

The current proposal is:

Preservation Department – Item 4, LPC-21-01073

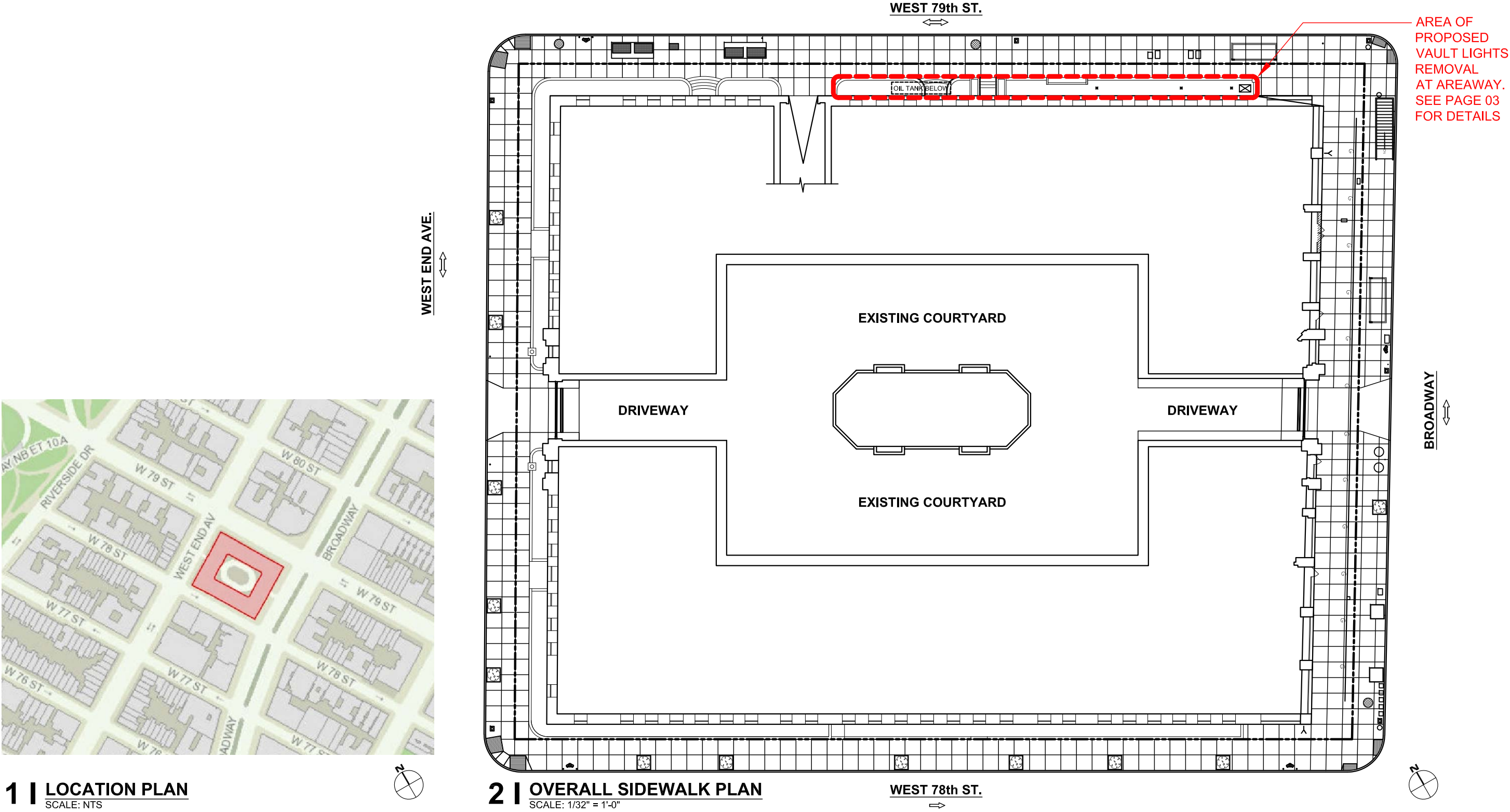
**2211 Broadway – The Apthorp Apartments,
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

THE APTHORP APARTMENTS

2211 BROADWAY NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



THE APTHORP APARTMENTS

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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



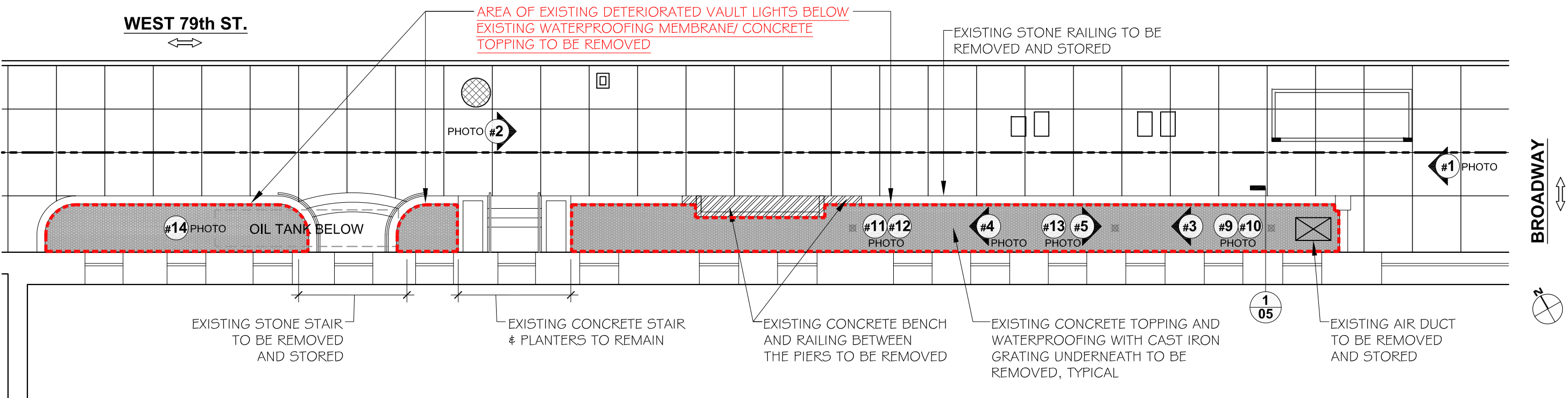
1 | VIEW OF BROADWAY AND WEST 79TH STREET FACADES IN 1910
THE WORLD'S NEW YORK APARTMENT HOUSE ALBUM, 1910

2 | VIEW OF BROADWAY AND WEST 79TH STREET FACADES IN 2020
VIDARIS PHOTO, SEPTEMBER 22, 2020

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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



A | EXISTING PARTIAL AREAWAY/ SIDEWALK PLAN AT WEST 79TH STREET
SCALE: 3/32" = 1'-0"



1 | VIEW OF STONE RAILING ENCLOSING NORTH AREAWAY LOOKING WEST
VIDARIS PHOTO, SEPTEMBER 2020



2 | VIEW OF STONE RAILING ENCLOSING NORTH AREAWAY LOOKING EAST
VIDARIS PHOTO, SEPTEMBER 2020



3 | VIEW OF THE TEMPORARY PROTECTION INSTALLED OVER AREAWAY WATERPROOFING
VIDARIS PHOTO, SEPTEMBER 2020

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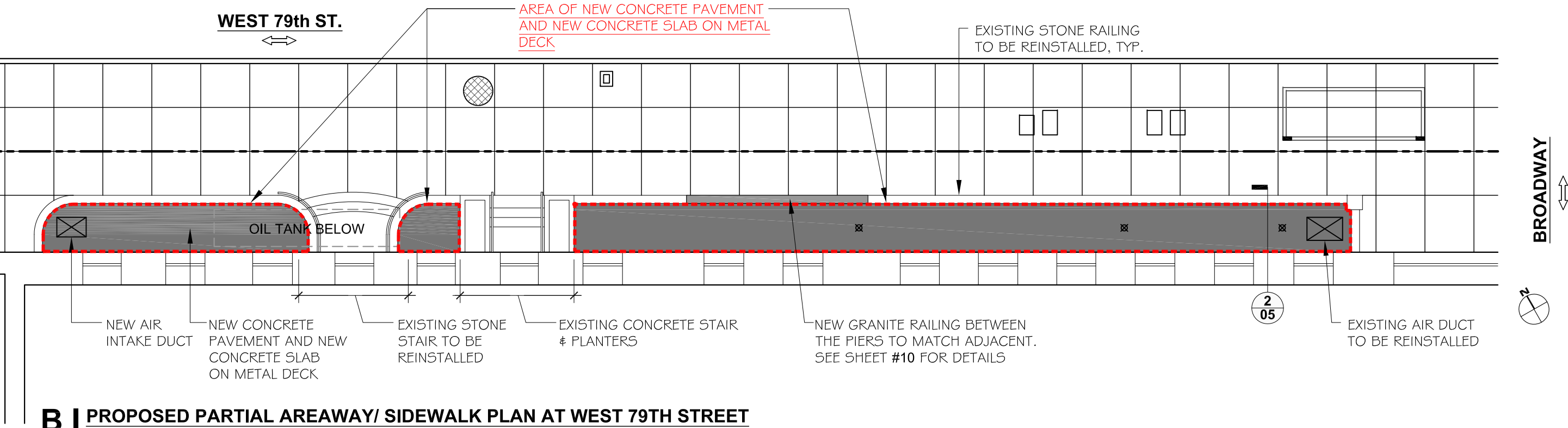


PHOTO #4

4 | VIEW OF AREAWAY WITH WATERPROOFING
VIDARIS PHOTO, JULY 2018



PHOTO #5

5 | VIEW OF AREAWAY WITH WATERPROOFING
VIDARIS PHOTO, JULY 2018



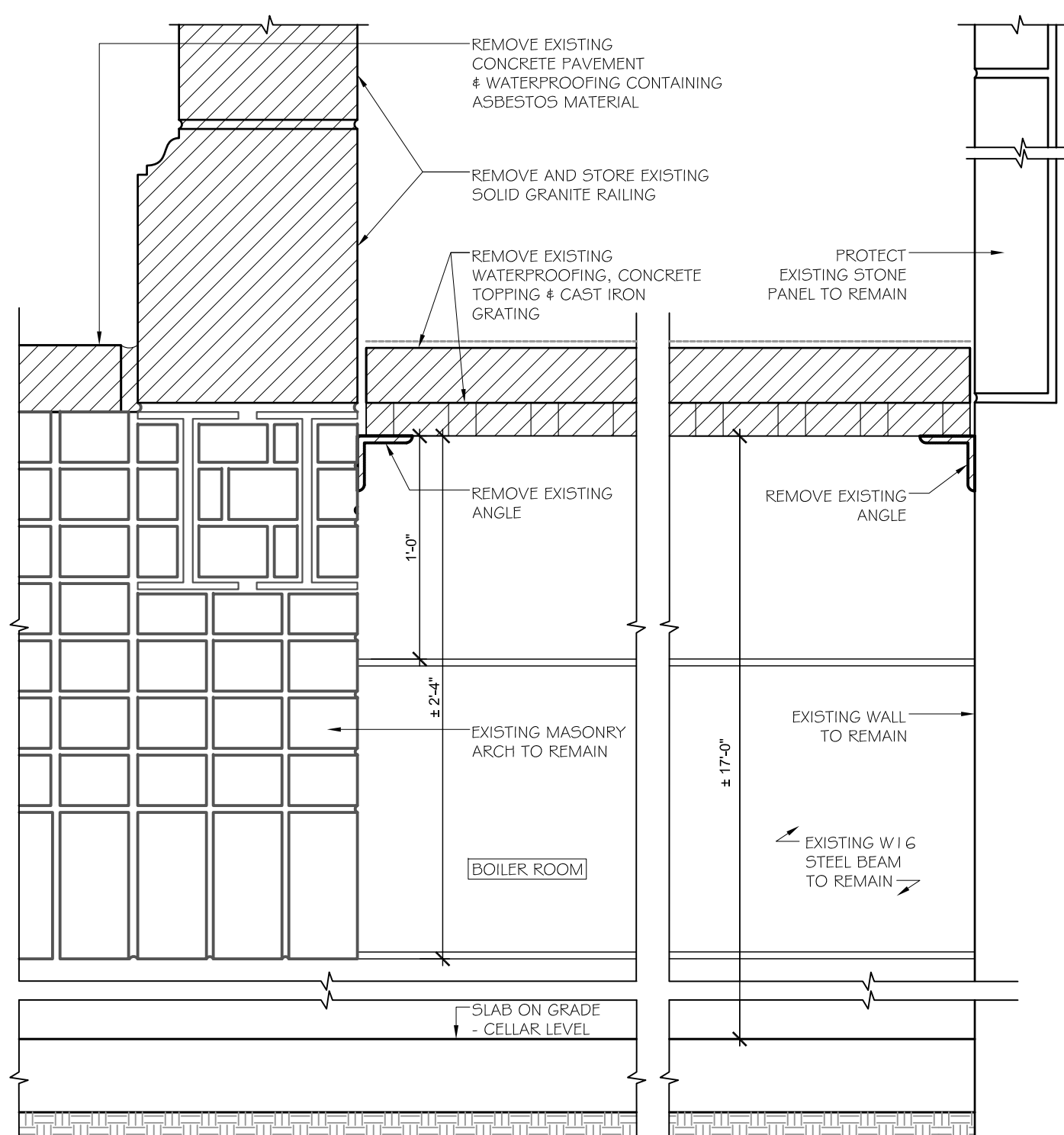
PHOTO #6

6 | VIEW OF THE CAST IRON GRATING WITH CONCRETE TOPPING BENEATH AREAWAY
VIDARIS PHOTO, DECEMBER 2018

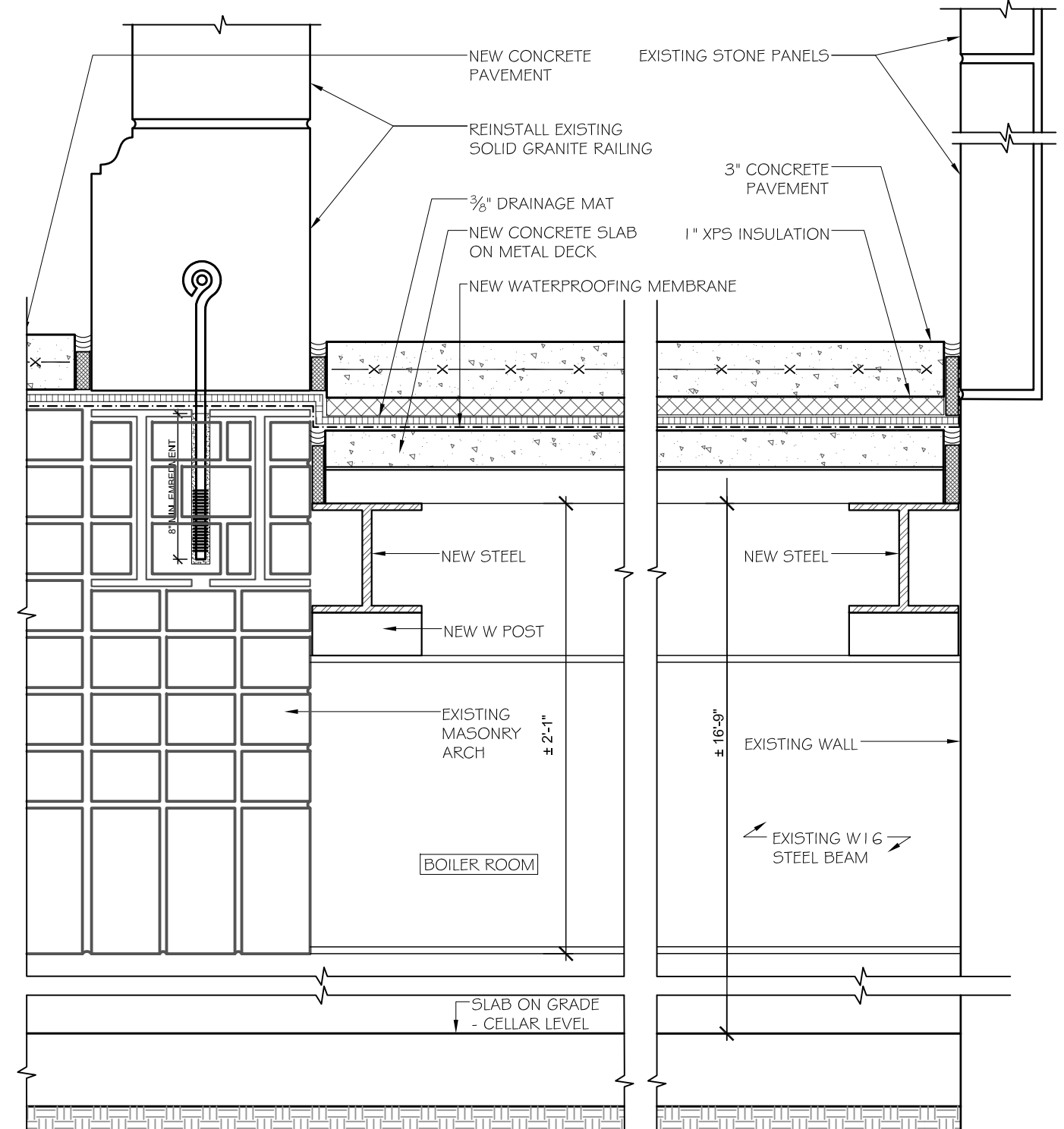
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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



1 | EXISTING SECTION THROUGH NORTH AREAWAY EASTERN SIDE
SCALE: 1-1/2" = 1'-0"



2 | PROPOSED SECTION THROUGH NORTH AREAWAY EASTERN SIDE
SCALE: 1-1/2" = 1'-0"

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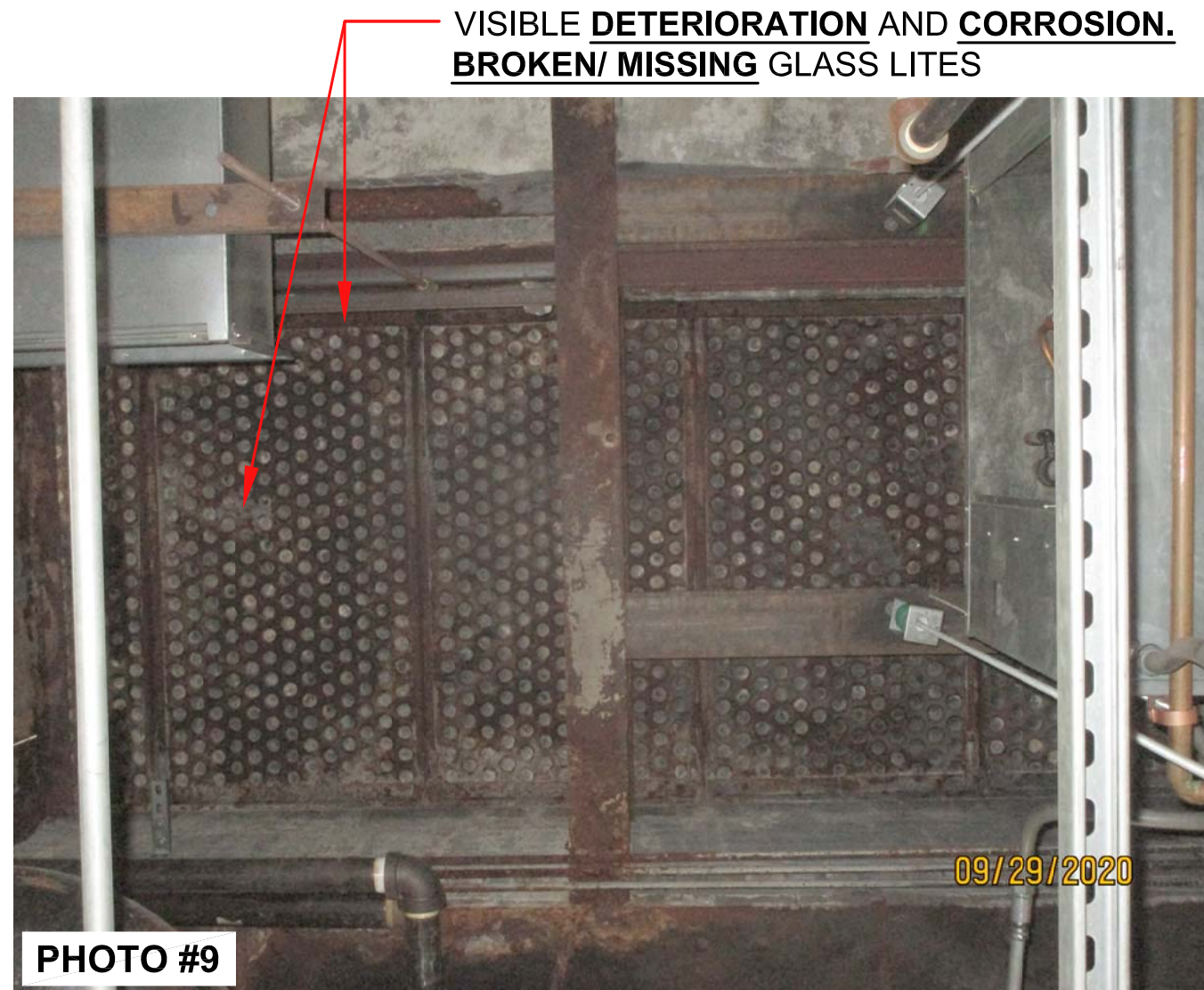


- HISTORIC CAST IRON VAULT LIGHTS IN THE AREAWAY ARE COVERED WITH CONCRETE TOPPING/ WATERPROOFING MEMBRANE AND WERE OBSERVED FROM THE UNOCCUPIED CELLAR LEVEL BELOW.
- THE AREAWAY VISIBILITY IS LIMITED FROM THE PUBLIC THOROUGHFARE DUE TO THE PRESENCE OF GRANITE RAILING SEPARATING THE AREAWAY FROM SIDEWALK.

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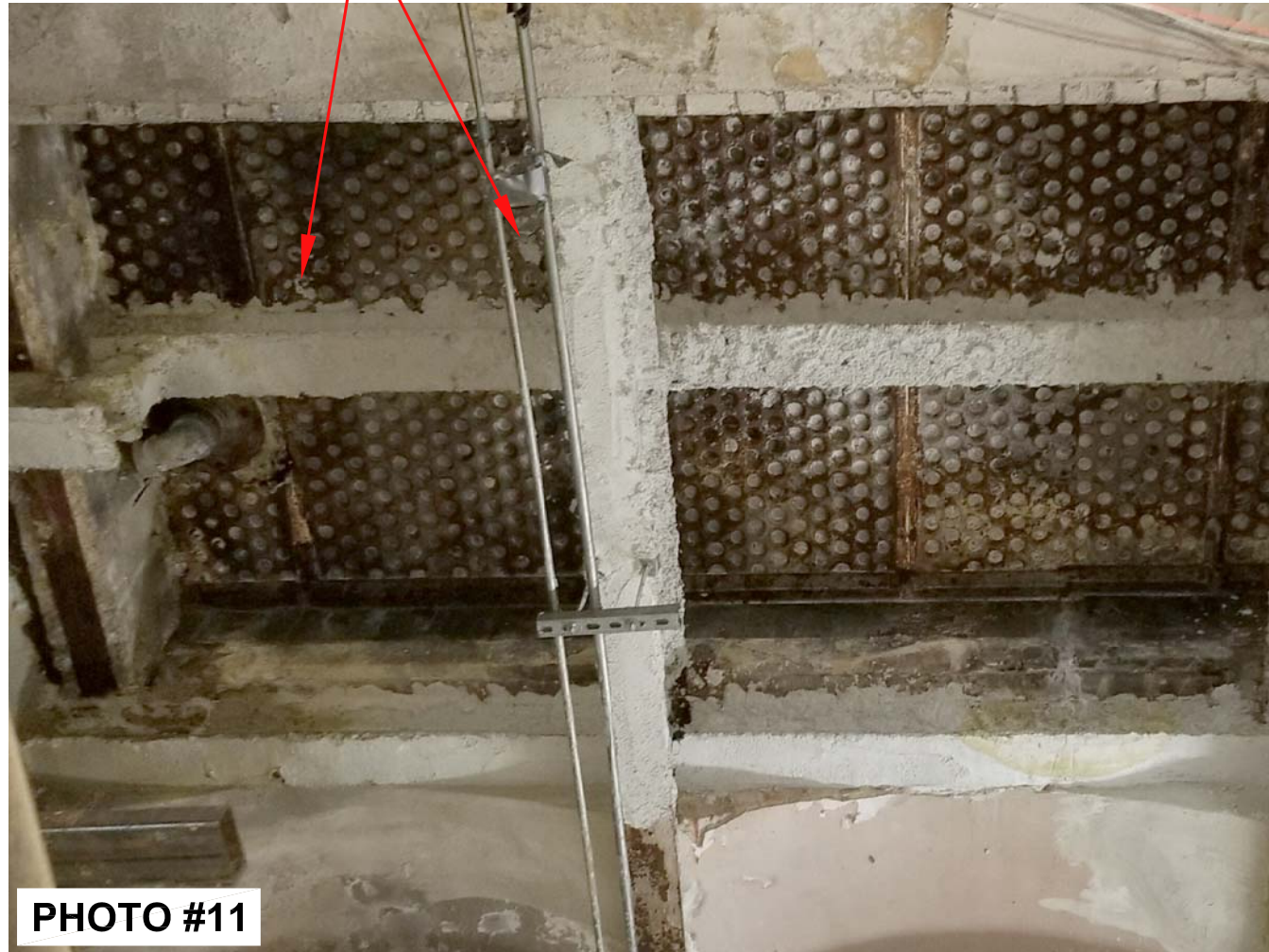
- HISTORIC CAST IRON VAULT LIGHTS IN THE AREAWAY ARE COVERED WITH CONCRETE TOPPING/ WATERPROOFING MEMBRANE AND WERE OBSERVED FROM THE UNOCCUPIED CELLAR LEVEL BELOW.
- DELETERIOUS CONDITIONS OF CAST IRON VAULT LIGHTS, WATER PENETRATION RESULTING IN LEAKS AND LIMITED VISIBILITY OF THE AREAWAY FROM THE PUBLIC THOROUGHFARE WERE THE THREE MAIN OBJECTIVES FOR THE PROPOSED WORK ESTABLISHMENT.

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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

VISIBLE SECTION LOSS, DETERIORATION AND CORROSION. BROKEN/ MISSING GLASS LITES



VISIBLE SECTION LOSS, DETERIORATION AND CORROSION. BROKEN/ MISSING GLASS LITES



- HISTORIC CAST IRON VAULT LIGHTS IN THE AREAWAY ARE COVERED WITH CONCRETE TOPPING/ WATERPROOFING MEMBRANE AND WERE OBSERVED FROM THE UNOCCUPIED CELLAR LEVEL BELOW.
- DELETERIOUS CONDITIONS OF CAST IRON VAULT LIGHTS, WATER PENETRATION RESULTING IN LEAKS AND LIMITED VISIBILITY OF THE AREAWAY FROM THE PUBLIC THOROUGHFARE WERE THE THREE MAIN OBJECTIVES FOR THE PROPOSED WORK ESTABLISHMENT.

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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

VISIBLE **DETERIORATION** AND **CORROSION**.
BROKEN/ MISSING GLASS LITES



VAULT LIGHTS ABOVE TANK OIL AREA
WITH THE FIREPROOFING PRESENT
AT THE UNDERSIDE

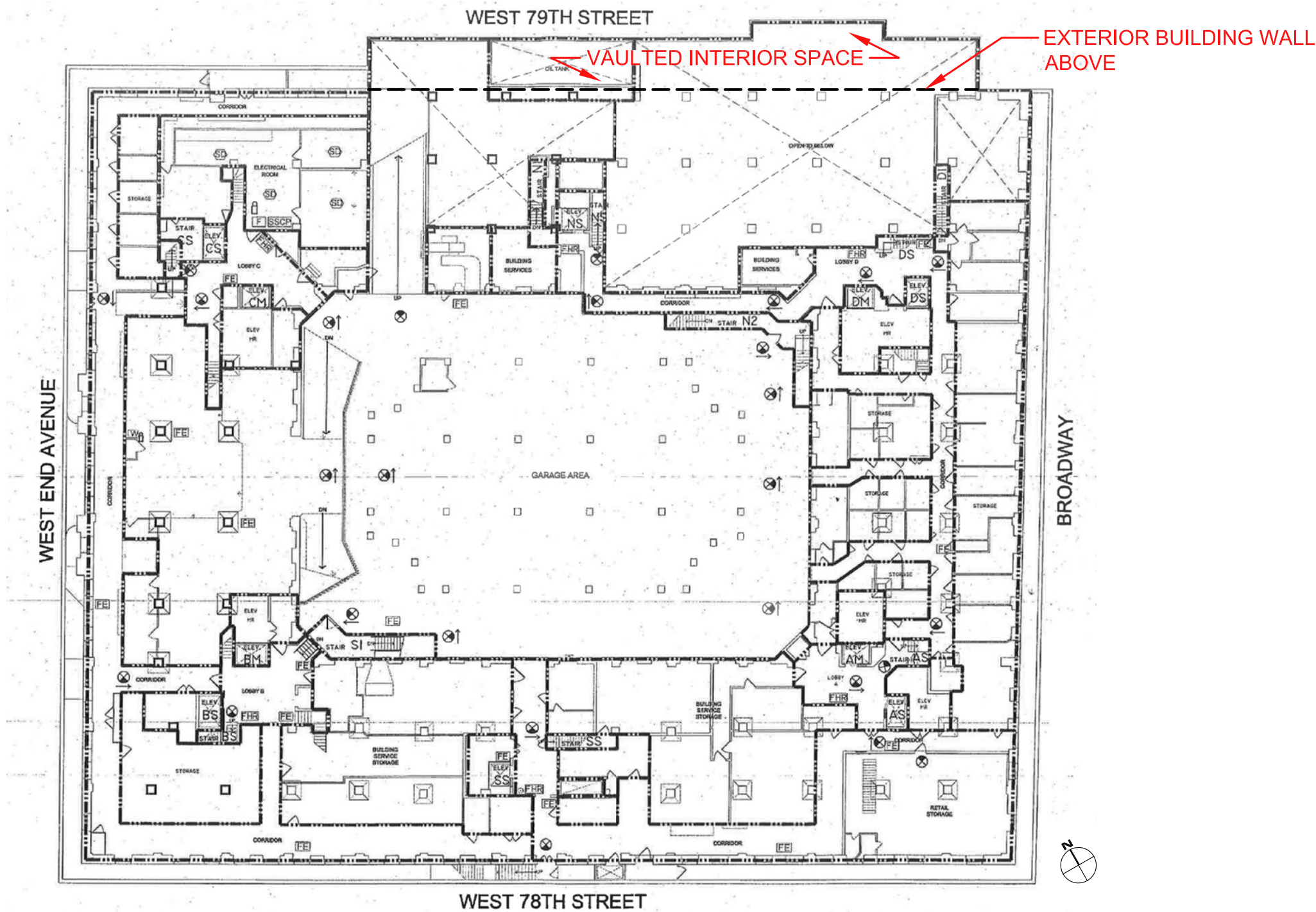


- HISTORIC CAST IRON VAULT LIGHTS IN THE AREAWAY ARE COVERED WITH CONCRETE TOPPING/ WATERPROOFING MEMBRANE AND WERE OBSERVED FROM THE UNOCCUPIED CELLAR LEVEL BELOW.
- DELETERIOUS CONDITIONS OF CAST IRON VAULT LIGHTS, WATER PENETRATION RESULTING IN LEAKS AND LIMITED VISIBILITY OF THE AREAWAY FROM THE PUBLIC THOROUGHFARE WERE THE THREE MAIN OBJECTIVES FOR THE PROPOSED WORK ESTABLISHMENT.

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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



1 | CELLAR FLOOR PLAN
SCALE: 1/32" = 1'-0"

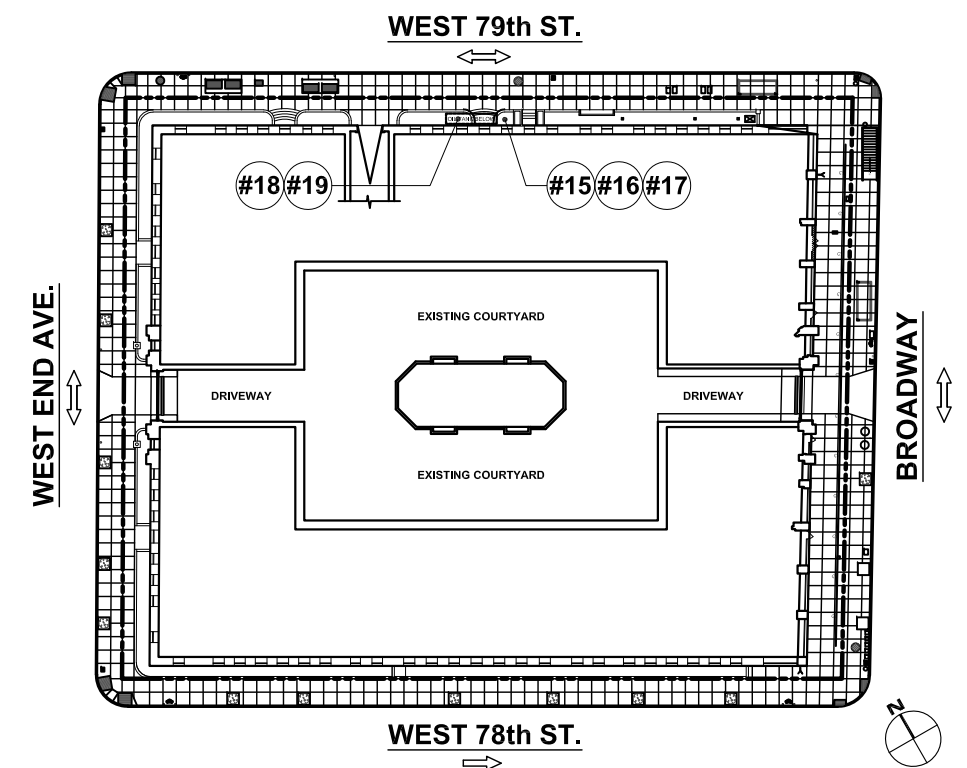
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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



DETERIORATED AND CORRODED CAST IRON VAULT LIGHTS WITH BROKEN AND MISSING GLASS LITES - NORTH FACADE



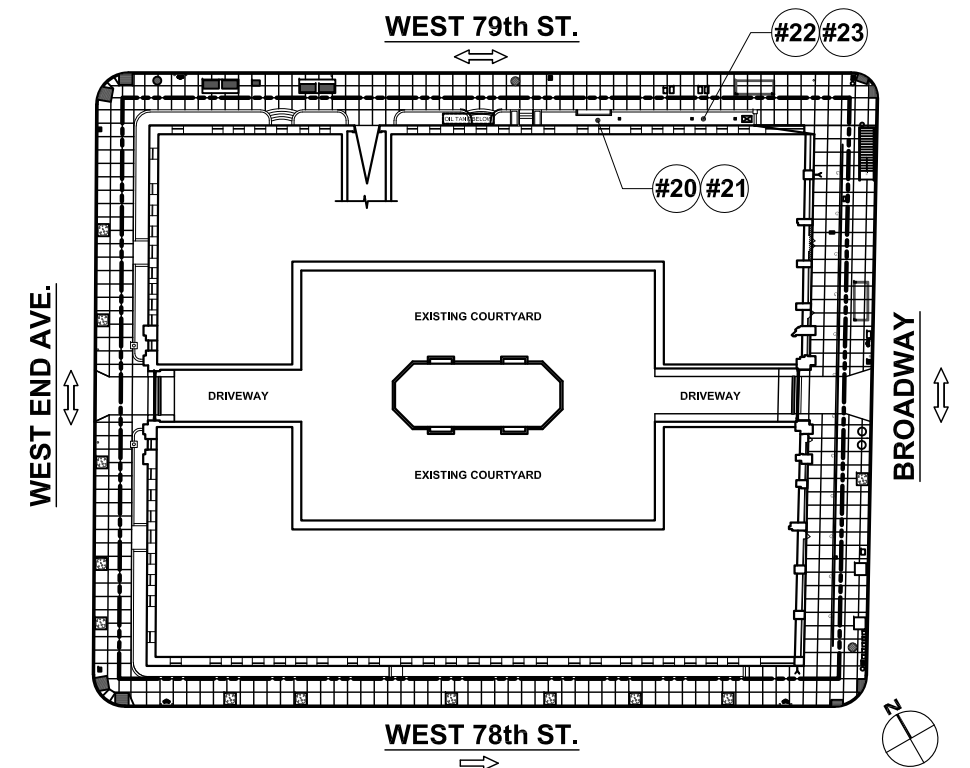
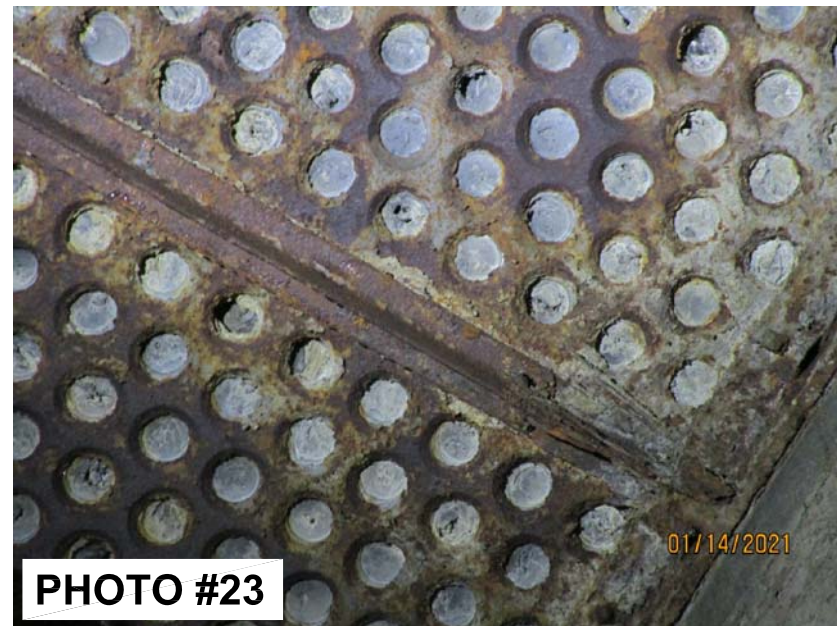
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DETERIORATED AND CORRODED CAST IRON VAULT LIGHTS WITH BROKEN AND MISSING GLASS LITES - NORTH FACADE



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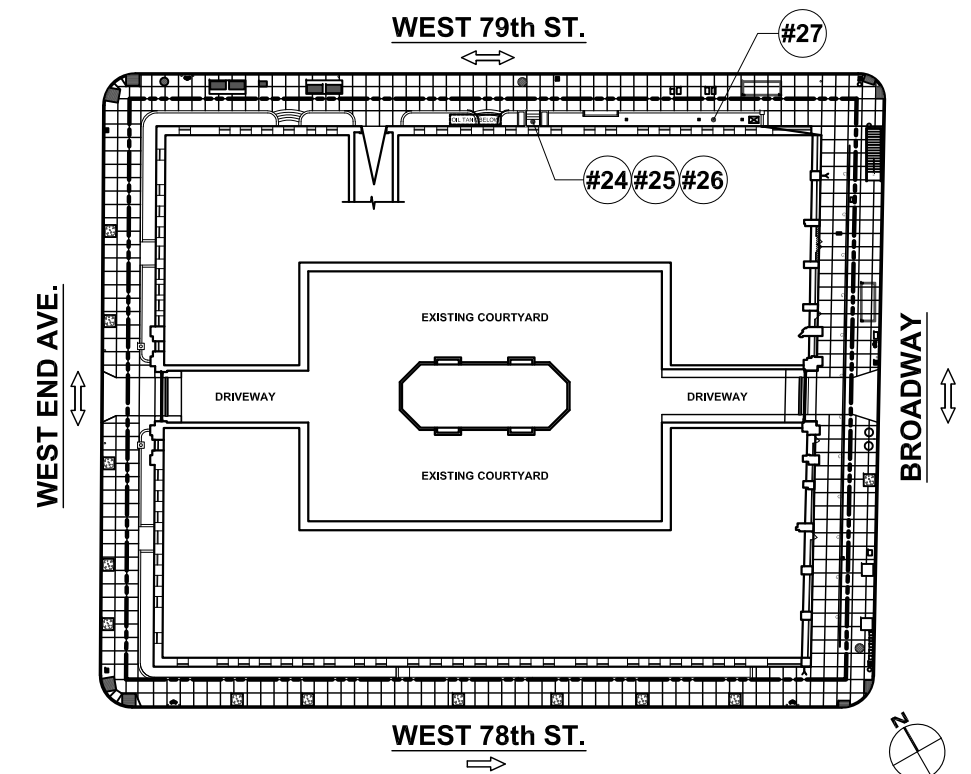
PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



VIEW OF THE CORRODED STEEL BEAMS AND STRUCTURAL DECK WITHIN THE VAULTED AREA - NORTH FACADE



GENERAL VIEW OF BOILER ROOM VAULTED SPACE - NORTH FACADE



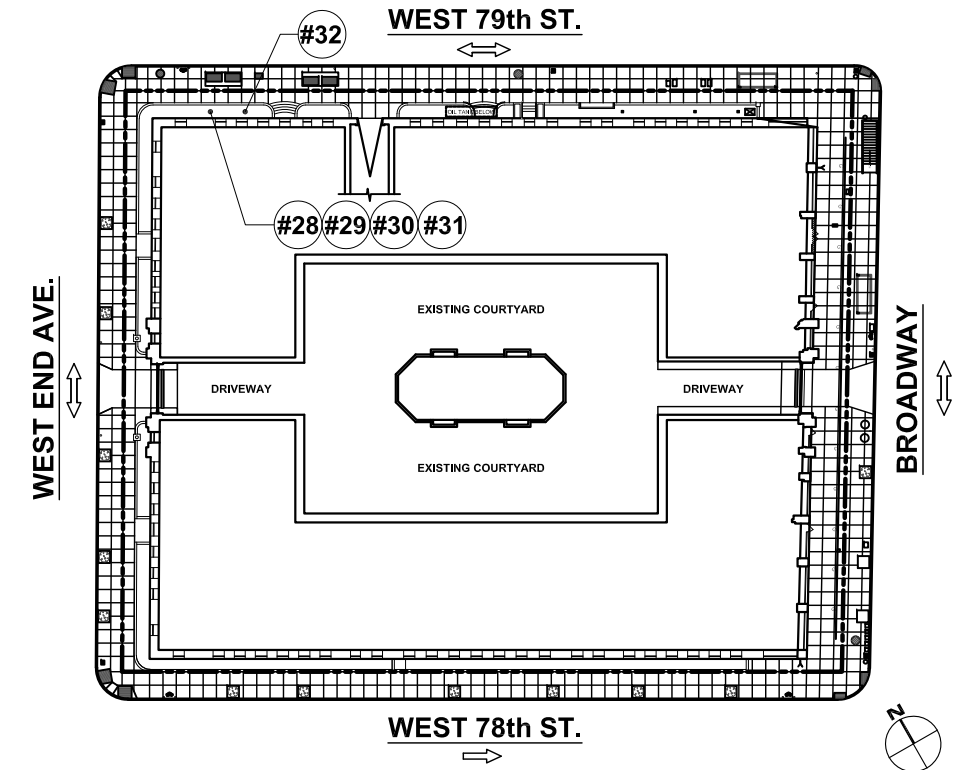
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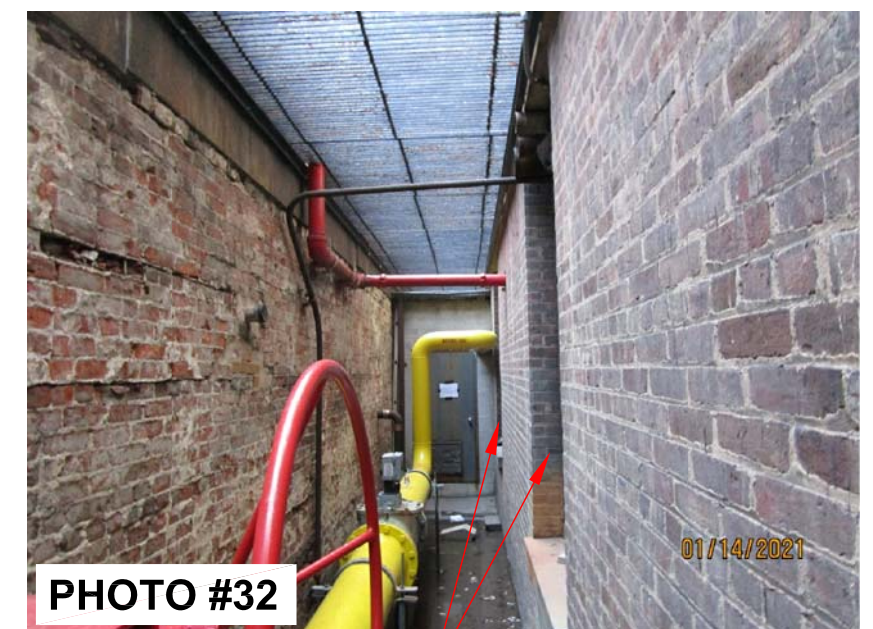
PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



**TYPICAL AREAWAY CONDITIONS WITH METAL GRATING
- NORTH FACADE**



**VIEW OF THE CELLAR SPACE OPEN TO THE AREAWAY ABOVE
- NORTH FACADE**



TYPICAL WINDOW OPENINGS
IN BELOW GRADE AREAWAY

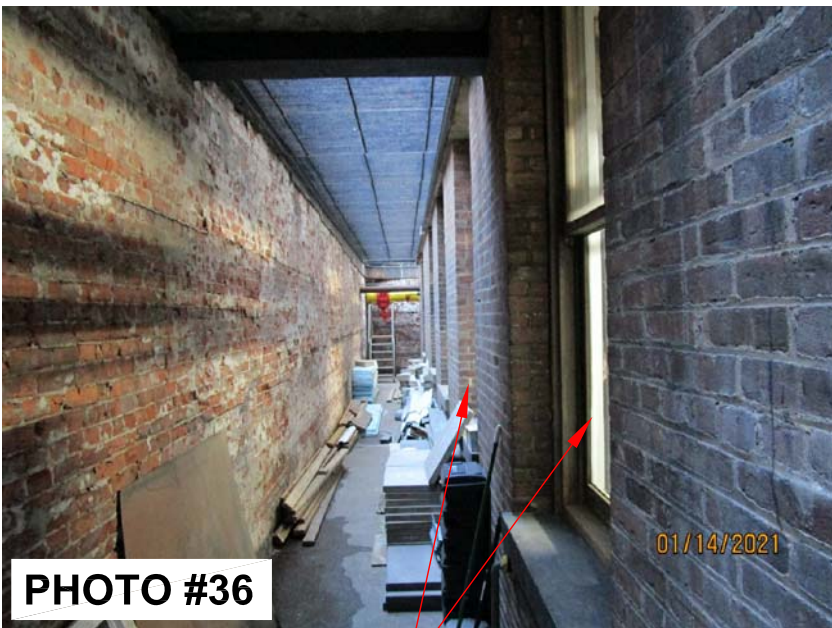
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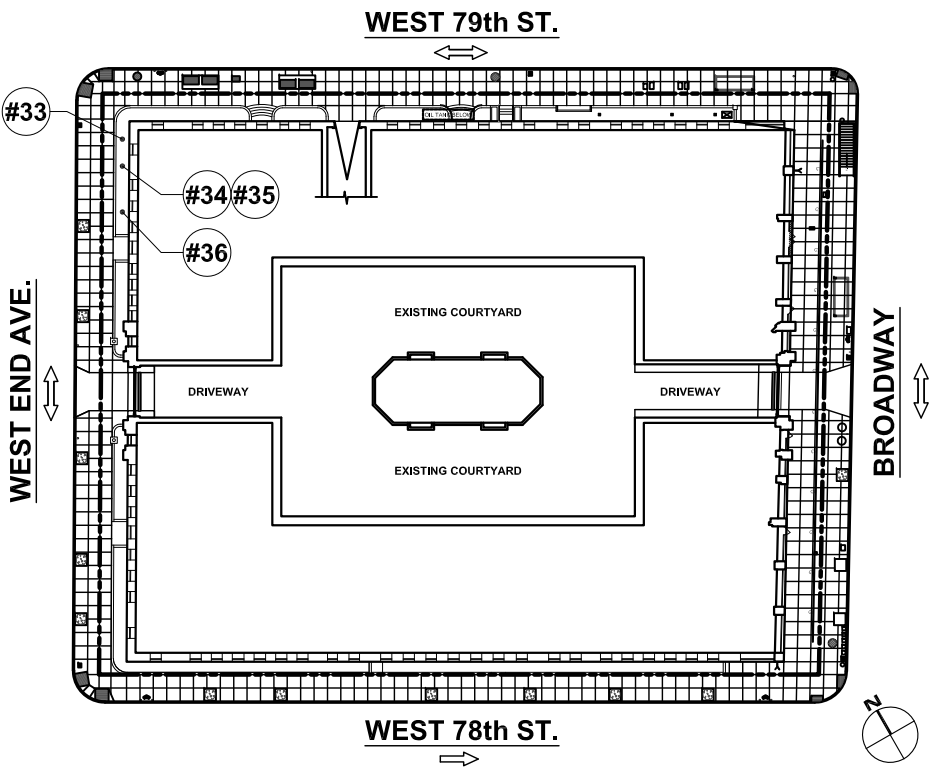
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TYPICAL AREAWAY CONDITIONS WITH METAL GRATING - WEST FACADE



TYPICAL WINDOW OPENINGS
IN BELOW GRADE AREAWAY



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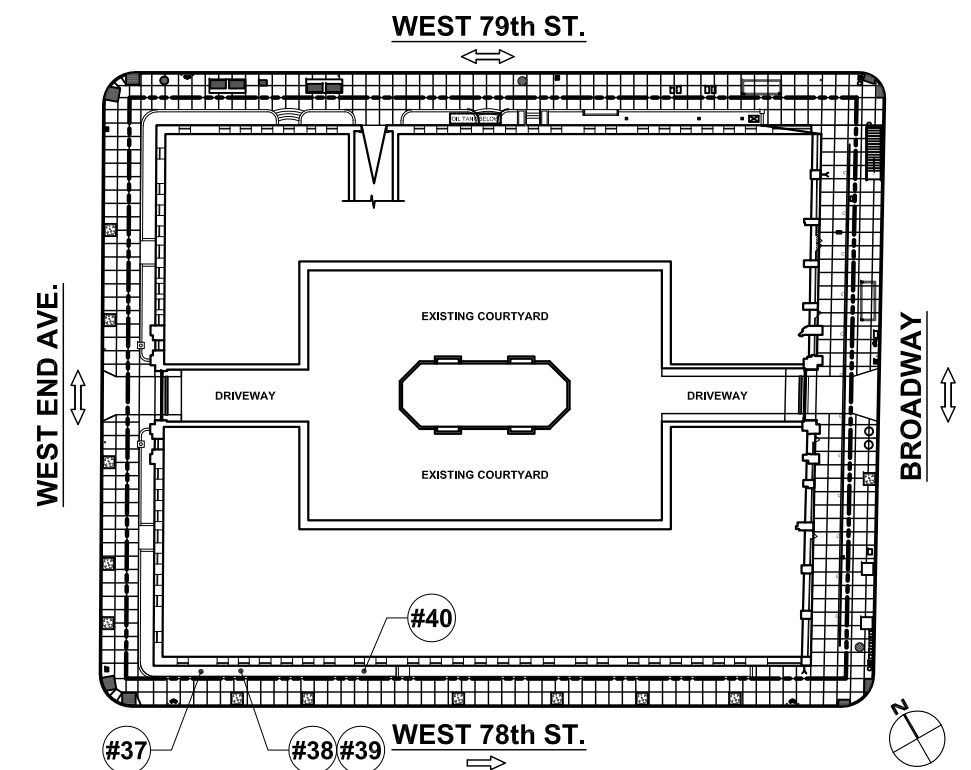
PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



TYPICAL AREAWAY CONDITIONS WITH METAL GRATING - SOUTH FACADE



TYPICAL WINDOW OPENINGS
IN BELOW GRADE AREAWAY



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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET



PHOTO #41

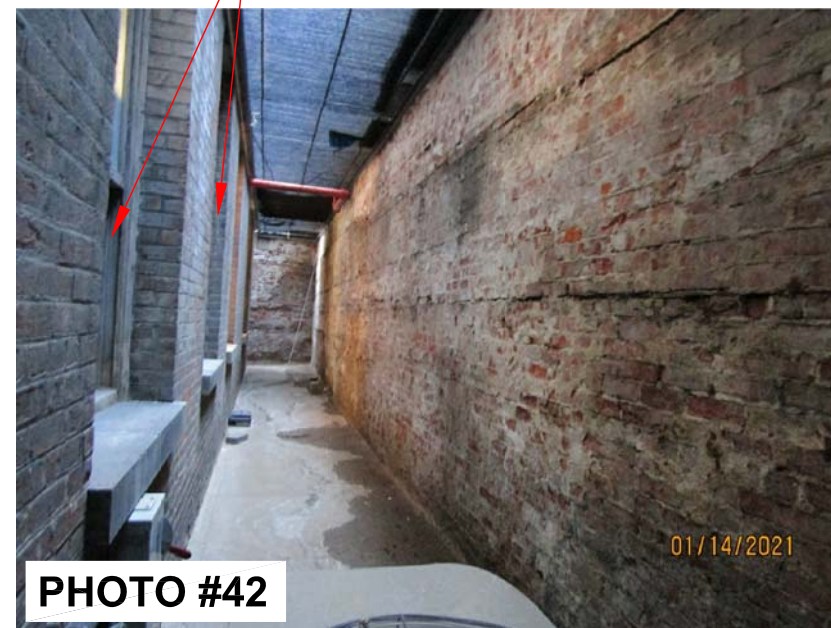
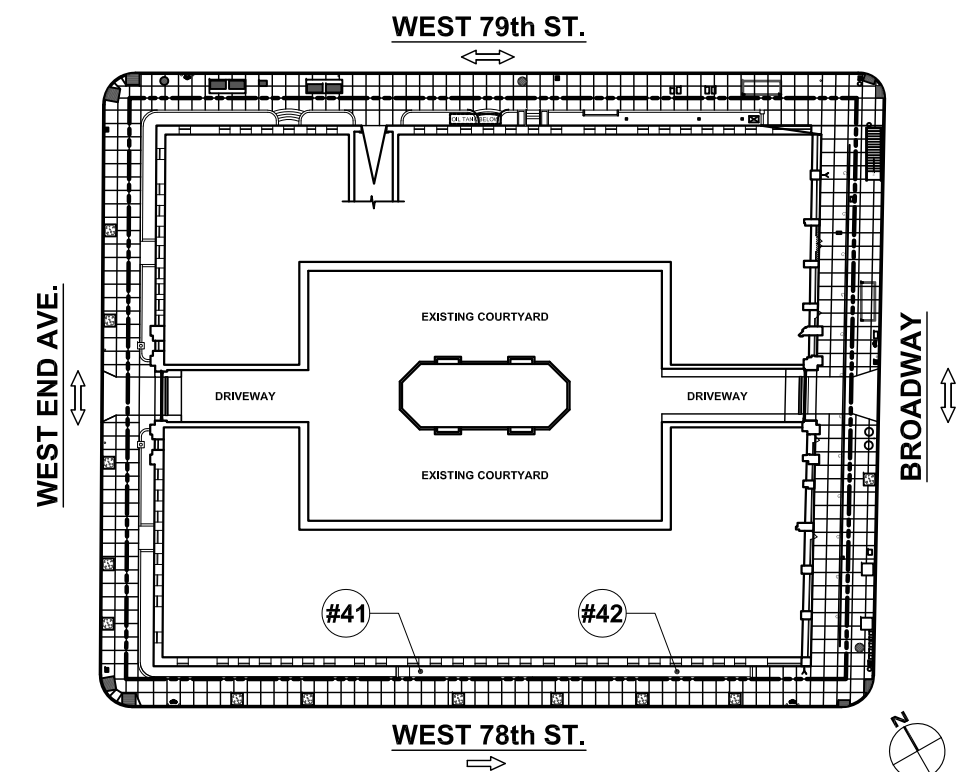


PHOTO #42

VIEW OF THE CELLAR SPACE OPEN TO THE AREAWAY ABOVE
- SOUTH FACADE



THE APTHORP APARTMENTS

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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

OVERVIEW:

- HISTORIC CAST IRON VAULT LIGHTS IN THE AREAWAY ARE COMPLETELY COVERED WITH CONCRETE AND WATERPROOF MEMBRANE.
- THE AREAWAY VISIBILITY IS LIMITED FROM THE PUBLIC THOROUGHFARE WITH A GRANITE RAILING SEPARATING THE AREAWAY FROM SIDEWALK.
- WE HAVE PROPOSED THE REMOVAL OF EXISTING WATERPROOFING, CONCRETE AND CAST IRON VAULT LIGHTS WITH THE SUBSEQUENT POURING OF NEW CONCRETE SLAB ON METAL DECK, NEW WATERPROOFING MEMBRANE, DRAINAGE MAT AND CONCRETE PAVEMENT AT THE TOP.
- DELETERIOUS CONDITIONS OF CAST IRON VAULT LIGHTS, STRUCTURAL STEEL AND WATER PENETRATION ARE RESULTING IN LEAKS.
- THE NORTH ELEVATION IS THE ONLY ELEVATION THAT HAS A VAULTED INTERIOR SPACE AND THE EXISTING VAULT LIGHTS WERE ORIGINALLY DESIGNED AS A UTILITARIAN FEATURE ALLOWING LIGHT INTO THE BOILER ROOM.
- VAULT LIGHTS COMMONLY FOUND IN SOHO, WERE NOT OBSERVED WITHIN THIS DESIGNATED WEST END-COLLEGIATE HISTORIC DISTRICT EXTENSION.

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