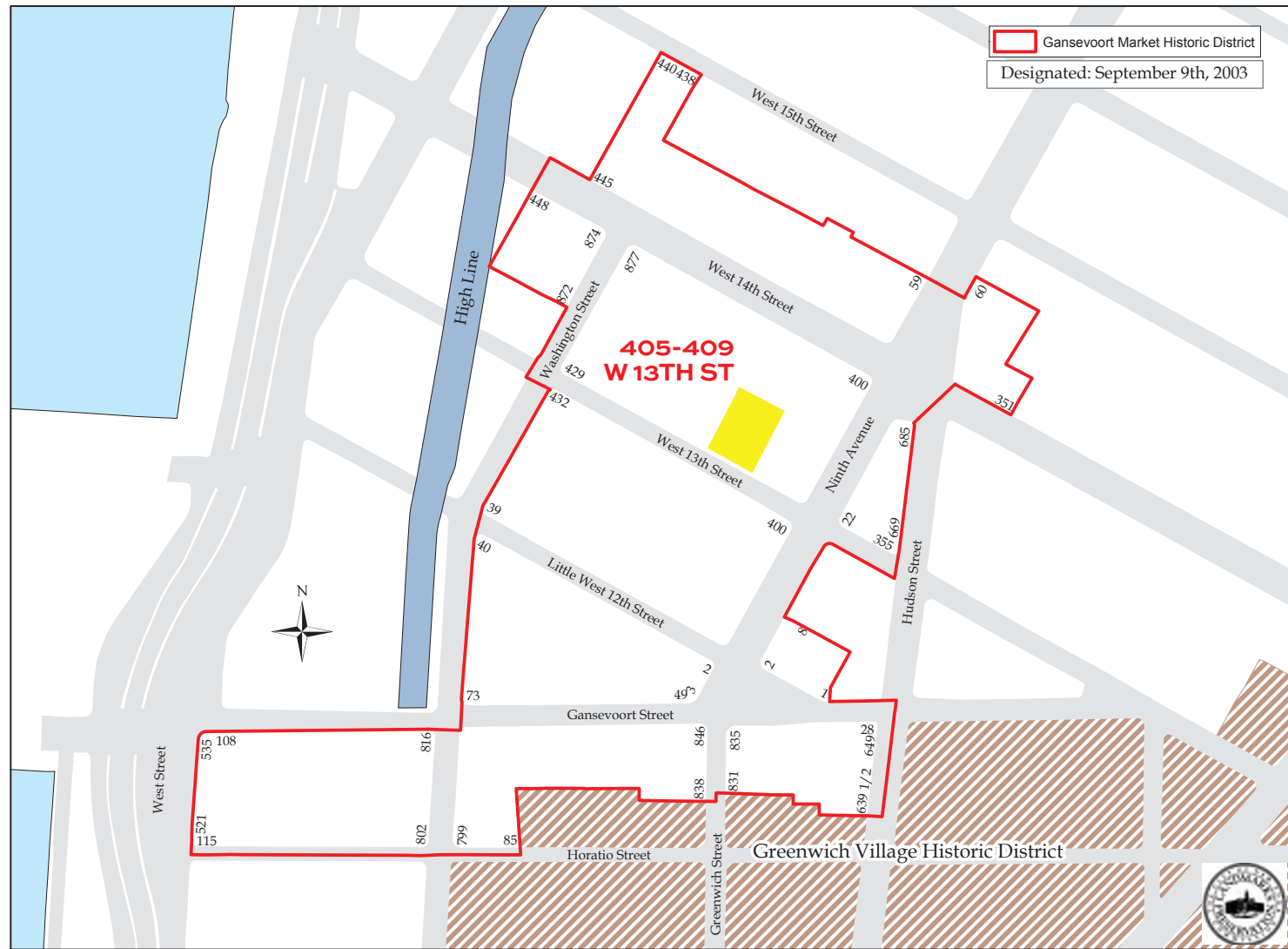


### Gansevoort Market Historic District



DISTRICT MAP



SANBORN MAP

SITE LOCATION: 405 - 409 WEST 13TH STREET

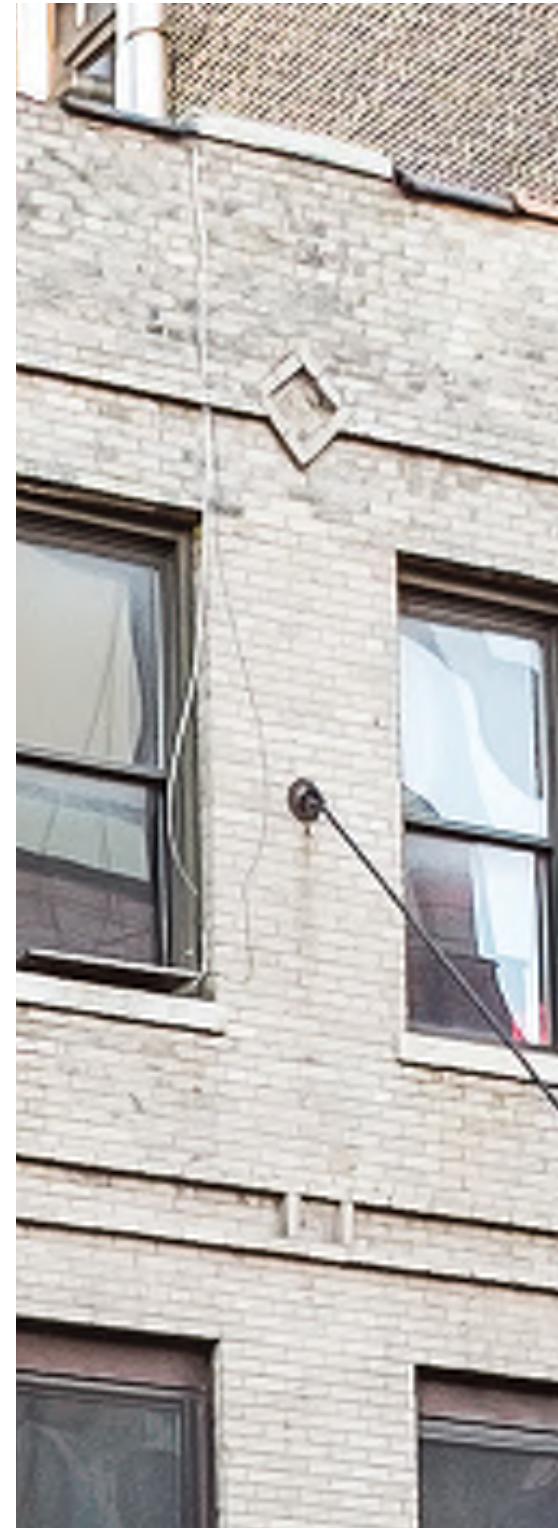
405 - 409 WEST 13TH STREET

BKSK

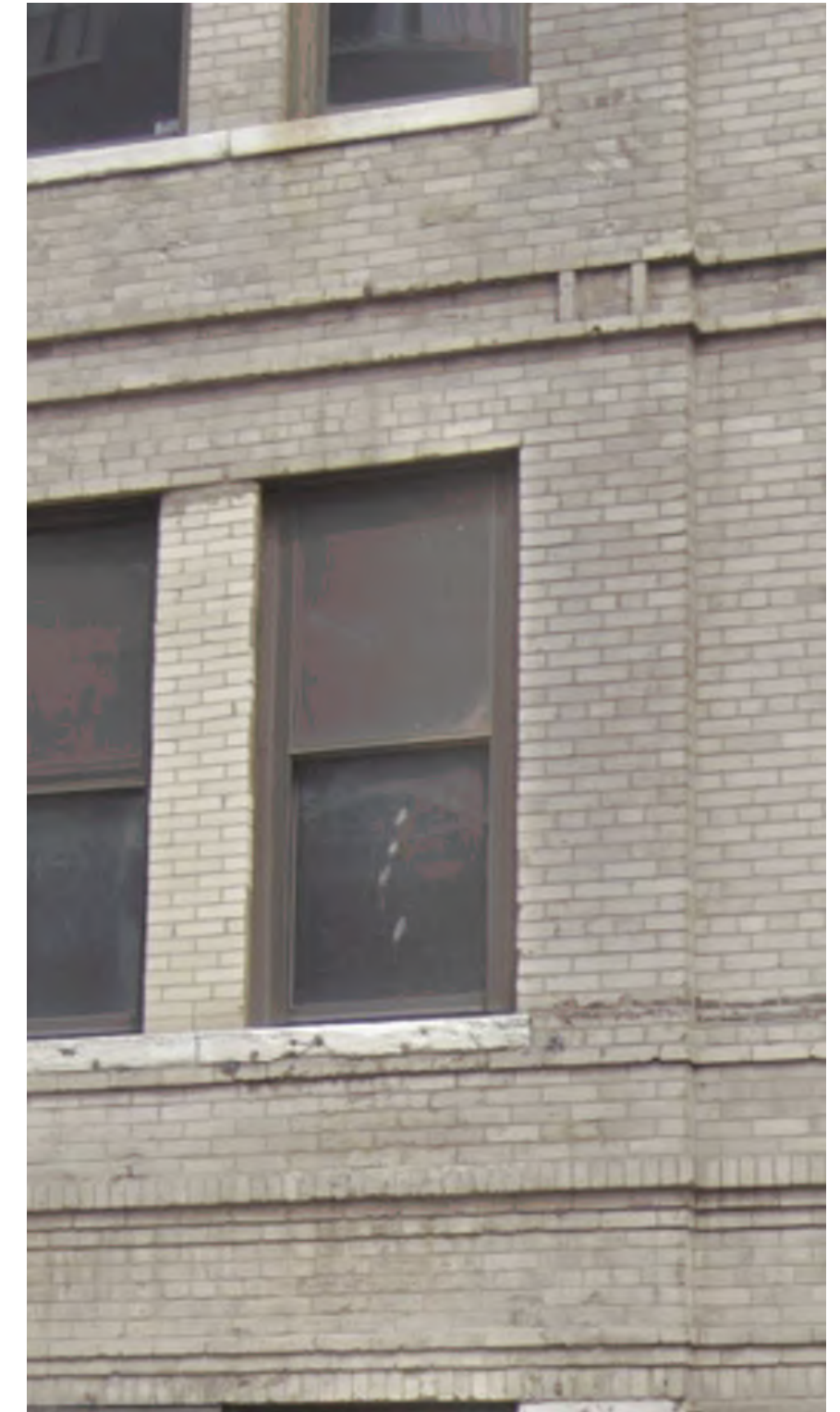




405-409 WEST 13TH STREET



PIER BRICK DETAILS



HORIZONTAL BRICK BANDING DETAIL

## EXISTING CONDITIONS

405 - 409 WEST 13TH STREET



**BLOCK 646**

**405-409 WEST 13<sup>TH</sup> STREET (aka 410 WEST 14<sup>TH</sup> STREET)**  
Tax Map Block 646, Lots 37 and 49

Date: 1909 (NB 817-1909)  
Architect: Charles H. Cullen  
Original Owner: John Jacob Astor IV

Type: Store-and-loft building  
Style: Arts and Crafts  
Stories: 3  
Facade Materials: brick, marble, metal canopies

**Alterations**  
new sash, aluminum and glass show window installed on the West 14<sup>th</sup> Street facade (c.1988-2002).

**Ownership History** (formerly lot 37; previously lots 37, 49-51)  
1819 John Jacob and Sarah Astor/ Astor Estate/ William Astor/ John Jacob Astor IV/ William Vincent Astor  
1943 Harry Greenes, Isidor R. Isaacs, Alba A. Ferraguzzi/ Hilda L. Jaffe, Helen Mazur/ Michael Mazur Trust Fund  
1974 Amcojor Realty Corp. (lot 37)  
1980 Jarmco Holding Corp. (lot 49)

**Commercial Tenants** (listed on maps as No. 408 West 14<sup>th</sup> Street into early 1930s)  
John J. Felin & Co., provisions/pork products (1926-39); American Fig & Date Co./ Superior Salted Nut Co./ Harvest Packing Co. (1929-59); Charles Wissmann Co., provisions (1929-36); Deerfoot Farms Co./ M. Kraus & Bros., meat and poultry (1939-70); Apex Luncheonette Supplies (1942); Avon-Atlas Luncheonette Supply Corp./ Avon-Atlas Food Purveyors (1942-59); Four Star Kosher Poultry Corp. (1950); Prime Meat Co. (1955); Hess & Mendel, meat (1959); Bodine & Hinrichs, poultry (1965); Mutual-Elgo Purveyors Corp. (1970); Moriah Kosher Poultry, Inc./ Turkey House of N.Y. (1970-86); Scope Furniture, Inc. (1970-93); Washington Market Synagogue (1980); Scandia Seafood N.Y., Inc. (1993); Videoplex (1993); 360 Design, Inc. (1993); Lure, gay club (1995-2003)

**History**  
This was the third of the adjacent properties developed with store-and-loft and warehouse buildings by John Jacob Astor IV between 1900 and 1909 [see 411-417 West 13<sup>th</sup> Street and 29-35 Ninth Avenue]. This three-story, brick-and-marble-clad structure, L-shaped in plan, has two facades: three bays on West 14<sup>th</sup> Street, and 13 bays on West 13<sup>th</sup> Street. A 1919 map indicates that this building was used for cold storage. The earliest known tenants, in the 1920s, included provisions, meat, and dried fruit and nuts dealers. Later tenants were predominately meat and poultry purveyors, but included seafood and furniture merchants as well.

**This Arts and Crafts style building, which retains significant portions of its historic fabric,** contributes to the historically-mixed architecture and varied uses – including market-related functions – of the Gansevoort Market Historic District. Built in 1909, during one of the major phases

of development of the district, when buildings were constructed for storage- and produce-related businesses and other market uses, this building further contributes to the visual cohesion of the district through its **two well-crafted brick and marble facades and metal canopies.**

**References**  
Kellerman; NY County, Office of the Register; NYC Directories; NYT, Dec. 8, 1909, 16, Nov. 20, 1929, 58, Dec. 29, 1929, 20, Mar. 4, 1926, 23, Feb. 21, 1931, 13, Apr. 1, 1938, 38, July 7, 1938, 19; N.Y. Blade, Mar. 21, 2003, 8.







VIEW 1



VIEW 2



VIEW 3



VIEW 4

# NORTH SIDE 13TH STREET CONTEXT

405 - 409 WEST 13TH STREET





VIEW 1



VIEW 2



VIEW 3

SOUTH SIDE 13TH STREET CONTEXT  
405 - 409 WEST 13TH STREET





EXISTING STOREFRONT



EXISTING STOREFRONT AND CANOPY



EXISTING FACADE

## EXISTING CONDITIONS

405 - 409 WEST 13TH STREET





TAX PHOTO



TAX PHOTO

HISTORIC IMAGES  
405 - 409 WEST 13TH STREET





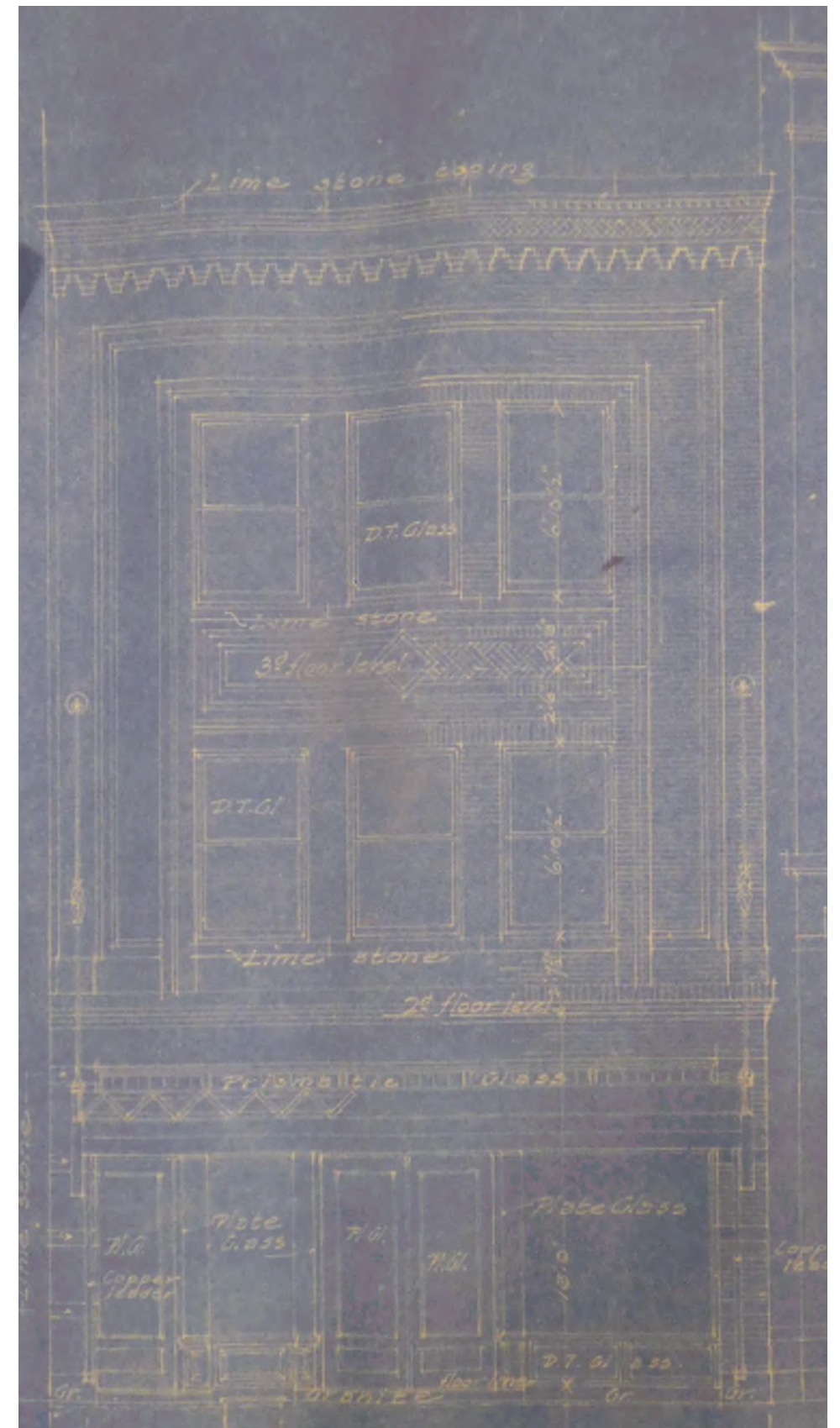
410 WEST 14TH STREET



FRAME AND MARBLE CORNICE DETAIL



SPANDREL / FRAME BRICK DETAIL

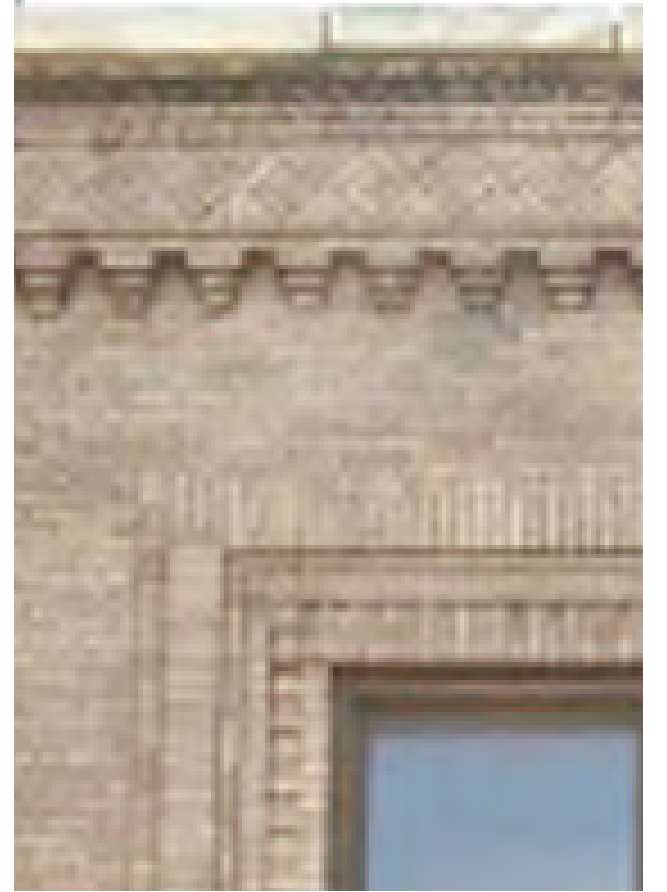
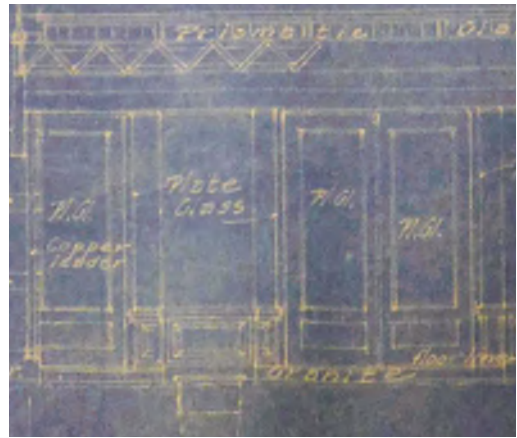
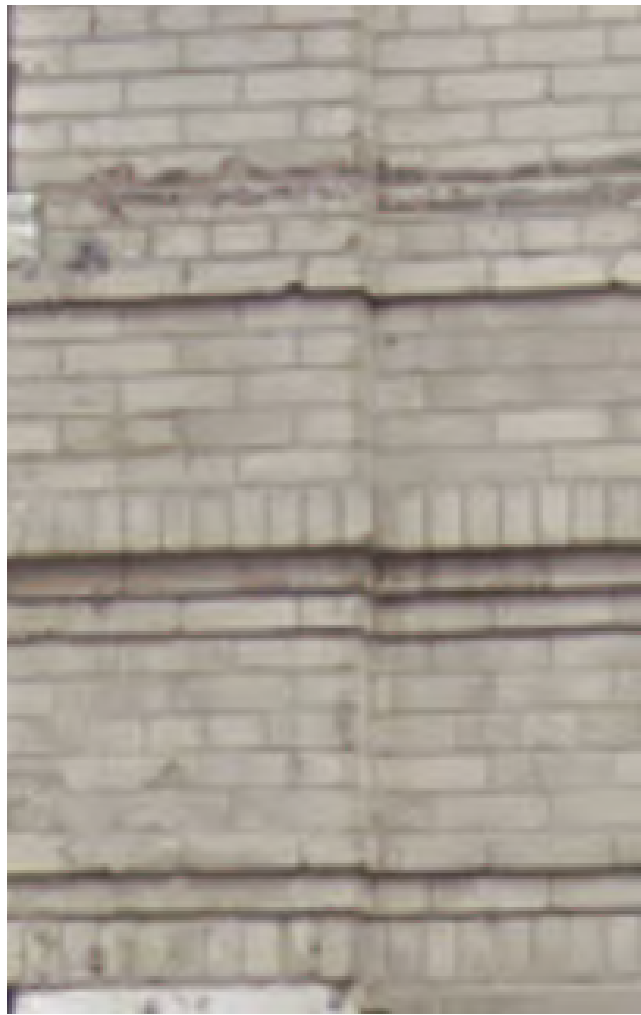
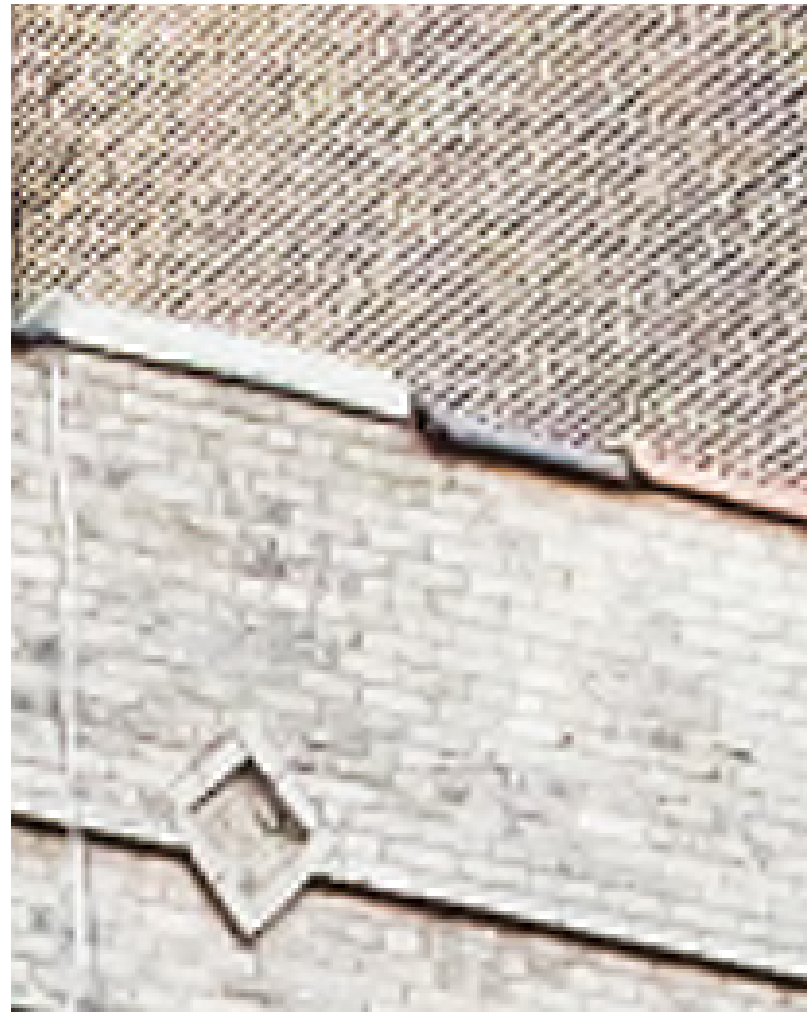


410 WEST 14TH STREET

# 410 WEST 14TH STREET

405 - 409 WEST 13TH STREET

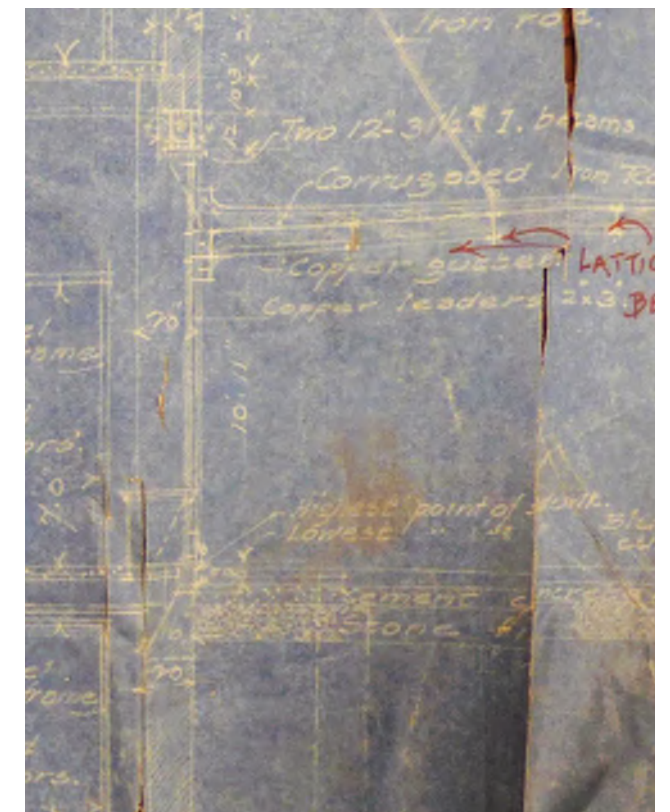
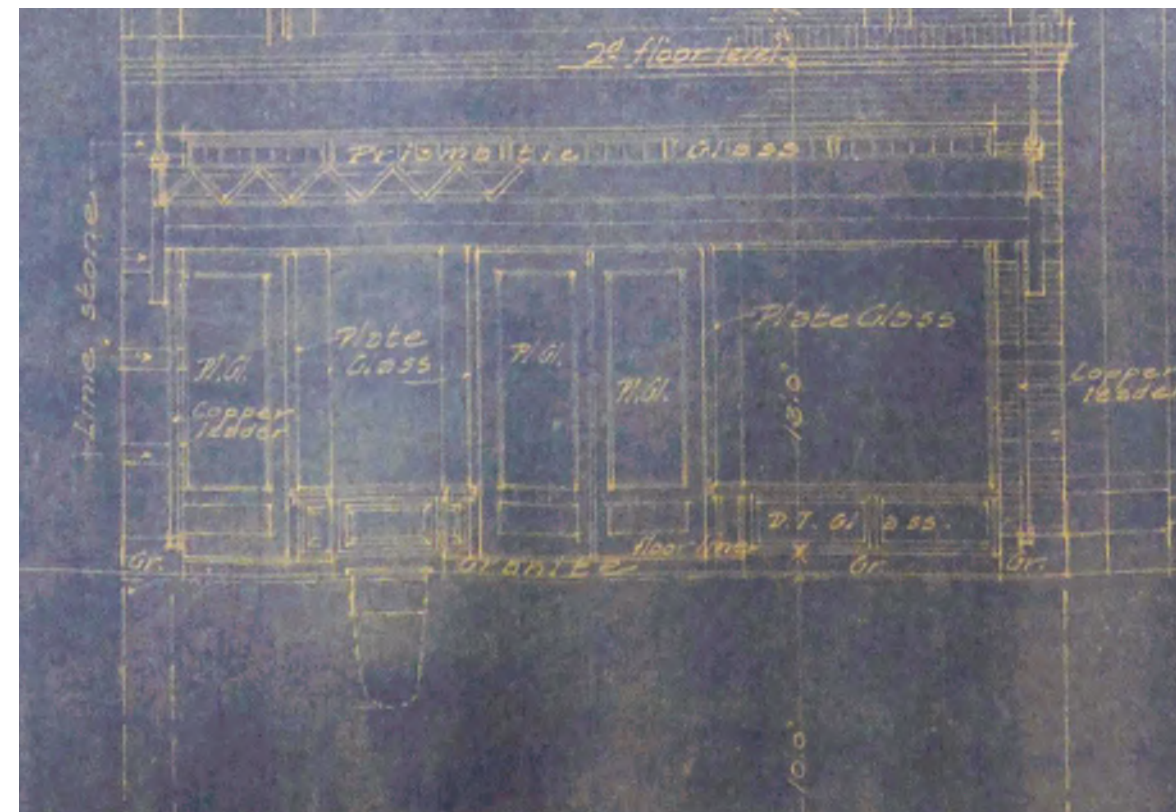




# ARTS & CRAFT DETAILS

405 - 409 WEST 13TH STREET



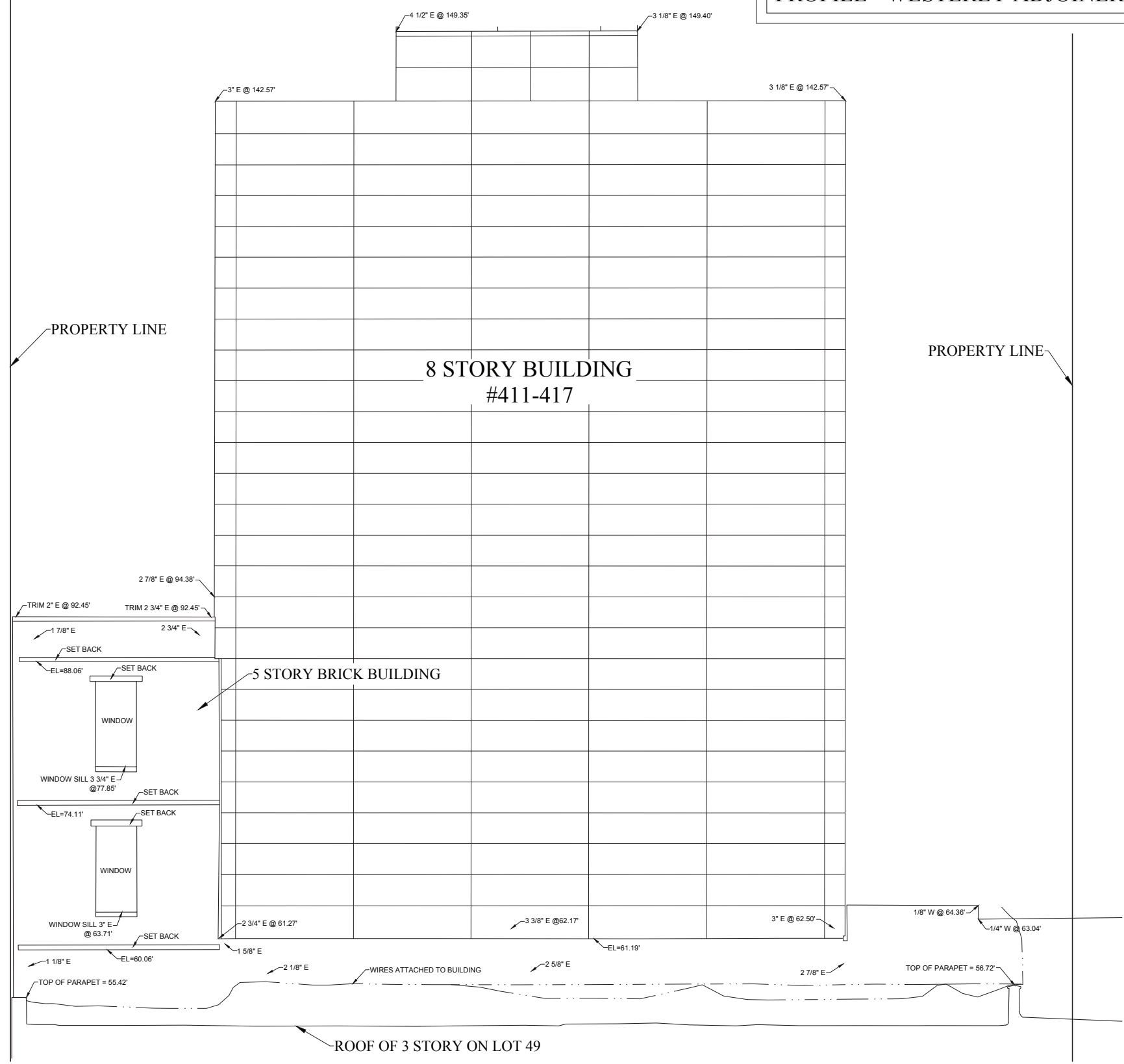


# PROPOSED STOREFRONT

405 - 409 WEST 13TH STREET



PROFILE - WESTERLY ADJOINER



WEST 13TH STREET

DRAWN BY:

SCALE: 1" = 5'

SURVEYED: MARCH 27, 2018

SURVEY OF PROPERTY SITUATED IN:  
 405 WEST 13TH STREET  
 BOROUGH OF MANHATTAN  
 COUNTY OF NEW YORK  
 CITY OF NEW YORK  
 STATE OF NEW YORK

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 LICENSED LAND SURVEYOR  
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 2200 JACKSON AVENUE  
 SEAFORD, N.Y. 11783  
 (516) 763 - 5515 FAX NO. (516) 763 - 5525  
 FS@FEHRINGERSURVEYING.COM

ALL ELEVATIONS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

SURVEY DRAWING - FACING WEST

405 - 409 WEST 13TH STREET







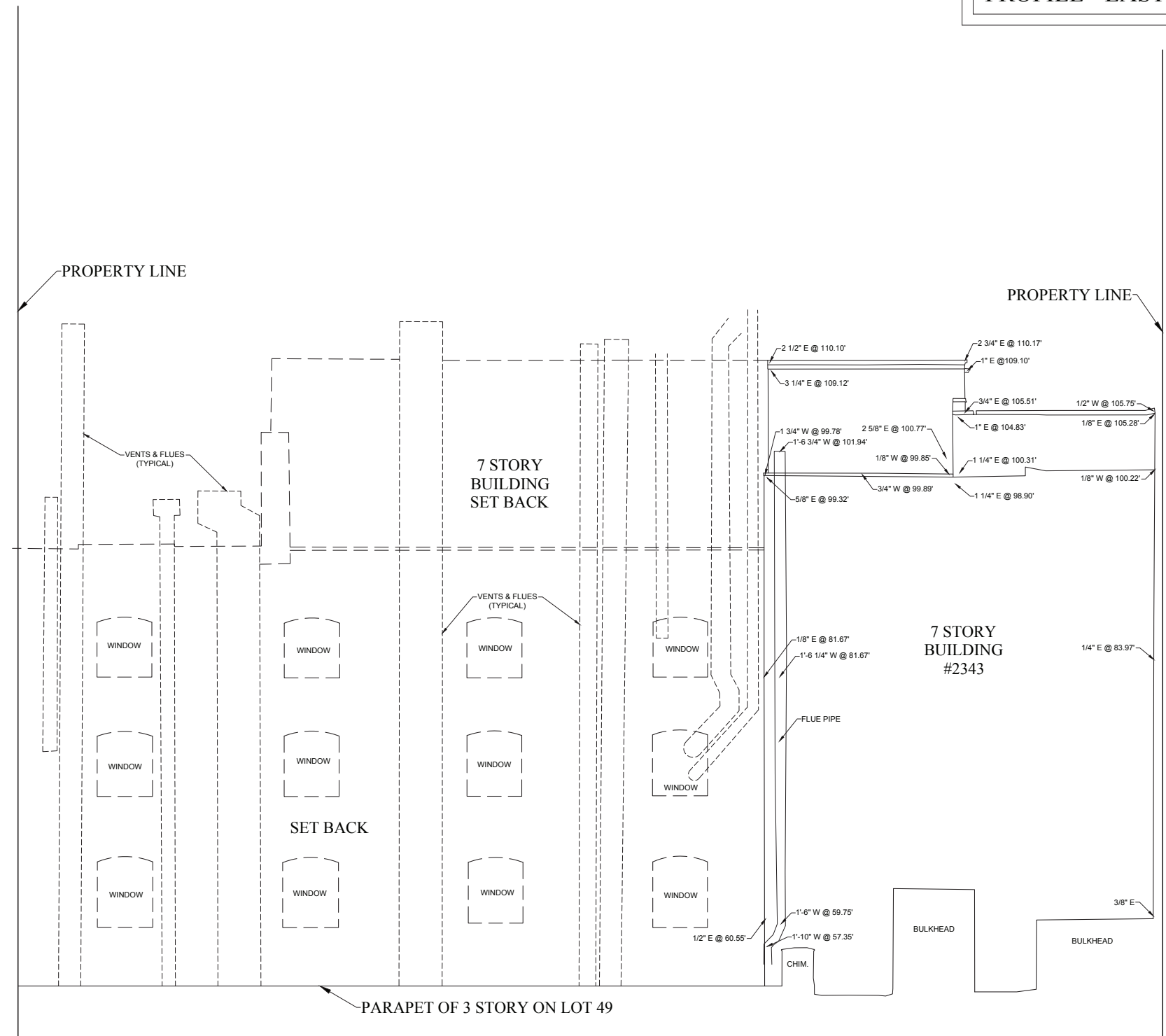


## VISIBILITY STUDY WITH REFERENCE POINTS

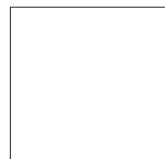
405 - 409 WEST 13TH STREET



PROFILE - EASTERLY ADJOINER



DRAWN BY:



SCALE: 1" = 5'

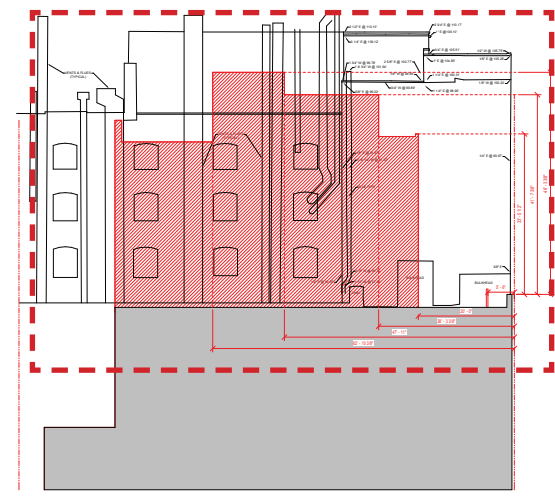
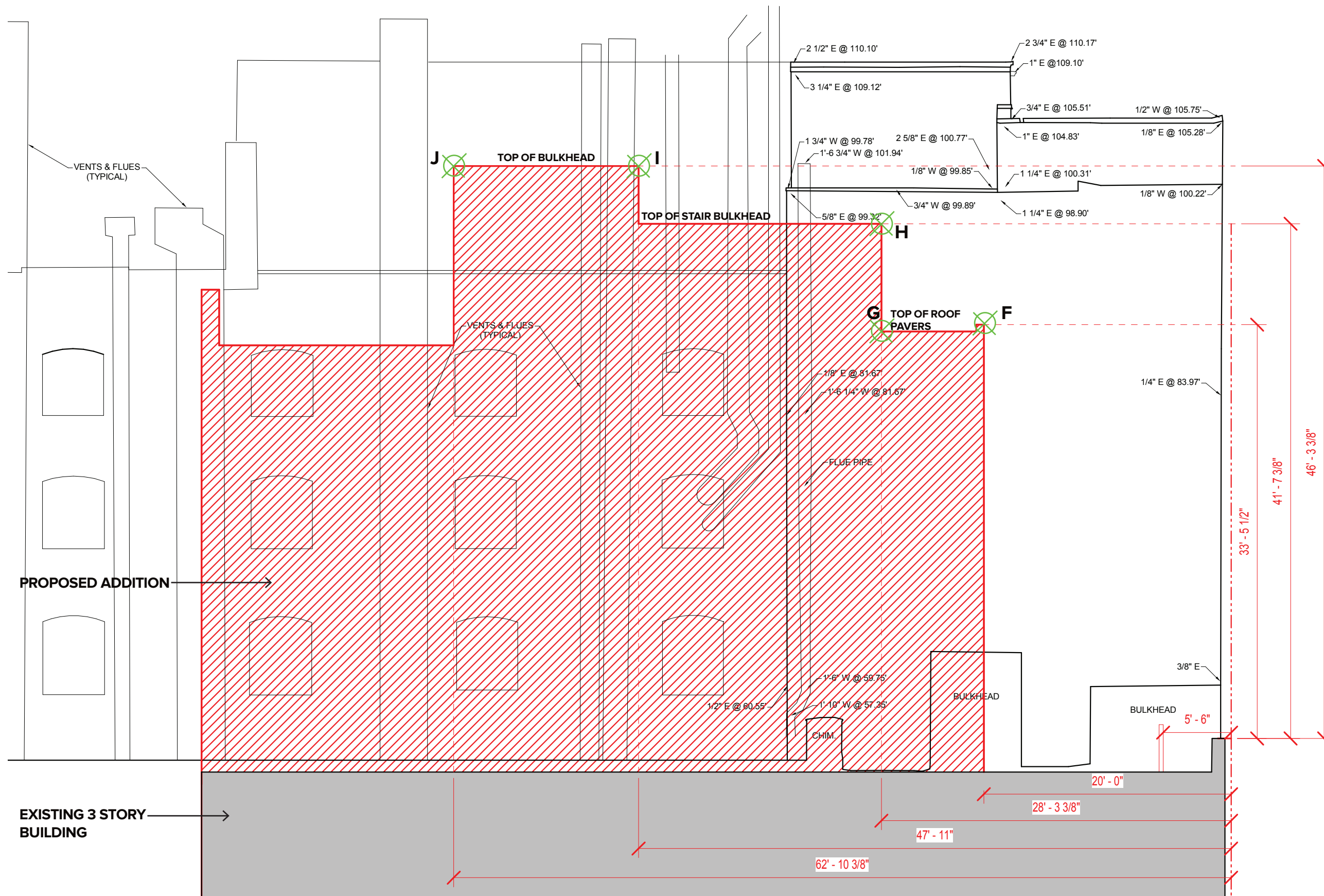
SURVEYED: MARCH 27, 2018

SURVEY OF PROPERTY SITUATED IN:  
 405 WEST 13TH STREET  
 BOROUGH OF MANHATTAN  
 COUNTY OF NEW YORK  
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ALL ELEVATIONS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)





KEY SECTION

NEW ADDITION - FACING EAST  
405 - 409 WEST 13TH STREET

BKSK





## VISIBILITY STUDY WITH REFERENCE POINTS

405 - 409 WEST 13TH STREET





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## 13TH STREET - FACING WEST

405 - 409 WEST 13TH STREET





PROPOSED FACADE

405 - 409 WEST 13TH STREET





## 13TH STREET - FACING EAST

405 - 409 WEST 13TH STREET





## PROPOSED FACADE

405 - 409 WEST 13TH STREET





VIEW FROM 9TH AVENUE & 14TH STREET, NORTH WEST CORNER



BIRDS EYE VIEW FROM THE NORTH WEST



VIEW FROM 14TH STREET, NORTH SIDE OF STREET



NORTH ELEVATION

# VIEW FROM 14TH STREET

405 - 409 WEST 13TH STREET





**VIEW FROM 9TH AVENUE, EAST SIDEWALK (PHOTOGRAPH TAKEN FROM UNDER THE OLD HOMESTEAD STEAKHOUSE SIGN)**

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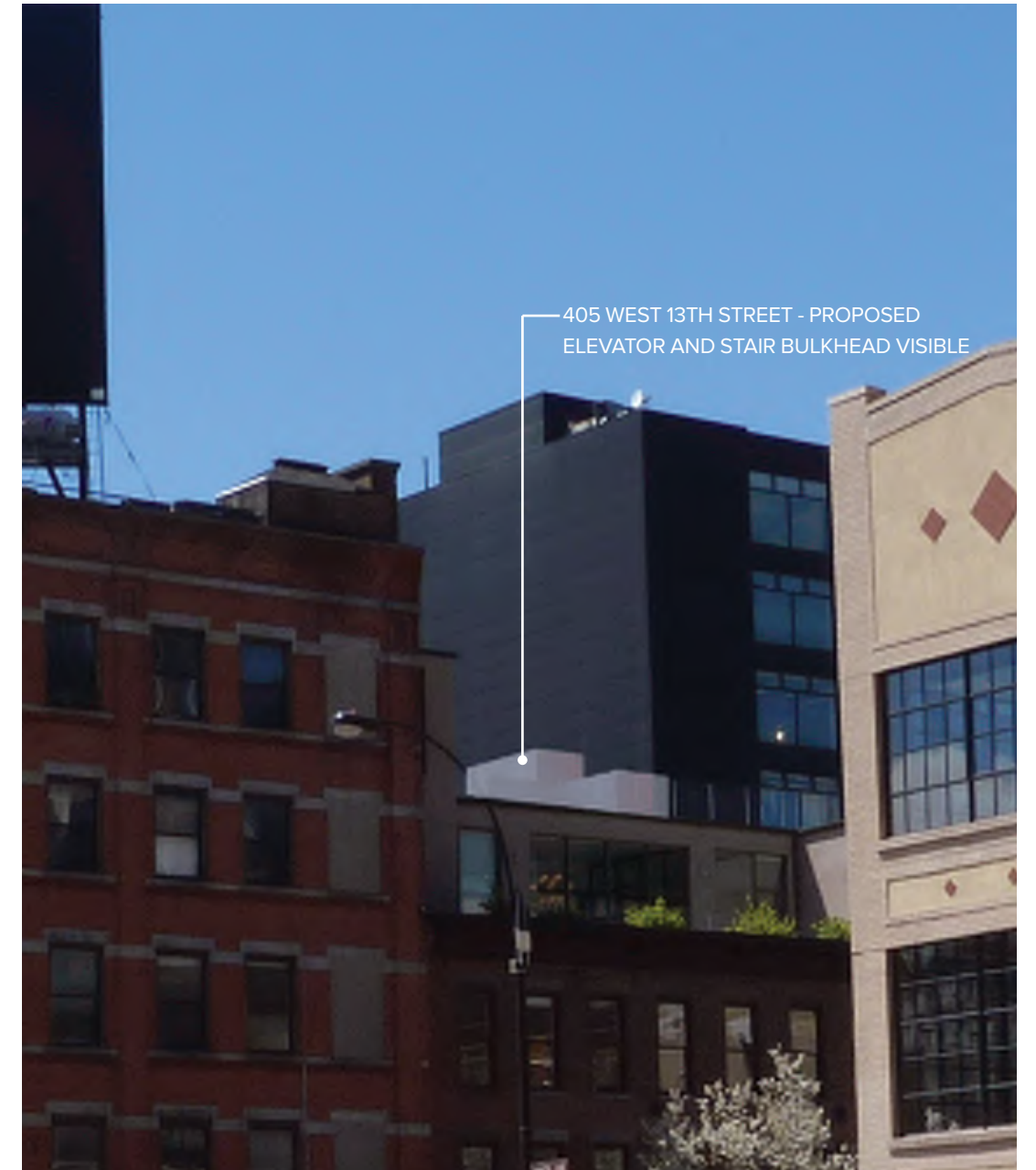
## VIEW FROM 9TH AVENUE

405 - 409 WEST 13TH STREET





VIEW FROM 9TH AVENUE, EAST SIDEWALK (PHOTOGRAPH TAKEN FROM UNDER THE OLD HOMESTEAD STEAKHOUSE SIGN)



405 WEST 13TH STREET - PROPOSED ELEVATOR AND STAIR BULKHEAD VISIBLE

ENLARGED VIEW FROM 9TH AVENUE, EAST SIDEWALK

## VIEW FROM 9TH AVENUE

405 - 409 WEST 13TH STREET





EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION

NORTH SIDE 13TH STREET CONTEXT

405 - 409 WEST 13TH STREET





**EXISTING SOUTH ELEVATION**

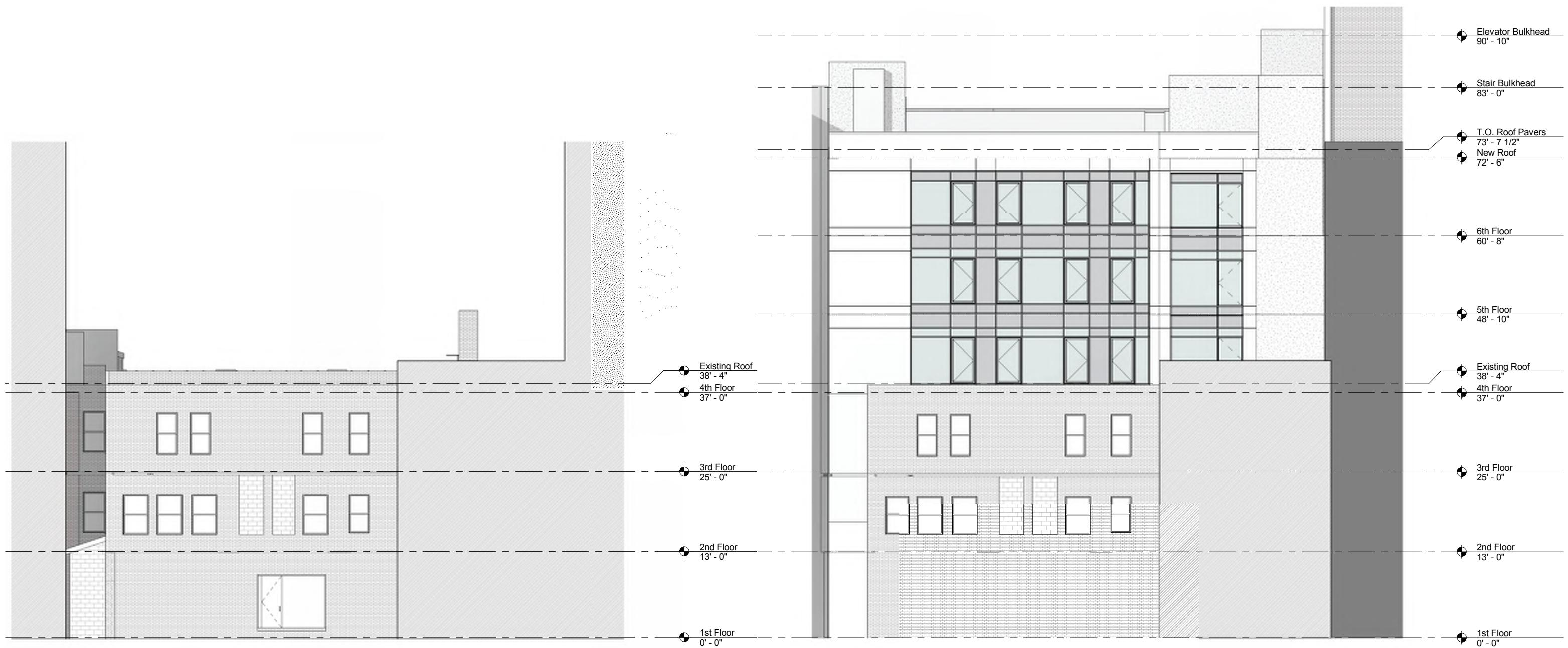


**PROPOSED SOUTH ELEVATION**

# BUILDING ELEVATIONS - SOUTH

405 - 409 WEST 13TH STREET





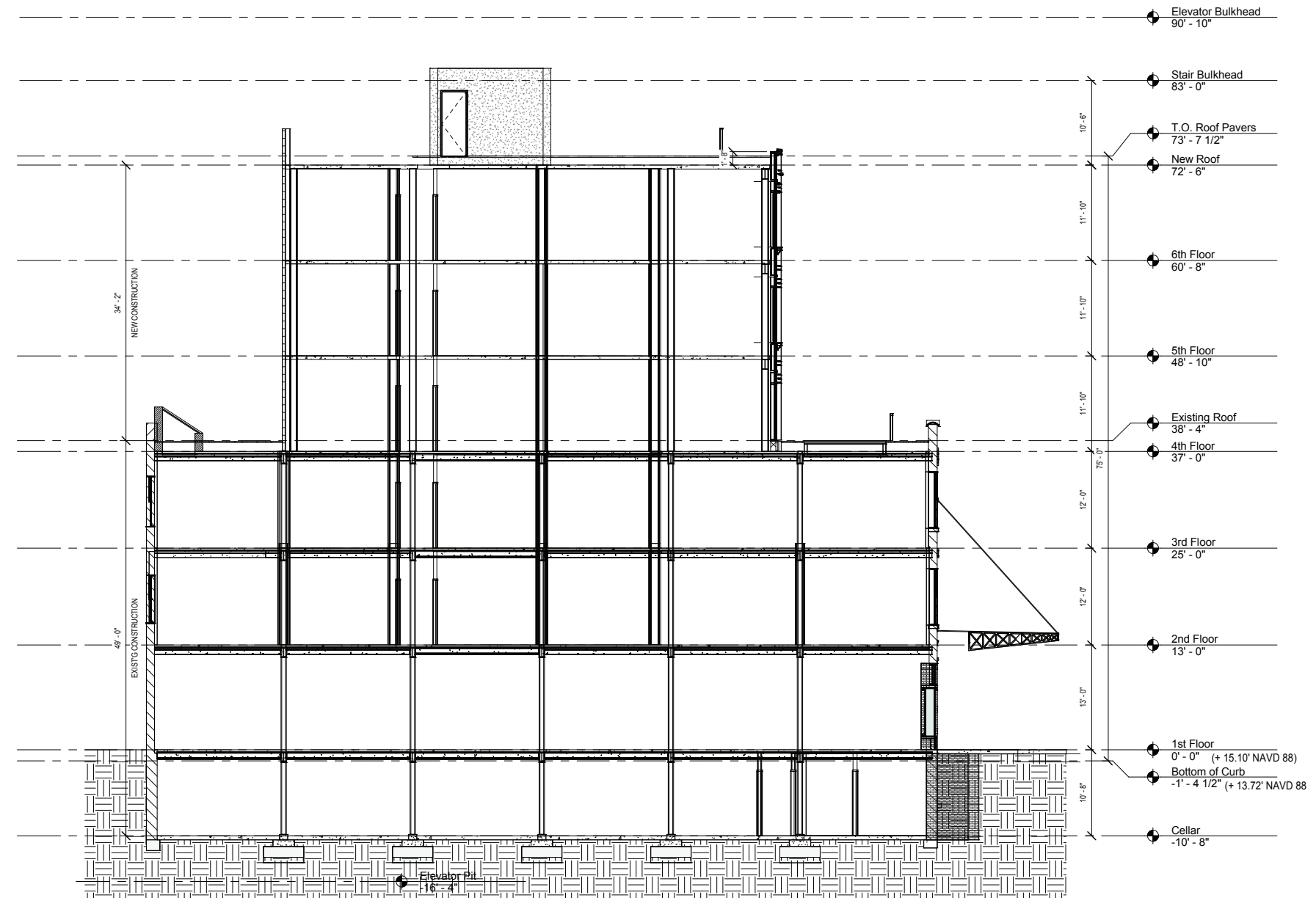
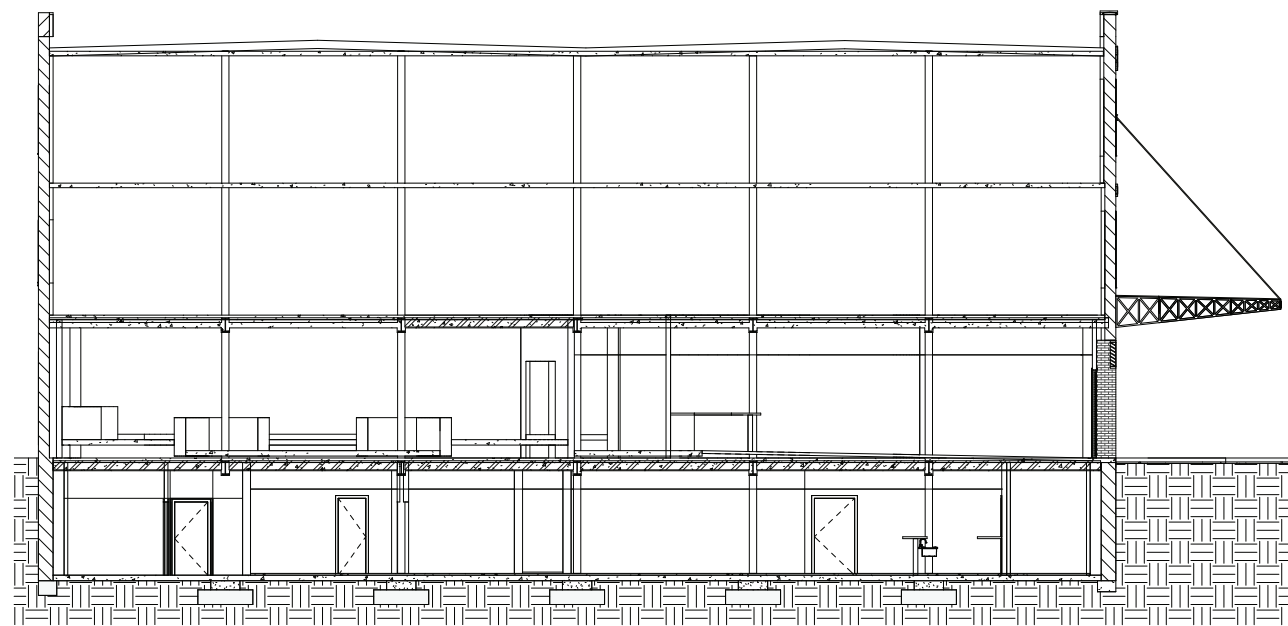
EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

# BUILDING ELEVATIONS - NORTH

405 - 409 WEST 13TH STREET

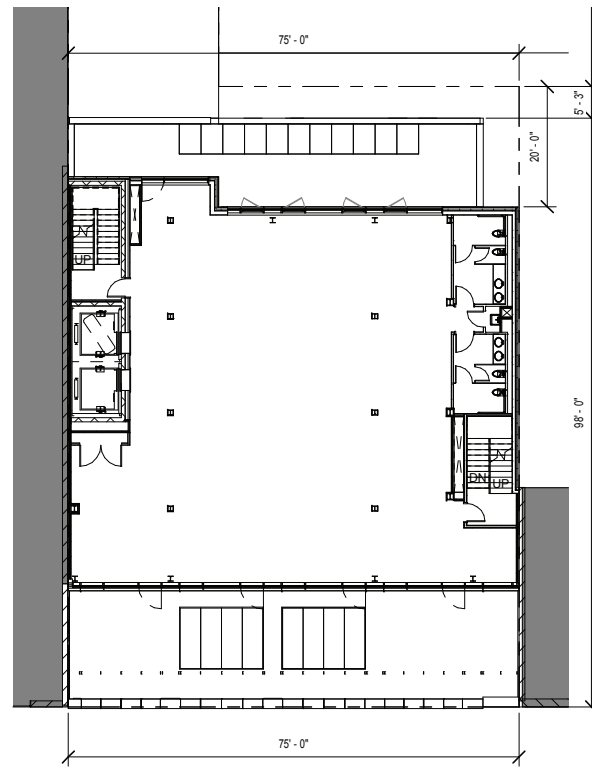




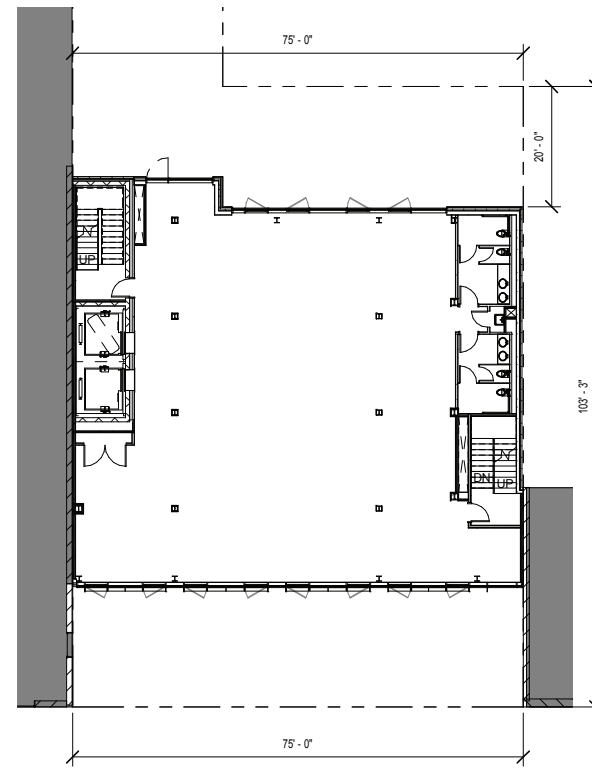
# EXISTING AND PROPOSED BUILDING SECTION

405 - 409 WEST 13TH STREET

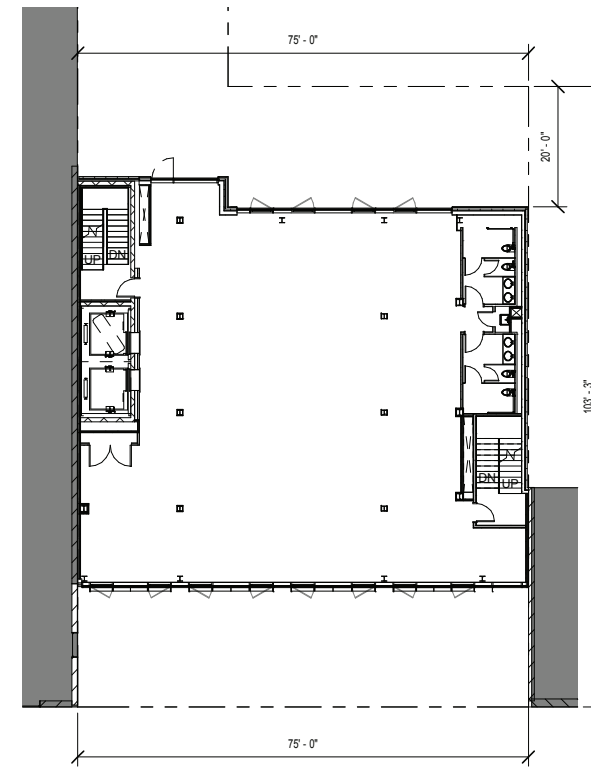




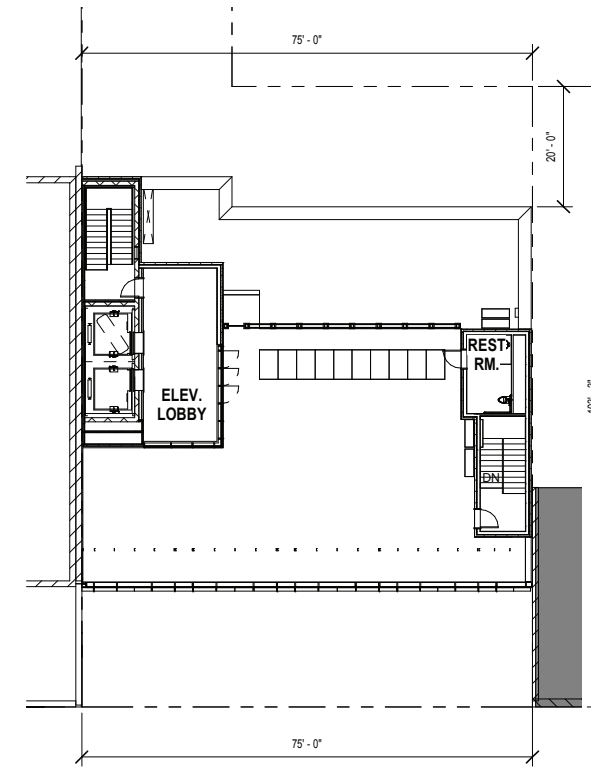
4TH FLOOR



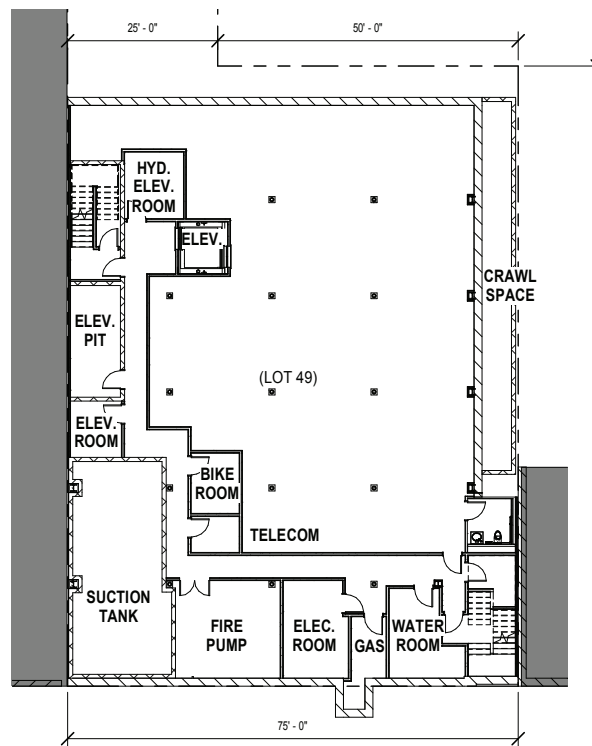
5TH FLOOR



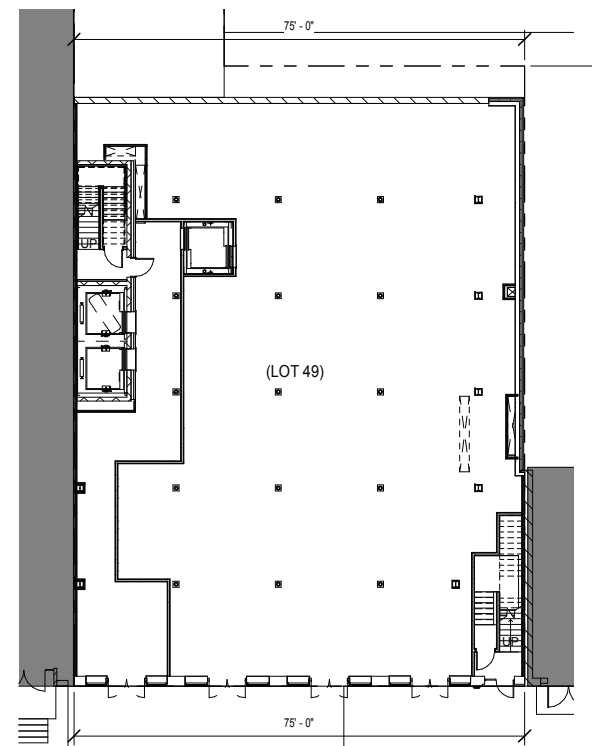
6TH FLOOR



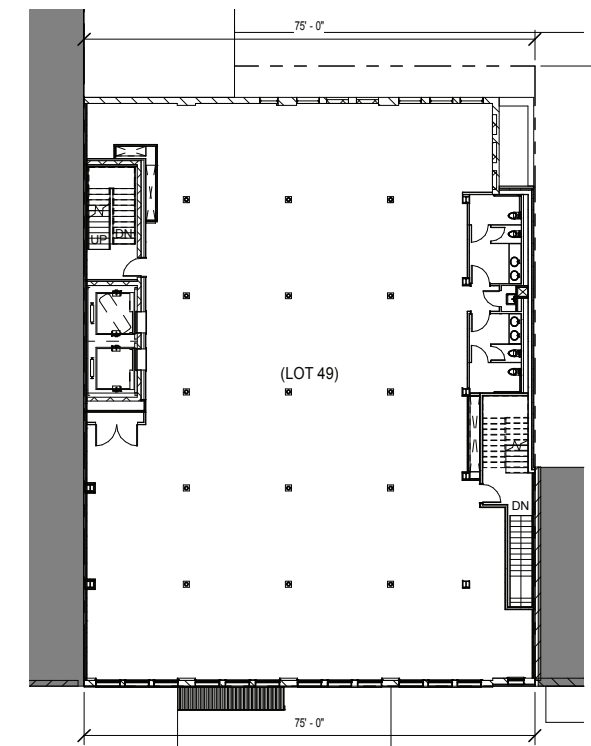
ROOF FLOOR



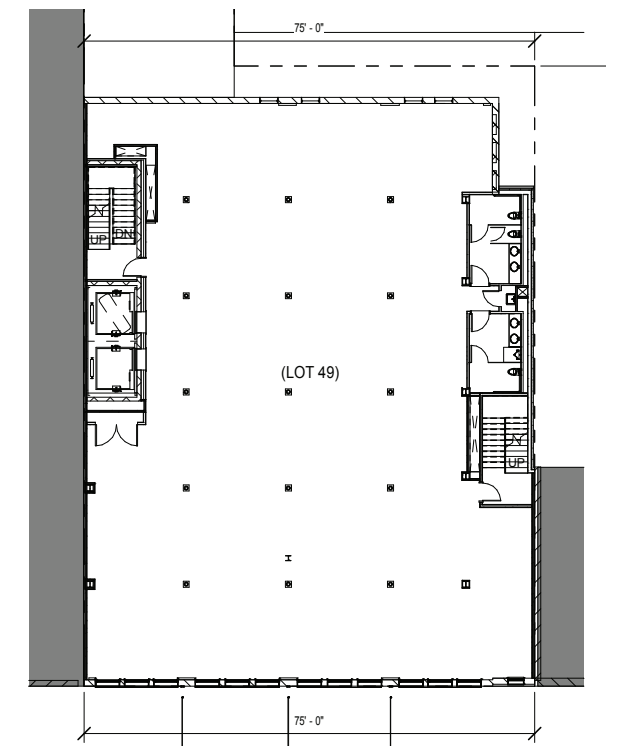
CELLAR



GROUND FLOOR



2ND FLOOR

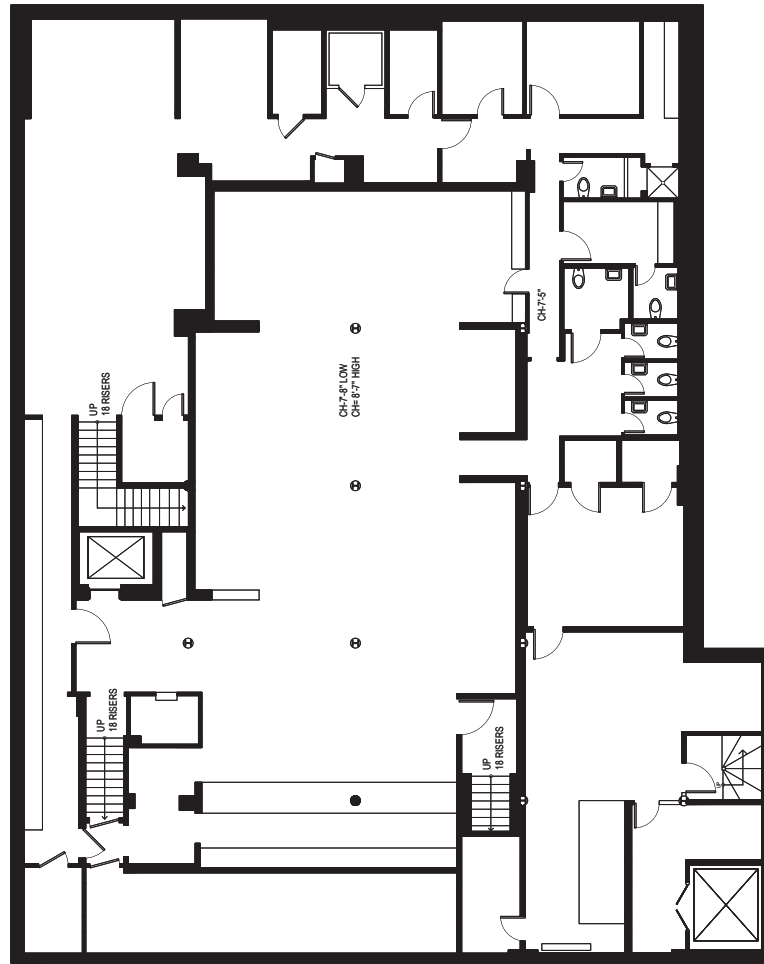


3RD FLOOR

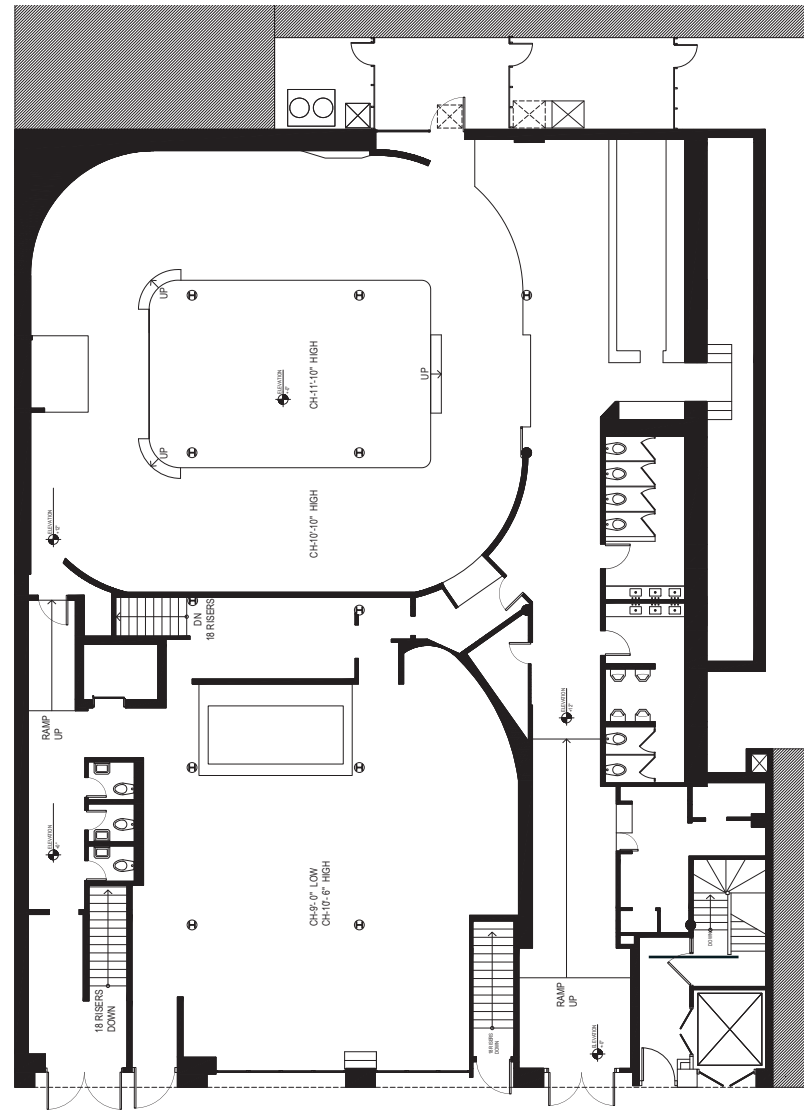
# PROPOSED PLANS

405 - 409 WEST 13TH STREET

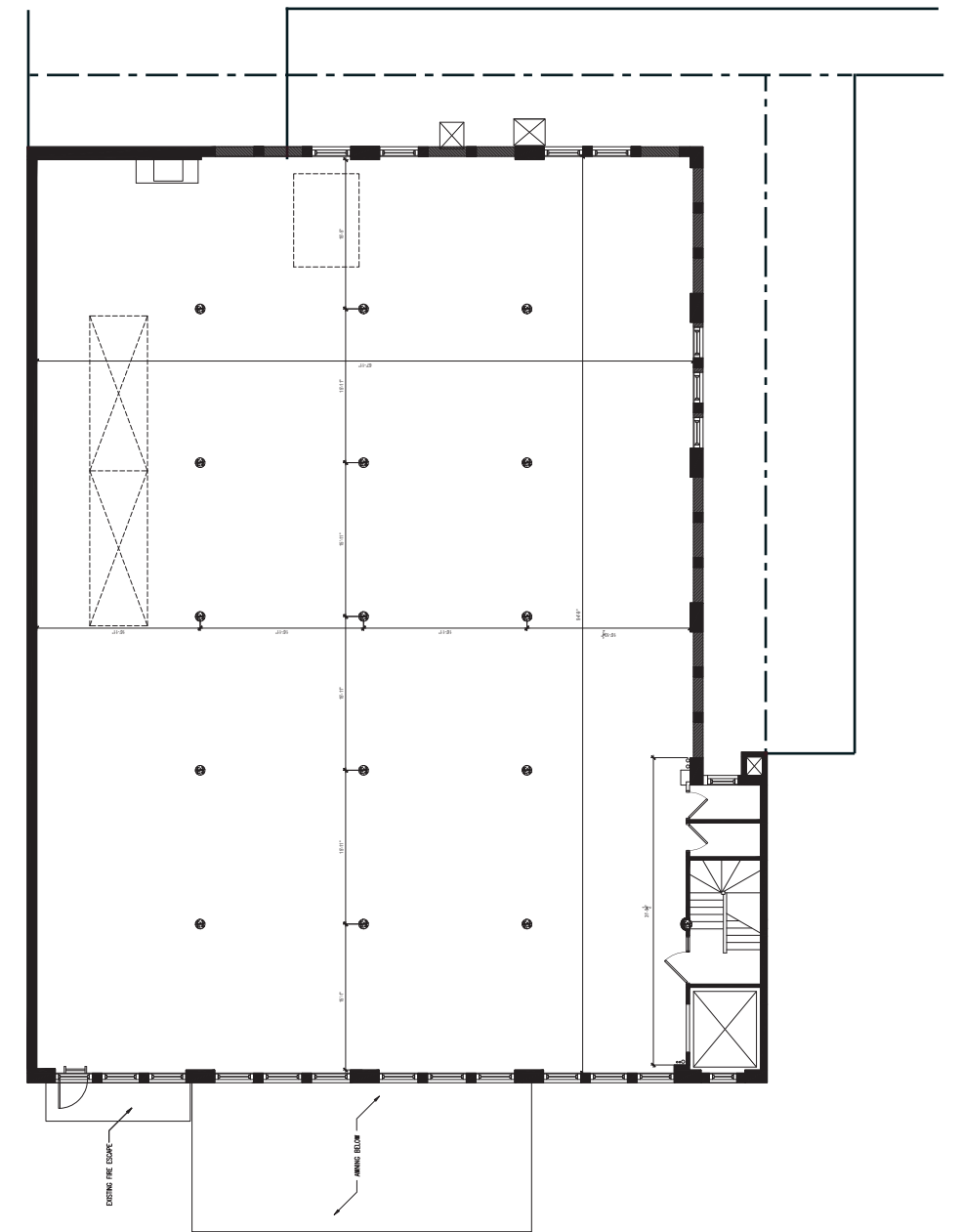




CELLAR PLAN



FIRST FLOOR PLAN



SECOND & THIRD FLOOR PLAN

**405-409 WEST 13TH STREET**

ZONING DISTRICT: M1-5

LOT AREA: 7,747 S.F.

MAX. ALLOWABLE F.A.R.: 5 X 7,747 = 38,737 S.F.

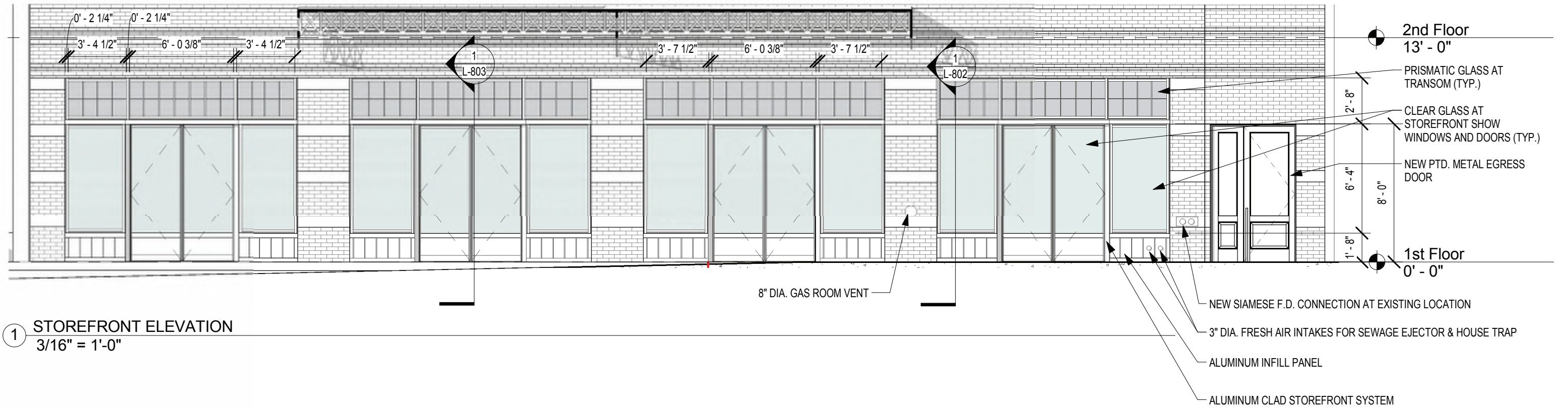
EXISTING GROSS FLOOR AREA ABOVE GRADE = +/-20,946



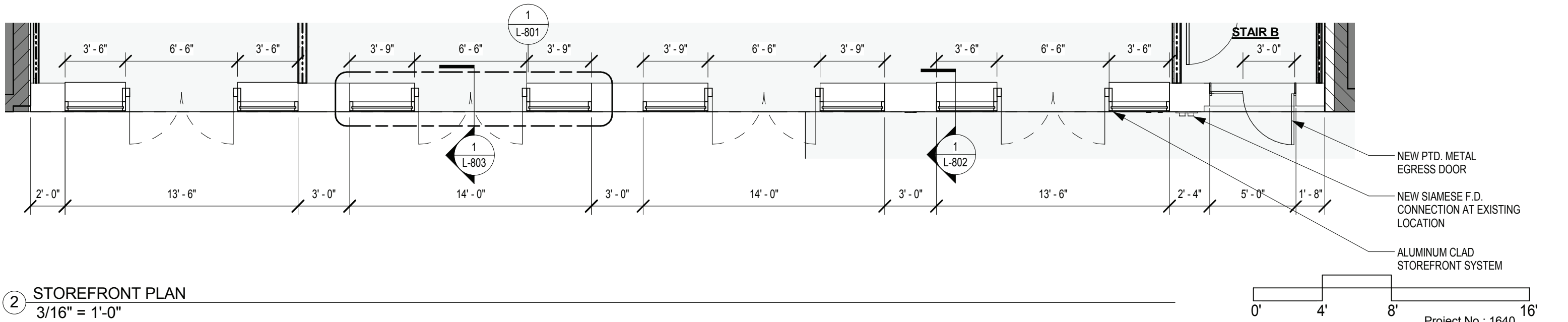
EXISTING FLOOR PLANS

405 - 409 WEST 13TH STREET





1 STOREFRONT ELEVATION  
3/16" = 1'-0"



2 STOREFRONT PLAN  
3/16" = 1'-0"

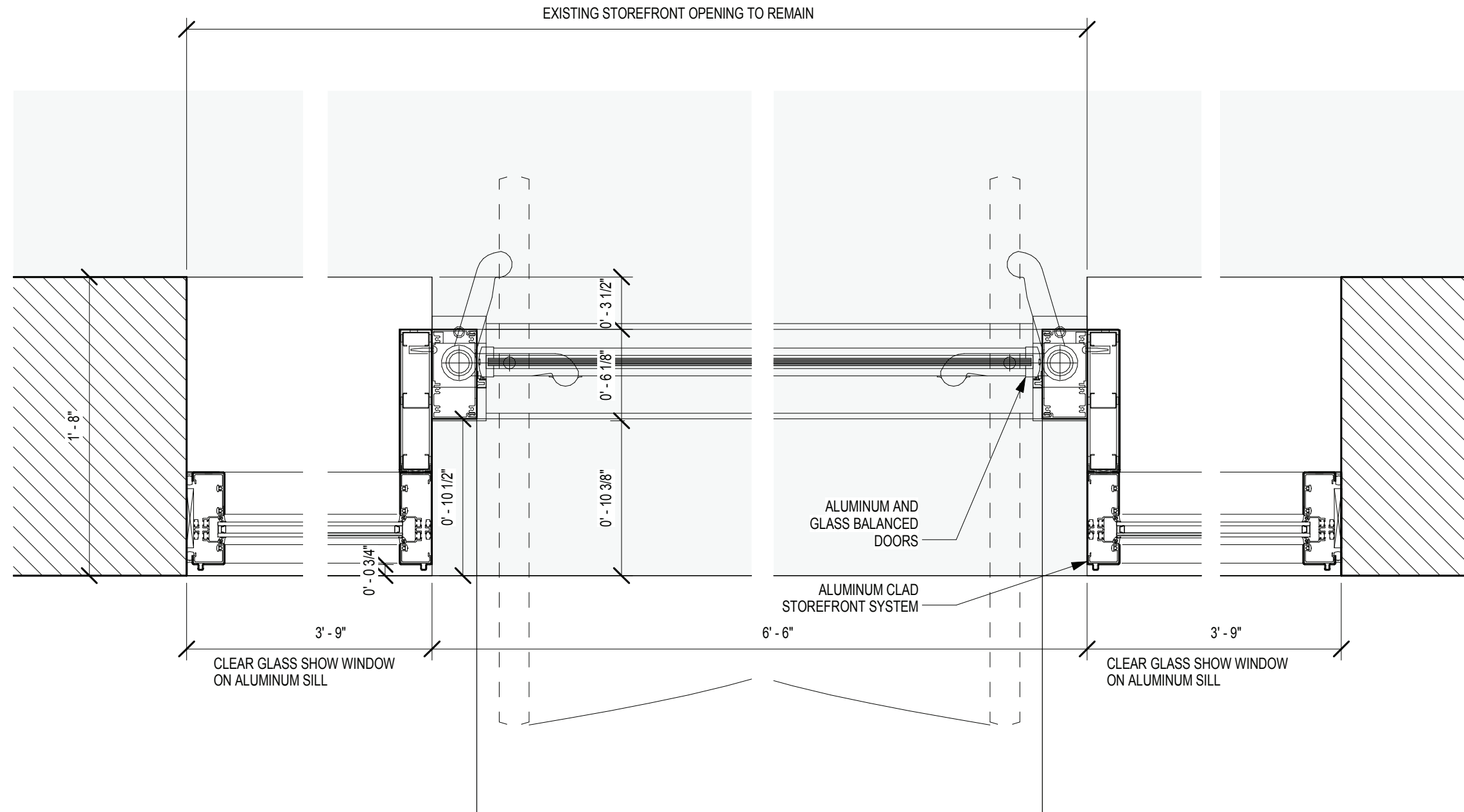
Project No.: 1640  
03/12/18

# STOREFRONT DRAWINGS: L-800

405 - 409 WEST 13TH STREET

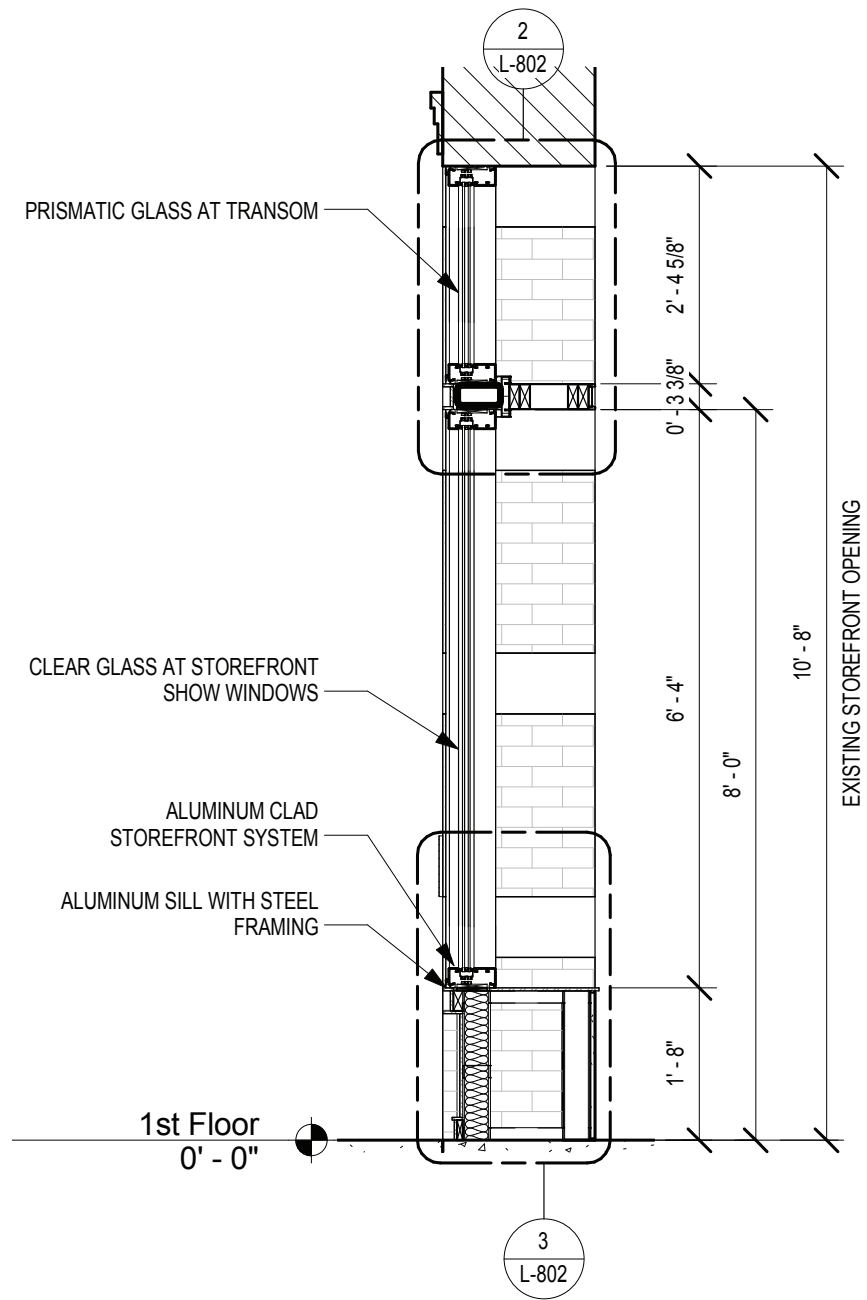




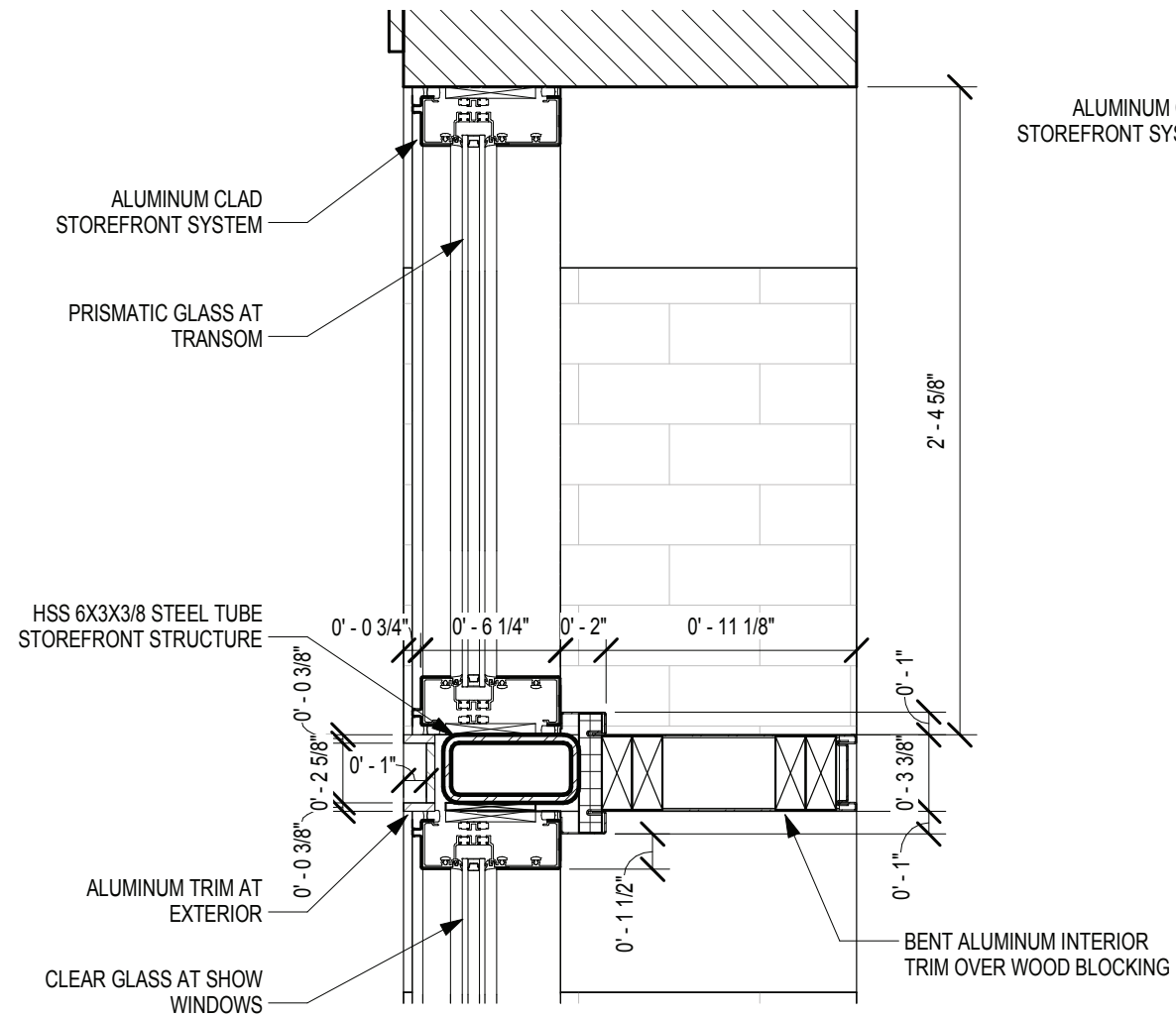


① STOREFRONT PLAN DETAILS  
 1 1/2" = 1'-0"

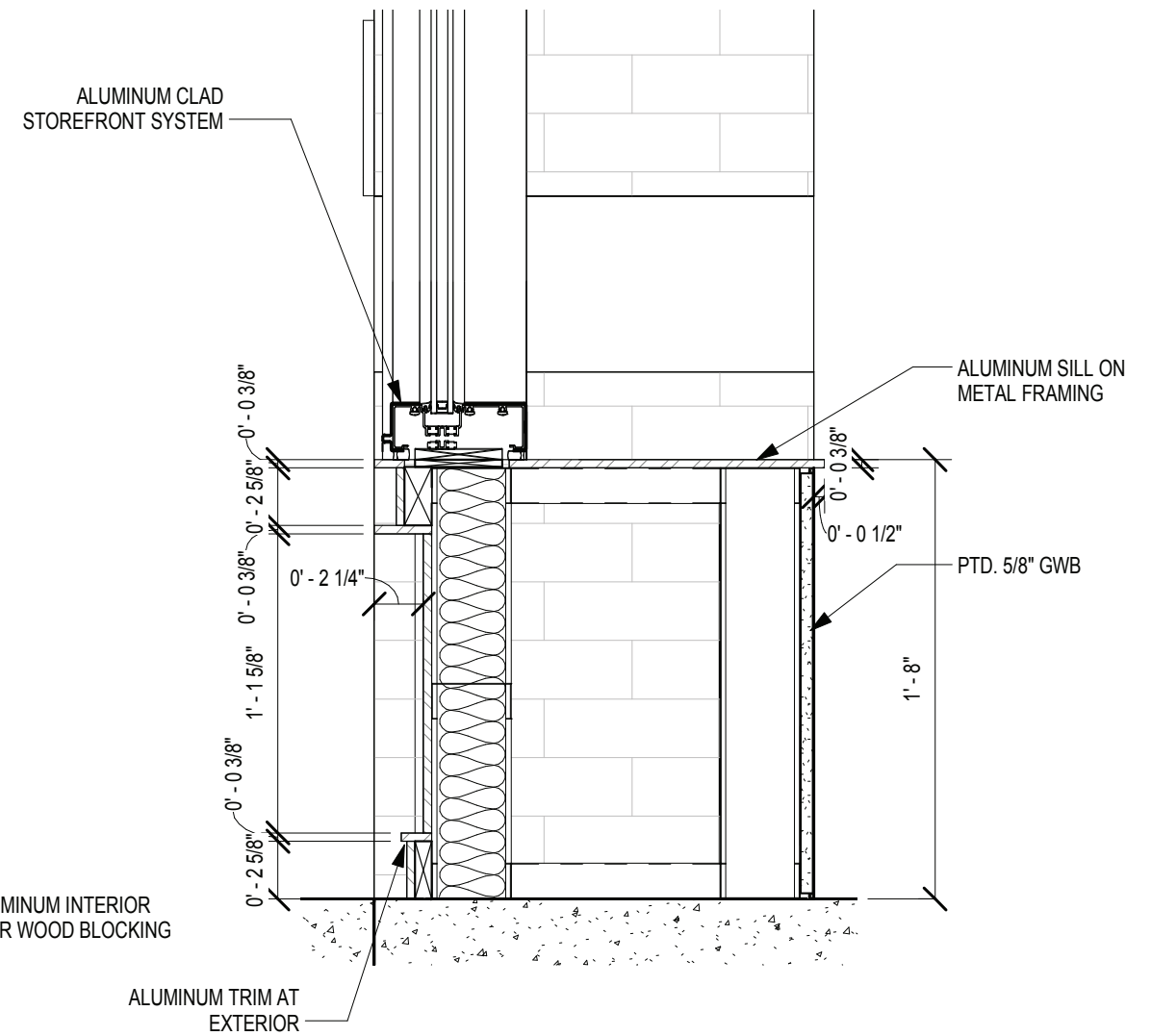




1 SECTION THROUGH STOREFRONT  
1/2" = 1'-0"



2 STOREFRONT HEADER DETAIL  
1 1/2" = 1'-0"

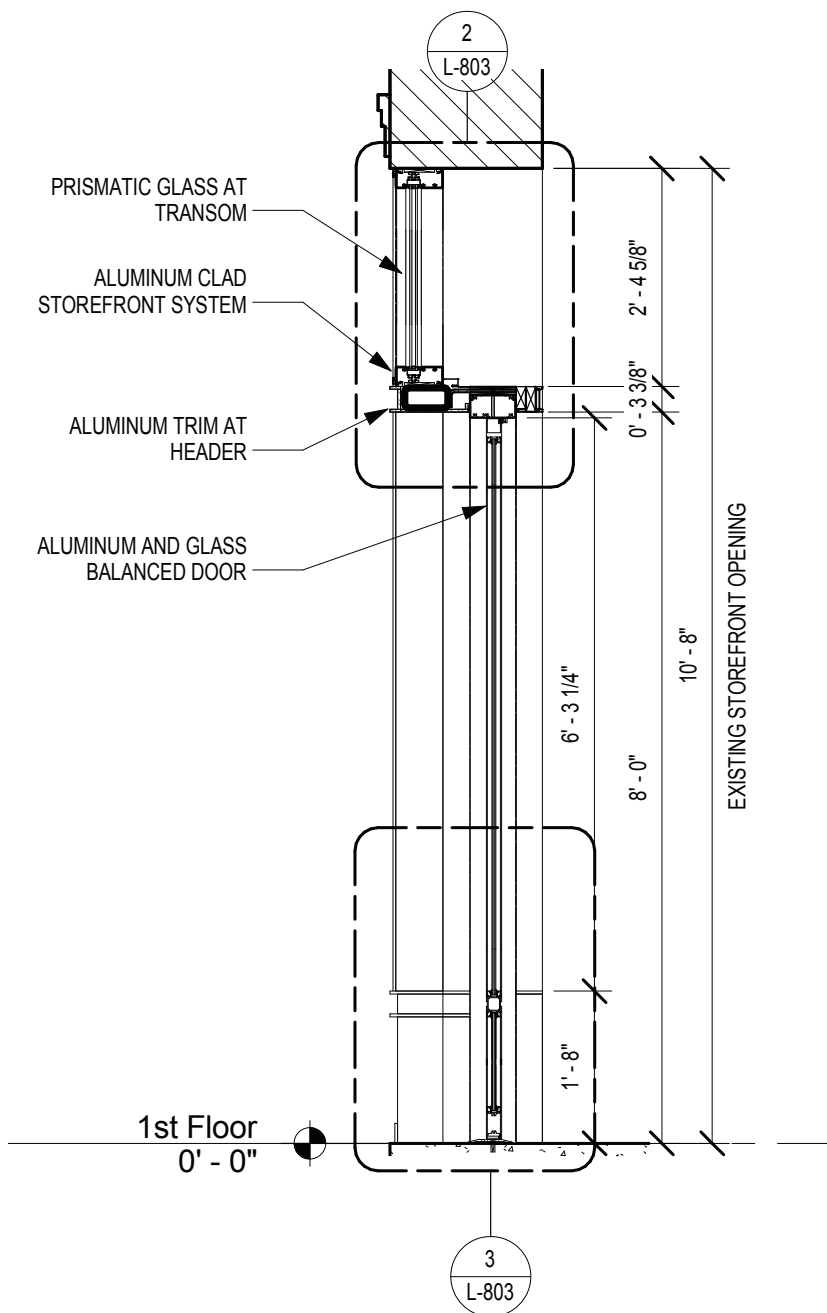


3 STOREFRONT BASE DETAIL  
1 1/2" = 1'-0"

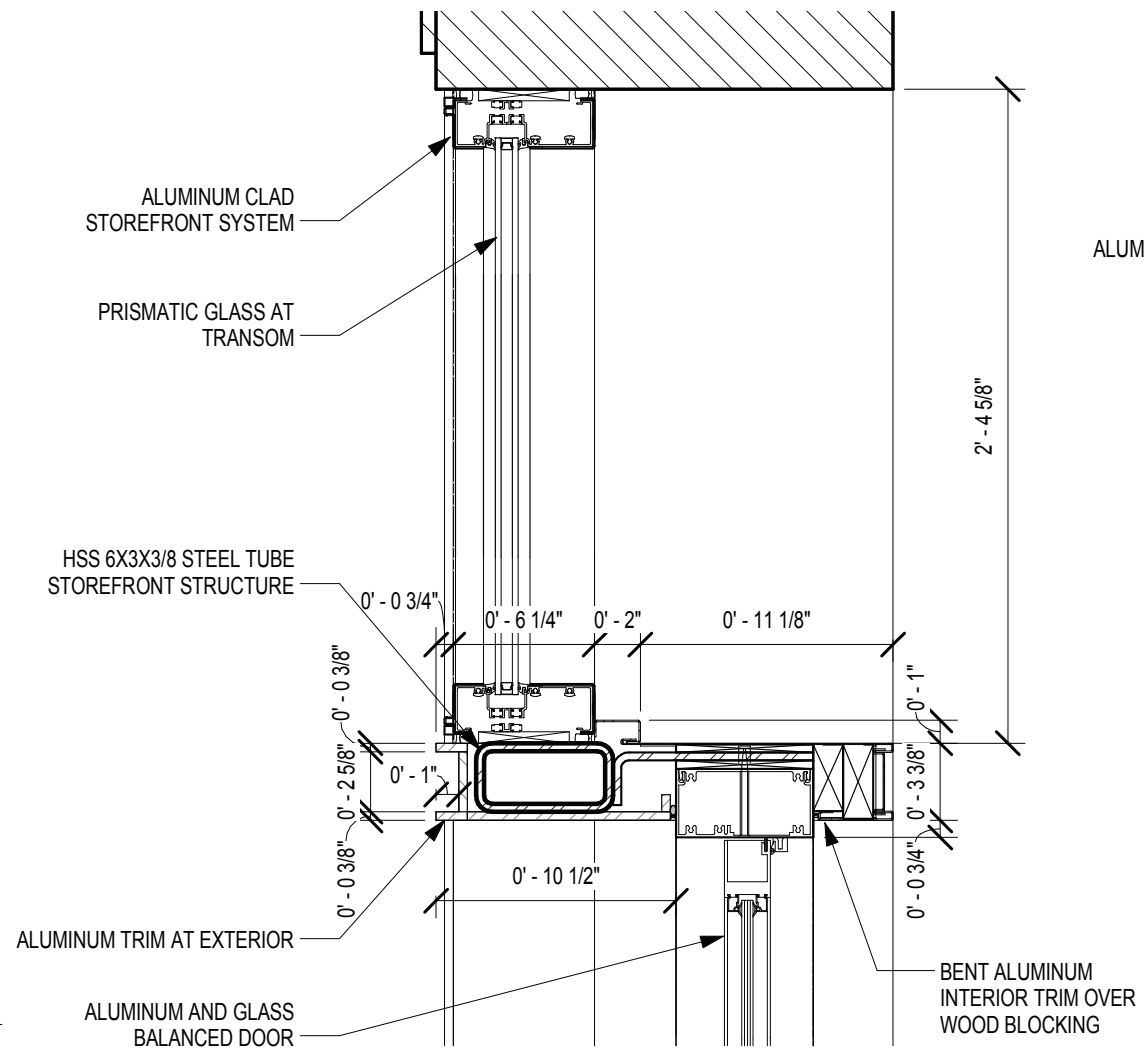
# STOREFRONT DETAILS: L-802

405 - 409 WEST 13TH STREET

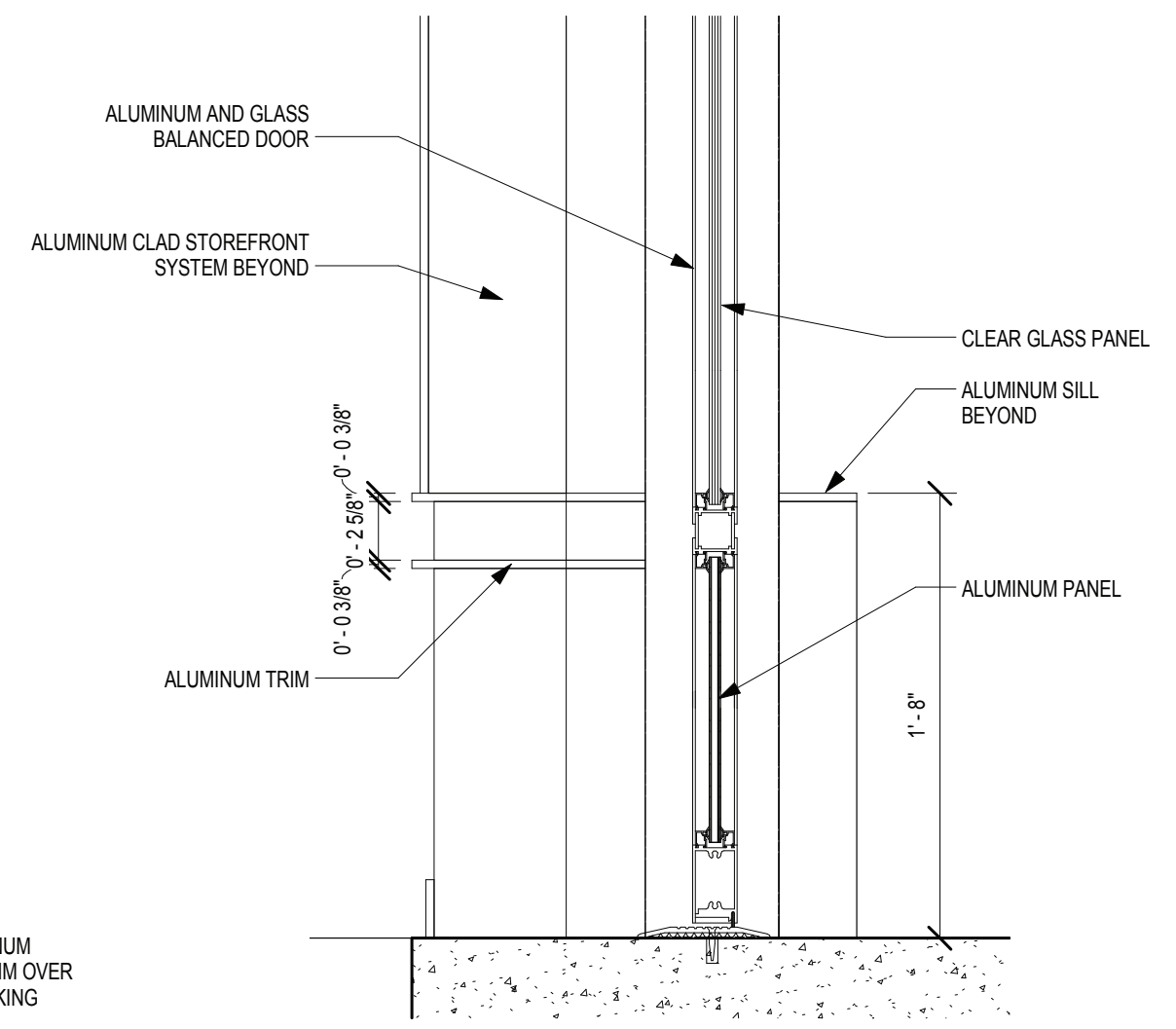




SECTION THROUGH STOREFRONT DOOR  
 1 1/2" = 1'-0"

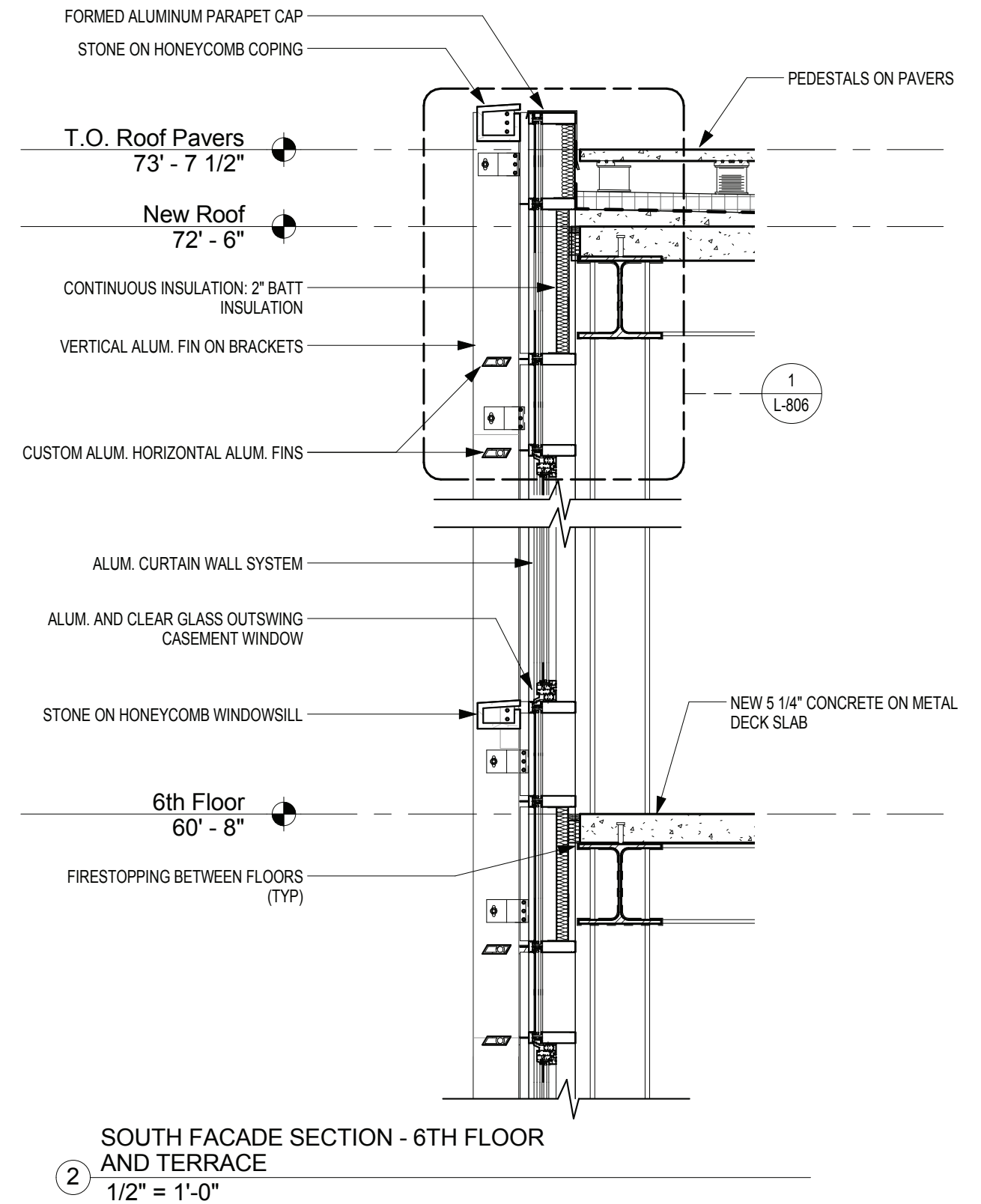
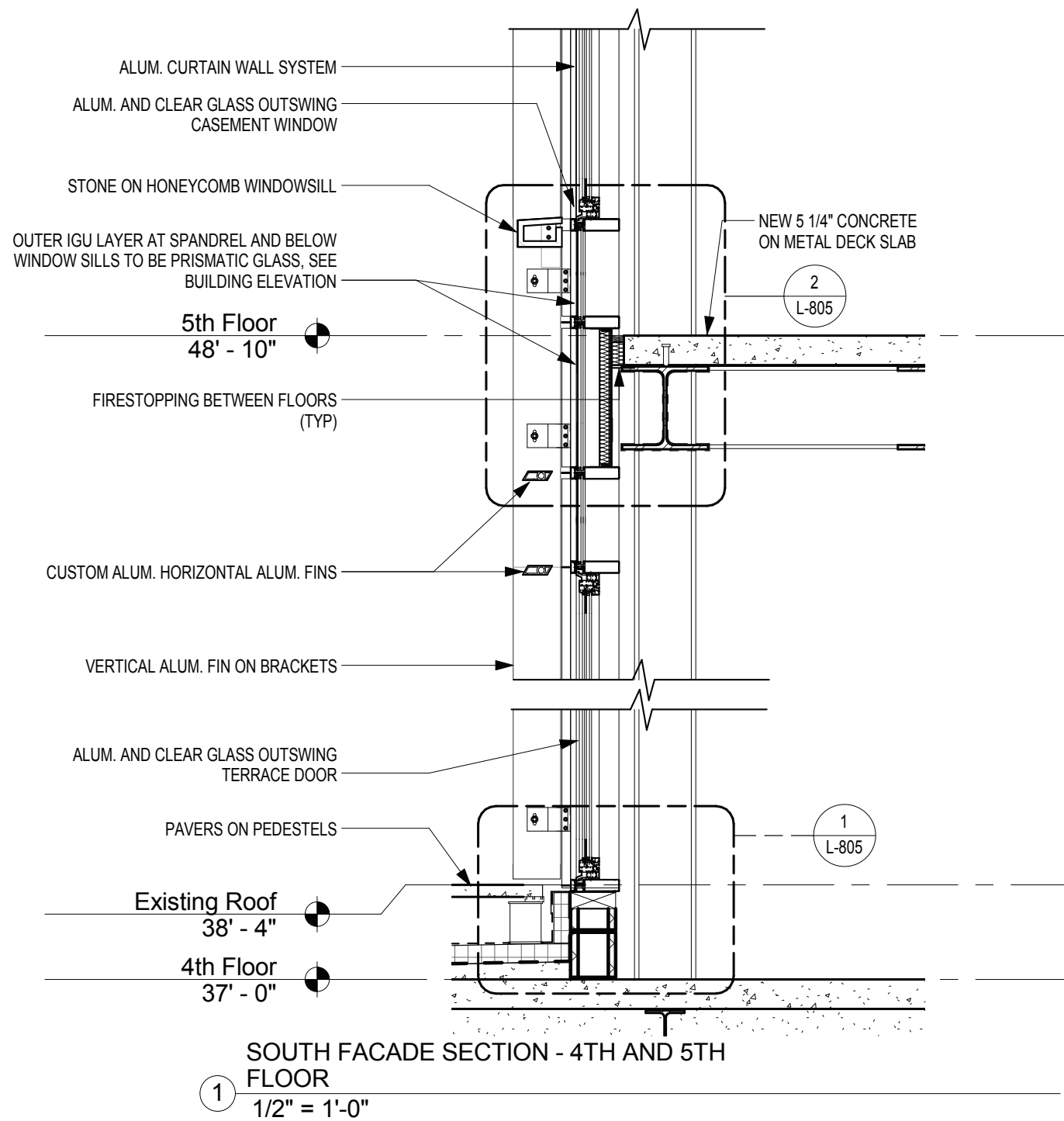


STOREFRONT DOOR HEADER DETAIL  
 2 1 1/2" = 1'-0"



STOREFRONT DOOR BASE DETAIL  
 3 1 1/2" = 1'-0"

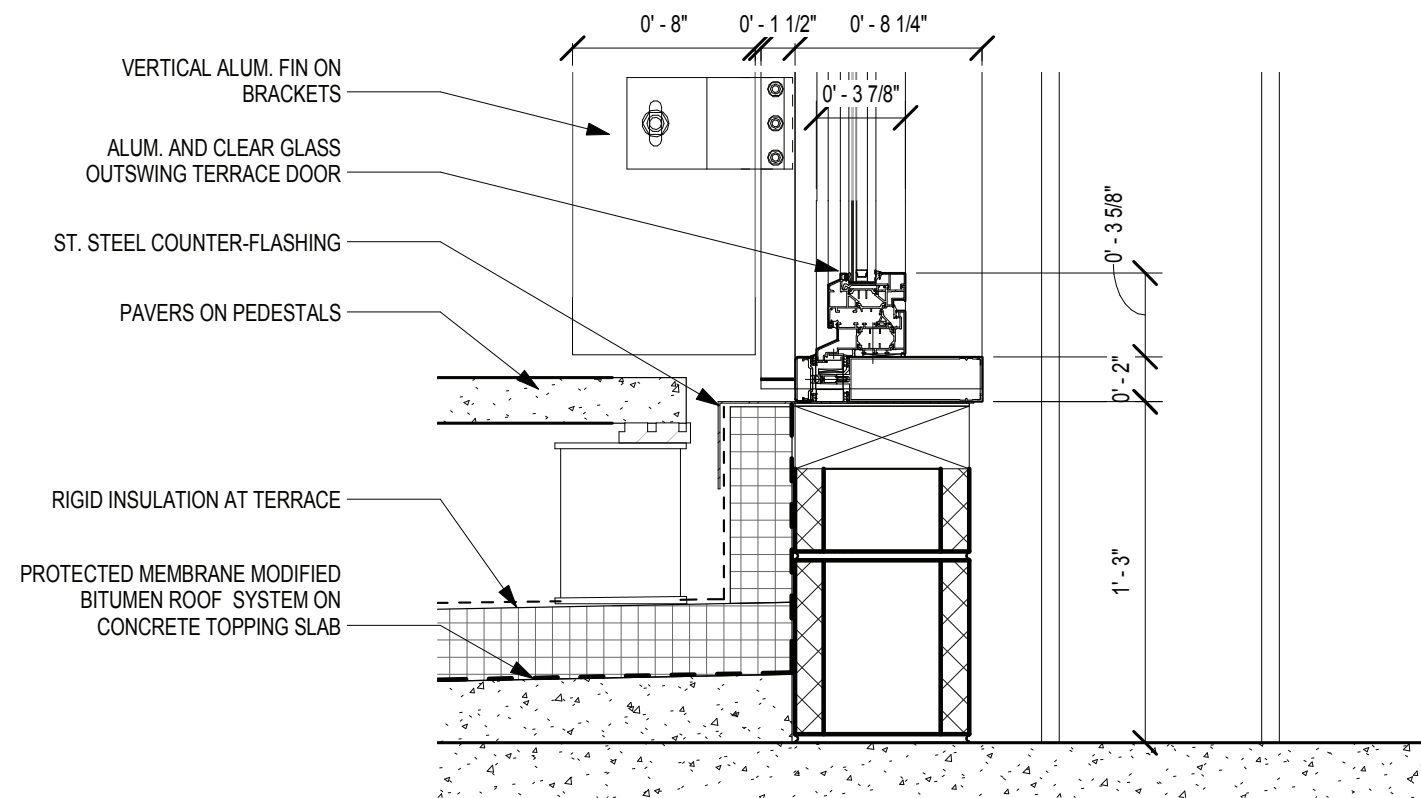




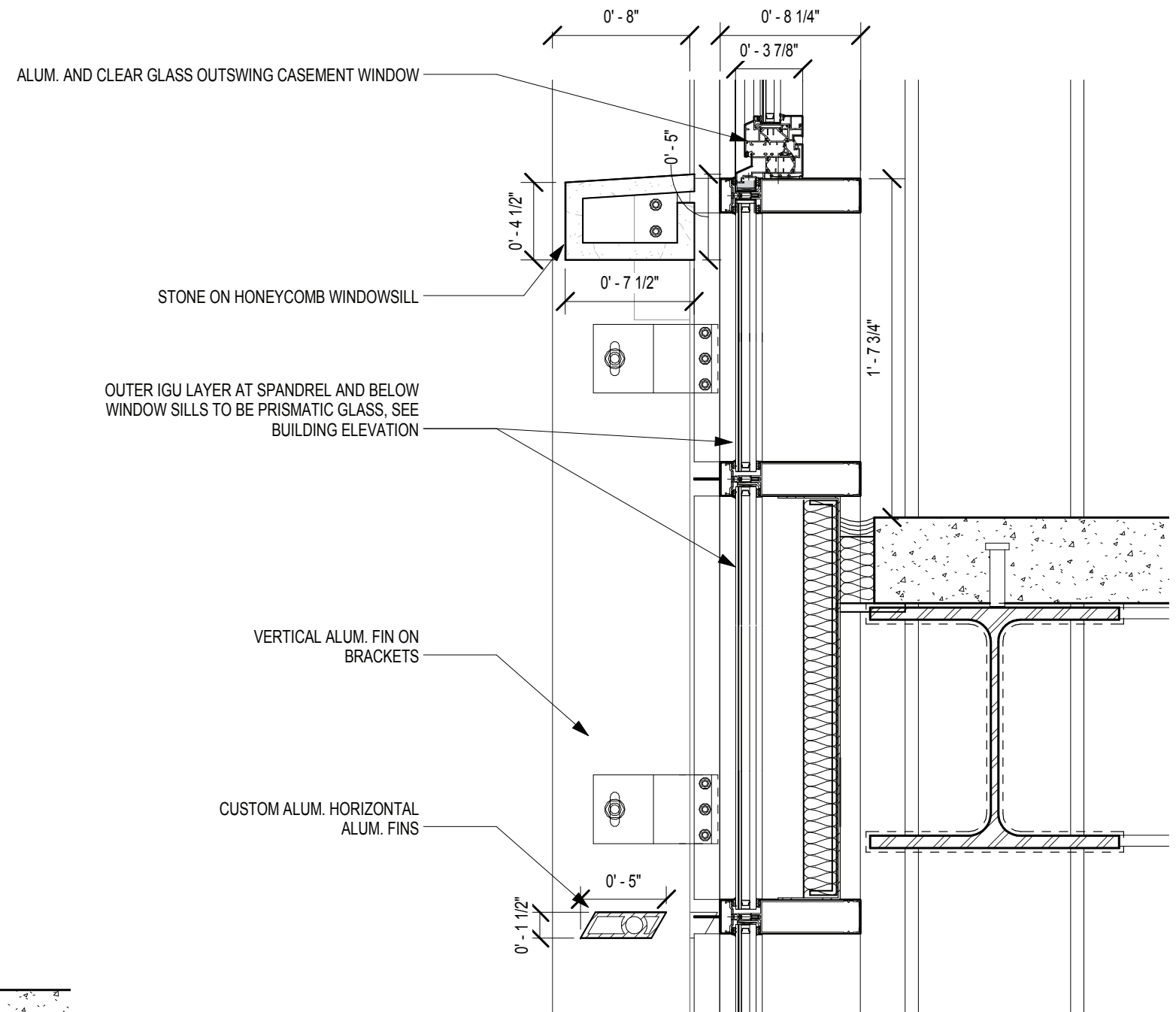
# NEW CURTAIN WALL DETAILS: L-804

405 - 409 WEST 13TH STREET





① SOUTH FACADE DETAIL AT TERRACE  
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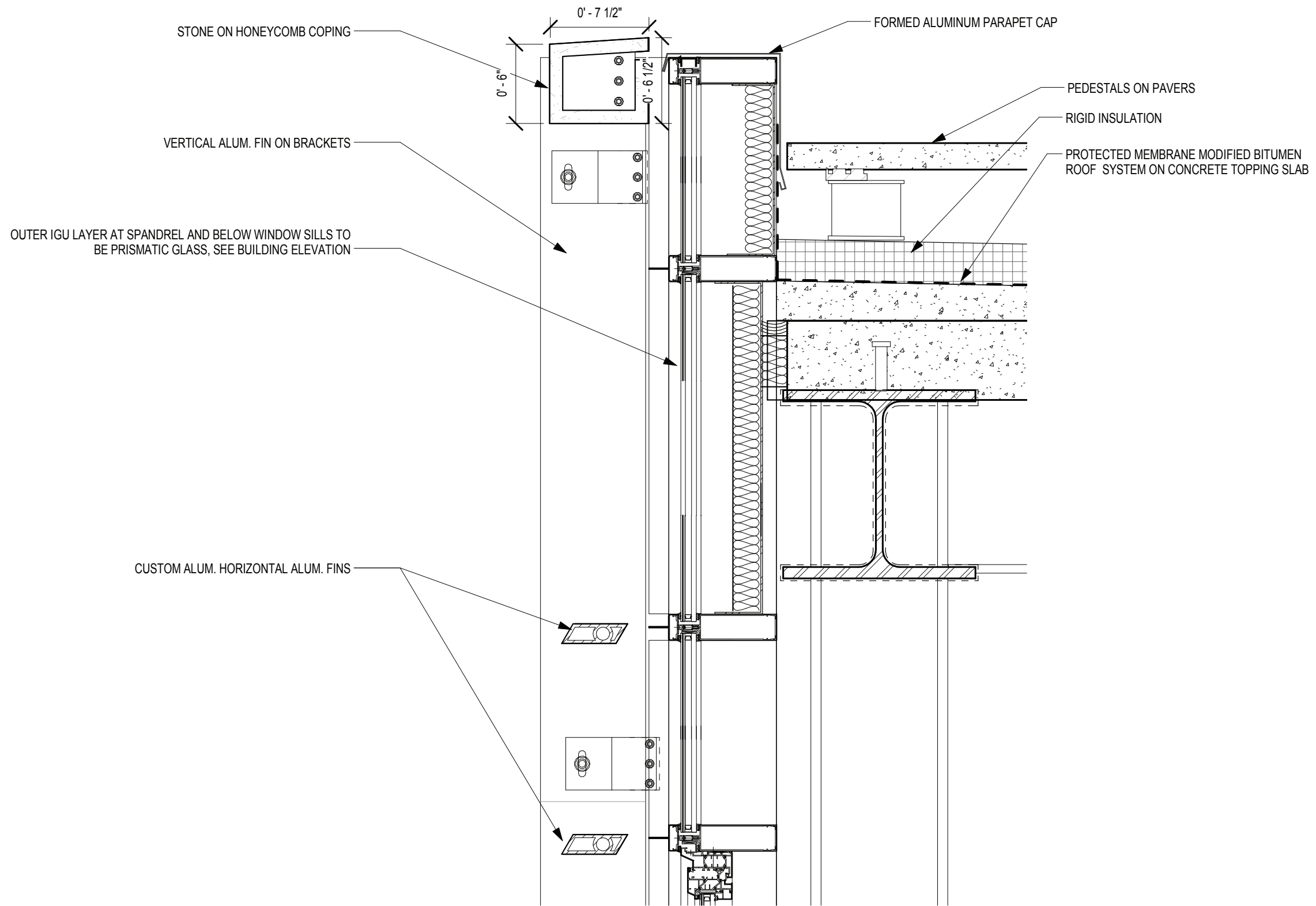


② SOUTH FACADE SPANDREL DETAIL  
1 1/2" = 1'-0"

# NEW CURTAIN WALL DETAILS: L-805

405 - 409 WEST 13TH STREET

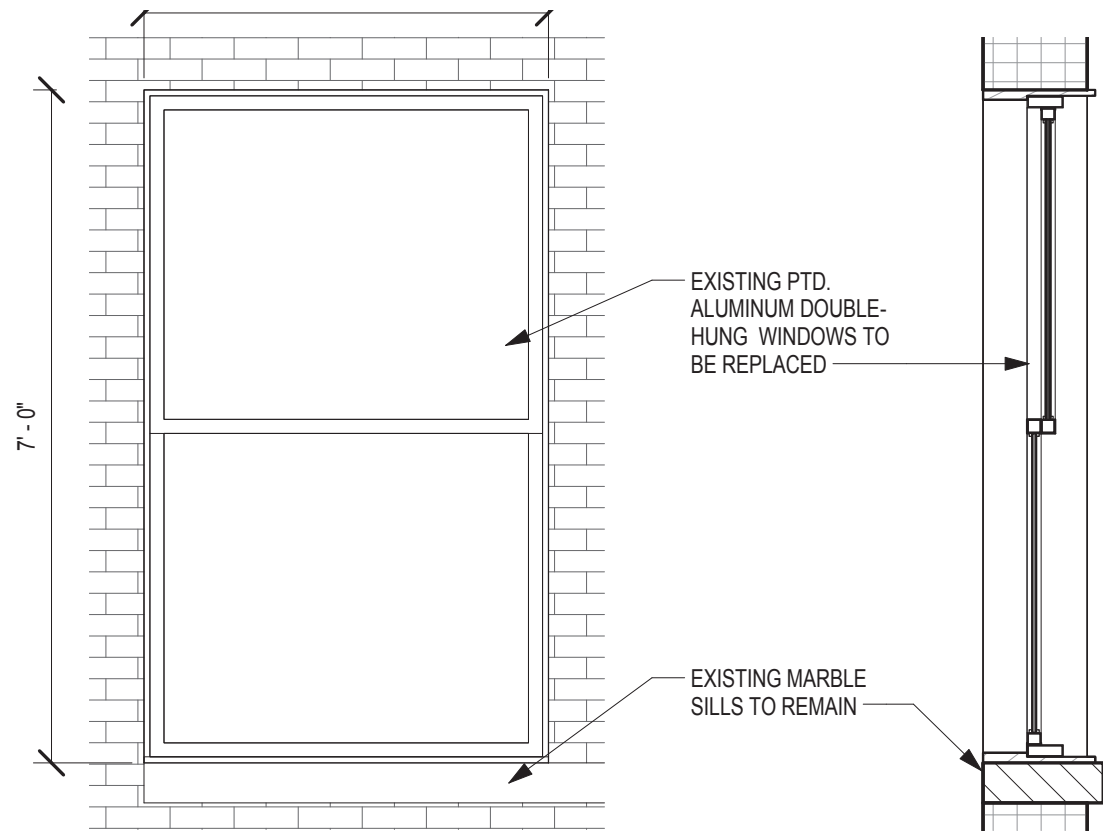




# NEW CURTAIN WALL DETAILS: L-806

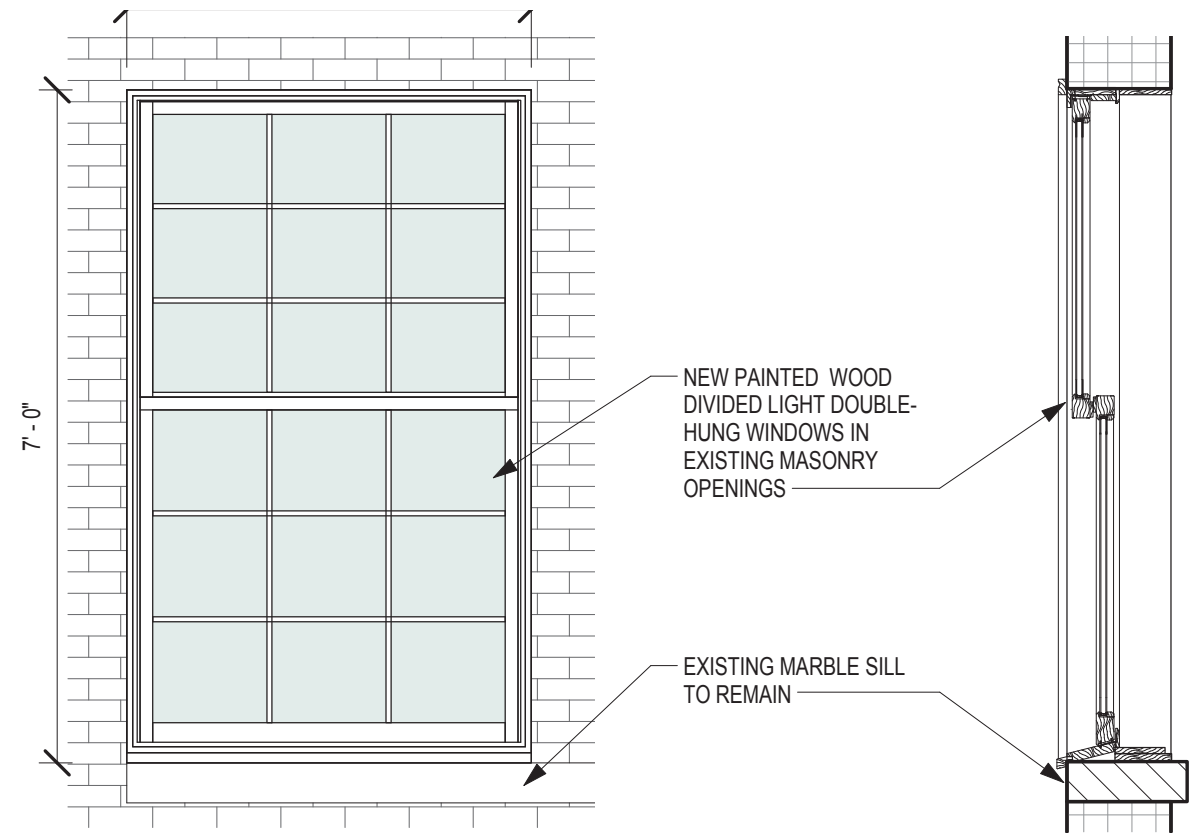
405 - 409 WEST 13TH STREET





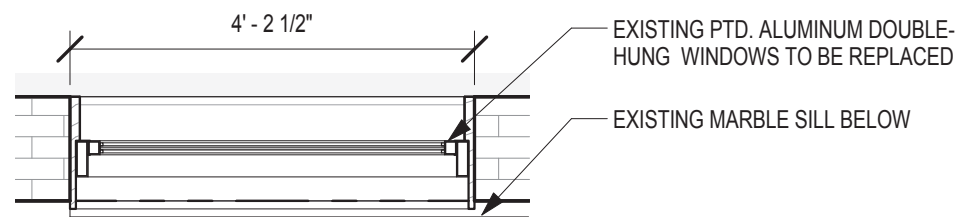
① EXISTING WINDOW - ELEVATION  
1/2" = 1'-0"

③ Existing Window - Section  
1/2" = 1'-0"

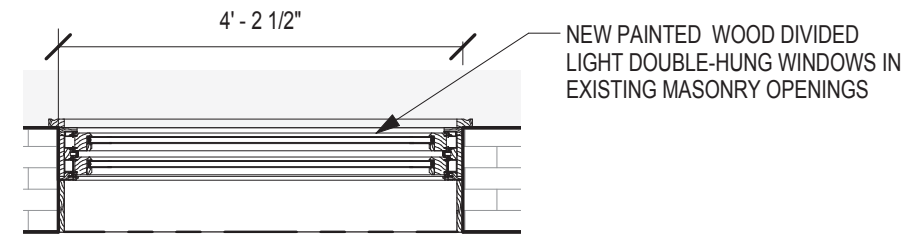


④ PROPOSED WINDOW - ELEVATION  
1/2" = 1'-0"

⑥ PROPOSED WINDOW - S  
1/2" = 1'-0"



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



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

# WINDOWS AT EXISTING STRUCTURE

405 - 409 WEST 13TH STREET