

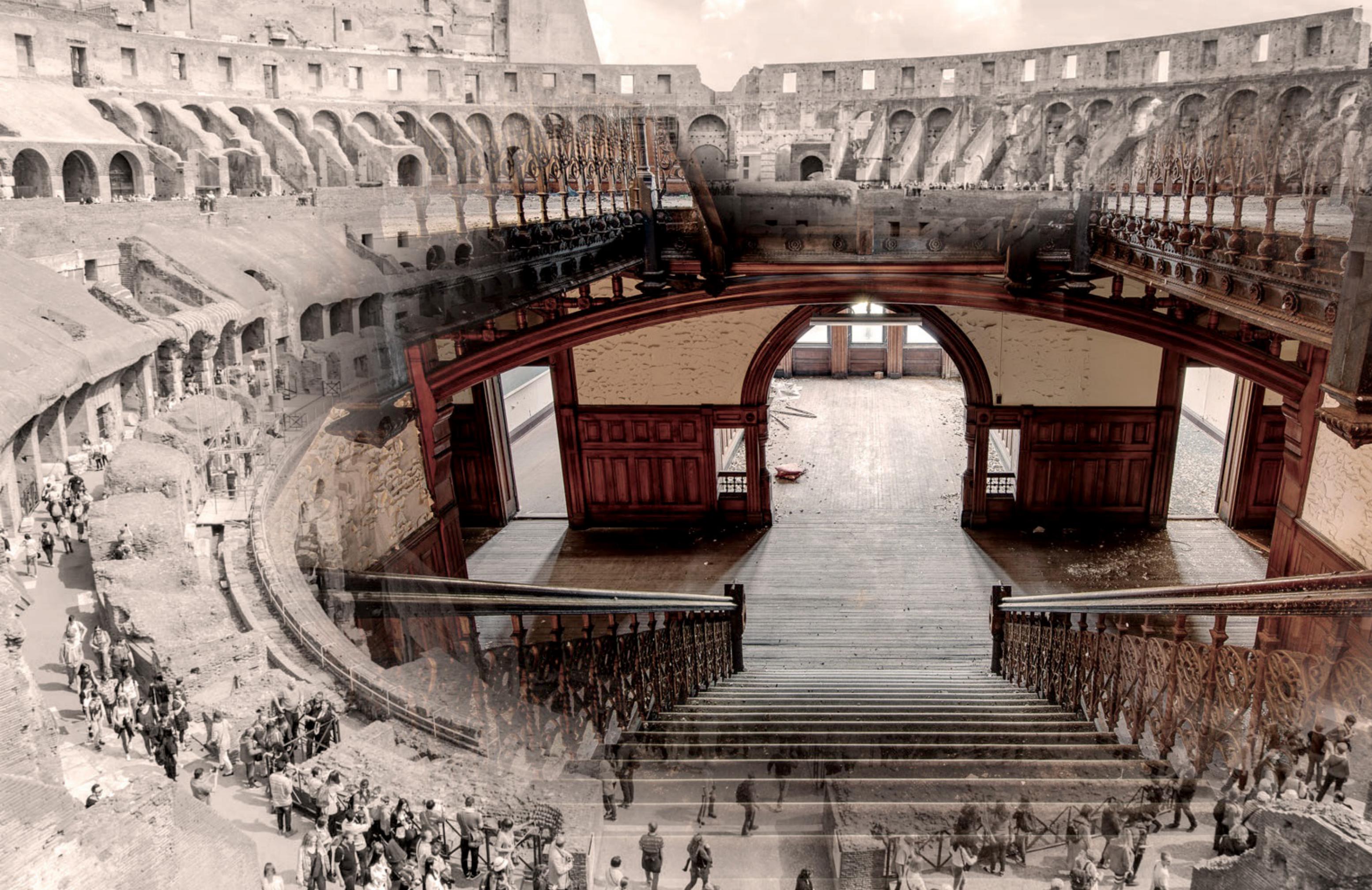
# THE CENTRE AT ST. PAUL'S

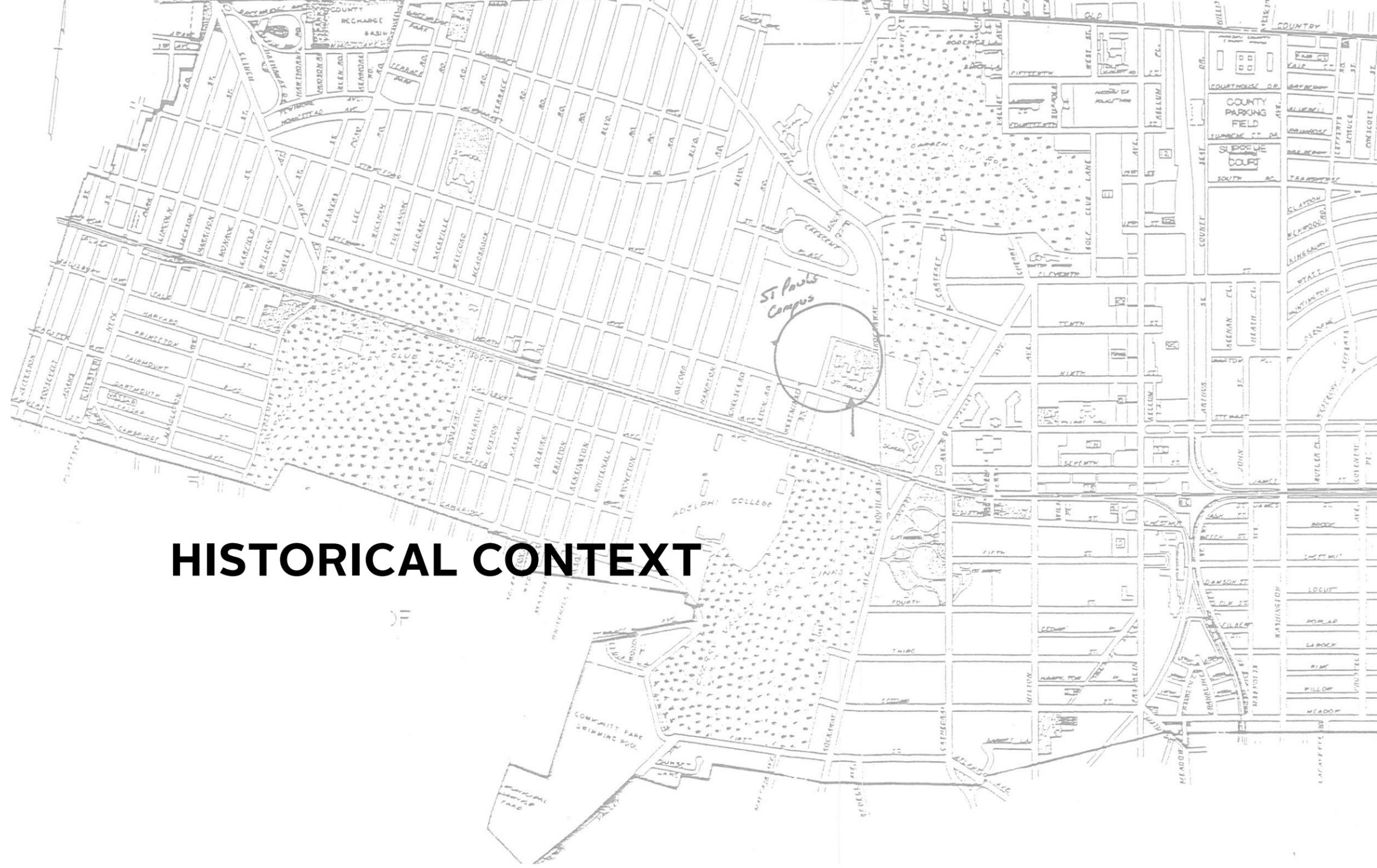
GARDEN CITY, NY

BEYER  
BLINDER  
BELLE

Thornton  
Tomasetti







# HISTORICAL CONTEXT

INCORPORATED VILLAGE OF  
GARDEN CITY  
NASSAU COUNTY NEW YORK

SCALE 1 IN. = 600 FT. FEBRUARY 1933



CORRECTED TO JULY 1990

— PARKING FIELDS

# HISTORICAL CONTEXT

## PROJECT INFORMATION / HISTORIC CONTEXT



**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.

# HISTORICAL CONTEXT

## PROJECT INFORMATION / HISTORIC CONTEXT



### 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. Qui Mortuus Est. VIII Kal. Feb., A.D. MDCCCXCI Annos XV Natus" The window cost \$2,000 in 1892, equating to about \$51,834 today.

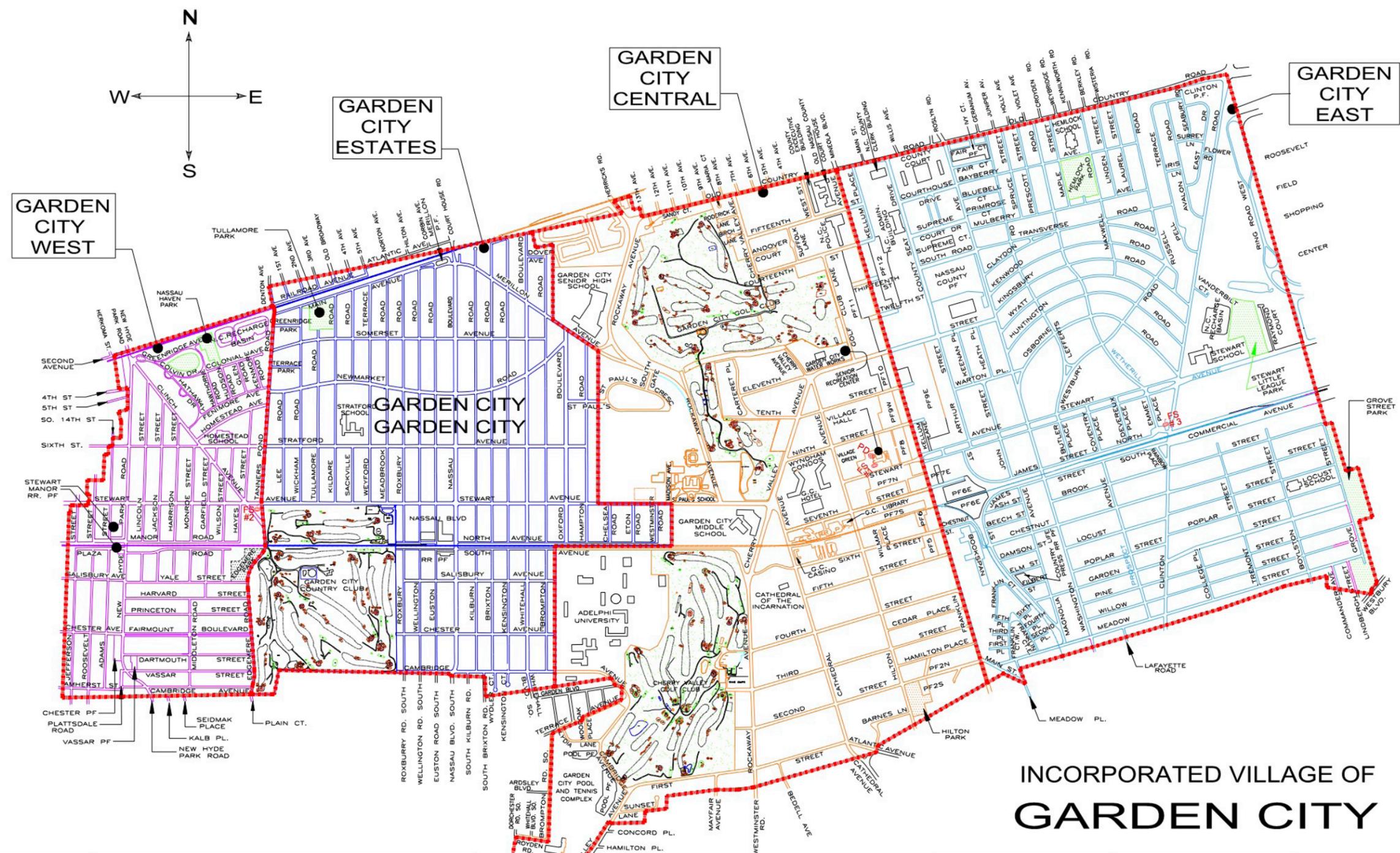
The floor tiles were made by the Minton Tile Co. - a rare collection. The bell in the clock tower was made in 1882 by the Meneely Bell Company of Troy, NY. One room in St. Paul's includes plaques with the names of Senior Monitors, Award Winners, Heads of School, Donors and notable Alumni. Since the building 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 AREA STUDY

## GARDEN CITY MAP

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

- = SCHOOLS
- = POLICE DEPARTMENT AND VILLAGE COURT
- = FIRE STATION

**FUN FACTS**  
FOUNDED IN 1869 BY ALEXANDER STEWART  
INCORPORATED IN 1919  
74 MILES OF STREETS    2,884 STREET LIGHTS  
104 MILES OF UNDERGROUND WATER PIPES  
OVER 1,000 FIRE HYDRANTS    7,400 TRAFFIC SIGNS

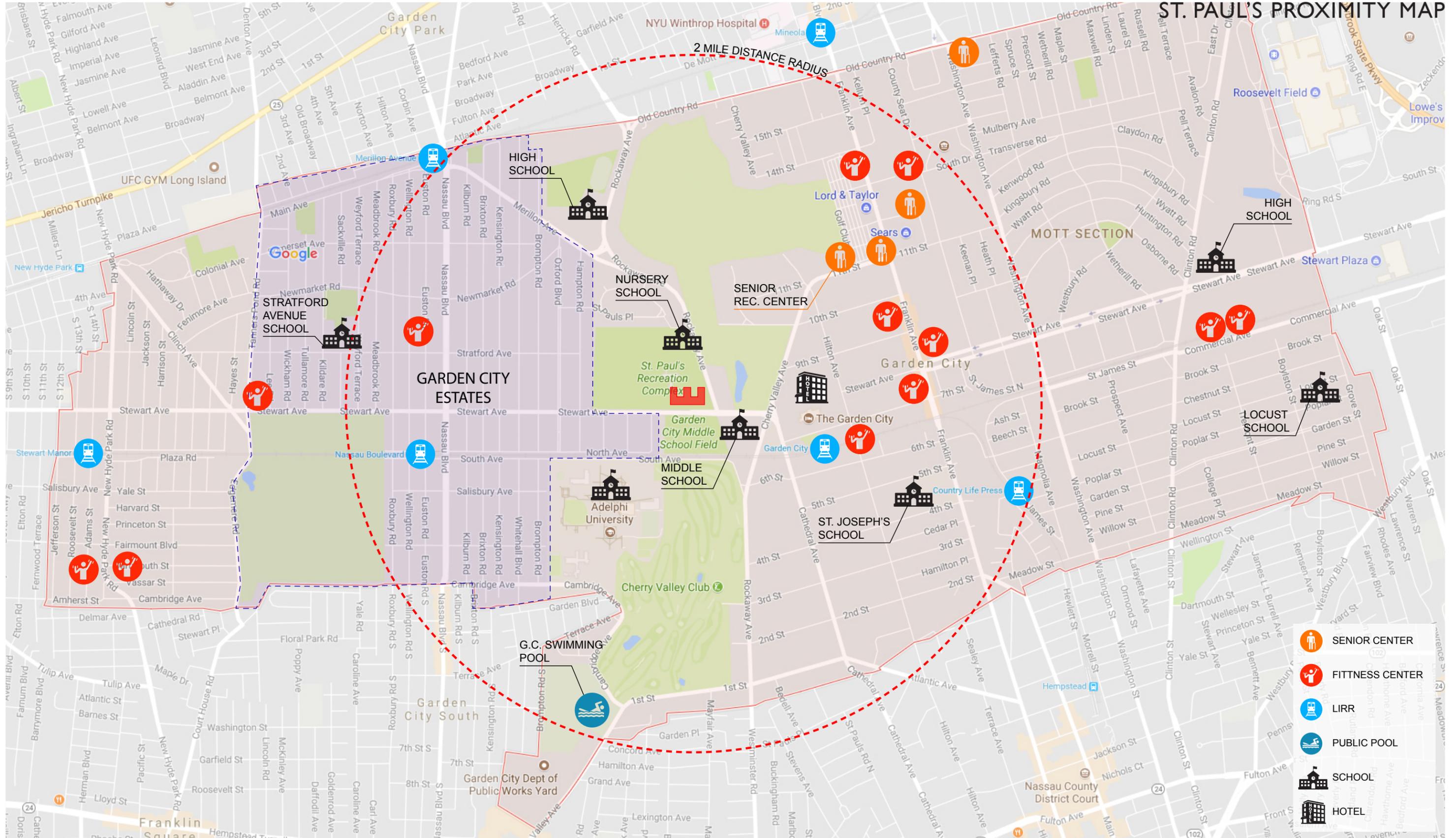
**LOCATION**  
CENTRAL NASSAU COUNTY  
20 MILES EAST OF MIDDLETOWN  
MANHATTAN  
AREA = 5.3 SQUARE MILES

**POPULATION**  
21,672 (2000 CENSUS)

**RESIDENTIAL HOMES**  
HOMES: 6,474  
CONDOMINIUMS: 410  
APARTMENTS / CO-OPS: 677

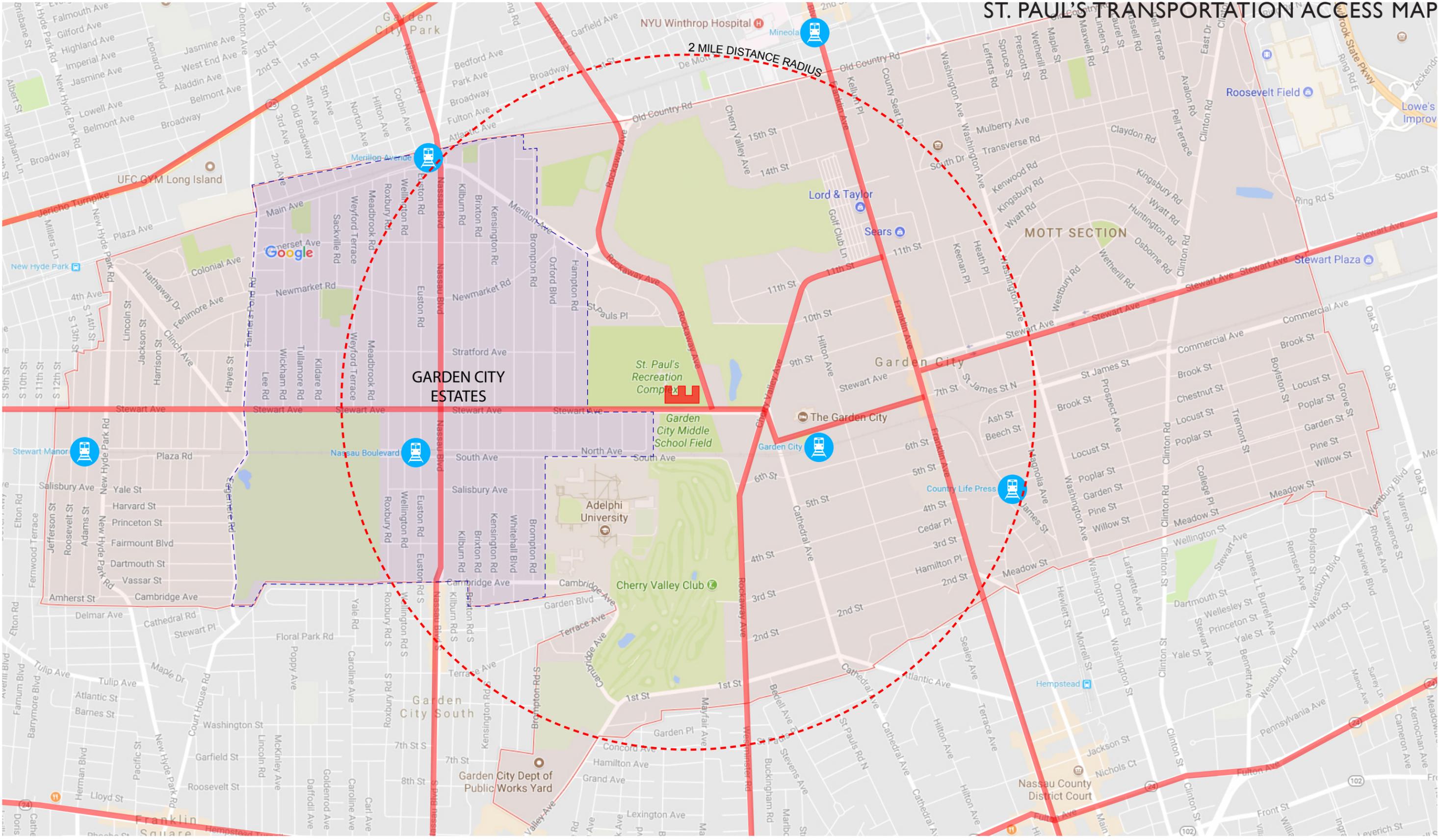
# GARDEN CITY SITE STUDY

## ST. PAUL'S PROXIMITY MAP



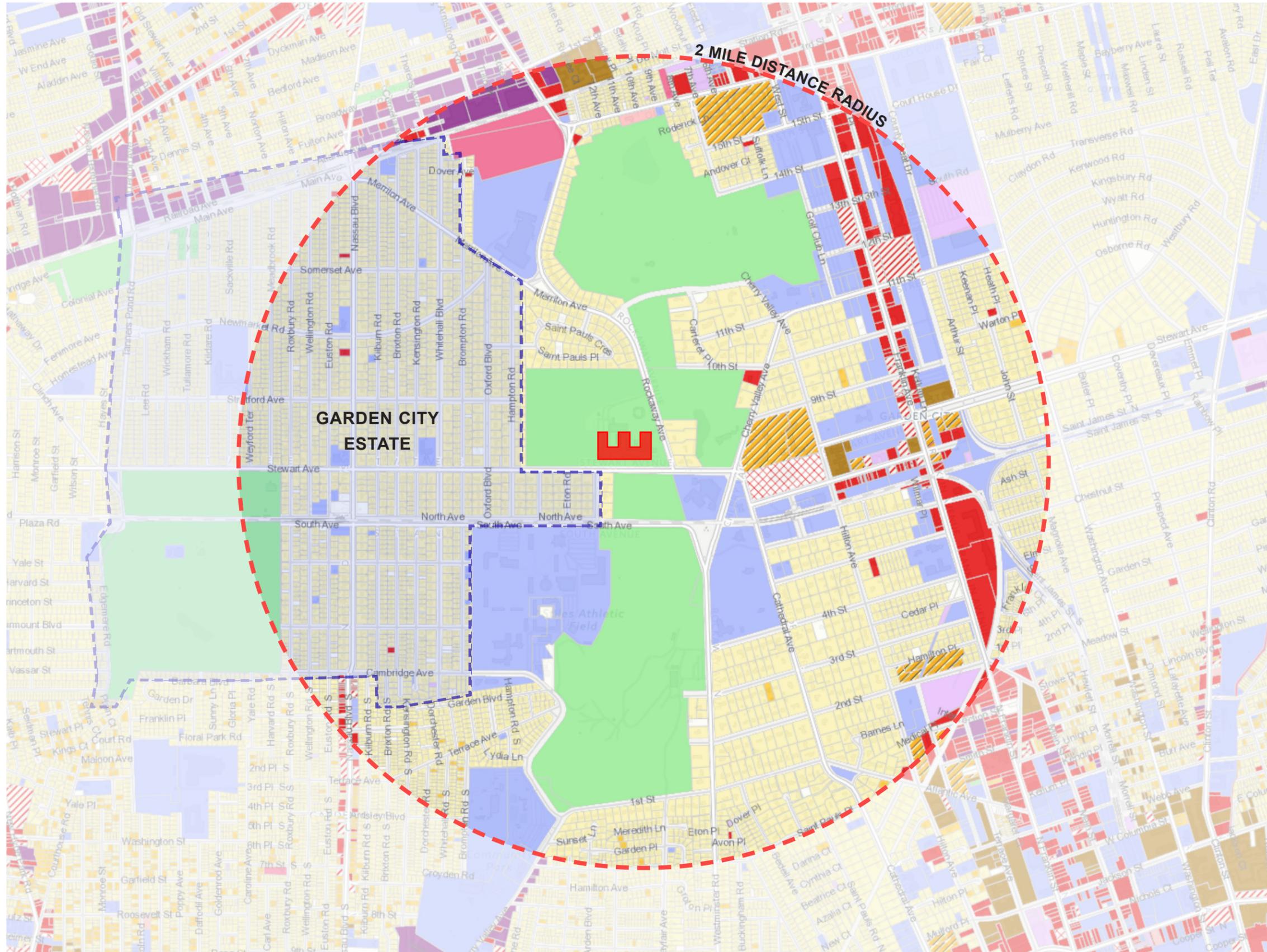
# GARDEN CITY SITE STUDY

## 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](http://html/landuse.html))





# EXISTING CONDITION

INCORPORATED VILLAGE OF  
GARDEN CITY  
NASSAU COUNTY NEW YORK

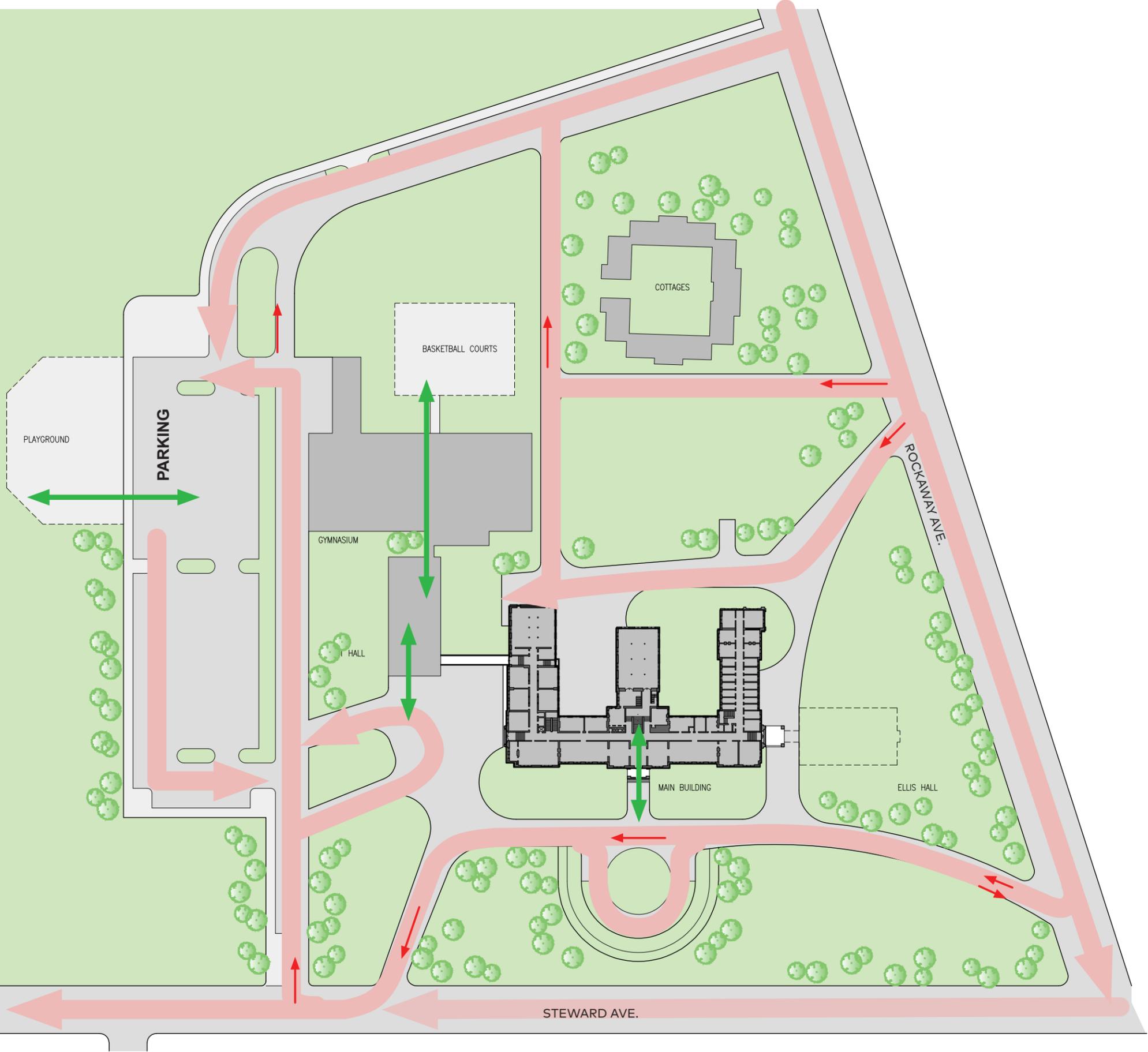
SCALE 1 IN. = 600 FT. FEBRUARY 1933

GRAPHIC SCALE CORRECTED TO JULY 1990

PARKING FIELDS

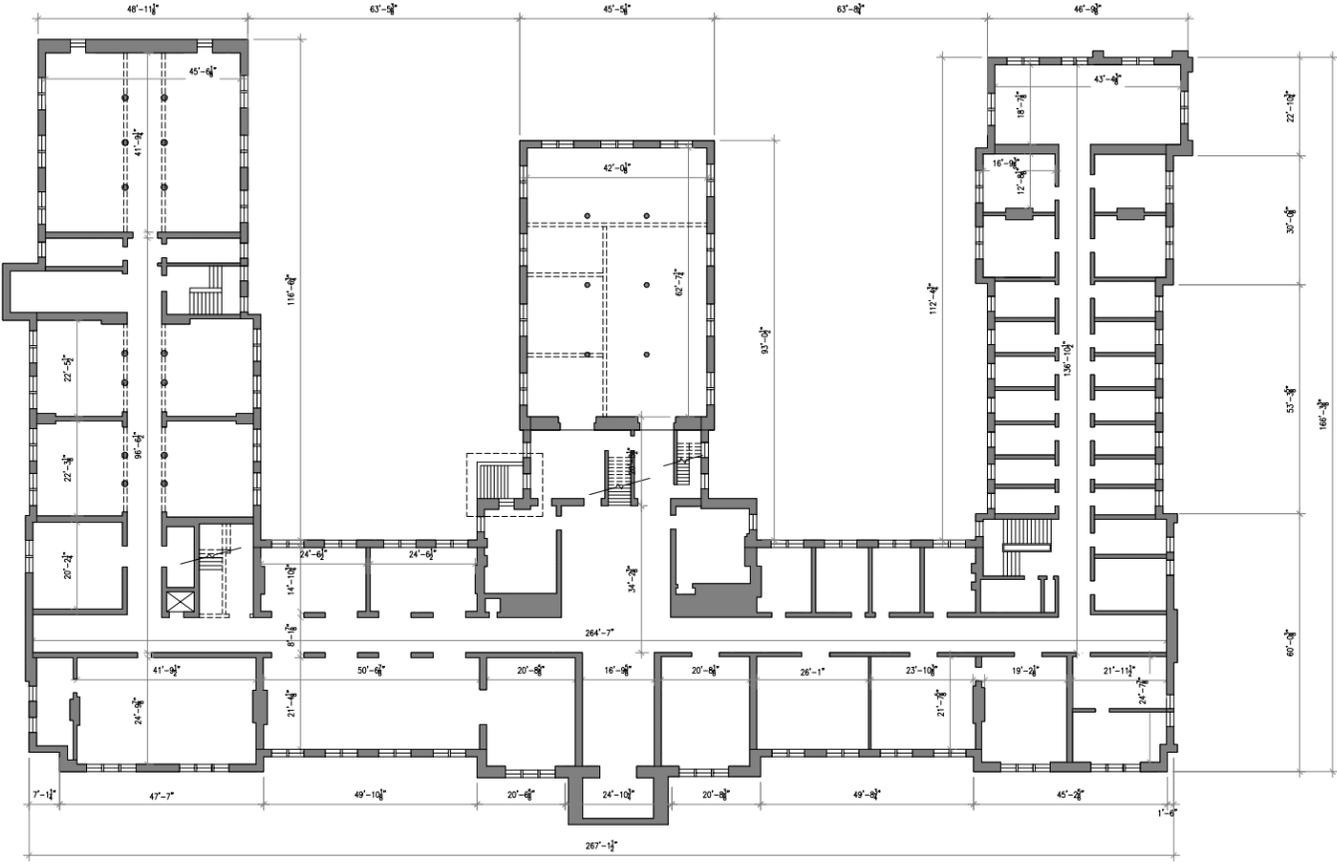
# EXISTING CONDITION

## SITE PLAN

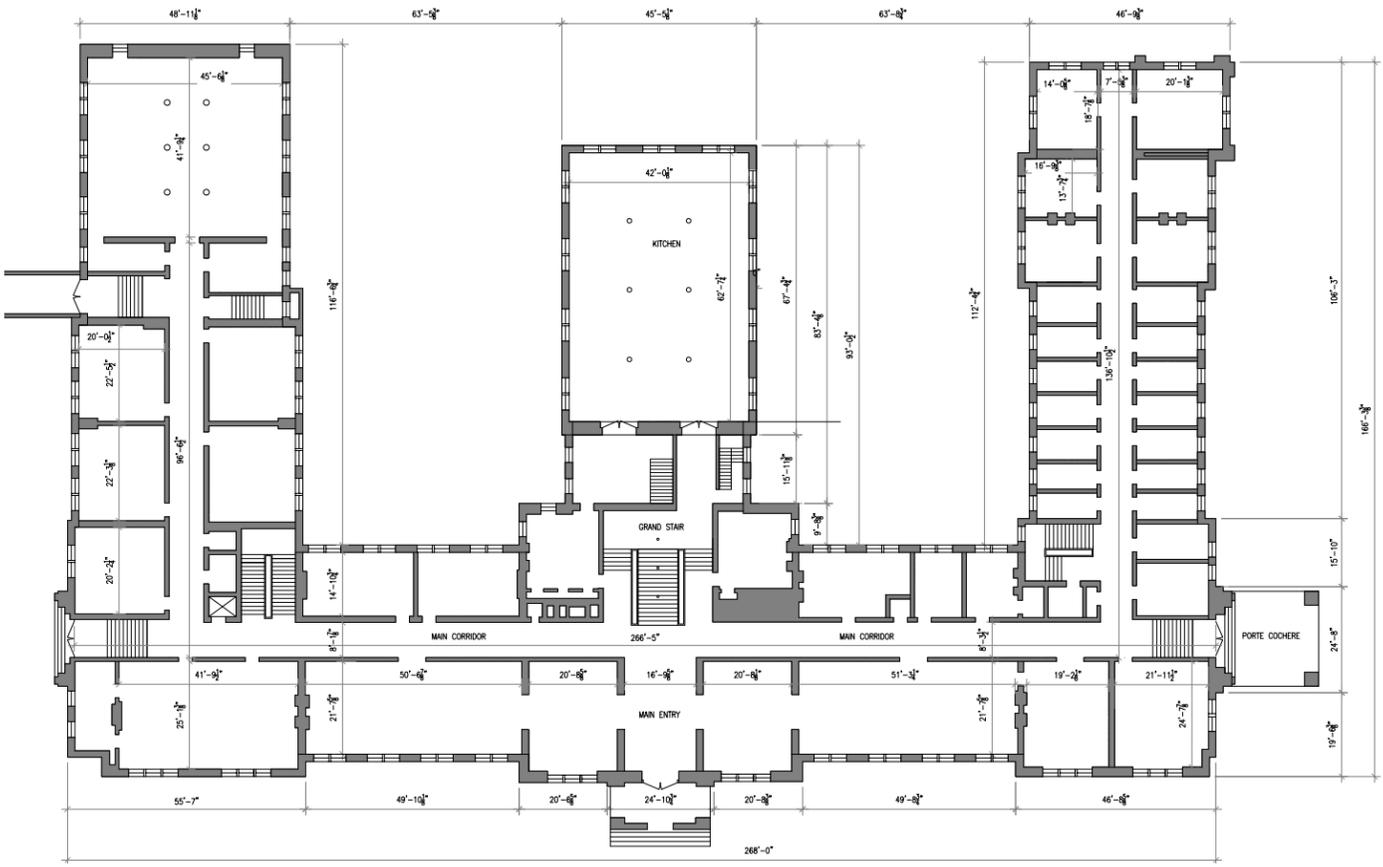


- ← PEDESTRIAN CIRCULATION
- ← VEHICULAR CIRCULATION
- EXISTING STRUCTURE

# EXISTING CONDITION FLOOR PLANS



**BASEMENT PLAN**

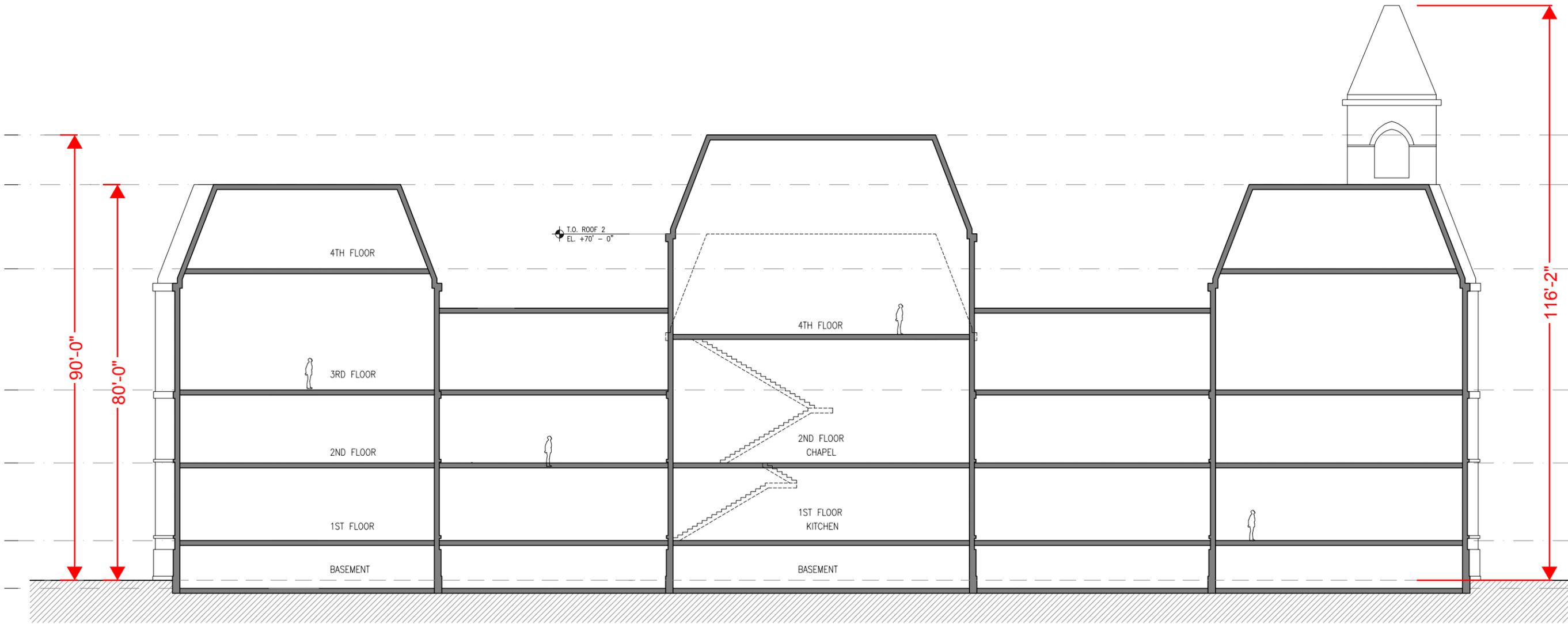


**1ST FLOOR PLAN**



# EXISTING CONDITION

## SECTION



SECTION E/W

**EXISTING CONDITION**  
PHOTOGRAPHS



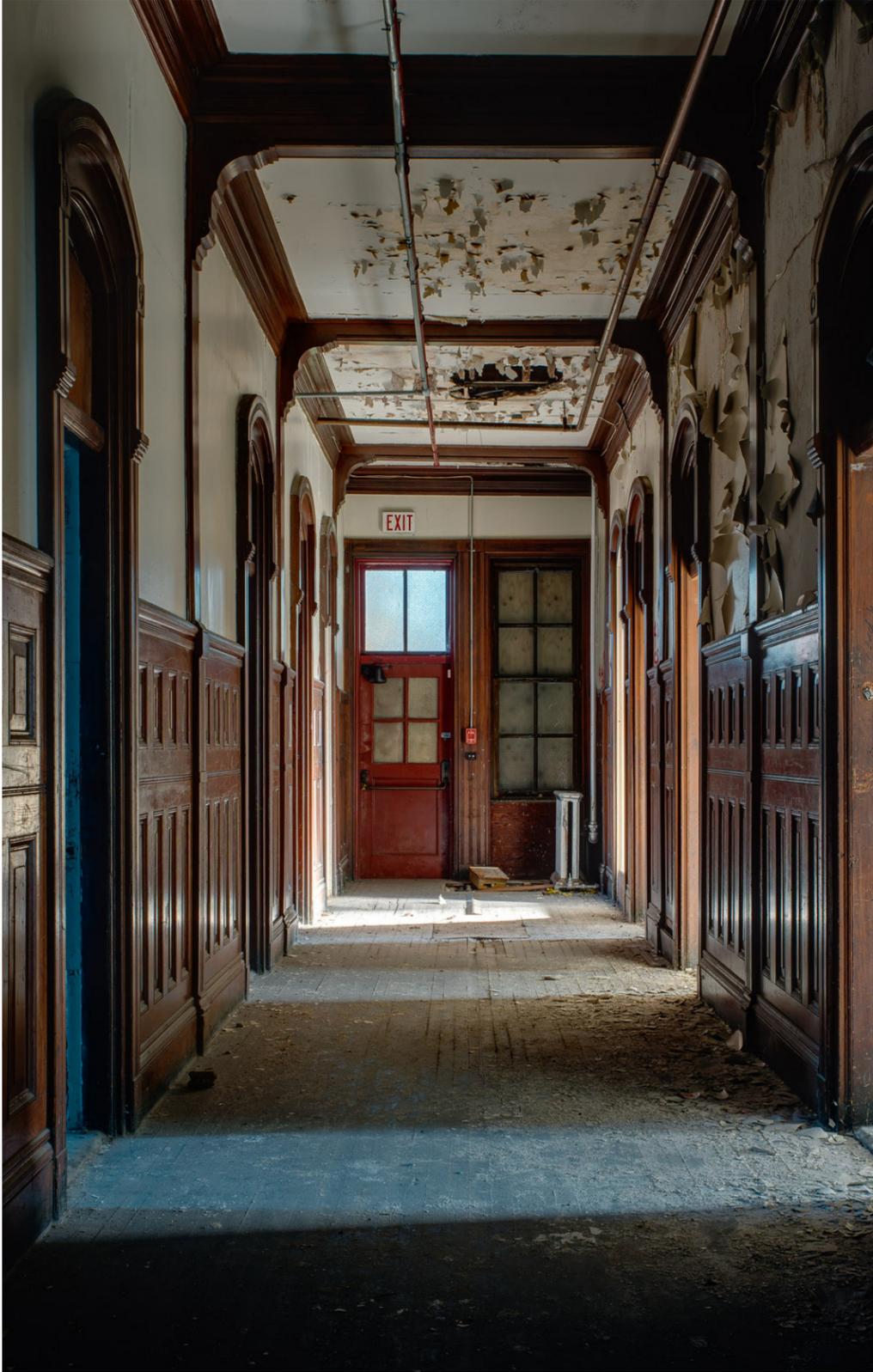
**EXISTING CONDITION**  
PHOTOGRAPHS



**EXISTING CONDITION**  
PHOTOGRAPHS



**EXISTING CONDITION**  
PHOTOGRAPHS



**EXISTING CONDITION**  
PHOTOGRAPHS



**EXISTING CONDITION**  
PHOTOGRAPHS



**OCTOBER 2017**



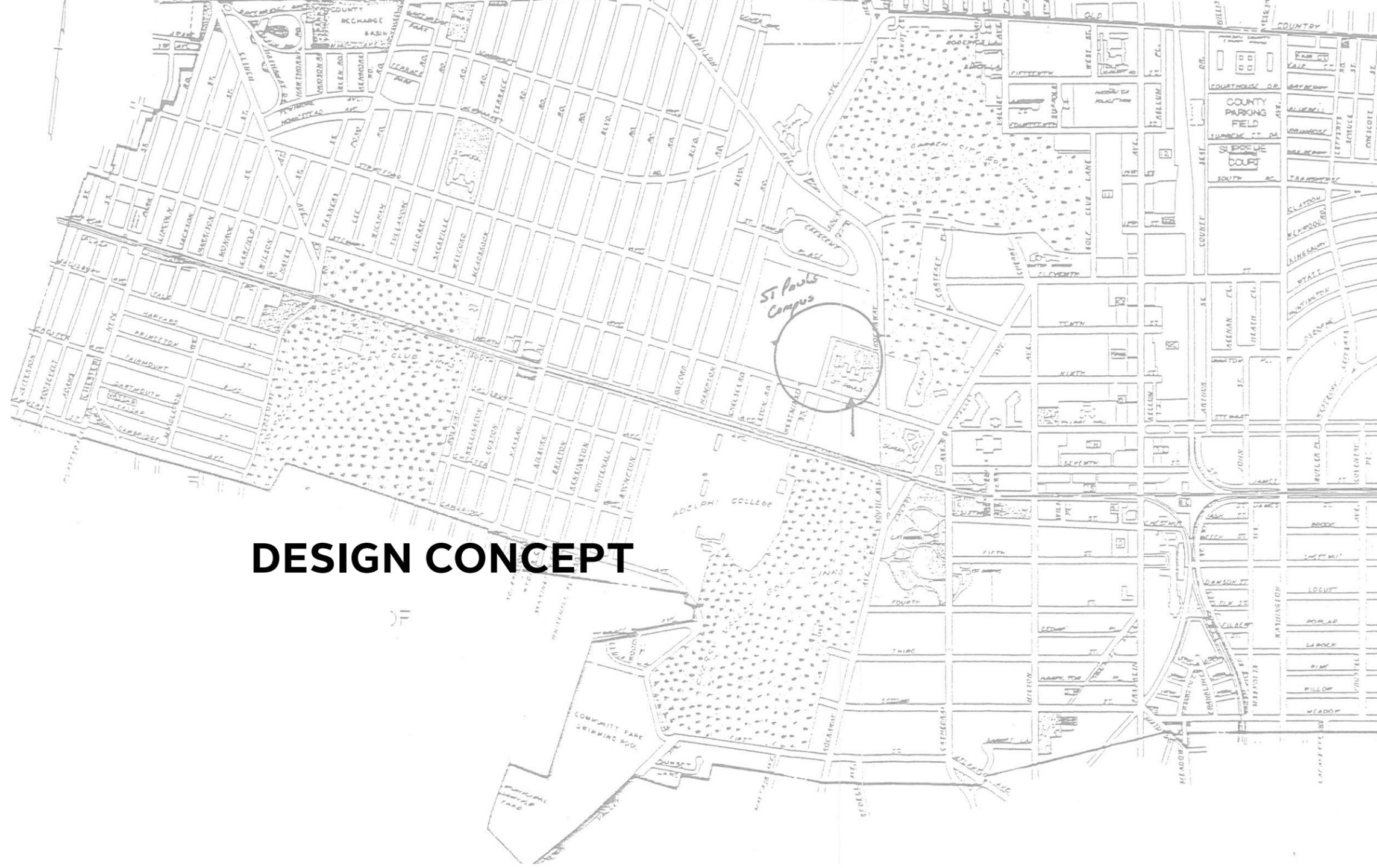
**MAY 2018**

**EXISTING CONDITION**  
PHOTOGRAPHS



**REAR VIEW AT CHAPEL WING**

**INTERIOR DETERIORATION AT ROOF**



# DESIGN CONCEPT

INCORPORATED VILLAGE OF  
GARDEN CITY  
NASSAU COUNTY NEW YORK

SCALE 1 IN. = 600 FT. FEBRUARY 1933



CORRECTED TO JULY 1990

**DESIGN CONCEPT**  
MERGING THOUGHTS



**INTEGRITY /  
HISTORY**

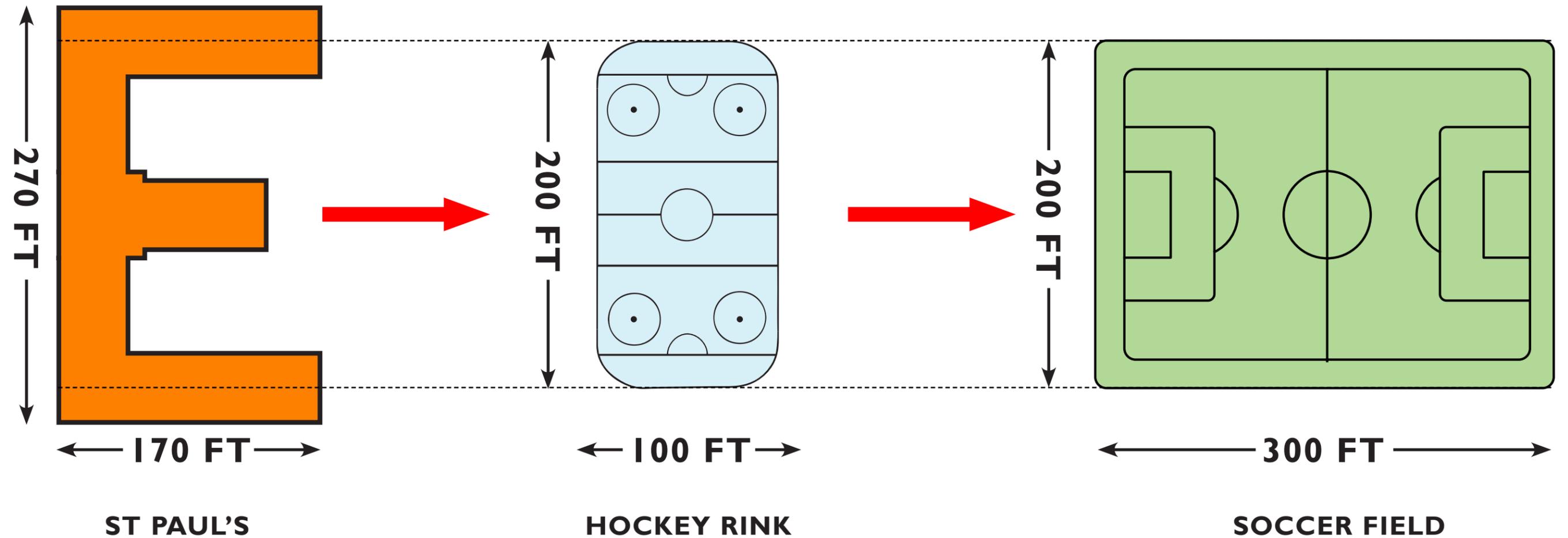


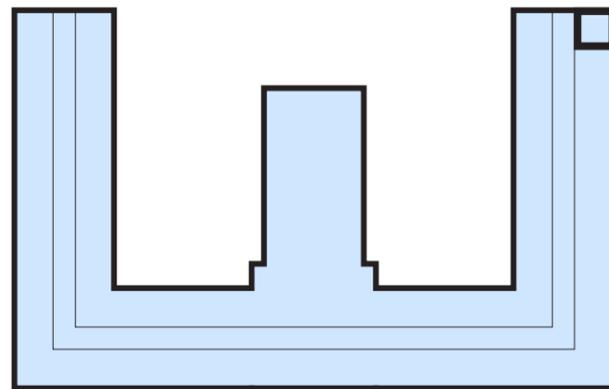
**SPORTS  
FACILITY**



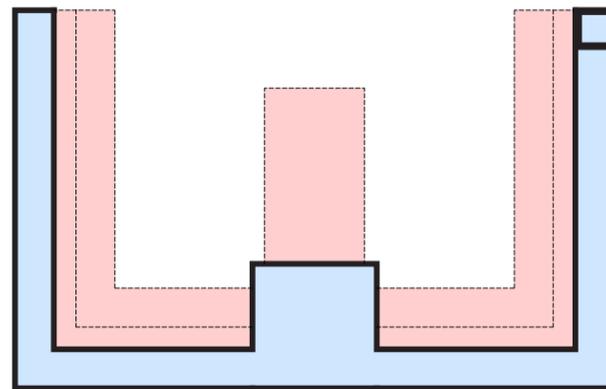
**HISTORICAL  
STRUCTURE**

**DESIGN CONCEPT**  
DESIRED PROGRAM

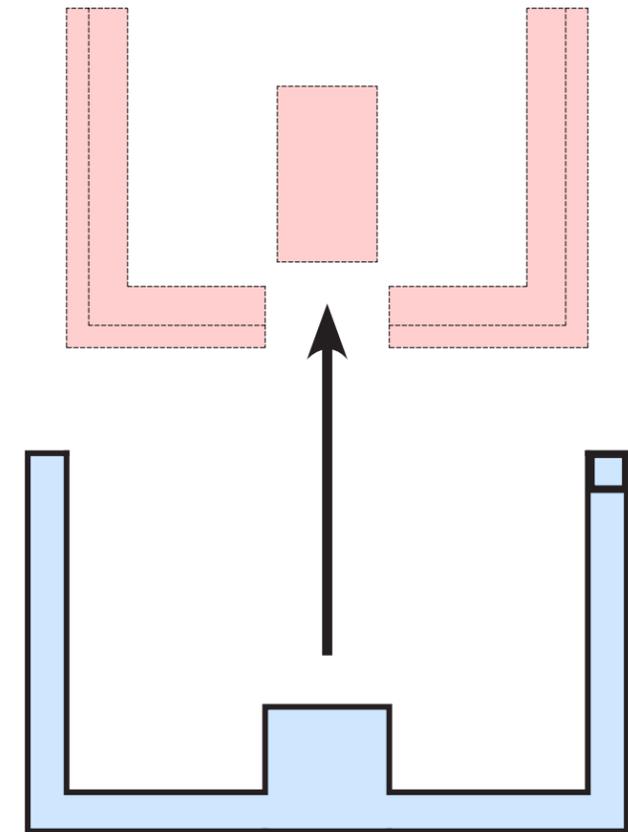




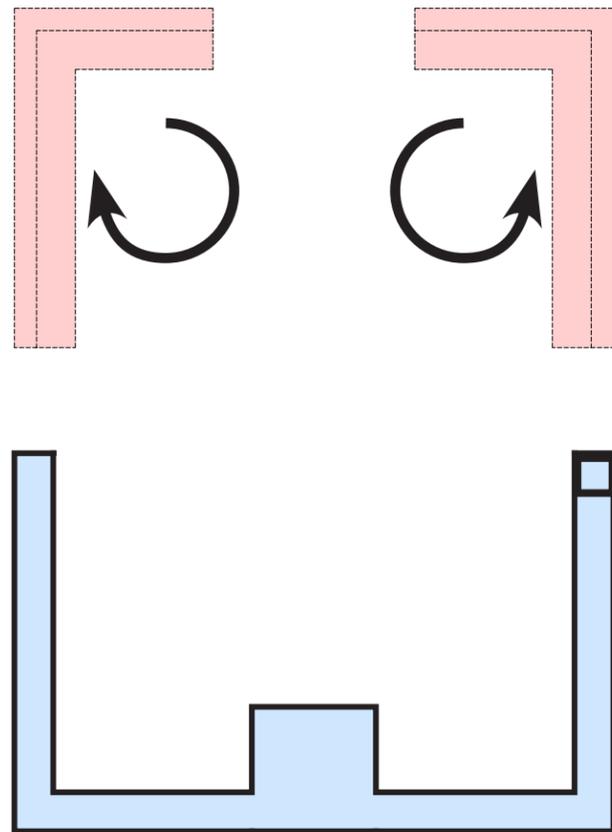
① EXISTING



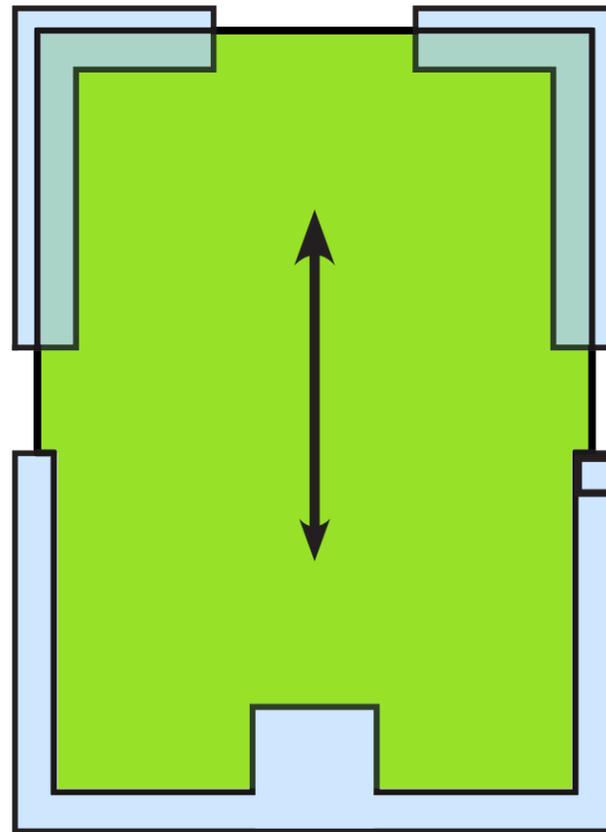
② REPOSITIONING OF SPACES/ SELECTIVE DEMOLITION



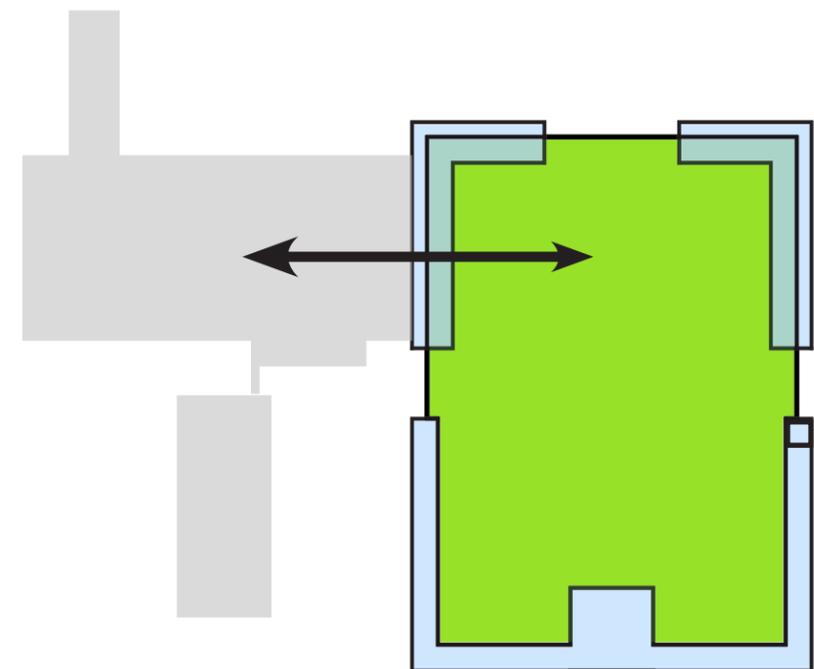
③ RELOCATE / RESTORE



④ RECONFIGURE



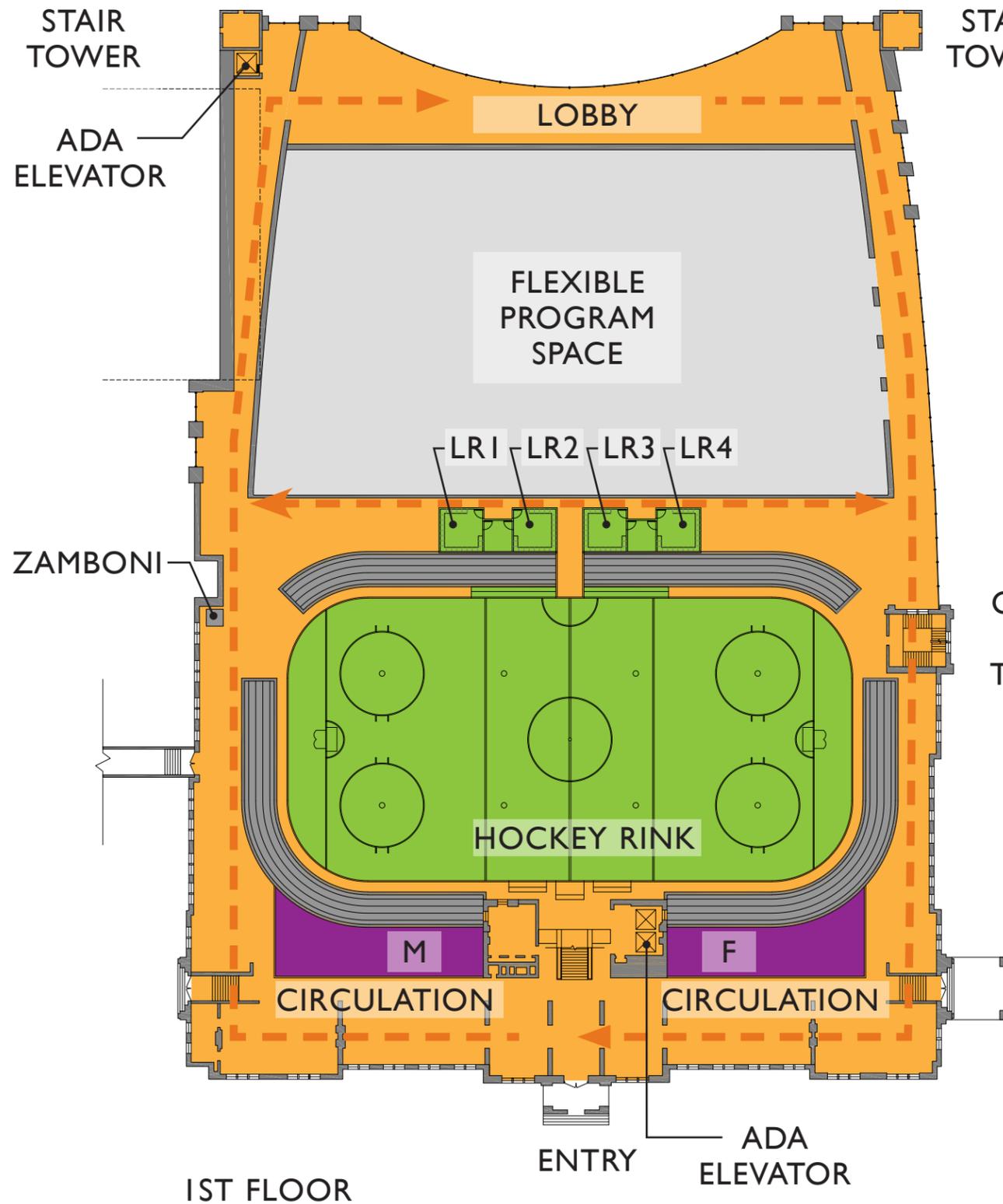
⑤ REPURPOSE SPACES AND MATERIALS



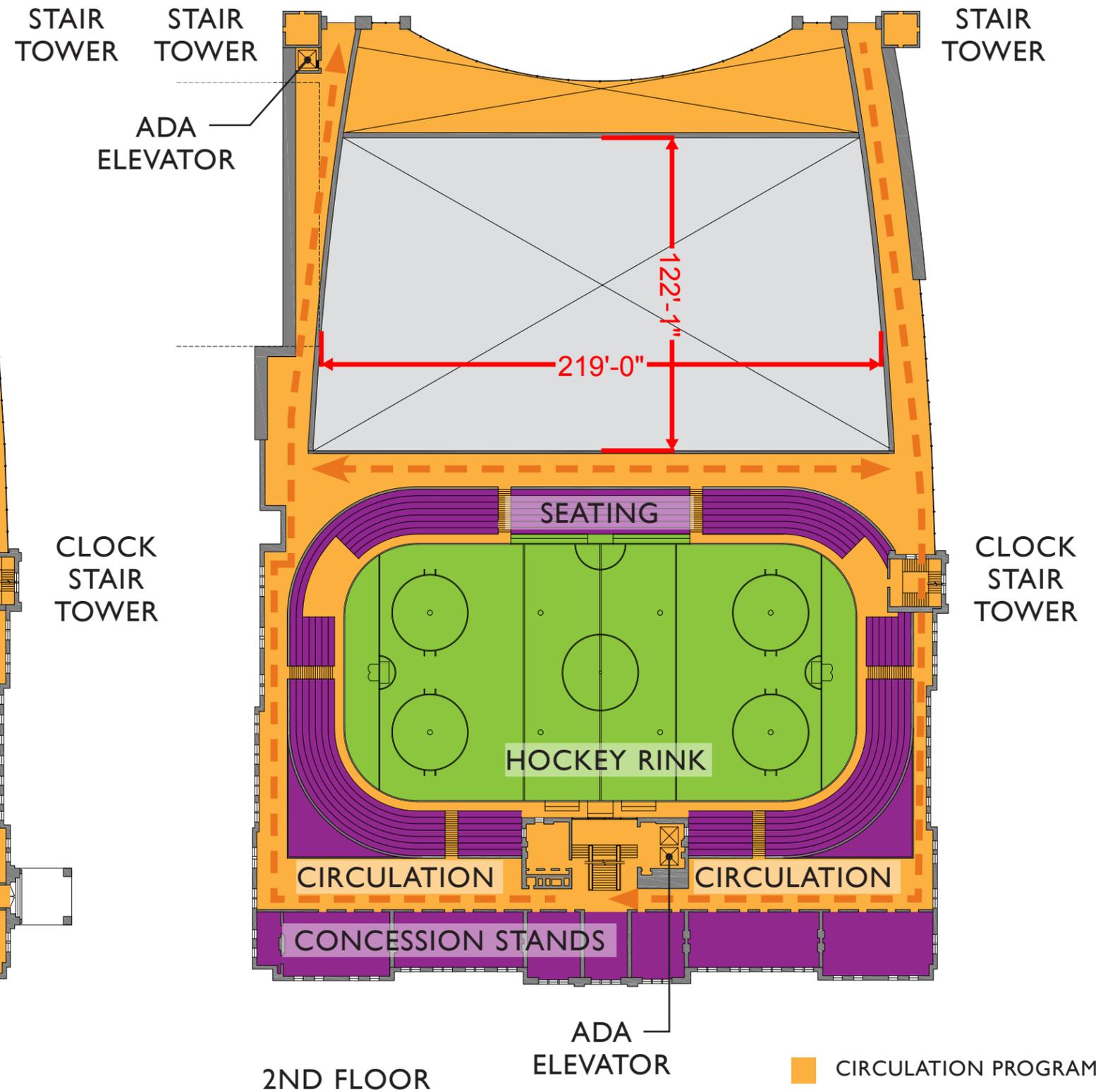
⑥ CONNECTIVITY

# DESIGN CONCEPT

## FLOOR PLANS



1ST FLOOR

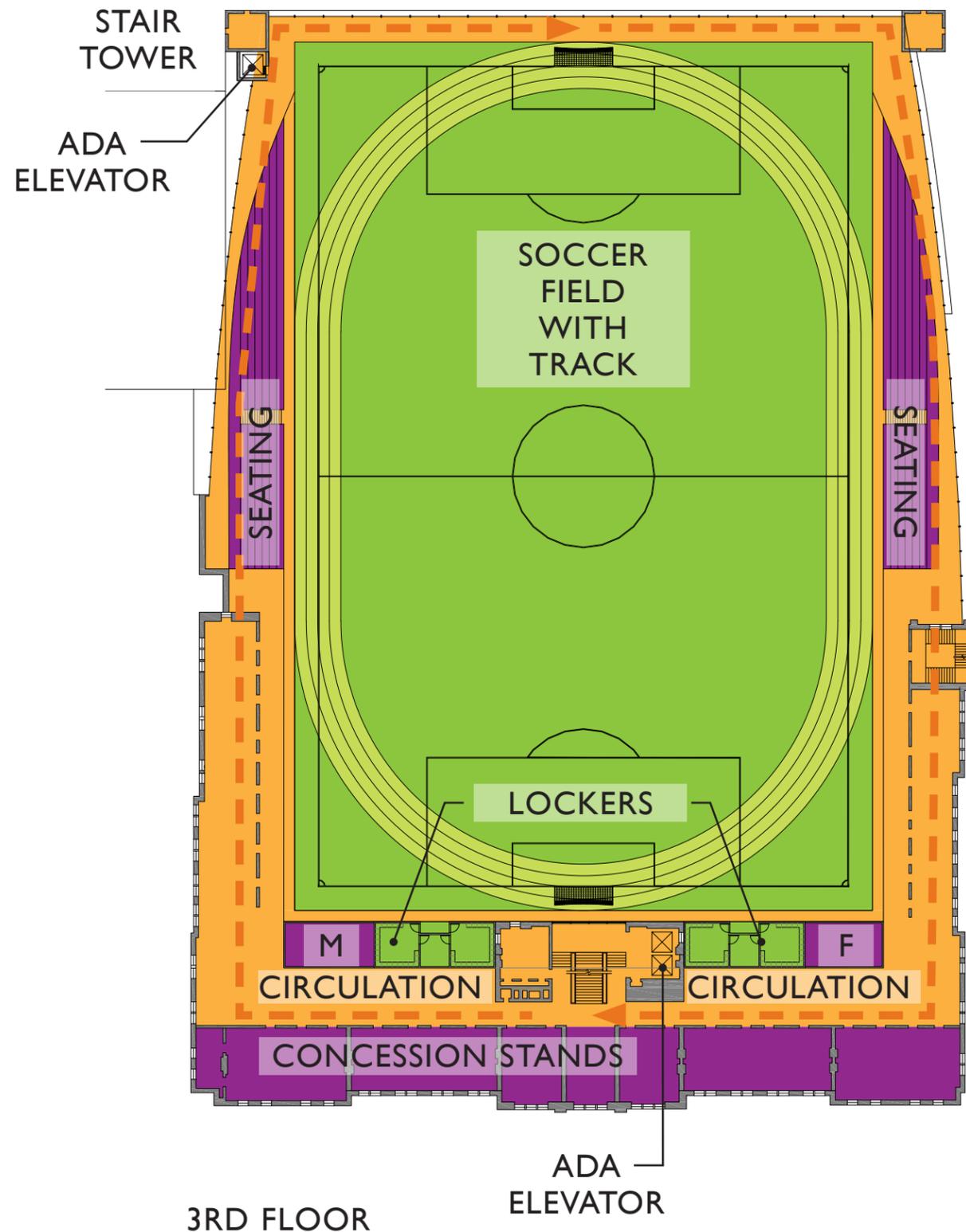


2ND FLOOR

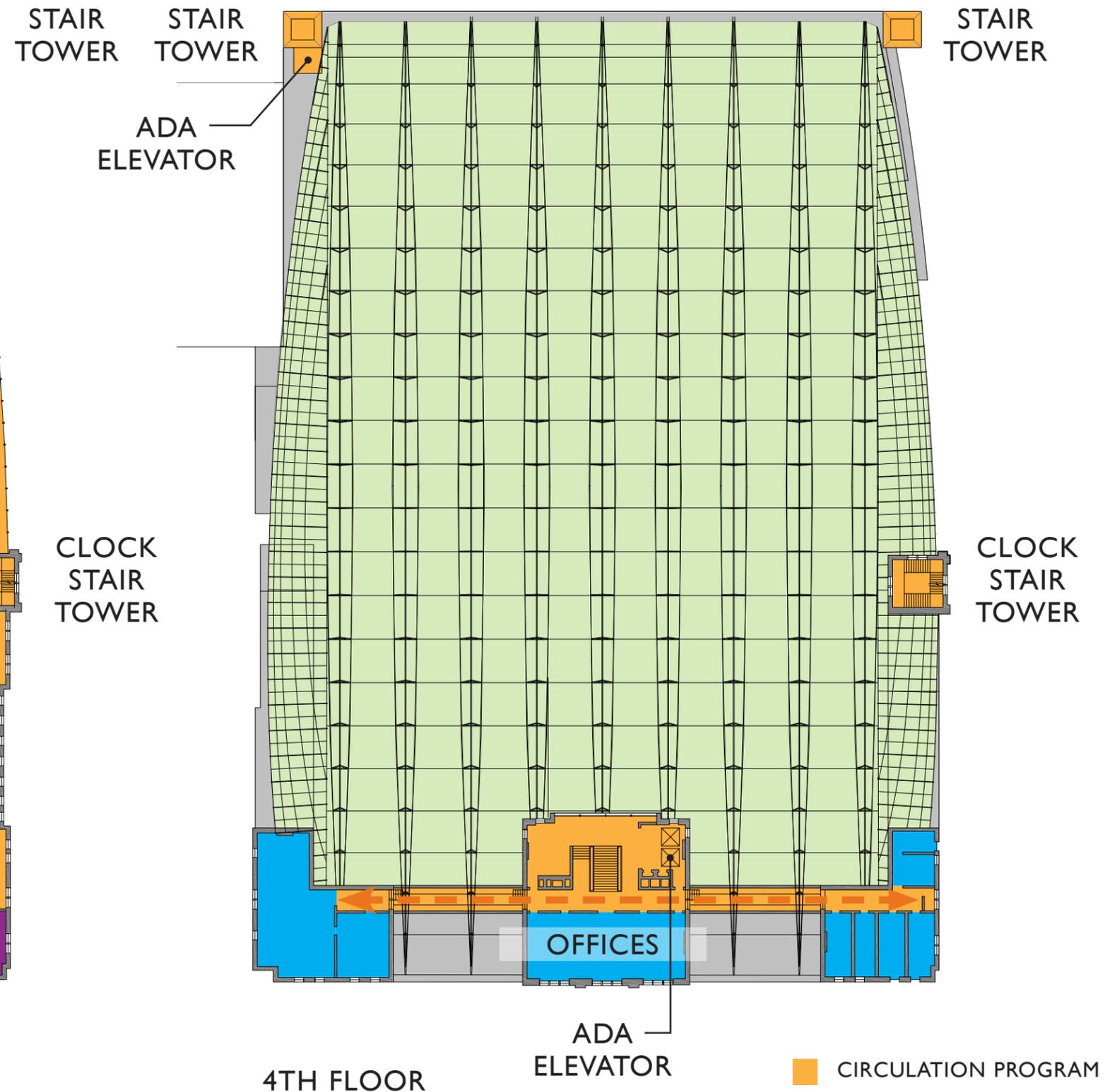
- CIRCULATION PROGRAM
- SPECTATOR PROGRAM
- ATHLETE PROGRAM
- OFFICE PROGRAM

# DESIGN CONCEPT

## FLOOR PLANS



3RD FLOOR



4TH FLOOR

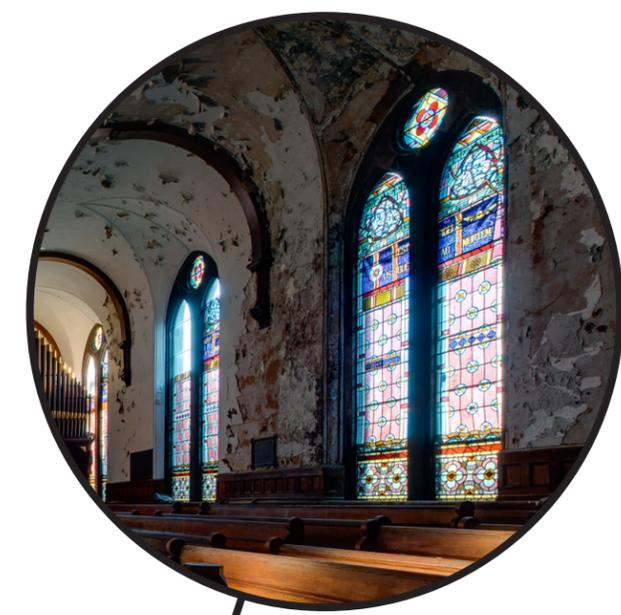
- CIRCULATION PROGRAM
- SPECTATOR PROGRAM
- ATHLETE PROGRAM
- OFFICE PROGRAM

**DESIGN CONCEPT**  
REPURPOSE THE EXISTING FABRIC

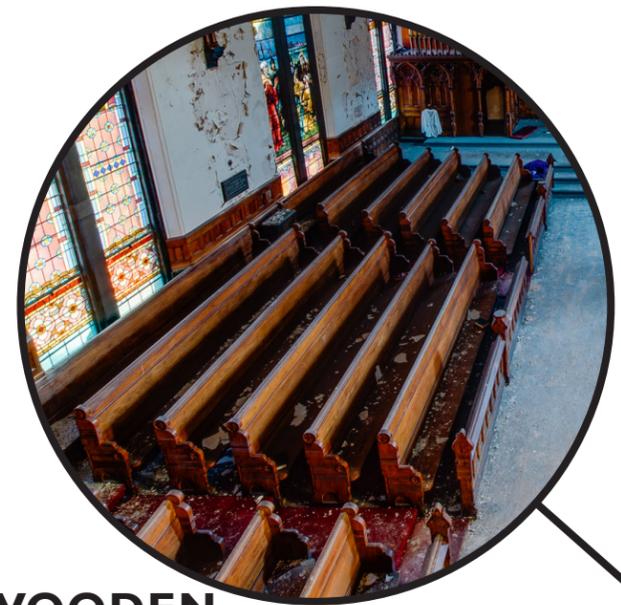
**EXISTING BRICK**



**STAINED GLASS**



**WOODEN PEWS**



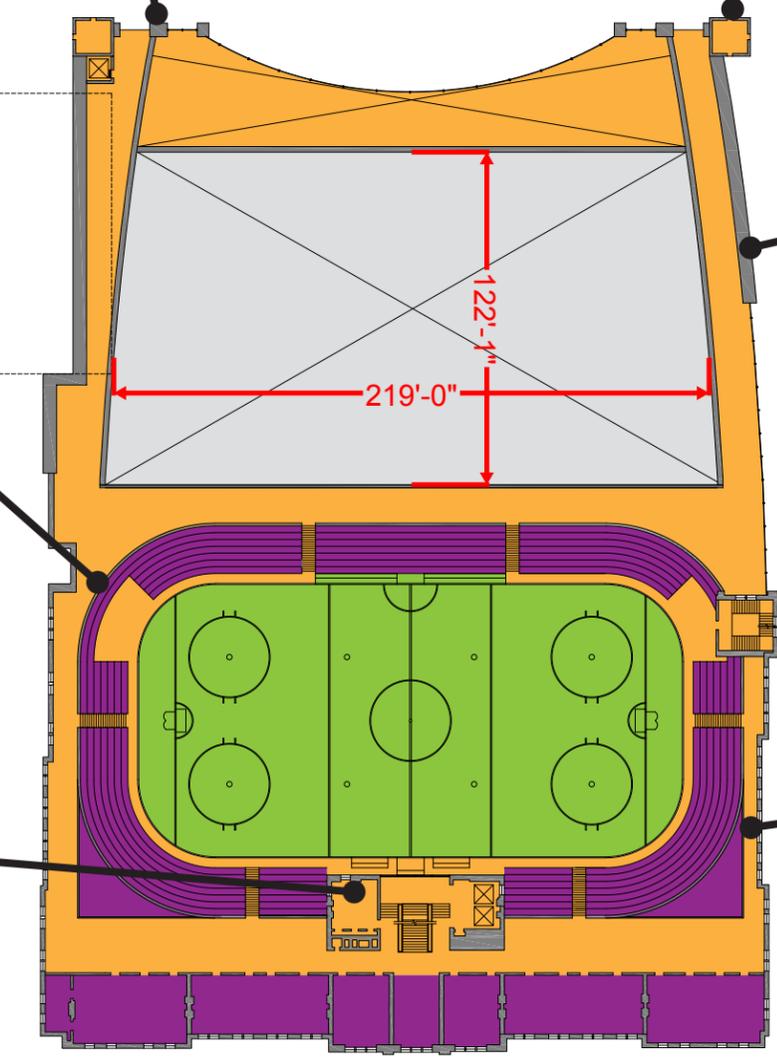
**LANCET ARCHES**



**HISTORIC ORGAN**



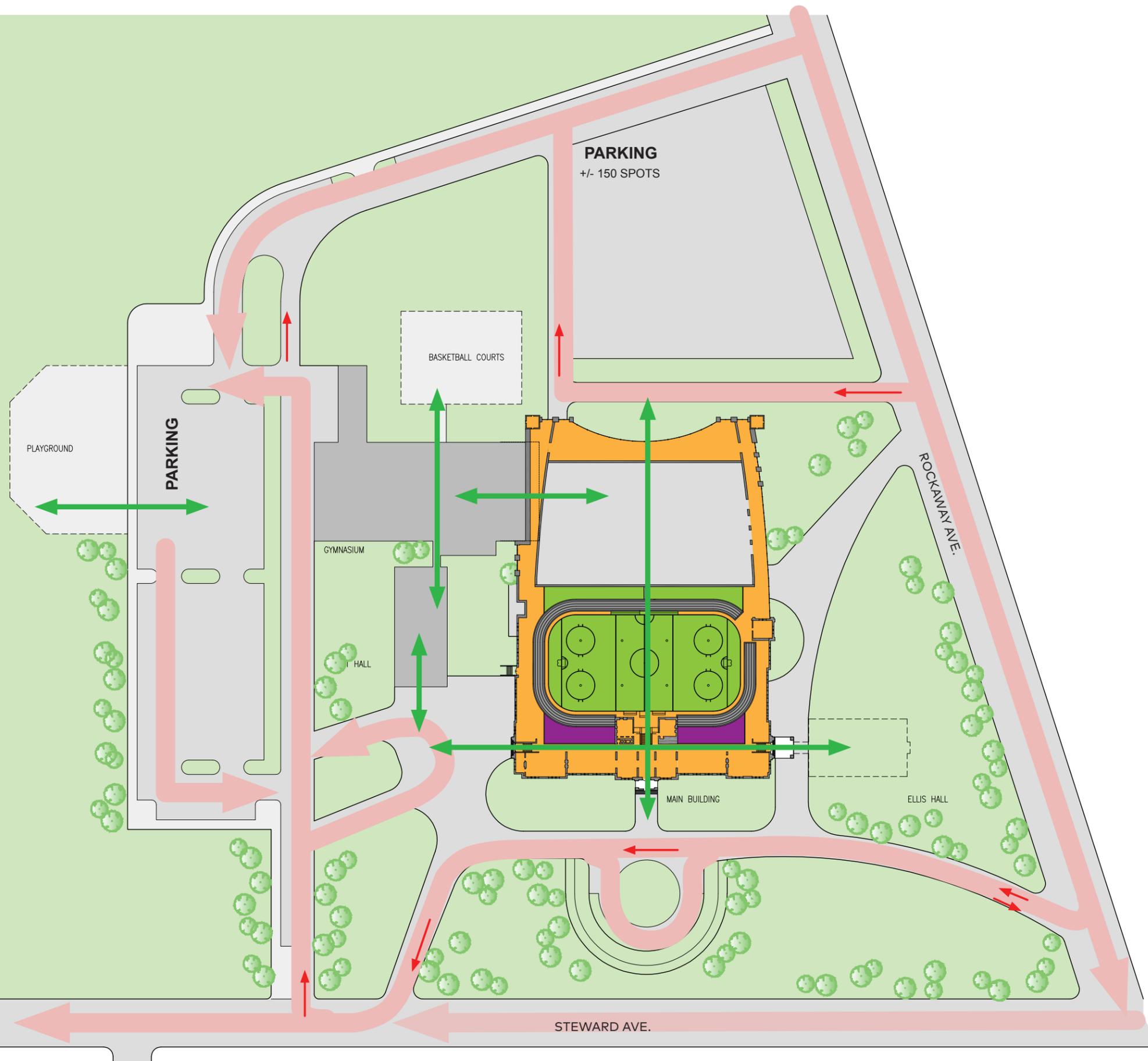
**WOODWORK IN CORRIDORS**



**2ND FLOOR**

# DESIGN CONCEPT

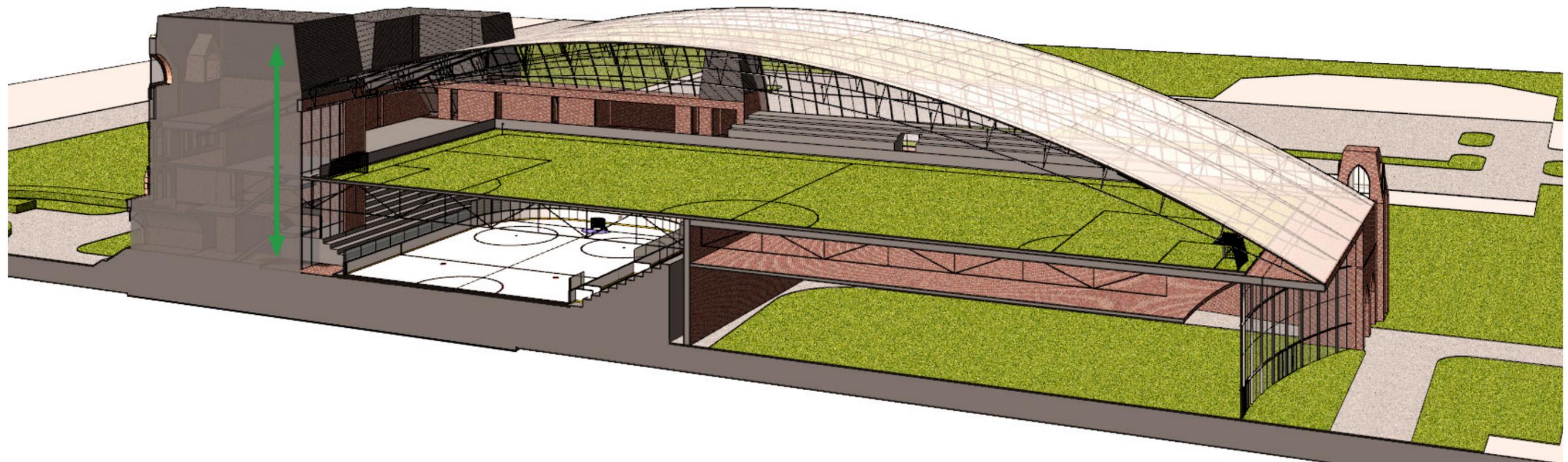
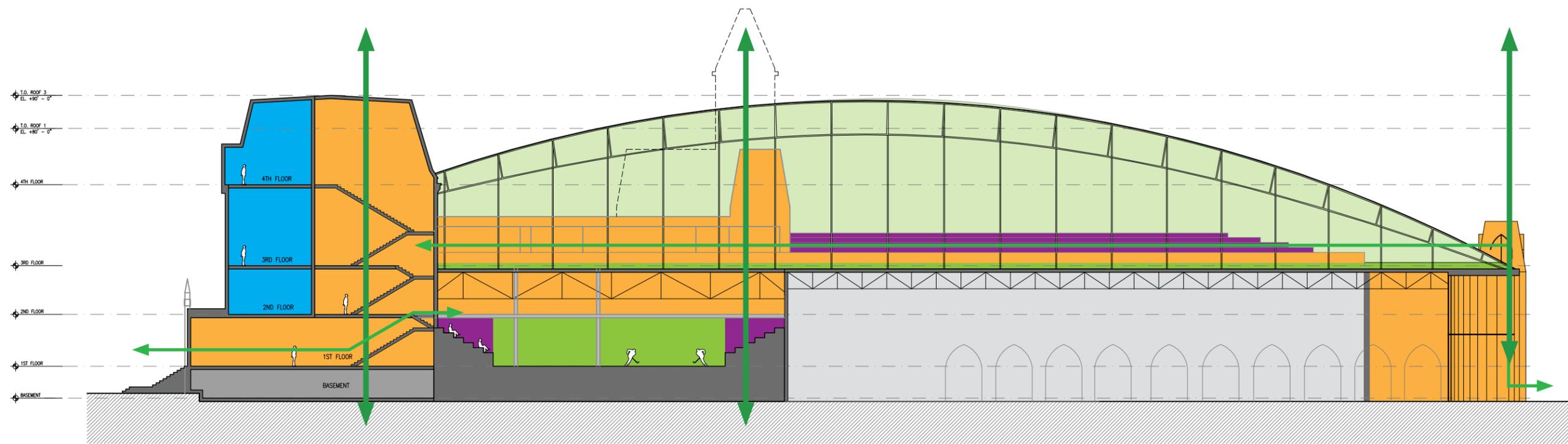
## CIRCULATION PLAN



-  PEDESTRIAN CIRCULATION
-  VEHICULAR CIRCULATION
-  CIRCULATION PROGRAM
-  SPECTATOR PROGRAM
-  ATHLETE PROGRAM
-  OFFICE PROGRAM

# DESIGN CONCEPT

## VERTICAL CIRCULATION





EXISTING MAIN ENTRANCE - SOUTH VIEW



EXISTING MAIN ENTRANCE - SOUTH / EAST VIEW



NEW MAIN ENTRANCE - NORTH / EAST VIEW



HOCKEY RINK - NORTH VIEW

# DESIGN CONCEPT

RENDERED VIEW



SOCCER - NORTH / WEST VIEW

