



# Christopher Marte

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February 3, 2026

New York City Landmarks Preservation Commission  
253 Broadway  
11th Floor  
New York, NY 10007

## **Subject: Demolition Consideration at 139 Thompson Street**

To the Landmarks Preservation Commission,

I write to ask that you reject any application received by the Commission to demolish the building at 139 Thompson Street (BBL# 100540030). A contributing building within the Sullivan-Thompson Historic District, 139 Thompson must not be destroyed because of the potentially willful neglect of its owner.

Built in 1875 alongside its twin building at 137 Thompson, 139 Thompson serves as an anchorpoint for the district, reflecting the consistent, well-preserved historic lintels, sills, cornices, and other facade elements that make up the area and that helped to realize the historic district's designation in 2016. The five-story building contains 19 residential units, 12 of which are rent-stabilized, as well as a ground floor commercial unit.

Today, the building has fallen into significant disrepair, with 14 outstanding building violations and two Class 1 ECB violations. All but two of these violations have come since the building's landmark designation, illustrating a steep decline in maintenance only after protections were applied. Additionally, since the current owner took over the building, at least four units have been destabilized. 137 Thompson, owned by a different party, has no open violations, and all those which have been applied were subsequently dismissed. Comparing the two identical buildings demonstrates a deliberate pattern of neglect that has led to the current state of 139 Thompson.

In 2020, the City moved to file a lawsuit on the basis of such neglect, a case which remains open. Within their response, ownership admitted to only recognizing the extent of disrepair within the building in 2019, 12 years after they purchased the property. Permitting the demolition of this building would not only disregard the categorical failure by ownership to maintain their building; it would effectively sanction such gross negligence as a viable means of destabilizing rent-regulated housing, and of redeveloping a site despite its landmark status.

On January 12, representatives of 139 Thompson ownership presented on this proposal to Manhattan Community Board 2, who responded with a unanimous resolution in opposition, stating: “The applicant was elusive about the history of the deterioration and the evidence of its current condition is deeply troubling given that the owner has, over many years, allowed the building to reach a point where demolition is under consideration.” Ownership also stated that the building is currently vacant, with no explanation of how these units were vacated or assurance that such action was done so legally.

I share the concerns of the Community Board and of local advocates on how we reached this point of disrepair. Regardless of what is planned to be built in its stead, a contributing building in a historic district should never be vulnerable to such blatant demolition by neglect, and I urge the Commission to take swift action in rejecting any plea for approval at 139 Thompson.

Please do not hesitate to reach out to my office with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Marte". The signature is stylized and cursive, with a large initial "C" and "M".

Christopher Marte  
New York City Council Member, District 1  
Chair, Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions