

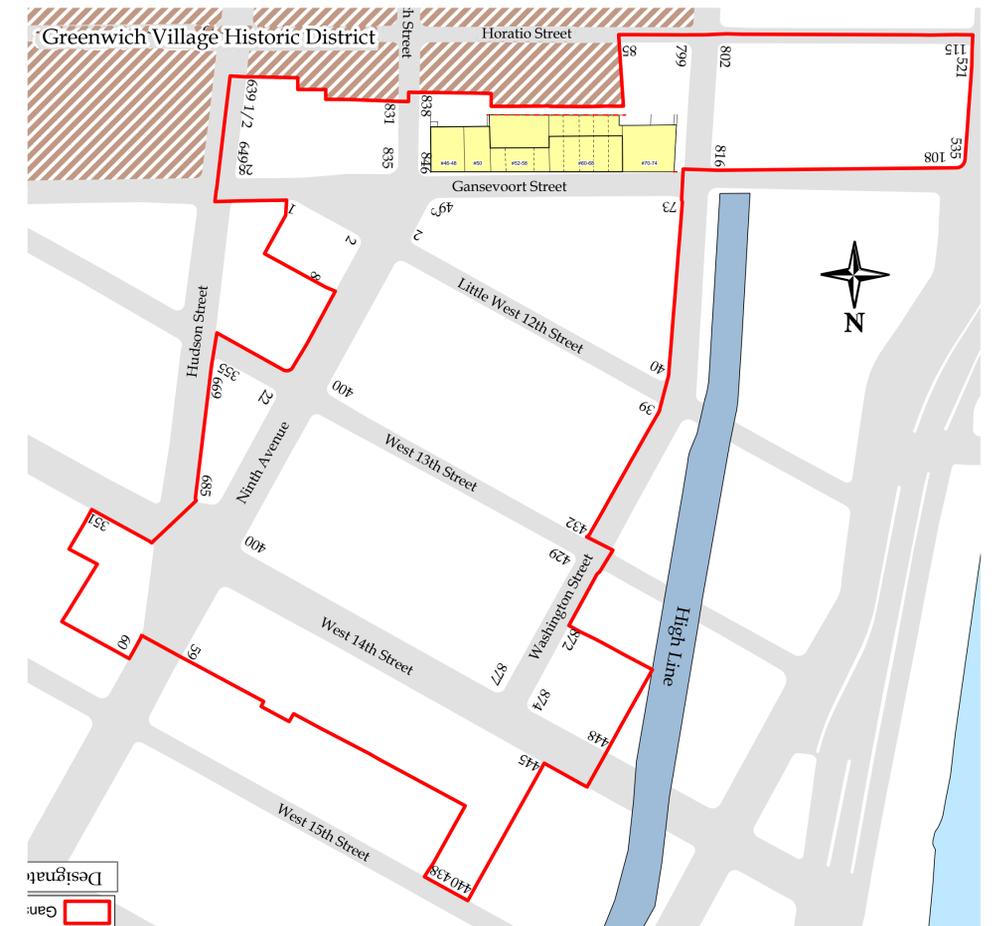
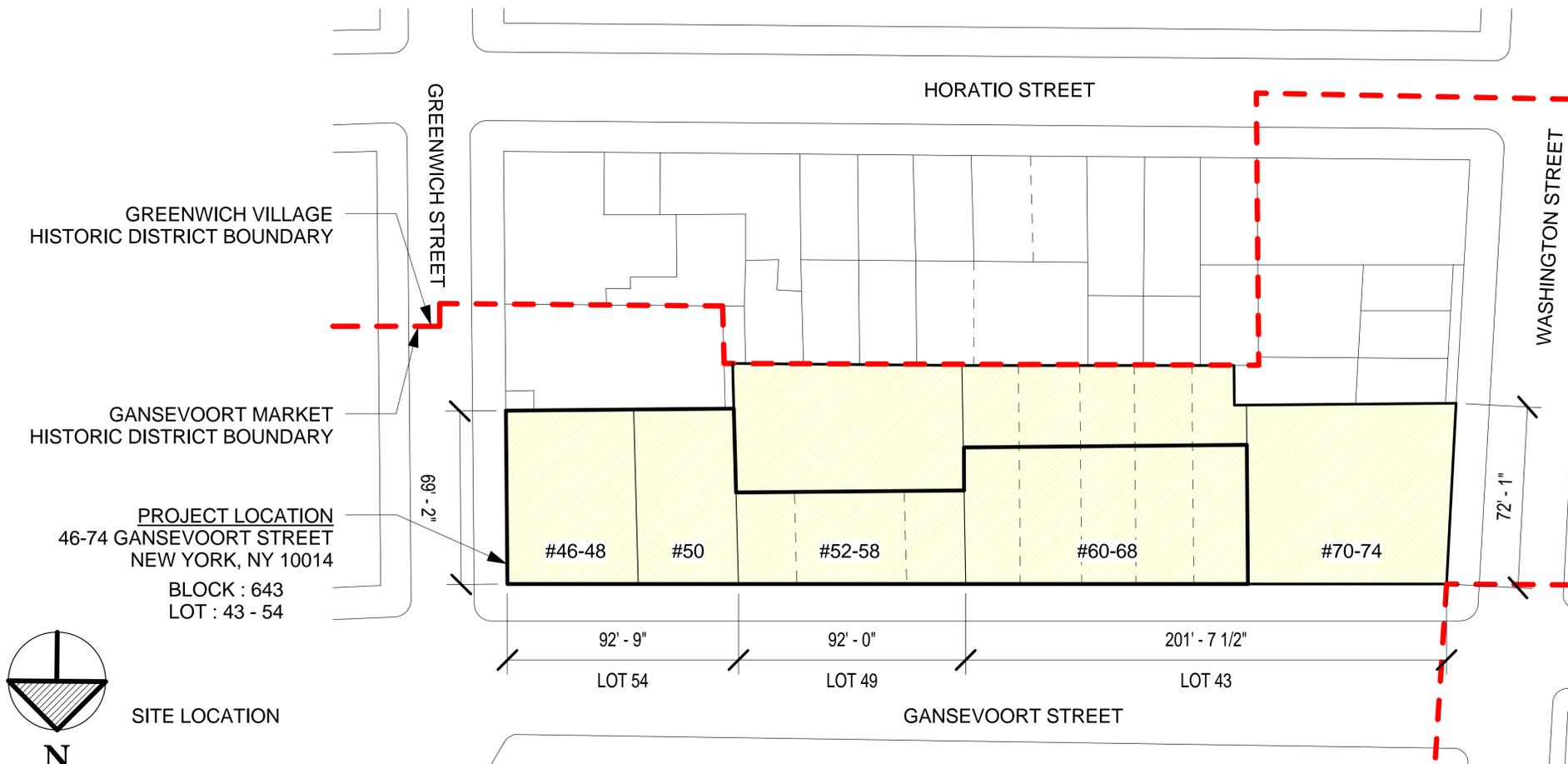
#46-48

#50

#52-58

#60-68

#70-74



GANSEVOORT STREET SITE PLAN, ELEVATION AND DISTRICT MAP

46-74 GANSEVOORT STREET

BKSK

EXISTING CONDITION



EXISTING GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

HISTORIC CONDITION



GANSEVOORT STREET, GANSEVOORT MARKET PHASE 1880 - 1928

46-74 GANSEVOORT STREET

46-74 GANSEVOORT ST



1938

PROPOSED / HISTORIC GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

SUMMARY OF EVOLUTION



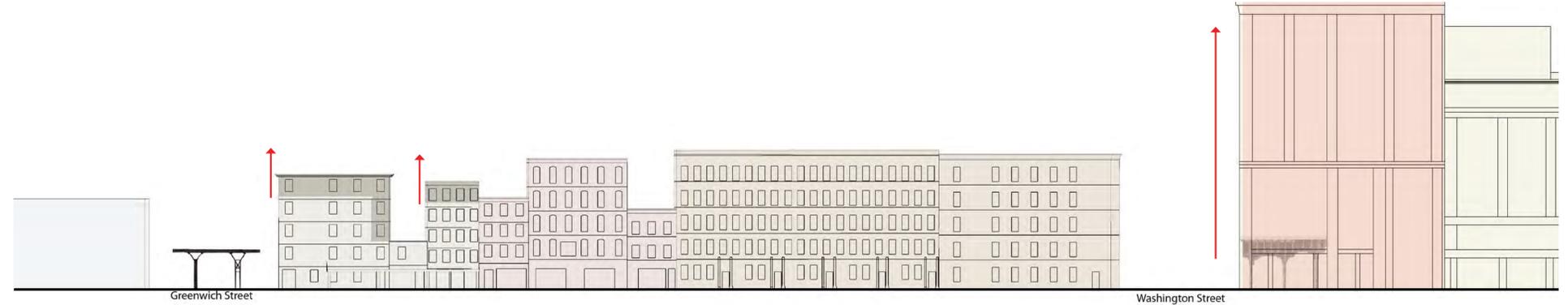
HISTORIC 1933



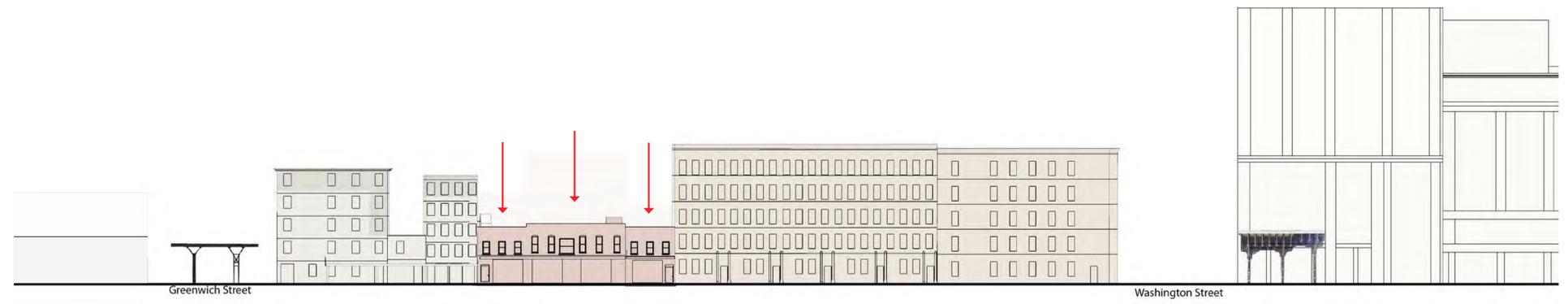
PRESENT



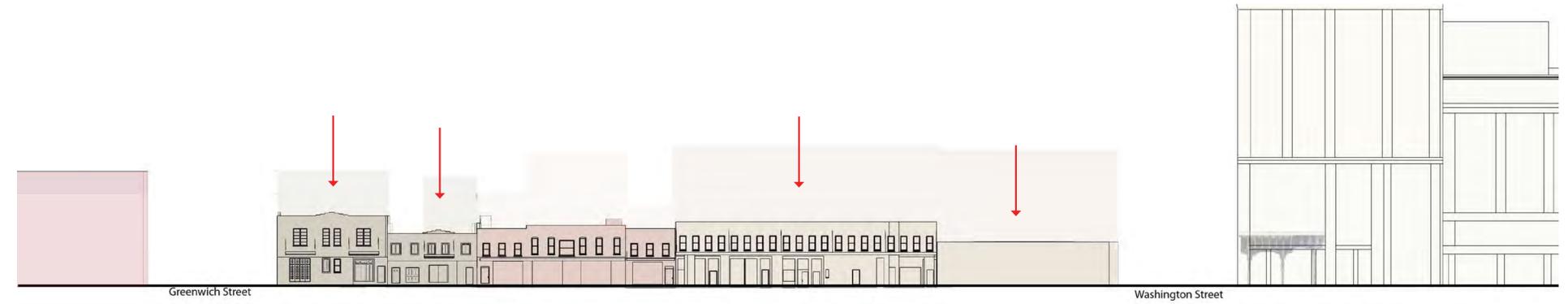
1887 - 1895



1895 - 1936



1937 - 1938

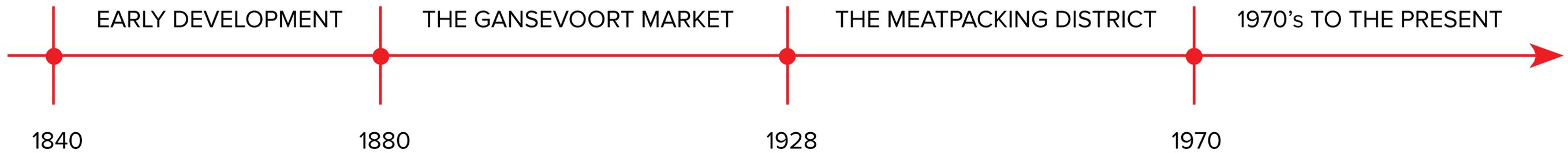


1939-1940; PRESENT

HISTORIC STREET BUILDING PROFILE

46-74 GANSEVOORT STREET

DESIGNATION REPORT PHASES OF DEVELOPMENT



“Because of the varied nature of the district it also gives us a wonderful opportunity to regulate . . . how do we approach this district . . . **We recognize of course that evolution has gone on since the 1840’s and building types have continued to evolve and grow, new buildings have continued to come . . . and we will approach regulation in the spirit of the growth and change of this area.**”

- Commissioner Meredith Kane, 2003 Designation Hearing



1876



1931

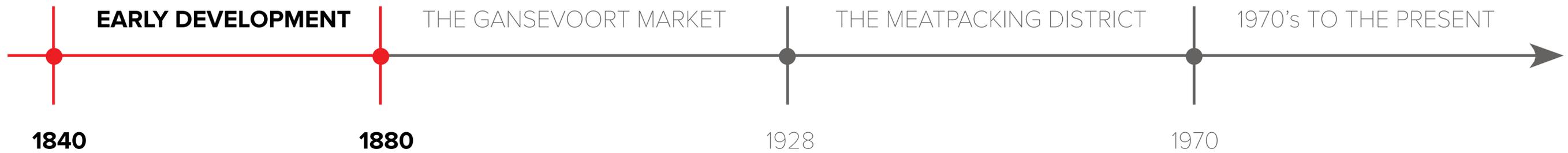


1932



2014

EARLY DEVELOPMENT, 1840-1879



“The neighborhood developed in the mid-19th Century with both residences and heavy industry . . . **This mixture of residential and industrial structures reflects an older pattern of development within Manhattan that was largely disappearing by the 1840’s**, and in fact contrasted with nearby residential areas of Chelsea and Greenwich Village.”

- Gansevoort Market Historic District Designation Report, 2003; Page 7 Paragraph 2.



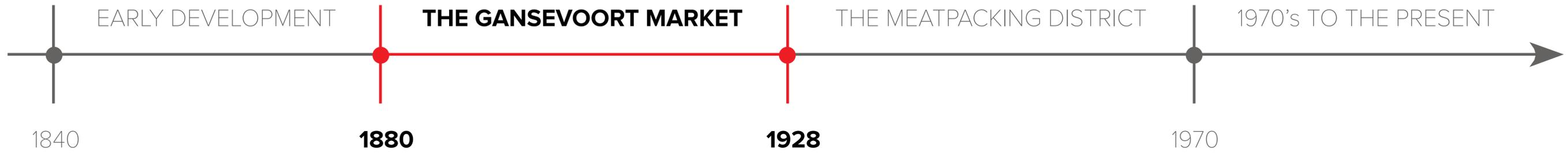
1880



PERRIS MAP 1862, PLATE 61

PROPOSAL SITE

THE GANSEVOORT MARKET, 1880-1928



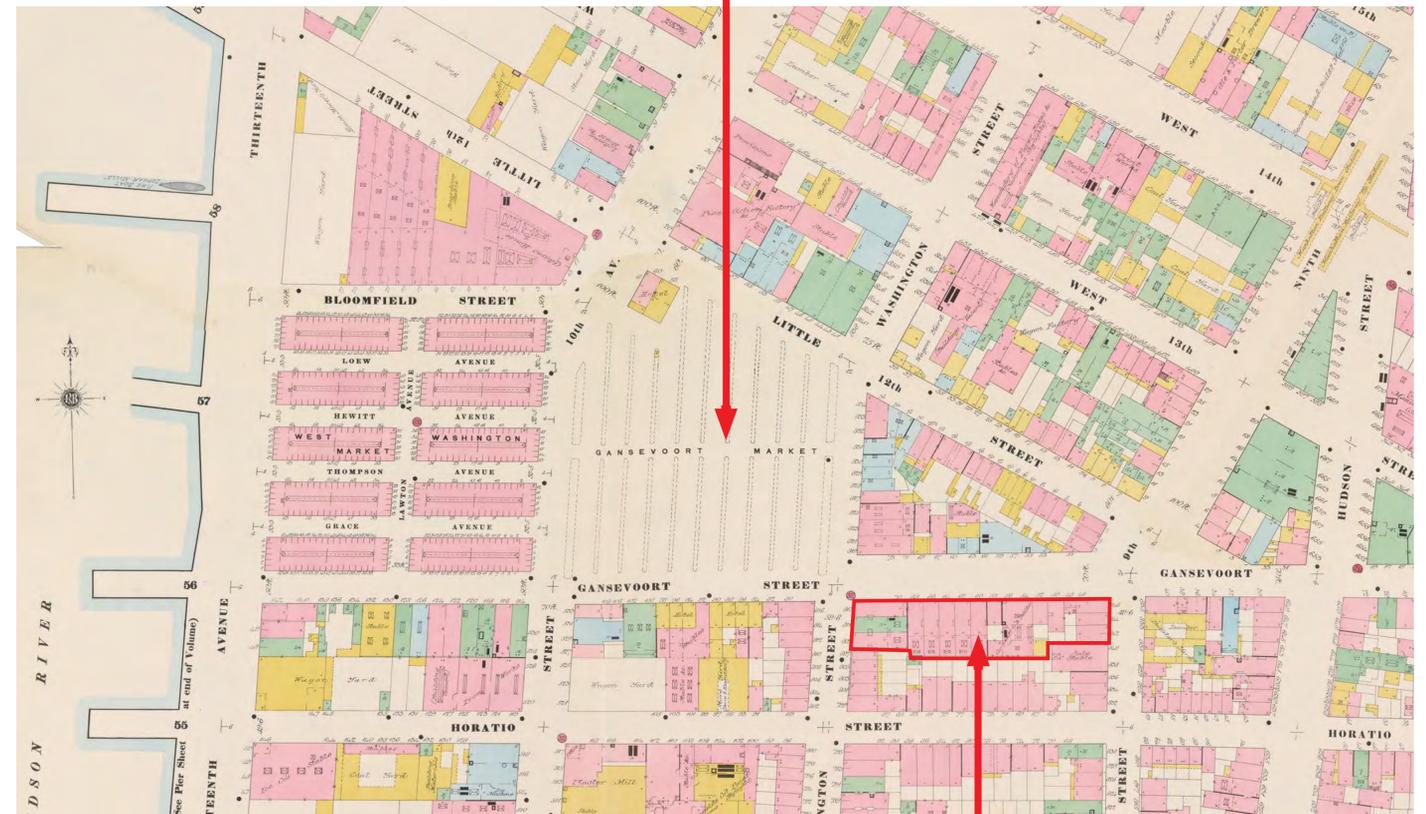
“Residential and commercial development in the historic district was particularly spurred in the 1880’s by . . . the open-air farmers’ market (later **Gansevoort Market**) (1879), for regional produce, at Gansevoort and Washington Streets.”

- Gansevoort Market Historic District Designation Report, 2003; Page 8 Paragraph 3.

GANSEVOORT MARKET 1880 - 1949



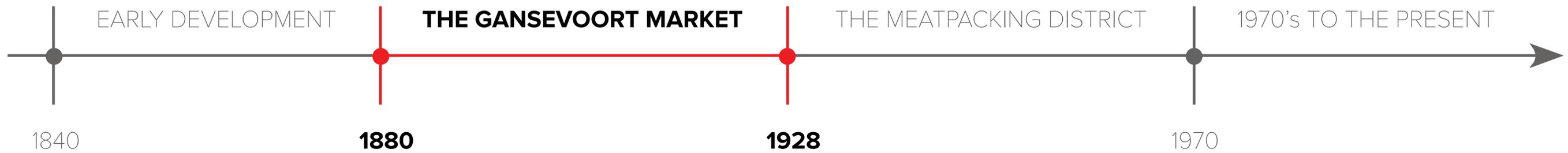
GANSEVOORT MARKET, 1900



SANBORN MAP 1895, PLATES 60, 61, 63, 64

PROPOSAL SITE

THE GANSEVOORT MARKET, 1880-1928



“Two adjacent street improvements, undoubtedly in response to the increase in traffic to the markets, included the extension of Washington Street from Little West 12th Street to West 14th Street (c. 1881-85) and the widening of Gansevoort Street between Hudson Street and the river (1887).”

- Gansevoort Market Historic District Designation Report, 2003; Page 9 Paragraph 4.

“From the 1880’s until World War II, wholesale produce, fruit, groceries, dairy products, eggs, specialty foods, and liquor (until Prohibition) were among the dominant businesses within the district in response to the adjacent markets, **particularly along Gansevoort, Little West 12th, and Washington Streets.**”

- Gansevoort Market Historic District Designation Report, 2003; Page 9 Paragraph 5.



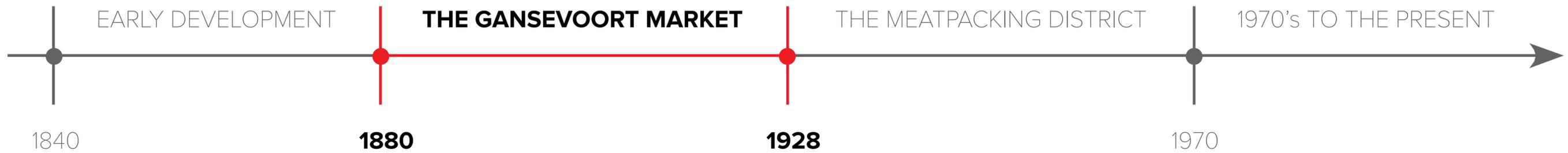
SANBORN MAP 1895, PLATES 60, 61, 63, 64

PROPOSAL SITE



859-877 WASHINGTON STREET, 1887 MARKET

THE GANSEVOORT MARKET, 1880-1928



“The bulk of buildings in the district date from the 1880’s through the 1920’s . . . Commercial construction during this period, **which represents the highest percentage of the district’s varied yet distinctive building stock, included not only low-rise purpose built market buildings, but also, in a variety of period styles, stables buildings, and five- and six-story store-and-loft buildings and warehouses** were constructed to house and serve these businesses. The warehouses, in particular, are among the most monumental structures in the district.”

- Gansevoort Market Historic District Designation Report, 2003; Page 3 Paragraph 3.



22-30 LITTLE WEST 12th STREET
STABLES, 1908-1911



420-424 WEST 14th STREET
STORE-AND-LOFT, 1903



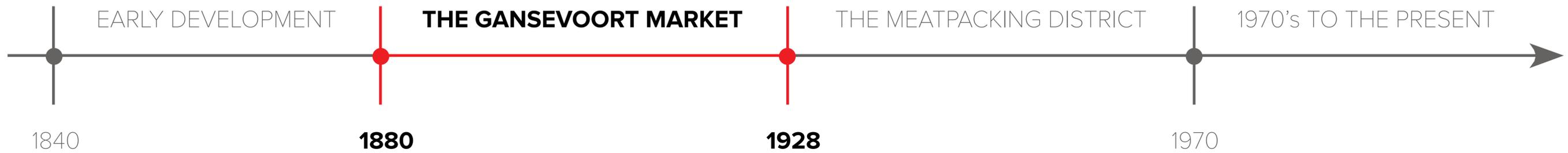
799 WASHINGTON STREET
WAREHOUSE, 1910

HISTORY AND DEVELOPMENT OF THE GANSEVOORT MARKET HISTORIC DISTRICT

46-74 GANSEVOORT STREET

BKSK

THE GANSEVOORT MARKET, 1880-1928

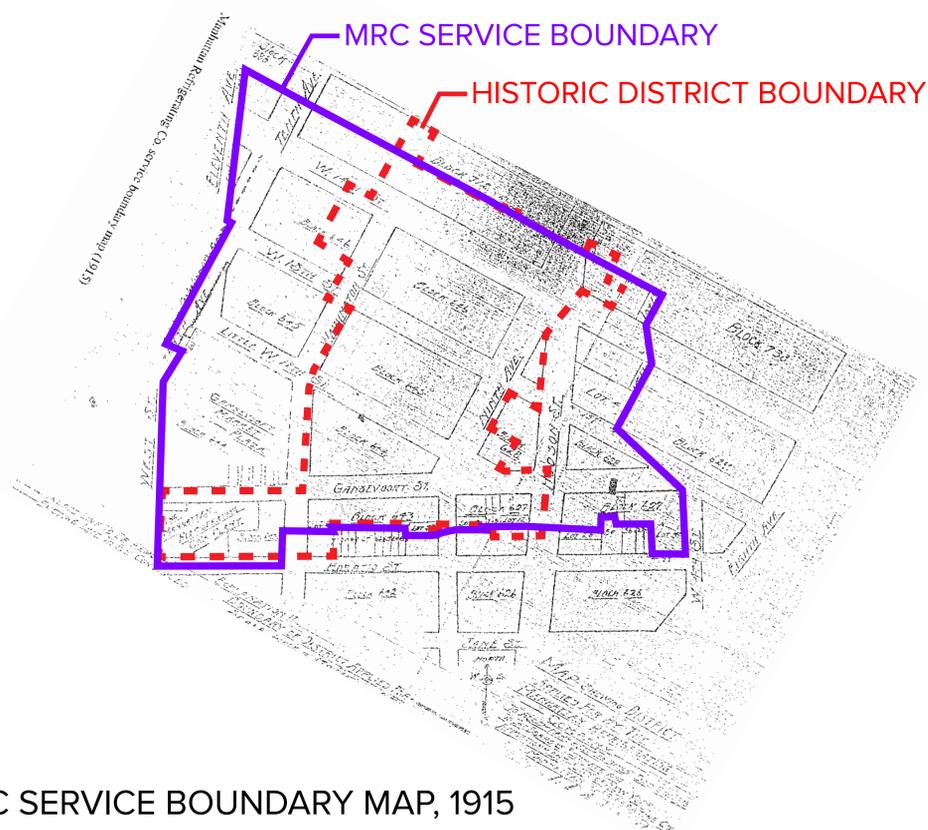


“The underground refrigeration system, the new piers, and the emergence of new uses . . . further triggered the 20th-century construction and **architectural change and flexibility that has shaped the character of the Gansevoort Market Historic District.**”

- Gansevoort Market Historic District Designation Report, 2003; Page 4 Paragraph 2-3.

“The boundaries of the historic district include the heart of the MRC [Manhattan Refrigerating Company] service boundary map at that time [1917].”

- Gansevoort Market Historic District Designation Report, 2003; Page 13 Paragraph 4.

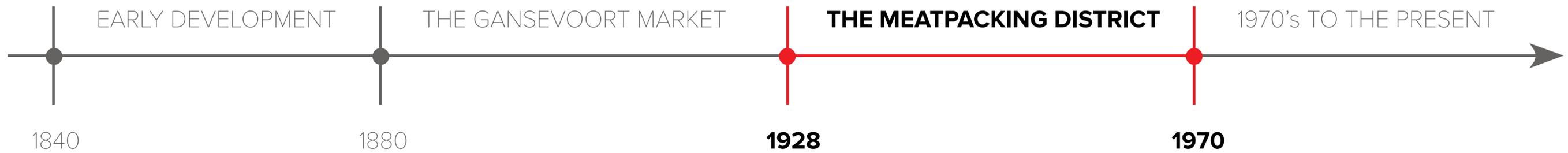


1932



108 GANSEVOORT STREET

THE MEATPACKING DISTRICT, 1928-1970



“The completion of several more transportation and development projects (most located outside the historic district) in the 1930’s spurred **another major phase of new low-rise construction and functional conversion for market use of existing buildings** within the historic district.”

- Gansevoort Market Historic District Designation Report, 2003; Page 17 Paragraph 2.

“Many of the buildings in the district that were architecturally adapted for market functions were properties acquired through foreclosure at the height of the Depression. **Most of the buildings were functionally maximized at two stories (vacant, formerly residential, upper stories were no longer necessary)**: the lower story was refrigerated for produce or meat use and the upper story held offices.”

- Gansevoort Market Historic District Designation Report, 2003; Page 17 Paragraph 4.



46-48 GANSEVOORT STREET
MARKET, 1938-39



52-58 GANSEVOORT STREET
STABLES, c. 1850-1854; ALTERED TO MARKET, 1937



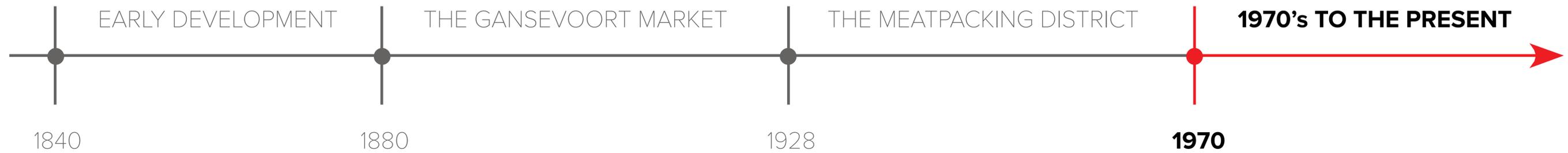
LITTLE WEST 12th STREET
1932

HISTORY AND DEVELOPMENT OF THE GANSEVOORT MARKET HISTORIC DISTRICT

46-74 GANSEVOORT STREET

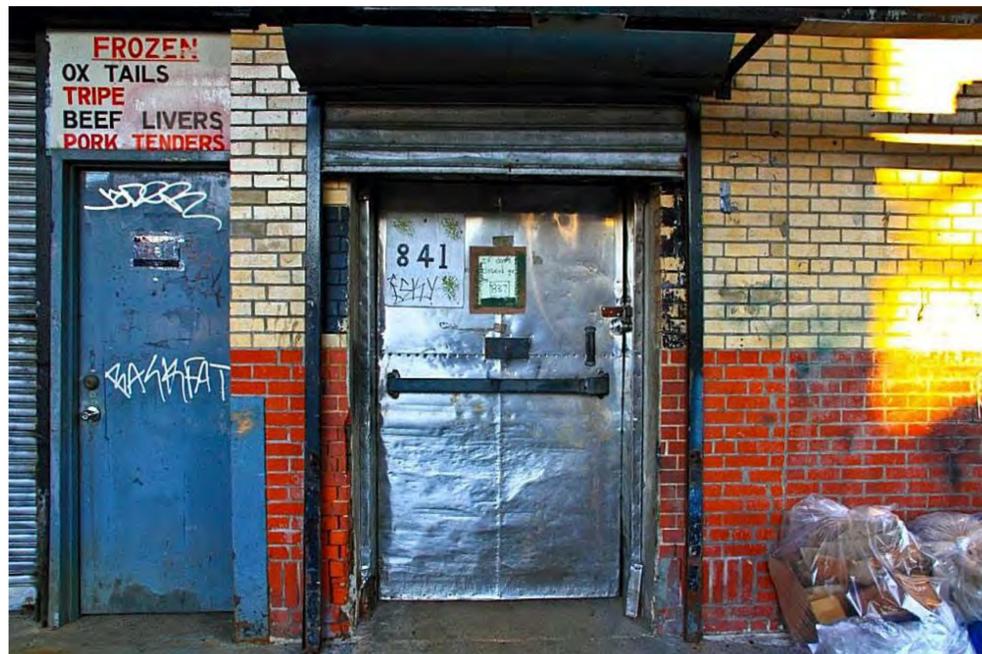
BKSK

1970's TO THE PRESENT



“Today the Gansevoort Market Historic District is a vibrant neighborhood that has greatly increased in popularity in the last several years . . . The historic district, despite recent changes, retains a strong and integral sense of place as a market district, due to its distinctive streetscapes, metal canopies, notable buildings, both purpose-built and those adapted over the years for market use, and its unusual street pattern with its Belgian block paving.”

- Gansevoort Market Historic District Designation Report, 2003; Page 19 Paragraph 7.



841 WASHINGTON STREET



69 GANSEVOORT STREET



859-877 WASHINGTON STREET
Photo : Brian Rose, 2013

46-48 GANSEVOORT ST



PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

50 GANSEVOORT ST



PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

52-58 GANSEVOORT ST



Gansevoort Market Historic District Designation Report



New York City Landmarks Preservation Commission 2003

PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

60-68 GANSEVOORT ST



PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

46-74 GANSEVOORT ST



PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

70-74 GANSEVOORT ST



1930

EXISTING / HISTORIC WASHINGTON STREET VIEW

46-74 GANSEVOORT STREET

70-74 GANSEVOORT ST



1930

PROPOSED / HISTORIC WASHINGTON STREET VIEW

46-74 GANSEVOORT STREET

BUILDING TYPES IN THE GANSEVOORT MARKET HISTORIC DISTRICT

“Throughout its 20th-century history, the Gansevoort Market Historic District has accommodated an extraordinarily wide variety of commercial, manufacturing, and industrial functions, other than just the predominant produce- and meat-related industries. This may have been due, in part, to the location and the flexibility of many of the store-and-loft and warehouse buildings.”

- Gansevoort Market Historic District Designation Report, 2003; Page 18 Paragraph 2.

BUILDING TYPES IN THE GANSEVOORT MARKET HISTORIC DISTRICT

Residential
Rowhouses and Town Houses (with stores)
 643-649 Hudson Street (c. 1840)
 803-807 Washington Street (c. 1841)
 56-60 Ninth Avenue (c. 1841-42)
 351-355 West 14th Street (c. 1842-44) town houses
 21-27 Ninth Avenue (c. 1844-46; 1923-24 alteration as market buildings)
 44-54 Ninth Avenue (aka 357 West 14th Street) (c. 1845-46)
 3-7 Ninth Avenue (c. 1849)
 8-12 Little West 12th Street (c. 1849, c. 1852/ 1895)
 639-1/2 Hudson Street (c. 1854)
Tenement (with store)
 641 Hudson Street (1885-86, James Stroud)
French Flats (with stores)
 34 Gansevoort Street (1870, Charles Mettam)
 407 West 14th Street (1876, John B. Snook)
 440 West 14th Street (1887, James W. Cole)
 67 Gansevoort Street (1887, B. J. Schweitzer)
 442 West 14th Street (1890, Thom & Wilson)
Apartment Building
 838-840 Greenwich Street (1980-81, Seymour Churgin)

Factories
 669-685 Hudson Street (aka 22-36 Ninth Avenue/355-361 West 13th Street)(c. 1849; c. 1854-60) Herring Safe & Lock Co.
 416-418 West 14th Street (1874, S.W. Johnson) Merchants' Print Works
 409-411 West 14th Street (1876, John B. Snook) Centennial Brewery
 405 West 14th Street (1878, Philip Herrman) carpenter shop
 109-111 Horatio Street (1897-98, Lansing C. Holden) MRC power plant [also warehouse (cold storage)]
 416-424 West 13th Street (aka 17-37 Little West 12th Street) (1901-02, Trowbridge & Livingston) P.F. Collier & Son (printing)
 414 West 13th Street (1929-30, Lockwood Greene Engineers, Inc.) General Electric Co.

Market Buildings
 823, 825-827, and 829 Washington Street (1880, Joseph M. Dunn)
 831 Washington Street (1880, C. F. Ridder, Jr.)
 833 Washington Street (aka 38-40 Little West 12th Street)(1880, W.G. Buckley)
 32-34 and 36 Little West 12th Street (1880, James Stroud)
 859-877 Washington Street (aka 427-429 West 13th Street and 428-432 West 14th Street)(1887, James W. Cole)
 413-435 West 14th Street (1914, James S. Maher; 1922 addition, William P. Seaver)
 401-403 West 14th Street (aka 47-59 Ninth Avenue) (1923, James S. Maher) [also lofts building]
 444 West 14th Street (1923, James S. Maher)

28

835 Washington Street (aka 39 Little West 12th Street) (1926-27, Keeler & Fernald)
 14-20 Little West 12th Street (1928, John B. Snook Sons)
 15 Little West 12th Street (1933, Martin Smith; c. 1961 addition, attributed to Abraham L. Seiden)
 13 Little West 12th Street (1933, Martin Smith; 1969 addition, Abraham L. Seiden)
 446-448 West 14th Street (1936-37, H. Peter Henschien and Axel S. Hedman)
 52-58 Gansevoort Street (c. 1850-54, James C. Hoe & Co. factory/tenements; 1937 alteration, S. Walter Katz)
 837-843 Washington Street (aka 426-432 West 13th Street) (1938, David M. Oltarsh)
 46-50 Gansevoort Street (aka 842-846 Greenwich Street) (1938-39, Charles H. Stadler)
 817-821 Washington Street (aka 71-73 Gansevoort Street) (1886-87, James W. Cole, French flats; 1940 alteration)
 60-68 Gansevoort Street (1880-81, George B. Pelham, tenements; 1940 alteration, Voorhees, Walker, Foley & Smith)
 809-813 Washington Street (aka 70-74 Gansevoort Street) (1940-42, Voorhees, Walker, Foley & Smith; 1950 alteration)
 408-412 West 13th Street (1941, Charles N. & Selig Whinston)
 36-40 Gansevoort Street (aka 831-835 Greenwich Street) (1947-48, Horace Ginsbern & Assocs.)
 69 Gansevoort Street (1949, George H. Suess) restaurant
 402-404 and 406 West 13th Street (1950 and 1955, Abraham L. Seiden)

Store-and-Loft Buildings and Warehouses
Store-and-Loft Buildings
 53-61 Gansevoort Street (1887, Joseph M. Dunn)
 1 Little West 12th Street (1887, Peter J. Zabriskie)
 402-408 West 14th Street (1891, Frank Otto Fiedler)
 419 West 13th Street (1900, William H. Whittal) [also stables building]
 420-424 West 14th Street (1903-04, Thomas H. Styles)
 405-409 West 13th Street (aka 410 West 14th Street) (1909, Charles H. Cullen)
 401-403 West 14th Street (aka 47-59 Ninth Avenue) (1923, James S. Maher) [also market building]
Warehouses
 400 West 14th Street (aka 37-45 Ninth Avenue) (1886, Joseph M. Dunn)
 414 West 14th Street (1887, Joseph M. Dunn)
 32 Gansevoort Street (1893, Charles R. Behrens)
 97-103 Horatio Street (1899-1900, George P. Chappell)
 411-417 West 13th Street (aka 412 West 14th Street)
 421-425 West 13th Street (1901-02, Hans E. Meyen)
 29-35 Ninth Avenue (aka 401-403 West 13th Street) (1902-03, Boring & Tilton)
 426 West 14th Street (1908-10, Lafayette A. Goldstone)
 799-801 Washington Street (aka 85-87 Horatio Street) (1910, Joseph C. Cocker)
 5 Little West 12th Street (aka 2-8 Ninth Avenue) (1913, La Farge, Morris & Cullen)
 3 Little West 12th Street (1918-19, John G. Michel)
Cold Storage Warehouses (Manhattan Refrigerating Co.; altered as apartment buildings 1980-82)
 109-111 Horatio Street (1897-98, Lansing C. Holden) [also power plant]
 521-525 West Street (aka 113-115 Horatio Street) (1897-98, Lansing C. Holden)
 527-531 West Street (aka 100-102 Gansevoort Street) (1898-1906, Lansing C. Holden)

29

94-98 Gansevoort Street (1910-12, J. Graham Glover)
 90-92 Gansevoort Street (1911-12, J. Graham Glover)
 105-107 Horatio Street (1912-13, J. Graham Glover)
 84-88 Gansevoort Street (1923-26, J. Graham Glover)
 802-816 Washington Street (aka 76-82 Gansevoort Street and 91-95 Horatio Street) (1931-35, John B. Snook Sons)
 104-108 Gansevoort Street (aka 533-535 West Street) (1932, John B. Snook Sons)

Stables Buildings and Garages
 9-19 Ninth Avenue (aka 7-11 Little West 12th Street) (1881, 1889; 1905 and 1908, George M. McCabe, stables; 1921-22 alteration, Bloch & Hesse, garage)
 51 Gansevoort Street (1887)
 439-445 West 14th Street (aka 438-440 West 15th Street) (1892-93, Thomas R. Jackson)
 419 West 13th Street (1900, William H. Whittal) [also lofts building]
 22-26 and 28-30 Little West 12th Street (1908-11, John M. Baker)
 63-65 Gansevoort Street (1938-39, Albert K. Wilson) garage
 30 Gansevoort Street (1982) garage

Office Building
 411-417 West 13th Street (aka 412 West 14th Street) (1900-01, Thompson-Starrett Co., warehouse; 2002-03 addition/alteration, Steven Kratchman Architect, P.C.)

30

- RESIDENTIAL BUILDINGS
- FACTORIES
- MARKET BUILDINGS
- STORE-AND-LOFT BUILDINGS AND WAREHOUSES
- STABLES BUILDINGS AND GARAGES
- OFFICE BUILDING

EXCERPTS FROM GANSEVOORT MARKET HISTORIC DISTRICT DESIGNATION REPORT, 2003: PAGES 28, 29, 30

MARKET BUILDINGS IN THE HISTORIC DISTRICT : 2 TO 5 STORIES



46-48 GANSEVOORT STREET



835 WASHINGTON STREET



817 WASHINGTON STREET



859-877 WASHINGTON STREET



413-435 WEST 14th STREET



823-833 WASHINGTON STREET

BUILDING TYPES IN THE GANSEVOORT MARKET HISTORIC DISTRICT

46-74 GANSEVOORT STREET

LPC-APPROVED DEMOLITION OF “NO-STYLE” BUILDINGS



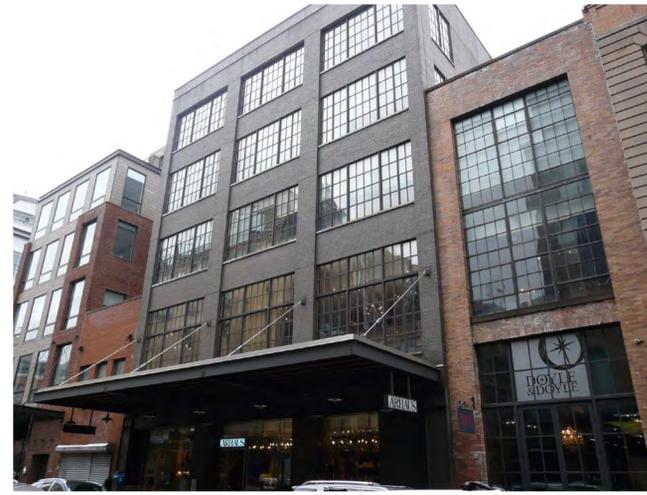
36-40 GANSEVOORT STREET



404-406 WEST 13th STREET



408-412 WEST 13th STREET



13-15 LITTLE WEST 12th STREET



THE GANSEVOORT MARKET HISTORIC DISTRICT POST-DESIGNATION

46-74 GANSEVOORT STREET

LPC-APPROVED ADDITIONS TO 2-STORY MARKET BUILDINGS

“Buildings instead of being demolished and rebuilt **were reconfigured upwards and downwards.**”

- Commissioner Roberta Gratz, 2003 Designation Hearing

POST-DESIGNATION APPROVALS :



837 WASHINGTON STREET
APPROVED 2011



9-19 NINTH AVENUE
APPROVED 2014

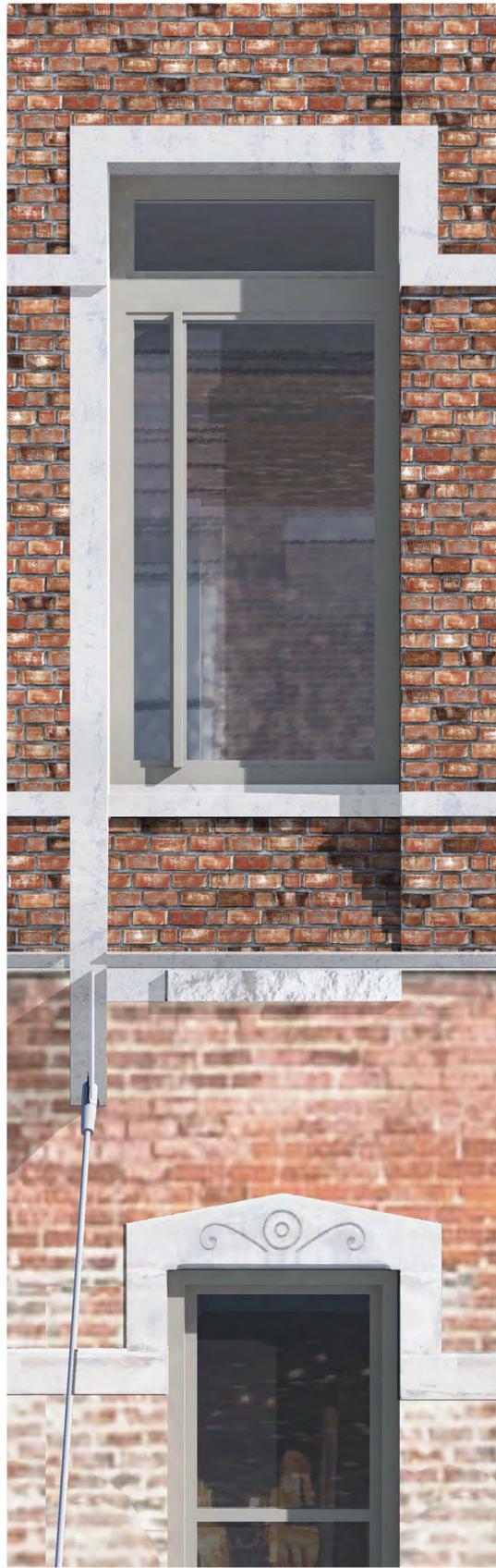
THE GANSEVOORT MARKET HISTORIC DISTRICT POST-DESIGNATION

46-74 GANSEVOORT STREET



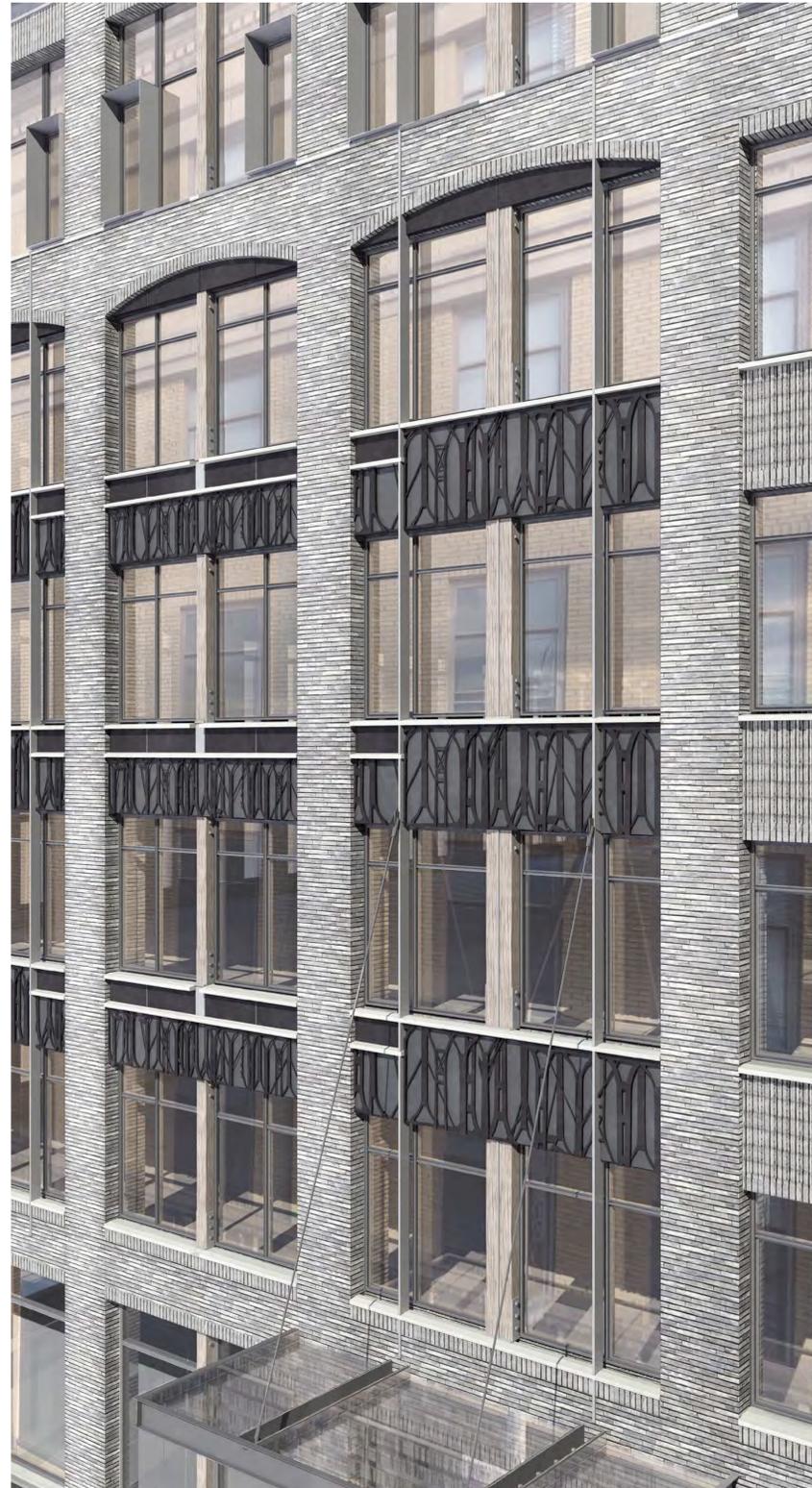
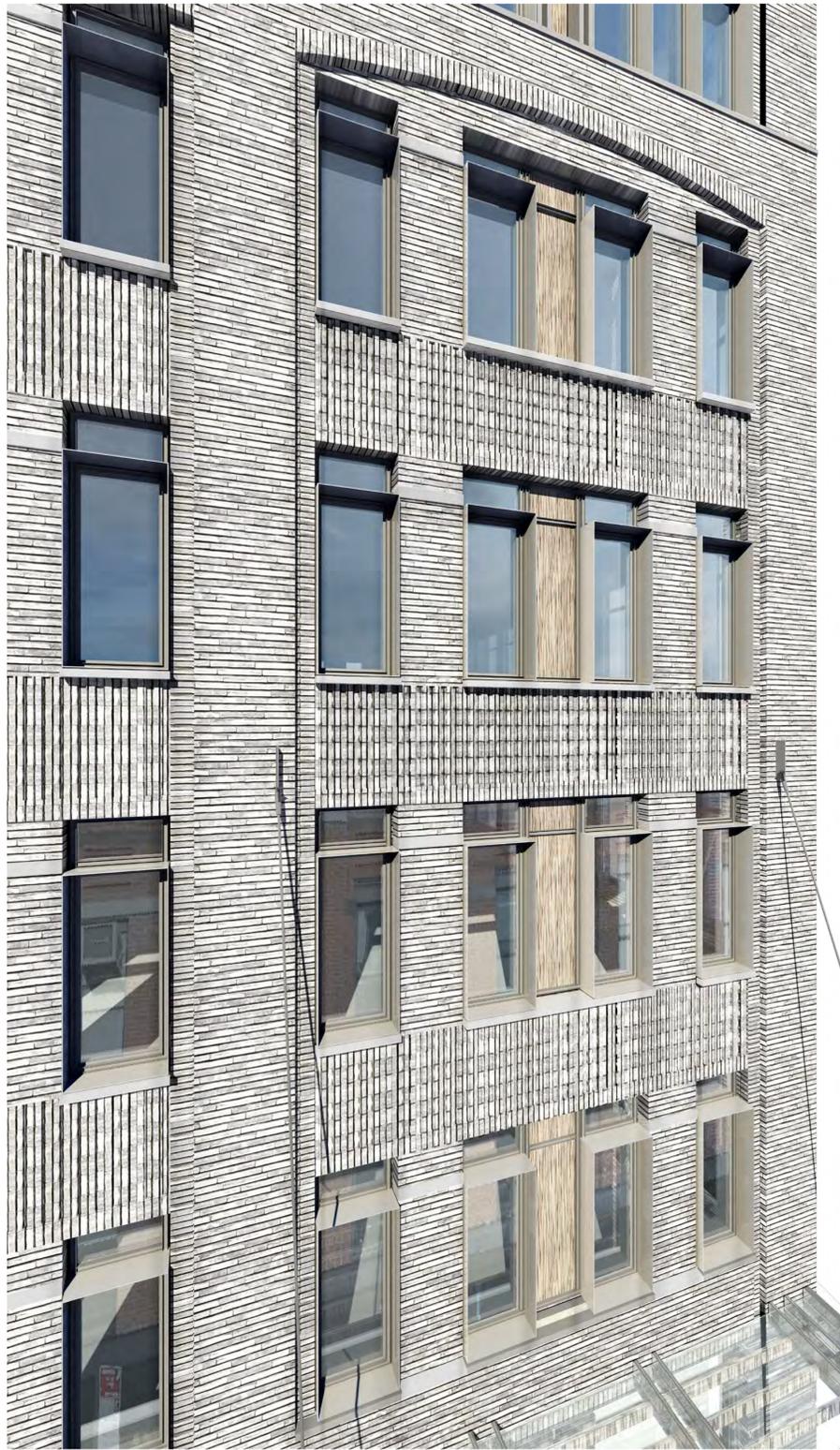
PROPOSED DESIGN DETAILS : 50 GANSEVOORT STREET

46-74 GANSEVOORT STREET



PROPOSED DESIGN DETAILS : 60-68 GANSEVOORT STREET

46-74 GANSEVOORT STREET



PROPOSED DESIGN DETAILS : 70-74 GANSEVOORT STREET

46-74 GANSEVOORT STREET



PROPOSED GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET