

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  
ARCHITECTS

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

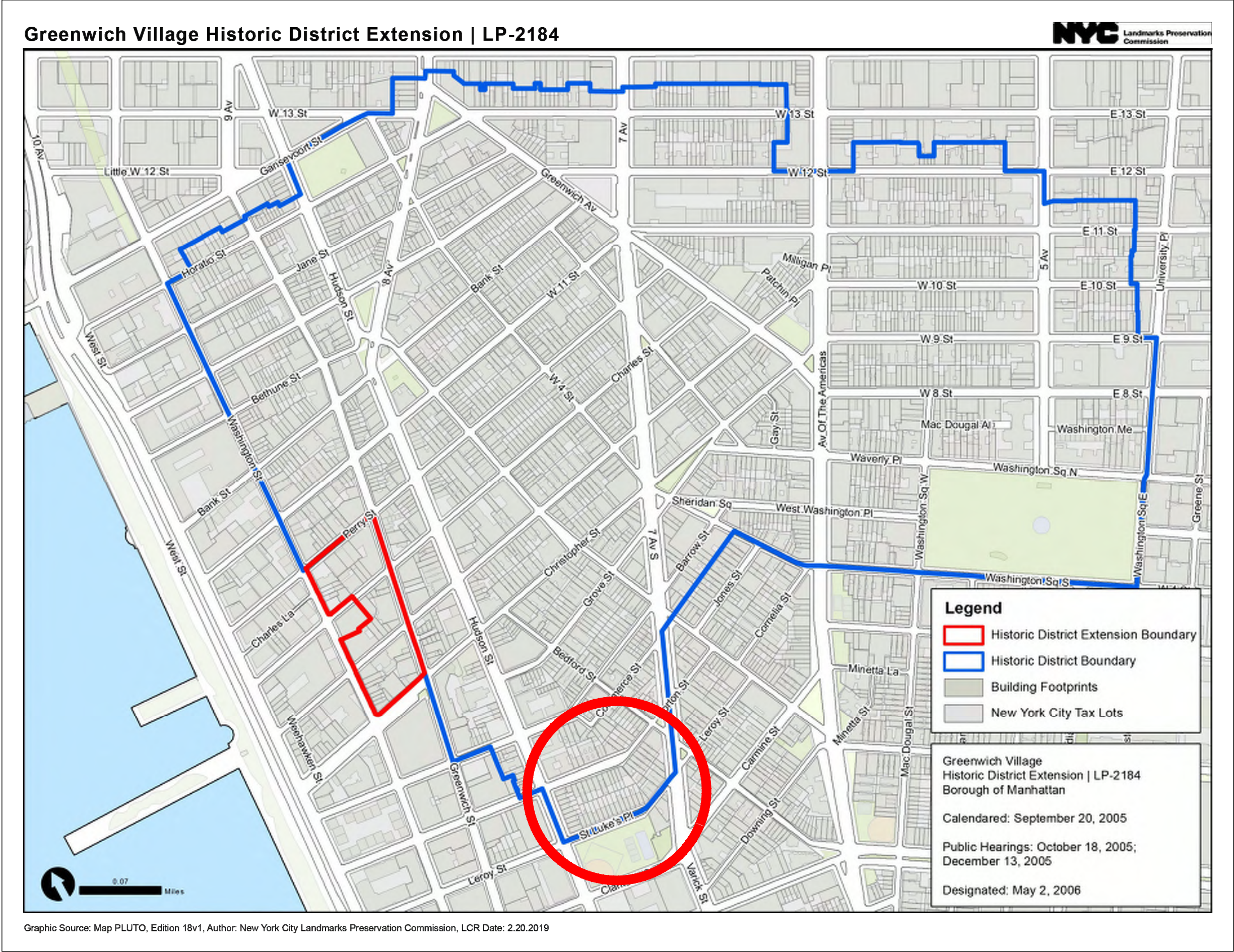
LPC STAFF REVIEW 12.23.25  
CB2 LANDMARKS COMMITTEE 12.11.25  
ISSUE: DATE:

Project:  
432 HUDSON ST  
MANHATTAN  
NEW YORK, NY 10014

TITLE SHEET

Seal and Signature:	Date:
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	Drawn By:
Drawing No.	LH
	LPC-01
	Project No.
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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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**LEGEND**

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

**ORIGINAL ZONING:**

RESIDENTIAL WITH  
COMMERCIAL GROUND  
FLOOR

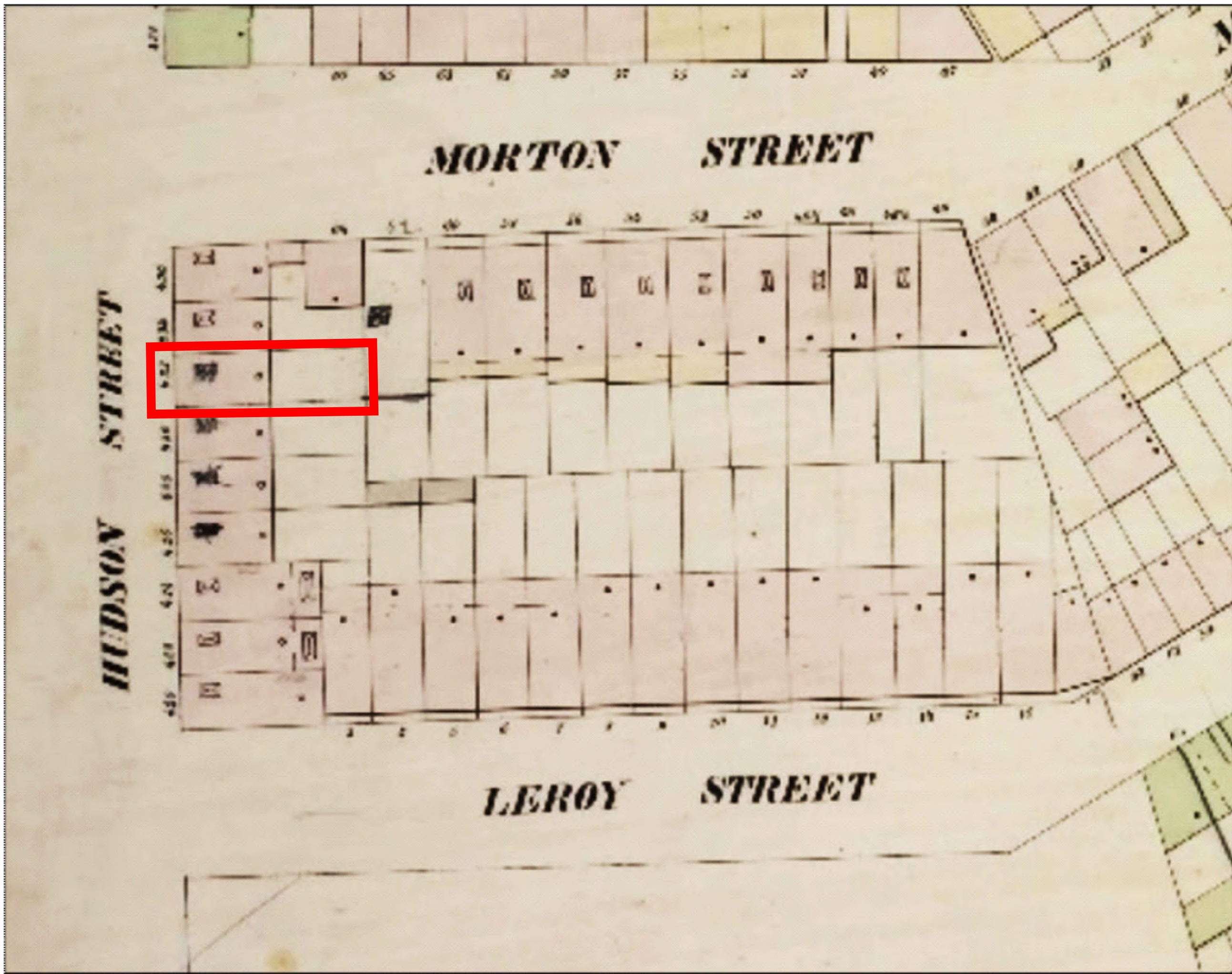
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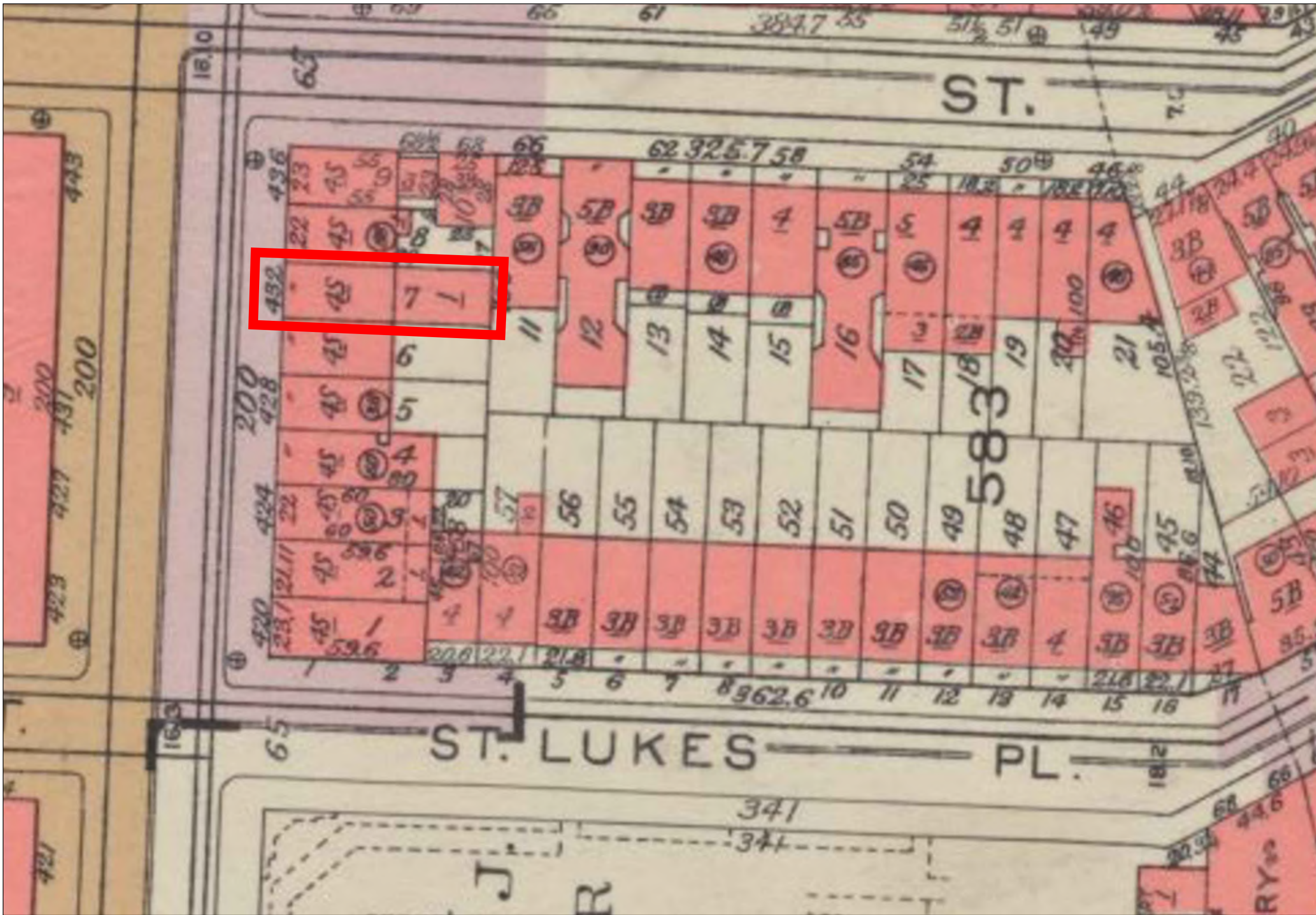
**DISTRICT MAP & BLOCK PLAN**

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	Drawing No.	LPC-02
	Project No.	3803
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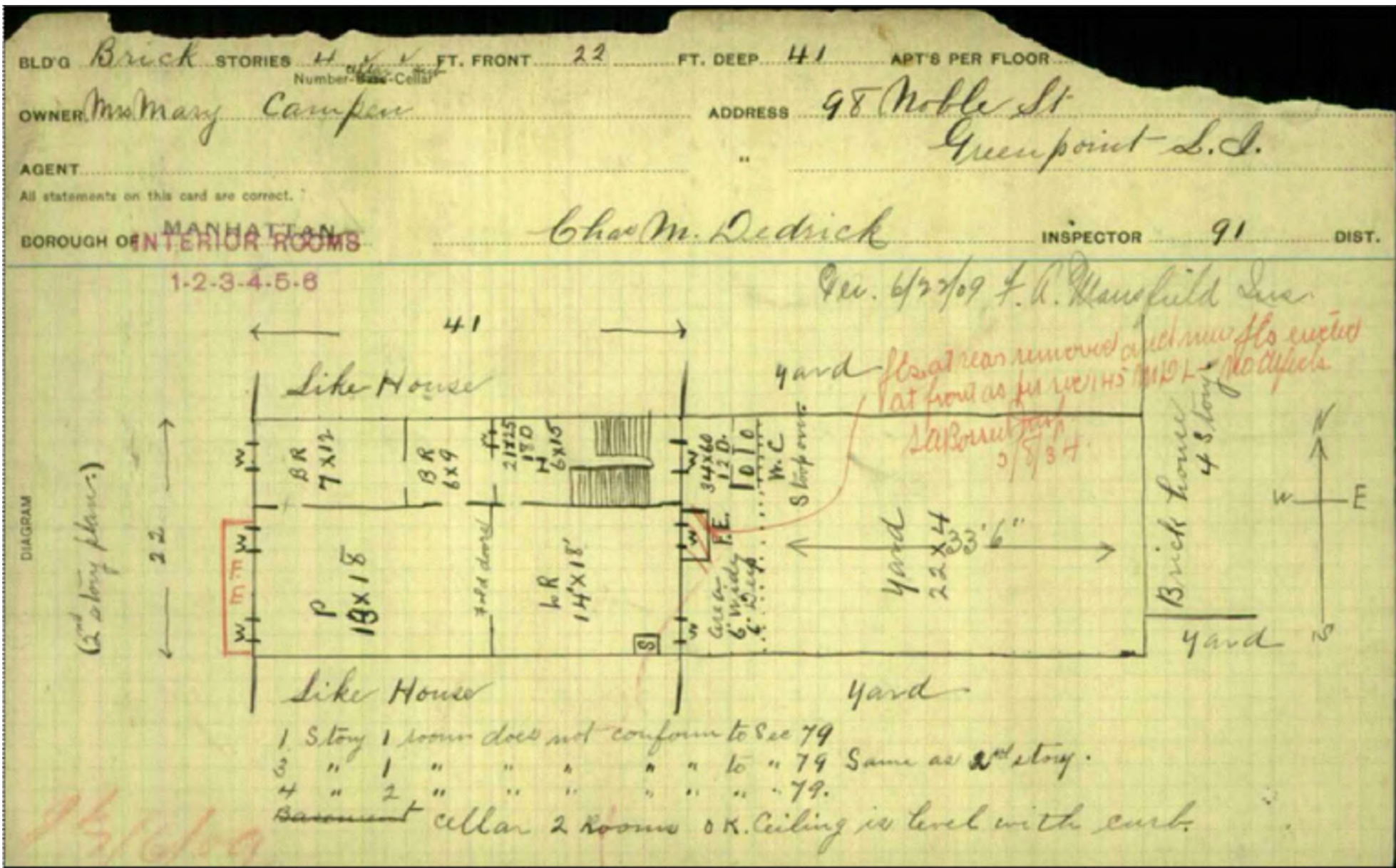




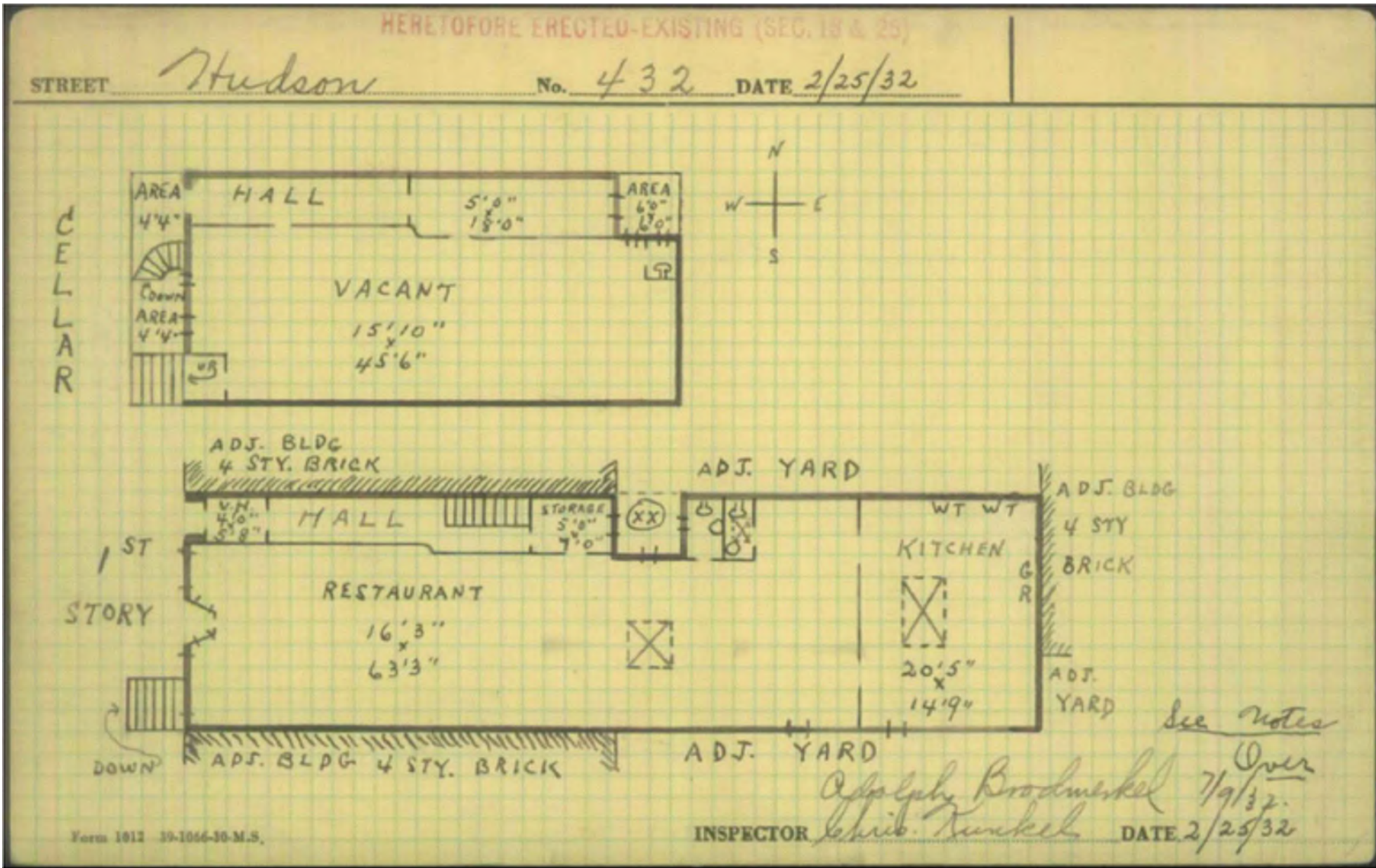
EXCERPT FROM 1854 MANHATTAN 9TH WARD LAND MAP



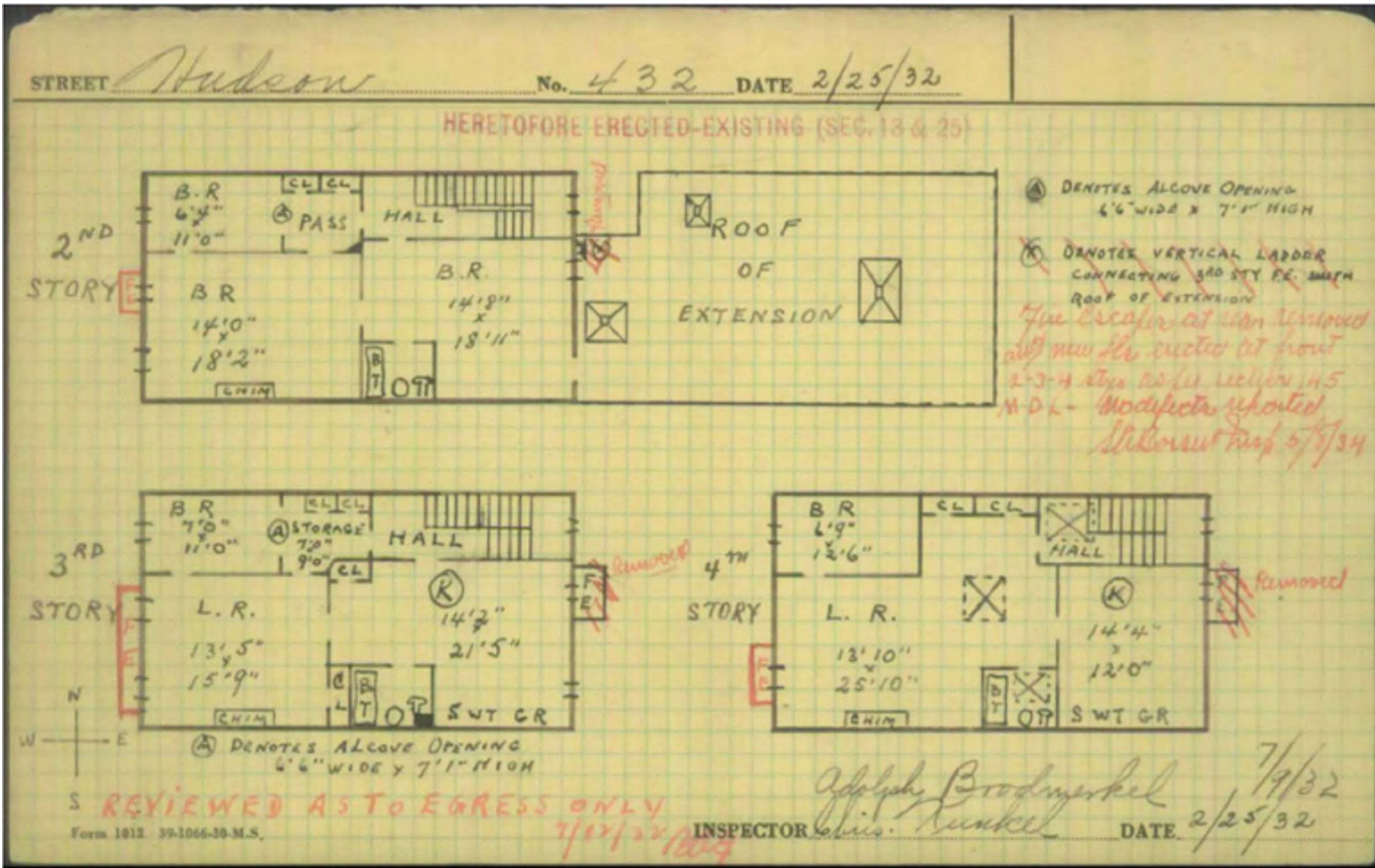
EXCERPT FROM 1955 MANHATTAN BROMLEY MAP - PLATE 34



PLAN DIAGRAM OF 2ND FLOOR 1902



NYC HPD HISTORIC CLASSIFICATION CARD - 1932



NYC HPD HISTORIC CLASSIFICATION CARD - 1932

DIAGRAM SHOWS ORIGINAL CONFIGURATION WITH "YARD" IN THE REAR

DIAGRAM SHOWS RENOVATED LAYOUT WITH EXTENDED 1ST FLOOR PLAN

DIAGRAM SHOWS RENOVATED LAYOUT WITH EXTENDED 1ST FLOOR ROOF

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PROPERTY HISTORY

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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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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

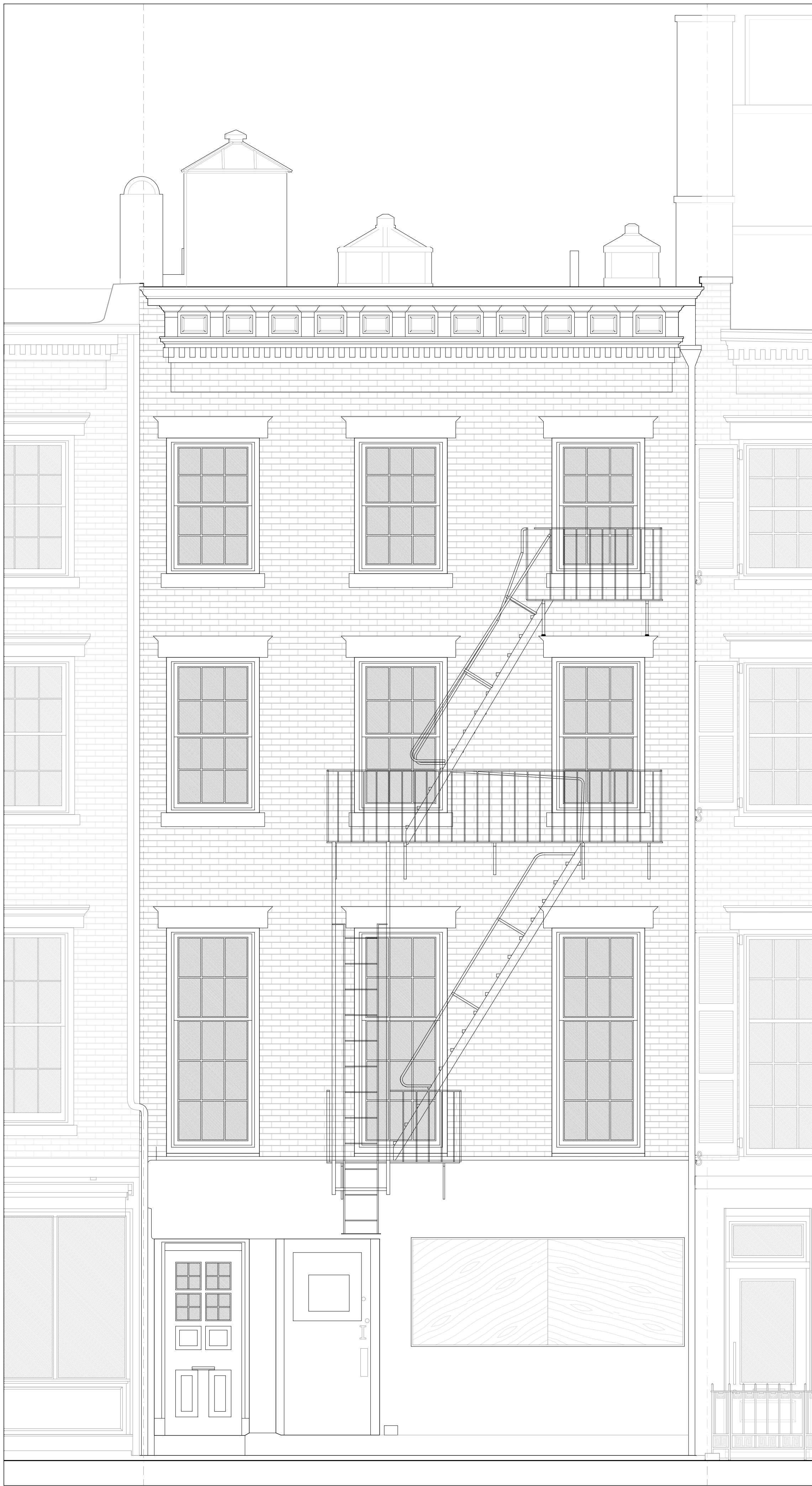
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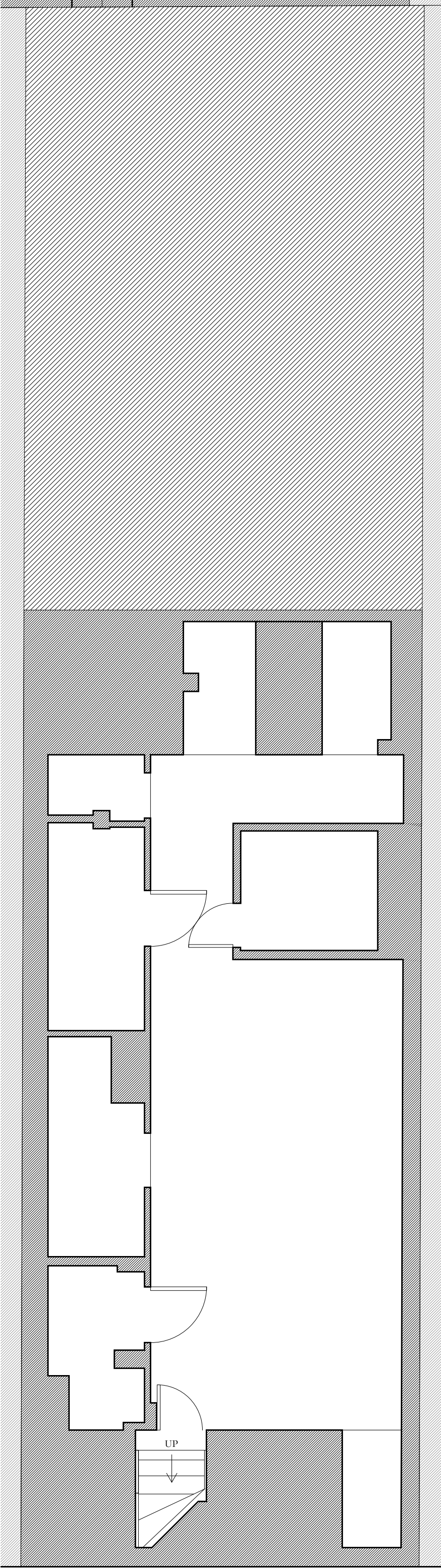
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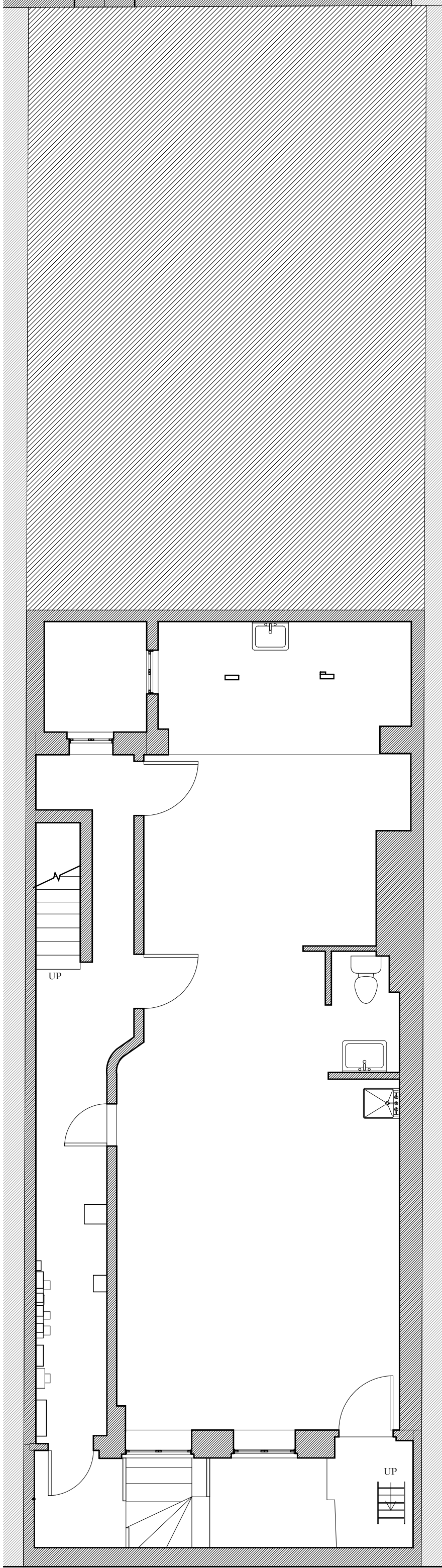
EXISTING & PROPOSED HUDSON  
ST FACADE

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	LPC-05
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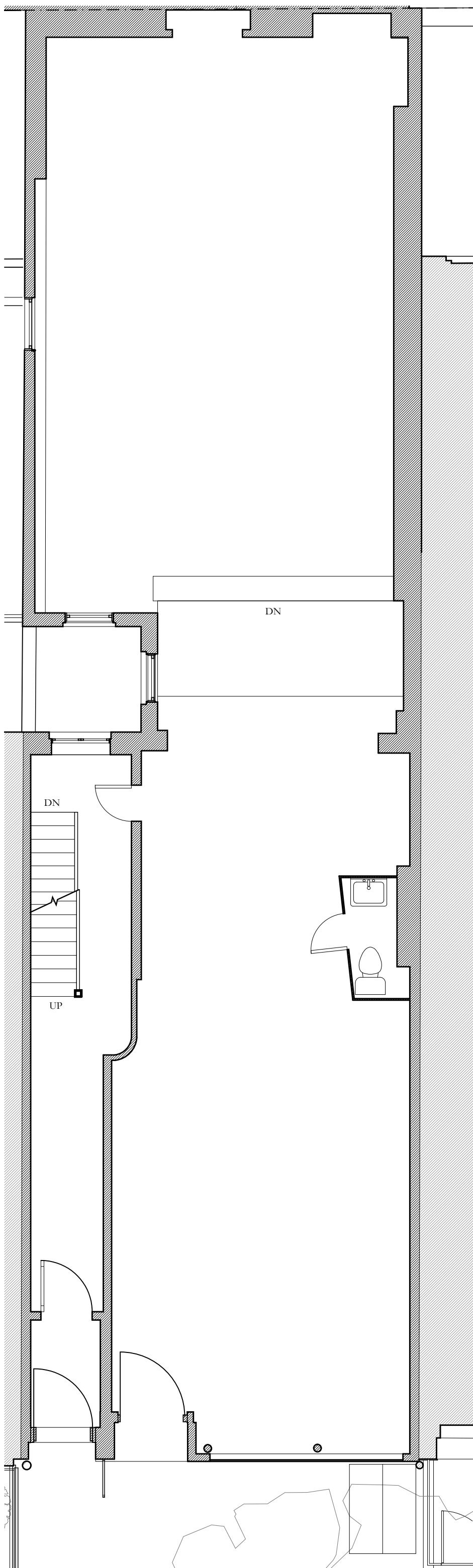




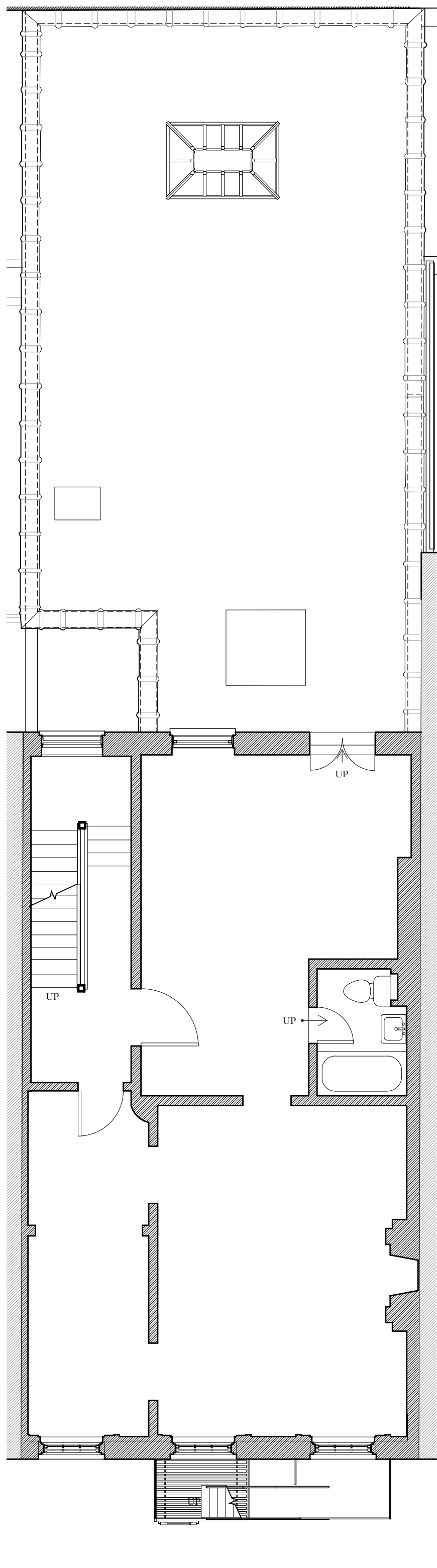
02 EXISTING SUBCELLAR PLAN  
LPC-04 3/16" = 1'-0"



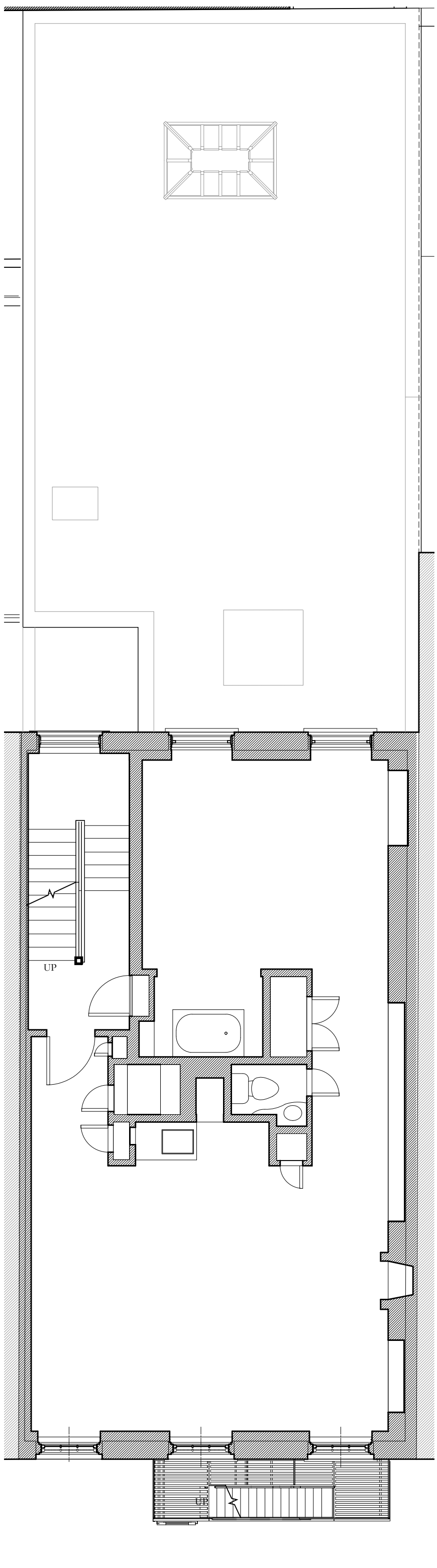
01 EXISTING CELLAR PLAN  
LPC-04 3/16" = 1'-0"



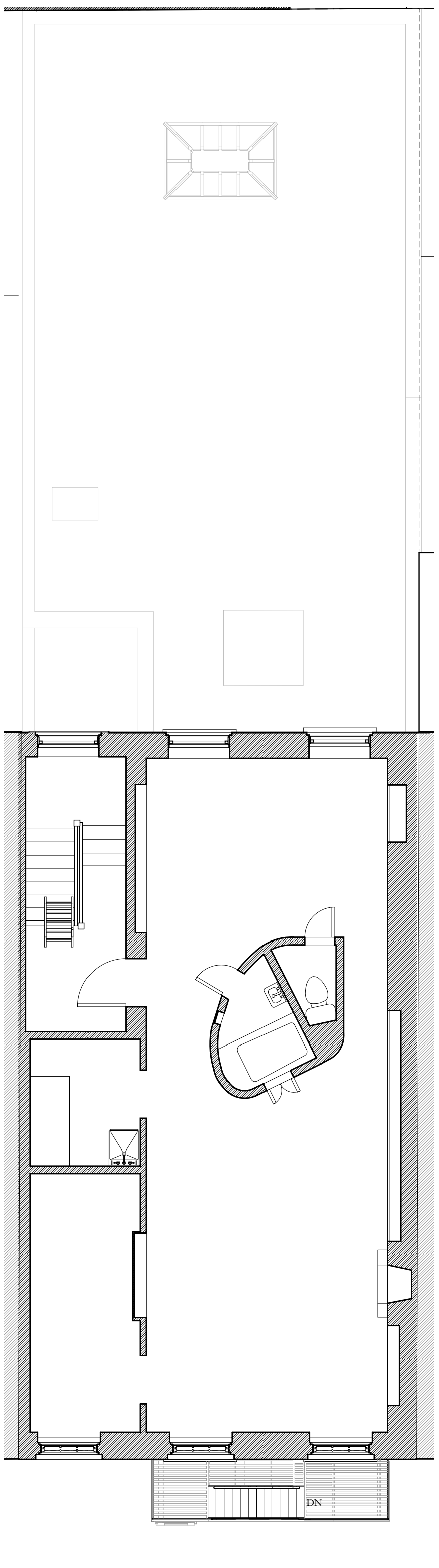
03 EXISTING 1ST FLOOR PLAN  
LPC-04 3/16" = 1'-0"



04 EXISTING SECOND FLOOR PLAN  
LPC-04 3/16" = 1'-0"



05 EXISTING THIRD FLOOR PLAN  
LPC-04 3/16" = 1'-0"



06 EXISTING FOURTH FLOOR PLAN  
LPC-04 3/16" = 1'-0"

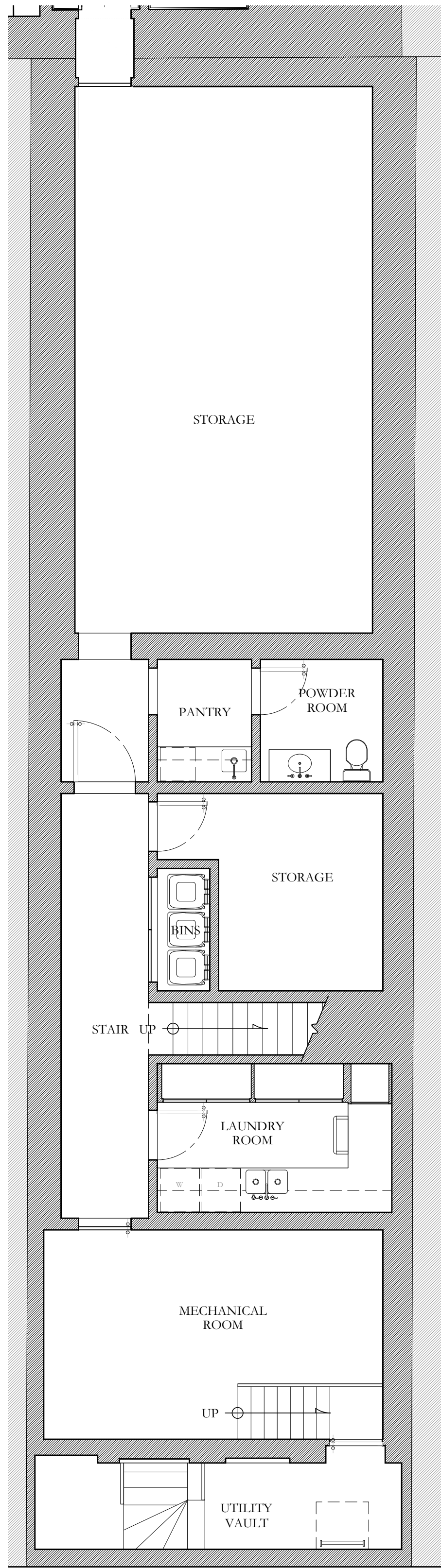
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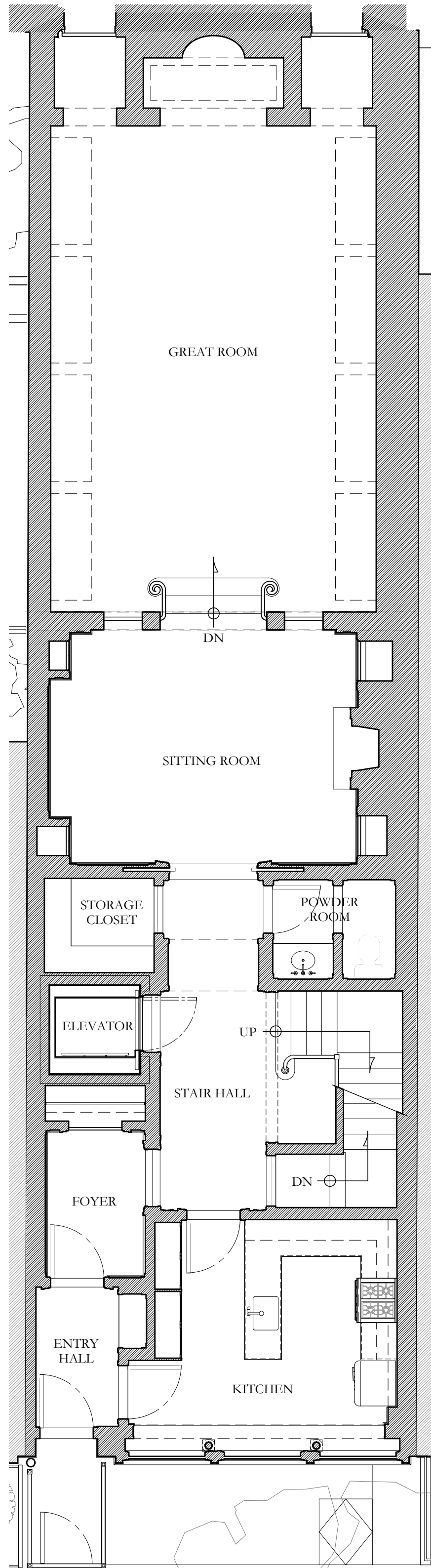
EXISTING FLOOR PLANS

Seal and Signature:	Date: 1/8/2026
	Scale: 3/16"=1'-00"
	Drawn By: ab
	Drawing No. LPC-06
Project No. 3803	
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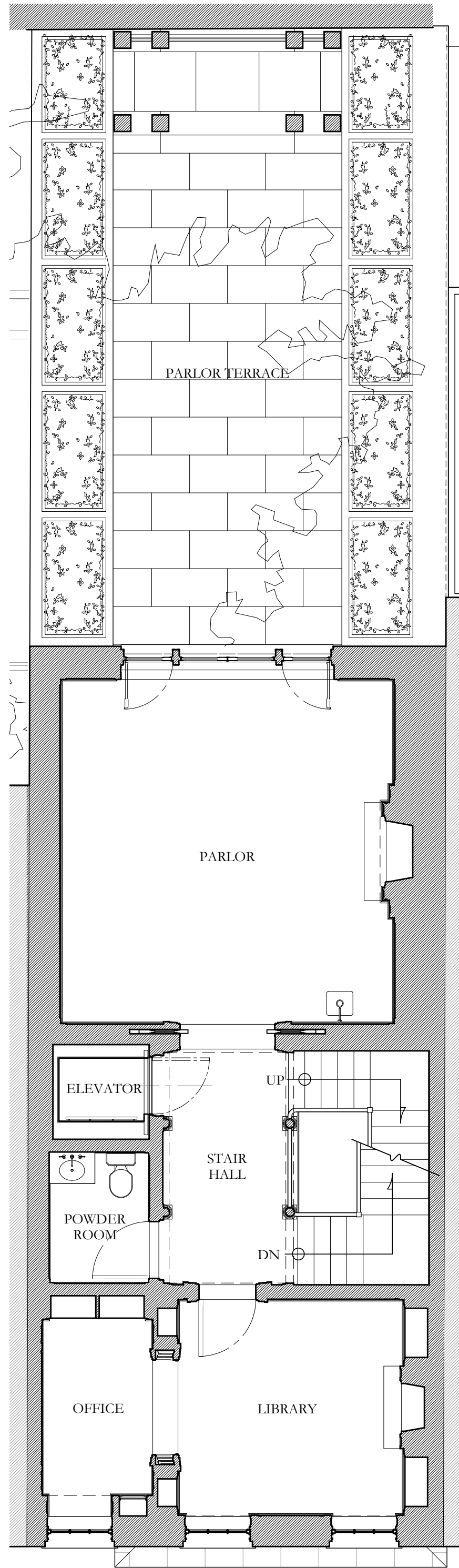




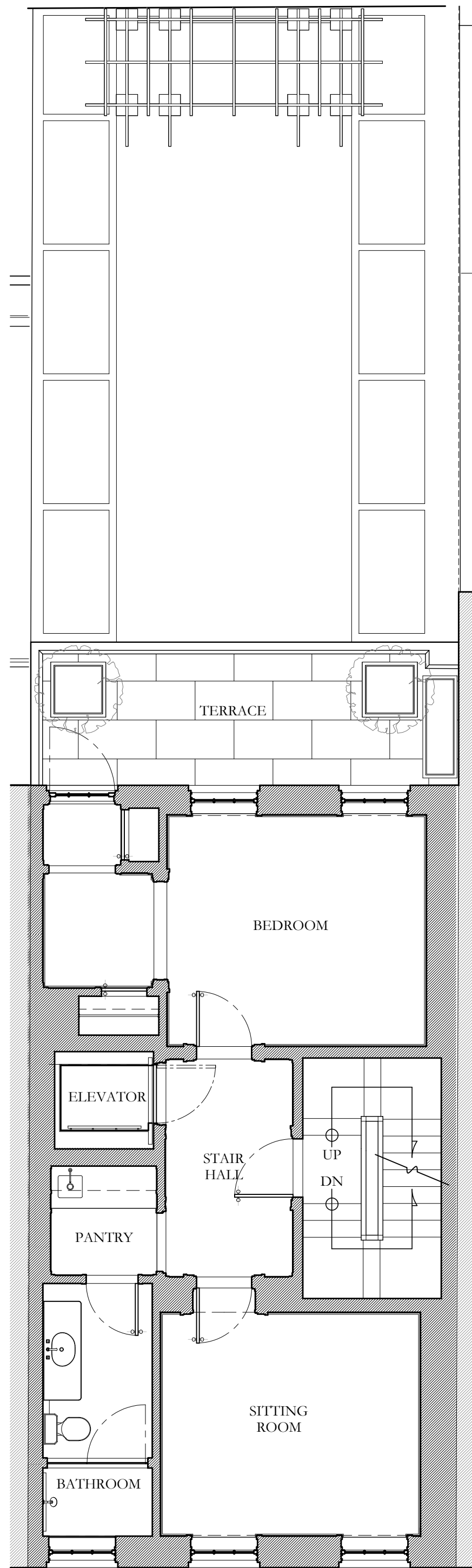
01  
LPC-05  
PROPOSED CELLAR FLOOR PLAN  
3/16" = 1'-0"



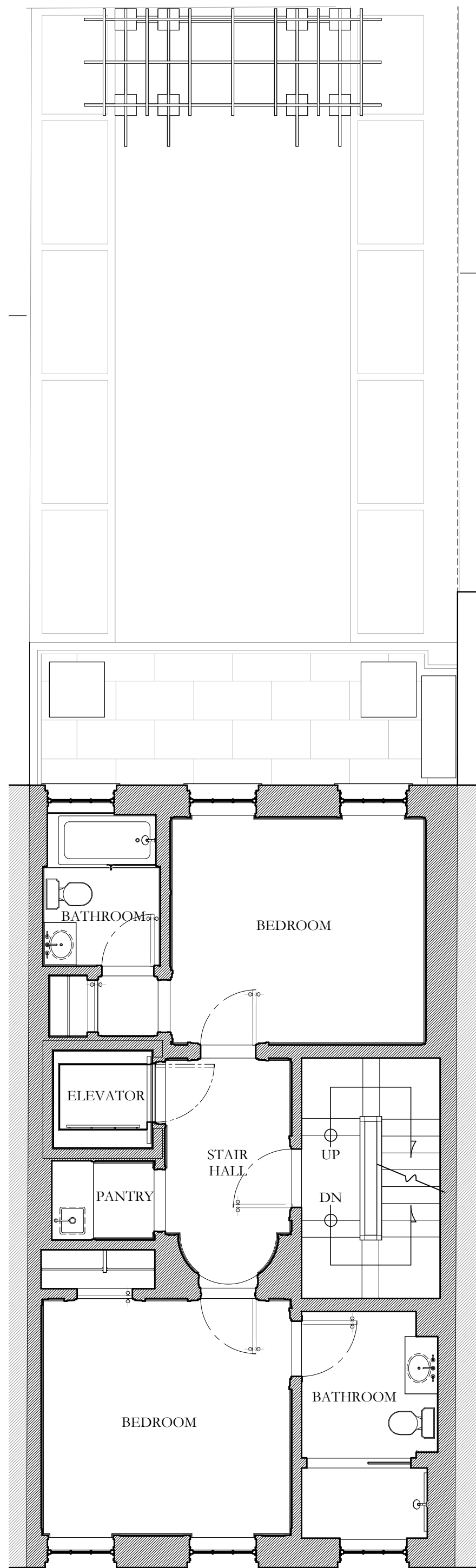
02  
LPC-05  
PROPOSED 1ST FLOOR PLAN  
3/16" = 1'-0"



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



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



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

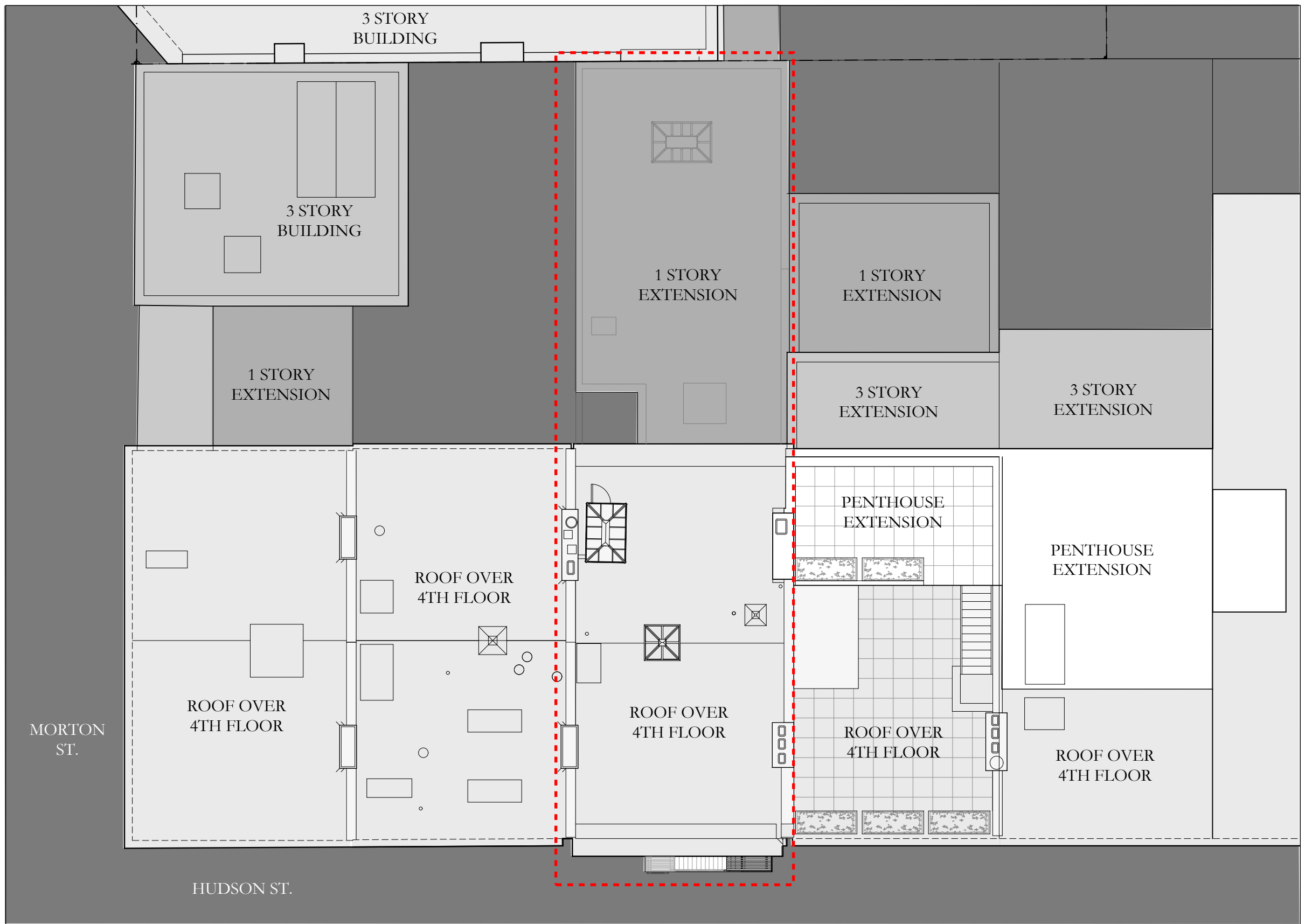
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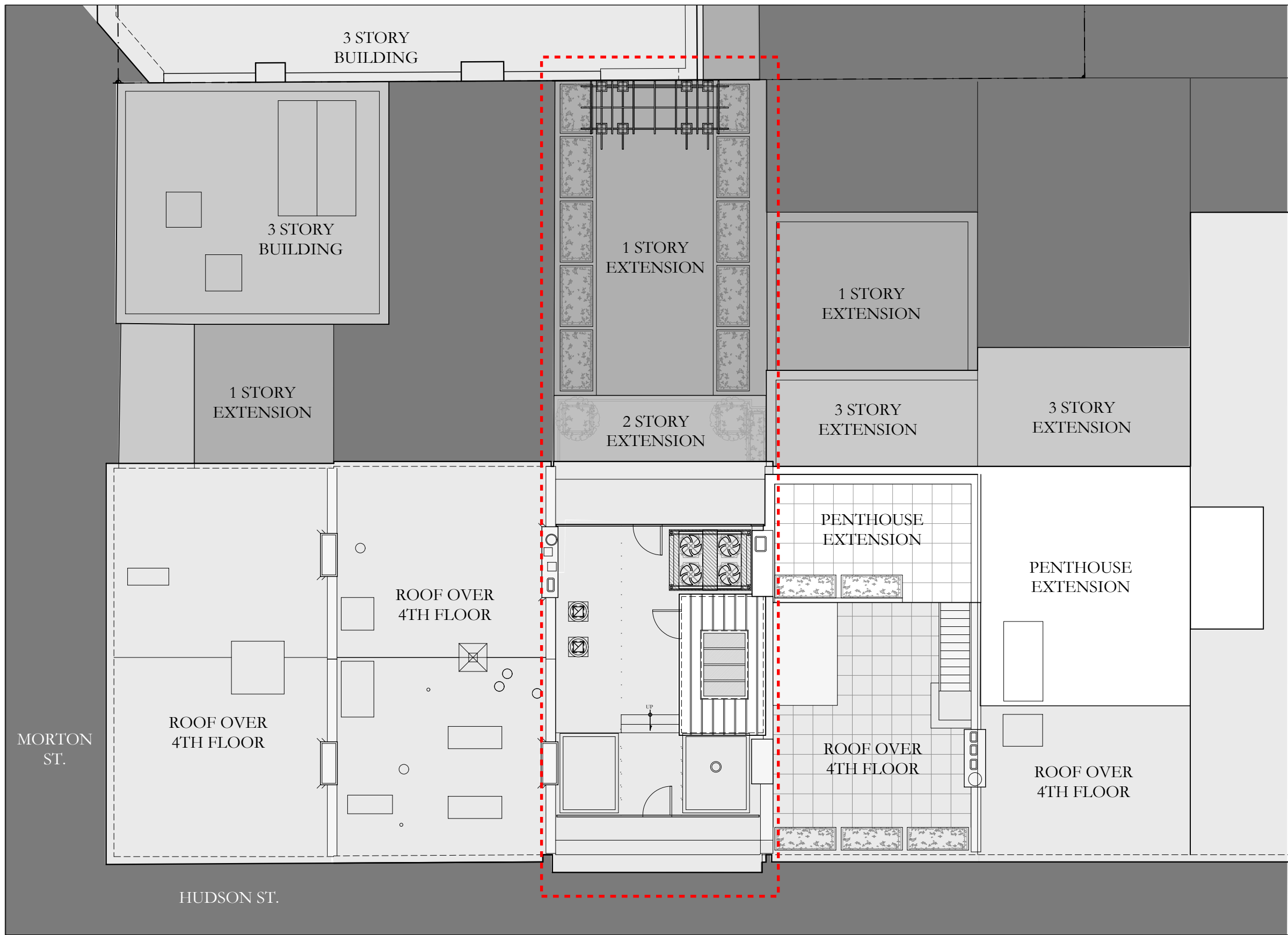
PROPOSED FLOOR PLANS

Seal and Signature:	Date:
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	Scale:
	3/16" = 1'-00"
	Drawn By:
AB	Drawing No.
	<b>LPC-07</b>
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04  
LPC-06 EXISTING ROOF PLAN INCLUDING NEIGHBORING PROPERTIES 3/32" = 1'-0"



03  
LPC-06 PROPOSED ROOF PLAN WITH NEIGHBORING PROPERTIES 3/32" = 1'-0"

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EXISTING & PROPOSED ROOF  
PLANS

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	Drawn By:
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	Project No.
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## 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

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### EXISTING & PROPOSED SECTIONS

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	Project No. 3803
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EXTENSIONS OF  
NEIGHBORING  
BUILDING BEYOND

FENCE OF  
NEIGHBOR BEYOND

EXISTING  
PARAPET  
HEIGHT @ REAR  
EXTENSION

1  
LPC-07  
EXISTING BUILDING SECTION FACING SOUTH

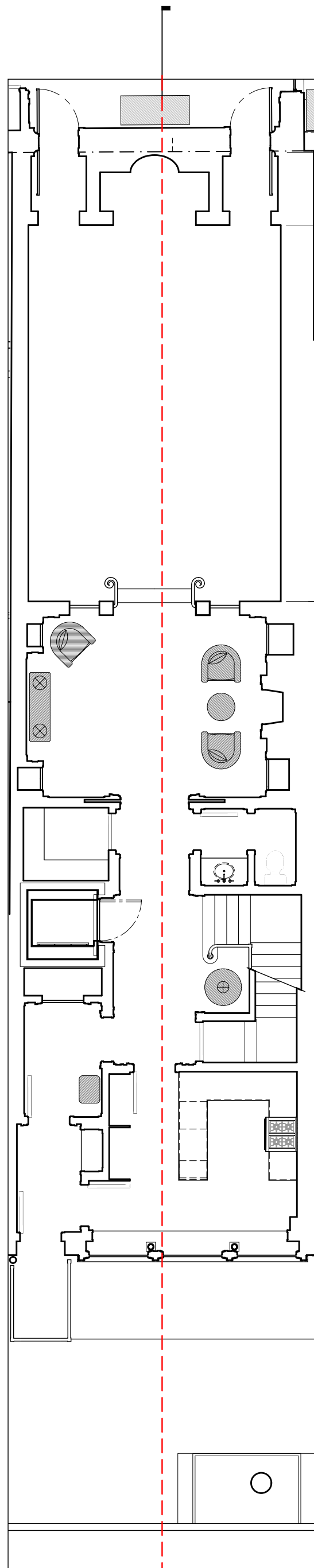
1/8" = 1'-0"

EXISTING  
PARAPET  
HEIGHT @ REAR  
EXTENSION

PROPOSED NEW  
EXCAVATED SPACE

2  
LPC-07  
PROPOSED BUILDING SECTION FACING SOUTH

1/8" = 1'-0"



1 & 2  
LPC-07





432 HUDSON STREET SHOPFRONT - CIRCA 1940



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

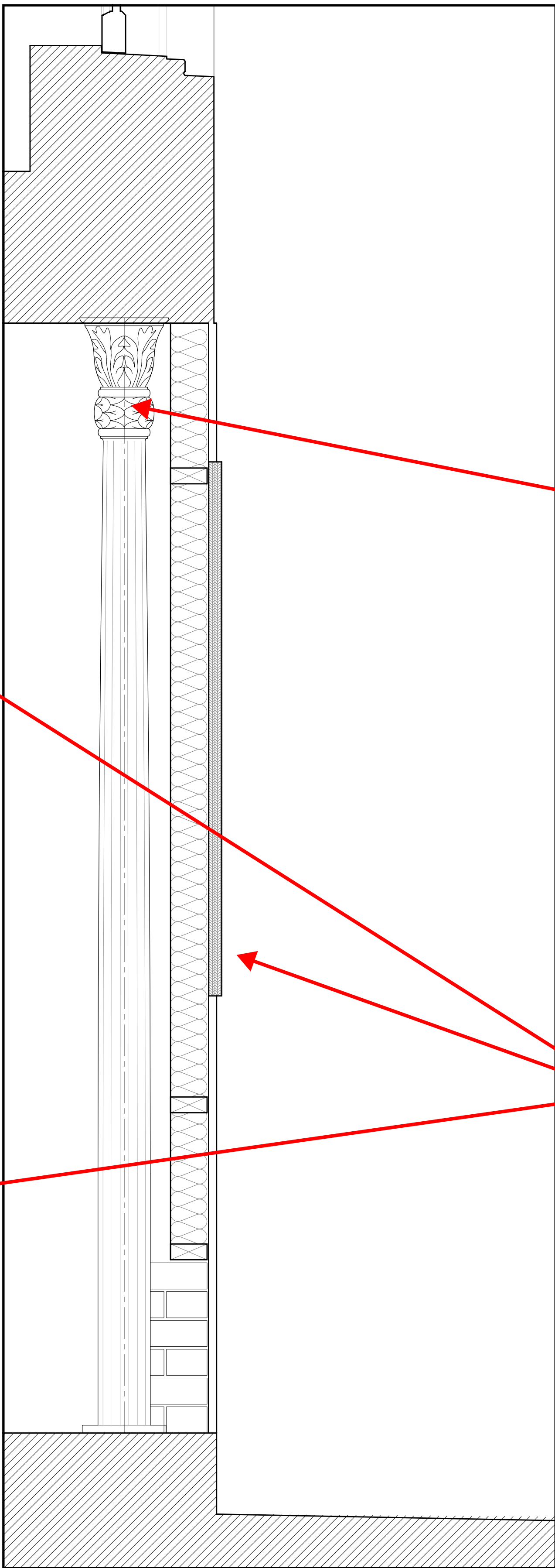




432 HUDSON - CURRENT SHOPFRONT CONDITION - EXTERIOR



432 HUDSON - CURRENT SHOPFRONT CONDITION - INTERIOR



EXISTING SECTION THROUGH  
FRONT FACADE STOREFRONT

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.

EXISTING NON-ORIGINAL  
STUCCO ASSEMBLY, STEEL &  
WOOD INFILL FRAMING,  
MASONRY KNEE WALLS, AND  
INTERIOR PLASTER FINISHES  
TO EXPOSED ORIGINAL  
BROWNSTONE LINTELS &  
COLUMNS TO BE REMOVED &  
DISCARDED

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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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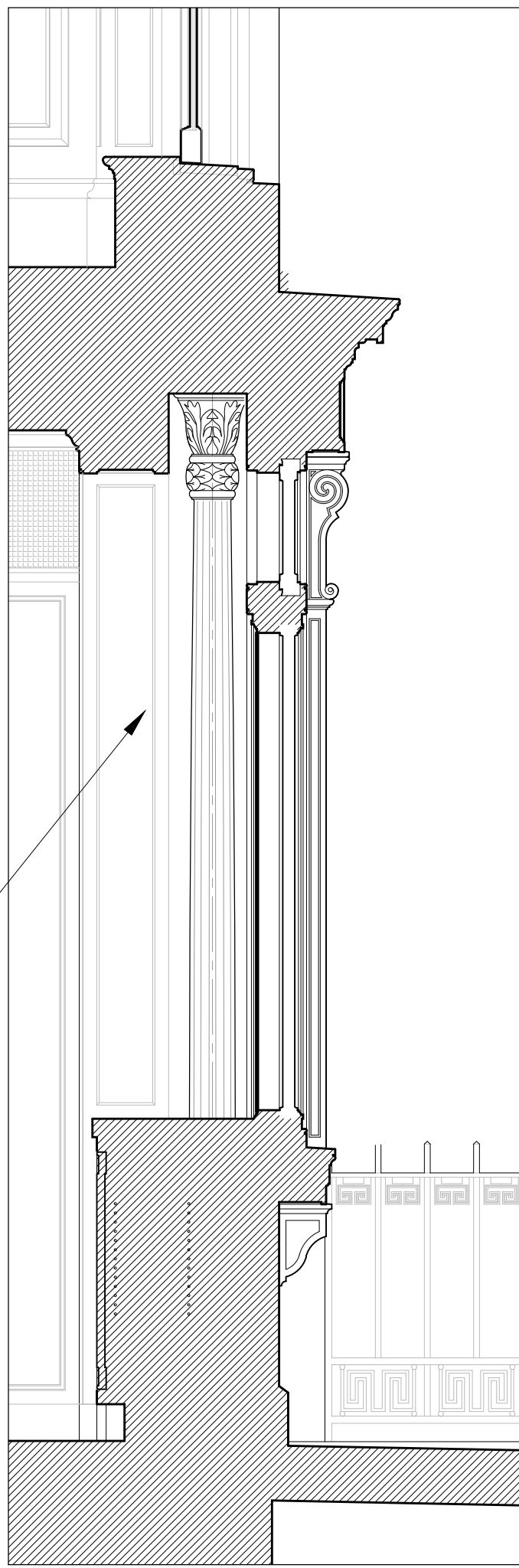
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ADJACENT HISTORIC  
ELEVATIONS

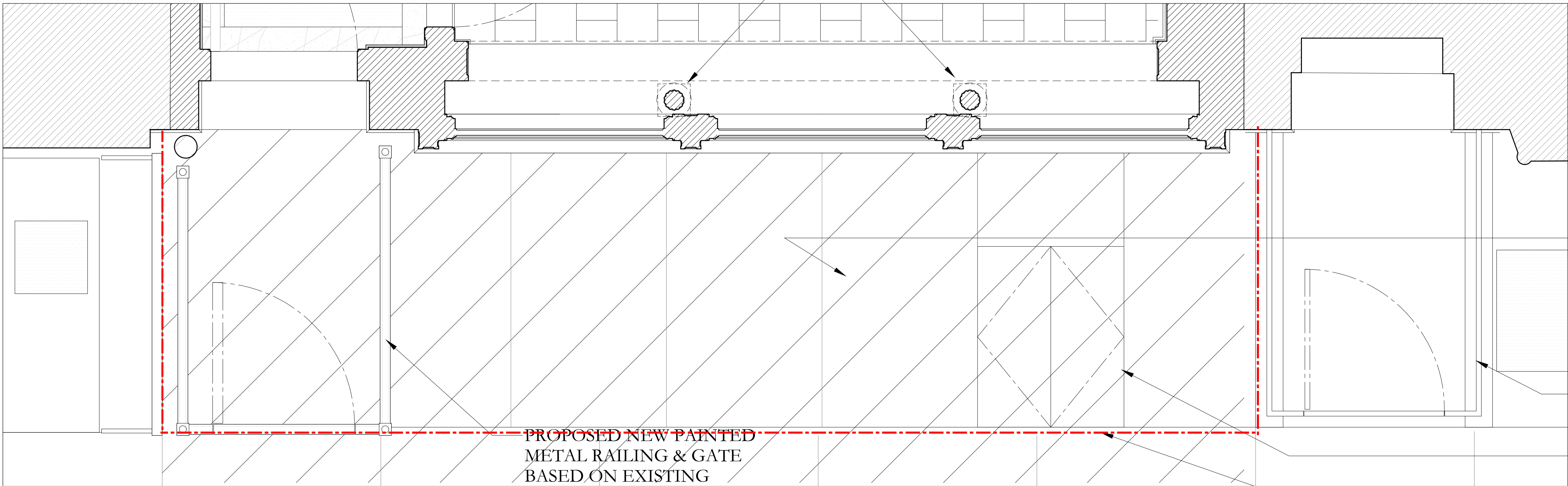
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02 PROPOSED VICTORIAN SHOPFRONT ELEVATION  
LPC-10

03 PROPOSED SECTION @ SHOPFRONT  
LPC-10



01 PROPOSED PLAN @ SHOPFRONT & SIDEWALK  
LPC-10

HATCH INDICATES NEW  
CONCRETE SIDEWALK  
TO MATCH EXISTING

EXISTING RAILING &  
GATE AT 430 HUDSON

NEW VAULT ACCESS DOOR

NOTES EXISTING CELLAR  
VAULT BELOW

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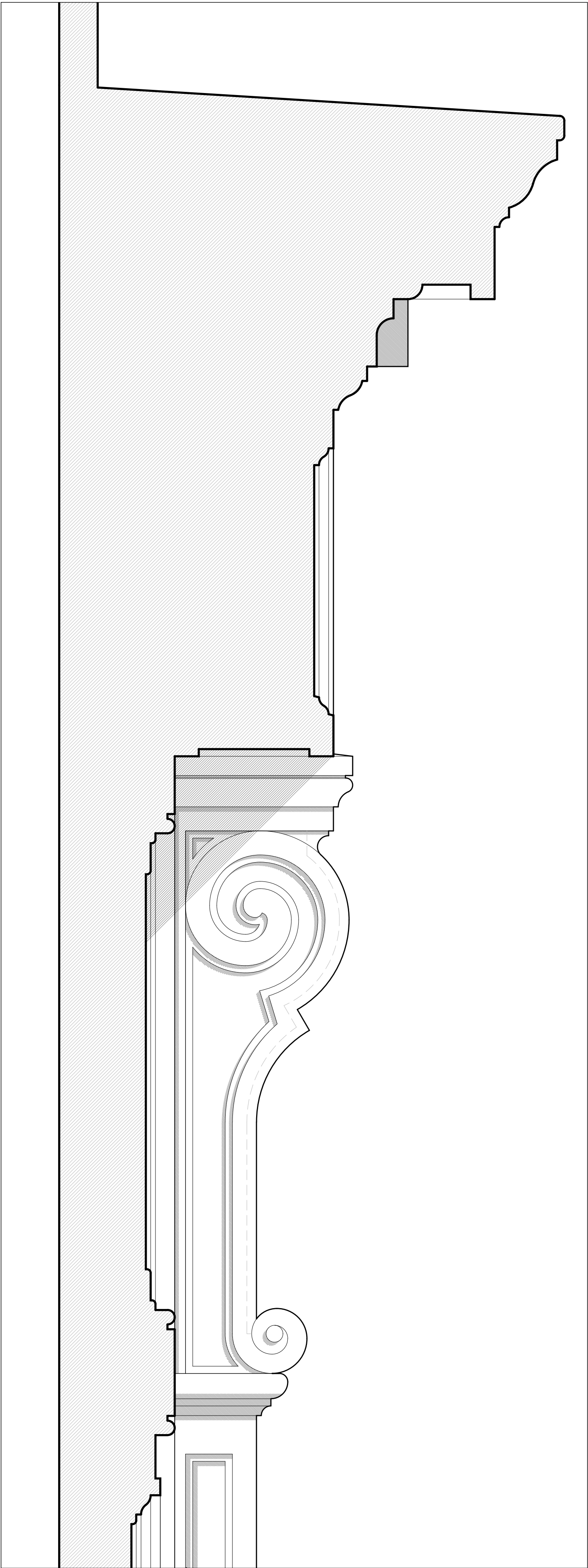
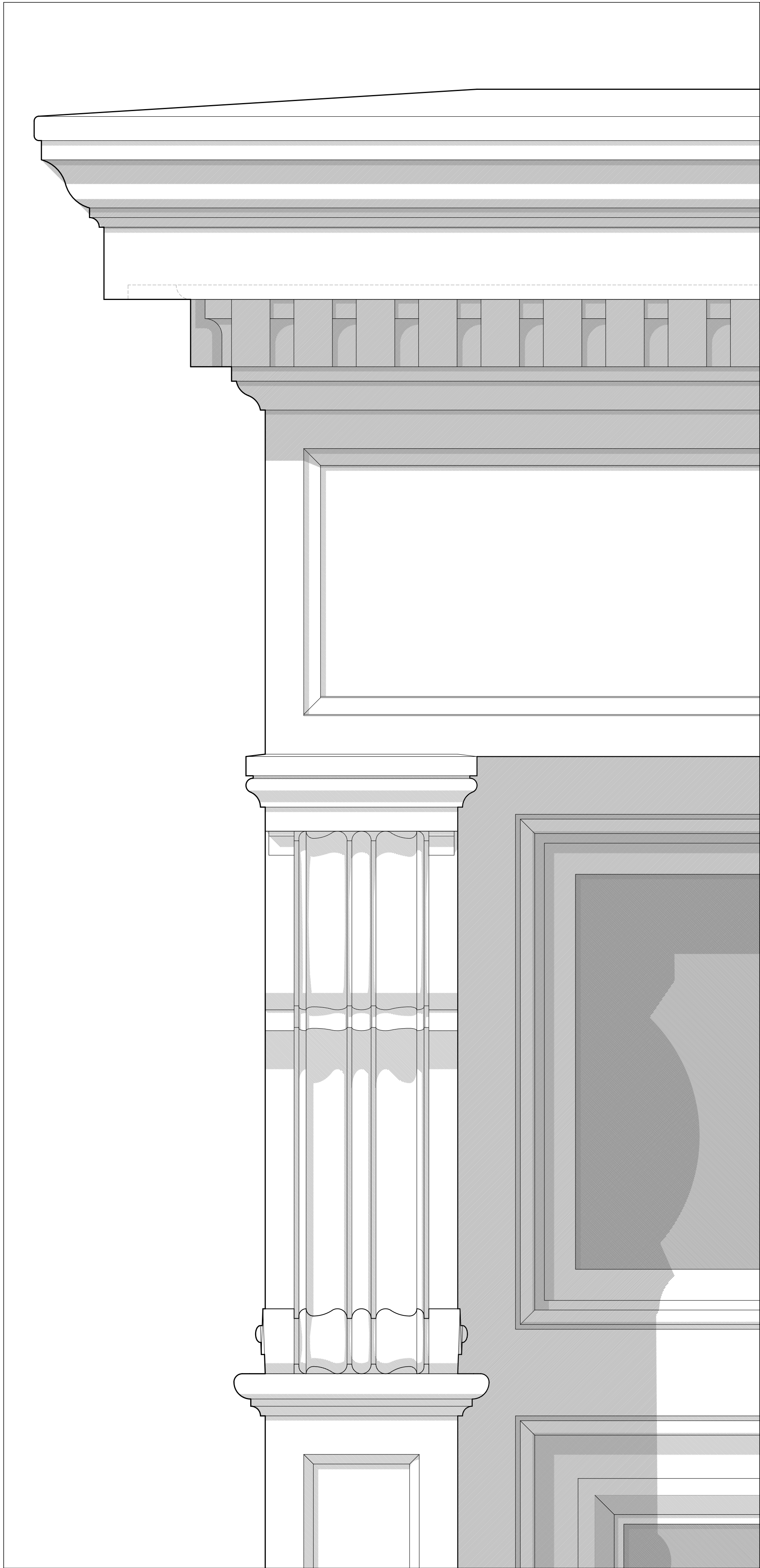
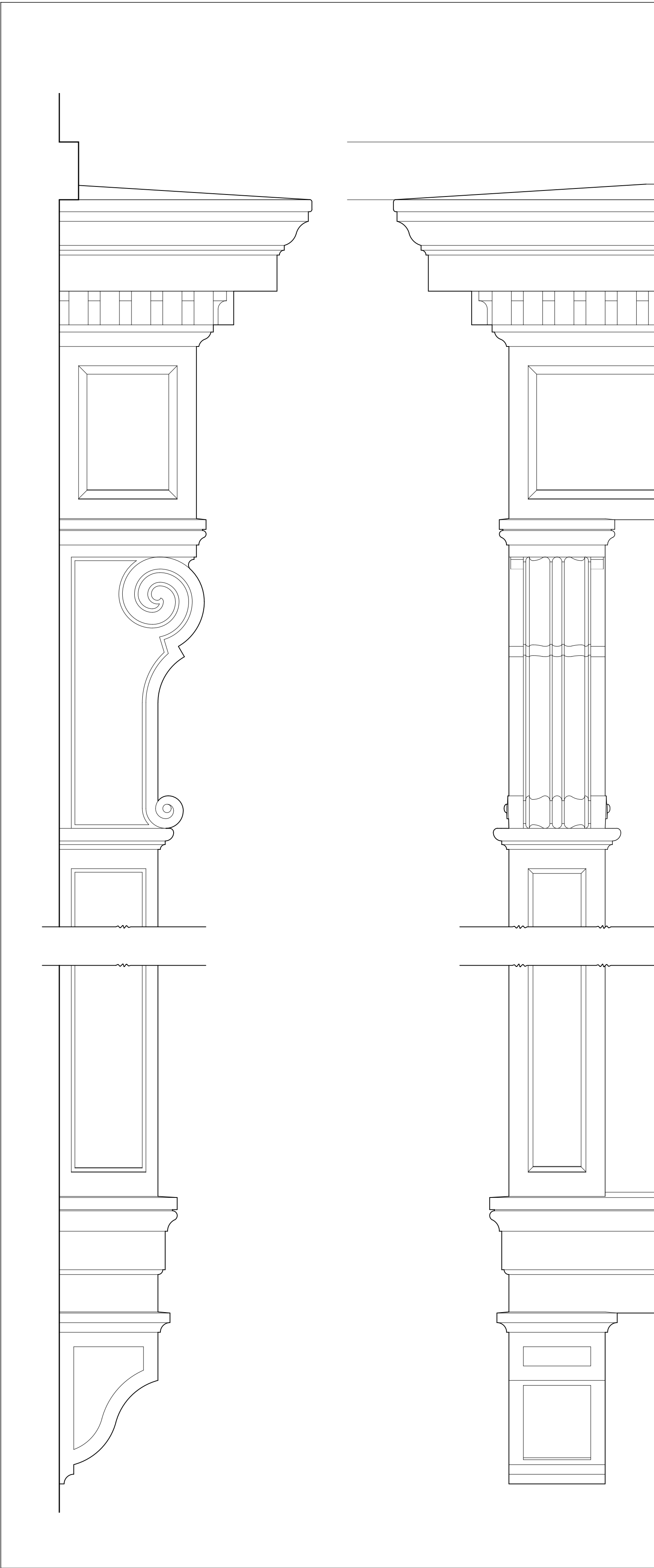
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SHOPFRONT DESIGN

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SHOPFRONT DETAILS

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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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430 HUDSON ST.



428 HUDSON ST.



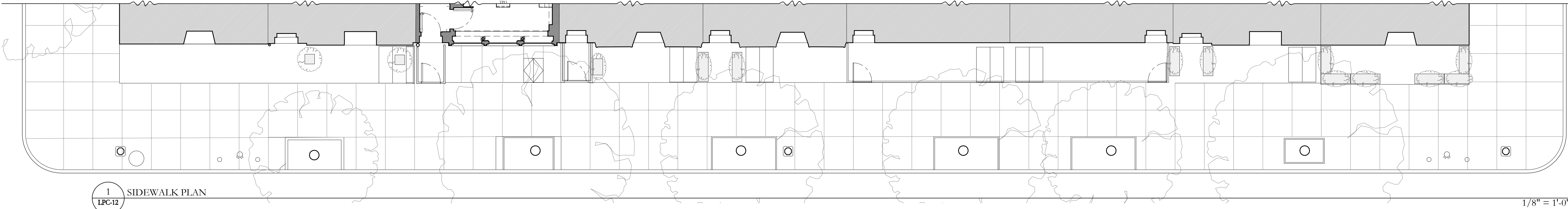
426 HUDSON ST.



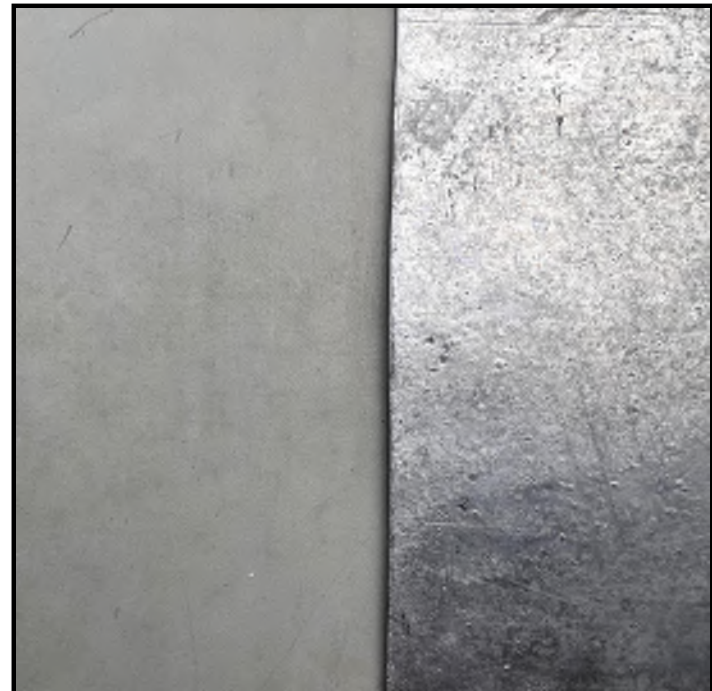
422 HUDSON ST.



432 HUDSON ST.



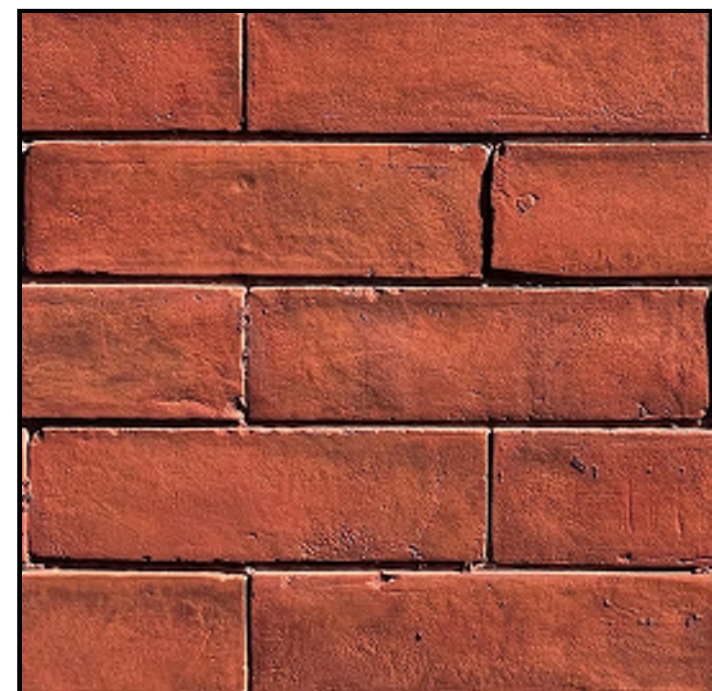




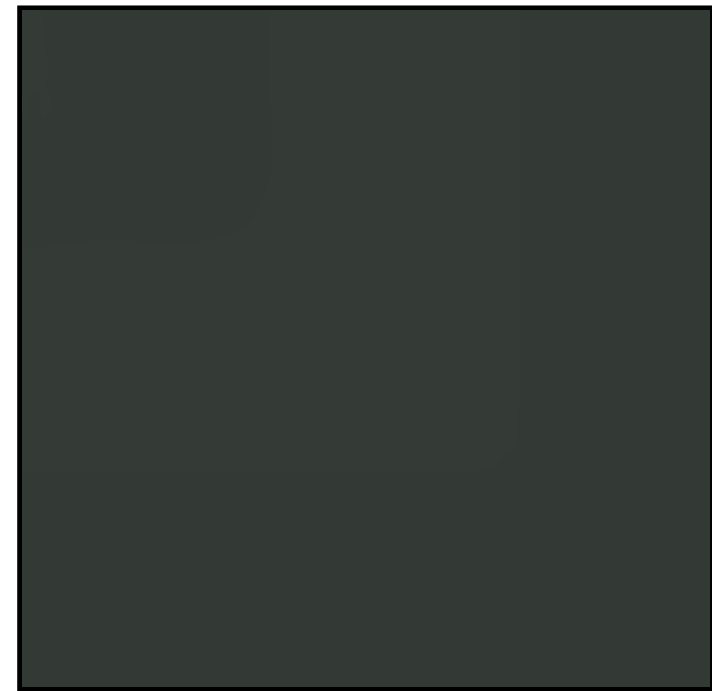
ROOFTOP BULKHEAD: TIN-ZINC  
COATED COPPER  
(L: WEATHERED/R: NEW)



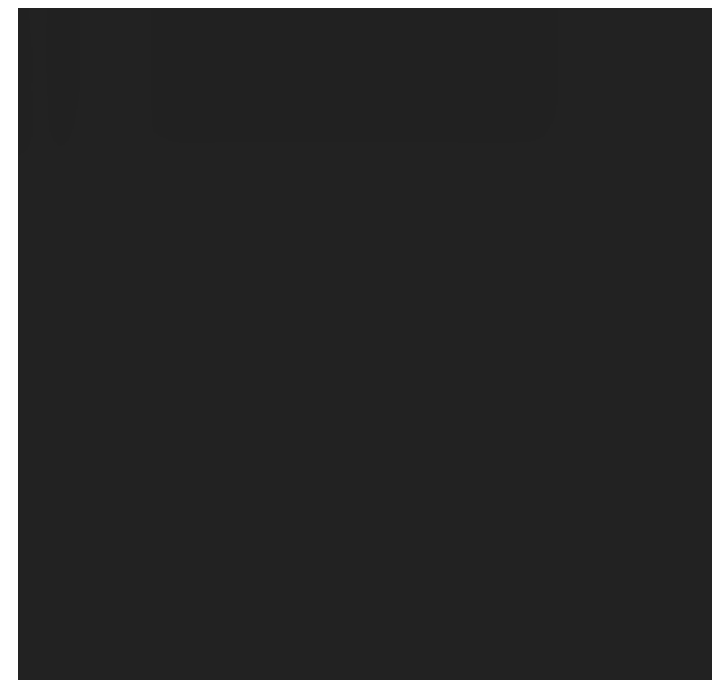
LINTELS, SILLS & GROUND FLOOR  
FACADE: BROWNSTONE



CLEANED EXISTING  
VENEER BRICK



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



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



01  
LPC-13

PROPOSED HUDSON STREET FACADE

3/8" = 1'-0"

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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Telephone 212 779 9765

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HUDSON STREET FACADE -  
PROPOSED MATERIALS

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

SAFETY RAILING

SIGHT-LINE FROM  
OPPOSITE SIDE OF  
HUDSON STREET

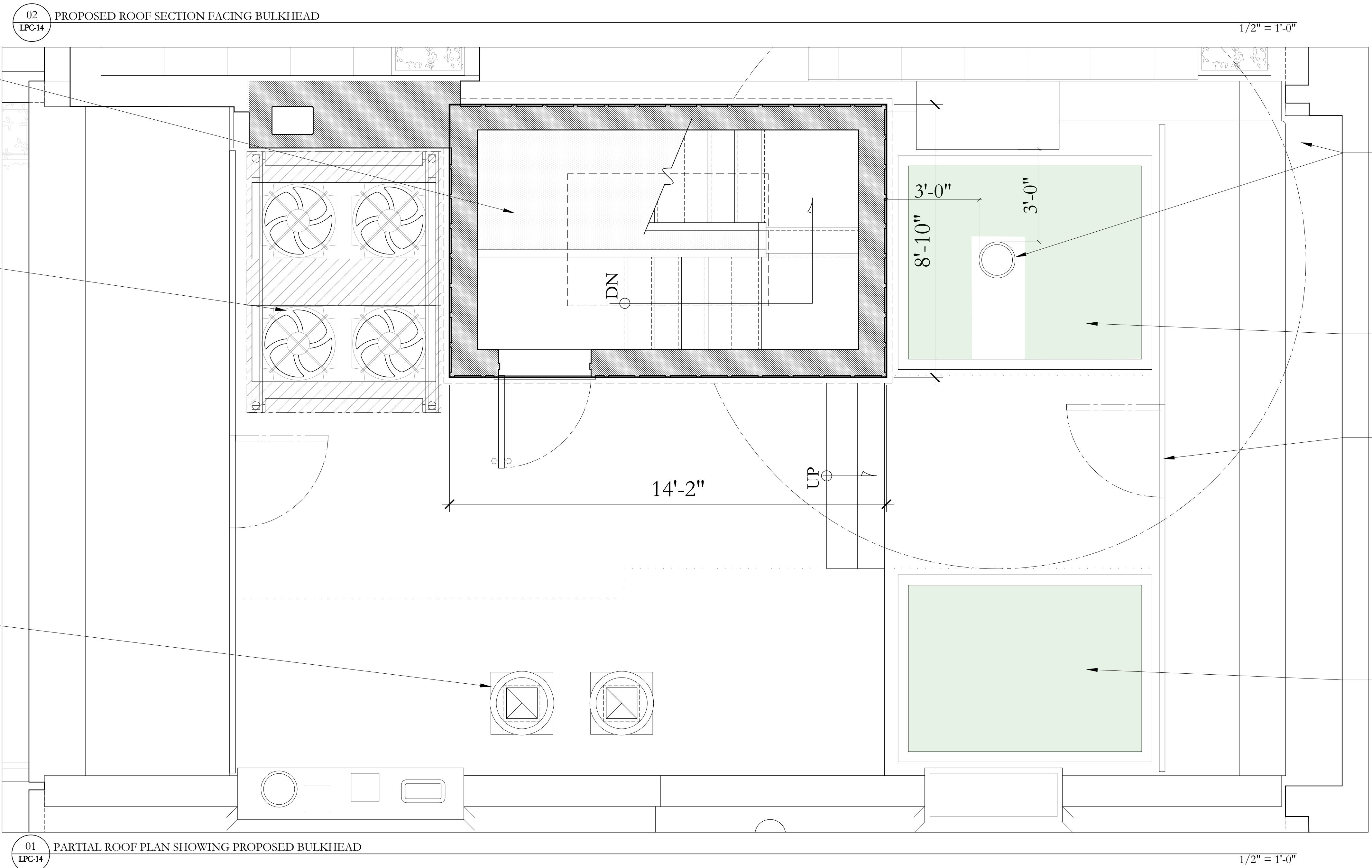
NEW KITCHEN HOOD  
EXHAUST FAN ON  
EXISTING CHIMNEY

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)



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STAIR BULKHEAD & ROOF PLAN

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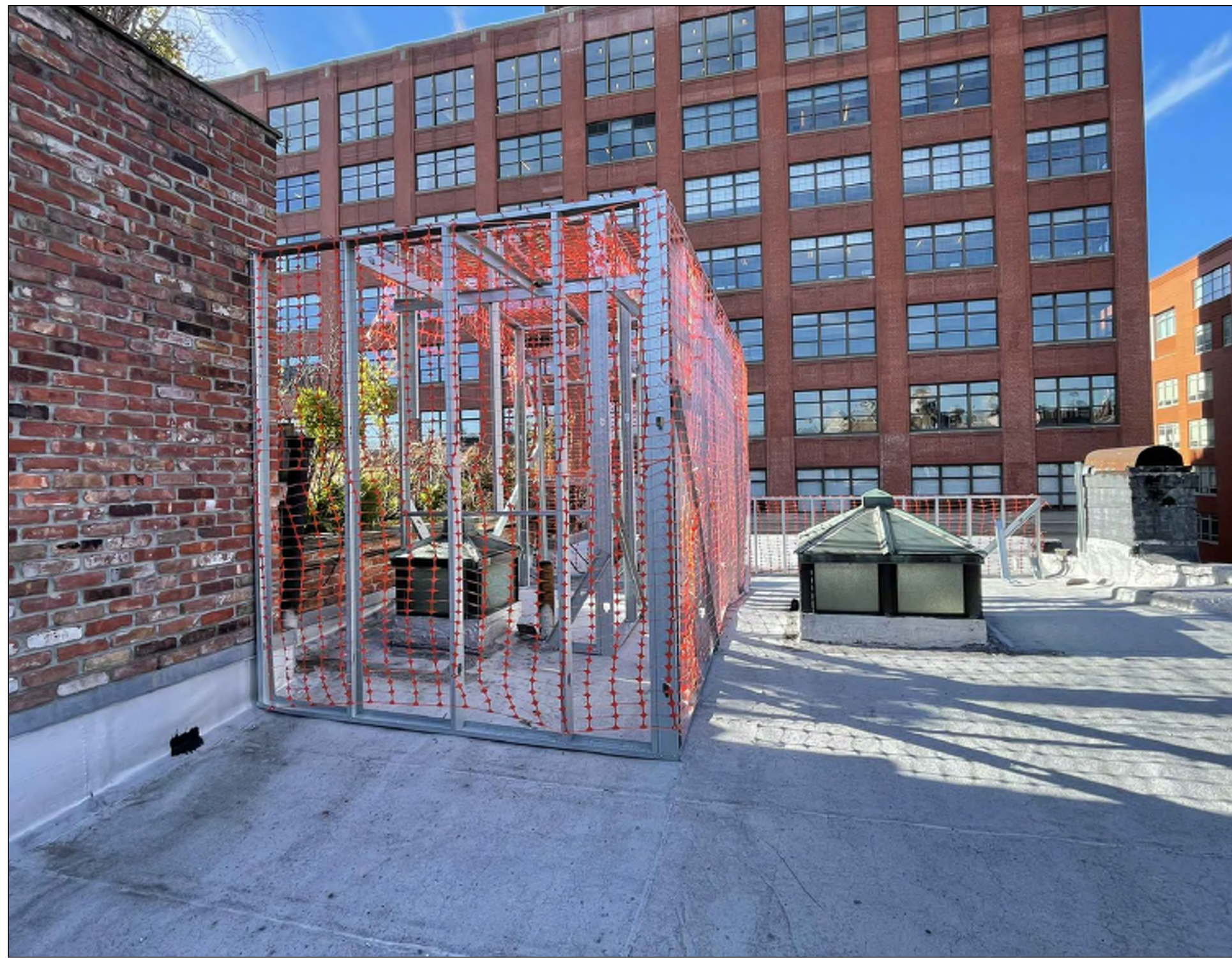
Drawing No.

LPC-18

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3803

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ROOFTOP BULKHEAD MOCKUP - VIEW  
FACING SOUTHEAST

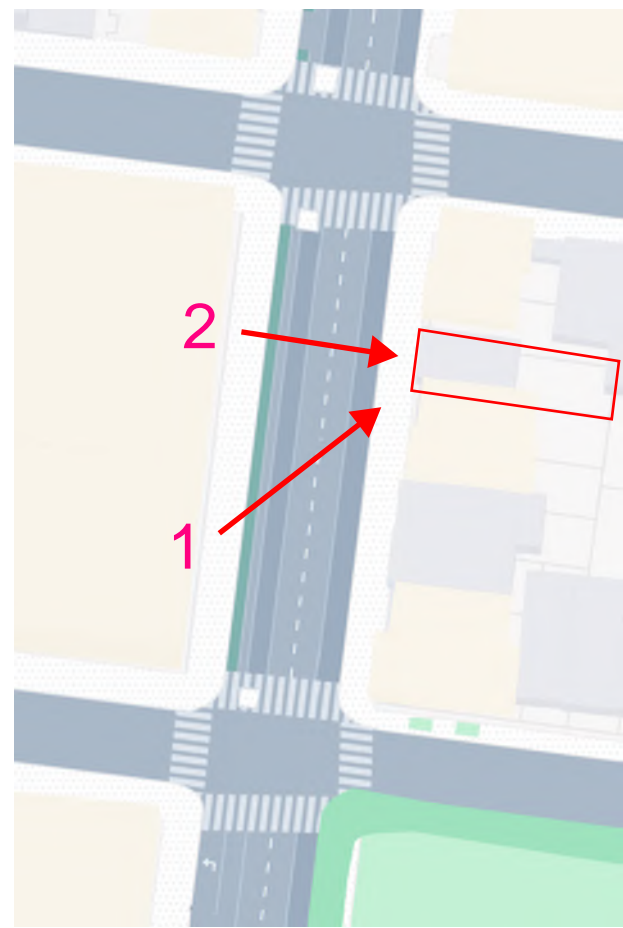
ROOFTOP BULKHEAD MOCKUP - VIEW  
FACING SOUTH

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



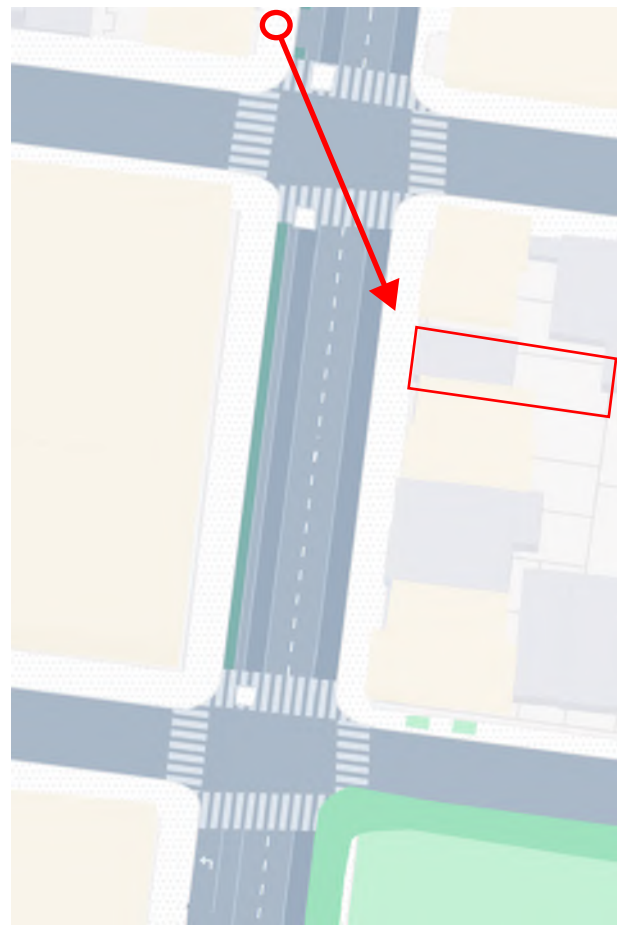
LPC STAFF REVIEW	12.23.25
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ISSUE:	DATE:

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

ROOFTOP MOCKUP & STREET  
VIEWS

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

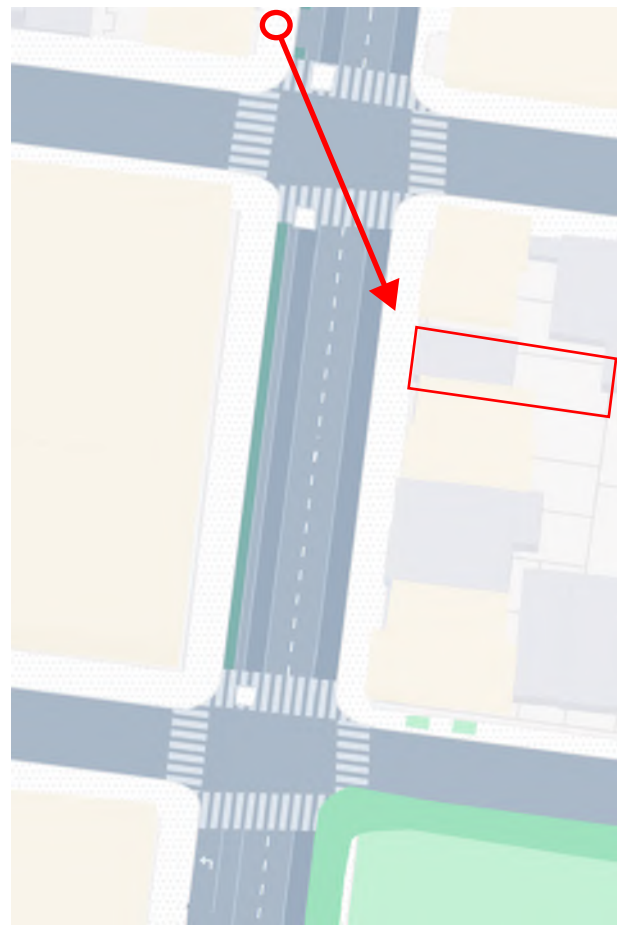
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STREET VIEWS OF BULKHEAD  
MOCKUP

Seal and Signature:	Date:
	12.04.25
	Scale:
	N/A
	Drawn By:
Drawing No.	LH
	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

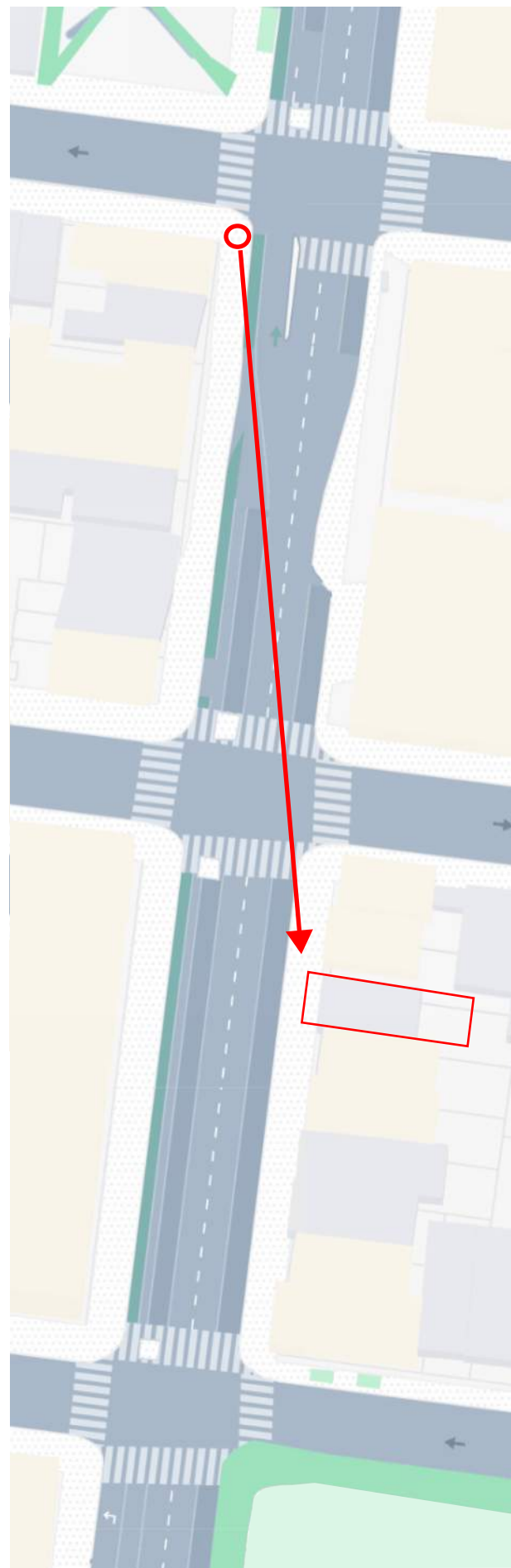
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STREET VIEWS OF BULKHEAD  
MOCKUP

Seal and Signature:	Date:	12.04.25
	Scale:	N/A
	Drawn By:	LH
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STREET VIEWS OF BULKHEAD  
MOCKUP

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	11.20.25
	Scale:
	N/A
	Drawn By:
Drawing No.	LH
	LPC-22
	Project No.
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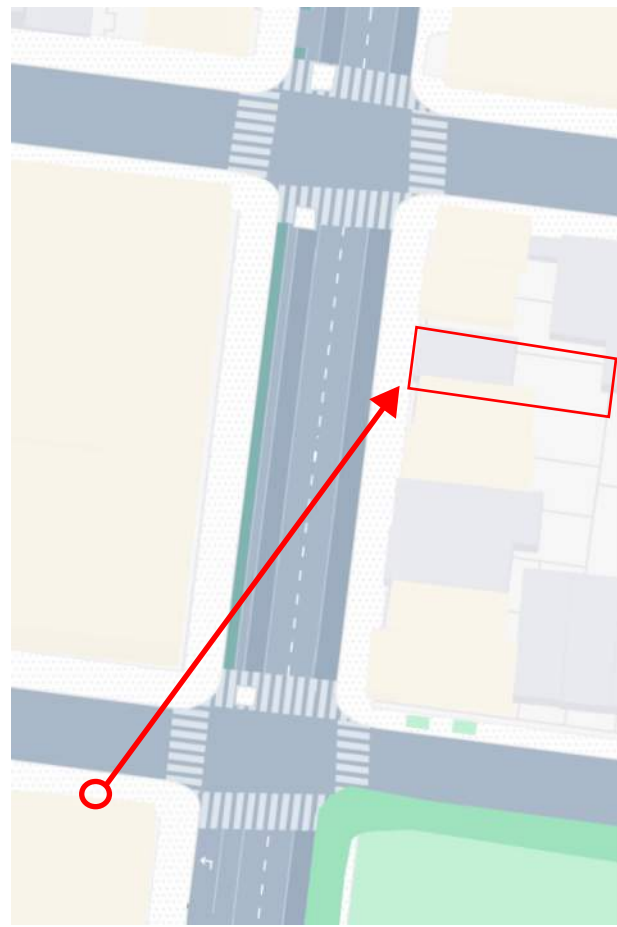


EXISTING VIEW OF 432 HUDSON WITH  
MOCKUP FROM HUDSON & BARROW STREETS



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





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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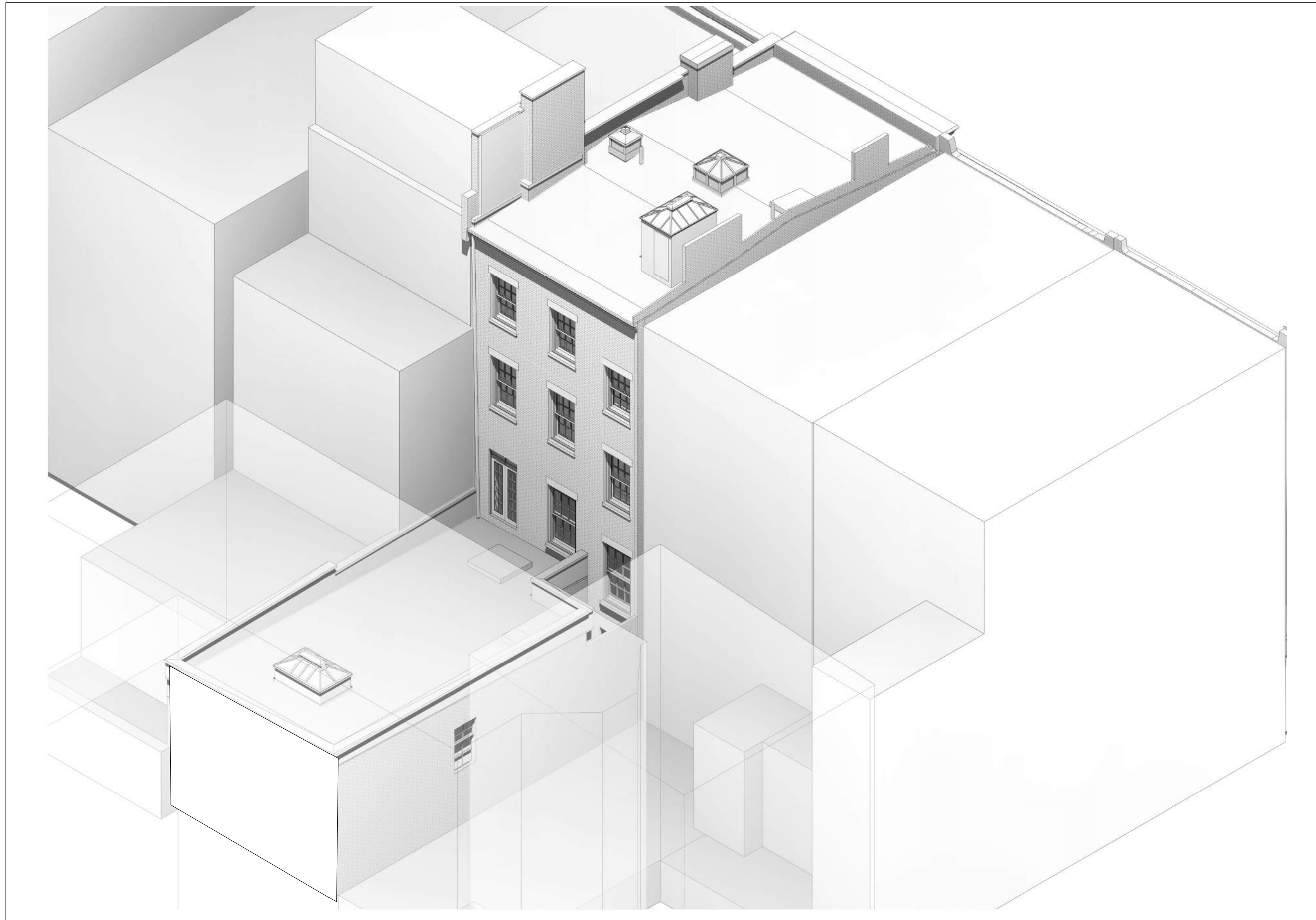
STREET VIEWS OF BULKHEAD  
MOCKUP

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	Scale:	AS NOTED
	Drawn By:	AB
	Drawing No.	LPC-23
	Project No.	3803

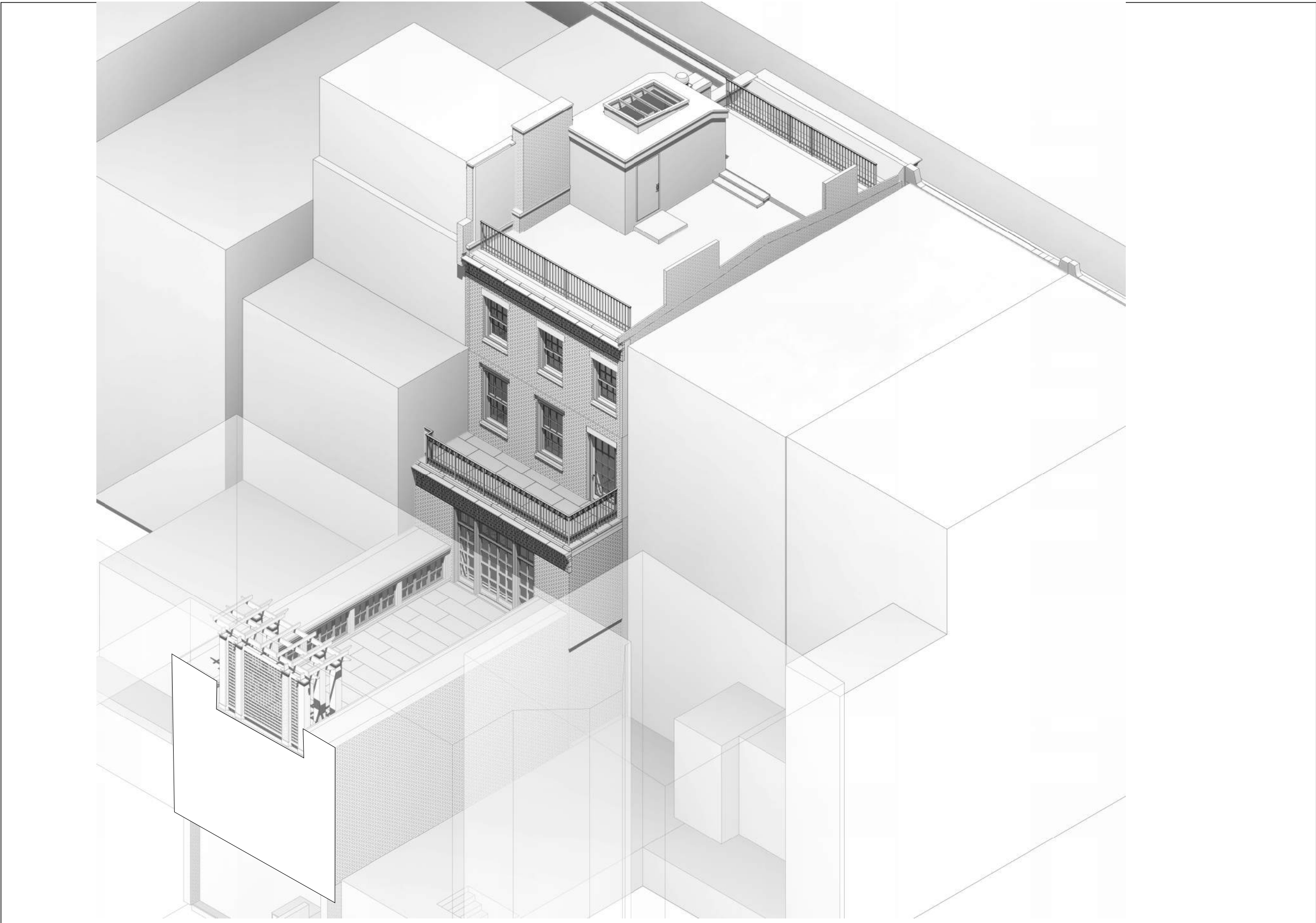




BLOCK 583 - REAR YARD EXTENSIONS OF BUILDINGS FACING HUDSON STREET



EXISTING AXONOMETRIC VIEW OF REAR



PROPOSED AXONOMETRIC VIEW OF REAR

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AXONOMETRIC VIEWS

Seal and Signature:	Date:	11/22/25
	Scale:	AS NOTED
	Drawn By:	LH
	Drawing No.	LPC-24
	Project No.	3803



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

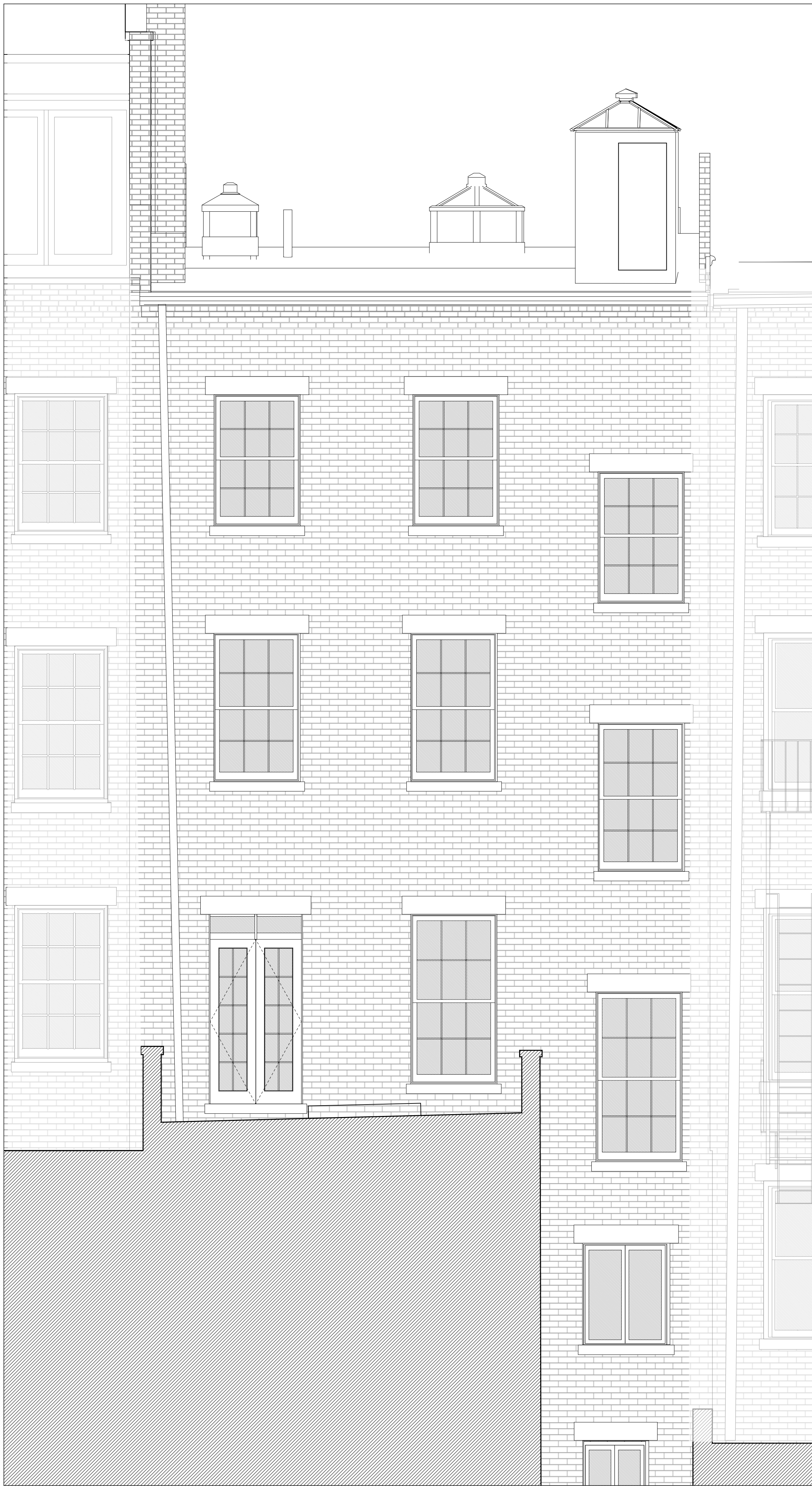
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EXISTING & PROPOSED REAR  
FACADE

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	Scale: AS NOTED
	Drawn By: AB
	Drawing No. LPC-25
	Project No. 3803
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EXISTING EAST ELEVATION  
LPC-18

3/8" = 1'-0"



PROPOSED EAST ELEVATION  
LPC-18

3/8" = 1'-0"

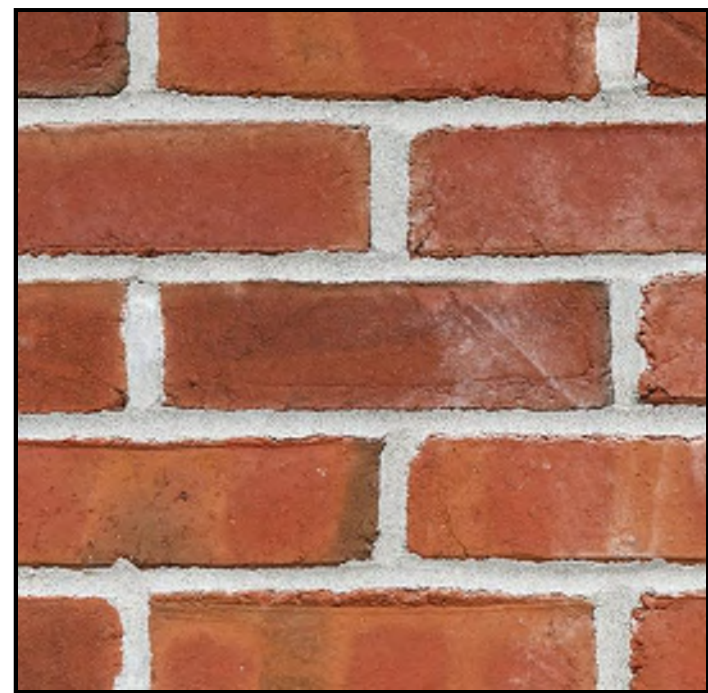




ROOFTOP BULKHEAD, GUTTERS &  
CLERESTORY WINDOW CLADDING:  
TIN-ZINC COATED COPPER  
(L: WEATHERED | R: NEW)



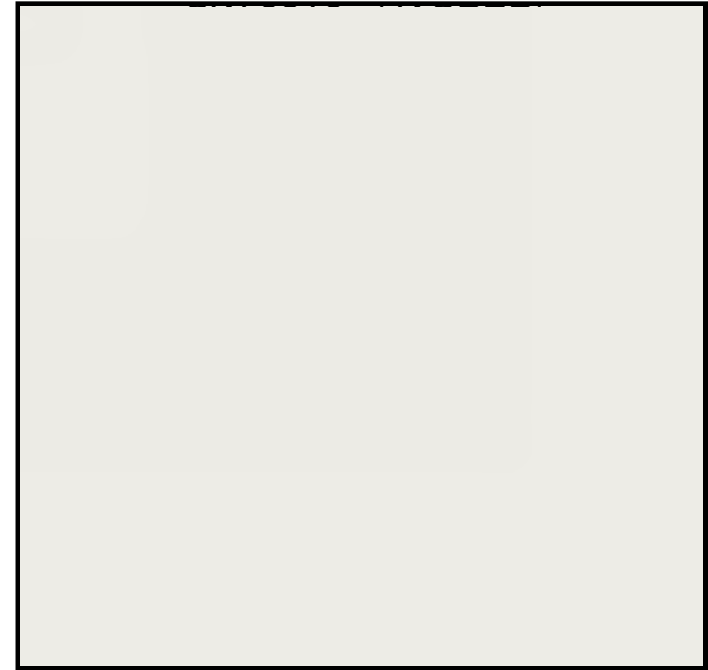
LINTELS & SILLS: BROWNSTONE



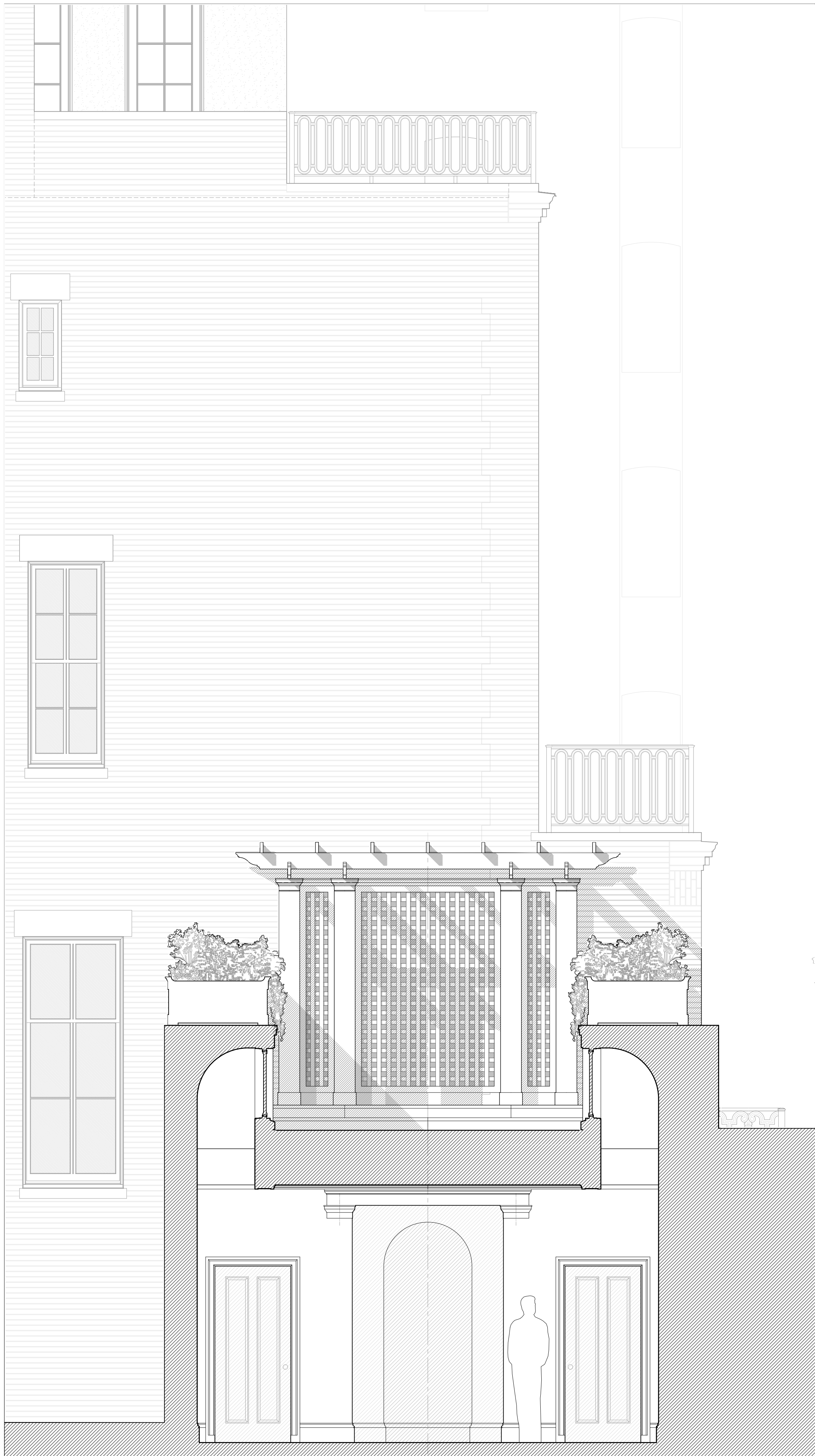
REAR FACADE & EXTENSION  
BRICK:  
GLEN GERY 53DD



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"

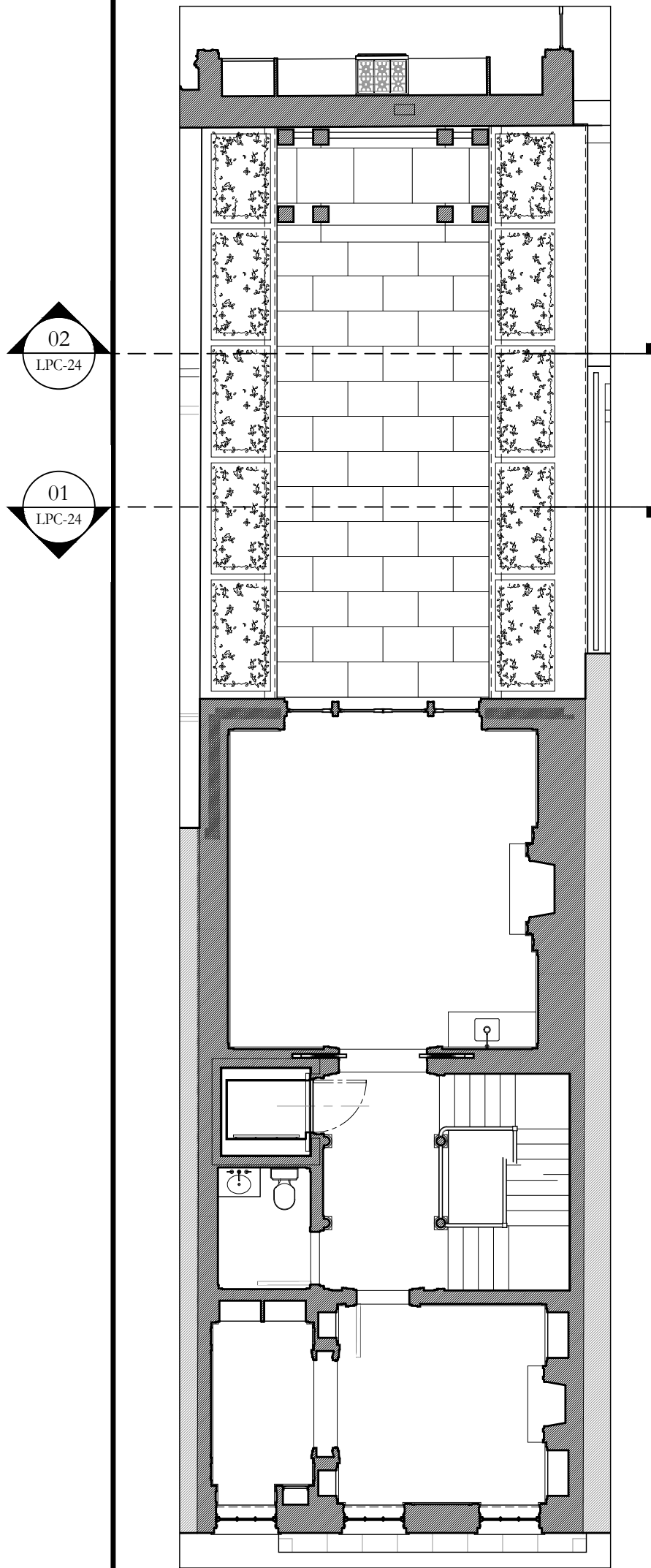


01  
LPC-24  
PROPOSED SECTION THRU REAR EXTENSION FACING WEST

3/8" = 1'-0"

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

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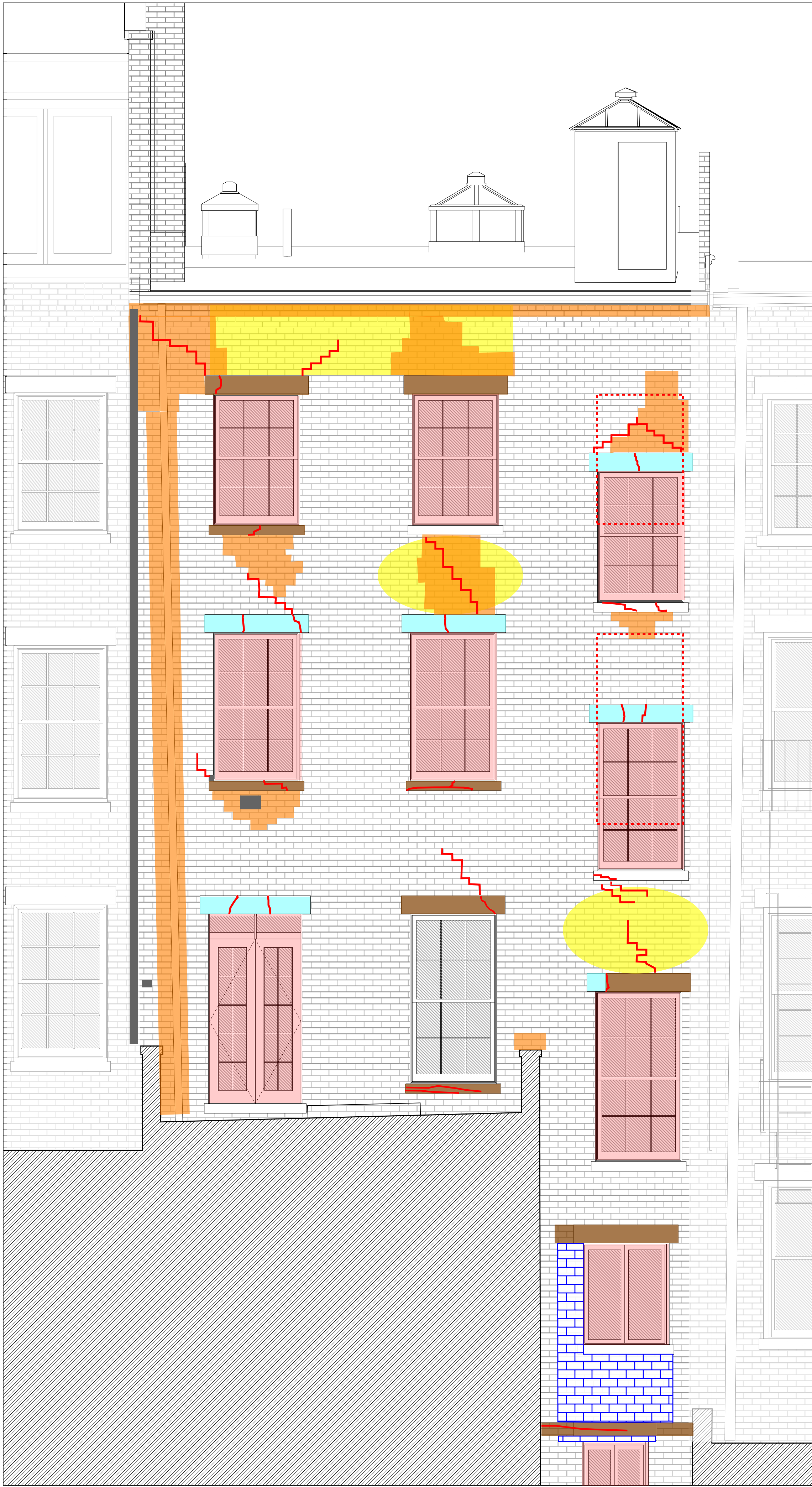
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NEW YORK, NY 10014

PROPOSED REAR FACADE &  
SECTION THRU EXTENSION

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	12.02.25
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	AS NOTED
	Drawn By:
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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

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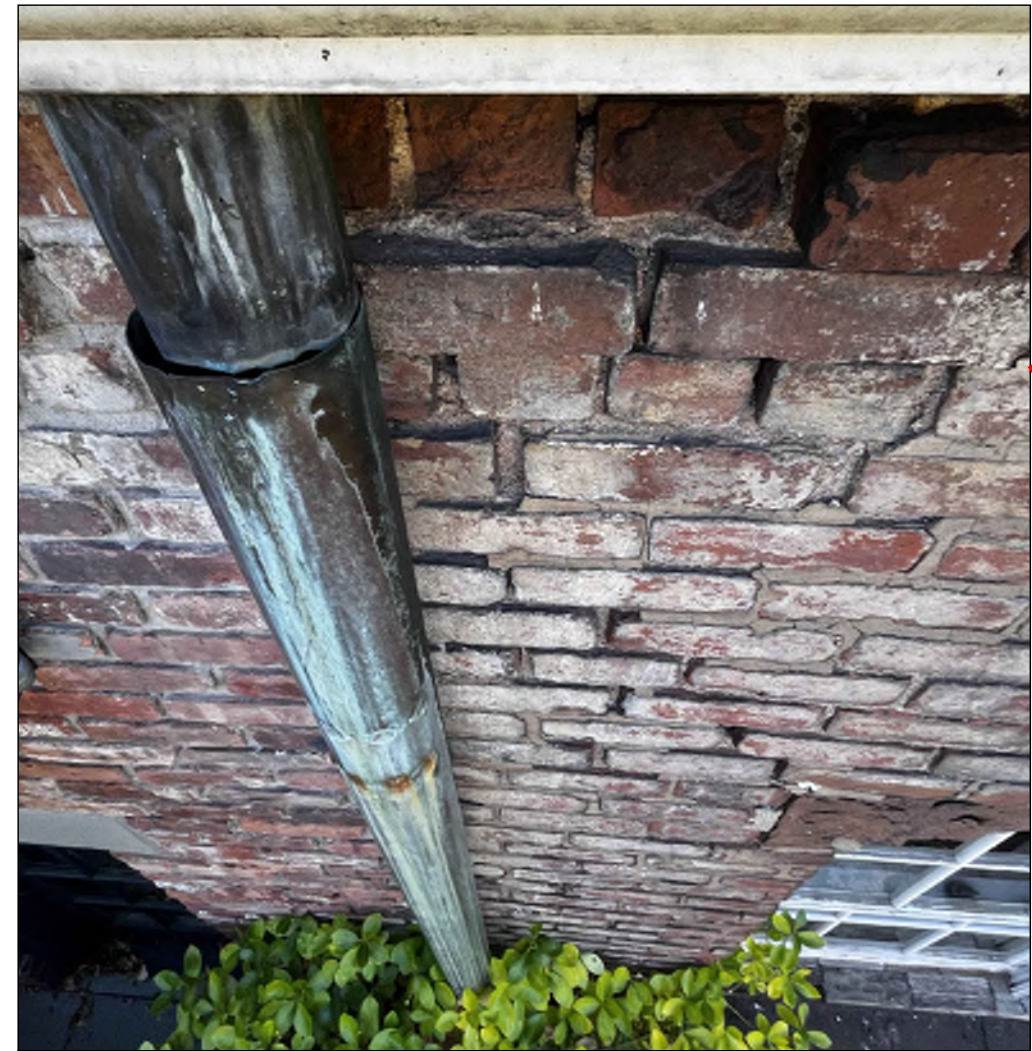
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EXISTING REAR FACADE  
MASONRY CONDITIONS

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	Drawing No.	LPC-27
	Project No.	3803

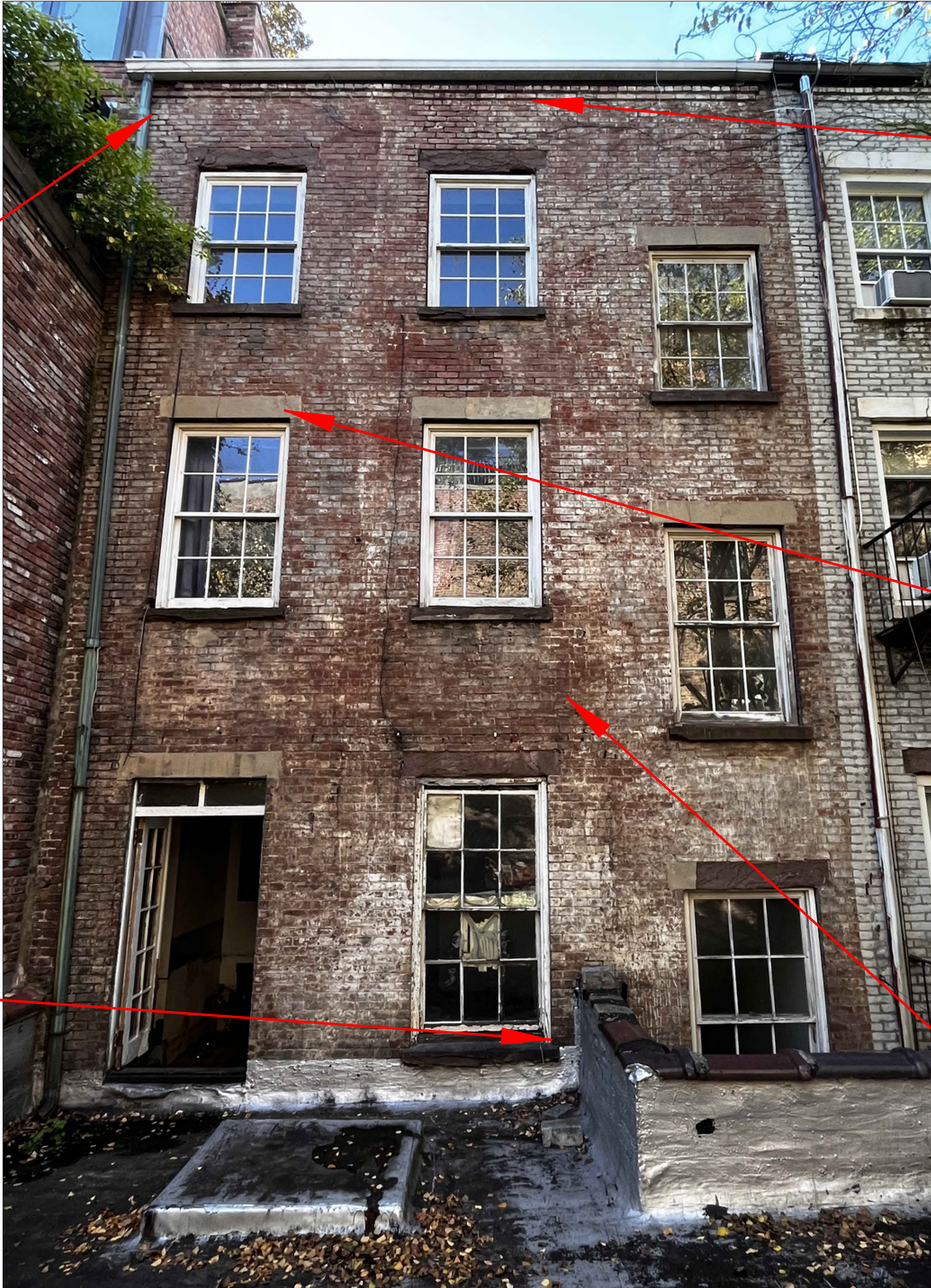




STEP CRACKS & OPEN JOINTS  
BELOW DOWNSPOUT LEADER



ROOFING & PARAPET IN POOR  
CONDITION



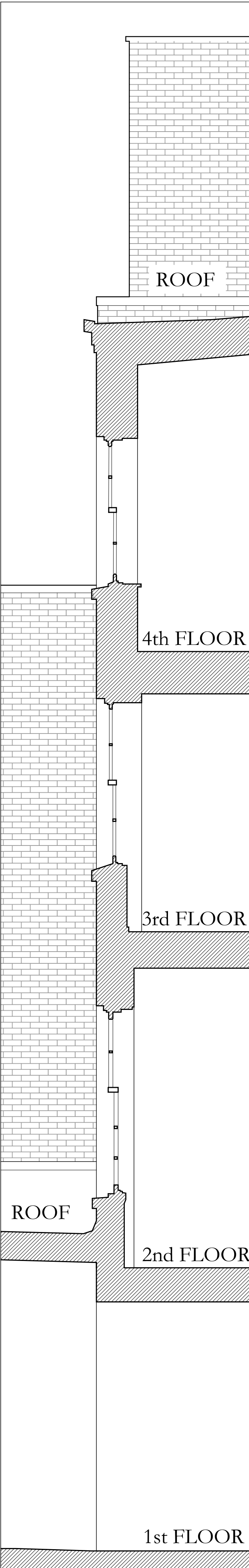
SPALLED BRICKS AND OPEN  
JOINTS BELOW EXISTING  
GUTTER



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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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



BLOCK KEY PLAN





PETER PENNOYER  
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## EXTERIOR RENDERINGS

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	<i>Scale:</i> 3/8" = 1'-00"	
	<i>Drawn By:</i> AB	
	<i>Drawing No.</i>  LPC-30	
	<i>Project No.</i> 3803	30 of 36



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

Seal and Signature:	Date: 12/23/2025	
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	Drawing No.  LPC-31	
	Project No. 3803	31 of 3





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 FACADE

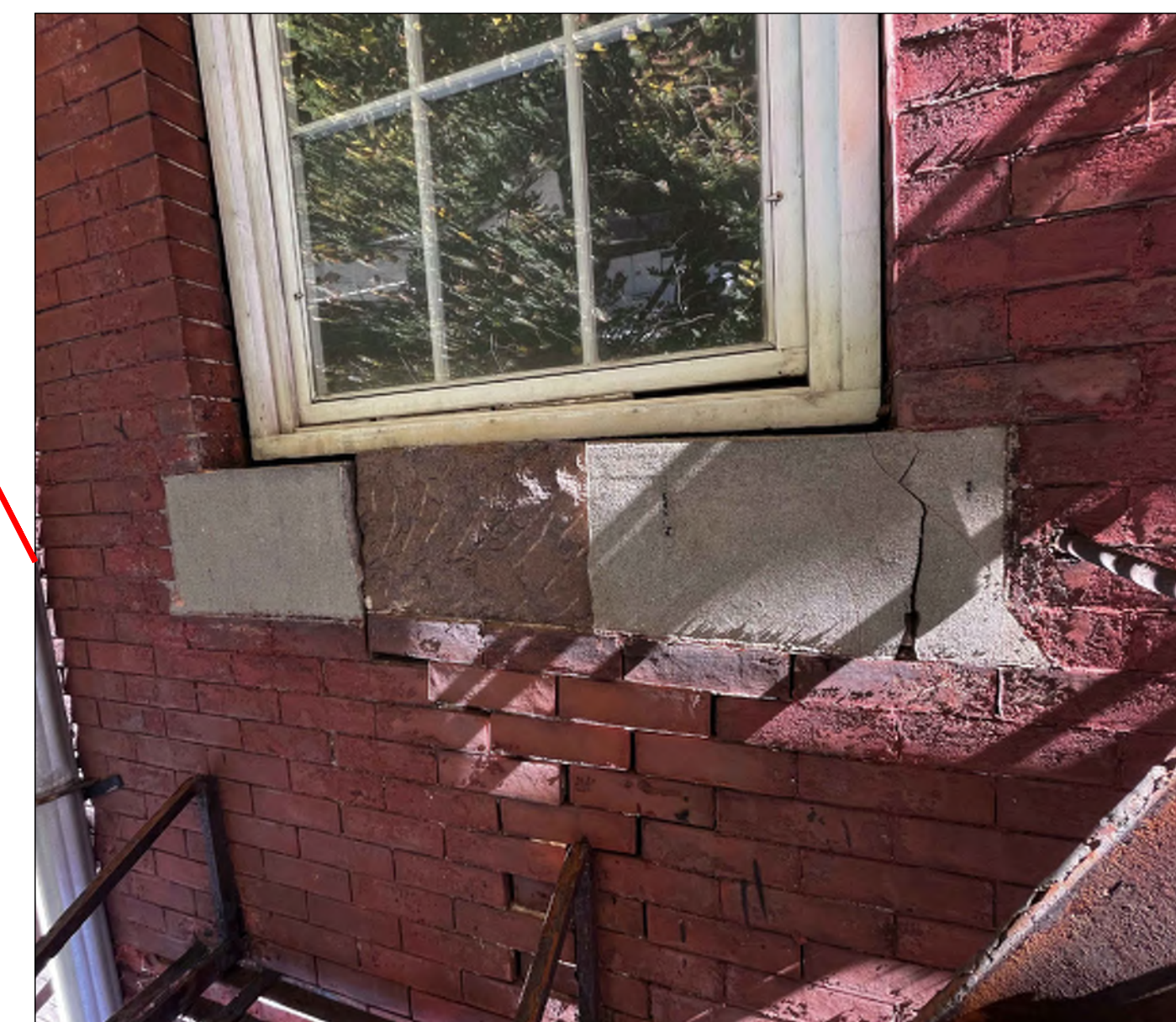
3/8" = 1'-0"



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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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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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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EXISTING CONDITIONS -  
FRONT FAÇADE BROWNSTONE

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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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	Drawing No.	LPC- 35
	Project No.	3803





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-WYTHER WALL  
ASSEMBLY.



EXISTING AREAS OF REMOVAL AT EAST FACADE REVEAL A  
RUDIMENTARY TWO WYTHER 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 VERTICAL  
CRACKING THROUGH SEVERAL COURSES OF BRICK



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REAR YARD EXTENSION  
EXISTING CONDITIONS

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