

Vice Chair Angie Masters
Landmarks Preservation Commission
253 Broadway
New York, NY 10007

April 21, 2026

Dear Vice Chair Angie Masters,

The Municipal Art Society of New York (MAS) urges the Landmarks Preservation Commission (LPC) to reject the proposal to demolish 139 Thompson Street, a structure within the Sullivan-Thompson Historic District. MAS recognizes the challenges in upkeeping landmarked structures, and we urge the City to support property owners with the tools and resources needed to maintain their landmarked buildings while increasing enforcement under the Vulnerable Historic Buildings Action Plan.

MAS views this proposal as part of the troubling tendency of the demolition of designated structures. If maintenance was indeed deferred on this property, this further highlights the trend of demolition by neglect that has been documented by MAS, our preservation colleagues, and the City over the past few years.

Although outside of LPC's scope, this proposal also highlights another negative direction in the city's housing stock: the loss of rent-regulated housing to new development that yields fewer and more expensive units. The demolition of 139 Thompson Street would result in the loss of 19 homes, 12 of which are rent regulated. The proposed replacement building would provide only six apartments. MAS recognizes that given today's modern building standards, these units could not be replaced in-kind with new development.

In the midst of the city's housing crisis, preservation must be utilized to safeguard existing affordable units and protect vulnerable tenants. Rejecting this proposal would affirm the City's commitment to historic resources and supporting the designations that uphold neighborhood character and livability for New Yorkers.

Sincerely,



Keri Butler
President, Municipal Art Society of New York