

May 6, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-09295

**432 Lafayette Street – 432 Lafayette Street Building – Individual  
Landmark  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 160 059 3679

**Passcode:** 131371

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.

ARCHITECTURAL

LPC-001	COVER SHEET
LPC-002	HISTORICAL PHOTOS
LPC-003	EXISTING PHOTOS
LPC-004	EXISTING EXTERIOR ELEVATION
LPC-005	ENLARGED DRAWINGS PART 1/4
LPC-006	ENLARGED DRAWINGS PART 2/4
LPC-007	ENLARGED DRAWINGS PART 3/4
LPC-008	ENLARGED DRAWINGS PART 4/4
LPC-009	SIDEWALK SCOPE OF WORK PHOTOS
LPC-010	LIFT AXONOMETRICS

432 LAFAYETTE ST,  
NEW YORK, NY 10003

**PROPOSED  
INSTALLATION OF  
H.C. PLATFORM LIFT**

**LPC PUBLIC HEARING  
05/06/2025**

**SCOPE OF WORK:**  
PROPOSED INSTALLATION OF A NEW HANDICAP  
VERTICAL LIFT ON SIDEWALK.  
NO CHANGE TO USE, OCCUPANCY AND EGRESS.

ZONING MAP

ZONING DISTRICT  
M1-5/R9A  
432 LAFAYETTE ST,  
NEW YORK, NY 10003



LOT PLAN

ZONING DISTRICT M1-5/R9A  
MANHATTAN (BOROUGH 1) |  
BLOCK 645 | LOTS 38  
432 LAFAYETTE ST,  
NEW YORK, NY 10003

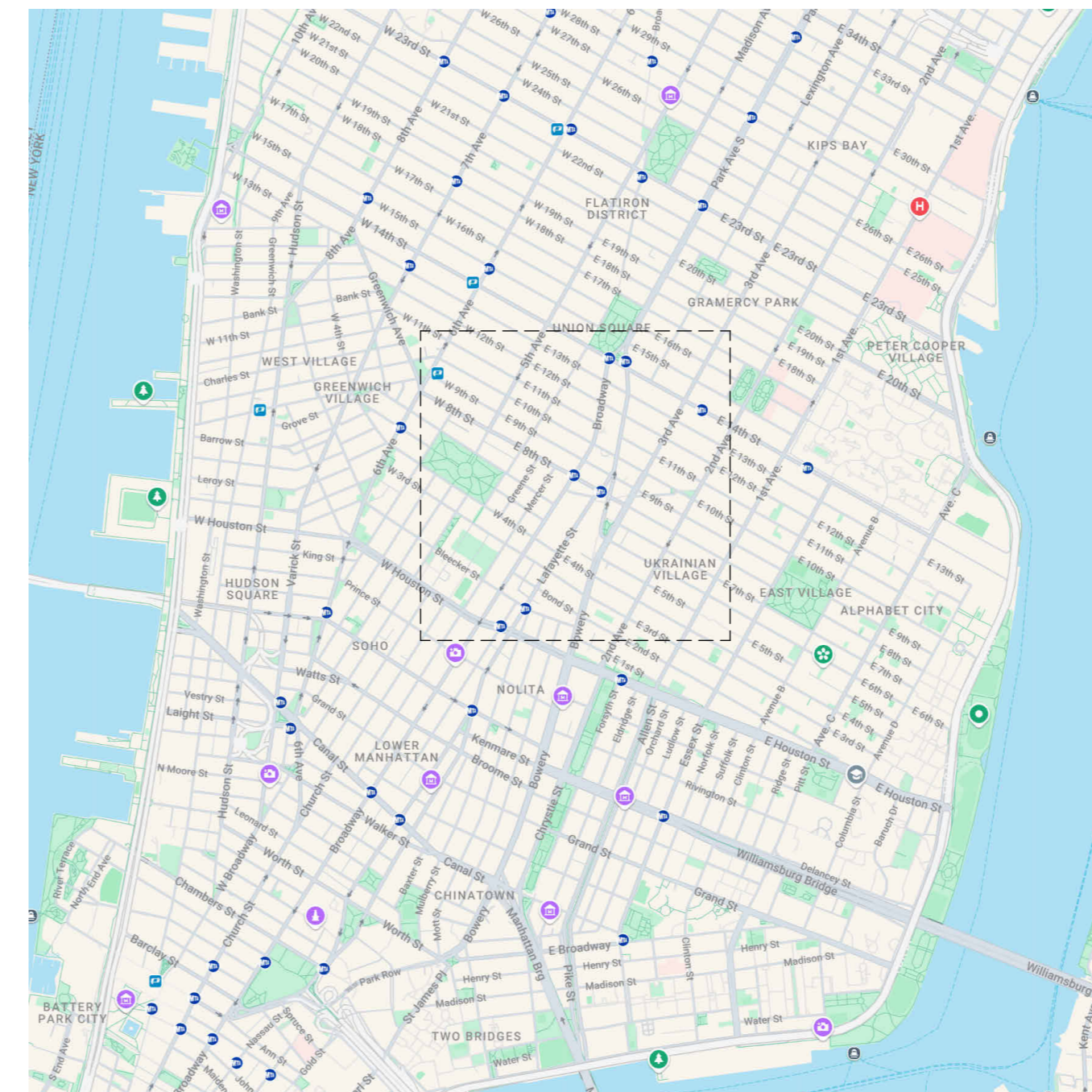


LOCATION MAP

432 LAFAYETTE ST,  
NEW YORK, NY 10003



AREA MAP



NO.	DESCRIPTION	DATE
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OWNER

**STUDIO  
SUPERETTE**

152 MADISON AVE, 22ND FL  
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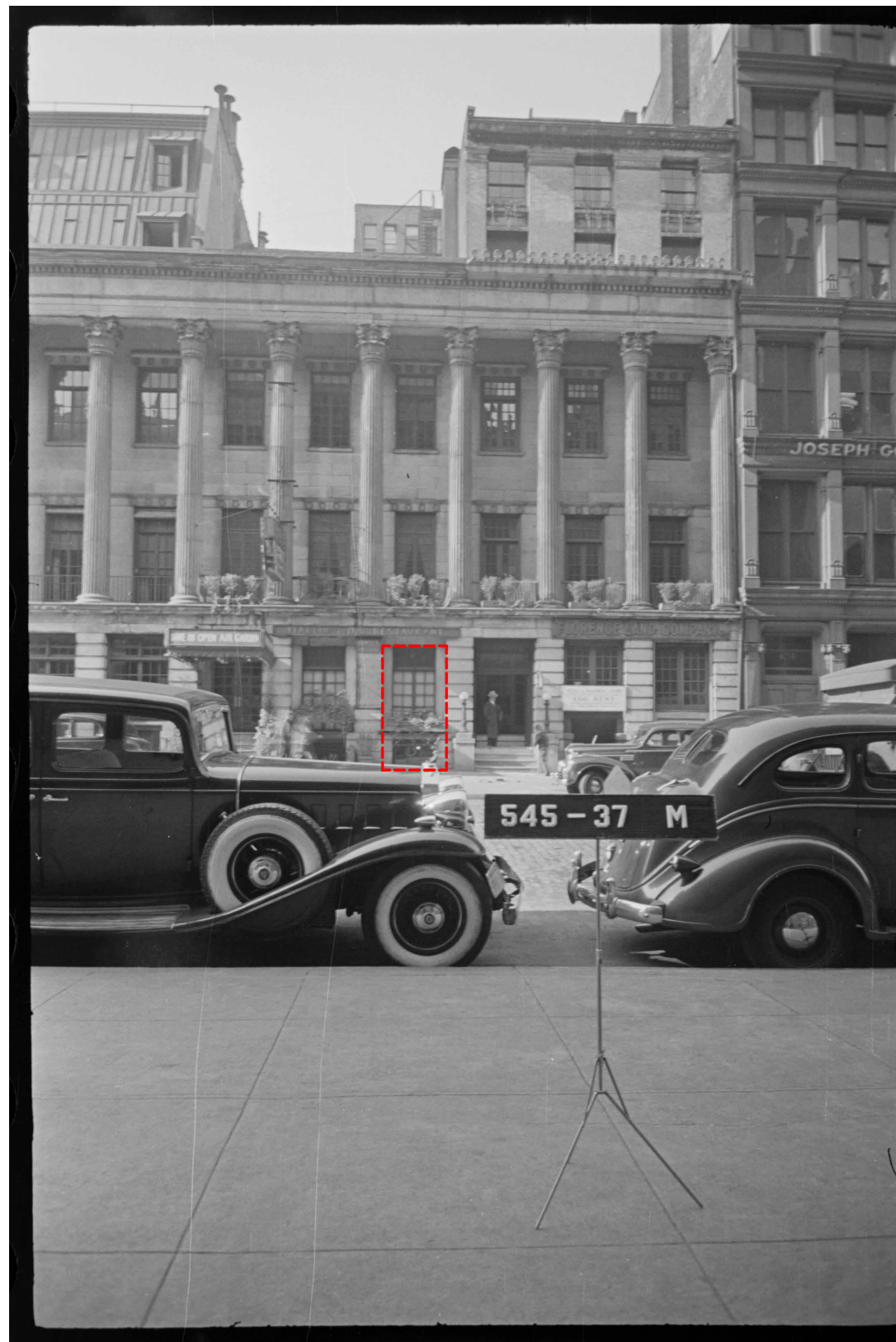
IN CONSIDERATION OF RECEIVING DRAWINGS FROM  
SSUPERETTE DESIGN LLC IN AN ELECTRONIC FORM, THE  
RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY  
LAW, TO HOLD HARMLESS AND INDEMNIFY SSUPERETTE  
DESIGN LLC FROM AND AGAINST ALL CLAIMS, LIABILITIES,  
LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED  
TO ATTORNEY'S FEES, ARISING OUT OF, OR IN ANY WAY  
CONNECTED WITH THE USE, RE-USE, MIS-USE, MODIFICATION,  
OR MISINTERPRETATION OF THE MACHINE-READABLE  
INFORMATION PROVIDED BY SSUPERETTE DESIGN LLC UNDER  
THIS AGREEMENT.

432 Lafayette St,  
New York, NY 10003

COVER SHEET

DATE	04/30/2025
PROJ #	null
SCALE	As indicated

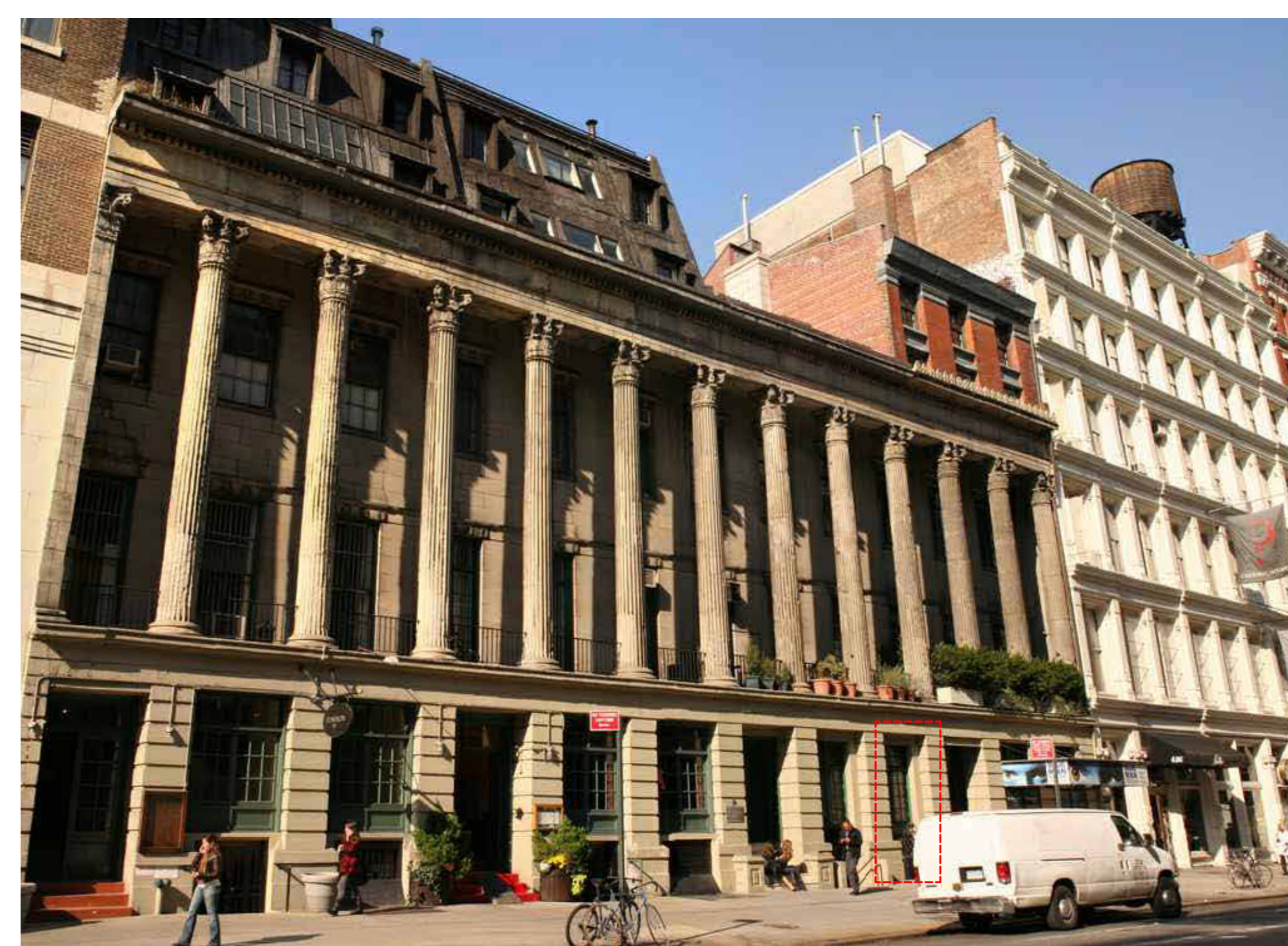
LPC-001



TAX PHOTO CIRCA 1940



LPC PHOTO CIRCA 1965



HDC PHOTO CIRCA 2008



GOOGLE STREET VIEW PHOTO 2024

NO.	DESCRIPTION	DATE
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New York, NY 10003

**HISTORICAL PHOTOS**

DATE	04/30/2025
PROJ #	null
SCALE	1 1/2" = 1'-0"

**LPC-002**



CURRENT BUILDING FACADE - MARCH 2025



EXISTING FIRST LEVEL WINDOW TO REMAIN

EXISTING BASEMENT WINDOW TO BE REMOVED;  
SEE ENLARGED PHOTOS FOR EXISTING CONDITION

EXISTING HVAC AND CAGE TO BE REMOVED

52"  
EXISTING MASONRY OPENING



TYPICAL EXISTING WINDOWS

LOCATION OF PROPOSED WORK

NO.	DESCRIPTION	DATE
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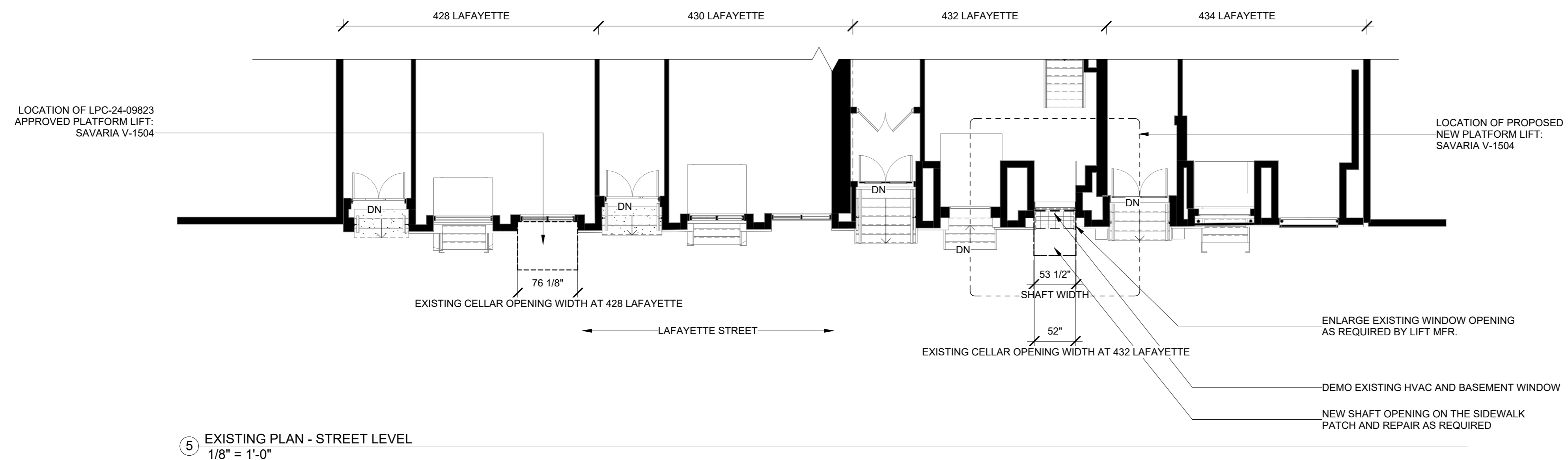
EXISTING PHOTOS

DATE	04/30/2025
PROJ #	null
SCALE	1 1/2" = 1'-0"

LPC-003



① EXISTING ELEVATION - SOUTHEAST - LAFAYETTE ST  
1/8" = 1'-0"



⑤ EXISTING PLAN - STREET LEVEL  
1/8" = 1'-0"

NO.	DESCRIPTION	DATE
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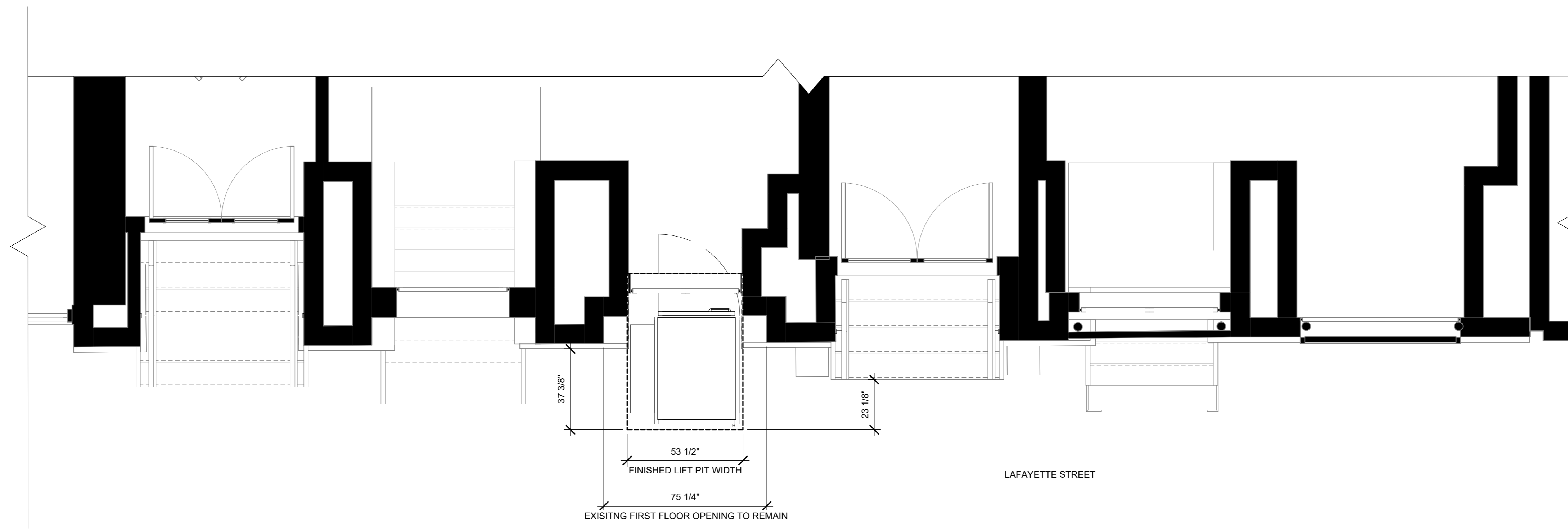
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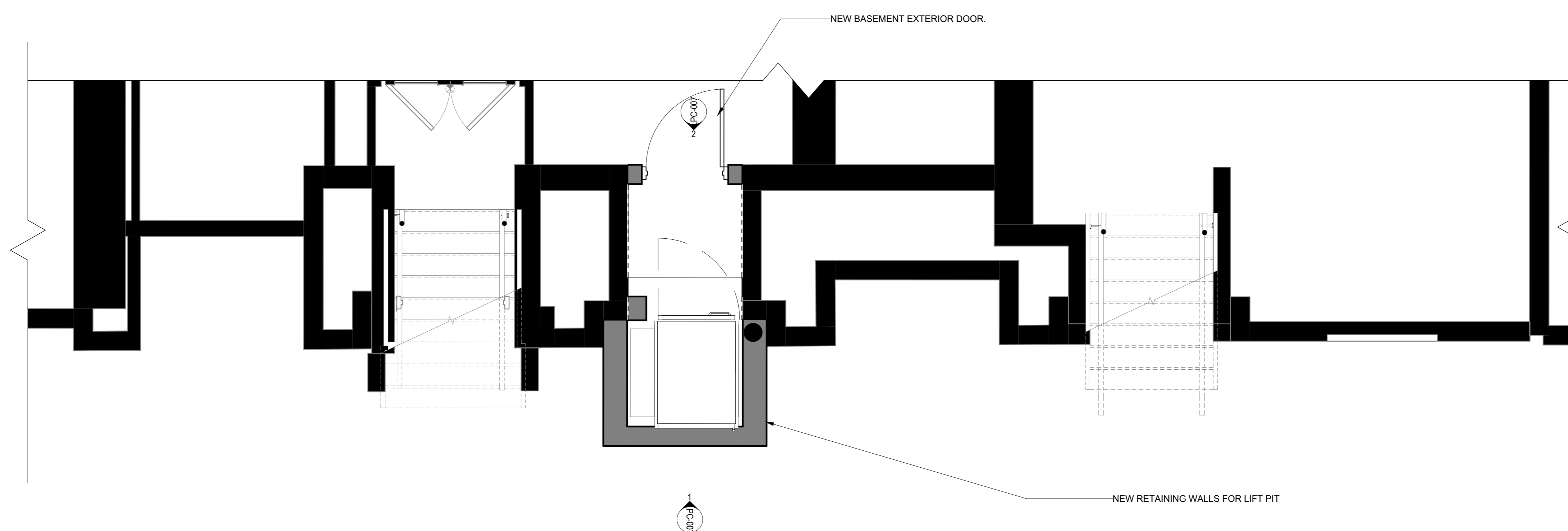
**EXISTING EXTERIOR ELEVATION**

DATE	04/30/2025
PROJ #	null
SCALE	1/8" = 1'-0"

**LPC-004**

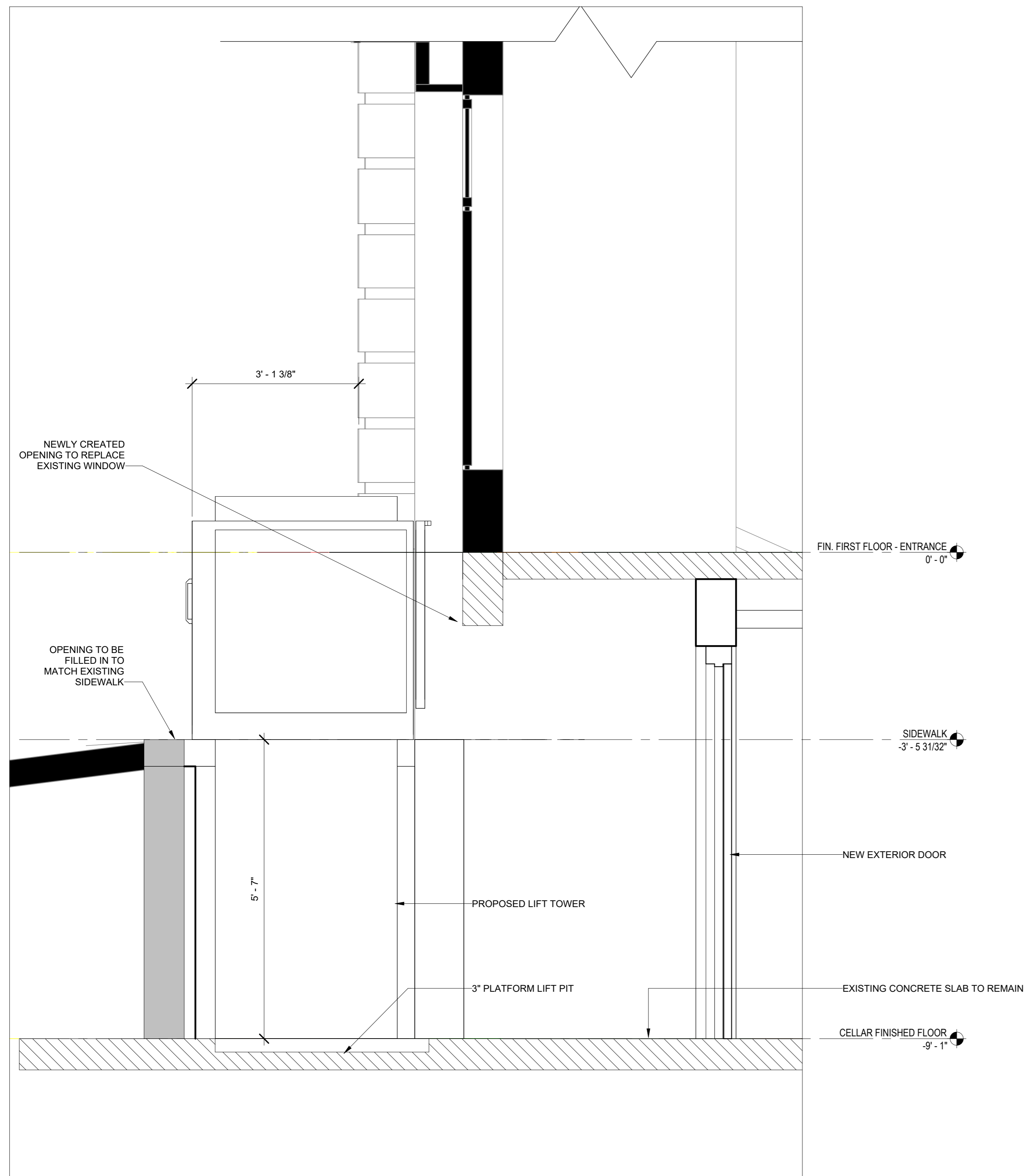


3 ENLARGED PLAN - STREET LEVEL - PROPOSED ELEVATOR  
3/8" = 1'-0"

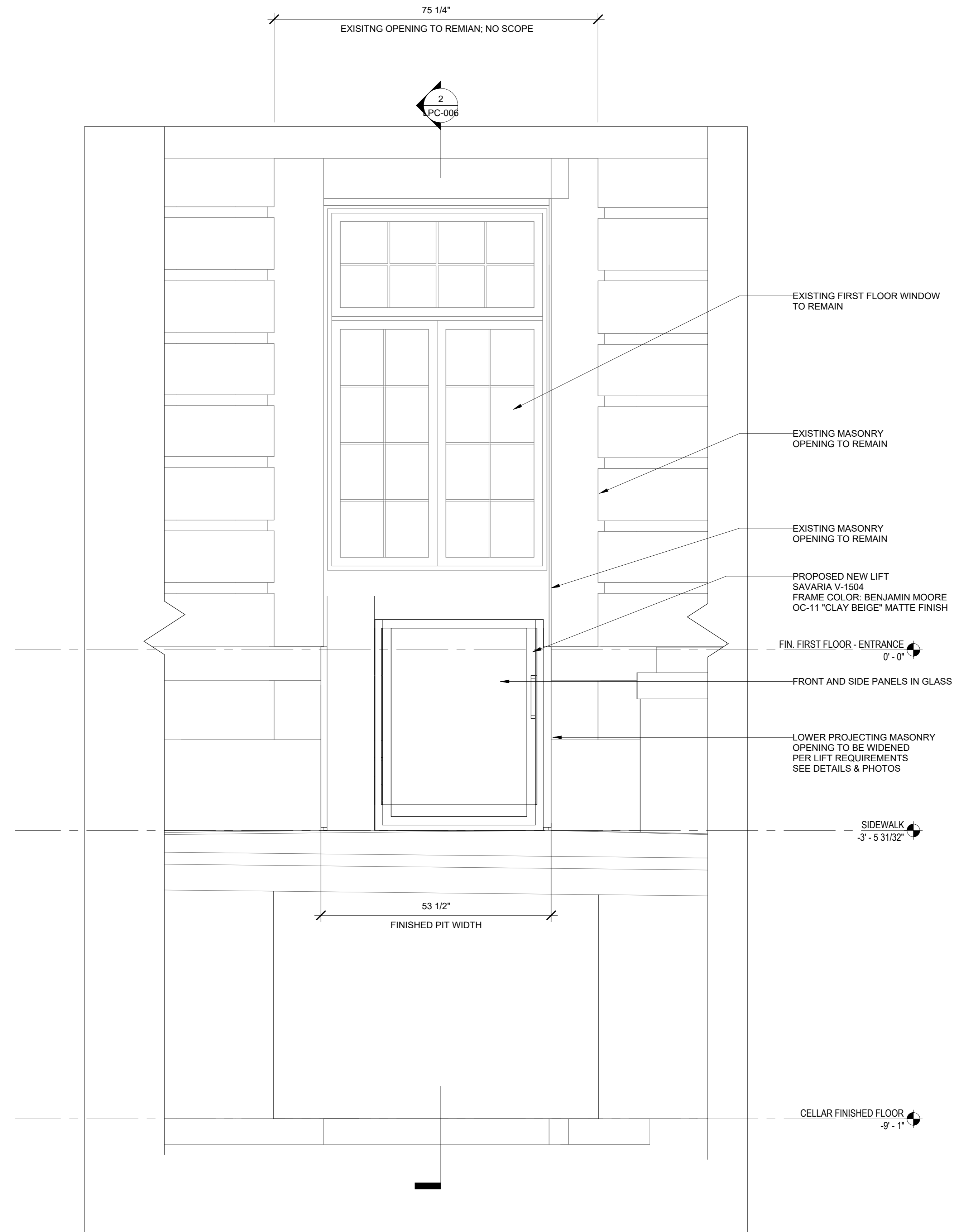


4 ENLARGED PLAN - CELLAR LEVEL - PROPOSED ELEVATOR  
3/8" = 1'-0"

NO.	DESCRIPTION	DATE
	OWNER	
	<p><b>STUDIO SUPERETTE</b>            152 MADISON AVE, 22ND FL            NEW YORK, NY 10016            917 - 991 - 7312            WWW.SUPERETTE.COM</p>	
	<p>IN CONSIDERATION OF RECEIVING DRAWINGS FROM SSUPERETTE DESIGN LLC IN AN ELECTRONIC FORM, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY SSUPERETTE DESIGN LLC FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, RE-USE, MIS-USE, MODIFICATION, OR MISINTERPRETATION OF THE MACHINE-READABLE INFORMATION PROVIDED BY SSUPERETTE DESIGN LLC UNDER THIS AGREEMENT.</p>	
	<p>432 Lafayette St,            New York, NY 10003</p>	
	<p>ENLARGED DRAWINGS PART 1/4</p>	
	DATE	04/30/2025
	PROJ #	null
	SCALE	3/8" = 1'-0"
	<p><b>LPC-005</b></p>	



② ENLARGED SECTION - PROPOSED NEW PLATFORM LIFT  
3/4" = 1'-0"



① ENLARGED ELEVATION - PROPOSED NEW PLATFORM LIFT  
3/4" = 1'-0"

NO.	DESCRIPTION	DATE
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	OWNER	
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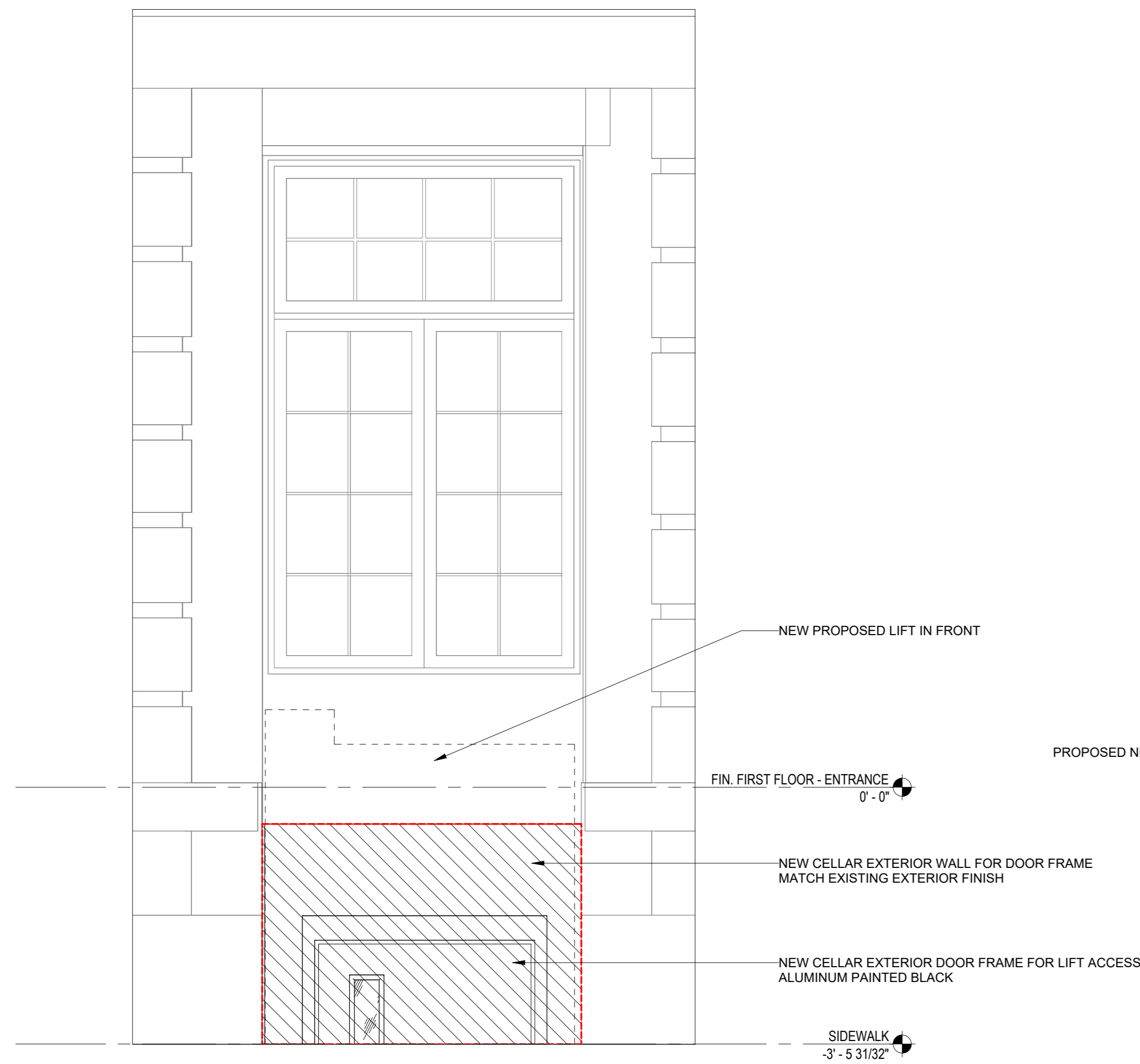
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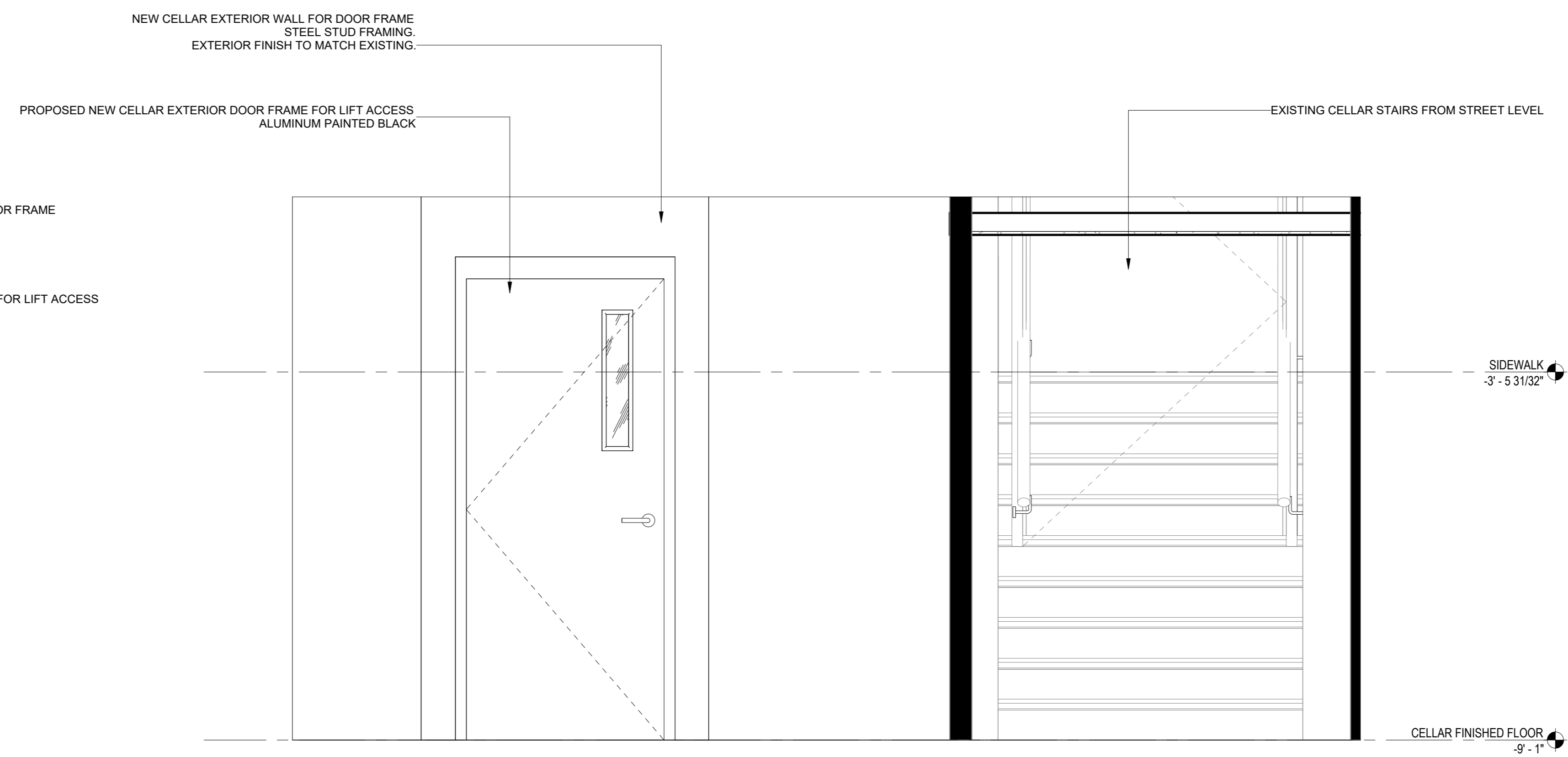
ENLARGED DRAWINGS PART 2/4

DATE	04/30/2025
PROJ #	null
SCALE	3/4" = 1'-0"

LPC-006



① PROPOSED NEW CELLAR DOOR - VIEW FROM OUTSIDE  
3/4" = 1'-0"



② PROPOSED NEW CELLAR DOOR - VIEW FROM INSIDE  
3/4" = 1'-0"

NO.	DESCRIPTION	DATE
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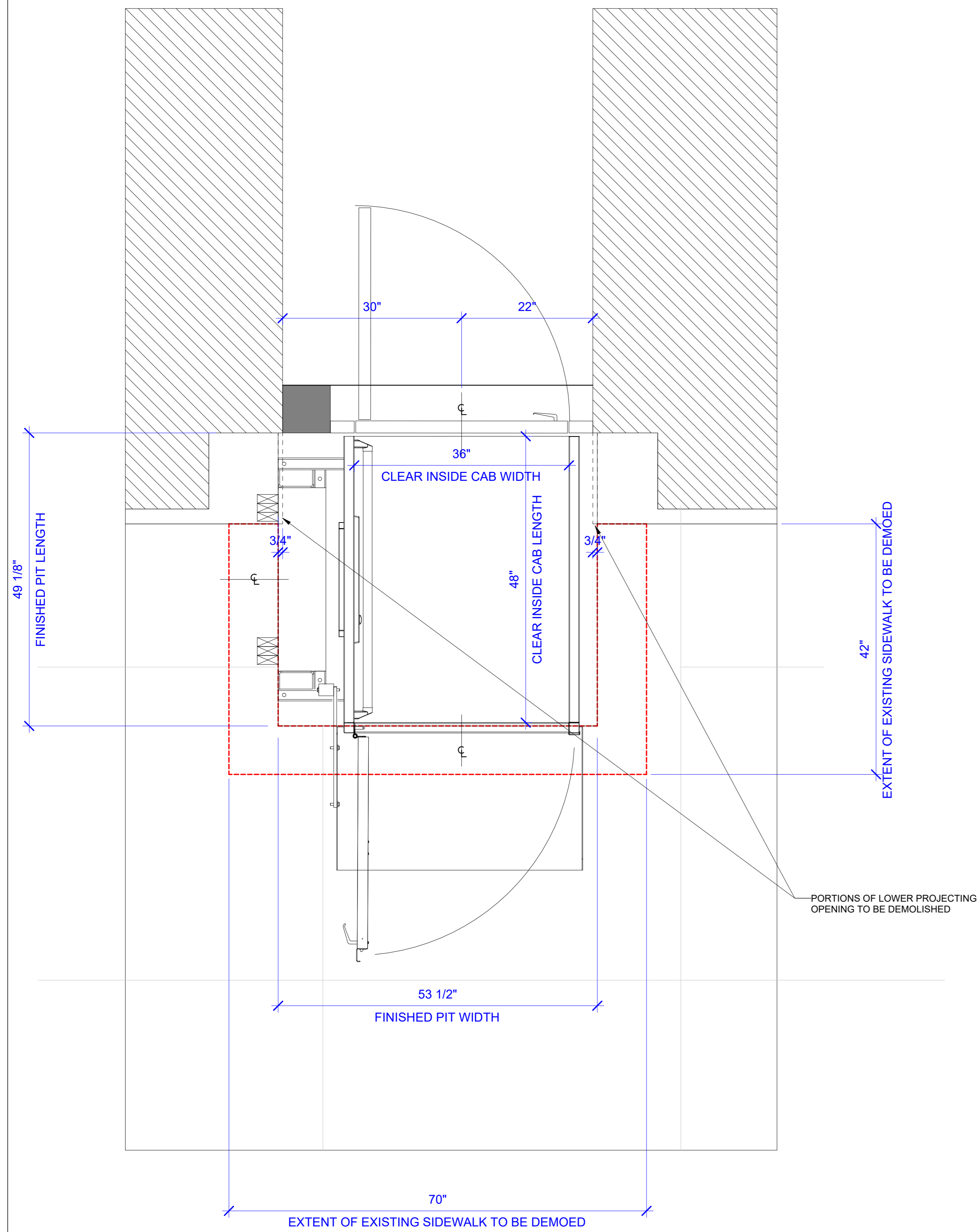
432 Lafayette St,  
New York, NY 10003

ENLARGED DRAWINGS PART 3/4

DATE	04/30/2025
PROJ #	null
SCALE	3/4" = 1'-0"

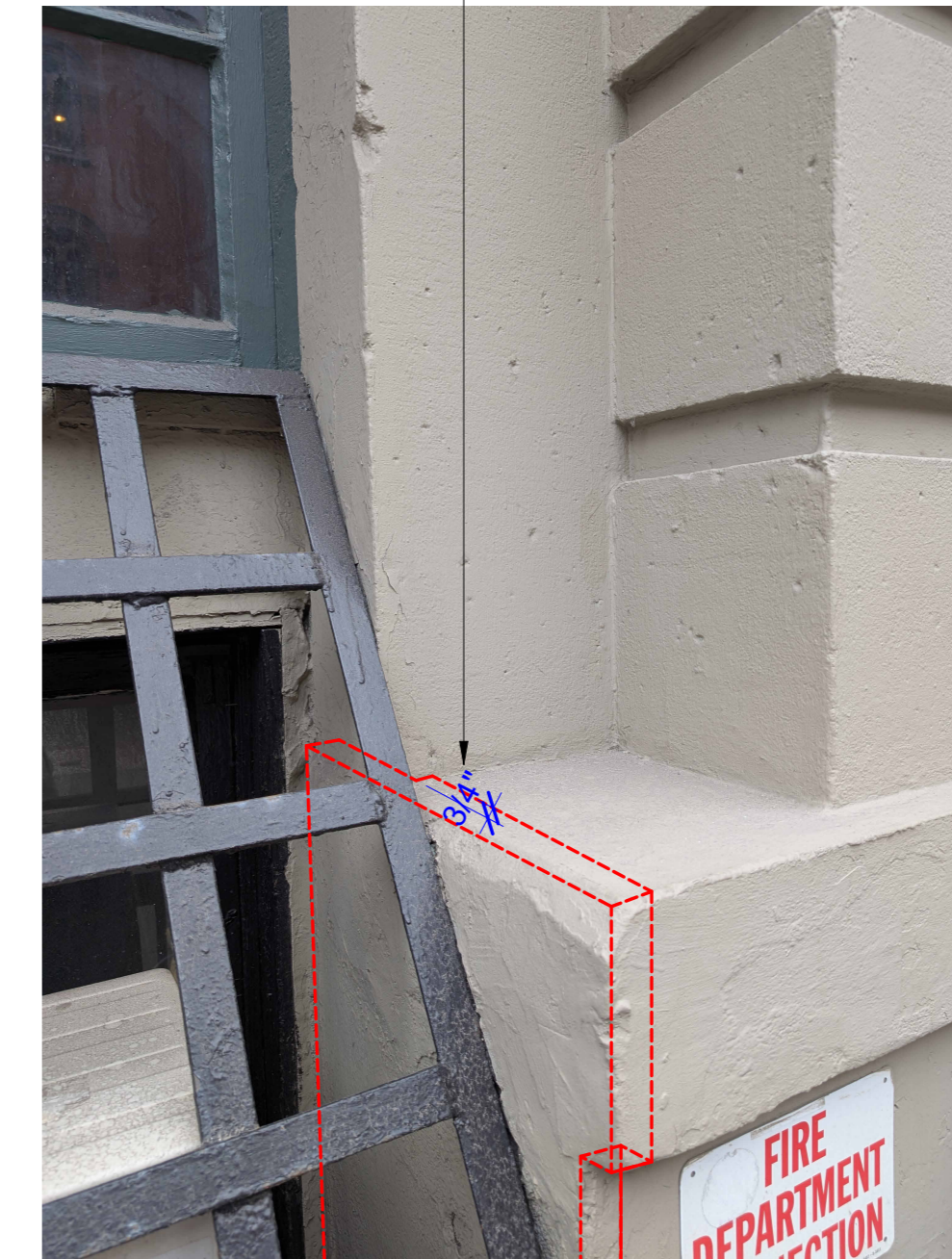
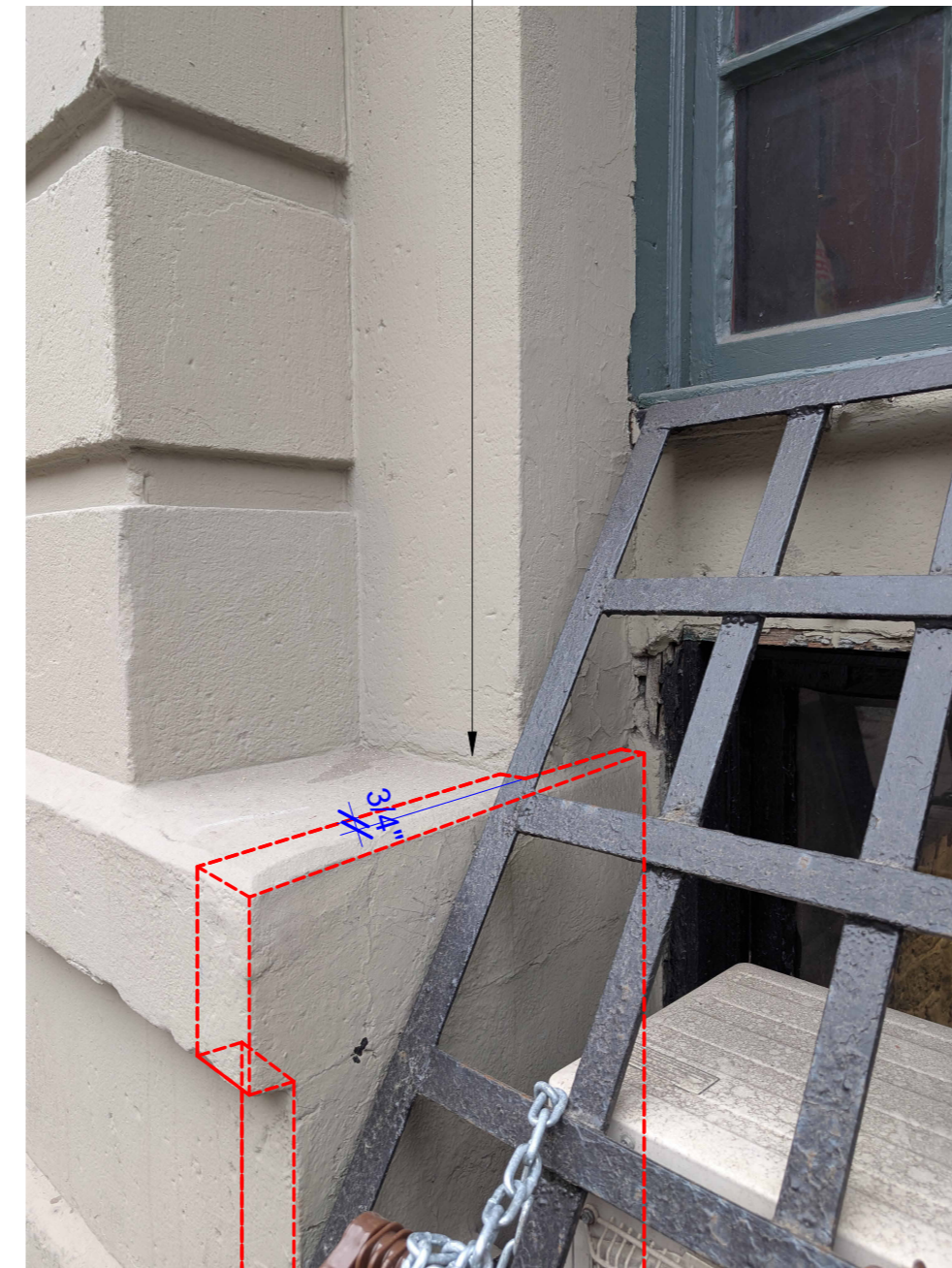
LPC-007





① ENLARGED LIFT PLAN AT SIDEWALK  
1" = 1'-0"

PORCTIONS OF LOWER PROJECTING OPENING TO BE REMOVED TO WIDEN LIFT PIT PER MFR. REQUIREMENTS. REPAIR AND PAINT TO MATCH EXISTING FACADE FINISH.



CONDITION OF THE EXISTING CELLAR WINDOW TO BE REMOVED



NO.	DESCRIPTION	DATE
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New York, NY 10003

ENLARGED DRAWINGS PART 4/4

DATE	04/30/2025
PROJ #	null
SCALE	1" = 1'-0"

LPC-008



CURRENT PHOTO OF CELLAR WINDOW FROM INSIDE - CELLAR LEVEL

NOTES:

1. CURRENT SUB-CELLAR VAULT WALLS TO BE SHORED PRIOR TO REMOVAL OF SIDEWALK, TO PROTECT HISTORIC STRUCTURE.
2. SUB-CELLAR VAULT TO BE WIDENED PER LIFT MANUFACTURER REQUIREMENTS
3. NEW RETAINING WALLS TO BE INSTALLED AROUND THE LIFT SHAFT TO ENDURE STABILITY OF THE SIDEWALK AND ADJACENT BUILDING FACADE.
4. SIDEWALK OPENING TO BE PATCHED AND REPAIRED TO MATCH EXISTING SIDEWALK



CURRENT PHOTO OF SPACE UNDERNEATH THE SIDEWALK FROM INSIDE - SUBCELLAR LEVEL

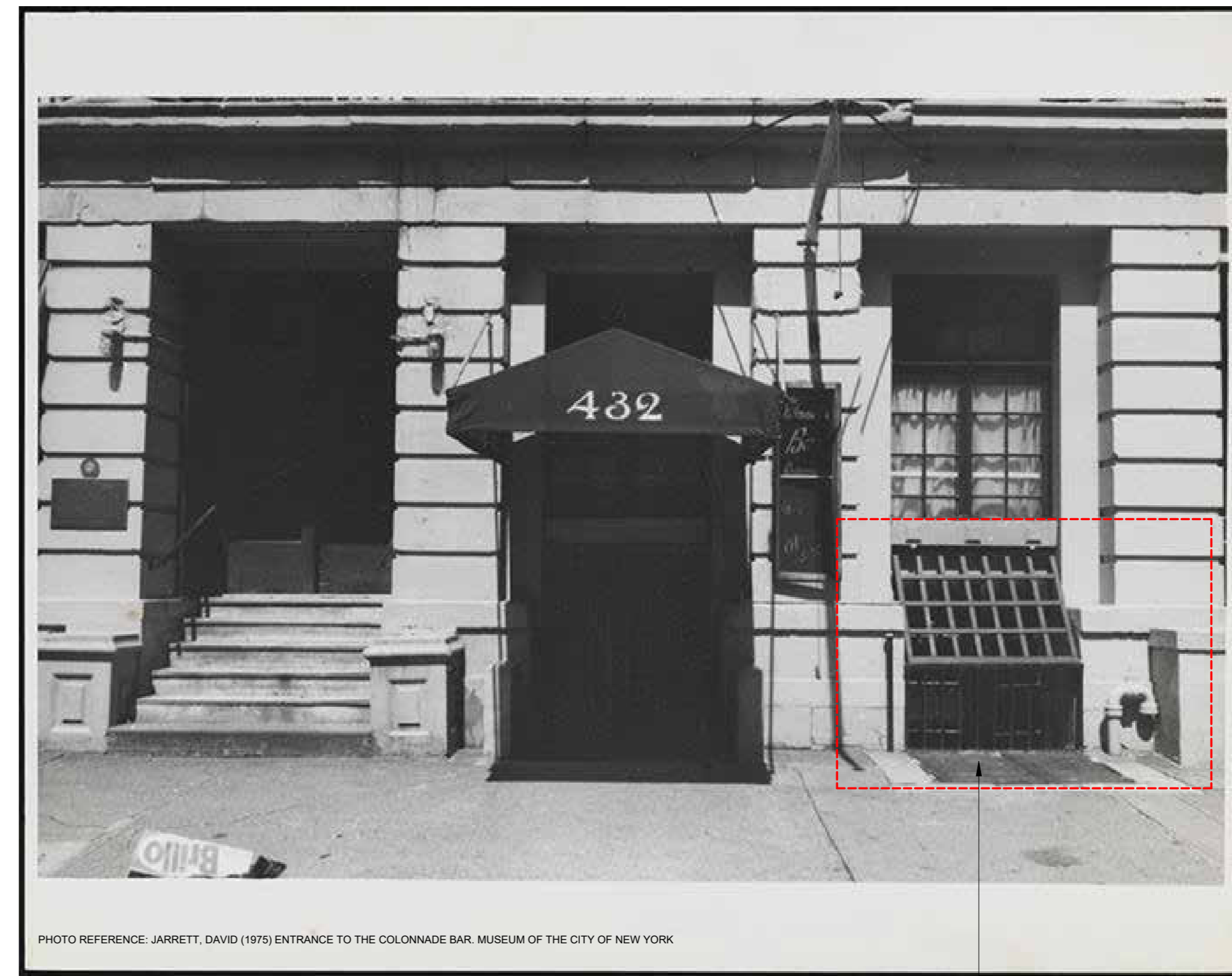


PHOTO REFERENCE: JARRETT, DAVID (1975) ENTRANCE TO THE COLONNADE BAR, MUSEUM OF THE CITY OF NEW YORK

1975 HISTORIC PHOTO SHOWING THE EXISTENCE OF AN ACCESS HATCH ON THE SIDEWALK

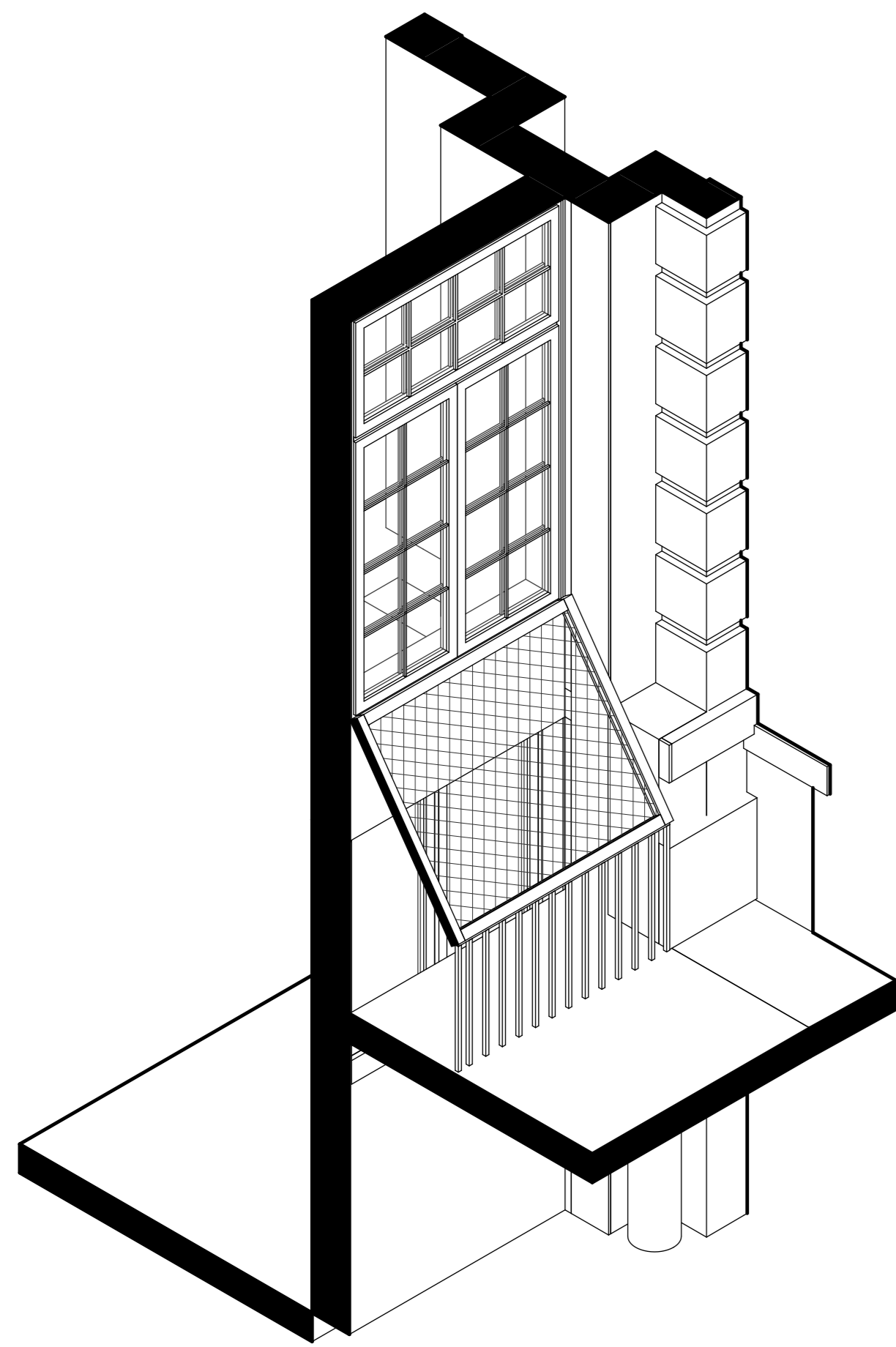


EXISTING CELLAR WINDOW TO BE REMOVED

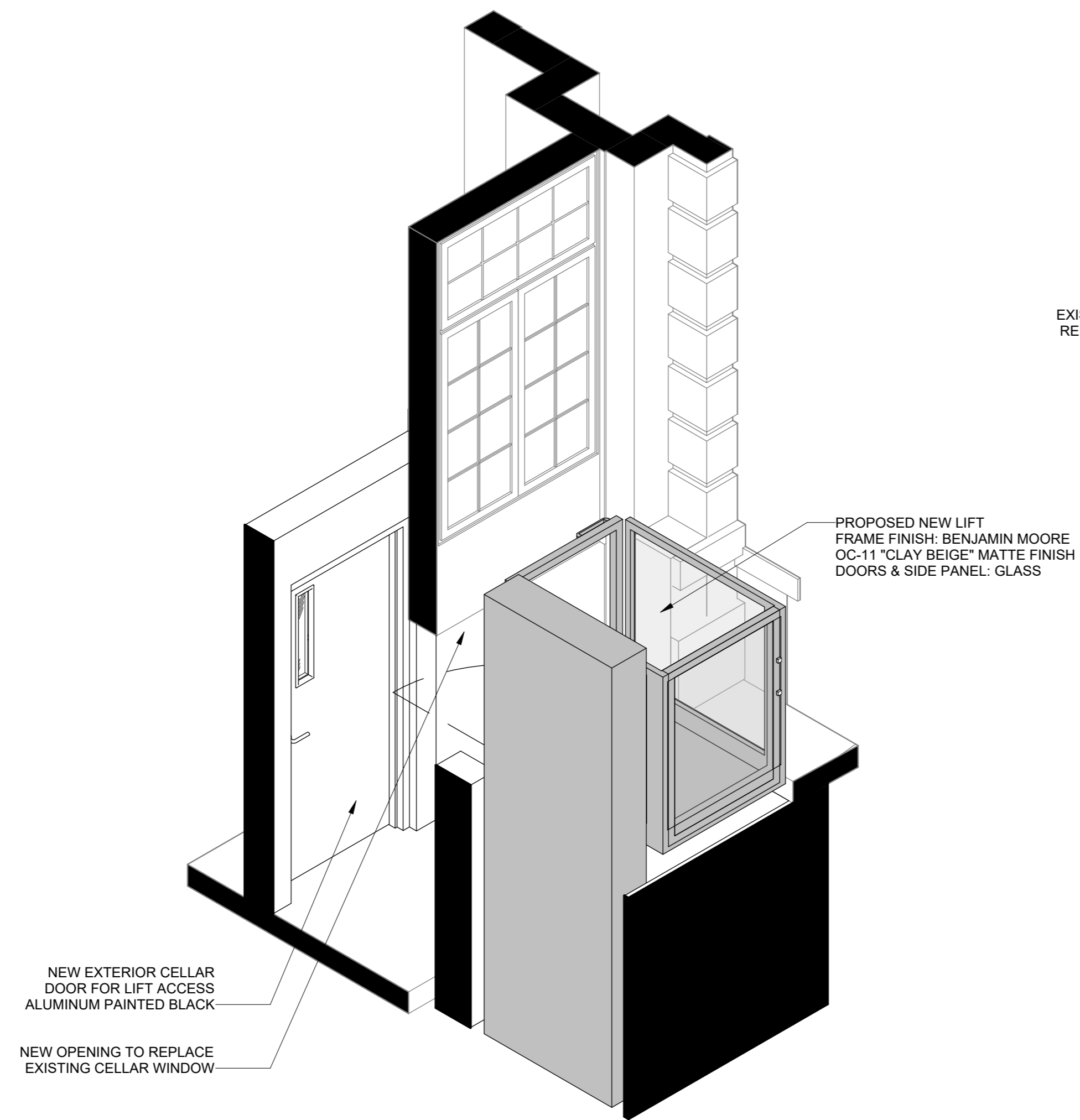
EXTENT OF SIDEWALK TO BE REMOVED. PATCH AND REPAIR TO MATCH EXISTING SIDEWALK

CURRENT PHOTO SHOWING THE SIDEWALK HATCH HAS BEEN FILLED IN

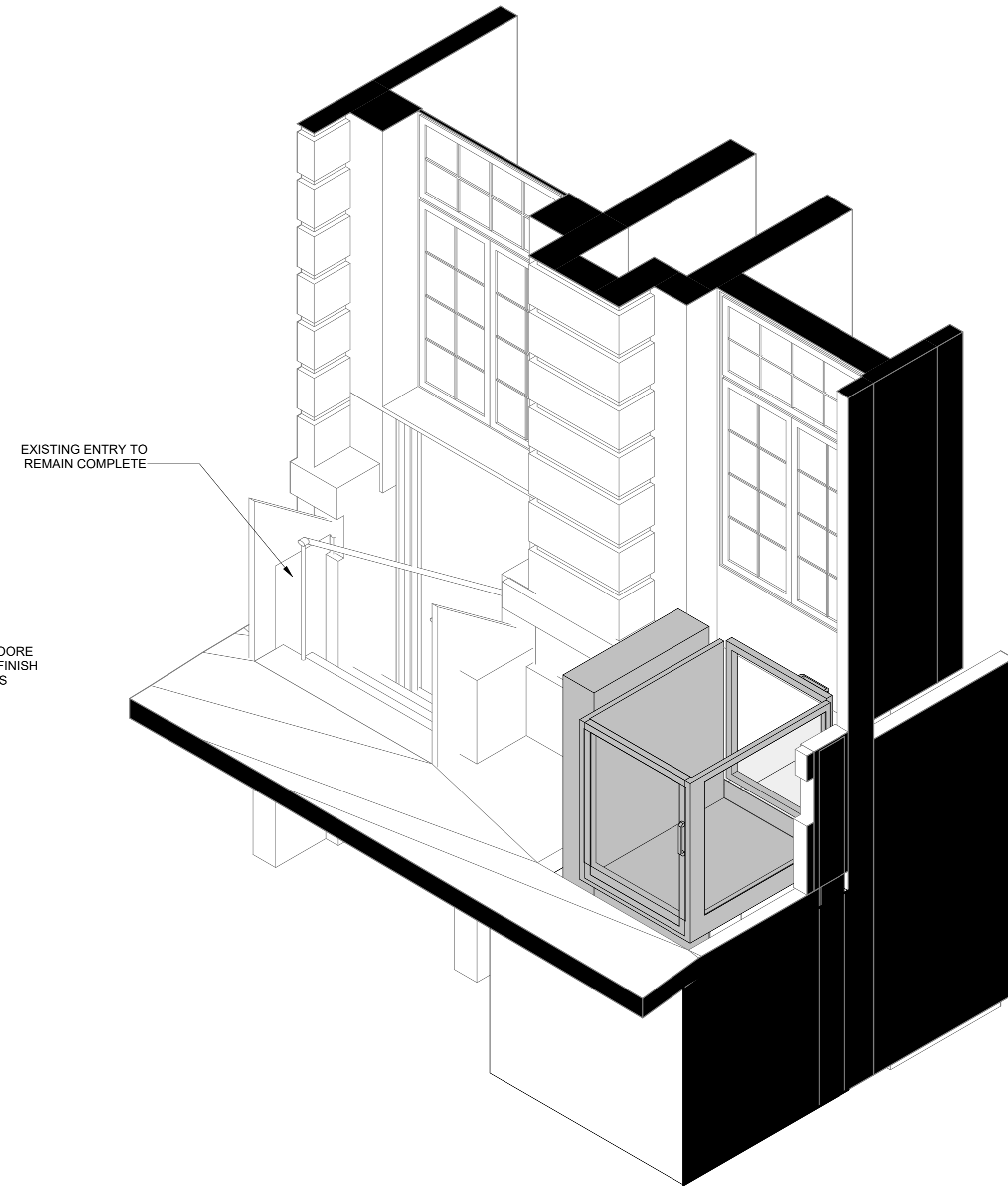
NO.	DESCRIPTION	DATE
	OWNER	
	<b>STUDIO SUPERETTE</b> 152 MADISON AVE, 22ND FL NEW YORK, NY 10016 917 - 991 - 7312 WWW.SSUPERETTE.COM	
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	432 Lafayette St, New York, NY 10003	
	<b>SIDEWALK SCOPE OF WORK PHOTOS</b>	
	DATE	04/30/2025
	PROJ #	null
	SCALE	1" = 1'-0"
	<b>LPC-009</b>	



1 LIFT AXON - EXISTING CONDITION



2 LIFT AXON - PROPOSED - NORTHEAST VIEW



3 LIFT AXON - PROPOSED - SOUTHEAST VIEW

NO.	DESCRIPTION	DATE
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432 Lafayette St,  
 New York, NY 10003

**LIFT AXONOMETRICS**

DATE	04/30/2025
PROJ #	null
SCALE	

LPC-010

May 6, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-09295

**432 Lafayette Street – 432 Lafayette Street Building – Individual  
Landmark  
Borough of Manhattan**

To testify virtually, please join Zoom

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**Passcode:** 131371

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