

The current proposal is:

Preservation Department – Item 5, LPC-23-02975

**112 2nd Avenue – East Village/Lower East Side Historic District
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

COLLEGIATE CHURCH OF NEW YORK
245 W 77TH STREET
NEW YORK, NY 10024

MIDDLE COLLEGIATE CHURCH
112 2ND AVENUE
NEW YORK, NY 10003

TEC BUILDING CONSULTANTS
641 LEXINGTON AVENUE
NEW YORK, NY 10022

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

TRITON CONSTRUCTION
30 EAST 33RD STREET
NEW YORK, NY 10016

COZEN O'CONNOR
3 WTC, 175 GREENWICH STREET
NEW YORK, NY 10007

MIDDLE COLLEGIATE CHURCH
112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1980

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



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02235
PROJECT #
08/11/22
DATE
1/8" = 1'-0"
SCALE

LPC-1



AERIAL VIEW – POST FIRE

MIDDLE COLLEGIATE CHURCH

112 SECOND AVENUE, NEW YORK, NY 10003

OWNER

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

ARCHITECT

ANTHONY JOHNSON ARCHITECT, LLC
80 Eighth Avenue
New York, NY 10011
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The campaign to Rebuild, Reclaim, and Repair with Just Love

Middle Rising



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112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1960

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
80 Eighth Avenue
New York, NY 10011
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VIDEO



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112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
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ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
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New York, NY 10011
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2nd Ave. FAÇADE – PRE FIRE

MIDDLE COLLEGIATE CHURCH
112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1980

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
80 Eighth Avenue
New York, NY 10011
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LPC DESIGNATION REPORT FEATURES

INDIANA LIMESTONE FAÇADE – *DAMAGED AND LOCALLY DESTABILIZED*

LIMESTONE BUTTRESSES – *CRACKS FORMED*

LIMESTONE FINIALS – *DAMAGED AND DESTROYED*

STAINED GLASS WINDOWS (POSSIBLY TIFFANY GLASS) – *DESTROYED*

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

GABLED CENTRAL BAY – *DAMAGED AND LOCALLY DESTABILIZED*

NORTHERN TOWER AND SPIRE – *MASONRY DAMAGED, LIMESTONE FRACTURED AND LOCALLY DESTABILIZED*

SOUTHERN TOWER AND SPIRE – *MASONRY DAMAGED, LIMESTONE FRACTURED AND LOCALLY DESTABILIZED*

2ND Ave. FACADE – POST FIRE



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MIDDLE COLLEGIATE CHURCH

112 SECOND AVENUE, NEW YORK, NY 10003

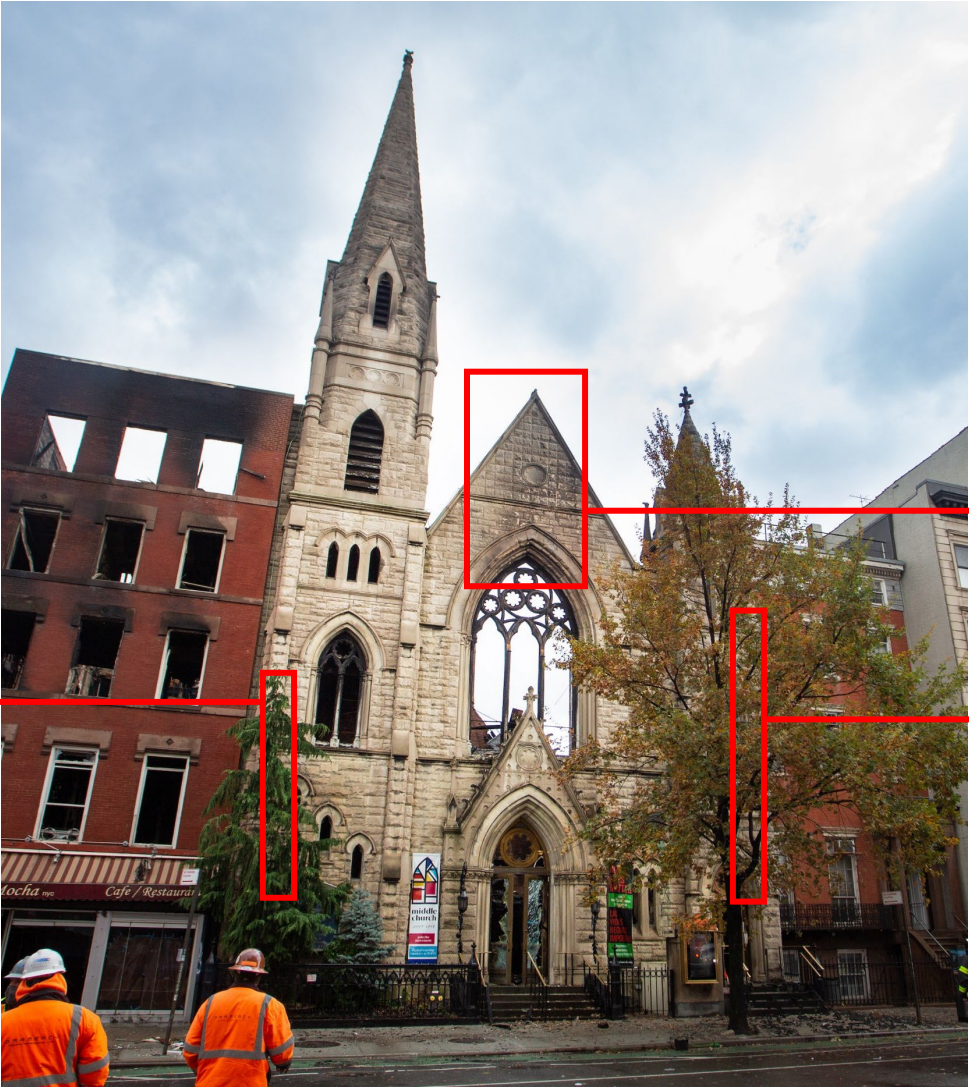
OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1960

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
80 Eighth Avenue
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LPC-6

NORTH TOWER CRACK



GABLE ARCH

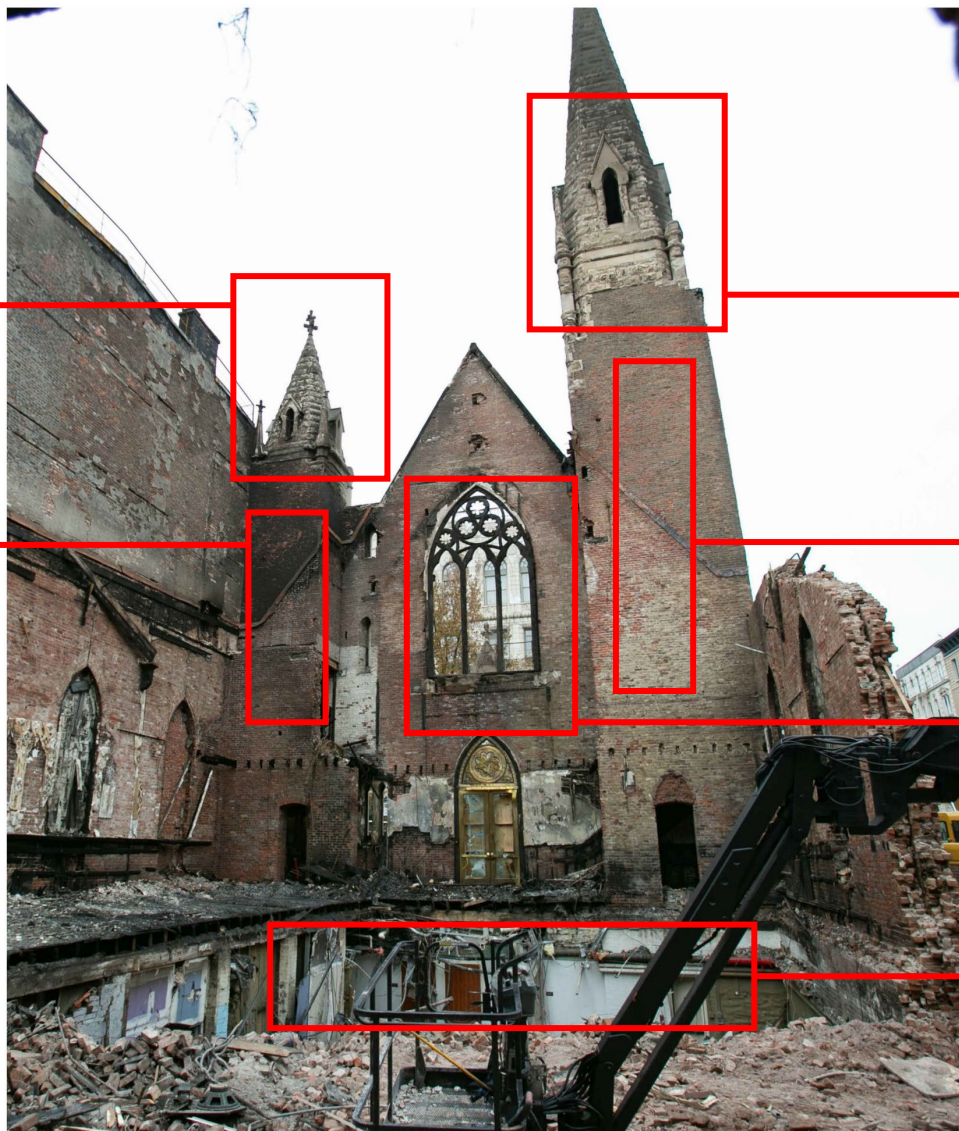
SOUTH TOWER CRACK

2ND Ave. FAÇADE – POST FIRE



HISTORIC FABRIC TO BE REMOVED

2ND Ave. FAÇADE MODIFICATIONS REQUIRED FOR EGRESS BY NYC CODE



SOUTH SPIRE LIMESTONE

NORTH SPIRE LIMESTONE

SOUTH TOWER MASONRY

NORTH TOWER MASONRY

GABLE SILL AND ARCH

FOUNDATION WALL

BACK SIDE OF 2ND Ave. FACADE

MIDDLE COLLEGIATE CHURCH

112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1960

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

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LOCALIZED DESTABILIZATION

SPALLING BRICK DUE TO
THERMAL SHOCK

MISSING MORTAR

MISSING BRICKS

VIEW OF TYPICAL MASONRY

MIDDLE COLLEGIATE CHURCH

112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1980

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
80 Eighth Avenue
New York, NY 10011
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SOUTH SPIRE PRE-FIRE

LOCALIZED DESTABILIZATION

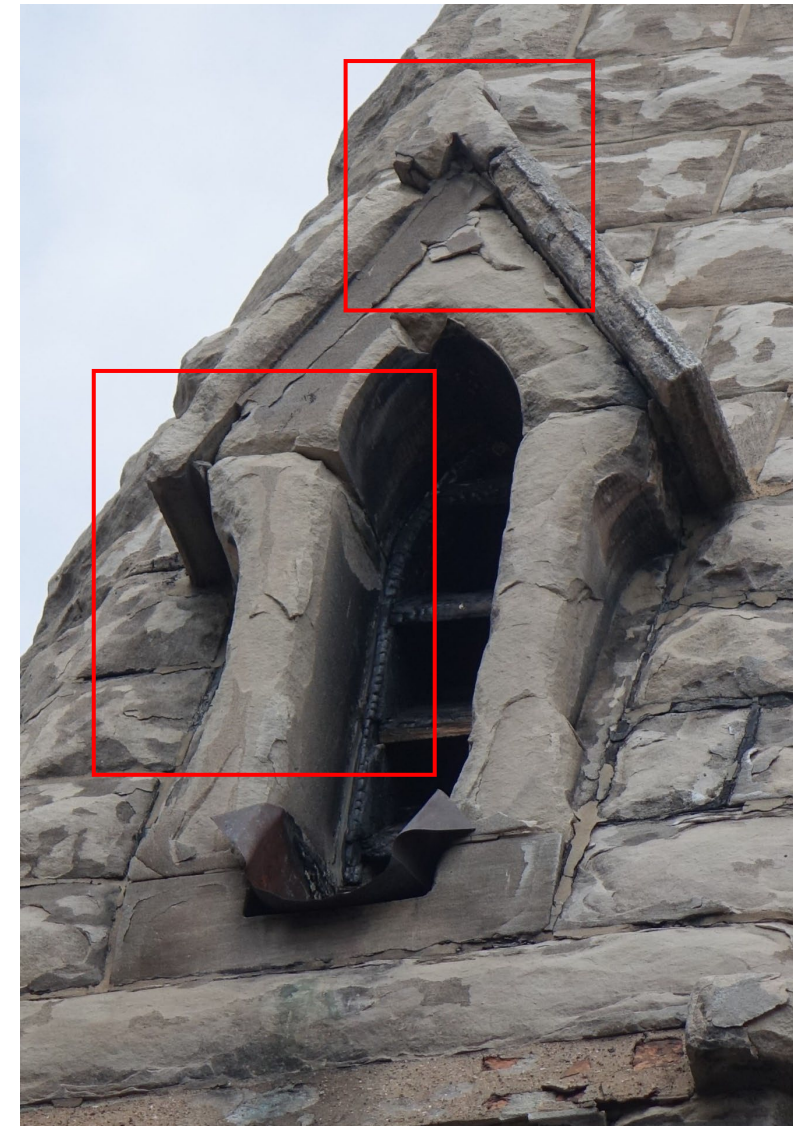
LIMESTONE SPALLING FROM
THERMAL SHOCK

LIMESTONE FRACTURED

LIMESTONE LOOSE

FINIALS DAMAGED

LIMESTONE HELD IN PLACE BY
GRAVITY AND/OR FRICTION



SOUTH SPIRE POST-FIRE



SOUTH SPIRE

LOCALIZED DESTABILIZATION

LIMESTONE SPALLING FROM
THERMAL SHOCK

LIMESTONE FRACTURED

LIMESTONE LOOSE

FINIALS DAMAGED



SOUTH SPIRE

MIDDLE COLLEGIATE CHURCH

112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1960

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
80 Eighth Avenue
New York, NY 10011
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NORTH TOWER WINDOW

LOCALIZED DESTABILIZATION

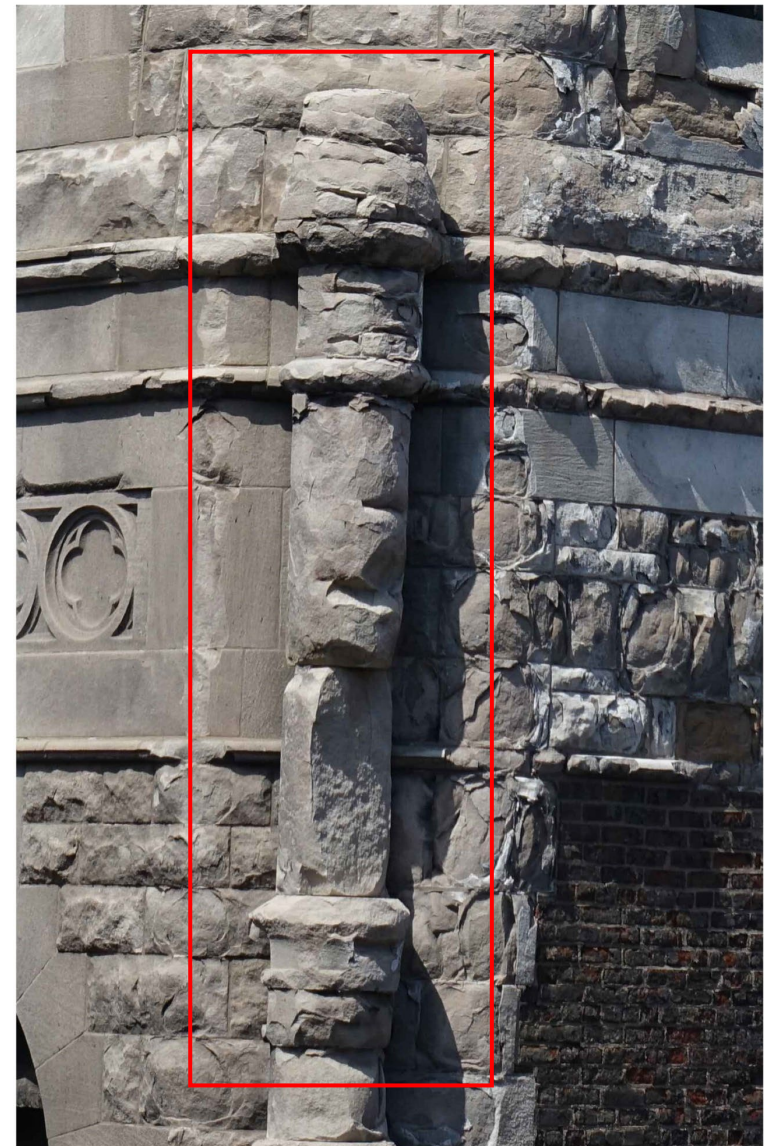
LIMESTONE SPALLING FROM
THERMAL SHOCK

LIMESTONE FRACTURED

LIMESTONE LOOSE

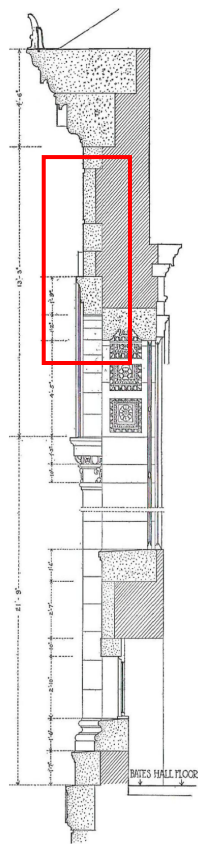
FINIALS DESTROYED

LIMESTONE HELD IN PLACE BY
GRAVITY AND/OR FRICTION

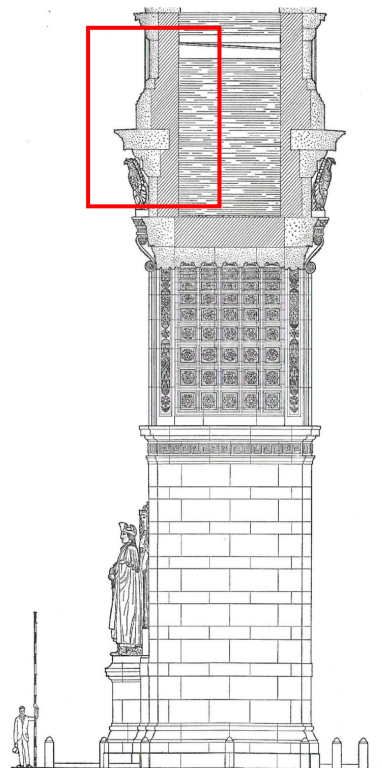


NORTH TOWER FINIAL

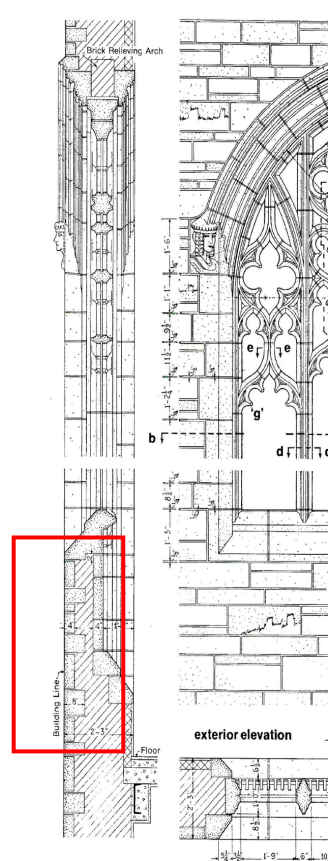




SECTION
BOSTON PUBLIC LIBRARY
MCKIM MEAD & WHITE
1889



SECTION
WASHINGTON SQUARE ARCH
NEW YORK - MCKIM MEAD & WHITE
1892



SECTION ELEVATION
GOTHIC TRACERY WINDOW
INDIANA LIMESTONE INSTITUTE

LIMESTONE FAÇADE

MASONRY BACKUP

INTERLOCKING LIMESTONE
AND MASONRY



MIDDLE CHURCH CONSTRUCTION
1891

TYPICAL LOAD BEARING MASONRY CONSTRUCTION OF THE TIME



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

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
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CORNER SITE CLEARED

FAÇADE TEMPORARILY BRACED

NORTH WALL REMOVED FOR TEMPORARY ACCESS

CURRENT AERIAL VIEW

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New York, NY 10110
TEL (212) 233-1980

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
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New York, NY 10011
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SOUTH TOWER BRACING



GABLE BRACING



NORTH TOWER BRACING





GABLE ARCH

LOCALIZED DESTABILIZATION

DIMENSIONAL STONE
FRACTURED

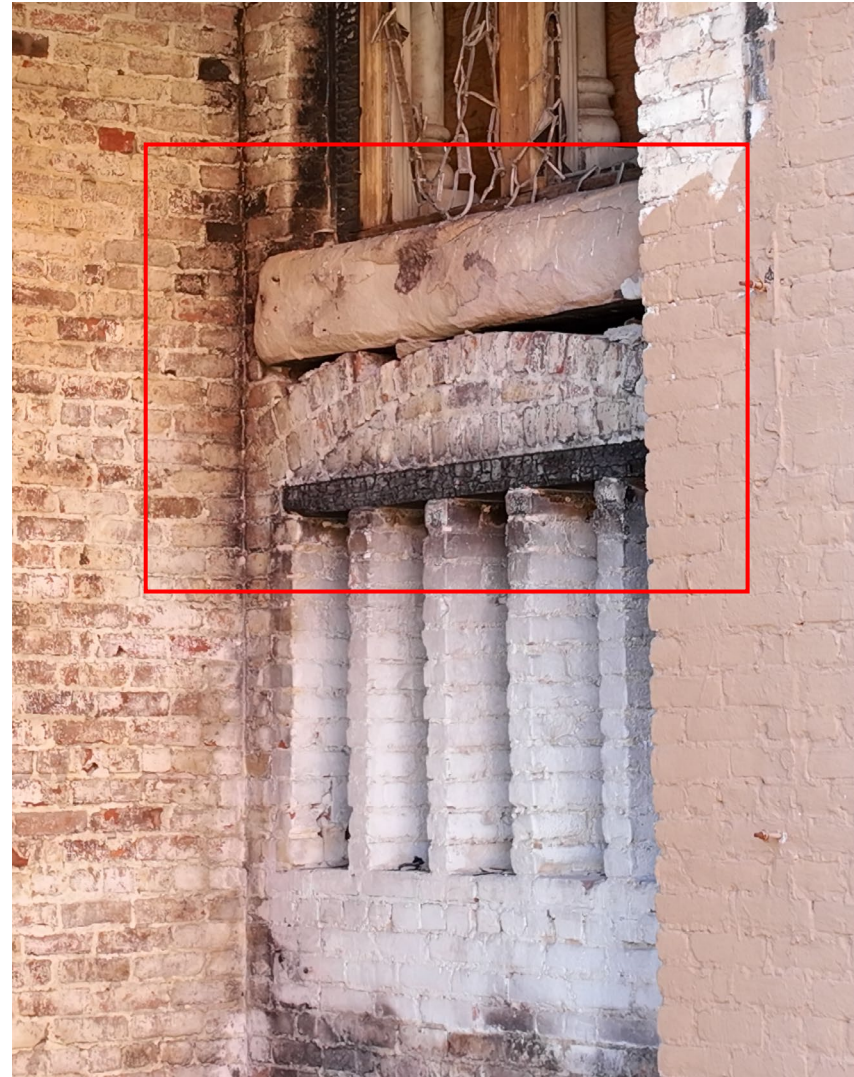
MORTAR MISSING

MASONRY DAMAGED BY
THERMAL SHOCK



BACK OF GABLE SILL





LOCALIZED DESTABILIZATION

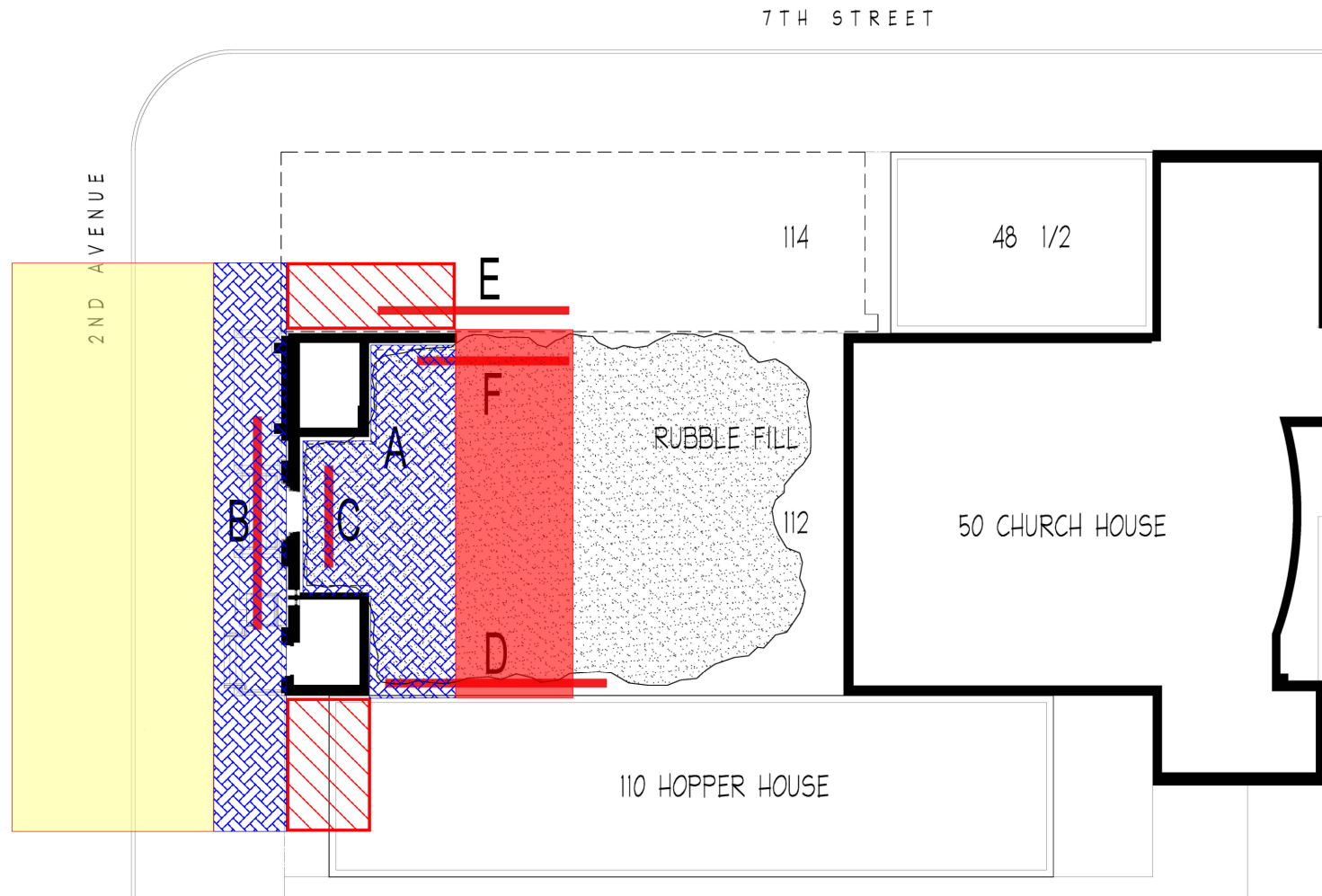
SPALLING LIMESTONE DUE TO
THERMAL SHOCK

MISSING MASONRY

CHARRED WOOD SUPPORT

VIEW INSIDE SOUTH TOWER





Legend:

- Additional Structural Bracing Zones required for inspections or repairs
- DOT Logistics Area
- Overhead Protection & Pipe Scaffolding required for inspections or repairs
- Overhead Protection & Pipe Scaffolding required for inspections or repairs and requiring access to adjacent properties
- Leveled out Debris to Sidewalk Grade

SITE LOGISTICS CONSTRAINTS



LIMESTONE FAÇADE IS IN STATE OF DISREPAIR * DETERIORATED BEYOND USABLE LIFE * BRICK SUPPORT STRUCTURALLY COMPROMISED * NUMEROUS SAFETY AND LOGISTICAL CONCERNS * RETENTION MOVING FORWARD INTO CONSTRUCTION NOT WARRANTED

1. Further structural investigations into feasibility of restoring stability to façade remnant not practical due to the following issues:

- Leveling interior of job site to sidewalk grade presents safety, logistic and engineering issues
- Site logistics hurdles
- Safety and protection of inspectors and workers
- Engineering Designs
- No access to site from northern and southern adjacent properties
- North and South Towers inaccessible - due to no structure left to ascend them
- No safe access for equipment to investigate back side of façade remnant

2. Engineering/construction to stabilize of the façade remnant is not practical due to following issues:

- Reinforcement of rubble foundation wall presents safety risk, logistical and engineering challenges
- Bracing portions of façade remnant while construction takes place on site presents safety, logistical and engineering challenges
- Site logistics challenges with protection of adjacent properties
- Engineering challenges with protection of adjacent properties

ENGINEERING CONCLUSION





AERIAL VIEW – POST FIRE

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APPENDIX



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112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
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“Test Your Assumptions”

Job Safety Analysis (JSA) is an accumulation of **Job Hazard Analysis (JHA)** that drives the safety programs

Risk Assessment Code Matrix

Severity	Likelihood of occurrence			
High to Low	A	B	C	D
I	1	1	2	4
II	1	2	3	4
III	2	3	4	5
IV	3	4	5	5

Categories of Hazard Severity

Description	Category	Definition
Catastrophic	1	Death, system loss, devastating property damage or environmental damage
Critical	2	Severe injury or occupational illness, major system or environmental damage
Marginal	3	Minor injury, minor occupational illness, or minor system or environmental damage
Negligible	4	Less than minor injury or occupational illness, or less than minor system or environmental damage

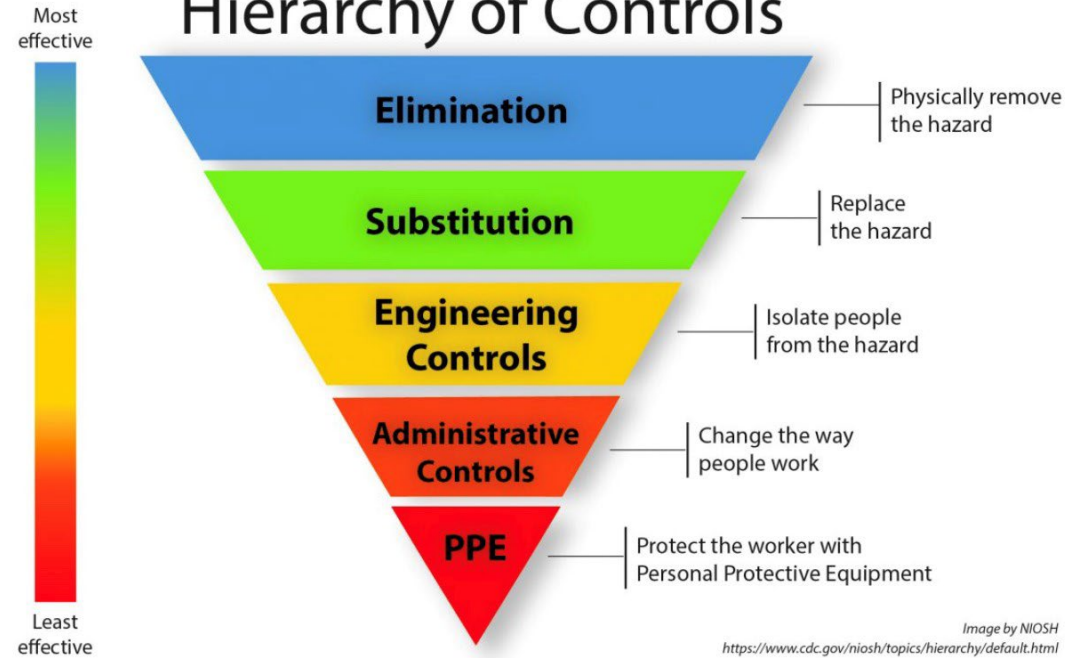
Hazard Probability Levels

Probability	Level	Category Parameters
Frequent	A	Likely to occur frequently
Probable	B	Will occur several times during a product's life cycle or person's life span
Occasional	C	Likely to occur sometime during a product's life cycle or a person's life span
Remote	D	Unlikely but possible to occur during a product's life cycle or person's life span
Improbable	E	So unlikely it can be assumed the occurrence may not be experienced

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Hierarchy of Controls



SAFETY HAZARD CONTROL HIERARCHY





BETH HAMEDRASH HAGADOL SYNAGOGUE
60 Norfolk Street, NY, NY





POSSIBLE SALVAGE OF STONE BELOW 8'-0"



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112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1960

ARCHITECT
ANTHONY JOHNSON ARCHITECT, LLC
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New York, NY 10011
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A-5



LOCALIZED DESTABILIZATION

RUBBLE STONE

DETERIORATING MORTAR

MISSING MORTAR

POROUS, HISTORY OF WATER LEAKS

TEMPORARILY STABILIZED BY
RUBBLE BERM

1. FOUNDATION WALL - 2nd Ave. FACADE



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A-6

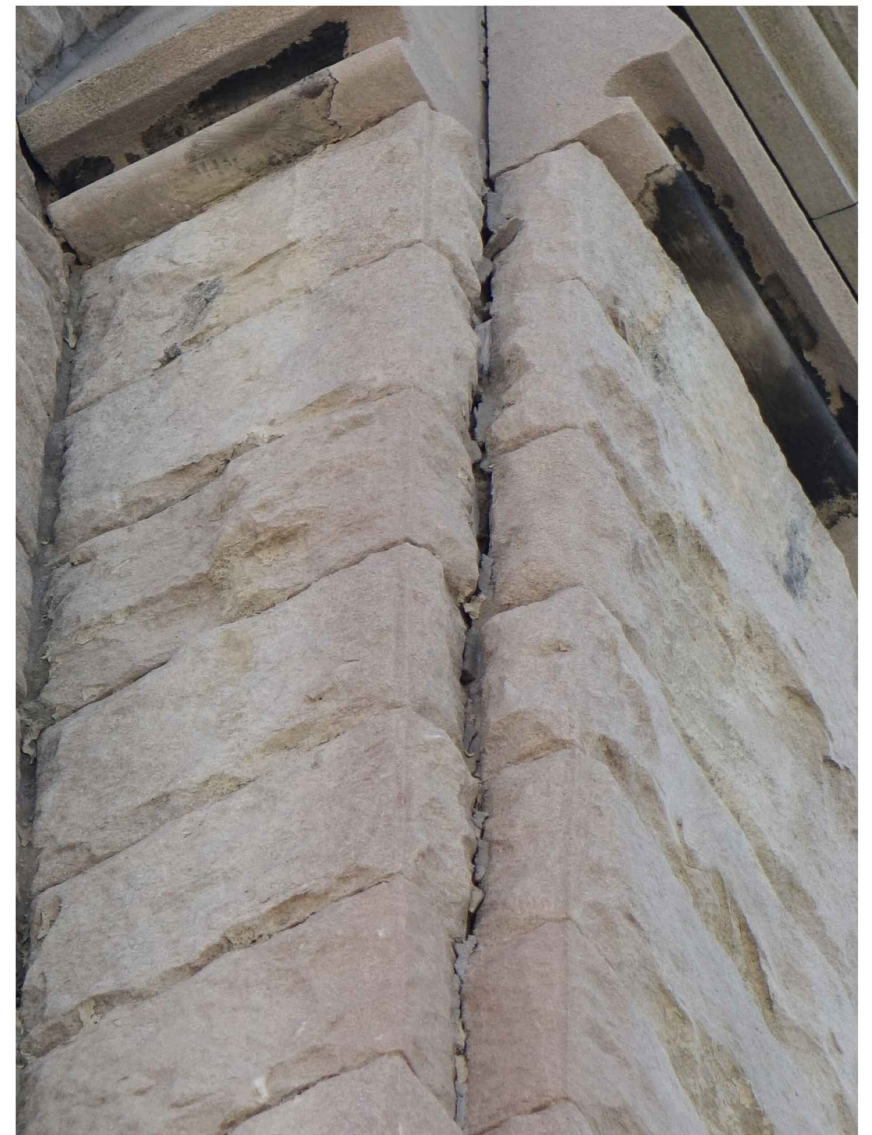


7. NORTH TOWER – EXTENT OF LIMESTONE CRACK

LOCALIZED DESTABILIZATION

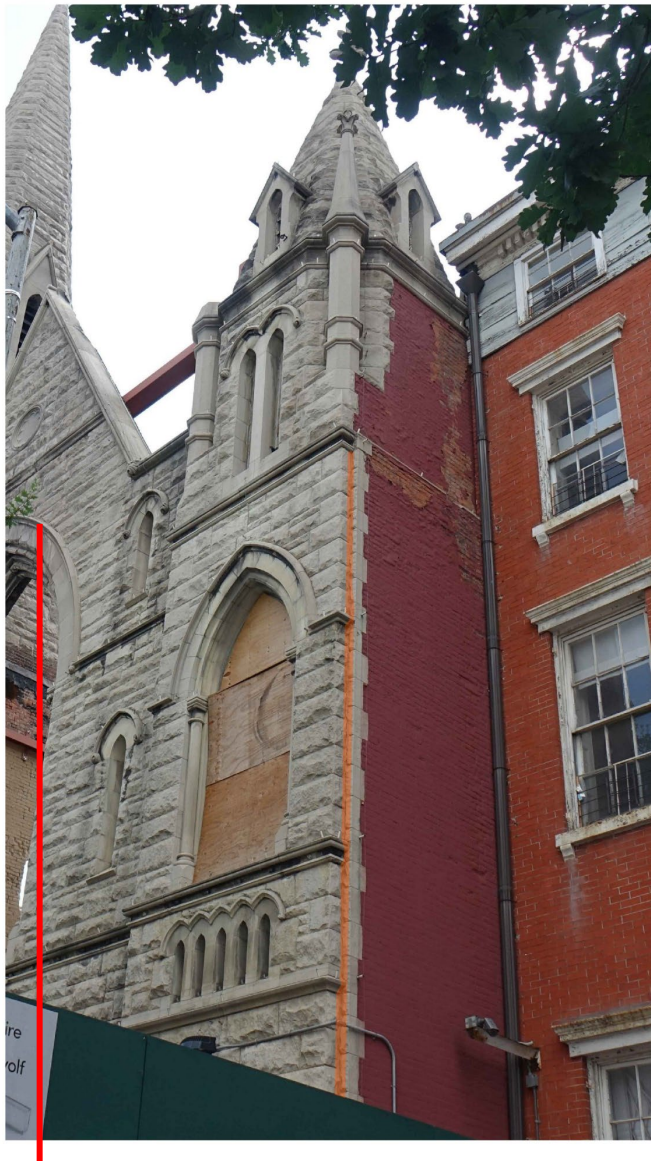
LIMESTONE SEPARATING AT BUTRESS

WATER INFILTRATION AND FREEZE THAW LIKELYHOOD



7. NORTH TOWER – LIMESTONE CRACK ENLARGED

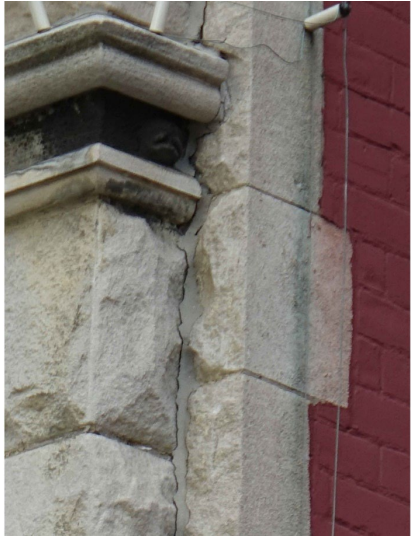




LOCALIZED DESTABILIZATION

LIMESTONE SEPARATING AT
SOUTH WALL

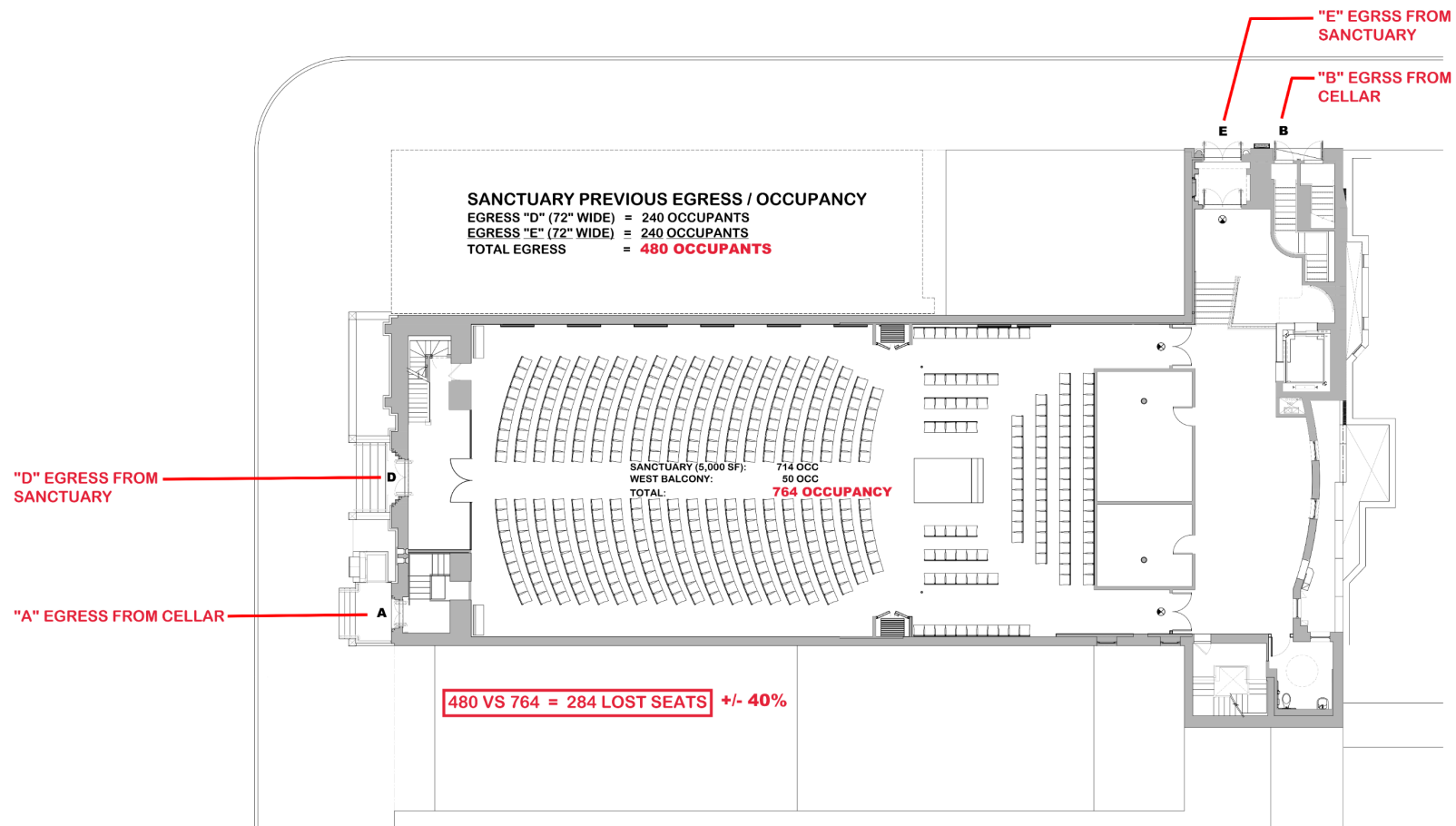
WATER INFILTRATION AND
FREEZE THAW LIKELYHOOD



8. SOUTH TOWER – EXTENT OF LIMESTONE CRACK

8. SOUTH TOWER – CRACK ENLARGED





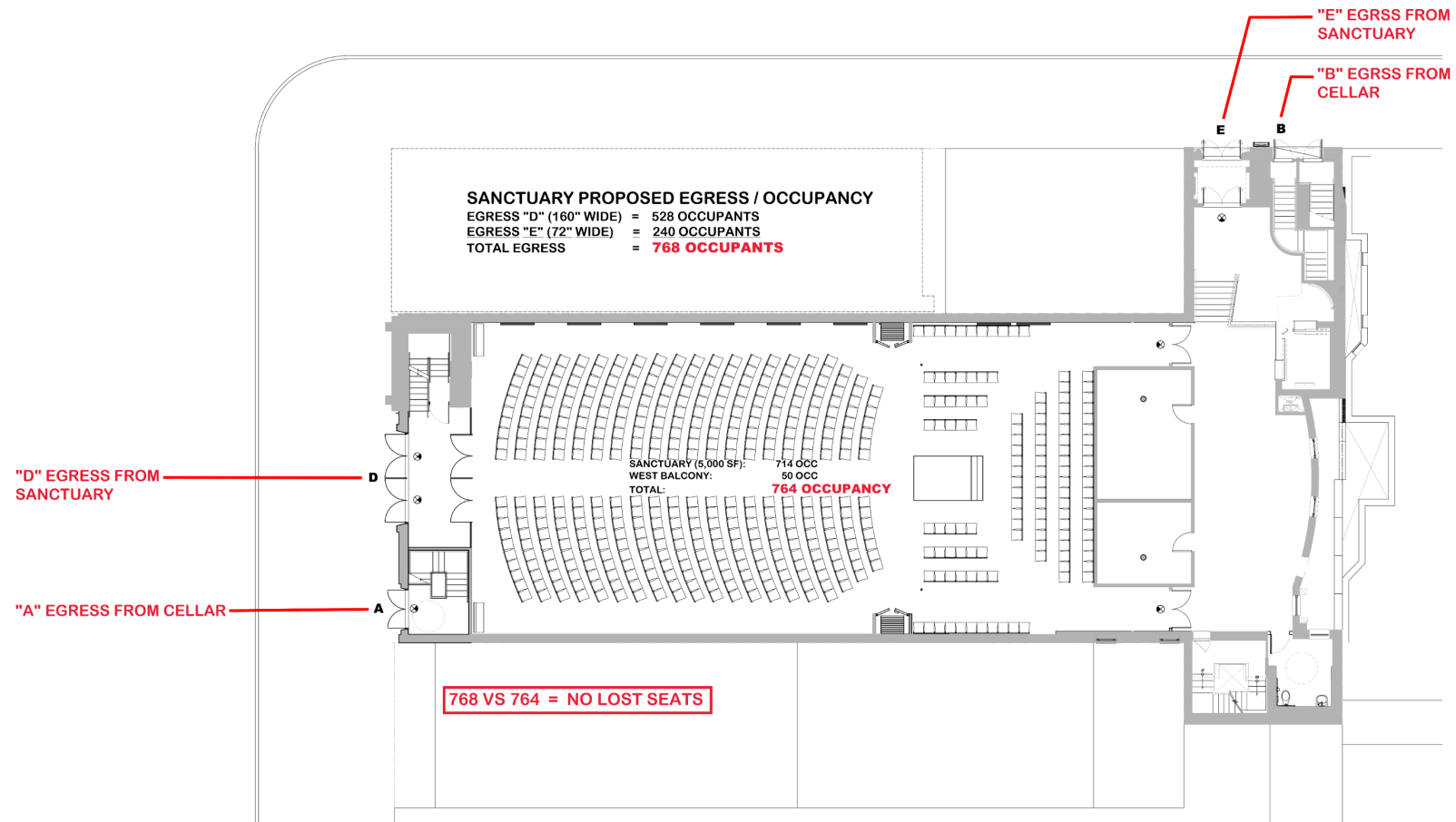
REBUILT SANCTUARY WITH PREVIOUS EGRESS

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112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
 COLLEGIATE CHURCH CORPORATION
 500 Fifth Avenue
 New York, NY 10110
 TEL (212) 233-1980

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



REBUILT SANCTUARY WITH PROPOSED EGRESS



CELLAR OCCUPANCY (PREVIOUS EGRESS)

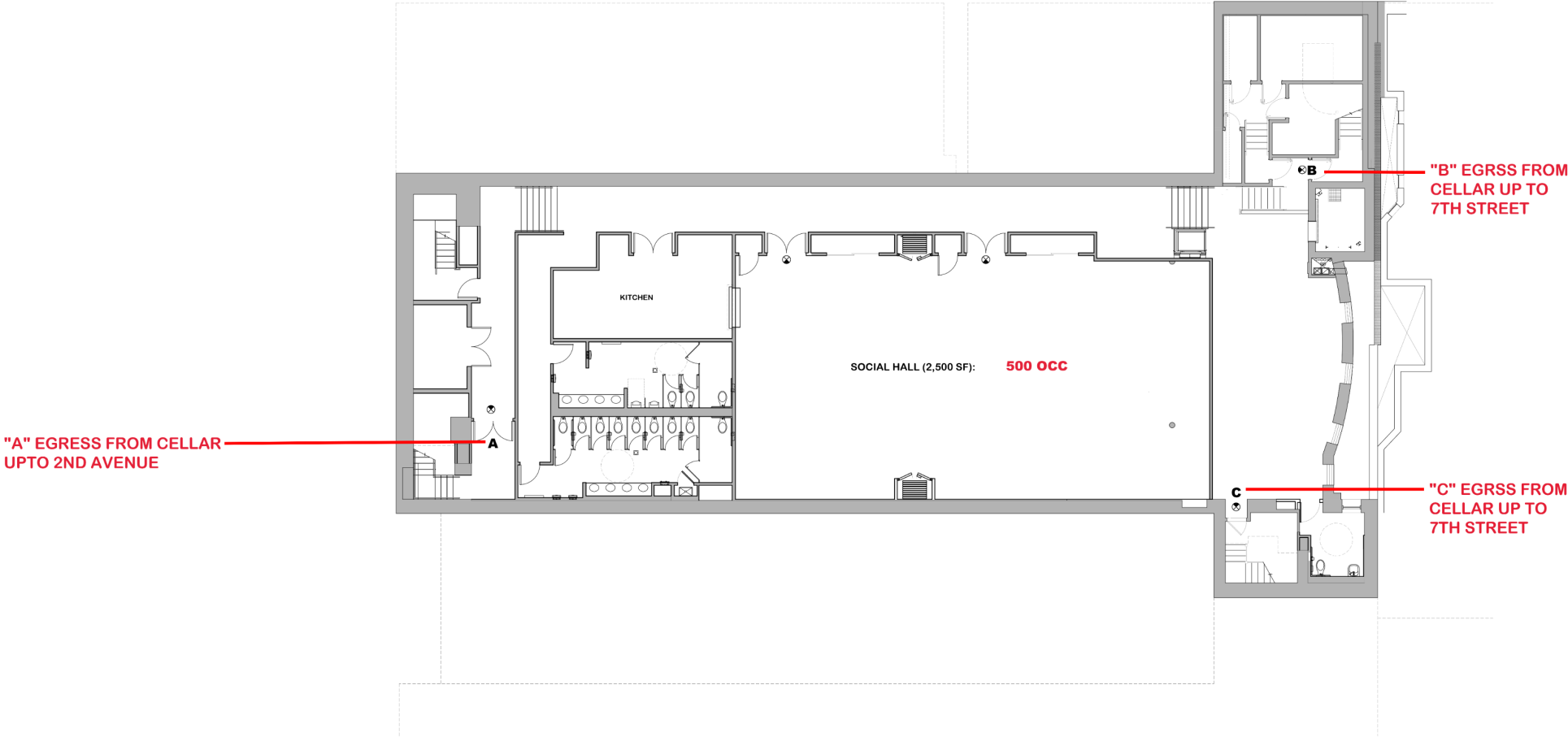
EGRESS "A" (42" WIDE) = 140 OCCUPANTS
EGRESS "B" (36" WIDE) = 120 OCCUPANTS
EGRESS "C" (36" WIDE) = 120 OCCUPANTS
TOTAL EGRESS = 380 OCCUPANTS

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

MIDDLE COLLEGIATE CHURCH
112 SECOND AVENUE, NEW YORK, NY 10003

OWNER
COLLEGIATE CHURCH CORPORATION
500 Fifth Avenue
New York, NY 10110
TEL (212) 233-1980

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

ANTHONY JOHNSON ARCHITECT, LLC

80 Eighth Avenue, New York, NY 10011

t/646.930.2135

The current proposal is:

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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