

The current proposal is:

Preservation Department – Item 7, LPC-26-07933

675 Hudson Street – Gansevoort Market Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

Passcode: 461716

By Phone: 646-828-7666 (NY)

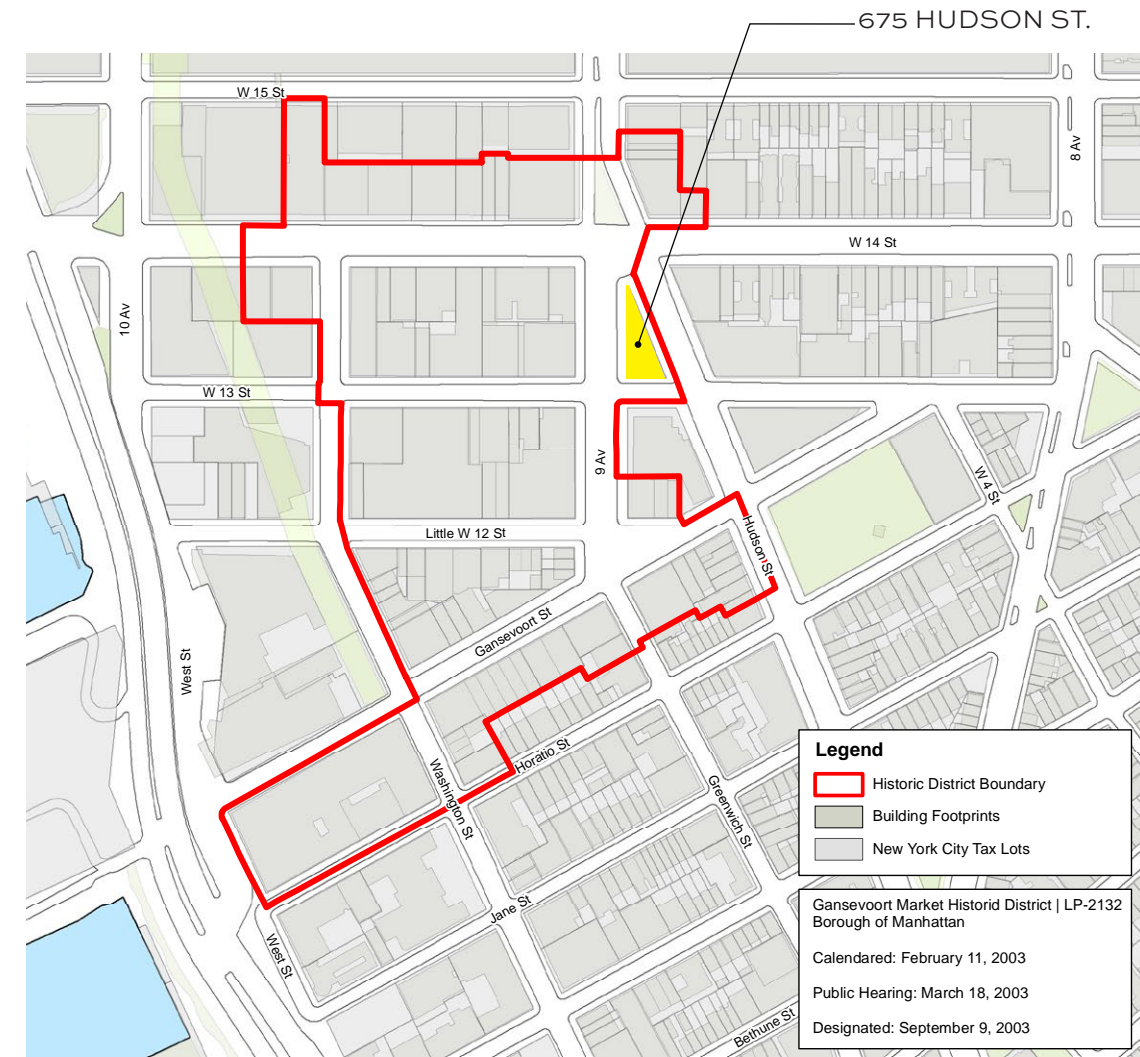
833-435-1820 (Toll-free)

833-568-8864 (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.



VIEW FROM THE CORNER OF HUDSON STREET AND WEST 14TH STREET



GANSEVOORT MARKET HISTORIC DISTRICT MAP

PROJECT SITE
 675 HUDSON STREET

BKSK
 05/08/2026



In the heart of Mayfair, since 1963 Annabel's has set the global standard for private members' clubs, an enduring symbol of discretion, glamour and cultural relevance. More than a destination, it is a living, evolving world where exceptional design, from richly layered interiors to intimate dining rooms and vibrant bars, meets a dynamic programme of world-class events and experiences. Here, leaders across business, fashion, art and culture come together, united by a shared appreciation for impeccable service, creativity and connection.

At its core, Annabel's is about creating a sense of belonging, an environment where members feel both inspired and entirely at ease. From extraordinary dining to unforgettable celebrations, every detail is carefully considered, balancing heritage with a forward-looking spirit of innovation and collaboration.

Now, as Annabel's arrives in New York's Meatpacking District, it brings over six decades of legacy to one of the world's most dynamic neighbourhoods. Opening in its 65th anniversary year, this first international outpost introduces a distinctive offering to the city, immersive design, exceptional hospitality and a truly global community.

ANNABEL'S INTRODUCTION

675 HUDSON STREET



LPC APPROVED RENDERING FROM 2024 PUBLIC MEETING

675 HUDSON STREET

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05/08/2026



PROPOSED VIEW AT 9TH AVE

675 HUDSON STREET

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05/08/2026

69 GANSEVOORT STREET
(ca. 1850s)



1940 - RESTAURANT & RESIDENCE



1985 - RESTAURANT (UPPER FLOORS CUT DOWN 1949)

7 NINTH AVENUE
(ca. 1849)



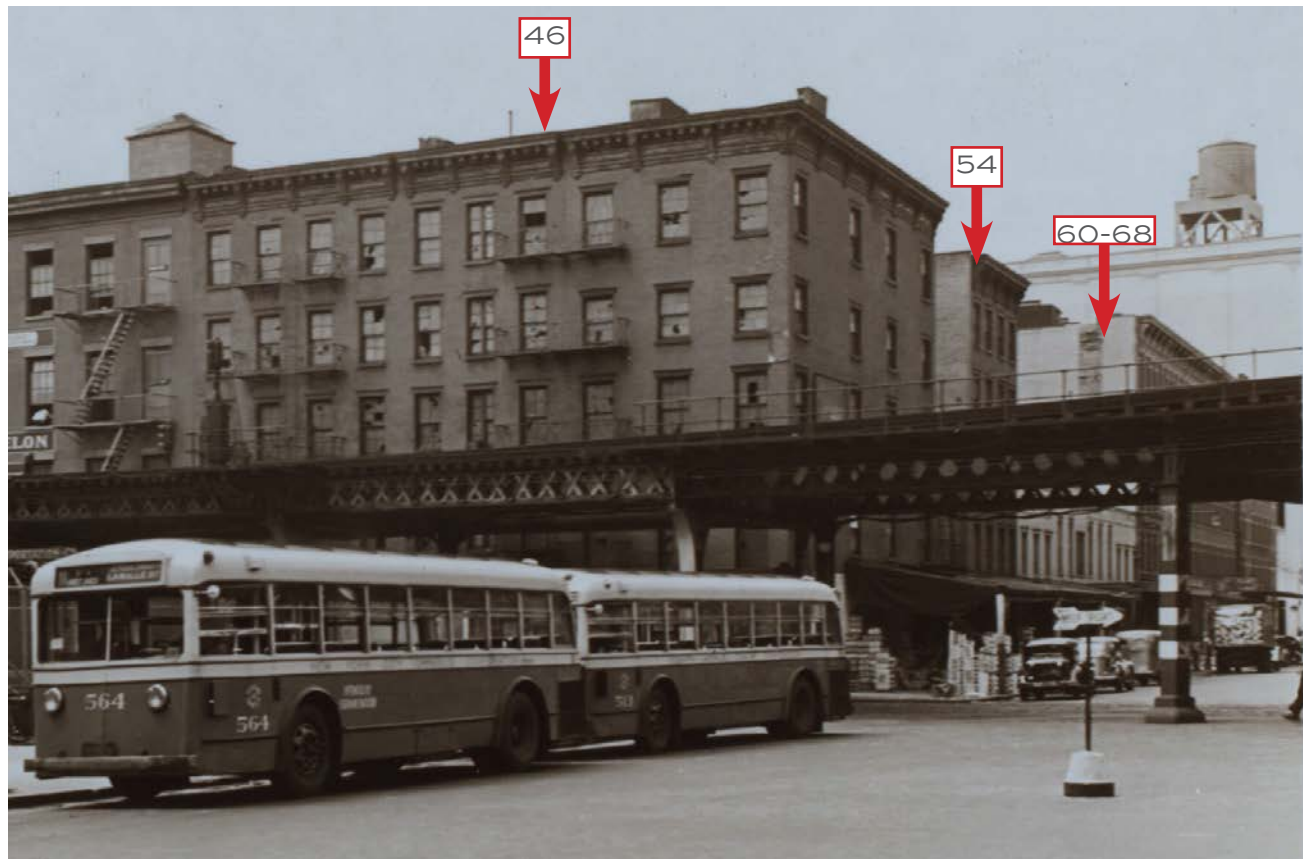
1888 - ROWHOUSE WITH STORES



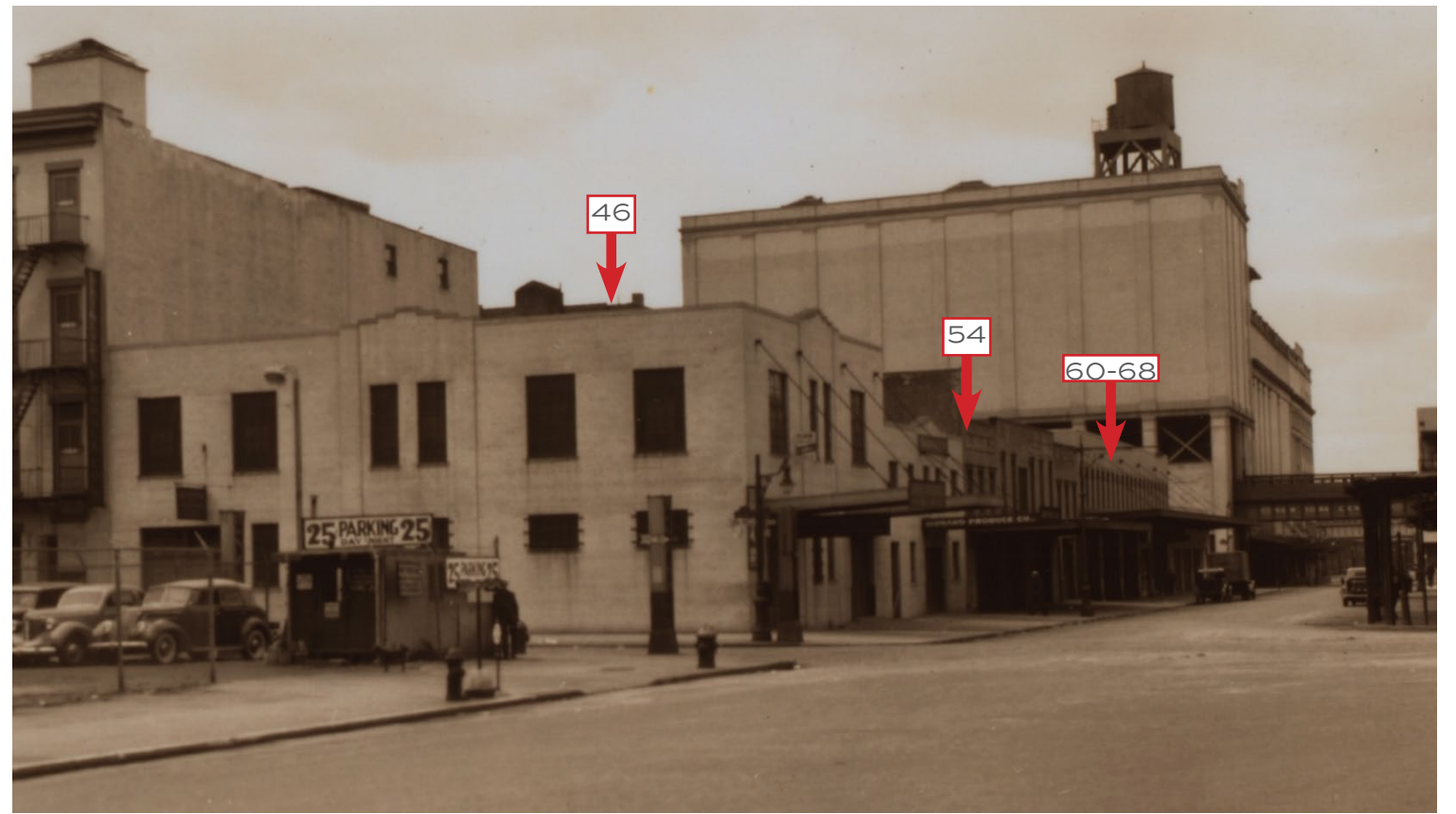
1940 - PRODUCE MARKET (CANOPY ADDED)



CA. 1990 - PAPER BAGS, RESTAURANT (WINDOWS INFILLED)



1938 VIEW LOOKING SOUTHWEST ON GANSEVOORT STREET FROM NINTH AVENUE



1940 VIEW LOOKING SOUTHWEST ON GANSEVOORT STREET FROM NINTH AVENUE



46-68 GANSEVOORT STREET

CURRENT VIEW LOOKING SOUTHWEST ON GANSEVOORT STREET FROM NINTH AVENUE

GANSEVOORT MARKET HISTORIC DISTRICT - 2003

675 HUDSON STREET

669-685 Hudson Street (aka 22-36 Ninth Avenue; 355-361 West 13th Street)

TAX MAP BLOCK/LOT: 629/1

ORIGINAL BUILDING NAME: Herring Building

CONSTRUCTION DATE: c.1849
MAJOR ALTERATIONS: 1854-1860; c.1884

TYPE: Factory

OWNER/DEVELOPER: Col. Silas Clark Herring

STYLES: Vernacular, neo-Grec

MATERIALS: Brick, Stone, Pressed Metal
Cornice, Pressed Metal
Facade (s) : Brick and terra cotta

NUMBER OF STORIES: 5

NOTE: The original portion of No. 669-685 was constructed c. 1849; the building's northern third was constructed c. 1854-1860; and the cornice was added c. 1884.



LPC DESIGNATION PHOTO ca 2003



VIEW ON NINTH AVE LOOKING SOUTH

EXISTING CONDITIONS

675 HUDSON STREET



VIEW ON WEST 13TH STREET



VIEW ON NINTH AVENUE, LOOKING NORTH

EXISTING CONDITIONS

675 HUDSON STREET



EXISTING CONDITIONS

675 HUDSON STREET



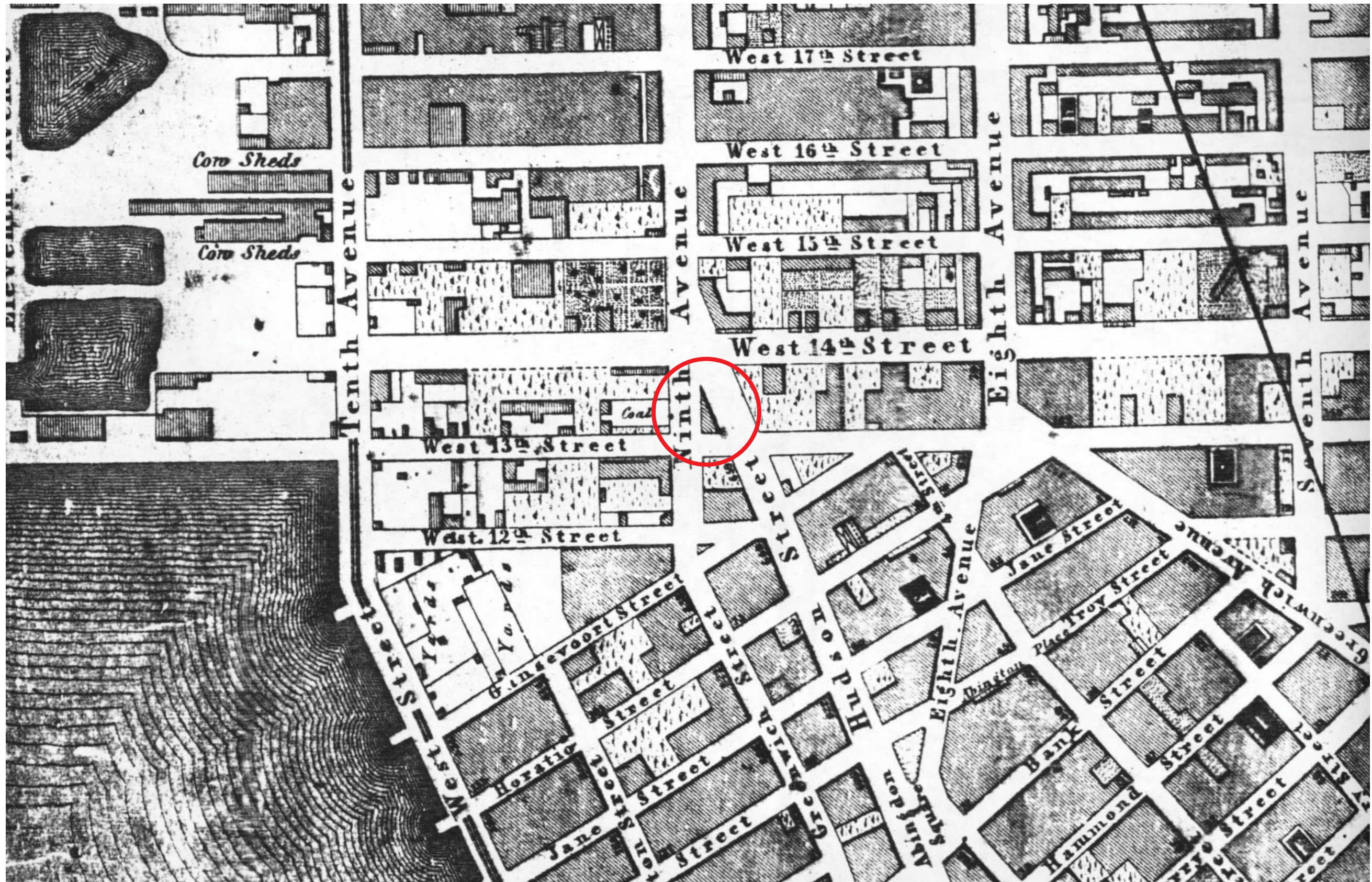
GROUND FLOOR DETAILS ON HUDSON STREET

EXISTING CONDITIONS

675 HUDSON STREET

BKSK

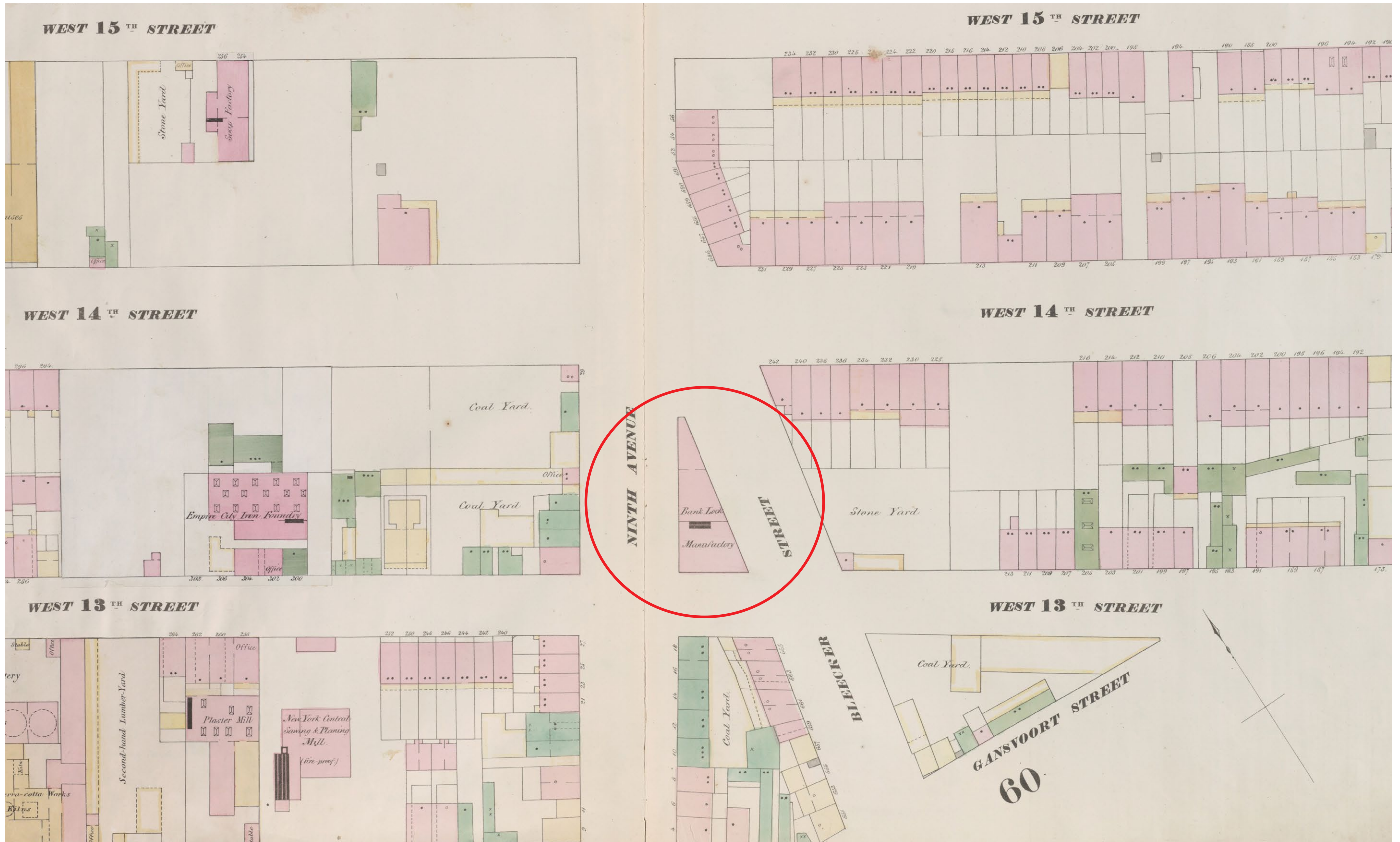
05/08/2026



1850 Perris Map

HISTORIC MAP

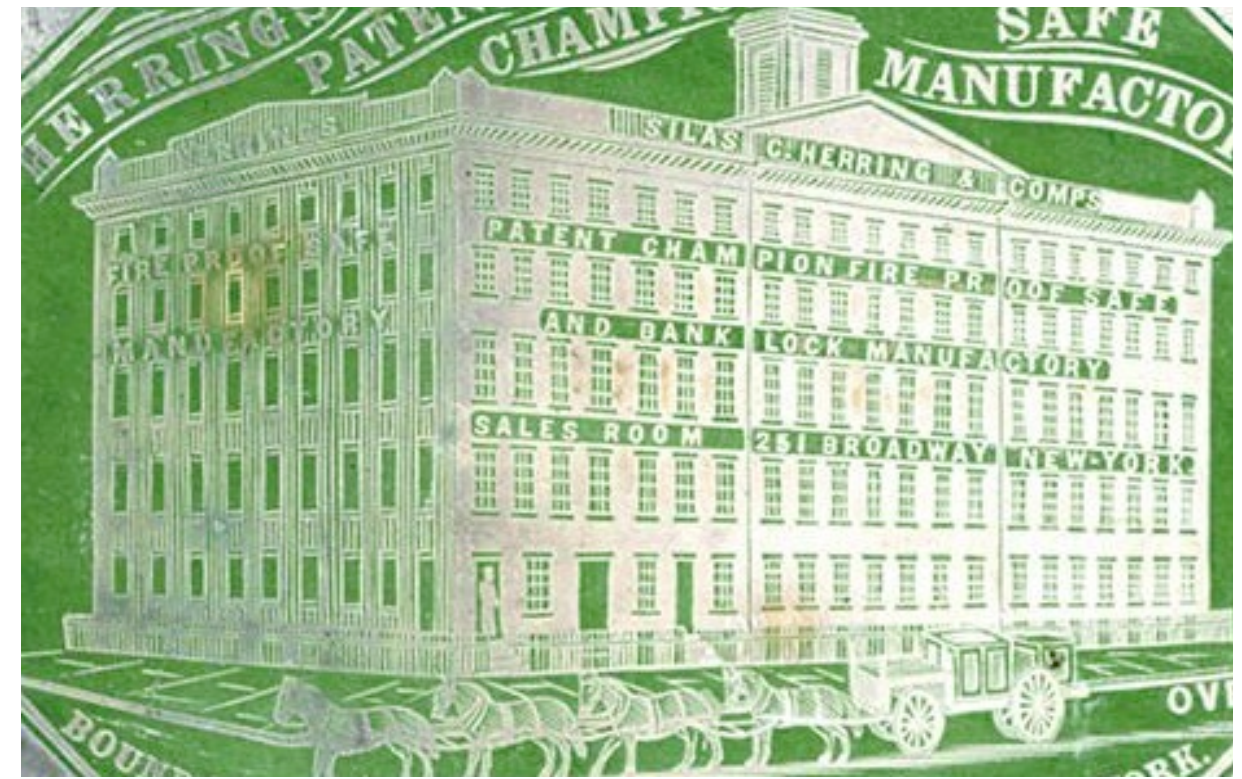
675 HUDSON STREET



1859 Perris Map (NYPL)



ca 1855 (NYHS)



ca 1860 PRINT

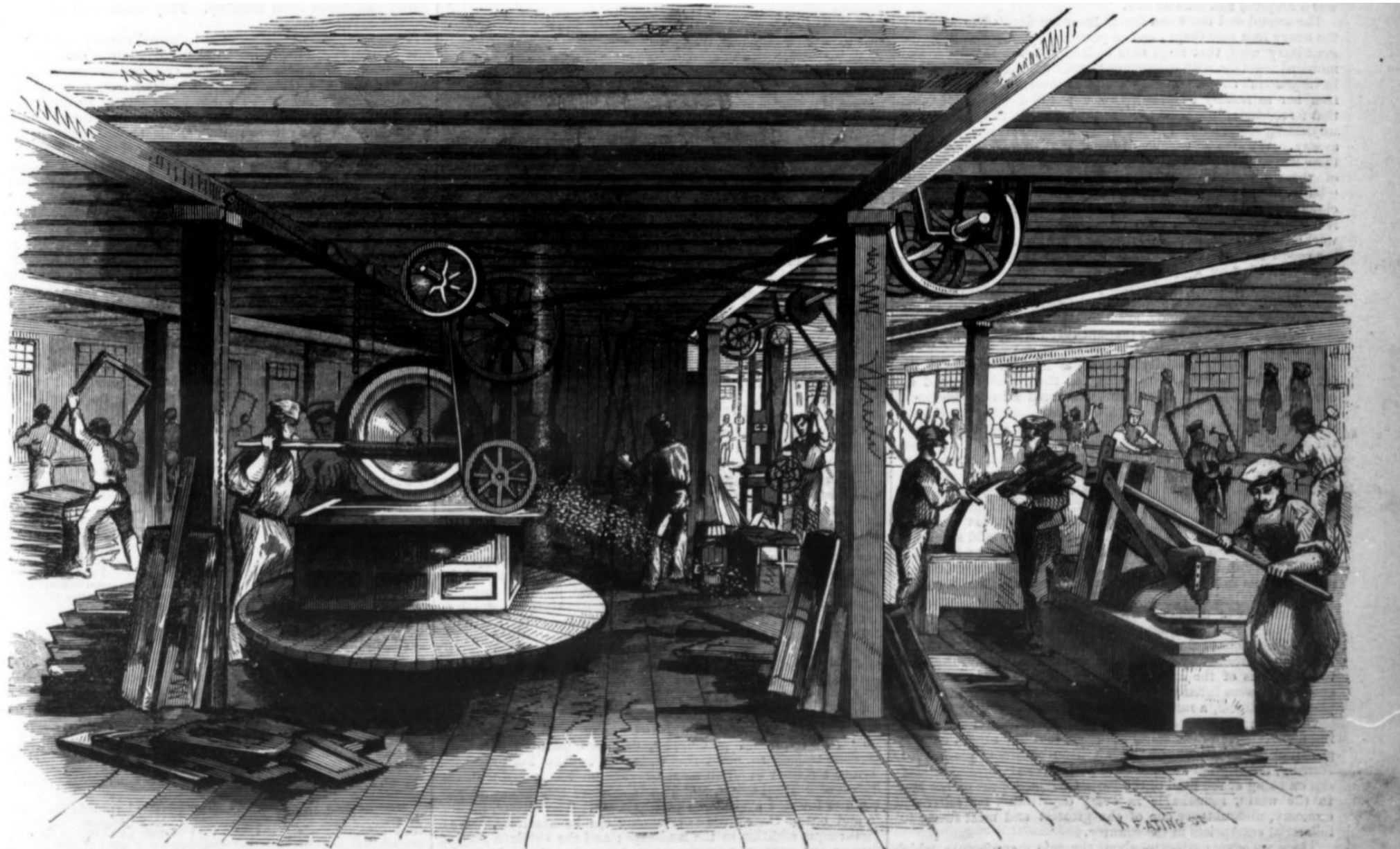
HISTORIC IMAGES

675 HUDSON STREET



ca 1855 (NYHS)

SOUTHERN CORNER OF HUDSON ST. AND W. 13TH STREET

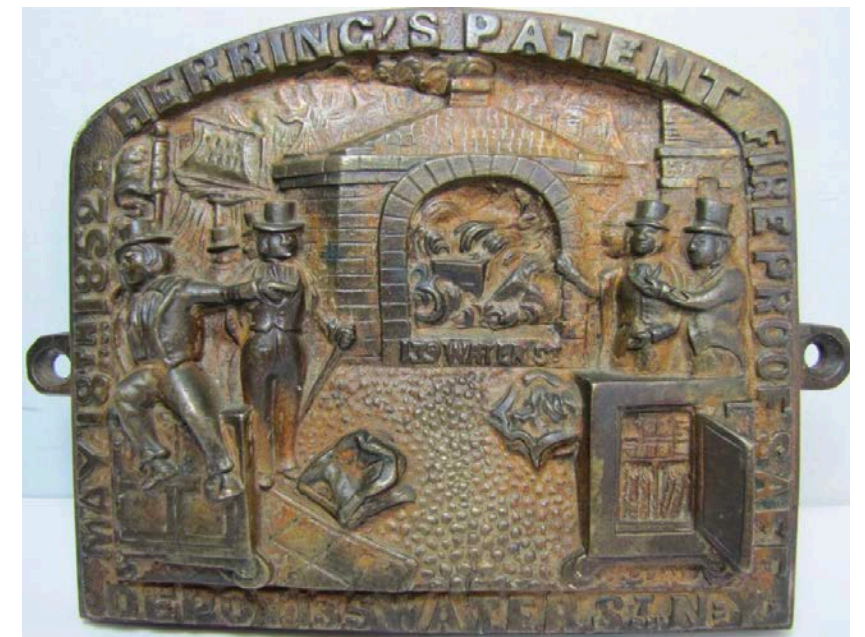


VIEW IN THE MACHINE SHOP OF SELAS G. HERRING & CO., CORNER OF NINTH AVENUE AND HUDSON STREET, NEW YORK CITY.

1857 INTERIOR VIEW (SOURCE: FRANK LESLIE)



HERRING SAFE



HERRING SAFE PLATE



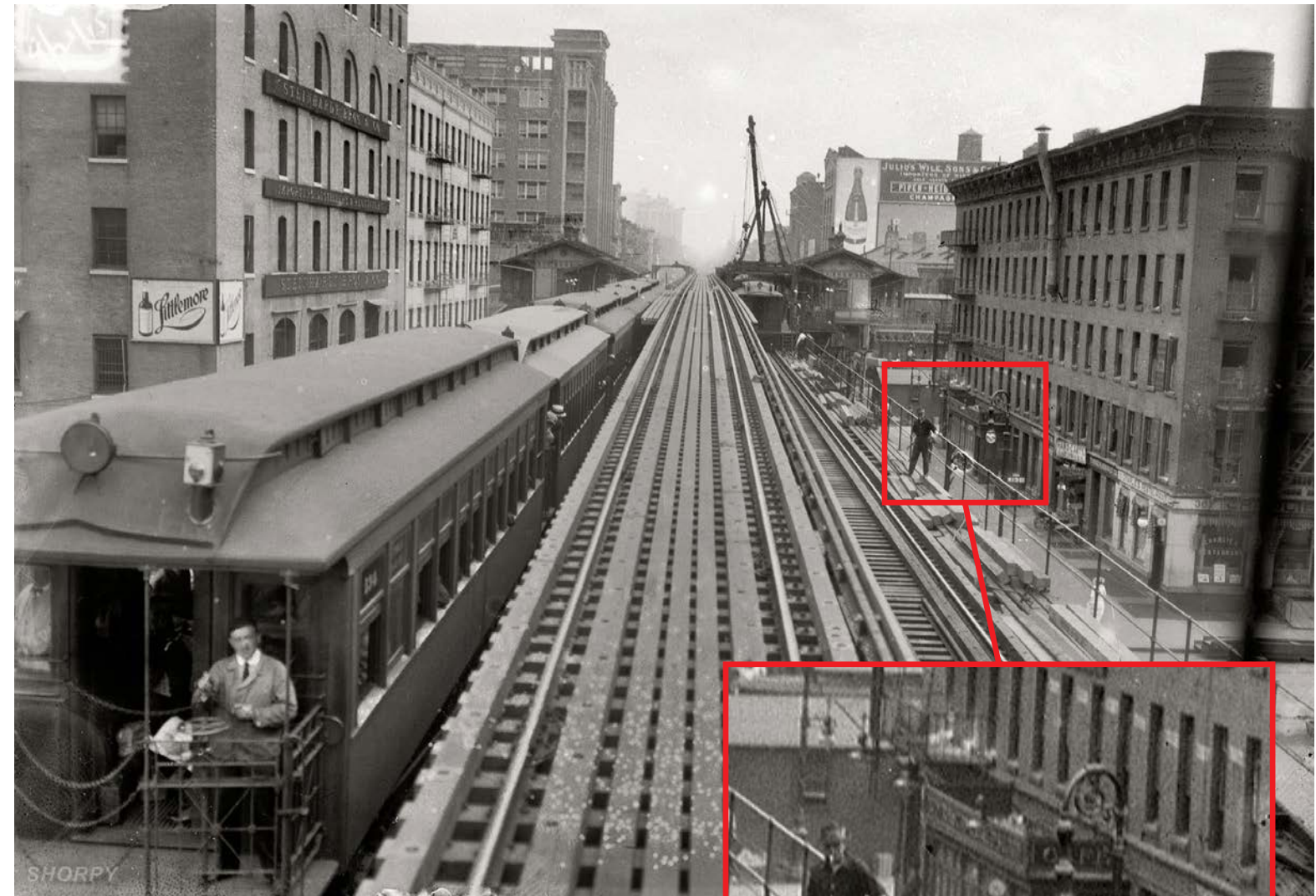
VIEW NORTH UP NINTH AVE FROM GANSEVOORT STREET ca 1876 (NYHS)



VIEW SOUTH ALONG HIGH LINE ca 1935



VIEW ALONG 9TH AVENUE ca 1915 (LOC)



9TH AVENUE AND W. 13TH STREET, ca 1915 (LOC)



WEST 13TH STREET, ca. 1985 (NYC Municipal Archives)



HUDSON STREET ca. 1990 (Village Preservation)

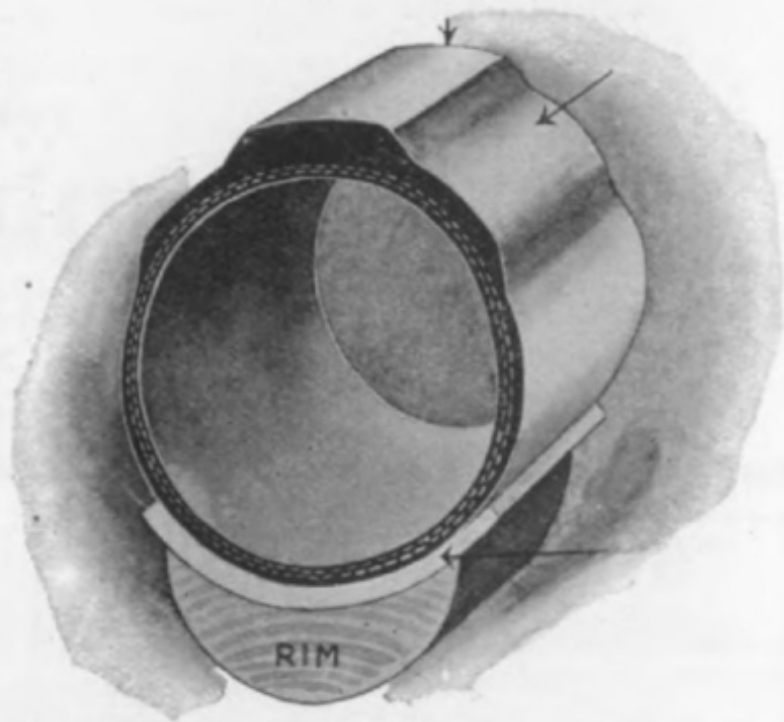
proved processes
**Martha Washington Creamery Butter-
 ed Flour Co. of the U S. (Ltd) 7
 Murray
 Martha Washington Flour Co. 675
 Hudson**

1890

**Armstrong's Improved Palmer
 Cycle Tire**

A. F. Armstrong Co., 673-677 Hudson street, New York City, has brought out an improved form of the Palmer Cycle tire and are listing it at \$10 per pair. It is made in the Goodrich factory but sold by the Armstrong Co.

The prominent feature of the tire, excepting the all-round excellence of material used and methods employed in its manufacture, is the formation of the tread, which is well illustrated in the accompanying cut.



The "Armstrong's" Improved Palmer Tire Cycles.

1907



THE ACCURATE TIME STAMP

Prints the Correct Date and Time to the Minute.
 Requires no other Attention than Winding
 Once a Week.

Automatic in Setting Dates for Long and Short
 Months, even to Leap Year.

The most Perfect Watchman's Time Detector Made.
 Handsomely Finished and Correct Time-Keeper.
 For further particulars, address

**THE ACCURATE TIME STAMP CO.,
 675 Hudson Street,
 NEW YORK, U. S. A.**

1891

Self-Playing Piano
 ATTACHMENT

We control the patents for
 the manufacture of the
**AUTOMATON ATTACH-
 MENT** for pianos, and shall
 prosecute all those who in-
 fringe upon them or sell
 instruments that infringe.

AUTOMATON PIANO GO. Factory, 675 HUDSON STREET, NEW YORK.
 Warerooms, 1199 BROADWAY, NEW YORK.

1896

Covered Wagon, Inc. Moving, packing, storage.
 Licensed, Dependable, reasonable rates. Local, long
 distance. 255-1788. #742. 675 Hudson Street,
 NYC.

1975

BARS, CLUBS, ETC.
 Annex. The (B g)
 673 Hudson Street (between 13th and 14th Street) Va

1993

**Samuel S. Silber, connected with the but-
 ter and egg jobbing house of H. E. Demorest,
 677 Hudson street, this city, has filed an appli-
 cation for membership in the New York Mer-
 cantile Exchange.

1910

**WIRE LAMP
 SHADE FRAMES**



for silk parchment
 of all designs and
 other wire specialties

Write for Catalog
 and Price List

CHELSEA WIRE WORKS
 675 Hudson St. New York

1926



1990s

“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...”

(Gansevoort Market Historic District Designation Report, 2003; Page 5)



1876



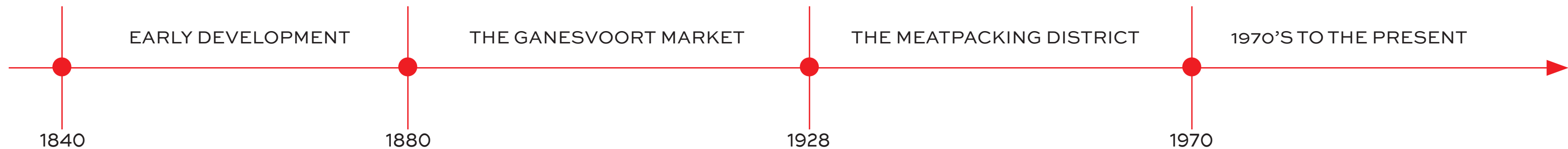
1907



1932



2014



DESIGNATION REPORT PHASES OF DEVELOPMENT

675 HUDSON STREET



874 WASHINGTON STREET- APPROVED IN 2004



LPC DESIGNATION PHOTO 2003

Commissioners Findings:

“the relationship of the rooftop addition to the building’s facade, is consistent with the modifications to industrial buildings in this historic district, therefore its presence will not detract from the architectural character of the building and the district”

RELEVANT NEIGHBORHOOD PRECEDENTS

675 HUDSON STREET

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05/08/2026



9-19 9TH AVENUE - INITIAL DESIGN APPROVED 2014, BUILT DESIGN APPROVED 2018



LPC DESIGNATION PHOTO 2003

Commissioners Findings:

“that the history of this building typifies the changes which have occurred in the historic district with each wave of re-use, and that the presence of a visible addition would be consistent with the development history of this building and the historic district; that the rooftop addition represents the next generation of adaptive reuse of the historic structures in this district in a way that is respectful of the historic fabric and is also evocative of its time; that the proposed work will not diminish the special architectural and historic character of the Gansevoort Market Historic District”

RELEVANT NEIGHBORHOOD PRECEDENTS

675 HUDSON STREET



837 WASHINGTON STREET- APPROVED IN 2011



LPC DESIGNATION PHOTO 2003

Commissioners Findings:

“that the massing, materials and set back facades of the proposed addition will differentiate the addition from the restored two-story market building, thereby preserving the identity and volume of the existing historic building; that the torque form of the addition will visually separate it from the market building as it is viewed from the surrounding streets; that the steel structure and design elements are harmonious with the industrial character of the historic district”

RELEVANT NEIGHBORHOOD PRECEDENTS

675 HUDSON STREET



405-409 WEST 13TH STREET- APPROVED IN 2018



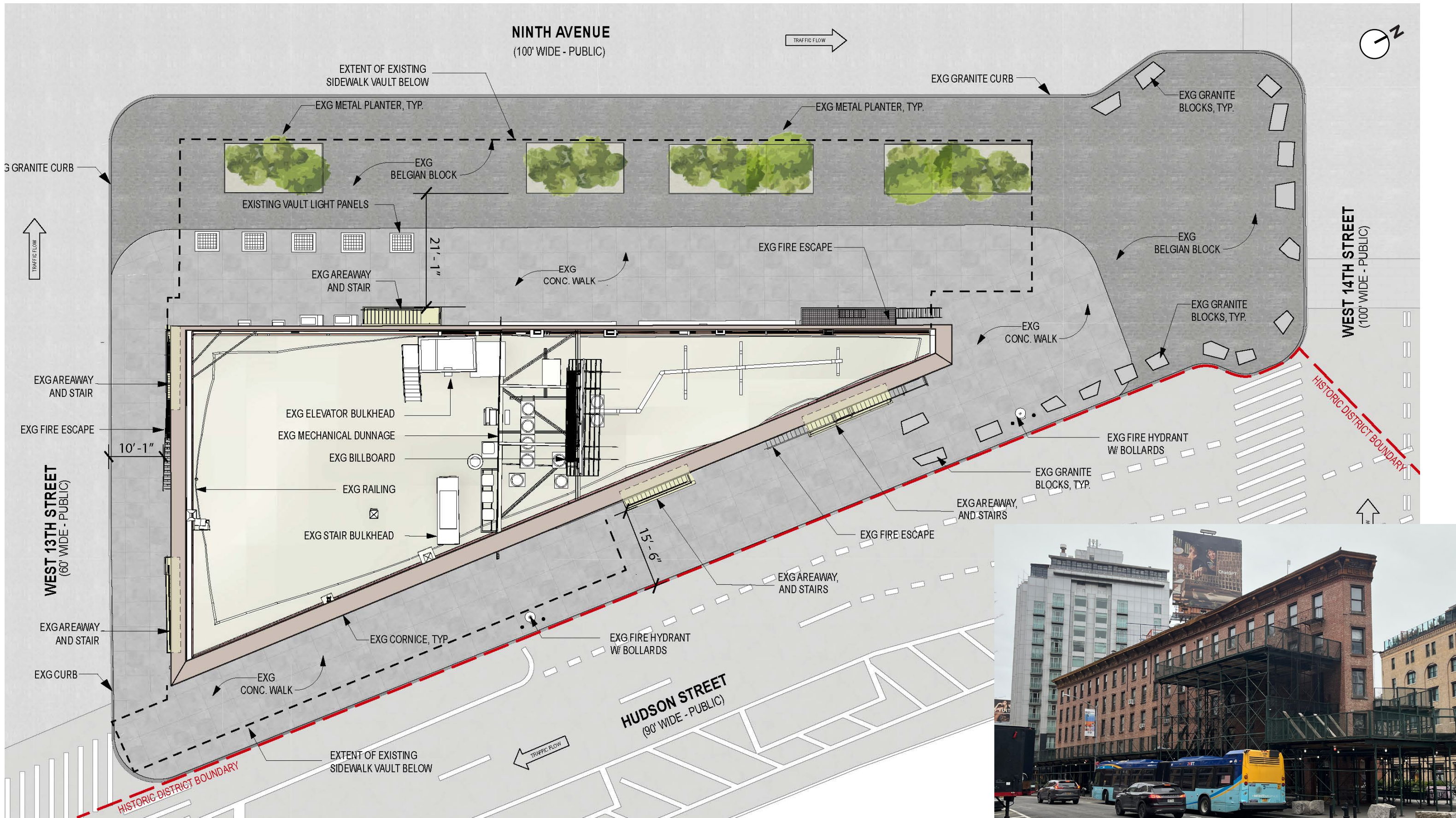
1940 TAX PHOTO

Commissioners Findings:

“that the proposed work will not damage or destroy any significant architectural features; that the surrounding streetscape has a variety of building types and heights, which supports the presence of a visible addition”

RELEVANT NEIGHBORHOOD PRECEDENTS

675 HUDSON STREET



EXISTING SITE PLAN

675 HUDSON STREET

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STREET VIEW: 9TH & WEST 15TH ST.

675 HUDSON STREET



STREET VIEW: 9TH AVE.

675 HUDSON STREET



STREET VIEW: HUDSON ST.

675 HUDSON STREET



Hudson St / West 13th St corner - 1855 (NYHS)



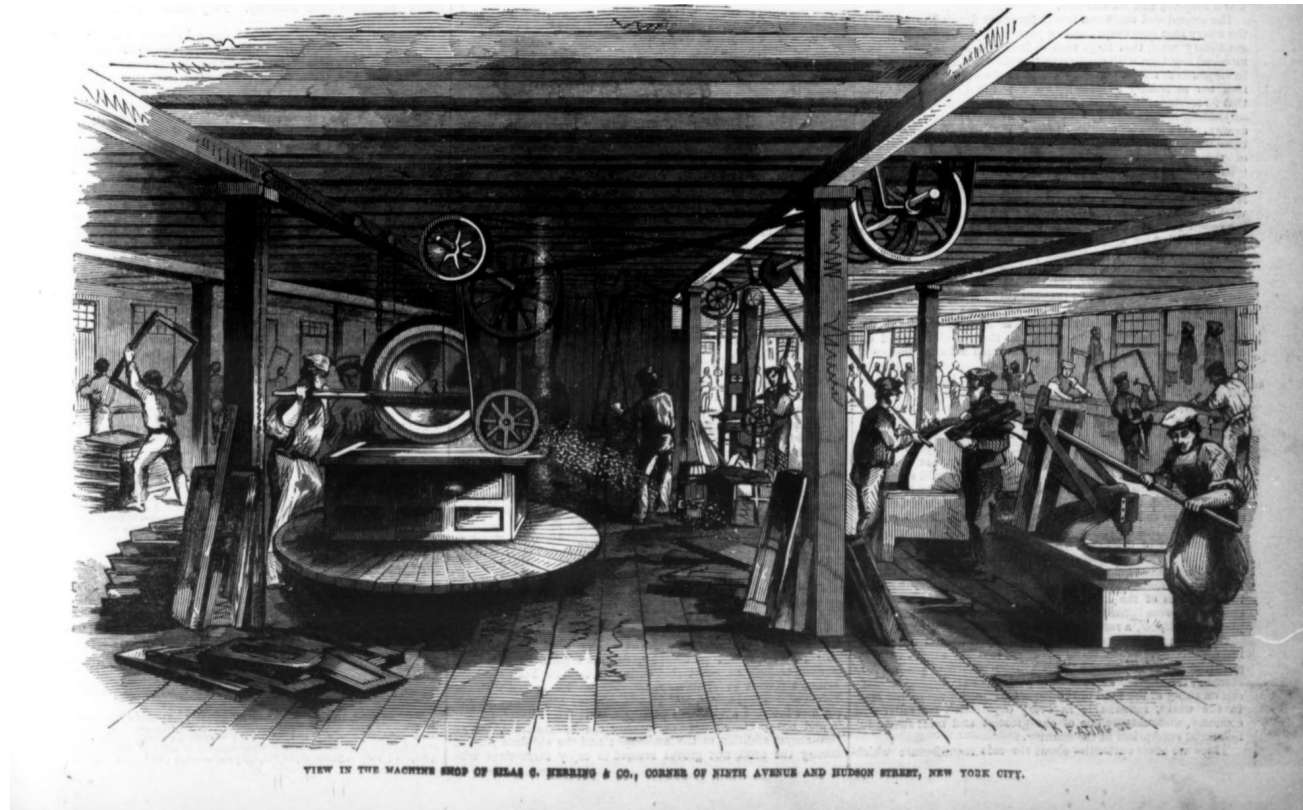
Hudson St / West 13th St corner - 2022



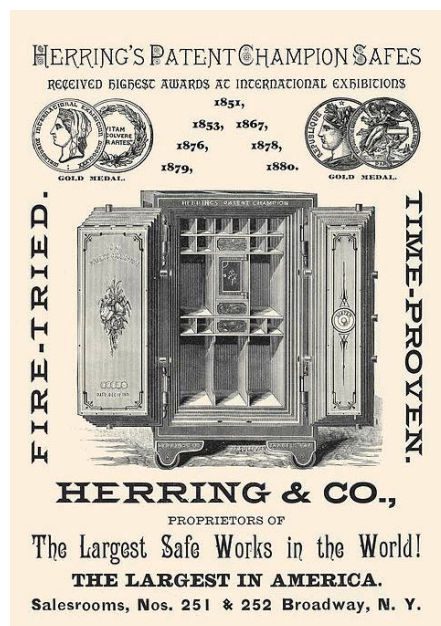
Hudson St / West 13th St corner - PROPOSED

RE-OPENING AREAWAYS - HUDSON ST

675 HUDSON STREET



1857 INTERIOR VIEW (SOURCE: FRANK LESLIE)



HERRING SAFE ADVERTISEMENT



HERRING SAFE PLATE



PROPOSED TYPICAL AREA-WAY FENCE & BRIDGE



STREET VIEW: HUDSON & WEST 14TH ST.

675 HUDSON STREET



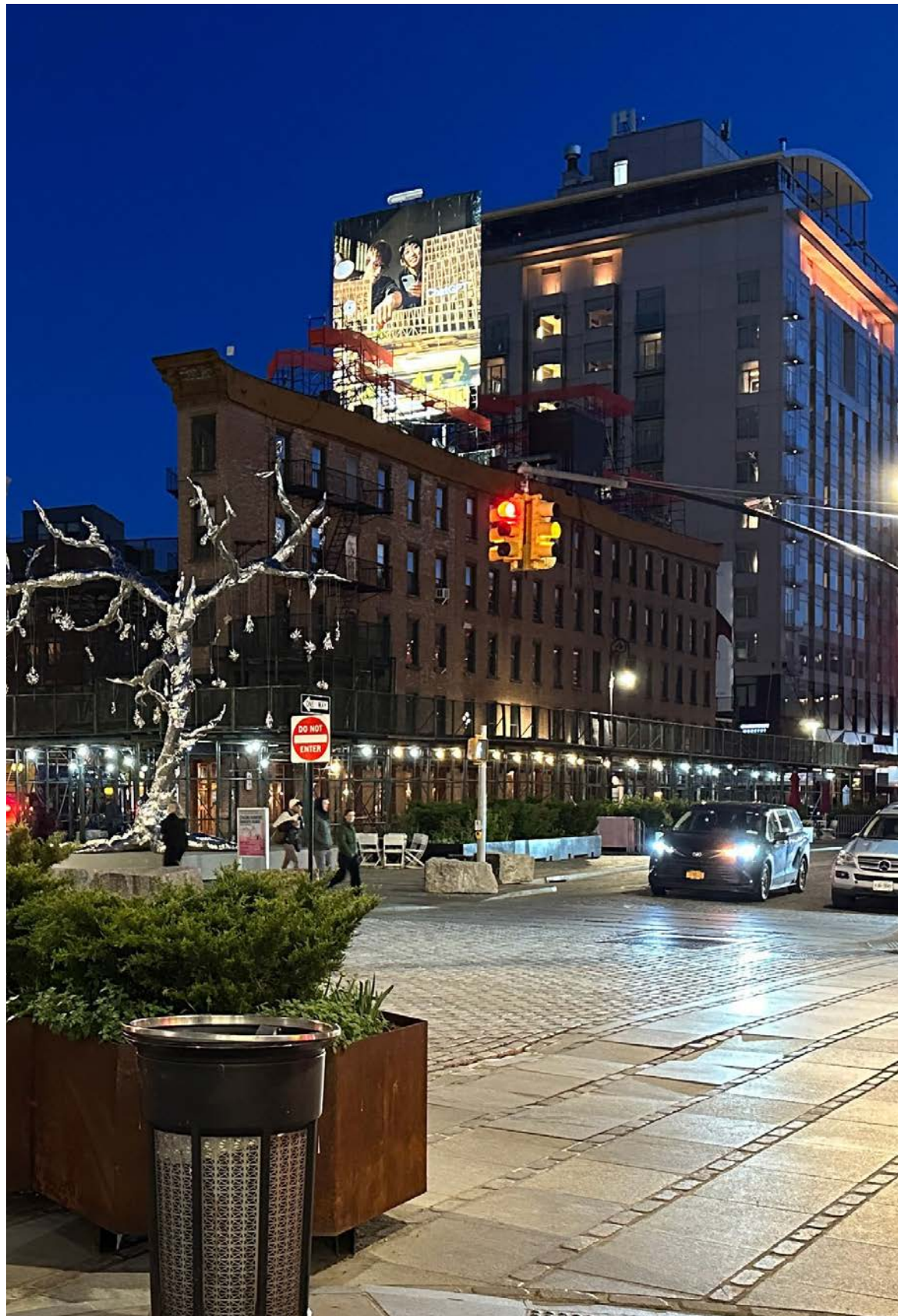
STREET VIEW: 9TH AVE & WEST 14TH ST.

675 HUDSON STREET

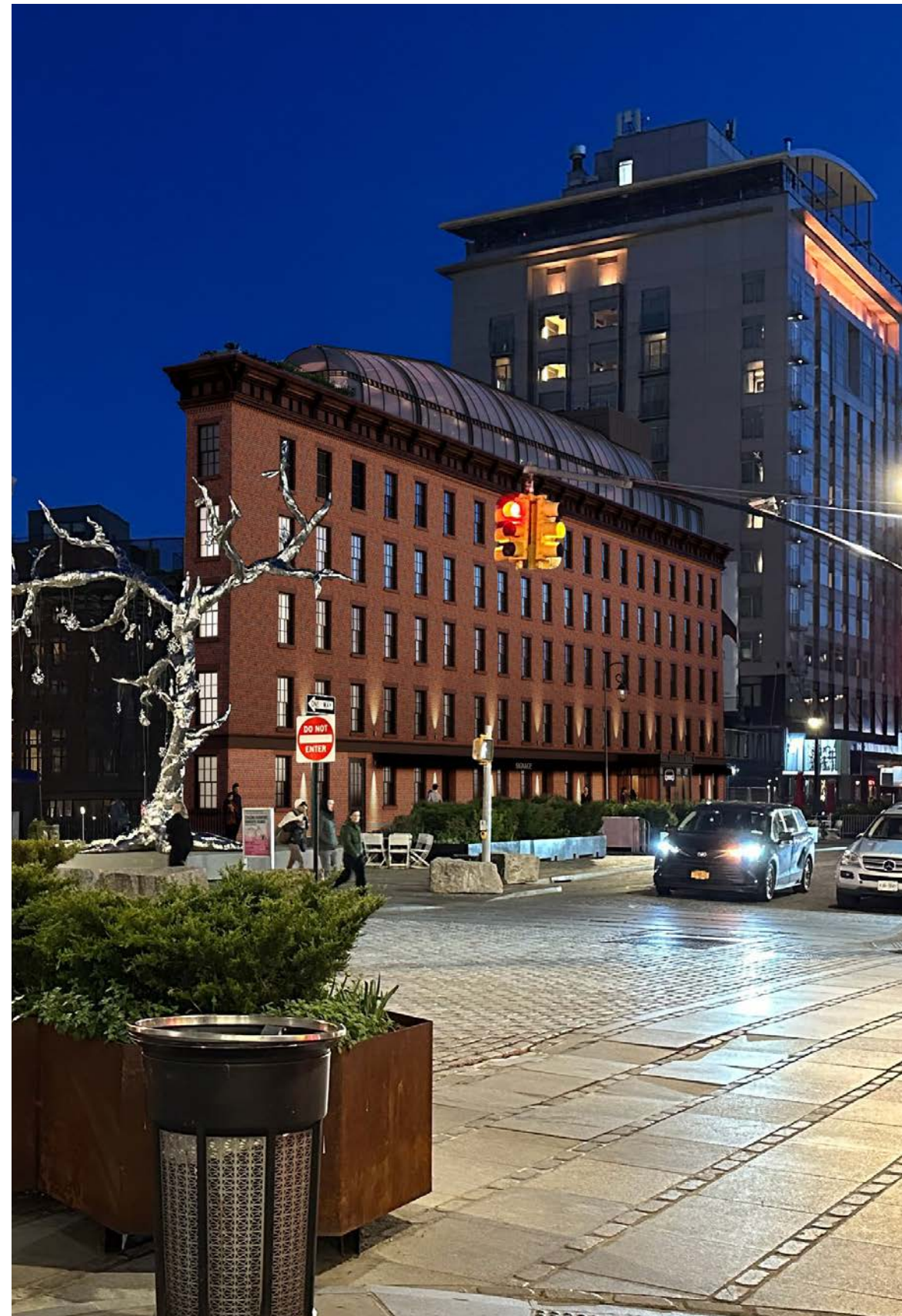


STREET VIEW: 9TH AVE & WEST 14TH ST. - PROPOSED

675 HUDSON STREET



MOCKUP PHOTO



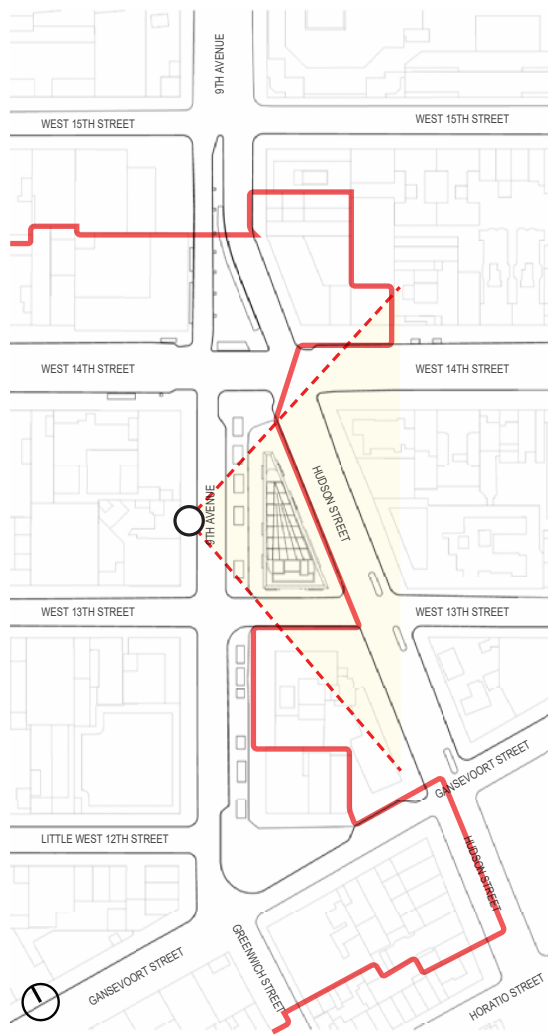
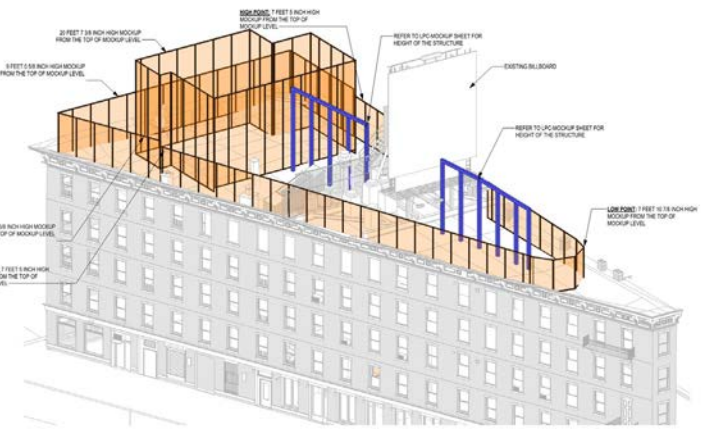
PROPOSED

STREET VIEW: 9TH AVE & WEST 14TH ST.

675 HUDSON STREET

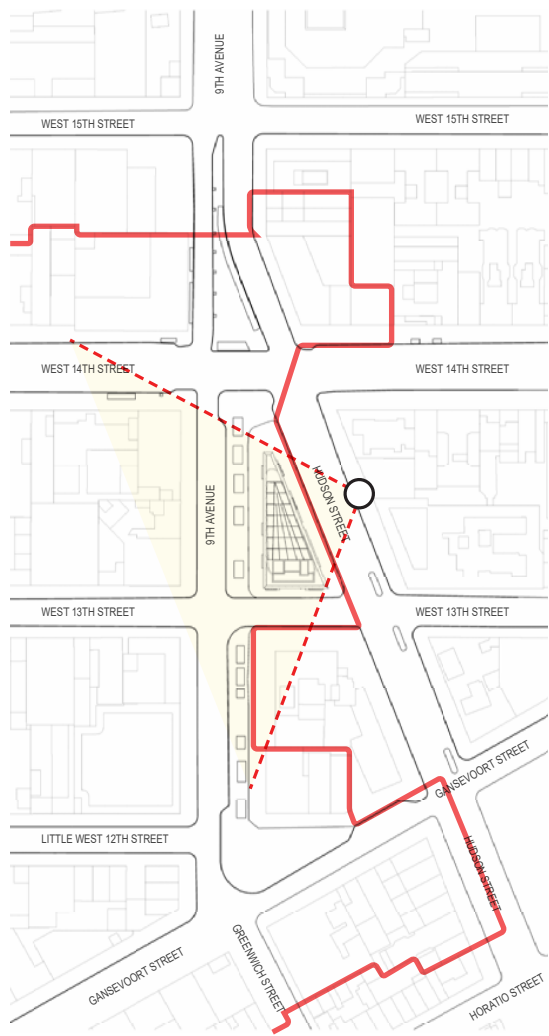


MOCKUP PHOTO



PROPOSED

STREET VIEW: 9TH AVE.
675 HUDSON STREET



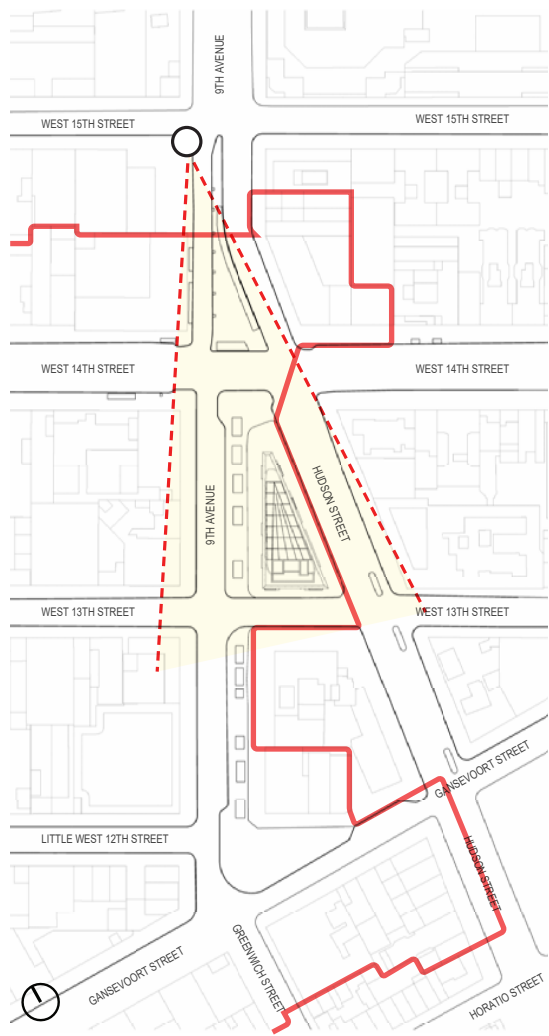
MOCKUP PHOTO



PROPOSED

STREET VIEW: HUDSON ST.

675 HUDSON STREET



MOCKUP PHOTO



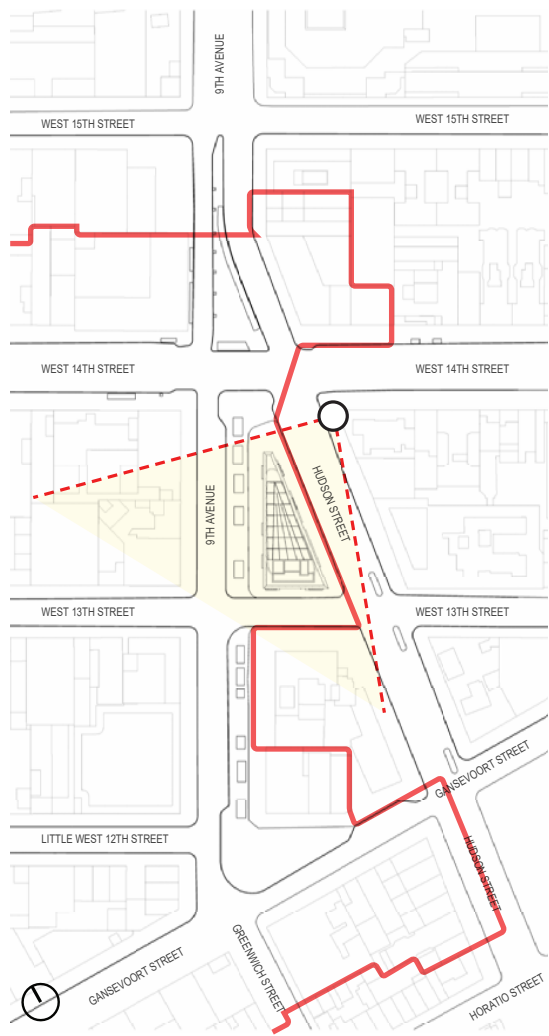
PROPOSED

STREET VIEW: 9TH & WEST 15TH ST.

675 HUDSON STREET

BKSK

05/08/2026



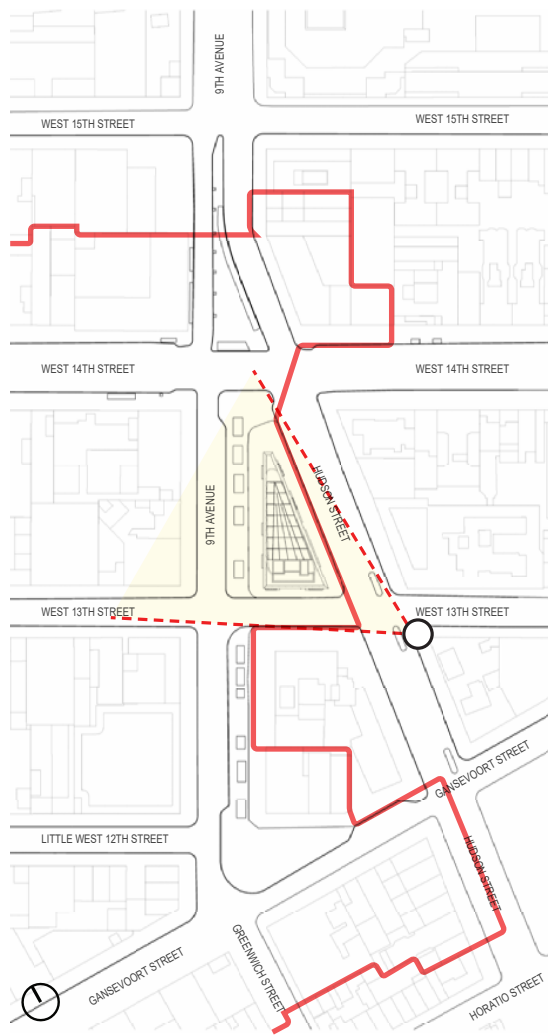
MOCKUP PHOTO



PROPOSED

STREET VIEW: HUDSON & WEST 14TH ST.

675 HUDSON STREET



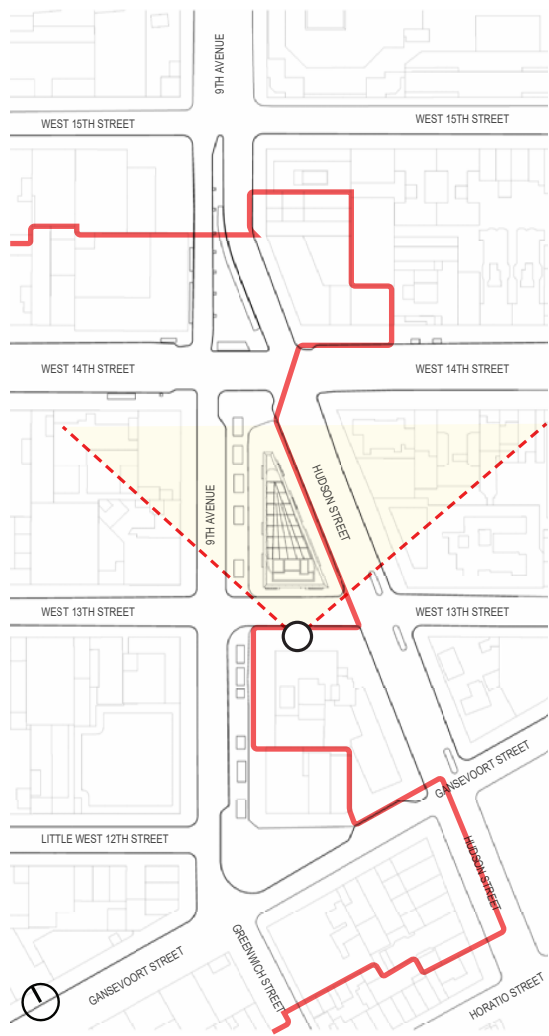
MOCKUP PHOTO



PROPOSED

STREET VIEW: HUDSON & WEST 13TH ST.

675 HUDSON STREET



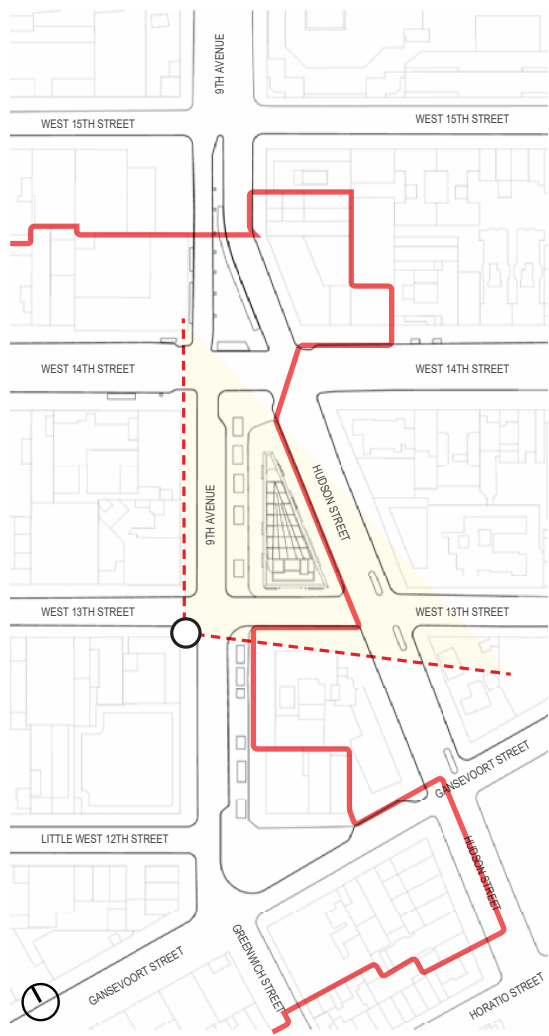
MOCKUP PHOTO



PROPOSED

STREET VIEW: SOUTH ELEVATION, WEST 13TH ST

675 HUDSON STREET



MOCKUP PHOTO



PROPOSED

STREET VIEW: 9TH AVE, WEST 13TH ST
675 HUDSON STREET



CHRISTOPHER ST ELEVATED RAILWAY STATION
PHOTO BY BERNICE ABBOTT, 1936



CASINO THEATER ROOF GARDEN, 39TH ST AND BROADWAY, 1883



ANNABEL'S LONDON ROOF GARDEN



9TH AVENUE AND W. 13TH STREET, ca 1915 (LOC)



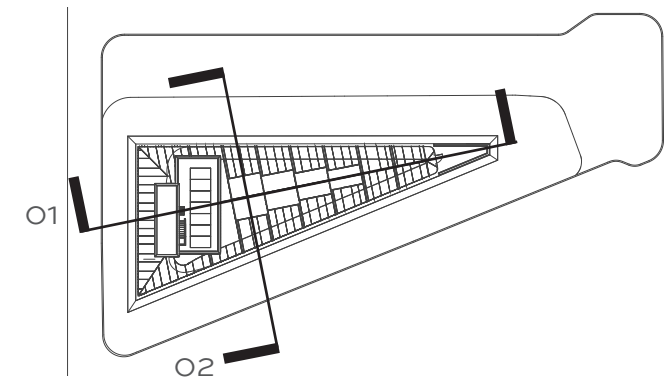
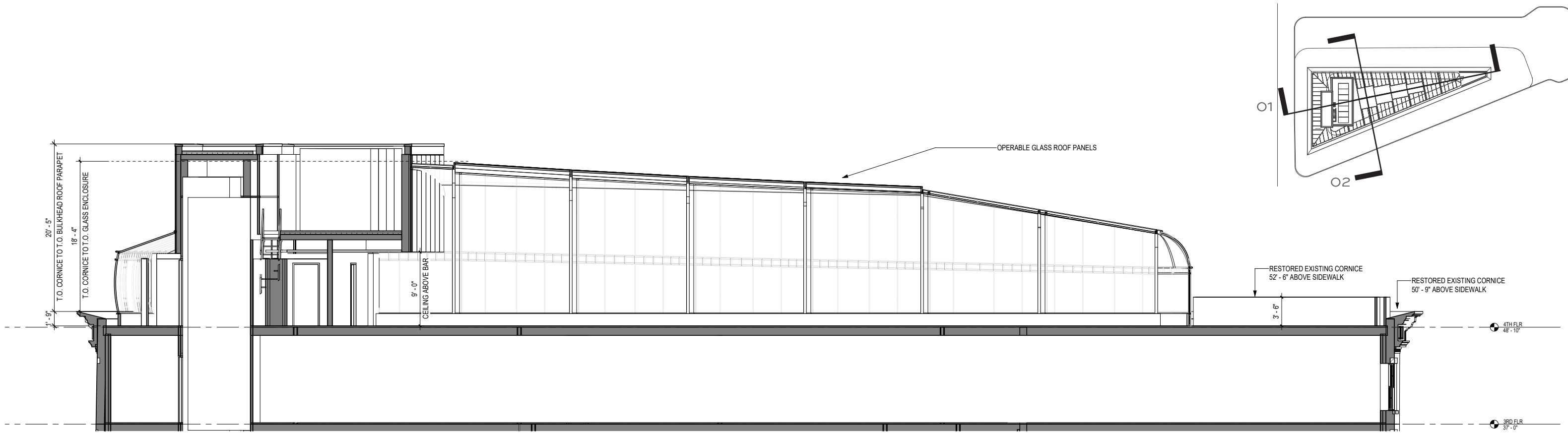
ROOFTOP OF 9-19 9TH AVENUE



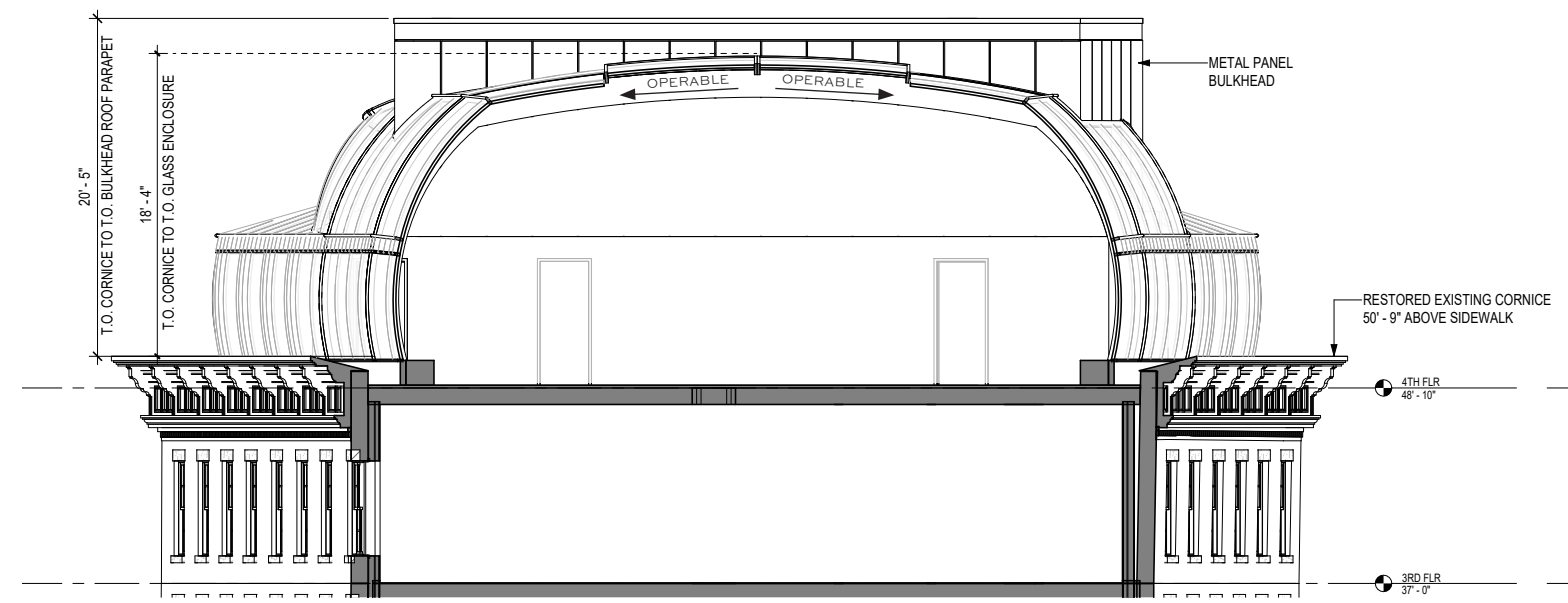
THE HIGHLINE

HISTORIC IMAGES

675 HUDSON STREET



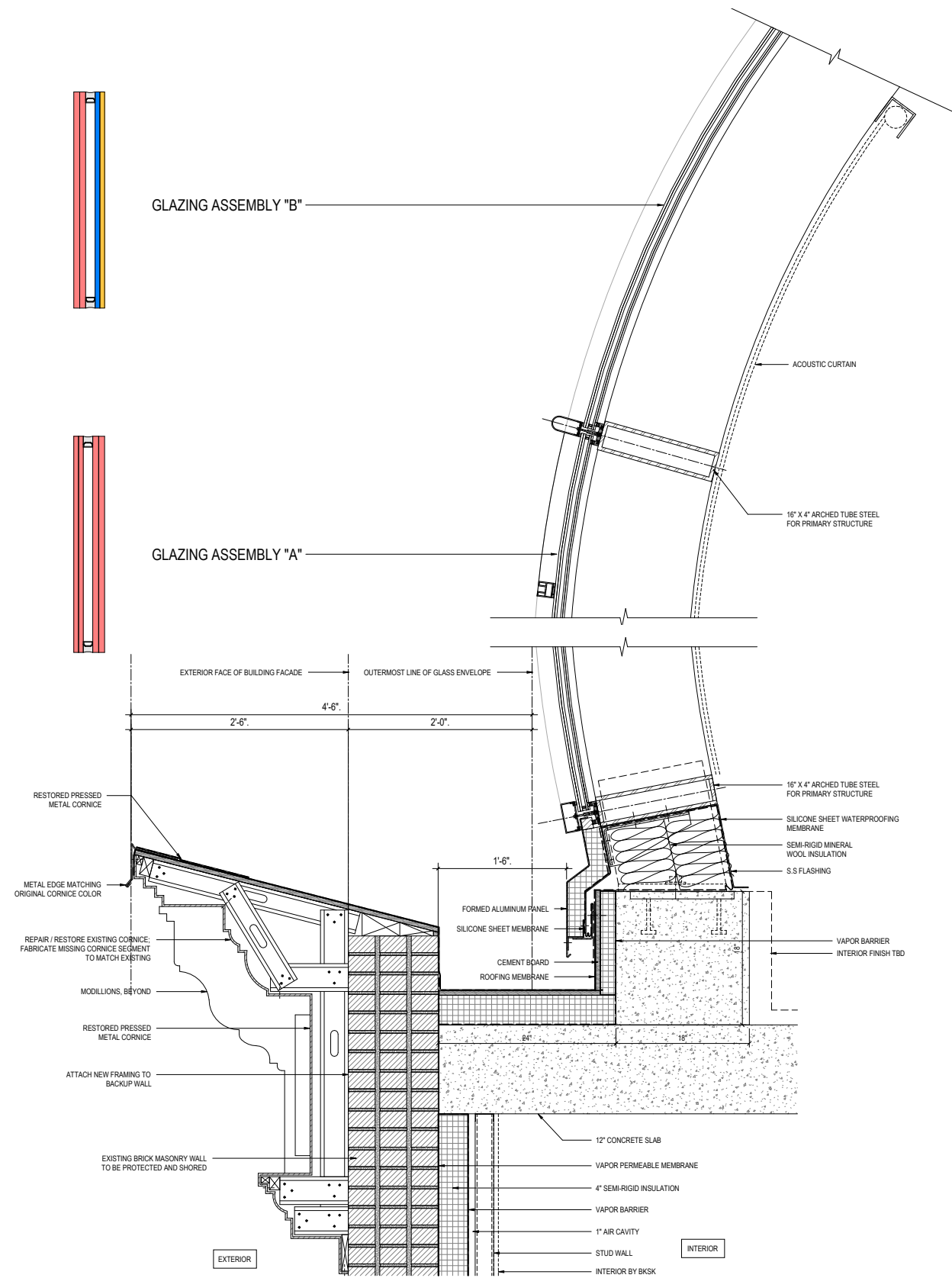
O1: ENLARGED ROOFTOP SECTION - NORTH-SOUTH



O2: ENLARGED ROOFTOP SECTION - EAST-WEST

ROOFTOP SECTIONS

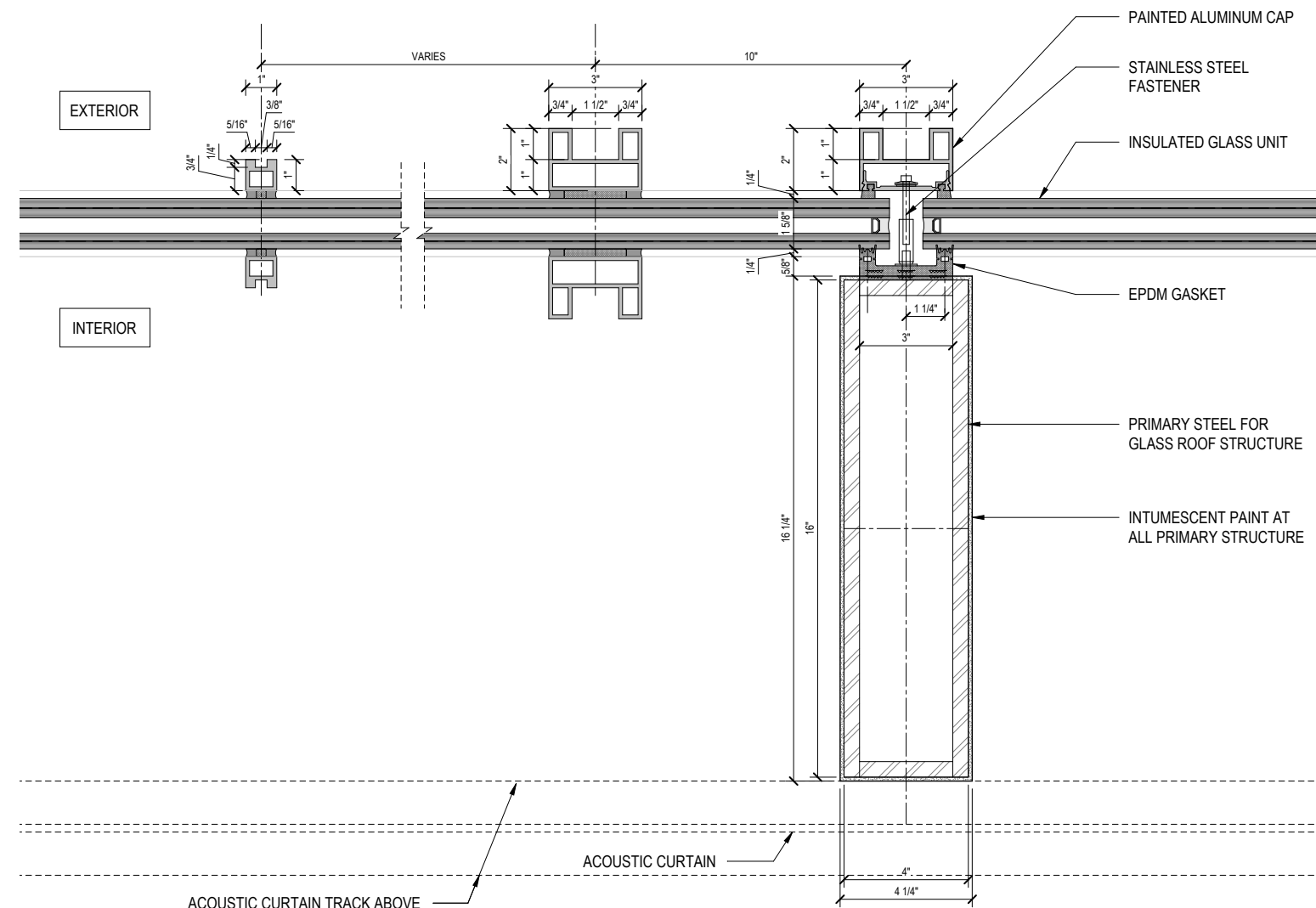
675 HUDSON STREET



SECTION DETAIL AT ROOF CORNICE AND GLASS STRUCTURE

GLAZING SCHEDULE

Performance Metric	Stopray Vision 40/21T	Sunguard SN 29/18	Sunguard SN 40/23
Visible Light Transmittance (τv)	0.38	0.27	0.38
Solar Transmittance (τs)	0.15	0.12	0.16
External Light Reflectance (ρv)	0.19	0.17	0.16
External Solar Reflectance (ρs)	0.22	0.27	0.38
UV Transmittance (τUV)	0.19	0.18	0.22
Solar Heat Gain Coefficient (SHGC)	0.22	0.21	0.25
U-Value – Summer (W/m²K)	1.2	1.3	1.2
U-Value – Winter (W/m²K)	1.3	1.3	1.3



PLAN DETAIL AT GLASS STRUCTURE

ROOFTOP ADDITION DETAILS

675 HUDSON STREET



FRENER & REIFER GmbH | 84
 174 4744 Avenue Du 16e Et
 38040 Bion | 38000 Bion, France
 Tel: +33 (0) 4 78 22 12 12
 www.frenereifer.com

**FRENER
REIFER**
 FASSADEN

2025-14 675 Hudson NY

Date: 15/04/2026
 Glass Type: Mid-Iron
 Glass Composition: 6-16-4 (coating face #2)
 Coating Type: AGC STOPRAY VISION-40

STOPRAY VISION-40/21T

Visible Light Transmittance (τ _v)	0.38
Solar Transmittance (τ _s)	0.15
External Light Reflectance (ρ _v)	0.19
External Solar Reflectance (ρ _s)	0.22
UV Transmittance (τ _{UV})	0.19
Solar Heat Gain Coefficient (SHGC)	0.22
U-Value – Summer (W/m ² K)	1.2
U-Value – Winter (W/m ² K)	1.3



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**FRENER
REIFER**
 FASSADEN

2025-14 675 Hudson NY

Date: 15/04/2026
 Glass Type: Mid-Iron
 Glass Composition: 6-16-4 (coating face #2)
 Coating Type: Guardian SunGuard
 SuperNeutral SN 29/18

SUNGUARD SN 29/18

Visible Light Transmittance (τ _v)	0.27
Solar Transmittance (τ _s)	0.12
External Light Reflectance (ρ _v)	0.17
External Solar Reflectance (ρ _s)	0.27
UV Transmittance (τ _{UV})	0.18
Solar Heat Gain Coefficient (SHGC)	0.21
U-Value – Summer (W/m ² K)	1.3
U-Value – Winter (W/m ² K)	1.3



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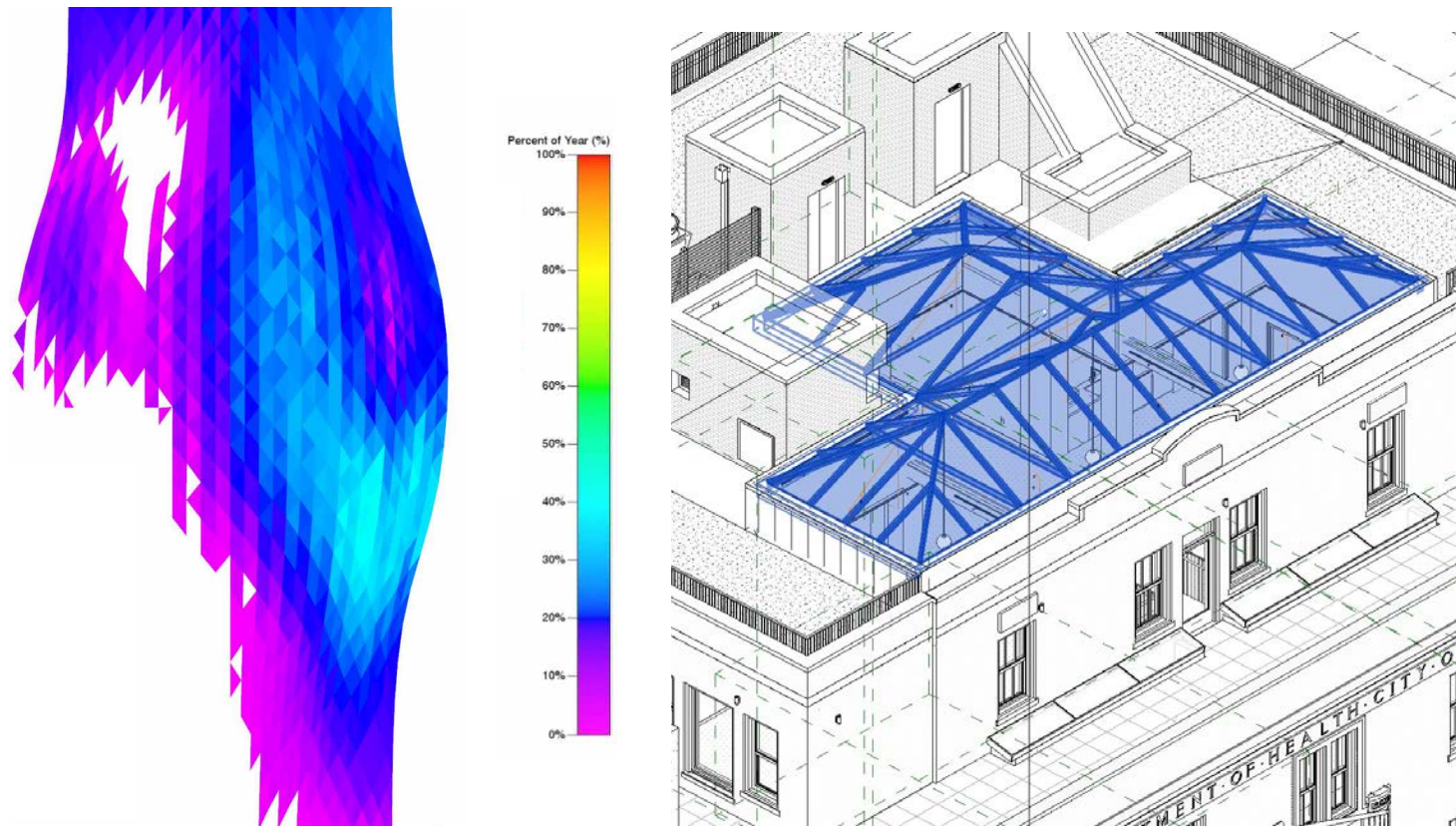
**FRENER
REIFER**
 FASSADEN

2025-14 675 Hudson NY

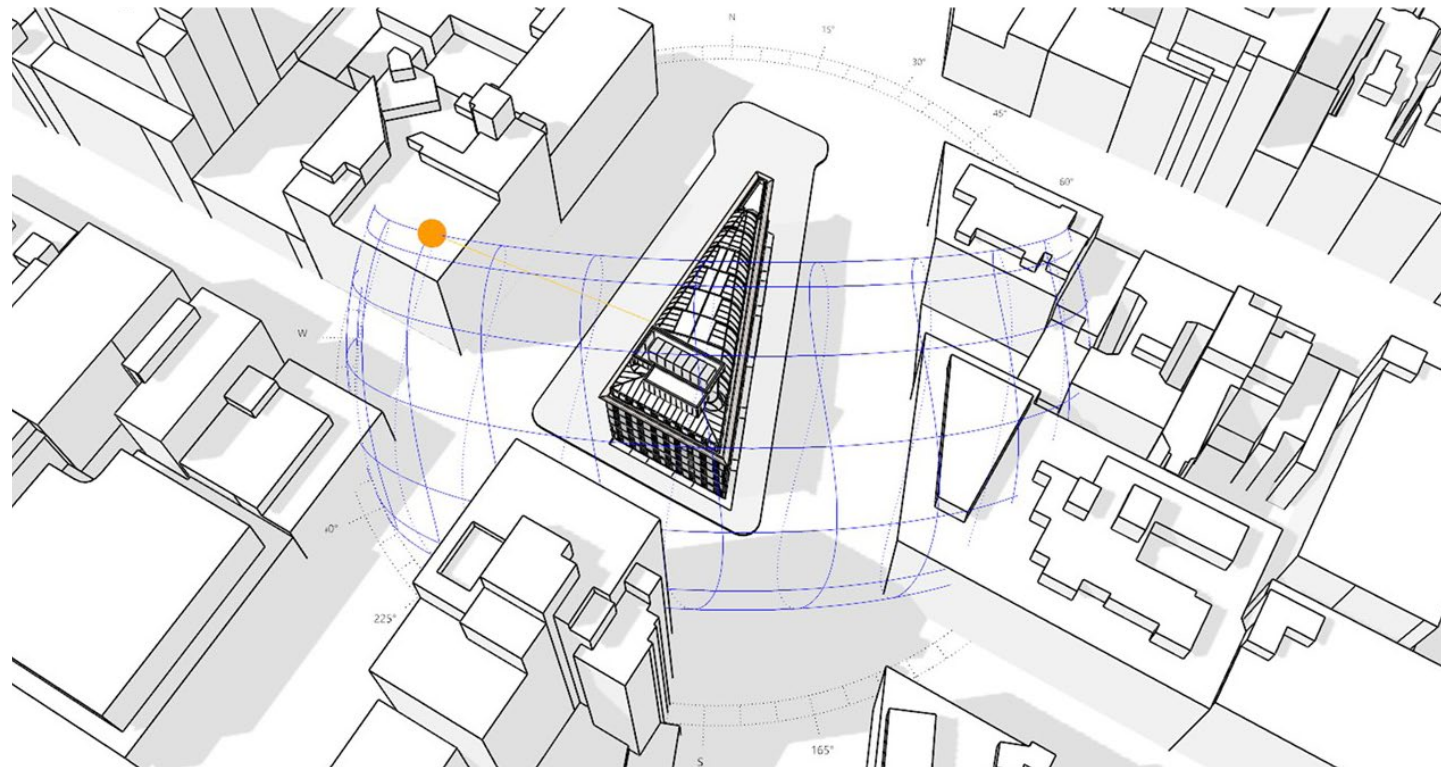
Date: 15/04/2026
 Glass Type: Mid-Iron
 Glass Composition: 6-16-4 (coating face #2)
 Coating Type: Guardian SunGuard
 SuperNeutral SN 40/23

SUNGUARD SN 40/23

Visible Light Transmittance (τ _v)	0.38
Solar Transmittance (τ _s)	0.16
External Light Reflectance (ρ _v)	0.16
External Solar Reflectance (ρ _s)	0.38
UV Transmittance (τ _{UV})	0.22
Solar Heat Gain Coefficient (SHGC)	0.25
U-Value – Summer (W/m ² K)	1.2
U-Value – Winter (W/m ² K)	1.3



TAMMANY HALL - EXTERIOR REFLECTION STUDY BRONX HEARTS - SKYLIGHT VIEW



SUN PATH DIAGRAM - JUNE 21ST 3AM





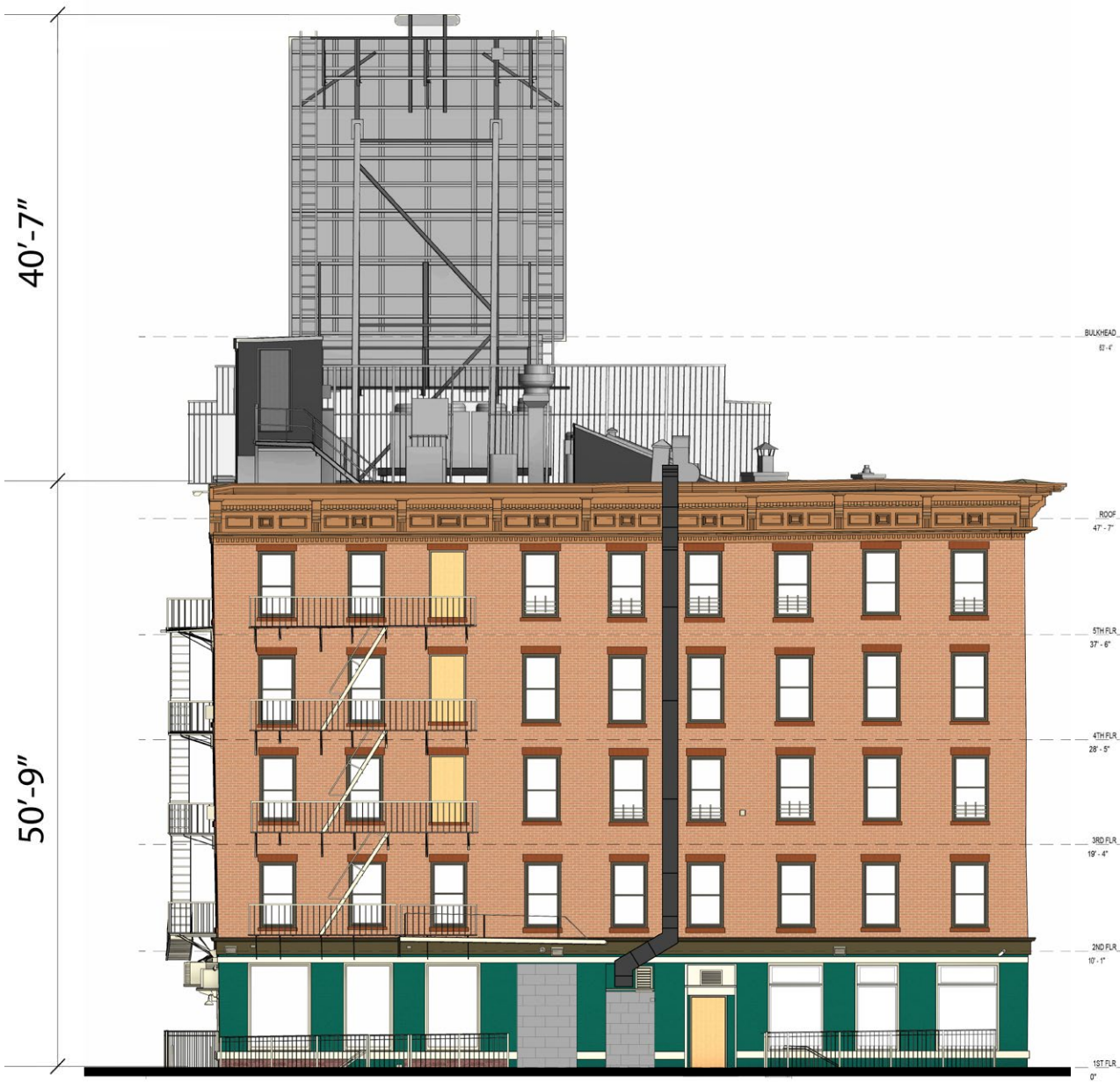
EXISTING 9TH AVE BUILDING ELEVATION

675 HUDSON STREET



PROPOSED 9TH AVE BUILDING ELEVATION

675 HUDSON STREET



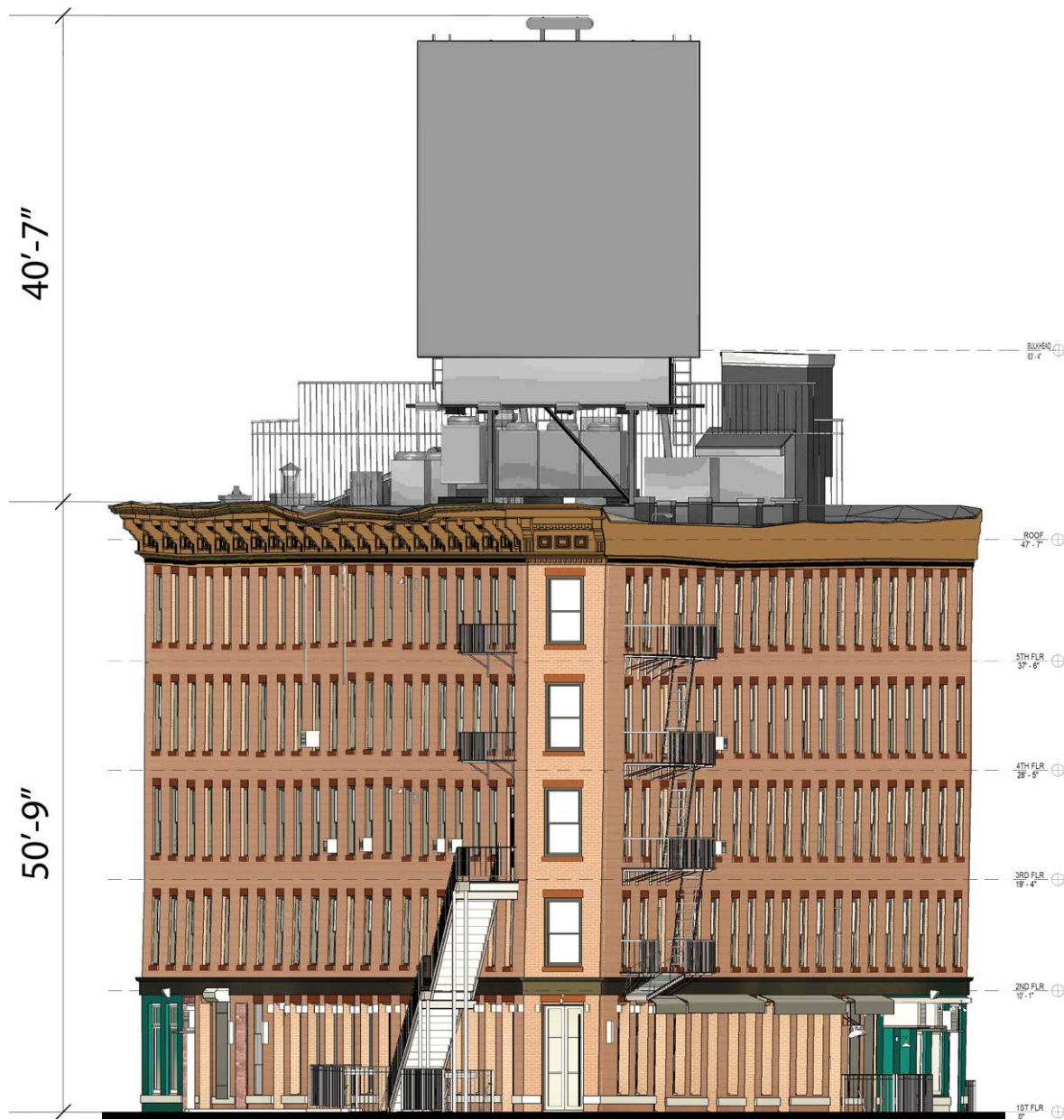
EXISTING WEST 13TH ST ELEVATION



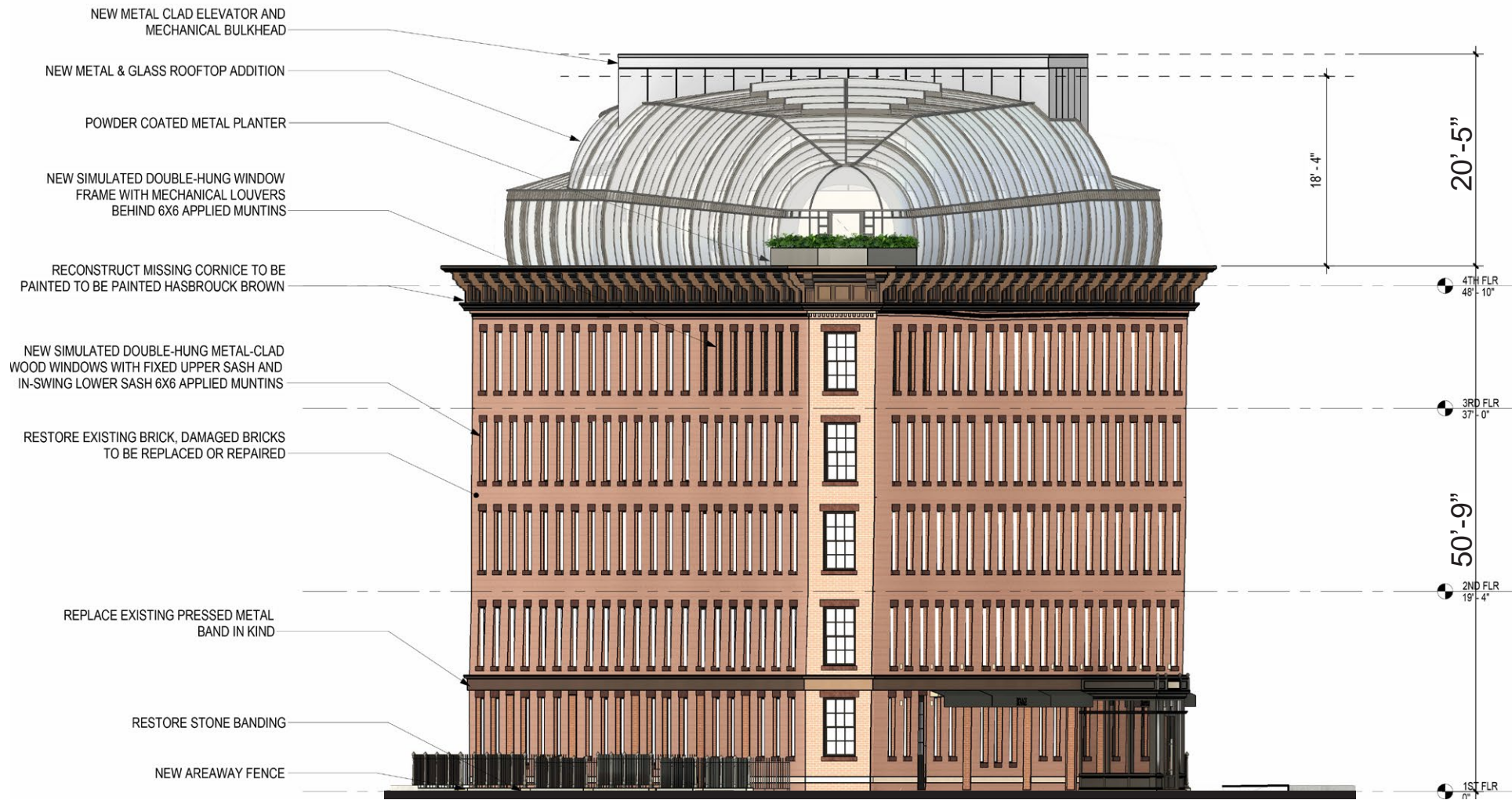
PROPOSED WEST 13TH ST. ELEVATION

BUILDING ELEVATIONS -WEST 13TH ST.

675 HUDSON STREET



EXISTING NORTH ELEVATION

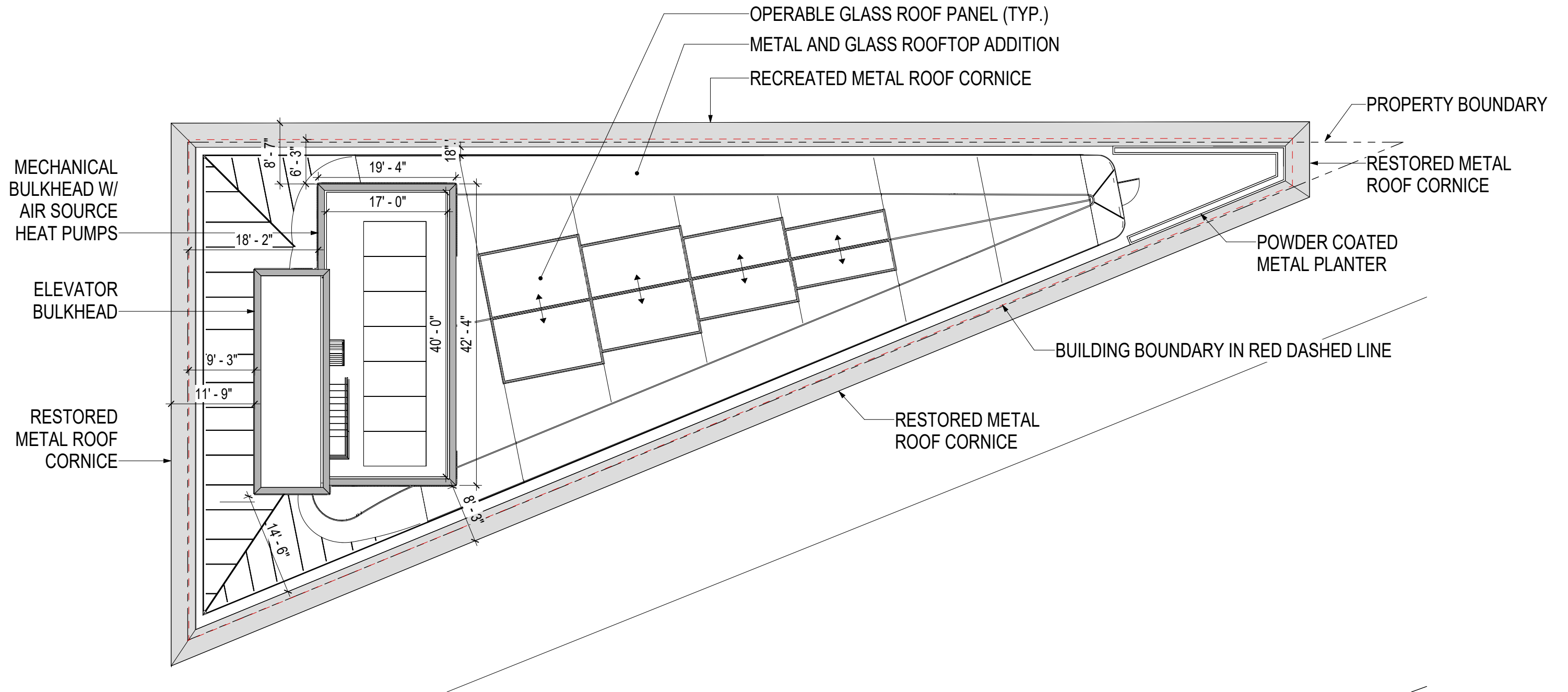


PROPOSED NORTH ELEVATION

- NEW METAL CLAD ELEVATOR AND MECHANICAL BULKHEAD
- NEW METAL & GLASS ROOFTOP ADDITION
- POWDER COATED METAL PLANTER
- NEW SIMULATED DOUBLE-HUNG WINDOW FRAME WITH MECHANICAL LOUVERS BEHIND 6X6 APPLIED MUNTINS
- RECONSTRUCT MISSING CORNICE TO BE PAINTED TO BE PAINTED HASBROUCK BROWN
- NEW SIMULATED DOUBLE-HUNG METAL-CLAD WOOD WINDOWS WITH FIXED UPPER SASH AND IN-SWING LOWER SASH 6X6 APPLIED MUNTINS
- RESTORE EXISTING BRICK, DAMAGED BRICKS TO BE REPLACED OR REPAIRED
- REPLACE EXISTING PRESSED METAL BAND IN KIND
- RESTORE STONE BANDING
- NEW AREAWAY FENCE

BUILDING ELEVATIONS - WEST 14TH ST.

675 HUDSON STREET

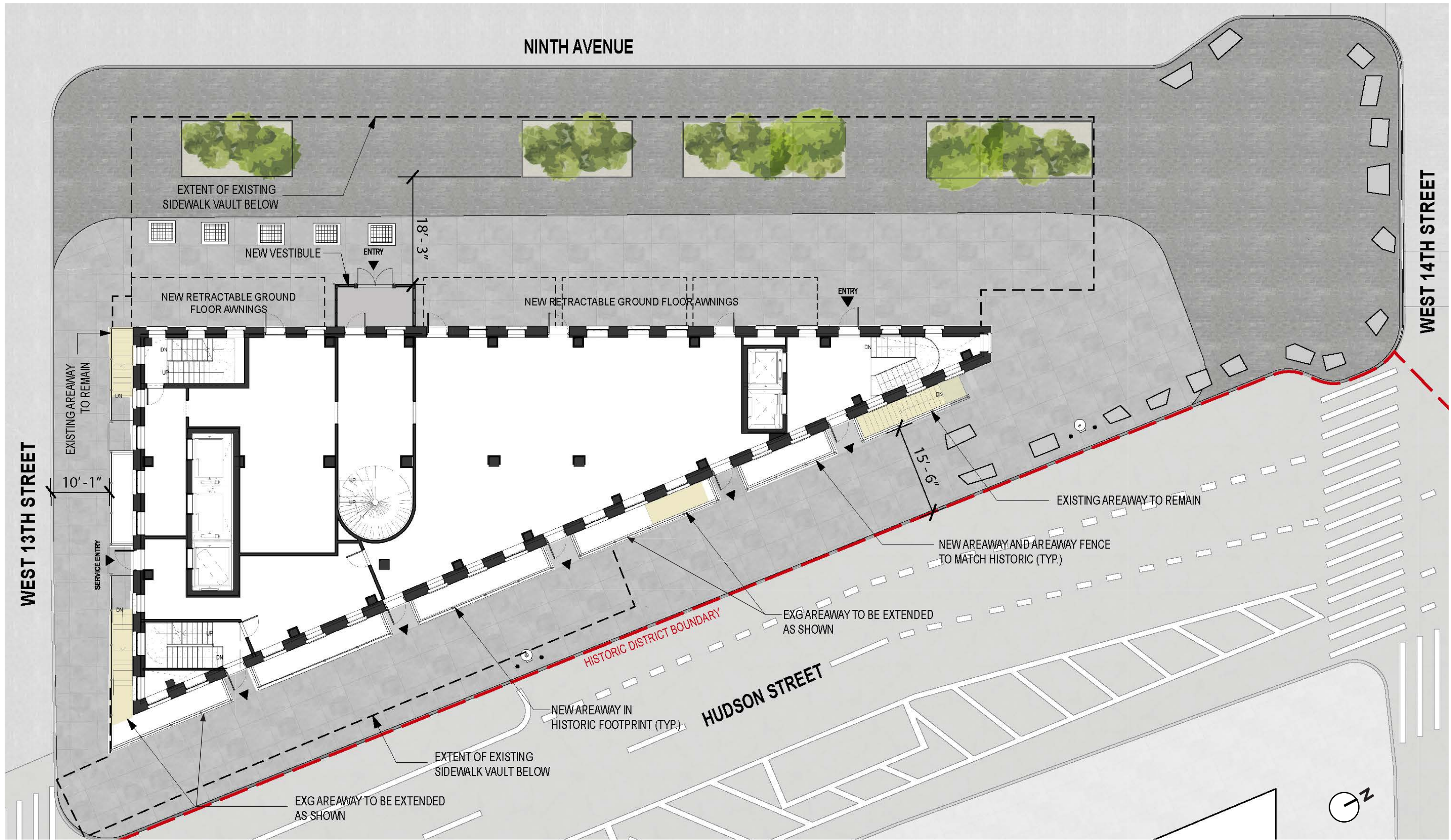


PROPOSED ROOF PLAN

675 HUDSON STREET

BKSK

05/08/2026



GROUND FLOOR

675 HUDSON STREET

BKSK

05/08/2026



EXISTING HUDSON ST ELEVATION



PROPOSED HUDSON ST. ELEVATION

GROUND FLOOR ELEVATION - HUDSON ST.

675 HUDSON STREET



EXISTING 9TH AVENUE ELEVATION



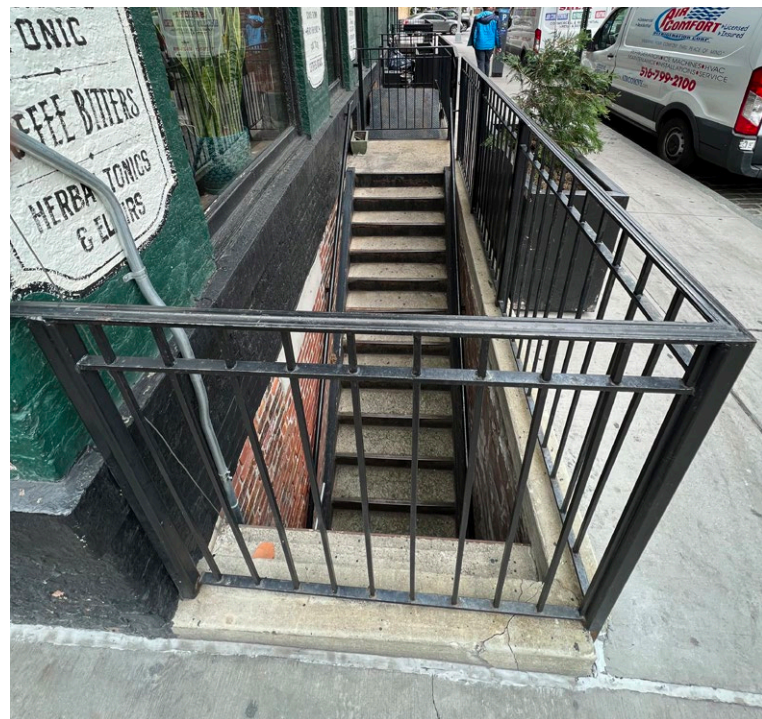
PROPOSED 9TH AVENUE ELEVATION

GROUND FLOOR ELEVATION - 9TH AVENUE

675 HUDSON STREET



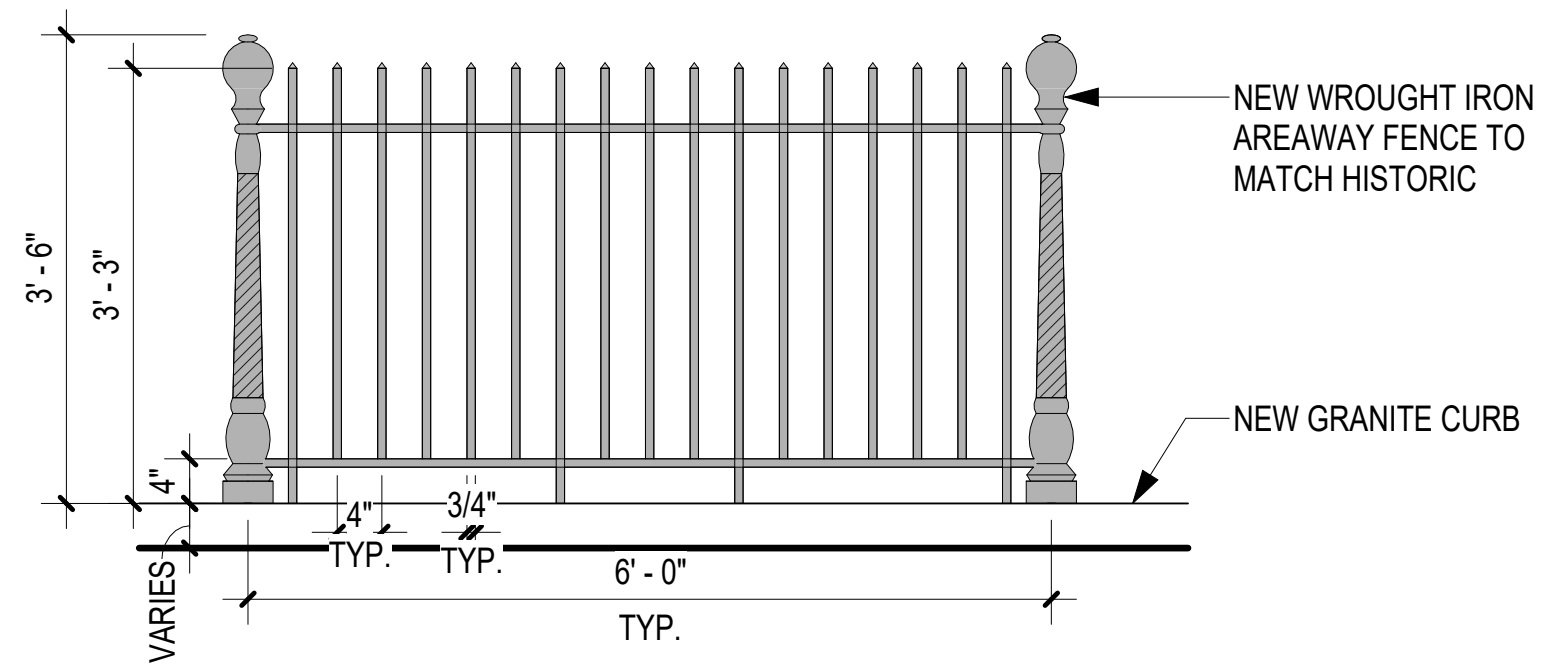
HUDSON ST / WEST 13 ST CORNER - PROPOSED



EXISTING AREWAY FENCE



HISTORIC AREWAY FENCE



PROPOSED AREWAY FENCE

AREWAY FENCE

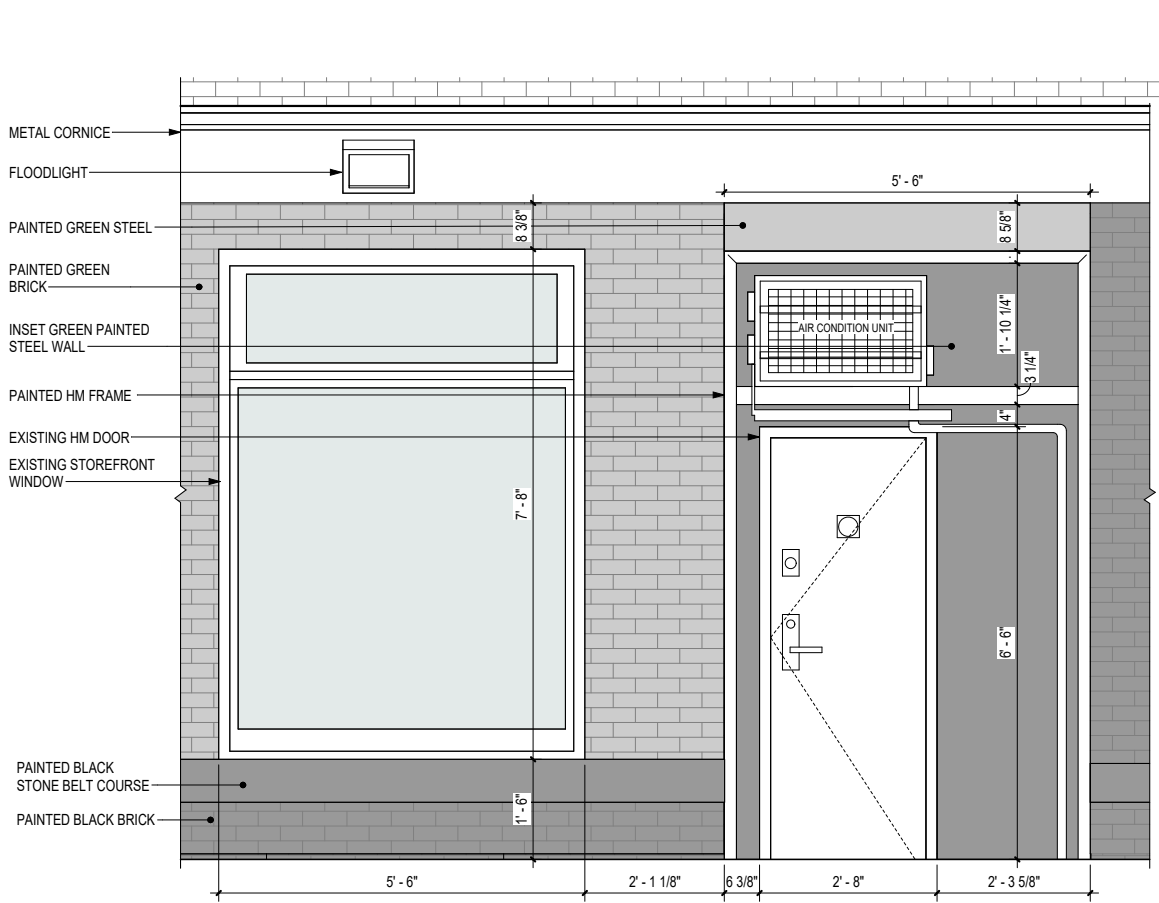
675 HUDSON STREET



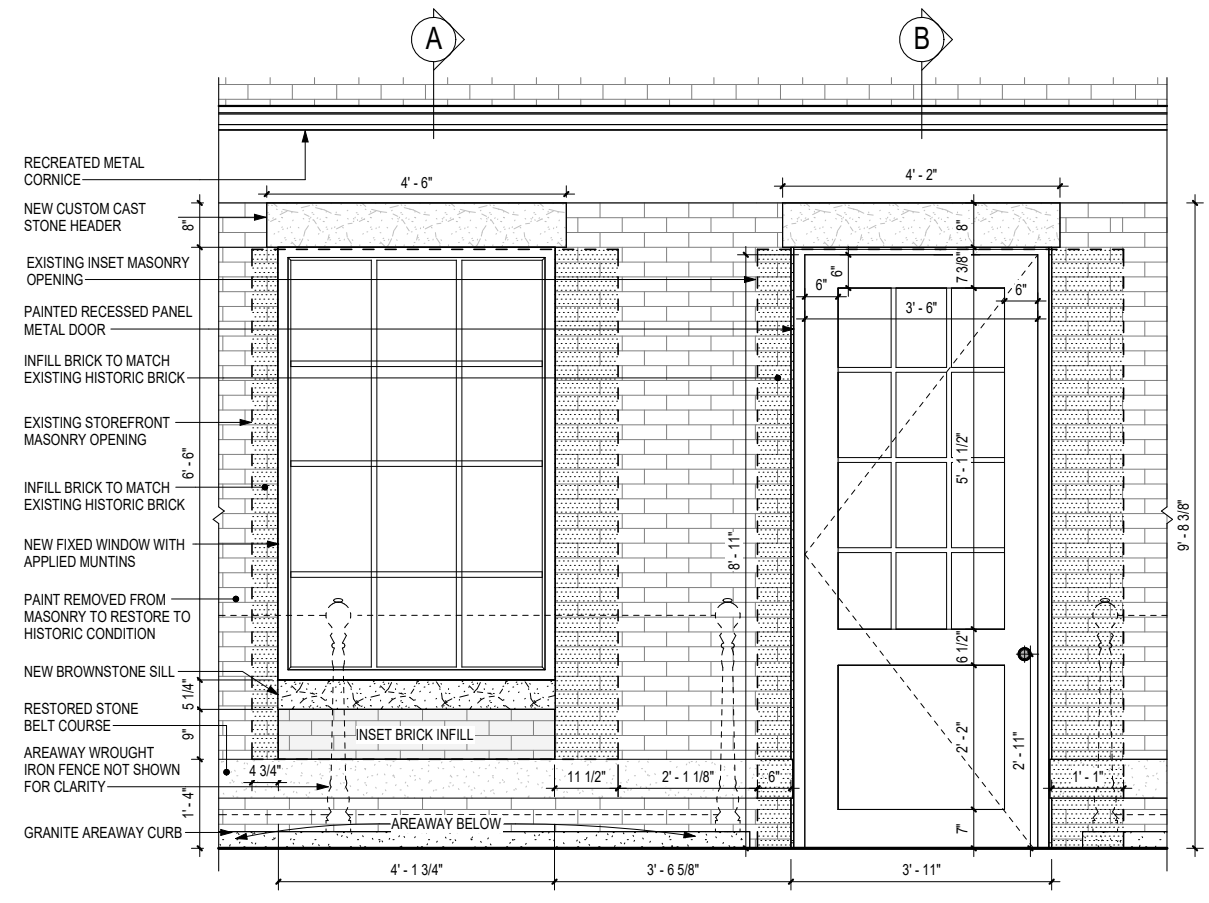
PROPOSED TYPICAL AREAWAY FENCE & BRIDGE



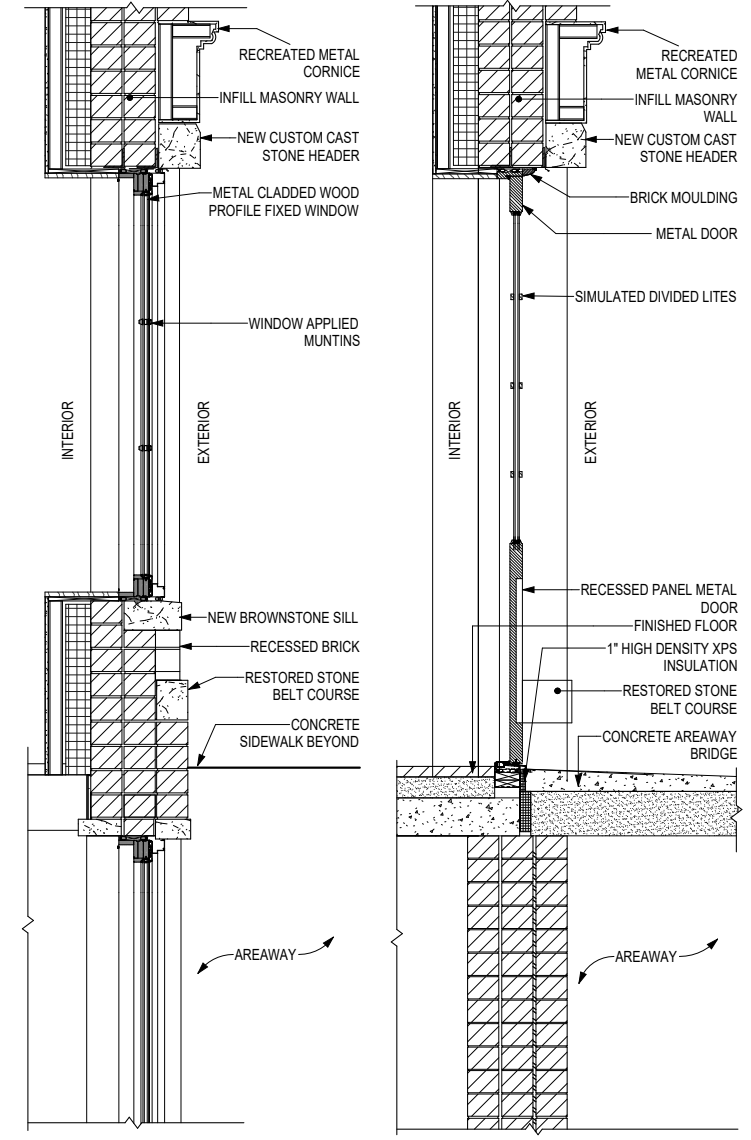
PROPOSED PARTIAL HUDSON ST ELEVATION



EXISTING ELEVATION



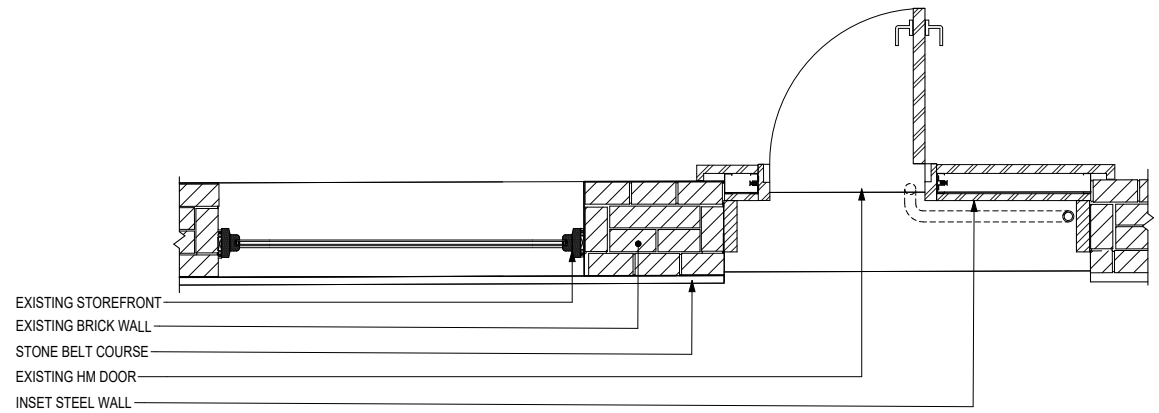
PROPOSED ELEVATION



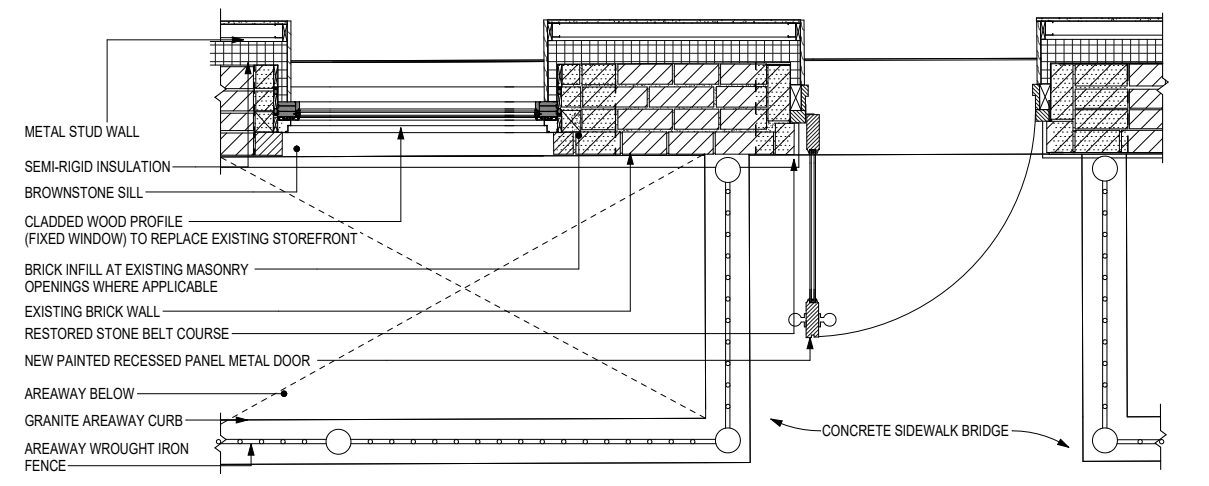
FIXED WINDOW SECTION A

DOOR SECTION B

PROPOSED ENTRY SECTION DETAIL



EXISTING ENTRY PLAN DETAIL



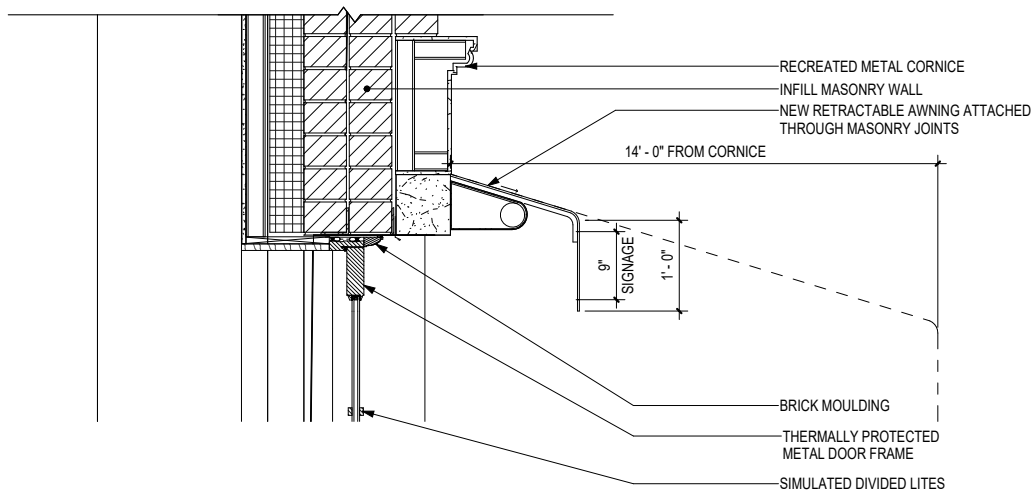
PROPOSED ENTRY PLAN DETAIL

HUDSON ST. GROUND FLOOR ELEVATION & DETAILS

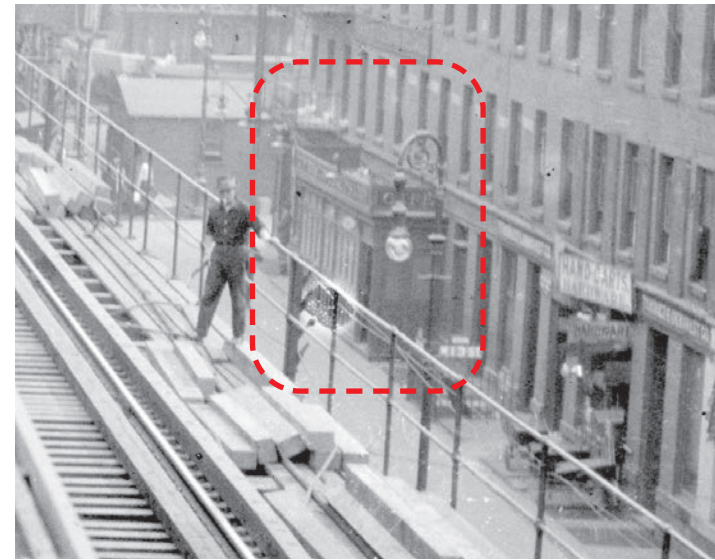
675 HUDSON STREET

BKSK

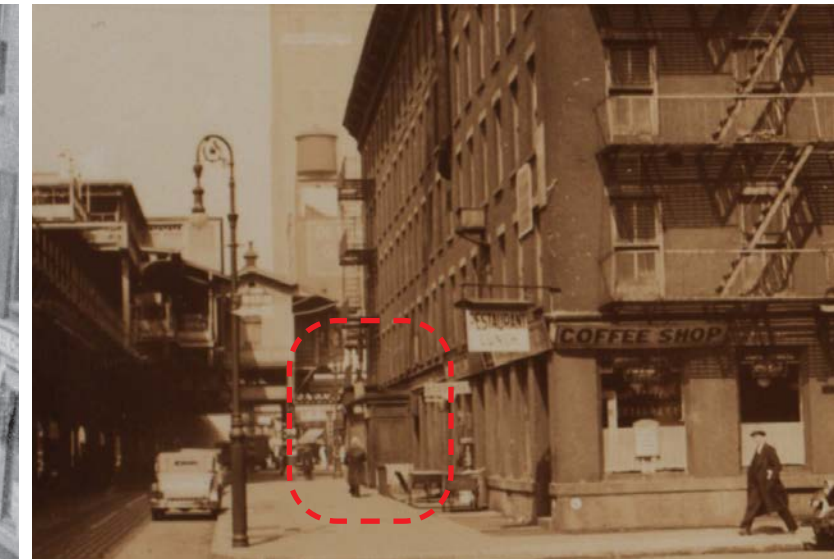
05/08/2026



PROPOSED AWNING SECTION DETAIL



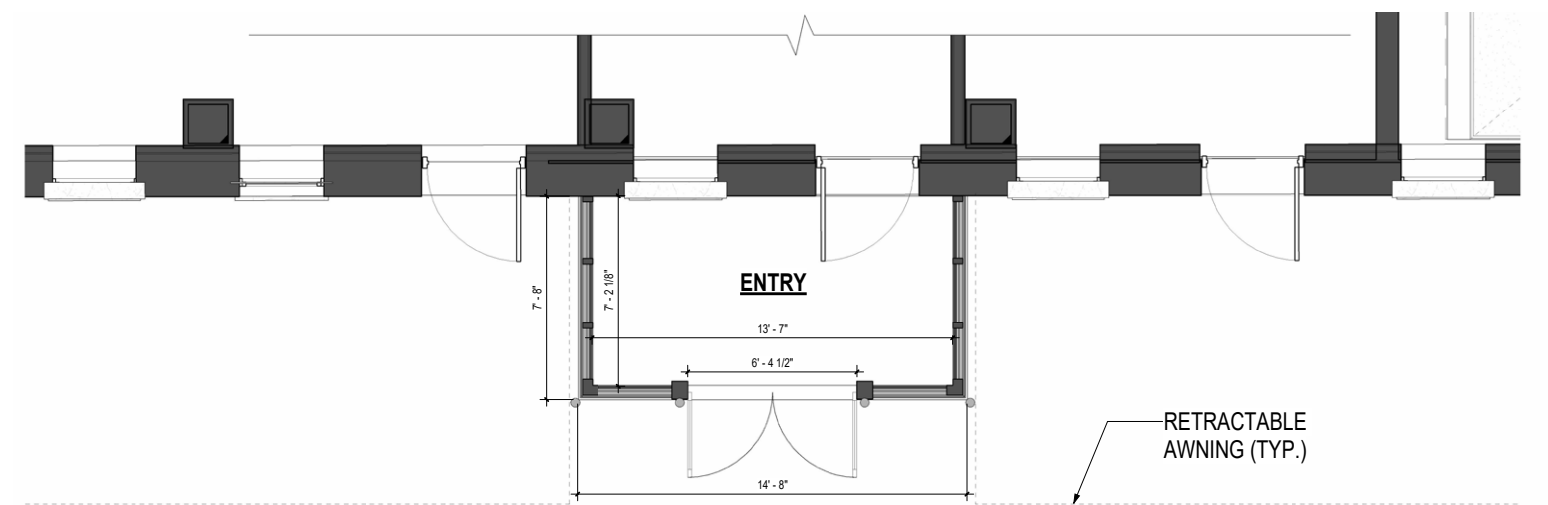
HISTORIC PHOTO 1915



HISTORIC PHOTO 1933



PROPOSED ENTRY VESTIBULE AT 9TH AVE



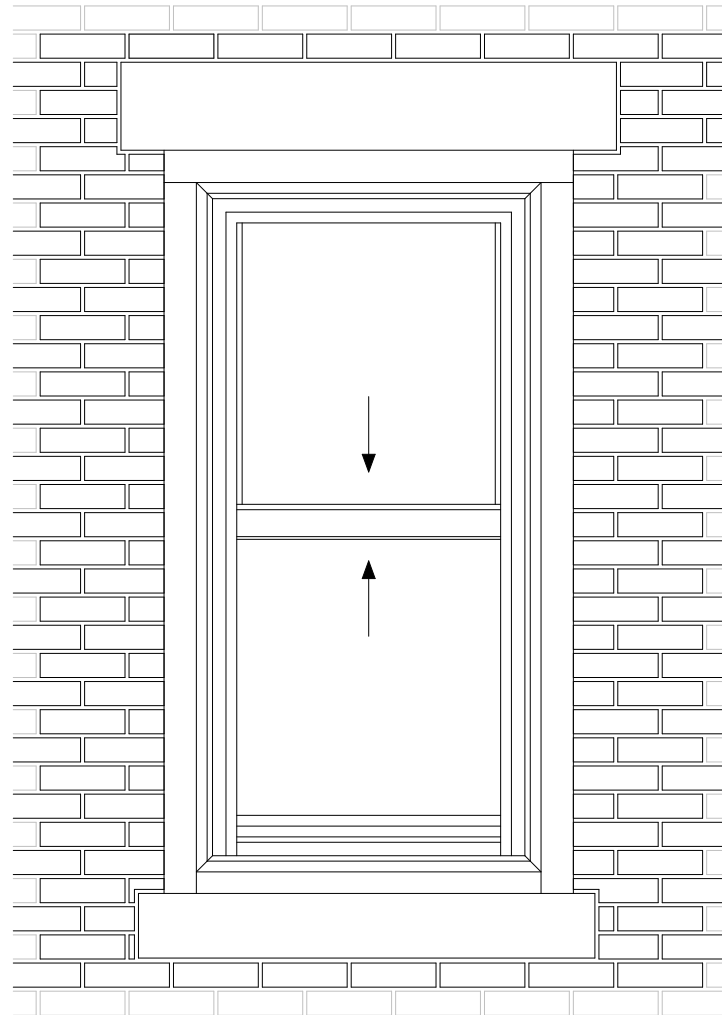
PROPOSED ENTRY VESTIBULE PLAN AT 9TH AVE



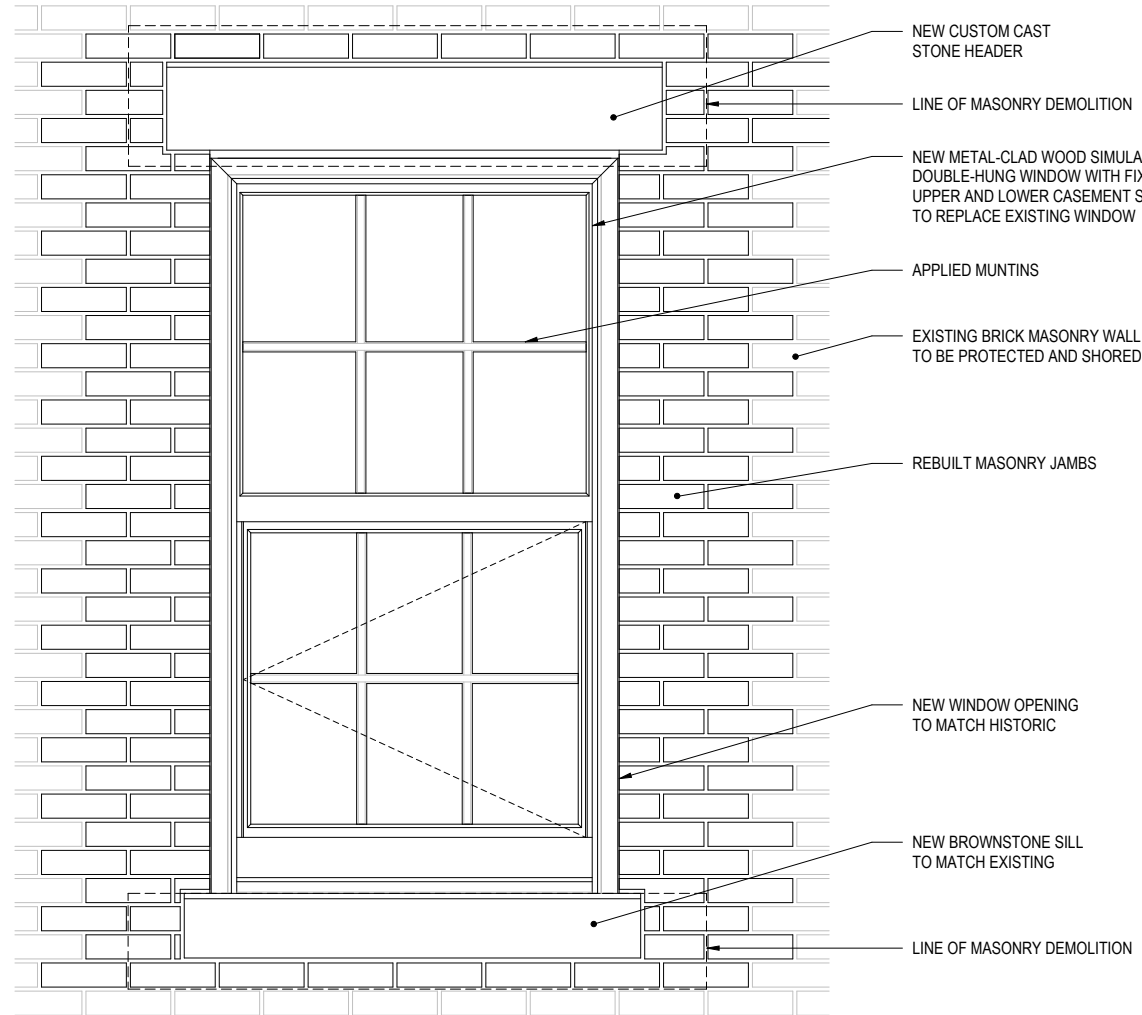
PROPOSED ENTRY VESTIBULE ELEVATION AT 9TH AVE

ENTRY VESTIBULE

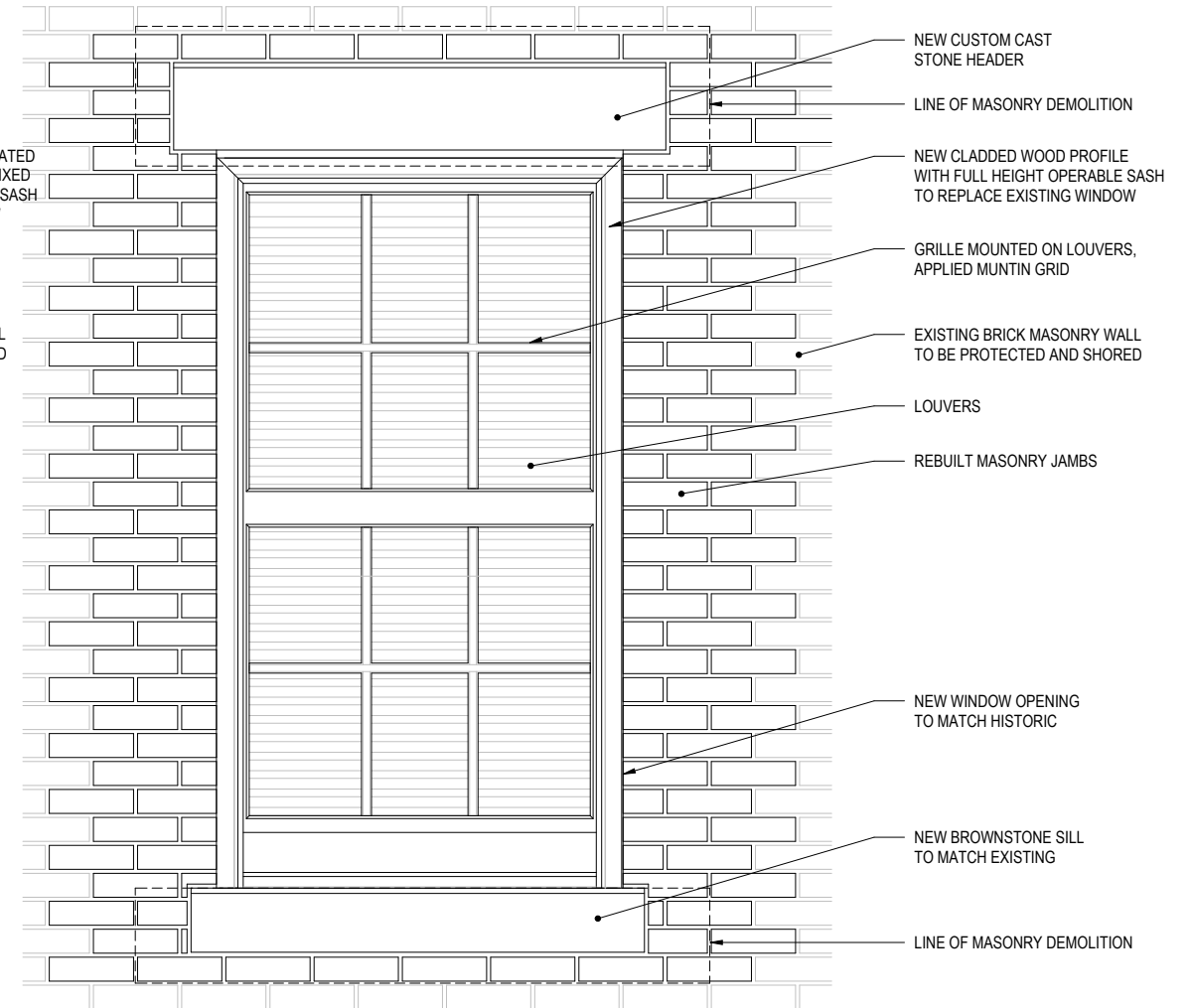
675 HUDSON STREET



EXISTING WINDOW ELEVATION



PROPOSED WINDOW ELEVATION



PROPOSED WINDOW WITH LOUVER ELEVATION

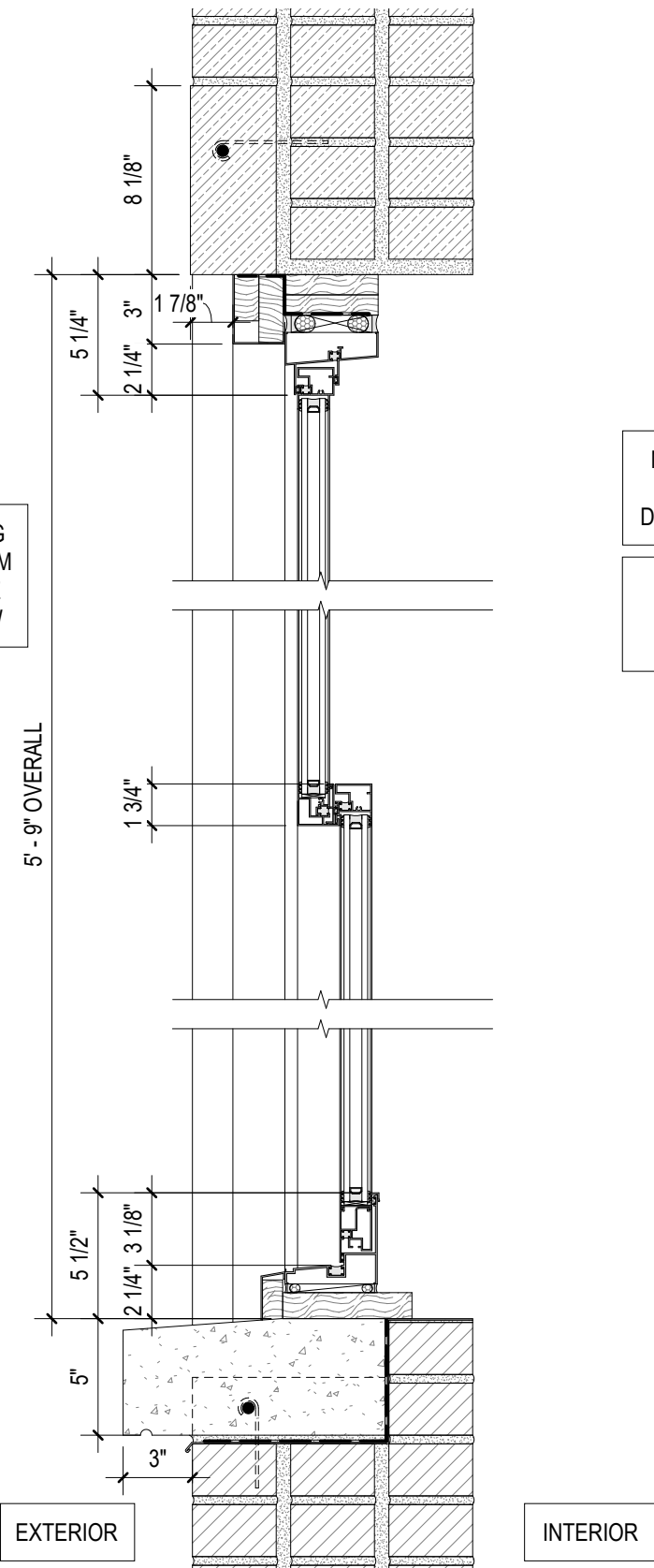
ENLARGED ELEVATION - EXISTING & PROPOSED WINDOW

675 HUDSON STREET

BKSK

05/08/2026

EXISTING
ALUMINUM
PROFILE
WINDOW

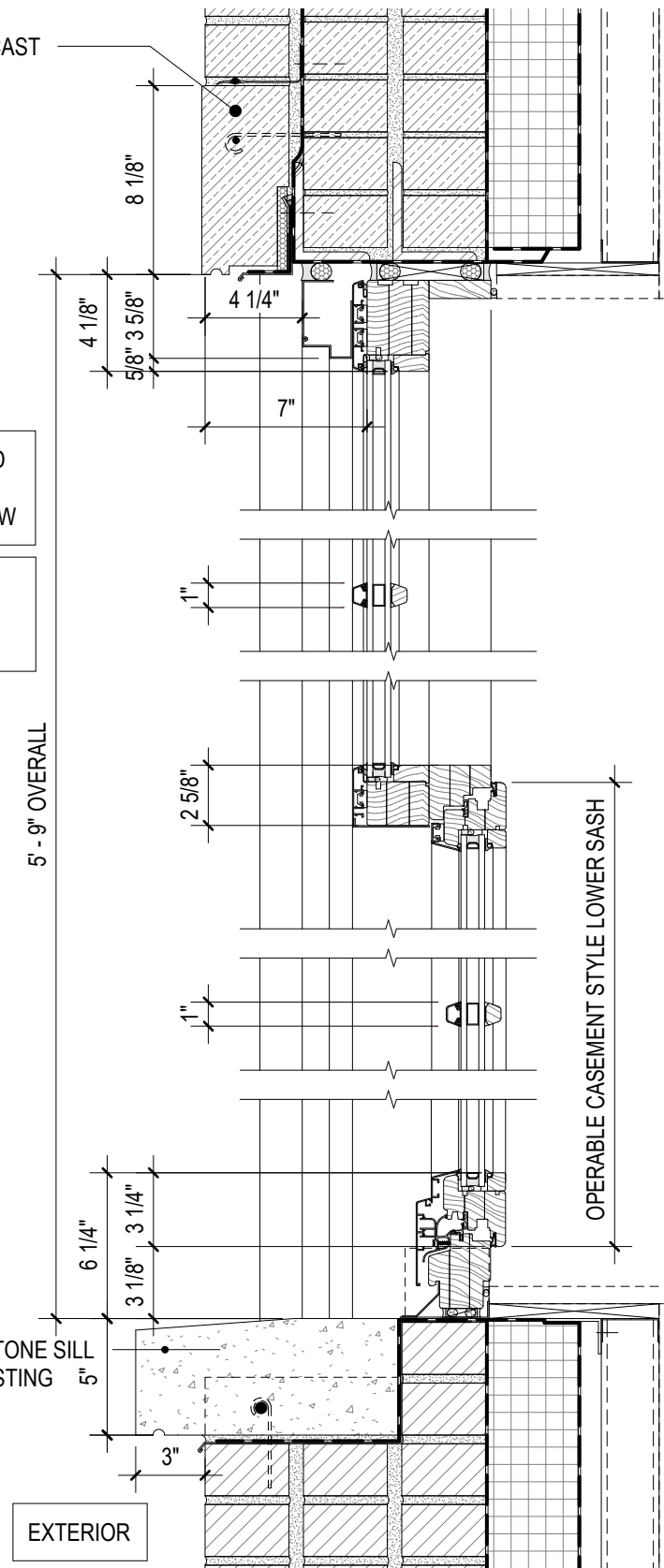


EXISTING WINDOW SECTION DETAIL

NEW CUSTOM CAST
STONE HEADER

NEW ALUMINUM-CLAD
WOOD SIMULATED
DOUBLE HUNG WINDOW

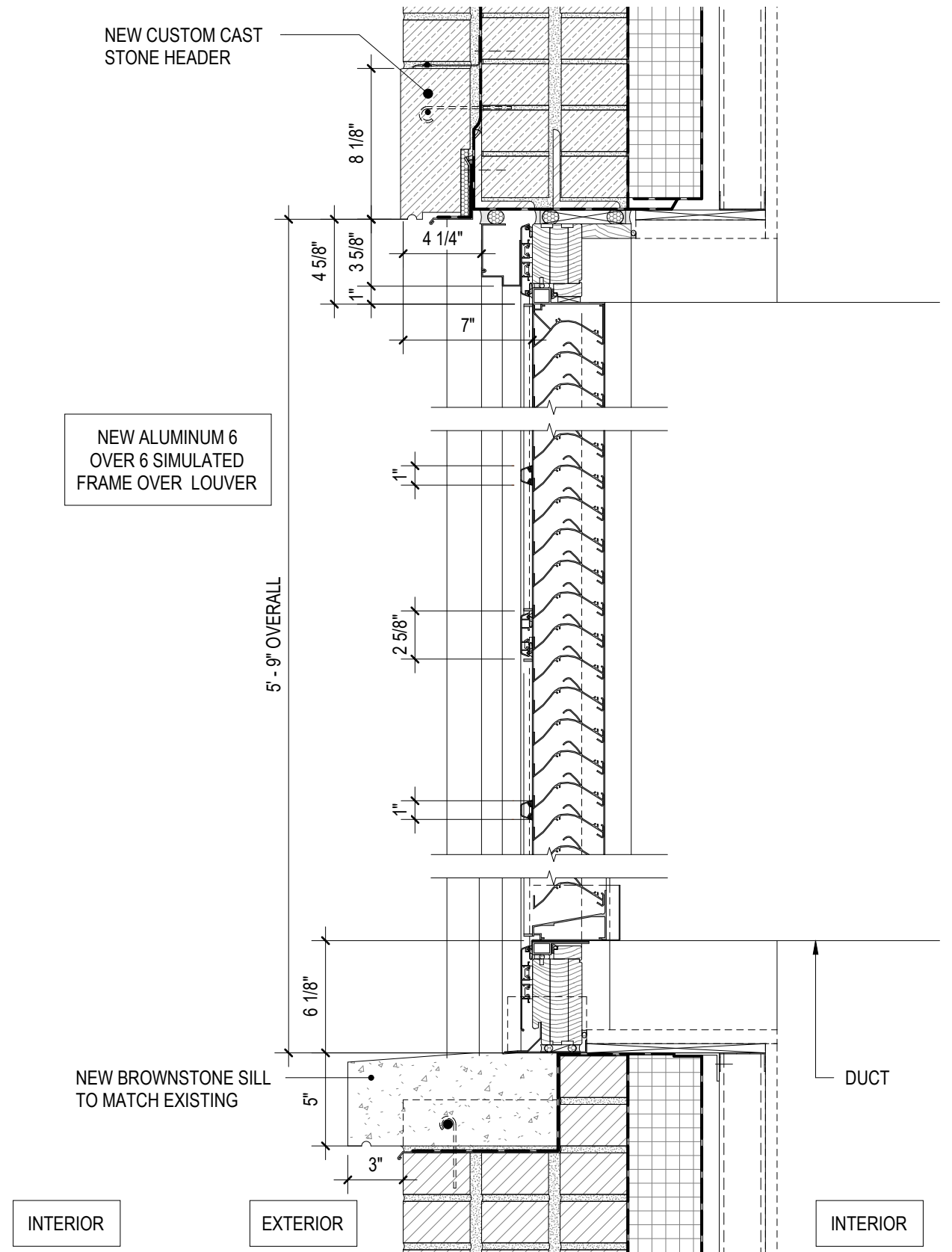
APPLIED 6 OVER 6
MUNTINS WITH
SPACER BAR



PROPOSED WINDOW SECTION DETAIL

NEW CUSTOM CAST
STONE HEADER

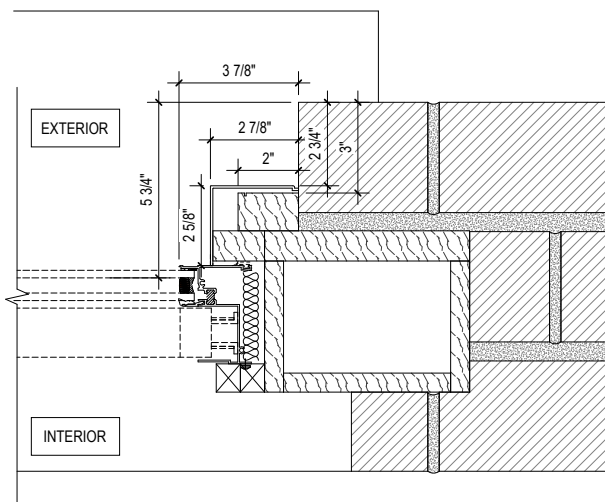
NEW ALUMINUM 6
OVER 6 SIMULATED
FRAME OVER LOUVER



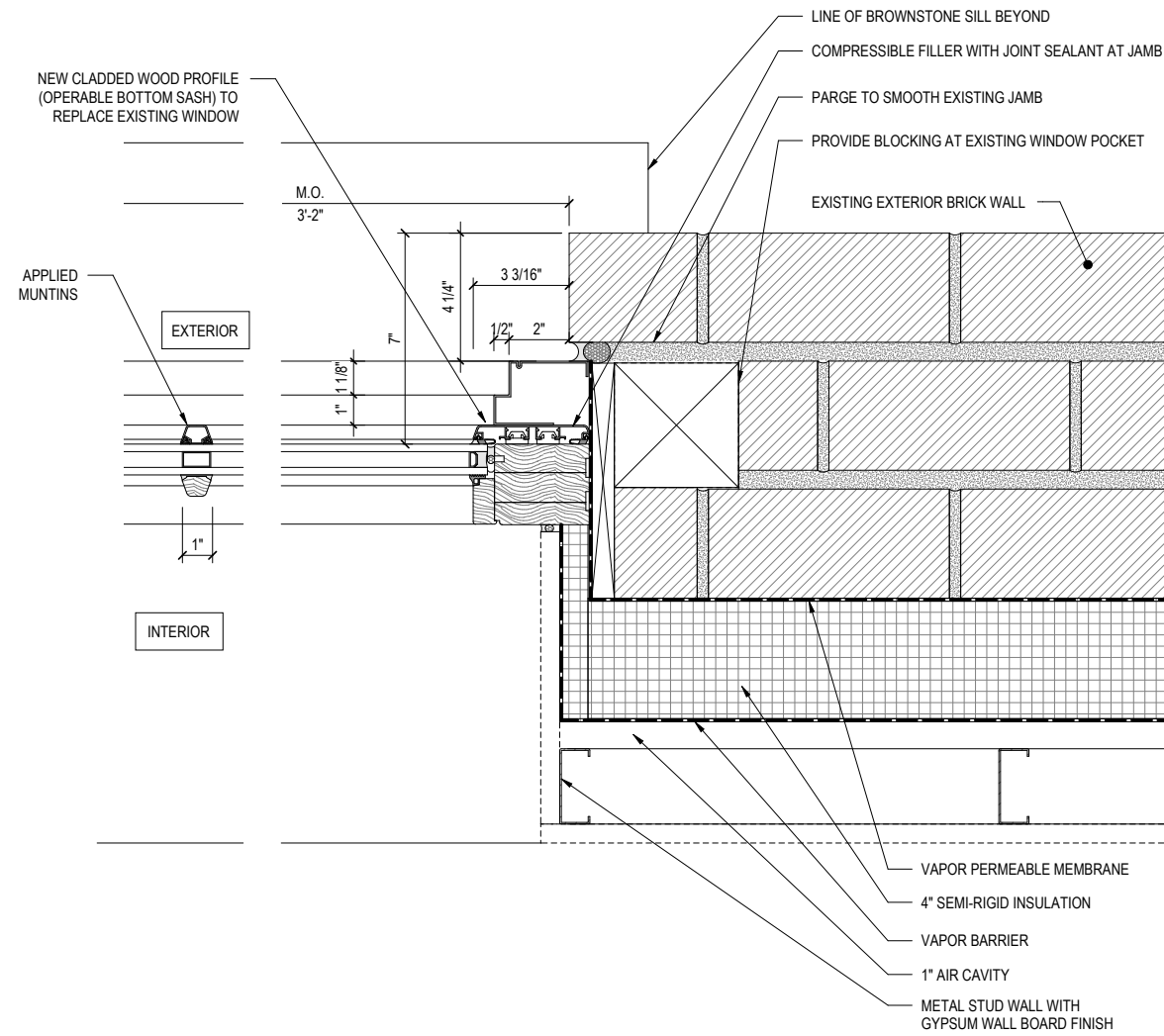
PROPOSED WINDOW SECTION DETAIL WITH LOUVER

SECTION DETAILS - EXISTING & PROPOSED WINDOW

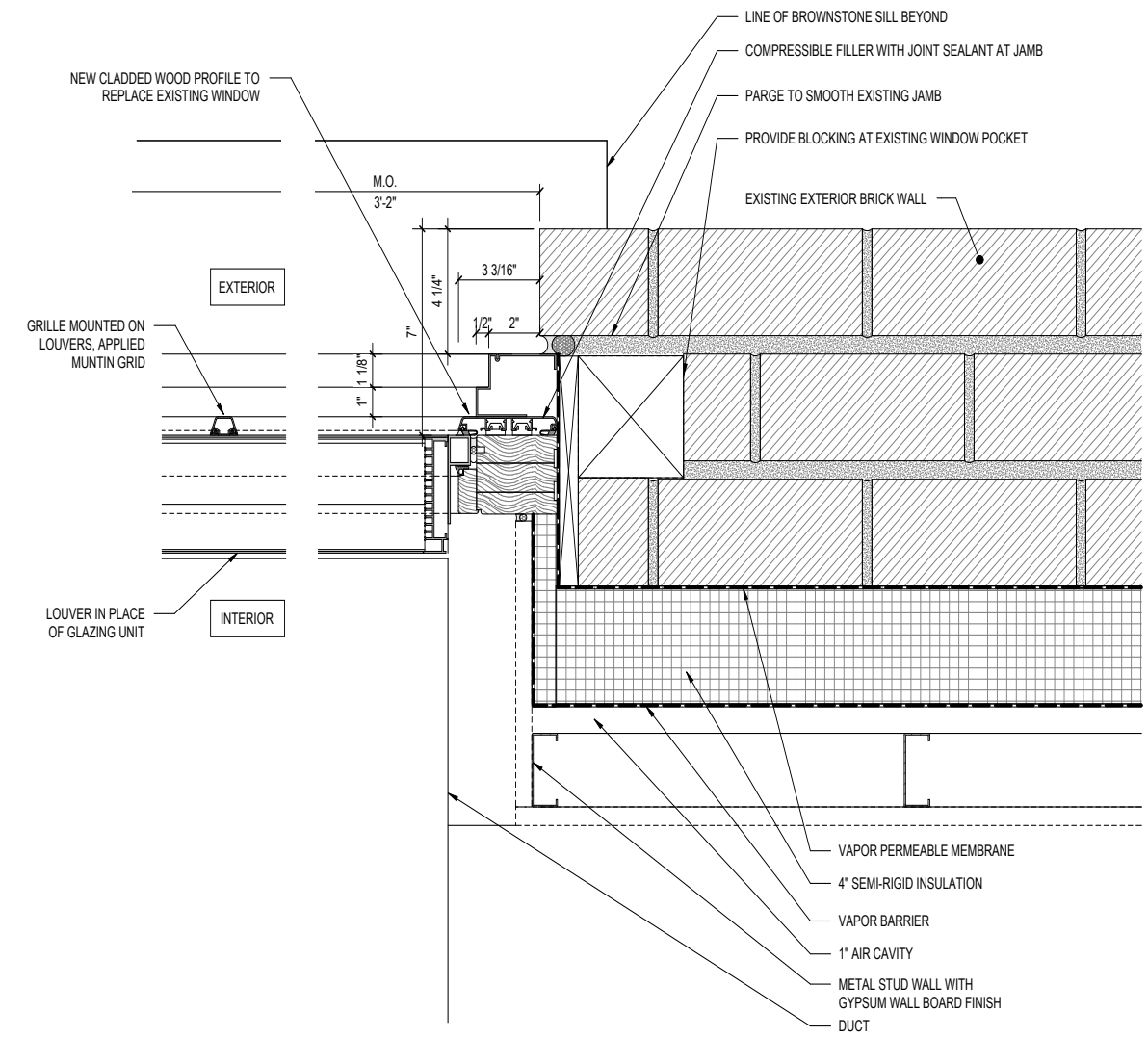
675 HUDSON STREET



EXISTING WINDOW PLAN DETAIL



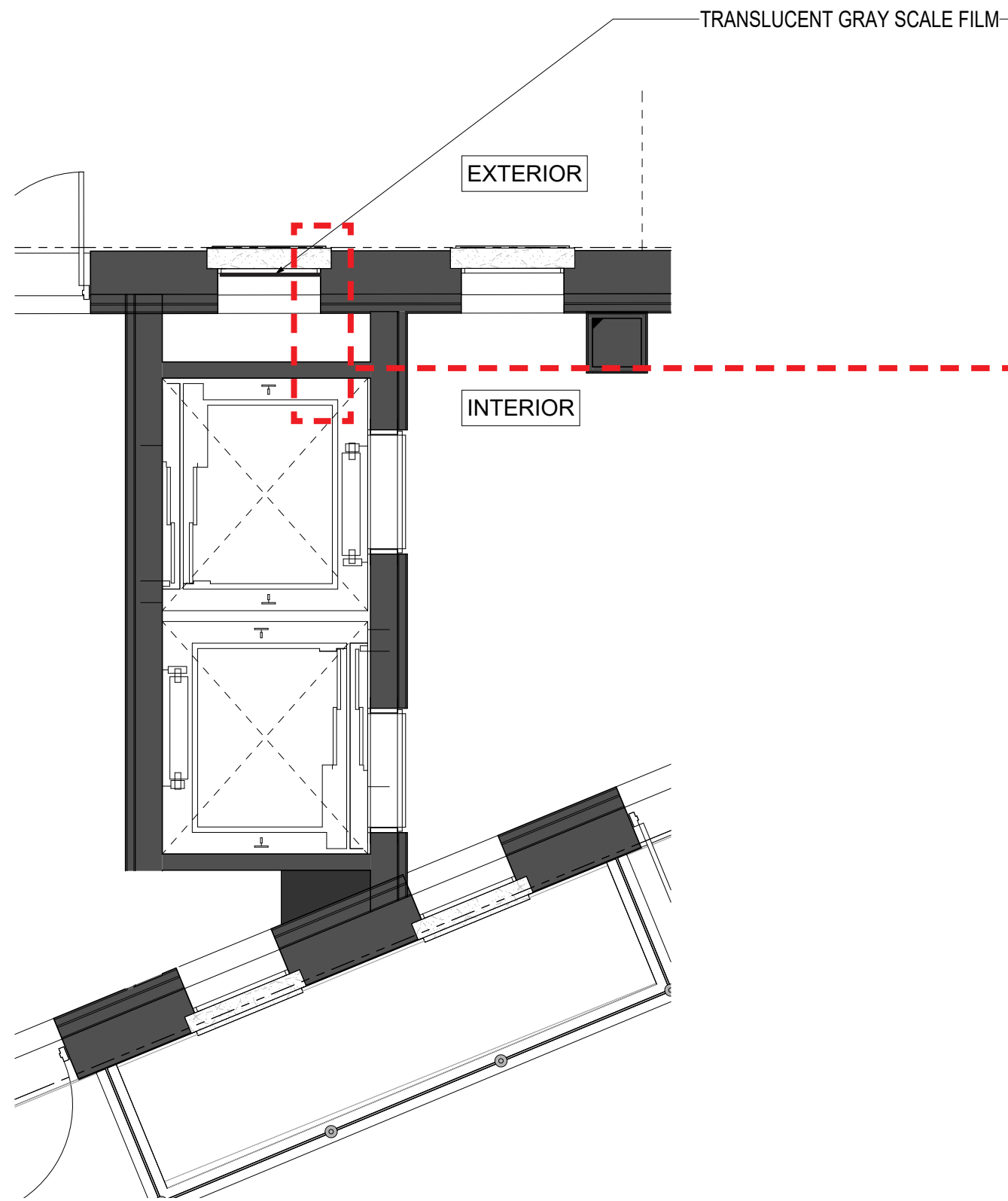
PROPOSED WINDOW PLAN DETAIL



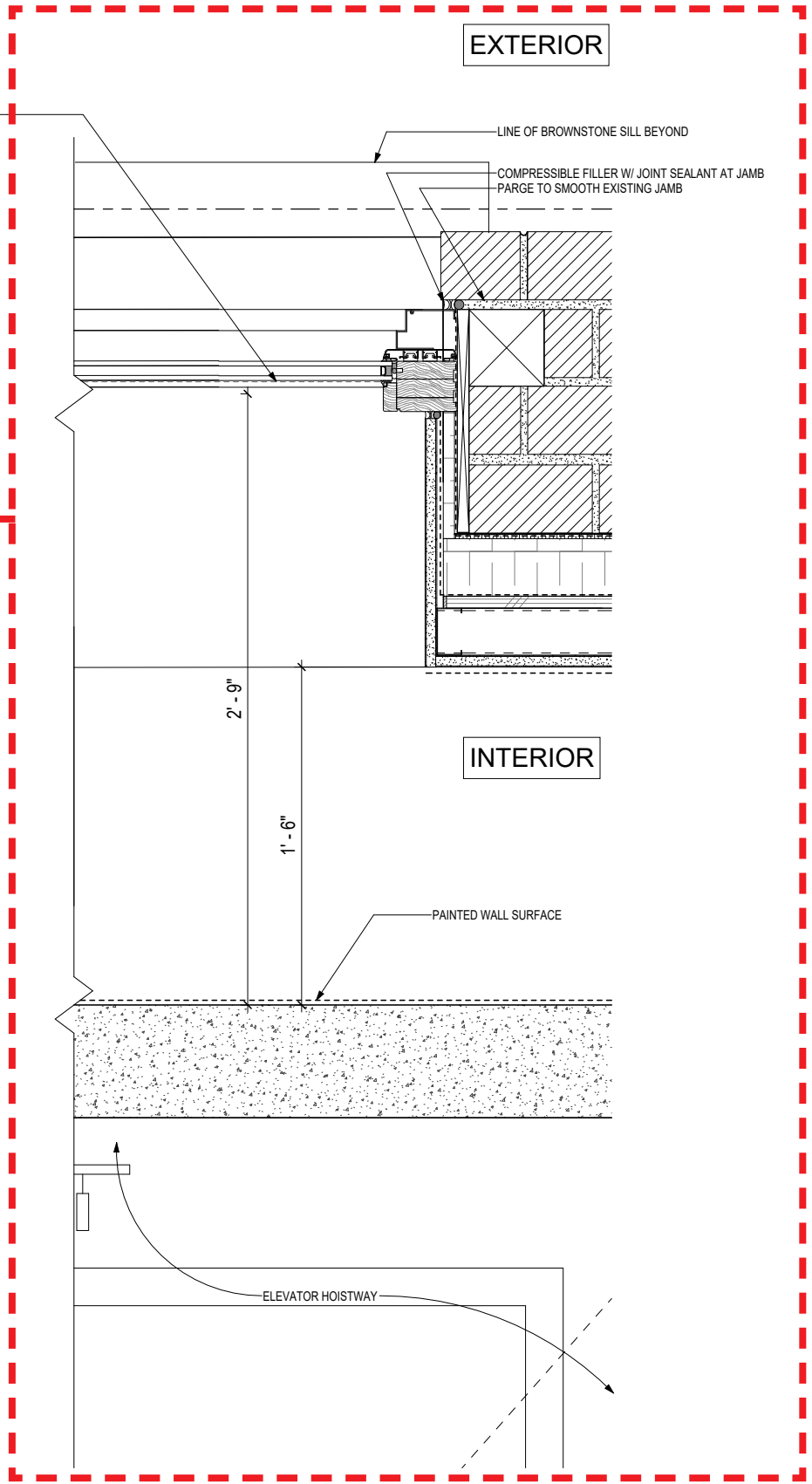
PROPOSED WINDOW PLAN DETAIL WITH LOUVER

PLAN DETAILS - EXISTING & PROPOSED WINDOW

675 HUDSON STREET



PROPOSED WINDOW ADJACENT TO THE ELEVATOR



PROPOSED WINDOW DETAIL ADJACENT TO THE ELEVATOR
PLAN VIEW

PLAN DETAILS - WINDOW ADJACENT TO ELEVATOR

675 HUDSON STREET



ENLARGED 9TH AVE RENDERING

EXTERIOR LIGHTING AT 9TH AVE

675 HUDSON STREET

AURORALIGHT

PROJECT: _____
 SKU #: _____ TYPE: _____

TELLURIDE

STW160164

The Telluride is engineered around Auroralight's Thermally Integrated® Field Serviceable LED Module. Utilizing our Copper Core Technology®, internal temperatures are monitored and self-regulated.

- Storm Drain™ lens system to expel dirt, dust & water
- Thermally Integrated® w/ Copper Core Technology®
- Interchangeable PMMA Acrylic Optics from 20° to 60°
- Ideal for stairs, pathways and architecture

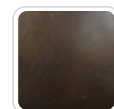
CONFIGURATOR:

STW160164	LED	FINISH
() = Most common configuration	(2706) 2700K 6W (2708) 2700K 8W (2712) 2700K 12W (3006) 3000K 6W (3008) 3000K 8W (3012) 3000K 12W	(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

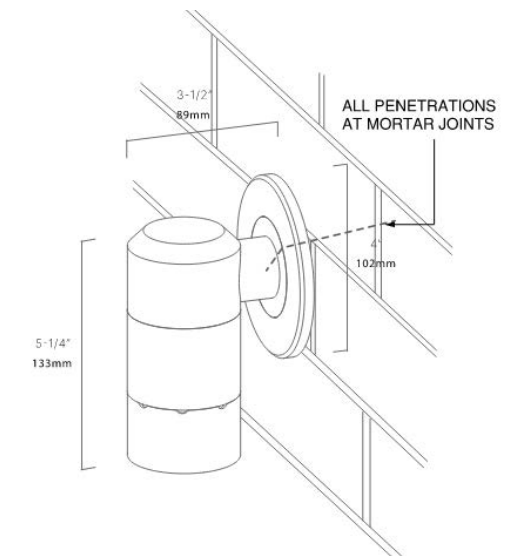
FIXTURE DIMENSIONS	L5-1/4" x W3-1/2"
LIGHT SOURCE	Included LM16 LED Module
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	6W, 8W, 12W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	676lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included 4" Cover Plate
ACCESSORIES	Yes, Included 90° Glare Shield
OPTICS	Yes, Included 20°, 40° & 60°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Dark Sky

*For complete warranty terms, please visit: www.auroralight.com/warranty/

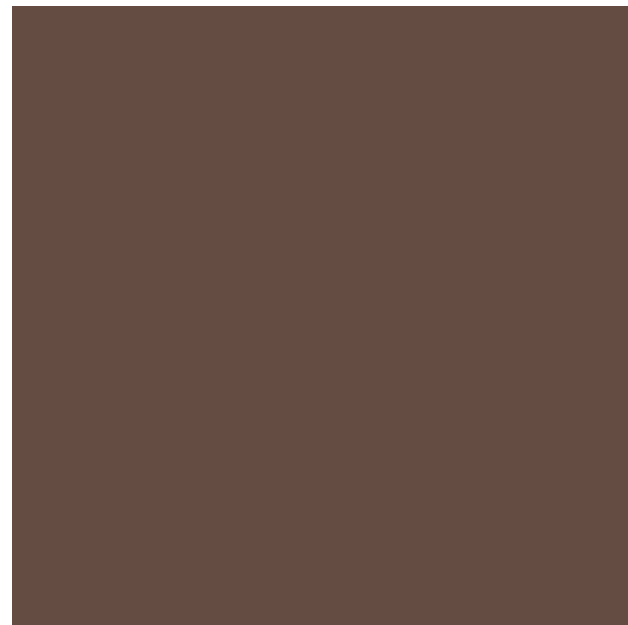
P. 760.931.2910
 O. 2742 Loker Ave. W Carlsbad CA 92010
 W. www.auroralight.com



BLPX
Extra Dark Bronze
Living Patina



PROPOSED EXTERIOR LIGHTING SPEC



BENJAMIN MOORE HISTORICAL
COLOR COLLECTION HASBROUCK
BROWN AT:
- CORNICES
- WINDOWS AND DOORS



CAST STONE, RED/BROWN TO
MATCH HISTORIC AT:
- WINDOW AND DOOR LINTELS



SANDSTONE TO MATCH
HISTORIC AT:
- GROUND FLOOR RESTORED
BELT COURSE



CUSTOM CAST ART GLASS BY
JOEL BERMAN AT:
- ENTRY VESTIBULE



BENJAMIN MOORE HISTORICAL
COLOR COLLECTION BLACK AT:
- ENTRY VESTIBULE
- AREAWAY FENCE
- ROOF ADDITION METAL WORK
AT GLASS ENCLOSURE
- ROOF PLANTER



BROWNSTONE TO MATCH
HISTORIC AT:
- WINDOW SILLS



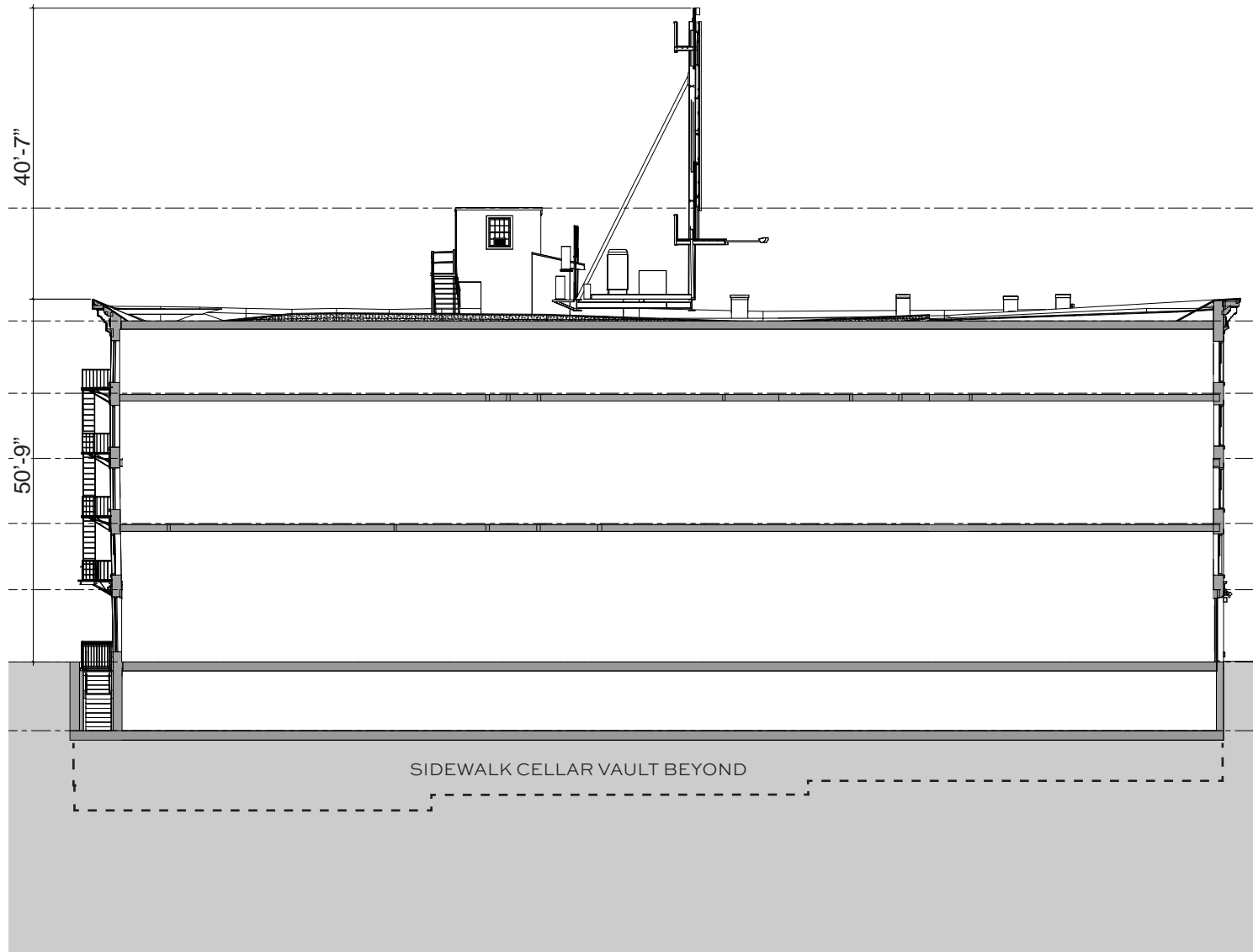
GRANITE TO MATCH HISTORIC AT:
- GROUND FLOOR RESTORED
BELT COURSE



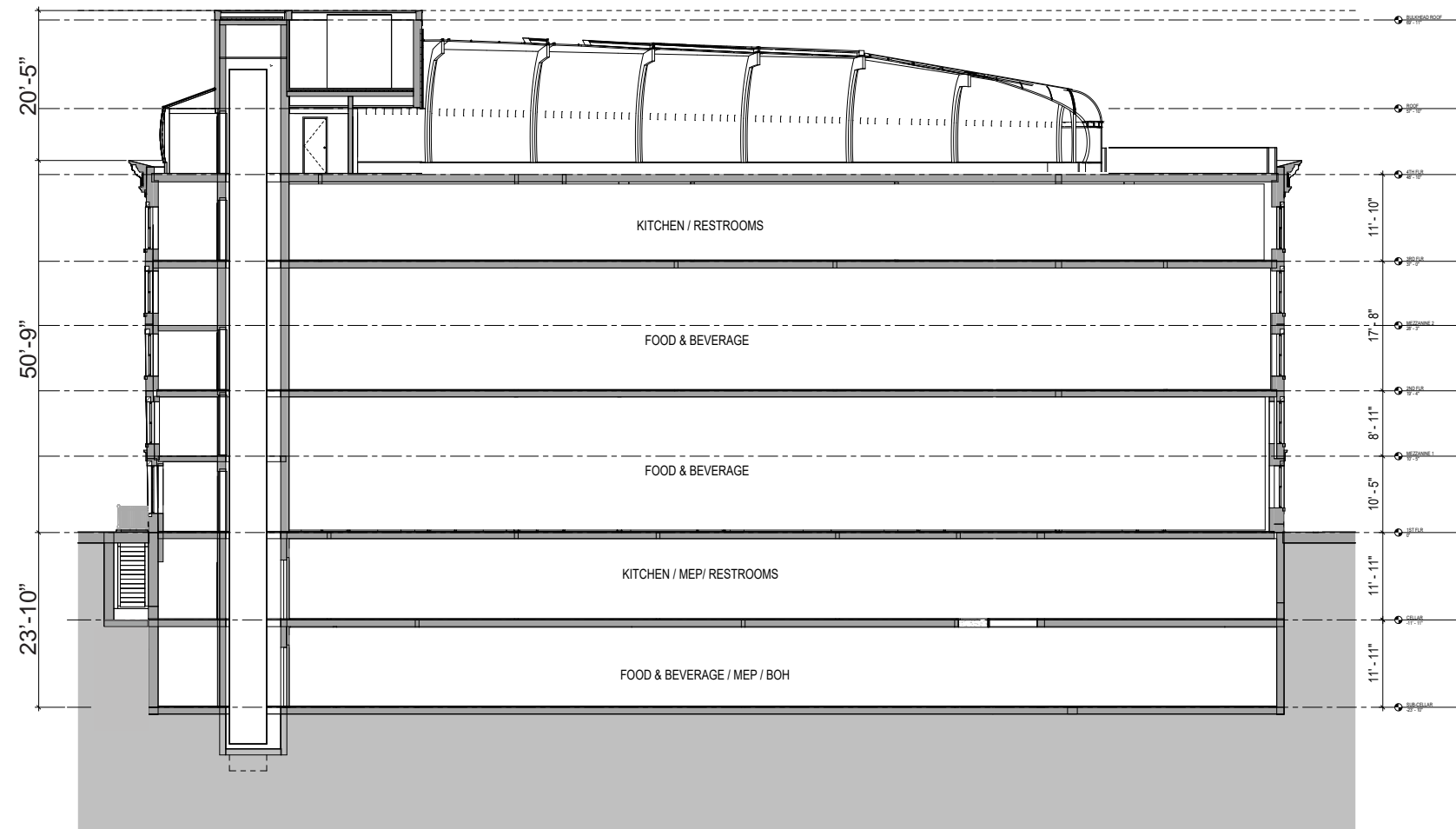
ZINC METAL PANEL AT:
- BULKHEAD

MATERIALS BOARD

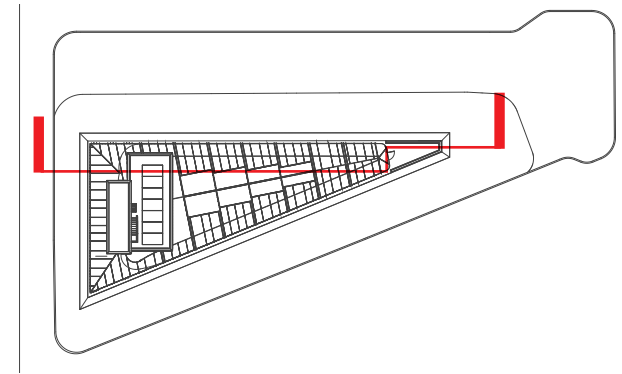
675 HUDSON STREET



LPC APPROVED LONGITUDINAL SECTION (12/2024)

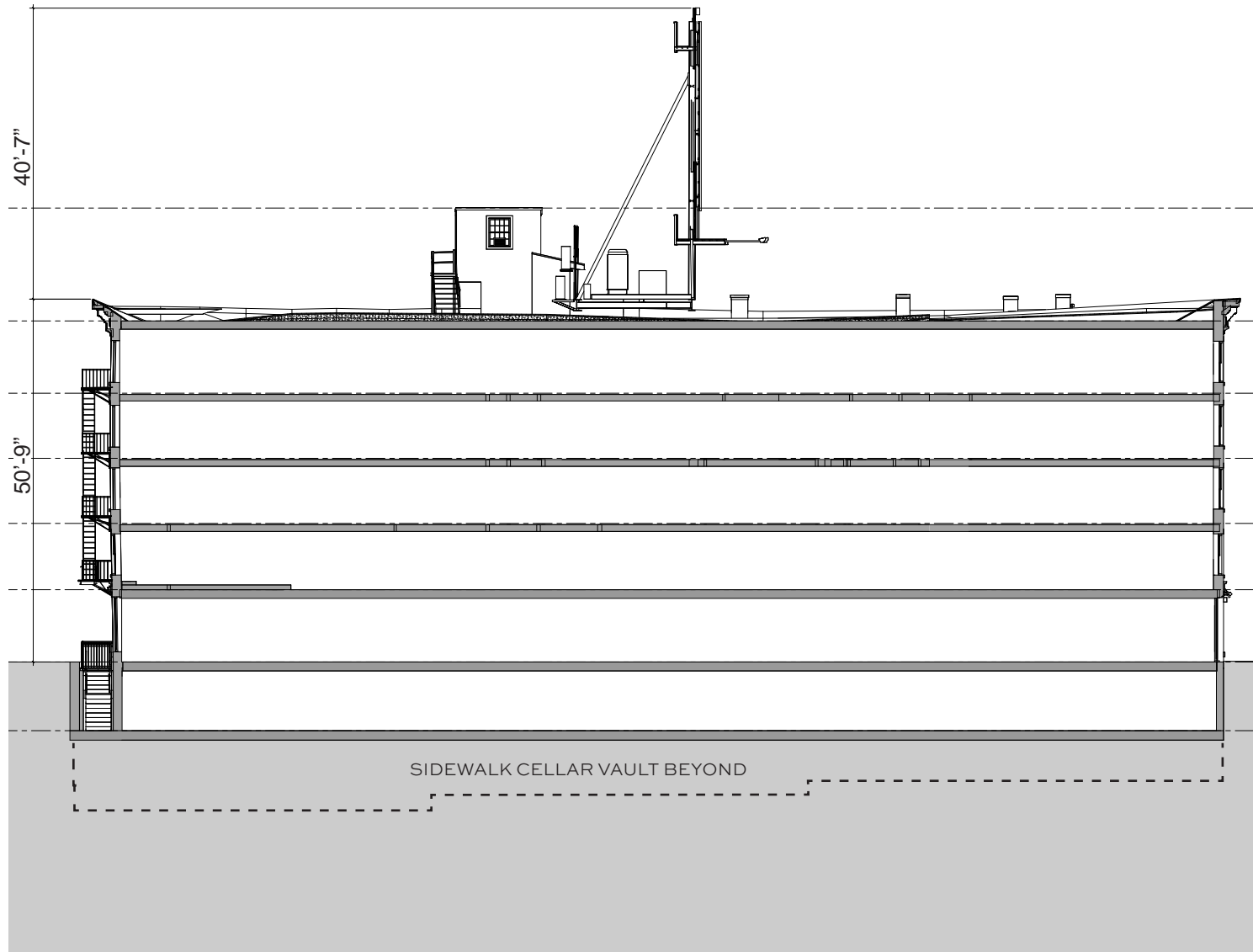
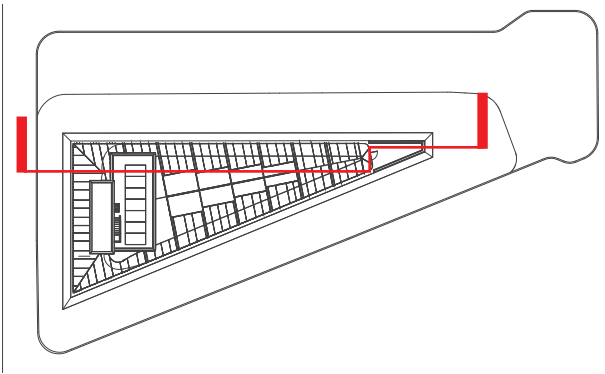


PROPOSED LONGITUDINAL SECTION

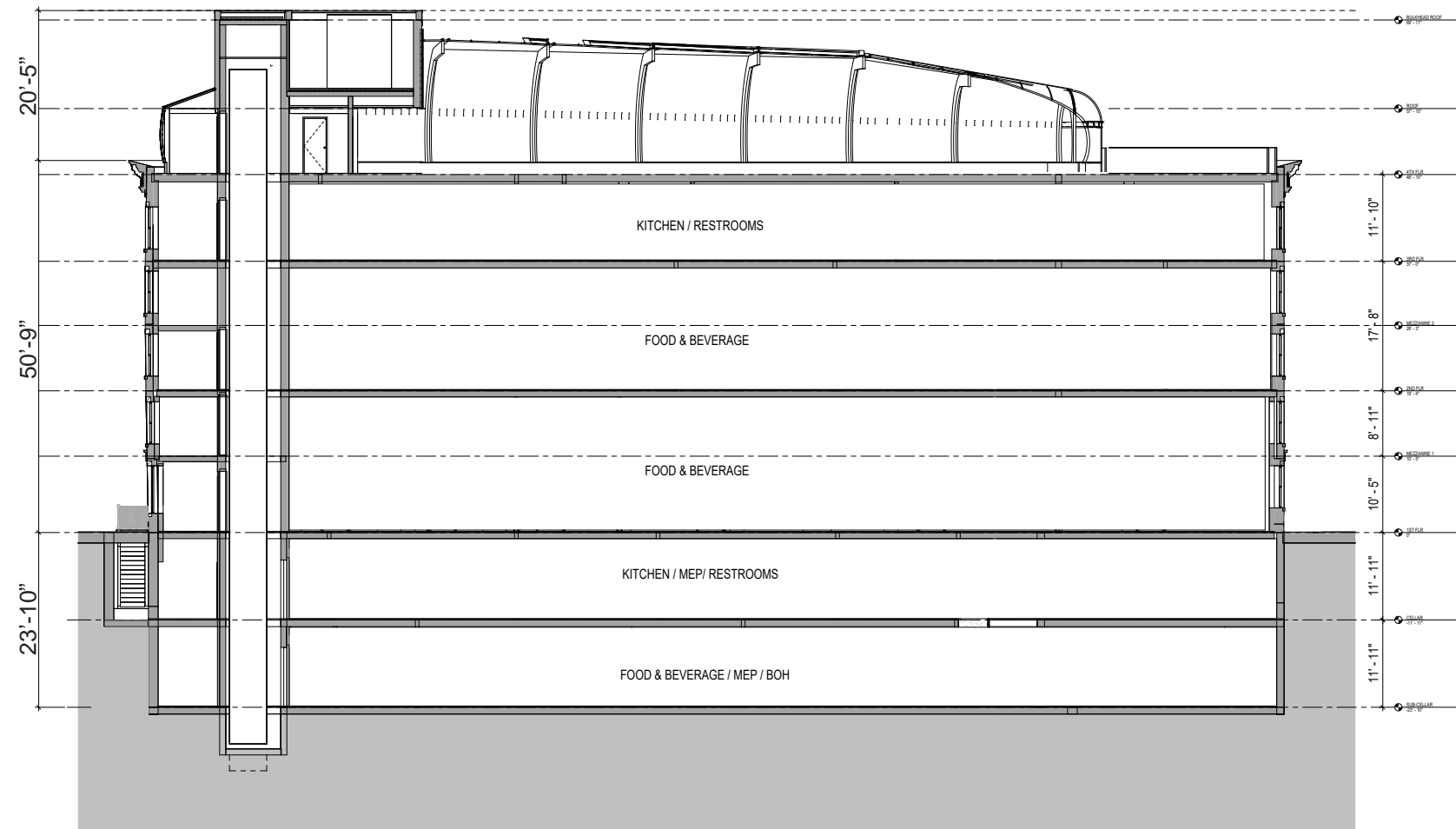


APPROVED / PROPOSED SECTIONS

675 HUDSON STREET



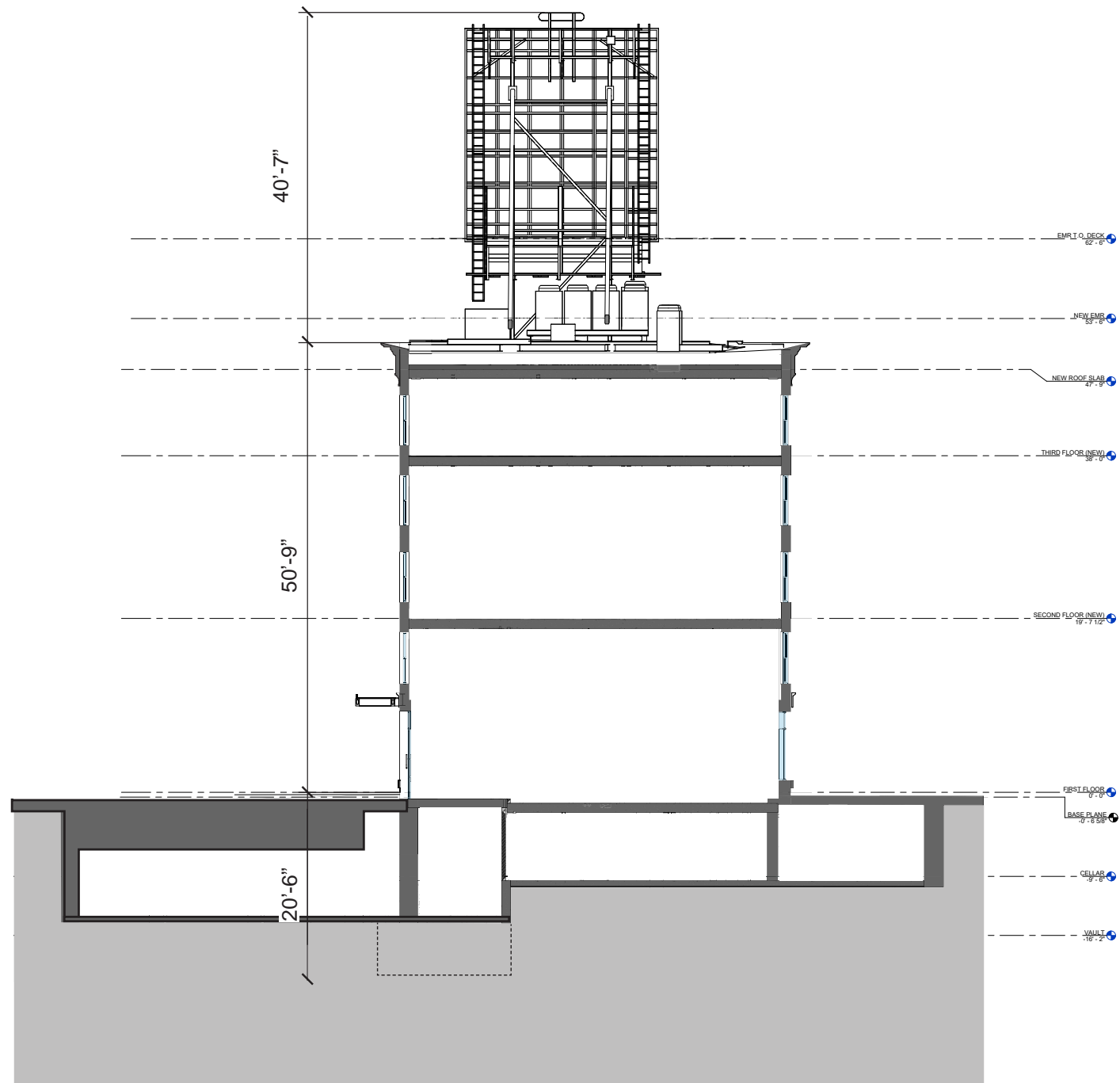
EXISTING LONGITUDINAL SECTION



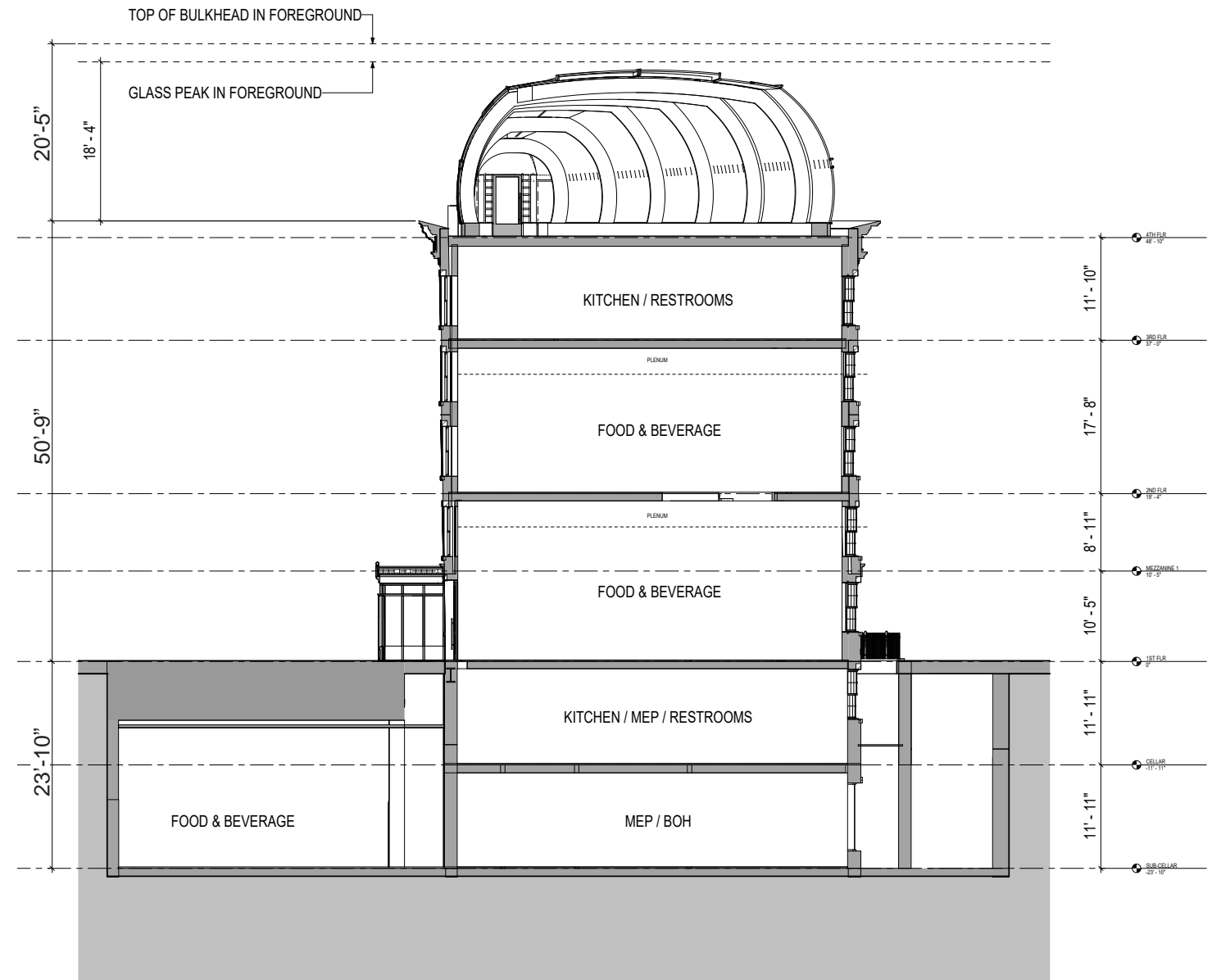
PROPOSED LONGITUDINAL SECTION

EXISTING / PROPOSED SECTIONS

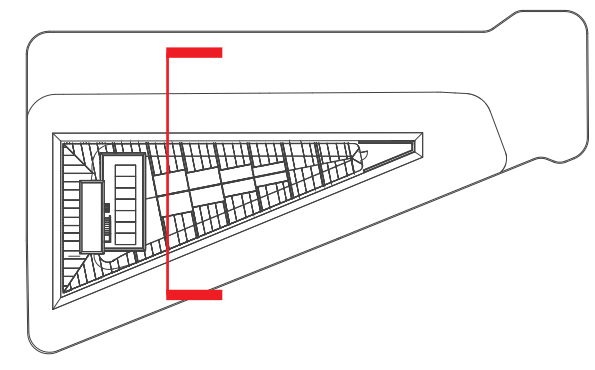
675 HUDSON STREET



LPC APPROVED TRANSVERSE SECTION (12/2024)

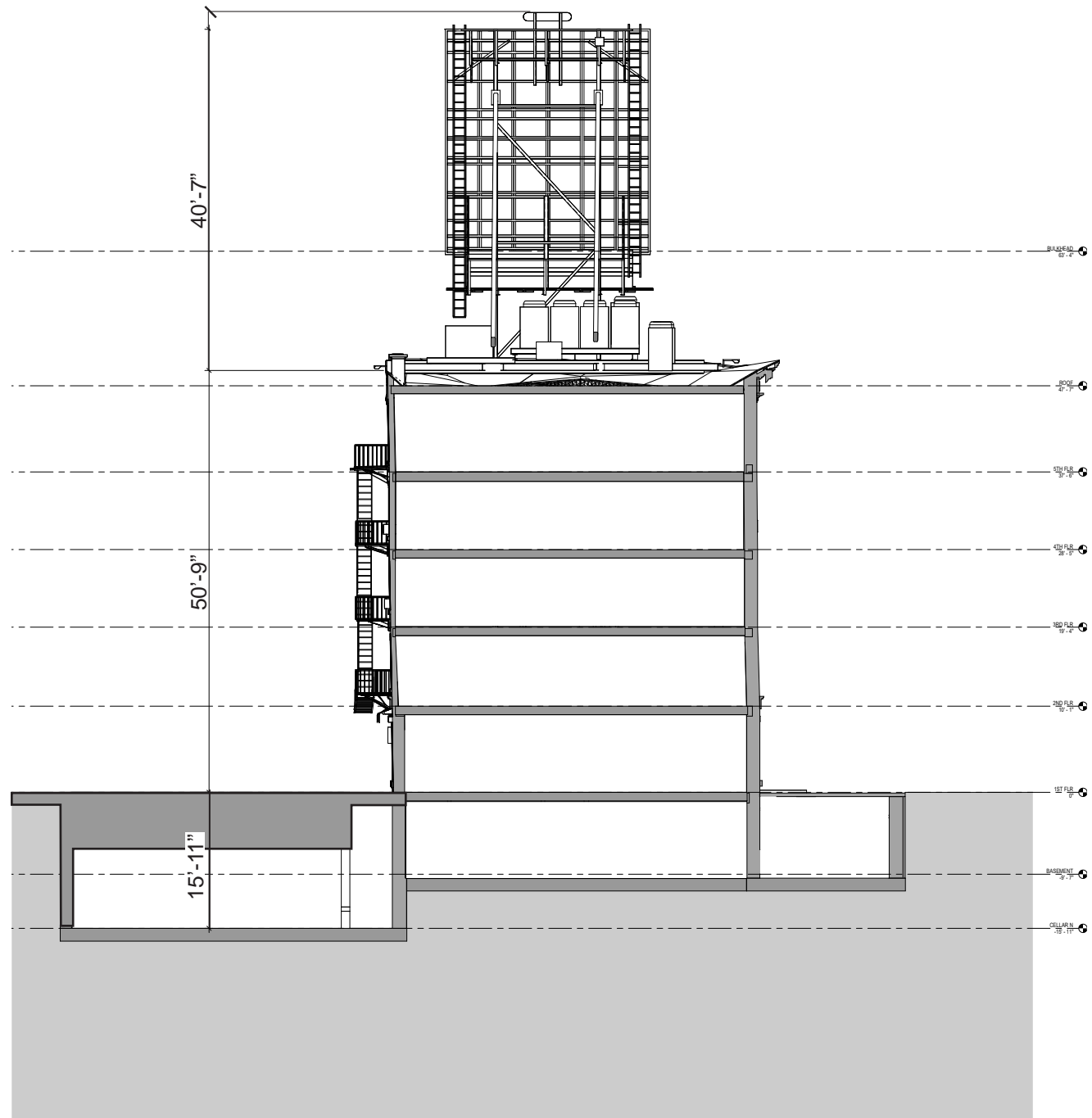


PROPOSED TRANSVERSE SECTION

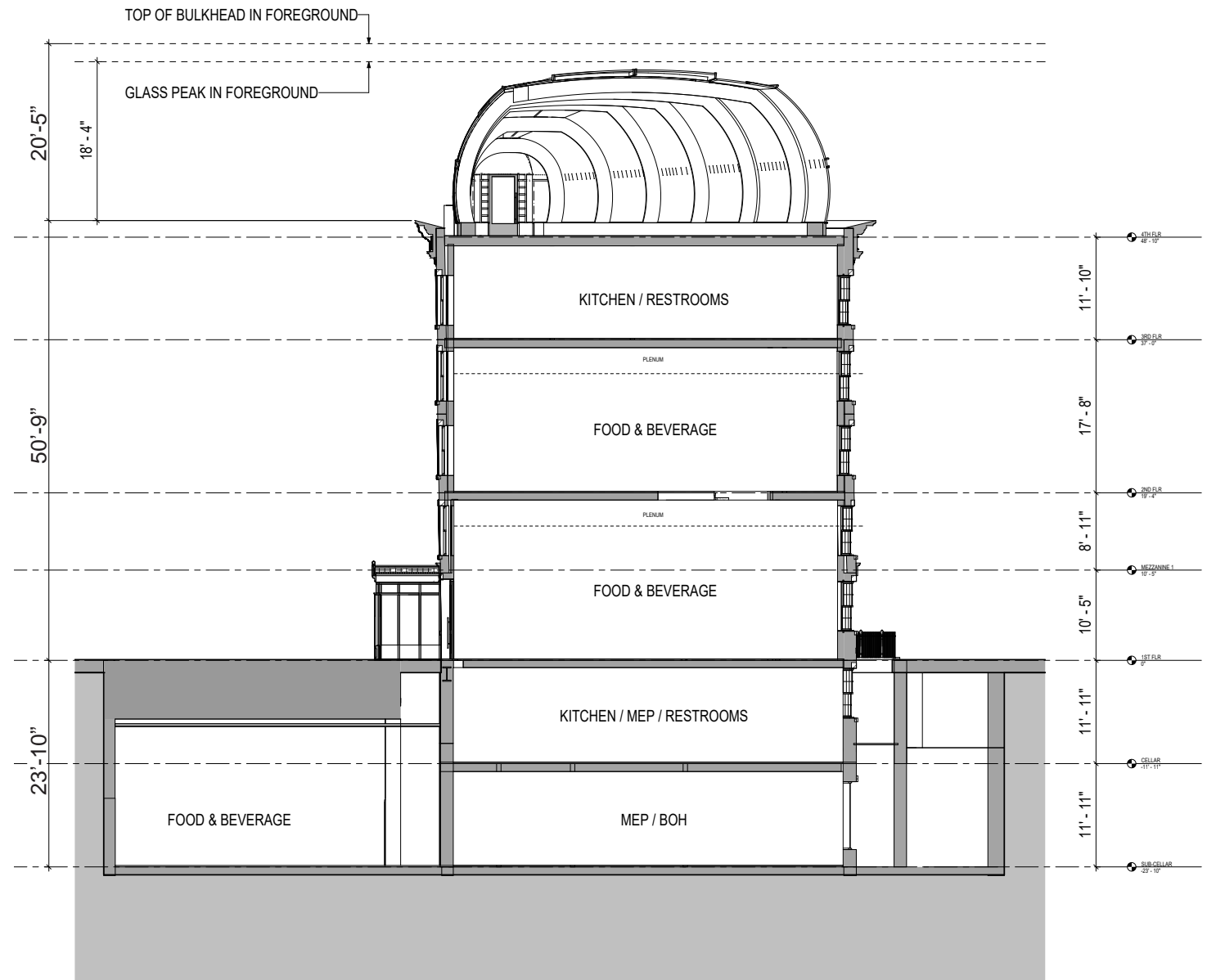


APPROVED / PROPOSED SECTIONS

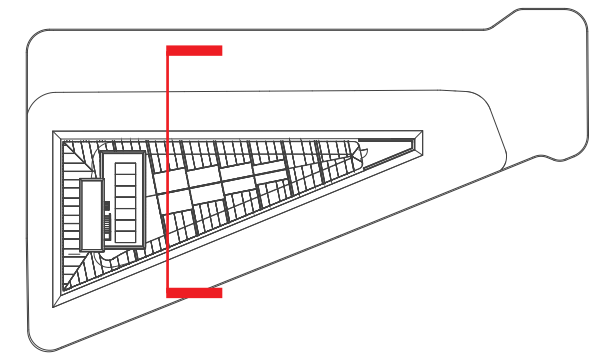
675 HUDSON STREET



EXISTING TRANSVERSE SECTION



PROPOSED TRANSVERSE SECTION



EXISTING / PROPOSED SECTIONS

675 HUDSON STREET



837 Washington Street (Morris Adjmi Architects)



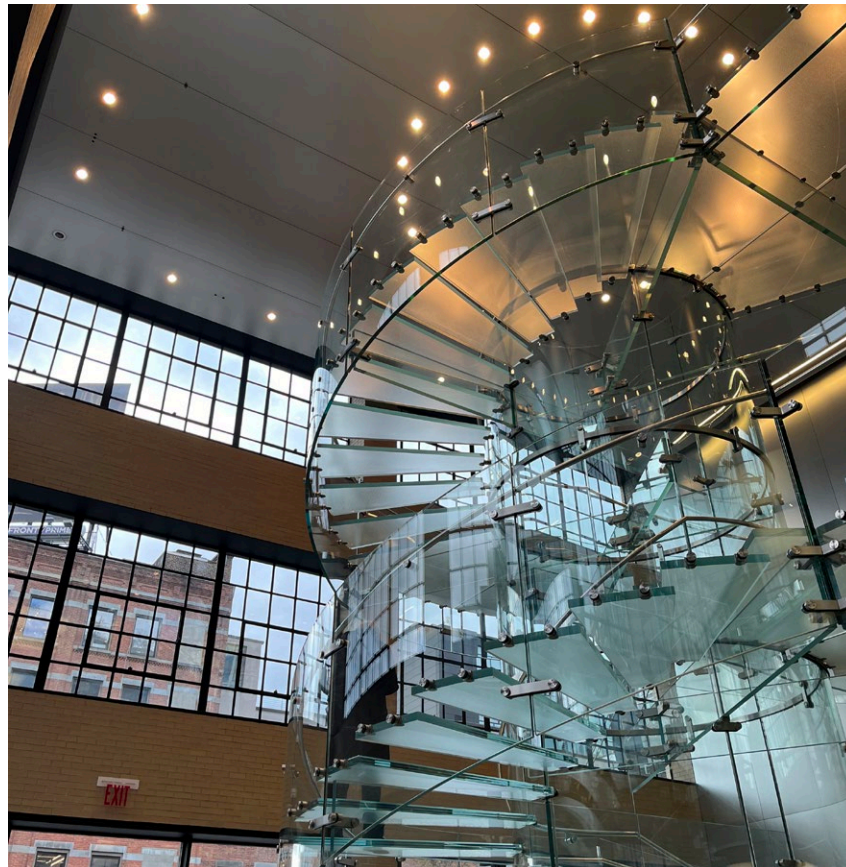
401 West 14th Street (Apple)



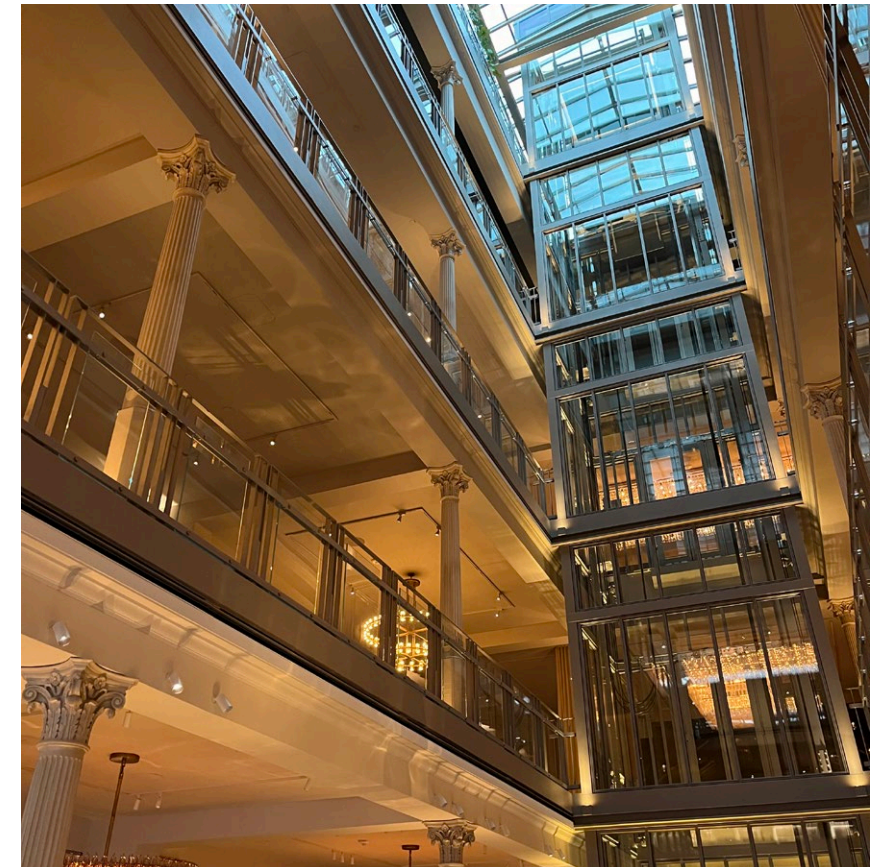
9-11 Ninth Avenue (RH)



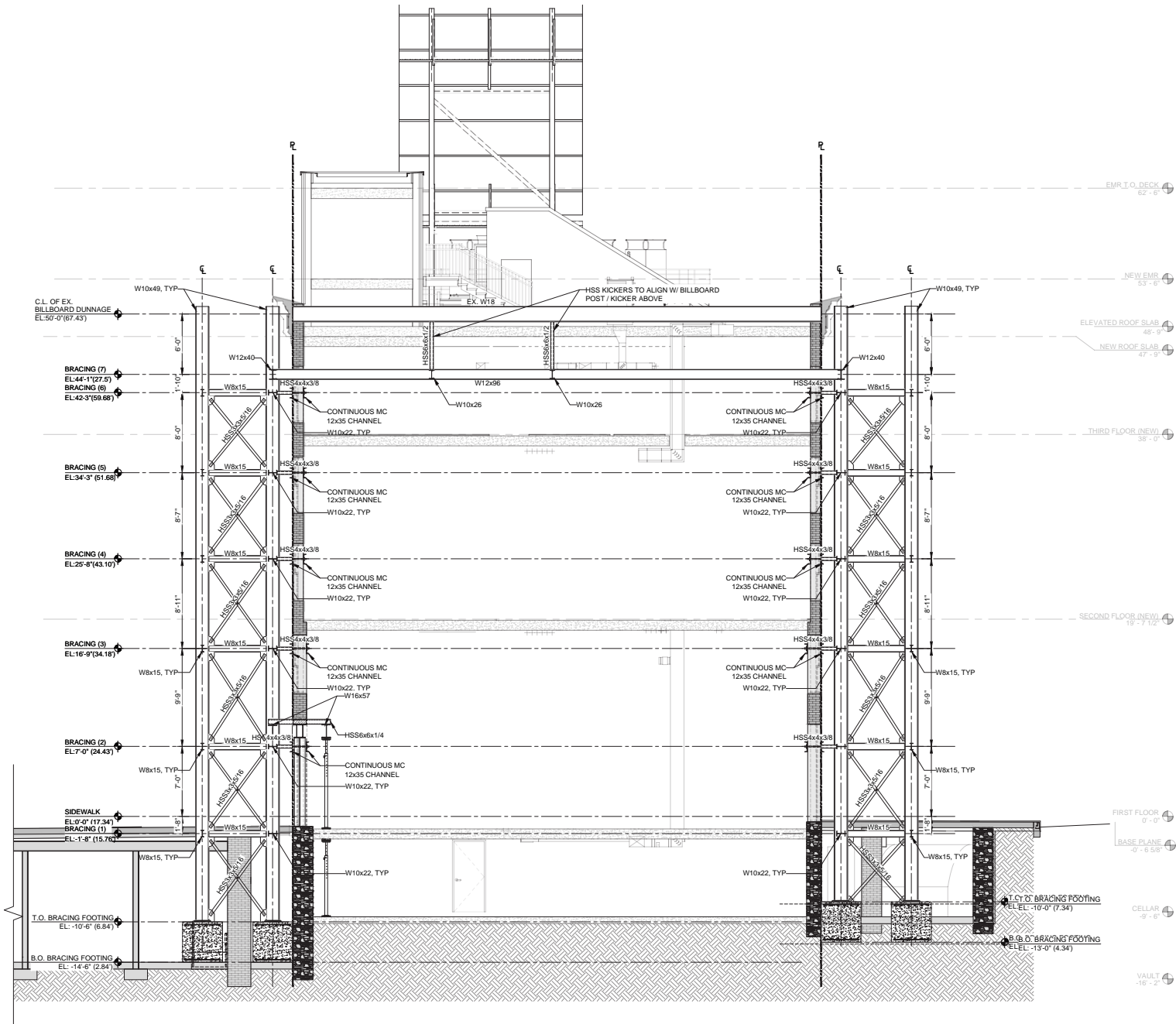
837 Washington Street (Samsung)



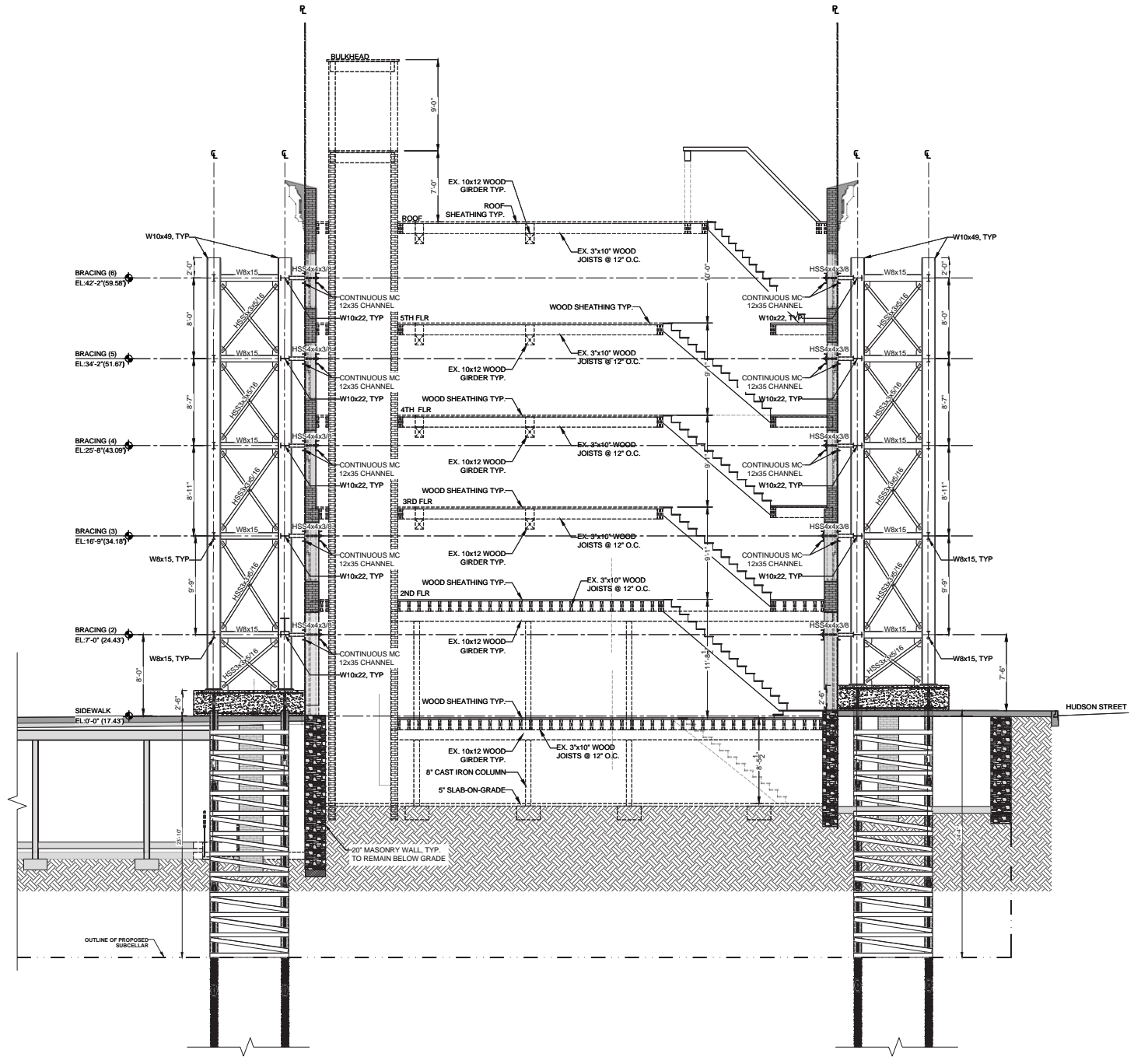
401 West 14th Street (Apple)



9-11 Ninth Avenue (RH)



LPC APPROVED BUILDING BRACING SECTIONS



PROPOSED BUILDING BRACING SECTIONS

PROPOSED BUILDING BRACING SECTIONS

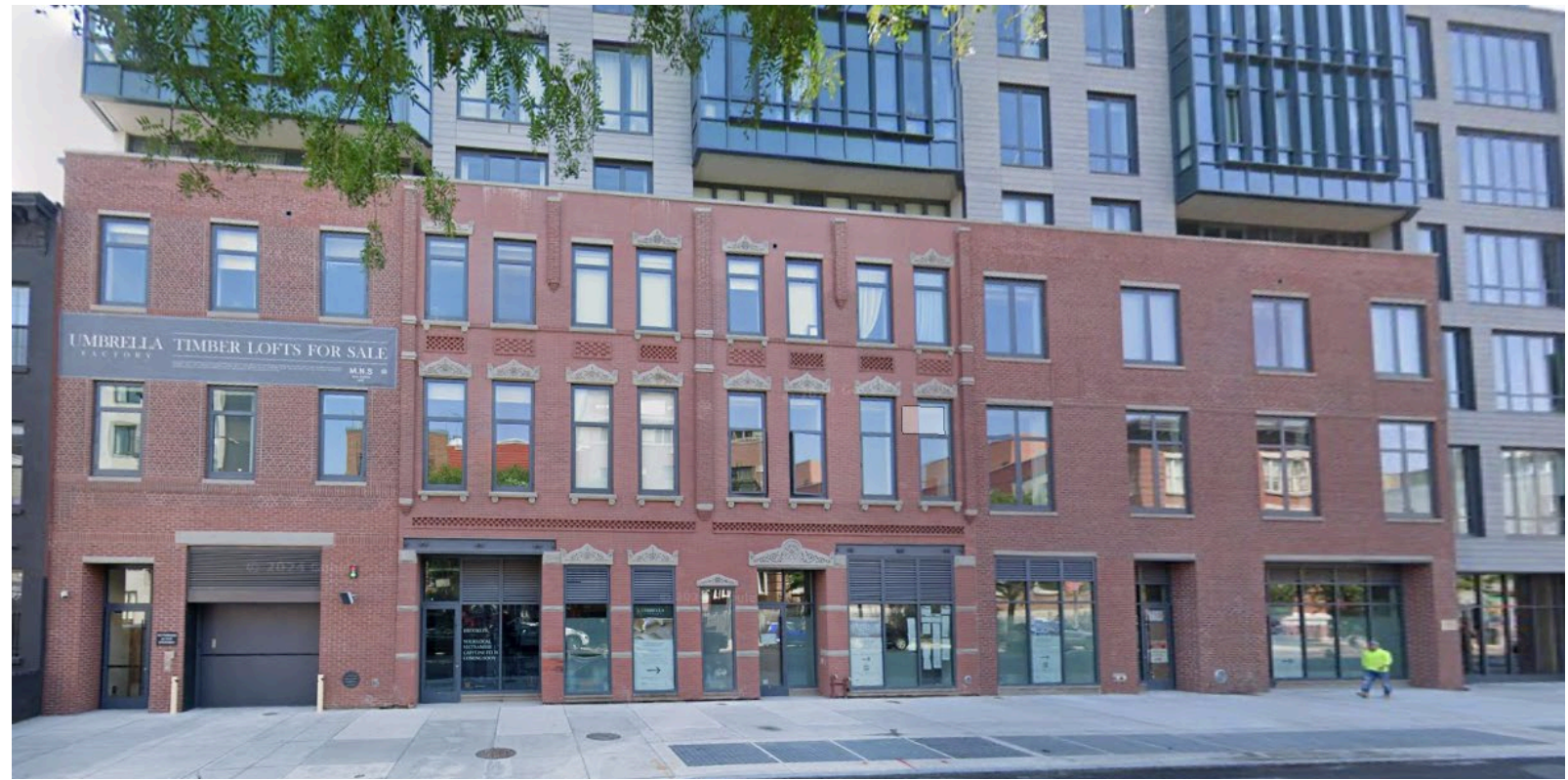
675 HUDSON STREET

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9-13 East 75th Street (Upper East Side HD)



704-722 Metropolitan Avenue



103-105 Bank St (Greenwich Village HD)



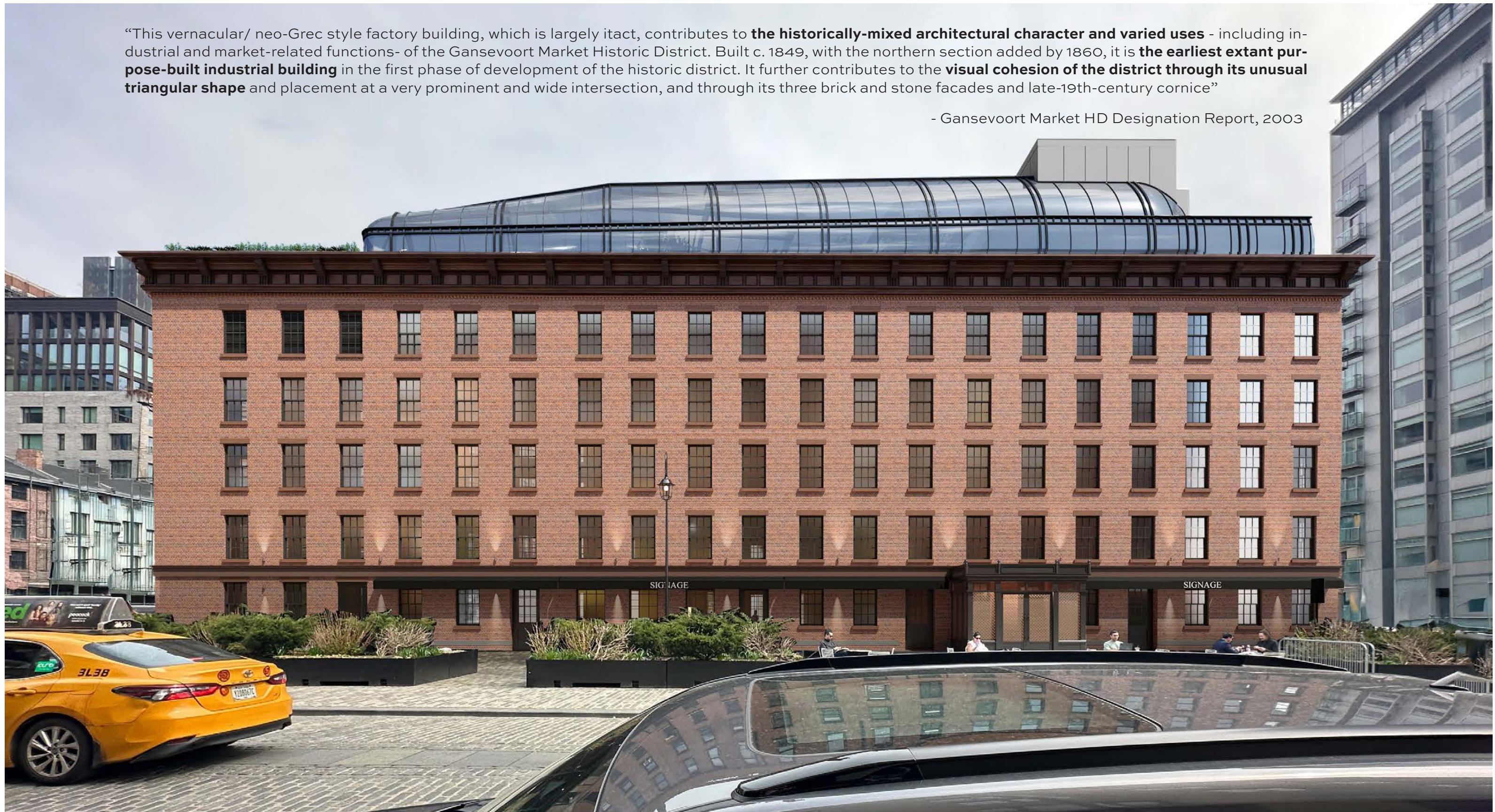
4302 Fourth Avenue

RECENT ANCORA ENGINEERING PROJECTS

675 HUDSON STREET

“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”

- Gansevoort Market HD Designation Report, 2003



PROPOSED 9TH AVE RENDERING

675 HUDSON STREET

BKSK

05/08/2026

The current proposal is:

Preservation Department – Item 7, LPC-26-07933

675 Hudson Street – Gansevoort Market Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

Passcode: 461716

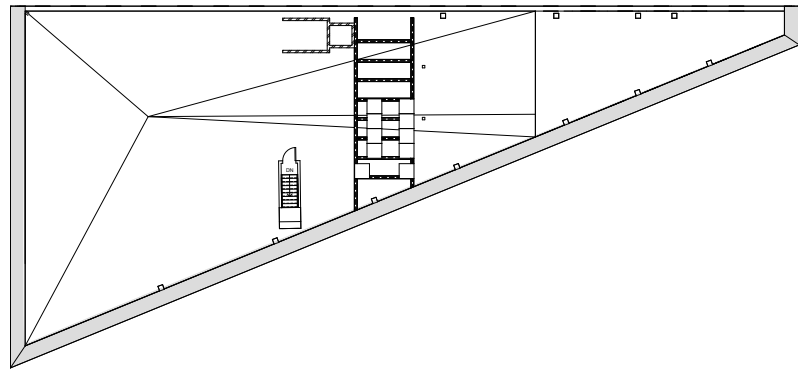
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

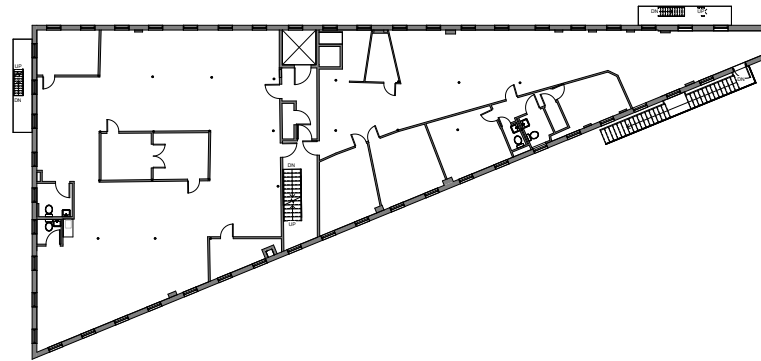
833-568-8864 (Toll-free)

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.

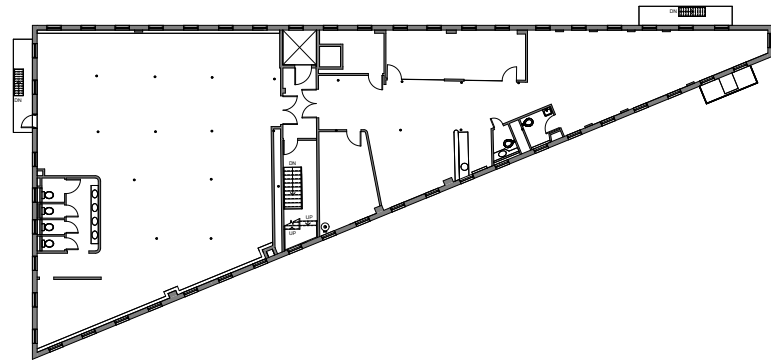
APPENDIX



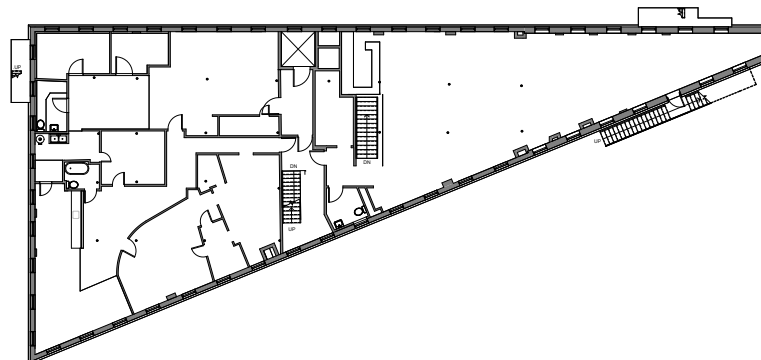
EXISTING ROOF PLAN



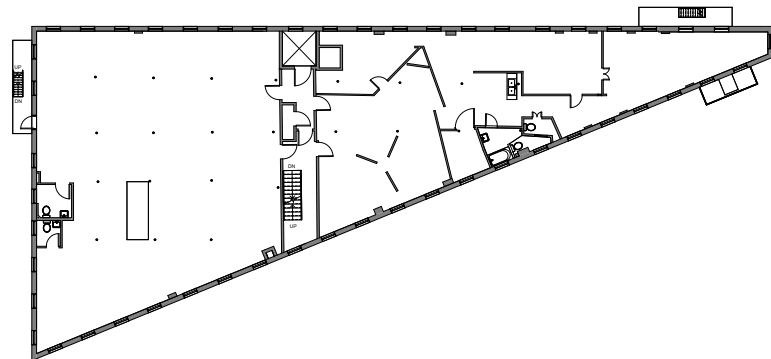
EXISTING THIRD FLOOR PLAN



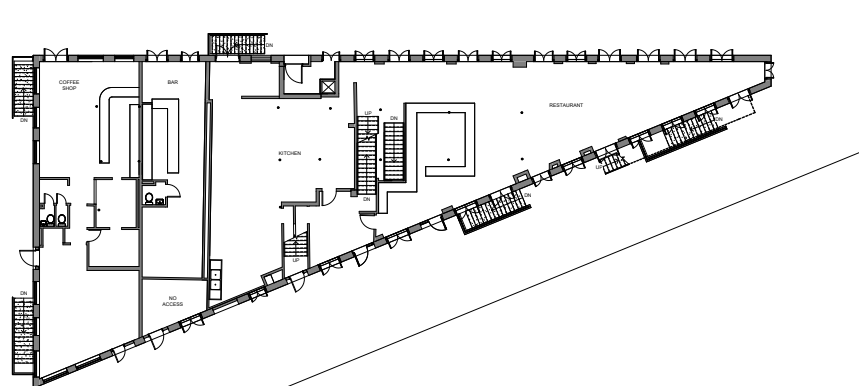
EXISTING FIFTH FLOOR PLAN



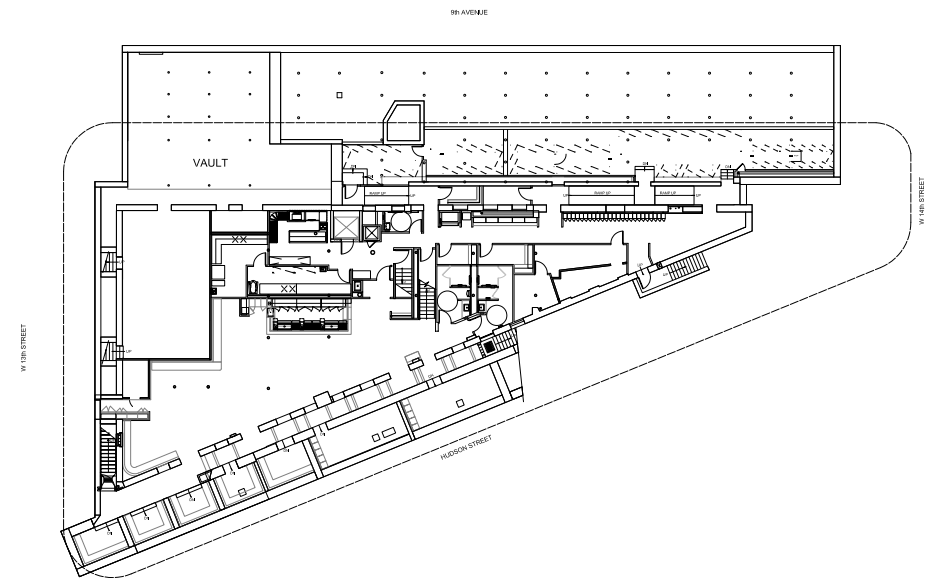
EXISTING SECOND FLOOR PLAN



EXISTING FOURTH FLOOR PLAN



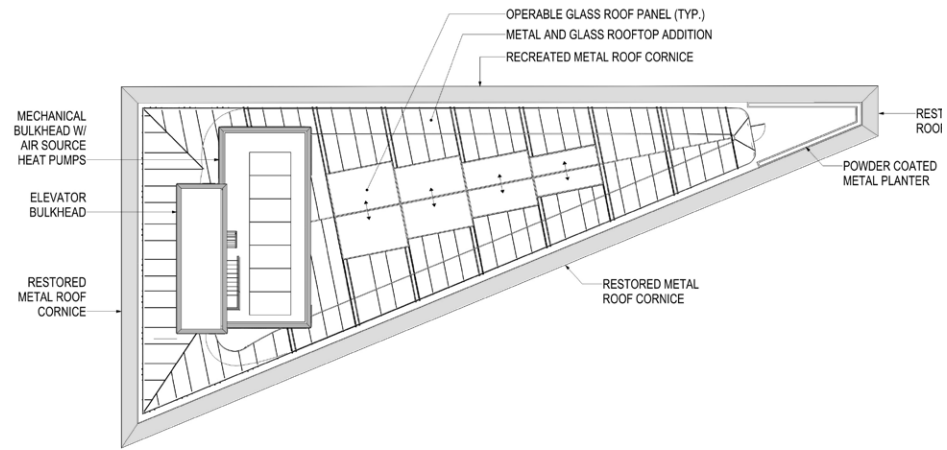
EXISTING FIRST FLOOR PLAN



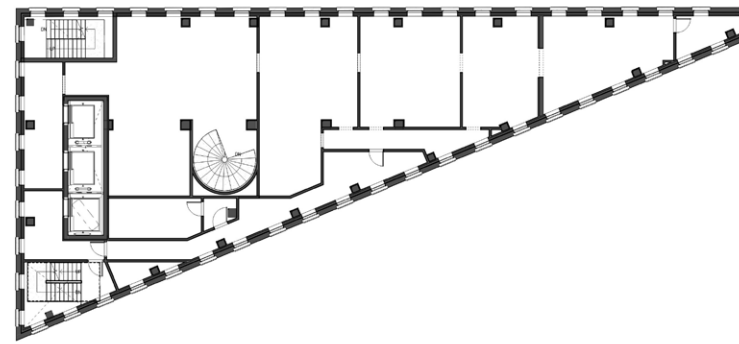
EXISTING CELLAR PLAN

EXISTING PLANS

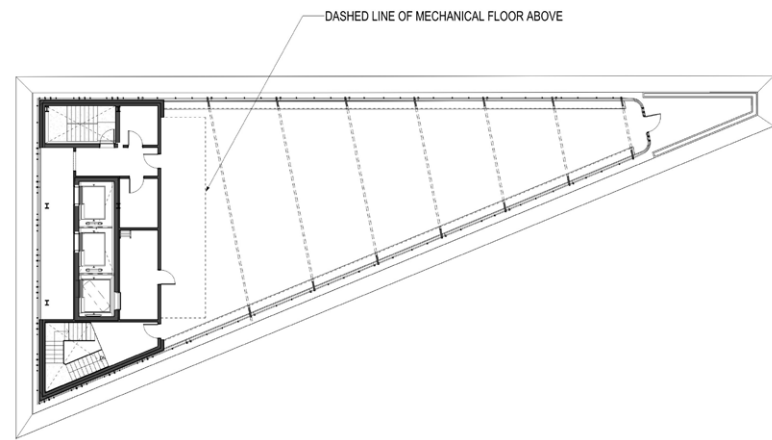
675 HUDSON STREET



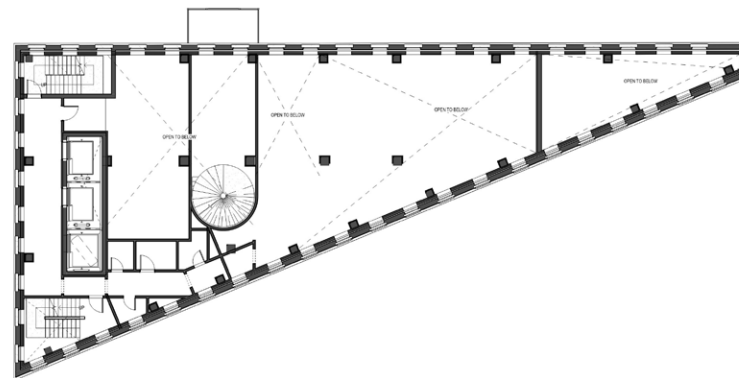
PROPOSED ROOF PLAN



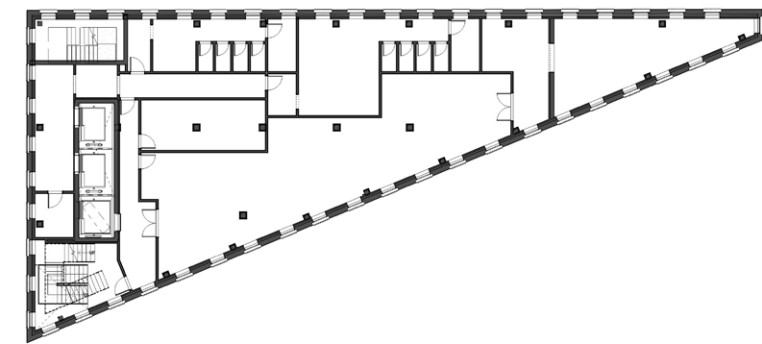
PROPOSED SECOND FLOOR PLAN



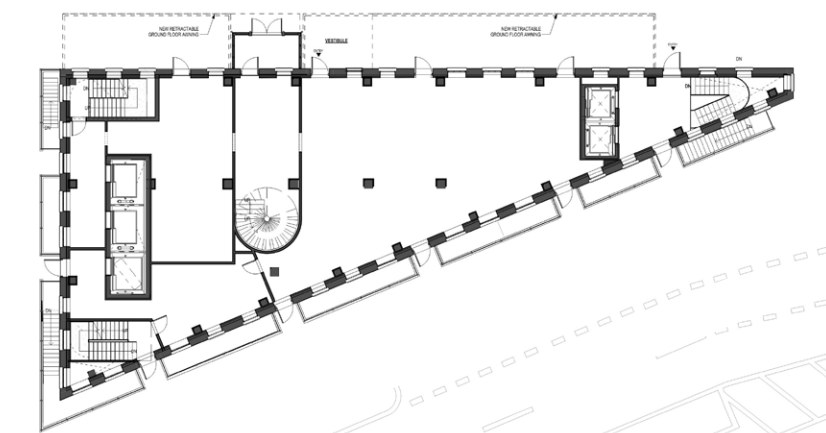
PROPOSED FOURTH FLOOR PLAN



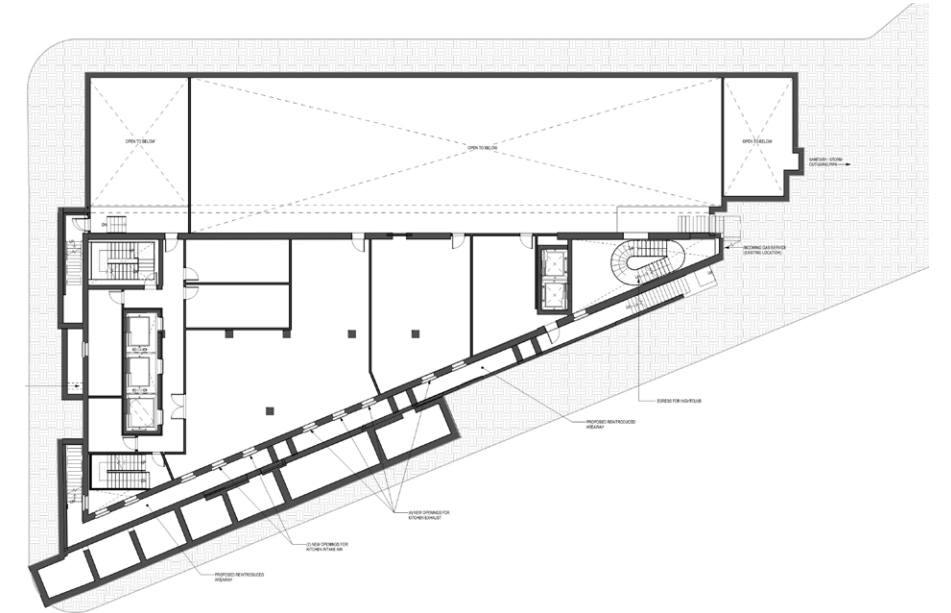
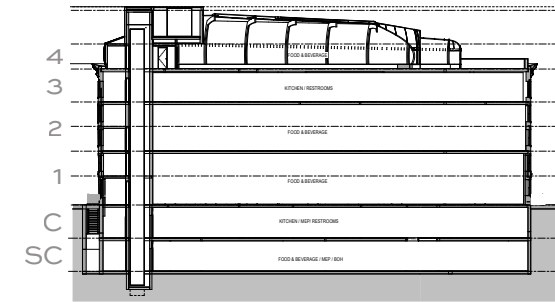
PROPOSED MEZZANINE 1 PLAN



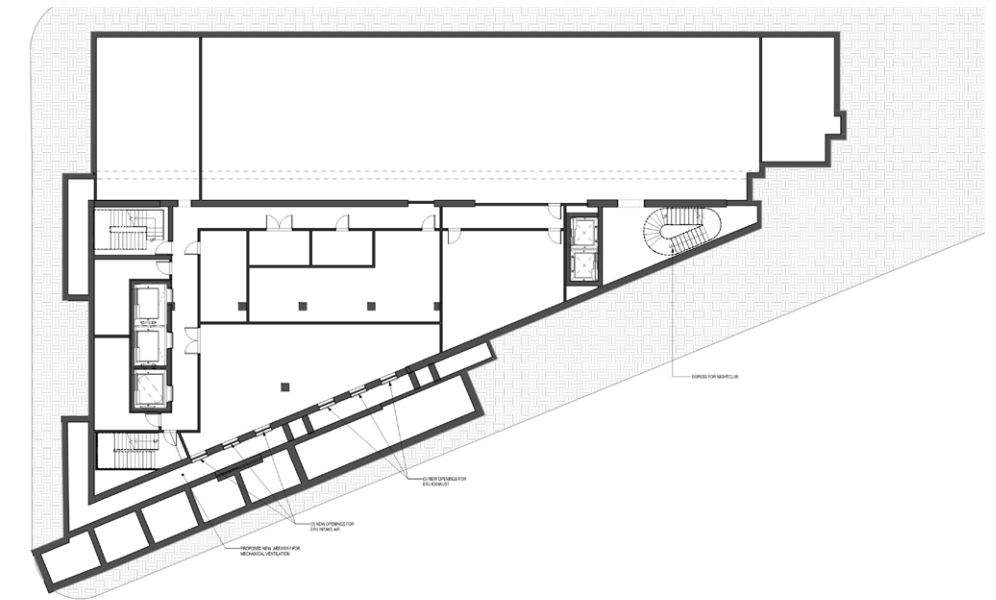
PROPOSED THIRD FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



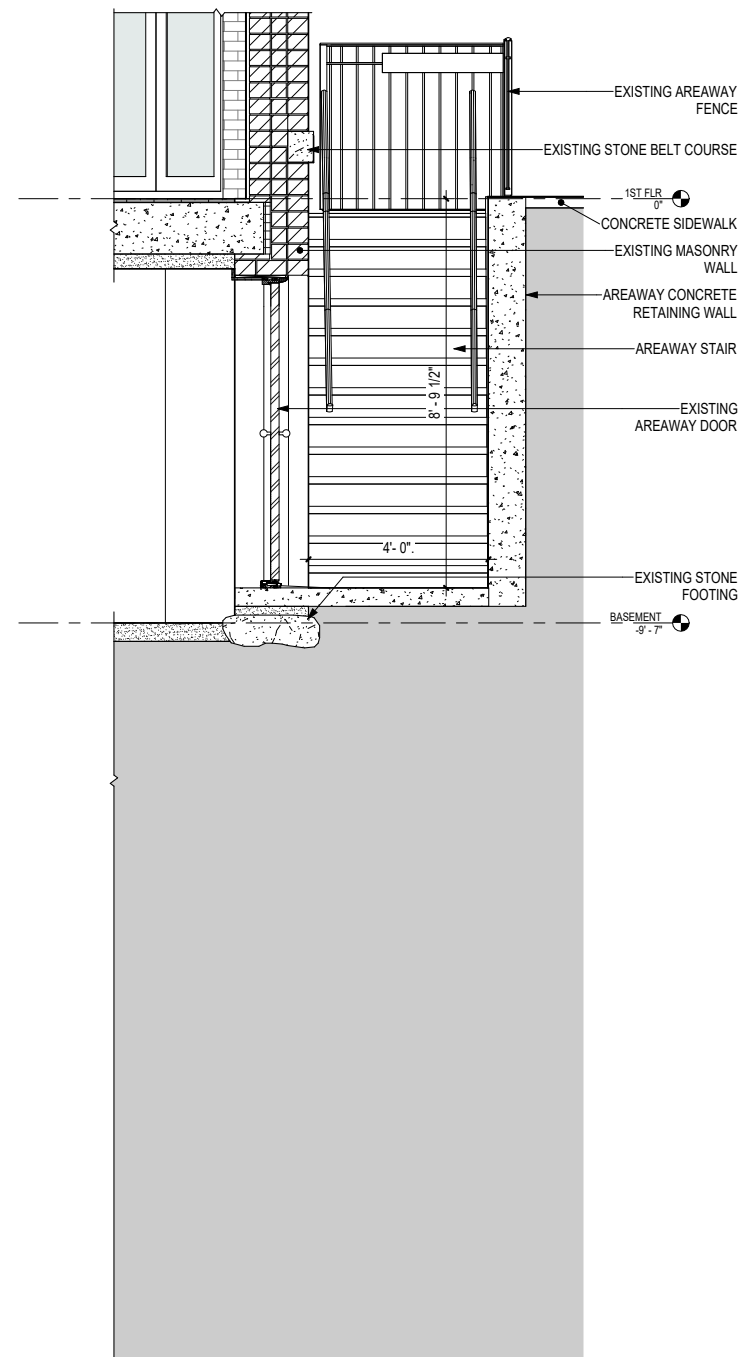
PROPOSED CELLAR PLAN



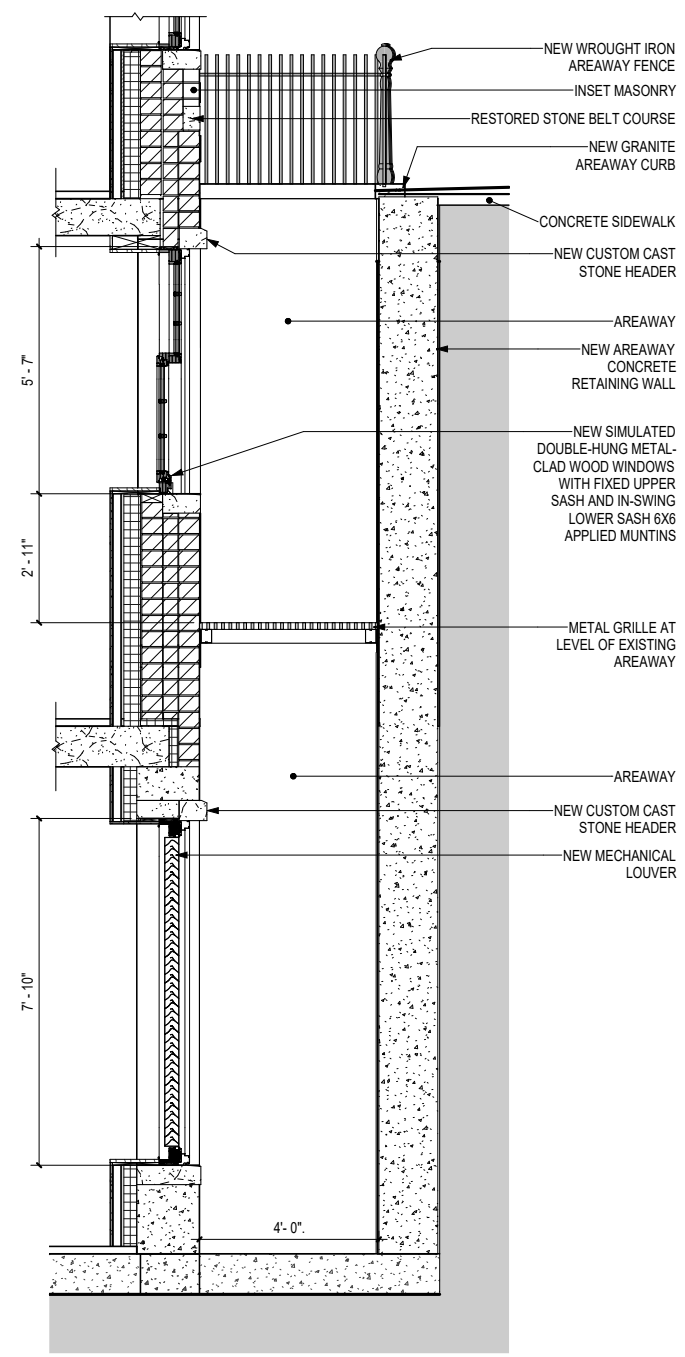
PROPOSED SUB-CELLAR PLAN

PROPOSED PLANS

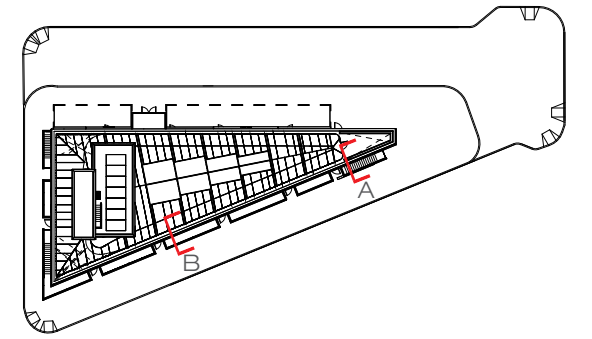
675 HUDSON STREET



EXISTING AREAWAY SECTION A



PROPOSED AREAWAY SECTION B



AREAWAY ENLARGED SECTIONS

675 HUDSON STREET



EXISTING HUDSON ST ELEVATION

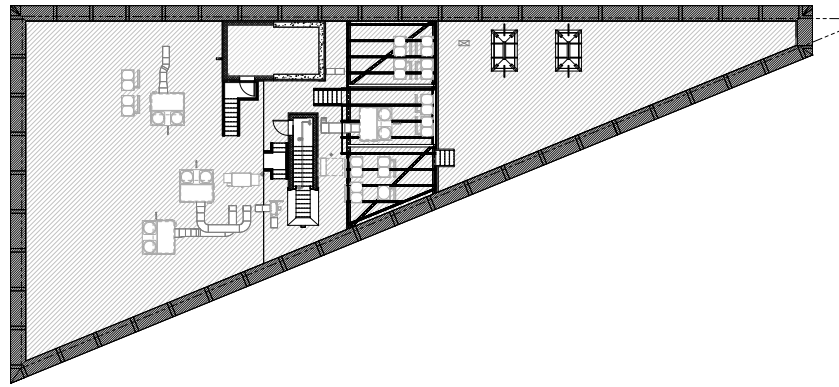
BUILDING ELEVATIONS - HUDSON ST.

675 HUDSON STREET

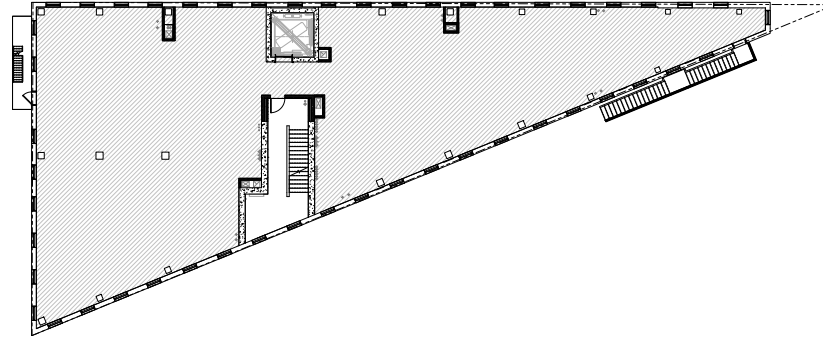


BUILDING ELEVATIONS - HUDSON ST.

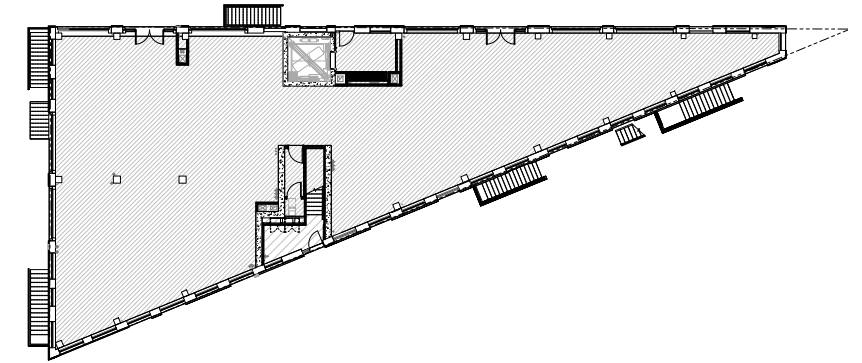
675 HUDSON STREET



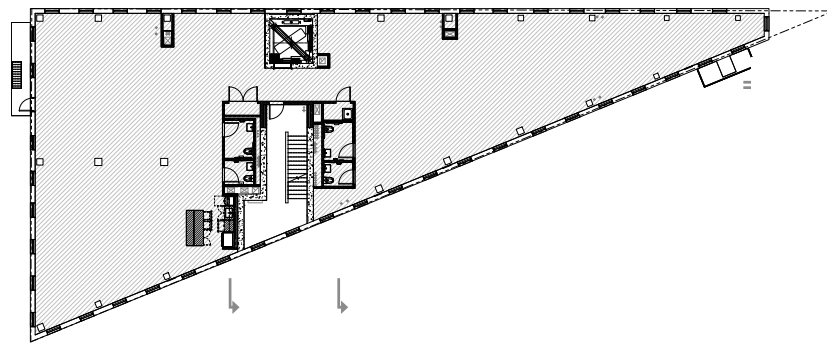
LPC APPROVED ROOF PLAN



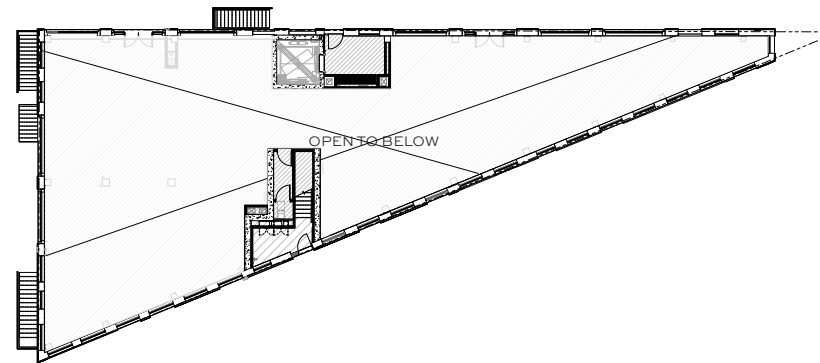
LPC APPROVED SECOND FLOOR PLAN



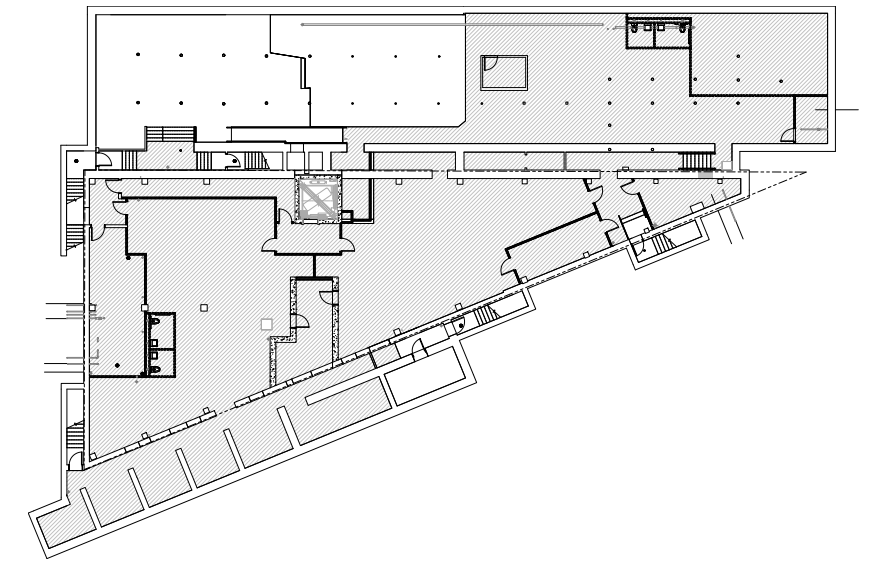
LPC APPROVED FIRST FLOOR PLAN



LPC APPROVED THIRD FLOOR PLAN



LPC APPROVED DEMOLISHED SECOND FLOOR PLAN
(FORMER SECOND FLOOR LEVEL)



LPC APPROVED CELLAR PLAN

APPROVED FLOOR PLANS (12/2004)

675 HUDSON STREET



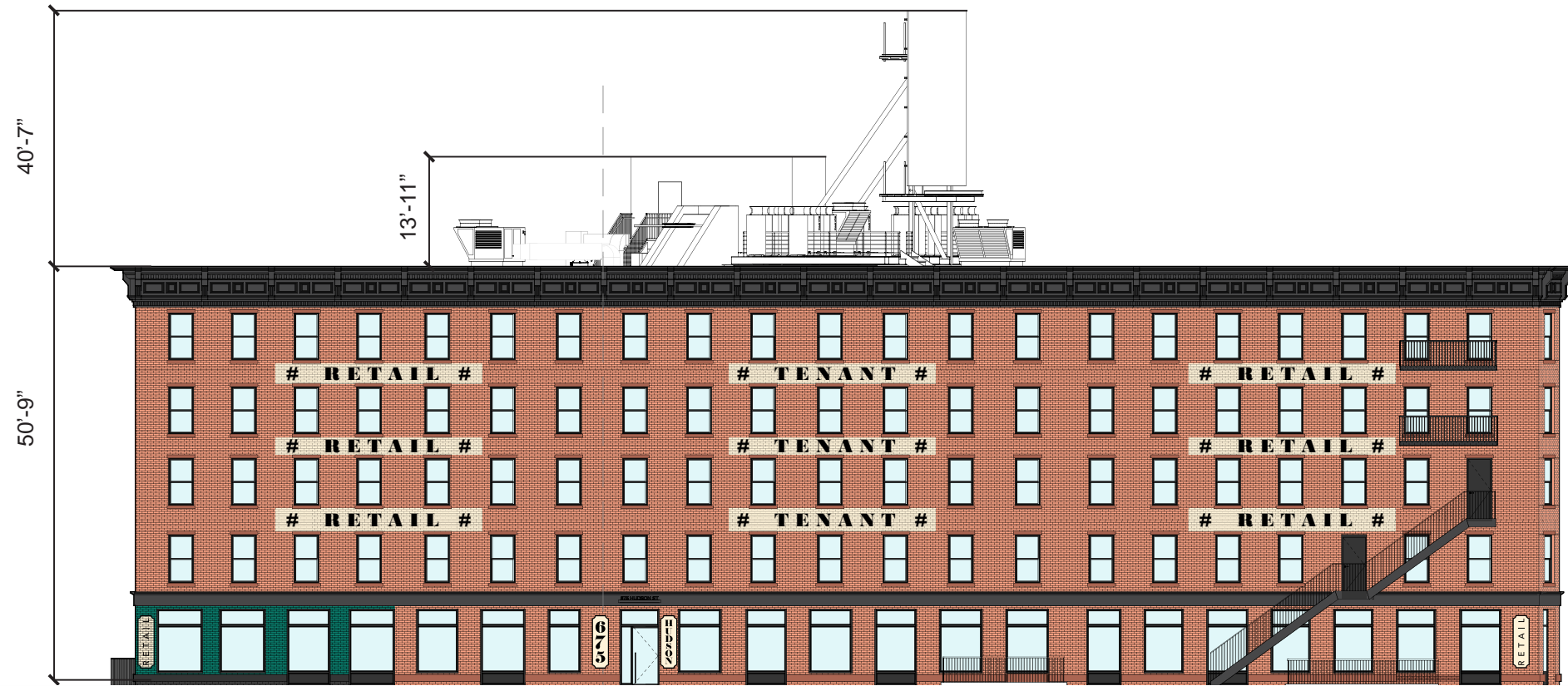
LPC APPROVED 9TH AVE. ELEVATION (05/2024)



PROPOSED 9TH AVE ELEVATION

BUILDING ELEVATIONS - 9TH AVE.

675 HUDSON STREET



LPC APPROVED HUDSON ST. ELEVATION (05/2024)

- NEW METAL CLAD ELEVATOR AND MECHANICAL BULKHEAD
- NEW METAL & GLASS ROOFTOP ADDITION
- NEW SIMULATED DOUBLE-HUNG WINDOW FRAME WITH MECHANICAL LOUVERS BEHIND 6X6 APPLIED MUNTINS
- RESTORE EXISTING CORNICE AND RECONSTRUCT MISSING PORTION TO MATCH HISTORIC, CORNICE TO BE PAINTED HASBROUCK BROWN
- NEW SIMULATED DOUBLE-HUNG METAL-CLAD WOOD WINDOWS WITH FIXED UPPER SASH AND IN-SWING LOWER SASH 6X6 APPLIED MUNTINS
- RESTORE EXISTING BRICK, DAMAGED BRICKS TO BE REPLACED OR REPAIRED
- NEW WINDOWS AND DOOR OPENINGS INSPIRED BY HISTORIC
- RESTORE STONE BANDING
- REPLACE EXISTING PRESSED METAL BAND IN KIND
- REMOVE PAINT FROM BRICK AND STONE
- TRANSLUCENT GRAYSCALE FILM
- NEW AREAWAY FENCE



PROPOSED HUDSON ST ELEVATION

BUILDING ELEVATIONS - HUDSON ST.

675 HUDSON STREET



LPC APPROVED W. 13TH ST. ELEVATION (05/2024)



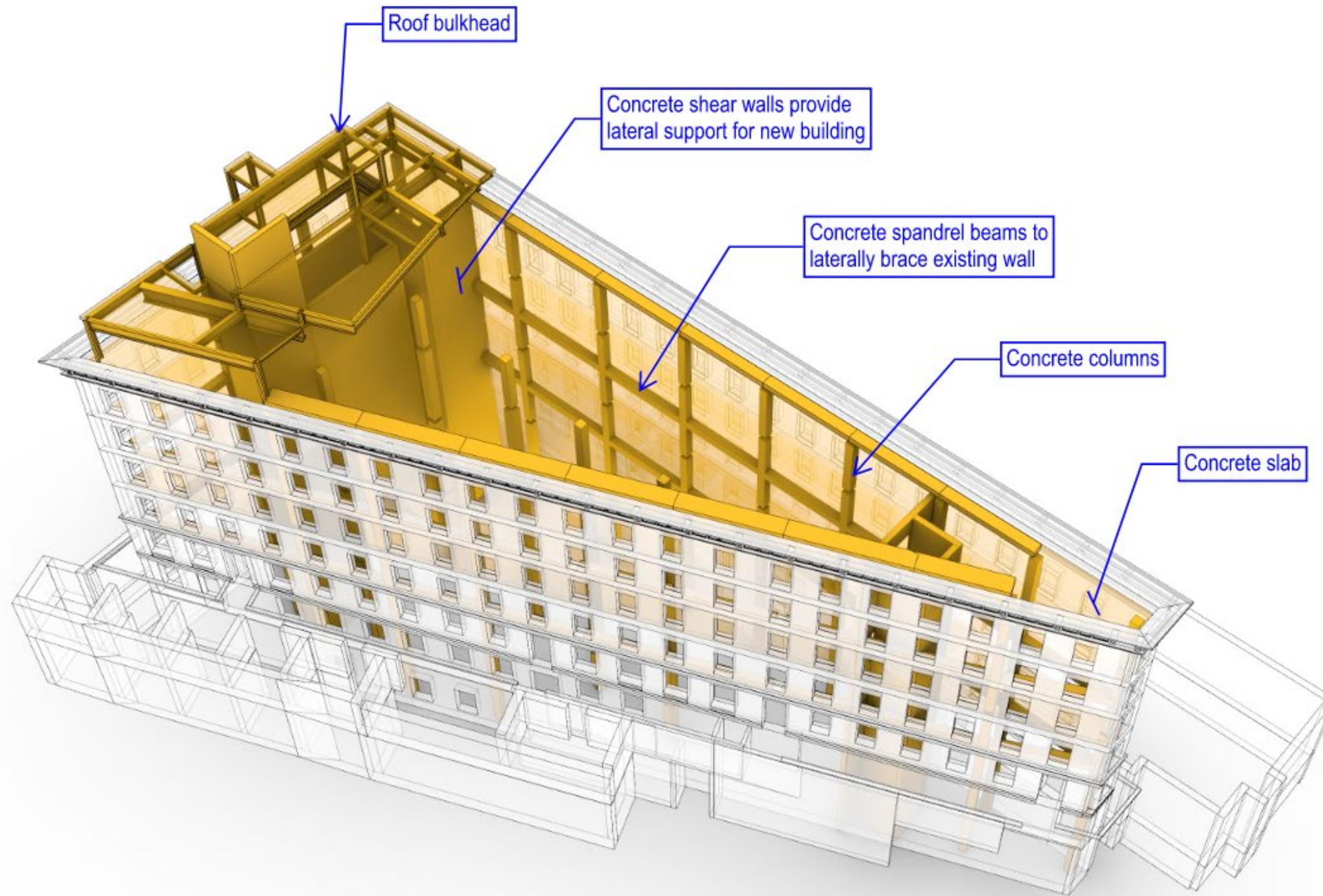
PROPOSED WEST 13TH ST. ELEVATION

- NEW METAL CLAD ELEVATOR AND MECHANICAL BULKHEAD
- NEW METAL & GLASS ROOFTOP ADDITION
- NEW SIMULATED DOUBLE-HUNG WINDOW FRAME WITH MECHANICAL LOUVERS BEHIND 6X6 APPLIED MUNTINS
- RESTORE EXISTING CORNICE AND RECONSTRUCT MISSING PORTION TO MATCH HISTORIC, CORNICE TO BE PAINTED HASBROUCK BROWN
- NEW SIMULATED DOUBLE-HUNG METAL-CLAD WOOD WINDOWS WITH FIXED UPPER SASH AND IN-SWING LOWER SASH 6X6 APPLIED MUNTINS
- RESTORE EXISTING BRICK, DAMAGED BRICKS TO BE REPLACED OR REPAIRED
- NEW WINDOWS AND DOOR OPENINGS REFERENCING HISTORIC
- RESTORE STONE BANDING
- REPLACE EXISTING PRESSED METAL BAND IN KIND
- REMOVE PAINT FROM BRICK AND STONE
- NEW VESTIBULE
- NEW AREAWAY FENCE

TRANSLUCENT GRAYSCALE FILM

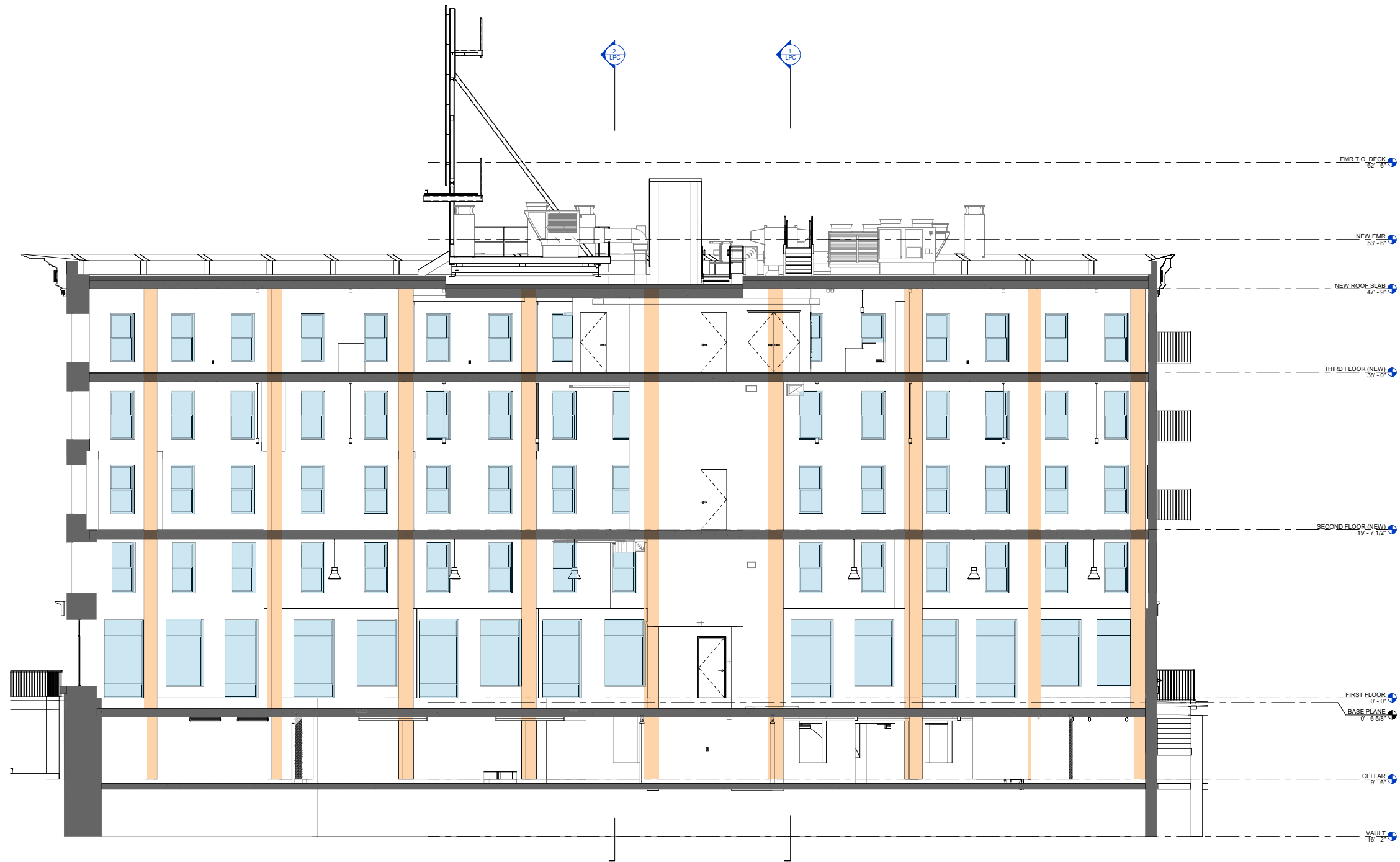
BUILDING ELEVATIONS - WEST 13TH ST.

675 HUDSON STREET



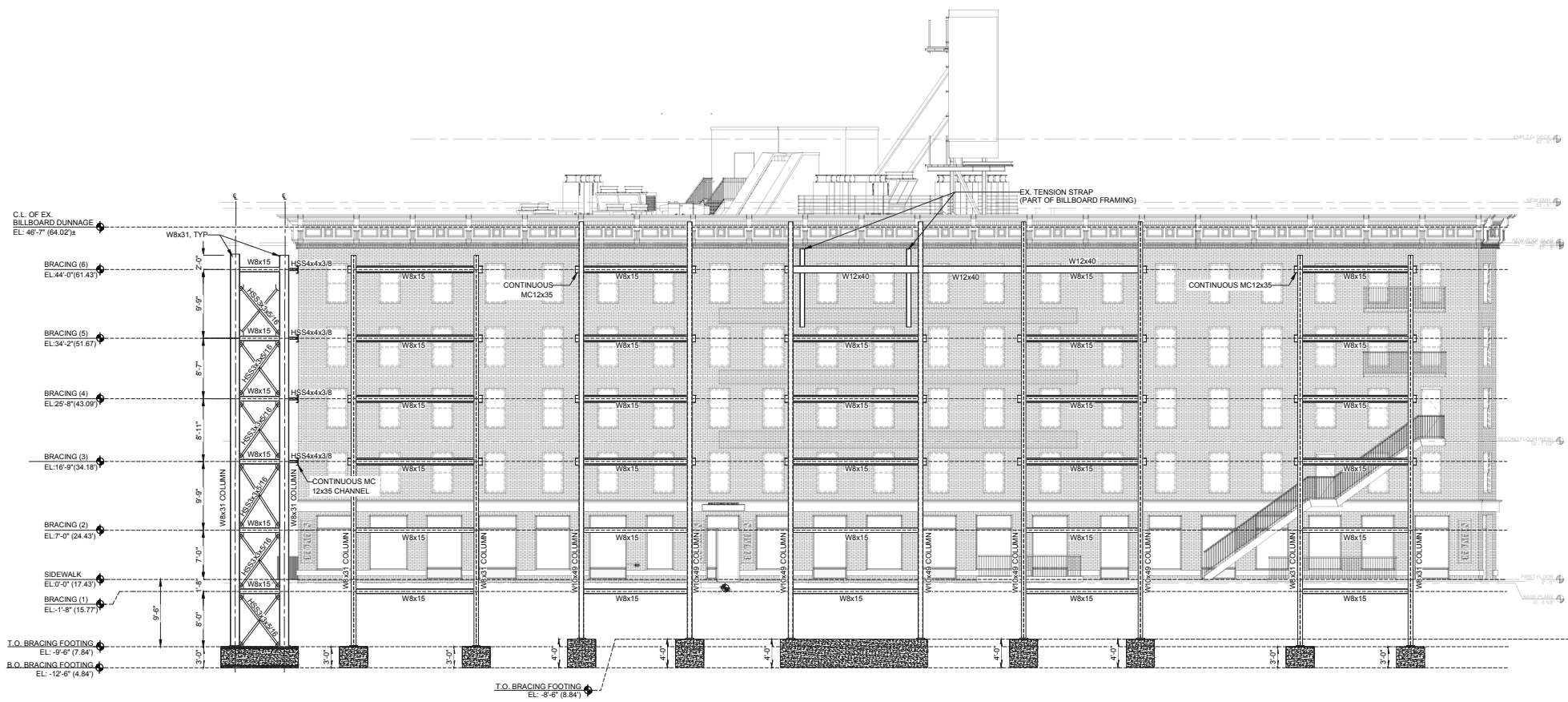
PROPOSED STRUCTURAL SCOPE

675 HUDSON STREET

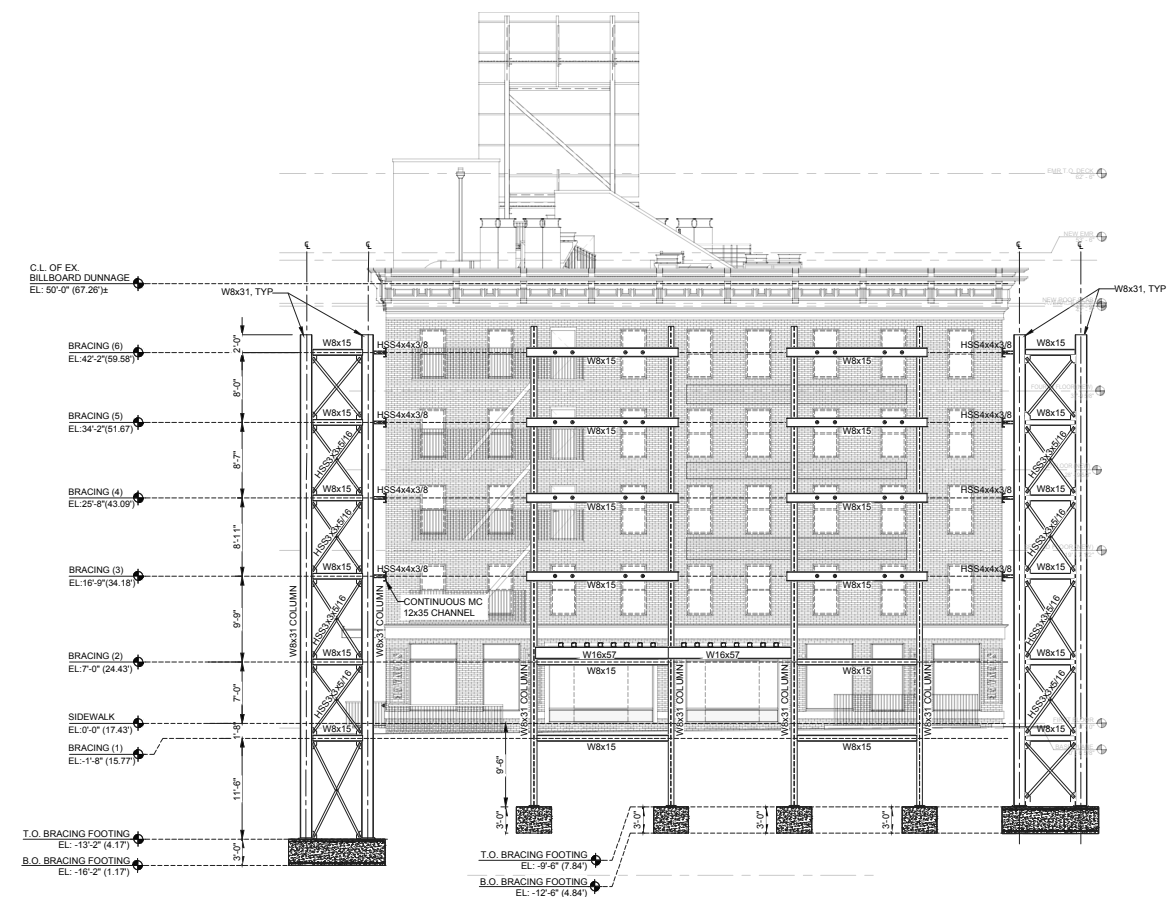


LPC APPROVED SECTION - STRUCTURAL SCOPE (12/2024)

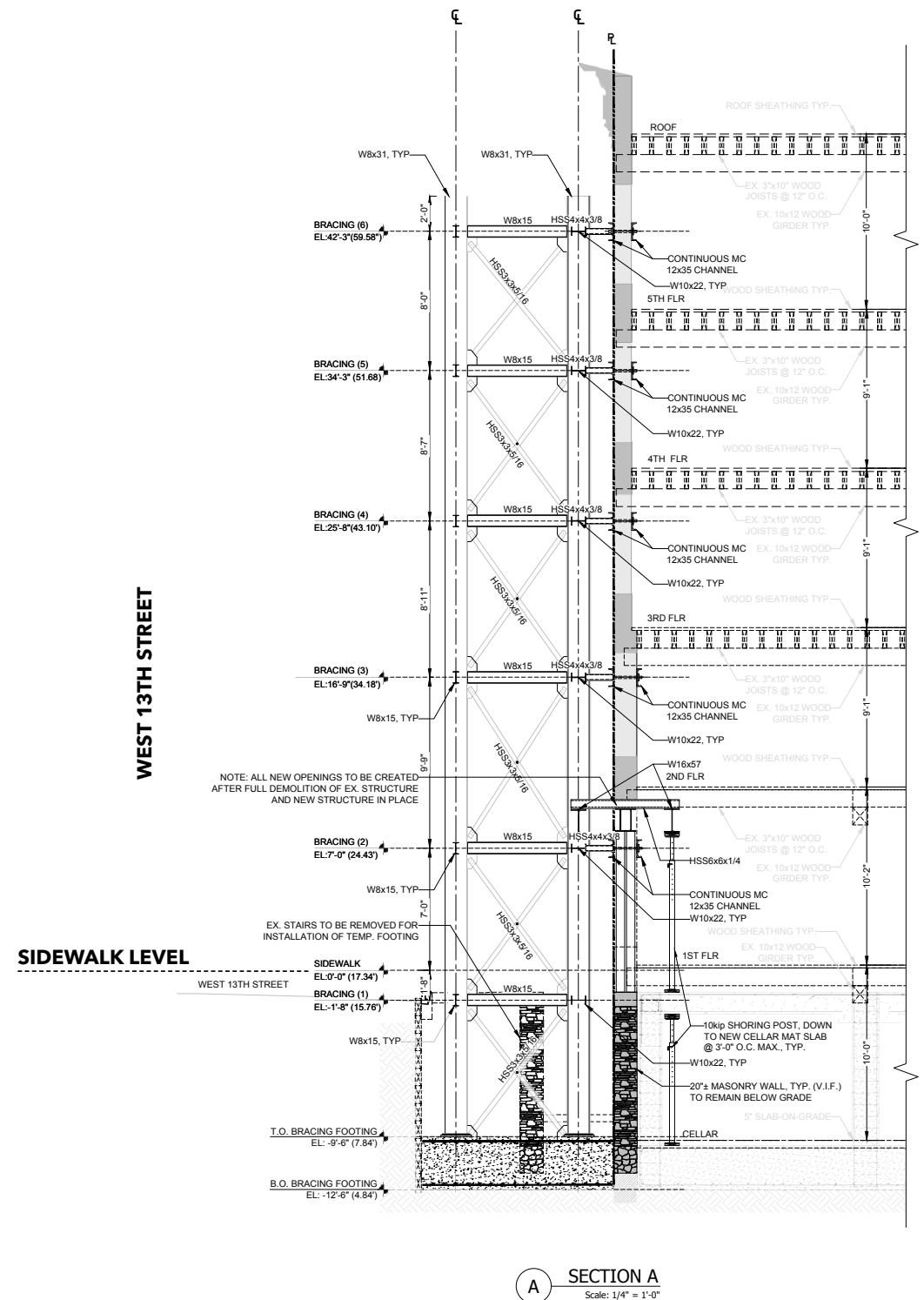
675 HUDSON STREET



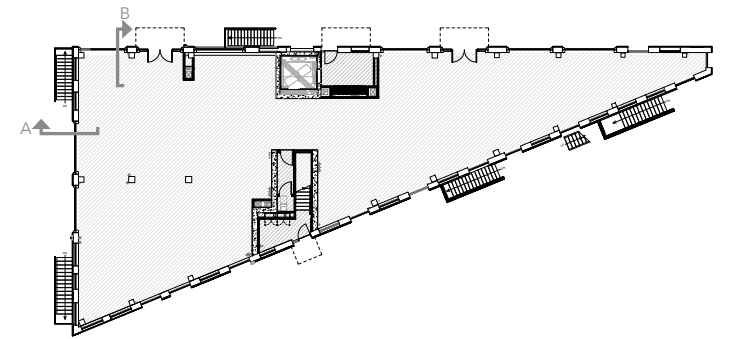
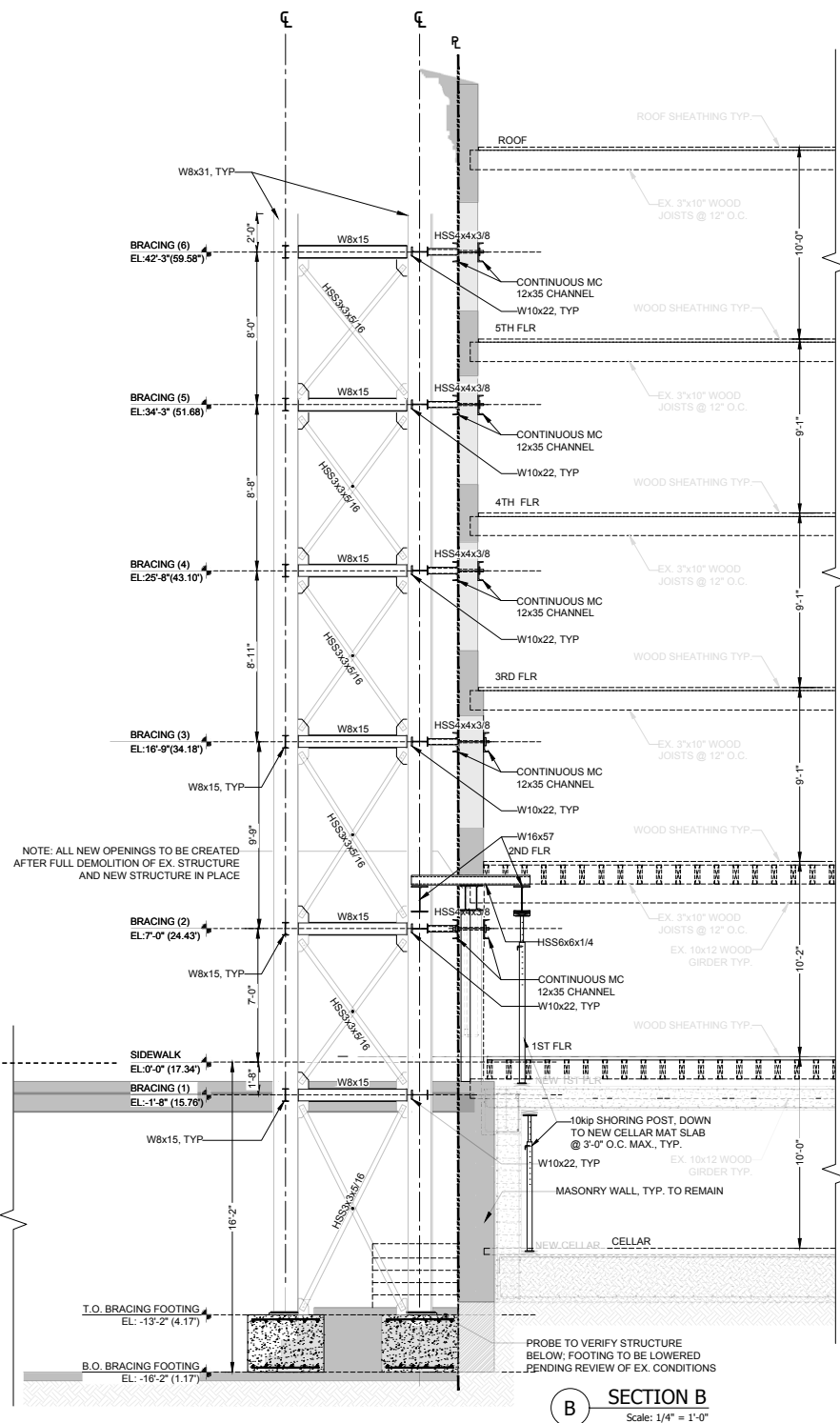
HUDSON STREET ELEVATION



13TH STREET ELEVATION



10kip SHORING TO BE INSTALLED DOWN TO NEW 1ST FLOOR CONCRETE SLAB AND PLUMB DOWN TO NEW CELLAR MAT SLAB





VIEW NORTH ALONG HUDSON STREET FROM WEST 12TH STREET ca 1937 (NYPL)

HISTORIC IMAGES

675 HUDSON STREET



EXISTING CONDITIONS PHOTOS

675 HUDSON STREET



EXISTING CONDITIONS PHOTOS

675 HUDSON STREET



GROUND FLOOR DETAILS ON NINTH AVENUE

EXISTING CONDITIONS

675 HUDSON STREET



GROUND FLOOR DETAILS ON WEST 13TH STREET

EXISTING CONDITIONS

675 HUDSON STREET

The current proposal is:

Preservation Department – Item 7, LPC-26-07933

675 Hudson Street – Gansevoort Market Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

Passcode: 461716

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.