

The current proposal is:

Preservation Department – Item 4, LPC-21-10893

657 Greenwich Street - Greenwich Village Historic District

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 847 6405 0416

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Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

Proposal for Modifications to St. Luke's School

For presentation to
New York City
Landmarks Preservation Commission
September 28, 2021

Architect: Marble Fairbanks Architects (MFA)
Client: St. Luke's School, 657 Greenwich Street



Proposed changes

For over 75 years, St. Luke's School has been a member of the Greenwich Village community, and we are committed to remaining so.

When Andrew Bartle Architects (ABA) designed the playcage in 2013, it was designed to be the last phase of the school addition. Our need was to provide outdoor play and athletic space for our students, especially our Upper School students.

The importance of outdoor play space has only increased as we grapple with providing safe education spaces for in-person learning in the context of the COVID-19 pandemic.



We have a greater need for outdoor programming and safe spaces for our children during the Coronavirus pandemic and the variants circulating in NYC.

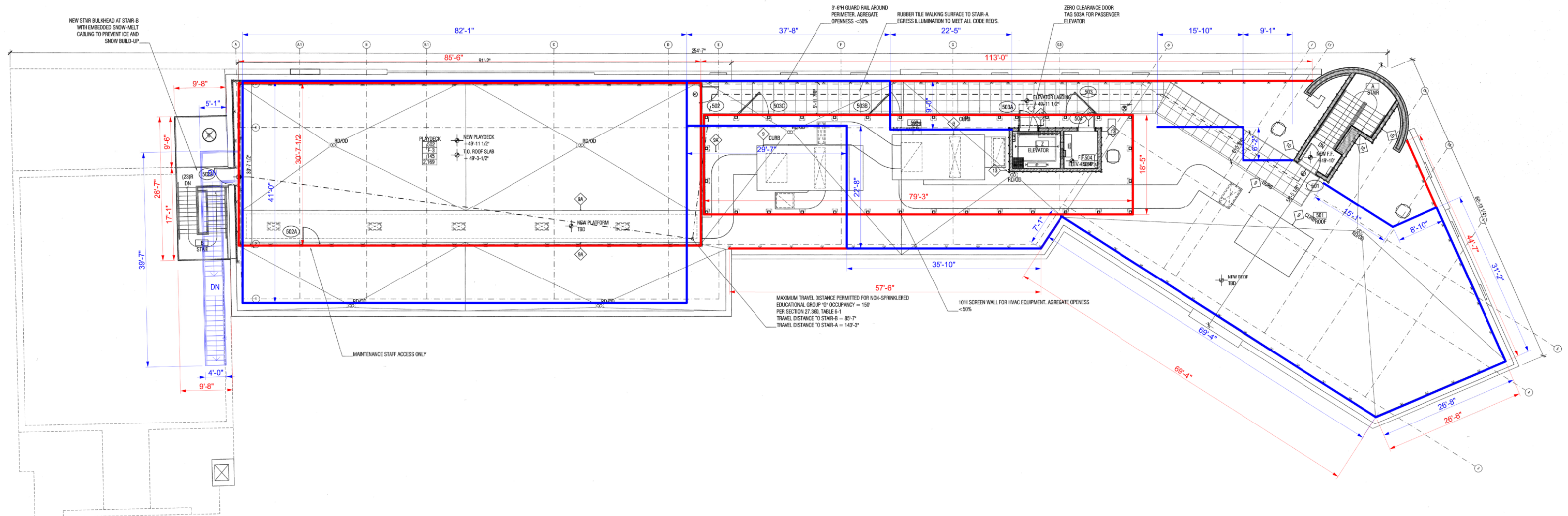


Plan Comparison

657 Greenwich Street - St. Luke's School

Plan underlay is from Certificate of Appropriateness 16-5387 issued 12-08-2014

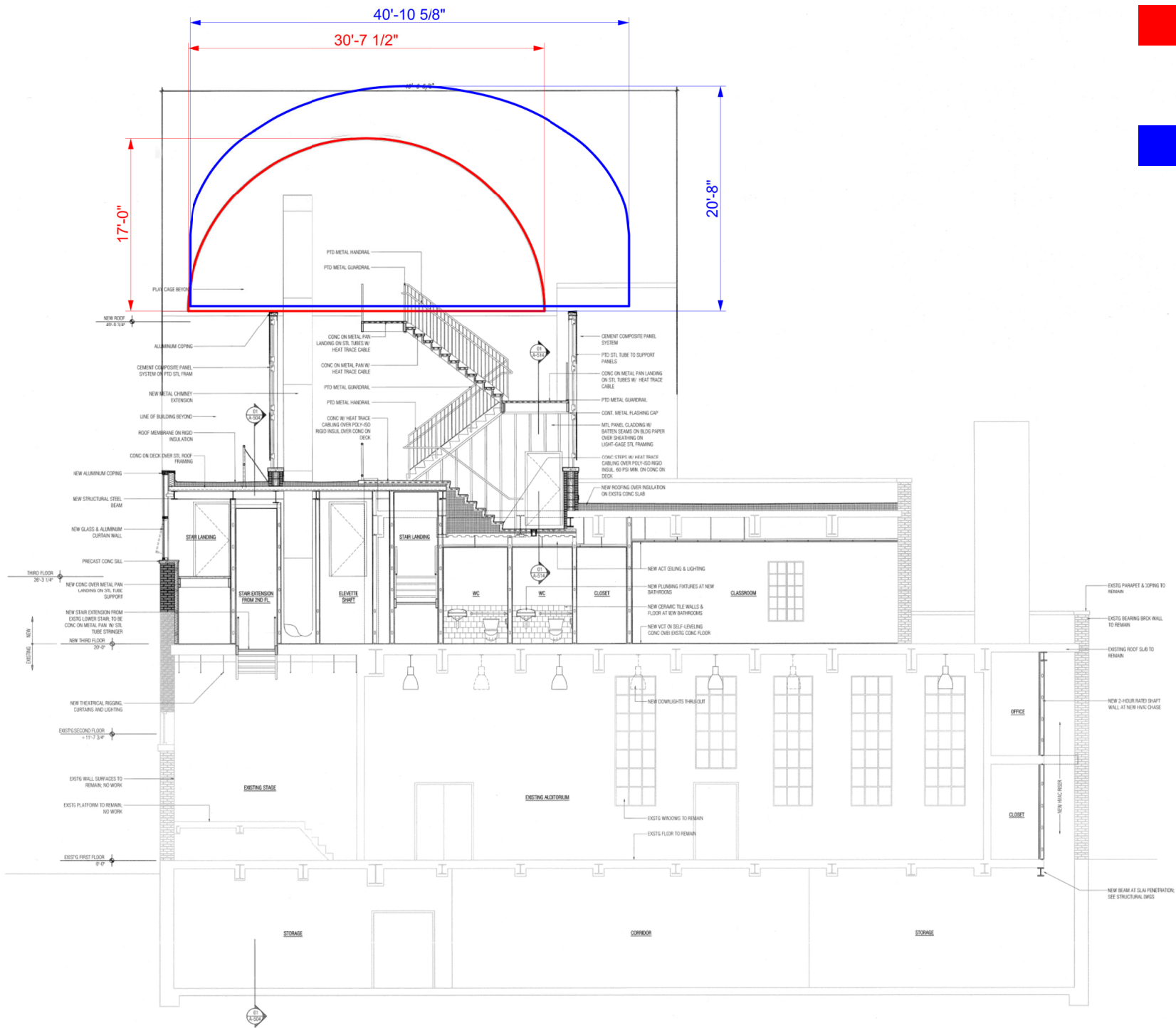
- | | |
|--|---|
|  | Playcage and guardrail perimeter in Andrew Bartle Architects 2014 plan (Certificate of Appropriateness 16-5387) |
|  | Playcage and guardrail perimeter and egress stair in Proposed Roof Plan (09-28-2021) |

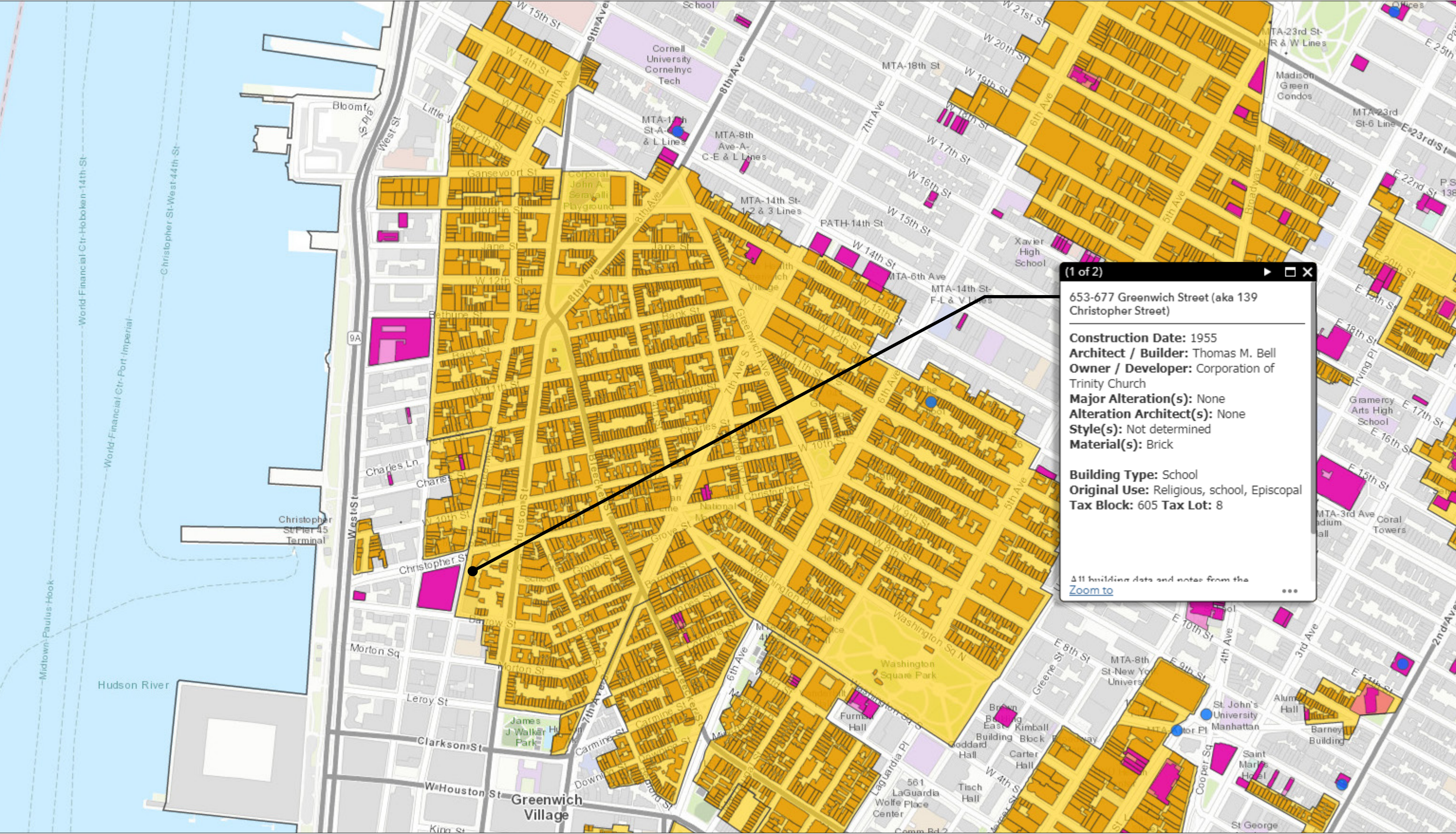


Playcage Section Comparison

Section underlay is from Certificate of Appropriateness 16-5387 issued 12-08-2014

- Andrew Bartle Architects 2014 section (Certificate of Appropriateness 16-5387)
- Proposed section (09-28-2021)





Existing Conditions

657 Greenwich Street - St. Luke's School



Existing conditions. View looking north along Greenwich Street.



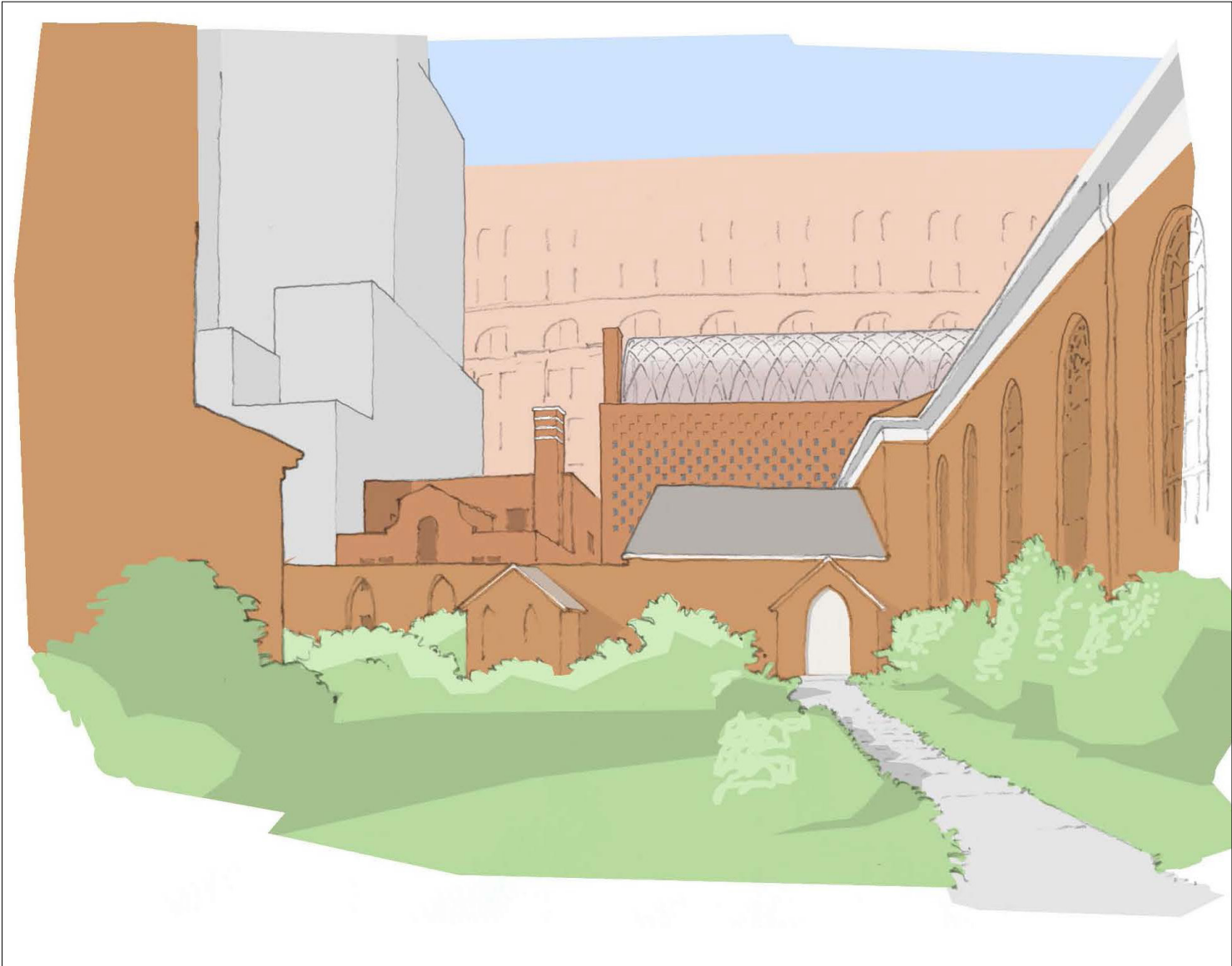
Existing conditions. View looking southeast at intersection of Greenwich and Christopher streets.



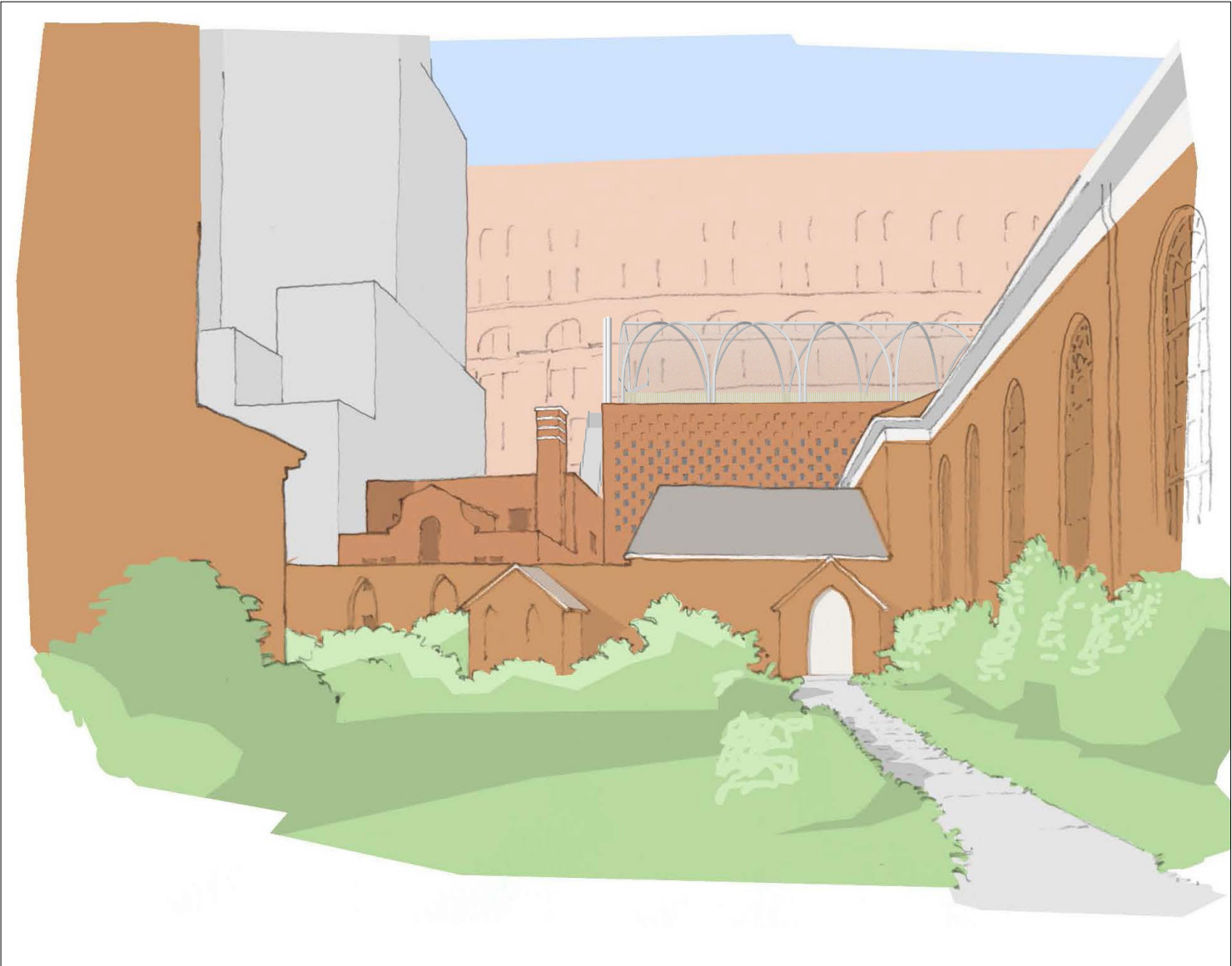
Existing condition at Convent building terrace.



Existing condition at roof, main school building. View looking north.



Andrew Bartle Architects perspective submitted in LPC presentation dated 02-04-2014



Proposed Marble Fairbanks design (09-28-2021)



Andrew Bartle Architects perspective submitted in LPC presentation dated 02-04-2014



Proposed Marble Fairbanks design (09-28-2021)



Andrew Bartle Architects perspective submitted in LPC presentation dated 02-04-2014



Proposed Marble Fairbanks design (09-28-2021)

Summary of Changes

	Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.								New, fixed design element that does not appear in Certificate of Appropriateness 16-5387 issued 12-08-14			
	Playcage			Guardrail		Exterior egress stair		Boiler flues	Playcage seating		Wall safety pads	
	Height above finished roof	Width	Finish	Height above finished roof	Finish	Stair type	Finish	Height above finished roof	Height above finished roof	Finish	Height above finished roof	Finish
Certificate of Appropriateness 16-5387 issued 12-08-14	17'-0"	30'-7 1/2"	Zinc-rich paint finish w/ wire mesh infill	3'-6"	Galvanized	Switchback, concealed by composite panel wall	Galvanized	20'-0"				
MFA LPC Presentation Set (09-28-2021)	20'-8"	40'-10 5/8"	Painted steel (MTL-2) with stainless steel wire mesh infill (MTL-4). Painted steel, light gray, HEX number: #d5d5d5	8'-0"	Painted steel (MTL-2) support posts with stainless steel wire mesh infill (MTL-3). Painted steel, light gray, HEX number: #d5d5d5	Straight-run	Poured concrete-filled (CON-1) painted steel pan stairs (MTL-2) with guardrail (MTL-2/MTL-3). Painted steel, light gray, HEX number: #d5d5d5	23'-7 1/2"	Seat: 2'-4" To top of back: 5'-4"	Wood, stained	3'-6" — along north, west, and south perimeter of playcage	Seamless fabric covering, light gray, HEX number: #d5d5d5
Reason for change	The width and height of the playcage increased to conform with regulation court area dimensions for youth basetball, which requires a 42' width. The playcage height was increased because the recommended ceiling height for indoor basketball is 20' to the bottom of structure, which is the height of the proposed playing space.			St. Luke's School parents and board members requested an 8' guardrail for increased safety for children on the rooftop space. The proposed guardrail will use a wire mesh that appears almost invisible from a distance.		The switchback design was eliminated to comply with zoning, which requires >30' separation between the stair and the residential building to the south.		Per MEP consultant, the flue will be expelling gases that could cause corrosion of the metal play cage, so the consultant recommended extending the flue at least 3' above the playcage.				
						The composite wall panel was eliminated once the design changed to a straight run stair. Installing paneled walls around the straight run would create a large, unnecessary bulk.						

Visibility Matrix for Proposed Design (09-28-2021)*

View number	Non-Occupiable Additions					
	Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.			New, fixed design elements that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.		
	Playcage	Guard rail	Exterior stair & mech. flue	Playcage seating	Playcage wall safety pads	
1	NV	V	NV	NV	NV	
2	NV	V	NV	NV	NV	
3	V	V	NV	NV	V	
4	V	V	V	NV	V	
5	V	V	V	NV	V	
6	MIN V	NV	NV	NV	NV	
7	NV	V	NV	NV	NV	
8	V	V	V	MIN V	NV	
9	V	V	V	MIN V	NV	
10	V	V	NV	NV	NV	
11	NV	V	NV	NV	NV	
12	NV	NV	NV	NV	NV	
13	V	V	V	NV	V	
14	V	V	V	NV	V	
15	view eliminated from presentation because it was taken from street					
16	NV	NV	NV	NV	NV	
17	NV	NV	NV	NV	NV	
18	NV	V	NV	NV	NV	
19	V	V	V	MIN V	NV	
20	V	V	V	MIN V	V	
21	V	NV	V	NV	V	
22	NV	NV	NV	NV	NV	
23	V	V	V	NV	MIN V	
24	V	V	V	NV	V	
25	V	V	NV	NV	V	
26	V	V	V	NV	V	
27	V	V	V	NV	V	
28	V	V	V	NV	V	
29	V	V	V	NV	V	
30	NV	NV	NV	NV	NV	
31	V	V	NV	MIN V	NV	
32	V	NV	V	V	V	
33	NV	NV	NV	NV	NV	
34	V	V	V	MIN V	NV	
35	V	V	V	MIN V	NV	
36	NV	NV	NV	NV	NV	
37	V	V	NV	NV	NV	

View number	Non-Occupiable Additions					
	Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.			New, fixed design elements that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.		
	Playcage	Guard rail	Exterior stair & mech. flue	Playcage seating	Playcage wall safety pads	
38	NV	NV	NV	NV	NV	
39	NV	NV	NV	NV	NV	
40	NV	NV	NV	NV	NV	
41	V	NV	V	MIN V	NV	
42	V	V	V	MIN V	NV	
43	V	V	V	MIN V	NV	
44	V	V	NV	MIN V	NV	
45	V	V	NV	MIN V	NV	
46	V	NV	V	MIN V	NV	
47	V	V	V	NV	MIN V	
48	V	V	V	NV	MIN V	
49	V	V	NV	NV	MIN V	
50	V	V	V	NV	MIN V	
51	NV	V	NV	NV	NV	
52	NV	V	NV	NV	NV	
53	NV	V	NV	NV	NV	
54	NV	V	NV	NV	NV	
55	NV	NV	NV	NV	NV	
56	NV	V	NV	NV	NV	
57	NV	NV	NV	NV	NV	
58	NV	V	NV	NV	NV	
59	NV	V	NV	NV	NV	
60	V	V	V	NV	V	

Matrix Legend

V = Visible

MIN V = Minimally Visible, per LPC definition

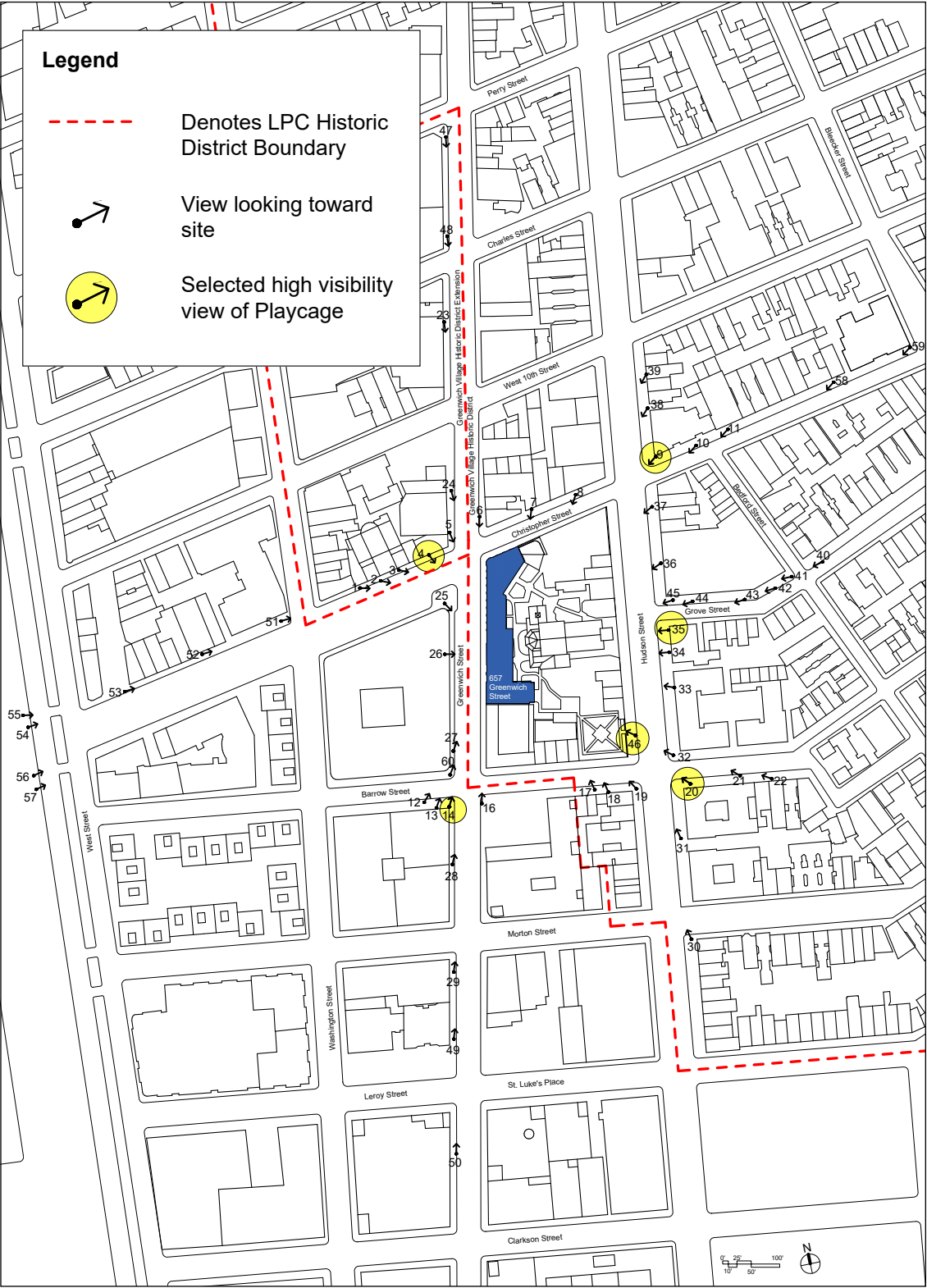
NV = Not Visible

VU = Visibility Unclear

V = Seasonal Visibility

= Selected high visibility view of playcage, as identified by Marble Fairbanks Architects. These views are taken at some of the locations where the playcage is clearly visible. They were selected for comparative study with the previously-approved designs (pages 13-23).

- Notes:
- All perspective views on consequent pages were generated from a 6' height view, using a 3D computer model of the site.
 - Mock-up photos were take from a height of 5'-6".
 - Some views of the playcage will be concealed by trees during spring, summer, and fall months. This condition is studied in views 9, 20, 34, and 46, but is not limited to those views.



*see page 30 in appendix for corresponding views

High Visibility Views of Proposed Design (09-28-2021) View 4

657 Greenwich Street - St. Luke's School

View looking southeast from Greenwich Street at Christopher Street. See page 31 for further studies of this view.



Photo collage of current proposal—guardrail, playage, wall safety pads, and mechanical flues are visible.



Unaltered photograph of guardrail mock-up

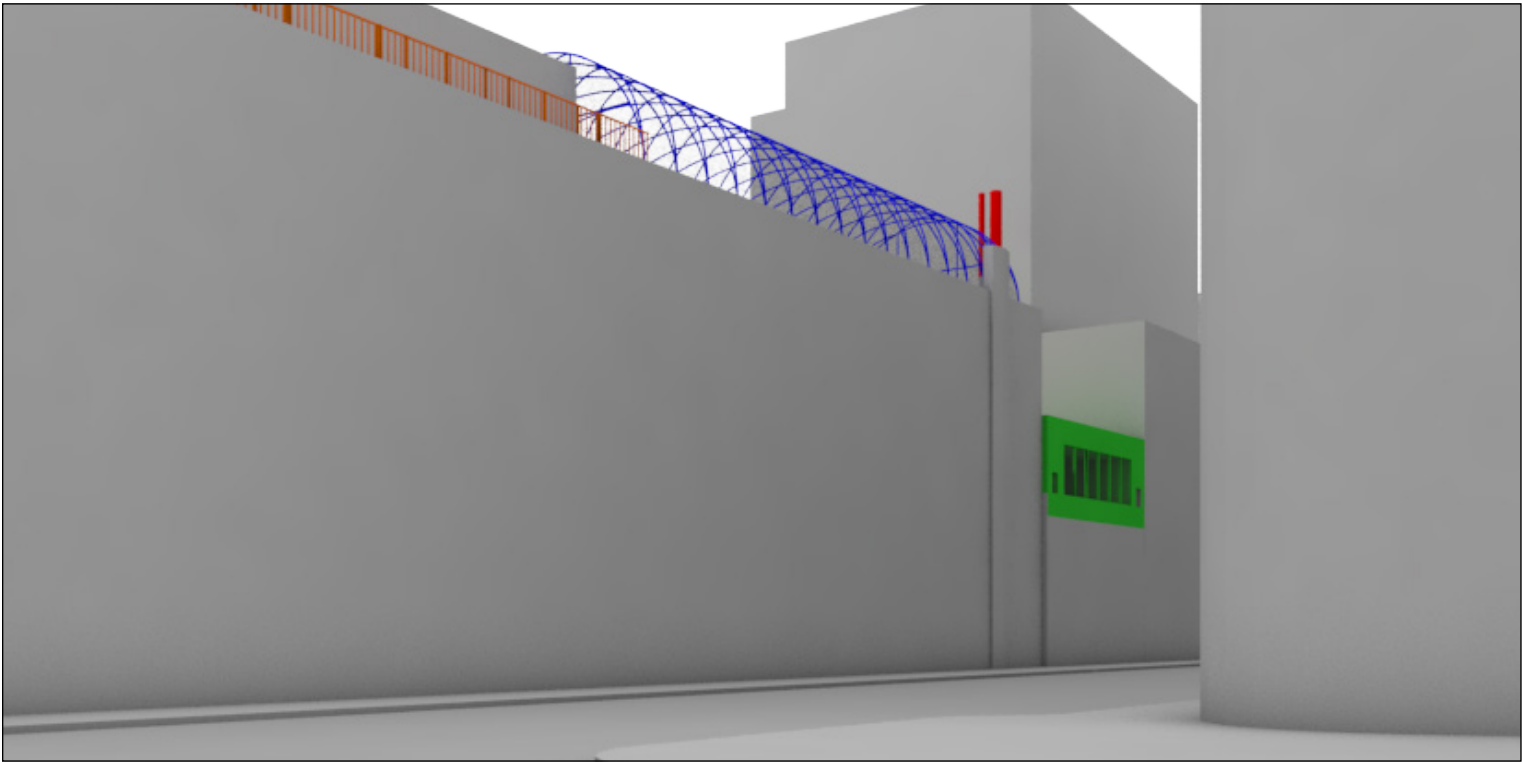
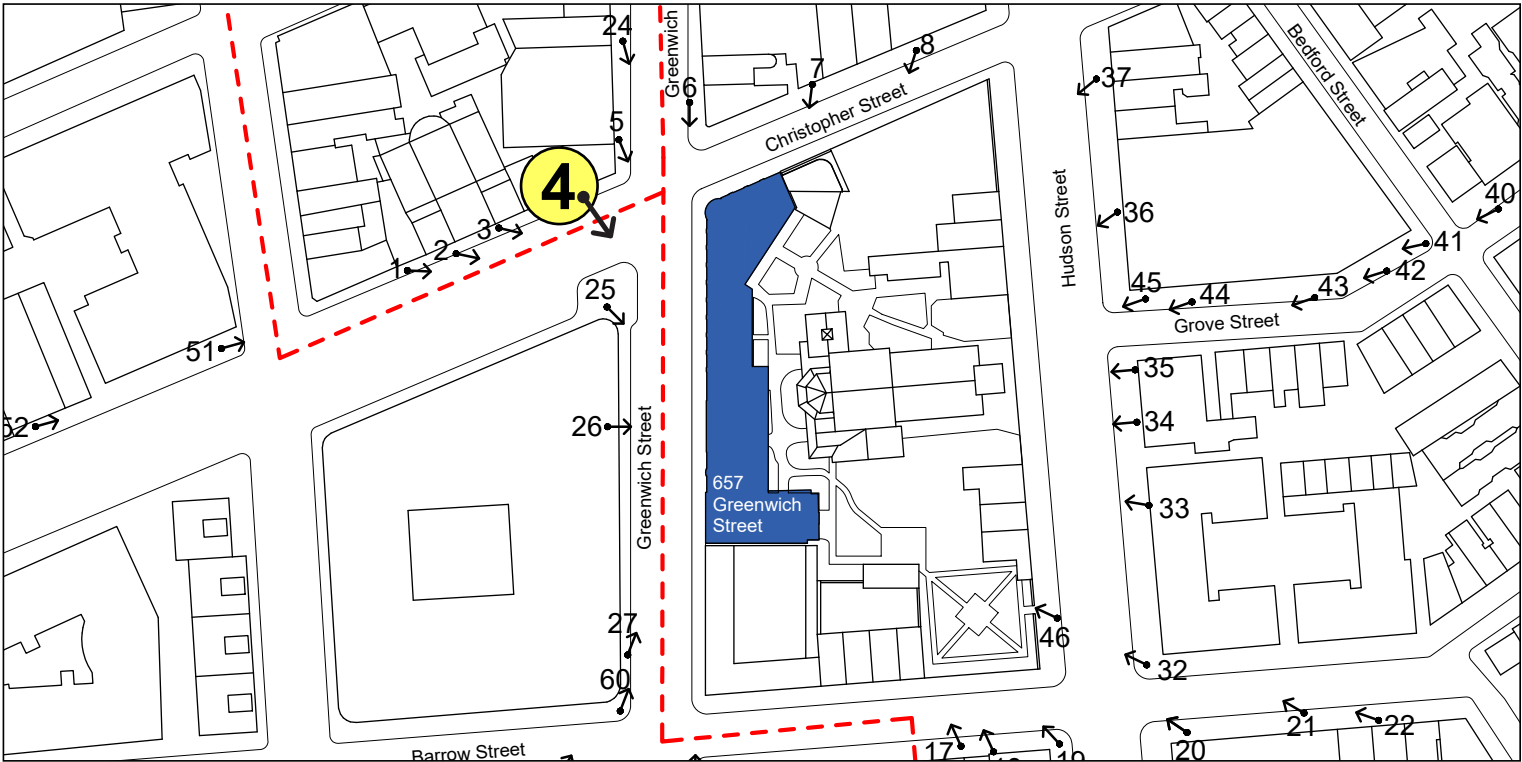


Image of 3D digital model showing Andrew Bartle Architects playage (2014 design)



High Visibility Views of Proposed Design (09-28-2021) View 9

657 Greenwich Street - St. Luke's School

View looking southwest from Hudson Street at Christopher Street. See page 32 for further studies of this view.



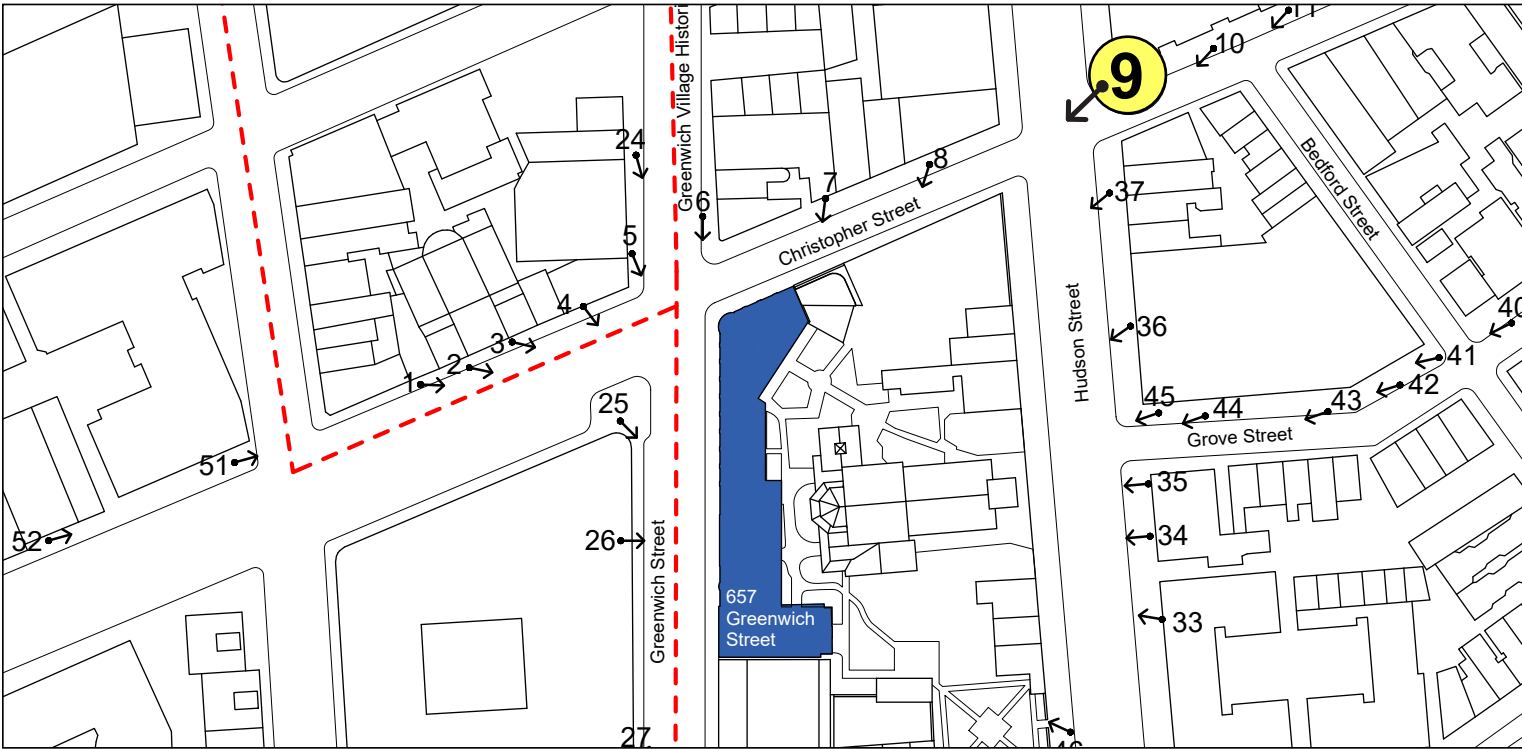
Photo collage of current proposal—playcage and guardrail are visible. Mechanical flues are visible seasonally.



Unaltered photograph of guardrail mock-up



Photo collage showing Andrew Bartle Architects playcage (2014 design)



High Visibility Views of Proposed Design (09-28-2021) View 14

View looking northeast from Greenwich Street at Barrow Street. See page 34 for further studies of this view.



Photo collage of current proposal—playcage, guardrail, exterior stair, mechanical flues, and wall safety pads are visible.



Unaltered photograph of guardrail mock-up

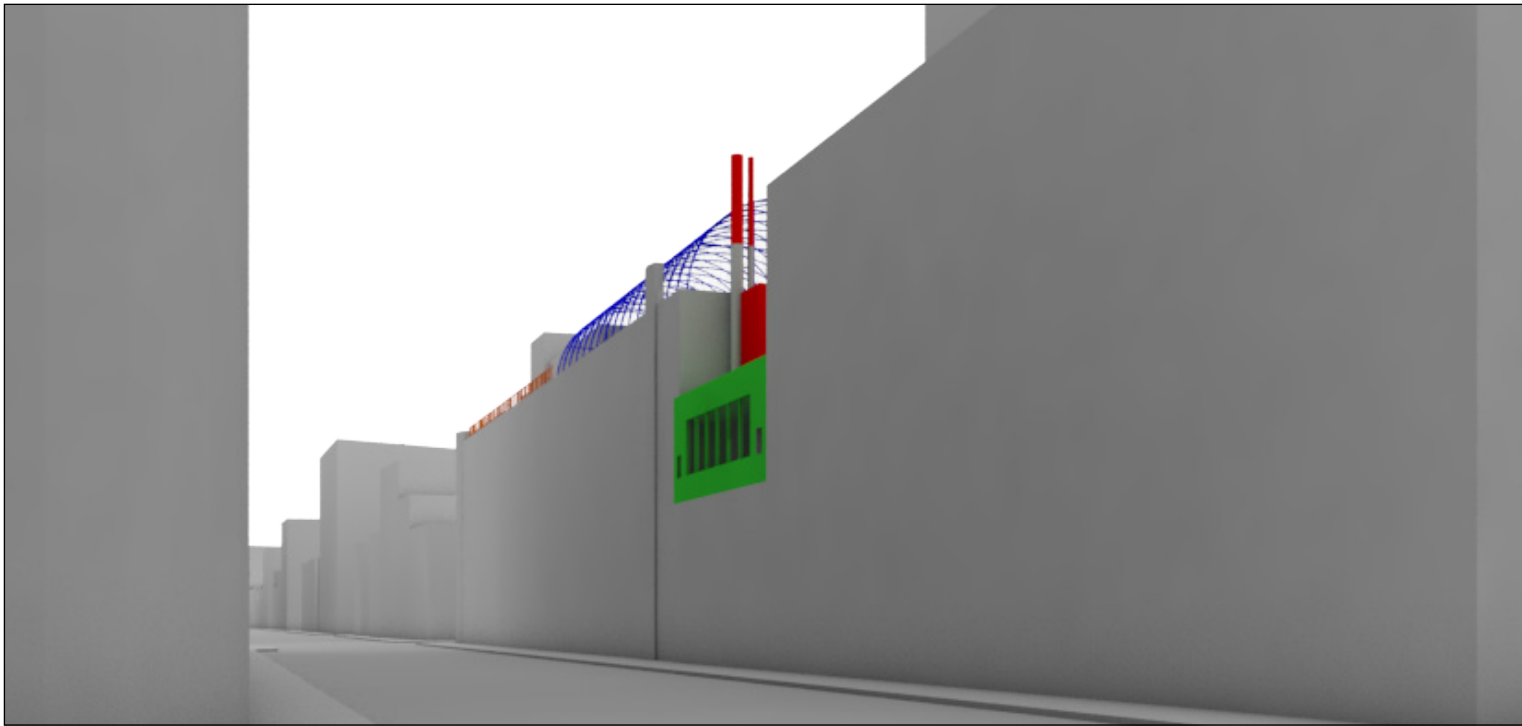
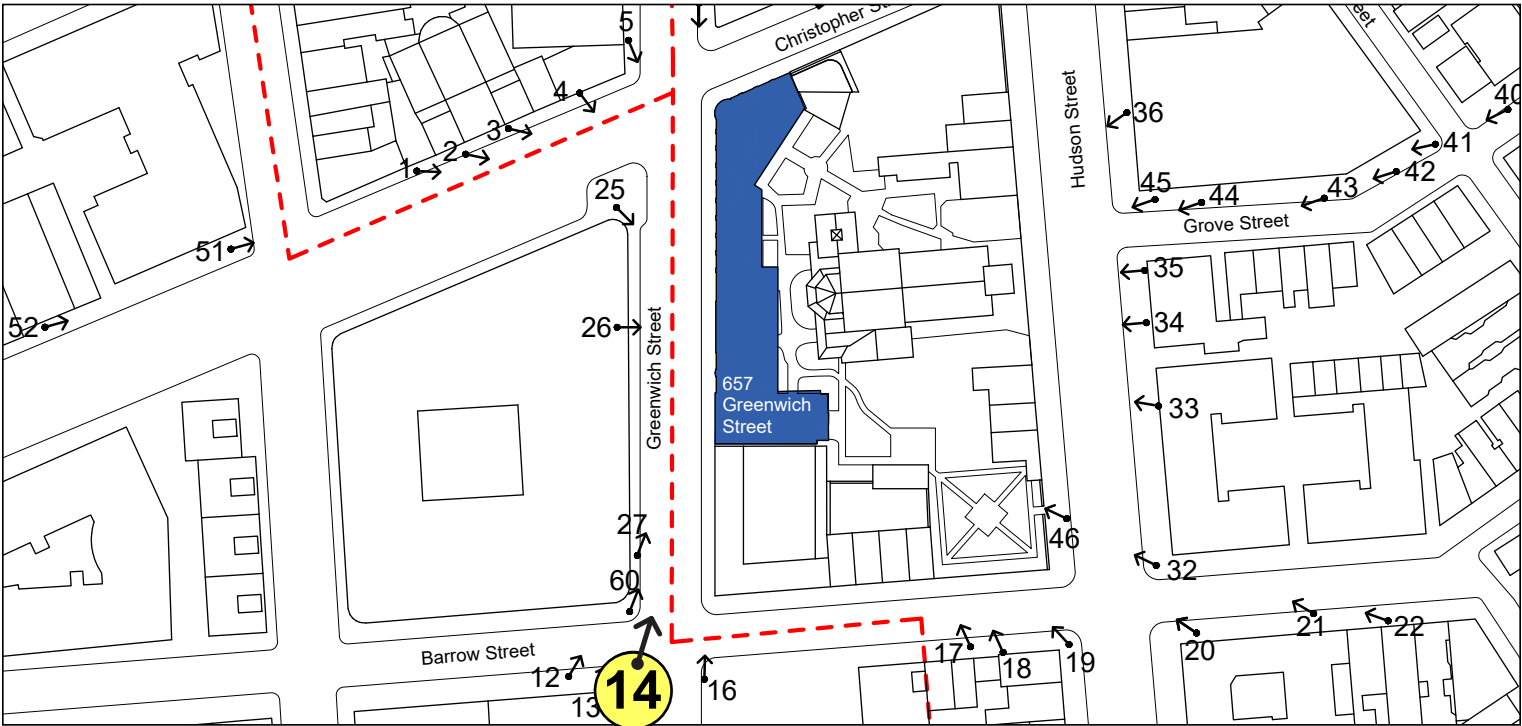


Image of 3D digital model showing Andrew Bartle Architects playcage (2014 design)



High Visibility Views of Proposed Design (09-28-2021) View 34

657 Greenwich Street - St. Luke's School

View looking west from Hudson Street between Grove and Barrow Streets. See pages 5 and page 37 for further studies of this view.



Photo collage of current proposal— shows visibility of playcage, playcage seating, and guardrail without seasonal tree coverage.



Unaltered photograph of guardrail mock-up (visible seasonally)

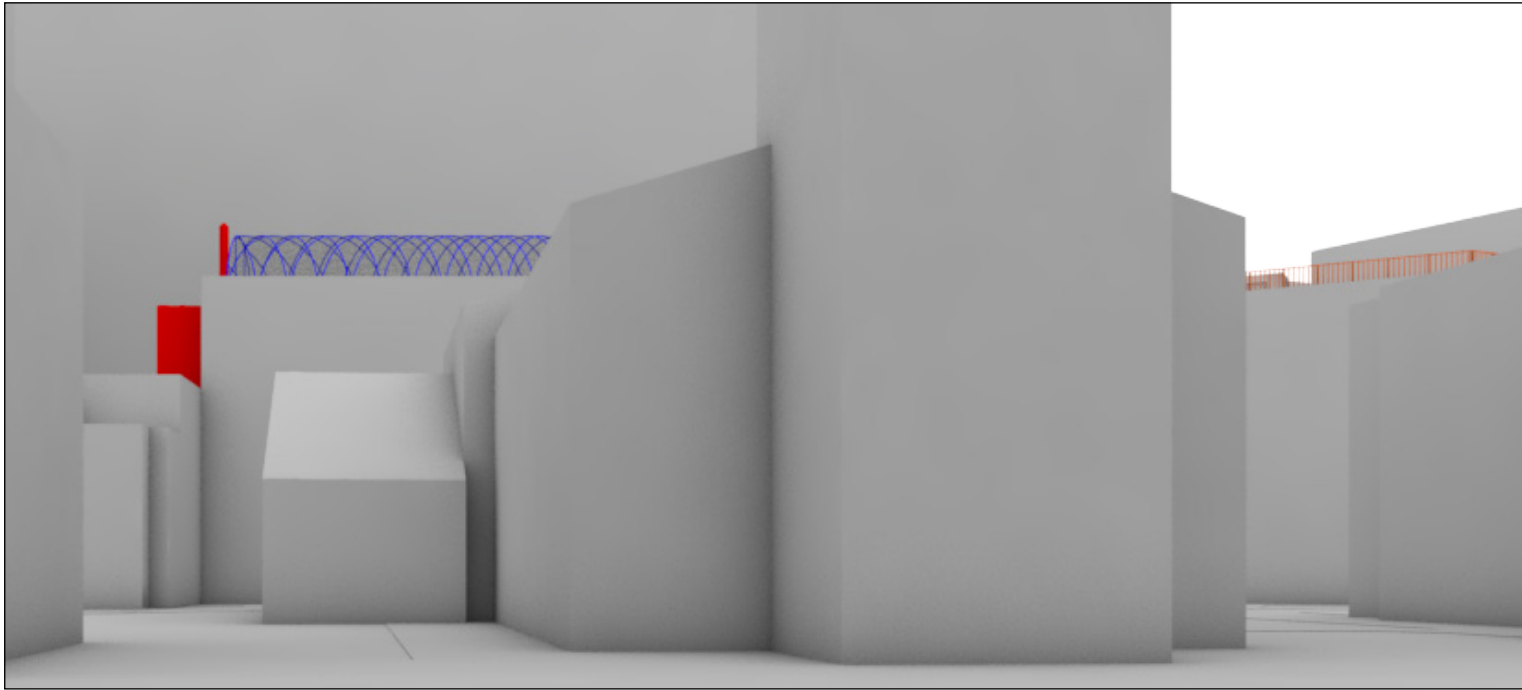
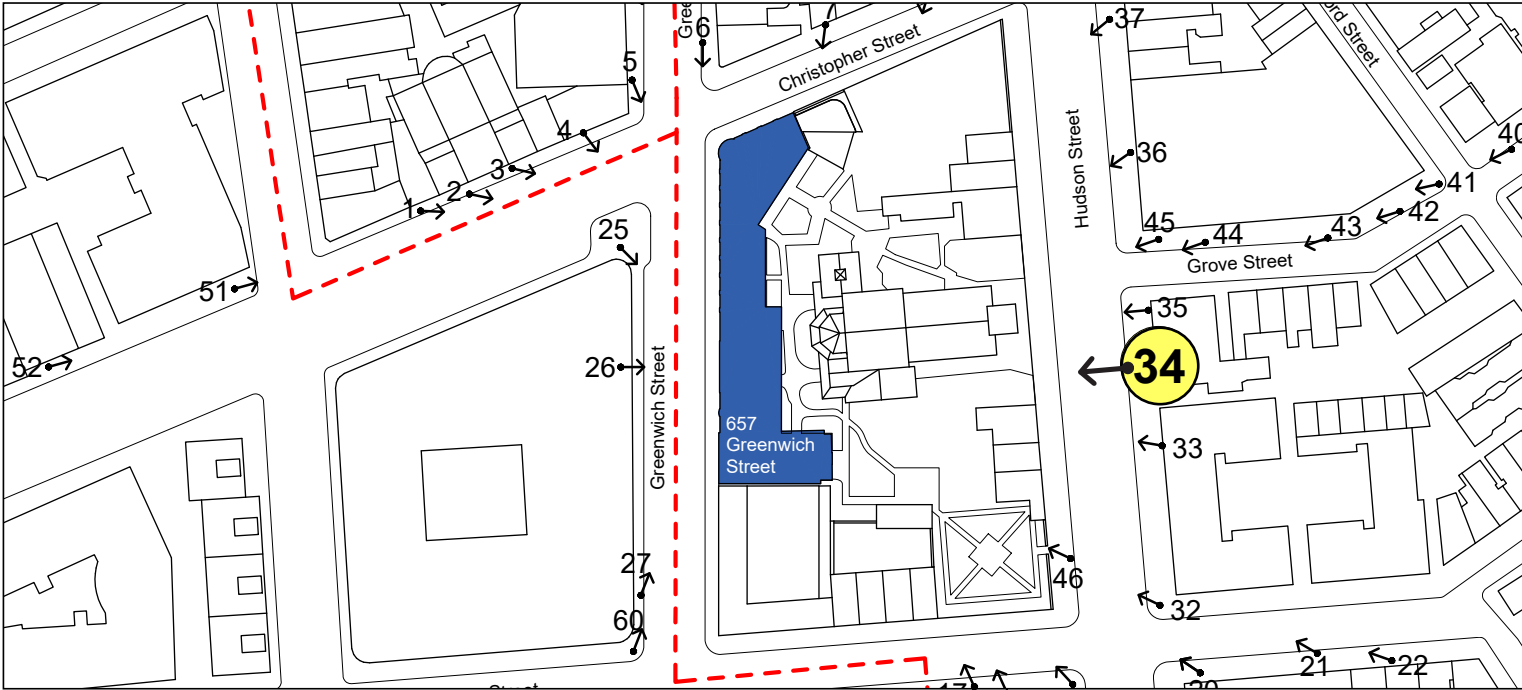
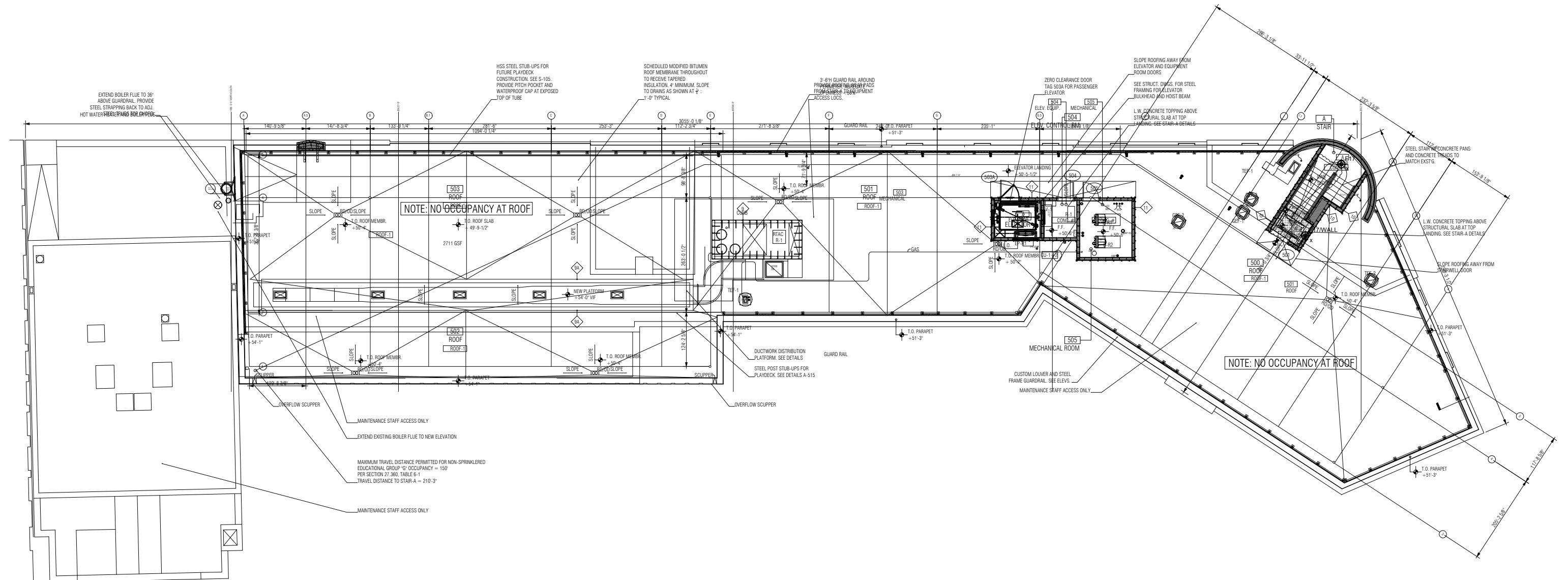
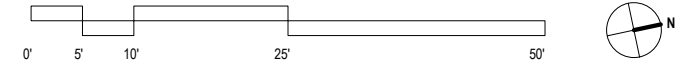


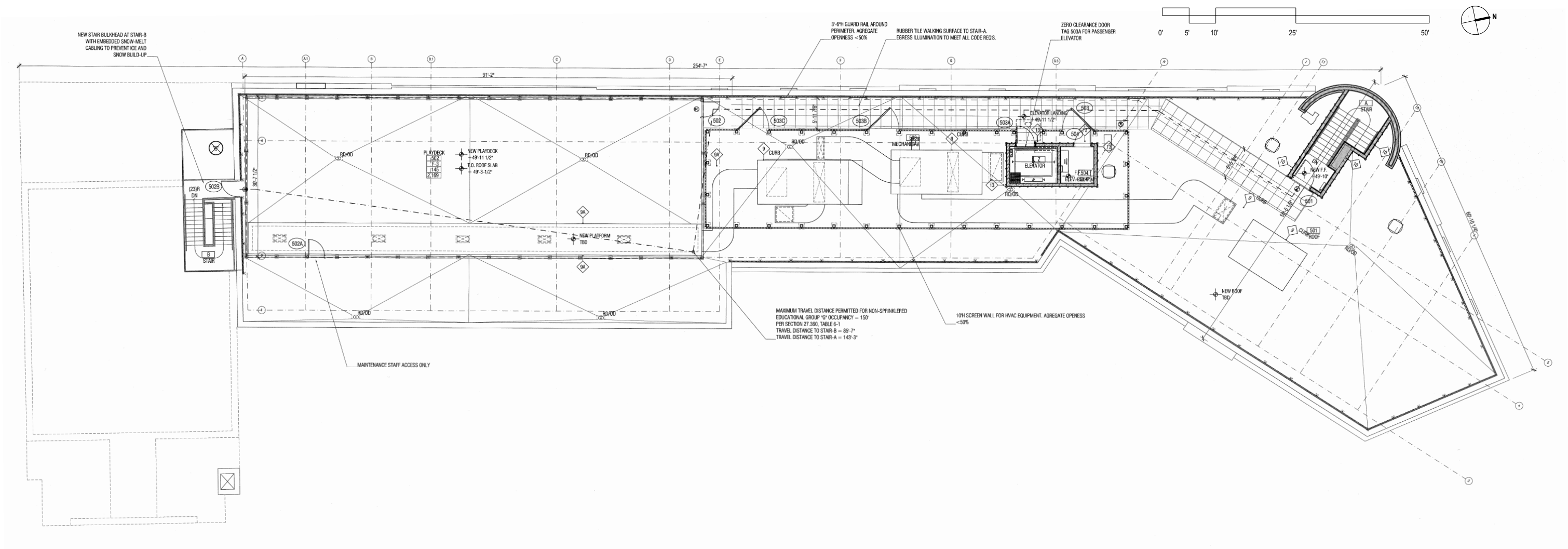
Image of 3D digital model showing Andrew Bartle Architects playcage (2014 design)



Existing Roof Plan

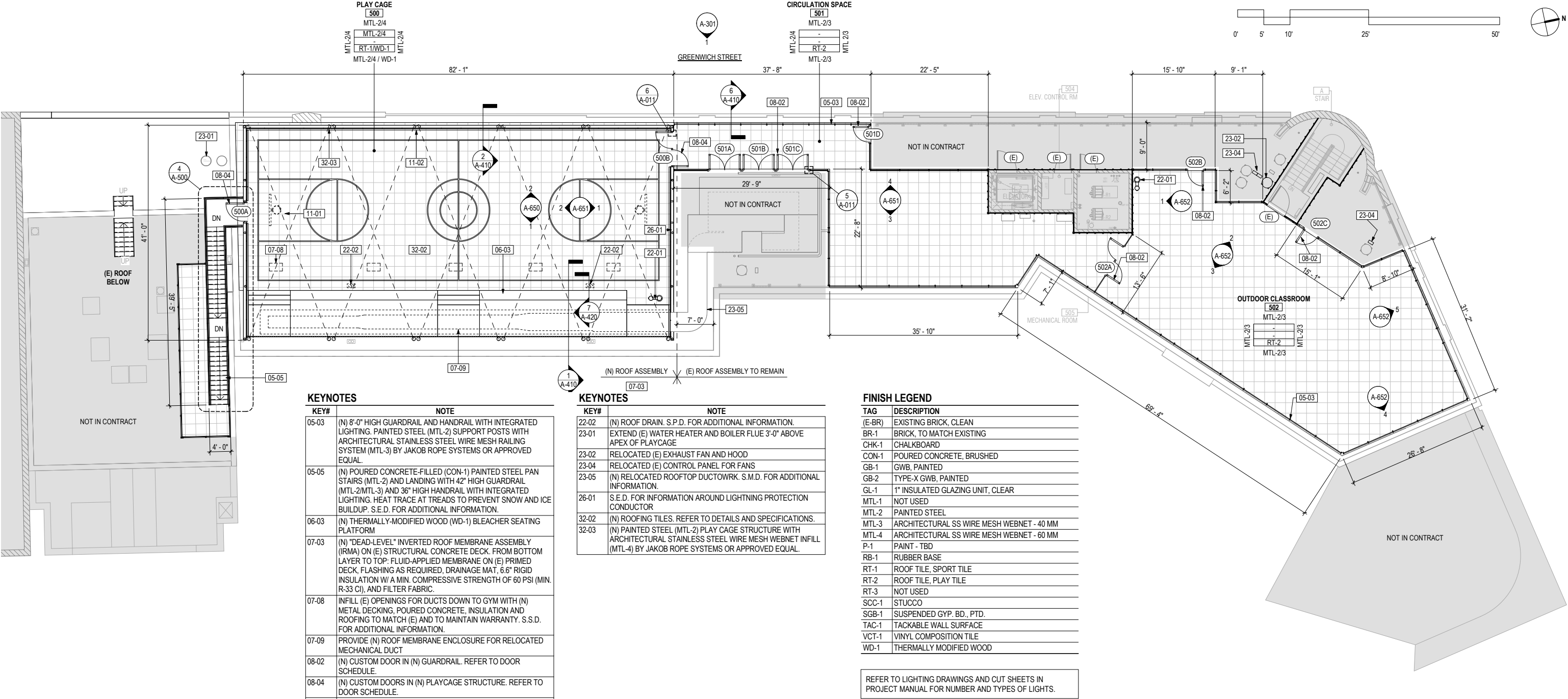
657 Greenwich Street - St. Luke's School





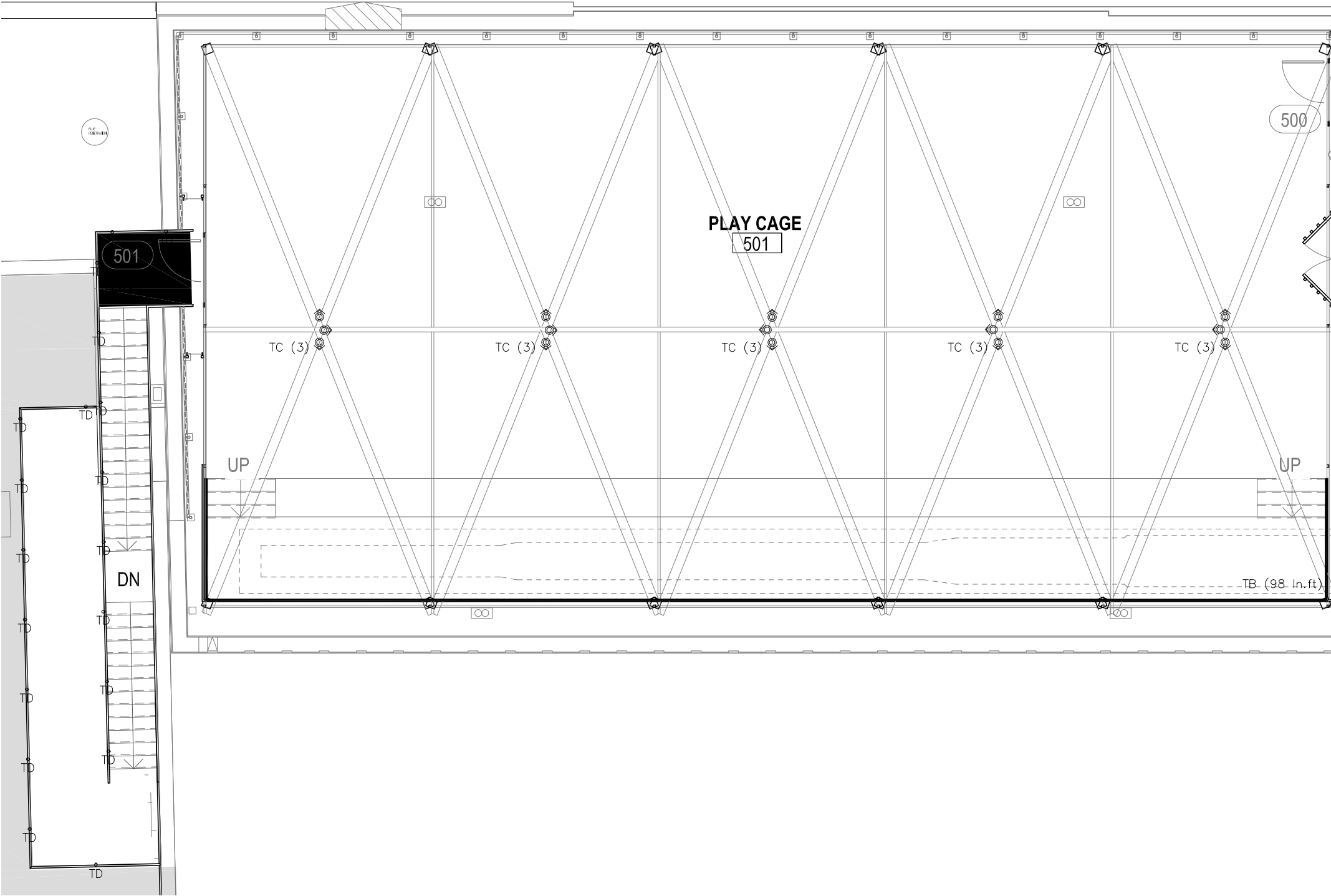
Proposed Roof Plan (09-28-2021)

657 Greenwich Street - St. Luke's School



FLOOR PLAN LEGEND

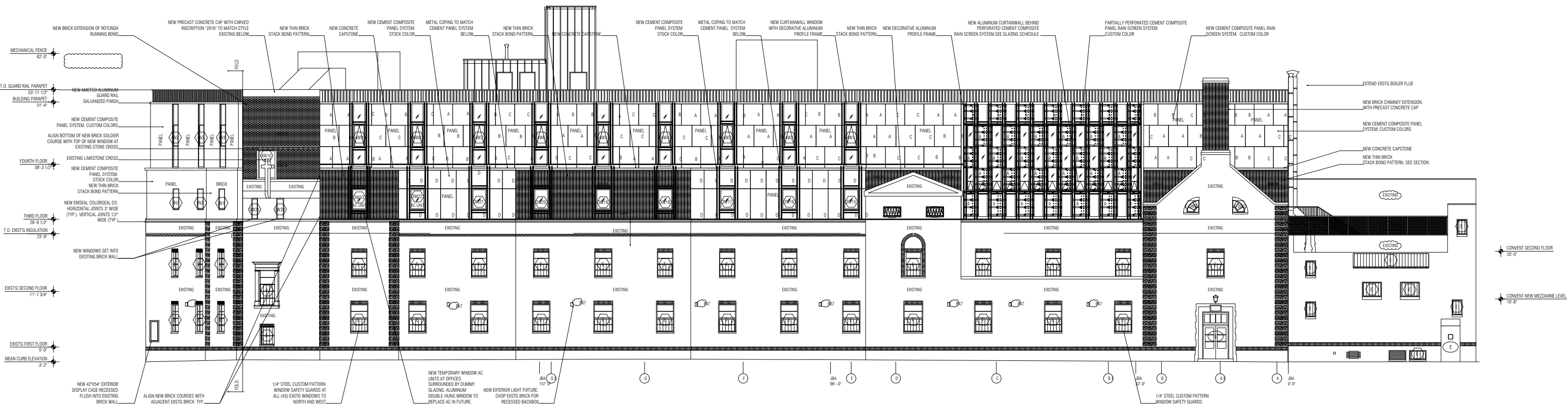
<div>ABC-1</div> <div>P-</div> <div>MATERIAL TAG (W/ PAINT TAG)</div>	<div>1i</div> <div>GLAZING TAG</div>	<div>ROOM NAME</div> <div>101</div> <div>WALL (W)</div> <div>CLNG.</div> <div>BASE</div> <div>FLOOR</div> <div>WALL (E)</div> <div>ROOM TAG W/ FINISHES</div>	<div>0' - 0"</div> <div>FINISH FLOOR HEIGHT (ABOVE EXISTING STRUCTURAL SLAB)</div>	<div>EXISTING CONSTRUCTION (GRAY)</div>
<div>CSI DIVISION</div>	<div>1A</div> <div>PARTITION TAG</div>		<div>NEW CONSTRUCTION</div>	<div>AREA NOT IN CONTRACT (N.I.C.)</div>
<div>01-01</div> <div>KEYNOTE TAG</div>	<div>A1</div> <div>EQUIPMENT / ACCESSORIES TAG</div>		<div>NEW FIRE-RATED CONSTRUCTION</div>	<div>1. FOR SYMBOLS AND ABBREVIATIONS SEE SHEET G-000</div>
<div>UNIQUE ID</div>				
<div>101</div> <div>DOOR TAG</div>				



TB
Manufacturer: Q-tran
Linear wet-location linear LED fixture
Location: Underbench lighting at playcage seating
98 linear feet

TC
Manufacturer: Bega Lighting
Surface mounted 3500°K LED flood light
Location: along apex of playcage, down light
Number of lights: 15

TD
Manufacturer: Alphabet
Stainless steel 3500°K LED puck light
Location: Handrail lighting at stair and roof railings
369 linear feet



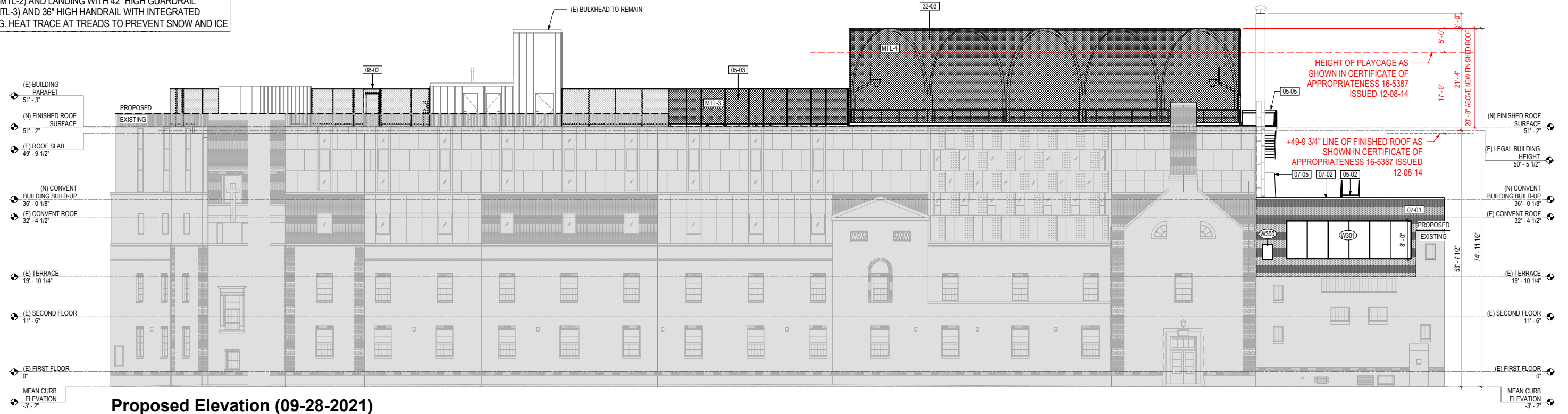
Elevation Comparison

657 Greenwich Street - St. Luke's School

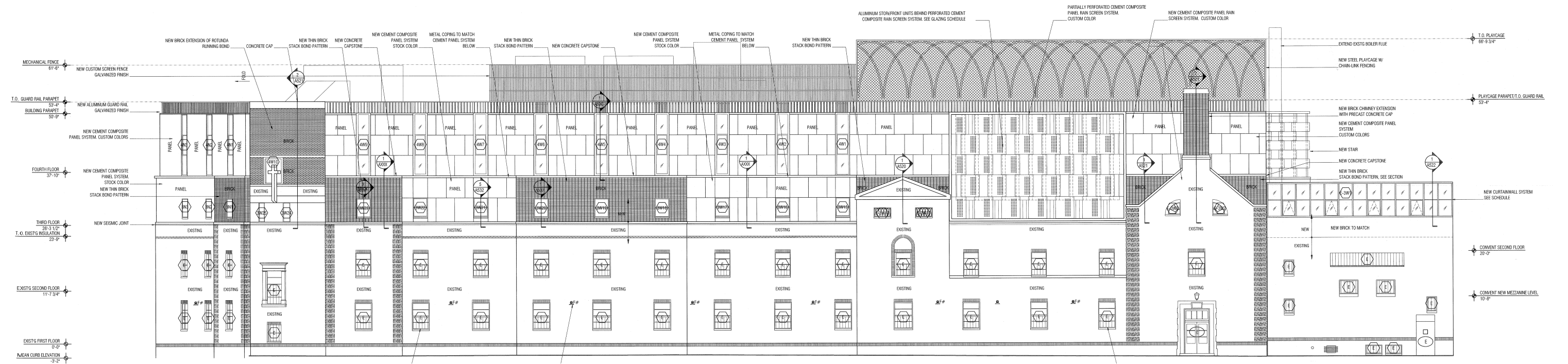
KEY#	NOTE
05-02	(N) 44" WIDE PRE-FABRICATED ALUMINUM CROSSOVER BRIDGE
05-03	(N) 8'-0" HIGH GUARDRAIL AND HANDRAIL WITH INTEGRATED LIGHTING. PAINTED STEEL (MTL-2) SUPPORT POSTS WITH ARCHITECTURAL STAINLESS STEEL WIRE MESH RAILING SYSTEM (MTL-3) BY JAKOB ROPE SYSTEMS OR APPROVED EQUAL.
05-05	(N) POURED CONCRETE-FILLED (CON-1) PAINTED STEEL PAN STAIRS (MTL-2) AND LANDING WITH 42" HIGH GUARDRAIL (MTL-2/MTL-3) AND 36" HIGH HANDRAIL WITH INTEGRATED LIGHTING. HEAT TRACE AT TREADS TO PREVENT SNOW AND ICE

07-01	(N) EXTERIOR WALL CONSTRUCTION WITH BRICK VENEER (BR-1) BUILT ON (E) EXTERIOR WALL - MIN. R-11.2 CI
07-02	(N) ALUMINUM COPING
07-05	(N) MULTI-PLY SBS-MODIFIED BITUMEN ROOFING OVER 6.6" RIGID INSULATION OVER (N) BULKHEAD - MIN. R-33 CI

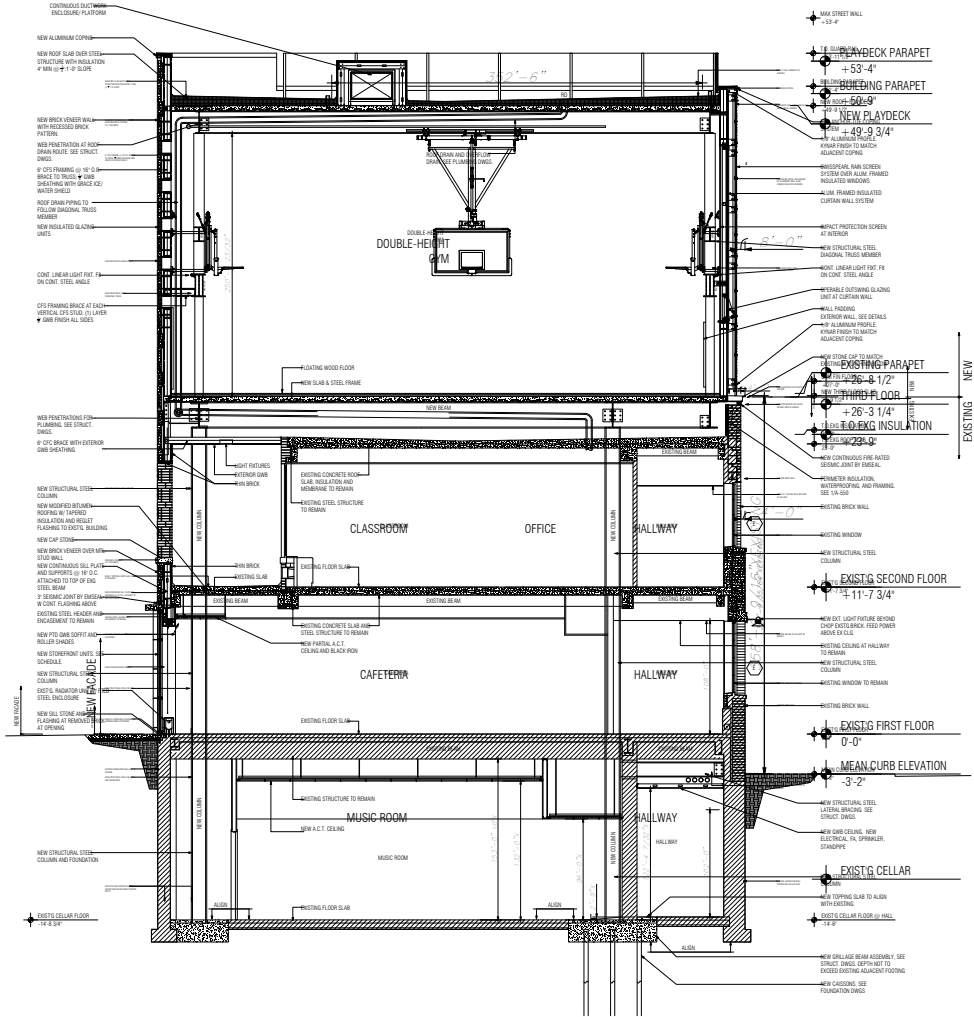
08-02	(N) CUSTOM DOOR IN (N) GUARDRAIL. REFER TO DOOR SCHEDULE.
32-03	(N) PAINTED STEEL (MTL-2) PLAY CAGE STRUCTURE WITH ARCHITECTURAL STAINLESS STEEL WIRE MESH WEBNET INFILL (MTL-4) BY JAKOB ROPE SYSTEMS OR APPROVED EQUAL.



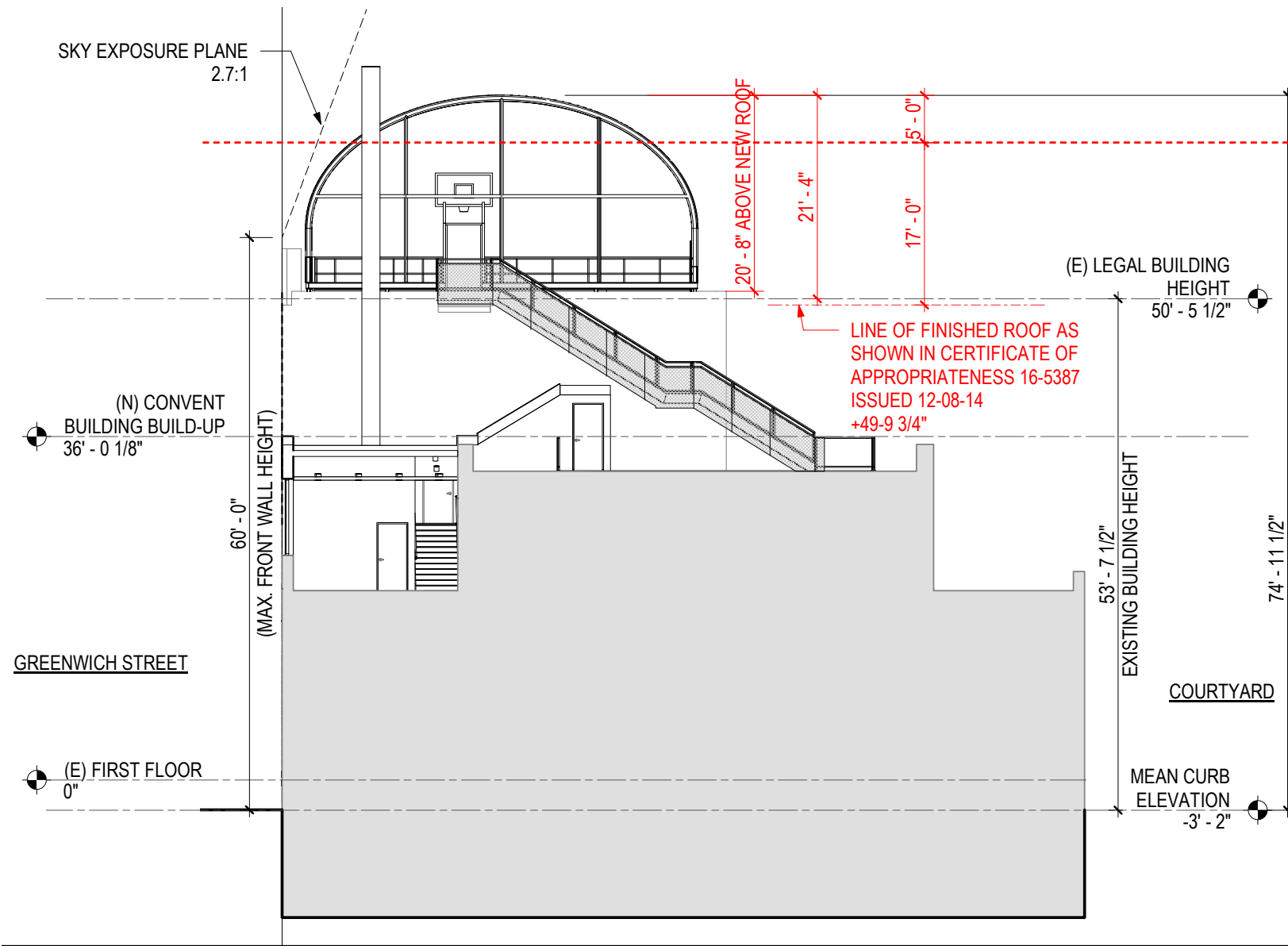
Proposed Elevation (09-28-2021)



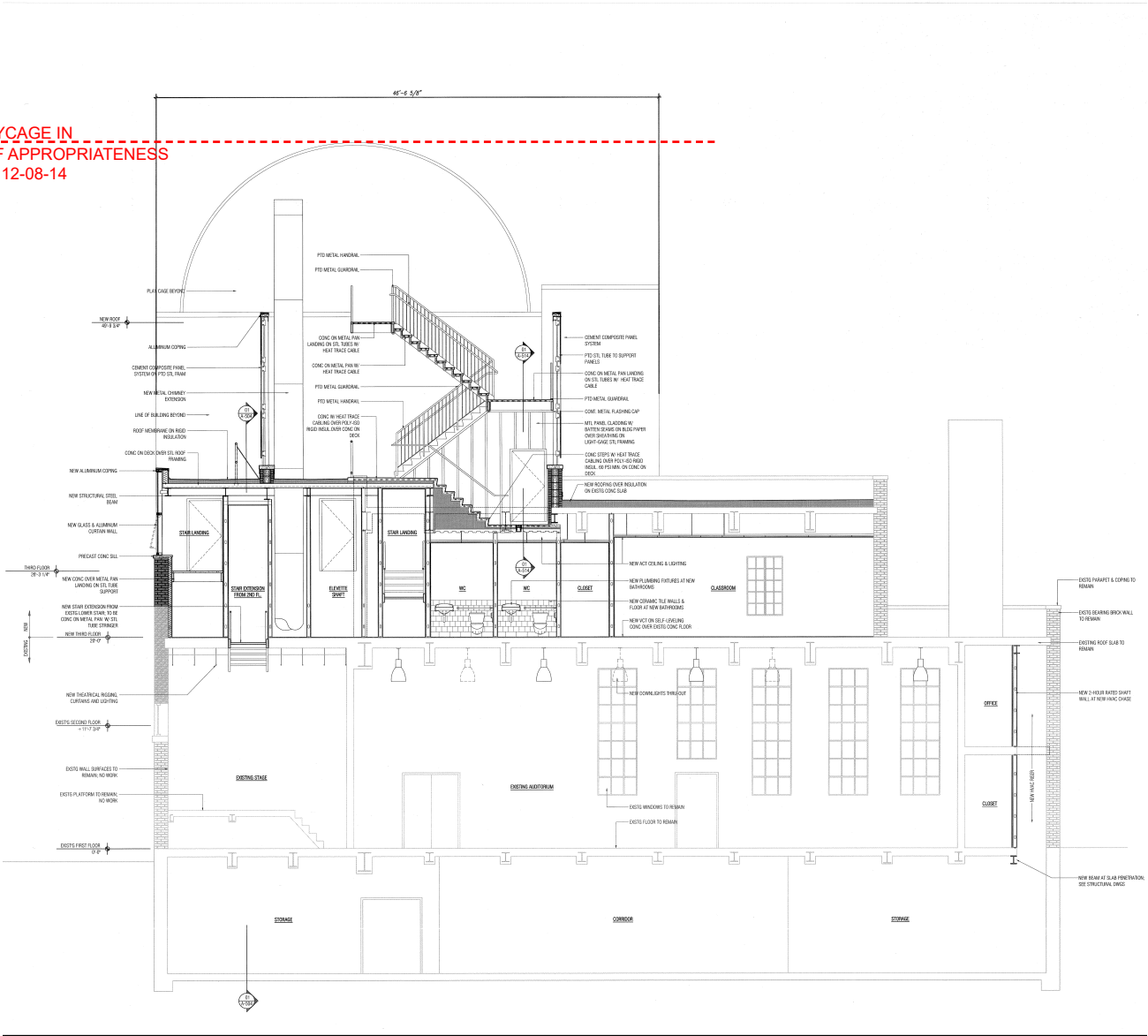
Certificate of Appropriateness 16-5387 issued 12-08-2014



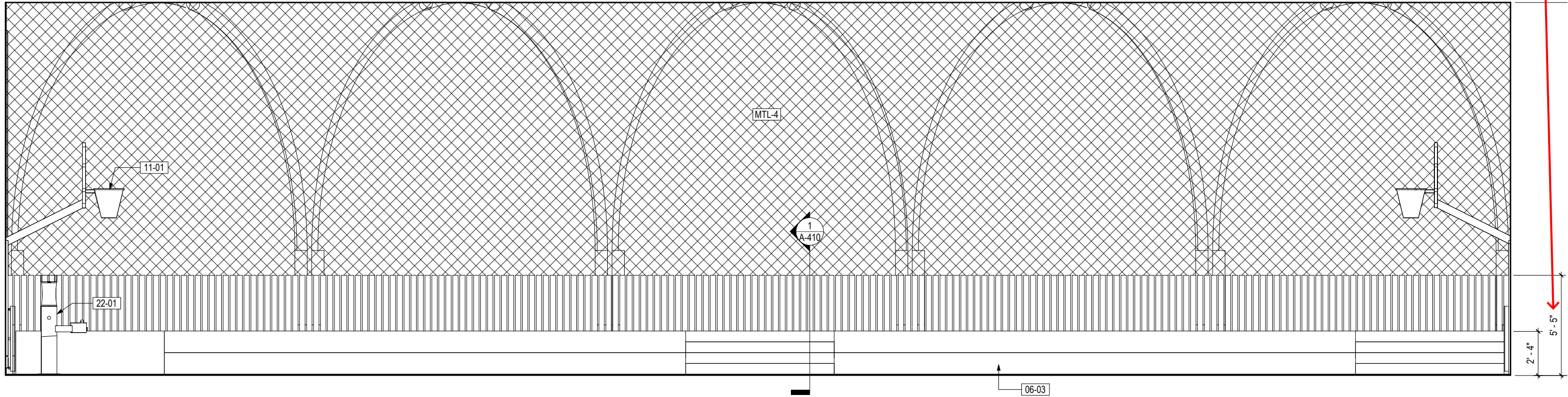
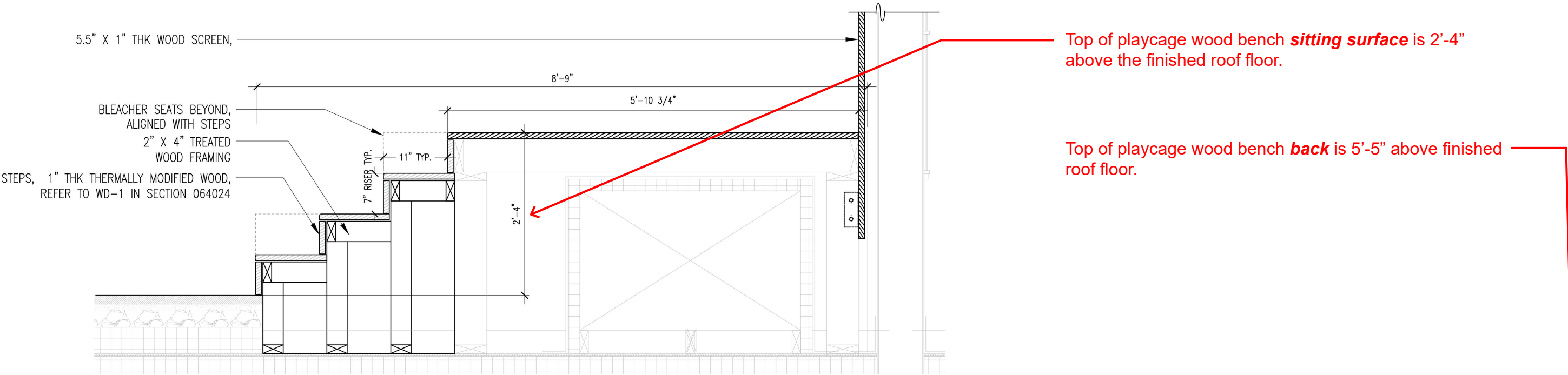
view looking south



Proposed Section (09-28-2021)
view looking north



Certificate of Appropriateness 16-5387 issued 12-08-2014
view looking north



Playcage — east elevation

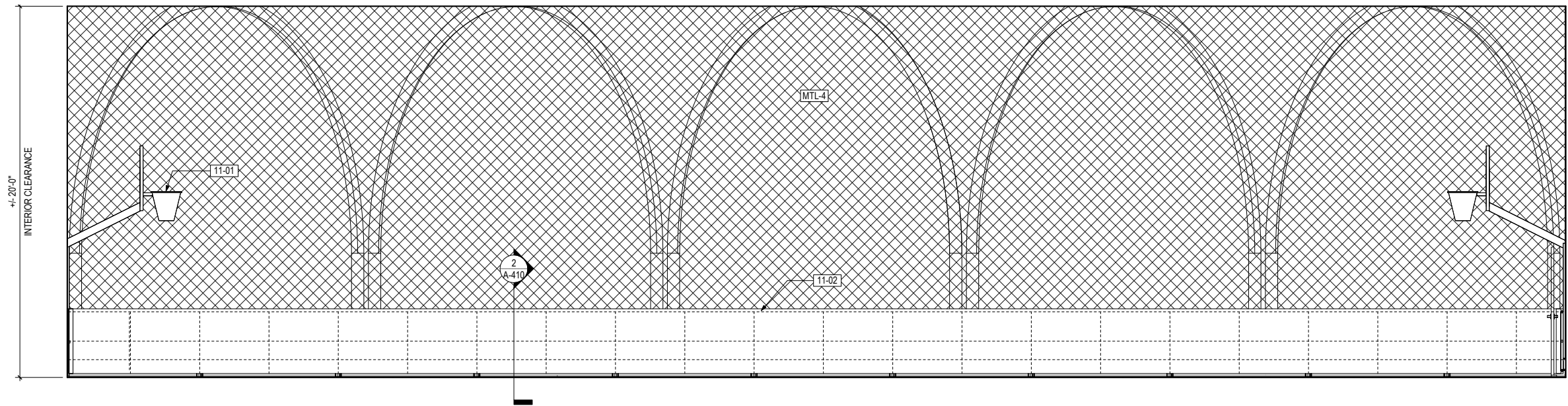
Playcage wall safety pads (09-28-2021)

657 Greenwich Street - St. Luke’s School

Product Specification:
Exterior grade wall panels as manufactured by Draper, Inc., Jay Pro or approved equal.

Wall Safety Pads: 3” thick, padded wall panels consisting of fill laminated to backer board with visible surfaces fully covered by seamless fabric covering, free of sag and wrinkles and firmly attached to back of backer board of backer board.

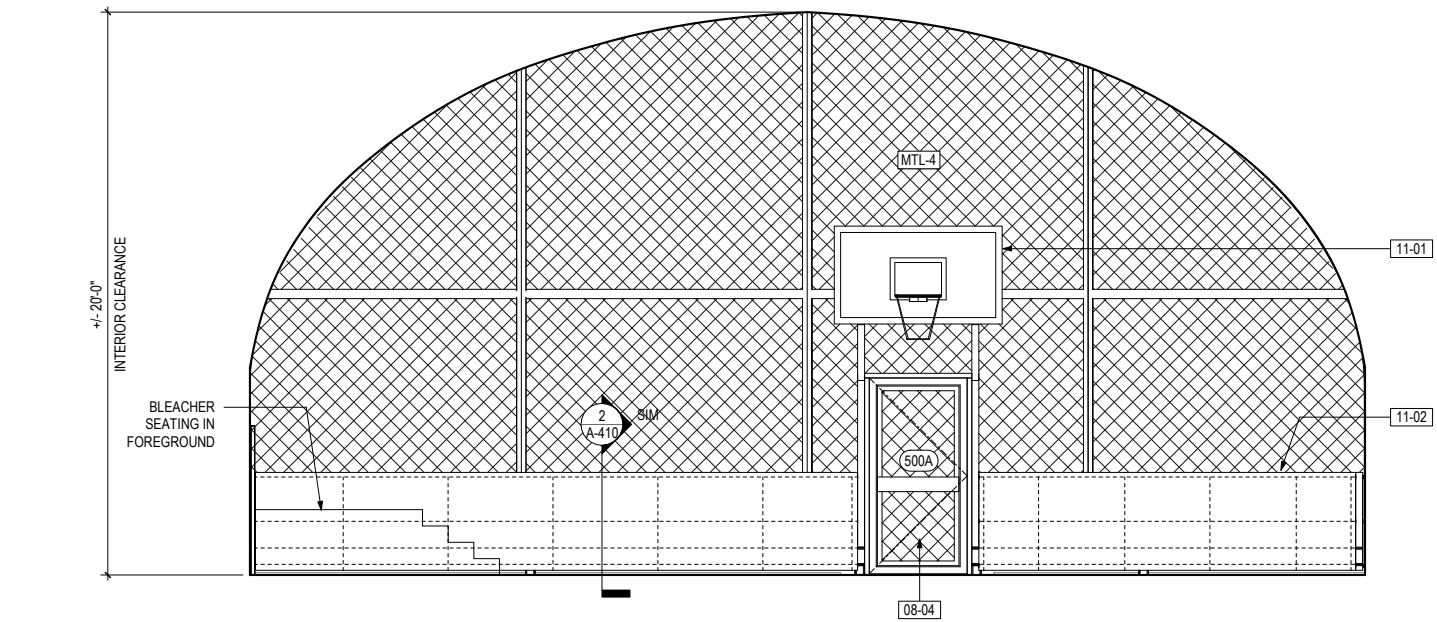
Pads extend 3’-6” above the height of the finished playcage floor, and will be installed on the north, south, and east perimeters of the playcage.



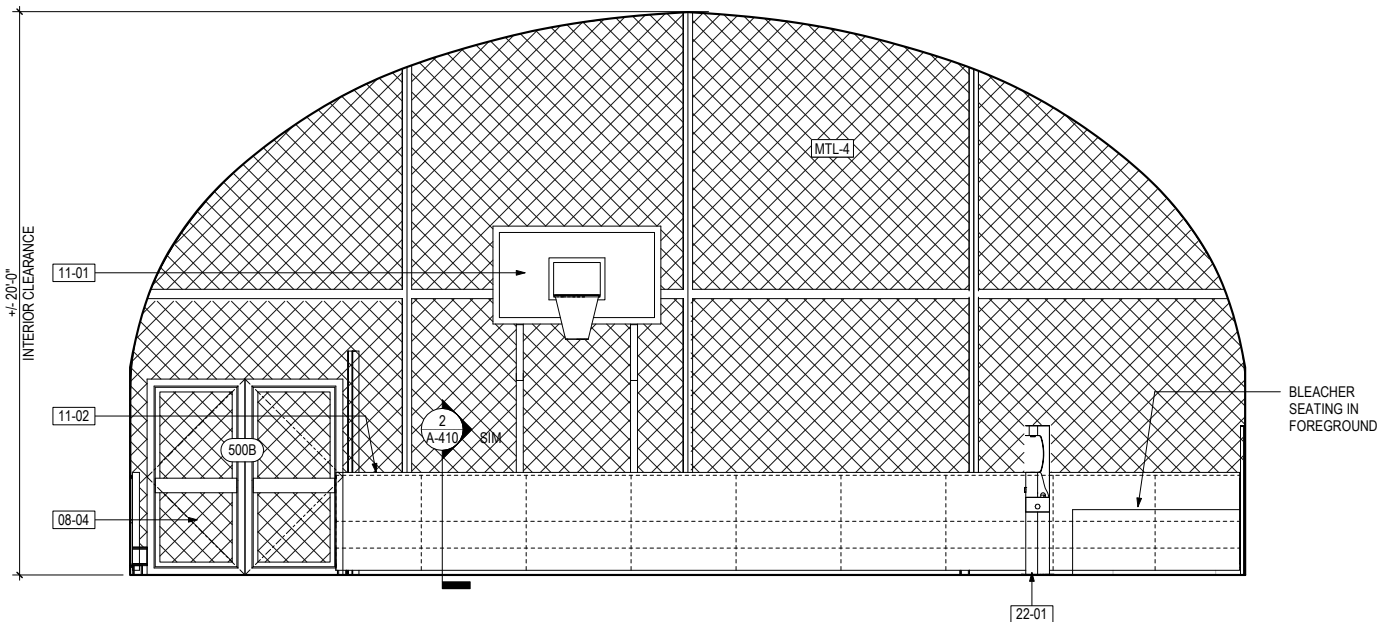
500 PLAY CAGE - EAST ELEVATION

FINISH LEGEND	
TAG	DESCRIPTION
(E-BR)	EXISTING BRICK, CLEAN
BR-1	BRICK, TO MATCH EXISTING
CHK-1	CHALKBOARD
CON-1	POURED CONCRETE, BRUSHED
GB-1	GWB, PAINTED
GB-2	TYPE-X GWB, PAINTED
GL-1	1" INSULATED GLAZING UNIT, CLEAR
MTL-1	NOT USED
MTL-2	PAINTED STEEL
MTL-3	ARCHITECTURAL SS WIRE MESH WEBNET - 40 MM
MTL-4	ARCHITECTURAL SS WIRE MESH WEBNET - 60 MM
P-1	PAINT - TBD
RB-1	RUBBER BASE
RT-1	ROOF TILE, SPORT TILE
RT-2	ROOF TILE, PLAY TILE
RT-3	NOT USED
SCC-1	STUCCO
SGB-1	SUSPENDED GYP. BD., PTD.
TAC-1	TACKABLE WALL SURFACE
VCT-1	VINYL COMPOSITION TILE
WD-1	THERMALLY MODIFIED WOOD

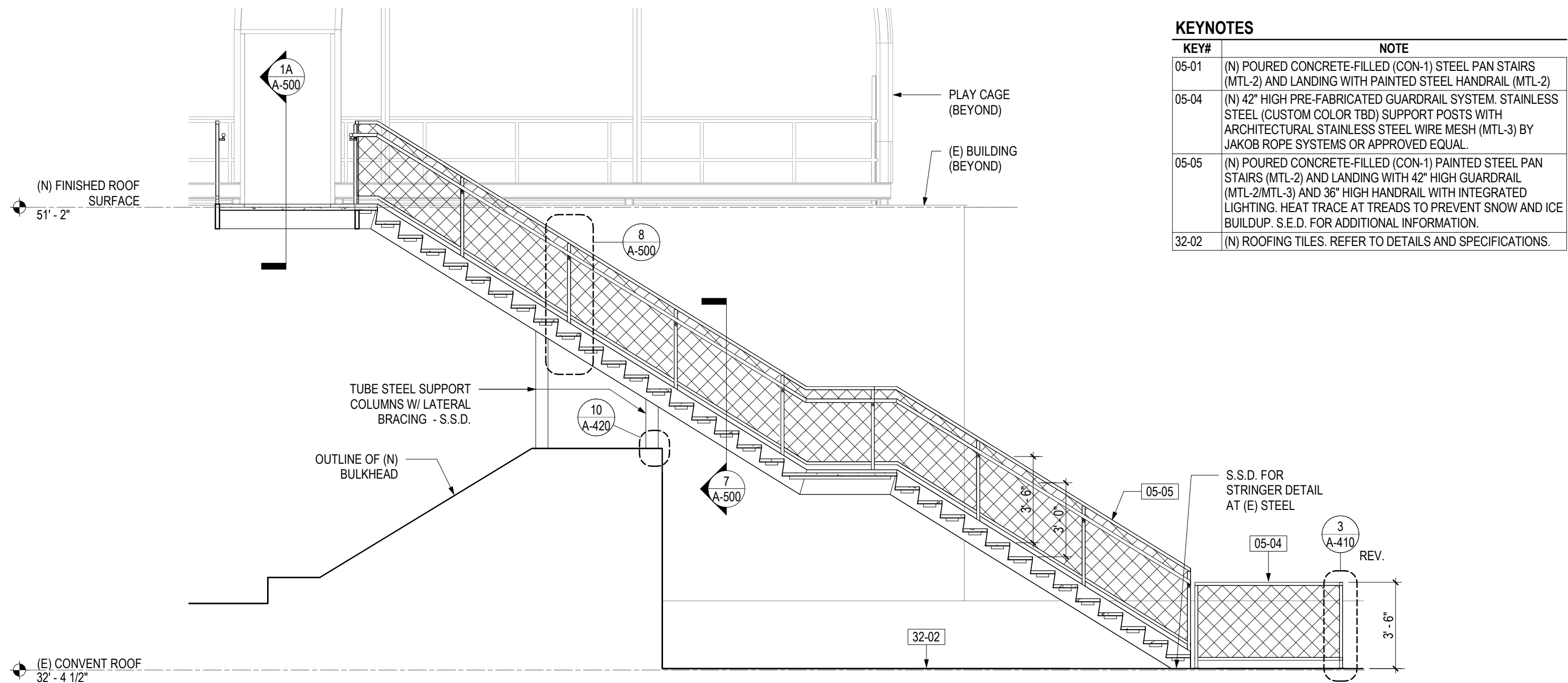
KEYNOTES	
KEY#	NOTE
05-03	(N) 8'-0" HIGH GUARDRAIL AND HANDRAIL WITH INTEGRATED LIGHTING. PAINTED STEEL (MTL-2) SUPPORT POSTS WITH ARCHITECTURAL STAINLESS STEEL WIRE MESH RAILING SYSTEM (MTL-3) BY JAKOB ROPE SYSTEMS OR APPROVED EQUAL.
08-02	(N) CUSTOM DOOR IN (N) GUARDRAIL. REFER TO DOOR SCHEDULE.
08-04	(N) CUSTOM DOORS IN (N) PLAYCAGE STRUCTURE. REFER TO DOOR SCHEDULE.
11-01	(N) BASKETBALL HOOPS MOUNTED TO PLAY CAGE STRUCTURE AT 10'-0" A.F.F.
11-02	(N) EXTERIOR-GRADE SAFETY PADS AT NORTH, WEST, AND SOUTH SIDES OF PLAYCAGE
22-01	(N) DUAL-HEIGHT DRINKING FOUNTAIN WITH BOTTLE FILLER, S.P.D.



500 PLAY CAGE - SOUTH ELEVATION



500 PLAY CAGE - NORTH ELEVATION



STAIR SECTION

TB

Manufacturer: Q-tran

Model number: KURV-SW-WSC-WET-30-VHO-ENC/TL-*-*-CL-***

Description: Linear wet-location linear LED fixture .49” height by .69” width on 45 degree bracket. Fixture mounted within architectural detail under bench. Fixture to include remote dimmable driver (down to .1% light output), by manufacturer. Fixture to include remote driver(s) by manufacturer.

Location: Underbench lighting at playcage seating



TC

Manufacturer: Bega Lighting

Model number: 84518 K3 with Glare shield (79-510)

Description: Surface mounted 3500°K LED flood light,14-3/4” overall height x 16” diameter, with wide flood degree beam spread optic, 360 glare shield, Mounted to standard wet location junction box with conduit knock-outs for surface mounting to structure.

Finish: matte, textured, polyester powder coat, Silver

Location: along apex of playcage, down light



TD

Manufacturer: Alphabet

Model number: ZETA750-3-1-2-2

Description: Stainless steel 3500°K LED puck light with asymmetric optics and remote 0-10v dimmable driver (down to 1% light output), by manufacturer. To be installed in handrail (by others). Drivers to be located in NEMA rated enclosure, if required, provided by contractor. Fixture is installed in architectural handrail, as specified and provided by others.

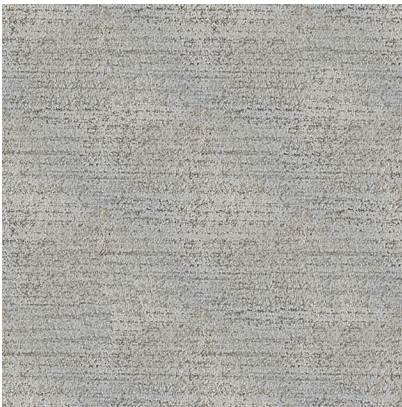
Location: Handrail lighting at stair and roof railings



Material Palette

CON-1: POURED CONCRETE, BRUSHED

For poured concrete-filled painted steel pan exterior egress stair.



WD-1 THERMALLY MODIFIED WOOD

For playage seating



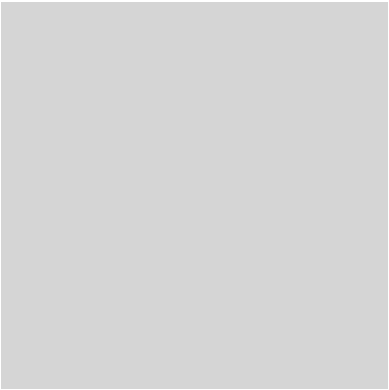
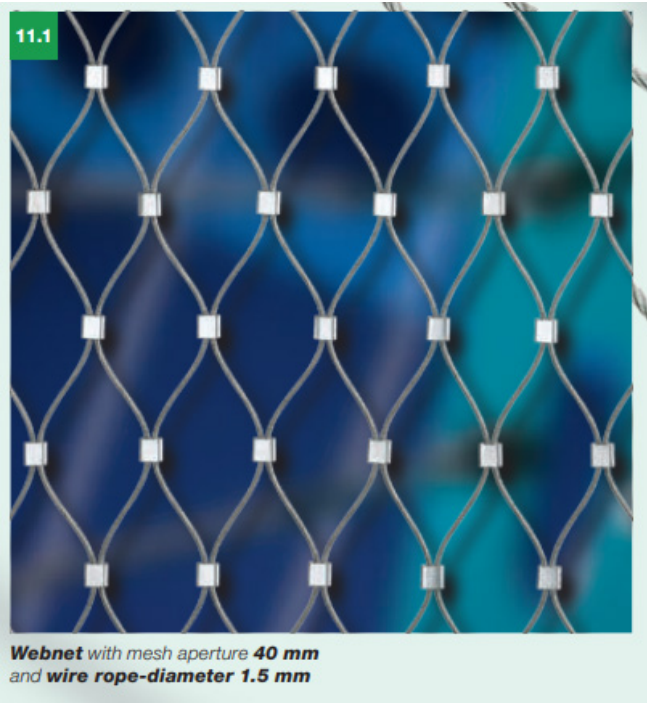
MTL-2: PAINTED STEEL, light gray

For painted steel playcage structure, painted steel pan stair, and painted steel guardrail supports

MTL-4: ARCHITECTURAL SS WIRE MESH

Webnet N2 Micro by Jakob Rope System

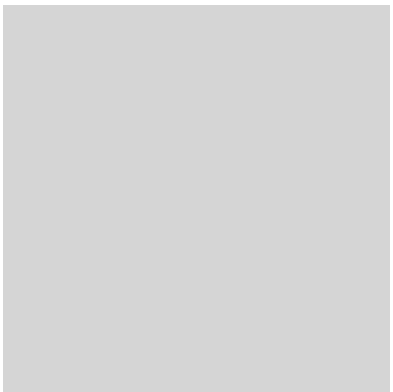
For playcage structure wire mesh infill and guardrail wire mesh infill



Light gray color swatch for painted steel playcage structure, painted steel pan stair, and painted steel guardrail supports (HEX number: #d5d5d5)

Wall safety pads along north, west, and south of playcage perimeter.

Seamless fabric covering, light gray

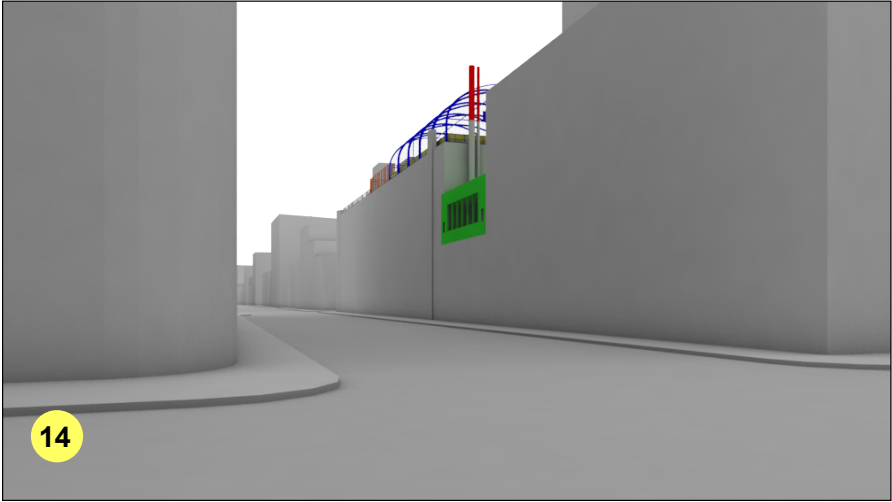


Light gray color swatch for wall safety pads (HEX number: #d5d5d5)

Appendix

High Visibility Views of Proposed Design (08-19-2021)

Views from each of the five street intersections surrounding the site and from the Barrow Street Garden—selected for comparative study with previously-approved design (pages 13-22). 657 Greenwich Street - St. Luke's School



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

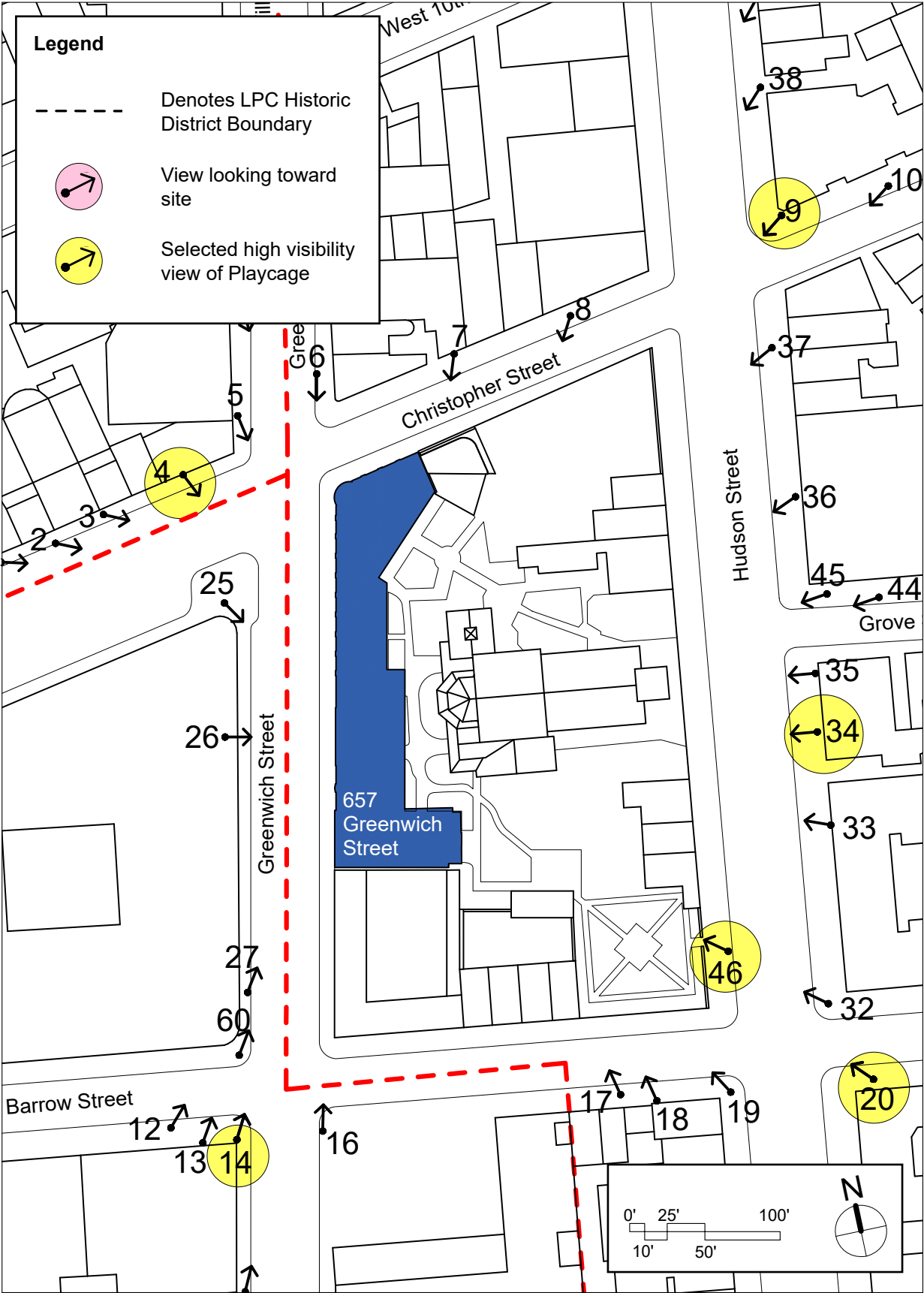
- Blue square: Playcage
- Red square: Exterior stair & Mech. Flue
- Orange square: Guardrail

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14

- Pink square: Playcage Seating
- Yellow square: Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.

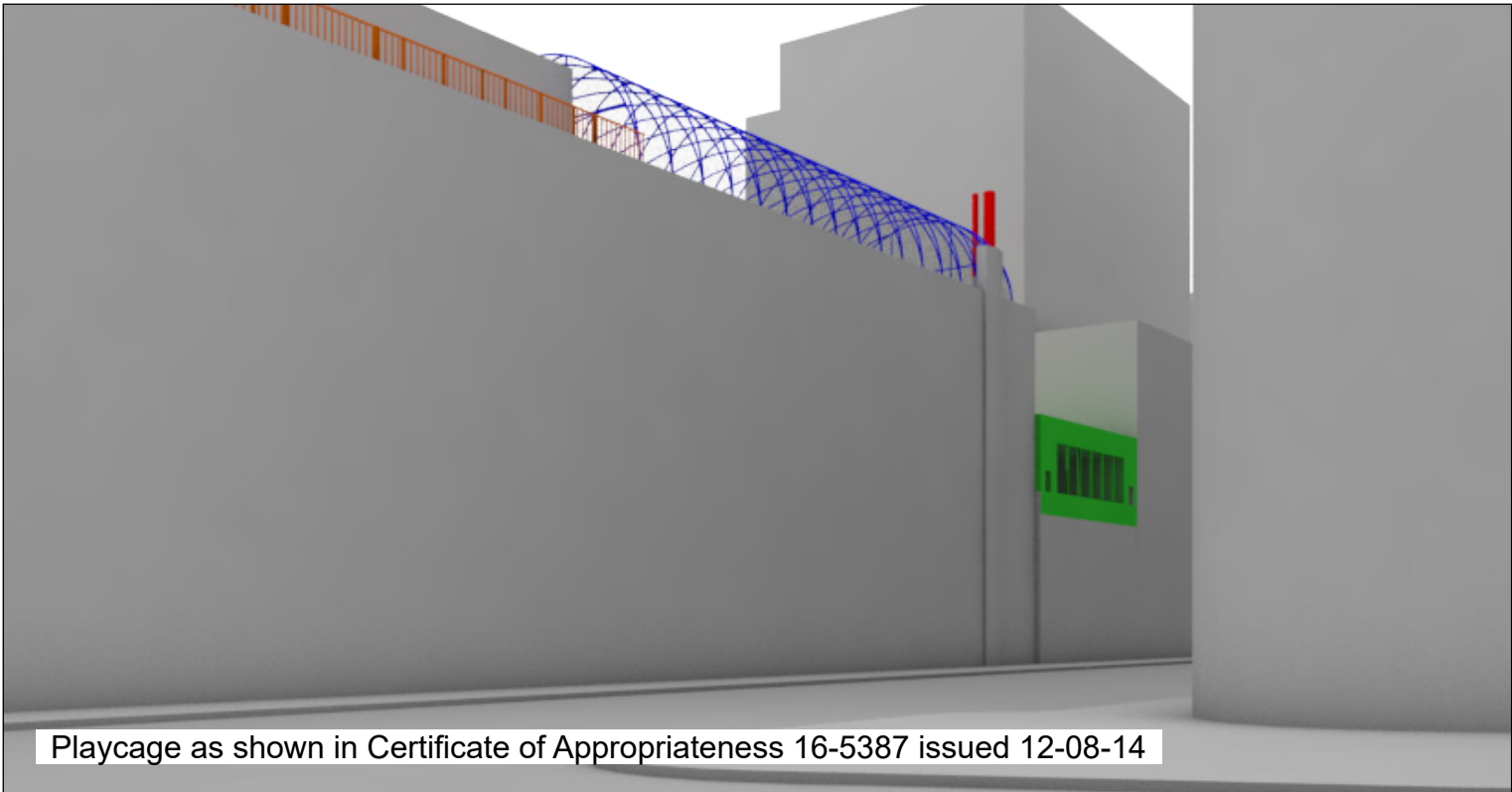
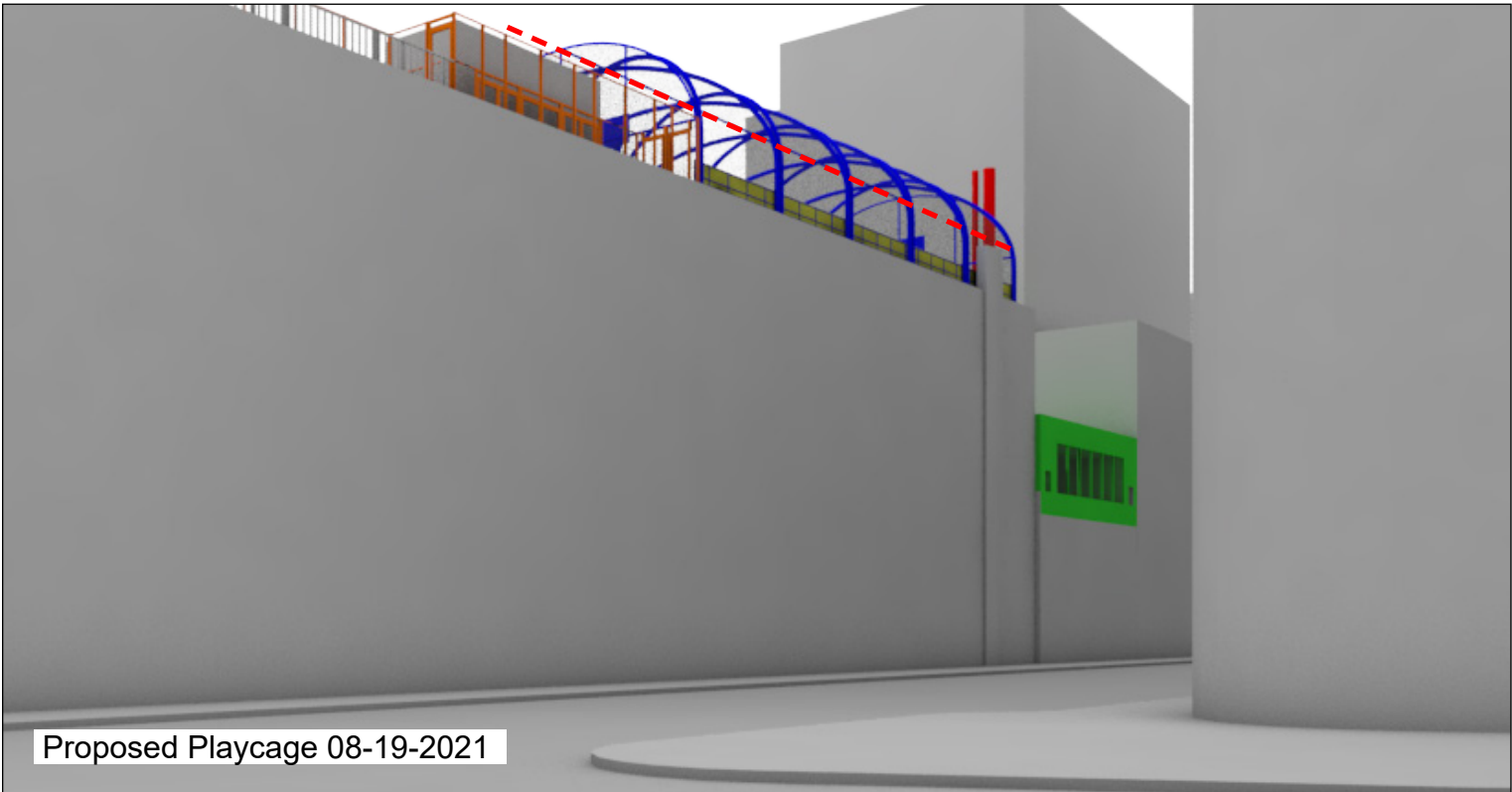
- Green square



High Visibility Views of Proposed Design (08-19-2021) View 4

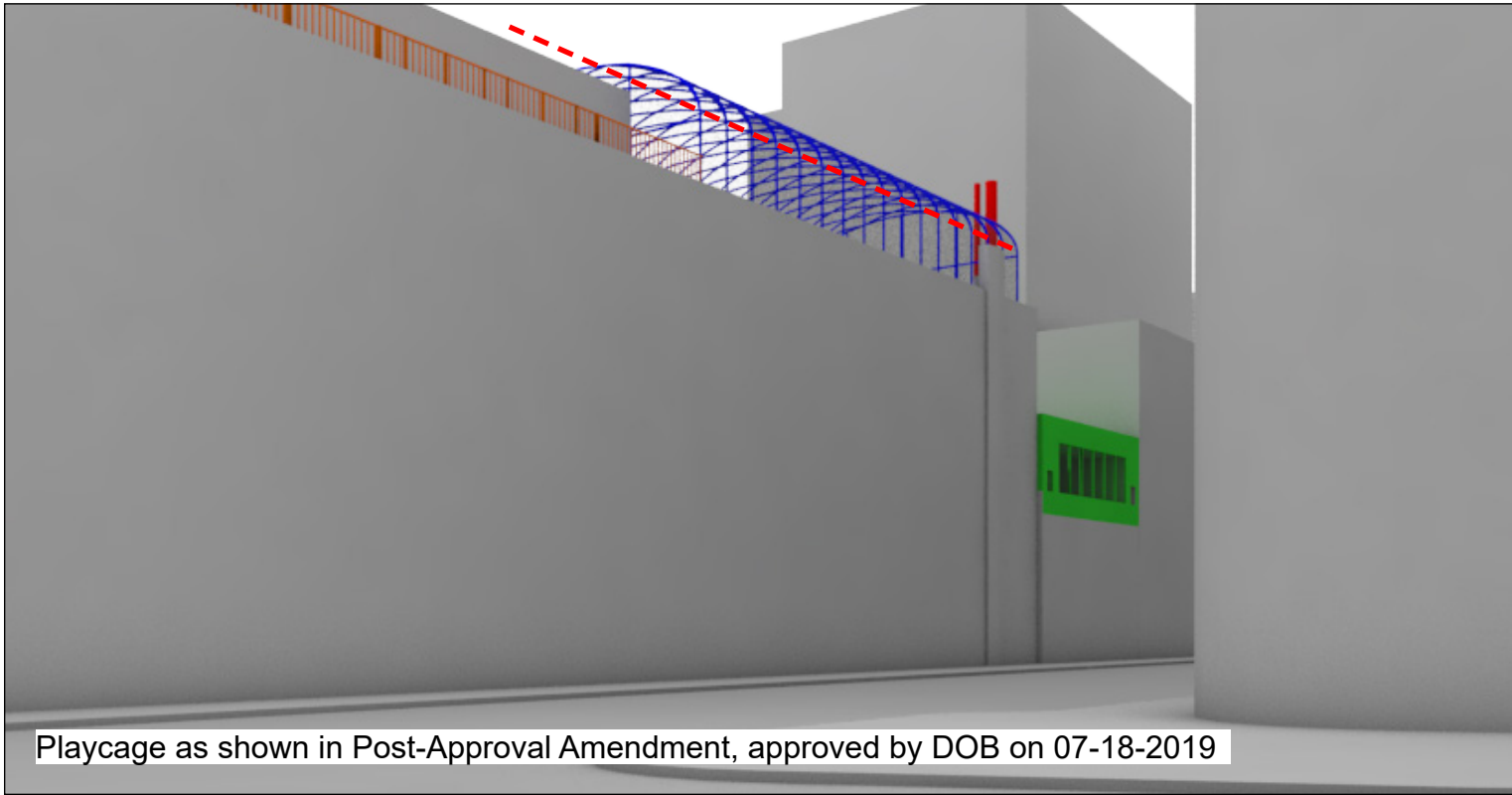
657 Greenwich Street - St. Luke's School

View looking southeast from Greenwich Street at Christopher Street



--- Height of playcage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the secondary elevation of the adjacent taller building, 100 Barrow Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

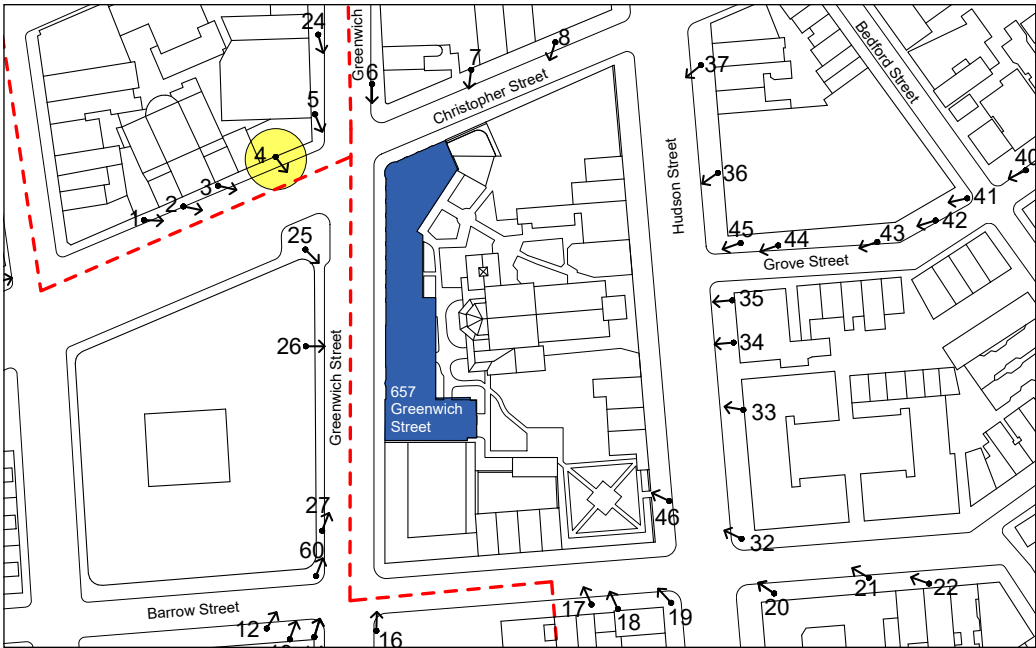
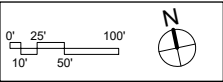
- Playcage
- Guardrail
- Exterior stair & Mech. Flue

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

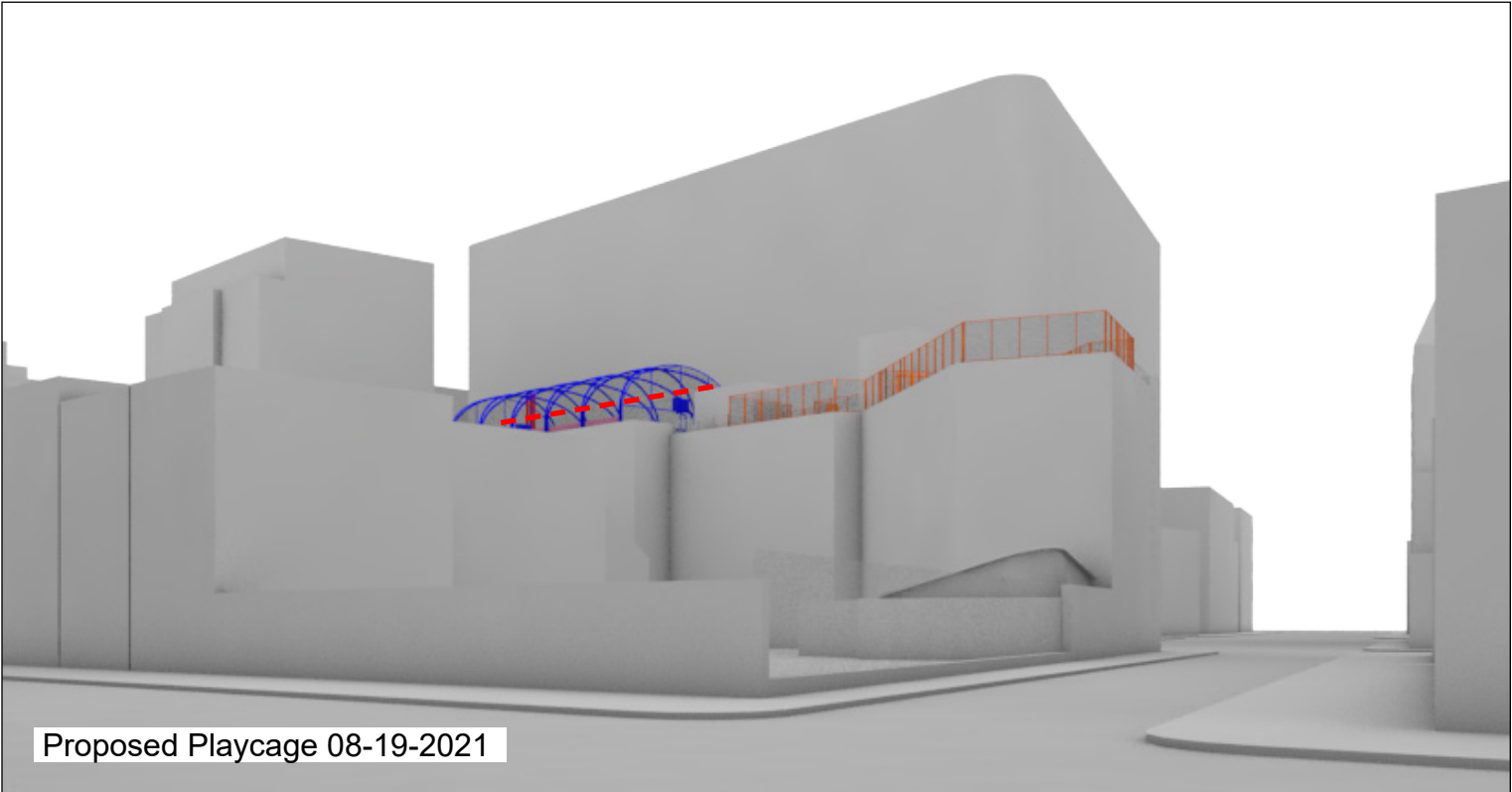
- Playcage Seating
- Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.

- Legend
- Denotes LPC Historic District Boundary
 - View looking toward site
 - Selected high visibility view of Playcage

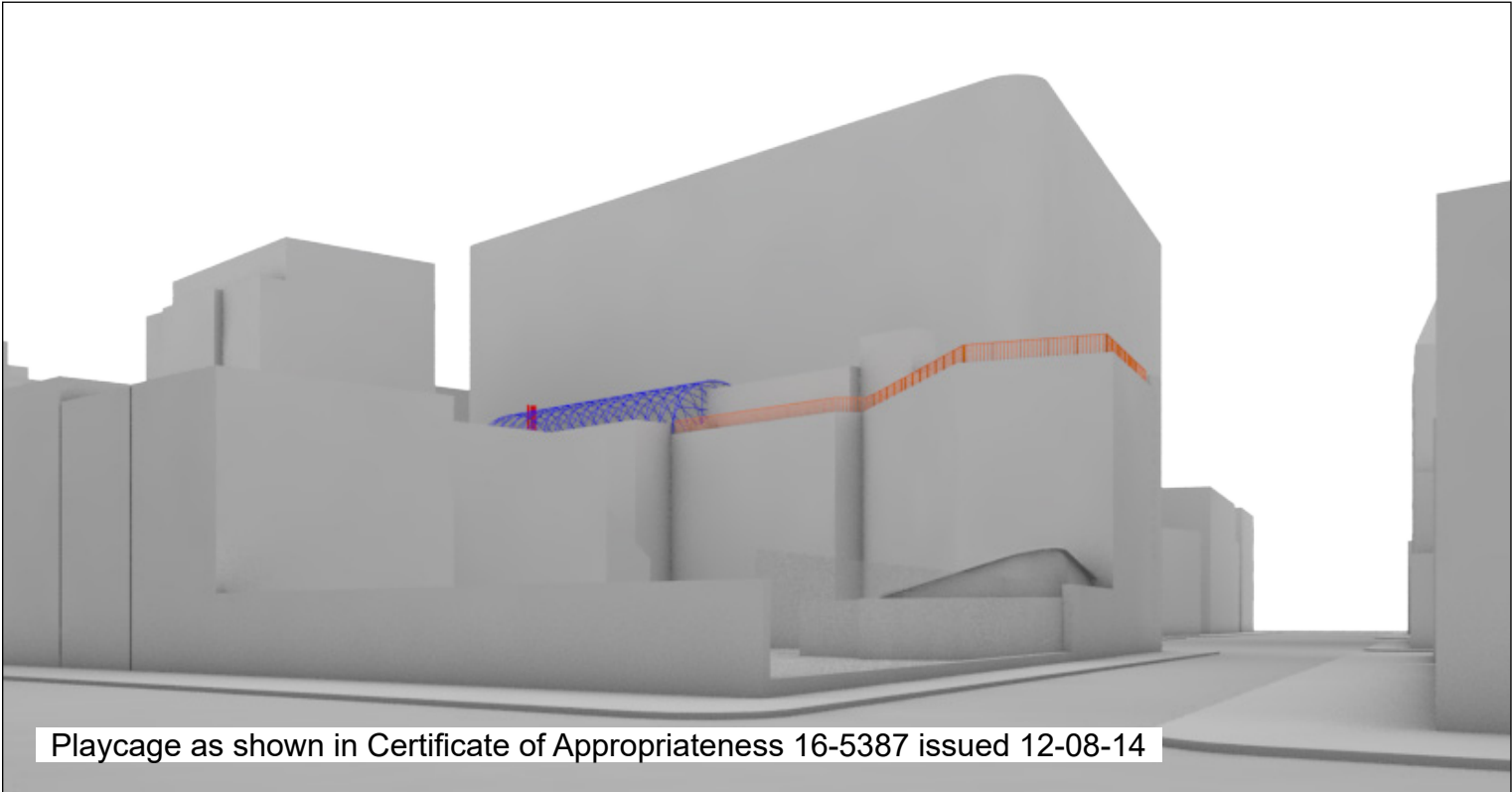


View looking southwest from Hudson Street at Christopher Street



----- Height of playcage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

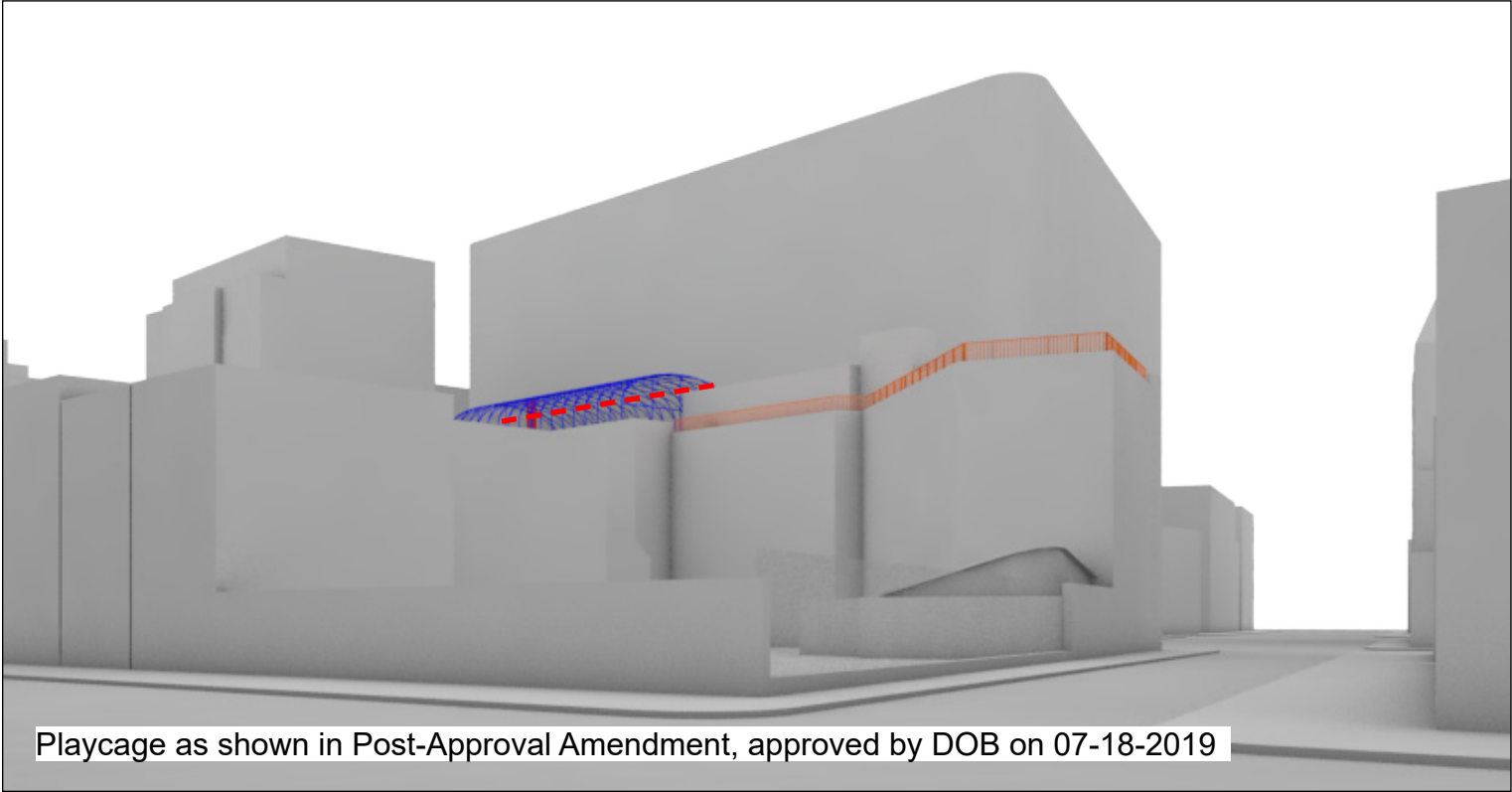
Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.	Playcage	Exterior stair & Mech. Flue
	Guardrail	

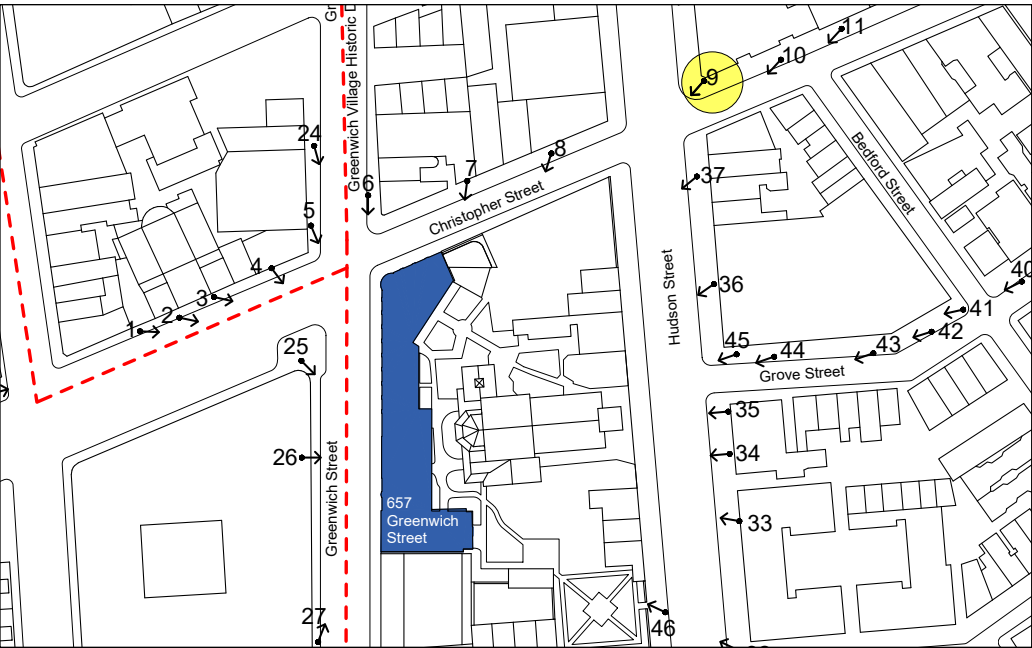
Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.	Playcage Seating	Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.
	Wall safety pads	



Legend

- Denotes LPC Historic District Boundary
- ➔ View looking toward site
- ➔ Selected high visibility view of Playcage

0' 25' 100'
10' 50'



View looking southwest from Hudson Street at Christopher Street



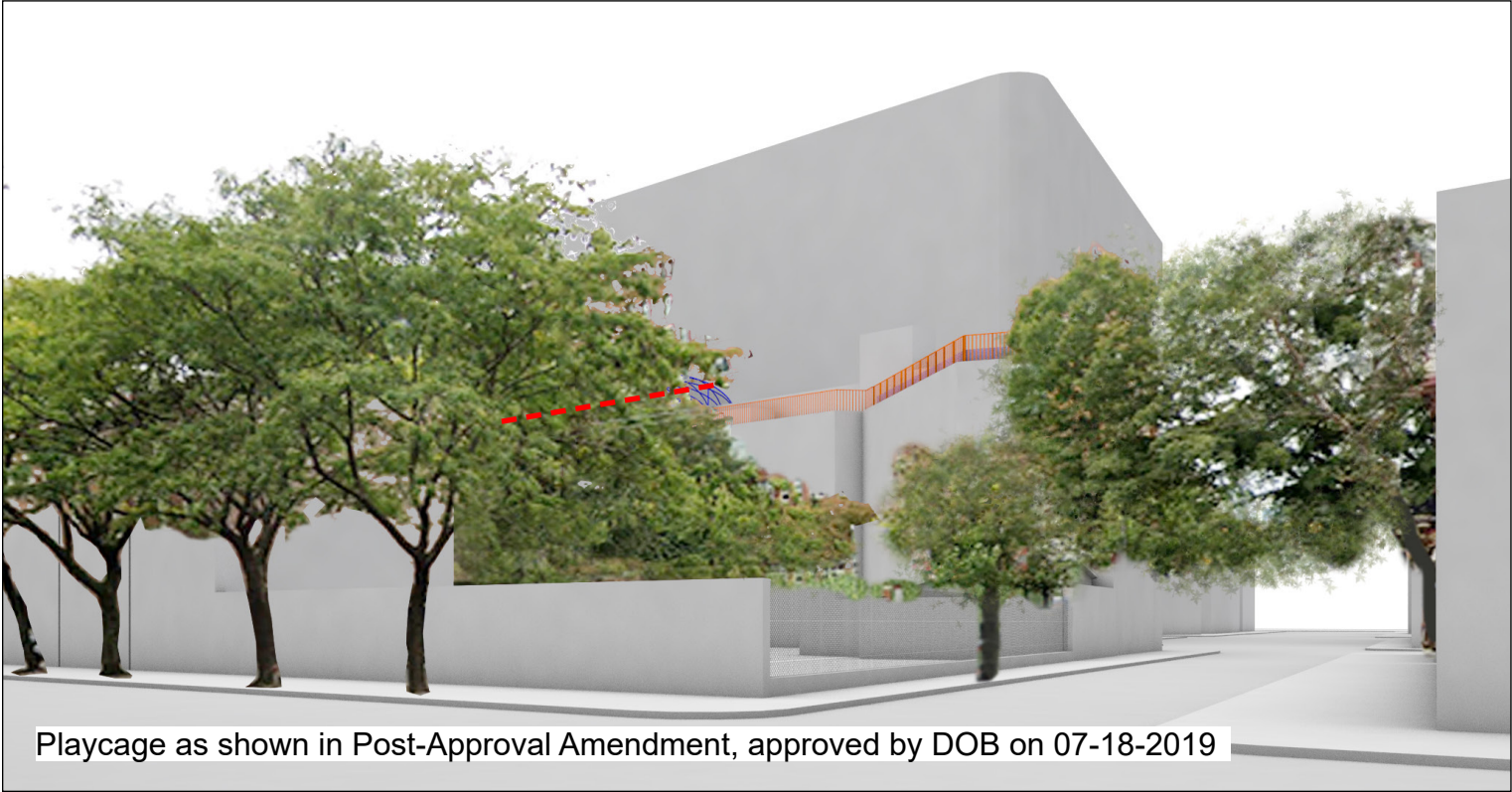
Proposed Playage 08-19-2021

--- Height of playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.












Playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

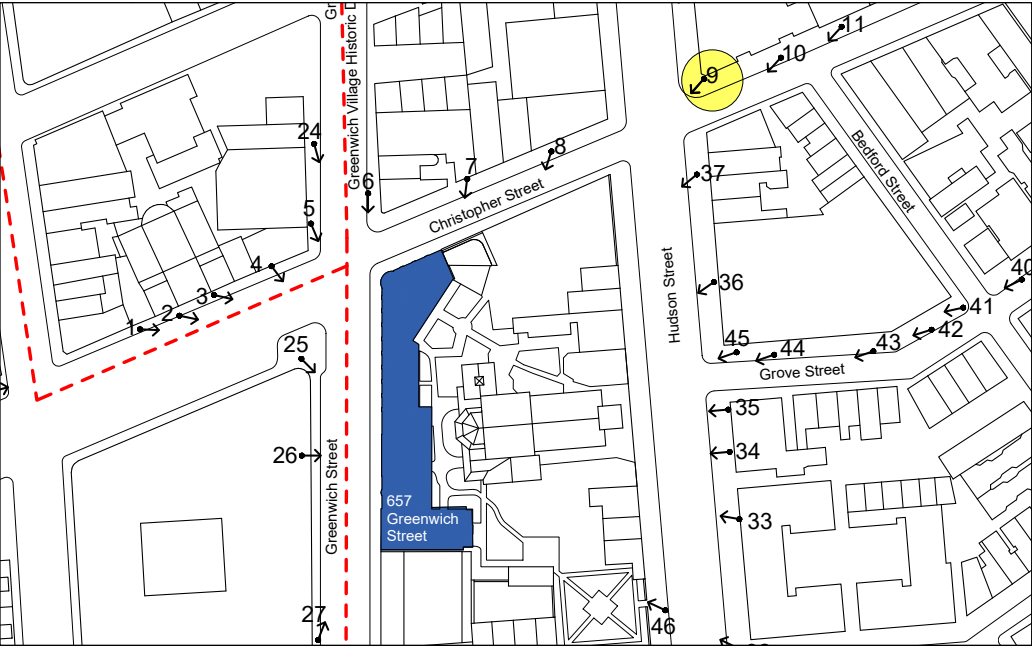
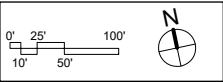


Playage as shown in Post-Approval Amendment, approved by DOB on 07-18-2019

Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.	 Playcage	 Exterior stair & Mech. Flue	Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.	 Playcage Seating	 Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.
	 Guardrail			 Wall safety pads	

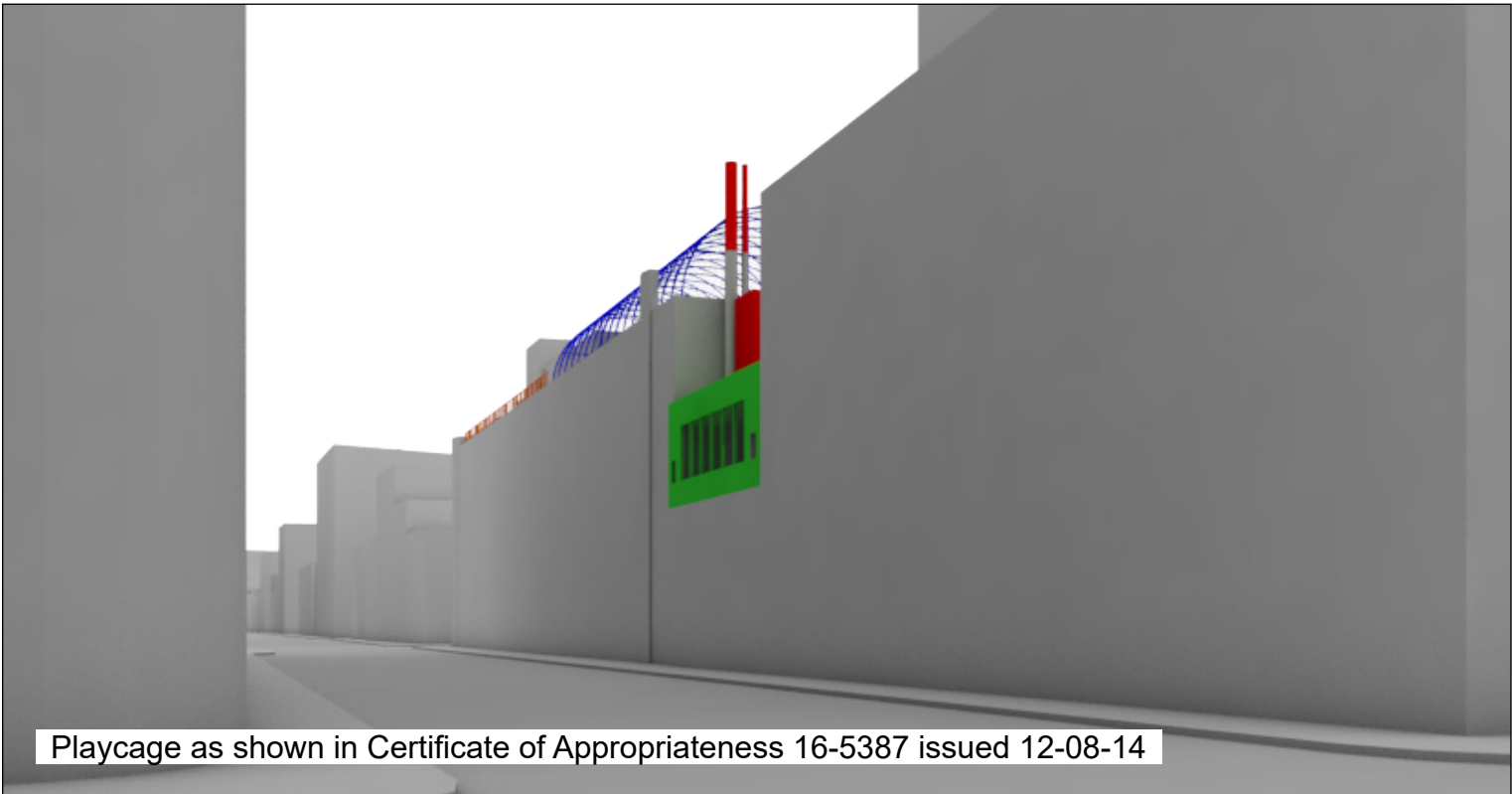
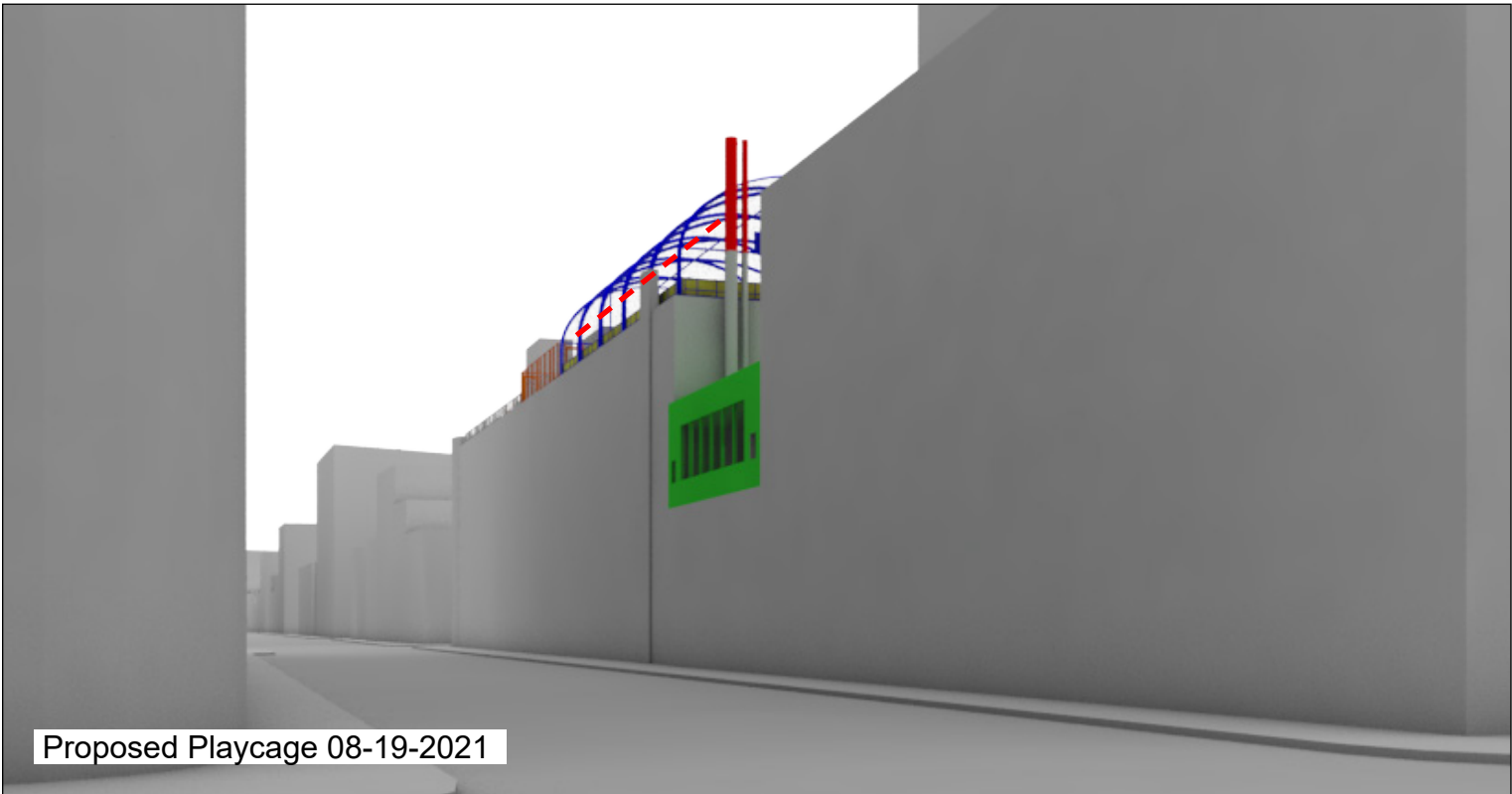
Legend	
	Denotes LPC Historic District Boundary
	View looking toward site
	Selected high visibility view of Playcage



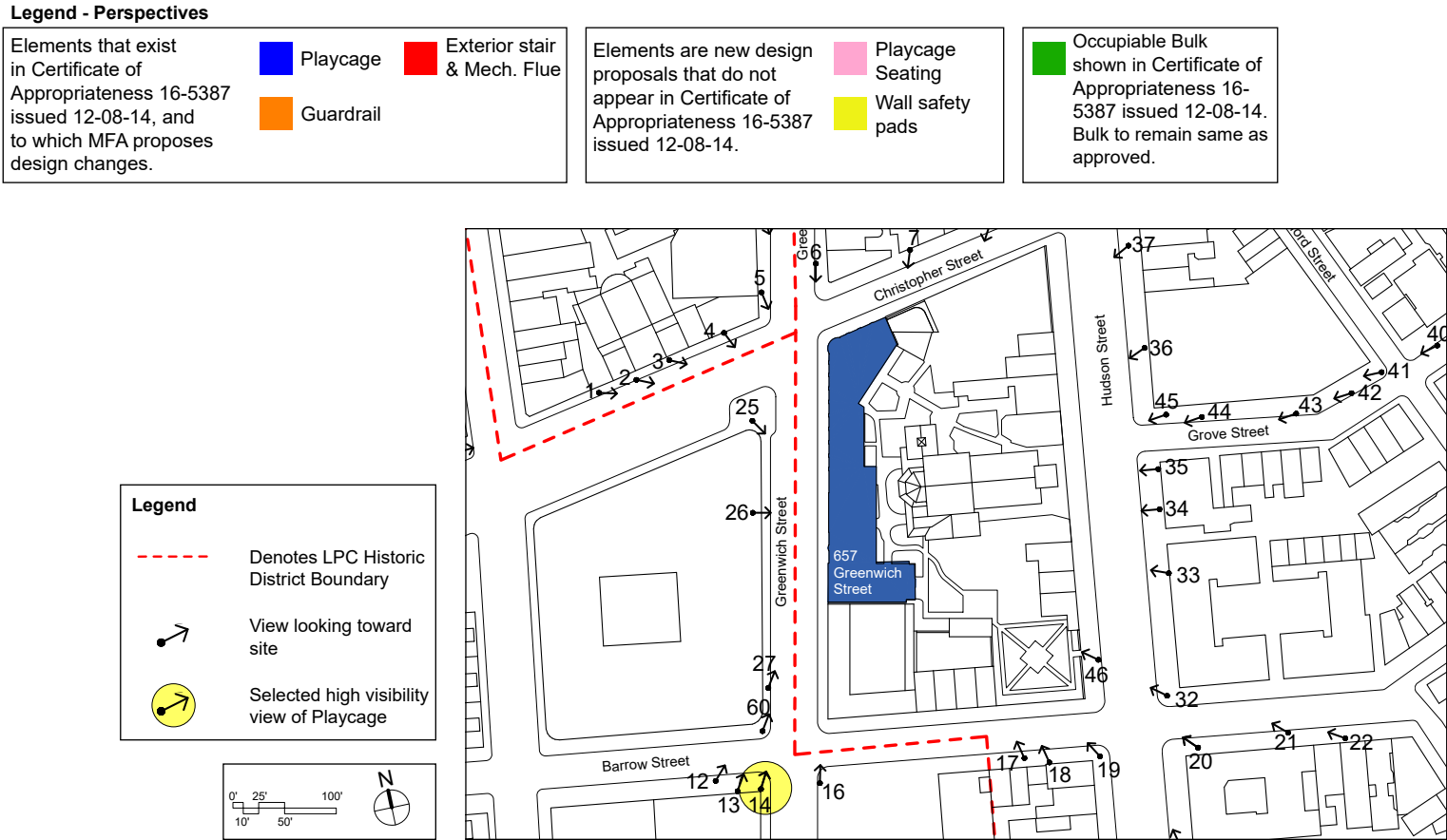
High Visibility Views of Proposed Design (08-19-2021) View 14

657 Greenwich Street - St. Luke's School

View looking northeast from Greenwich Street at Barrow Street



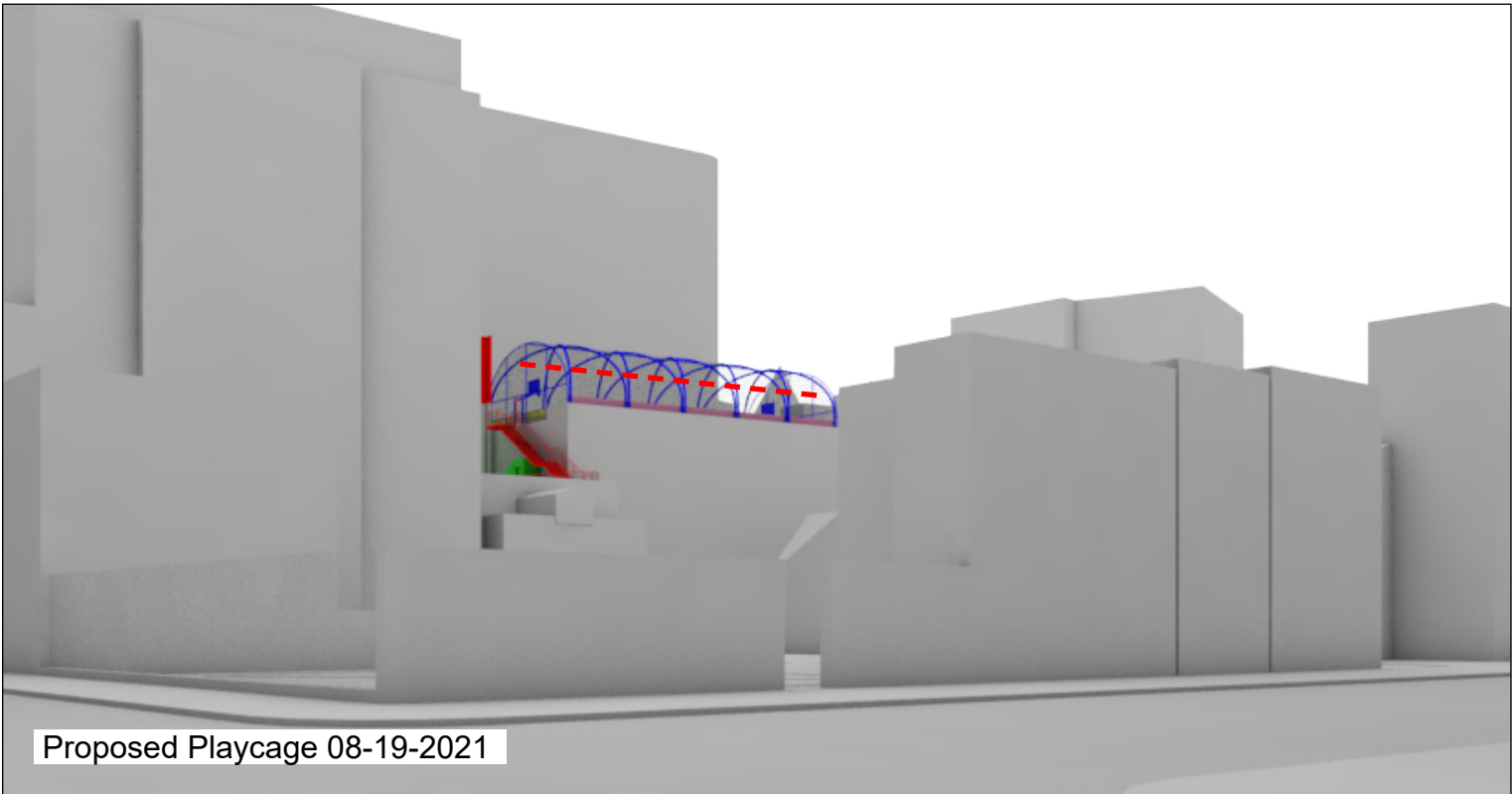
--- Height of playcage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14



High Visibility Views of Proposed Design (08-19-2021) View 20

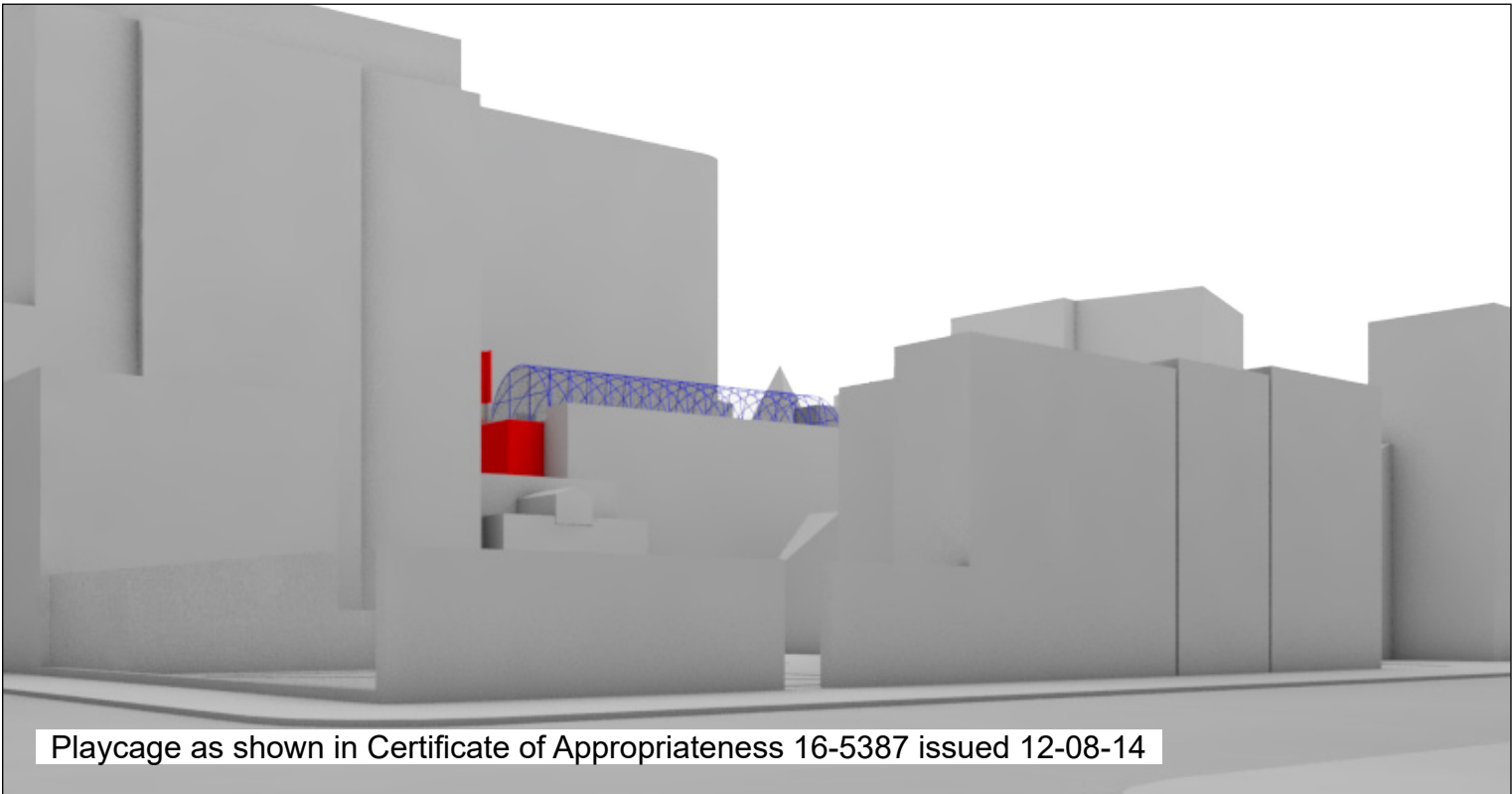
657 Greenwich Street - St. Luke's School

View looking northwest from Hudson Street at Barrow Street



--- Height of playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

- Playage
- Guardrail
- Exterior stair & Mech. Flue

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

- Playage Seating
- Wall safety pads

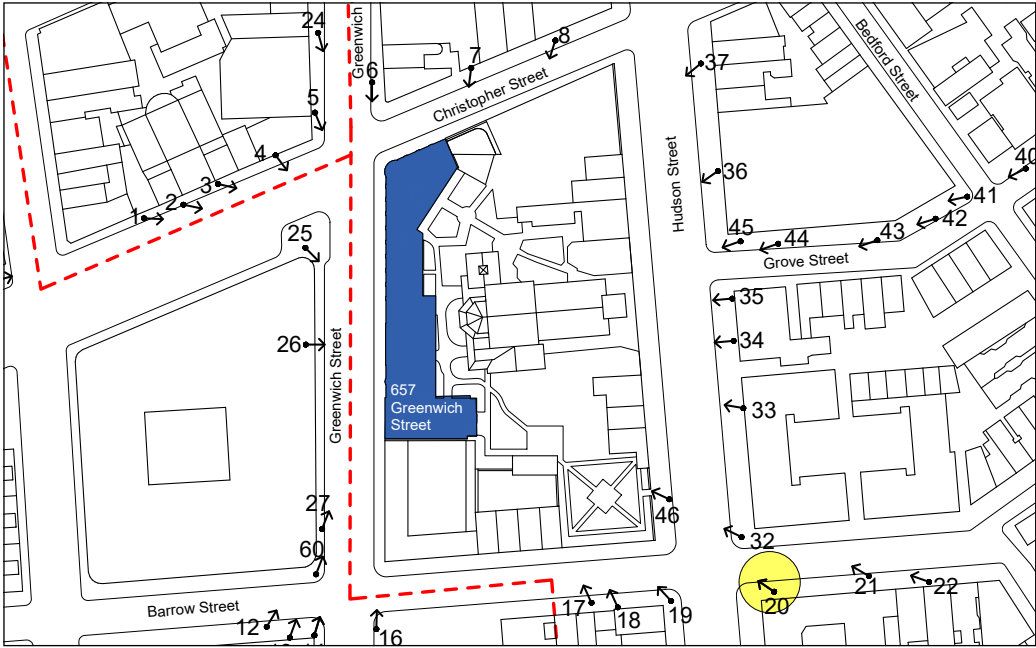
Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.



Legend

- Denotes LPC Historic District Boundary
- ➔ View looking toward site
- ➔ Selected high visibility view of Playage

0' 25' 100'
10' 50'



High Visibility Views of Proposed Design (08-19-2021) View 20

657 Greenwich Street - St. Luke's School

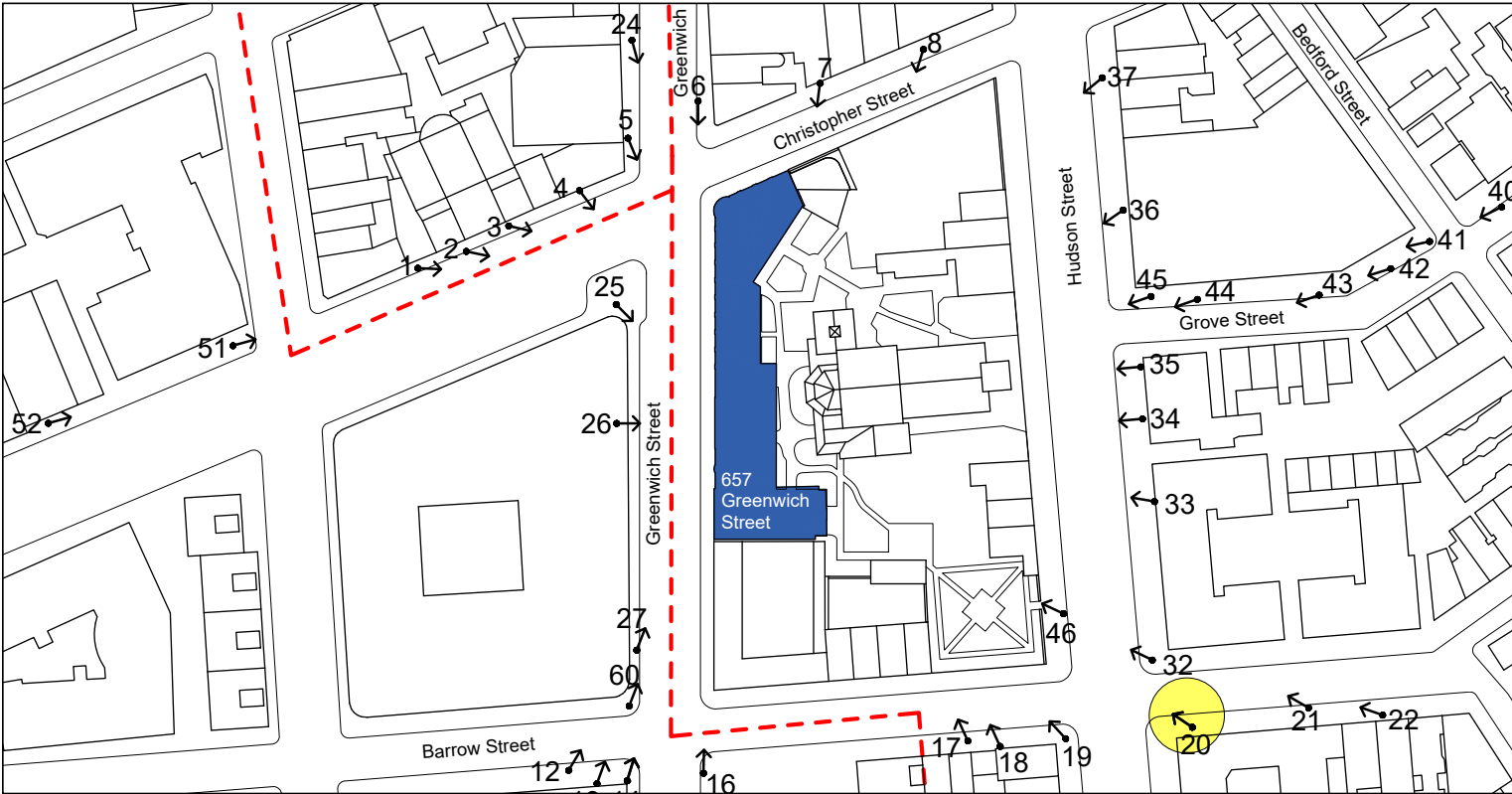
View looking northwest from Hudson Street at Barrow Street. See page 35 for further studies of this view.



Photo collage - playcage, playcage seating, and wall safety pads are visible. Mechanical flues and exterior stair are visible seasonally.



Unaltered photograph of guardrail mock-up (visible seasonally)



View looking northwest from Hudson Street at Barrow Street



--- Height of playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

- Playage
- Guardrail
- Exterior stair & Mech. Flue

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

- Playage Seating
- Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.



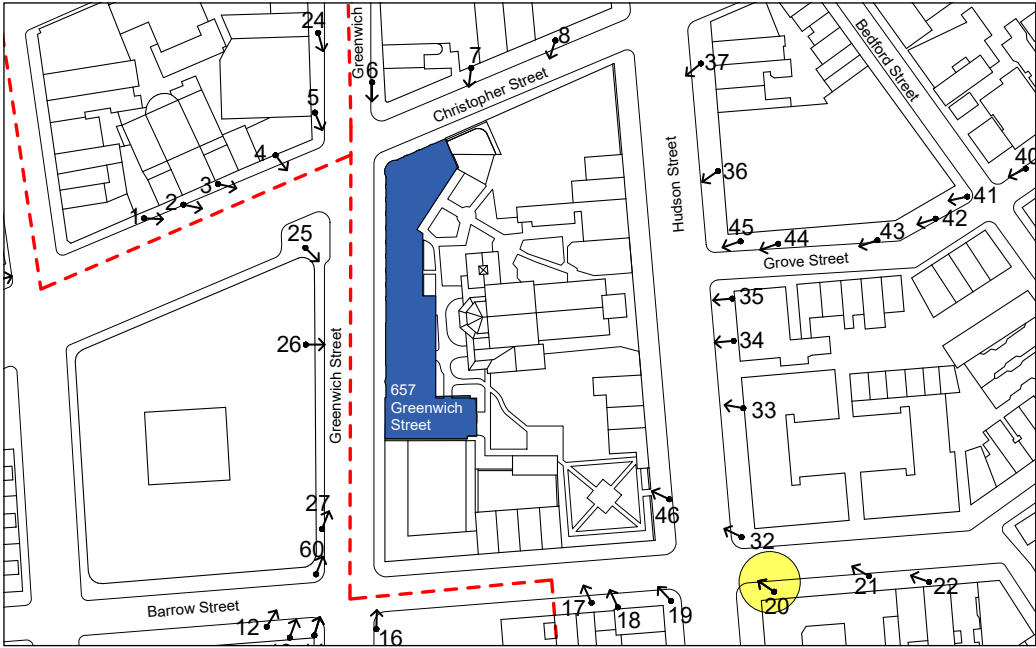
Legend

- Denotes LPC Historic District Boundary
- View looking toward site
- Selected high visibility view of Playage

0' 25' 100'

10' 50'

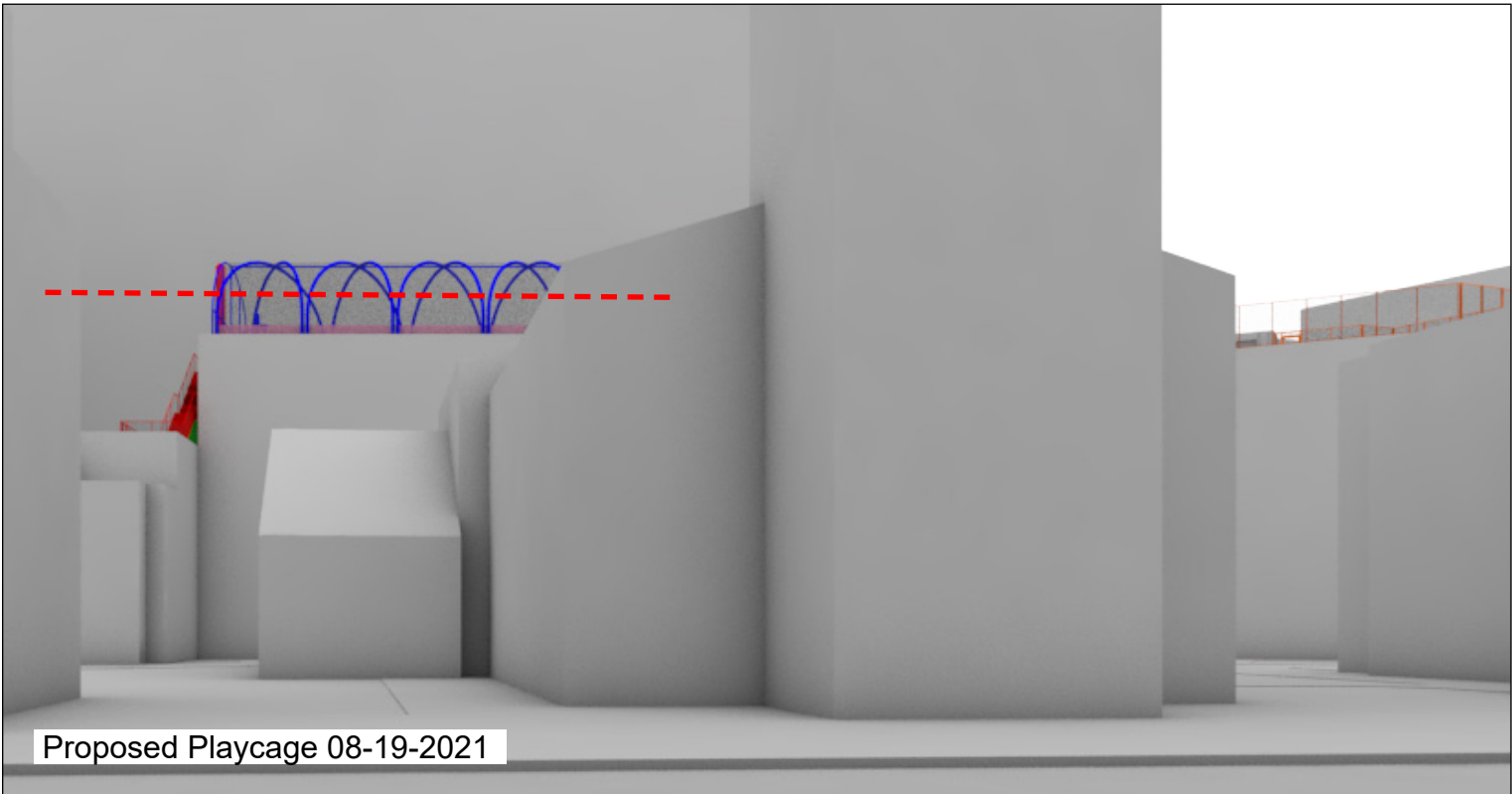
N



High Visibility Views of Proposed Design (08-19-2021) View 34

657 Greenwich Street - St. Luke's School

View looking west from Hudson Street between Grove and Barrow Streets



--- Height of playcage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

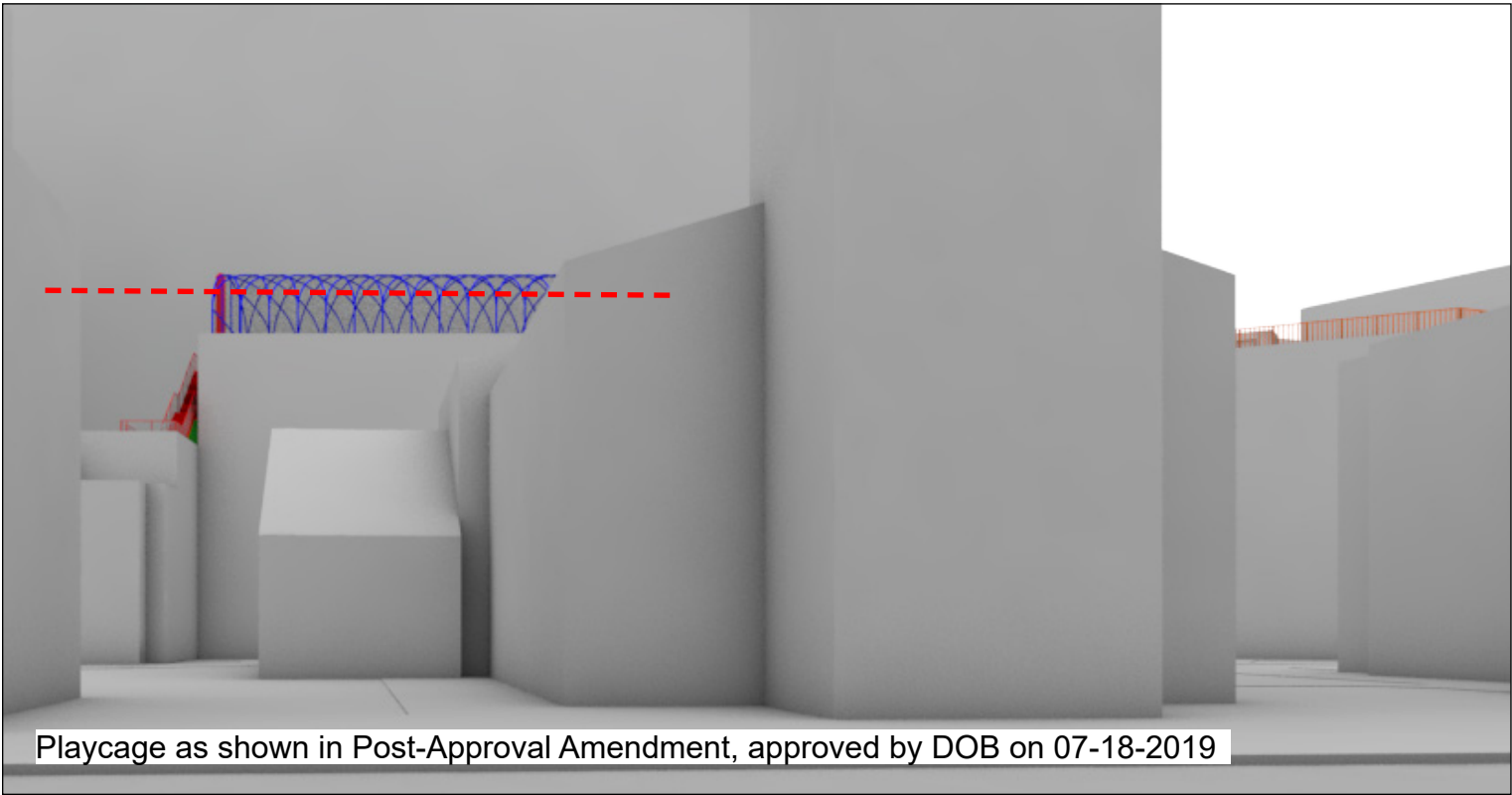
- Playcage
- Guardrail

Exterior stair & Mech. Flue

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

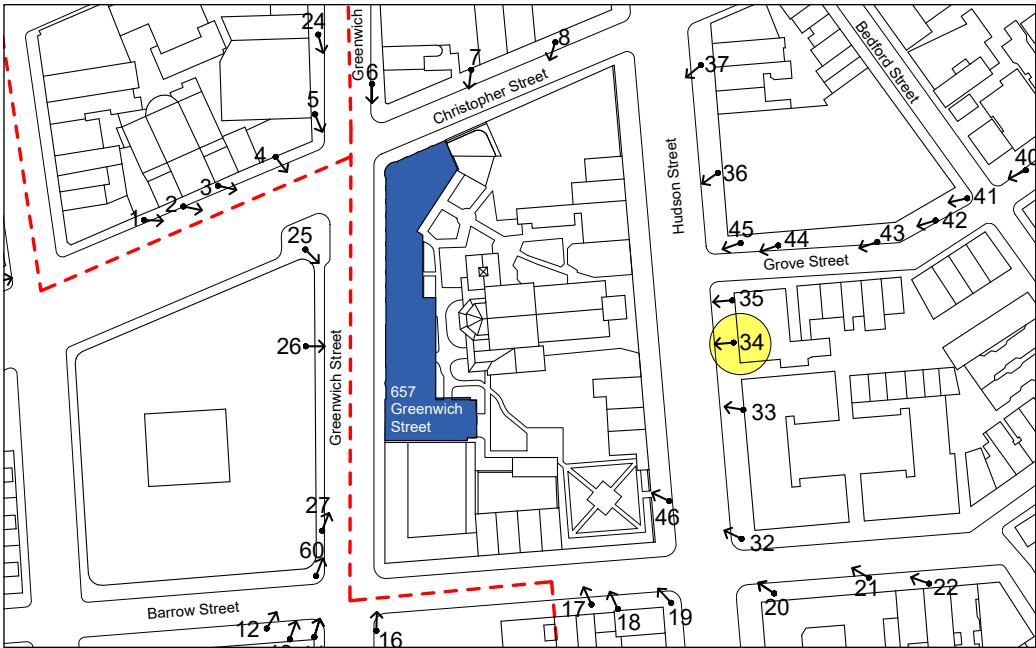
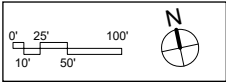
- Playcage Seating
- Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.



Playcage as shown in Post-Approval Amendment, approved by DOB on 07-18-2019

- Legend
- Denotes LPC Historic District Boundary
 - View looking toward site
 - Selected high visibility view of Playcage



View looking west from Hudson Street between Grove and Barrow Streets



Height of playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

Playage

Guardrail

Exterior stair & Mech. Flue

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

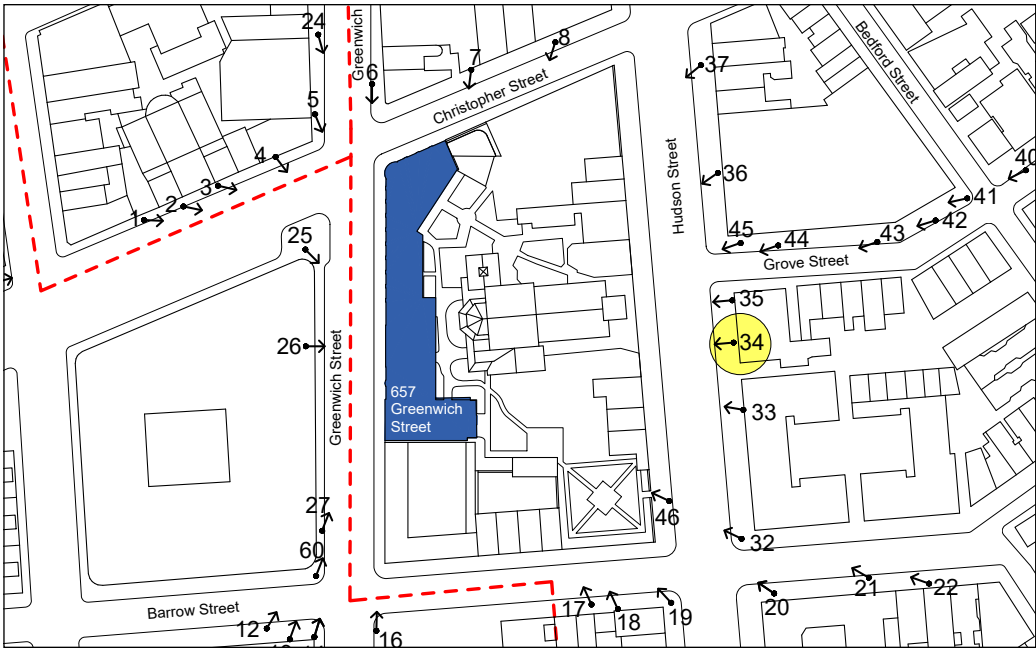
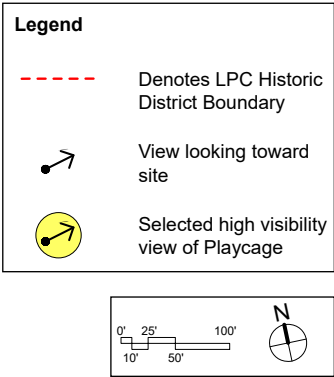
Playage Seating

Wall safety pads

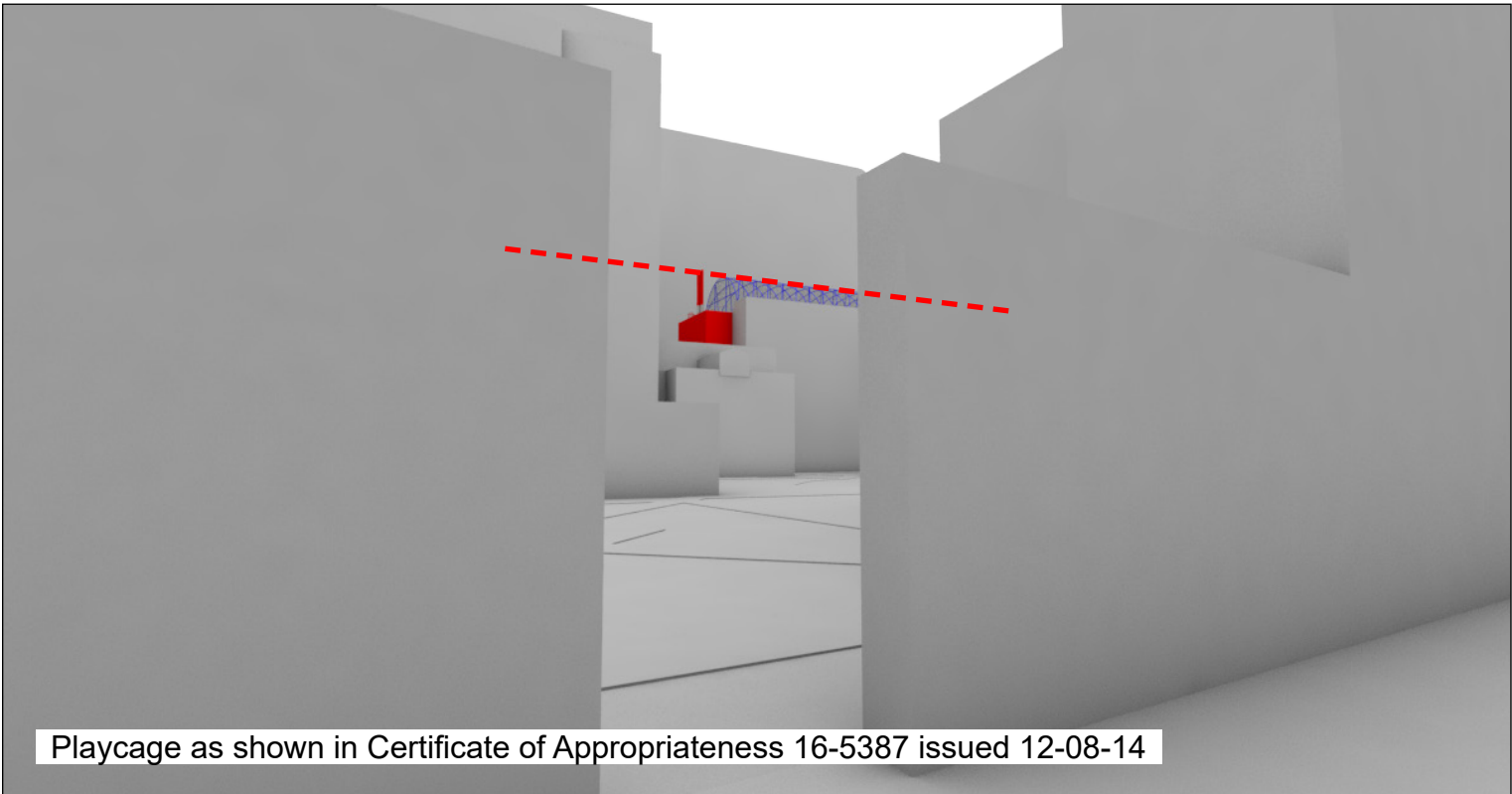
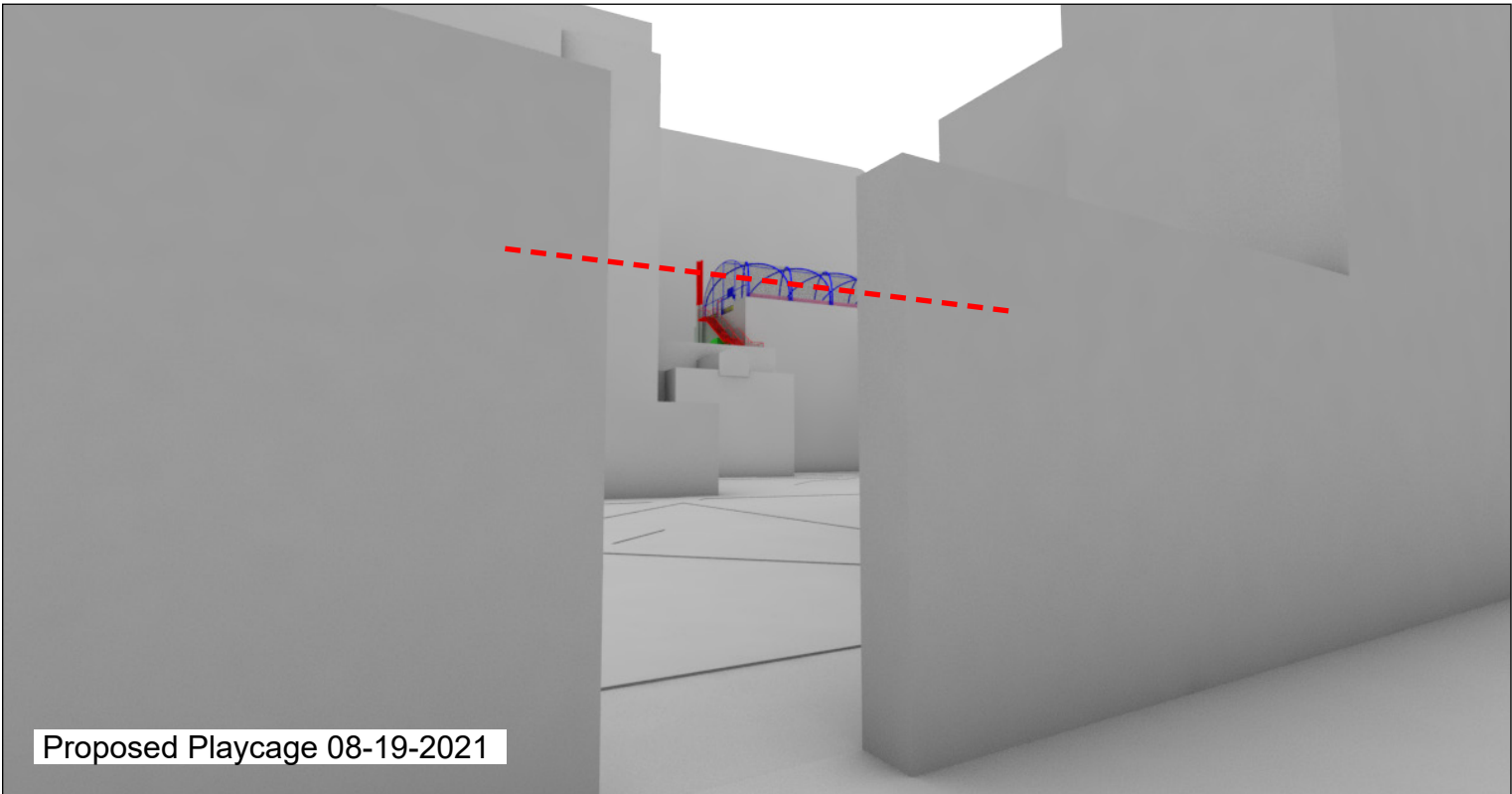
Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.



Playage as shown in Post-Approval Amendment, approved by DOB on 07-18-2019

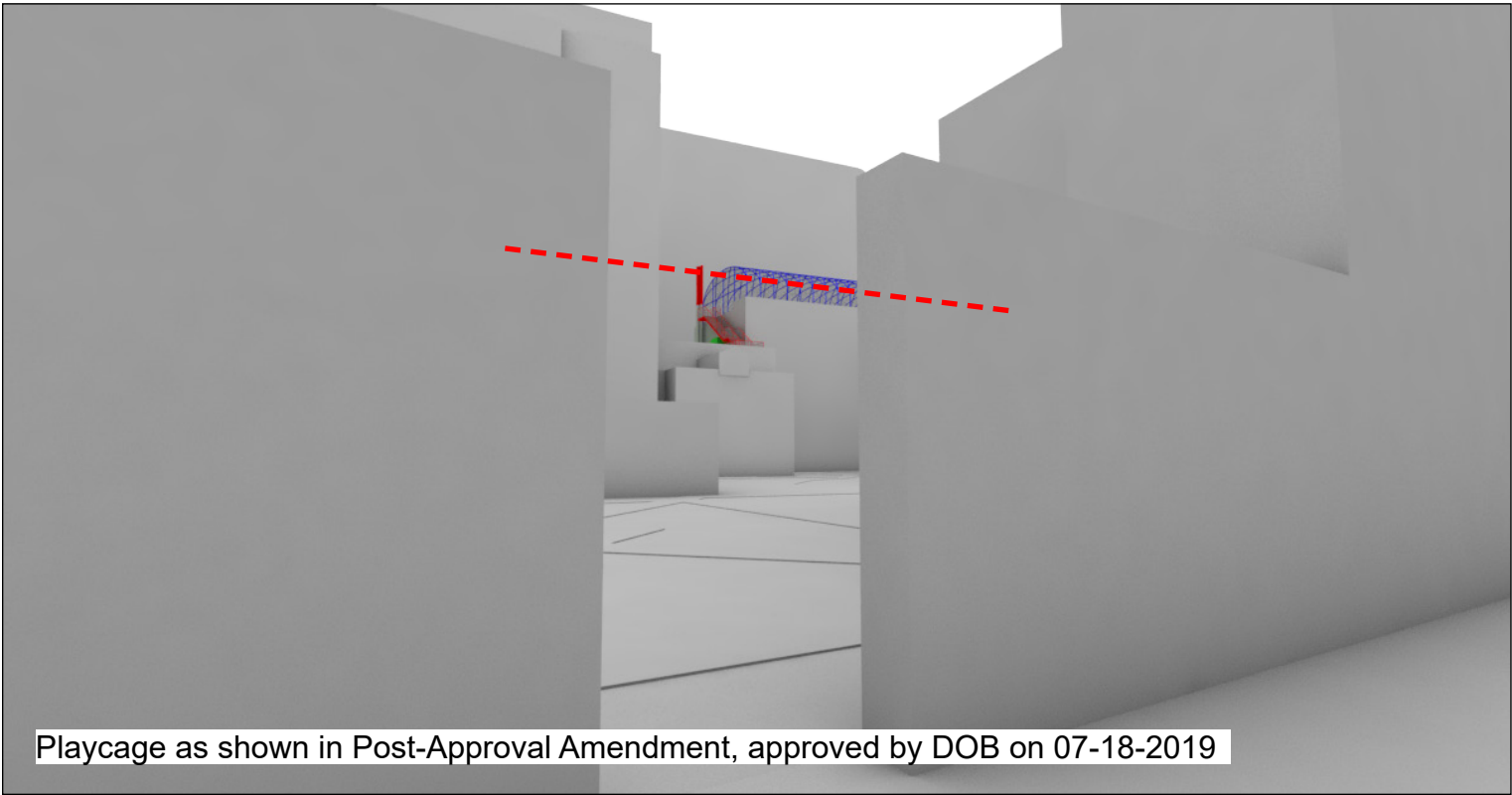


View looking northwest from garden.



--- Height of playcage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

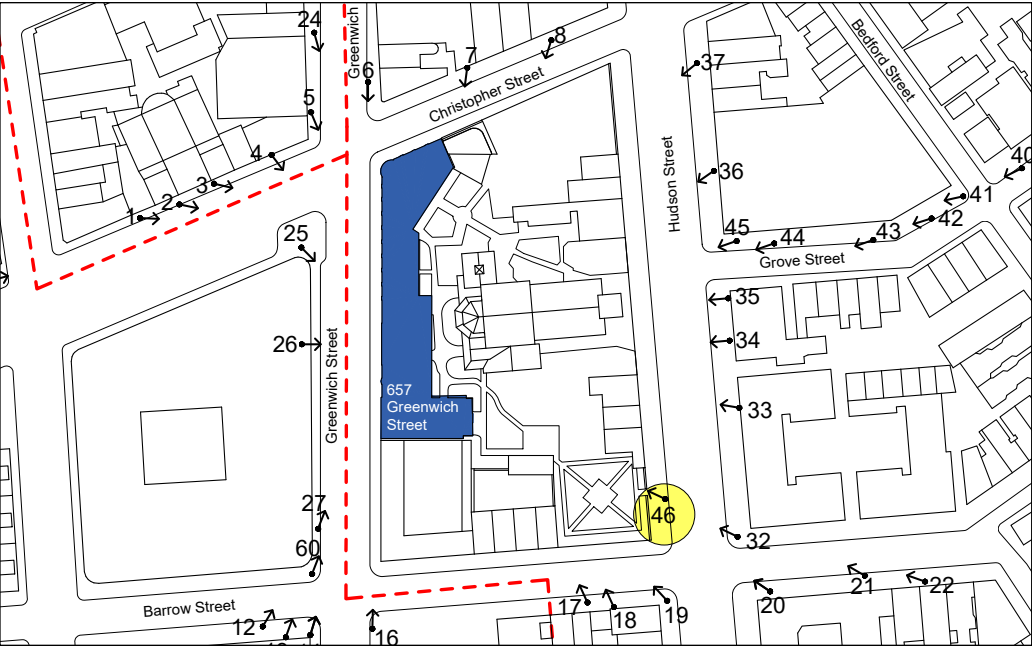
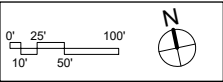
- Playcage
- Exterior stair & Mech. Flue
- Guardrail

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

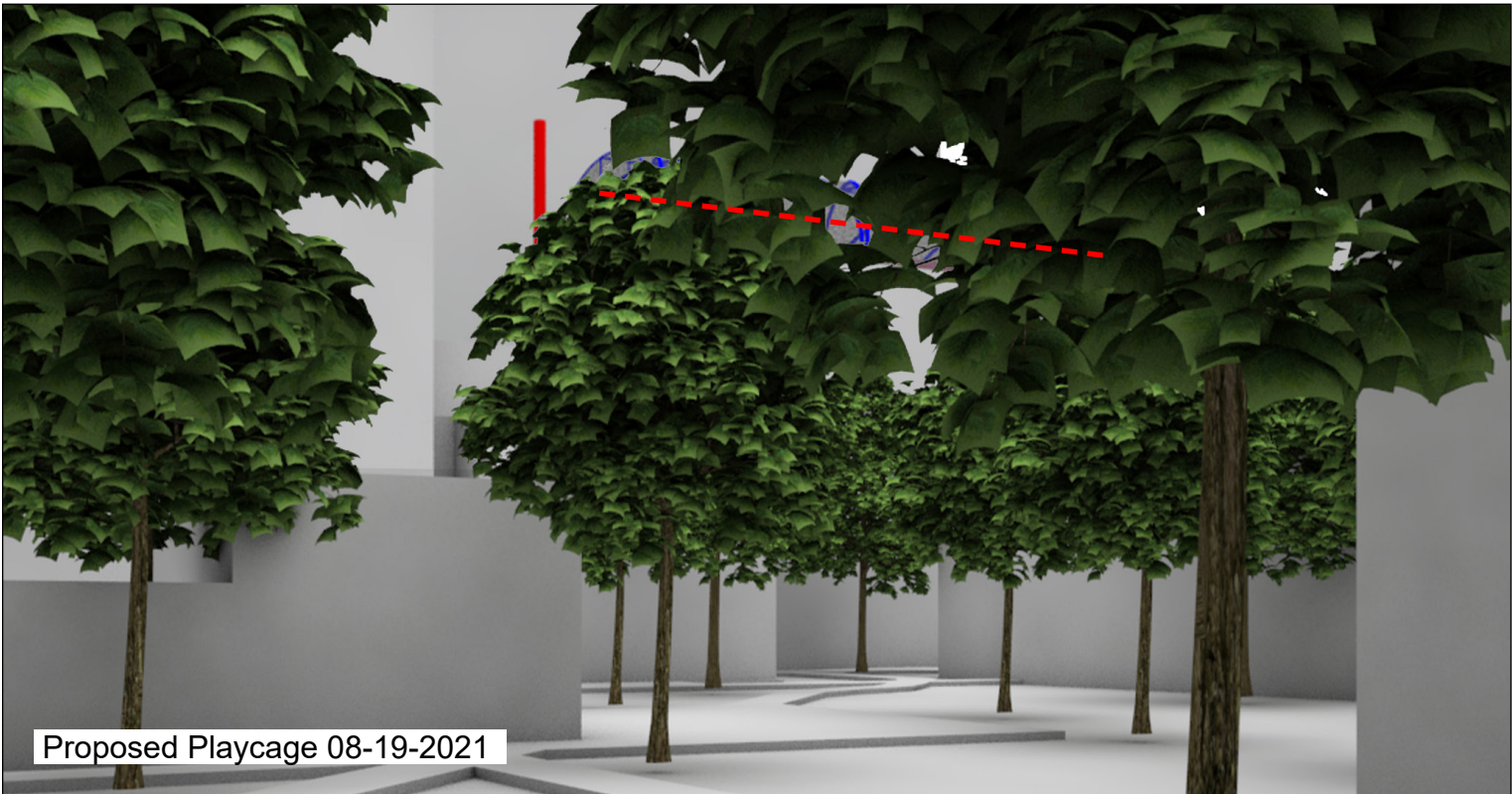
- Playcage Seating
- Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.

- Legend
- Denotes LPC Historic District Boundary
 - View looking toward site
 - Selected high visibility view of Playcage



View looking northwest from garden.



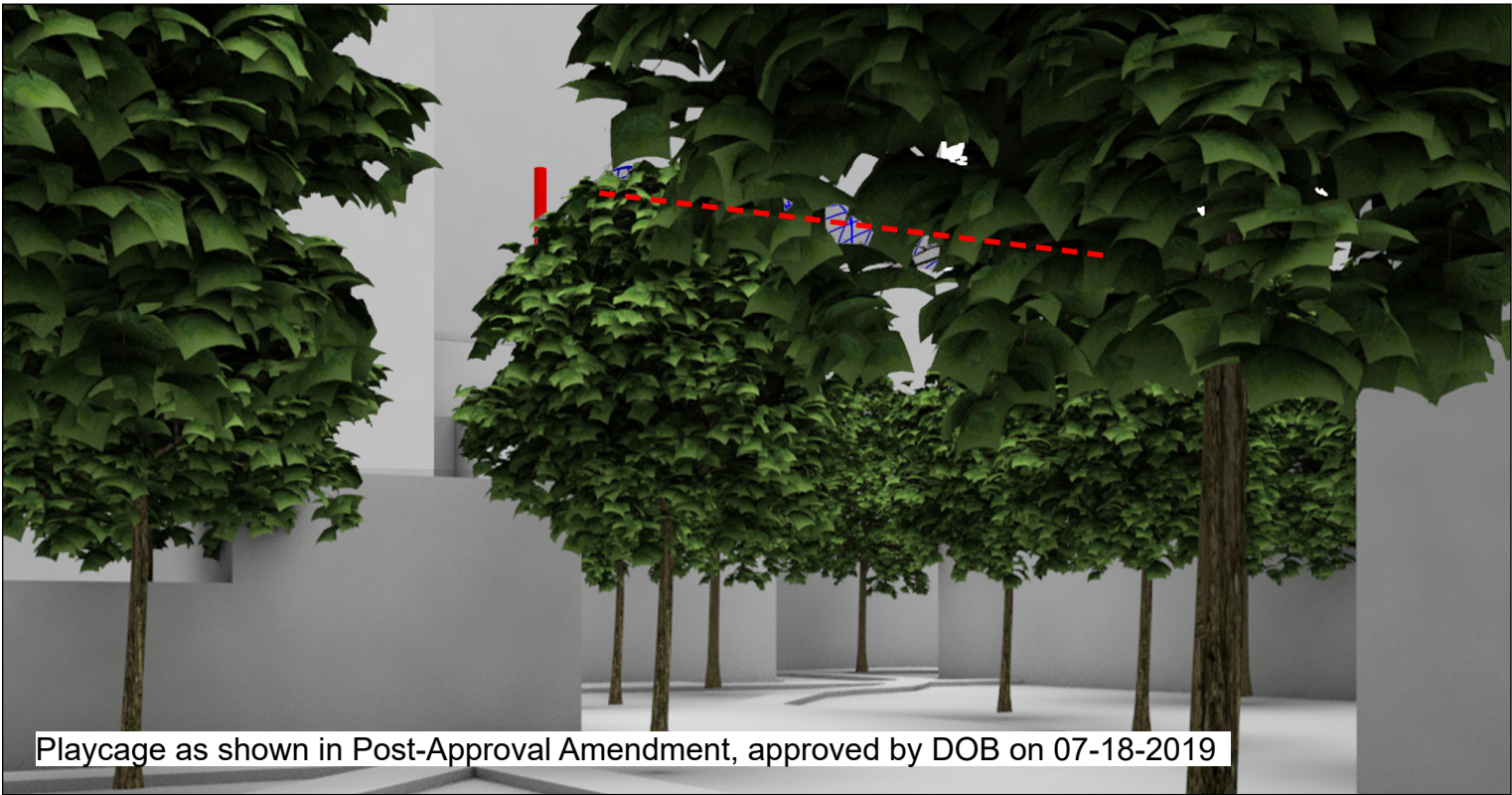
Proposed Playage 08-19-2021

--- Height of playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14

Note: the addition will be visible as foreground to the elevation of the building across the street, 666 Greenwich Street.



Playage as shown in Certificate of Appropriateness 16-5387 issued 12-08-14



Playage as shown in Post-Approval Amendment, approved by DOB on 07-18-2019

Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

- Playage
- Guardrail

Exterior stair & Mech. Flue

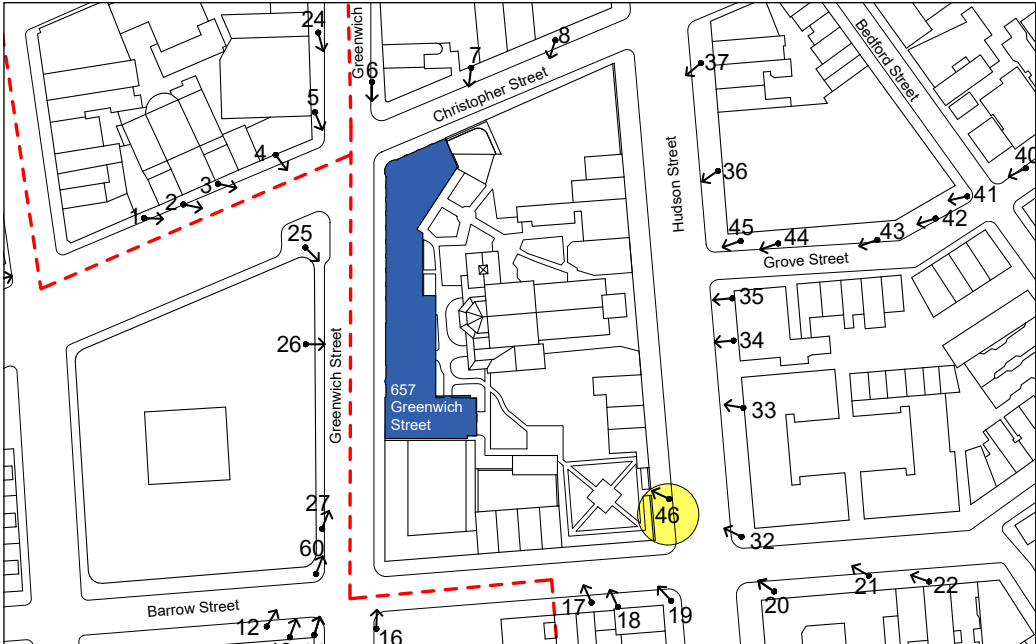
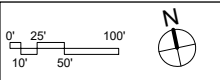
Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14.

- Playage Seating
- Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.

Legend

- Denotes LPC Historic District Boundary
- View looking toward site
- Selected high visibility view of Playage



High Visibility Views of Proposed Design (08-19-2021) View 46

657 Greenwich Street - St. Luke's School

View looking northwest from garden. See page 39 for further studies of this view.



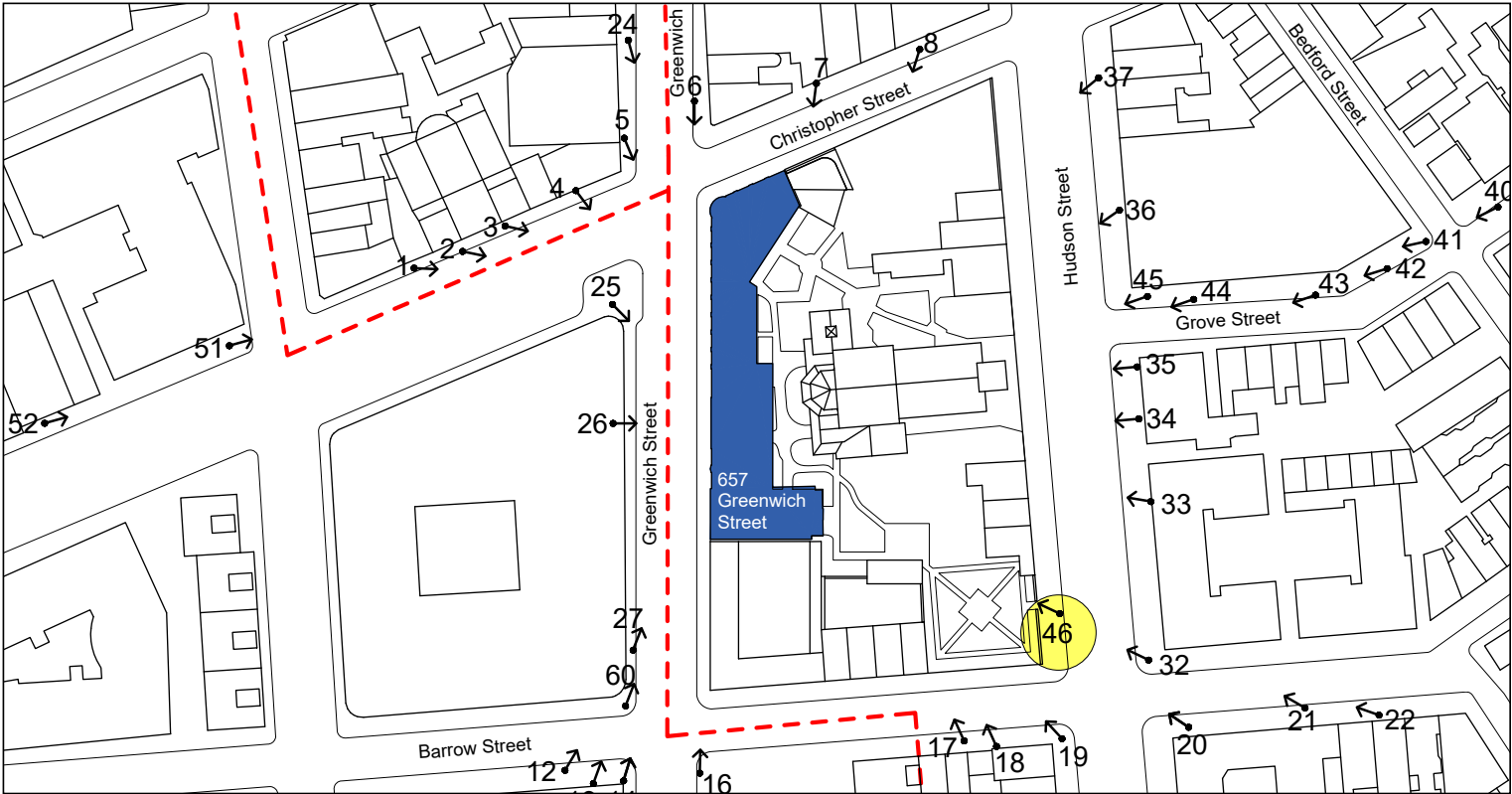
Photo collage



Unaltered photograph of guardrail mock-up (visible seasonally)

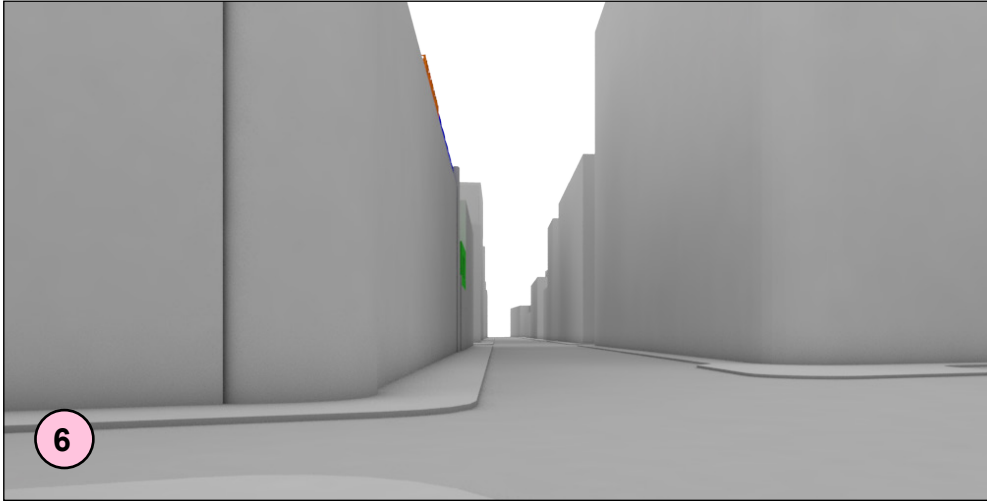
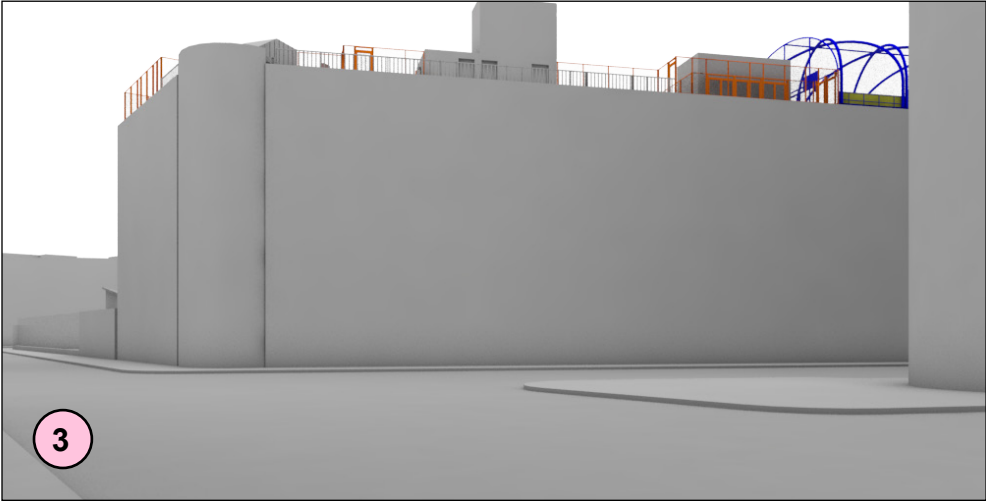
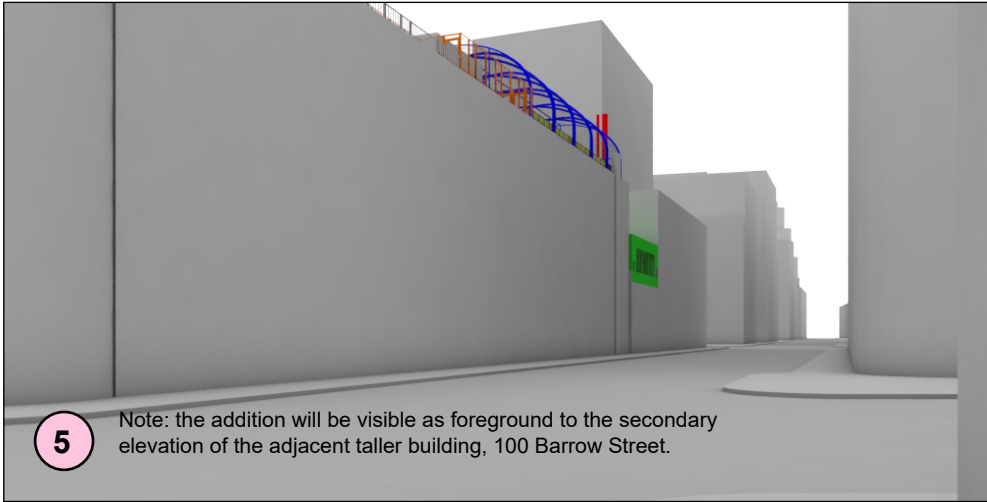
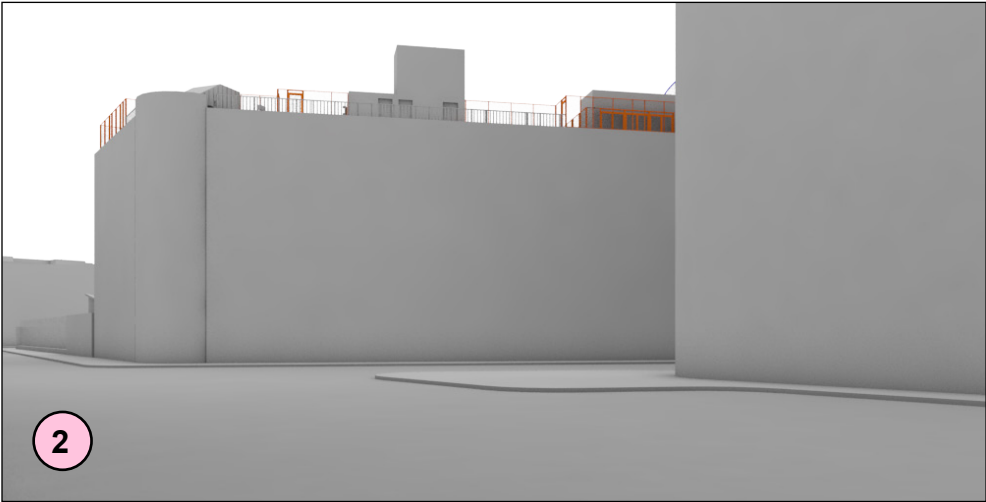
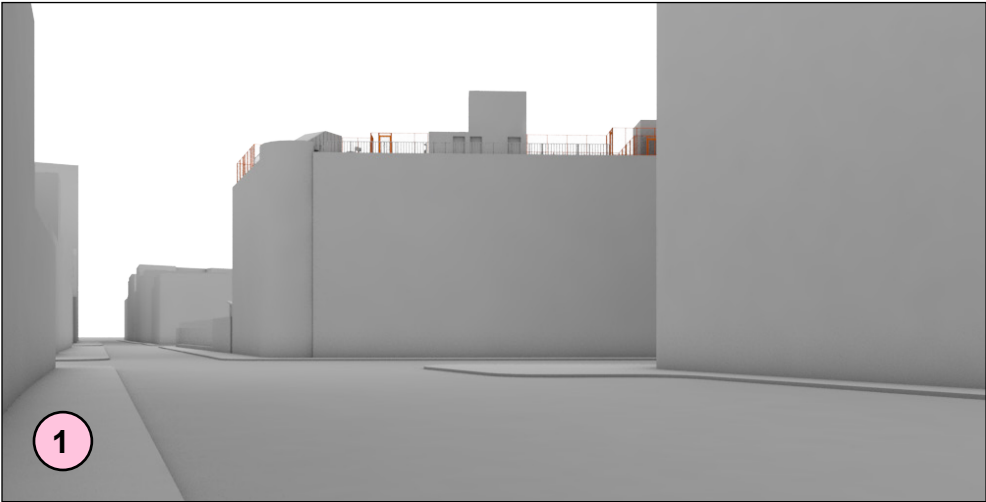


Photo collage - shows visibility of playage, exterior stair, mechanical flues, and wall safety pads without seasonal tree coverage.



Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

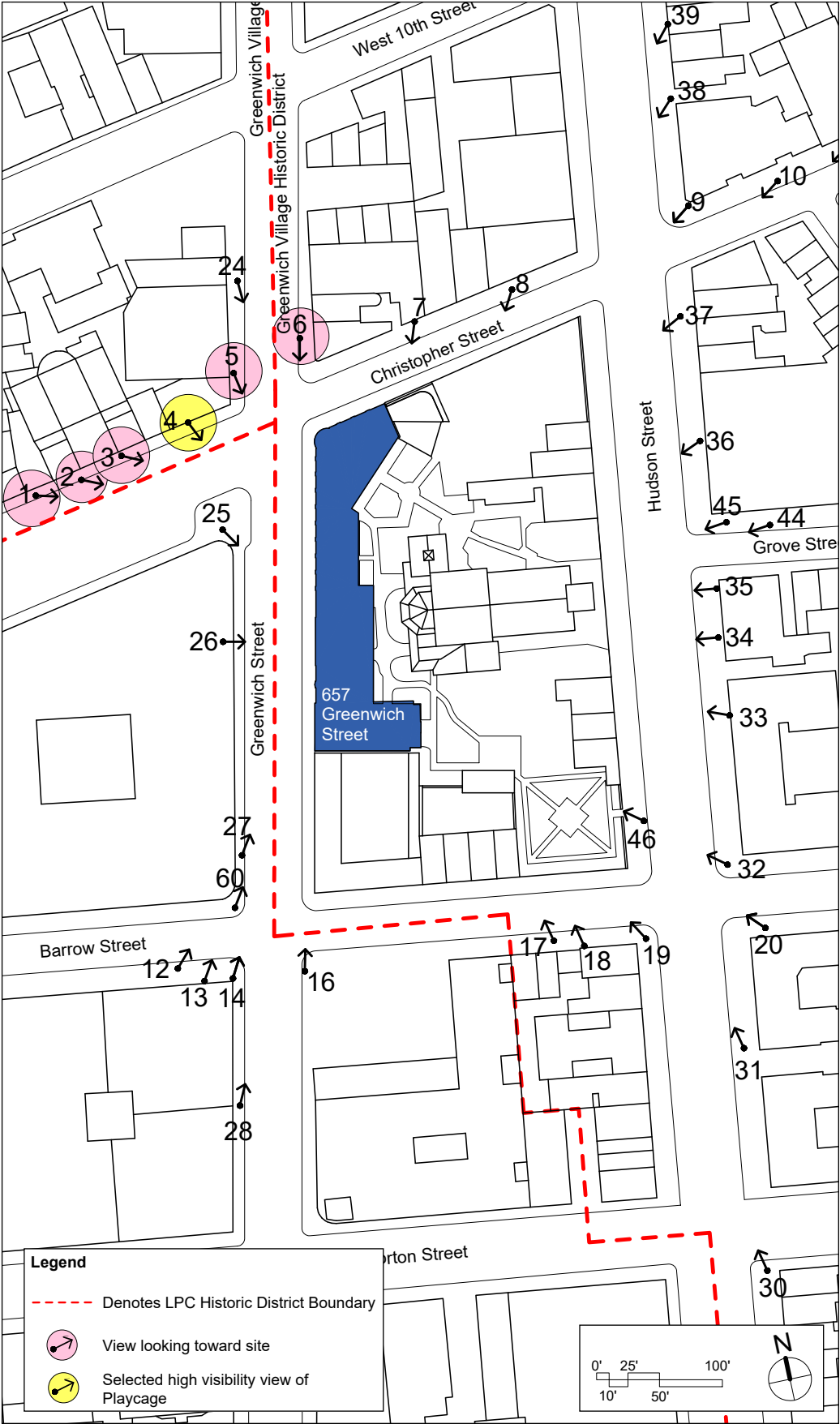
- Blue square: Playcage
- Red square: Exterior stair & Mech. Flue
- Orange square: Guardrail

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14

- Pink square: Playcage Seating
- Yellow square: Wall safety pads

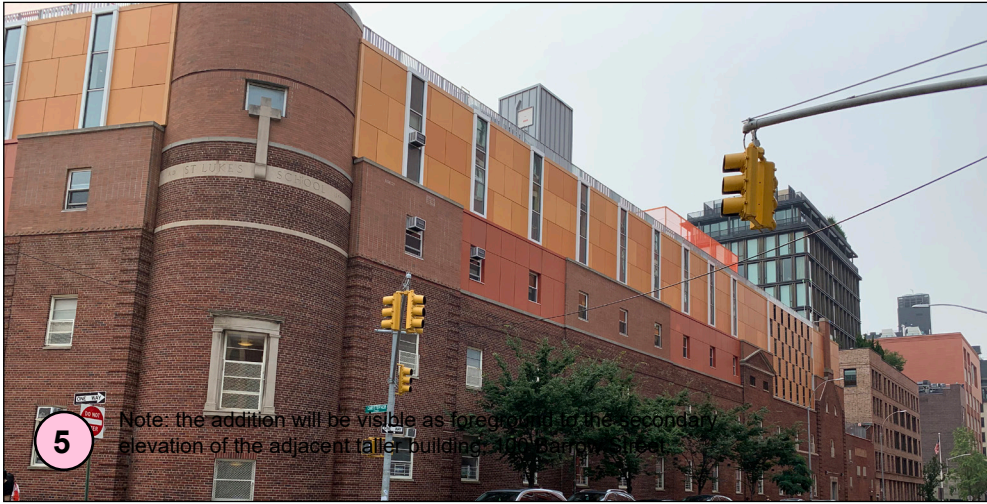
Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.

- Green square: Occupiable Bulk



Visibility Matrix for Proposed Design (08-19-2021) mock-up photographs

657 Greenwich Street - St. Luke's School



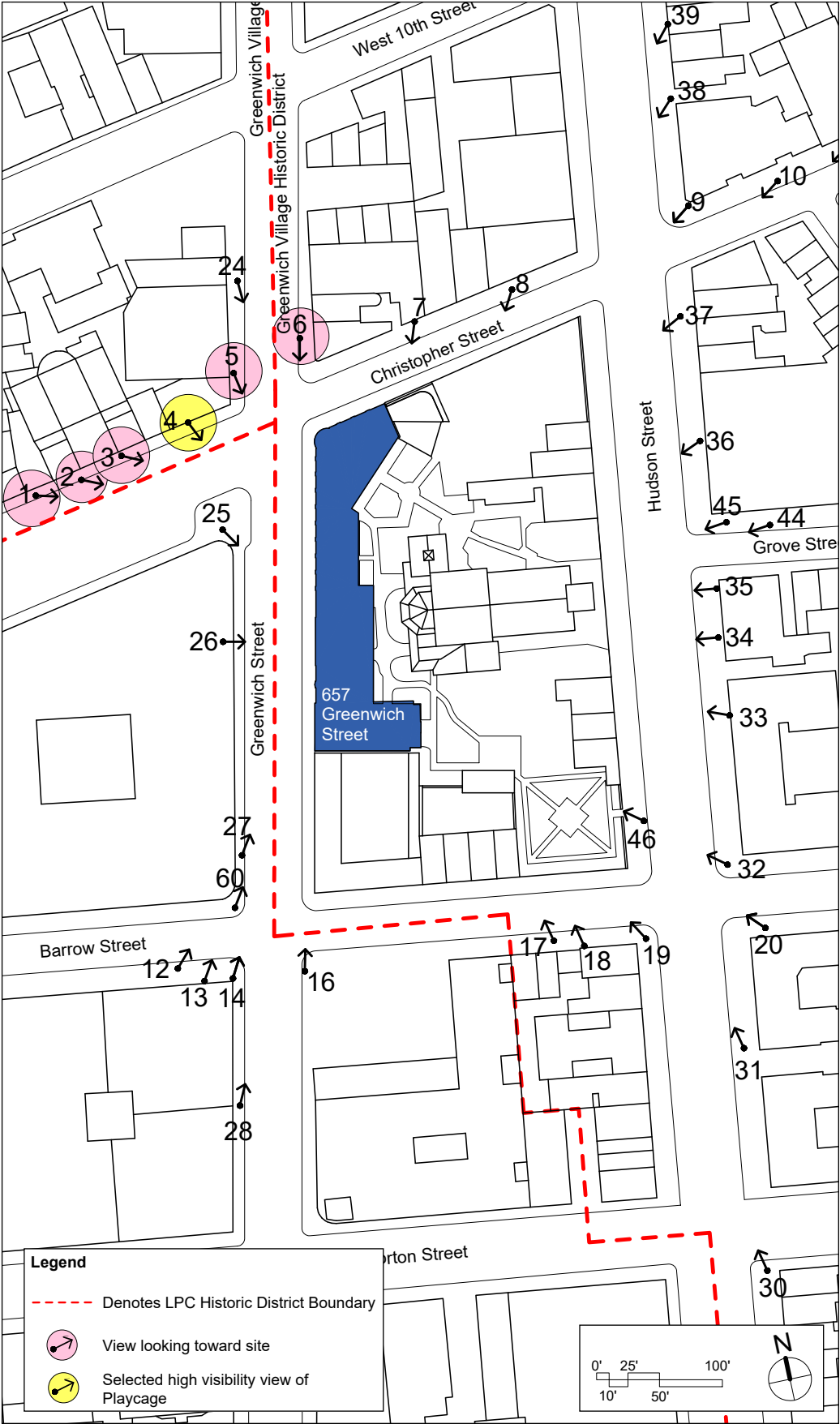
Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.	Playcage	Exterior stair & Mech. Flue
	Guardrail	

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14

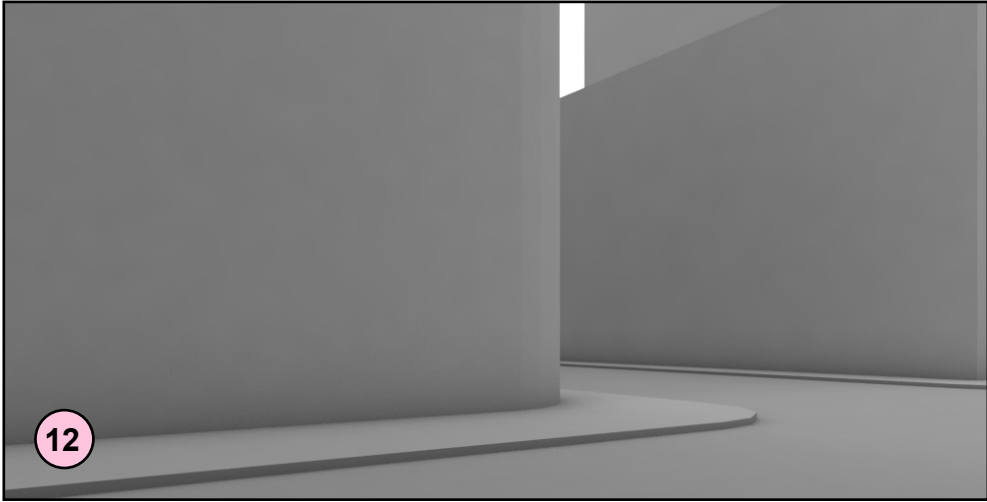
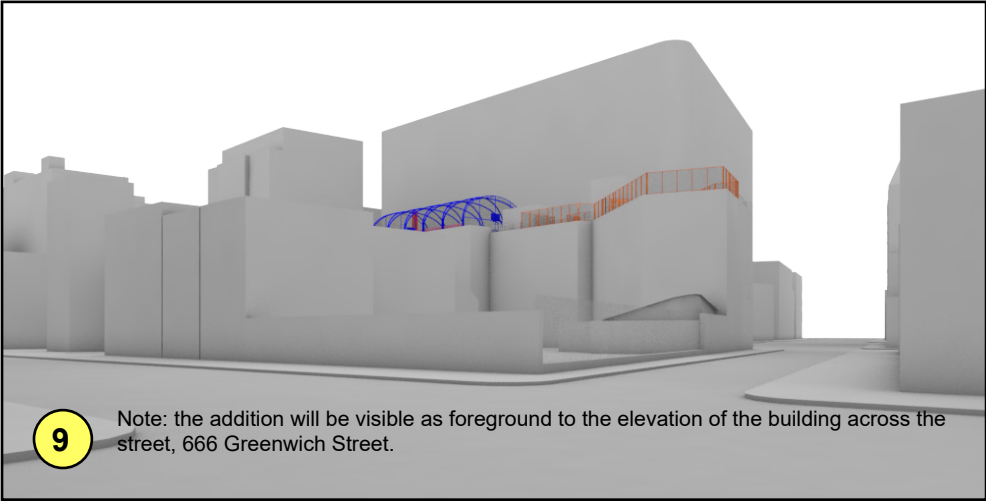
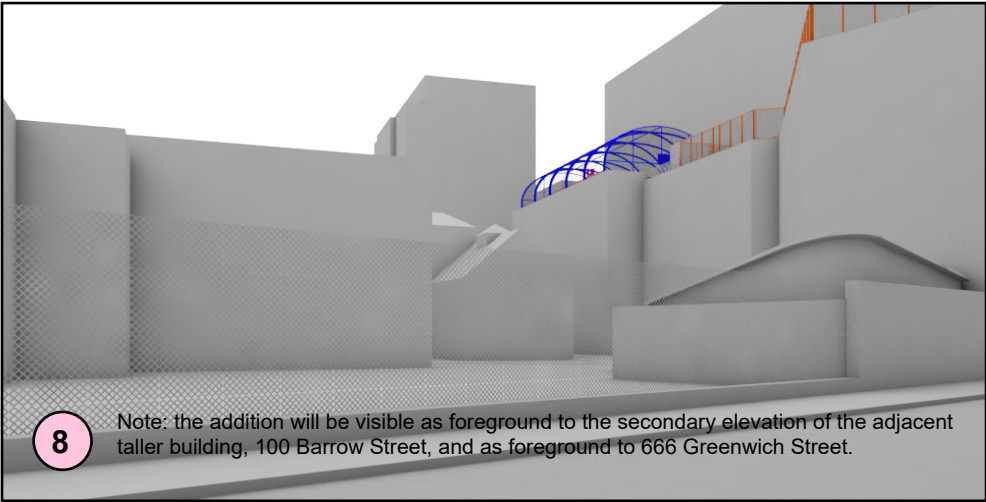
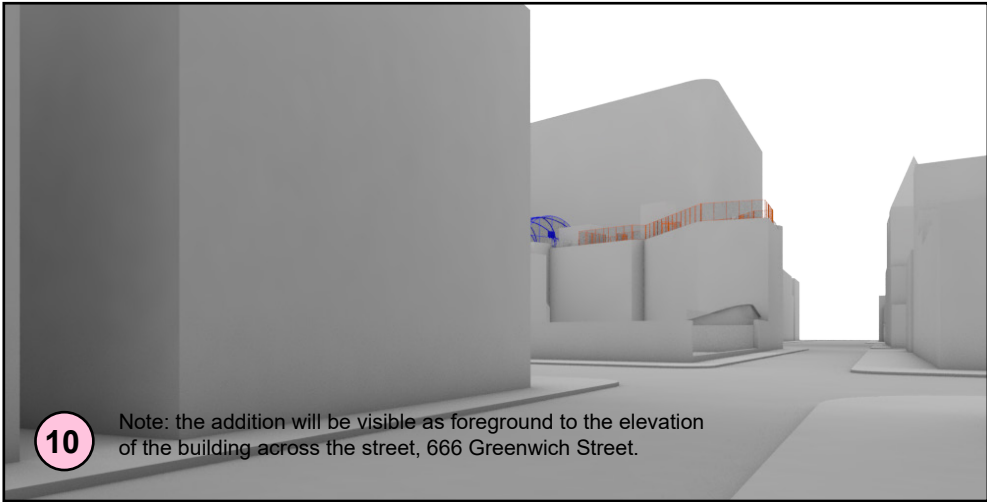
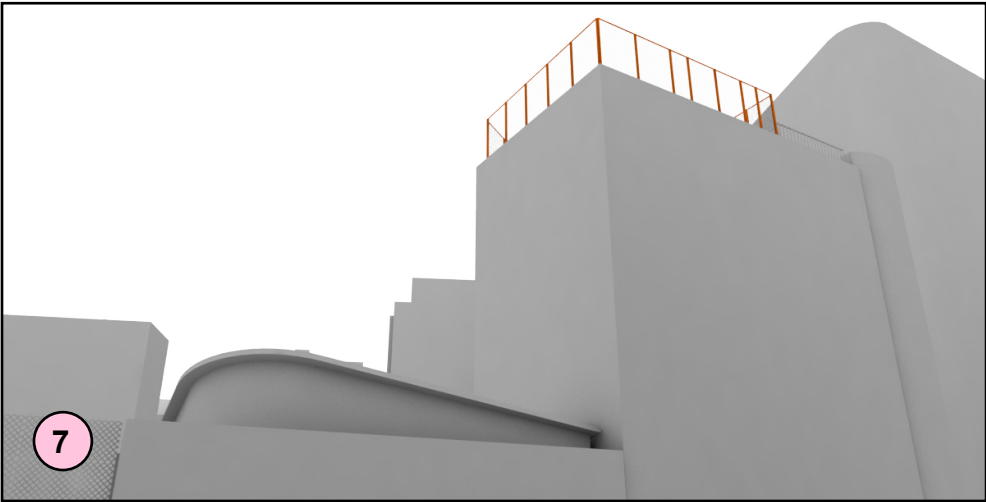
Playcage Seating
Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.



Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School



Legend - Perspectives

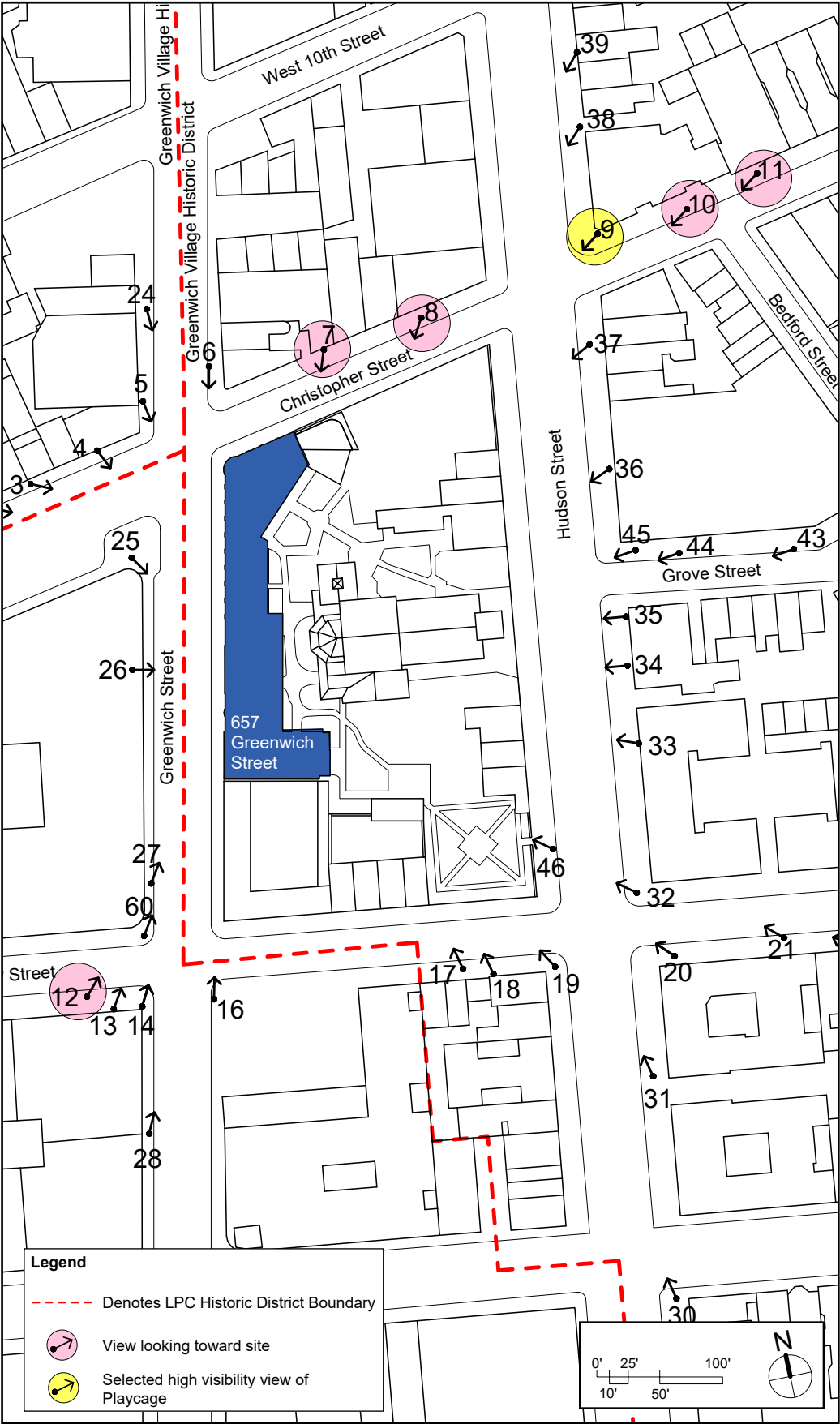
Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

- Playcage
- Guardrail
- Exterior stair & Mech. Flue

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14

- Playcage Seating
- Wall safety pads

Occupiable Bulk shown in Certificate of Appropriateness 16-5387 issued 12-08-14. Bulk to remain same as approved.



Visibility Matrix for Proposed Design (08-19-2021) mock-up photographs

657 Greenwich Street - St. Luke's School

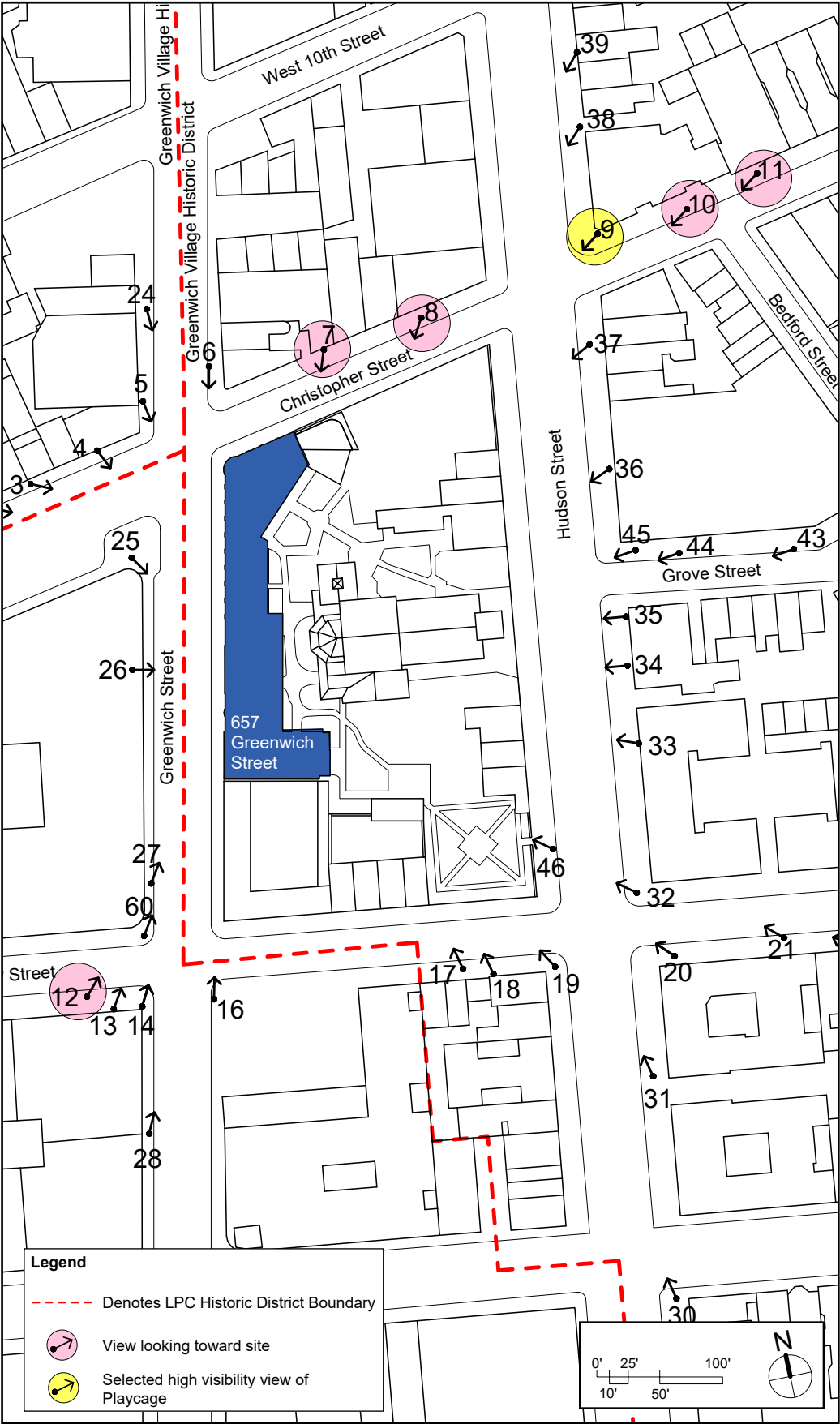


Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.	Playcage	Exterior stair & Mech. Flue
Guardrail		

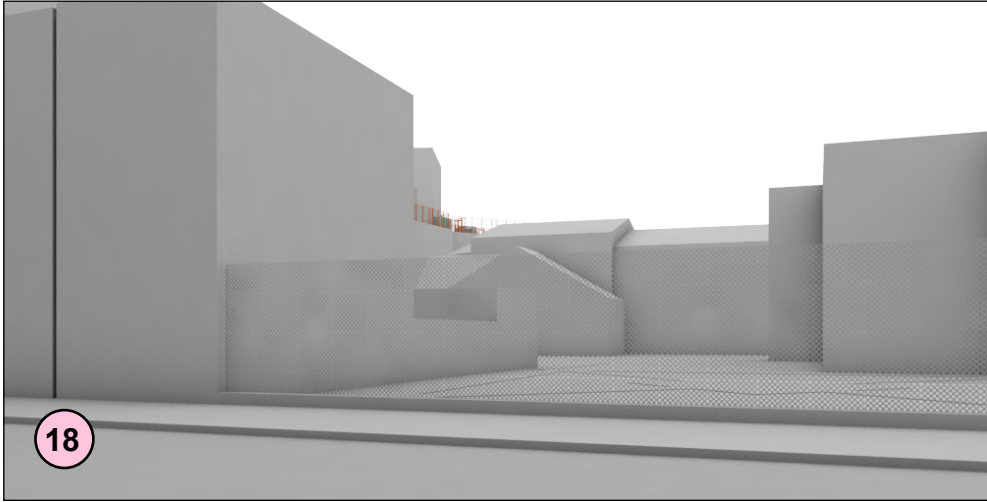
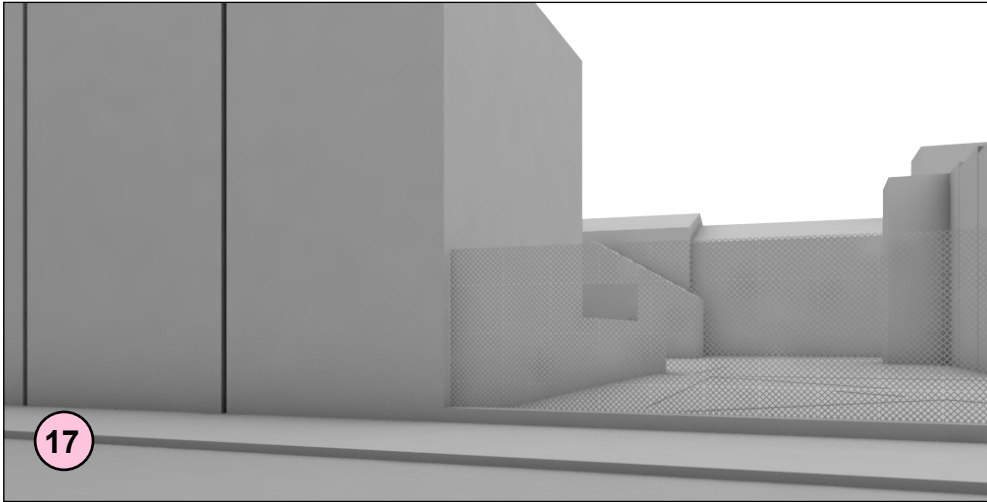
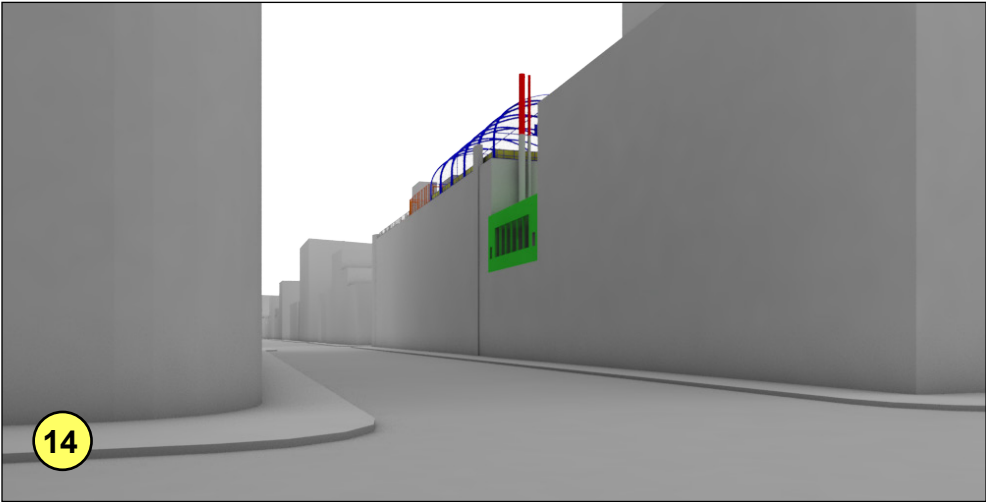
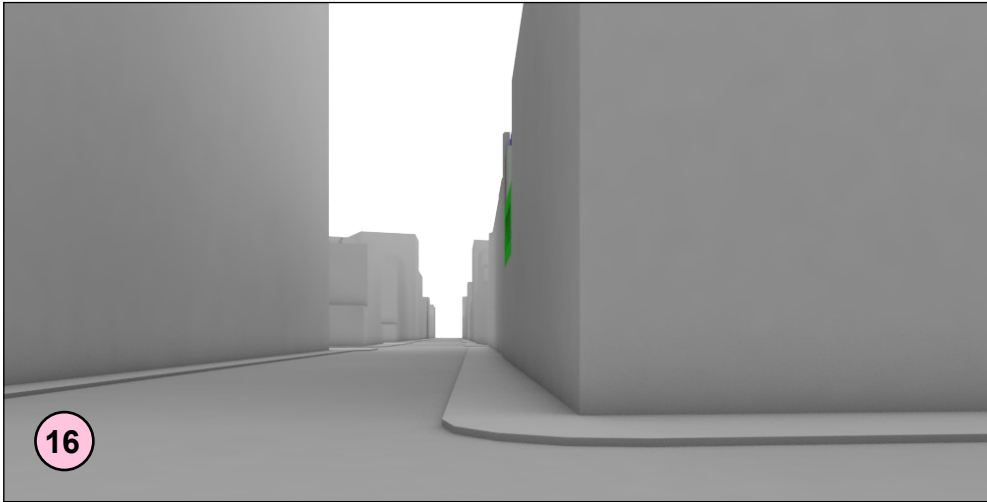
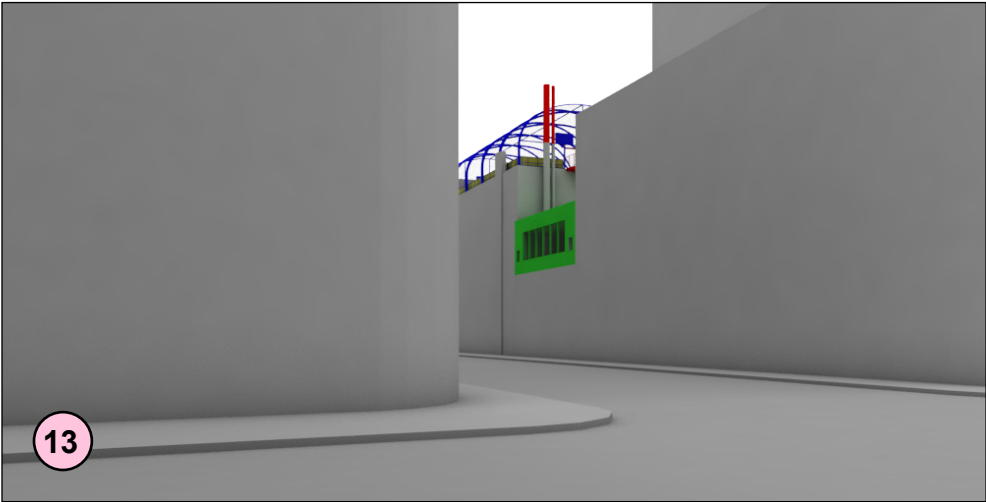
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Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School



Legend - Perspectives

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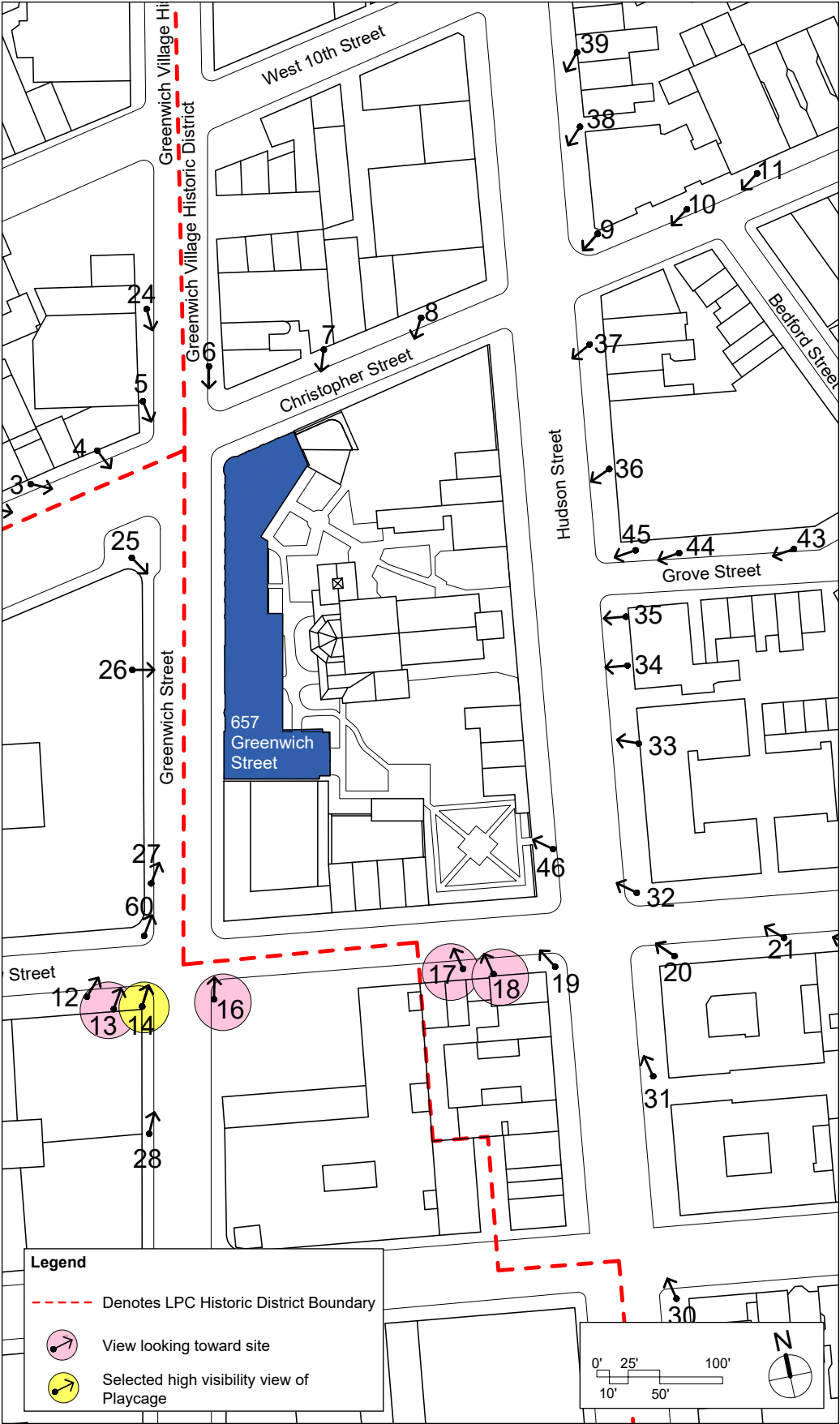
- Blue square: Playcage
- Red square: Exterior stair & Mech. Flue
- Orange square: Guardrail

Elements are new design proposals that do not appear in Certificate of Appropriateness 16-5387 issued 12-08-14

- Pink square: Playcage Seating
- Yellow square: Wall safety pads

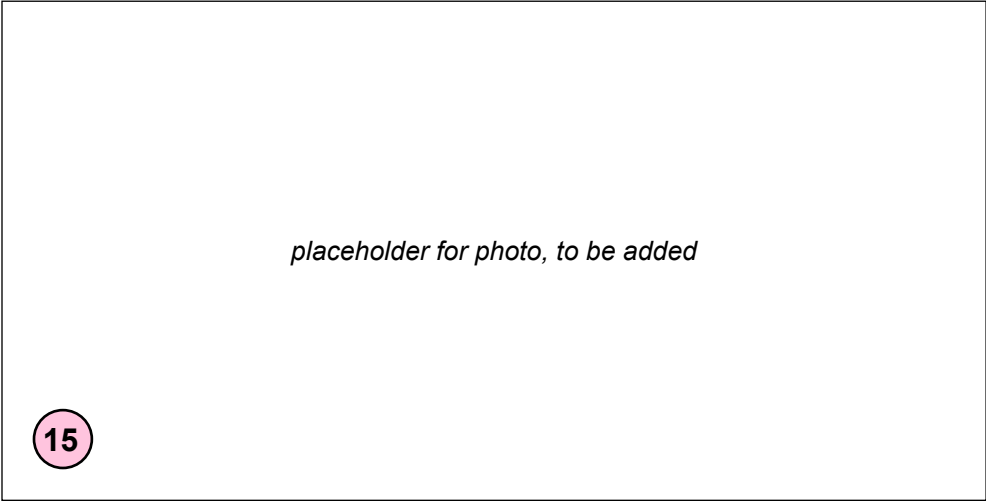
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- Green square



Visibility Matrix for Proposed Design (08-19-2021) mock-up photographs

657 Greenwich Street - St. Luke's School



Legend - Perspectives

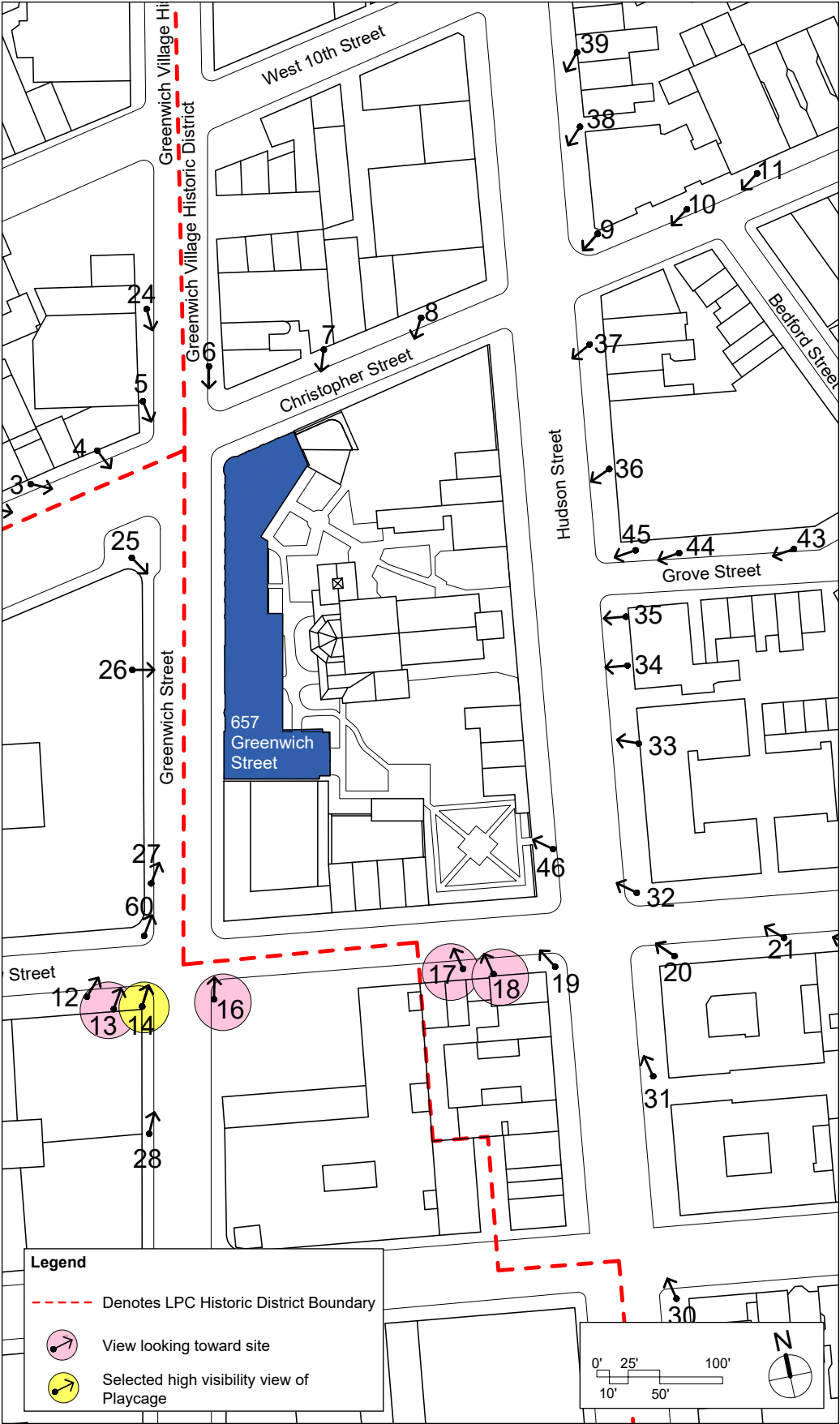
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- Exterior stair & Mech. Flue

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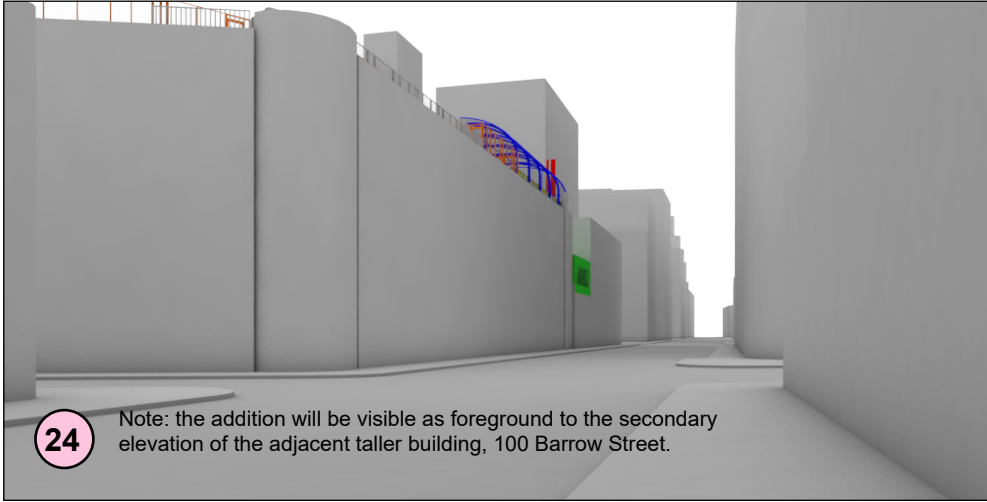
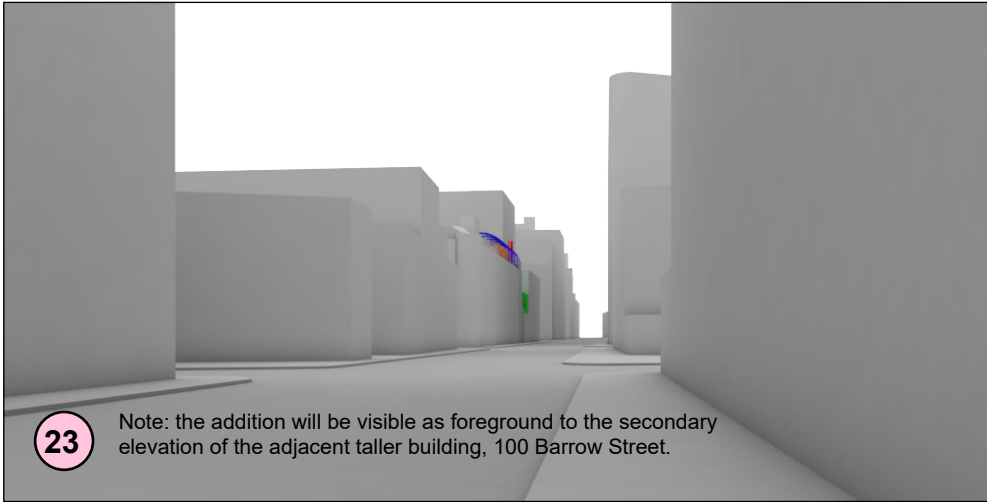
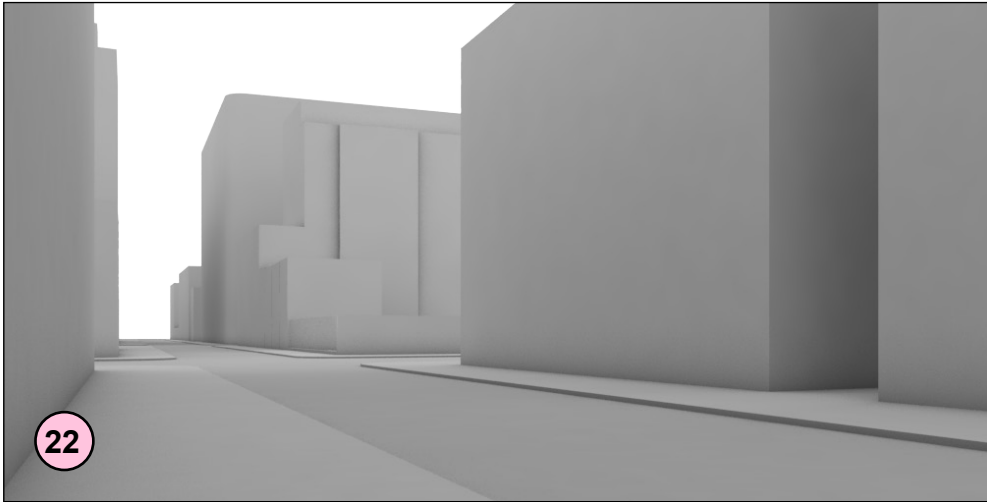
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Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School

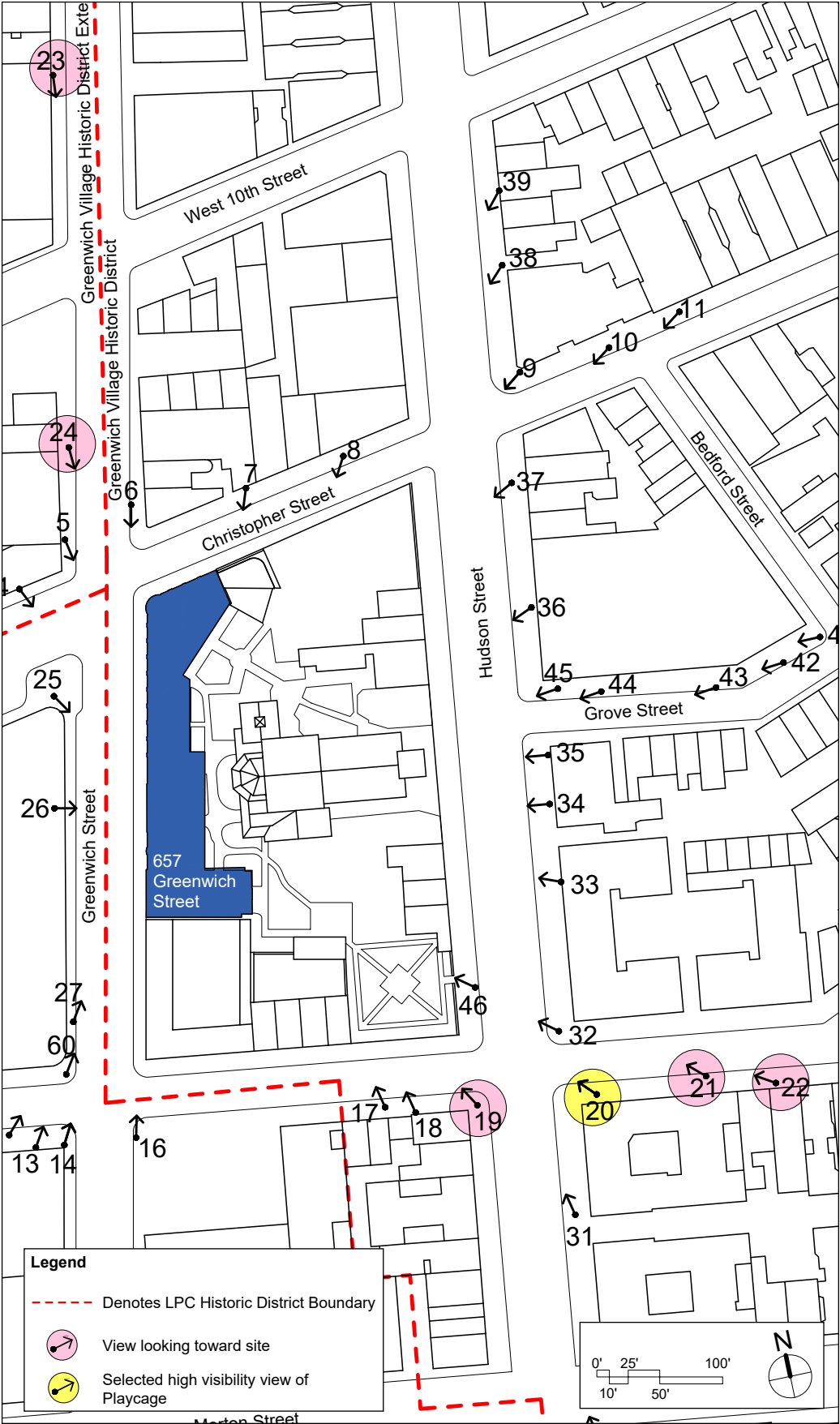


Legend - Perspectives

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657 Greenwich Street - St. Luke's School

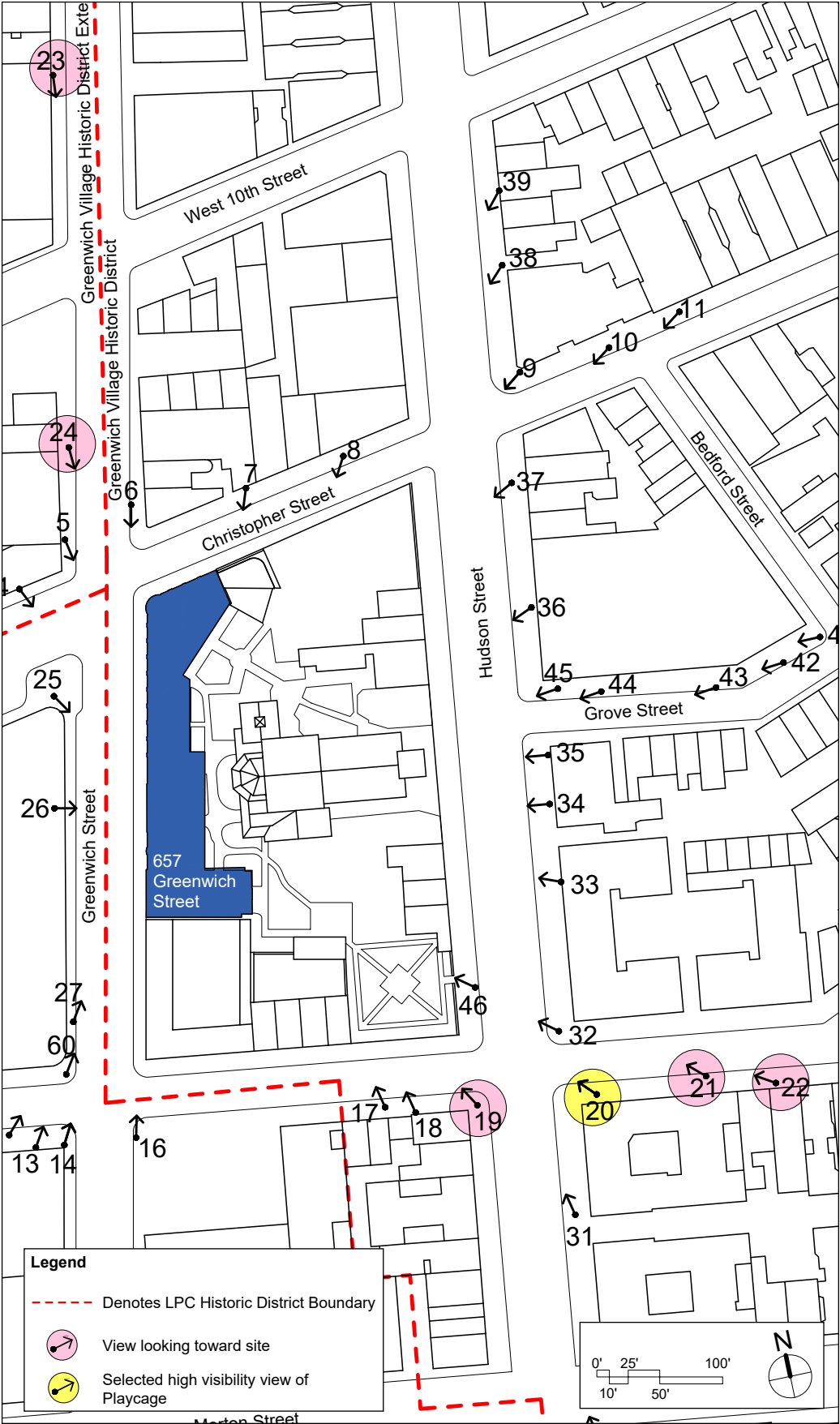


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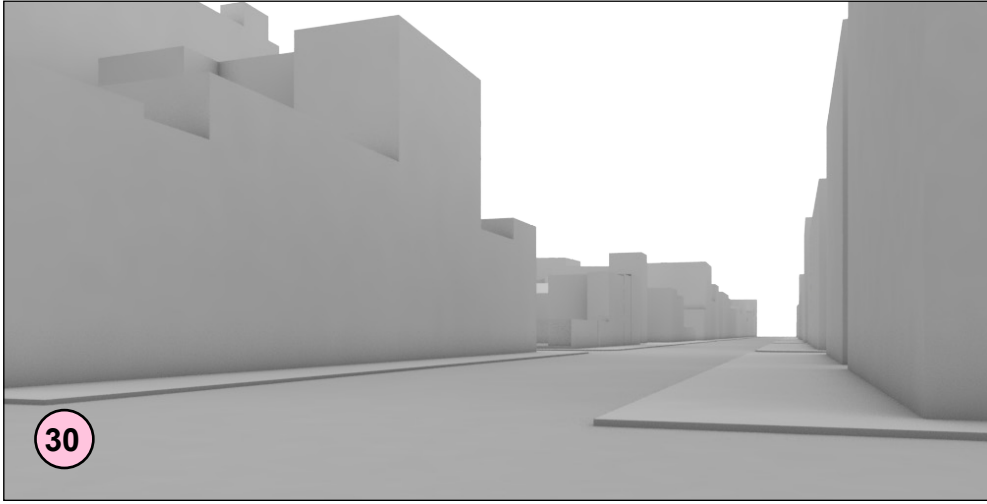
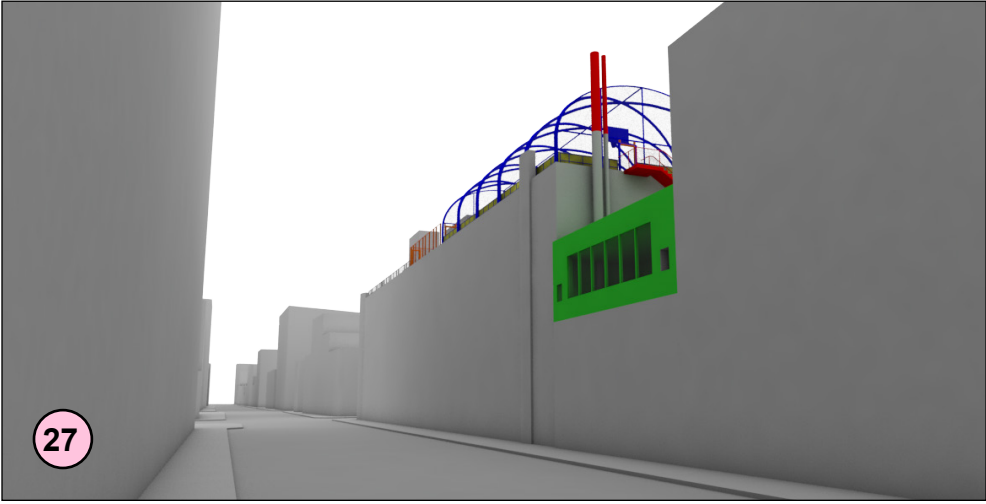
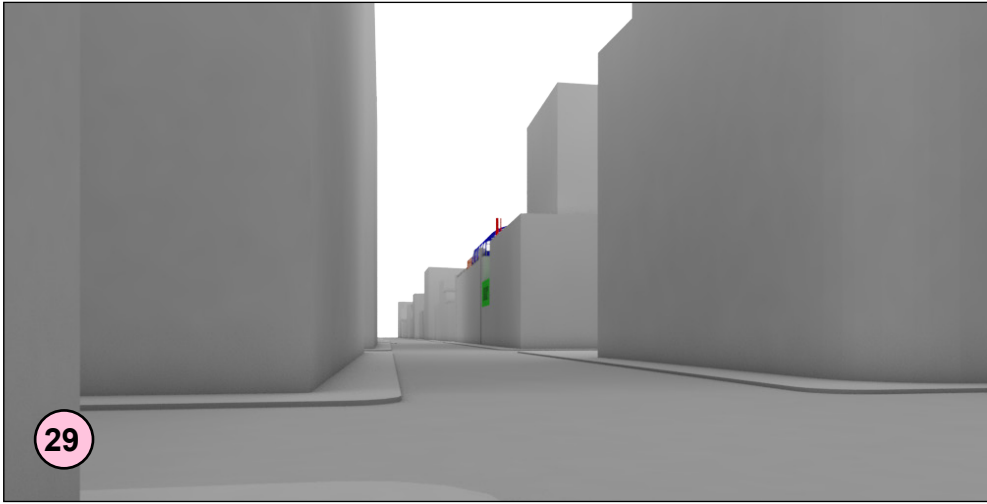
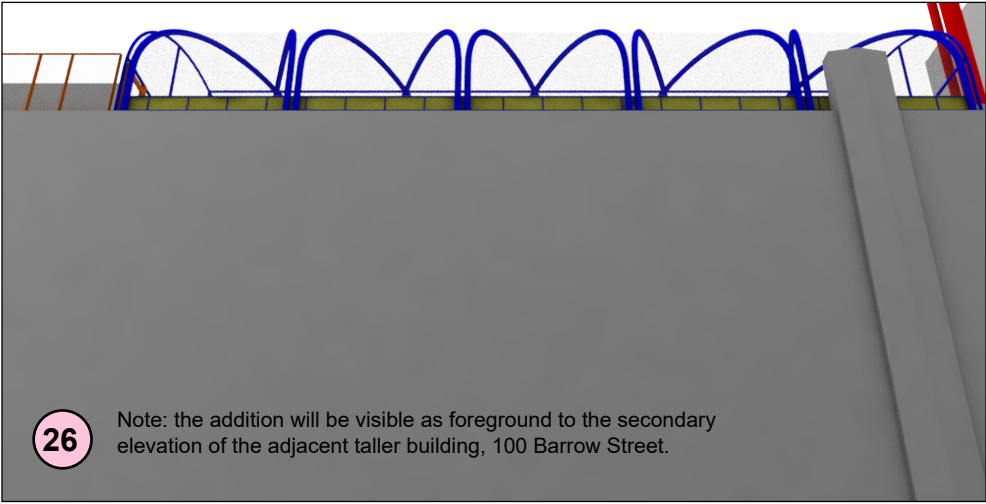
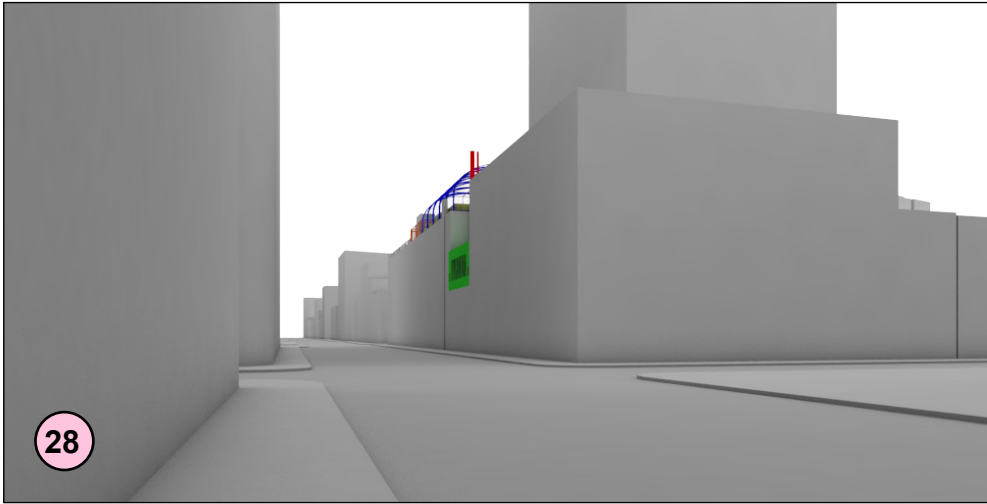
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Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School



Legend - Perspectives

Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.

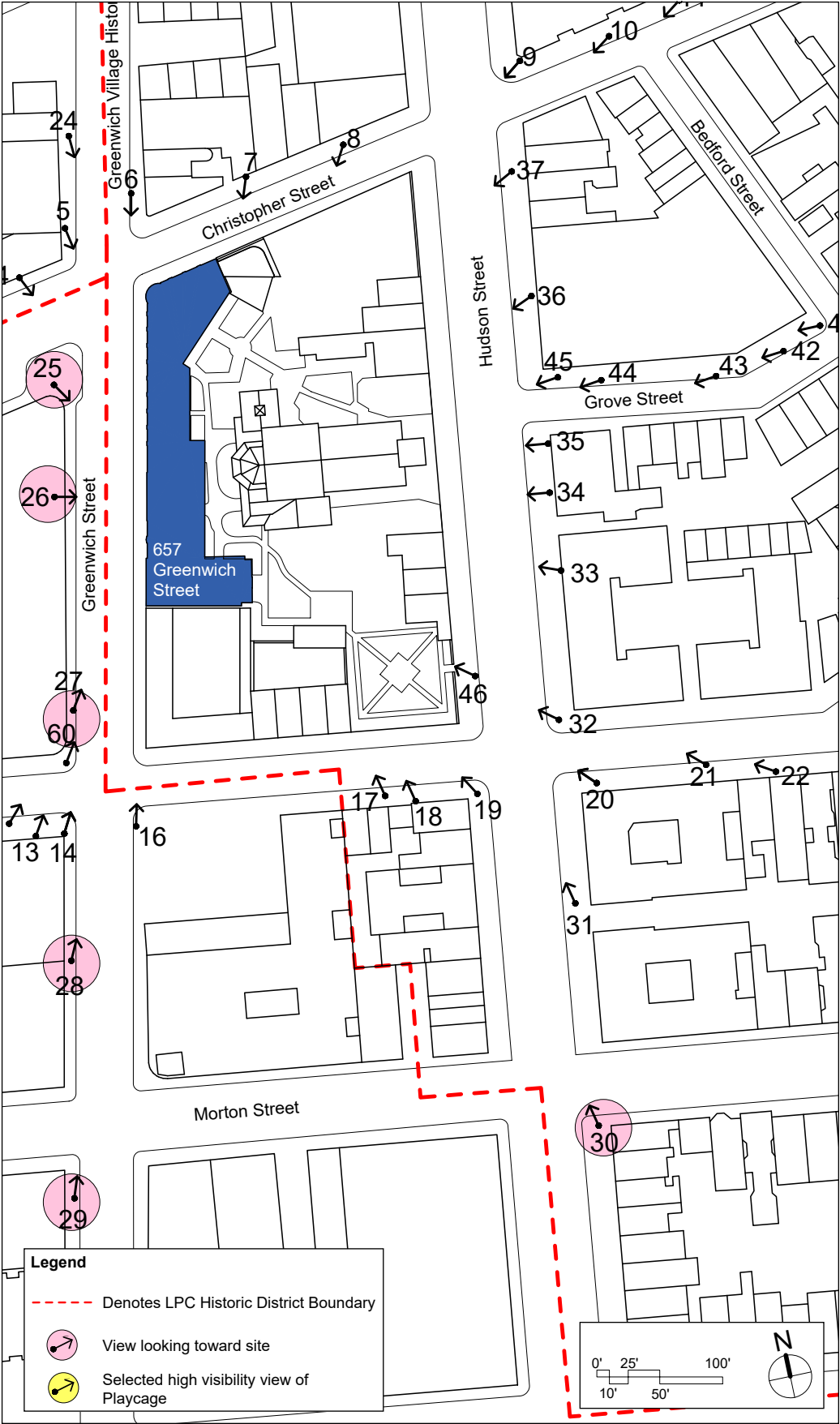
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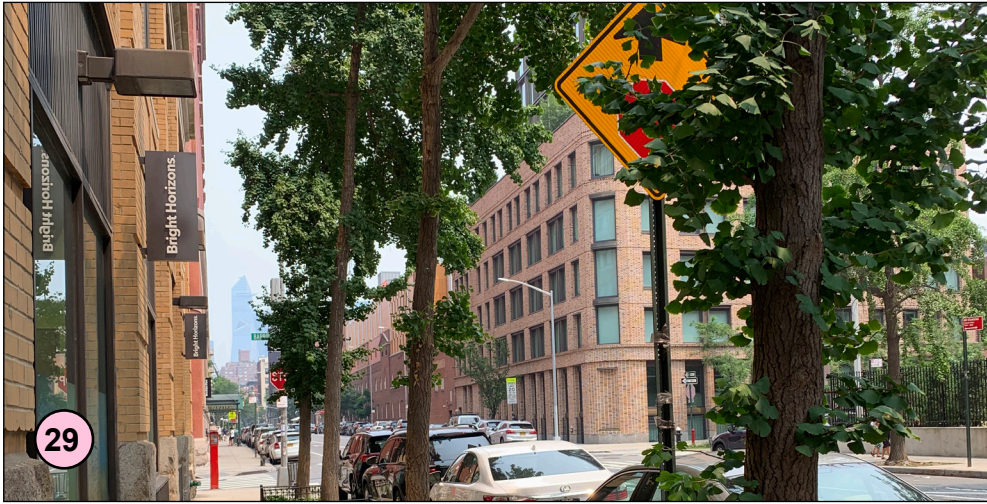
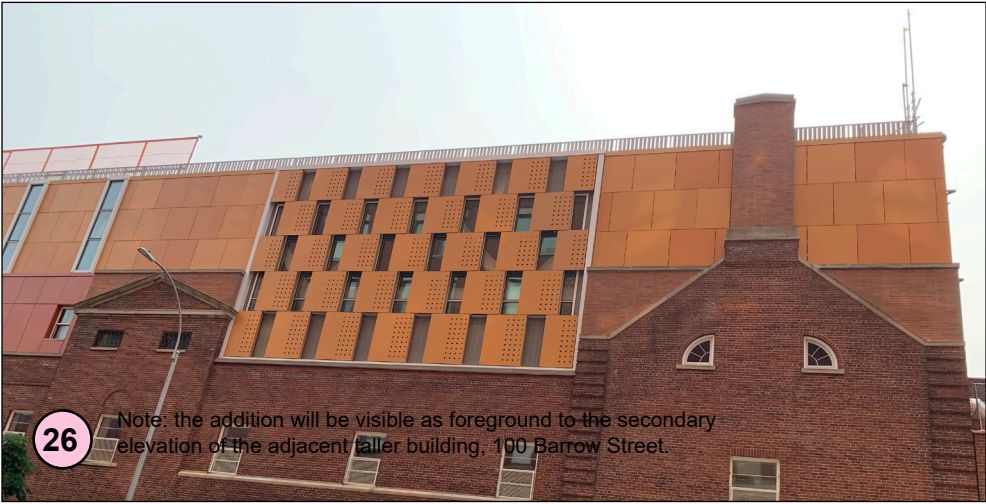
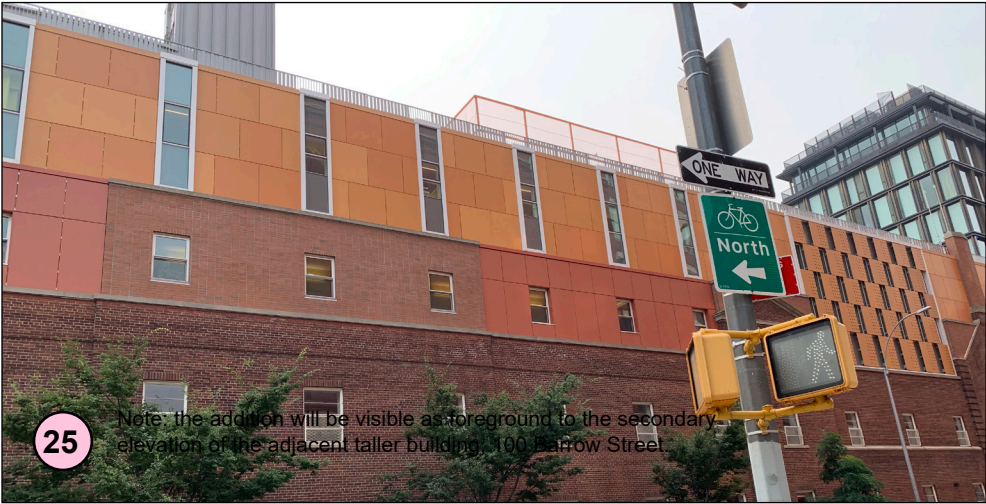
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- Green square: Occupiable Bulk



Visibility Matrix for Proposed Design (08-19-2021) mock-up photographs

657 Greenwich Street - St. Luke's School

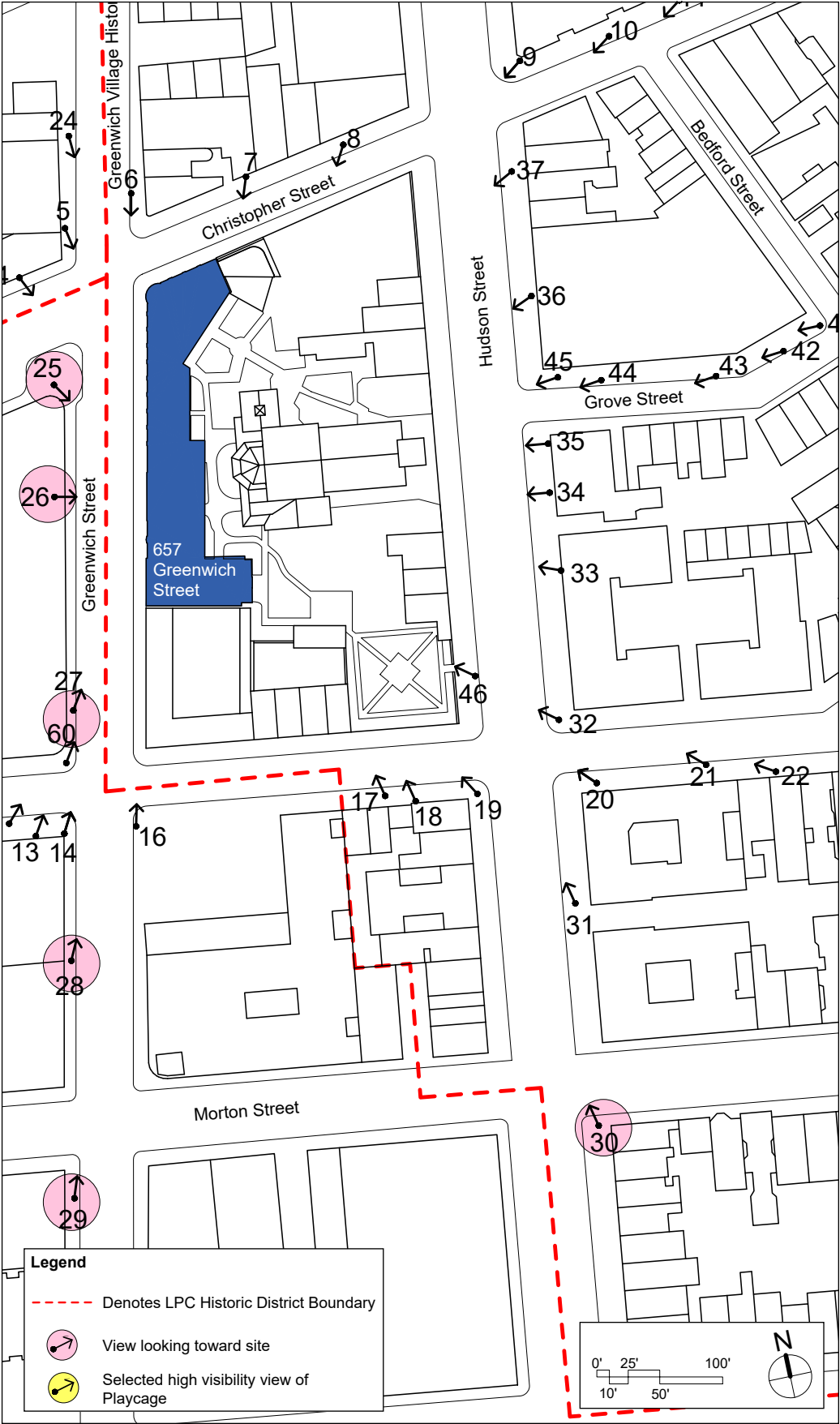


Legend - Perspectives

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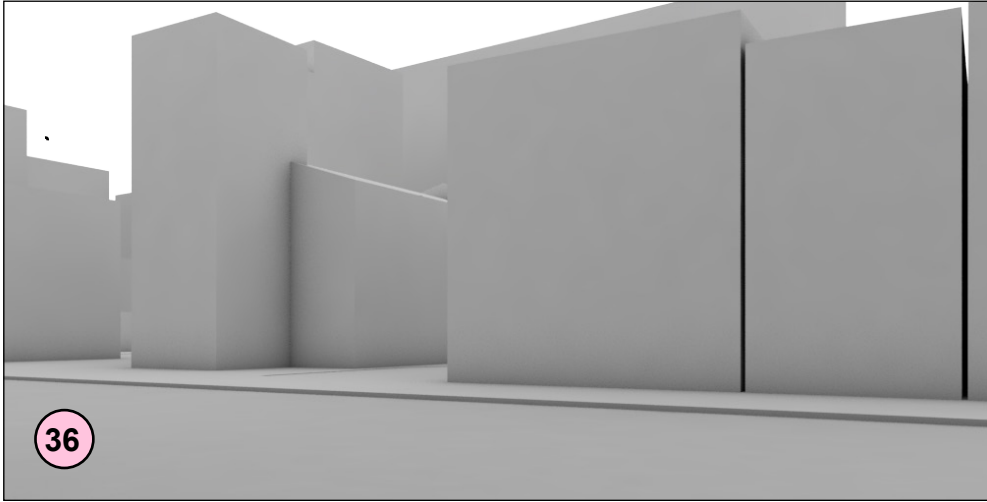
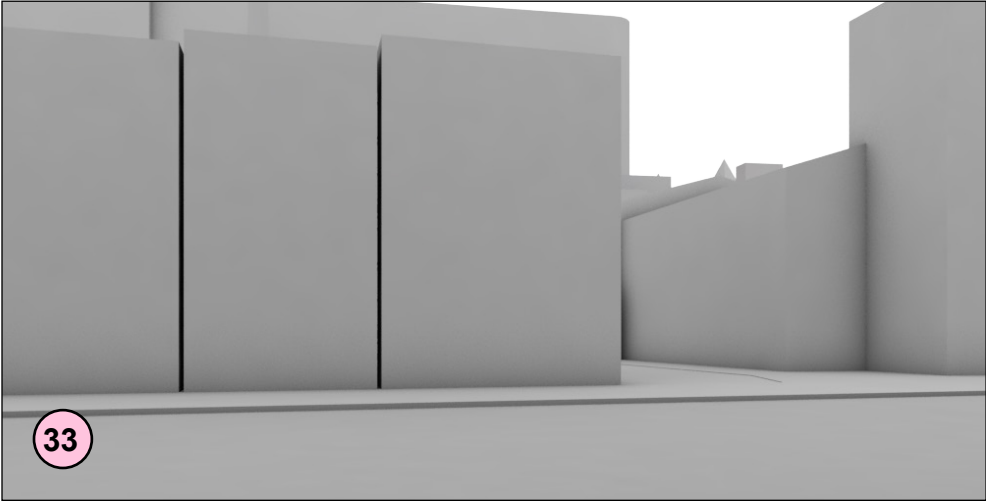
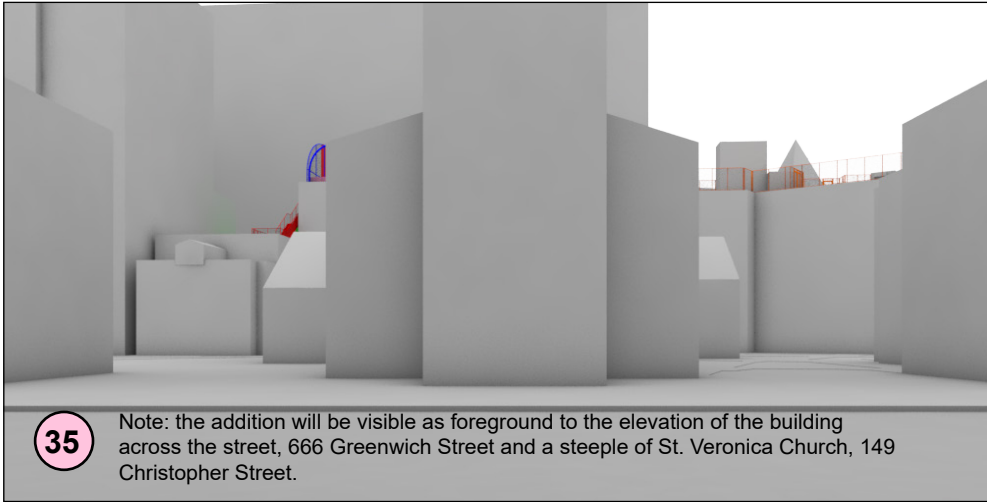
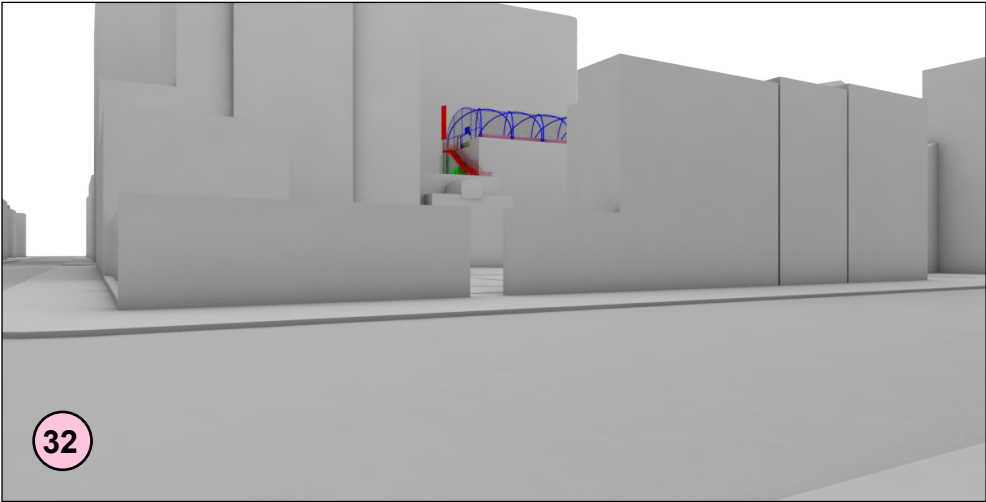
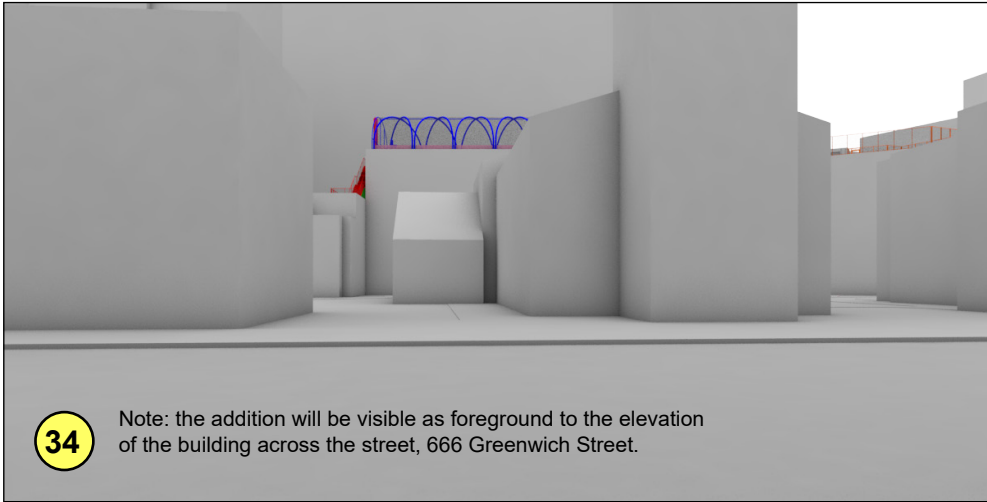
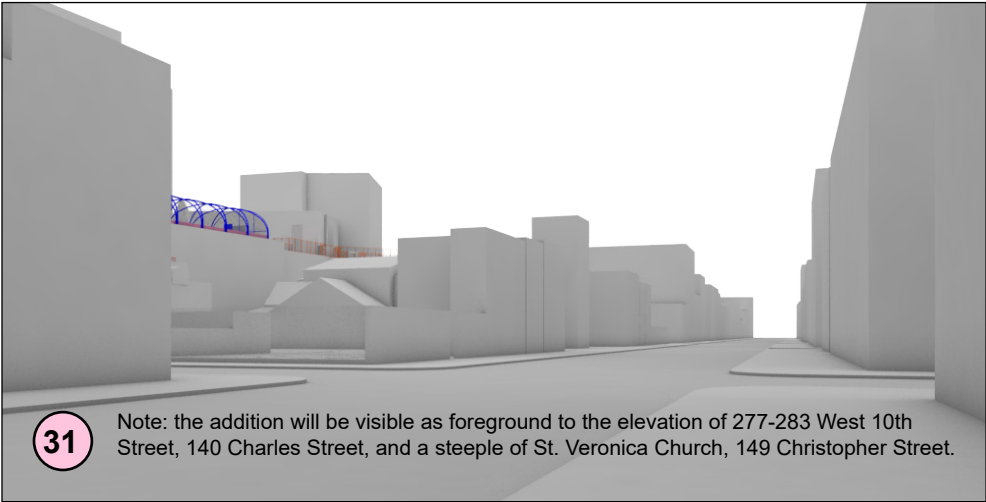
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Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School



Legend - Perspectives

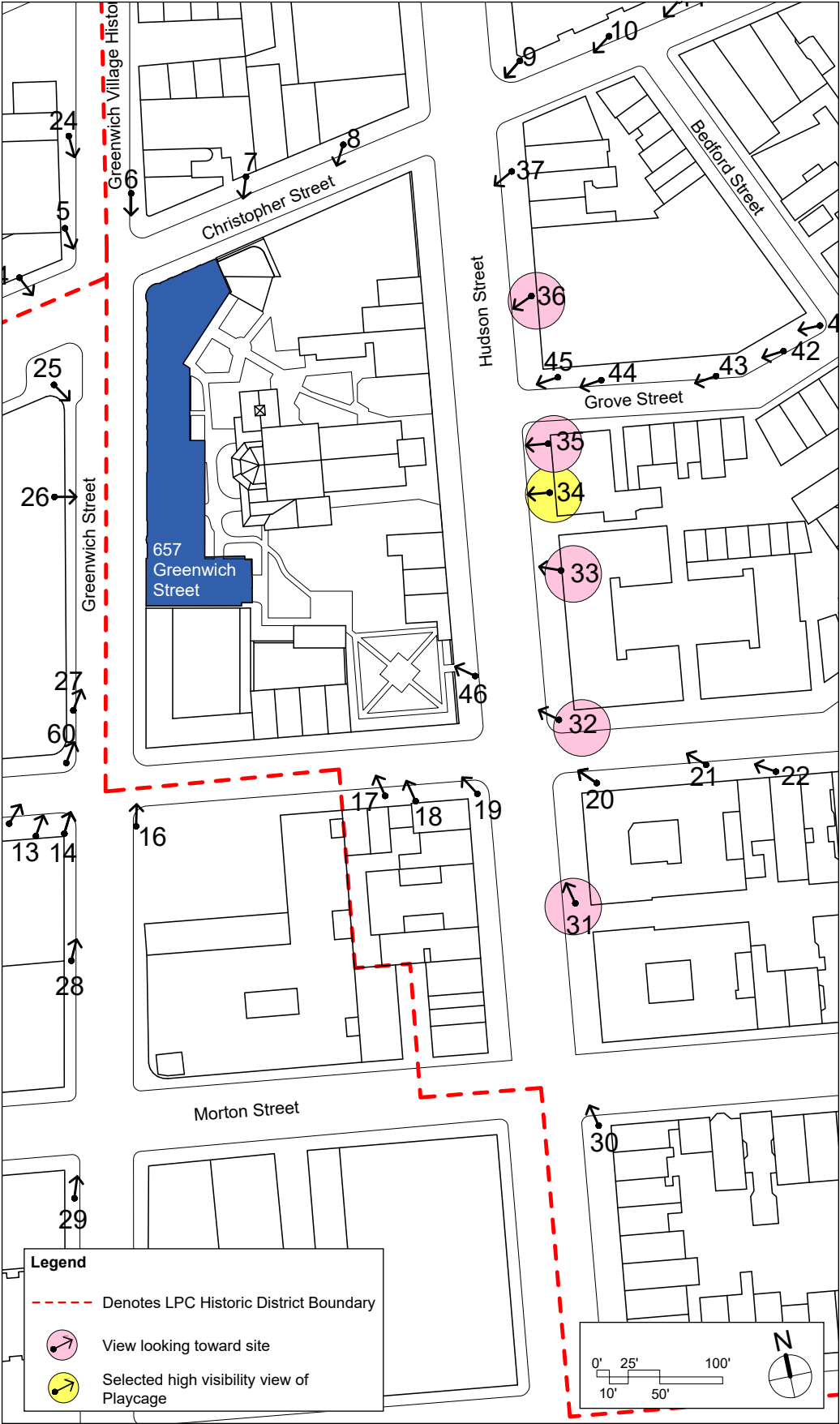
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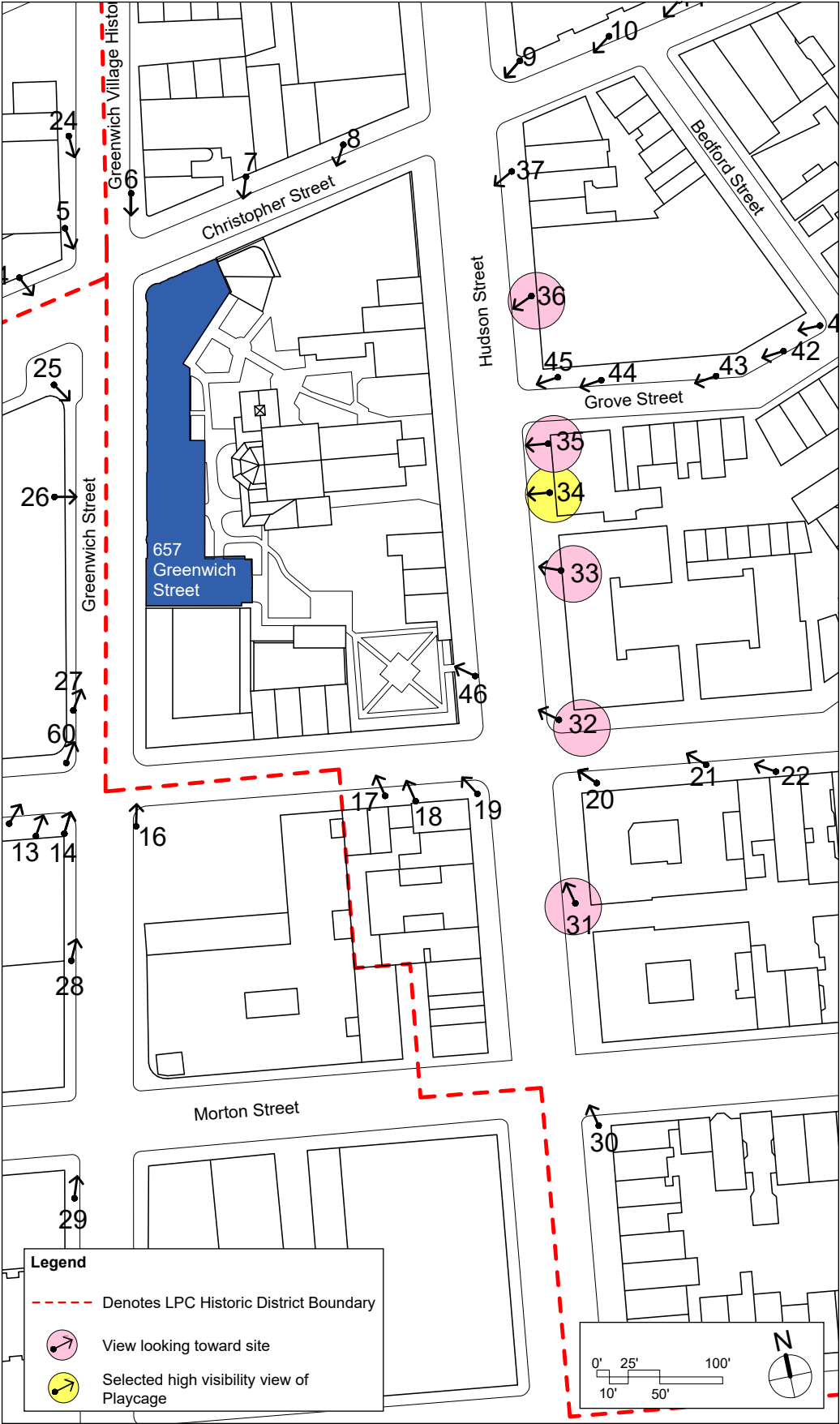


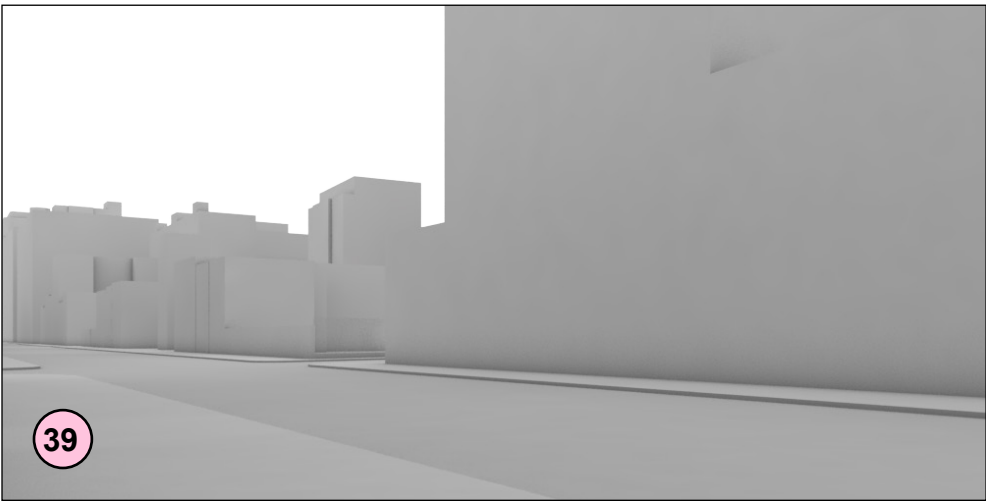
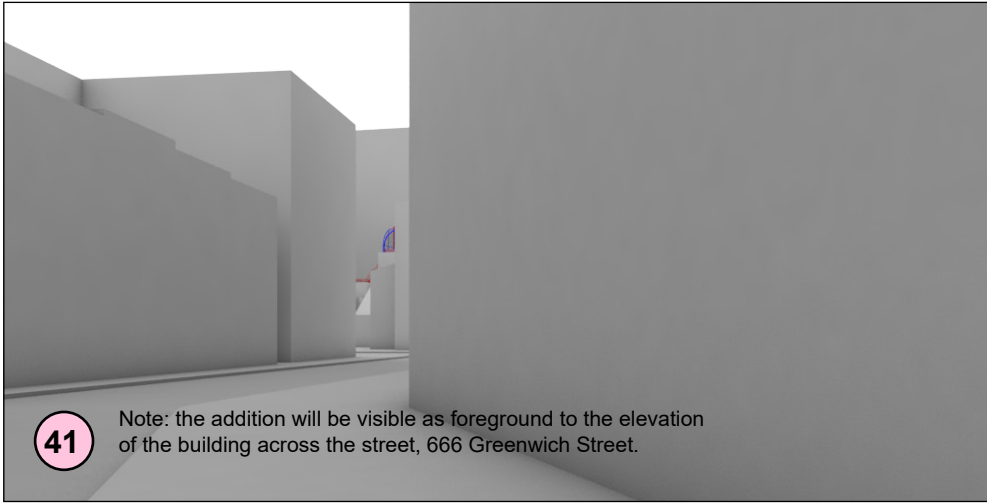
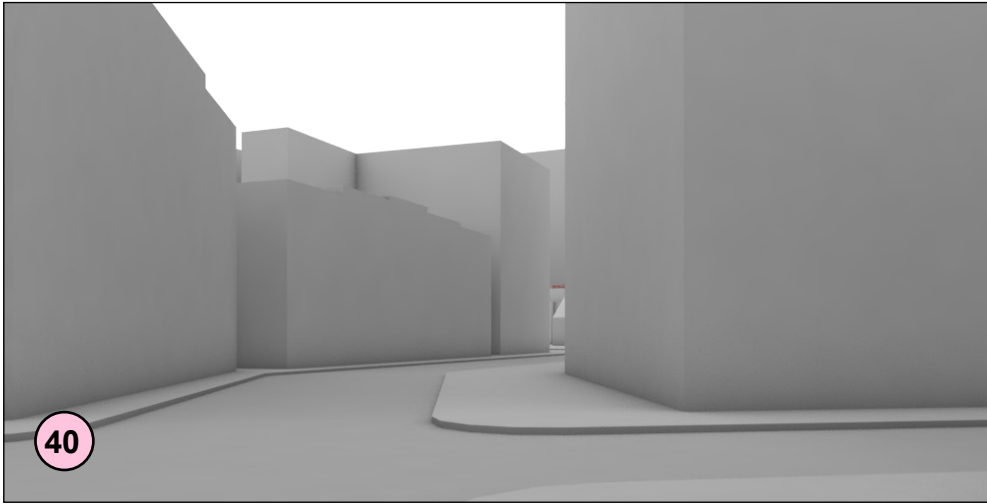
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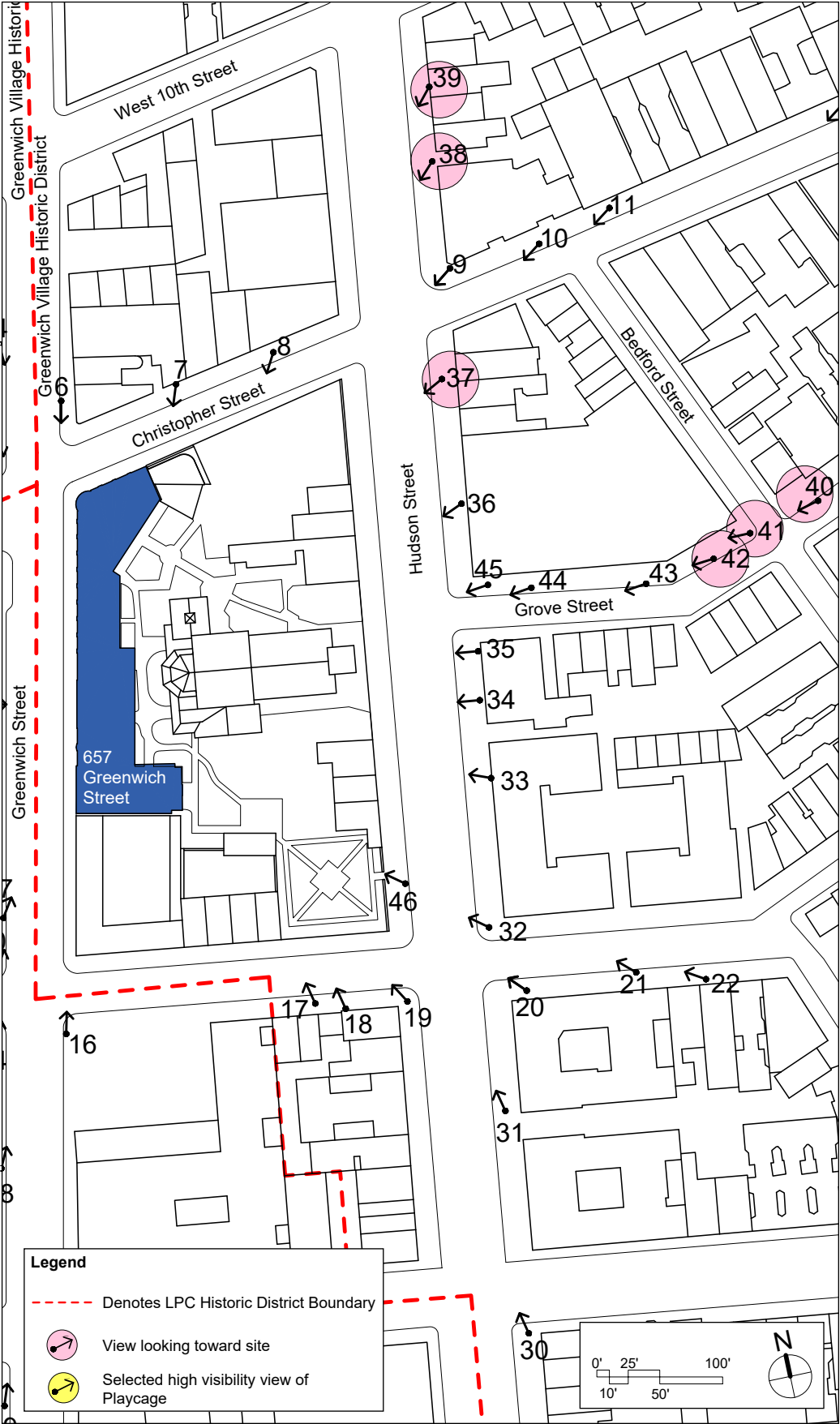


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657 Greenwich Street - St. Luke's School

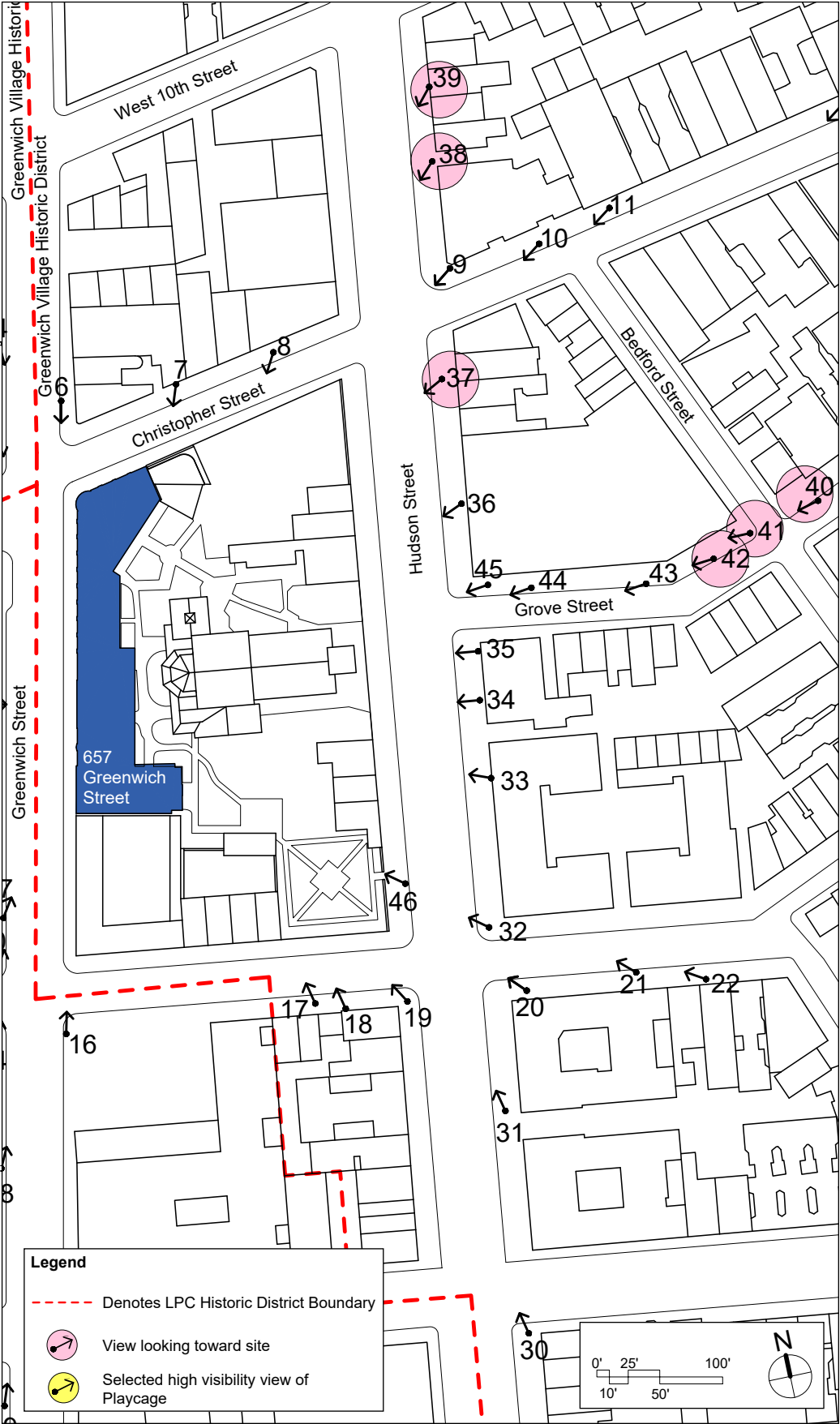


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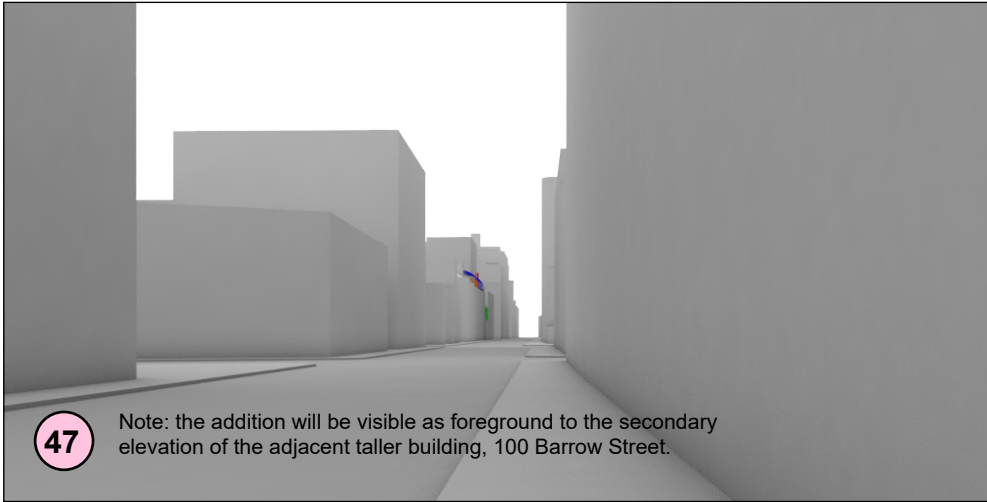
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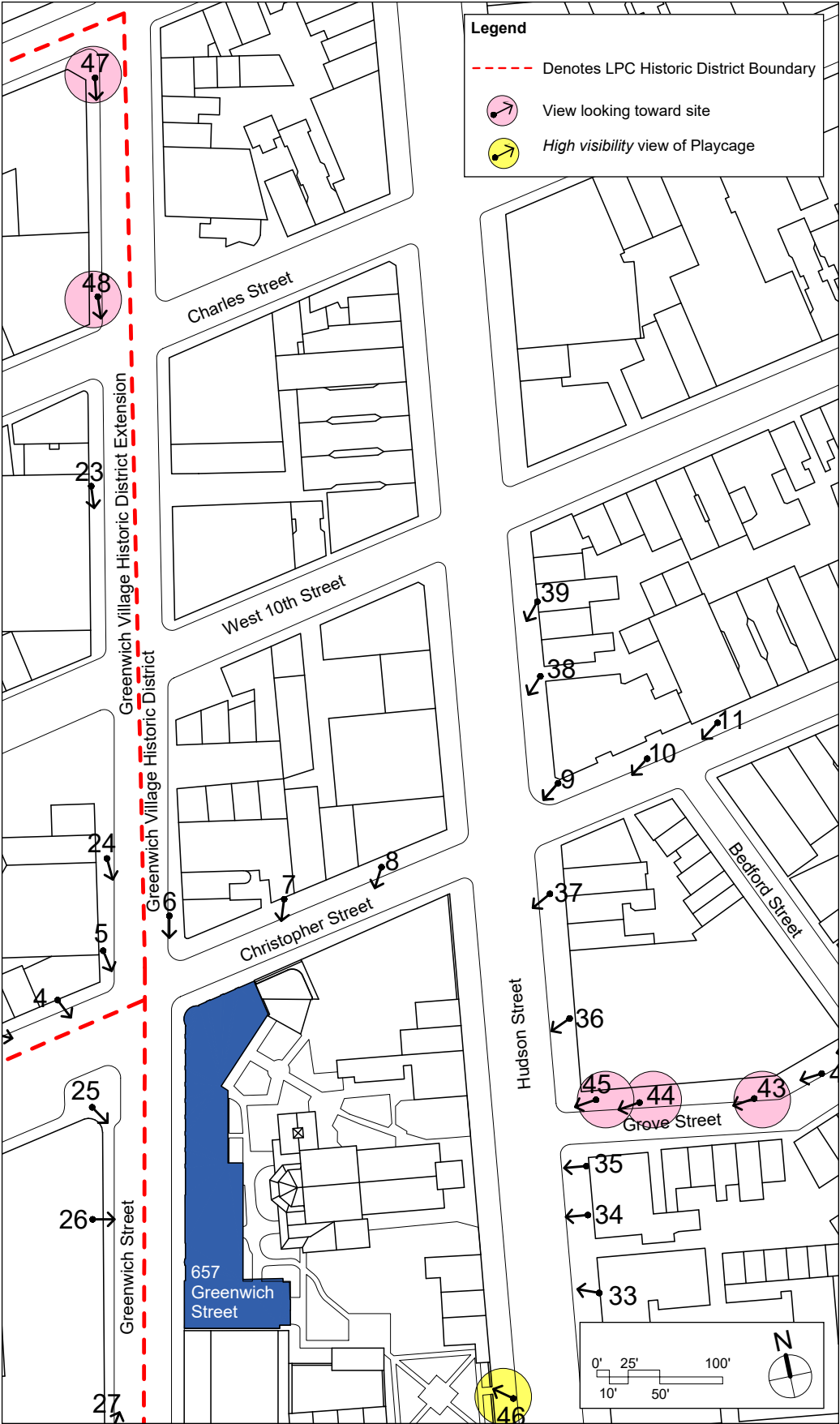


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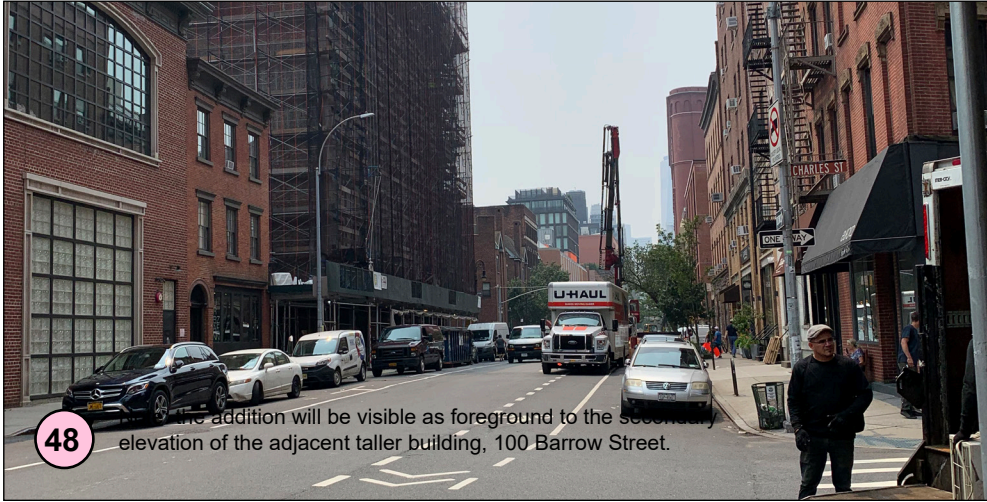
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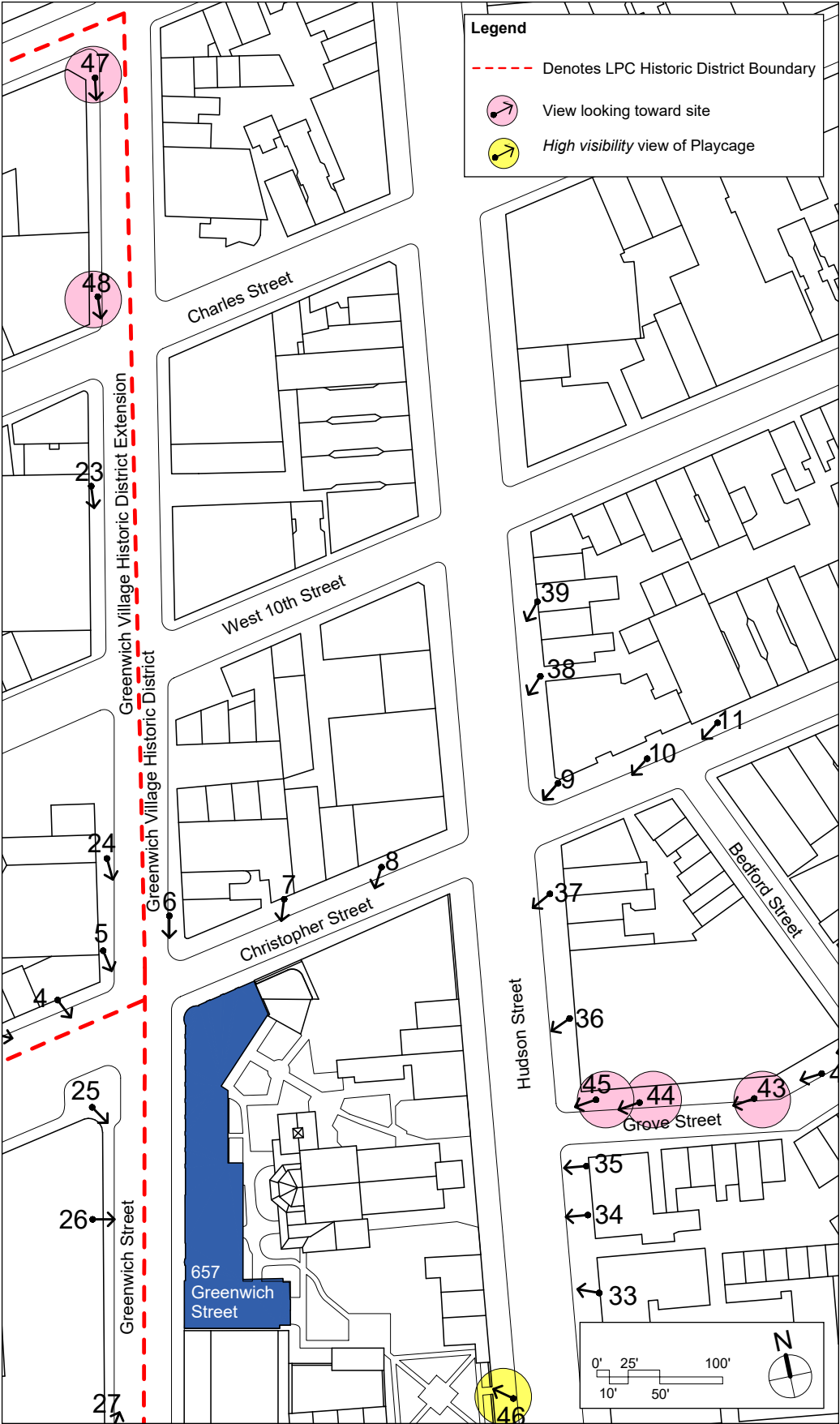
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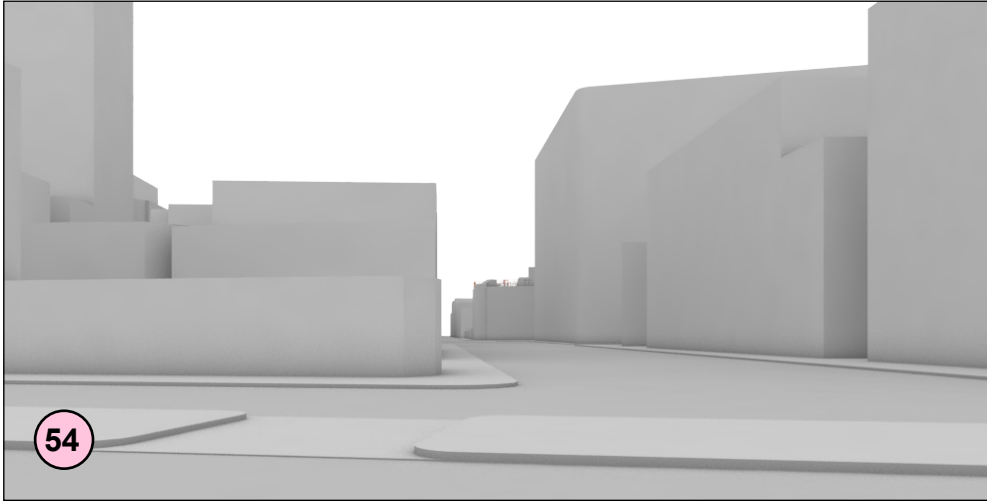
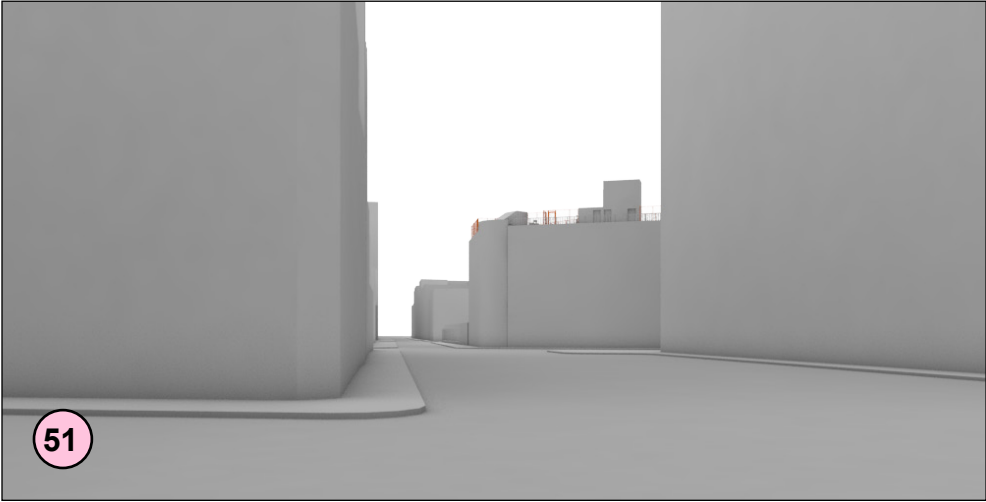
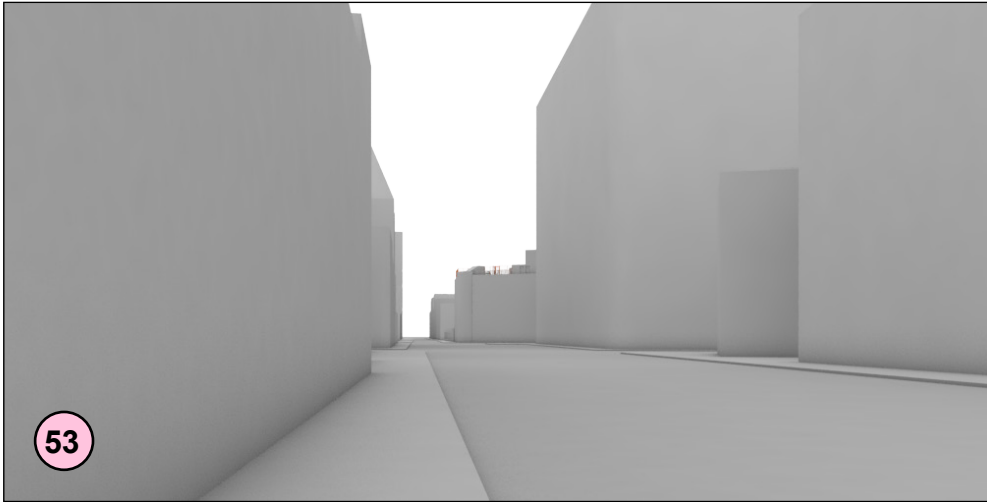
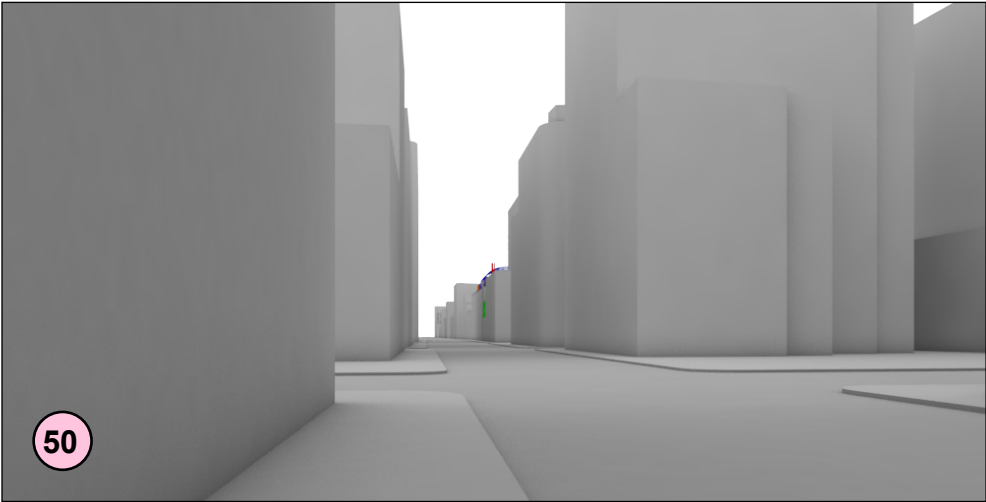
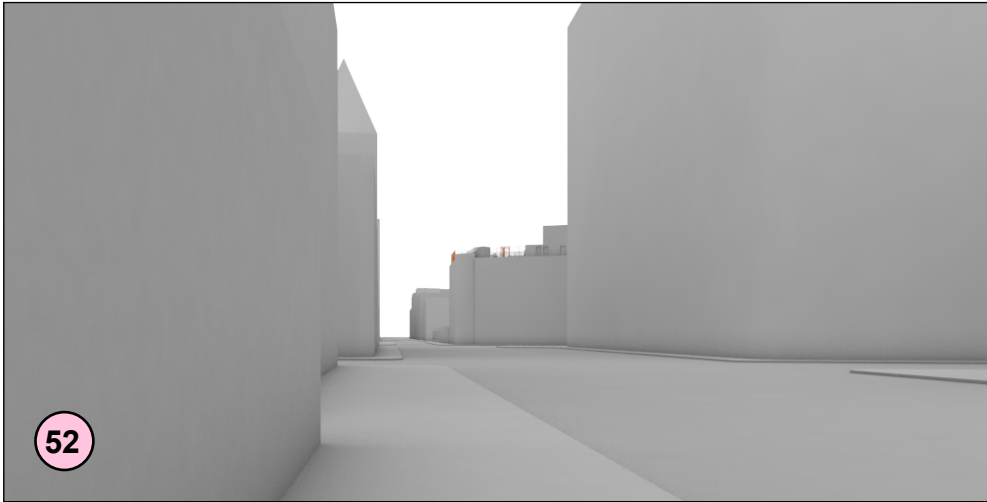
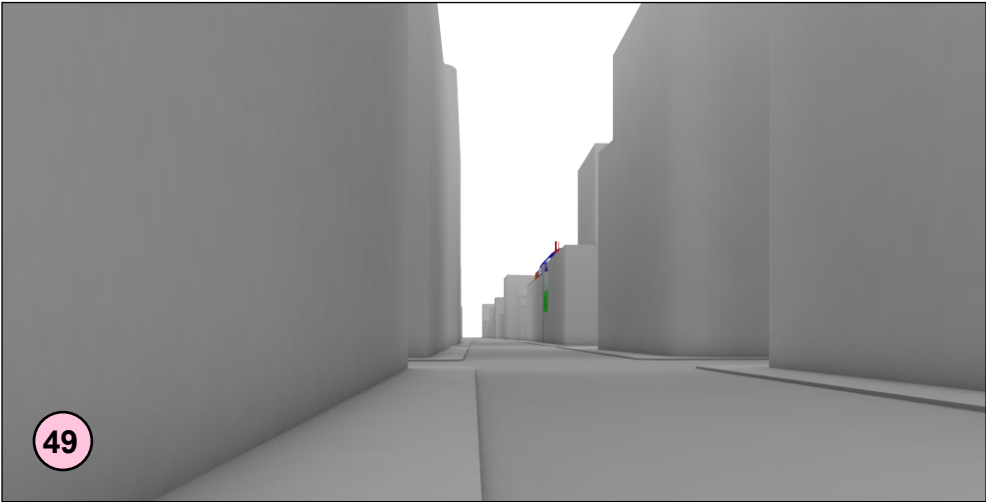
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Visibility Matrix for Proposed Design (08-19-2021) computer-generated views

657 Greenwich Street - St. Luke's School



Legend - Perspectives

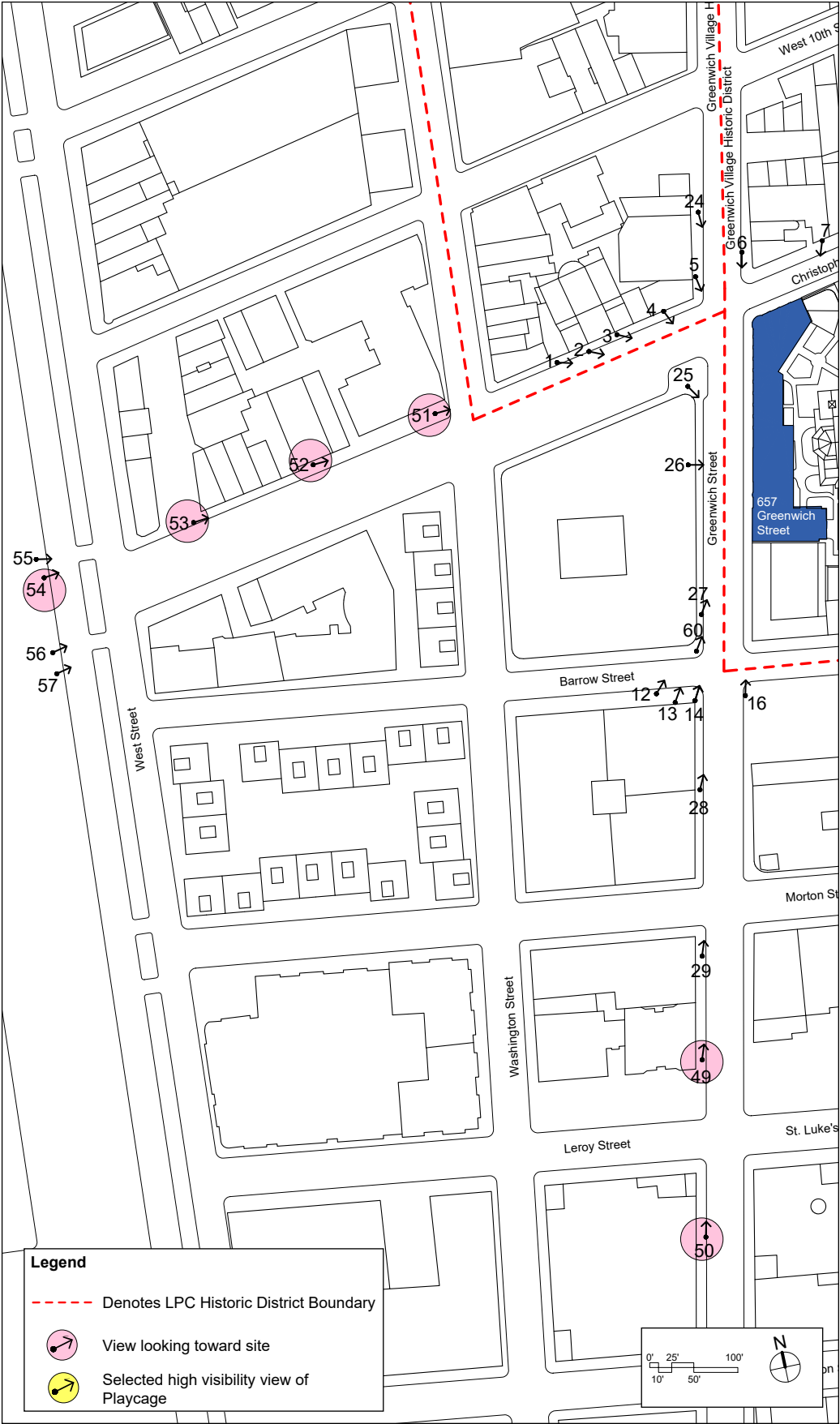
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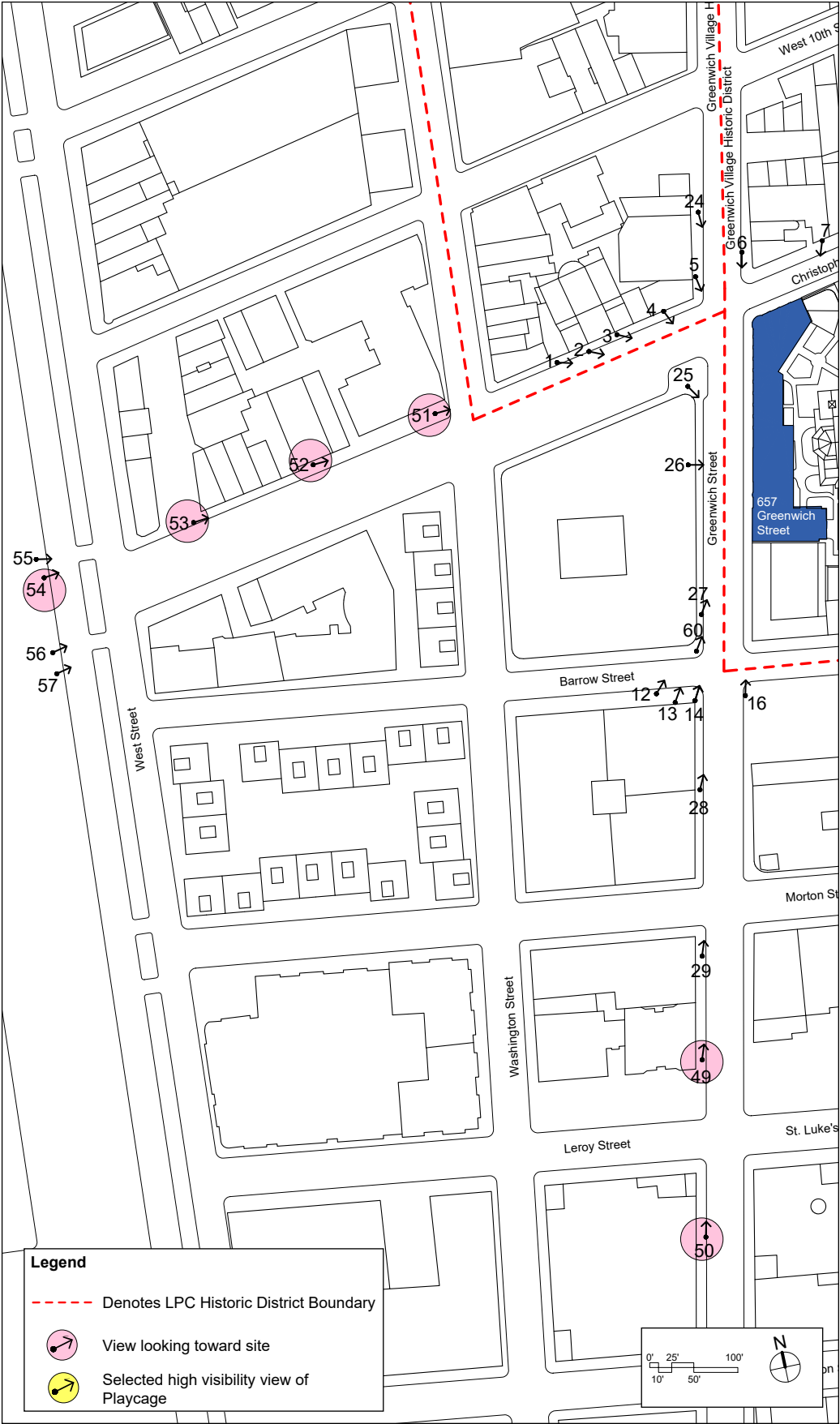


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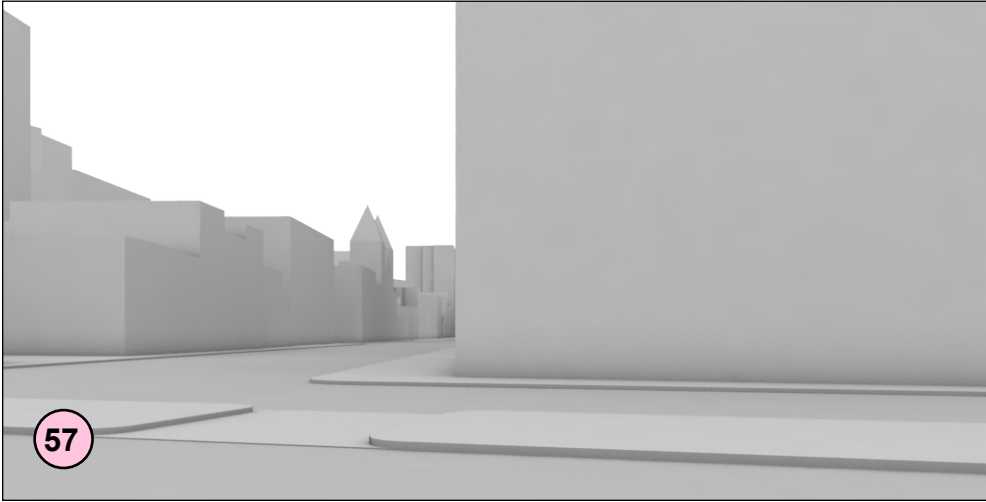
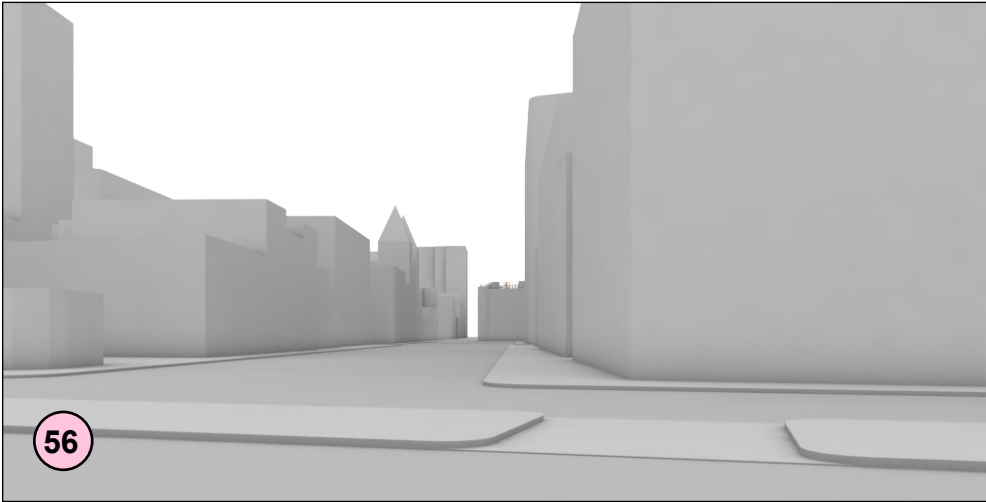
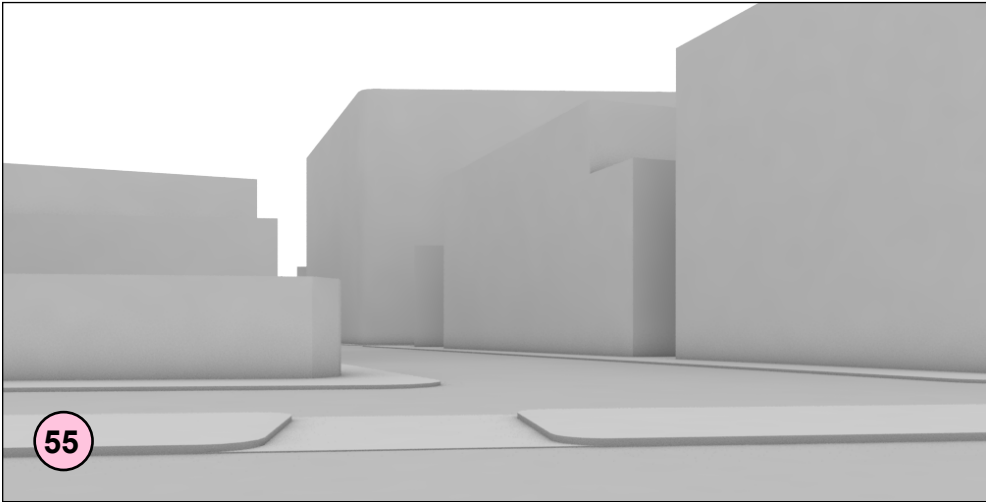
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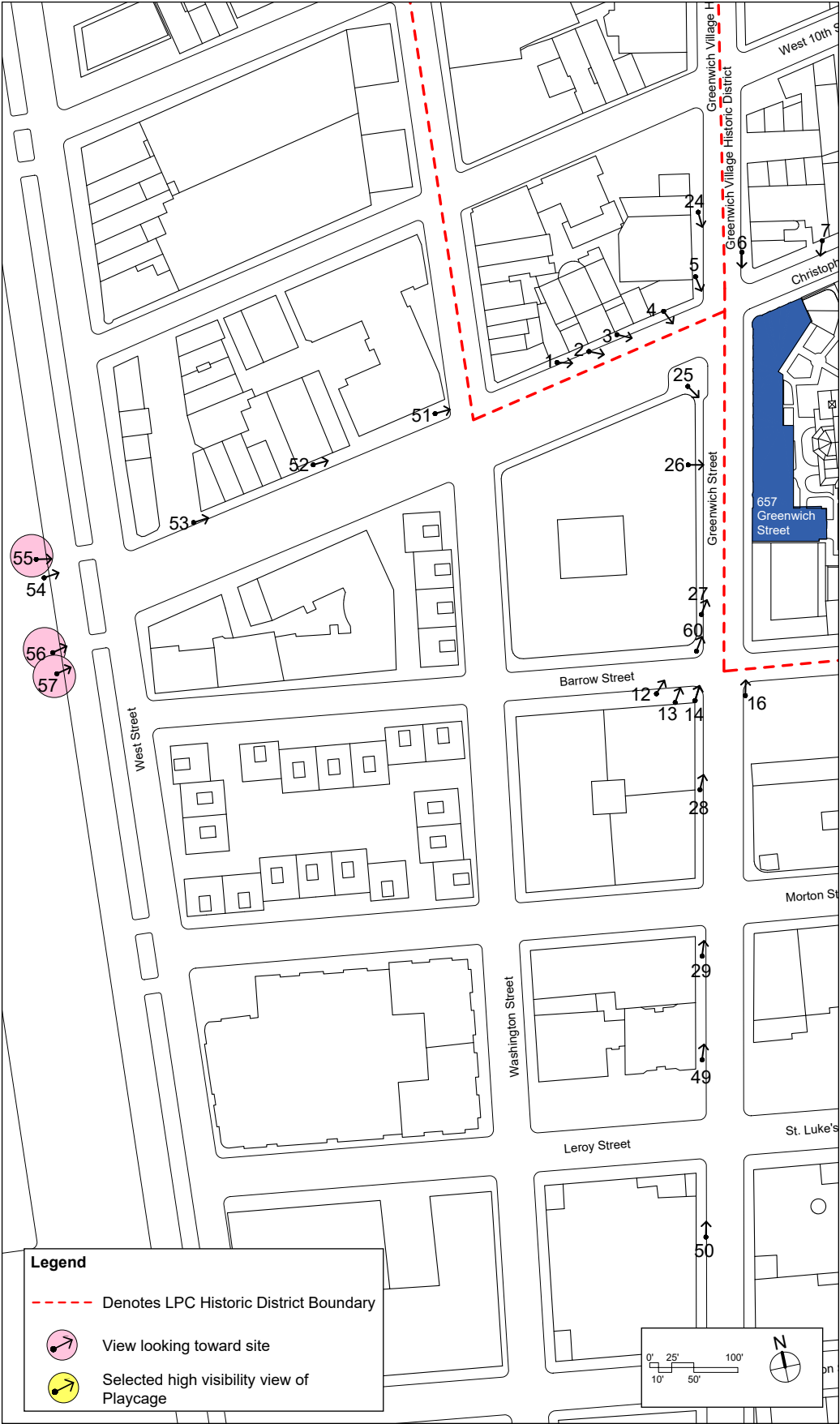


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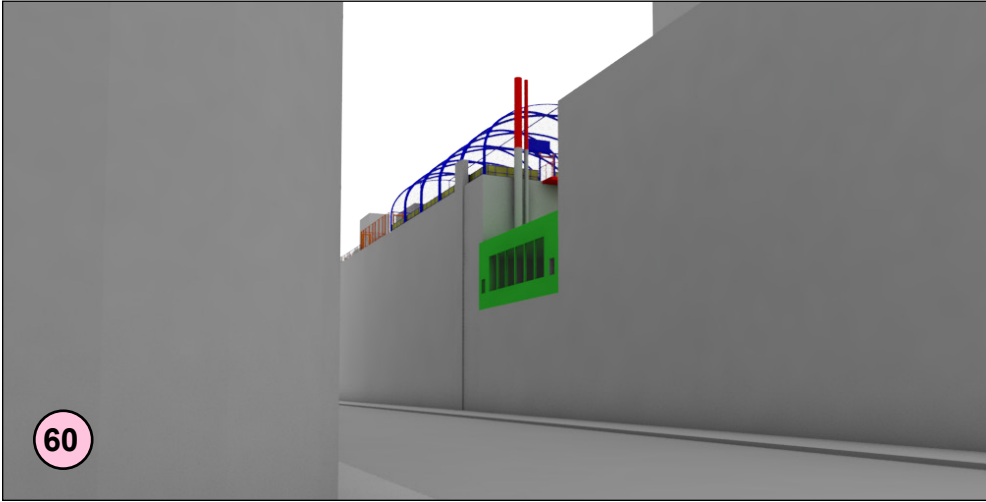
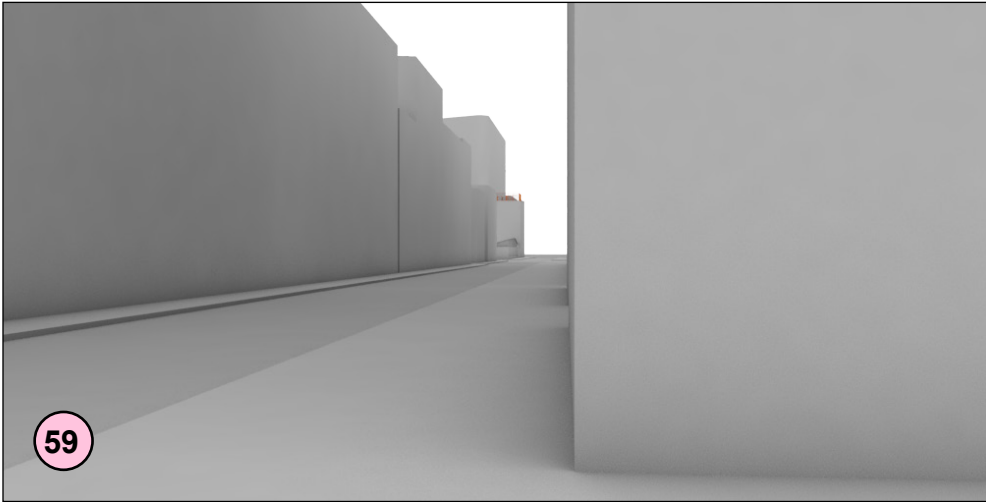
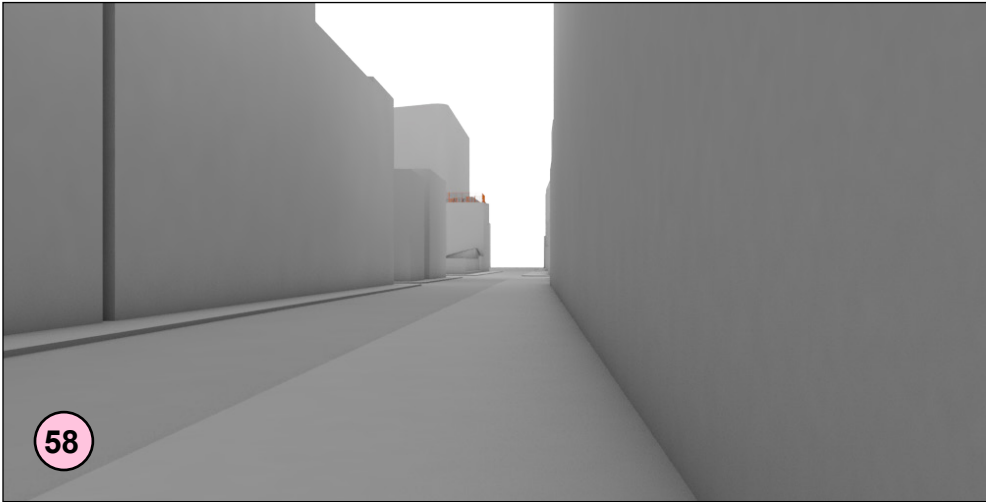
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Visibility Matrix for Proposed Design (08-19-2021) mock-up photographs

657 Greenwich Street - St. Luke's School



Legend - Perspectives

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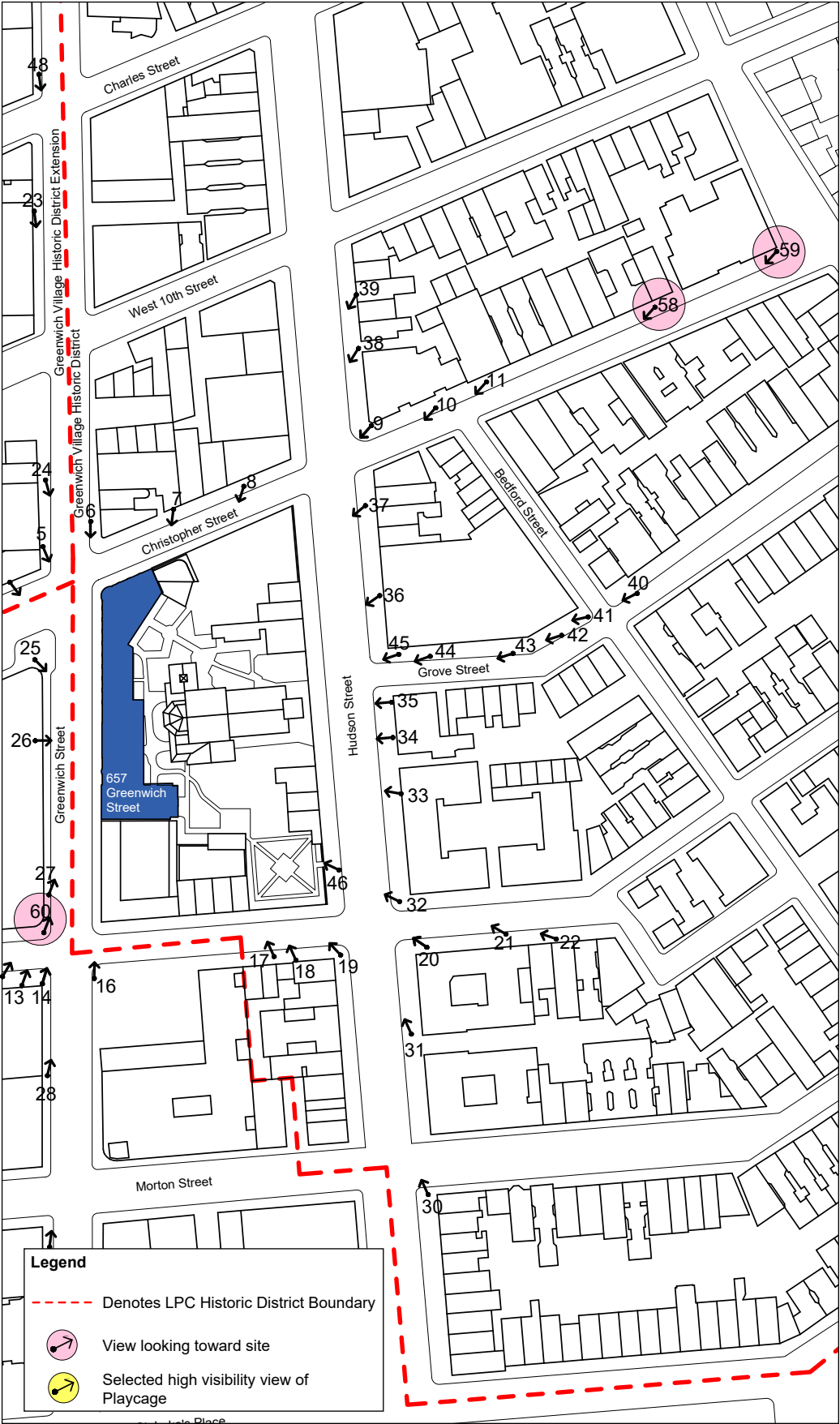
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- Yellow square: Wall safety pads

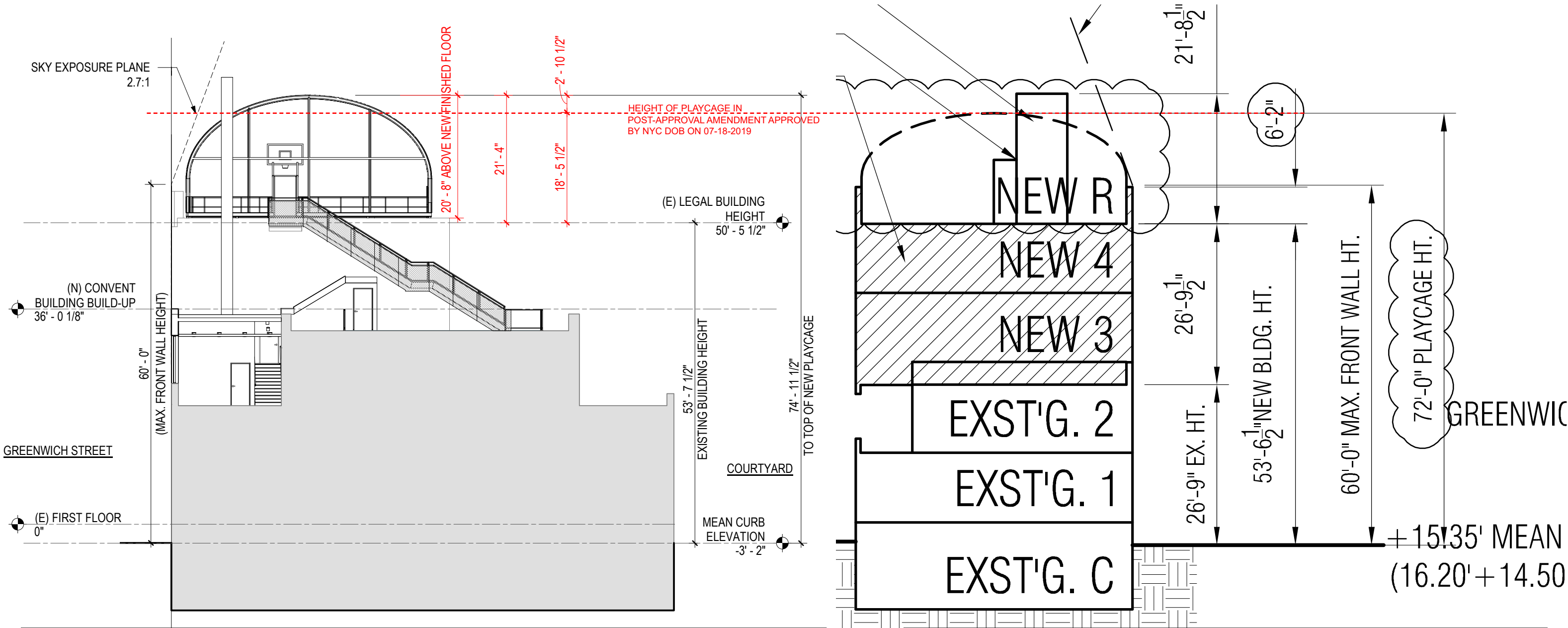
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- Green square: Occupiable Bulk





Section Comparison



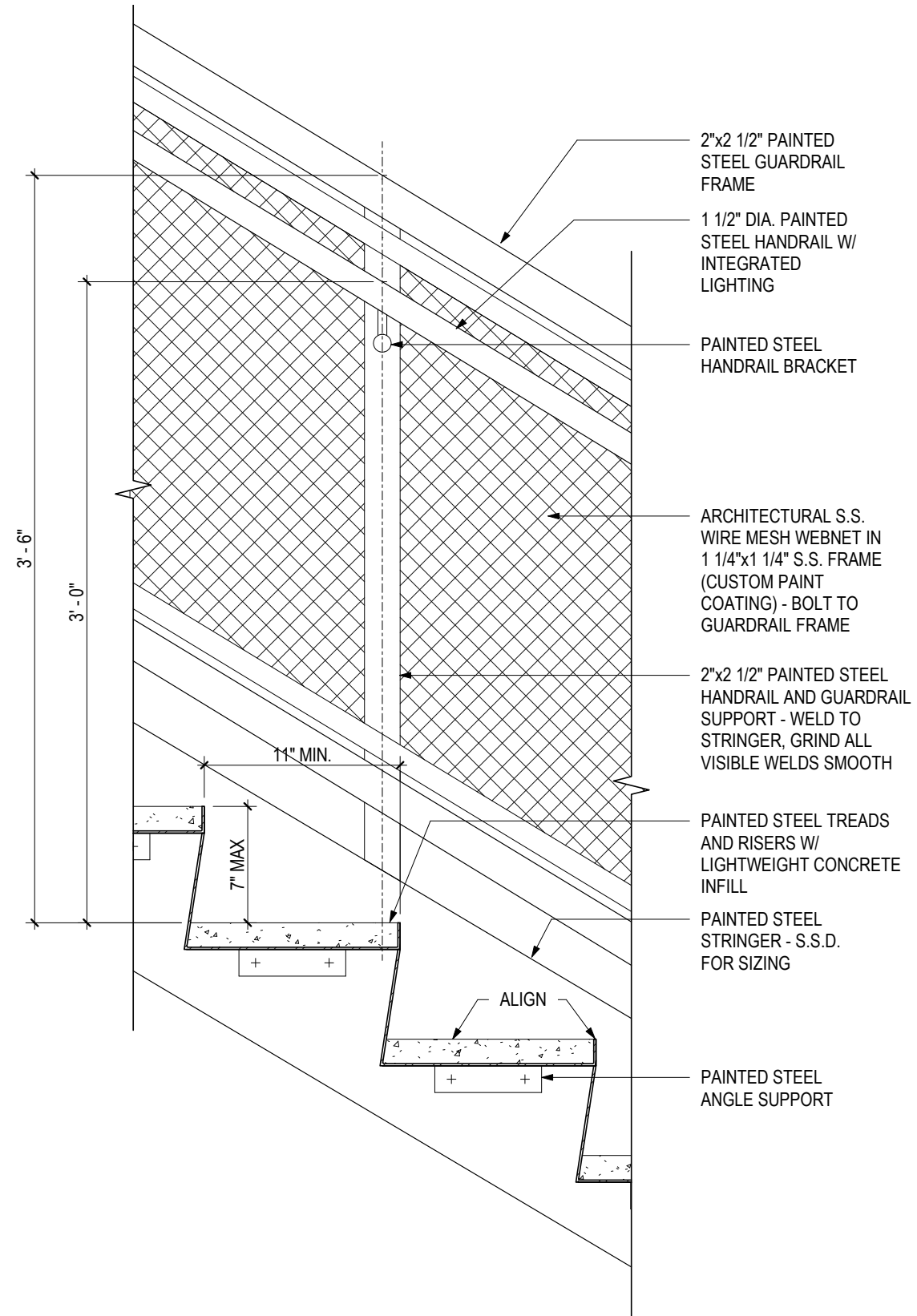
Proposed Section (08-19-2021)

Zoning section approved by NYC DOB in post-approval amendment on 07-18-2019

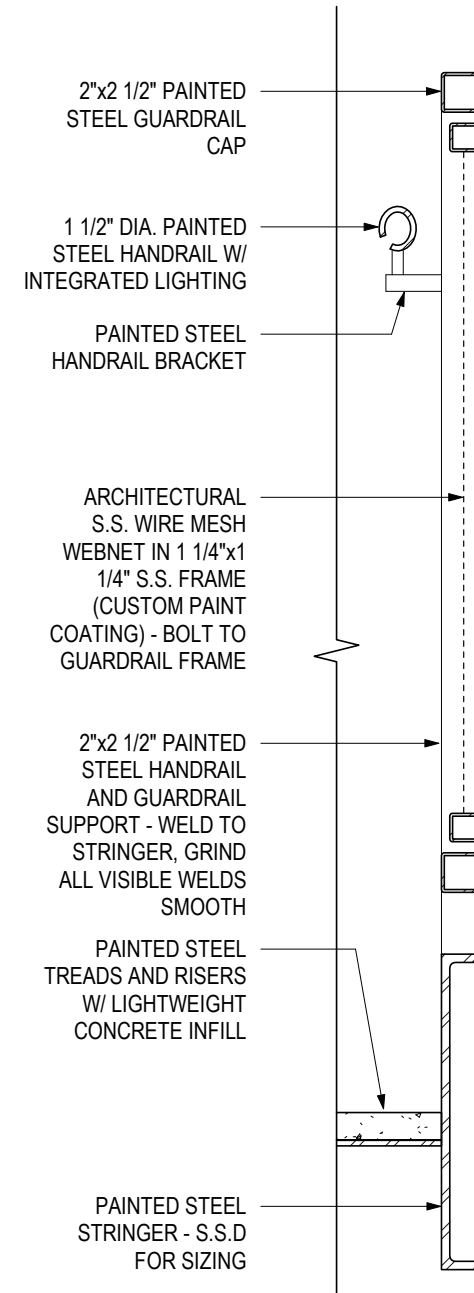
	Elements that exist in Certificate of Appropriateness 16-5387 issued 12-08-14, and to which MFA proposes design changes.								New, MFA design element that does not appear in Certificate of Appropriateness 16-5387 issued 12-08-14			
	Playage			Guardrail		Exterior egress stair		Boiler flues	Playage seating		Wall safety pads	
	Height above	Width	Finish	Height above	Finish	Stair type	Finish	Height above	Height	Finish	Height	Finish
Appropriateness 16-5387 issued 12-08-14			finish w/ wire mesh infill			concealed by composite panel wall						
Post-approval Amendment plans, approved by DOB (07-18-2019)	18'-5 1/2"	40'-10 5/8"	Zinc-rich paint finish w/ wire mesh infill	5'-0"	Powder coated steel, gray	Straight-run	Powder coated steel, gray	21'-5 1/2"				
MFA LPC Presentation Set (09-28-2021)	20'-8"	40'-10 5/8"	Painted steel (MTL-2) with stainless steel wire mesh infill (MTL-4). Painted steel, light gray,	8'-0"	Painted steel (MTL-2) support posts with stainless steel wire mesh infill (MTL-3). Painted steel, light gray, HEX number:	Straight-run	Poured concrete-filled (CON-1) painted steel pan stairs (MTL-2) with guardrail (MTL-2/MTL-3). Painted steel, light gray, HEX number: #c2c2c2	23'-7 1/2"	Seat: 2'-4" To top of back: 5'-4"	Wood, stained	3'-6" — along north, west, and south perimeter of playage	Seamless fabric covering, light gray, HEX number: #c2c2c2

Exterior stair details (08-19-2021)

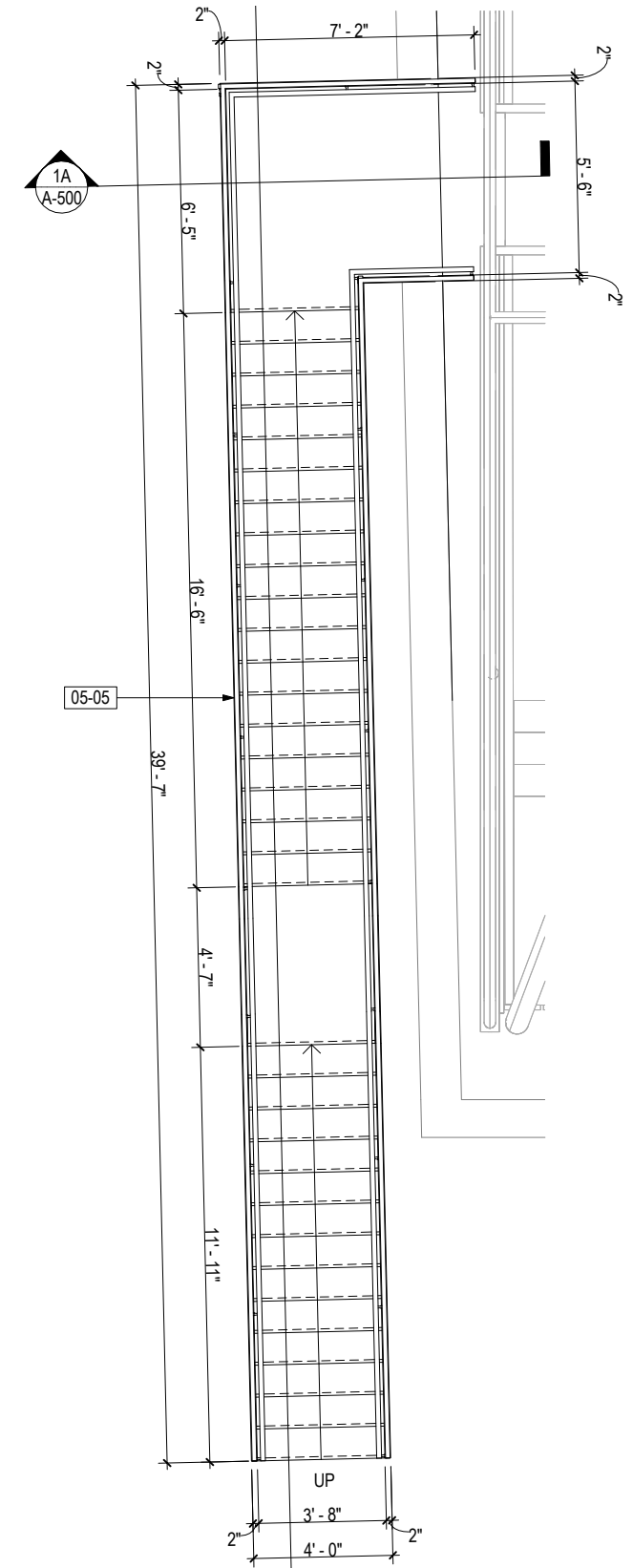
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GUARDRAIL / HANDRAIL ELEVATION AT NEW EXTERIOR STAIR



GUARDRAIL / HANDRAIL DETAIL

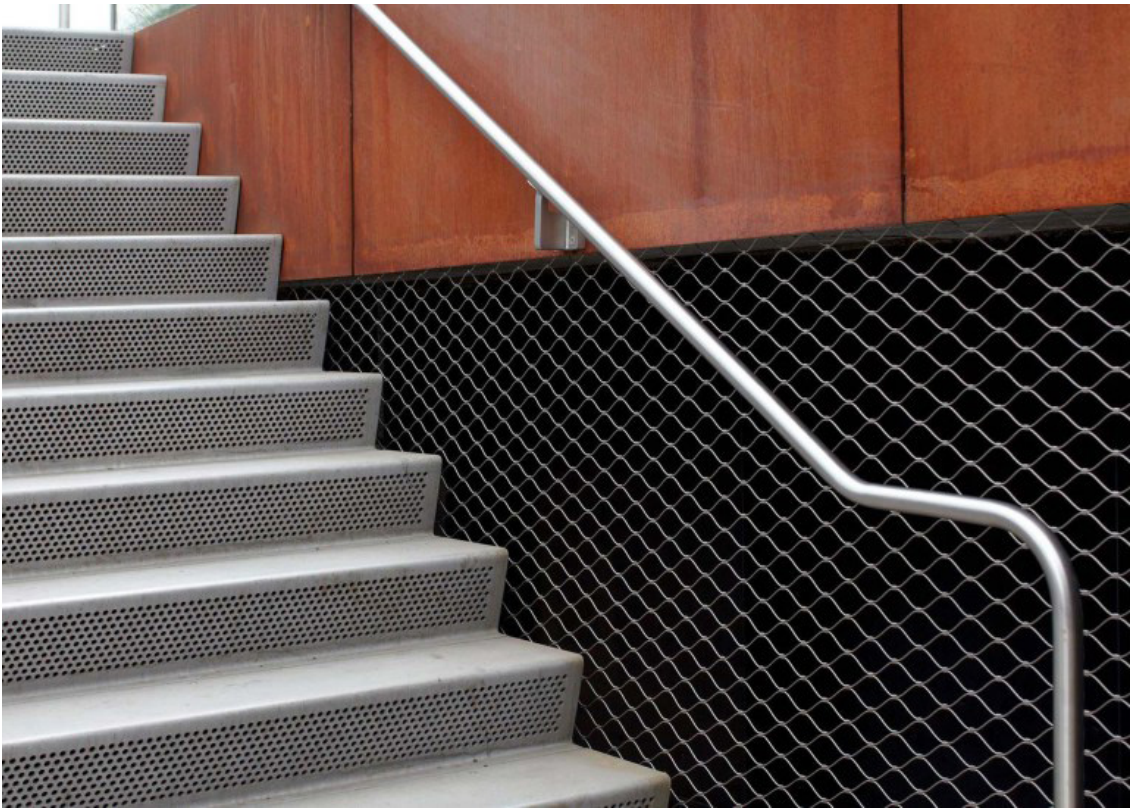


STAIR PLAN

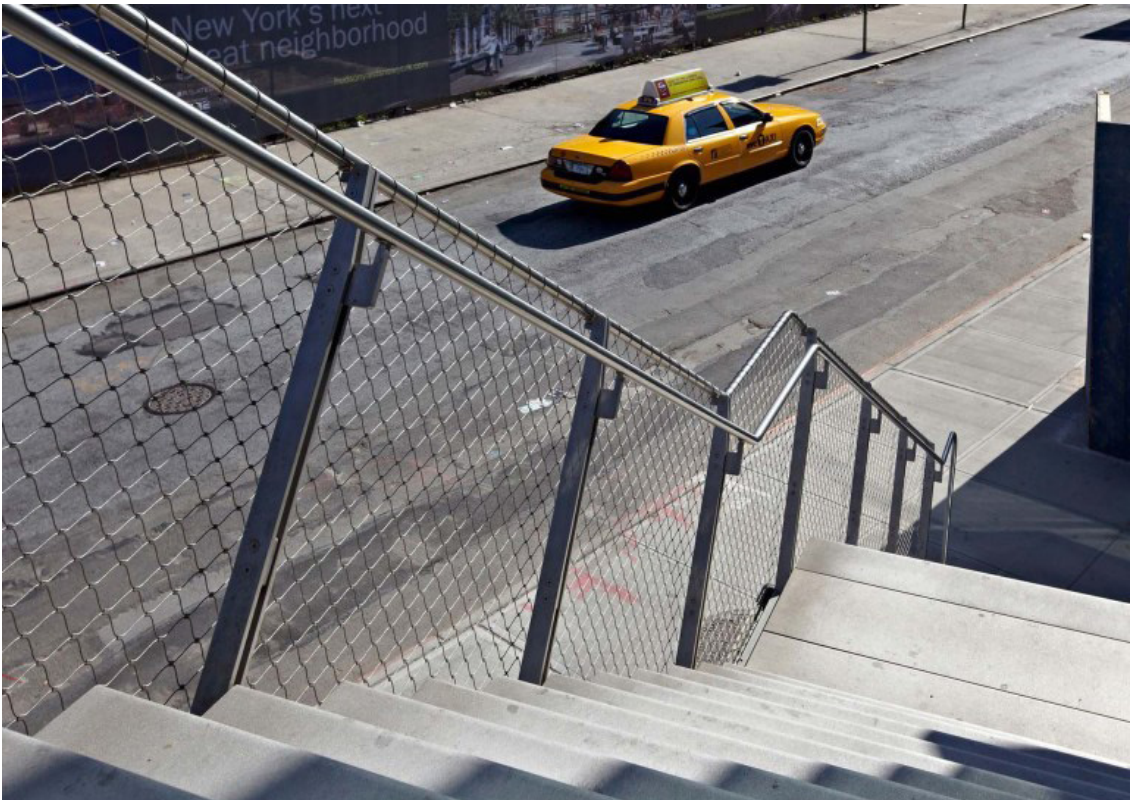
Material Precedent Images: Webnet N2 Micro by Jakob Rope Systems

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The High Line, New York, NY



Walk-in aviary, Zurich Zoo (Switzerland)



Stainless steel wire mesh specifications

MTL-3: Webnet N2 Micro by Jakob Rope Systems

For guardrail wire mesh infill

Material: ASTM A 492 Type 316 stainless steel 7 x 7 wire rope joined with seamless ferrules.

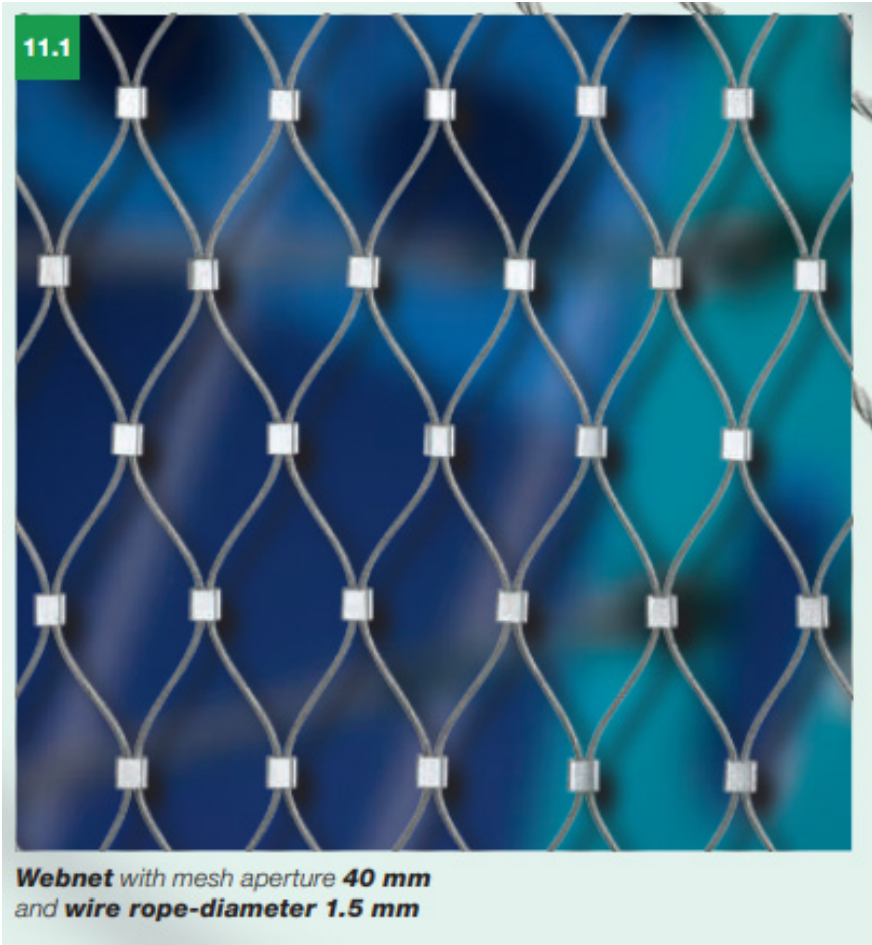
Cable Diameter: 1.5mm.

Mesh Aperture Dimensions: 40mm.

Mesh Perimeter Finishes: Closed loop with loose ferrules.

Direction (Grain) of Mesh: Vertical.

Seamless AISI 316L stainless steel ferrule.



MTL-4: Webnet N2 Micro by Jakob Jakob Rope Systems

For playcage structure wire mesh infill

Material: ASTM A 492 Type 316 stainless steel 7 x 7 wire rope joined with seamless ferrules.

Cable Diameter: 1.5mm.

Mesh Aperture Dimensions: 60mm.

Mesh Perimeter Finishes: Closed loop with loose ferrules.

Direction (Grain) of Mesh: Vertical.

Seamless AISI 316L stainless steel ferrule.

End of presentation

The current proposal is:

Preservation Department – Item 4, LPC-21-10893

657 Greenwich Street - Greenwich Village Historic District

Borough of Manhattan

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Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.