

The current proposal is:

Preservation Department – Item 3, LPC-23-02975

112 2nd Avenue – East Village/Lower East Side Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 873 1899 4372

Passcode: 278022

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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COLLEGIATE CHURCH OF NEW YORK

245 W 77TH STREET NEW YORK, NY 10024

MIDDLE COLLEGIATE CHURCH

112 2ND AVENUE NEWW YORK, NY 10003

TEC BUILDING CONSULTANTS

641 LEXINGTON AVENUE NEW YOK, NY 10022

TRITON CONSTRUCTION

30 EAST 33RD STREET NEW YORK, NY 10016

ANTHONY JOHNSON ARCHITECT LLC

80 EIGHTH AVENUE NEW YORK, NY 10011

ANCORA ENGINEERING PLLC

494 EIGHTH AVENUE NEW YORK, NY 10001

LOZIER INC

150-48 14TH AVENUE WHITESTONE, NY 11357

COZEN O'CONNOR

3 WTC, 175 GREENWICH STREET NEW YORK, NY 10007

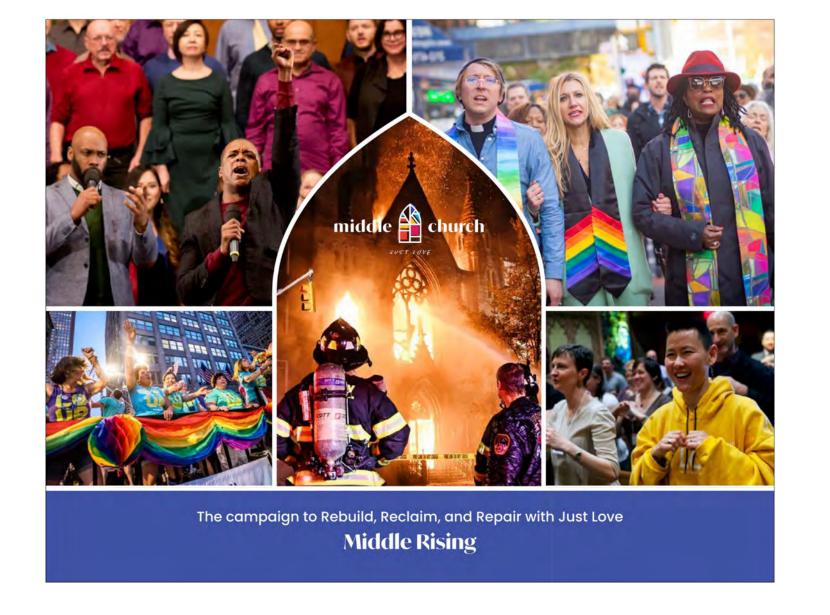


MIDDLE COLLEGIATE CHURCH

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COLLEGATE CHIRCH CORPONATION
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New York, NY 10110
TEL (212) 233-1960

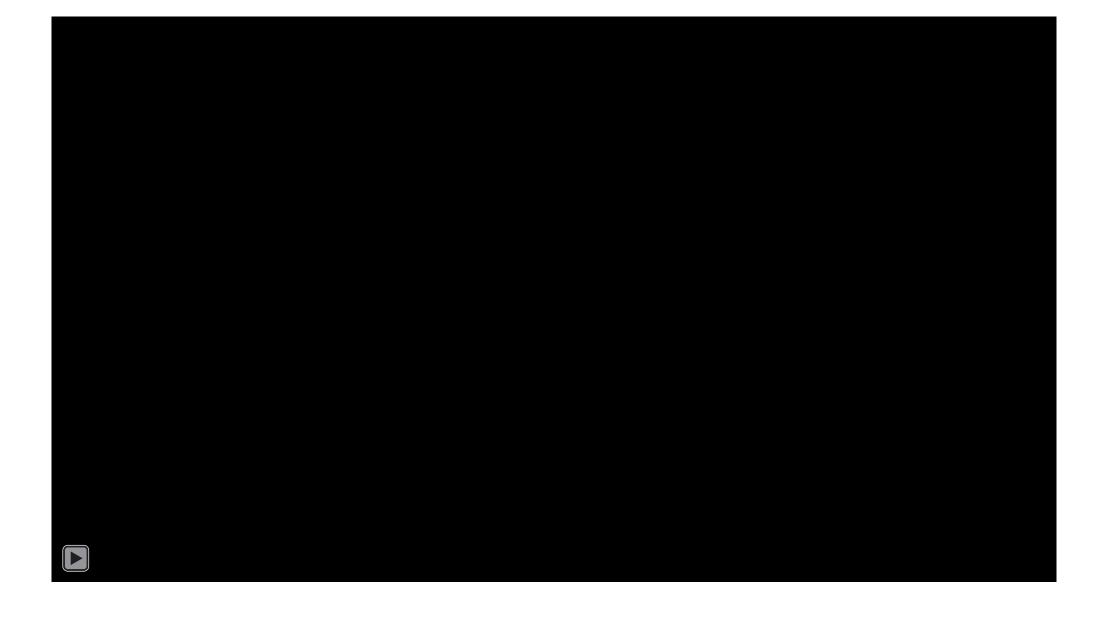
ANTHONY JOHNSON ARCHITECT, LLC: 80 Eighth Avenue New York, Air 18011 TEL (646) 930-2135 02235 0831122 187 - 1-0





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500 FTM Avvious
New York, NY 10110
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New York, NY 10110
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LPC-3



AERIAL VIEW - POST FIRE



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BETH HAMEDRAH HAGADOL SYNAGOGUE



STRUCTURAL SAFETY ASSESMENT

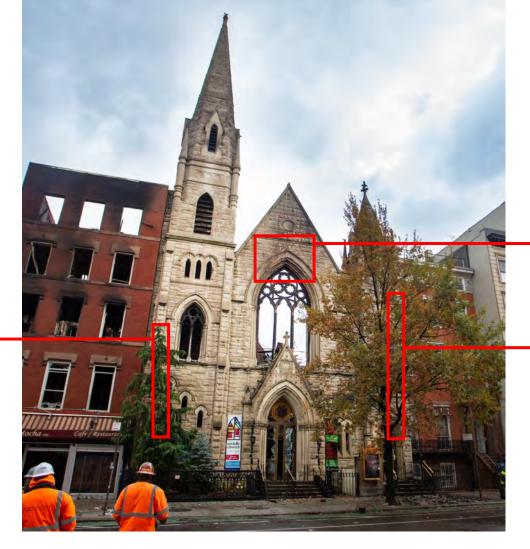


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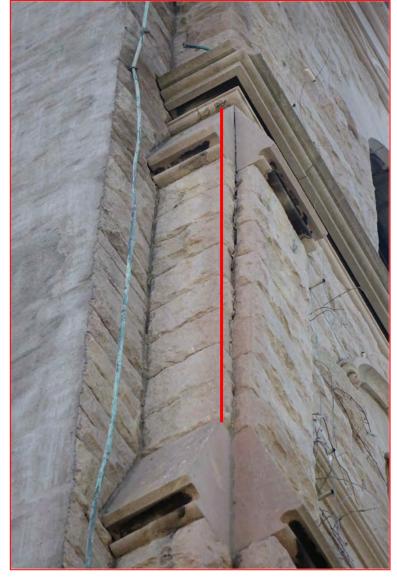
9. GABLE ARCH

8. SOUTH TOWER CRACK

7. NORTH TOWER CRACK •

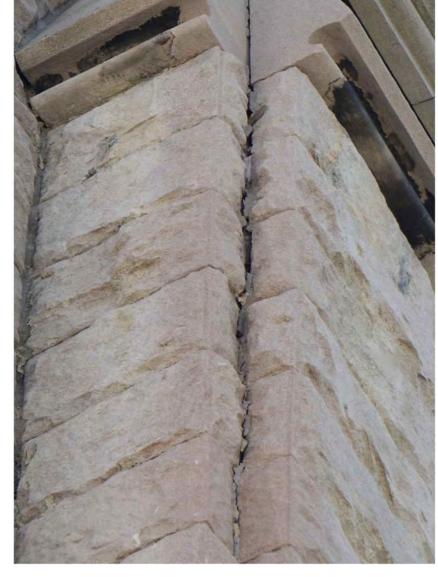
VIEW OF 2ND Ave. FACADE





LIMESTONE SEPERATING AT BUTRESS

WATER INFILTRATION AND FREEZE THAW LIKELYHOOD



7. NORTH TOWER – EXTENT OF LIMESTONE CRACK

7. NORTH TOWER – LIMESTONE CRACK ENLARGED





LIMESTONE SEPERATING AT SOUTH WALL

WATER INFILTRATION AND FREEZE THAW LIKELYHOOD

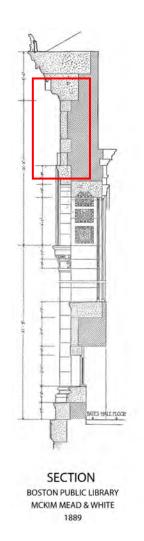


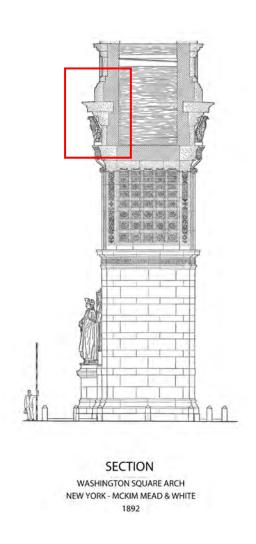


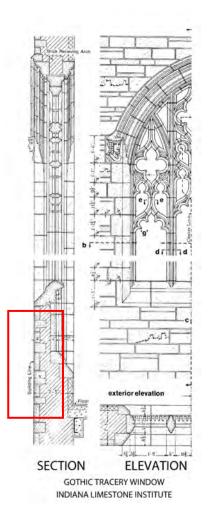
8. SOUTH TOWER – EXTENT OF LIMESTONE CRACK

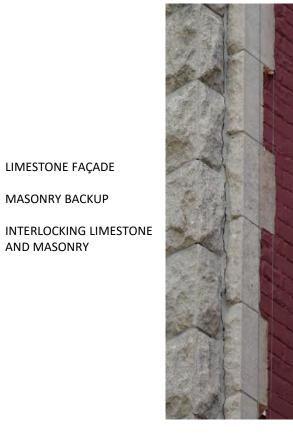
8. SOUTH TOWER - CRACK ENLARGED











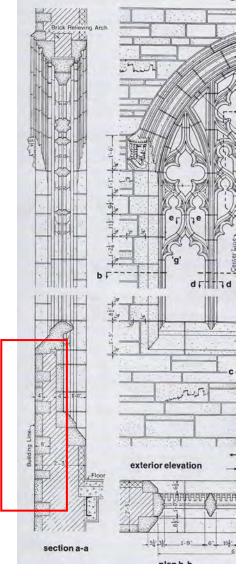
LIMESTONE FAÇADE

MASONRY BACKUP

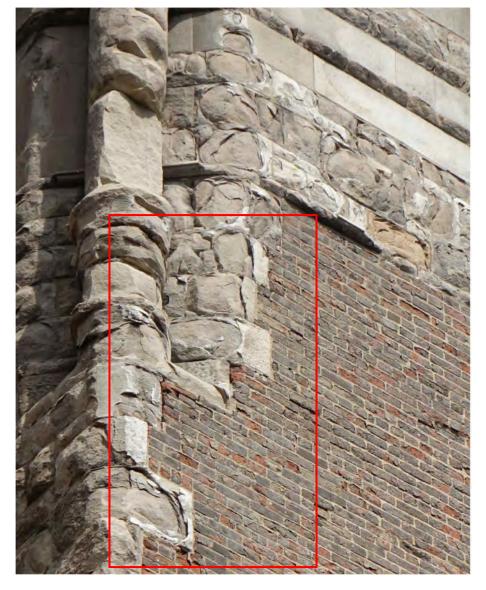
AND MASONRY

MIDDLE CHURCH CONSTRUCTION 1891

TYPICAL LOAD BEARING MASONRY CONSTRUCTION OF THE TIME



I.L.I. TYPICAL CONSTRUCTION



CONSTRUCTION AT MIDDLE CHURCH

TYPICAL MASONRY LOAD BEARING WALL

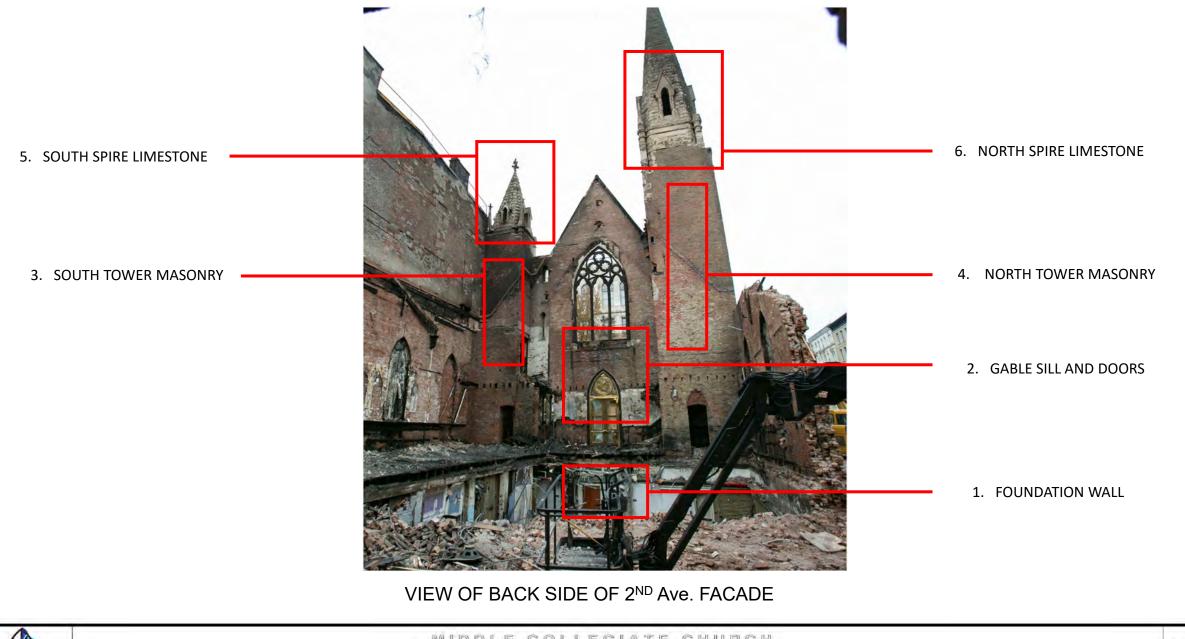
DIMENSIONAL LIMESTONE PIECES

MASONRY BACKUP

INTERLOCKING SECTION



MIDDLE COLLEGIATE CHURCH







RUBBLE STONE

DETERIORATING MORTAR

MISSING MORTAR

POROUS, HISTORY OF WATER LEAKS

TEMPOPARILY STABILIZED BY **RUBBLE BERM**

1. FOUNDATION WALL - 2nd Ave. FACADE





DIMENSIONAL STONE FRACTURED

MORTAR MISSING

MASONRY DAMAGED BY THERMAL SHOCK

BRONZE ENTRANCE WARPED AND BUCKLING

RUBBLE BERM AGAINST FOUNDATION WALL



2. BACK OF 2ND Ave. ENTRANCE

2. BACK OF GABLE SILL





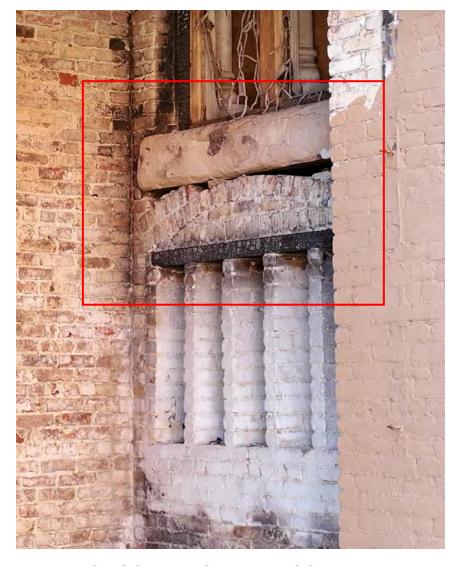
SPALLING BRICK DUE TO THERMAL SHOCK

MISSING MORTAR

MISSING BRICKS

3. VIEW OF SOUTH TOWER MASONRY





3. VIEW OF SOUTH TOWER MASONRY



MIDDLE COLLEGIATE CHURCH

LOCALIZED DESTABILIZATION

SPALLING LIMESTOTNE DUE TO THERMAL SHOCK

MISSING MASONRY

CHARRRED WOOD SUPPORT



SPALLING BRICK DUE TO THERMAL SHOCK

MISSING MORTAR

MISSING BRICKS

4. VIEW OF NORTH TOWER MASONRY





LIMESTONE SPALLING FROM THERMAL SHOCK

LIMESTONE FRACTURED

LIMESTONE LOOSE

FINIALS DAMAGED

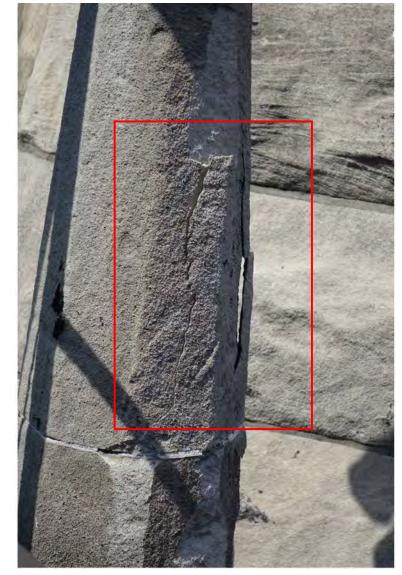
LIMESTONE HELD IN PLACE BY GRAVITY AND/OR FRICTION



5. SOUTH SPIRE PRE-FIRE

5. SOUTH SPIRE POST-FIRE





LIMESTONE SPALLING FROM THERMAL SHOCK

LIMESTONE FRACTURED

LIMESTONE LOOSE

FINIALS DAMAGED

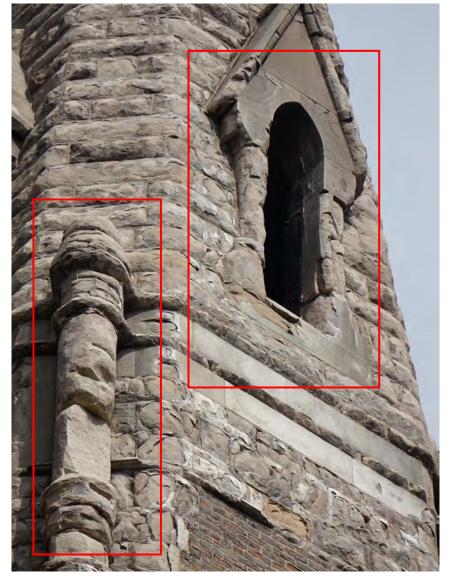


5. SOUTH SPIRE 5. SOUTH SPIRE





6. NORTH SPIRE PRE-FIRE



LIMESTONE SPALLING FROM THERMAL SHOCK

LIMESTONE FRACTURED

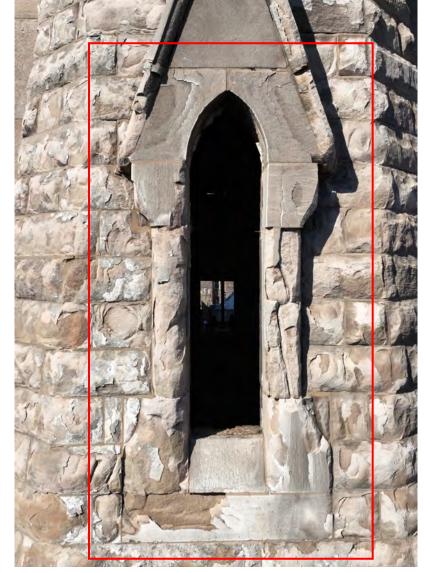
LIMESTONE LOOSE

FINIALS DESTROYED

LIMESTONE HELD IN PLACE BY GRAVITY AND/OR FRICTION

6. NORTH SPIRE POST-FIRE





6. NORTH TOWER WINDOW

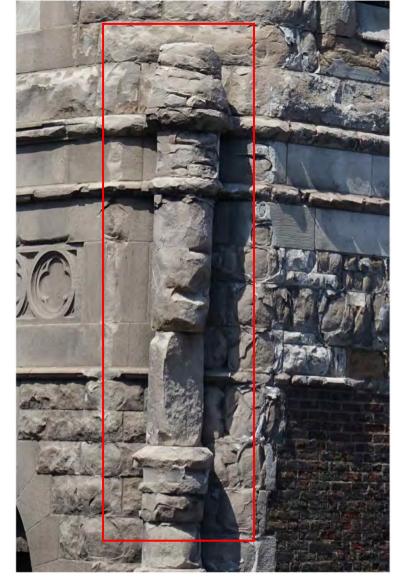
LIMESTONE SPALLING FROM THERMAL SHOCK

LIMESTONE FRACTURED

LIMESTONE LOOSE

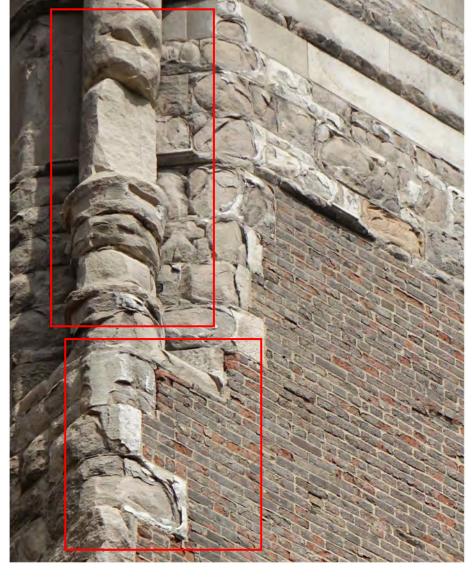
FINIALS DESTROYED

LIMESTONE HELD IN PLACE BY GRAVITY AND/OR FRICTION



6. NORTH TOWER FINIAL





6. NORTH TOWER, FINIAL BASE

LOCALIZED DESTABILIZATION - LIMESTONE

LIMESTONE SPALLING FROM THERMAL SHOCK

LIMESTONE FRACTUREED

LIMESTONE LOOSE

FINIAL BASE DESTROYED

LIMESTONE HELD IN PLACE BY GRAVITY AND/OR FRICTION

SEPARATION BETWEEEN LIMESTONE AND MASONRY

LOCALIZED DESTABILIZATION - MASONRY

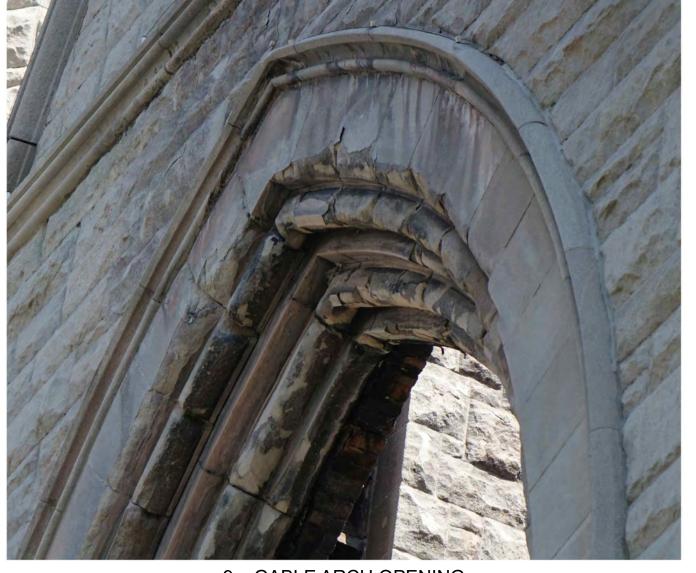
SPALLING BRICK

MISSING MORTAR

MISSING BRICKS

SEPARATION BETWEEEN LIMESTONE AND MASONRY





LIMESTONE SPALLING FROM THERMAL SHOCK

LIMESTONE BROKEN

THE ONLY ACCESS TO THE SITE IS BELOW THE BROKEN SILL AND ARCH LIMESTONE

9. GABLE ARCH OPENING



SITE CONSTRAINTS



MIDDLE COLLEGIATE CHURCH

110 DECOME AVENUE, NEW YORK, MY 1000S

COLLEGATE CHURCH CORPONATION
500 Fifth Avisous
New York, NY 10110
TEL (212) 233-1960

ANTHOMY JOHNSON ARCHTECT, LLC 80 Eighth Avenue New York, Nr 10011 TEL (646) 930-2135 02235 0881122 0881122 107 1-1-0



SOUTH TOWER BRACING

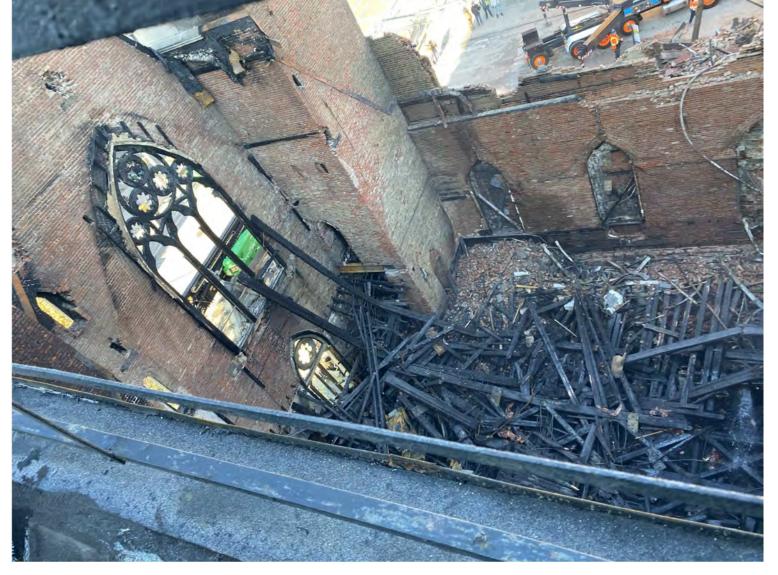


GABLE BRACING



NORTH TOWER BRACING



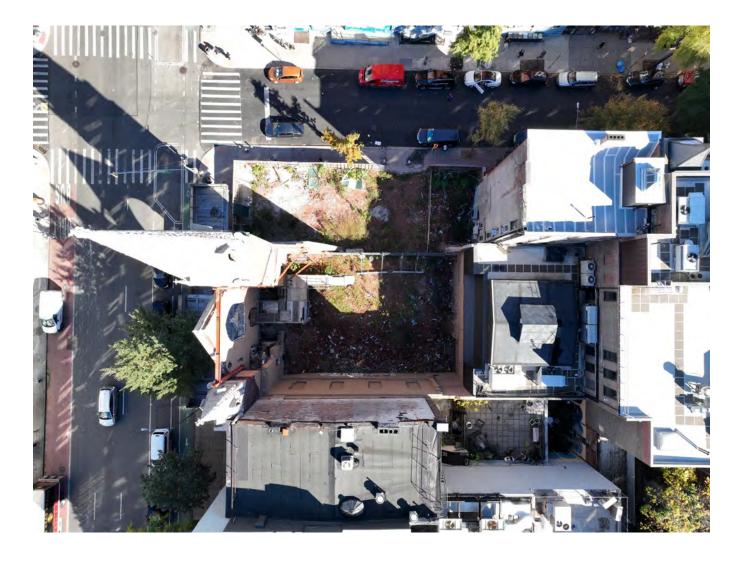


NORTH WALL REMOVED TO ALLOW ACCESS

WOOD TRACERY REMOVED DUE TO MOVEMENT

VIEW FROM ROOF OF HOPPER HOUSE



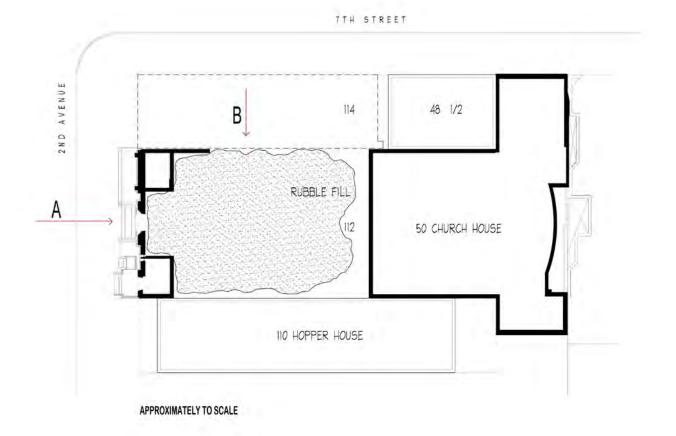


CORNER SITE CLEARED

FAÇADE TEMPORARILY BRACED

CURRENT AERIAL VIEW





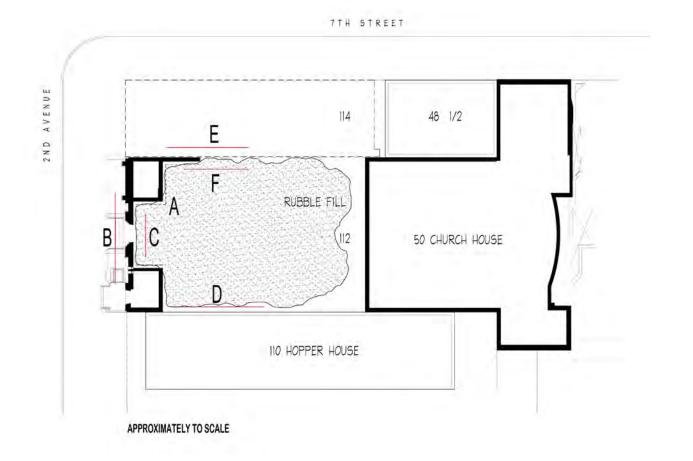
SITE ACCESS CONTRAINTS

- A. CHURCH ONLY HAS ACCESS THRU 2ND AVENUE
- B. NO ACCESS THRU CORNER LOT
- C. HEAVY EQUIPMENT CAN'T ACCESS SITE THRU OR OVER FACADE

SITE ACCESS CONSTRAINTS



MIDDLE COLLEGIATE CHURCH



MEASURES TO BRACE FROM 2ND AVE. COULD CAUSE DAMAGE OR COLLAPSE

- A. EXISTING TEMPORARY BRACING NEEDS TO BE MODIFIED TO ALLOW ACCESSS TO THE SITE
- B. REMOVAL OF GABLE COULD DESTABILIZE THE FACADE
- C. RUBBLE BERM IS BRACING EXISTING FOUNDATION
- D. CANNOT BRACE ONTO SOUTH NEIGHBORS BUILDING
- E. CANNOT BRACE ONTO NORTH NEIGHBORS SITE
- F. CANNOT BRACE ONTO NORTH WALL REMNANT AS THAT WILL BE DEMOLISHED TO CLEAR THE SITE

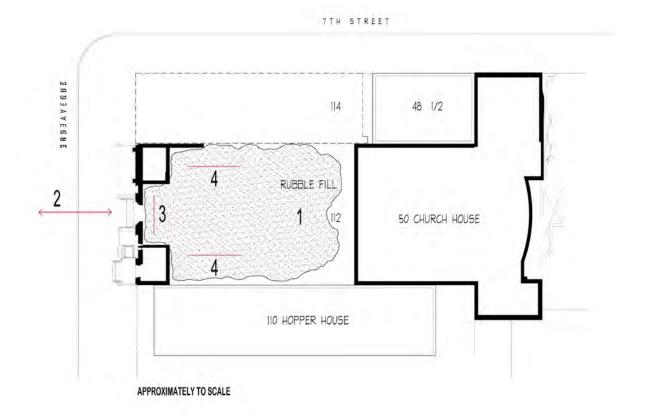
LEGEND:

----- CURRENT TEMPORARY BRACING

_____ FUTURE BRACING NOT POSSIBLE

TEMPORARY BRACING CONSTRAINTS





ADDITIONAL STABILIZATION CANNOT BE INSTALLED TO ALLOW THE REMOVAL OF THE GABLE

- 1. NEED TO REMOVE RUBBLE DEBRIS FROM SITE TO PROVIDE STABLE PLATFORM TO BRACE FAÇADE FROM
- 2. HEAVY EQUIPMENT NEEDED TO CLEAR DEBRIS CANNOT ACCESS SITE THRU 2^{ND} AVE FAÇADE OPENING
- 3. NEED TO PROVIDE ADDITIONAL BRACING TO FAÇADE TO WIDEN OPENING FOR HEAVY EQUIPMENT ACCESS
- 4. CANNOT INSTALL BRACING ON UNSTABLE DEBRIS
- 5. SEE #1

CONSTRUCTION SEQUENCE CONSTRAINTS



ADDITIONAL INVESTIGATIONS AND TESTING ARE NOT FEASABLE DUE TO LIMITED ACCESSIBILITY AND LOCAL INSTABILITY

NOT POSSIBLE TO ACCESS FOUNDATION DUE TO RUBBLE BERM STABILIZING IT

THE TOWERS EXPERIENCED SIGNIFICANT INTERIOR FIRE DAMAGE WHICH CANNOT BE SAFELY INVESTIGATED FURTHER

NOT POSSIBLE TO ACCESS BACK SIDE OF FAÇADE TO INSTALL WORKER PROTECTION DUE TO LACK OF SITE ACCESS AND OVERHEAD INSTABILITY

NOT POSSIBLE TO INSTALL BRACING SYSTEM PROTECTION TO ALLOW ADDITIONAL INSPECTIONS DUE TO ACCESS, SPATIAL AND SAFETY LIMITATIONS

INVASIVE TESTING OR DISMANTLING BY HAND WOULD BE UNSAFE BECAUSE OF THE EXTENSIVE LOCAL DESTABILIZATION OF THE SUPPORTING MASONRY

THE REMAINING STRUCTURE IS CURRENTLY LOCALLY UNSTABLE AT VARIOUS POINTS THROUGHOUT THE ENTIRE FAÇADE AND BACK-UP STRUCTURE

DETERIORATING MASONRY

FRACTURED, SPALLING AND LOOSE LIMESTONE

POROUS RUBBLE STONE FOUNDATION WALL

TEMPORARY GLOBAL STABILIZATION IS ACHIEVED BY STEEL BRACING OF THE GABLE AND TOWERS. AND RUBBLE BERMED AGAINST THE FOUNDATIONS

THE GABLE CANNOT BE REMOVED IN ISOLATION WITHOUT DESTABILIZING THE 2 TOWERS

THERE IS NO PRACTICAL OR SAFE WAY TO STABILIZE THE TOWERS IN ANTICIPATION OF REMOVING THE GABLE ONLY

ADDITIONAL SCAFFOLDING WEIGHT RISKS A SHIFT IN THE BERM, DESTABILIZING THE FAÇADE

REINFORCEMENT OF THE BERM AND ADDITIONAL GLOBAL STABILIZATION ARE PREVENTED BY LIMITED SITE ACCESSS AND EXTENSIVE LOCAL

DESTABILIZATION

INSTALLATION OF A BRACING SYSTEM NECESSARY FOR THE REBUILDING OF THE CHURCH PRESENT SIGNIFICANT CHALLENGES DUE TO ACCESS, SPATIAL AND SAFETY LIMITATIONS

THE REMAINING STRUCTURE PRESENTS A HIGH RISK TO SAFETY OF THE PUBLIC AND WORKERS

BASED UPON KNOWN VISIBLE CONDITIONS, THE REMAINING STRUCTURE IS IN A STATE OF DISREPAIR AND HAS DETERIORATED BEYOND ITS USABLE LIFE

ENGINEERING CONCLUSION

TE) (646) 930-2135



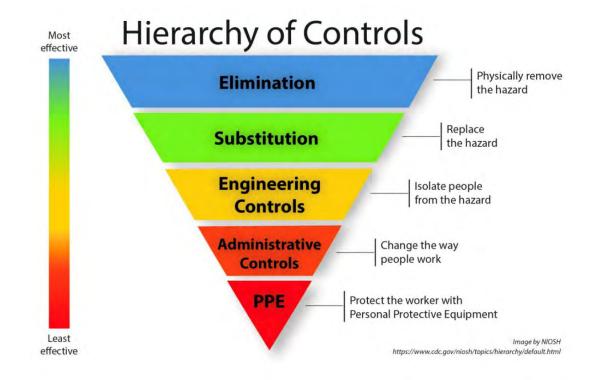
MIDDLE COLLEGIATE CHURCH

112 200000 AMERICA, MEM YORK, MY 10003

COLLEGATE CHURCH CORPONATION ANTHONY JOHNSON ARCHTEET, LLC:
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02235 0871722 097 1/77 1 - 107



SAFETY HAZARD CONTROL HIERARCHY



MIDDLE COLLEGIATE CHURCH

112 DECOME AVENUE, NEW YORK, MY 10003

COLLEGATE CHURCH CORPONATION
500 Fifth Availue
New York, NY 10110
TEL (212) 233-1960

ANTHOMY JOHNSON ARCHITECT, LLC 80 Eighth Avenue New York, NY 10011 TEL (646) 930-2135 02235 0811/22 081 1-07 1/87 - 1-07

ARCHITECTURAL FEATURES

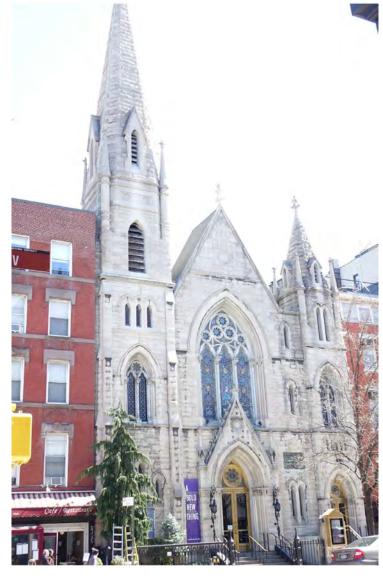


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500 FRIN AVAIGN
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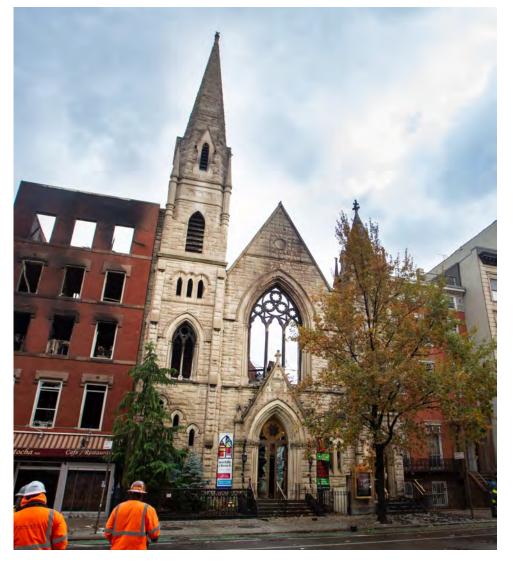


PRE-FIRE 2nd Ave. FACADE

112 DECOME AVENUE, NEW YORK, MY 10005

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LPC DESIGNATION REPORT FEATURES

RUSTICATED INDIANA LIMESTONE FAÇADE — *DAMAGED AND LOCALLY DESTABILIZED*

LIMESTONE BUTTRESSES – CRACKS FORMED

LIMESTONE FINIALS – DAMAGED AND DESTROYED

ELABORATE STAINED GLASS WINDOWS (POSSIBLY TIFFANY GLASS) – DESTROYED

WOOD AND BRONZE TRACERY – DAMAGED, AND REMOVED BY ORDER NYC DOB

PEAKED ENTRY VESTIBULE WITH LIMESTONE FINIAL

GABLED THREE STORY CENTRAL BAY – DAMAGED AND LOCALLY DESTABILIZED

FIVE STORY TOWER AT NORTHERN BAY WITH HEXAGONAL LIMESTONE SPIRE – MASONRY DAMAGED, LIMESTONE FRACTURED AND LOCALLY DESTABILIZED

FOUR STORY TOWER AT SOUTHERN BAY WITH HEXAGONAL LIMESTONE SPIRE – MASONRY DAMAGED, LIMESTONE FRACTURED AND LOCALLY DESTABILIZED

ORNAMENTAL LIGHT FIXTURES

ORNAMENTAL METAL FENCE

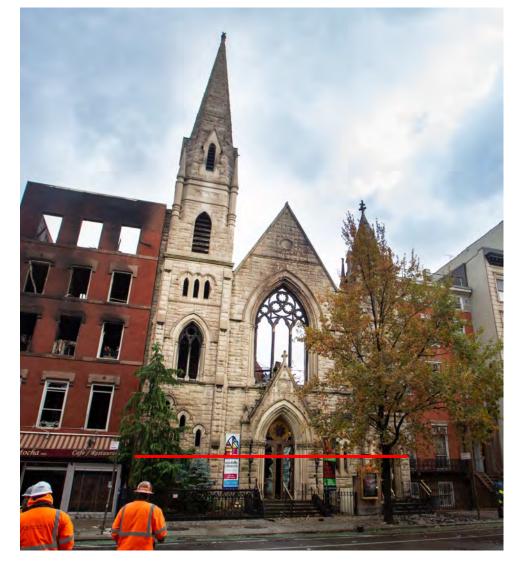
2ND Ave. ELEVATION – POST FIRE





 $2^{\text{ND}}\,\text{Ave.}$ FAÇADE EGRESS MODIFICATIONS REQUIRED BY NYC CODE





POSSIBLE SALVAGE OF STONE BELOW 8'-0"



MIDDLE COLLEGIATE CHURCH

COLLEGATE CHURCH CORPONATION 500 Fifth Avenue Here York, NY 10110 TEL (212) 233-1960

ANTHONY JOHNSON ARCHITECT, LLC 80 Eights Avenue New York, NY 10011 TEL (646) 930-2135 02235 0811/22 1/8-1-0' LPC-37



QUESTIONS / NEXT STEPS



MIDDLE COLLEGIATE CHURCH

112 SECONE AVENUE, NEW YORK, NY 10003

COLLEGATE CHURCH CORPORATION
500 FITTH AVAIGNMENT TO THE AVAIGNMEN

ANTHONY JOHNSON ARCHITECT, LLC 80 Eighth Avenue New York, NY 10011 TEL (646) 930-2135

APPENDIX



112 DECOMB AVENUE, NEW YORK, WY 10003

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500 Fifth Awnous
New York, NY 10110
TEL (212) 233-1960

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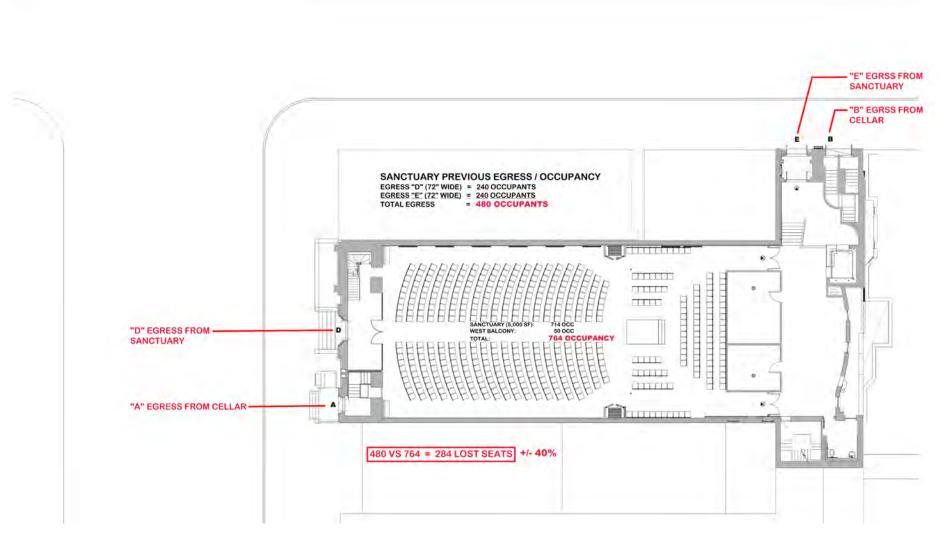
USE RESTRICTIONS



112 DECOME AVENUE, NEW YORK, MY 10003

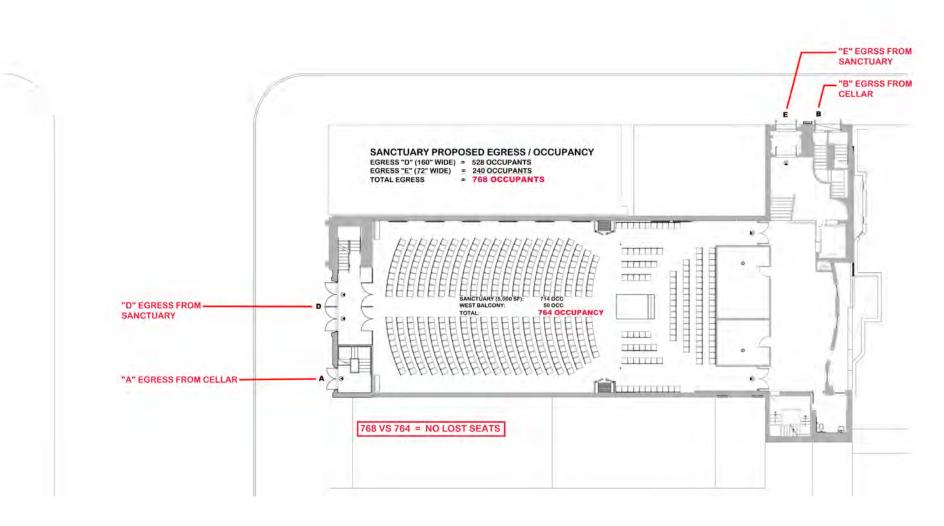
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PROPOSED SANCTUARY WITH PREVIOUS EGRESS





PROPOSED SANCTUARY WITH PROPOSED EGRESS



CELLAR OCCUPANCY (PREVIOUS EGRESS)

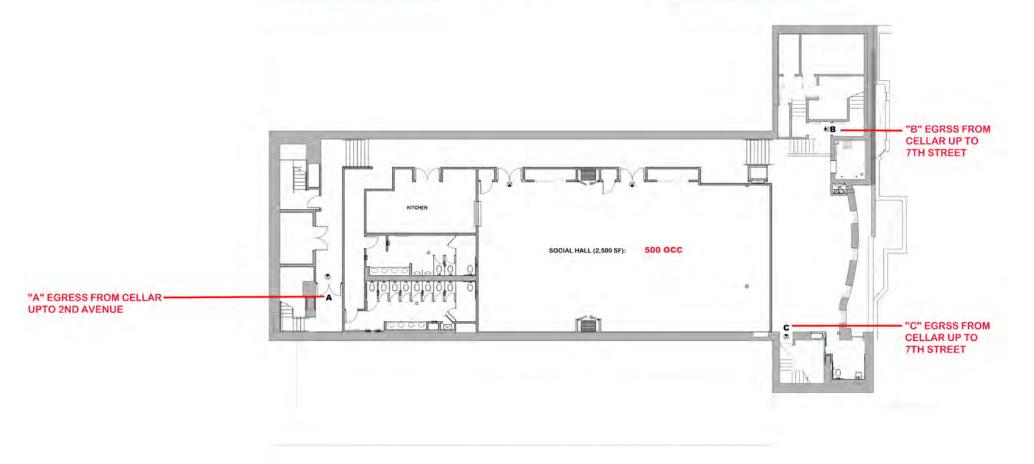
EGRESS "A" (42" WIDE) = 140 OCCUPANTS
EGRESS "B" (36" WIDE) = 120 OCCUPANTS
EGRESS "C" (36" WIDE) = 120 OCCUPANTS
TOTAL EGRESS = 380 OCCUPANTS

500 VS 380 = 120 LOST SEATS +/- 25% LOSS

CELLAR OCCUPANCY (PROPOSED EGRESS)

EGRESS "A" (80" WIDE) = 264 OCCUPANTS
EGRESS "B" (36" WIDE) = 120 OCCUPANTS
EGRESS "C" (36" WIDE) = 120 OCCUPANTS
TOTAL EGRESS = 504 OCCUPANTS

500 VS 504 = NO LOST SEATS



PROPOSED SOCIAL HALL



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500 FRUY AMOUN
New York, NY 10110
TEL (212) 233-1960

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PRECEDENT



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COLLEGATE CHURCH CORPORATION
500 Fifth Awards
New York, NY 10110
TEL (212) 233-1960

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COLLEGATE CHURCH CORPONATION
500 Fifth Avisous
New York, NY 10110
TEL (212) 233-1960

ANTHOMY JOHNSON ARCHITECT, LLC 80 Eighth Avenue New York, Nr 10011 TEL (646) 930-2135

ANTHONY JOHNSON ARCHITECT, LLC

80 Eighth Avenue, New York, NY 10011 t/646.930.2135



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