

# **FORMAT ARCHITECTURE OFFICE**

**406 West 13th Street**

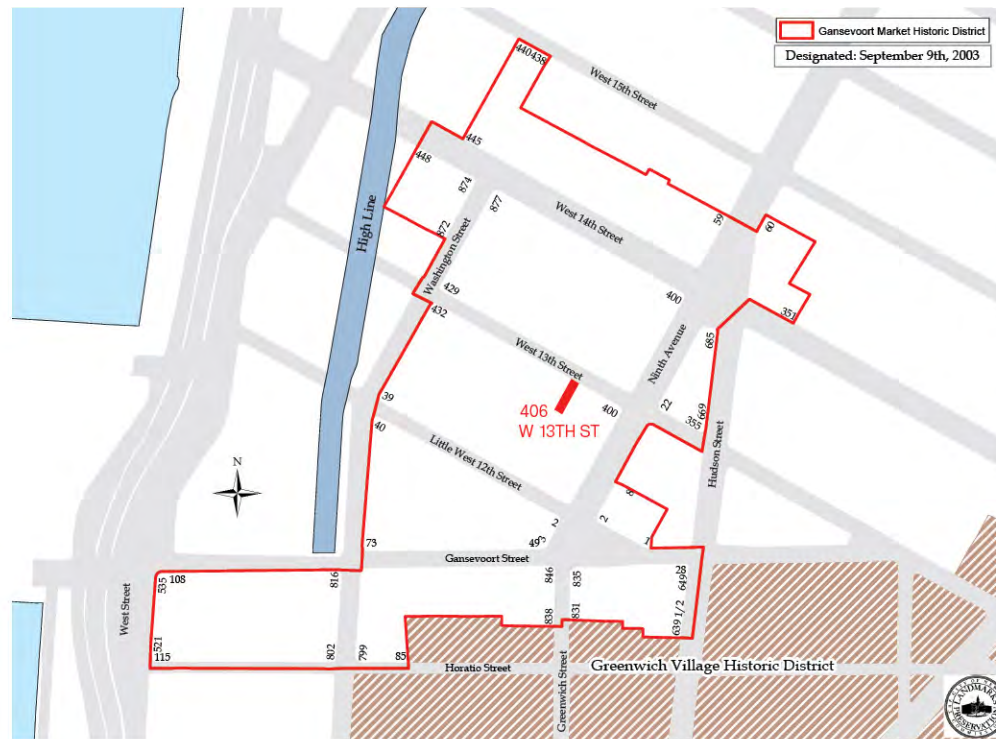
Proposed Design Revisions for LPC Consideration

27 April 2021





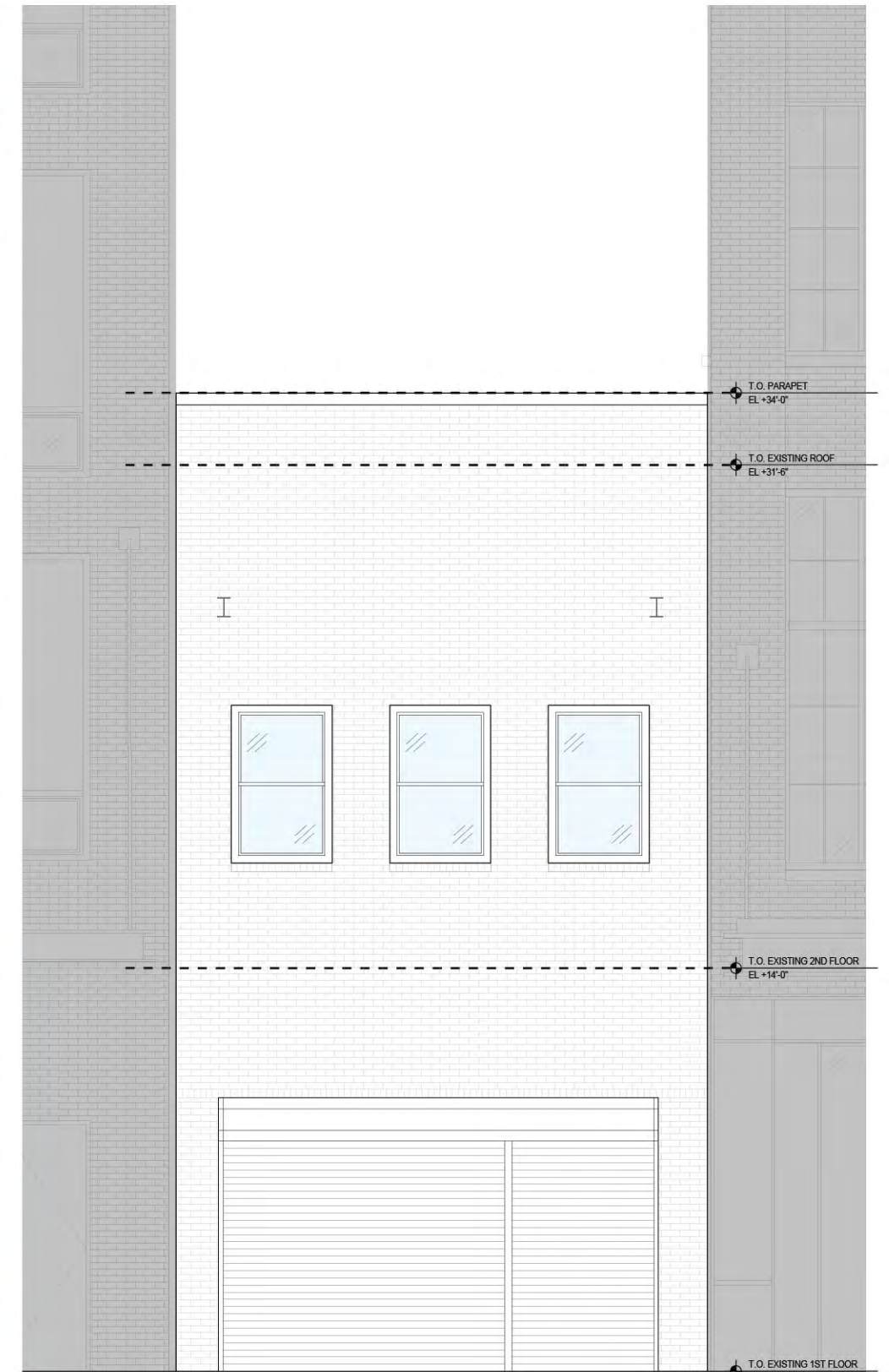
**BLOCK MAP**



**HISTORIC DISTRICT MAP - GANSEVOORT MARKET**



**CURRENT CONDITION**



**EXISTING BUILDING ELEVATION**

# Property Summary

406 West 13th Street

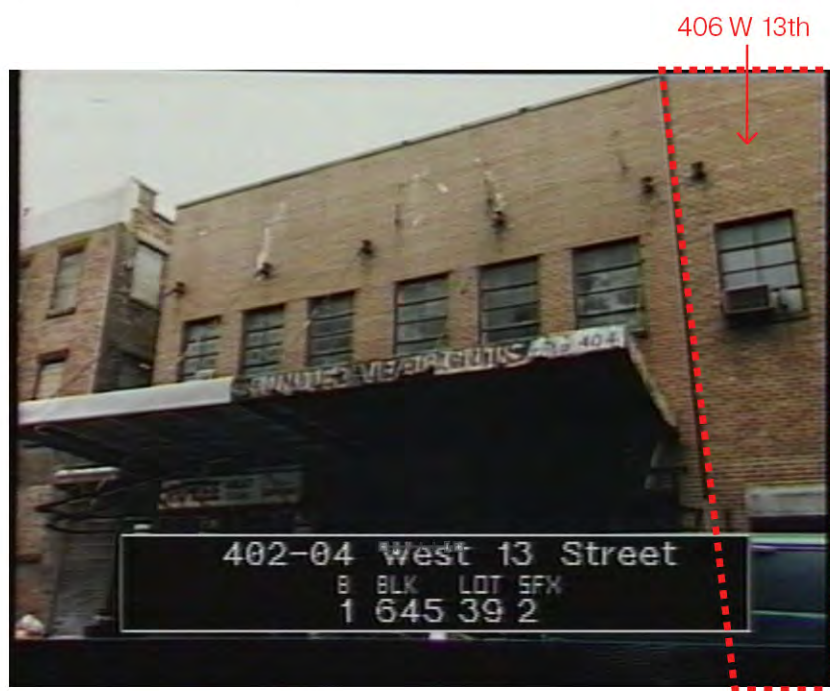




406 W13 STREET - CA. 1999



406 W13 STREET - LPC 2003 DESIGNATION REPORT



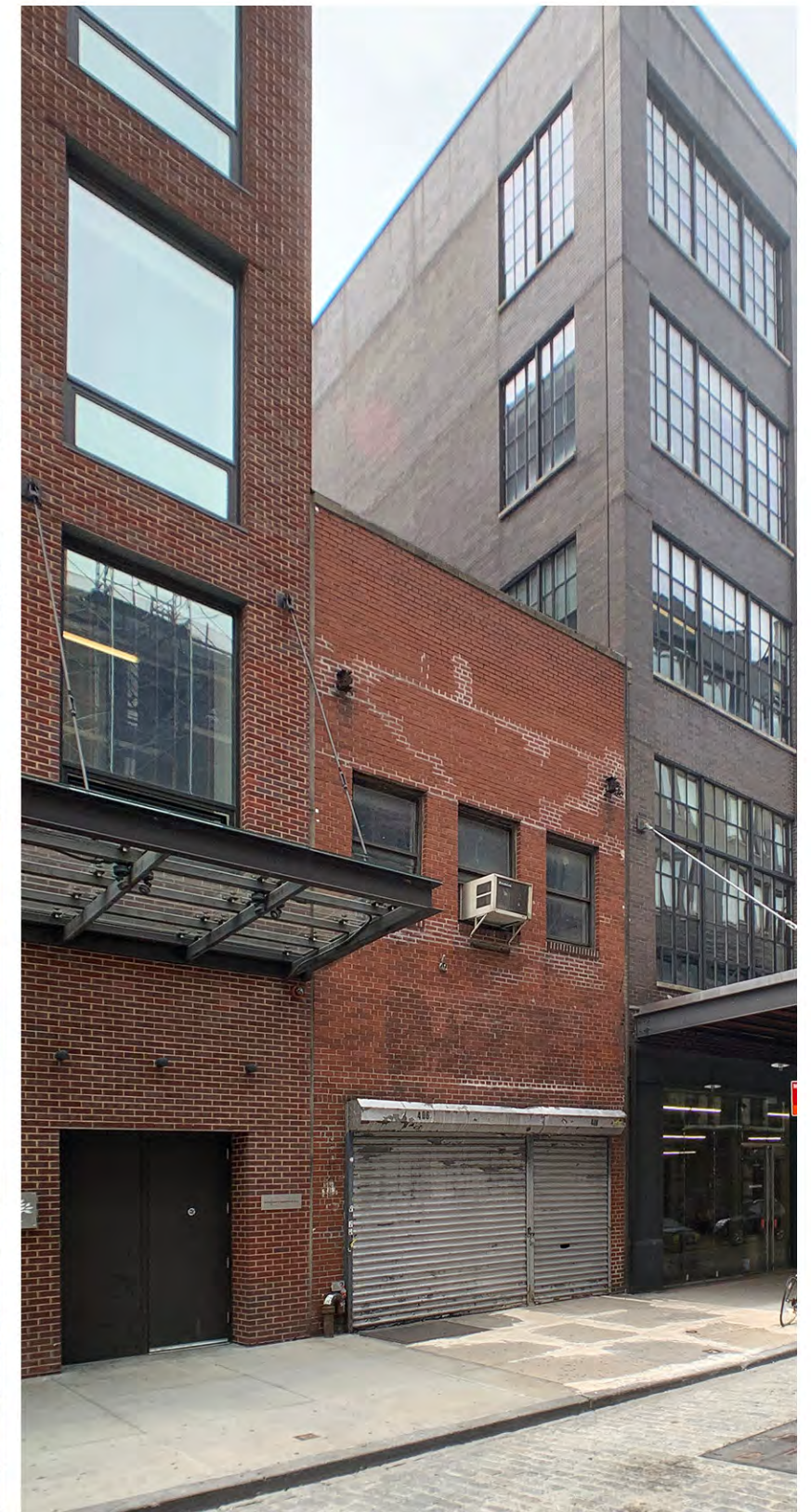
402-04 W13 STREET - DOF TAX PHOTO CA. 1983



406 W13 STREET - DOF TAX PHOTO CA. 1983



408-12 West 13 Street - DOF TAX PHOTO CA. 1983



406 W13 STREET - CURRENT CONDITION

## Existing and Historic Photographs

406 West 13th Street





33 NINTH AVENUE



405 WEST 13TH STREET (DIRECTLY ACROSS THE STREET FROM 406 W13)



837 WASHINGTON STREET



415 WEST 13TH STREET



406 WEST 13TH STREET - DOF TAX PHOTO CA. 1983

## West 13th Street Context - Tan Brick Precedents

406 West 13th Street

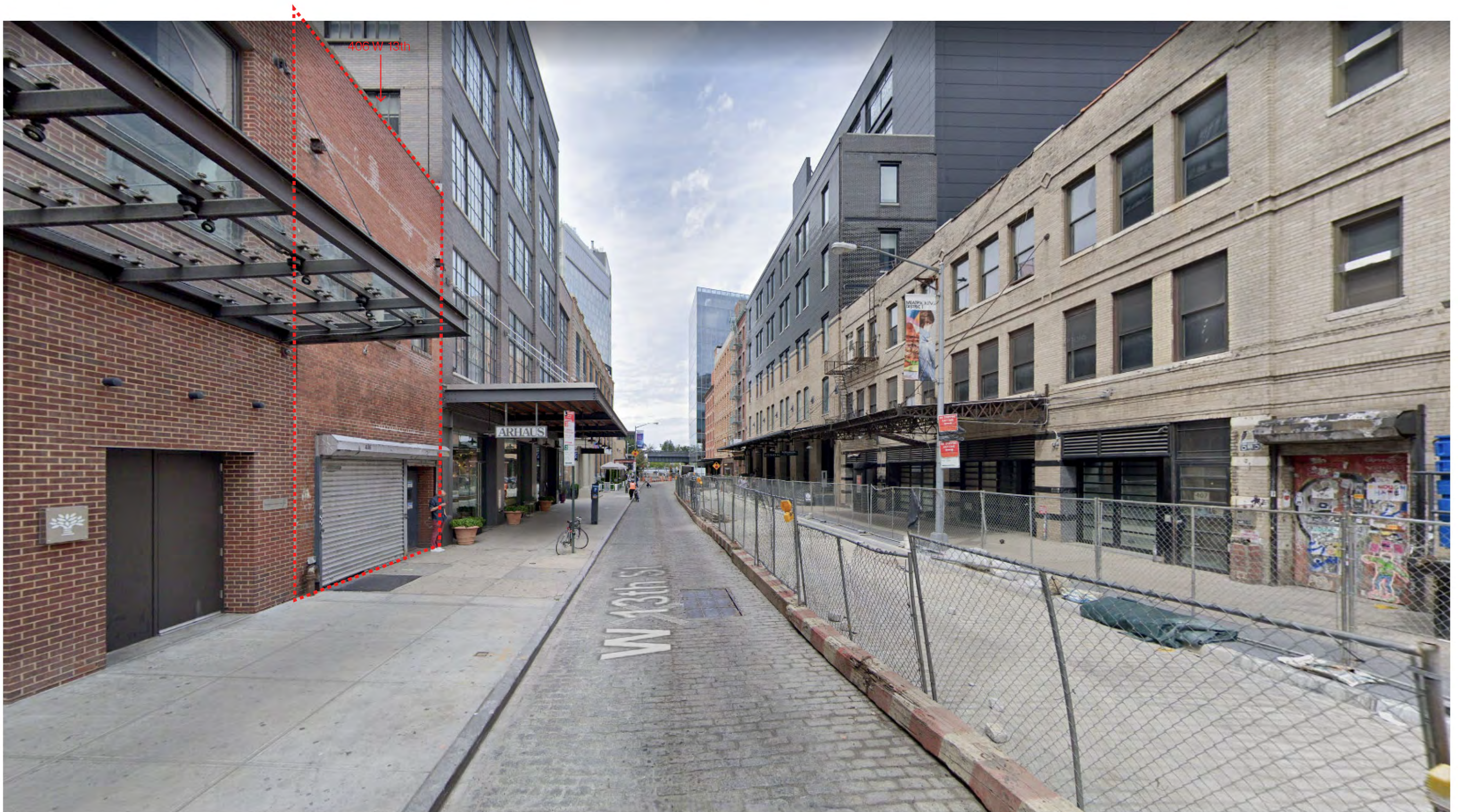




# West 13th Street Context - Looking East

406 West 13th Street





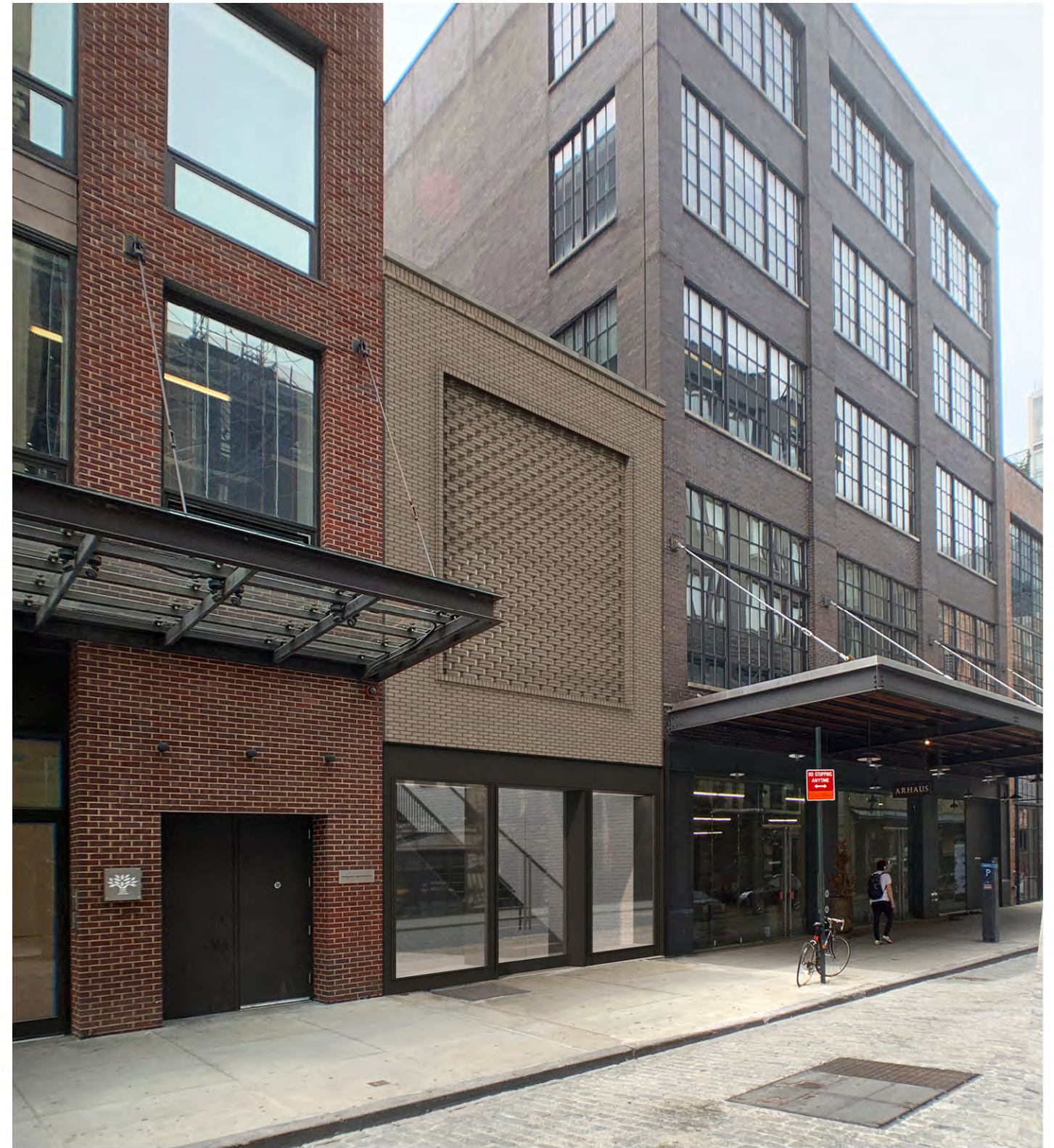
# West 13th Street Context - Looking West

406 West 13th Street





PROPOSED DESIGN AS PRESENTED ON 04/06/21 - PAINTED DARK GRAY BRICK



PROPOSED DESIGN REVISION - UNPAINTED BLOND BRICK INFLUENCED BY HISTORIC CONTEXT AND CURRENT STREETScape

## Update: Facade Brick

406 West 13th Street





PREVIOUSLY PROPOSED CORNICE DETAIL WAS COMPRESSED AND MINIMAL

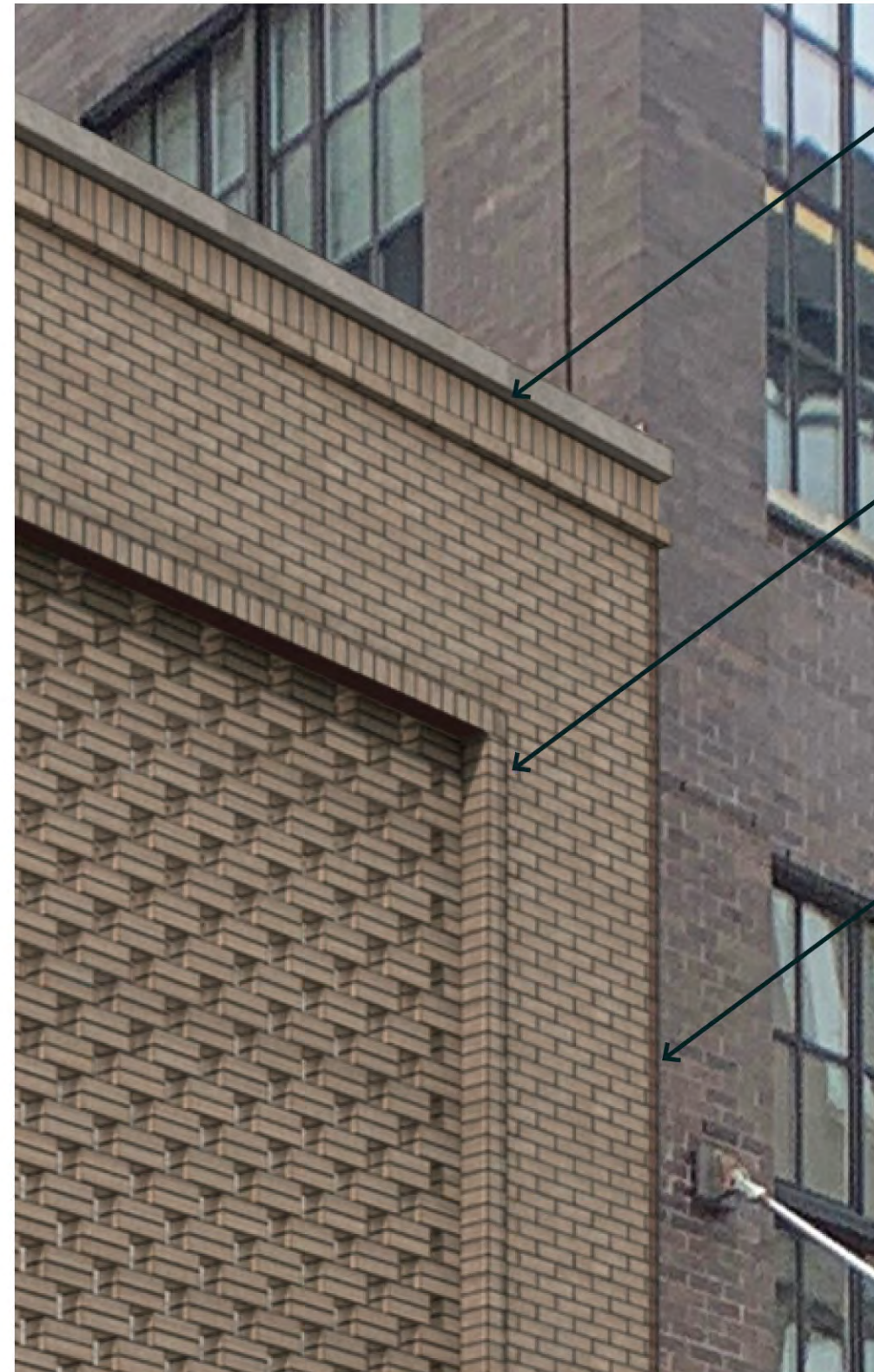
PREVIOUSLY PROPOSED FRAME DETAIL HAD NO ARTICULATION AROUND OPENING

PREVIOUSLY PROPOSED EDGE WAS IN PLANE WITH ADJACENT BUILDINGS

PROPOSED BRICKWORK AS PRESENTED ON 04/06/21

## Update: Brick Detailing

406 West 13th Street



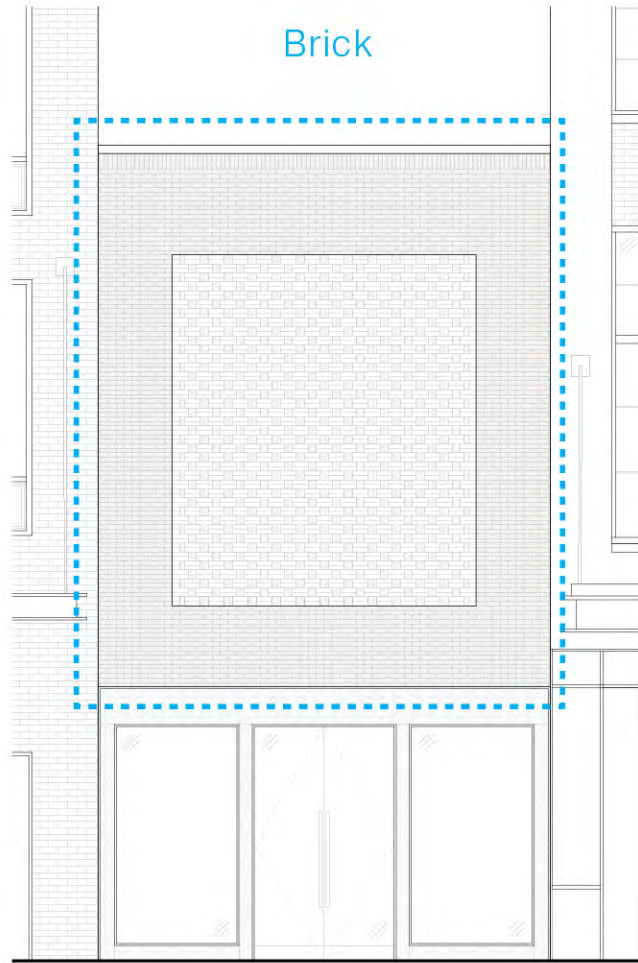
UPDATE: CORNICE DETAIL EXPANDED TO ADD VISUAL WEIGHT TO TOP OF BUILDING

UPDATE: FRAME HAS AN ARTICULATED SURROUND THAT IS PROUD OF THE SURROUNDING BRICK

UPDATE: BRICK COURSE SET BACK AT PROPERTY EDGES CREATES A SHADOW LINE AND PROVIDES AN ADDITIONAL LAYER OF DEPTH (TYPICAL OF SEVERAL BUILDINGS ON W13TH STREET)

PROPOSED BRICKWORK ADJUSTMENTS TO ADD DEPTH

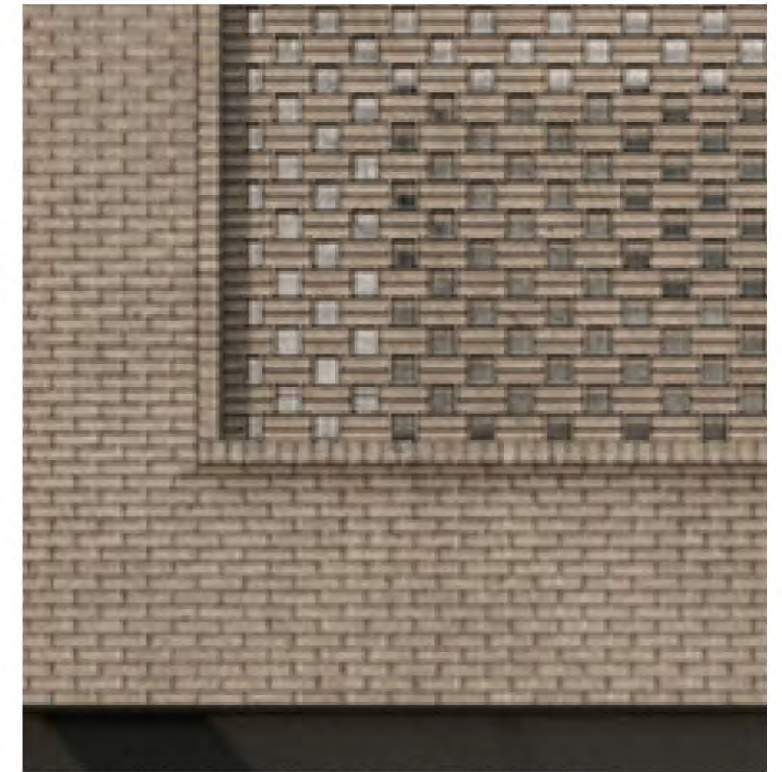




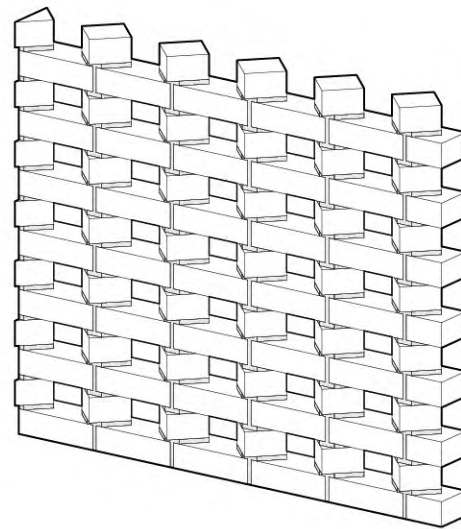
859-877 WASHINGTON STREET - BRICK SPANDREL



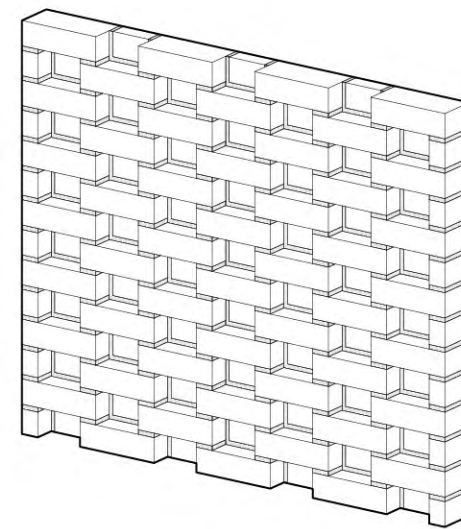
410 WEST 14TH STREET - BRICK FRAME AND SPANDREL



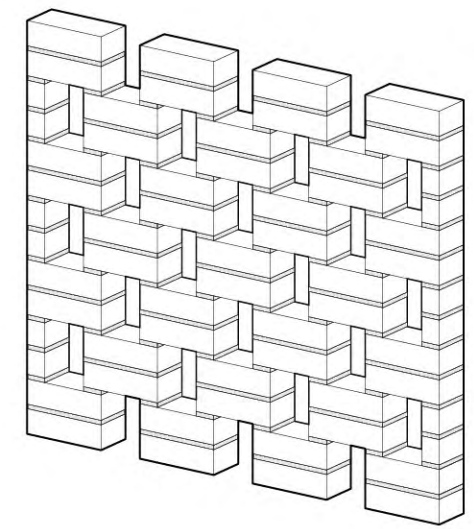
406 WEST 13TH STREET - PROPOSED BRICK SCREEN



ORNAMENTAL BRICK SPANDREL - SURFACE TEXTURE DETAIL



ORNAMENTAL BRICK FRAME - SURFACE TEXTURE DETAIL

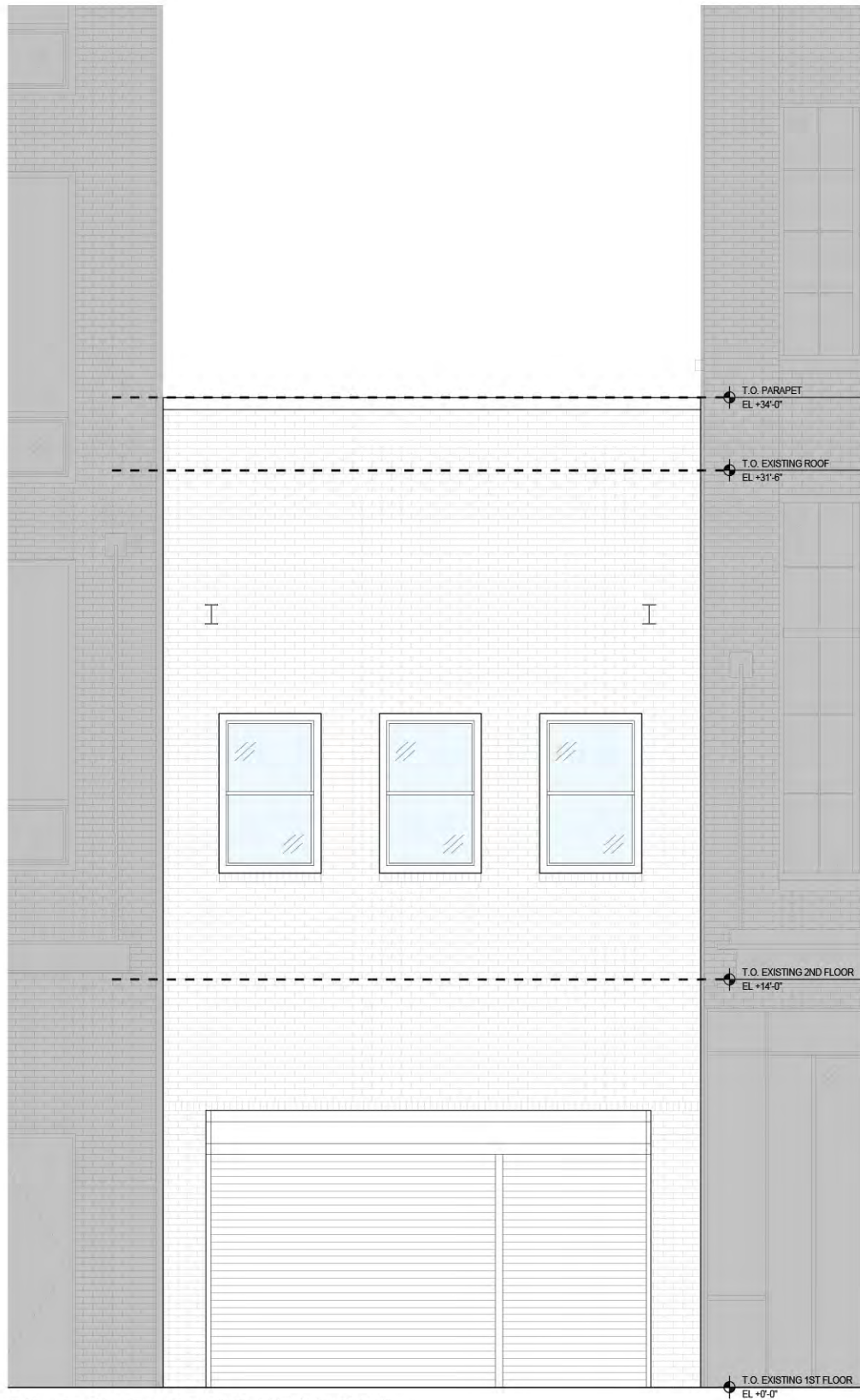


ORNAMENTAL BRICK SCREEN - SURFACE TEXTURE DETAIL

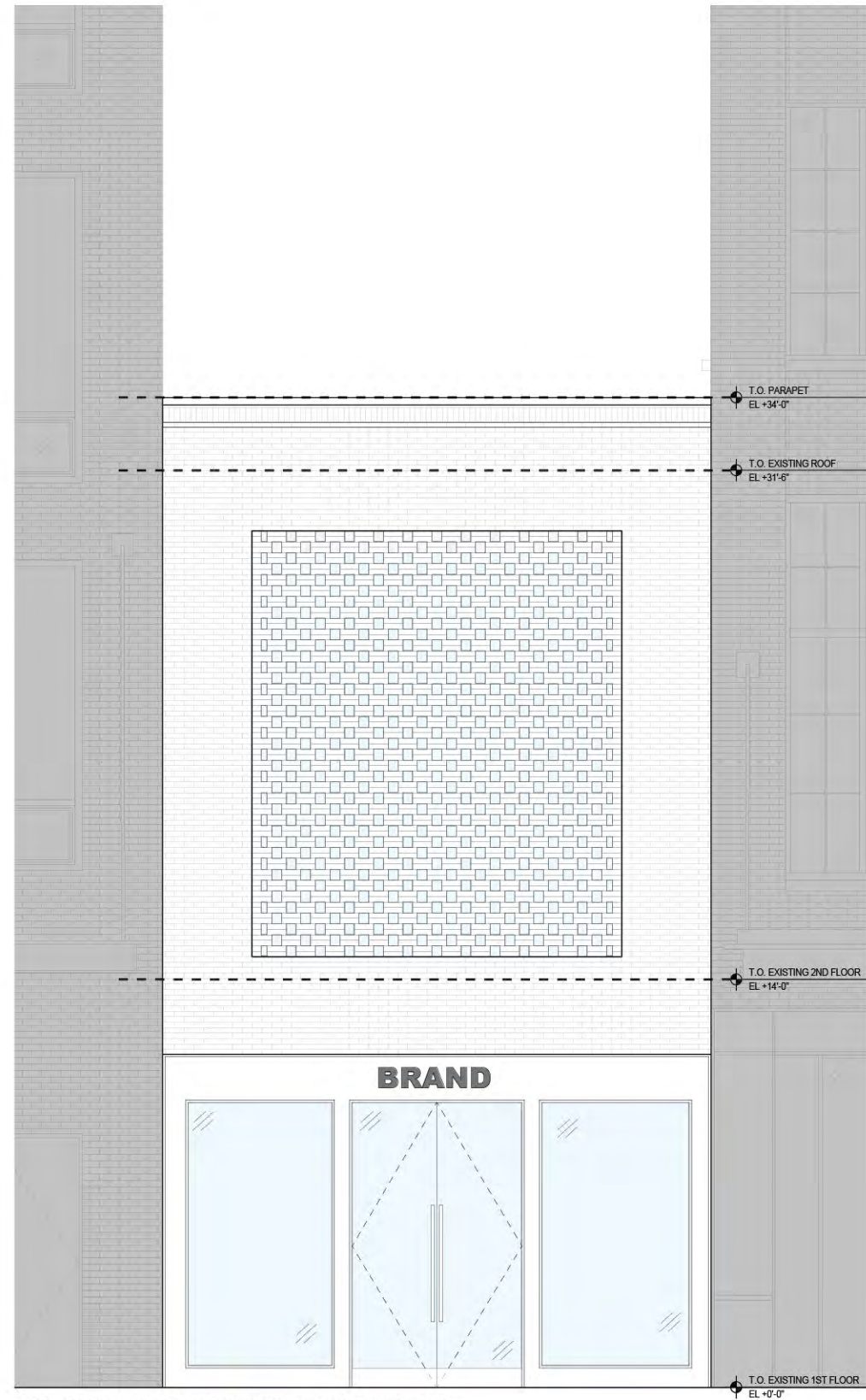
## Precedents: Brick as Ornamental Texture

Proposed Design

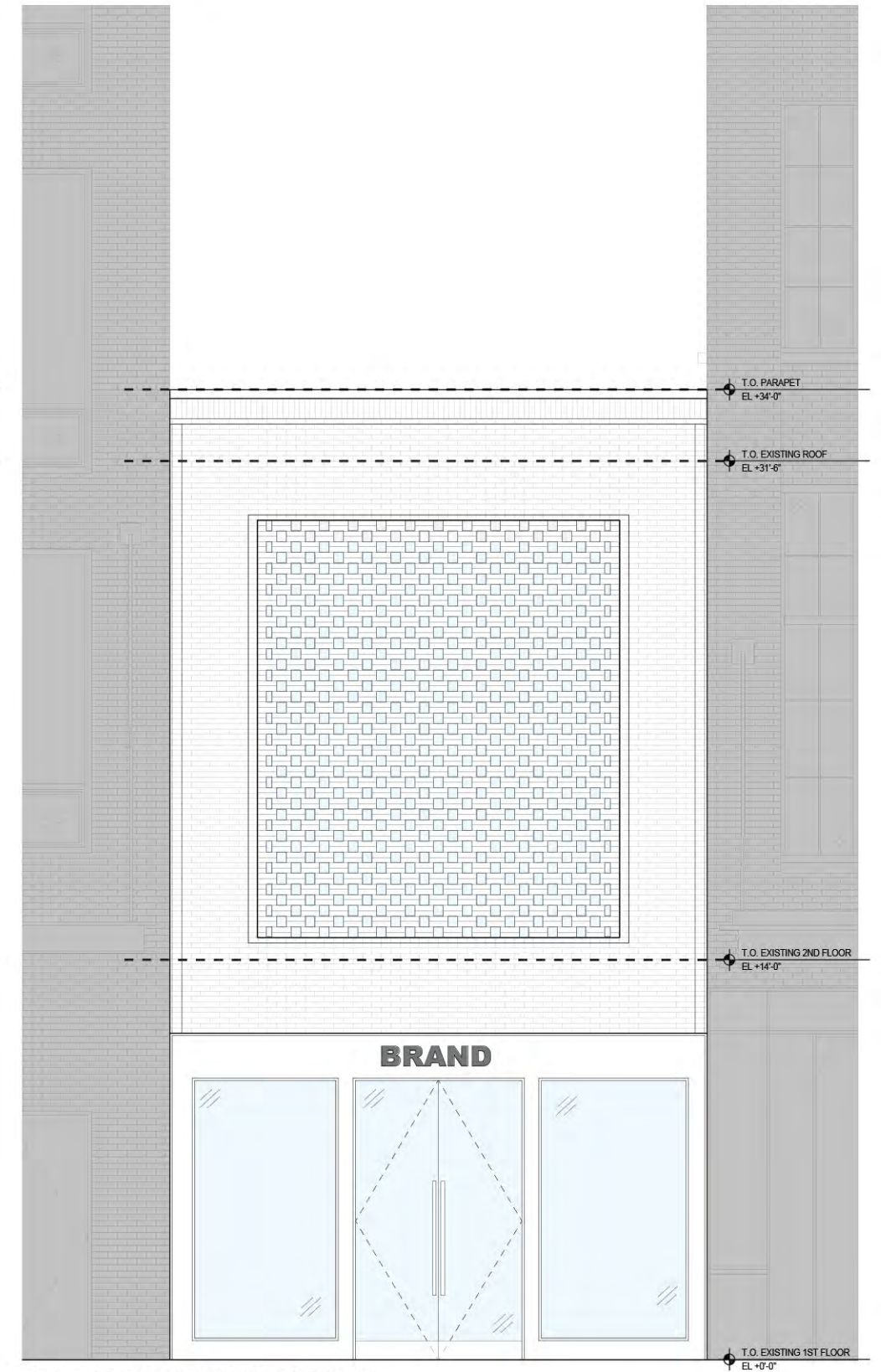




EXISTING BUILDING ELEVATION



DESIGN AS PRESENTED ON 04/06/21



PROPOSED DESIGN REVISION

# Elevations: Progression

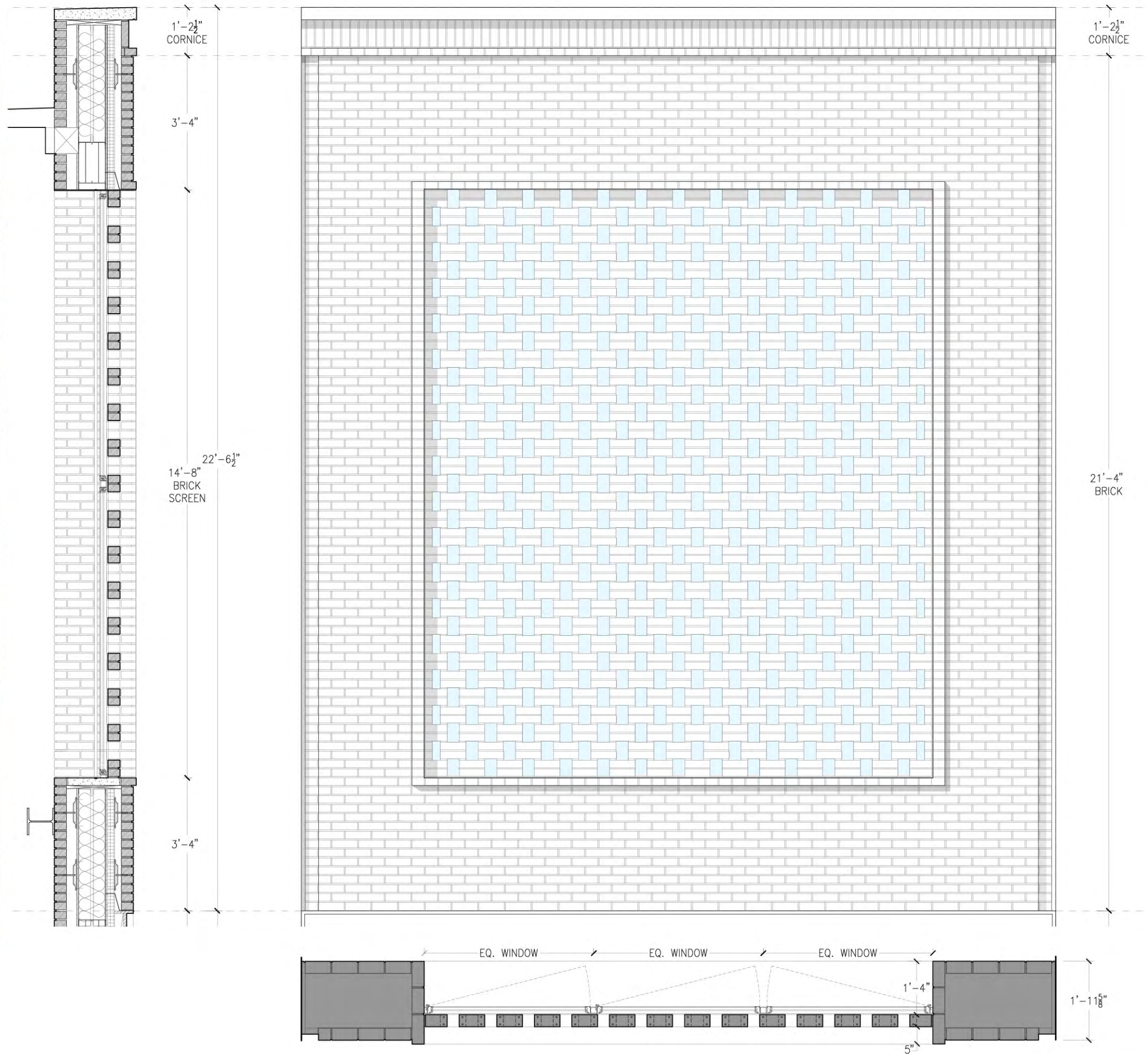
406 West 13th Street





# Elements of Facade: Brick

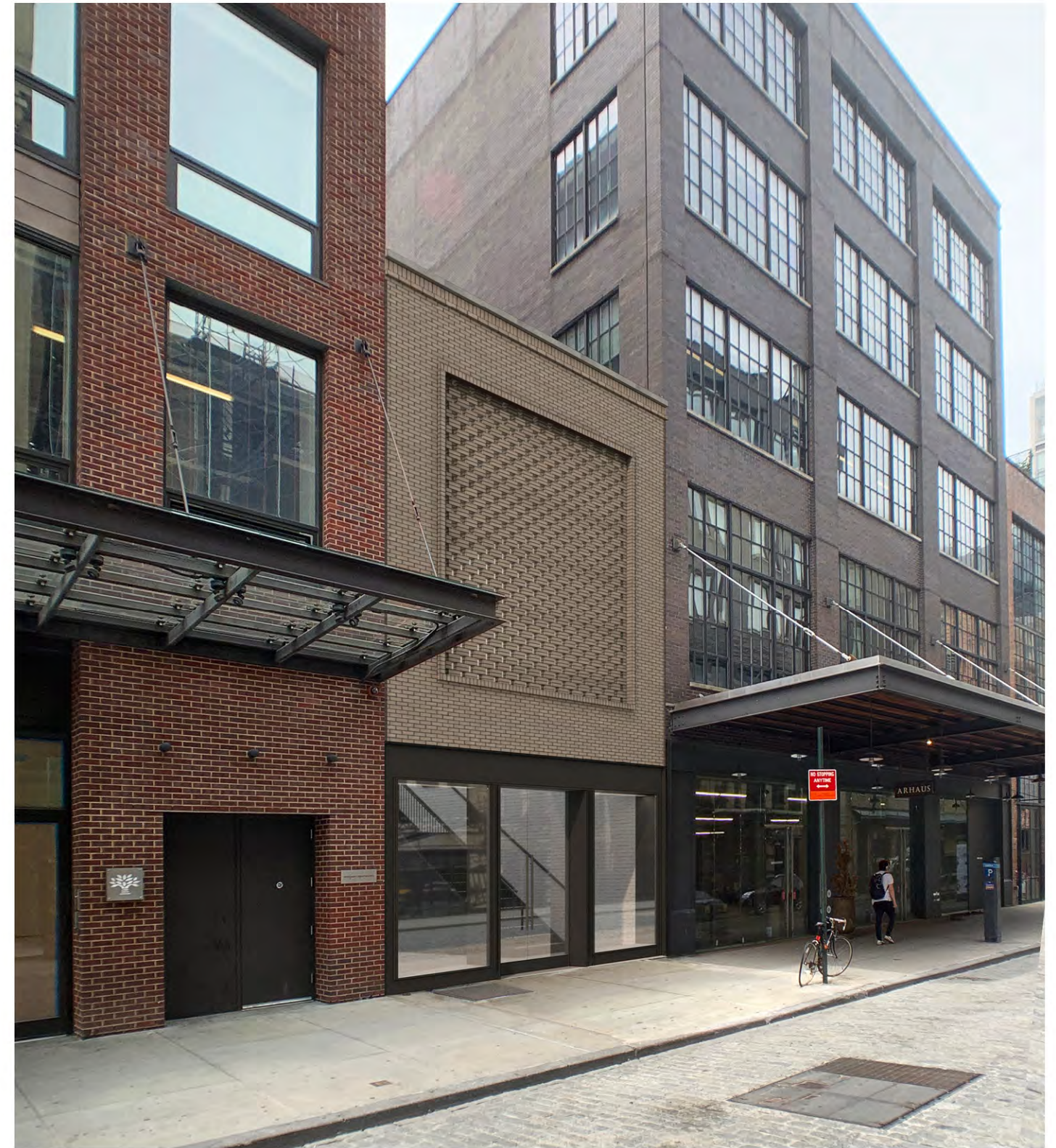
Proposed Design







EXISTING CONDITION



PROPOSED DESIGN REVISION - UNPAINTED TAN BRICK INFLUENCED BY HISTORIC CONTEXT AND CURRENT STREETScape

## Existing and Proposed

406 West 13th Street