

**January 13, 2026**  
Public Hearing

**The current proposal is:**

**Preservation Department – Item 2, LPC-26-04550**

**432 Hudson Street – Greenwich Village Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID: 161 691 5446**

**Passcode: 987417**

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.

# NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

ARCHITECTURAL DRAWINGS & M=  
FOR PROPOSED RESTORATION & ALTERATION OF:

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



PETER PENNOYER ARCHITECTS

PETER PENNOYER  
A R C H I T E C T S

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

LPC STAFF REVIEW 12.23.25  
CB2 LANDMARKS COMMITTEE 12.11.25  
ISSUE:  
DATE:

Project:  
432 HUDSON ST  
MANHATTAN  
NEW YORK, NY 10014

TITLE SHEET

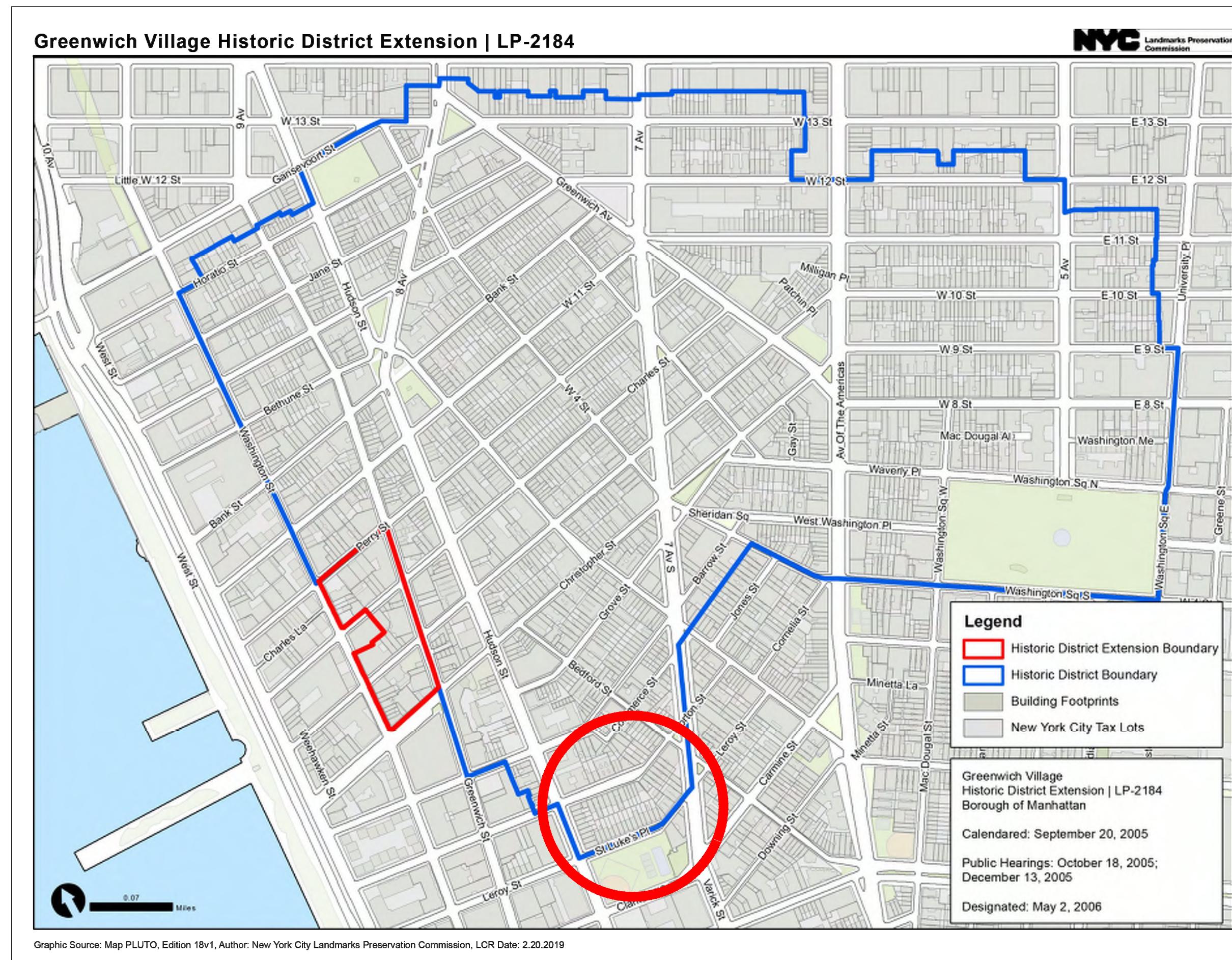
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	Scale: AS NOTED
	Drawn By: LH
	Drawing No.
	LPC-01
Project No.	3803
	1 of 36

LEGEND

- 8 STORY
- 5 STORY
- 4 STORY
- 3 STORY
- 2 STORY
- 1 STORY
- REAR YARD

ORIGINAL ZONING:

RESIDENTIAL WITH  
COMMERCIAL GROUND  
FLOOR



GREENWICH VILLAGE HISTORIC DISTRICT MAP



BLOCK PLAN COLOR CODED FOR HEIGHT OF BUILDINGS



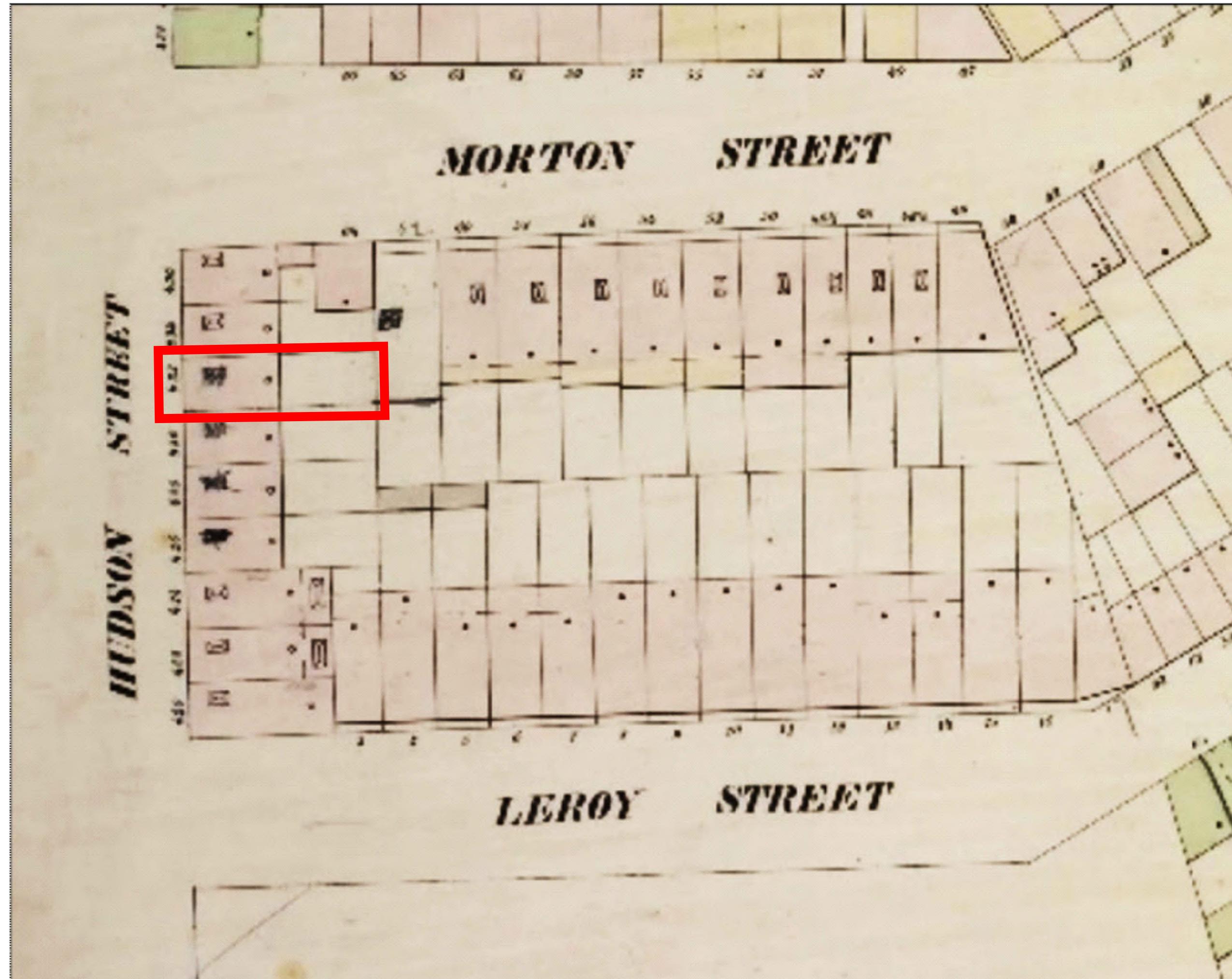
VIEW OF EAST SIDE OF HUDSON STREET BETWEEN ST. LUKE'S PLACE & MORTON STREET - CIRCA 1936

LPC STAFF REVIEW 12.23.25  
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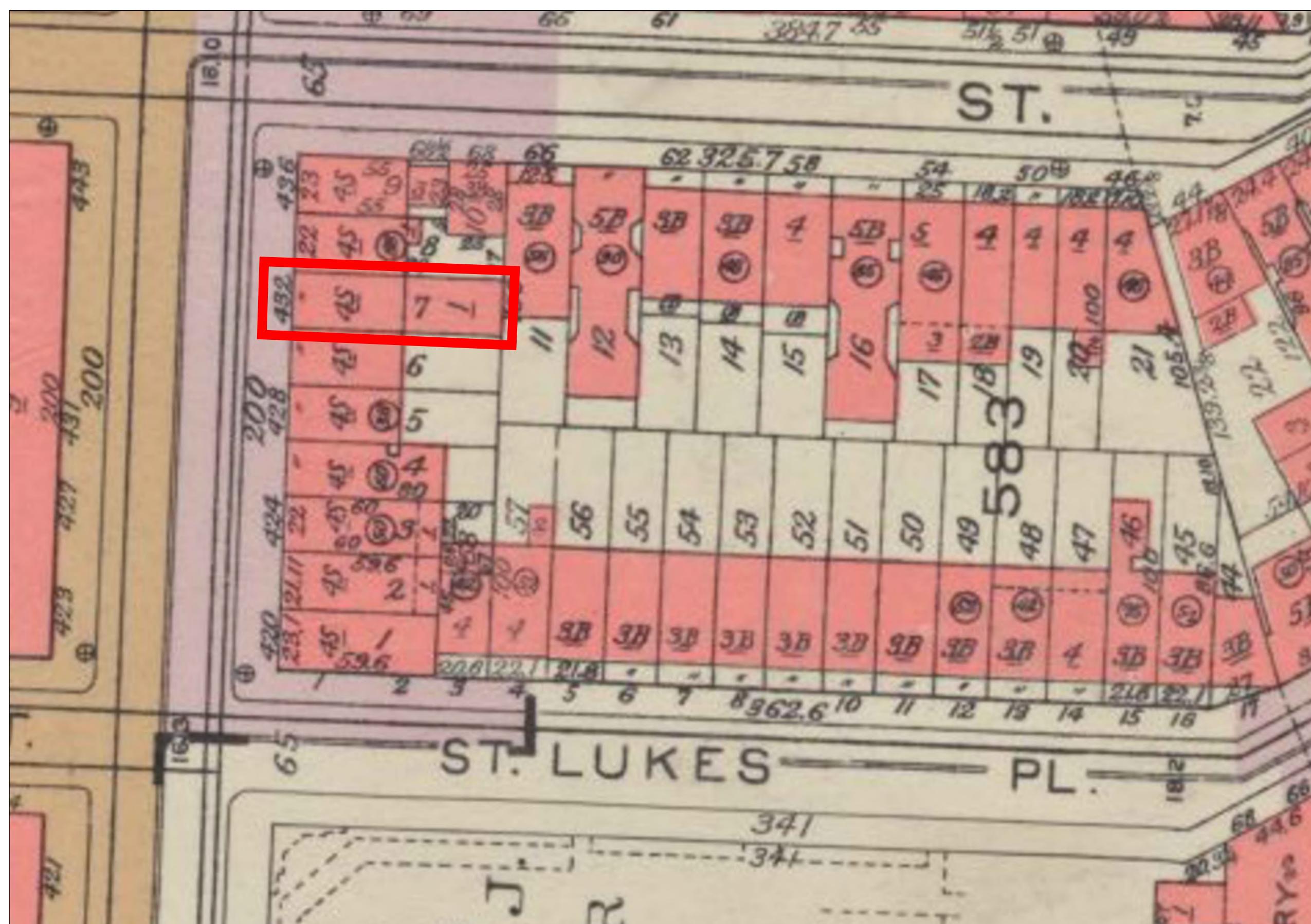
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DISTRICT MAP & BLOCK PLAN

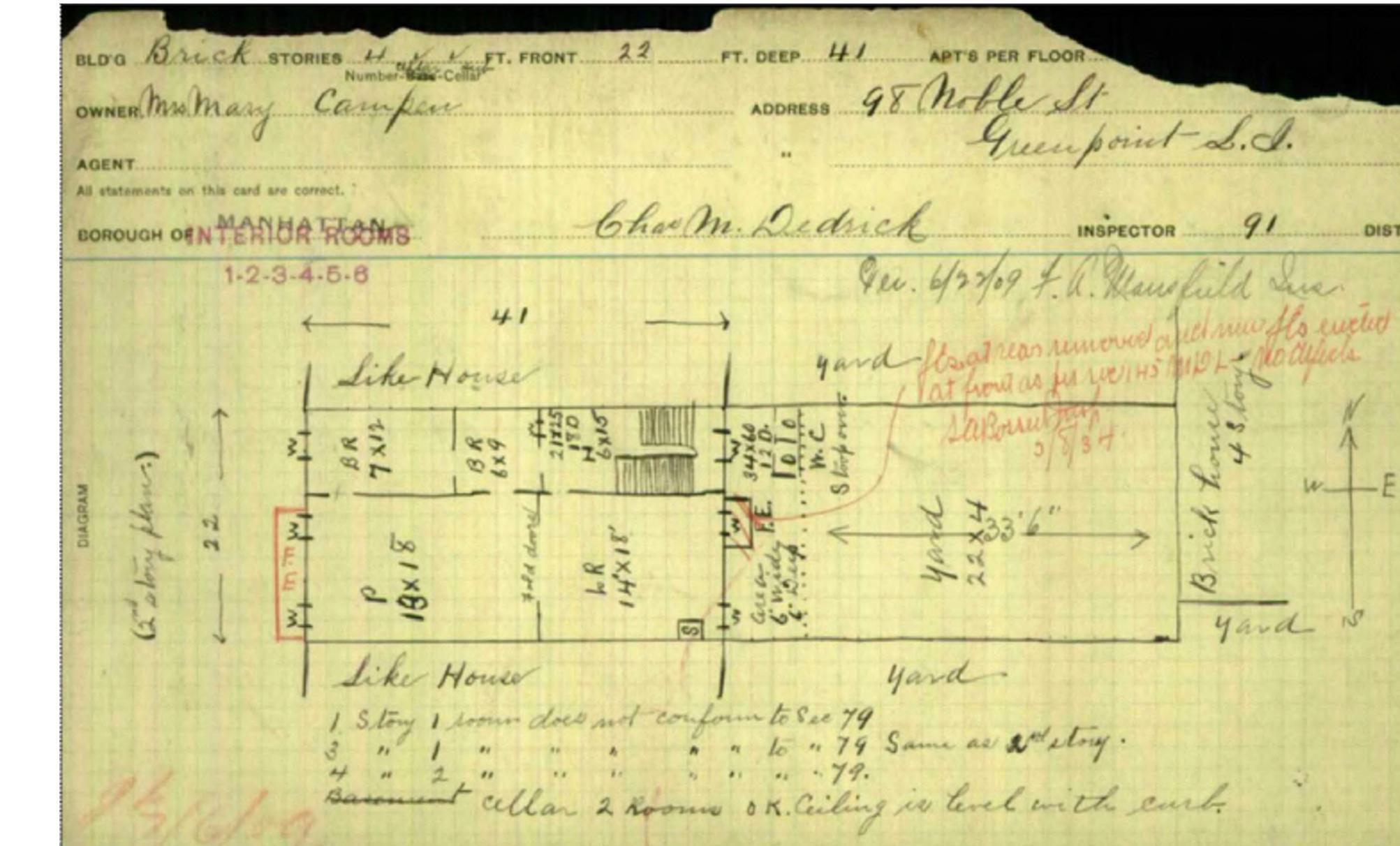
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	Drawing No. LPC-02
Project No.	3803
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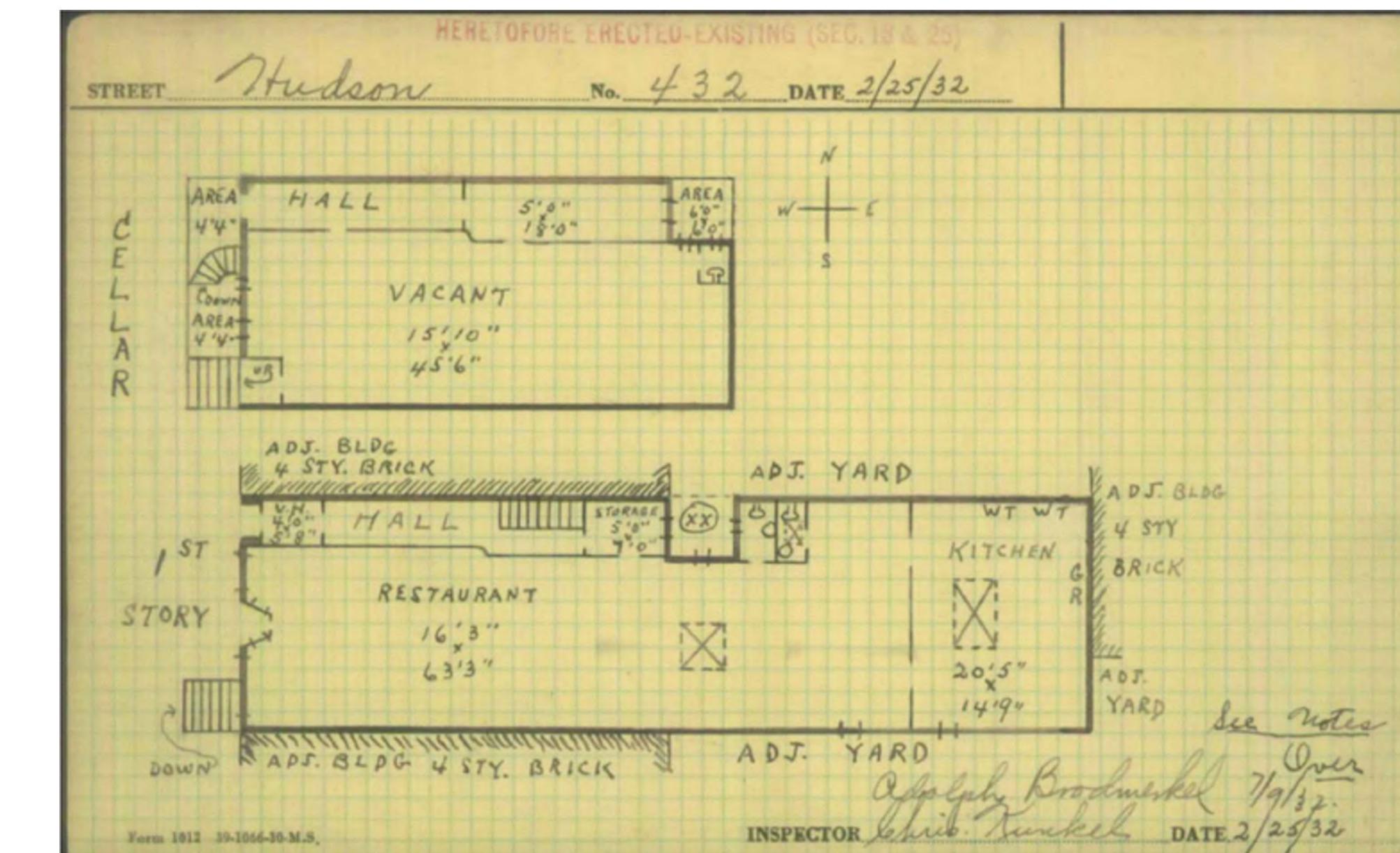
## EXCERPT FROM 1854 MANHATTAN 9TH WARD LAND MAP



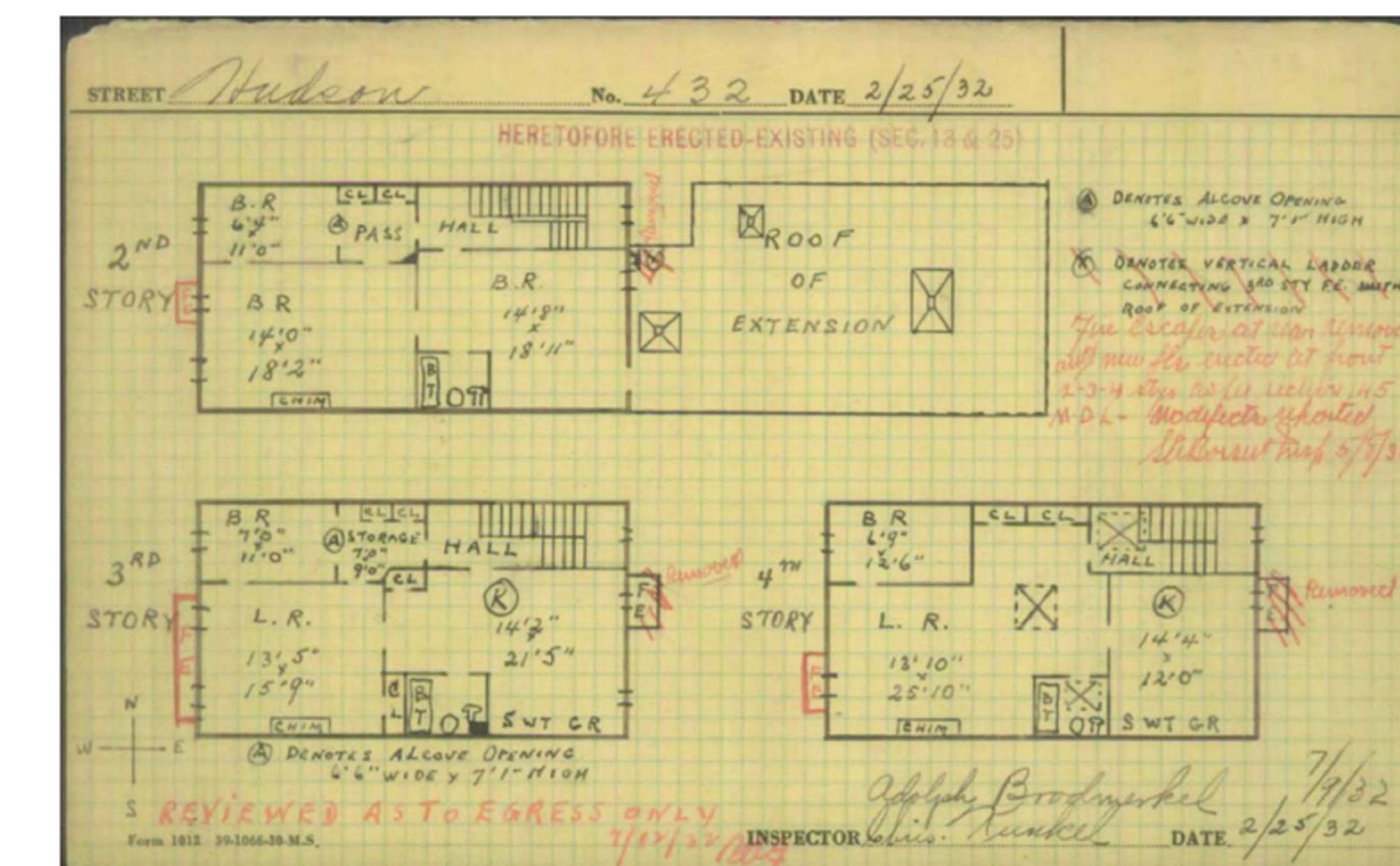
EXCERPT FROM 1955 MANHATTAN BROMLEY MAP - PLATE 3



# PLAN DIAGRAM OF 2ND FLOOR 1902



NYC HPD HISTORIC CLASSIFICATION CARD - 1932



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NYC HPD HISTORIC CLASSIFICATION CARD - 1932

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# DIAGRAM SHOWS ORIGINAL CONFIGURATION WITH "YARD" IN THE REAR

## DIAGRAM SHOWS RENOVATED LAYOUT WITH EXTENDED 1ST FLOOR PLAN

LPC STAFF REVIEW	12.23.2
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*Project:*  
**432 HUDSON ST**  
**MANHATTAN**  
**NEW YORK, NY 10014**

PROPERTY HISTORY

## DIAGRAM SHOWS RENOVATED LAYOUT WITH EXTENDED 1ST FLOOR ROOF

<i>Seal and Signature:</i>	<i>Date:</i> 11/20/25
	<i>Scale:</i> N/A
	<i>Drawn By:</i> LH
	<i>Drawing No.</i>
	LPC-03
<i>Project No.</i>	3803
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432 HUDSON STREET - 1940 TAX PHOTO



432 HUDSON STREET - PRESENT DAY CONDITION

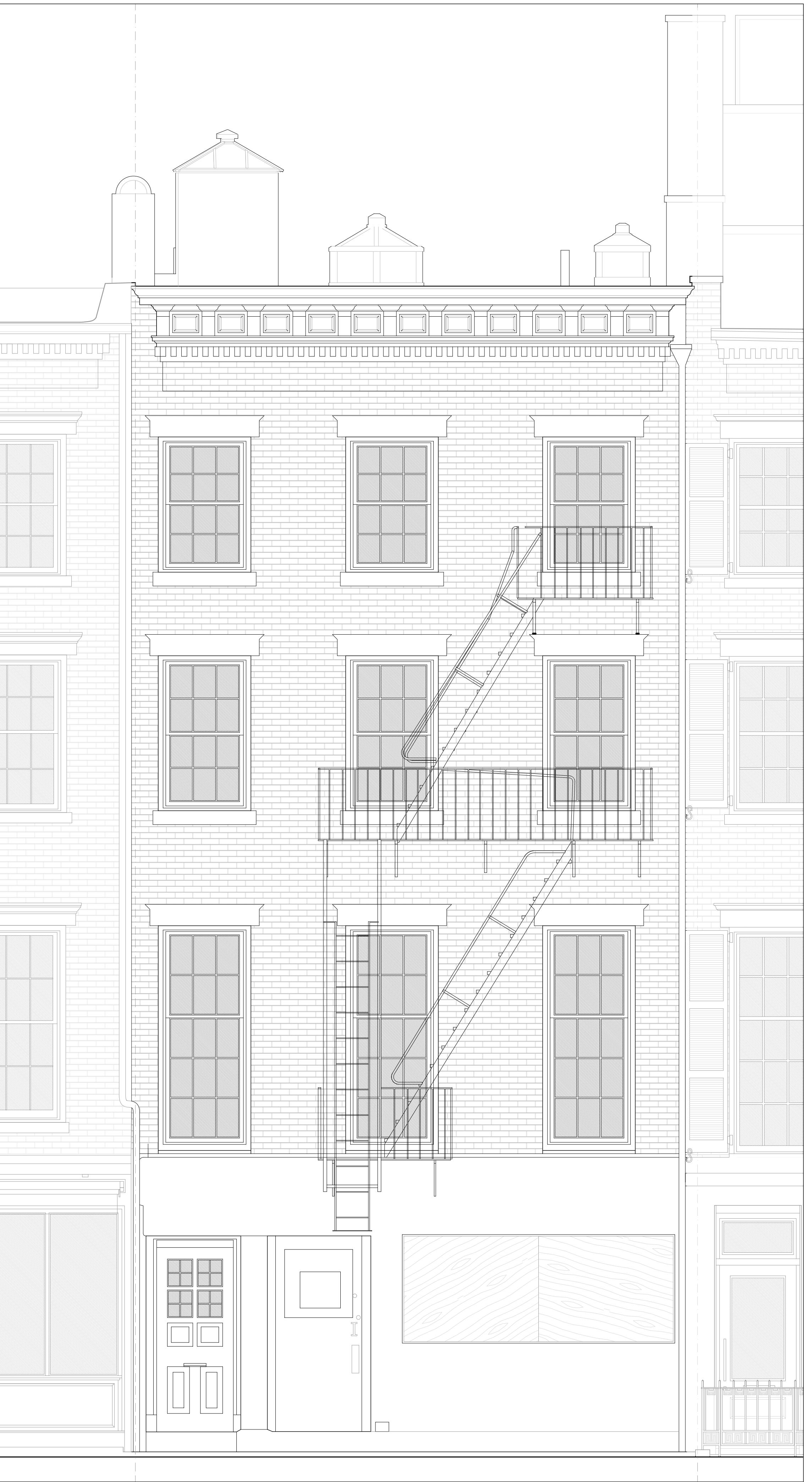
LPC STAFF REVIEW  
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1940S TAX PHOTO & EXISTING  
HUDSON STREET FAÇADE

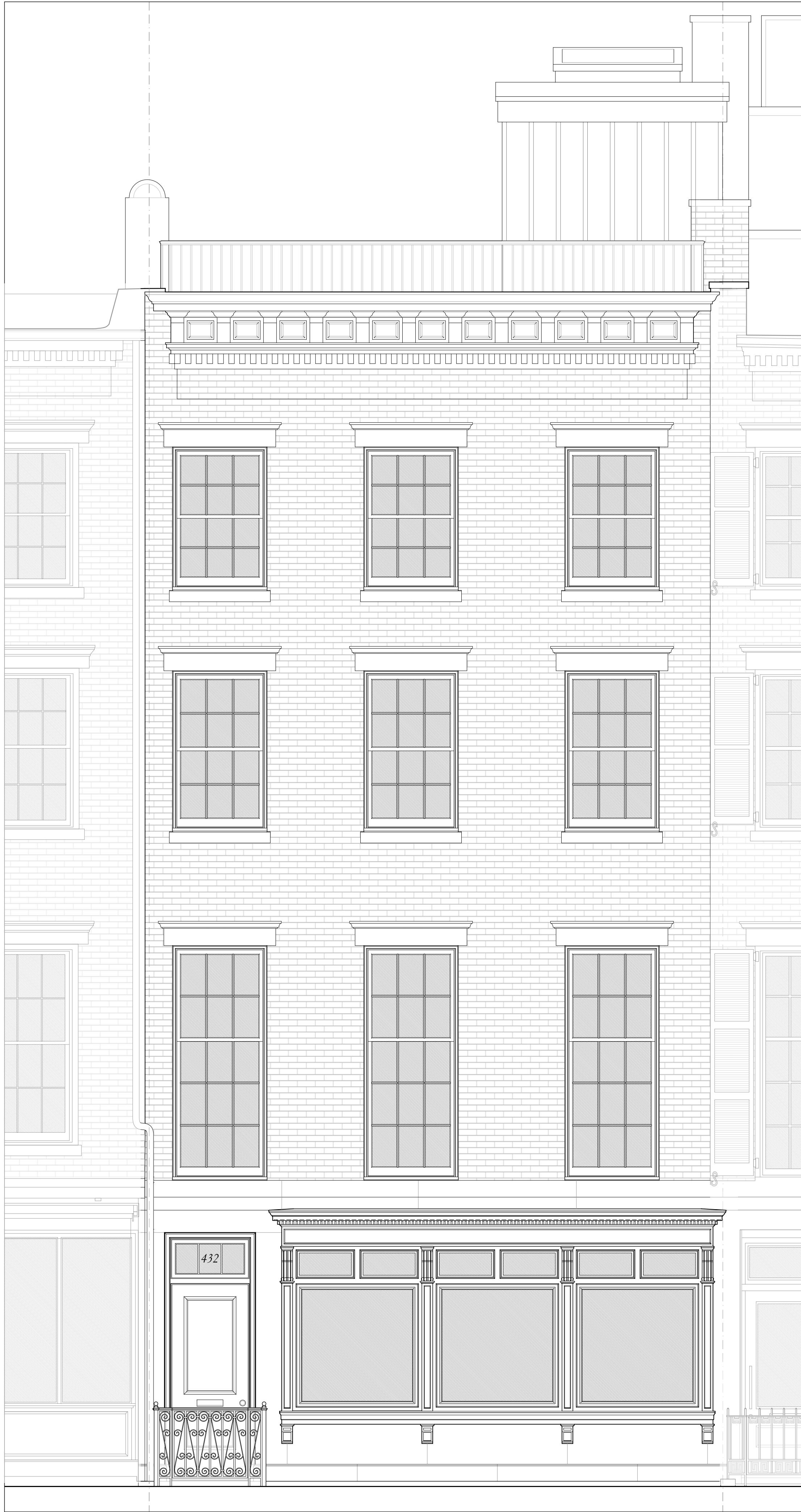
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	Drawing No. LPC-04
Project No. 3803	4 of 36

12.23.25  
12.11.25  
DATE:



01 EXISTING 432 HUDSON STREET ELEVATION

3/8" = 1'-0"



02 PROPOSED 432 HUDSON STREET ELEVATION

3/8" = 1'-0"

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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

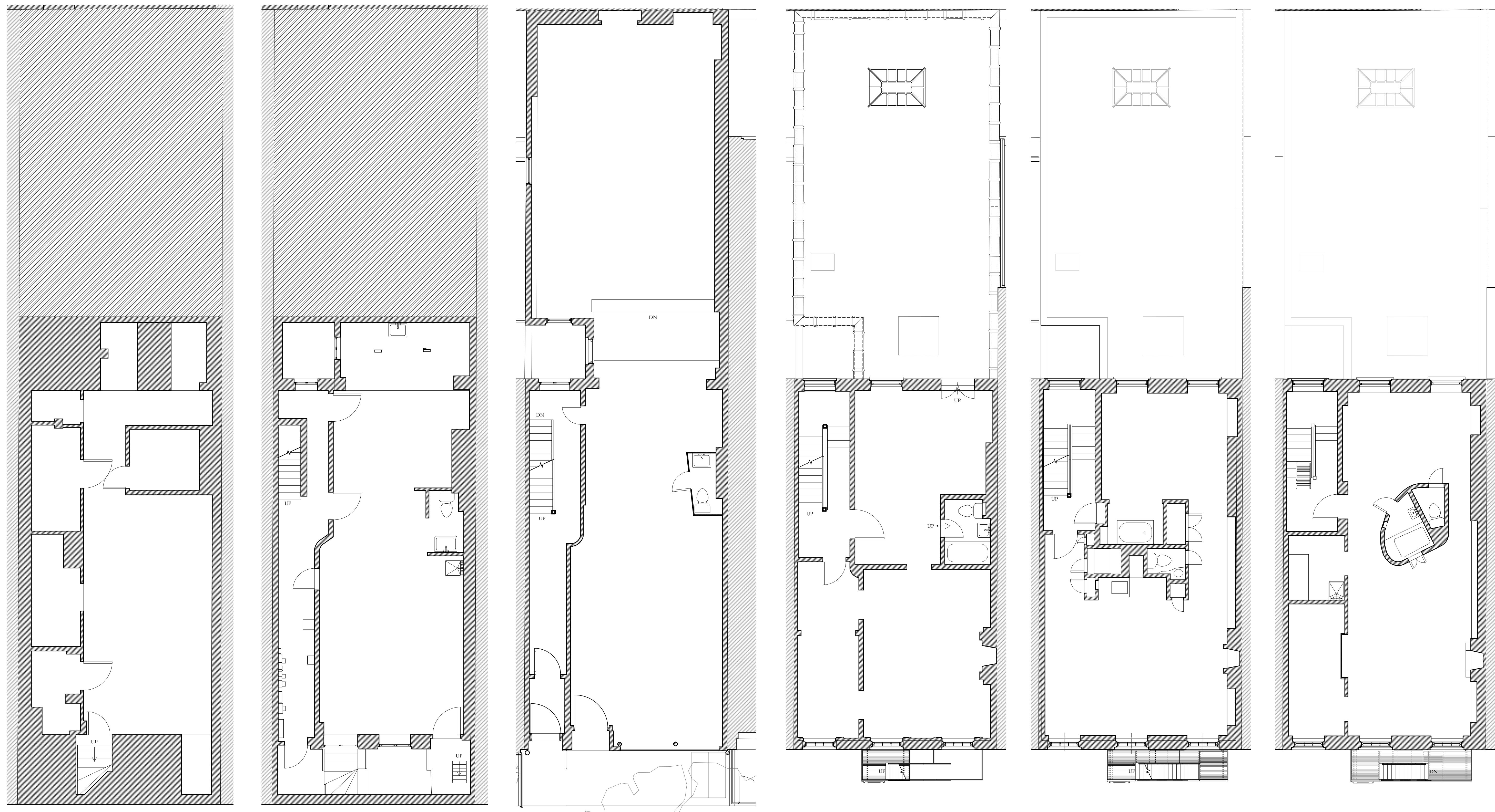
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EXISTING & PROPOSED HUDSON ST FACADE

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	Drawn By: LH
	Drawing No. LPC-05
	Project No. 3803
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02 EXISTING SUBCELLAR PLAN

01 EXISTING CELLAR PLAN

3/16" = 1'-0"

03 EXISTING 1ST FLOOR PLAN

3/16" = 1'-0"

04 EXISTING SECOND FLOOR PLAN

3/16" = 1'-0"

05 EXISTING THIRD FLOOR PLAN

3/16" = 1'-0"

06 EXISTING FOURTH FLOOR PLAN

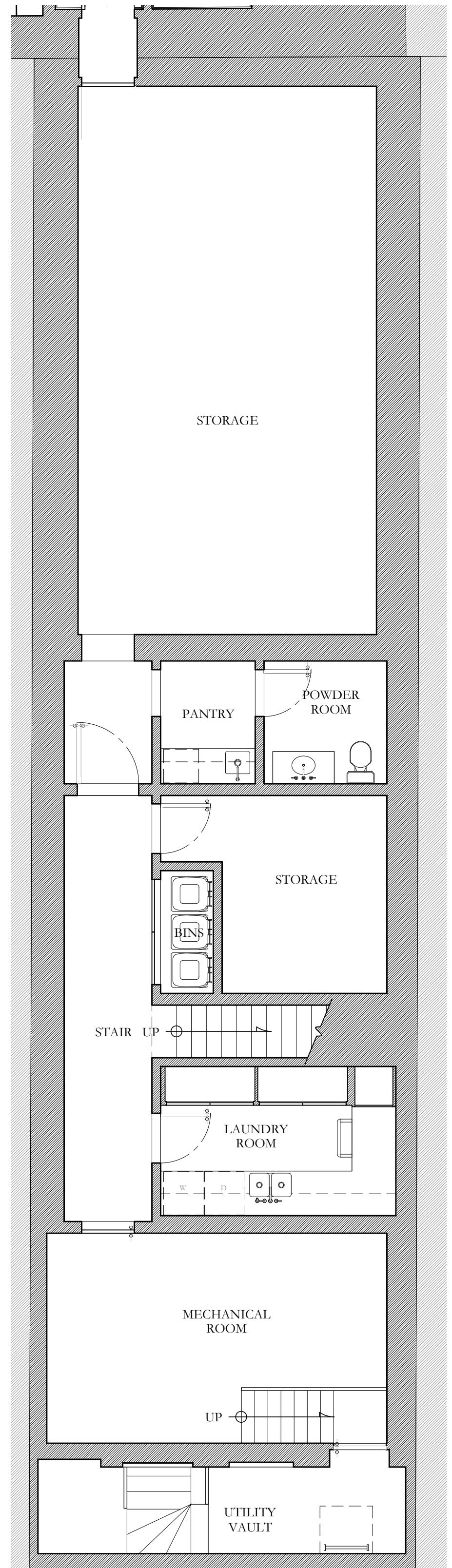
3/16" = 1'-0"

Seal and Signature:	Date: 1/8/2026
	Scale: 3/16" = 1'-0"
	Drawn By: ab
	Drawing No. LPC-06
Project No. 3803	06 of 36

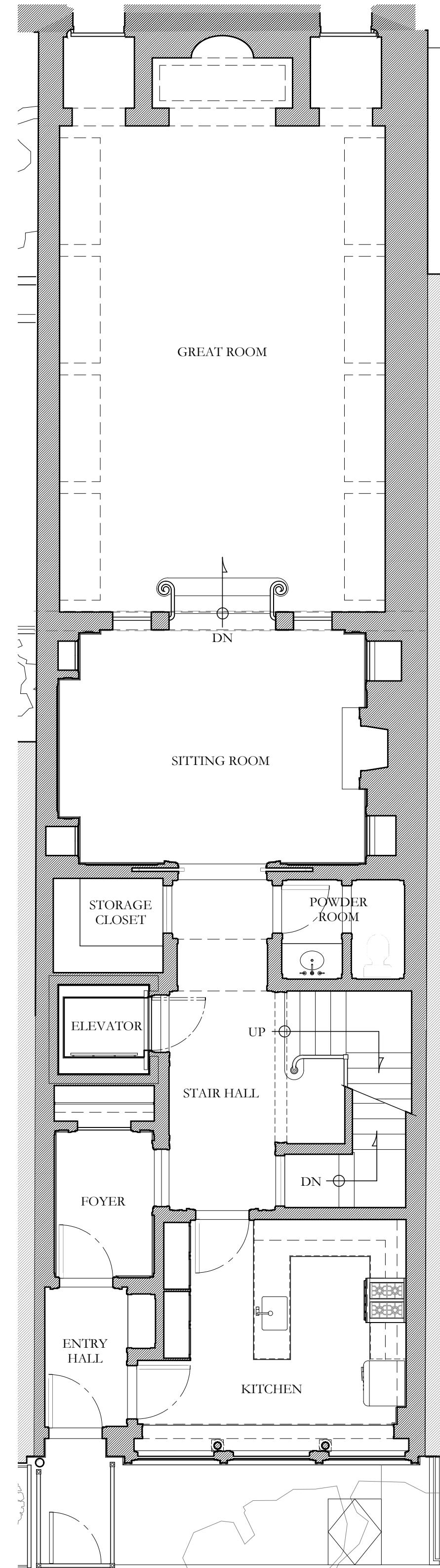
Project:  
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EXISTING FLOOR PLANS

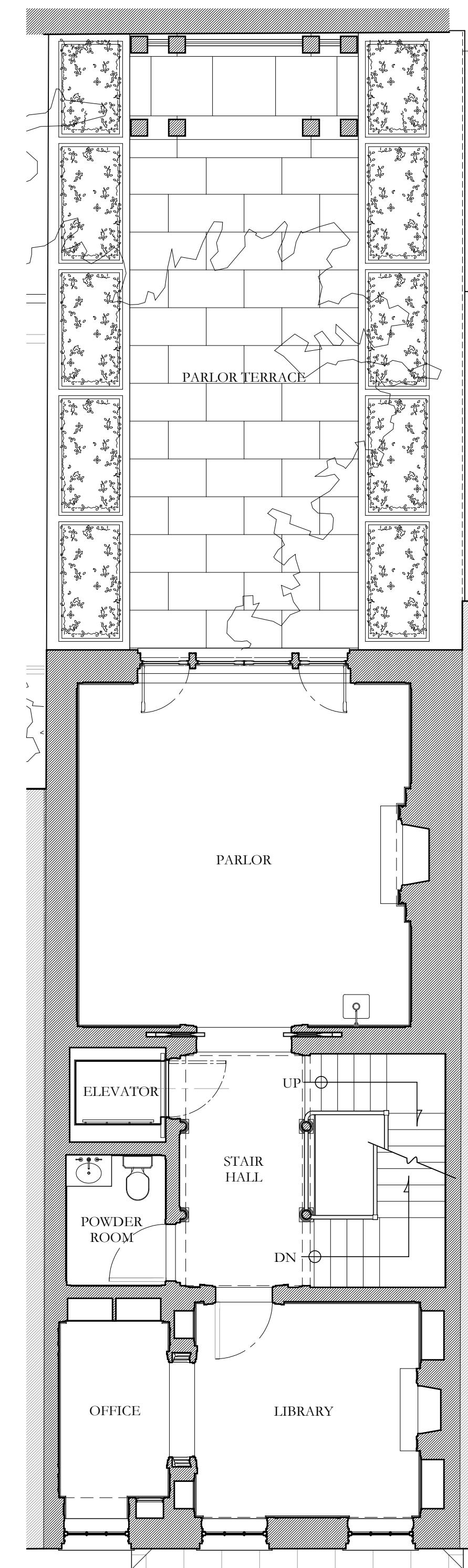
LPC STAFF REVIEW  
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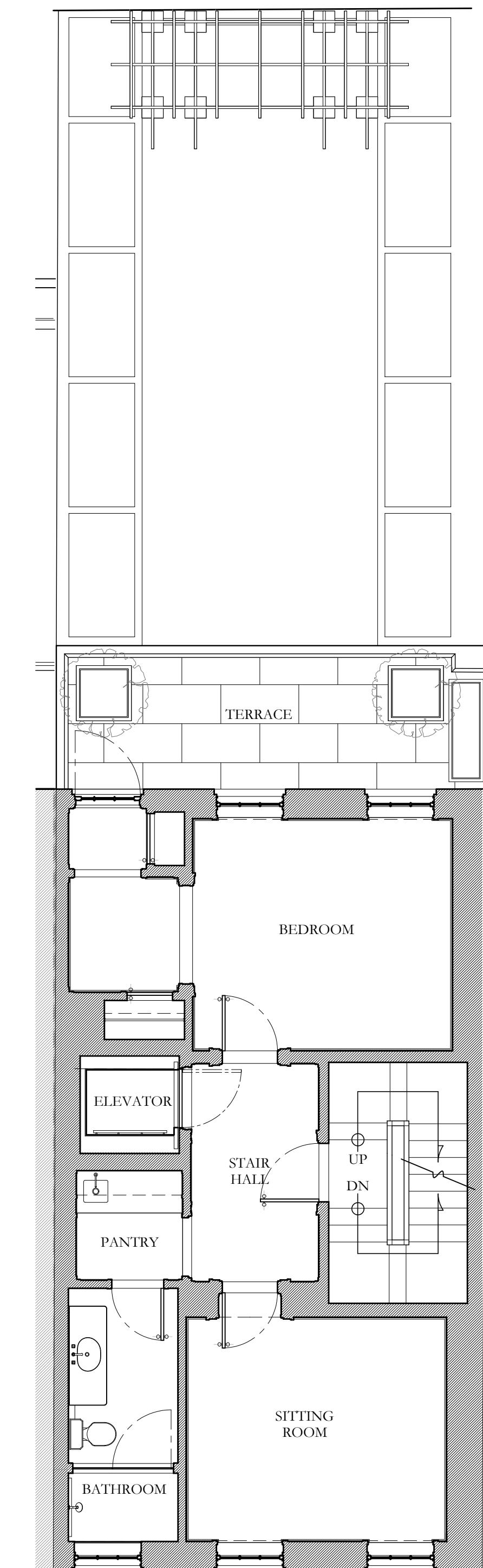
01 PROPOSED CELLAR FLOOR PLAN  
LPC-05 3/16" = 1'-0"



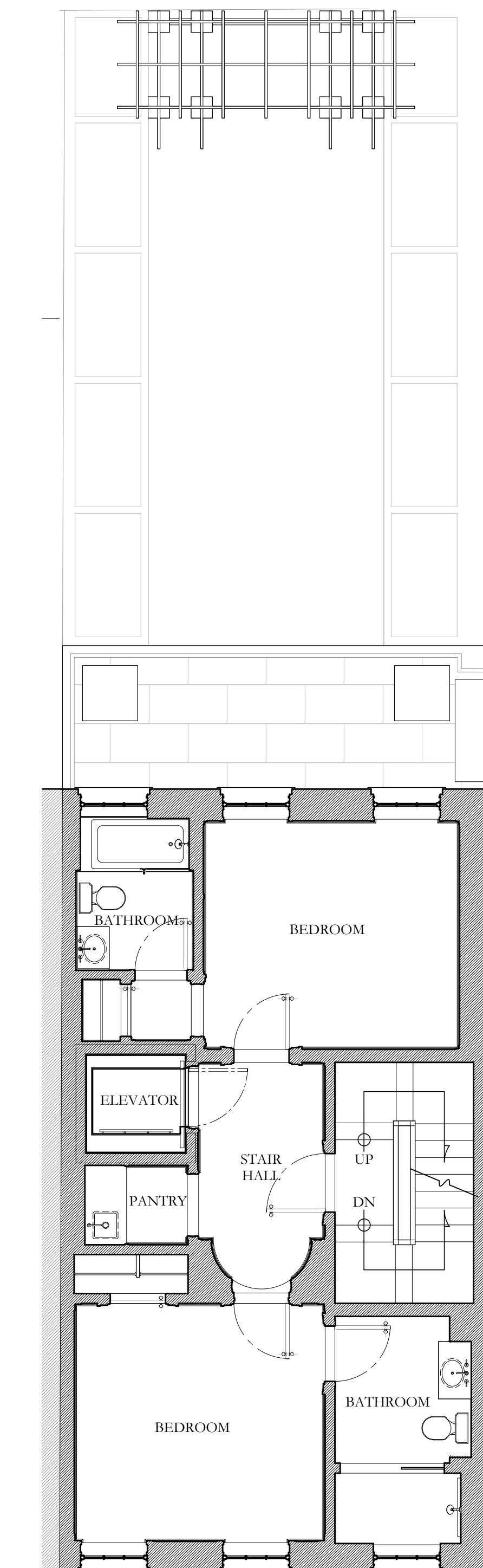
02 PROPOSED 1ST FLOOR PLAN  
LPC-05 3/16" = 1'-0"



03 PROPOSED 2ND FLOOR PLAN  
LPC-05 3/16" = 1'-0"



04 PROPOSED 3RD FLOOR PLAN  
LPC-05 3/16" = 1'-0"



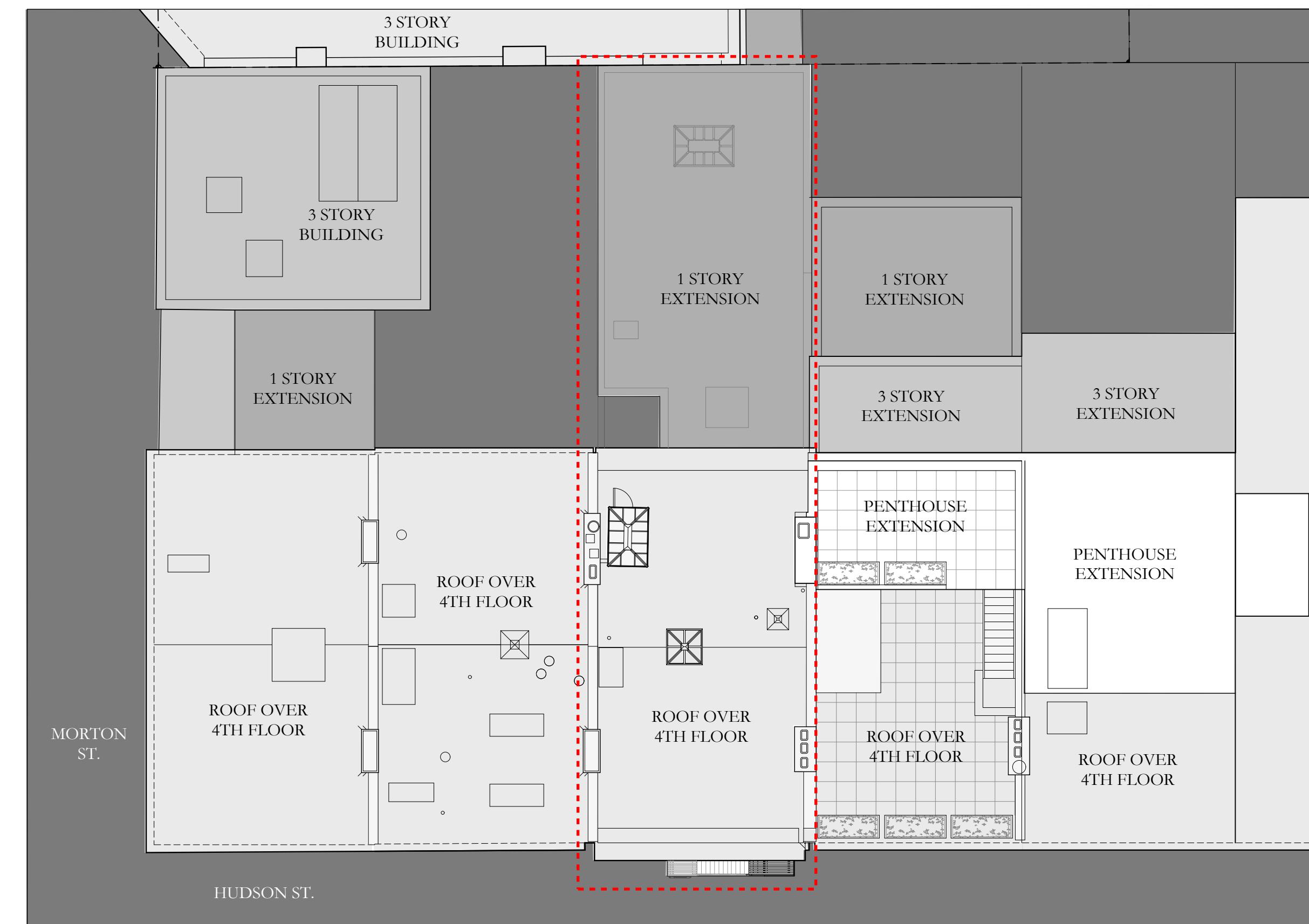
05 PROPOSED 4TH FLOOR PLAN  
LPC-05 3/16" = 1'-0"

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PROPOSED FLOOR PLANS

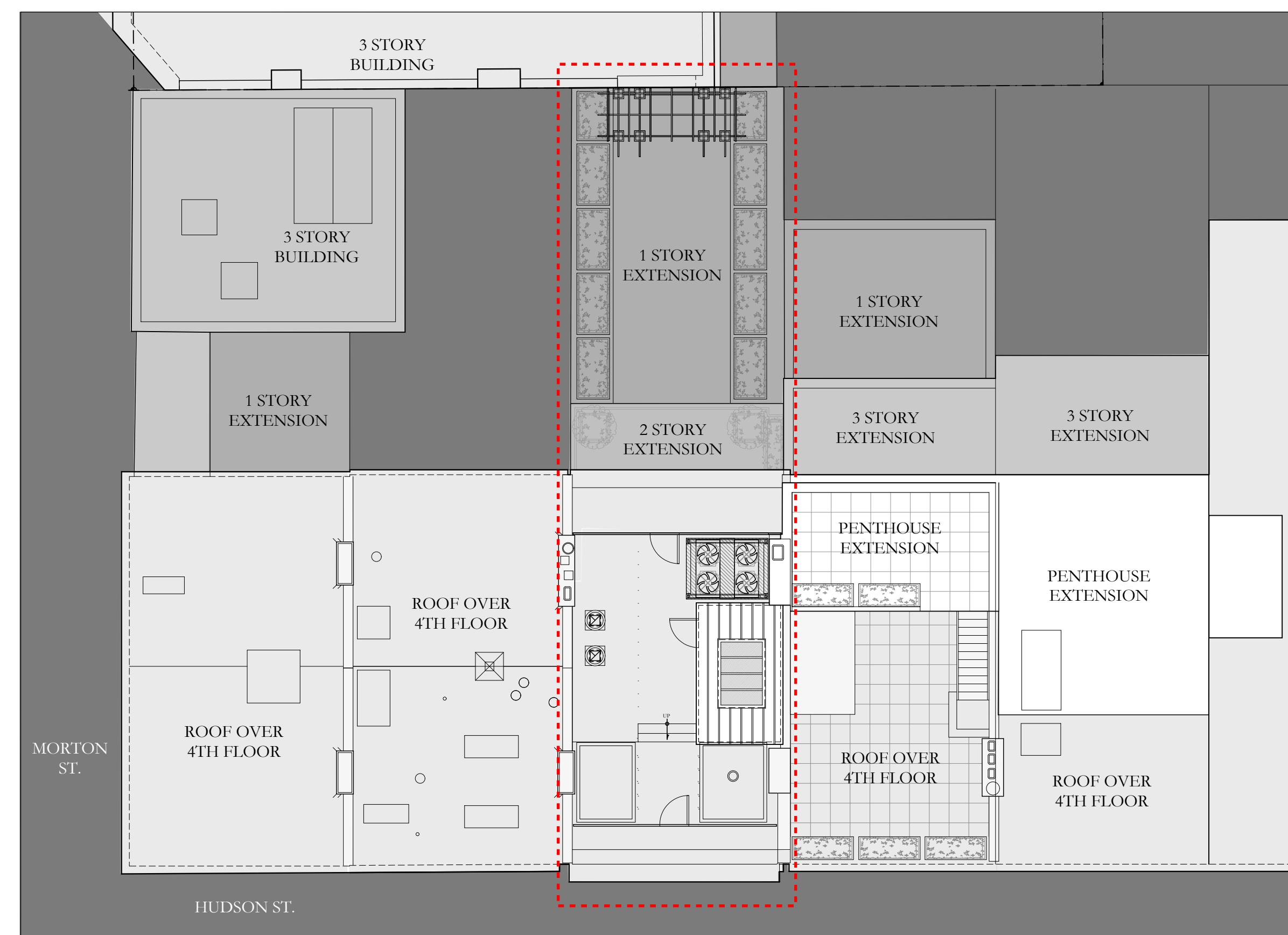
Seal and Signature:	Date: 1/8/2026
	Scale: 3/16" = 1'-0"
	Drawn By: AB
	Drawing No. 3803

LPC-07



04 EXISTING ROOF PLAN INCLUDING NEIGHBORING PROPERTIES  
LPC-06

3/32" = 1'-0"



03 PROPOSED ROOF PLAN WITH NEIGHBORING PROPERTIES  
LPC-06

3/32" = 1'-0"

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EXISTING & PROPOSED ROOF PLANS

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	Drawn By: LH
	Drawing No.
	<b>LPC-08</b>
Project No.	3803
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## PROPOSED SCOPE OF WORK

- FRONT FAÇADE 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

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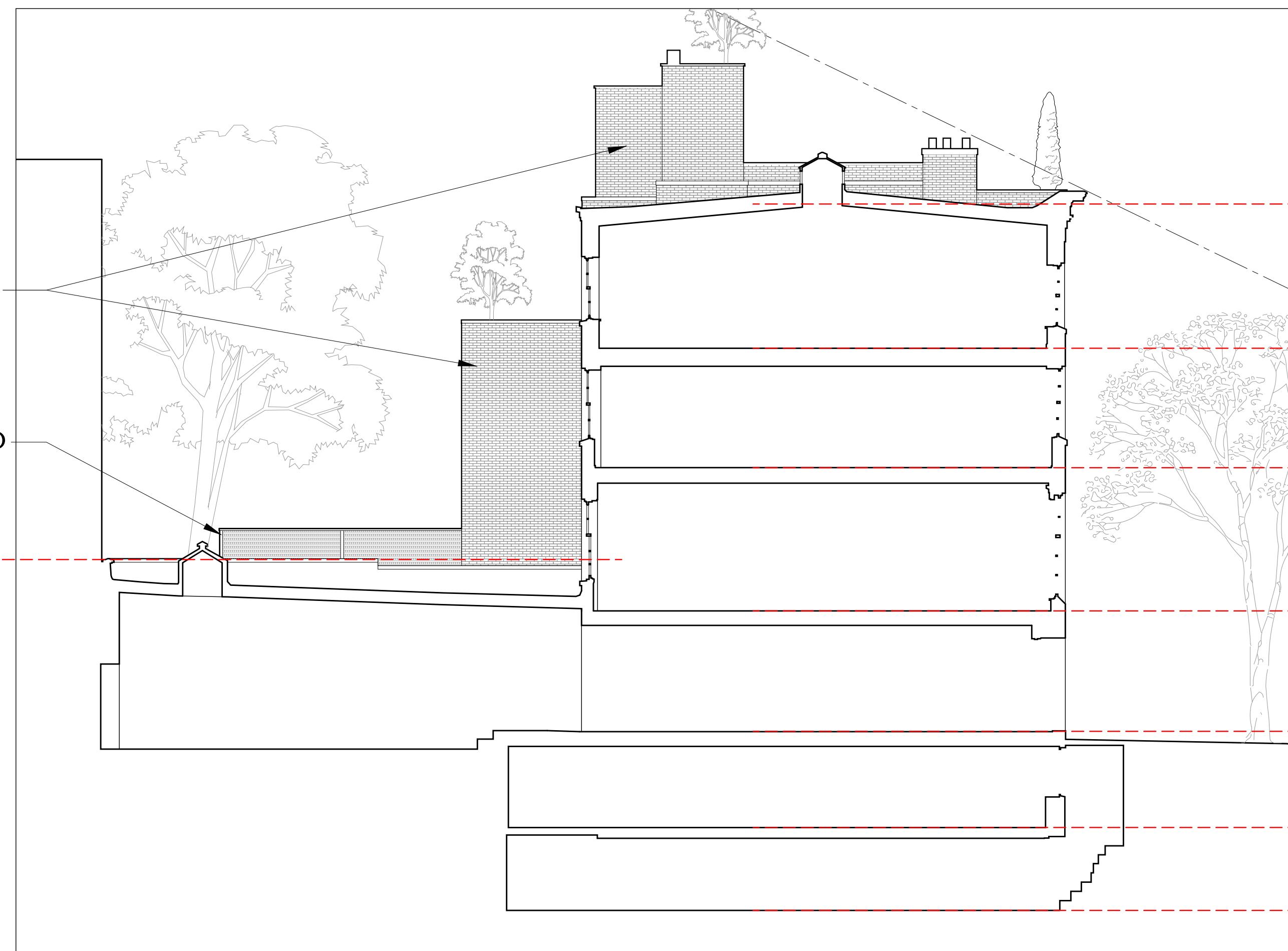
### EXISTING & PROPOSED SECTIONS

Seal and Signature:	Date: 11/20/25
	Scale: AS NOTED
	Drawn By: LH
	Drawing No.:
	LPC-09
Project No.	3803
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EXTENSIONS OF  
NEIGHBORING  
BUILDING BEYOND

FENCE OF  
NEIGHBOR BEYOND

EXISTING  
PARAPET  
HEIGHT @ REAR  
EXTENSION

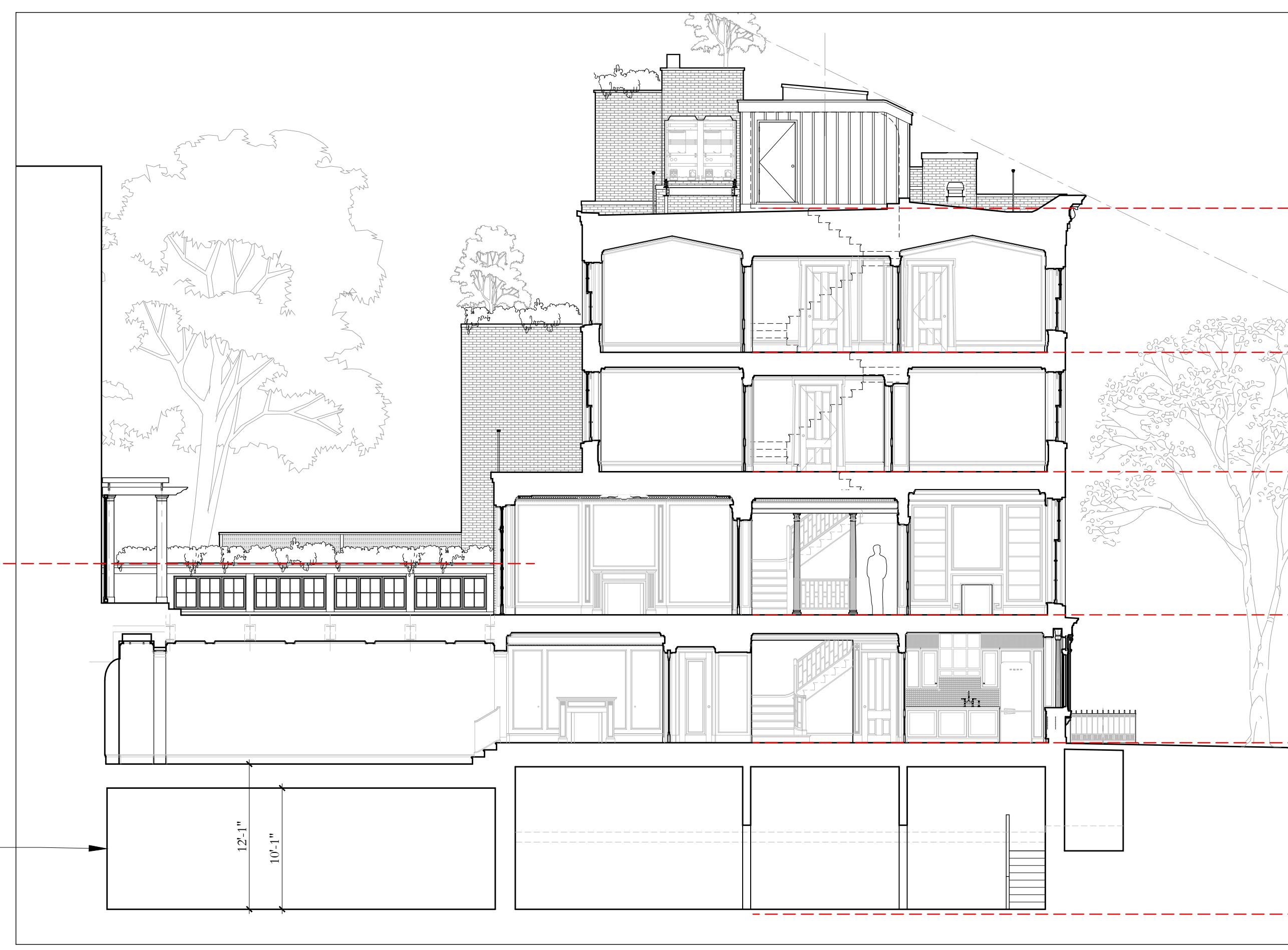


1 EXISTING BUILDING SECTION FACING SOUTH

LPC-07

EXISTING  
PARAPET  
HEIGHT @ REAR  
EXTENSION

PROPOSED NEW  
EXCAVATED SPACE



2 PROPOSED BUILDING SECTION FACING SOUTH

LPC-07



432 HUDSON STREET SHOPFRONT - CIRCA 1940



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

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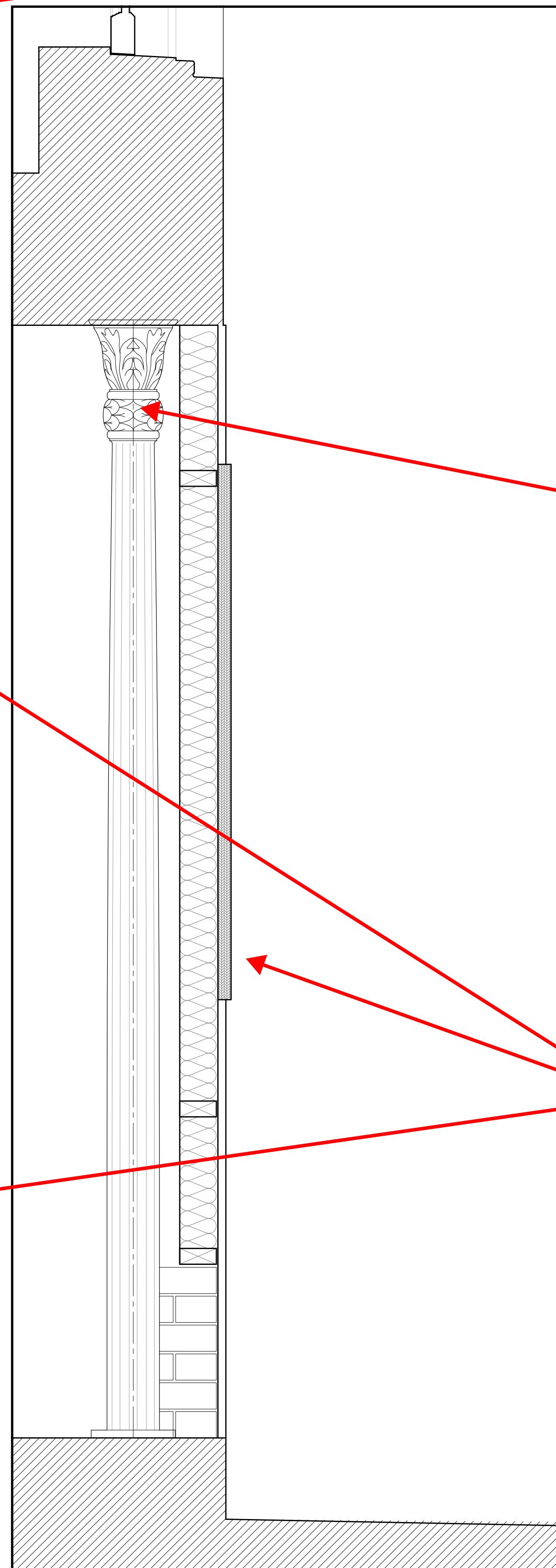
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SHOPFRONT HISTORIC

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	Drawn By: LH
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432 HUDSON - CURRENT SHOPFRONT CONDITION - EXTERIOR



WHERE FEASIBLE, RESTORE EXISTING BROWNSTONE LINTELS & COLUMNS TO MATCH ORIGINAL PROFILES & DIMENSIONS. ALLOW 50% REPLACEMENT USING NEW CUSTOM 3-COAT STUCCO ASSEMBLY TO MATCH ORIGINAL STONE APPEARANCE, PROFILES, & DIMENSIONS EXACTLY.

REMOVE & SALVAGE EXISTING CAST IRON COLUMNS FOR RESTORATION & REINSTALLATION.



432 HUDSON - CURRENT SHOPFRONT CONDITION - INTERIOR

EXISTING SECTION THROIUGH  
FRONT FACADE STOREFRONT

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EXISTING FRONT FACADE  
STOREFRONT

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432 HUDSON STREET - HISTORIC FENCE & GATE CIRCA 1969



430 HUDSON STREET - 1940 TAX PHOTO



434 HUDSON STREET - 1940 TAX PHOTO



434 HUDSON STREET - 1940 TAX PHOTO - DETAIL AT SHOPFRONT  
(PRECEDENT)

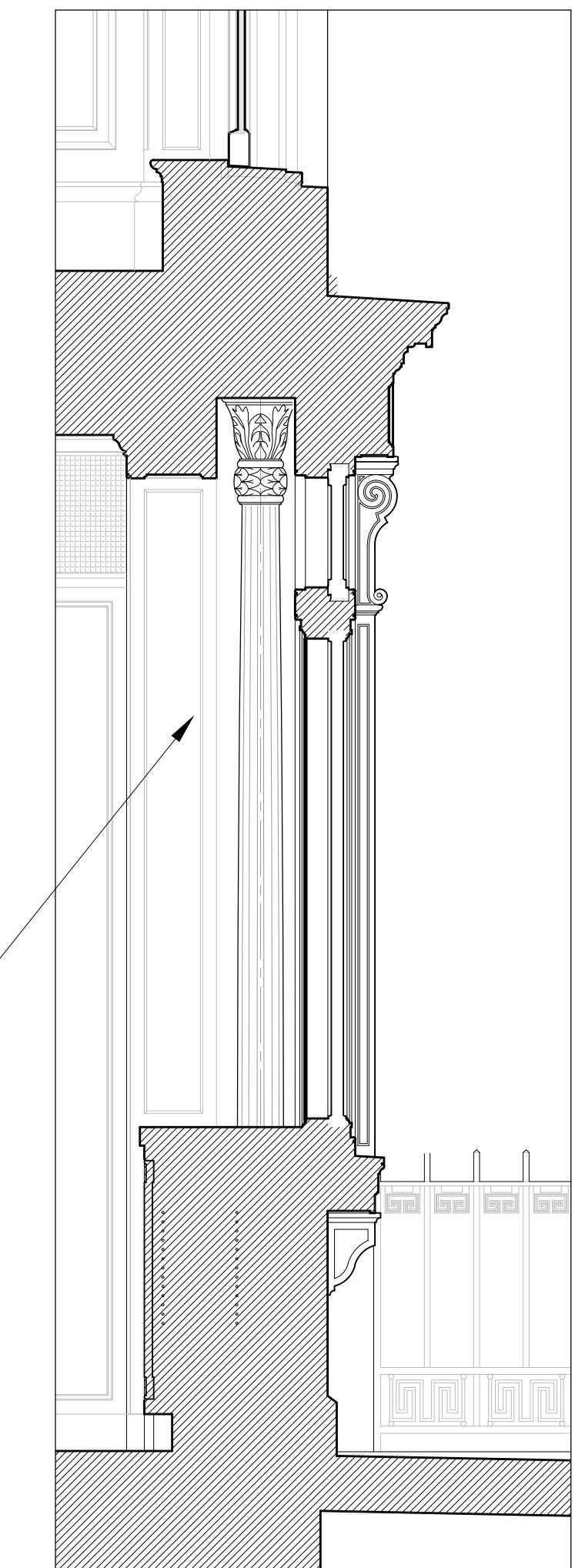
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ADJACENT HISTORIC  
ELEVATIONS

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	Project No. 12 of 36

LPC-12

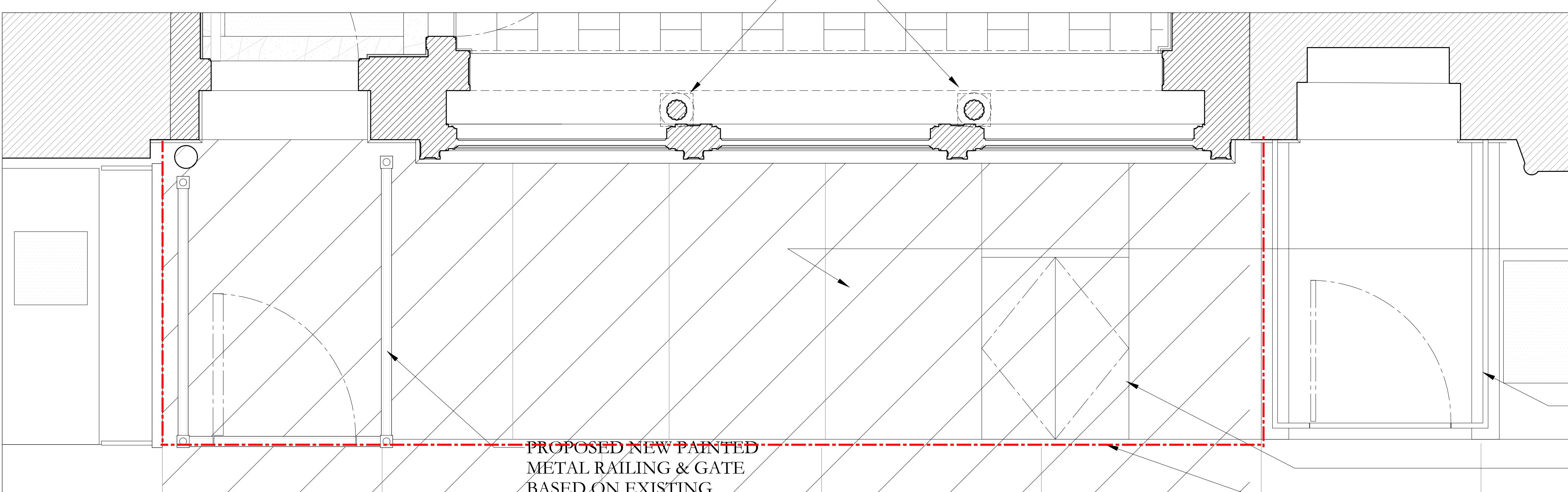


02 PROPOSED VICTORIAN SHOPFRONT ELEVATION  
LPC-10

STUCCO WALL FINISH TO MATCH  
ORIGINAL BROWNSTONE FINISH

3/4" = 1'-0"

03 PROPOSED SECTION @ SHOPFRONT  
LPC-10  
3/4" = 1'-0"

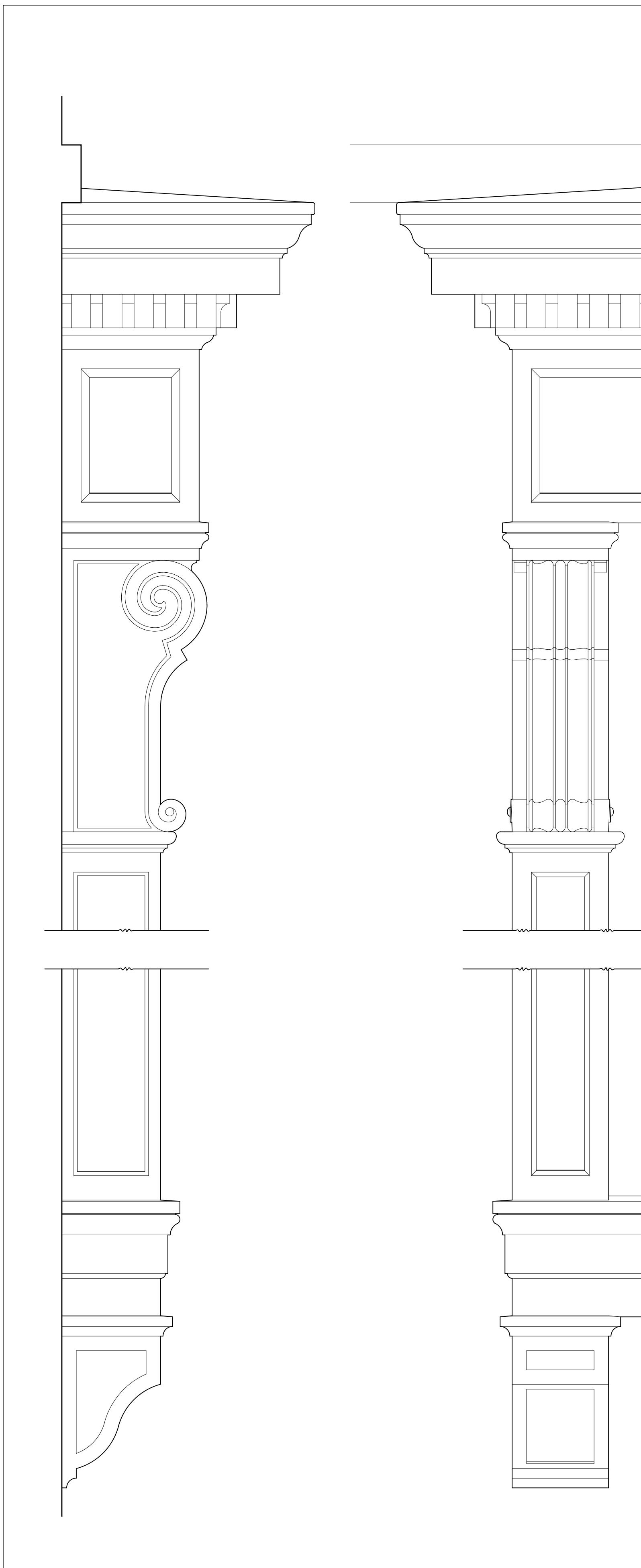


01 PROPOSED PLAN @ SHOPFRONT & SIDEWALK  
LPC-10

3/4" = 1'-0"

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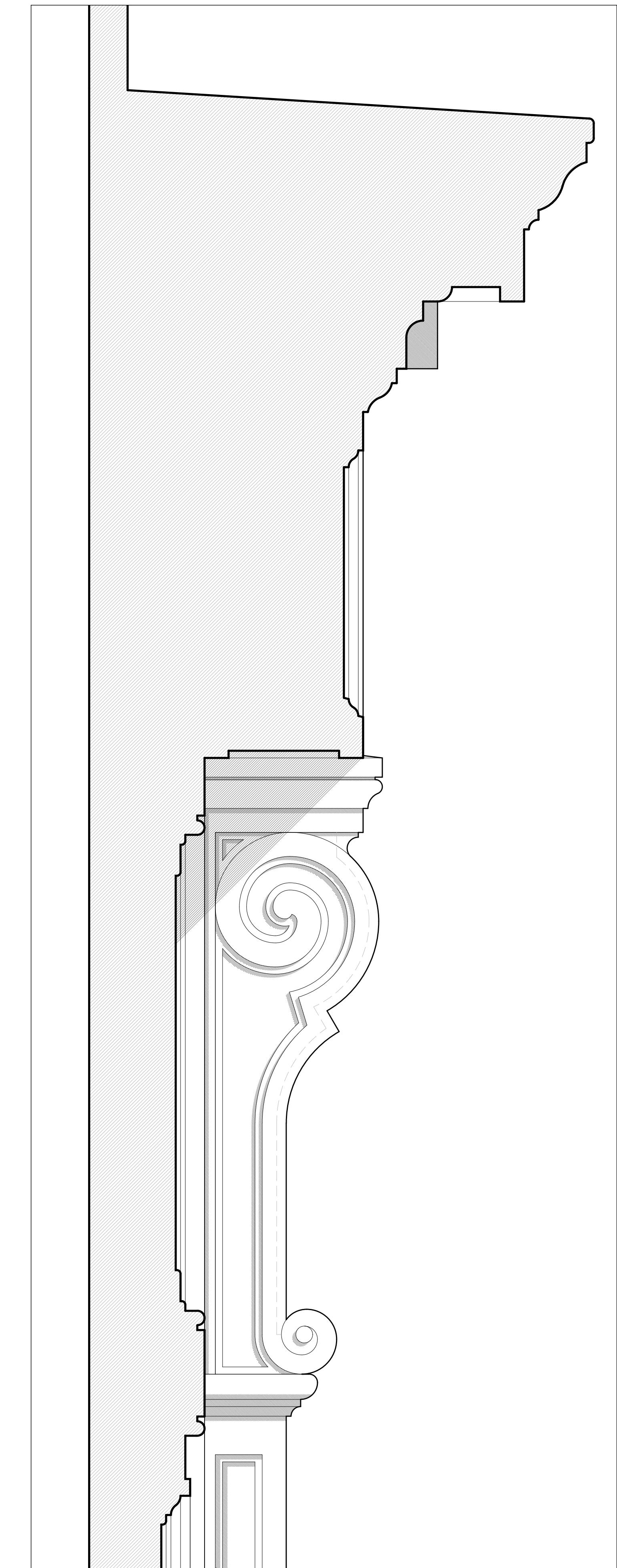
SHOPFRONT DESIGN  
Sed and Signature: Date: 11/20/25  
Scale: AS NOTED  
Drawn By: LH  
Drawing No.  
LPC-13  
Project No. 3803  
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01

PROPOSED VICTORIAN SHOPFRONT DETAILS

LPC-11



6" = 1'-0"

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SHOPFRONT DETAILS

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	Drawing No.

LPC-14

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343 BLEEKER ST.



345 BLEEKER ST.



380 BLEEKER ST.



395 BLEEKER ST.

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SHOP FRONT PRECEDENTS

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	LPC-15
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430 HUDSON ST.

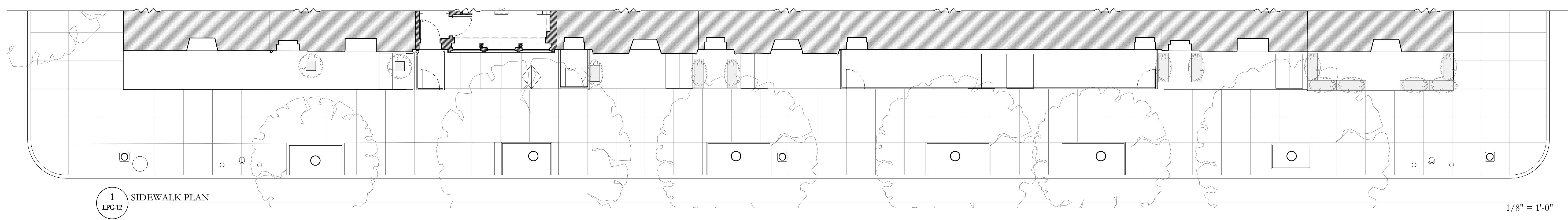
428 HUDSON ST.

426 HUDSON ST.

422 HUDSON ST.



432 HUDSON ST.



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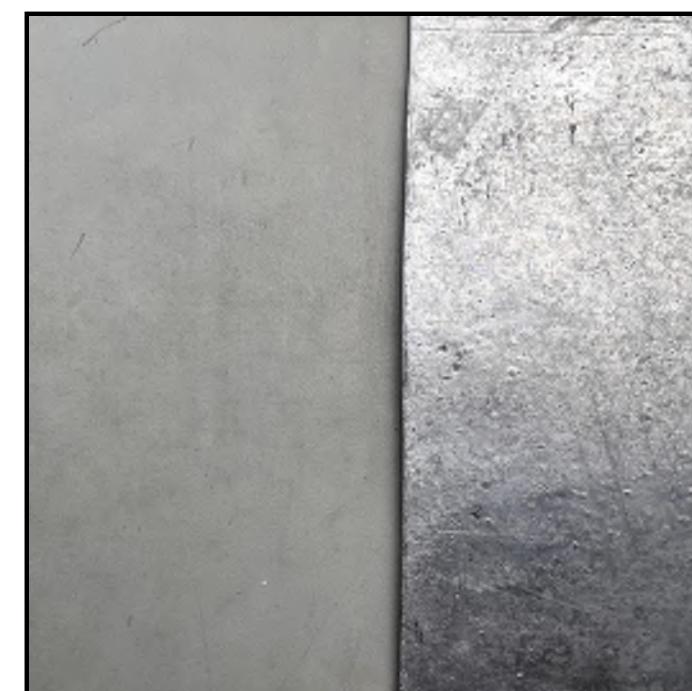
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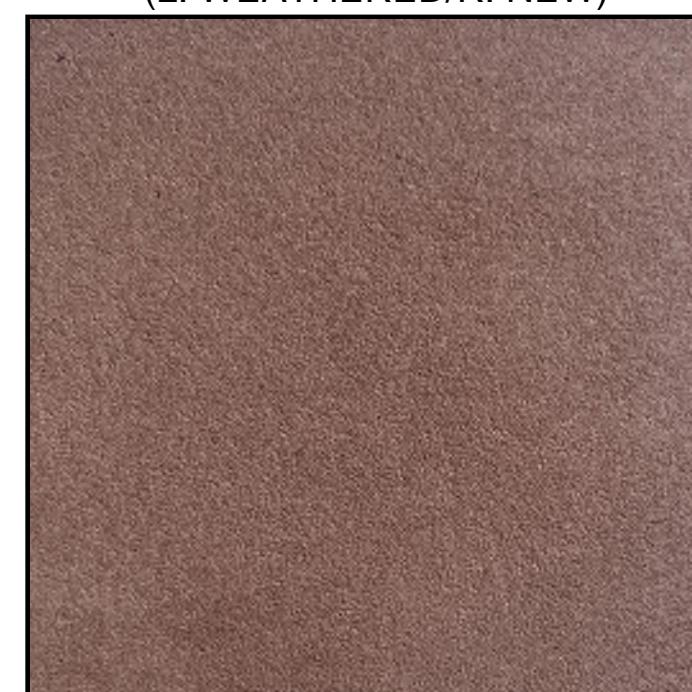
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HUDSON STREET RESIDENCE  
ENTRANCES ON BLOCK 583

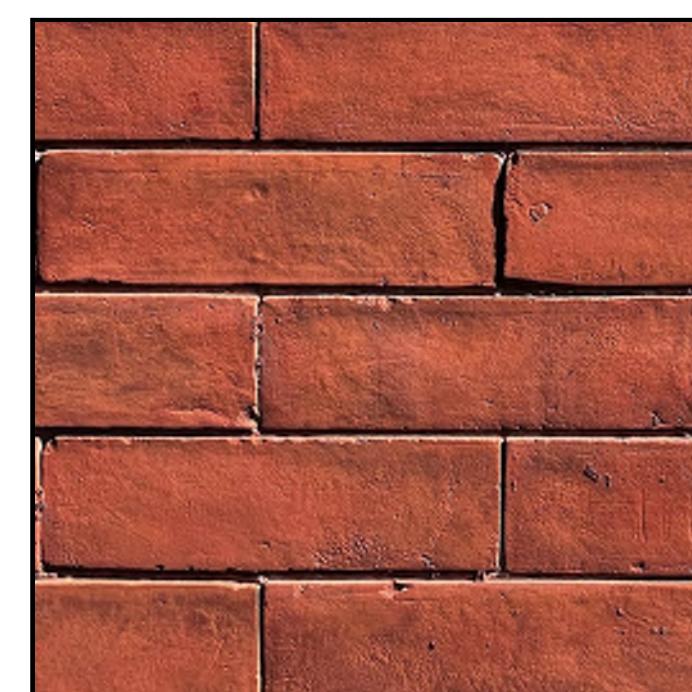
Seal and Signature:  
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ROOTFOP BULKHEAD: TIN-ZINC  
COATED COPPER  
(L: WEATHERED/R: NEW)



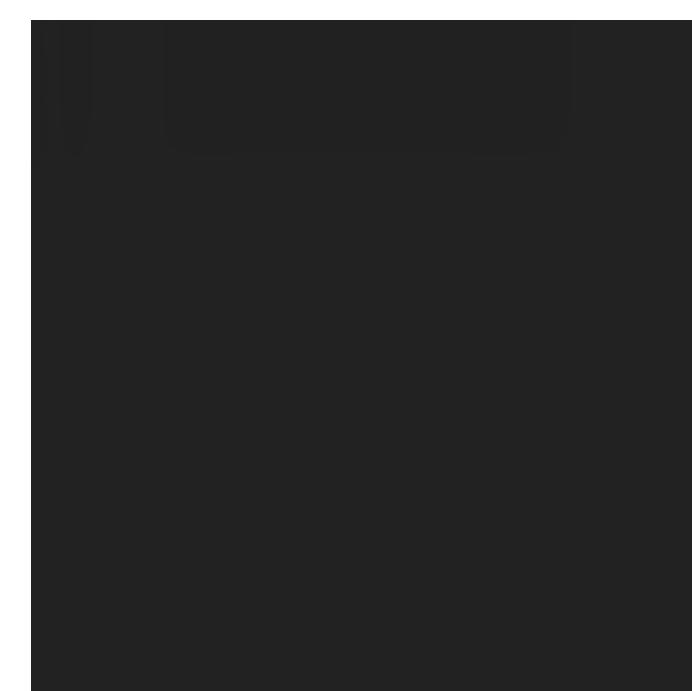
LINTELS, SILLS & GROUND FLOOR  
FAÇADE: BROWNSTONE



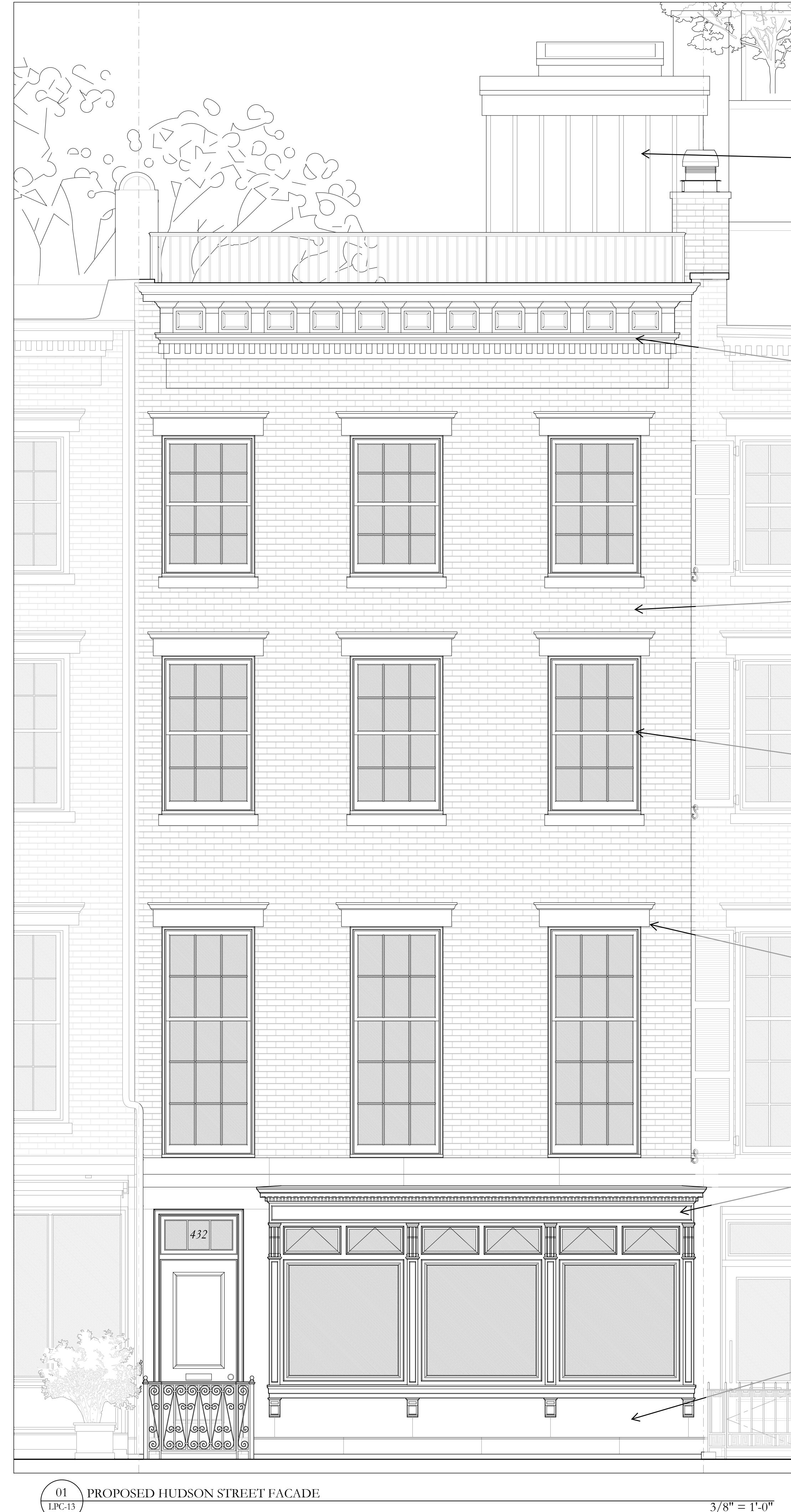
CLEANED EXISTING  
VENEER BRICK



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 ORIGINAL BROWNSTONE  
FINISH

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HUDSON STREET FAÇADE -  
PROPOSED MATERIALS

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	Drawing No. LPC-17
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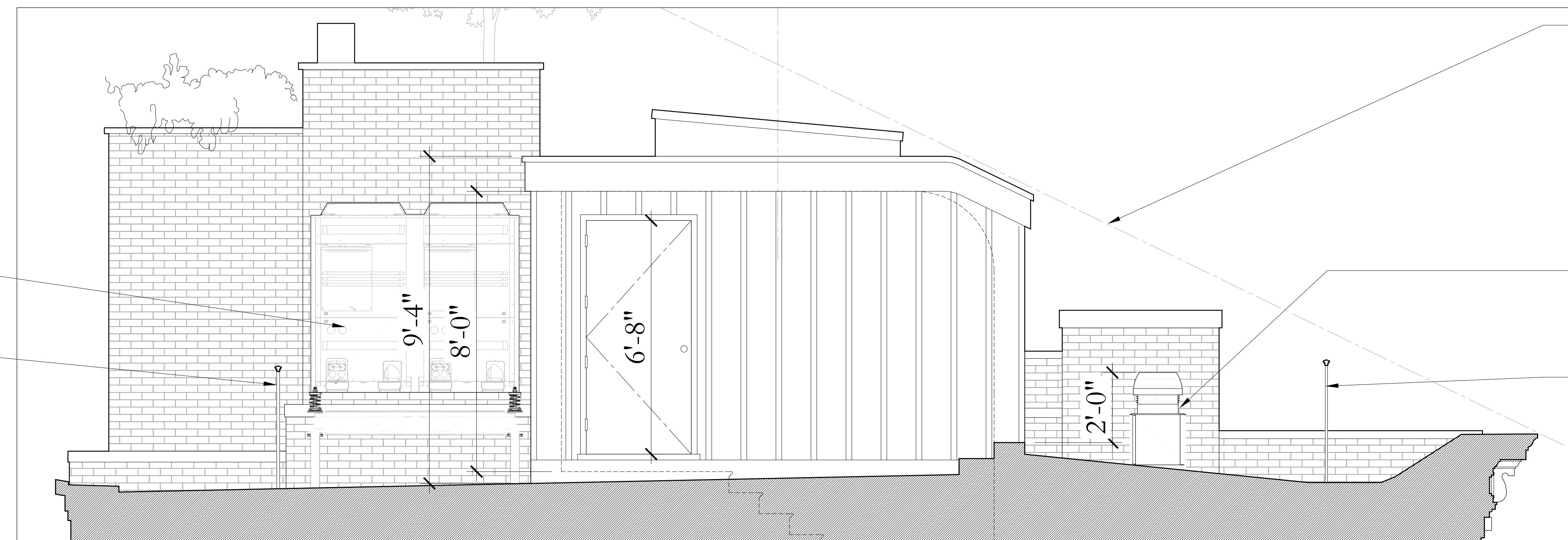
PROPOSED HVAC  
EQUIPMENT ON  
STEEL DUNNAGE  
(FINAL SPEC'S TBD)

SAFETY RAILING

ROOF BULKHEAD  
CONTAINS STAIR  
ONLY - NO  
HABITABLE SPACE

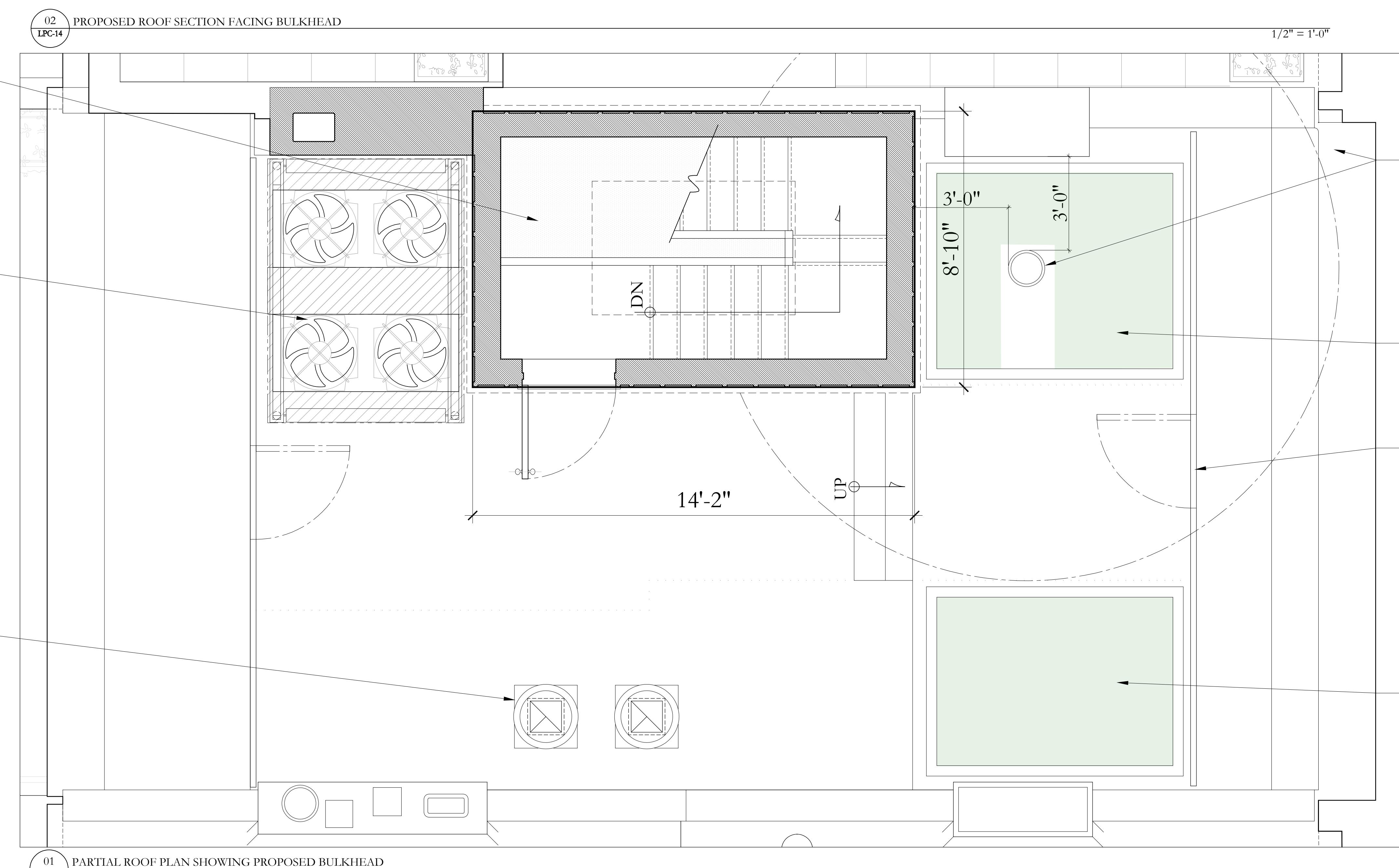
PROPOSED HVAC  
EQUIPMENT ON  
STEEL DUNNAGE  
(FINAL SPEC'S TBD)

PROPOSED EXHAUST  
FAN VENTS (FINAL  
SPEC'S TBD)



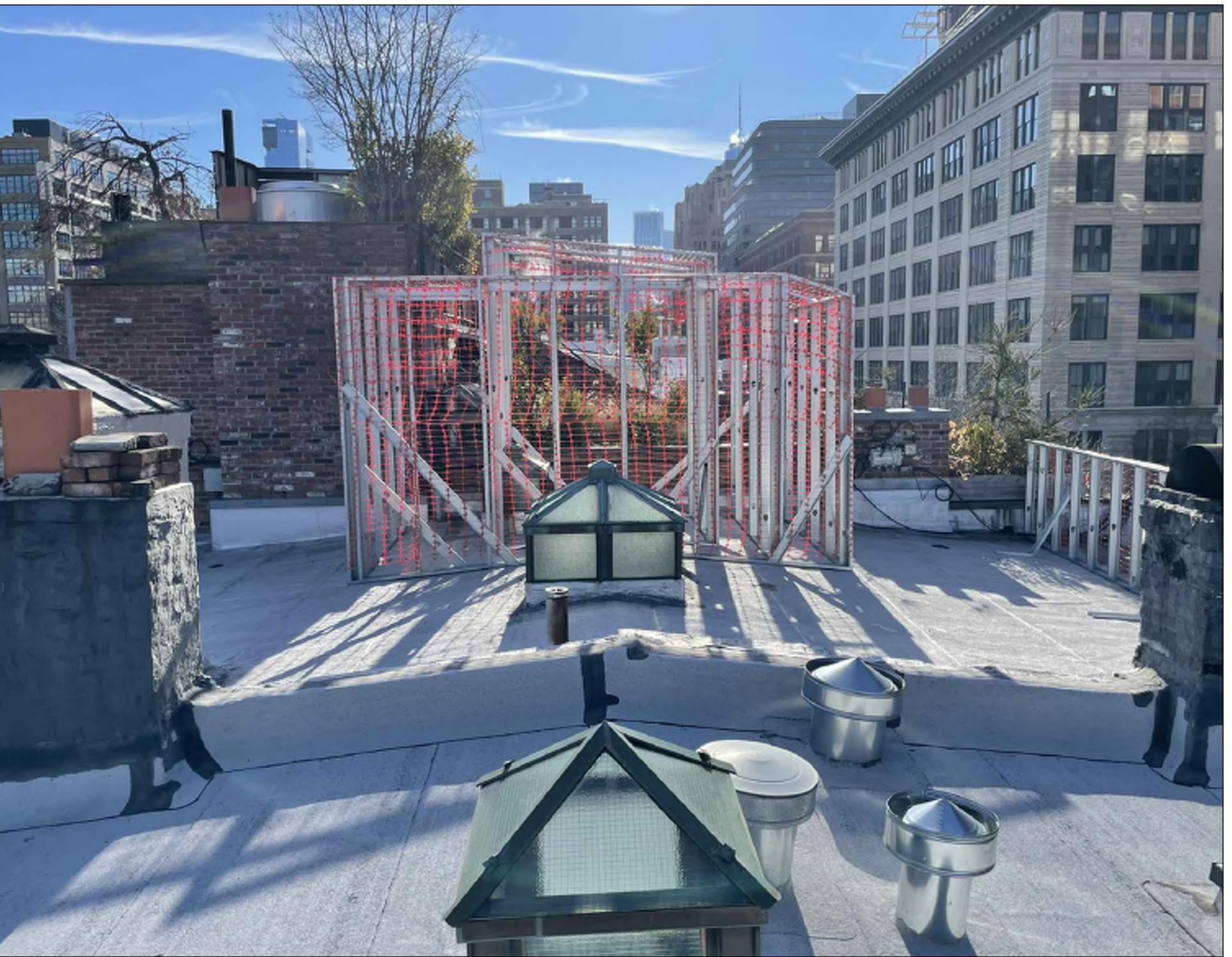
NEW KITCHEN HOOD  
EXHAUST FAN ON  
EXISTING CHIMNEY

SAFETY RAILING





ROOFTOP BULKHEAD MOCKUP - VIEW  
FACING SOUTHEAST



ROOFTOP BULKHEAD MOCKUP - VIEW  
FACING SOUTH



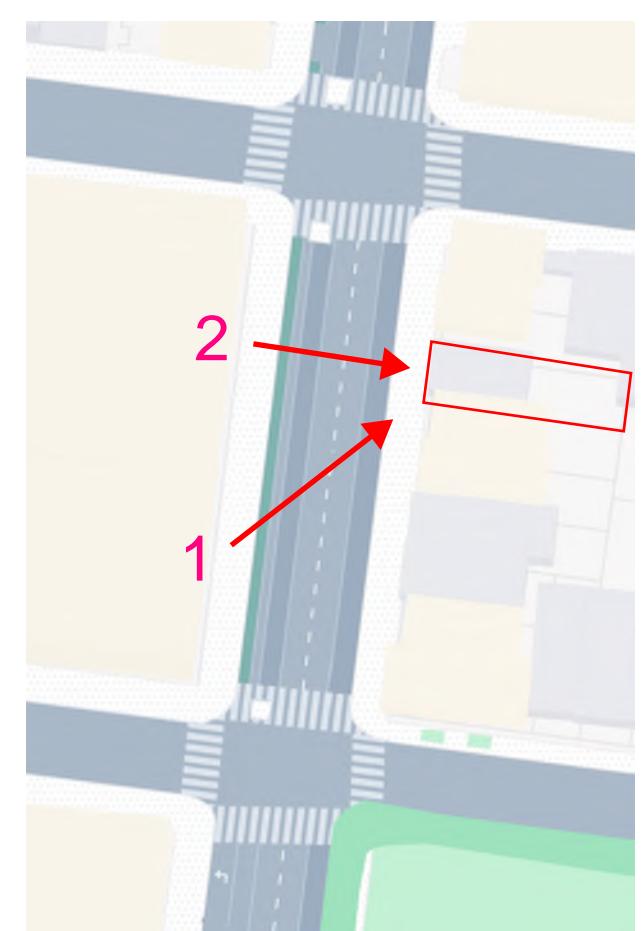
ROOFTOP BULKHEAD MOCKUP - VIEW  
FACING SOUTHWEST



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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ROOFTOP MOCKUP & STREET  
VIEWS

Seal and Signature:	Date: 12.01.25
	Scale: N/A
	Drawn By: LH
	Drawing No. 3803
	Project No. 19 of 36



EXISTING VIEW OF 432 HUDSON FROM ACROSS  
HUDSON & MORTON STREETS



EXISTING VIEW WITH MOCKUP OF 432 HUDSON  
FROM ACROSS HUDSON & MORTON STREETS



LPC STAFF REVIEW 12.23.25  
CB2 LANDMARKS COMMITTEE 12.11.25  
ISSUE: DATE:

Project: 432 HUDSON ST  
MANHATTAN  
NEW YORK, NY 10014

STREET VIEWS OF BULKHEAD  
MOCKUP

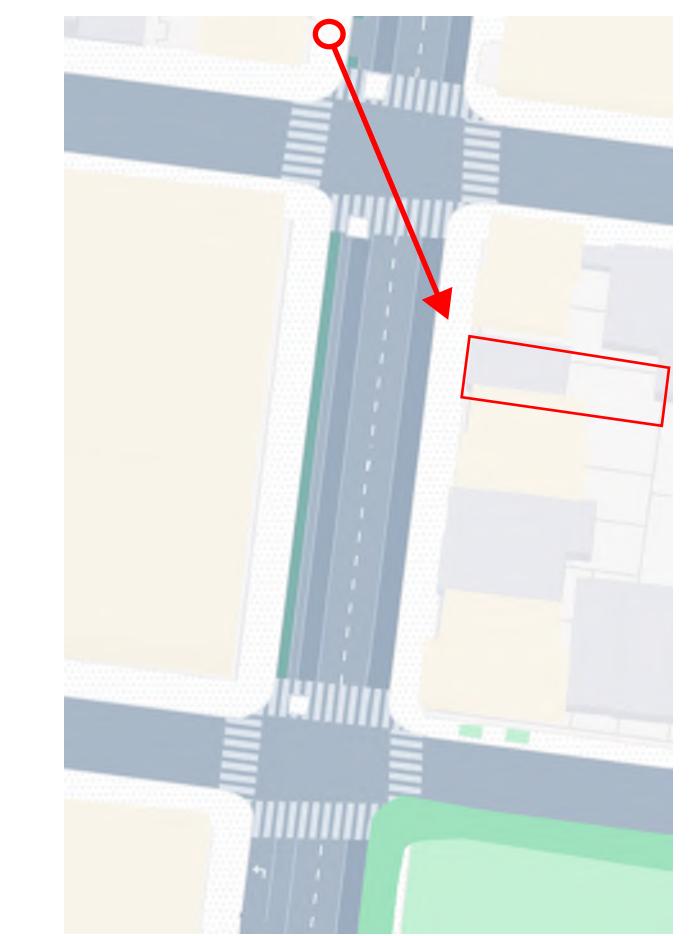
Seal and Signature:	Date: 12.04.25
	Scale: N/A
	Drawn By: LH
	Drawing No.
	LPC-20
Project No.	3803
	20 of 36



EXISTING VIEW OF 432 HUDSON FROM ACROSS  
HUDSON & MORTON STREETS



PROPOSED VIEW OF 432 HUDSON FROM ACROSS  
HUDSON & MORTON STREETS



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NEW YORK, NY 10014

STREET VIEWS OF BULKHEAD  
MOCKUP

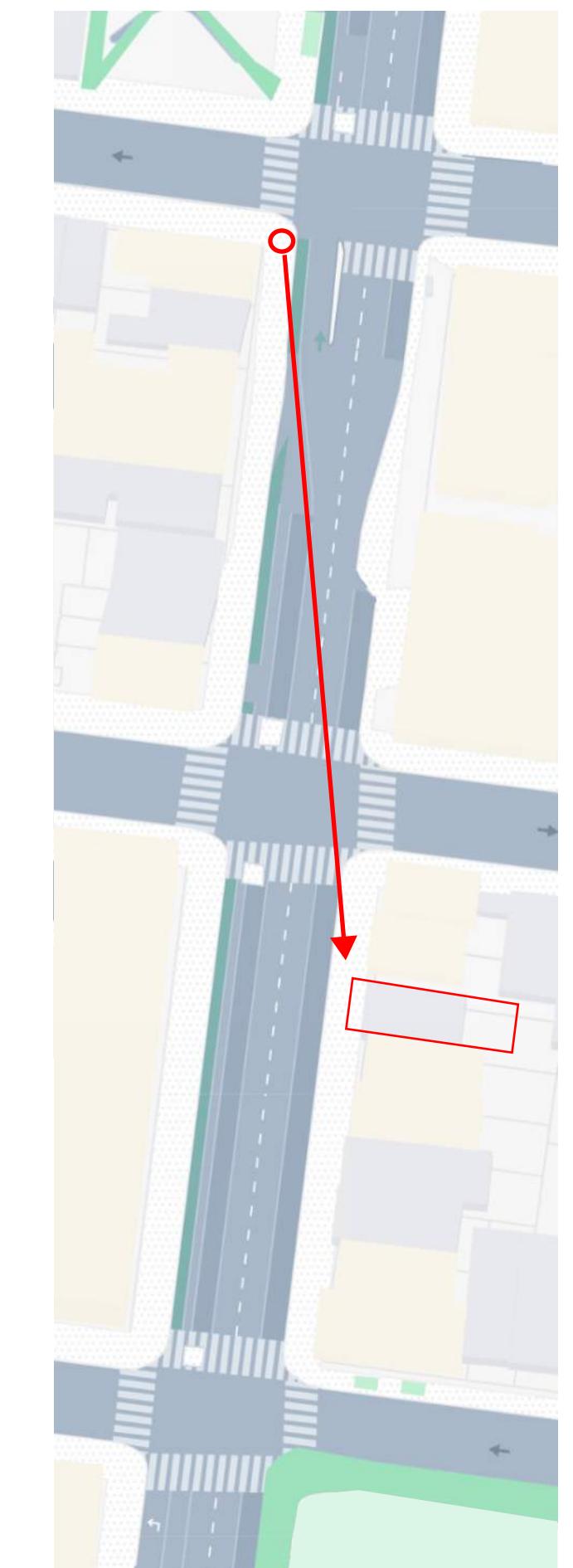
Seal and Signature:	Date: 12.04.25
	Scale: N/A
	Drawn By: LH
	Drawing No. 3803
	LPC-21
Project No.	3803
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EXISTING VIEW OF 432 HUDSON WITH  
MOCKUP FROM HUDSON & BARROW STREETS



EXISTING ZOOMED VIEW OF 432 HUDSON  
WITH MOCKUP FROM HUDSON & BARROW  
STREETS



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STREET VIEWS OF BULKHEAD  
MOCKUP

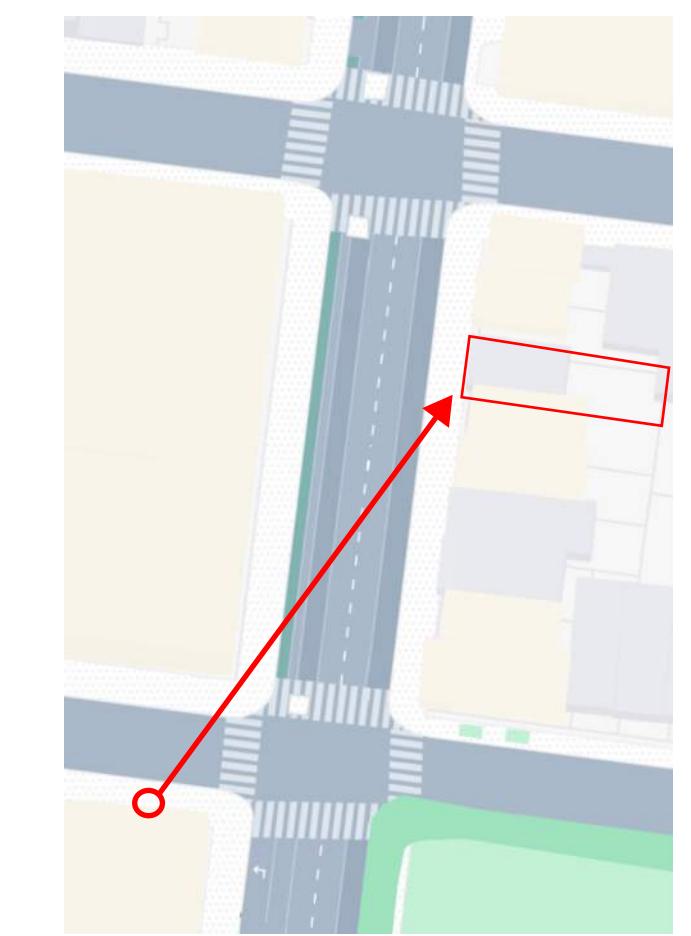
Seal and Signature:	Date: 11.20.25
	Scale: N/A
	Drawn By: LH
	Drawing No.
	LPC-22
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EXISTING VIEW OF 432 HUDSON WITH MOCKUP  
FROM ACROSS LEROY & HUDSON STREETS



EXISTING ZOOMED VIEW OF 432 HUDSON WITH  
MOCKUP FROM ACROSS LEROY & HUDSON STREETS



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ISSUE: DATE:

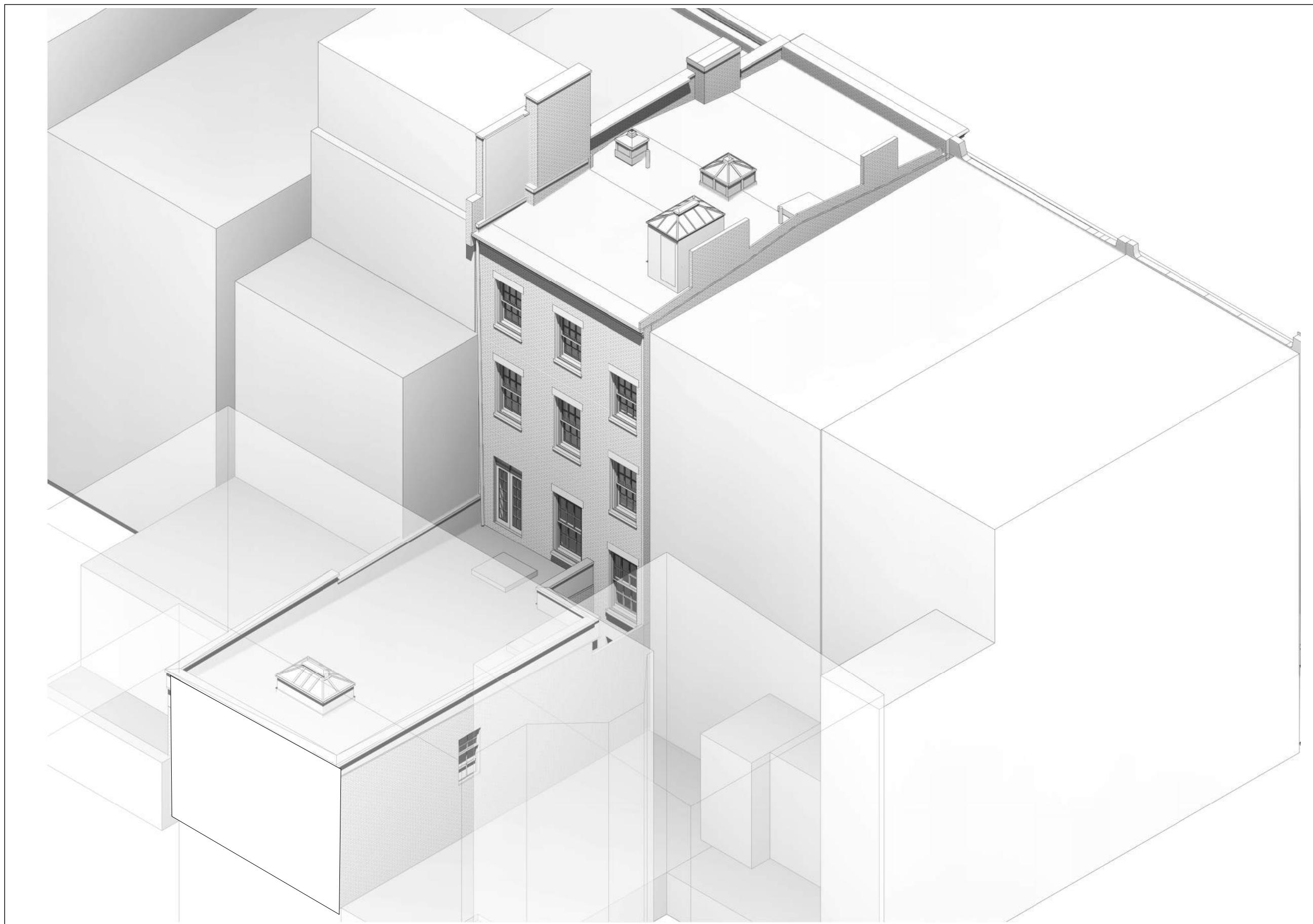
Project: 432 HUDSON ST  
MANHATTAN  
NEW YORK, NY 10014

STREET VIEWS OF BULKHEAD  
MOCKUP

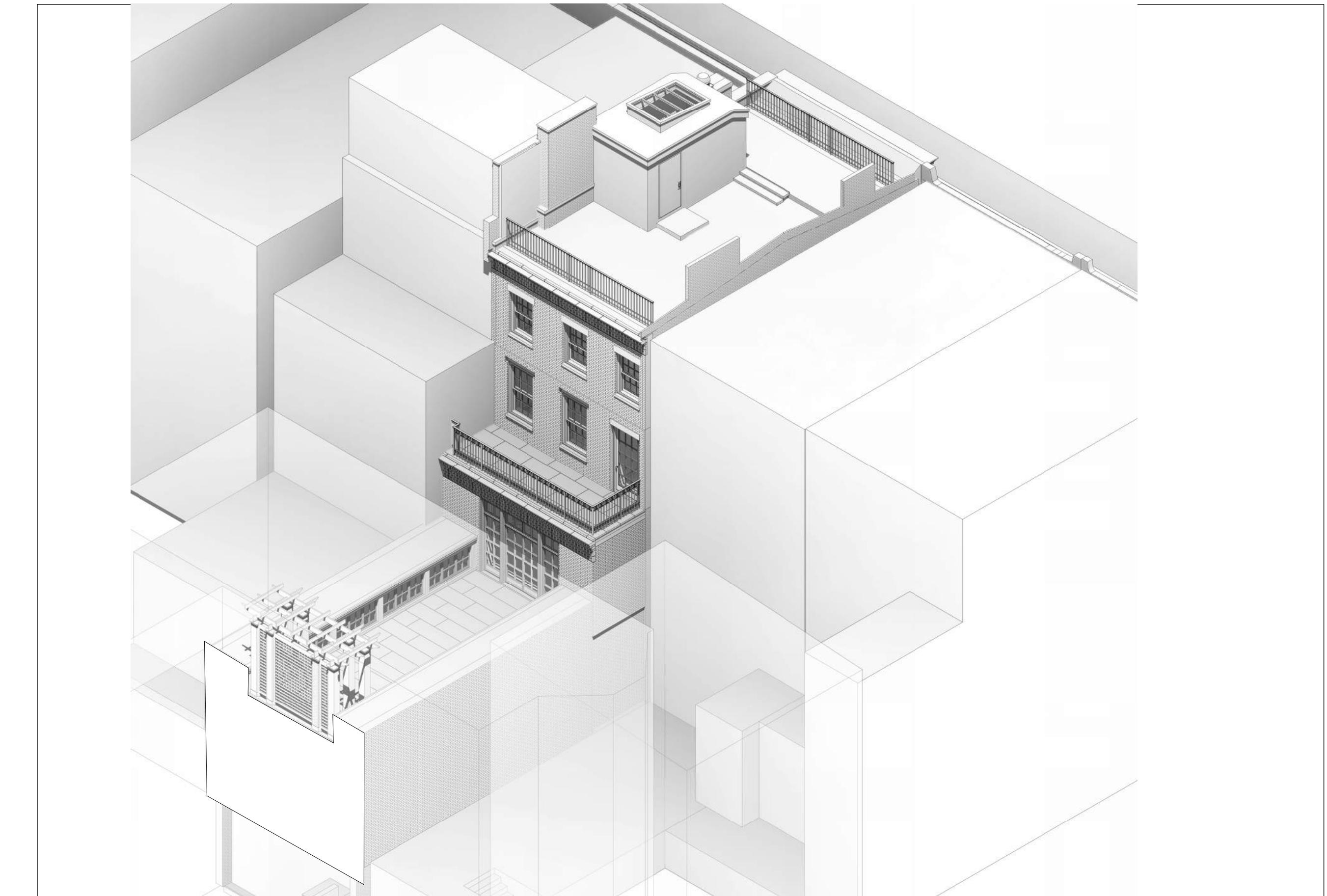
Seal and Signature:	Date: 12/18/2025
	Scale: AS NOTED
	Drawn By: AB
	Drawing No.
	LPC-23
Project No.	3803
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BLOCK 583 - REAR YARD EXTENSIONS OF BUILDINGS FACING HUDSON STREET



EXISTING AXONOMETRIC VIEW OF REAR



PROPOSED AXONOMETRIC VIEW OF REAR

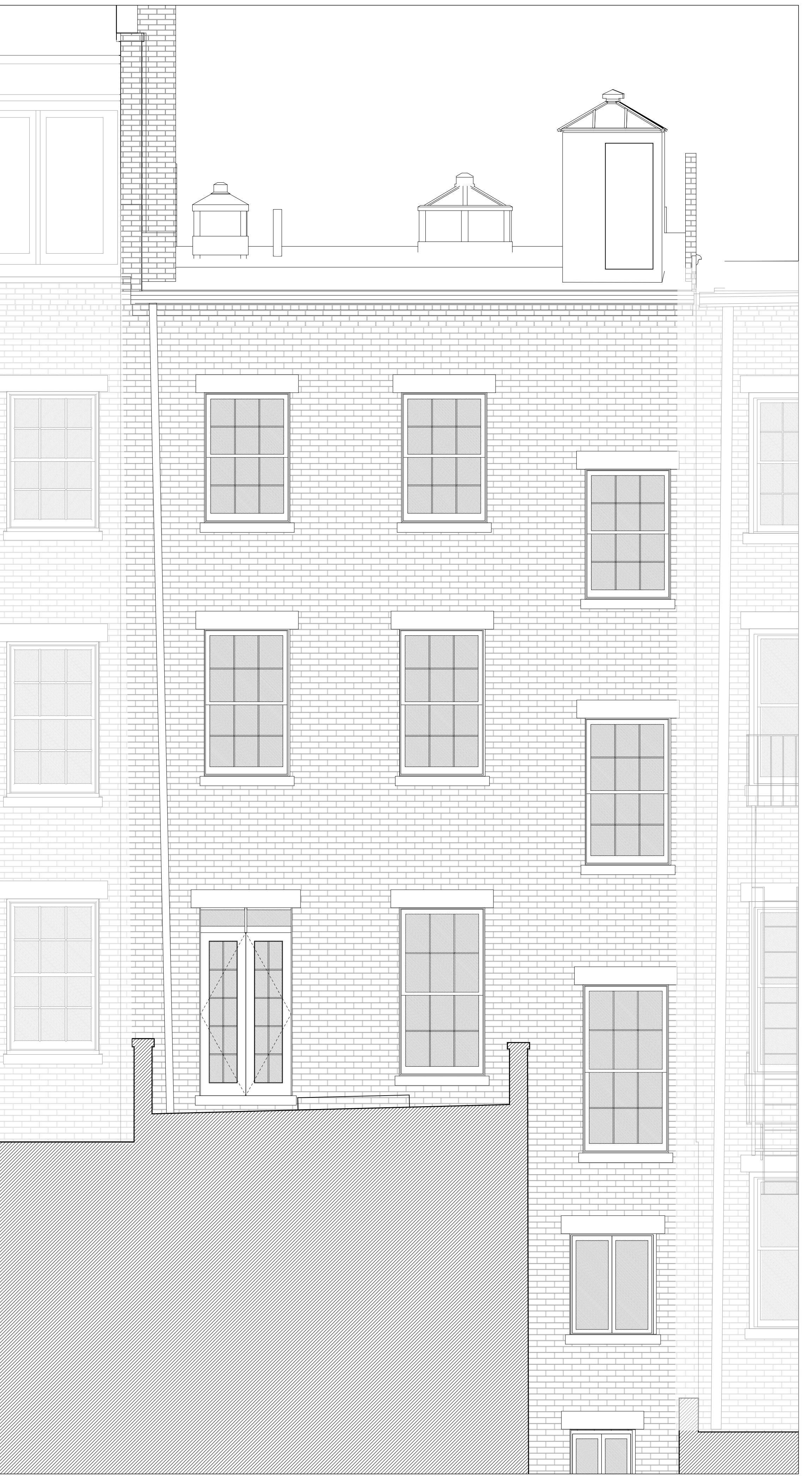
PETER PENNOYER  
A R C H I T E C T S

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

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AXONOMETRIC VIEWS  
Sed and Signature: Date: 11/22/25  
Scale: AS NOTED  
Drawn By: LH  
Drawing No.  
LPC-24  
Project No. 3803  
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**REAR FACADE  
SCOPE OF WORK:**

NEW WOOD  
DOUBLE-HUNG  
WINDOWS

NEW CAST  
'BROWNSTONE'  
LINTELS & SILLS

BRICK RESTORATION  
WORK

NEW 2ND FLOOR  
EXTENSION WITH  
BALCONY ABOVE

NEWLY  
CONSTRUCTED REAR  
WALL AND 1 STORY  
EXTENSION

NEW METAL DOORS  
WITH TRANSOMS AT  
2ND FLOOR

LPC STAFF REVIEW 12.23.25  
CD2 LANDMARKS COMMITTEE 12.11.25  
ISSUE: DATE:

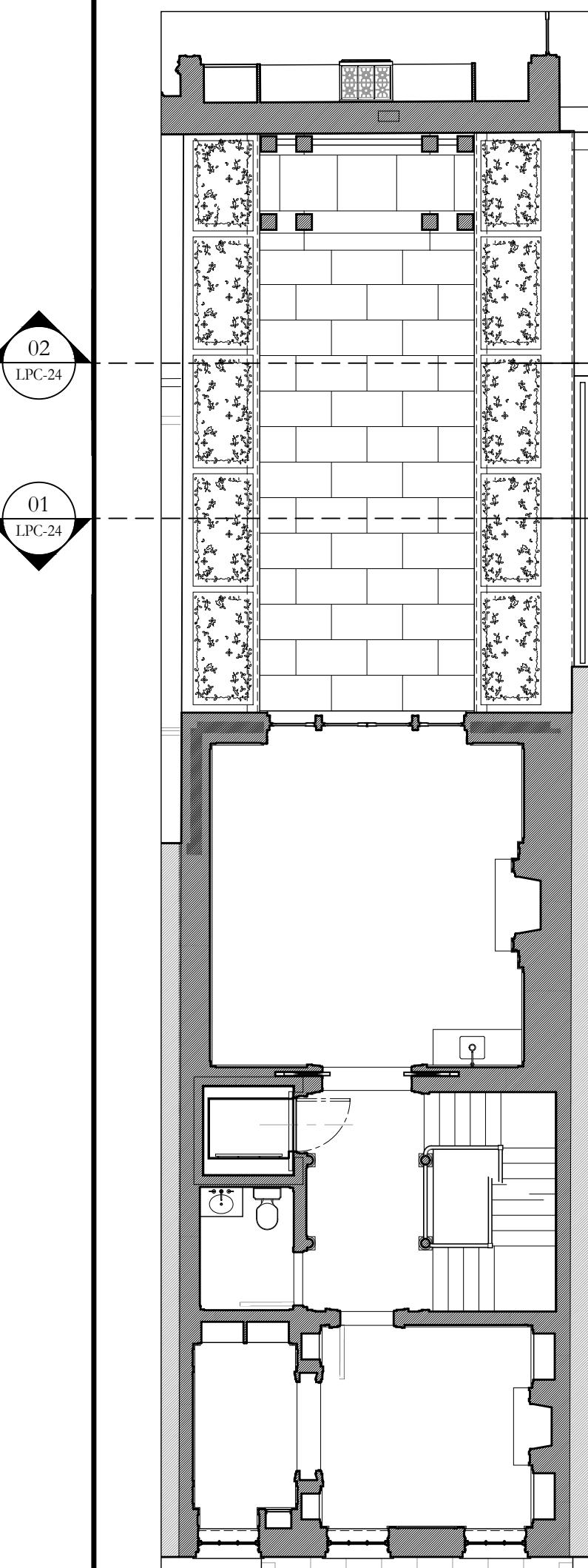
Project:  
**432 HUDSON ST**  
MANHATTAN  
NEW YORK, NY 10014

EXISTING & PROPOSED REAR  
FACADE

Seal and Signature:	Date: 12/28/2025
	Scale: AS NOTED
	Drawn By: AB
	Drawing No. LPC-25

Project No.  
3803

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PROPOSED 2ND FLOOR PLAN  
1/8" = 1'-0"

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DATE:

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PROPOSED REAR FACADE &  
SECTION THRU EXTENSION

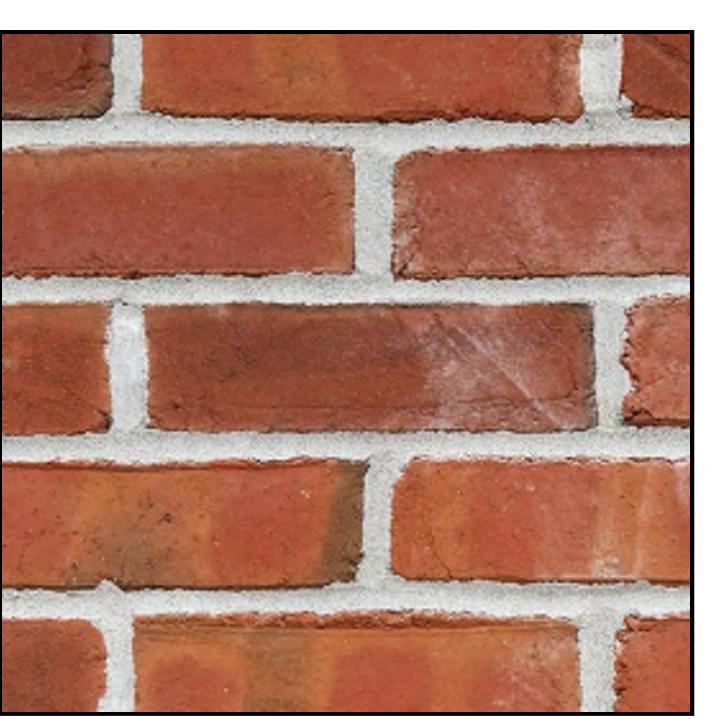
Sign and Signature:	Date: 12.02.25
	Scale: AS NOTED
	Drawn By: LH
	Drawing No. LPC-26
Project No. 3803	26 of 36



ROOFTOP BULKHEAD, GUTTERS &  
CLERESTORY WINDOW CLADDING:  
TIN-ZINC COATED COPPER  
(L: WEATHERED | R: NEW)



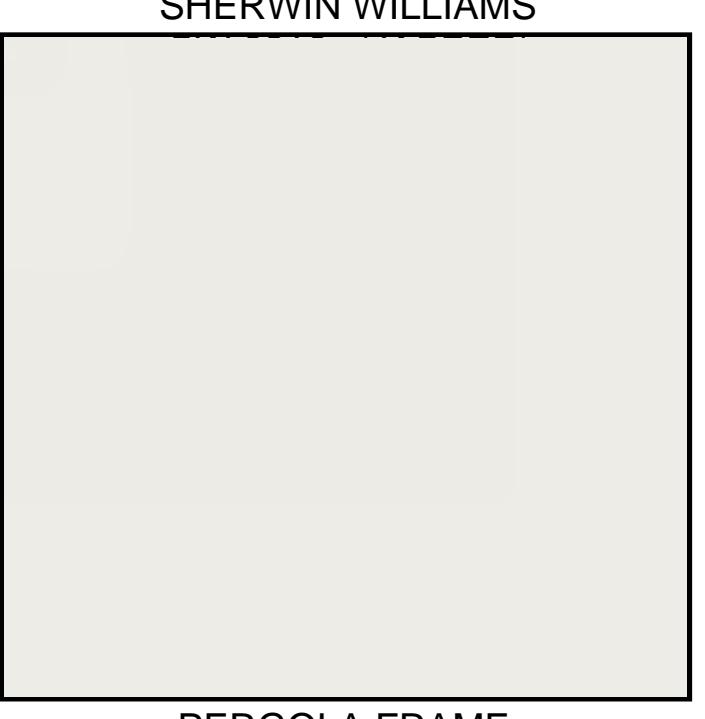
LINTELS & SILLS: BROWNSTONE



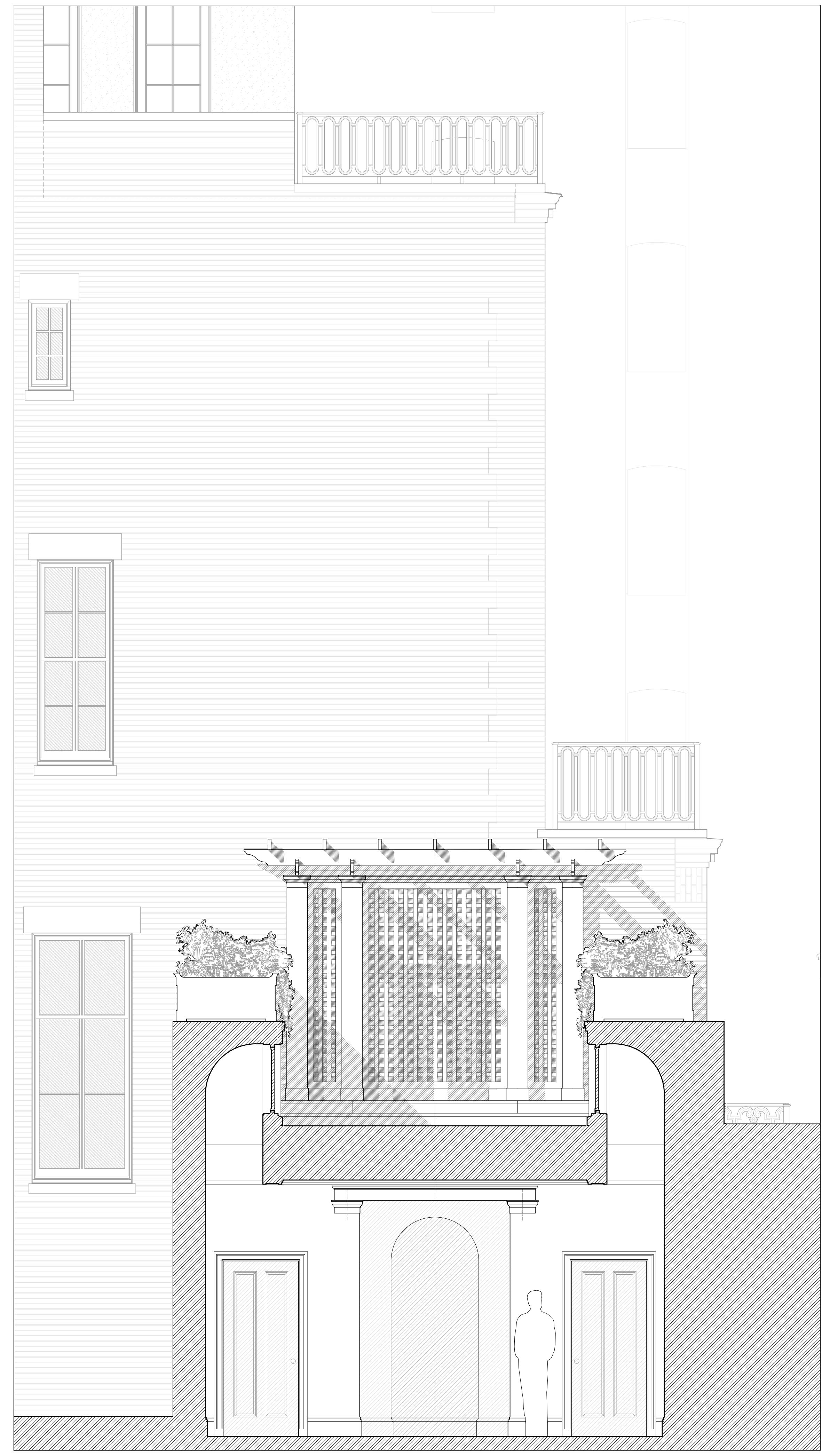
REAR FACADE & EXTENSION  
BRICK:  
GLEN GERY 53DD



WINDOWS, DOORS, & PERGOLA  
LATTICE:  
SHERWIN WILLIAMS



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



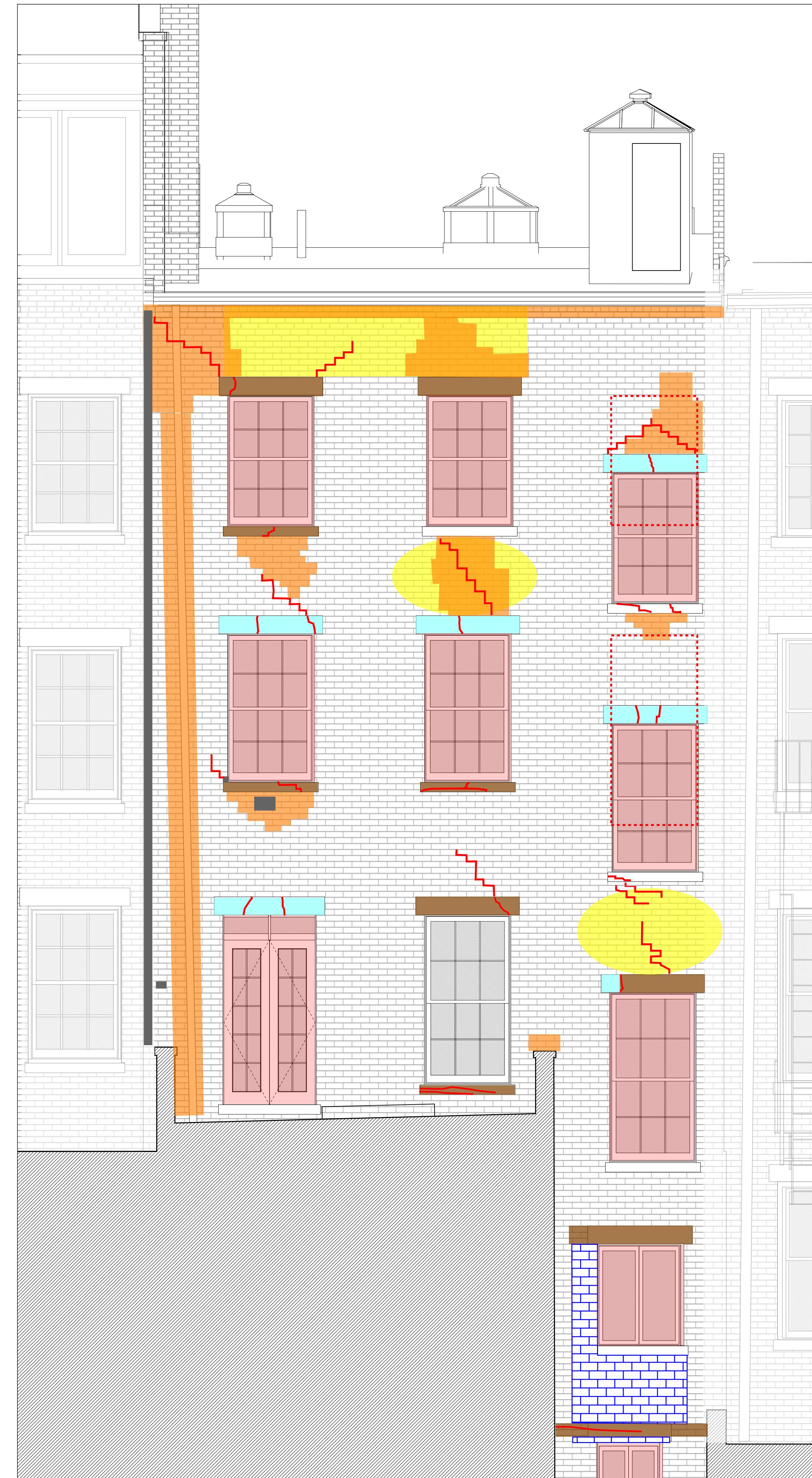
02  
LPC-24  
PROPOSED SECTION THRU REAR EXTENSION FACING EAST

3/8" = 1'-0"



01  
LPC-24  
PROPOSED SECTION THRU REAR EXTENSION FACING WEST

3/8" = 1'-0"



1PC-18

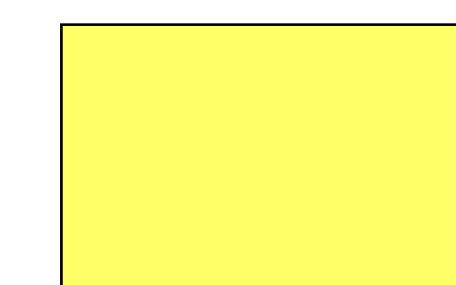
EXISTING EAST ELEVATION

3/8" = 1'-0"

LEGEND:



AREAS OF WIDESPREAD  
MORTAR LOSS



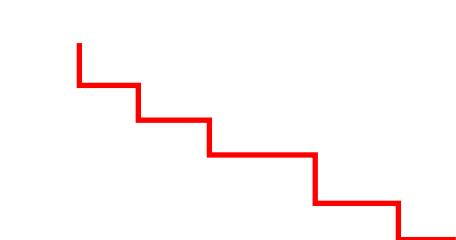
AREAS OF BULGING OR DISPLACED  
BRICK VENEER



STUCCO PARGING APPLIED OVER  
ORIGINAL BROWNSTONE LINTEL



HEAVILY DELAMINATED BROWNSTONE  
INTEL OR SILL ELEMENT



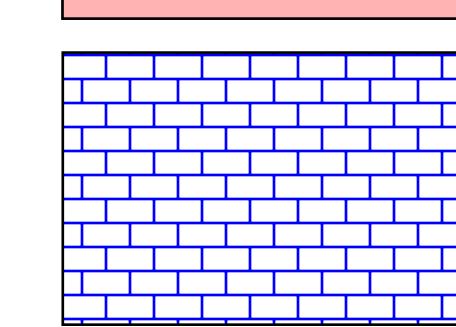
CRACK EXTENDING FULLY THROUGH  
BROWNSTONE ELEMENT OR DIAGONAL  
STEP CRACK IN BRICK



NON-ORIGINAL PATCH IN  
MASONRY VOID



NON-ORIGINAL WINDOW  
OR DOOR



EARLY ALTERATION/INFILL AT REAR  
WINDOW/DOOR OPENING



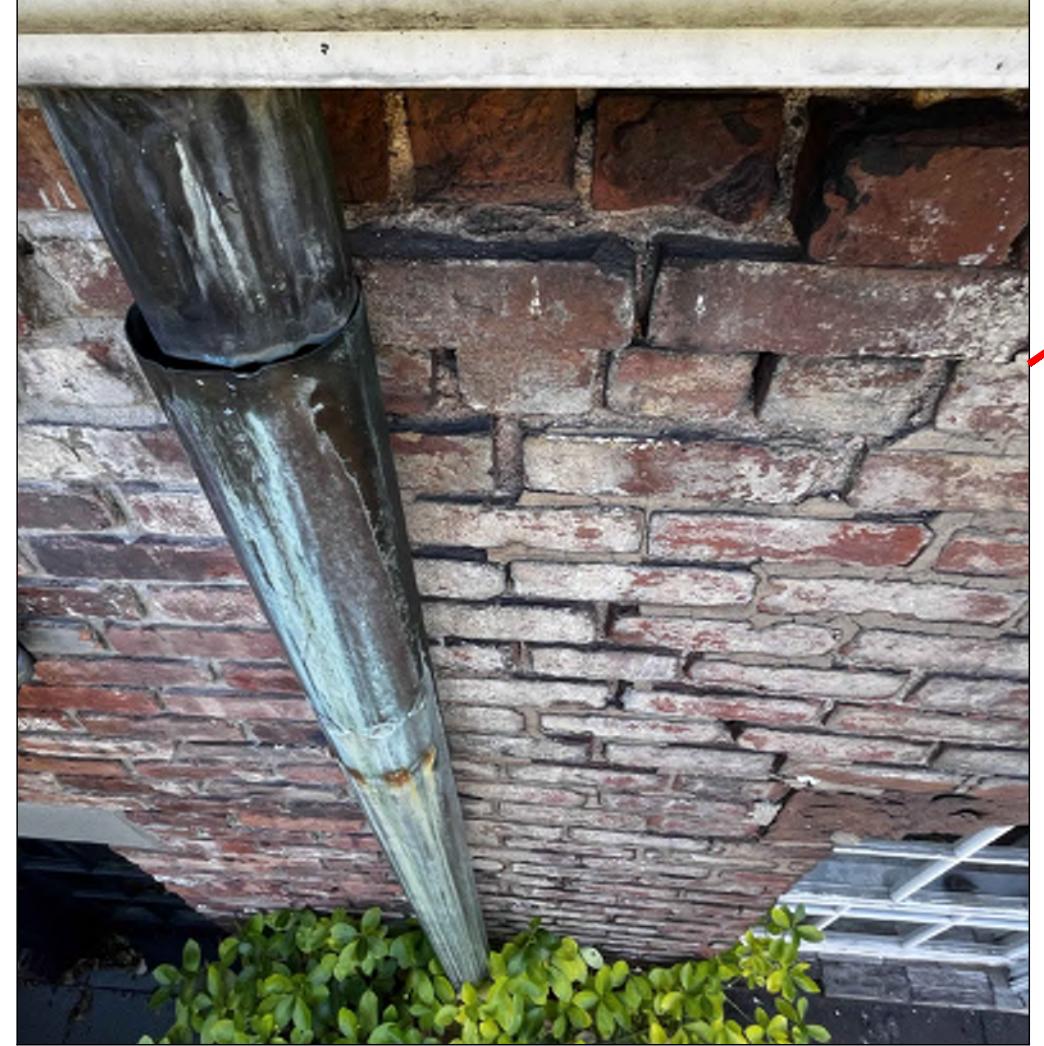
PROPOSED WINDOW/DOOR  
OPENINGS

LPC STAFF REVIEW 12.23.25  
CD2 LANDMARKS COMMITTEE 12.11.25  
ISSUE: DATE:

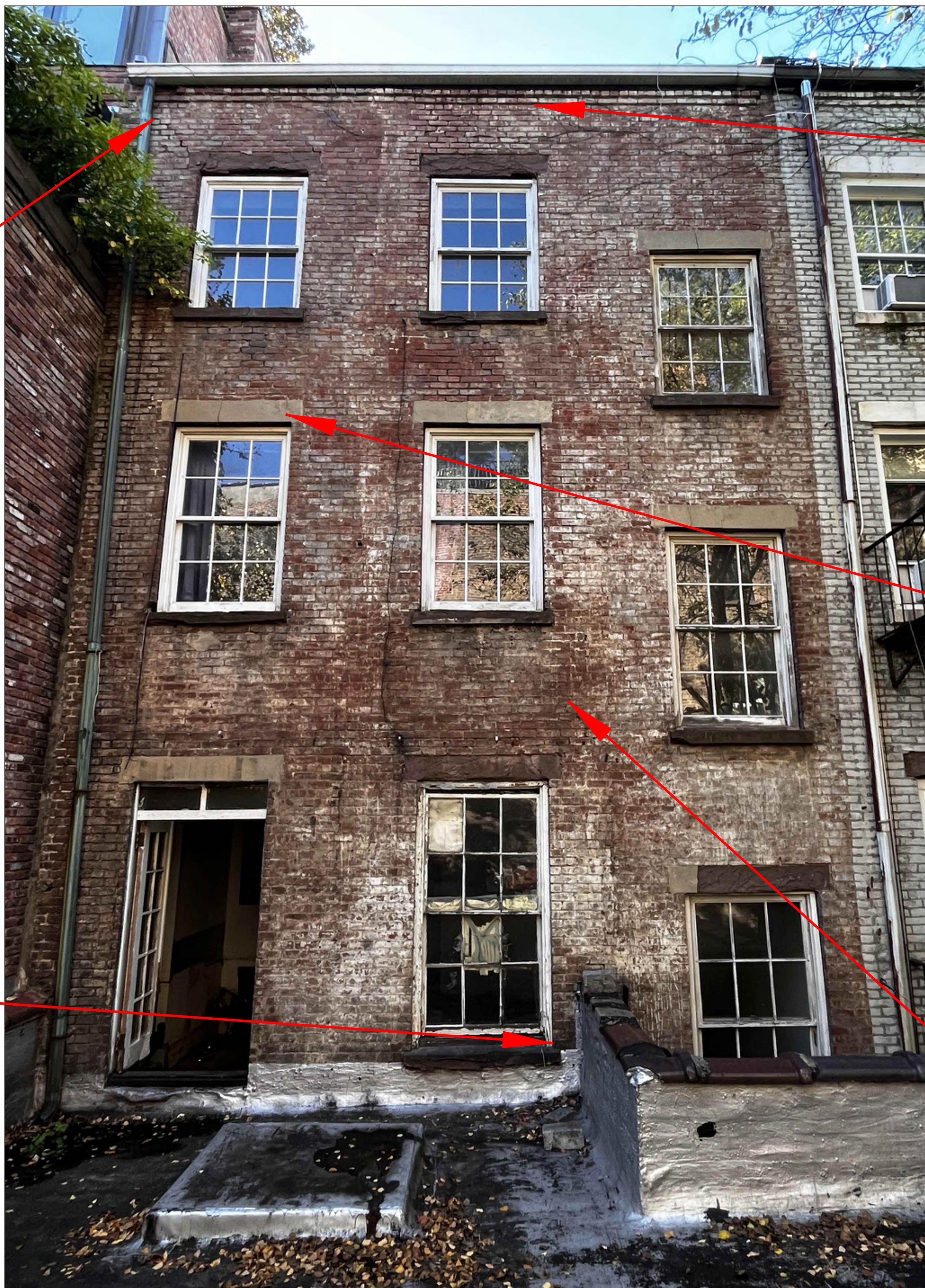
Project: 432 HUDSON ST  
MANHATTAN  
NEW YORK, NY 10014

EXISTING REAR FAÇADE  
MASONRY CONDITIONS

Seal and Signature:	Date: 12/23/2025
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	Drawn By: AB
	Drawing No. 3803
	LPC-27
	Project No. 3803
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STEP CRACKS & OPEN JOINTS  
BELOW DOWNSPOUT LEADER



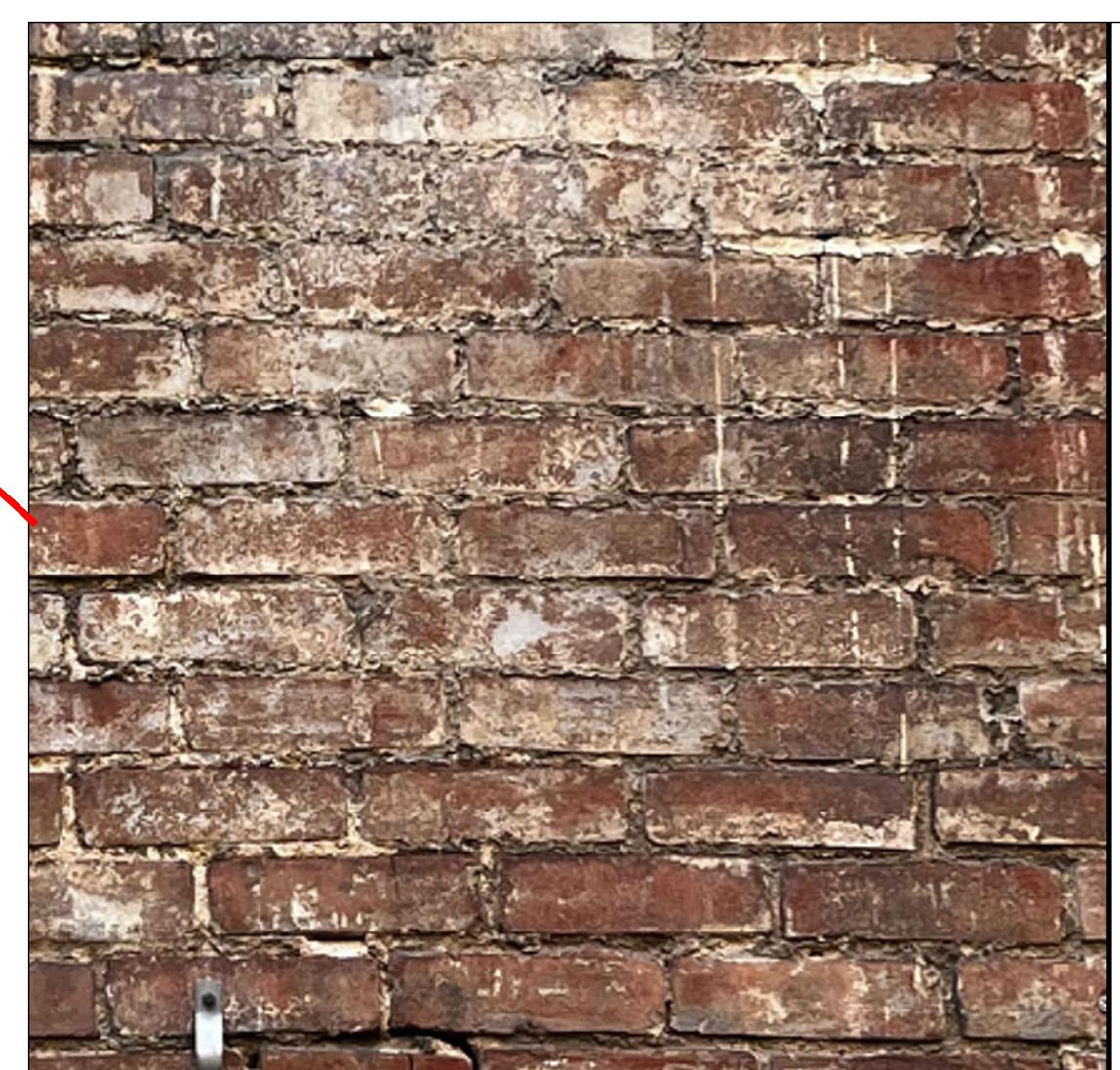
ROOFING & PARAPET IN POOR  
CONDITION



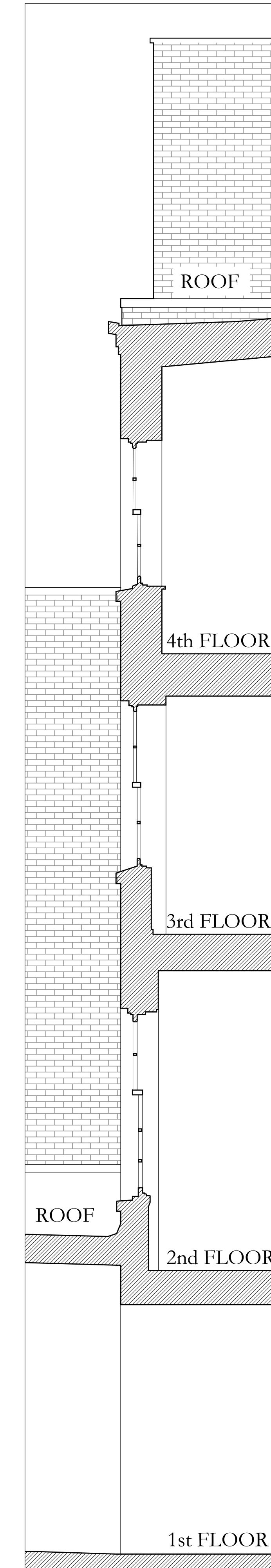
SPALLED BRICKS AND OPEN  
JOINTS BELOW EXISTING  
GUTTER



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



SPALLED AND ERODED  
BROWNSTONE LINTELS & SILLS



01 EXISTING REAR WALL SECTION  
LPC-25 3/8" = 1'-0"

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REAR FACADE EXISTING  
MASONRY CONDITIONS

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	Scale: AS NOTED
	Drawn By: LH
	Drawing No.:
	LPC-28
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1. VIEW OF 428 & 430 HUDSON ST. REAR FACADES



2. VIEW OF 432, 434, & 436 HUDSON ST. REAR FACADES



3. VIEW OF 70, 68, & 66 MORTON ST REAR FACADES





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EXTERIOR RENDERINGS

Sign and Signature:	Date: 12/18/2025
	Scale: 3/8" = 1'-00"
	Drawn By: AB
	Drawing No.
	LPC-30
Project No.	3803
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**January 13, 2026**  
Public Hearing

**The current proposal is:**

**Preservation Department – Item 2, LPC-26-04550**

**432 Hudson Street – Greenwich Village Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID: 161 691 5446**

**Passcode: 987417**

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.

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# APPENDIX

LPC STAFF REVIEW 12.23.25  
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APENDIX COVER SHEET

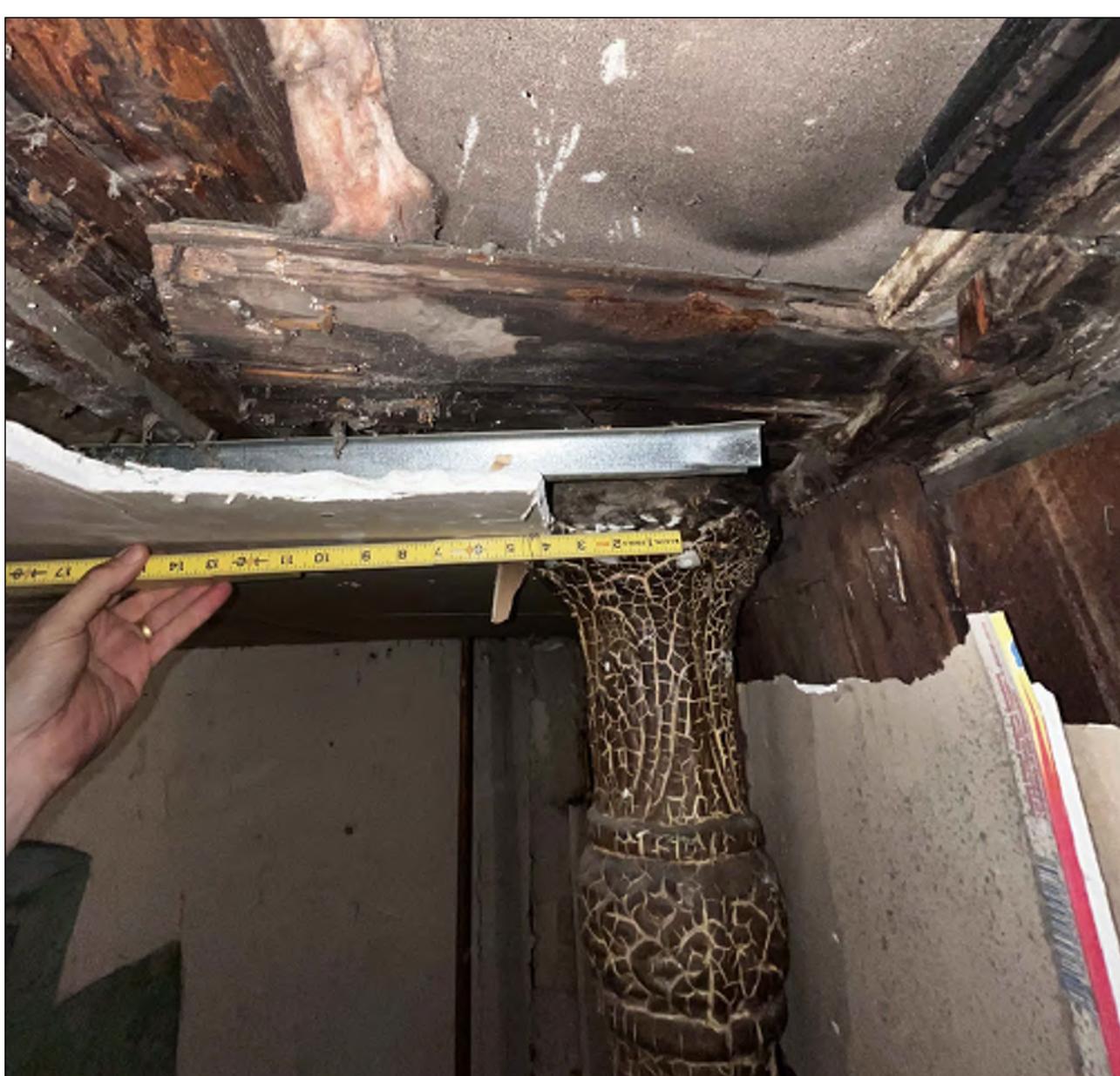
<i>Scale and Signature:</i>	<i>Date:</i> 12/23/2025
<i>Scale:</i>	<i>Scale:</i> AS NOTED
<i>Drawn By:</i>	<i>Drawn By:</i> AB
<i>Drawing No.</i>	<i>Drawing No.</i> LPC-31
<i>Project No.</i>	<i>Project No.</i> 3803
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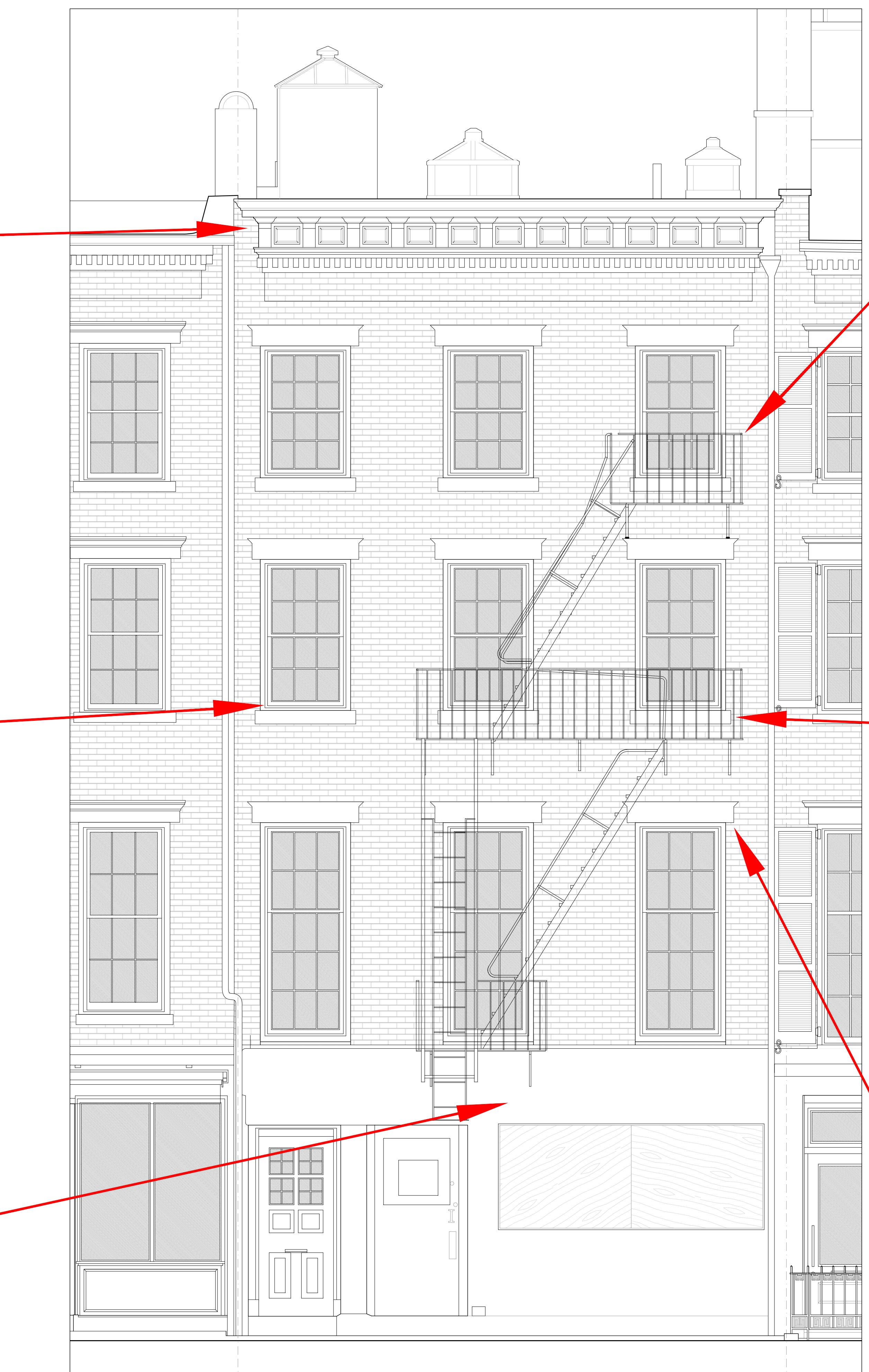
WIDESpread CORROSION & SECTION LOSS AT PAINTED GALVANIZED METAL CORNICE



NON-ORIGINAL WINDOWS WITH NO BRICK MOULD OR CAULKING



EXISTING CAST IRON COLUMNS SUPPORTING BROWNSTONE LINTEL BEHIND STUCCO FACADE



01  
LPC-22

EXISTING CONDITIONS AT HUDSON STREET FAÇADE

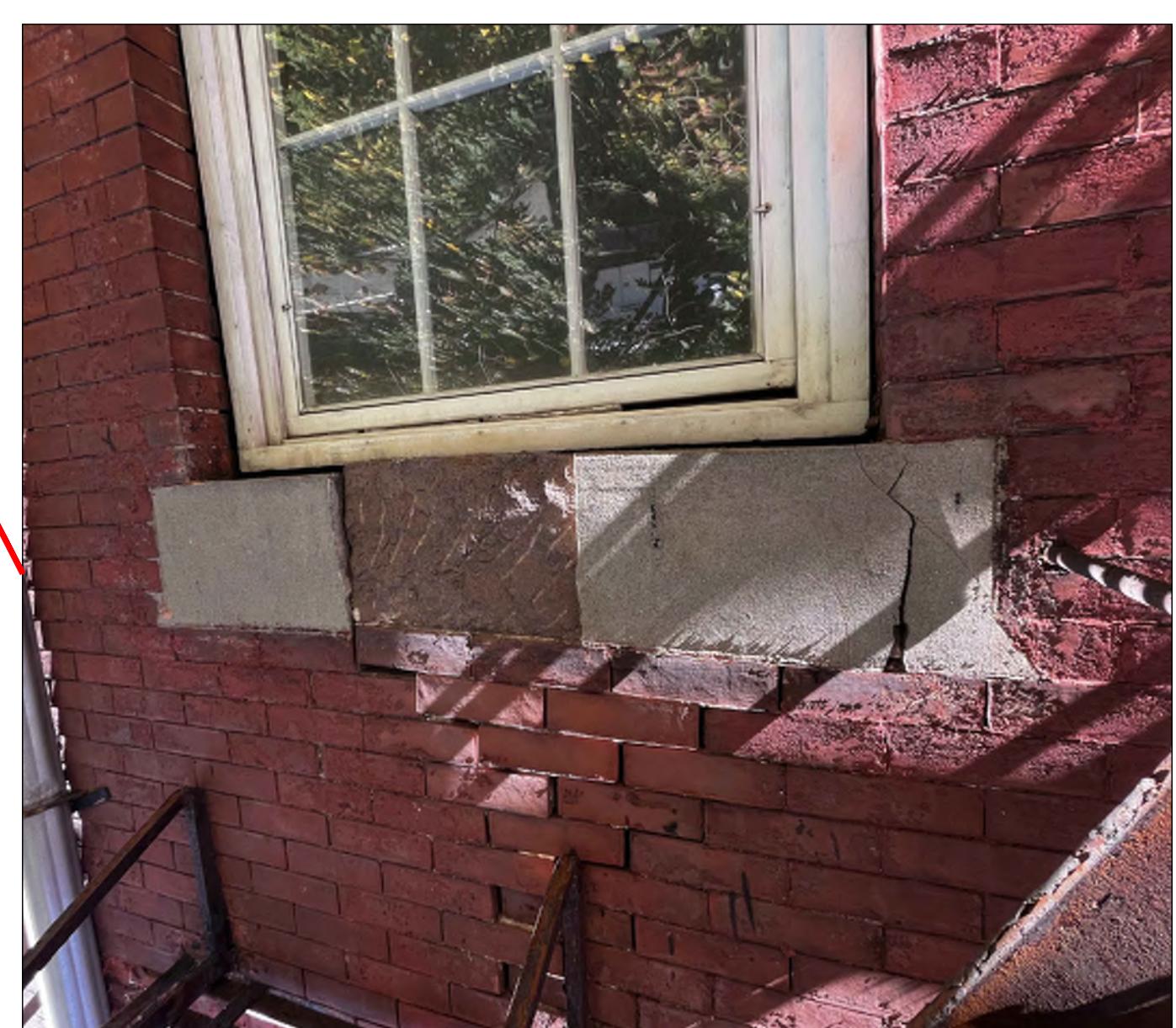
3/8" = 1'-0"



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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ARCHITECTS

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HUDSON STREET FAÇADE  
EXISTING CONDITIONS

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	Drawing No. LPC-32
	Project No. 3803
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**REAR FAÇADE – 2nd FLOOR:  
NON-ORIGINAL TERRACE  
INSWING FRENCH DOOR w/FIXED  
TRANSOM**



**REAR FAÇADE – 2ND FLOOR:  
HISTORIC 6-OVER-6  
DOUBLE-HUNG WOOD WINDOW  
w/PEGGED JOINERY. TO BE USED  
AS REFERENCE FOR PROPOSED  
FRONT & REAR**



**REAR FAÇADE – 2ND FLOOR STAIRWELL:  
NON-ORIGINAL 6-OVER-6 DOUBLE-HUNG  
WOOD WINDOW w/APPLIED EXTERIOR  
'STORM' PANELS & FINGER-JOINTED  
CARPENTRY.**



**REAR FAÇADE – 3RD FLOOR STAIRWELL:  
NON-ORIGINAL 6-OVER-6 DOUBLE-HUNG  
WOOD WINDOW w/APPLIED EXTERIOR  
'STORM' PANELS & FINGER-JOINTED  
CARPENTRY.**

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WINDOWS & DOOR EXISTING  
CONDITIONS

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	<i>Scale:</i> AS NOTED
	<i>Drawn By:</i> AB
	<i>Drawing No.</i>
	LPC-33
<i>Project No.</i>	3803
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FRONT FAÇADE, GROUND FLOOR NORTH ENTRY – SOUTH PIER: REMOVAL OF  
NON-ORIGINAL PAINTED STUCCO REVEALS ORIGINAL PORTLAND BROWNSTONE PIER.



FRONT FAÇADE, GROUND FLOOR NORTH ENTRY – SOUTH PIER: 10" WIDE PIER IS  
INTACT THOUGH WILL LIKELY REQUIRE PARTIAL REPLACEMENT/RETOOLING.



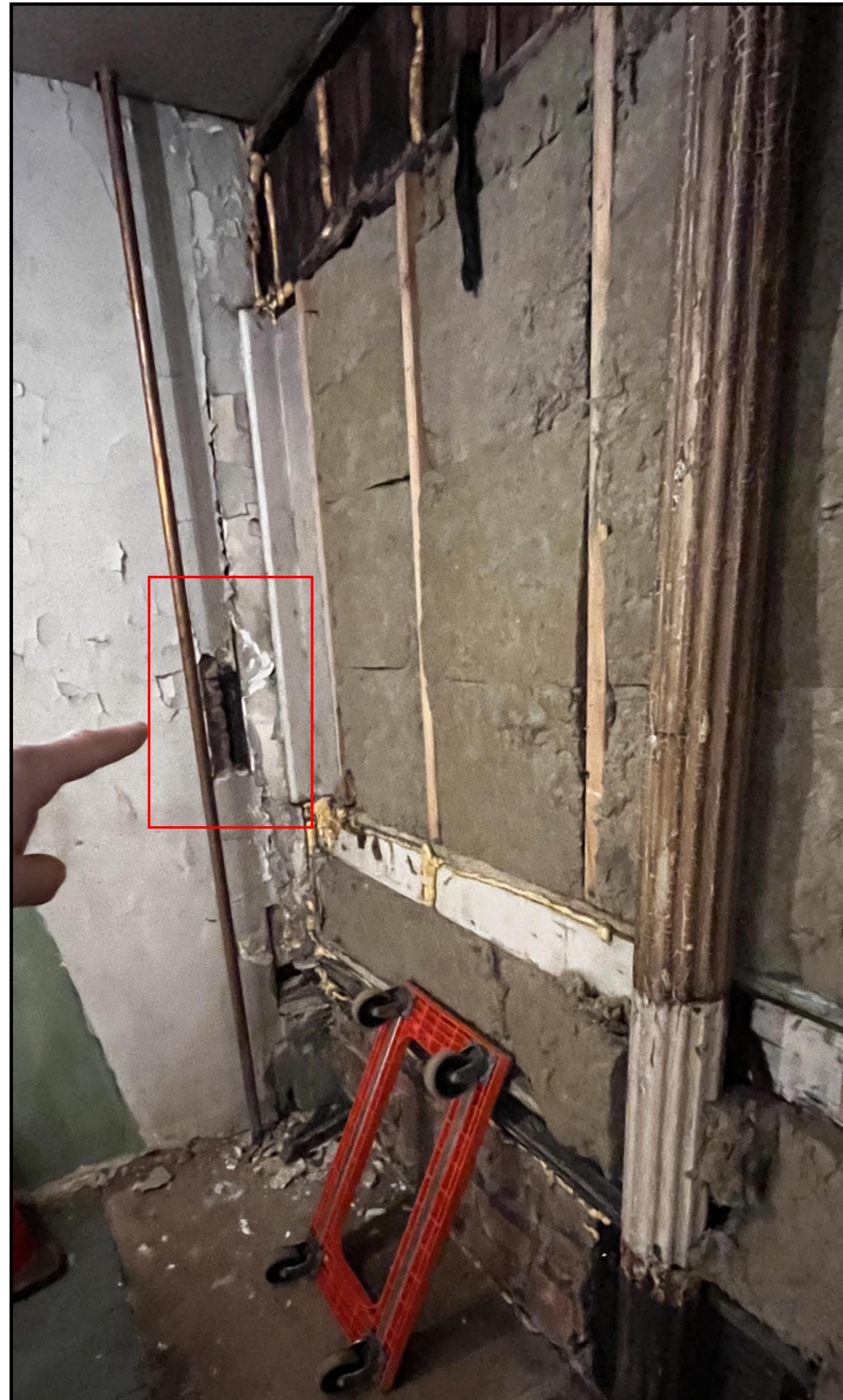
FRONT FAÇADE

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NEW YORK, NY 10014

EXISTING CONDITIONS -  
FRONT FAÇADE BROWNSTONE

Sign and Signature:  
Date: 12.23.2025  
Sign: AS NOTED  
Drawn By: AB  
Drawing No.  
LPC-34  
Project No. 3803  
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INTERIOR VIEW OF EXISTING NON-ORIGINAL  
STOREFRONT CONFIGURATION.



PROBE LOCATION AT SOUTH PARTY WALL TO  
VERIFY BROWNSTONE PIER VS. CAST IRON  
COLUMN.



PROBE THROUGH APPLIED FINISHES REVEALS ORIGINAL PORTLAND  
BROWNSTONE PIER WITH LATER INTERIOR STEEL CHANNEL FOR  
STOREFRONT FINISHES.

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EXISTING CONDITIONS -  
INTERIOR SOUTH PARTY WALL

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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.



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REAR YARD EXTENSION  
EXISTING CONDITIONS

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	Drawn By: AB
	Drawing No.
	Project No. 3803
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