

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

Sullivan Thompson Historic District Map: LP-2590



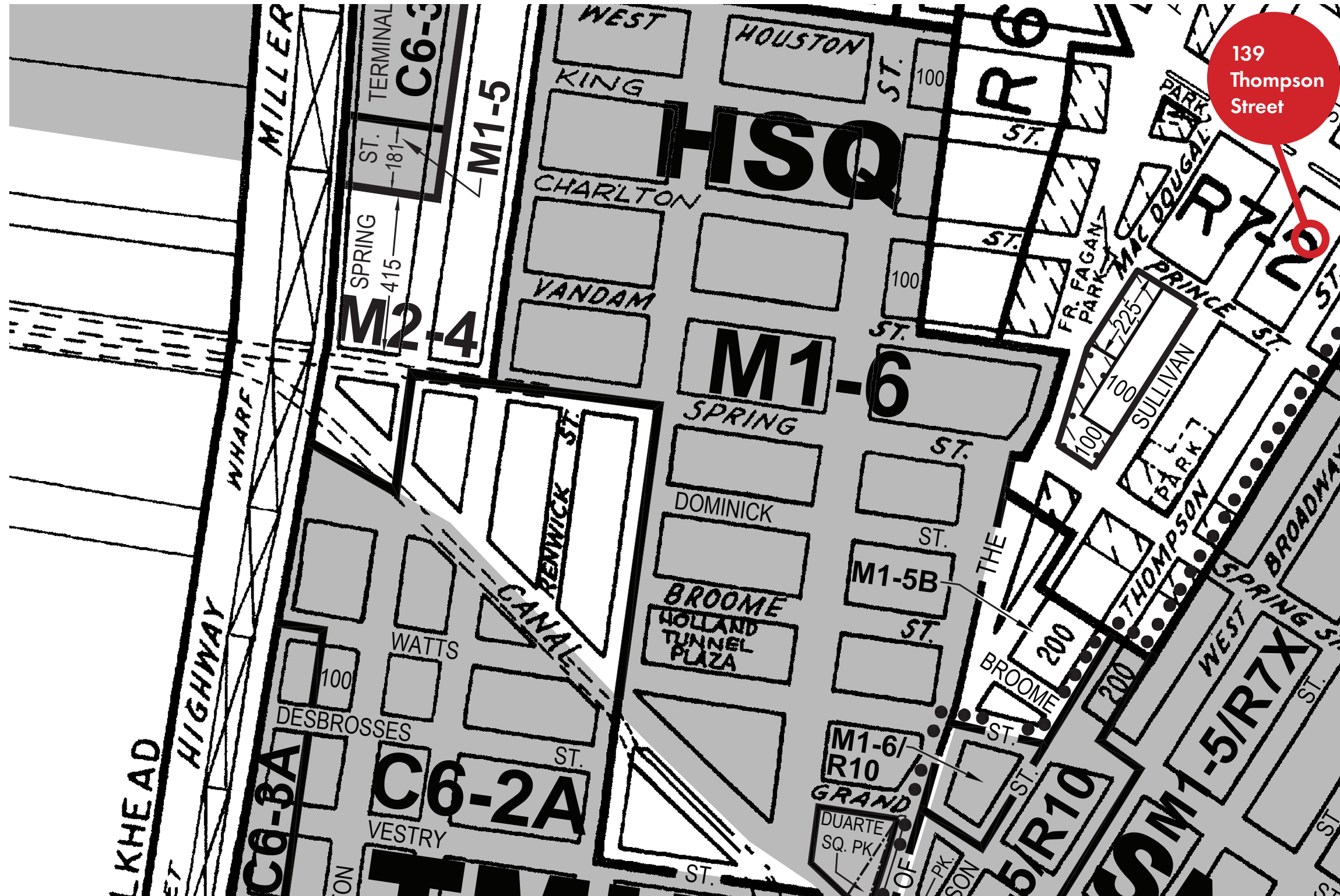
Tax Map



- Borough Boundary
- Tax Block Boundary
- 50 Tax Block Number
- Tax Lot Boundary
- 50 Tax Lot Number
- 50 Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- +/-5.5 Approximate Tax Lot Dimension
- 1500 - 1550 Condo Units Range Label
- Building Footprint
- C50 Condo Flag/Condo Number
- A50 Air Right Flag/Lot Number
- S50 Subterranean Right Flag/Lot Number
- R REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- ↙ Possession Hook
- Misc Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water



Location Plan



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
 Current Uses: Old Law Tenement Class A Multiple Dwelling
 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.

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 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

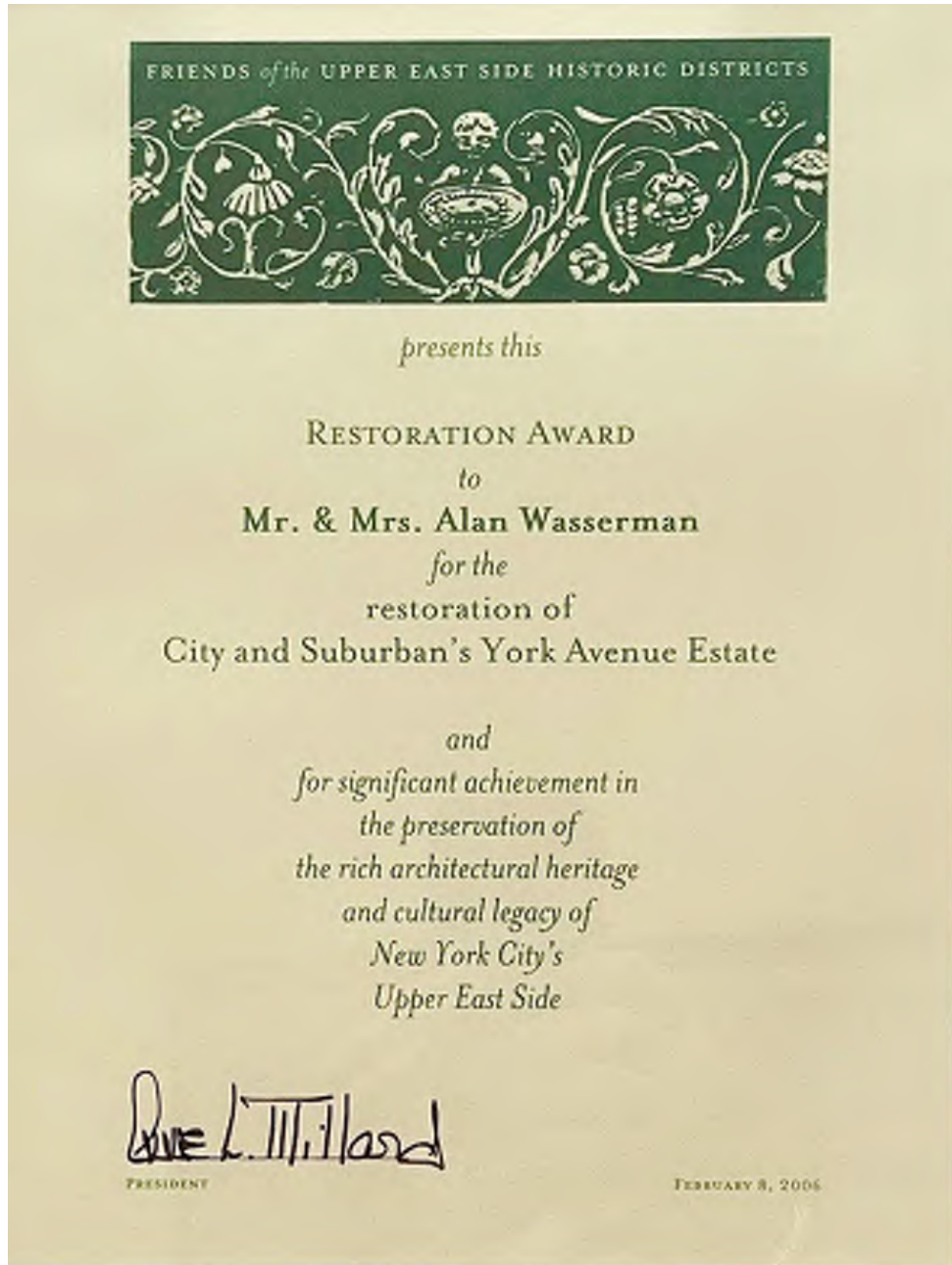


* 110 Christopher Street

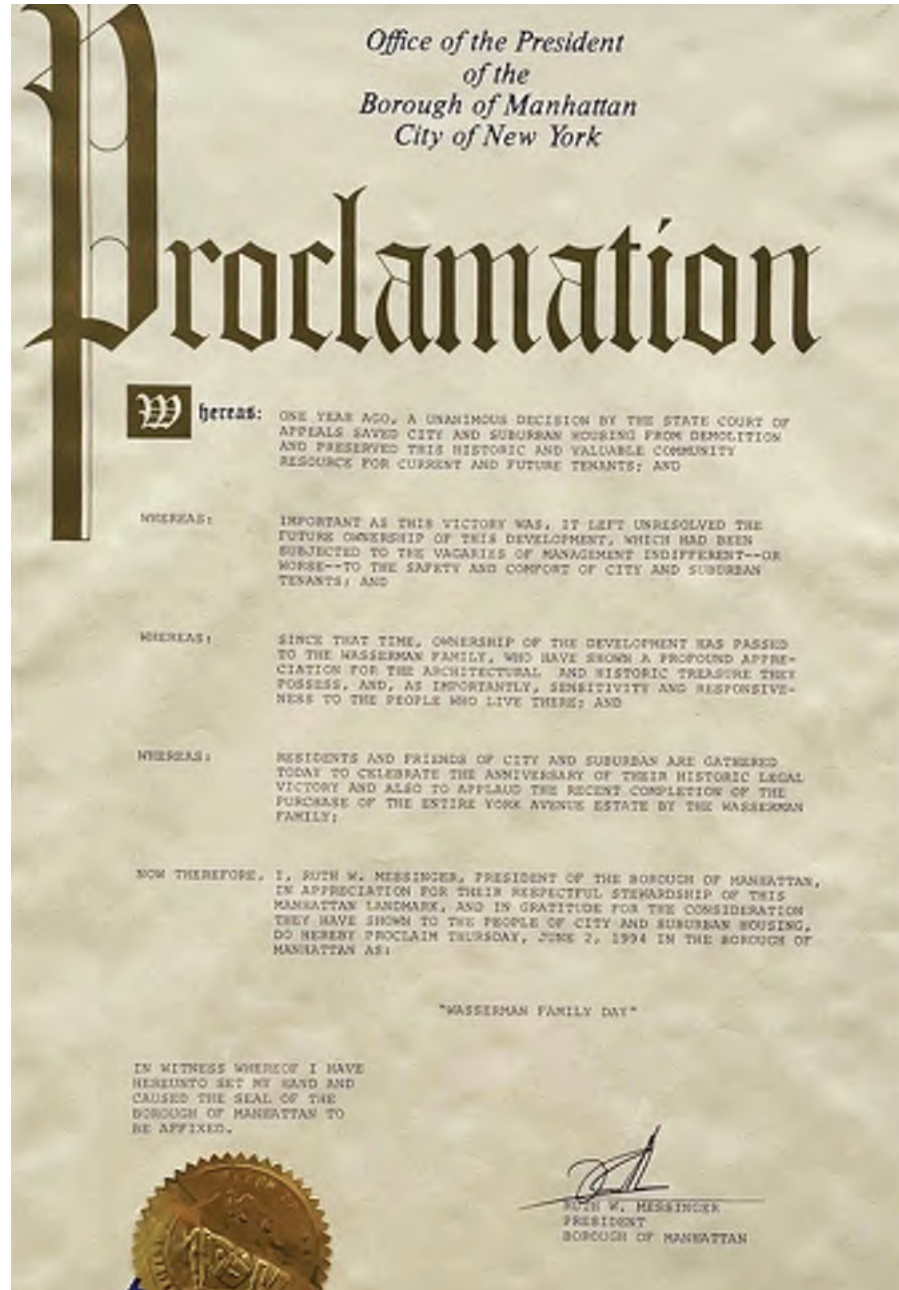


* 66 West 9th Street

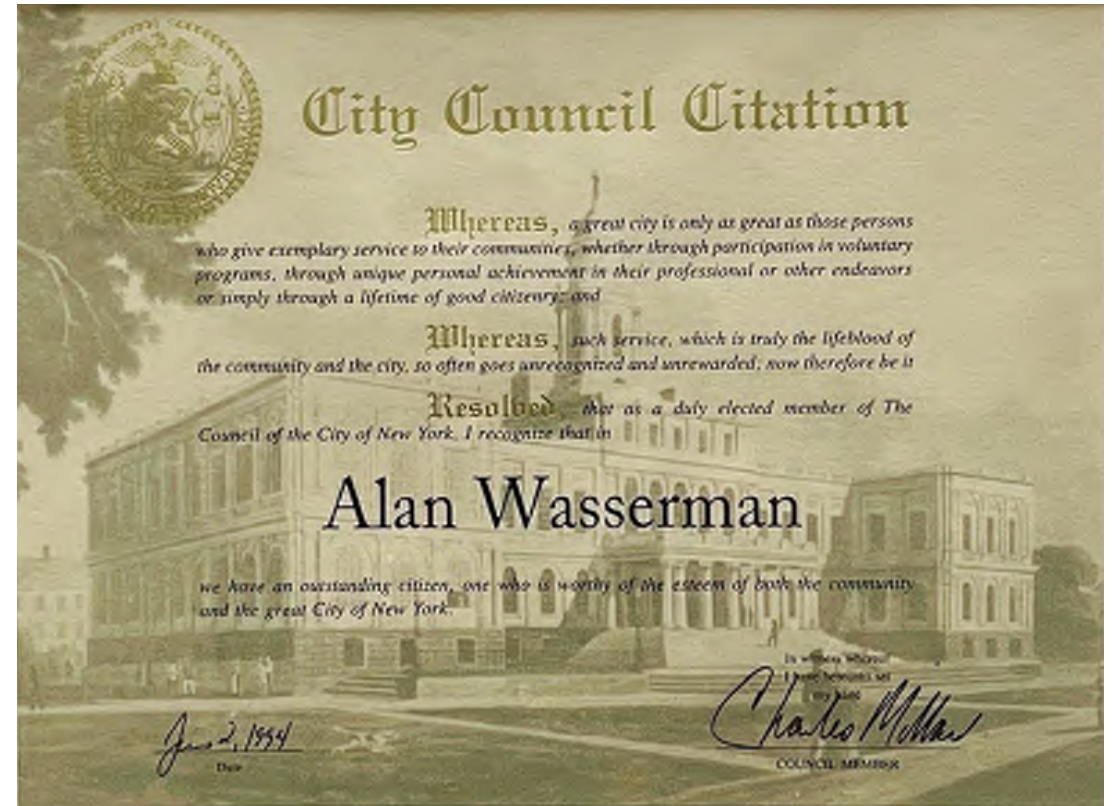
SW MANAGEMENT LANDMARK RESTORATION PROJECTS



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 warehoused 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

"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,
Brooks Astor
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
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) 609-6300

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
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

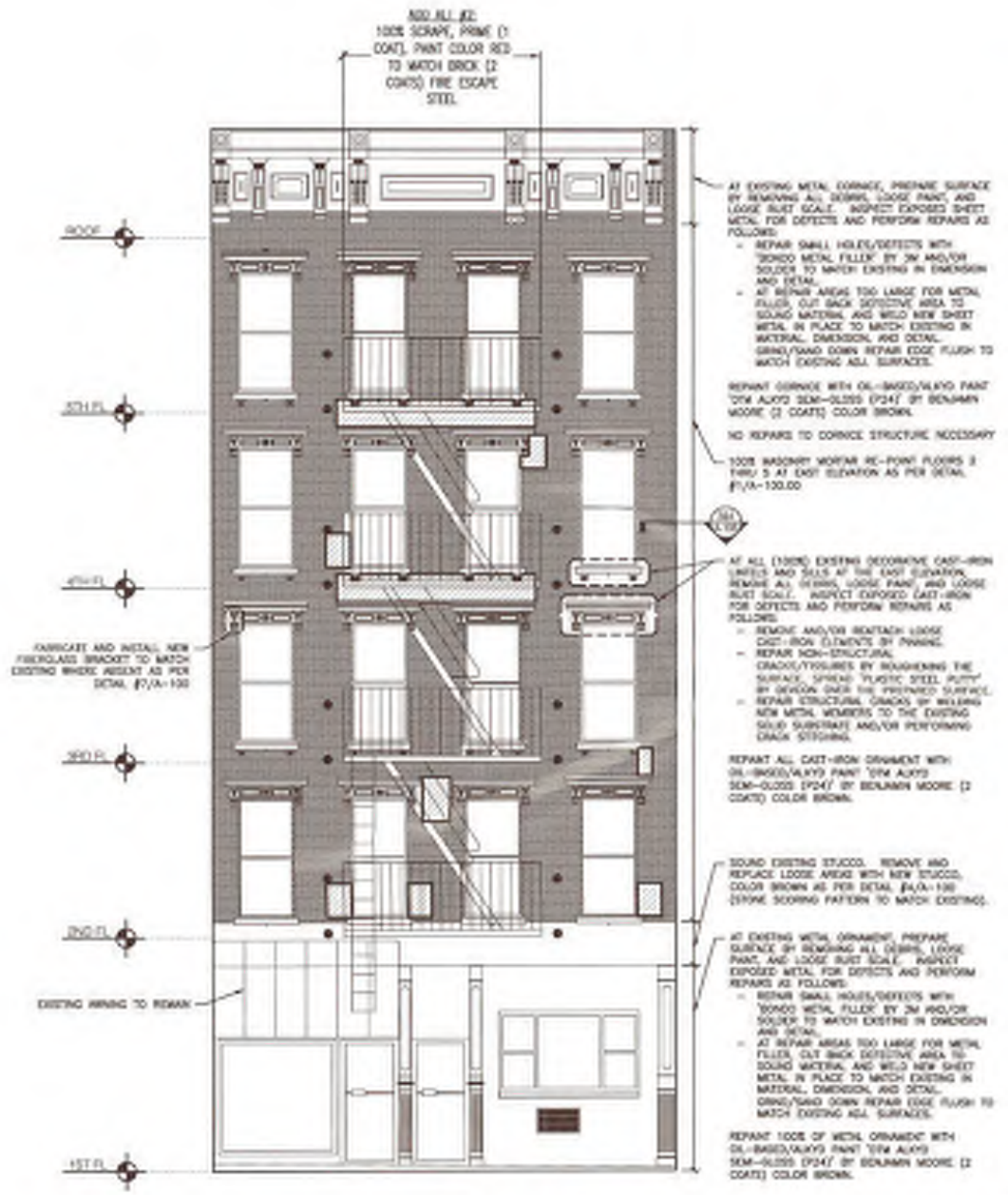
SW MANAGEMENT LANDMARK RESTORATION PROJECTS

1875		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



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

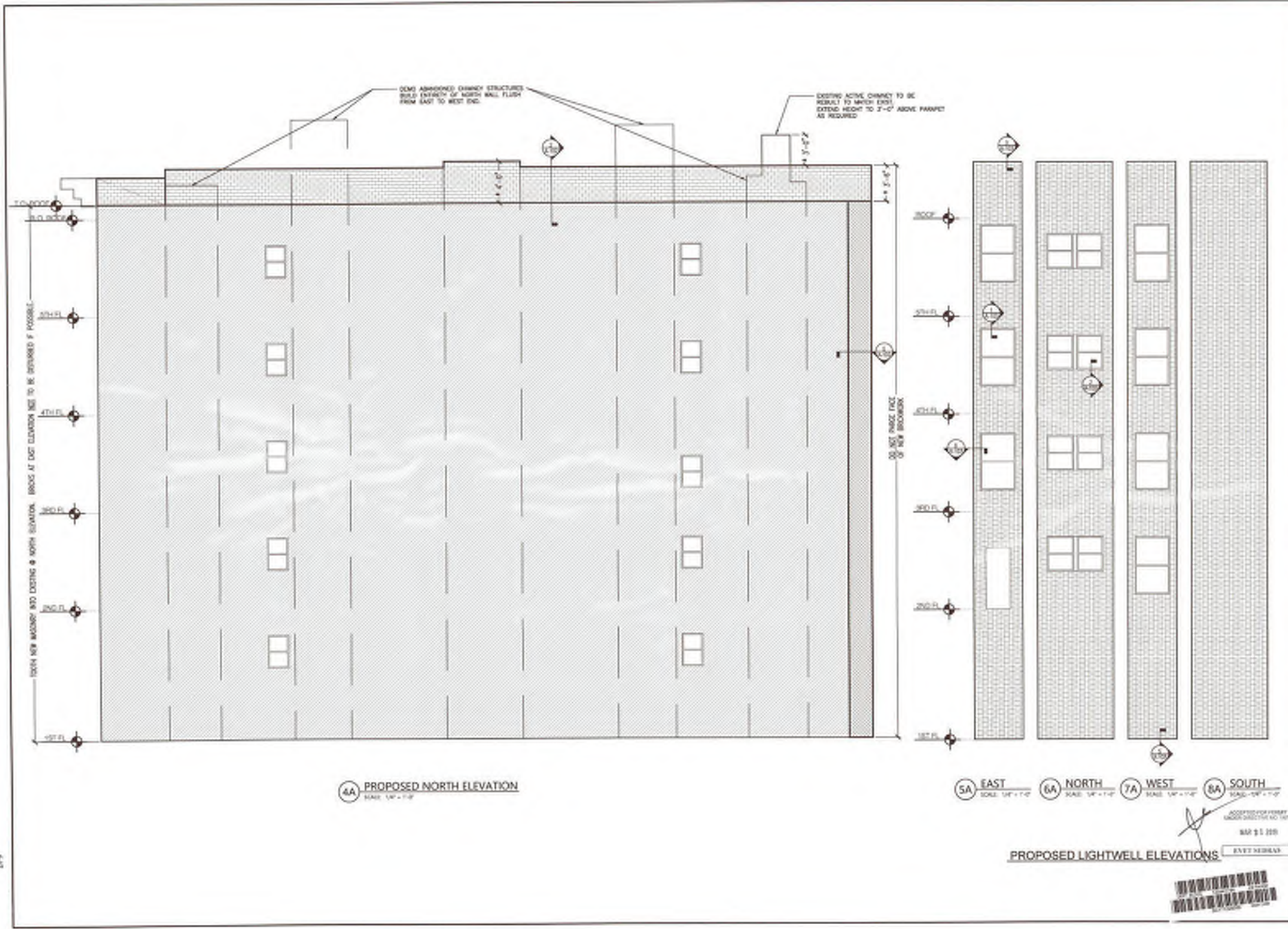
ISSUE DATES

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



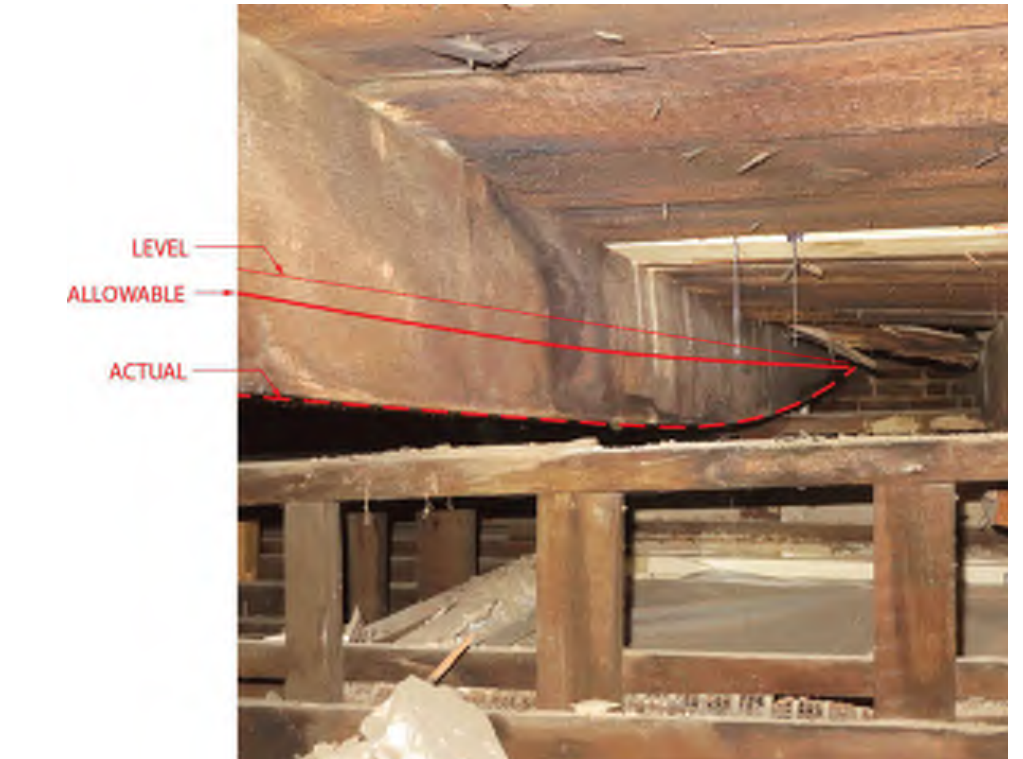
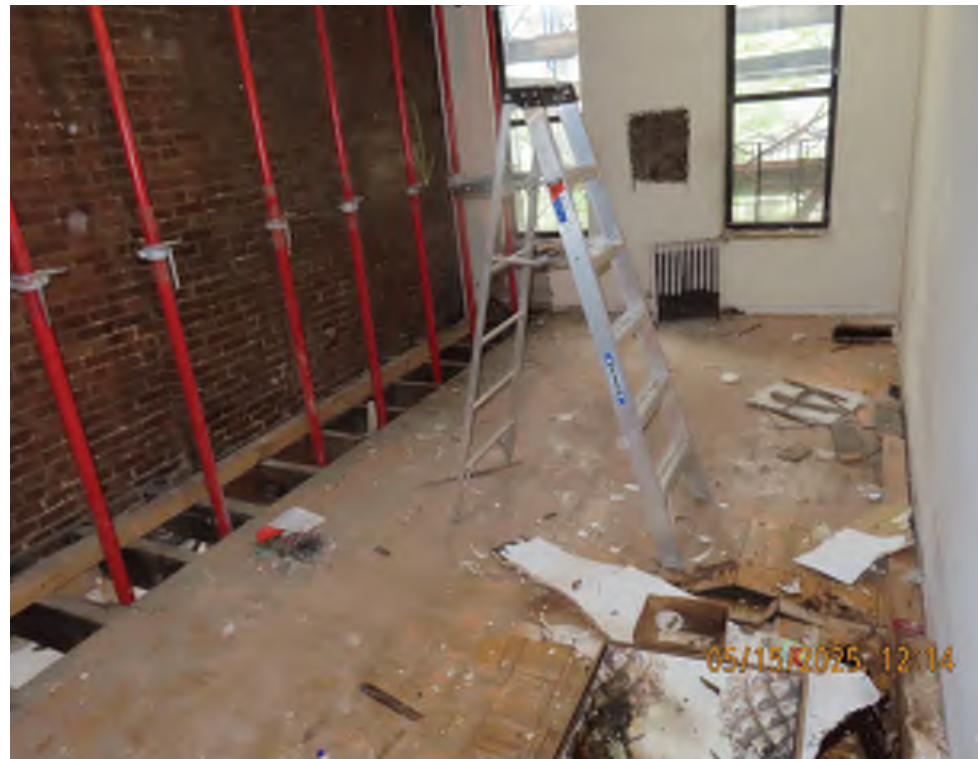
2019-PRESENT



Existing Street View - 139 Thompson



TILTED STAIRS DUE TO EXCESSIVE FLOOR JOIST DEFLECTIONS

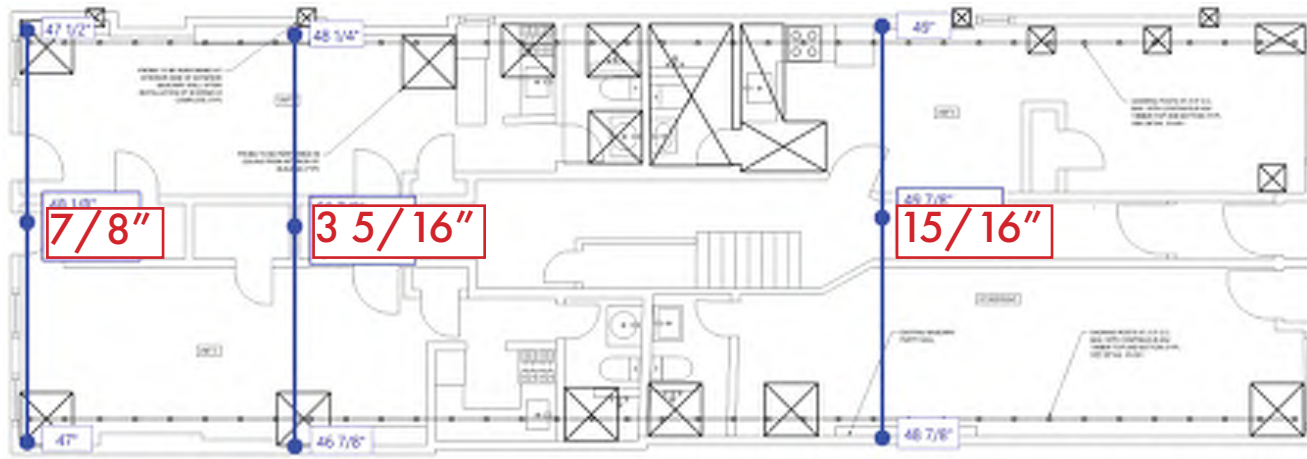


FLOOR JOIST DEFLECTION

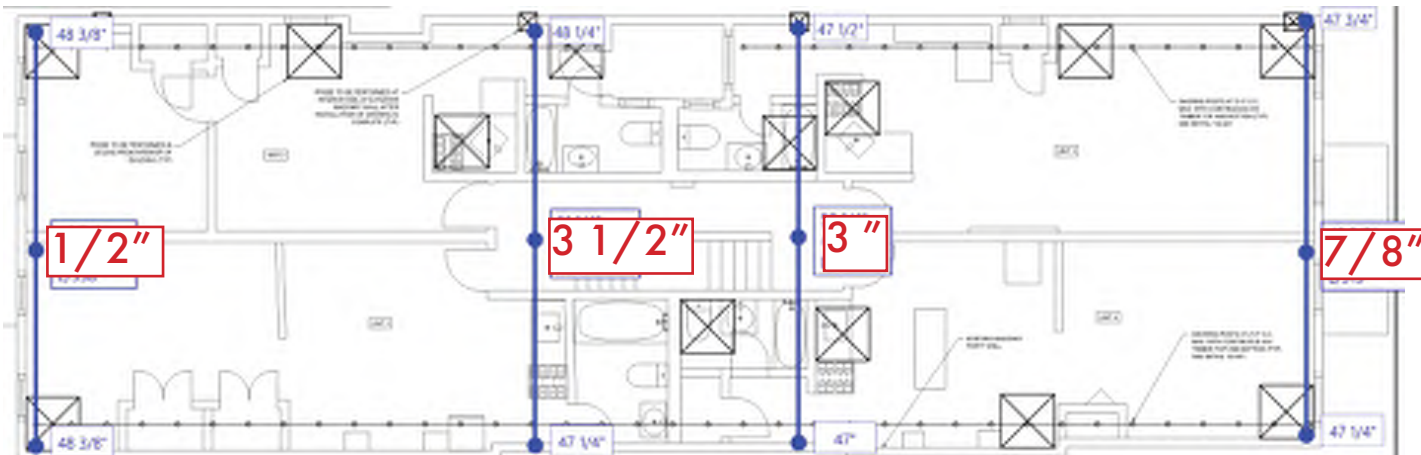
Existing Conditions



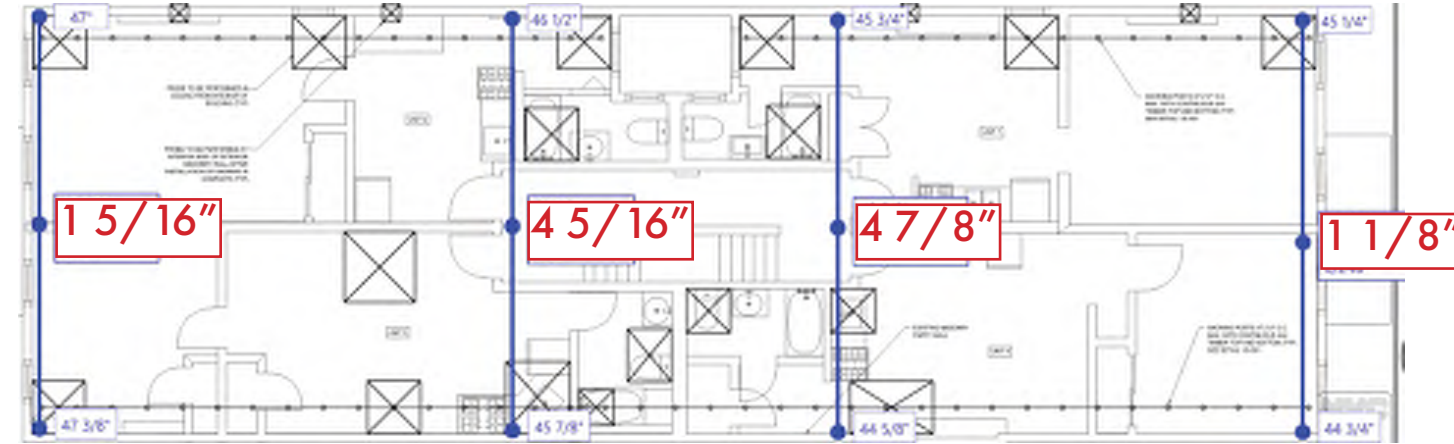
Joist Deflection and Measurement



1ST FLOOR JOIST DEFLECTION MEASUREMENTS



2ND FLOOR JOIST DEFLECTION MEASUREMENTS

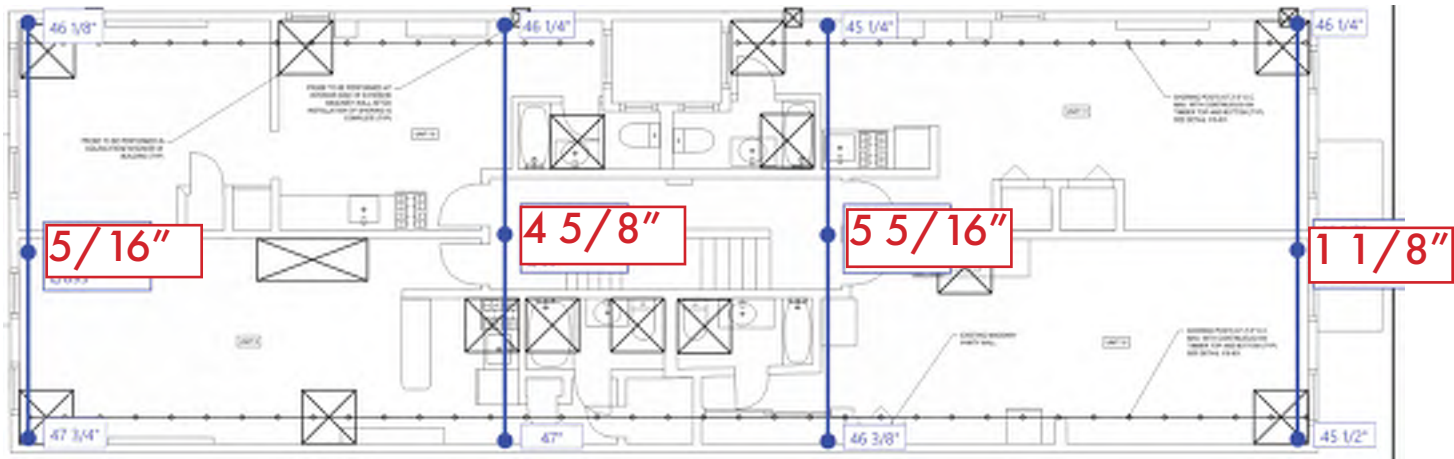


3RD FLOOR JOIST DEFLECTION MEASUREMENTS

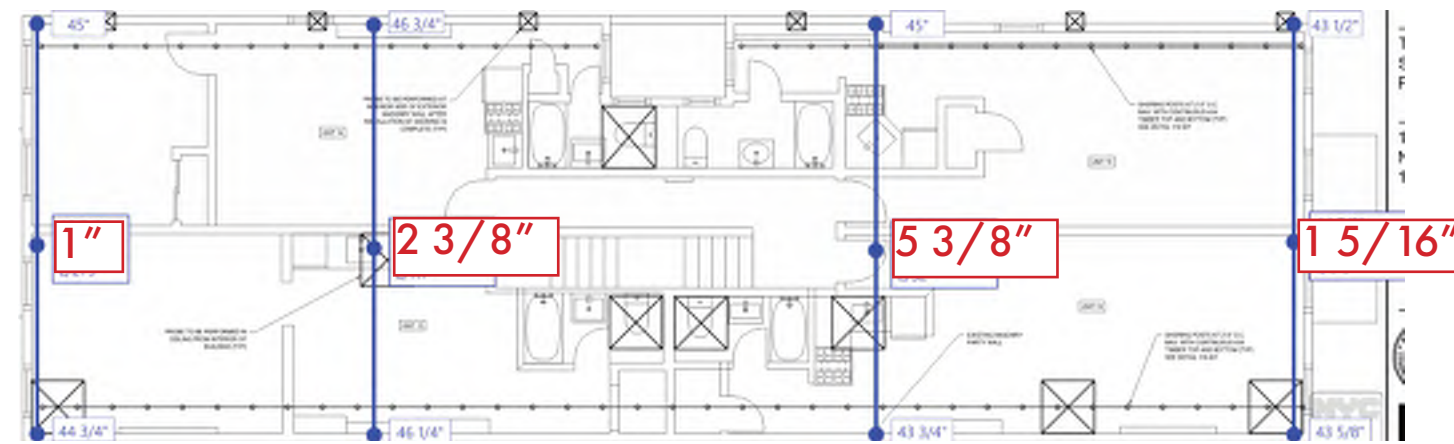
FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47 1/2	47	47 1/4	48 1/8	7/8	319
2	48 1/4	46 7/8	47 9/16	50 7/8	3 5/16	84
3	49	48 7/8	48 15/16	49 7/8	15/16	298
SECOND FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)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

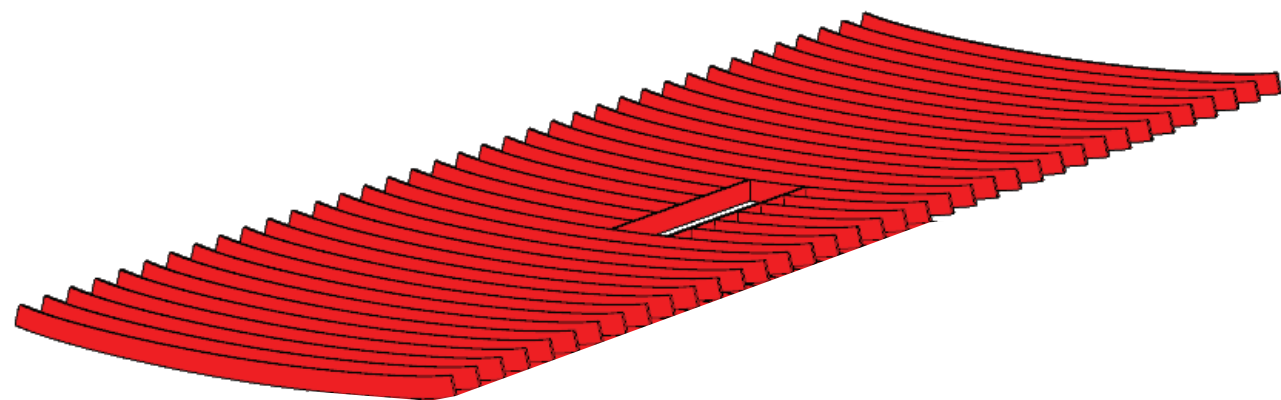
Existing Conditions



4TH FLOOR JOIST DEFLECTION MEASUREMENTS



5TH FLOOR JOIST DEFLECTION MEASUREMENTS

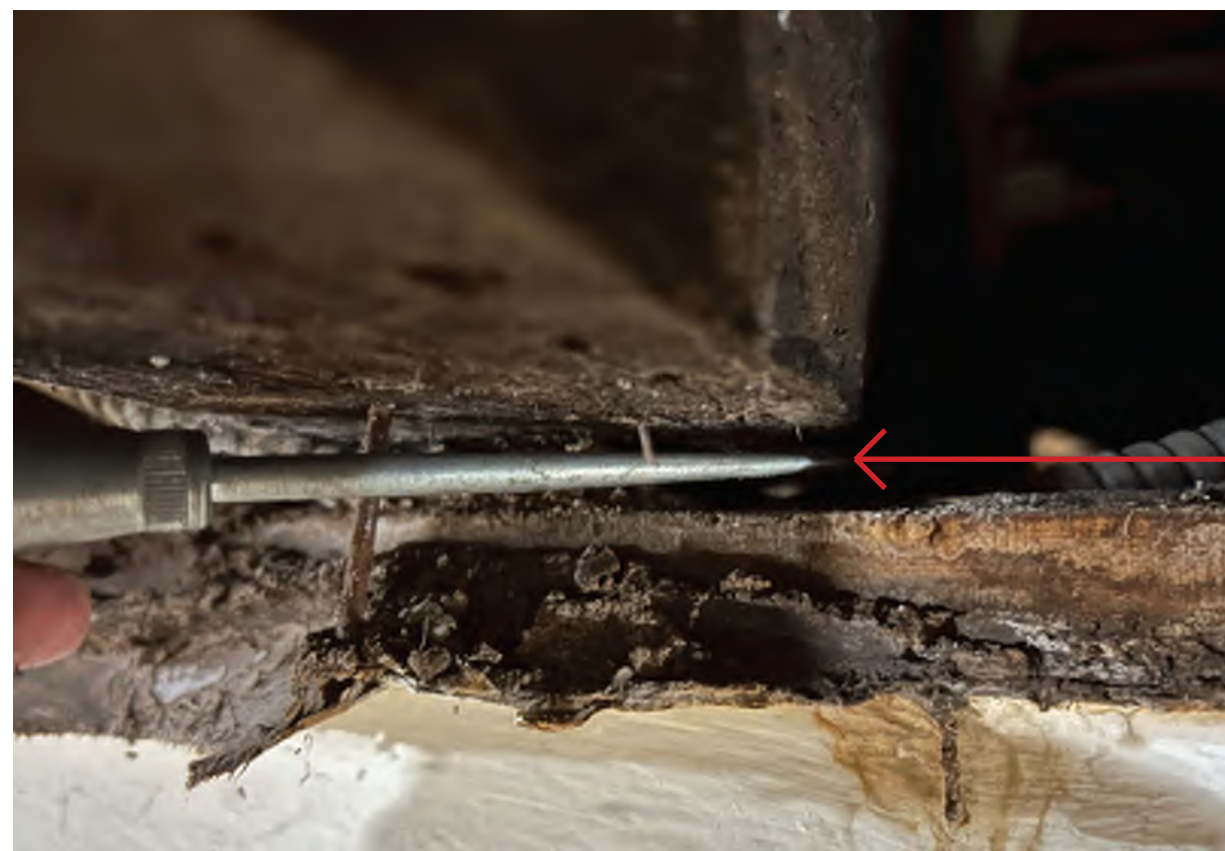


FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
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LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
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4	43 1/2	43 5/8	43 9/16	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

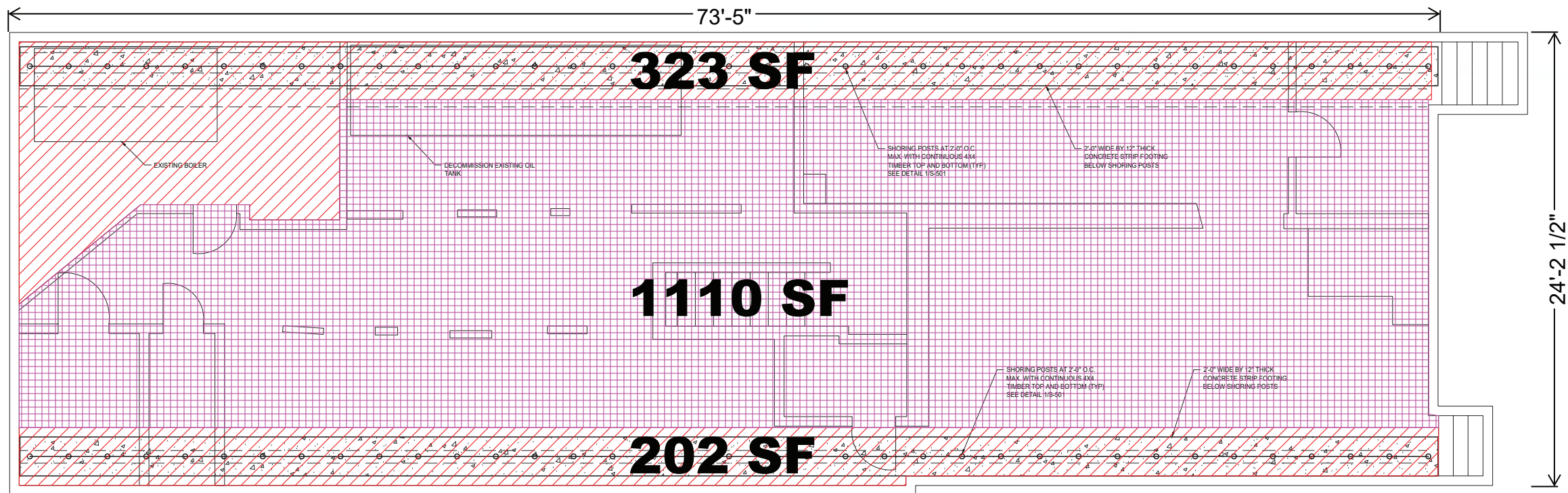


TYPICAL OVERHEAD CONDITION WITH SHORING JACK IN PLACE

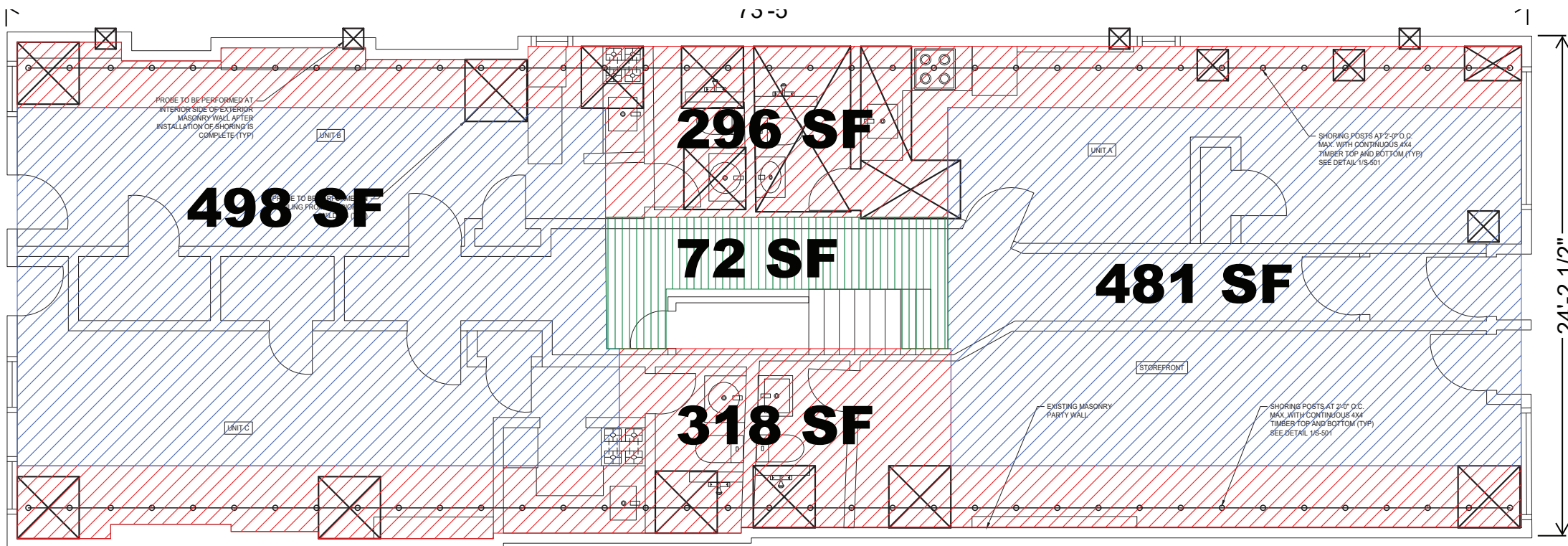


TYPICAL PERIMETER CONDITION AT INTERIOR

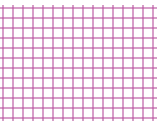
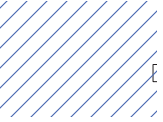
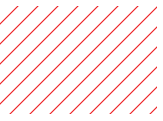
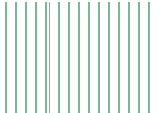
Stabilization - Shoring Jacks



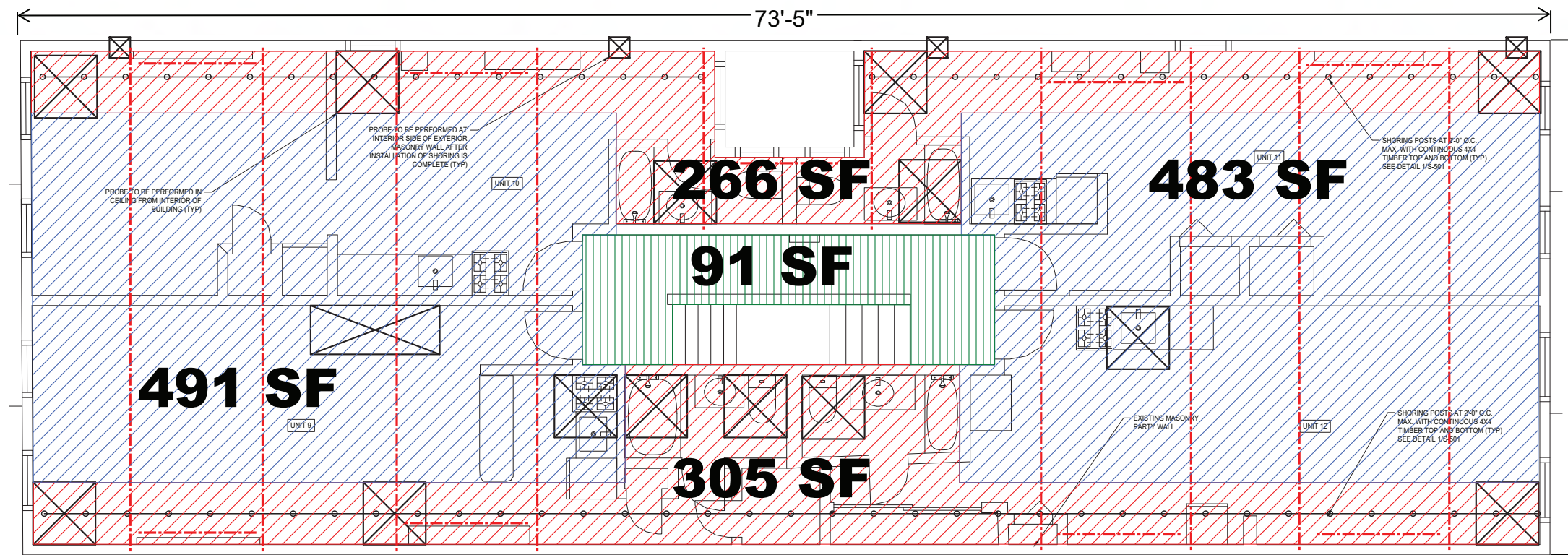
CELLAR



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
TOTAL	11474	9386	2088	11474

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

"§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.

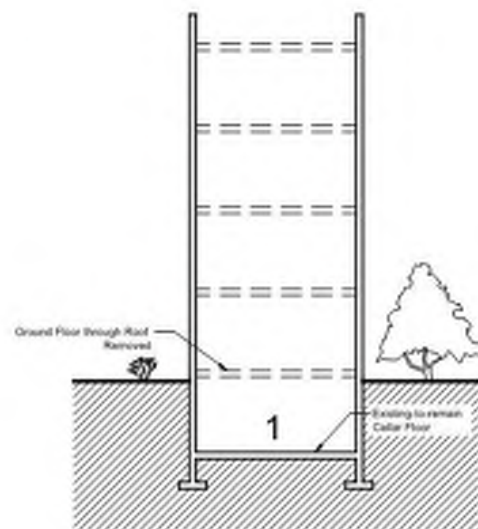


Figure 3: Existing 1968 Code four-story building with cellar. Three of six floors to be removed. Exterior walls to remain.

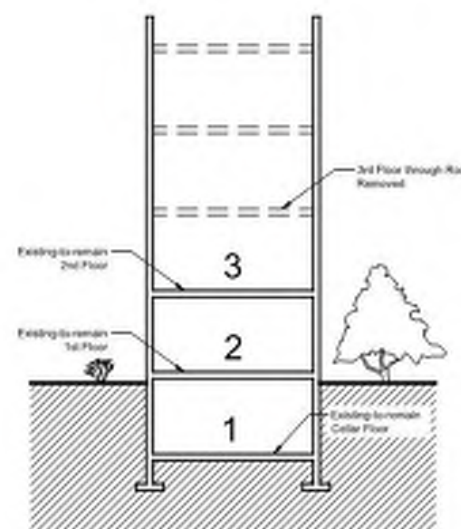


Figure 2: Proposed four-story building with five new floors and one existing floor. 500% increase in Floor Surface Area - is considered an Alt 1 required to meet NB requirements.

Must comply with 2014 Code requirements for New Buildings.

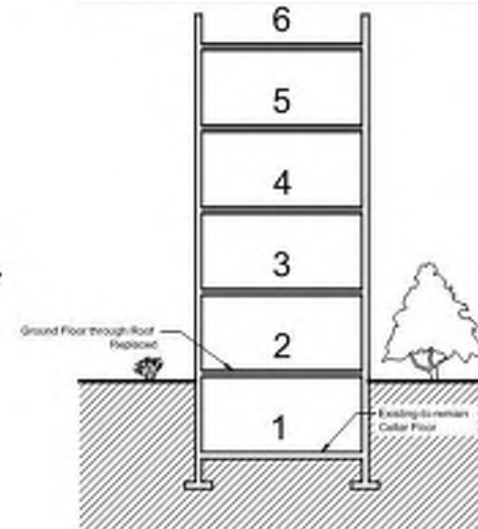
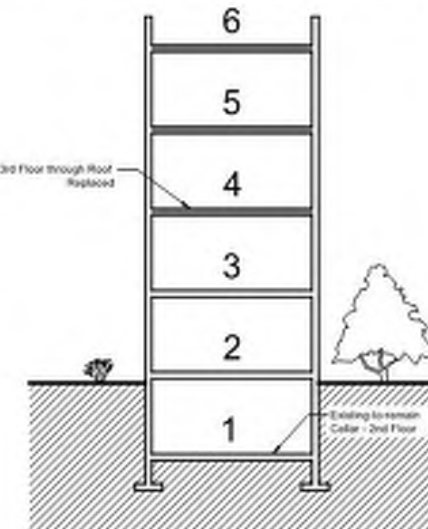


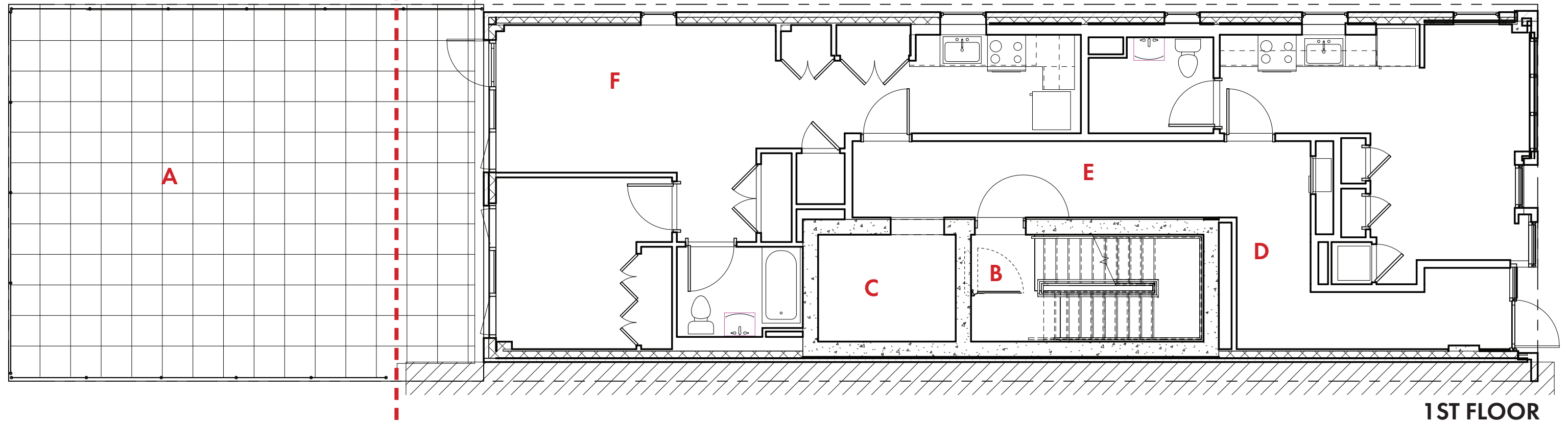
Figure 4: Proposed four-story building with three new floors and three existing floors. 100% increase in Floor Surface Area - is not considered an Alt 1 required to meet NB requirements.

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

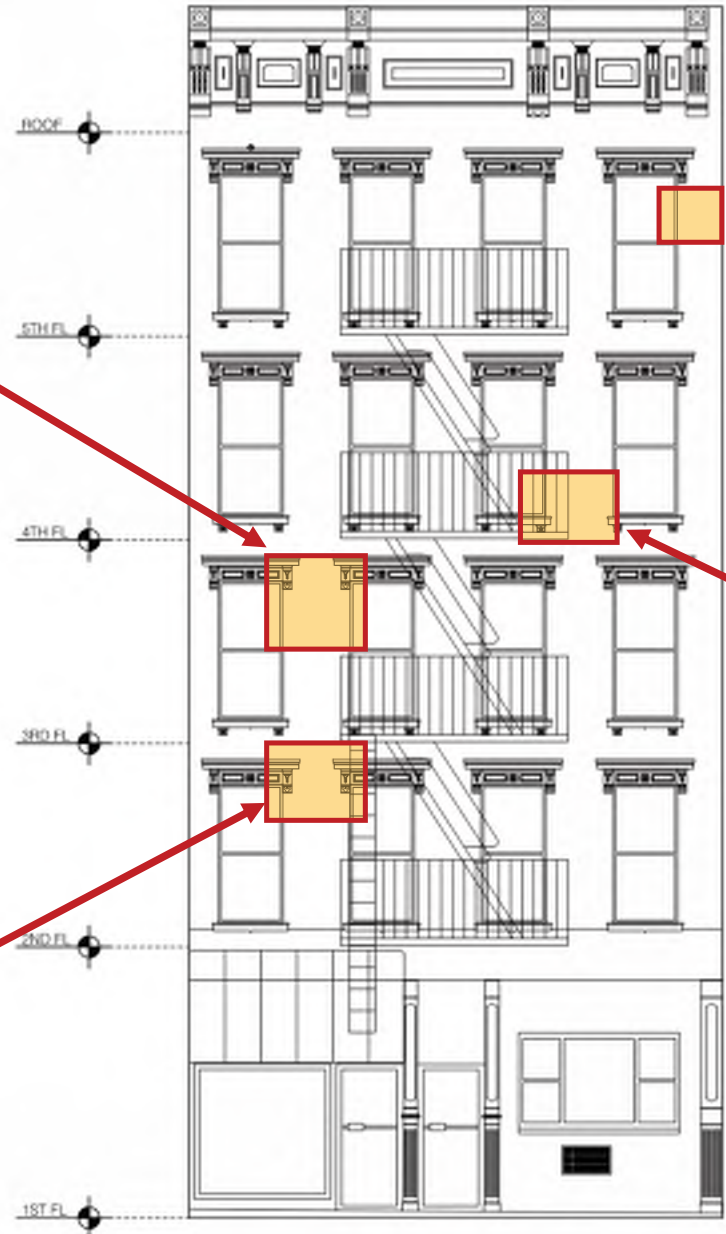
139 THOMPSON ST

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

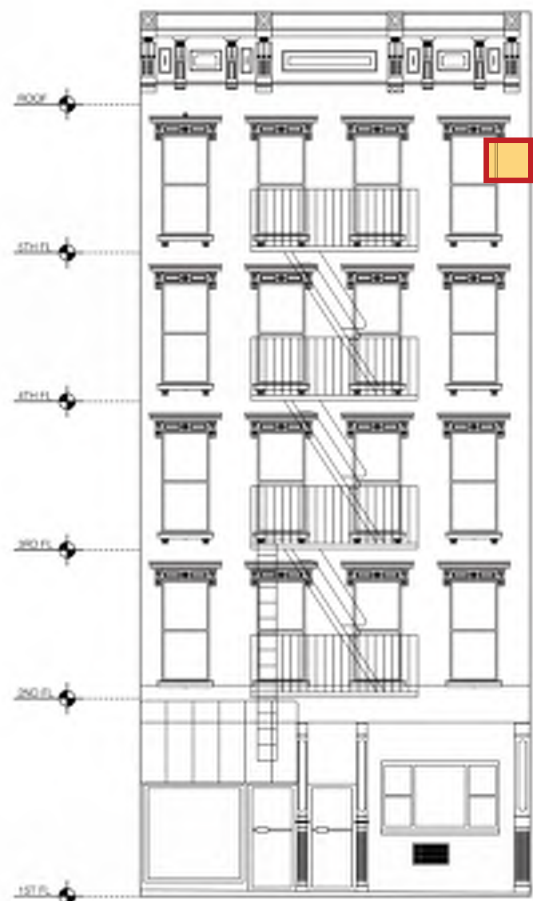


7 Former Coating Damage



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

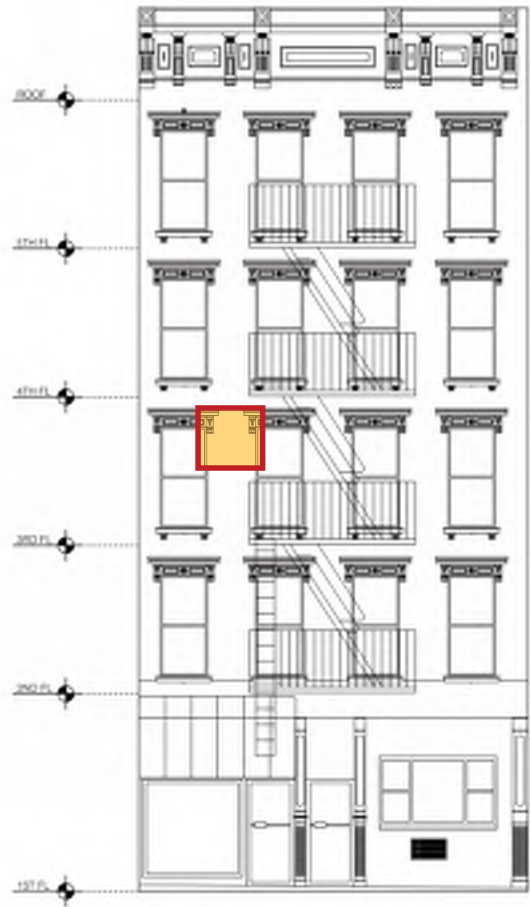


TYPICAL CONDITIONS KEY

- 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

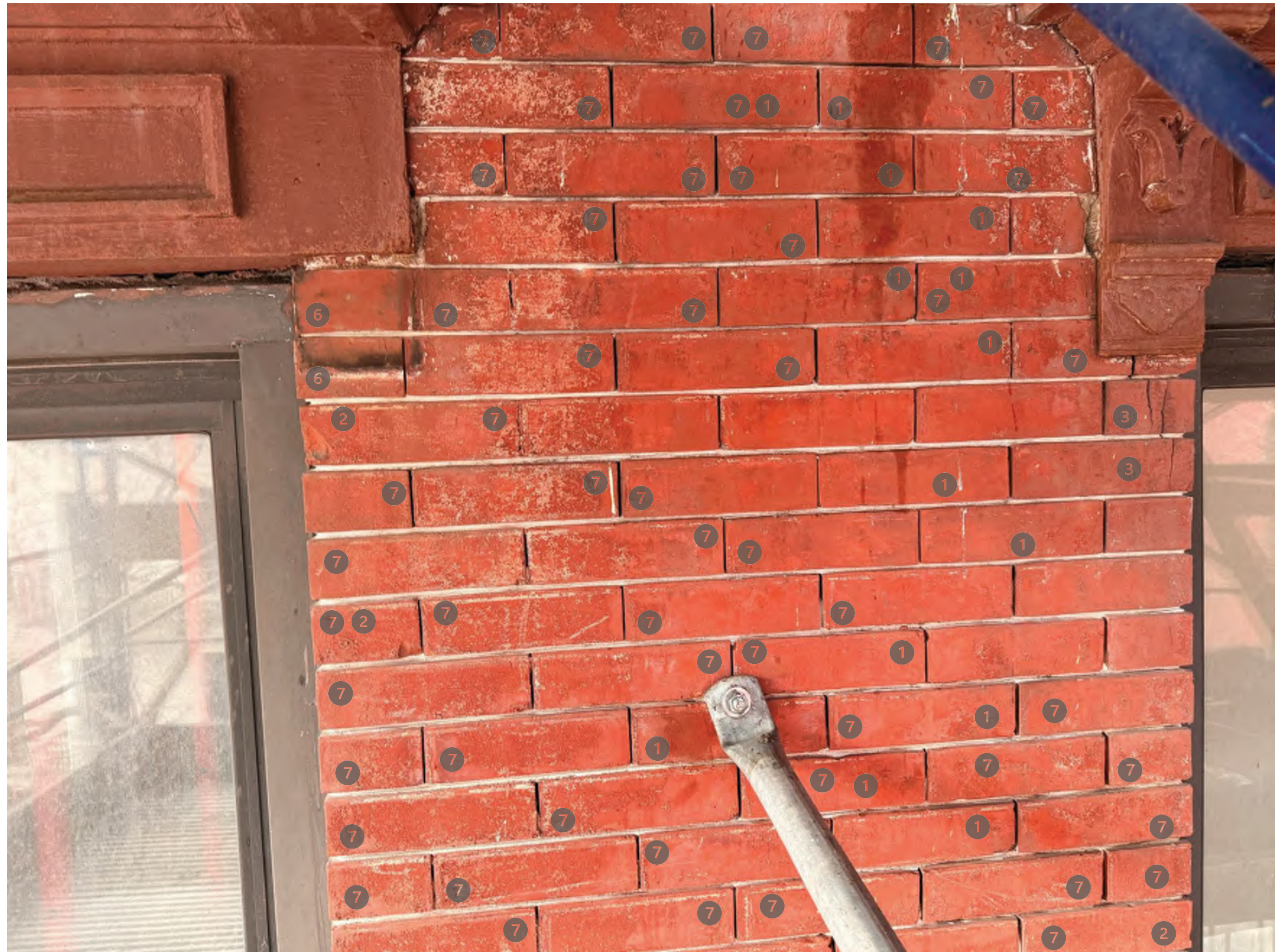


Front Facade Inspection - 4th Floor

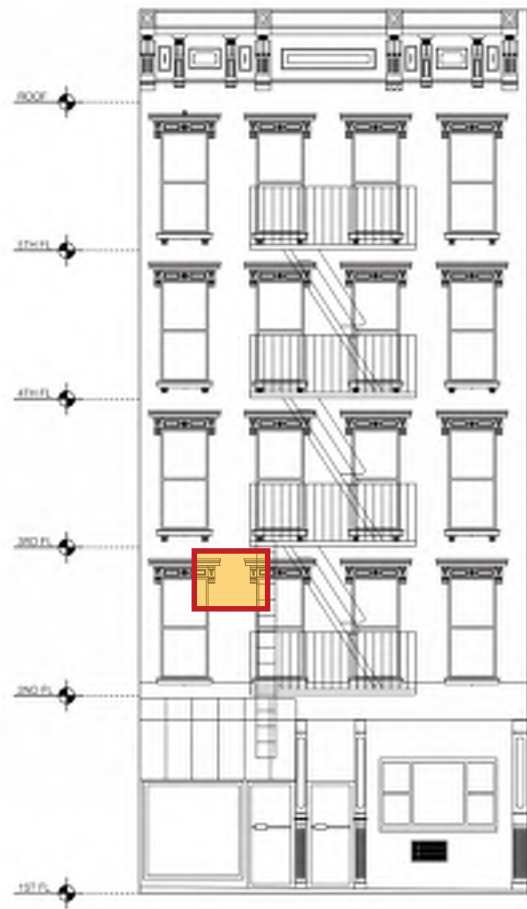


TYPICAL CONDITIONS KEY

- 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

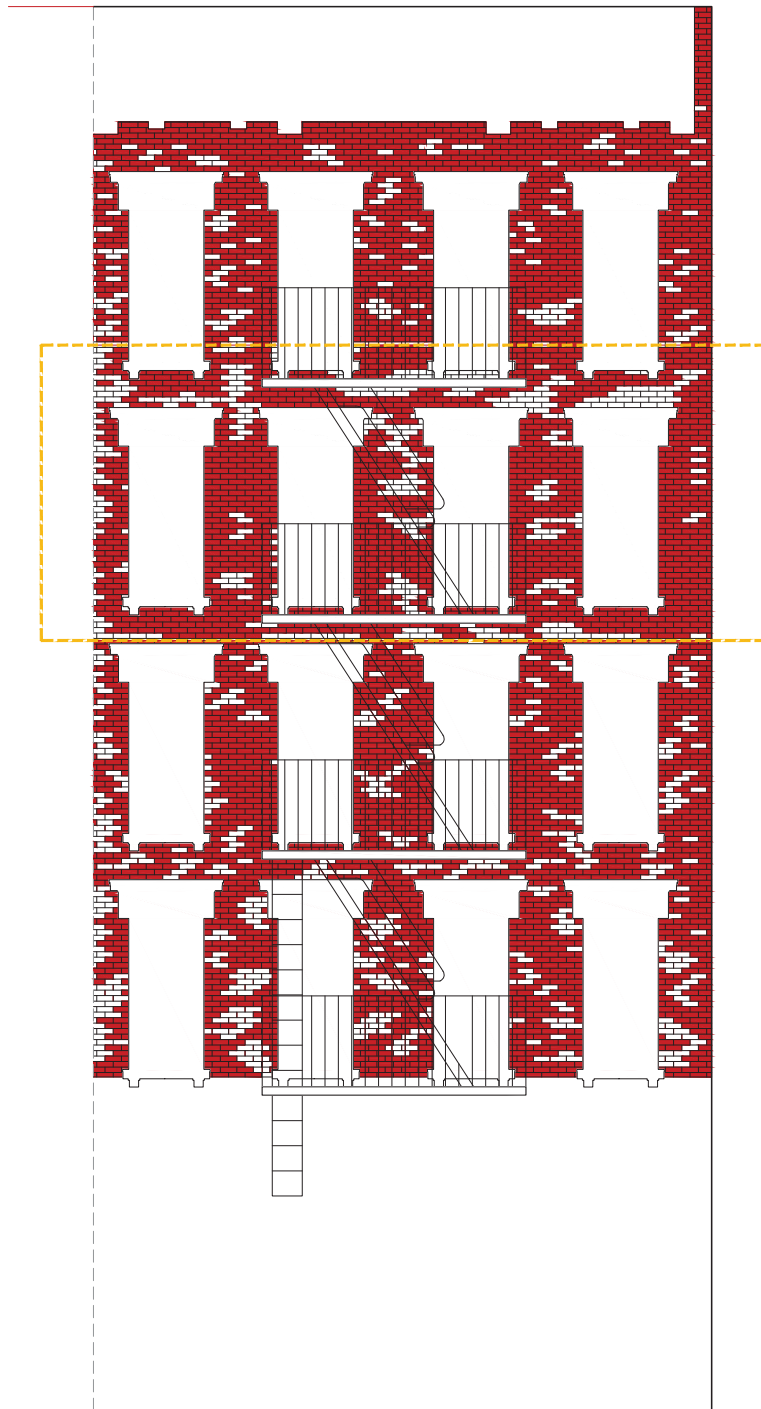


Front Facade Inspection - 2nd floor

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



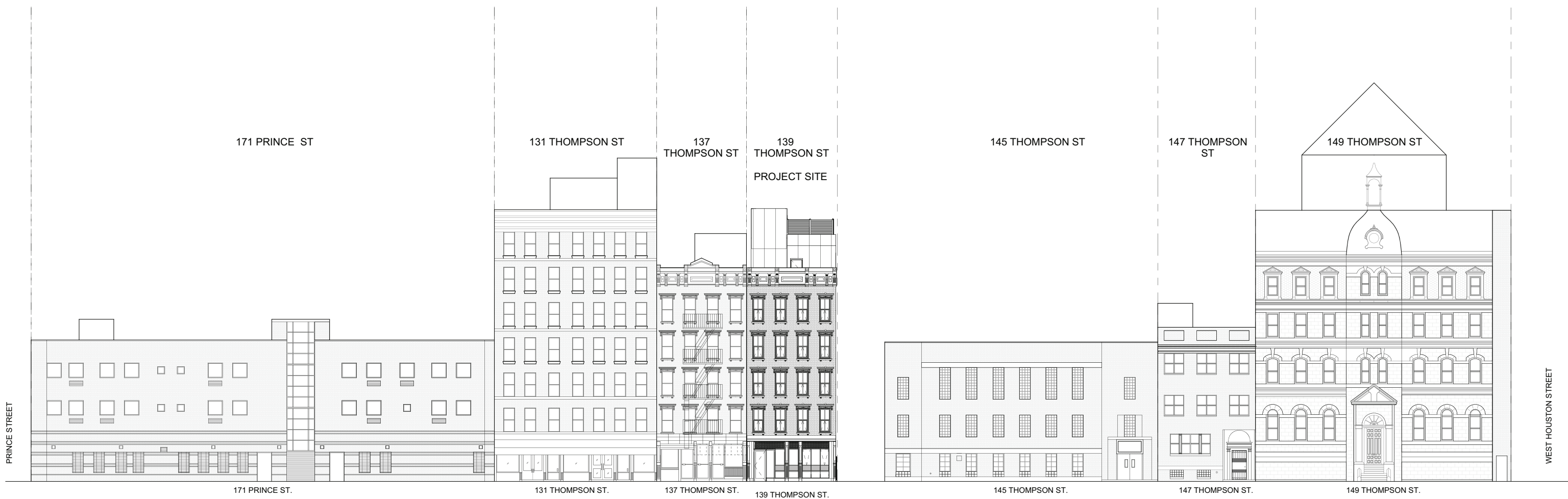
Existing Photo - 139 Thompson



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

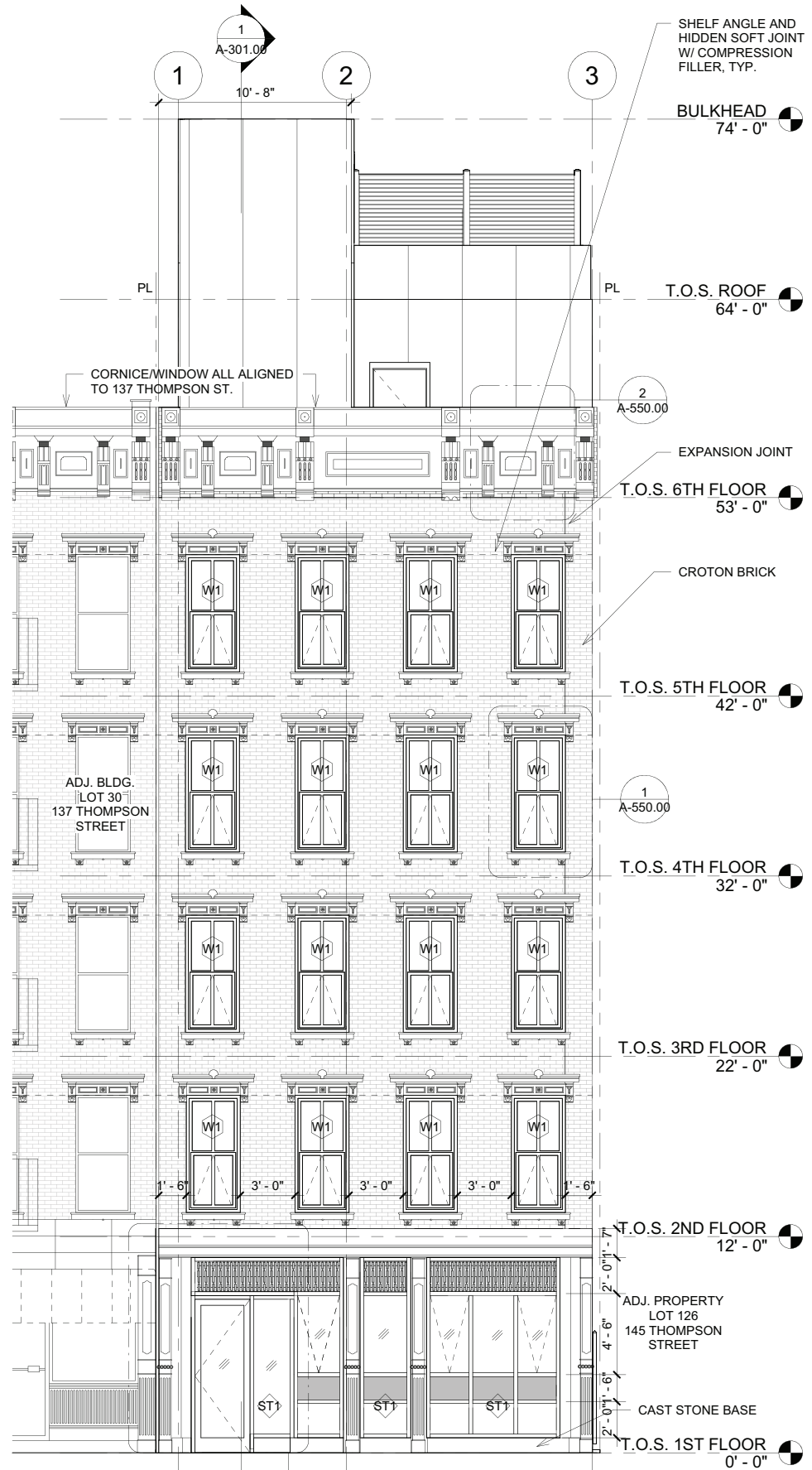


Proposed Street View - 139 Thompson

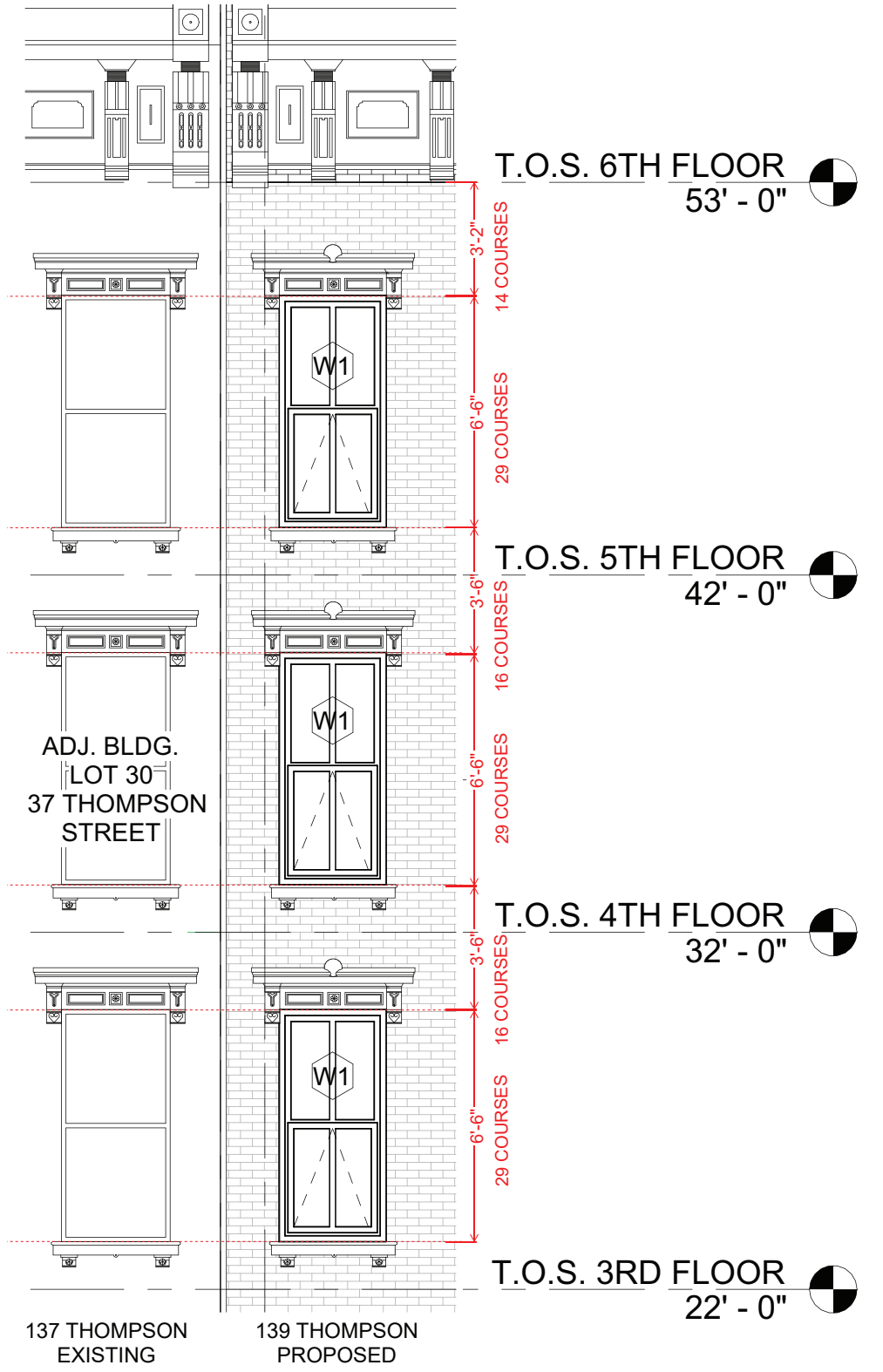
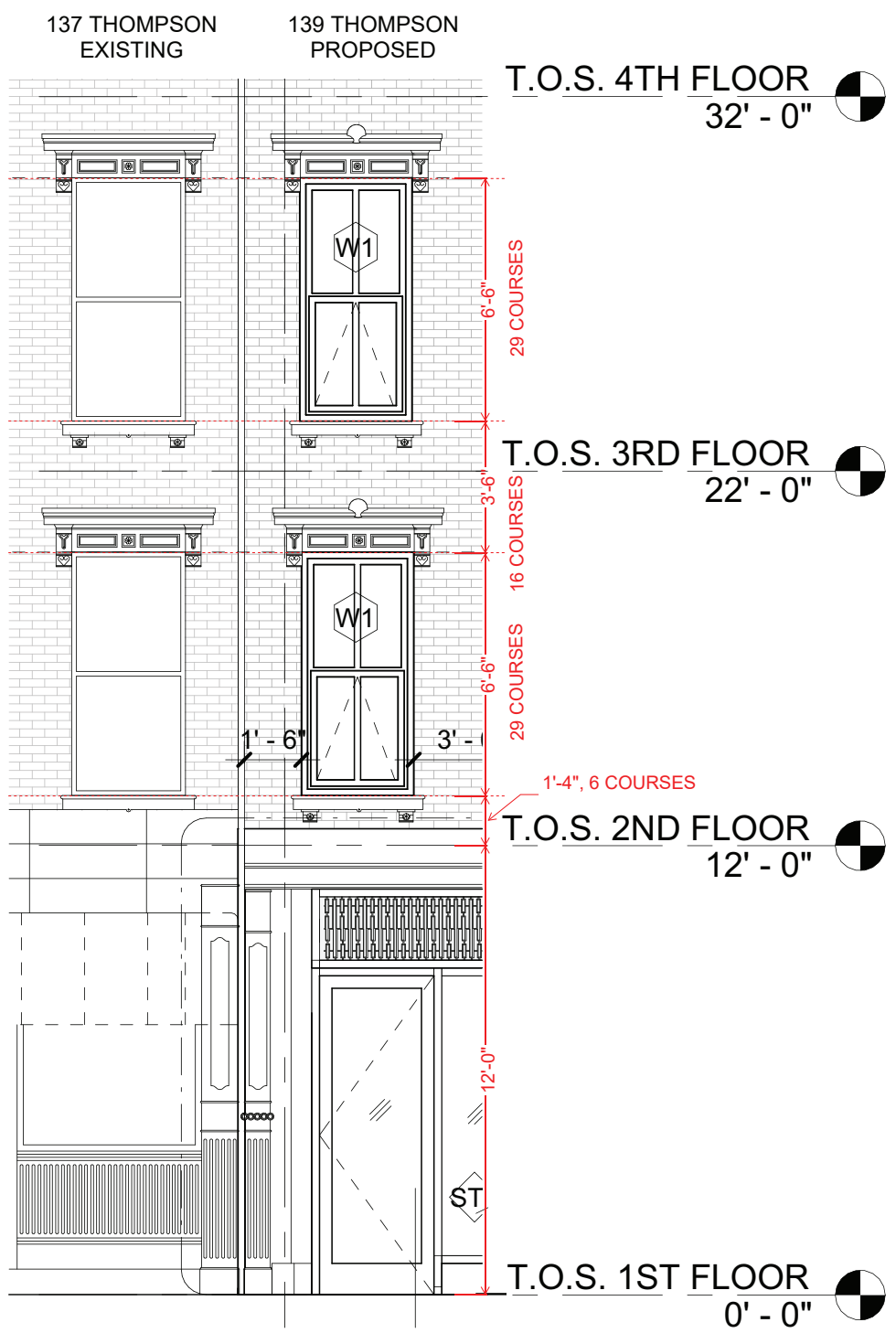


SIGHT LINE DIAGRAM @ THOMPSON STREET
 ① 3/16" = 1'-0"

Sightline Elevation - 139 Thompson



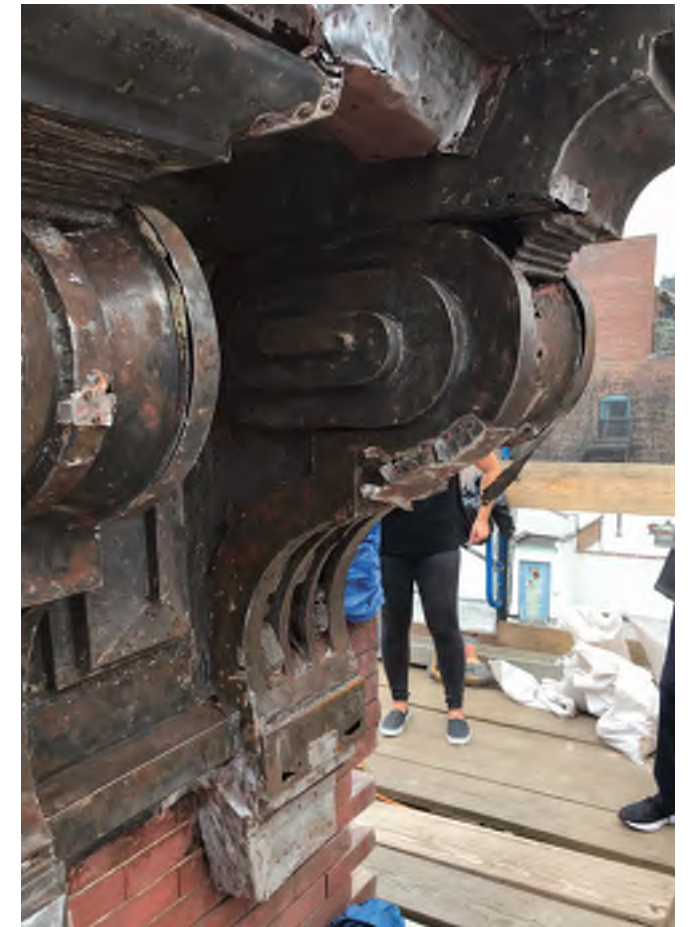
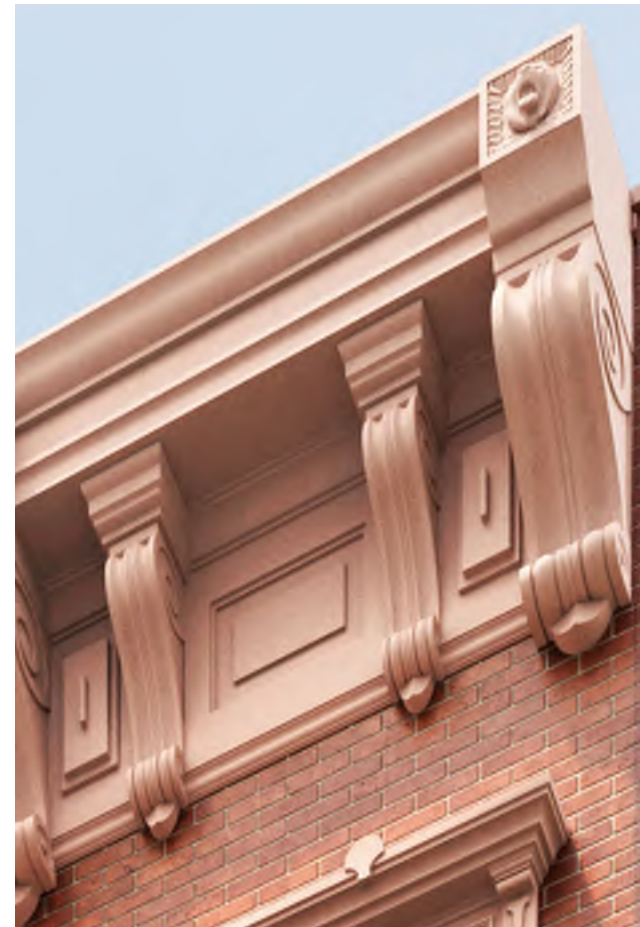
1 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



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.

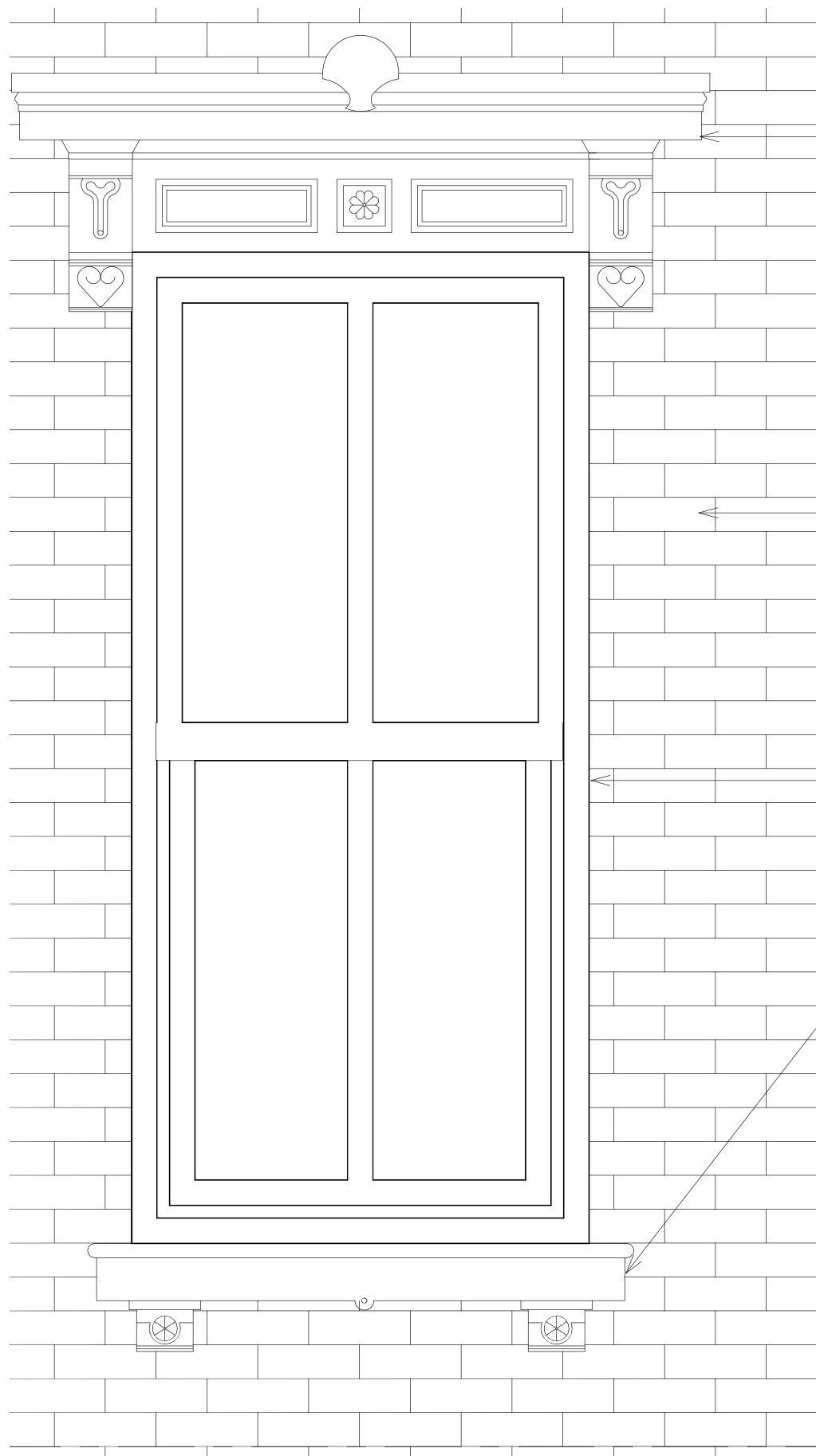


THE CORNICE HAS ALREADY BEEN CAREFULLY REMOVED AND RESTORED BUT IT IS NOT SALVAGEABLE. IT WILL BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION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

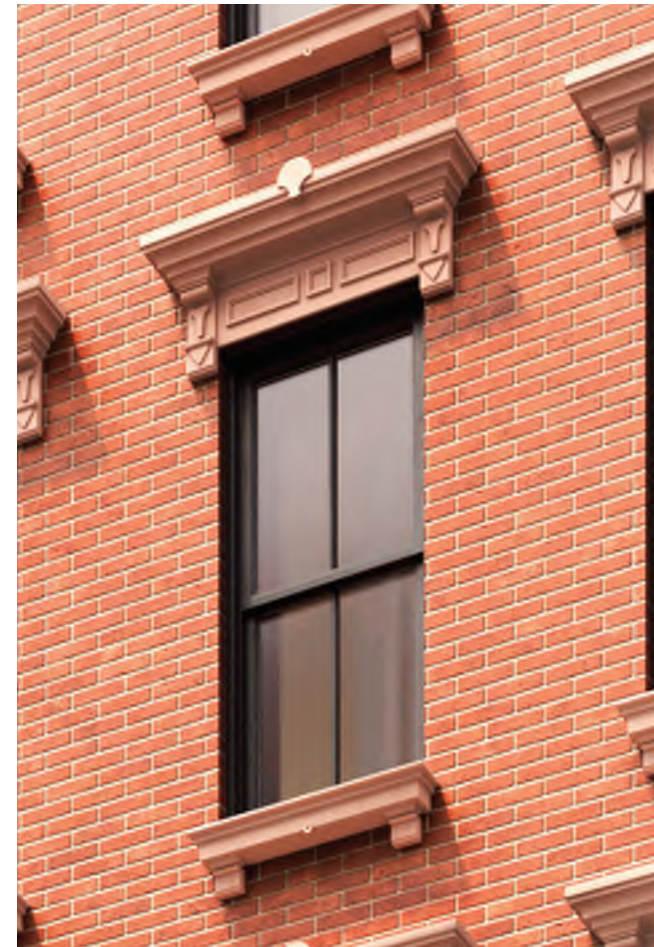
NPA MEDIUM BRONZ SEALANT AS APPROVED

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.

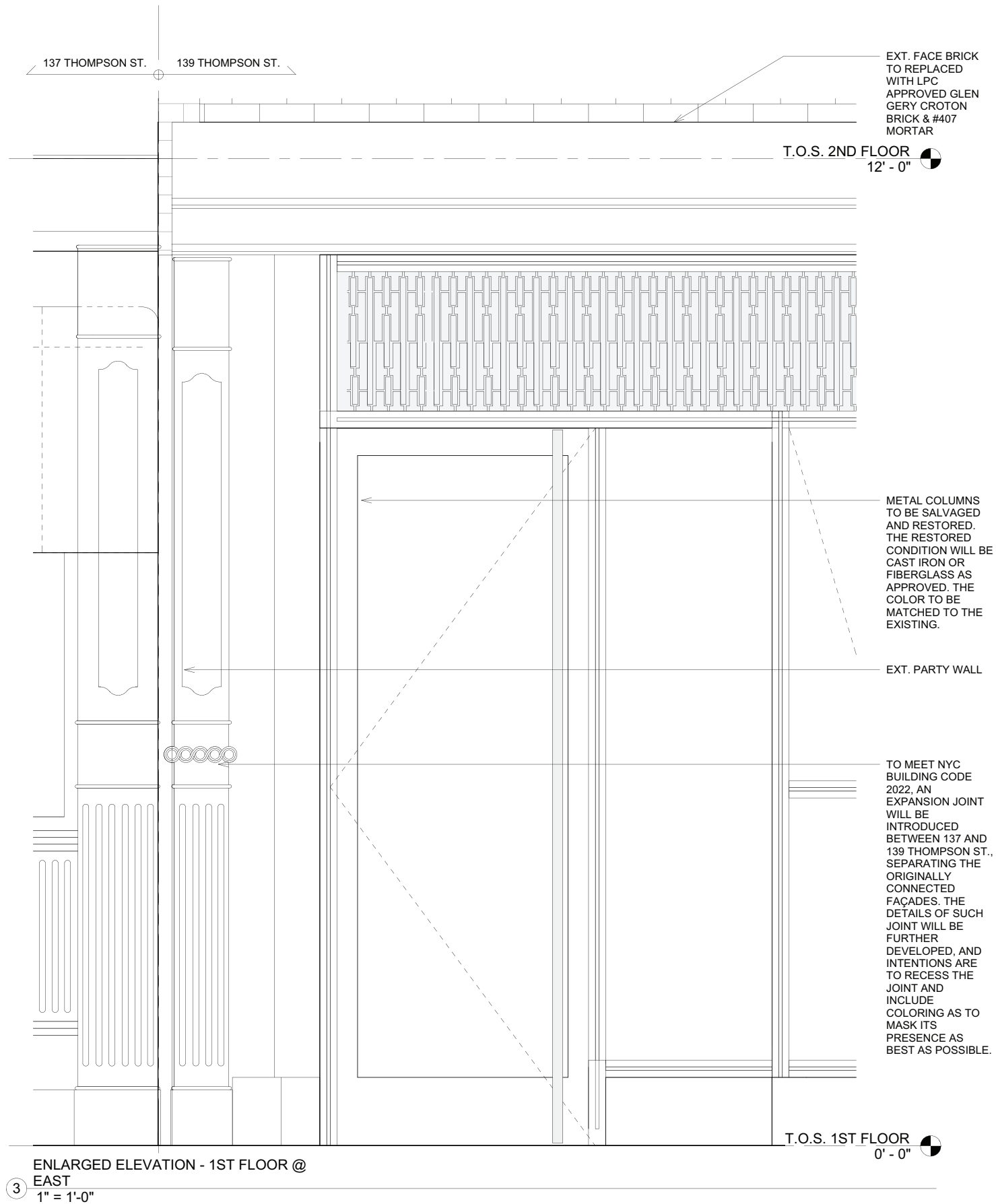
ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

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

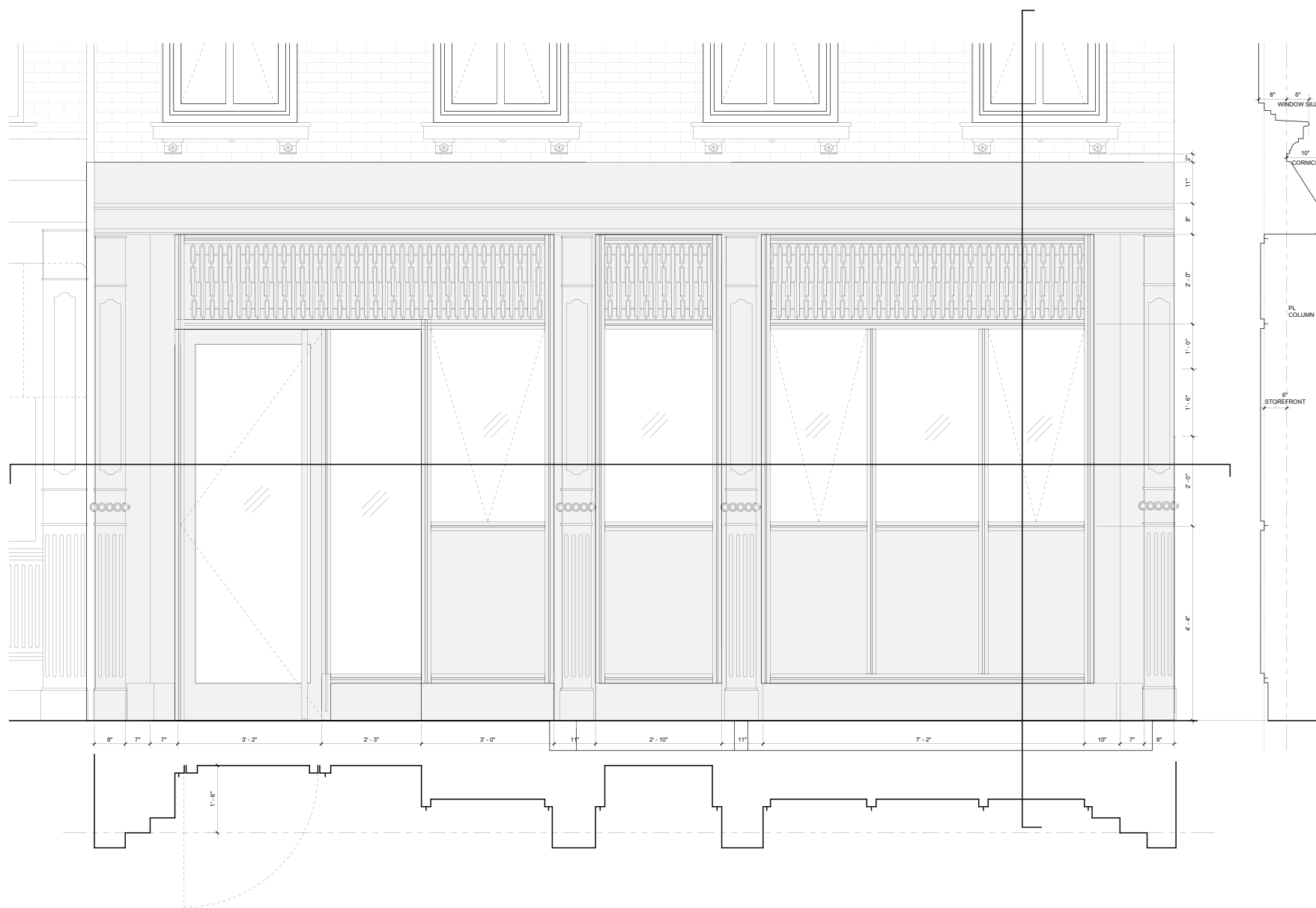


ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

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

Appendix



DEGRADATION OF FACADE BRICK (VISIBLE FROM SCAFFOLD)



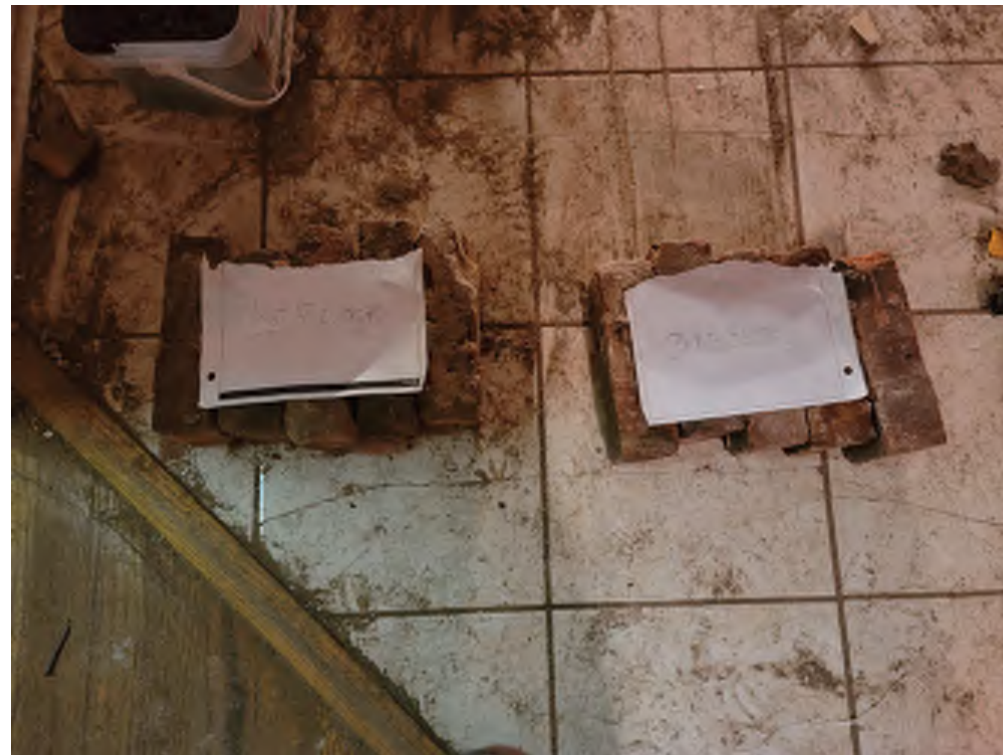
PROBE AT INTERIOR OF FACADE



PROBE DETAIL



DETAIL OF MASONRY FOLLOWING PIN TEST

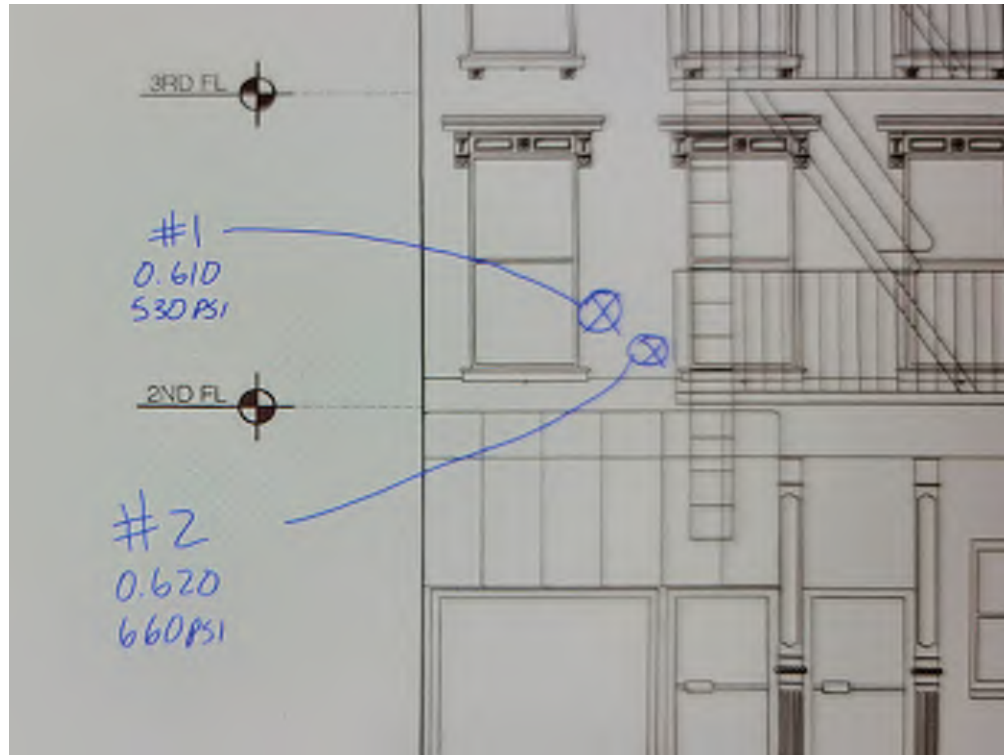


SPECIMENS OF BRICK SENT FOR LAB TESTING



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.

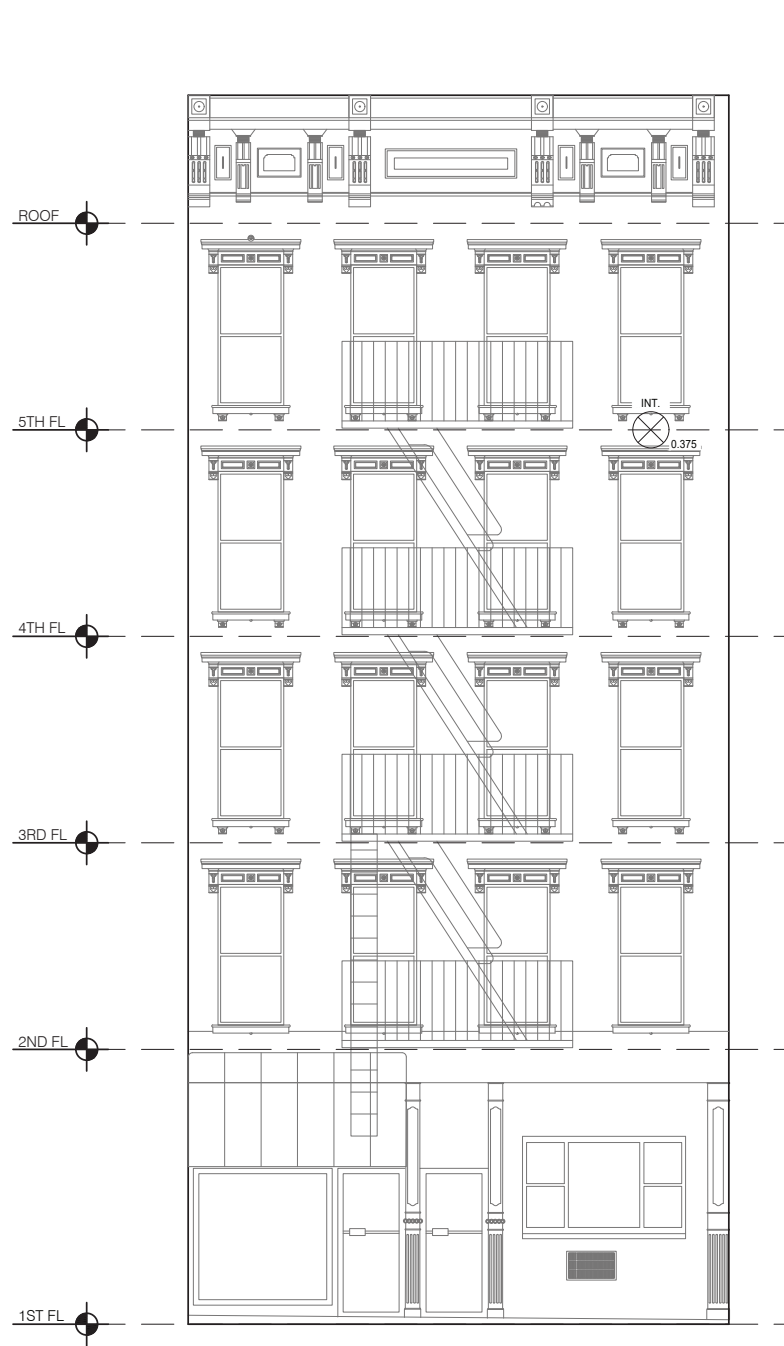
SEE ATTACHED DRAWING WITH LOCATIONS MARKED.

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

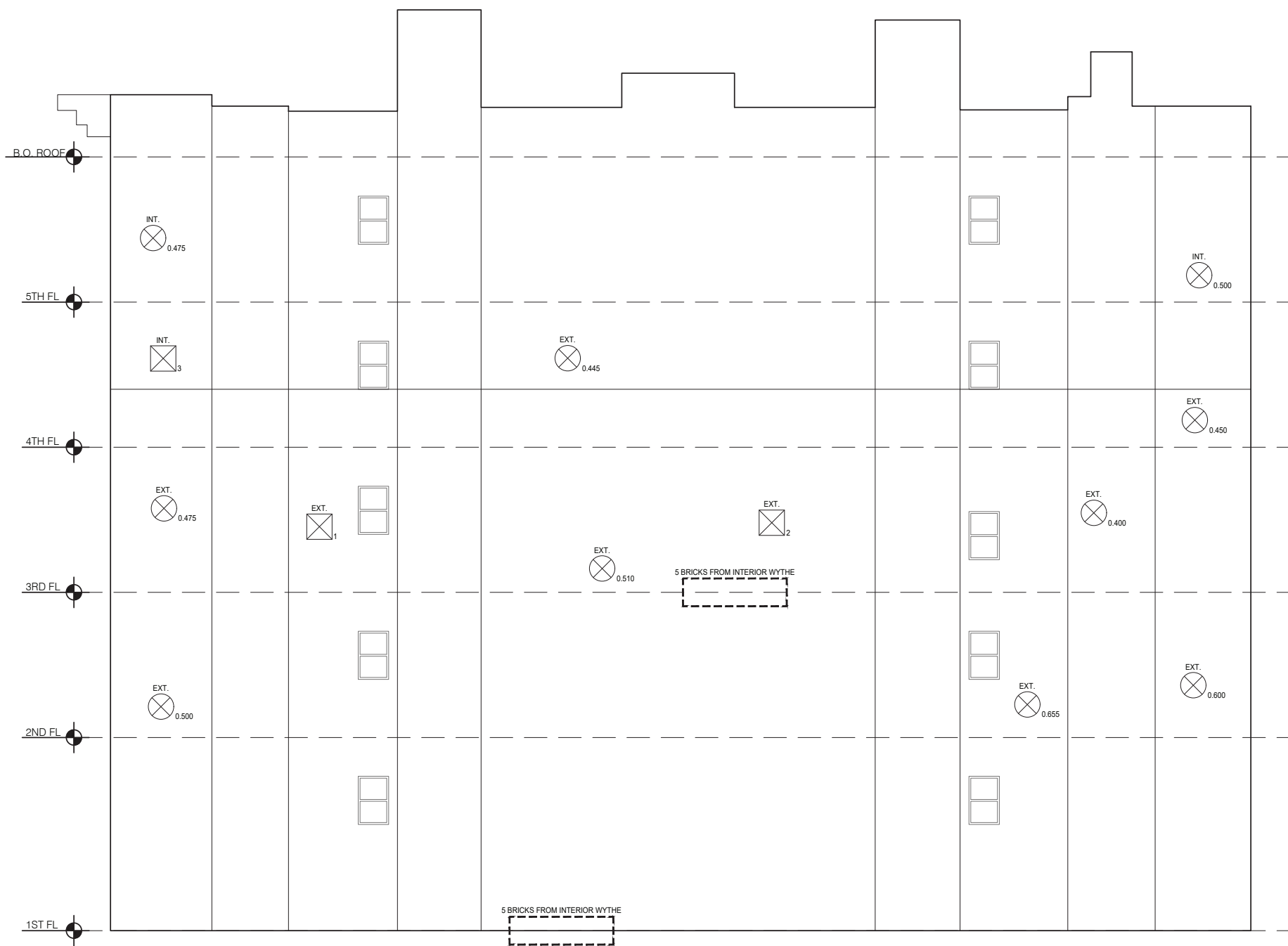
CC: ler,file,blg. m

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



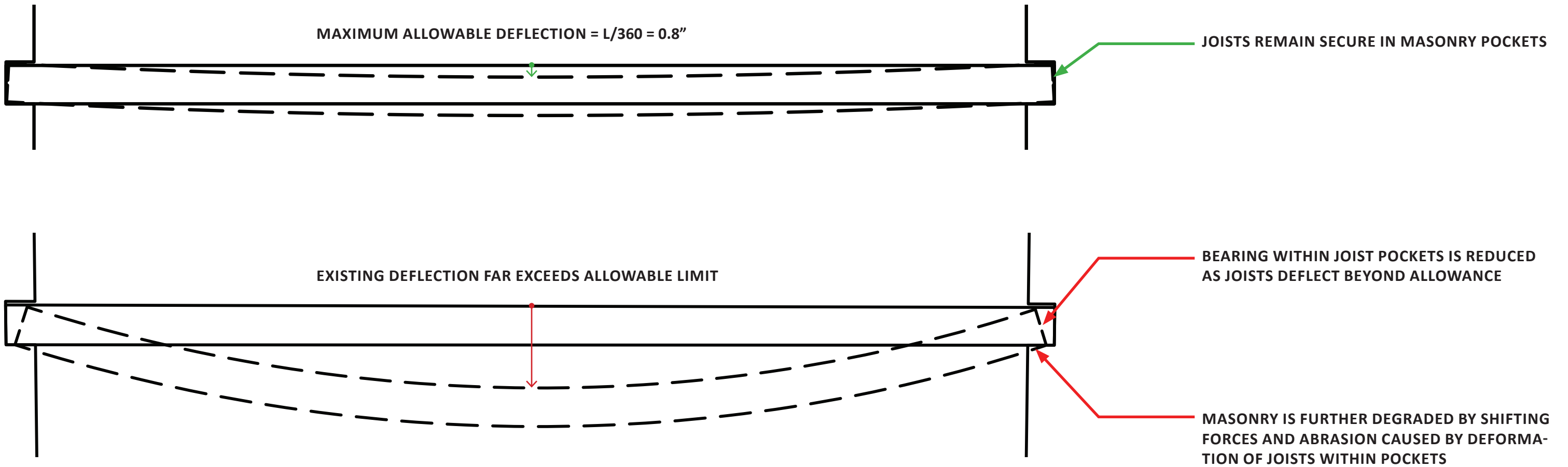
DEGRADED JOIST SLIPPING FROM POCKET



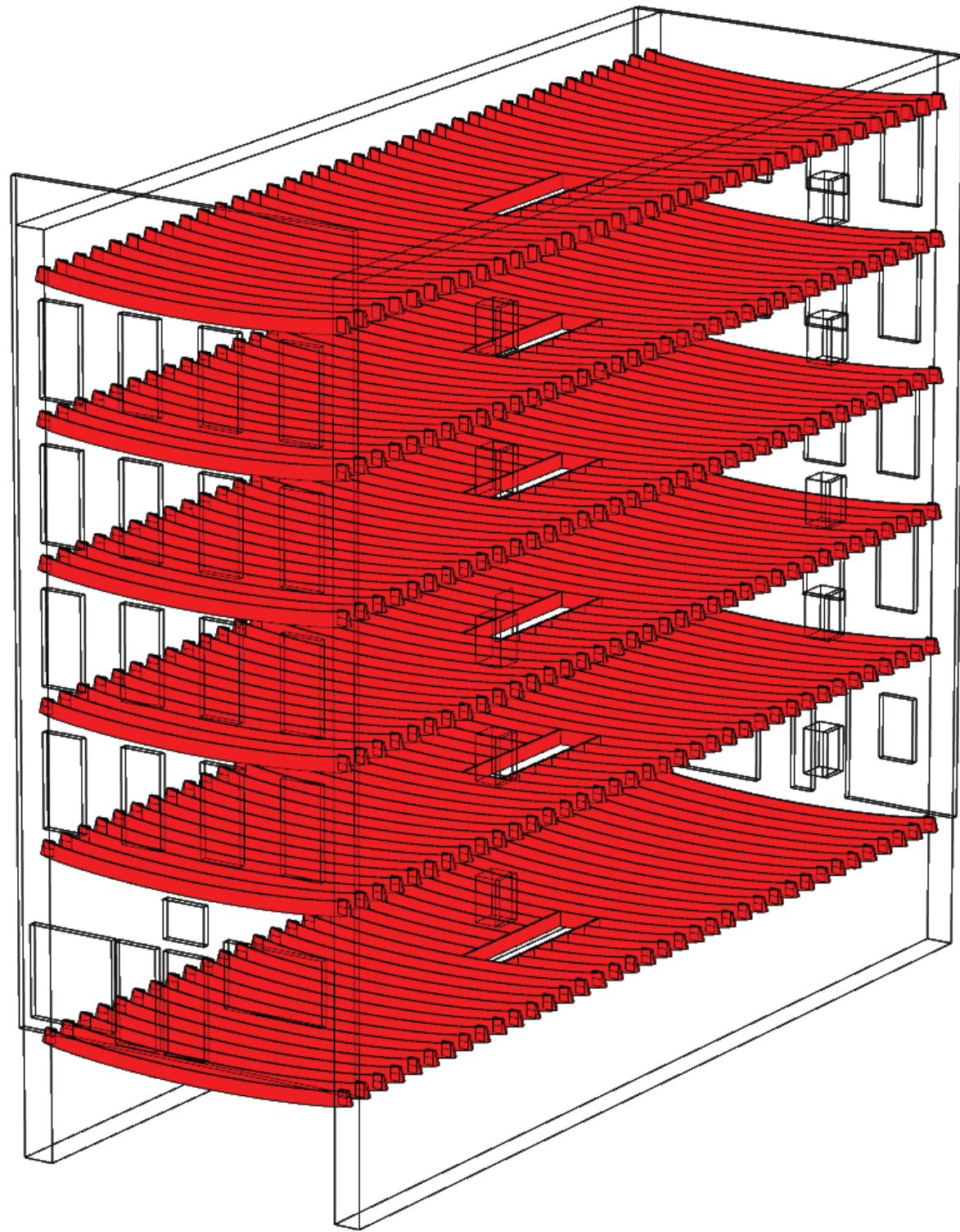
DEGRADED JOIST SLIPPING FROM POCKET



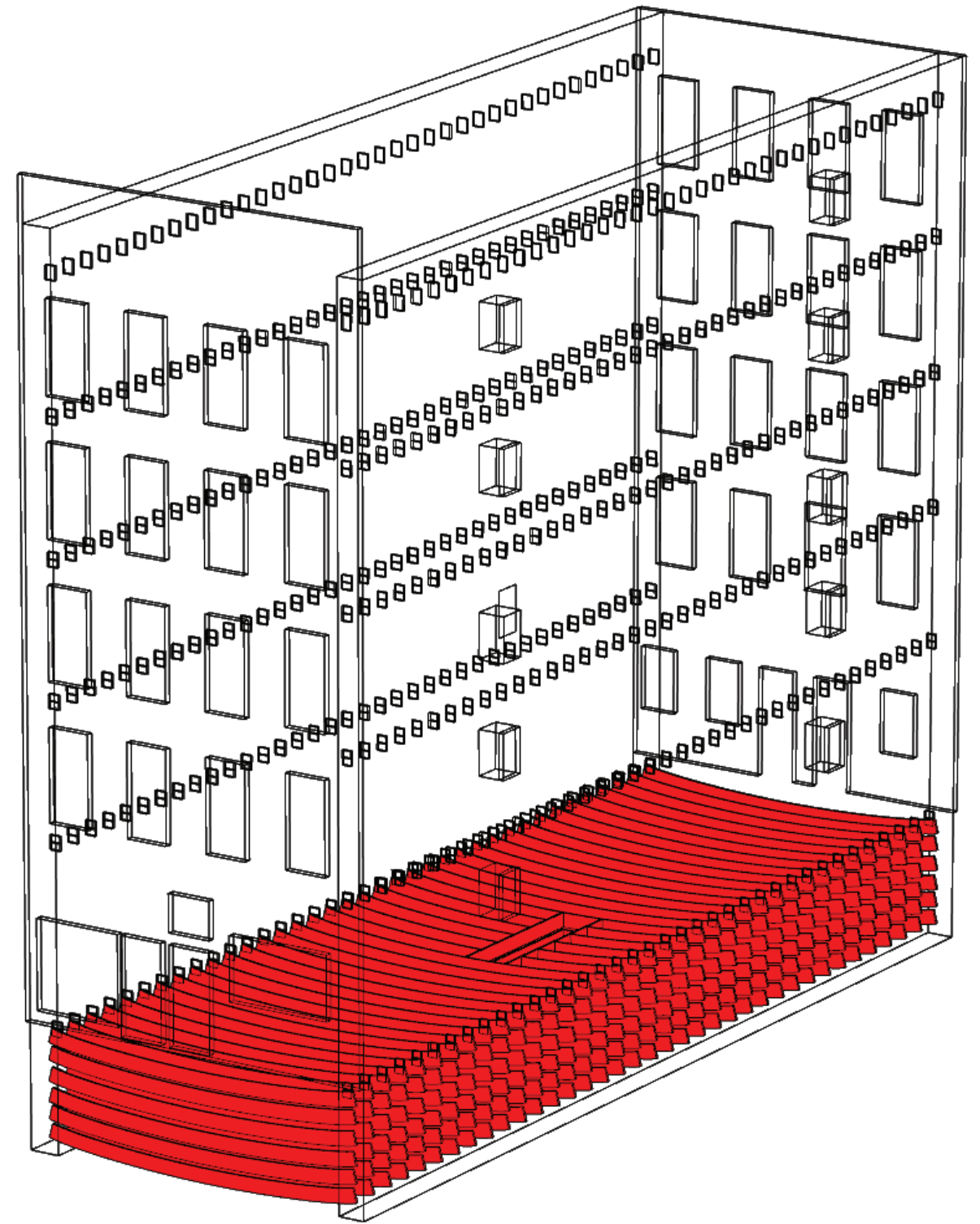
DEGRADED JOIST SLIPPING FROM POCKET



Joist Deformation and Dislodgement



DEFORMED JOISTS (EXISTING CONDITION)

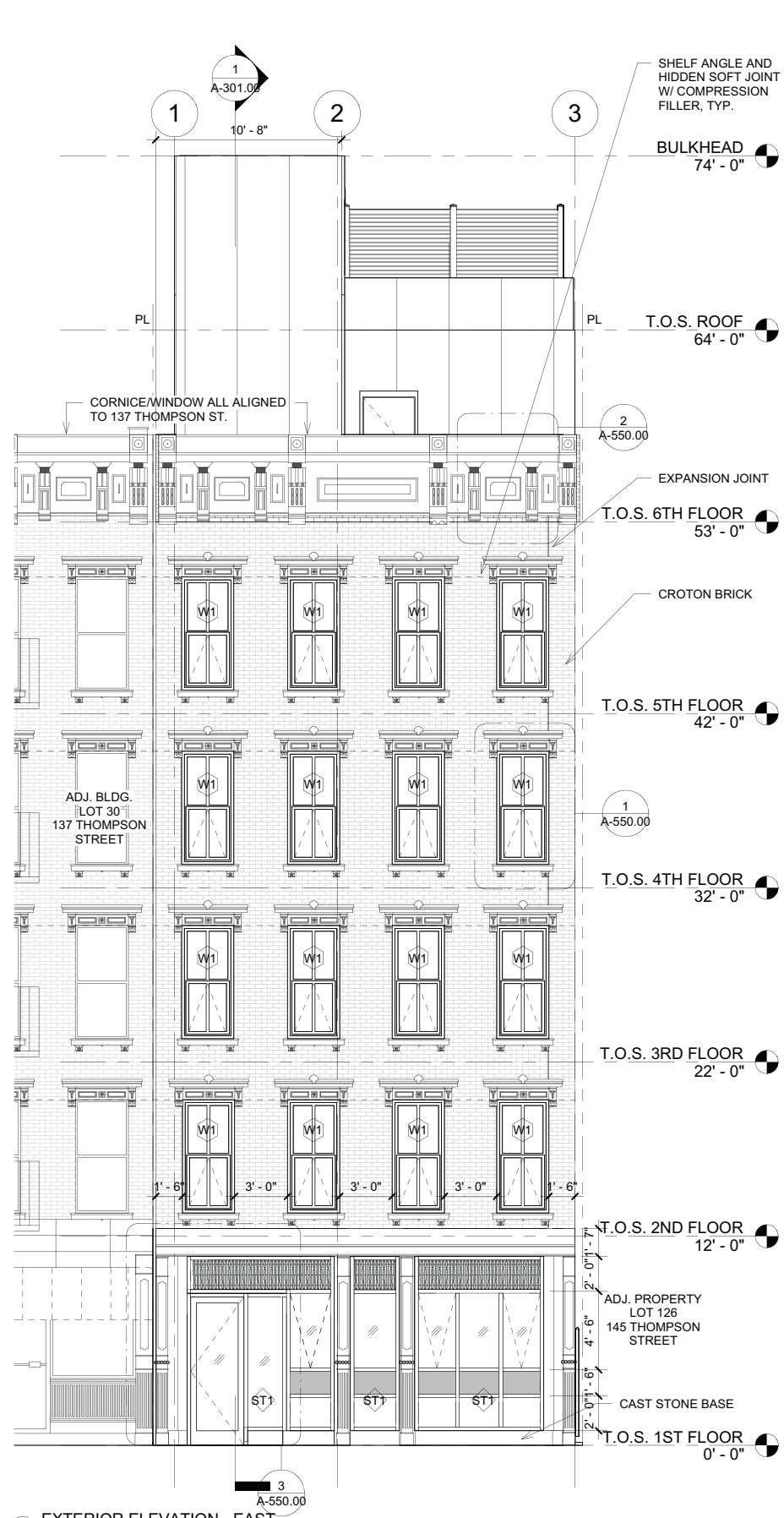


FLOOR PLATES "PANCAKED" ON TOP OF ONE ANOTHER

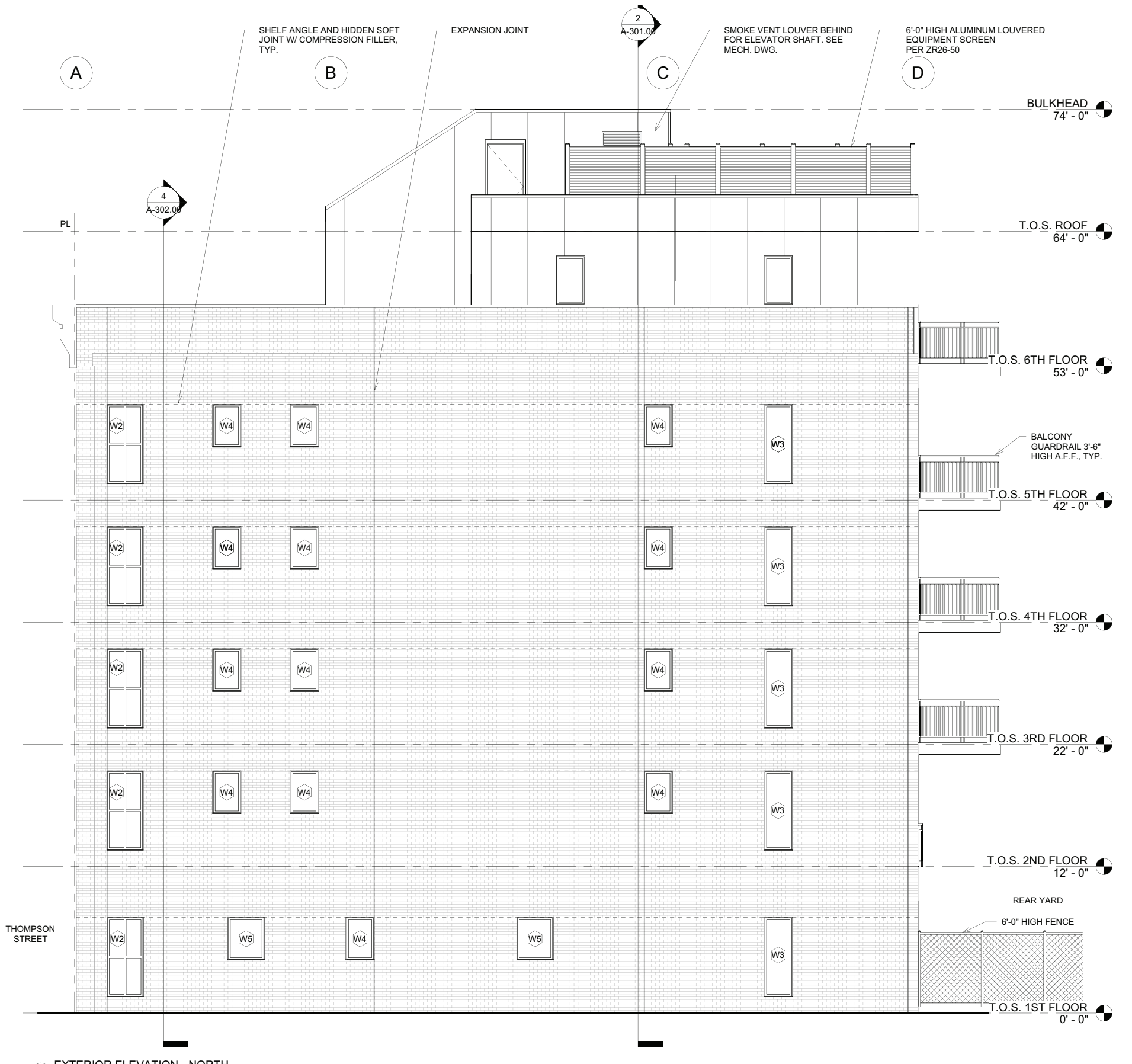
Existing Conditions - Risk of "Pancake" Collapse



Existing Photo - 139 Thompson

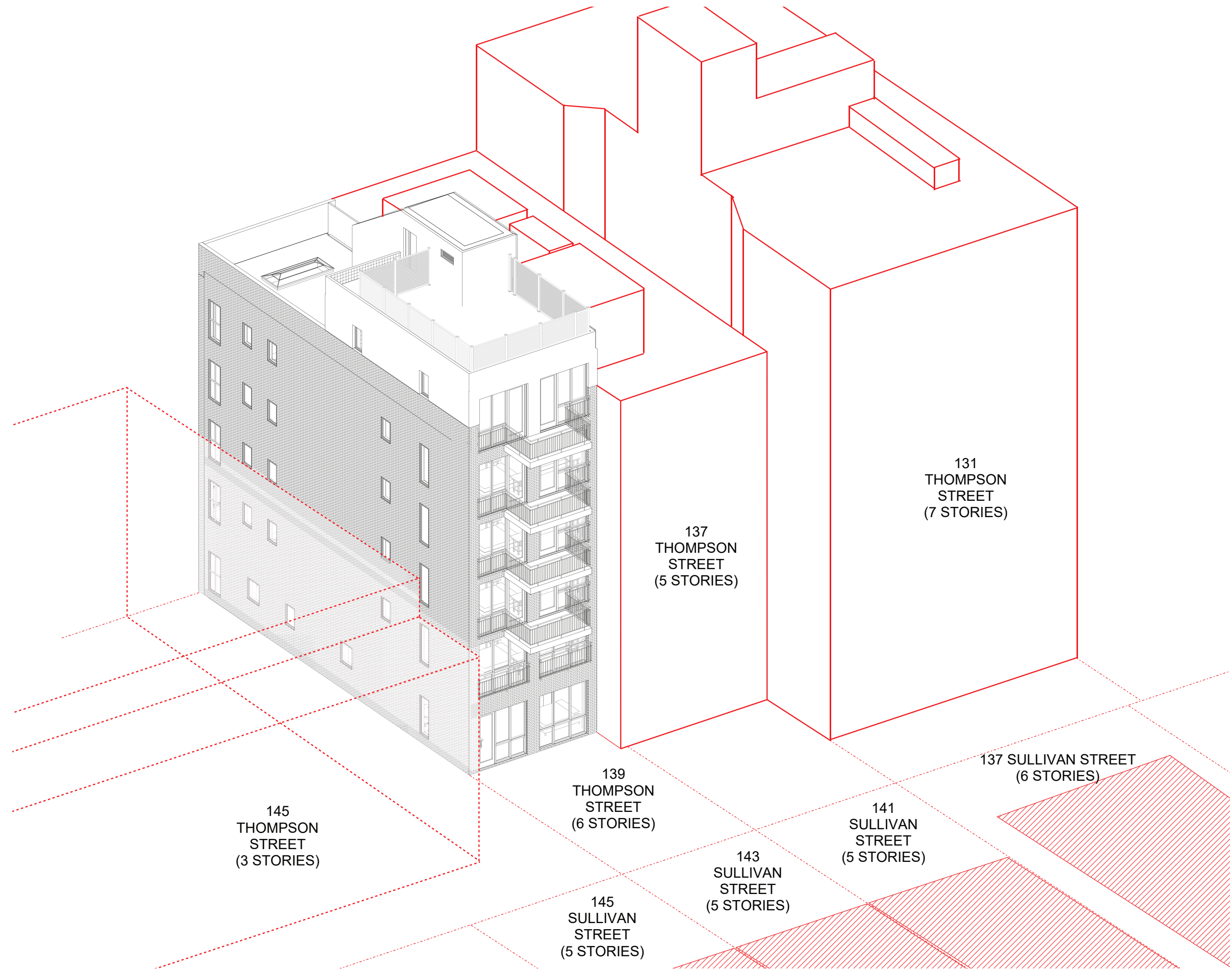


1 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



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

Proposed Elevation - 139 Thompson



Rear Yard - 139 Thompson



Proposed Rear Elevation - 139 Thompson