

Gansevoort Market Historic District Designation Report



Cover Photo: 52-58 Gansevoort Street (c. 1939)

Gansevoort Market Historic District Designation Report

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Acknowledgments

The research by Regina M. Kellerman, executive director of the Greenwich Village Society for Historic Preservation, which culminated in the publication *The Architecture of the Greenwich Village Waterfront* (1989), formed a basis for the initial construction history of the building entries. The staff wishes to thank Sue Radmer, consultant to the Society, for additional building and thematic research.

Additionally, the Commission wishes to thank Lynne Funk and Jo Hamilton, volunteers; and Kenneth R. Cobb, director, Municipal Archives, and Brian G. Anderson, commissioner, N.Y.C. Dept. of Records & Information Services, for reproducing the Dept. of Taxes photographs.

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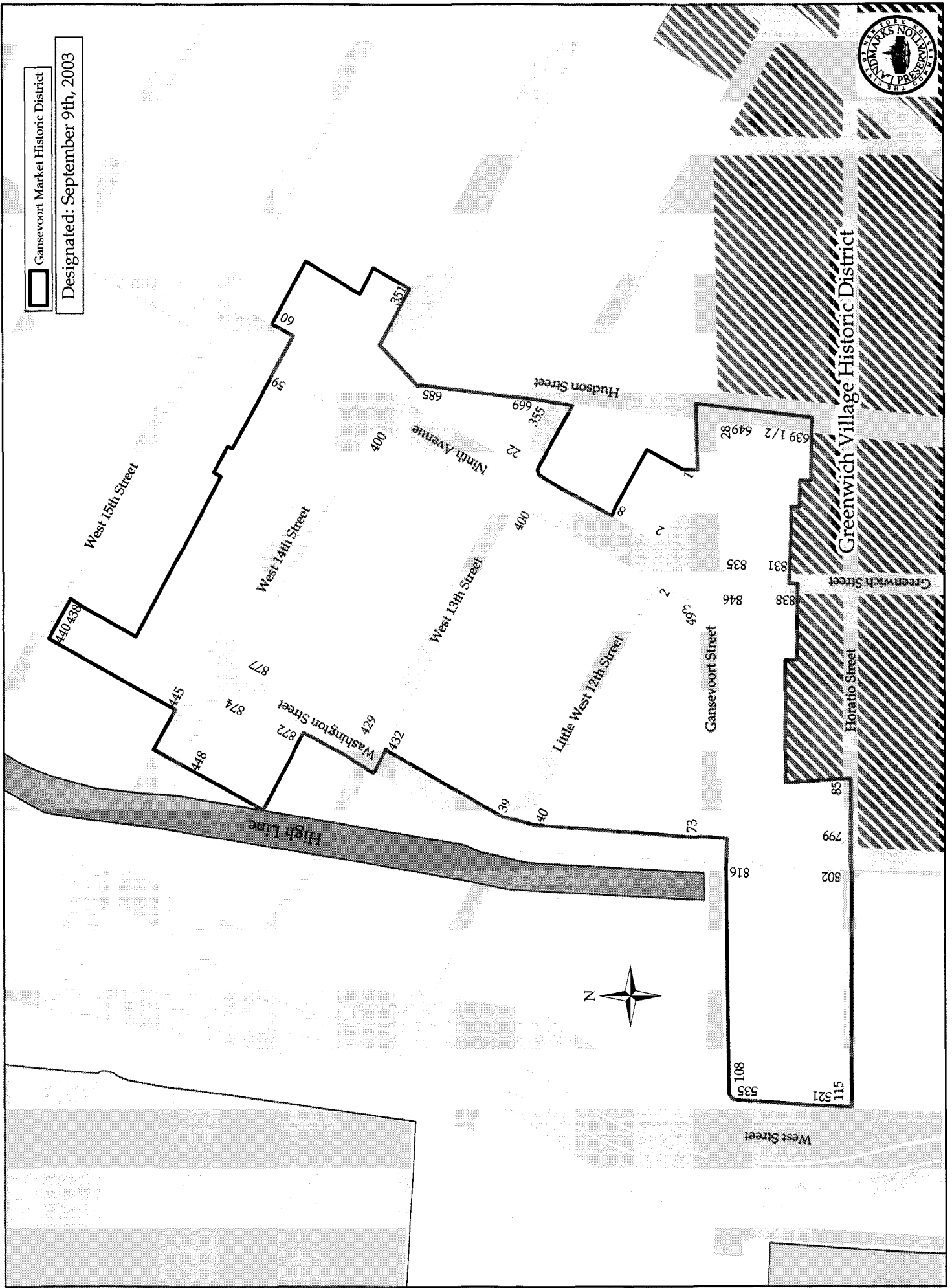
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Gansevoort Market Historic District

Gansevoort Market Historic District

Designated: September 9th, 2003



GANSEVOORT MARKET HISTORIC DISTRICT

Boundary Description

The Gansevoort Market Historic District consists of the property bounded by a line beginning at the northeast corner of Horatio and West Streets, extending northerly along the eastern curbline of West Street to the southeast corner of West and Gansevoort Streets, easterly along the southern curbline of Gansevoort Street to the southeast corner of Gansevoort and Washington Streets, northerly and northeasterly along the eastern curbline of Washington Street to the southeast corner of Washington and West 13th Streets, northwesterly across Washington Street to the southwest corner of Washington and West 13th Streets, northeasterly along the western curbline of Washington Street, northwesterly along the southern property lines of 440 through 446-448 West 14th Street, northeasterly along the western property line of 446-448 West 14th Street and a line extending northeasterly to the northern curbline of West 14th Street, southeasterly along the northern curbline of West 14th Street to a point on a line extending southwestwardly from the western property line of 439-445 West 14th Street (aka 438-440 West 15th Street), northeasterly along said line and the western property line of 439-445 West 14th Street (aka 438-440 West 15th Street) to the southern curbline of West 15th Street, southeasterly along the southern curbline of West 15th Street to a point on a line extending northeasterly from the eastern property line of 439-445 West 14th Street (aka 438-440 West 15th Street), southwestwardly along said line and part of the eastern property line of 439-445 West 14th Street (aka 438-440 West 15th Street), southeasterly along the northern property line of 421-435 West 14th Street and a line extending southeasterly to and along the northern property line of 409-411 West 14th Street, northeasterly along part of the western property line of 407 West 14th Street, southeasterly along the northern property lines of 407 and 405 West 14th Street, southwestwardly along part of the eastern property line of 405 West 14th Street, southeasterly along the northern property line of 401-403 West 14th Street (aka 47-59 Ninth Avenue) and a line extending southeasterly to the eastern curbline of Ninth Avenue, northeasterly along the eastern curbline of Ninth Avenue to a point on a line extending northwesterly from the northern property line of 60 Ninth Avenue, southeasterly along said line and the northern property line of 60 Ninth Avenue, southwestwardly along the eastern property lines of 60 through 56 Ninth Avenue and part of the eastern property line of 44-54 Ninth Avenue (aka 355-357 West 14th Street), southeasterly along the northern building line of 351-353 West 14th Street, southwestwardly along part of the eastern property line of 351-353 West 14th Street and a line extending southwestwardly to the northern curbline of West 14th Street, northwesterly along the northern curbline of West 14th Street to the northeast corner of Ninth Avenue and West 14th Street, southwestwardly across West 14th Street to the southwest corner of West 14th and Hudson Streets, southerly along the western curbline of Hudson Street to the southwest corner of Hudson and West 13th Streets, northwesterly along the southern curbline of West 13th Street, southwestwardly along the eastern curbline of Ninth Avenue, southeasterly along the northern property lines of 5 Little West 12th Street (aka 2-8 Ninth Avenue) through 1 Little West 12th Street, southwestwardly along the eastern property line of 1 Little West 12th Street to the northern curbline of Little West 12th Street, westerly along the northern curbline of Gansevoort Street to a point in the center of Hudson Street, southerly along a line in the center of Hudson Street to a point on a line extending easterly from the southern property line of 639-½ Hudson Street, westerly along said line and the southern property line of 639-½ Hudson Street, northerly along the western property line of 639-½ Hudson Street, westerly along part of the southern property line of 641 Hudson Street, northerly along part of the western property line of 641 Hudson Street, westerly along the southern property line of 36-40 Gansevoort Street (aka 831-835 Greenwich Street) and a line extending westerly to a point on a line in the center of Greenwich Street, southerly along a line in the center of Greenwich Street to a point on a line extending easterly from the southern property line of 838-840 Greenwich Street, westerly along said line and the southern property line of 838-840 Greenwich Street, northerly along part of the western property line of 838-840 Greenwich Street, westerly along the southern property lines of 52-58 through 60-68 Gansevoort Street and part of the southern property line of 803-807 Washington Street, southerly along the eastern property lines 803-807 and 799-801 Washington Street and a line extending southerly to a point on a line in the center of Horatio Street, westerly along a line in the center of Horatio Street, and northerly along a line extending southerly from the eastern curbline of West Street, to the point of beginning, Borough of Manhattan.

TESTIMONY AT THE PUBLIC HEARING

On March 18, 2003, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Gansevoort Market Historic District (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. At the time of the hearing, the boundaries of the district included the following properties: Block 628, lots 4 and 17; Block 629, lots 12, 13, 1101-1150, and 1201-1248; and Block 646, lots 19 and 20. Fifty-six people spoke in favor of designation, including City Council Member Christine Quinn, and representatives of the following: Manhattan Borough President C. Virginia Fields, State Senator Thomas K. Duane, State Assembly Member Deborah Glick, U. S. Congressman Jerrold Nadler, Community Board 2, Community Board 4, the Greenwich Village Society for Historic Preservation, Save Gansevoort Market, the National Trust for Historic Preservation, the Preservation League of New York State, the Municipal Art Society, the Historic Districts Council, the New York Landmarks Conservancy, the New York Chapter of the American Institute of Architects, the Metropolitan Chapter of the Victorian Society in America, the Art Deco Society of New York, the West Village Committee, the Greenwich Village Community Task Force, the Village Home Owners Association, the Chelsea Village Partnership, Landmarks West!, Place Matters, the Society for the Architecture of the City, Local 342 United Food Workers Union, the Gay Male S/M Activists, St. Luke's Place Block Association, Morton Street Block Association, and Jane Street Association, four individual property owners and seven business owners in the proposed district, and several tenants associations and cooperative and condominium boards. Ten people spoke in opposition to designation, including eight representatives of two property-owner families, and a representative of the Real Estate Board of New York. In addition, the Commission has received hundreds of letters, e-mails, and postcards in support of designation.

SUMMARY

The Gansevoort Market Historic District – consisting of 104 buildings – is distinctive for its architectural character which reflects the area's long history of continuous, varied use as a place of dwelling, industry, and commerce, particularly as a marketplace, and its urban layout. The buildings, most dating from the 1840s through the 1940s, represent four major phases of development, and include both purpose-built structures, designed in then-fashionable styles, and those later adapted for market use. The architecture of the district tells the story of an important era in New York City's history when it became the financial center of the country and when its markets were expanding to serve the metropolitan region and beyond. Visual cohesion is provided to the streetscapes by the predominance of brick as a facade material; the one- to six-story scale; the presence of buildings designed by the same architects, a number of them prominent, including specialists in market-related structures; the existence of metal canopies originally installed for market purposes; and the Belgian block paving still visible on most streets. The street layout is shaped by the transition between the irregular pattern of northwestern Greenwich Village (as far north as Gansevoort Street) and the grid of the 1811 Commissioner's Plan. Unusually large and open intersections contribute to the area's unique quality, particularly where Ninth Avenue meets West 14th Street and Gansevoort Street (which was widened in 1887), and provide sweeping vistas that showcase the unusual building typology and mixed-use quality of the district. Aside from Tribeca, the Gansevoort Market Historic District is the only remaining marketplace district that served the once-flourishing Hudson River commercial waterfront.

The earliest buildings in the historic district date from the period between 1840 and 1854, most built as rowhouses and town houses, several of which soon became very early working-class tenements (all eventually had stores on the ground floor). The area's early mixed use, however, is evident in the rare surviving early factory building (c. 1849-60), on a flatiron-shaped lot, for Col. Silas C. Herring, a nationally significant manufacturer of safes and locks, at 669-685 Hudson Street.

This mixed use, consisting of single-family houses, multiple dwellings, and industry was unusual for the period. The stretch of Ninth Avenue between Gansevoort and West 15th Streets, albeit altered and interrupted with later additions, offers the vista of a distinctive Manhattan streetscape featuring twenty buildings of the 1840s: the rowhouses at Nos. 3-7 (c. 1849) and Nos. 21-27 (c. 1844-46), the Herring factory, and culminating in the rare, picturesque ensemble of twelve rowhouses and town houses, Nos. 44-60 Ninth Avenue and 351-355 West 14th Street (c. 1841-46), at the wide, angled intersection with Hudson and West 14th Streets. Another business from this period was the woodworking factory of the prominent building firm of James C. Hoe & Co. (c. 1850-54) at 52-58 Gansevoort Street (later altered).

After the Civil War, the area began to flourish commercially as New York City solidified its position as the financial center of the country, and construction resumed in the district in 1870. Two major businesses located here were A.H. Wellington's Merchants' Print Works (1874, S.W. Johnson), cotton printers at 416-418 West 14th Street (later altered); and the Italianate style Centennial Brewery (1876, John B. Snook) at 409-411 West 14th Street.

The bulk of the buildings in the district date from the 1880s through the 1920s and were designed in then-popular historical revival styles. Residential and commercial development, including a variety of building types, was particularly spurred in the 1880s by two major factors. The first was the creation of two nearby municipal markets: the open-air Farmers' or Gansevoort Market (1879), for regional produce, at Gansevoort and Washington Streets (adjacent to the historic district), and the West Washington Market (1889), for meat, poultry, and dairy products, on the river side of West Street. From the 1880s 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. The first of the two-story, purpose-built market buildings in the district were erected in 1880. These vernacular and neo-Grec style structures typified the low-rise market buildings constructed in the district over the next 90 years: produce (or, later, meat) handling on the ground story, shielded by a metal canopy over the sidewalk, and offices on the second story. 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.

The second factor spurring development within the historic district was the 1878 partition of real estate owned by the Astor family, which had remained underdeveloped since John Jacob Astor I's acquisition in 1819. Of the 104 buildings in the district, over one-third of them were constructed by the Astors and related family members. Astor improvements included the market buildings at 823-833 Washington Street and 32-36 Little West 12th Street (1880, Joseph M. Dunn, James Stroud); the distinguished Queen Anne style French flats building (with stores) at 440 West 14th Street (1887, James W. Cole), the block-long Queen Anne style produce market building at 859-877 Washington Street (1887, Cole), and the handsome Romanesque Revival style stables building (1893, Thomas R. Jackson) for the New York Biscuit Co. (later Nabisco), the world's largest supplier of crackers, at 439-445 West 14th Street. A number of other prominent owners also invested in real estate here and began to develop their properties: the Goelet family constructed the unusual flatiron-shaped store-and-loft building at 53-61 Gansevoort Street (1887, Dunn), which housed E.S. Burnham & Co., clam canners; James Alfred Roosevelt owned the warehouse at 400 West 14th Street (1886, Dunn); and former New York Mayor Hugh J. Grant developed the neo-Romanesque style

warehouses (1899-1900, George P. Chappell) at 97-103 Horatio Street. The Astors and other owners gave several commissions to architects Joseph M. Dunn, who designed seven buildings in the district, and James W. Cole, who designed three buildings in the district. These multiple commissions in the then-fashionable neo-Grec or Queen Anne styles contribute to the district's visual cohesion.

Between 1897 and 1935, nearly the entire block bounded by Gansevoort, Horatio, Washington, and West Streets was developed with a handsome neo-Classical style ensemble in tan brick, by noted architects Lansing C. Holden, J. Graham Glover, and John B. Snook Sons, that included a power plant and nine cold storage warehouses for the Manhattan Refrigerating Co. (incorporated 1894). The company was responsible for installing the system of underground pipes that carried refrigeration to market-related structures throughout the district by about 1906. This infrastructure, along with the completion by the N.Y.C. Dept. of Docks of the nearby Gansevoort Piers (1894-1902) and Chelsea Piers (1902-10, with Warren & Wetmore), docks for the great trans-Atlantic steamships (and the busiest section of New York's port), had profound impacts on the district. The distribution of wholesale meat, poultry, and seafood, particularly for hotels, restaurants, and steamships, emerged as an important business throughout the district, resulting in new construction as well as bringing new uses to existing buildings. Some companies were subsidiaries of major national meatpackers, while other independent firms were among the nation's largest.

The underground refrigeration system, the new piers, and the emergence of new uses relating to the burgeoning hotel and steamship industry further triggered the 20th-century construction and architectural change and flexibility that has shaped the character of the Gansevoort Market Historic District. Typically, commercial redevelopments of neighborhoods in New York City involved the demolition of earlier buildings for structures housing new uses. However, one of the district's unique qualities is that earlier buildings were retained and altered to market uses. Earlier examples include the Centennial Brewery (409-411 West 14th Street), converted to meat, produce, and dairy use in 1901, and 21-27 Ninth Avenue, rowhouses adapted in 1923-24 as meat market buildings.

Over the years, the Astors continued their policy of high-quality architectural commissions by hiring distinguished architects known for their significant public, commercial, and residential buildings, such as the neo-Classical style offices and printing plant (1901-02, Trowbridge & Livingston) of P.F. Collier & Son, publisher of books and the nationally-known magazine *Collier's*, at 416-424 West 13th Street; the neo-Romanesque style liquor warehouse at 29-35 Ninth Avenue (1902-03, Boring & Tilton); and the Arts and Crafts style warehouse building (1913, LaFarge, Morris & Cullen) at 5 Little West 12th Street.

The completion of the Holland Tunnel (1927), the elevated Miller Highway (1931), and the New York Central Railroad's elevated freight railway (1934) provided easier access between the area and the metropolitan region and spurred another major phase of new low-rise construction and the functional conversion of existing buildings for market use in the district. New structures included the early International style General Electric Co. annex (1929-30, Lockwood Greene Engineers, Inc.) at 414 West 14th Street, and the Moderne style John Morrell & Co. meat market building (1936-37, H. Peter Henschien) at 446-448 West 14th Street. The unusually wide Gansevoort Street assumed its distinctive character of low-rise market buildings with metal canopies at this time, through such new construction as the fruit/produce market building (1938-39, Charles H. Stadler) at No. 46-50, and the Moderne style R&L Restaurant (1949), at No. 69, and newly adapted structures, including No. 52-58 (formerly James C. Hoe & Co.), altered as a market building in 1937, and No. 60-68 (1880-81 tenements), reduced to a two-story market building in 1940.

By World War II, poultry- and meat- packing had consolidated as the main commercial

activity within the district. Maritime commerce along the Hudson River waterfront declined by the 1960s, however, with the end of the ocean liner era and the rise of containerized shipping. Changes in the meat and poultry industries meant a lessening presence in this area. The Manhattan Refrigerating Co. closed in 1979 and its buildings were subsequently converted to apartments. Today, the Gansevoort Market Historic District is a vibrant neighborhood of remaining meatpackers, high-end retail commerce, restaurants, offices, clubs, galleries, and apartments, that retains, despite recent changes, 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 unusual street pattern with its Belgian block paving.

HISTORY AND DEVELOPMENT OF THE GANSEVOORT MARKET HISTORIC DISTRICT

Early Development, 1840-1879

The layout of streets within the historic district was shaped by the transition between the irregular pattern of northwestern Greenwich Village, extending as far north as Gansevoort Street (formerly Old Kill Road, later Great Kill Road, renamed 1837), and the regularized grid of the 1811 Commissioner's Plan. Due to this unusual juncture of streets, large and open intersections were created where Ninth Avenue meets West 14th Street and Gansevoort Street (which was later widened in 1887). The intersection of Gansevoort and Little West 12th Streets and Ninth Avenue, in particular, creates an unusual piazza-like space that allows for panoramic views of the historic district. Fort Gansevoort (1812), named for Revolutionary War Gen. Peter Gansevoort (who died in 1812) and located at the river end of Little West 12th Street, was demolished when the shoreline was extended westward with the construction of landfill by 1851. At that time, Washington Street was extended north to Little West 12th Street. The streets in the area were paved with Belgian blocks (still visible today on Ninth Avenue and Gansevoort, Little West 12th, West 13th, and West 14th Streets). The block bounded by Little West 12th, Washington, Gansevoort, and West Streets (just to the west of the historic district), which had contained the fort, was set aside as a freight yard of the Hudson River Railroad by 1854.

This neighborhood developed in the mid-19th century with both residences and heavy industry. The area to the west of the historic district was dominated by the Hudson River Pottery (c. 1850-84), an early terra cotta manufacturer, at Little West 12th and Washington Streets, and the [Cornelius] Delamater Iron Works (1850s-1890) on West 13th Street. Within the historic district (no longer extant) were coal, stone, and lumber yards, a paint works, a granite works, an iron foundry, a planing mill, James Conkright & Son's turpentine distillery (pre-1852), a camphene distillery, and Wotherspoon Bros.' Phoenix Plaster Mill (pre-1860s). This mixture of residential and industrial structures reflects an older pattern of development within Manhattan that was largely disappearing by the 1840s, and in fact contrasted with nearby residential areas of Chelsea and Greenwich Village. Historian Elizabeth Blackmar has noted that, during the first quarter of the 19th century, it was common to find single-family houses, tenant dwellings, and commercial properties in proximity, while in the second quarter of the 19th century, spatially-segregated elite residential neighborhoods began to develop.¹

Following the Panic of 1837, the building industry in New York City did not fully recover until 1843.² The earliest extant buildings in the historic district date from 1840-54, all in the Greek Revival style, and most built as rowhouses and town houses, several of which soon became early tenements (all eventually had stores on the ground floor). These tenements were among the earliest such dwellings for multiple-family occupancy, showing a new interest on the part of owners in making profits from working-class housing.³ The early buildings in the district include: 643-649 Hudson Street (c. 1840), rowhouses (tenements by 1851) owned by John and Elizabeth Dean; 803-807 Washington Street (c. 1841), rowhouses built on land owned by sugar refiner William M. Johnson and lumber dealer Lewis B. Griffen; 56-60 Ninth Avenue (c. 1841-42), rowhouses owned by drygoods merchant William Scott; 351-355 West 14th Street (c. 1842-44) and 44-54 Ninth Avenue (c. 1845-46), three large town houses and a group of speculative rowhouses built by chemicals manufacturer Henry J. Sanford; 21-27 Ninth Avenue (c. 1844-46), rowhouses owned by Elizabeth M. Tallmadge Taylor, an heir of Vice President George Clinton; 3-7 Ninth Avenue (c. 1849) and 8-12 Little West 12th Street (c. 1849, c. 1852), houses owned by John Gottlieb Mathias Wendel,

brother-in-law and business partner of John Jacob Astor I;⁴ and 639-1/2 Hudson Street (c. 1854), a rowhouse owned by Jane Ireland Gahn. The largest structure from this period, as well as the earliest non-residential structure, is the flatiron-shaped factory (c. 1849-60) built for Col. Silas C. Herring, a nationally significant manufacturer of safes and locks, at 669-685 Hudson Street. The Herring Building is a rare surviving early factory building in Manhattan. Another early business located within the district was the carpenter shop/woodworking factory (c. 1850-54) of the prominent building firm of James C. Hoe & Co. at 52-58 Gansevoort Street. The stretch of Ninth Avenue between Gansevoort and West 15th Streets, albeit altered and interrupted with later additions, offers the vista of a distinctive Manhattan streetscape featuring twenty buildings of the 1840s: the rowhouses at Nos. 3-7 and 21-27, the Herring factory at No. 22-36, and culminating in the rare, picturesque ensemble of twelve rowhouses and town houses at the wide, angled intersection with Hudson and West 14th Streets.

The area began to flourish commercially after the Civil War, as New York City solidified its position as the financial center of the country, and construction resumed in the district in 1870. No longer a desirable location for single-family residences, the area did, however, continue to be developed with a variety of uses, including multiple dwellings and industrial structures. In 1869, an elevated railroad line (the "el") was completed along Greenwich Street and Ninth Avenue through the district (raised over the earlier streetcar tracks), with a large station in the middle of the intersection at West 14th Street. Three businesses from this period, whose buildings are extant, are: A.H. Wellington's Merchants' Print Works (1874, S.W. Johnson, altered), cotton printers at 416-418 West 14th Street; the Italianate style Centennial Brewery (1876, John B. Snook) at 409-411 West 14th Street (the result of the alteration of an Astor residence dating from c. 1848-52); and the neo-Grec style carpenter shop of the building firm of Philip Herrman (1878) at 405 West 14th Street. Several multiple dwellings were also constructed at this time: the Italianate style French flats buildings at 34 Gansevoort Street (1870, Charles Mettam) and Italianate style 407 West 14th Street (1876, John B. Snook), and the five neo-Grec style tenements at 60-68 Gansevoort Street (1880-81, George B. Pelham, altered).

The Gansevoort Market, 1880-1928

Creation of Municipal Markets⁵

Residential and commercial development in the historic district was particularly spurred in the 1880s by two major factors. The first was the creation of two nearby municipal markets: the open-air Farmers' Market (later Gansevoort Market) (1879), for regional produce, at Gansevoort and Washington Streets (adjacent to the historic district), and the West Washington Market (1889), for meat, poultry, and dairy products, on the river side of West Street. By the 1870s, conditions at existing downtown markets had deteriorated to such an extent that reformers and politicians were demanding new markets. *Scribner's Monthly* in 1877 had noted that

*there are ten public markets in New York City and not one of them is worthy of the extent of business done or deserving of praise on economic or sanitarian grounds. The shabbiness of the water-front is at its worst near Washington Market on the North [Hudson] River, and here the greater part of the city's food is bought and sold.*⁶

The Washington Market (1812-13) was located downtown at Fulton and West Streets, with the adjacent (old) West Washington Market (1853) across West Street on the river. The latter market burned in 1860 and 1867. In addition to the actual markets, the adjacent streets were clogged with vendors' carts and stands. In 1879, the Commissioner of Public Works and the Superintendent of

the Bureau of Incumbrances asserted the City's right to clear the streets of the vendors.⁷

In December 1879, the *New York Times* announced that an alternative location had been chosen:

*the new market stand, bounded by Tenth-avenue, Little West Twelfth, Washington, Gansevoort, and West streets, to which farmers will be compelled to drive in future [sic], in place of collecting in the streets contiguous to Washington Market, was formally declared open for business...*⁸

This site (proposed as a market place a number of times earlier) was the former freight yard of the Hudson River Railroad, used more recently for storing streetcars of the Bleecker Street Railway Co. An intense opposition developed, however, to the removal uptown of the downtown market area's farmers, especially from downtown saloon keepers and restaurant and property owners, upset about the loss of business and worried about the closing of the Washington Market.⁹ A new downtown Washington Market building was constructed in 1882-84 (Douglas Smyth, architect). Farmers continued, however, to use the uptown market space.¹⁰ In 1880, and again in 1884, the City officially designated as public market places the block bounded by Gansevoort, Little West 12th, Washington, and West Streets ("Farmers' Market," later Gansevoort Market), and the land bounded by Bloomfield and Gansevoort Streets, west of West Street and Thirteenth Avenue (a new, uptown, West Washington Market). While the open-air farmers' produce market was simply a paved area, the new West Washington Market (1887-89, Douglas Smyth) consisted of ten buildings clad in brick and terra cotta. In 1883, the *New York Times* called

the Gansevoort, or Farmers' Market... probably the most unique of the marts which this City possesses. ... The market is generally known among its patrons as the "Goose" Market... [and] is devoted almost entirely to the sale of vegetables. Other descriptions of produce are rarely bought there. The sellers are, as a rule, farmers and small produce speculators from Long Island, while the majority of the buyers are licensed vendors and grocers.

The paper further commented on the character of the district adjacent to the market:

*The stores fronting on the square are nearly all occupied by fruit and vegetable dealers. There are several cheap eating-houses in the neighborhood at which the countrymen refresh themselves after having disposed of their produce.*¹¹

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). These longer and broader streets contribute to the district's character.

From the 1880s 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. The first of the two-story, purpose-built market buildings in the district (823-833 Washington Street and 32-36 Little West 12th Street) were erected in 1880. These vernacular and neo-Grec style structures typified the low-rise market buildings constructed in the district over the next 90 years: produce (or, later, meat) handling on the ground story, shielded by a metal canopy over the sidewalk, and offices on the second story. The bulk of the buildings in the district date from the 1880s through the 1920s and were designed in then-popular historical revival styles.

As scholar Helen Tangires has observed, 19th-century market houses fell into two building types: the shed and the mixed-use market hall. Purpose-built market buildings in the district are

variants on the shed type, typically a structure (that could be open or enclosed on the street level) consisting of regularly-spaced supports, and a low roof, and that could have wide, projecting eaves. Shed-type market buildings had been a standard type throughout Europe and in colonial America. The market buildings in the Gansevoort Market Historic District are among the last remaining examples of this once-popular building type in Manhattan.¹²

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 stables buildings, and five- and six-story store-and-loft buildings and warehouses to house and serve these businesses. The warehouses, in particular, are among the most monumental structures in the district.

*Astor Family Land Ownership and Improvements*¹³

The second major factor spurring development within the historic district was the partition of real estate owned by the Astor family which had remained underdeveloped in the 19th century. Ownership of land within the Gansevoort Market Historic District was clearly desirable, and evidently lucrative, throughout the 19th and first half of the 20th centuries, as evidenced by the many prominent people who owned the properties, as well as the length of time that many of those properties were retained. The Astor family, and families related by marriage to Astors, in particular, owned the land on which at least 35 of the 104 existing buildings in the historic district were constructed. Early on, the Astor family developed the policy of investing profits in real estate and holding onto these assets. Most of the properties in the historic district owned by the extended Astor family were transferred to John Jacob Astor I in 1819 and retained by the family through World War II, some as late as the 1950s-70s.

John Jacob Astor I (1763-1848), a German immigrant to New York in 1784, was, at the time of his death, the wealthiest man in America, worth an estimated \$20 million. His fortune, originally accumulated in the fur and China trades, was largely concentrated in New York City real estate after 1834. Within the historic district, Astor's properties were acquired from George Clinton (1739-1812), governor of New York (1777-95, 1801-04) and Vice President of the United States (1804-12). In 1792, Clinton had purchased Manhattan farmland (which he called "Greenwich Place") between, roughly, today's Seventh Avenue, the Hudson River, and Gansevoort and West 16th Streets. Astor paid Clinton the vast sum of \$75,000 in 1805 for half of this Greenwich Village farm, in part to advance Clinton's political career.¹⁴ After Clinton's death, a partition of his Greenwich Place property was filed in 1814, to be divided between Astor and Clinton's heirs. By 1819, lots on a dozen blocks were transferred to Astor.

The major inheritor of the John Jacob Astor I Estate (\$18 million) in 1848 was his son, William Backhouse Astor (1792-1875), who for years had assisted in the administration of the estate. He increased the estate to an estimated \$45-50 million by his death in 1875, which was possibly the world's largest fortune at that time.¹⁵ In 1878 (three years after William B. Astor's death), the Astor properties within the historic district were partitioned between two of his sons, William Astor (1829-1892) and John Jacob Astor III (1822-1890), and began to be improved. The Astor family continually pursued a policy of high-quality architecture to maximize the value of their New York holdings, with commissions given to favored and prominent architects and firms known for their significant public, commercial, and residential buildings.¹⁶

John Jacob Astor III undertook the first of the Astor improvements within the district, the two-story market buildings at 823, 825-827, and 829 Washington Street (1880, Joseph M. Dunn), 831 Washington Street (1880, C. F. Ridder, Jr.), 833 Washington Street (1880, W.G. Buckley), and

32-34 and 36 Little West 12th Street (1880, James Stroud). Astor III also owned the parcels on which were built the French flats buildings at 817-821 Washington Street (1886-87, James W. Cole) and 67 Gansevoort Street (1887, B. J. Schweitzer). Constructed on land owned by his brother, William Astor, were the Queen Anne style French flats building (with stores) at 440 West 14th Street (1887, Cole); the five-story, block-long Queen Anne style produce market building at 859-877 Washington Street (1887, Cole); and the Merchants' Print Works warehouse at 414 West 14th Street (1887, Dunn). The Astor family frequently employed the same architects, particularly Joseph M. Dunn, who designed seven buildings within the historic district, and James W. Cole who designed three, adding to the visual cohesion of the district.

Astor III left an estate estimated at \$75-100 million to his son, William Waldorf Astor (1848-1919). Expressing a distaste for the United States, William Waldorf, upon his inheritance, moved with his family to England, where he became a subject in 1899, and was made a baron, then viscount. He owned the lots on which were constructed the handsome Romanesque Revival style stables building (1892-93, Thomas R. Jackson) for the New York Biscuit Co. (later Nabisco), the world's largest supplier of crackers, at 439-445 West 14th Street, and the Arts and Crafts style market building at 413-435 West 14th Street (1913-14, James S. Maher). Most of William W. Astor's properties within the historic district were sold within a few years of his death.

Most of William Astor's properties in the district passed to his son, Col. John Jacob Astor IV (1864-1912), who drowned on the *Titanic*.¹⁷ The *Real Estate Record & Guide* in 1912 called Col. Astor "the second largest individual holder of New York City real estate" (about 700 parcels) after his cousin, William Waldorf Astor.¹⁸ Astor IV oversaw improvements that included the wine warehouse (1900-01, Thompson Starrett Co., altered) at 411-417 West 13th Street; the distinguished neo-Classical style offices and printing plant (1901-02, Trowbridge & Livingston) of P.F. Collier & Son, publisher of books and the nationally-known magazine *Collier's* at 416-424 West 13th Street (Collier's son was married to a granddaughter of William Astor); the distinctive neo-Romanesque style liquor warehouse at 29-35 Ninth Avenue (1902-03, Boring & Tilton); and the Arts and Crafts style store-and-loft building (1909, Charles H. Cullen) at 405-409 West 13th Street.

Col. Astor's real estate was appraised in 1913 at over \$63 million.¹⁹ His properties were left to his son, William Vincent Astor (1891-1959). Vincent also continued the family policy of improving real estate, commissioning the Arts and Crafts style warehouse (1913, La Farge, Morris & Cullen) at 5 Little West 12th Street, and the alteration into a garage of the stables buildings (1881-1908) at 9-19 Ninth Avenue (1921-22, Bloch & Hesse), but "in the mid-1920s, when market conditions favored disposal, he sold about half of the family real estate holdings in New York for \$40 million."²⁰ His properties within the historic district, however, were not sold until 1943 (one major parcel was retained until 1956).

Other New Construction Within the Historic District

A number of other prominent families, most related to the Astors through marriage or business, also invested in real estate here and began to develop their properties: Robert and Ogden Goelet constructed the unusual flatiron-shaped store-and-loft building at 53-61 Gansevoort Street (1887, Dunn), which housed E.S. Burnham & Co., clam canners, and the three-story store-and-loft building (1891, Frank Otto Fiedler) at 402-408 West 14th Street; and James Alfred Roosevelt, an investment banker who controlled the Roosevelt real estate holdings, owned the warehouse at 400 West 14th Street (1886, Dunn). Former New York Mayor Hugh J. Grant developed the neo-Romanesque style warehouses (1899-1900, George P. Chappell) at 97-103 Horatio Street. The American Transfer Co., a subsidiary of the Standard Oil Co., built the neo-Georgian style stables

buildings (1908-11, John M. Baker) at 22-30 Little West 12th Street.

The last of the multiple dwellings constructed within the historic district, designed in popular period revival styles, included the neo-Grec style tenement (1885-86, James Stroud) for grocer Michael Moloughney, Jr., at 641 Hudson Street; and the neo-Grec style French flats building (1890, Thom & Wilson) for liquor dealer John Harmon Rohde at 442 West 14th Street. Commercial structures, most of which housed market-related businesses, continued to dominate the district. Store-and-loft buildings included the neo-Grec style 1 Little West 12th Street (1887, Peter J. Zabriskie), which long housed wholesale grocers Middendorf & Rohrs; and the neo-Classical style 420-424 West 14th Street (1903-04, Thomas H. Styles) for paper and woodware merchants Diedrich and George A. Fink. Warehouses within the district included the Renaissance Revival style 32 Gansevoort Street (1893, Charles R. Behrens) for prosperous lawyer and Greenwich Village property owner John Busted Ireland; 419 West 13th Street (1900, William H. Whittal), which had stables on the ground story; the neo-Renaissance style 421-425 West 13th Street (1901-02, Hans E. Meyen), with its unusual bands of brick rustication; the neo-Georgian style 426 West 14th Street (1908-10, Lafayette A. Goldstone) for butcher Jacob Mayers; and the neo-Georgian style 799-801 Washington Street (aka 85-87 Horatio Street) (1910, Joseph C. Cocker), with its distinctive dark red Flemish bond brickwork offset by rock-faced stone trim.

Manhattan Refrigerating Company

Between 1897 and 1935, nearly the entire block bounded by Gansevoort, Horatio, Washington, and West Streets was developed with a handsome neo-Classical style ensemble in tan brick that included a power plant and nine cold storage warehouses (by noted architects Lansing C. Holden, John B. Snook Sons, and J. Graham Glover) for the Manhattan Refrigerating Co. (MRC), incorporated 1894. The land for this complex was owned by Astor-Roosevelt business associate Archibald D. Russell, the Wendel Foundation, Hugh J. Grant, Rev. Eugene A. Hoffman, dean of Chelsea's General Theological Seminary, and others. The company, successor to the 1890 franchise of the Greenwich Refrigerating Co. that supplied refrigeration to the West Washington Market (located diagonally across West Street from MRC), was responsible for installing the system of underground pipes that carried refrigeration to market-related structures throughout the entire district by about 1906. Robert Hewitt, a former coffee and sugar merchant, was the first president of MRC until around 1903. Between at least 1906 and 1939, Thomas Albeus Adams (1864-1940) served as president and chairman of the board of MRC, and also acquired financial control of MRC and its affiliated firms, Kings County Refrigerating Co., Wallabout Market, Brooklyn, and Union Terminal Cold Storage Co., Jersey City. Through his various business affiliations, Adams was a significant figure in the history of the historic district. Additionally, Adams had previously been the New York general manager of Swift & Co., meatpackers; had founded the wholesale meat and provisions distribution firm of Adams Brothers Co. in 1898 with his brother, Robert A. Adams (which was later acquired by Swift and Armour); was president of the Gansevoort Bank (established in 1889 as the bank to serve this market district), 354 West 14th Street, from 1898 to 1906; was president of the Marketmen's Association of the Port of New York and the Markets and Business Men's Association of the Greenwich and Chelsea Districts; and was credited with an instrumental role in obtaining New Jersey's cooperation in construction of the Holland Tunnel.

The warehouse building at 521-525 West Street (1897-98) and its addition at 527-531 West Street (1898-1906) and the warehouse/power plant (1897-98) at 109-111 Horatio Street were for cold storage as well as the actual generation of mechanical "artificial" refrigeration and its dissemination through an underground pipeline in the vicinity that conveyed brine, ammonia, or other substances.

Mechanical refrigeration was a great technological advance over the dependence on the shipping and storage of ice, and MRC was one of the pioneers in this field in the New York area. MRC defined its advantages as

*economy of space, cost of supervision required by the individual consumer, ability to secure any temperature between 25 and 45 degrees, and finally the advantage of quality, the dryer air furnished under this system being more suitable for many of the purposes for which refrigeration is necessary than the moist air secured in the ice box.*²¹

This technology allowed for the cooling of large warehouses, small market buildings, ships, and railroad freight cars, thus not only spurring the food distribution-related businesses in New York, but also the growth of industries related to the transcontinental and trans-Atlantic shipping of produce, meat, etc.

MRC's original 2500 feet of pipes, obtained through the 1890 franchise, ran under Tenth Avenue and West Street, between Horatio and West 14th Streets (west of the historic district). In 1906, MRC petitioned the City for a license to extend its pipelines easterly across West 14th Street, southerly down Hudson Street, and westerly along Gansevoort Street. The company noted in its petition that the "district through which it is proposed to lay the said pipes is largely devoted to the meat and produce trade, and for the proper carrying on of which it is necessary to have refrigeration."²² The City, which had begun to exert renewed attention to its jurisdiction over such franchises in 1905, haggled with MRC for some time over the franchise. One major difference was the 2800 feet of pipes laid by MRC between 1898 and 1906, which the company believed was authorized under the 1890 franchise, but which the City insisted was illegal. These pipes ran under West 14th Street, between Ninth and Tenth Avenues; Horatio Street, between West and Washington Streets; Washington Street, between Horatio and West 14th Streets; and Gansevoort Street, between Washington and Greenwich Streets. Adams explained the impact and potential of the company's system:

*the business conducted by this company in supplying customers in that district is still in an experimental stage and has not been a profitable one to the company. On the other hand, the company believes that it has supplied a real public want, and that the ability to secure refrigeration without the expense of independent plants has increased the demand for property in that neighborhood and has increased the value of property and increased the market business done there.*²³

Also in 1906, the Atlantic Hotel Supply Co., a subsidiary of Armour & Co. and a new tenant in 676 Hudson Street (east of the historic district), was seeking to connect to MRC's pipes. The City and MRC came to resolution, and the franchise was granted in 1906. In 1915, MRC re-applied for its refrigeration franchise, which was granted in 1917. The boundaries of the historic district include the heart of the MRC service boundary map at that time [see map appendix]. From its beginnings in the original three buildings, MRC expanded in 1912-13, 1925-26, 1932, and 1935 into nine buildings total, nearly the entire block. MRC purchased all but one of these buildings in 1925-26 and 1941.

The Gansevoort and Chelsea Piers

Another major project that had profound impacts on the district was the construction, by the New York City Dept. of Docks, of the nearby Gansevoort Piers (1894-1902) and Chelsea Piers (1902-10, with Warren & Wetmore), along the Hudson River between West 11th and Gansevoort Streets and between Little West 12th and West 23rd Streets, flanking the West Washington Market.

These long docks for the enormous trans-Atlantic steamships had necessitated the elimination of earlier landfill, thus displacing many area businesses. New uses associated with the steamships, as well as displaced firms, moved into existing buildings within the historic district. The distribution of wholesale meat, poultry, and seafood, particularly for hotels, restaurants, and steamships, emerged as an important business throughout the district, resulting also in new construction. Some companies were subsidiaries of major national meatpackers, while other independent firms were among the nation's largest.

The Gansevoort-Chelsea Piers became the busiest section of New York's port, and already by the early 1910s, the transportation infrastructural problems along the waterfront were starting to be discussed. All freight brought into Manhattan was via railroad car floats and lighters from New Jersey across the Hudson, or by the surface tracks of the New York Central Railroad's line along Tenth Avenue. Maritime and railroad commerce, already in direct conflict in terms of congestion and access, was further complicated by the presence of the steamship piers. In 1912, the *Real Estate Record & Guide* expounded on these transportation aspects, which affected the cost and efficiency of food handling:

*During the season of navigation the food supply, with the exception of meat and milk, comes mostly by boat and is distributed through the Washington, West Washington and Gansevoort markets and the commission houses in the vicinity of the steamship piers. At the present time it is a more difficult matter than in former years for the small steamboat lines to maintain landing places in the face of the pressing demands of the railroad and steamship companies for more docking space and their willingness to pay a higher rental than the steamboat owners can afford. ... The tendency of the times is to shove to one side the steamboats that bring to the city the farm products of the Hudson Valley and of the New Jersey, Connecticut and Long Island shores... The present trade customs require that a large part of the food consumed in the outlying boroughs be landed first in the wholesale markets in Manhattan and subsequently distributed at high cost by trucks to the smaller wholesale and retail markets in The Bronx, Staten Island, and, in a measure, Brooklyn.*²⁴

The periodical later continued

*The Port of New York is naturally one of the best and cheapest markets of the world. Tropical fruits, vegetables, nuts, meats, fish, oysters, dried, cured and canned provisions are laid down here wholesale cheaper than elsewhere and there is a great variety at all seasons of the year. ... The principal local causes of high-priced food are defective arrangements for the reception and distribution of food products. The terminals of the port are badly arranged and local transportation is based upon conditions which have outlasted their usefulness.*²⁵

At that time, most of the Hudson piers handled food products of some kind, with specialization in certain instances. The vegetable piers were located in lower Manhattan, live cattle were brought to abattoirs at West 38th to 40th Streets (and East 43rd to 45th Streets), and there were three oyster piers and basins located at the end of Gansevoort Street. The Gansevoort Market, only one of the city's produce markets, was supplied mostly by farmers arriving by wagon within a 40-mile radius, who preferred the location away from congested downtown. The area of the historic district was called "the commission district" since most of the produce was "disposed of to the commission merchants and small dealers in green vegetables."²⁶ Commission merchants were agents who bought the produce from farmers for sale to others.²⁷ A mayoral Market Commission was appointed in 1912 to

study the market system and make recommendations to improve the cost of food to consumers. One suggestion was to turn over the West Washington Market (west of the historic district) to the steamship lines and to construct a new wholesale terminal market elsewhere in Manhattan. The various market businessmen's associations, however, opposed such a move:

*the fact that the banks, cold storage warehouses, and present business of the trade are located in this neighborhood makes the plan to take the market away from this location impractical. Besides that, outgoing steamers and trains must be supplied and the erection... of buildings in the lower end of Manhattan containing a very large population... makes it desirable that a market should be located in this vicinity.*²⁸

No action was taken, and the Commission noted that the Gansevoort Market district was a distinct section of the city:

*The vicinity... is recognized as a center from which the food supply of the city may be best distributed to meet the large demand of the downtown residential district and the uptown hotel and residence district. It is the center of the steamship supply district. It is contiguous to all of the incoming railroads and steamship lines bringing in New York's food supply.*²⁹

Commercial and Building Conversions Within the Historic District

The refrigeration infrastructure supplied by the Manhattan Refrigerating Co. by around 1906, the completion of the Gansevoort-Chelsea Piers in 1910, and the emergence of the burgeoning steamship and hotel industry, allowed for and caused changes in commercial uses as well as the functional conversion of existing buildings. These various factors triggered the early 20th-century architectural change and flexibility that has shaped the character of the Gansevoort Market Historic District. Typically, commercial redevelopments of neighborhoods in New York City involved the demolition of earlier buildings for structures housing new uses. However, one of the district's unique qualities is that earlier buildings, some originally residential, were retained and altered to market uses. One of the distinctive features of these alterations was the addition of metal canopies shielding the ground stories. Examples of change in function include the Centennial Brewery (409-411 West 14th Street), converted to meat, produce, and dairy use in 1901; the Merchants' Print Works (414-418 West 14th Street) and the store-and-loft building at 419 West 13th Street, converted in 1906-08 and 1911 for the use of August. Silz, Inc., major breeders and distributors of poultry and game; 420-424 West 14th Street (1902-04), changed from store-and-loft building to cold storage warehouse for meatpacking in 1921; 21-27 Ninth Avenue, rowhouses adapted in 1923-24 as market buildings for meat businesses; and 34 Gansevoort Street converted in 1924 from a multiple dwelling for the use of the Koster Butter & Egg Co. Prohibition, implemented in 1920, meant that the structures in the district which were built for or used for wine and liquor businesses had to find new tenants. One new building constructed in the district was the warehouse at 3 Little West 12th Street (1918-19, John G. Michel) as an expansion of the wholesale grocery business of Middendorf & Rohrs next door.

Research into the commercial tenants within the district indicates that there was historically a rapid turnover in businesses within most buildings. For produce businesses, this was possibly due to their seasonal nature. Dozens of tenants, however, stayed at one address or at multiple addresses within the district, for decades [see Listing of Long-term Commercial Tenants]. Some companies eventually managed to purchase their buildings.

The Gansevoort Market in the 1920s

In 1925, the role of the Gansevoort and West Washington Markets within New York's

overall market system was described as follows:

*What is known generally as Washington Market includes not only the officially designated retail market... but the dozen or more blocks extending to the northward and occupied by large numbers of wholesalers, jobbers and commission men. These really form the nucleus of New York's primary market. The six secondary markets are: West Washington, Gansevoort, Harlem, Bronx Produce House, and Wallabout. Besides these there are wholesale fish markets and a wholesale oyster market. ... West Washington Market... is devoted almost exclusively to meat and live poultry, tho [sic] a small amount of dressed poultry, eggs, fruit and vegetables is sold here. Fully two-thirds of the market's capacity is utilized by the large meat packers whose stalls are provided with New York Central R.R. trackage facilities. In this respect the West Washington may be considered a primary market.*³⁰

The Gansevoort Market was then listed as handling only 10% of the city's produce jobbing distribution for sale to retailers. The farmers market site had been reduced in size when the City constructed a pumping station (1906-08, Bernstein & Bernstein), to provide high pressure fire service to the area, at the corner of West and Gansevoort Streets. The development of the new wholesale produce Bronx Terminal Market (1925), along the Harlem River below 152nd Street, had an effect in diminishing the importance of the Gansevoort Market citywide for produce. During the 1920s, railroads were said to have carried 70% of New York's fruits and vegetables, making the Bronx facility additionally convenient.

Several transportation improvements constructed or planned during the 1920s had an immediate or eventual impact on the historic district, helping to perpetuate its existence and increase its importance as a marketplace. Seventh Avenue South was cut through Greenwich Village in 1917-18, in connection with the construction of the Holland Tunnel in 1919-27. This provided direct and easy access to the Gansevoort Market. As early as the 1910s, Calvin Tomkins, Commissioner of the Dept. of Docks, had proposed an elevated freight line along the West Side, to replace the surface tracks. This project was delayed, however, by World War I. Julius Miller, the Manhattan Borough President, in 1925 advocated an elevated highway to be constructed along the West Side. These two projects, called the "West Side Improvement," were finally authorized by the N. Y. C. Grade Crossing Elimination Act of 1928.

The *New York Times* in 1926 called "the extreme western end of Fourteenth Street... one of the most important market centres in the world" and "predicted an immediate and stable rise in property values" following the removal of the New York Central's tracks.³¹ In fact, the district saw real estate speculation in anticipation of the various transportation improvements. The following year, the *Times* noted that "this section is rapidly developing as a centre for produce commission merchants and hotel and ship supply houses, Hudson Street being the main avenue of approach to the new vehicular tunnel to New Jersey and Fourteenth Street leading to the steamship dock terminals of the Cunard, White Star and Red Star lines."³² Vincent Astor served as a director of the new County Trust Co. bank, Eighth Avenue and West 14th Street (which was associated with meat and poultry dealers in the market district), said in 1926 to be "a continuance of the interest the Astor family has had for generations in the old Greenwich and Chelsea districts."³³

Three buildings constructed in the district in the 1920s were 444 West 14th Street (1923, James S. Maher), a rowhouse altered with a new facade into a utilitarian style market building for Cunningham Brothers, Inc., wholesale poultry, meat, and provision dealers; the handsome Arts and Crafts style 401-403 West 14th Street (1923, James S. Maher), with its strong modernist aspects due to the large areas of steel industrial windows and the use of brick and concrete; and 835 Washington

Street (aka 39 Little West 12th Street) (1926-27, Keeler & Fernald), an Art Deco style market building for the Wotherspoon family, former plaster manufacturers in the district in the 19th century.

The Meatpacking District, 1928-70

The completion of several more transportation and development projects (most located outside the historic district) in the 1930s spurred another major phase of new low-rise construction and functional conversion for market use of existing buildings within the historic district. Easier access was provided between the market area and the metropolitan region. The construction of the elevated Miller Highway (1929-31) necessitated the displacement of some produce and meat and poultry merchants in both the Gansevoort and West Washington Markets, including the demolition of several buildings at the latter. The Port of New York Authority built the Union Inland Terminal No. 1 (1931-32, Abbott, Merkt & Co.), a unified truck-rail terminal (modeled functionally after the Starrett-Lehigh Building), just northeast of the district and occupying the entire block at Ninth Avenue and West 15th Street. The New York Central Railroad's elevated freight railway (1931-34) passed through some thirty buildings on its route southward to the new St. John's Park Freight Terminal at West and Clarkson Streets. This railway also used part of the Gansevoort Market site, and additionally, the City constructed a meat processing plant on the market site (1939). The Lincoln Tunnel (1937) provided a second automotive route to New Jersey. The Ninth Avenue el, which ran through the district, was demolished (c. 1940); streetcar tracks located below the el had been taken up in 1936.

The first new purpose-built low-scale (one-story) market building in the historic district was 14-20 Little West 12th Street (1928, John B. Snook Sons), for the Wendel family and used initially by produce merchants. The P.F. Collier & Son building at 416-424 West 13th Street became a warehouse of the General Electric Co. in 1929; an early International style annex (1929-30, Lockwood Greene Engineers, Inc.) was constructed next door at 414 West 14th Street. Owned by Vincent Astor, this was the last of the Astor improvements within the district. 13 and 15 Little West 12th Street (1933, Martin Smith) were one-story fruit market buildings. Designed in the Moderne style were the John Morrell & Co. meat market building (1936-37, H. Peter Henschien) at 446-448 West 14th Street; the meat market building at 837-843 Washington Street (1938, David M. Oltarsh); and the fruit/produce market building at 46-50 Gansevoort Street (1938-39, Charles H. Stadler). Built at a time when the growing prevalence of the automobile resulted in the predominance of new market types throughout the U.S. (such as drive-in markets, chain grocery stores, and supermarkets), these buildings are rare and late examples of the older market building typology.³⁴

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 these 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. The unusually wide Gansevoort Street assumed its distinctive character of low-rise market buildings with metal canopies at this time, largely through such newly-adapted structures, including the vernacular style No. 52-58 (formerly James C. Hoe & Co.), altered as a fruit and produce market building in 1937 (S. Walter Katz); the neo-Grec style No. 60-68 (five 1880-81 tenements), reduced to a two-story market building in 1940 (Voorhees, Walker, Foley & Smith); and No. 71-73 (aka 817-821 Washington Street) (three 1886-87 Queen Anne style French flats buildings), reduced to three stories in 1940 for use as a meat market building. The neo-Grec and utilitarian style 823-833 Washington Street and neo-Grec style 32-36 Little West 12th Street, 1880 two-story market buildings, were also altered in 1940-41 for meat merchants.

By World War II, poultry- and meat- packing had consolidated as the main commercial activity throughout the district. The opening of the Queens Live Poultry Terminal Market (1941) caused poultry dealers to move from the West Washington Market, replaced in part by produce merchants. The creation in 1950 of the Gansevoort Market Meat Center on the site of Gansevoort Market and the demolition of the remaining West Washington Market buildings, with the associated displacement of the businesses at both locations, hastened changes within the district. In 1959, the Gansevoort Market area was referred to in the *New York Times* as “the largest meat and poultry receiving market in the world.”³⁵ In the district, 408-412 West 13th Street (1941, Charles N. & Selig Whinston) was a new two-story market building used by hides/skins and meat businesses, while 36-40 Gansevoort Street (aka 831-835 Greenwich Street) (1947-48, Horace Ginsbern & Assocs.), for poultry businesses, was the last new purpose-built market building in the district. The Moderne style R & L Restaurant (1949), 69 Gansevoort Street, resulted from the alteration of a three-story house. Alterations associated with conversions to meat market uses included 809-813 Washington Street (aka 70-74 Gansevoort Street) (1940-42, Voorhees, Walker, Foley & Smith), a freight trucking depot altered in 1950; 402-404 and 406 West 13th Street (1840s rowhouses) altered in 1950 and 1955 (Abraham L. Seiden); and 15 and 13 Little West 12th Street (c. 1961 and 1969 additions, by/attributed to Seiden).

Other Businesses and Industry Within the 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. Other food products distributed from the district have included those of the American Fig & Date Co./ Superior Salted Nut Co.; E.C. Rich, Inc., important purveyor of fancy food products and glazed fruits; and Brown & Langer/ Manhattan Pickle Co. Wine and liquor storage and distribution was a significant business until Prohibition. Restaurants, luncheonettes, and bars have always serviced the district, two of the more notable being Frank’s Restaurant (c. 1938-93; still in business outside the historic district) and the Old Homestead Steak House (1912-present). Among the many other businesses have been: cigar makers; garages, express services, trucking, automobile repair, and sanitation; moving and storage; telegraph firms; the manufacture of industrial refrigerators and butchers’ supplies (Globe Cork Insulation Co./ Schreckinger & Sons); import-export; electrical supplies and electronics, including General Electric; hardware; printing, including P.F. Collier & Son; marine supplies (Rolins Co./ Recreational Sporting Equipment, Inc.); cosmetics; textiles, girdle linings, and handbags; paper goods and boxes; furniture, upholstery, and carpets; engineering and real estate firms; and fine arts studios [see Listing of Long-term Commercial Tenants].

1970s to the Present³⁶

Maritime commerce along the Hudson River waterfront declined during the 1960s with the end of the ocean liner era (due to the ease and speed of airline travel), as well as the rise of containerized shipping located elsewhere in the metropolitan region. Changes in the distribution of meat and poultry, such as the advent of the national supermarket system, frozen foods, refrigerated trucks, and home freezers, and the explosion of the suburbs, foreshadowed a lessening presence of meatpacking businesses in the Gansevoort Market area. Several former meatpacking families accumulated significant real estate holdings here; William Gottlieb, over the course of three decades, became another of the largest real estate investors in the area.³⁷ In 1974, the Miller Elevated Highway

was closed, and was subsequently demolished in the 1980s. The elevated freight line was also closed, and the section south of Gansevoort Street was demolished in the 1980s. During the 1970s-80s, the Gansevoort Market area was threatened by the proposal to construct a new Westway highway.

Meatpacking continued, however, as the significant industry in the district during the 1970s. Two articles in 1976 called this district “the main supplier of meat for all of Manhattan south of 72nd Street,”³⁸ and stated that

*New York is the largest center of meat wholesalers in the country and this market is the largest nest of outlets in the city. More than 10 million pounds of meat pass through the city each year, some of it bound for other parts of this country, and countries abroad as well.*³⁹

Concern about the changing character of the Gansevoort Market area appeared as early as 1981, when the *New York Times* noted that

*the meat market bustles with activity and its enterprises have resisted pressure to relocate at Hunts Point in the Bronx... One indication of the changing nature of the neighborhood stands nearby on West Street, where the former Manhattan Refrigerating Company building... is being transformed into a luxury apartment building.*⁴⁰

T.A. Adams, Jr., and John Quincy Adams, the sons of T. Albeus Adams, former president/chairman of the Manhattan Refrigerating Co., had succeeded their father in the ownership and management of the firm. In 1978, John Q. Adams sold MRC, which maintained its headquarters here until 1979; the firm was dissolved in 1983. The full block of buildings was renovated and converted as the West Coast Apartments, opened in the 1980s. Another new apartment building in the historic district was 838-840 Greenwich Street (1980-81, Seymour Churgin), a conversion of a former stables building, which received a new facade.

Another presence that had emerged within the district during the 1970s were nightclubs, particularly those that catered to the gay community. The earliest was the Zoo (421-425 West 13th Street) in 1970, just a year after the Stonewall Rebellion. While the *New York Times* in 1995 disparaged the “meatpacking district [as] a dreary patch between Hudson Street and 11th Avenue,” it described its varied activities as follows:

*nightspots lie scattered, often tucked away, among the frigid warehouses of beef, pork, veal and poultry... The meatpacking district runs around the clock, and throughout, there are marked shifts in what goes on... Burly men in stained white overalls often unload meat trucks in the predawn hours just as club kids and bikers emerge from late-night hangouts... The district has always had a vibrant gay and lesbian night scene.*⁴¹

The paper later commented that

*the meatpackers have long coexisted with people attracted by the area’s relative remoteness, narrow streets and gritty atmosphere. Partly because there were few legal residences in the district, a raucous night life began flourishing in the 1970s, catering at first to gay men, then expanding its audience.*⁴²

The first of the “new” businesses (other than clubs) in the district was the Florent restaurant, opened in 1985 by Florent Morellet, at 69 Gansevoort Street, in the former R&L Restaurant building (1949).⁴³

Today, the Gansevoort Market Historic District is a vibrant neighborhood that has greatly increased in popularity in the last several years, attracting high-end retail stores, restaurants, offices, clubs, galleries, and apartments. In 2001, there were still an estimated 25-30 meatpacking companies

remaining in the area (of some 200 at the peak of the industry here). 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. And as Pulitzer Prize-winning author Michael Cunningham wrote about Gansevoort Street in 2001, it “was probably the only street in Manhattan, and maybe in the world, where you could procure, in one easy trip, a side of beef and a 1970’s sectional sofa in pristine condition.”⁴⁴

NOTES

1. Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell Univ. Pr., 1989), 93.
2. *Ibid.*, 205.
3. *Ibid.*, 206.
4. One of John Jacob Astor I’s sisters, Elizabeth, married John Gottlieb Mathias Wendel (died 1859), who, like Astor, was of German descent, but born in Denmark. Wendel was Astor’s partner in the fur business, and is credited with being the dominant business partner, and also with developing the Astor family policy of putting profits into the extensive acquisition and retention of New York real estate. Wendel himself accumulated a fortune in real estate, which was transferred to his son, John Daniel Wendel (1800-1876). Control of the Wendel estate was passed to his only son, John Gottlieb Wendel (1835-1914). The latter Wendel, unmarried, exerted control over all but one of his seven sisters not to marry and thus dissipate the estate; the single siblings lived in the family mansion (1856) at Fifth Avenue and 39th Street. Ella Virginia von Echtzel Wendel (1853-1931), the last survivor, inherited the entire Wendel estate. After her death, the estate, believed to be worth over \$100 million, was tied up in court for over two years as over 2000 people made claims. The charitable institutions that were the eventual “residuary legatees” of the estate (appraised at only about \$36 million in 1934, due to the Depression), set up the Wendel Foundation to avoid liquidation of the real estate. The Wendel properties, including eight parcels within the historic district, were transferred to the Foundation in 1936. “John Gottlieb Wendel,” *NCAB* 16 (1918), 99; “Seek Wendel Estate,” *NYT*, Dec. 19, 1914, 15; “Wendel Estate Will be Over \$80,000,000,” *NYT*, Jan. 24, 1915, 1; “46 Transfers Made by Wendel Traced,” *NYT*, Jan. 27, 1915, 18; “Old Wendel Home Will Not be Sold,” *NYT*, Feb. 24, 1929, 33; “Wendel Millions Will Go Public,” *NYT*, Aug. 2, 1930, 1; “Mrs. Swope Left Little to Charity,” *NYT*, Oct. 31, 1930, 20; “Miss Wendel Left \$4,952,433 Estate,” *NYT*, Jan. 30, 1931, 15; “Ella Wendel Dies...,” *NYT*, Mar. 15, 1931, 1; “Ella Wendel’s Will Dividing the Family’s Fortune in Realty,” *NYT*, Mar. 24, 1931, 22; “Acts to End Chaos Over Wendel Will,” *NYT*, Apr. 9, 1932, 17; “9 of Kin Recognized by Wendel Estate,” *NYT*, July 26, 1932, 17; “2303 Lose Claims to Wendel Estate,” *NYT*, Jan. 5, 1933, 28; “Wendel Suit Ends...,” *NYT*, June 30, 1933, 19; “Wendel Legatees to Form a Foundation,” *NYT*, Feb. 2, 1934, 1; “Wendel Fortune Put at \$36,306,255,” *NYT*, Apr. 7, 1934, 16; “Heirs Get Control of Wendel Estate,” *NYT*, Aug. 9, 1934, 15; “Wendel Holdings Go to Foundation,” *NYT*, Dec. 4, 1936, 48.
5. For a history of New York City markets, see Suzanne R. Wasserman, “Markets,” in Kenneth T. Jackson, ed, *Encycl. of NYC*, 728-731. For the architectural history of markets in the U.S., see Helen Tangires, *Public Markets and Civic Culture in Nineteenth-Century America* (Baltimore: Johns Hopkins Univ. Pr., 2003).
6. Oct. 1877, 729.

7. "Street Stands Must be Removed," *NYT*, Aug. 27, 1879, 8; "Clear Streets Promised," *NYT*, Aug. 28, 1879, 8; "The Obstructions Removed," *NYT*, Aug. 31, 1879, 2; "Removing Street Incumbrances," *NYT*, Sept. 7, 1879, 5.
8. Dec. 23, 1879, 3.
9. "The Marketmen Protest," *NYT*, Jan. 13, 1880, 8; "The Big Market Wagons," *NYT*, Jan. 24, 1880, 8.
10. "The Gansevoort Market," *NYT*, July 29, 1880, 8; "Farmers Doing Business," *NYT*, Sept. 23, 1883, 4.
11. *NYT*, Sept. 23, 1883.
12. Tangires, 35.
13. Derek Wilson, *The Astors 1763-1992* (N.Y.: St. Martin's Pr., 1993); "George Clinton," *DAB* 2 (1930), 226-228; NY County, Office of the Register; "John Jacob [I], John Jacob [III], John Jacob [IV], William Backhouse, and William Waldorf Astor," *DAB* 1 (1927), 397-402; "(William) Vincent Astor," *Nat. Cycl.* 47 (1965), 56-57; "The Astor Family in America," *Scribner's Monthly* (Apr. 1876), 879-885; "The Descendants of John Jacob Astor," *NYT*, Mar. 6, 1898; "The Astor Estate," *RERG*, Apr. 20, 1912, 793; "Realty Over \$63,000,000," *NYT*, June 14, 1913; "Astor's Heirs Sold \$21,073,983 Realty in Five Years," *NYT*, May 17, 1925, 1.
14. Biographer Derek Wilson calculates this (plus another \$75,000 paid to Aaron Burr and others) as "vastly more than he [Astor] had invested in property up to that time. In fact it accounted for over half of all the cash he put into Manhattan real estate between 1800 and 1820." Wilson, 36.
15. He continued his father's policy of investment in land and buildings in New York. In 1831, he had also inherited the real estate holdings of his bachelor uncle, Henry Astor, a prosperous butcher and the first of the Astors to immigrate to New York.
16. Outside of the historic district, their holdings included quite a number of famous buildings in Manhattan. Among these were the Astor Library (1849-53, Alexander Saeltzer; 1856-69, Griffith Thomas; 1879-81, Thomas Stent), 425 Lafayette Street, a designated New York City Landmark; Astor Row (1880-83, Charles Buek), 8-62 West 130th Street, designated New York City Landmarks; Waldorf-Astoria Hotel (1891-97, Henry J. Hardenbergh, demolished); Graham Court Apartments (1899-1901, Clinton & Russell), 1923-1937 Adam Clayton Powell, Jr. Blvd., a designated New York City Landmark; St. Regis Hotel (1901-04, Trowbridge & Livingston), 699-703 Fifth Avenue, a designated New York City Landmark; Knickerbocker Hotel (1901-06, Marvin & Davis, with Bruce Price), 1462-1470 Broadway, designated New York City Landmark; Hotel Astor (1902-10, Clinton & Russell, demolished); and Apthorp Apartments (1906-08, Clinton & Russell), 2201-2219 Broadway, a designated New York City Landmark.
17. Several of the younger William Astor's properties in the district were left to his daughter, Helen Schermerhorn Astor Roosevelt (1855-1893), the wife of financier James Roosevelt Roosevelt (1854-1927). Helen died the year after her father, and those properties passed to her son, James Roosevelt Roosevelt, Jr. (1879-1958), and her daughter, Helen Rebecca Roosevelt (1881-1962), later the wife of Theodore Douglas Robinson (1883-1934). These properties were then inherited by Helen Robinson's four children, Douglas Robinson, Helen Douglas Robinson Hinckley (later Cutting), Elizabeth Mary Douglas Robinson de Sibour, Alida Douglas Robinson Walker (later Sage).
18. Apr. 20, 1912.
19. *NYT*, June 14, 1913.
20. "(William) Vincent Astor," 56.

21. NYC, Bd. Of Estimate and Apportionment, *Minutes*, Apr. 20, 1906, 721.
22. *Ibid.*, Mar. 2, 1906, 388.
23. *Ibid.*, 386. T. Albeus Adams letter dated Feb. 28, 1906.
24. "Markets and Terminals," *RERG*, Apr. 20, 1912, 790.
25. "Wholesale Terminal Markets in New York," *RERG*, May 18, 1912, 1034.
26. "Handling Food Supplies at the Waterfront," *RERG*, July 6, 1912, 2.
27. In other businesses, such as dry goods, jobbers, commission merchants, and wholesalers had separate roles. It appears that these terms may have been more interchangeable in the produce business. For a definition of these terms, see LPC, *Tribeca East Historic District Designation Report*, 16.
28. NYC, Mayor's Market Comm., *Report of the Mayor's Market Commission of New York City* (1912), 26.
29. *Ibid.*, 63.
30. "Transportation of New York's Food Supply," Bonner, 878.
31. "The Rebuilding of Fourteenth Street," *NYT*, Aug. 29, 1926, RE2.
32. "Deal in Produce Section," *NYT*, July 1, 1927, 36.
33. "Vincent Astor is on Board of New Bank," *NYT*, Jan. 25, 1926, 34.
34. Tangires, xix.
35. "Short-Weighting of Poultry...," *NYT*, Nov. 24, 1959, 1.
36. "In West Village, a Developers' Gold Rush," *NYT*, Aug. 29, 1999, RE1; "Welcome to the Lower West Side," *New York*, Oct. 4, 1999, 24-35; "Landmark Debate Further Enlivens Meat District," *NYT*, Dec. 12, 1999; "A Vestige of the Past Will Soon Grace Local Streets," *NYT*, Apr. 23, 2000; "The Meat Market at a Crossroads," *The Villager*, May 3, 2000; "A Developer Puts a Bet on the Meatpacking District," *NYT*, July 16, 2000; "Meat Market's Future Hangs in the Balance," *The Villager*, Aug. 30, 2000; "Enthusiastic Turnout at Market Task Force Kick-off," *The Villager*, Nov. 22, 2000; "The Meat Market: Will it Make the Final Cut?," *The Villager*, May 2, 2000; "After Blood and Guts, Seeking Landmarks Glory," *NYT*, June 4, 2001; "Meatpacker Chic," *grid* (July-Aug. 2001), 78-80; "The Meat Market," www.nationaltrust.org/magazine, Aug. 16, 2001; Michael Cunningham, "Gansevoort Street," *NYT*, Sept. 16, 2001; "Voices From a Place on the Verge," *NYT*, Nov. 4, 2001, XIV1; "Meatmarket Sunset?," *Gay City News*, July 19-25, 2002; "Landmarks Outlines a Two-phase Approach for Meat Market District," *The Villager*, Dec. 18, 2002; "Seeking to Preserve a Gritty Past...," *NYT*, Dec. 8, 2002; "A Glimpse of the Tricolor," *NYT*, June 1, 2003; "Sex Clubs in Market District Have All Gone Packing," *The Villager*, June 25, 2003.
37. Gottlieb obit., *NYT*, Oct. 17, 1999.
38. "Butchering the Meat Market," *Villager*, Nov. 11, 1976, 6.
39. "It's All Part of Moving the Beef," *NY Sunday News Magazine*, Aug. 22, 1976.
40. "Historic Status Eases 'Village' Growth," *NYT*, Feb. 14, 1981, 25.

41. "Shifting Shadows and the Multiple Personality of the Meatpacking District," *NYT*, Feb. 5, 1995.
42. *NYT*, June 4, 2001.
43. The first major new construction within the district in decades is the office building at 411-417 West 13th Street (aka 412 West 14th Street) (2002-03, Steven Kratchman Architect, P.C.), the alteration, with a five-story addition, of a former 1900-01 Astor wine/liquor warehouse building.
44. Cunningham.

GANSEVOORT MARKET HISTORIC DISTRICT CHRONOLOGY

Pre-1880

643-649 Hudson Street (c. 1840) rowhouses
803-807 Washington Street (c. 1841) rowhouses
56-60 Ninth Avenue (c. 1841-42) rowhouses
351-355 West 14th Street (c. 1842-44) town houses
21-27 Ninth Avenue (c. 1844-46) rowhouses
44-54 Ninth Avenue (aka 357 West 14th Street) (c. 1845-46) rowhouses
3-7 Ninth Avenue (c. 1849) rowhouses
8-12 Little West 12th Street (c. 1849, c. 1852/ 1895) rowhouses
669-685 Hudson Street (aka 22-36 Ninth Avenue/ 355-361 West 13th Street)(c. 1849; c. 1854-60)
factory (safes and locks)
52-58 Gansevoort Street (c. 1850-54; 1893) James C. Hoe & Co. factory (carpenter shop)/ tenements
639-1/2 Hudson Street (c. 1854) rowhouse

34 Gansevoort Street (1870, Charles Mettam) French flats
416-418 West 14th Street (1874, S.W. Johnson) factory (printworks)
407 West 14th Street (1876, John B. Snook) French flats
409-411 West 14th Street (1876, John B. Snook) brewery
405 West 14th Street (1878, Philip Herrman) factory (carpenter shop)

1880-1907

60-68 Gansevoort Street (1880-81, George B. Pelham) tenements
823, 825-827, and 829 Washington Street (1880, Joseph M. Dunn) market buildings
831 Washington Street (1880, C. F. Ridder, Jr.) market building
833 Washington Street (aka 38-40 Little West 12th Street)(1880, W.G. Buckley) market building
32-34 and 36 Little West 12th Street (1880, James Stroud) market buildings
9-19 Ninth Avenue (aka 7-11 Little West 12th Street) (1881, 1889, 1905, 1908) stables buildings
641 Hudson Street (1885-86, James Stroud) tenement
400 West 14th Street (aka 37-45 Ninth Avenue) (1886, Joseph M. Dunn) warehouse
817-821 Washington Street (aka 71-73 Gansevoort Street) (1886-87, James W. Cole) French flats
859-877 Washington Street (aka 427-429 West 13th Street and 428-432 West 14th Street)(1887,
James W. Cole) market building
440 West 14th Street (1887, James W. Cole) French flats
67 Gansevoort Street (1887, B. J. Schweitzer) French flats
53-61 Gansevoort Street (1887, Joseph M. Dunn) store-and-loft building
414 West 14th Street (1887, Joseph M. Dunn) warehouse
1 Little West 12th Street (1887, Peter J. Zabriskie) store-and-loft building
51 Gansevoort Street (1887) stables building
442 West 14th Street (1890, Thom & Wilson) French flats
402-408 West 14th Street (1891, Frank Otto Fiedler) store-and-loft building
439-445 West 14th Street (aka 438-440 West 15th Street) (1892-93, Thomas R. Jackson) stables
building
32 Gansevoort Street (1893, Charles R. Behrens) warehouse
109-111 Horatio Street (1897-98, Lansing C. Holden) MRC factory (power plant)/ warehouse (cold

storage)
521-525 West Street (aka 113-115 Horatio Street) (1897-98, Lansing C. Holden) MRC warehouse
(cold storage)
527-531 West Street (aka 100-102 Gansevoort Street) (1898-1906, Lansing C. Holden) MRC
warehouse (cold storage)
97-103 Horatio Street (1899-1900, George P. Chappell) warehouse
419 West 13th Street (1900, William H. Whittal) stables/lofts building
411-417 West 13th Street (aka 412 West 14th Street) (1900-01, Thompson-Starrett Co.) warehouse
421-425 West 13th Street (1901-02, Hans E. Meyen) warehouse
416-424 West 13th Street (aka 17-37 Little West 12th Street) (1901-02, Trowbridge & Livingston)
factory (printing)
29-35 Ninth Avenue (aka 401-403 West 13th Street) (1902-03, Boring & Tilton) warehouse
420-424 West 14th Street (1903-04, Thomas H. Styles) store-and-loft building

1908-1927

426 West 14th Street (1908-10, Lafayette A. Goldstone) warehouse
22-26 and 28-30 Little West 12th Street (1908-11, John M. Baker) stables buildings
405-409 West 13th Street (aka 410 West 14th Street) (1909, Charles H. Cullen) store-and-loft
building
799-801 Washington Street (aka 85-87 Horatio Street) (1910, Joseph C. Cocker) warehouse
94-98 Gansevoort Street (1910-12, J. Graham Glover) MRC warehouse (cold storage)
90-92 Gansevoort Street (1911-12, J. Graham Glover) MRC warehouse (cold storage)
105-107 Horatio Street (1912-13, J. Graham Glover) MRC warehouse (cold storage)
5 Little West 12th Street (aka 2-8 Ninth Avenue) (1913, La Farge, Morris & Cullen) warehouse
413-435 West 14th Street (1914, James S. Maher) market building
3 Little West 12th Street (1918-19, John G. Michel) warehouse
9-19 Ninth Avenue (aka 7-11 Little West 12th Street) (1921-22 alteration, Bloch & Hesse) garage
413-435 West 14th Street (1922 addition, William P. Seaver) market building
401-403 West 14th Street (aka 47-59 Ninth Avenue) (1923, James S. Maher) market/ lofts building
444 West 14th Street (1923, James S. Maher) market building
21-27 Ninth Avenue (1923-24 alteration) market buildings
84-88 Gansevoort Street (1923-26, J. Graham Glover) MRC warehouse (cold storage)
835 Washington Street (aka 39 Little West 12th Street) (1926-27, Keeler & Fernald) market building

1928-1970

14-20 Little West 12th Street (1928, John B. Snook Sons) market building
414 West 13th Street (1929-30, Lockwood Greene Engineers, Inc.) factory
802-816 Washington Street (aka 76-82 Gansevoort Street and 91-95 Horatio Street) (1931-35, John
B. Snook Sons) MRC warehouse (cold storage)
104-108 Gansevoort Street (aka 533-535 West Street) (1932, John B. Snook Sons) MRC warehouse
(cold storage)
13 and 15 Little West 12th Street (1933, Martin Smith) market buildings
446-448 West 14th Street (1936-37, H. Peter Henschien and Axel S. Hedman) market building
52-58 Gansevoort Street (1937 alteration, S. Walter Katz) market building
837-843 Washington Street (aka 426-432 West 13th Street) (1938, David M. Oltarsh) market
building

46-50 Gansevoort Street (aka 842-846 Greenwich Street) (1938-39, Charles H. Stadler) market building
63-65 Gansevoort Street (1938-39, Albert K. Wilson) garage
817-831 Washington Street/ 71-73 Gansevoort Street/ 38-40 Little West 12th Street (1940 alteration) market buildings
60-68 Gansevoort Street (1940 alteration, Voorhees, Walker, Foley & Smith) market building
809-813 Washington Street (aka 70-74 Gansevoort Street) (1940-42, Voorhees, Walker, Foley & Smith; 1950 alteration) market building
408-412 West 13th Street (1941, Charles N. & Selig Whinston) market building
36-40 Gansevoort Street (aka 831-835 Greenwich Street) (1947-48, Horace Ginsbern & Assocs.) market building
69 Gansevoort Street (1949, George H. Suess) restaurant
402-404 and 406 West 13th Street (1950 and 1955, Abraham L. Seiden) market buildings
15 Little West 12th Street (c. 1961 addition, attributed to Abraham L. Seiden) market building
13 Little West 12th Street (1969 addition, Abraham L. Seiden) market building

1980 to present

838-840 Greenwich Street (1980-81, Seymour Churgin) apartment building
30 Gansevoort Street (1982) garage
411-417 West 13th Street (aka 412 West 14th Street) (2002-03 addition/alteration, Steven Kratchman Architect, P.C.) office building

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)

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)

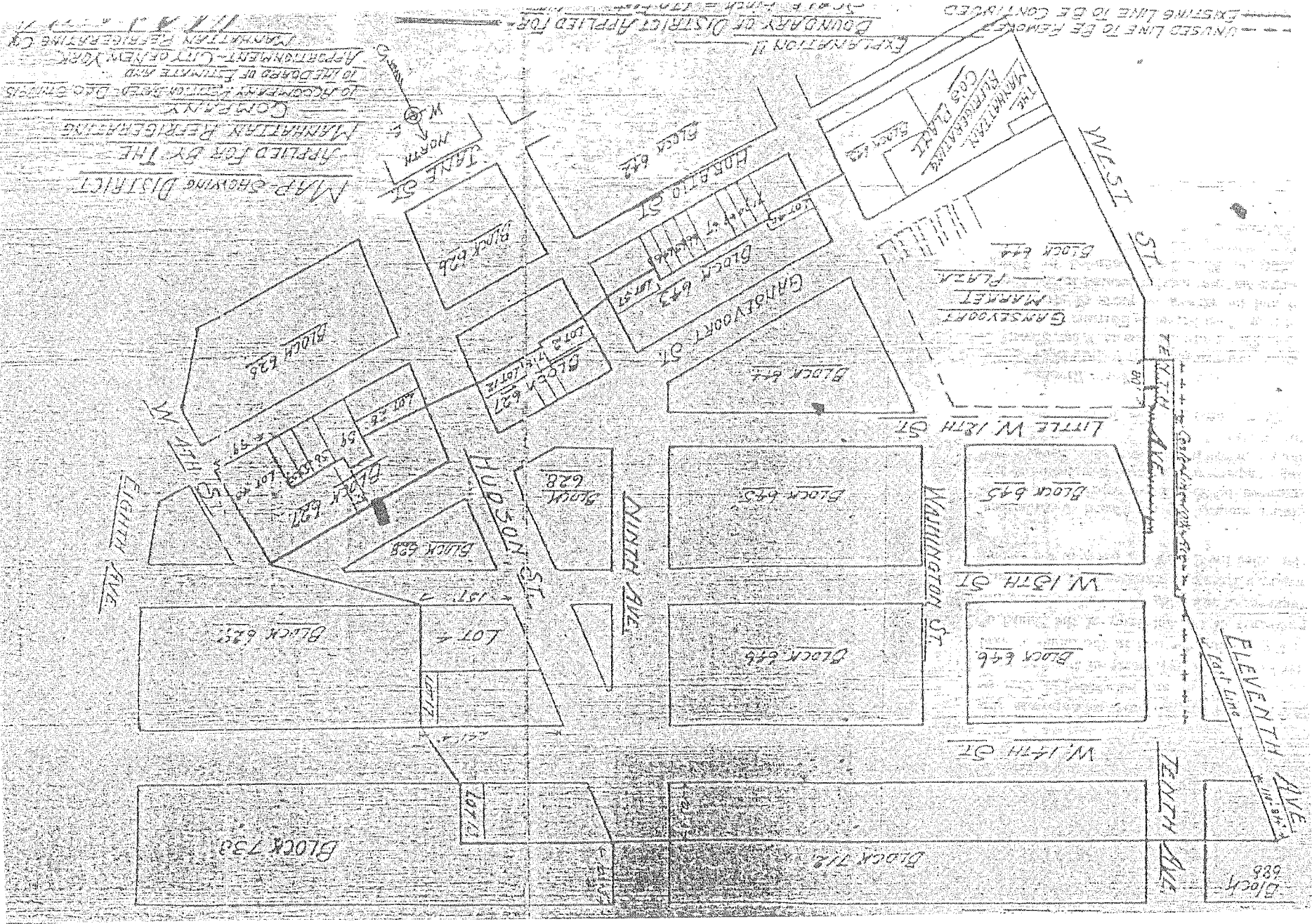
94-98 Gansevoort Street (1910-12, J. Graham Glover)
90-92 Gansevoort Street (1911-12, J. Graham Glover)
105-107 Horatio Street (1912-13, J. Graham Glover)
84-88 Gansevoort Street (1923-26, J. Graham Glover)
802-816 Washington Street (aka 76-82 Gansevoort Street and 91-95 Horatio Street) (1931-35, John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



MAP SHOWING DISTRICT APPLIED FOR BY THE MANHATTAN REFRIGERATING COMPANY TO THE BOARD OF ESTIMATE AND APPOINTMENT - CITY OF NEW YORK

BOUNDARY OF DISTRICT APPLIED FOR
 EXISTING LINE TO BE CONTINUED
 UNUSED LINE TO BE REMOVED

Manhattan Refrigerating Co. service boundary map (1915)

**PARTIAL LISTING OF LONG-TERM COMMERCIAL TENANTS IN THE
GANSEVOORT MARKET HISTORIC DISTRICT (30 years or more)**

** years listed are those known from printed sources used in this report*

Produce, Fruit, Grocers

Domenico Calarco (1906-70) 9-19 Ninth Avenue
Gaetano Calarco & Co. (1938-70) 32 Gansevoort Street; 15 Little West 12th Street
Vincent Cioffi (1929-86) 10 and 32-36 Little West 12th Street
Cornelius F. Duffy (1884-1946) 649 Hudson Street
Fair Lennon & Co. (1906-50) 32 Gansevoort Street
Jacob Fried & Son, Inc./ Howard Produce Co./ United Produce Co. (1913-55) 46-50, 52-58 and 69
Gansevoort Street; 817-821 Washington Street
Angelo Gionfrida (1910-55) 9-19 Ninth Avenue
George P. Hammond & Co. (1888-1938) 831-833 Washington Street
Henry Kelly & Sons, Inc./ Casagrande Kelly Co./ Henry Kelly Importing & Distributing Co./ Henry
Kelly Trading Co./ C.R. Harper & Co. Agencies, Ltd. (also liquor, food distribution) (1914-
59) 413-435 West 14th Street; 60 Ninth Avenue
Joseph B. Kirk (1902-33) 859-877 Washington Street
Lauricella & Pittorino/ Landini & Pittorino (1902-36) 835 and 859-877 Washington Street
Joseph/ William/ Frederick T./ Joseph F./ John W. Mallard/ Mallard Bros. (1889-1970) 669-685
Hudson Street; 8 and 32-36 Little West 12th Street; 817-821 Washington Street
Marglo Products Corp. (1946-93) 34 Gansevoort Street
Middendorf & Rohrs (1902-64) 1 and 3 Little West 12th Street
Pape & Deyo/ W.C. Deyo & Bro. (1889-1933) 859-877 Washington Street
Henry E. Schwitters & Son (1889-1919) 859-877 Washington Street
R. Starace & Bros./ C. Starace & Bro./ C. Starace & Bros., Inc./ J.J. Starace, Inc. (1928-80) 32-36
Little West 12th Street; 9-19 Ninth Avenue
West Side Water Cress Co. (1929-59) 9-19 Ninth Avenue

Dairy Products, Butter and Eggs

Horace E. Demorest (1906-42) 669-685 Hudson Street
John Dupont & Co. (1912-43) 67 Gansevoort Street
George Ehlenberger & Co./ Henry Kelly, Jr., Inc. (1919-50) 29-35 Ninth Avenue; 413-435 West
14th Street
Christian H. Koster/& Son/ Koster Butter & Egg Co./ Certified Egg Co./ Manhattan Butter Co./
Manhattan Egg Co./ John W. Coss & Co. (1889-1939) 34 Gansevoort Street; 859-877
Washington Street
Korner & Schwabeland Co./ H. Schwabeland & Sons (1902-29) 34 Gansevoort Street; 407-411
West 14th Street

Meat and Poultry

Asia Meat Co. (1959-93) 12 and 14-20 Little West 12th Street
Baslor Meat Corp./ Baslor-Schwartz Meat Products, Inc. (1955-86) 859-877 Washington Street;
413-435 and 426 West 14th Street
Samuel Bender & Sons (1936-75) 859-877 Washington Street
Berliner & Marx, Inc./ Mayfair Provision Co. (1929-59) 402-408 and 407-411 West 14th Street

Blanchard Bros./L&G Blanchard Co./Loyal Blanchard (1919-55) 84-88 and 104-108 Gansevoort Street; 402-408, 405, and 413-421 West 14th Street

Bronx Meat Co./ Mizrach Kosher Provisions/ North River Meat Co./ Shofer Kosher Foods, Inc. (1965-93) 413-435 West 14th Street

Jason D. Chios (1933-70) 400 West 14th Street

Crown Meat Co. (1950-80) 60-68 Gansevoort Street; 27 Ninth Avenue

[Ruel S. & Herbert C.] Darling Bros. Co. (1899-1929) 405 and 407-411 West 14th Street

Edward Davis, Inc. (1929-65) 420-424 West 14th Street

Daniel de Vries, Inc. (1955-86) 837-843 Washington Street; 411-417 West 13th Street; 426 West 14th Street

Deerfoot Farms Co./ M. Kraus & Bros. (1929-70) 405-409 West 13th Street; 400 and 444 West 14th Street

Dorato & Cerutti, Inc./ Allied Farms (1933-75) 859-877 Washington Street; 413-435 West 14th Street

Drohan Co. (1922-86) 60-68 Gansevoort Street; 442 West 14th Street

Dubuque Packing Co. (1938-80) 402-408 and 446-448 West 14th Street

Fairmont Creamery Co./ Fairmont Foods Co. (1935-65) 521-531 West Street; 402-408 West 14th Street

Feldman & Mullen, provisions (1933-65) 402-408 West 14th Street

Feldman Bros./ Steinberg-Feldman, Inc./ Feldman Veal Corp. (1936-70) 859-877 Washington Street; 408-412 West 13th Street

Forsythe Meats, Inc. (1968-2002) 13 Little West 12th Street

Charles Gachot, Inc./ Gachot & Roethel, Inc./ Richard F. Roethel & Sons, Inc./ Gachot & Gachot, Inc. (1914-2003) 413-435 and 440 West 14th Street

S&S Heyman, provisions (1938-75) 835 Washington Street; 401-403 West 14th Street

W.J. Hinrichs/ George F. Hinrichs/ Heslin & Hinrichs, Inc./ Royal F. Hinrichs/ Bodine & Hinrichs (1919-70) 405-409 West 13th Street; 402-408, 413-421 and 440 West 14th Street

Hoffman & Mayer, Inc. (1929-75) 411-417 West 13th Street; 414 and 416-418 West 14th Street

Adolf Kusy & Co. (1934-93) 859-877 Washington Street

Lodell Poultry Corp./ Metzger Meat Specialties (1933-93) 48 Ninth Avenue; 413-435 West 14th Street

Loew Ave. Beef Co. (1950-93) 32-36 Little West 12th Street; 831-833 Washington Street

Long Island Beef Co. (1928-80) 837-843 and 859-877 Washington Street; 413-435 West 14th Street

[Ralph] Martin & [Herman H.] Siemer/ Siemer Packing Co./ H&H Poultry Corp./ H&H Frozen Products, Inc. (1946-75) 84-88, 90-92 and 104-108 Gansevoort Street; 58-60 Ninth Avenue; 521-531 West Street

Louis Meilman, Inc./ Meilman Bros. (1946-93) 416-418 and 426 West 14th Street

M&M Veal Co./ M&M Packing Co. (1946-86) 416-418 and 426 West 14th Street

National Hotel Supply Co./ John B. Wallace Co./ McKinley & J.B. Wallace, Inc./ McKinley Meat & Poultry Corp./ Joseph A. McKinley, Inc. (1923-70) 84-88 Gansevoort Street; 21-25 Ninth Avenue

National Purveyor Co. (1933-65) 53-61 Gansevoort Street; 823-829 and 859-877 Washington Street

Norbest Turkey Growers Assn. (1950-80) 36-40 Gansevoort Street

Ottman & Co. (1929-88) 29-35 Ninth Avenue; 1, 3 and 5 Little West 12th Street

Plymouth Beef Co. (1955-2000) 53-61 Gansevoort Street; 401-403 and 413-435 West 14th Street

Premier Hotel Supply Corp./ Joseph John Cox, Inc. (1942-75) 46-50 Gansevoort Street; 52 and 58

Ninth Avenue; 402-404 West 13th Street
Producers Distributing Agency, Inc./ Seaboard Poultry Co. (1933-80) 36-40, 84-88 and 104-108
Gansevoort Street; 58 Ninth Avenue; 402-408 West 14th Street
Quality Wholesale Veal Co. (1959-93) 837-843 Washington Street; 421-425 West 13th Street
R&W Provisions Co. (1959-2003) 837-843 Washington Street
Schuster & Schwab/ Schuster Meat Corp. (1942-93) 817-821 Washington Street
Edward Seh, Jr., Inc./ Pacific Hotel Supply Co./ Pacific-Seh Hotel Supply Co. (1959-2003) 53-61
Gansevoort Street; 859-877 Washington Street; 442 and 444 West 14th Street
Seventh S.H. Farms, Inc./ West 17th Street Poultry, Inc. (1965-93) 36-40 Gansevoort Street; 97-103
Horatio Street
A. Silz, Inc./ Silz Packing Co./ Diplomat Products, Inc./ House of Silz/ Freirich, Inc. (1906-50) 32-
36 Little West 12th Street; 58 Ninth Avenue; 859-877 Washington Street; 419 West 13th
Street; 413-435, 414, 416-418, and 420-424 West 14th Street
State Provision Co./ Zucker & Friend/ Walpole Bros. (1938-80) 859-877 Washington Street
Victory Veal (1946-80) 823-829 and 831-833 Washington Street
Weichsel Bros./ Weichsel Beef Co. (1955-93) 809-813 and 817-821 Washington Street; 521-531
West Street
T.A. White Co. (1946-2003) 837-843 and 859-877 Washington Street; 444 West 14th Street
A. Woursell, Inc./ Woursell Meats, Inc. (1951-90) 446-448 West 14th Street

Food Products

American Fig & Date Co./ Superior Salted Nut Co./ Harvest Packing Co. (1929-59) 405-409 West
13th Street
Brown & Langer/ Manhattan Pickle Co. (1955-86) 46-50 and 60-68 Gansevoort Street; 669-685
Hudson Street
E[lmer]. S. Burnham & Co./ E.S. Burnham Packing Co., clam canners, druggist sundries (1889-
1919) 53-61 Gansevoort Street
E.C. Rich, Inc., glaceed fruits, fancy food products (1918-51) 29-35 Ninth Avenue

Restaurants and Bars

Blue Star Food Shop/Luncheonette (1945-75) 44 Ninth Avenue
Frank's Restaurant (1938-93) 413-435 West 14th Street
J. Howley, restaurant/bar & grill (1936-86) 859-877 Washington Street
Kaftan Lunch Co./ Angus Pub (1933-70) 400 West 14th Street
Market Restaurant (1933-70) 669-685 Hudson Street
Mulligan & Jones, restaurant/bar (1955-93) 50 Ninth Avenue
Old Homestead Restaurant & Café/ Old Homestead Steak House (1912-2003) 50-60 Ninth Avenue
R&L Lunch/Restaurant (1938-84) 69 Gansevoort Street

Miscellaneous

American Brand Cosmetics (1946-80) 400 West 14th Street
Centre Finishing Co./ Newburgh Moire Co. (1959-93) 416-424 West 14th Street
Continental Warehouse Corp. (1925-70) 411-417 West 14th Street
Decor Studios/ Sea Isle Screen Printing Corp./ Native American Design Co. (1946-75) 859-877
Washington Street; 400 West 14th Street

F&F Carting Co., ash removal/ F&F Sanitation Service, Inc. (1933-75) 402-408 West 14th Street
Gansevoort Garage, Inc./ Olympia Garage, Inc. (1949-93) 9-19 Ninth Avenue
General Electric Co. (1929-70) 414 and 416-424 West 13th Street
John J. Gillen/ West 14th Street Corp., real estate (1914-70) 413-435 West 14th Street
Globe Cork Insulation Co./ Schreckinger & Sons/ Smith-Globe-Schreckinger Contractors, Inc.,
refrigerators, butcher fixtures (1939-93) 419 West 13th Street
Herring Safe & Lock Co./ Herring, Farrel & Sherman/ Herring & Co. (1849-83) 669-685 Hudson
Street
Philip Herrman/ Philip Herrman's Son, builders/ Philip Herrman, real estate (1878-1970) 405 West
14th Street
James C. Hoe & Co./ James C. Hoe's Sons, builders (1848-1933) 52-58 Gansevoort Street
House of Spain (1965-93) 34 Gansevoort Street
E.F. Kaiser Co., engineering (1946-93) 669-685 Hudson Street
Henry Klee & Sons, cigars (1885-1916) 58 Ninth Avenue
Kleinhardt Hardware Co./ Kleinhardt, Inc./ Willetts Mfg. Co., push carts/ Kleinhardt Hardware &
Locksmith, Inc. (1929-75) 669-685 Hudson Street; 406 West 13th Street
Manhattan Refrigerating Co. (1898-1979)
Merchants' Print Works, cotton printers (1875-1906) 414 and 416-418 West 14th Street
New York Biscuit Co./ National Biscuit Co./ Nabisco, stables/garage (1893-1958) 439-445 West
14th Street
New York Knitting Mills, Inc./ Henry W. Lambert Co., girdle linings (1936-70) 416-424 West 13th
Street
Rolins Co./ Recreational Sporting Equipment, Inc., marine supplies (1963-93) 799-801 Washington
Street
Patrick Skelly/ Hugh P. Skelly, wine and liquor (1886-1910s) 21-23 Ninth Avenue
Valley Upholstery Co./ Valley Furniture Shops, Inc. (1933-70) 859-877 Washington Street
Willy's Express/ Willy's Produce Service (William D'Angelo), trucking (1938-70) 53-61 and 63-65
Gansevoort Street; 22-30 Little West 12th Street; 809-813 Washington Street

ARCHITECTS APPENDIX

Baker, John M. (dates undetermined)

22-26 and 28-30 Little West 12th Street (1908-11)

John M. Baker was an architect who worked from about 1894 until at least the 1910s, with offices in Brooklyn and Long Island City, Queens. He specialized in factory buildings, including those for the Bay State Clothing Co. and New York Land & Warehouse Co. Baker also designed flats buildings in Greenpoint and the County Clerk and Surrogate Court Building (1912), Queens. Francis; Art Comm.

Behrens, Charles R. (dates undetermined)

32 Gansevoort Street (1893)

Charles R. Behrens studied for three years at the Columbia College School of Mines, then worked for builder John D. Williams. He was established as an architect in New York by 1892, and moved his office to Brooklyn around 1894. By 1895, Behrens had designed four new buildings, including 105 Wooster Street (1892), located in the SoHo-Cast Iron Historic District, and had altered some 50 older structures. Besides 32 Gansevoort Street, he was the architect for another building for John B. Ireland, the Ireland Building at West Broadway and West 3rd Street. Behrens was one of the men found responsible after that building's collapse, which killed 15 people in 1895. He was a member of the Columbia College Architectural Department, and remained listed in directories until about 1897.

Francis; LPC, architects files; *NYT*, Aug. 17, 1895, 8, Aug. 28, 1895, 14, and Aug. 30, 1895, 9.

Bloch & Hesse

Ben C. Bloch (1890-1977)

Walter Hesse (1891-1975)

9-19 Ninth Avenue (aka 7-11 Little West 12th Street) (1921-22 alteration)

Ben C. Bloch, born in Chicago and raised in New York, was the son of a prominent Jewish Reform Movement leader who was also a leading publisher of Jewish literature. Bloch graduated from Cornell University (1912) and began his career in the offices of Henry B. Herts and William Welles Bosworth. In 1913, he became affiliated with the firm of Eisendrath & Horowitz, specialists in movie theaters and synagogues, headed by his uncle, Simeon B. Eisendrath. Walter Hesse, born in New York, graduated from Columbia University (1913). Bloch & Hesse was formed in 1916, with Hesse the designer and Bloch running the business. Among their commissions were the Free Synagogue House (1922, with Eisendrath & Horowitz), 26-36 West 68th Street, in the Upper West Side/Central Park West Historic District; Brooklyn Union Gas Co. complex (1922-25); thirty restaurants for the Schraffts chain; and the F.W.I.L. Lundy Bros. Restaurant (1934), 1901 Emmons Avenue, Brooklyn, a designated New York City Landmark.

LPC, *F.W.I.L. Lundy Bros. Restaurant Building Designation Report* (LP-1706, 1992), prepared by Gale Harris.

Boring & Tilton

William Alciphron Boring (1859-1937)

Edward Lippincott Tilton (1861-1933)

29-35 Ninth Avenue (aka 401-403 West 13th Street) (1902-03)

William A. Boring, born in Carlinville, Ill., the son and grandson of building contractors, initially trained as a carpenter (1874-78) and studied architecture at the University of Illinois (1880-82) before his family moved to Los Angeles in 1882. He worked as a draftsman for Pasadena architect Clinton B. Ripley, with whom he formed Ripley & Boring. In 1883, he established Boring & [Sidney I.] Haas. During this period, Boring worked on the design of schools, buildings (now demolished) on the University of Southern California campus, the first Los Angeles Times Building (demolished), and hotels, including the Hotel Arcadia in Santa Monica (demolished). Boring moved to New York City in 1886 to attend Columbia University, studying with William R. Ware for a year. In 1887, he was hired by McKim, Mead & White, where he met Edward L. Tilton, who had been working in the firm since 1886. Born in New York City, Tilton had attended the Chappaqua Institute, Westchester County, N.Y., and as a teenager had worked for the banking firm of Corlies, Macy & Co. The two men decided to continue their studies at the Ecole des Beaux-Arts in Paris (1887-90). After traveling in Europe, Boring and Tilton returned to New York in 1890 to the office of McKim, Mead & White. In 1891, they formed Boring & Tilton. Nathan C. Mellen joined them in partnership until 1894 for the Casino (1891-92), Belle Haven, Conn., and the grand Hotel Colorado (1891-93) in the resort town of Glenwood Springs, Col.

Boring & Tilton secured its distinguished reputation through winning the competition in 1897 for the first phase of new buildings at the U.S. Immigration Station on Ellis Island. These included the Main Building (1897-1900), Kitchen and Laundry Building (1900-01), Main Powerhouse (1900-01), Main Hospital Building (1900-01), all located within the Ellis Island Historic District, and the incinerator (demolished). The firm was awarded a gold medal at the Exposition Universelle, Paris (1900); a gold medal at the Pan-American Exposition, Buffalo (1901); and a silver medal at the Louisiana Purchase Exposition, St. Louis (1904). Among the firm's commissions were the Town Hall (1899), East Orange, N.J.; Tome School for Boys complex (1900-05), Port Deposit, Md; Brooklyn Heights Casino (1904-05) and the Casino Mansion Apartments (1910, Boring), 75 Montague Street/200 Hicks Street, located within the Brooklyn Heights Historic District; Eastern District YMCA (1904-06), 177-185 Marcy Avenue, Brooklyn; and residences in New York and Connecticut. The formal partnership of Boring & Tilton ended in 1904, although both men continued in association until 1915, sharing offices and equipment as they worked independently.

William Boring was extremely active and influential in design and planning circles. He was chairman of the American Institute of Architects committee (1900) that helped advance the creation of the Senate Park (McMillan) Commission in 1901, which, respecting Pierre L'Enfant's original plan, advised on the layout of governmental buildings and parks in the federal core of Washington, D.C. He was responsible for the town layout and the design of numerous buildings (1904-09) in Bogalusa, La., for the Great Southern Lumber Co.; St. Agatha's School (1908), 555 West End Avenue; Flower Hospital (1909), York Avenue and East 63rd Street; Whitney Manufacturing Co. plant (1909) and Connecticut Institute for the Blind (1911), Hartford; Mt. St. Mary's College (1912), North Plainfield, N.J.; and American School for the Deaf (1922, with Isaac Allen), West Hartford. Boring left his full-time architectural practice to enter the employ of Columbia University's School of Architecture, becoming a professor of design (1915), director (1919), and the first dean (1930),

until retiring in 1934.

Edward Tilton was responsible for the design of the J.C. Blair Memorial Hospital (1910-11), Huntingdon County, Pa; Central High School, Johnstown, Pa.; and the New Hampshire Fire Insurance Co. Building, Manchester, N.H. Tilton is particularly associated with the design of libraries, credited with over one hundred libraries in the United States and Canada, including over sixty buildings during World War I. Tilton became the partner of Alfred M. Githens in 1920. Tilton & Githens specialized in the design of libraries and institutional buildings, including the Wilmington Public Library (1922-23), Del., which was awarded the A.I.A. gold medal in 1930; St. Luke's German Evangelical Lutheran Church (1926), 308-316 West 46th Street; Currier Gallery of Art (1927) and United States Post Office, Manchester, N.H.; the Museums of Fine Arts and Natural History (1933), Springfield, Mass.; and Bergen County Administrative Building (1933, with William F. Schwanewede), Hackensack, N.J.

LPC, *American Seamen's Friend Society Sailor's Home and Institute Designation Report* (LP-2080, 2000), prepared by Jay Shockley, and *Ellis Island Historic District Designation Report* (LP-1902, 1993), prepared by Anthony Robins and Elisa Urbanelli; Gordon W. Fulton and Henry V. Taves, "Biographical Sketch" and "Design Work of William A. Boring" in *William Alciphron Boring Collection Catalogue* (N.Y.: Columbia Univ., 1980); "William Alciphron Boring," *NCAB* 14 and 27 (1907 and 1939), 316 and 59-60, and *DAB* 11, suppl. 2 (1958), 53-54; *Edward Lippincott Tilton, F.A.I.A., architect: Tilton and Githens, Boring and Tilton, architects* (N.Y.: Archl. Catalog Co., 1929?); "Edward Lippincott Tilton," *NCAB* 10 (1909), 459, and *DAB* 9 (1936), 549-550.

Buckley, W.G. (dates undetermined)

833 Washington Street (1880)

Chappell, George Pool (1857?-1933)

97-103 Horatio Street (1899-1900)

Though he was one of Brooklyn's most notable and creative late-nineteenth-century architects, little is known of the life and training of George P. Chappell. He first appeared in city directories in 1878 and was a long-time resident of the Bedford-Stuyvesant neighborhood, where many of his buildings are located. In the 1880s, Chappell designed in the Queen Anne and Romanesque Revival styles, including rowhouses and large suburban Brooklyn residences and St. Bartholomew's Episcopal Church (1886-90), 1227 Pacific Street, a designated New York City Landmark and one of his best works. Chappell also designed the Tompkins Avenue Congregational Church (1889), 480 Tompkins Avenue. After about 1890, he was more eclectic in his use of elements from various styles. In 1899, Chappell formed a partnership with Charles Bosworth. The firm of Chappell & Bosworth, which lasted until 1929, specialized in factories and warehouses, including the Kings County Refrigerating Co. cold storage warehouse.

Francis, Ward; A.I.A.; Andrew S. Dolkart, "George Chappell: A Queen Anne Architect in Brooklyn," *Preservation League of New York Newsletter* (Sept.-Oct. 1983), 4-5.

Churgin, Seymour (dates undetermined)

838-840 Greenwich Street (1980-81)

Seymour Churgin also designed the apartment building at 46-52 West 68th Street (1982), located in the Upper West Side/Central Park West Historic District.

LPC, architects files.

Cocker, Joseph C. (dates undetermined)

799-801 Washington Street (aka 85-87 Horatio Street) (1910)

Joseph C. Cocker was active in New York from about 1903 through 1923. Early in his career he designed the store-and-loft building (1903) at 35 West 19th Street, located in the Ladies' Mile Historic District. Cocker specialized in speculative walk-up apartment buildings, working predominantly in Harlem, and was especially prolific in the area of the Hamilton Heights/Sugar Hill Northeast Historic District.

Ward; *Trow's New York City Directory*; LPC, architects files.

Cole, James W. (1856?-1919)

817-821 Washington Street (aka 71-73 Gansevoort Street) (1886-87)

859-877 Washington Street (aka 427-429 West 13th Street and 428-432 West 14th Street) (1887)

440 West 14th Street (1887)

James W. Cole was listed in directories as a designer as early as 1883 and was established as an architect by 1886. Practicing until 1916, he designed many commercial and apartment buildings, which are found in the Greenwich Village, Mt. Morris Park, and Upper West Side/Central Park West Historic Districts. Among his works were the Jeanne d'Arc, a flats building at 200 West 14th Street (1888-89); the Gothic Revival style Vissani Residence (1889), 143 West 95th Street, a designated New York City Landmark; Sacred Heart School, West 52nd Street; and Reformed Presbyterian Church, 306 West 122nd Street.

Francis; Ward; LPC, *Vissani Residence Designation Report* (LP-1689, 1991), prepared by Margaret M. Pickart; *Trow's New York City Directory*.

Cullen, Charles H.

405-409 West 13th Street (aka 410 West 14th Street) (1909)

See: LaFarge, Morris & Cullen

Dunn, Joseph M. (dates undetermined)

53-61 Gansevoort Street (1887)

823, 825-827, and 829 Washington Street (1880)

400 West 14th Street (aka 37-45 Ninth Avenue) (1886)

414 West 14th Street (1887)

Joseph M. Dunn was established as an architect in New York by 1872 and remained in practice through at least 1894. He executed a number of commissions for the Goelet family over the years. Dunn's commercial work included stores in the SoHo-Cast Iron Historic District, including the cast-iron-fronted 47-49 Mercer Street (1872-73), for Alexander Roux, and 39 and 43-45 Wooster Street (1884-85), and the neo-Grec style cast-iron-fronted 857 Broadway (1884), for Peter Goelet, in the Ladies' Mile Historic District. In the early 1880s, Dunn was responsible for alterations, expansion, and new construction of buildings for numerous New York charitable institutions on

Ward's, Blackwell's, Hart's, and Randall's Islands, including wings and a mansarded dome for the New York Lunatic Asylum (1835-39, A.J. Davis) (now Roosevelt Island), which is a designated New York City Landmark. Dunn also designed rowhouses, including the Renaissance Revival style 103-131 West 74th Street (1887-88) in the Upper West Side/Central Park West Historic District.

Francis; LPC, architects files; Gayle & Gillon, 84; *Manufacturer & Builder* (July 1880), 152, (Jan. 1883), 8, and (Apr. 1884), 80.

Fiedler, Frank Otto (dates undetermined)

402-408 West 14th Street (1891)

Frank O. Fiedler was listed in city directories in the late 1880s and early 1890s as an architect or mason.

NYC Directories (1889-92).

Horace Ginsbern & Assocs.

Horace Ginsbern (1900-1969)

Marvin Fine (1904-1981)

Frederick Morton Ginsbern (1919-1986)

Jules Kabat (1913-1991)

36-40 Gansevoort Street (aka 831-835 Greenwich Street) (1947-48)

Horace Ginsbern (originally "Ginsberg"), born in New York City, graduated from Columbia University (1919) and established his own architectural firm by 1921. He was especially active in the design and layout of apartments in the Bronx from 1924 to 1940; the task of designing the facades of these buildings, however, was assigned to Marvin Fine after he joined Ginsbern in 1928. Fine, born in Harlem and raised in Upper Manhattan, was educated at the University of Pennsylvania, where he was influenced by the work of Paul Cret. Early in his career, Fine worked as a draftsman for Cass Gilbert and George and Edward Blum. Ginsbern and Fine were responsible for Park Plaza Apartments (1929-31), 1005 Jerome Avenue, one of the first and finest Art Deco style apartment houses in the Bronx and a designated New York City Landmark; the Noonan Plaza Apartments (1931), 105-145 West 168th Street; and numerous Art Deco style apartments on the Grand Concourse and elsewhere. Ginsberg participated in the design of the Harlem River Houses (1936-37, in association with Archibald Manning Brown and other architects), the first federally-funded, -built, and -owned housing project in New York City and today a designated New York City Landmark.

Horace Ginsbern & Assocs. was organized in 1944. Frederick M. Ginsbern, his son, was born in New York City, graduated from New York University (1942), and joined the firm in 1944. Jules Kabat, born in Brooklyn, graduated from New York University (1934), worked as a draftsman and designer for Ginsbern (1934-41), and practiced independently and for Kindland & Drake (1941-46). He joined Horace Ginsbern & Assocs. in 1946. The firm was responsible for designs for the Chock Full of Nuts chain (1930-60), and the Garvin Printing Plant (1951) and Neptune Storage Plant (1954), New Rochelle, N.Y.

Ward; *American Architects Directory* (1962), 212, 249; H. Ginsbern obit., *NYT*, Sept. 22, 1969, 33; LPC, *Park Plaza Apartments Landmark Designation Report* (LP-1077, 1979), prepared by Anthony W. Robins.

Glover, John Graham (dates undetermined)

84-88 Gansevoort Street (1923-26)
90-92 Gansevoort Street (1911-12)
94-98 Gansevoort Street (1910-12)
105-107 Horatio Street (1912-13)

J. Graham Glover was the son of Brooklyn architect John J. Glover (who practiced between 1854 and 1892). The younger Glover had established himself as a Brooklyn architect by 1875. John J. and J. Graham Glover were principals in the firm of John J. Glover & Son, listed in directories intermittently between 1879 and 1887. J. Graham Glover designed rowhouses in Clinton Hill and the Stuyvesant Heights and Park Slope Historic Districts; the Gravesend Reform Church (1894), 145 Gravesend Neck Road; the Pioneer Warehouse (1897-1915), 153 Flatbush Avenue; and Clarendon Hotel, all in Brooklyn; and the Hotel Empire. In New Orleans, Glover designed a building for the People's Slaughterhouse and Refrigerating Co. (1892).

Francis, AIA; *Manufacturer & Builder* (Apr. 1875), 92; *American Architect & Building News* (Mar. 12, 1892).

Goldstone, Lafayette Anthony (1876-1956)

426 West 14th Street (1908-10)

Born in Poughkeepsie, N.Y., Lafayette A. Goldstone came to New York City at the age of 15 after architectural study with William Henry Cusack. First an apprentice with Carrere & Hastings, Goldstone later obtained positions with Bates & Barlow, Cleverdon & Putzel, a real estate developer/builder active in erecting old law tenements on the Lower East Side, and the building firm of Norcross Brothers. In 1902, Goldstone began his own practice. His early work was devoted largely to the design of new law tenements, but he later received commissions for apartment houses and store-and-loft buildings. From 1909 to 1926, Goldstone worked in partnership with William L. Rouse (1874?-1963). Rouse & Goldstone participated in the redevelopment of the Upper East and Upper West Sides of Manhattan with luxury apartment buildings, examples of which can be found in the Riverside-West End and Upper West Side/Central Park West Historic Districts. After 1926, Rouse and Goldstone practiced separately, each continuing to specialize in apartment house design. Goldstone was associated with Frederick L. Ackerman in the design of the Lillian Wald Houses (1941-47), a joint project of the New York City Housing Authority and the New York State Division of Housing.

Ward; Goldstone obit., *NYT*, June 23, 1956, 17; Rouse obit., *NYT*, Aug. 20, 1963, 33; LPC, architects files.

Henschien, H. Peter (1881-1959)

Hedman, Axel S. (dates undetermined)

446-448 West 14th Street (1936-37)

H. Peter Henschien, born in Oslo, Norway, immigrated to the United States in 1902 to work as an architect for the meatpacking firm of Swift & Co. He established his own practice shortly afterwards, based in Chicago, and specialized in the design of packinghouses. He executed over 300 such commissions, including one in Moscow and another in Siberia (1931). Henschien was the author of *Packing House and Cold Storage Construction* (1915). Axel S. Hedman was a Brooklyn

architect listed in directories between 1894 and at least 1936. He was a principal in Hedman & [Magnus] Dahlander in 1894-96, and in Hedman & [Eugene] Schoen from about 1906 to 1918. Hedman was responsible for the Hicks Street and Bridge Street Public Baths (1902-03) and Lorraine Street Fire Station. He was a prolific designer of Brooklyn rowhouses (c. 1897-1914), including those in the neo-Renaissance and neo-Classical styles in the Park Slope and Stuyvesant Heights Historic Districts, and others in the Crown Heights and Prospect Heights areas.

NYT, Nov. 28, 1930, 13, and Aug. 21, 1931, 22; www.ridgehistoricalsociety.org website; Francis; Ward; AIA; LPC, architects files; Art Comm.

Herrman, Philip (c. 1837- by 1897)
405 West 14th Street (1878)

Philip Herrman, of German descent, was a builder who constructed his own carpenter shop building at 405 West 14th Street in 1878, while his family was living at 340 West 14th Street. He was married to Catherine Stewart (c. 1841-1897), the daughter of Scottish-born builder James Stewart (died 1876), the head of James Stewart & Son, 82 Horatio Street. Stewart and Herrman owned the adjacent lots on which the Centennial Brewery and a flats building were constructed (1876) at 407-411 West 14th Street. Herrman was also probably the same person who in 1875 was president of the Ninth Ward Bank (later Island City Bank), Eighth Avenue and West 23rd Street. He invested in real estate, owning flats buildings and rowhouses on West 14th, 15th, and 17th Streets, and in the Bronx and Hoboken, as well as a country estate at Highland-on-Hudson. His son, James Stewart Herrman (c. 1865-1921), continued his father's construction business as Philip Herrman's Son, and was responsible for the erection of the New York County National Bank (1906-07, DeLemos & Cordes, with Rudolph L. Daus), 79 Eighth Avenue, a designated New York City Landmark. His son, Philip Herrman, worked in real estate and had an office in 405 West 14th Street in the 1950s-70s.

NYT, July 16, 1875, 5, Mar. 10, 1886, Mar. 20, 1886, 8, June 18, 1897, 7, Mar. 29, 1898, 12, Jan. 27, 1901, 11, Jan. 29, 1901, 15, Jan. 11, 1911, 20, Nov. 7, 1912, 9, Aug. 27, 1915, 18, and Nov. 25, 1915, 9, Nov. 1, 1921, 19; U.S. Census (1880).

Holden, Lansing C. (1858-1930)
109-111 Horatio Street (1897-98)
521-525 West Street (aka 113-115 Horatio Street) (1897-98)
527-531 West Street (aka 100-102 Gansevoort Street) (1898-1906)

Born in Rome, N.Y., Lansing C. Holden graduated from Wooster University in Ohio and began practicing architecture in Scranton, Pa., where he worked with Isaac G. Perry on the Moses Taylor Hospital (1884-91). As early as 1886, he concurrently operated an office in New York City. His residential work included town houses on the Upper East Side and in Park Slope, Brooklyn. Holden designed, in the Queen Anne style, 268-270 Canal Street (1886-87), a store-and-loft building in the Tribeca East Historic District, and the Greene Avenue Baptist Church and Church House (1887-93), 826-828 Greene Avenue, Brooklyn, a designated New York City Landmark. Commissions from the Delaware, Lackawanna & Western Railroad Co. included its New York headquarters building (1892, demolished), 26 Exchange Place. Holden closed his Scranton office in 1905 and continued to practice in New York until his death. He designed the Dietz Co. warehouse extension (1916) replicating its earlier Romanesque Revival style, at 435 Greenwich Street in the Tribeca North Historic District. Holden was largely responsible for a version of the American

Institute of Architects' Code of Ethics, and in 1916 was appointed to the New York City Board of Examiners. He served as president of the Bronx Refrigerating Co. (1908-30), the Greater New York Cold Storage Co., and the Tri-boro Trucking Co.

Francis, Ward; LPC, *Greene Avenue Baptist Church and Church House Designation Report* (LP-1790, 1990), prepared by David M. Breiner; Holden obit., *NYT*, May 16, 1930, 20; Joseph H. Young, "Early Architects and Architecture of Scranton, Pennsylvania," *Charette* (Apr. 1966), 11.

Jackson, Thomas R. (1826-1901)

439-445 West 14th Street (aka 438-440 West 15th Street) (1892-93)

Born in London, Thomas R. Jackson was brought to the United States in 1831. He received an architectural education in the office of architect Richard Upjohn. By 1850, Jackson had established a varied practice, designing theaters, clubs, residences, and schools, and became one of the city's most eminent architects. Among his notable projects were the Leonard Jerome Mansion (1859), 32 East 26th Street; New York Times Building (1857-58), Park Row; Wallack's Theater (1861), 844 Broadway; the Academy of Music (1868), East 14th Street and Irving Place, and Tammany Hall (1868) next door, now all demolished. Jackson's specialty, however, was commercial structures, including store-and-loft buildings, warehouses, and factories, which may be seen in the SoHo-Cast Iron, Ladies' Mile, and Tribeca Historic Districts. Especially notable are the cast-iron-fronted 427-429 Broadway (1870); 416-424 Washington Street warehouse (1882); and Mercantile Exchange (1884-85), 6 Harrison Street. Jackson was appointed Superintendent of Federal Buildings in New York by the Secretary of the Treasury and served in this capacity for five years. He continued his practice until 1900. Prominent architects trained in his office were George F. Babb (of Babb, Cook & Willard), Peter B. Wight, and Isaac G. Perry.

Francis; Ward; LPC, architects files; Jackson obit., *American Architect & Building News* (Feb. 19, 1901), 49-50, and *American Art Annual* 4 (1903), 141; *New York 1880*.

Johnson, S.W. (dates undetermined)

416-418 West 14th Street (1874)

Katz, S. Walter (dates undetermined)

52-58 Gansevoort Street (1937 alteration)

S. Walter Katz was listed in directories as an architect by 1915 and until at least 1940. He designed the Hotel Piccadilly (1928), 227 West 54th Street (1709-1711 Broadway).

Ward; *New York 1930*, 204.

Keeler & Fernald

Frederick Sterling Keeler (1868?-1941)

Dana Fernald (dates undetermined)

835 Washington Street (aka 39 Little West 12th Street) (1926-27)

Frederick S. Keeler graduated from the Columbia College School of Mines (1894), was supervising architect of the Hotel Astor (1904-09, Clinton & Russell; demolished), and practiced independently from about 1908 to 1920. Keeler & Fernald, which lasted from 1920 until about 1935,

combined 45 and 47 East 92nd Street (in the Carnegie Hill Historic District) into a neo-Georgian style single-family residence (1926-28) for banker/real estate developer Robert Louis Hoguet. Keeler resumed an independent practice after the firm was dissolved.

Ward; Keeler obit., *NYT*, Jan. 8, 1941, 19; *NYC Directory* (1922, 1933); LPC, *Carnegie Hill Historic District Designation Report*.

Kratchman, Steven

411-417 West 13th Street (aka 412 West 14th Street) (2002-03 addition/alteration)

The firm of Steven Kratchman Architect, P.C. was established in 1999 by Steven Kratchman, who studied at the University of Kansas, the Graduate Center of the City University of New York, and in Germany.

Steven Kratchman Architect, P.C.

La Farge, Morris & Cullen

Christopher Grant La Farge (1862-1938)

Benjamin Wistar Morris (1870-1944)

Charles H. Cullen (dates undetermined)

5 Little West 12th Street (aka 2-8 Ninth Avenue) (1913)

405-409 West 13th Street (aka 410 West 14th Street) (1909, Charles H. Cullen)

Christopher G. La Farge was born in Newport and, at an early age, assisted his famous father, John La Farge, in decorative work and painting. In 1880, he decided to study architecture, attending MIT for two years before joining the office of Henry Hobson Richardson. La Farge moved to New York City and established the partnership [George Louis] Heins & La Farge in 1886. The firm was awarded several prestigious commissions, including the initial design for the Cathedral of St. John the Divine (1890-1911), a designated New York City Landmark; New York Zoological Park (1899), the Bronx; and New York subway stations (1904). After Heins' death in 1907, La Farge continued to practice, producing many of the buildings at the Bronx Zoo (1911-15) after he entered into partnership with Benjamin W. Morris in 1910.

Morris, born in Portland, Ore., was the son of an Episcopal bishop. He was educated at Trinity College, Columbia University (1894), and the Ecole des Beaux-Arts. After returning from Paris, he briefly worked in the office of Carrere & Hastings before establishing his own practice in 1900. La Farge & Morris, which lasted until 1915, designed the J.P. Morgan House, Glen Cove, N.Y.; Williams Memorial Library, Trinity College, Hartford; Cathedral of St. James (R.C.), Seattle (1915); and St. Patrick's Church (1915), Philadelphia. In 1910-13, LaFarge and Morris were joined by Charles H. Cullen in La Farge, Morris & Cullen. Cullen had his own practice between 1908 and 1936. Between 1915 and his death in 1938, La Farge worked in the firms of La Farge, Warren & Clark; La Farge, Clark & Creighton; and La Farge & Son. Morris designed the Cunard Building (1917-21, with Carrere & Hastings), 25 Broadway, and the Morgan Library Annex (1927-28), East 36th Street, both designated New York City Landmarks.

American Architect, (1907), 105; *Architectural Forum* (Jan. 1939), 45; LPC, architects files; *NYT*, Nov. 5, 1944; *Who's Who in New York* (1911).

Lockwood Greene Engineers, Inc.

414 West 13th Street (1929-30)

Lockwood Greene Engineers, Inc., an engineering firm still in existence, traces its roots to 1832 and the consulting work of the New England textile mill engineer David Whitman (died 1858), who developed an expertise in site selection, building and power plant design, machinery, construction supervision, and management. Whitman was succeeded by Amos D. Lockwood (1811-1884), who had worked in textile mills, becoming an assistant superintendent and later a resident agent. He formed A.D. Lockwood & Co., mill engineers, in 1875, with his brother Moses, a civil engineer, and brother-in-law Rhodes B. Chapman. The company, as mill consultants and engineers, took on all aspects of mill operation. Its Piedmont Manufacturing Co. plant, near Greenville, S.C., is credited with helping to spur the Southern textile industry. Lockwood, Greene & Co. was formed in 1882, with Stephen Greene, a young civil engineer in Lockwood's employ, and son-in-law John W. Danielson as partners. Lockwood, Greene specialized in architectural and engineering design, construction supervision, and contract bidding. After Lockwood's death and Danielson's sale of his interests in 1889, the firm was continued by Greene, who diversified it to include schools, publishing plants, and factories. Lockwood, Greene was in the forefront in the use of electricity in mills in the 1890s. Edwin F. Greene, Stephen's son, headed the firm after 1901. The firm's engineering division was purchased by its employees in 1920 and became known as Lockwood Greene Engineers, Inc., which was listed in New York City directories until about 1929. An increasing amount of this firm's work was involvement in architectural projects, such as the Atlantic City Auditorium, Daily News Building, and *New York Tribune* Building (1923).

Ward; "A Lockwood Greene Scrapbook," www.lg.com website; *American Architect* (May 23, 1923), 466-470.

Maier, James S. (died by 1928)

401-403 West 14th Street (aka 47-59 Ninth Avenue) (1923)

413-435 West 14th Street (1914)

444 West 14th Street (1923)

In 1893, James S. Maier became a partner in his father's firm, John Maier & Son, builders, which had been established in 1870. James Maier began an architectural practice around 1899, which lasted until his death. He is known to have designed a cold storage building in the Bronx (1909); the Simon Donovan Trucking Co. stable (1914-15), 356-360 West 11th Street; St. Bernard's Church School (1915-16), 327-335 West 13th Street; and the Metropolitan Distributors Co. garage (1919), 535-541 West 38th Street. In 1916, Maier was commissioned by Conron Bros., poultry dealers and real estate development/management firm, to convert the row of 6 houses at 44-54 Ninth Avenue into a bachelor apartment building. By 1909, he was the frequent partner of developer John J. Gillen, including the construction of 413-435 and 401-403 West 14th Street, as well as in the purchase of the former Herring Building in 1923. After the completion of No. 413-435, Maier maintained his office there.

Francis; Ward; Kellerman; *NYT*, Feb. 12, 1904, 11, Mar. 4, 1909, 13, June 1, 1919, 101, May 30, 1923, 23, June 12, 1925, 33, Nov. 27, 1928, 60, and Dec. 3, 1928, 51.

McCabe, George Mallon (dates undetermined)

9 Ninth Avenue (1905)

19 Ninth Avenue (1908)

George M. McCabe practiced architecture between about 1897 and 1936, beginning as the head draftsman of architect Danforth Nathaniel Barney Sturgis. McCabe appears to have been a specialist in the design of stables and garage buildings, which included 9-11 Weehawken Street (1908-09).

Francis; Ward; Kellerman; LPC, architects files.

Mettam, Charles (1819-1897)

34 Gansevoort Street (1870)

Born and educated in Dublin, Ireland, Charles Mettam worked as an architect there and in London before immigrating to New York City in 1848. He established an architectural and civil engineering practice by 1854, and was a partner in Mettam & [Jeremiah E.] Burke in 1855-58. Mettam & Burke was responsible for the New-York Historical Society (1857, demolished), Second Avenue and East 11th Street. Mettam was the first to propose an elevated transit system for New York, in *Scientific American* in 1854. He designed the Eye and Ear Infirmary, College of Physicians and Surgeons (later Packard's College), Brandeth House hotel, and New York Society Building. During the Civil War, Mettam assisted Gen. Delafield in the construction of fortifications in the New York Harbor. He was also the designer of President Lincoln's New York funeral car. Mettam held a number of patents relating to construction, including cast iron, and designed the cast-iron-fronted 537-541 Broadway (1868), 500 Broome Street (1874), 98-100 Greene Street (1880), and 98-100 Mercer Street (1880-81), all located within the SoHo-Cast Iron Historic District. He continued to practice until his death.

Francis; Mettam obit., *NYT*, Dec. 10, 1897, 7; *American Art Annual* 1; *New York 1880*, 168; Gayle & Gillon.

Meyen, Hans E. (dates undetermined)

421-425 West 13th Street (1901-02)

Hans E. Meyen established a Brooklyn architectural office by 1884, and the following two years had an office in Manhattan.

Francis.

Michel, John G. (dates undetermined)

3 Little West 12th Street (1918-19)

John G. Michel was apparently the head draftsman in the firm of DeLemos & Cordes, prior to establishing his own architectural practice around 1901. He worked at least through the 1910s.

Francis; Ward.

Oltarsh, David M. (1883?-1940)

837-843 Washington Street (aka 426-432 West 13th Street) (1938)

Born in New York City, David M. Oltarsh graduated from City College (1902) and worked in his father's Oltarsh Iron Works until 1912. He was employed by the Brady Oltarsh Construction Co., highway, sewer, and waterworks contractors, until World War I. During the war, he served as Captain of Engineers, and later received the rank of Lieutenant Colonel. In 1928, he established David M. Oltarsh, Inc., architects, engineers, and builders. He was involved in the design and/or construction of the Ruppert Building, Fifth Avenue and 44th Street; 50 Broadway; 101 Wall Street; the Taft Hotel; and a number of theaters.

Oltarsh obit., *NYT*, July 22, 1940, 17.

Pelham, George Brown (1831-1889)

60-68 Gansevoort Street (1880-81)

A son of the British Naval architect John Pelham, George B. Pelham worked on the construction of the Parliament complex (1857-77, Thomas Fuller, Chilian Jones, Thomas Stent, Augustus Laver) in Ottawa, Canada. In 1868, he moved to Portland, Maine, where he designed the Gothic Revival style Rectory of St. Paul's Church (1869). He formed a partnership with William Bonnell, and designed the High Street and Warren Congregational Churches, Portland and Westbrook. Pelham moved to New York City in 1871 and established an architectural practice by 1875. He worked for the Department of Public Parks, and continued to practice until his death. His son, George F. Pelham (1866-1937), and grandson, George F. Pelham II (1897-1967) also became architects specializing in the design of apartment buildings.

Ward; LPC, architects files; Withey; G.F. Pelham obit., *NYT*, Feb. 9, 1937, 23; www.cascobayweekly.com website.

Ridder, Christian F., Jr. (c. 1850-)

831 Washington Street (1880)

C. F. Ridder, Jr., born in Germany, practiced architecture in New York City from at least 1874 until 1885. In 1875, he was a partner in Ridder & Frederick. He is known to have designed tenements, including a number in the Greenwich Village Historic District.

Francis; LPC, architects files.

Schweitzer, Bernard J. (dates undetermined)

67 Gansevoort Street (1887)

B. J. Schweitzer was an architect working in New York as early as 1879. An advertisement that year listed Schweitzer, as an "architect and designer" of "churches, schools and dwellings. Suburban dwellings a specialty." He formed a partnership with New Jersey resident Julius J. Diemer in 1889. The firm lasted until 1912, producing the Tiffany & Co. factory (c. 1899-1901) in Newark.

Francis; Ward; *American Missionary* (Oct. 1879), 319.

Seaver, William P. (dates undetermined)
413-435 West 14th Street (1922 addition)

William P. Seaver, an architect and engineer, was listed in New York City directories between 1911 and 1914.

Ward.

Seiden, Abraham L. (dates undetermined)
13 Little West 12th Street (1969 addition)
15 Little West 12th Street (c. 1961 addition)(attribution)
402-404 and 406 West 13th Street (1950 and 1955)

Abraham L. Seiden began as an architect by the 1930s, and was still active in the late 1960s. Early in his career he was associated with the building firms of Herbert Adams & Co. and Louis Asche & Co., as well as C.V. Daniels & Co., of Bayonne, N.J., general contractors and engineers specializing in cold storage and mechanical refrigeration. He appears to have worked in the 1950s-60s for Martin & William Smith, general contractors, including alterations to market buildings in the historic district [see Martin Smith, below]. Seiden designed an addition (1950) to a 1942 freight terminal building at 454-456 Greenwich Street in the Tribeca North Historic District, and the Watchtower Bible & Tract Society dormitory and library (1966), Columbia Heights and Pineapple Street, an early addition to the just-designated Brooklyn Heights Historic District, New York's first such district.

New York 1960, 1144; LPC, architects files; *NYC Directory* (1933).

Smith, Martin (dates undetermined)
13 and 15 Little West 12th Street (1933)

Martin Smith was one of the principals in the firm of Martin & William Smith, Inc., general contractors, responsible for a number of market building alterations in the historic district in the 1950s-60s [see Abraham L. Seiden, above]. He was associated with the firm of C.V. Daniels & Co., of Bayonne, N.J., general contractors and engineers specializing in cold storage and mechanical refrigeration, in the 1930s. Martin & William Smith, Inc., was located at 406 West 13th Street in 1965, and at 419 West 13th Street in 1975.

NYC Directory (1933).

Snook, John Butler (1815-1901)

John B. Snook Sons

Thomas Edward Snook (1846?-1953)
John W. Boyleston (1852-1932)

14-20 Little West 12th Street (1928)
802-816 Washington Street (aka 76-82 Gansevoort Street and 91-95 Horatio Street) (1931-35)
407 and 409-411 West 14th Street (1876, John B. Snook)
104-108 Gansevoort Street (aka 533-535 West Street) (1932)

John B. Snook, born in England the son of a carpenter/builder, received a thorough background in construction working in his father's office. Snook immigrated to the United States, and by 1835 was established in New York City as a carpenter/builder, then as an architect in partnership with William Beer in 1837-40. By 1842, Snook found work with Joseph Trench, and they later formed the firm of Trench & Snook, which helped to introduce the Anglo-Italianate style to New York with buildings such as the A.T. Stewart Store (1845-46), 280 Broadway, the country's first department store and a designated New York City Landmark, and the Metropolitan Hotel (demolished). With Trench's departure for California in the 1850s, Snook rose to head the firm. Snook became an extremely prolific architect-builder who designed structures of all types, in virtually every revival style, and expanded his practice into one of the largest in New York. The first Grand Central Terminal (1869-71, demolished) was one of his best known works.

In 1887, Snook took his three sons, James Henry (1847-1917), Samuel Booth (1857-1915), and Thomas Edward, and a son-in-law, John W. Boyleston, into his office, and his firm's name was changed to John B. Snook & Sons. After the death of John B. Snook and sons James and Samuel, the name was changed to John B. Snook Sons. The firm continued well into the twentieth century, and designed the Merchants Refrigerating Co. cold storage warehouses at 501 West 16th Street (1916-18), and at 17-25 N. Moore Street (1924), in the Tribeca West Historic District.

LPC, architects files; Mary Ann Smith, "The Commercial Architecture of John Butler Snook" (Pa. State Univ., thesis, 1974); "John Butler Snook," *Macmillan Encyc.* 4, 95.

Stadler, Charles H. (dates undetermined)

46-50 Gansevoort Street (aka 842-846 Greenwich Street) (1938-39)

Charles H. Stadler was an engineer.

Stroud, James (1835?-1913)

641 Hudson Street (1885-86)

32-34 and 36 Little West 12th Street (1880)

Little is known of the career of James Stroud. His practice, established by 1865 and lasting until about 1900, appears to have been primarily residential in nature. He designed rowhouses in the Upper West Side/Central Park West and Hamilton Heights/Sugar Hill Northwest Historic Districts, as well as tenements, French flats, and the First Reformed Episcopal Church.

Francis; Stroud obit. notice, *NYT*, Jan. 10, 1913, 11.

Styles, Thomas H. (dates undetermined)

420-424 West 14th Street (1903-04)

Thomas H. Styles was listed as an architect in New York City directories between 1903 and 1909, first as a resident of New Jersey and later of Queens. He is known to have designed a garage building (1905), 332-334 West 11th Street, in the Greenwich Village Historic District, and altered commercial buildings in the Ladies' Mile Historic District.

Trow's New York City Directory; LPC, architects files.

Suess, George H. (dates undetermined)

69 Gansevoort Street (1949)

George H. Suess appears to have been an architect working mostly in Brooklyn between 1936 and 1954. He may be the same person who worked for the Power & Maintenance Department of the National Biscuit Co., Philadelphia, in 1928.

NYT ProQuest; www.boards.ancestry.com website.

Thom & Wilson

Arthur M. Thom (c. 1850-)

James W. Wilson (dates undetermined)

442 West 14th Street (1890)

Little is known of the backgrounds of the partners in Thom & Wilson, despite the prolific output of the firm between about 1874 and 1910. Thom was born in Prussia. They primarily designed rowhouses, French flats, and small apartment buildings, which are found in the Upper West Side/Central Park West, Riverside Drive-West End, Upper East Side, Greenwich Village, Metropolitan Museum, and Hamilton Heights/Sugar Hill Historic Districts. Their residential work was considered inventive within the range of popular contemporary styles. In addition, Thom & Wilson was responsible for the Romanesque Revival style Harlem Courthouse (1891-93), 170 East 121st Street, a designated New York City Landmark. The short-lived firm of Thom, Wilson, & [John E.] Schaarschmidt designed the Criminal Courts Building (1890-94, demolished), Centre Street.

Francis; Ward; LPC, architects files.

Thompson-Starrett Co.

411-417 West 13th Street (aka 412 West 14th Street) (1900-01)

The Thompson-Starrett Co. was founded around 1900 by brothers Theodore, Ralph and William (and later Goldwin) Starrett. Originally from Kansas, the Starrett family moved to Chicago. All five brothers became associated with leading construction and architectural firms in Chicago and New York. Elder brothers Theodore and Paul began their careers in 1887 in the office of architect Daniel H. Burnham. Theodore (1865-1917) became a structural engineer, a prominent designer of Chicago hotels and apartment buildings, and formed the Whitney-Starrett Construction Co. The subsequent Thompson-Starrett Co. specialized in large-scale industrial, commercial, hotel, and skyscraper construction. The firm's many projects included Union Station, Washington (1903-08, D.H. Burnham & Co.) and the Woolworth Building (1910-13, Cass Gilbert), a designated New York City Landmark..

LPC, *Manhattan Company Building Designation Report* (LP-1936, 1995), prepared by Jay Shockley.

Trowbridge & Livingston

Samuel Beck Parkman Trowbridge (1862-1925)

Goodhue Livingston (1867-1951)

416-424 West 13th Street (aka 17-37 Little West 12th Street) (1901-02)

Samuel B. P. Trowbridge, born in New York City, graduated from Trinity College, Hartford (1883), entered the Columbia College School of Mines, and later furthered his studies at the American School of Classical Studies, Athens, and the Ecole des Beaux-Arts, Paris. On his return to New York, he entered the office of George B. Post. Goodhue Livingston received degrees from Columbia during the same period Trowbridge was there and also practiced with Post. In 1894, Trowbridge, Livingston and Stockton B. Colt formed a partnership that lasted until 1897, when Colt left the firm. Trowbridge & Livingston gained recognition for its public and commercial buildings, among which are the St. Regis Hotel (1901-04), 699-703 Fifth Avenue; B. Altman & Co. Department Store (1905-13), 355-371 Fifth Avenue; Bankers Trust Co. Building (1910-12), 14 Wall Street; east wing of the American Museum of Natural History (1912-34); and J.P. Morgan & Co. Building (1913), 23 Wall Street, all designated New York City Landmarks. The firm was also responsible for the American Red Cross National Headquarters (1915-31), Washington, D.C., and the Oregon State Capitol (1936-38, with Francis Keally).

LPC, architects files, and *14 Wall Street Building Designation Report* (LP-1949, 1997), prepared by Gale Harris; "Trowbridge & Livingston," *Macmillan Encyc.*; Trowbridge obit., *American Institute of Architects Journal* (April 1925), 152.

Voorhees, Walker, Foley & Smith

Stephen Francis Voorhees (1878-1965)

Ralph Walker (1889-1973)

Max Henry Foley (1894-1968)

Perry Coke Smith (1899-1973)

60-68 Gansevoort Street (1940 alteration)

809-813 Washington Street (aka 70-74 Gansevoort Street) (1940-42)

Voorhees, Walker, Foley & Smith was the successor to four previous firms, dating back to 1885 and the practice of Cyrus L.W. Eidlitz (1853-1921). Eidlitz was joined by Andrew McKenzie (1861-1926) in the firm of Eidlitz & McKenzie from 1900 to 1909. McKenzie, Voorhees & Gmelin was established in 1910 when McKenzie was joined in partnership by Stephen F. Voorhees and Paul Gmelin (1859-1937). Voorhees, a civil engineer trained at Princeton University, had worked for Eidlitz & McKenzie as an engineer and superintendent of construction. German-born and -trained Paul Gmelin had worked previously for McKim, Mead & White and Babb, Cook & Willard before joining with McKenzie and Voorhees. McKenzie, Voorhees & Gmelin did a considerable amount of work for the New York Telephone Co., an association that had begun with the designs of two downtown buildings (1885-86 and 1890) by Eidlitz. The first structure that the firm, with Eidlitz, designed for the company was the Long Distance Building (1911-14), 32 Sixth Avenue. McKenzie, Voorhees, & Gmelin also designed telephone company buildings in Albany, Buffalo, and New Jersey, as well as the Brooklyn Edison Co. Building and Brooklyn Municipal Building.

In 1919, Ralph Walker joined the firm. Born in Waterbury, Conn., Walker had an unconventional architectural training that included apprenticeship and study in Rhode Island, MIT, Montreal, Boston, Europe, and the Army Corps of Engineers, followed by work in the offices of Bertram G. Goodhue and York & Sawyer. Walker's first assignment for MacKenzie, Voorhees & Gmelin was the Barclay-Vesey Building (1923-26), 140 West Street, for the New York Telephone Co., which gained him immediate fame and is a designated New York City Landmark. Following the death of McKenzie, Walker became a partner in Voorhees, Gmelin & Walker from 1926 to 1939.

A prolific architect, Walker became known as one of the city's preeminent designers of Art Deco style skyscrapers. He worked almost exclusively for corporate clients, especially for AT&T, and becoming a specialist in the design of that company's buildings. Among his subsequent commissions were the Western Union Building (1928-30), 60 Hudson Street; an extension and rebuilding of the Long Distance Building of AT&T (1930-32), 32 Sixth Avenue; and Irving Trust Co. Building (1929-31), 1 Wall Street, all designated New York City Landmarks.

From 1939 to 1954, the firm became Voorhees, Walker, Foley & Smith, with Max H. Foley and Perry C. Smith. Foley, a graduate of Yale University, had begun work for McKenzie, Voorhees & Gmelin in 1924. Smith, a graduate of the University of Wisconsin and the Columbia University School of Architecture, also began work in 1926 for McKenzie, Voorhees & Gmelin, and remained with its successor firms until 1967.

LPC, architects files, and *1 Wall Street Building Designation Report* (LP-2029, 2001), prepared by Virginia Kurshan.

Charles N. & Selig Whinston

Charles Nathaniel Whinston (1891-1964)

Selig Whinston (1900-)

408-412 West 13th Street (1941)

The architectural and engineering firm of Charles N. & Selig Whinston was organized by the two brothers in 1924. Charles N. Whinston, born in New York City, graduated from Cooper Union (1911) and received a degree in civil engineering from the Polytechnic Institute of Brooklyn (1913). He was associated from 1914 to 1923 with another brother in the architectural and engineering firm of Benjamin H. & Charles N. Whinston. Selig Whinston, also born in New York, attended Columbia University and the School of Fine Arts, Fontainebleau, France. The firm of Charles N. & Selig Whinston, which lasted into the early 1960s, designed residential, commercial, factory, and garage structures, and in the 1950s altered the base of the Tiffany & Co. Building (1903-06, McKim, Mead & White), 397-409 Fifth Avenue, a designated New York City Landmark.

Ward; *American Architects Dir.* (1962), 753; C.N. Whinston obit., *NYT*, May 28, 1964.

Whittal, William H. (-1920)

419 West 13th Street (1900)

William H. Whittal was a partner in Whittal & [Hugh J.] Campbell in 1892-93, then established an independent practice, which lasted until about 1918.

Francis; Ward.

Wilson, Albert Kneedler (1893-)

63-65 Gansevoort Street (1938-39)

Born in Philadelphia, Albert K. Wilson graduated in architecture from the University of Pennsylvania (1916) and the Ecole des Beaux-Arts, Toulouse (1919). He worked as an architect for E.L. Phillips & Co. (1923-29); the Bureau of Yards and Docks (1940-45); and E.I. du Pont de Nemours & Co. (1945-48). Wilson moved to Florida later in his career.

American Architects Directory (1962).

Zabriskie, Peter J. (dates undetermined)

1 Little West 12th Street (1887)

Peter J. Zabriskie was possibly the carpenter, born c. 1851 of Russian descent, who was listed in the 1880 census in Jersey City, N.J.

U.S. Census (1880).

BUILDING ENTRIES

The individual building entries in this report are arranged numerically by Block and Lot. A Block map indicating Lots, buildings, and addresses appears at the beginning of each block. Current photographs appear with each entry. Available Dept. of Taxes photographs (c. 1939) appear at the end of each block.

Note: The list of commercial tenants for each entry was compiled from: NY County, Office of the Register, the *New York Times*, NYC Commercial Directories (1883, 1889, 1895, 1902, 1906, 1912, 1919), maps, and Manhattan Address Directories (1929-93). The years indicated for each company are the known years in which the company was located at a certain address, based on those sources. This is not a definitive listing of all the years any company was at an address.

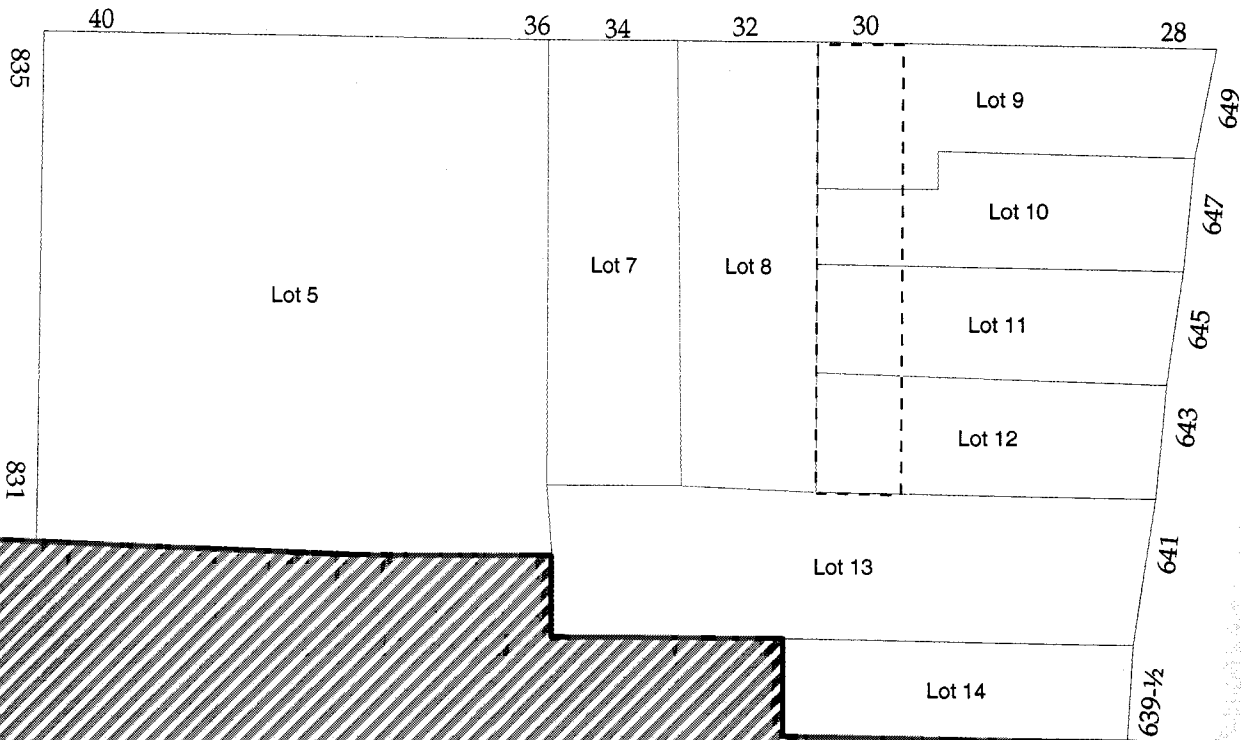
Block 627

Little West 12th Street

Gansevoort Street

Greenwich Street

Hudson Street



Lot 5

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12




Lot 13

Lot 14

Greenwich Village Historic District

Horatio Street



 Gansevoort Market District Boundaries
 Lot Boundaries
 Additional Buildings on Lot



BLOCK 627

36-40 GANSEVOORT STREET (aka 831-835 GREENWICH STREET)

Tax Map Block 627, Lot 5

Date: 1947-48 (NB 13-1947)

Architect: Horace Ginsbern & Assocs.

Original Owner: 36 Gansevoort Corp.; Producers Distributing Agency, Inc. (lessee)

Type: Market building

Style: Modern (originally)/ none (currently)

Stories: 2

Facade Materials: brick (painted)

Alterations

windows replaced (c.1988-2002); HVAC and telecommunications equipment installed on the roof (c.1999-2000)

Ownership History

1946 36 Gansevoort Corp./ 36 Gansevoort Realty Corp.

1978 Plymouth Beef Co.

1980 Gerald Sussman

1995 36-40 Gansevoort Realty LLC

Commercial Tenants

Producers Distributing Agency, Inc. (1947-80); J.D. Cornell Co., poultry (1950-70); Norbest Turkey Growers Assn. (1950-80); Rockingham Poultry Marketing Cooperative (1955-80); Solomon Bros., poultry (1959-70); Dinner Ready Corp., meat (1959); Star Poultry Co. (1959-65); Fenicchia Poultry Co. (1965-70); West 17th Street Poultry, Inc./ Seventh SH Farms, Inc. (1975-93); Centaur Packing Co. (1975); American Beef Co. (1980); Farm Crest Markets, Inc. (1986-93); Glenmere Farms (1986-88); Woolco Foods, Inc. (1993-2003); AR Food Products/ Libby's Farm (1993)

History

The last new purpose-built market building to be constructed in the historic district, 36-40 Gansevoort Street was designed for cold storage on the ground story, with interior truck loading bays, and upstairs offices. Most of the building's tenants have been involved in the poultry business.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Apr. 13, 1947, 253, Feb. 24, 1948, 34, Oct. 13, 1959, 51.



BLOCK 627

34 GANSEVOORT STREET

Tax Map Block 627, Lot 7

Date: 1870 (NB 225-1869); 1924 metal canopy (Alt. 101-1924)

Architect: Charles Mettam

Builder: Hennessy Gibson

Original Owner: William M. Giles

Type: French flats with store

Style: Italianate

Stories: 5

Facade Materials: brick (painted), stone lintels/sills, pressed metal cornice, cast-iron storefront

Alterations

most windows replaced (late 1980s); new storefront windows installed (2001)

Ownership History

1870 William M. and Sarah Catherine Giles

1877 George G. Sickles/ George Stanton Sickles/ Daniel Edgar Sickles

1895 Mary A. McBride/ Catherine F. McBride

1923 Koster Butter & Egg Co.

1939 City Bank Farmers Trust Co. (foreclosure)

1943 34 Gansevoort Street Corp.

Commercial Tenants

Lange Bros., grocers (1889); John Vondohren, produce (1912); Frank Militello Canzone, wholesale grocer and provisions (1913); Koster Butter & Egg Co./ Certified Egg Co./ Manhattan Butter Co./ Manhattan Egg Co./ John W. Coss & Co., butter/eggs/canned eggs (1923-39); H. Scwabeland & Sons, dairy products (1929); Plus Ultra Import-Export Corp./ Barbazon Ultra Products (1942-50); Marglo Products Corp., wholesale fruit importing (1946-93); House of Spain (1965-93); ZPPR Productions (1986); Streetvisions, video and television production (1988-93); Corinth Films, Inc. (1993)

History

This early (1870) French flats building, by notable Irish immigrant architect Charles Mettam, originally housed one family per floor above a ground-story store. The first owner was William M. Giles, the president of the Excelsior Savings Bank in 1870, as well as a druggist on Sixth Avenue. His firm, William M. Giles & Co., with partner Edward C. Jenkins, went bankrupt in 1878. This financial situation may have prompted the sale of this building in 1877. The next owners, the Sickles family, included prominent members: George G. Sickles, lawyer; George Stanton Sickles, the charge d'affairs at the U.S. Embassy in Madrid during the Spanish-American War; and Gen. Daniel E. Sickles, a lawyer, Congressman, and minister to Spain. Several produce firms are known to have leased the commercial space. The Sickles family placed the property at auction in 1895, and it was purchased by heir Mary A. McBride. In 1923, it was acquired by the Koster Butter & Egg Co.,

headed by Christian Koster, which was previously at 863 Washington Street [see]. The firm gutted it, extended it at the rear, and installed a metal canopy in front for its wholesale egg and butter business (Alt. 101-1924). Koster went bankrupt in 1935 and the building was foreclosed four years later. Marglo Products, wholesale fruit importing, was a long-term tenant; other uses included import-export firms and a video-television concern.

This Italianate style building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including residences and market-related functions – of the Gansevoort Market Historic District. Constructed in 1870, during the second phase of development of the district when residential, commercial, and industrial buildings were being built, it further contributes to the visual cohesion of the district through its brick and stone facade, metal cornice, and metal canopy.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Dec. 15, 1870, 6, Feb. 7, 1878, 8, Oct. 6, 1895, 14, Oct. 9, 1895, 15, Mar. 28, 1913, 18, Apr. 18, 1935, 41, Feb. 19, 1939, 39, Nov. 23, 1966, 77; *King's Notable New Yorkers*, 616.



BLOCK 627

32 GANSEVOORT STREET

Tax Map Block 627, Lot 8

Date: 1893 (NB 497-1893); 1901 fire escape (Alt. 1414-1901)

Architect: Charles R. Behrens

Builder: John Busteed Ireland

Original Owner: John Busteed Ireland

Type: Warehouse

Style: Renaissance Revival

Stories: 5

Facade Materials: brick, stone lintels/sills, pressed metal cornice, cast-iron storefront

Alterations

second- and third-floor windows replaced (c.1988-2002)

Ownership History

1865 John Busteed and Adelia Duane Pell Ireland/ J. de Courcsey Ireland

1904 Angelino Sartirano (Sartirano & Co.)

1924 William R. Fair, William J. Lennon (Fair Lennon & Co., Inc.)

1950 Louis and Elsie Teitelbaum

1982 Isabel Litterman, Fred U. Tate (will of Elsie Teitelbaum)

Commercial Tenants

Fair Lennon & Co., wholesale grocers (1906-50); Paul Frazier, sculptor (1965-67); Elsie Teitelbaum/ Little West 12th Street Realty Corp. (1965-93); Gaetano Calarco & Co., fruit (1964-70); Jos. Vinal Ship Maintenance, Inc. (1975); Art World Trading Co./ Mirainbow, Inc., advertising (1980-86); Joinery Fine Woodworking, Inc. (1986-93); Graphic Awards (1986-93); Graphic Media Project (1993); Aptex International (1993)

History

John Busteed Ireland (1823-1913), a prosperous lawyer and resident of Washington Square, had extensive real estate holdings (which he managed) in Greenwich Village, especially in the area north of Abingdon Square. Two years after the completion of 32 Gansevoort Street, the Ireland Building on West Broadway, another of Ireland's structures, also by architect Charles R. Behrens, collapsed and Behrens was found responsible in part. Originally built as a warehouse, 32 Gansevoort Street was converted to a store-and-loft building in 1894, to a factory in 1896, and to a lodging house in 1901. J. de Courcsey Ireland was a realty broker with the firm of Strong & Ireland. The Ireland family sold the property in 1904 to Angelino Sartirano, whose firm, Sartirano & Co., operated numerous Manhattan lodging houses. Maps from the 1910s and 20s indicate that it was called the Wena Hotel. Fair Lennon & Co., wholesale grocers, leased the building beginning in 1906, purchased it in 1924, and remained here until 1950. There were no directory listings for this property from the 1950s. In 1961, the building's use was changed to a store and fine arts studios (Alt. 851-1961). Paul Frazier, sculptor, became a tenant, as well as Gaetano Calarco & Co., fruit merchants.

Owner Elsie Teitelbaum, Little West 12th Street Realty Corp., had an office here. In 1974, the building was altered again for fine art studios and apartments (Alt. 1709-1974).

This Renaissance Revival style building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Constructed in 1893, during one of the major phases of development of the area when produce-related businesses were constructing buildings in the district, it further contributes to the visual cohesion of the district through its brick and stone facade, metal cornice, and cast-iron storefront.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Apr. 3, 1904, 15, Feb. 11, 1906, 15, Apr. 16, 1964, 38, Sept. 26, 1967, 1; *Notable New Yorkers*, 585; “Strong & Ireland,” *Hist. of R.E.*, 215.



BLOCK 627

643, 645, 647, and 649 HUDSON STREET (aka 28 GANSEVOORT STREET)

Tax Map Block 627, part of Lots 12, 11, 10, and 9

Date: c. 1840

Original Owner: James and Elizabeth Dean

Type: Rowhouses with stores

Style: originally Greek Revival (now altered)

Stories: 4

Facade Materials: brick (painted), stone lintels/sills, Gansevoort Street facade covered with cement stucco

Alterations

cornices removed, lintels shaved, windows replaced (c.1940-85); new masonry, aluminum, and glass storefronts (1959)

Ownership History

1837 James and Elizabeth Dean/ Dean Estate

1956 Exploration Realty Co. (Robinson Callen)

1965 Sixth & Church Realty Corp.

1969 Robinson Callen (lots 9-10); Saul S. and Susie A. Katz, Ernst Auerbacher, Grant M. Scruggs (lots 11-12)

1999 Katz-Auerbacher Corp. (lots 11-12)

Commercial Tenants

No. 643: Obertreis & Morris, butter, cheese, and eggs (1889); Katherine E. Otto, baker (1916-17)

No. 645: John H. Uffelmann, produce (1883); Richard Uffelmann, butter, cheese, and eggs (1889); Hudson Beef Co. (1980-93)

No. 647: C.H. Luedeke, produce (1889); Jansen Cigars (1936-1946); NYC Gay and Lesbian Anti-Violence Project/ Empire State Pride Agenda (1993-2003)

No. 649 (30 Gansevoort Street): Henry Bohm, produce (1883); Cornelius F. Duffy, produce (1884-1946); Ernest Slongo Distributing Co./ Armstrong Rubber & Tire Co./ Ensign Products Co., auto supplies and tires (1950-75)

History

According to an 1851 New York City directory, each of these rowhouses housed seven to eight workingclass men and women, making them early tenements. They were constructed for James and Elizabeth Dean c. 1840 on land they had purchased in 1837. After Elizabeth Dean's death in 1891, they were retained continuously by the Dean Estate until 1956, at which time they were purchased by Robinson Callen, an investor-financier and real estate operator. New York City Dept. of Taxes photographs (c. 1939) indicate that the buildings had unified late-19th-century shopfronts. The properties were leased in 1924 by the West Washington Market Realty Corp. for upgrading. The shops have held a wide variety of businesses over the years, including grocers, bakers, and cigars/stationery. Long-term commercial tenants have included the firm of Cornelius F. Duffy

(established 1867), produce (Duffy was also living in No. 647 in 1884); Ernset Slongo Distributing Co. and associated firms, auto supplies and tires; and Hudson Beef Co.

These altered buildings were constructed c.1840, during the first major phase of development when residences were being erected in parts of the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Jan. 24, 1924, 30, June 18, 1956, 38; Bonner, 792.

BLOCK 627

30 GANSEVOORT STREET

Tax Map Block 627, part of Lots 9, 10, 11, and 12

Date: 1982 (Alts. 1087, 1088, 1089, 1090-1982)

Architect: Ralph J. Chiaro, engineer

Original Owner: MacBet Realty Corp.

Type: Garage

Style: none

Stories: 1

Facade Materials: brick

Ownership History

See 643-649 Hudson Street

History

This garage was constructed in the rear yards of 643, 645, 647, and 649 Hudson Street.

References

Kellerman.



BLOCK 627

641 HUDSON STREET

Tax Map Block 627, Lot 13

Date: 1885-86 (NB 807-1885); 1930 storefront (Alt. 380-1930)

Architect: James Stroud

Original Owner: Michael Moloughney, Jr.

Type: Tenement with store

Style: neo-Grec

Stories: 5

Facade Materials: brick, stone lintels/sills, pressed metal cornice, cast-iron storefront

Alterations

lintels shaved, most windows replaced (c.1940-85); roll-down gate at store entrance (late 1980s)

Ownership History

1882 Michael Moloughney, Jr.

1906 James K. White

1908 John Henry Magonigle/ Florence Magonigle

1912 Sarah H. Laughlin

1920 Sadie Harris, Benjamin and Anna Rosenblum

1927 Mauch Realty Corp.

1935 Metropolitan Savings Bank (foreclosure)

1944 Christopher T. Dowd

1948 Wood Realty Corp.

1953 Irving A. Elkins

1958 Marian Young Taylor

1965 George Zatkin/ Violet Zatkin

1974 Arthur Dicesare

1976 Dominick Alongi

1978 Domare Estates, Inc.

1983 Felix Bernardo

Commercial Tenants

Michael Moloughney, Jr., grocer (1886-1906); Nussbaum Produce (1936-38); Haymond Marketing Service, produce (1946-50); New Yorker Supply Co. (1955-70); Capitol Sash & Glass Co. (1986-2003)

History

This tenement building, which originally housed sixteen families, was built for long-time area grocer Michael Moloughney, Jr. His business was listed in an 1870 directory at 4 Ninth Avenue, on the adjacent block around the corner, and it was listed here in a 1902 directory. Moloughney had died by the time of the building's sale in 1906. After the property's foreclosure in 1935, the commercial space returned to use by produce tenants. One long-term tenant was the New Yorker

Supply Co.

This neo-Grec style building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including residences and market-related functions – of the Gansevoort Market Historic District. Constructed in 1885-86, during one of the major phases of development, when produce-related businesses were constructing buildings in the area, it further contributes to the visual cohesion of the district through its brick and stone facade, metal cornice, and cast-iron storefront.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Nov. 23, 1906, 14.



BLOCK 627

639-1/2 HUDSON STREET

Tax Map Block 627, Lot 14

Date: c. 1854

Original Owner: Jane Ireland Gahn

Type: Rowhouse with store

Style: Greek Revival (altered)

Stories: 3

Facade Materials: brick, wood cornice

Alterations

cornice replaced (pre-1939); doorway, storefront (brick, aluminum and glass), new lintels (BN 386-1947); two through-the-wall air conditioners

Ownership History

1833 Henry and Jane Ireland Gahn

1866 Jane Reynolds White

1870 Elizabeth Mayer/ Flammer family (William G., Charles Arthur, John Jacob, Isabelle A.)/
Rose Frey

1928 Margaretha P. Mayer Stewart (foreclosure)

1929 Thomas C. Stephens

1946 Wasserman family (Abe, Sidney, Robert, David)

Commercial Tenants

stationery (1929-39); Commercial Plumbing & Heating Co./ Peerless Mechanical Corp./ Supreme Mechanical Corp. (1955-75)

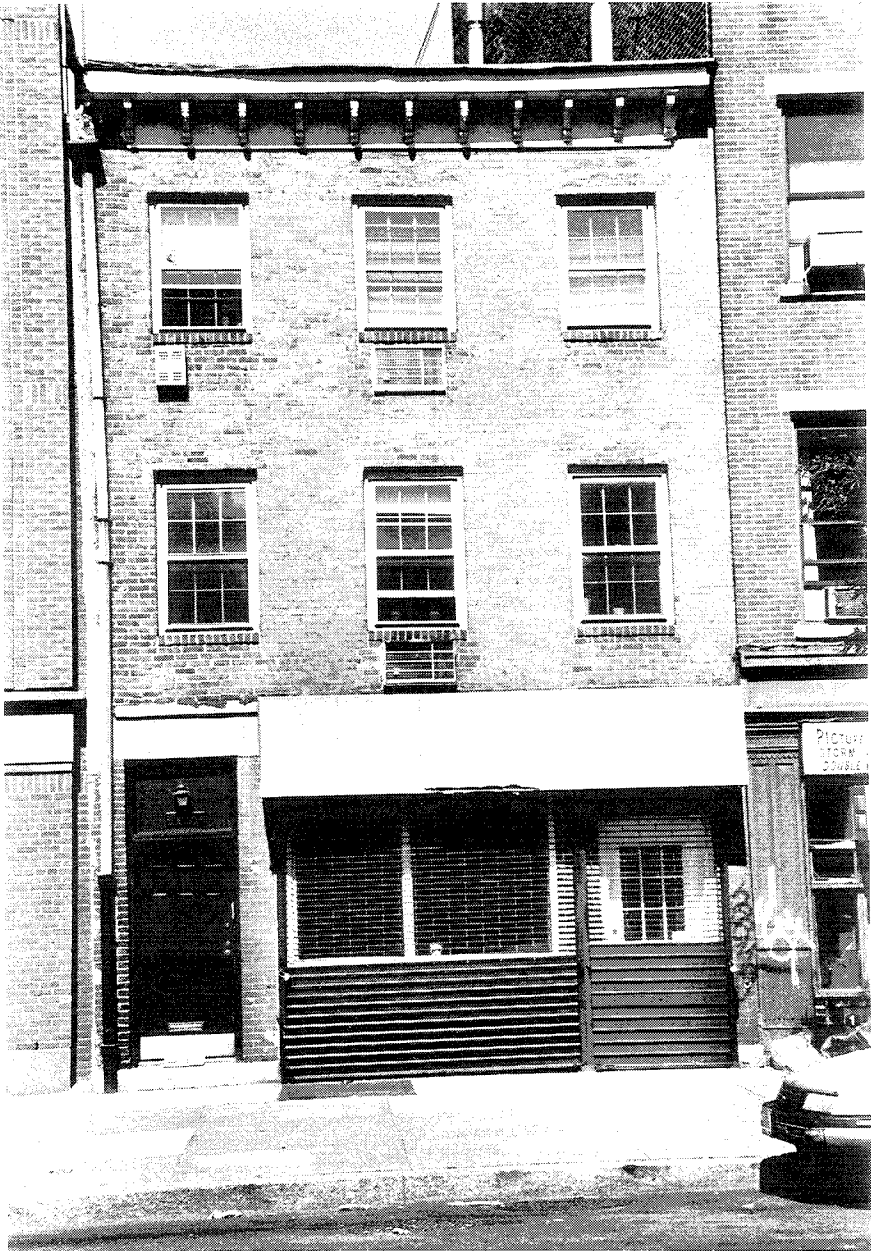
History

This house was originally built for Jane Ireland Gahn, presumably a daughter of John Busted Ireland, who had extensive real estate holdings in the area [see 32 Gansevoort Street]. After Jane Gahn's death, it was owned by Jane Reynolds White and then Elizabeth Mayer, and was apparently inherited, sometime before 1896, by the Flammer family. Charles A. Flammer was a lawyer and William G. Flammer was a dealer in provisions and later tiles. This building was a multiple dwelling by that time. In 1928, the property was foreclosed and reverted to a Mayer family member, before sale to Thomas C. Stephens, a mechanical engineer and real estate operator who resided in Scarsdale and died in 1945. Since 1946, the building has been owned by the Wasserman family. Among 20th-century commercial tenants have been stationery and plumbing/heating businesses.

This altered Greek Revival style building contributes to the historically-mixed architectural character and varied uses of the Gansevoort Market Historic District. Constructed c. 1854, during the first major phase of development when parts of the area were being developed with residences, the building further contributes to the visual cohesion of the district through its brick facade.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Nov. 21, 1945, 21.





28, 32 and 34 Gansevoot Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives

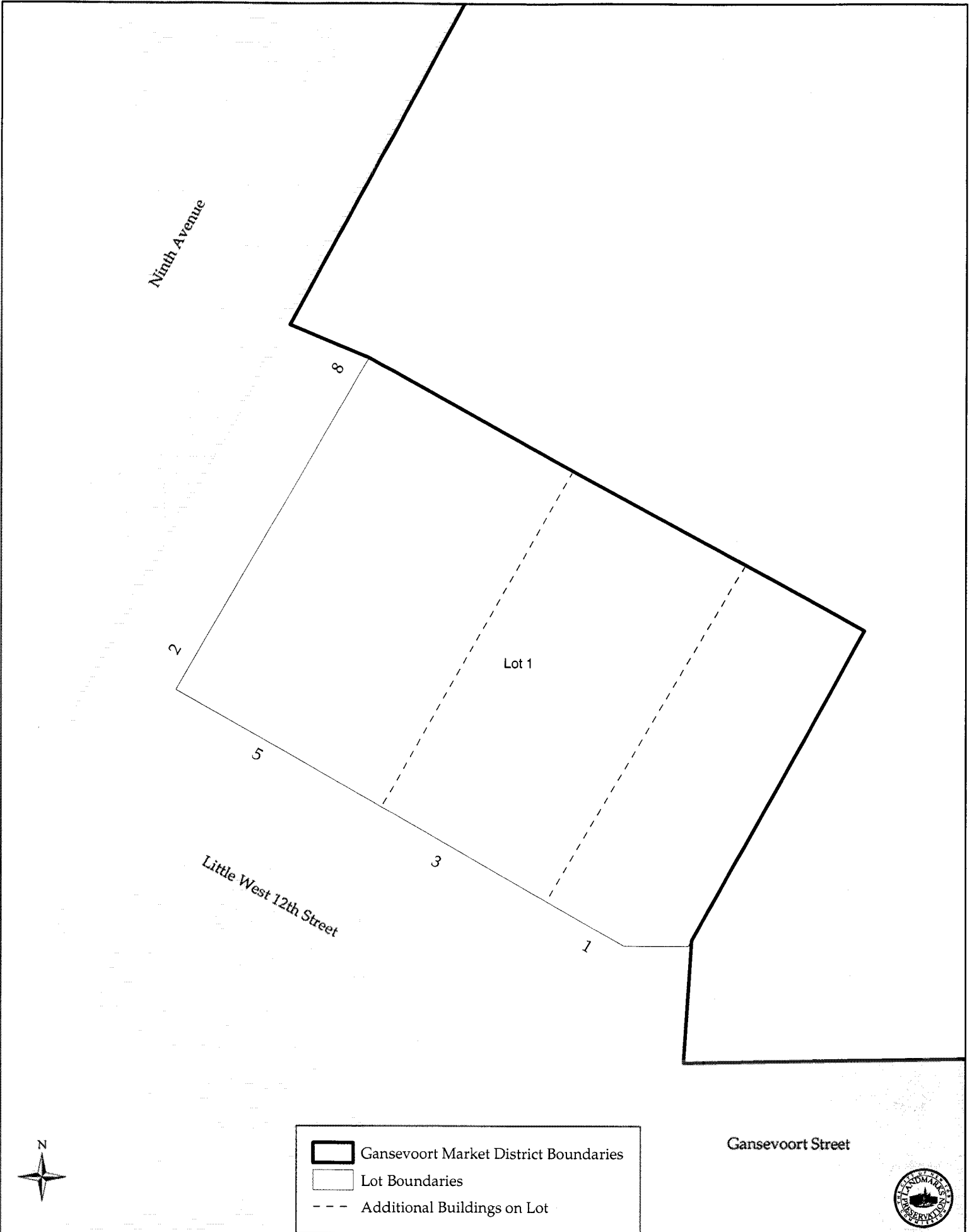


647—649 Hudson Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives



639½ and 641 Hudson Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives

Block 628



Ninth Avenue

8

2

5




Little West 12th Street

3

1

Lot 1

Gansevoort Street

-  Gansevoort Market District Boundaries
-  Lot Boundaries
-  Additional Buildings on Lot



BLOCK 628

1 LITTLE WEST 12TH STREET

Tax Map Block 628, part of Lot 1

Date: 1887 (NB 649-1887)
Architect: Peter J. Zabriskie
Builder: Jesse Newman
Original Owner: James C. Cooper

Type: Store-and-loft building
Style: neo-Grec
Stories: 3
Facade Materials: brick, stone, cast-iron storefront

Alterations

metal canopy removed (c.1940-85); aluminum and glass storefronts and security gates installed, windows replaced (c.1988-2002).

Ownership History (formerly lot 15)

1853 James C. Cooper/ Ellen A. van Wagoner
1929 Peter and John Rohrs (Middendorf & Rohrs)
1964 Avaco Realty Corp.
1986 John A. Ottman
1987 Peter J. and Richard P. Kleinknecht
1998 West Village LLC (William Gottlieb)

Commercial Tenants

Middendorf & Rohrs, grocers (1902-64); Ottman & Co., meat (1986-88)

History

This three-story store-and-loft building was constructed in 1887, at the time of the widening of Gansevoort Street, for James C. Cooper of Bergen County, N.J. Its facade is angled, reflecting its location at the intersection with Little West 12th Street. The firm of Middendorf & Rohrs, wholesale grocers, was long associated with this building, listed in the 1902 and 1912 commercial directories, and owners from 1929 to 1964. The partners were Henry Middendorf (died c. 1929), Peter Rohrs (died 1949), and John Rohrs. In 1918-19, Middendorf & Rohrs expanded with the construction of a new building next door at 3 Little West 12th Street [see]. Both properties were purchased in 1964 by the Avaco Realty Corp.; in 1986 by John A. Ottman, meat merchant at 5 Little 12th West Street; and in 1987 by Peter J. and Richard P. Kleinknecht, of the Kleinknecht Electric Co. at 5 Little West 12th Street.

This neo-Grec style building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Constructed in 1887, during one of the major phases of development of the district, when produce-related businesses were constructing buildings in the area, it further contributes to the visual cohesion of the district through its brick and stone facade and cast-iron

storefront.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, May 14, 1918, 6, Nov. 29, 1929, N20, Sept. 26, 1949, 25; *RERG*, Apr. 9, 1887, 503.



BLOCK 628

3 LITTLE WEST 12TH STREET

Tax Map Block 628, part of Lot 1

Date: 1918-19 (NB 67-1918)

Architect: John G. Michel

Original Owner: Henry Middendorf, Peter and John Rohrs (Middendorf & Rohrs)

Type: Warehouse

Style: Vernacular

Stories: 5

Facade Materials: brick

Alterations

metal canopy removed (c.1930s); aluminum and glass storefront and security gates installed, windows replaced (c.1988-2002)

Ownership History (formerly lot 16)

1918 Henry Middendorf, Peter and John Rohrs (Middendorf & Rohrs)

1964 Avaco Realty Corp.

1986 John A. Ottman

1987 Peter J. and Richard P. Kleinknecht

1998 West Village LLC (William Gottlieb)

Commercial Tenants

Middendorf & Rohrs, wholesale grocers (1919-64); Ottman & Co., meat (1986-88)

History

This five-story market warehouse was constructed in 1918-19 as an expansion of the wholesale grocery business of Middendorf & Rohrs, located next door at 1 Little West 12th Street [see]. The partners were Henry Middendorf (died c. 1929), Peter Rohrs (died 1949), and John Rohrs. In the center of the crowning parapet of this building is a diamond bearing the letters "MR" for this firm. Both properties were purchased in 1964 by the Avaco Realty Corp.; in 1986 by John A. Ottman, meat merchant at 5 Little West 12th Street; and in 1987 by Peter J. and Richard P. Kleinknecht, of the Kleinknecht Electric Co. at 5 Little West 12th Street. This building was altered in 1964 and 1975 for use as a meat processing facility.

This vernacular style building, which has significant portions of its historic fabric, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Built in 1918-19, during one of the major phases of development of the area when storage- and market-related buildings continued to be constructed in the area, the building further contributes to the visual cohesion of the district through its brick facade.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, May 14, 1918, 6, Nov. 29, 1929, N20, Sept. 26, 1949, 25.



BLOCK 628

5 LITTLE WEST 12TH STREET (aka 2-8 NINTH AVENUE)

Tax Map Block 628, part of Lot 1

Date: 1913 (NB 33-1913); 1953 (Alt. 1433-1953) metal canopy

Architect: LaFarge, Morris & Cullen

Original Owner: William Vincent Astor

Type: Warehouse

Style: Arts and Crafts

Stories: 6

Facade Materials: brick, metal canopy

Alterations

first-story storefront windows (west facade) bricked-in (c.1940-80); Ninth Avenue metal canopy removed, windows replaced (c.1980-88); rooftop addition (2003)

Ownership History (formerly lot 1)

1909 William Astor Estate (John Jacob Astor IV)/ William Vincent Astor

1943 Avaco Realty Corp.

1986 John A. Ottman

1987 Peter J. and Richard P. Kleinknecht

1998 West Village LLC (William Gottlieb)

Commercial Tenants

C[harles]. Perceval, provisions (1916-22); Ottman & Co., meat, poultry (1929-93); Field & Imhof, Inc./ Imhof-Cezanne, Inc., meat (1938-46); U.S. Dept. of Agriculture (1959); Knight Maintenance Corp. (1993); Kleinknecht Electric Co. (1993)

History

This substantial market warehouse building, owned by Vincent Astor, housed the provisions firm of C. Perceval, until his death in 1922. Ottman & Co., wholesale meat, game, and poultry merchants, was located here for over six decades, beginning in the 1920s. The firm of William Ottman & Co., wholesale butchers, was founded in 1848. It was continued by his nephew, Jacob Ottman, and then Jacob's son, John Ottman, who purchased this building (along with 1 and 3 Little West 12th Street [see] in 1986. In 1987, all three properties were acquired by Peter J. and Richard P. Kleinknecht, of the Kleinknecht Electric Co., which was located here.

This Arts and Crafts style building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Constructed in 1913, during one of the major phases of development of the area when storage- and market-related buildings continued to be constructed in the district, it further contributes to the visual cohesion of the district through its brick facade and metal canopy.

References


Kellerman; NY County, Office of the Register; NYC Directories; Bonner, 748; *NYT*, Aug. 20, 1922, 14, Sept. 1, 1943, 31, Sept. 17, 1943, 37, Nov. 23, 1943, 25, Jan. 11, 1962, 68.





5 and 3 Little West 12th Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives

Block 629

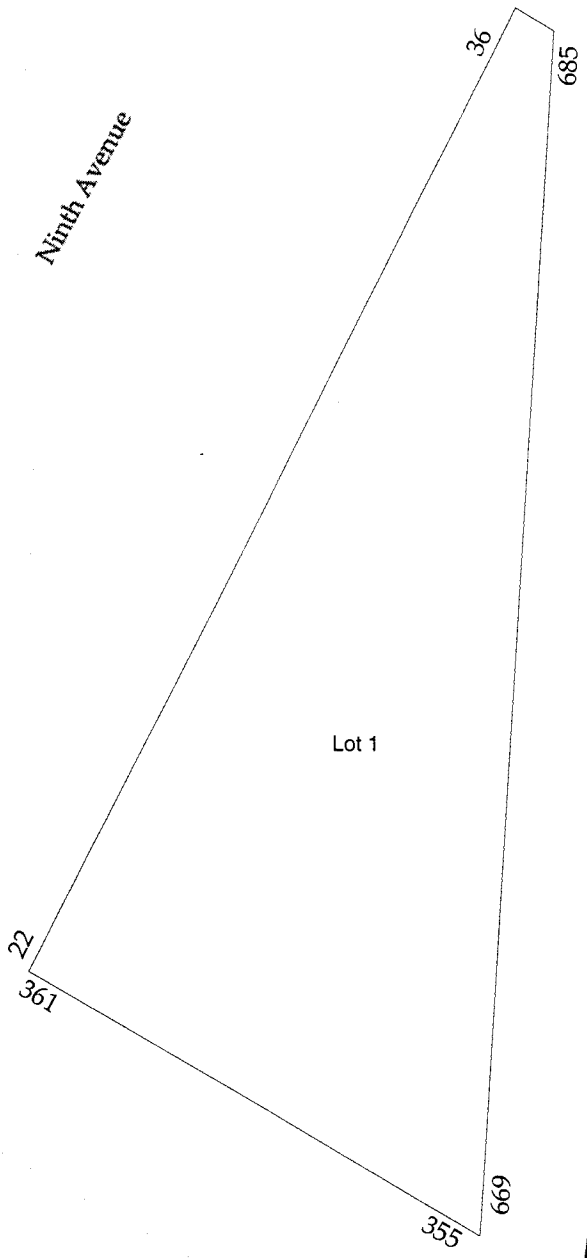
-  Gansevoort Market District Boundaries
-  Lot Boundaries

Ninth Avenue

Hudson Street

West 13th Street

Lot 1



BLOCK 629

669-685 HUDSON STREET (aka 22-36 NINTH AVENUE and 355-361 WEST 13TH STREET) HERRING BUILDING

Tax Map Block 629, Lot 1

Date: c. 1849; c. 1854-60, northern third of building; c. 1884, cornice and storefront cornice

Original Owner: Col. Silas Clark Herring

Type: Factory

Style: Vernacular/ neo-Grec

Stories: 5

Facade Materials: brick, stone sills/lintels (painted); pressed metal cornice, pressed metal storefront cornice

Alterations

cornice removed along Ninth Avenue, HVAC installed on roof, sash replaced (c.1940-85); standing sign on roof, duct from first floor to roof on West 13th Street (c.1988-2002)

Ownership History (formerly lots 1 and 2)

1849 Col. Silas Clark and Caroline S. Tarbell Herring

1884 John and Alida R. Pettit

1893 Henry Jotham and Mary A. Gates Newton

1898 Stephen Philbin Estate (foreclosure)

1923 14th Street and Ninth Avenue Corp. (John J. Gillen, James S. Maher)

1927 Produce Center Realty Corp.

1934 City Bank Farmers Trust Co. (foreclosure)

1944 Monash Family (Samuel, Alexander, Louis, Rose, Paul, Lillian, Rebecca)

1973 David Ellis

Commercial Tenants

Herring Safe & Lock Co./ Herring, Farrel & Sherman/ Herring & Co. (1849-83); Martha Washington Flour Co. (1889); William Adams, fruit (1889); Joseph Mallard, fruit (1889); Vetelli & Vaccheri, grocers (1889); James Hughes, produce (1889); Hugh Reilly, produce (1889); John Higgins, liquor (1891); Martin Early, saloon (1892); William Ehlers, saloon (1897-1905); Osborn Mfg. Co., cages (1901-02); Frederick M. Beakes Specialty Co., grocer (1902); John J. Tarlton, grocer (1902); Hefner Gilding Co. (1904); William F. Lubbert, beer (1905-09); Horace E. Demorest, butter (1906-42); Winfield Mapes, butter, eggs, cheese (1906-08); William F. Bourke, butcher (1912); Louis J. Sice, restaurant (1912); Charles Moewes, restaurant (1913-17);

Frederick Knippenberg, café (1916-42); Elite Specialty Metal Co. (1928-33); Kleinhardt Hardware Co./ Kleinhardt, Inc./ Willets Mfg. Co., push carts (1929-70); Elson Express Co. (1929); Hyvis Motor Oil Co. (1929); Chelsea Wire Works (1929-38); Georgette Hat Co. (1929); Modern Office Devices (1929-42); R-X Filing Co. (1929); Charles H. Breese, William F. Clifford, provisions (1929-33); Brook Valley/ Oakleigh Farms (1929-42); Nathan Zarkower, butter and eggs (1929-42); Market Restaurant (1933-70); L.I. Transport Co. (1933); Acme Machine & Motor Co. (1933); Ballard's Motor Transportin Co. (1933); Brust's Motor Service/Express (1933-42); Elson Trucking

Co. (1933-42); M.S. Abraham, provisions (1936-38); Premier Rubber Mfg. Co. (1942); Merchants Trucking Co. (1942); Edwin Elevator Co. (1942-65); Apex Provision Co. (1946); E.F. Kaiser Co., engineering (1946-93); Majestic Elevator Co. (1946); Tricomi Machine & Mfg. Co. (1946); Cherra China, decorators (1946); Triangle Bar & Grill (1946-65); Leib & Mendel/355 Meat Co., wholesale meats (1950-70); Brown & Langer, pickle products (1950); Marvin Ellis Co./ Silk Screen Process Co., displays (1950-65); Syn-Craft Display Studios (1950); James Fancelli, produce (1955); Allied Wood Products (1959); Tele-Sound Corp. (1959); Dic Concrete Corp. (1965); Buy-Rite/ Chelsea Locksmith (1970); Circle Elevator Co. (1970-75); Ambassador Hotel Supply Co. (1970); Hudson General Concrete Co. (1970); Jumper Plumbing & Heating Corp. (1970-75); Jersey-Cursley Communications, Inc. (1975); Liberty Meats (1975); Funny Farm Restaurant, Inc. (1975-93); Metropolitan Community Church of New York (1980); Triangle, Barn, Attic, Sewer, J's Hangout, gay clubs; Hellfire, club (1971-2002); Two Flags Butcher Supplies (1986-93); Hog Pit, restaurant (1995-2003)

History

In 1849, Col. Silas C. Herring purchased this triangular-shaped parcel of land from Joseph Harrison. Herring (1803-1881), born in Vermont, moved to New York City in 1834 and launched a downtown grocery business that was wiped out in the fire of 1835. In 1841, Herring became the agent for inventor Enos Wilder's "Salamander" safe, a type of fireproof, plaster-of-Paris-lined metallic safe. Herring bought the sole manufacturing rights in 1844. He profitably manufactured and marketed the safes with shrewd advertising, making him "one of the foremost manufacturers in the country," according to the *New York Times*. Herring's first factories were located on Water and Washington Streets. Based on tax records, this factory building was constructed immediately after his purchase of the land in 1849. A photograph c. 1854 by Victor Prevost shows that only the southern two-thirds of the five-story factory was standing at that time; another building was located to the north. Herring's building was covered by painted advertising signs. At some point prior to 1860, the northern portion of the factory was constructed. The building then had a pedimented parapet and central belvedere. The name of the firm changed by 1870 to Herring, Farrel & Sherman. In the 1870s, the firm expanded to a second factory, across Hudson Street at No. 666.

After Clark's death, the structure was very briefly held in 1884 by J.D. Eldridge and converted to a store-and-loft building (Alt. 193-1884, Joseph Esterbrook, Jr., architect). It was probably at this time that the cornice and storefront cornice were added. The property was acquired in 1884 by John Pettit, a major figure in New York real estate, as head of John Pettit Realty Co. and owner of the Bennett Building and other valuable downtown buildings (who mysteriously disappeared in 1898). The Herring Building was next purchased by Henry J. Newton (1823-1895), a former New York piano maker (1849-58) and president of the Henry-Bonnard Bronze Co., architectural and artistic bronzework, who also owned 339-349 West 13th Street (east of the historic district). Newton became a millionaire through his investments in New York real estate. His experiments in photography, his hobby, led to his being called the "father of the dry-plate process in America." Newton was struck and killed by a Broadway streetcar in 1895. The Herring Building was foreclosed in 1898 and acquired by the Estate of lawyer Stephen Philbin. In 1923, the old "Chelsea Landmark" was sold to the 14th Street and Ninth Avenue Corp., whose principals were architect James S. Maher and developer John J. Gillen [see Architects Appendix, and 401-403 and 413-435 West 14th Street]. In 1927, when the new owner was the Produce Center Realty Corp., the basement had a restaurant and bowling alley, the ground story had stores, and the upper floors were used for manufacturing. The City Bank Farmers Trust Co. held the property for ten years after its

foreclosure in 1934; it was sold in 1944 to the Monash family, who retained it for nearly thirty years. The building, until just recently, has been known for its clubs over the last three decades, and was featured in the movie “The Hours” in 2002.

This vernacular/ neo-Grec style factory building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including industrial and market-related functions – of the Gansevoort Market Historic District. Built c. 1849, with the northern section added by 1860, it is the earliest extant purpose-built industrial building in the first phase of development of the historic district. It further contributes to the visual cohesion of the district through its unusual triangular shape and placement at a very prominent and wide intersection, and through its three brick and stone facades and late-19th-century cornice.

References

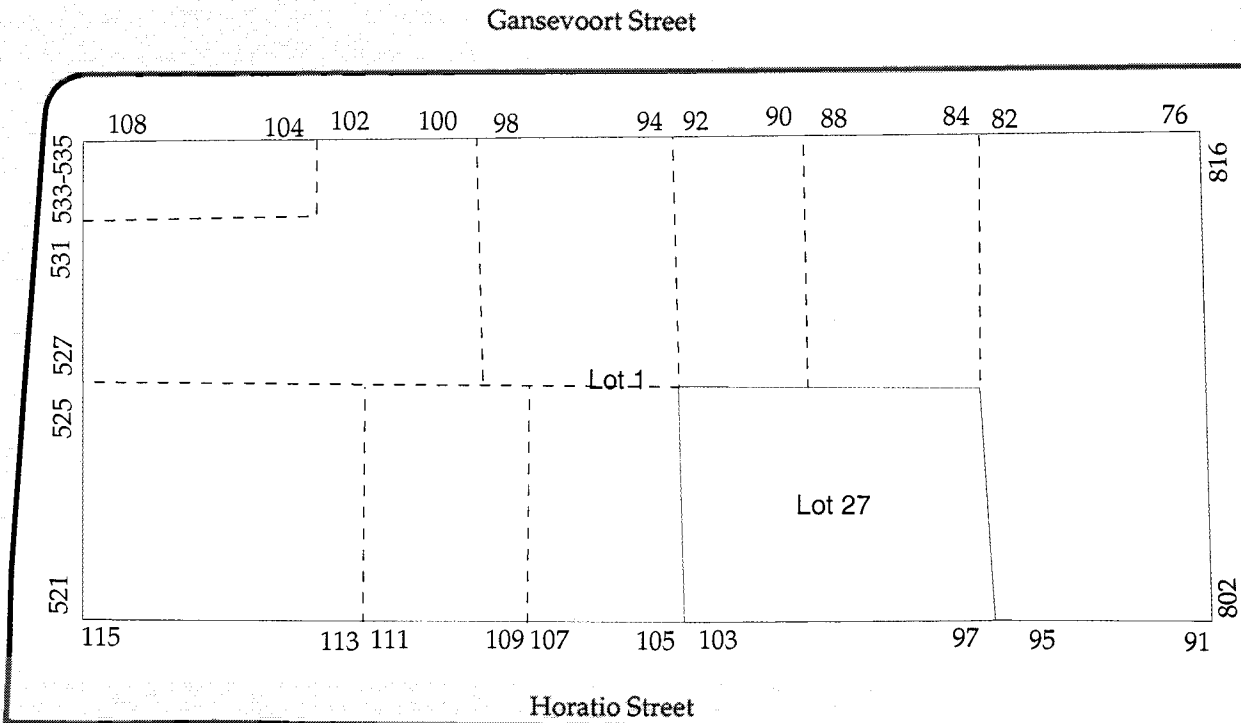
Kellerman; NY County, Office of the Register; NYC Directories; “Silas Clark Herring,” *DAB* 4 (1960), 591; “Herring Safe Factory” photograph, Victor Prevost (c.1854), New-York Historical Society; “Herring’s Patent Champion Safe Manufactory” sealing stamp (1860), Museum of the City of New York; “Henry J. Newton,” *NCAB* 7, (1897), 23-24, and *DAB* 7 (1934), ; *NYT*, June 25, 1881, 8, Dec. 22, 1892, 3, May 9, 1894, 12, Oct. 3, 1894, 7, Mar. 31, 1898, 10, Aug. 6, 1898, 12, Oct. 29, 1898, 12, Oct. 2, 1902, 9, Oct. 23, 1913, 17, May 30, 1923, 23, July 1, 1927, 36.





Herring Building
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives

Block 643 (West)



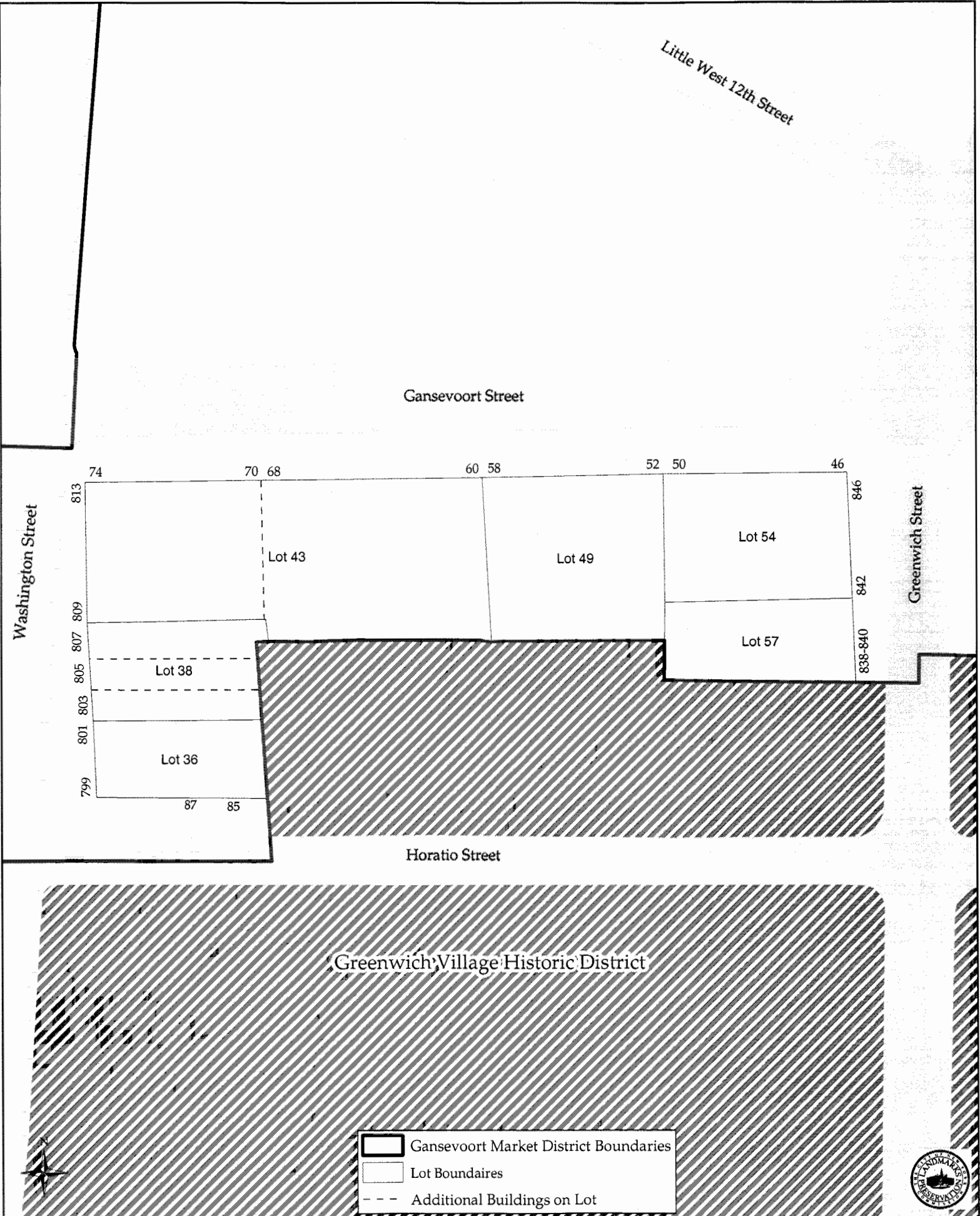
Greenwich Village



- Gansevoort Market District Boundaries
- Lot Boundaries
- Additional Buildings on Lot



Block 643 (East)



BLOCK 643

521-525 WEST STREET (aka 113-115 HORATIO STREET) and 527-531 WEST STREET (aka 100-102 GANSEVOORT STREET)

Tax Map Block 643, part of Lot 1

Date: 1897-98 (NB 164-1897) and 1898-1906 (NB 430-1898)

Architect: Lansing C. Holden

Original Owner: Archibald Douglas Russell; Manhattan Refrigerating Co. (lessee)

Type: Warehouses (2)

Style: Classical Revival

Stories: 6

Facade Materials: brick, limestone

Alterations

additional fenestration, storefronts installed in the loading bays (1980-82, Alt. 138-1979); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lots 1 and 5; previously lots 1-4 and 35, and lots 5-7 and 9-10)

1891-98 Archibald Douglas Russell/ Russell Estate

1926 Manhattan Refrigerating Co.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1898-1979); Gansevoort Cold Storage Co. (1898-1906); Schwarzchild & Sulzberger Co., beef (1898-1902); Cincinnati Abattoir Co./ Solomon Levy, meat (1906-33); Empire City Beef Co. (1912); Union Terminal Cold Storage Co. (1929-79); Kings County Refrigerating Co. (1929-45); Hygrade Food Products Corp. (1929); David Mayer, commission merchant (1929); Armour & Co., beef and provisions (1930-40); Fairmont Creamery Co./ Fairmont Foods Co. (1935-65); Marketmen's Assn. of the Port of N.Y. (1935-59); Nathan A. Eisler, Inc., meat (1940); Imperial Hotel Supply Co. (1944-45); Brown Packing Co./ Brown's Frosted Foods (1945-50); Manhattan Beef Co./ Manhattan Meat Packing Corp./ Washington Beef Co. (1946-65); Cortley Frosted Foods, Inc. (1950); John Adams Henry, Inc., cold storage (1950); Washington Creamery Co. (1950); Seapak Corp., seafood (1955); United Fresh Fruit & Vegetable Assn. (1955); Murry Berger, frozen foods (1959); Seafare Eastern Co., seafood (1959); Vogt Sales Co. (1959); Citrus Concentrate Sales, Inc. (1965); Bovers Bros., Inc./ West Harlem Meat Co. (1970); Weichsel Beef Co. (1970-93); A.K. Meat Co. (1970-75); H&H Frozen Products, Inc. (1970); Industrial Refrigeration, Inc. (1975)

History

The cold storage warehouse building at 521-525 West Street (1897-98) and its addition at 527-531 West Street (1898-1906) were constructed on land that Archibald Douglas Russell (1853-1919) assembled between 1891 and 1898. Born in New York of Scottish descent, Russell began his career in banking in 1872 with Brown Brothers & Co. In 1881, he formed the real estate firm of Russell & Robinson, with Douglas Robinson, the brother-in-law of Theodore Roosevelt and a trustee

of the Astor Estate. Elliott Roosevelt, Theodore's brother, became a partner in Russell, Robinson & Roosevelt in 1883-85. Russell & Robinson continued until 1894, when Russell established his own real estate concern. The senior partner of these firms, Russell was also a director and trustee of numerous banks, corporations, and philanthropic organizations. He was married in 1884 to Albertina Taylor Pyne, daughter of Percy R. Pyne. Archibald D. Russell and Percy R. Pyne, Jr., co-managed the Russell and Pyne Estates.

These buildings (and the 1897-98 warehouse/power plant building at 109-111 Horatio Street [see]) were leased to the recently organized Manhattan Refrigerating Co. (MRC), which maintained its headquarters here until 1979. The company, incorporated in 1894, was the successor to the 1890 franchise of the Greenwich Refrigerating Co. that supplied refrigeration to the West Washington Market, located diagonally across West Street from MRC. Robert Hewitt, a former coffee and sugar merchant, was the first president of MRC, until around 1903. James J. Phelan, Commissioner of Docks in 1894-95 who was credited with originating the Chelsea Docks improvement, was also a company founder and treasurer. Charles SooySmith, a noted bridge and skyscraper foundation engineer, was a director. Between at least 1906 and 1939, Thomas Albeus Adams (1864-1940) served as president and chairman of the board of MRC. Adams also acquired financial control of MRC and its affiliated firms, Kings County Refrigerating Co., Wallabout Market, Brooklyn, and Union Terminal Cold Storage Co., Jersey City (all with offices in this building). Adams had previously been the New York general manager of Swift & Co., meatpackers; had founded the wholesale meat and provisions distribution firm of Adams Brothers Co. in 1898 with his brother, Robert A. Adams (which was later acquired by Swift and Armour); and was president of the Gansevoort Bank, 354 West 14th Street, from 1898 to 1906. Adams was also president of the Marketmen's Association of the Port of New York (with offices in this building) and the Markets and Business Men's Association of the Greenwich and Chelsea Districts, and was credited with an instrumental role in obtaining New Jersey's cooperation in construction of the Holland Tunnel.

MRC's plant here was for cold storage as well as the actual generation of mechanical "artificial" refrigeration and its dissemination through an underground pipeline in the vicinity that conveyed brine, ammonia, or other substances. Mechanical refrigeration was a great technological advance over the dependence on the shipping and storage of ice, and MRC was one of the pioneers in this field in the New York area. MRC defined its advantages as "economy of space, cost of supervision required by the individual consumer, ability to secure any temperature between 25 and 45 degrees, and finally the advantage of quality, the dryer air furnished under this system being more suitable for many of the purposes for which refrigeration is necessary than the moist air secured in the ice box." This technology allowed for the cooling of large warehouses, small market buildings, ships, and railroad freight cars, thus not only spurring food distribution-related businesses in New York, but also the growth of industries related to the transcontinental and trans-Atlantic shipping of produce, meat, etc.

MRC's original 2500 feet of pipes, obtained through the 1890 franchise, ran under Tenth Avenue and West Street, between Horatio and West 14th Streets. In 1906, MRC petitioned the City for a license to extend its pipelines easterly across West 14th Street, southerly down Hudson Street, and westerly along Gansevoort Street. The company noted in its petition that the "district through which it is proposed to lay the said pipes is largely devoted to the meat and produce trade, and for the proper carrying on of which it is necessary to have refrigeration." The City, which had begun to exert renewed attention to its jurisdiction over such franchises in 1905, haggled with MRC for some time over the franchise. One major difference was the 2800 feet of pipes laid by MRC between 1898 and 1906, which the company believed was authorized under the 1890 franchise, but which the City

insisted was illegal. These pipes ran under West 14th Street, between Ninth and Tenth Avenues; Horatio Street, between West and Washington Streets; Washington Street, between Horatio and West 14th Streets; and Gansevoort Street, between Washington and Greenwich Streets. Adams asserted that “the business conducted by this company in supplying customers in that district is still in an experimental stage and has not been a profitable one to the company. On the other hand, the company believes that it has supplied a real public want, and that the ability to secure refrigeration without the expense of independent plants has increased the demand for property in that neighborhood and has increased the value of property and increased the market business done there.” Also in 1906, the Atlantic Hotel Supply Co., a new tenant in 676 Hudson Street, was seeking to connect to MRC’s pipes. The City and MRC came to resolution, and the franchise was granted in 1906. In 1915, MRC re-applied for its refrigeration franchise, which was granted in 1917. The boundaries of the historic district form the heart of its service boundary map. From its beginnings in the original three buildings, MRC expanded in 1912-13, 1925-26, 1932, and 1935 into nine buildings total, nearly the entire block. MRC purchased all but one of these buildings in 1925-26 and 1941. T. Albeus Adams’ sons, T.A. Adams, Jr., and John Quincy Adams, also entered the refrigeration business and succeeded their father in the ownership and management of the companies. John Q. Adams sold MRC and Union Terminal Cold Storage Co. in 1978. MRC was dissolved in 1983.

These buildings were used, aside from MRC and its affiliated companies, by tenants involved in meat, dairy, produce, citrus, frozen food, and seafood products. In 1980-82, the nine former MRC buildings on this block were combined internally and converted into apartments (Alt. 138-1979) by the architectural firm of Rothzeit Kaiserman & Thomson for the Rockrose Development Corp. (Elghanayan Brothers).

These Classical Revival style buildings, which retain significant portions of their historic fabric, contribute to the historically-mixed architecture and varied uses – including market-related functions – of the Gansevoort Market Historic District. The buildings were constructed between 1897 and 1906, during one of the major phases of development, when buildings were constructed for produce- and meat-related businesses and other market uses. The buildings’ monumental scale, well-crafted Classical Revival details, and historic significance make them a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; MRC, incorporation records, NYC Division of Old Records; NYC, Bd. Of Estimate and Apportionment, *Minutes* (1906, 1917); Sue Radmer, “A Brief History of the Manhattan Refrigerating Company’s Underground Refrigeration System in the Gansevoort Market Area” (2002); “Archibald Douglas Russell,” *NCAB* 41 (1956), 432; *NYT*, Mar. 3, 1900, 2, Feb. 11, 1906, 15, Apr. 12, 1906, 13, Aug. 4, 1908, 7, Oct. 7, 1913, 5, Apr. 27, 1915, 8, Nov. 30, 1919, 22, July 3, 1926, 23, Feb. 1, 1930, 36, Sept. 15, 1940, 52, Dec. 17, 1944, 29, Apr. 25, 1945, 23, July 23, 1948, 27, July 2, 1959, 43, Oct. 15, 1982, B8, June 23, 1990, 29.



BLOCK 643

104-108 GANSEVOORT STREET (aka 533-535 WEST STREET)

Tax Map Block 643, part of Lot 1

Date: 1932 (NB 109-1931)

Architect: John B. Snook Sons

Builder: Walter Kidde Construction Inc.

Original Owner: Ella Virginia von Echtzel Wendel Estate; Manhattan Refrigerating Co. (lessee)

Type: Warehouse/ office building

Style: neo-Classical

Stories: 8

Facade Materials: brick, limestone

Alterations

metal canopy partially removed from West Street side (c.1988-2002); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 8)

1880 Wendel family/ Wendel Foundation

1943 Lou Corp. (Clara Kramer)/ Kramer Estate

1979 Rubel Realty Corp.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1932-65); Producers Distributing Agency, Inc., poultry (1936-46); Imperial Restaurant & Hotel Supply Co./ Herskovits Bros., meat (1938); Jaeger Importing Co., beer (1938); G.N. Savage & Co. (1942); Northwestern Turkey Growers Assn. (1946); Pratt's Distributors, Inc. (1946); Loyal Blanchard & Co. (1950-55); Kingan & Co., meat (1950-55); H&H Poultry Corp./ H&H Frozen Products, Inc. (1955-75); Farbest-Tallman Foods, Inc. (1959); Federal Frozen Foods (1959-75); Wadley & Co. (1959); Blue Star Foods, Inc./ Blue Diamond Products Co., poultry (1965); Hewitt Meats, Inc. (1965); Egg Corp. of America (1965); J.S. Hoffman Co. (1965); Friend & Monahan, Inc., wholesale meat (1975); North East Brokerage Corp. (1975)

History

Since 1880, this property (the site of the three-story Munson Hotel) was owned by the Wendel family [see essay], the last member of which was Ella Virginia von Echtzel Wendel, who died in 1931. The Manhattan Refrigerating Co. (MRC) [see 521-531 West Street] signed a 63-year lease with Ella Wendel in 1928 for the construction of another warehouse/office addition to its plant, the second-to-the-last of the firm's expansions on the block. In 1936, the property was transferred to the Wendel Foundation, which held it until 1943. This was the only building of the nine on the block leased by MRC that it did not eventually own. MRC used this building until the late 1960s. Most of the other known tenants were associated with meat, poultry, eggs, beer, and frozen foods. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments

(Alt. 138-1979).

This neo-Classical 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. The building was constructed in 1932, during the last major phase of development, when buildings were constructed for produce- and meat-related businesses and adapted for market uses. The building’s monumental scale, well-crafted neo-Classical details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Aug. 21, 1928, 45, Feb. 1, 1943, 27.



BLOCK 643

94-98 GANSEVOORT STREET

Tax Map Block 643, part of Lot 1

Date: 1910-12 (NB 337-1910)

Architect: J. Graham Glover

Builder: H.P. Kirkham & Son, Inc.

Original Owner: Henry P. and George K. Kirkham; Manhattan Refrigerating Co. (lessee)

Type: Warehouse

Style: neo-Classical

Stories: 7

Facade Materials: brick, stone

Alterations

new fenestration, metal canopy removed (1980-82, Alt. 138-1979); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 11; previously lots 11-13)

1909 Henry P. and George K. Kirkham

1926 Manhattan Refrigerating Co.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1912-65); Mayer Meat & Provision Corp. (1933-39); Rath Packing Co., meat (1936); Beatrice Creamery Co./Meadow Gold Products Corp., butter (1938); Leo Schloss, Inc., meat (1942); Bellevue Creamery & Produce Co./Omaha Cold Storage Co./Ocoma Foods Co., poultry (1946-65); Ralston Purina Co. (1970)

History

This cold storage warehouse building, constructed and owned by builders Henry P. and George K. Kirkham, was one of three additions to the plant of the Manhattan Refrigerating Co. (MRC) [see 521-531 West Street] in 1912-13. It was purchased by MRC in 1926 and used by the firm until the late 1960s. Other tenants were associated with meat, dairy, and poultry products. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments (Alt. 138-1979).

This neo-Classical 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. The building was constructed in 1910-12, during one of the major phases of development, when buildings were constructed for produce- and meat-related businesses and other market uses. The building's monumental scale, well-crafted neo-Classical details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, May 12, 1910, 17.

BLOCK 643

90-92 GANSEVOORT STREET

Tax Map Block 643, part of Lot 1

Date: 1911-12 (NB 199-1911)

Architect: J. Graham Glover

Original Owner: Hugh John Grant Estate; Manhattan Refrigerating Co. (lessee)

Type: Warehouse

Style: neo-Classical

Stories: 7

Facade Materials: brick, stone

Alterations

additional fenestration, metal canopy removed (1980-82, Alt. 138-1979); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 14; previously lots 14-15)

1908 Hugh John Grant/ Grant Estate

1925 Manhattan Refrigerating Co.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1912-65); Meadow Gold Products Corp., butter (1936); Land O'Lakes Creameries, Inc. (1942); U.S Coast Guard supply depot commissary (1946); Snow Kist Frozen Foods Corp. (1950-55); H&H Poultry Corp. (1955-70)

History

This cold storage warehouse building, constructed on land owned by the Estate of Hugh J. Grant, was one of three additions to the plant of the Manhattan Refrigerating Co. (MRC) [see 521-531 West Street] in 1912-13. Grant (1855-1910), also the owner of the property on which two warehouse buildings were constructed at 97-103 Horatio Street [see] in 1899-1900, was a lawyer and Democratic politician with extensive real estate interests, was the Sheriff of New York County (1885-88), Mayor of New York (1889-92), and a director of MRC. This building was purchased by MRC in 1925 and used by the firm until the late 1960s. Other tenants were associated with dairy, poultry, and frozen food products. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments (Alt. 138-1979).

This neo-Classical 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. The building was constructed in 1911-12, during one of the major phases of development, when buildings were constructed for produce- and meat-related businesses and other market uses. The building's monumental scale, well-crafted neo-Classical details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; Grant obit., *NYT*, Nov. 4, 1910, 1; *King's Notable New Yorkers*, 34.



BLOCK 643

84-88 GANSEVOORT STREET

Tax Map Block 643, part of Lot 1

Date: 1923-26 (NB 563-1922)

Architect: J. Graham Glover

Builder: Industrial Engineering Co.

Original Owner: John B. Wallace Co.; Manhattan Refrigerating Co.

Type: Warehouse

Style: neo-Classical

Stories: 9

Facade Materials: brick, stone

Alterations

two stories added, additional fenestration, metal canopy removed, roof parapet altered (1980-82, Alt. 138-1979); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 16; previously lots 16-18)

1922 John B. Wallace Co.

1925 Manhattan Refrigerating Co.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1924-65); John B. Wallace Co./ McKinley & J.B. Wallace, Inc./ McKinley Meat & Poultry Corp. (1924-36); Meyer Kornblum & Son, meat (1929-33); Frosted Food Sales Corp. (1933-36); Batchelder & Snyder Co. (1933-36); National Hotel Supply Co. (1936); Sayles-Zahn Co., meat (1938); Producers Distributing Agency, Inc./ Seaboard Poultry Co. (1942-46); H&H Poultry Corp. (1950-70); Loyal Blanchard & Co. (1950-55); Washington Creamery Co. (1955-59); American Poultry Exchange, Inc. (1955-59); Riverhead Duck Processing Coop/ Hiland and Riverhead Sales Corps. (1955-59); JAWD Assocs. (1965-70); Wholesale Food Assocs. (1965-70)

History

In 1922, the Manhattan Refrigerating Co. (MRC) [see 521-531 West Street] conveyed this lot to the John B. Wallace Co., wholesale butchers. John B. Wallace was the brother-in-law of T. Albeus Adams, president of MRC. The lower two stories were constructed in 1923-24, and MRC re-acquired the property in 1925. The upper five stories were completed in 1926. The third-to-the-last of the firm's cold storage warehouse expansions on the block, it was used by the firm until the late 1960s. Other tenants were associated with meat, dairy, poultry, and frozen food products. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments (Alt. 138-1979).

This neo-Classical 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. The building was constructed in 1923-26,

during one of the major phases of development, when buildings were constructed for produce- and meat-related businesses and other market uses. The building's monumental scale, well-crafted neo-Classical details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Jan. 25, 1922, 35.

BLOCK 643

802-816 WASHINGTON STREET (aka 76-82 GANSEVOORT STREET and 91-95 HORATIO STREET)

Tax Map Block 643, part of Lot 1

Date: 1931-35 (NB 159-1931)

Architect: John B. Snook Sons

Builder: Kidde Construction, Inc.

Original Owner: New York State Realty & Terminal Co.; Manhattan Refrigerating Co. (lessee)

Type: Warehouse

Style: neo-Classical

Stories: 9

Facade Materials: brick, limestone

Alterations

additional fenestration (1980-82, Alt. 138-1979); railroad tracks removed, right-of-way area glazed (1990-93); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 19; lots 19-26)

1916-31 New York State Realty & Terminal Co.

1941 Manhattan Refrigerating Co. [building]

1978 Consolidated Rail Corp. [land]

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1935-65); Blue Star Foods, Inc./ Blue Diamond Products Co., poultry (1955); Marwood Poultry Corp. (1959)

History

Between 1916 and 1931, the New York State Realty & Terminal Co., a subsidiary of the New York Central Railroad, assembled the lots for this building site (lots 22 and 23 were acquired from the Manhattan Refrigerating Co.). This was the last (1931-35) of the cold storage warehouse additions to the plant of the Manhattan Refrigerating Co. (MRC) [see 521-531 West Street]. The railroad's elevated freight line was constructed to pass through this structure. It was purchased by MRC in 1941 and used by the firm until the late 1960s. Other known tenants were associated with poultry products. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments (Alt. 138-1979).

This neo-Classical 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. The building was constructed in 1931-35, during the last major phase of development, when buildings were constructed for produce- and meat-related businesses and adapted for market uses. The building's monumental scale, well-crafted neo-Classical details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Aug. 22, 1931, 24.



BLOCK 643

105-107 HORATIO STREET

Tax Map Block 643, part of Lot 1

Date: 1912-13 (NB 727-1911)

Architect: J. Graham Glover

Builder: Hennebique Construction Co., Philadelphia

Original Owner: Eugene Augustus Hoffman Estate; Manhattan Refrigerating Co. (lessee)

Type: Warehouse

Style: neo-Classical

Stories: 7

Facade Materials: brick, stone, copper cornice

Alterations

additional fenestration, metal canopy removed (1980-82, Alt. 138-1979); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 31; previously lots 31-32)

1911 Samuel V. and Louisa N. Hoffman/ Estate of Eugene Augustus Hoffman

1925 Manhattan Refrigerating Co.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1913-65); Friend & Monahan, Inc./ E.G. James Co., meat (1965-70)

History

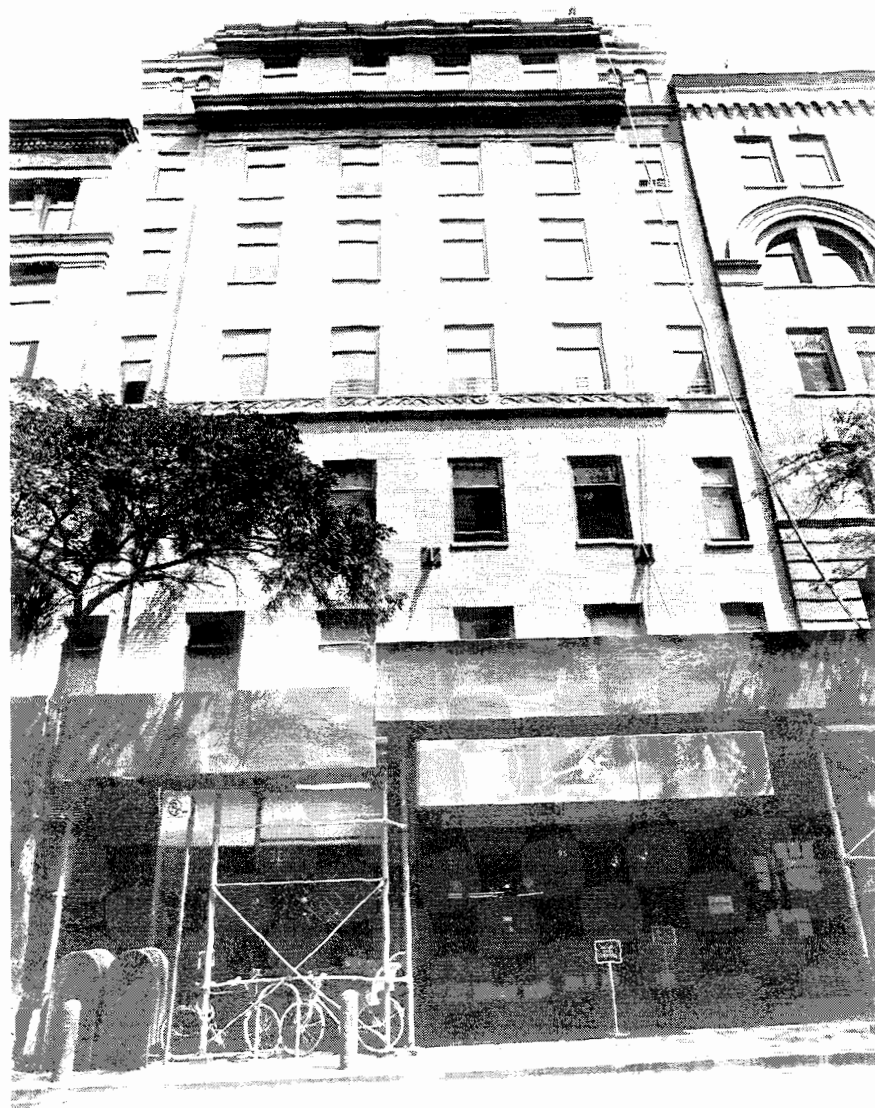
In 1911, this lot was acquired by Samuel V. and Louisa N. Hoffman, who transferred it to the Estate of Eugene Augustus Hoffman the following year. Rev. E. A. Hoffman (1929-1902) was called at his death “the richest clergyman in the country” by the *New York Times*, with an estate estimated to be worth \$10-15 million, including substantial real estate. Hoffman, ordained an Episcopal priest in 1853, was appointed dean of the General Theological Seminary in Chelsea in 1879. He was responsible for the creation of a large endowment fund for the seminary (to which he and his family contributed significantly) and for the construction of a complex of buildings (1883-1902, Charles C. Haight), now included in the Chelsea Historic District. E. A. Hoffman owned the adjacent property at 109-111 Horatio Street [see] on which a building was constructed in 1897-98. This cold storage warehouse building was one of three additions to the plant of the Manhattan Refrigerating Co. (MRC) [see 521-531 West Street] in 1912-13. It was purchased by MRC in 1925 and used by the firm until the late 1960s. Other tenants were associated with meat products. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments (Alt. 138-1979).

This neo-Classical 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. The building was constructed in 1912-13,

during one of the major phases of development, when buildings were constructed for produce- and meat-related businesses and other market uses. The building's monumental scale, well-crafted neo-Classical details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, July 5, 1903, 3, Feb. 18, 1904, 16, Mar. 23, 1912, 14; "Eugene Augustus Hoffman," *DAB* 5 (1933), 112-113, and *NCAB* 6 (1929), 397-398.



BLOCK 643

109-111 HORATIO STREET

Tax Map Block 643, part of Lot 1

Date: 1897-98 (NB 135-1897)

Architect: Lansing C. Holden

Original Owner: Eugene Augustus Hoffman; Manhattan Refrigerating Co. (lessee)

Type: Power plant/ warehouse

Style: Classical Revival

Stories: 6

Facade Materials: granite, brick, limestone

Alterations

additional fenestration, metal canopy removed, new storefronts installed in the loading bays (1980-82, Alt. 138-1979); new sash (2001); brick replacement and lintel repairs (2003)

Ownership History (formerly lot 33; lots 33-34)

1897 Eugene Augustus Hoffman/ Estate of Eugene Augustus Hoffman

1925 Manhattan Refrigerating Co.

1980 West Coast Co. (Rockrose Development Corp.)

1997 95 Horatio LLC

Commercial Tenants

Manhattan Refrigerating Co. (1898-1965)

History

In 1897, Eugene Augustus Hoffman purchased this property from Archibald D. Russell, who had acquired it in 1892. Russell owned the two properties at 521-525 and 527-531 West Street [see for Russell's biography] on which were constructed the two other earliest buildings leased by the Manhattan Refrigerating Co. (MRC) [see 521-531 West Street]. The Estate of Eugene Augustus Hoffman later acquired the adjacent property at 105-107 Horatio Street [see]. This structure, constructed along with MRC's first building, contained both its power plant (No. 111) and a cold storage warehouse (No. 109). It was purchased by MRC in 1925 and used by the firm until the late 1960s. In 1980-82, all of the MRC buildings on the block were combined and converted into apartments (Alt. 138-1979).

This Classical Revival 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. The building was constructed in 1897-98, during one of the major phases of development, when buildings were constructed for produce- and meat-related businesses and other market uses. The building's monumental scale, well-crafted Classical Revival details, and historic significance make it a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *RERG*, Feb. 6, 1897, 211.



BLOCK 643

97-103 HORATIO STREET

Tax Map Block 643, Lot 27

Date: 1899-1900 (NB 902-1898)
Architect: George P. Chappell
Original Owner: Hugh John Grant

Type: Warehouses (2)
Style: Romanesque Revival
Stories: 6
Facade Materials: brick, stone

Alterations

metal canopy and fire escapes removed, windows replaced, storefronts installed in the loading bays (Alt. 1192-1984).

Ownership History (formerly lots 27-30)

1898 Hugh John Grant/ Grant Estate
1942 Central Hanover Bank & Trust Co. (foreclosure)
1943 Horatio at the Bridge, Inc.
1963 Colivo Corp.
1971 101 Horatio Street Corp.
1981 97 Horatio Street Co.

Commercial Tenants

Federal Lithography Co. (1906-10); Carey Printing Co./ Peter J. Carey & Son, printers, lithographers, and publishers (1916-41); Perry Warehousing & Distribution Terminal, Inc. (1942); Miramar Distributing Co. (1946-); Choice Products Corp. (1946); Glean's Assortments, Inc. (1946); American Express Field Warehousing Corp. (1948); Ellar Woodcraft Corp. (1950); Merriam Building Corp./ Merriam Paper Co. (1950); Great Western Distributors, Inc., poultry and eggs (1950); Atlas Cloth Sponging Co. (1951); Chopp Printing Co. (1951); Jack Krakowitz, fruits and vegetables (1954); Hay Kastein Dressed Poultry Corp. (1955-65); Gansevoort Export Corp. (1955); Wadley & Co. (1955); Harry's Delivery Service, poultry (1955); Blue Star Foods, Inc./ Blue Diamond Products Co., poultry (1959); West Shore Beef & Poultry Corp. (1959-62); Seventh S.H. Farms, Inc./ West 17th Street Poultry, Inc. (1965-70); Zeltzer Food Corp. (1965-70); Vincent Saccente & Sons, Inc., garage and trucking (1975-80)

History

These two warehouse buildings, constructed for former Mayor Hugh J. Grant, were the only ones on the block not leased or owned by the Manhattan Refrigerating Co. (MRC). The Estate of Hugh J. Grant was later also the owner of the property at 90-92 Gansevoort Street [see], leased by MRC. Early tenants included two printing and lithography firms: Federal Lithography Co., and Carey Printing Co./ Peter J. Carey & Son, which went bankrupt in 1941. The building was foreclosed in 1942. Among the various later tenants were firms involved in wood, paper, printing, meat, poultry,

and produce. In 1984, these buildings were joined to the nine former MRC buildings on the block that had been combined and converted into apartments in 1980-82.

These Romanesque Revival style buildings, which retain significant portions of their historic fabric, contribute to the historically-mixed architecture and varied uses – including market-related functions – of the Gansevoort Market Historic District. The buildings were constructed in 1899-1900, during one of the major phases of development, when buildings were constructed for market-related businesses and other industrial uses. The buildings' monumental scale and well-crafted Romanesque Revival details by a notable Brooklyn architect make them a major presence in the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Nov. 9, 1906, 4, Nov. 4, 1910, 14, May 9, 1914, 18, Jan. 25, 1926, 34, May 10, 1928, 32, July 31, 1941, Aug. 18, 1942, Feb. 8, 1943, 29, Mar. 23, 1951, Sept. 7, 1951, Sept. 8, 1954, Apr. 2, 1960.



BLOCK 643

799-801 WASHINGTON STREET (aka 85-87 HORATIO STREET)

Tax Map Block 643, Lot 36

Date: 1910 (NB 868-1909)

Architect: Joseph C. Cocker

Original Owner: Newtown Construction Co.

Type: Warehouse

Style: neo-Georgian

Stories: 6

Facade Materials: Flemish bond brick, metal cornice

Alterations

new sash, fire escape removed, loading dock modified (access ramp), new entrance on Washington Street, security cameras, new storefronts (1997-99)

Ownership History

1910 Newtown Construction Co.

1910 Charles O. Baese

1912 George Alexander MacDonald

1914 Robert Weber/ D.H. Jackson Co.

1915 Hursley Real Estate Co. (George A. MacDonald, president)

1923 Mary L. and Marion J. MacDonald

1934 Brooklyn Savings Bank (foreclosure)

1941 Bilalp Realty Corp. (Loomis J. Grossman)

1944 Samuel and Abraham Goldstein (Criterion Paper Corp.)

1945 799 Washington Street, Inc.

1963 Fannie Rolins/ Rolins Estate

1997 Goldcrest Facilities Ltd.

Commercial Tenants

Mutual Warehouse Co. (1910-34); Interborough Transfer Co. (1935-44); Defender Auto Express (1935-42); Pioneer Oil & Transportation Co. (1935-42); Van Denmark Bros./ Volks Express Co. (1935-42); Leonard Bros., exp. (1935-38); Providence Teaming Co. (1935); Rogers Fast Freight Inc. (1935); American Carrier Corp. (1938); Botfield Refractories Co. (1938-42); Ellis Direct Sales Co. (1942); Jersey Coast Transfer Co. (1942); Criterion Paper Corp./ Merit Container Corp./ Tri-Wall Containers, Inc. (1944-62); Rolins Co./ Recreational Sporting Equipment, Inc., marine supplies (1963-93); Industrial Gasket & Washer Mfg. Co. (1965-86); Arjon Mfg. Co. (1970); Harte Creations Ltd. (1970); Asos Air Conditioning Sales (1975)

History

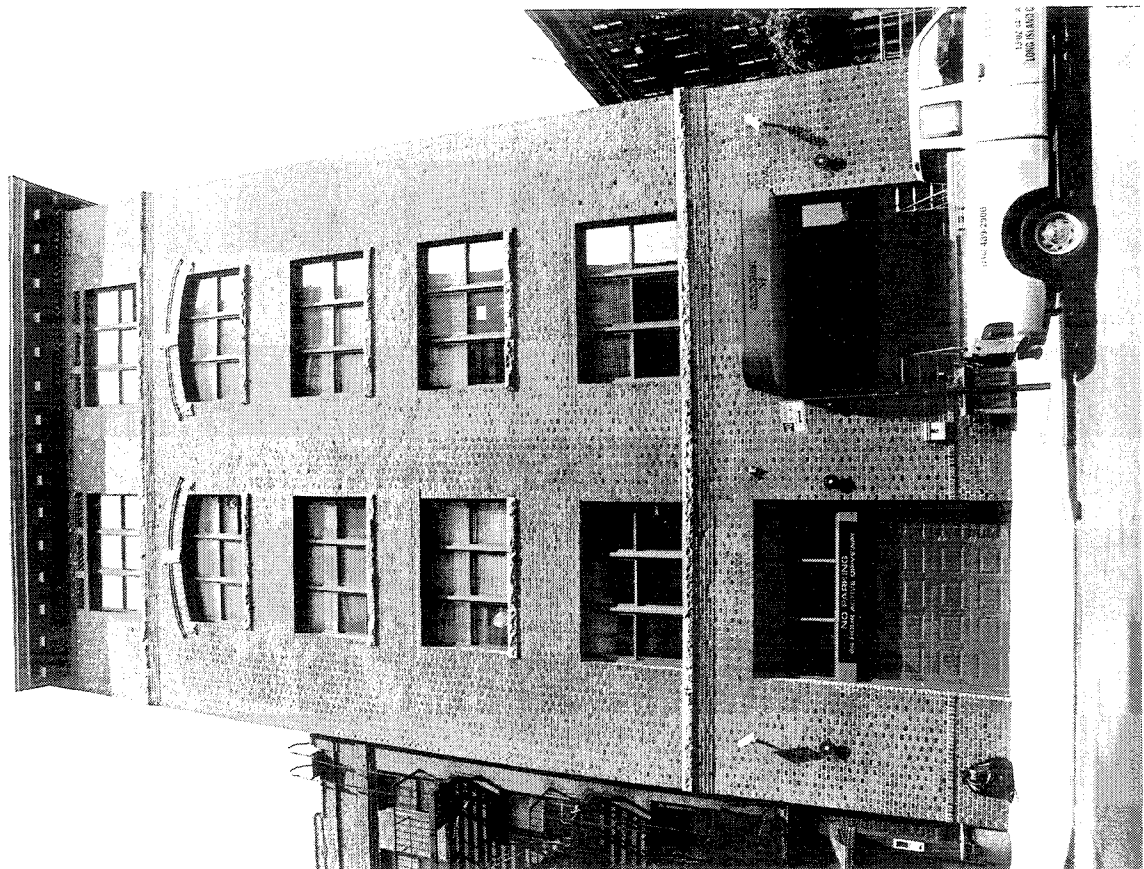
In 1910, George A. MacDonald sold this lot to the Newtown Construction Co. for the construction of a warehouse building, which he was to finance. A corporate lawyer with extensive real estate interests in lower Manhattan, MacDonald (1869-1936) financed a number of other

projects in Greenwich Village. After a brief ownership by lawyer Charles O. Baese, MacDonald acquired this building two years after its completion, but traded it to Robert Weber in 1914 for several Upper East Side houses. The Hursley Real Estate Co., of which he was president, re-acquired it in 1915. The building was initially leased to the Mutual Warehouse Co., of which MacDonald was also president. The property remained an interest of the MacDonald family until foreclosure in 1934. Interborough Transfer Co. and a number of other transfer, express, and transportation companies were tenants until 1942, when the Criterion Paper Corp. and associated firms owned and used the building. Fannie Rolins purchased it in 1963 for the use mostly of the Rolins Co., marine supplies, and the affiliated Recreational Sporting Equipment, Inc. In 1997-99, the structure was converted for offices.

This neo-Georgian style warehouse building, which is largely intact, contributes to the historically-mixed architectural character and varied uses – including storage- and market-related functions – of the Gansevoort Market Historic District. Constructed in 1910, during one of the major phases of development of the district, when warehouses and market-related buildings continued to be built, it further contributes to the visual cohesion of the district through its well-crafted Flemish bond brick and rock-faced stone facades.

References

Kellerman; NY County, Office of the Register; NYC Directories; “George Alexander MacDonald,” *Who Was Who in America* 1, 761; *NYT*, Jan. 12, 1910, 14, Dec. 28, 1913, XX2, Jan. 11, 1914, XX2, July 14, 1915, XX1, Jan. 5, 1935, 31, Oct. 24, 1941, 39, Apr. 6, 1944, 33; *REG*, Apr. 8, 1944, 3.



BLOCK 643

803, 805, and 807 WASHINGTON STREET

Tax Map Block 643, Lot 38

Date: c. 1841; 1922 storefronts and fourth story/parapet (Alts. 252-, 692-, and 957-1922, Charles H. Briggs)

Original Owners: No. 803: William M. Johnson, Edward A. Green (lessee);
Nos. 805 and 807: Lewis B. Griffen

Type: Rowhouses

Style: Greek Revival (altered)

Stories: 4

Facade Materials: brick (painted), stone, cast-iron lintels

Alterations

some lintels shaved or altered, new sash (c.1940-85); metal and glass storefronts installed (c.1988-2002)

Ownership History (formerly lots 38-40)

Lot 38 (No. 803):

1838 Bradish Johnson/ William M. Johnson/ Estate of Bradish Johnson

1906 Clarence S. Ellen

1912 Mary R. Duross

Lot 39 (No. 805):

1839 Lewis B. Griffen

1844 John J. Riker/ Elijah K. Riker

1888 Catherine J. Howard

1898 David B. Lawton

1912 Mary R. Duross

Lot 40 (No. 807):

1839 Lewis B. Griffen

1844 Nathaniel Putnam

1851 George A. Harriott

1854 James C. Forrester

1855 Henry Randel

1858 James Baremore

1859 Charles and Elizabeth Woodruff

1861 James Baremore

1868 Cornelius S. Cooper

1907 Garrett H. Freeborn

1912 Carey Realty Co.

1915 T. Albeus Adams

1922 Namlaw Realty Corp. (James B. Woltman, president)/ James B. Woltman

1958 Romanoff Realities, Inc./ Gansevoort Holding Corp./ GHC NY II Corp. (Romanoff Equities,

Inc.)

Commercial Tenants

No. 803: T.H. Roberts Chemical Co. (1921); Spadoro & Co., olive oil importers (1929); George Tobelman, cigars (1933); Bellevue Creamery & Produce Co. (1939-42); L.E. Beaird Produce Co./ Beaird Sea Foods Ltd./ Beaird Cremeens Food Corp. (1946-59); American Poultry Exchange, Inc. (1950); Hayden House Foods Co. (1959); All American Foods Corp. (1965); Dotmar Foods & Trading Corp. (1970)

No. 805: A.R. Brundage, Inc., eggs and butter (1929); Jack Weinstein, meat (1946); Community Beef Co. (1950); B&S Carting (1955-59); City Hotel Supply Co. (1955-59); Advance Meats & Provisions, Inc. (1965-67); Yankee Meat Co. (1975); Alliance Meat Co. (1980)

No. 807: James B. Woltman, restaurant (1922-50); Standard Kosher Poultry, Inc. (1946-50); Trio Transportation Co. (1950); Suburban Frosted Foods, Inc. (1952); Joseph Duffy, rubbish removal (1955-59); Cal Carting Co. (1959-70)

History

These three single-family rowhouses were constructed c. 1841 on land owned by William M. and Bradish Johnson and Lewis B. Griffen. William M. Johnson was a river captain who, with George Bradish, built Magnolia (c. 1795), a large plantation in Louisiana that had one of its first sugar and molasses mills. By the middle of the 19th century, Johnson was operating the Johnson & Lazarus Distillery and Sugar Refinery on West 15th Street, under the firm name William M. Johnson & Sons. His son Bradish Johnson (c. 1810-1892), continued the business as Bradish Johnson & Sons, 110 Front Street. One of the original members of the Board of Directors of Chemical Bank at its founding in 1844, he divided his residency between New York City, where he owned extensive real estate, and the Garden District of New Orleans. Bradish Johnson's wife, nee Louisa Lawrence, was a descendant of the Ireland family. The other land owner of these houses, Griffen, was a dock builder who lived in Greenwich Village. The first resident and lessee of No. 803 was Edward A. Green, a lumber dealer on West Street. An 1851 *Doggett's* directory lists David Williams, carman, as resident of No. 805.

The houses were multiple dwellings by 1890. They came under common ownership in 1922 through acquisition by the Namlaw Realty Corp. (James B. Woltman, president), and in 1953 were transferred to Woltman. The buildings were altered in 1922 by architect Charles H. Briggs, with the addition of storefronts and a fourth story capped by a parapet. Woltman operated a restaurant in No. 807 from 1922 until the early 1950s, and had an office in No. 803 for years. He had previously had a restaurant, since at least the early 1910s, at 86 Gansevoort Street.

The L.E. Beaird Produce Co., and associated firms, tenants in the 1940s-50s, were owned by Lee E. Beaird, a real estate investor and a director of the Manhattan Refrigerating Co.

These altered Greek Revival style rowhouses contribute to the historically-mixed architectural character and varied uses of the Gansevoort Market Historic District. They were originally constructed c. 1841 as part of the district's first major phase of development, when parts of the neighborhood were being developed with residences. The buildings were altered in 1922 during another major phase of development, when market-related and other commercial uses resulted in new construction or significant alterations in the district.

References

Kellerman; Radmer; NY County, Office of the Register; NYC Directories; S. Frederick Starr, *Southern Comfort: The Garden District of New Orleans* (N.Y.: Princeton Archl. Pr., 1998), 136, 189, 221; David K. Gleason, *Plantation Homes of Louisiana and the Natchez Area* (Baton Rouge: La. State Pr., 1982), 3; www.jpmorganchase.com website; *NYT*, Oct. 12, 1900, 12, Dec. 14, 1939, 52, Apr. 1, 1972, 26.



BLOCK 643

809-813 WASHINGTON STREET (aka 70-74 GANSEVOORT STREET)

Tax Map Block 643, part of Lot 43

Date: 1940-42 (Alt. 3384-1939); 1949-50 (Alts. 1585-1949, 897-1950)

Architect: Voorhees, Walker, Foley & Smith; Harry Leibowitz

Original Owner: Emigrant Industrial Savings Bank

Type: Trucking depot (1942); market building (1950)

Style: none

Stories: 1

Facade Materials: brick (painted), metal canopy

Alterations

aluminum and glass storefront show windows, with steel security gates, on eastern bay on Gansevoort Street and southern bay on Washington Street (2001)

Ownership History (formerly lots 41-43)

1938 Emigrant Industrial Savings Bank (foreclosure)

1943 Peggy Equities Corp. (Tillie Feldman)

1980 45 West 11th Street Ltd.

1981 Landmark Restoration Co.

1986 William Gottlieb

1998 Gansevoort Street LLC

Commercial Tenants

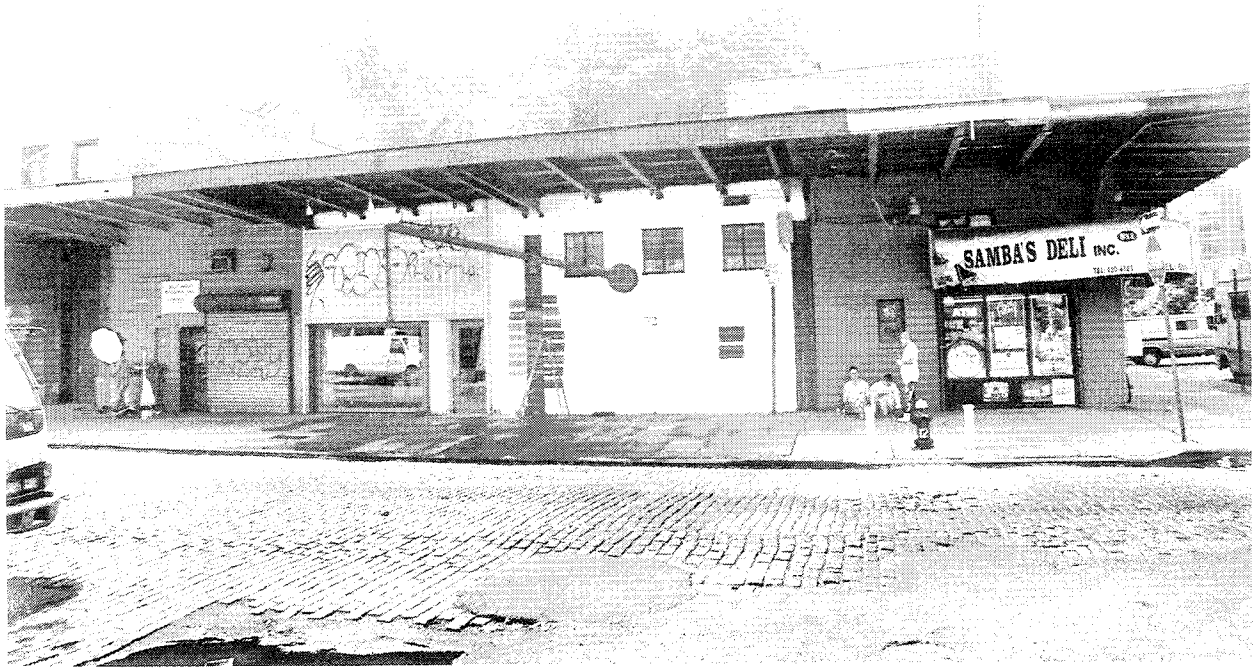
All States Freight, Inc. (1942-49); Zohn's Trucking Service (-1948); Pocono Poultry Farms, Inc. (1950); Solomon Bros., poultry (1955); JAWD Assocs., poultry (1955-70); A1 Meat Co. (1955); Wholesale Food Assocs. (1959-70); Weichsel Beef Co. (1959-65); J.M. Heilman Corp., meat (-1962); A&A Meat Packers Co. (1965-70); Spartan Meats, Inc. (1965-93); Willy's Express, trucking (1965-70); Amaro & Diaz Meat Corp. (1980); New Amsterdam Beer (1986); Provision Distributors, Inc. (1986); Gansevoort Gallery (1995-); East Point Provisions, Inc. (2003)

History

This building and 60-68 Gansevoort Street [see], also on the same tax lot, have been under the same ownership since 1938, when the property was foreclosed and then re-developed by Emigrant Industrial Savings Bank. Built on the foundations of the three tenements then on the site, this was originally a simple brick freight trucking depot, with a wide opening for trucks on Gansevoort Street. All States Freight, Inc., of Akron, Ohio, was the initial tenant. In 1949, to take advantage of its location across the intersection of Washington Street from the new Gansevoort Market Meat Center, it was converted to a wholesale meat market building, with six separate units with cold storage. The metal canopy was installed in 1950. For most of its history since 1950, it has been associated with meat and poultry businesses.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Jan. 16, 1942, 38, Nov. 18, 1942, 41, June 15, 1948, 46, Mar. 7, 1949, 29, Mar. 26, 1949, 24, Nov. 24, 1959, 1, May 3, 1962, 52, Nov. 2, 1995, C3



BLOCK 643

60-68 GANSEVOORT STREET

Tax Map Block 643, part of Lot 43

Alteration Date: 1940 (Alts. 3385-, 3386-, 3387-, 3388-, 3389-1939)

Architect: Voorhees, Walker, Foley & Smith

Builder: O'Hare Construction Co.

Owner: Emigrant Industrial Savings Bank

Type: Market building

Stories: 2

Facade Materials: brick, stone, metal canopy, cast-iron storefronts

Original Date: 1880-81 (NB 627-1879)

Original Architect: George B. Pelham

Original Owner/Builder: John Glass, Jr.

Original Type: Tenements (5)

Original Style: neo-Grec

Original Stories: 5

Alterations

metal and glass storefronts installed in some of the loading bays (1996-2001)

Ownership History (formerly lots 44-48)

1880 John Glass, Jr./ John and Isabella Glass/ Barbara Lincoln Glass/ Jonathan Nathaniel Glass

1912 Gansevoort-Washington Co. (Jonathan N. Glass, president)

1928 Gansevoort Realties, Inc.

1938 Emigrant Industrial Savings Bank (foreclosure)

1943 Peggy Equities (Tillie Feldman)

1980 45 West 11th Street Ltd.

1981 Landmark Restoration Co.

1986 William Gottlieb

1998 Gansevoort Street LLC

Commercial Tenants

I. Cohn & Bro./ I. Cohn & Son, grocers (1889-1902); S.H. Siegel, grocer (1889); W.D. Harries & Son, grocers (1889); Moorhouse & Co., grocers (1889); Karmell Brooks, butter, cheese and eggs (1902); P.A. Gaynor, grocer (1902-06); A. Booth & Co., oysters (1902); Giovanni Servetti, produce (1902); Magee & Crosbie Co., butter, cheese and eggs (1906-12); Fantini & Latorraca, grocers (1906-12); Lange Bros., Italian products importer (1914); Philip Neuhaus Co. (1929); James F. Mulcahey, storage (1929-33); West Side Celery Co. (1929-38); Pyramid Produce Co. (1933); MacGregor's Bar & Grill (1933-52); Excellent Fruit & Produce Distributors (1936-38); Worth Produce Corp. (1936); Sun Valley Butter Co. (1942-46); Direct Reproduction Corp., storage (1944-46); Thorman Baum, wholesale produce (1944); Drohan Co., poultry (1950-86); Brooklyn Hotel Supply Co., meat (1950-59); Ytuarte & Co., groceries (1950); Marine Carpenters, Local 901 (1950); H. Alperstein, Inc., provisions (1950-70); United Hotel & Restaurant Supply Co. (1965-70); Crown

Meat Co. (1965-80); Brown & Langer, Inc./ Manhattan Pickle Co. (1975-86); Jean Pierre Graphics, Inc. (1980); Grafi Bros., Inc. (1986); Breukelen, furniture (1999)

History

This building is the result of a 1940 alteration that connected and reduced in height five five-story tenements that were originally constructed in 1880-81 for and by builder John Glass, Jr. The firm of John Glass & Son (established 1847) constructed residences, commercial buildings, and apartment houses throughout New York City, including Adams Hotel on West Street, and the Siegel, Cooper & Co. stables on West 17th Street. Directories from 1889-1912 indicate that there were numerous commercial tenants in the food businesses. The buildings remained in the ownership of the Glass family until 1928. Gansevoort Realities, Inc., an entity of the Kansas Packing Co., then purchased this property as a speculative investment because of the various changes in the market district, such as the development of the Chelsea Piers along the Hudson River and the anticipated construction of New York Central Railroad's elevated freight line. This property and 809-813 Washington Street (aka 70-74 Gansevoort Street) [see], also on the same tax lot, have been under the same ownership since 1938, when they were foreclosed and then re-developed by Emigrant Industrial Savings Bank. The tenement buildings on this site were reduced to two stories and converted to a market building with a metal canopy and offices on the second story. Since then, there have been a variety of businesses, mostly associated with produce, poultry, and meat.

This building, which has significant historic fabric reflecting its 1940 alteration, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Altered in 1940, during the last major phase of development of the district, when low-scale buildings were constructed, or buildings were altered and reduced in height, for produce- and meat-related businesses and other market uses, the building further contributes to the visual cohesion of the district through its brick and stone facade and metal canopy.

References

Kellerman; NY County, Office of the Register; NYC Directories; "John Glass & Son," *Hist. of R.E.*, 335; *REG*, Sept. 22, 1928, 9; *NYT*, Jan. 28, 1914, XX51, July 21, 1944, 29, Aug. 9, 1944, 26, Apr. 19, 1952, 31, Nov. 24, 1959, 1.

BLOCK 643

52-58 GANSEVOORT STREET

Tax Map Block 643, Lot 49

Alteration Date: 1937 (Alt. 68-1937)

Architect: S. Walter Katz

Owner: Man-Fra Realty Corp.

Type: Market building

Stories: 2

Facade Materials: brick, stone (painted); metal canopy, steel I-beam above storefronts

Original Date: c. 1850-54; 1893

Original Owner: James C. Hoe & Co.

Original Type: Carpenter shop and stable; tenements (2)

Original Style: Vernacular

Original Stories: 3, 4, 5

Ownership History (formerly lots 49-52)

1848 Hoe Family (Richard and Mary Emma, James C., John M., William A., George E., Alfred G., William J.)

1936 Paul W. Vollenweider

1937 Man-Fra Realty Corp. (Emanuel Frank)

1946 Migi Estates, Inc./ Micsam Estates, Inc. (Dewey Carver)

1968 Michael Carver, Ginger Ochsner (Heller)

1980 Marantes Corp.

1981 Landmark Restoration Co.

1986 William Gottlieb

1998 Gansevoort Street LLC

Commercial Tenants

James C. Hoe & Co./ James C. Hoe's Sons, builders (1848-1933); John C. Hintze, butter, cheese, eggs (1889-90); B. Rosenbohm & Co., butter, cheese, eggs, poultry (1902-06); Frederick Muller, butter, cheese, eggs (1912); H.O. Wagner Automobile Co. (1916); A[be]. Bohrer, Inc./ Buyers Export Co., wholesale fruit and produce (1937-55); Thorman, Baum & Co./ Clark Hutcheon & Dalzell, Inc., fruits, vegetables (1938-47); J.S. Denby & Co., produce (1946-55); Whip Food (Top Whip) Products Corp. (1950-55); Hollander Gould & Murray, Inc., produce (1955); Howard Produce Co. (1955); Genis Meat Corp. (1959); Orient Beef Products Corp. (1962-86); Yama Seafood (1984); Noble Works (1986); Rush Safe Delivery (1993); Four Winds Specialties, Inc. (1993)

History

This building is the result of a 1937 alteration that connected and reduced in height three earlier buildings on the site. The property was for nearly a century associated with two successive, prominent carpentry and building firms of the Hoe family. William Hoe had emigrated from England in 1822 and established a building concern in New York. His son, James C. Hoe (1820-1880), became a partner in 1840 and, after his father's death in 1849, the firm became James C. Hoe & Co.

A carpenter shop and stable were built at No. 54-56 Gansevoort Street, around 1850-54, and tenements were constructed at Nos. 52 and 58 around 1853. In the 1870s, James C. Hoe lived just east of the historic district at 325 West 14th Street. The firm later became James C. Hoe's Sons, under William A. and George E. Hoe. According to *A History of Real Estate, Building and Architecture in New York City* in 1898, their operation at 52-56 Gansevoort Street included "a steam wood working factory." The shop had been extended from four to five stories in 1893. The firm's lumber yard was nearby at 831 Greenwich Street. Among the structures on which the Hoes worked were A.T. Stewart's Uptown Store (1862-70, John Kellum; demolished), Broadway and East 10th Street; McCreery Store (1868-69, John Kellum; altered), 801 Broadway; Tiffany & Co. Store (1869, Kellum; re-faced), Union Square West; Tiffany Mansion (1882-85, McKim, Mead & White; demolished); and Manhattan Co. & Merchants Bank (1883-85, W. Wheeler Smith; demolished), 42-44 Wall Street. James C. Hoe's Sons retained and used this property until 1933, when the firm went bankrupt. In 1937, the three buildings on the property were reduced from three, four, and five stories to two, and converted for use as a market building, with upstairs offices, under the ownership of Man-Fra Realty Corp., led by Emanuel Frank, a retired veal merchant investing in real estate. Among the first tenants was A[be]. Bohrer, Inc., wholesale fruit and produce [see 53-61 Gansevoort Street], and Thorman, Baum & Co., fruits and vegetables. Ottman & Co., wholesale meat dealers at 5 Little West 12th Street [see], expanded into 54-58 Gansevoort Street in 1962 for its offices and for some of its meat processing (as Orient Beef Products Corp.).

This building, which has significant historic fabric reflecting its 1937 alteration, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Altered in 1937, during the last major phase of development of the district, when low-scale buildings were constructed, or buildings were altered and reduced in height, for produce- and meat-related businesses and other market uses, the building further contributes to the visual cohesion of the district through its brick and stone facade and metal canopy.

References

Kellerman; NYC Dept. of Buildings; NY County, Office of the Register; NYC Directories; J.C. Hoe obit., *NYT*, Sept. 14, 1880, 5; "J.C. Hoe's Sons," *Hist. of R.E.*, 327; *NYT*, June 19, 1916, 42, Mar. 15, 1929, 12, Sept. 13, 1933, 35, July 25, 1934, 32, June 18, 1936, 43, Jan. 9, 1937, 31, Jan. 27, 1937, 39, Apr. 9, 1937, 42, Nov. 14, 1943, 47, Dec. 7, 1945, 38, Mar. 13, 1946, 42, Dec. 9, 1947, 52, Jan. 11, 1962, 68, Feb. 1, 1984, C3.



BLOCK 643

46-50 GANSEVOORT STREET (aka 842-846 GREENWICH STREET)

Tax Map Block 643, Lot 54

Date: 1938-39 (NB 117-1938)

Architect: Charles H. Stadler

Builder: Louis Joroff

Original Owner: Spanish American Mercantile Corp.

Type: Market building

Style: Moderne (eastern section); western section currently clad with no-style covering

Stories: 2 plus mezzanine

Facade Materials: brick (part painted)

Alterations

wood and glass storefronts installed, new sash, metal canopies removed, central parapet of lower portion of building altered (2000); western section clad with wood covering (2003)

Ownership History (formerly lots 53-55)

1938 Spanish American Mercantile Corp.

1939 Dumoil Realty Corp.

1946 67 Gansevoort Street Realty Corp.

1972 Holland Bros. Realty, Inc./ Holland Beef Corp.

1977 U.S. Life Insurance Co. (foreclosure)

1980 45 West 11th Street Ltd.

1981 Landmark Restoration Co.

1986 William Gottlieb

Commercial Tenants

Sorrento Importing Co., wholesale grocers (1939); Producers Stores Corp./ Sichenze & Maresca, Inc./ Sunrise Stores Co. (1942); Gansevoort Market Celery Co. (1942); Jacob Fried & Son, Inc./ Howard Produce Co./ United Produce Co. (1942-50); Automaton Restaurant (1946-55); M&W Mfg. Co. (1946); Neilson & Slongo, tires (1946); Victory Butter & Egg Corp. (1950); Art Supply & Instrument Co. (1950); Chelsea Hotel Supply Co. (1950); Perret-Stotz Produce Corp. (1950); Brown & Langer/ Manhattan Pickle Co./ Pickle Coop, Inc./ Farm Pak Food Distributors/ Trade Factors Co. (1955-75); Roger Beef Co./ William Rosen (1955-70); Glen Lake/Acre Farms (Sun Dale/Glen Farms)/ JAWD Assocs., poultry and eggs (1955-70); Royal Meat Co. (1959-70); J&J Flank Co. (1959); W&H Fried Realty Co. (1959-65); Wholesale Foods Assocs. (1959); A.K. Meat Co. (1959-70); Premier Hotel Supply Corp., meat (1965); Arnold Co., meat (1970); Jay Dee Packing Corp. (1970); AAA Custom Meats (Holland Beef Corp.) (1973-77); Burger Maker, Inc. (1980-93); Centaur Packing Co. (1980-93); Le Gans, restaurant (1999); Chinghale, restaurant (1999)

History

In 1934, the New York Savings Bank foreclosed on this property, then consisting of five 19th-century buildings. The Spanish American Mercantile Corp., the purchaser of this parcel in 1938, built this modern market building in 1938-39 for wholesale fruit and produce dealers, with upstairs offices. The Spanish American Mercantile Corp. was an interest associated with the Spanish American Importation Co. of N.Y. and the Spanish American Trucking & Moving Corp., located next door at 838-840 Greenwich Street [see], also owned by the corporation. After predominantly produce-associated tenants until World War II, this building housed a variety of companies, including many meat distributors. In 1972, the Holland Bros. Realty, Inc./ Holland Beef Corp. (also the owner of 838-840 Greenwich Street next door) acquired this building and in 1973 altered it as a meatpacking plant (Alt. 930-1973). The property was foreclosed, however, in 1977. It now houses two restaurants.

This Moderne style market building, with two sections of different heights, contributes to the historically-mixed architectural character and varied uses – including market-related functions – of the Gansevoort Market Historic District. Constructed in 1938-39 as part of the district's last major phase of development, when buildings were being constructed or altered for produce- and meat-related businesses, the building further contributes to the visual cohesion of the district through its brick facades.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, May 4, 1938, 43, Jan. 10, 1939, 41, Dec. 14, 1939, 52, Dec. 15, 1939, 48, Nov. 14, 1943, 47, July 19, 1955, 36.



BLOCK 643

838-840 GREENWICH STREET

Tax Map Block 643, Lot 57

Alteration Date: 1980-81 (Alt. 35-80)

Architect: Seymour Churgin

Owner: Greenwich Street Assocs.

Type: Apartment building

Style: none

Stories: 4

Facade Materials: brick

Ownership History

1872 Isaac H. Dahlman

1897 Oriental Bank (foreclosure)

1903 Kuper Family (George D., Charles P., Jacob E.W., Grace K. Busch, Annie K. Buchanan)

1936 Spanish American Mercantile Corp. (foreclosure)

1939 Tuxedo Land & Improvement Co., Inc. (Phillips Produce Co.) (foreclosure)

1947 838 Greenwich Street Realty Corp. (William and Jacob Fried, Philip Robbins)

1965 Alva Properties Inc. (Harold Fried)

1967 Holland Bros. Realty, Inc./ Holland Beef Corp.

1977 U.S. Life Insurance Co. (foreclosure)

1980 Greenwich Street Assocs. (Sherwood Waldman)

1982 838 Greenwich Street Corp.

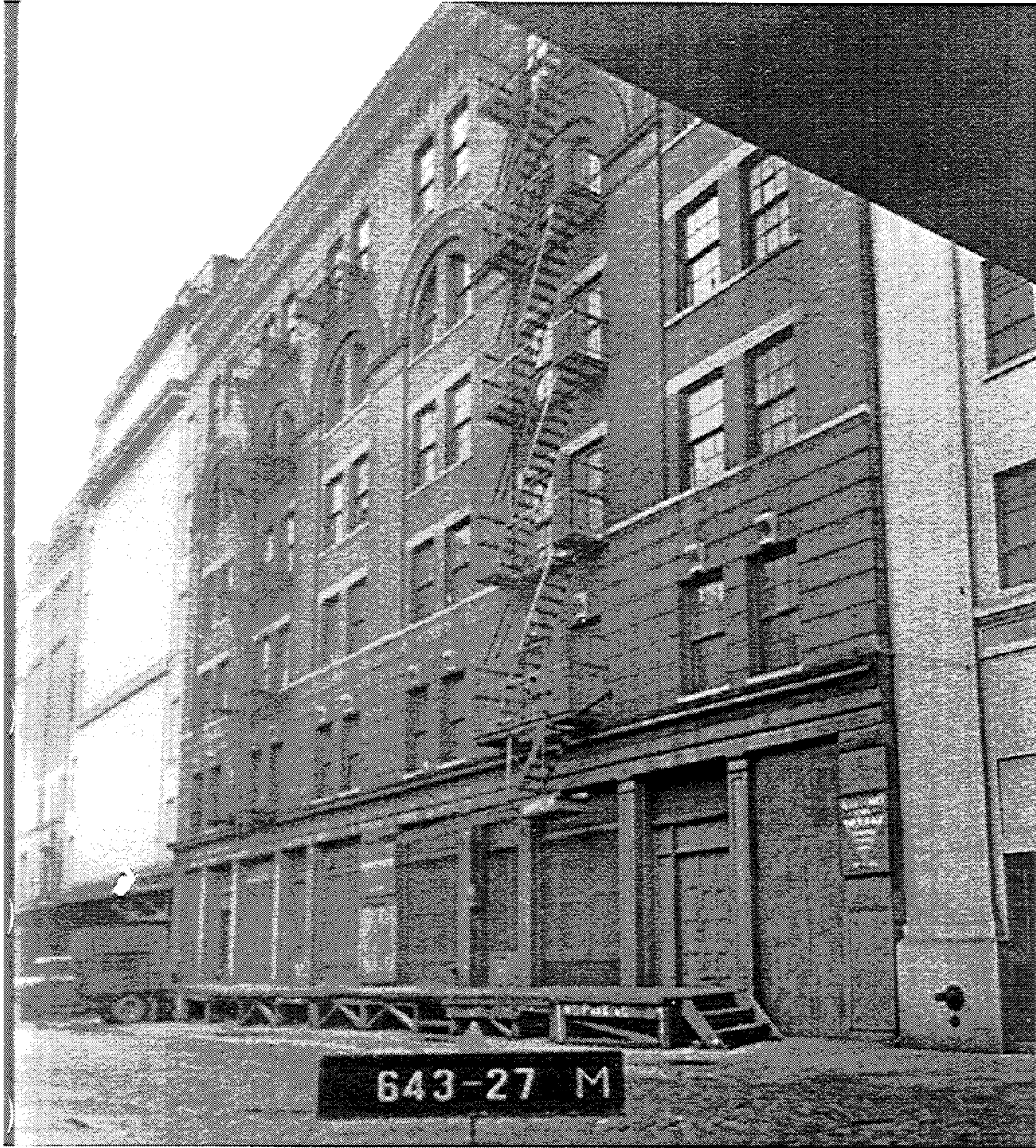
History

The facade of this building is the result of a 1980-81 alteration. This structure was originally constructed in 1872-73 (NB 622-1872) as a boarding stables building for Isaac H. Dahlman, a wealthy horse dealer and real estate investor. Dahlman went bankrupt in 1896, and this property was foreclosed. It was acquired in 1903 by George D. Kuper (c. 1850-1932), head of the ship, freight lightering, and trucking brokerage firm, G.D. Kuper & Bros. The building remained in use for stables and storage for Kuper & Bros. until 1930, when it was converted to a factory and leased to the Atlas Safety Lock Co. (later Atlantic Steel Partition Co.). The Kuper family retained the property until foreclosure in 1936. It was acquired by the Spanish American Mercantile Corp., an interest associated with the Spanish American Importation Co. of N.Y. and Spanish American Trucking & Moving Corp., located here. In 1938-39, the Spanish American Mercantile Corp. constructed the market building next door at 46-50 Gansevoort Street [see]. After another foreclosure, in 1939, this property was acquired by Tuxedo Land & Improvement Co., Inc., a holding company of the Phillips Produce Co. The building was equipped with refrigeration for produce and food products, and was also rented by printing firms. In 1967, Holland Bros. Realty, Inc./ Holland Beef Corp., already a tenant (later also the owner of 46-50 Gansevoort Street), acquired this building and used it for meatpacking. The property was foreclosed, however, in 1977. The building received a new facade during its alteration to an apartment building in 1980-81, making it the second-to-the last new construction within the district.

References

Kellerman; NY County, Office of the Register; NYC Directories; *NYT*, Oct. 20, 1886, 1, Feb. 18, 1896, 11, Aug. 26, 1915, 9, Nov. 30, 1930, N19, Feb. 15, 1931, 49, Jan. 14, 1932, 21, Nov. 6, 1943, 24, Mar. 5, 1947, 45, Mar. 13, 1947, Nov. 25, 1947, 52, Oct. 2, 1988, R1.



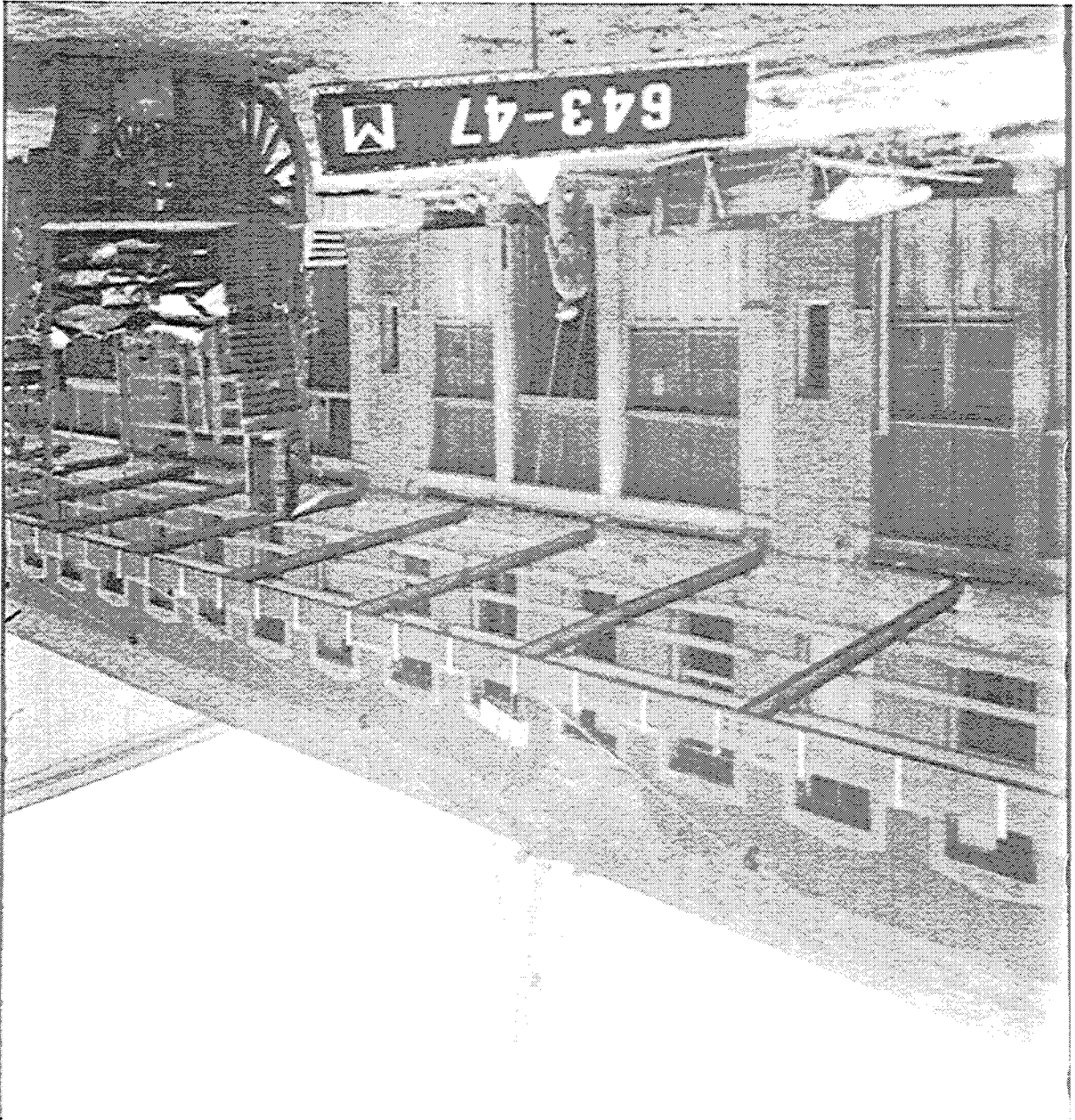


97—103 Horatio Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives



803-805 and 799-801 Washington Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives

60-68 Gansevoort Street (under construction)
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives





60-68 Gansevoort Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives



50-58 Gansevoort Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives



46-50 Gansevoort Street
Source: Department of Taxes (c. 1939)
Photo: NYC Municipal Archives

