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

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

2 | VIEW OF BROADWAY AND WEST 79TH STREET FACADES IN 2020
   VIDARIS PHOTO, SEPTEMBER 22, 2020
THE APHTHORP APARTMENTS
2211 BROADWAY NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

PROPOSED PARTIAL AREAWAY/ SIDEWALK PLAN AT WEST 79TH STREET

B

NEW AIR INTAKE DUCT
NEW CONCRETE PAVEMENT AND NEW CONCRETE SLAB ON METAL DECK
EXISTING STONE RAILING TO BE REINSTALLED, TYP.
EXISTING STONE RAILING AND NEW CONCRETE SLAB ON METAL DECK
EXISTING CONCRETE STAIR & PLANTERS
NEW GRANITE RAILING BETWEEN THE PIER TO MATCH ADJACENT, SEE SHEET #10 FOR DETAILS
EXISTING AIR DUCT TO BE REINSTALLED

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

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

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

SCALE: 3/32" = 1'-0"
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.
• 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.
THE APTHORP APARTMENTS
2211 BROADWAY NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

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

PHOTO #11

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

PHOTO #12

- 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.

Vidaris, Inc.
360 Park Avenue South, 15th Floor
New York, NY 10010
www.vidaris.com
• 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.
THE APTHORP APARTMENTS
2211 BROADWAY  NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

CELLAR FLOOR PLAN

SCALE: 1/32" = 1'-0"
THE APTHORP APARTMENTS
2211 BROADWAY NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

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

PHOTO #15

PHOTO #16

PHOTO #17

PHOTO #18

PHOTO #19

WEST 79th ST.

WESy END AVE

BROADWAY

WEST 78th ST.

11

VAULT LIGHTS PHOTOS
SCALE: NTS
THE APHTORP APARTMENTS
2211 BROADWAY NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

DETERIORATED AND CORRODED CAST IRON VAULT LIGHTS WITH BROKEN AND MISSING GLASS LITES - NORTH FACADE
THE APHTHORP APARTMENTS
2211 BROADWAY  NEW YORK, NY 10021

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
THE APThORP APARTMENTS
2211 BROADWAY NEW YORK, NY 10021

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
THE APARTHORP APARTMENTS
2211 BROADWAY NEW YORK, NY 10021

PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

TYPICAL AREAWAY CONDITIONS WITH METAL GRATING
- WEST FACADE

PHOTO #33

01/10/2021

PHOTO #34

10/14/2020

PHOTO #35

05/10/2021

PHOTO #36

10/14/2021

TYPICAL WINDOW OPENINGS IN BELOW GRADE AREAWAY

WEST 79th ST.

WEST 78th ST.

BROADWAY

WEST END AVE

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AREAWAY CONDITION PHOTOS
SCALE: NTS
THE APTHORP APARTMENTS
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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

TYPICAL AREAWAY CONDITIONS WITH METAL GRATING
- SOUTH FACADE

PHOTO #37

PHOTO #38

PHOTO #39

PHOTO #40

TYPICAL WINDOW OPENINGS IN BELOW GRADE AREAWAY
THE APTHORP APARTMENTS
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PROPOSED SIDEWALK VAULT LIGHTS REMOVAL AT WEST 79TH STREET

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