

December 3, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-01016

458 Broadway – SoHo-Cast Iron Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 083 9543

Passcode: 620822

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal



**458 Broadway
Aka. 123 Grand St
New York, NY 10013
Block: 232 Lot: 12**

FSI ARCHITECTURE PC

PROJECT NAME: 458 BROADWAY: SIDEWALK VAULT REPLACEMENT – PHASE 1
RE: CB102/LPC PRESENTATION

PROJECT NO:
DATE:

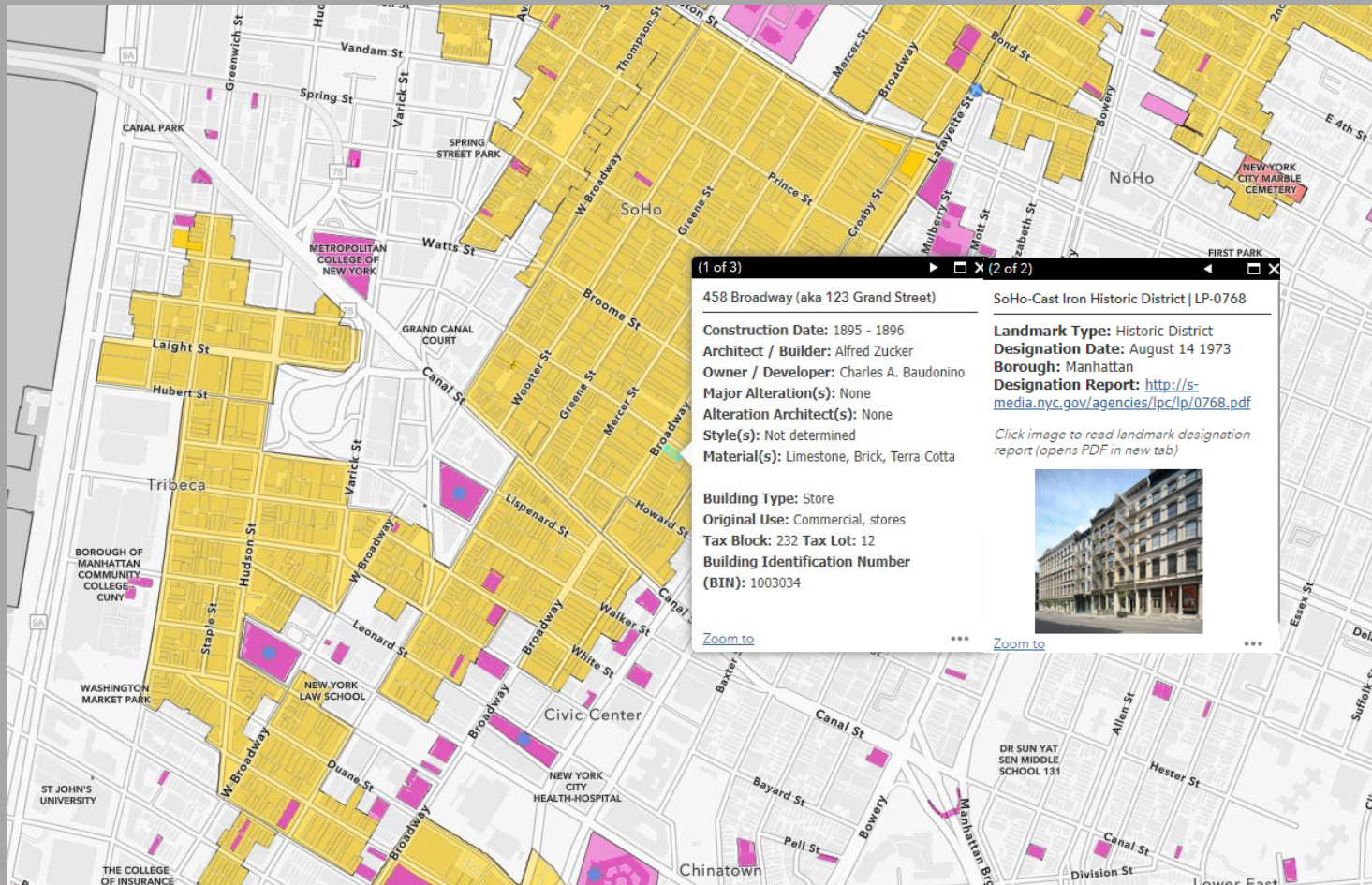
2405146
November 27, 2024

PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Location

The property is located at the North-West corner of Block 232, at the South-East corner of the intersection of Broadway and Grand Street in the SoHo-Cast Iron Historic District.



PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Existing Conditions requiring repair

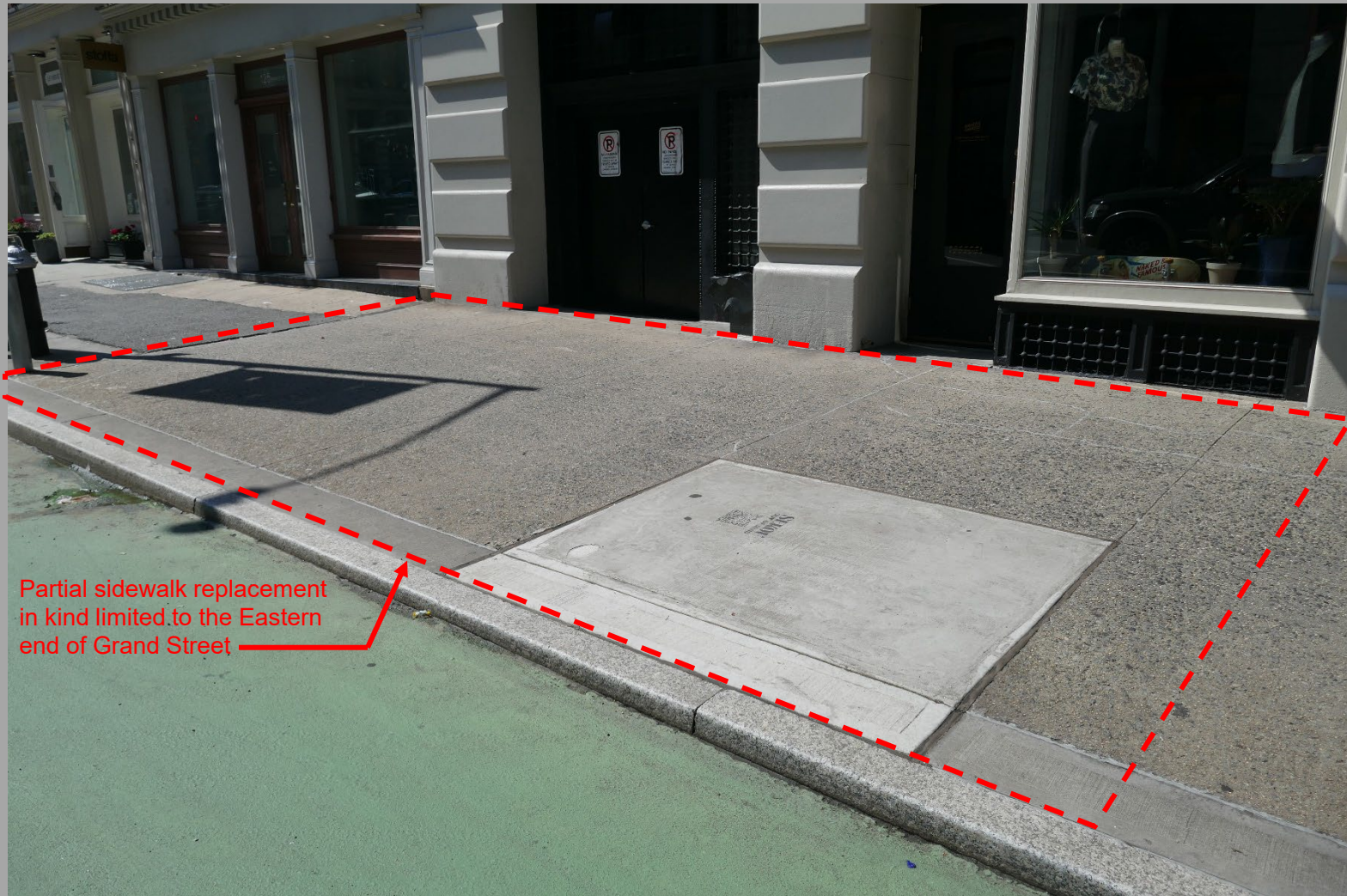


- Significant deterioration of steel structure due to moisture infiltration from the sidewalk above
- Temporary shoring has been put in place in order to prevent movement or failure

PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Proposed Work – North Sidewalk



FSI ARCHITECTURE PC

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RE: CB102/LPC PRESENTATION

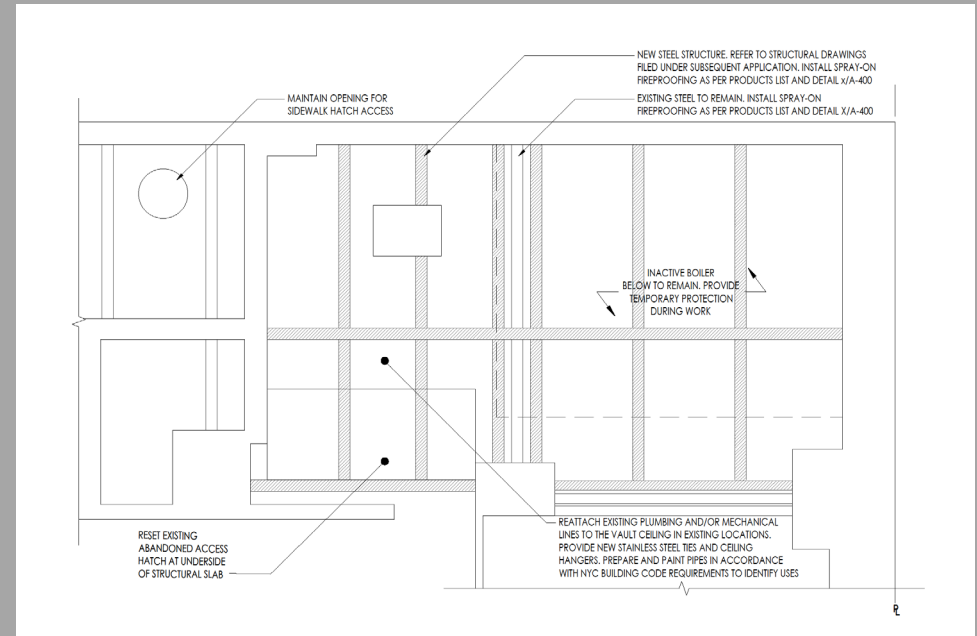
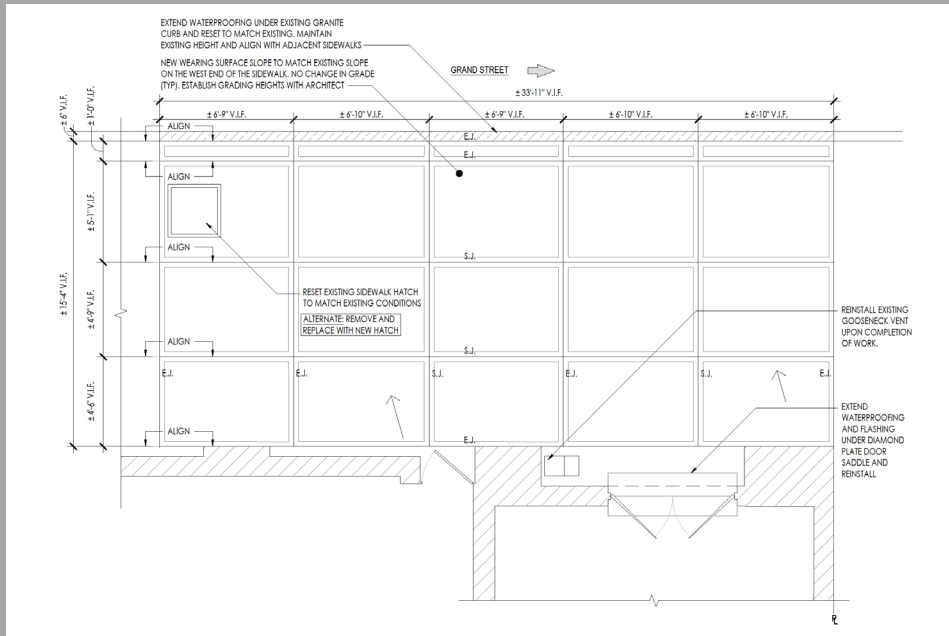
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PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Proposed Work – North Sidewalk and Vault

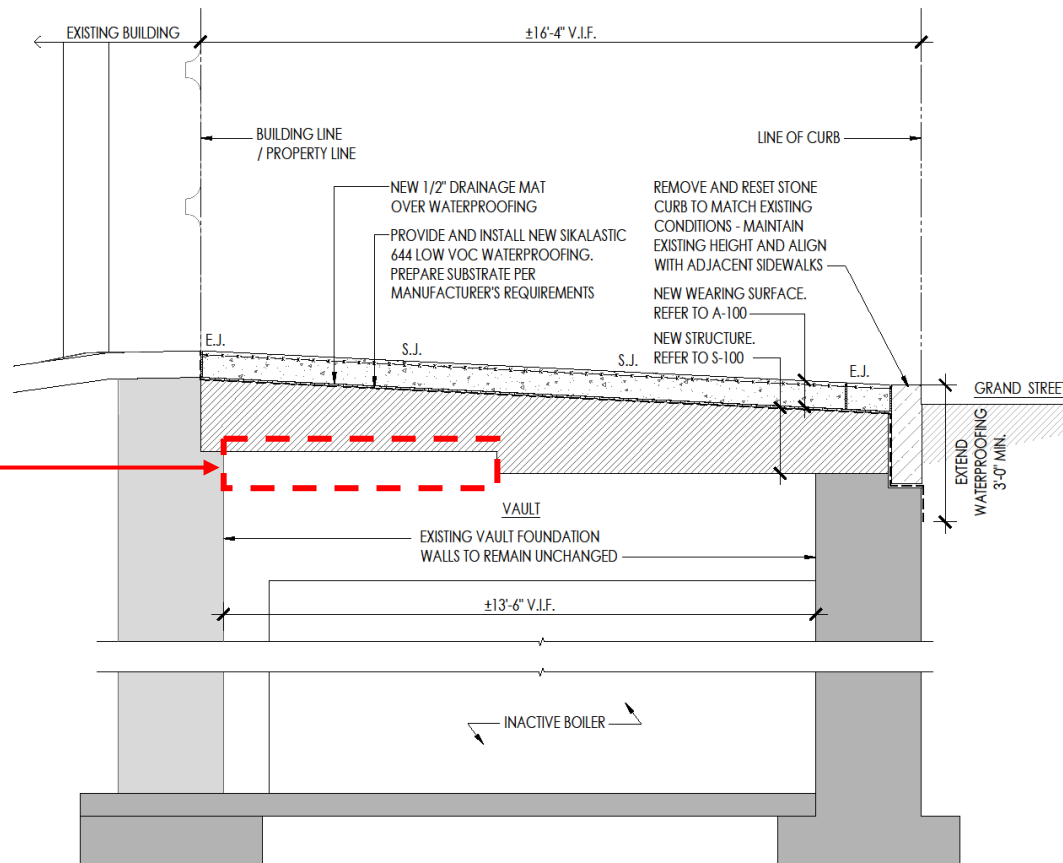


PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Proposed Work – North Sidewalk/Vault

Existing location of vault light panels, currently set several layers below existing sidewalk wearing surface



PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Photo from 1912



Photo from the 1940s



No vault light panels are visible in historic photos

PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Current Conditions



PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Existing cast iron vault light cover panels appear to function as framework for concrete wearing surface placement at some point in history.

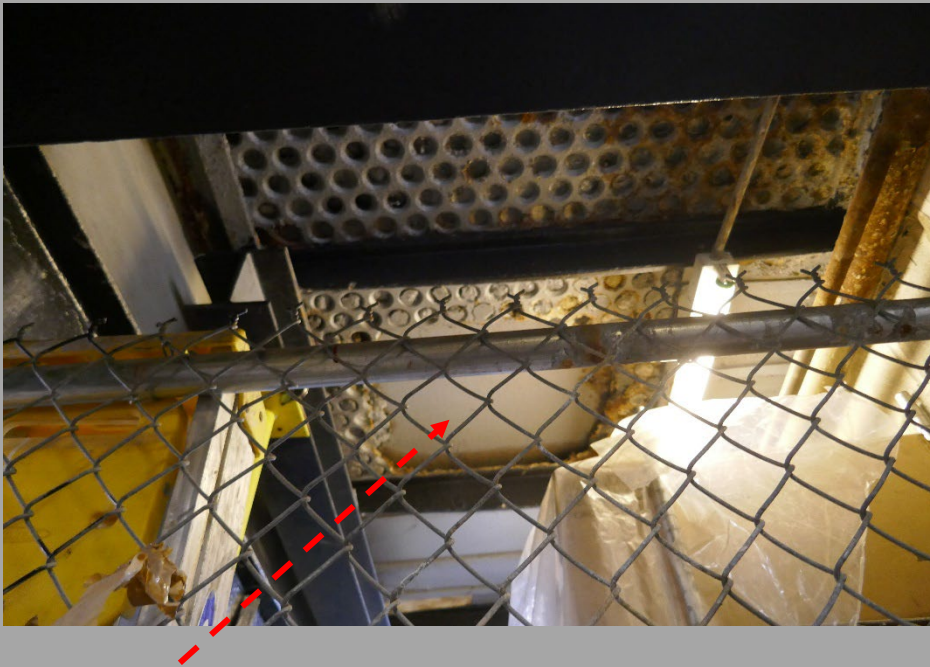
Existing panels are in poor condition and will not serve as a viable component of the sidewalk wearing surface.



PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Existing cast iron vault light cover panels are in very poor condition.



PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal



- Vault light panels and/or diamond plate cover does not exist in the context of this block or surrounding area.
- New sidewalk vault light panel fabrication and installation estimated cost is in excess of \$100,000
- Removal of glass vault light covers will prevent the potential for tripping hazards and water infiltration into the interior of the vault below

PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

Proposal for Vault Light Cover Removal

Excerpts from LPC Designation Report – Broadway & Grand St.

SH-C1 10

BROADWAY

Most of the vaults have been filled and the iron vault covers have been resurfaced or removed due to the construction of the BMT subway under Broadway.

The vast majority of sidewalks along Broadway, between Canal Street and Houston Street, are modern concrete with granite curbstones.

Broadway is the only north-south street within the Historic District that is not paved with Belgian blocks.

Broadway: West Side
Canal to Howard Street (Block 231)

All of the original iron vault covers have been resurfaced or removed.

The sidewalks along this block are concrete with granite curbstones, with the exception of the southwest corner of Howard Street which is a granite slab sidewalk with incised curbs.

Broadway: West Side
Howard to Grand Street (Block 231)

All of the iron vault covers have been resurfaced or removed.

Most of the sidewalks along this block are concrete with granite curbstones, with three exceptions:

#447	Sidewalk: Bluestone
#455-457	Sidewalk: Bluestone with metal edge
#459-461	Sidewalk: Concrete with concrete curb

Broadway: East Side
Howard to Grand Street (Block 232)

All of the iron vault covers have been resurfaced or removed.

The sidewalks along this block are a mixture of materials:

#444	Sidewalk: Concrete with granite curbstones
#446-448	Sidewalk: Bluestone: there is a Shepherd's Staff lamppost in front of #446
#450	Sidewalk: Bluestone
#452	Sidewalk: Granite slab with incised curb
#454	Sidewalk: Granite slab with incised curb
#456	Sidewalk: Concrete with granite curbstones
#458	Sidewalk: Concrete with granite curbstones

Broadway: West Side
Grand to Vesene Street (Block 474)

All of the iron vault covers either have been resurfaced or removed.

The sidewalks along this block are concrete with granite curbstones.

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SH-C1 10

GRAND STREET (Cont'd.)

#99 Iron vault cover: Has circle lights surrounded by six metal studs, possibly from B. & L. W. Cornell Iron Works.

#97-105 Sidewalk: Concrete and bluestone with bluestone curbs.
Iron vault covers: Originally had circle lights surrounded by six raised metal studs. There is a granite band around the covers.

Grand Street: North Side
Greene to Mercer Street (Block 474)

The iron vault covers either have been resurfaced or removed.

The sidewalk is concrete with bluestone curbs except at #104 (building at NWC of Mercer & Grand) which has bluestone & concrete sidewalk.

There is the stem of a 19th-century lamppost on the northeast corner of Grand and Greene Street & the north west corner of Mercer & Grand Street.

Grand Street: South Side
Mercer to Broadway (Block 231)

The iron street vaults and light platforms have been resurfaced.

The sidewalk: Concrete with bluestone curbs.

There is the stem of a 19th-century iron lamppost on the southeast corner of Mercer and Grand Street.

Grand Street: North Side
Mercer to Broadway (Block 474)

Because of the parking lot, there are no vaults along this block, and the sidewalk is concrete with a concrete curb.

Grand Street: South Side
Broadway to Crosby Street (Block 232)

The iron vault covers have been removed or resurfaced.

The sidewalk is concrete with bluestone curbs, but in some places the sidewalk is resurfaced with tarpaper and asphalt.

Grand Street: North Side
Broadway to Crosby Street (Block 474)

The iron vault covers along this block may have been removed and the vaults resurfaced with concrete.

The sidewalk is granite slabs with incised curbs.

-203-

Broadway: East Side

Howard to Grand Street (Block 232)

All of the iron vault covers have been resurfaced or removed.

The sidewalks along this block are a mixture of materials:

##458 Sidewalk: Concrete with granite curbstones

Grand Street: South Side

Broadway to Crosby Street (Block 232)

The iron vault covers have been removed or resurfaced.

The sidewalk is concrete with bluestone curbs, but in some places the sidewalk is resurfaced with tarpaper and asphalt.

PARTIAL SIDEWALK REPLACEMENT & VAULT RESTORATION

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THANK YOU FOR YOUR TIME AND CONSIDERATION

ANY QUESTIONS?



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