THE CENTRE AT ST.PAUL'S

GARDEN CITY, NY

BEYER
BLINDER
BELLE

Thornton
Tomasetti



ABOUT US



INCORPORATED VILLAGE OF

GARDEN CITY

NASSAU COUNTY NEW YORK

SCALE 1 IN. = 600 FT. FEBRUARY 1933

GRAPHIC SCALE 600 1200

CORRECTED TO JULY 1990

PARKING FIELDS

RED STAR LINE MUSEUM
ANTWERP, BELGIUM



RED STAR LINE MUSEUM
ANTWERP, BELGIUM



PRINCE GEORGE HOTEL

NEW YORK, NY



RIVERDALE COUNTRY SCHOOL

BRONX, NY



RIVERDALE COUNTRY SCHOOL

BRONX, NY



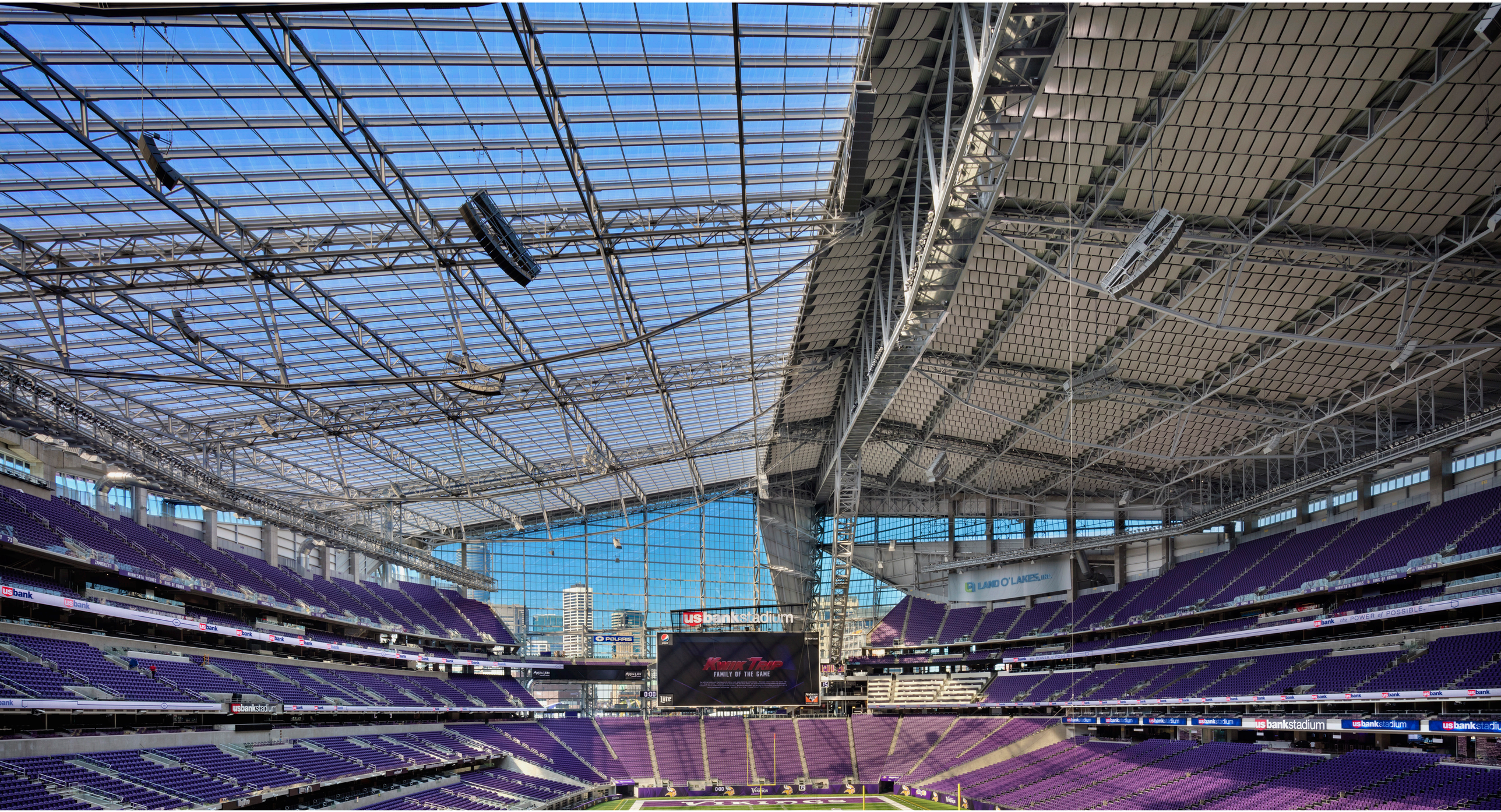
PRINCETON UNIVERSITY
PRINCETON, NEW JERSEY

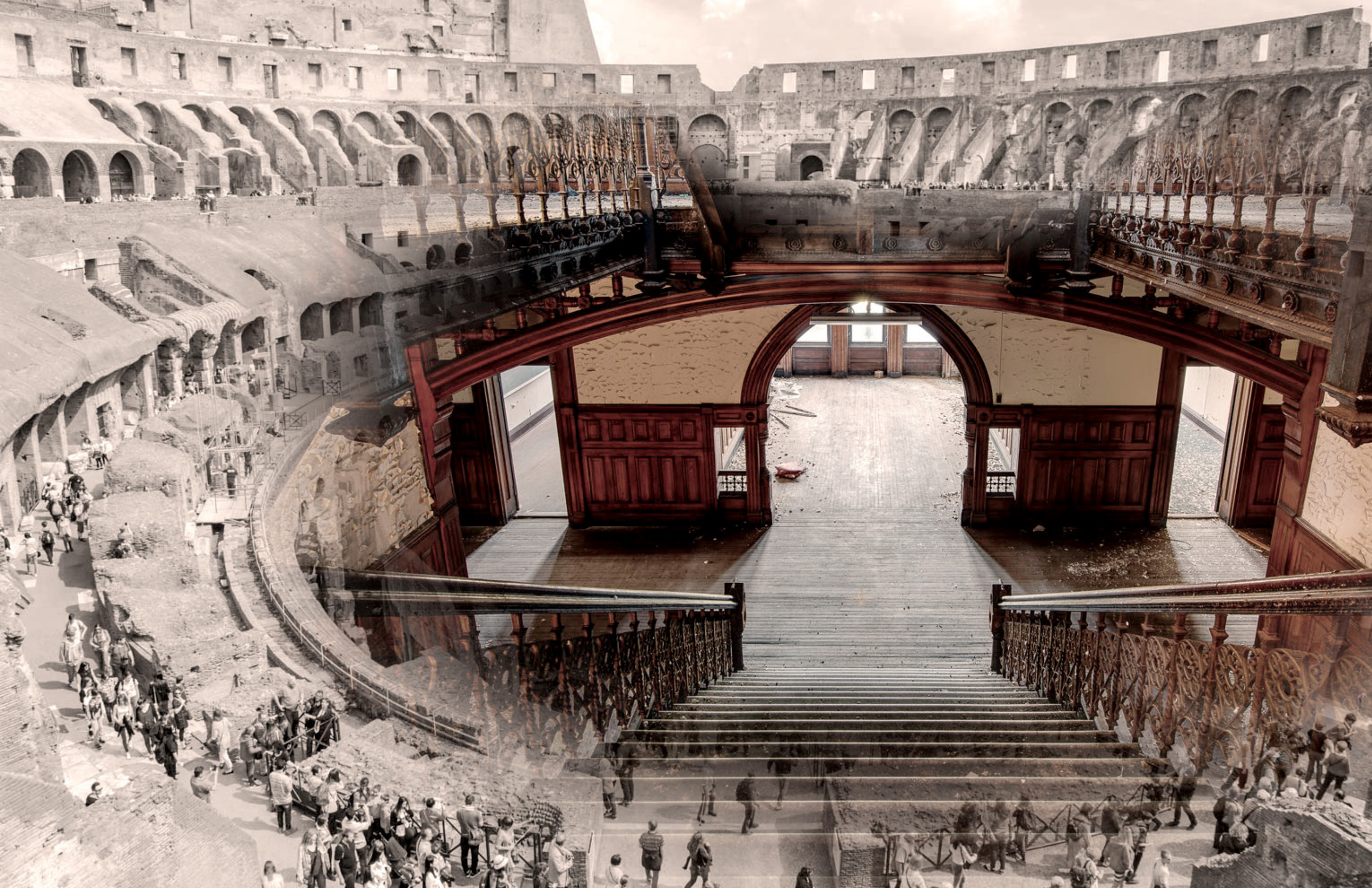


PALAZZO LOMBARDIA
MILAN, ITALY

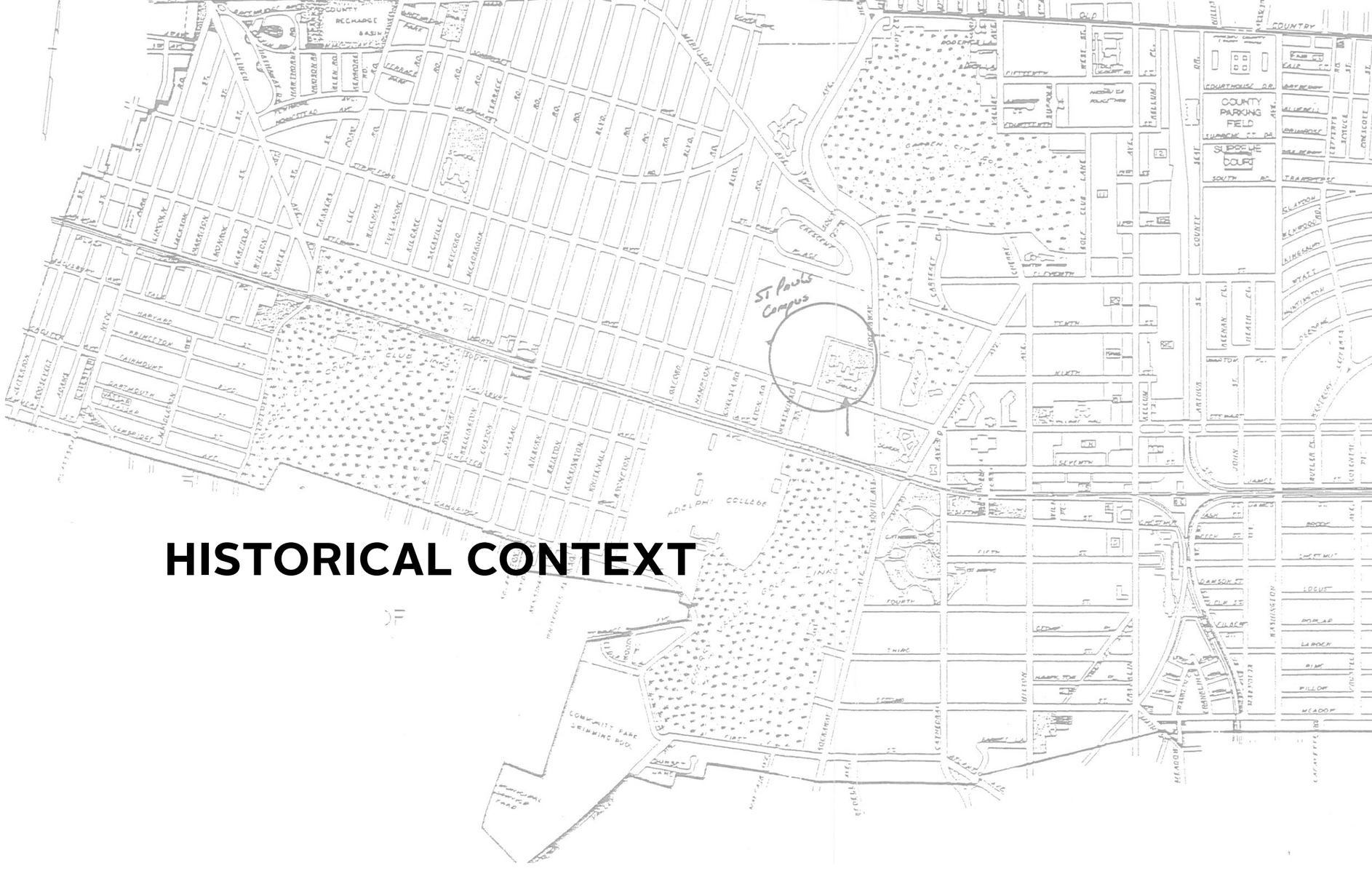


U.S. BANK STADIUM
MINNEAPOLIS, MINNESOTA





HISTORICAL CONTEXT



INCORPORATED VILLAGE OF

GARDEN CITY

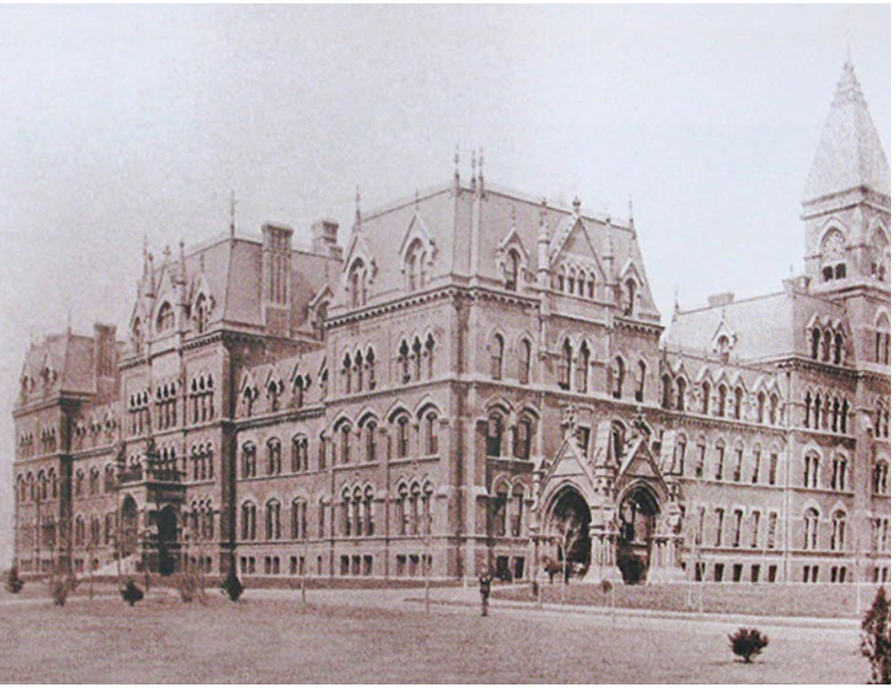
NASSAU COUNTY NEW YORK

SCALE 1 IN. = 600 FT. FEBRUARY 1933

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PARKING FIELDS





PROJECT DESCRIPTION: **SAINT PAUL'S SCHOOL IN GARDEN CITY**

PROJECT ADDRESS: **288-289 Stewart Ave, Garden City, NY 11530**

PROJECT INFORMATION:

- Architect: Henry G. Harrison (NRHP)
- Built 1871-1883
- Style: Ruskinian Gothic
- Part of the Alexander Turney Stewart (A.T. Stewart) Buildings
- Added to the National Register of Historic Places in November 14, 1978, Reference #78001864

Introduction

The St. Paul's School was an endowed Episcopal School for Boys at 289 Stewart Avenue, in the village of Garden City, in the town of Hempstead, in Nassau County, Long Island, New York. It was built from 1871 to 1883 by architect Henry G. Harrison in the Ruskinian Gothic style for Cornelia M. Stewart, widow of the department store magnate Alexander Turney Stewart (1803-1876). St. Paul's (1883) was the boy's school, the Cathedral of the Incarnation was the designated religious center (1885), and St. Mary's School (1892) was for the girls. The A.T. Stewart Buildings of Garden City originally included fifty buildings, made possible with the construction of Stewart's Central Railroad of Long Island (1871-73). Stewart funded much of this construction until his death in 1876; after his death, his widow continued his work, building St. Paul's and other buildings in his memory. St. Paul's School was the largest structure in this complex of buildings, and lasted as a successful educational institution until closing in 1991, following a bankruptcy within the Episcopal Diocese. The Diocese sold St. Paul's and its grounds in 1993 to the city, and it has since been a hotbed of debate whether to preserve or demolish this historic structure.



History

The architect of St. Paul's has been somewhat of a mystery, as Edward H. Harris is credited in the AIA Guide to Nassau and Suffolk County, while Henry G. Harrison, architect of the Cathedral, is also thought to be responsible as he uses similar architectural techniques in his other works. St. Paul's was used as an all-boys military school from 1883 to 1893, holding drills in the adjoining lawns, firing cannons and marching in uniform. The school developed a prestigious reputation for its training and displays. Beginning in 1893, the building was used as a High School, with regular yearbooks being published, known as the Sigillum.
In 1898, Cluett Gym was built next to St. Paul's to serve as an indoor athletic space. By 1917, a major league baseball game was played in the adjoining lawn for the officers of Camp Mills between the New York Giants and the Chicago White Socks, a notable event for the community. With an expanding athletic program, a Field House was built in 1962; the Field House, along with the grounds, would later be named the St. Paul's Recreation Complex. Subsequent need for more classroom space saw the construction of Ellis Hall in 1969, adjoining the east porte cochère. In the 1970's St. Paul's slate roof was replaced with an asphalt shingle roof, leading to subsequent leaks and interior damage that continues to this day. By 1988-89, St. Mary's School for girls closed and the girls moved into St. Paul's, giving the building a new name: The Cathedral School of St. Mary's – St. Paul's. This was the first time that St. Paul's had ever been co-ed, plus the demolition of St. Mary's, altogether aggravated alumni and lost the school many donors. Declining enrollment and debt forced the school to close in 1991. Ellis Hall was demolished in 2014 due to mold and asbestos conditions.

Architectural Resources

Among the building's many unique architectural features include a tall clock and bell tower, stained glass windows in the chapel, a pipe organ, intricate floor tiles, murals, opulent woodwork, cast iron stairs and railings, and artisan carved stone trims/details. The Chapel's stained-glass windows were made by the Clayton Belle & Co. of London, with the exception of one Tiffany window west of the altar. This Tiffany Window was donated in 1892 by the Newcomb Family in memory of their late son, Thomas Newcomb Jr. who passed away while attending St. Paul's School. A Latin inscription under this window reads "Ad dei Glorium: Et in Memoriam Thomas Newcomb, Jun. Qai Mortuis Est. VIII Kal. Feb., A.D. MDCCCXCI Annos XV Natus" The window cost $2,000 in 1892, equating to about $51,834 today.
The floor tiles were made by the Minton Tile Co. - a rare collection. The bell in the clock tower was made in 1882 by the Meneely Bell Company of Troy, NY. One room in St. Paul's includes plaques with the names of Senior Monitors, Award Winners, Heads of School, Donors and notable Alumni. Since the building was vacated in 1991, it has remained empty and building maintenance has been neglected due to lack of municipal funds. The building's extensive grounds have been of great use to the community as athletic fields, used for baseball, soccer, lacrosse, and parking. The site's proximity to the neighboring Adelphi University and the Garden City Golf Club makes this site a valuable community space, presenting the unique opportunity to utilize St. Paul's School as a community center, learning facility, or for residential use in the future

GARDEN CITY SITE STUDY



INCORPORATED VILLAGE OF

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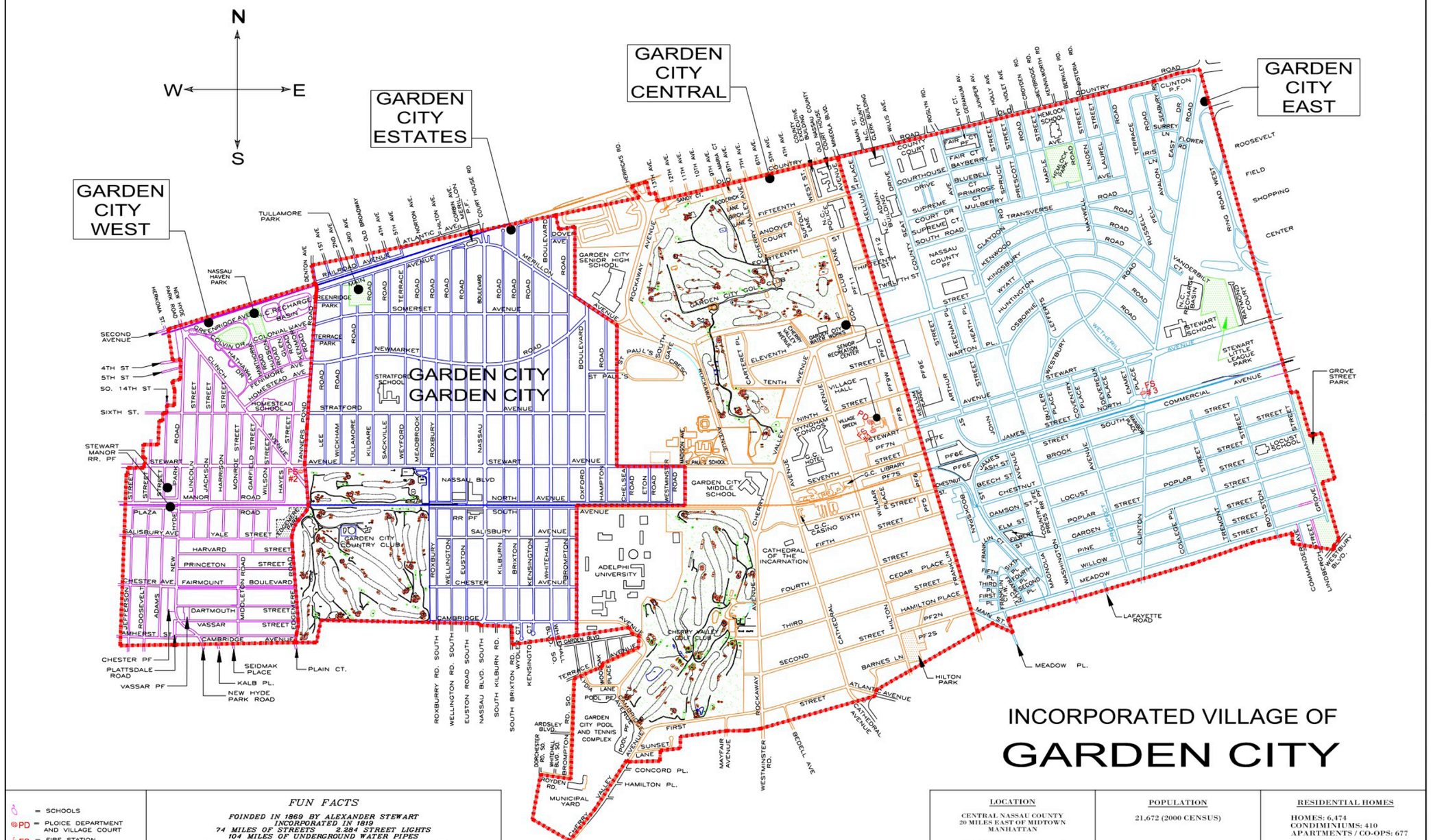
CORRECTED TO JULY 1990

PARKING FIELDS

GARDEN CITY AREA STUDY

GARDEN CITY MAP

GOVERNMENT:	SERVICES:	BUSINESS COMMUNITY:	HOUSE OF WORSHIP	SCHOOLS:
FOUNDED IN 1869 AND INCORPORATED IN 1919. GOVERNED BY A MAYOR AND SEVEN TRUSTEES, VILLAGE ADMINISTRATOR AND EXECUTIVE STAFF ARE APPOINTED.	POLICE, FIRE, BUSINESS OFFICES, BUILDING, ENGINEERING, STREET/ HIGHWAY, WATER/SEWER, SANITATION/RECYCLING, PARKS/RECREATION AND JUSTICE COURT.	COMMERCIAL AREA INCLUDES BANKS, INVESTMENT FIRMS, OFFICE COMPLEXES , RETAIL BUSINESSES, DEPARTMENT STORES, SCORES OF RESTAURANTS AND FOOD ESTABLISHMENTS AND A FOUR STAR HOTEL	EIGHT HOUSES OF WORSHIP	SEVEN PUBLIC SCHOOL BUILDINGS, EIGHT PRIVATE/ PAROCHIAL SCHOOLS AND ONE COLLEGE (ADELPHI UNIVERSITY)



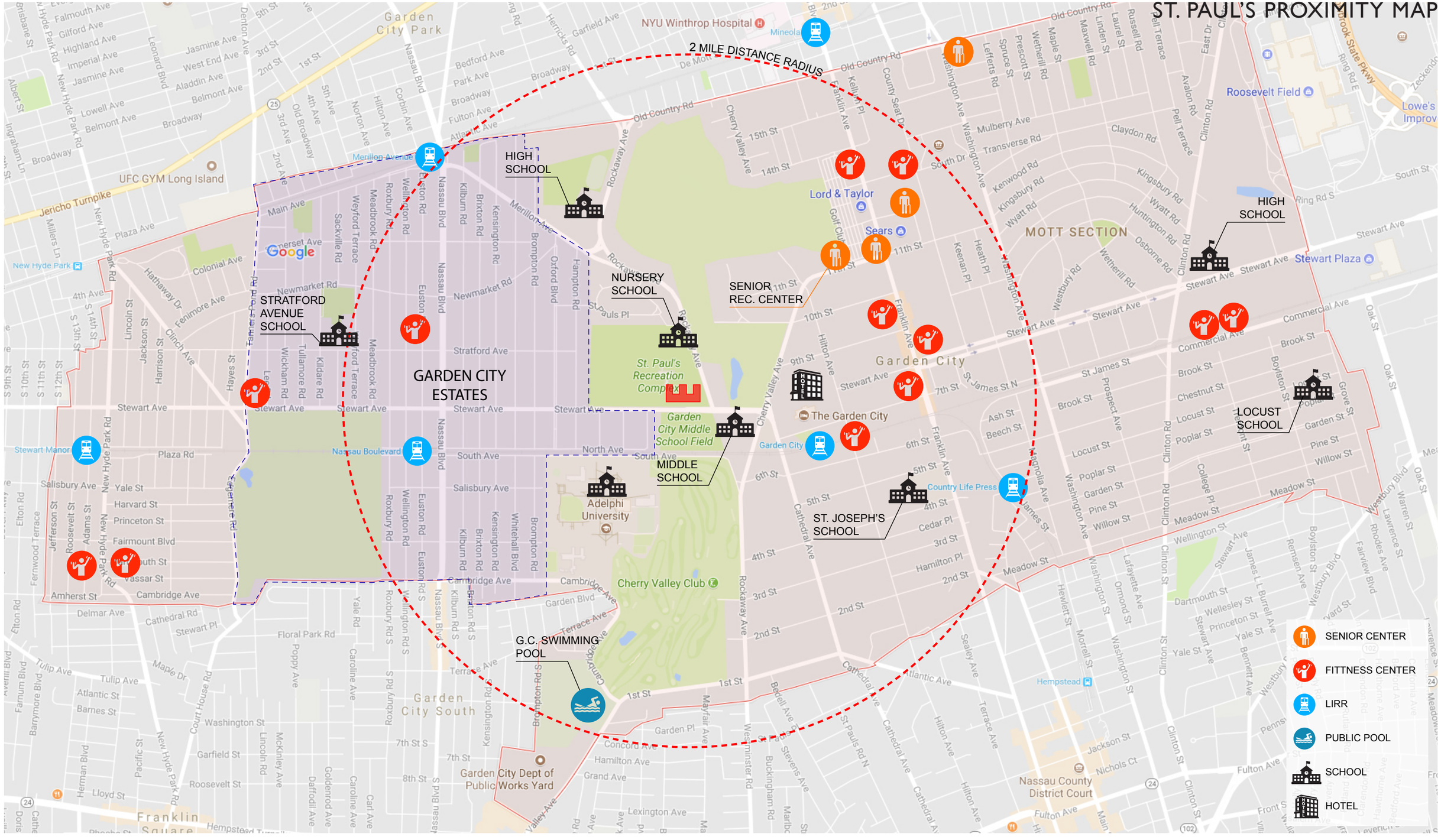
FUN FACTS

FOINDED IN 1869 BY ALEXANDER STEWART
INCORPORATED IN 1919
74 MILES OF STREETS 2,284 STREET LIGHTS
104 MILES OF UNDERGROUND WATER PIPES
OVER 1,000 FIRE HYDRANTS 7,400 TRAFFIC SIGNS

LOCATION	POPULATION	RESIDENTIAL HOMES
CENTRAL NASSAU COUNTY 20 MILES EAST OF MIDTOWN MANHATTAN AREA = 5.3 SQUARE MILES	21,672 (2000 CENSUS)	HOMES: 6,474 CONDIMINIUMS: 410 APARTMENTS / CO-OPS: 677

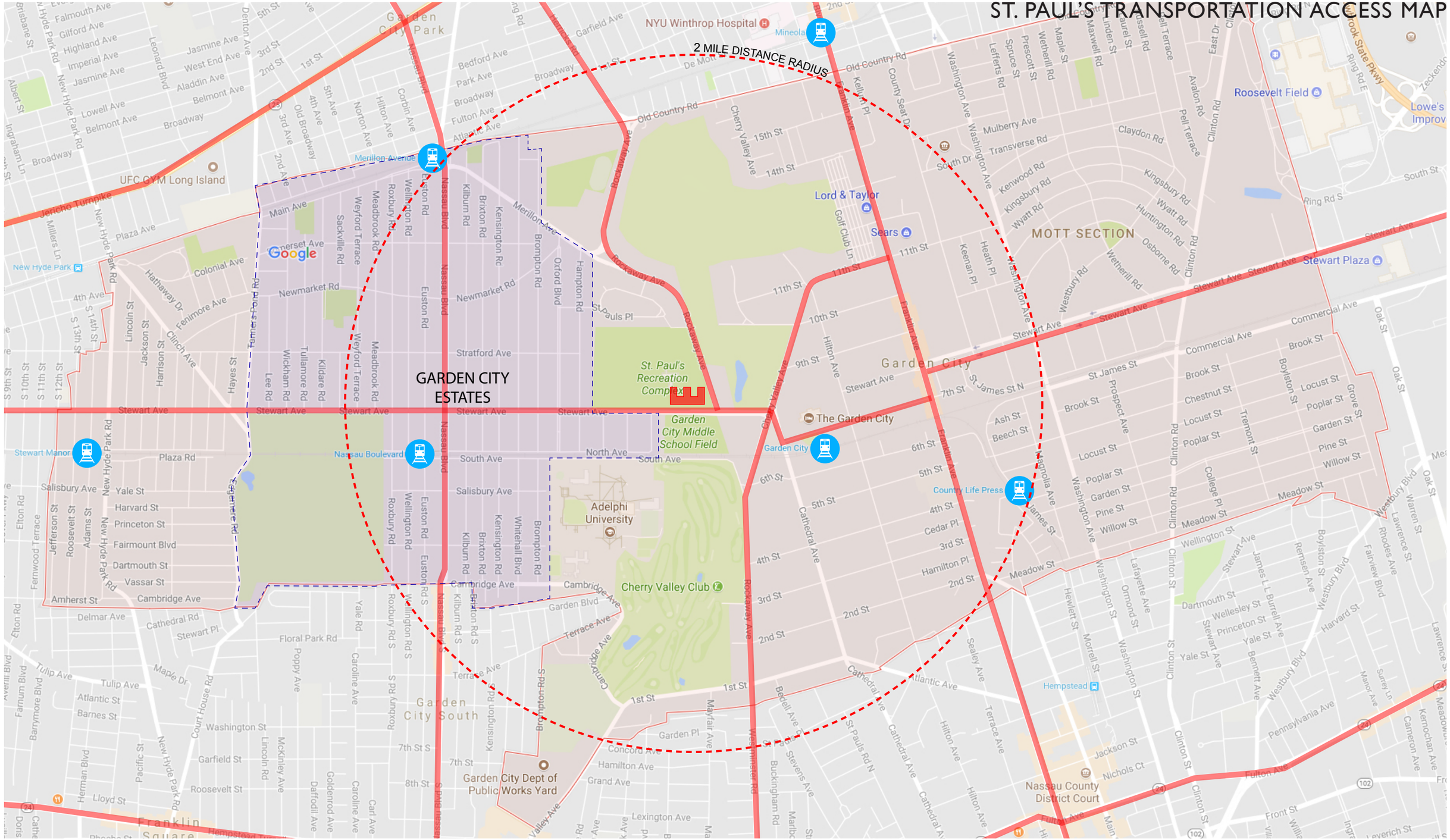
GARDEN CITY SITE STUDY

ST. PAUL'S PROXIMITY MAP



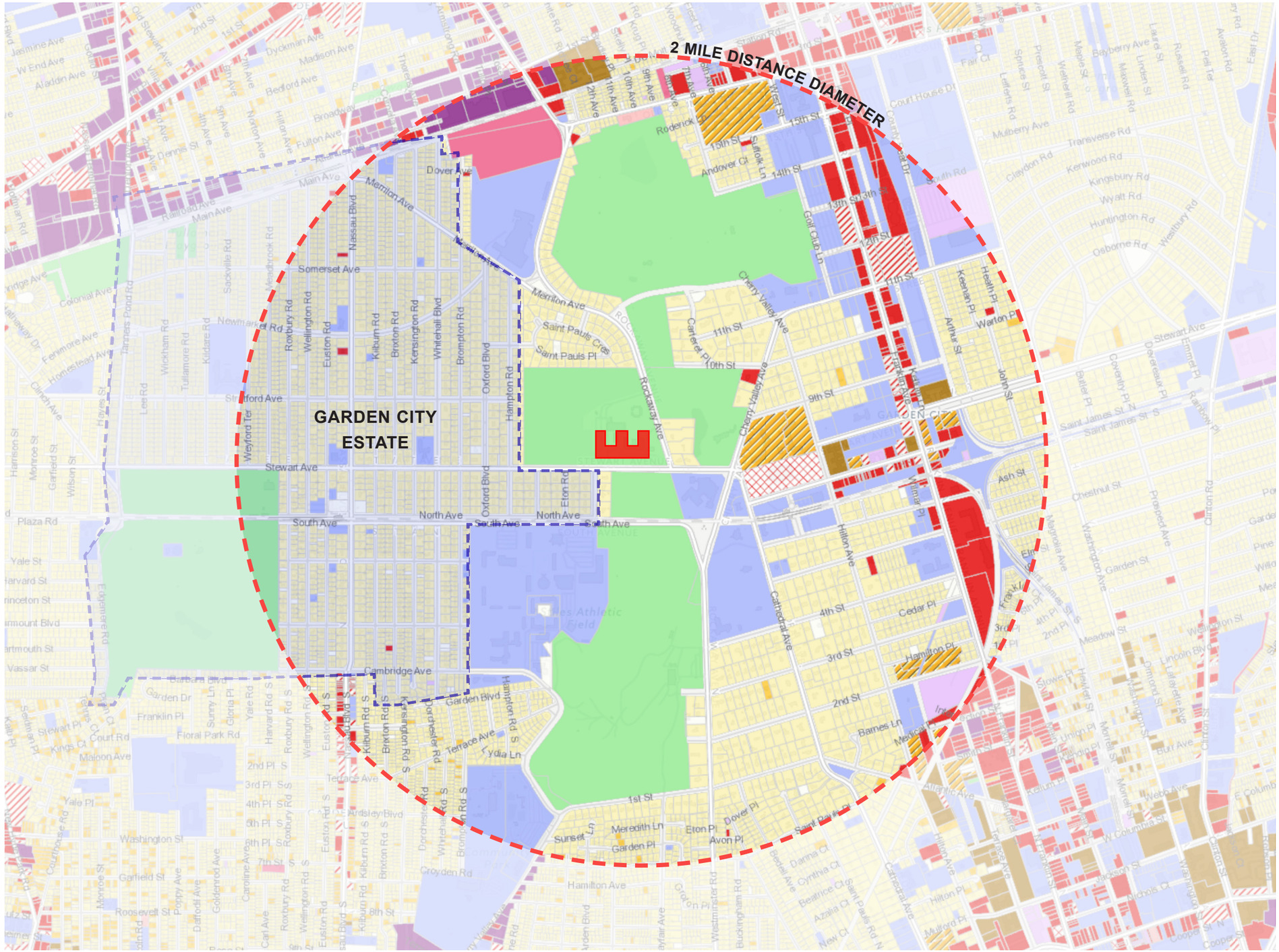
GARDEN CITY SITE STUDY

ST. PAUL'S TRANSPORTATION ACCESS MAP



GARDEN CITY SITE STUDY

LAND USE MAP



Predominant Land Use

Parcel by parcel land use information from Nassau and Suffolk counties. More info. (html/landuse.html)

- Agriculture
- Commercial
- Community Services
- Industrial
- Recreation, Open Space
- Residential
- Transportation
- Utilities
- Vacant
- Waste Facilities
- Unknown

Nassau Co.-specific:

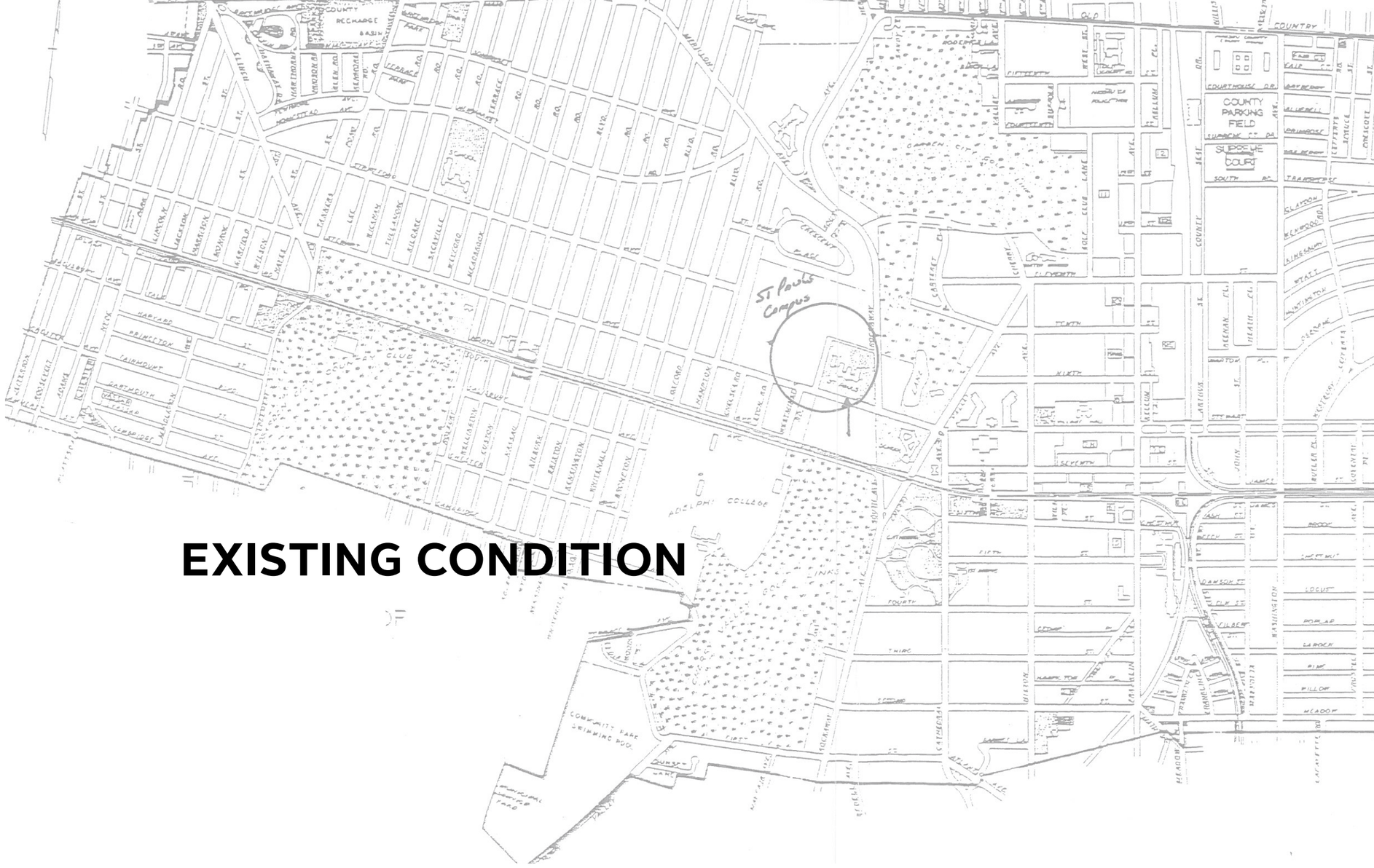
Residential

- Single family
- 2-3 family
- Multi-fam. (4+ units)
- Condos / Co-ops

Commercial

- Offices, Services
- Retail
- Dining, Hospitality
- Rec., Entertainment

EXISTING CONDITION



INCORPORATED VILLAGE OF

GARDEN CITY

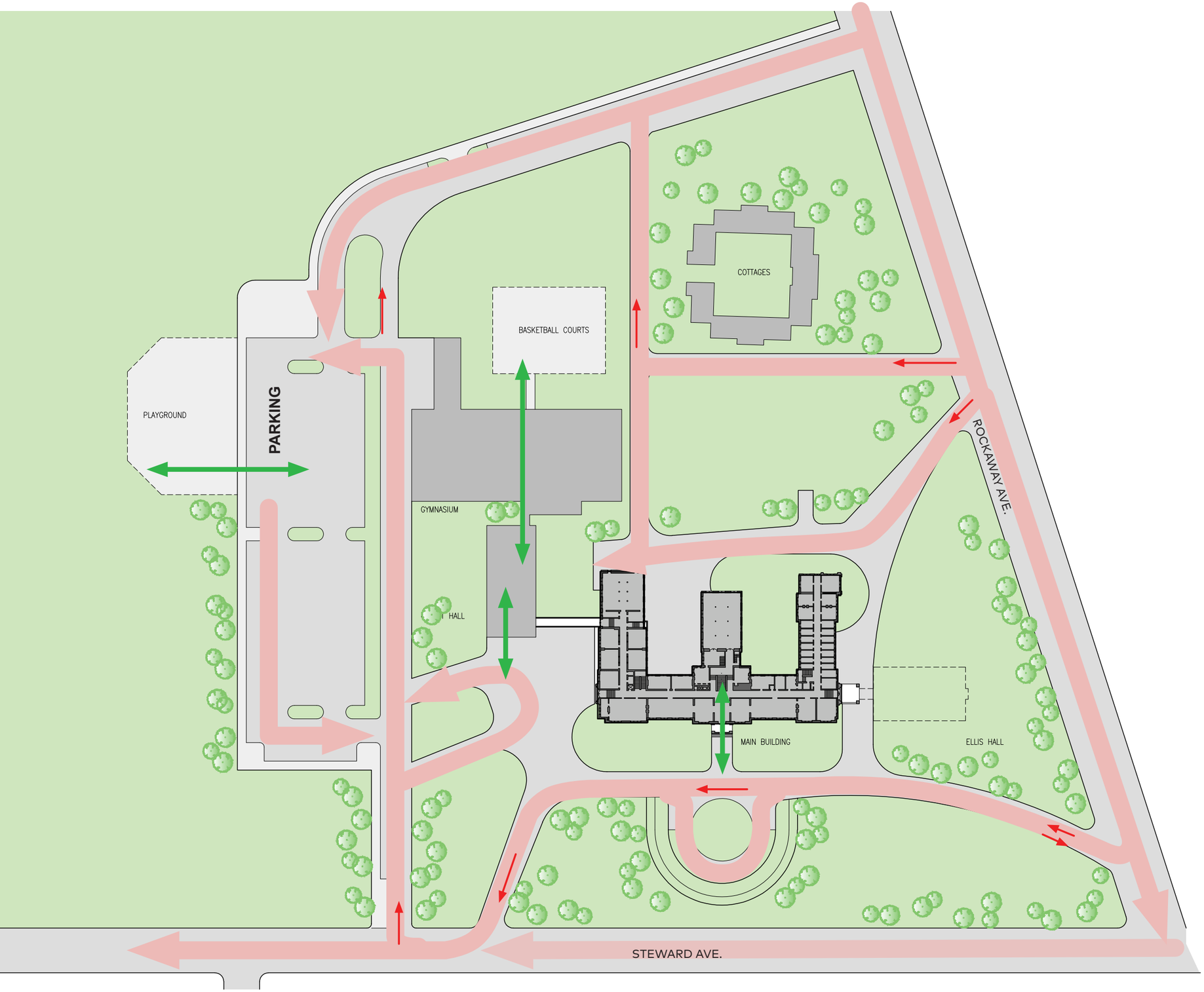
NASSAU COUNTY NEW YORK

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EXISTING CONDITION
SITE PLAN

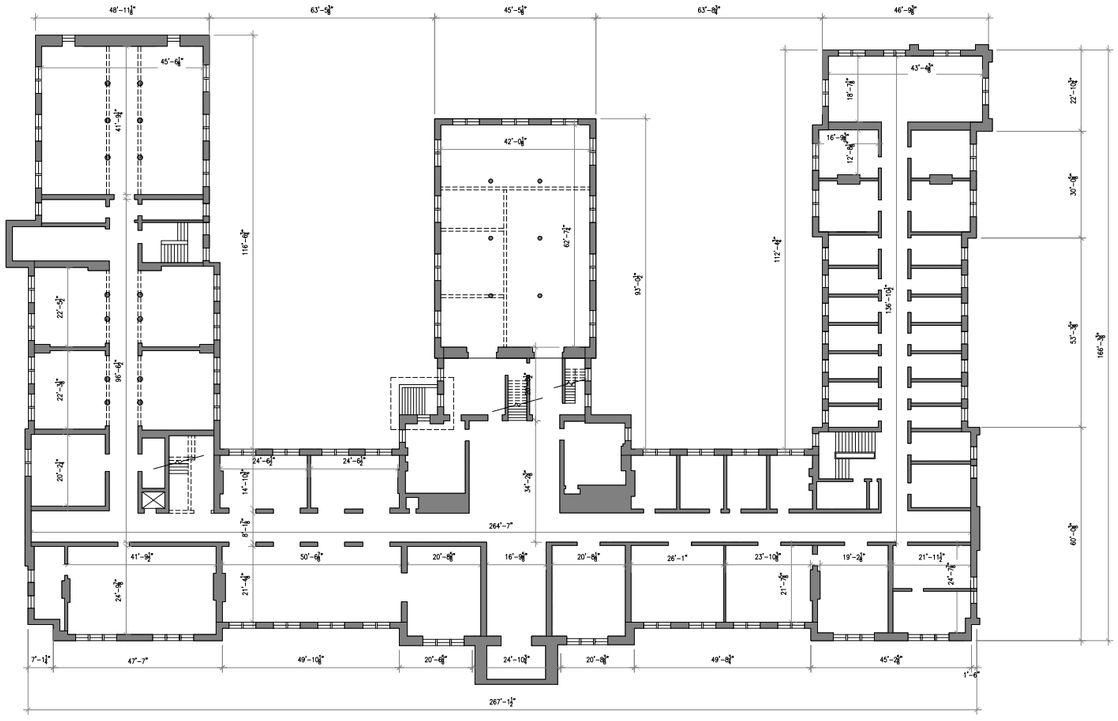


PEDESTRIAN CIRCULATION

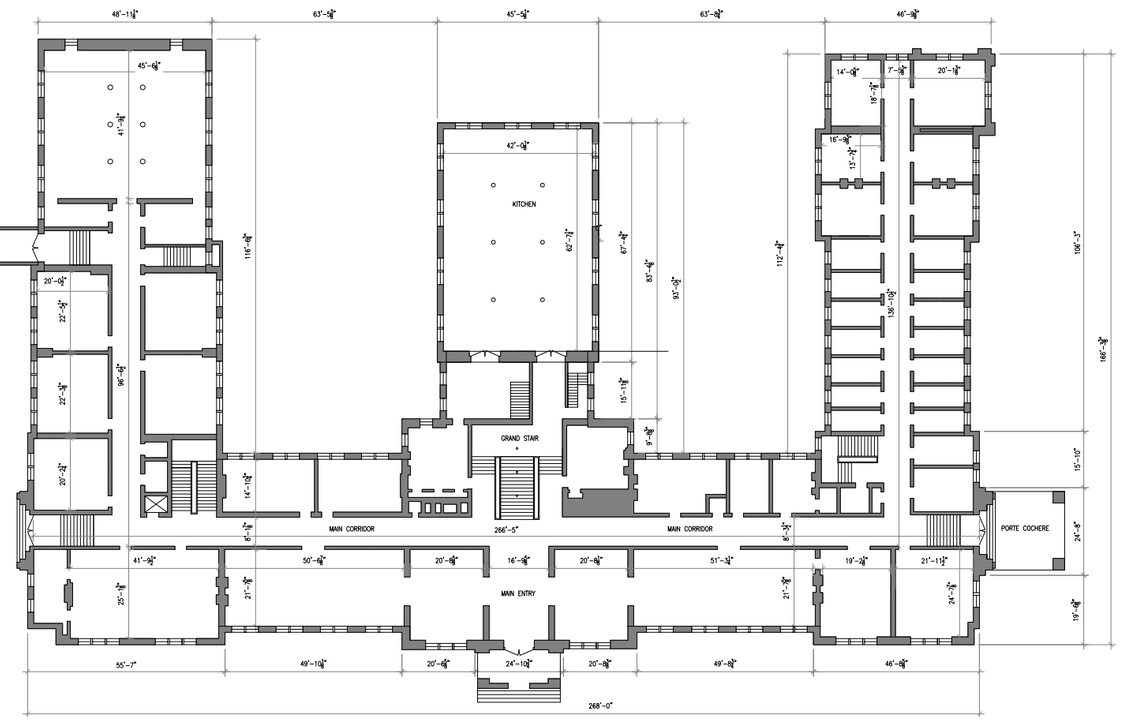
VEHICULAR CIRCULATION

EXISTING STRUCTURE

EXISTING CONDITION
FLOOR PLANS

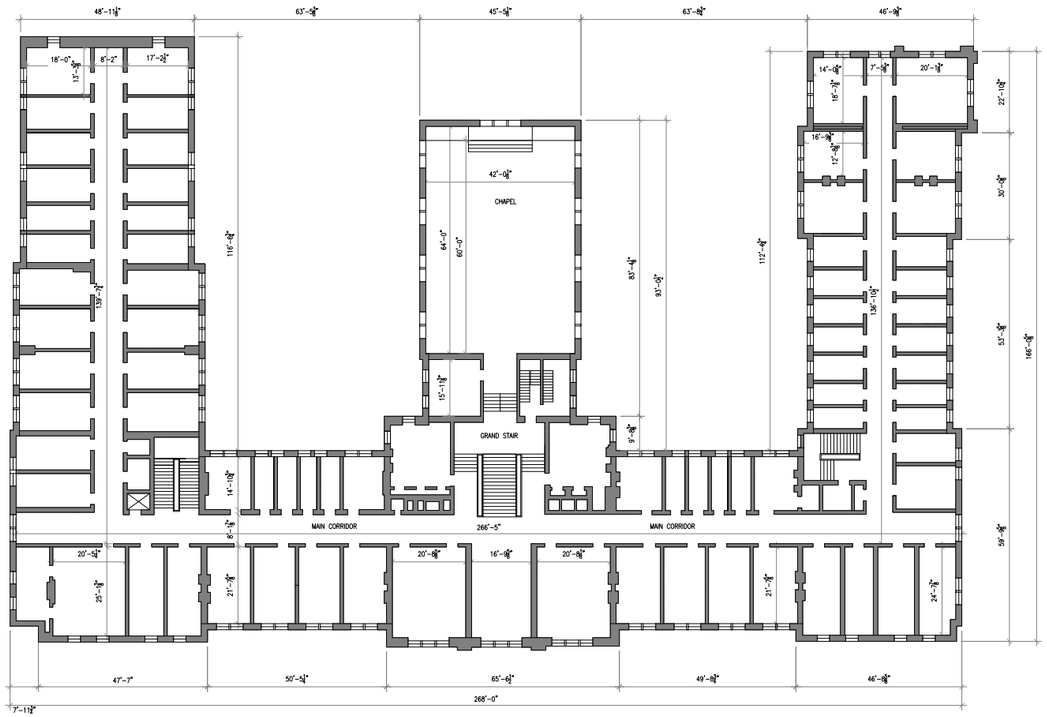


BASEMENT PLAN



1ST FLOOR PLAN

EXISTING CONDITION
FLOOR PLANS

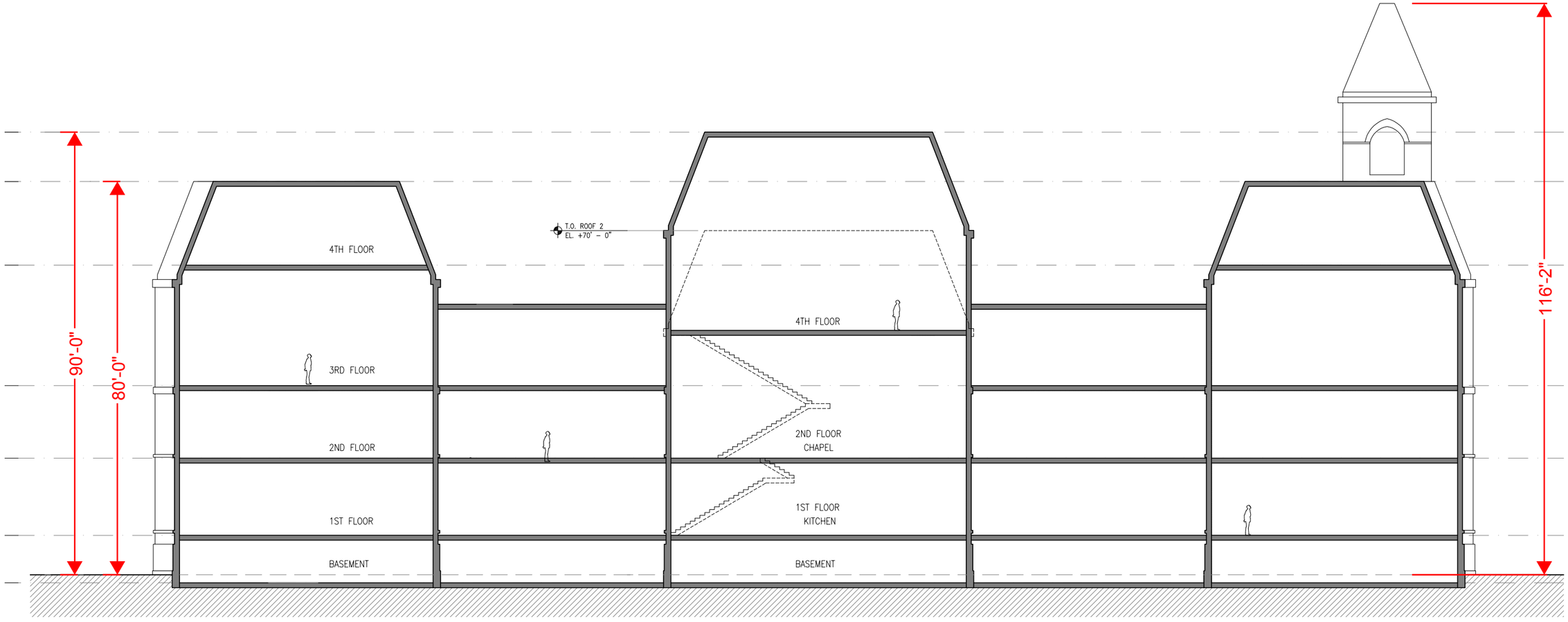


2-3RD FLOOR PLAN



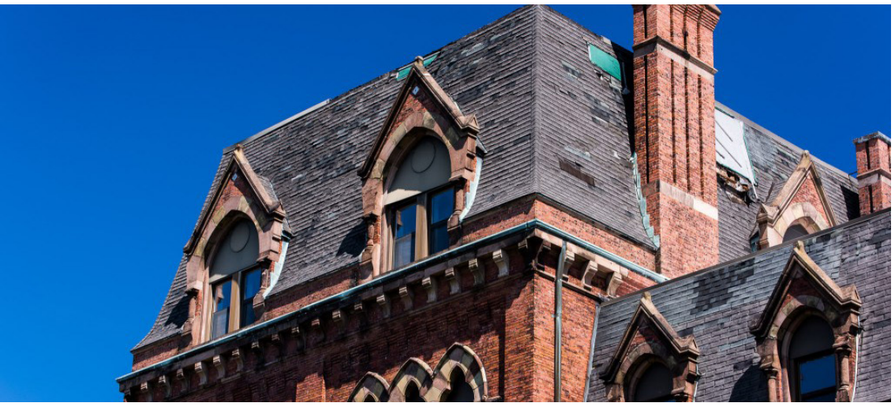
ROOF PLAN

EXISTING CONDITION
SECTION

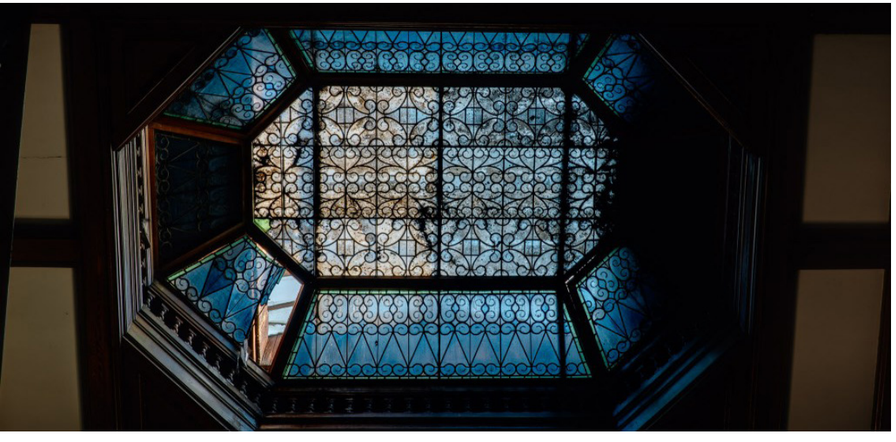


SECTION E/W

EXISTING CONDITION
PHOTOGRAPHS









EXISTING CONDITION
PHOTOGRAPHS







EXISTING CONDITION
PHOTOGRAPHS





EXISTING CONDITION
PHOTOGRAPHS







EXISTING CONDITION
PHOTOGRAPHS





EXISTING CONDITION
PHOTOGRAPHS





OCTOBER 2017



MAY 2018

EXISTING CONDITION
PHOTOGRAPHS



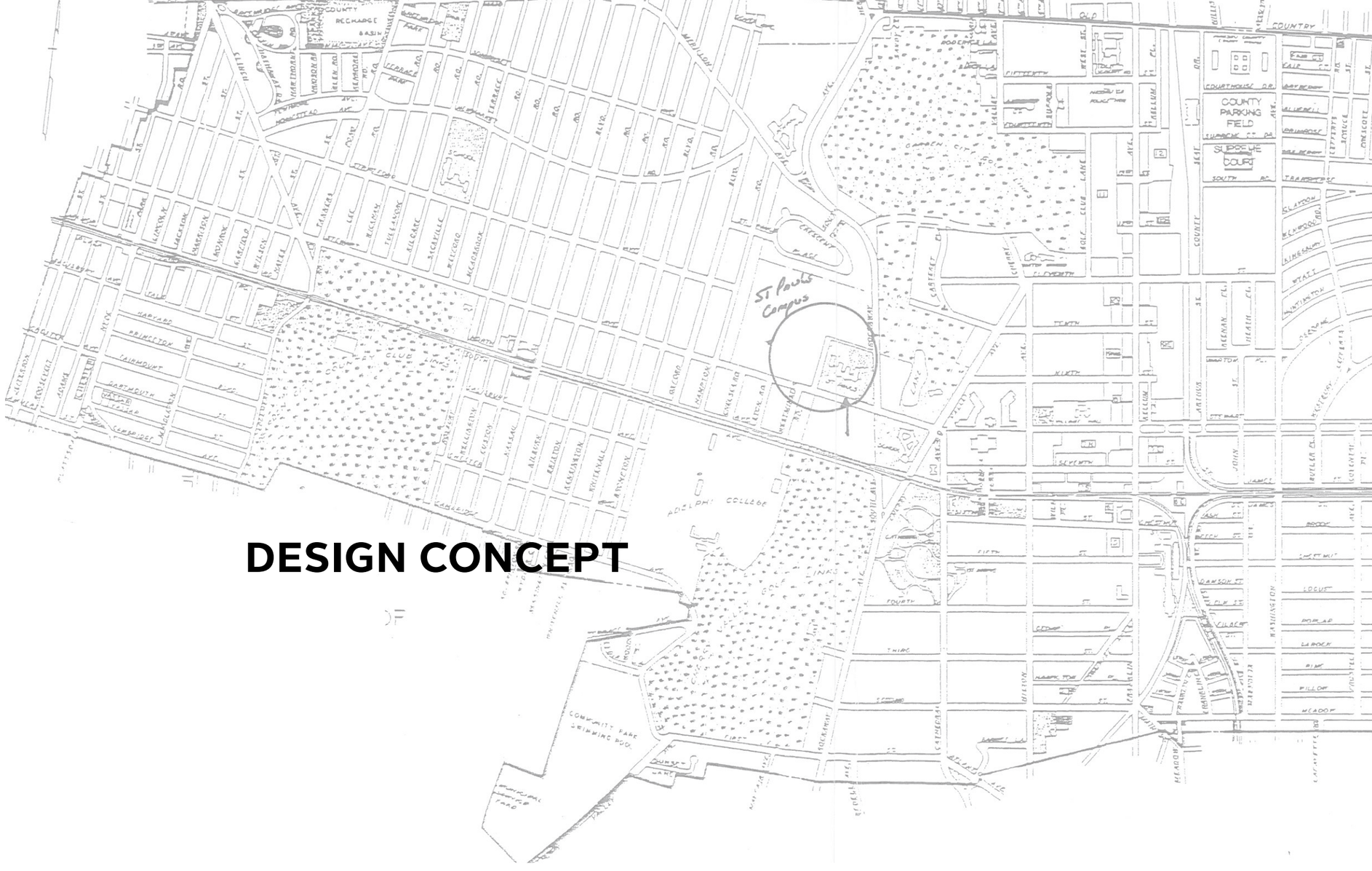
REAR VIEW AT CHAPEL WING





INTERIOR DETERIORATION AT ROOF

DESIGN CONCEPT



INCORPORATED VILLAGE OF

GARDEN CITY

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PARKING FIELDS

DESIGN CONCEPT
MERGING THOUGHTS



INTEGRITY / HISTORY

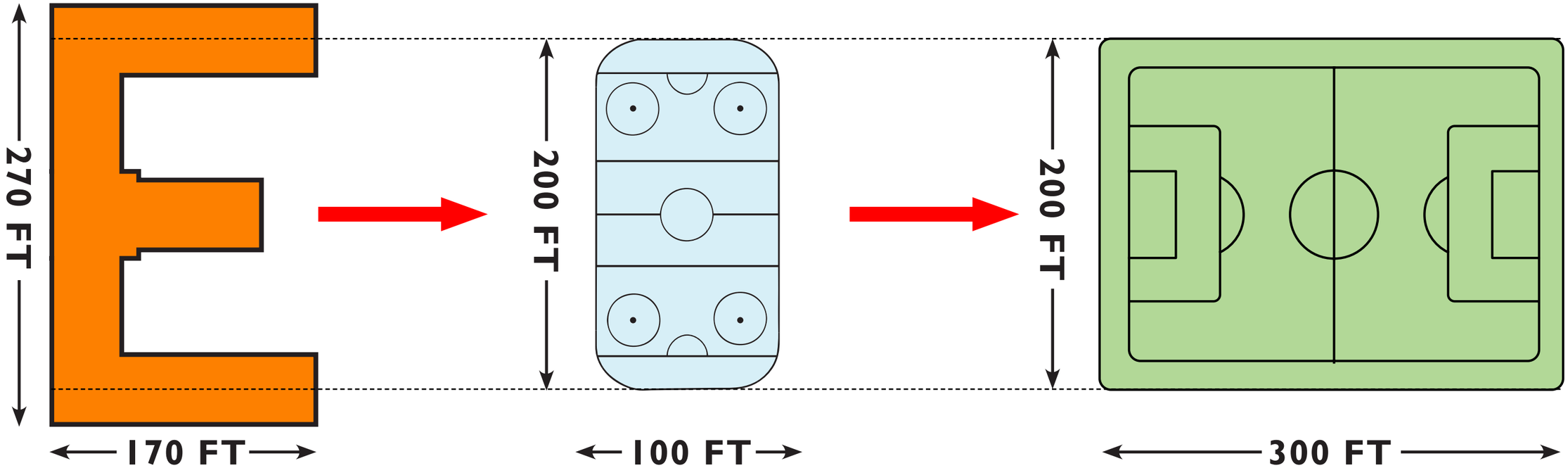


HISTORICAL STRUCTURE



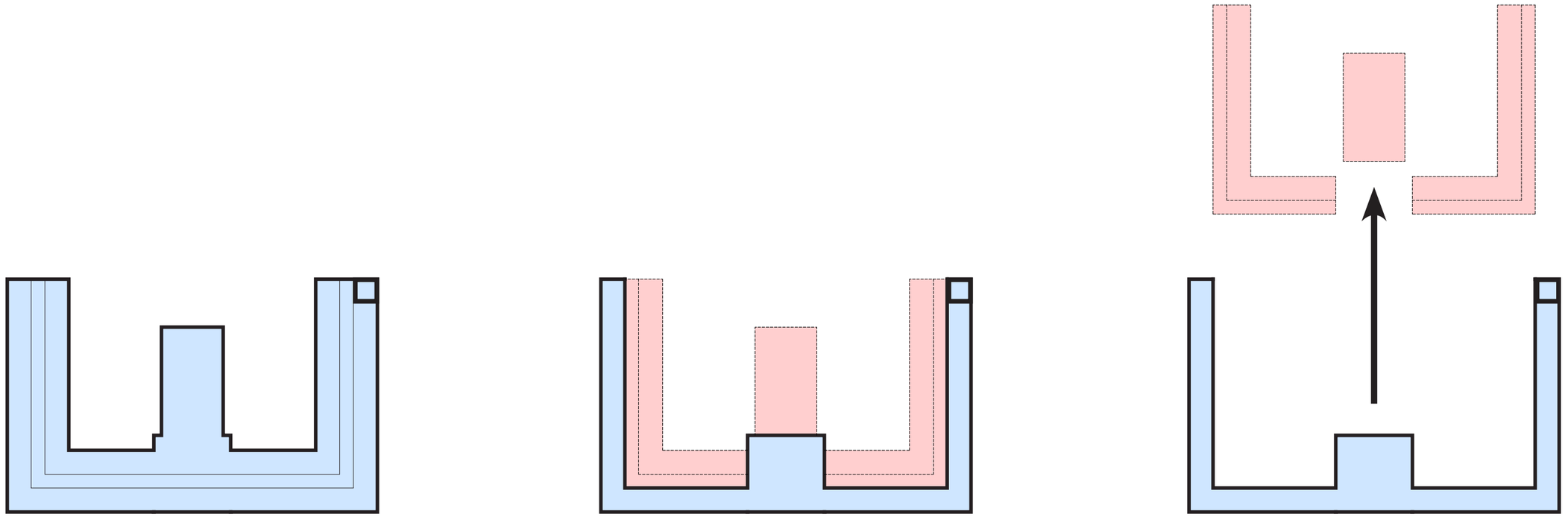
SPORTS FACILITY

DESIGN CONCEPT
DESIRED PROGRAM



ST PAUL'S **HOCKEY RINK** **SOCCER FIELD**

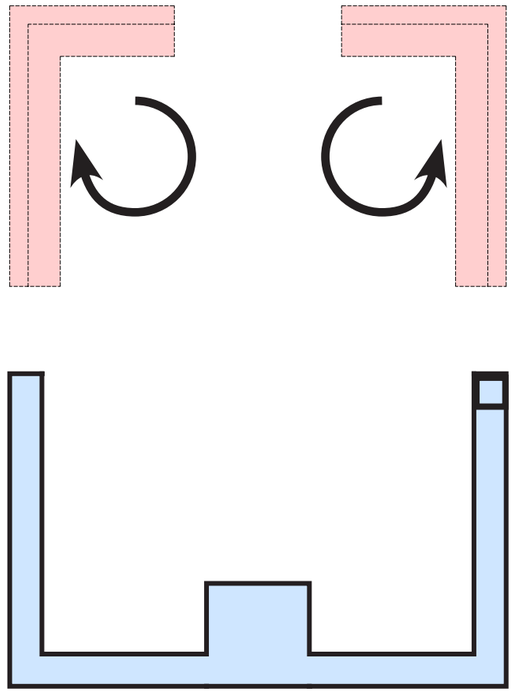
DESIGN CONCEPT
CONCEPT



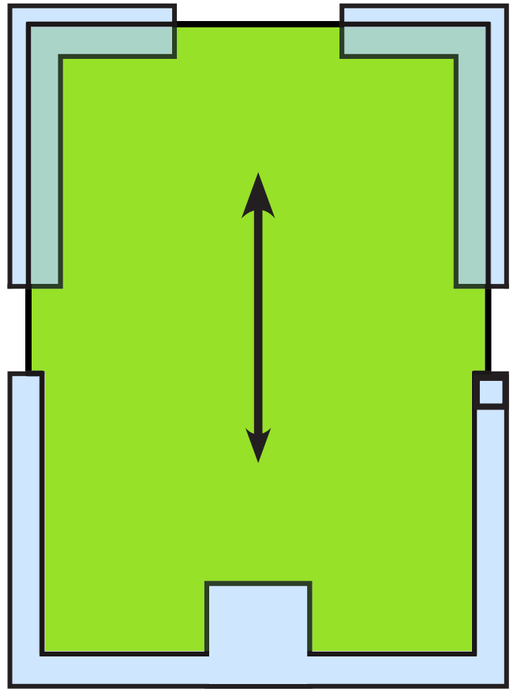
① EXISTING

② REPOSITIONING OF SPACES/ SELECTIVE DEMOLITION

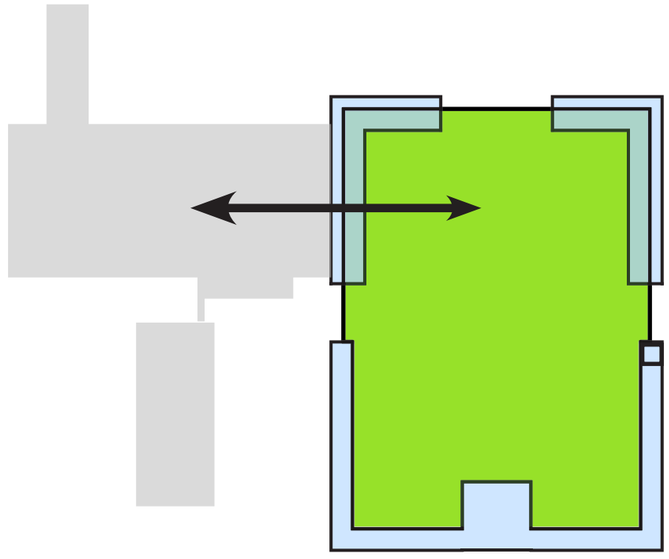
③ RELOCATE / RESTORE



4 RECONFIGURE

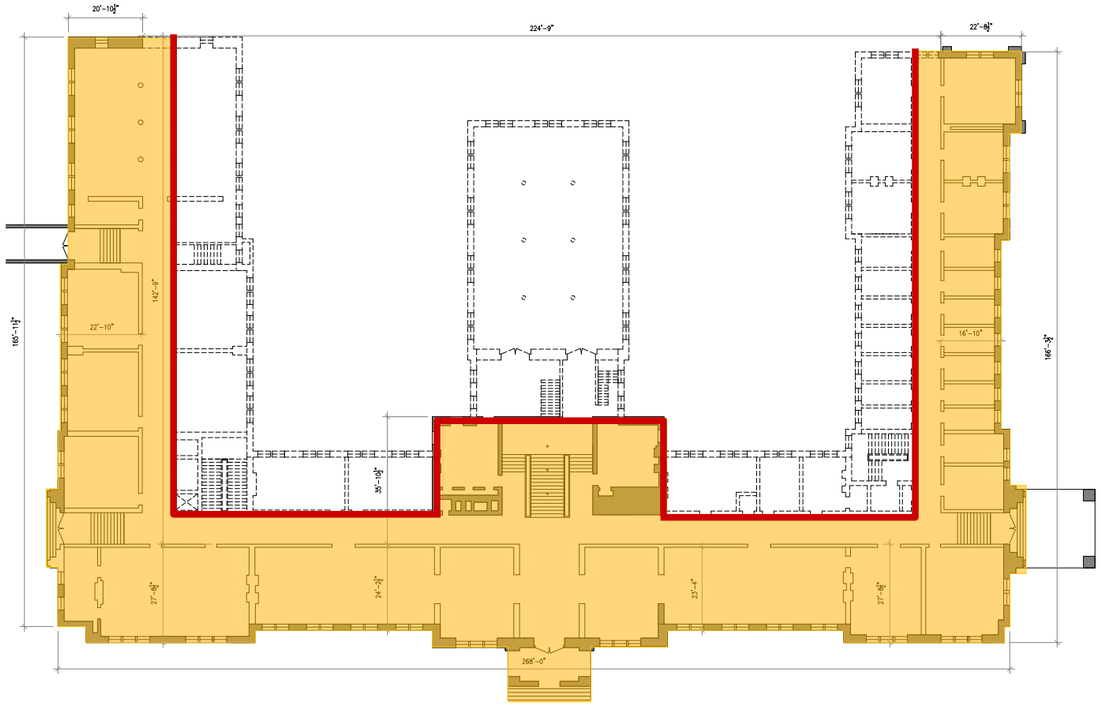


5 REPURPOSE SPACES AND MATERIALS

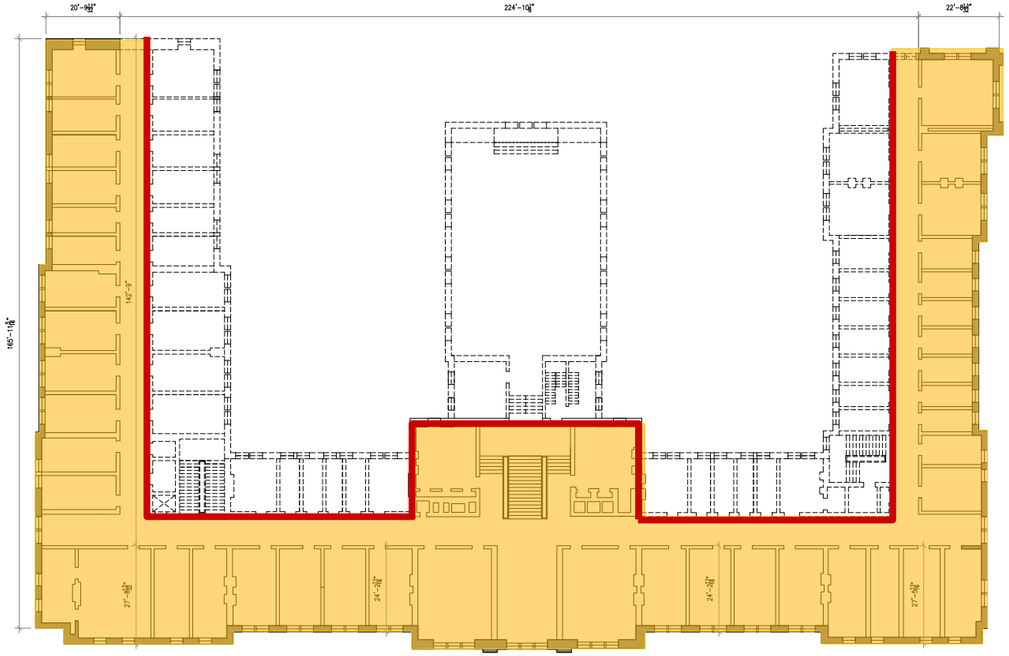


6 CONNECTIVITY

EXISTING CONDITION
AREA OF REPURPOSE

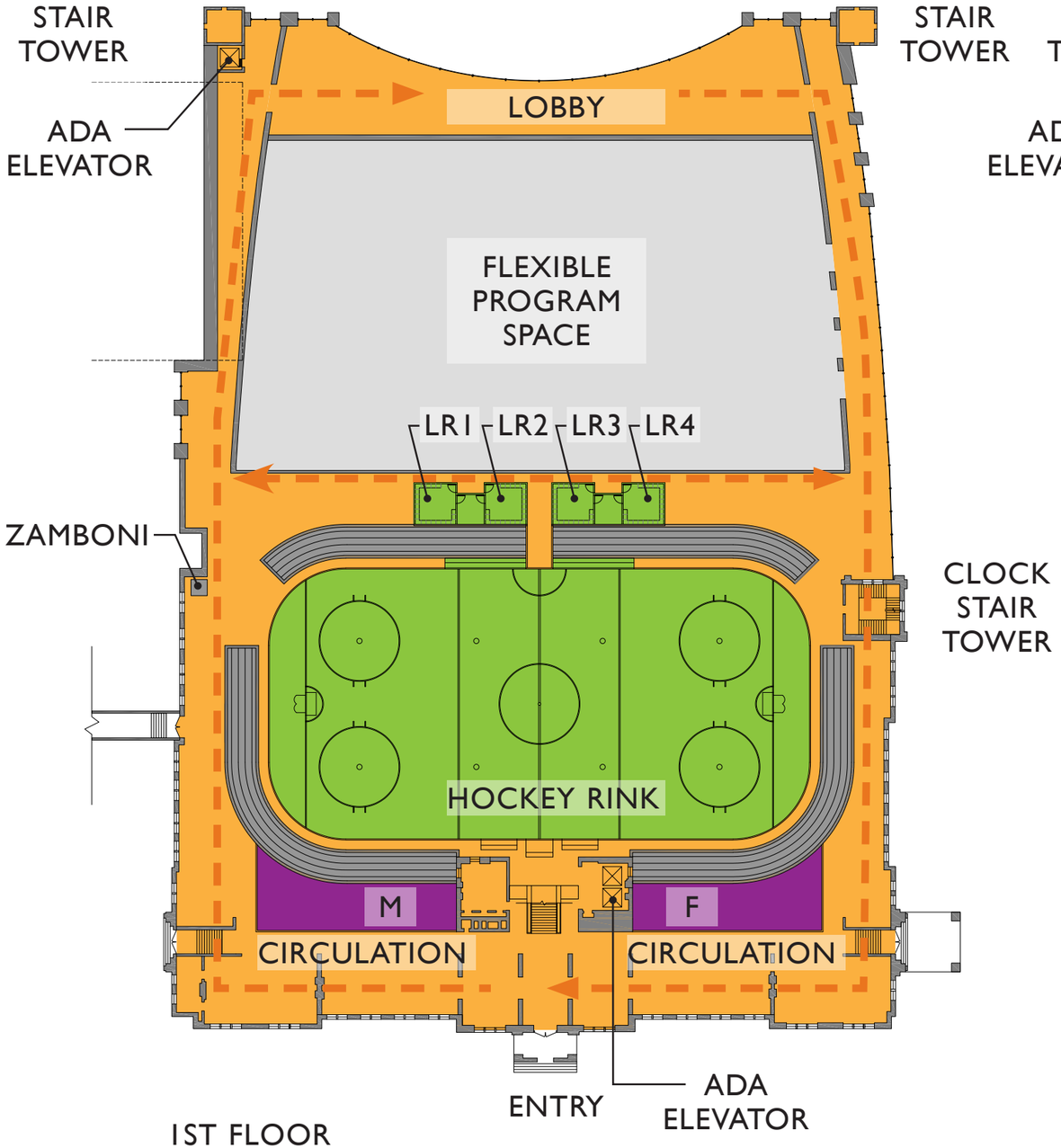


1ST FLOOR PLAN

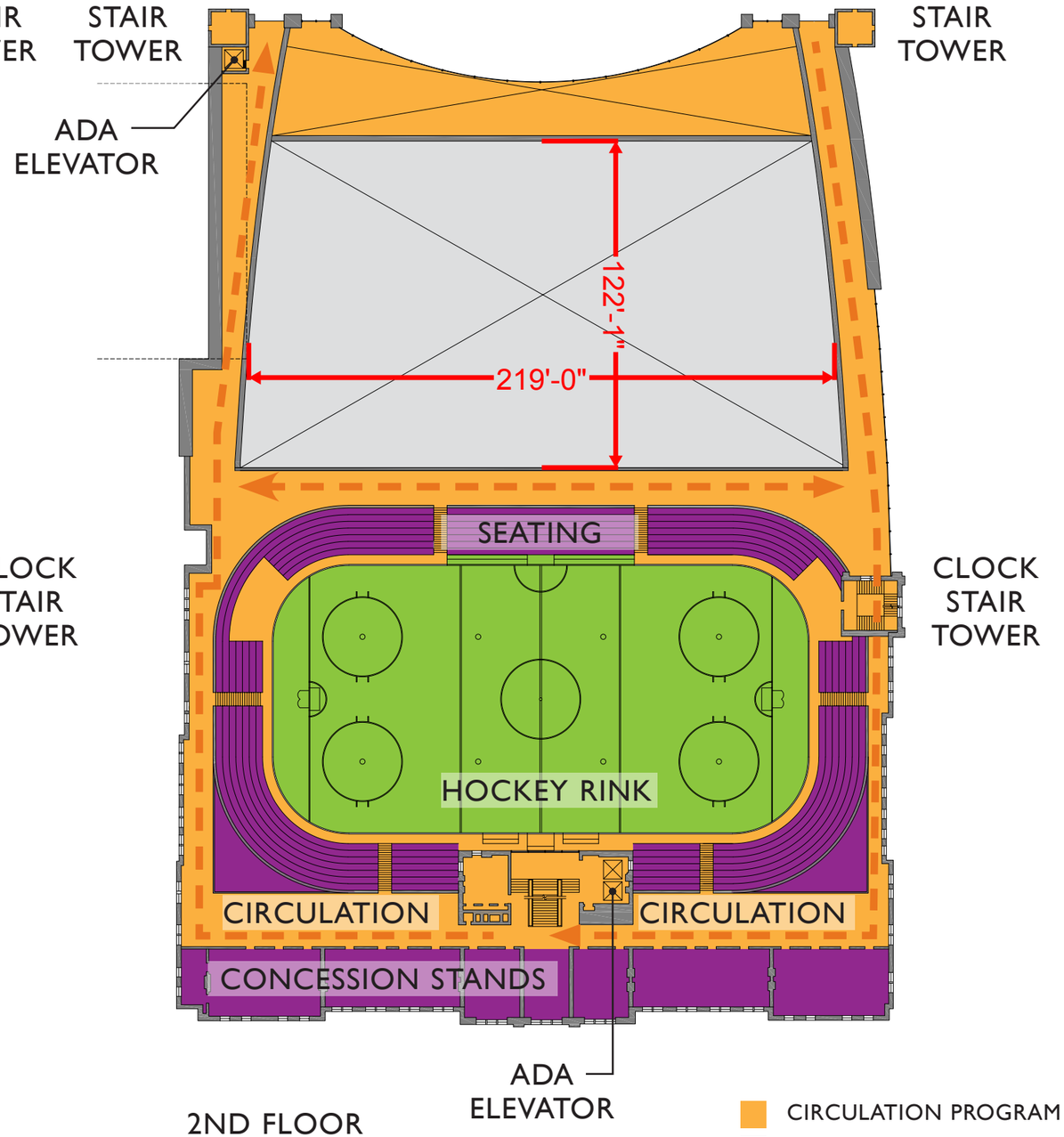


2-3RD FLOOR PLAN

DESIGN CONCEPT
FLOOR PLANS



1ST FLOOR



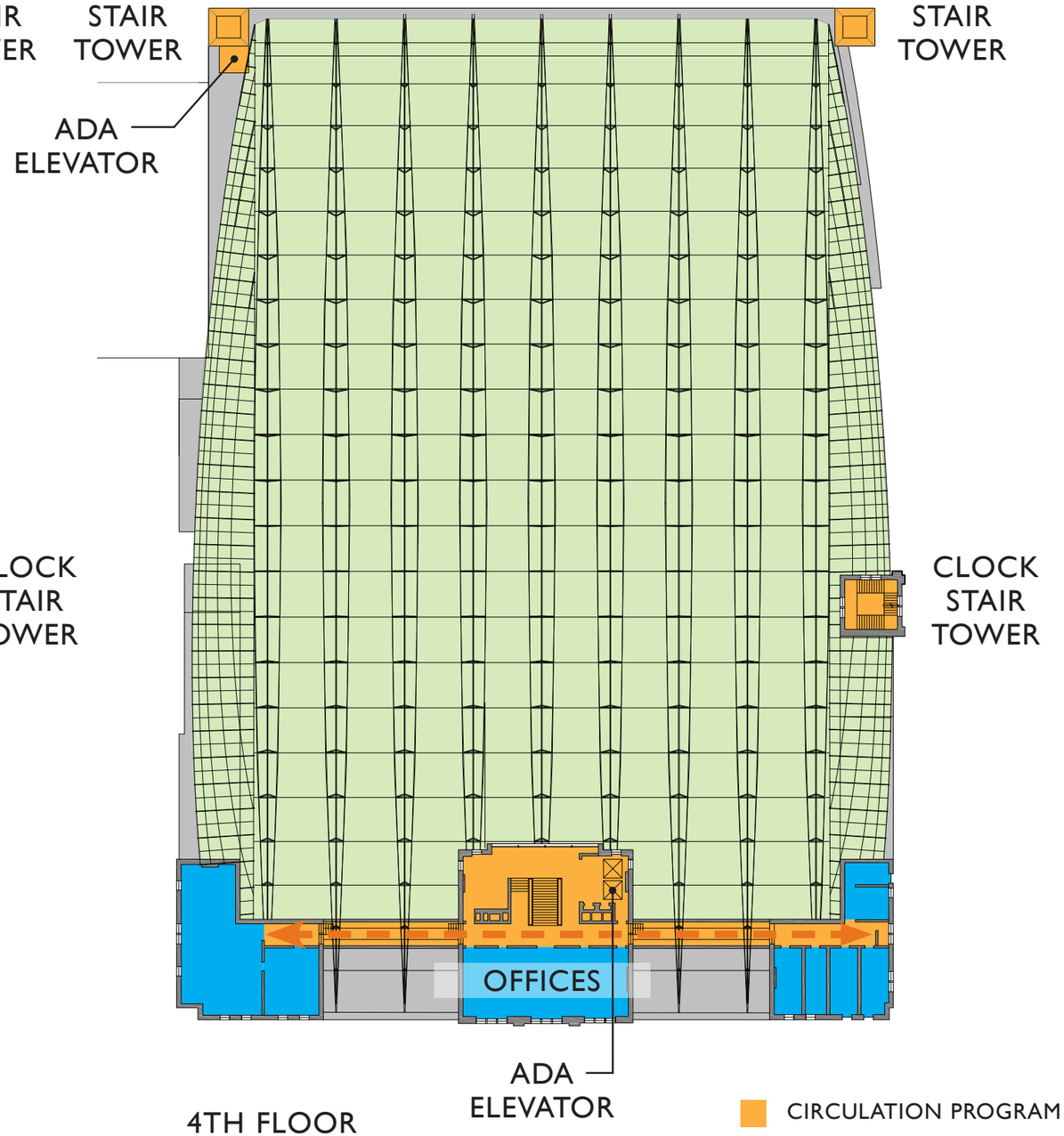
2ND FLOOR

- CIRCULATION PROGRAM
- SPECTATOR PROGRAM
- ATHLETE PROGRAM
- OFFICE PROGRAM

DESIGN CONCEPT
FLOOR PLANS



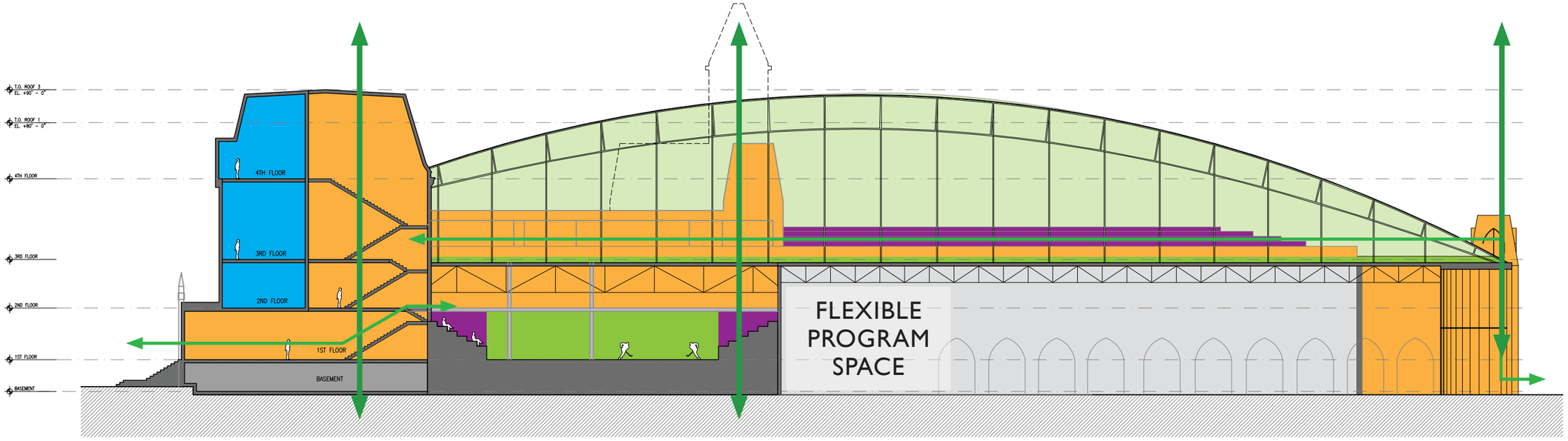
3RD FLOOR



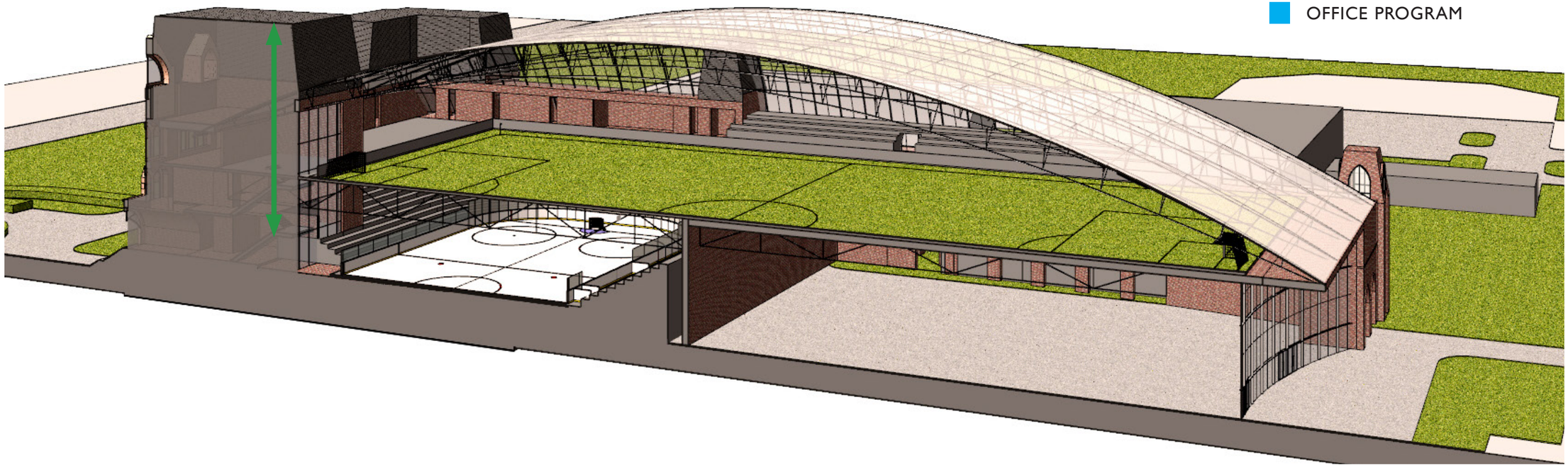
4TH FLOOR

- CIRCULATION PROGRAM
- SPECTATOR PROGRAM
- ATHLETE PROGRAM
- OFFICE PROGRAM

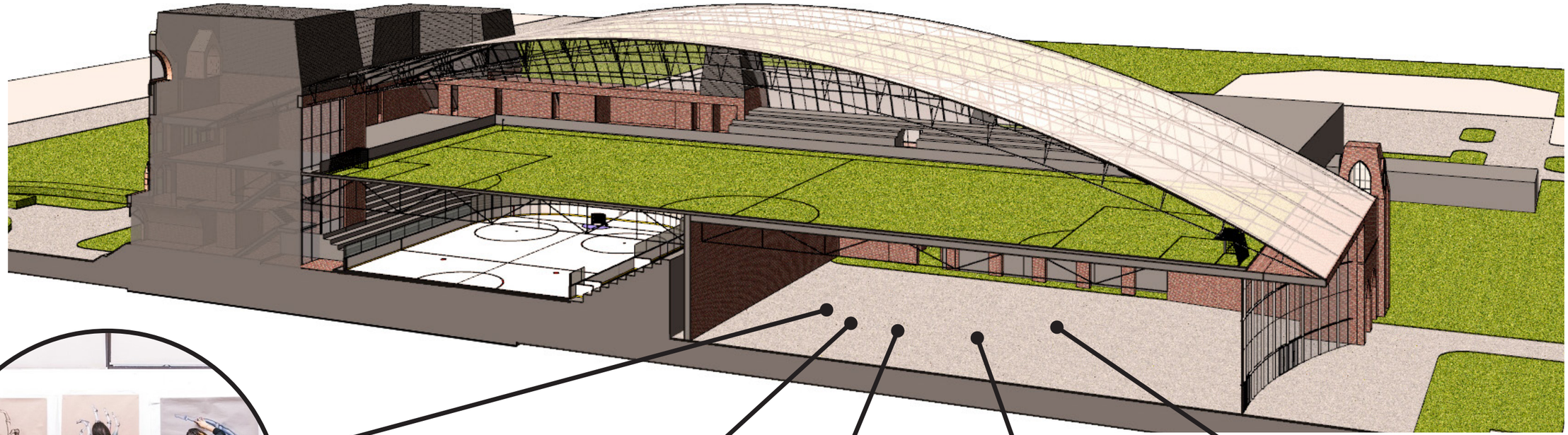
DESIGN CONCEPT
VERTICAL CIRCULATION



CIRCULATION PROGRAM
SPECTATOR PROGRAM
ATHLETE PROGRAM
OFFICE PROGRAM



DESIGN CONCEPT
FLEX PROGRAMS





ART
STUDIOS



PERFORMANCE
SPACE



STEM
PROGRAMS

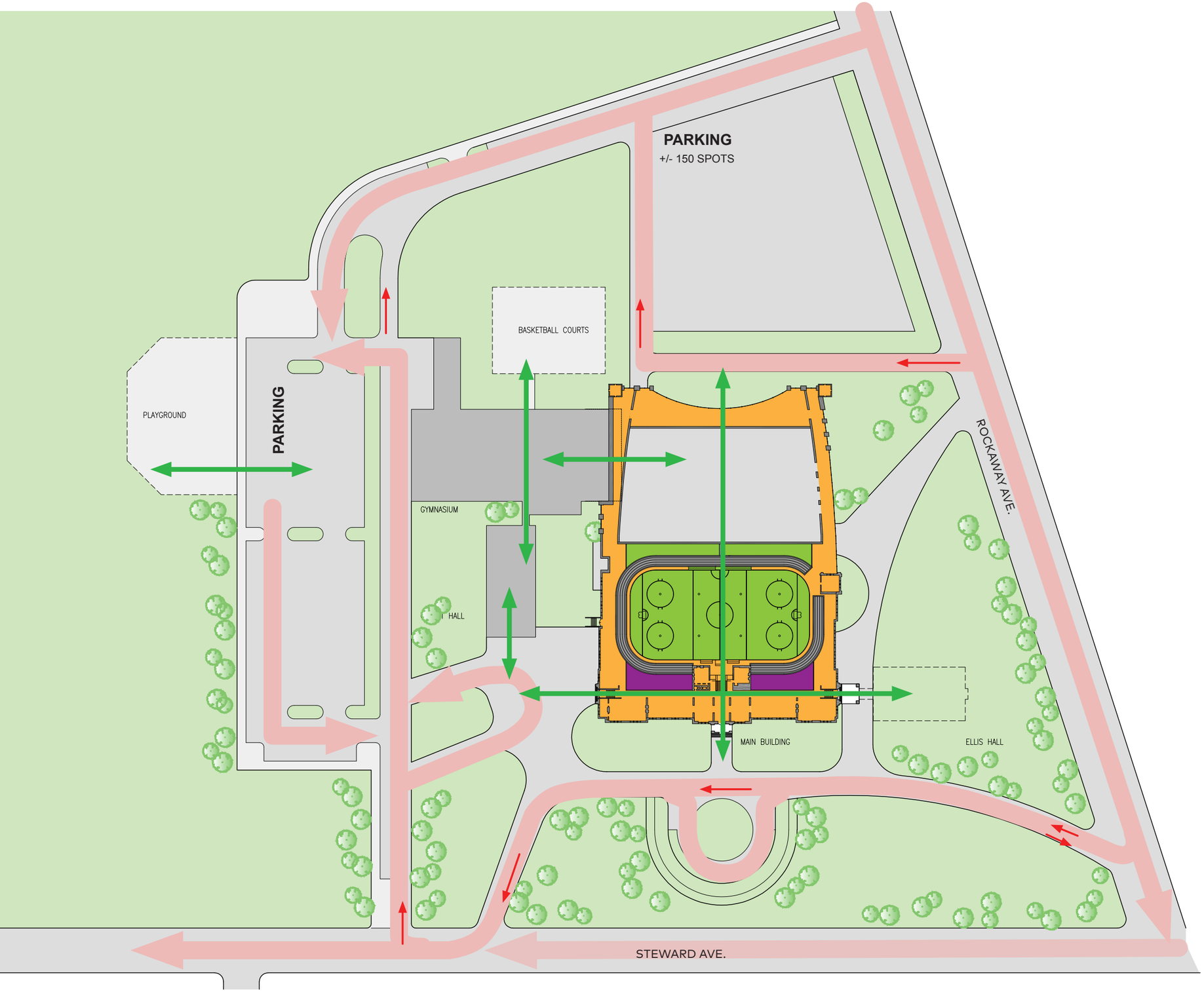


MUSIC
ROOMS



CLASS
ROOMS

DESIGN CONCEPT
CIRCULATION PLAN



PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION

CIRCULATION PROGRAM

SPECTATOR PROGRAM

ATHLETE PROGRAM

OFFICE PROGRAM

DESIGN CONCEPT

REPURPOSE THE EXISTING FABRIC



EXISTING BRICK



STAINED GLASS



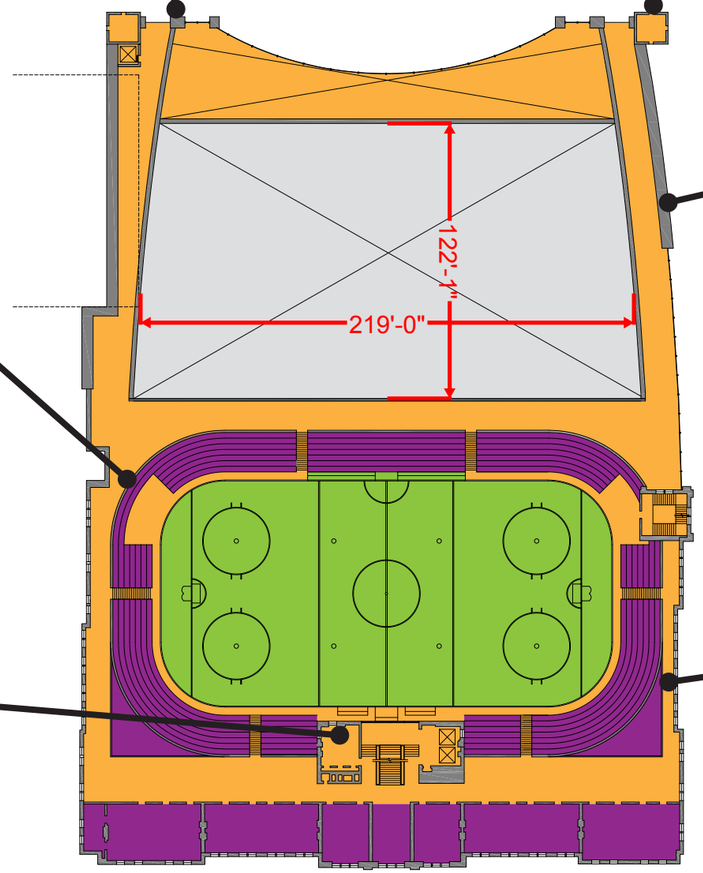
WOODEN PEWS



LANCET ARCHES



HISTORIC ORGAN



2ND FLOOR



WOODWORK IN CORRIDORS

DESIGN CONCEPT
RENDERED VIEW



EXISTING MAIN ENTRANCE - SOUTH VIEW

DESIGN CONCEPT
RENDERED VIEW



EXISTING MAIN ENTRANCE - SOUTH / EAST VIEW

DESIGN CONCEPT
RENDERED VIEW



NEW MAIN ENTRANCE - NORTH / EAST VIEW

DESIGN CONCEPT
RENDERED VIEW



HOCKEY RINK - NORTH VIEW

DESIGN CONCEPT
RENDERED VIEW

SOCCER - NORTH / WEST VIEW

