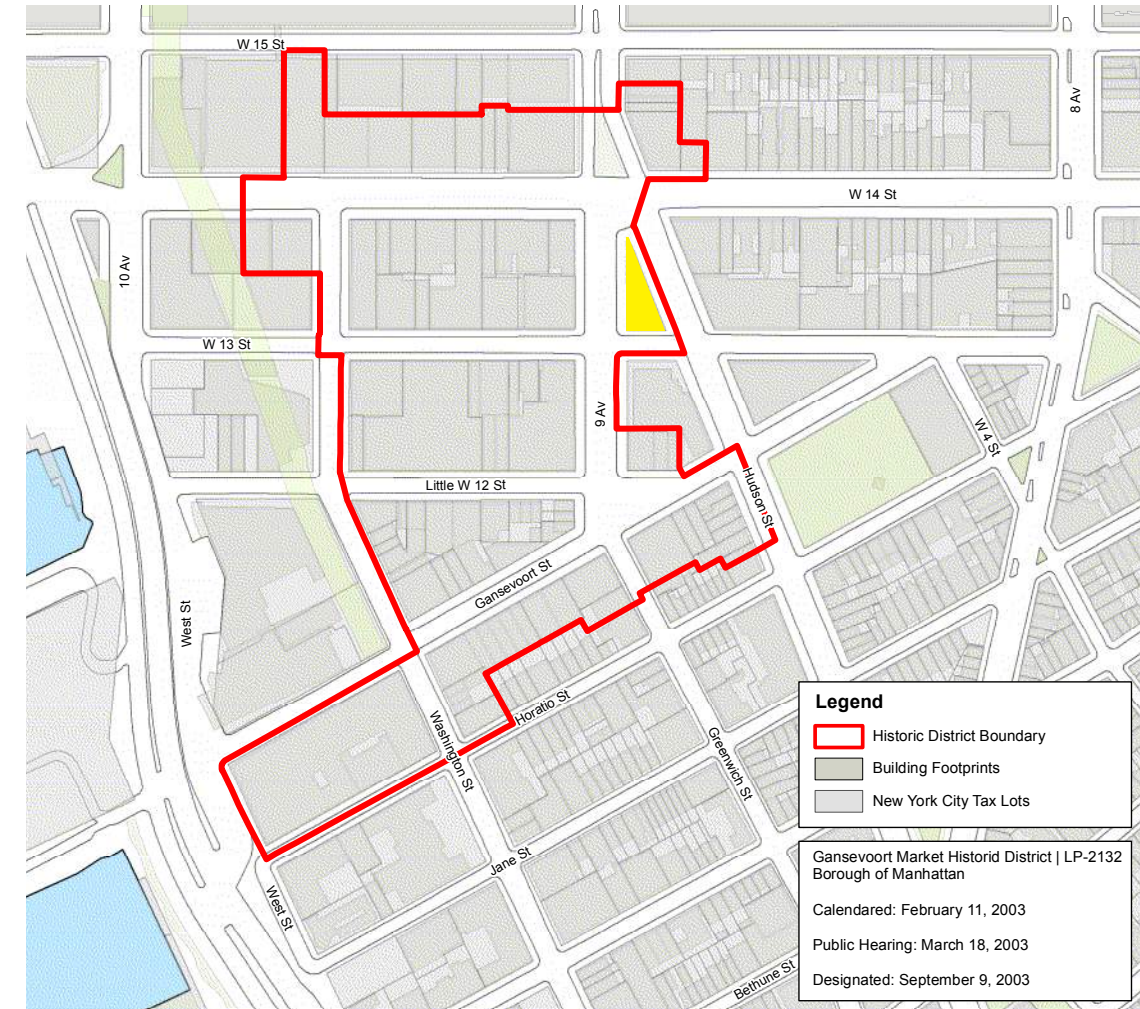




VIEW FROM THE CORNER OF HUDSON STREET AND WEST 14TH STREET



PROJECT SITE
 675 HUDSON STREET

BKSK
 04/14/2026



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

BKSK

04/14/2026



PROPOSED VIEW ON WEST 14TH ST AND HUDSON ST

675 HUDSON STREET

BKSK

04/14/2026

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 NINTH AVENUE

EXISTING CONDITIONS

675 HUDSON STREET

BKSK

04/14/2026



GROUND FLOOR DETAILS ON HUDSON STREET

EXISTING CONDITIONS

675 HUDSON STREET



GROUND FLOOR DETAILS ON WEST 13TH STREET

EXISTING CONDITIONS

675 HUDSON STREET

BKSK

04/14/2026



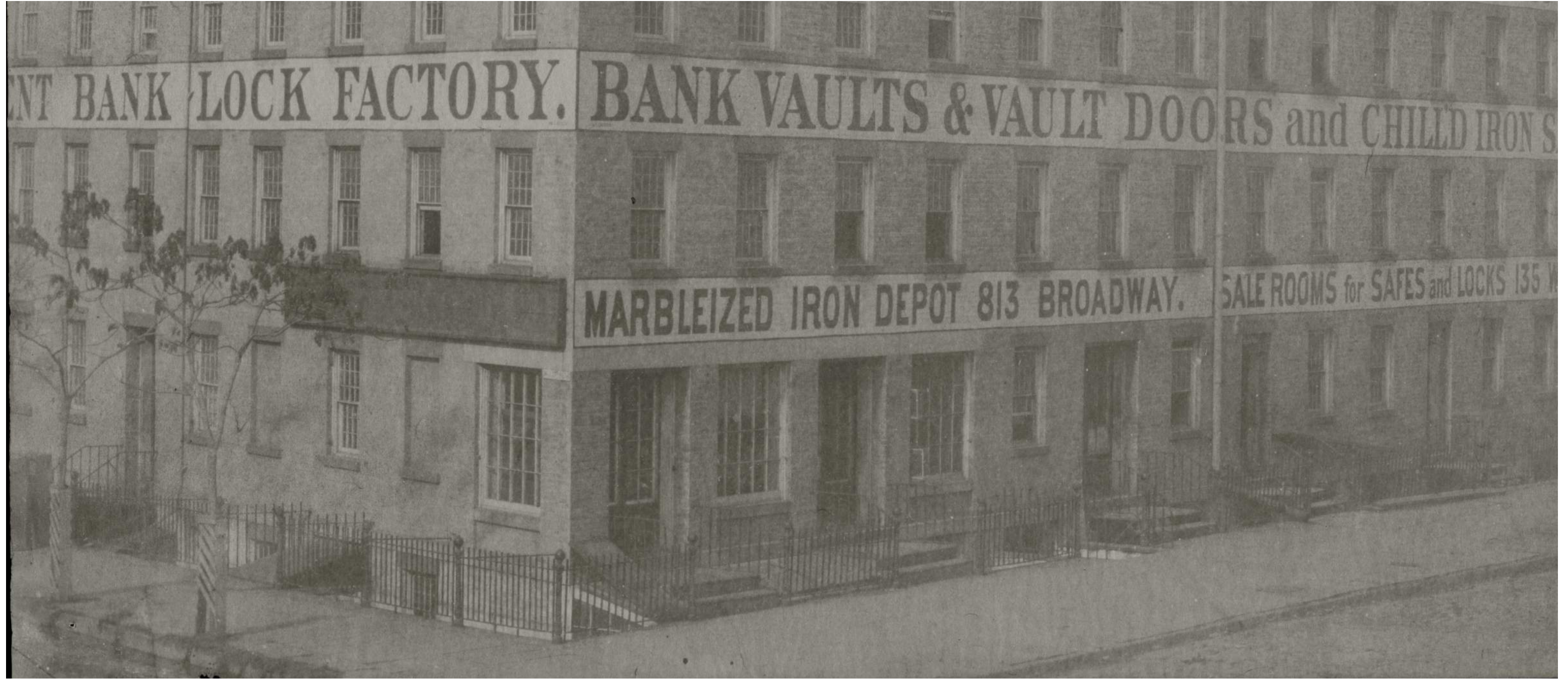
ca 1855 (NYHS)



ca 1860 PRINT

HISTORIC IMAGES

675 HUDSON STREET



ca 1855 (NYHS)

HISTORIC IMAGES

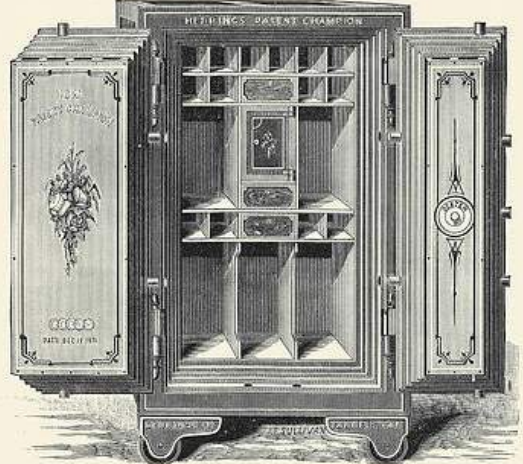
675 HUDSON STREET

HERRING'S PATENT CHAMPION SAFES
 RECEIVED HIGHEST AWARDS AT INTERNATIONAL EXHIBITIONS

1851,
 1853, 1867,
 1876, 1878,
 1879, 1880.

GOLD MEDAL. GOLD MEDAL.

FIRE-TRIED.



TIME-PROVEN.

HERRING & CO.,
 PROPRIETORS OF
 The Largest Safe Works in the World!
THE LARGEST IN AMERICA.
 Salesrooms, Nos. 251 & 252 Broadway, N. Y.

HERRING SAFE ADVERTISEMENT



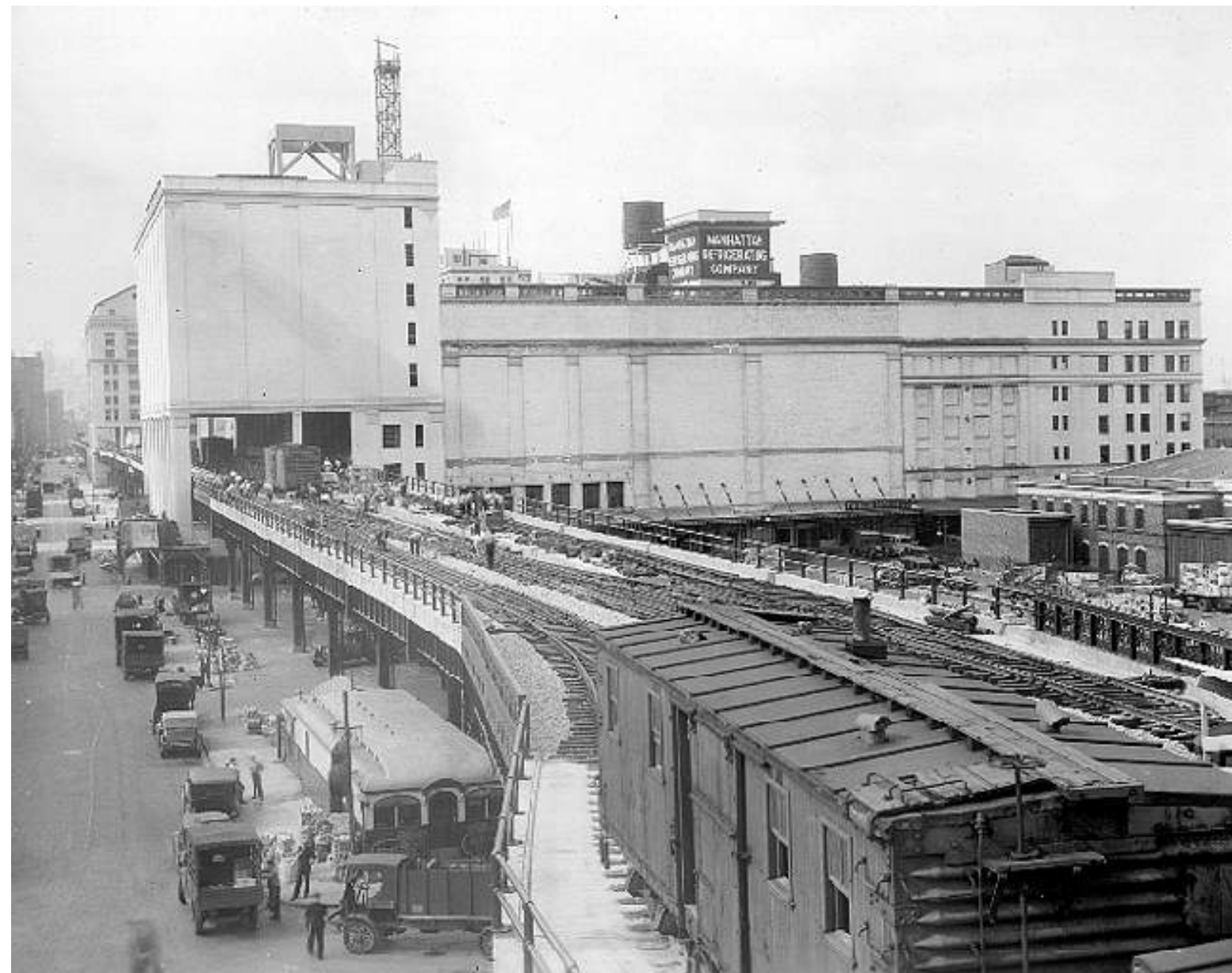
HERRING SAFE



HERRING SAFE PLATE



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



VIEW SOUTH ALONG HIGH LINE ca 1935



ALONG 9TH AVENUE ca 1915 (LOC)



9TH AVENUE AND 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



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

**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

**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 Arm-
 strong Co.

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

The "Armstrong's" Improved Palmer Tire
 Cycles.

1907

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

**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

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

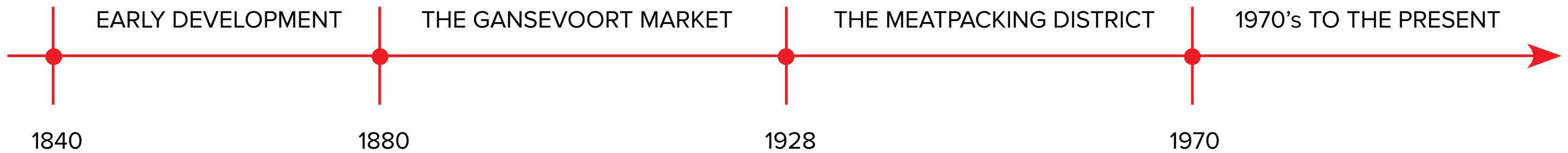
1975

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

1993



1990s



“Today the Gansevoort Market Historic District is a vibrant neighborhood that has greatly increased in popularity in the last several years . . . The historic district, despite recent changes, retains a strong and integral sense of place as a market district, due to its distinctive streetscapes, metal canopies, notable buildings, both purpose-built and those adapted over the years for market use, and its unusual street pattern with its Belgian block paving.”

- Gansevoort Market Historic District Designation Report, 2003; Page 19 Paragraph 7.



1876



1931



1932



2014



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



9-19 9TH AVENUE- APPROVED IN 2010



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



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



837 WASHINGTON STREET- APPROVED IN 2011



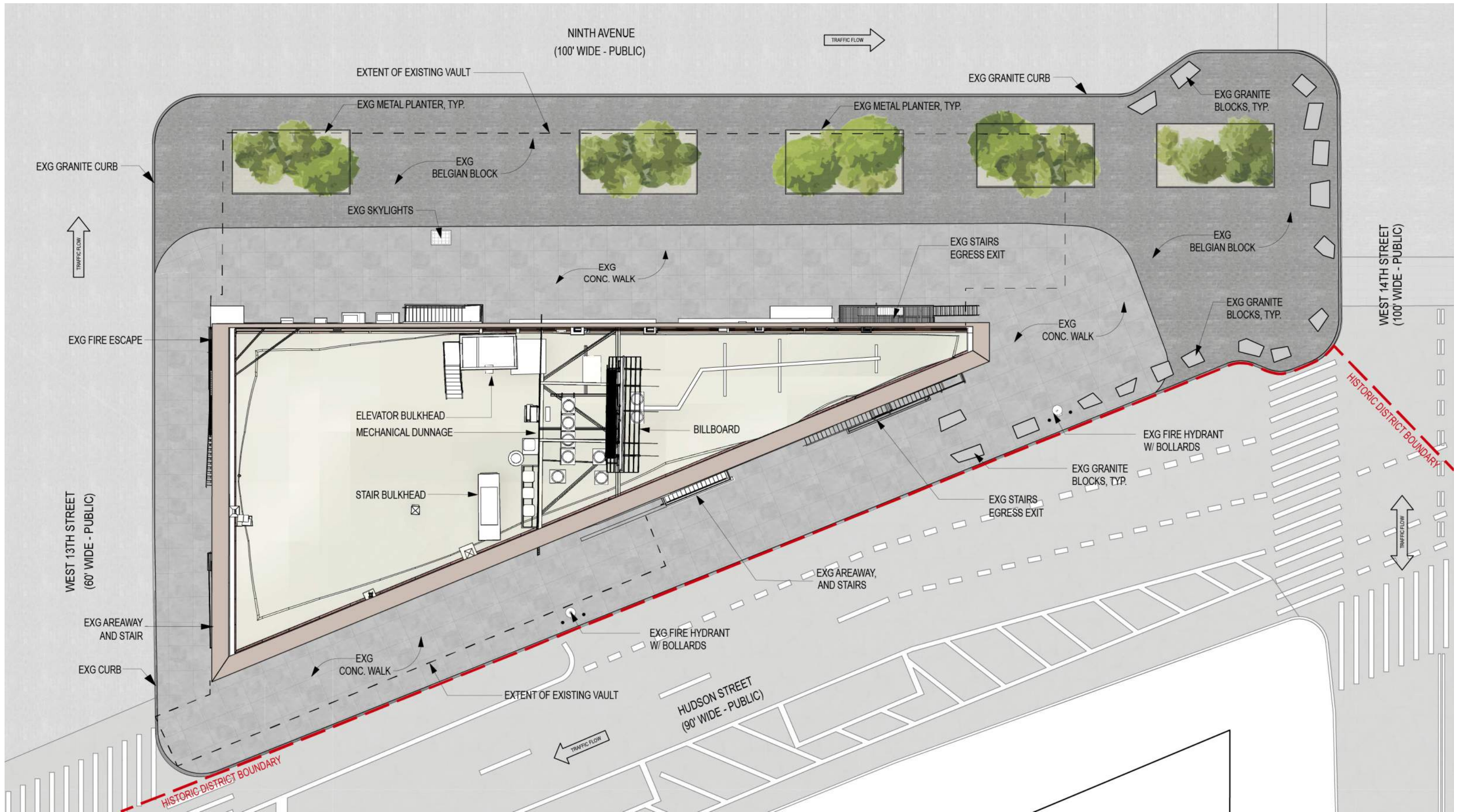
LPC DESIGNATION PHOTO 2003

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



EXISTING SITE PLAN

675 HUDSON STREET

BKSK

04/14/2026



EXISTING 9TH AVE ELEVATION



PROPOSED 9TH AVE ELEVATION

BUILDING ELEVATIONS - 9TH AVE.

675 HUDSON STREET



EXISTING HUDSON ST ELEVATION



PROPOSED HUDSON ST ELEVATION

BUILDING ELEVATIONS - HUDSTON ST.

675 HUDSON STREET



EXISTING WEST 13TH ST ELEVATION

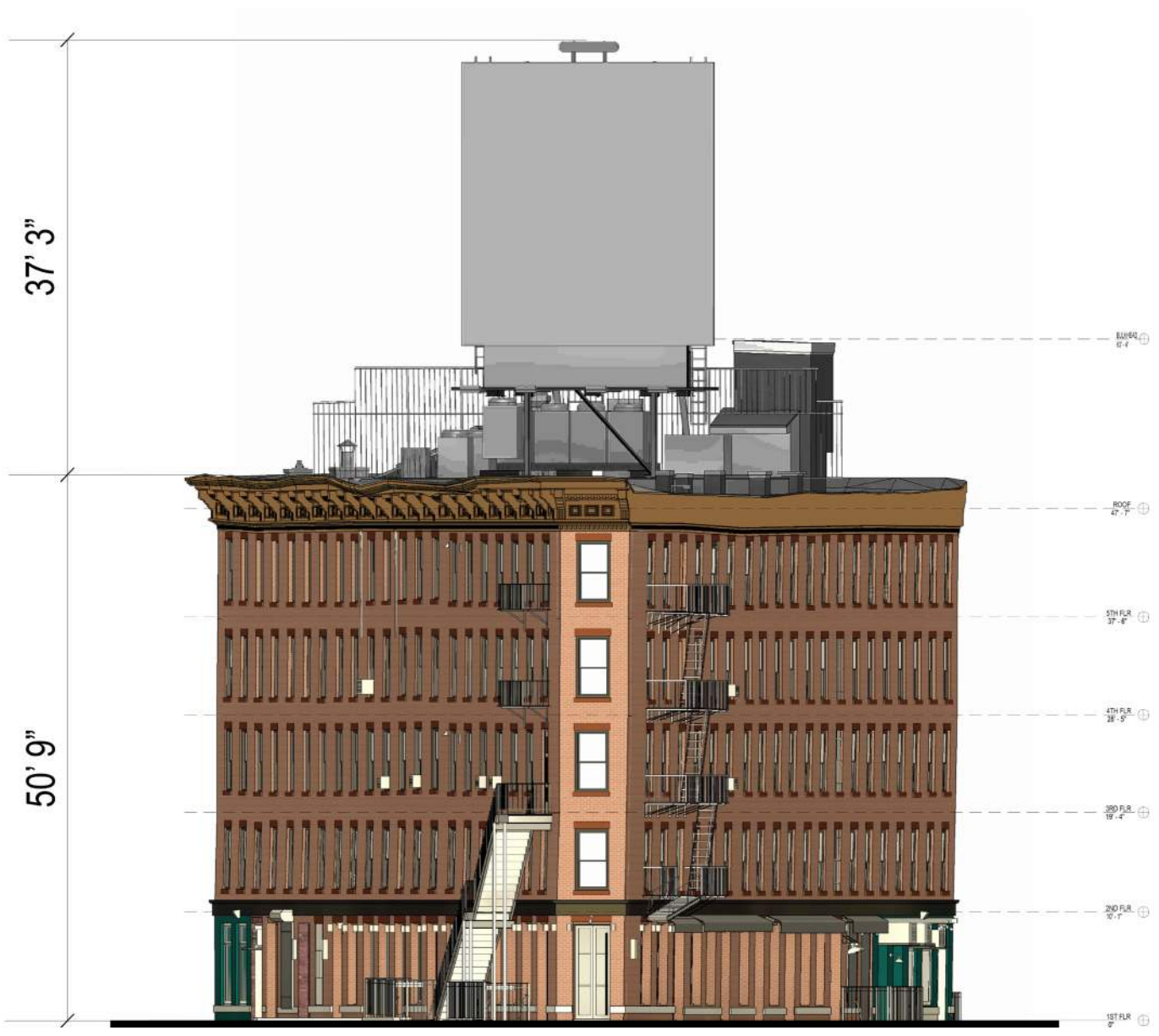
- NEW METAL CLAD ELEVATOR AND MECHANICAL BULKHEAD
- NEW METAL & GLASS ROOFTOP ADDITION
- NEW SIMULATED DOUBLE-HUNG WINDOW FRAME WITH MECHANICAL LOUVERS BEHIND 6x6 APPLIED MUNTINS
- RECONSTRUCT MISSING CORNICE TO BE PAINTED BRONZE
- NEW SIMULATED DOUBLE-HUNG METAL-CLAD WOOD WINDOWS WITH FIXED UPPER SASH AND IN-SWING 6x6 SIMULATED MUNTINS
- RESTORE EXISTING BRICK, DAMAGED BRICKS TO BE REPLACED OR REPAIRED
- NEW WINDOWS AND DOOR OPENINGS TO MATCH HISTORIC CONDITION
- RESTORE STONE BANDING
- REPLACE EXISTING PRESSED METAL BAND IN KIND
- REMOVE PAINT FROM BRICK AND STONE
- NEW VESTIBULE
- NEW AREAWAY RAILING



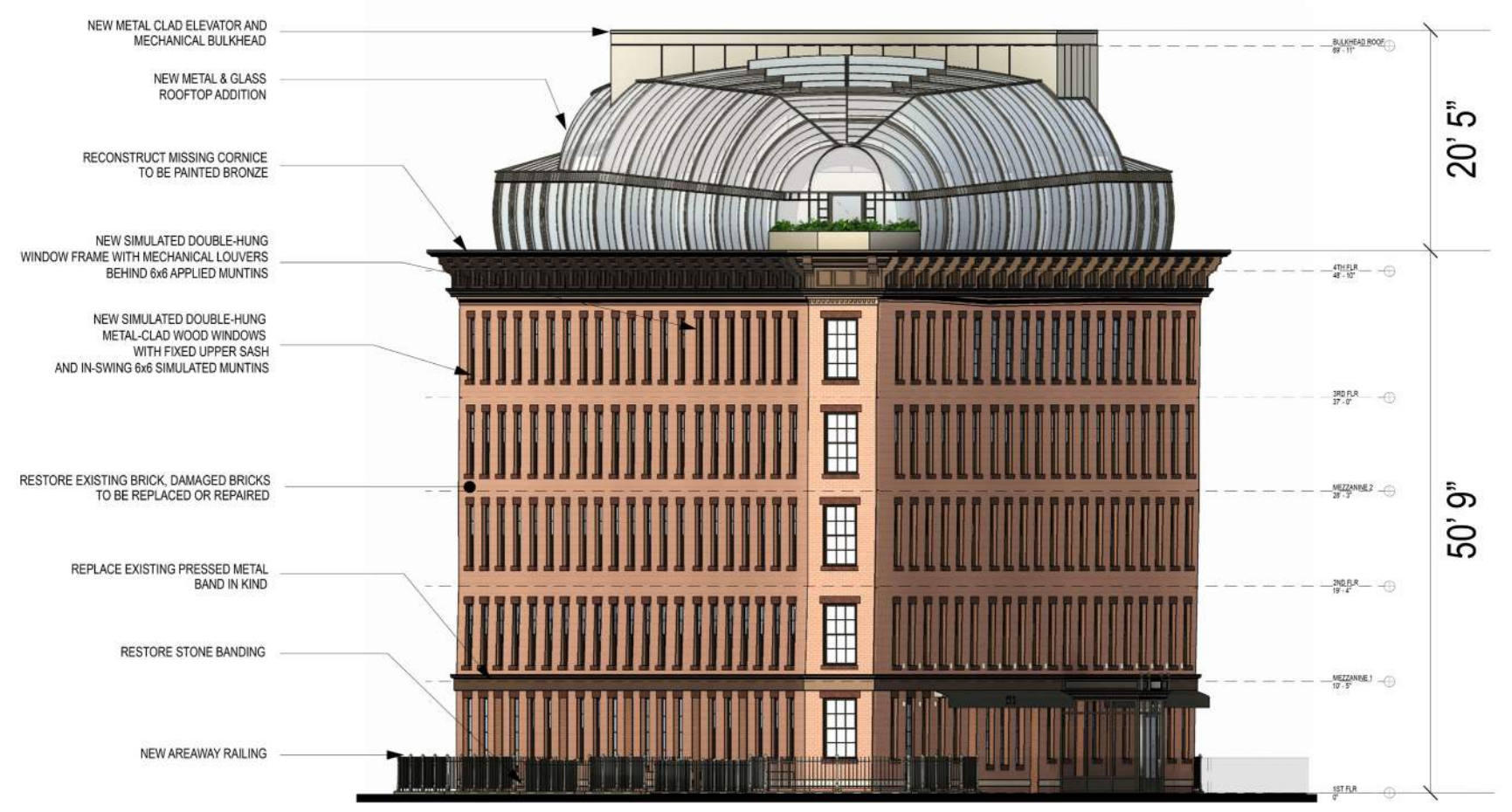
PROPOSED WEST 13TH ST. ELEVATION

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
- RECONSTRUCT MISSING CORNICE TO BE PAINTED BRONZE
- NEW SIMULATED DOUBLE-HUNG WINDOW FRAME WITH MECHANICAL LOUVERS BEHIND 6x6 APPLIED MUNTINS
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- RESTORE EXISTING BRICK, DAMAGED BRICKS TO BE REPLACED OR REPAIRED
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- RESTORE STONE BANDING
- NEW AREAWAY RAILING

BUILDING ELEVATIONS - WEST 14TH ST.

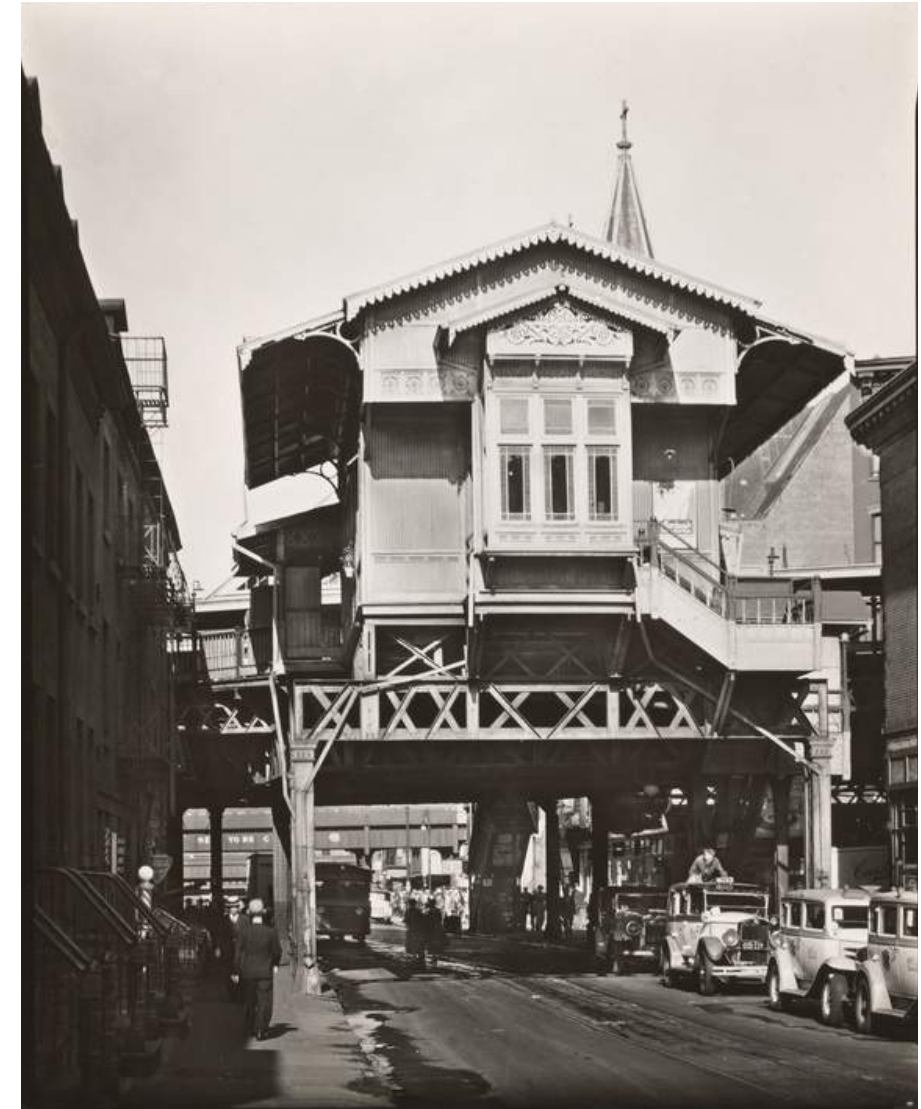
675 HUDSON STREET



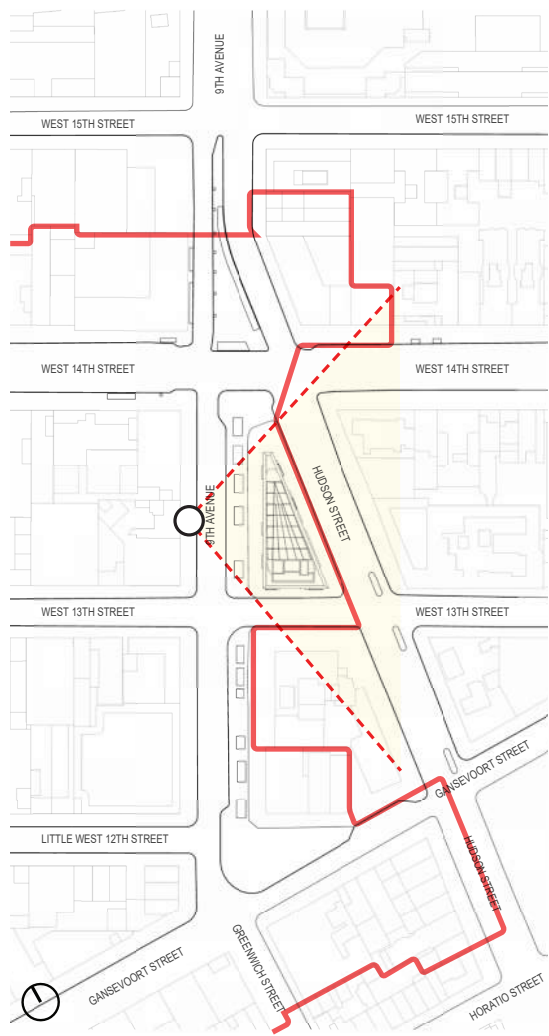
ANNABEL'S LONDON



CASINO THEATER ROOF GARDEN, 1883



CHRISTOPHER ST ELEVATED RAILWAY STATION
BY VERENICE ABBOT, 1936



EXISTING



PROPOSED

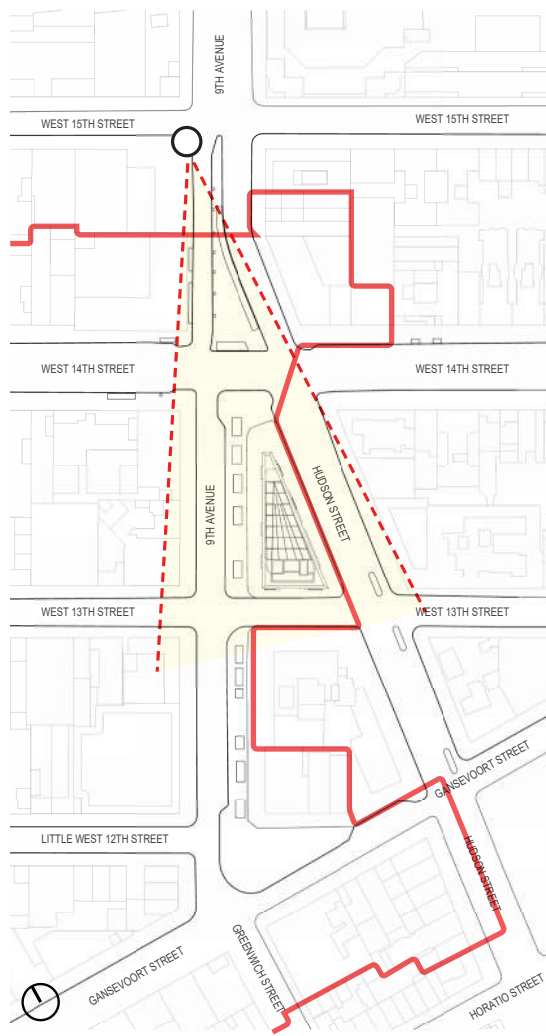
STREET VIEW: 9TH AVE.

675 HUDSON STREET



STREET VIEW: 9TH AVE.

675 HUDSON STREET



EXISTING



PROPOSED

STREET VIEW: 9TH & WEST 15TH ST.

675 HUDSON STREET



STREET VIEW: 9TH & WEST 15TH ST.

675 HUDSON STREET