

March 4, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04653

## **74 Hudson Street – Tribeca West Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

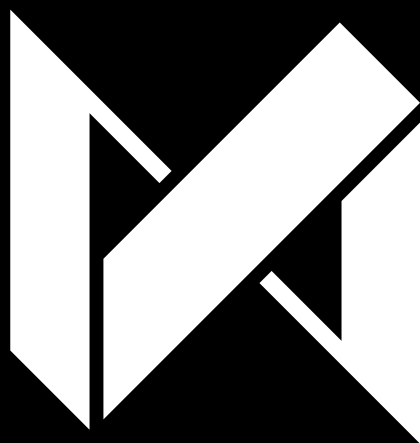
**Webinar ID:** 160 007 1059

**Passcode:** 796840

**By Phone:** 646-828-7666 (NY)

**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.

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74 HUDSON ST  
MARCH 4, 2025



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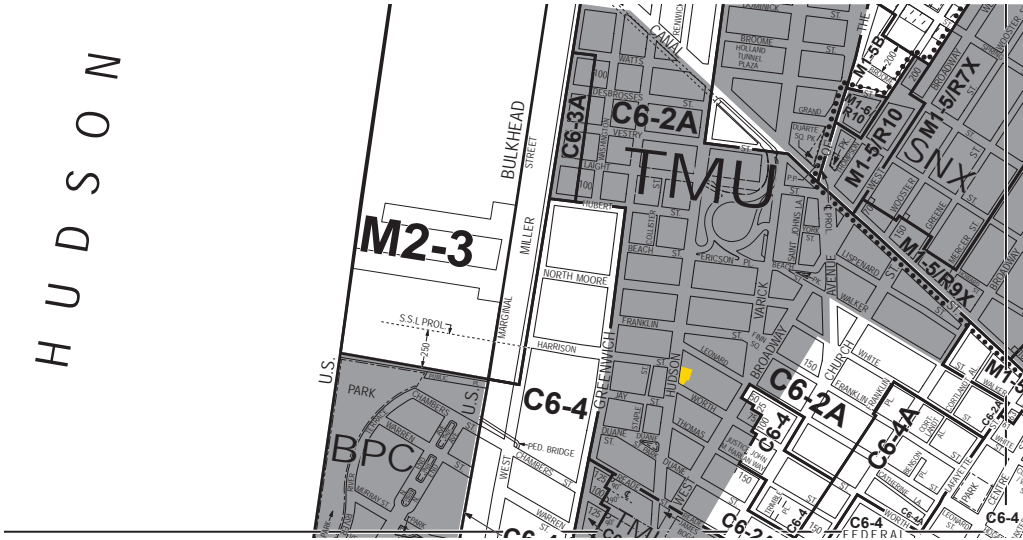
- I. SITE ANALYSIS AND CONTEXT**
- II. HISTORIC CONTEXT AND ANALYSIS**
- III. FACADE DEVELOPMENT**
- IV. VISIBILITY STUDIES**
- V. INSPIRATION & MATERIALS RESEARCH**
- VI. APPENDIX**



# **SITE ANALYSIS AND CONTEXT**

**A. MAPS AND CONTEXT**

**B. ZONING AND EASEMENT**

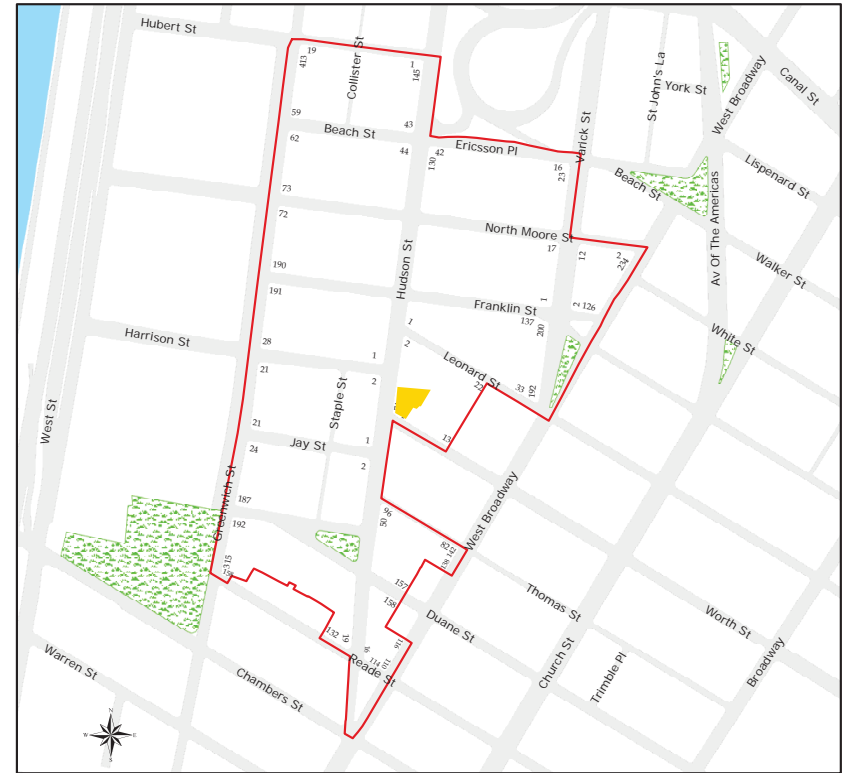


ZONING MAP



FLOOD MAP

## Tribeca West



Tribeca West  
Historic District  
Manhattan

Designated May 7, 1991

Historic District Boundaries



WEST TRIBECA DISTRICT MAP

74 HUDSON — TRIBECA MAPS

SCALE  
CLIENT  
PROJECT NUMBER  
DATE

N/A  
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## 74 HUDSON — NEIGHBORHOOD AERIAL PHOTO

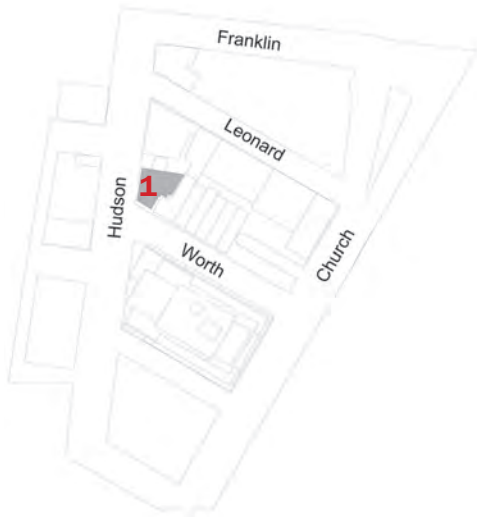
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# 04



1. 74 Hudson Street (Site)

## 74 HUDSON — EXISTING SITE AND CONTEXT

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SITE + KEY PLAN

1. 1 WORTH STREET
2. 5 WORTH STREET
3. 7-10 WORTH STREET
4. 15-21 WORTH STREET



1. 1 WORTH STREET (RESIDENTIAL)



4. 15-21 WORTH STREET (PARKING)



4. 15-21 WORTH STREET (PARKING)



2. 5 WORTH STREET (RESIDENTIAL)



3. 7-10 WORTH STREET (RESIDENTIAL)



3. 7-10 WORTH STREET (RESIDENTIAL)

## 74 HUDSON — TRIBECA WORTH STREET CONTEXT

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1. 90 Leonard Street
2. 162 Franklin Street
3. 162 Franklin Street

SITE + KEY PLAN



1. 90 LEONARD STREET (MIXED USE)



2. 61, 71, 73, 77, AND 81 HUDSON ST (MIXED USE)



3. 162 FRANKLIN STREET (COMMERCIAL)

## 74 HUDSON — TRIBECA HUDSON STREET CONTEXT

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WORTH STREET



HUDSON STREET

HUDSON STREET ELEVATION

## 74 HUDSON — NEIGHBORHOOD STREET ELEVATIONS

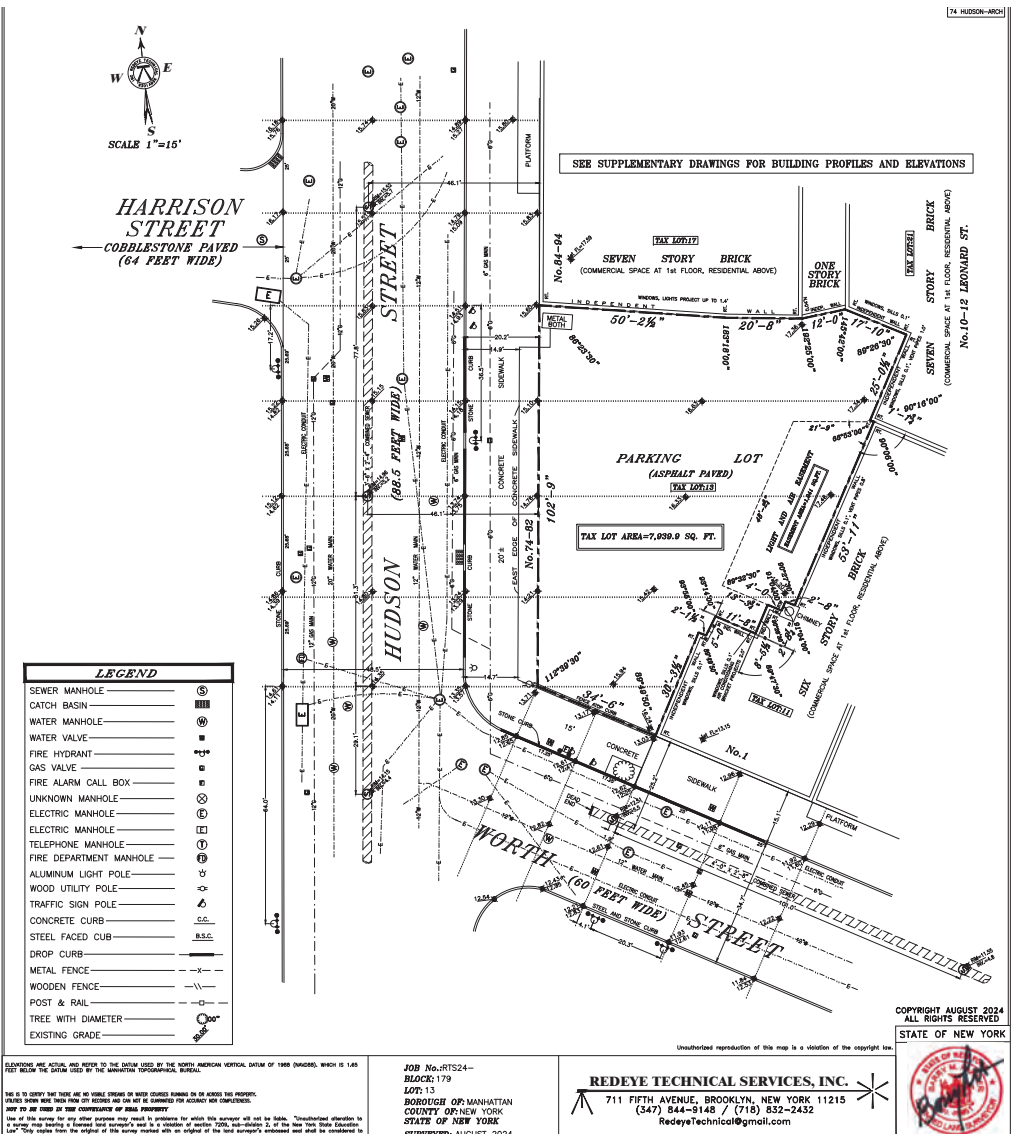
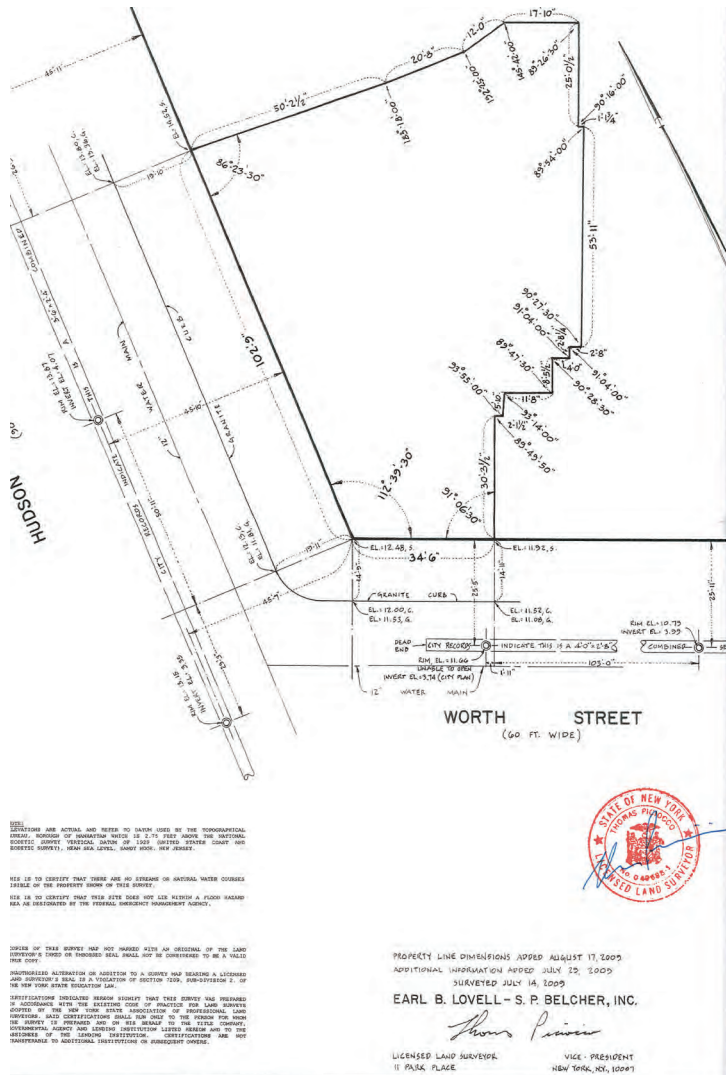
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## 74 HUDSON — ZONING LOT INFORMATION

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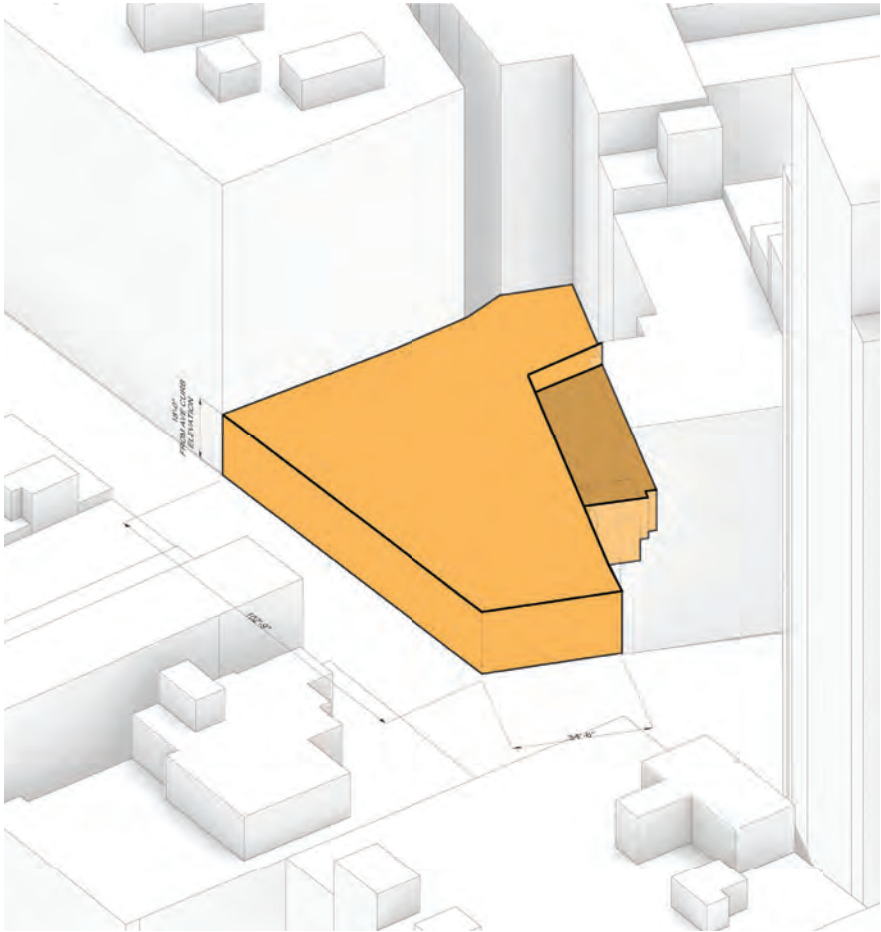
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PERMISSIBLE ENVELOPE

LOT INFORMATION		
BLOCK:	179	
LOT:	13	
COMMUNITY BOARD	101	
LOT AREA:	7,914.00	ON ZOLA SHOWS 9,800 SF
LOT DIMENSIONS:	102'-9" X 34'-6"	IRREGULAR SITE, DIMS PROVIDED ARE STREET LINES
EXISTING STRUCTURES	No	PARKING LOT
EXISTING FLOOR AREA:	NA	NA
ZONING DISTRICT	C6-2A & TMU AREA A1 (RBA EQUIVALENT)	PER ZONING MAP & 34-112

DEVELOPMENT RIGHTS - FLOOR AREA REGULATIONS		
MAXIMUM BASE FAR:	5.00	111-20 (a)
MAXIMUM BASE FLOOR AREA:	39,570	
MAX ZFA:	39,570	
MAXIMUM AFFORDABLE FAR:	N/A	N/A
MAXIMUM AFFORDABLE FLOOR AREA:	N/A	N/A
MAX ZFA:	N/A	

DEVELOPMENT RIGHTS - ADDITIONAL BULK REGULATIONS		
MAXIMUM LOT COVERAGE:	100% FOR CORNER PORTION, 70% FOR INTERIOR PORTION	23-153
DENSITY REGULATIONS:	680	23-22
MIN UNIT SIZE:	N/A	N/A
REQ'D REAR YARD:	20' (BEYOND 100 FEET OF CORNER/STREET LINE)	33-301 33-302
REQ'D SIDE YARD:	NONE	33-29
MIN BASE HEIGHT:	N/A	N/A
MAX STREET WALL:	85'	33-432
MAX BUILDING HEIGHT:	60'	23-692/33-492
QGF MIN BASE HEIGHT:	N/A	N/A
MIN BASE HEIGHT (QH):	60'	23-662
MAX BASE HEIGHT (QH):	85'	SEE 23-692
MAX BUILDING HEIGHT (QH):	120'	SEE 23-692
QGF MAX BASE HEIGHT:	N/A	N/A
SKY EXPOSURE PLANE:	5.6:1 WIDE, 2.7:1 NARROW ABOVE 85'	33-432
MINIMUM SETBACK:	10' WIDE, 15' NARROW	33-432
QUALIFYING GROUND FLOOR:	N/A	N/A
STREET WALL:	N/A	N/A

DEVELOPMENT RIGHTS - PARKING		
REQUIRED PARKING	NONE	13-11
WAIVER FOR SMALL NUMBER OF SPACES:	N/A	N/A
MINIMUM RESI BIKE PARKING AS % OF D.U.:	N/A	N/A

CITY OF YES - FLOOR AREA REGULATIONS	
5.00	111-20 (a)
39,570	
39,570	
6.00	111-20 (a)
47,484	
47,484	

CITY OF YES - ADDITIONAL BULK REGULATIONS	
100% FOR CORNER PORTION, 80% FOR INTERIOR PORTION	23-362
500	23-52
N/A	NA
20' (BEYOND 100 FEET OF STREET LINE)	33-26 33-261 CORNER LOTS 33-301 135 DEGREE INTERSECTING ANGLE NO REAR YARD 33-302
NONE	23-334
N/A	N/A
85'	33-432
60' (FOR SEP BUILDINGS ONLY)	33-492
N/A	N/A
60'	23-432
95'	23-432
125'	23-432
N/A	NA
5.6:1 WIDE, 2.7:1 NARROW ABOVE 85'	33-432
10' WIDE, 15' NARROW	33-432
N/A	N/A
N/A	N/A

CITY OF YES - PARKING	
NONE	13-11
N/A	N/A
N/A	N/A

ZONING REGULATIONS

74 HUDSON — FAR, AND ZONING BULK



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LOT 11 EASEMENT:

- EASEMENT FOR LIGHT AND AIR.
- APPLIED ABOVE A HORIZONTAL PLANE DRAWN AT 25.23 FEET.

LOT 17 EASEMENT:

- MAXIMUM BUILDING HEIGHT: **18 FEET** ABOVE PRESENT CURB LEVEL.
- UNRESTRICTED LIGHT AND AIR MUST BE ALLOWED ABOVE 18 FEET OF MAXIMUM BUILDING HEIGHT FOR

LOT 17.

- PERMISSIBLE OBSTRUCTIONS INCLUDE:
  - PARAPETS, REQUIRED FLUES, VENTS, AND OTHER FIXTURES OF GREATER HEIGHT.

LOT 21 EASEMENT:

- MAXIMUM BUILDING HEIGHT: **18 FEET** ABOVE THE AVERAGE CENTER CURB ELEVATION ALONG HUDSON STREET.
- UNRESTRICTED LIGHT, AIR, AND VIEW MUST BE ALLOWED OVER 74 HUDSON.
- ALLOWABLE PARAPETS ON HUDSON AND WORTH STREET WALLS.
- PERMISSIBLE OBSTRUCTIONS INCLUDE:
  - STAIR AND ELEVATOR BULKHEADS MUST BE NO CLOSER THAN 30 FEET FROM THE COMMON BOUNDARY BETWEEN 2 LOTS, AND CANNOT EXCEED 10 FEET IN HEIGHT.

EASEMENTS SUMMARY



SITE EASEMENT DIAGRAM

74 HUDSON — EASEMENTS INFORMATION

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# **HISTORIC CONTEXT AND ANALYSIS**



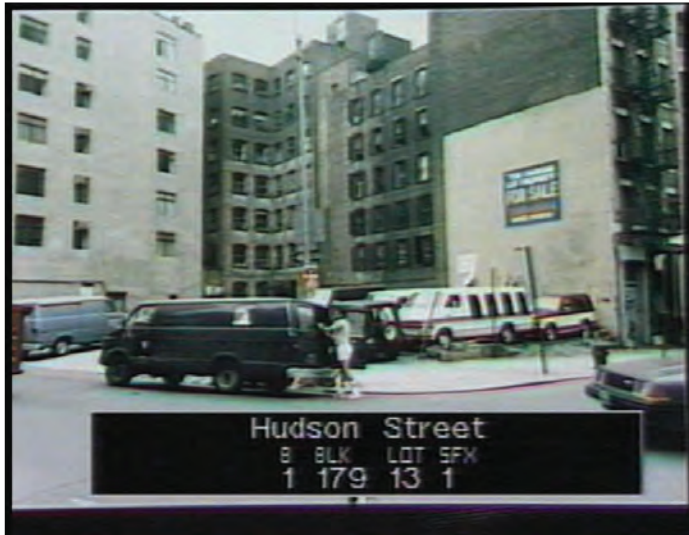
1. 1933 HISTORIC PHOTO: 74 HUDSON ST



2. 1940 TAX PHOTO :1- 76 HUDSON ST



SITE + KEY PLAN



3. 1980 TAX PHOTO: 74 HUDSON ST



4. EXISTING CONDITION

## 74 HUDSON — SITE HISTORY

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FITZGERALD PRESS, 74 HUDSON STREET (10/25/1927)



74 HUDSON STREET, AS VISIBLE DURING CONSTRUCTION OF THE WESTERN UNION BUILDING (8/20/1928)



SITE + KEY PLAN

## 74 HUDSON — SITE HISTORY

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1. 1940 TAX PHOTO: 13 LEONARD ST



2. 1940 TAX PHOTO: 232 WEST BROADWAY



3. 1940 TAX PHOTO: N. MOORE AND VARICK ST



SITE + KEY PLAN



4. 1940 TAX PHOTO: 137 FRANKLIN ST



5. 1940 TAX PHOTO: 187 FRANKLIN ST



6. 1940 TAX PHOTO: STAPLE STREET

## 74 HUDSON — HISTORIC CONTEXT: 1 & 2 STORY BUILDINGS



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1. 1940 TAX PHOTO: 140 FRANKLIN ST



2. 1940 TAX PHOTO: 24 HUDSON ST



3. 1940 TAX PHOTO: 89-87 HUDSON ST



SITE + KEY PLAN



4. 1940 TAX PHOTO: 122 HUDSON ST



5. 1940 TAX PHOTO: 10 N. MOORE ST



6. 1940 TAX PHOTO: 36-38 HUDSON ST

## 74 HUDSON — HISTORIC CONTEXT: COMMERCIAL BUILDINGS



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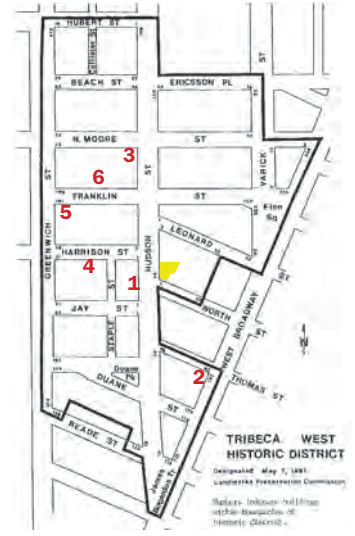
1. 1940 TAX PHOTO: 71, 73, 75, AND 77 HUDSON ST



2. 1940 TAX PHOTO: 142 WEST BROADWAY



3. 1940 TAX PHOTO: 117-119 HUDSON ST



SITE + KEY PLAN



1. 1940 TAX PHOTO: 14 JAY ST



5. 1940 TAX PHOTO: 139 FRANKLIN ST



6. 1940 TAX PHOTO: 182 FRANKLIN ST

## 74 HUDSON — HISTORIC CONTEXT: LARGER BAYS

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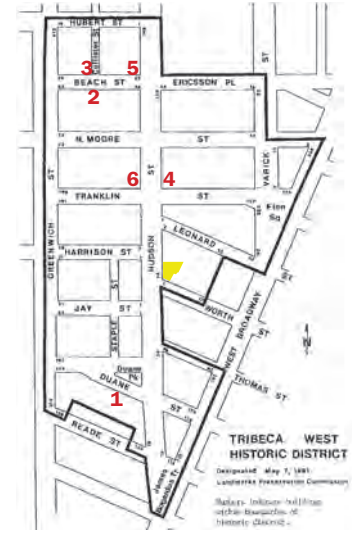
1. 1940 TAX PHOTO: 174 DUANE ST



2. 1940 TAX PHOTO: 54 BEACH ST



3. 1940 TAX PHOTO: 55-53 BEACH ST



SITE + KEY PLAN



1. 1940 TAX PHOTO: 106 HUDSON ST



5. 1940 TAX PHOTO: 135 HUDSON ST



6. 1940 TAX PHOTO: 105 HUDSON ST

## 74 HUDSON — HISTORIC CONTEXT: ARCHES AT STREET LEVEL

SCALE  
CLIENT  
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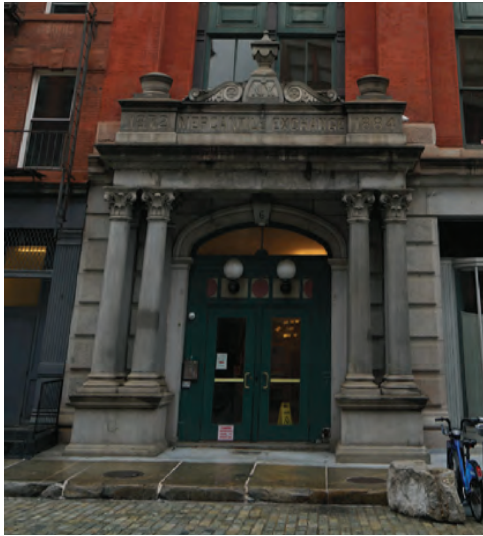
1. 149 FRANKLIN STREET



2. 105 HUDSON ST (MIXED USE)



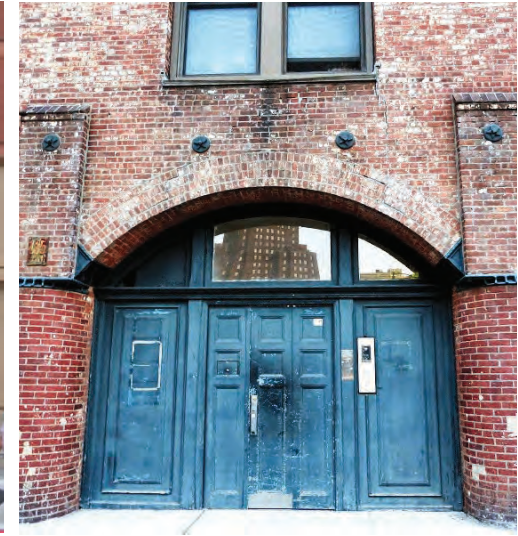
SITE + KEY PLAN



3. 6 HARRISON STREET



4. 51 HUDSON (MIXED USE)



5. 145 HUDSON ST MAIN ENTRANCE

## 74 HUDSON — TRIBECA WEST: ARCHES AT STREET LEVEL



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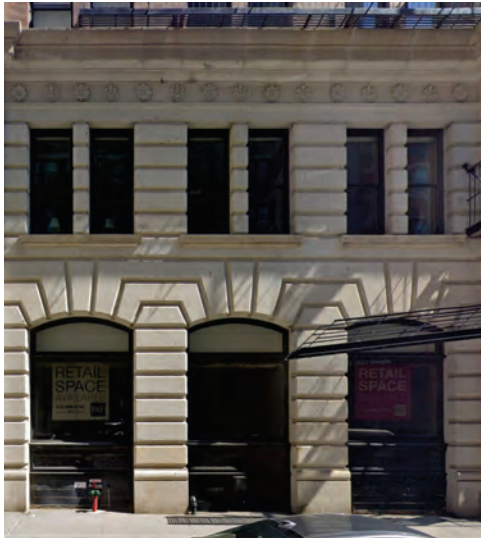
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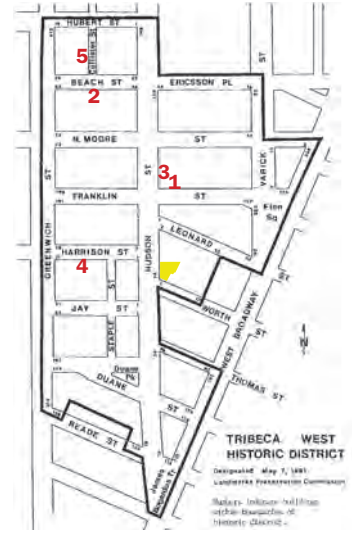
**19**



1. 166 FRANKLIN



2. 60 BEACH ST



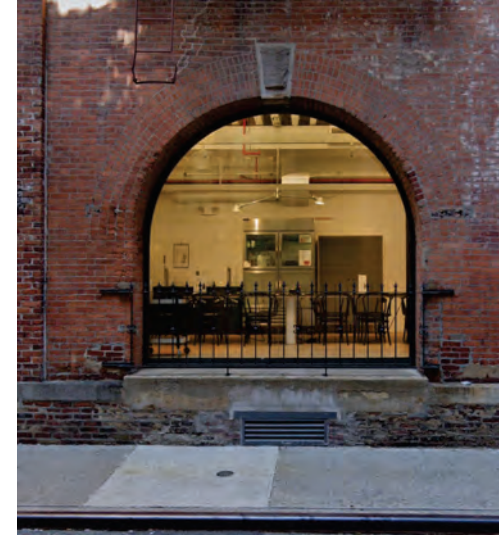
SITE + KEY PLAN



3. 104 HUDSON



4. 15 HARRISON ST (MIXED USE)



5. 1 COLLISTER

## 74 HUDSON — TRIBECA WEST: ARCHES AT STREET LEVEL



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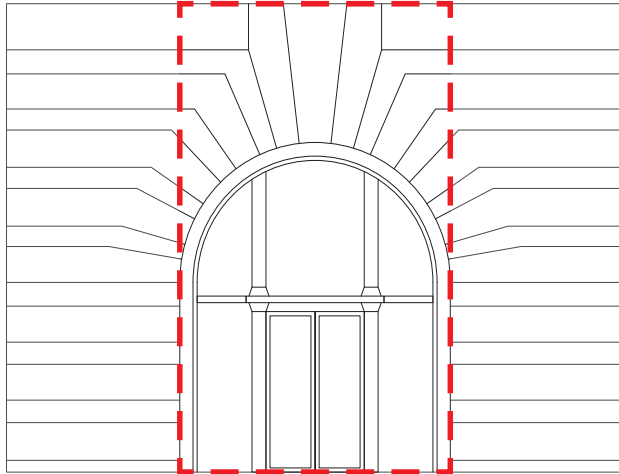
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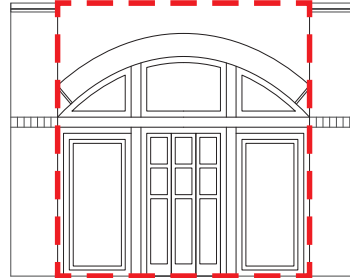
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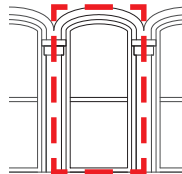
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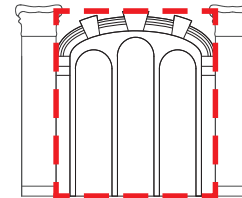
105 HUDSON ST GF (1892)



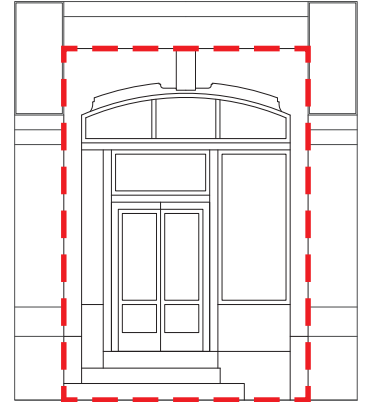
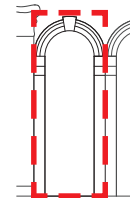
135 HUDSON ST GF (1897)



73 HUDSON ST TYP FL (1910)



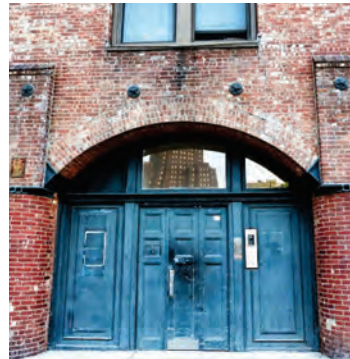
6 HARRISON ST TYP FL (1915)



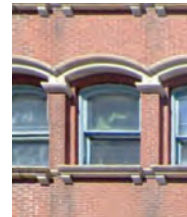
51 HUDSON GF (1930)



105 HUDSON ST GF



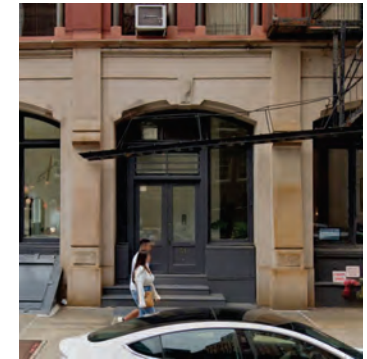
135 HUDSON ST GF



73 HUDSON ST TYP FL



6 HARRISON ST TYP FL



51 HUDSON GF

## 74 HUDSON — HISTORICAL CONTEXT: ARCH TYPOLOGY AND EVOLUTION



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1. 119 HUDSON ST



2. 140 FRANKLIN ST



SITE + KEY PLAN



3. 167 FRANKLIN ST



2. 71, 73, AND 75 HUDSON ST

## 74 HUDSON — TRIBECA WEST: LARGER BAYS

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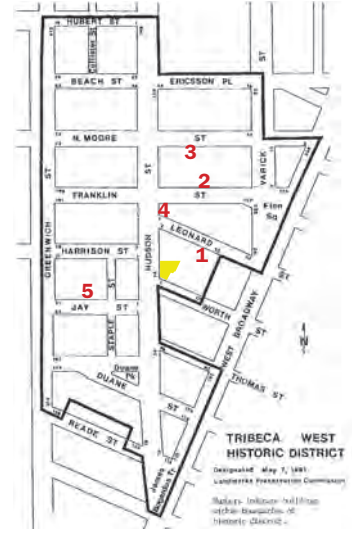
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1. 18 LEONARD ST



2. 160 FRANKLIN ST



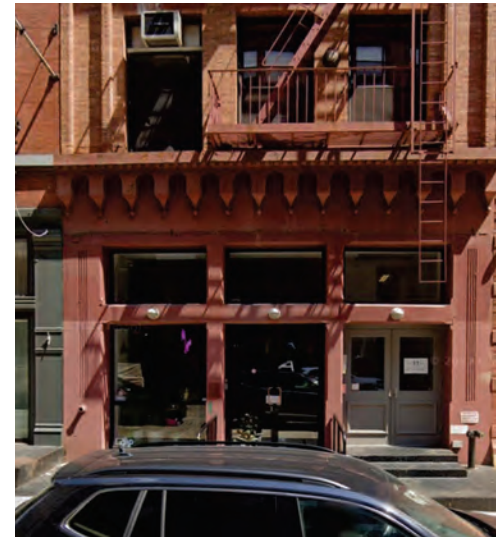
SITE + KEY PLAN



3. 32 N MOORE ST



4. 99 HUDSON ST



5. 11 JAY ST

## 74 HUDSON — TRIBECA WEST: LARGER BAYS

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135 HUDSON ST HISTORIC



BEACH STREET DETAIL

## 74 HUDSON — HISTORICAL CONTEXT: TERRA-COTTA DETAILS

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1. 403 GREENWICH ST., 2017, MORRIS ADJIMI



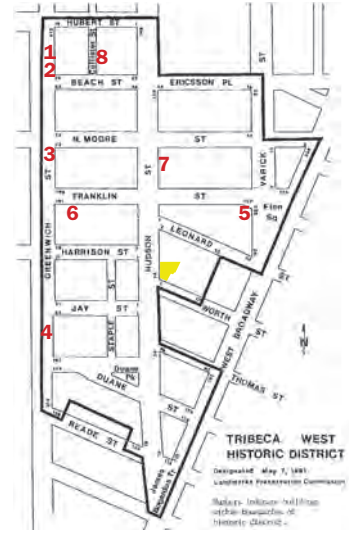
2. 401 GREENWICH ST., 2021, RISCALA AGNESE



3. 377 GREENWICH ST., 2005, MAT MARKOWITZ



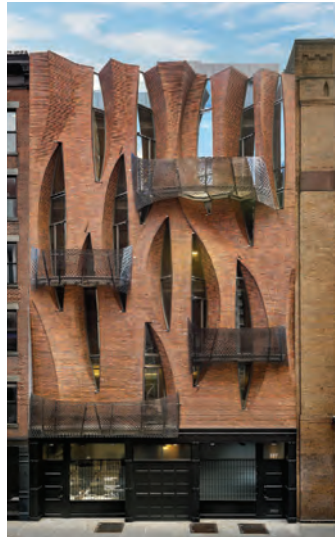
4. 333 GREENWICH ST., 2000, JOHN PETRARCA



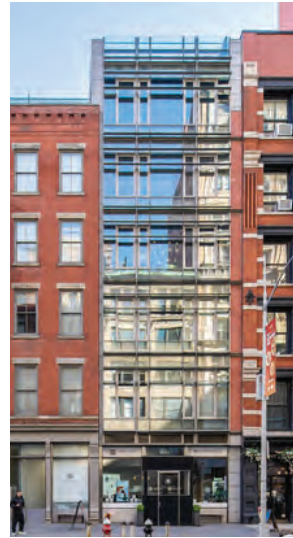
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5. 137 FRANKLIN ST., 2013, STUDIOMDA



6. 187 FRANKLIN ST., 2016, SYSTEM ARCHITECTS



7. 114 HUDSON ST., 2004, BSKS ARCHITECTS



8. 3 COLLISTER ST., 2003, BSKS ARCHITECTS

## 74 HUDSON — CONTEMPORARY CONTEXT: PROJECTS IN THE TRIBECA WEST HISTORIC DISTRICT APPROVED BY LPC



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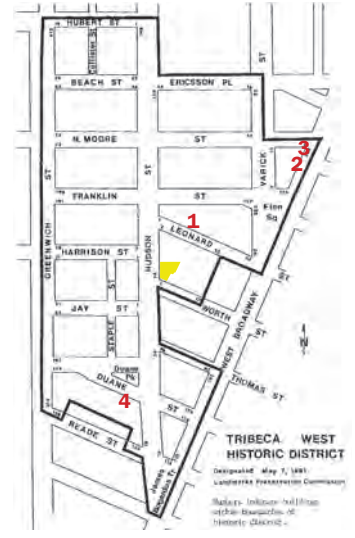
1. 11-15 LEONARD ST., 2014, TURETT COLLABORATIVE



2. 230 WEST BROADWAY, 1915 & 2008, TURETT COLLABORATIVE



3. 2 N MOORE ST., 1915 & 2008, TURETT COLLABORATIVE



SITE + KEY PLAN



4. 172 DUANE ST., 1871, JACOB WEBER



4. 172 DUANE ST., 1991, VINCENZO POLSINELLI



4. 172 DUANE ST., 2006, VINCENZO POLSINELLI

## 74 HUDSON — CONTEMPORARY CONTEXT: PROJECTS IN THE TRIBECA WEST HISTORIC DISTRICT APPROVED BY LPC



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**PROJECT NUMBER**  
**DATE**

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74 HUDSON — CONTEMPORARY CONTEXT: APPROVED 2008 PROJECT AT 74 HUDSON



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# **FACADE DEVELOPMENT**



74 HUDSON — NIGHTTIME WORTH ST ELEVATION WITHOUT BLINDS AND WITHOUT STREET TREES



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74 HUDSON — WORTH ST ELEVATION WITH BLINDS AND STREET TREES



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74 HUDSON — NIGHTTIME HUDSON ST ELEVATION WITHOUT BLINDS & WITHOUT STREET TREES



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74 HUDSON — HUDSON ST ELEVATION WITH BLINDS & STREET TREES



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74 HUDSON — HUDSON ST ELEVATION WITHOUT BLINDS & WITHOUT STREET TREES



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74 HUDSON — HUDSON ST ELEVATION WITH BLINDS & STREET TREES



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WORTH STREET



HUDSON STREET

74 HUDSON — NEIGHBORHOOD STREET ELEVATIONS



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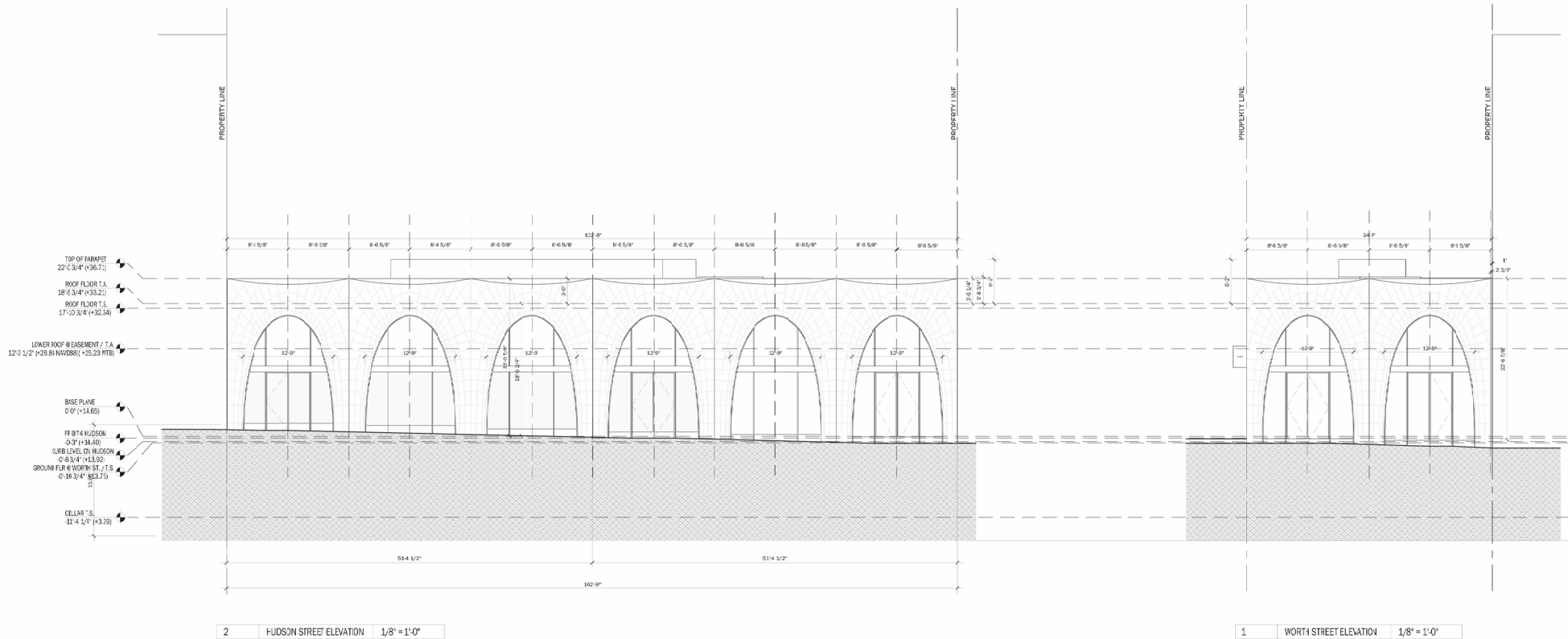
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## 74 HUDSON — ELEVATIONS



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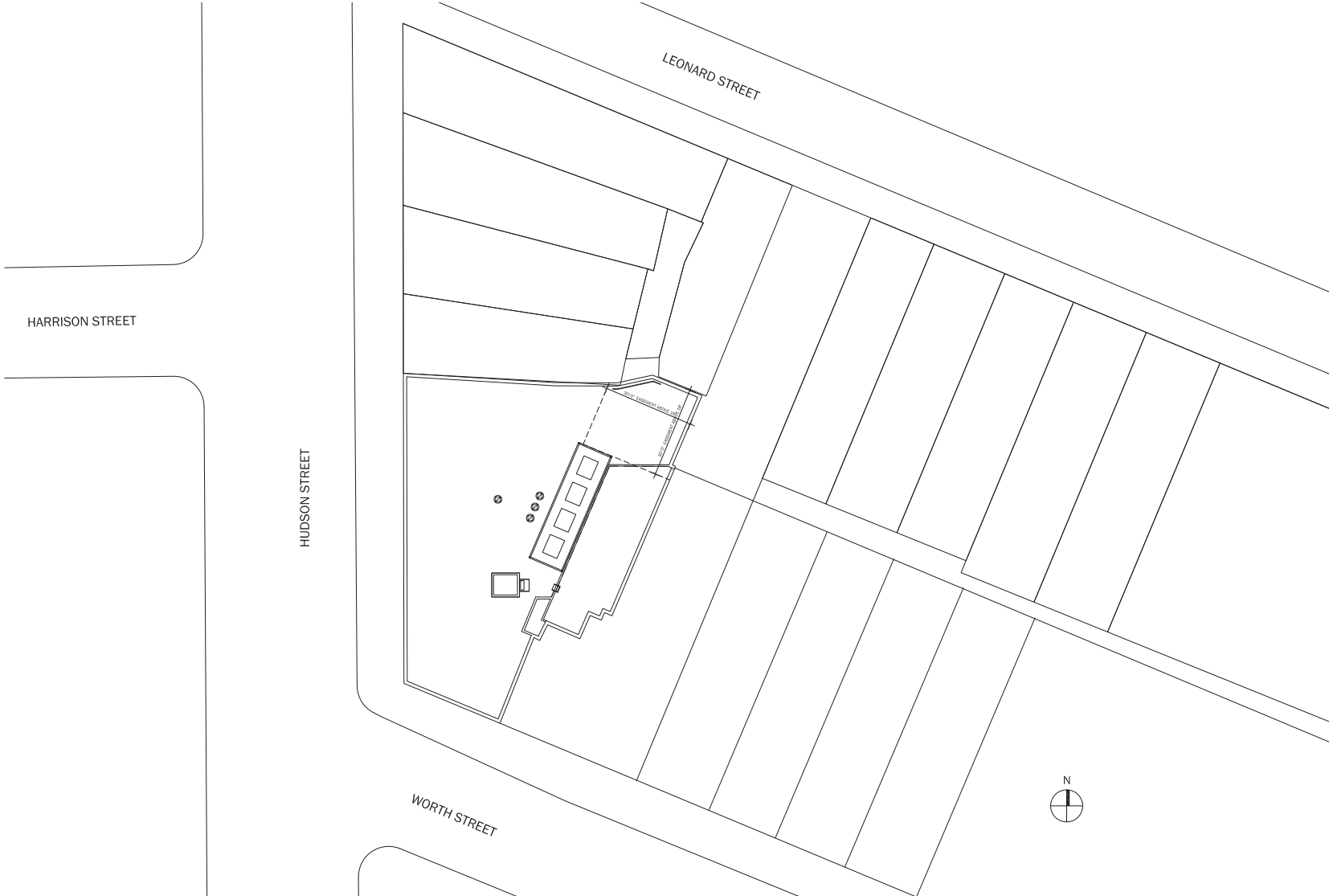
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74 HUDSON — SITE PLAN

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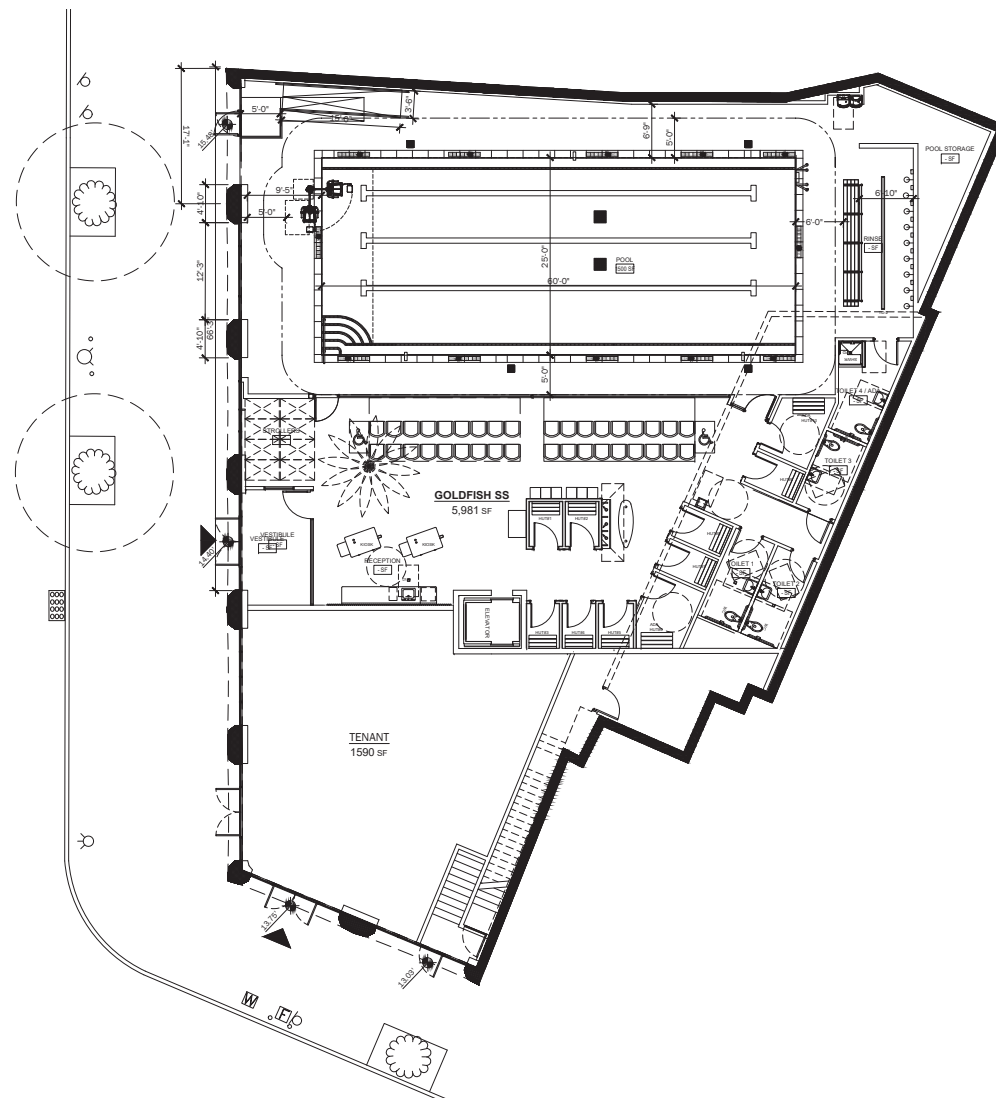
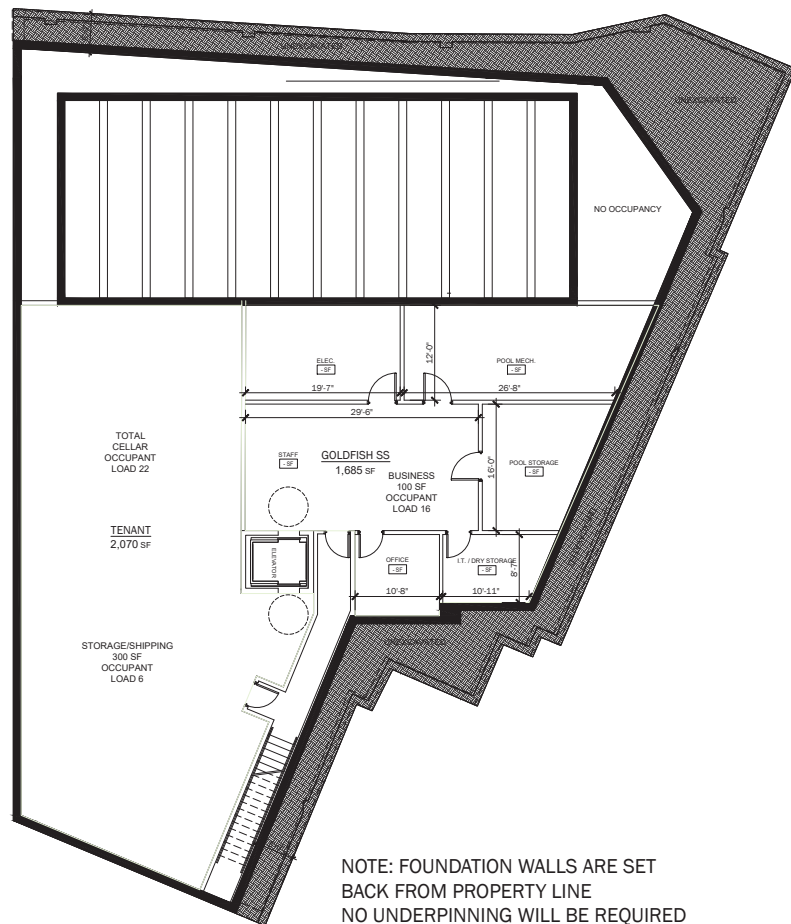
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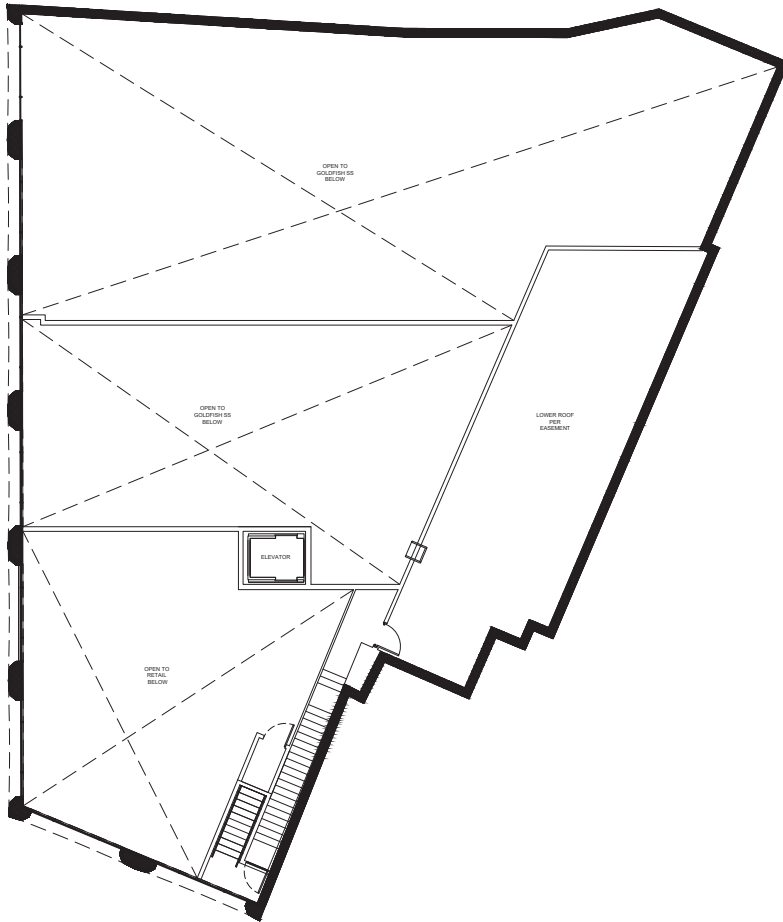


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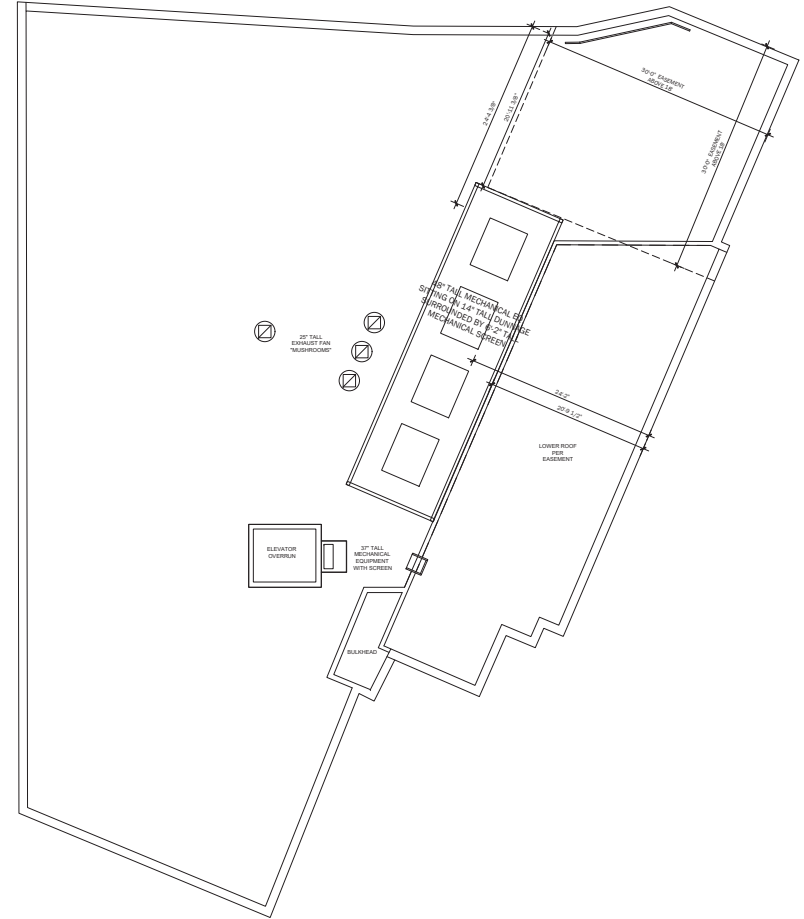
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SECOND FLOOR



ROOF

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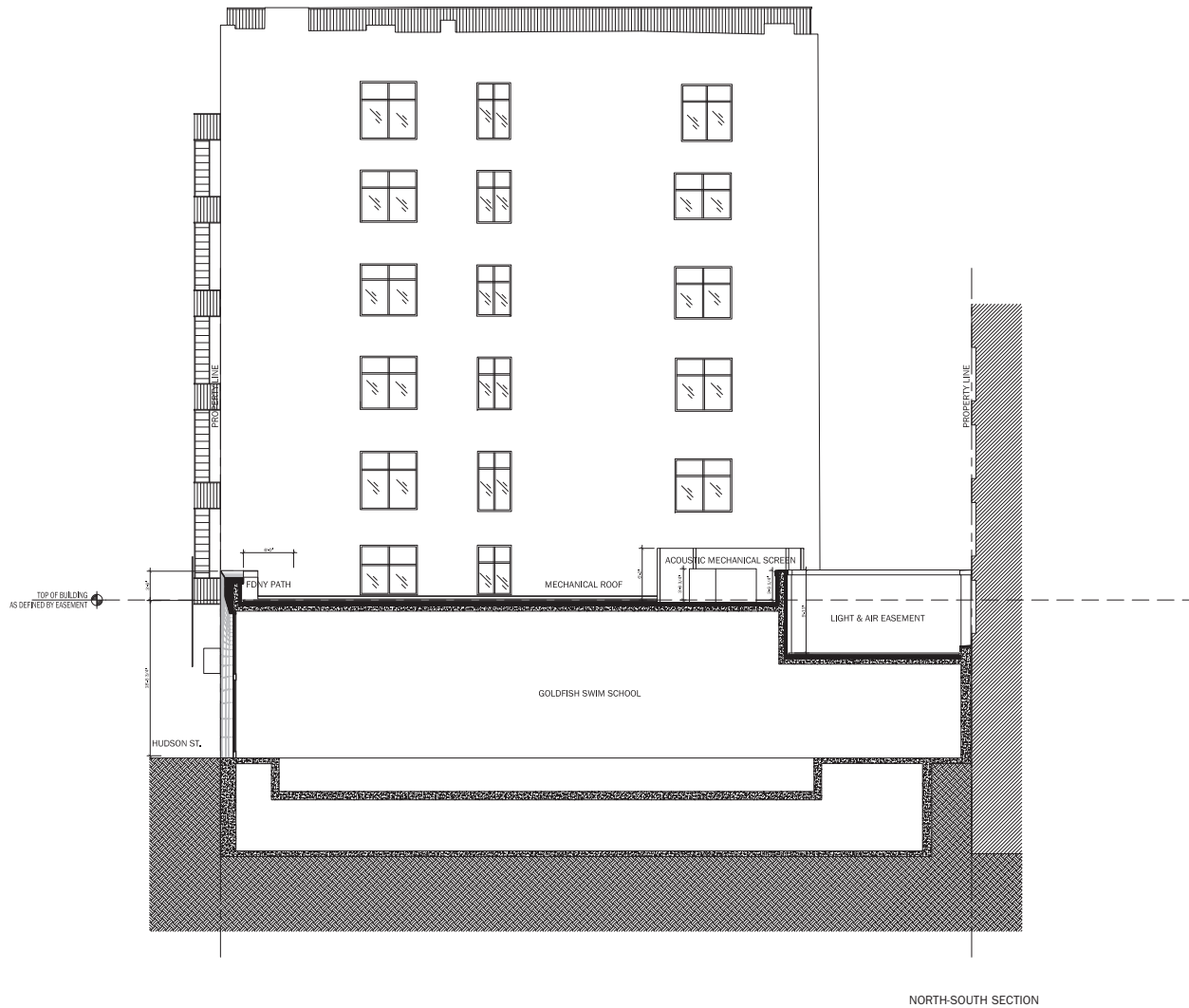
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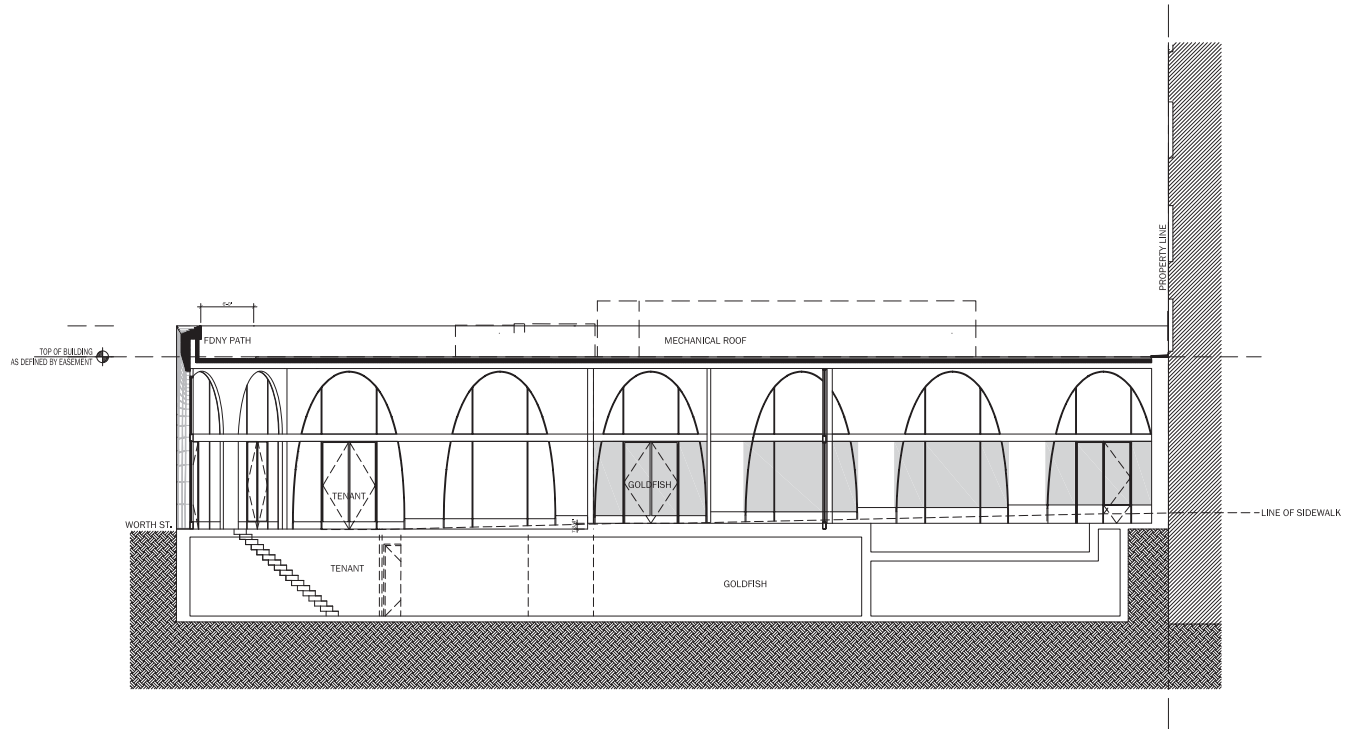
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EAST-WEST SECTION

## 74 HUDSON — SECTIONS



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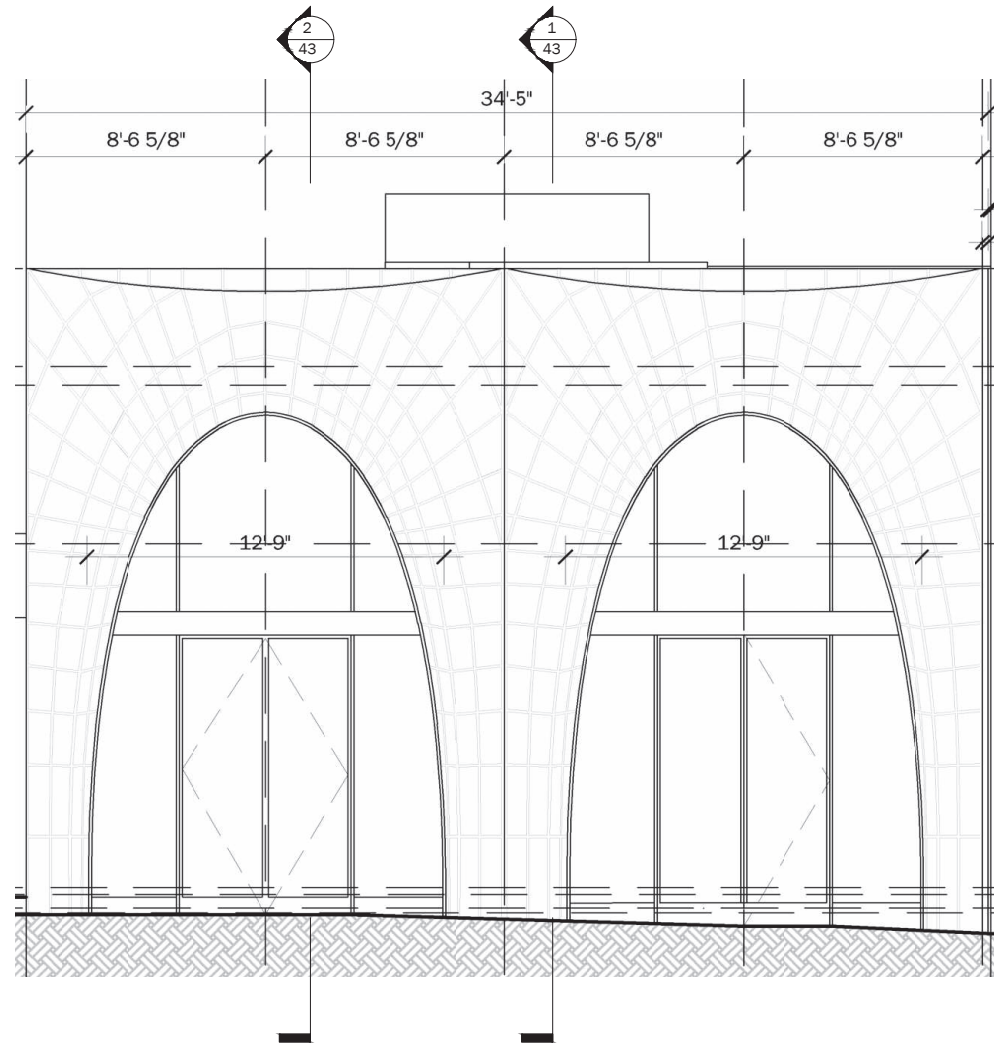
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LOT LINE PARAPET DETAIL

LOT LINE PARAPET DETAIL

## 74 HUDSON — FACADE DETAIL SECTION STUDY

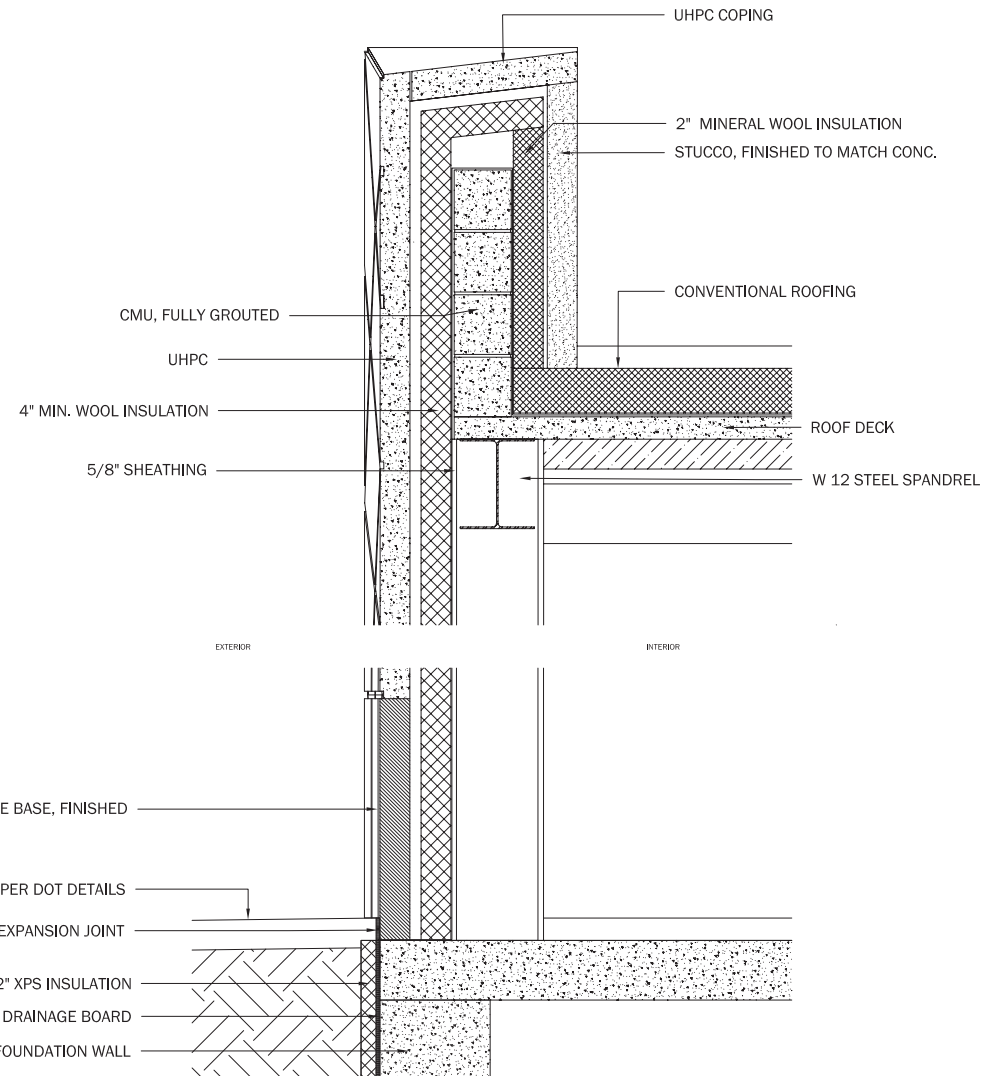
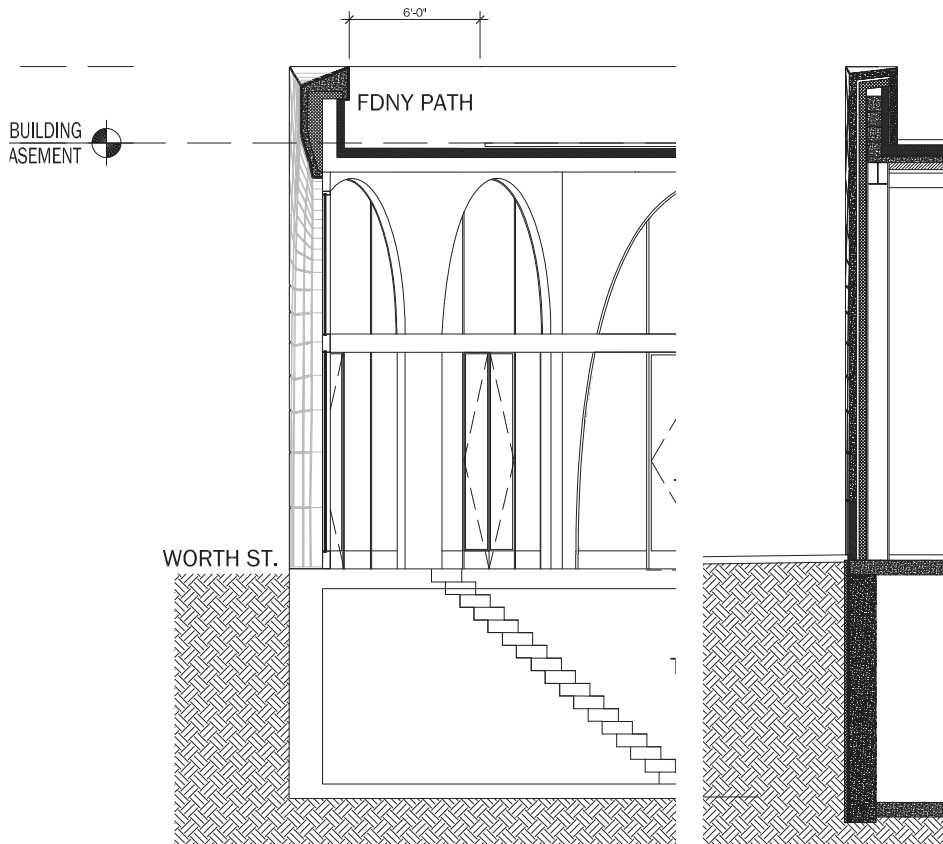
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<b>CLIENT</b>	Hudson Parking LLC
<b>PROJECT NUMBER</b>	24.27
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## 74 HUDSON — FACADE DETAIL SECTION STUDY

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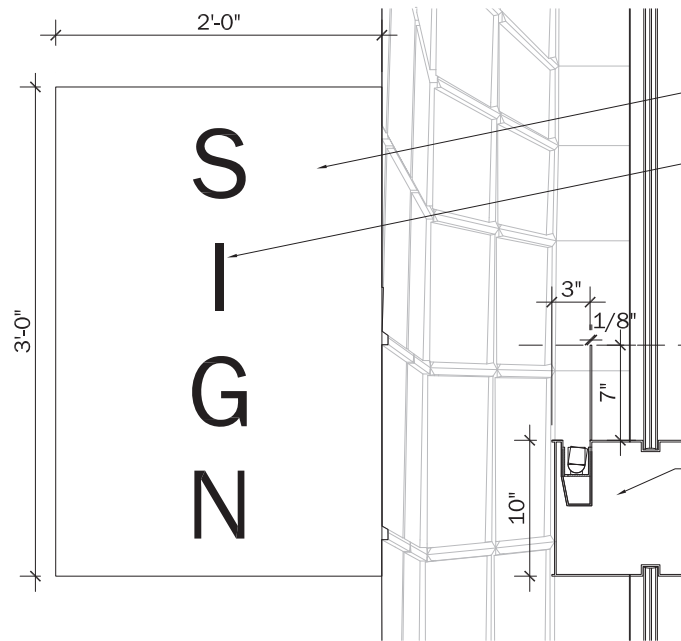
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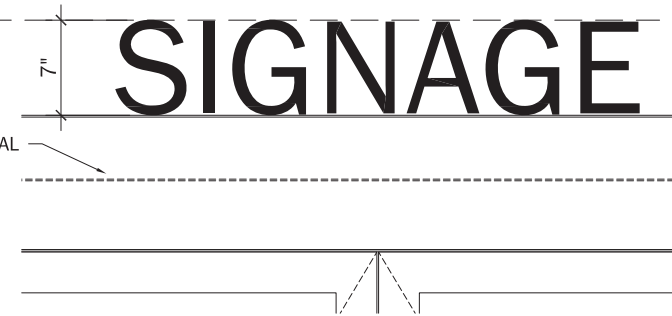


BLADE SIGN AND SIGNAGE LIGHTING DETAIL

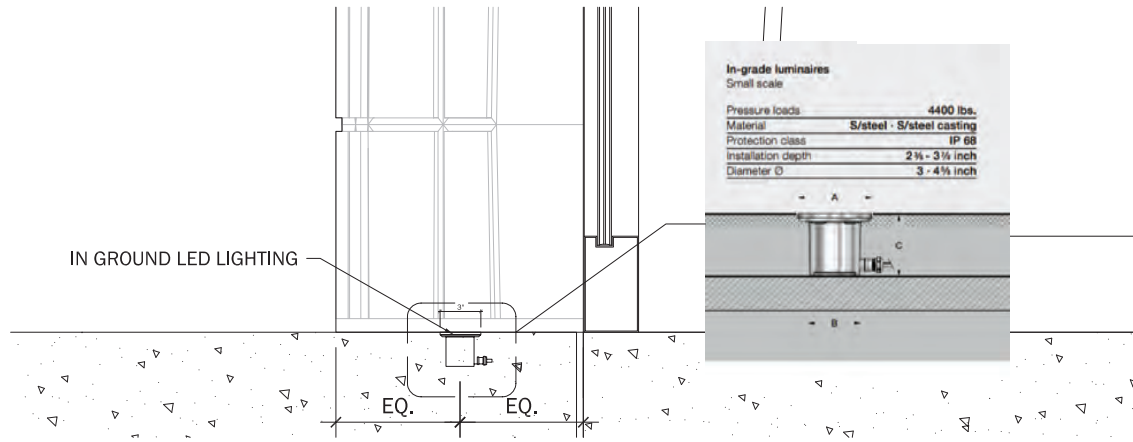
PAINTED METAL BLADE SIGN

PAINTED RAISED LETTERING

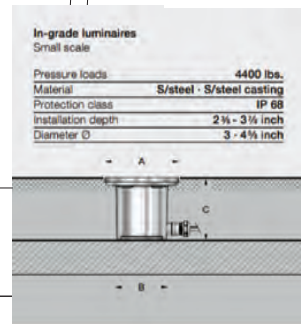
PAINTED METAL SPANDREL



SIGNAGE DETAIL



SIDEWALK LIGHTING DETAIL



<b>In-grade luminaires</b>	
Small scale	
Pressure loads	4400 lbs.
Material	S/steel - S/steel casting
Protection class	IP 68
Installation depth	2 1/4 - 3 1/4 inch
Diameter Ø	3 - 4 1/4 inch

## 74 HUDSON — FACADE SIGNAGE AND LIGHTING STUDY

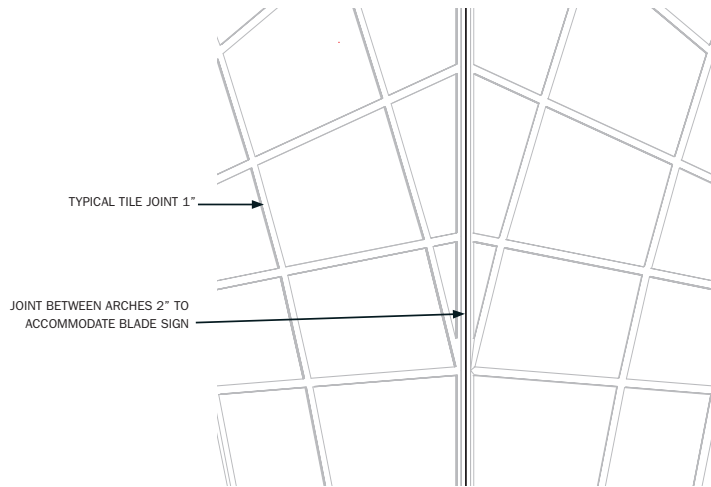
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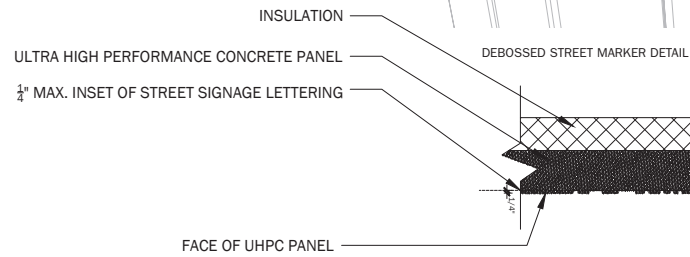
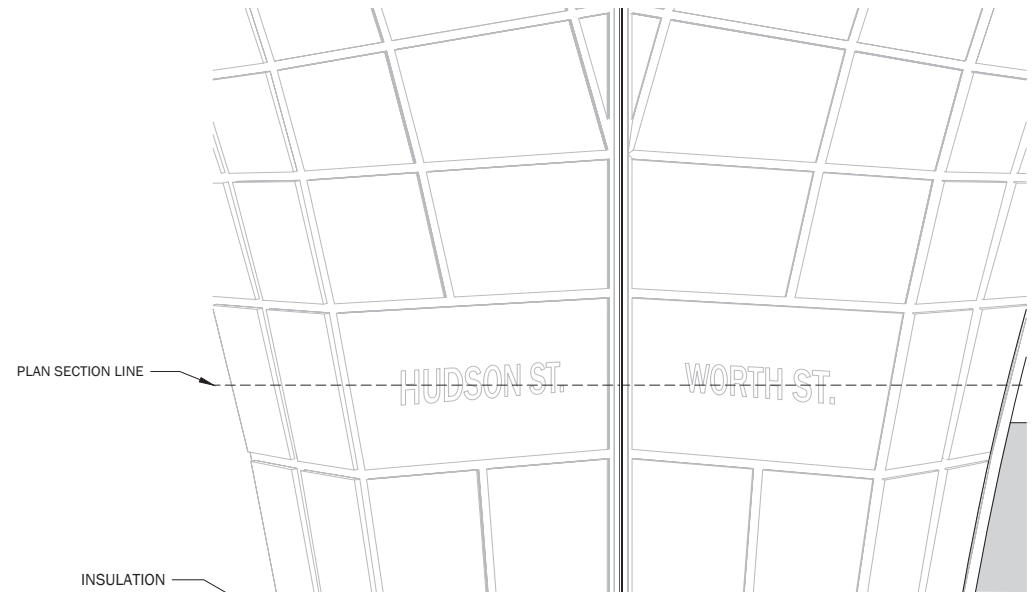
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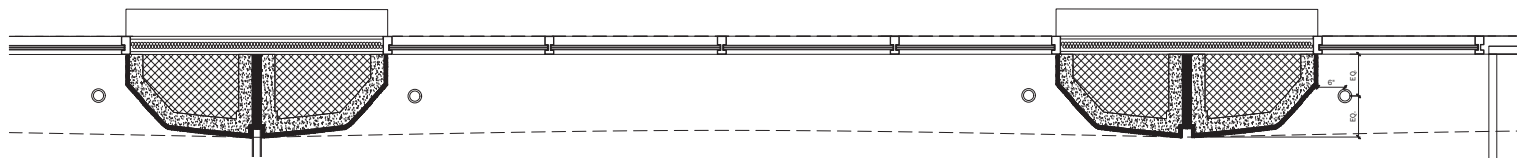
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JOINT DIMENSIONS



PLAN SECTION OF TERRA COTTA STREET MARKER DETAIL



SIDEWALK LIGHTING PLAN DETAIL

## 74 HUDSON — FACADE SIGNAGE AND LIGHTING STUDY

SCALE  
CLIENT  
PROJECT NUMBER  
DATE

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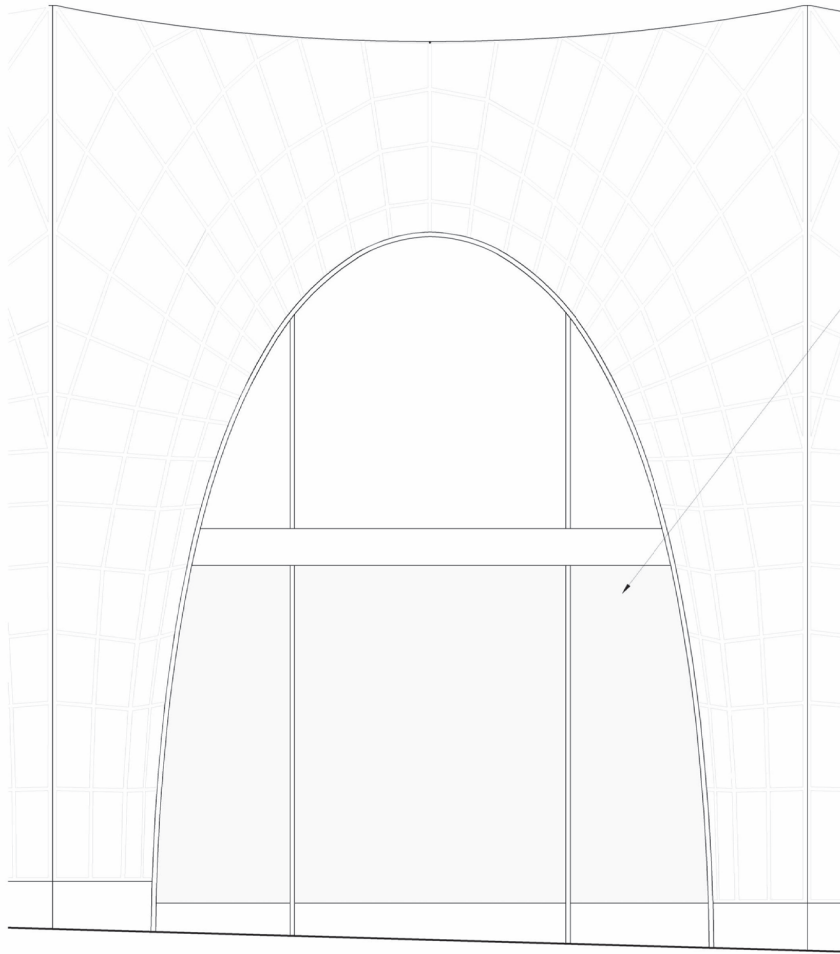
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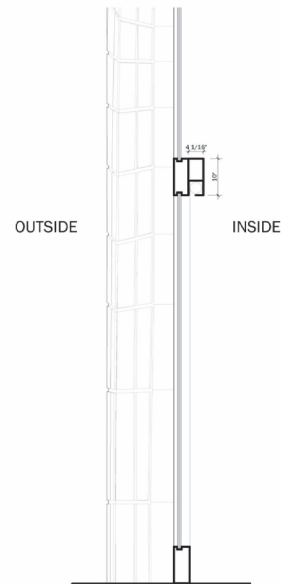
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ROLLER SHADE FROM EXTERIOR

95% OPACITY MOTORIZED  
ROLLER SHADES  
MOUNTED ON INTERIOR  
OF HORIZONTAL MULLION



ROLLER SHADE SECTION DETAIL



ROLLER SHADE FROM INTERIOR

## 74 HUDSON — FACADE DETAIL SHADE STUDY

SCALE  
CLIENT  
PROJECT NUMBER  
DATE

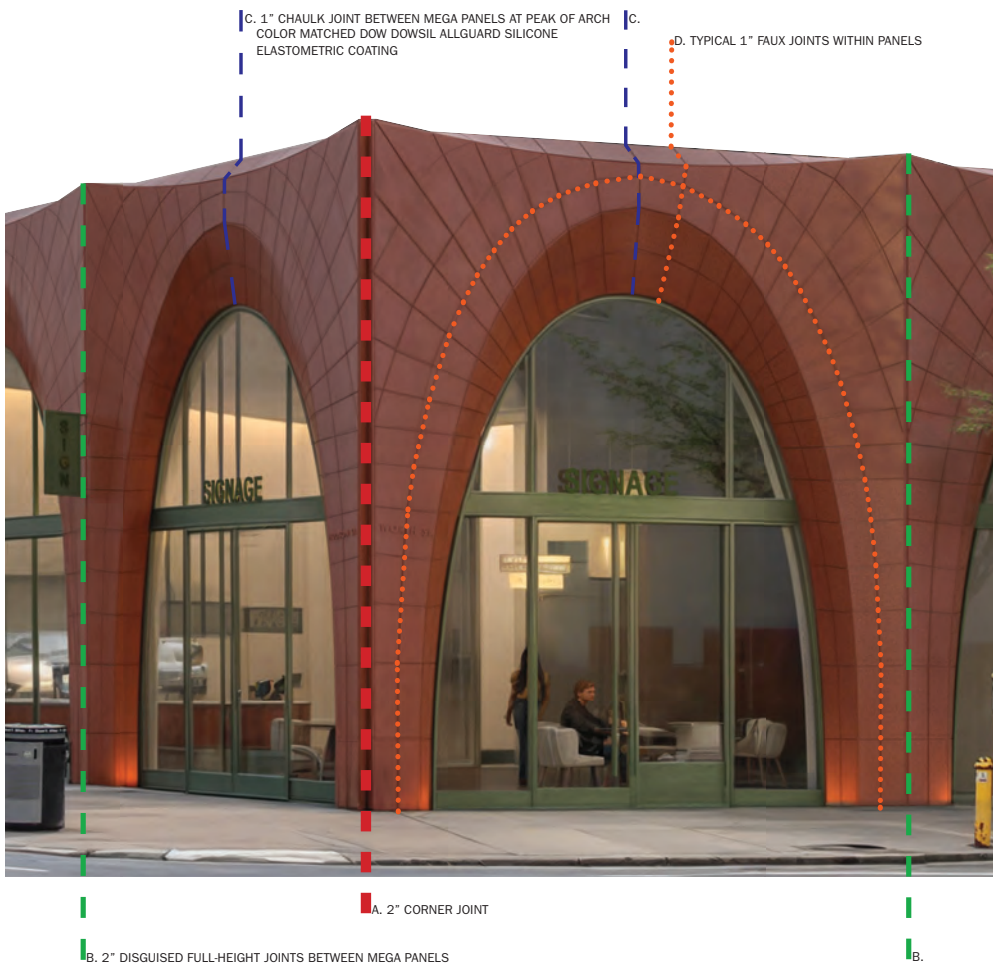
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UHPC JOINT TYPE DIAGRAM



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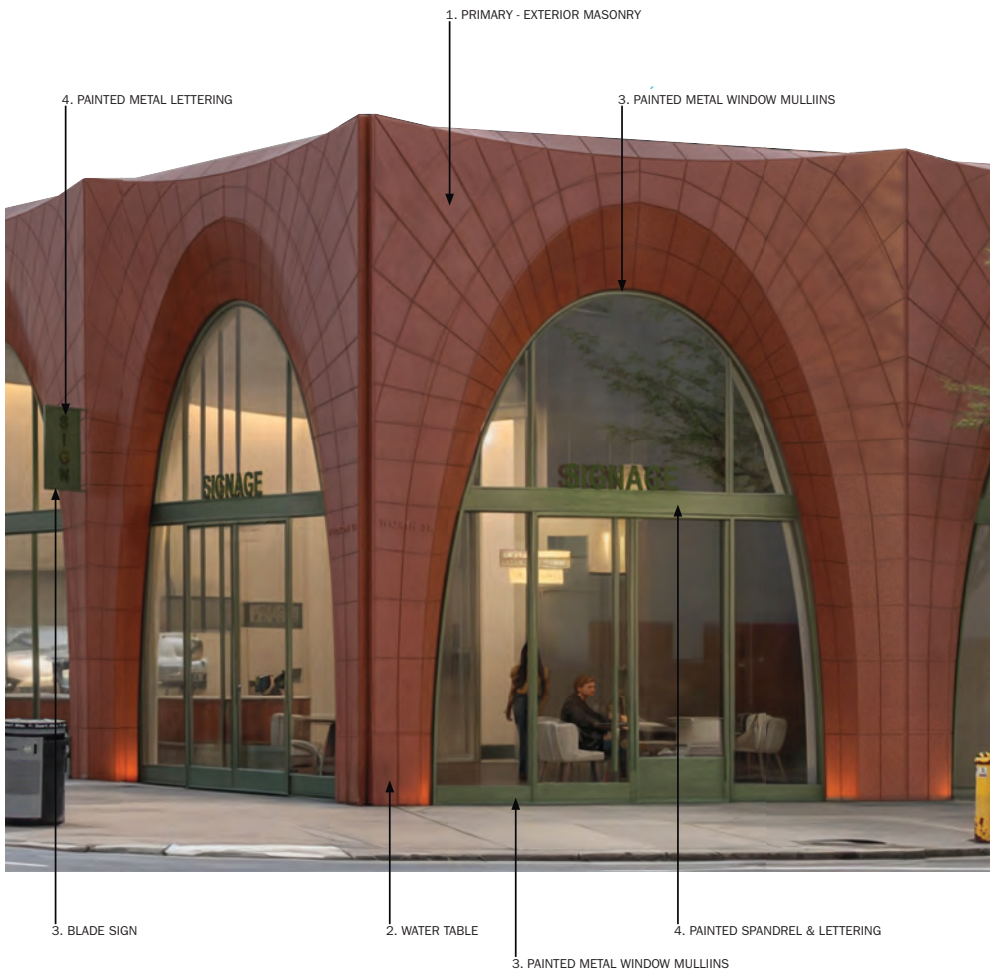
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BENJAMIN MOORE  
1204  
ONONDAGA CLAY

- CONTROL COLOR FOR WATER TABLE MATCH

74 HUDSON — **FACADE DETAIL SECTION STUDY**

**SCALE** N/A  
**CLIENT** Hudson Parking LLC  
**PROJECT NUMBER** 24.27  
**DATE** MARCH 4, 2025



1. PRIMARY - EXTERIOR MASONRY



SPRING VALLEY UHPC  
(ULTRA HIGH PERFORMANCE CONCRETE): CEMENT BASED  
COMPOSITE, REINFORCED WITH PVA (POLYVINYL ALCOHOL) FIBERS)

- CUSTOM FINISH
- BLASTED / ETCHED
- CUSTOM COATING
- SEE APPENDIX FOR TECHNICAL DATA

2. WATER TABLE



PIGMENTED CAST STONE TO MATCH UHPC  
COLOR SWATCH ONLY, TEXTURED TO MATCH CUSTOM UHPC

3. PAINTED METAL WINDOWS MULLINS & BLADE SIGN



BENJAMIN MOORE  
713  
POLISHED SLATE

4. PAINTED METAL SPANDREL & METAL SIGNAGE / LETTERING



BENJAMIN MOORE  
711  
BOCA RATON BLUE

#### MATERIALS PALETTE

#### 74 HUDSON — FACADE DETAIL SECTION STUDY

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- CONTROL COLOR FOR WATER TABLE MATCH

IV

**VISIBILITY  
STUDIES**



**04. VIEW FROM HUDSON STREET, BETWEEN JAY STREET AND DUANE STREET**  
ROOFTOP MECHANICAL EQUIPMENT - MINIMALLY VISIBLE



## 74 HUDSON — STREETScape AND VIEWS

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**06. VIEW FROM HARRISON STREET**  
ROOFTOP MECHANICAL EQUIPMENT - MINIMALLY VISIBLE



ENLARGED DETAIL



## 74 HUDSON — STREETScape AND VIEWS

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**07. VIEW FROM HARRISON STREET**  
ROOFTOP MECHANICAL EQUIPMENT - MINIMALLY VISIBLE



## 74 HUDSON — STREETSCAPE AND VIEWS

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**08. VIEW FROM HARRISON STREET**  
ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE



## 74 HUDSON — STREETCAPE AND VIEWS

**SCALE**  
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**THANK YOU**

March 4, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04653

## 74 Hudson Street – Tribeca West Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 160 007 1059

**Passcode:** 796840

By Phone: 646-828-7666 (NY)

**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.

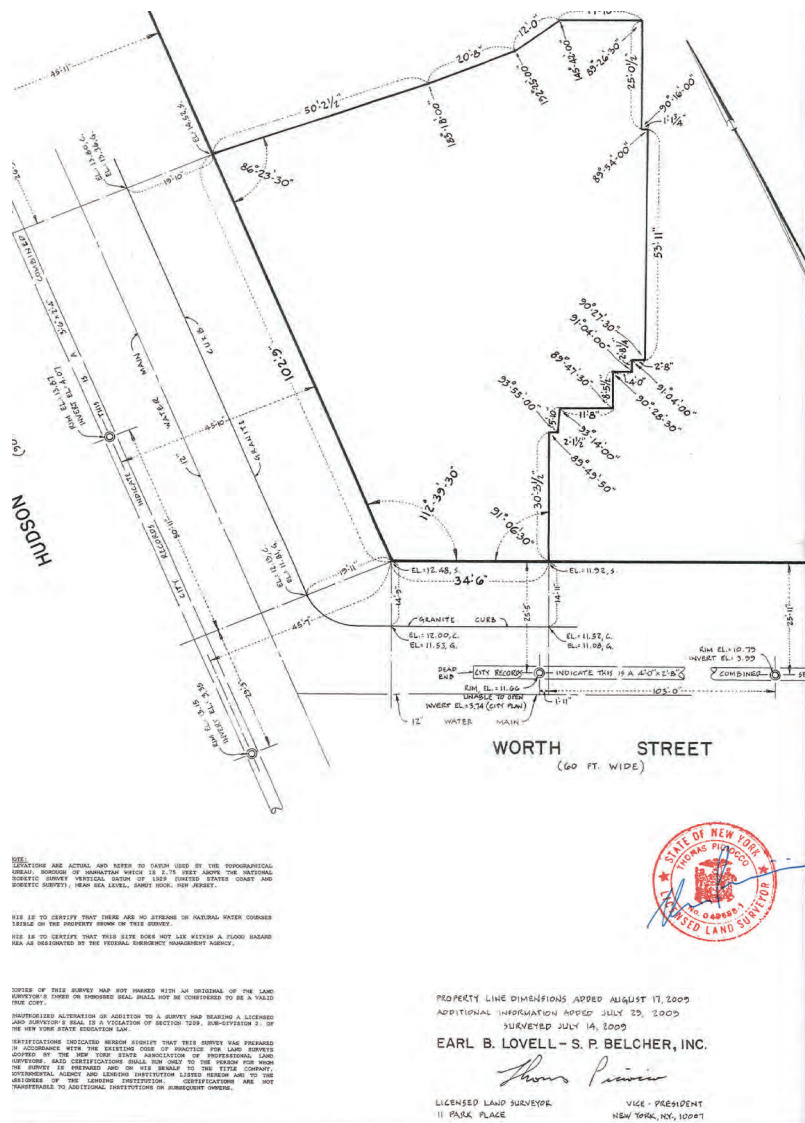
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# APPENDIX

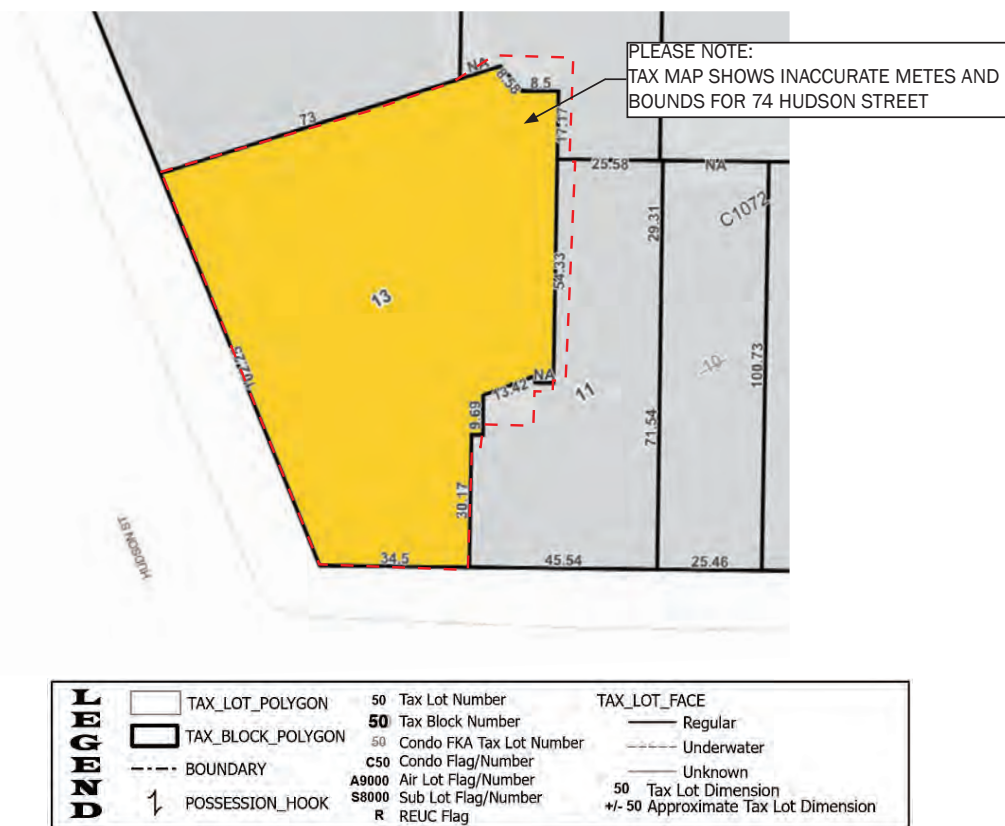
A. ZONING INFORMATION

B. VISIBILITY STUDIES WITH NO VISIBILITY

C. UHPC TECHNICAL SPECIFICATIONS



SURVEY



TAX LOT

## 74 HUDSON — ZONING LOT INFORMATION

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**01. VIEW FROM HUDSON STREET, BETWEEN NORTH MOORE STREET AND FRANKLIN STREET**  
ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE



## 74 HUDSON — STREETScape AND VIEWS

**SCALE**  
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**02. VIEW FROM HUDSON STREET, BETWEEN FRANKLIN STREET AND HARRISON STREET**  
**ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE**



## 74 HUDSON — STREETScape AND VIEWS

**SCALE**  
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**PROJECT NUMBER**  
**DATE**

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03. VIEW FROM HUDSON STREET, BETWEEN HARRISON STREET AND JAY STREET  
 ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE



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74 HUDSON — **STREETSCAPE AND VIEWS**

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**05. VIEW FROM WORTH STREET**  
ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE



## 74 HUDSON — STREETScape AND VIEWS

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## CAAST® Performance

### Strength

Compressive	112 - 150 MPa
Flexural	10 - 20 MPa
Youngs Modulus (E)	40 - 50 GPa
Direct Tension	4 - 7 MPa

### Durability

Freeze/thaw (after 300 cycles)	95 - 100%
Salt-scaling (loss of residue)	0 - 0.013 lb/ft <sup>2</sup>
Abrasion (relative volume loss index)	1.7
Oxygen permeability	< 10 <sup>-9</sup> ft <sup>2</sup>
Carbonation depth	< 0.02 in.

### Other Properties

Density	2.2 - 2.5 S.G.
Capillary porosity	< 1%
Total porosity	3 - 6%
Post cure shrinkage	< 10 <sup>-5</sup>
Fire Behavior	Non-combustible



2395 Speakman Dr.  
Mississauga, ON  
Canada L5K 1B3

P: 1 905 822 4111  
F: 1 905 823 1446  
info.toronto.industrials@element.com  
element.com

## EVALUATION OF “CAAST” AND “DREAMWALL” CONCRETE MATERIALS FOR WATER VAPOR PERMEANCE IN ACCORDANCE WITH ASTM E96 TEST METHOD

Report to:	<b>M.E. Hachborn Engineering</b> 44 Cityview Circle Barrie, ON L4N 7V2
Attention:	<b>Mr. Malcolm Hachborn, P.Eng.</b>
Telephone: Email:	+1 (647) 861-5348 malcom.meh@gmail.com
Proposal No.:	IWO Element System (20-006-213097 Rv1.11)
Report No.:	21-06-P0109-WVP 7 Pages
Date:	November 25, 2021

## 05. VIEW FROM WORTH STREET ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE



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## 74 HUDSON — UHPC SPECIFICATIONS

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**PROJECT NUMBER** 24.27  
**DATE** MARCH 4, 2025

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## 1.0 INTRODUCTION

At the request of M.E. Hachborn Engineering, Element Materials Technology was retained to evaluate two types of concrete material for water vapour permeance (WVP) in accordance with ASTM E96 test method.

Upon receipt, the samples were assigned the following Element Sample Numbers:

Client Sample Identification	Element Sample No.
CAAST Concrete (darker colored)	21-06-P0109-A
Dreamwall Concrete (lighter colored)	21-06-P0109-B

## 2.0 PROCEDURE

The samples were tested as described below:

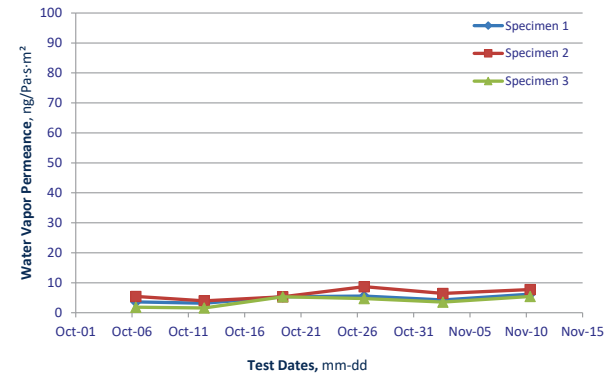
Test Description	Test Method
Standard Test Methods for Water Vapor Transmission of Materials.	ASTME96/E96M-16, method A (desiccant method) ASTME96/E96M-16, method B (water method)
Specimen Dimensions:	
CAAST	147.11 mm x 147.23 mm x 25 mm (nominal)
Dreamwall	147.25 mm x 147.30 mm x 18 mm (nominal)
No. of Specimens:	Total 14: <ul style="list-style-type: none"> <li>3 specimens CAAST for desiccant</li> <li>3 specimens Dreamwall for desiccant</li> <li>3 specimens CAAST for water</li> <li>3 specimens Dreamwall for water</li> <li>1 "dummy" specimen CAAST</li> <li>1 "dummy" specimen Dreamwall</li> </ul>
Equipment:	Digital Balance (0.001g) resolution MII# B17286 Environmental controller MII# B14944 Digital Callipers MII# B10643 Barometer MII# B14977
Tray Size:	6" x 6" Stainless steel tray
Test Area:	0.0156 m <sup>2</sup>
Avg. Temperature:	22.3°C
Avg. Humidity:	50.5% RH
Test Dates:	2021-10-05 to 2021-11-17

## 3.0 RESULTS

The test results are presented in Tables & Graphs 1 through 4, below. SI units are the primary unit of measure.

Table 1 – CAAST Concrete – Desiccant Method ASTM E96/E96M-16 Element Sample No.: 21-06-P0109-A					
No.	Mass, g			Water Vapor Permeance	
	Initial	Final	Change	ng/Pa·s·m <sup>2</sup>	US Perms
1	2453.61	2453.97	0.36	4.7	0.082
2	2326.07	2326.55	0.48	6.3	0.110
3	2535.87	2536.16	0.29	3.7	0.066
Avg.	2438.52	2438.89	0.38	4.9	0.086

ASTM E96/E96M - 16 "Water Vapor Permeance"



Graph 1 – Elapsed Time (day) vs Water Vapor Permeance (ng/Pa·s·m²)

## 05. VIEW FROM WORTH STREET ROOFTOP MECHANICAL EQUIPMENT - NOT VISIBLE



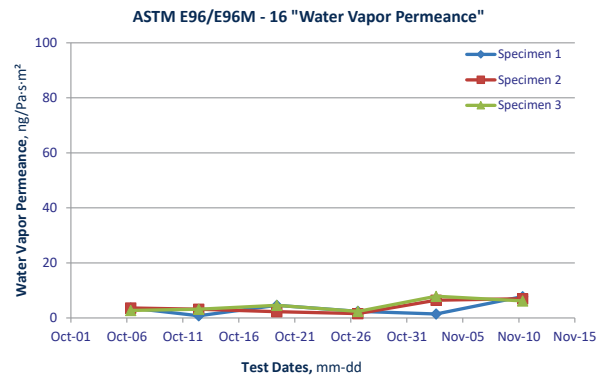
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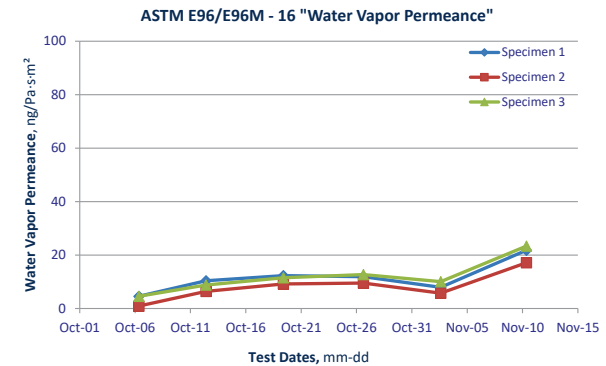
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Table 2 – CAAST Concrete– Water Method ASTM E96/E96M-16 Element Sample No.: 21-06-P0109-A					
No.	Mass, g			Water Vapor Permeance	
	Initial	Final	Change	ng/Pa·s·m <sup>2</sup>	US Perms
1	2503.84	2503.67	0.17	3.4	0.060
2	2591.48	2591.21	0.27	4.0	0.070
3	2564.13	2563.81	0.32	4.5	0.079
Avg.	2553.15	2552.90	0.25	4.0	0.070



Graph 2 – Elapsed Time (day) vs Water Vapor Permeance (ng/Pa·s·m<sup>2</sup>)

Table 3 – Dreamwall Concrete– Desiccant Method ASTM E96/E96M-16 Element Sample No.: 21-06-P0109-B					
No.	Mass, g			Water Vapor Permeance	
	Initial	Final	Change	ng/Pa·s·m <sup>2</sup>	US Perms
1	2352.10	2352.98	0.88	11.5	0.200
2	1979.50	1980.13	0.63	8.1	0.142
3	2197.93	2198.84	0.91	11.8	0.207
Avg.	2176.51	2177.32	0.81	10.5	0.183



Graph 3 – Elapsed Time (day) vs Water Vapor Permeance (ng/Pa·s·m<sup>2</sup>)

## 05. VIEW FROM WORTH STREET

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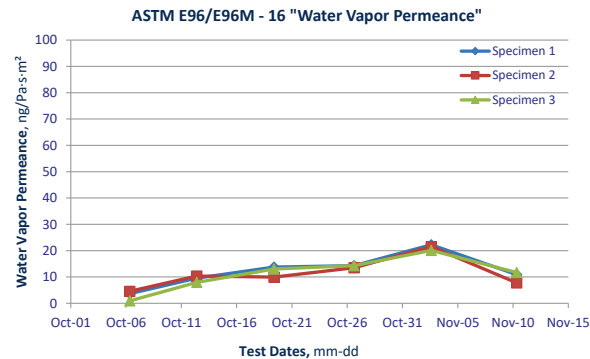
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**DATE** MARCH 4, 2025

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<b>Table 4 – Dreamwall Concrete– Water Method</b> ASTM E96/E96M-16 Element Sample No.: 21-06-P0109-B					
No.	Mass, g			Water Vapor Permeance	
	Initial	Final	Change	ng/Pa·s·m <sup>2</sup>	US Perms
1	2338.48	2337.51	0.97	12.4	0.217
2	2361.34	2360.46	0.88	11.3	0.197
3	2275.88	2274.99	0.89	11.3	0.198
<b>Avg.</b>	<b>2325.23</b>	<b>2324.32</b>	<b>0.91</b>	<b>11.7</b>	<b>0.204</b>



Graph 4 – Elapsed Time (day) vs Water Vapor Permeance (ng/Pa·s·m<sup>2</sup>)

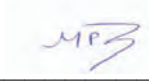



#### 4.0 CONCLUSION

The M.E. Hachborn Engineering CAAST and Dreamwall concrete samples, were evaluated in accordance with ASTM E96/E96M-16, as described in this report, and the summarized test results are shown below:

CAAST Concrete – Desiccant Method	4.9 ng/Pa·s·m <sup>2</sup> (0.086 US perms)
CAAST Concrete – Water Method	4.0 ng/Pa·s·m <sup>2</sup> (0.070 US perms)
Dreamwall Concrete – Desiccant Method	10.5 ng/Pa·s·m <sup>2</sup> (0.183 US perms)
Dreamwall Concrete – Water Method	11.7 ng/Pa·s·m <sup>2</sup> (0.204 US perms)

#### 5.0 REVISION HISTORY

<b>Date:</b> 2021-11-25	<b>Revision:</b> Original Document	<b>Comments:</b> N/A
<b>Reported by:</b>  Mark Balanzo, C.E.T. Ext. 11225 Building Performance Technician Products Testing Group	<b>Approved by:</b>  Joe DeRose, P.Eng., Ext. 10221 Technical Manager, Building Science Products Testing Group	

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ACCREDITATION  
International Accreditation Service Accredited Testing Laboratory #407 for a defined scope of testing.

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**THANK YOU**

March 4, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04653

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