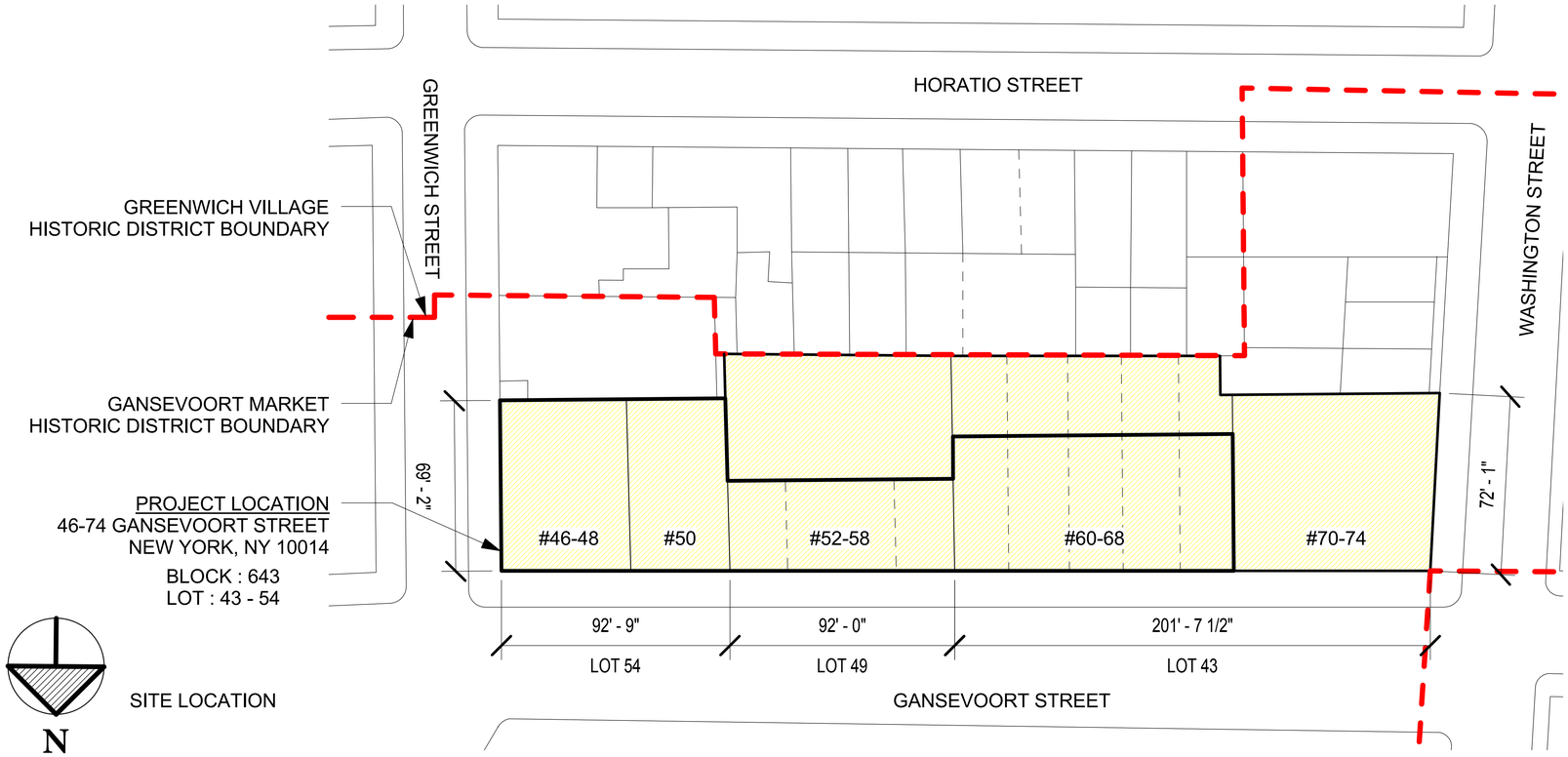
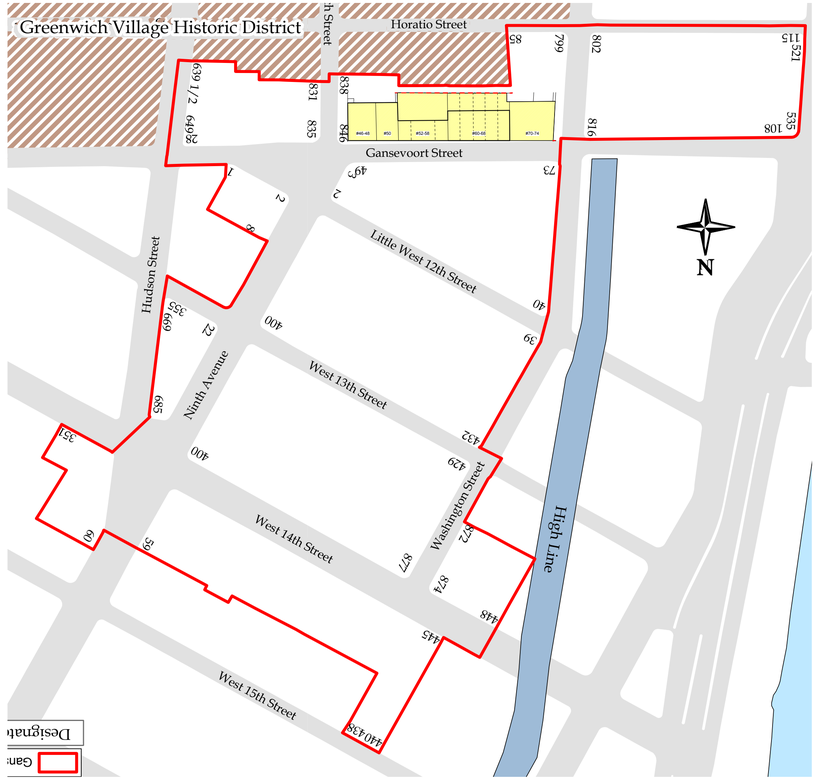
#46-48 #50 #52-58 #60-68 #70-74





GANSEVOORT STREET SITE PLAN, ELEVATION AND DISTRICT MAP

46-74 GANSEVOORT STREET

BKSK

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EXISTING CONDITION

EXISTING GANSEVOORT STREET VIEW

46-74 GANSEVOORT STREET

BKSK

05.31.16

PREVIOUSLY PROPOSED

PREVIOUSLY PROPOSED GANSEVOORT STREET - VIEW FROM 9TH AVENUE

46-74 GANSEVOORT STREET

BKSK

05.31.16

CHAIR'S COMMENTS FROM FEBRUARY 9th, 2016 PUBLIC HEARING

GENERAL

- Approach that applicants have taken is sound
- Proposal will enhance and be consistent with the type of streetscapes that are seen in the district
- Architectural expression and detailing for the new structures on the block should be simplified
- Proposed canopies are too elaborate; the team should look for a design that is similar to what existed historically

46 - 48 GANSEVOORT STREET

- No comments

50 GANSEVOORT STREET

- Reconsider approach and maintain the two-story scale of the existing building; a set-back additional floor may be appropriate

52 - 58 GANSEVOORT STREET

- No comments

60 - 68 GANSEVOORT STREET

- Rebuilding the five-story tenement structure is appropriate but look at the building heights the tenements had and replicate that height
- Eliminate the penthouse
- Consider more clearly referencing the division between the two remaining stories of the tenement and the three new stories

70 - 74 GANSEVOORT STREET

- Location can take a loft-style building
- Height should be more characteristic of a loft building
- Restudy the buildings scale and proportion and relate the proposed design to other loft buildings in the historic district
- Eliminate the penthouse

PREVIOUSLY PROPOSED

PREVIOUSLY PROPOSED GANSEVOORT STREET - VIEW FROM 9TH AVENUE

46-74 GANSEVOORT STREET

BKSK

05.31.16

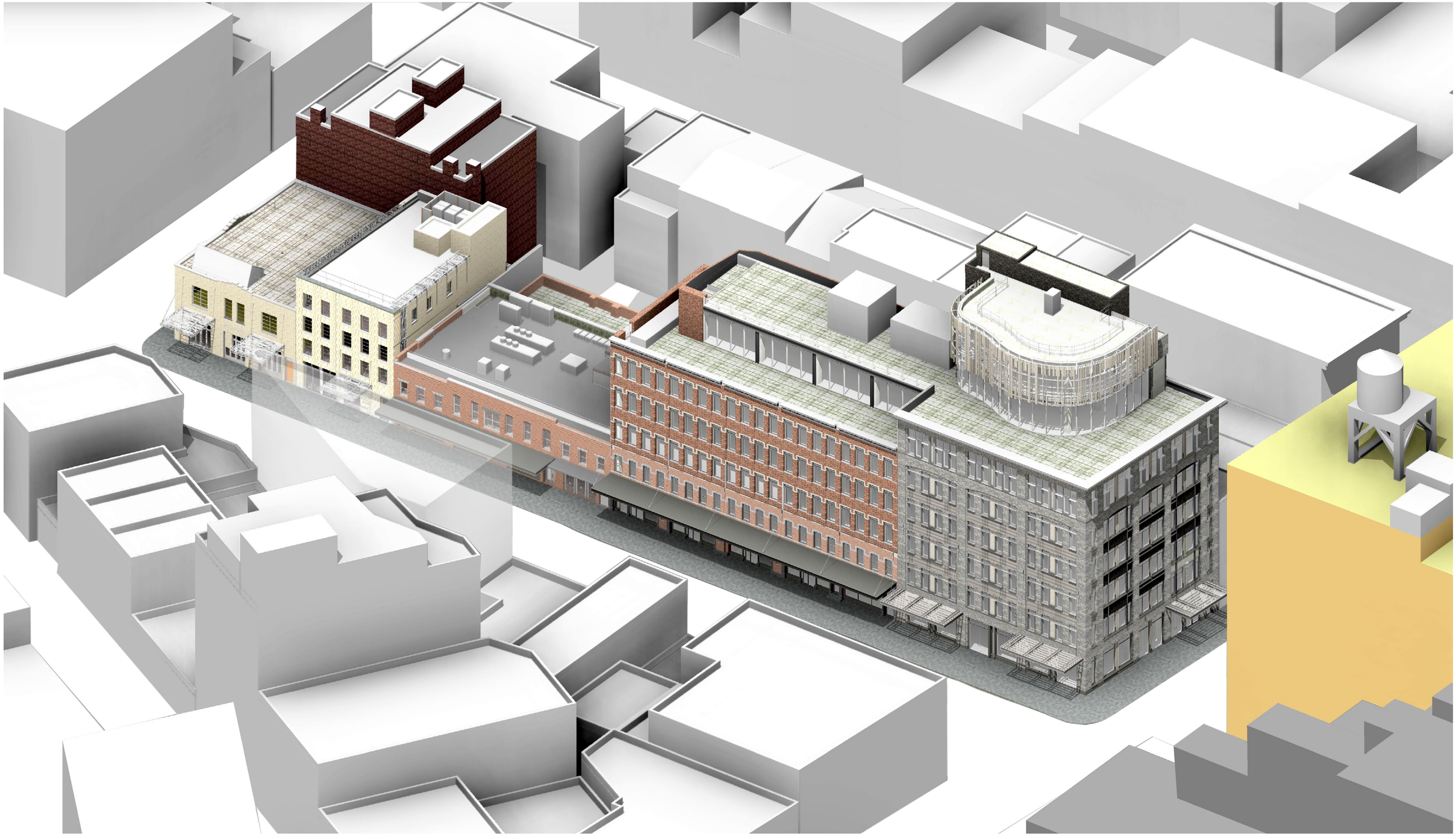
CURRENTLY PROPOSED

CURRENTLY PROPOSED GANSEVOORT STREET - VIEW FROM 9TH AVENUE

46-74 GANSEVOORT STREET

BKSK

05.31.16



60-74 GANSEVOORT STREET - PREVIOUSLY PROPOSED AXONOMETRIC VIEW

46-74 GANSEVOORT STREET

BKSK

05.31.16

60-74 GANSEVOORT STREET - CURRENTLY PROPOSED AXONOMETRIC VIEW

46-74 GANSEVOORT STREET

BKSK

05.31.16

PREVIOUSLY PROPOSED

PREVIOUSLY PROPOSED 46-50 GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

CURRENTLY PROPOSED

CURRENTLY PROPOSED 46-50 GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

EXISTING

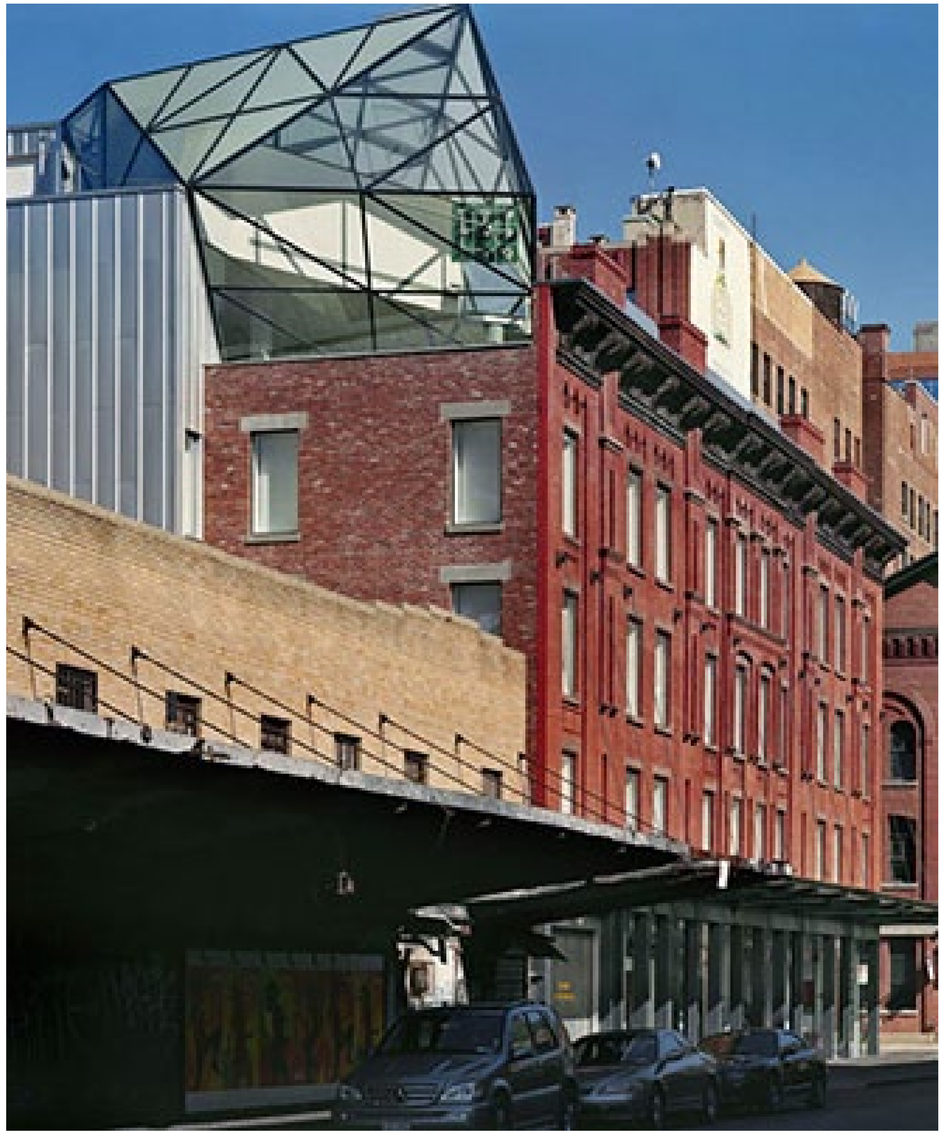
CURRENTLY PROPOSED

CURRENTLY PROPOSED 46-50 GANSEVOORT STREET VIEW TOWARD SOUTHEAST

46-74 GANSEVOORT STREET

BKSK

05.31.16



DISTRICT ROOFTOPS

46-74 GANSEVOORT STREET

BKSK

CURRENTLY PROPOSED 46-50 GANSEVOORT STREET VIEW FROM LITTLE WEST 12TH STREET

BKSK

46-74 GANSEVOORT STREET

05.31.16

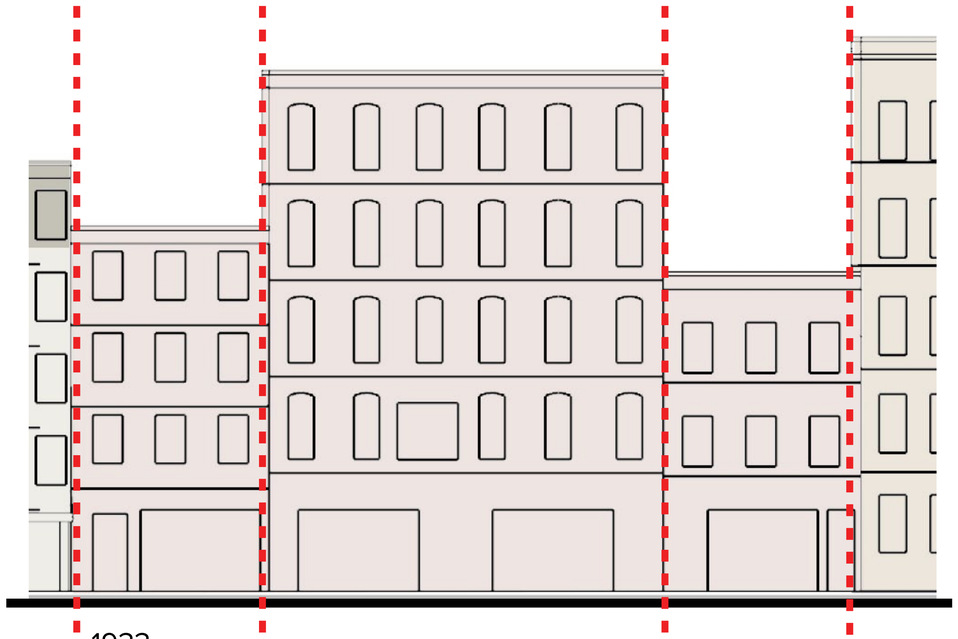
EXISTING

CURRENTLY PROPOSED

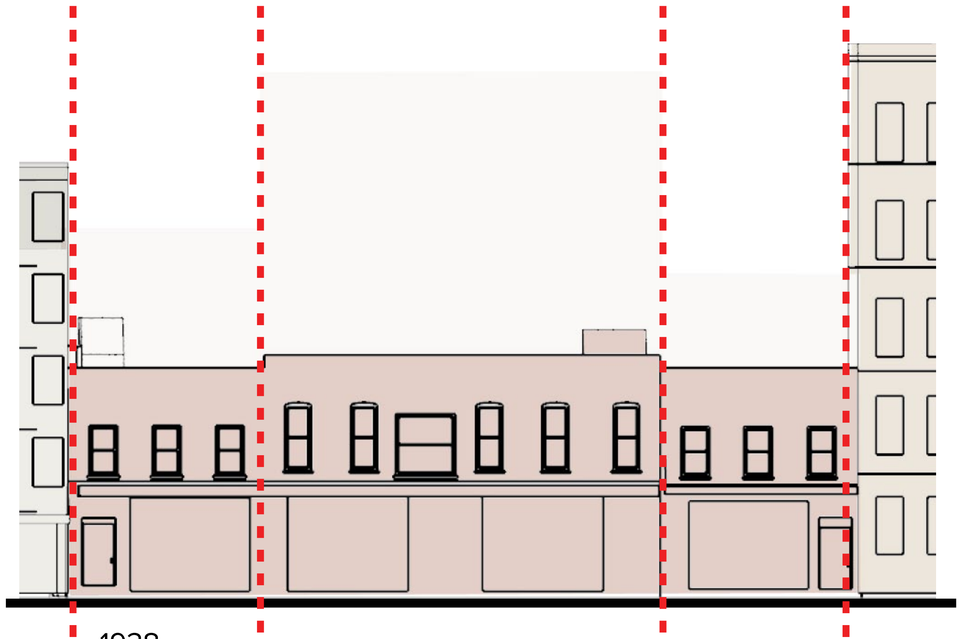
46-50 GANSEVOORT STREET EAST ELEVATION

46-74 GANSEVOORT STREET

BKSK

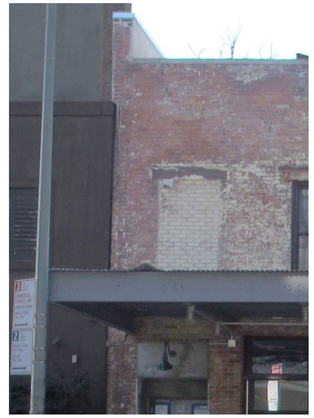


1933



1938

EXISTING



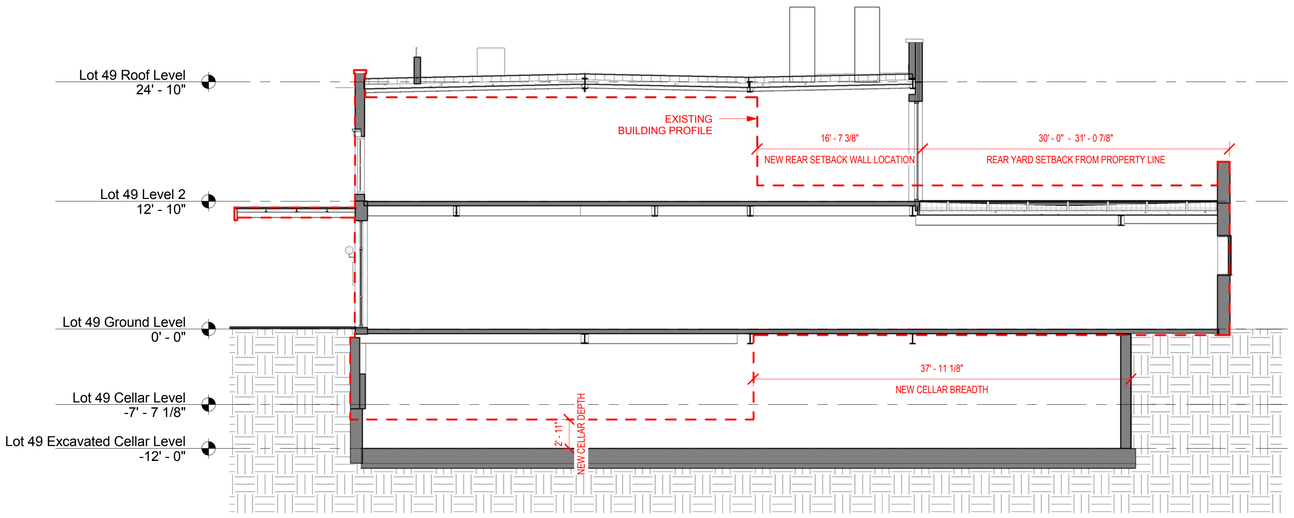
EXISTING

PROPOSED

52-58 GANSEVOORT STREET EXISTING AND PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK



52-58 GANSEVOORT STREET BUILDING SECTION AND REAR WALL

46-74 GANSEVOORT STREET

BKSK

05.31.16

PRESENT

1938

PREVIOUSLY PROPOSED

1938

50-74 GANSEVOORT STREET VIEW FROM 9TH AVENUE

46-74 GANSEVOORT STREET

BKSK

PREVIOUSLY PROPOSED

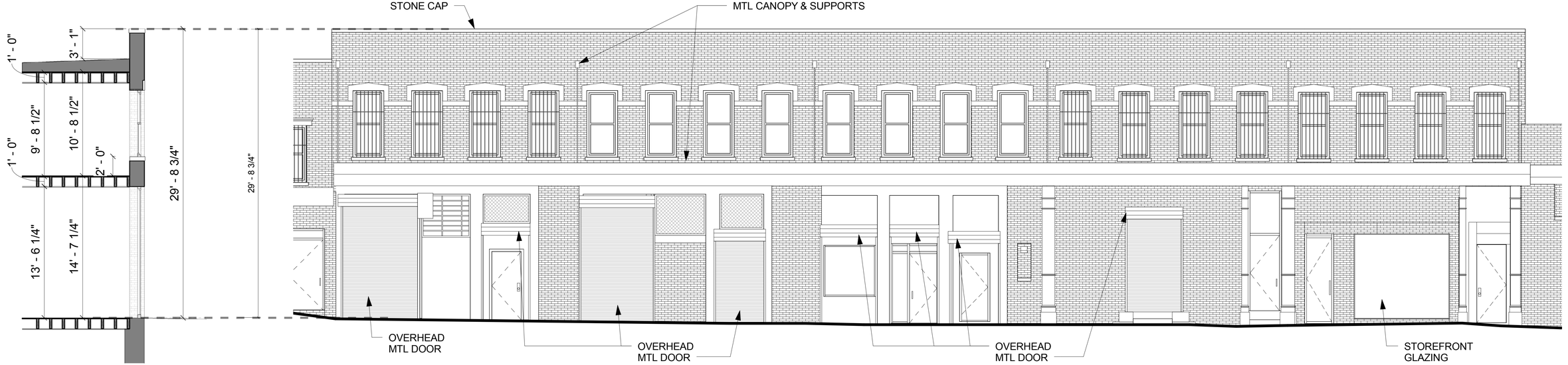
CURRENTLY PROPOSED

50-74 GANSEVOORT STREET - VIEW FROM 9TH AVENUE

46-74 GANSEVOORT STREET

BKSK

05.31.16



60-68 GANSEVOORT STREET HISTORIC HEIGHT ANALYSIS - EXISTING CONDITIONS

BKSK

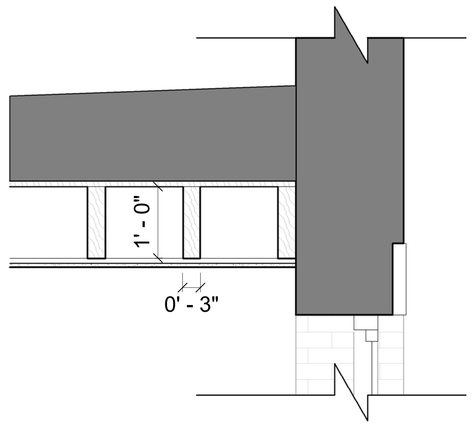
46-74 GANSEVOORT STREET

05.31.16

2ND FLOOR JOIST TO JOIST HEIGHT

1ST FLOOR CEILING / 2ND FLOOR JOIST

2ND FLOOR CEILING / ROOF JOIST



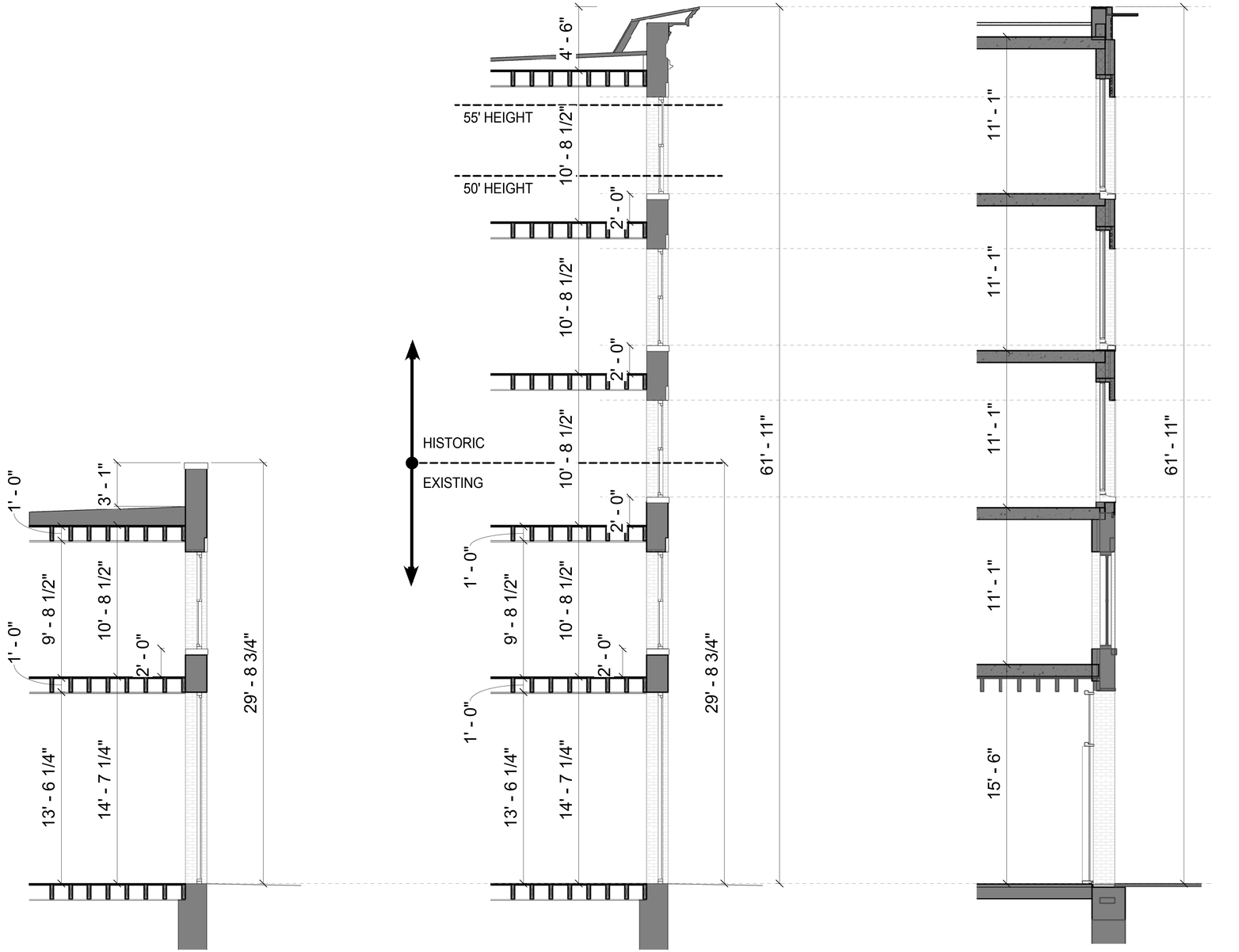
1 EXISTING JOIST SECTION AT ROOF
1" = 1'-0"

60-68 GANSEVOORT STREET HISTORIC HEIGHT ANALYSIS

46-74 GANSEVOORT STREET

BKSK

05.31.16



1 EXISTING SECTION
1/4" = 1'-0"

2 HISTORIC SECTION
1/4" = 1'-0"

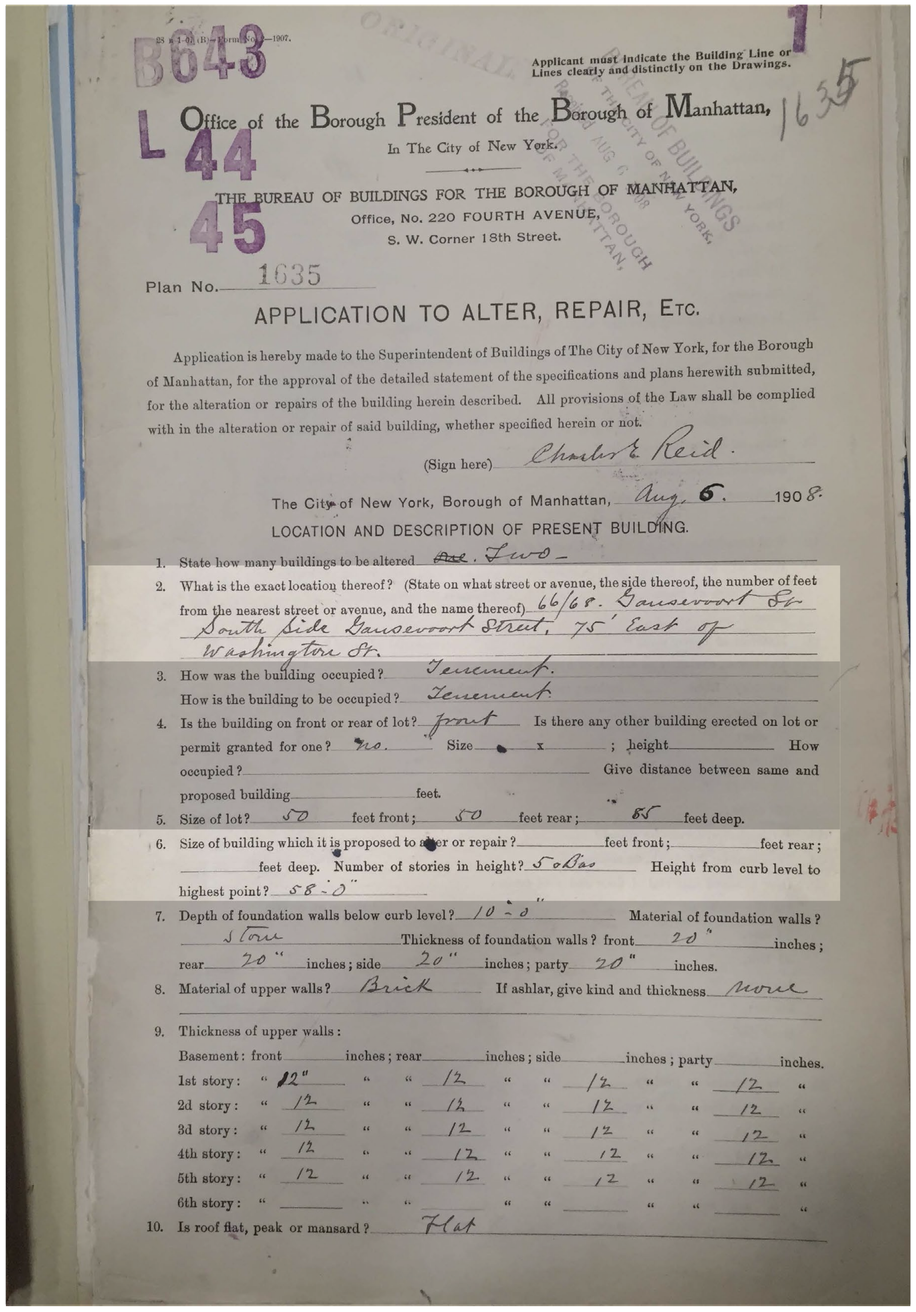
3 PROPOSED SECTION
1/4" = 1'-0"

60-68 GANSEVOORT STREET HISTORIC HEIGHT ANALYSIS

46-74 GANSEVOORT STREET

BKSK

05.31.16



B643

1

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

L 44

1635

45

Office of the Borough President of the Borough of Manhattan,

In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN,
Office, No. 220 FOURTH AVENUE,
S. W. Corner 18th Street.

Plan No. 1635

APPLICATION TO ALTER, REPAIR, ETC.

Application is hereby made to the Superintendent of Buildings of The City of New York, for the Borough of Manhattan, for the approval of the detailed statement of the specifications and plans herewith submitted, for the alteration or repairs of the building herein described. All provisions of the Law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here) Chas. T. Reid.

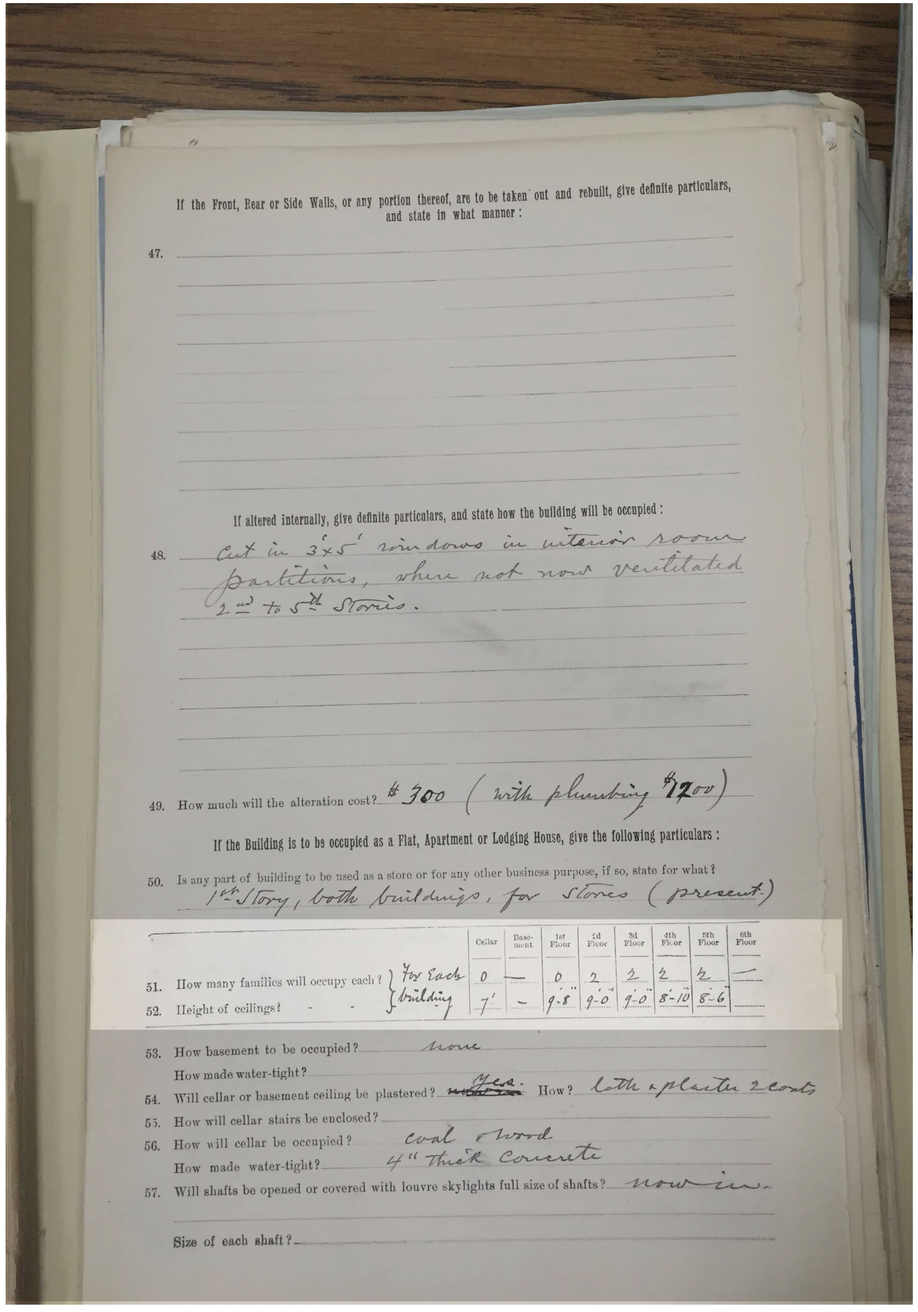
The City of New York, Borough of Manhattan, Aug. 6. 1908.

LOCATION AND DESCRIPTION OF PRESENT BUILDING.

1. State how many buildings to be altered ~~Six~~ Two.
2. What is the exact location thereof? (State on what street or avenue, the side thereof, the number of feet from the nearest street or avenue, and the name thereof) 66/68. Gansevoort St. South Side Gansevoort Street, 75' East of Washington St.
3. How was the building occupied? Tenement.
   How is the building to be occupied? Tenement.
4. Is the building on front or rear of lot? front Is there any other building erected on lot or permit granted for one? no. Size ___ x ___ ; height ___ How occupied? ___ Give distance between same and proposed building ___ feet.
5. Size of lot? 50 feet front; 50 feet rear; 85 feet deep.
6. Size of building which it is proposed to alter or repair? ___ feet front; ___ feet rear; ___ feet deep. Number of stories in height? 5 to Bas Height from curb level to highest point? 58'-0"
7. Depth of foundation walls below curb level? 10'-0" Material of foundation walls? Stone Thickness of foundation walls? front 20" inches; rear 20" inches; side 20" inches; party 20" inches.
8. Material of upper walls? Brick If ashlar, give kind and thickness none
9. Thickness of upper walls:

Basement:	front	12"	inches; rear	12	inches; side	12	inches; party	12	inches.
1st story:	"	12	" "	12	" "	12	" "	12	"
2d story:	"	12	" "	12	" "	12	" "	12	"
3d story:	"	12	" "	12	" "	12	" "	12	"
4th story:	"	12	" "	12	" "	12	" "	12	"
5th story:	"	12	" "	12	" "	12	" "	12	"
6th story:	"	___	" "	___	" "	___	" "	___	"

10. Is roof flat, peak or mansard? Flat



If the Front, Rear or Side Walls, or any portion thereof, are to be taken out and rebuilt, give definite particulars, and state in what manner:

47. ___

If altered internally, give definite particulars, and state how the building will be occupied:

48. Cut in 3'x5' windows in interior room partitions, where not now ventilated 2nd to 5th Stories.

49. How much will the alteration cost? $300 (with plumbing $700)

If the Building is to be occupied as a Flat, Apartment or Lodging House, give the following particulars:

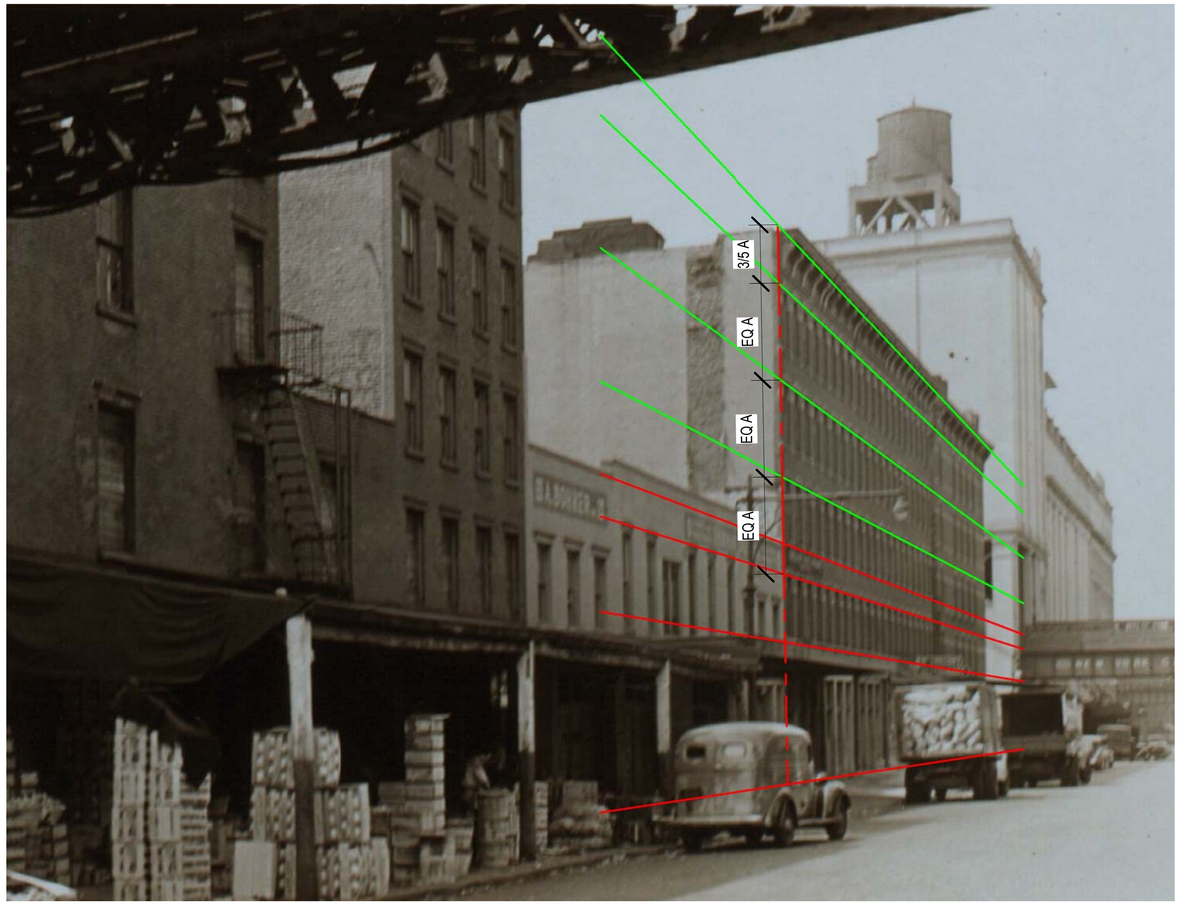
50. Is any part of building to be used as a store or for any other business purpose, if so, state for what? 1st Story, both buildings, for Stores (present)

		Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each?	For Each Building	0	—	0	2	2	2	2	—
52. Height of ceilings?	For Each Building	7'	—	9'-8"	9'-0"	9'-0"	8'-10"	8'-6"	

53. How basement to be occupied? none
    How made water-tight? ___
54. Will cellar or basement ceiling be plastered? ~~Not~~ Yes. How? Lath & plaster 2 coats
55. How will cellar stairs be enclosed? ___
56. How will cellar be occupied? coal & wood
    How made water-tight? 4" Thick Concrete
57. Will shafts be opened or covered with louvre skylights full size of shafts? Now in ___
    Size of each shaft? ___

1908 ALTERATION PERMIT, 66-68 GANSEVOORT STREET

1938, GANSEVOORT STREET LOOKING EAST



1938, GANSEVOORT STREET LOOKING WEST

PROPOSED CUT LINE

60-68 GANSEVOORT STREET EXISTING NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

PREVIOUSLY PROPOSED

CURRENTLY PROPOSED

60-68 GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

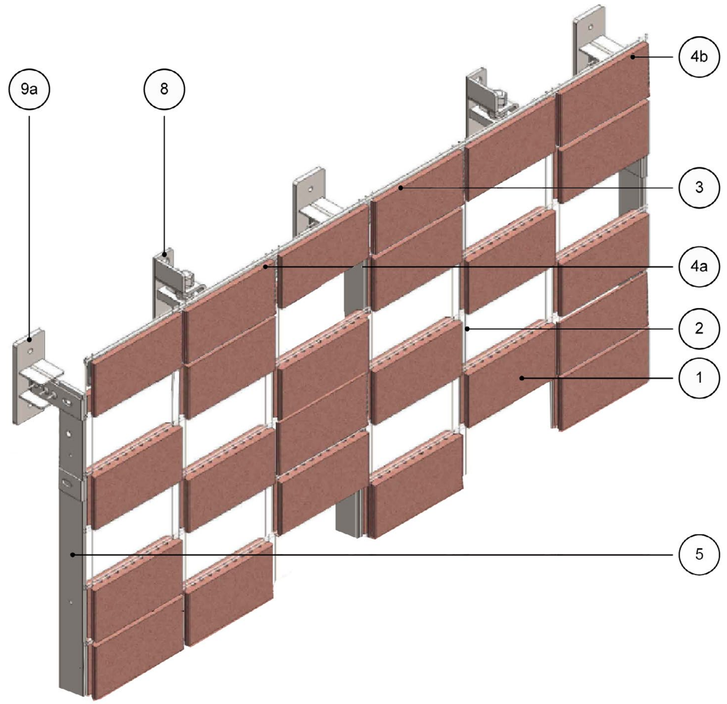
05.31.16

CURRENTLY PROPOSED 60-68 GANSEVOORT STREET NORTH ELEVATION

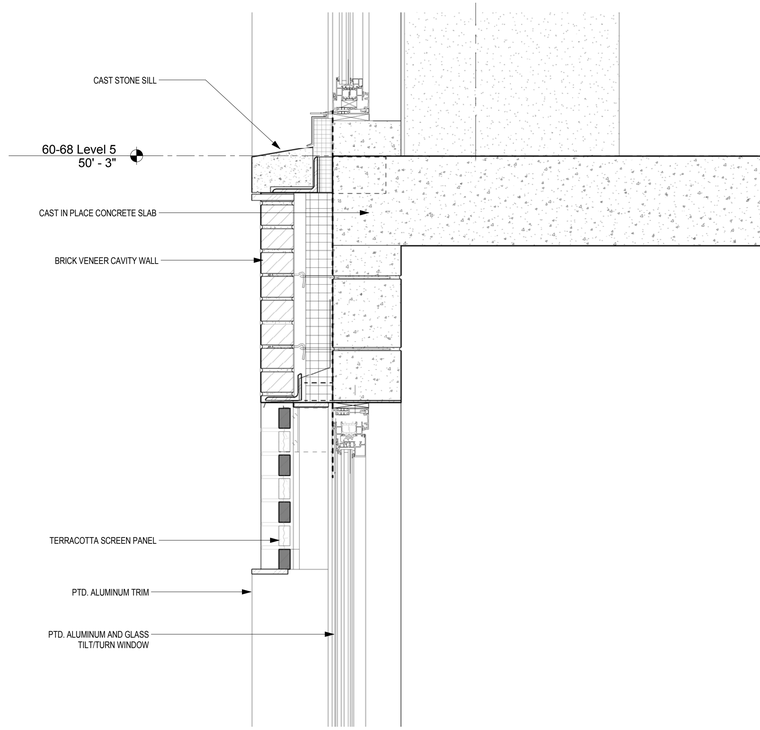
46-74 GANSEVOORT STREET

BKSK

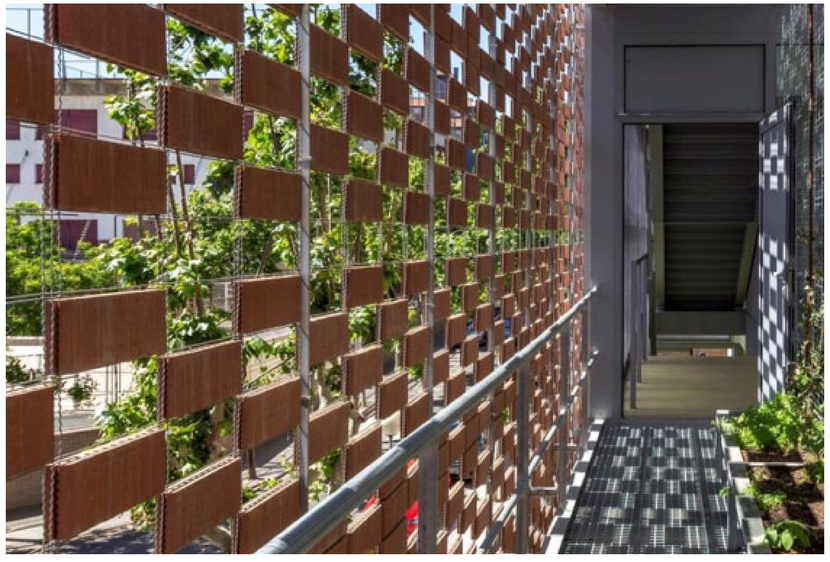
05.31.16



REFERENCE SYSTEM DETAIL



SECTION DETAIL AT SCREEN



TERRACOTTA SCREEN SYSTEM REFERENCE PROJECTS

PROPOSED FACADE VIEW

PROPOSED FACADE DETAIL

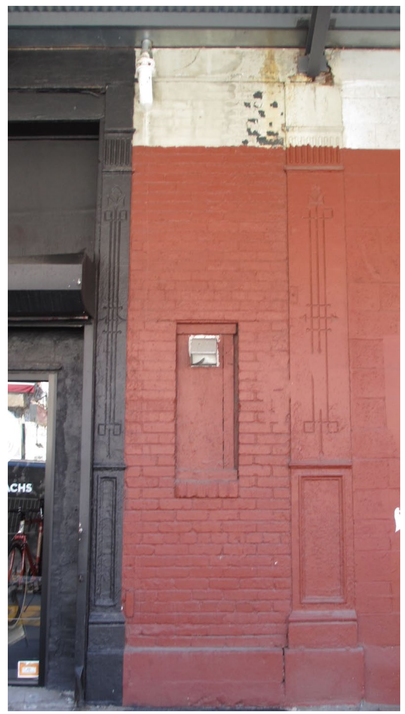
EXISTING FACADE DETAIL AT CONTINUOUS SILL

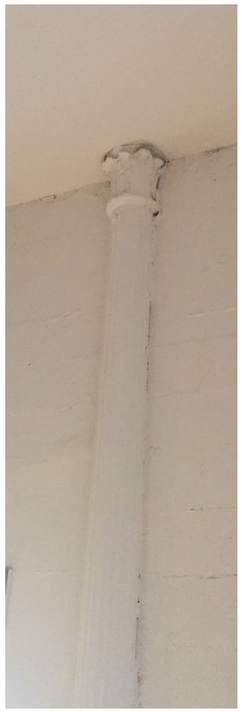
60-68 GANSEVOORT STREET PROPOSED DETAIL

46-74 GANSEVOORT STREET

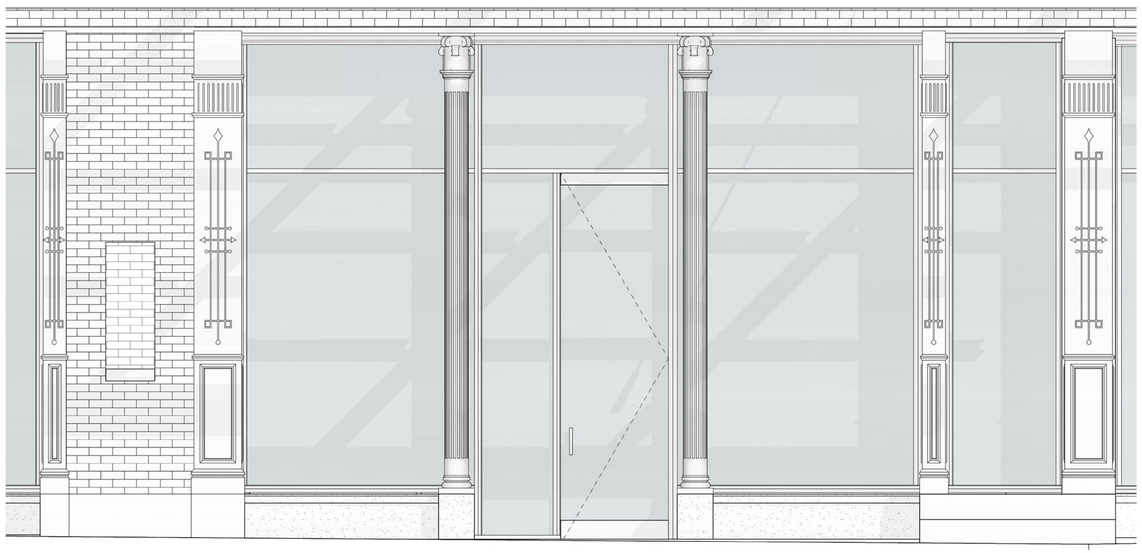
BKSK

EXISTING INFILL AT 66 GANSEVOORT STREET





CAST IRON COLUMNS BEHIND EXISTING INFILL



PROPOSED STOREFRONT AT 66 GANSEVOORT STREET

PROPOSED STOREFRONT AT 66 GANSEVOORT STREET

60-68 GANSEVOORT STREET EXISTING AND PROPOSED STOREFRONT

46-74 GANSEVOORT STREET

BKSK

70-74 GANSEVOORT ST

1930

EXISTING / HISTORIC WASHINGTON STREET VIEW

46-74 GANSEVOORT STREET

BKSK

05.31.16

70-74 GANSEVOORT ST

PREVIOUSLY PROPOSED

CURRENTLY PROPOSED

70-74 GANSEVOORT STREET - WASHINGTON STREET VIEW

46-74 GANSEVOORT STREET

BKSK

05.31.16

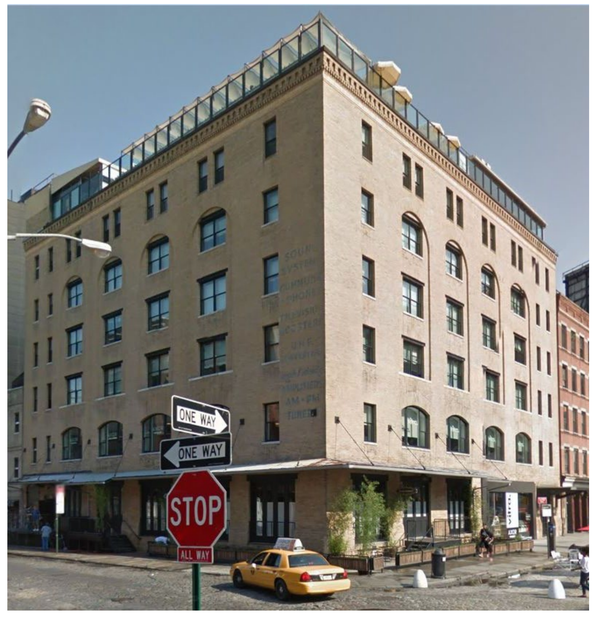
799 WASHINGTON

420 W13TH / 21-33 LITTLE WEST 12TH

26 LITTLE WEST 12TH

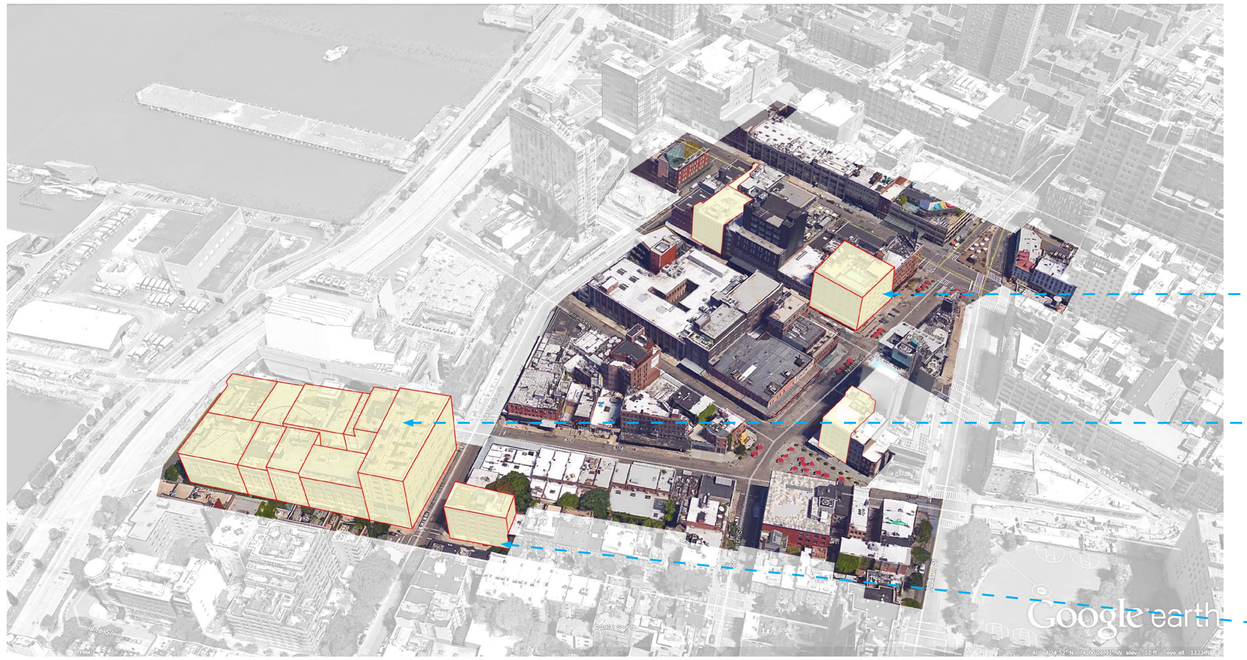
799 WASHINGTON

91 HORATIO STREET



29-35 NINTH AVE

68 JANE STREET



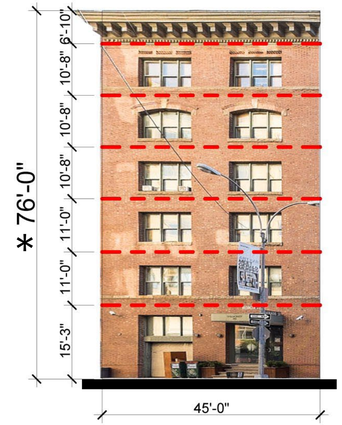
403 W 13th Street

812 Washington Street
84-104 Gansevoort Street
521 West Street
111 Horatio Street
95 Horatio Street
91 Horatio Street

799 Washington Street

Warehouse Buildings 6-Stories and Taller in the Gansevoort Landmarks District

* HEIGHTS SHOWN TO TOP OF CORNICES AND PARAPETS ARE PER PROFESSIONAL SURVEY : FEHRINGER SURVEYING P.C., MAY 5, 2016 SEE APPENDIX FOR SURVEYOR NOTES

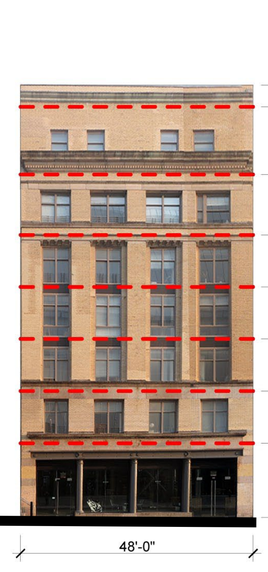


799 Washington Street

812 Washington Street

84-88 Gansevoort Street

90-96 Gansevoort Street



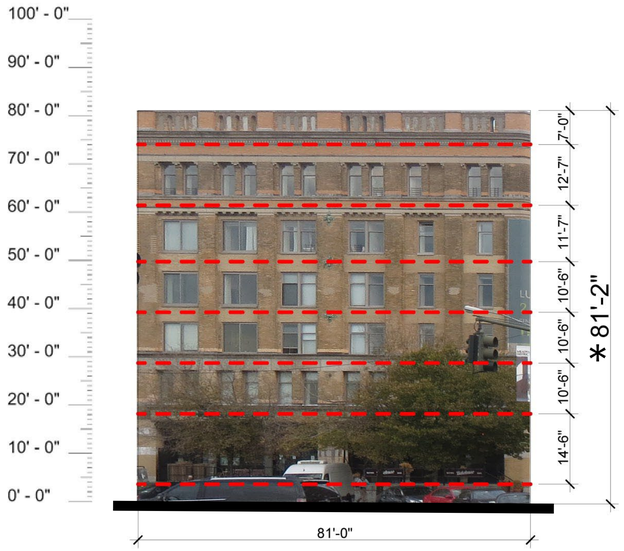
102 Gansevoort Street

104 Gansevoort Street

DISTRICT WAREHOUSE HEIGHT STUDY

46-74 GANSEVOORT STREET

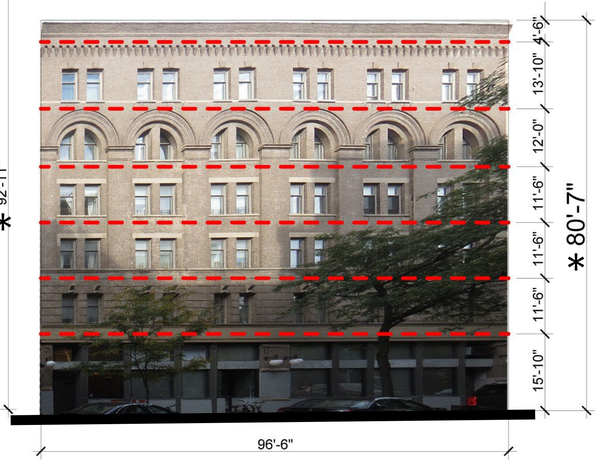
BKSK



521 West Street

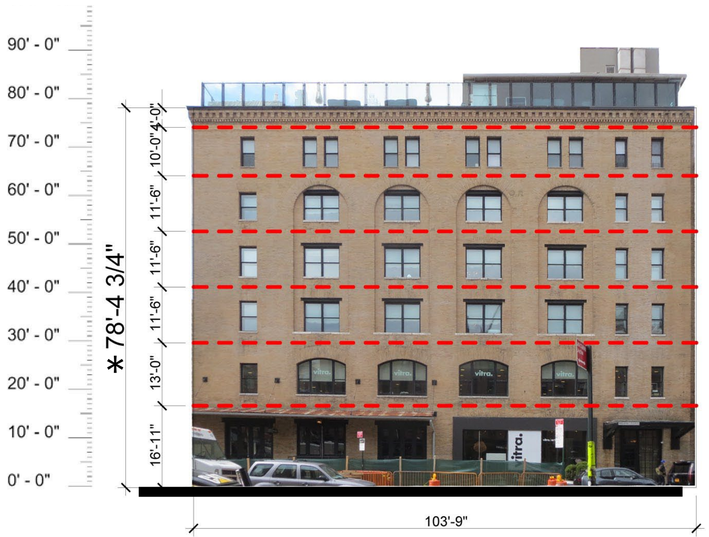
111 Horatio Street

95 Horatio Street



91 Horatio Street

70-74 Gansevoort Street Proposed



403 W 13th Street

84 - 104 Gansevoort Street, 1932

812 Washington Street, 1934

PREVIOUSLY PROPOSED

CURRENTLY PROPOSED

70-74 GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

37

BKSK

05.31.16

PREVIOUSLY PROPOSED

CURRENTLY PROPOSED

60-74 GANSEVOORT STREET - HIGH LINE VIEW

46-74 GANSEVOORT STREET

BKSK

05.31.16

PREVIOUSLY PROPOSED

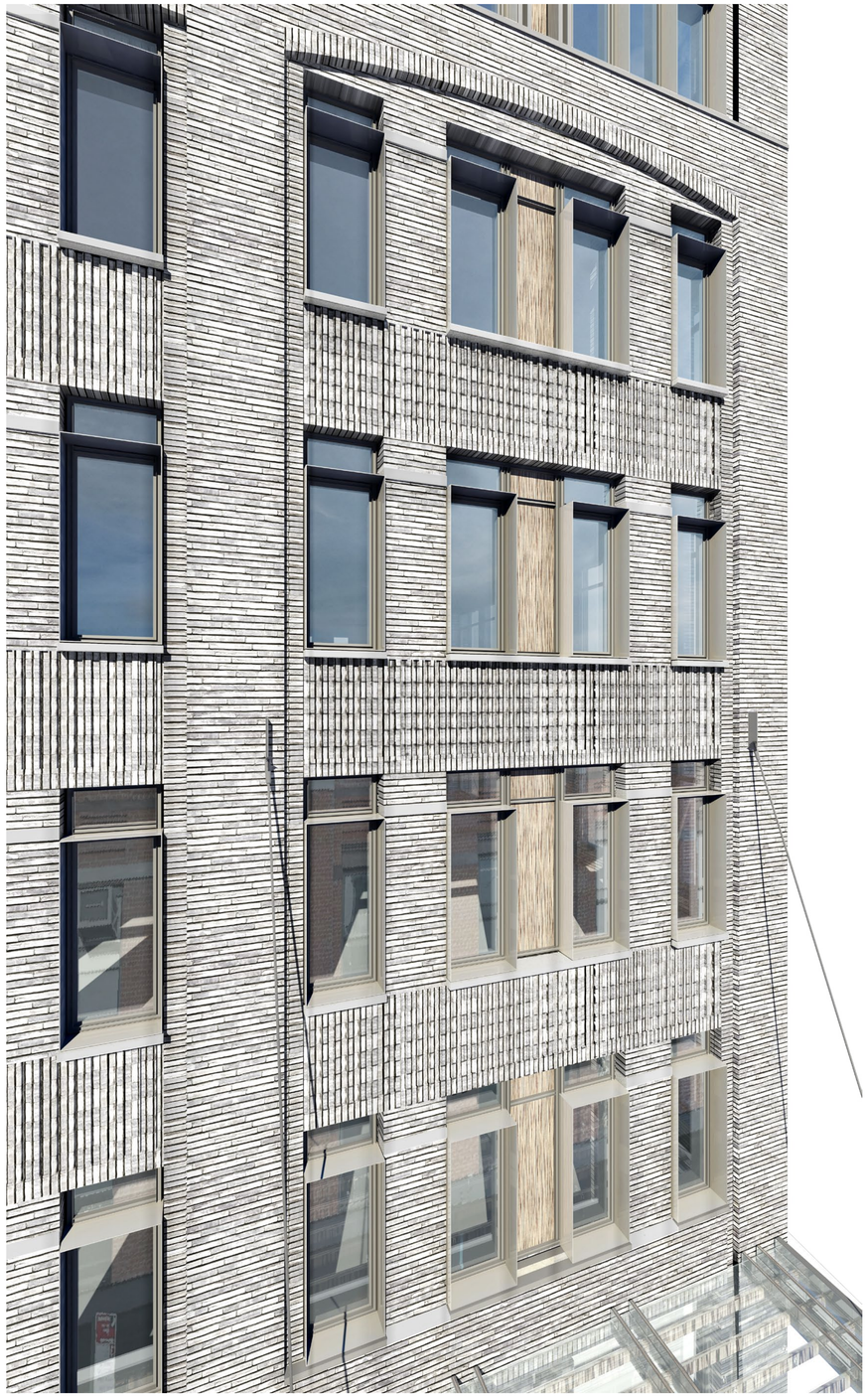
CURRENTLY PROPOSED

70-74 GANSEVOORT STREET VIEW TOWARD SOUTHEAST

46-74 GANSEVOORT STREET

BKSK

05.31.16



PREVIOUSLY PROPOSED

CURRENTLY PROPOSED

70-74 GANSEVOORT STREET DETAILS

46-74 GANSEVOORT STREET

BKSK

05.31.16

70-74 GANSEVOORT STREET : WASHINGTON STREET PROPOSED DETAILS

46-74 GANSEVOORT STREET

BKSK

60-74 GANSEVOORT STREET NORTH ELEVATION PREVIOUSLY PROPOSED

46-74 GANSEVOORT STREET

BKSK

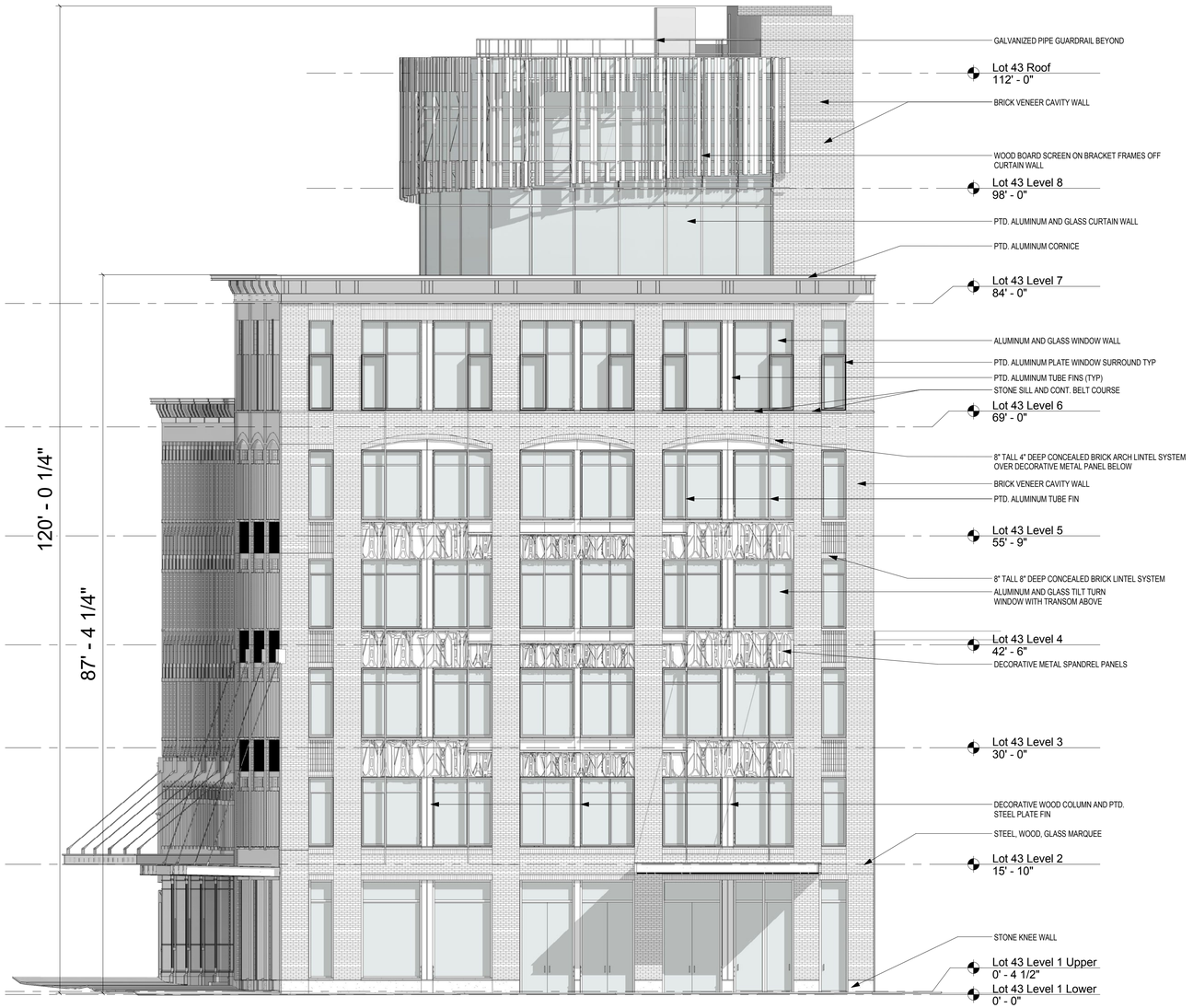
05.31.16

60-74 GANSEVOORT STREET NORTH ELEVATION CURRENTLY PROPOSED

46-74 GANSEVOORT STREET

BKSK

05.31.16



0' 4' 8' 16'

60-74 GANSEVOORT STREET WEST ELEVATION - PREVIOUSLY PROPOSED

46-74 GANSEVOORT STREET

BKSK

05.31.16

0' 4' 8' 16'

60-74 GANSEVOORT STREET WEST ELEVATION - CURRENTLY PROPOSED

46-74 GANSEVOORT STREET

BKSK

05.31.16

EXISTING

CURRENTLY PROPOSED

46-50 GANSEVOORT STREET - VIEW FROM ACROSS PLAZA

46-74 GANSEVOORT STREET

BKSK

05.31.16

EXISTING

CURRENTLY PROPOSED

46-74 GANSEVOORT STREET - VIEW FROM GANSEVOORT AND HUDSON

46-74 GANSEVOORT STREET

BKSK

05.31.16

46-74 GANSEVOORT STREET - VIEW FROM 9TH AVENUE & 13TH STREET

46-74 GANSEVOORT STREET

BKSK

05.31.16

46-74 GANSEVOORT STREET - VIEW FROM HIGHLINE AT 13TH STREET

46-74 GANSEVOORT STREET

BKSK

05.31.16

46-74 GANSEVOORT STREET - VIEW FROM WASHINGTON & 13TH STREET

46-74 GANSEVOORT STREET

BKSK

05.31.16

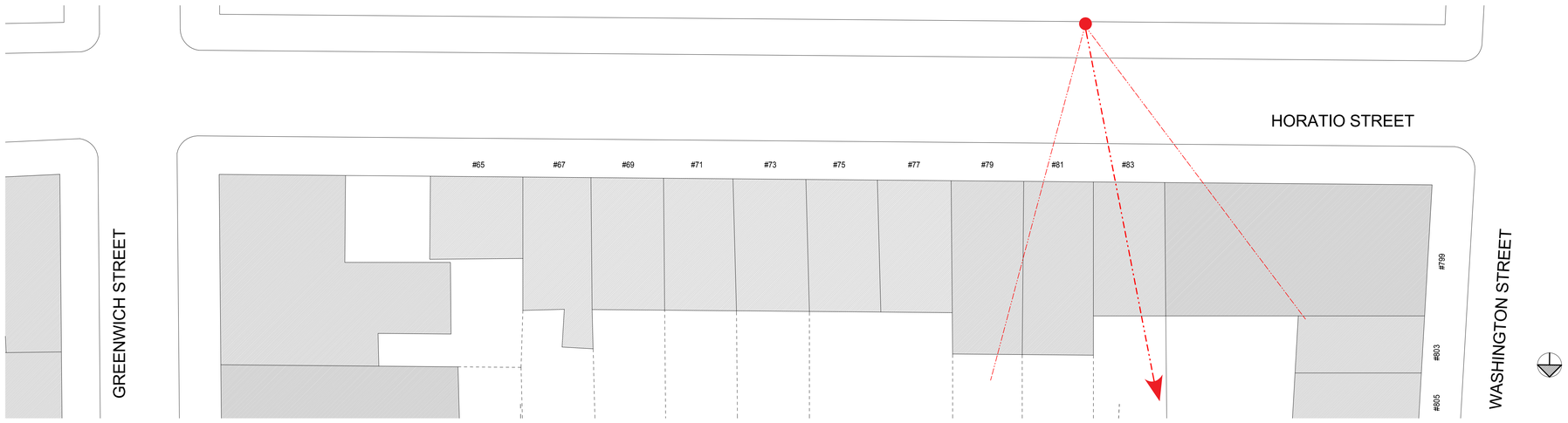
46-74 GANSEVOORT STREET - VIEW FROM WHITNEY ENTRANCE

46-74 GANSEVOORT STREET

BKSK

EXISTING

PROPOSED
NO VISIBILITY



46-74 GANSEVOORT STREET - VIEW FROM 83 HORATIO STREET

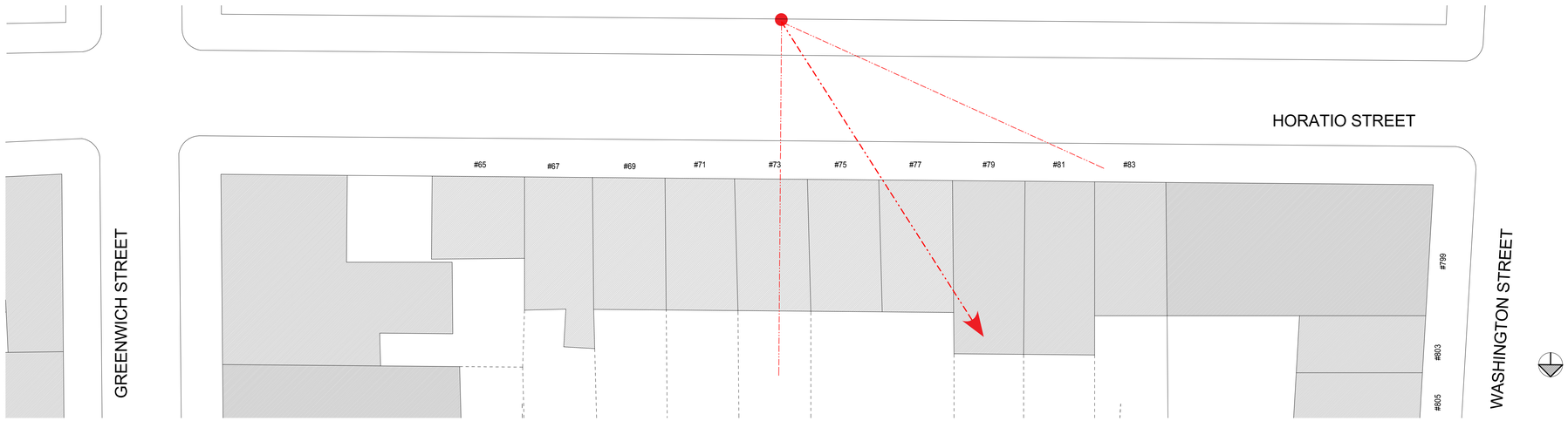
46-74 GANSEVOORT STREET

BKSK

05.31.16

EXISTING

PROPOSED
NO VISIBILITY



46-74 GANSEVOORT STREET - VIEW FROM 77 HORATIO STREET

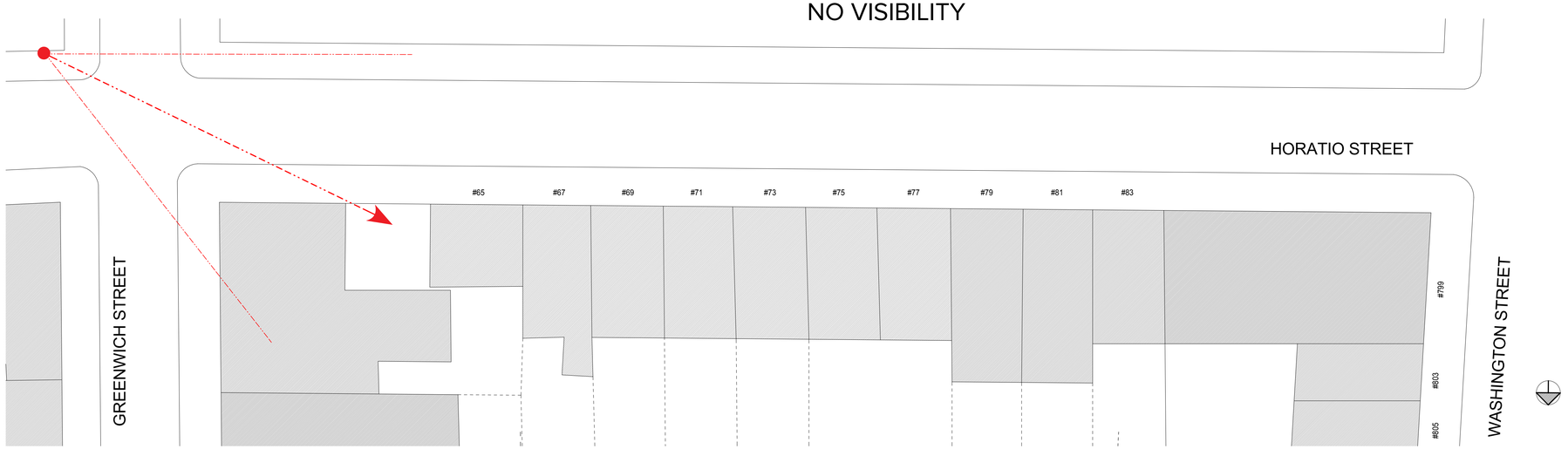
46-74 GANSEVOORT STREET

BKSK

05.31.16

EXISTING

PROPOSED
NO VISIBILITY



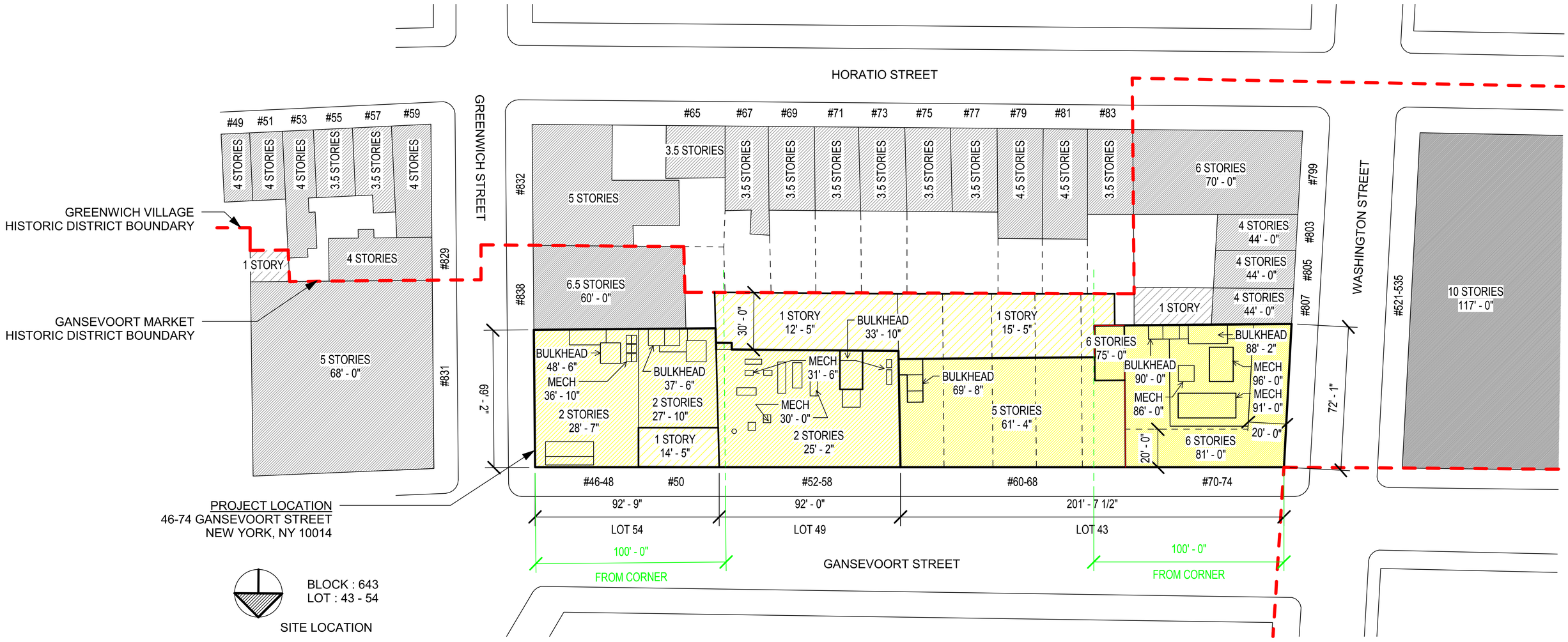
46-74 GANSEVOORT STREET - VIEW FROM HORATIO AND GREENWICH STREETS

46-74 GANSEVOORT STREET

BKSK

05.31.16

APPENDIX



PROPOSED GANSEVOORT STREET SITE PLAN

46-74 GANSEVOORT STREET

BKSK

05.31.16

PREVIOUSLY PROPOSED

1 NORTH ELEVATION
1/16" = 1'-0"

PREVIOUSLY PROPOSED GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

CURRENTLY PROPOSED

1 NORTH ELEVATION
1/16" = 1'-0"

CURRENTLY PROPOSED GANSEVOORT STREET NORTH ELEVATION

46-74 GANSEVOORT STREET

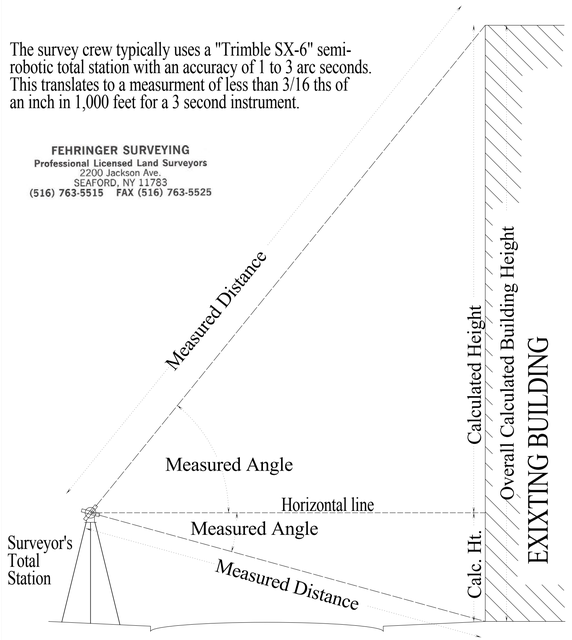
BKSK

05.31.16

The methodology used by a surveying crew to accuratly measure a building's height employs the use of sophisticaed surveying equipment designed to measure remotely (or prismlessly) by angle and distance to the top and bottom of any existing building. Then using basic geometry, we calculate the seperate components, which allows for the calculation of the buildings overall height relative to the ground or sidewalk.

The survey crew typically uses a "Trimble SX-6" semi-robotic total station with an accuracy of 1 to 3 arc seconds. This translates to a measurment of less than 3/16 ths of an inch in 1,000 feet for a 3 second instrument.

FEHRINGER SURVEYING
Professional Licensed Land Surveyors
2200 Jackson Ave.
SEAFORD, NY 11783
(516) 763-5515 FAX (516) 763-5525



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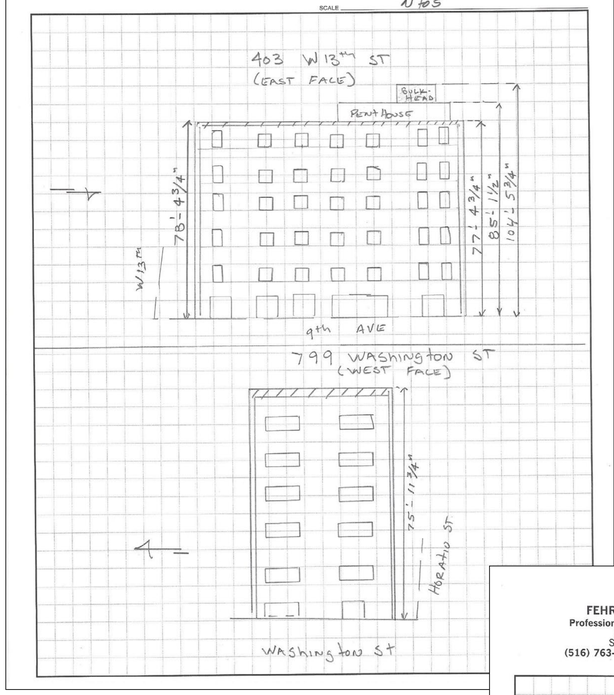
JOB
SHEET NO. 1 OF 6
CALCULATED BY TM DATE 5/5/16
CHECKED BY DC DATE
SCALE N to S



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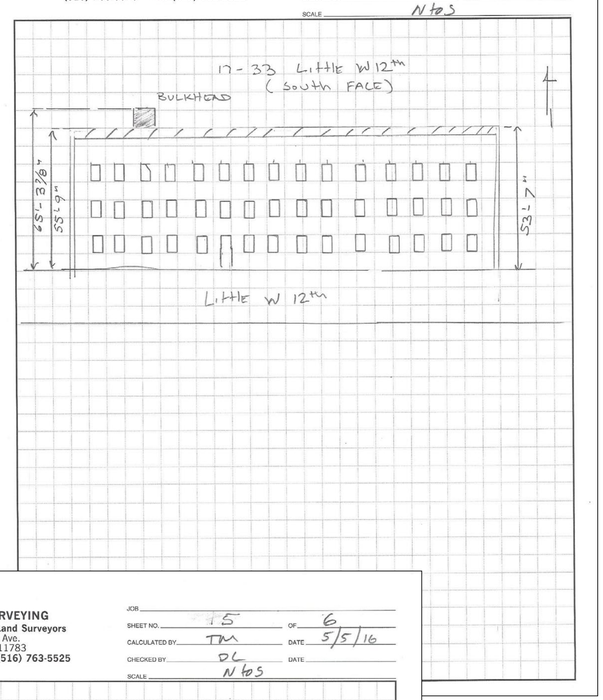

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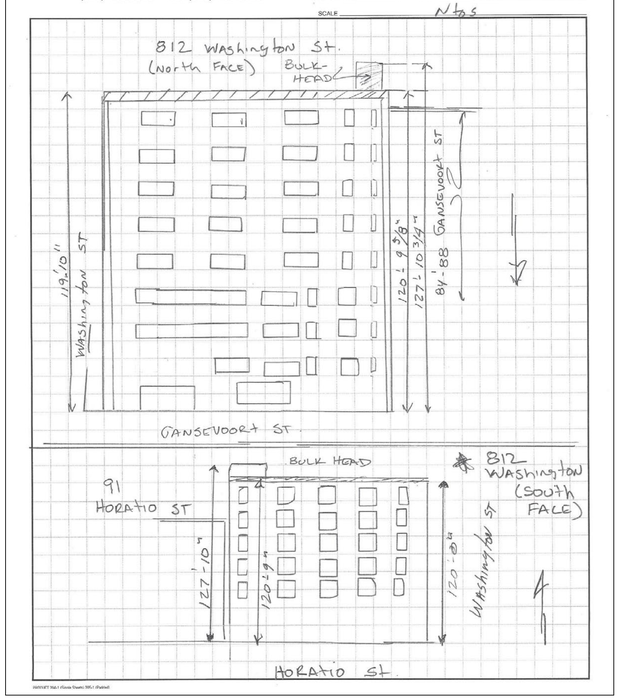

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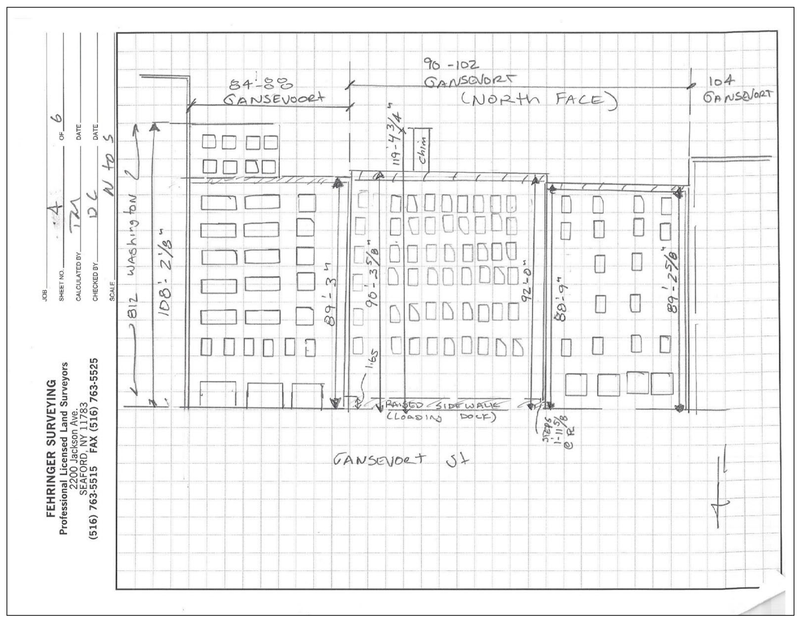

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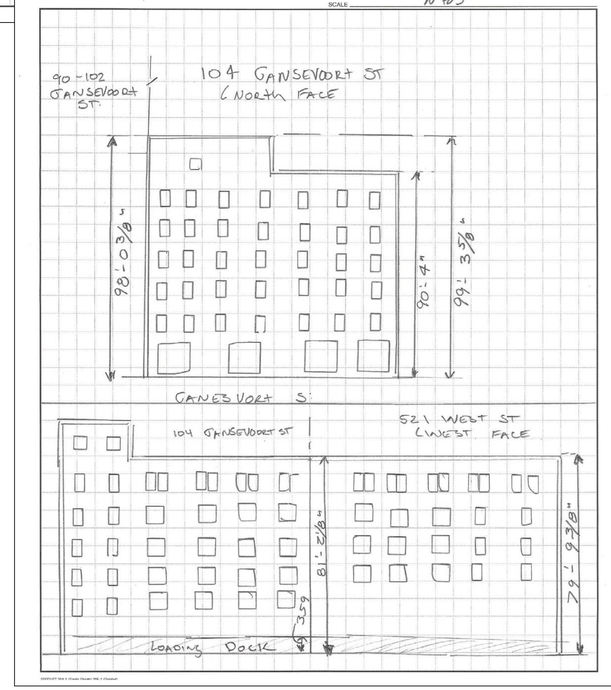

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JOB
SHEET NO. 6 OF 6
CALCULATED BY TM DATE 5/5/16
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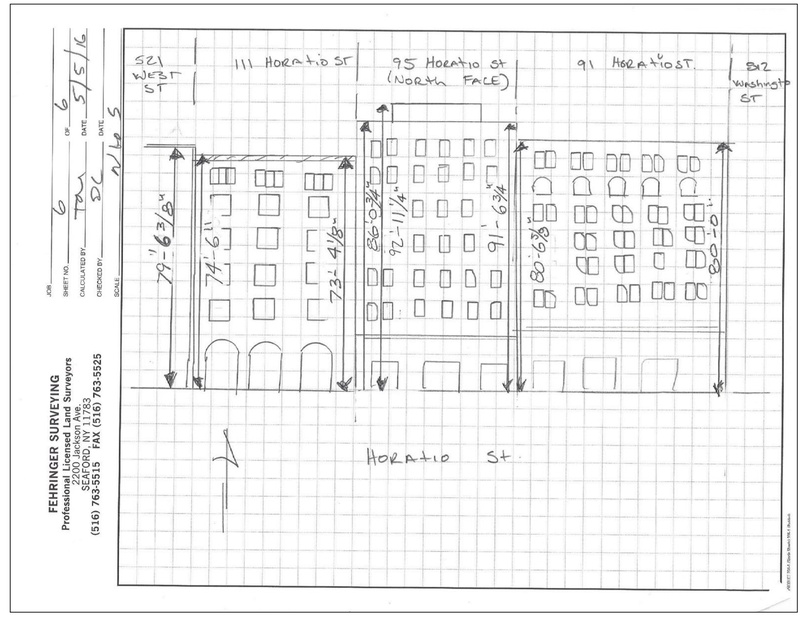
SCALE N to S



PROFESSIONAL SURVEY FOR DISTRICT WAREHOUSE ANALYSIS

46-74 GANSEVOORT STREET

BKSK

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)

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

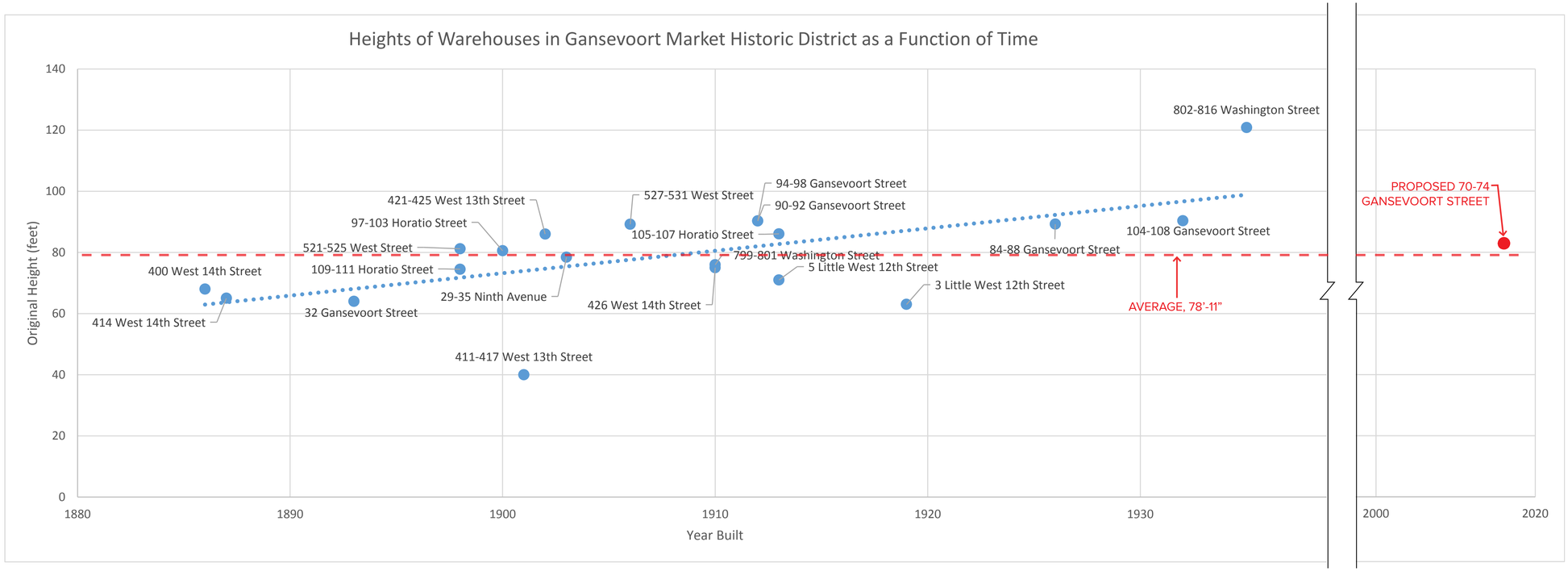
Office Building

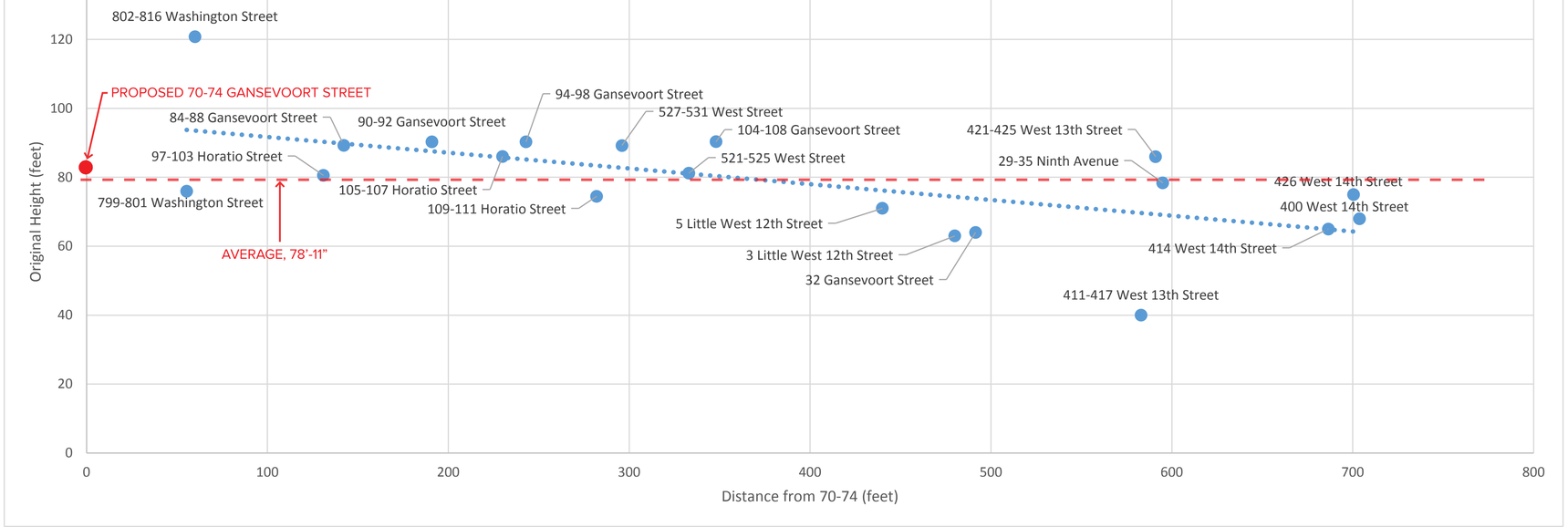
411-417 West 13th Street (aka 412 West 14th Street) (1900-01, Thompson-Starrett Co., warehouse; 2002-03 addition/alteration, Steven Kratchman Architect, P.C.)

Pages 28 and 29, from Historic District Designation Report

Street Number	Distance from 70-74 Gansevoort St (feet)	Year Built	Original Height (feet)	Architect
411-417 West 13th Street	583	1901	40	Thompson Starrett
3 Little West 12th Street	480	1919	63	John G. Michel
32 Gansevoort Street	491.5	1893	64	Charles R. Berhens
414 West 14th Street	686.5	1887	65	Joseph M. Dunn
400 West 14th Street	703.8	1886	68	Joseph M. Dunn
5 Little West 12th Street	440	1913	71	La Farge, Morris & Cullen
109-111 Horatio Street	282	1898	74.5	Lansing C. Holden
426 West 14th Street	700.5	1910	75	Lafayette A. Goldstone
799-801 Washington Street	55.35	1910	75.98	Joseph C. Cocker
29-35 Ninth Avenue	595	1903	78.4	Boring & Tilton
97-103 Horatio Street	131	1900	80.55	George P. Chappell
521-525 West Street	333	1898	81.18	Lansing C. Holden
421-425 West 13th Street	591	1902	86	Hans E. Meyen
105-107 Horatio Street	230	1913	86.06	J. Graham Glover
527-531 West Street	296	1906	89.22	Lansing C. Holden
84-88 Gansevoort Street	142.25	1926	89.25	J. Graham Glover
94-98 Gansevoort Street	243	1912	90.3	J. Graham Glover
90-92 Gansevoort Street	191	1912	90.3	J. Graham Glover
104-108 Gansevoort Street	348	1932	90.33	John B. Snook Sons
802-816 Washington Street	60	1935	120.8	John B. Snook Sons
AVERAGE	379.145	1907.8	78.9435	

District Warehouse Height Analysis





DISTRICT WAREHOUSE HEIGHT STUDY

46-74 GANSEVOORT STREET

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VIEW CAMERA KEY SITE PLAN

46-74 GANSEVOORT STREET

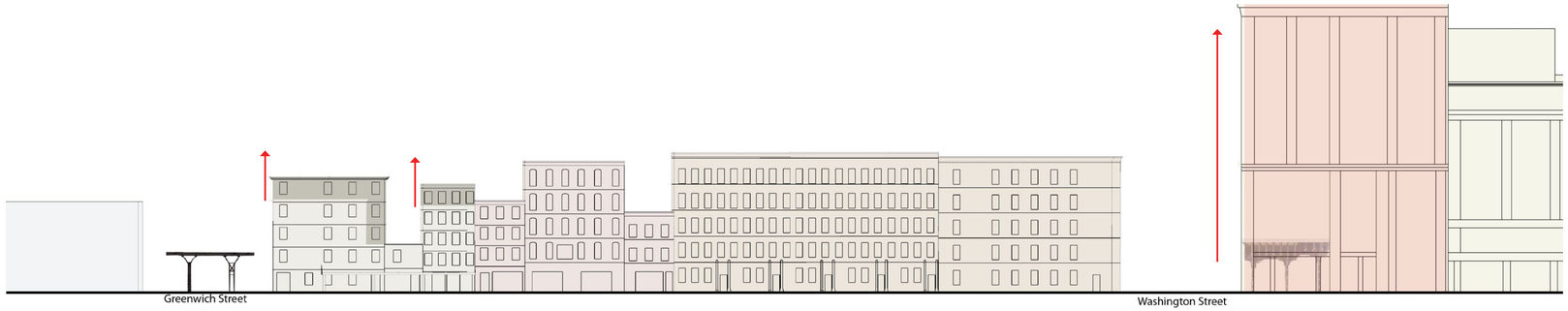
BKSK

05.31.16

SUMMARY OF EVOLUTION

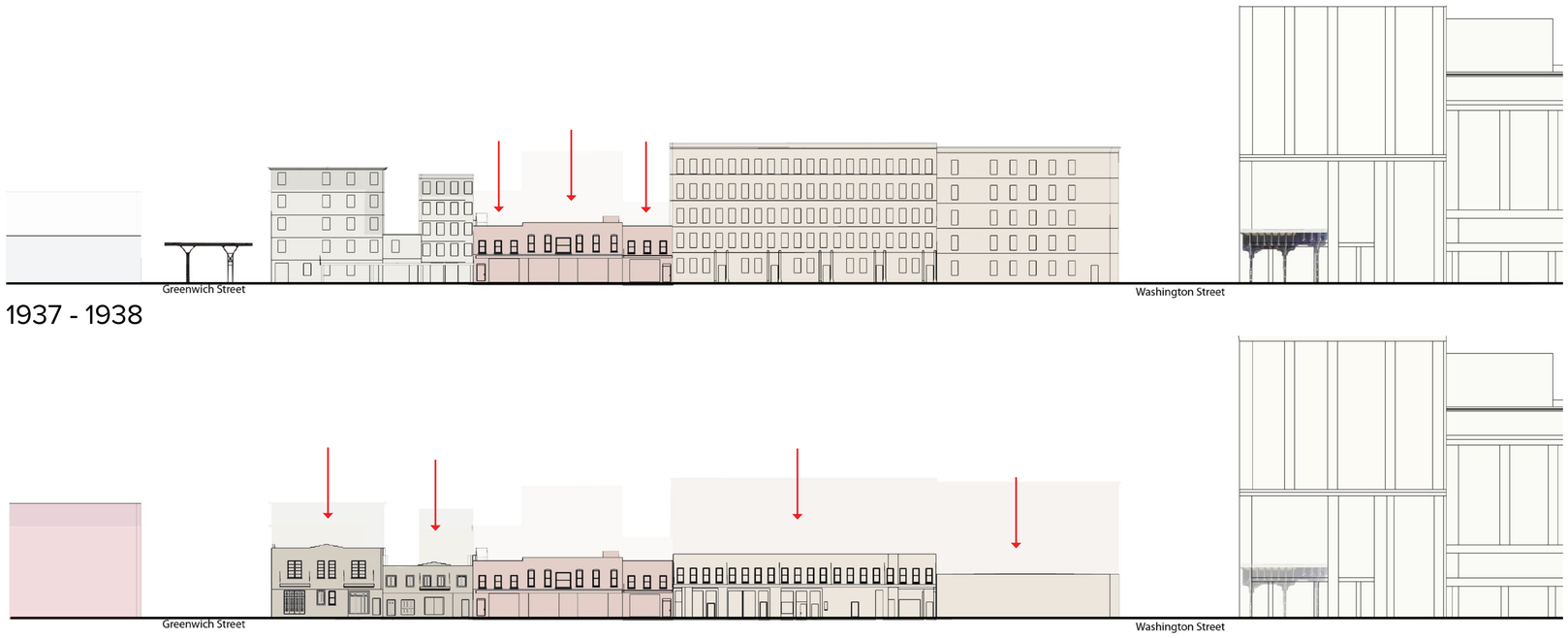
HISTORIC 1933

1887 - 1895



1895 - 1936

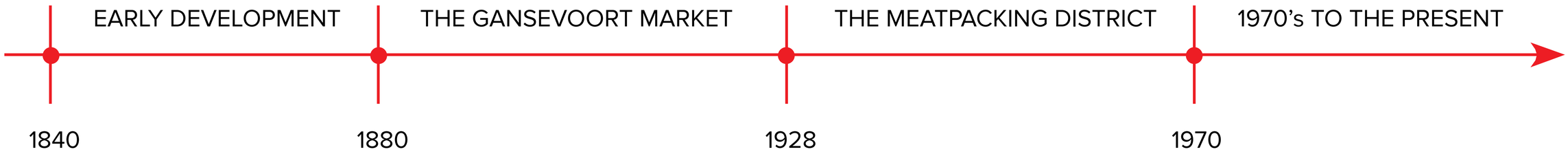
PRESENT



1937 - 1938

1939-1940; PRESENT

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

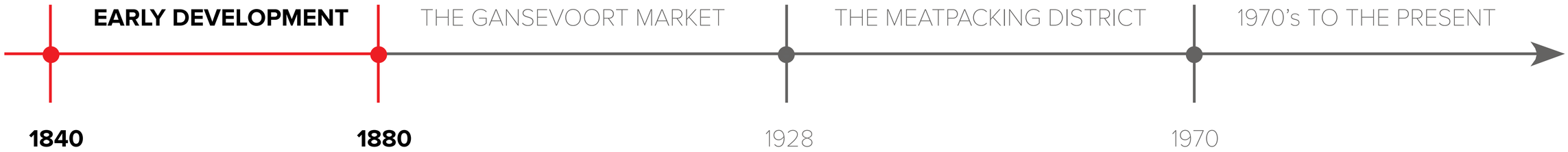
1876

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."

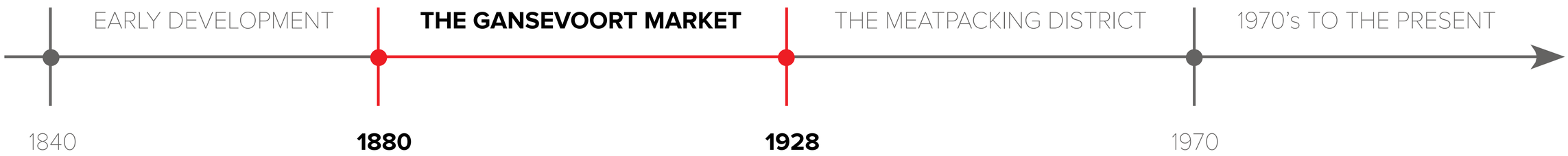
- Gansevoort Market Historic District Designation Report, 2003; Page 7 Paragraph 2.

1880

PERRIS MAP 1862, PLATE 61

PROPOSAL SITE

THE GANSEVOORT MARKET, 1880-1928

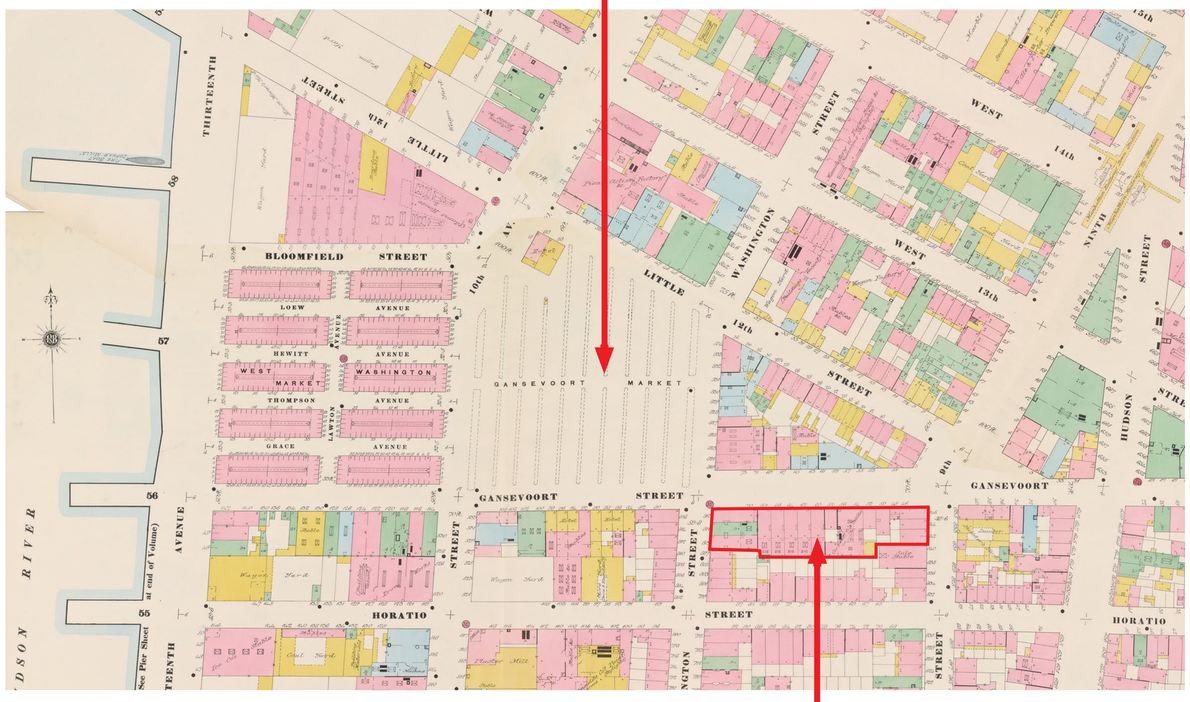


"Residential and commercial **development in the historic district was particularly spurred in the 1880's by . . . the open-air farmers' market (later Gansevoort Market) (1879)**, for regional produce, at Gansevoort and Washington Streets."

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

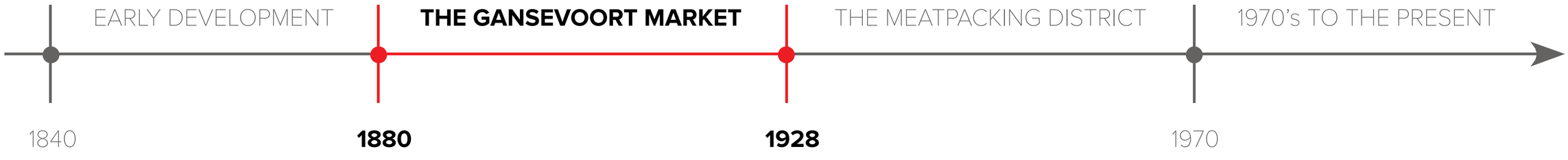
GANSEVOORT MARKET, 1900

GANSEVOORT MARKET 1880 - 1949



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

THE GANSEVOORT MARKET, 1880-1928

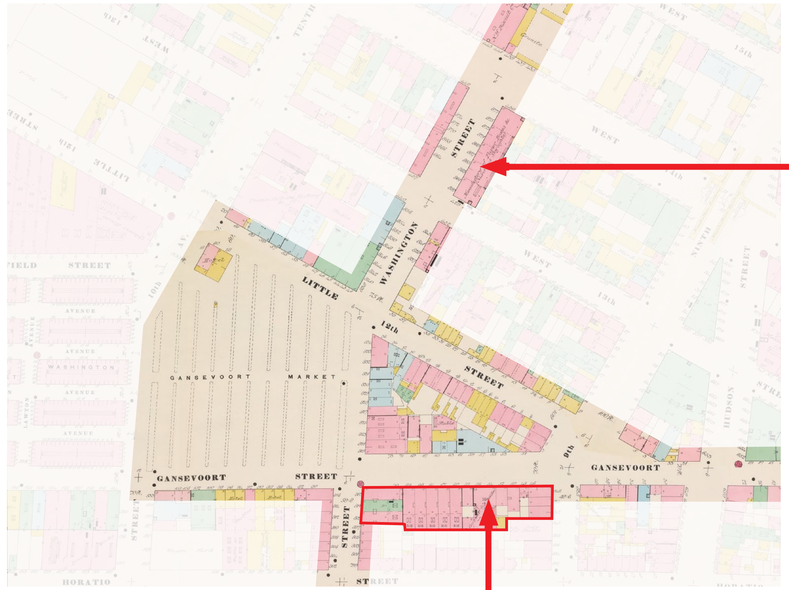


"Two adjacent street improvements, undoubtedly in response to the increase in traffic to the markets, included the extension of Washington Street from Little West 12th Street to West 14th Street (c. 1881-85) and the widening of Gansevoort Street between Hudson Street and the river (1887)."

- 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.

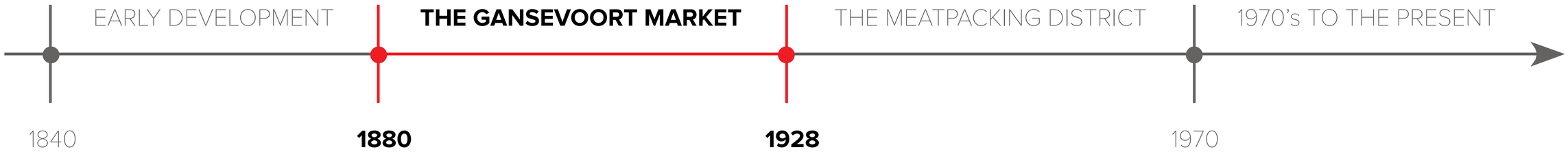


SANBORN MAP 1895, PLATES 60, 61, 63, 64

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."

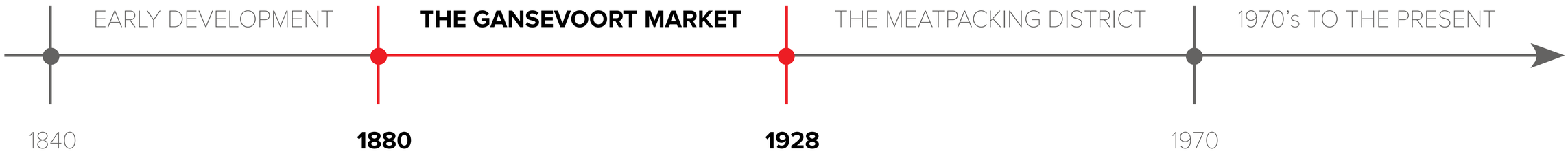
- Gansevoort Market Historic District Designation Report, 2003; Page 3 Paragraph 3.

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

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

799 WASHINGTON STREET
WAREHOUSE, 1910

THE GANSEVOORT MARKET, 1880-1928

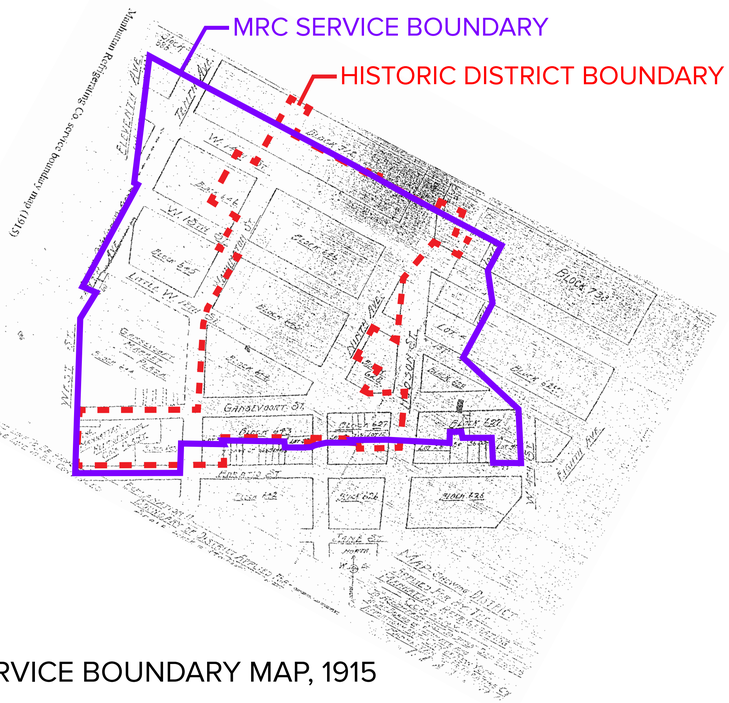


"The underground refrigeration system, the new piers, and the emergence of new uses . . . further triggered the 20th-century construction and **architectural change and flexibility that has shaped the character of the Gansevoort Market Historic District**."

- 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.

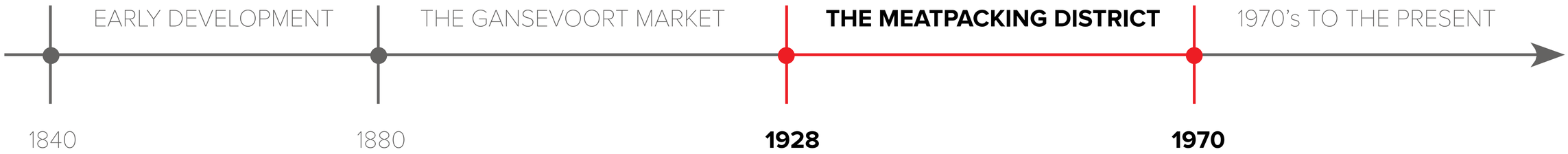


MRC SERVICE BOUNDARY MAP, 1915

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 distict."

- 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."

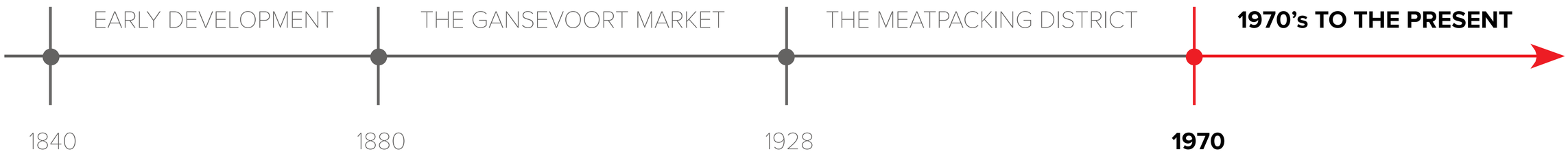
- Gansevoort Market Historic District Designation Report, 2003; Page 17 Paragraph 4.

46-48 GANSEVOORT STREET
MARKET, 1938-39

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

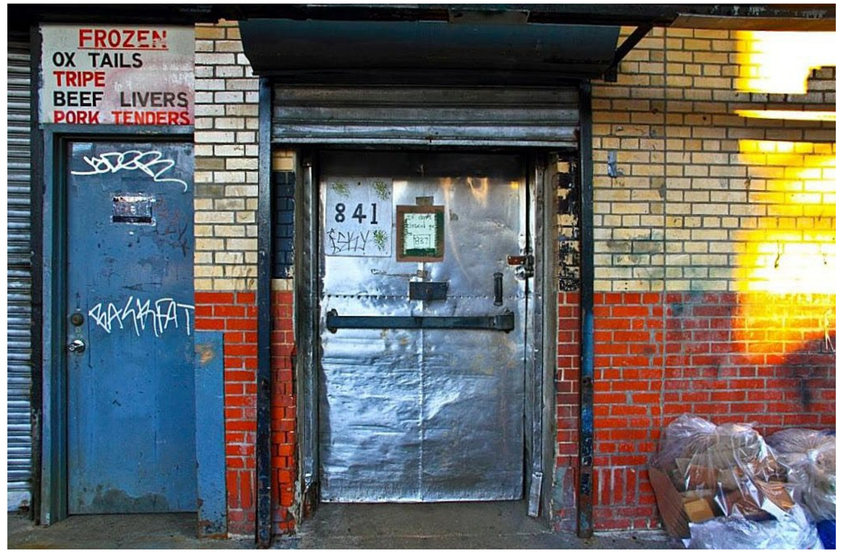
LITTLE WEST 12th STREET
1932

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

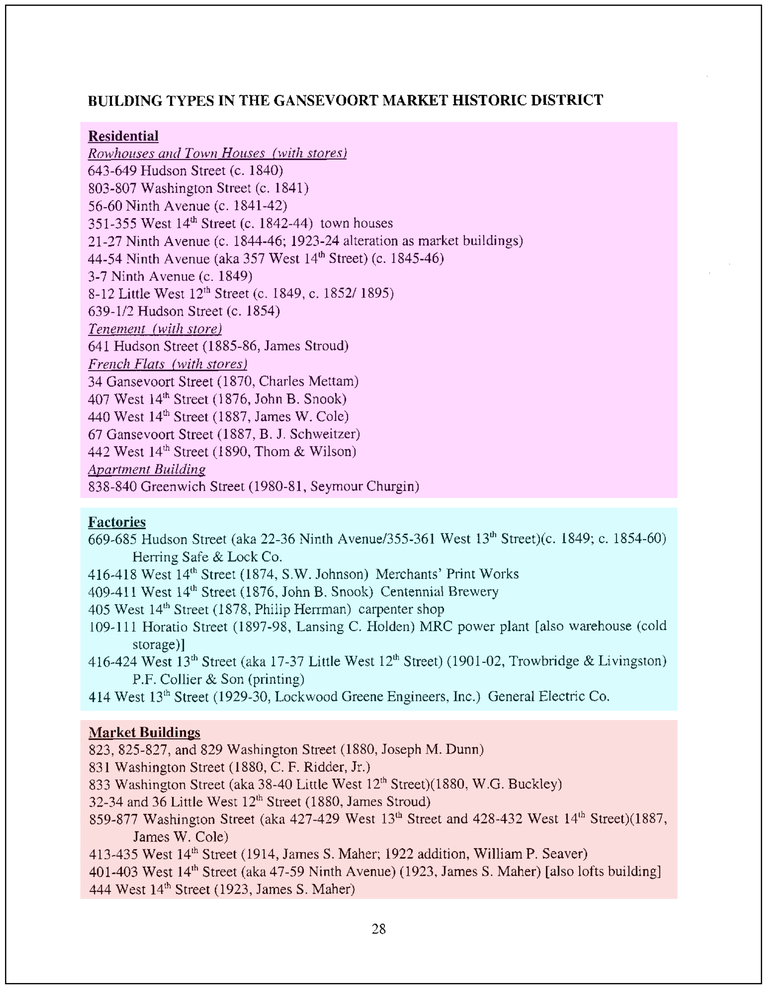
69 GANSEVOORT STREET

859-877 WASHINGTON STREET
Photo : Brian Rose, 2013

BUILDING TYPES IN THE GANSEVOORT MARKET HISTORIC DISTRICT

"Throughout its 20th-centure 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.



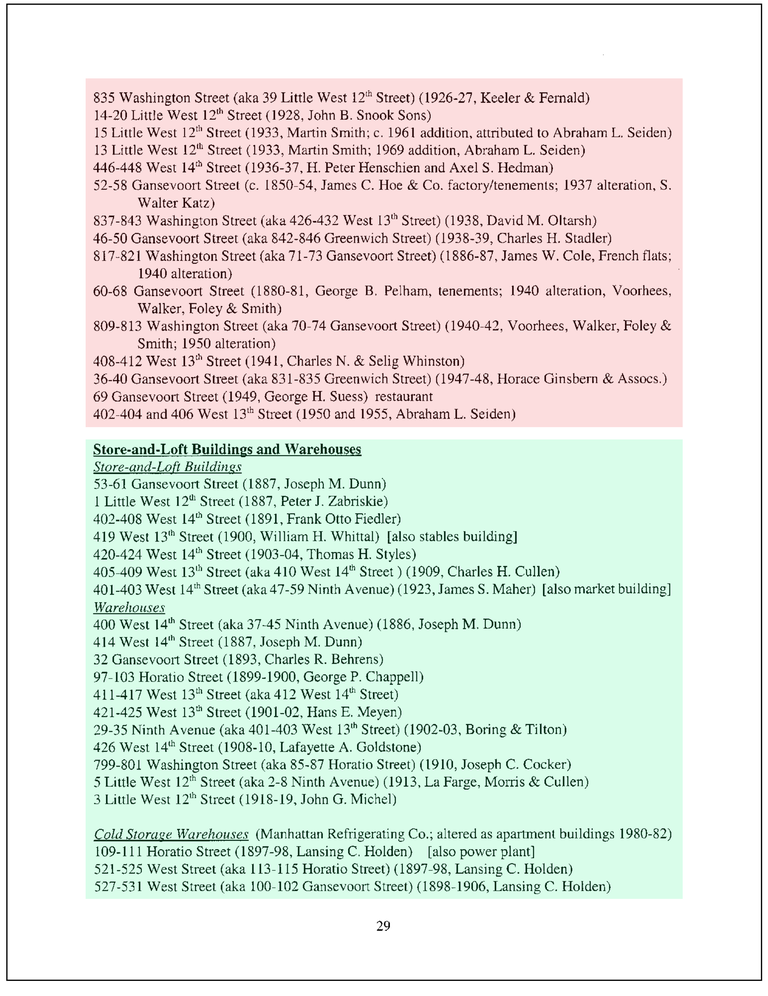
BUILDING TYPES IN THE GANSEVOORT MARKET HISTORIC DISTRICT

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

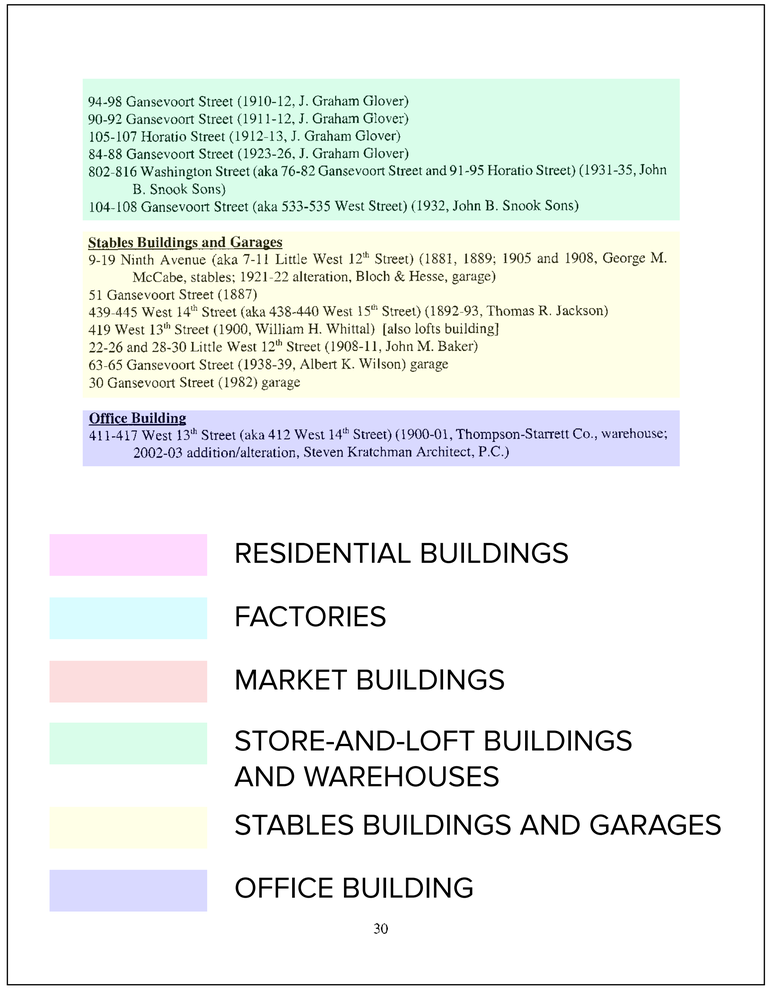


835 Washington Street (aka 39 Little West 12th Street) (1926-27, Keeler & Fernald)
14-20 Little West 12th Street (1928, John B. Snook Sons)
15 Little West 12th Street (1933, Martin Smith; c. 1961 addition, attributed to Abraham L. Seiden)
13 Little West 12th Street (1933, Martin Smith; 1969 addition, 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.)

RESIDENTIAL BUILDINGS

FACTORIES

MARKET BUILDINGS

STORE-AND-LOFT BUILDINGS AND WAREHOUSES

STABLES BUILDINGS AND GARAGES

OFFICE BUILDING

30

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

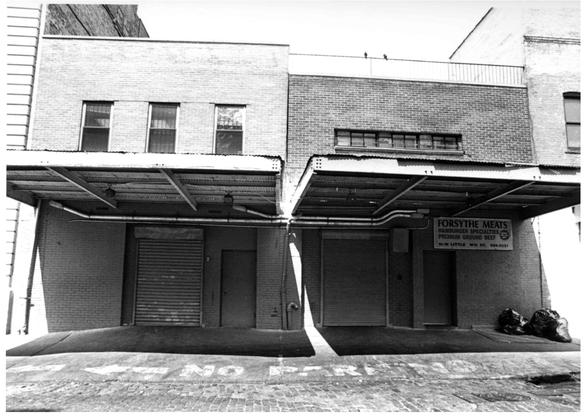
823-833 WASHINGTON STREET

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

LPC-APPROVED ADDITIONS TO 2-STORY MARKET BUILDINGS

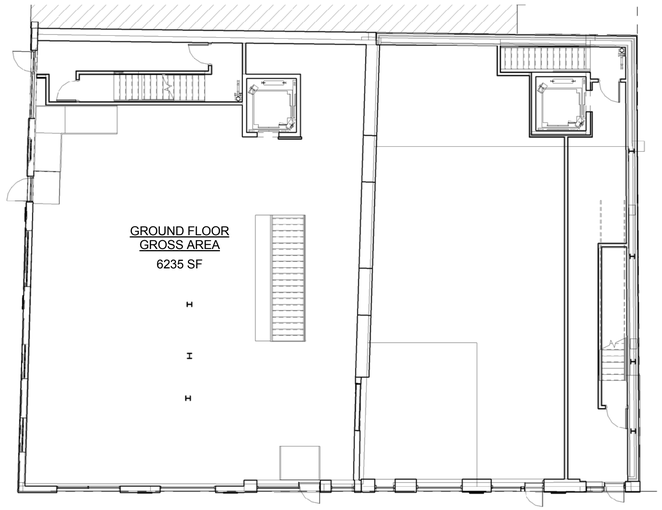
"Buildings instead of being demolished and rebuilt **were reconfigured upwards and downwards**."

- Commissioner Roberta Gratz, 2003 Designation Hearing

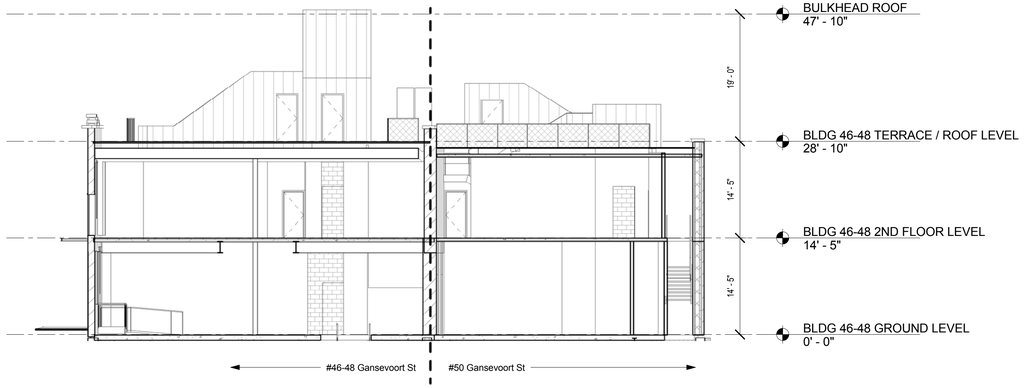
POST-DESIGNATION APPROVALS :

837 WASHINGTON STREET
APPROVED 2011

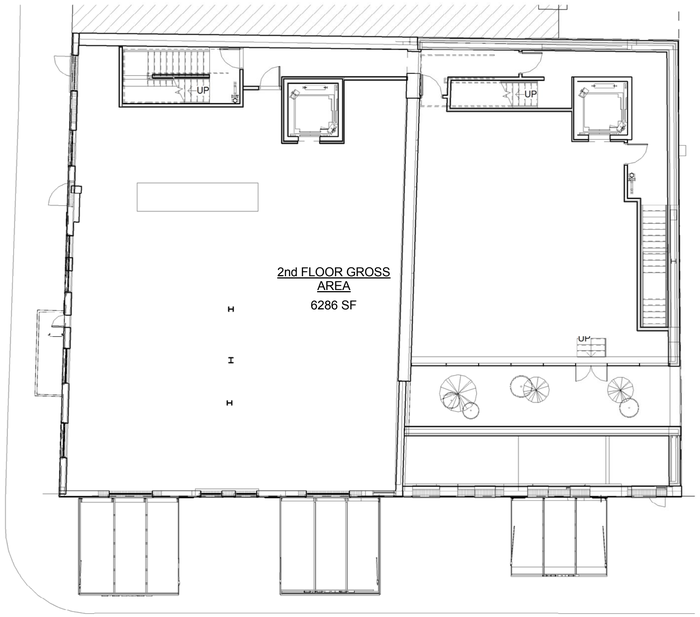
9-19 NINTH AVENUE
APPROVED 2014



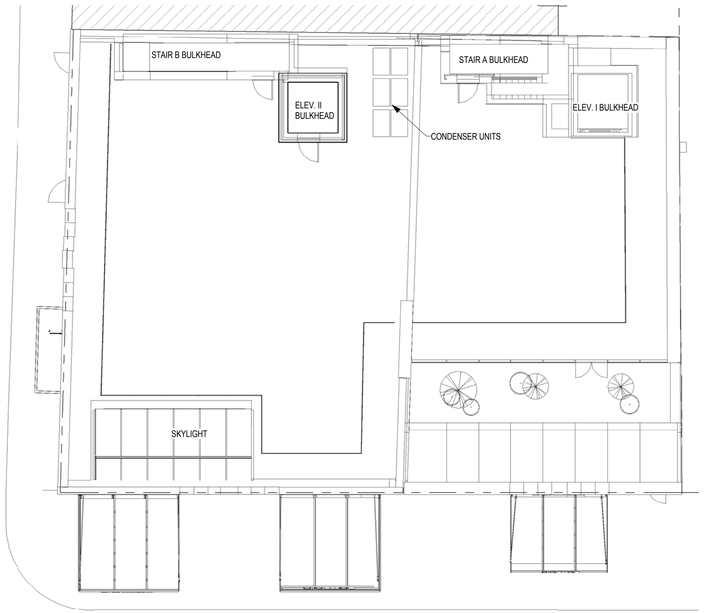
1 GROUND FLOOR PLAN
3/32" = 1'-0"



4 BUILDING SECTION
3/32" = 1'-0"



2 2nd FLOOR PLAN



ROOF PLAN

46-50 GANSEVOORT STREET PROPOSED PLANS AND SECTION

46-74 GANSEVOORT STREET

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46-50 GANSEVOORT STREET EXISTING NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

46-50 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

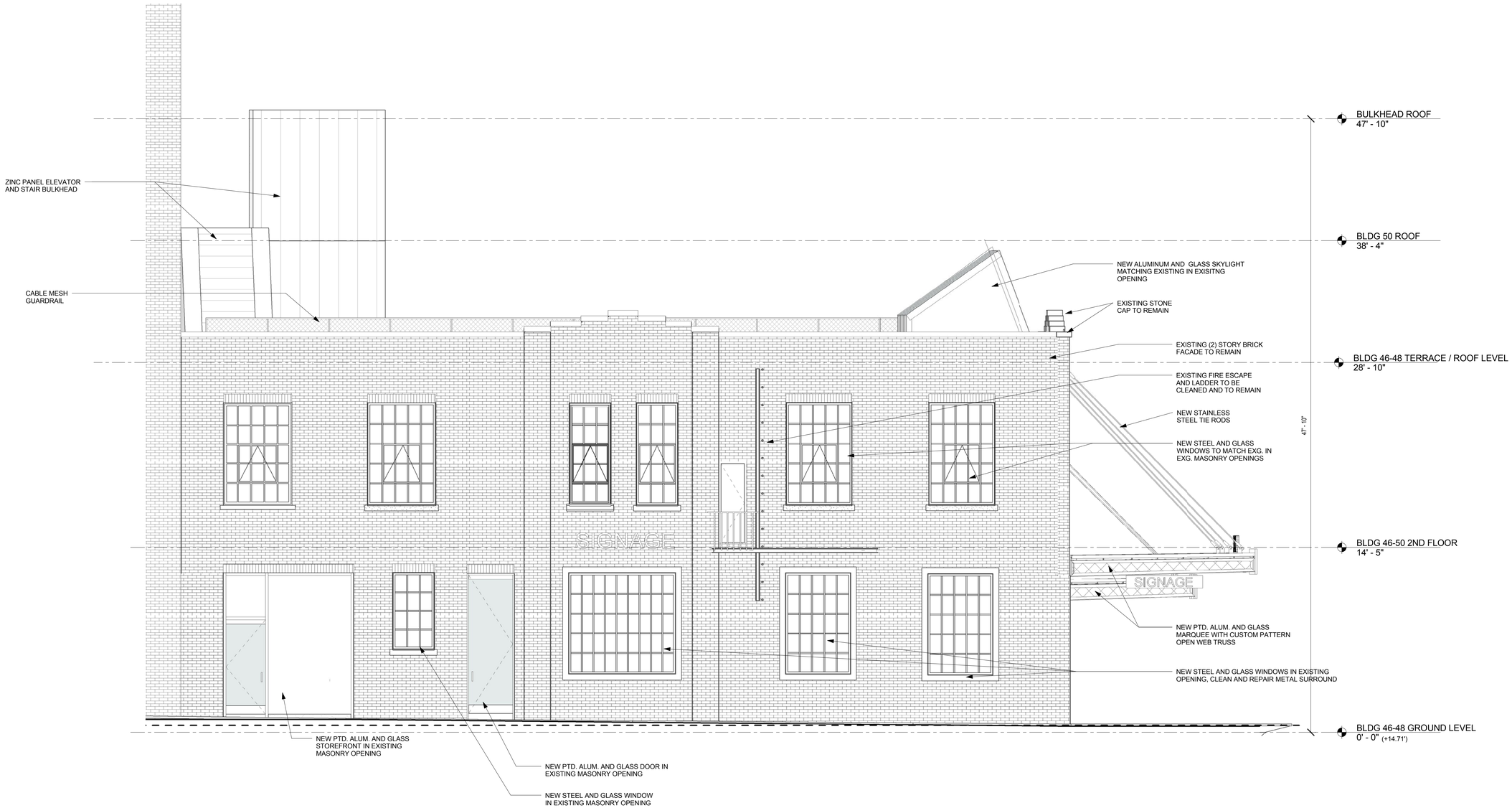
05.31.16

46-50 GANSEVOORT STREET EXISTING EAST ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16



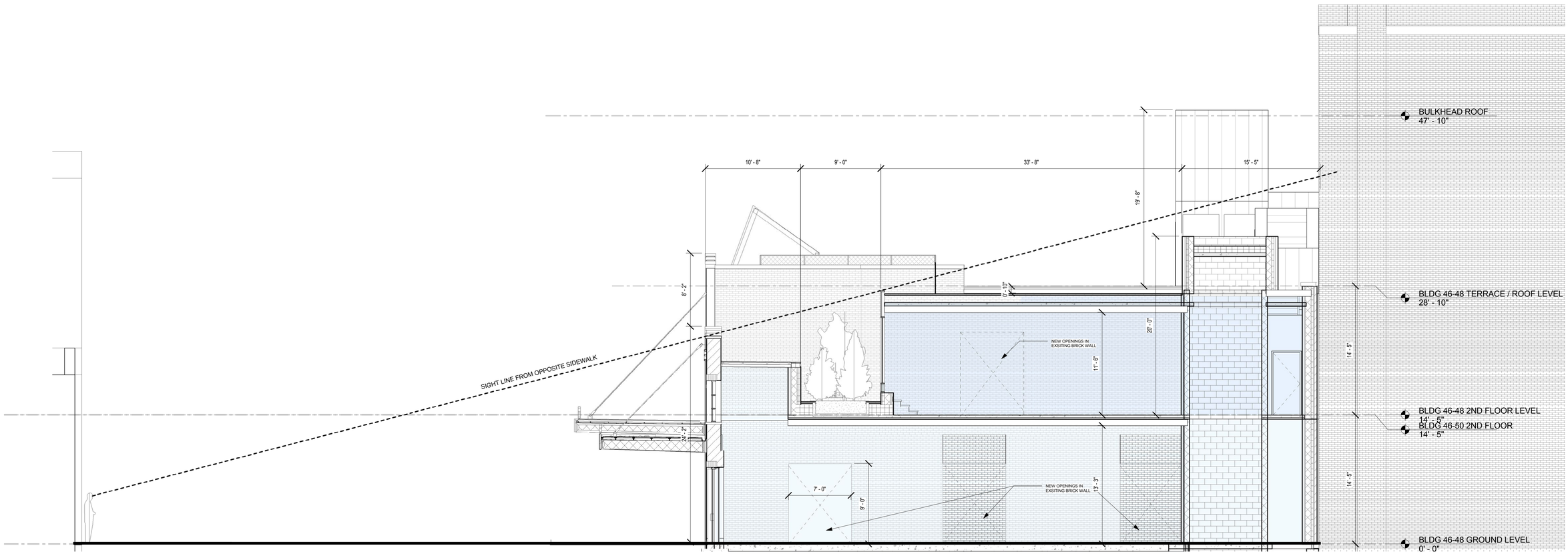
0' 4' 8' 16'

46-50 GANSEVOORT STREET PROPOSED EAST ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

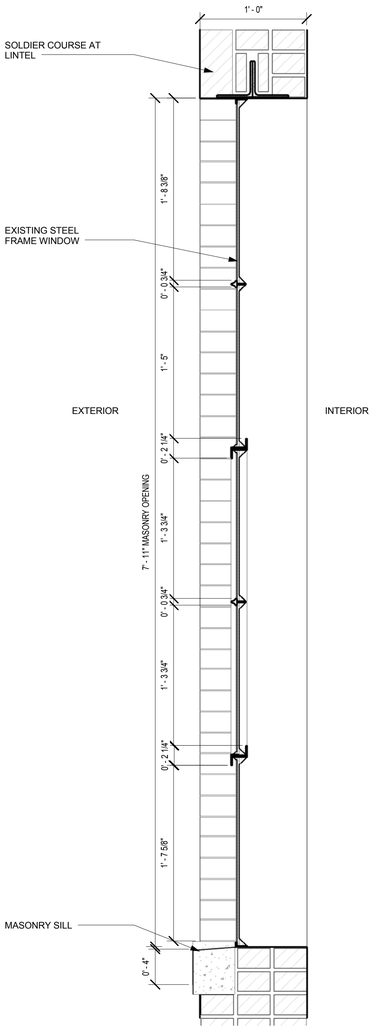


46-50 GANSEVOORT STREET PROPOSED SECTION

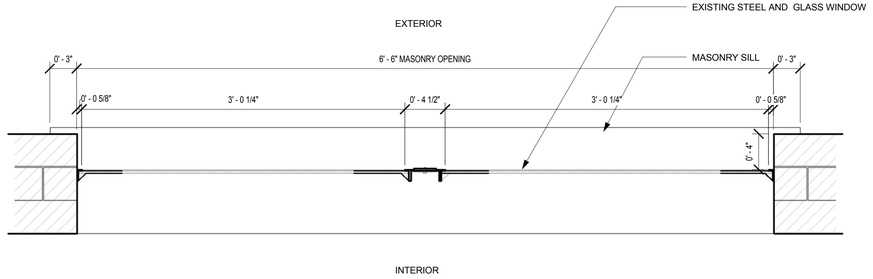
46-74 GANSEVOORT STREET

BKSK

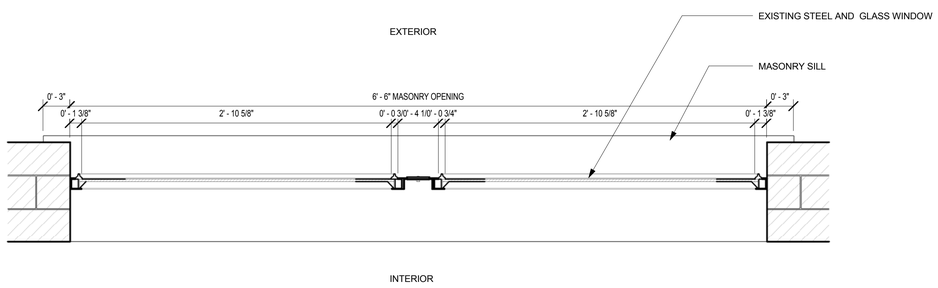
05.31.16



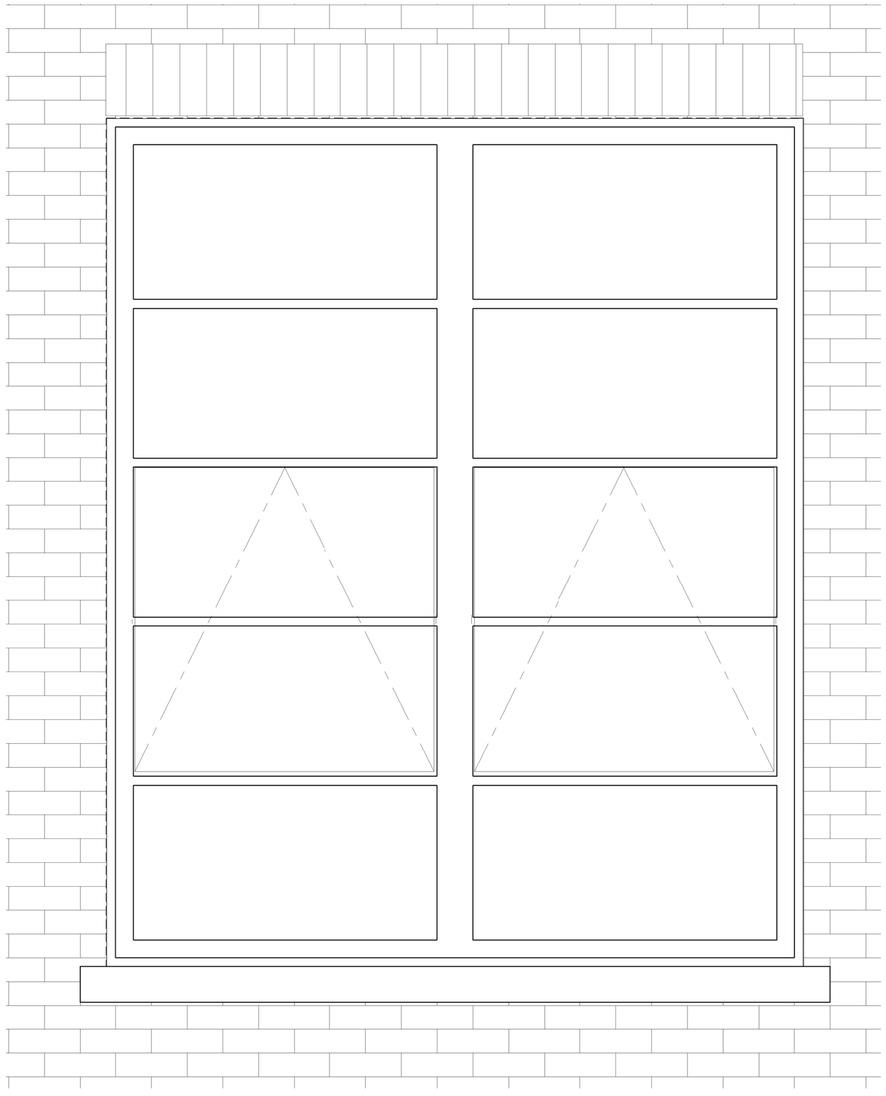
1 EXISTING NORTH WINDOW SECTION
1 1/2" = 1'-0"



3 EXISTING NORTH WINDOW PLAN SECTION_FIXED
1 1/2" = 1'-0"



4 EXISTING NORTH WINDOW PLAN SECTION_OPERABLE
1 1/2" = 1'-0"



5 EXISTING NORTH WINDOW ELEVATION
1 1/2" = 1'-0"

0' 1' 2' 4'

46-50 GANSEVOORT STREET EXISTING NORTH WINDOW DETAILS

46-74 GANSEVOORT STREET

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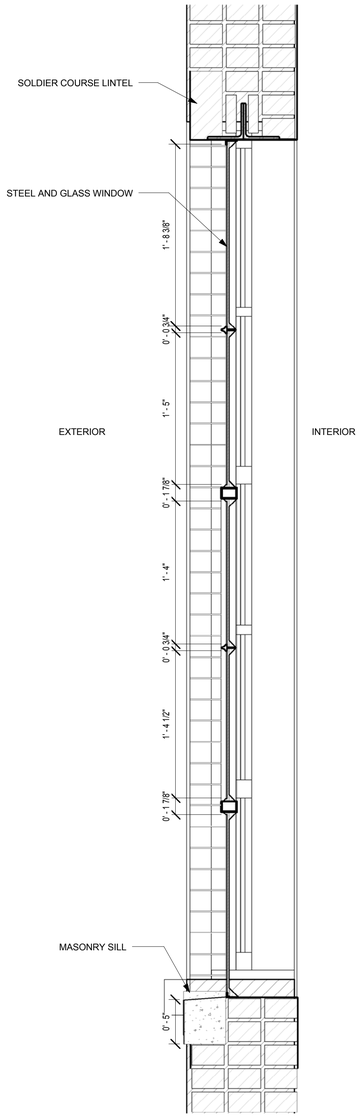
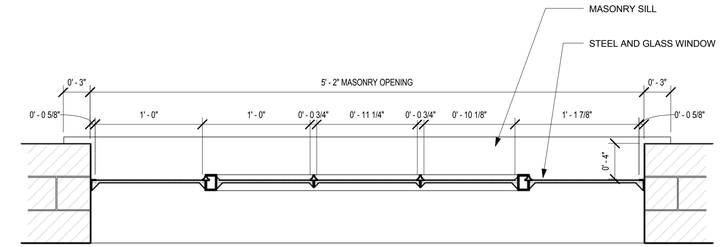
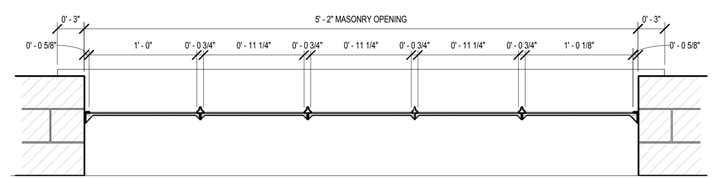
05.31.16



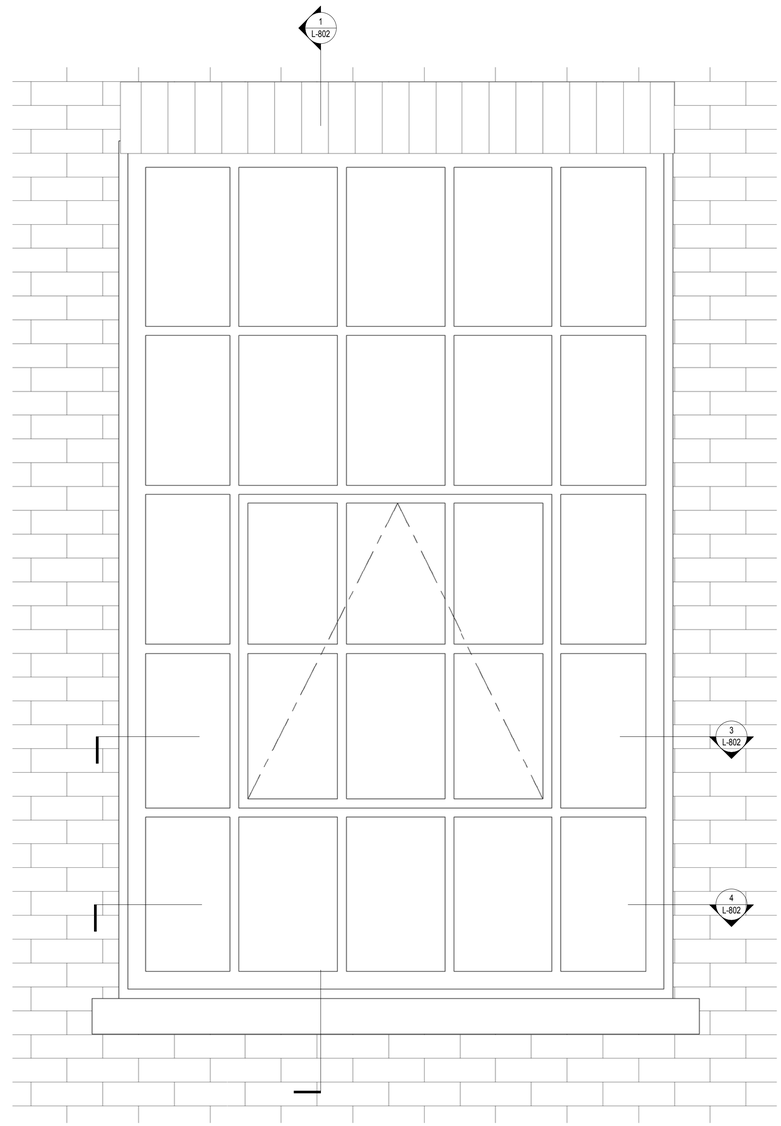
1 EXISTING EAST WINDOW SECTION
1 1/2" = 1'-0"



3 EXISTING EAST WINDOW PLAN
SECTION_OPERABLE
1 1/2" = 1'-0"



4 EXISTING EAST WINDOW PLAN
SECTION_FIXED
1 1/2" = 1'-0"



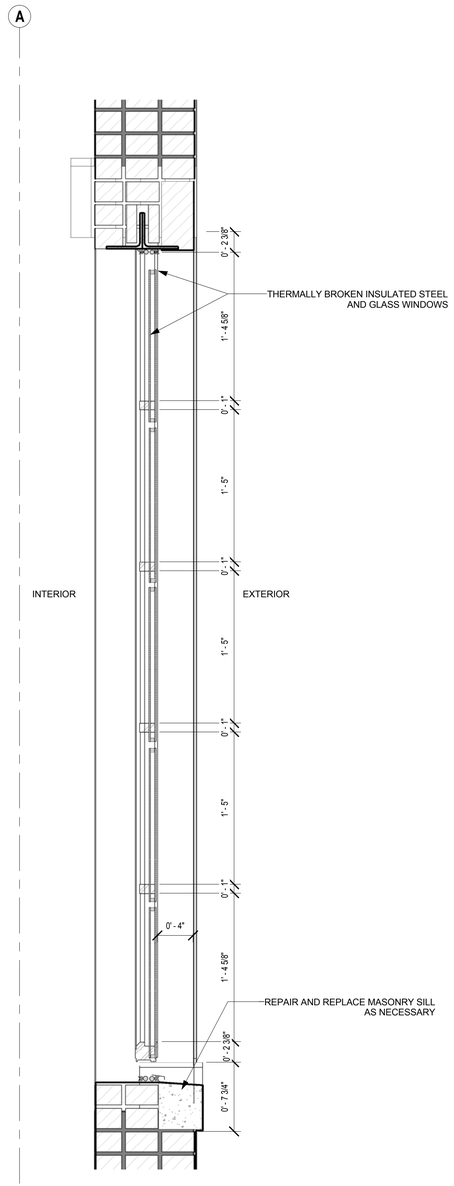
2 EXISTING EAST WINDOW ELEVATION
1 1/2" = 1'-0"

46-50 GANSEVOORT STREET EXISTING EAST WINDOW DETAILS

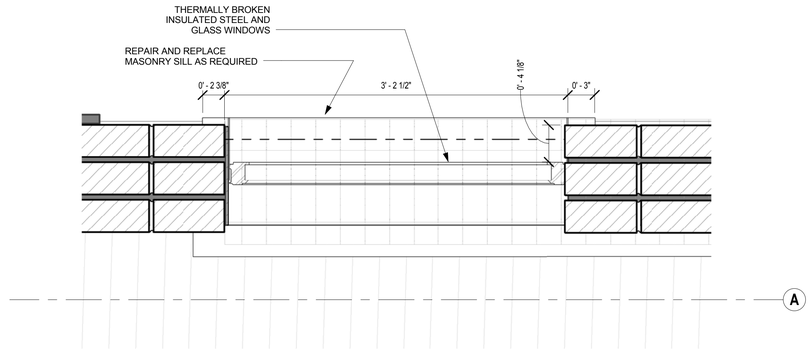
46-74 GANSEVOORT STREET

BKSK

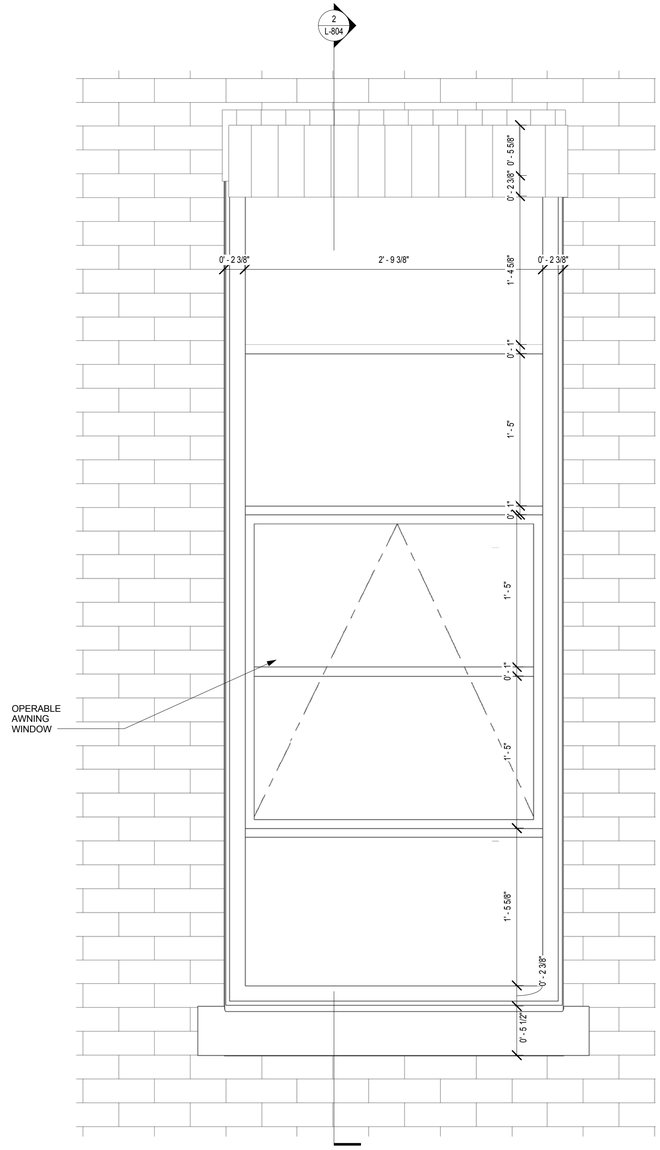
05.31.16



2 BUILDING 46-48 TYPICAL NEW NORTH WINDOW SECTION DETAIL
1 1/2" = 1'-0"



3 BUILDING 46-48 TYPICAL NEW NORTH WINDOW PLAN DETAIL
1 1/2" = 1'-0"



1 BUILDING 46-48 TYP NORTH WINDOW ELEV DETAIL
1 1/2" = 1'-0"

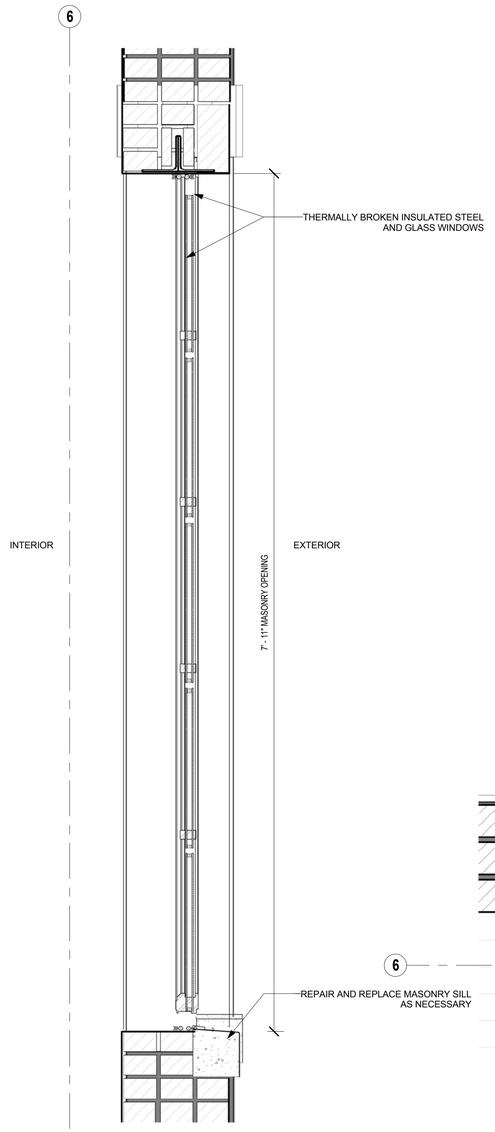
0' 1' 2' 4'

46-50 GANSEVOORT STREET PROPOSED NORTH WINDOW DETAILS

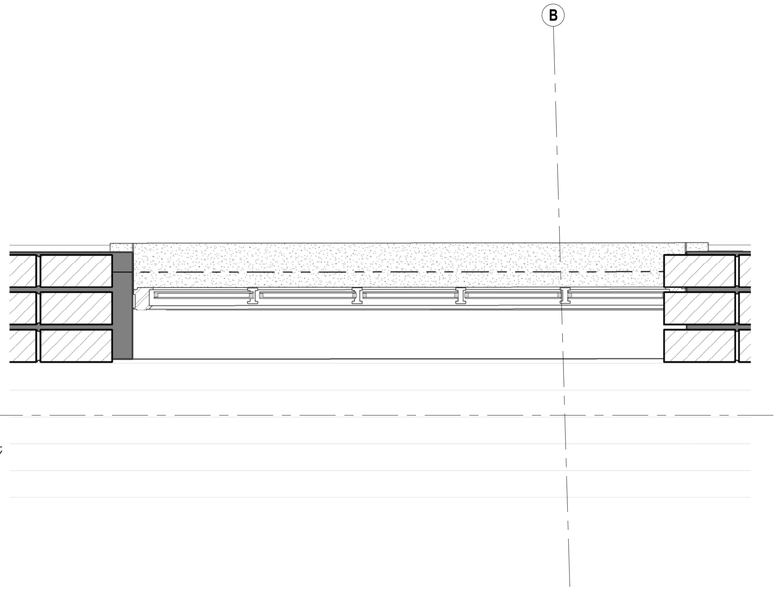
46-74 GANSEVOORT STREET

BKSK

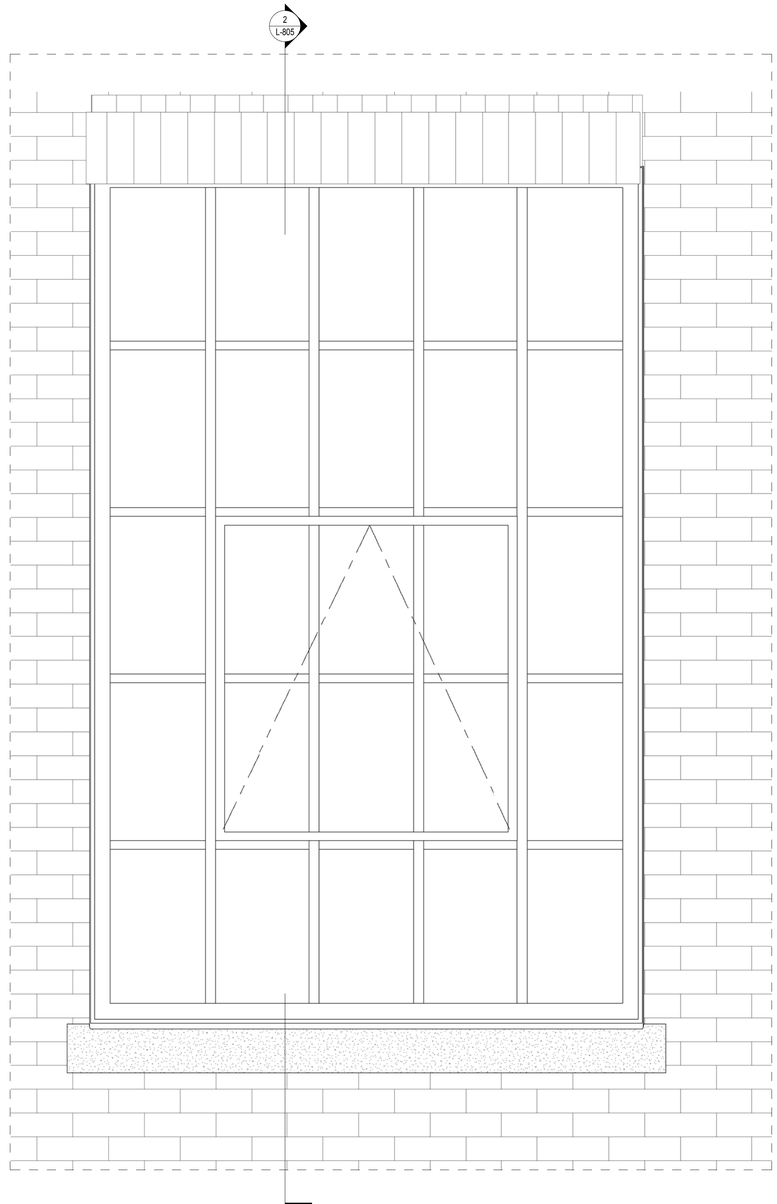
05.31.16



2 BUILDING 46-48 TYPICAL NEW EAST WINDOW SECTION DETAIL
1 1/2" = 1'-0"



3 BUILDING 46-48 TYPICAL NEW EAST WINDOW PLAN DETAIL
1 1/2" = 1'-0"



1 BUILDING 46-48 TYPICAL NEW EAST WINDOW ELEV DETAIL
1 1/2" = 1'-0"

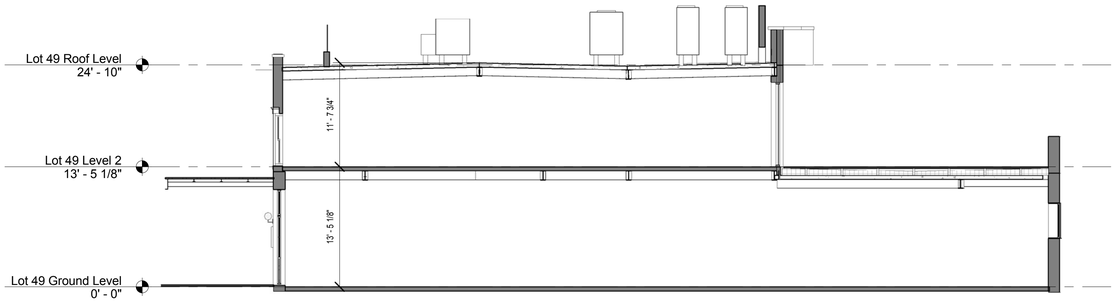
0' 1' 2' 4'

46-50 GANSEVOORT STREET PROPOSED EAST WINDOW DETAILS

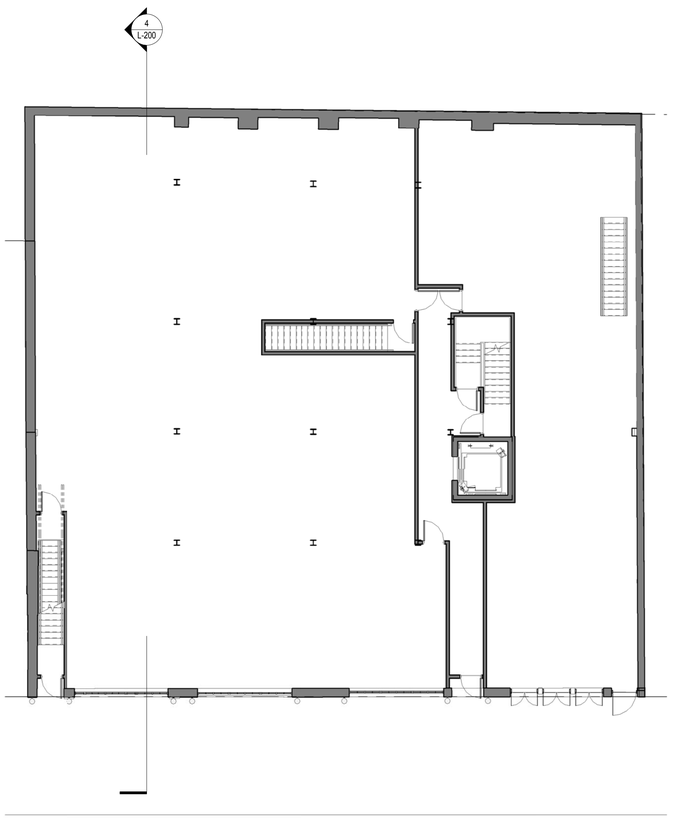
46-74 GANSEVOORT STREET

BKSK

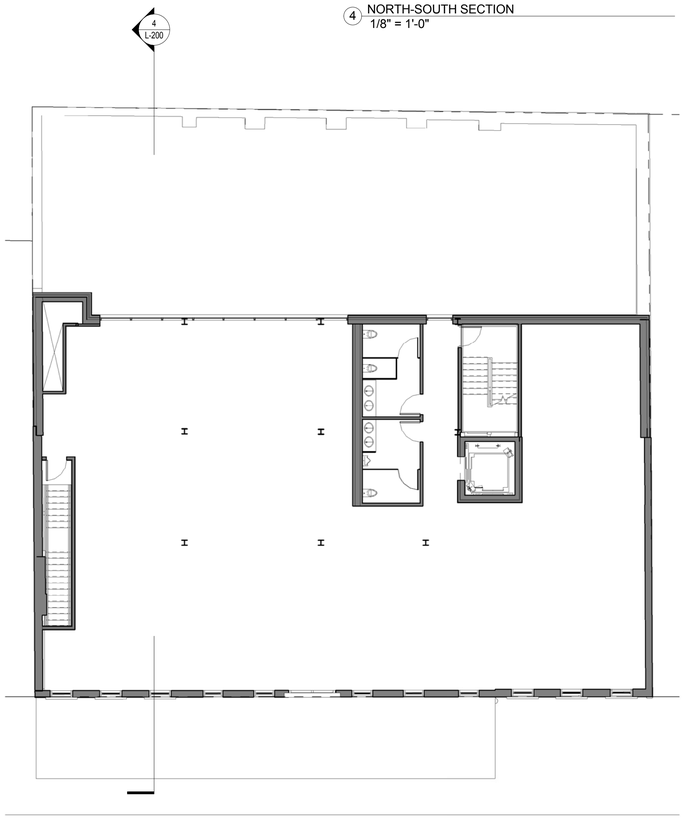
05.31.16



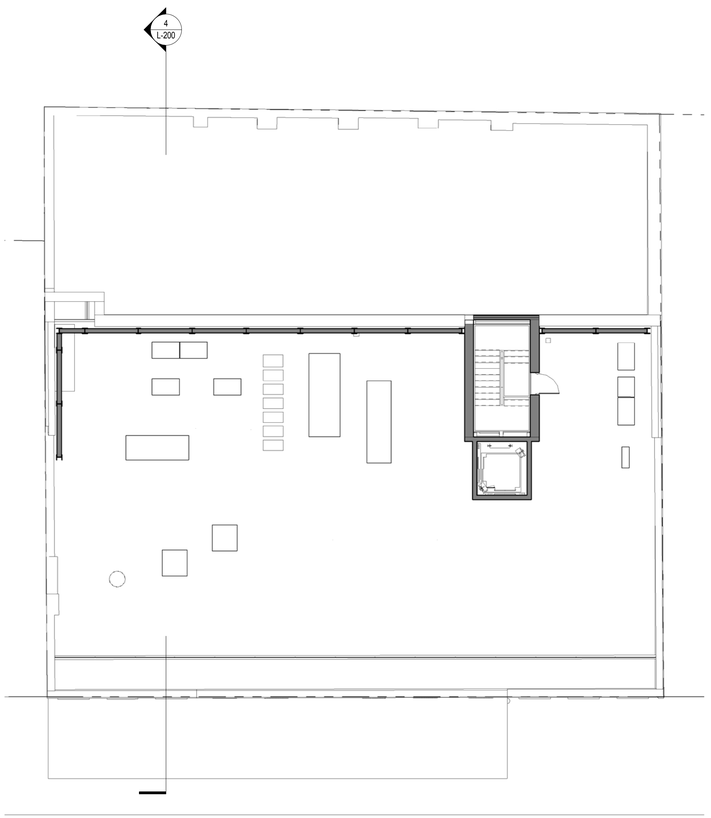
4 NORTH-SOUTH SECTION
1/8" = 1'-0"



1 GROUND FLOOR PLAN
3/32" = 1'-0"



2 2nd FLOOR PLAN
3/32" = 1'-0"



3 Lot 49 Roof Level
3/32" = 1'-0"

52-58 GANSEVOORT STREET PROPOSED PLANS AND SECTION

46-74 GANSEVOORT STREET

BKSK

05.31.16

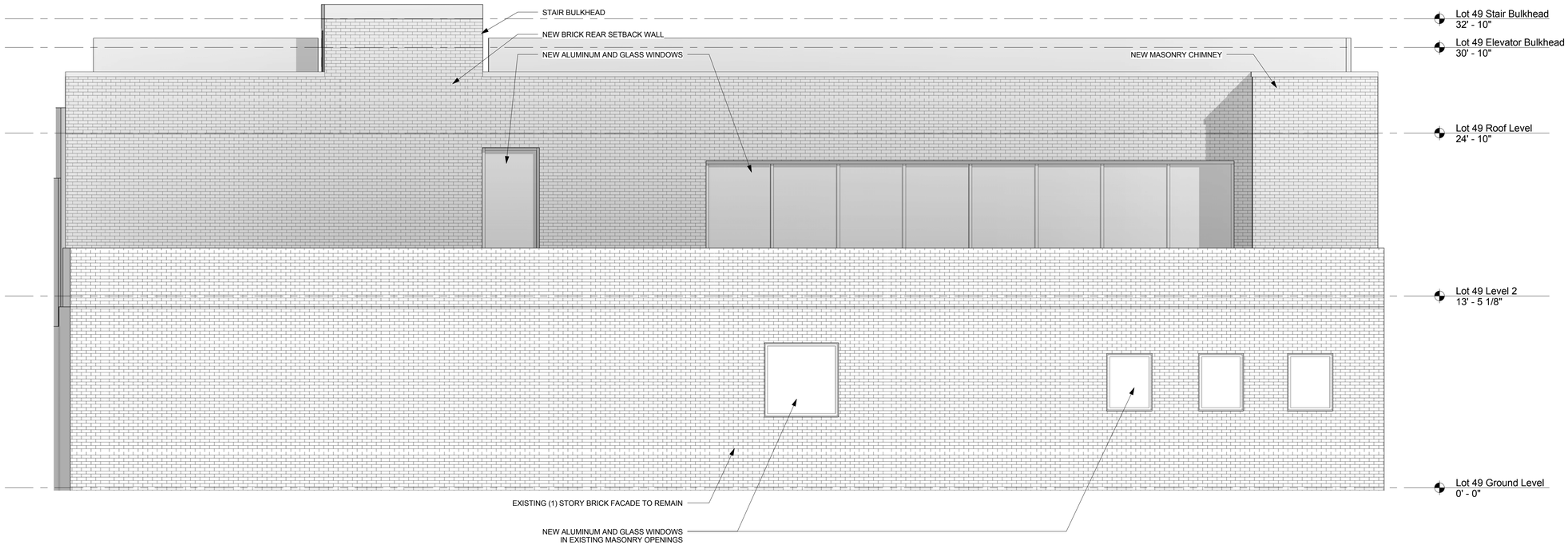
1 NORTH ELEVATION
1/4" = 1'-0"

52-58 GANSEVOORT STREET PROPOSED NORTH ELEVATION

46-74 GANSEVOORT STREET

BKSK

05.31.16

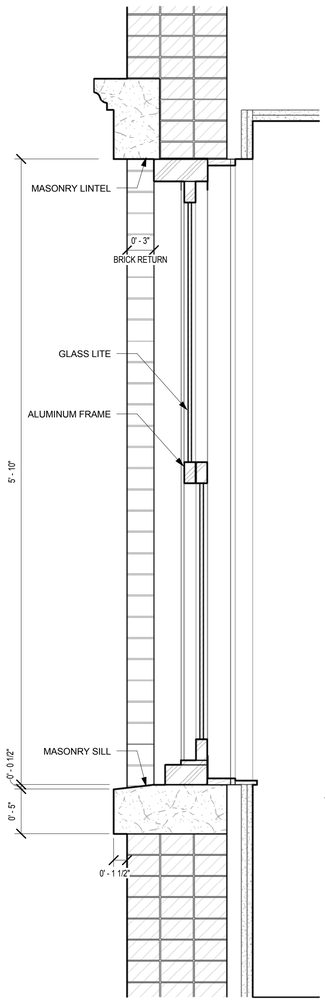


52-58 GANSEVOORT STREET PROPOSED SOUTH ELEVATION

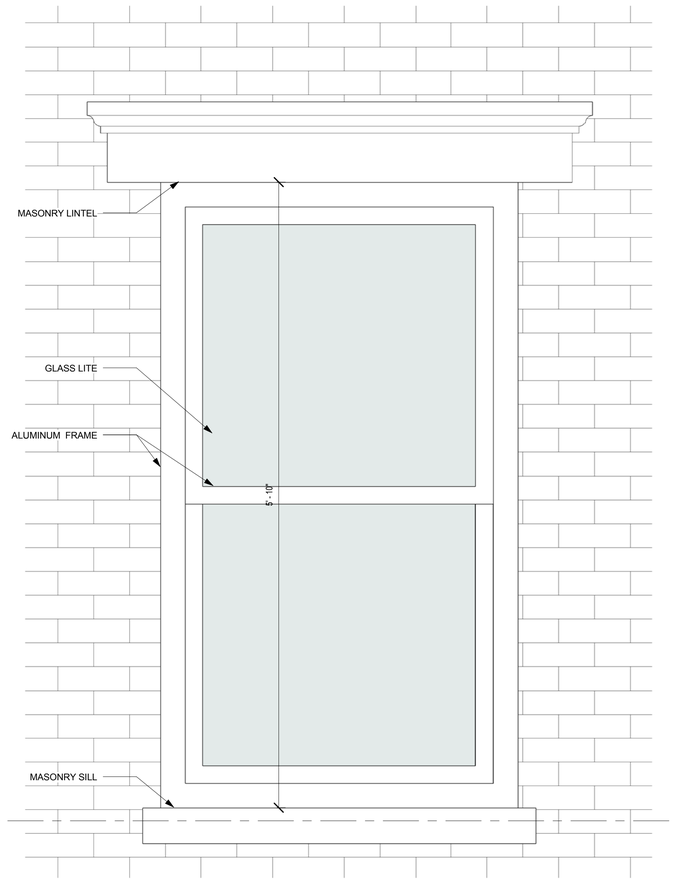
46-74 GANSEVOORT STREET

BKSK

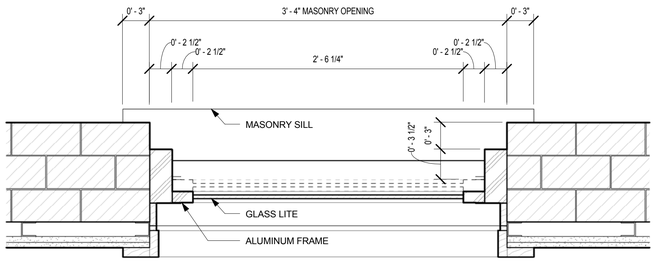
05.31.16



3 EXISTING EAST WINDOW SECTION
1 1/2" = 1'-0"

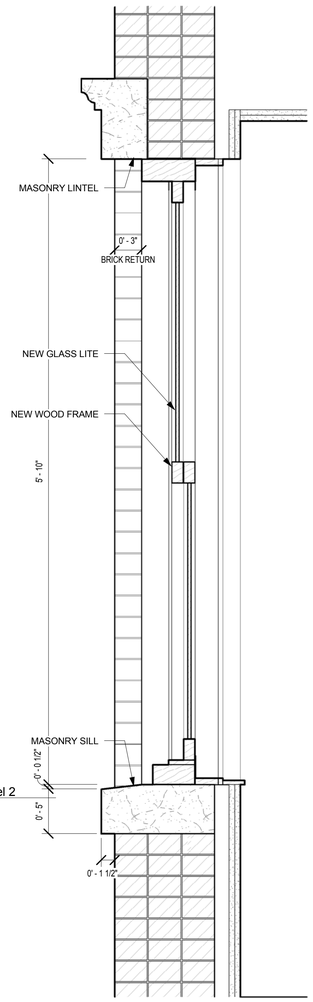


2 NORTH ELEVATION
1 1/2" = 1'-0"

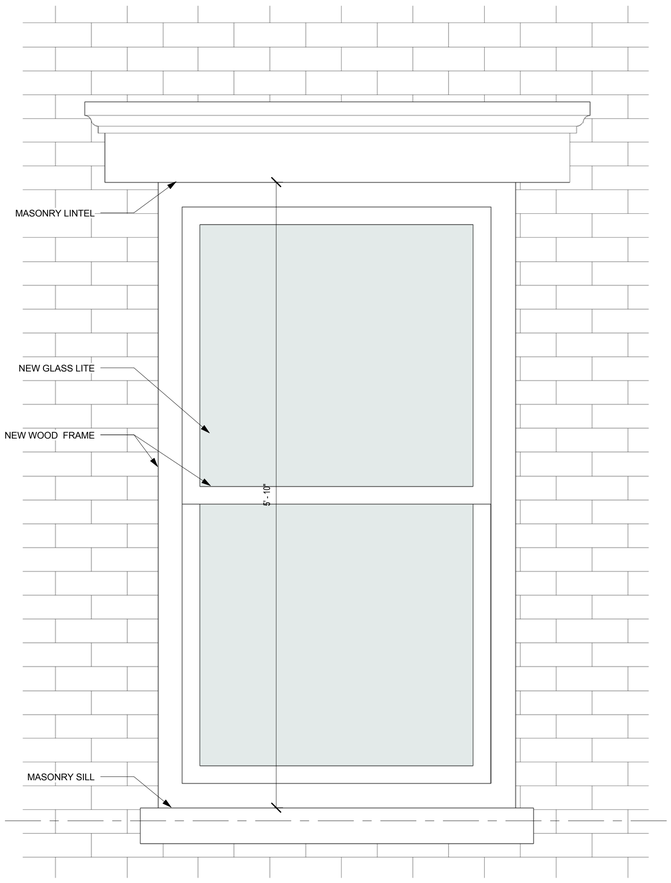


4 EXISTING EAST WINDOW PLAN SECTION
1 1/2" = 1'-0"

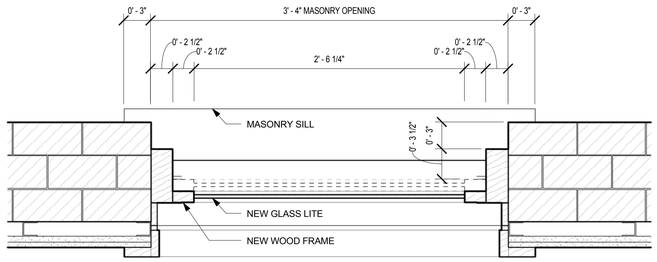
EXISTING



6 PROPOSED EAST WINDOW SECTION
1 1/2" = 1'-0"



1 NORTH ELEVATION
1 1/2" = 1'-0"



PROPOSED EAST WINDOW PLAN SECTION
5 1 1/2" = 1'-0"

PROPOSED

Lot 49 Level 2
13' - 5 1/8"

52 AND 58 GANSEVOORT STREET WINDOW DETAILS

46-74 GANSEVOORT STREET

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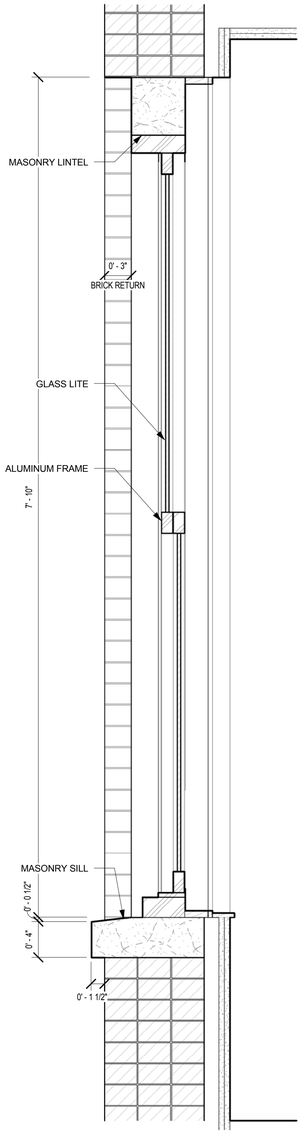
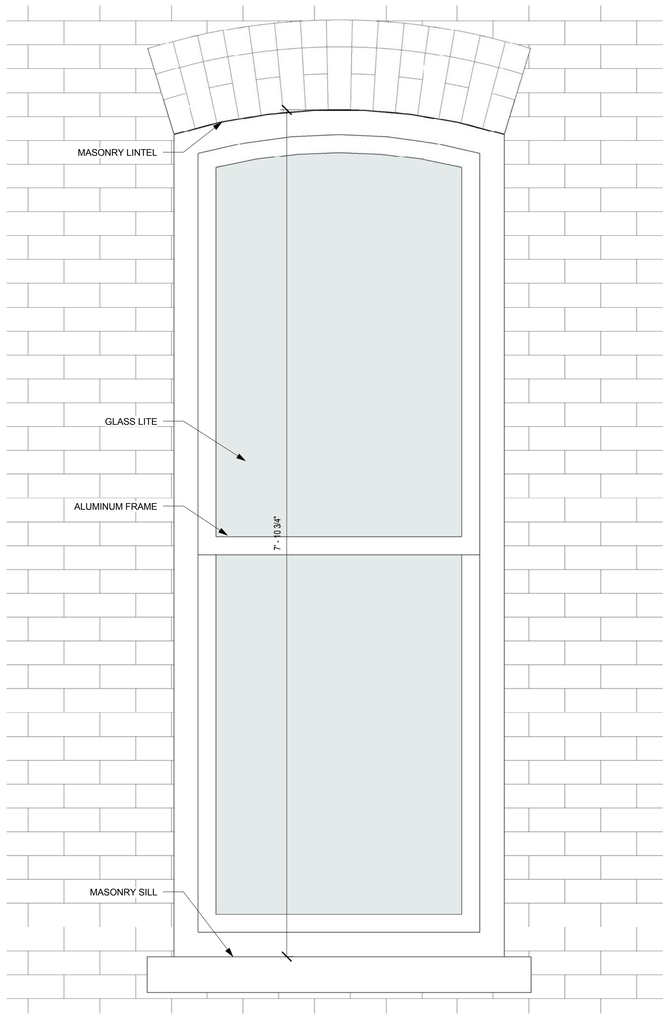
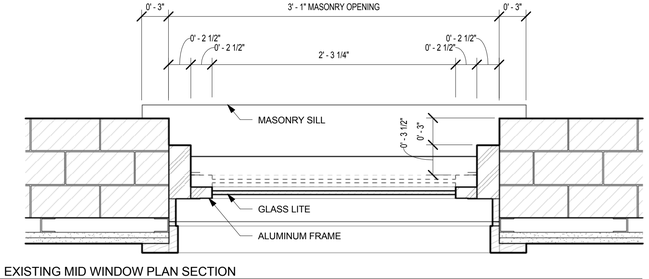
05.31.16



4 EXISTING MID WINDOW SECTION
1 1/2" = 1'-0"

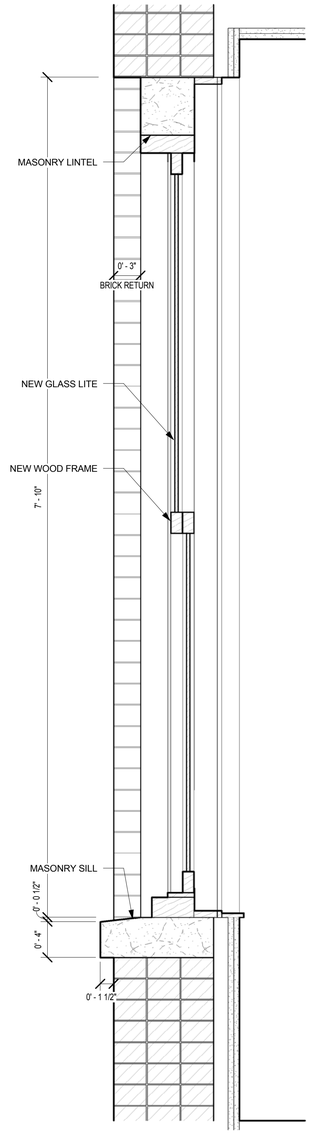


1 NORTH ELEVATION
1 1/2" = 1'-0"

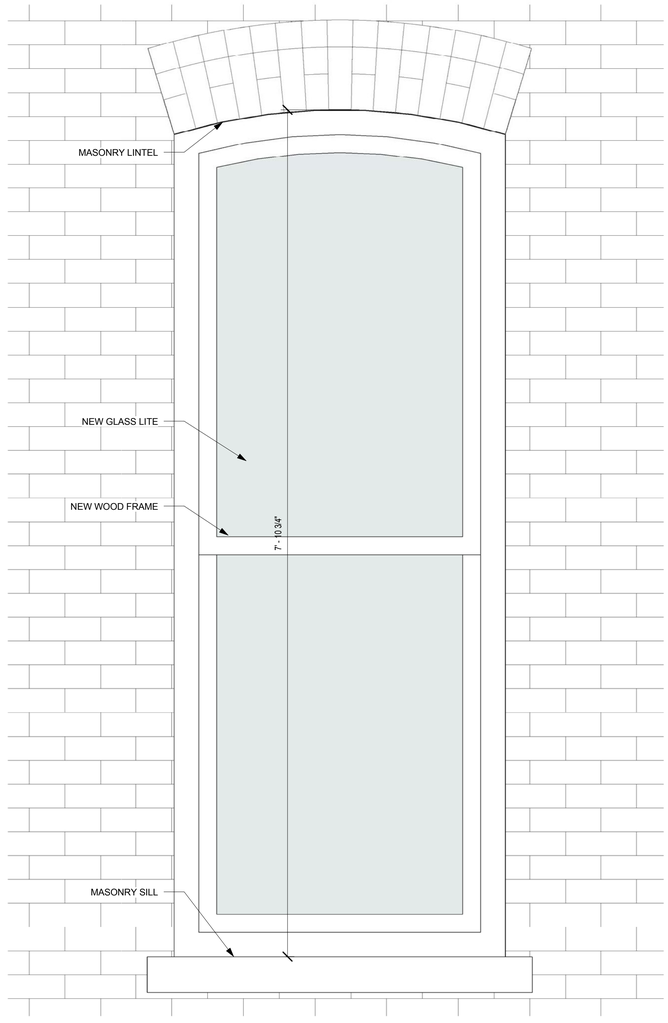


3 EXISTING MID WINDOW PLAN SECTION
1 1/2" = 1'-0"

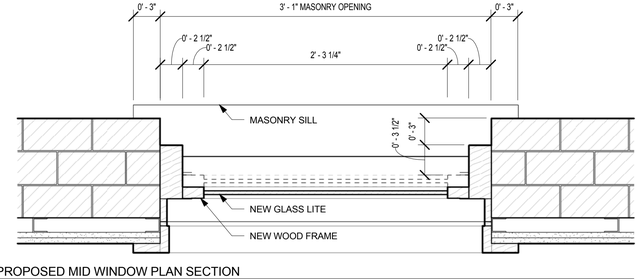
EXISTING



6 PROPOSED MID WINDOW SECTION
1 1/2" = 1'-0"



2 NORTH ELEVATION
1 1/2" = 1'-0"



5 PROPOSED MID WINDOW PLAN SECTION
1 1/2" = 1'-0"

PROPOSED

54-56 GANSEVOORT STREET WINDOW DETAILS

46-74 GANSEVOORT STREET

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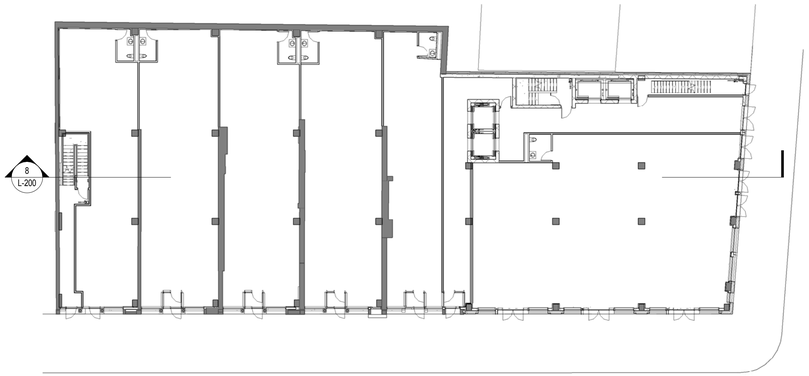
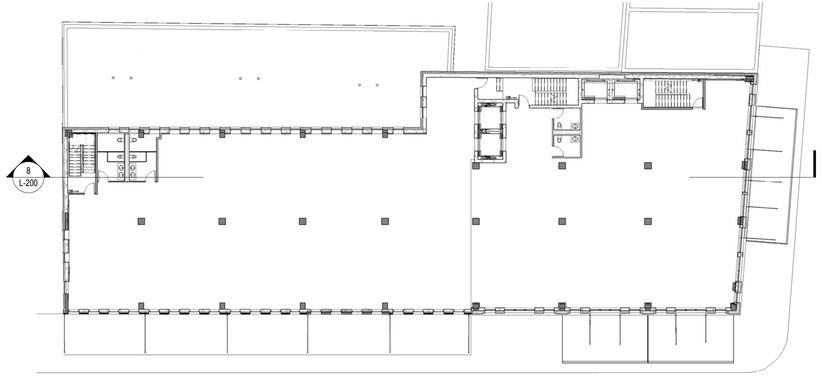
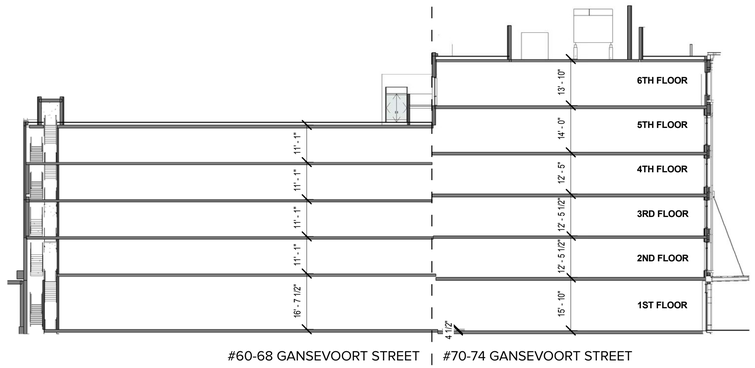


1 GROUND FLOOR PLAN
3/64" = 1'-0"

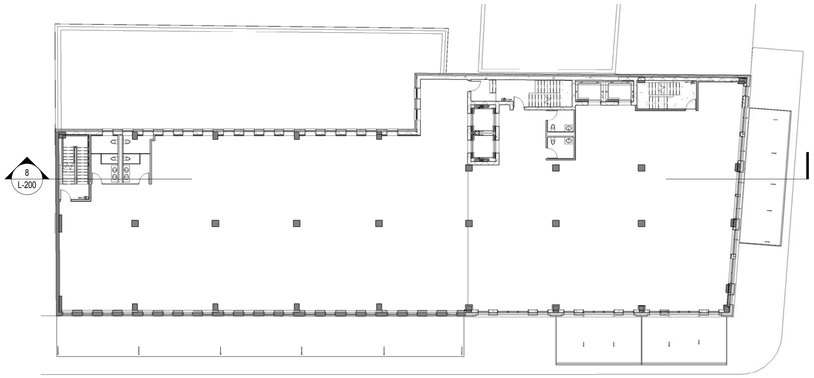


4 4TH FLOOR PLAN
3/64" = 1'-0"

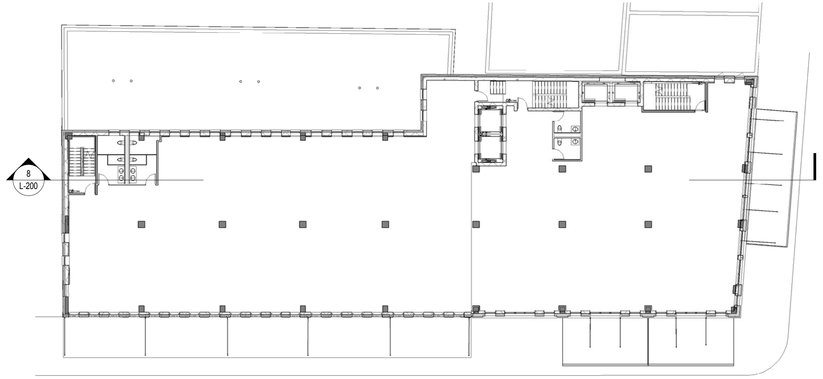


#60-68 GANSEVOORT STREET | #70-74 GANSEVOORT STREET

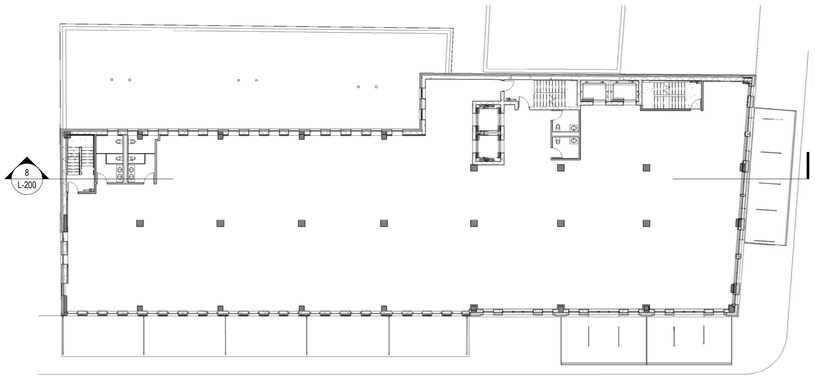
8 SECTION; #60-74
3/64" = 1'-0"



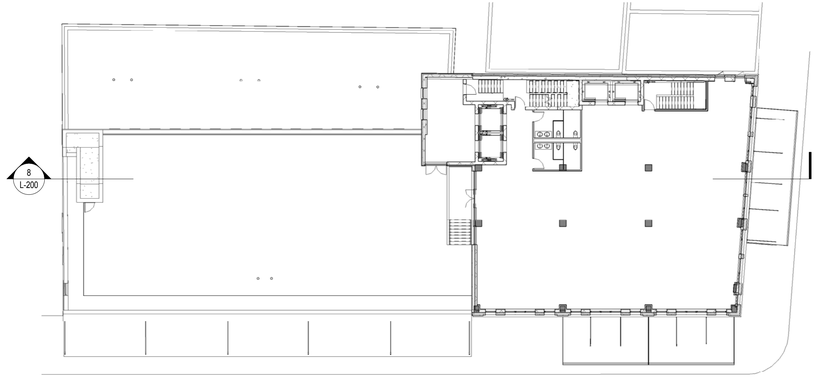
2 2ND FLOOR PLAN
3/64" = 1'-0"



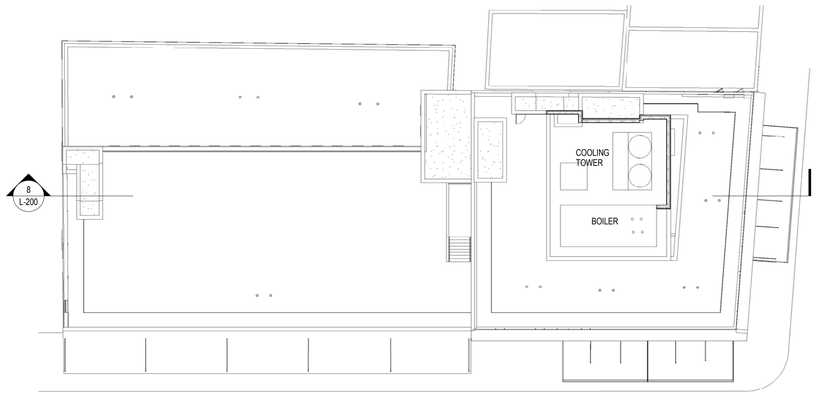
5 5TH FLOOR PLAN
3/64" = 1'-0"



3 3RD FLOOR PLAN
3/64" = 1'-0"



6 6TH FLOOR PLAN
3/64" = 1'-0"



7 ROOF PLAN
3/64" = 1'-0"

0' 4' 8' 16' 32'

3/64" = 1'-0"
Project No.: 1506
09/15/15

60-74 GANSEVOORT STREET PROPOSED PLANS AND SECTION

46-74 GANSEVOORT STREET

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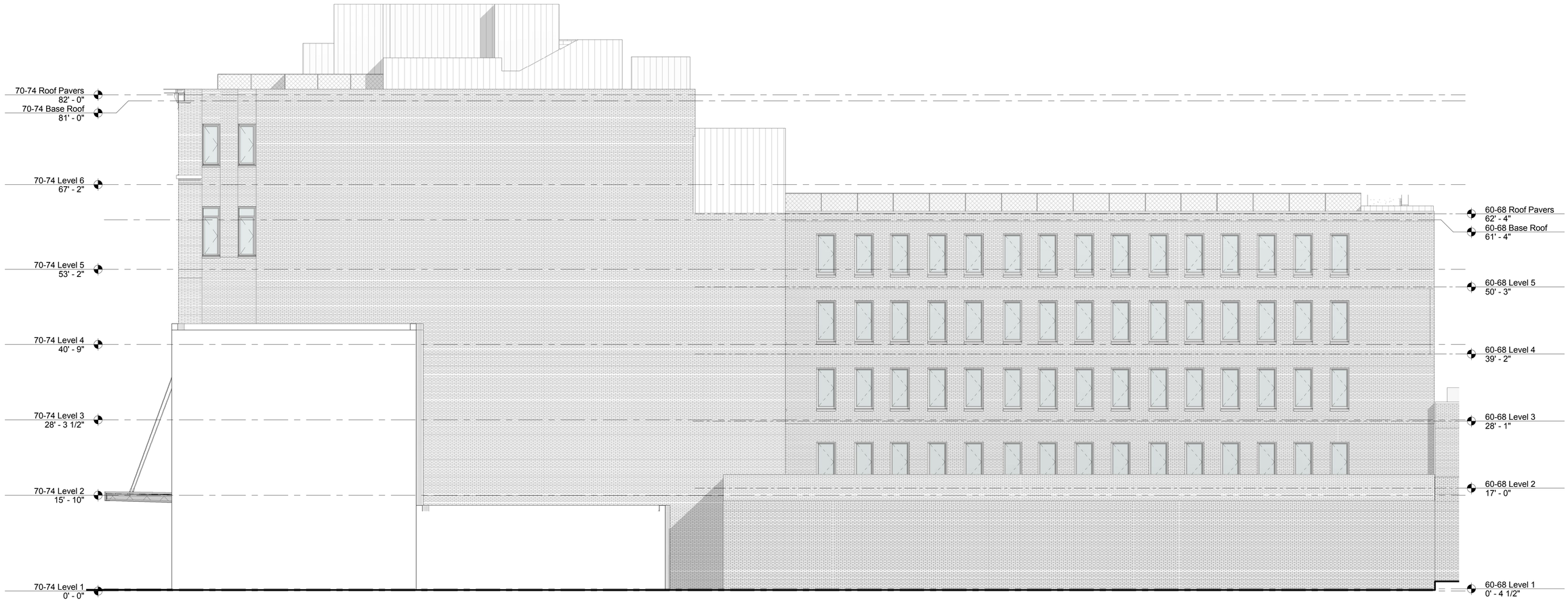

60-74 GANSEVOORT STREET PROPOSED SOUTH ELEVATION

46-74 GANSEVOORT STREET

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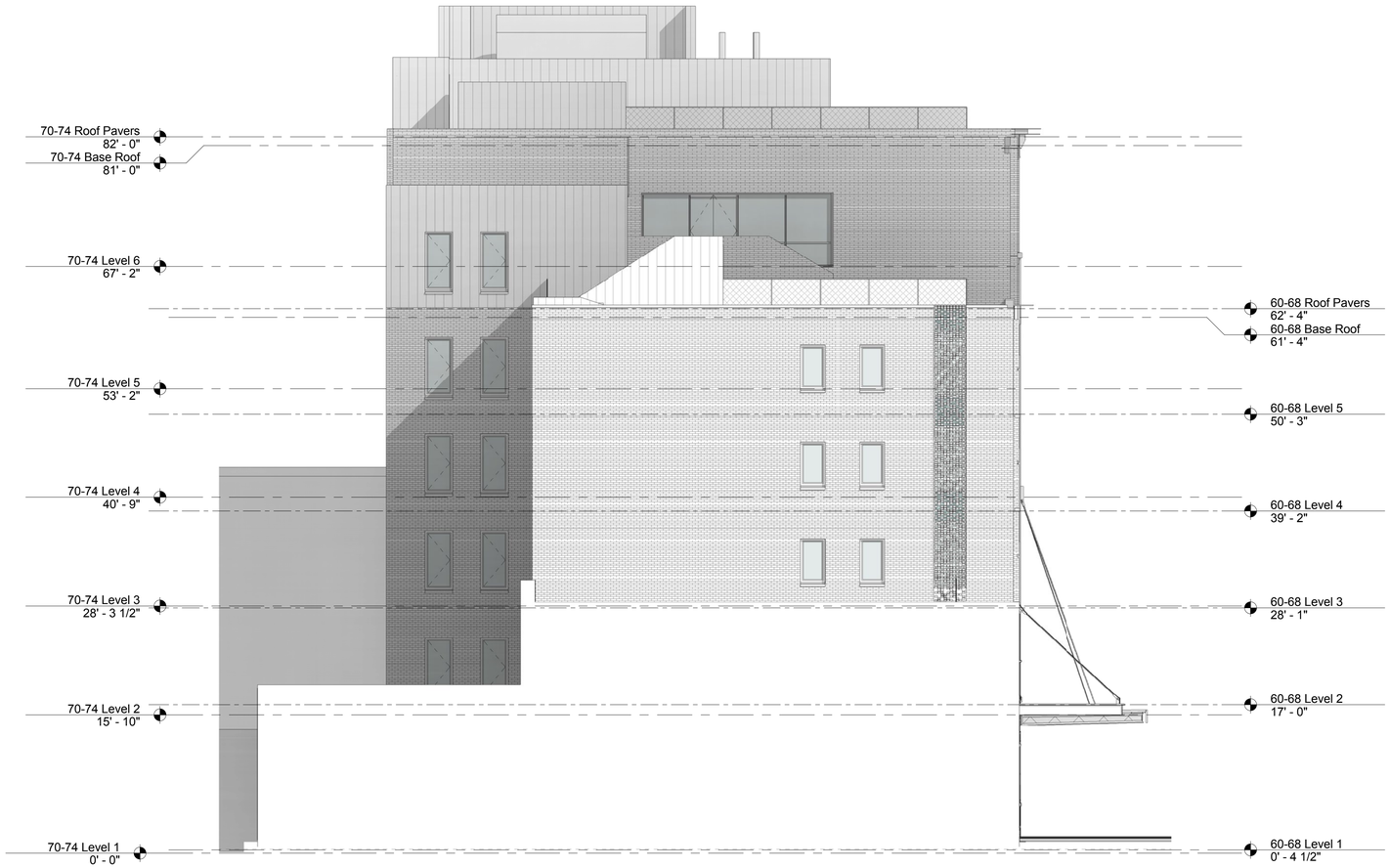
05.31.16

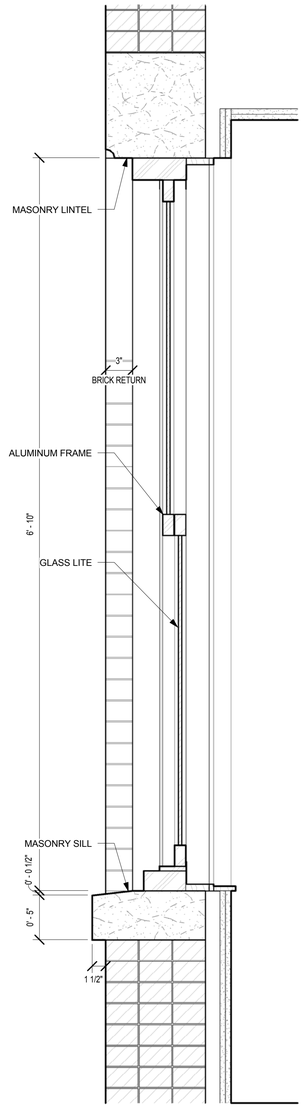


60-74 GANSEVOORT STREET PROPOSED EAST ELEVATION

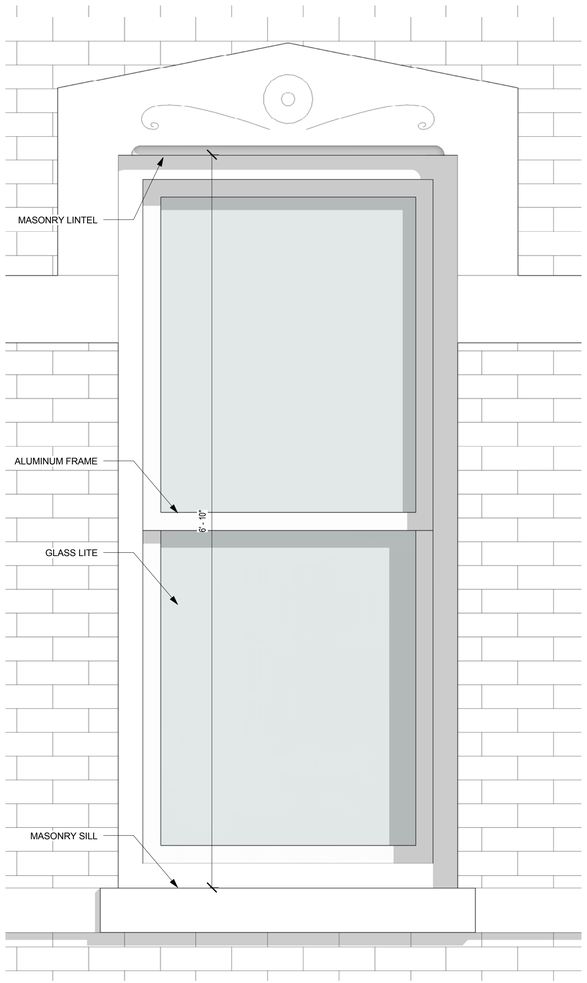
46-74 GANSEVOORT STREET

BKSK

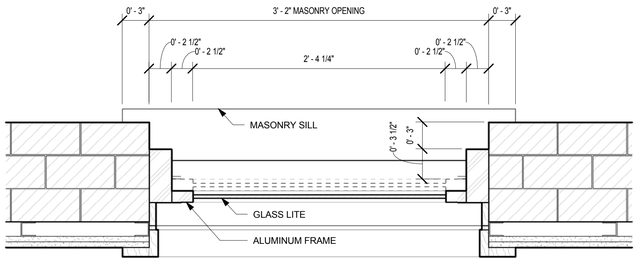
05.31.16



1 EXISTING WINDOW SECTION
1 1/2" = 1'-0"

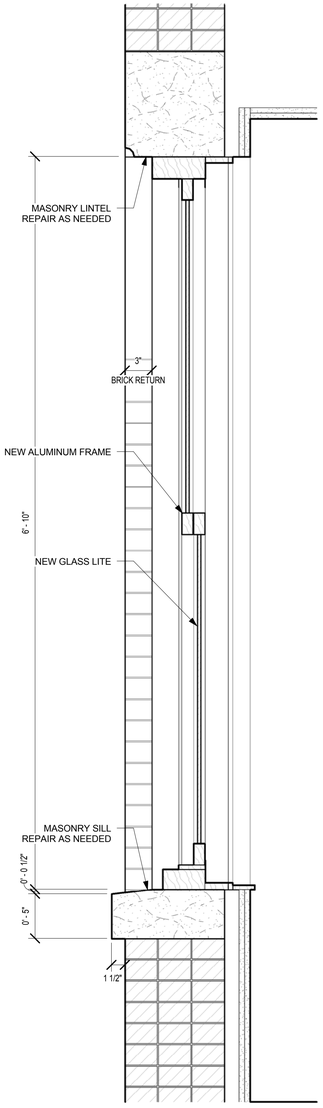


2 EXISTING ELEVATION - NORTH
1 1/2" = 1'-0"

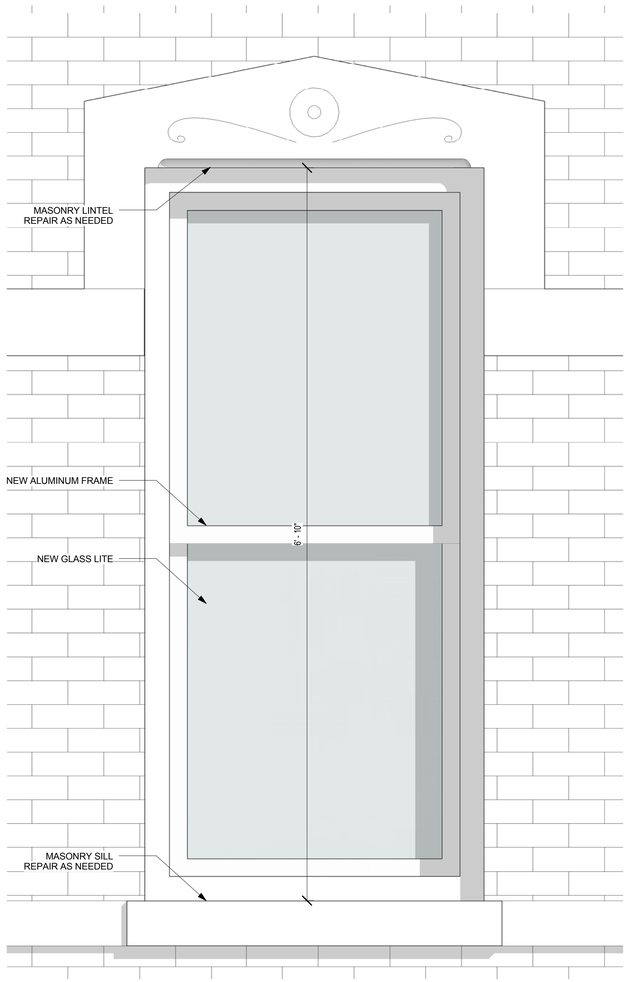


3 EXISTING WINDOW PLAN SECTION
1 1/2" = 1'-0"

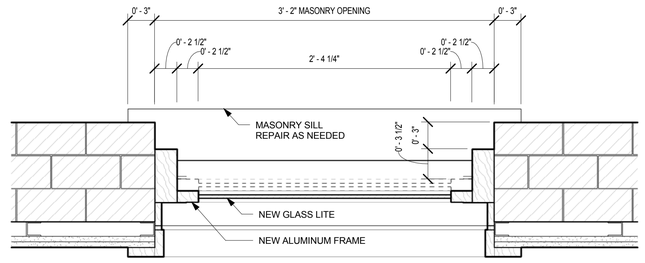
0' 6" 1' 2'



5 PROPOSED WINDOW SECTION
1 1/2" = 1'-0"



NORTH ELEVATION - PROPOSED
4 WINDOW
1 1/2" = 1'-0"



6 PROPOSED WINDOW PLAN SECTION
1 1/2" = 1'-0"

EXISTING

PROPOSED

60-68 GANSEVOORT STREET WINDOW DETAILS EXISTING AND PROPOSED

46-74 GANSEVOORT STREET

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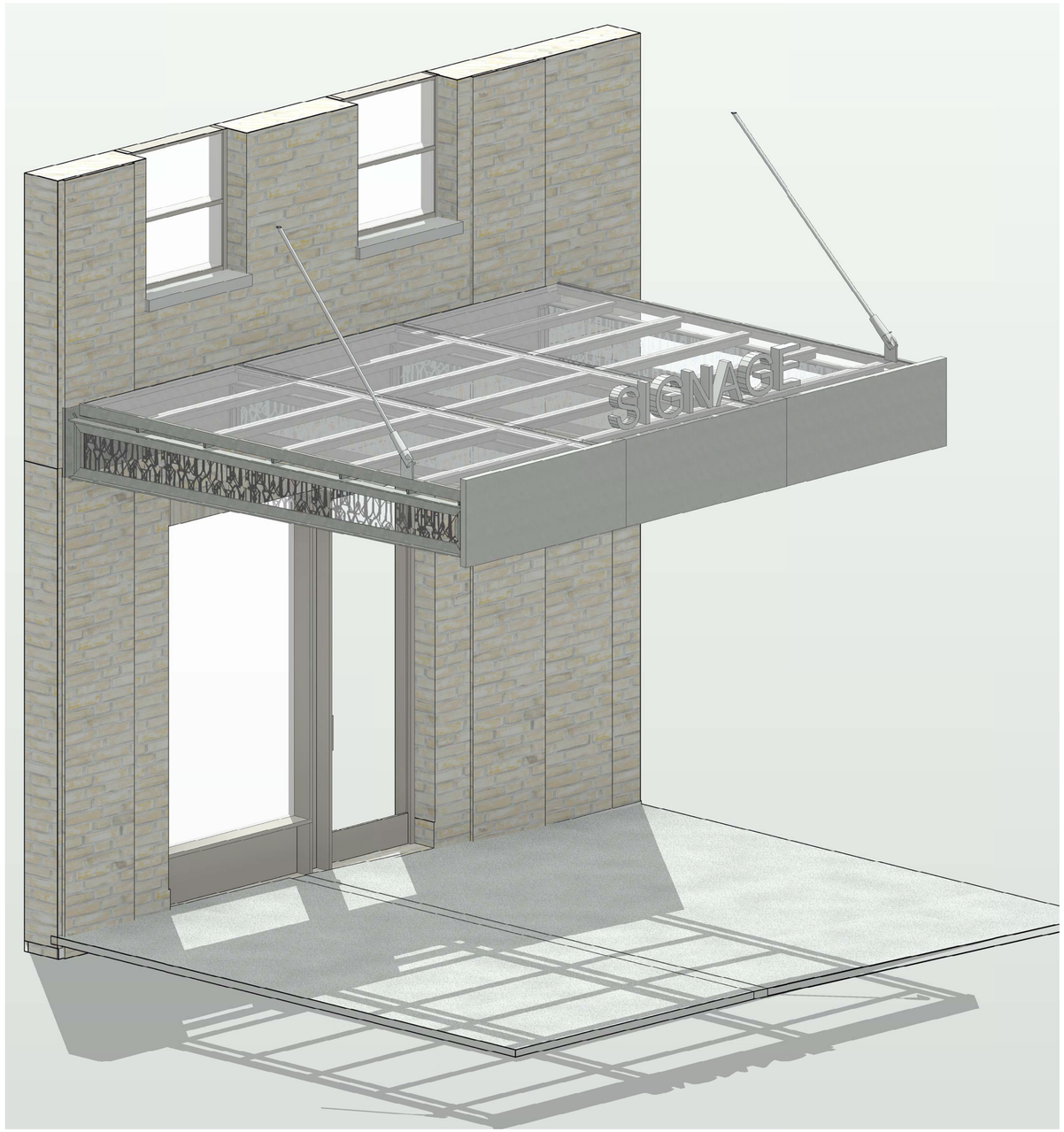
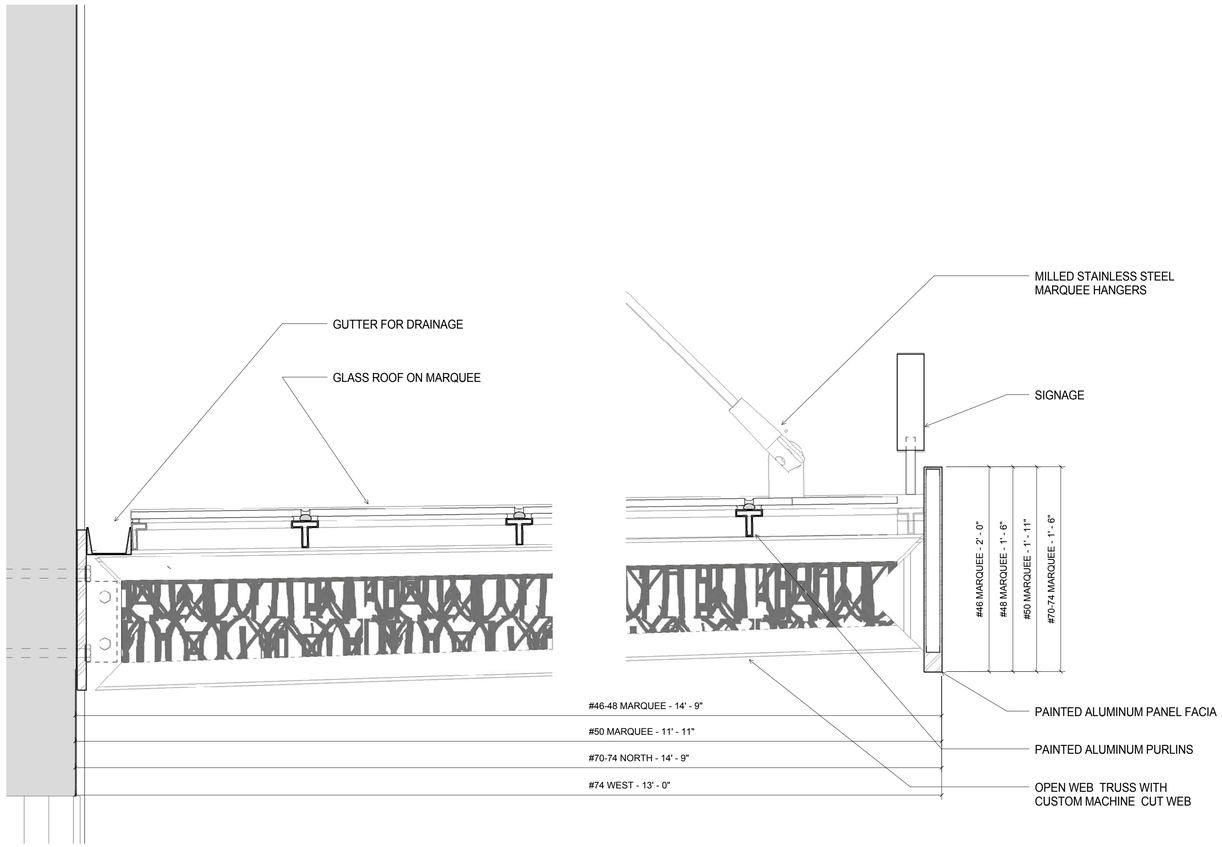
05.31.16





46-74 GANSEVOORT STREET PROPOSED MARQUEE DETAILS

46-74 GANSEVOORT STREET

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05.31.16