Landmarks Preservation Commission

January 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-04256

675 Hudson Street – Gansevoort Market Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 821 5094 8629
Passcode: 303161
By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Landmarks Preservation Commission Public Hearing

675 Hudson St / 24 9th Ave

2024.01.30

MANCINI:

01

Introduction

Site - Building Aerial View

District - Building and Gansevoort Market Historic Distric

View from the corner of Hudson St and West 14th Street

Existing Conditions

9th Avenue

W13th Street

Hudson Street

Existing Condition and Overview of Proposed Design

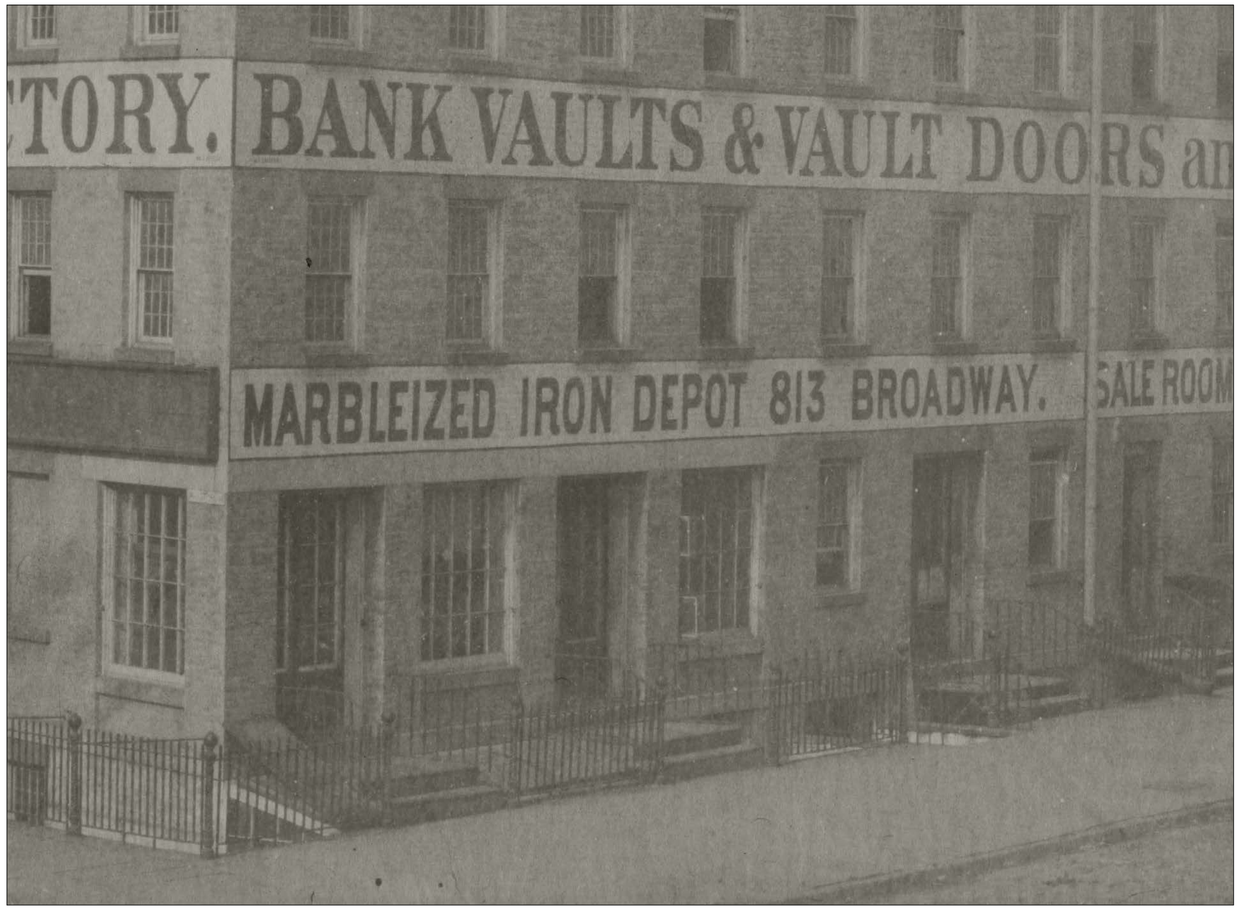
View from the corner of Hudson St and West 14th Street

Render of Proposed New Design

02

Historic Context & Existing Conditions

Historic Context



675 Hudson St / 24 9th Ave, 1855 (NYHS)

Historic Context

9th Avenue and 13th Street, 1915 (LOC)

Historic Context

Hudson Street 1927 (NYPL)

Detail of storefront along Hudson Street 1927 (NYPL)

Historic Context

Hudson Street 1934 (NYPL)

Detail of storefront along Hudson Street, 1934 (NYPL)

Historic Context

W13th Street, Tax Photo 1985

Hudson Street ca. 1990 (Village Preservation)

Historic Context

W 13th Street- LPC Designation Photo 2003

9th Avenue- LPC Designation Photo 2003

Historic Context

Hudson Street- LPC Designation Photo 2003

9th Avenue- LPC Designation Photo 2003

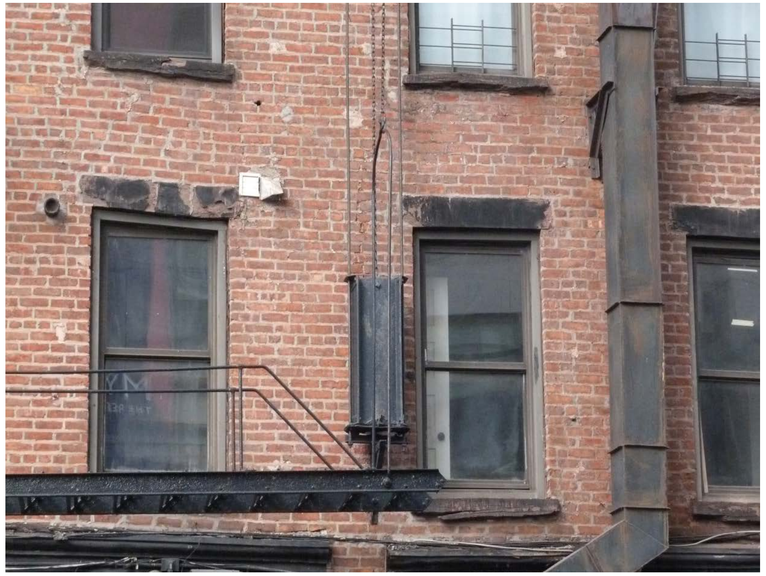
Existing Conditions

9th Avenue

Existing Conditions

Lintel & Sill Detail

Cornice/parapet Detail



Along 13th Street

Sill & Window Detail

Plinth Detail

Along Hudson Street- repair work over the years

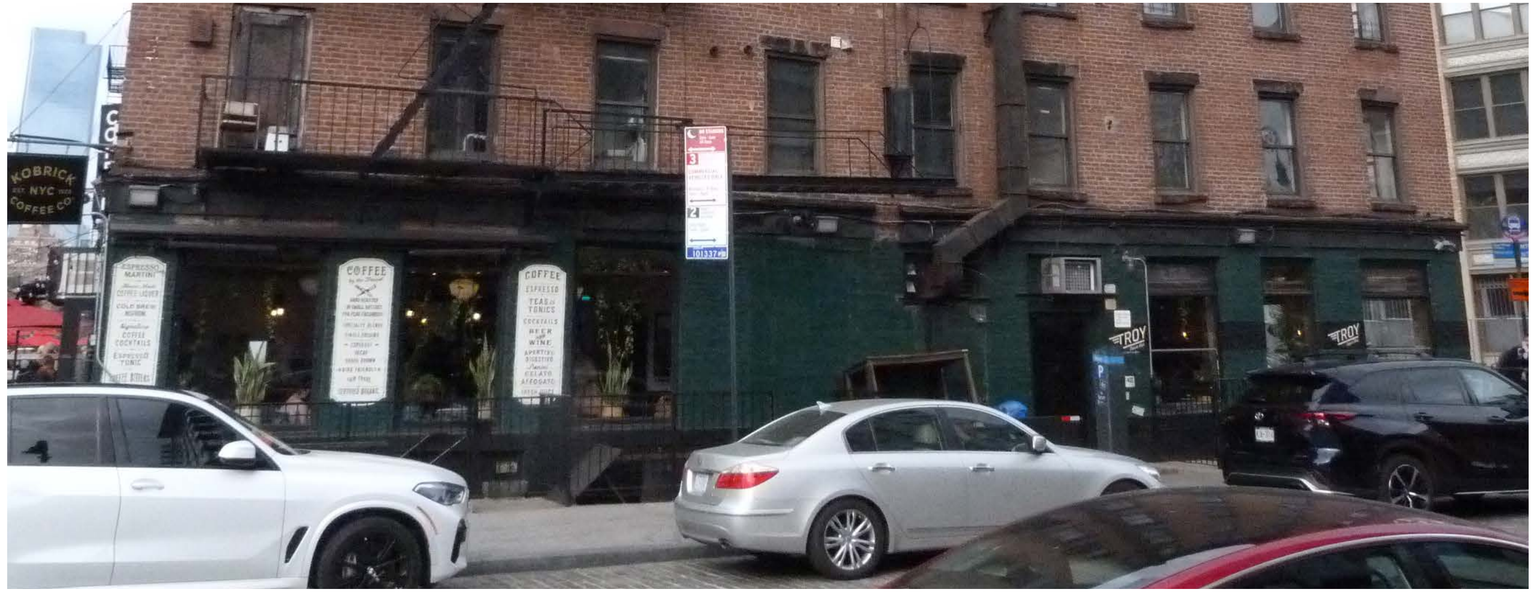
Existing Conditions

Storefront details along 9th Avenue

Existing Conditions

Storefront details along Hudson Street

Existing Conditions



Storefront details along W13th Street

03

Existing vs Proposed Work

Existing vs Proposed Work - Proposed New Design

New bulkhead for stretcher compliant elevator - To be clad in elZinc Slate - Color to Match Existing Condition

Existing Billboard to remain

Enlarged Code Compliant Stair Bulkhead

New MEP upgrades

New skylights

Fire escape removed on 9th Ave facade

Masonry restoration

Painted Ground Floor Facade and Signage

Restore existing cornice and reconstruct missing portion to match historic condition. Cornice to be Painted Black

Window Lintel and Sil replacement to match historic condition

Painted Signage

Replace existing pressed metal Signage band to match historic condition.

Ground Floor Painted Signage

New contemporary storefront opening and profiles

Building Tenant Painted Signage at Entry

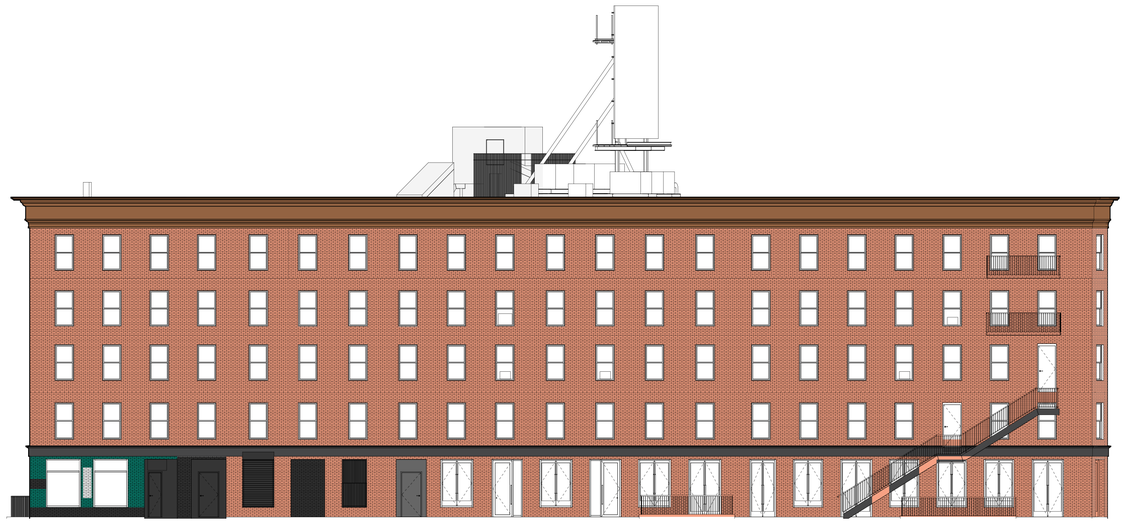
New Hudson Street Entrance

Canopy at Entries

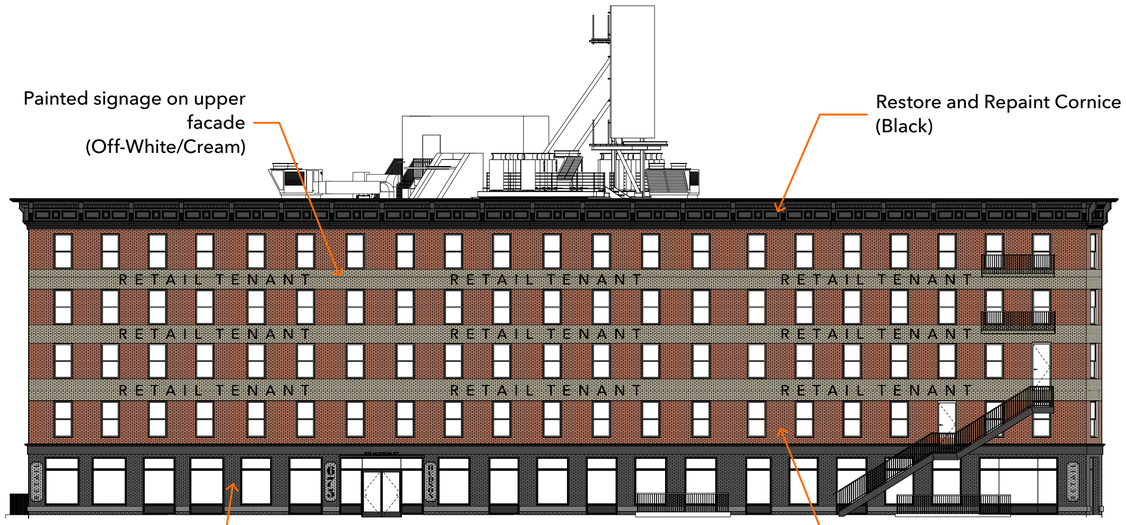
Proposed New Design

Existing vs Proposed Work - Color Story (East and West Elevations)

* Signage branding shown for mock-up purposes only. Not a finalized design or layout



Existing East Elevation



Proposed East Elevation

Existing West Elevation

Proposed West Elevation

AURORA

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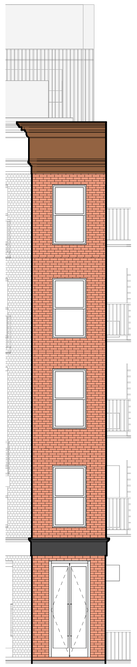
Existing vs Proposed Work - Color Story (North and South Elevations)

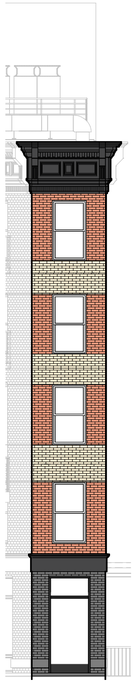
* Signage branding shown for mock-up purposes only. Not a finalized design or layout

Existing South Elevation



Existing North Elevation

Proposed South Elevation



Proposed North Elevation

Existing Condition

Proposed New Design

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Existing vs Proposed Work - Color Palette

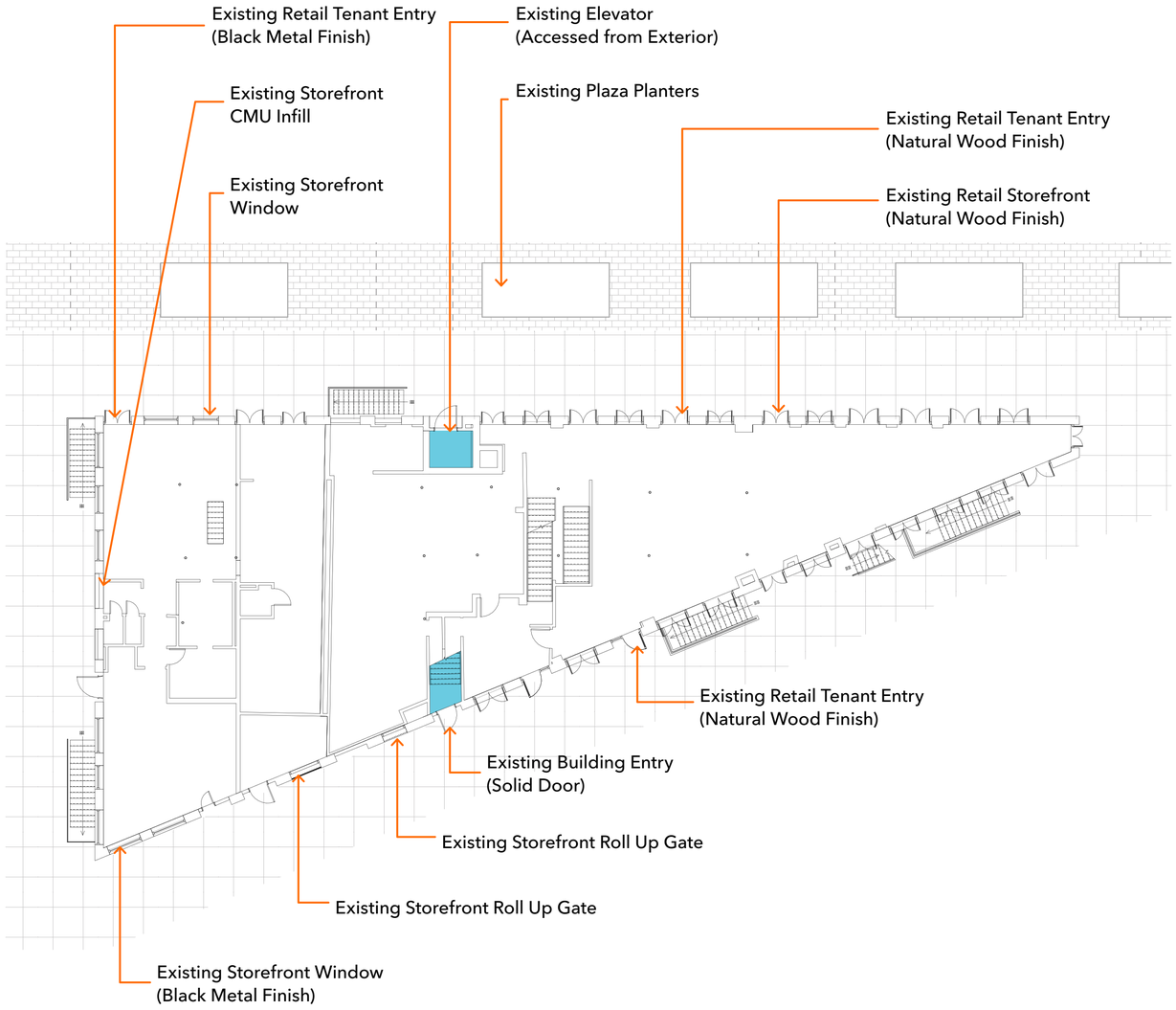
PAINTED BRICK AT
SIGNAGE BAND

GROUND FLOOR PAINTED
BRICK

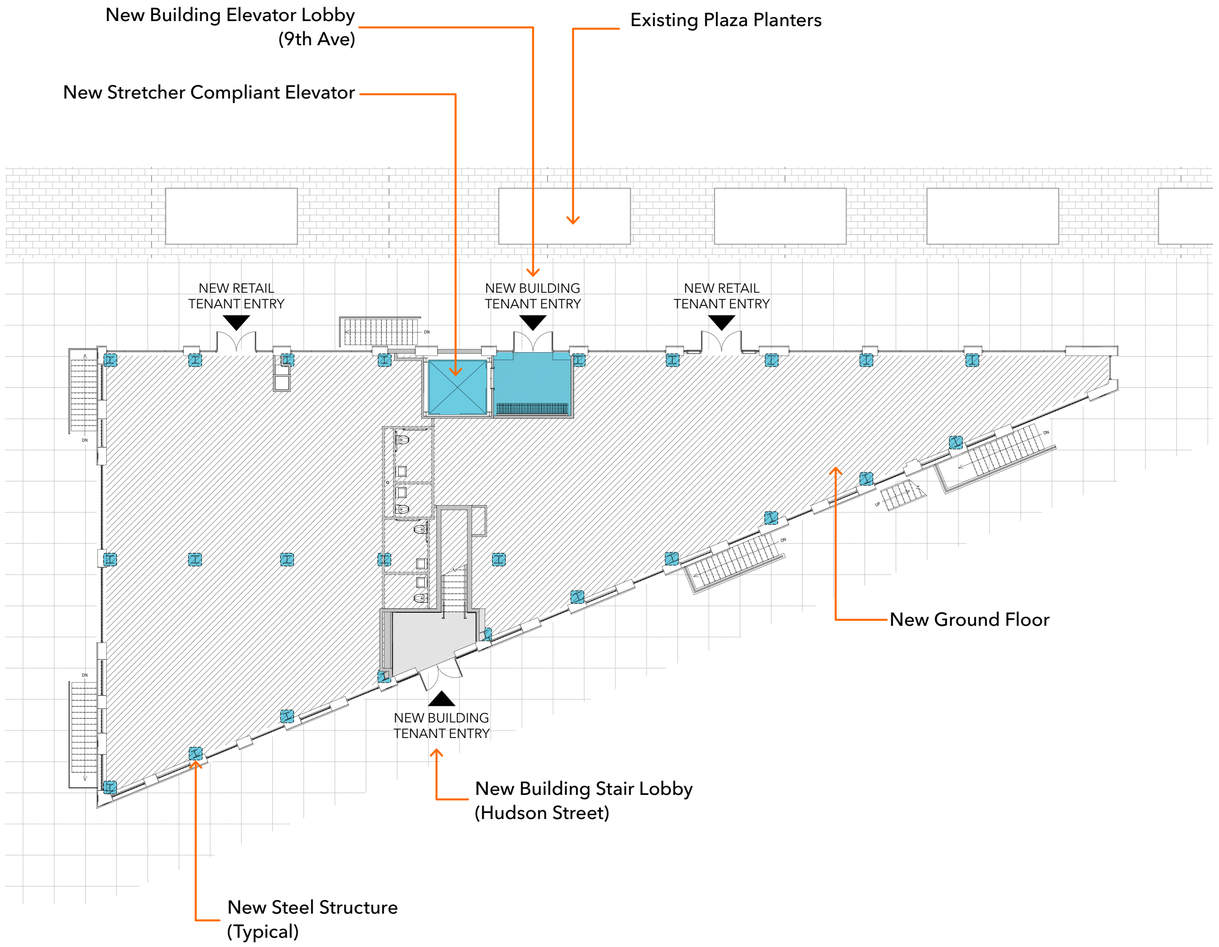
BLACK METAL FINISH FOR CORNICE,
SIGNAGE BAND, WINDOWS FRAMES,
STOREFRONT PROFILES AND INFILL PANELS

NEW BULKHEAD
CLADDING

Existing vs Proposed Work - Ground Floor (Plan)

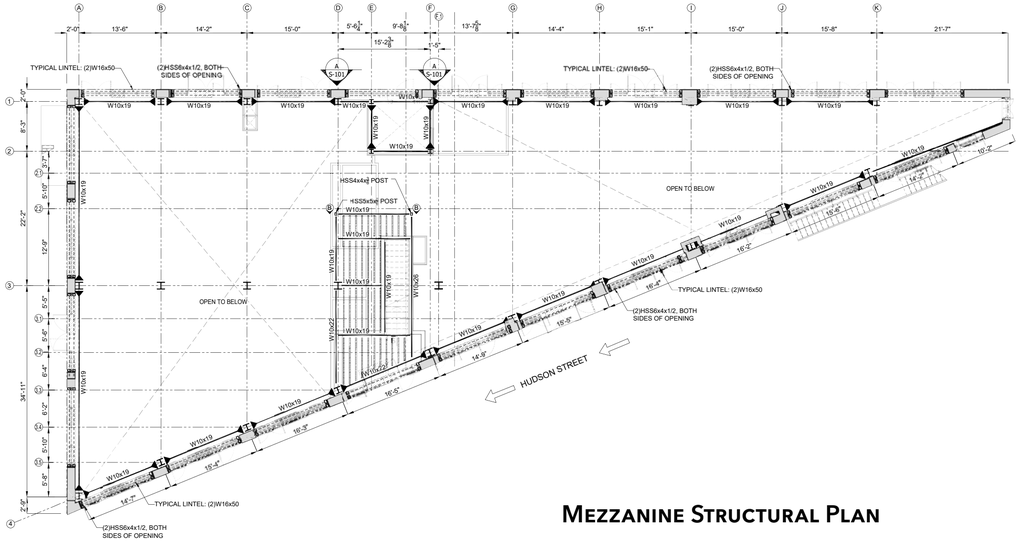


Existing Condition (Plan)

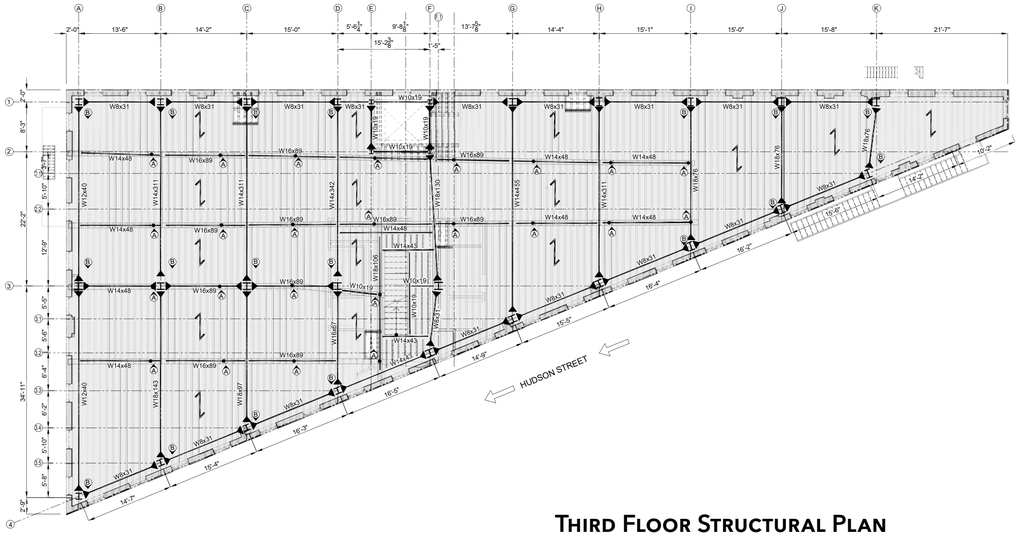


Proposed New Design (Plan)

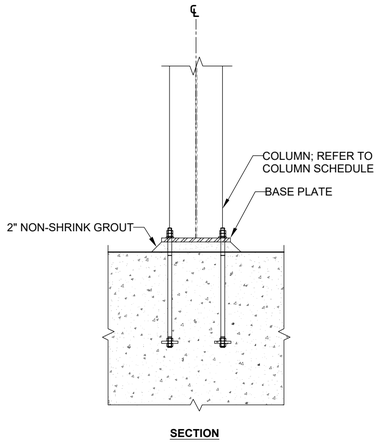
Existing vs Proposed Work - New Structural Work



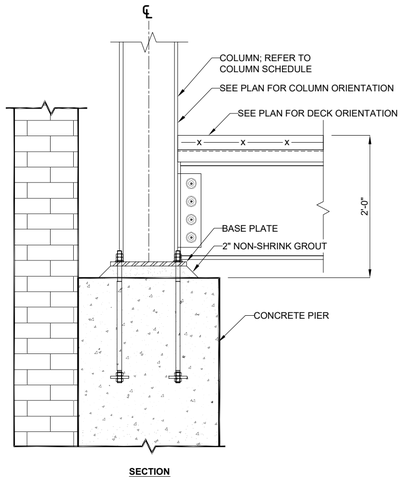
Mezzanine Structural Plan



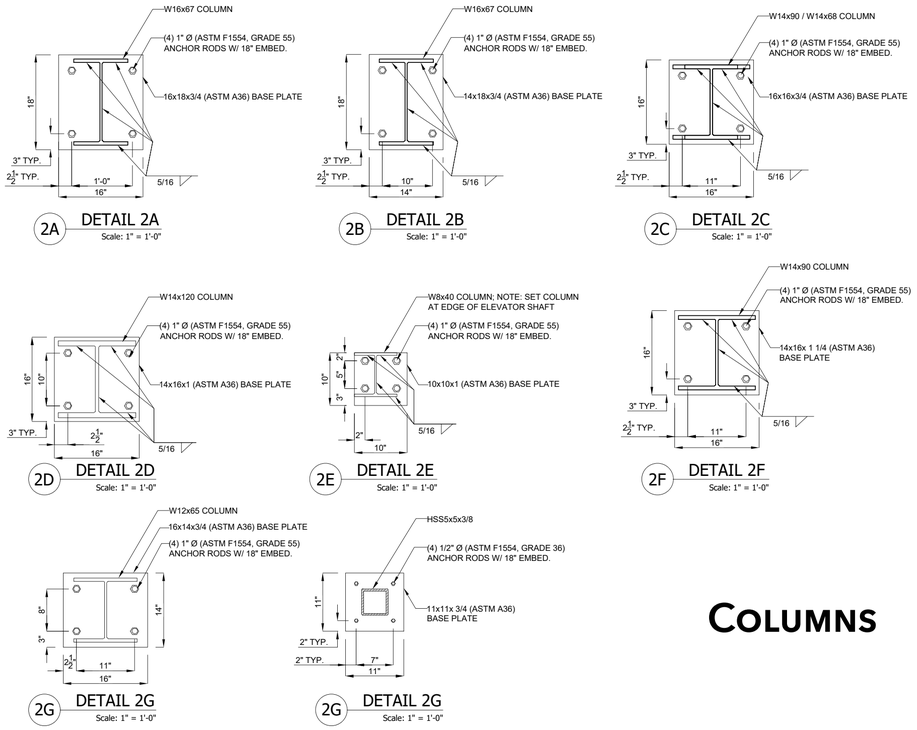
Third Floor Structural Plan



Base Plate Detail



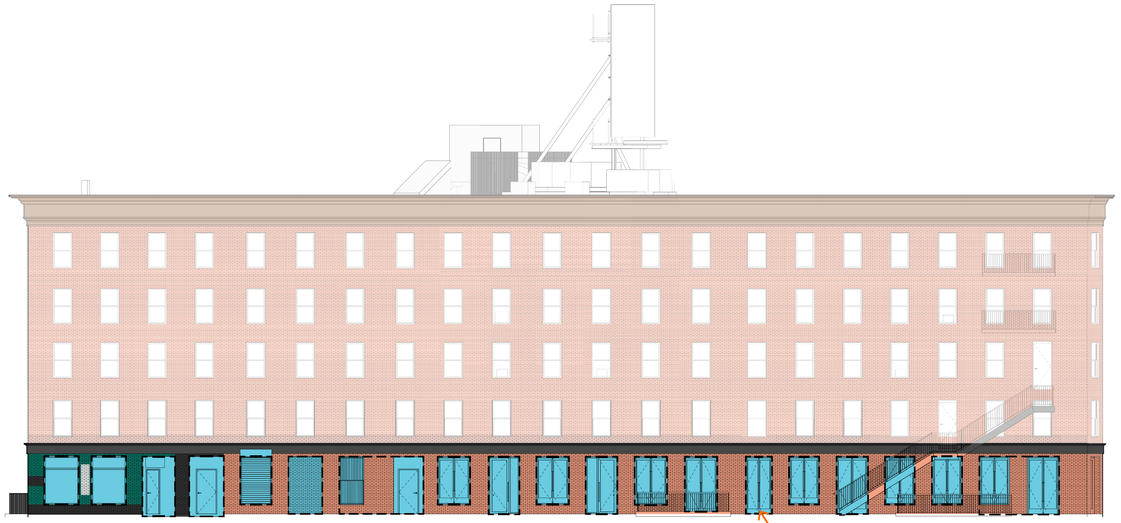
W Beam Connection to Col Over Pier



Columns

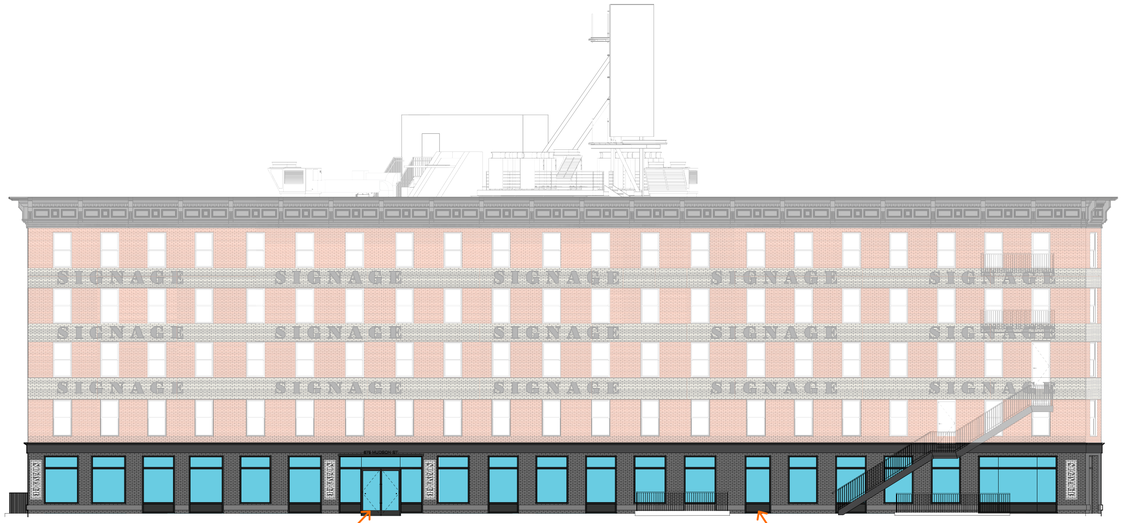
Storefronts

Storefronts - Scope (East & West Elevation)



East Elevation

Existing Storefront Openings and Profiles



New Storefront Openings and Profiles

East Elevation

New Storefront Profiles

West Elevation

Existing Storefront Openings and Profiles

West Elevation

New Storefront Openings and Profiles

Existing Condition

Proposed New Design

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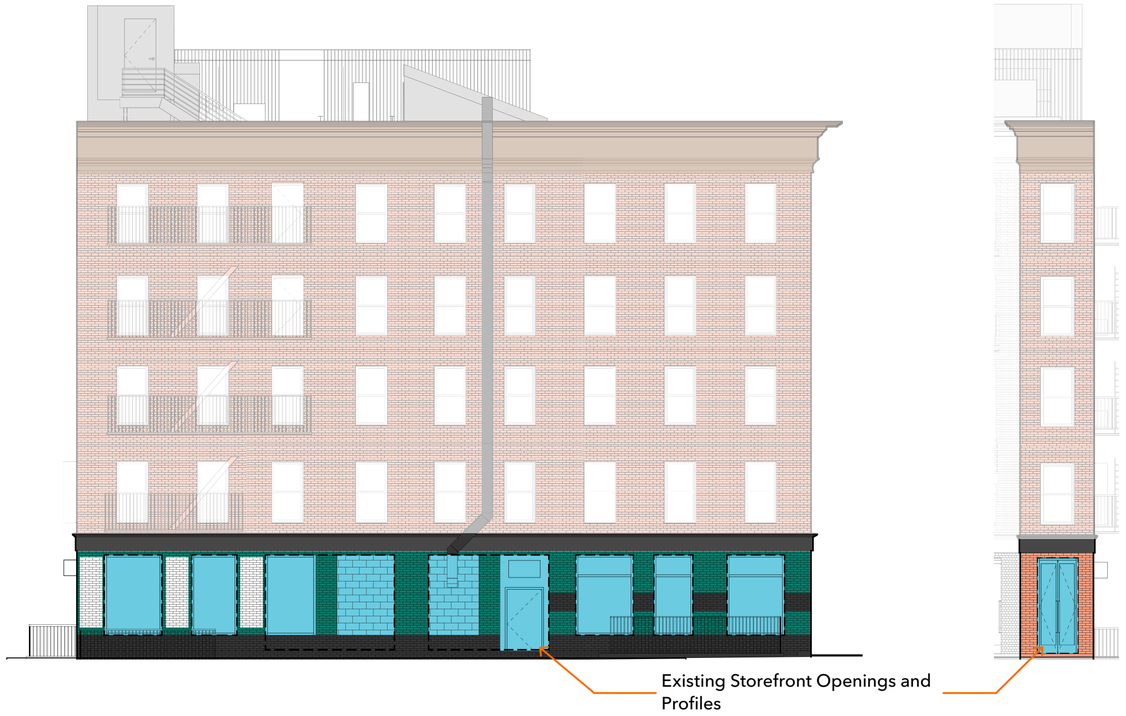
Storefronts - Scope (North and South Elevation)



South Elevation

North Elevation

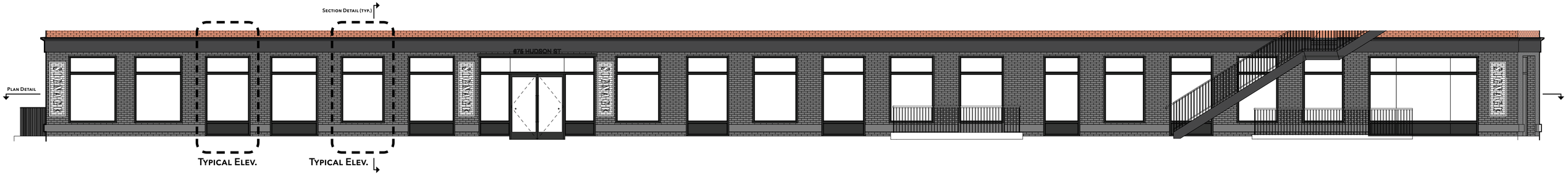
South Elevation

North Elevation

Existing Condition

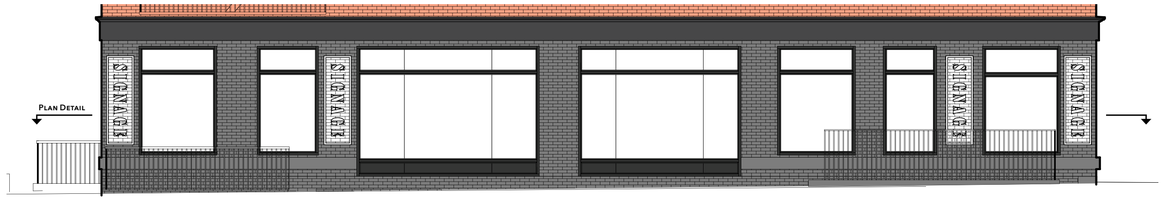
Proposed New Design

Storefronts - Proposed Elevations

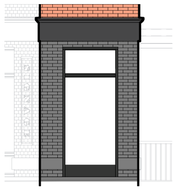


East Elevation

West Elevation

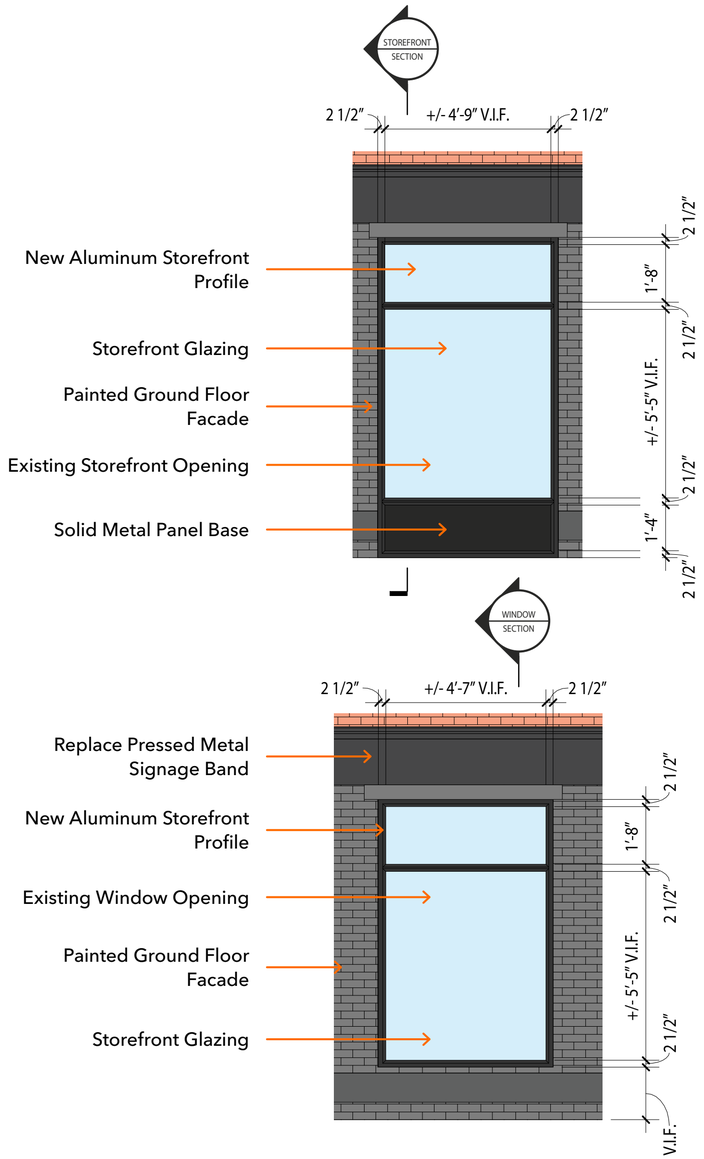


South Elevation

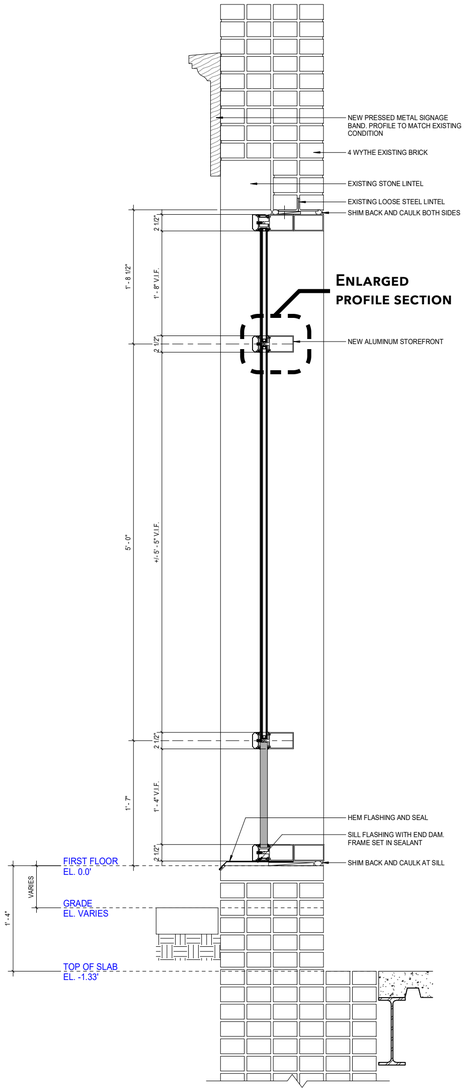


North Elevation

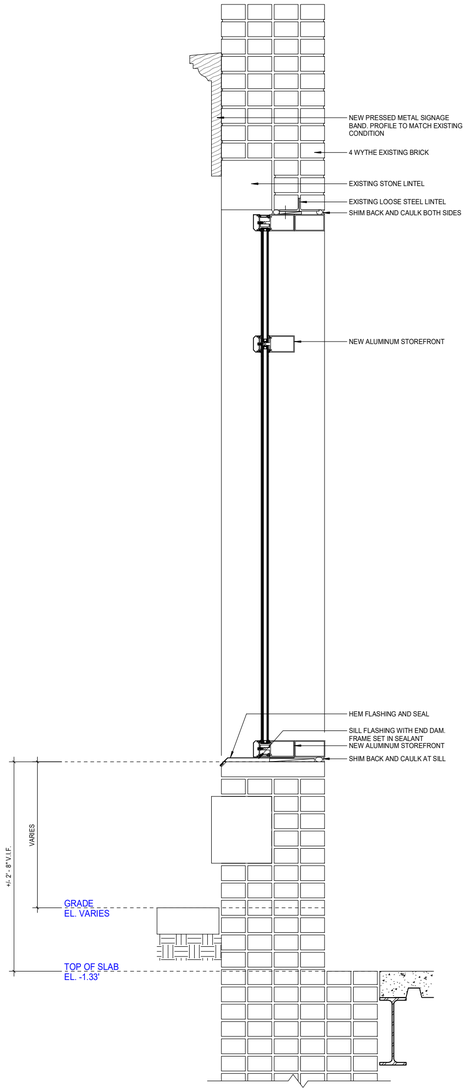
Storefront - New Storefront Profile in Existing Opening (Enlarged Elevations and Details)



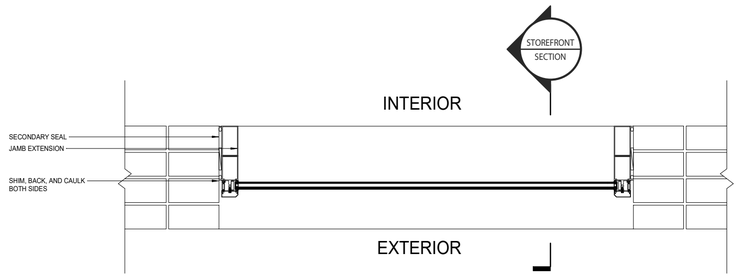
TYPICAL WINDOW & STOREFRONT ELEVATION
(EXISTING OPENINGS)



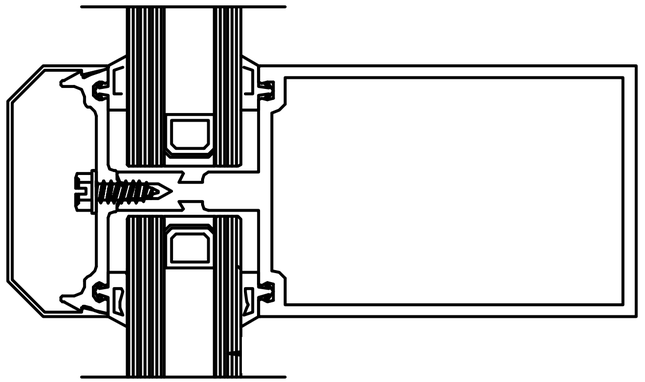
STOREFRONT SECTION
(EXISTING OPENINGS)



WINDOW SECTION
(EXISTING OPENINGS)

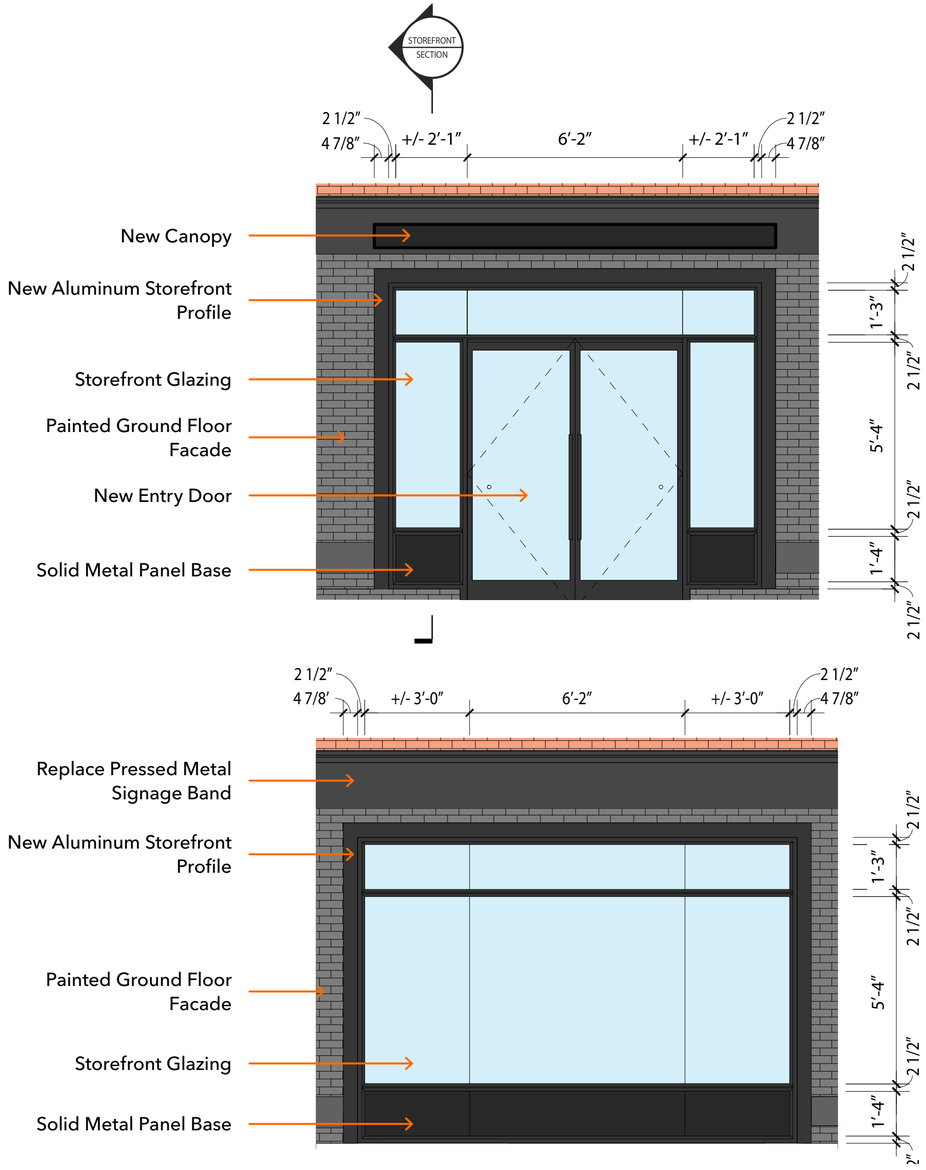


DETAIL PLAN

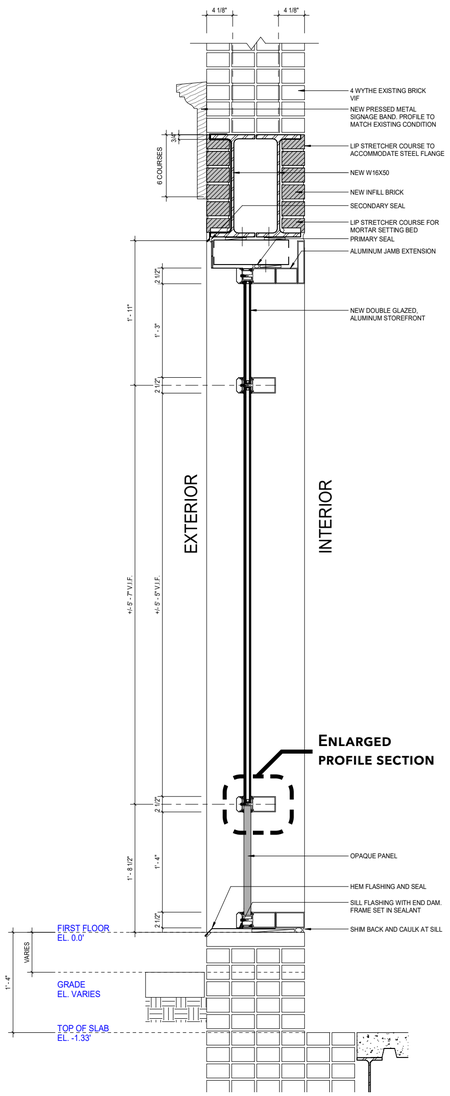


ENLARGED PROFILE SECTION

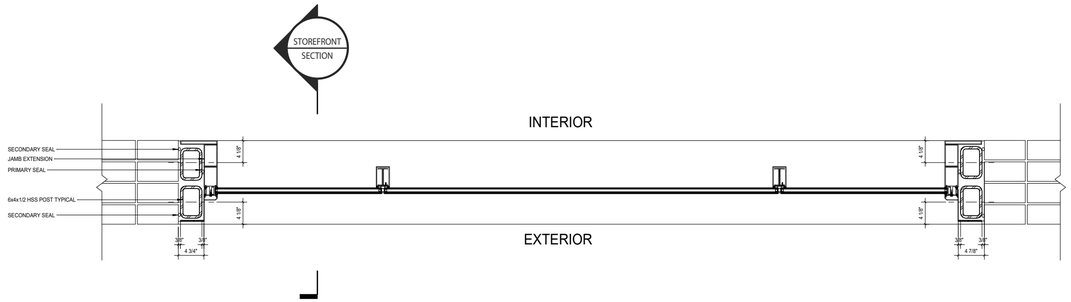
Storefront - New Storefront Profile and Opening (Enlarged Elevations and Details)



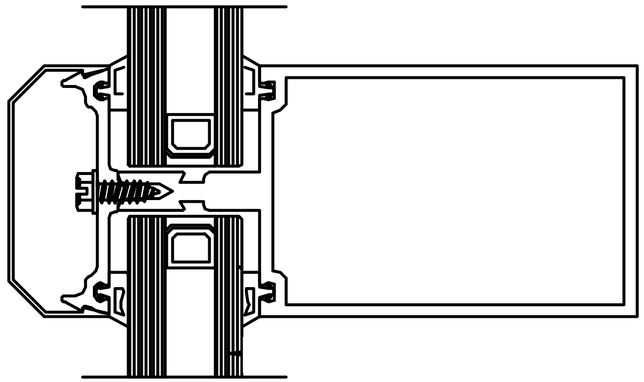
TYPICAL STOREFRONT ELEVATION
(NEW OPENINGS)



STOREFRONT DETAIL SECTION

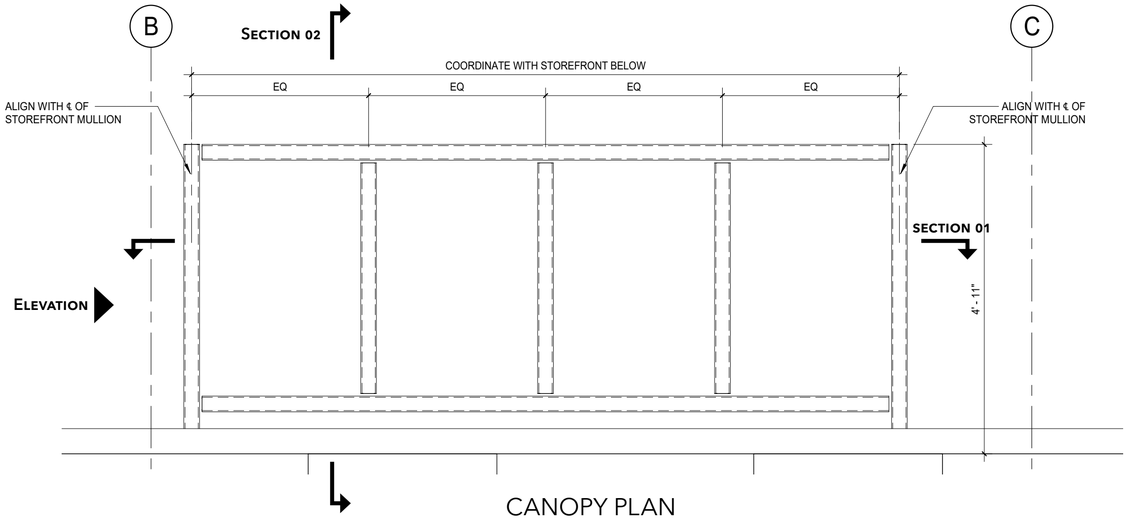


DETAIL PLAN

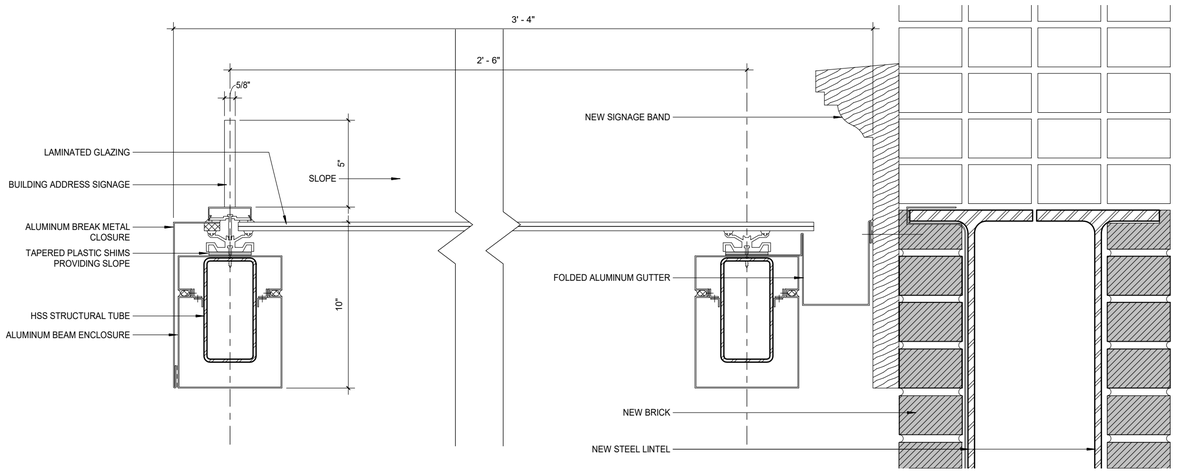


ENLARGED PROFILE
SECTION

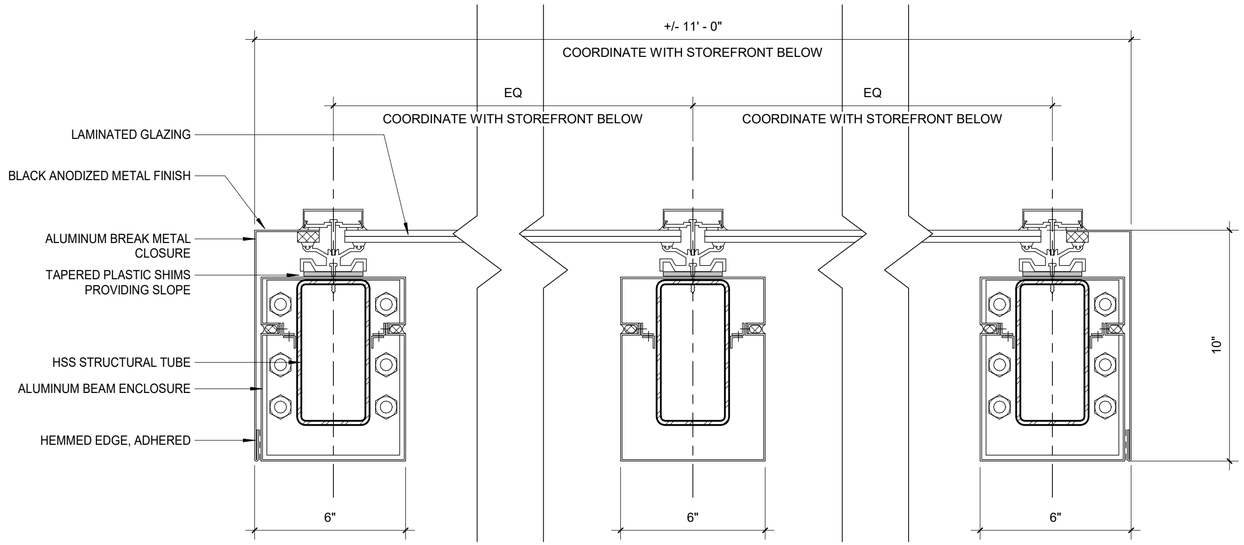
Storefront - Canopy Details



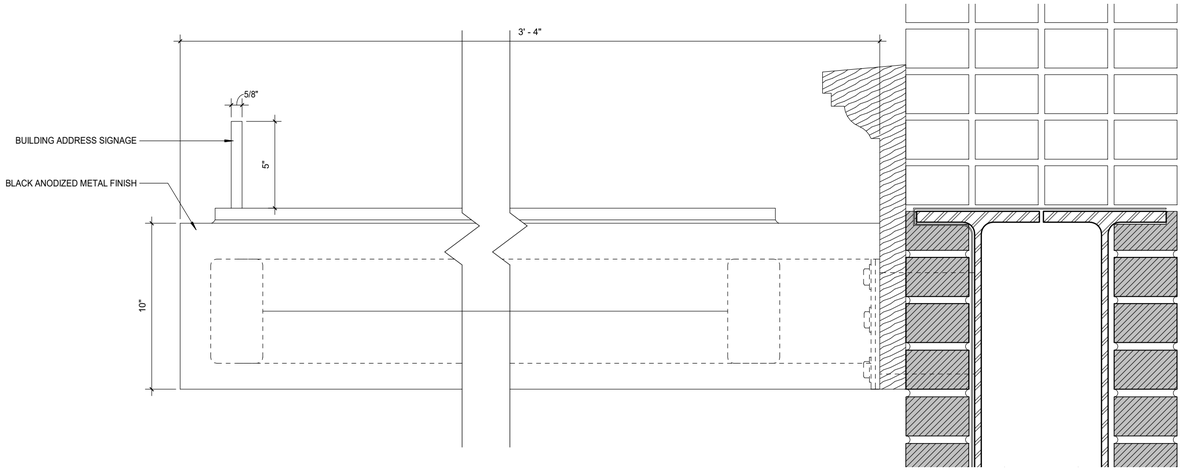
CANOPY PLAN



CANOPY SECTION 02



CANOPY SECTION 01



CANOPY ELEVATION

Storefront Context

440-42 W 14th Street- LPC Designation photo 2003

440-42 W 14th Street- 1995 (Village

440-42 W 14th Street- 2021

Storefront Context

46-50 Gansevoort- LPC Designation photo

46-50 Gansevoort- Tax photo

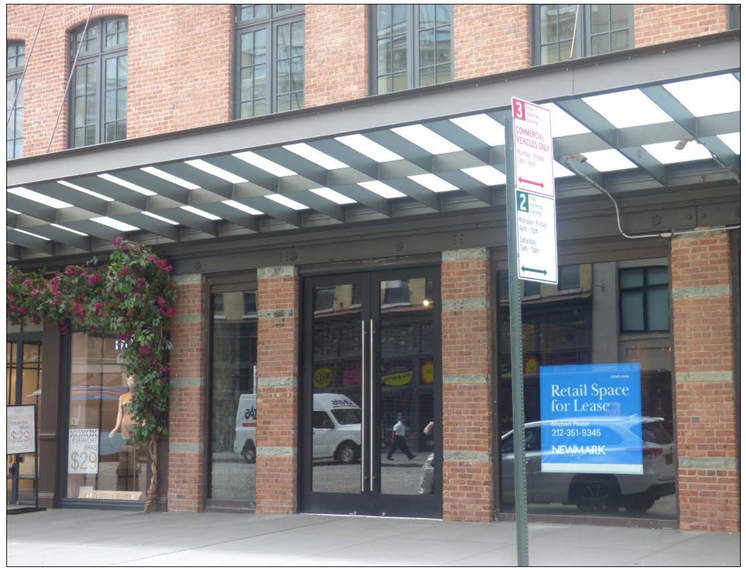
46-50 Gansevoort- 2021

Storefront Context

34 Little West 12th Street

15 Little West 12th Street

29 9TH Avenue



414 West 14th Street

875 Washington Street

Signage

Historic Painted Wall Signs

22 Little West 12th St 1940 (NYPL)

400 West 14th Street c. 1980 (GVSHP Archives)

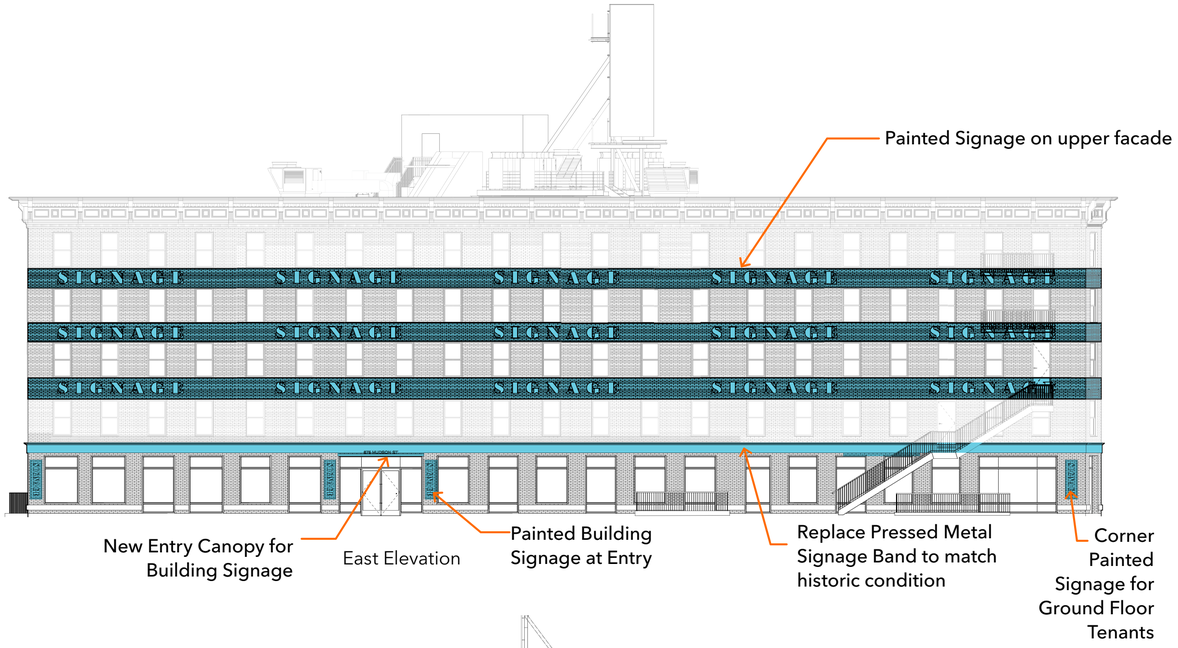
55 Gansevoort Street 1933 (Village Preservation)

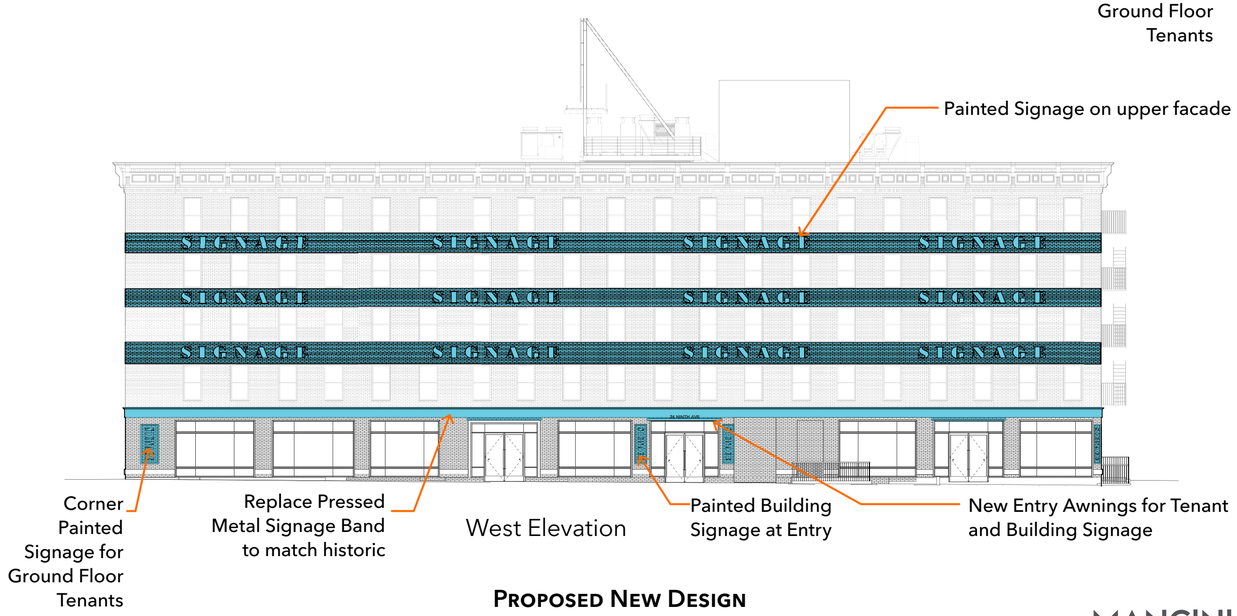
22 Little West 12th St 1980 (Tax Photo)

66-44 Ninth Avenue c. 1910 (Village Preservation)

Signage - Scope (East and West Elevations)

HISTORIC REFERENCE

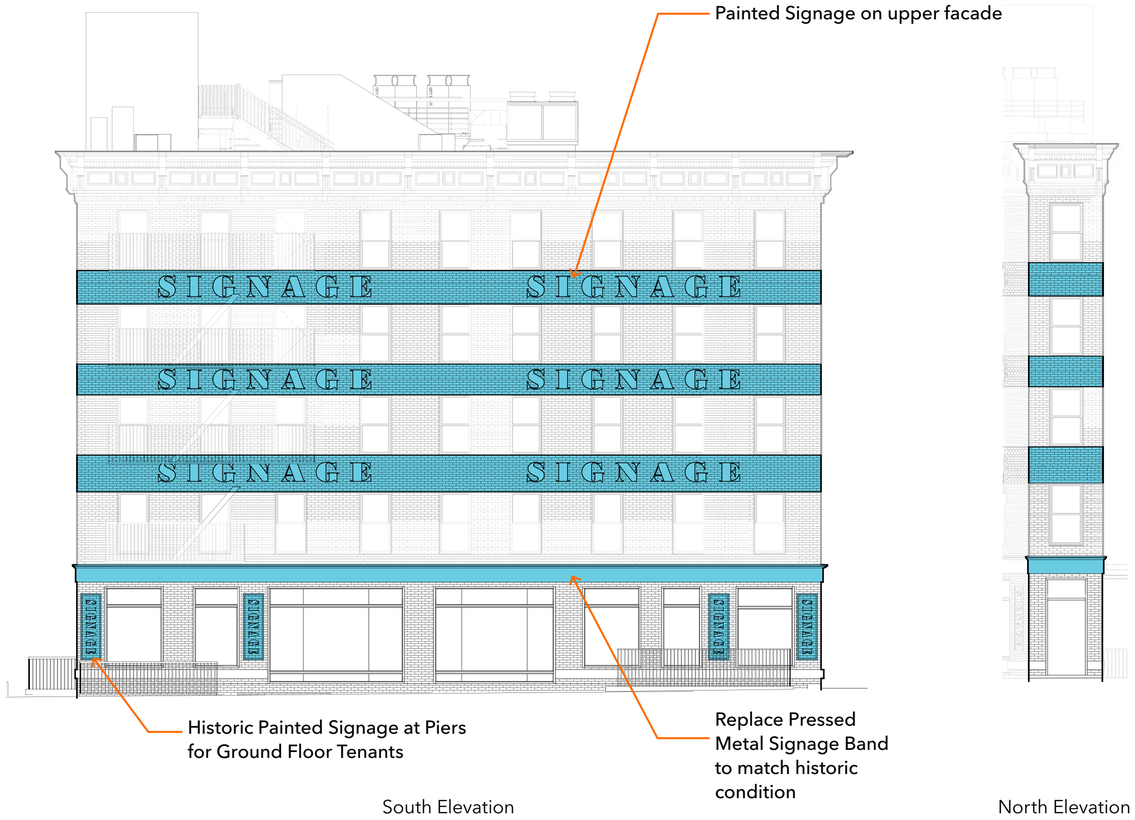




PROPOSED NEW DESIGN

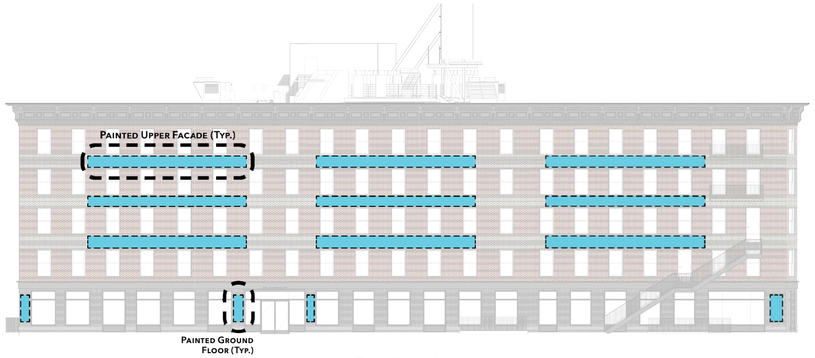
Signage - Scope (North and South Elevation)

HISTORIC REFERENCE

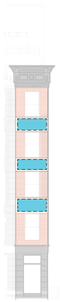


PROPOSED NEW DESIGN

Signage - Painted Signage Zones



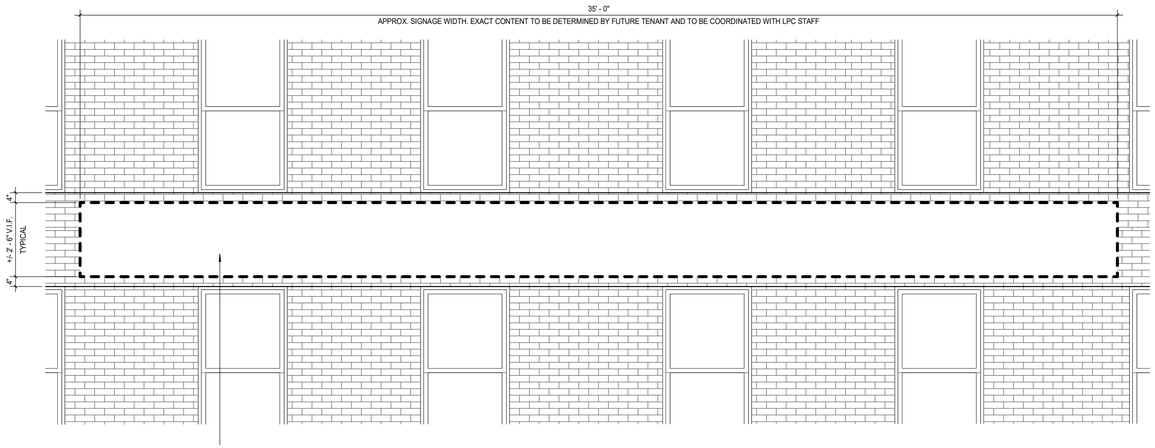
East Elevation



North Elevation

West Elevation

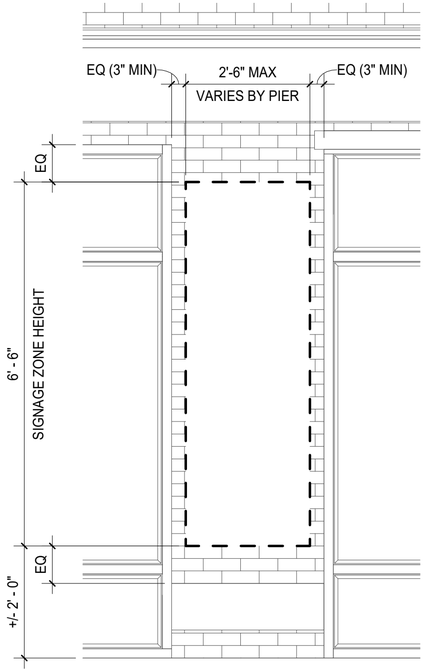
South Elevation



PAINTED SIGNAGE GUIDELINES:

- NO MORE THAN THREE (3) EQUALLY SPACED SIGNAGE CONTENT ZONES PER BAND. IN THE EVENT OF LESS THAN THREE (3) ZONES, CONTENT TO ADJUST TO BE EVENLY SPACED ALONG BUILDING FACADE.
- SIGNAGE TO BE CONTAINED WITHIN DESIGNATED ZONES. LETTERS SHALL BE OFFSET NO LESS THAN 4" FROM THE EDGE OF BRICK SPANDRELS.
- SIGNAGE TO BE TWO (2) CONTRASTING COLORS CONSISTING OF DARK TEXT ON A LIGHT BACKGROUND.
- SIGNAGE TO BE TEXT ONLY FOR BUILDING GROUND FLOOR TENANTS. EXACT CONTENT TO BE APPROVED BY LPC STAFF.

Upper Floor Painted Signage

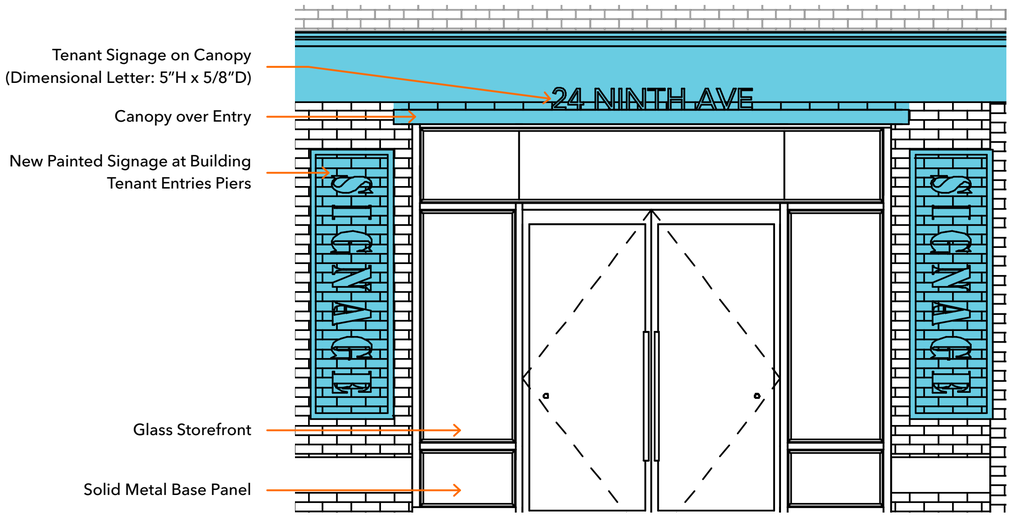


PAINTED SIGNAGE GUIDELINES:

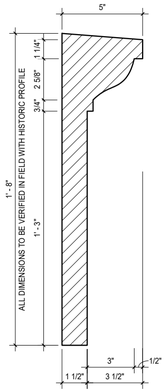
- PAINTED SIGNAGE TO BE CONTAINED WITHIN DESIGNATED ZONES. LETTERS SHALL BE OFFSET NO LESS THAN 3" FROM THE ADJACENT STOREFRONTS.
- PAINTED SIGNAGE TO BE TWO (2) CONTRASTING COLORS CONSISTING OF DARK CONTENT ON A LIGHT BACKGROUND OR LIGHT CONTENT ON THE EXISTING PAINTED BUILDING FACADE (CHARCOAL)
- PAINTED SIGNAGE TO BE FOR BOTH BUILDING GROUND FLOOR AND UPPER FLOOR TENANTS AS SHOWN ON PLAN. EXACT CONTENT TO BE APPROVED BY LPC STAFF.

Ground Floor Painted Signage

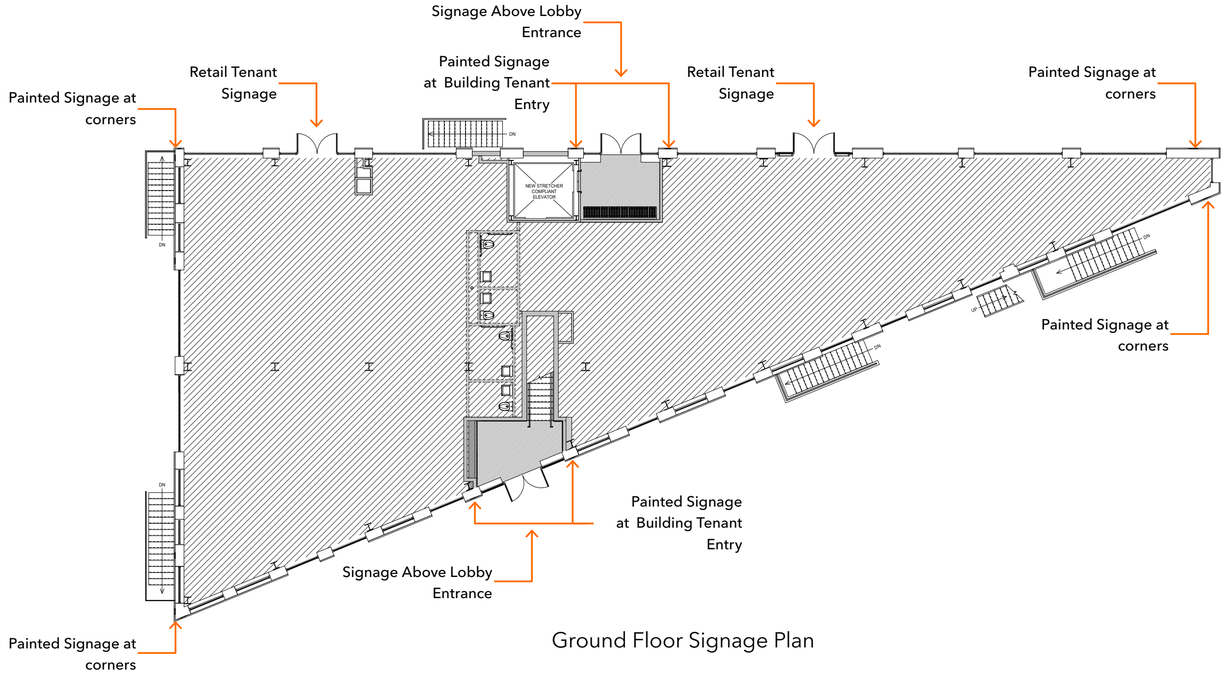
Signage - Ground Floor Signage



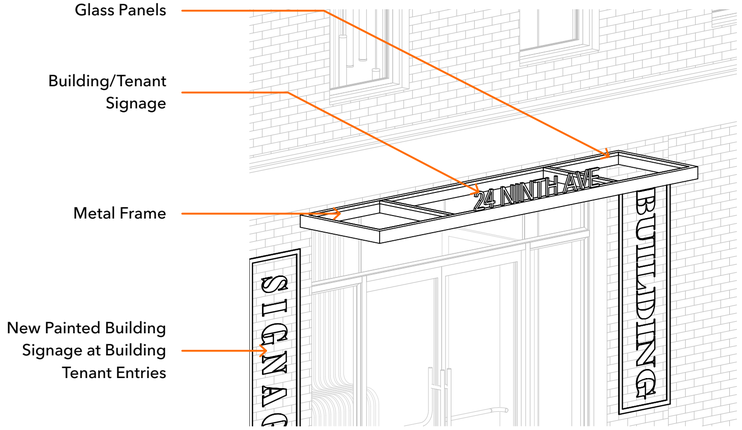
Entry Signage



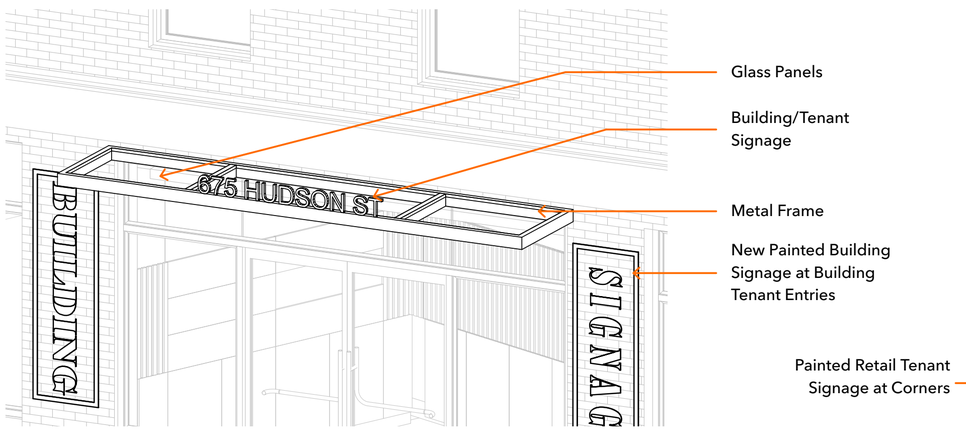
Signage Band Detail
(Match South Facade
Historic Profile)



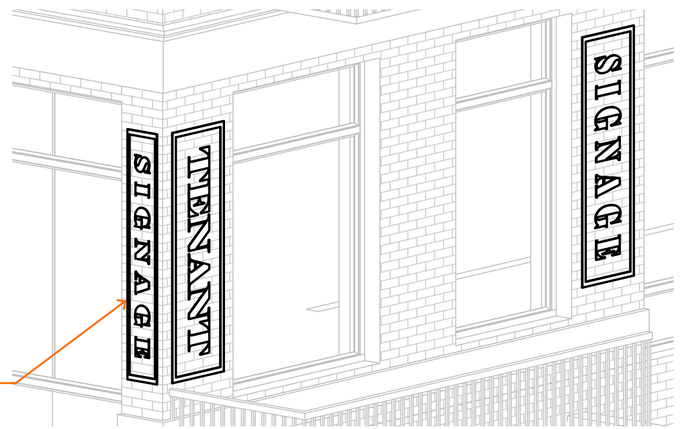
Ground Floor Signage Plan



Entry Canopy (24 9th Ave)



Entry Canopy (675 Hudson)



Painted Ground Floor Signage (SW Corner)

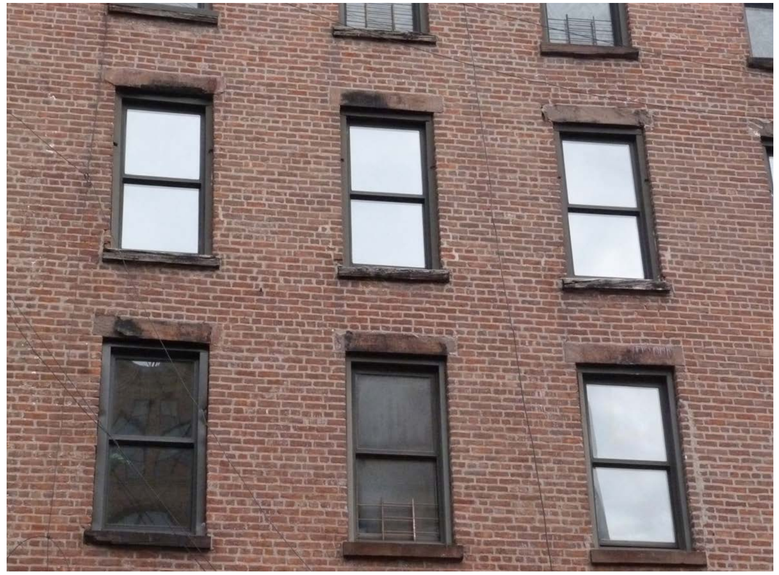
Signage - Renders

Signage at Building Tenant Entry

Painted Signage at Ground Level Peirs

Windows and Masonry

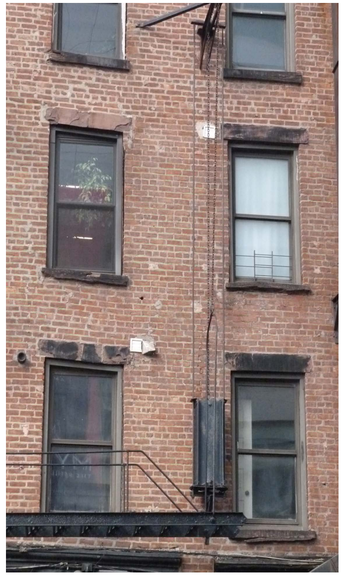
Windows and Masonry - Scope (East and West Facade)



Existing / Historic Condition

Proposed New Design

Windows and Masonry - Scope (North and South Facade)



Existing / Historic Condition

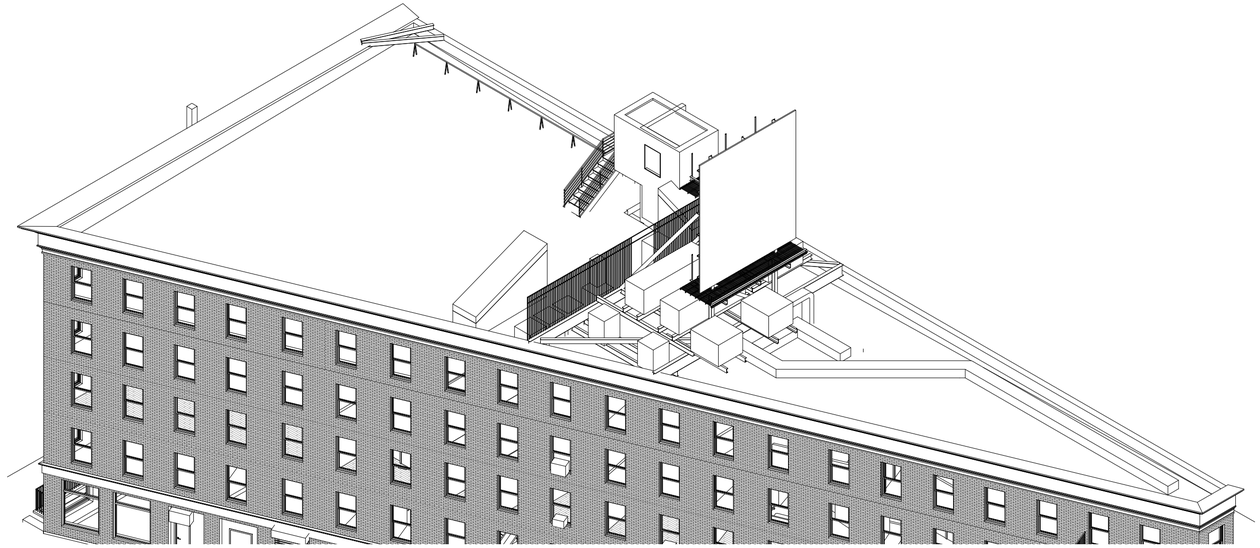
South Elevation

North Elevation

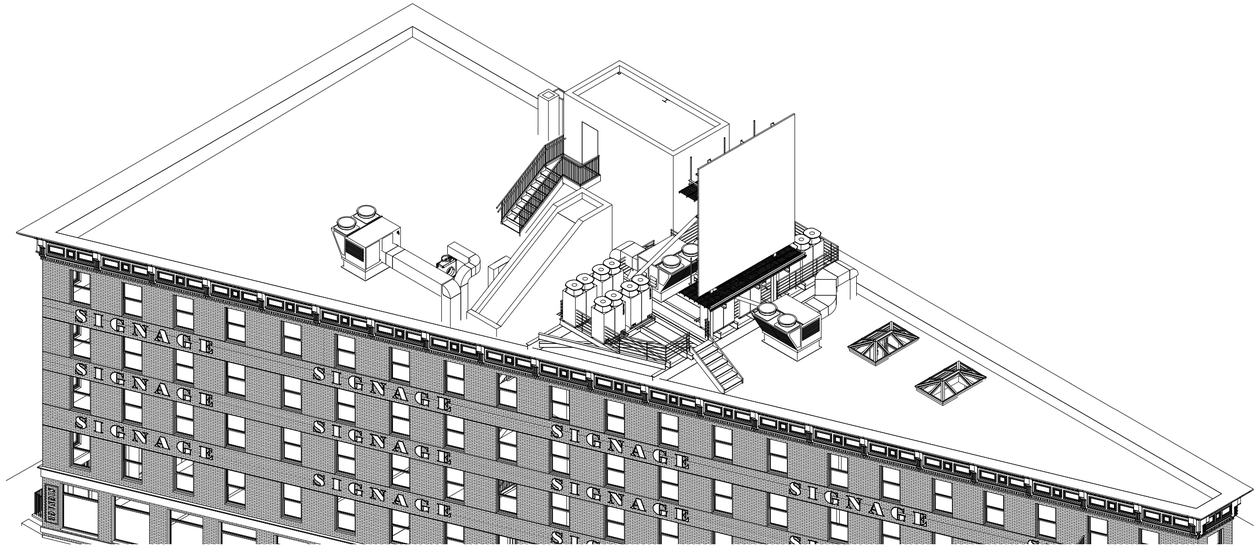
Proposed New Design

Roof

Roof - Existing vs Proposed Design

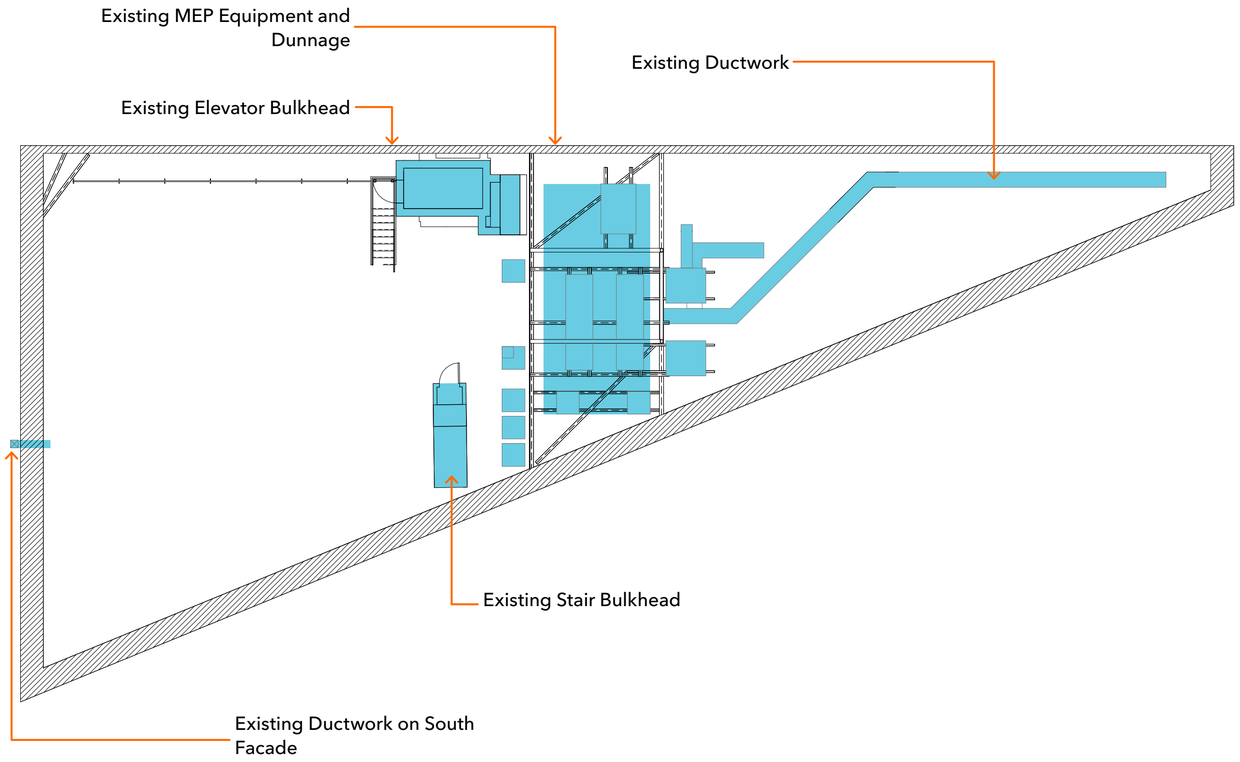


EXISTING CONDITION

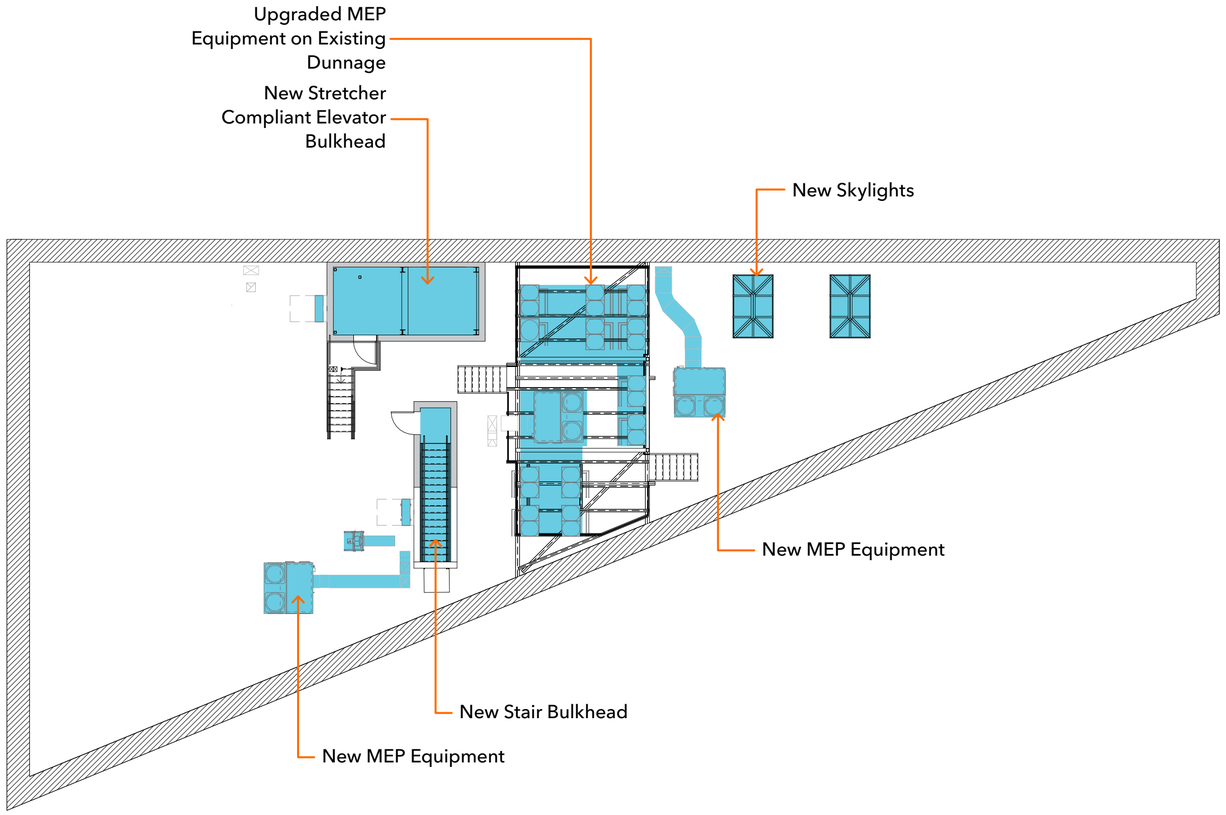


PROPOSED NEW DESIGN

Roof - Existing vs Proposed (Plan)



Existing Condition (Plan)



Proposed New Design (Plan)

Roof - Bulkhead Context

46-50 Gansevoort

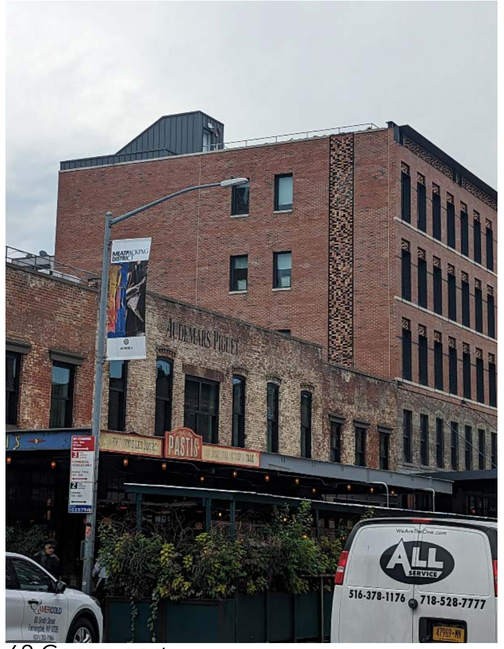
875 Washington Street

22 Little West 12th Street

1 Little West 12th Street

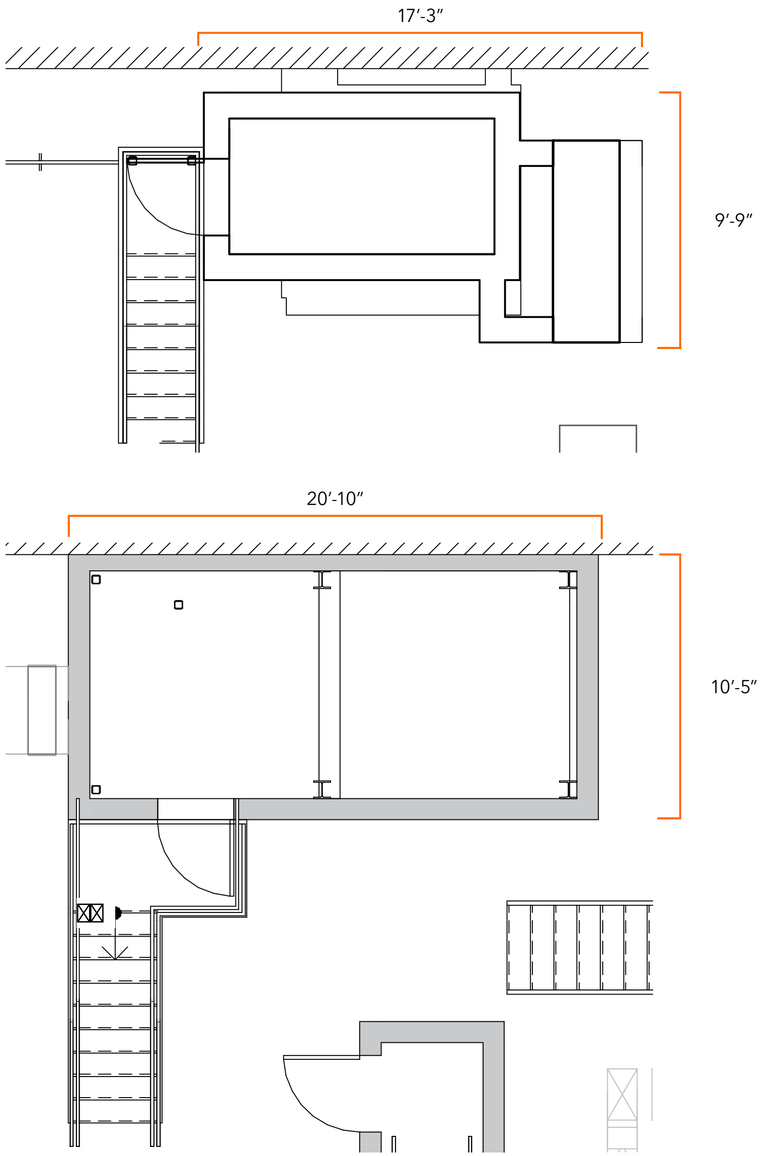
419 West 14th Street

409 West 14th Street

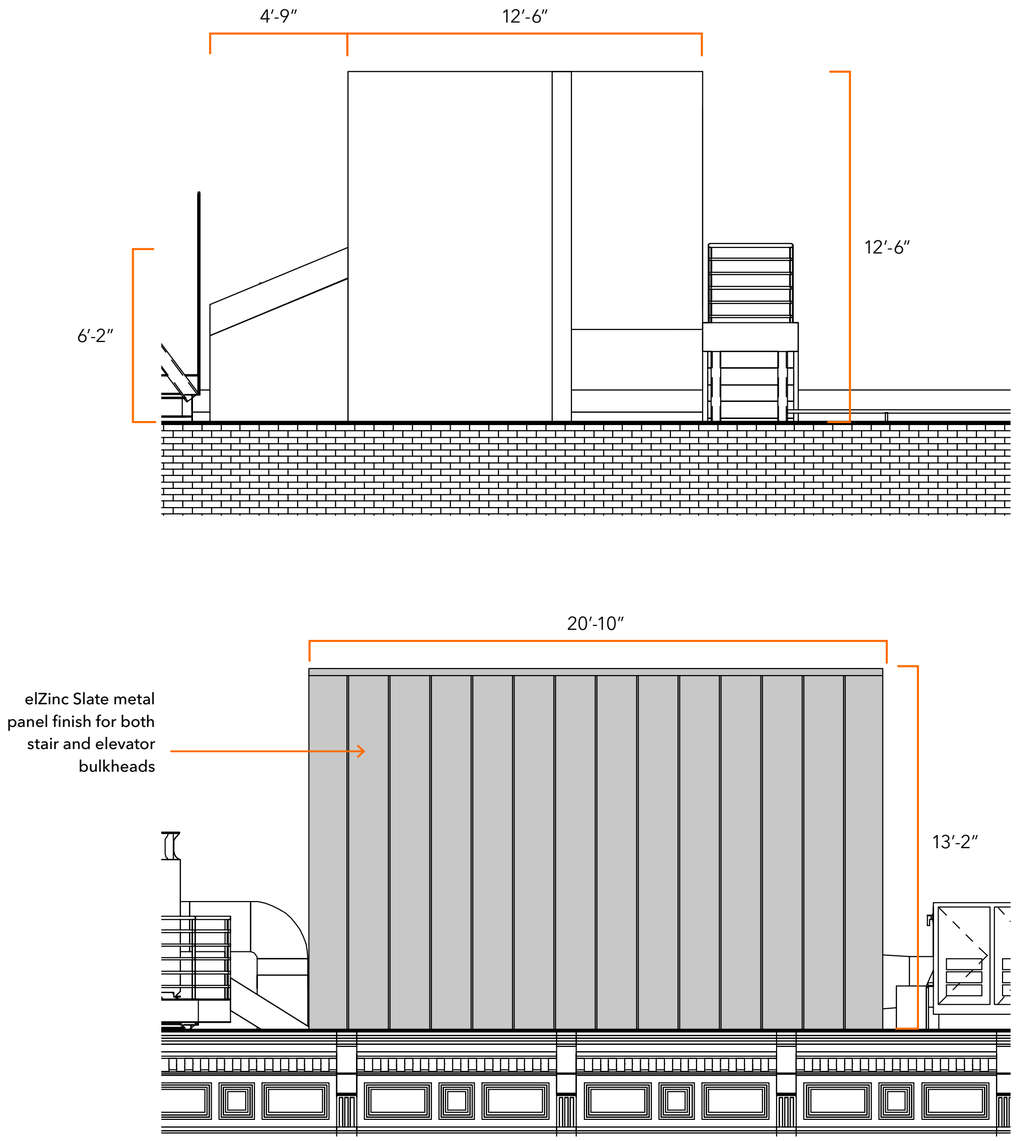


62 Gansevoort

Roof - Existing vs Prosed Bulkhead (Enlarged Plan & Elevation)



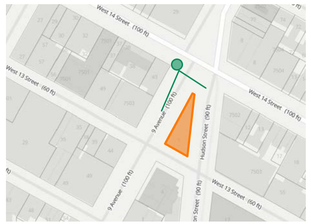
Existing Condition Plan (Top) vs New Proposed Design Plan (Bottom)



Existing Condition Elevation (Top) vs Proposed New Design Elevation (Bottom)

Digital Mock-Up

KEY PLAN:

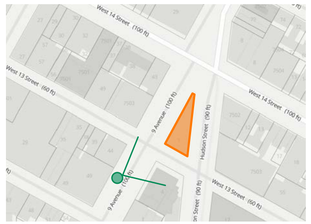


Existing Condition (Roof Equipment and Bulkhead)

Proposed New Design (Roof Equipment and Bulkhead)

Digital Mock-Up

KEY PLAN:

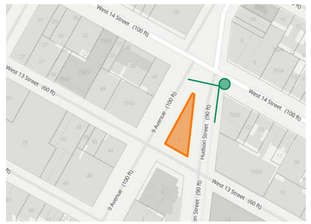


Existing Condition (Roof Equipment and Bulkhead)

Proposed New Design (Roof Equipment and Bulkhead)

Digital Mock-Up

KEY PLAN:

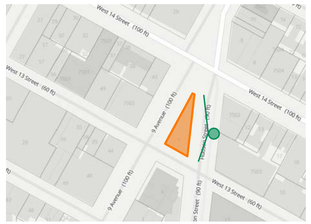


Existing Condition (Roof Equipment and Bulkhead)

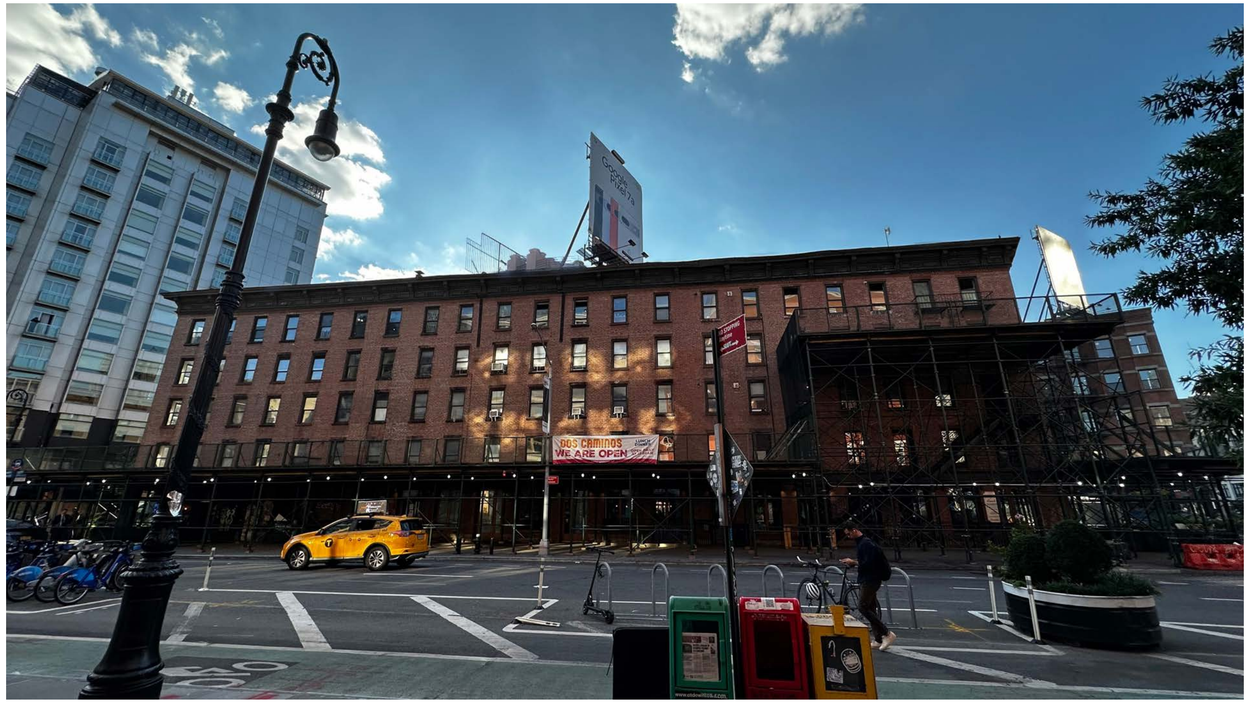
Proposed New Design (Roof Equipment and Bulkhead)

Digital Mock-Up

KEY PLAN:



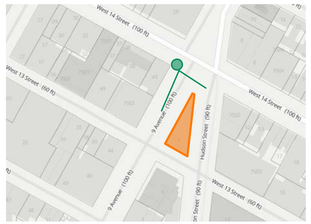
Existing Condition (Roof Equipment and Bulkhead)



Proposed New Design (Roof Equipment and Bulkhead)

Physical Mock-Up

KEY PLAN:

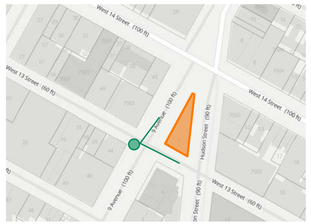


Physical Mock-Up Photo

Physical Mock-Up Photo (Bulkhead Material Overlay)

Physical Mock-Up

KEY PLAN:

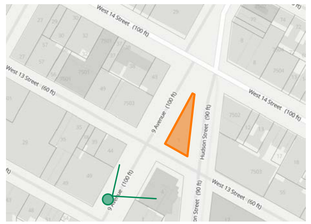


Physical Mock-Up Photo

Physical Mock-Up Photo (Bulkhead Material Overlay)

Physical Mock-Up

KEY PLAN:

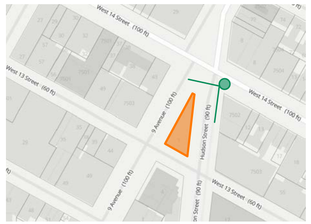


Physical Mock-Up Photo

Physical Mock-Up Photo (Bulkhead Material Overlay)

Physical Mock-Up

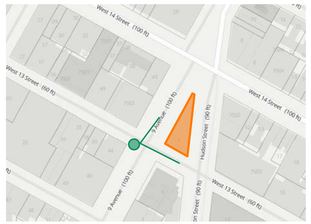
KEY PLAN:



Physical Mock-Up Photo (Bulkhead not visible)

Physical Mock-Up

KEY PLAN:



Physical Mock-Up Photo (Bulkhead not visible)

04

Renders

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Landmarks Preservation Commission

January 30, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-04256

675 Hudson Street – Gansevoort Market Historic District

Borough of Manhattan

To testify virtually, please join Zoom

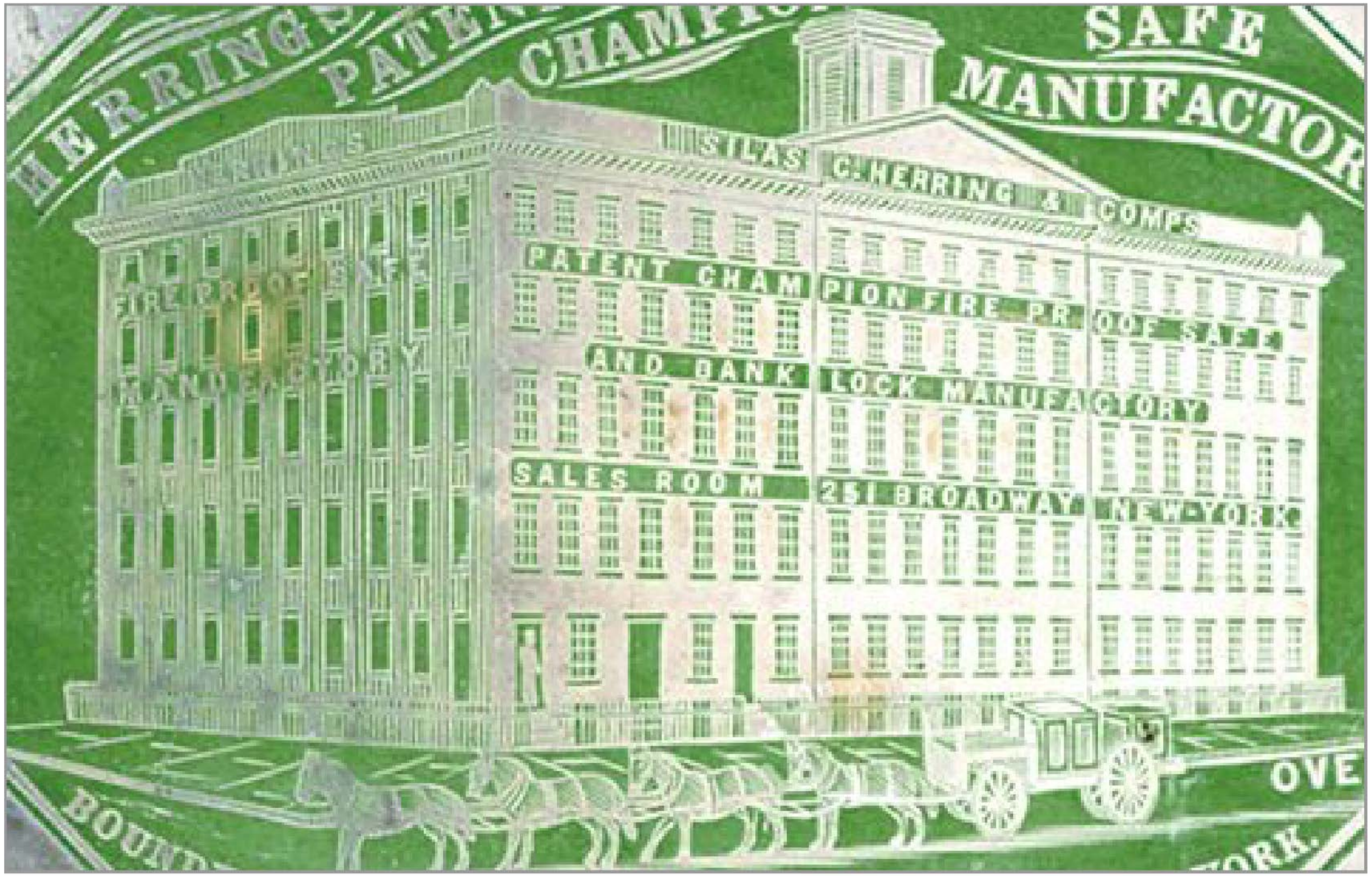
Webinar ID: 821 5094 8629
Passcode: 303161
By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

05

Appendix

Historic Context



675 Hudson St / 24 9th Ave, ca 1860 (International Archives)

Historic Context

Hudson Street & 13th Street, 1934 (NYPL)

Historic Context

9th Avenue, 1941 (NYPL)

Detail of storefront along W13th Steet and 9th Avenue, 1941 (NYPL)

Storefront Context

21-27 9th Avenue- Tax photo 1940

21-27 9th Avenue

21-27 9th Avenue- 2021

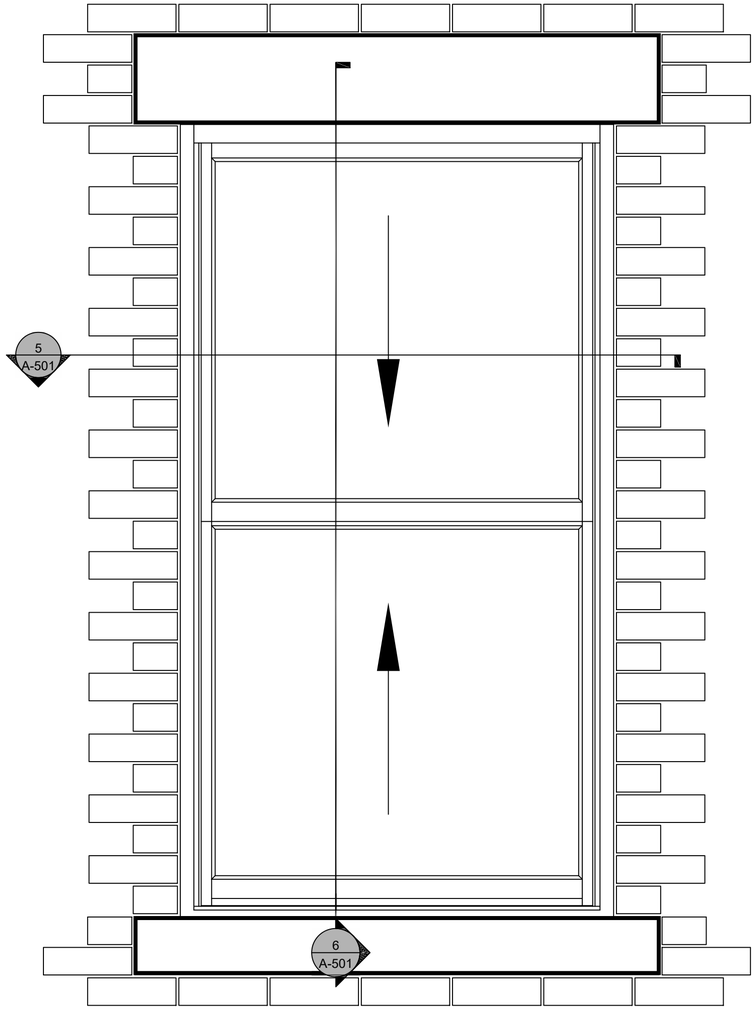
Existing Sill and Lintel Conditions

Sill and lintel condition along W 13th Street

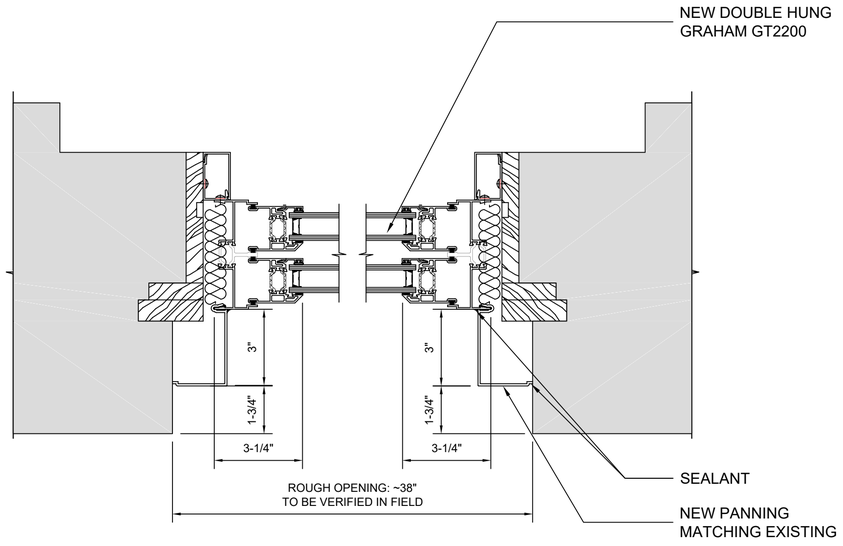
Sill and lintel condition along 9th Avenue

Sill and lintel condition along Hudson Street

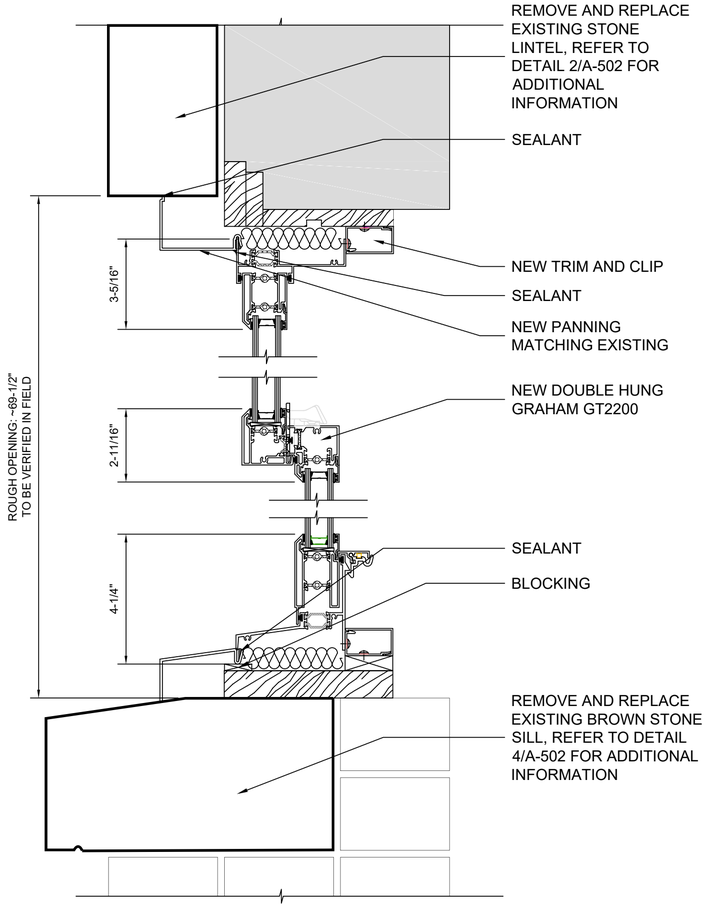
Windows - Details



PROPOSED NEW WINDOW ELEVATION



PROPOSED NEW WINDOW JAMB DETAILS

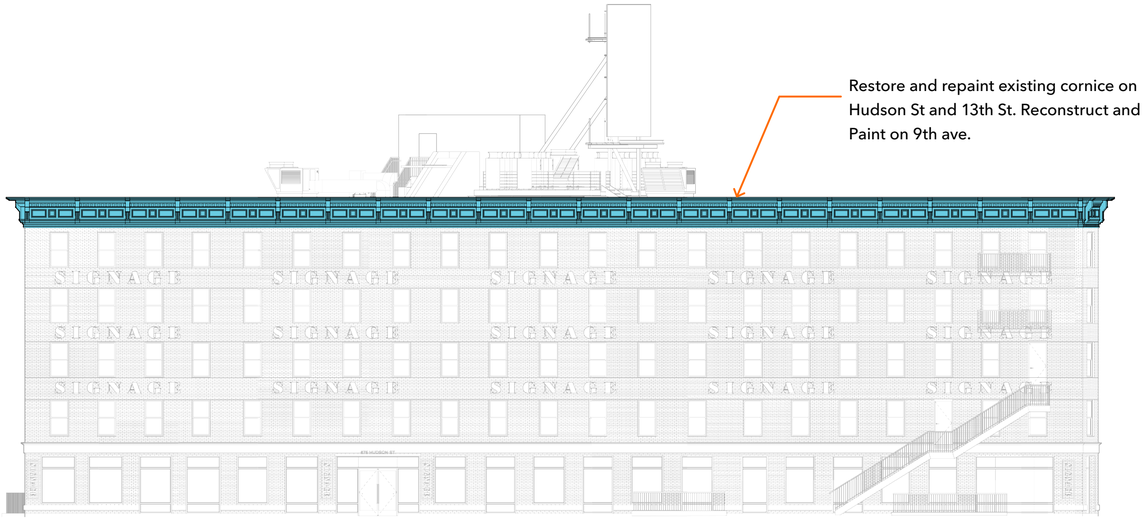


PROPOSED NEW WINDOW HEAD, MEETING RAIL AND SILL

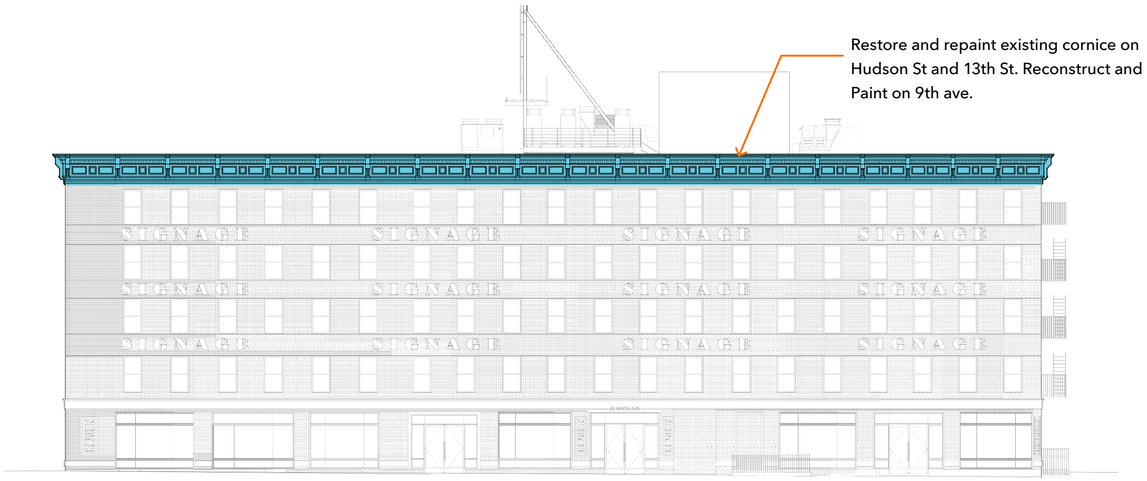
Cornice

Cornice - Scope (East & West Elevation)

HISTORIC REFERENCE



East Elevation



West Elevation

PROPOSED NEW DESIGN

Cornice - Scope (North and South Facade)

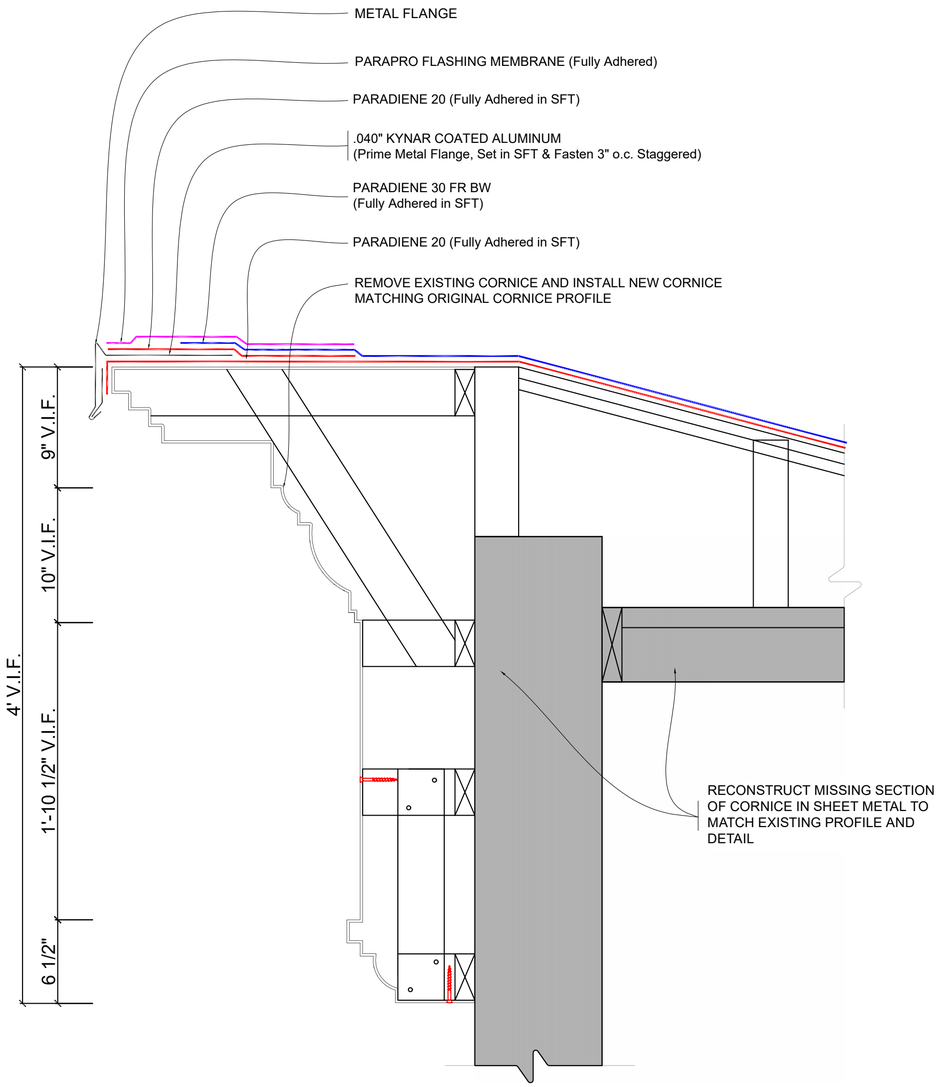
HISTORIC REFERENCE

South Elevation

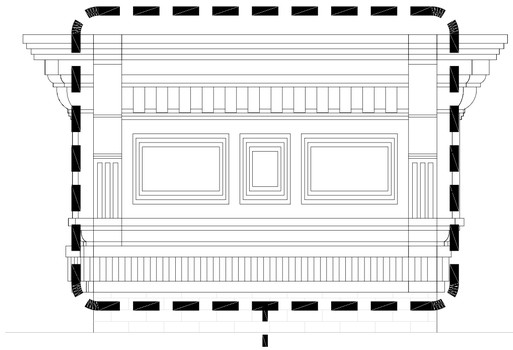
North Elevation

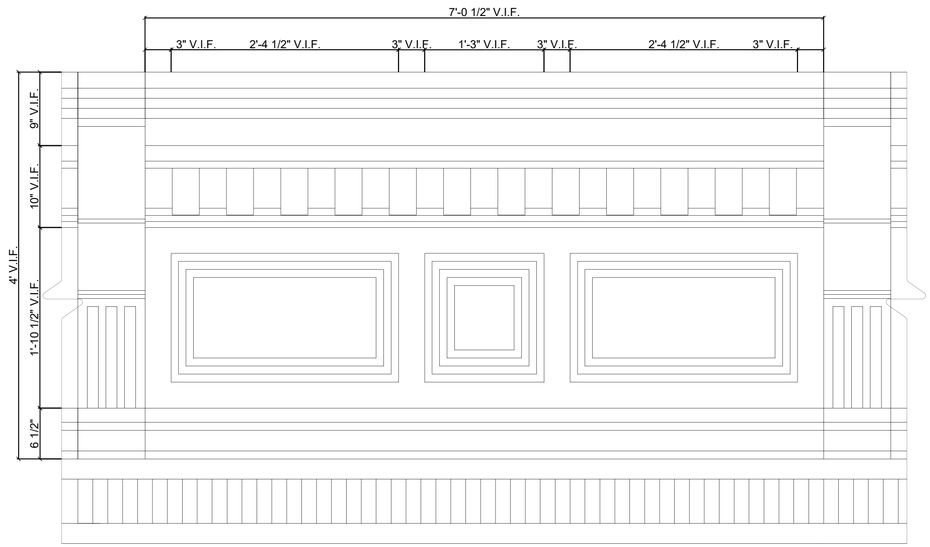
PROPOSED NEW DESIGN

Cornice - Details

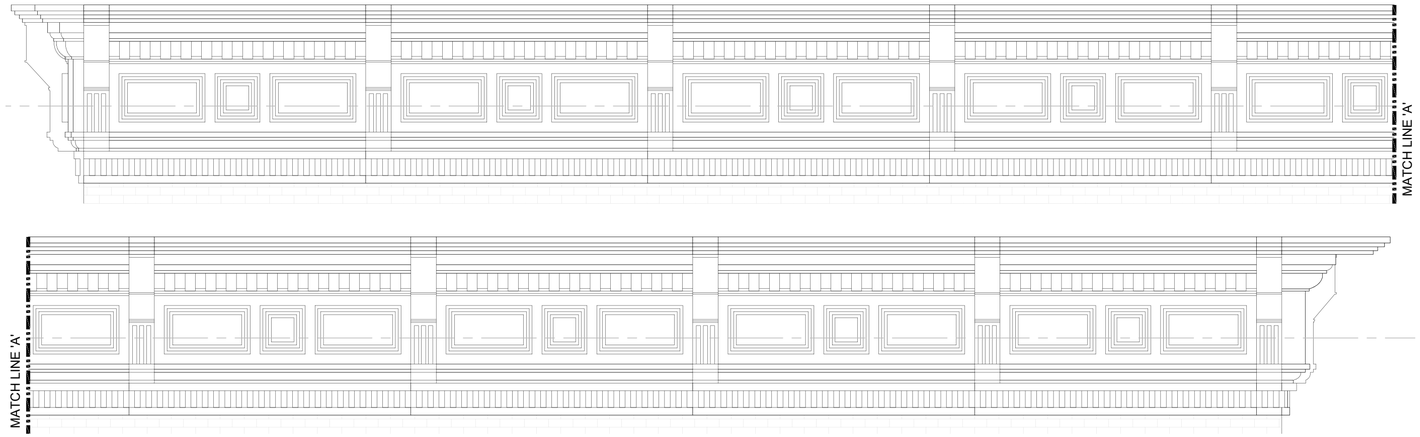


CORNICE SECTION DETAIL





ENLARGED CORNICE ELEVATION



TYPICAL CORNICE ELEVATION

Cornice - Existing Conditions

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