

NEW YORK CITY MANHATTAN COMMUNITY BOARD 2

ARCHITECTURAL DRAWINGS & DOCUMENTS
FOR PROPOSED RESTORATION & ALTERATION OF:

432 HUDSON STREET
WEST VILLAGE HISTORIC DISTRICT
NEW YORK, NY 10014



PETER PENNOYER ARCHITECTS

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ARCHITECTS

136 Madison Avenue, 11th Floor, NYC 10016
Telephone 212 779 9765

CB2 LANDMARKS COMMITTEE 12.11.25

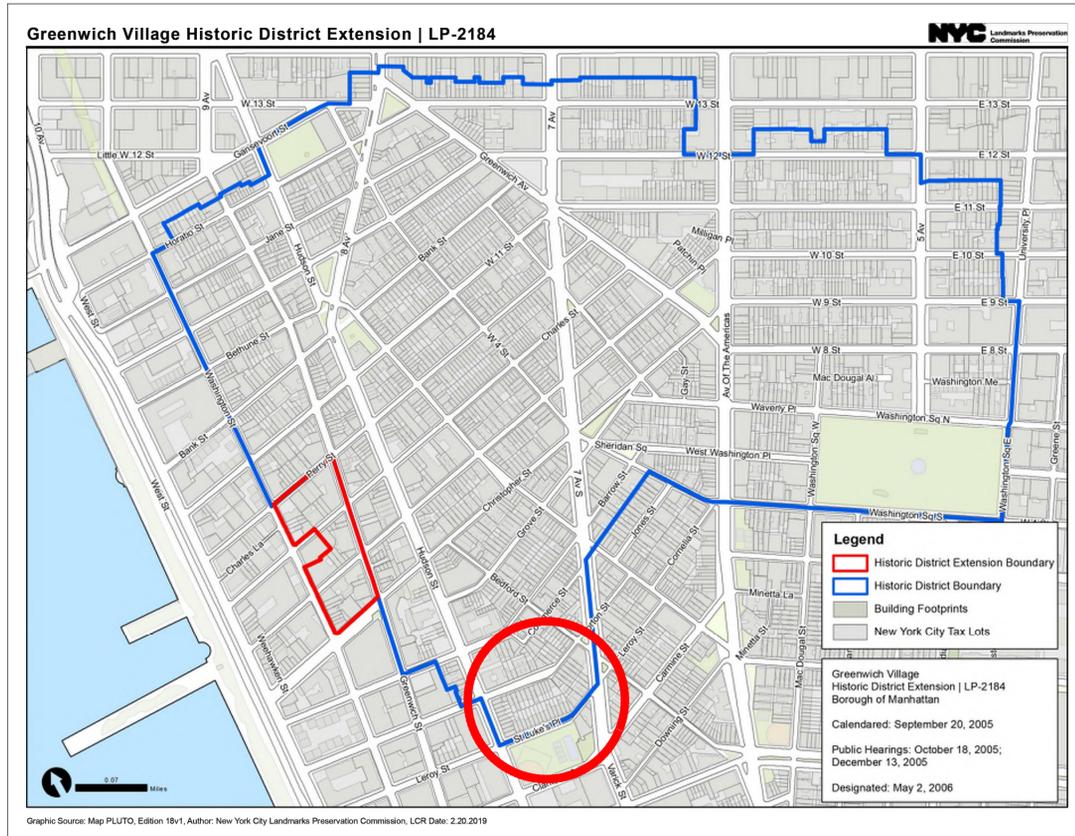
ISSUE: DATE:

Project:

432 HUDSON ST
MANHATTAN
NEW YORK, NY 10014

TITLE SHEET

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| Seal and Signature: | Date: | 11/17/25 |
| | Scale: | AS NOTED |
| | Drawn By: | LH |
| | Drawing No. | LPC-01 |
| | Project No. | 3803 |
| | | 1 of 20 |



GREENWICH VILLAGE HISTORIC DISTRICT MAP



BLOCK PLAN COLOR CODED FOR HEIGHT OF BUILDINGS



VIEW OF EAST SIDE OF HUDSON STREET BETWEEN ST. LUKE'S PLACE & MORTON STREET - CIRCA 1936

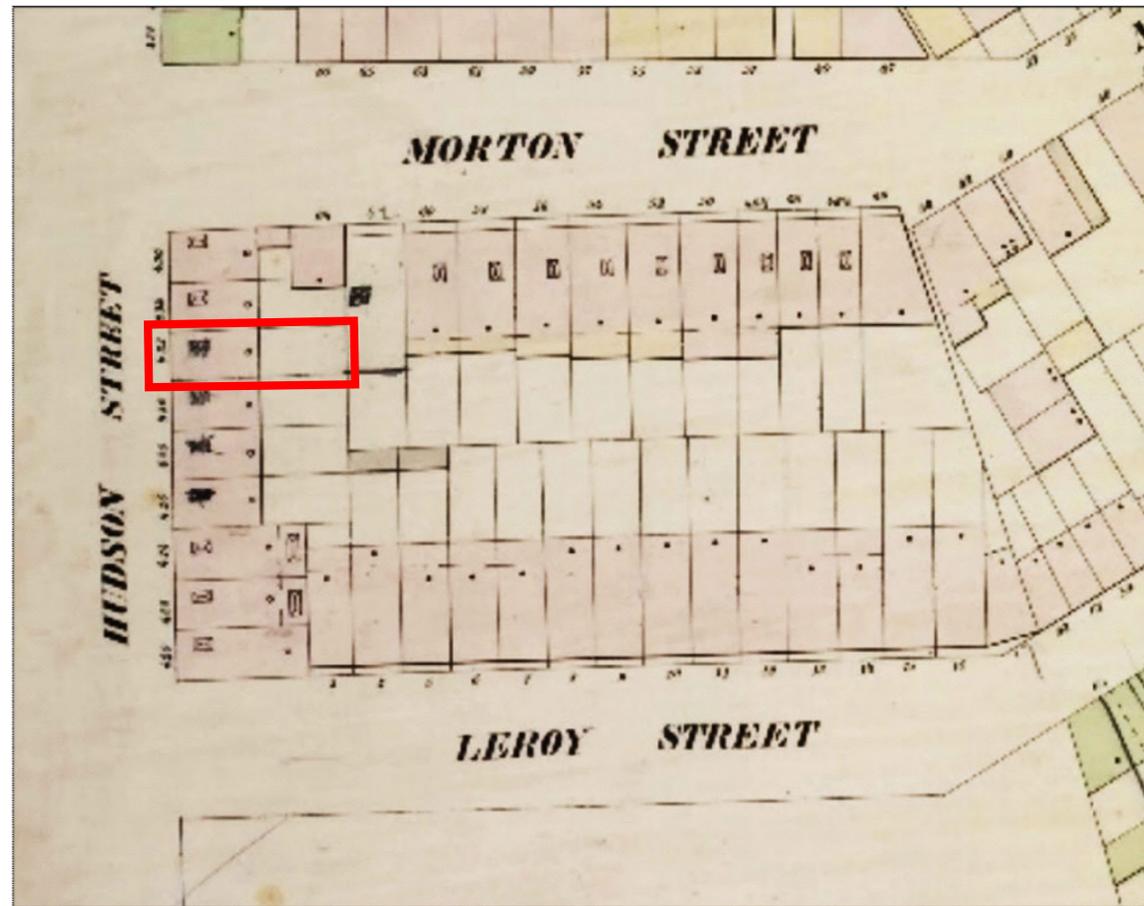
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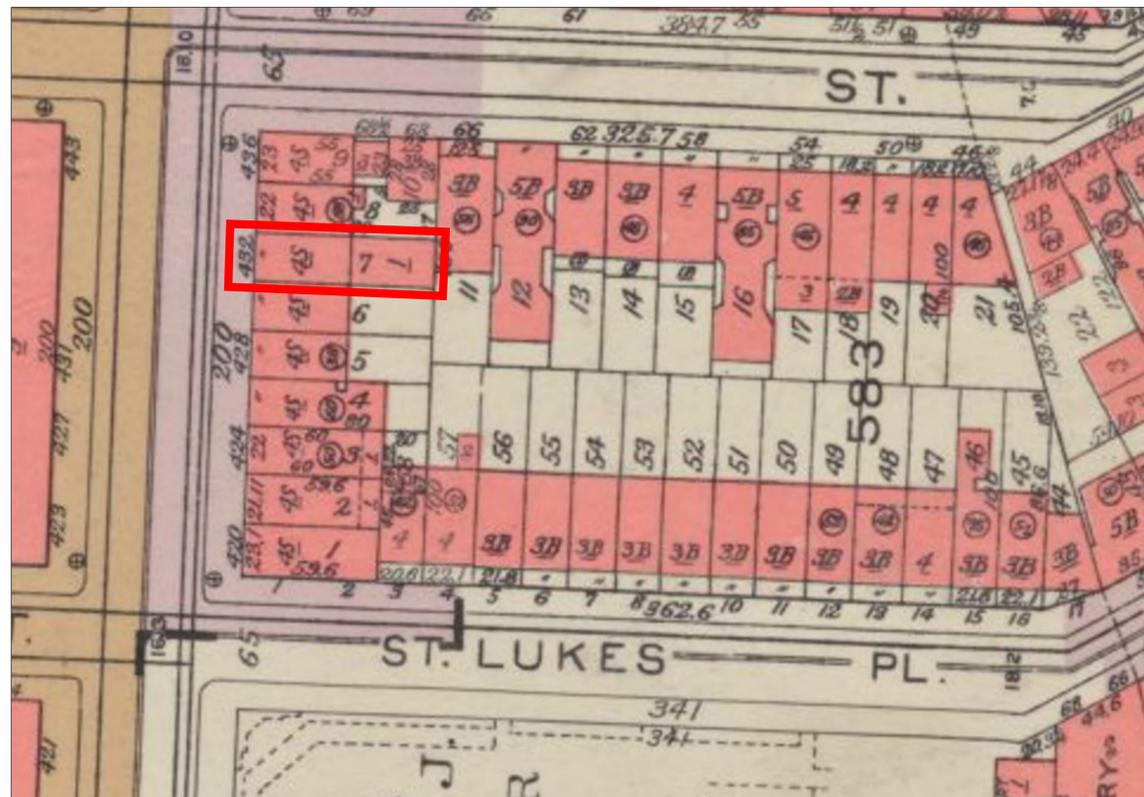
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DISTRICT MAP & BLOCK PLAN

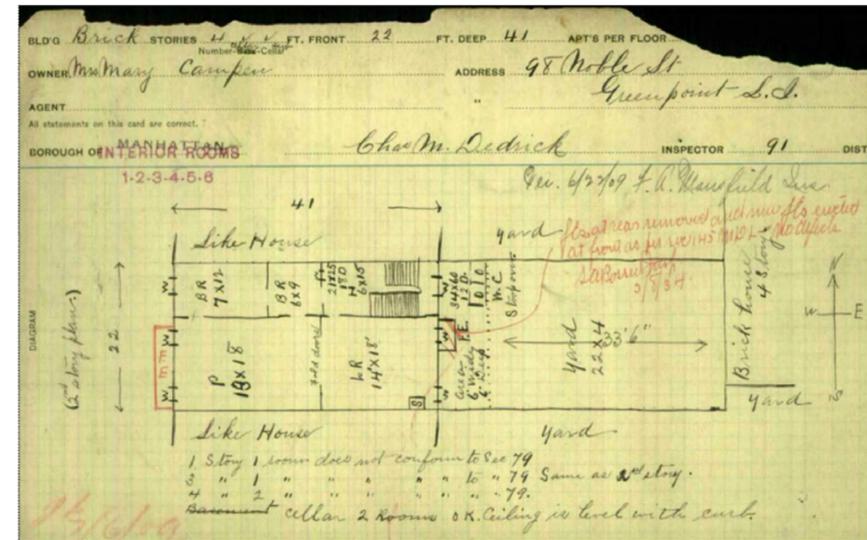
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| | Drawn By: LH |
| | Drawing No. LPC-02 |
| Project No. 3803 | 2 of 20 |



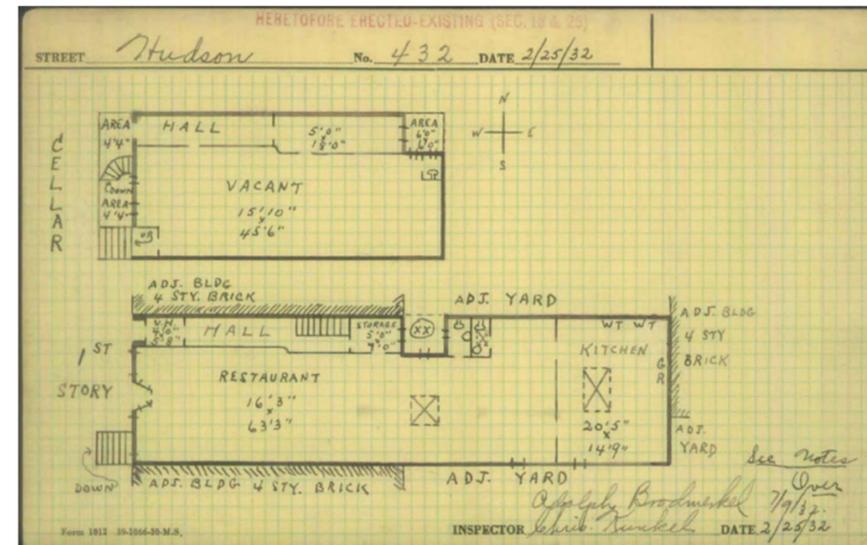
EXCERPT FROM 1854 MANHATTAN 9TH WARD LAND MAP



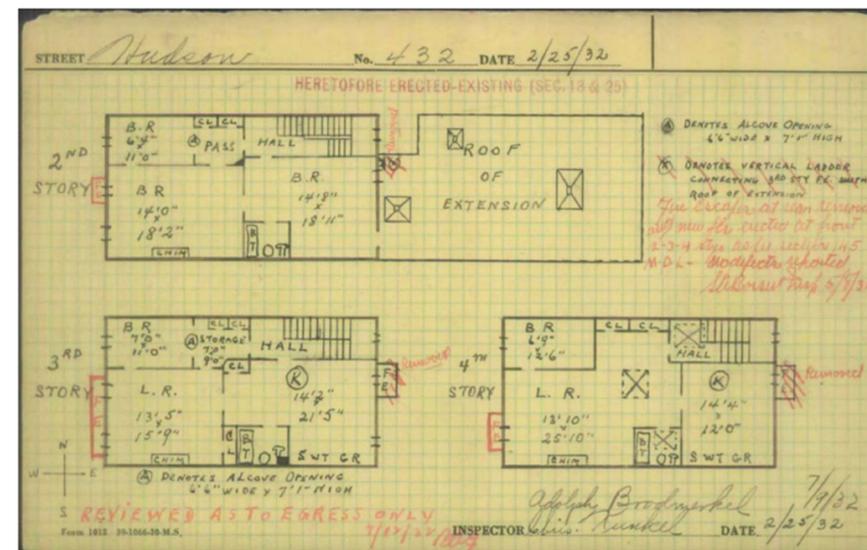
EXCERPT FROM 1955 MANHATTAN BROMLEY MAP - PLATE 34



PLAN DIAGRAM OF 2ND FLOOR 1902



NYC HPD HISTORIC CLASSIFICATION CARD - 1932



NYC HPD HISTORIC CLASSIFICATION CARD - 1932



432 HUDSON STREET - 1940 TAX PHOTO



432 HUDSON STREET - PRESENT DAY CONDITION

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1940S TAX PHOTO & EXISTING
HUDSON STREET FACADE

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| | Scale: | N/A |
| | Drawn By: | LH |
| | Drawing No.: | LPC-04 |
| | Project No.: | 3803 |

**PROPOSED
SCOPE OF
WORK**

- FRONT FACADE RESTORATION & NEW SHOPFRONT
- NEW ROOFTOP STAIR BULKHEAD
- RECONSTRUCTION OF REAR WALL
- NEW 2ND FLOOR REAR EXTENSION
- EXISTING 1ST FLOOR REAR EXTENSION RECONSTRUCTION
- EXCAVATION BELOW REAR EXTENSION



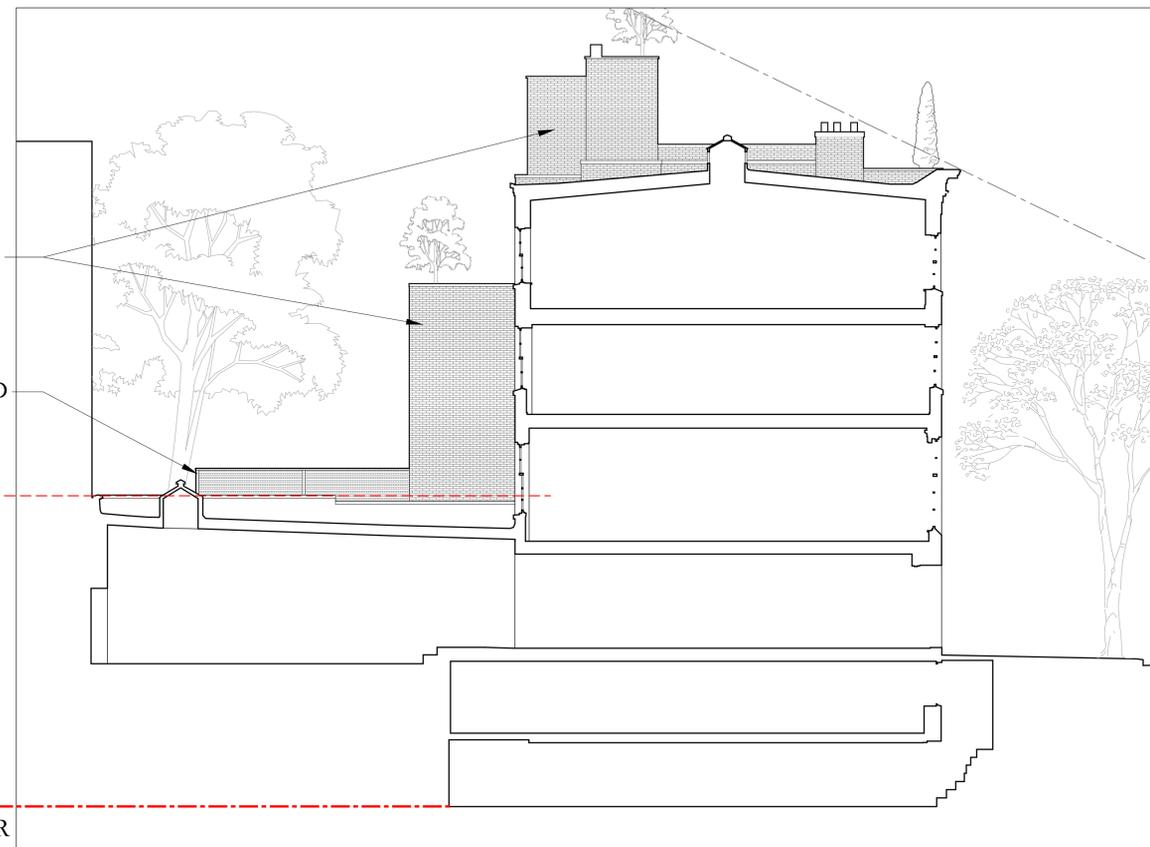
04
LPC-05 EXISTING ROOF PLAN INCLUDING NEIGHBORING PROPERTIES 3/32" = 1'-0"

EXTENSIONS OF NEIGHBORING BUILDING BEYOND

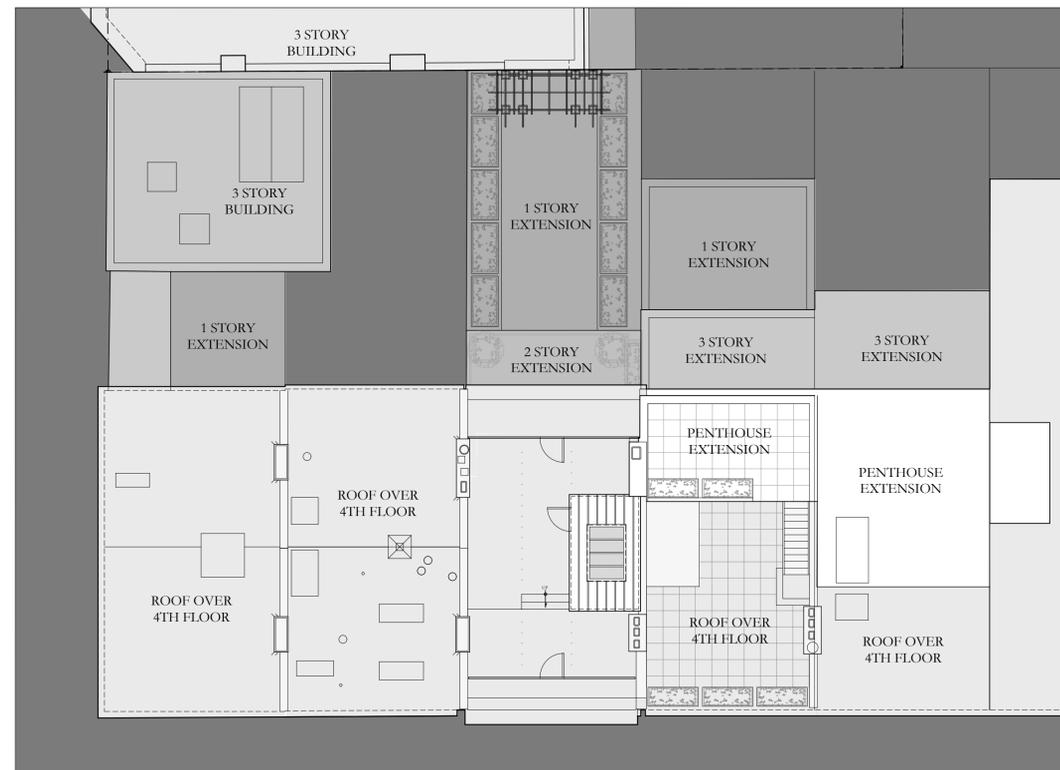
FENCE OF NEIGHBOR BEYOND

EXISTING PARAPET HEIGHT @ REAR EXTENSION

EXISTING CELLAR FLOOR LEVEL



02
LPC-05 EXISTING BUILDING SECTION FACING SOUTH 1/8" = 1'-0"

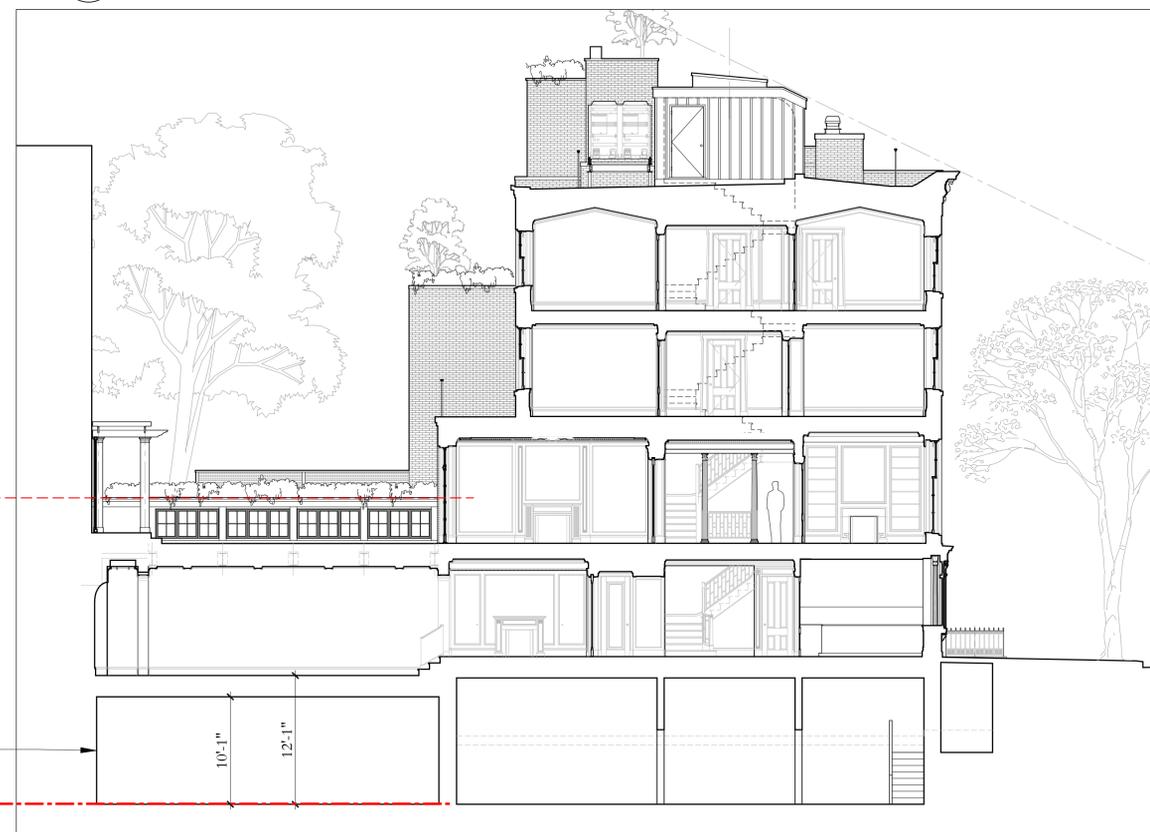


03
LPC-05 PROPOSED ROOF PLAN WITH NEIGHBORING PROPERTIES 3/32" = 1'-0"

EXISTING PARAPET HEIGHT @ REAR EXTENSION

PROPOSED NEW EXCAVATED SPACE

EXISTING CELLAR FLOOR LEVEL



01
LPC-05 PROPOSED BUILDING SECTION FACING SOUTH 1/8" = 1'-0"

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EXISTING & PROPOSED SECTIONS
& ROOF PLANS

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| | Drawing No. LPC-05 |
| Project No. 3803 | 5 of 20 |

**FRONT FACADE
SCOPE OF WORK:**

- NEW SHOPFRONT
- NEW ENTRY DOOR & TRANSOM
- NEW ENTRY RAILING & GATE
- NEW WOOD DOUBLE-HUNG WINDOWS
- NEW CAST 'BROWNSTONE' LINTELS & SILLS
- BRICK RESTORATION WORK
- NEW SHEET METAL CORNICE TO REPLACE DAMAGED EXISTING
- REMOVE FIRE ESCAPE

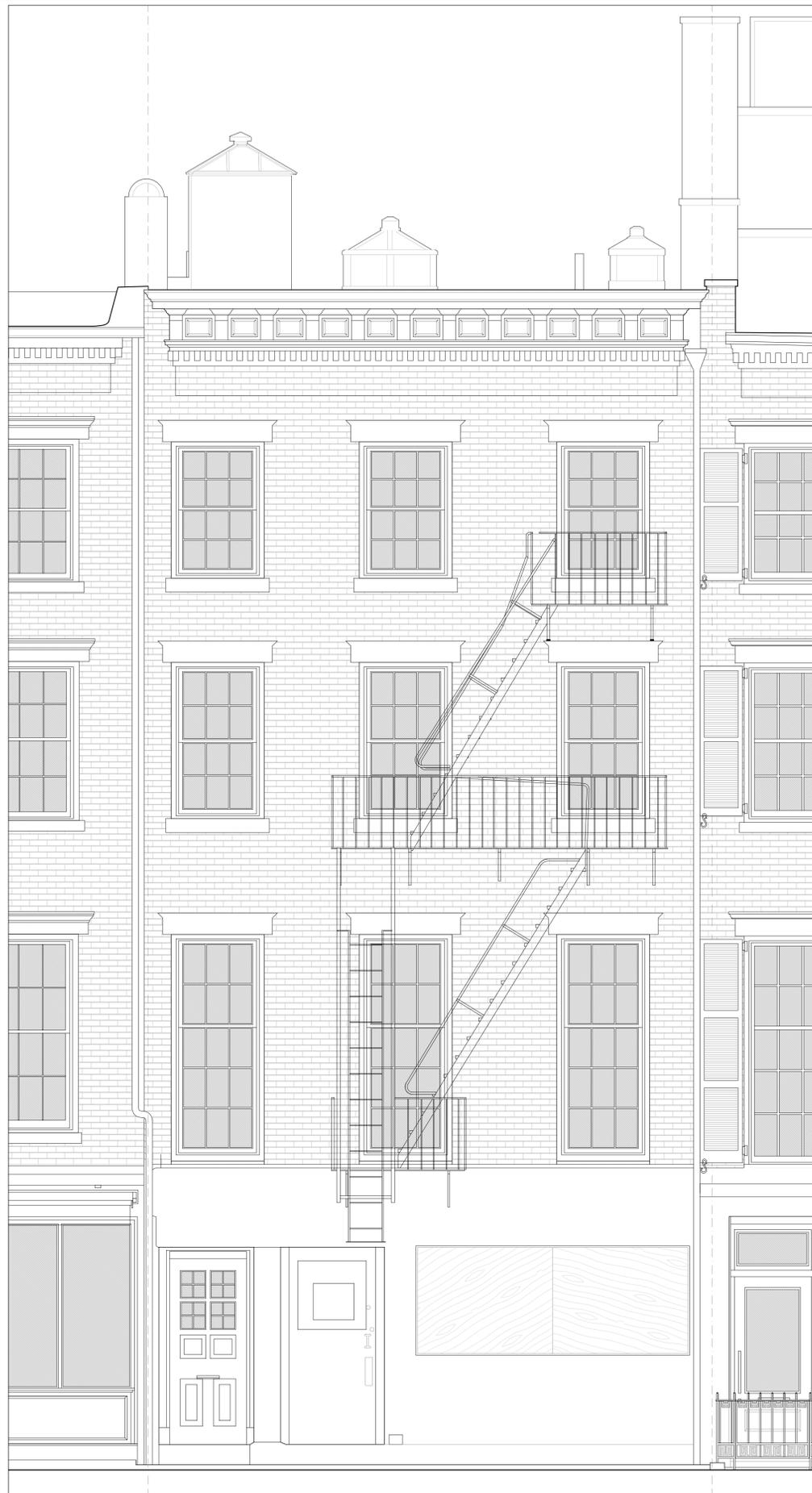
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EXISTING & PROPOSED HUDSON
ST FACADE

| | | |
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| | Scale: | AS NOTED |
| | Drawn By: | LH |
| | Drawing No.: | LPC-06 |
| | Project No.: | 3803 |
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01 EXISTING 432 HUDSON STREET ELEVATION
LPC-06

3/8" = 1'-0"



02 PROPOSED 432 HUDSON STREET ELEVATION
LPC-06

3/8" = 1'-0"



WIDESPREAD CORROSION & SECTION LOSS AT
PAINTED GALVANIZED METAL CORNICE



NON-ORIGINAL WINDOWS WITH NO BRICK MOULD
OR CAULKING



EXISTING CAST IRON COLUMNS SUPPORTING
BROWNSTONE LINTEL BEHIND STUCCO FACADE



01 EXISTING CONDITIONS AT HUDSON STREET FACADE

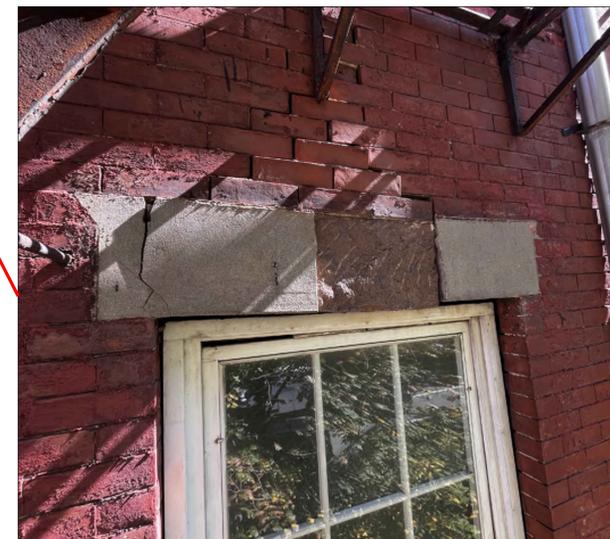
3/8" = 1'-0"



DAMAGED BRICK & RUSTING AT FIRE ESCAPE
ATTACHMENT POINTS



CRACKED, DISLOCATED & SPALLED CEMENTITIOUS
PARGING OVER BROWNSTONE WINDOW SILLS



CRACKED BROWNSTONE LINTEL, DISPLACED
BRICK, AND DELAMINATED PARGING

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HUDSON STREET FACADE
EXISTING CONDITIONS

| | |
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| | Scale: AS NOTED |
| | Drawn By: LH |
| | Drawing No. LPC-07 |
| Project No. 3803 | 7 of 20 |



432 HUDSON STREET SHOPFRONT - AT TIME OF DESIGNATION (1969)



432 HUDSON - CURRENT SHOPFRONT CONDITION - EXTERIOR



434 HUDSON STREET - 1940 TAX PHOTO - DETAIL AT SHOPFRONT



432 HUDSON - CURRENT SHOPFRONT CONDITION - INTERIOR

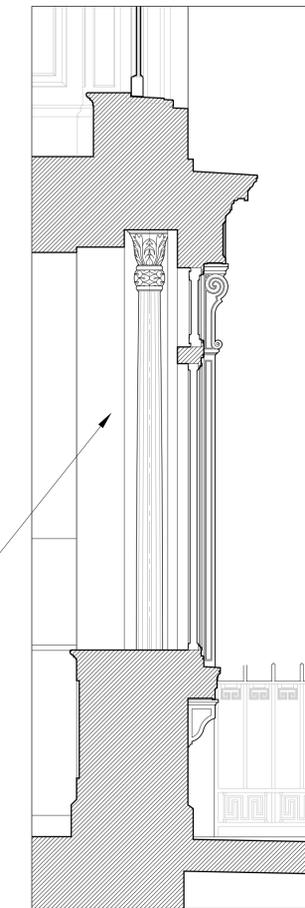
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SHOPFRONT HISTORIC &
EXISTING CONDITIONS

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| | Scale: N/A |
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| | Drawing No. LPC-08 |
| Project No. 3803 | 8 of 20 |



STUCCO WALL FINISH TO MATCH
NEIGHBORING FACADES

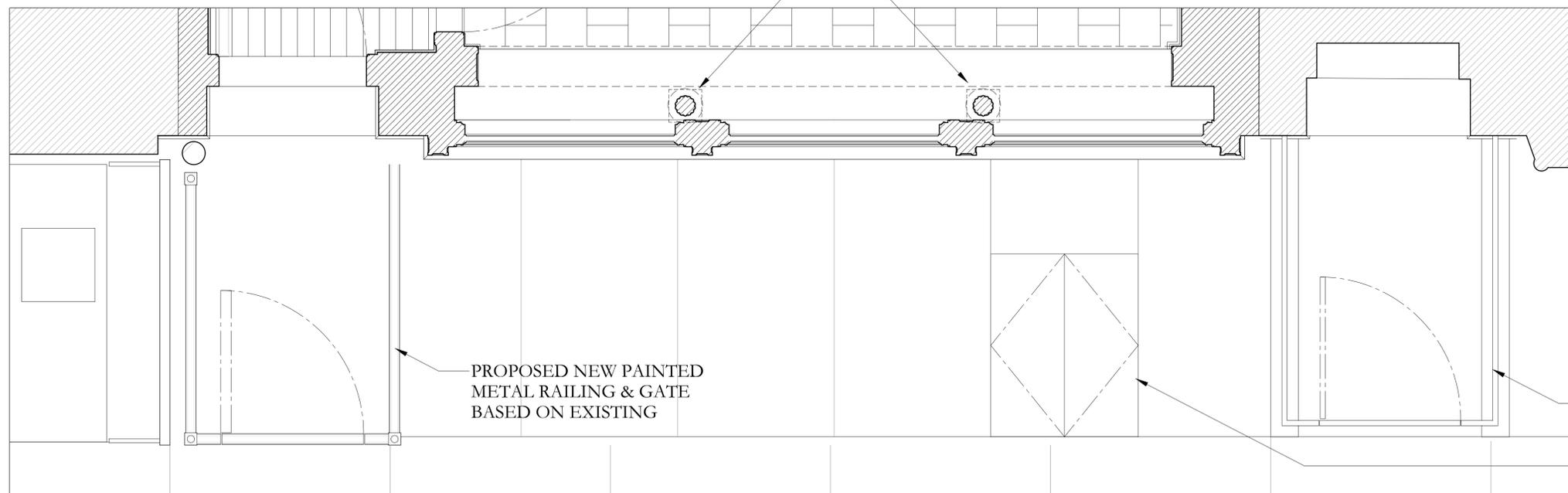
02 PROPOSED VICTORIAN SHOPFRONT ELEVATION
LPC-09

3/4" = 1'-0"

03 PROPOSED SECTION @ SHOPFRONT
LPC-09

3/4" = 1'-0"

EXISTING CAST IRON COLUMNS TO
BE REFINISHED & REMAIN IN PLACE



PROPOSED NEW PAINTED
METAL RAILING & GATE
BASED ON EXISTING

EXISTING RAILING &
GATE AT 430 HUDSON

NEW SIDEWALK HATCH

01 PROPOSED PLAN @ SHOPFRONT & SIDEWALK
LPC-09

3/4" = 1'-0"

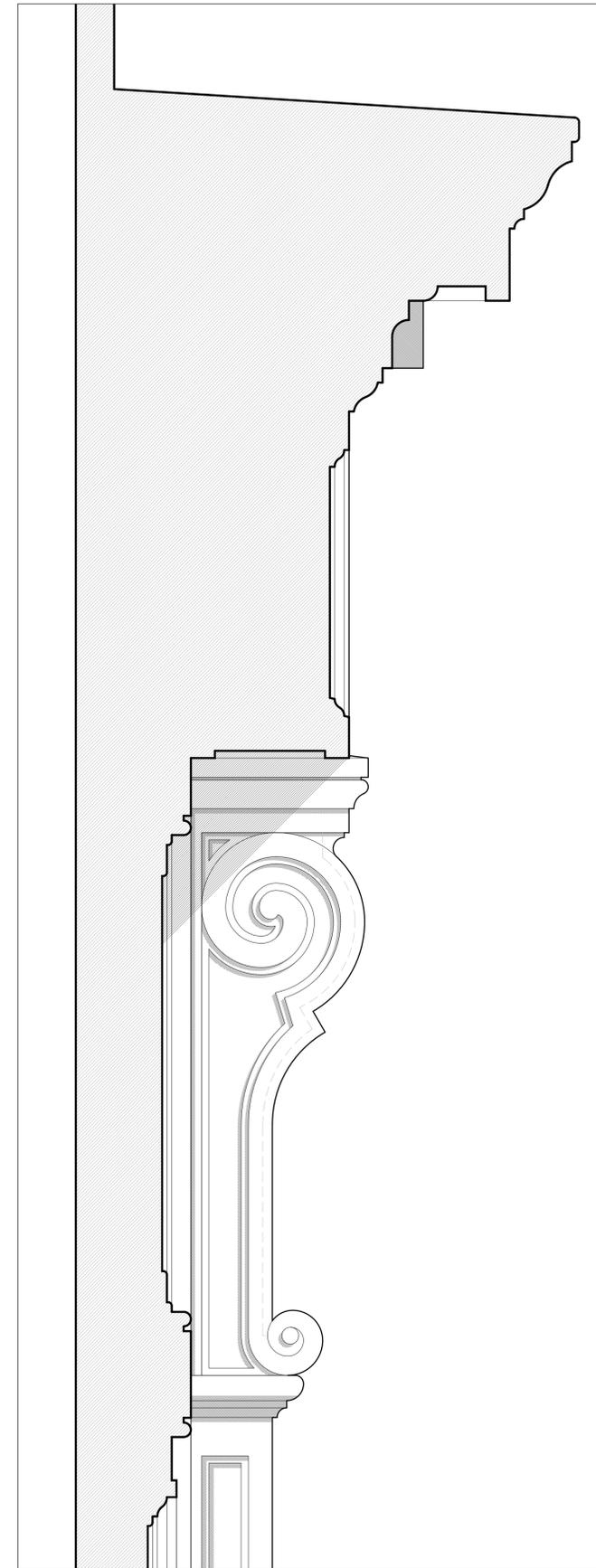
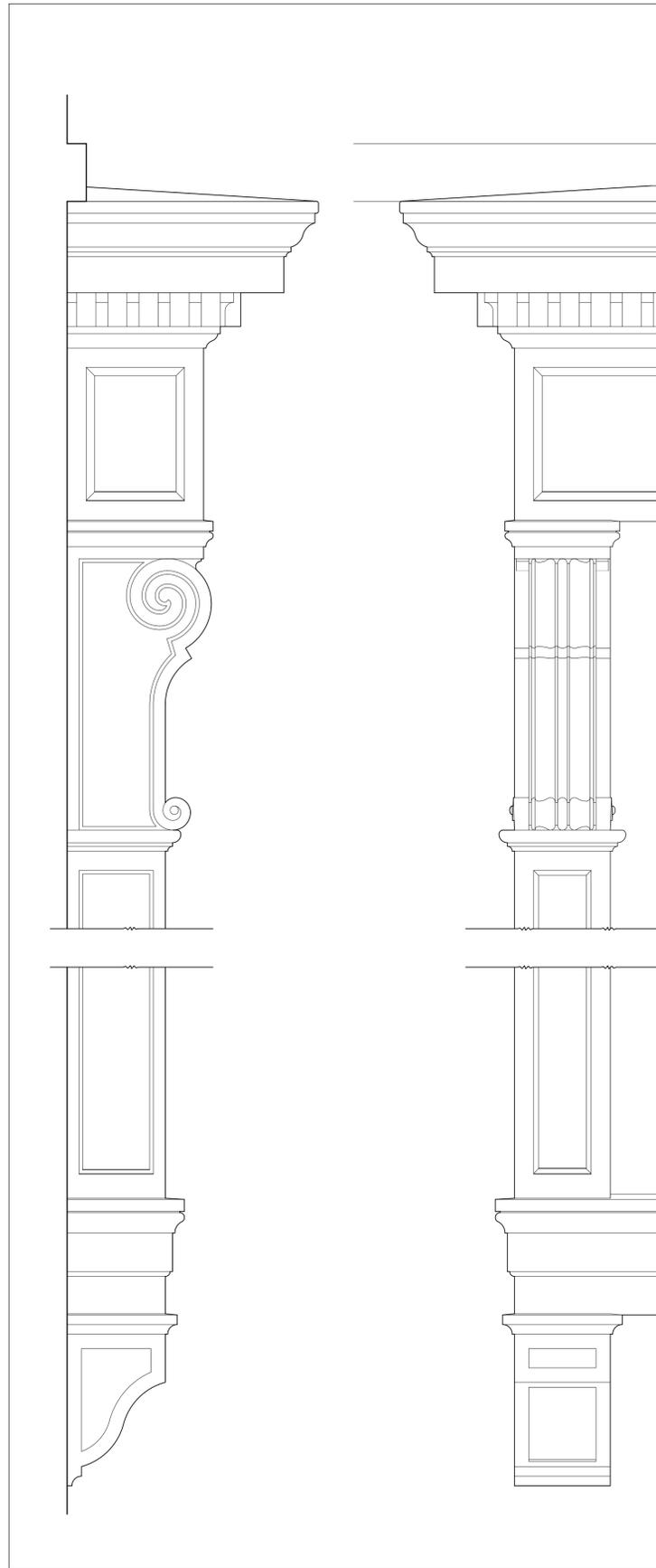
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SHOPFRONT DESIGN

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| | Drawing No. | LPC-09 |
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SHOPFRONT DETAILS

Seal and Signature: Date:

11.20.25

Scale:

AS NOTED

Drawn By:

LH

Drawing No.

LPC-10

Project No.

3803

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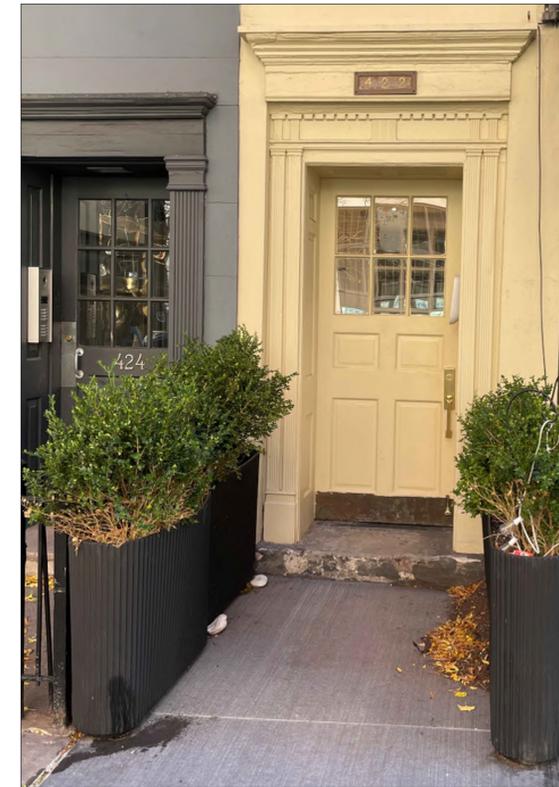
430 HUDSON ST.



428 HUDSON ST.



426 HUDSON ST.



422 HUDSON ST.



432 HUDSON ST.

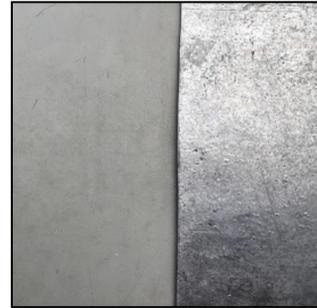
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HUDSON STREET RESIDENCE
ENTRANCES ON BLOCK 583

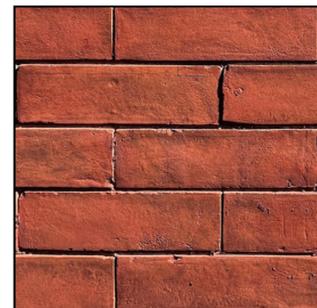
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| | 11.22.25 |
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| | Drawn By: |
| | LH |
| | Drawing No. |
| | LPC-11 |
| Project No. | 3803 |
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ROOFTOP BULKHEAD: TIN-ZINC
COATED COPPER
(L: WEATHERED/R: NEW)



LINTELS, SILLS & GROUND FLOOR
FACADE: BROWNSTONE



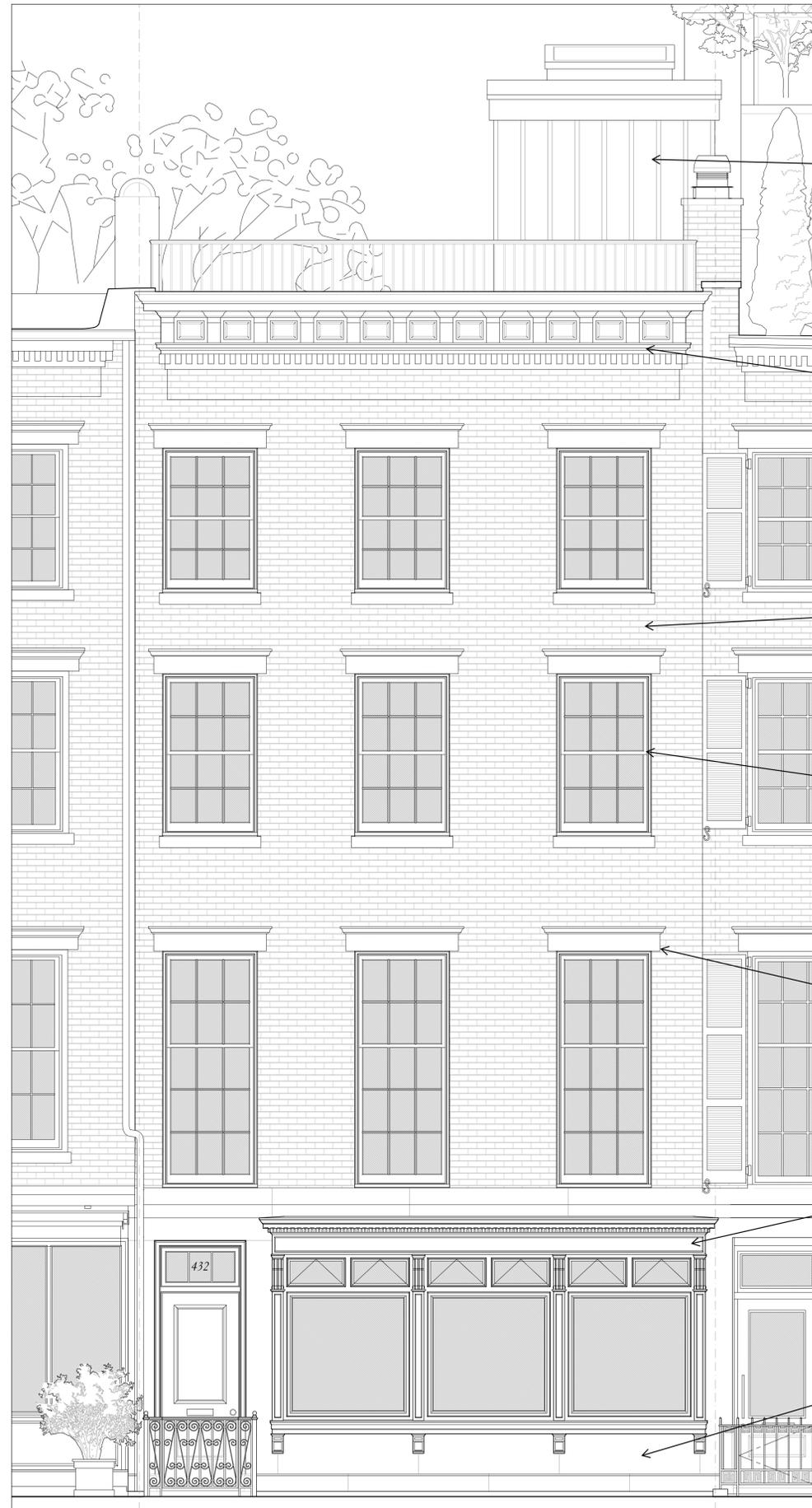
CLEANED EXISTING
VENEER BRICK



ROOF RAILING, CORNICE,
WINDOWS, DOOR, & STOREFRONT:
SHERWIN WILLIAMS
SW 6216 - 'JASPER'



ROOF & ENTRY RAILINGS:
SHERWIN WILLIAMS
SW 6258 - 'TRICORN BLACK'



BULKHEAD TO BE CLAD IN ZINC
COATED COPPER IN A BOARD &
BATTEN

NEW SHEET METAL CORNICE TO
REPLICATE ORIGINAL PAINTED
GREEN

EXISTING BRICK TO REMAIN IN
PLACE AND BE RESTORED

NEW DOUBLE-HUNG WOOD
WINDOWS PAINTED GREEN TO
MATCH SAMPLE

NEW BROWNSTONE LINTELS
WITH CAP PROFILE TO MATCH
NEIGHBOR

WOODEN SHOPFRONT PAINTED
GREEN TO MATCH SAMPLE
TAKEN FROM ORIGINAL WINDOW
AT REAR

BROWNSTONE STUCCO - TO
MATCH NEIGHBORING DOOR
SURROUNDS

01 PROPOSED HUDSON STREET FACADE

3/8" = 1'-0"

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HUDSON STREET FACADE -
PROPOSED MATERIALS

Scale and Signature: Date:

12.04.25

Scale:
AS NOTED

Drawn By:

LH

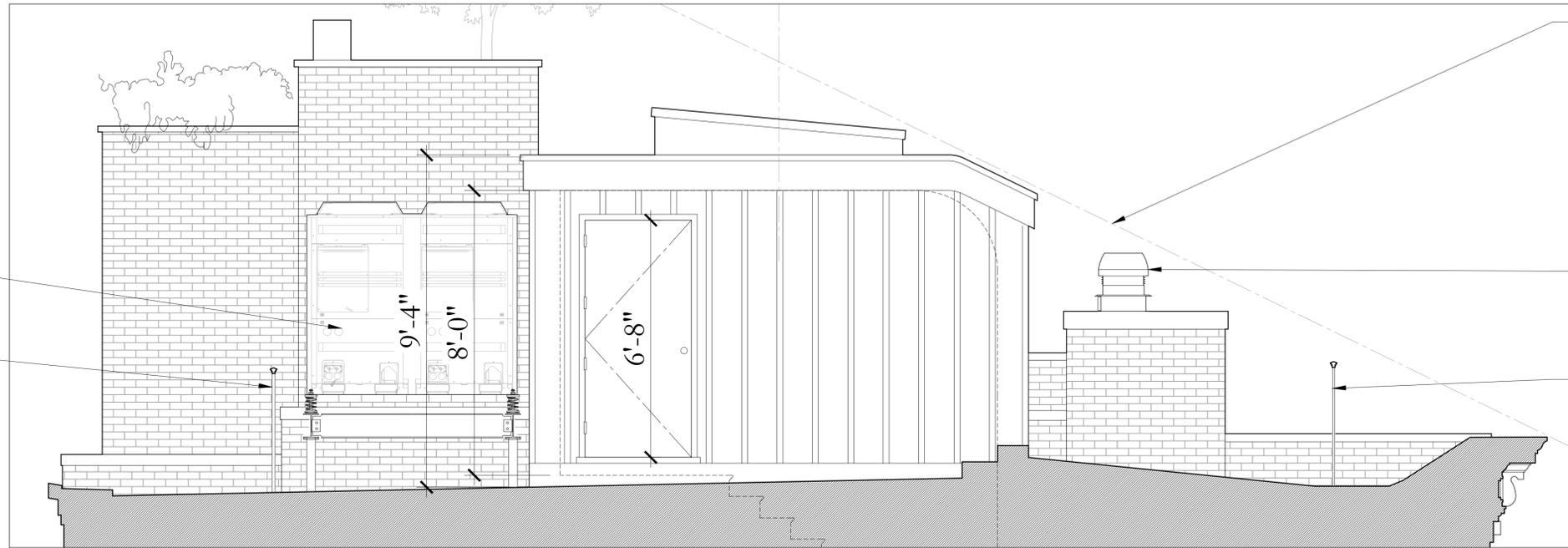
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LPC-12

Project No.

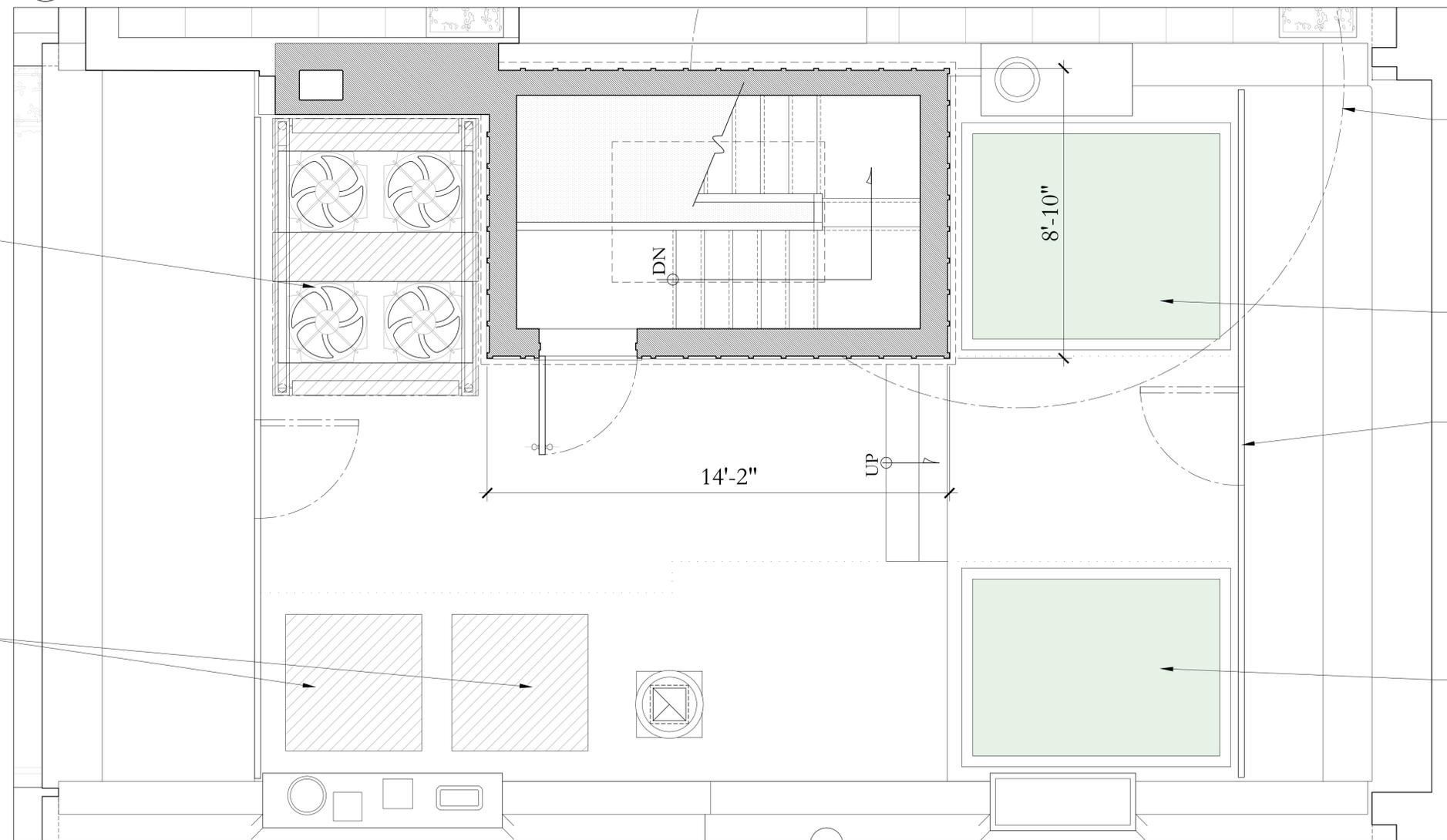
3803

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02 PROPOSED ROOF SECTION FACING BULKHEAD
LPC-13

1/2" = 1'-0"



01 PARTIAL ROOF PLAN SHOWING PROPOSED BULKHEAD
LPC-13

1/2" = 1'-0"

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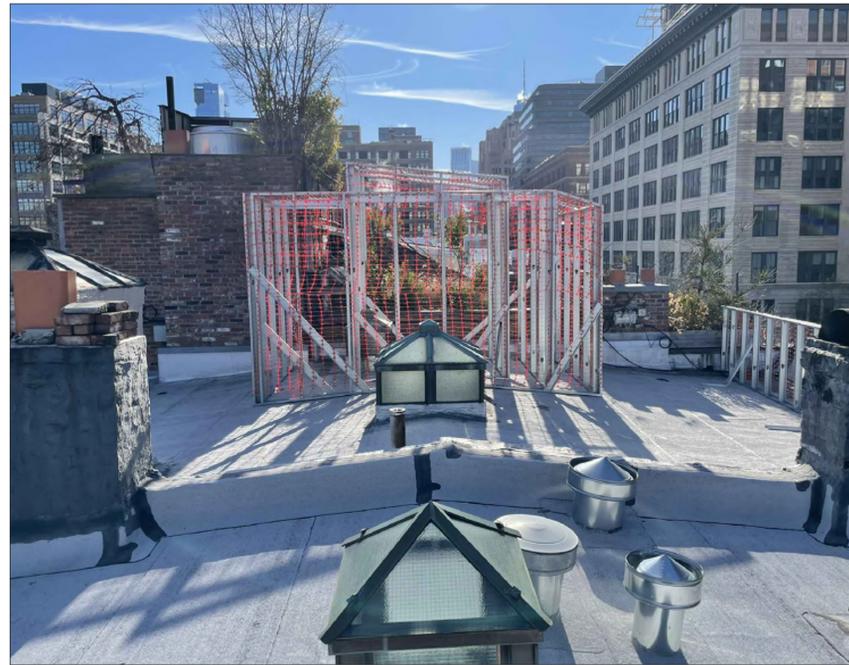
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STAIR BULKHEAD & ROOF PLAN

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ROOFTOP BULKHEAD MOCKUP - VIEW
FACING SOUTHEAST



ROOFTOP BULKHEAD MOCKUP - VIEW
FACING SOUTH



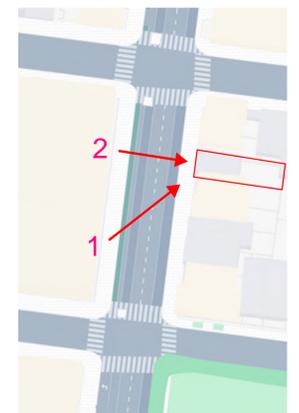
ROOFTOP BULKHEAD MOCKUP - VIEW
FACING SOUTHWEST



1 ROOFTOP BULKHEAD MOCKUP - VIEW FROM ACROSS
HUDSON STREET FACING NORTHEAST



2 ROOFTOP BULKHEAD MOCKUP - VIEW FROM ACROSS
HUDSON STREET FACING EAST



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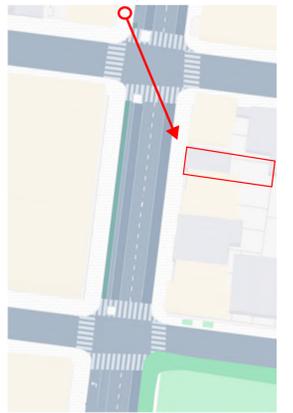
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ROOFTOP MOCKUP & STREET
VIEWS

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| Project No. 3803 | 14 of 20 |



EXISTING VIEW OF 432 HUDSON FROM ACROSS
HUDSON & MORTON STREETS

PROPOSED VIEW OF 432 HUDSON FROM ACROSS
HUDSON & MORTON STREETS

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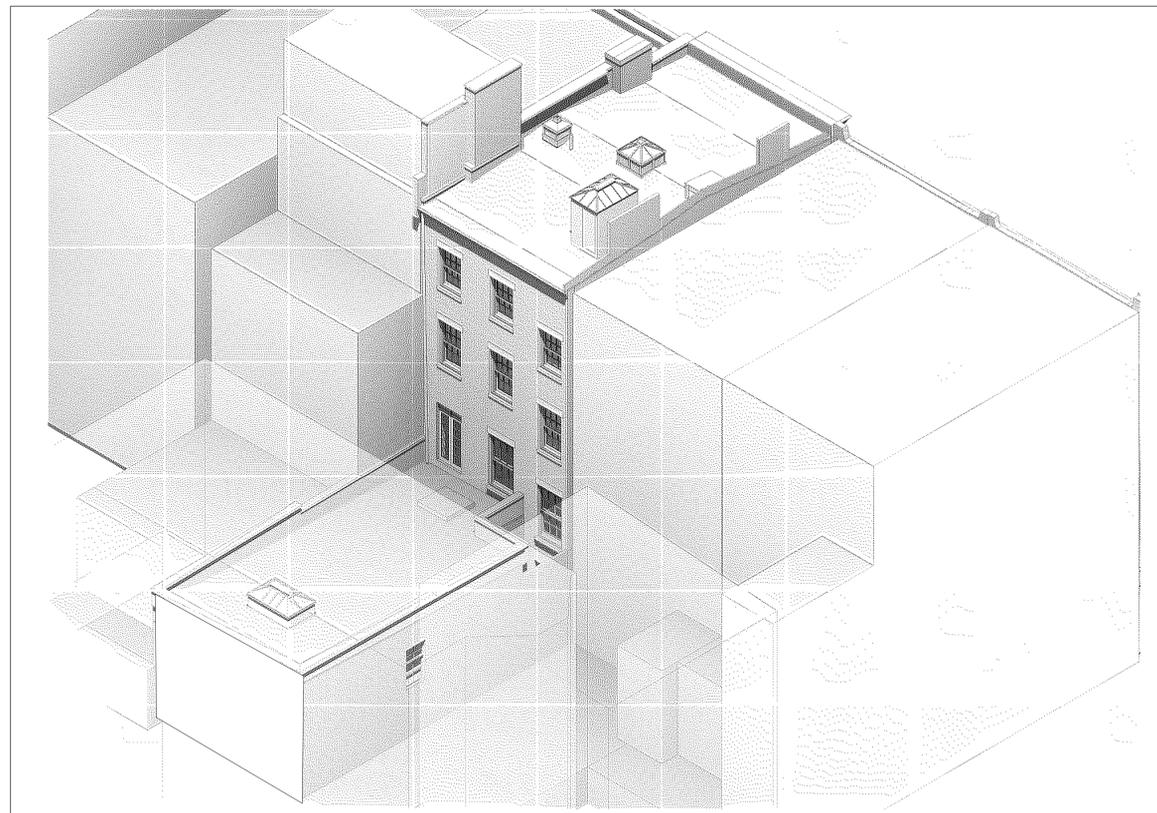
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STREET VIEWS OF BULKHEAD
MOCKUP

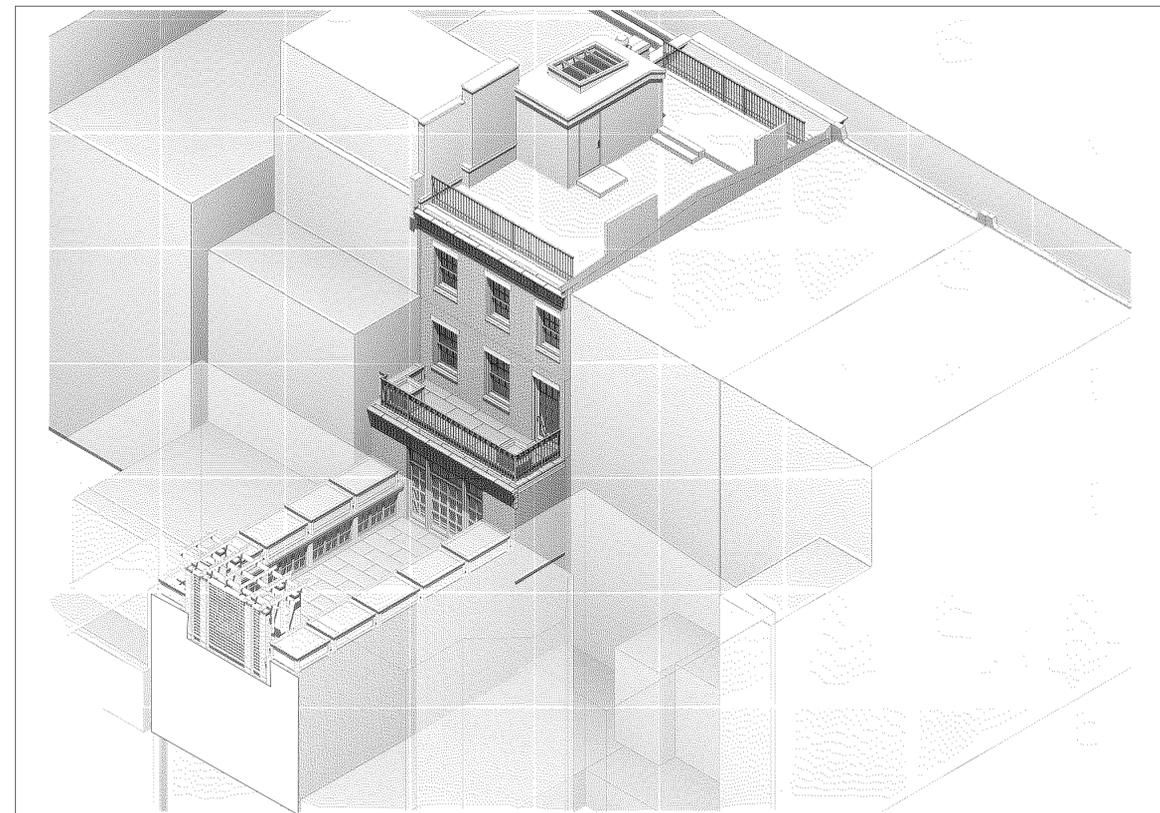
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| | Scale: | N/A |
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| | Drawing No.: | LPC-15 |
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BLOCK 583 - REAR YARD EXTENSIONS OF BUILDINGS FACING HUDSON STREET



EXISTING AXONOMETRIC VIEW OF REAR



PROPOSED AXONOMETRIC VIEW OF REAR

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AXONOMETRIC VIEWS

Seal and Signature:

Date:

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Scale:

N/A

Drawn By:

LH

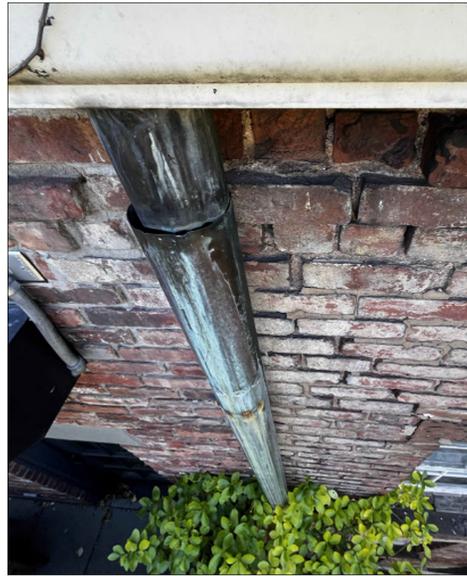
Drawing No.

LPC-16

Project No.

3803

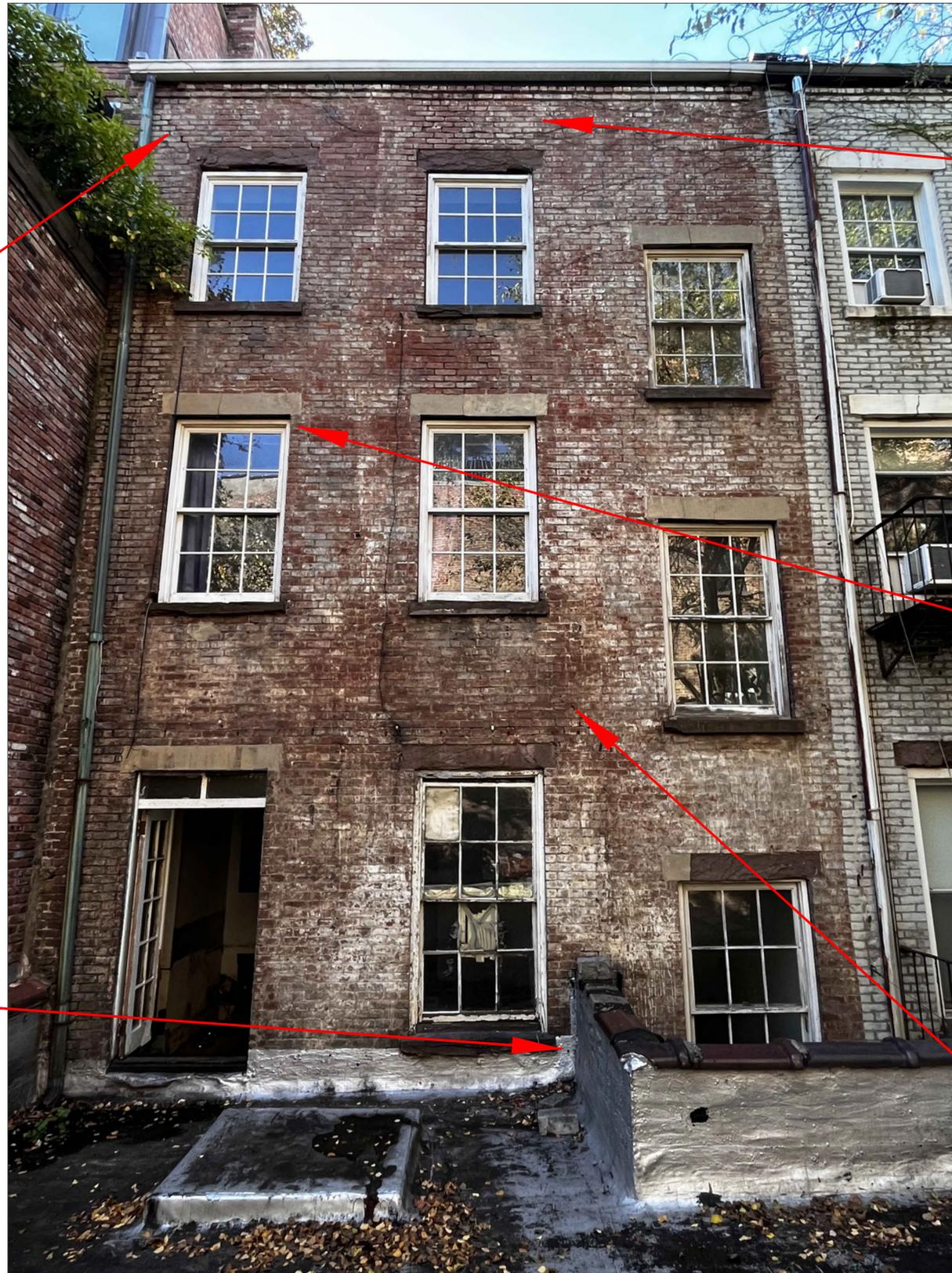
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STEP CRACKS & OPEN JOINTS
BELOW DOWNSPOUT LEADER



ROOFING & PARAPET IN POOR
CONDITION



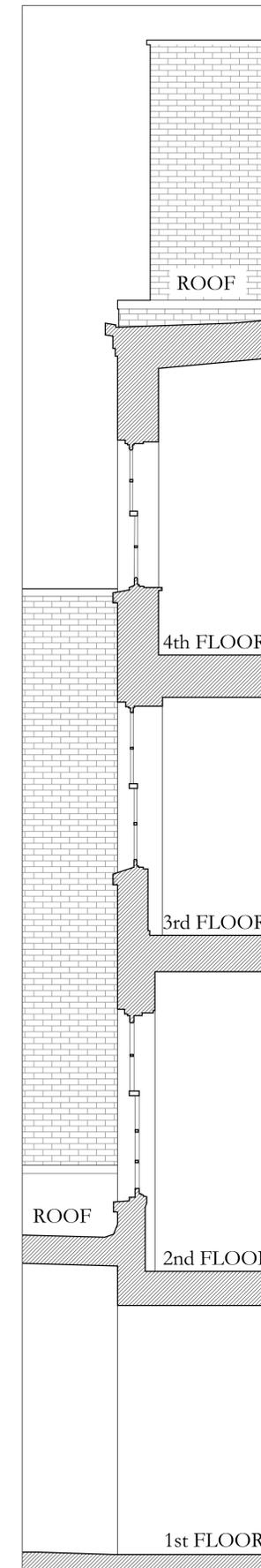
SPALLED BRICKS AND OPEN
JOINTS BELOW EXISTING
GUTTER



PARGED LINTEL CRACKED AT
MID-SPAN CAUSING STEP
CRACKING AT APRON WALL



SPALLED AND ERODED
BROWNSTONE LINTELS & SILLS



01 EXISTING REAR WALL SECTION
LPC-17 3/8" = 1'-0"

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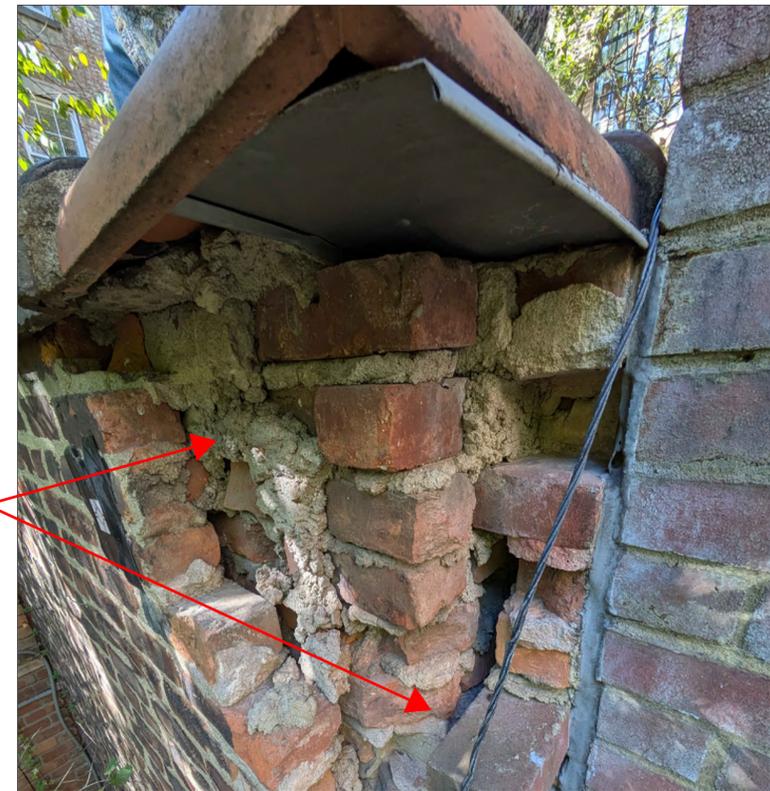
REAR FACADE EXISTING
CONDITIONS

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| | Drawn By: LH |
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EXISTING SINGLE-STORY REAR
EXTENSION - NOTE DETERIORATED
ROOFING, INFILLED PENETRATIONS, &
CRACKED/VARYING COPINGS AS WELL
AS POSITION RELATIVE TO ADJACENT
REAR FACADE EXTENSION AT RIGHT

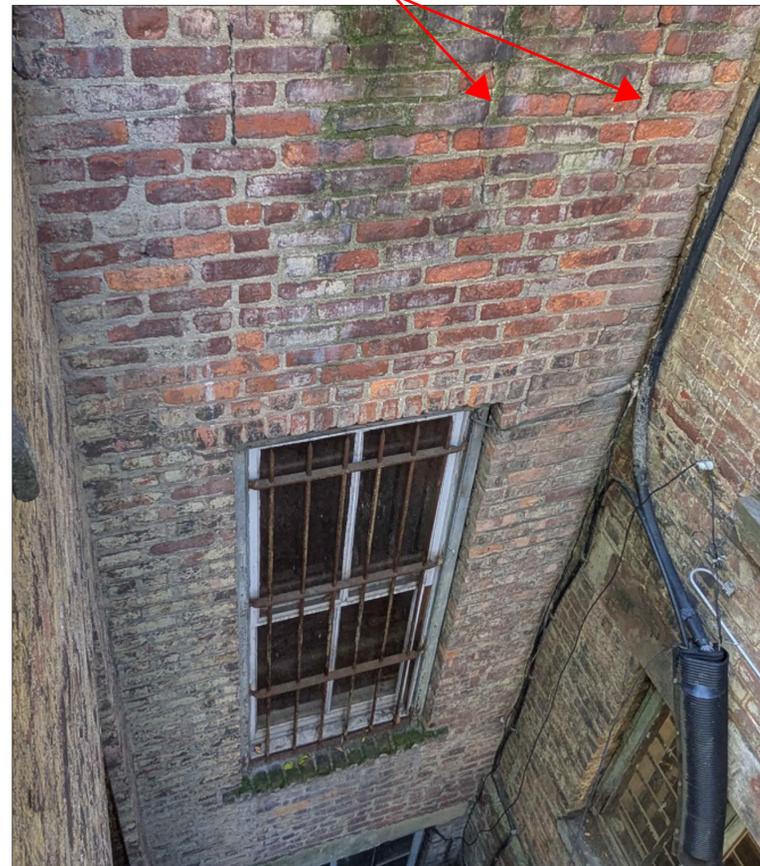
EXISTING DAMAGE AT SOUTHEAST
CORNER CAUSED BY A TREE IN THE
ADJACENT REAR YARD; NOTE
RUDIMENTARY TWO-WYTHE WALL
ASSEMBLY.



EXISTING AREAS OF REMOVAL AT EAST FACADE REVEAL A RUDIMENTARY
TWO WYTHE WALL ASSEMBLY WITH LARGE VOIDS AT THE SLUSH JOINTS.

NORTH FACADE EXHIBITS LOSS OF FIRESKIN, BUCKLING AND
LONG-TERM WATER INFILTRATION ALONG THE WALL BASE.

LIGHTWELL ADJACENT TO ORIGINAL REAR FACADE; CONFIGURATION
DIRECTS STORM DRAINAGE INTO CELLAR AREAWAY - NOTE VERITCAL
CRACKING THROUGH SEVERAL COURSES OF BRICK



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REAR YARD EXTENSION
EXISTING CONDITIONS

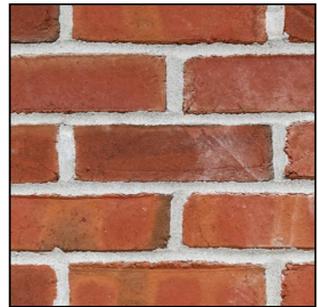
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| | VARIES |
| Drawn By: | |
| AUTHOR | |
| Drawing No. | |
| LPC-18 | |
| Project No. | |
| 3803 | |
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ROOFTOP BULKHEAD, GUTTERS & CLERESTORY
WINDOW CLADDING: TIN-ZINC COATED COPPER
(L: WEATHERED/R: NEW)



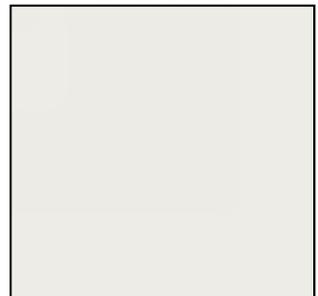
LINTELS & SILLS: BROWNSTONE



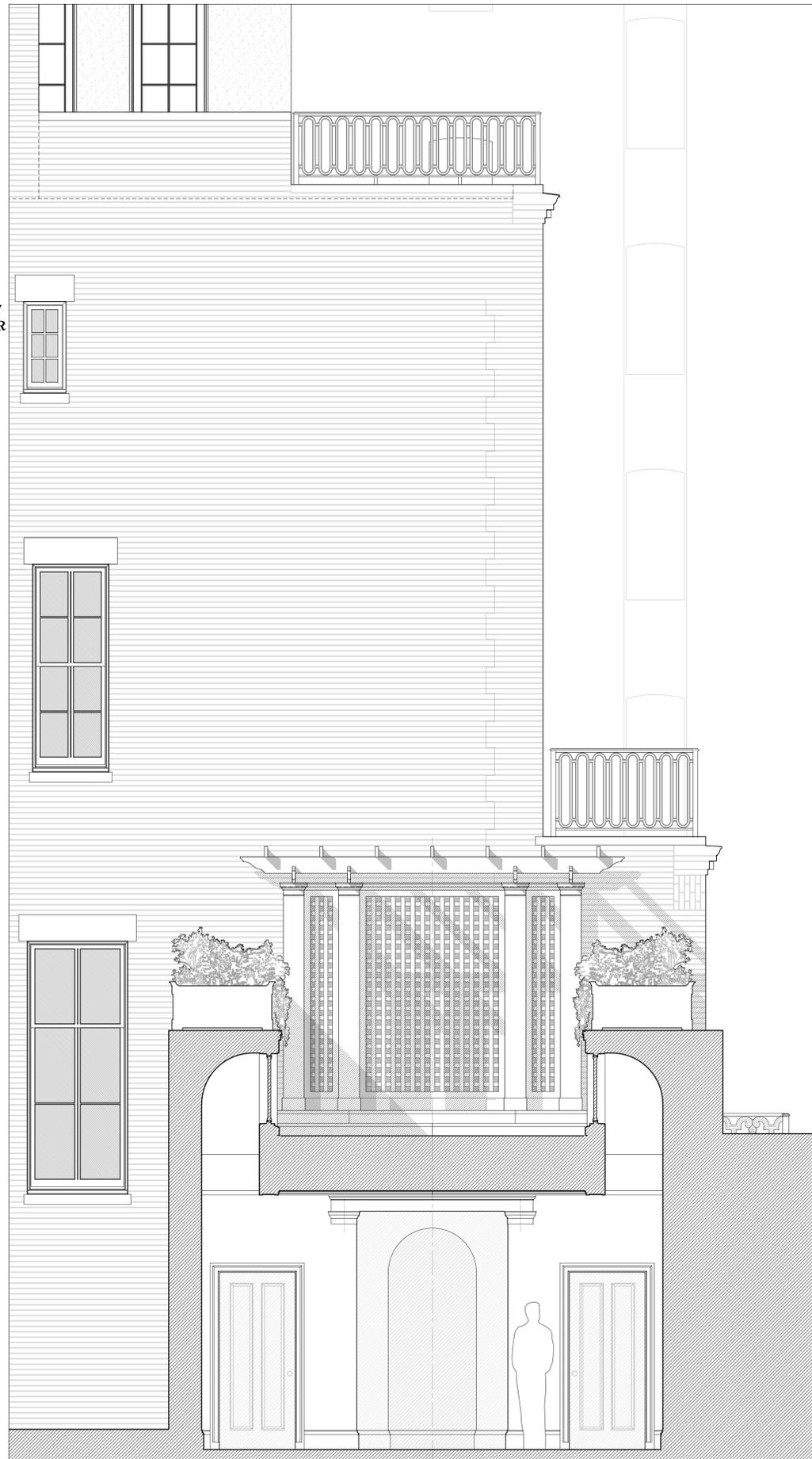
REAR FACADE & EXTENSION BRICK:
GLEN GERY 53DD



WINDOWS, DOORS, & PERGOLA LATTICE:
SHERWIN WILLIAMS
SW 6216 - 'JASPER'



PERGOLA FRAME:
SHERWIN WILLIAMS
SW 7005 - 'PURE WHITE'



02 PROPOSED SECTION THRU REAR EXTENSION FACING EAST

3/8" = 1'-0"



01 PROPOSED SECTION THRU REAR EXTENSION FACING WEST

3/8" = 1'-0"

CB2 LANDMARKS COMMITTEE 12.11.25

ISSUE: DATE:

Project:
432 HUDSON ST
MANHATTAN
NEW YORK, NY 10014

PROPOSED REAR FACADE &
SECTION THRU EXTENSION

| | |
|---------------------|-----------------------|
| Seal and Signature: | Date: 11/22/25 |
| | Scale: AS NOTED |
| | Drawn By: LH |
| | Drawing No. LPC-19 |
| Project No. 3803 | 19 of 20 |



Project:
432 HUDSON ST
MANHATTAN
NEW YORK, NY 10014

EXTERIOR RENDERINGS

| | | |
|---------------------|-------------|----------|
| Seal and Signature: | Date: | 12.02.25 |
| | Scale: | N/A |
| | Drawn By: | LH |
| | Drawing No. | LPC-20 |
| | Project No. | 3803 |