

April 21, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-25-09125

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

To testify virtually, please join Zoom

Webinar ID: 160 200 9644

Passcode: 979898

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.

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



76 Landmark Restoration Projects

U.S. National Monument
 National Register of Historic Places
 NYC Individual Landmarks
 Cast Stone Institute Design Excellence Award Restoration
 Restoration Awards

- 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 Christopher 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



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



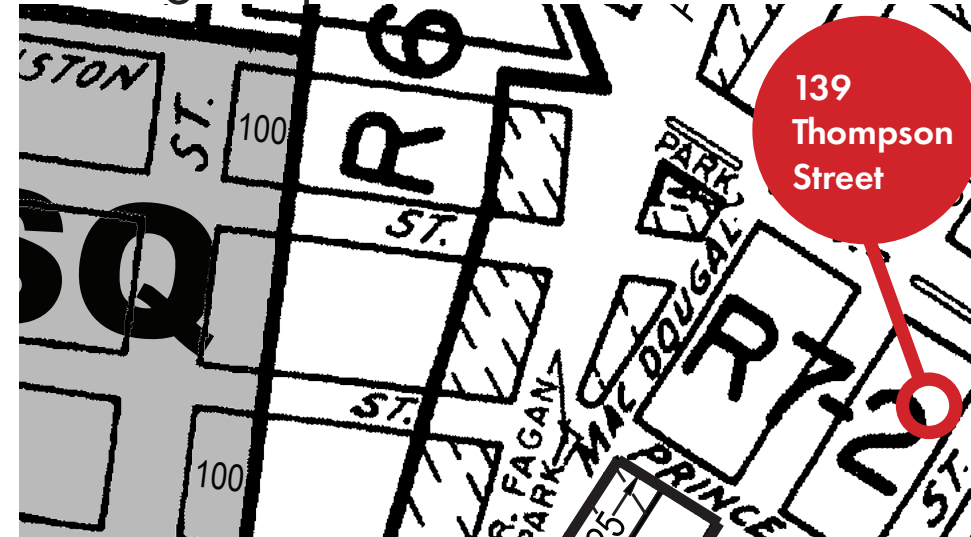
Awards and Articles for City & Suburban

SW MANAGEMENT LANDMARK RESTORATION PROJECTS

Sullivan Thompson Historic District Map: LP-2590



Zoning Map



Tax 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
 Building Type- R-2 Residential: Apartment House
 Old Law Tenement Class A Multiple Dwelling
 Current Uses:
 Occupancy Classification:

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: R7-2

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.

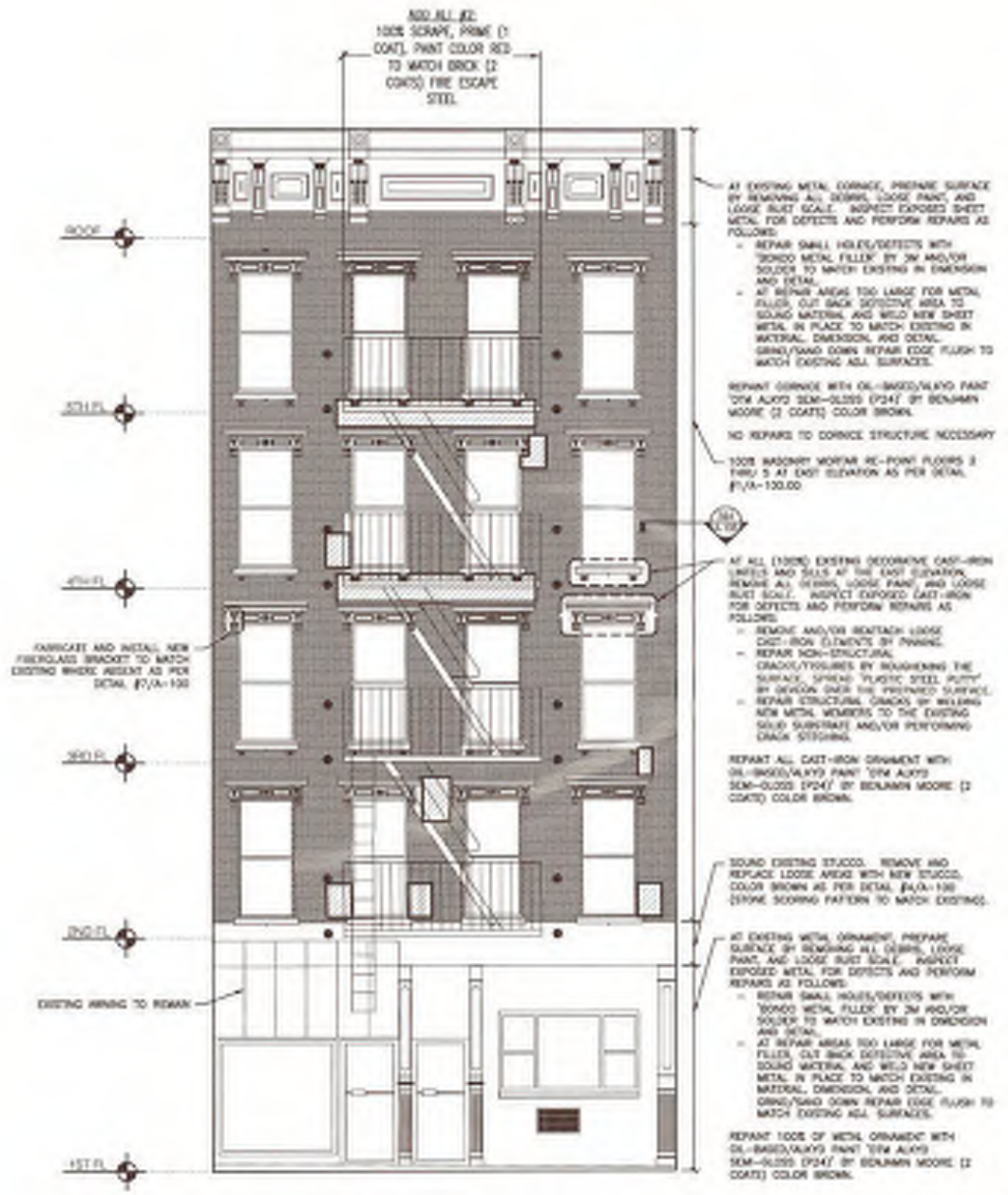




Historic Photos - 137 & 139 Thompson



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



2A PROPOSED EAST ELEVATION
 SCALE: 1/4" = 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
 DRAWING: TS
 DRAWING: CL
 CHECKED: AS
 DRAWING: [Signature]
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

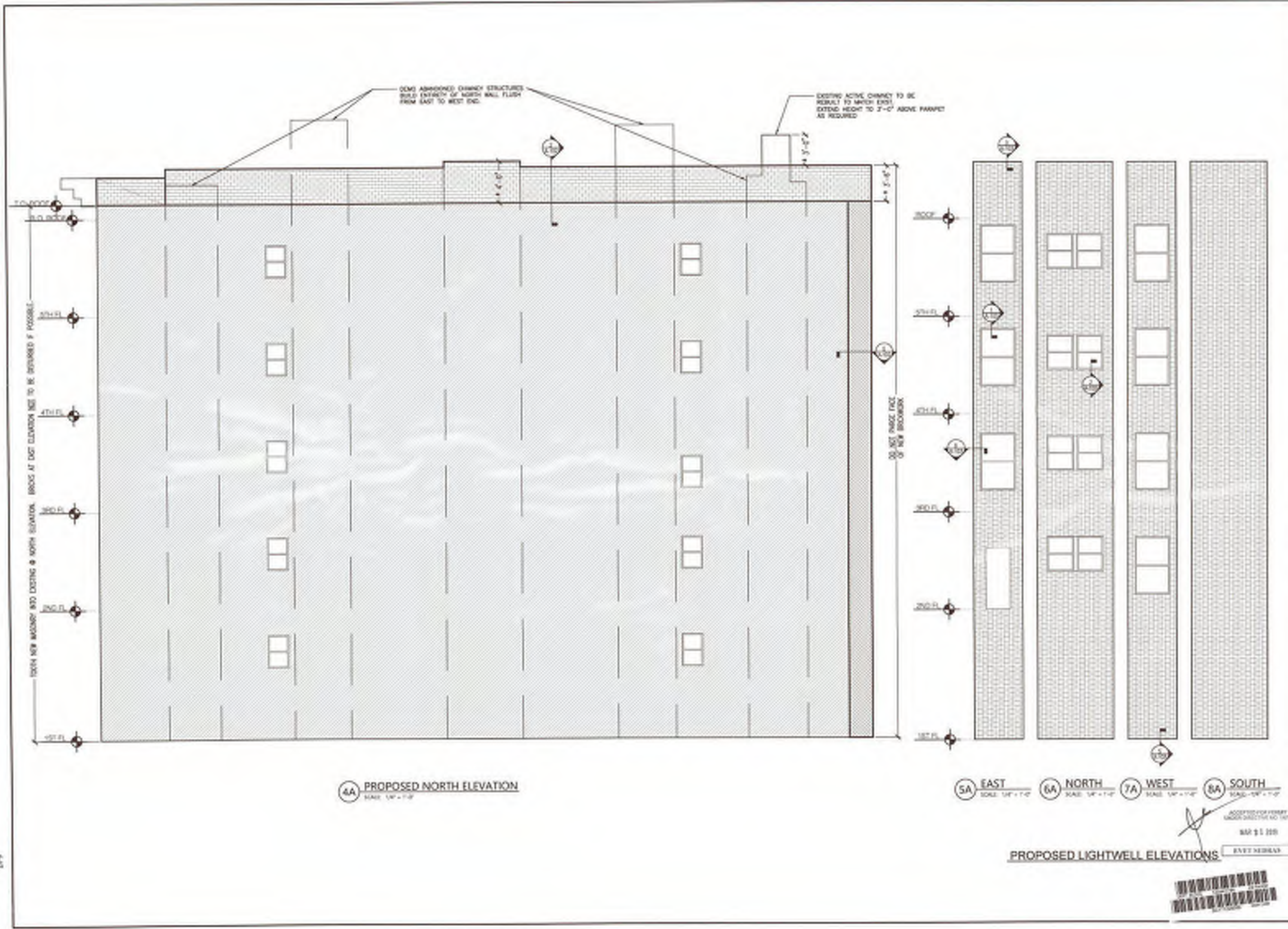
ISSUE DATES

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 11 2019
A-005.00
 8 of 12



LPC APPROVAL - FACADE RESTORATION



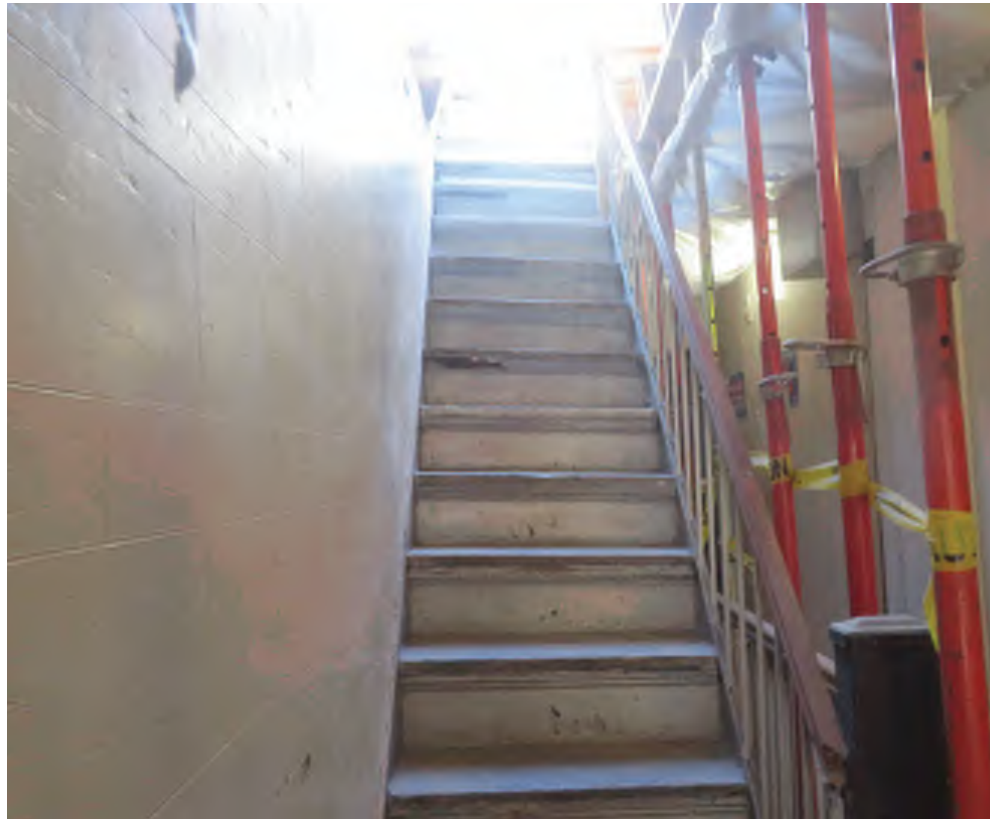
LPC APPROVAL - MATERIALS (DOCKET# LPC-19-29746)



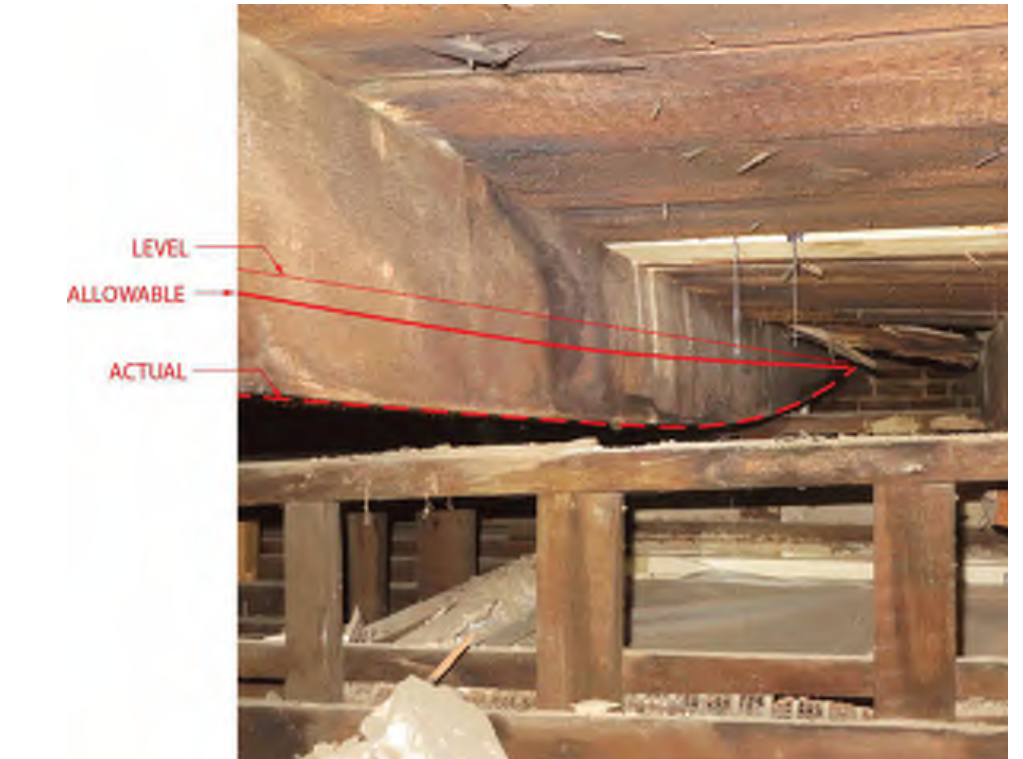
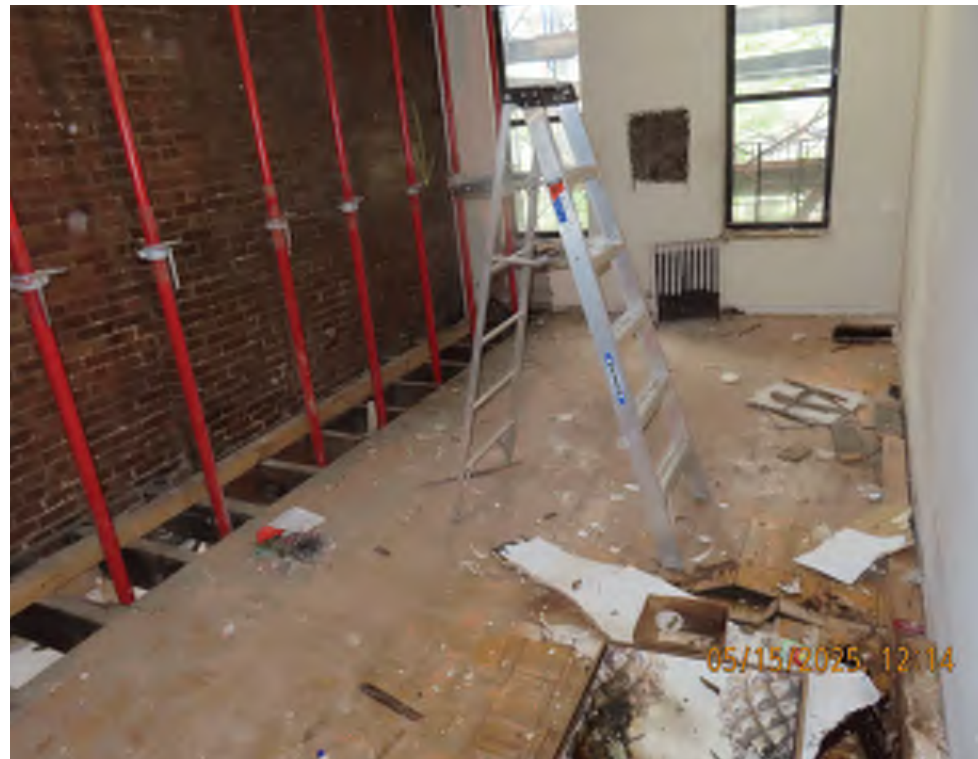
2019-PRESENT



Existing Street View - 139 Thompson



TILTED STAIRS DUE TO EXCESSIVE FLOOR JOIST DEFLECTIONS

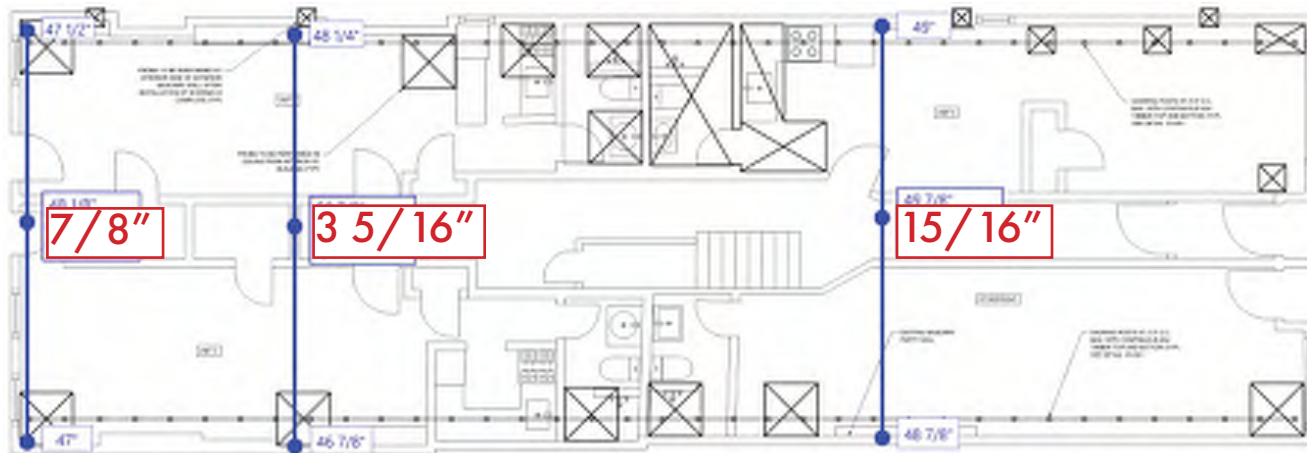


FLOOR JOIST DEFLECTION

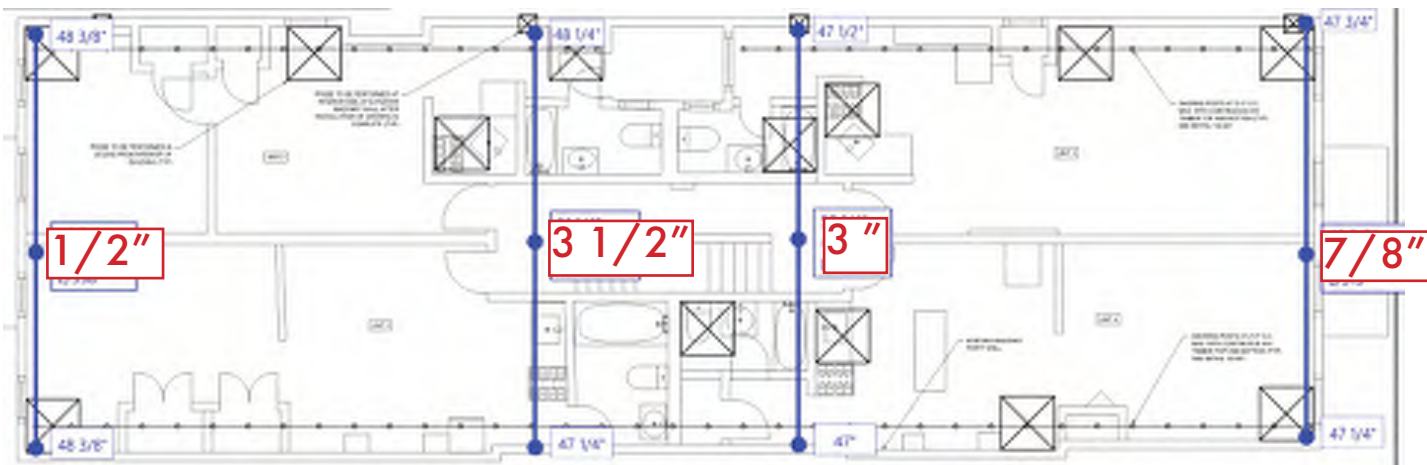
Existing Conditions



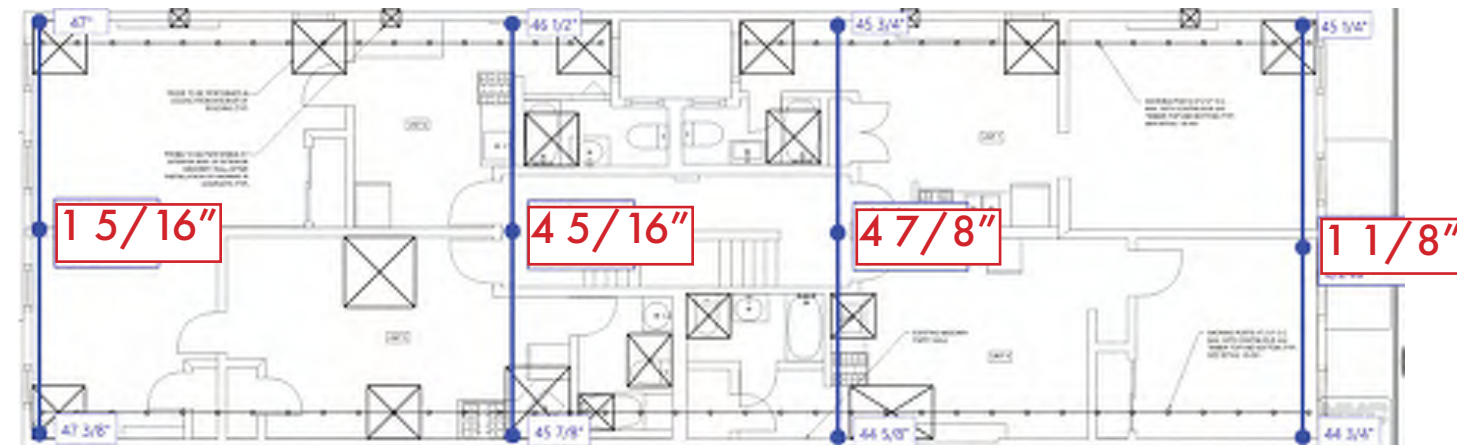
Joist Deflection and Measurement



1ST FLOOR JOIST DEFLECTION MEASUREMENTS



2ND FLOOR JOIST DEFLECTION MEASUREMENTS

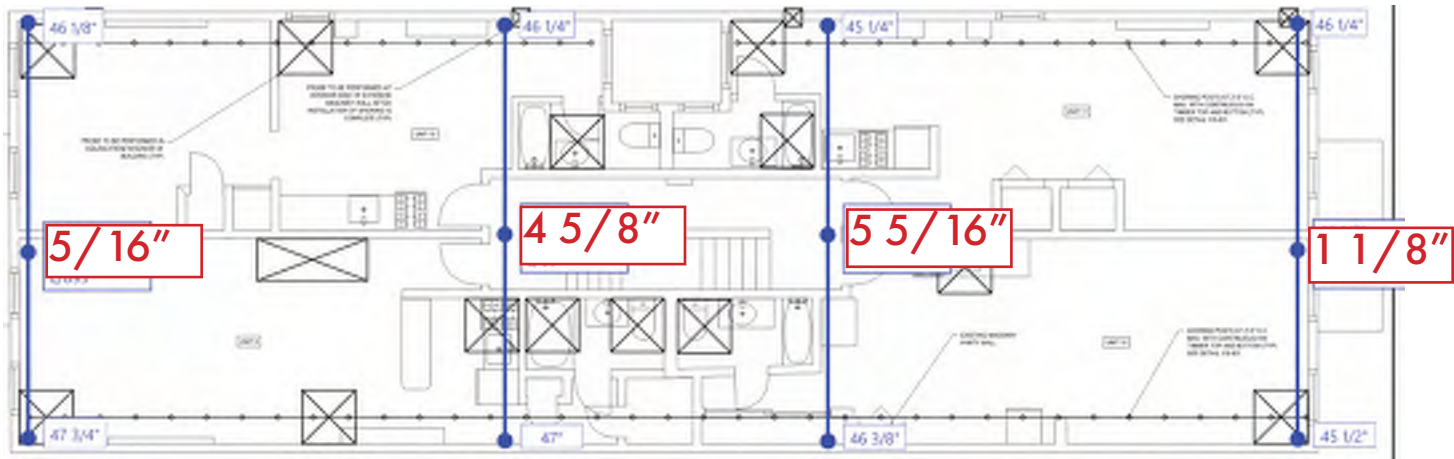


3RD FLOOR JOIST DEFLECTION MEASUREMENTS

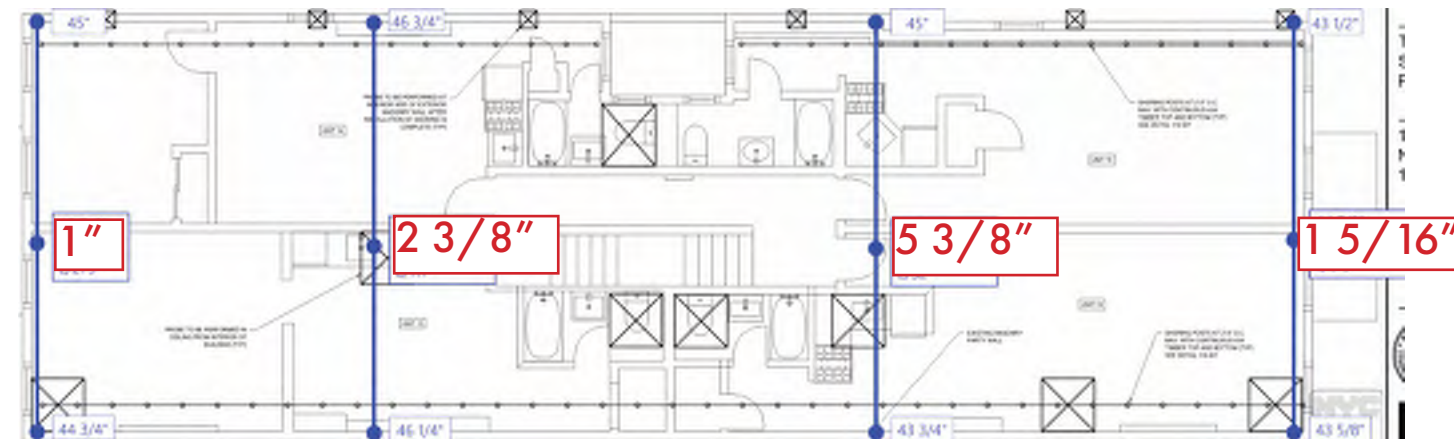
FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47 1/2	47	47 1/4	48 1/8	7/8	319
2	48 1/4	46 7/8	47 9/16	50 7/8	3 5/16	84
3	49	48 7/8	48 15/16	49 7/8	15/16	298
SECOND FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	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

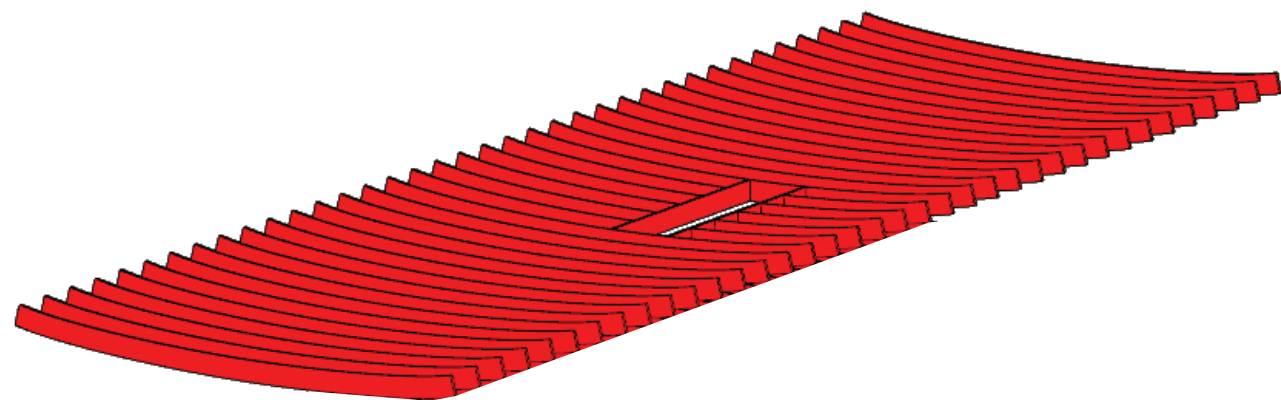
Existing Conditions



4TH FLOOR JOIST DEFLECTION MEASUREMENTS



5TH FLOOR JOIST DEFLECTION MEASUREMENTS

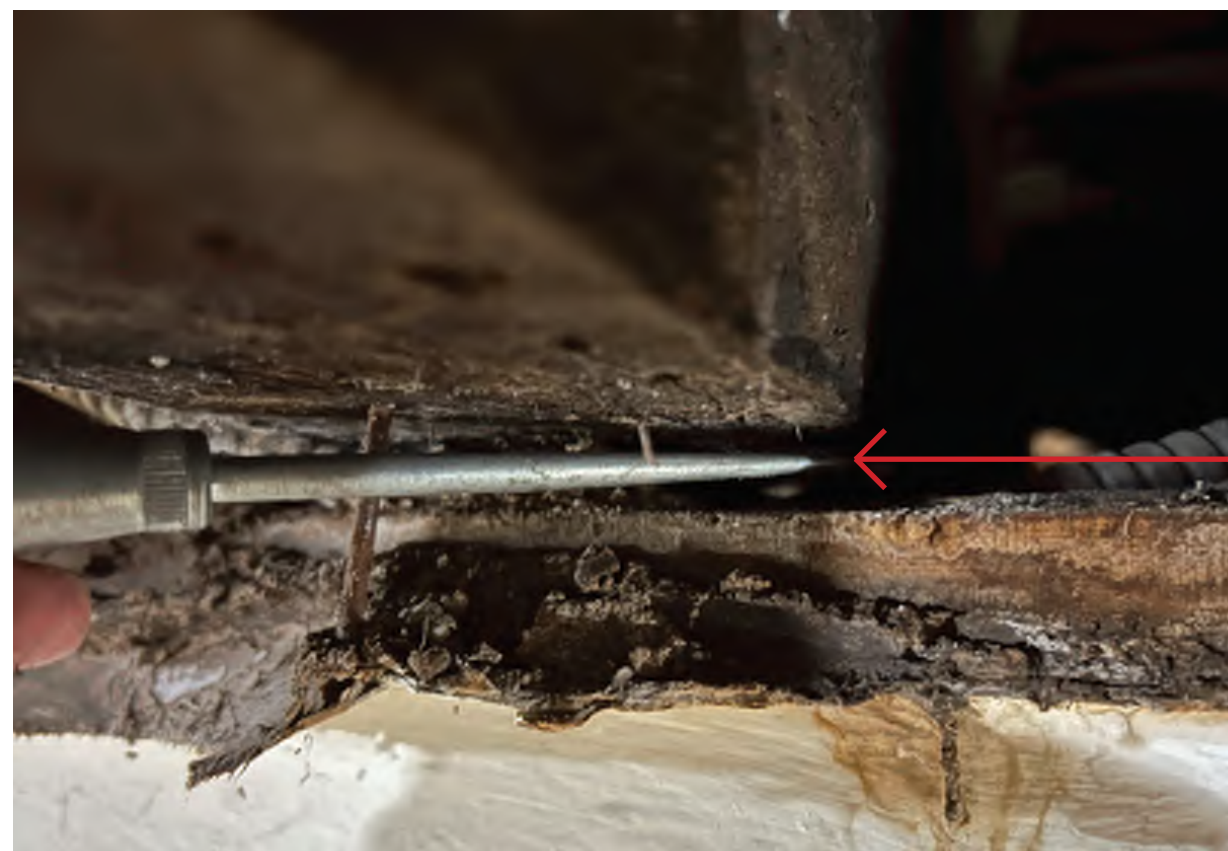


FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47 1/2	47	47 1/4	48 1/8	7/8	319
2	48 1/4	46 7/8	47 9/16	50 7/8	3 5/16	84
3	49	48 7/8	48 15/16	49 7/8	15/16	298
SECOND FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	48 3/8	48 3/8	48 3/8	48 7/8	1/2	558
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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
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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

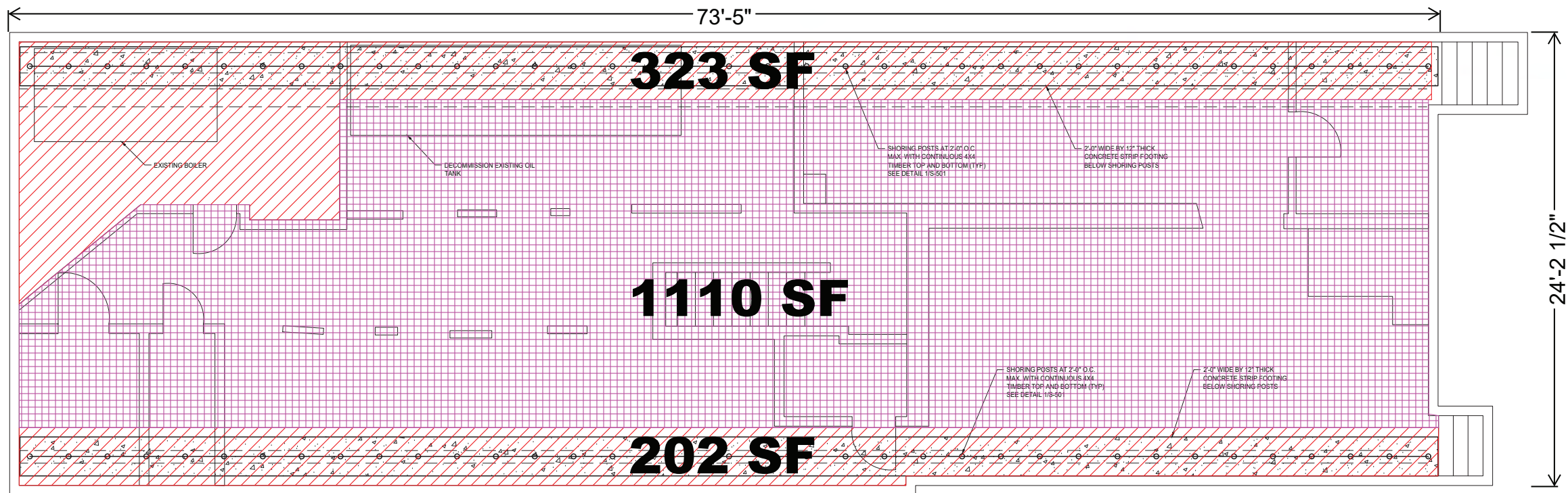


TYPICAL OVERHEAD CONDITION WITH SHORING JACK IN PLACE

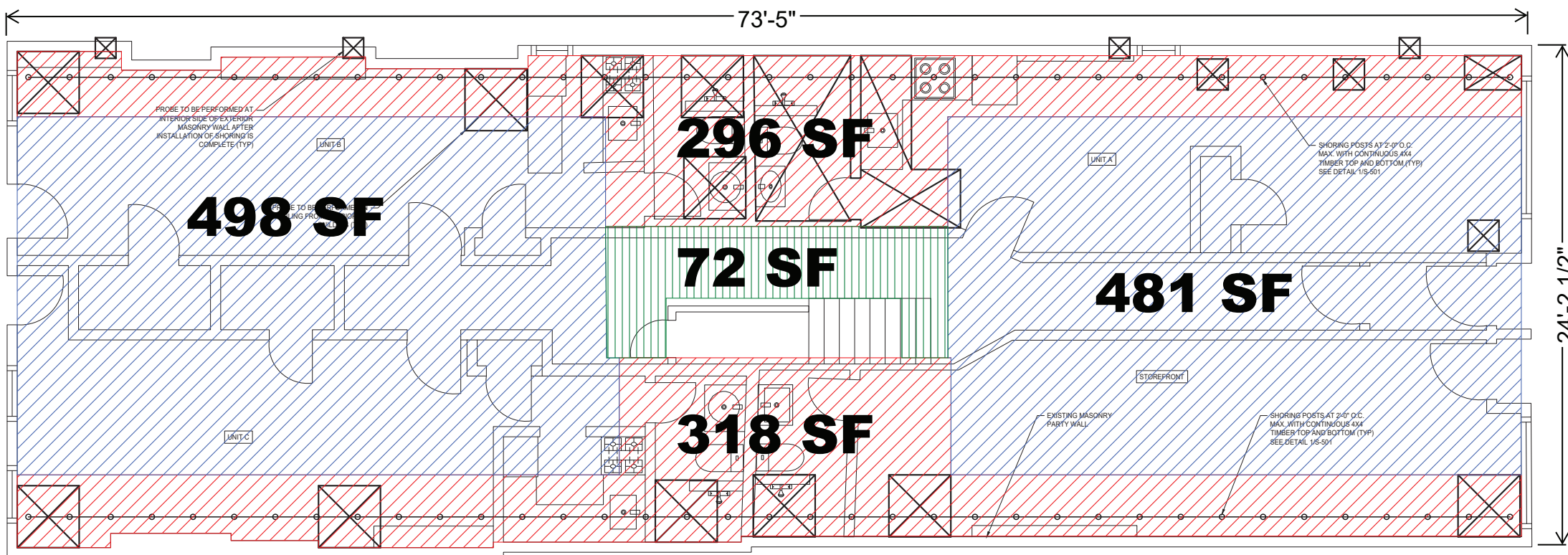


TYPICAL PERIMETER CONDITION AT INTERIOR

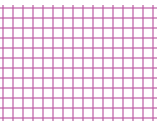

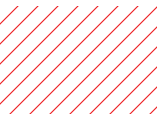

Stabilization - Shoring Jacks



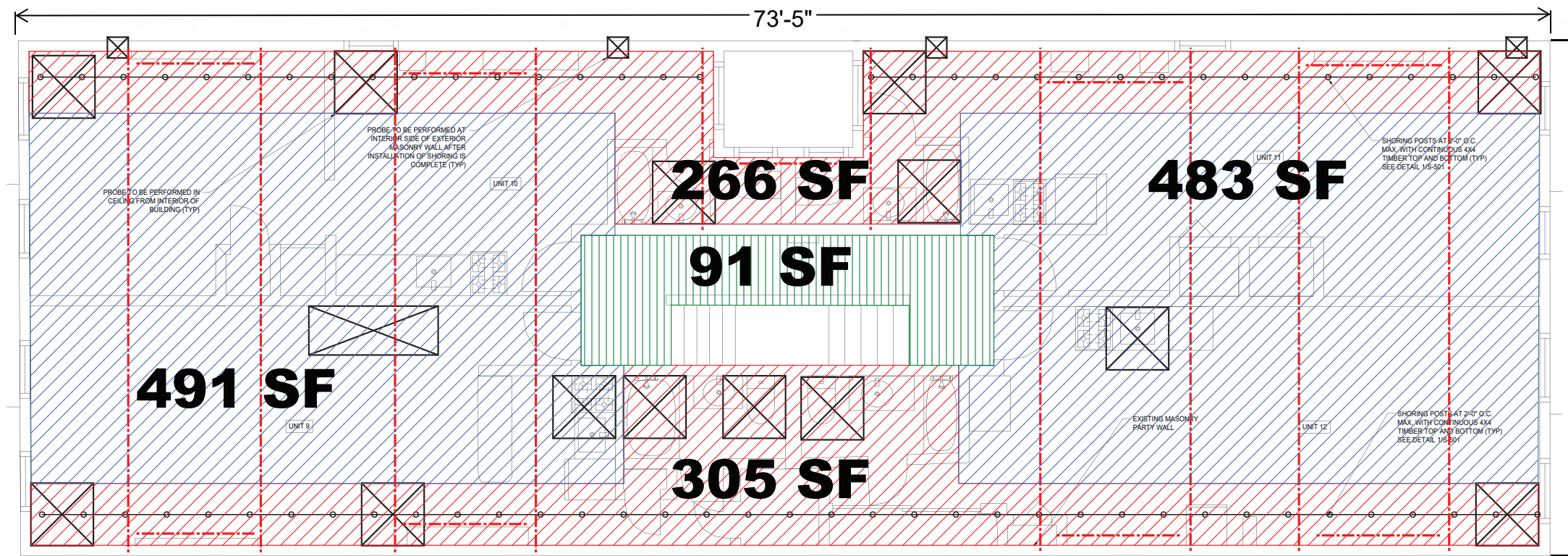
CELLAR



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	1665	686	979	1665
SECOND	1636	1636	0	1636
THIRD	1636	1636	0	1636
FOURTH	1636	1636	0	1636
FIFTH	1636	1636	0	1636
ROOF	1636	1636	0	1636
TOTAL	11480	9391	2089	11480

$$\frac{11,480 - 2,089}{2,089} \times 100 = 450\%$$

"§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.

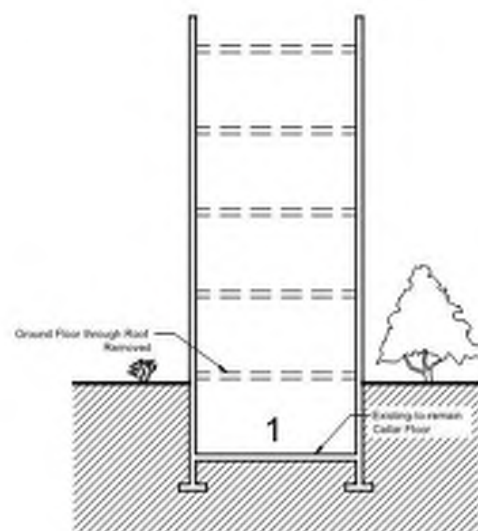


Figure 3: Existing 1968 Code four-story building with cellar. Three of six floors to be removed. Exterior walls to remain.

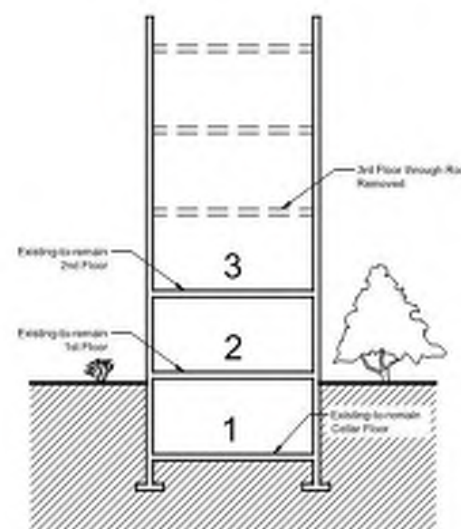


Figure 2: Proposed four-story building with five new floors and one existing floor. 500% increase in Floor Surface Area - is considered an Alt 1 required to meet NB requirements.

Must comply with 2014 Code requirements for New Buildings.

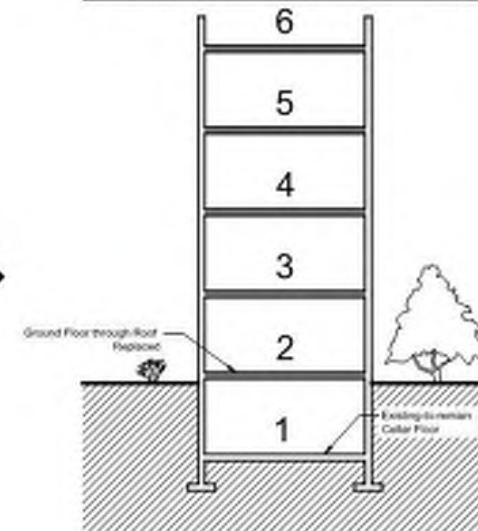
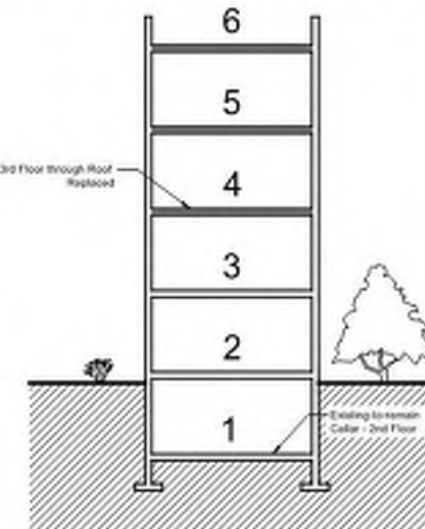


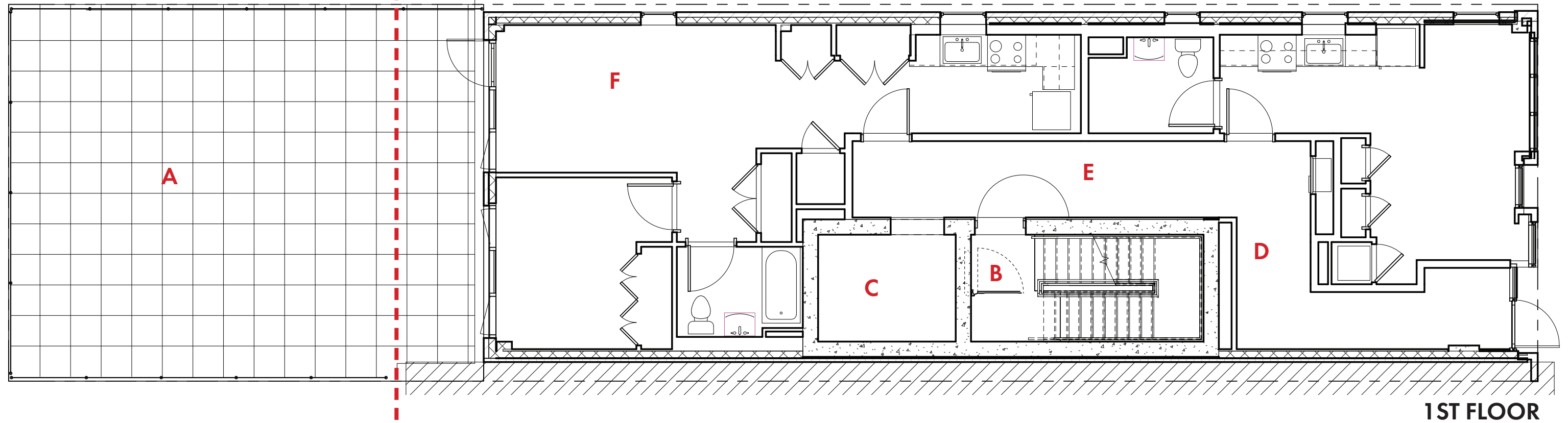
Figure 4: Proposed four-story building with three new floors and three existing floors. 100% increase in Floor Surface Area - is not considered an Alt 1 required to meet NB requirements.

Permitted to comply with Prior Codes per AC 28-101.4.3



CCD1 - Application of 2022 NYC Building Code

EXISTING BUILDING LINE



**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

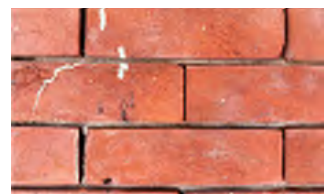
139 THOMPSON ST

145 THOMPSON ST

PROJECT SITE



Existing Photo - 139 Thompson



1. HEAVY CRAZING



2. BRICK SPALL



3. BRICK CRACK



4. MISSING/
DAMAGED BRICK



5. VERTICAL BRICK
CRACK



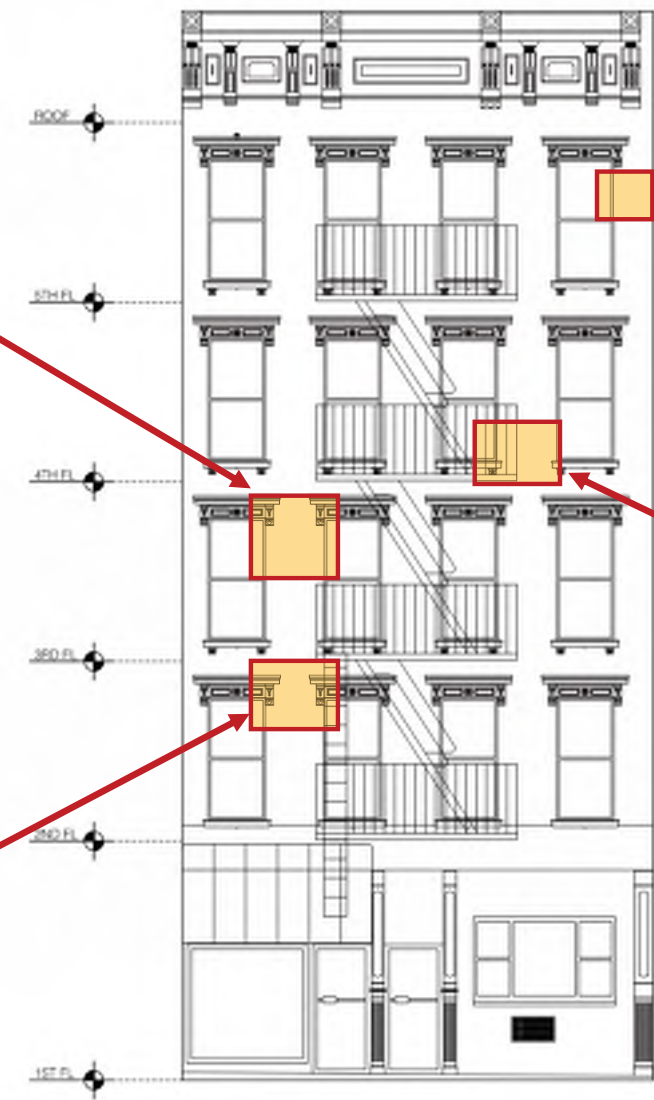
6. DISCOLORATION/
NON-ORIGINAL BRICK



7. FORMER COATING
DAMAGE



8. ORGANIC GROWTH



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

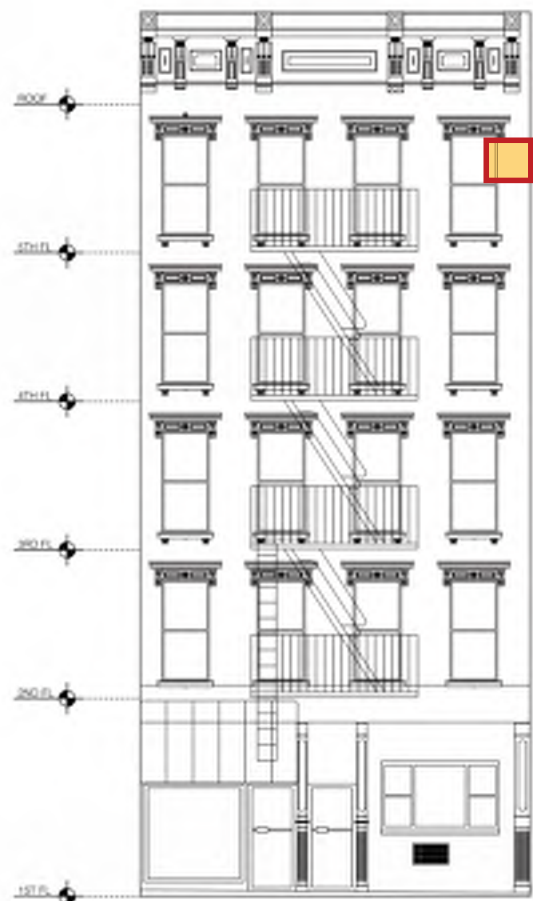


7 Former Coating Damage



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

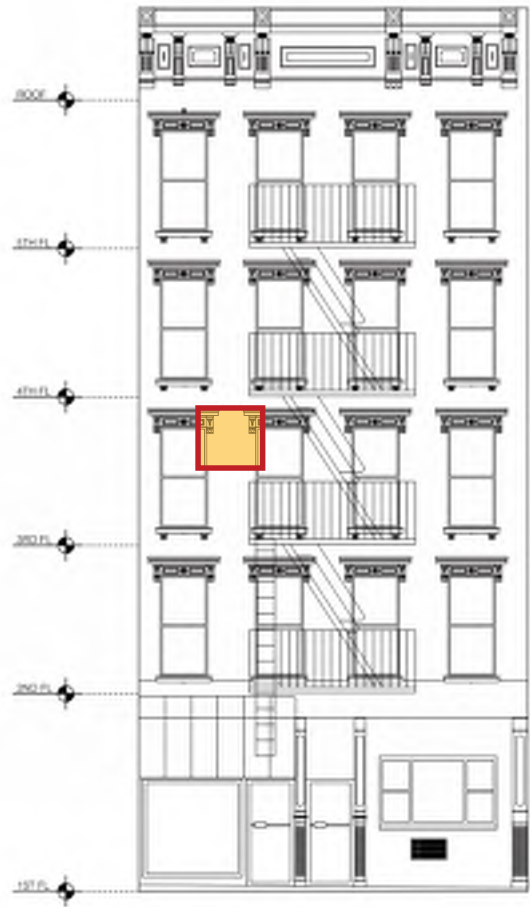


TYPICAL CONDITIONS KEY

- 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

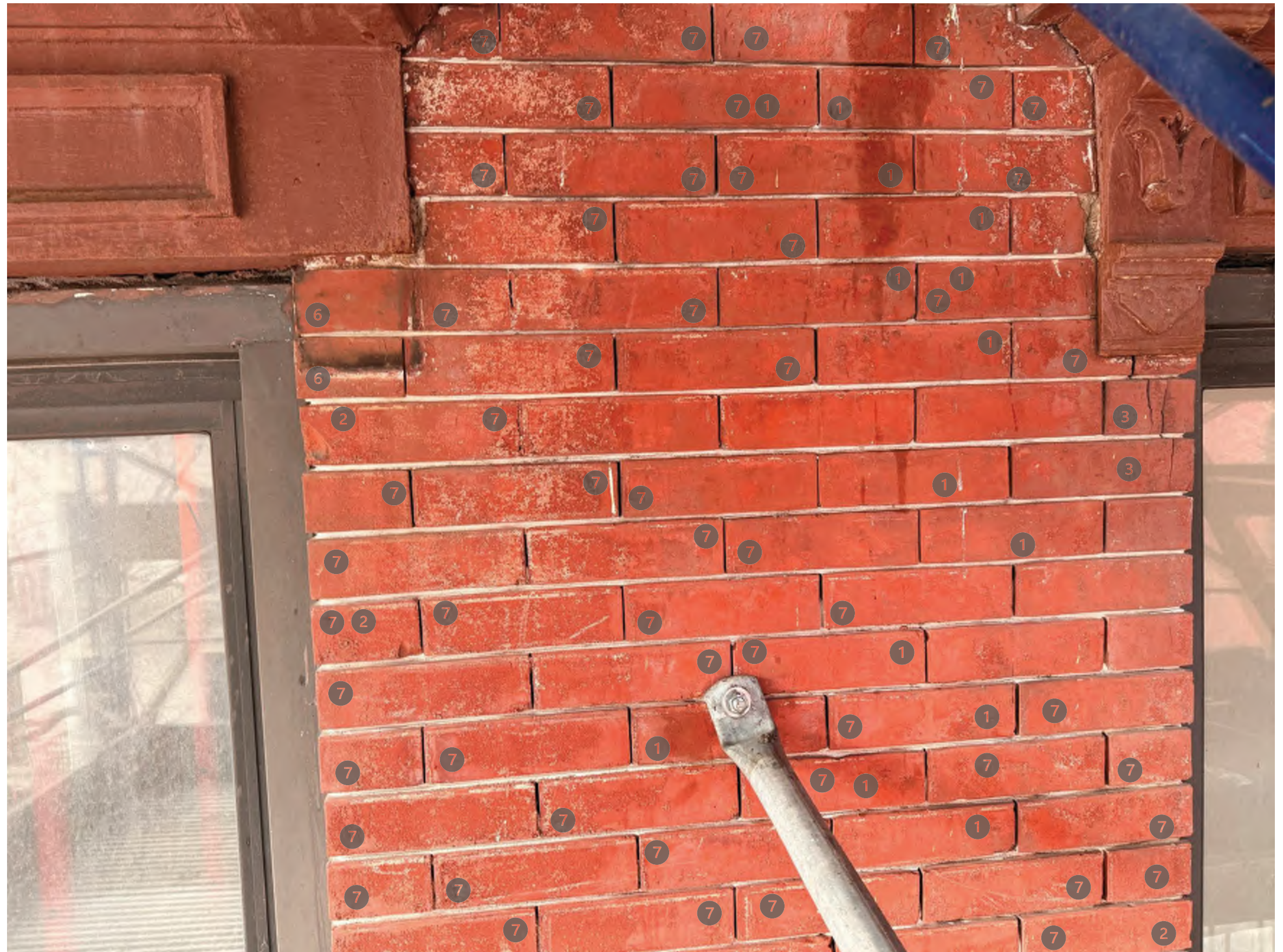


Front Facade Inspection - 4th Floor

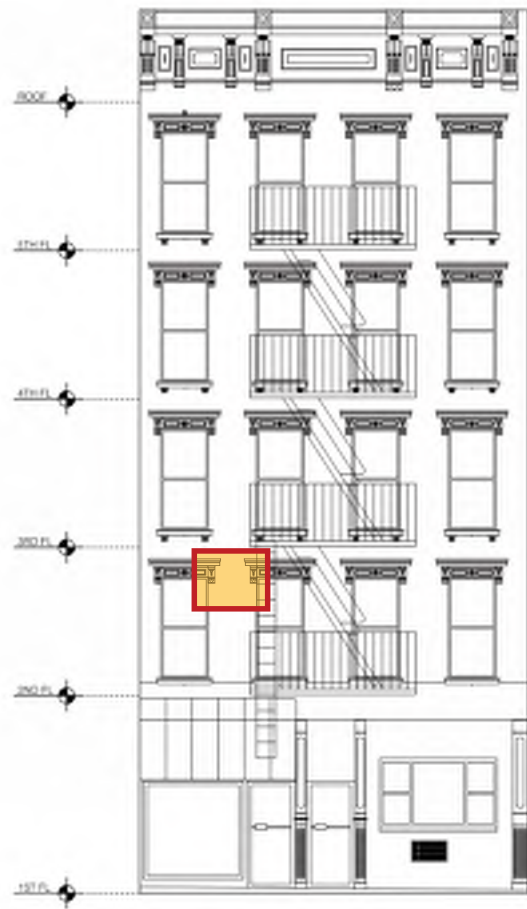


TYPICAL CONDITIONS KEY

- 1** Heavy Cracking
- 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

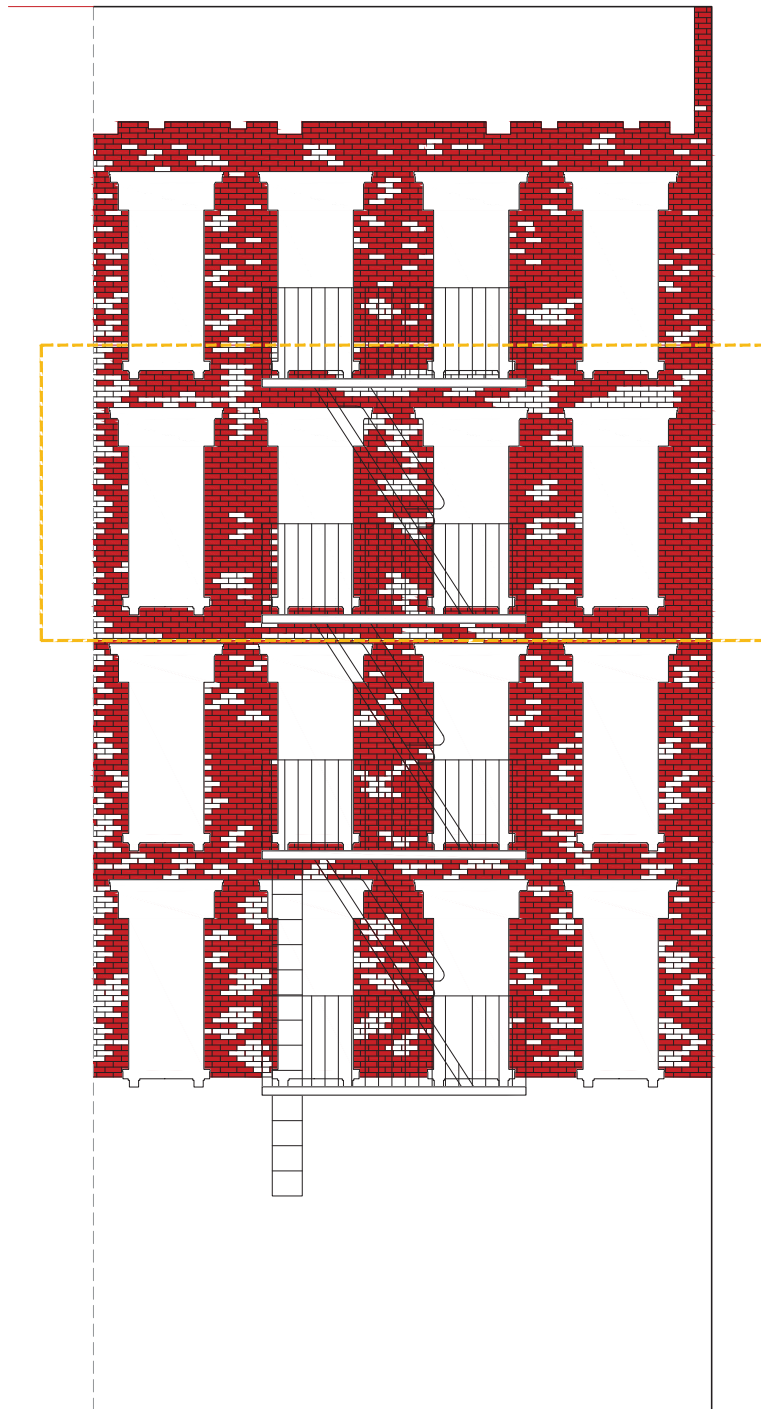


Front Facade Inspection - 2nd floor

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



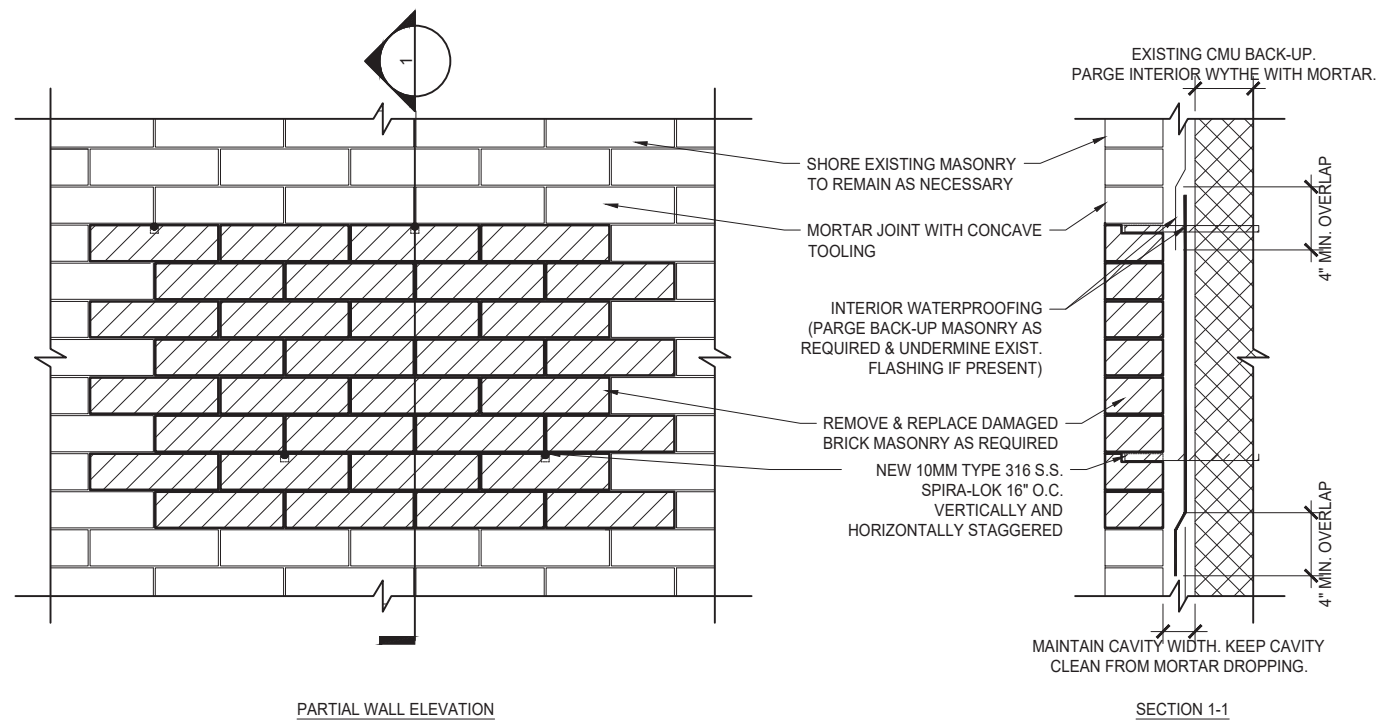
137 THOMPSON STREET | 139 THOMPSON STREET



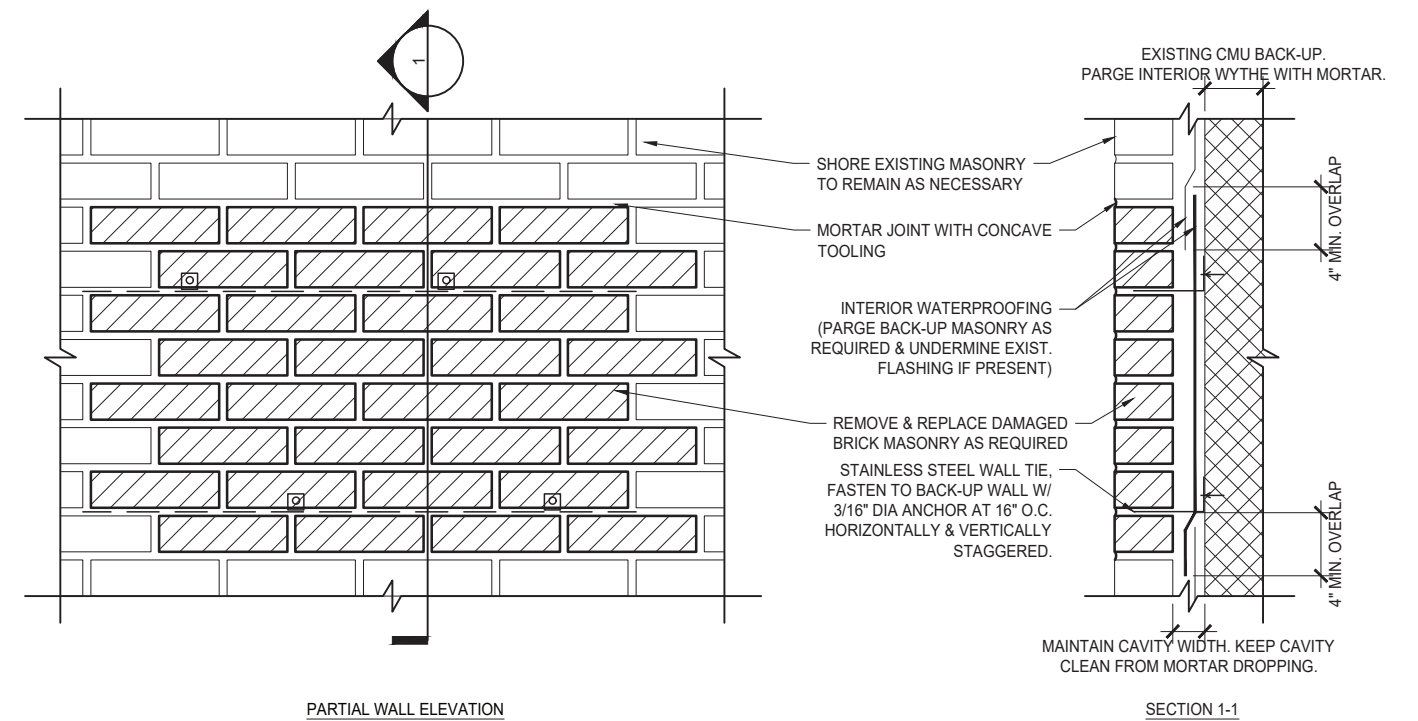
Adjacent Building

Existing Joints (Pre-cutting - 2017)

Front Facade Inspection - Mortar Joints



BRICK DETAIL WITH 1/8" BUTTER JOINT



MATCHING 3/8" JOINT OF 137 THOMPSON STREET

Front Facade Restoration Detail



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



* 49 Grove Street
Cast Stone Institute Design Excellence Award Restoration

49 Grove Street - Reference Project for Facade Reconstruction (SW Management)



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



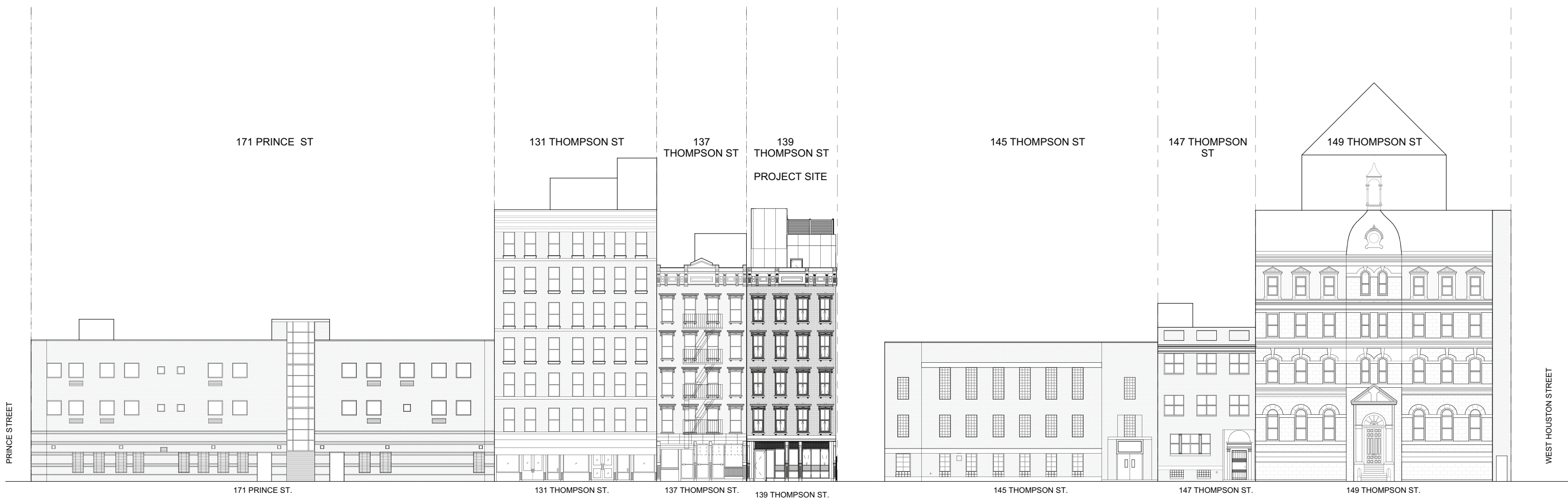
Existing Photo - 139 Thompson



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



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

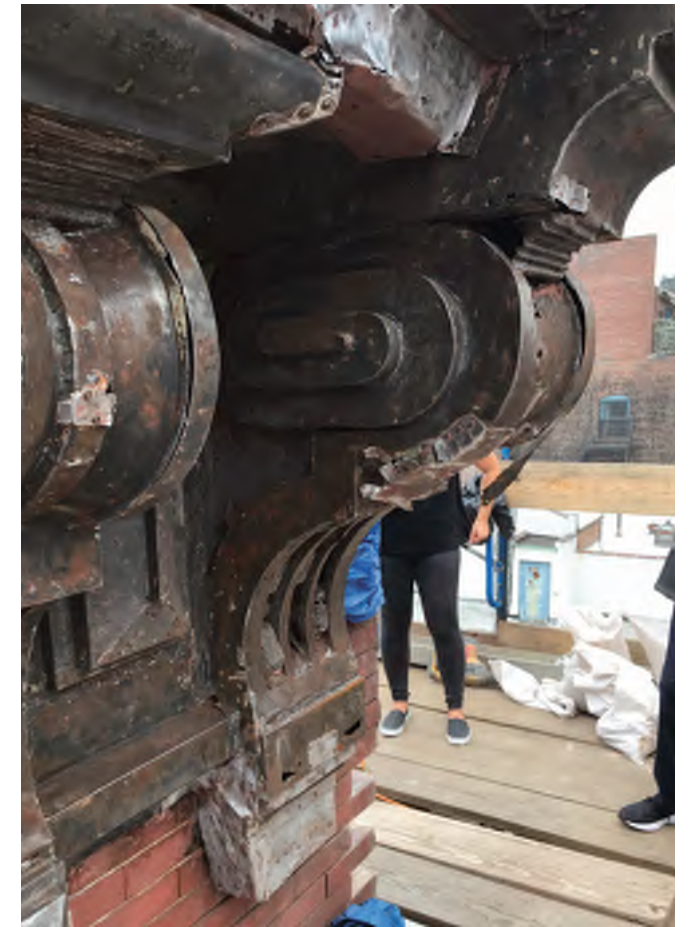
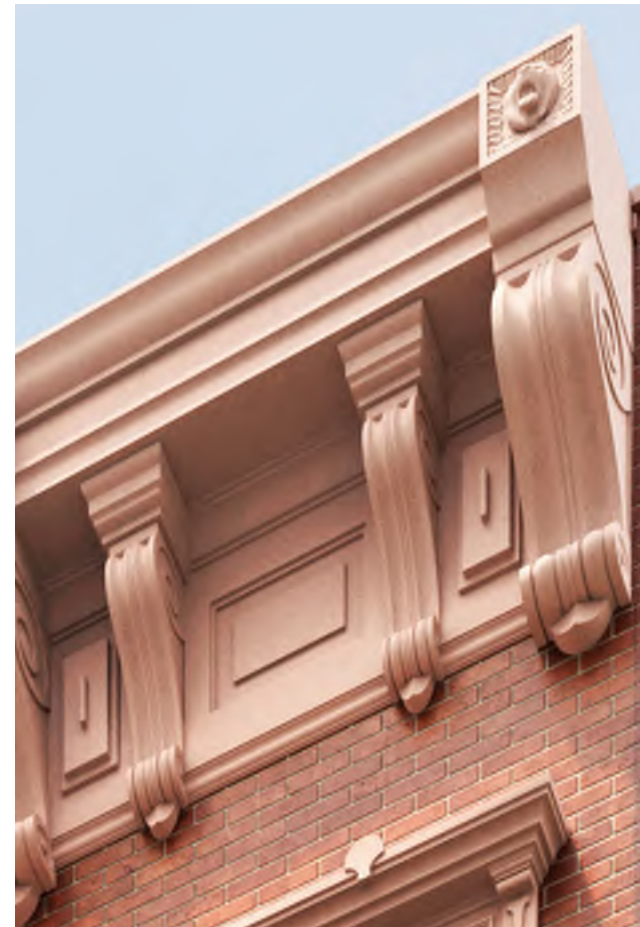
Sightline Elevation - 139 Thompson



ENLARGED ELEVATION - CORNICE @ EAST
1" = 1'-0"

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.

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

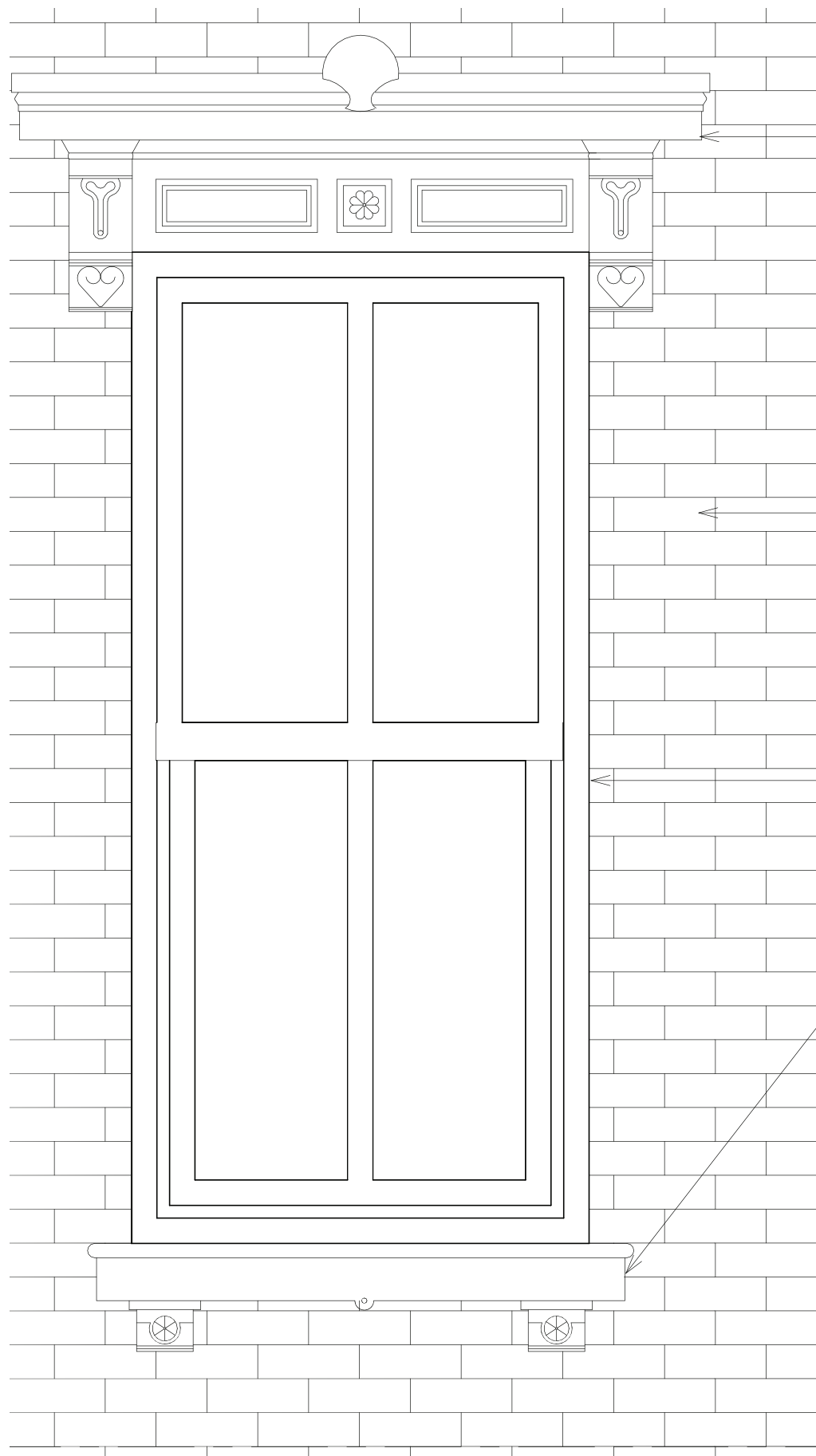


THE CORNICE HAS ALREADY BEEN CAREFULLY REMOVED AND RESTORED BUT IT IS NOT SALVAGEABLE. IT WILL BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION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

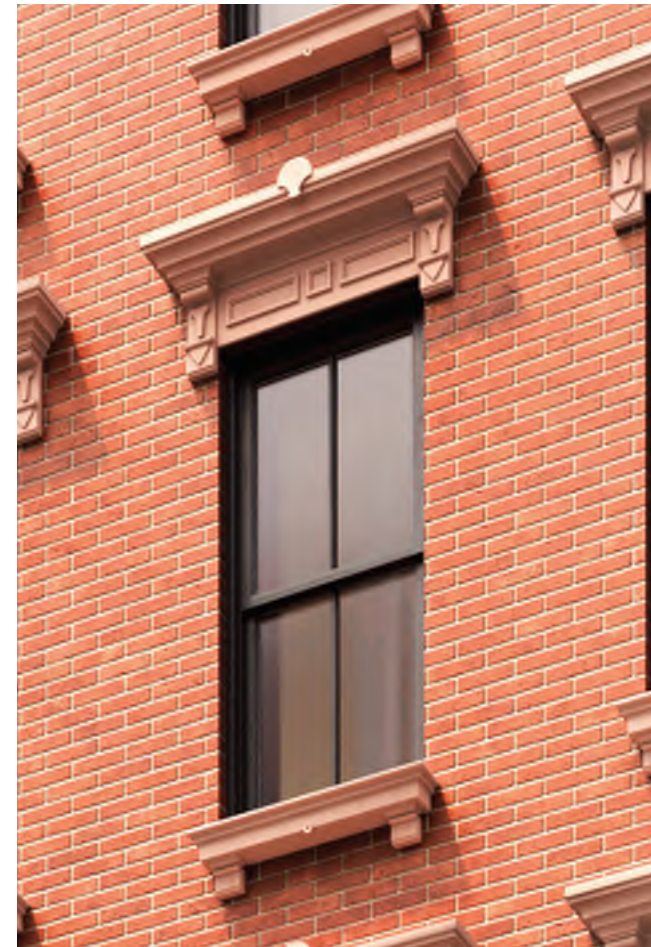
NPA MEDIUM BRONZ SEALANT AS APPROVED

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.

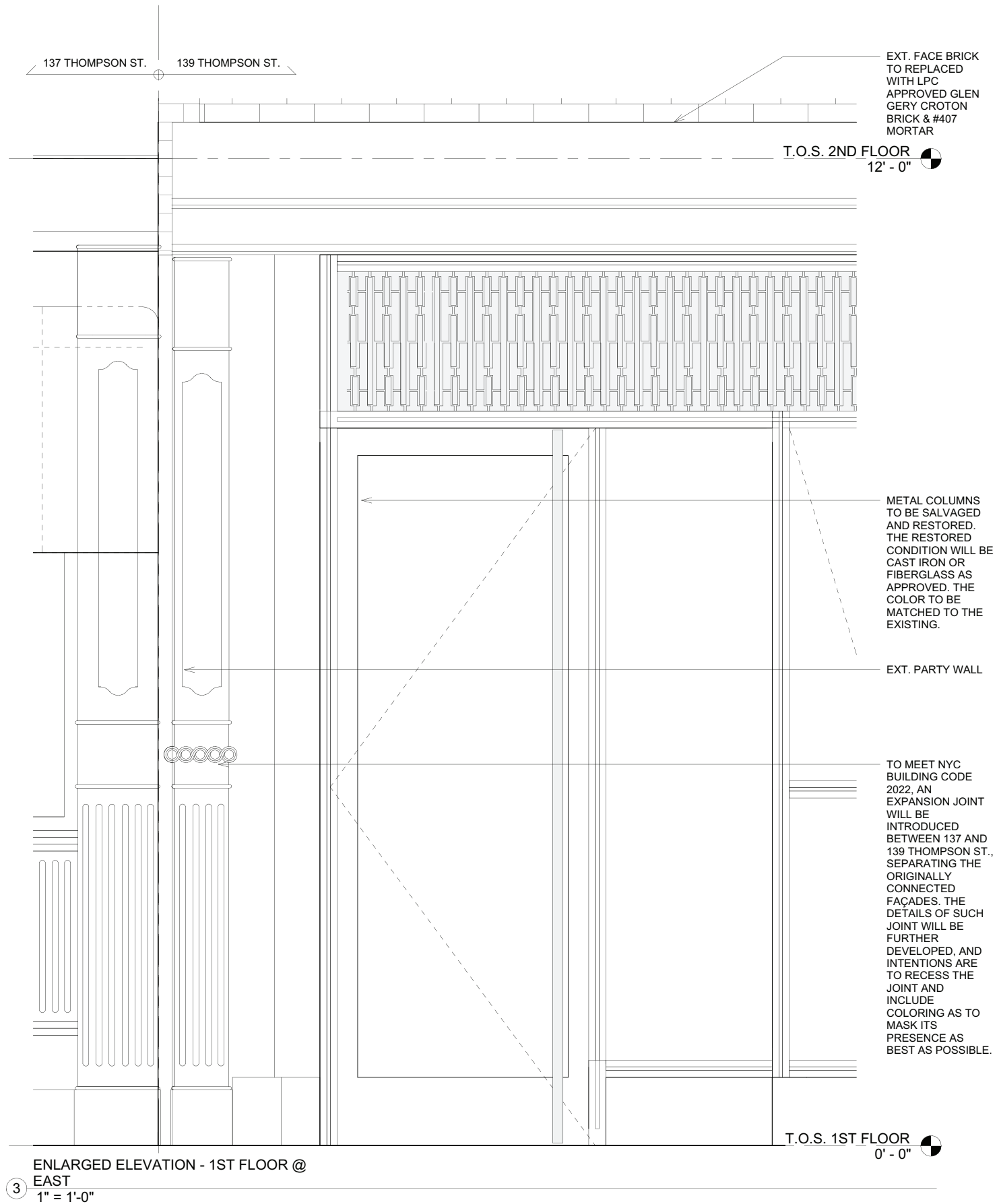
ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

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

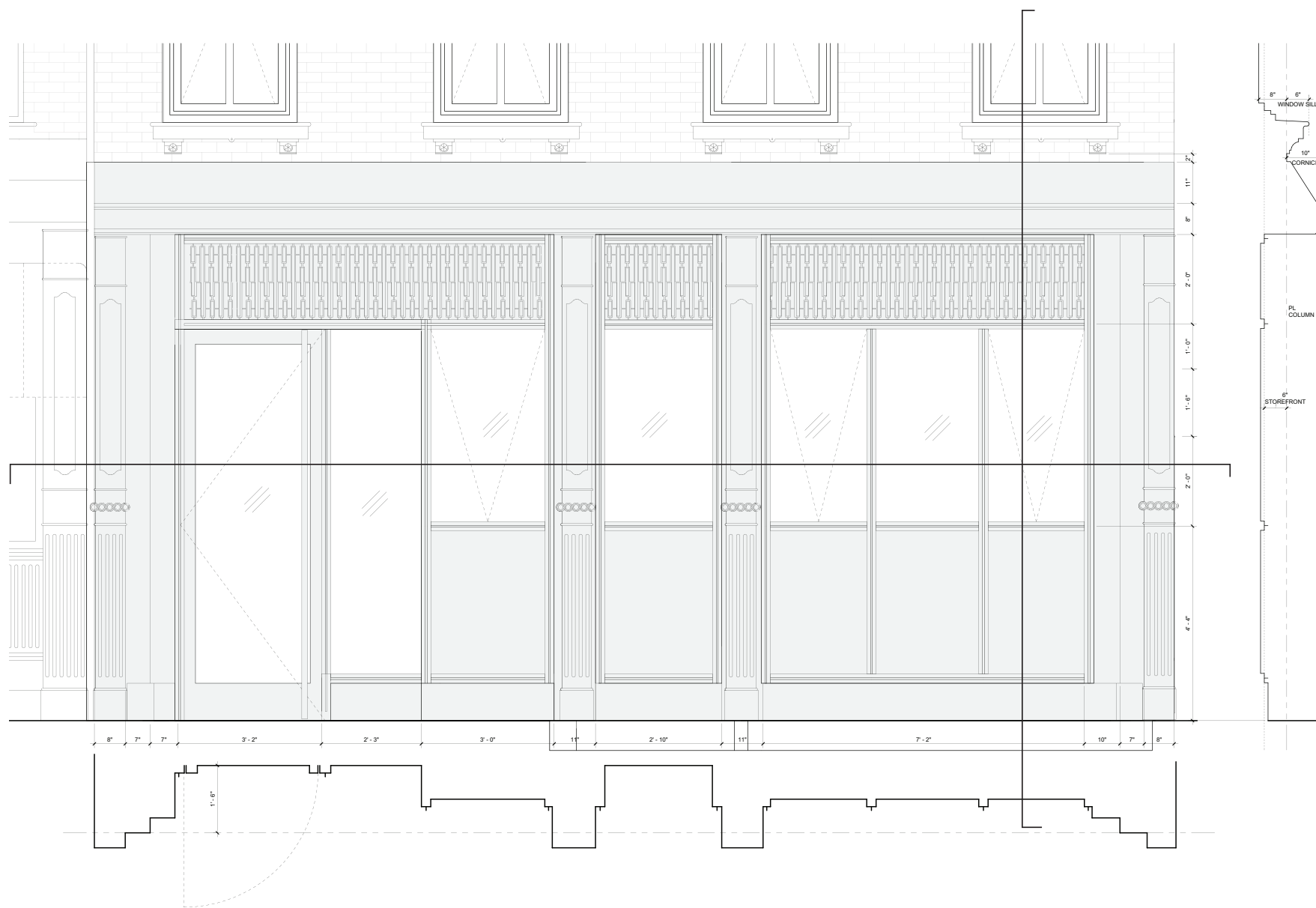


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Proposed Elevation - 139 Thompson



137 THOMPSON STREET

139 THOMPSON STREET



HISTORICAL IMAGE OF 137 & 139 THOMPSON STREET STOREFRONT

Proposed Elevation - 139 Thompson



Proposed Street View - 139 Thompson

April 21, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-25-09125

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

To testify virtually, please join Zoom

Webinar ID: 160 200 9644

Passcode: 979898

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

- FOR SUPPLEMENTARY INFORMATION ONLY, AND WILL NOT BE PRESENTED

1875		Building constructed
1940		Demolition of the adjacent northern building exposes the subject building's party wall (85+ years of exposure to date)
September 11, 2007		Property acquired by SW
December 13, 2016		LPC Designation of Sullivan-Thompson Historic District
2017		SW initiates formal capital planning and condition assessments (10 years after acquisition; 142 years after original construction)
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		Independent second-opinion structural review recommended vacating the building (No DOB/HPD violations prior to this date)
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		DOB Zoning Approval (Construction Code-compliant structure)
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

76 Landmark Restoration Projects

U.S. National Monument
 National Register of Historic Places
 NYC Individual Landmarks
 Cast Stone Institute Design Excellence Award Restoration
 Restoration Awards

- 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 Christopher 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



Awards and Articles for City & Suburban

SW MANAGEMENT LANDMARK RESTORATION PROJECTS



DEGRADATION OF FACADE BRICK (VISIBLE FROM SCAFFOLD)



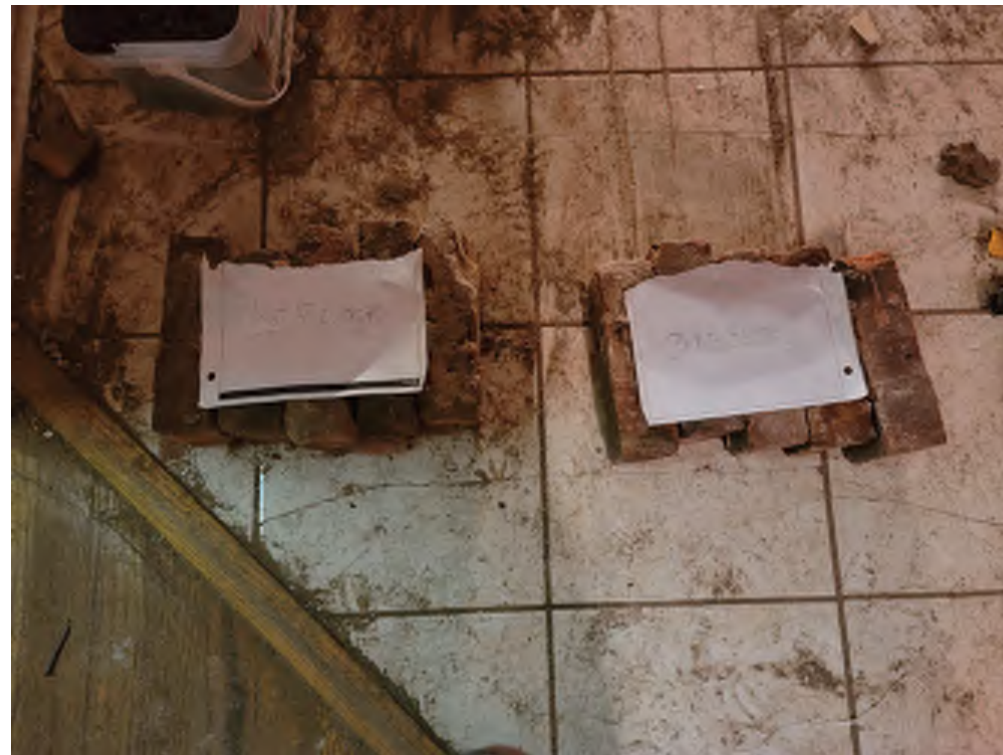
PROBE AT INTERIOR OF FACADE



PROBE DETAIL



DETAIL OF MASONRY FOLLOWING PIN TEST



SPECIMENS OF BRICK SENT FOR LAB TESTING



BRICK DUST COLLECTED FROM SCAFFOLD

Existing Conditions - Masonry Degradation



WINDSOR PIN DRIVER



DEPTH MICROMETER



CLEARING DUST FROM TEST SITE



GAUGING DEPTH

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

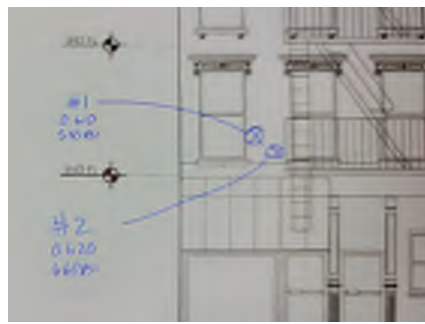
BILL BROWN, P.E., PROJECT ENGINEER AT EDG WAS PRESENT AND NOTIFIED OF THE RESULTS.

SEE ATTACHED DRAWING WITH LOCATIONS MARKED.

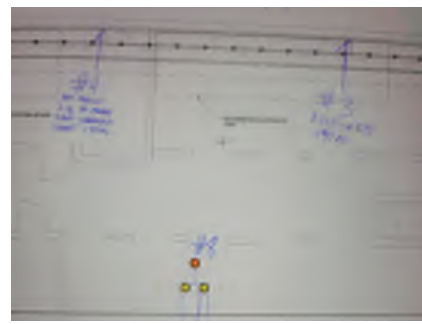
The results of the report relate only to the items inspected or tested
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Reviewed/Accepted by QC Officer

CC: ler,file,blg. m

Front Facade Inspections - Mortar Joints

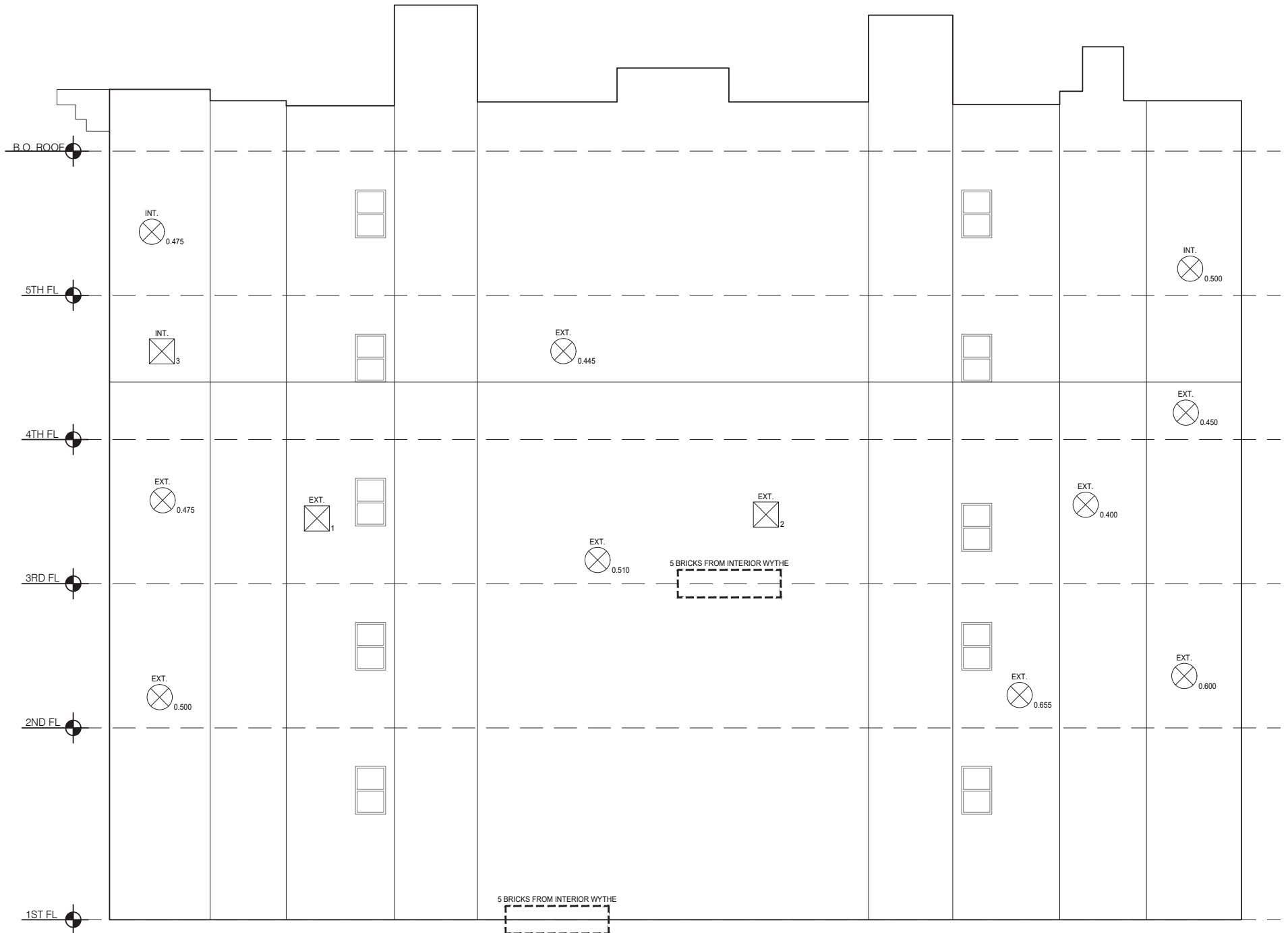
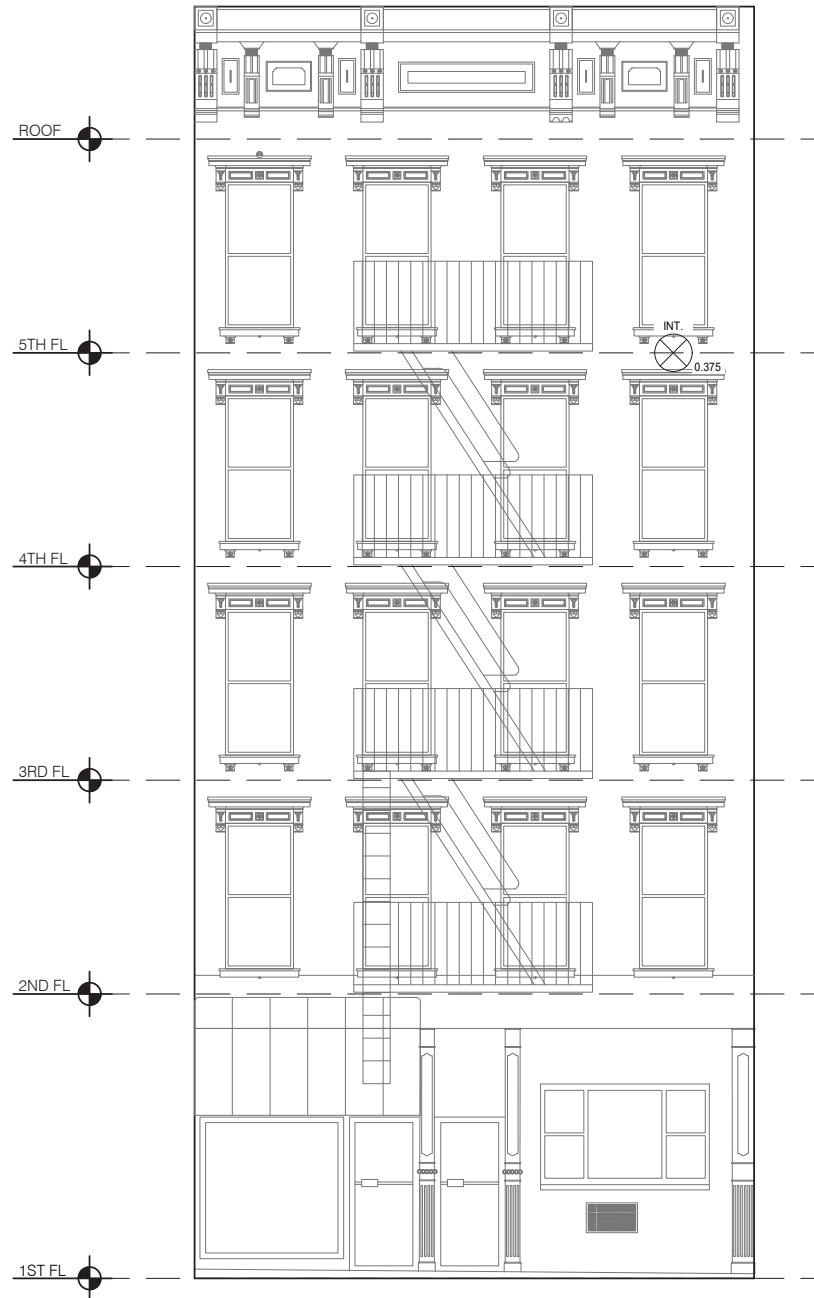


EXAMPLES OF TESTING LOCATIONS (FACADE)



EXAMPLES OF TESTING LOCATIONS (FOUNDATION)

LEGEND	
SYMBOL	ITEM
⊗ #	WINDSOR PIN TEST LOCATION
⊠ #	MORTAR SAMPLE LOCATION
⌚	BRICK SAMPLE LOCATION



Masonry and Mortar Testing



CONSTRUCTION MATERIALS CONSULTANTS, INC.

Laboratory Testing of Two Masonry Mortars



139 Thompson Street
New York, NY

Prepared for:
Delta Testing Labs

September 26, 2022
CMC 0922159

CONSTRUCTION MATERIALS CONSULTANTS, INC.

Mortar Testing, 139 Thompson Street, New York, NY

5

MORTAR SAMPLES

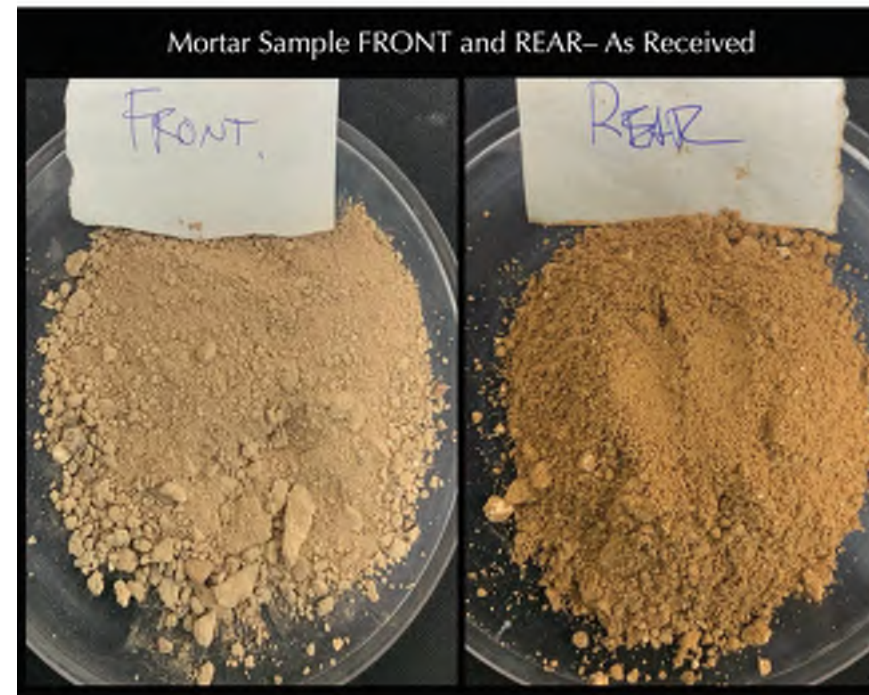


Figure 1: Mortar samples in severely disintegrated, powdery conditions. FRONT and REAR samples are total 1/2 and 1/6 grams in weights, respectively where the largest fragment found in each sample is approximately 10 mm in maximum lateral dimension.

CONSTRUCTION MATERIALS CONSULTANTS, INC.

Mortar Testing, 139 Thompson Street, New York, NY

DISCUSSION

MORTAR TYPES, INGREDIENTS, AND CONDITIONS

The types of the mortars received are determined to be a mixture of compositionally similar original high-calcium lime and silica sand mortars and a silica-alumina-iron based contaminant, which was most probably incorporated into the original mortar during and after the disintegration process. Additionally, both mortars also showed sulfate salts from detected gypsum in XRD studies and high water-soluble sulfate in ion chromatography.

FRONT and REAR Mortars from 139 Thompson Street, New York, NY	A mixture of: (a) compositionally similar original high-calcium lime and silica sand mortars and (b) a silica-alumina-iron based (clay) contaminant, which was most probably incorporated into the original mortar during and after the disintegration process	Clay contaminant	Received in severely disintegrated, entirely powdery, tan-colored, moderately damp
---	--	------------------	--

Table 2: Compositions of mortar types detected in relatively intact fragments in severely disintegrated mortars.

MIX CALCULATIONS OF MORTARS

Due to the severely disintegrated natures, and detection of clay-type contaminants in the original lime mortars, it is impossible to determine mix proportions of individual mortar types found within the overall powdery nature of the samples by conventional microscopy and chemical analysis. Therefore, mix proportions of each mortar type detected in each set of mortar are estimated from optical microscopy since in microscopy each mortar type is observed intact in their pristine form within a few small fragments in the powder. Estimated mix proportions of each mortar type detected are provided in Table 3 below, along with recommendations for best matched pointing mortars.

CONDITION

As mentioned, both mortars were received in severely disintegrated, entirely powdery form, tan-colored, moderately damp conditions.

REPOINTING MORTARS

Based on: (i) the determined lime binder compositions of mortars from optical microscopy and apparent lack of any hydraulic component in the lime; (ii) siliceous sand compositions from optical microscopy; (iii) XRF and gravimetric analysis of loss on ignition; and (iv) XRD studies of mineralogical compositions, etc., the volumetric proportions of replacement/repointing mortars suitable for the mortar types examined are provided in the following Table.

FRONT and REAR Mortars from 139 Thompson Street,	A mixture of: (a) compositionally similar original high-calcium lime and silica sand mortar and (b) a silica-	Due to the severely disintegrated natures, and detection of clay-type contaminants in the original lime mortars, it is	<ul style="list-style-type: none"> NHL 2 to 3.5 binder and silica sand at 1-part binder to 2 to maximum 3-part sand by volume Dolomitic lime putty and silica sand
--	---	--	--

Mortar Testing Result



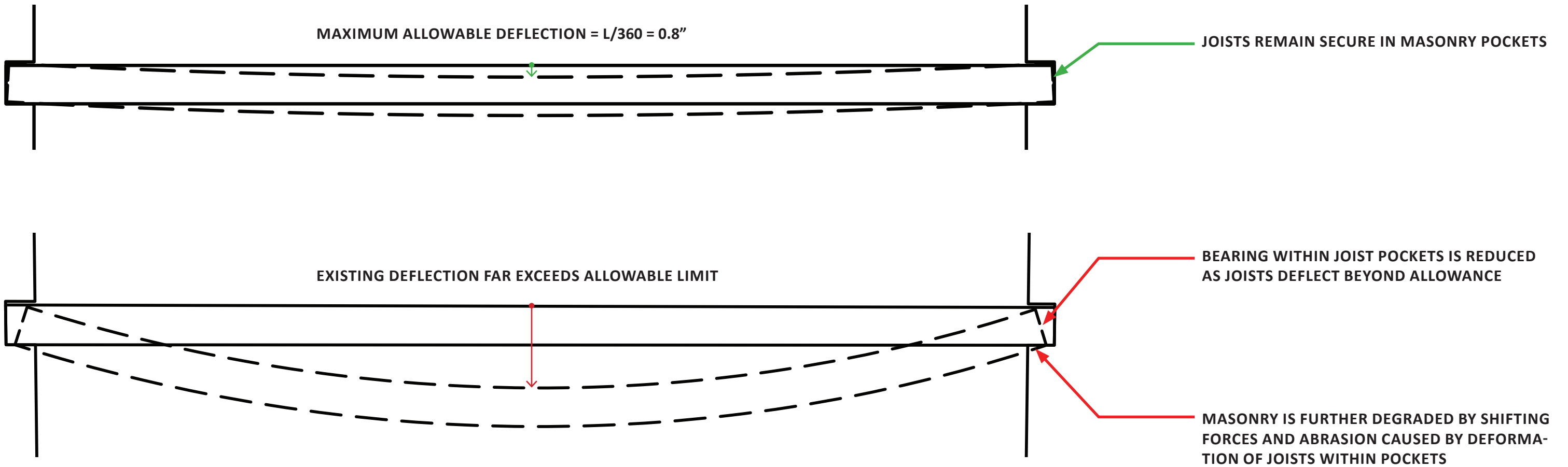
DEGRADED JOIST SLIPPING FROM POCKET



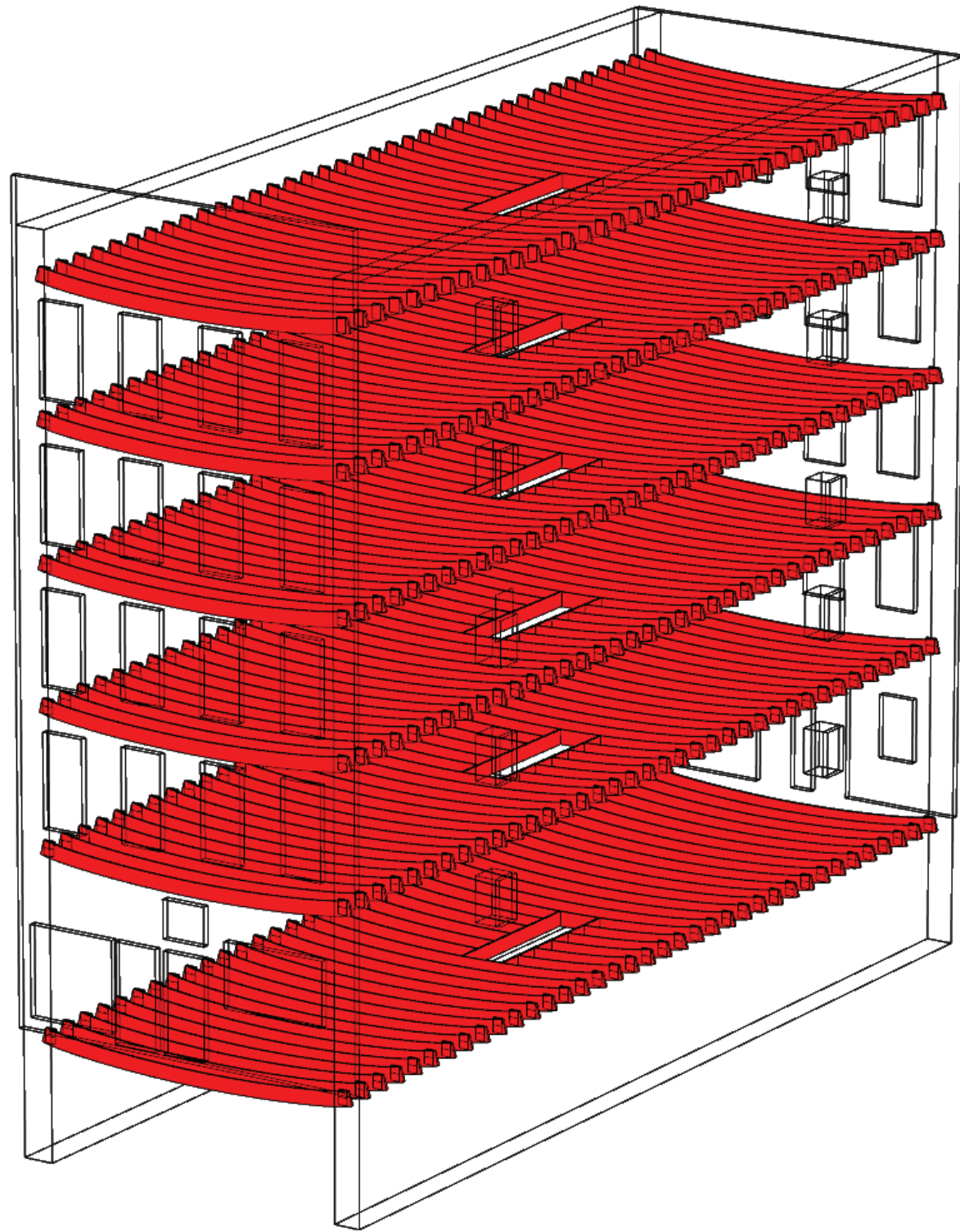
DEGRADED JOIST SLIPPING FROM POCKET



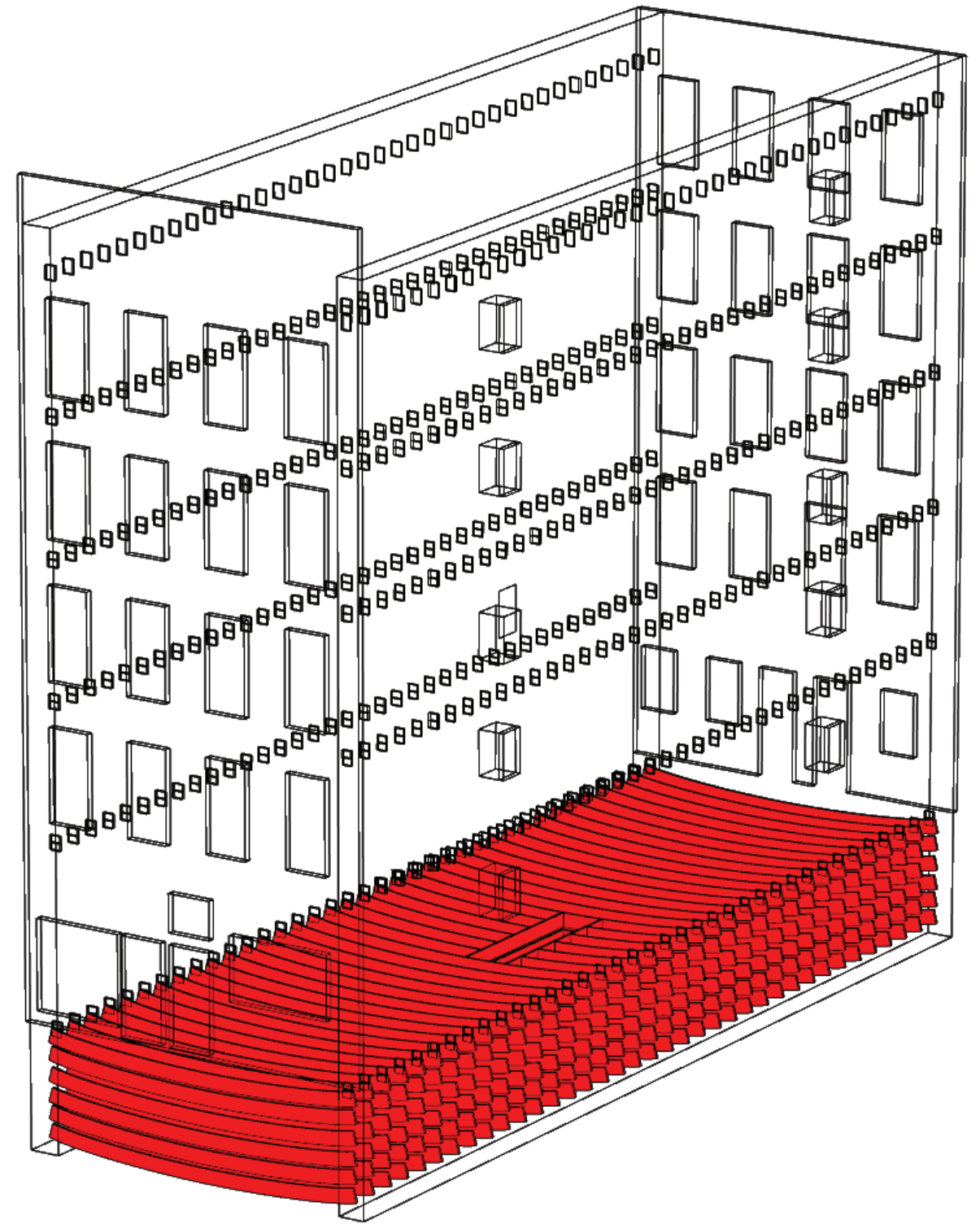
DEGRADED JOIST SLIPPING FROM POCKET



Joist Deformation and Dislodgement



DEFORMED JOISTS (EXISTING CONDITION)

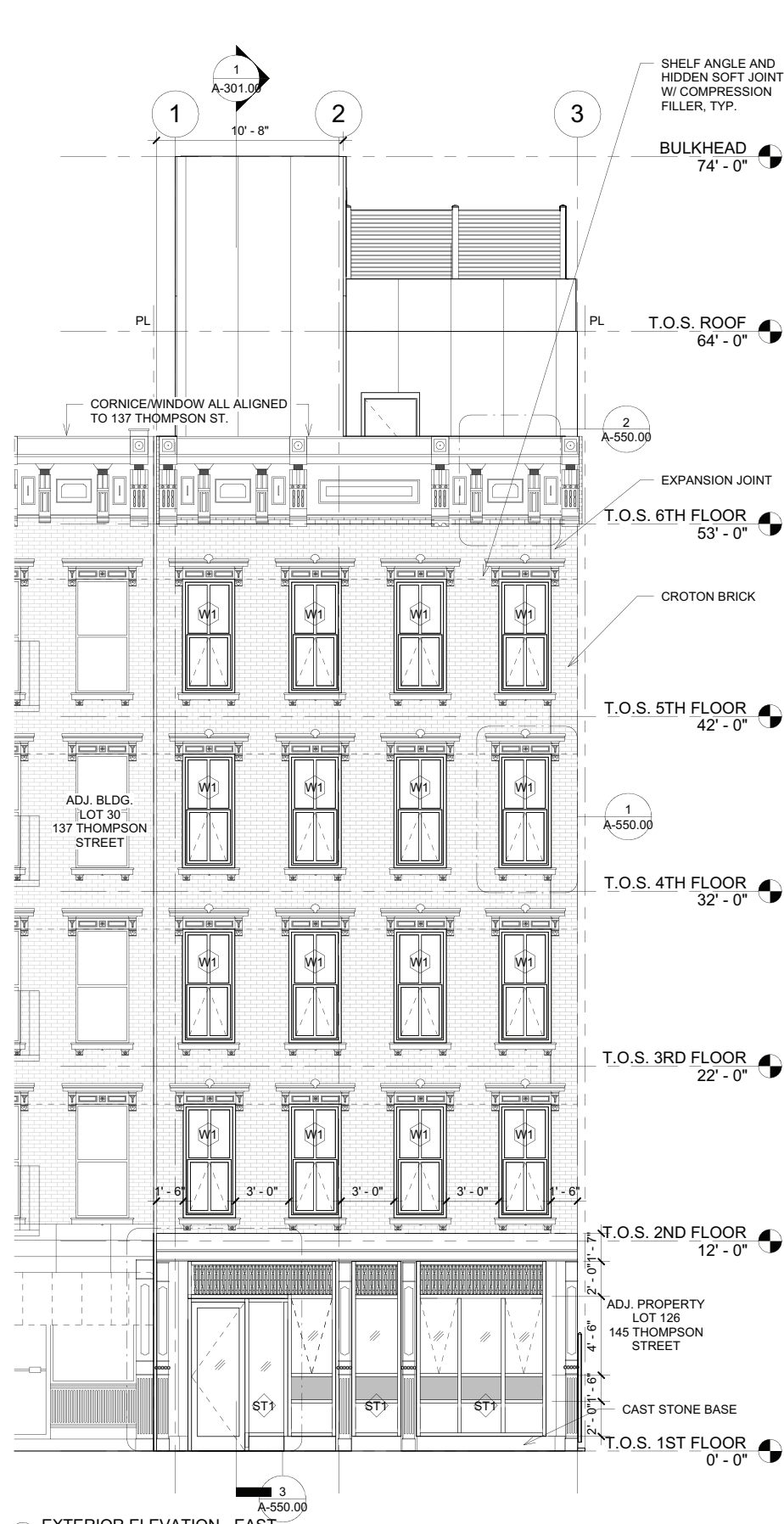


FLOOR PLATES "PANCAKED" ON TOP OF ONE ANOTHER

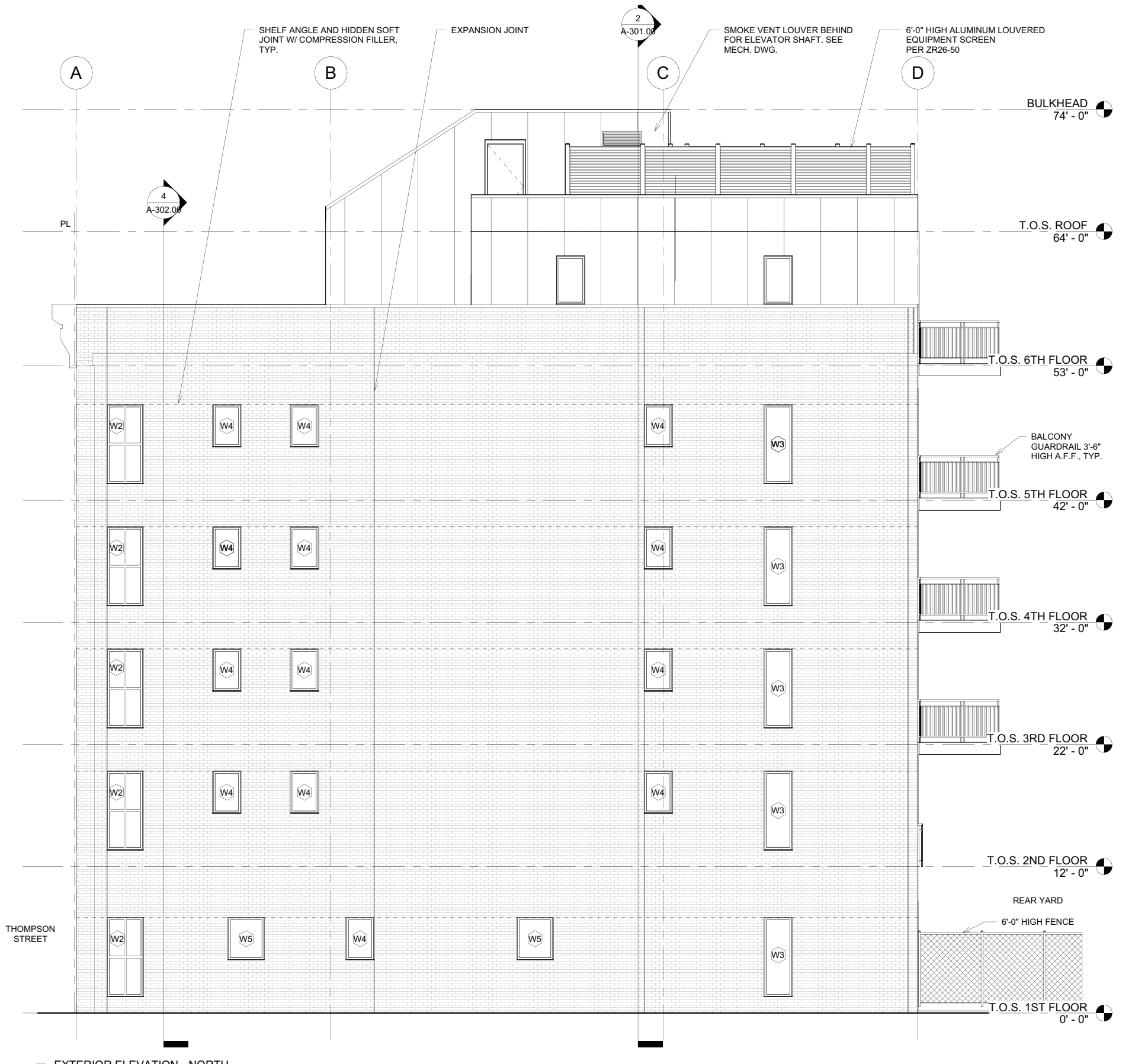
Existing Conditions - Risk of "Pancake" Collapse



Existing Photo - 139 Thompson



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



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

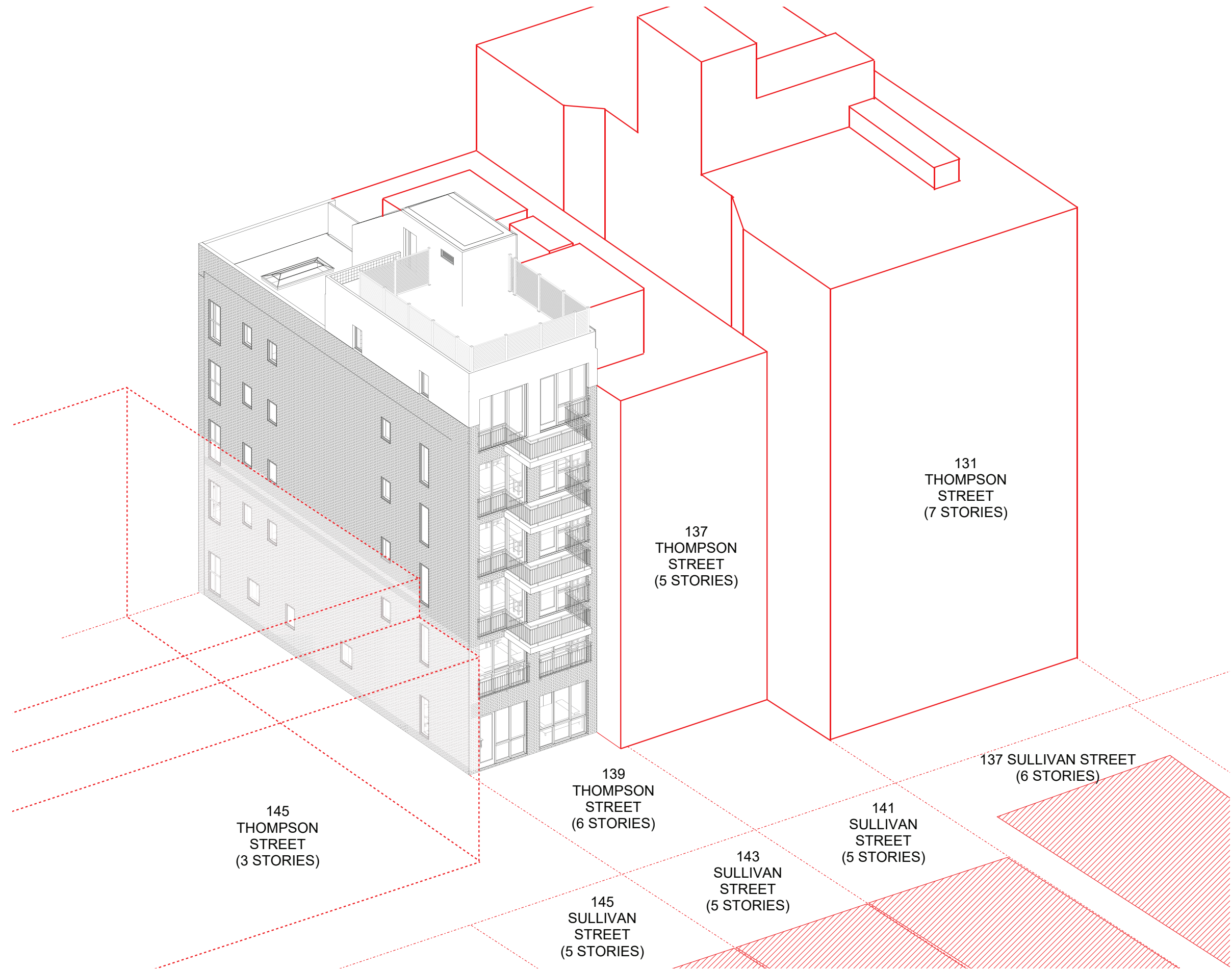
Proposed Elevation - 139 Thompson



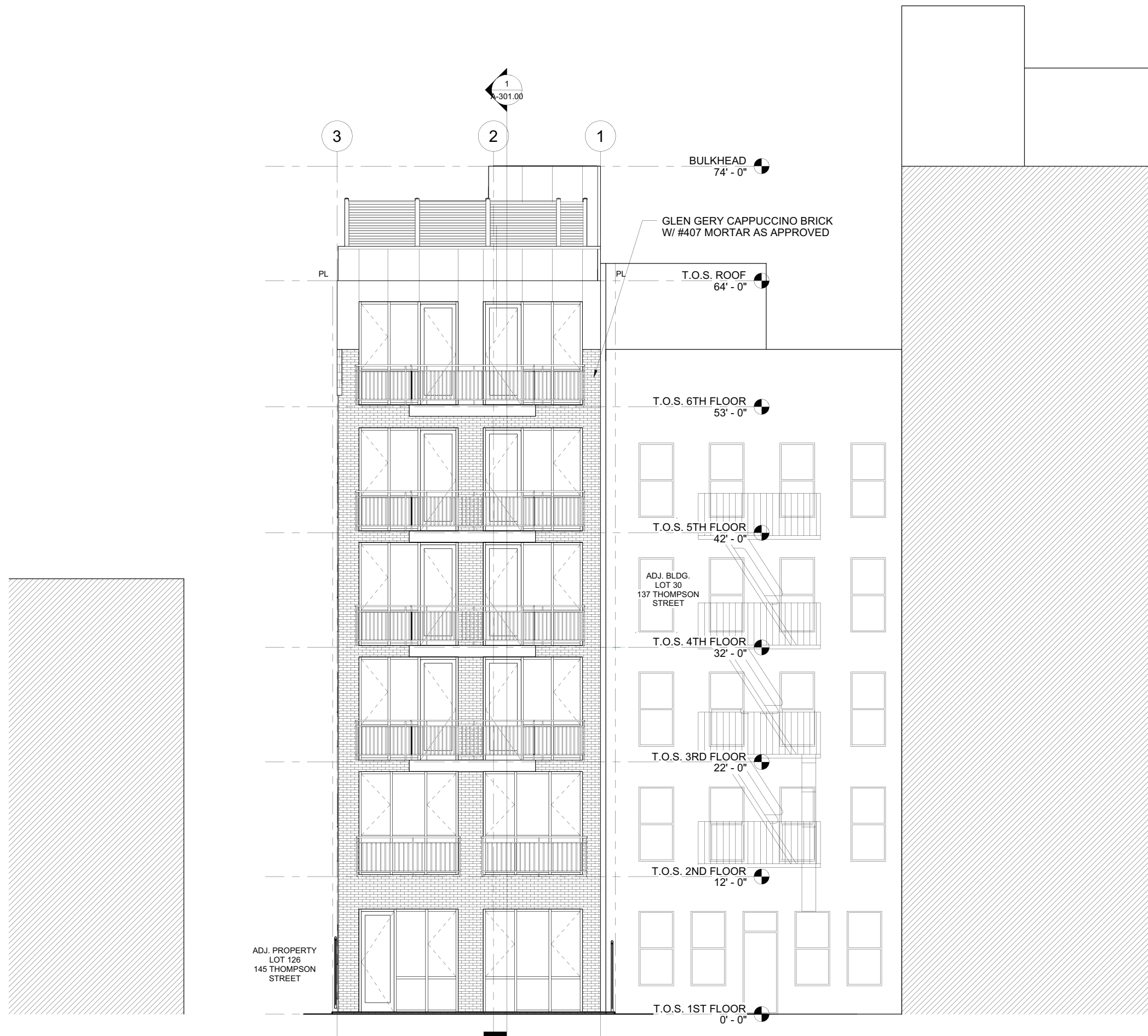
Proposed Street View - 139 Thompson



Rear Yard - 139 Thompson



Rear Yard - 139 Thompson



Proposed Rear Elevation - 139 Thompson

April 21, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-25-09125

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

To testify virtually, please join Zoom

Webinar ID: 160 200 9644

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