

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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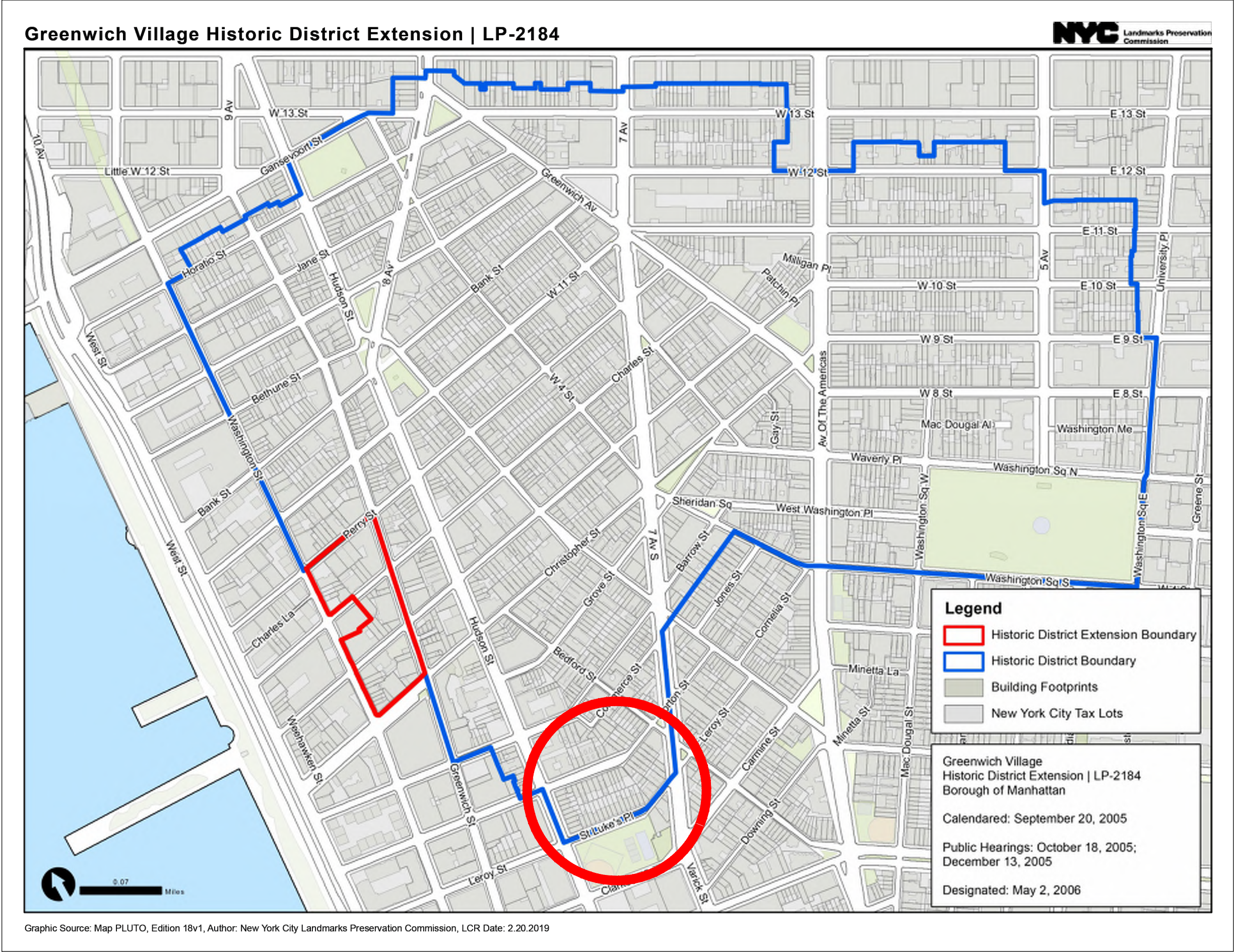
CB2 LANDMARKS COMMITTEE 12.11.25

ISSUE: DATE:

Project:
432 HUDSON ST
MANHATTAN
NEW YORK, NY 10014

TITLE SHEET

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	Drawn By: LH	
	Drawing No. LPC-01	
	Project No. 3803	1 of 19



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

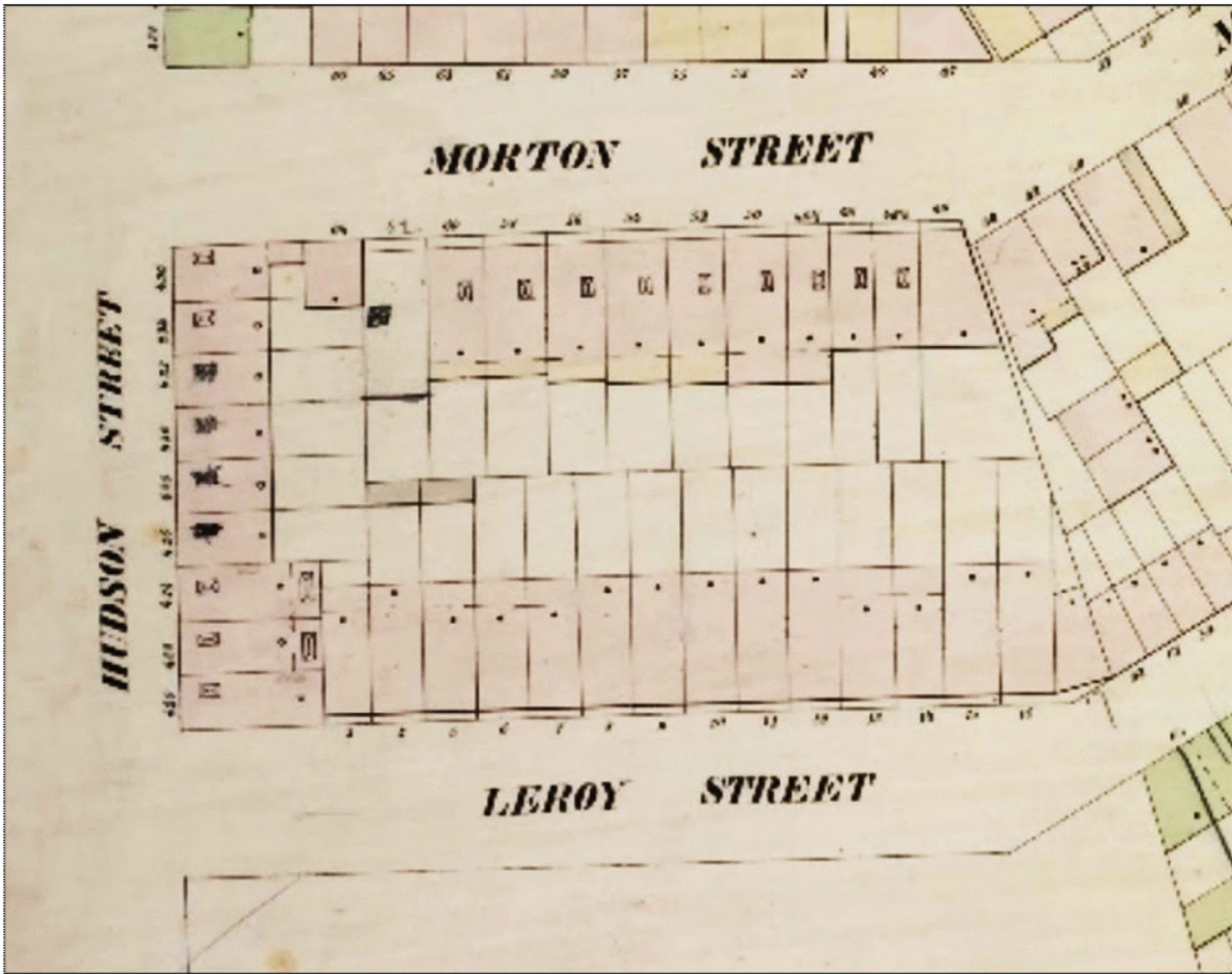
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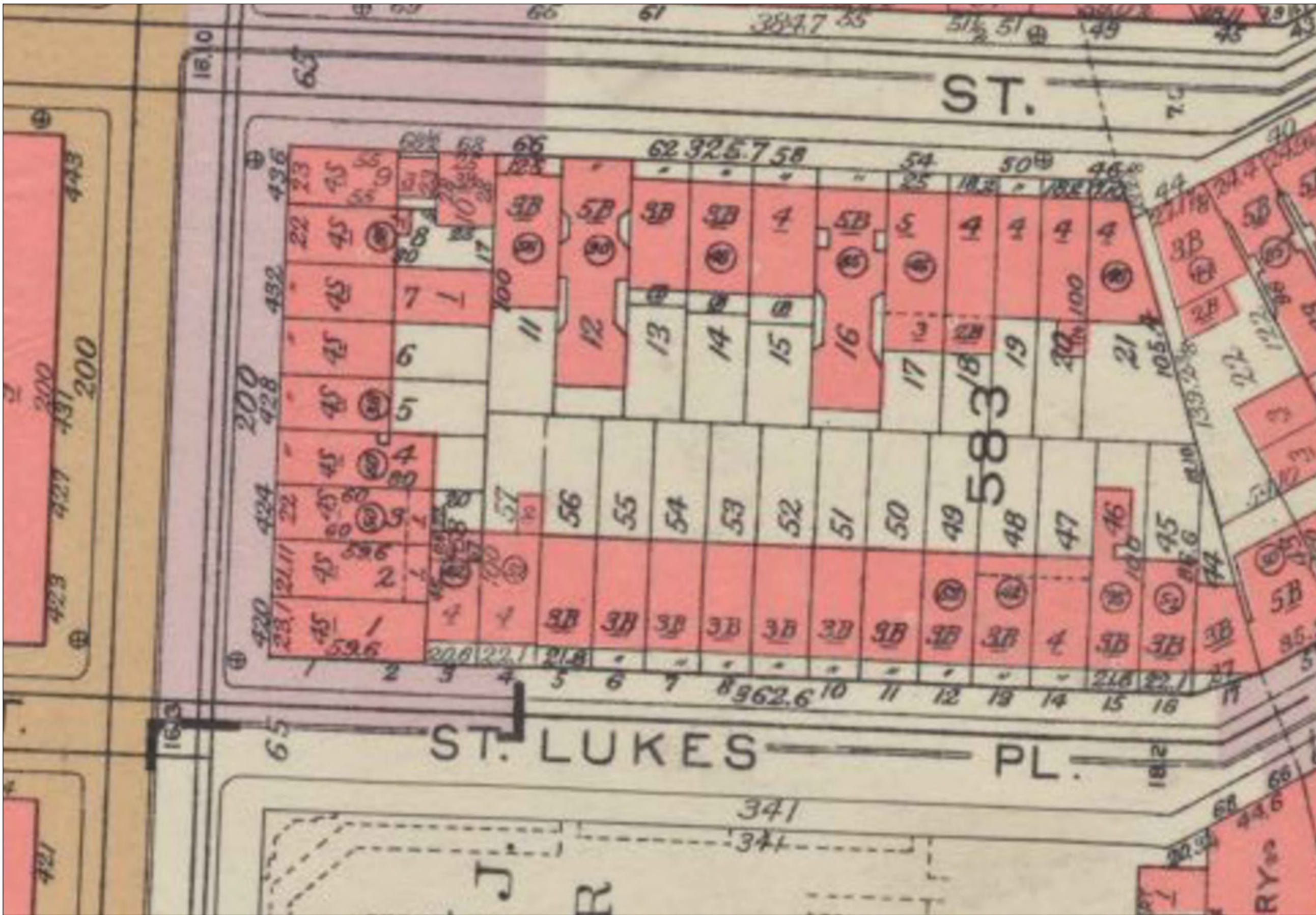
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DISTRICT MAP & BLOCK PLAN

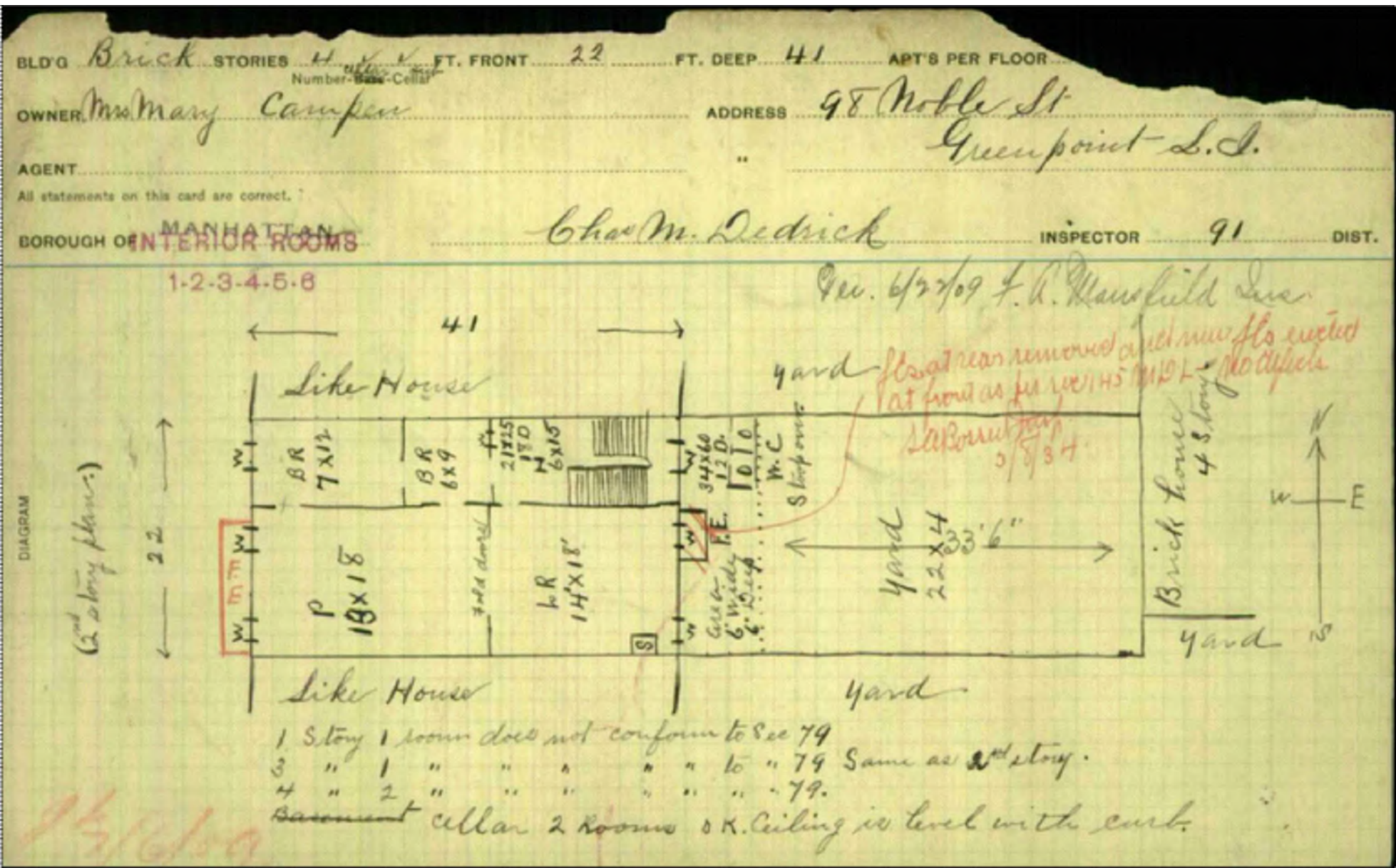
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	LPC-02
	Project No.
3803	
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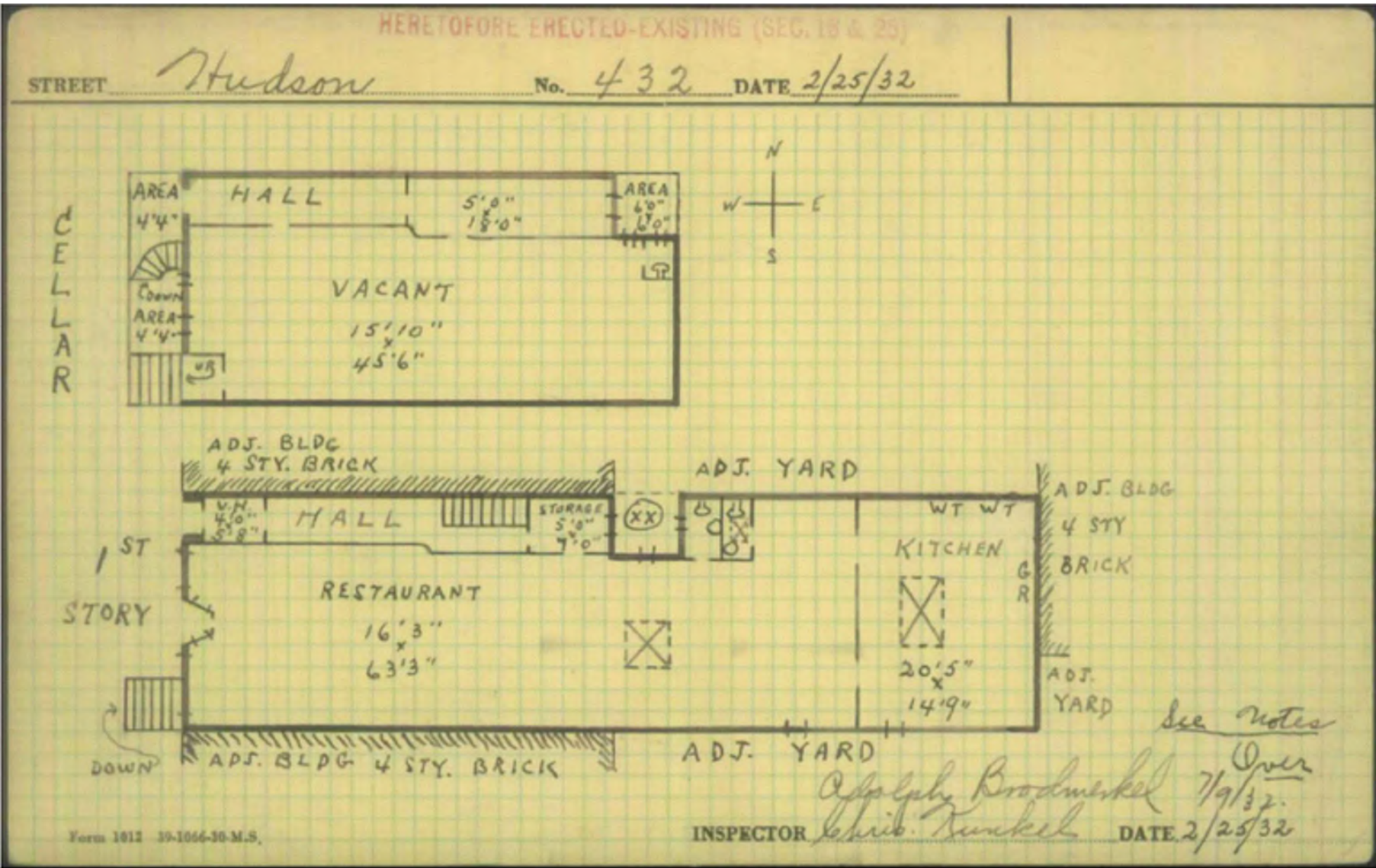
EXCERPT FROM 1854 MANHATTAN 9TH WARD LAND MAP



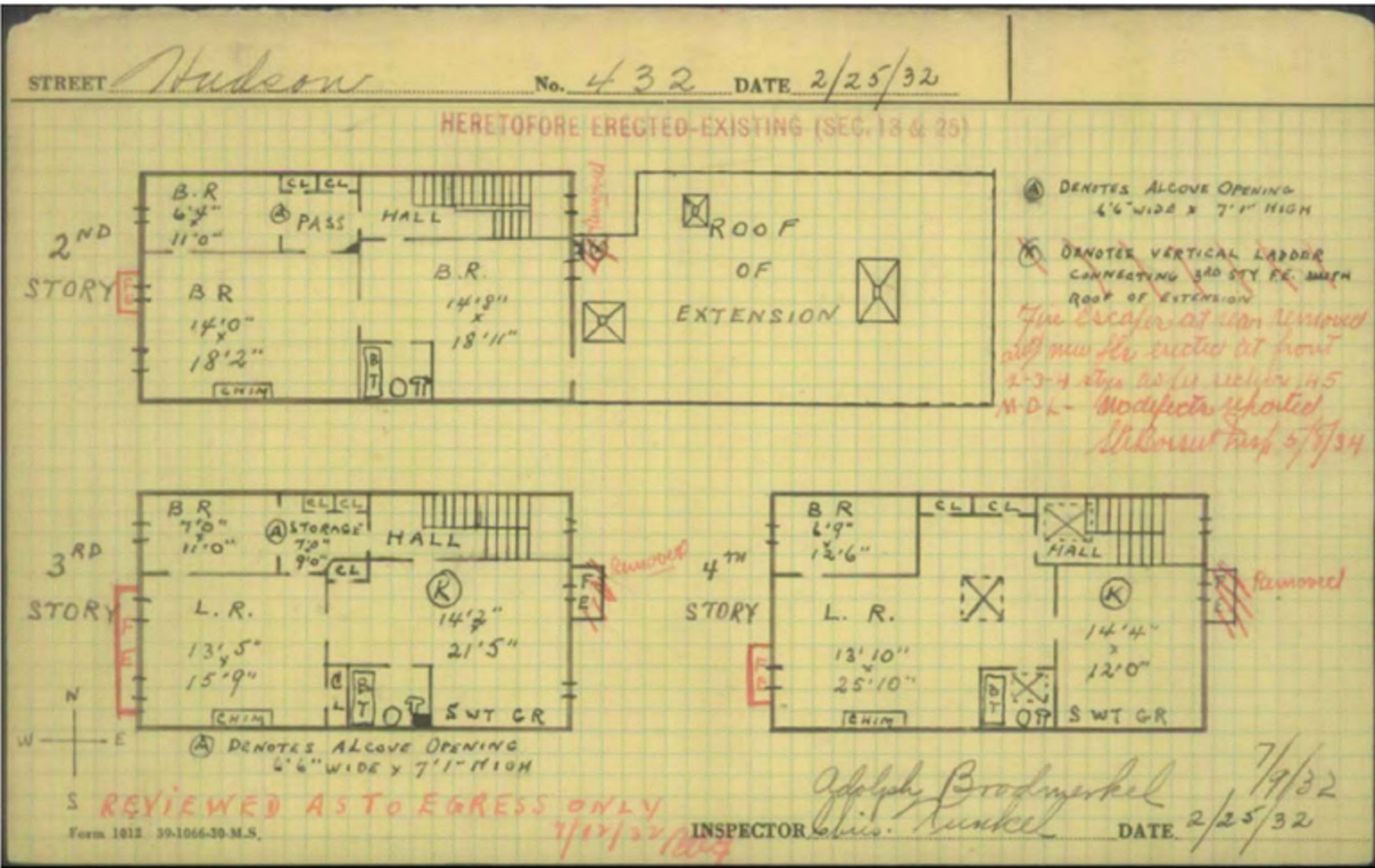
EXCERPT FROM 1955 MANHATTAN BROMLEY MAP - PLATE 34



PLAN DIAGRAM OF 2ND FLOOR 1902



NYC HPD HISTORIC CLASSIFICATION CARD - 1932



NYC HPD HISTORIC CLASSIFICATION CARD - 1932



432 HUDSON STREET - 1940 TAX PHOTO



432 HUDSON STREET - PRESENT DAY CONDITION

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1940S TAX PHOTO & EXISTING
HUDSON ST. FACADE

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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

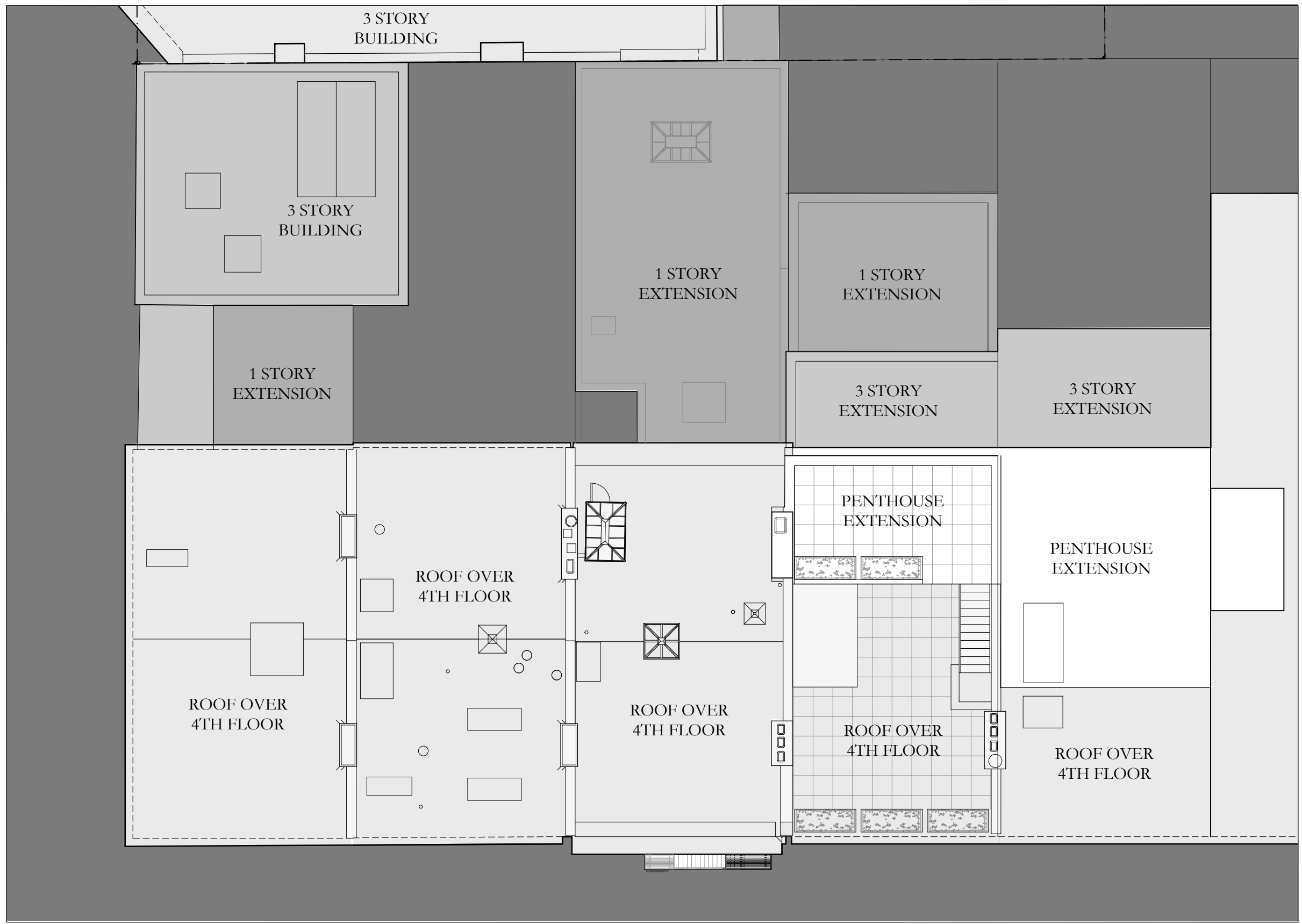
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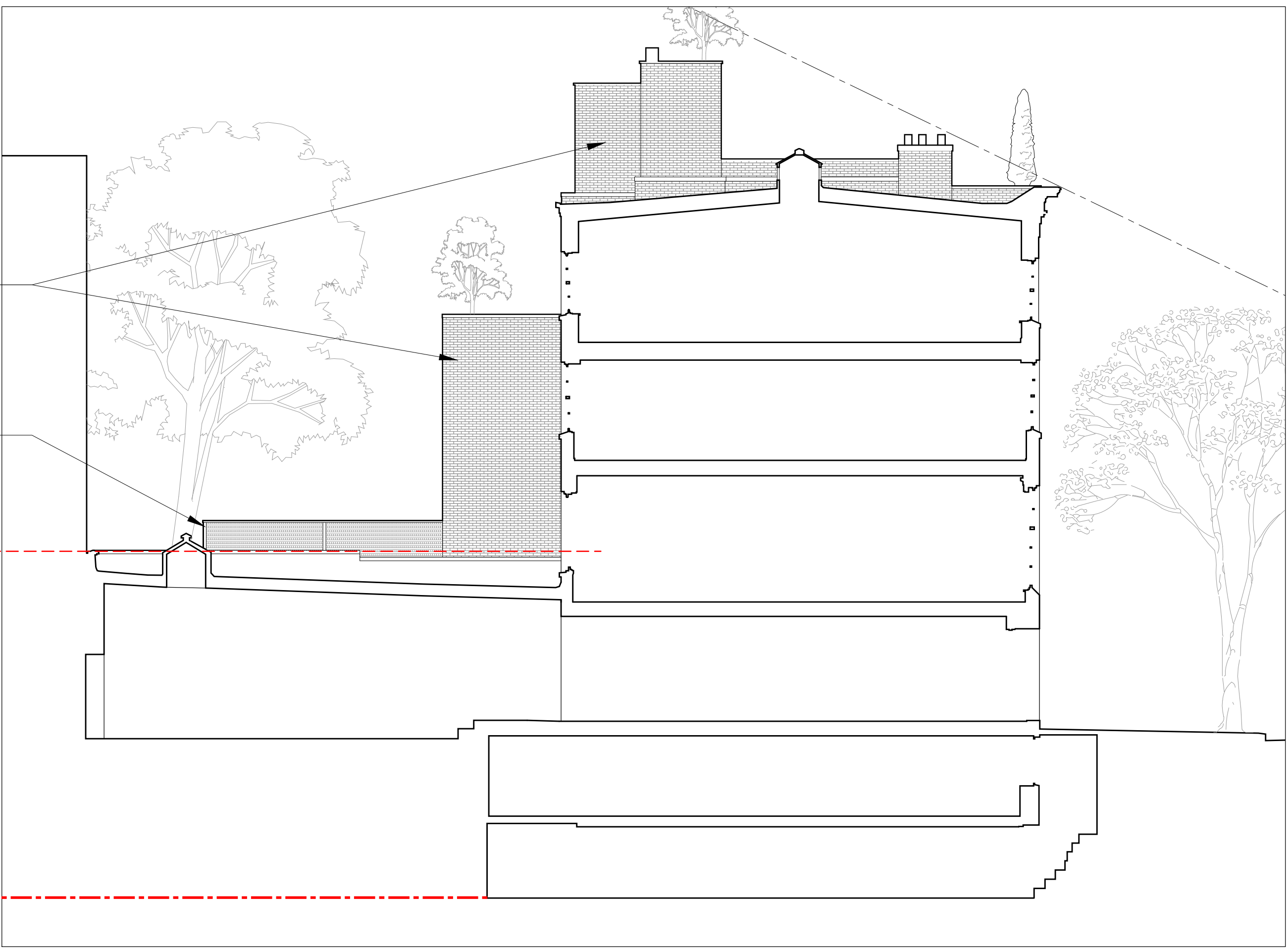
EXISTING & PROPOSED SECTIONS

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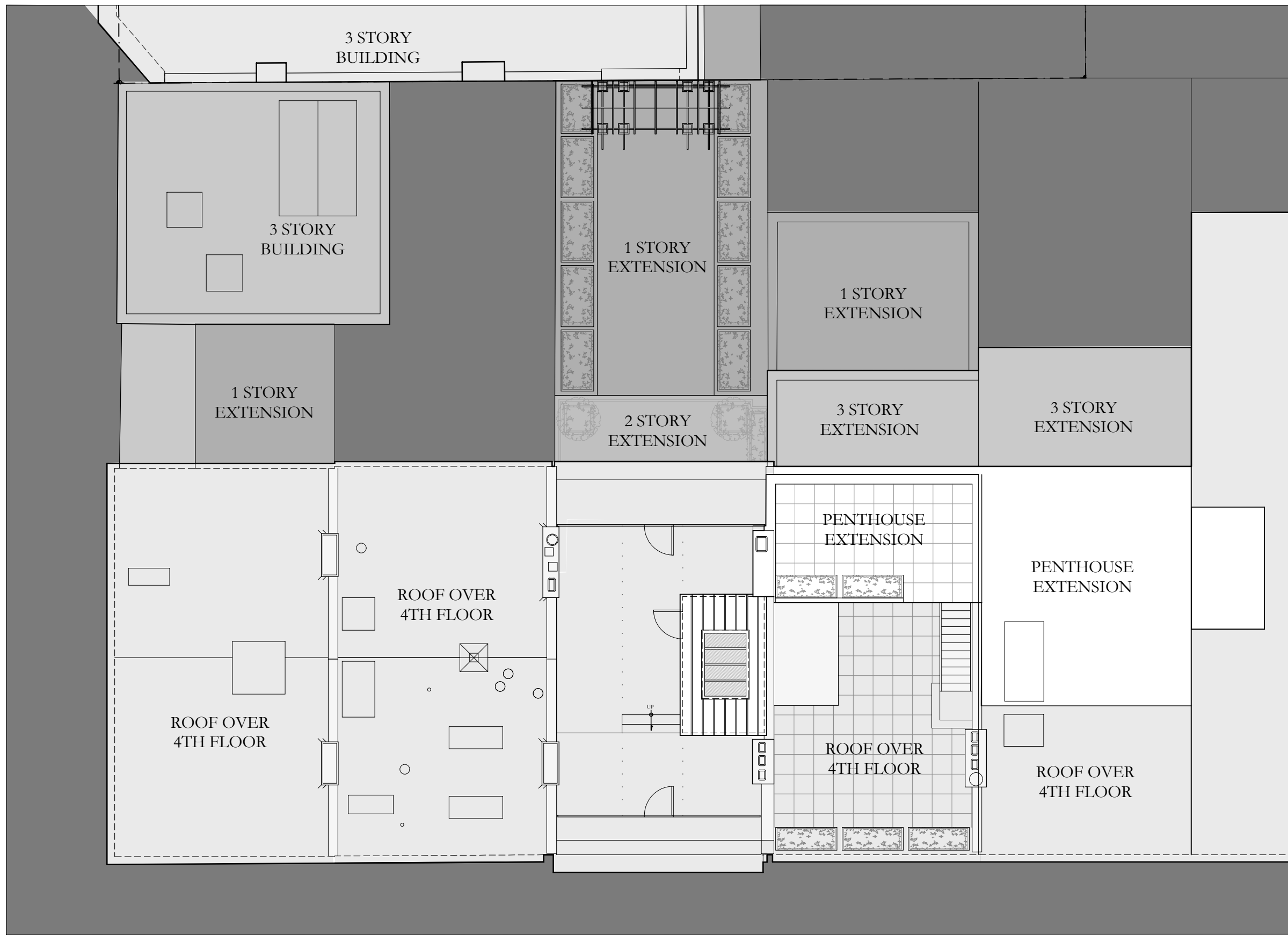
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LPC-10
EXISTING ROOF PLAN INCLUDING NEIGHBORING PROPERTIES

3/32" = 1'-0"



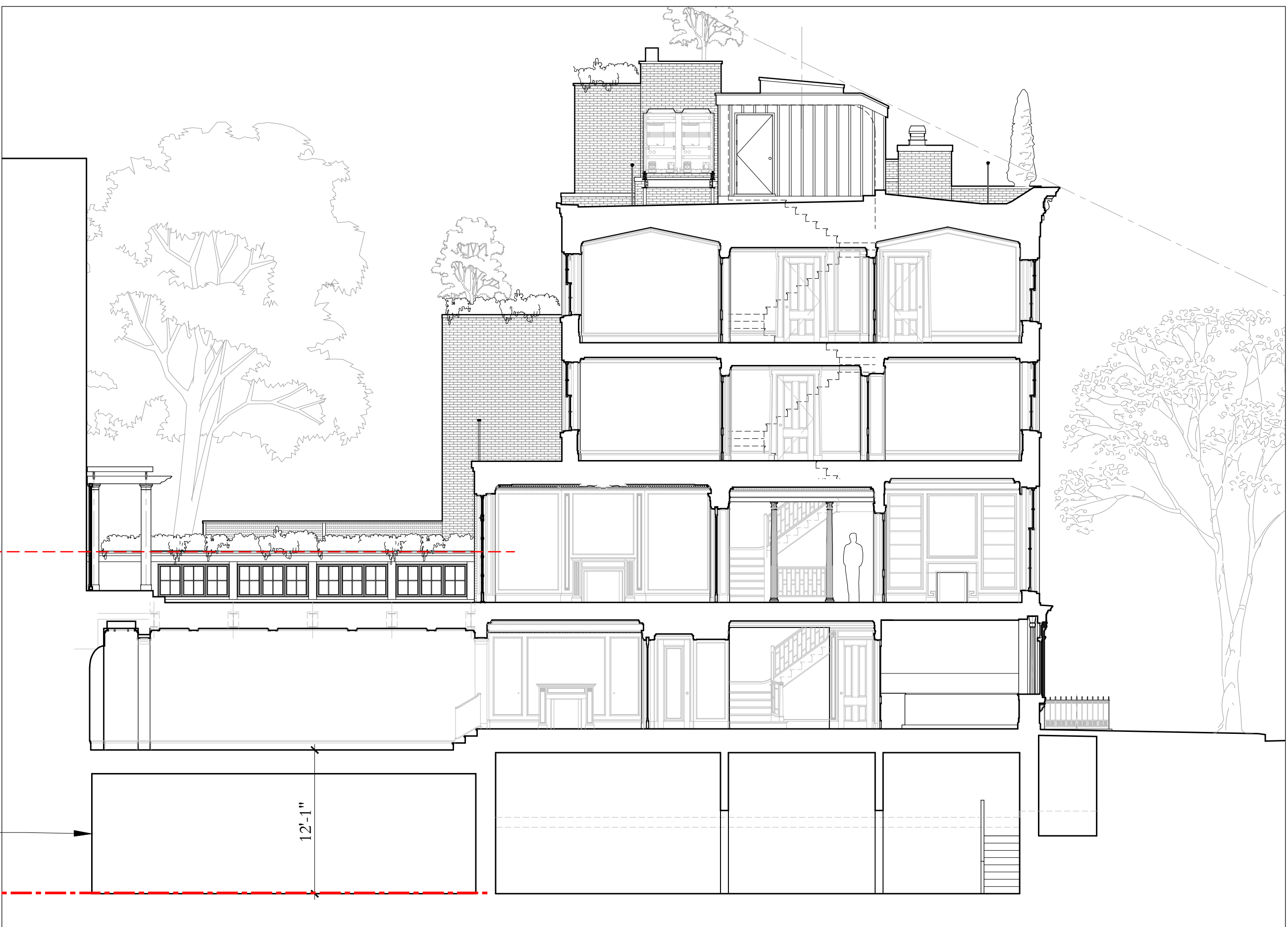
02
LPC-10
EXISTING BUILDING SECTION FACING SOUTH

1/8" = 1'-0"



03
LPC-10
PROPOSED ROOF PLAN WITH NEIGHBORING PROPERTIES

3/32" = 1'-0"



01
LPC-10
PROPOSED BUILDING SECTION FACING SOUTH

1/8" = 1'-0"

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

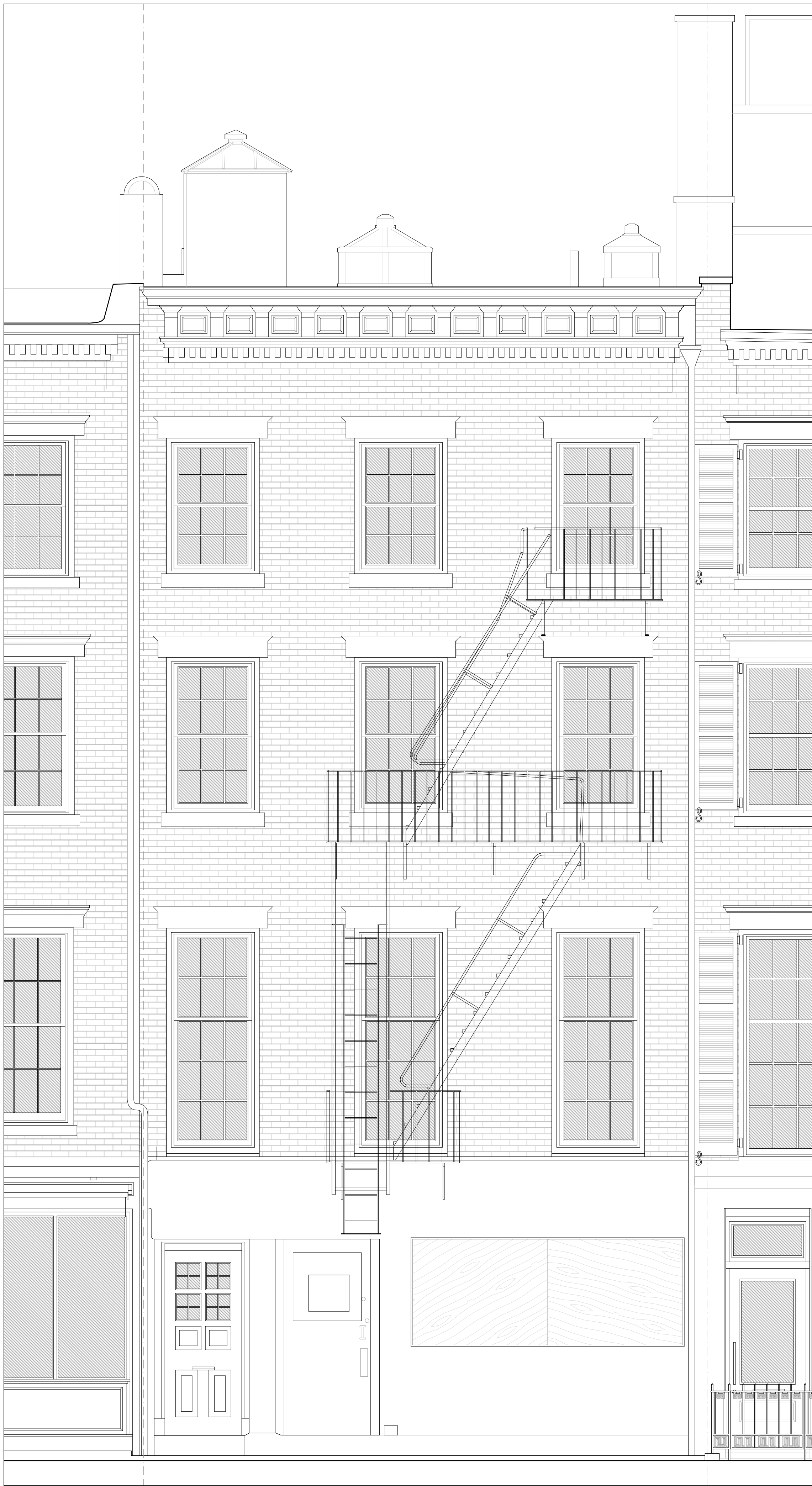
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EXISTING & PROPOSED HUDSON
ST FACADE

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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
LPC-05

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



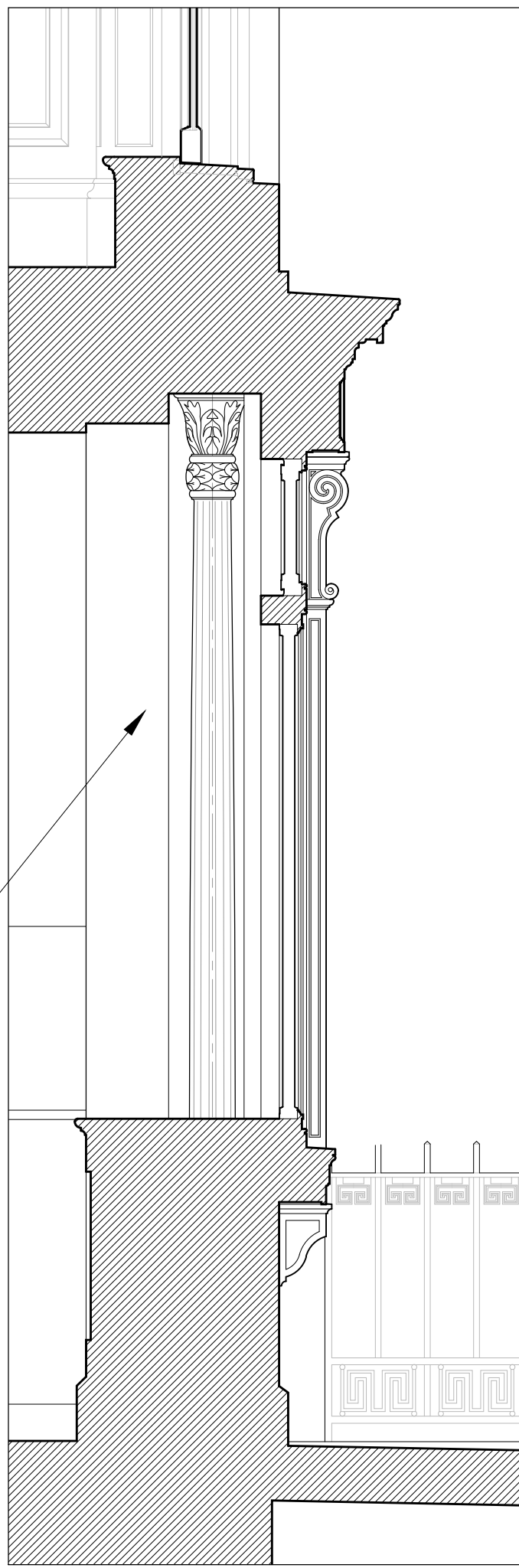
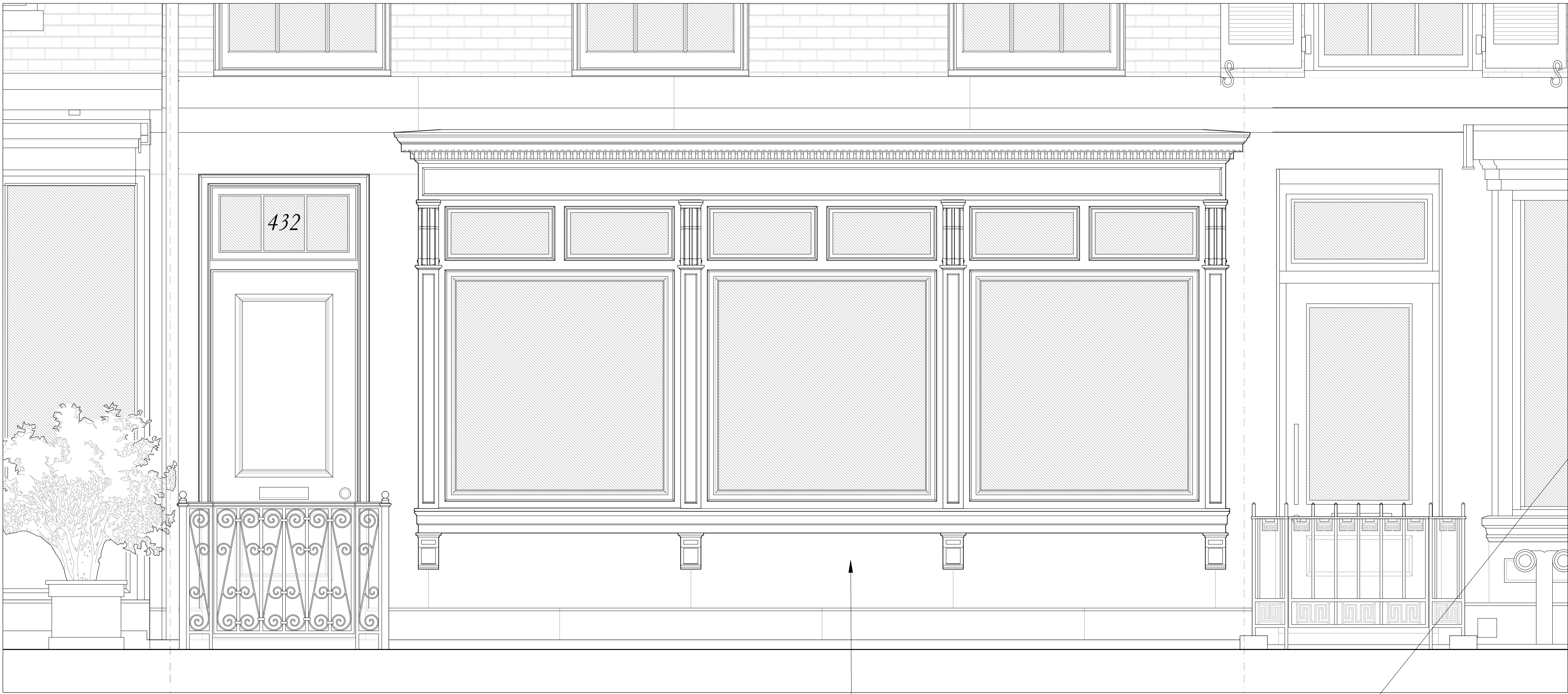
432 HUDSON - CURRENT SHOPFRONT CONDITION - EXTERIOR



434 HUDSON STREET - 1940 TAX PHOTO - DETAIL AT SHOPFRONT

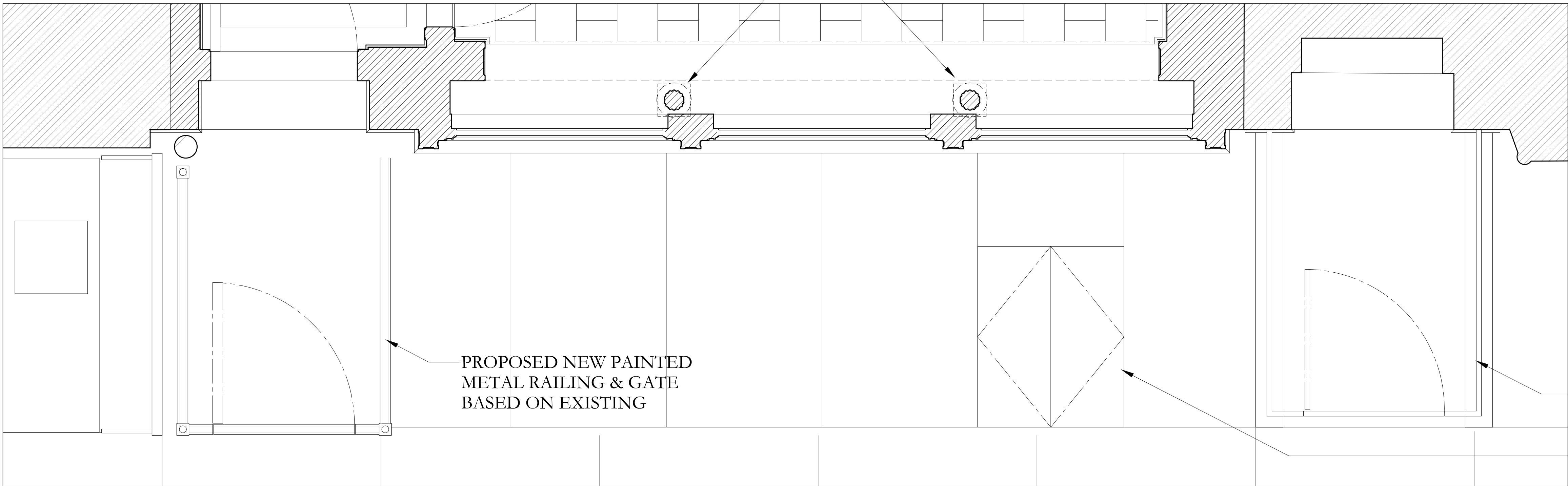


432 HUDSON - CURRENT SHOPFRONT CONDITION - INTERIOR



02 PROPOSED VICTORIAN SHOPFRONT ELEVATION
LPC-06

03 PROPOSED SECTION @ SHOPFRONT
LPC-06



01 PROPOSED PLAN @ SHOPFRONT & SIDEWALK
LPC-06

EXISTING RAILING &
GATE AT 430 HUDSON
NEW SIDEWALK HATCH

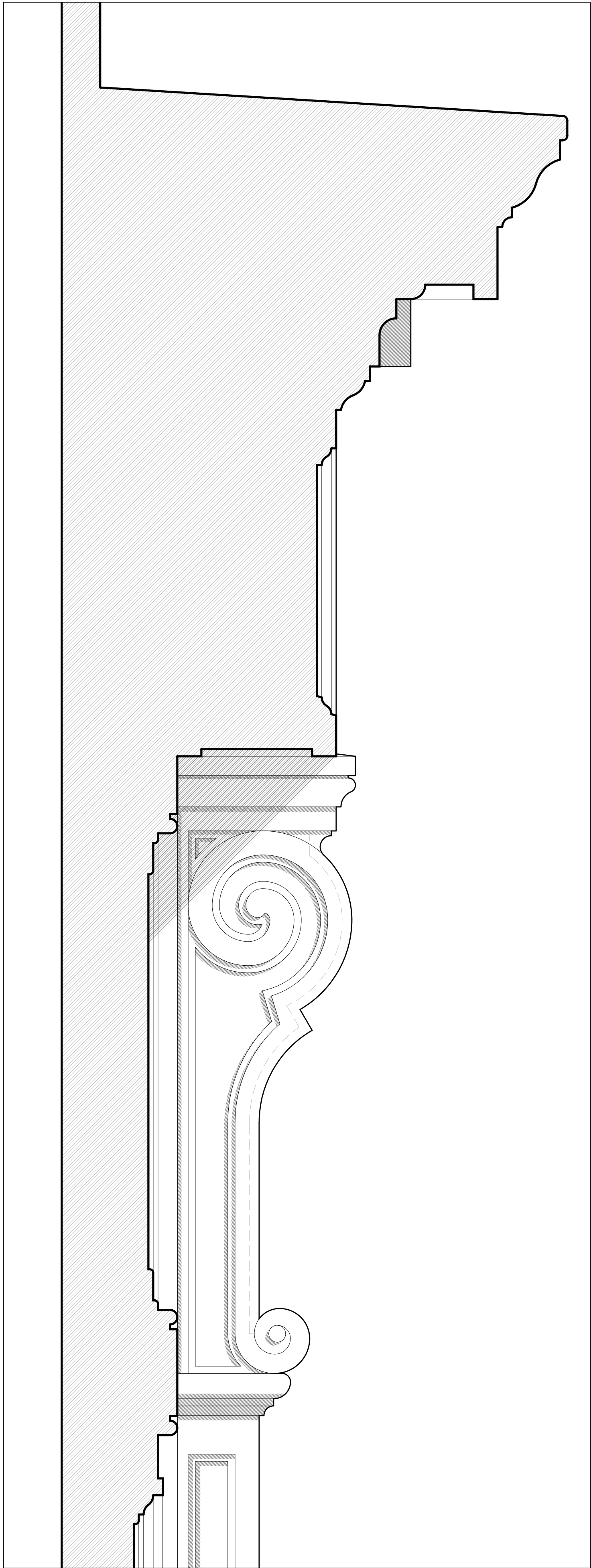
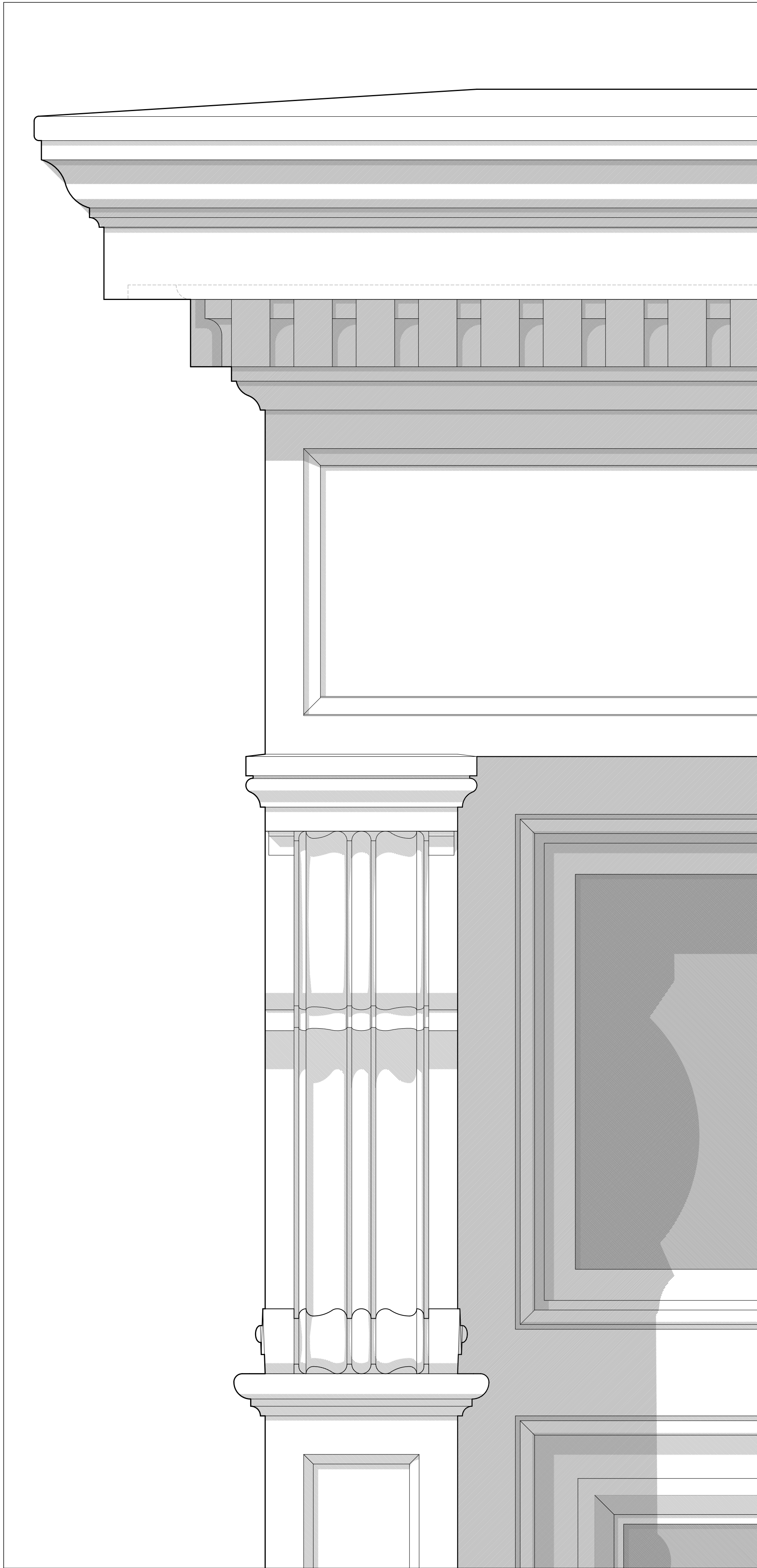
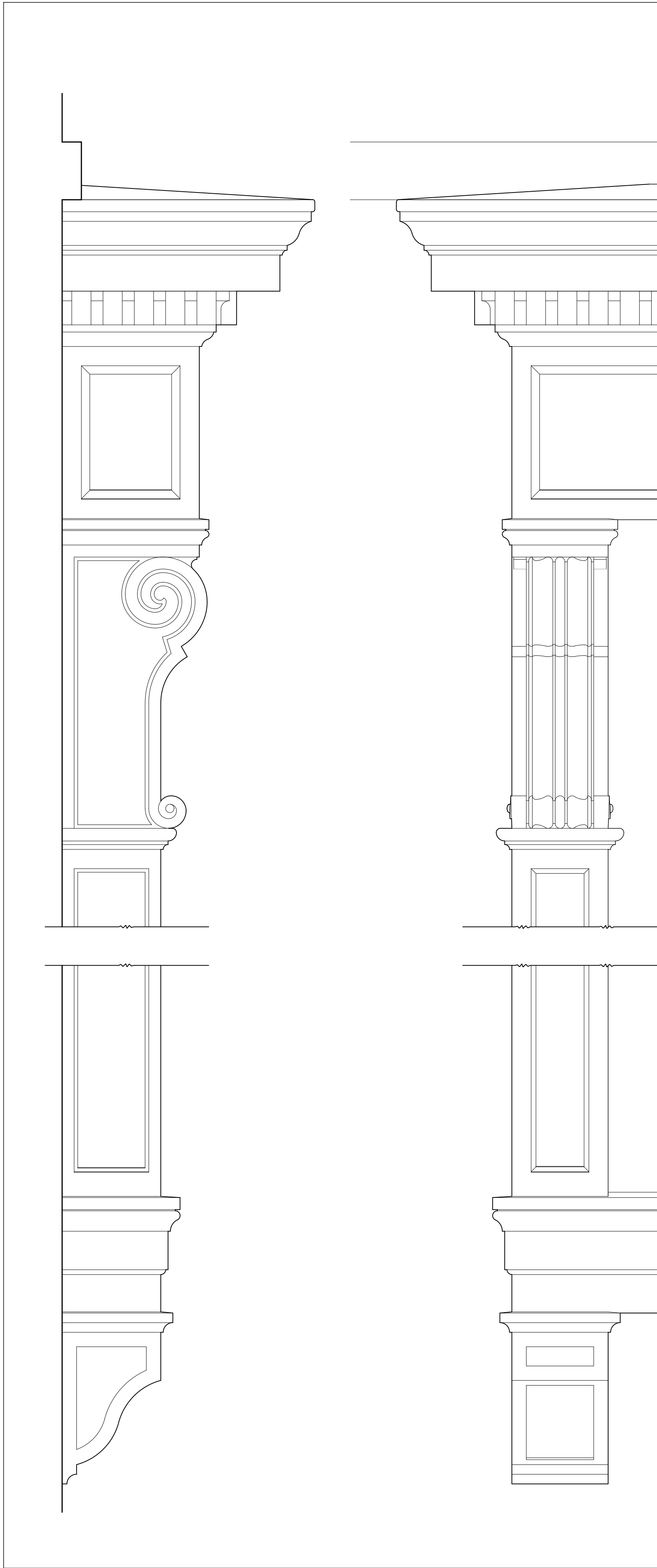
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SHOPFRONT DESIGN

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	Project No.	3803



PRESENTATION TO GVSHIP 11.21.25

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SHOPFRONT DETAILS

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430 HUDSON ST.



428 HUDSON ST.



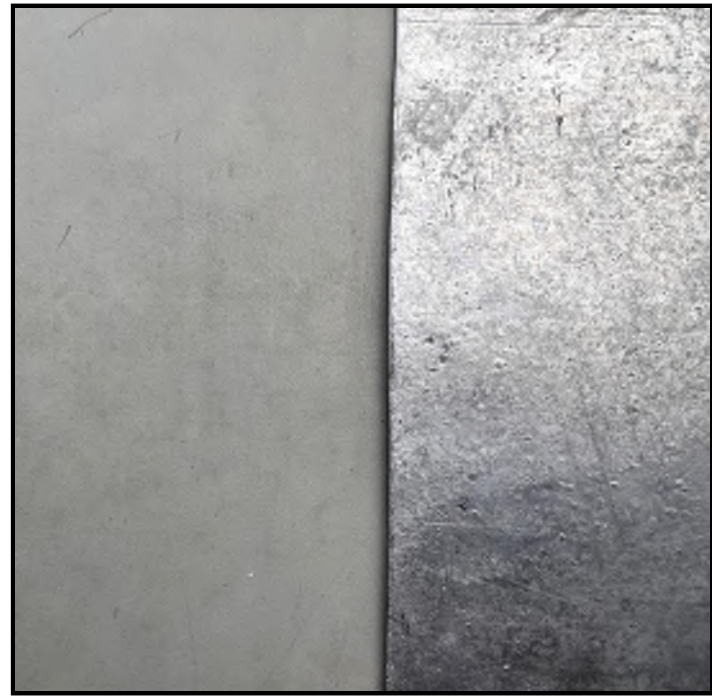
426 HUDSON ST.



422 HUDSON ST.



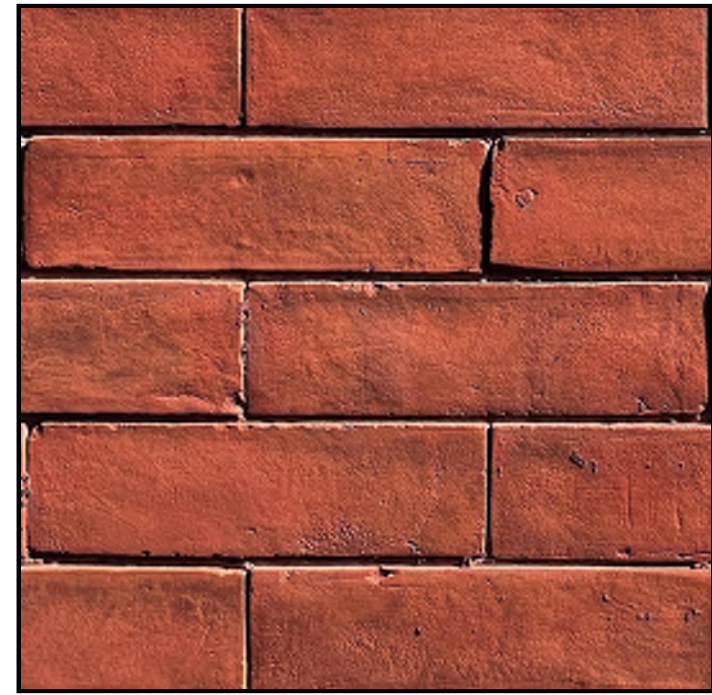
432 HUDSON ST.



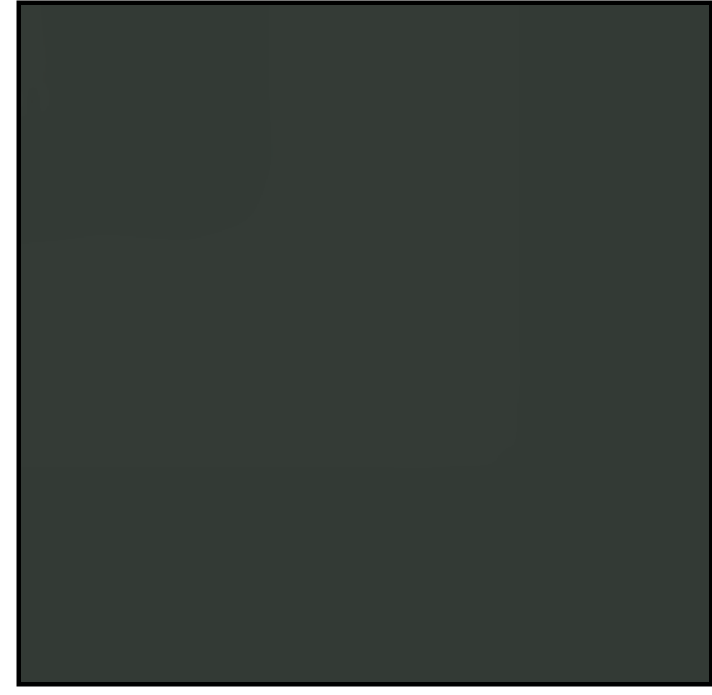
ROOFTOP BULKHEAD: TIN-ZINC
COATED COPPER
(L: WEATHERED/R: NEW)



LINTELS, SILLS & GROUND FLOOR
FACADE: BROWNSTONE



CLEANED EXISTING
VENEER BRICK



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



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



PROPOSED HUDSON STREET FACADE

3/8" = 1'-0"

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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

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HUDSON STREET FACADE -
PROPOSED

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LPC-12

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

SAFETY RAILING

SIGHT-LINE FROM
OPPOSITE SIDE OF
HUDSON STREET

PLANTINGS AT NEIGHBOR'S
ROOF BEYOND

NEW KITCHEN HOOD
EXHAUST FAN ON
EXISTING CHIMNEY

SAFETY RAILING

02
LPC-12
PROPOSED ROOF SECTION FACING BULKHEAD

1/2" = 1'-0"

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

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

PROPOSED
CODE-REQUIRED GREEN
ROOF AREA (LOW
PLANTINGS)

GATE FOR FIRE
DEPARTMENT ACCESS

01
LPC-12
PARTIAL ROOF PLAN SHOWING PROPOSED BULKHEAD

1/2" = 1'-0"

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STAIR BULKHEAD & ROOF PLAN

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EXISTING VIEW OF 432 HUDSON FROM ACROSS
HUDSON & MORTON STREETS



PROPOSED VIEW OF 432 HUDSON FROM ACROSS
HUDSON & MORTON STREETS

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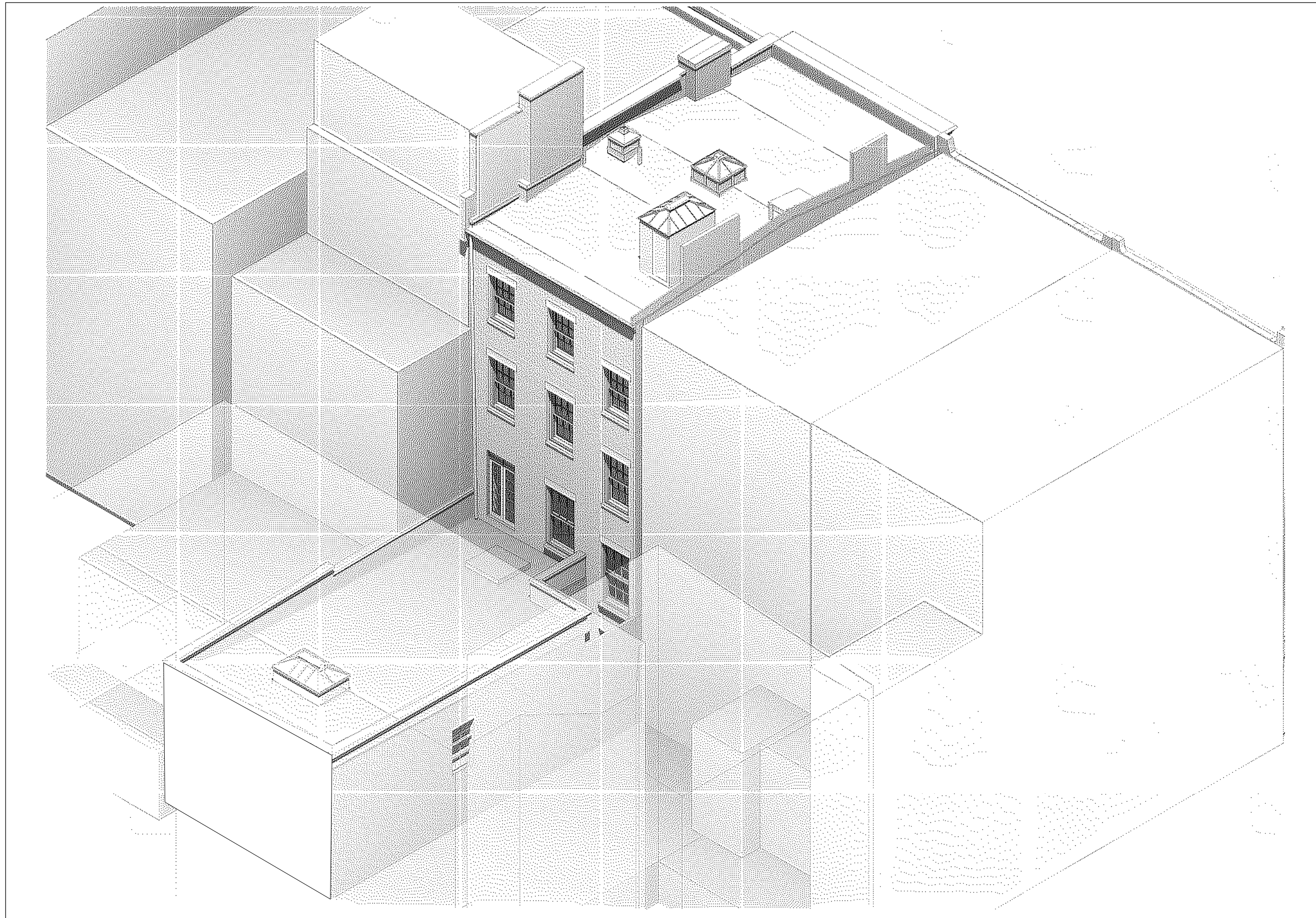
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STREET VIEWS OF BULKHEAD
MOCKUP

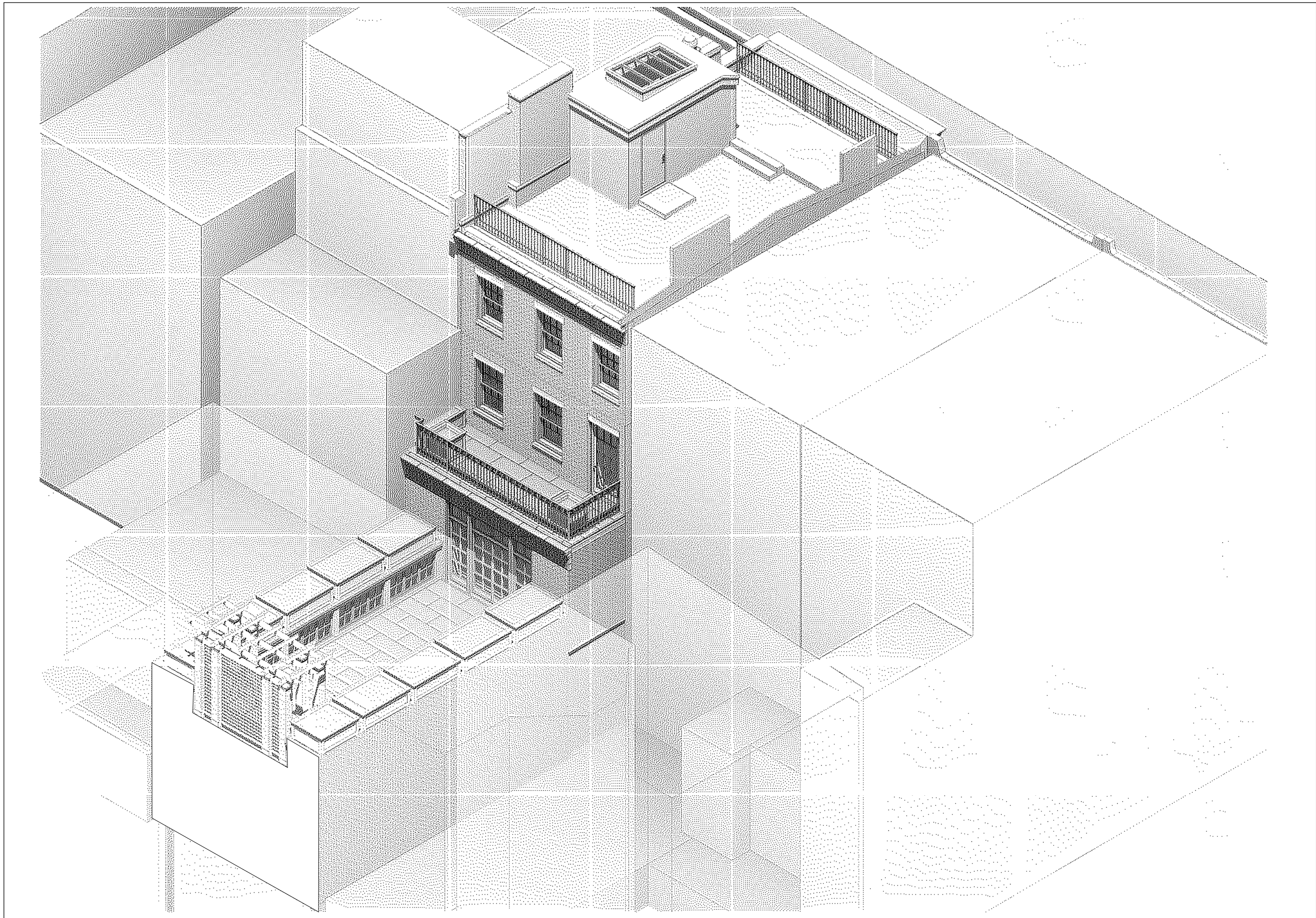
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BLOCK 583 - REAR YARD EXTENSIONS OF BUILDINGS FACING HUDSON STREET



EXISTING AXONOMETRIC VIEW OF REAR



PROPOSED AXONOMETRIC VIEW OF REAR



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

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REAR FACADE EXISTING
CONDITIONS

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	VARIES
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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-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

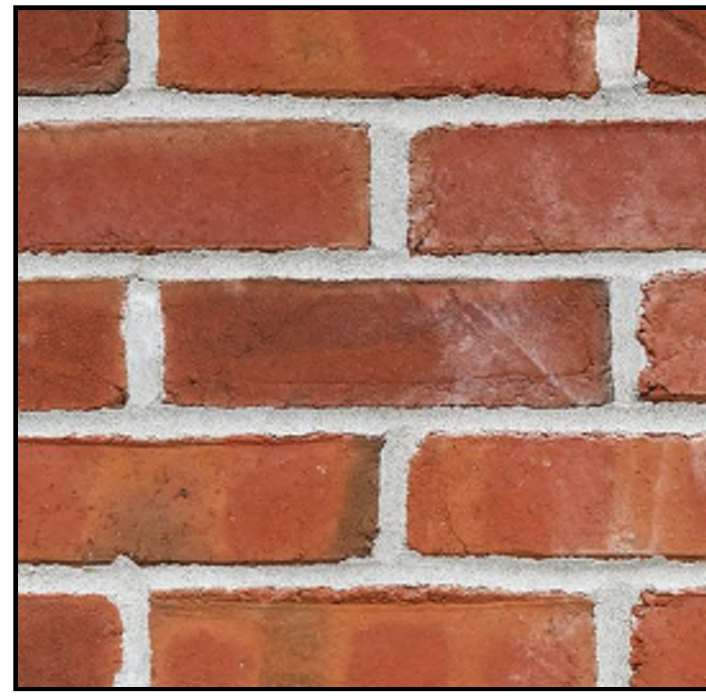
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ROOFTOP BULKHEAD, GUTTERS & CLERESTORY
WINDOW CLADDING: TIN-ZINC COATED COPPER
(L: WEATHERED/R: NEW)



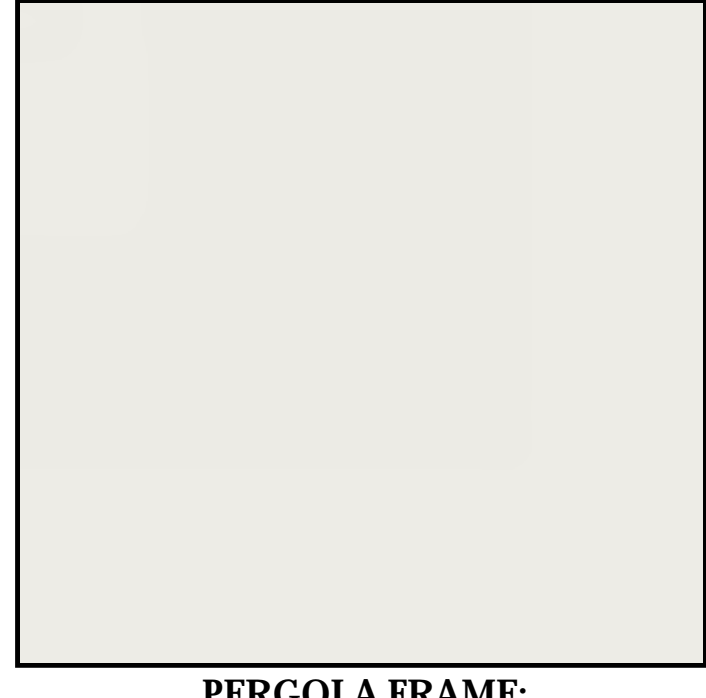
LINTELS & SILLS: BROWNSTONE



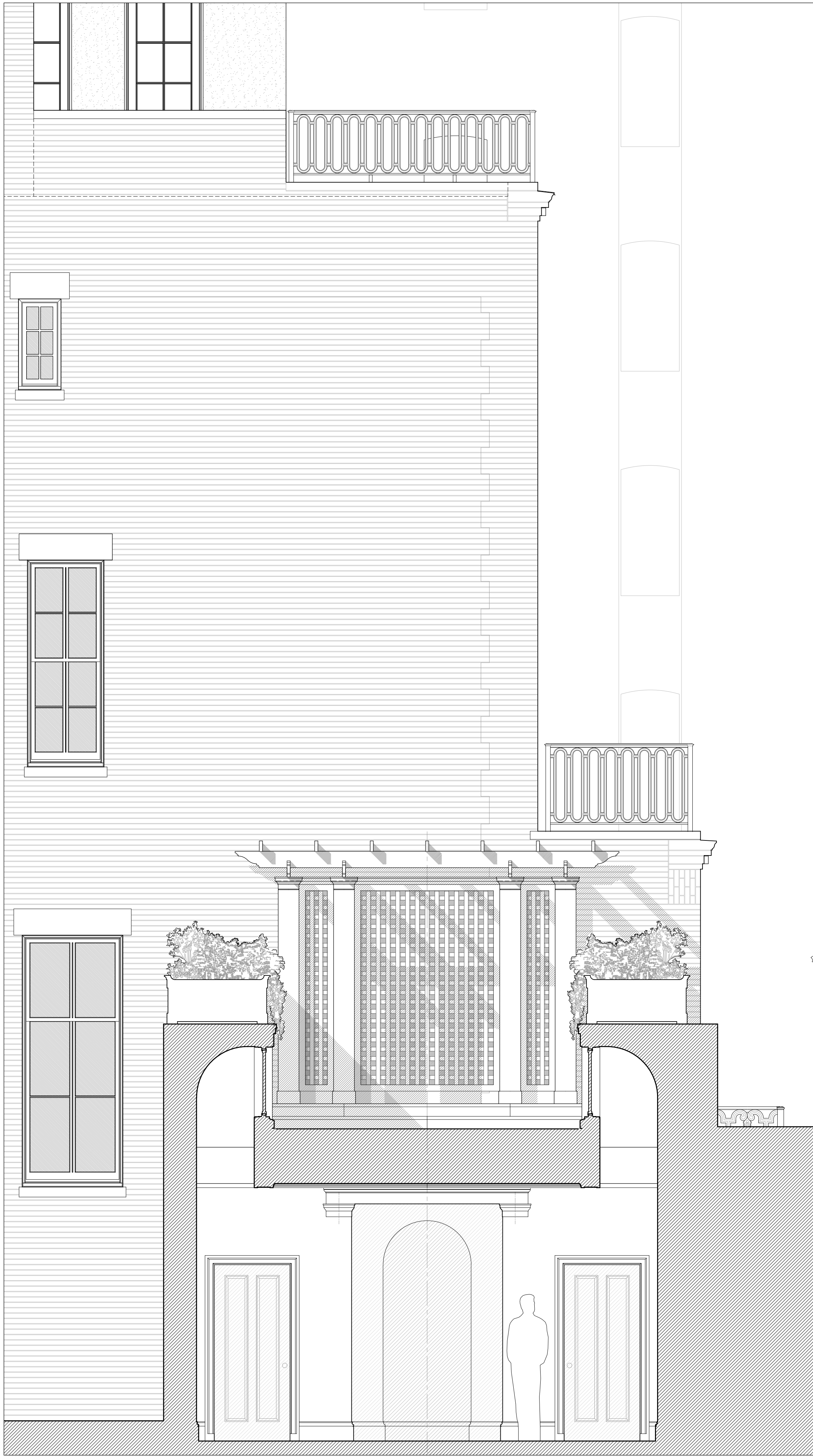
REAR FACADE & EXTENSION BRICK:
GLEN GERY 53DD



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



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



02
LPC-14
PROPOSED SECTION THRU REAR EXTENSION FACING EAST

3/8" = 1'-0"



01
LPC-14
PROPOSED SECTION THRU REAR EXTENSION FACING WEST

3/8" = 1'-0"

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PROPOSED REAR FACADE &
SECTION THRU EXTENSION

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EXTERIOR RENDERINGS

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	DATE
	Scale:
	VARIES
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	Project No.
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