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CHELSEA

## COOKFOX Reveals New Renderings Of Terminal Warehouse Renovation In Chelsea



Rendering of the new terminal Warehouse in Chelsea, Manhattan (COOKFOX)

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The historic Terminal Warehouse in [West Chelsea](#) will soon undergo a transformative renovation to accommodate a mix of first-class office space, new dining area, and ground-floor retail. [L&L Holding Company](#) and [Normandy Real Estate Partners](#) are working in collaboration to redevelop the 1.2-million-square-foot property, which occupies an entire city block from Eleventh to Twelfth Avenue and 27th to 28th Street.

The building was first owned by the New York Terminal Warehouse Company and constructed in 1891 by George B. Mallory and Otto M. Beck. With direct access to the river, streets and rail lines, the property was a vital transfer point for goods heading into and out of New York City. Today, the full project scope will involve the preservation, restoration, and replacement where required of 3.2 acres of brick masonry, 1.4 million feet of

wood boards, 756 windows, 338 pairs of iron shutters, an existing chimney, metal signage, and other historic details.

According to [COOKFOX Architects](#), the project was designed within the guise of the architects' original intent as well as the building's rich history as a hub of industry and commerce. Renovation efforts include the restoration of massive arched entrances along Eleventh and Twelfth Avenues, in addition to reclamation of the timber, brick, and exposed rail tracks on site. Some of the existing wood columns were hewn from trees that were reportedly 350 years old at the time of construction in 1891. That dates some of these components to nearly to 480 years old today.

Located beneath the structure is a 200-foot-wide, 670-foot-long train tunnel that traverses the length of the building. When complete, the space will be flanked with commercial retail and dining area known simply as Central Stores. The last remaining space at the center of the building will feature an outdoor courtyard and landscaped terraces. The floor area that will be removed to make room for the new courtyard, as well as a series of double-height interior spaces, will be relocated to the western portion of the building.

In celebration of the structure's original design, much of the façade will remain, including a shuttered window system that perforates the building. The renderings do reveal, however, a metal-framed addition above the existing structure that will contain new commercial areas and private outdoor space with ample greenery.

The project team has not specified an anticipated debut of the new Terminal Warehouse.



Historic images of Terminal Warehouse – L&L Holding Company / Normandy Real Estate Partners



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