



ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE
CONSTRUCTION
DEVELOPMENT

January 12, 2017

**HPD Multi-Family Build it Back APP – 006658 – Community Board 2 Narrative
Westbeth Artists Housing
463 West Street, Manhattan, NY 10014**

**Perez Architecture – Project No: 05-15-1031
Ayon Studio – Preservation Consultant**

Westbeth at 463 West Street is a complex of 8 buildings bound by West, Bethune, Bank, and Washington Streets located in the West Village of New York, New York. The Westbeth Artists Housing renovation was completed by Richard Meier from 1968-1970. The original buildings were constructed between 1860 and 1926 and were occupied by Western Electric and Bell Telephone Laboratories from 1896 - 1966. The tallest building is 13-stories, plus a cellar, and is classified as a multifamily elevator building. The complex has a mix of structural framing systems, including steel-framed with a brick masonry exterior on a concrete foundation, as well as concrete superstructure.

Due to Super Storm Sandy, the cellar was completely submerged at 9', leaving critical systems (boiler, hot water heater, and electrical panels) and interior finishes irreversibly damaged, the majority of which have been replaced.

Exterior Project Description:

The exterior scope of work at 463 West Street is a combination of minor repair and major construction. The focus of the entire project is flood resiliency, with repair of the cellar, and relocation of critical systems to the first and second floors. This work impacts the exterior facades, and it is subject to the Landmarks Preservation Commission review.

Project Overview:

Minor repairs include replacement of a storm damaged door at Section A. This work will include lead based paint (LBP) abatement of Lobby A entrance, and the ferrous portal and pedestrian gates at the West Street facade. Localized brick repointing at Section I, to match existing, will also include abatement of LBP and asbestos containing material (ACM). All repainting will match existing. In addition, at Sections A and D, the existing glass block windows will receive a stain on the mortar joints per request from Landmarks Preservation Commission. Twenty-two flags of concrete sidewalk along Bethune will be removed and replaced to address tripping hazard and settlement.

PEREZ ARCHITECTURE

86 34th STREET, BROOKLYN, NEW YORK 11232

TELEPHONE 917.966.1777 FACSIMILE 917.966.1779 www.e-perez.com

NEW ORLEANS • BILOXI • CHICAGO • DENVER • HOUSTON • LOS ANGELES • MOBILE • MOUNT LAUREL • WASHINGTON DC • KABUL

The ACM sealant along the building-sidewalk joint will be abated and replaced. The scope of work will include installation of a backflow preventer.

Major construction includes work at two areas: the Inner Courtyard and the Lightwell. The structural steel below the courtyard will be removed and replaced. The Meier renovation created a raised concrete slab over the original cellar ceiling slab of the inner courtyard, and both slabs must be removed to replace the structural steel. The curved reinforced concrete bench and ramp designed by Richard Meier will be protected and shored during renovation. The paver material, size, color, texture and pattern will be replicated to match existing. This major repair triggered installation of an ADA accessible concrete ramp from the West Street passageway leading into the upper level of the inner courtyard. This work will also require the LBP abatement at facades surrounding the inner courtyard; and installation of a masonry mineral coating to match the existing historic color. The existing steel windows and mullions will also be abated for LBP and ACM. The backer rod and sealant will be replaced with tooling to match existing. Painting of the existing windows will match existing historic color.

The Lightwell work consists of the removal of a non-visible skylight over a service space to install an emergency generator, installation of a new concrete roof slab, roof membrane and roof drain over the electrical switchgear and emergency generator rooms. This work will also require the hazardous materials abatement of LBP along the masonry facades adjacent to the roof, including the dual chimneys and bridge between Section H and B. The replacement masonry mineral coating will match the existing historic paint color. The existing steel windows surrounding the Lightwell will also be abated for LBP and ACM. The backer rod and sealant will be replaced with color and tooling to match existing. Painting of the existing windows will match existing historic color.

Scope of Work subject to CB 2 review and LPC Public Hearing:

INNER COURTYARD [SECTIONS A, B, C + D]

-PROVIDE ADA CONCRETE RAMP AT WEST STREET PASSAGEWAY FROM BOTTOM OF CONCRETE STAIR UP TO EXISTING COURTYARD.

Scope of Work to be approved at LPC Staff Level (not subject to CB2 review):

SECTION A

- ABATE LEAD BASED PAINT FROM LOBBY 'A' ENTRY VESTIBULE; REPLACE EXISTING STORM DAMAGED STEEL ENTRANCE DOOR AT LOBBY 'A'; PAINT TO MATCH EXISTING.
- ABATE LBP FROM ORANMENTAL FERROUS PORTAL AND PEDESTRIAN ENTRY GATES; PAINT TO MATCH EXISTING.
- PREPARE EXISTING MORTAR GROUT AT CELLAR WINDOW GLASS BLOCK ENCLOSURES.
- PROVIDE STAIN TO MATCH ARCHITECT'S SAMPLE.

SECTION D

- PREPARE EXISTING MORTAR GROUT AT CELLAR WINDOWS GLASS BLOCK ENCLOSURES.
- PROVIDE STAIN TO MATCH ARCHITECT'S SAMPLE.

SECTION I

- PROVIDE LOCALIZED REPOINTING OF DAMAGED MASONRY, TO MATCH EXISTING.
- ABATE ACM MASTIC ON WEST STREET WHERE LOCALIZED REPOINTING IS TO OCCUR.
- ABATE LEAD BASED PAINT FROM WEST, SOUTH, AND EAST FACADES.
- ABATE ACM WINDOW SEALANT. PROVIDE REPLACEMENT BACKER ROD + SEALANT TO MATCH EXISTING COLOR + TOOLING.
- PREPARE, PRIME, + PAINT TO MATCH EXISTING; MASONRY MINERAL COAT ON FACADES OF WEST ST, BANK ST, AND PLAZA.
- PAINT STEEL WINDOW FRAME, MULLIONS, MUNTINS TO MATCH EXISTING.

SIDEWALK

- INSTALL BACKFLOW PREVENTOR AT NW CORNER AT BETHUNE AND WEST STREETS.
- ABATE ACM FOUNDATION SEALANT.
- REMOVE + REPLACE 22 FLAGS OF CONCRETE SIDEWALK TO MATCH EXISTING MATERIAL COLOR + TOOLING.
- PROVIDE BACKER ROD + SEALANT ALONG BUILDING JOINT.

INNER COURTYARD [SECTIONS A, B, C + D]

- REMOVE AND REPLACE INNER COURTYARD PAVERS IN ORDER TO REPLACE DAMAGED STRUCTURAL STEEL. ALL REPLACEMENT PAVER MATERIAL, SIZE, COLOR, TEXTURE, AND PATTERN SHALL MATCH EXISTING.
- ABATE LEAD BASED PAINT FROM INNER COURTYARD MASONRY AND STEEL WINDOWS.
- ABATE ACM WINDOW SEALANT. PROVIDE REPLACEMENT BACKER ROD + SEALANT TO MATCH EXISTING COLOR + TOOLING.
- PREPARE, PRIME, + PAINT TO MATCH EXISTING; MASONRY MINERAL COAT.
- PAINT STEEL WINDOW FRAME, MULLIONS, MUNTINS TO MATCH EXISTING.

LIGHTWELL [SECTIONS B, C, G + H]

- REMOVE SKYLIGHT IN ORDER TO FACILITATE INSTALLATION OF NEW GENERATOR VIA CRANE; PROVIDE REINFORCED CONCRETE SLAB ROOF; REPLACE ENTIRETY OF LOWER + UPPER LIGHTWELL ROOFING MEMBRANE + DRAINS TO MATCH EXISTING.
- ABATE LEAD BASED PAINT FROM ALL FACADES OF MASONRY CHIMNEYS; BENEATH BRIDGE FROM SECTION H TO B; SOUTHERN FACADE OF SECTION C; EASTERN FACADE OF SECTION B; EXPOSED FACADES OF BUILDING G. [SECTION H IS NOT PAINTED MASONRY]



APP – 006658 – Westbeth Artists Housing – Community Board 2 Narrative
January 12, 2017

Page 4

- ABATE ACM WINDOW SEALANT AT ALL FACADES THAT ARE ADJACENT TO LIGHTWELL. PROVIDE REPLACEMENT BACKER ROD + SEALANT TO MATCH EXISTING COLOR + TOOLING.
- REPAIR MASONRY PARAPET, REPOINT TO MATCH EXISTING; REMOVE + REMOVE EXISTING STONE CAP, GROUT TO MATCH EXISTING.
- PREPARE, PRIME, + PAINT TO MATCH EXISTING; PROVIDE MASONRY MINERAL COAT.
- PAINT LIGHTWELL STEEL WINDOW FRAMES, MULLIONS, MUNTINS TO MATCH EXISTING.

PEREZ ARCHITECTURE

86 34th STREET, BROOKLYN, NEW YORK 11232

TELEPHONE 917.966.1777 FACSIMILE 917.966.1779 www.e-perez.com

NEW ORLEANS • BILOXI • CHICAGO • DENVER • HOUSTON • LOS ANGELES • MOBILE • MOUNT LAUREL • WASHINGTON DC • KABUL