

St. Michael's Church Complex

**MATERIAL SUBMISSION FOR 225 WEST 99TH STREET, MANHATTAN,
BLOCK 1871 LOT 29 –
DOCKET # LPC-22-07090**

June 7, 2022



**ST. MICHAEL'S
EPISCOPAL CHURCH**

McElhiney Architects LLC
Silman
Langan
GZA GeoEnvironmental
NASCO Construction Services

Altieri
CSI
The Lighting Practice
Van Deusen Associates
NYC Code

1. 99th Street garden:
hardscape alterations, new walls, modifications to pathway and grading for barrier-free access.
2. Relocated/lowered/altered doors at both primary facades
3. Stair and ramp alterations at Amsterdam Avenue facade
4. Glass canopy and new skylight structure
5. 99th Street replacement gates



The primary impetus for the project is the provision for accessible routes to the Sanctuary and Parish House. All the ramps, the elevator, and the exterior door modifications are necessitated by that intention. The project also seeks to make critical deferred maintenance repairs, including restoration of some of the windows and replacement of leaking and deteriorated plumbing piping, all in an effort to preserve the buildings for the long term.





Parish House completed 1902



Sanctuary completed 1890



ST. MICHAEL'S
EPISCOPAL CHURCH

Historic Images

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NASCO Construction Services

Altieri
CSI
The Lighting Practice
Van Deusen Associates
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ST. MICHAEL'S
EPISCOPAL CHURCH

3D Perspective

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Silman
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NASCO Construction Services

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The Lighting Practice
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Revisions:
1/31/22 LPC Submission

ROOF
SANCTUARY
EL 148.42

FOURTH FLOOR -
PARISH HOUSE
EL 134.75

LEVEL 2 PARISH
MEZZ
EL 132.17

THIRD FLOOR -
PARISH HOUSE
EL 123.98

SECOND FLOOR -
SANCTUARY
EL 115.92

SECOND FLOOR -
PARISH HOUSE
EL 112.66

FIRST FLOOR -
SANCTUARY
EL 99.06

FIRST FLOOR -
PARISH HOUSE
EL 98.92

AMSTERDAM AVE.

Key Plan:

SANCTUARY

PARISH HOUSE

RECTORY

99th St

Amsterdam Ave

Seal:

LPC-200.00

**EXISTING EXTERIOR
BUILDING ELEVATIONS -
SOUTH**

Scale: 1/8" = 1'-0"
November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025



1 EXISTING SOUTH BUILDING ELEVATION
LPC-200.00 1/8" = 1'-0"



PARTIAL SANCTUARY VIEW FROM 99TH STREET



PARISH HOUSE VIEW FROM 99TH STREET



SANCTUARY VIEW FROM 99TH STREET



WEST GARDEN GATE VIEW FROM 99TH STREET



EAST GARDEN GATE VIEW FROM 99TH STREET



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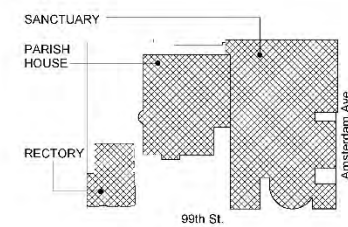
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Morganville, NJ 07751
732-970-0700 T

Revisions:

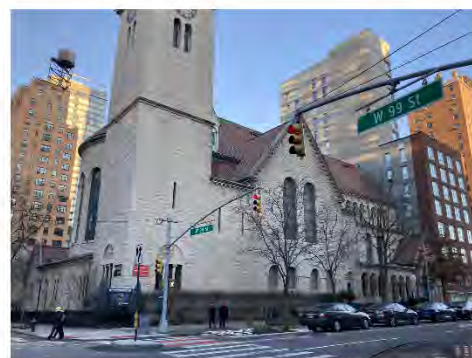
1/31/22

LPC Submission

Key Plan:



Seal:



SANCTUARY BUILDING VIEW FROM 99TH ST. AND AMSTERDAM



SANCTUARY BUILDING LOOKING SOUTH WEST FROM AMSTERDAM



SANCTUARY BUILDING VIEW FROM AMSTERDAM



SANCTUARY BUILDING LOGGIA VIEW FROM AMSTERDAM

LPC-201.00

**EXISTING EXTERIOR
BUILDING ELEVATIONS -
EAST**

Scale: 1/8" = 1'-0"

November 30, 2021

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Revisions:
1/31/22 LPC Submission

Key Plan:

SANCTUARY

PARISH HOUSE

RECTORY

99th St

Amsterdam Ave

Seal:

Basement

First Floor

Second Floor

Third Floor

Fourth Floor

Roof

Sanctuary

Parish House

Rectory

Basement

First Floor

Second Floor

Third Floor

Fourth Floor

Roof

Sanctuary

Parish House

Rectory

Basement

First Floor

Second Floor

Third Floor

Fourth Floor

Roof

LPC-202.00

**EXISTING EXTERIOR
BUILDING ELEVATIONS -
NORTH**

Scale: 1/8" = 1'-0"
November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025



1 EXISTING NORTH BUILDING ELEVATION
LPC-202.00 1/8" = 1'-0"



PARISH HOUSE NORTH PROPERTY
LINE VIEW LOOKING EAST



PARISH HOUSE NORTH PROPERTY
LINE VIEW LOOKING EAST



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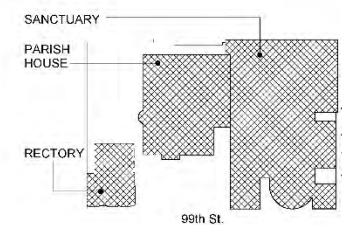
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Key Plan:



Seal:



PARISH HOUSE PARTIAL WEST ELEVATION



WINDOWS # 0-11, 0-12 & 0-13 EXTERIOR



WINDOWS # 0-11, 0-12 & 0-13 INTERIOR



PARISH HOUSE WEST ELEVATION



SANCTUARY BUILDING WEST ELEVATION VIEW FROM GARDEN

LPC-203.00

**EXISTING EXTERIOR
BUILDING ELEVATIONS -
WEST**

Scale: 1/8" = 1'-0"
November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025

1. 99th Street Garden

- Hardscape Alterations
- New Walls
- Modifications to pathway
- Grading for Barrier Free Access





ST. MICHAEL'S
EPISCOPAL CHURCH

99th Street Garden

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ST. MICHAEL'S
EPISCOPAL CHURCH

Original Condition

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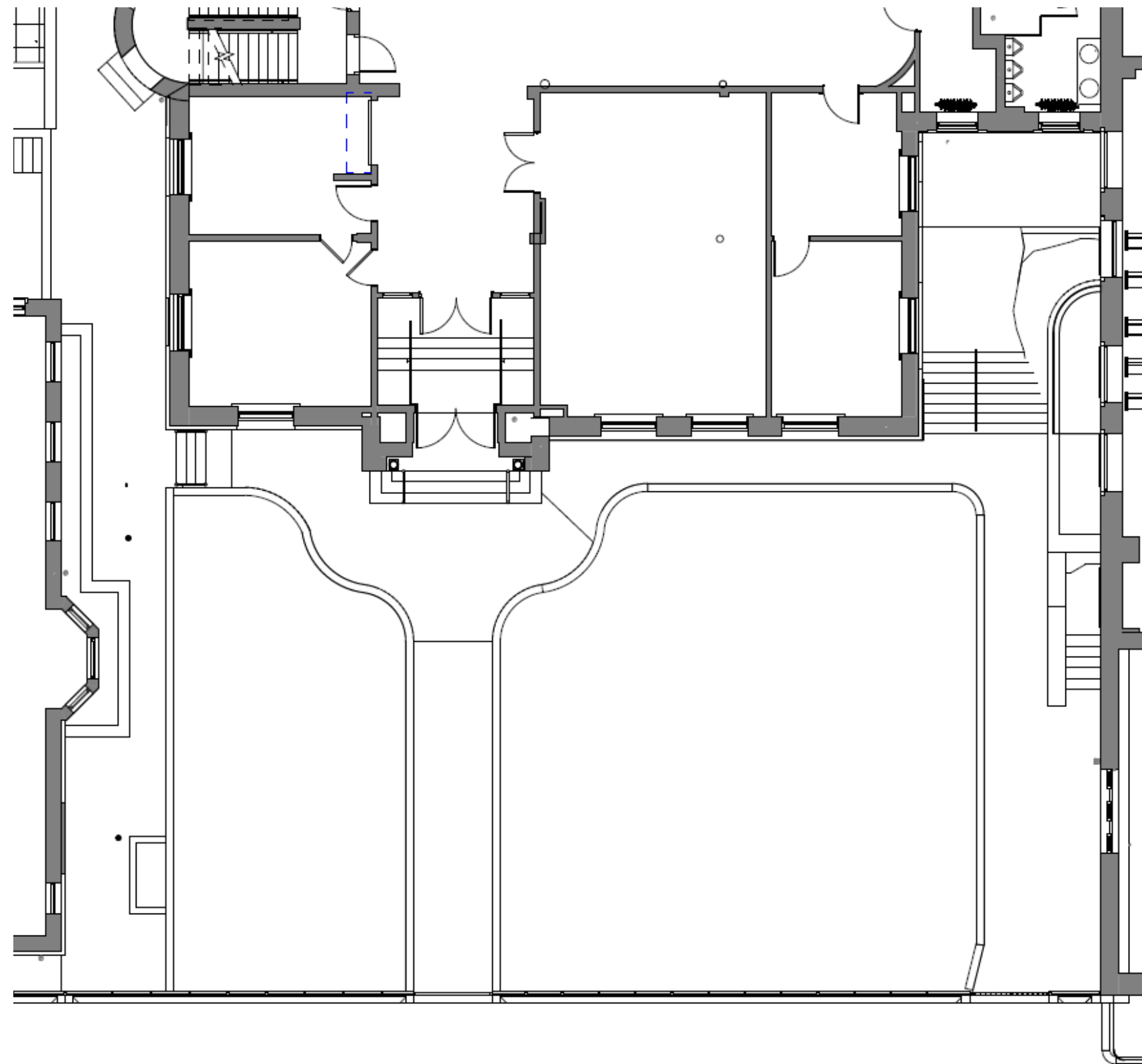


ST. MICHAEL'S
EPISCOPAL CHURCH

Current Existing Garden

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ST. MICHAEL'S
EPISCOPAL CHURCH

Existing Garden

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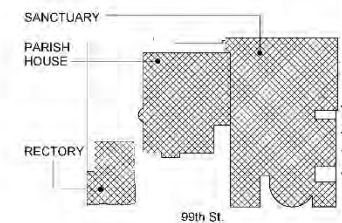
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Revisions:
1/19/22 DOB Submission
1/31/22 LPC Submission

Key Plan:



Seal:



DOB NOW JOB #M00663059-I1

A-420.00

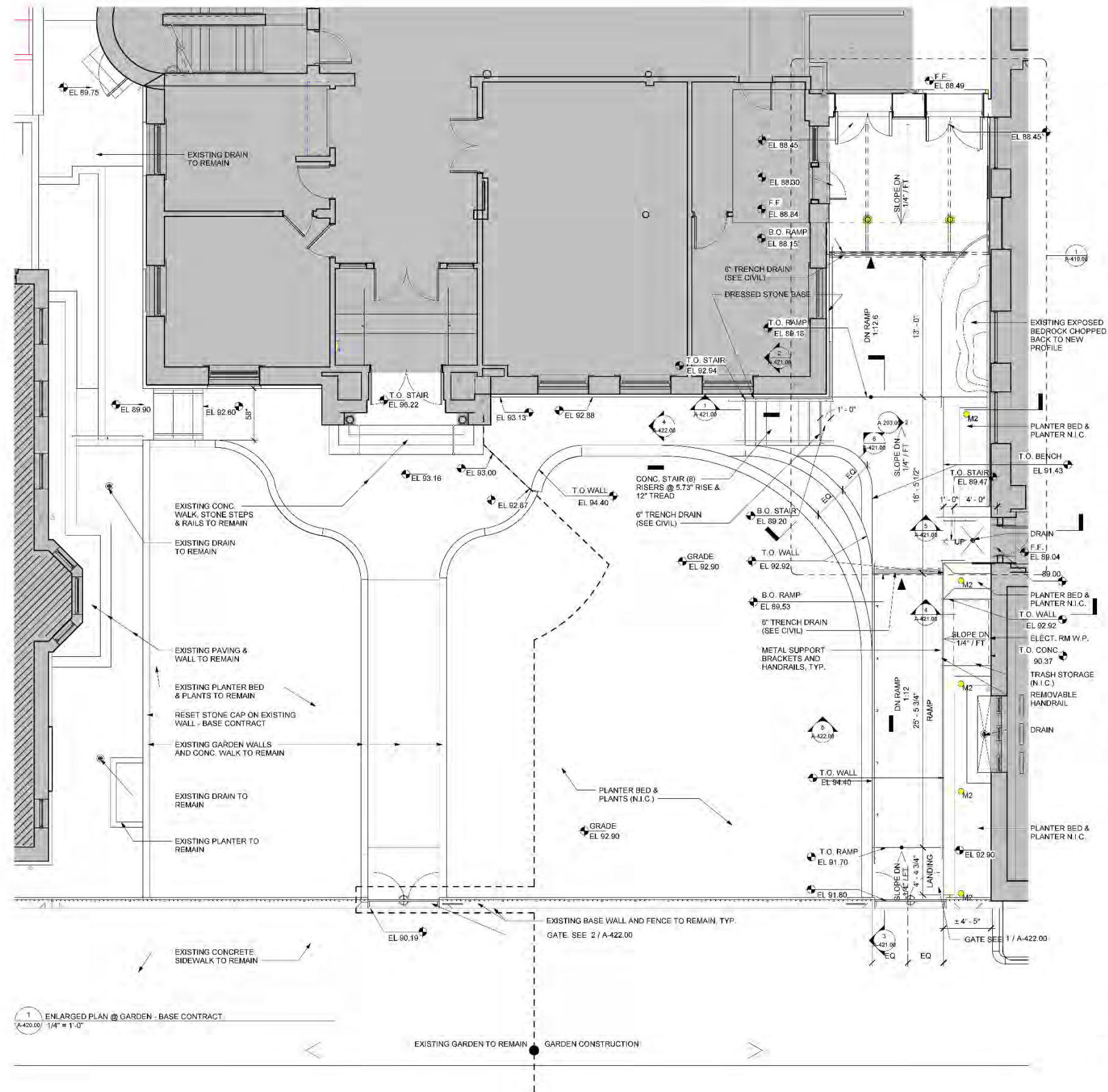
ENLARGED GARDEN PLAN

Scale: 1/4" = 1'-0"

November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
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1 ENLARGED PLAN @ GARDEN - BASE CONTRACT
A-420.00 1/4" = 1'-0"



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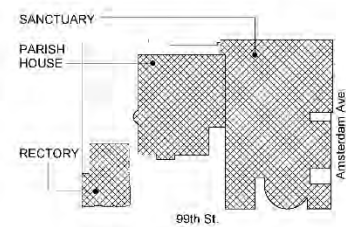
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Revisions:
1/19/22 DOB Submission
1/31/22 LPC Submission

Key Plan:



Seal:



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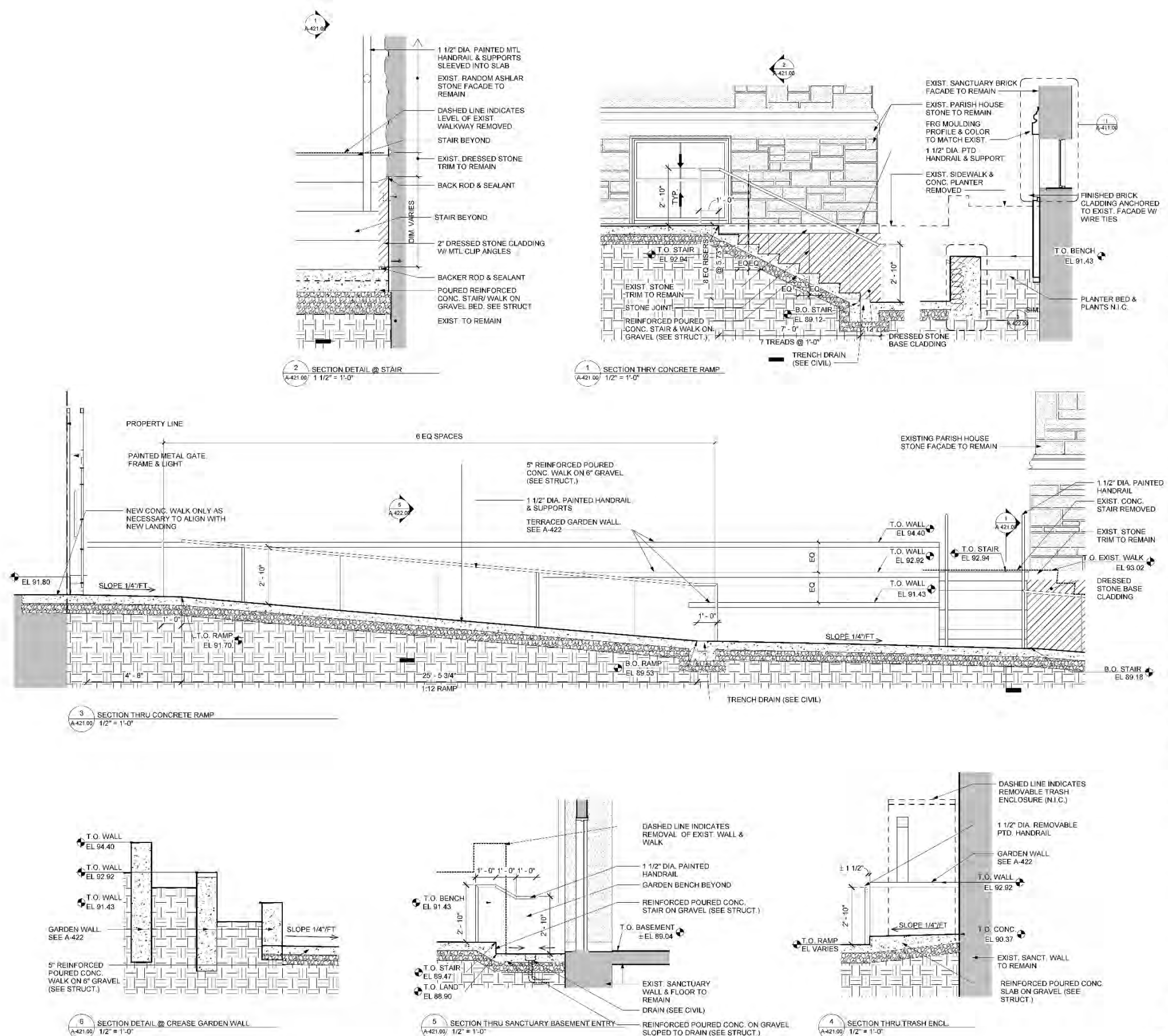
A-421.00

EXTERIOR DETAILS 1

Scale: As indicated
November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025





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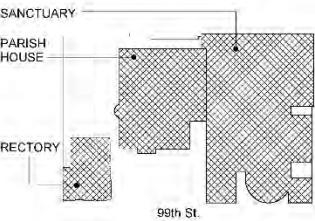
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Revisions:
1/19/22 DOB Submission
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Key Plan:



Seal:



DOB NOW JOB #M00663059-I1

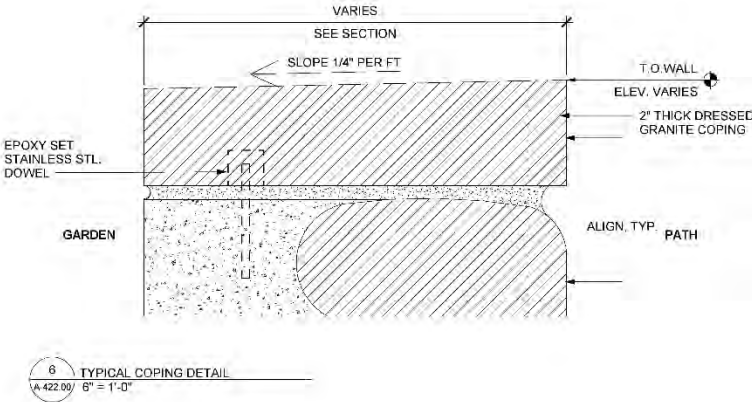
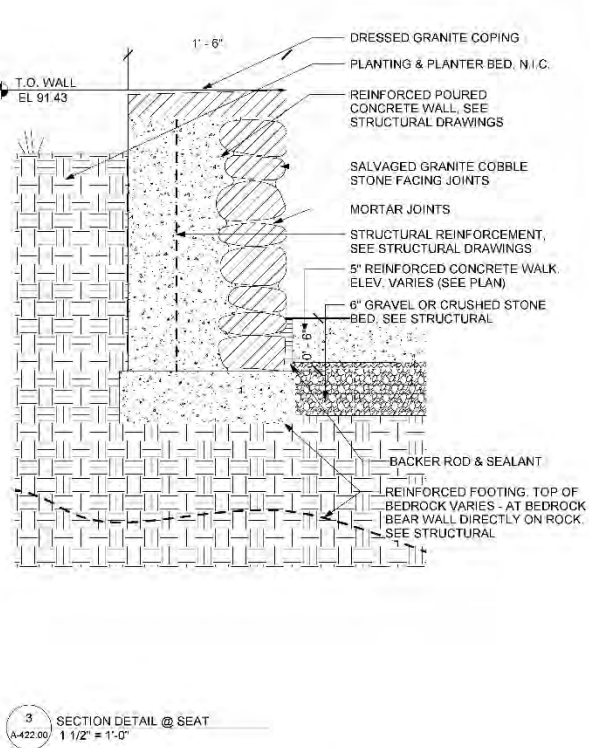
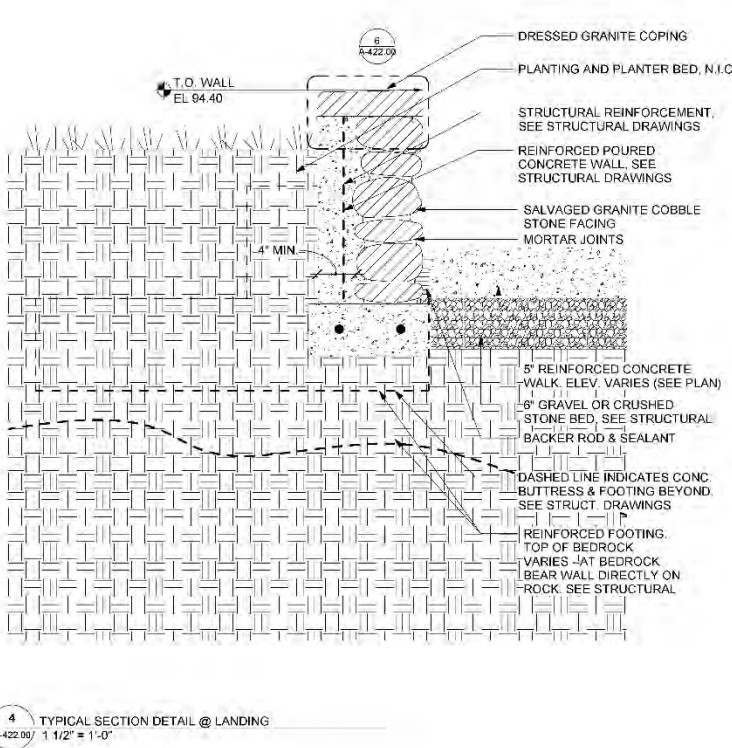
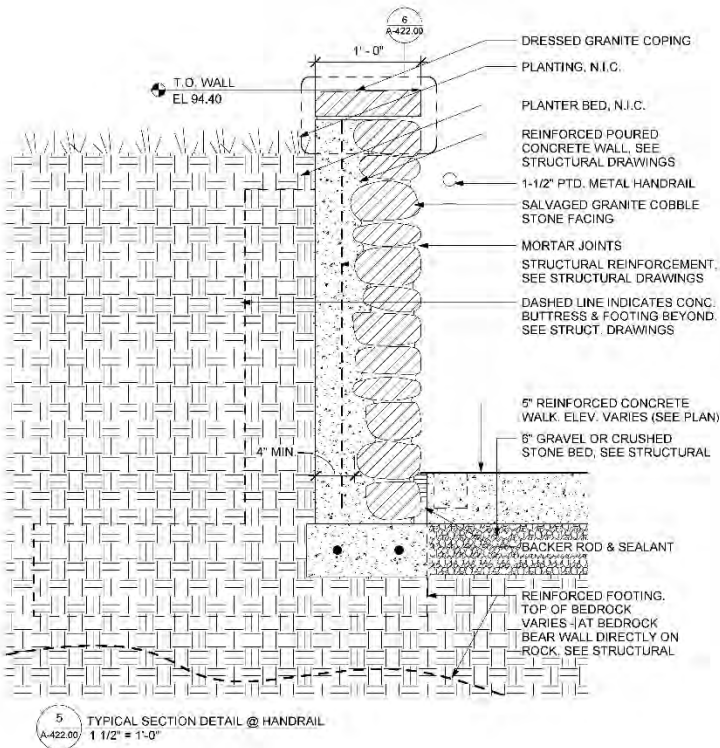
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EXTERIOR DETAILS 2

Scale: As indicated
November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025



2. Relocated/ Lowered/Altered Doors at Both Primary Entrances



ST. MICHAEL'S
EPISCOPAL CHURCH

Lowered Doors at Both Entrances

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ST. MICHAEL'S
EPISCOPAL CHURCH

Doors at Two Entrances

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SANCTUARY BUILDING LOGGIA VIEW TO NORTHWEST



SANCTUARY BUILDING LOGGIA VIEW TO SOUTHWEST



SANCTUARY BUILDING LOGGIA DOOR



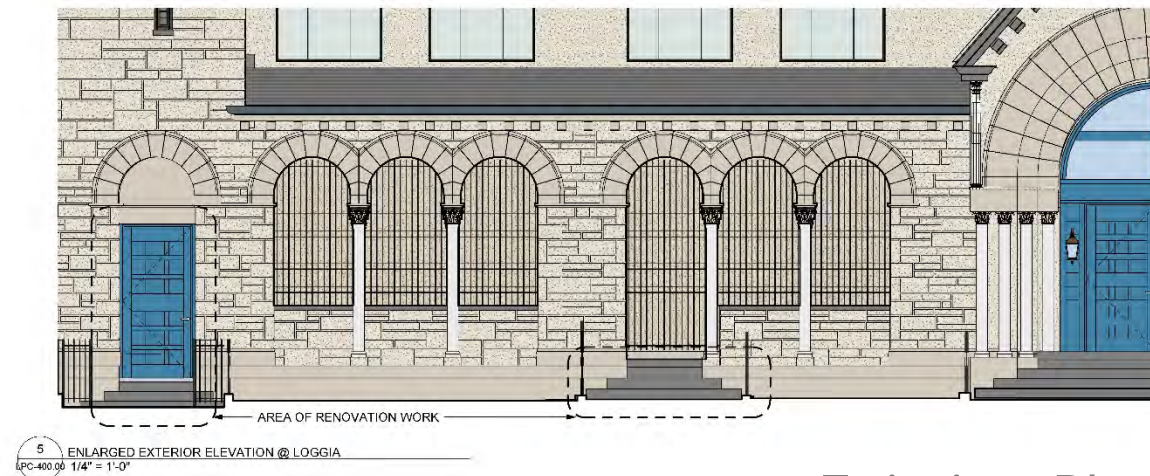
SANCTUARY BUILDING LOGGIA GATE



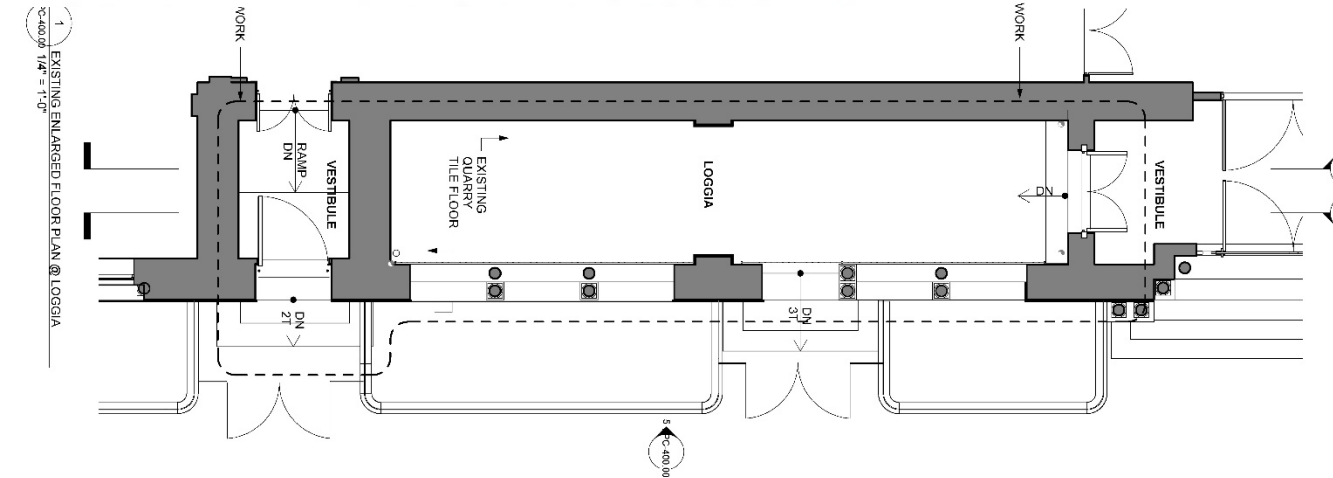
LOGGIA INTERIOR LOOKING SOUTH



LOGGIA INTERIOR LOOKING NORTH

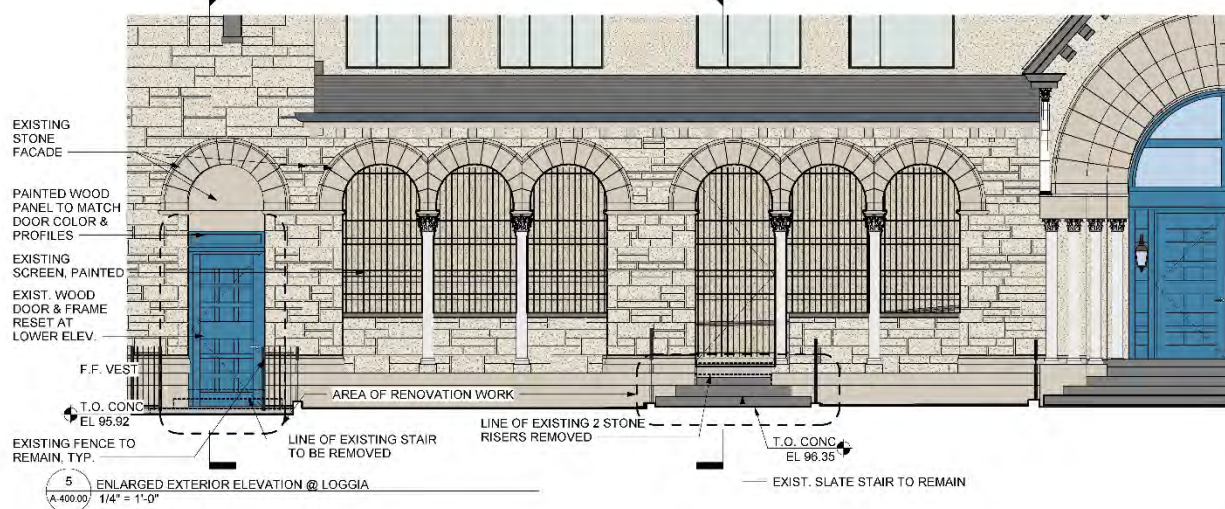
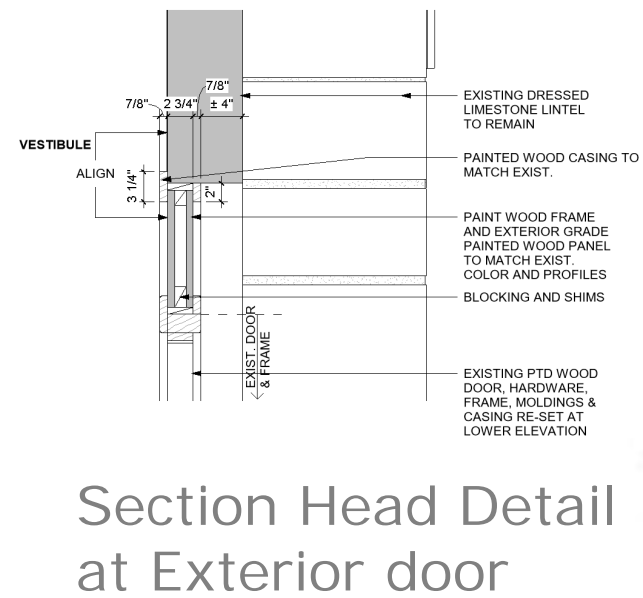


5 ENLARGED EXTERIOR ELEVATION @ LOGGIA
PC-400.00 1/4" = 1'-0"

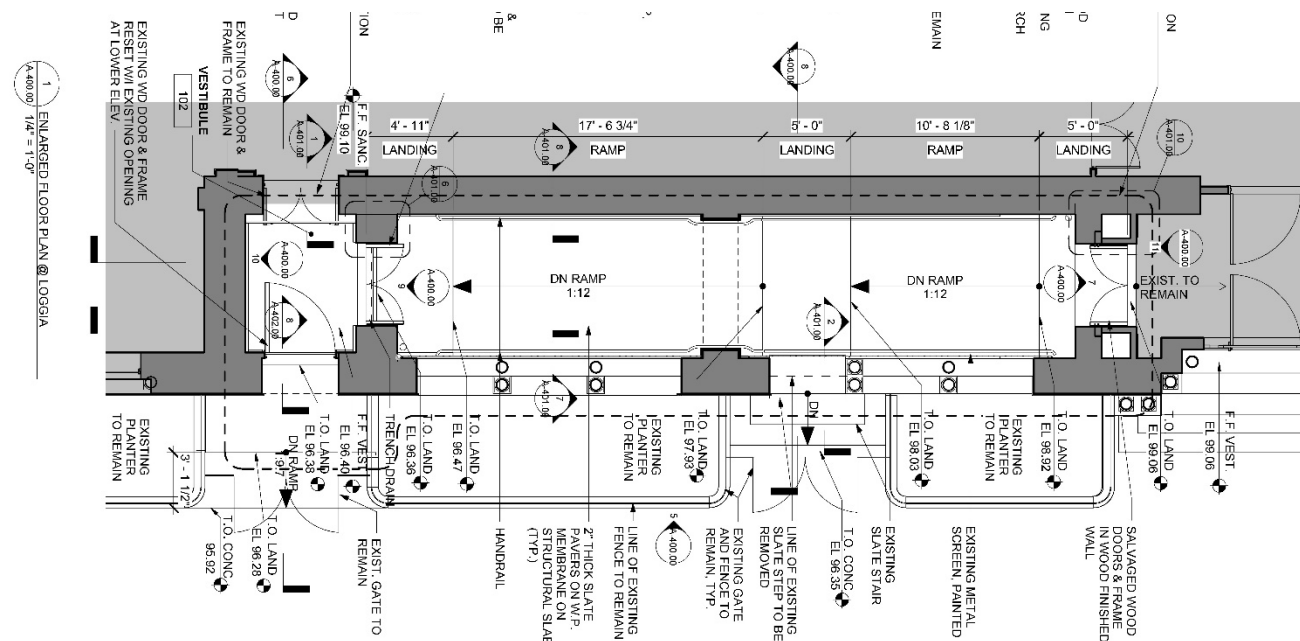


1 EXISTING ENLARGED FLOOR PLAN @ LOGGIA
PC-400.00 1/4" = 1'-0"

Existing Photos, Elevation and Plan



5 ENLARGED EXTERIOR ELEVATION @ LOGGIA
A-400.00 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN @ LOGGIA
A-400.00 1/4" = 1'-0"

Proposed Elevation and Plan



ST. MICHAEL'S
EPISCOPAL CHURCH

Existing and Proposed Amsterdam Ave. Door

McElhiney Architects LLC
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Langan
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NASCO Construction Services

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The Lighting Practice
Van Deusen Associates
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Existing Entrance



Proposed Entrance

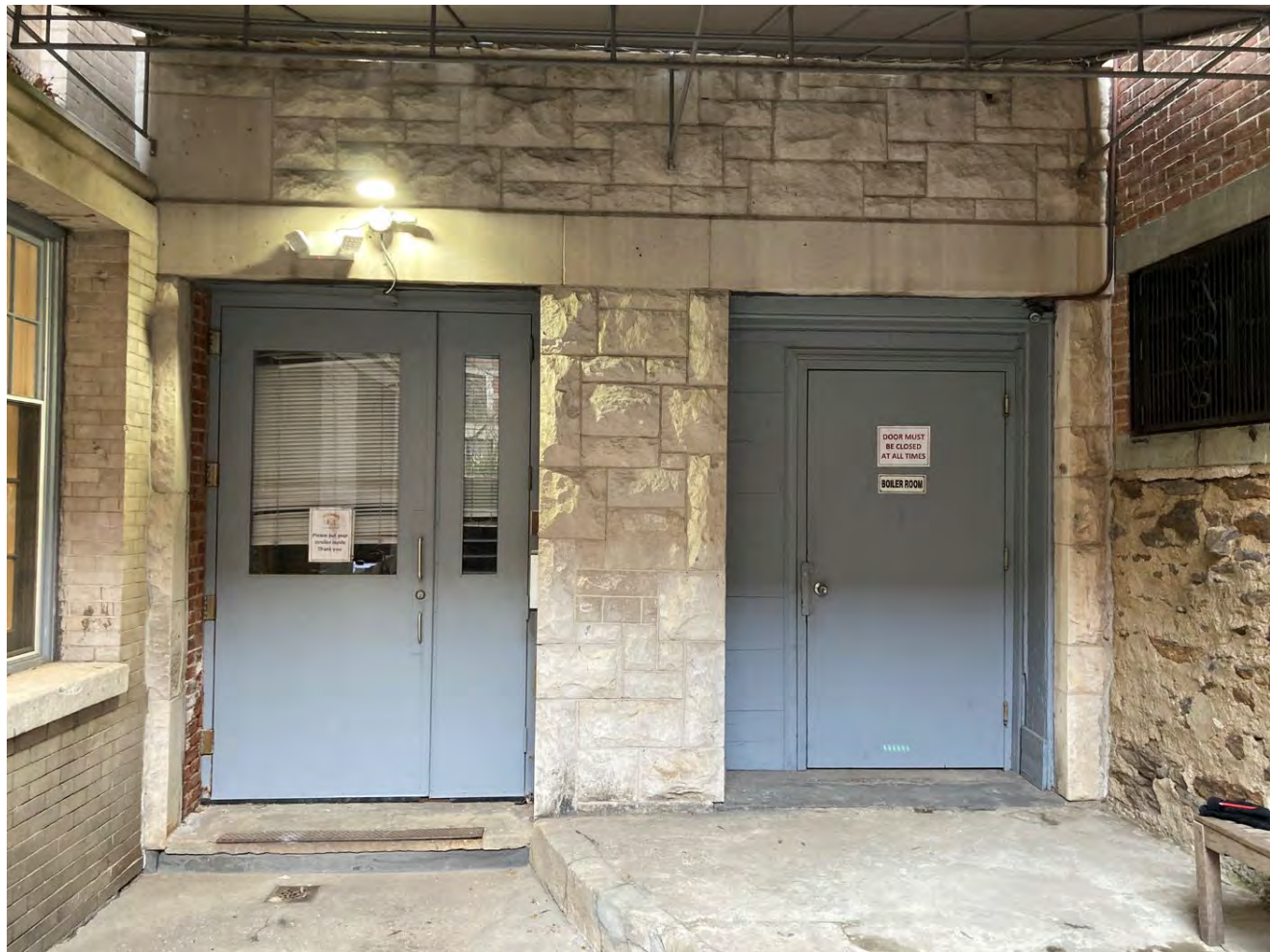


ST. MICHAEL'S
EPISCOPAL CHURCH

Adjusted Door at Amsterdam Ave.

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Existing



Proposed



Existing Lower Level Entry



Proposed Lower Level Entry



ST. MICHAEL'S
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3. Stair and Ramp Alterations at Amsterdam Avenue Facade



ST. MICHAEL'S
EPISCOPAL CHURCH

Stairs and Ramp at Amsterdam Ave.

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SANCTUARY BUILDING LOGGIA VIEW TO NORTHWEST



SANCTUARY BUILDING LOGGIA VIEW TO SOUTHWEST



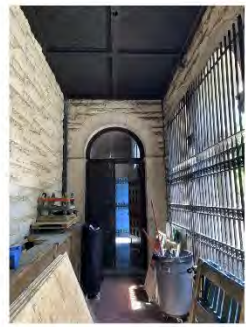
SANCTUARY BUILDING LOGGIA DOOR



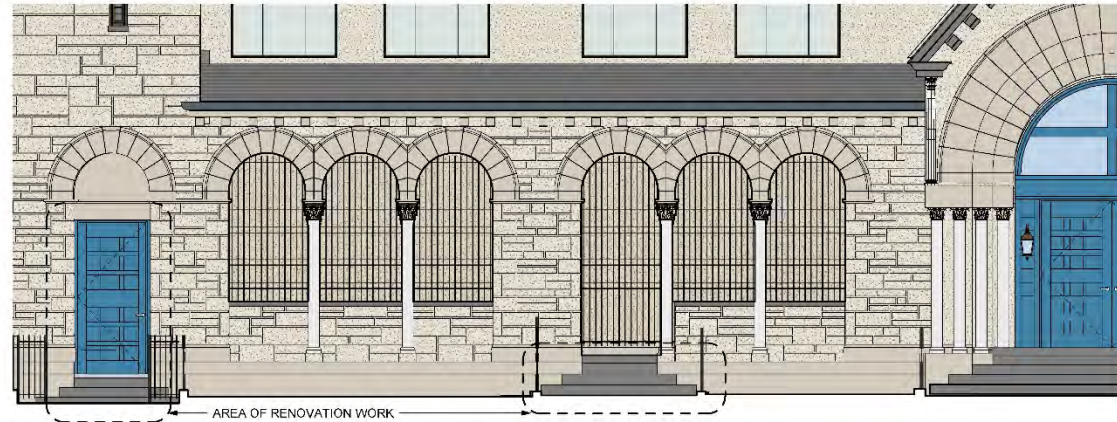
SANCTUARY BUILDING LOGGIA GATE



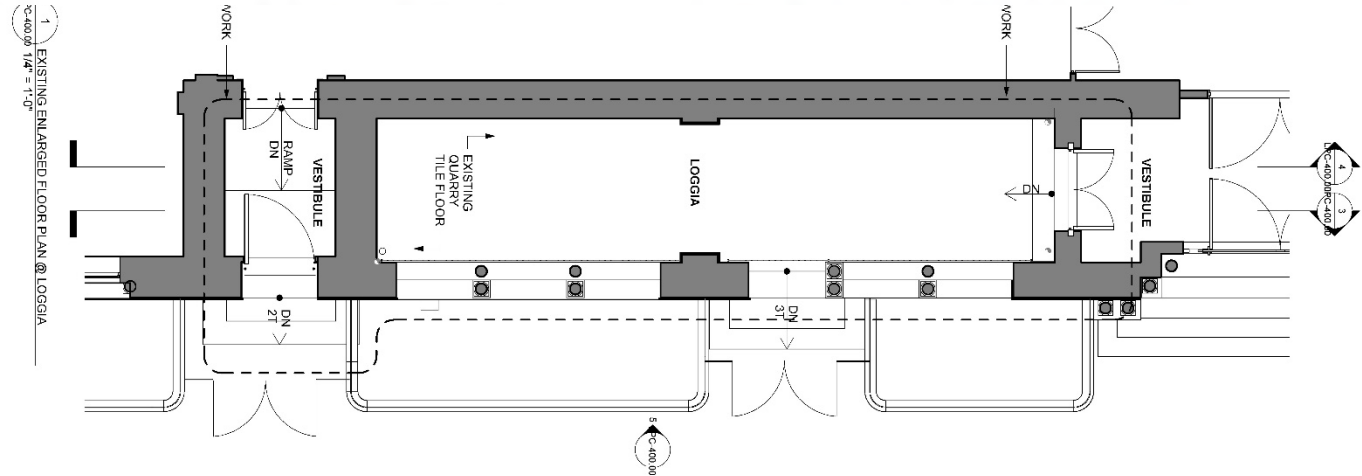
LOGGIA INTERIOR LOOKING SOUTH



LOGGIA INTERIOR LOOKING NORTH

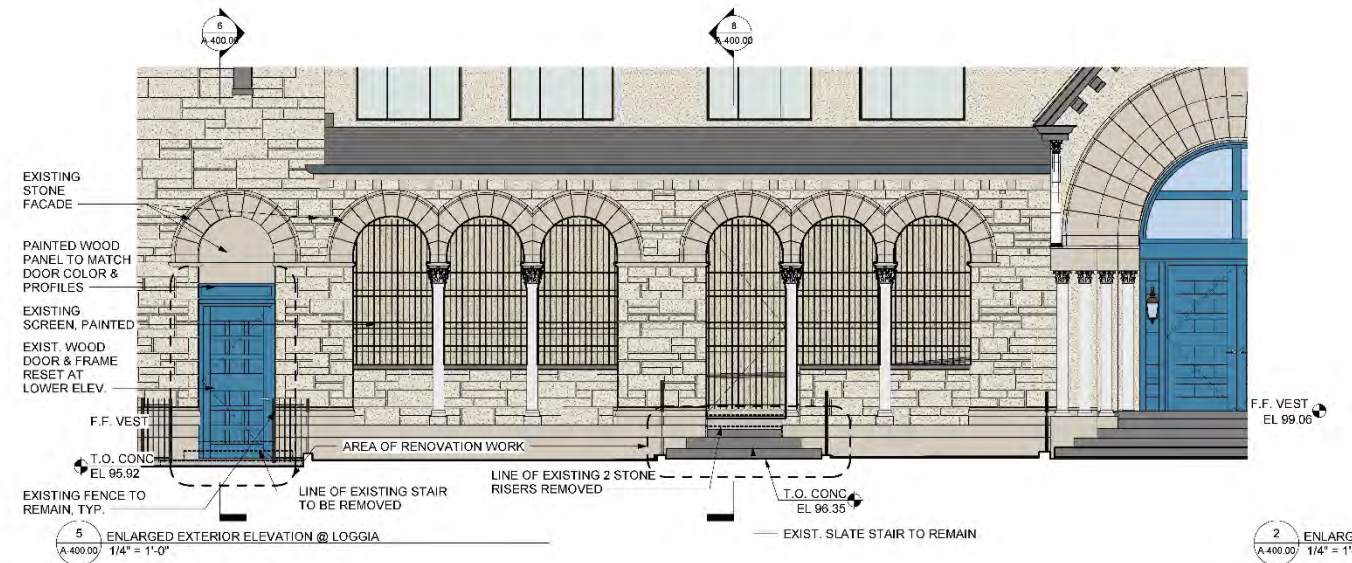


5 ENLARGED EXTERIOR ELEVATION @ LOGGIA
A-400.00 1/4" = 1'-0"



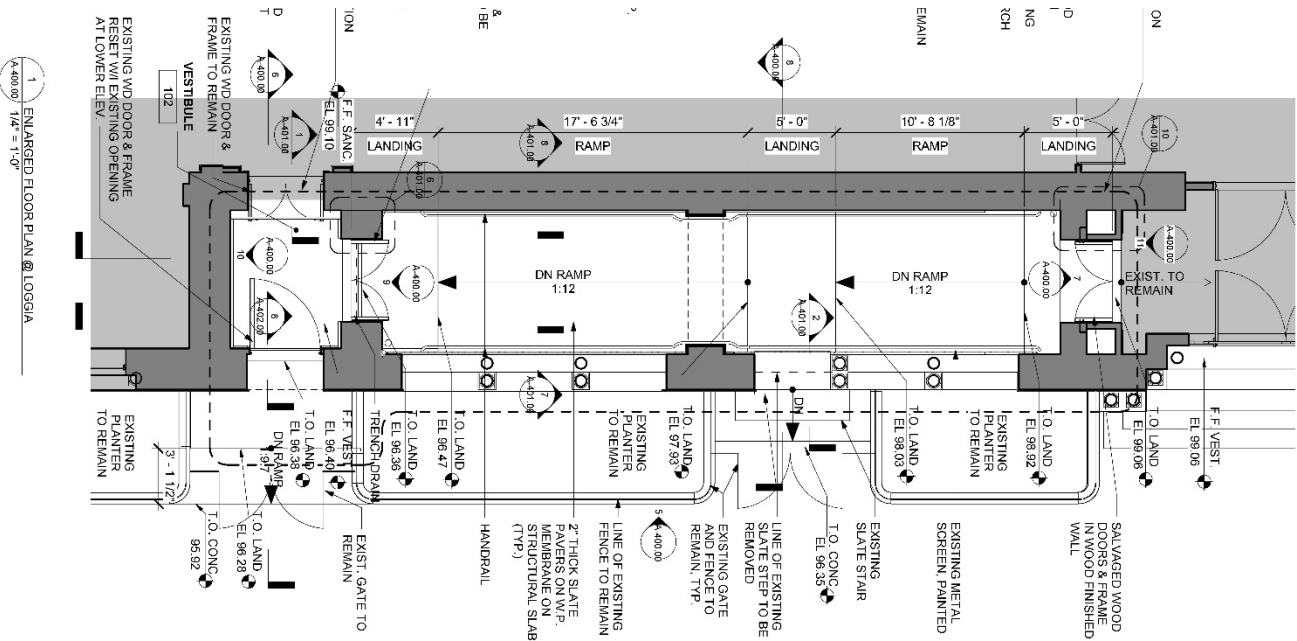
1 EXISTING ENLARGED FLOOR PLAN @ LOGGIA
A-400.00 1/4" = 1'-0"

Existing Photos, Elevation and Plan



5 ENLARGED EXTERIOR ELEVATION @ LOGGIA
A-400.00 1/4" = 1'-0"

2 ENLARGED EXTERIOR ELEVATION @ LOGGIA
A-400.00 1/4" = 1'-0"



1 ENLARGED FLOOR PLAN @ LOGGIA
A-400.00 1/4" = 1'-0"

Proposed Elevation and Plan



ST. MICHAEL'S
EPISCOPAL CHURCH

Existing and Proposed

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4. Glass Canopy and New Skylight Structure



ST. MICHAEL'S
EPISCOPAL CHURCH

Glass Canopy and Skylight

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GZA GeoEnvironmental
NASCO Construction Services

Altieri
CSI
The Lighting Practice
Van Deusen Associates
NYC Code

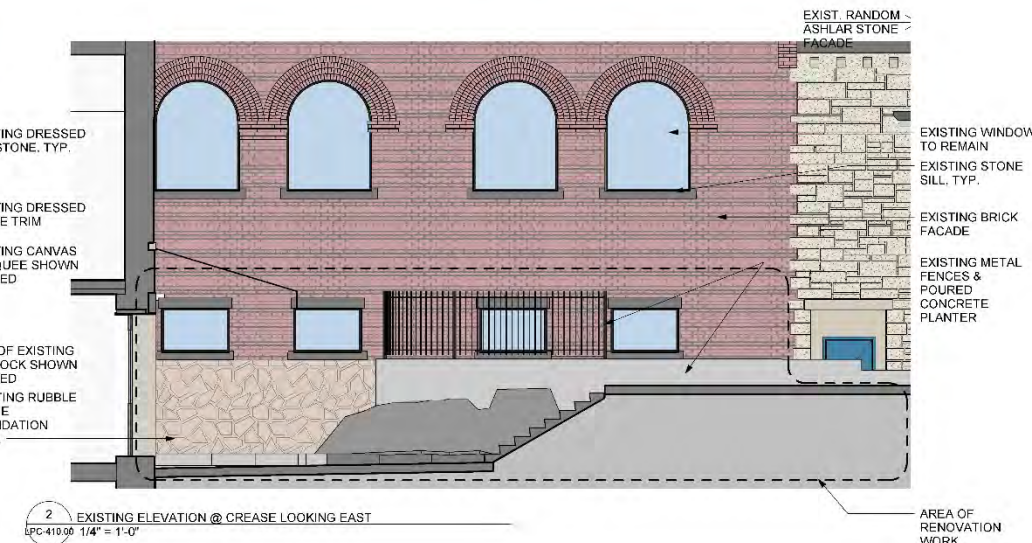
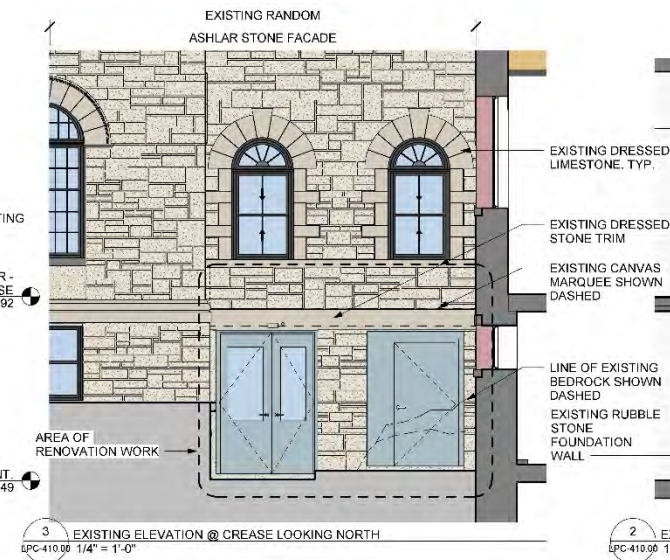
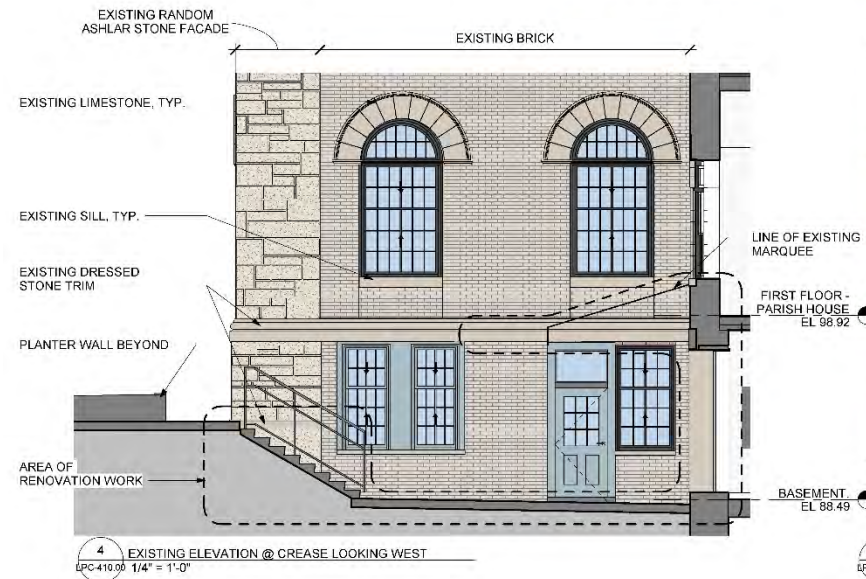


ST. MICHAEL'S
EPISCOPAL CHURCH

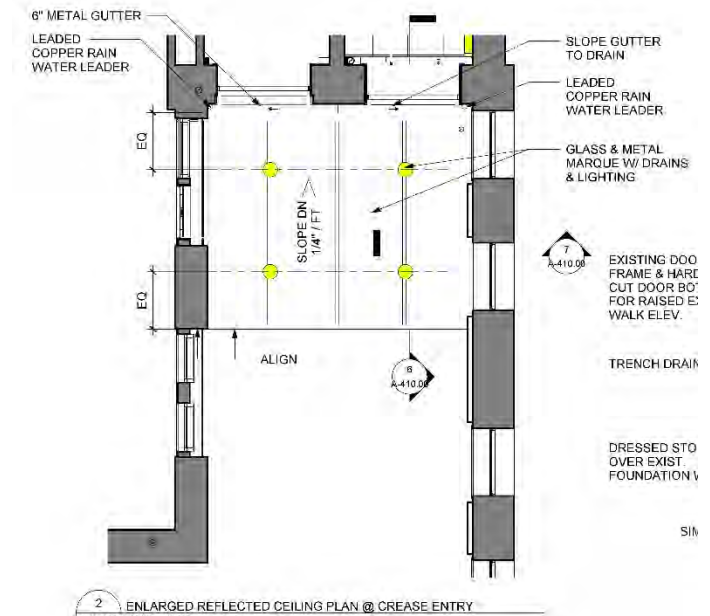
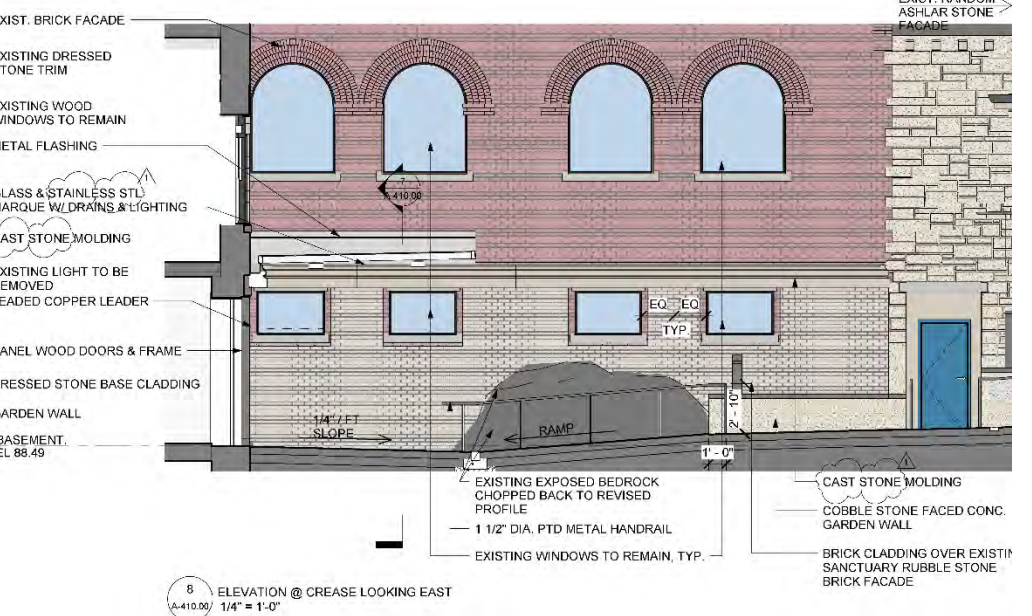
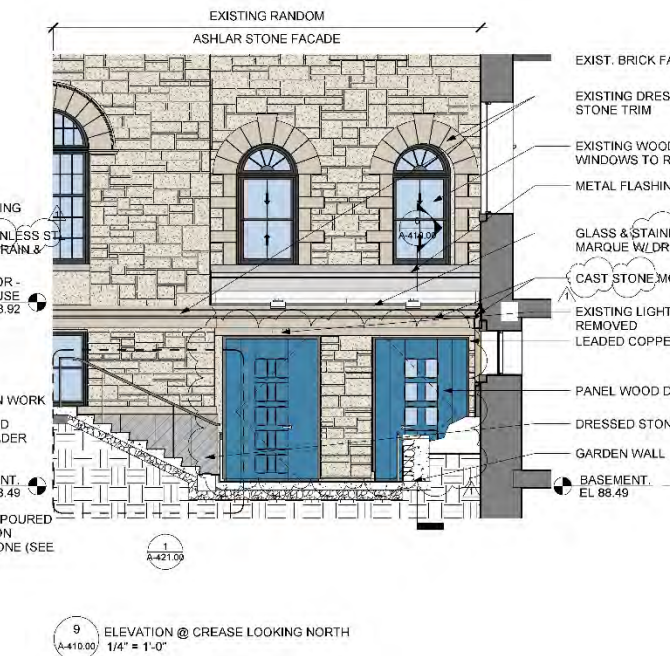
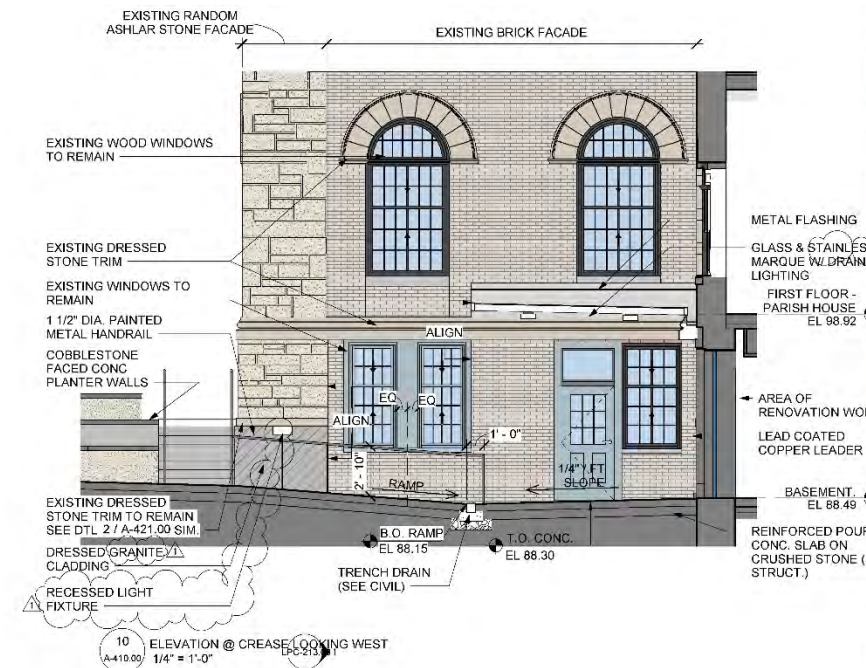
Glass Canopy and Skylight

McElhiney Architects LLC
Silman
Langan
GZA GeoEnvironmental
NASCO Construction Services

Altieri
CSI
The Lighting Practice
Van Deusen Associates
NYC Code



Existing Fabric Awning



Proposed Glass Canopy



**ST. MICHAEL'S
EPISCOPAL CHURCH**

Existing and Proposed Canopy

McElhiney Architects LLC
Silman
Langan
GZA GeoEnvironmental
NASCO Construction Services

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Van Deusen Associates
NYC Code



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New York, NY 10018
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212-239-7130 F

Altieri Sebor Wieber LLC
31 Knight Street
Norwalk, CT 06851
203-866-5538 T
203-866-5538 F

Silman, DPC
32 Old Slip, 10th Floor
New York, NY 10005
212-620-7970 T
212-620-8157 F

Langan
21 Penn Plaza, 8th Floor
360 West 31st Street
New York, NY 10001
212-479-5400 T

The Lighting Practice
115 Broadway, 5th Floor
New York, NY 10006
646-838-4385 T

VDA, Inc.
120 Eagle Rock Ave., Suite 310
East Hanover, NJ 07936
973-994-9220 T

GZA GeoEnvironmental, Inc.
104 West 29th Street, 10th Floor
New York, NY 10001
212-594-8140 T
212-279-8180 F

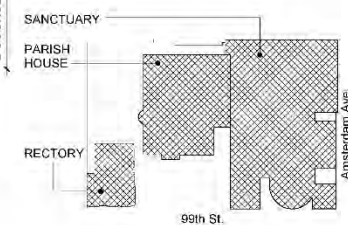
NYC Code, LLC
125 West 43rd Street
New York, NY 10036
212-586-2114 T

NASCO Construction Services
200 Business Park Dr, #302
Armonk, NY 10504
914-765-0984 T

Construction Spec., Inc.
22 Tennent Road
PO Box 488
Morgantown, NJ 07751
732-970-0700 T

Revisions:
1/19/22 DOB Submission
1/31/22 LPC Submission

Key Plan:



Seal:



DOB NOW JOB #M00663059-I1

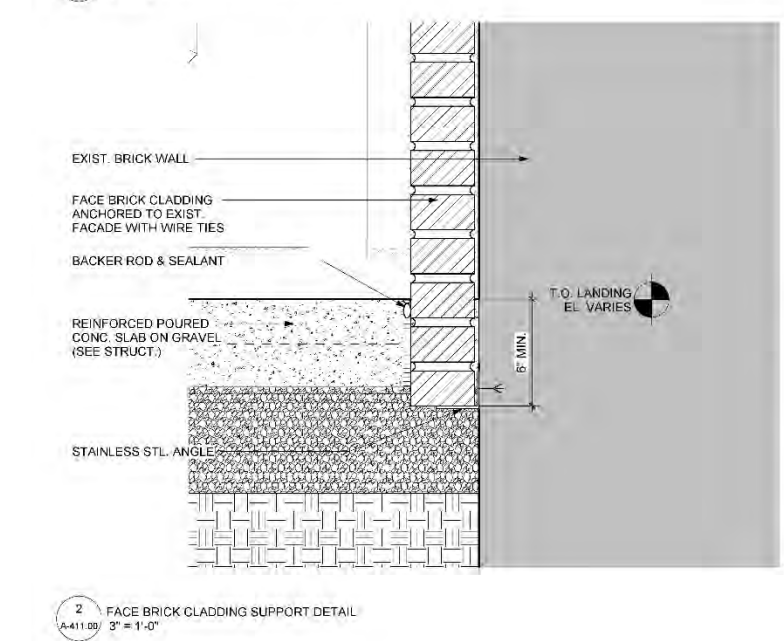
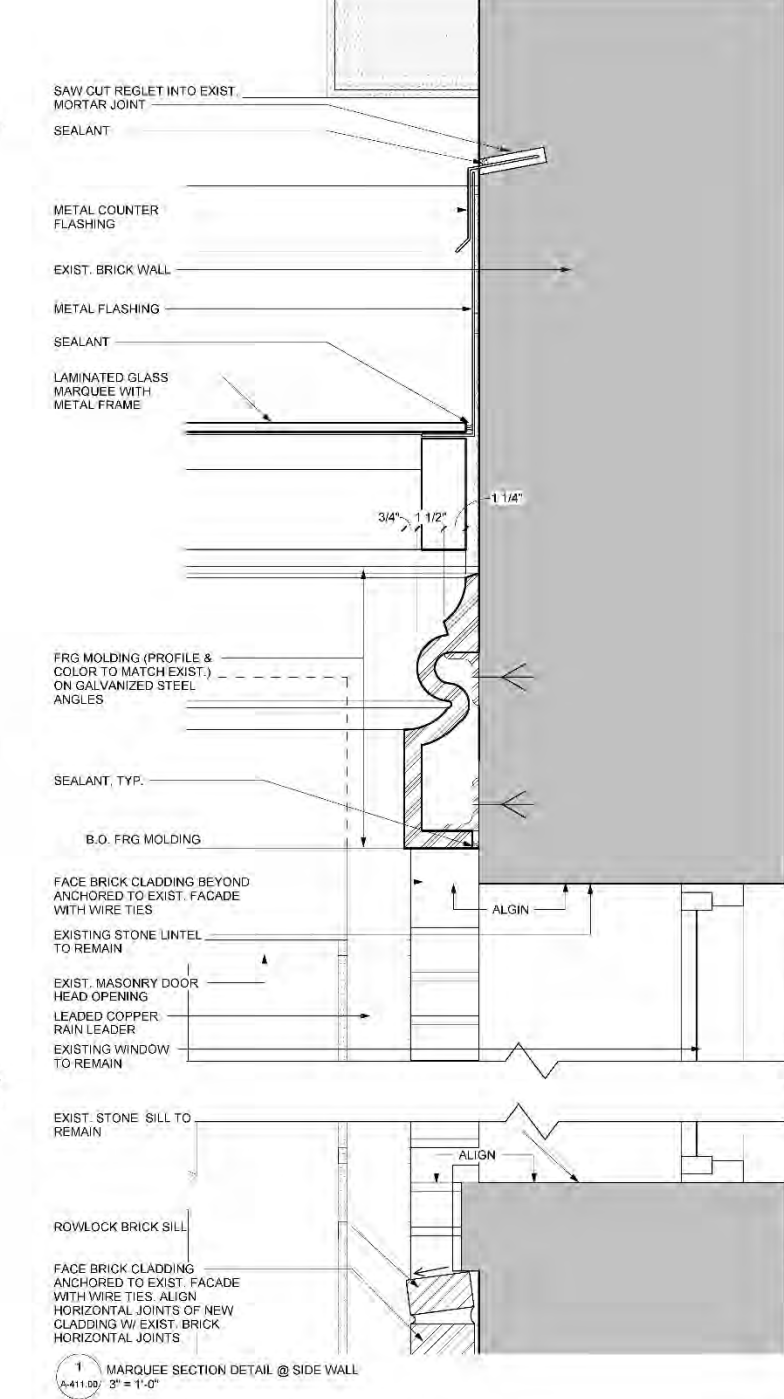
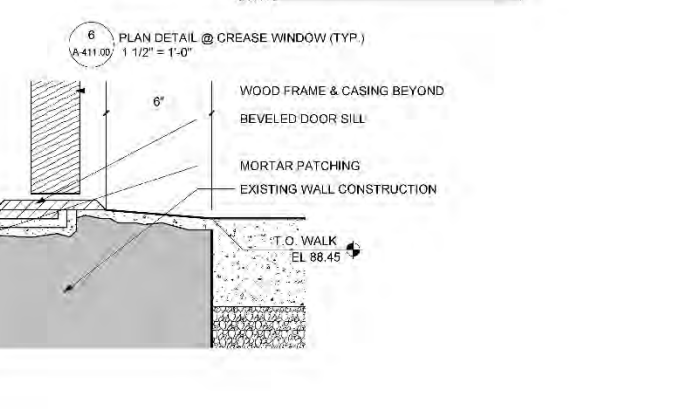
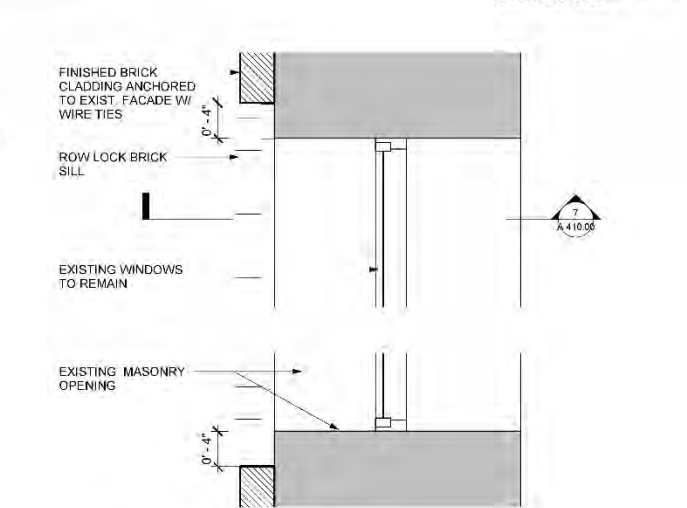
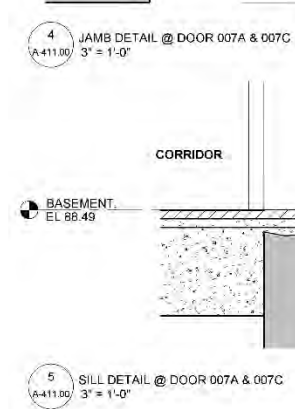
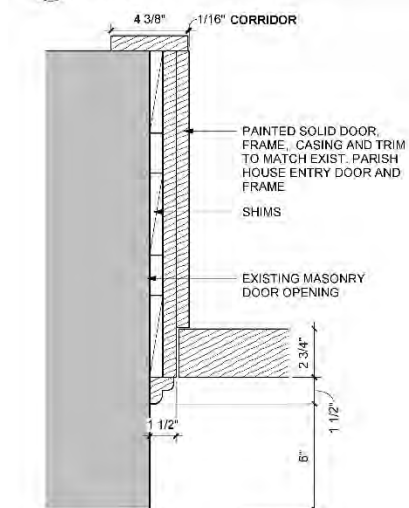
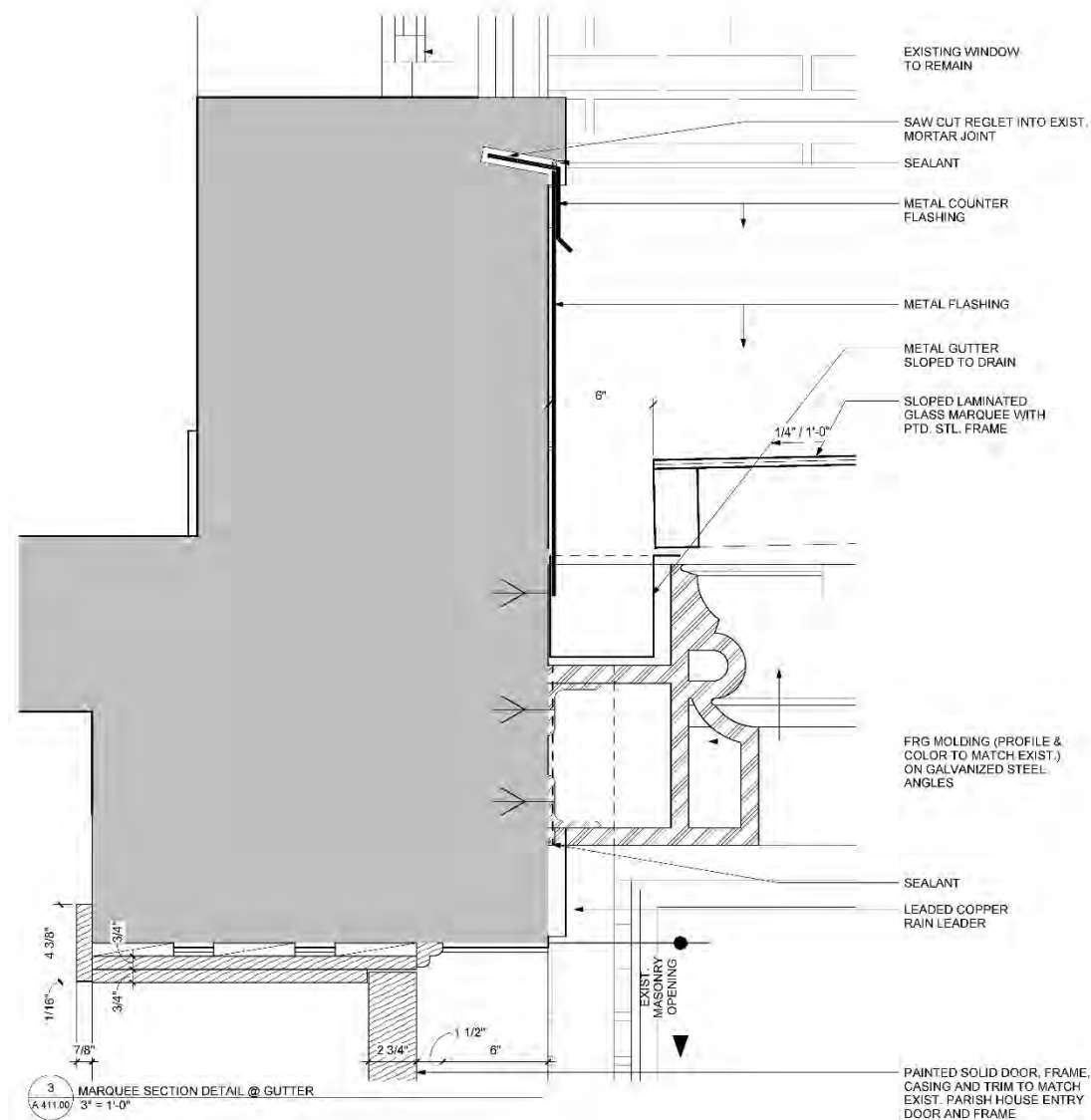
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CREASE ENTRANCE DETAILS 1

Scale: As indicated
November 30, 2021

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025





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Construction Spec., Inc.
22 Tennent Road
PO Box 488
Morganville, NJ 07751
732-970-0700 T

Revisions:
3/18/22 LPC ADDENDUM 1



1. ROOF ABOVE APARTMENT 1
LOOKING EAST



2. ROOF ABOVE APARTMENT 1 AND
APARTMENT 2 LOOKING EAST



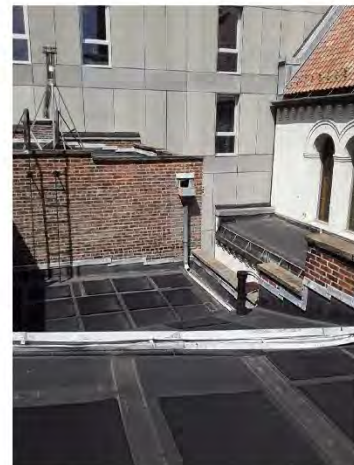
3. ROOF ABOVE CLASSROOM 301
LOOKING SOUTHEAST



4. ROOF ABOVE APARTMENT 2 WITH
ROOF ABOVE CLASSROOM 301 BEYOND
LOOKING SOUTH



5. ROOF ABOVE STAIR 2 AND
CLASSROOM LOOKING
NORTHEAST



6. ROOF ABOVE STAIR 2 AND
CLASSROOM LOOKING NORTH



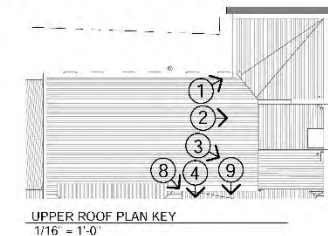
7. ROOF ABOVE CLASSROOM 301
AND CLASSROOM LOOKING EAST



8. ROOF ABOVE APARTMENT 2 WITH
ROOF ABOVE CLASSROOM 301
BEYOND LOOKING SOUTHEAST



9. ROOF ABOVE CLASSROOM 301
LOOKING SOUTH



UPPER ROOF PLAN KEY
1/16" = 1'-0"



10. ROOF ABOVE CLASSROOM
LOOKING NORTHWEST



11. LOOKING NORTH

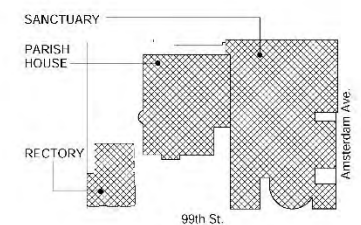


12. LOOKING SOUTH



ROOF PLAN KEY
1/16" = 1'-0"

Key Plan:



Seal:

LPC-215.00
EXISTING ROOF PHOTOS

Scale: 1/16" = 1'-0"
March 4, 2022

**St. Michael's Church Renovation
Phase 1**

225 West 99th St
New York, NY 10025



Existing
Conditions



Proposed
Skylight Looking North



ST. MICHAEL'S
EPISCOPAL CHURCH

Existing and Proposed Skylight Structure

McElhiney Architects LLC
Silman
Langan
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Van Deusen Associates
NYC Code

5. 99th Street Replacement Gates



ST. MICHAEL'S
EPISCOPAL CHURCH

99th Street Gates

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Langan
GZA GeoEnvironmental
NASCO Construction Services

Altieri
CSI
The Lighting Practice
Van Deusen Associates
NYC Code



ST. MICHAEL'S
EPISCOPAL CHURCH

99th Street Gates

McElhiney Architects LLC
Silman
Langan
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NASCO Construction Services

Altieri
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The Lighting Practice
Van Deusen Associates
NYC Code

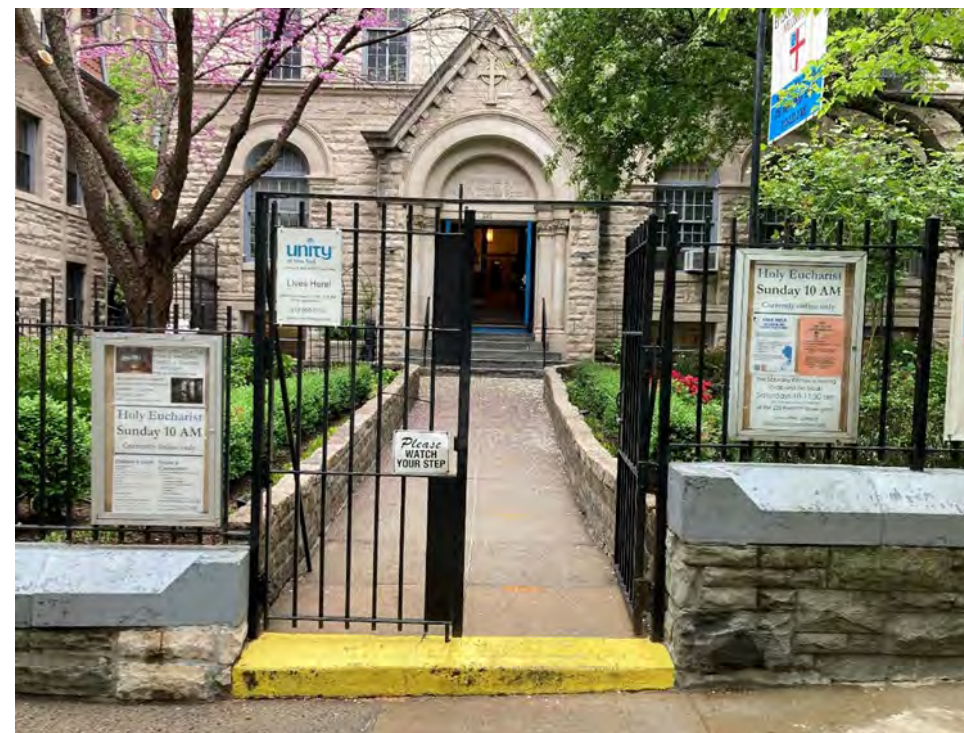


ST. MICHAEL'S
EPISCOPAL CHURCH

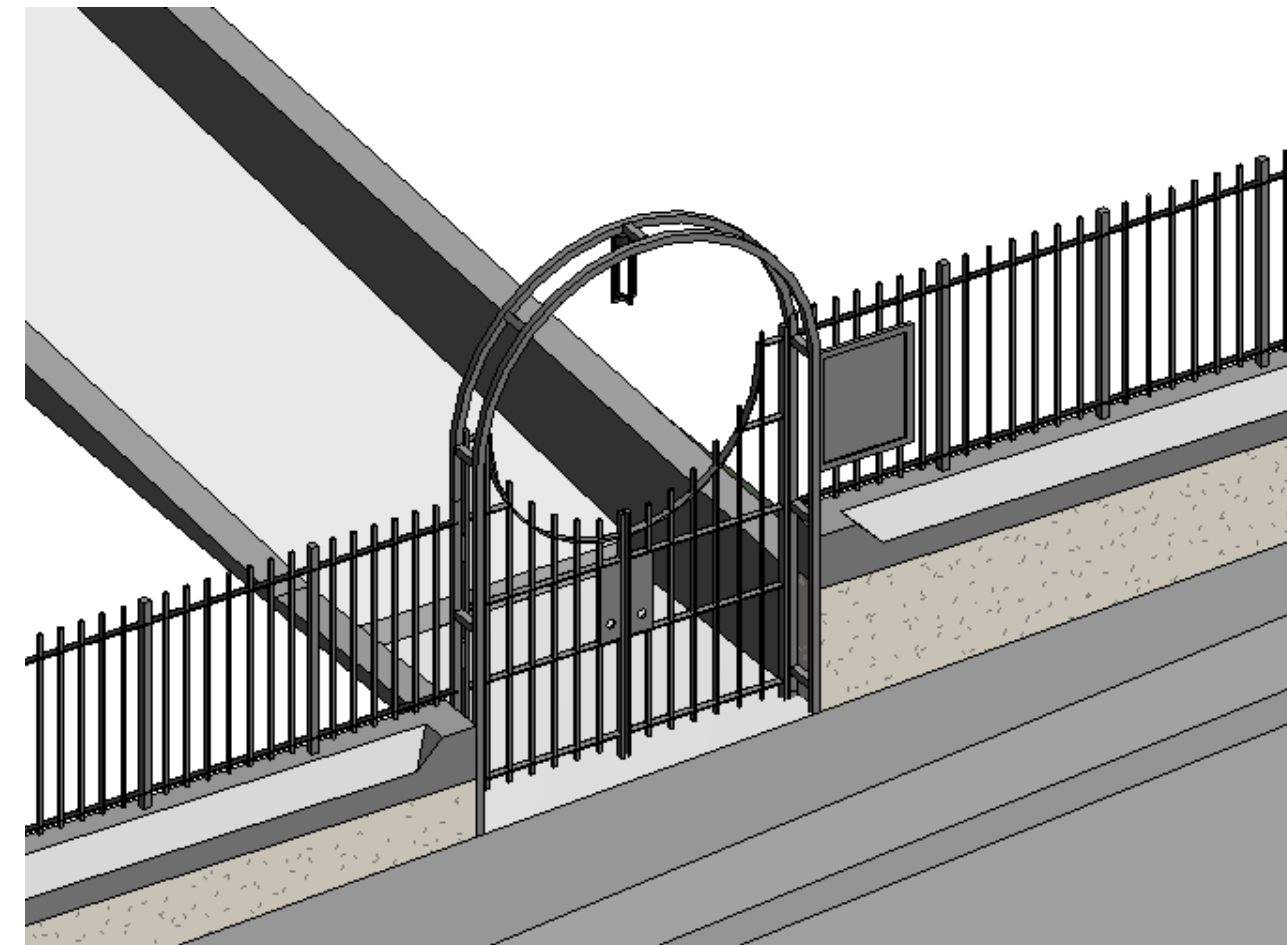
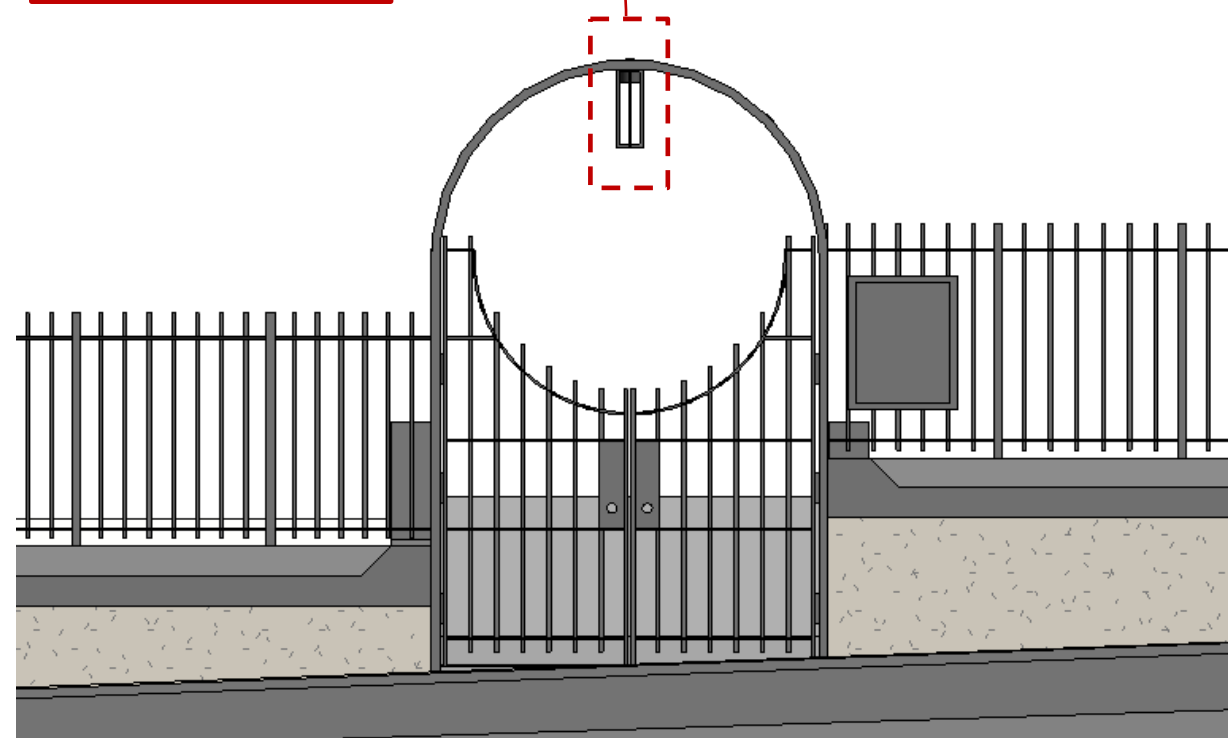
Original Condition

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NYC Code



Existing Gates



Proposed Gates

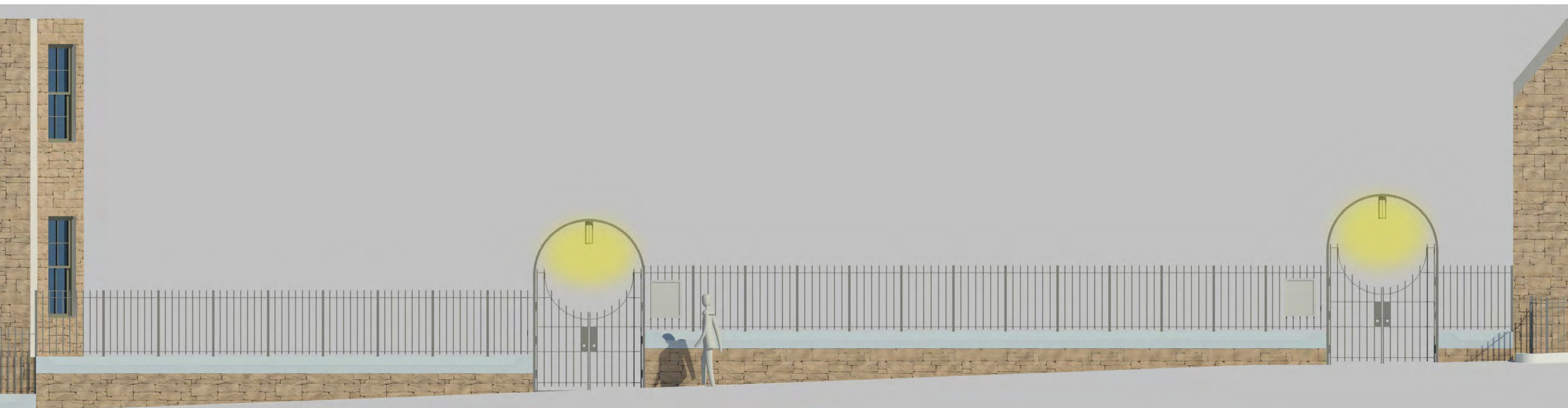


ST. MICHAEL'S
EPISCOPAL CHURCH

Garden Gate Rendering

McElhiney Architects LLC
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GZA GeoEnvironmental
NASCO Construction Services

Altieri
CSI
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Van Deusen Associates
NYC Code



Proposed Garden Gates Overall Elevation



ST. MICHAEL'S
EPISCOPAL CHURCH

McElhiney Architects LLC
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NYC Code

Landmarks Preservation Commission
April 12, 2016, Designation List 487
LP-2281

ST. MICHAEL'S EPISCOPAL CHURCH, PARISH HOUSE AND RECTORY, 201 West 99th Street (aka 800-812 Amsterdam Avenue), 225 West 99th Street and 227 West 99th Street, Manhattan.

Church built, 1890-91; architect, Robert W. Gibson; builder, Isaac A. Hopper

Parish House built, 1896-97 and 1901; architects, F. Charles Merry and Robert W. Gibson

Rectory built, 1912-13; architect, Robert W. Gibson

Landmark Site: Borough of Manhattan Tax Map Block 1871, Lots 24 and 29

St. Michael's Site:

Church: areaway on east and south; wrought iron fence and gates *Non-historic materials:* standing and hanging display cases; signage **Courtyard/Rectory:** concrete paving with stone steps at basement entrances; naturally occurring rock outcropping; brick- and stone-walled flower beds and planters; stone perimeter wall from the church to the west property wall of the rectory *Non-historic materials:* metal fence and gates (later replacements); metal fence at planter by church basement; plastic tool shed; fence and security gate between parish house and rectory; metal rose arbor; display case, signage, remote utility meter, doorbells and intercoms attached to fence

