

February 13, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-05823

**77 Hudson Street (aka 77-79 Hudson Street) – Tribeca West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 827 0325 3309

Passcode: 350506

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.

77 Hudson Street, Manhattan - Tribeca West Historic District

Prepared By: OTL Enterprises LLC

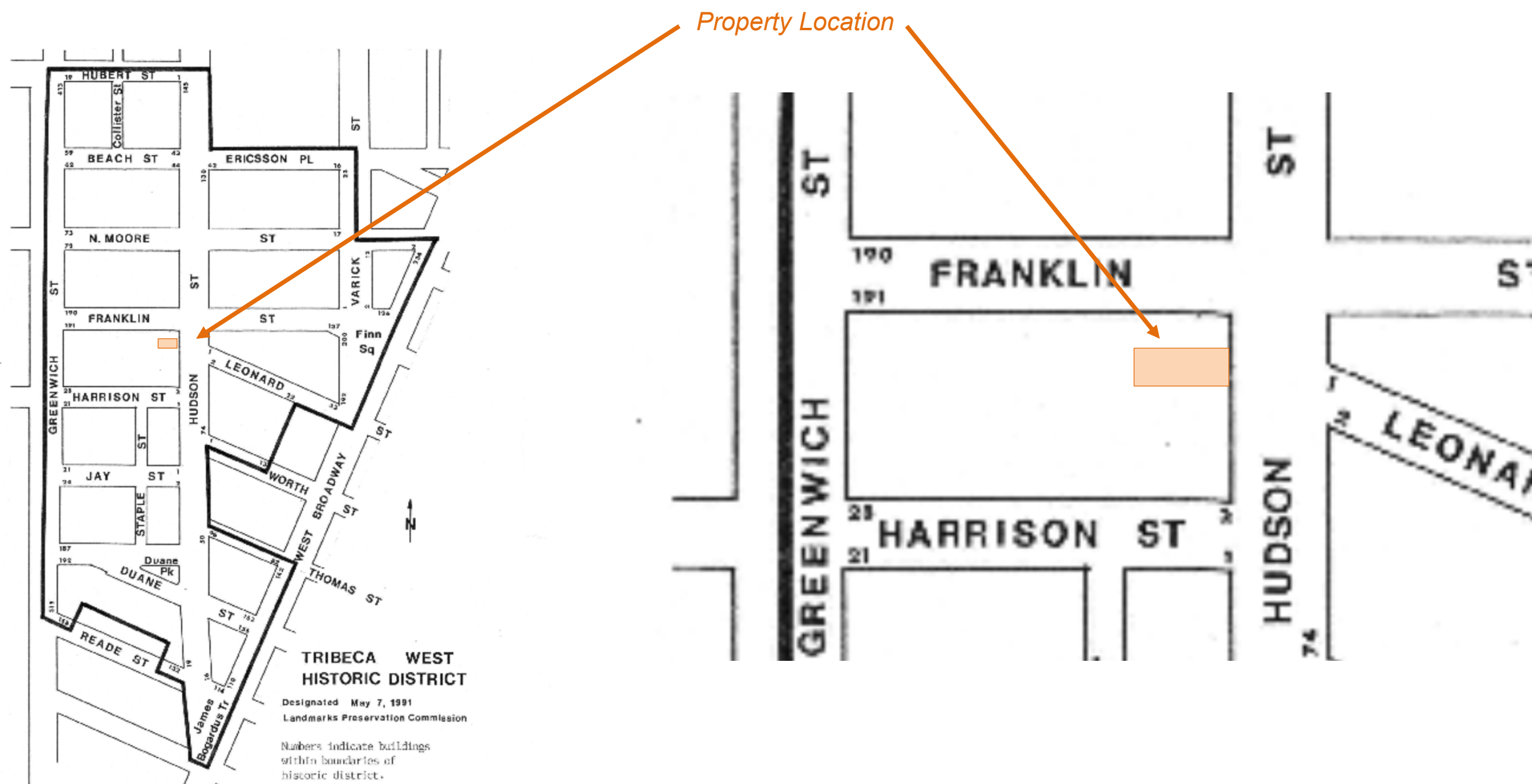
Legalize the Removal of Vault Lights

Notice of Violation 24-0569 was issued for "removal of vault lights in noncompliance with permit CNE-20-09127 issued on 8/27/2020."



Photos of Current Conditions

77 Hudson St, Manhattan – Tribeca West Historic District



77 Hudson St, Manhattan – Tribeca West Historic District



Historic Photo - Circa 1940

77 Hudson St, Manhattan – Tribeca West Historic District

*Vault Lights shown
historically as covered
by platforms*



Historic Photo From LPC Designation Report - May 1991

77 Hudson St, Manhattan – Tribeca West Historic District

continuation of 75 Hudson Street
Building Summary

visible due to the demoliton of the building at 3-5 Harrison Street.

The early date of construction places this building among the first of the existing store and loft buildings on this block. It was constructed for use as a store and warehouse. From 1898 until 1947, the owner of the building was John Campbell and it was the location of his paint company where paints and dyes were mixed, stored and shipped. The building has been converted to residential use.

No. 77-79 HUDSON STREET between Jay Street & Harrison Street (West Side)
Tax Map Block/Lot: 180/6

Date: 1893-94 [NB 940-1893]
Architect: Martin V.B. Ferdon
Owner/Developer: Welsh & Tweddle

Type: Store and loft
Style/Ornament: Late nineteenth-century commercial with
Romanesque elements
Method of Construction: Masonry w/ cast-iron and steel
supports
Number of stories: 6

Building Summary

This six-story, forty-foot wide store and loft building is located near the Harrison Street end of the block. It was constructed in 1893-94 for Charles Welsh and William Tweddle and was designed by prolific architect Martin V.B. Ferdon.

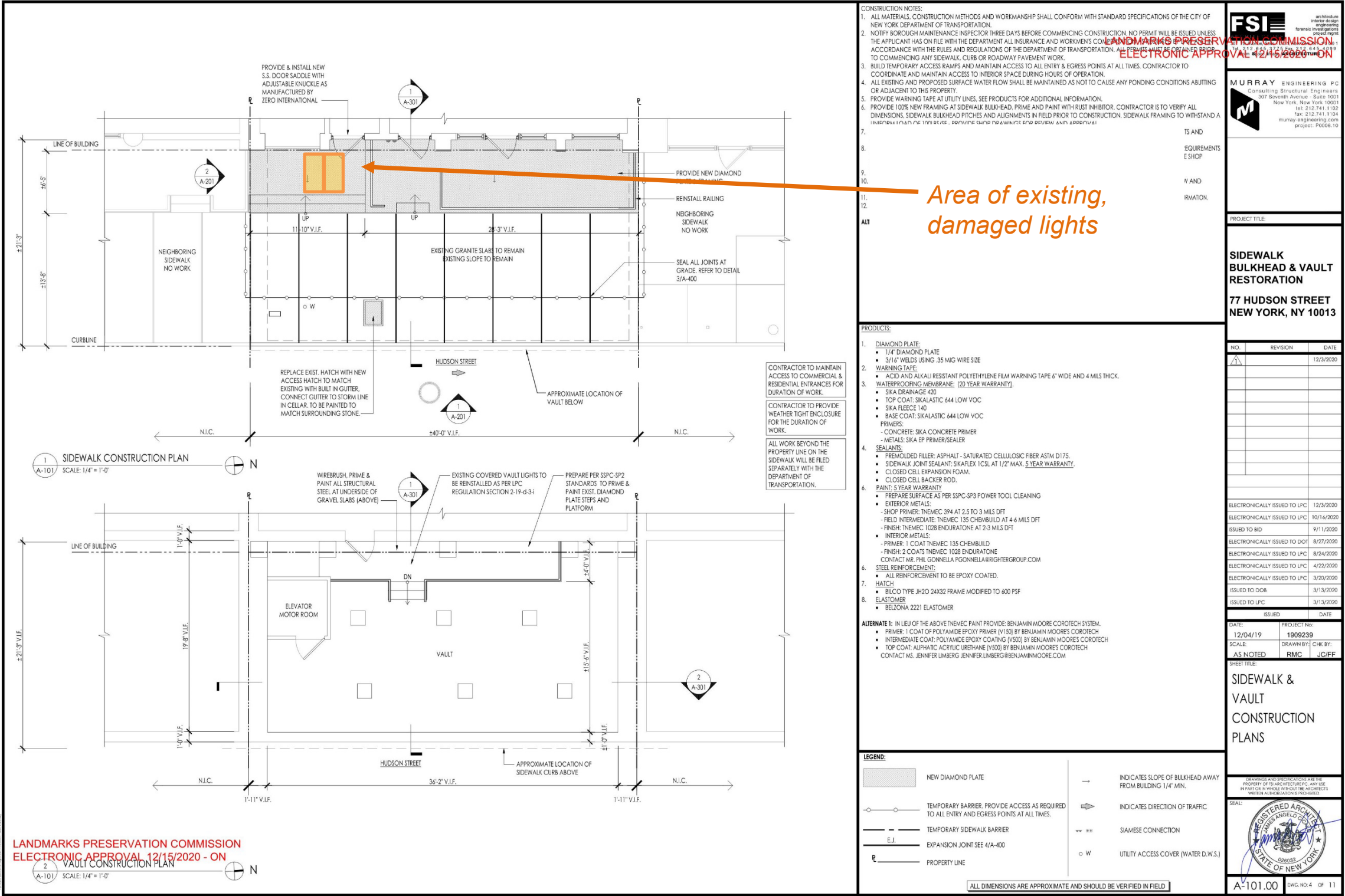
The one-story base retains its cast-iron piers and sheet-metal cornice. An historic storefront survives in one of the bays, with its wood-framed door, shop windows, and transoms. The five upper stories are faced in brick, with band courses above the third and fifth stories. Within the two two-story subdivisions piers separate the five bays, culminating in continuous keyed stone lintels above the segmentally-arched windows of the third and fifth stories. Flat stone lintels cap the windows of the second, fourth and sixth stories. The facade is topped by a corbelled brick cornice, a typical feature of the Romanesque Revival style. Most of the windows retain their original wood sash. At the street level, a raised vault is covered by non-historic materials and granite vault covers extend from there to the curb.

The western elevation of this building is visible from Staple Street

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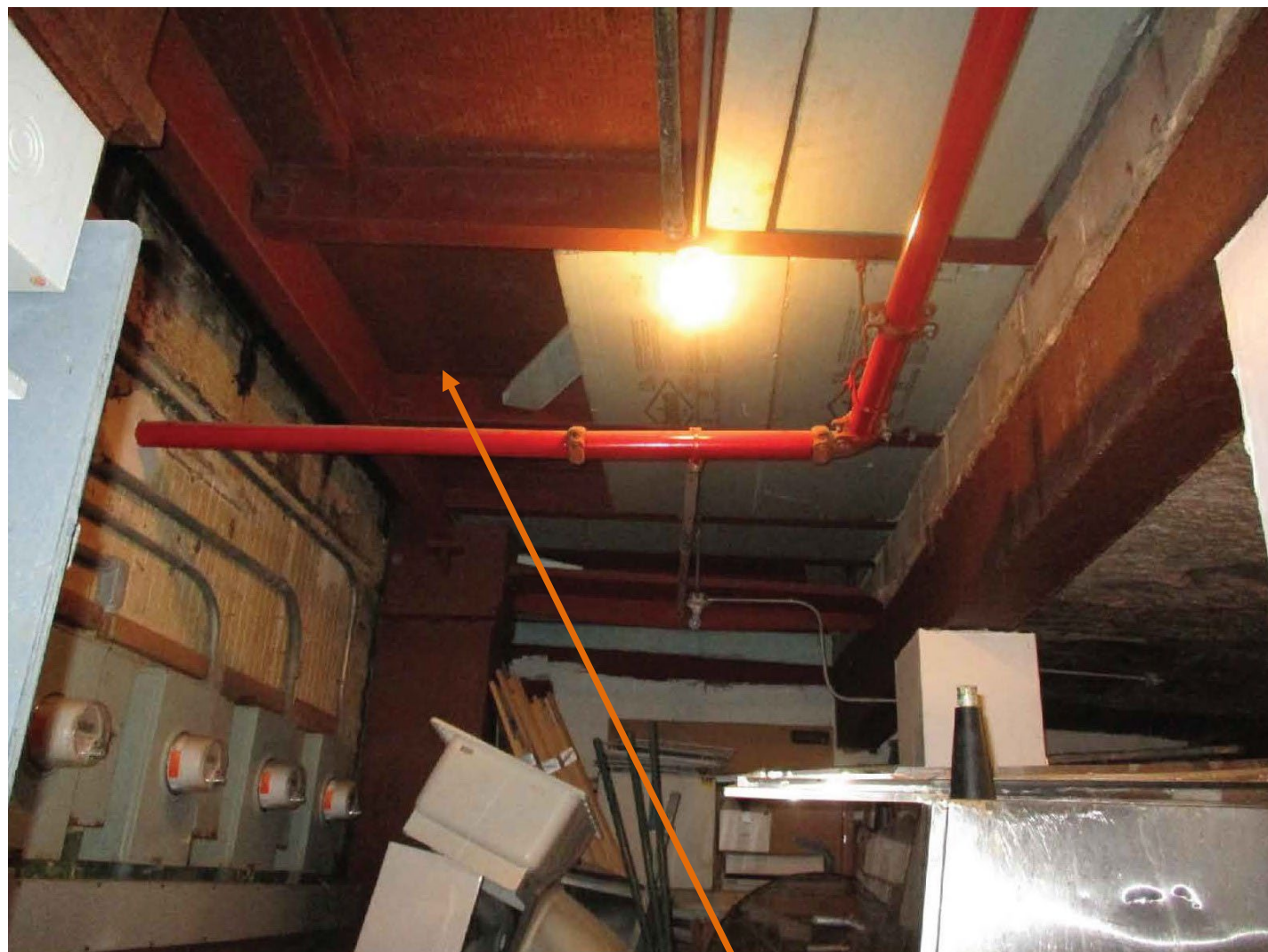
Historic documentation
Indicates vault lights
covered by platforms

77 Hudson St, Manhattan – Tribeca West Historic District



Excerpts From Approved LPC drawings

77 Hudson St, Manhattan – Tribeca West Historic District



*Majority of Vault Space
Lights are not Present*



*Only 2 Deteriorated Vault
Lights are present*

Photos of Vault Prior to Construction

77 Hudson St, Manhattan – Tribeca West Historic District



*Only 2 Deteriorated Vault
Lights are present*

Photos of Vault Prior to Construction

77 Hudson St, Manhattan – Tribeca West Historic District



Residential Entry Prior to Work



Restaurant Entry Prior to Work

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Residential Entry After Completion



Restaurant Entry After Completion

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