Table of Contents

139 Thompson Street

Landmark Preservation Commission Public Hearing Presentation

April 21, 2026

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 Christiopher Street, MH
66 West 9th Street, MH*
67 Thompson Street, MH
74 Charles Street, MH
76 Charles Street, MH
79 Macdougal Street, MH
83 Macdougal 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

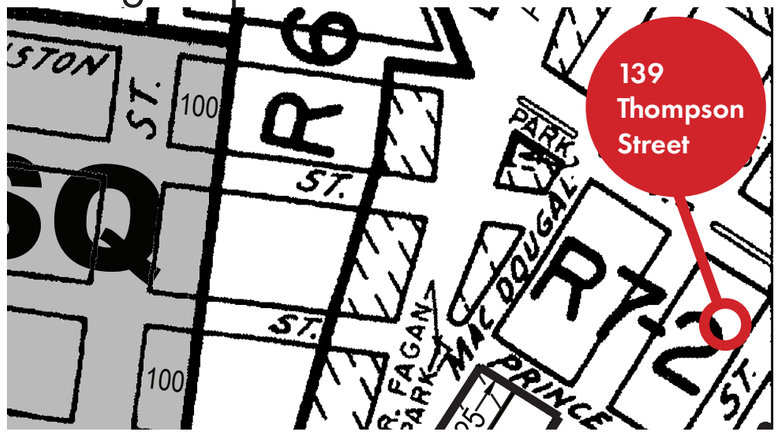
*49 Grove Street - Cast Stone Institute Design Excellence Award Restoration

Awards and Articles for City & Subarban

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
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**

EXISTING BUILDING INFORMATION

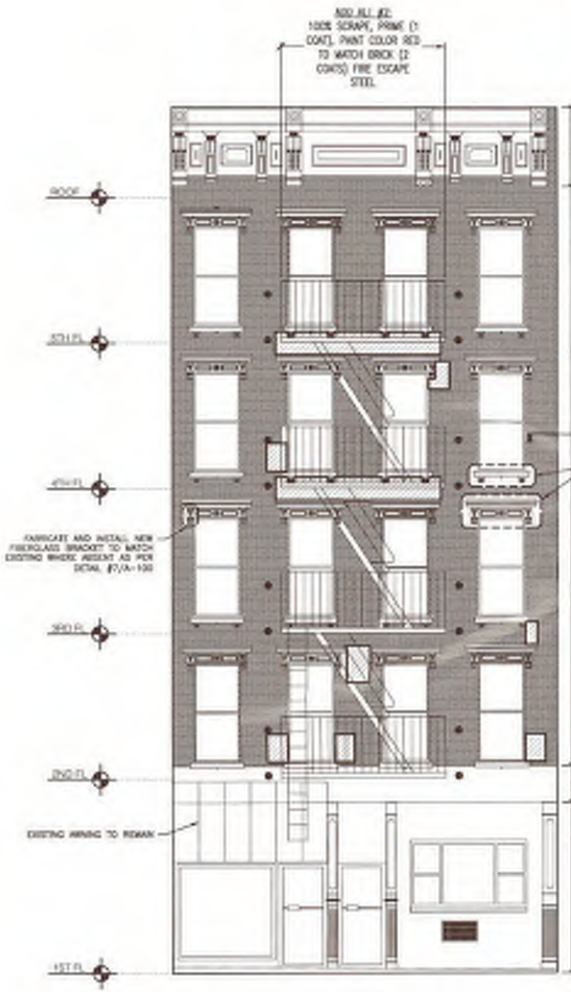
Year Built:	1875
Year Altered:	1987
Multiple Dwelling Classification:	HAEA
Building Height:	55
Building Stories	5
Dwelling Units:	19
Fire Protection Equipment:	Sprinkler system

AIR RIGHTS

No record of selling air rights.

Historic Photos - 137 & 139 Thompson

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



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

edg DESIGN+ RESTORE
www.edgnyc.com
152 Madison Ave. 16th Fl.
New York, NY 10016
T. 212.683.5680

CLIENT: S.W. MANAGEMENT

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

ISSUE DATES

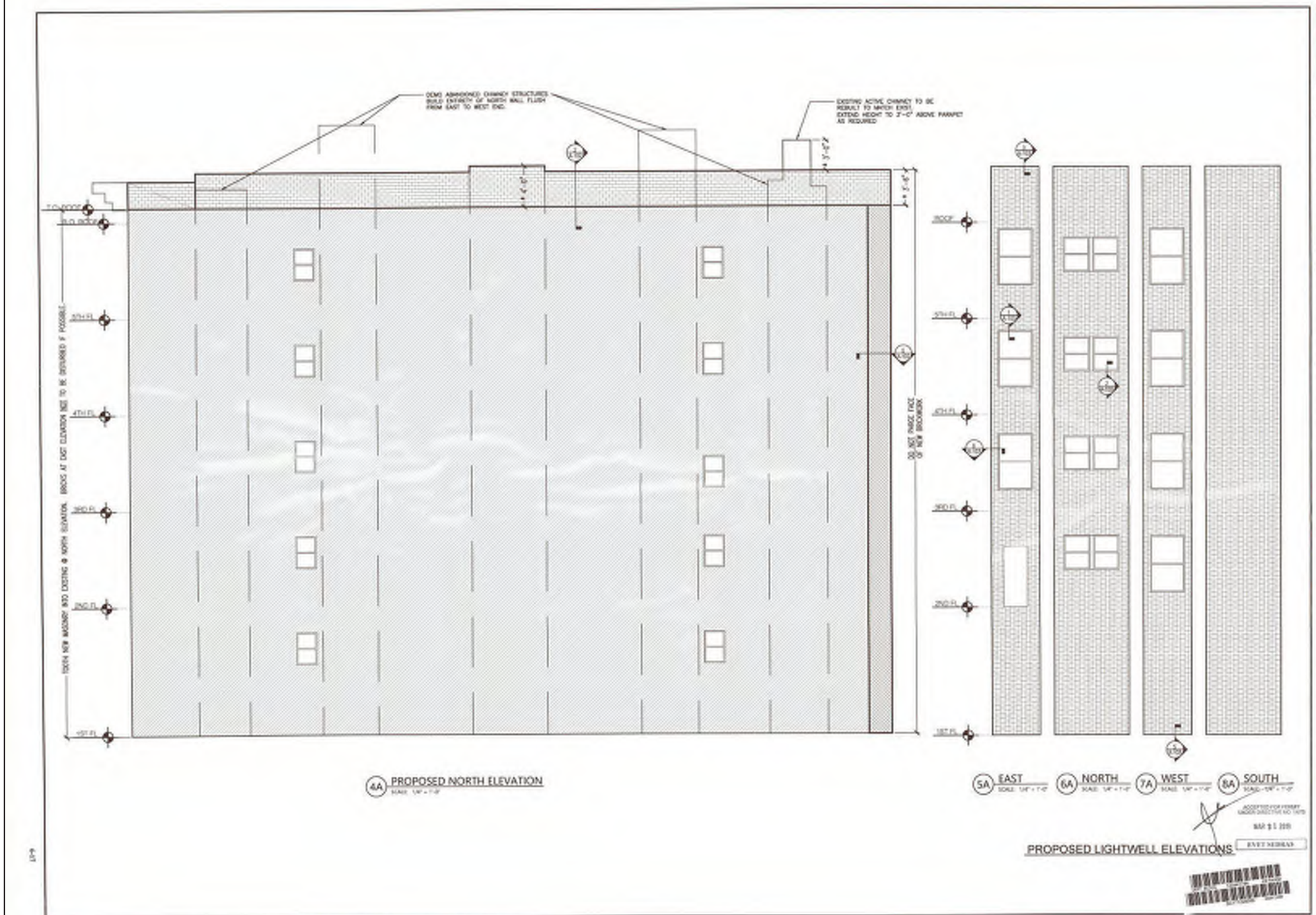
FACADE REPAIRS & STAIRWELL REINFORCING

139 THOMPSON STREET
NEW YORK, NY

EXISTING & PROPOSED EAST ELEVATION

PROJECT No: 171028
DRAWING BY: TS
REVIEWED BY: CL
CHECKED BY: AS
DRAWING No:
A-002.00
3 of 17

LPC APPROVAL - FACADE RESTORATION



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

ISSUE DATES

FACADE REPAIRS & STAIRWELL REINFORCING

139 THOMPSON STREET
NEW YORK, NY

PROPOSED NORTH & LIGHTWELL ELEVATIONS

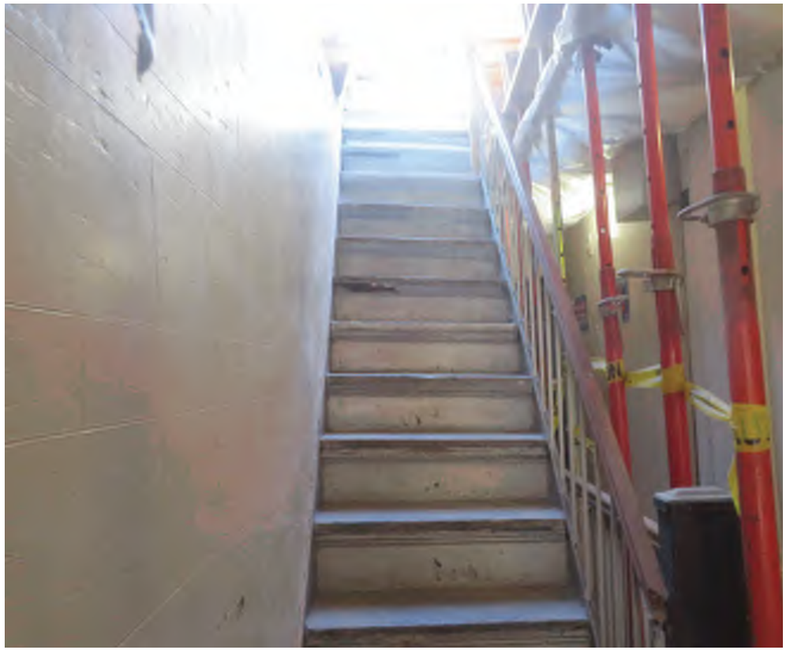
PROJECT No: 171608
DRAWN BY: TS
DESIGN BY: CL
CHECKED BY: AS
DRAWING No:
A-005.00
6 of 12

LPC APPROVAL - FACADE RESTORATION

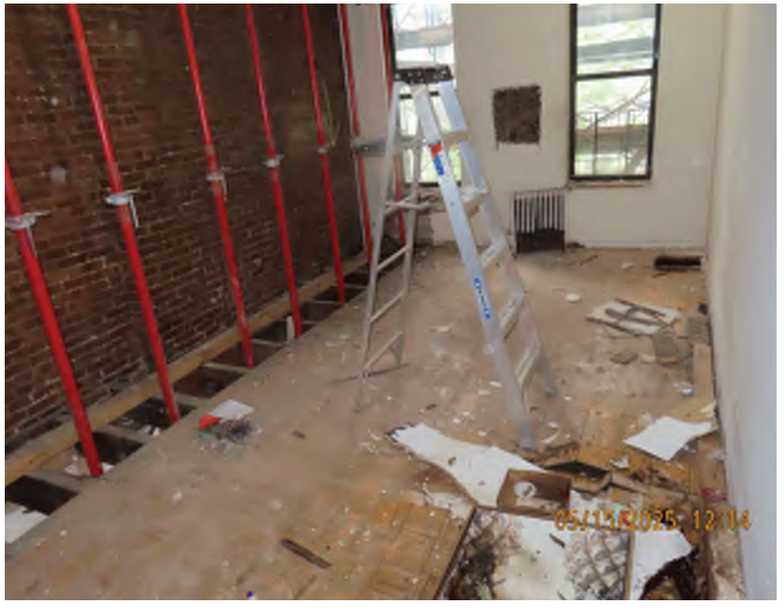
LPC APPROVAL - MATERIALS (DOCKET# LPC-19-29746)

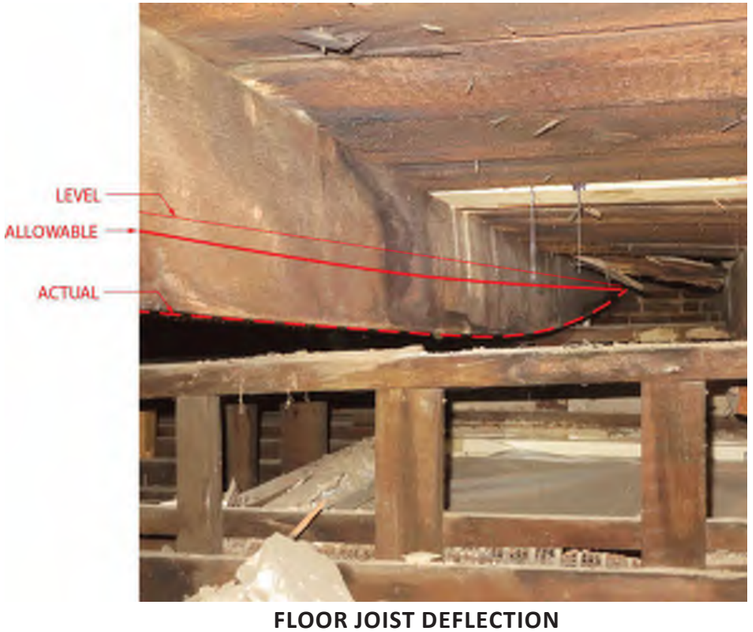
2019-PRESENT

Existing Street View - 139 Thompson



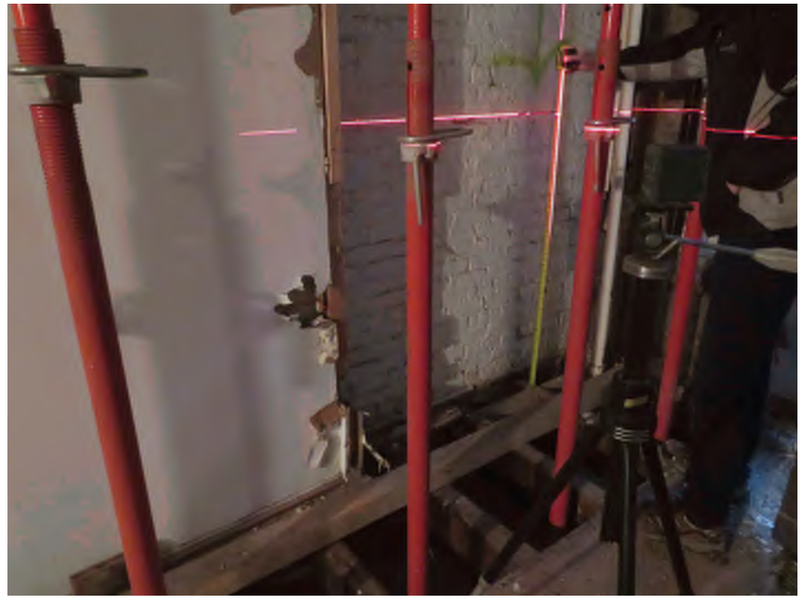
TILTED STAIRS DUE TO EXCESSIVE FLOOR JOIST DEFLECTIONS



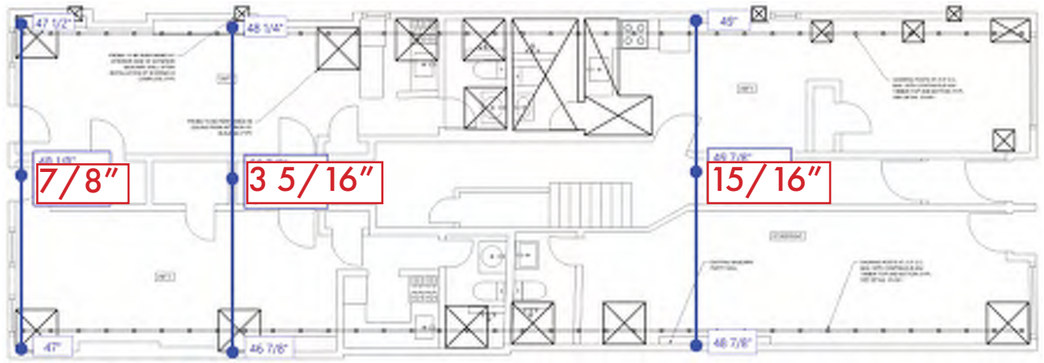


FLOOR JOIST DEFLECTION

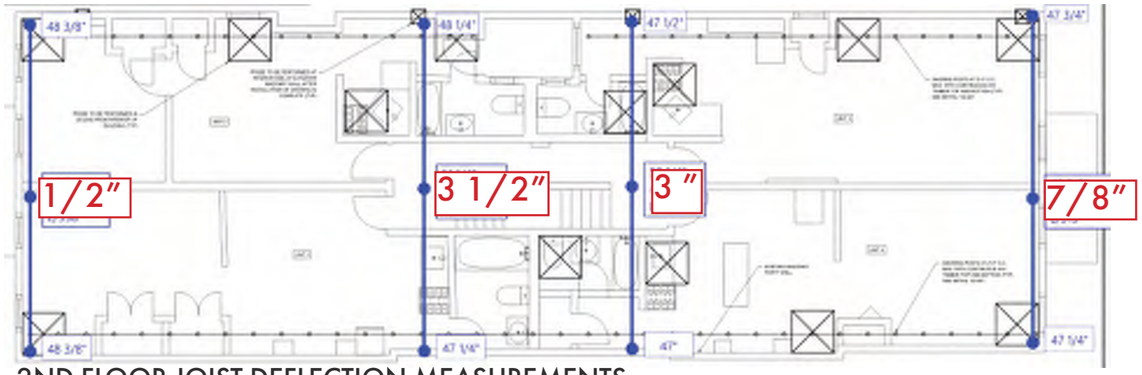
Existing Conditions



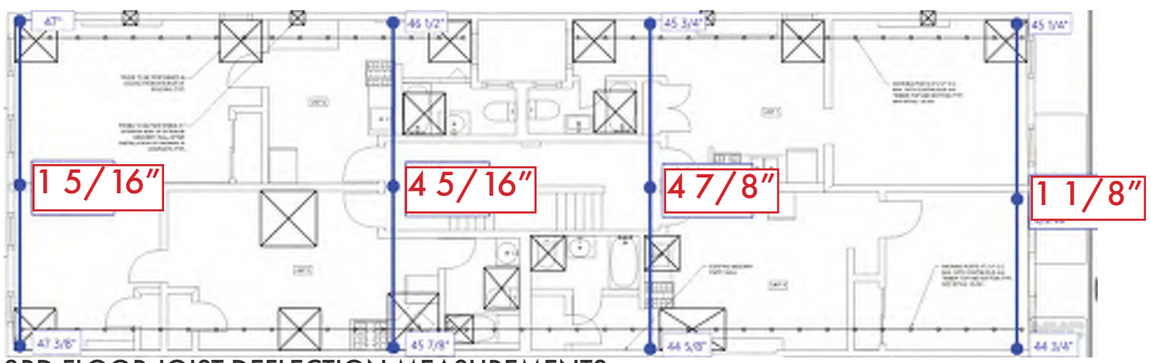
Joist Deflection and Measurement



1ST FLOOR JOIST DEFLECTION MEASUREMENTS



2ND FLOOR JOIST DEFLECTION MEASUREMENTS

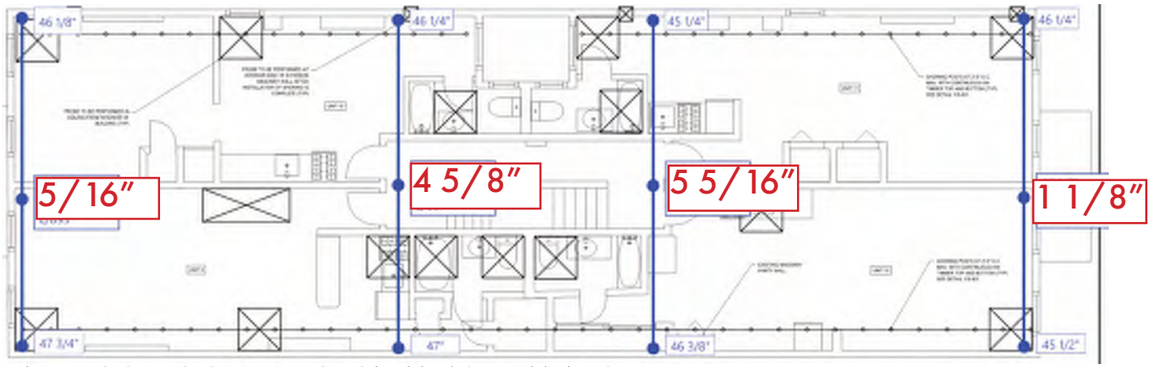


3RD FLOOR JOIST DEFLECTION MEASUREMENTS

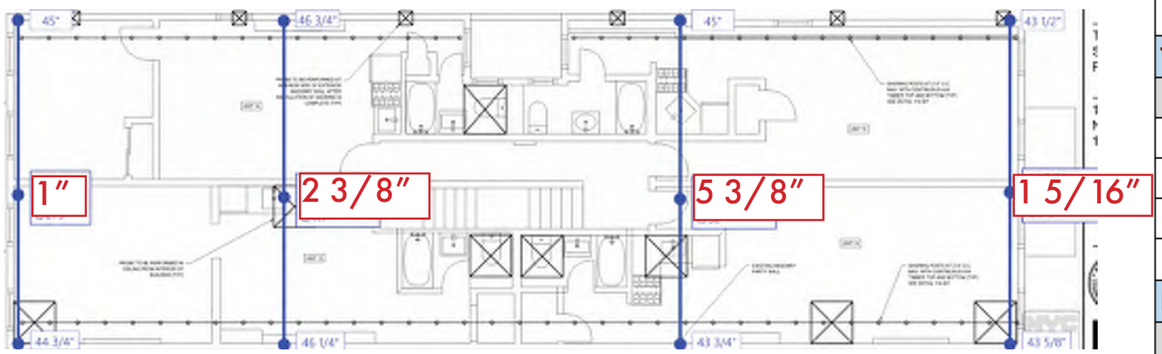
FIRST FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
1	47 1/2	47	47 1/4	48 1/8	7/8	319
2	48 1/4	46 7/8	47 9/16	50 7/8	3 5/16	84
3	49	48 7/8	48 15/16	49 7/8	15/16	298
SECOND FLOOR						
LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)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

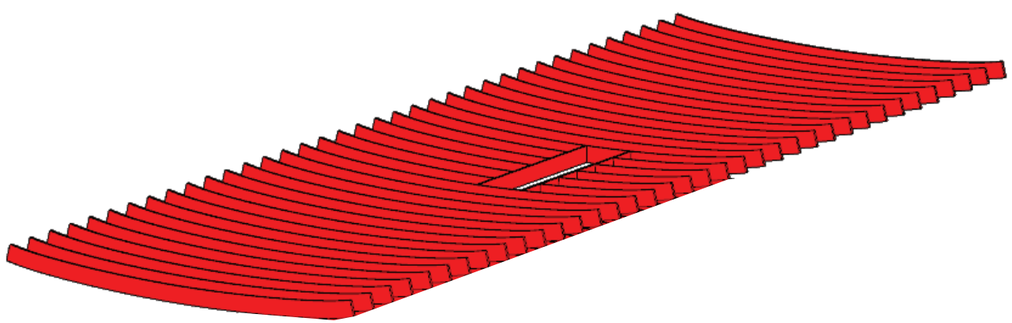
Existing Conditions



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
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
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4	45 1/4	44 3/4	45	46 1/8	1 1/8	248
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LOCATION #	NORTH (IN)	SOUTH (IN)	N,S AVERAGE (IN)	MIDSPAN (IN)	MID Δ (IN)	L/x
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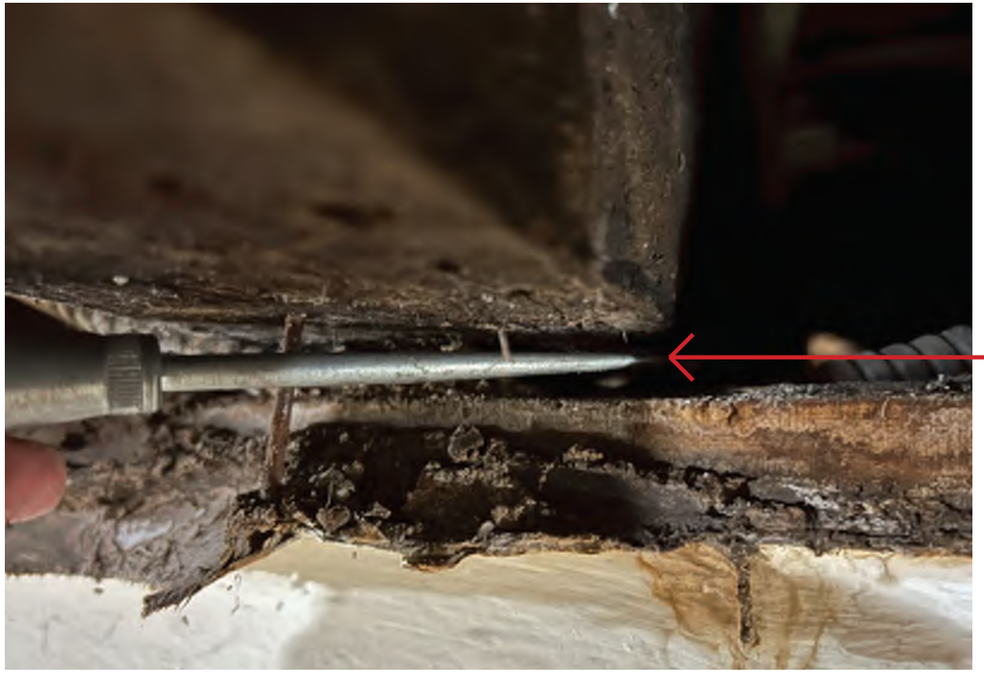
3	45	43 3/4	44 3/8	49 3/4	5 3/8	52
4	43 1/2	43 5/8	43 9/16	44 7/8	1 5/16	213

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"
Compreassion % Capacity Perpendicular to the Grain (Bearing End)	100%	21%	31%	76%	N/A



Existing Conditions

CURRENT CONDITION OF INTERIOR (TYPICAL)

CURRENT CONDITION AT CELLAR

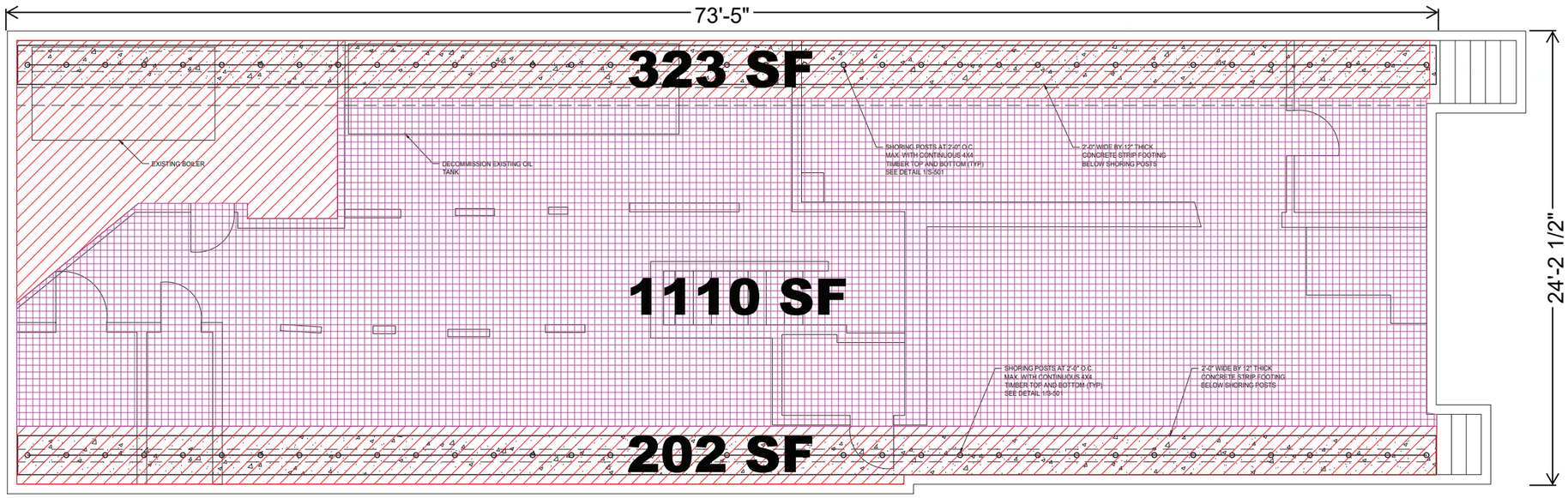
SHORING JACKS (DETAIL)

SHORING JACKS SPANNING TWO FLOORS

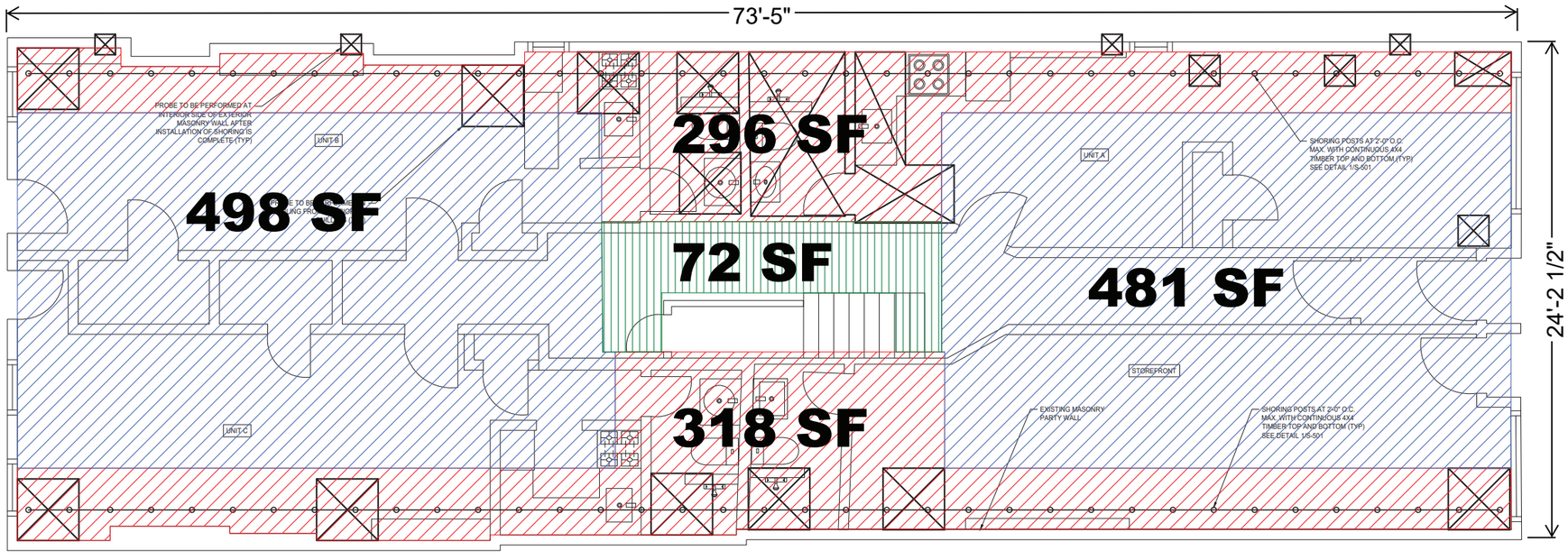
TYPICAL OVERHEAD CONDITION WITH SHORING JACK IN PLACE

TYPICAL PERIMETER CONDITION AT INTERIOR

Stabilization - Shoring Jacks



CELLAR



1ST FLOOR

EXISTING FLOOR AREA TO REMAIN

EXISTING AREA OF SLAB TO REMAIN

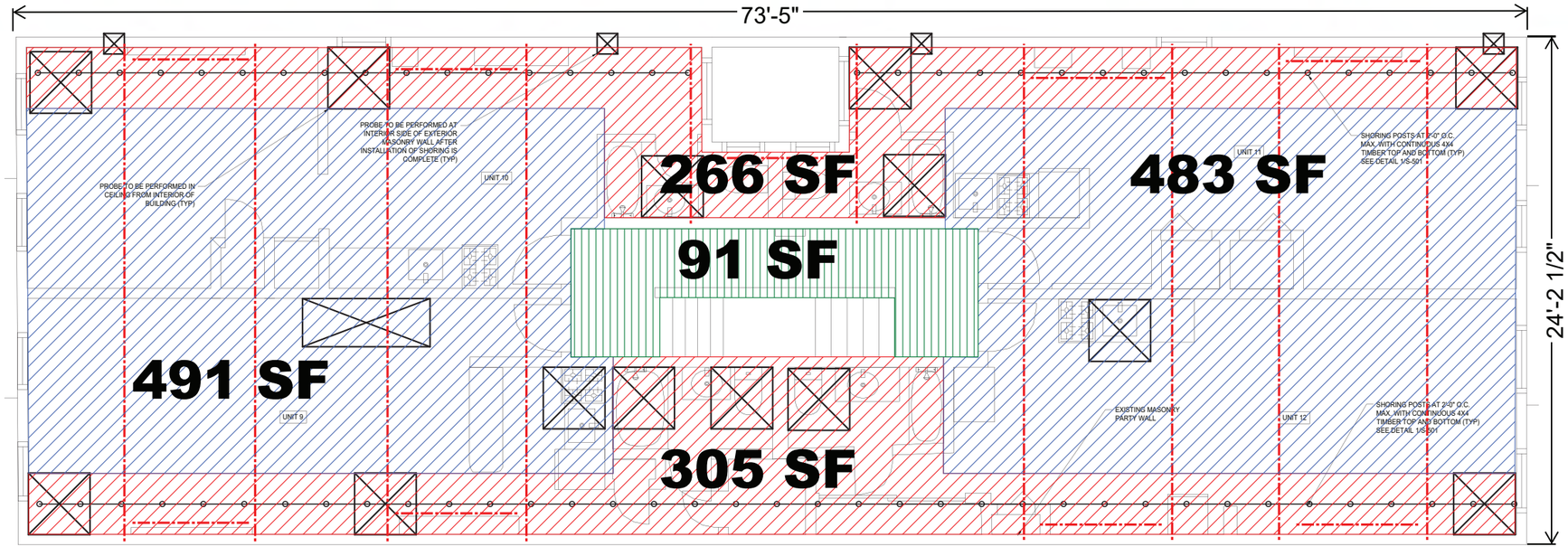
EXISTING JOIST TO REMAIN

REPLACED FLOOR AREA

AREA OF FLOOR REMOVED FOR SHORING INSTALLATION

EXISTING STAIRWELL TO BE REMOVED AND REPLACED

CCD1 - Application of 2022 NYC Building Code



TYPICAL FLOOR (2-5)

EXISTING FLOOR AREA TO REMAIN

NO EXISTING FLOOR AREA TO REMAIN ON TYPICAL LOOR

REPLACED FLOOR AREA

AREA OF FLOOR REMOVED FOR SHORING INSTALLATION

EXISTING JOISTS TO BE REMOVED AND REPLACED

EXISTING STAIRWELL TO BE REMOVED AND REPLACED

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

$$\left(\frac{Proposed - Existing\ to\ remain}{Existing\ to\ remain}\right) x100 = Percentage\ increase\ in\ floor\ surface\ area$$

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

"§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

NYC Buildings

Determination/Appeal Response

Form must be typewritten

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 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.

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. A.
Code and Zoning Specialist

APPROVED
WITH CONDITIONS
REVIEWER'S STAMP

Date 10/18/2024
Page 1 of 23
Control No. PDA00004819

NOTE: Determination will expire if construction [illegible] 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.

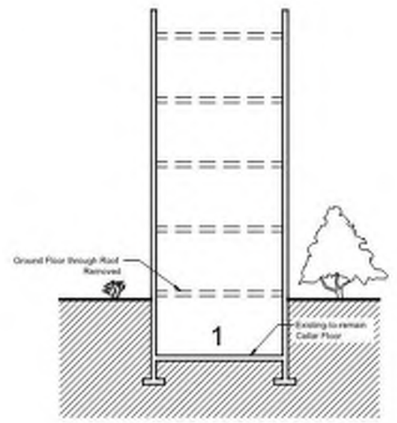


Figure 2: **Proposed** four-story building with five new floors and one existing floor. 500% increase in Floor Surface Area - is considered an Alt 1 required to meet NB requirements.

Must comply with 2014 Code requirements for New Buildings.

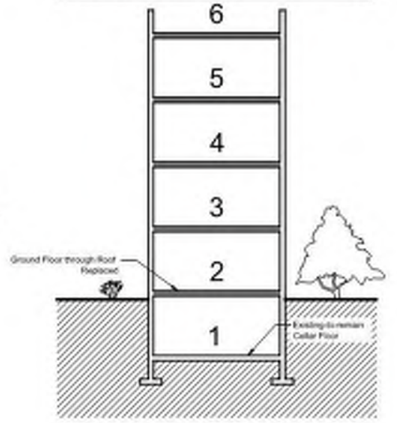


Figure 3: **Existing** 1968 Code four-story building with cellar. Three of six floors to be removed. Exterior walls to remain.

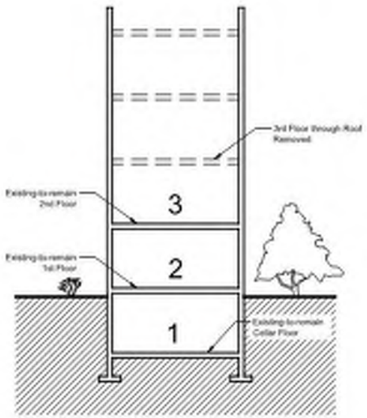
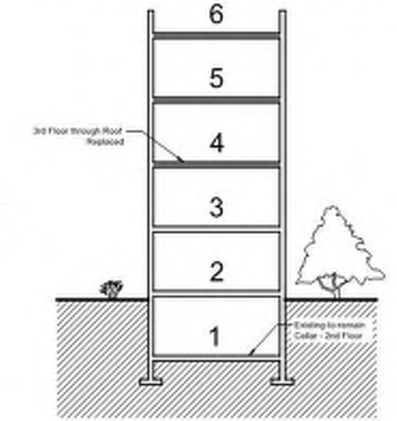
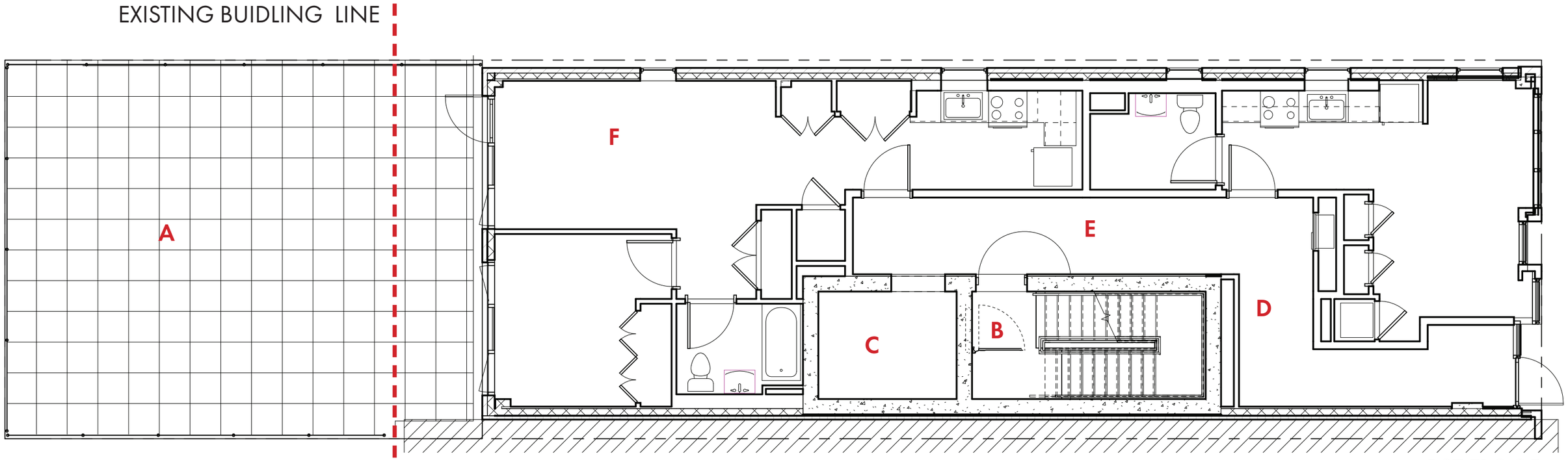


Figure 4: **Proposed** four-story building with three new floors and three existing floors. 100% increase in Floor Surface Area - is not considered an Alt 1 required to meet NB requirements.

Permitted to comply with Prior Codes per AC 28-101.4.3



CCD1 - Application of 2022 NYC Building Code



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. BUIDLING 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

PROJECT
SITE

145
THOMPSON ST

Existing Photo - 139 Thompson

1. HEAVY CRAZING

2. BRICK SPALL

3. BRICK CRAK

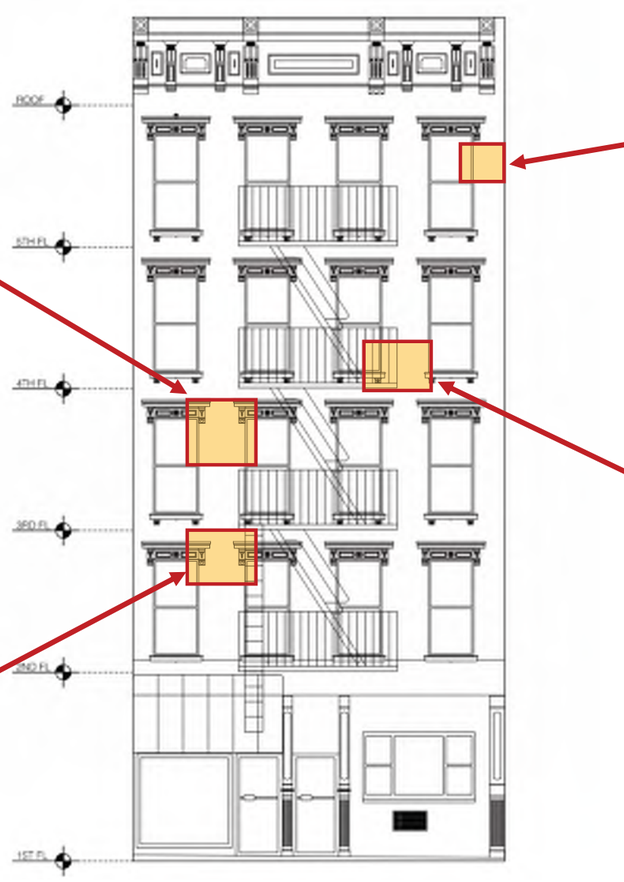
4. MISSING/ DAMAGED BRICK

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

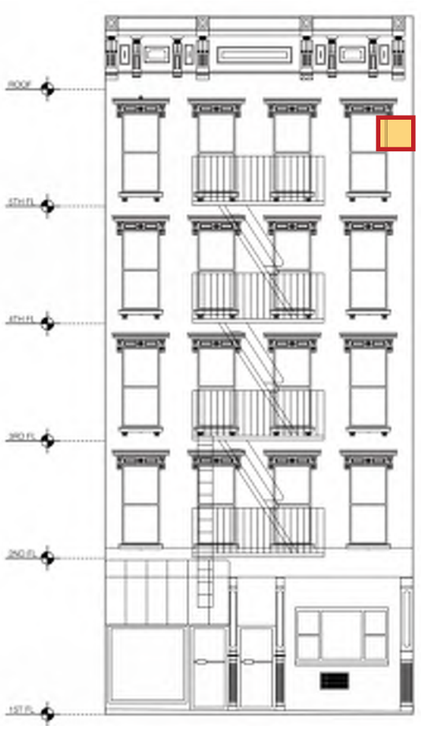
5 Vertical Brick Crack

6 Discoloration/Non-Original Brick

7 Former Coating Damage

8 Organic Growth

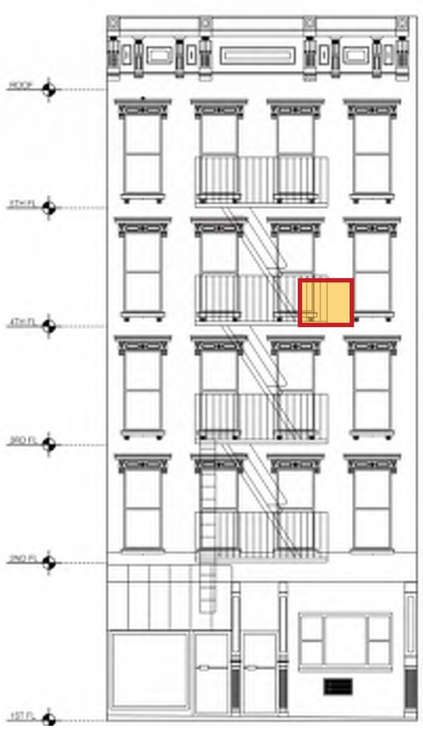
Front Facade Inspection - Typical Existing Conditions



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

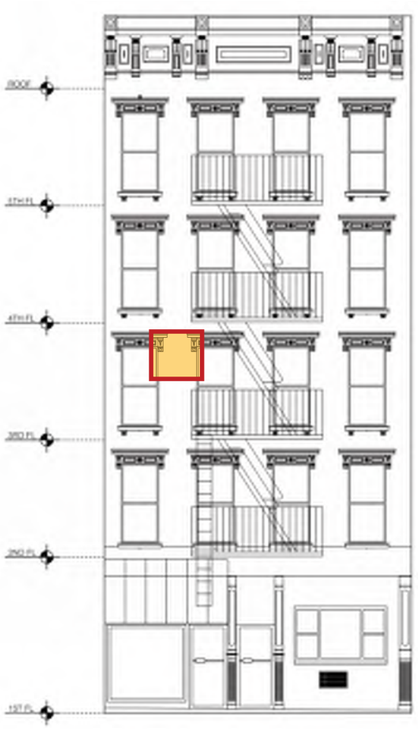
Front Facade Inspection - 5th Floor



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

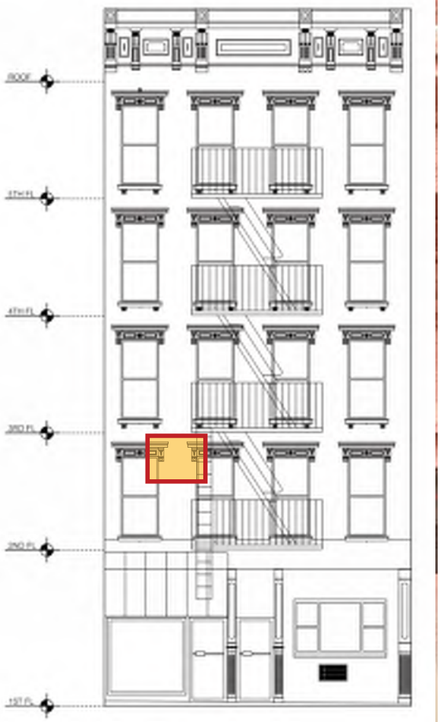
Front Facade Inspection - 4th Floor



TYPICAL CONDITIONS KEY

1. **Heavy 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**

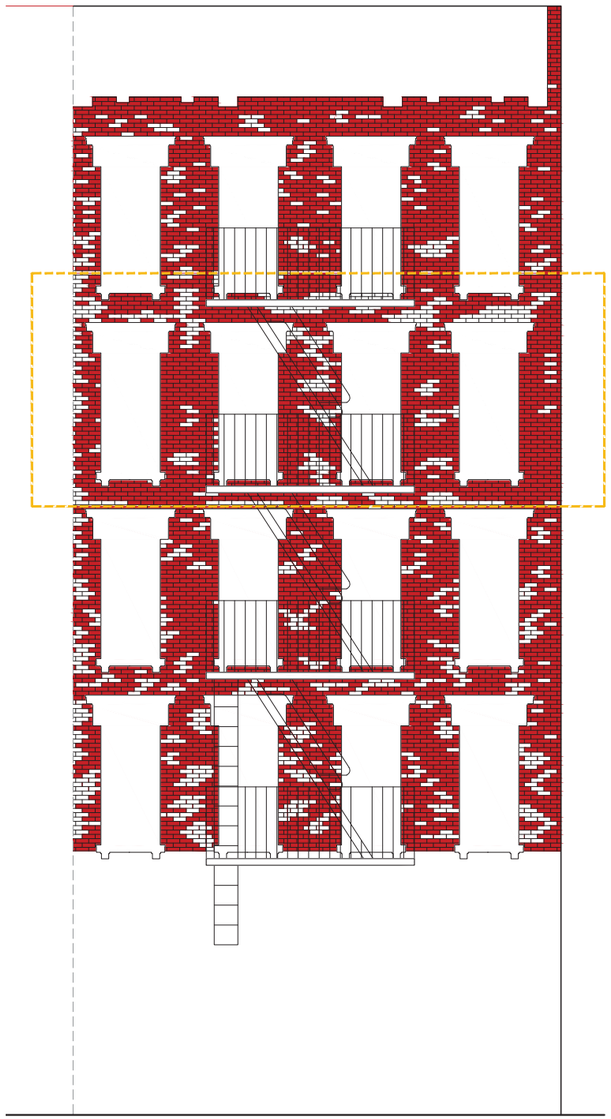
Front Facade Inspection - 3rd floor

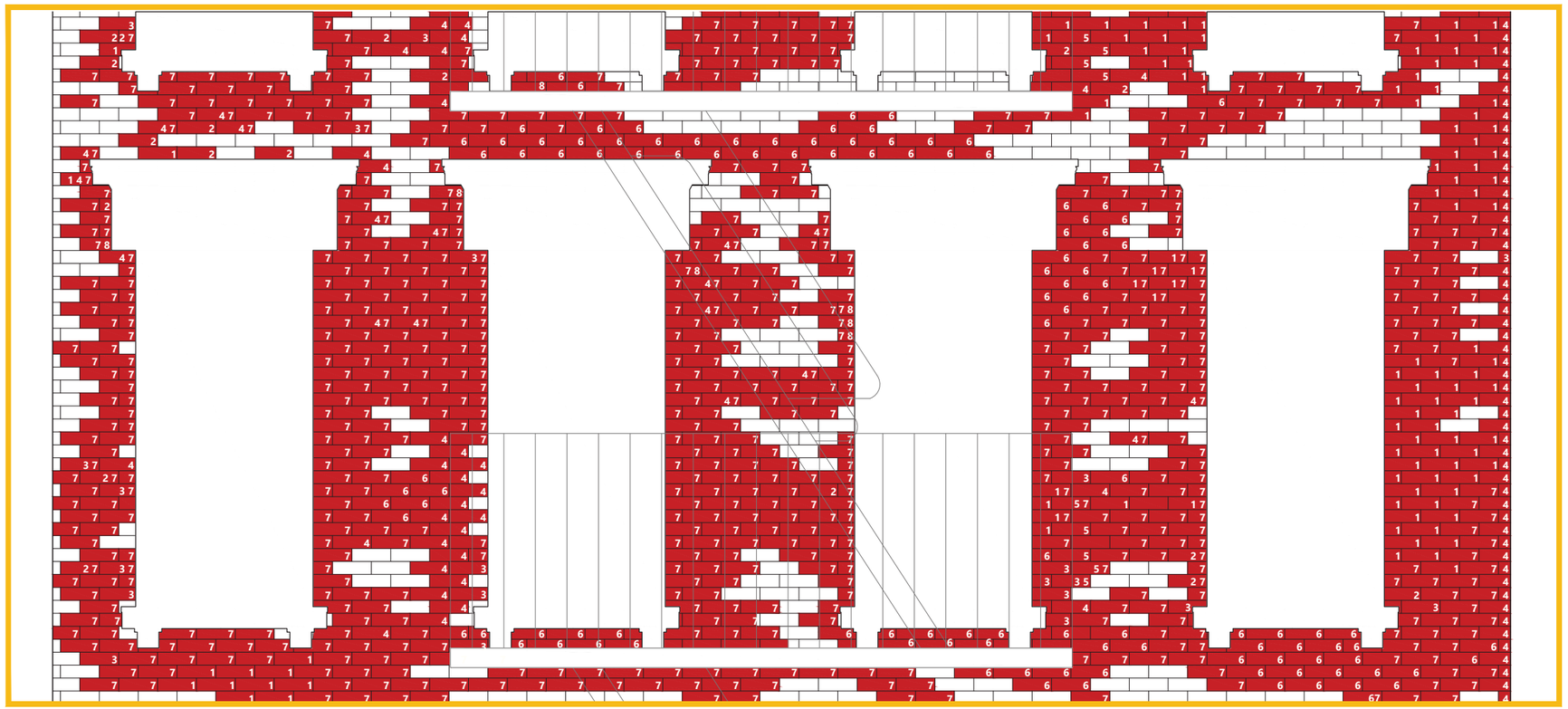


TYPICAL CONDITIONS KEY

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

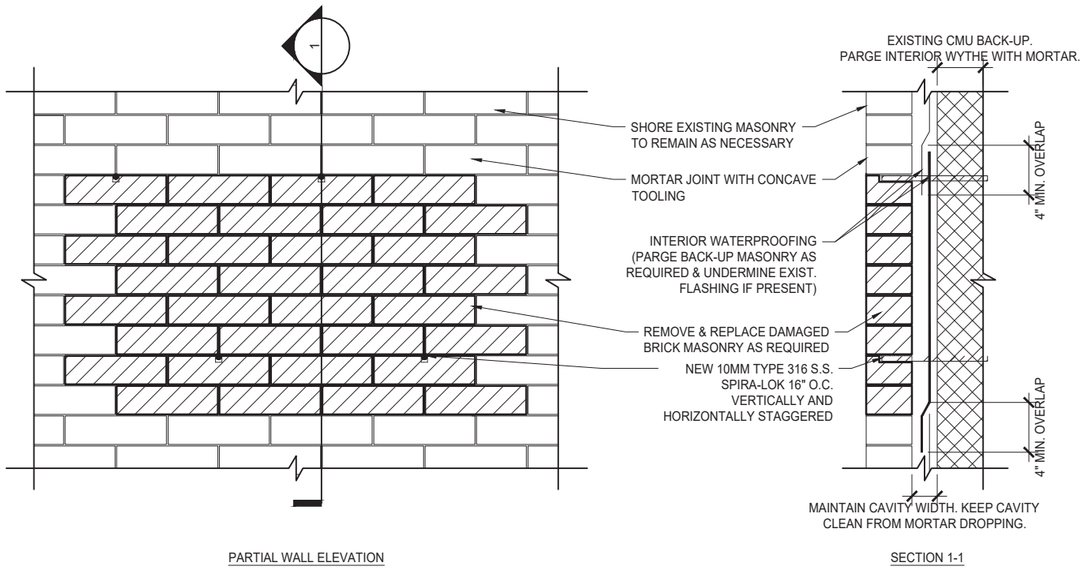
137 THOMPSON STREET | 139 THOMPSON STREET

137 THOMPSON STREET | 139 THOMPSON STREET

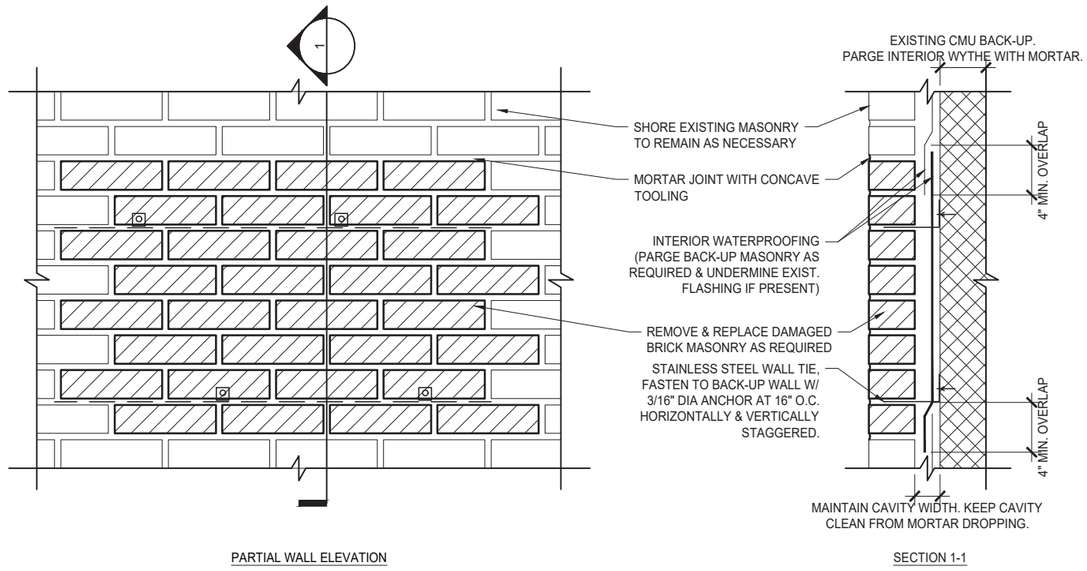
Adjacent Building

Existing Joints (Pre-cutting - 2017)

Front Facade Inspection - Mortar Joints



BRICK DETAIL WITH 1/8" BUTTER JOINT



MATCHING 3/8" JOINT OF 137 THOMPSON STREET

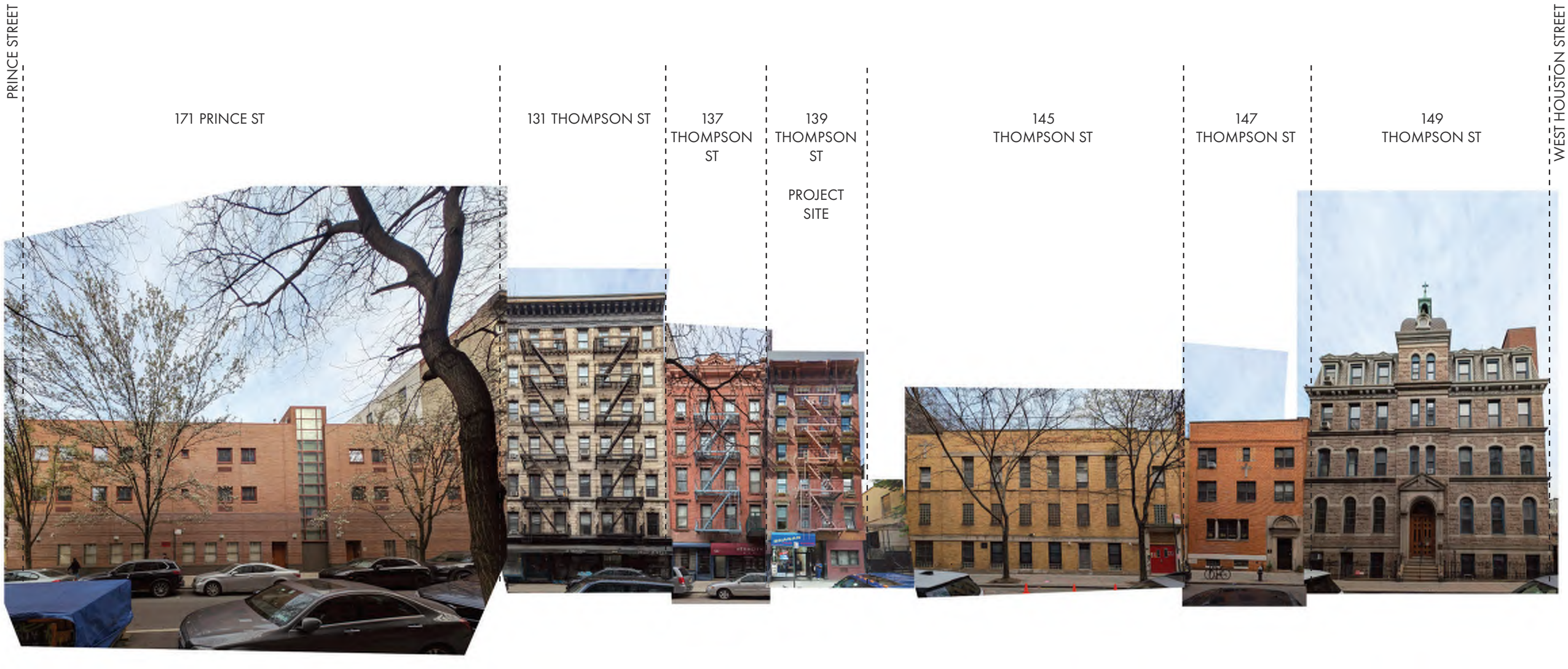
Front Facade Restoration Detail

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



Existing Photo - 139 Thompson

131 THOMPSON ST

137
THOMPSON ST

139
THOMPSON ST

PROJECT
SITE

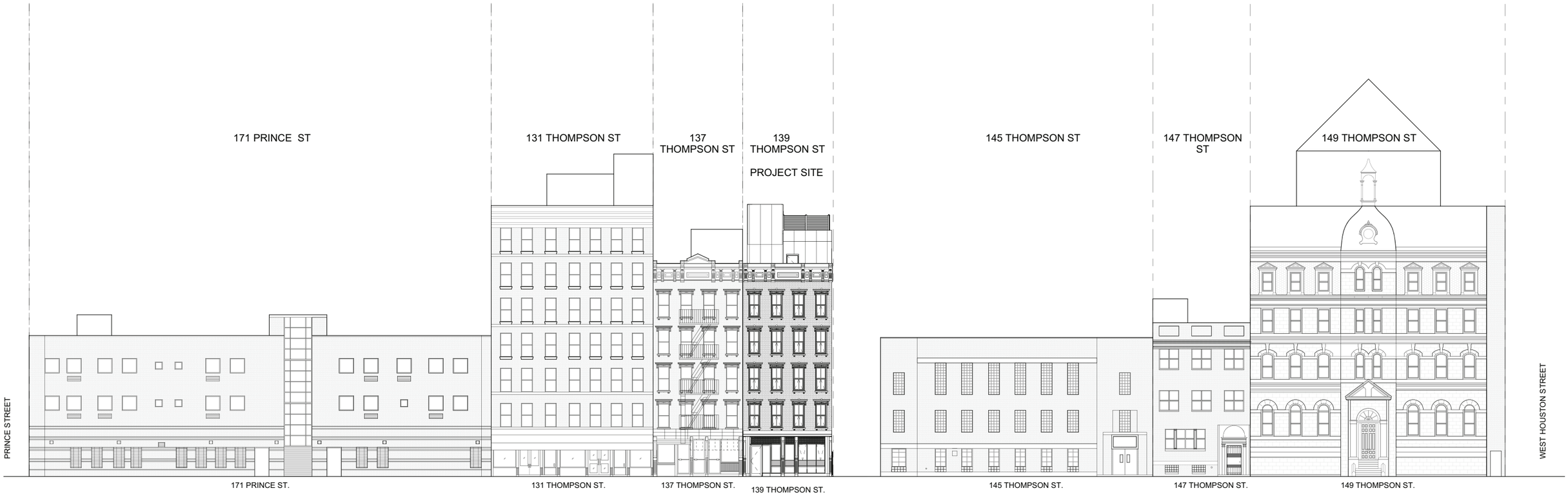
145
THOMPSON ST

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

PROJECT SITE

147 THOMPSON STREET

THOMPSON STREET ELEVATION - PROPOSED

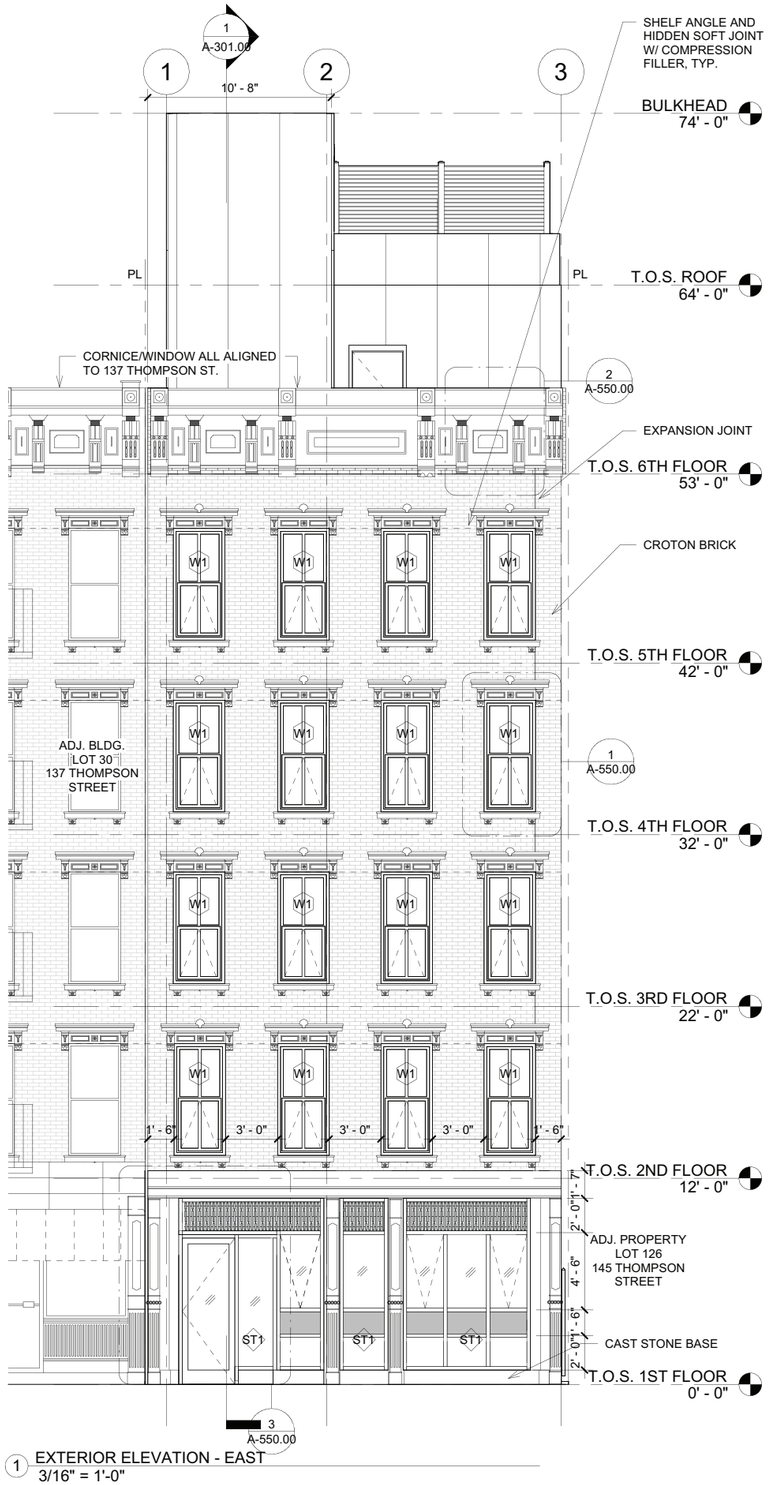
Proposed Street Elevation - 139 Thompson

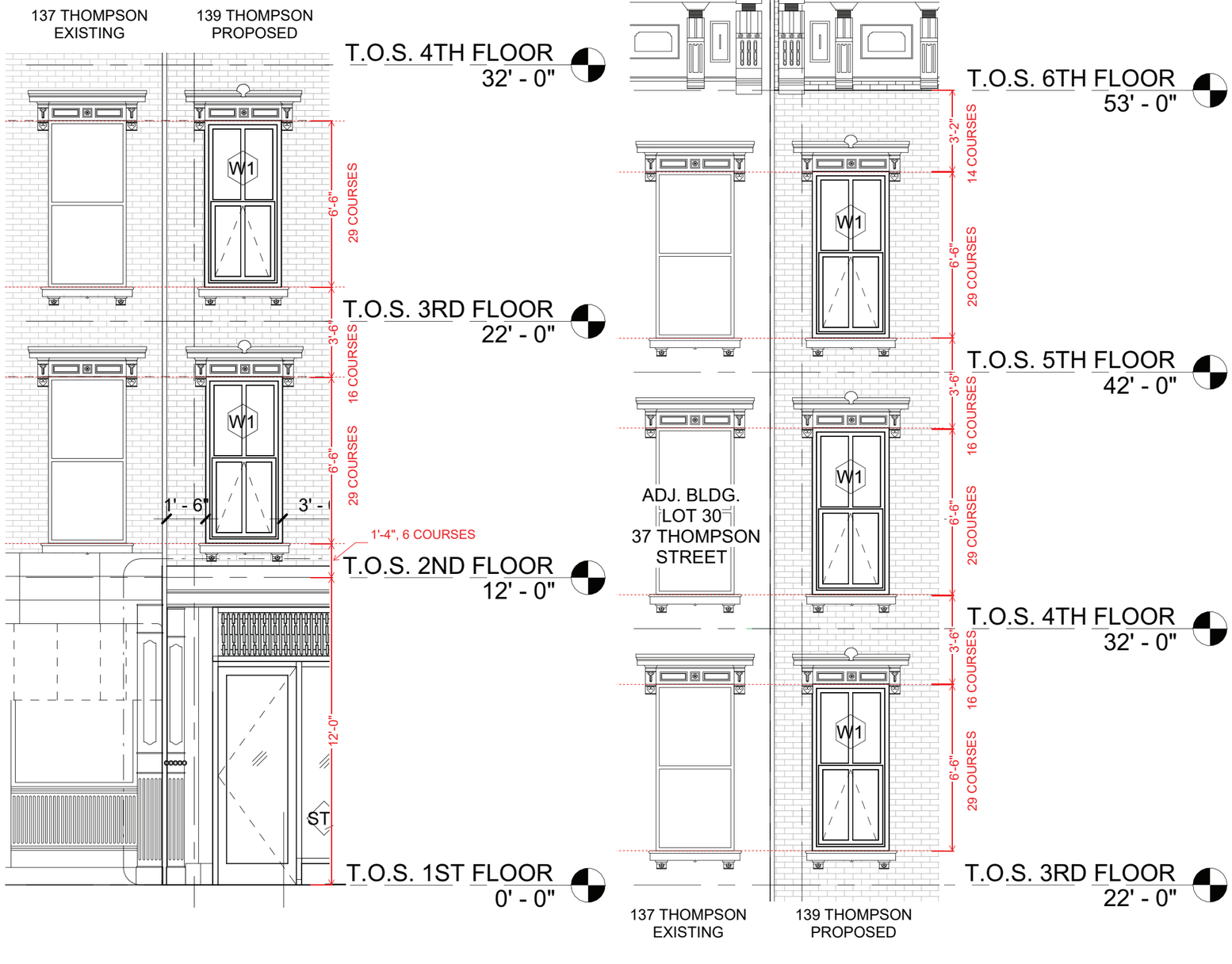
Proposed Street View - 139 Thompson

Proposed Street View - 139 Thompson

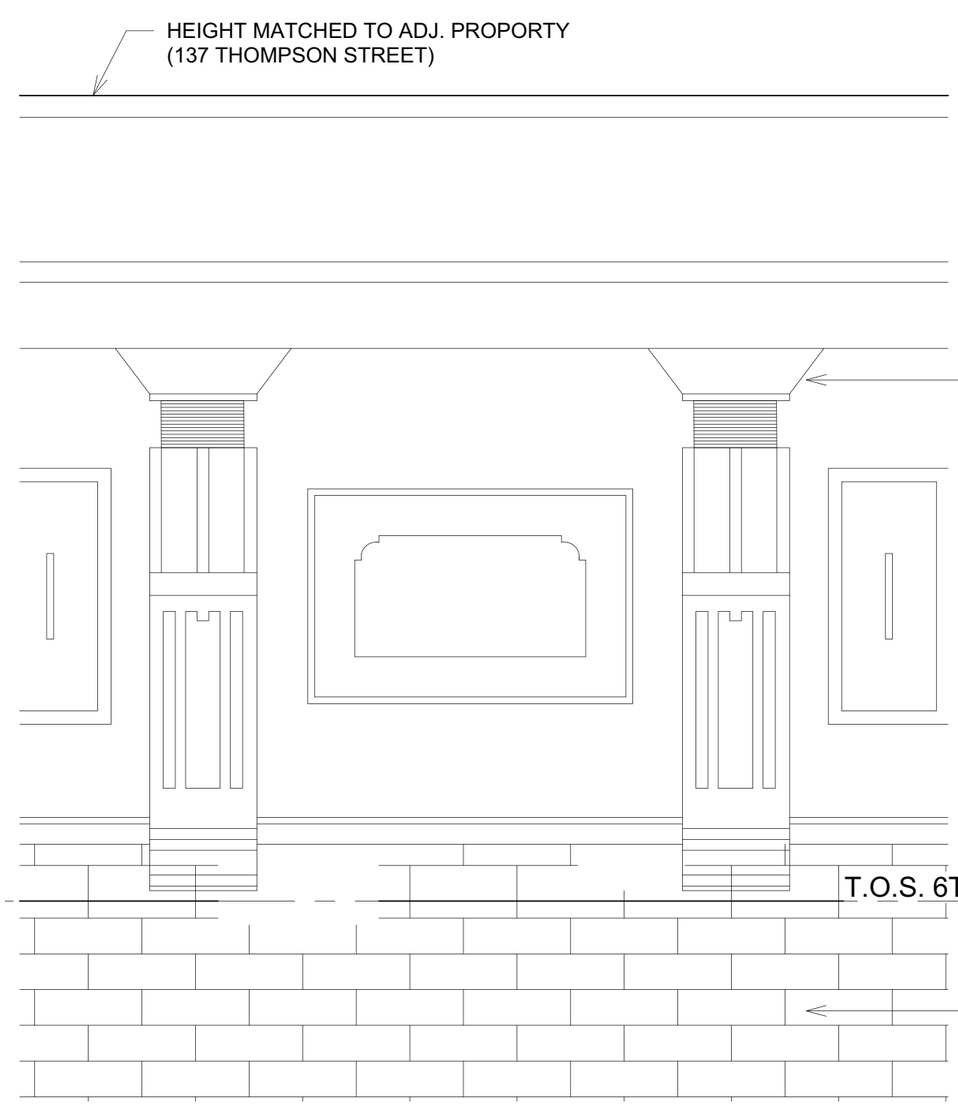
1 SIGHT LINE DIAGRAM @ THOMPSON STREET
3/16" = 1'-0"

Sightline Elevation - 139 Thompson

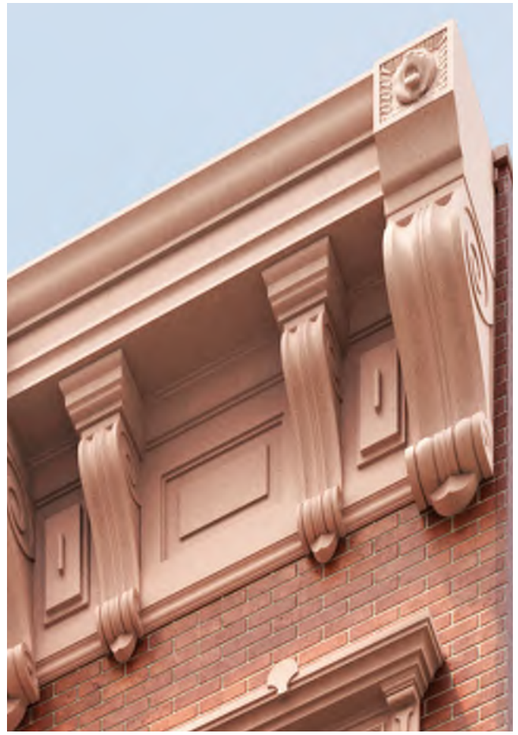




Proposed Elevation - 139 Thompson



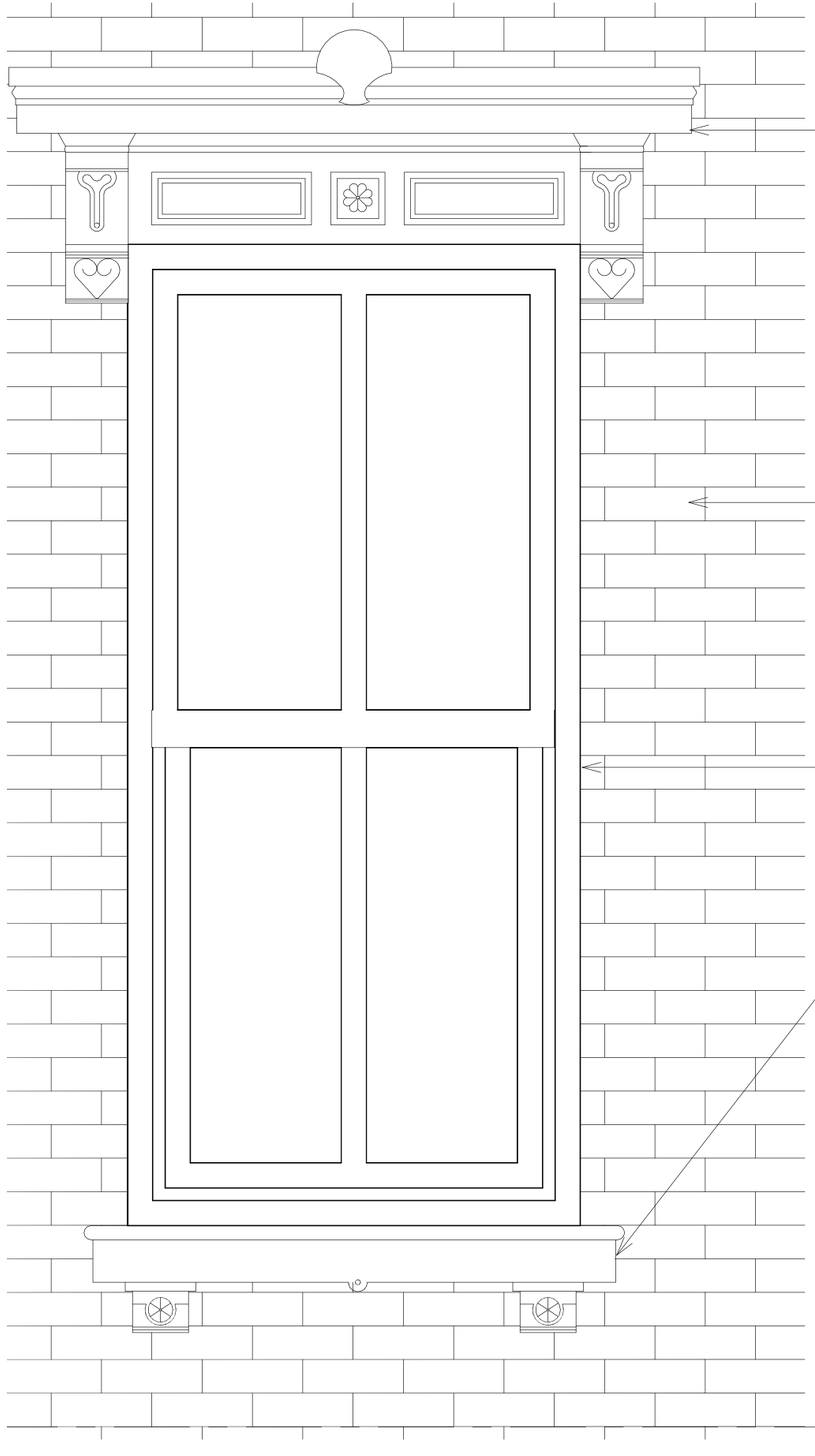
ENLARGED ELEVATION - CORNICE @ EAST
1" = 1'-0"

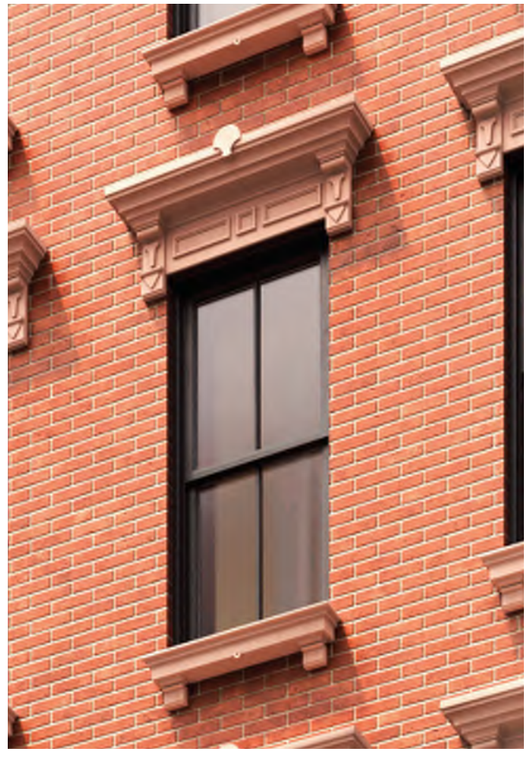


THE CORNICE HAS ALREADY BEEN CAREFULLY REMOVED AND RESTORED BUT IT IS NOT SALVAGEABLE. IT WILL BE REPLICATED IN FIBERGLASS TO MATCH EXISTING PER DOCKET# LPC-19-29746 AND AS PART OF THE EMAIL CORRESPONDENCE AND CONFIRMATION RECEIVED ON 07/17/2019 VIA EMAIL THROUGH MARY B. DIERICKX AT HISTORIC PRESERVATION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

FIBERGLASS REPLICA OF BRACKET APPROVED

Proposed Elevation - 139 Thompson

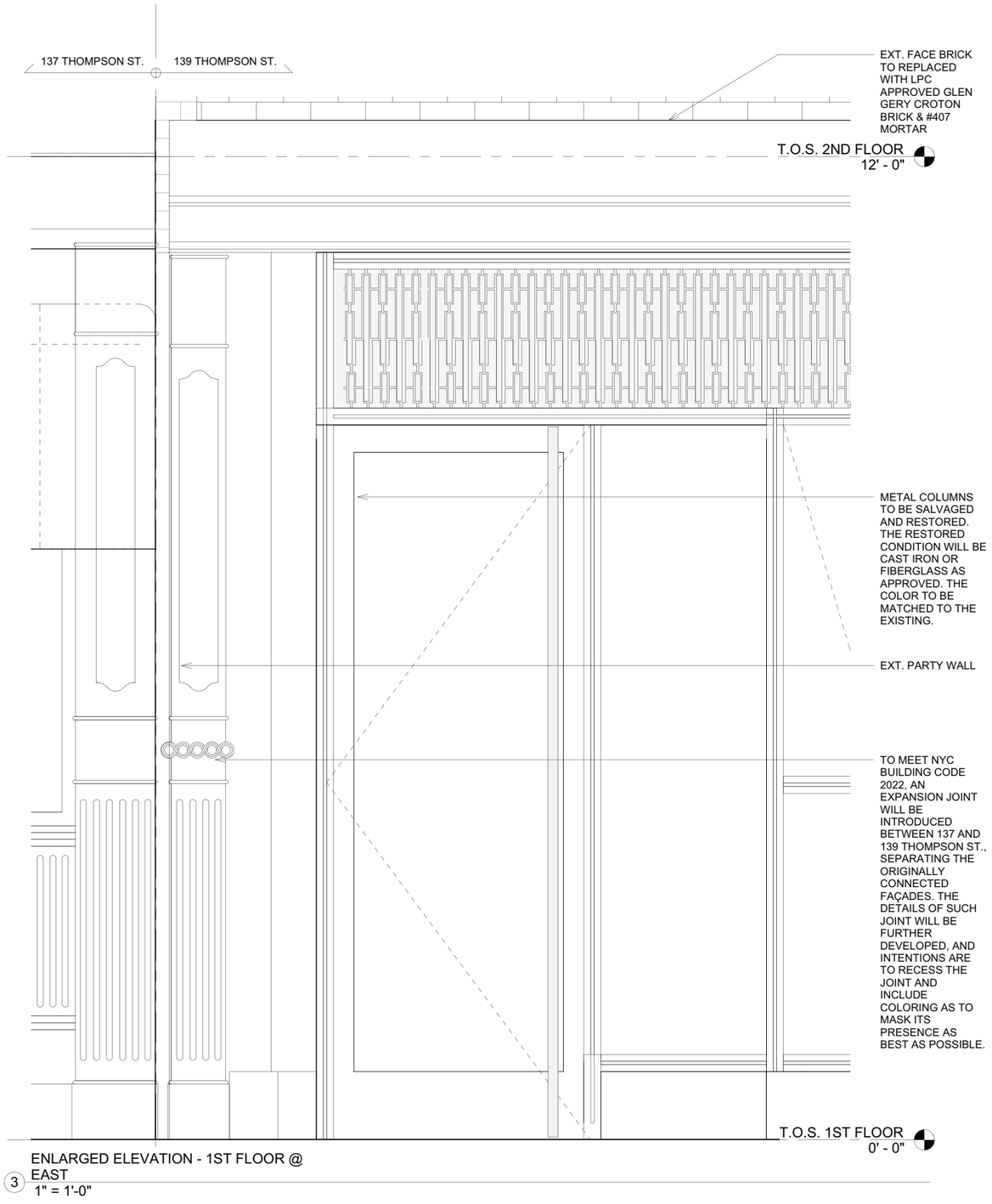




ALL CAST IRON FAÇADE ELEMENTS (WINDOW HEADERS, SILLS, 1ST FLOOR COLUMNS) WILL BE CAREFULLY REMOVED, STORED, AND REPAIRED FOR REINSTALLATION OR REPLICATION IF NOT SALVAGEABLE.

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

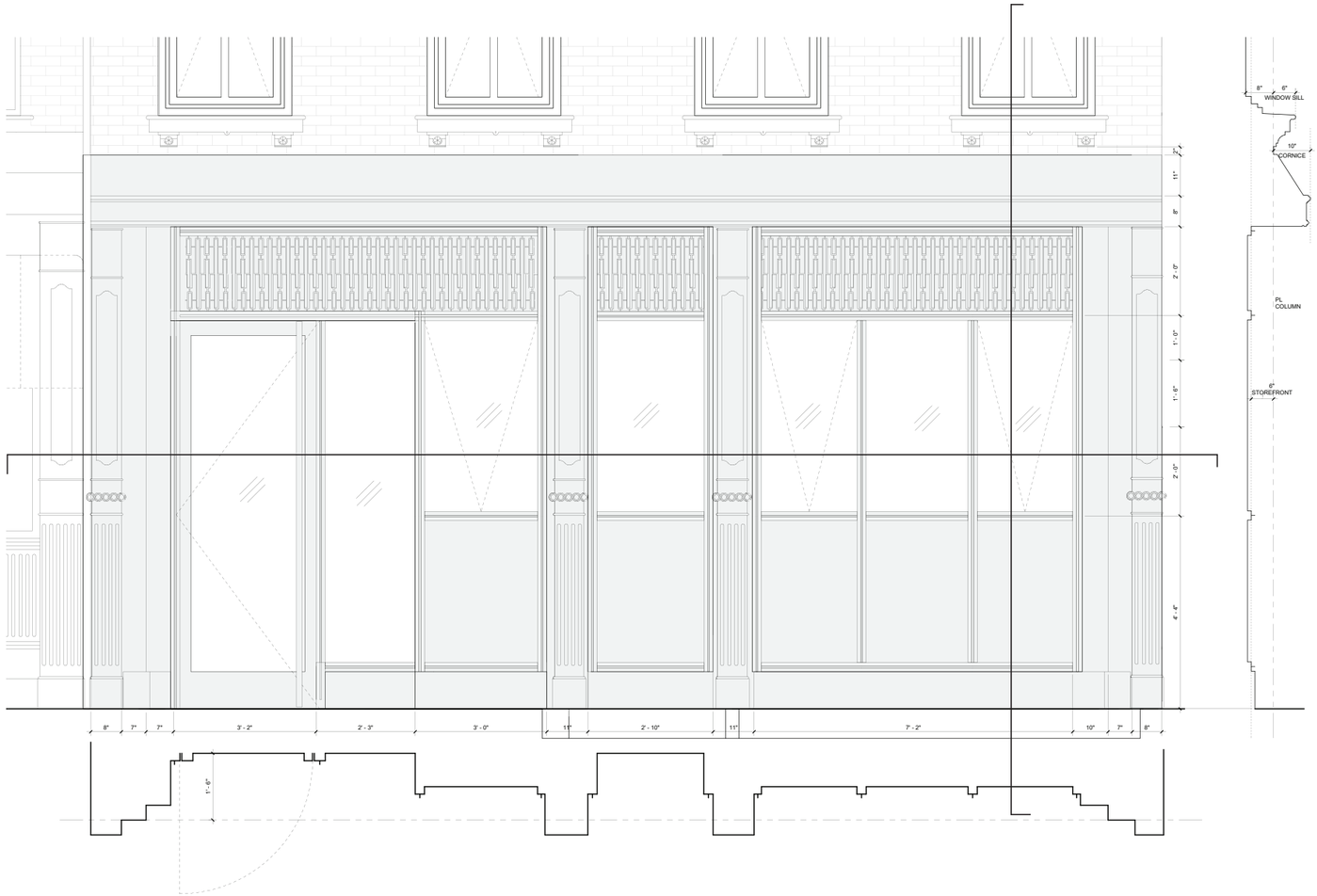


3 ENLARGED ELEVATION - 1ST FLOOR @ EAST
1" = 1'-0"

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 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

- 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

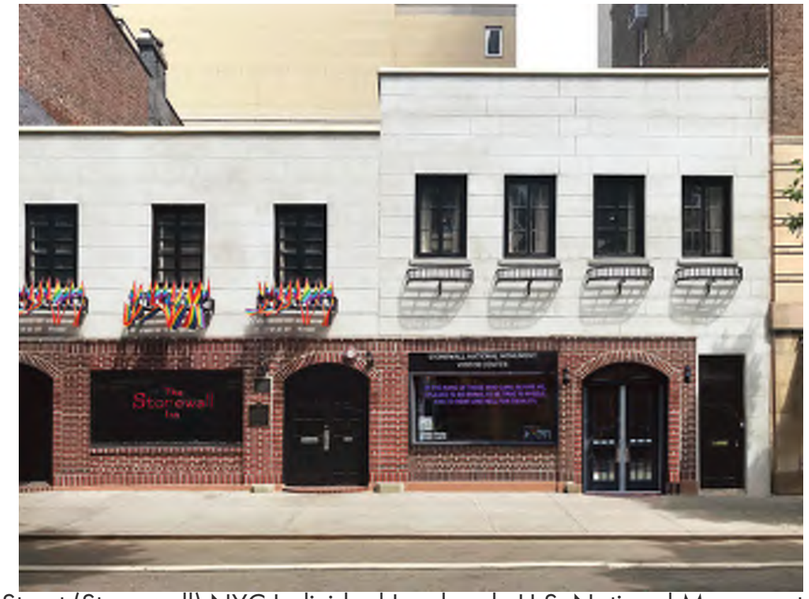
HISTORY/TIMELINE OF THE BUILDING

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 Christiopher Street, MH
66 West 9th Street, MH*
67 Thompson Street, MH
74 Charles Street, MH
76 Charles Street, MH
79 Macdougal Street, MH
83 Macdougal 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 & Subarban

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

SIA LICENSE 000687

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

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

SIA LICENSE 000687

- 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

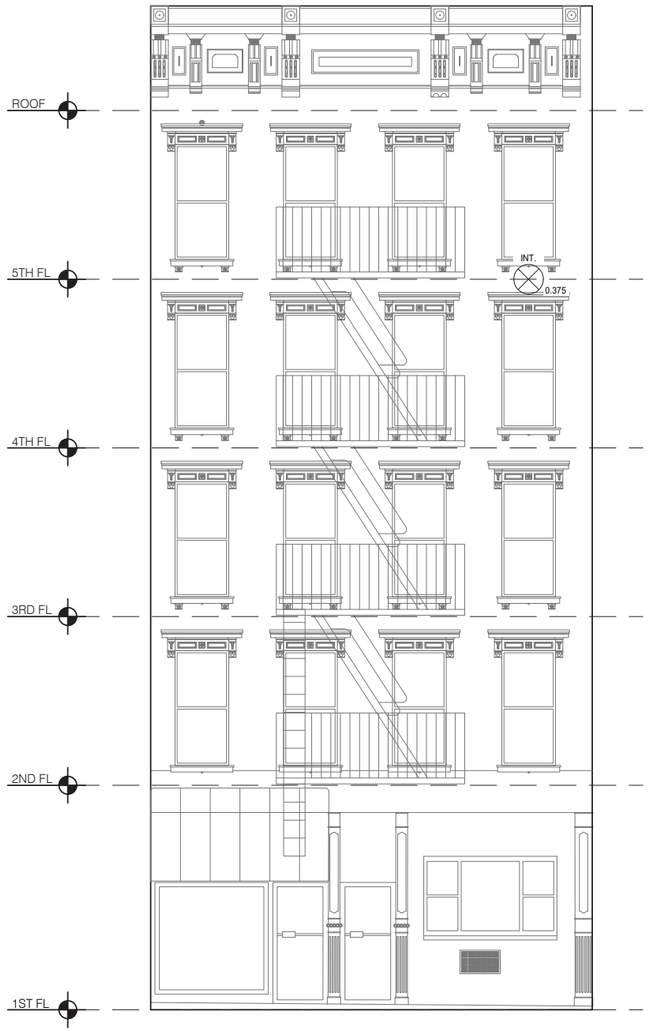
CC: ler,file,blg. m

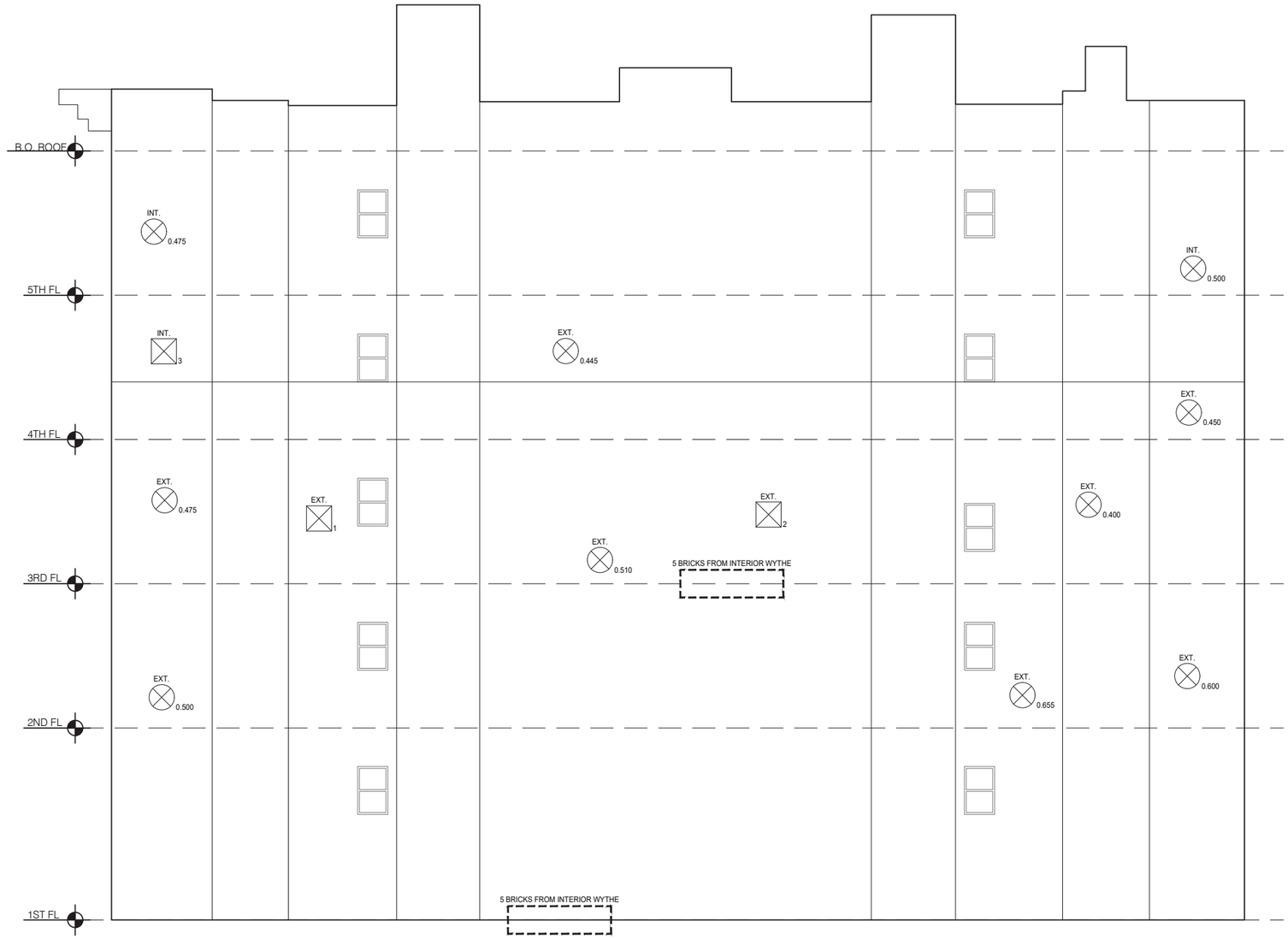
Front Facade Inspections - Mortar Joints

EXAMPLES OF TESTING LOCATIONS (FACADE)

EXAMPLES OF TESTING LOCATIONS (FOUNDATION)

LEGEND	
SYMBOL	ITEM
LOC. #	WINDSOR PIN TEST LOCATION
LOC. #	MORTAR SAMPLE LOCATION
	BRICK SAMPLE LOCATION





Masonry and Mortar Testing

CONSTRUCTION MATERIALS CONS

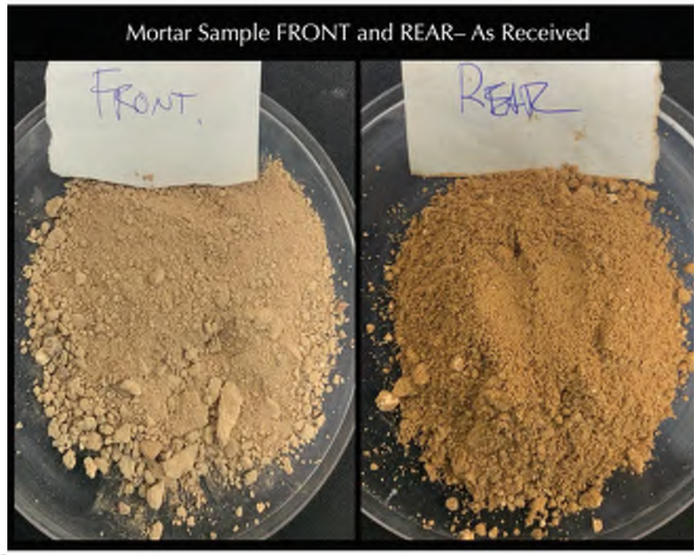
Laboratory Testing of Two Masonry Mortars

139 Thompson Street
New York, NY

Prepared for:
Delta Testing Labs

September 26, 2022
CMC 0922159

MORTAR SAMPLES



F ne
powdery conditions. FRONT and REAR samples are total 72 and 76 grams in weights, respectively where the largest fragment found in each sample is approximately 10 mm in maximum lateral dimension.

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.

ONT and AR Mortars m 139 ompson eet, New rk, 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 contami	Received in severely disintegrated entirely powdery, form, 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.

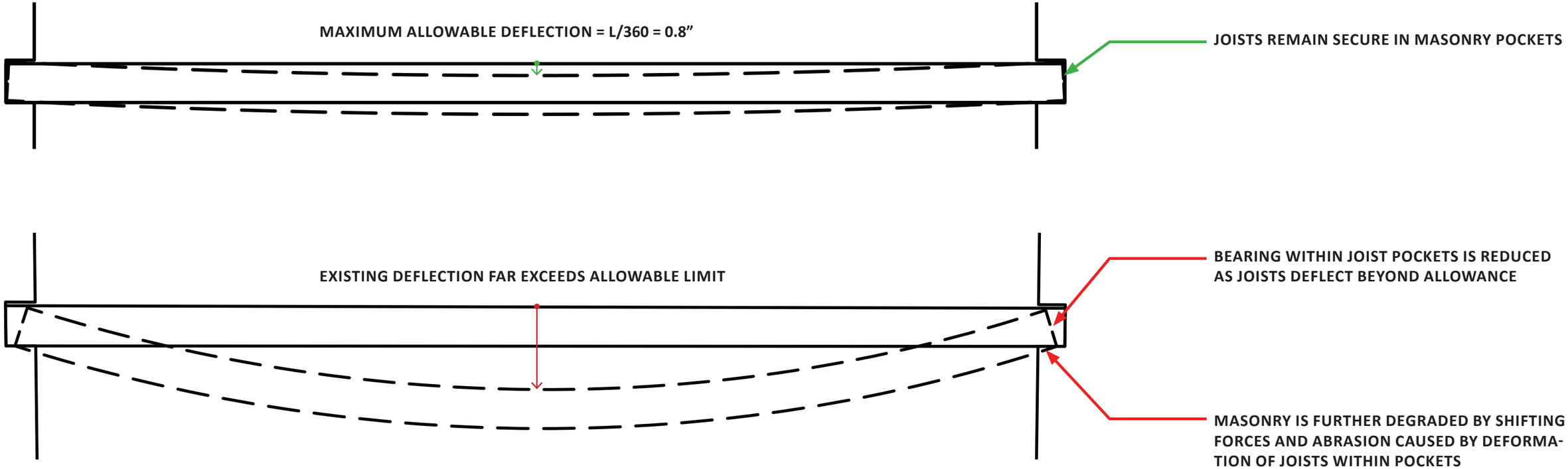
:RONT nd REAR Mortars om 139 ompson Street,	nixture of: (a) mpositionally nilar original hi cium lime and ca sand mortar d (b) a silica-	Due to the severely disintegrated natures, and detection of clay-type contaminants in the original lime mortars, it is	• *NHL 2 to 3.5 binder and silica sand at 1-part binder to 2 to maximum 3-part sand by volume* • *Dolomitic lime putty and silica sand*

Mortar Testing Result

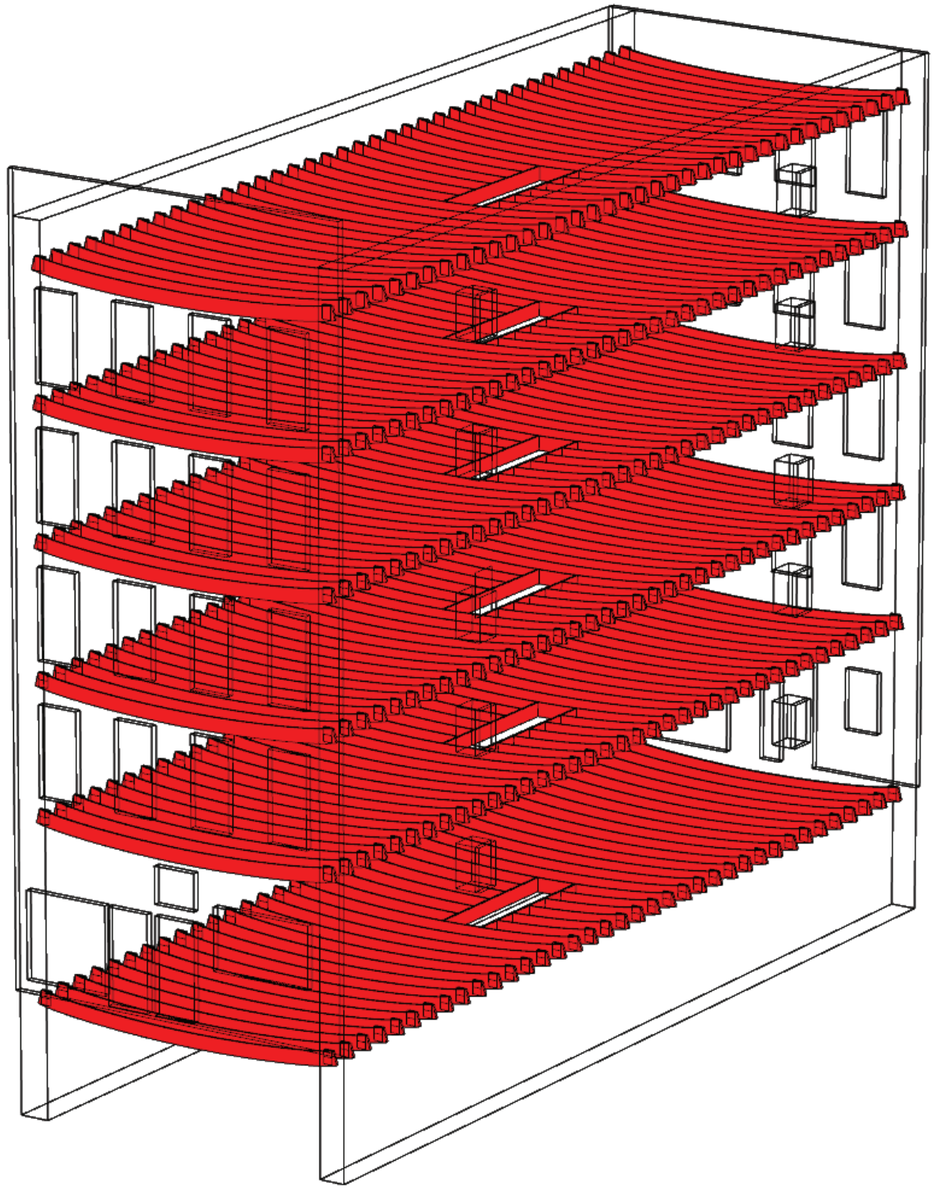
DEGRADED JOIST SLIPPING FROM POCKET

DEGRADED JOIST SLIPPING FROM POCKET

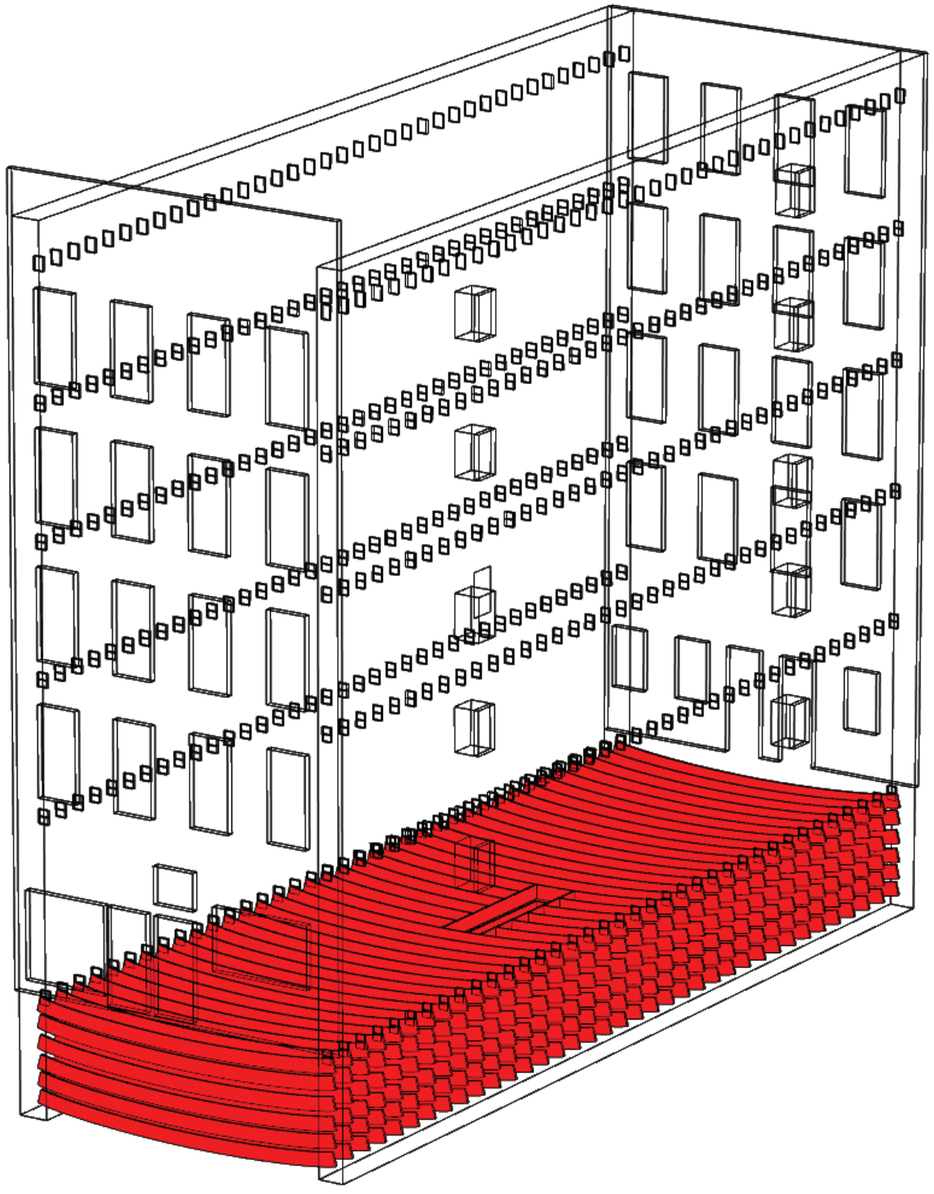
DEGRADED JOIST SLIPPING FROM POCKET



Joist Deformation and Dislodgement



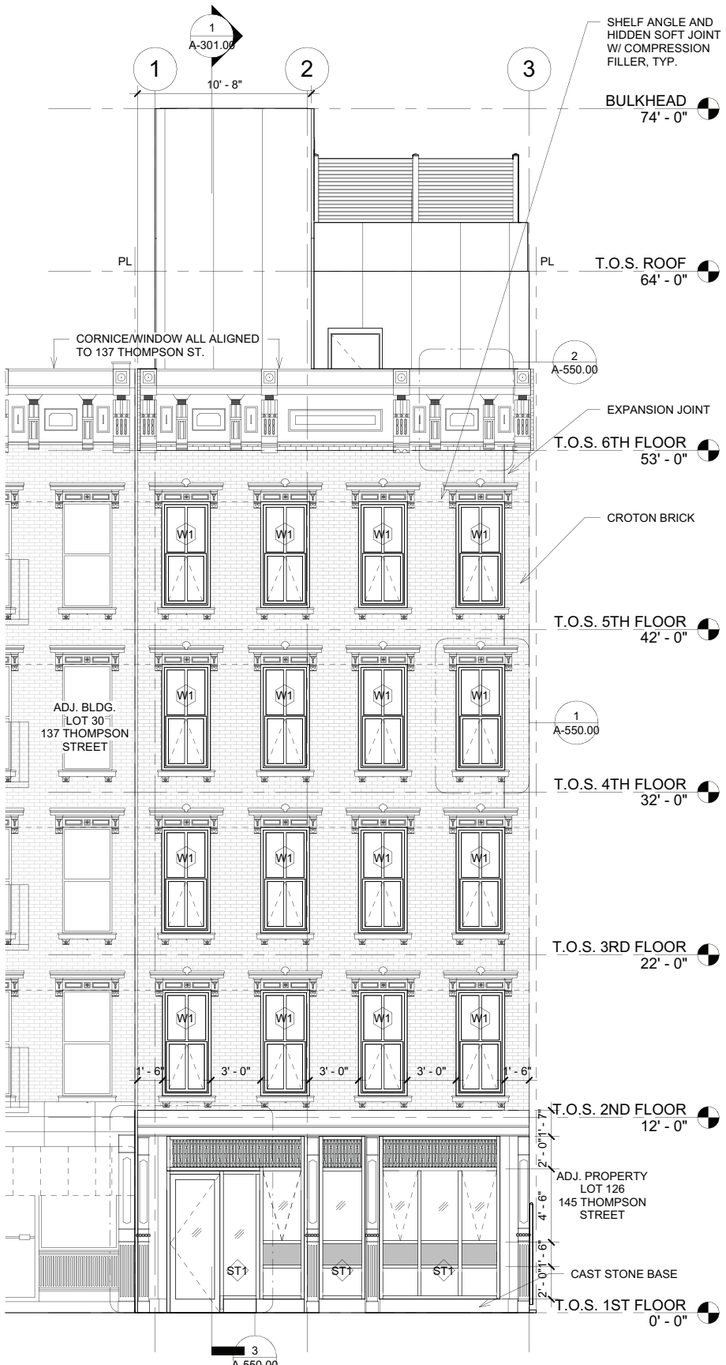
DEFORMED JOISTS (EXISTING CONDITION)



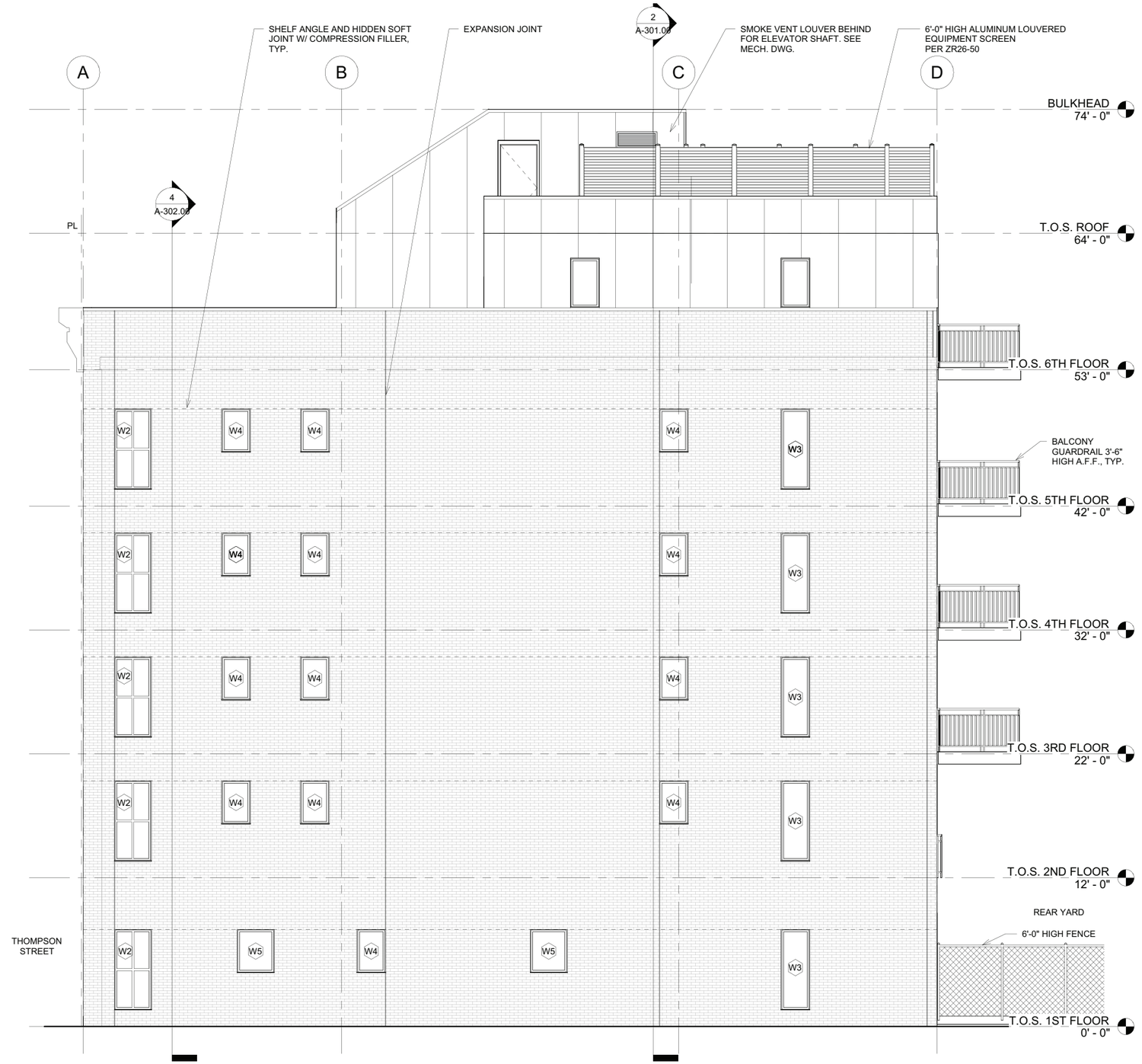
FLOOR PLATES “PANCAKED” ON TOP OF ONE ANOTHER

Existing Conditions - Risk of “Pancake” Collapse

Existing Photo - 139 Thompson



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

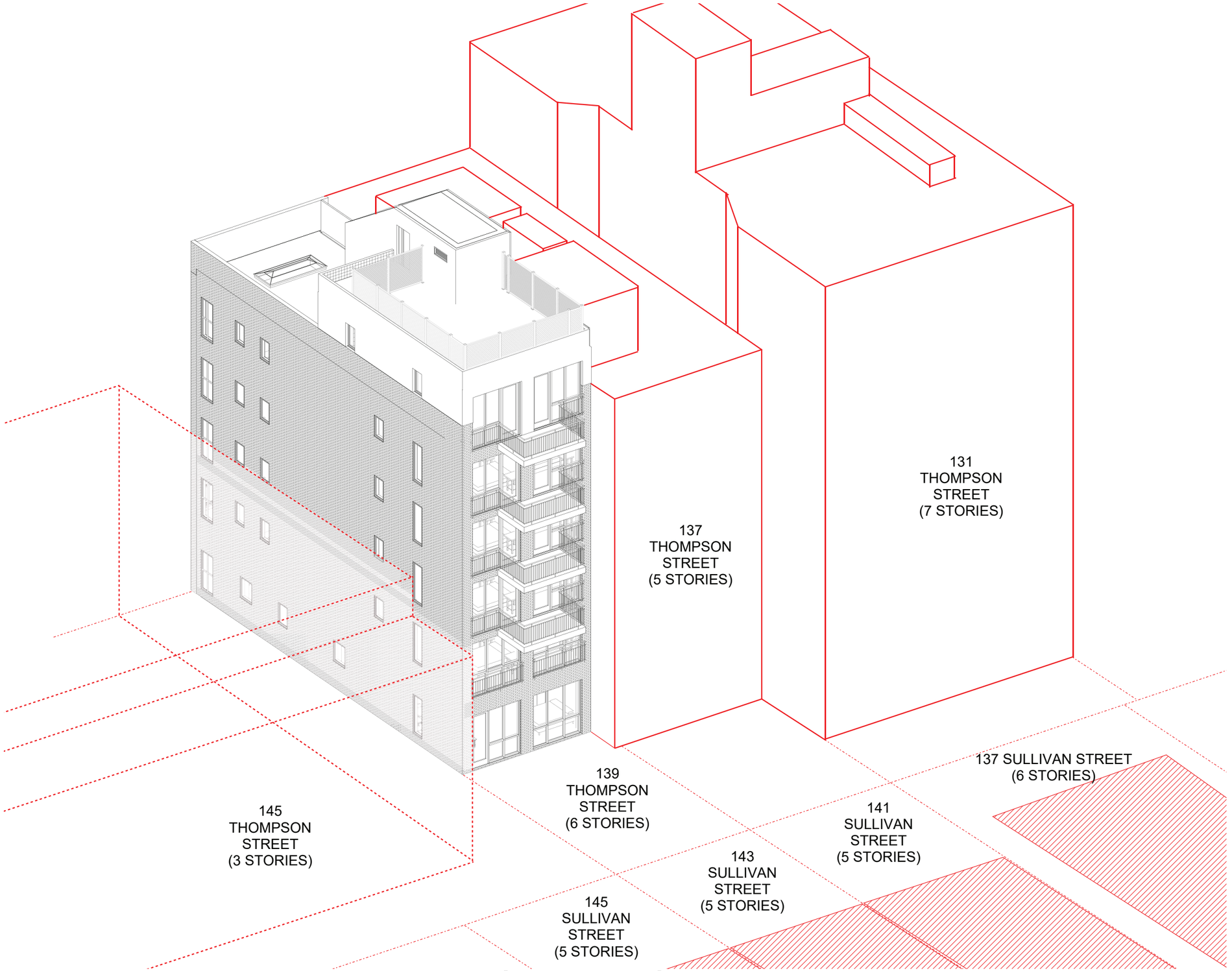


2 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

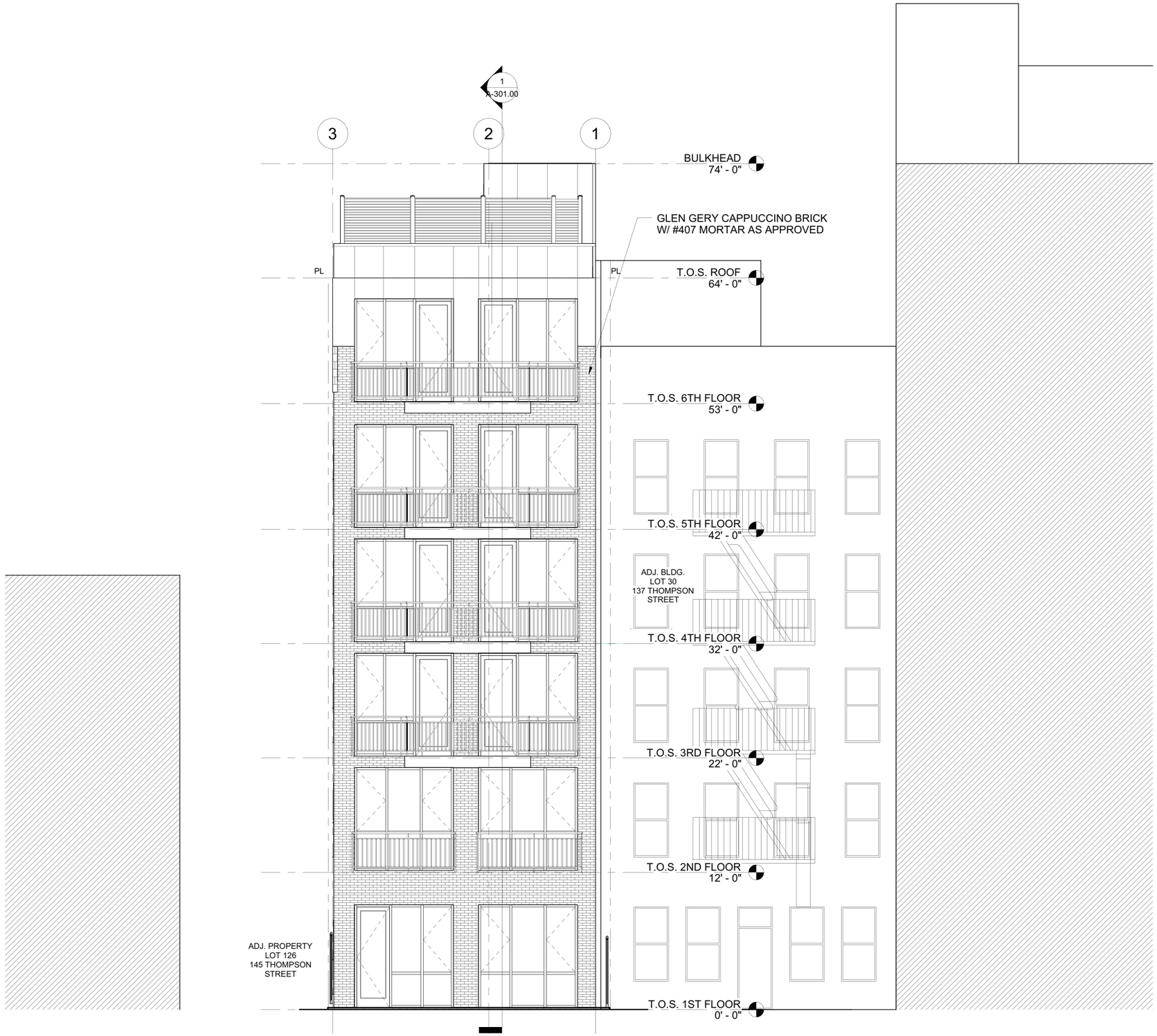
Proposed Elevation - 139 Thompson

Proposed Street View - 139 Thompson

Rear Yard - 139 Thompson



Rear Yard - 139 Thompson



Proposed Rear Elevation - 139 Thompson