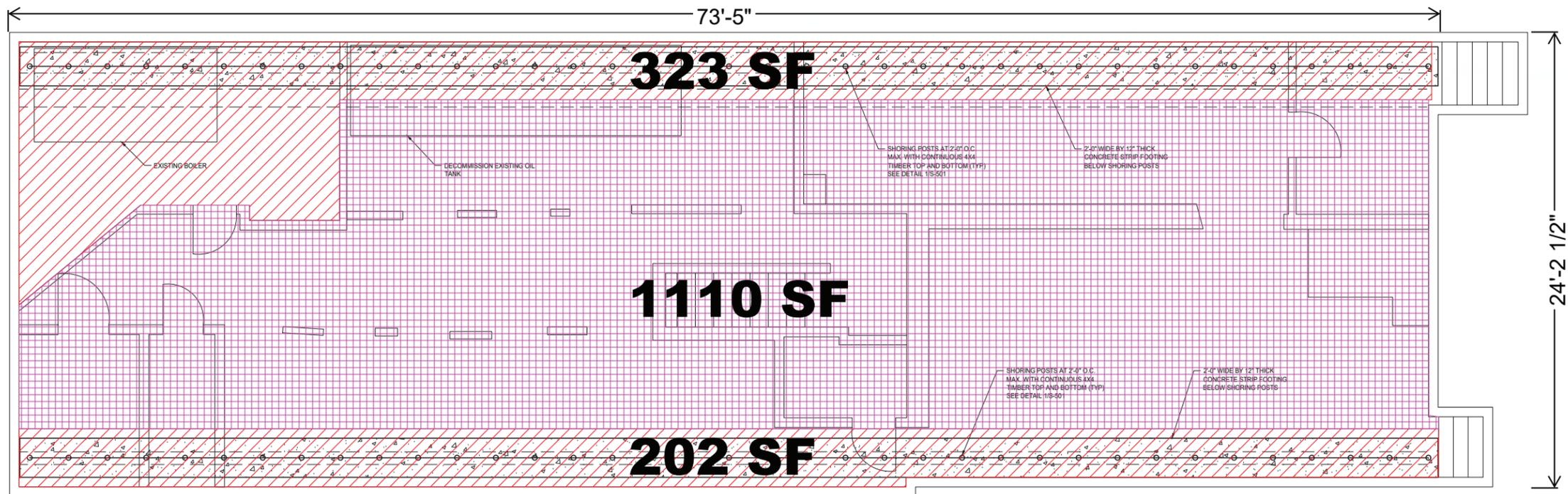


TYPICAL OVERHEAD CONDITION WITH SHORING JACK IN PLACE

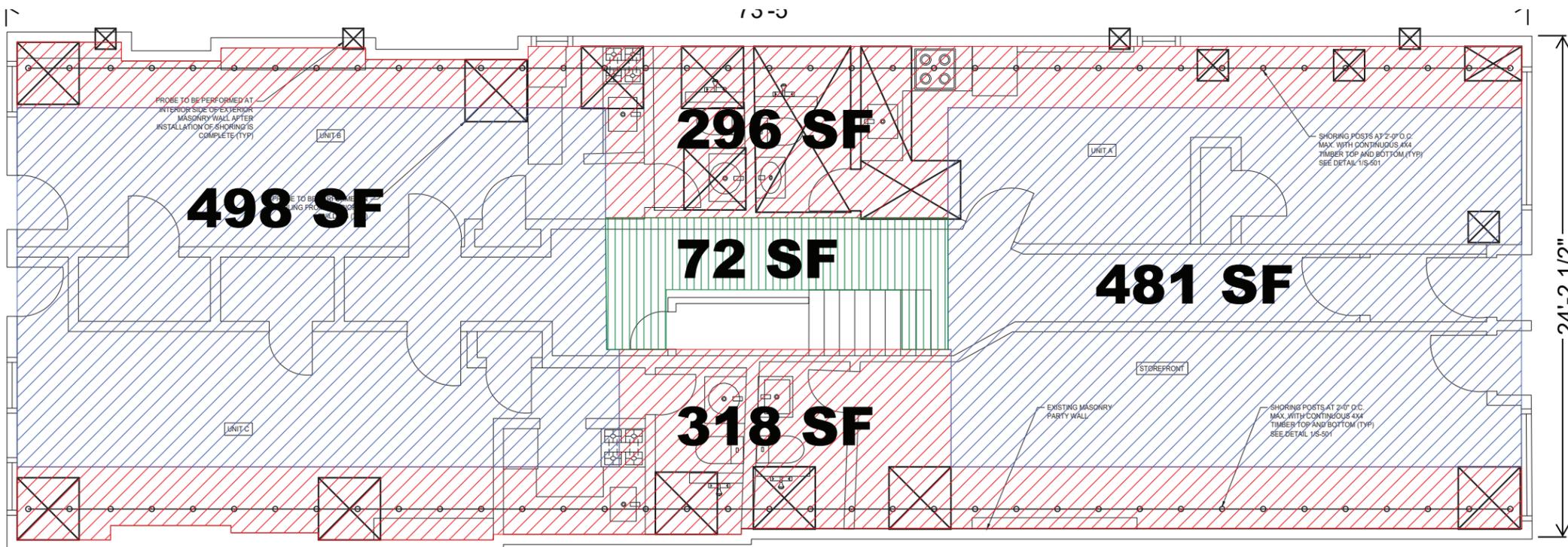


TYPICAL PERIMETER CONDITION AT INTERIOR

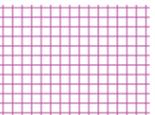
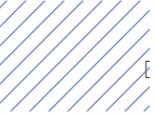
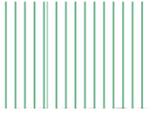
## Stabilization - Shoring Jacks



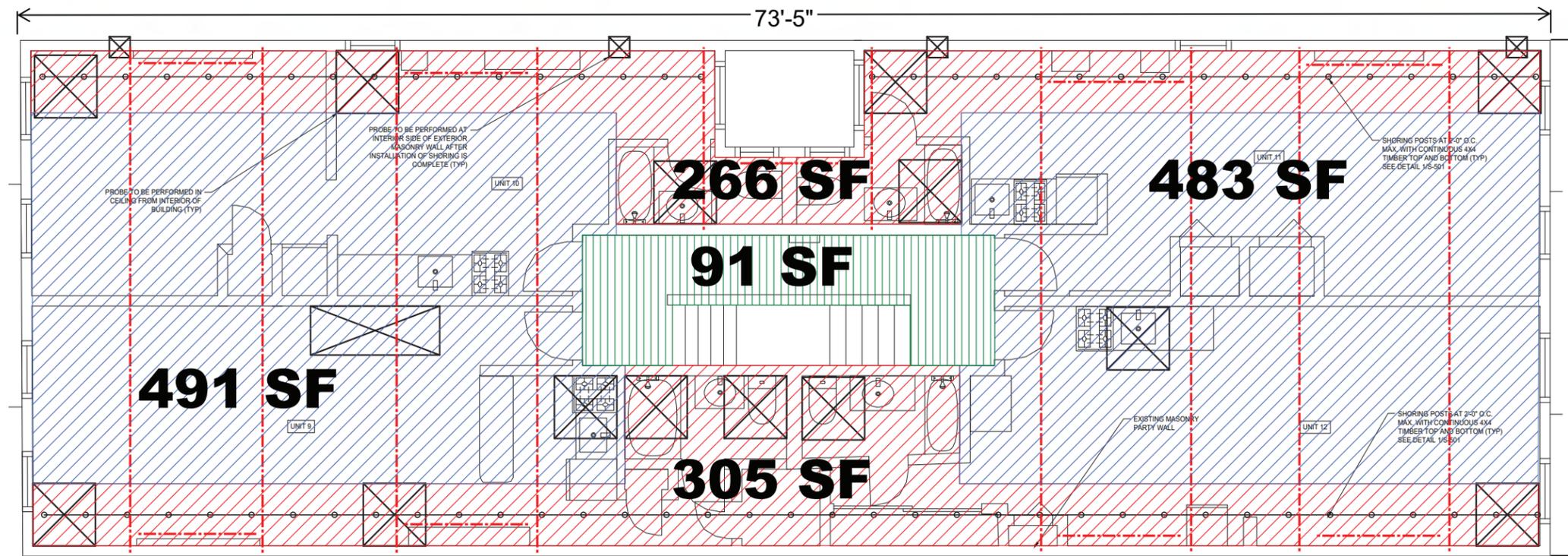
CELLAR



1ST FLOOR

- EXISTING FLOOR AREA TO REMAIN**
-  EXISTING AREA OF SLAB TO REMAIN
  -  EXISTING JOIST TO REMAIN
- REPLACED FLOOR AREA**
-  AREA OF FLOOR REMOVED FOR SHORING INSTALLATION
  -  EXISTING STAIRWELL TO BE REMOVED AND REPLACED

# CCD1 - Application of 2022 NYC Building Code



- EXISTING FLOOR AREA TO REMAIN**
- NO EXISTING FLOOR AREA TO REMAIN ON TYPICAL FLOOR
- REPLACED FLOOR AREA**
- AREA OF FLOOR REMOVED FOR SHORING INSTALLATION
  - EXISTING JOISTS TO BE REMOVED AND REPLACED
  - EXISTING STAIRWELL TO BE REMOVED AND REPLACED

TYPICAL FLOOR (2-5)

$$\left( \frac{\text{Proposed} - \text{Existing to remain}}{\text{Existing to remain}} \right) \times 100 = \text{Percentage increase in floor surface area}$$

FLOOR	EXISTING FLOOR AREA (SF)	REMOVED FLOOR AREA (SF)	EXISTING FLOOR AREA TO REMAIN (SF)	PROPOSED TOTAL (SF)
CELLAR	1635	525	1110	1635
FIRST	1664	686	978	1664
SECOND	1635	1635	0	1635
THIRD	1635	1635	0	1635
FOURTH	1635	1635	0	1635
FIFTH	1635	1635	0	1635
ROOF	1635	1635	0	1635
<b>TOTAL</b>	<b>11474</b>	<b>9386</b>	<b>2088</b>	<b>11474</b>

$$\frac{11,474 - 2,088}{2,088} \times 100 = 450\%$$

**"§28-101.4.5 Work that increases existing floor surface area of a prior code building by more than 110 percent.**  
 Notwithstanding sections 28-101.4.3 and 28-102.4.3 or any other provision of this code that would authorize alterations of prior code buildings in accordance with the 1968 Building Code or prior Codes, where the proposed work at the completion of construction will increase the amount of floor surface area of a prior code building by more than 110%, over the amount of existing floor surface area, such entire building shall be made to comply with the provisions of this code as if it were a new building hereafter erected. "

# CCD1 - Application of 2022 NYC Building Code

**LOCATION INFORMATION**

House No(s) 139 Street Name THOMPSON STREET  
 Borough Manhattan Block 517 Lot 30 BIN 1008050

**DETERMINATION**

Request has been:  Approved  Denied  Approved with Conditions

Primary Zoning Resolution or Code Section(s): AC 28-101.4.5, BB 2016-012

Other secondary Zoning Resolution or Code Section(s):

DOB NOW Request Number: PDA00004819

**COMMENTS:**

The premises is a 5-story, Old Law Tenement, Class A Multiple Dwelling residential building of Construction Classification Class 3—Non-Fireproof, built in 1875 under New Building Application # 96/1875. The subject building is located in the Sullivan- Thompson Historic District.

The applicant is requesting an clarification to review and accept that utilization of the 2022 Building Code may be applied for the subject landmark building, which requires extensive structural repairs. The proposed repair endeavors will result in an expansion of the existing floor surface area by over 110 percent.

The request is approved as follows:

1. Pursuant to AC 28-101.4.5: Work that increases existing floor surface area of a prior code building by more than 110 percent:

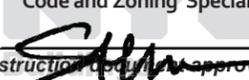
"Notwithstanding sections 28-101.4.3 and 28-102.4.3 or any other provision of this code that would authorize alterations of prior code buildings in accordance with the 1968 building code or prior codes, where the proposed work at the completion of construction will increase the amount of floor surface area of a prior code building by more than 110 percent, over the amount of existing floor surface area, such entire building shall be made to comply with the provisions of this code as if it were a new building hereafter erected. See Section 28-105.2 for permits for such work. Exceptions:...

Based on the provision above, if the proposed work at the completion of such construction increases the amount of floor surface area in said building by more than 110 percent, then that building needs to comply with the provisions of the current code as if it were a new building.

2. Building Bulletin 2016-012 further provides guidance on calculating the percentage increase in surface floor area, explaining how to determine the percentage by which the floor surface area is increasing.

This CCD1 is approved ONLY for the specific request and conditions as noted above. The attached plans / documentation have not been reviewed beyond the context of the specific request and shall not be deemed as having been reviewed and approved in accordance with applicable Zoning Resolution, Building and other Codes. DOB examiner shall verify that plans filed, comply with all the conditions of approval. If the work is professionally certified, the Applicant of record shall be responsible to verify that the proposed work is in compliance with the conditions of approval.

Note: If approved determination is not scanned, micro-filmed or uploaded, it will be deemed invalid.

REVIEWED BY  
 HONGYUAN SHAO, R.E.  
 Code and Zoning Specialist  
  
**APPROVED WITH CONDITIONS**  
 Date 10/18/2024  
 Page 1 of 23  
 Control No. PDA00004819

NOTE: Determination will expire if construction begins and approval is not obtained within 12 months of issuance.

**V. Examples**

**EXAMPLE 1 - Exterior Wall Remain:**

Figure 1: Existing 1968 Code four-story building with cellar. All the floors above cellar to be removed. Exterior walls to remain.

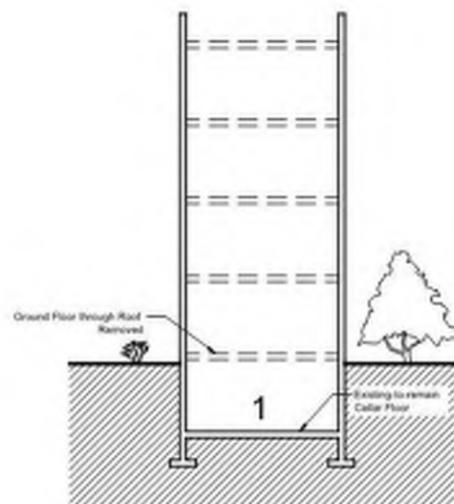


Figure 3: Existing 1968 Code four-story building with cellar. Three of six floors to be removed. Exterior walls to remain.

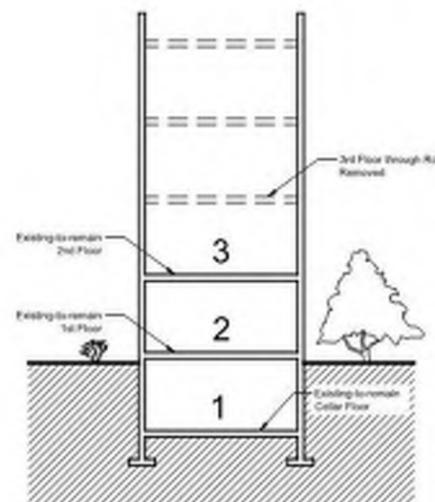


Figure 2: Proposed four-story building with five new floors and one existing floor. 500% increase in Floor Surface Area - is considered an Alt 1 required to meet NB requirements.

**Must comply with 2014 Code requirements for New Buildings.**

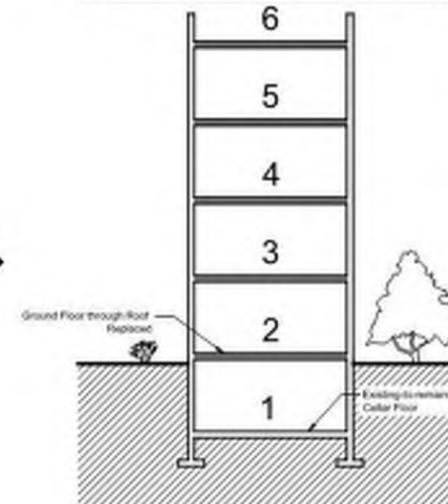
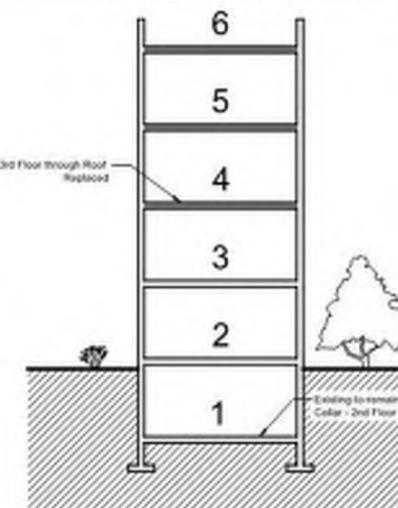


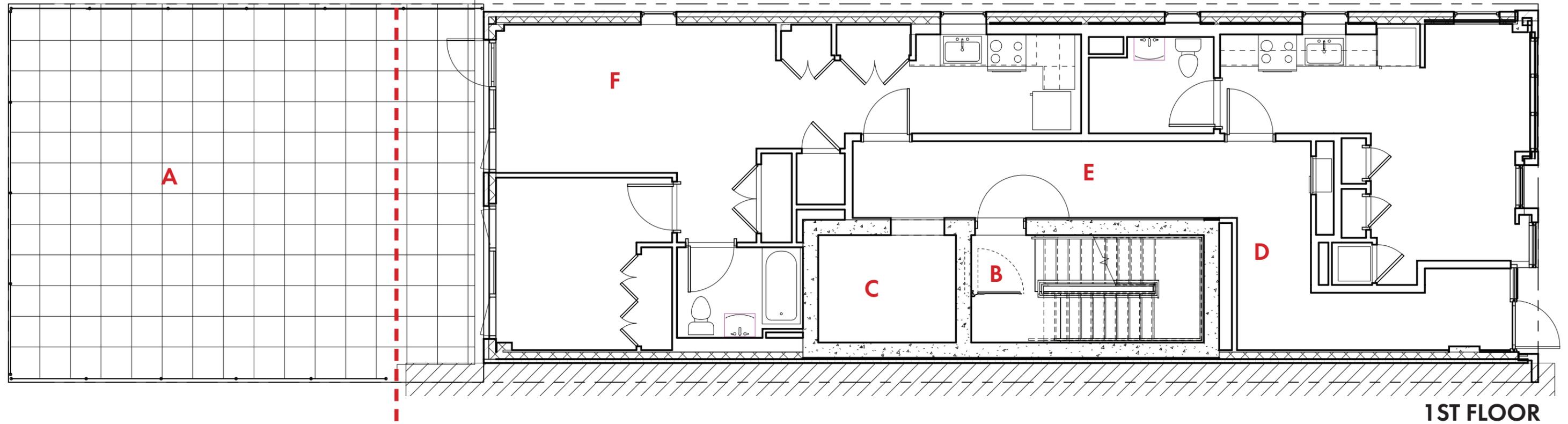
Figure 4: Proposed four-story building with three new floors and three existing floors. 100% increase in Floor Surface Area - is not considered an Alt 1 required to meet NB requirements.

**Permitted to comply with Prior Codes per AC 28-101.4.3**



# CCD1 - Application of 2022 NYC Building Code

EXISTING BUILDING LINE



1ST FLOOR

**A. NYC ZONING  
COMPLIANT REAR YARD  
(MIN.30') PROVIDED**

**B. 2 HOUR RATED  
ENCLOSED STAIR FROM  
CELLAR TO ROOF**

**C. ADA COMPLIANT  
ACCESS W/  
ELEVATOR**

**D. BUILDING CODE  
COMPLIANT  
EGRESS FOR LIFE  
SAFETY**

**E. SPRINKLER  
THROUGH  
WHOLE  
BUILDING**

**F. ENERGY/MECHANICAL  
CODE COMPLIANT HVAC  
SYSTEM**

## Proposed Site Plan - 139 Thompson

131 THOMPSON ST

137 THOMPSON ST

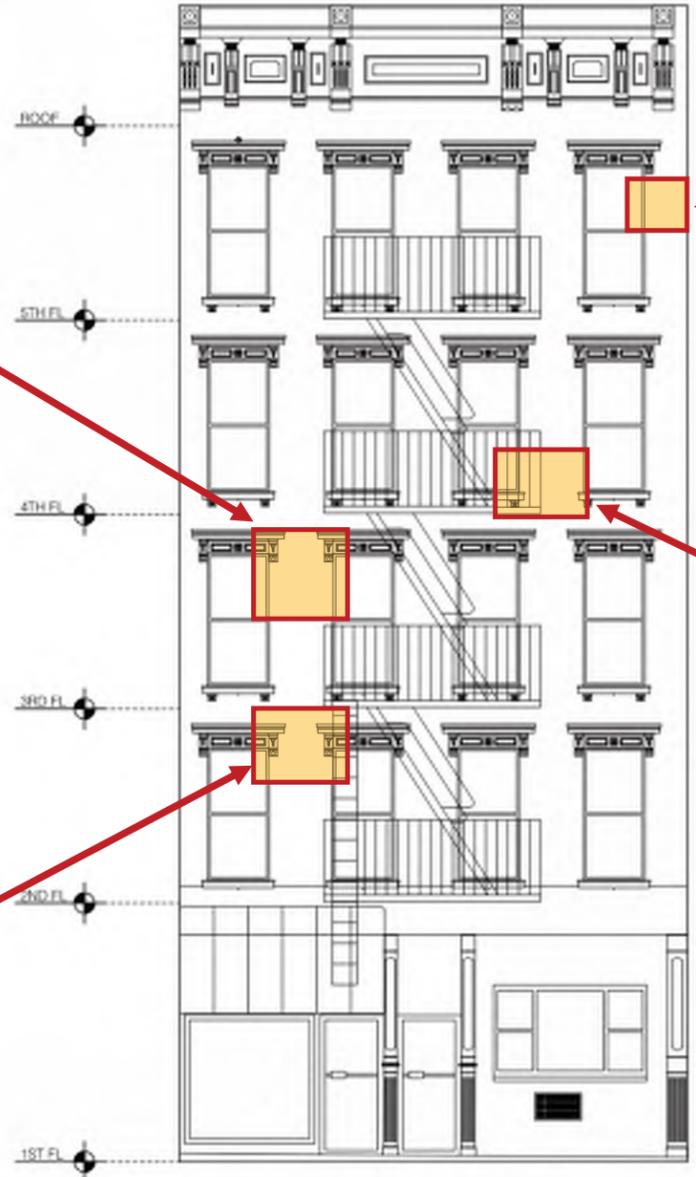
139 THOMPSON ST

145 THOMPSON ST

PROJECT SITE



Existing Photo - 139 Thompson



# Front Facade Inspection



1 Heavy Crazing



2 Brick Spall



3 Brick Crack



4 Missing/Damaged Brick

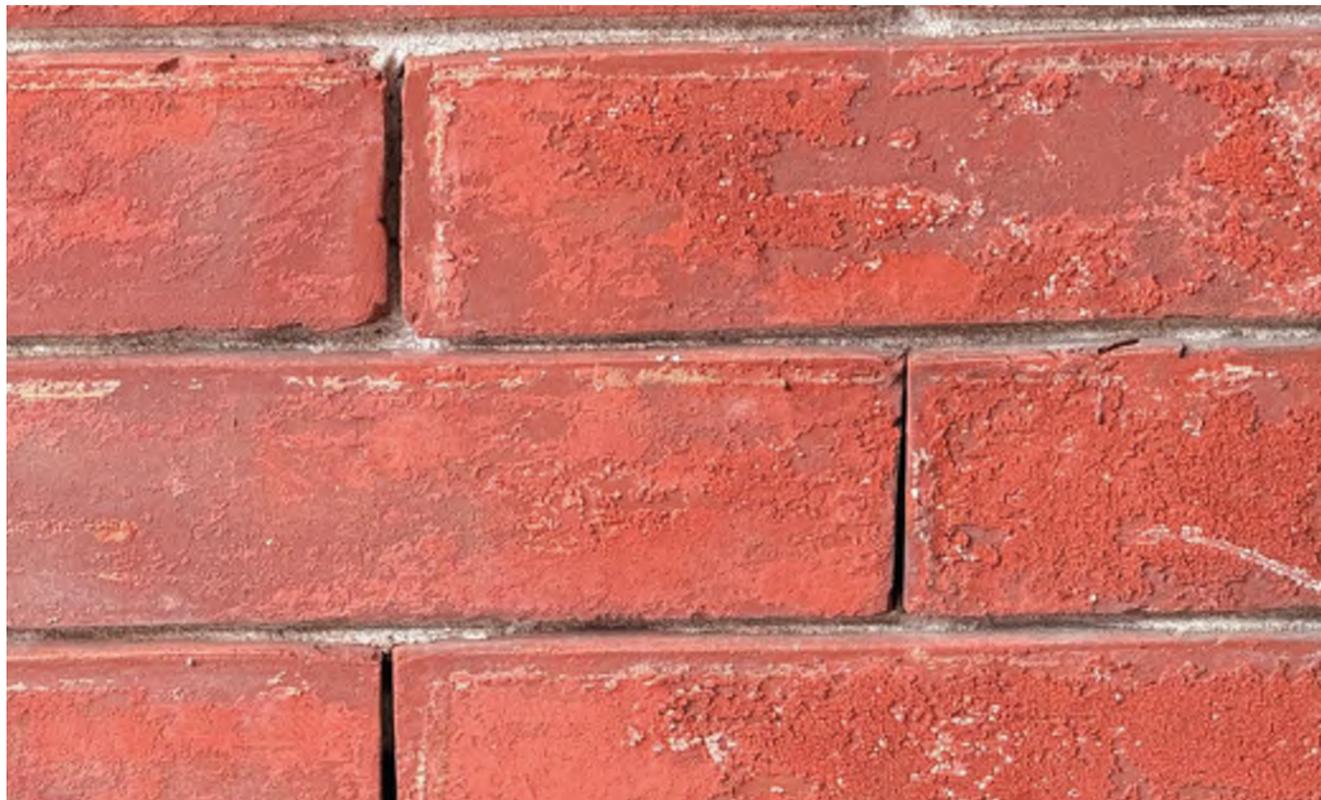
## Front Facade Inspection - Typical Conditions



5 Vertical Brick Crack



6 Discoloration/Non-Original Brick

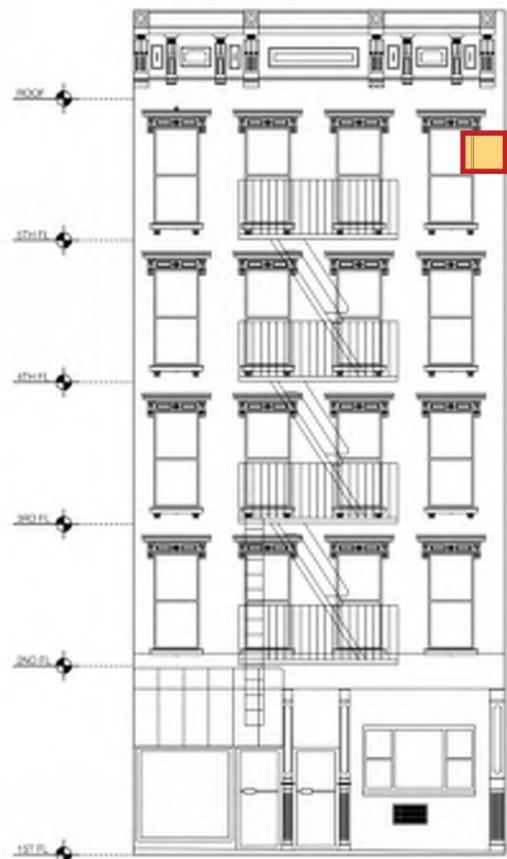


7 Former Coating Damage



8 Organic Growth

# Front Facade Inspection - Typical Existing Conditions



**TYPICAL CONDITIONS KEY**

- 1 Heavy Crazing
- 2 Brick Spall
- 3 Cracked Brick
- 4 Missing/Damaged Brick
- 5 Vertical Brick Crack
- 6 Discoloration/Non-Original Brick
- 7 Former Coating Damage
- 8 Organic Growth



# Front Facade Inspection - 5th Floor

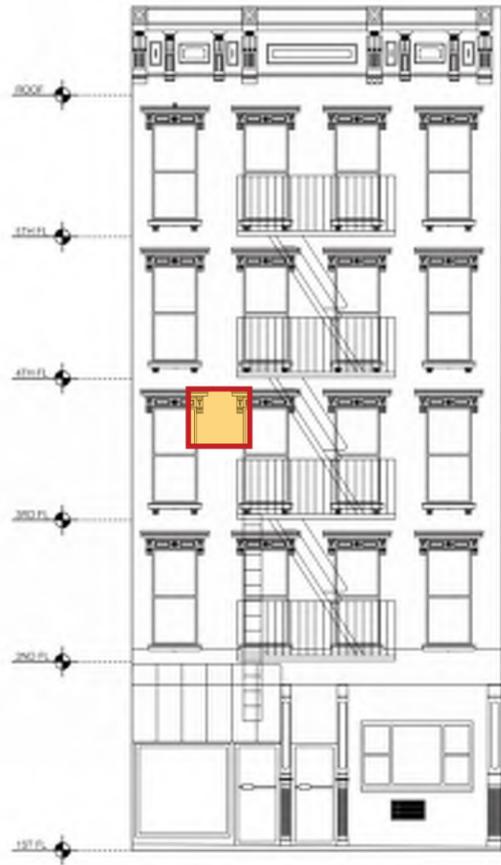


**TYPICAL CONDITIONS KEY**

- 1 Heavy Crazing
- 2 Brick Spall
- 3 Cracked Brick
- 4 Missing/Damaged Brick
- 5 Vertical Brick Crack
- 6 Discoloration/Non-Original Brick
- 7 Former Coating Damage
- 8 Organic Growth



# Front Facade Inspection - 4th Floor

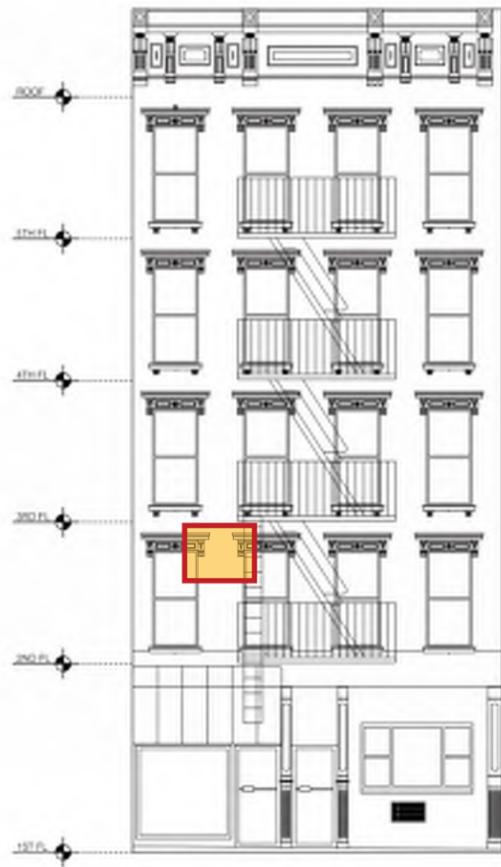


**TYPICAL CONDITIONS KEY**

- 1** Heavy Crazing
- 2** Brick Spall
- 3** Cracked Brick
- 4** Missing/Damaged Brick
- 5** Vertical Brick Crack
- 6** Discoloration/Non-Original Brick
- 7** Former Coating Damage
- 8** Organic Growth



# Front Facade Inspection - 3rd floor



**TYPICAL CONDITIONS KEY**

- 1 Heavy Crazing
- 2 Brick Spall
- 3 Cracked Brick
- 4 Missing/Damaged Brick
- 5 Vertical Brick Crack
- 6 Discoloration/Non-Original Brick
- 7 Former Coating Damage
- 8 Organic Growth

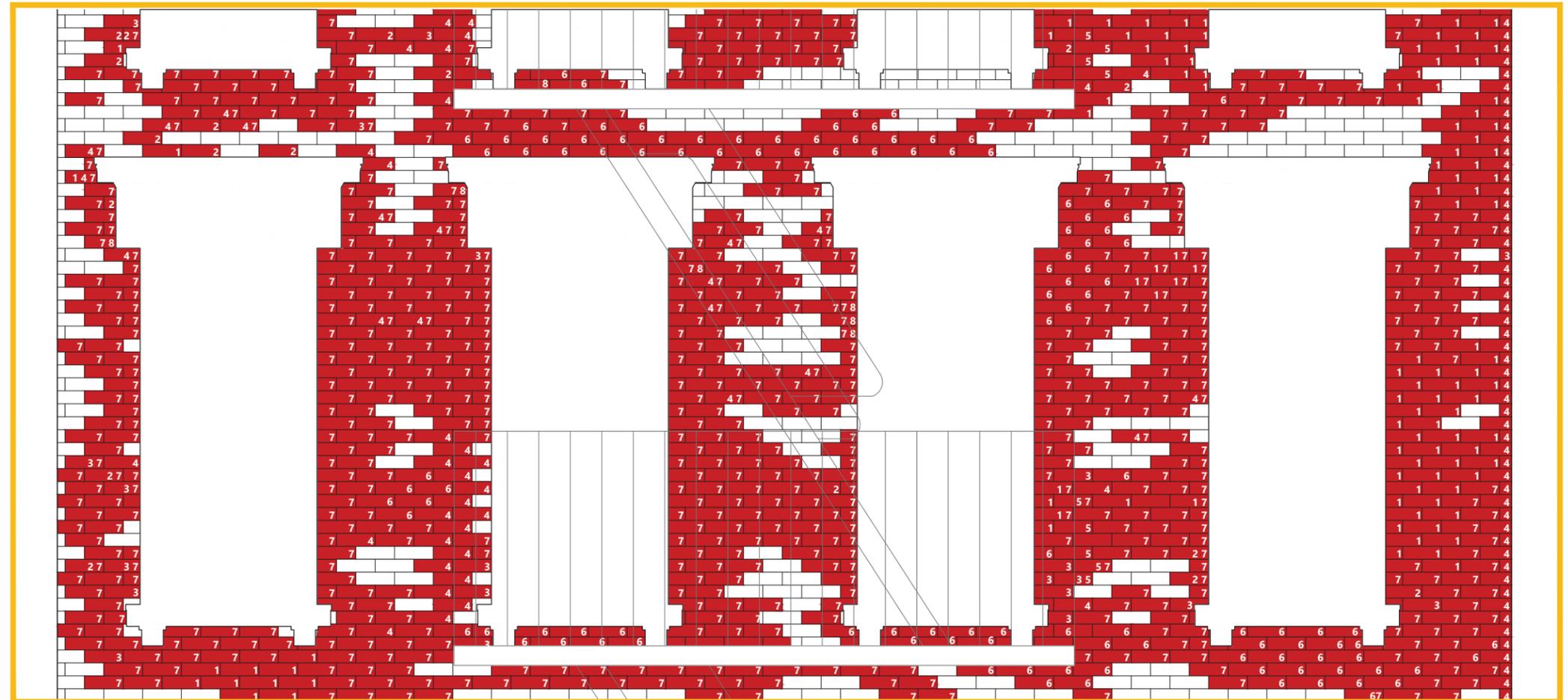
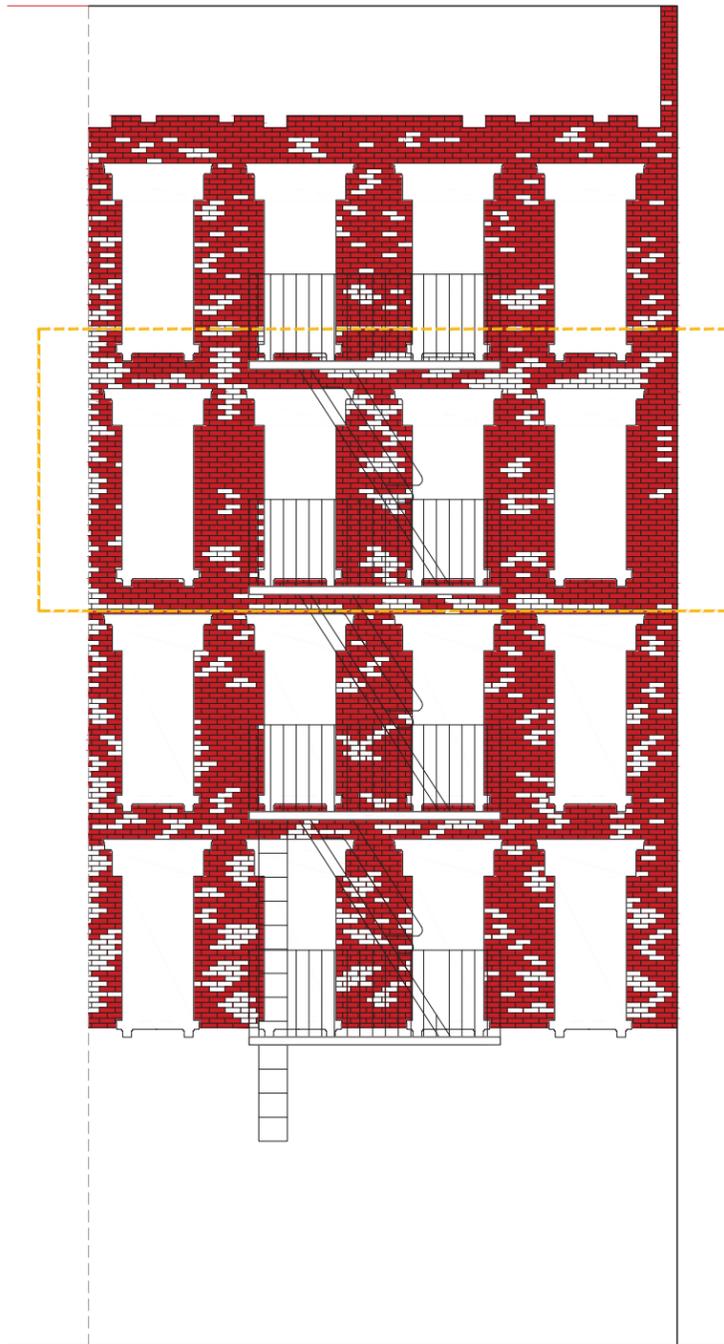


# Front Facade Inspection - 2nd floor

### Prevailing Brick Condition

ID No.	Condition	% of Total Damaged	# Bricks
1	Heavy Crazing	27.00%	816.48
2	Brick Spall	5.00%	151.2
3	Cracked Brick	5.00%	151.2
4	Missing/Damaged Brick	6.00%	181.44
5	Vertical Brick Crack	1.50%	45.36
6	Discolor/Non-Original Brick	4.25%	128.52
7	Former Coating Damage	51.00%	1542.24
8	Organic Growth	0.25%	7.56

±	3024	Damaged Bricks
	3780	Total Bricks
	80%	% of Total Bricks



## Front Facade Inspection - Bricks

137 THOMPSON STREET | 139 THOMPSON STREET



137 THOMPSON STREET | 139 THOMPSON STREET



Adjacent Building

Existing Joints (Pre-cutting - 2017)

# Front Facade Inspection - Mortar Joints



# LPC APPROVAL - MATERIALS (DOCKET# LPC-19-29746)



## Existing Photo - 139 Thompson

PRINCE STREET

171 PRINCE ST

131 THOMPSON ST

137 THOMPSON ST

139 THOMPSON ST

PROJECT SITE

145 THOMPSON ST

147 THOMPSON ST

149 THOMPSON ST

WEST HOUSTON STREET



# Existing Photo - 139 Thompson

131 THOMPSON ST

137 THOMPSON ST

139 THOMPSON ST

145 THOMPSON ST

PROJECT SITE



Existing Photo - 139 Thompson



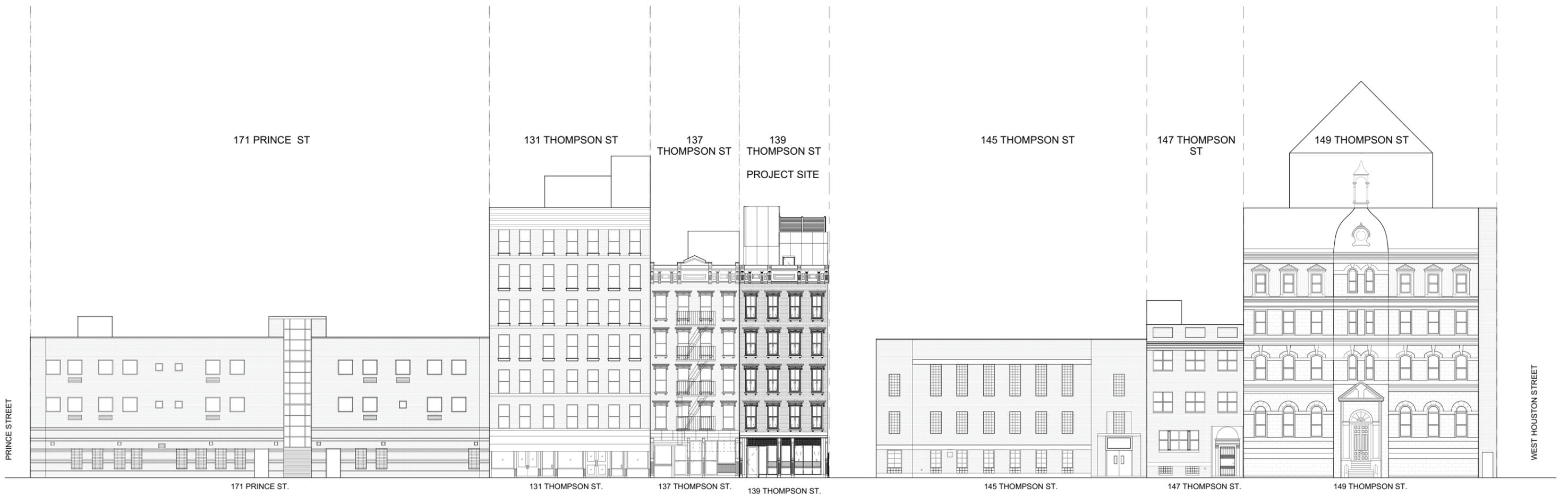
Existing Photo - 139 Thompson



## Existing Photo - 139 Thompson



## Proposed - 139 Thompson



2 FULL BLOCK ELEVATION - EAST - PROPOSED  
1/16" = 1'-0"

# Proposed Full Block Elevation - 139 Thompson

131 THOMPSON STREET

137 THOMPSON STREET

139 THOMPSON STREET

147 THOMPSON STREET

PROJECT SITE



THOMPSON STREET ELEVATION - PROPOSED

# Proposed Street Elevation - 139 Thompson



## Proposed Street View - 139 Thompson



## Proposed Street View - 139 Thompson

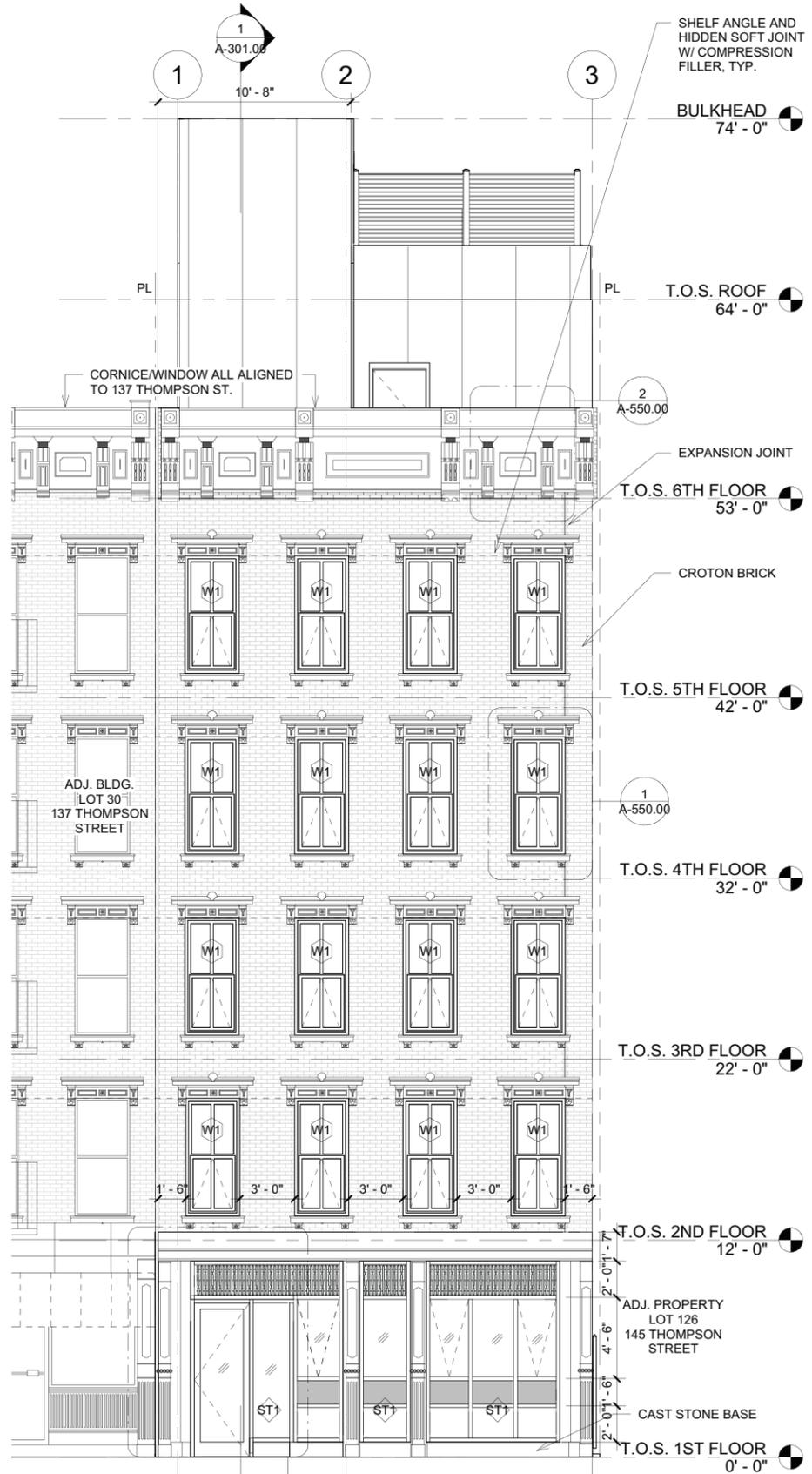


## Proposed Street View - 139 Thompson

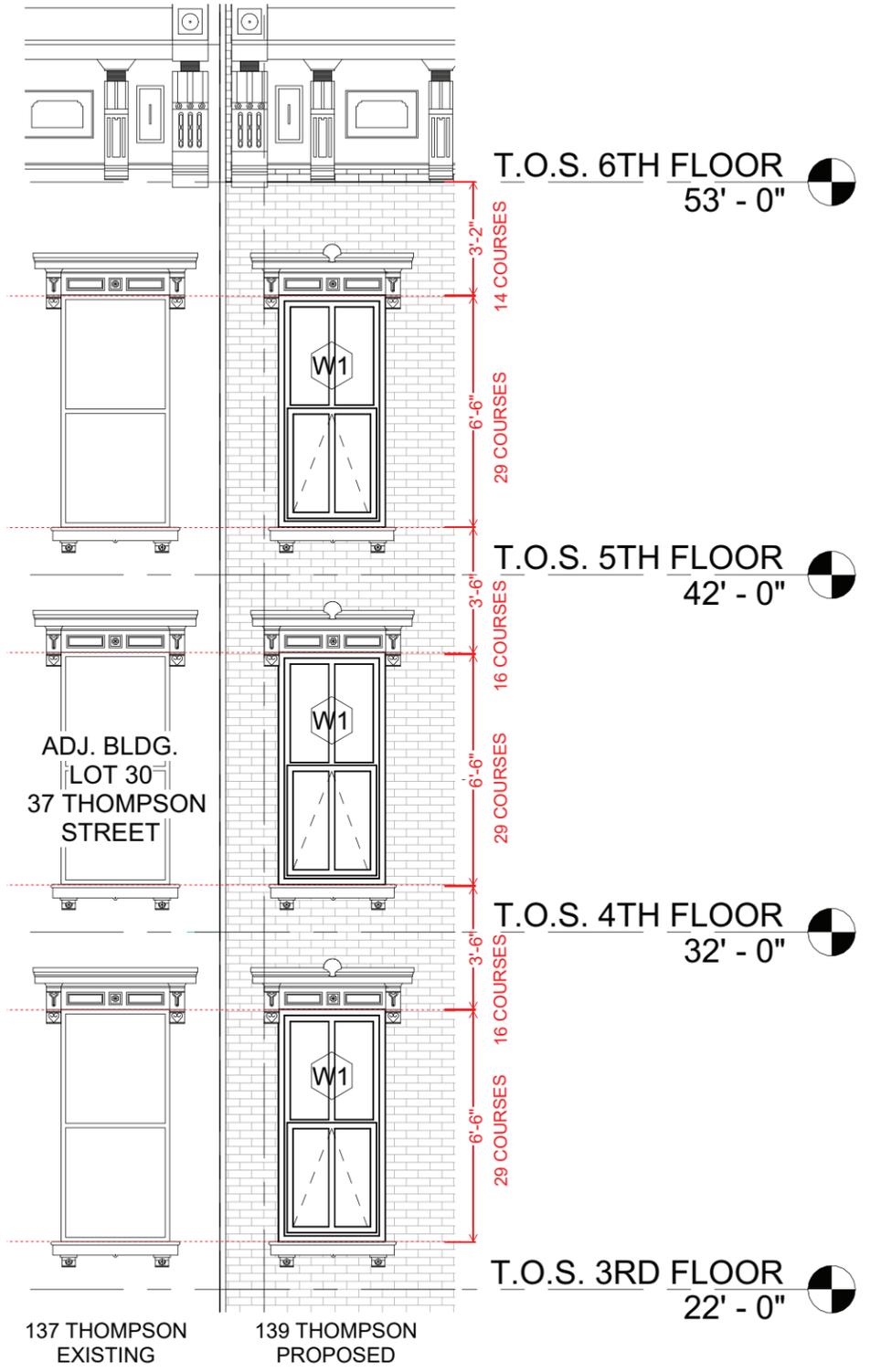
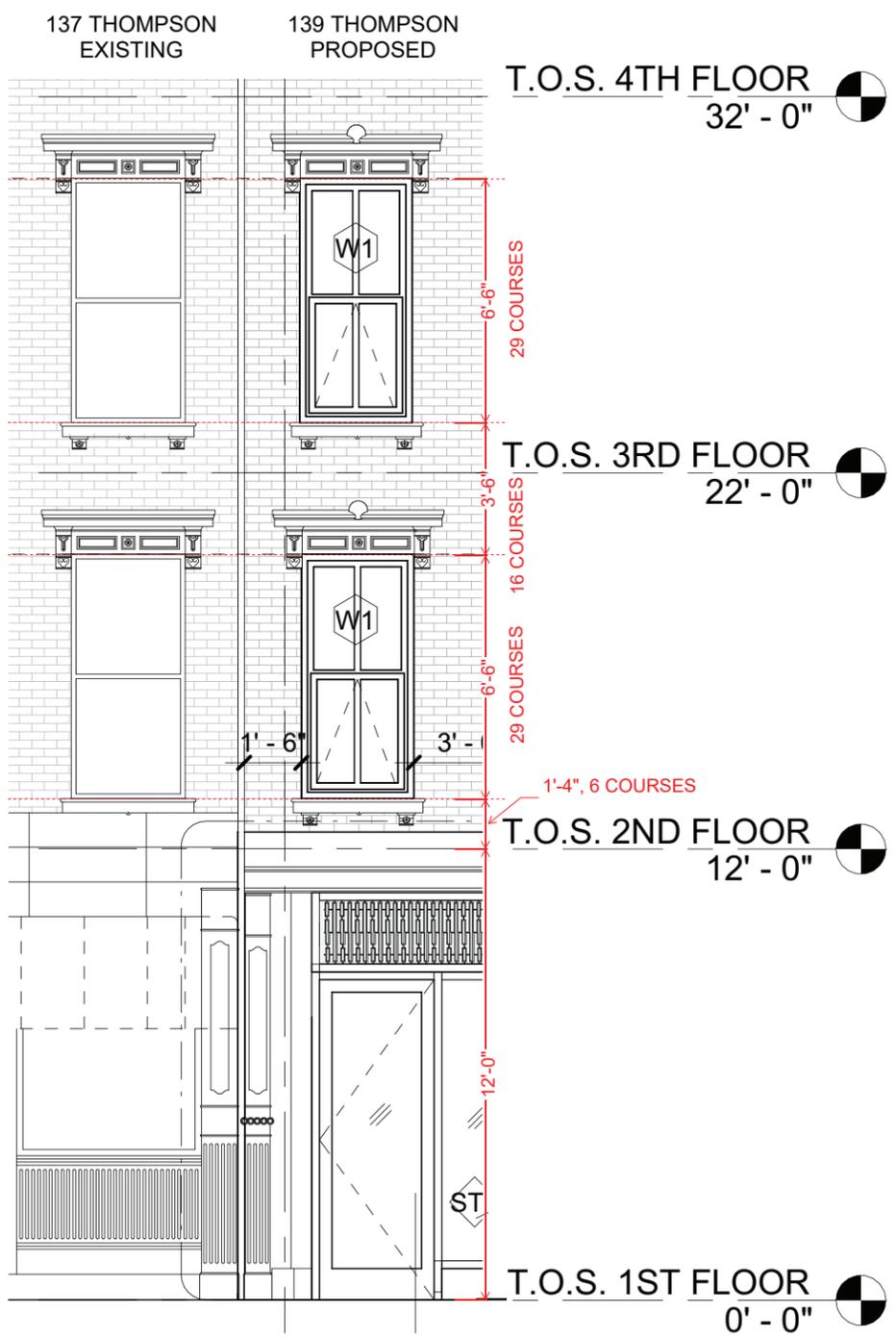


SIGHT LINE DIAGRAM @ THOMPSON STREET  
 1 3/16" = 1'-0"

# Sightline Elevation - 139 Thompson



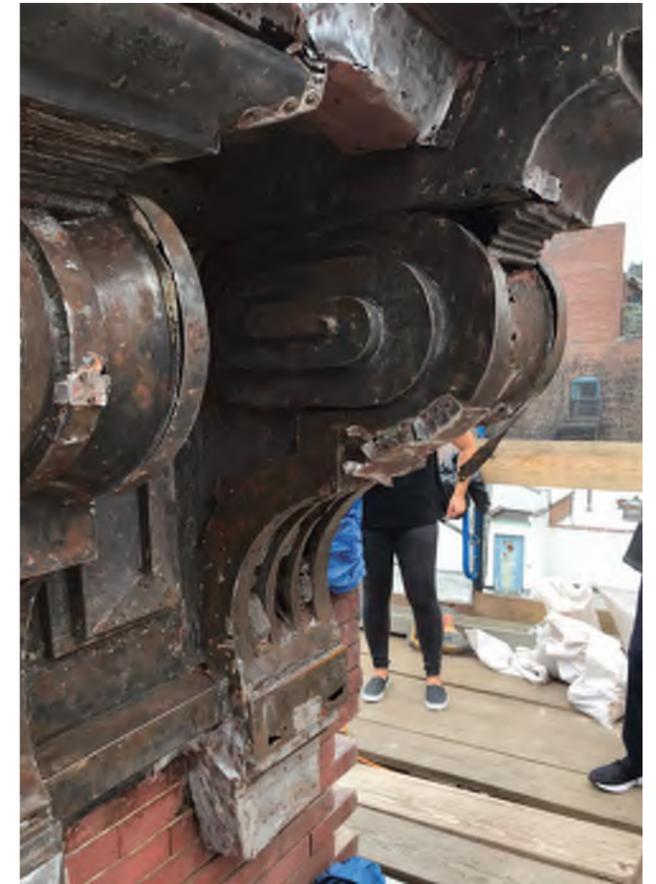
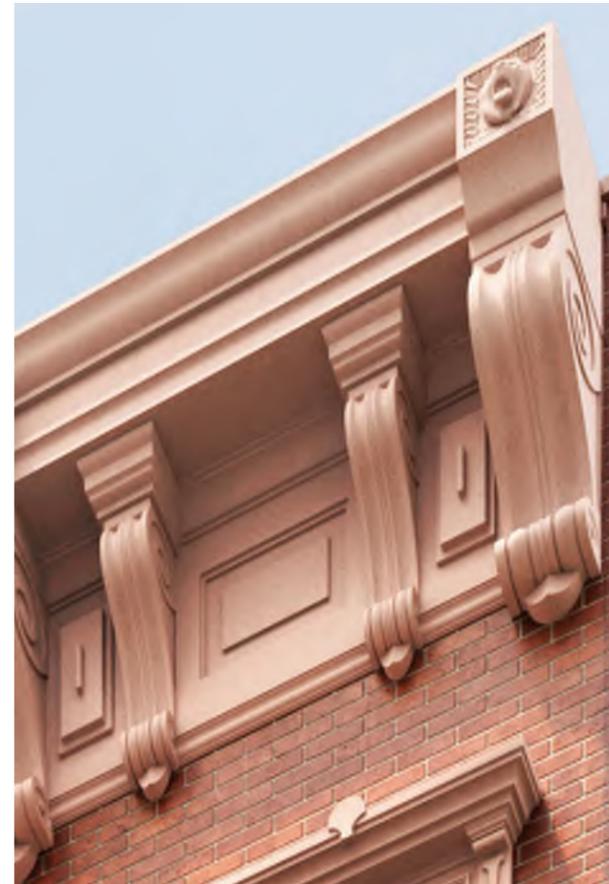
1 EXTERIOR ELEVATION - EAST  
3/16" = 1'-0"



# Proposed Elevation - 139 Thompson



THE REPLICA OF EXT. CORNICE TO MATCH THE EXISTING HISTORIC ORNAMENTAL QUALITY, WHILE THE MATERIAL WILL BE FIBERGLASS. THE COLOR FOR THE HEADER/LINTEL AND SILL WILL MATCH THE NEIGHBORING 137 THOMPSON STREET BUILDING.

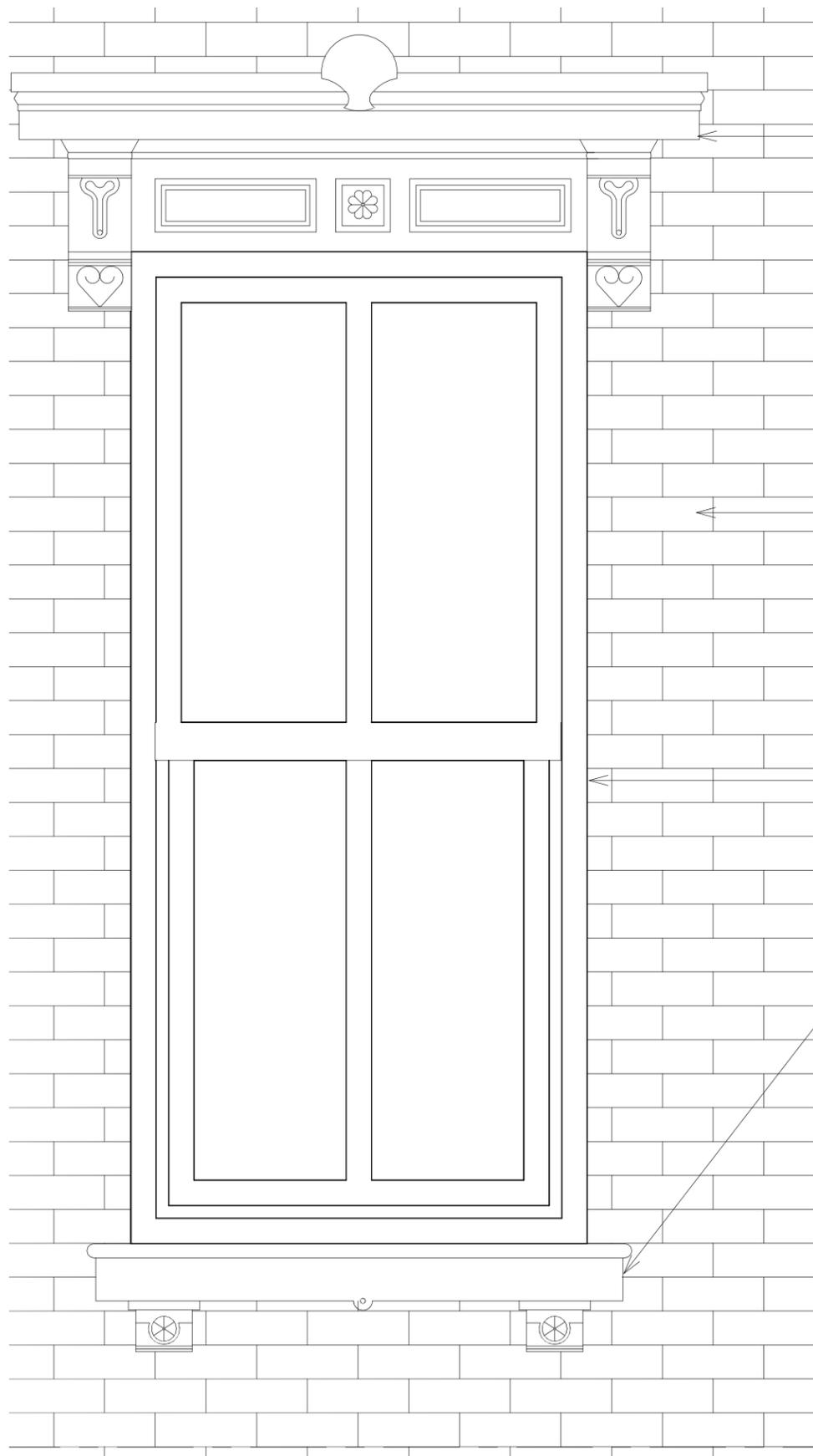


THE CORNICE HAS ALREADY BEEN CAREFULLY REMOVED AND RESTORED BUT IT IS NOT SALVAGEABLE. IT WILL BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION CONSULTING, UTILIZING THE STORED COMPONENTS.



FIBERGLASS REPLICA OF BRACKET APPROVED

# Proposed Elevation - 139 Thompson



EXT. WINDOW LINTEL & BRACKET TO BE SALVAGED AND RESTORED. THE RESTORED CONDITION WILL BE CAST IRON OR FIBERGLASS AS APPROVED. THE COLOR FOR THE HEADER/LINTEL AND SILL WILL MATCH THE NEIGHBORING 131 THOMPSON BUILDING.

EXT. FACE BRICK TO BE REPLACED WITH LPC APPROVED GLEN GERY CROTON BRICK & #407 MORTAR

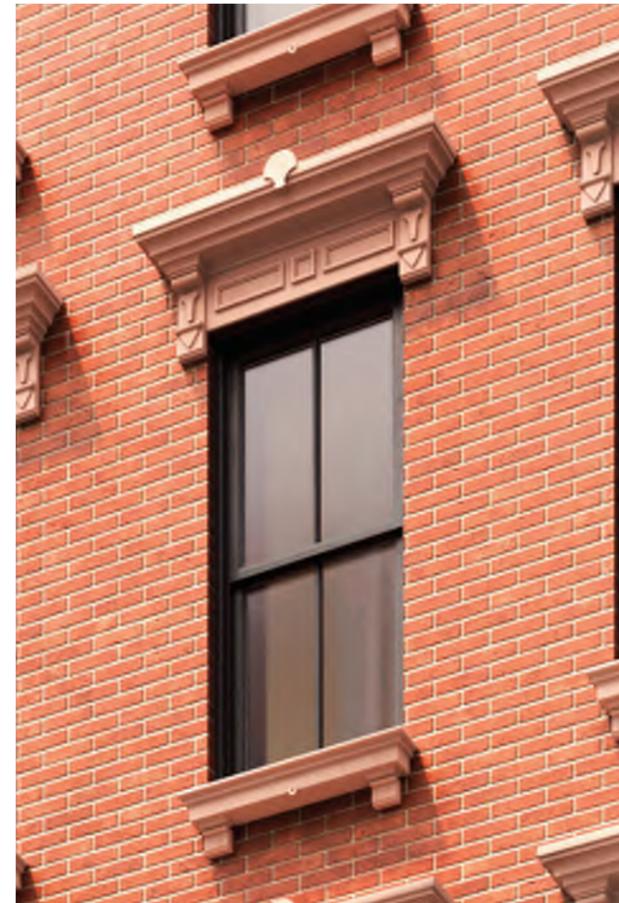
NPA MEDIUM BRONZ SEALANT AS APPROVED

EXT. WINDOW SILL TO BE SALVAGED AND RESTORED. THE RESTORED CONDITION WILL BE CAST IRON OR FIBERGLASS AS APPROVED. THE COLOR FOR THE HEADER/LINTEL AND SILL WILL MATCH THE NEIGHBORING 131 THOMPSON BUILDING.

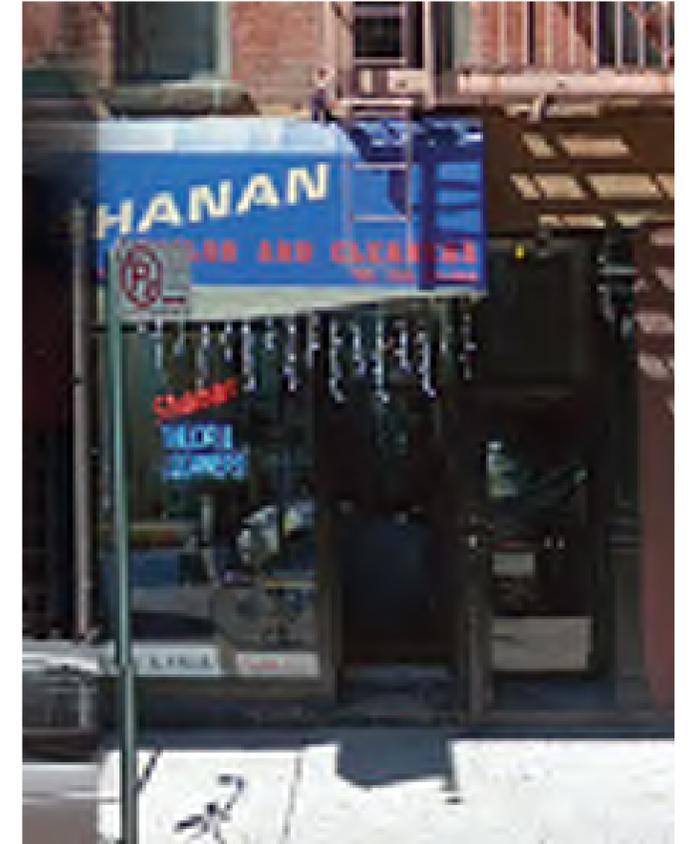
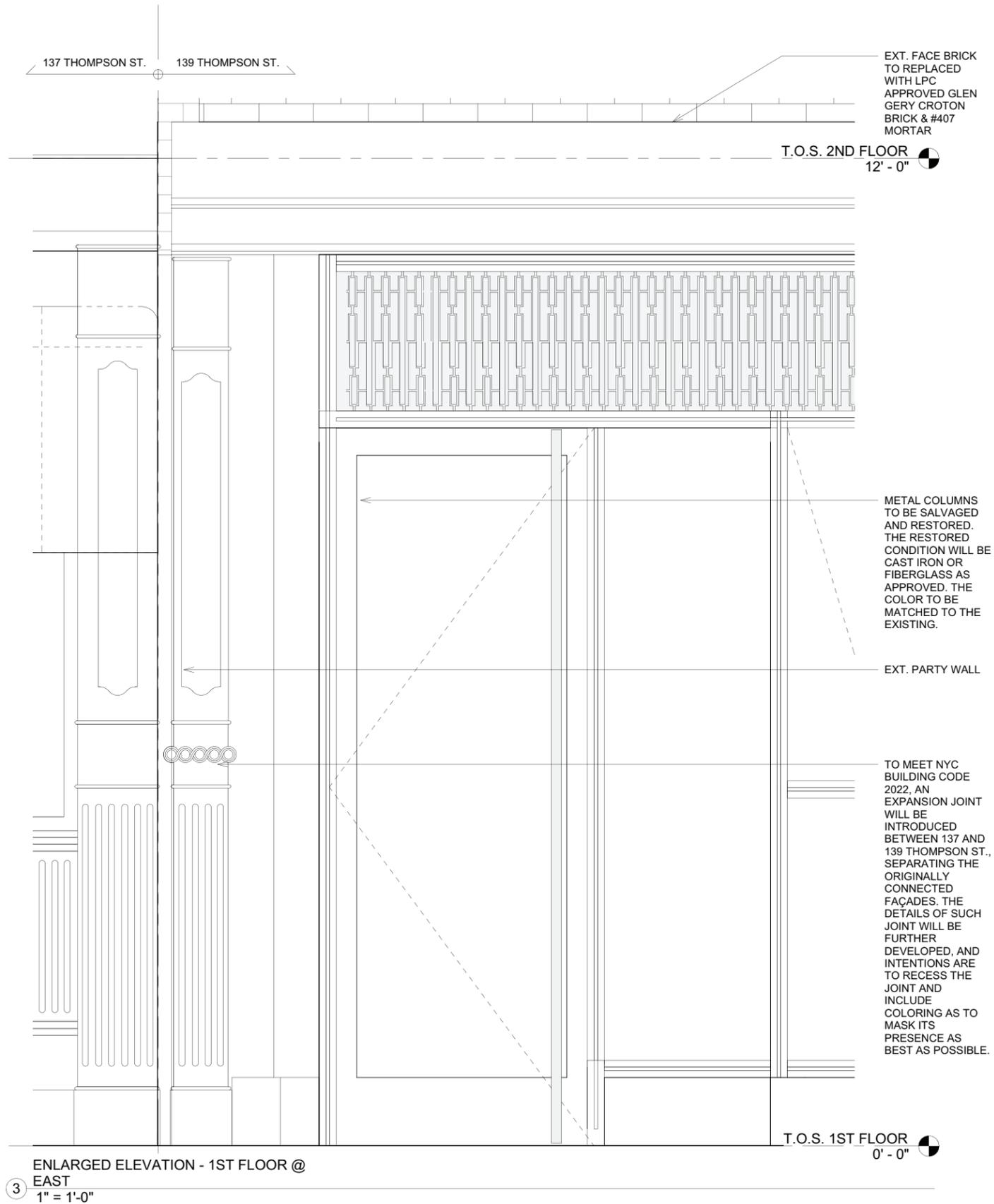
ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

NOT SALVAGEABLE DECORATIONS BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION CONSULTING, UTILIZING THE STORED COMPONENTS.

T.O.S. 4TH FLOOR  
32' - 0" 



# Proposed Elevation - 139 Thompson

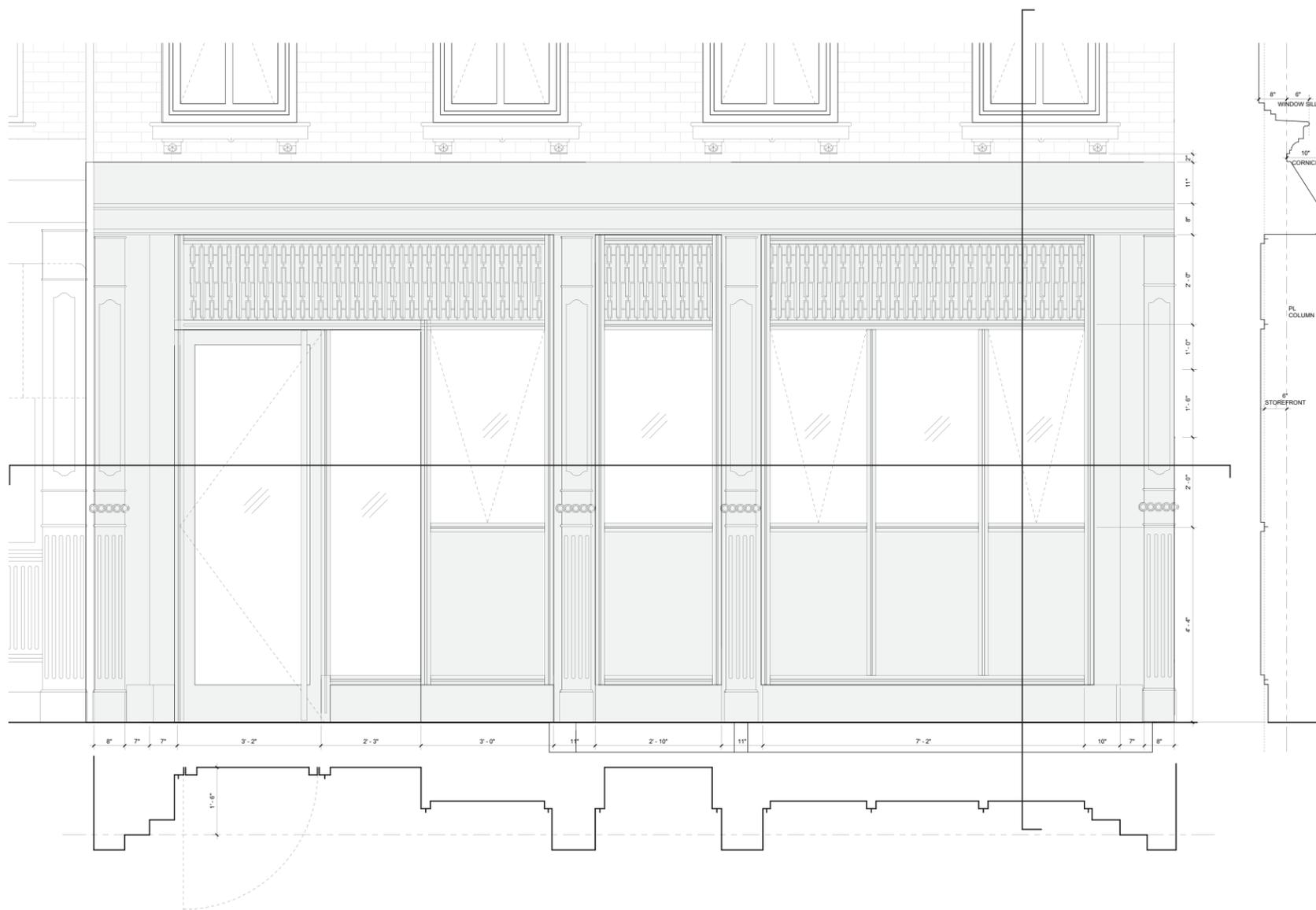


ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

NOT SALVAGEABLE DECORATIONS BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION CONSULTING, UTILIZING THE STORED COMPONENTS.



# Proposed Elevation - 139 Thompson



137 THOMPSON STREET

139 THOMPSON STREET



HISTORICAL IMAGE OF 137 & 139 THOMPSON STREET STOREFRONT

# Proposed Elevation - 139 Thompson



## Proposed Street View - 139 Thompson

March 17, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-09125

# 139 Thompson Street – Sullivan-Thompson Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 160 677 1007

**Passcode:** 598100

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



DEGRADATION OF FACADE BRICK (VISIBLE FROM SCAFFOLD)



PROBE AT INTERIOR OF FACADE



PROBE DETAIL



DETAIL OF MASONRY FOLLOWING PIN TEST

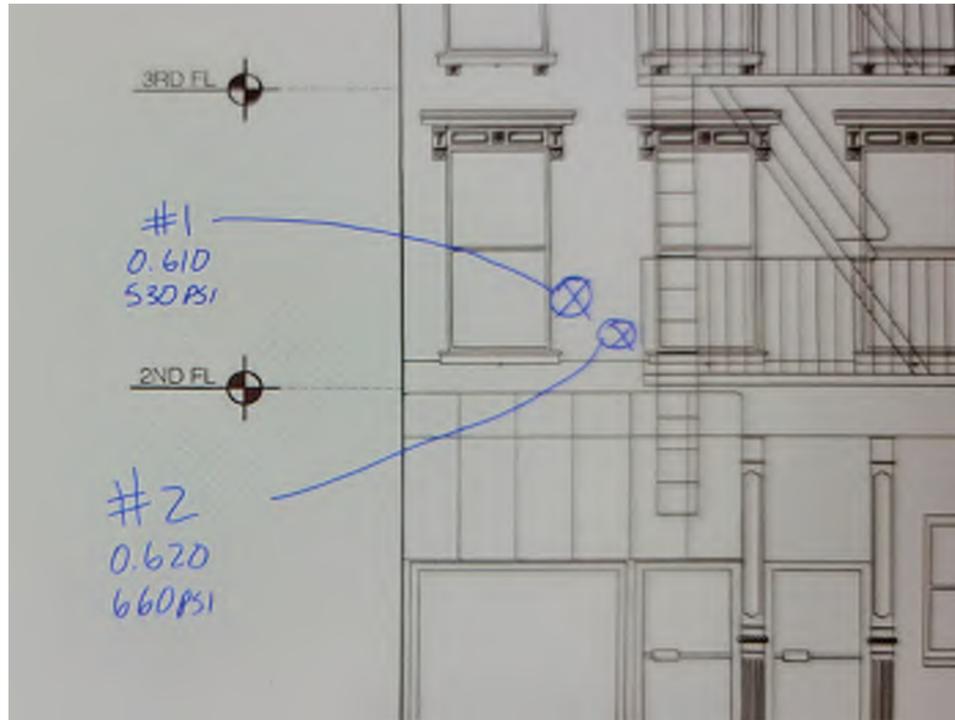


SPECIMENS OF BRICK SENT FOR LAB TESTING



BRICK DUST COLLECTED FROM SCAFFOLD

## Existing Conditions - Masonry Degradation



EXAMPLES OF TESTING LOCATIONS (FACADE)



WINDSOR PIN DRIVER



DEPTH MICROMETER



CLEARING DUST FROM TEST SITE



GAUGING DEPTH



EXAMPLES OF TESTING LOCATIONS (FOUNDATION)

# Existing Conditions - Diagnostics and Metrics



### DELTA TESTING LABS

23 SOUTH MACQUESTEN PARKWAY - MOUNT VERNON, NY 10550  
Phone: (914) 699-0056 Fax: (914) 699-0122 Email: dtl@deltatestinglabs.com

REVISED 4/12/22

**CLIENT:** LAWRENCE EXTERIOR RESTORATION CORP.  
**PROJECT:** 139 THOMPSON STREET, NYC

**INSPECTION DATE:** 3/16/2022  
**PROJECT NO:** DSN-1  
**REPORT NO.:** GI-1

**INSPECTOR:** L. GIMELSTEIN  
**SUBJECT:** WINDSOR PIN TESTING

THE SITE WAS VISITED TO PERFORM THE WINDSOR PIN TESTING FOR MORTAR BETWEEN BRICKS FOR THE FIVE LOCATIONS, USING A WP-2000 WINSOR PIN SYSTEM WITH READING RESULTS IN MORTAR STRENGTH TABLE AT THE FOLLOWING LOCATIONS:

**LOCATION:**

- 5TH FLOOR, EAST ELEVATION:

M1, READING 0.375, PENETRATION 0.625; BELOW MINIMUM READING, TEST FAILED

- 5TH FLOOR, EAST ELEVATION:

M2, READING 0.475, PENETRATION 0.625; BELOW MINIMUM READING, TEST FAILED

M3, READING 0.500, PENETRATION 0.500; BELOW MINIMUM READING, TEST FAILED

- 4TH FLOOR, NORTH ELEVATION:

M4, READING 0.445, PENETRATION 0.555; BELOW MINIMUM READING, TEST FAILED

M5, READING 0.450, PENETRATION 0.550; BELOW MINIMUM READING, TEST FAILED

- 3RD FLOOR, NORTH ELEVATION:

M6, READING 0.475, PENETRATION 0.525; BELOW MINIMUM READING, TEST FAILED

M7, READING 0.510, PENETRATION 0.490; ; BELOW MINIMUM READING, TEST FAILED

M8, READING 0.400, PENETRATION 0.600; BELOW MINIMUM READING, TEST FAILED

The results of the report relate only to the items inspected or tested  
This report shall not be reproduced, except in full, without the prior written approval of the agency  
Reviewed/Accepted by QC Officer

CC: ler,file,blg. m



### DELTA TESTING LABS

23 SOUTH MACQUESTEN PARKWAY - MOUNT VERNON, NY 10550  
Phone: (914) 699-0056 Fax: (914) 699-0122 Email: dtl@deltatestinglabs.com

- 2ND FLOOR, NORTH ELEVATION:

M9, READING 0.500, PENETRATION 0.600; BELOW MINIMUM READING, TEST FAILED

M10, READING 0.655, PENETRATION 0.345; 1375 PSI

M11, READING 0.600, PENETRATION 0.400; 515 PSI

BILL BROWN, P.E., PROJECT ENGINEER AT EDG WAS PRESENT AND NOTIFIED OF THE RESULTS.

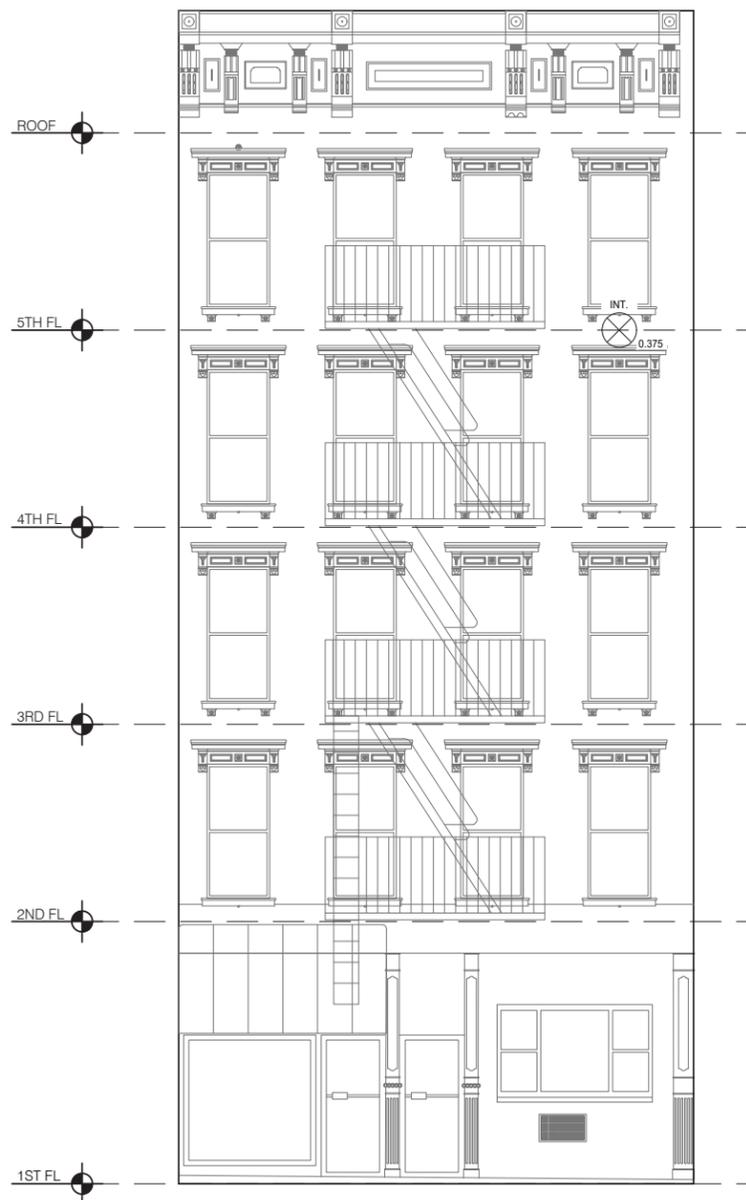
SEE ATTACHED DRAWING WITH LOCATIONS MARKED.

The results of the report relate only to the items inspected or tested  
This report shall not be reproduced, except in full, without the prior written approval of the agency  
Reviewed/Accepted by QC Officer

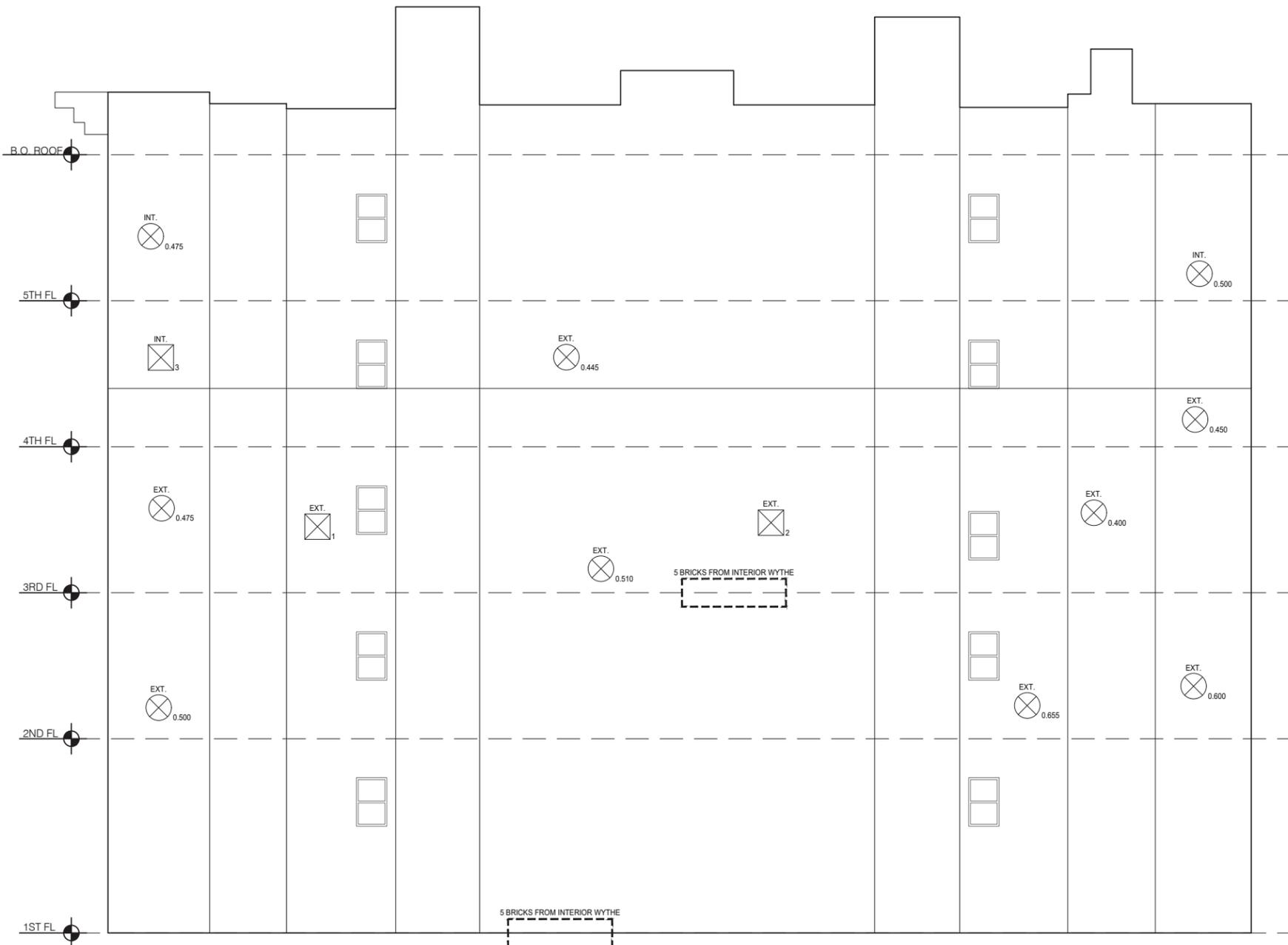
CC: ler,file,blg. m

# Front Facade Inspections - Mortar Joints

LEGEND		
SYMBOL	ITEM	DESCRIPTION
	WINDSOR PIN TEST LOCATION	EXT. DENOTES TEST PERFORMED AT EXTERIOR LOCATION INT. DENOTES TEST PERFORMED AT INTERIOR LOCATION # INDICATES MICROMETER TEST READING
	MORTAR SAMPLE LOCATION	EXT. DENOTES SAMPLE TAKEN FROM EXTERIOR LOCATION INT. DENOTES SAMPLE TAKEN FROM INTERIOR LOCATION # INDICATES SAMPLE NUMBER FOR TRACKING PURPOSES
	BRICK SAMPLE LOCATION	LOCATIONS OF BRICK SAMPLES (5 BRICKS/SAMPLE LOCATION)



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

# Front Facade Inspections - Mortar Joints



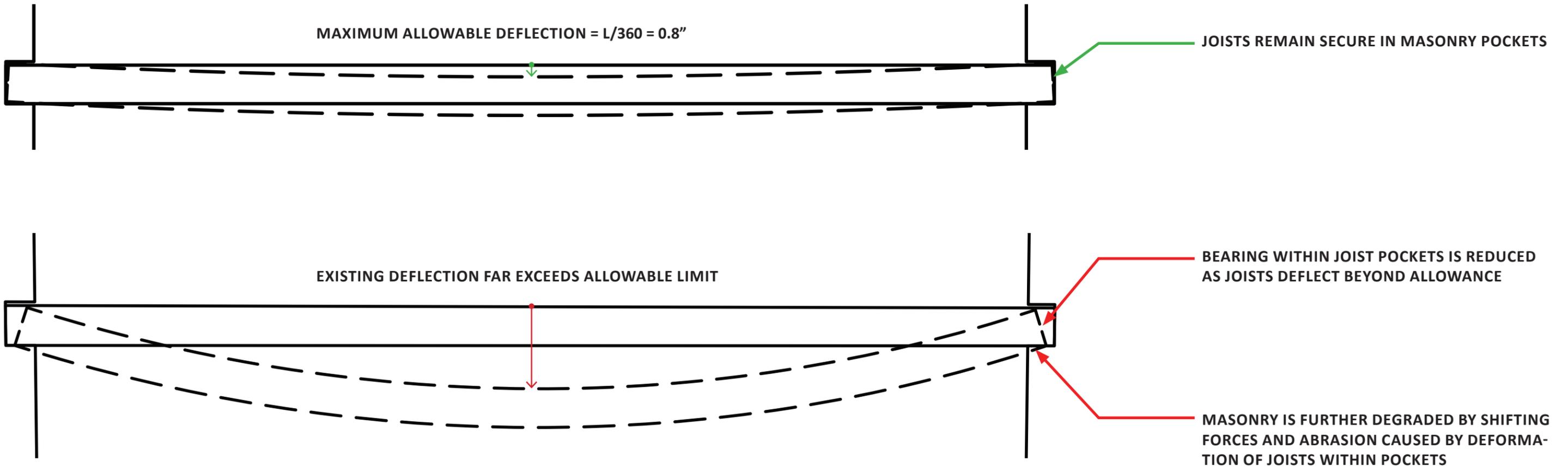
DEGRADED JOIST SLIPPING FROM POCKET



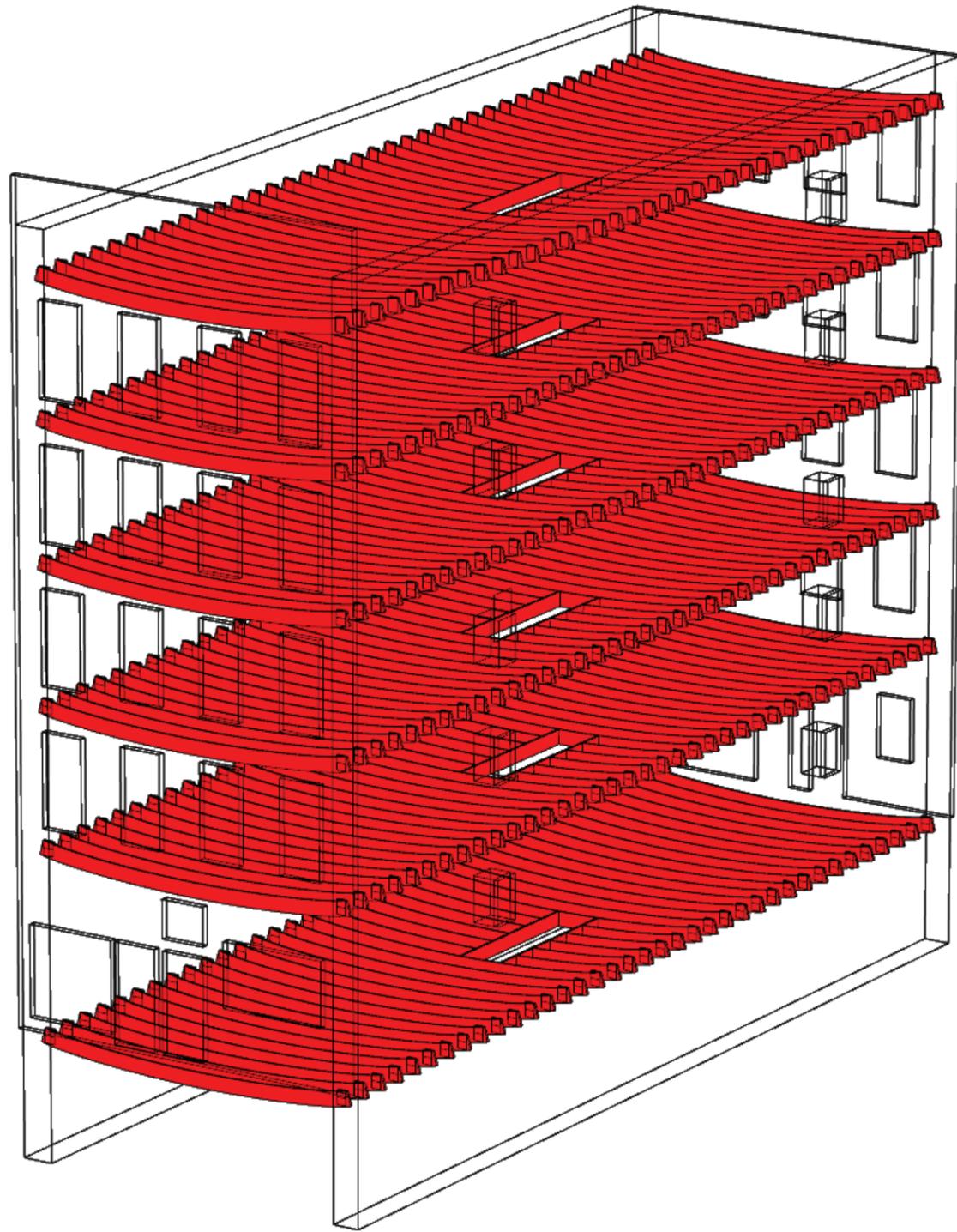
DEGRADED JOIST SLIPPING FROM POCKET



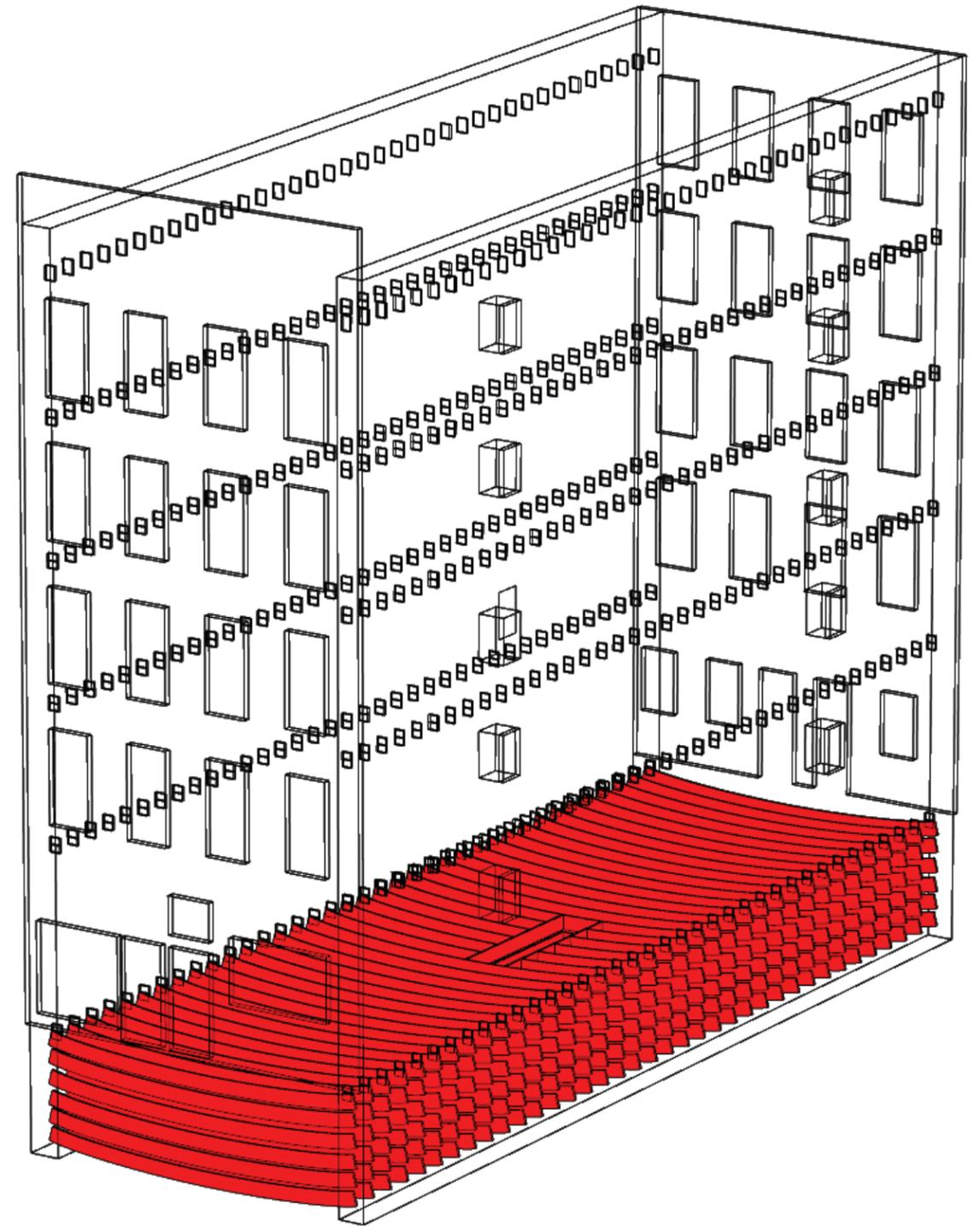
DEGRADED JOIST SLIPPING FROM POCKET



# Joist Deformation and Dislodgement



DEFORMED JOISTS (EXISTING CONDITION)

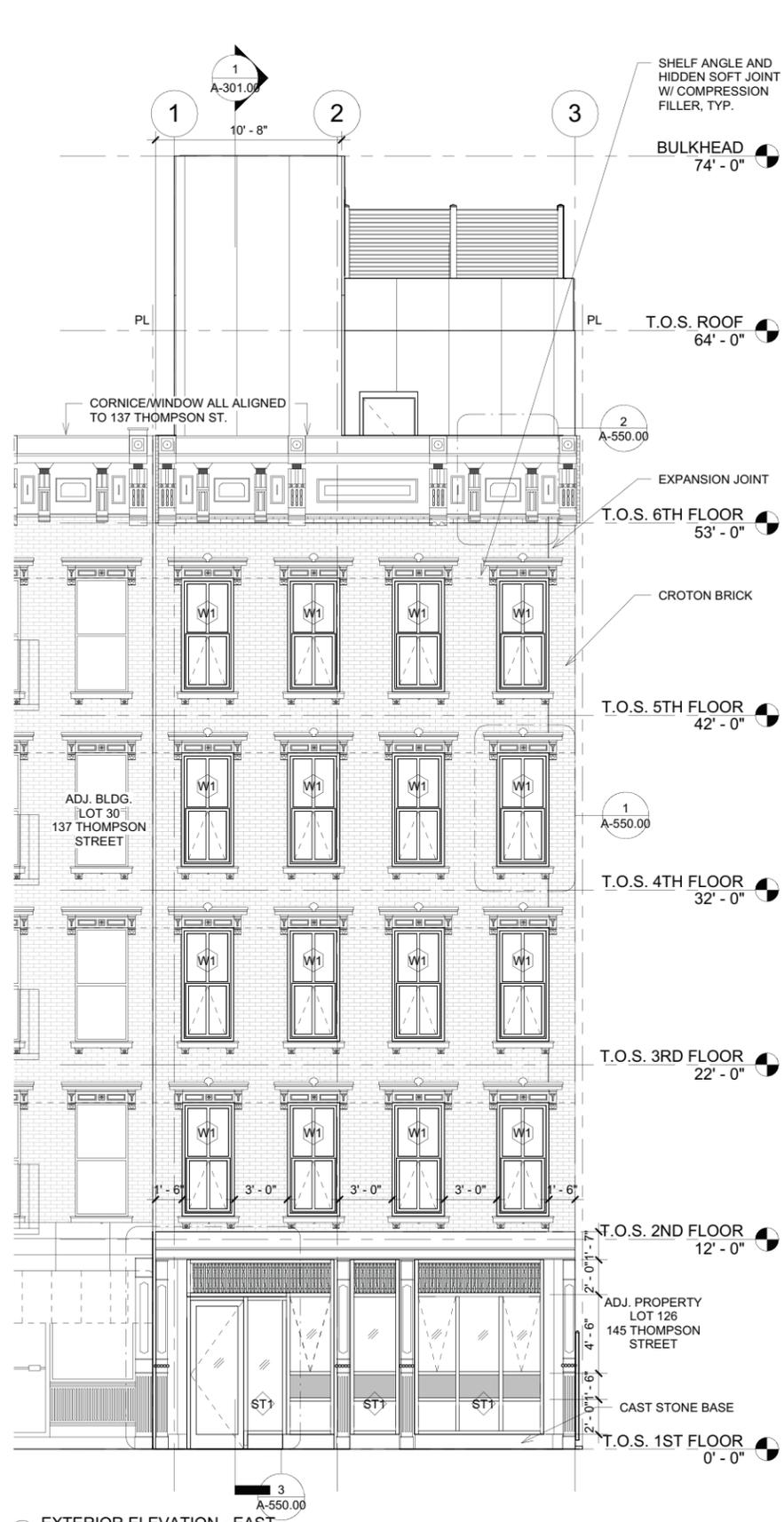


FLOOR PLATES "PANCAKED" ON TOP OF ONE ANOTHER

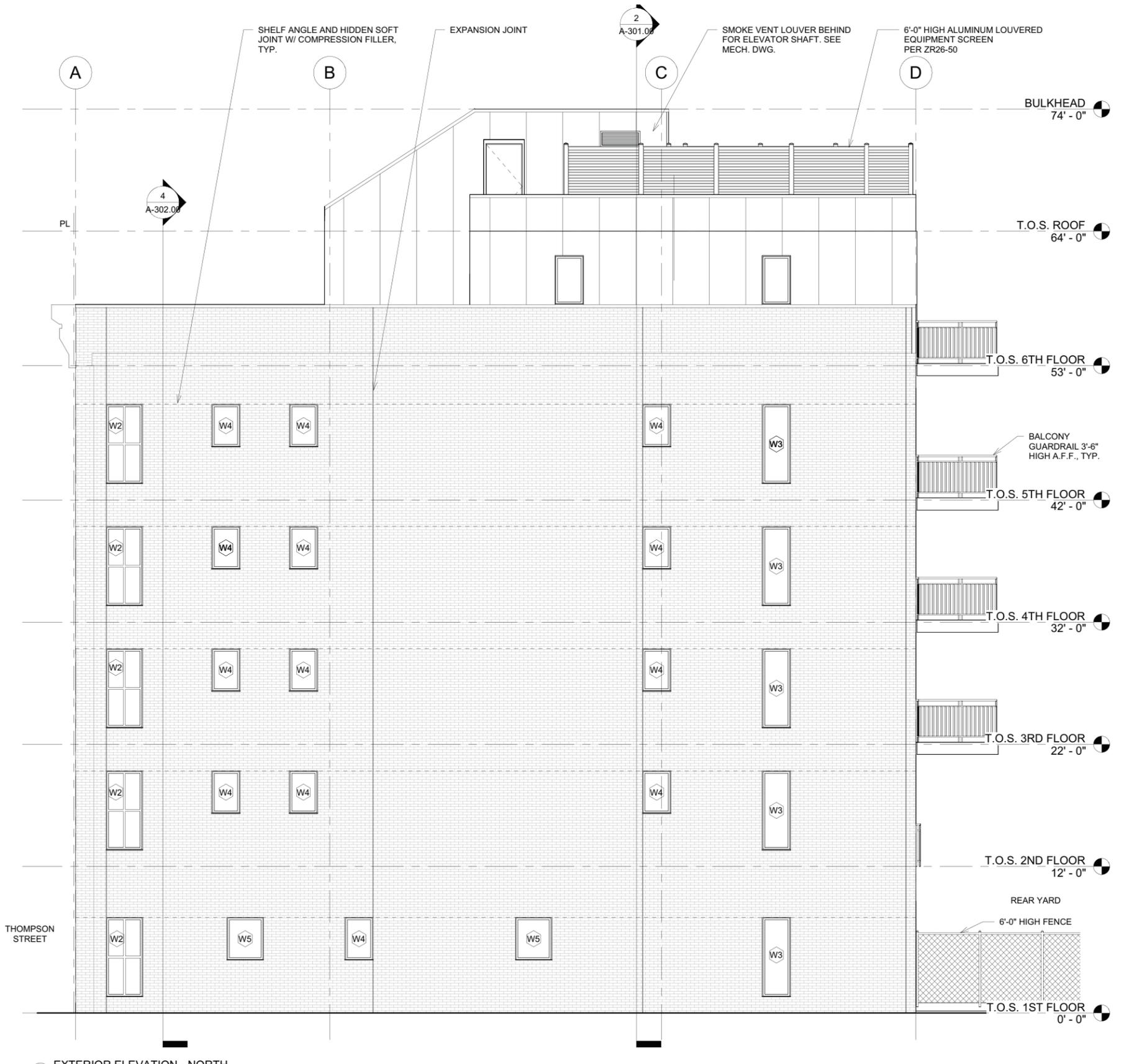
## Existing Conditions - Risk of "Pancake" Collapse



Existing Photo - 139 Thompson



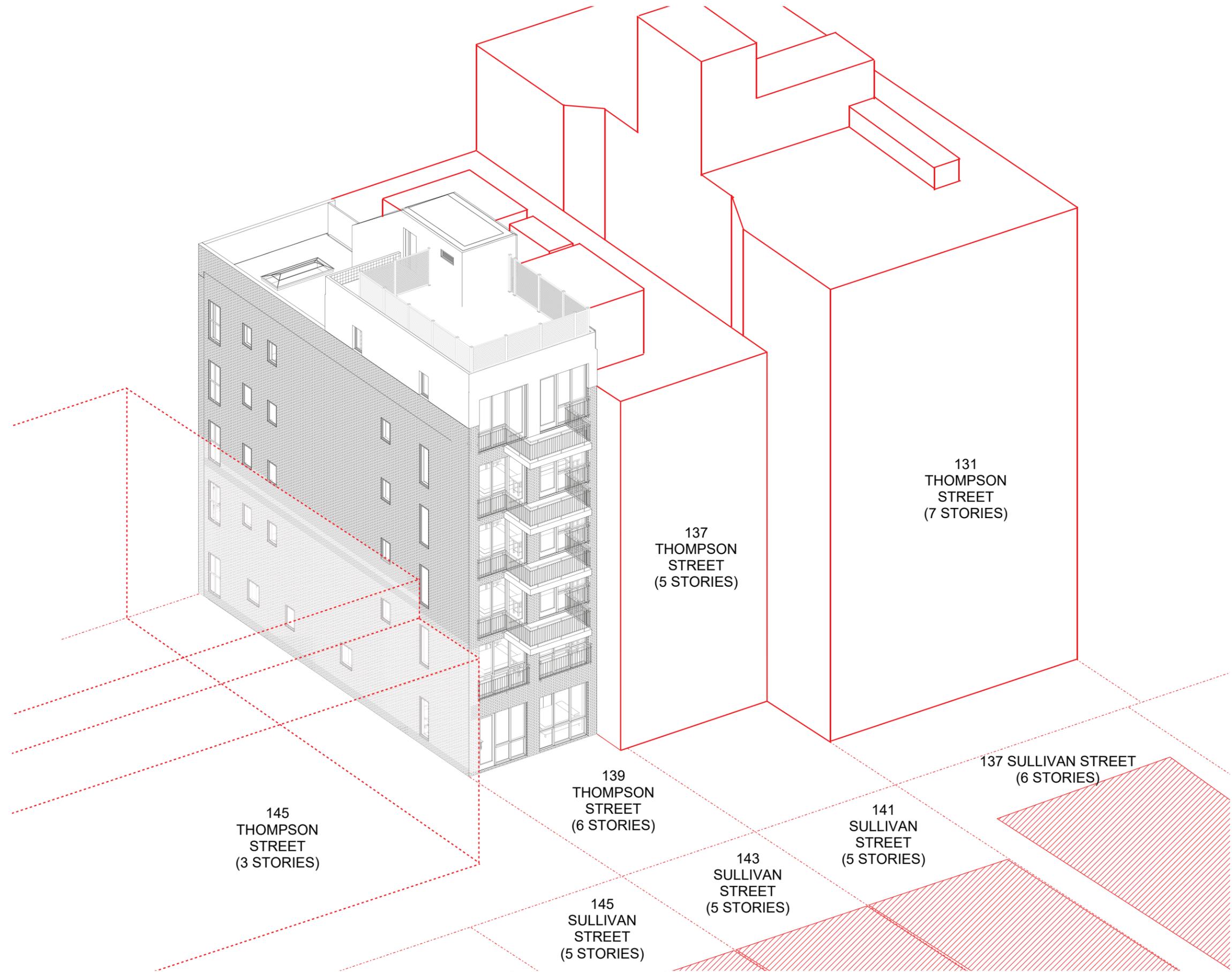
1 EXTERIOR ELEVATION - EAST  
3/16" = 1'-0"



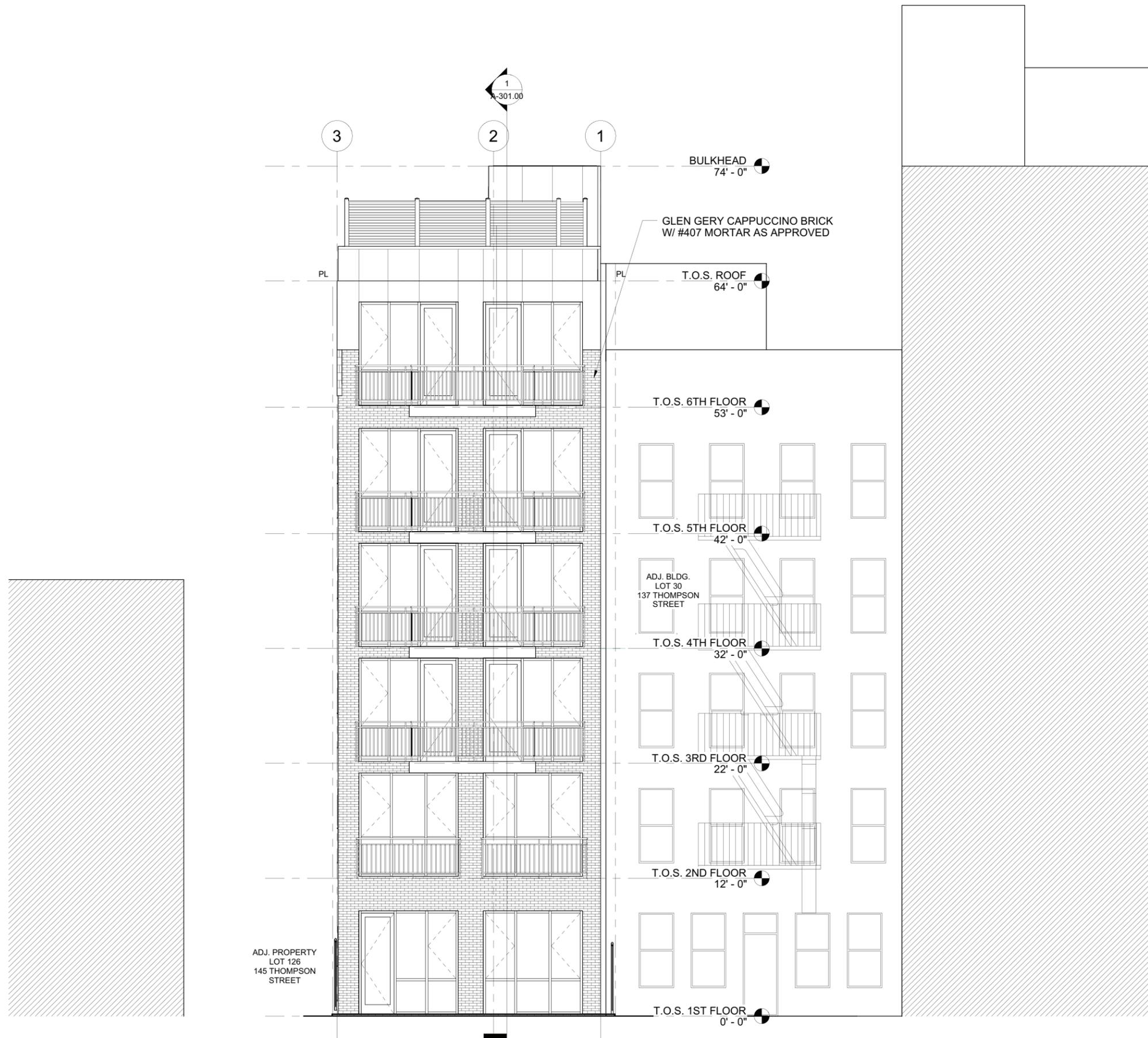
2 EXTERIOR ELEVATION - NORTH  
3/16" = 1'-0"

# Proposed Elevation - 139 Thompson





# Rear Yard - 139 Thompson



# Proposed Rear Elevation - 139 Thompson

March 17, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-09125

# 139 Thompson Street – Sullivan-Thompson Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 160 677 1007

**Passcode:** 598100

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.