

Architecture +
Engineering +
Design +
Restoring +
Planning +
Construction



139 Thompson Street
Community Board Presentation
December 8 2025

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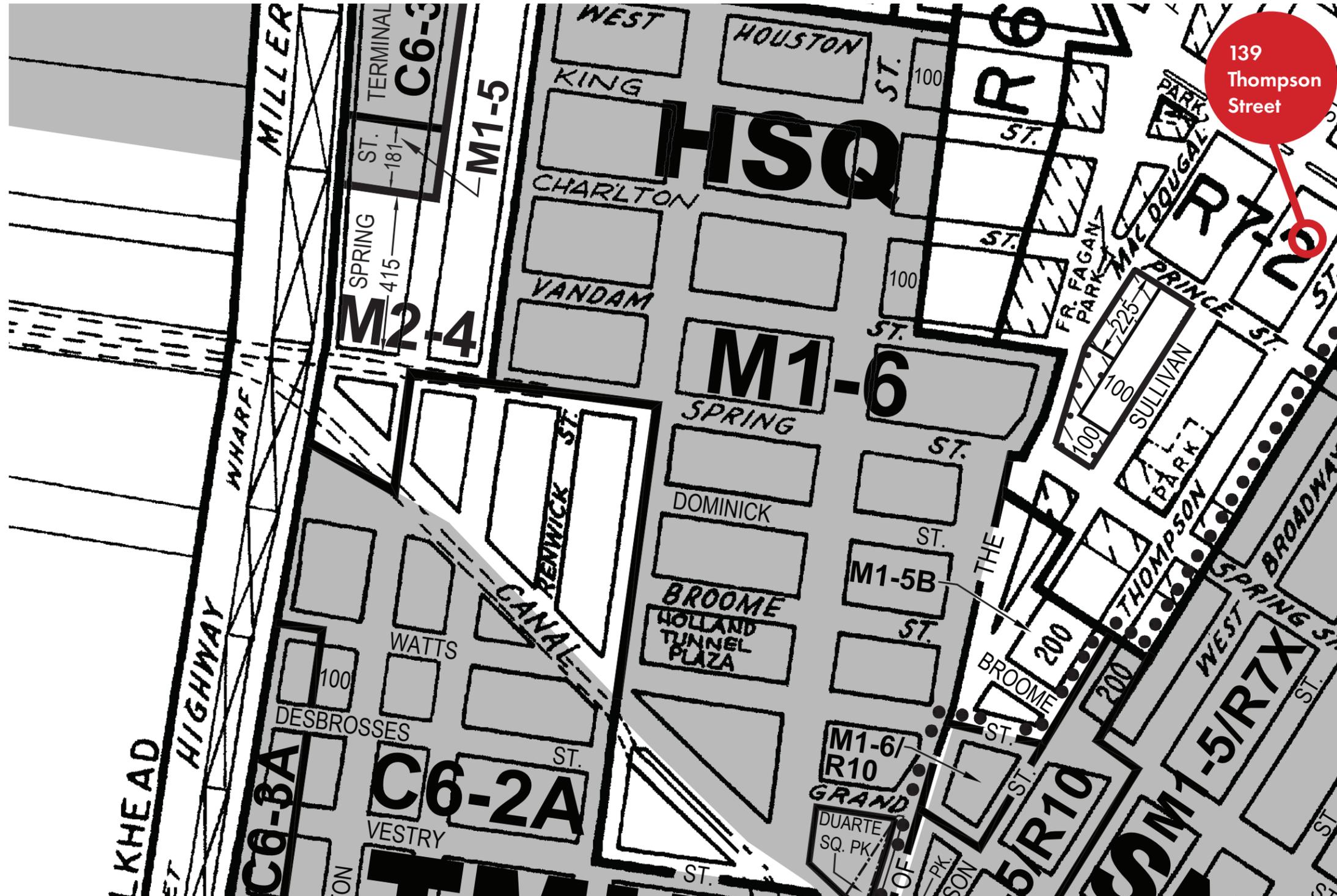
Background

01



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 Building Type- R-2 Residential: Apartment House Old Law Tenement Class A Multiple Dwelling
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	R7-2
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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



Existing Photo - 139 Thompson

Condition Assessment

02



FRONT FACADE WITH SCAFFOLDING



REAR FACADE WITH SCAFFOLDING



**RUBBLE PILE IN REAR YARD,
CONSISTING OF ORIGINAL FACADE**

Existing Conditions



CURRENT CONDITION OF INTERIOR (TYPICAL)



CURRENT CONDITION AT CELLAR



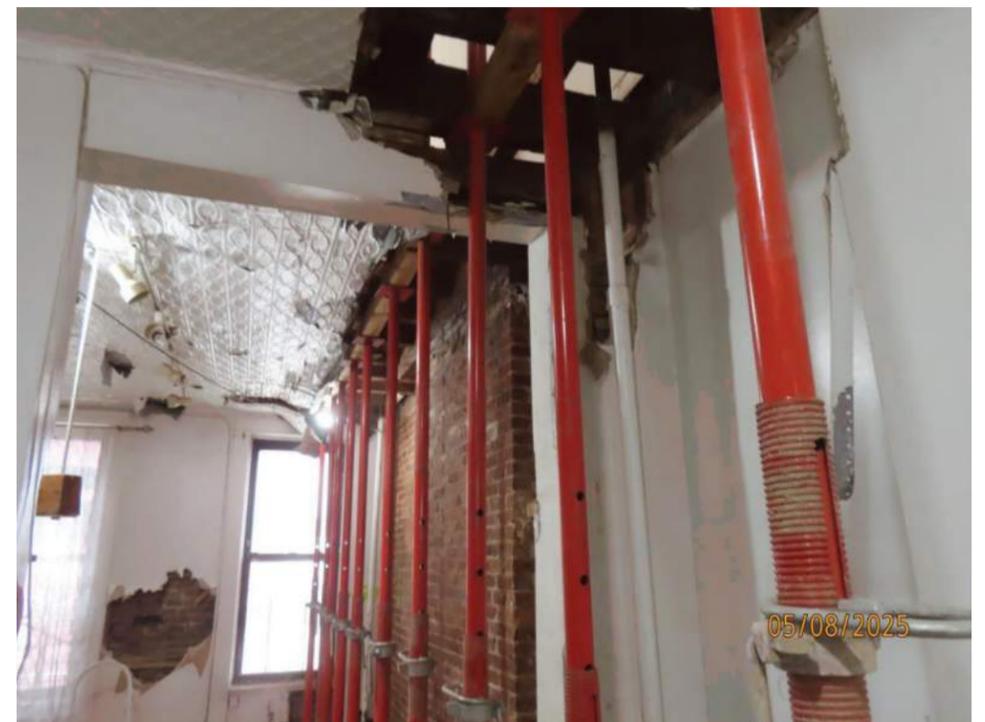
SHORING JACKS (DETAIL)



SHORING JACKS SPANNING TWO FLOORS



TYPICAL OVERHEAD CONDITION WITH SHORING JACK IN PLACE



TYPICAL PERIMETER CONDITION AT INTERIOR

Existing Conditions



DEGRADATION OF FACADE BRICK (VISIBLE FROM SCAFFOLD)



PROBE AT INTERIOR OF FACADE



PROBE DETAIL



DETAIL OF MASONRY FOLLOWING PIN TEST

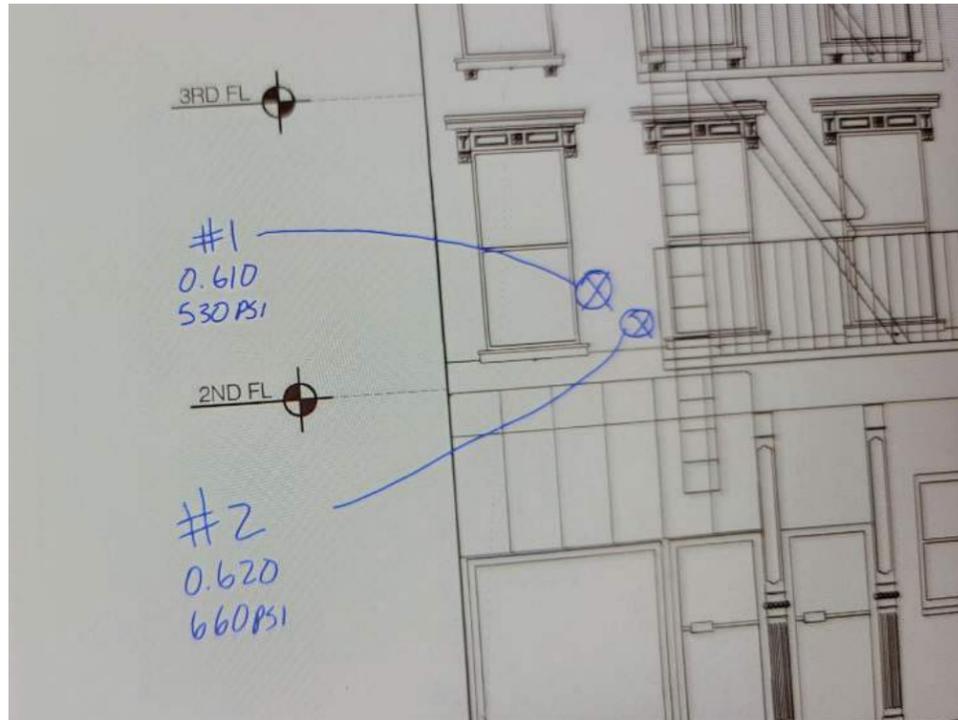


SPECIMENS OF BRICK SENT FOR LAB TESTING



BRICK DUST COLLECTED FROM SCAFFOLD

Existing Conditions - Masonry Degradation



EXAMPLES OF TESTING LOCATIONS (FACADE)



WINDSOR PIN DRIVER



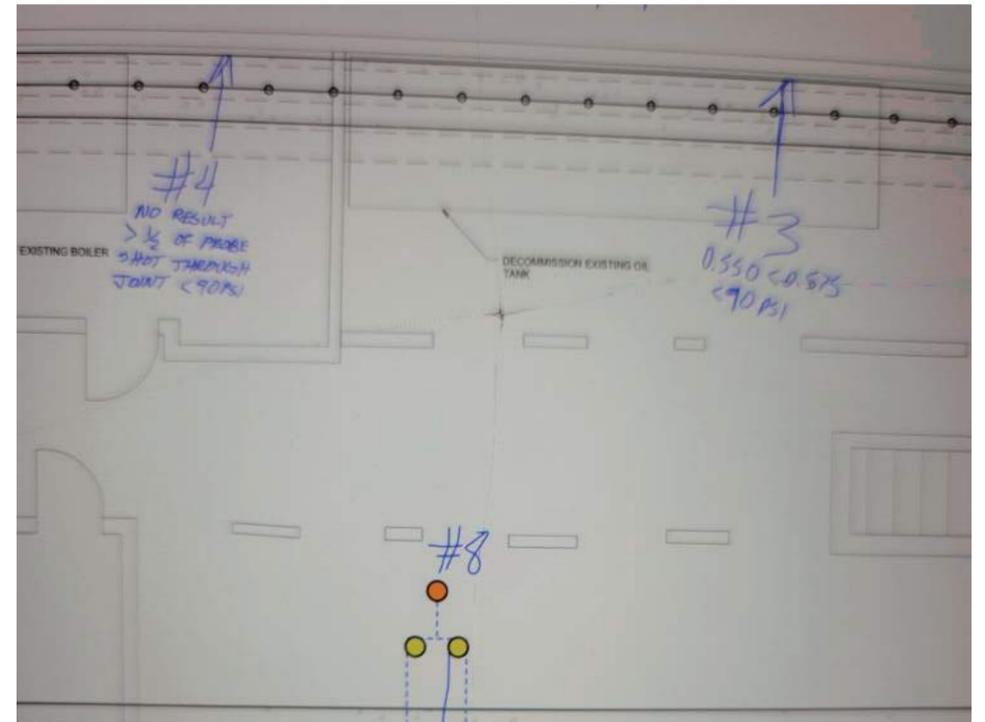
DEPTH MICROMETER



CLEARING DUST FROM TEST SITE

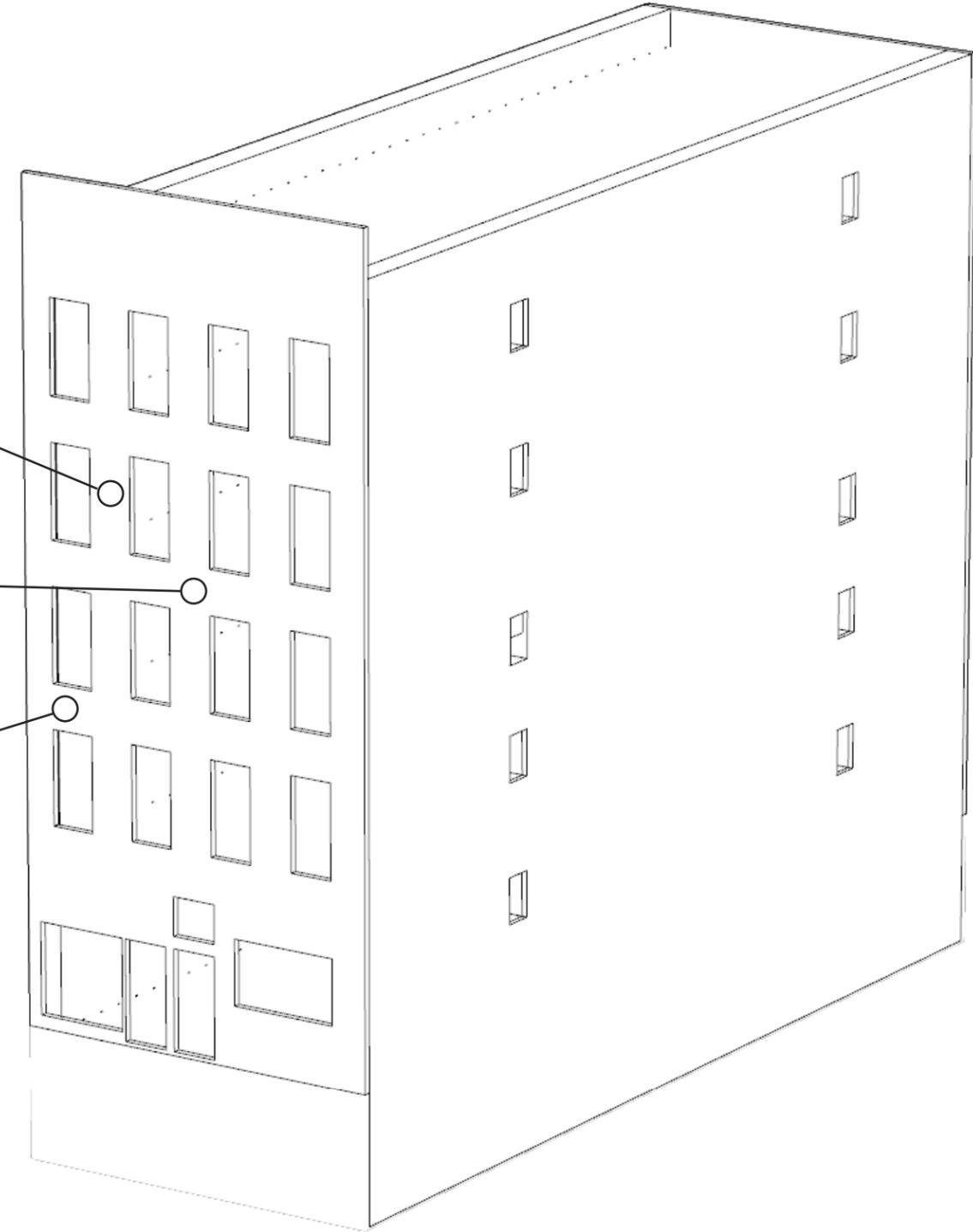


GAUGING DEPTH



EXAMPLES OF TESTING LOCATIONS (FOUNDATION)

Existing Conditions - Diagnostics and Metrics



Existing Conditions - Diagnostics and Metrics



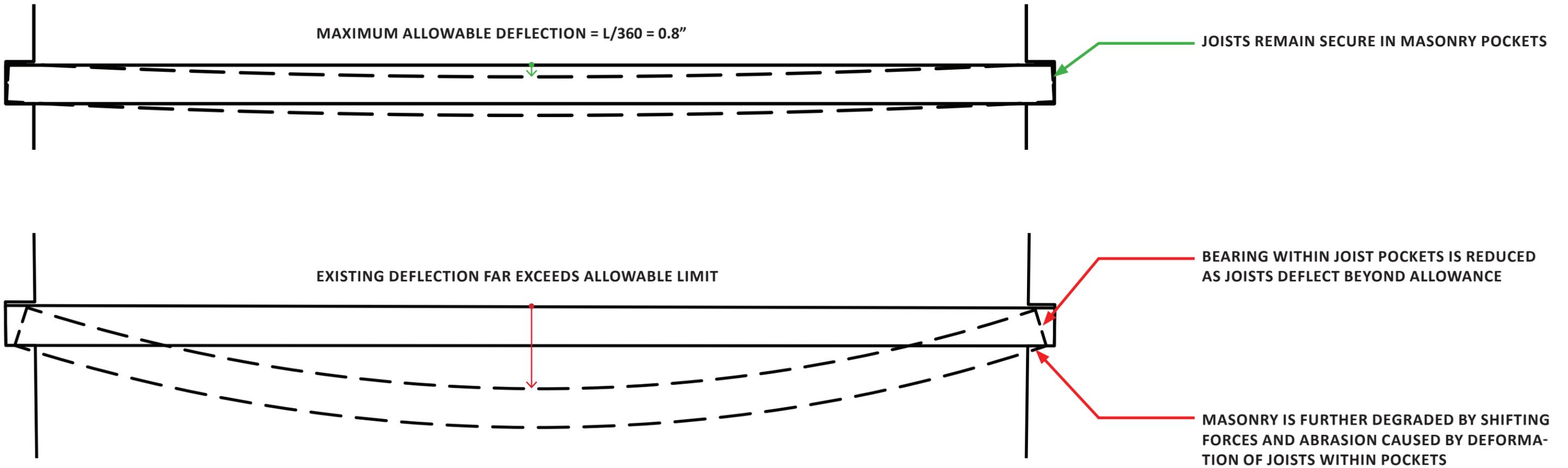
DEGRADED JOIST SLIPPING FROM POCKET



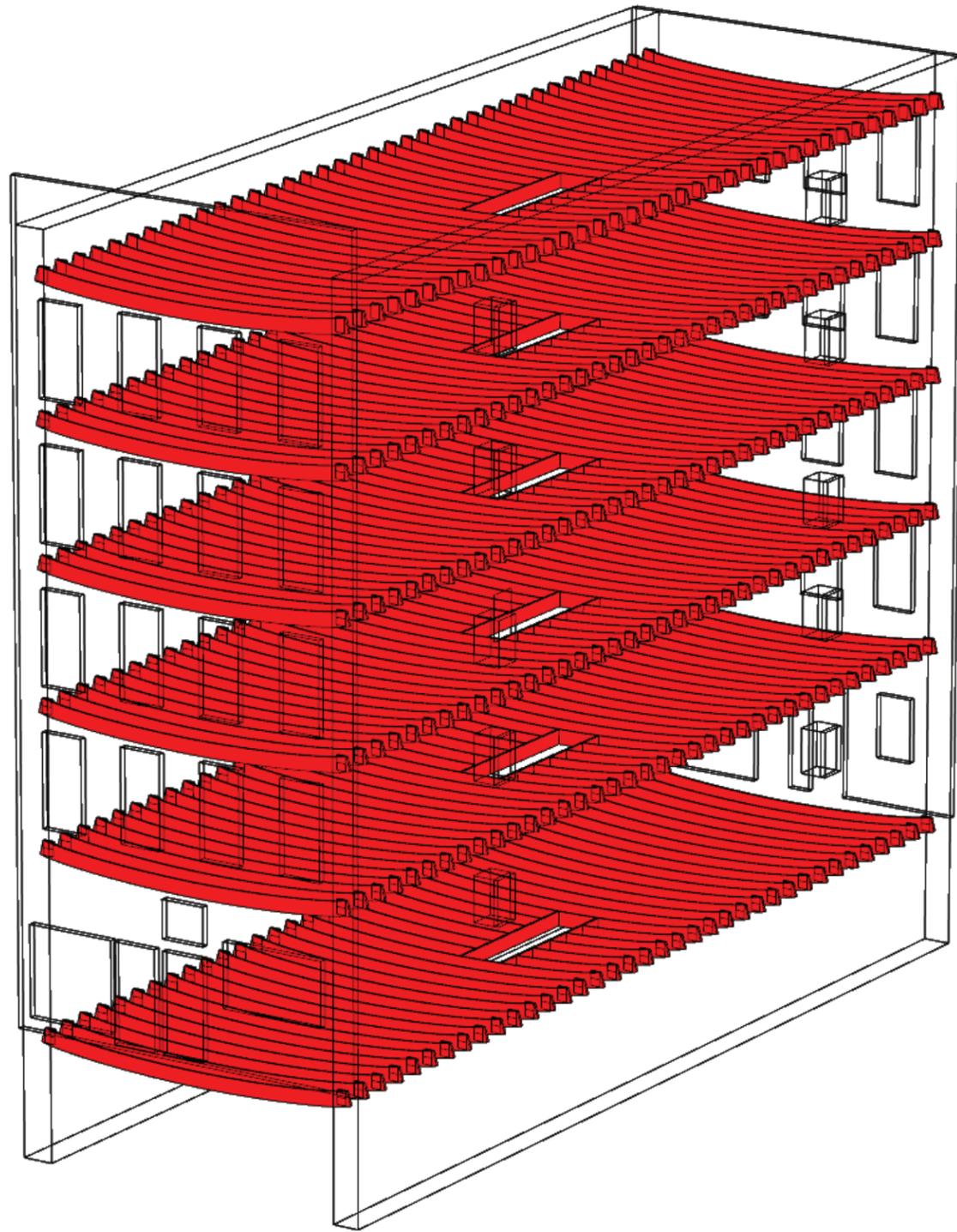
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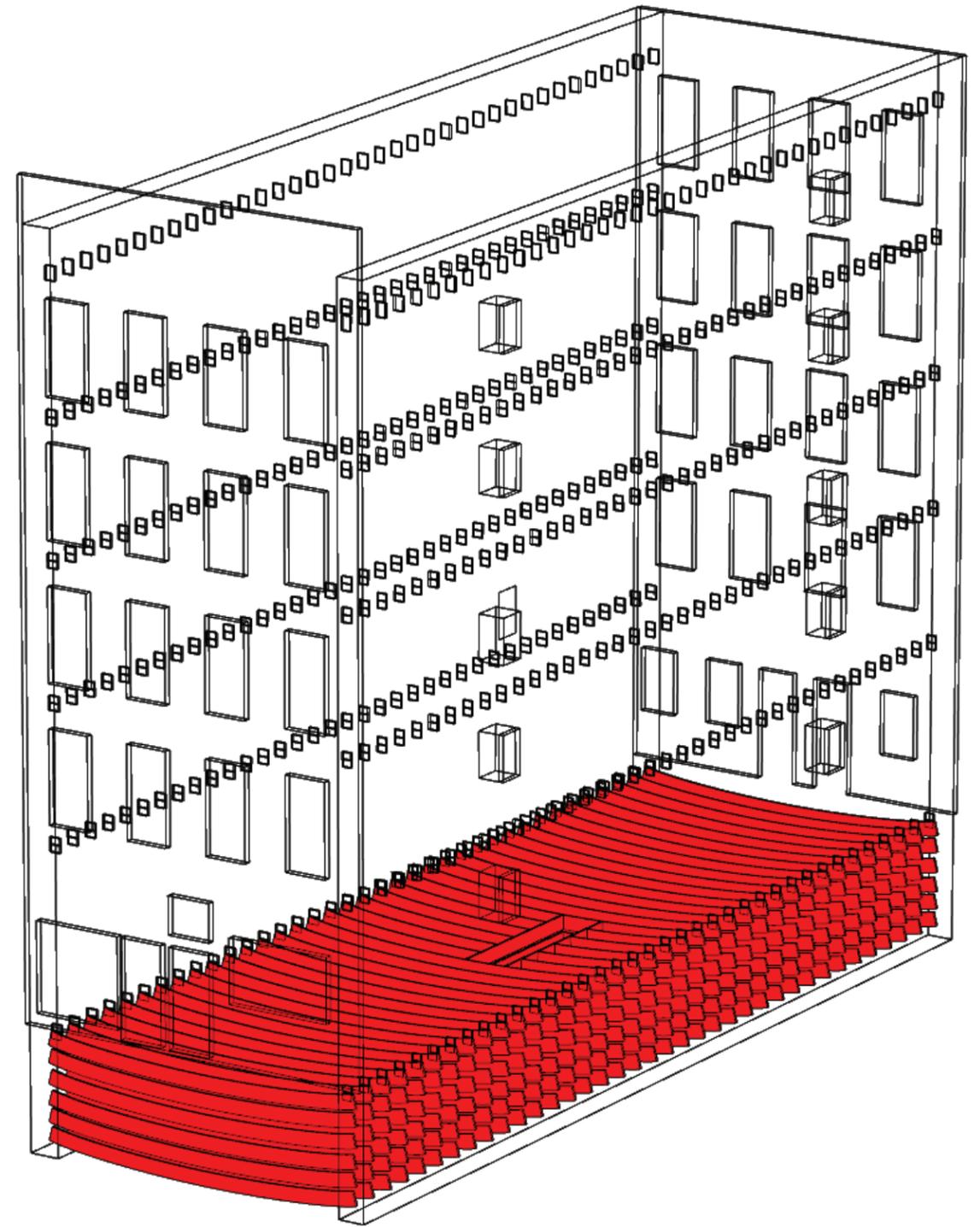
DEGRADED JOIST SLIPPING FROM POCKET



Existing Conditions - Joist Deformation and Dislodgement

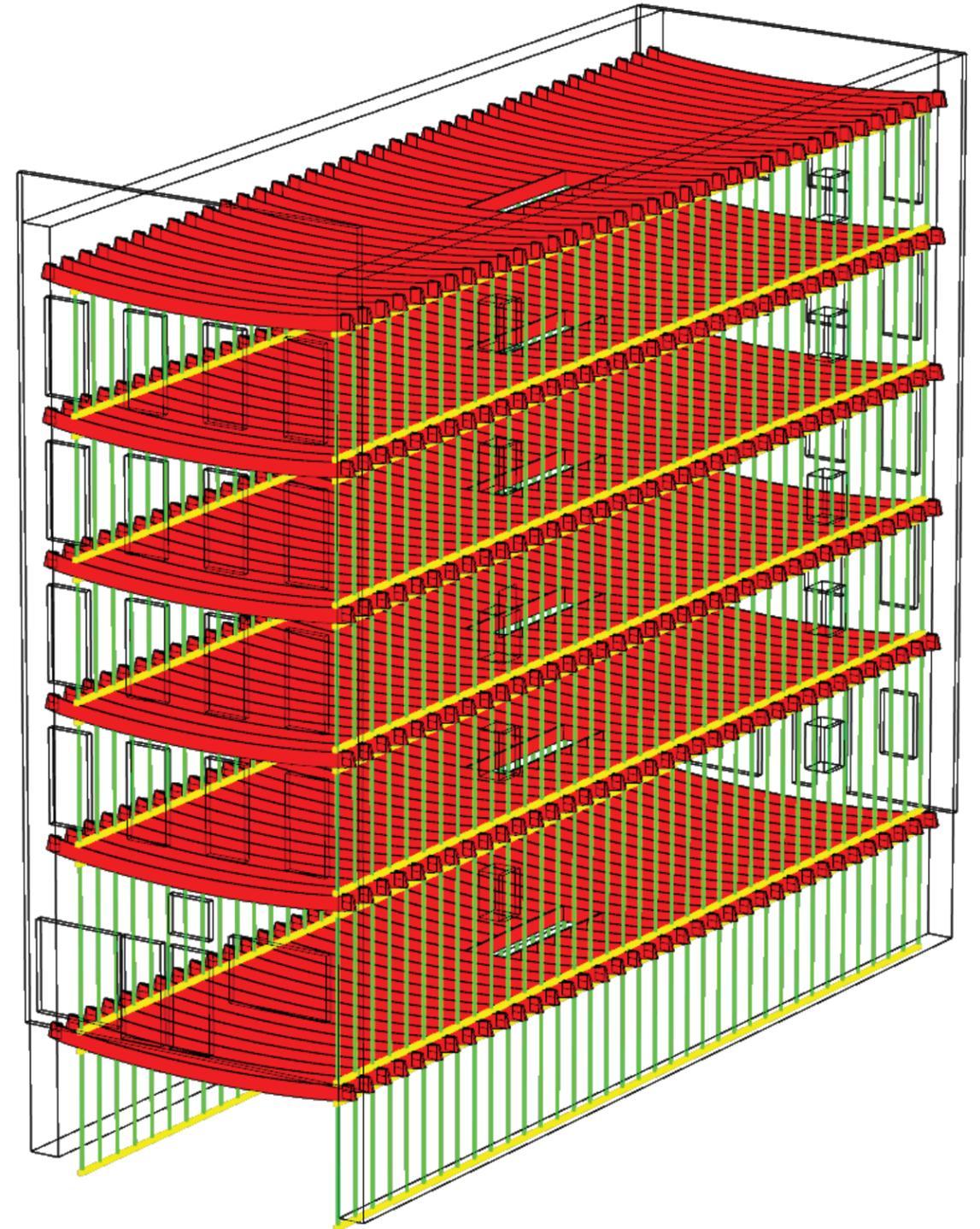
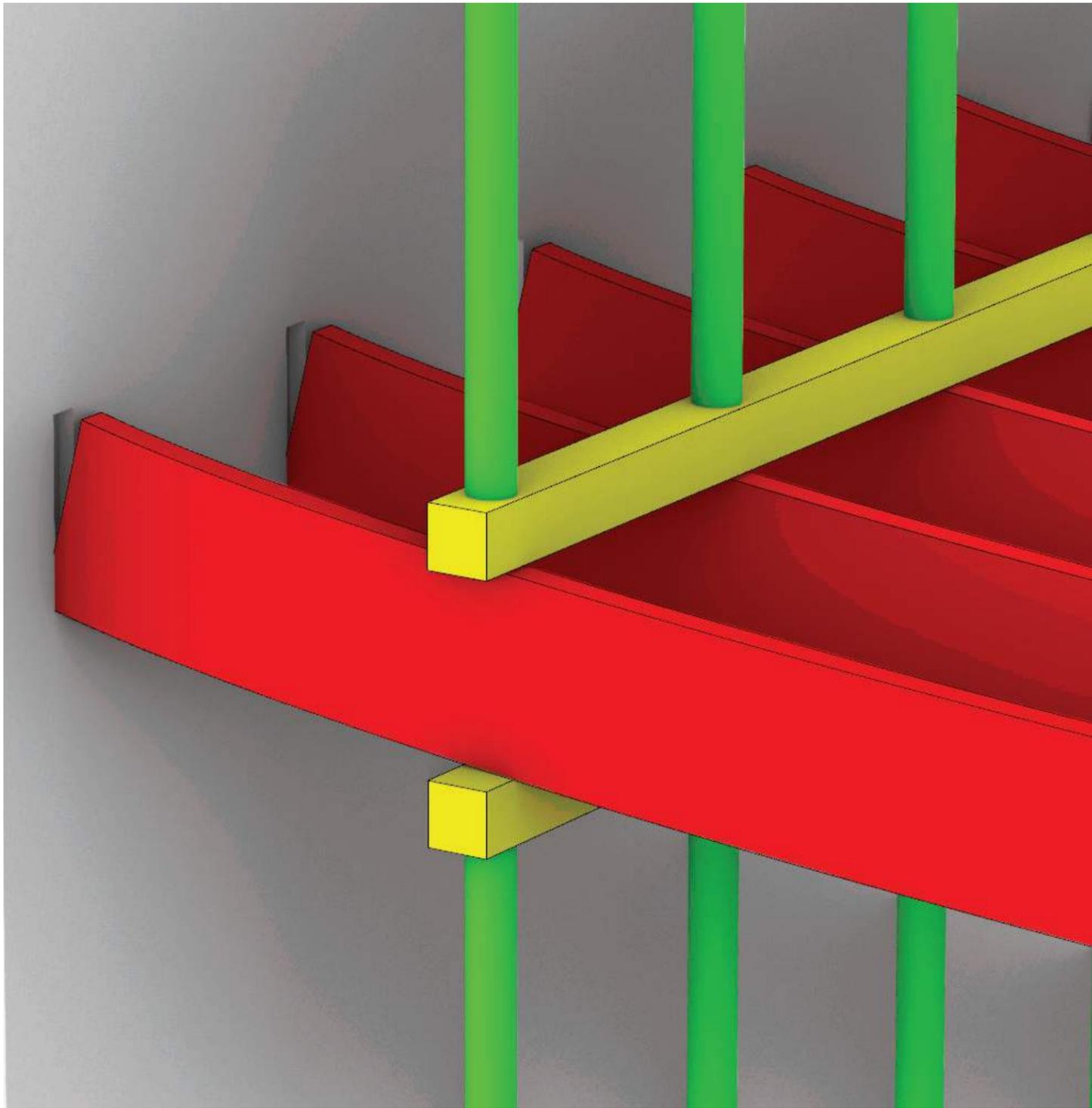


DEFORMED JOISTS (EXISTING CONDITION)



FLOOR PLATES "PANCAKED" ON TOP OF ONE ANOTHER

Existing Conditions - Risk of "Pancake" Collapse



Existing Conditions - Shoring Posts

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:

- 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 prevision 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.
- 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.

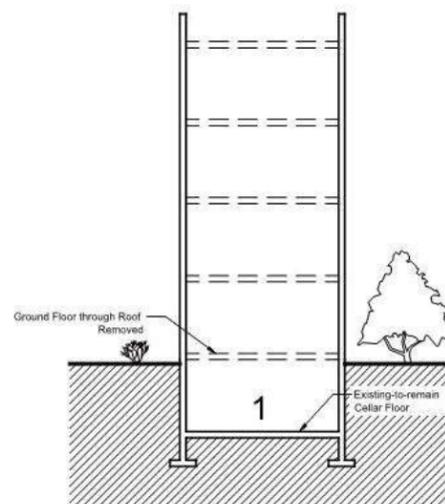


Figure 3: Existing 1968 Code four-story building with cellar. Three of six floors to be removed. Exterior walls to remain.

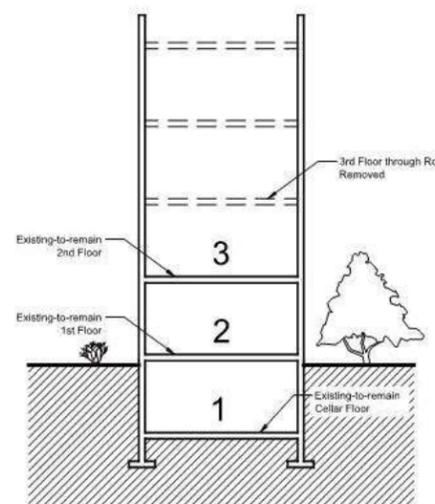


Figure 2: Proposed four-story building with five new floors and one existing floor. 500% increase in Floor Surface Area - is considered an Alt 1 required to meet NB requirements.

Must comply with 2014 Code requirements for New Buildings.

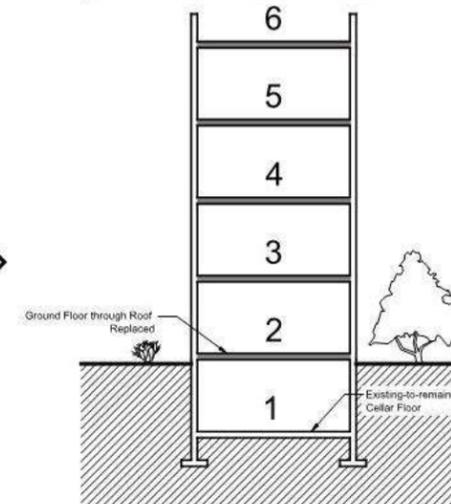
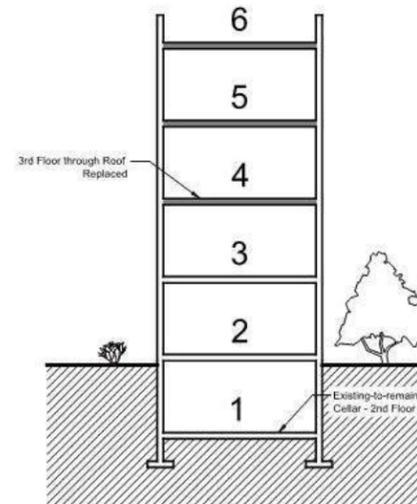


Figure 4: Proposed four-story building with three new floors and three existing floors. 100% increase in Floor Surface Area - is not considered an Alt 1 required to meet NB requirements.

Permitted to comply with Prior Codes per AC 28-101.4.3



CCD1 - Application of 2022 NYC Building Code

Street View

03



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

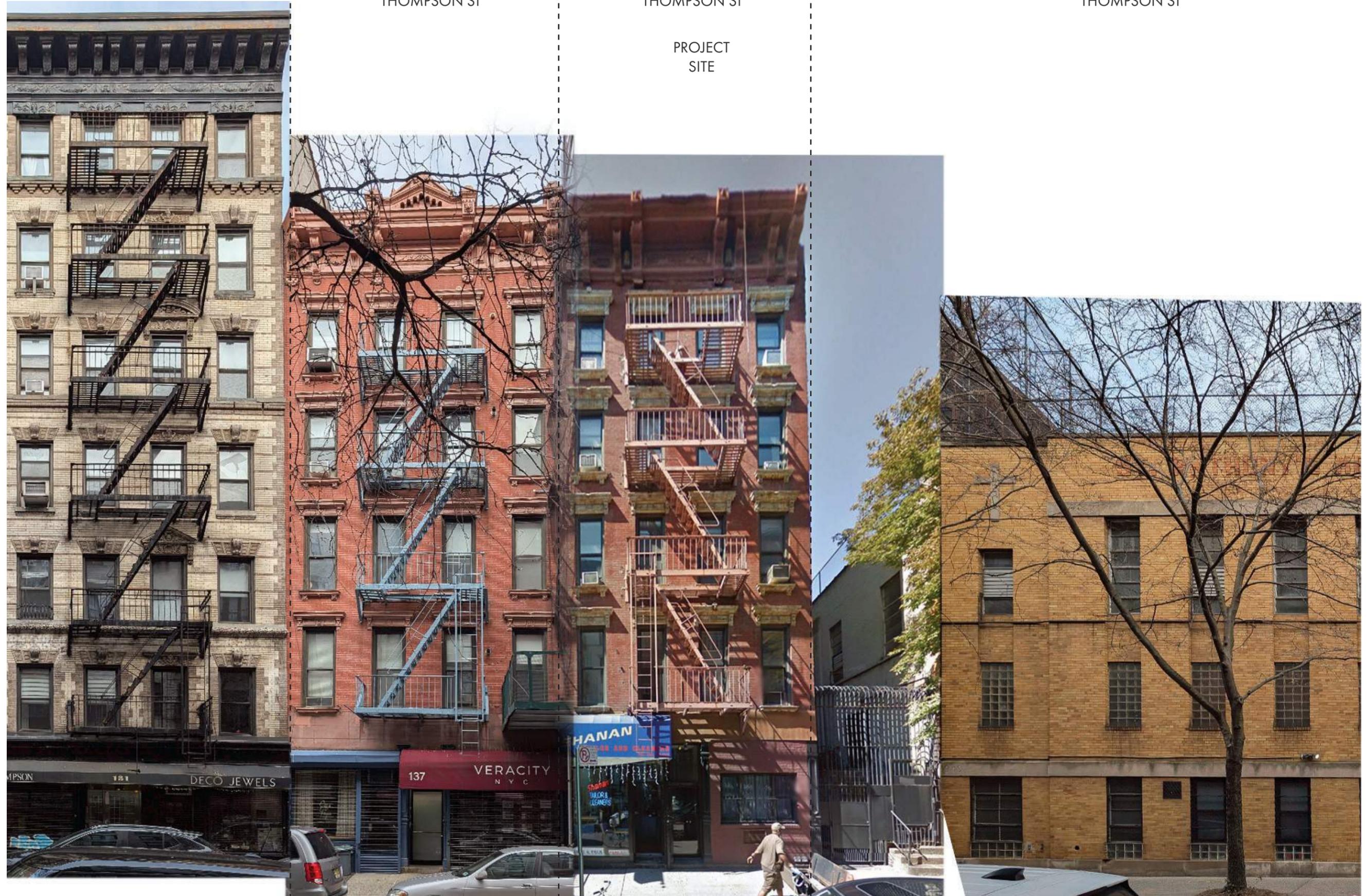
131 THOMPSON ST

137 THOMPSON ST

139 THOMPSON ST

145 THOMPSON ST

PROJECT SITE



Existing Photo - 139 Thompson



Existing Photo - 139 Thompson



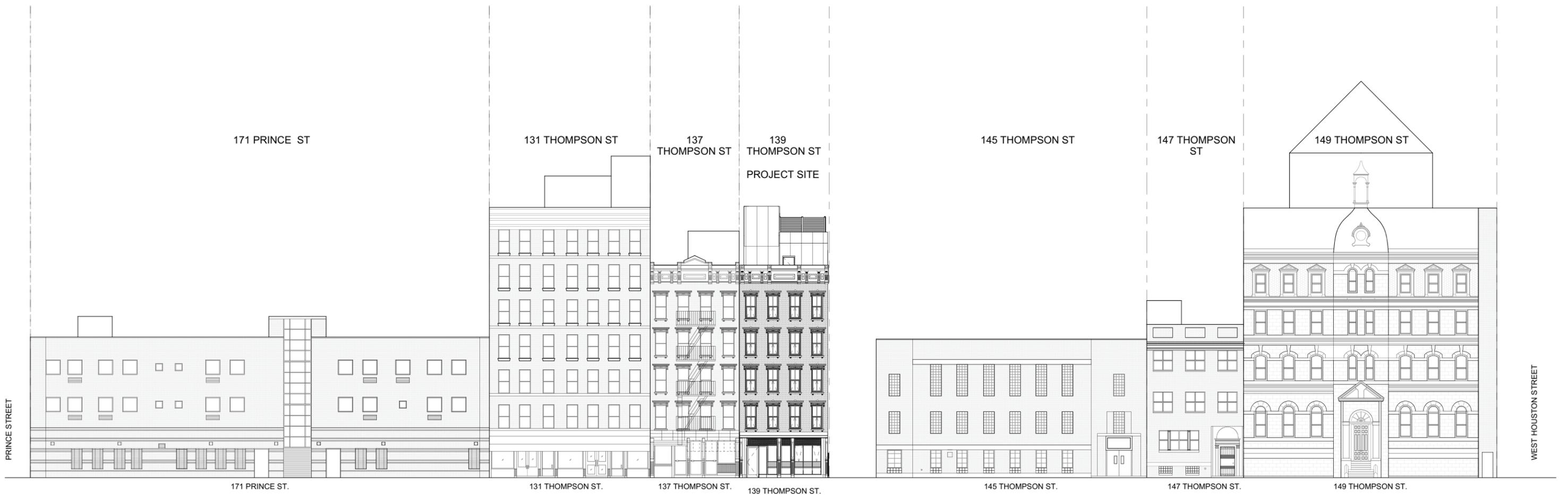
Existing Photo - 139 Thompson



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

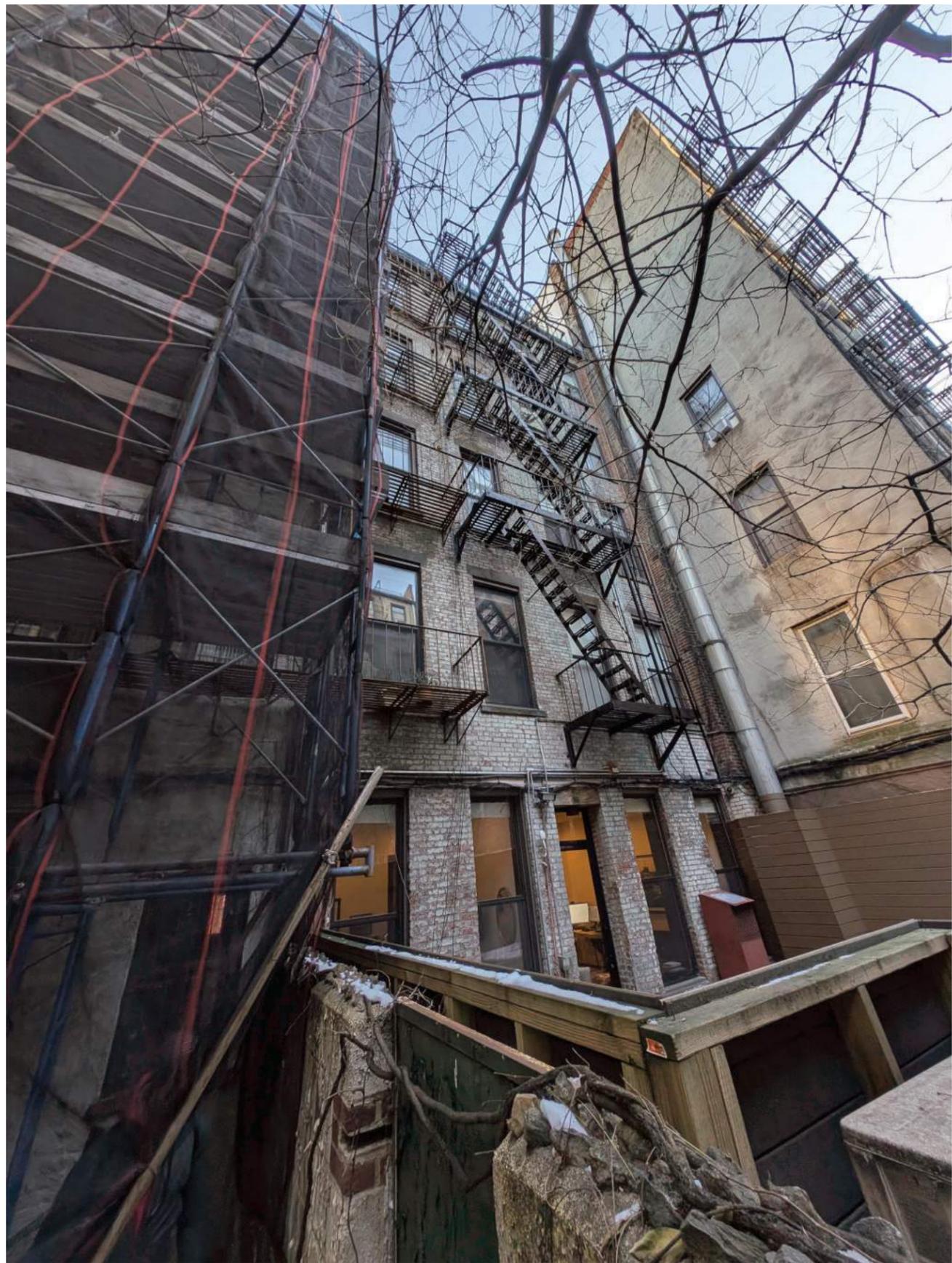


Proposed Street View - 139 Thompson: Option 1



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

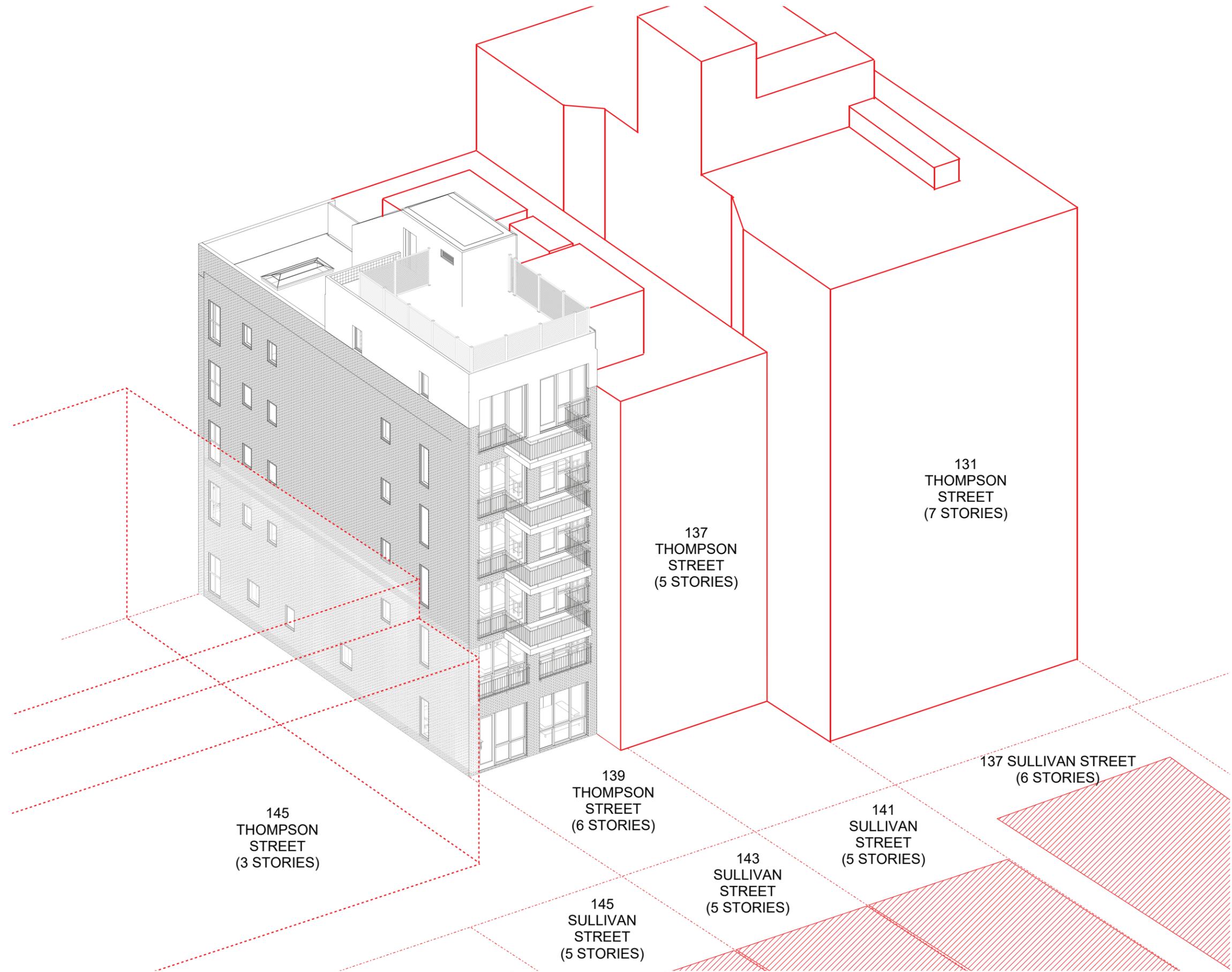
Sightline Elevation - 139 Thompson



Rear Yard - 139 Thompson



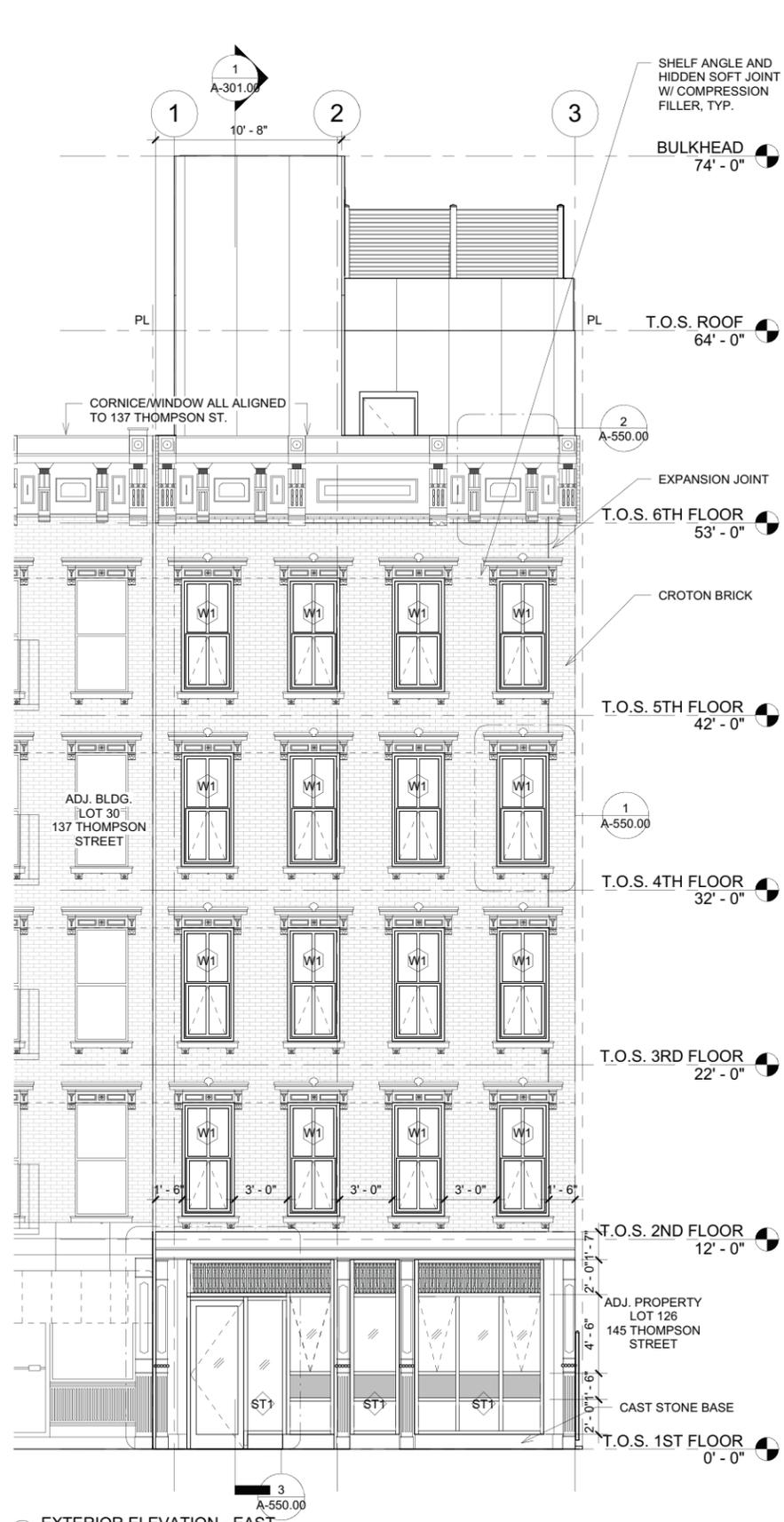
Rear Yard - 139 Thompson



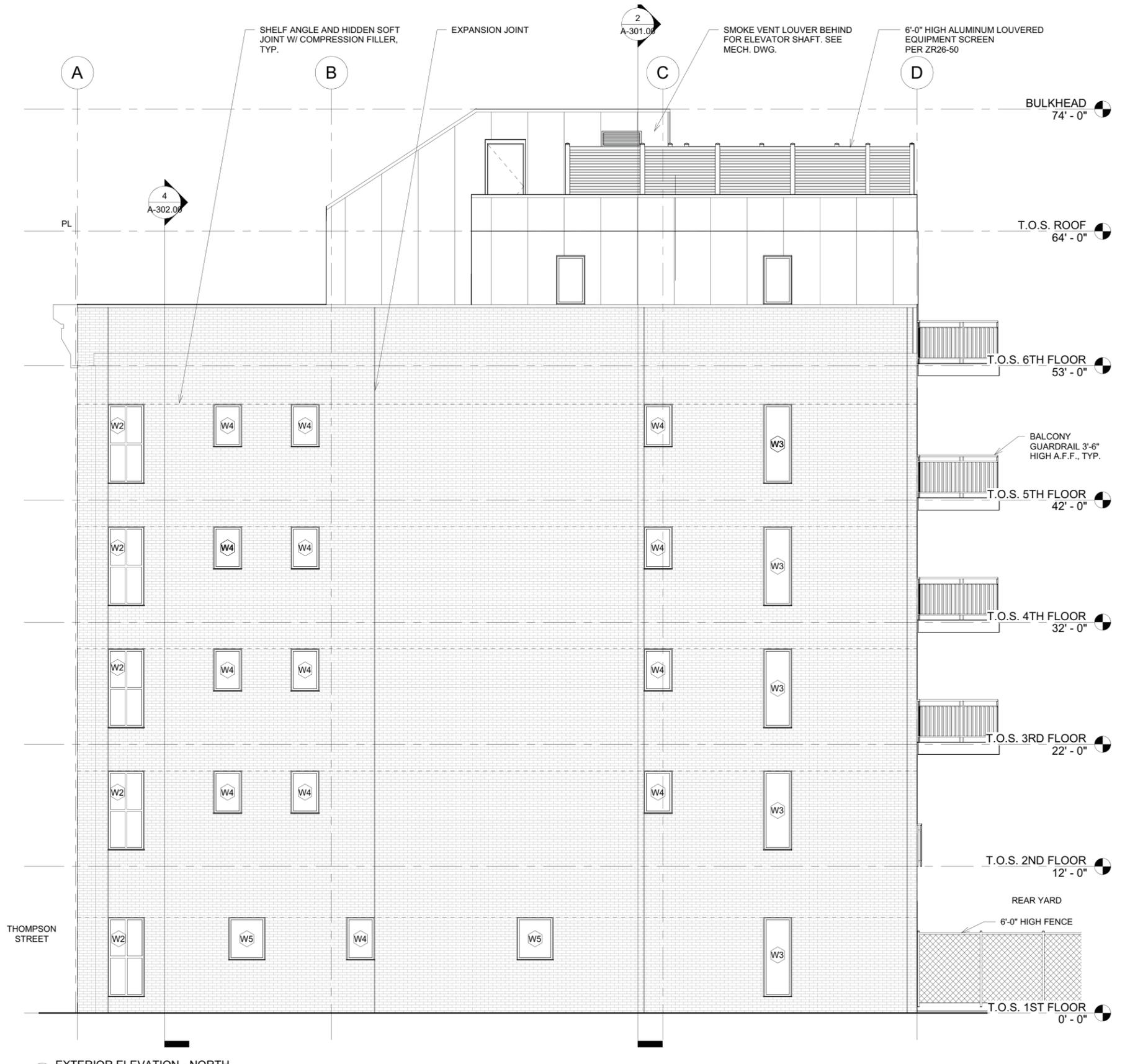
Rear Yard - 139 Thompson

Elevation

04

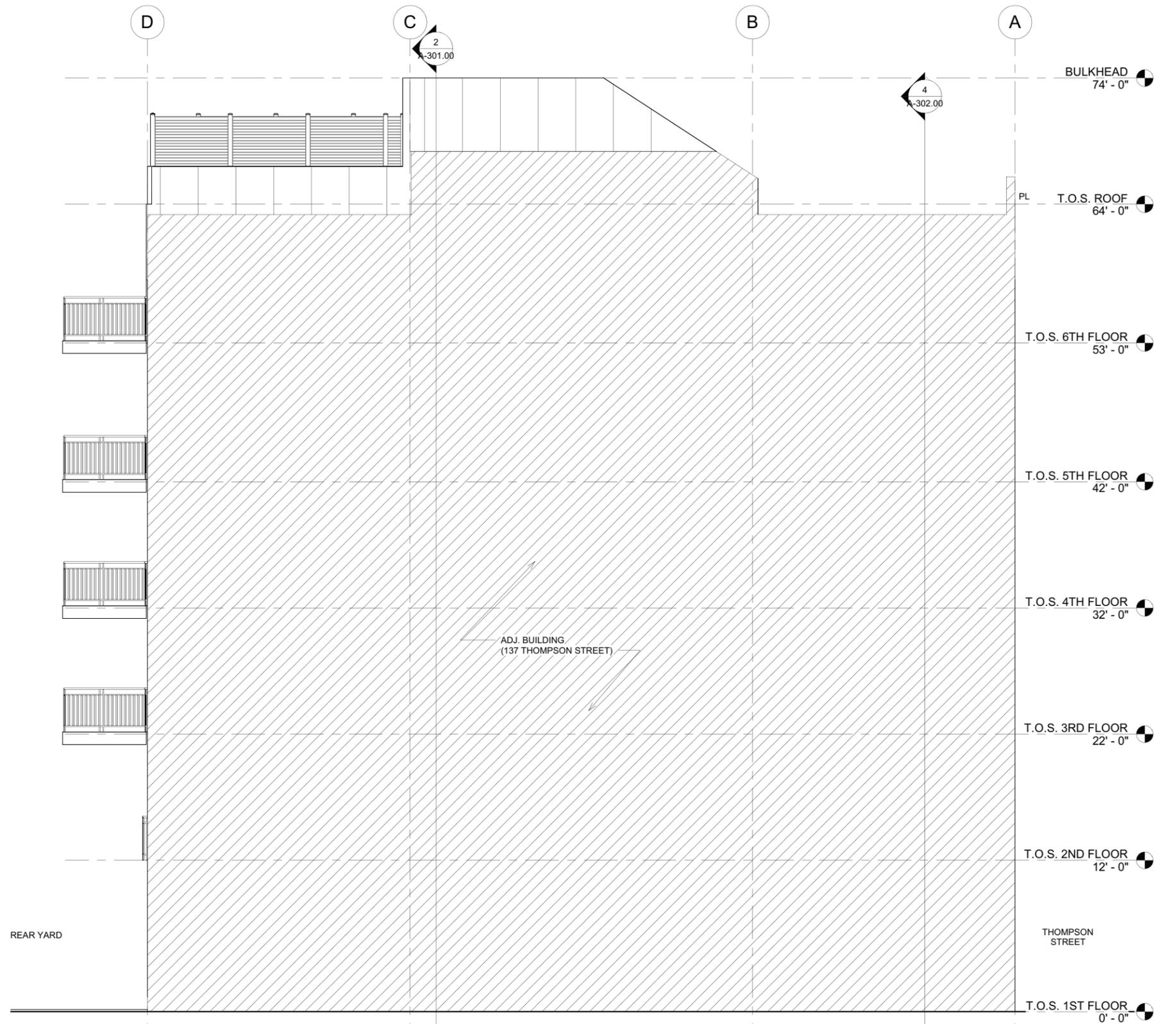
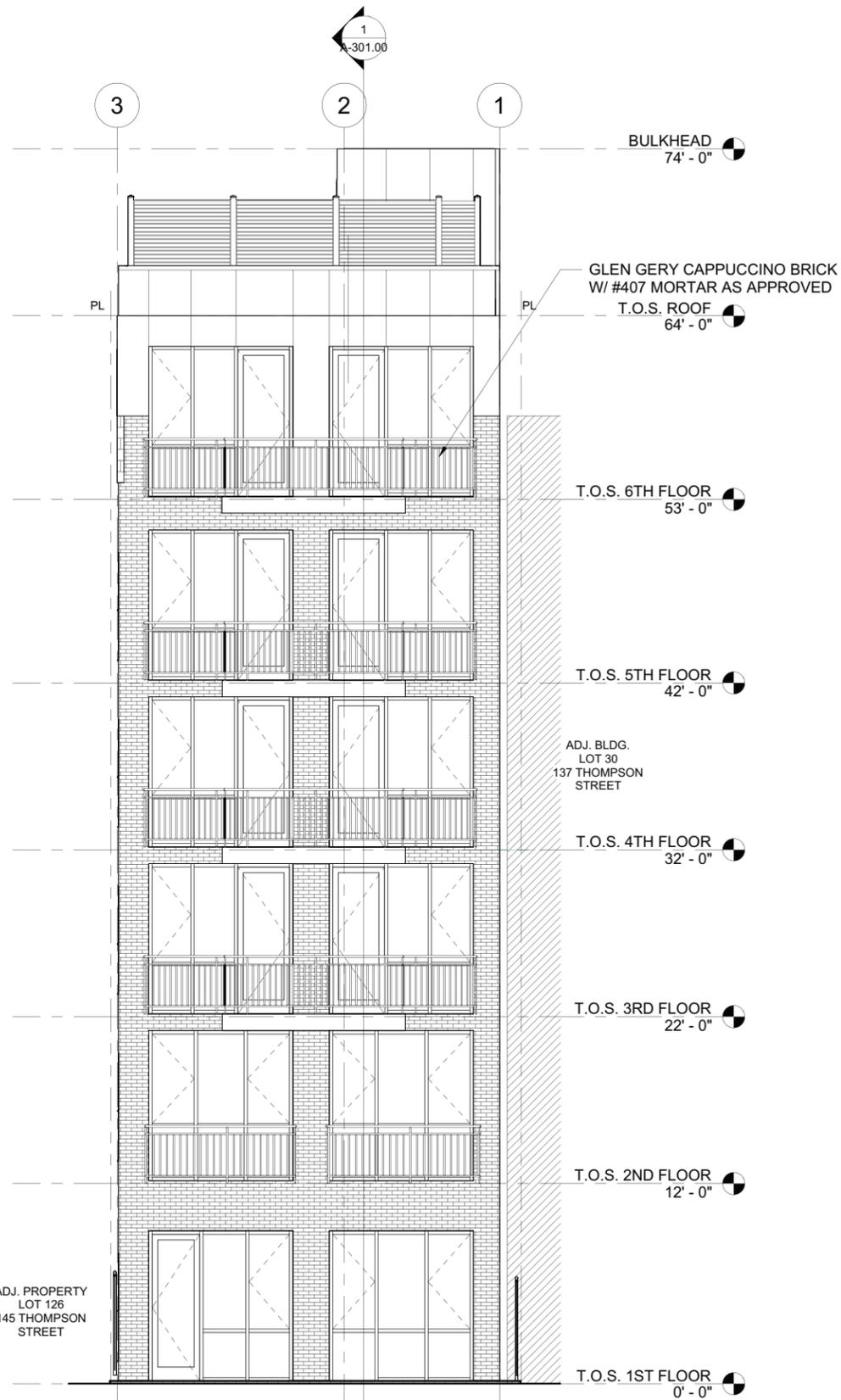


1 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



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

Proposed Elevation - 139 Thompson



*PER TABLE 705.8 OF 2022 NYC BC, REAR WINDOW AREA IS NOT LIMITED. REAR YARD IS MORE THAN 20'-0" DEEP AND BUILDING IS SPRINKLERED.

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

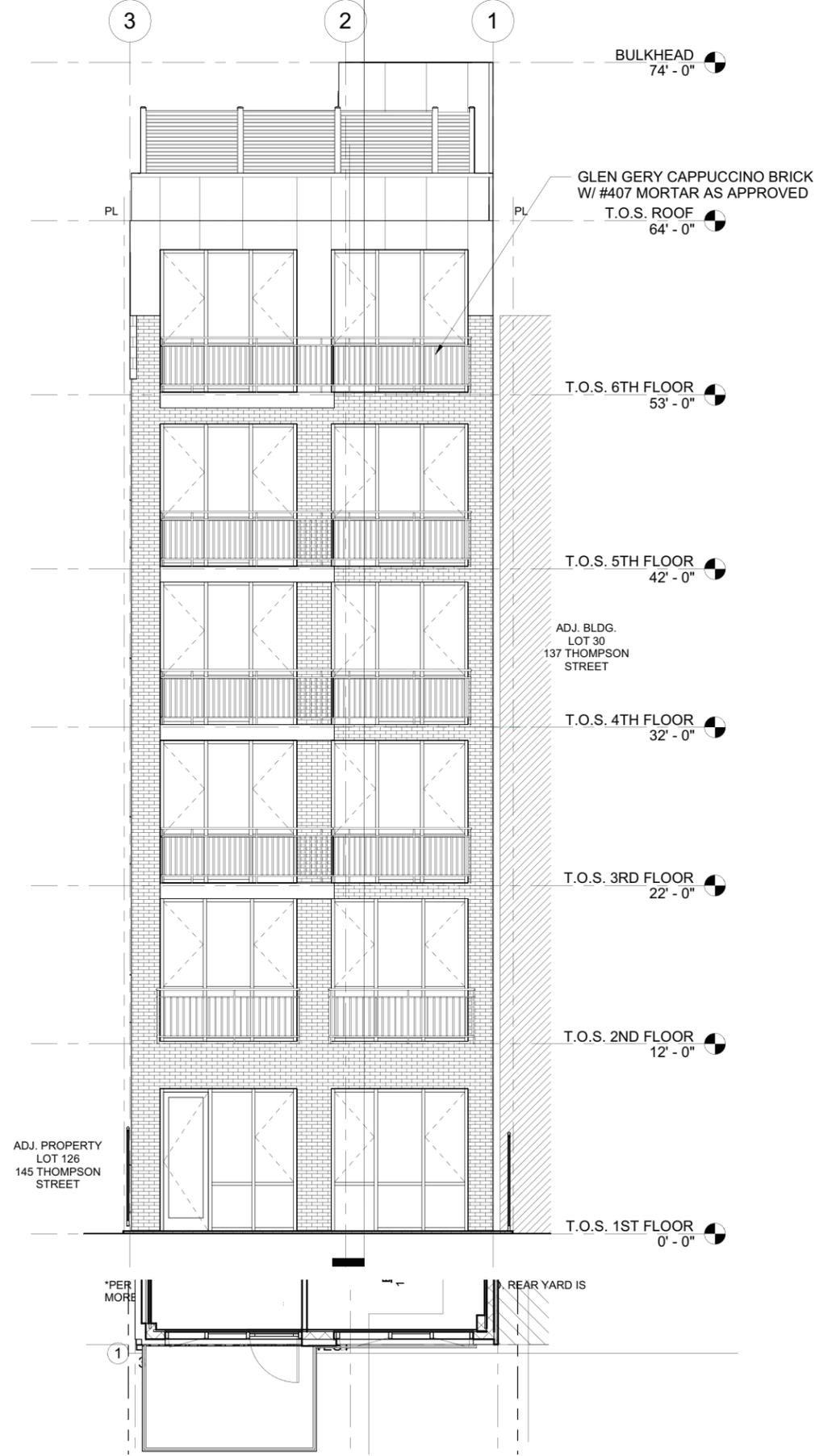
2 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

Proposed Elevation - 139 Thompson

CENTER BALCONY
WITH JULLIET
BALCONIES ON THE
SIDES



OFFSET BALCONY
WITH JULLIET
BALCONIES ON THE
SIDE



Proposed Elevation - 139 Thompson



1ST FLOOR CORNICE
DESIGN FROM HISTORIC
PHOTO OF 137
THOMPSON STREET



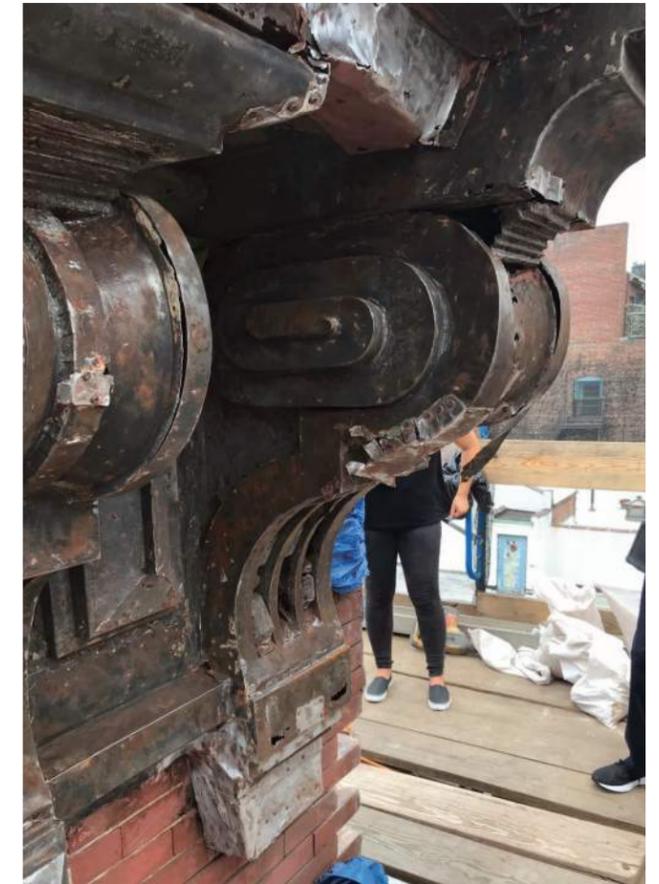
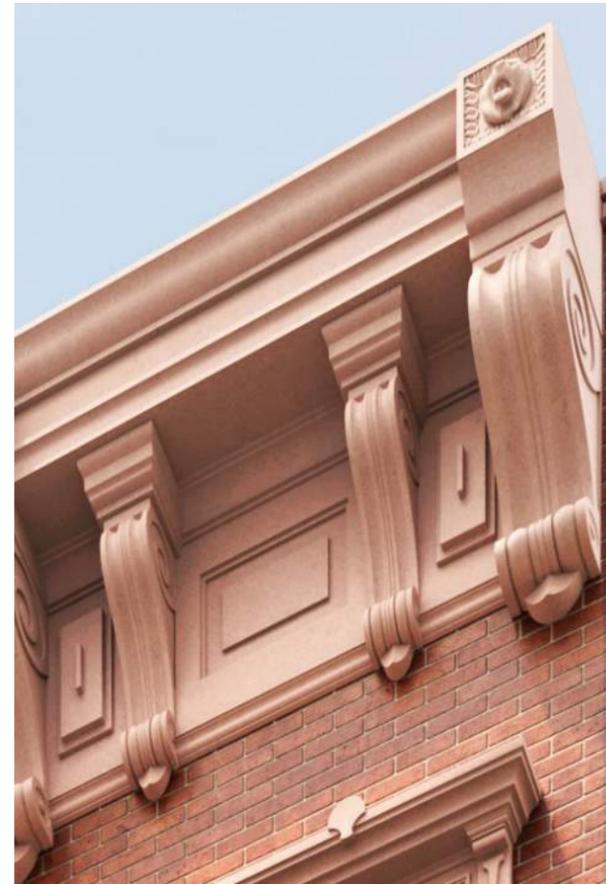
Proposed Elevation - 139 Thompson



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

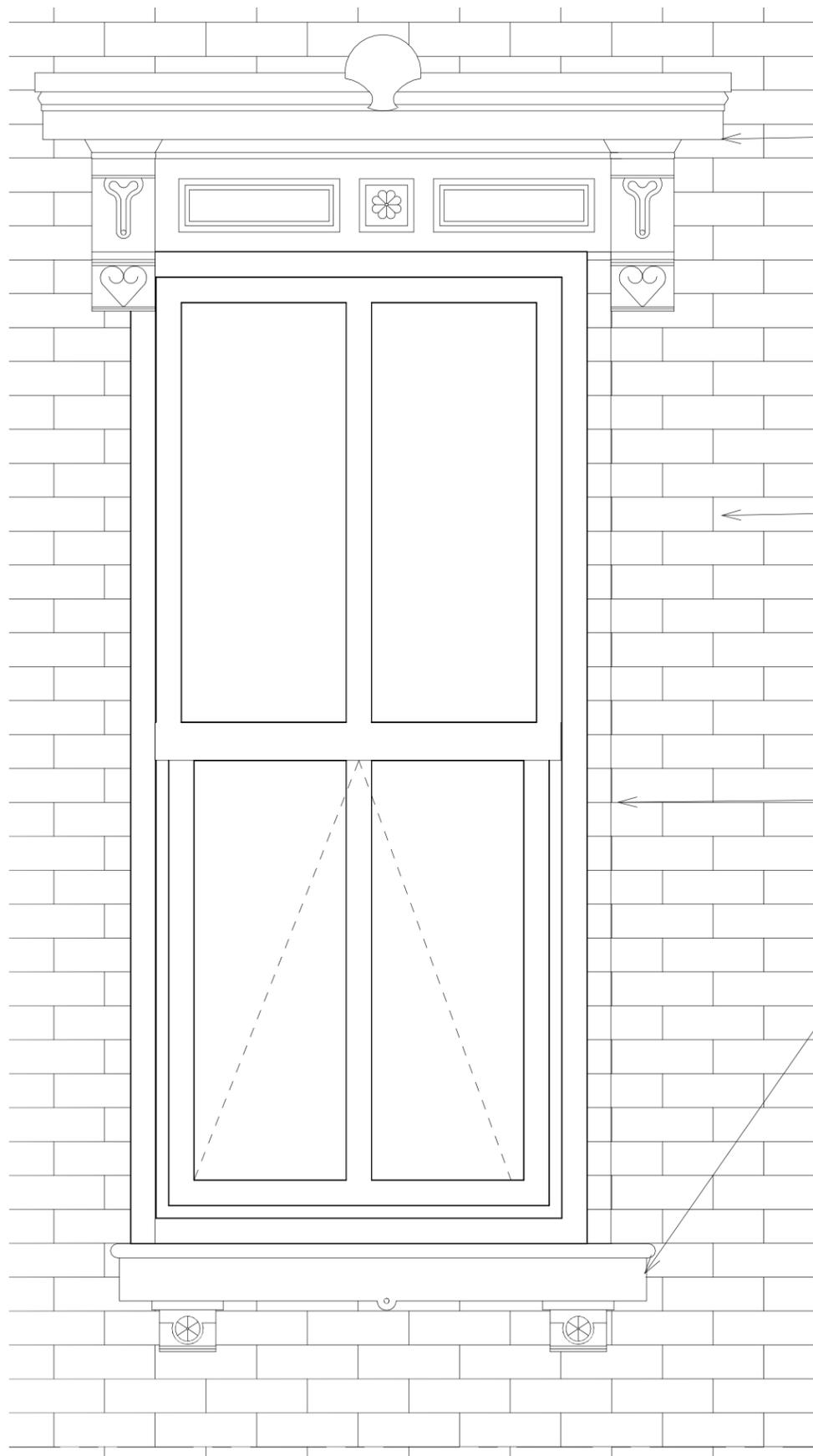


THE CORNICE HAS ALREADY BEEN CAREFULLY REMOVED AND RESOTRED BUT IT IS NOT SAVAGEABLE. IT WILL BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION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



FIEBERGLASS REPLICA OF BRACKET APPROVED

Proposed Elevation - 139 Thompson



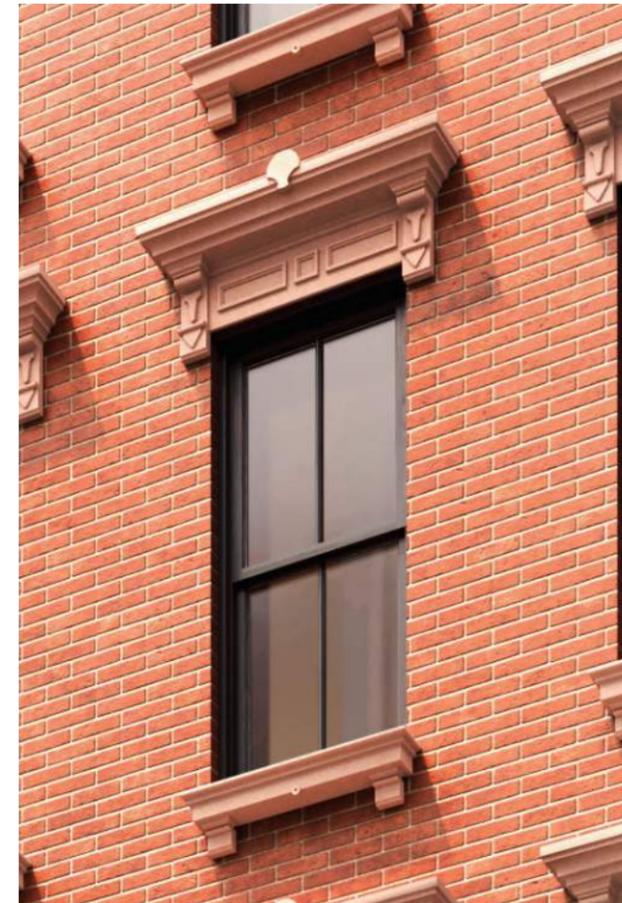
EXT. WINDOW LINTEL & BRACKET TO BE SALVAGED AND RESTORED. THE RESTORED CONDITION WILL BE CAST IRON OR FIBERGLASS AS APPROVED. THE COLOR FOR THE HEADER/LINTEL AND SILL WILL MATCH THE NEIGHBORING 131 THOMPSON BUILDING.

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.

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

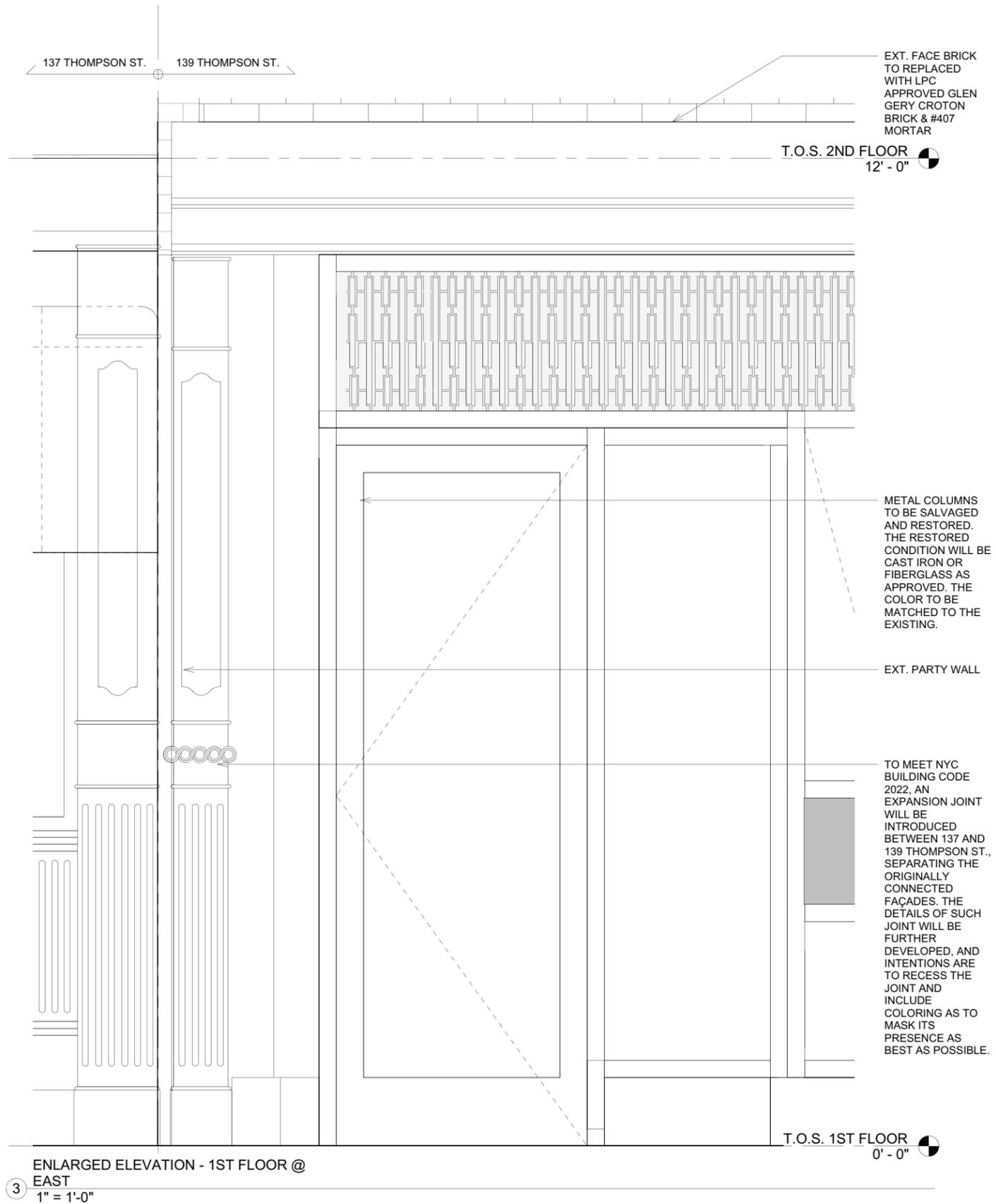


ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

NOT SALVABLE 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



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.

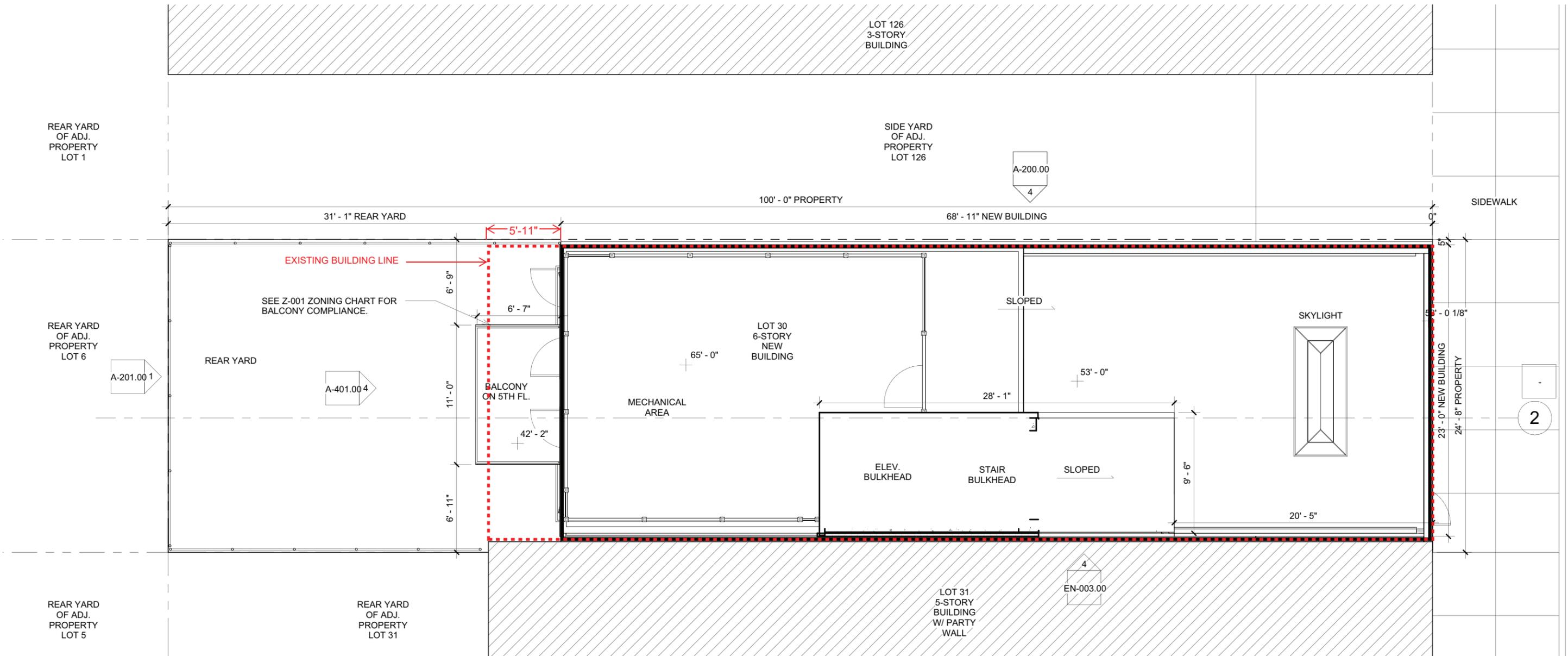
NOT SALVABLE DECORATIONS BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION CONSULTING, UTILIZING THE STORED COMPONENTS.



Proposed Elevation - 139 Thompson

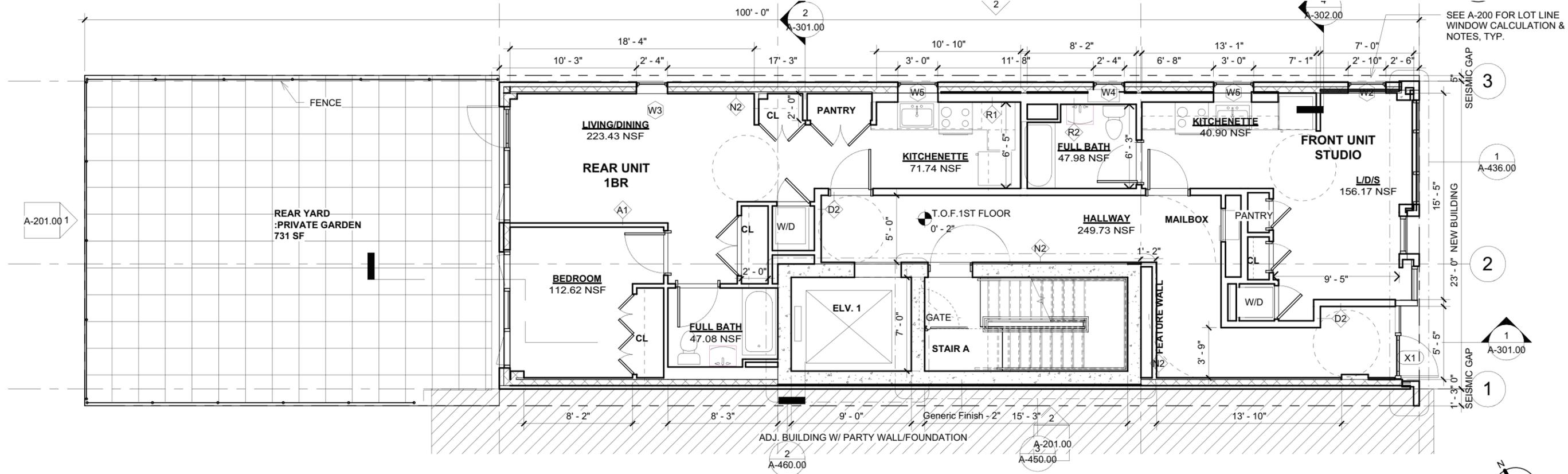
Floor Plan

05

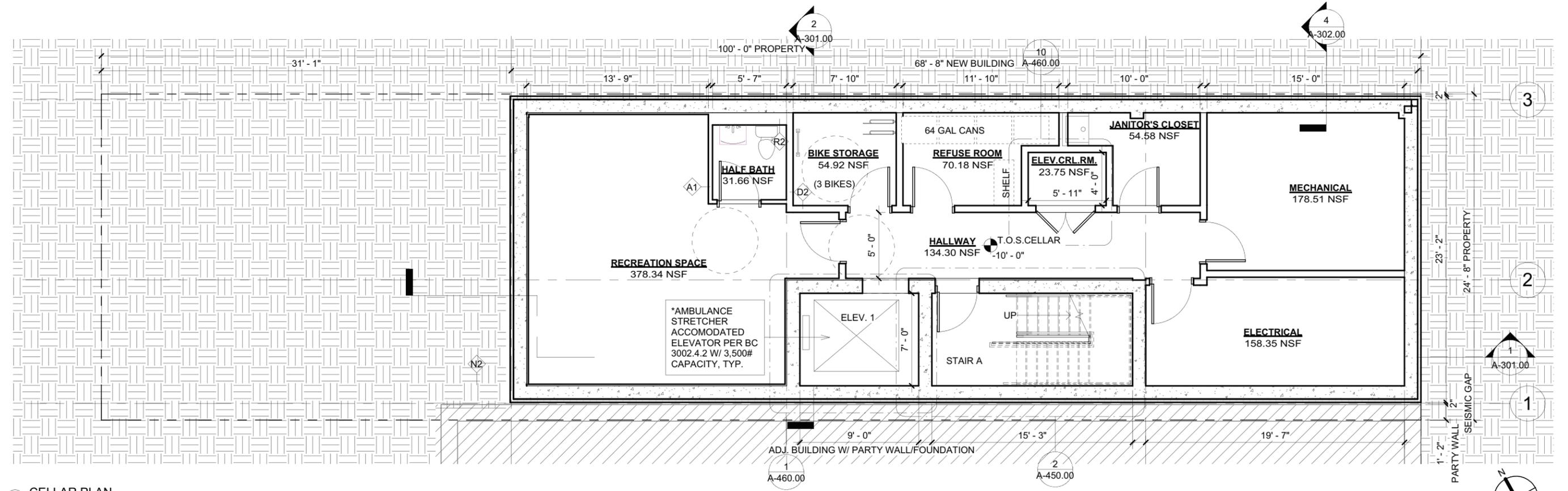


1 SITE PLAN
3/16" = 1'-0"

Proposed Site Plan - 139 Thompson

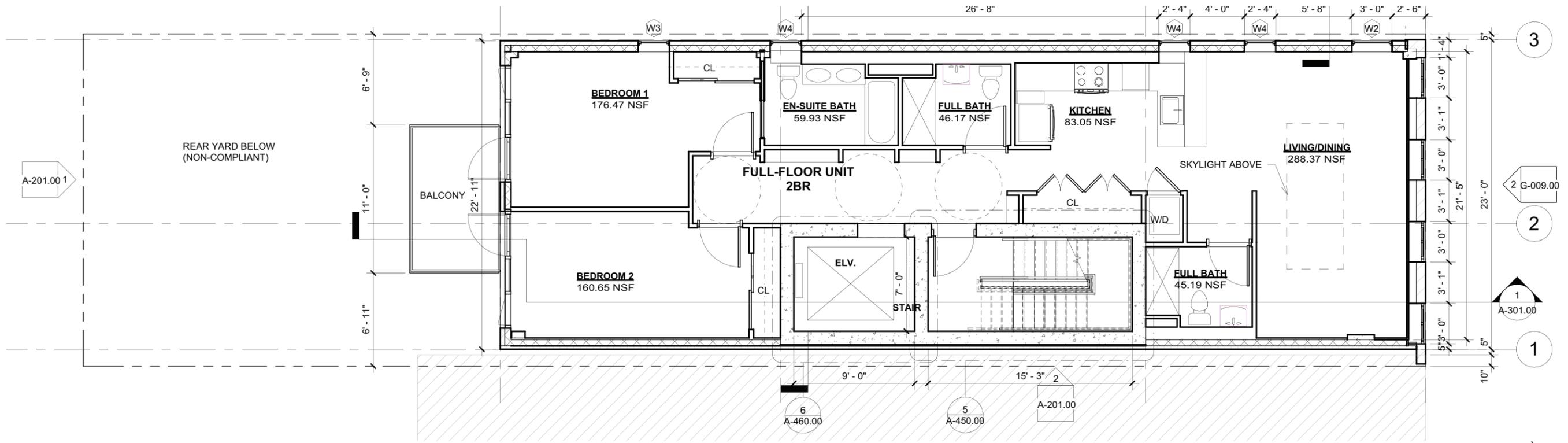


2 1ST FLOOR PLAN
3/16" = 1'-0"

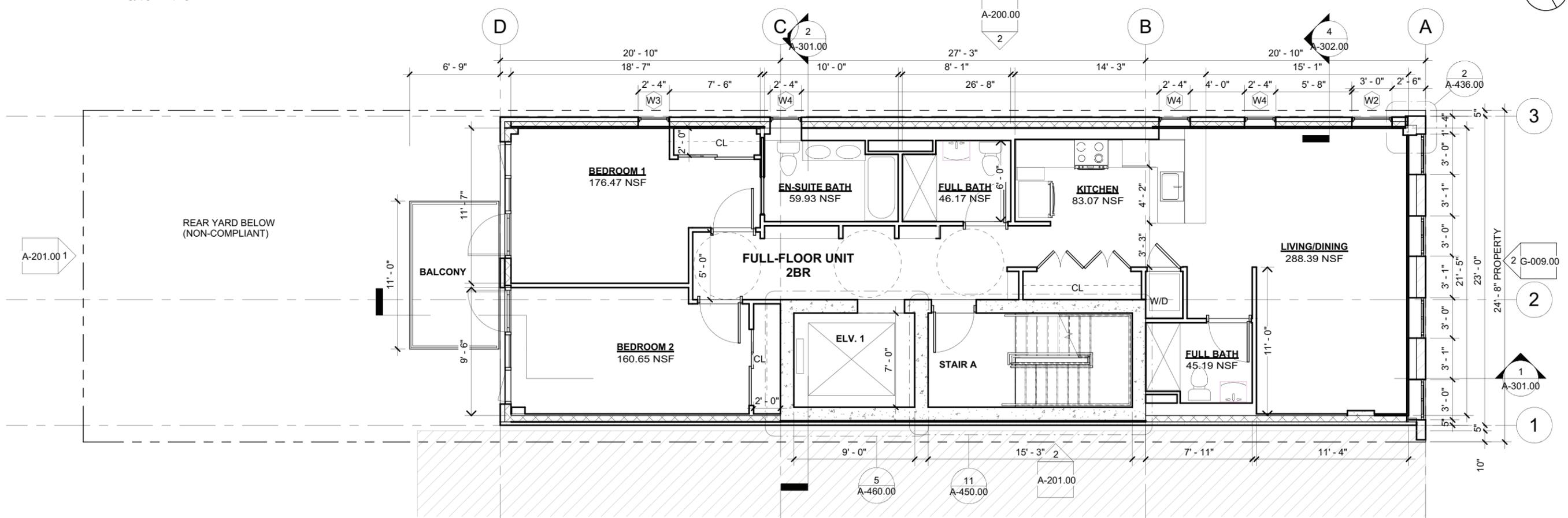


1 CELLAR PLAN
3/16" = 1'-0"

Proposed Floor Plan - 139 Thompson

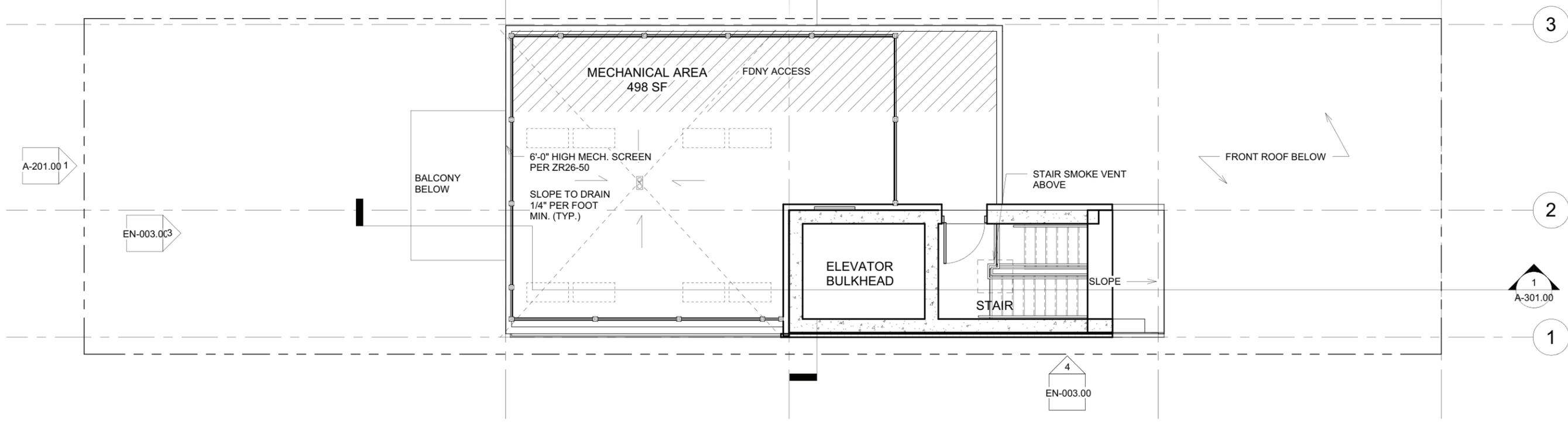


2 5TH FLOOR PLAN
3/16" = 1'-0"

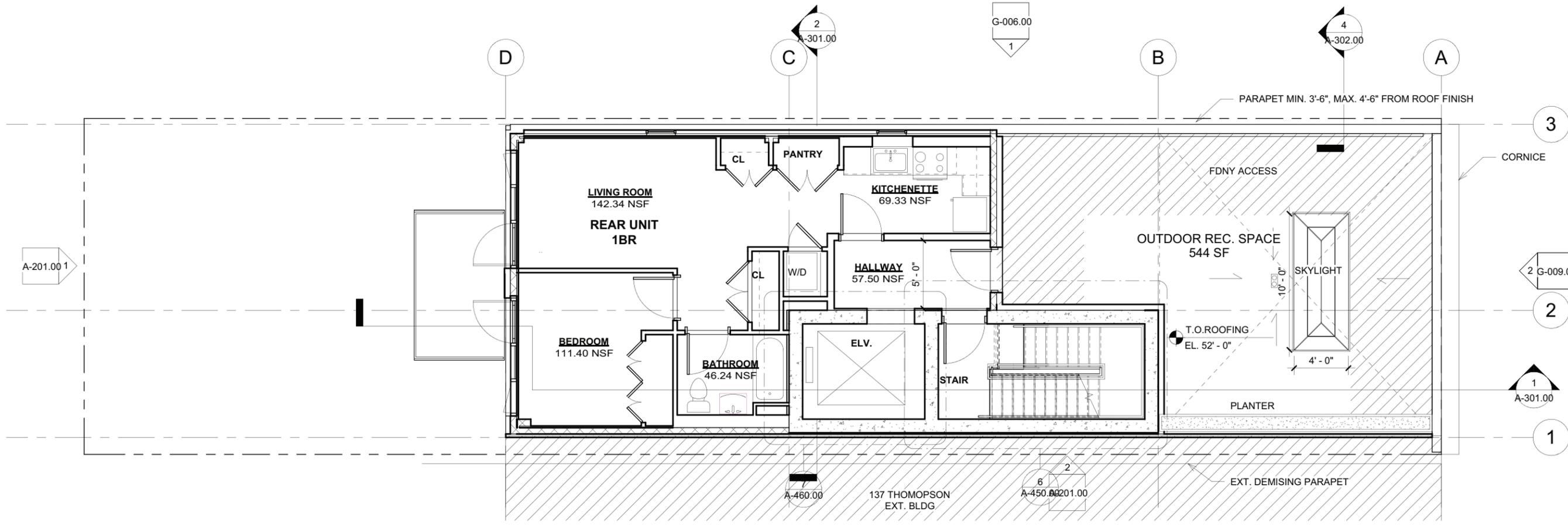


1 3RD & 4TH FLOOR PLAN
3/16" = 1'-0"

Proposed Floor Plan - 139 Thompson



2 T.O.S. ROOF
3/16" = 1'-0"



1 6TH FLOOR PLAN
3/16" = 1'-0"

Proposed Floor Plan - 139 Thompson

2014



2019-PRESENT



Existing Street View - 139 Thompson



Proposed Street View - 139 Thompson

