

Visibility Studies (abridged)

657 Greenwich Street - St. Luke's School

For presentation to
New York City
Community Board 2 Preservation Committee

September 14, 2021

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

Certificate of Appropriateness 16-5387

Existing Conditions



Existing conditions. View looking north along Greenwich Street.

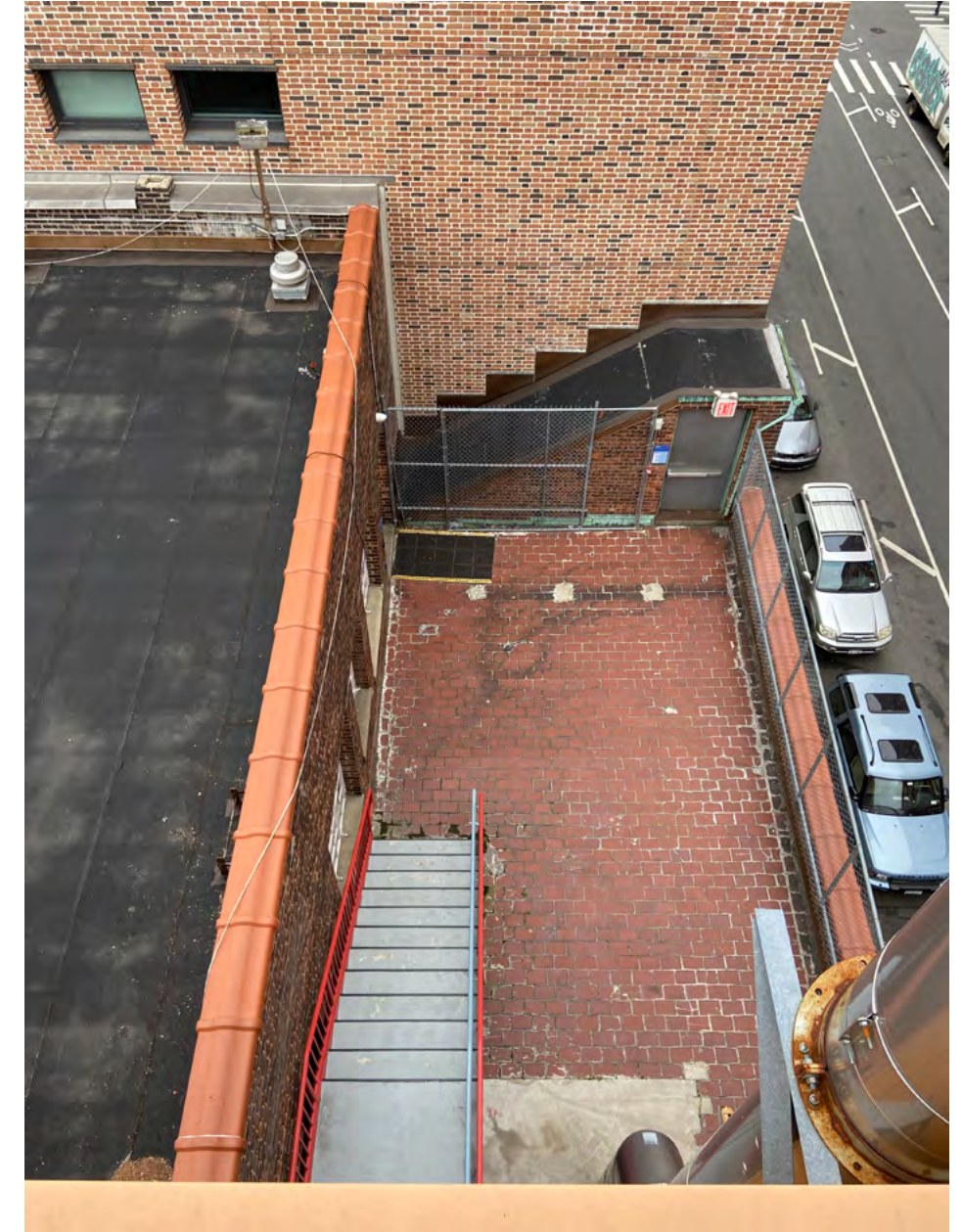


Existing conditions. View looking southeast at intersection of Greenwich and Christopher streets.

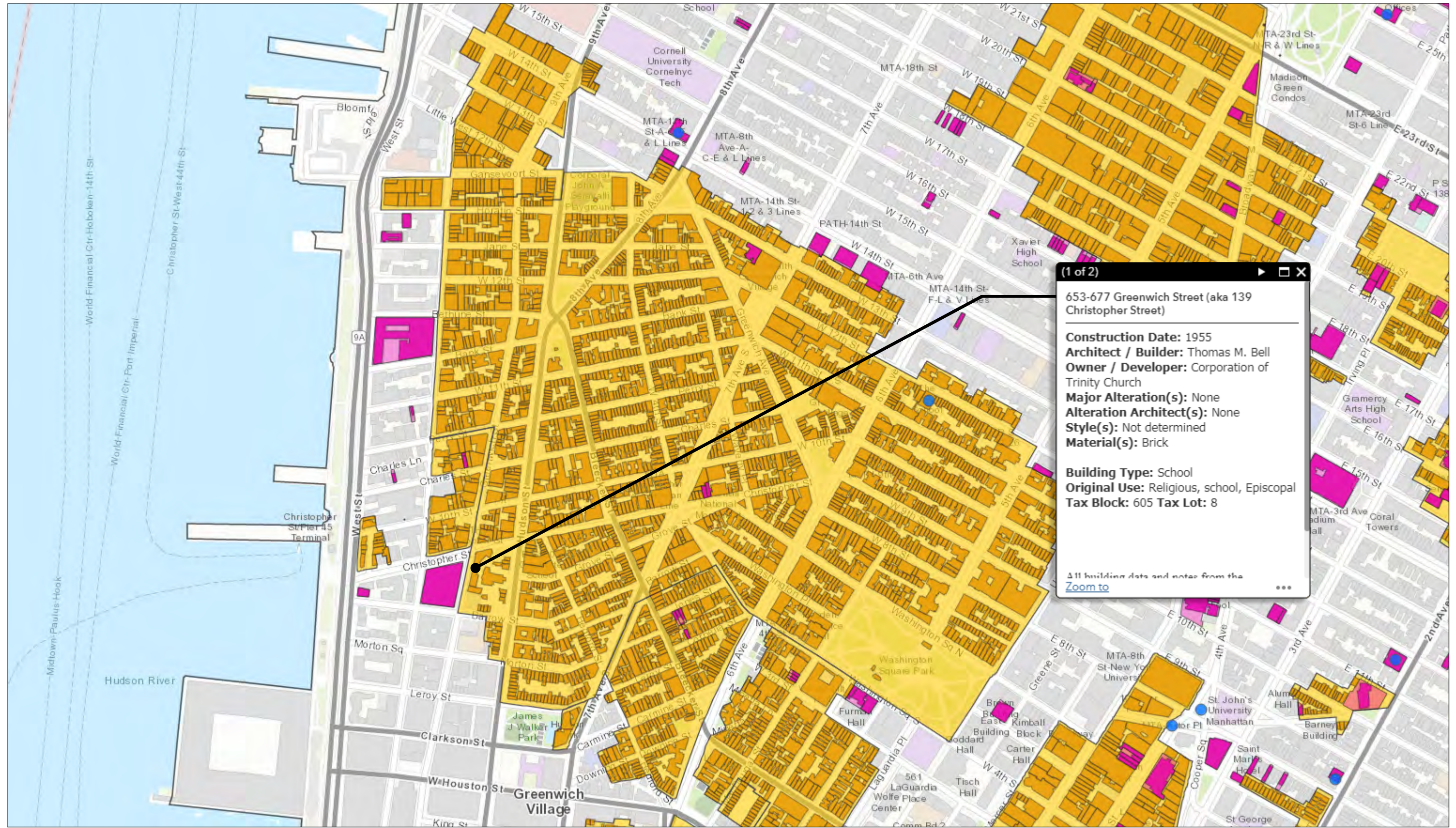
Existing Conditions

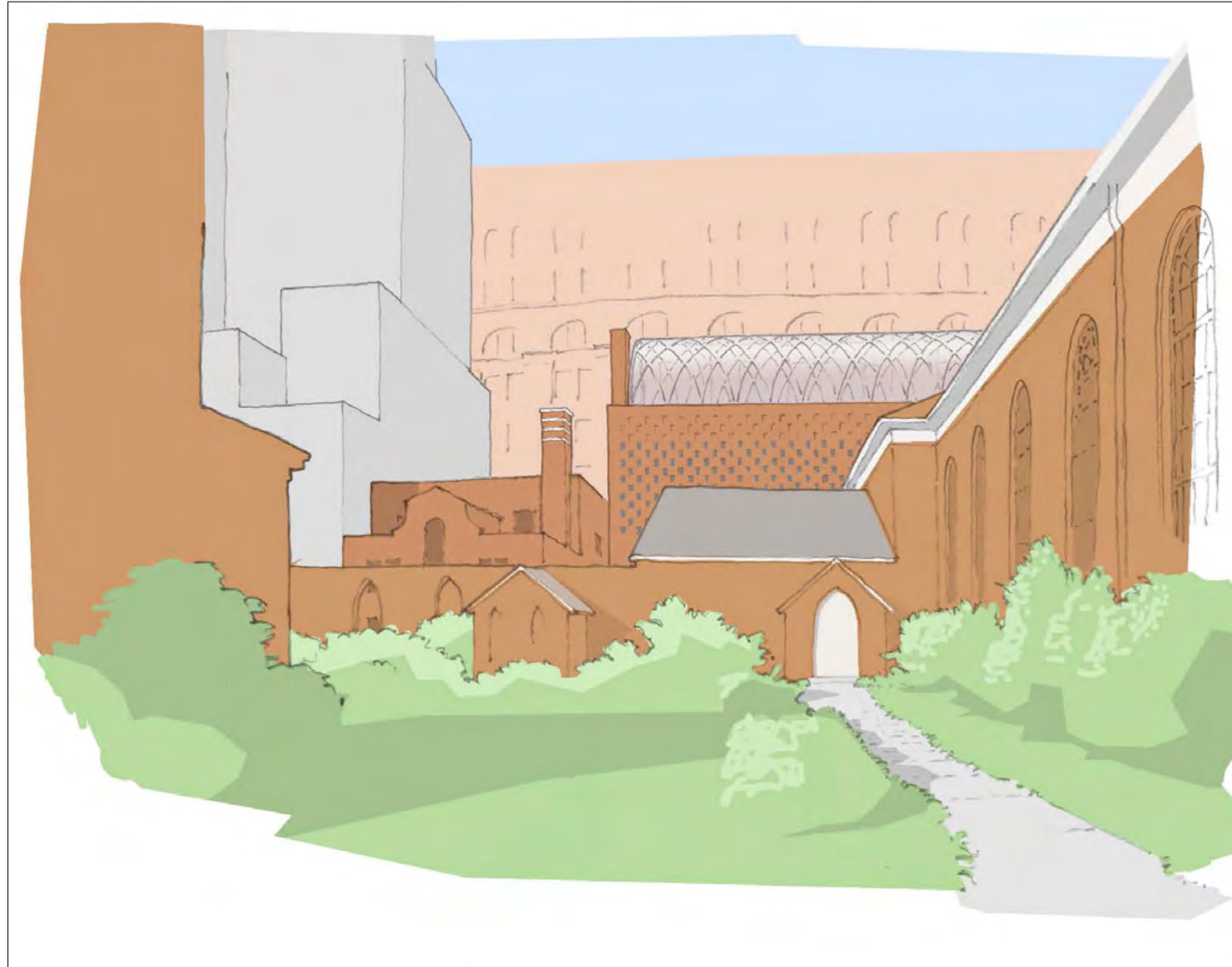


Existing condition at roof, main school building. View looking north.

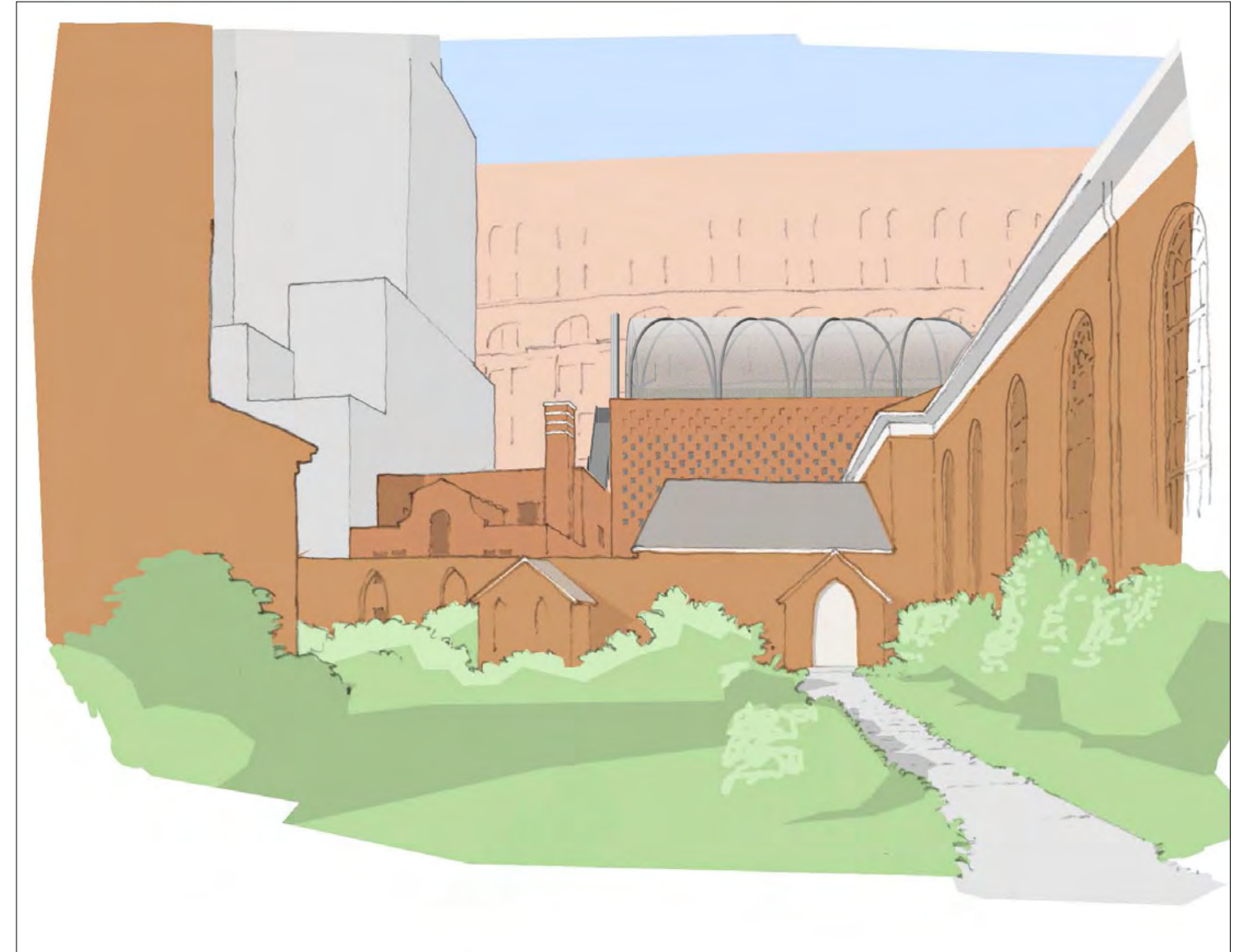


Existing condition at Convent building terrace.





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



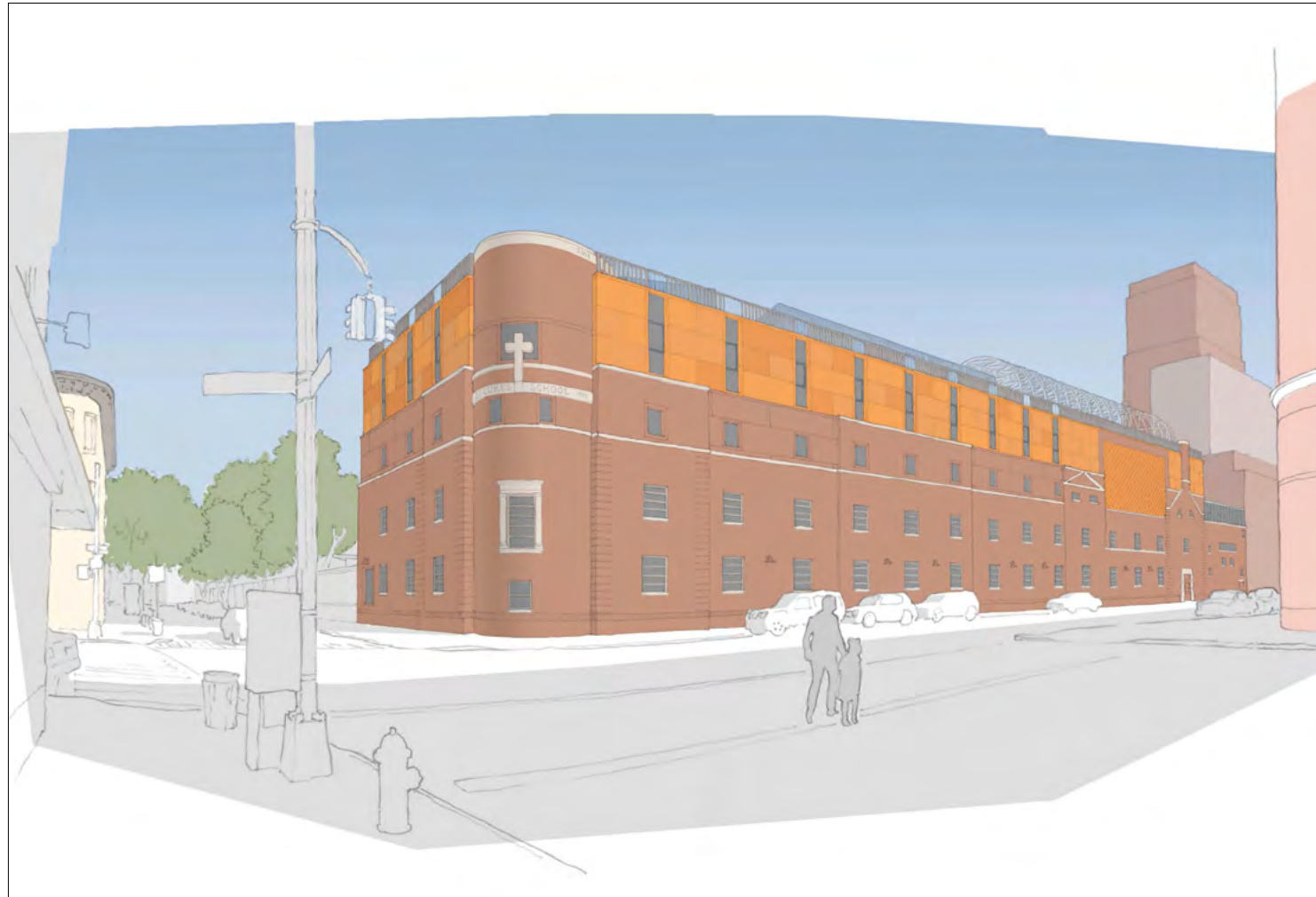
Proposed Marble Fairbanks design (08-19-2021)



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



Proposed Marble Fairbanks design (08-19-2021)



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



Proposed Marble Fairbanks design (08-19-2021)

Visibility Matrix for Proposed Design (08-19-2021)*

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

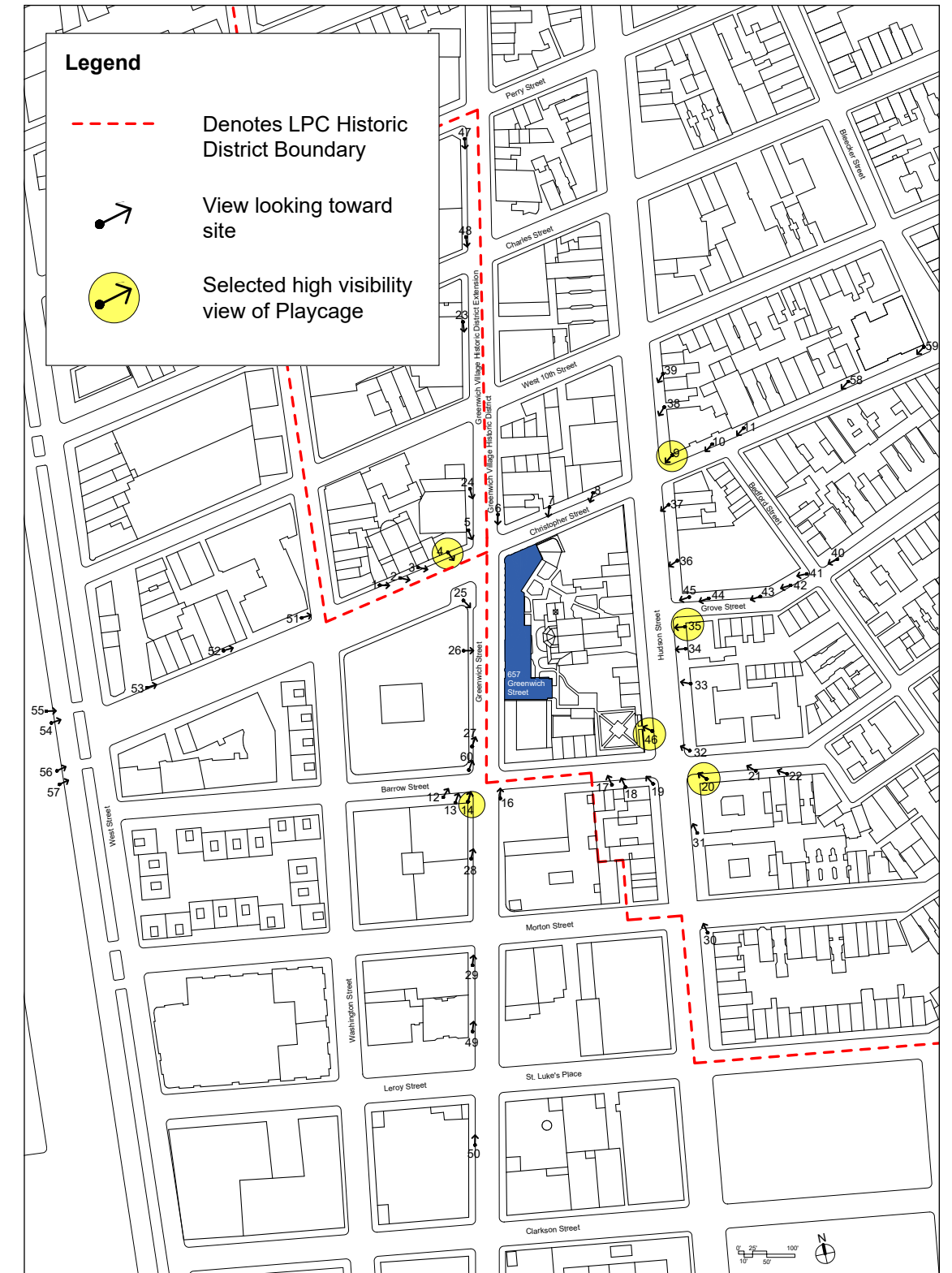
Matrix Legend

- V = Visible
- NV = Not Visible
- V (green) = Seasonal Visibility
- MIN V = Minimally Visible, per LPC definition
- VU = Visibility Unclear

(Yellow square) = 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 (08-19-2021) View 4

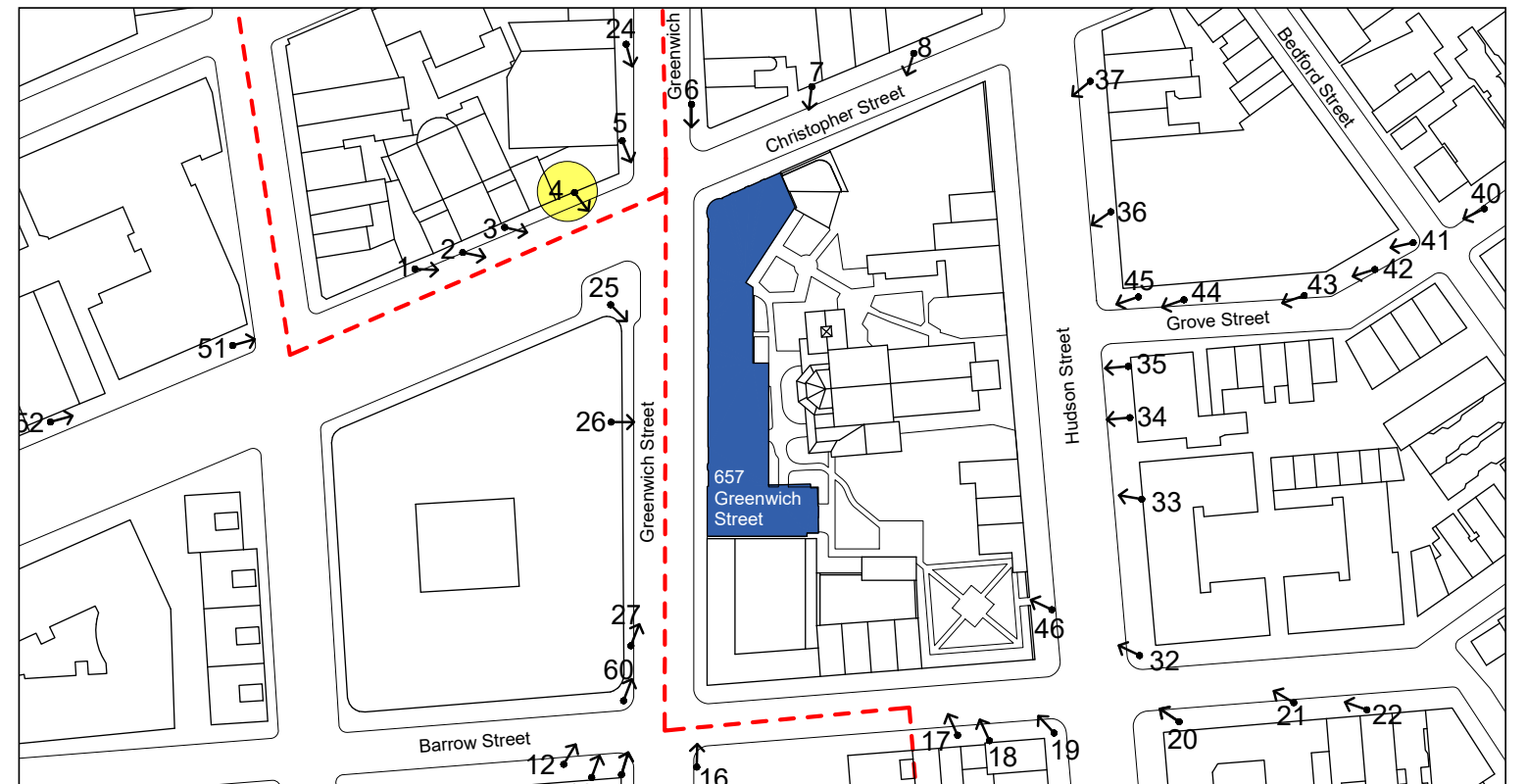
View looking southeast from Greenwich Street at Christopher Street. See page 31 for further studies of this view.



Photo collage - guardrail, playage, wall safety pads, and mechanical flues are visible.



Unaltered photograph of guardrail mock-up



High Visibility Views of Proposed Design (08-19-2021) View 9

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

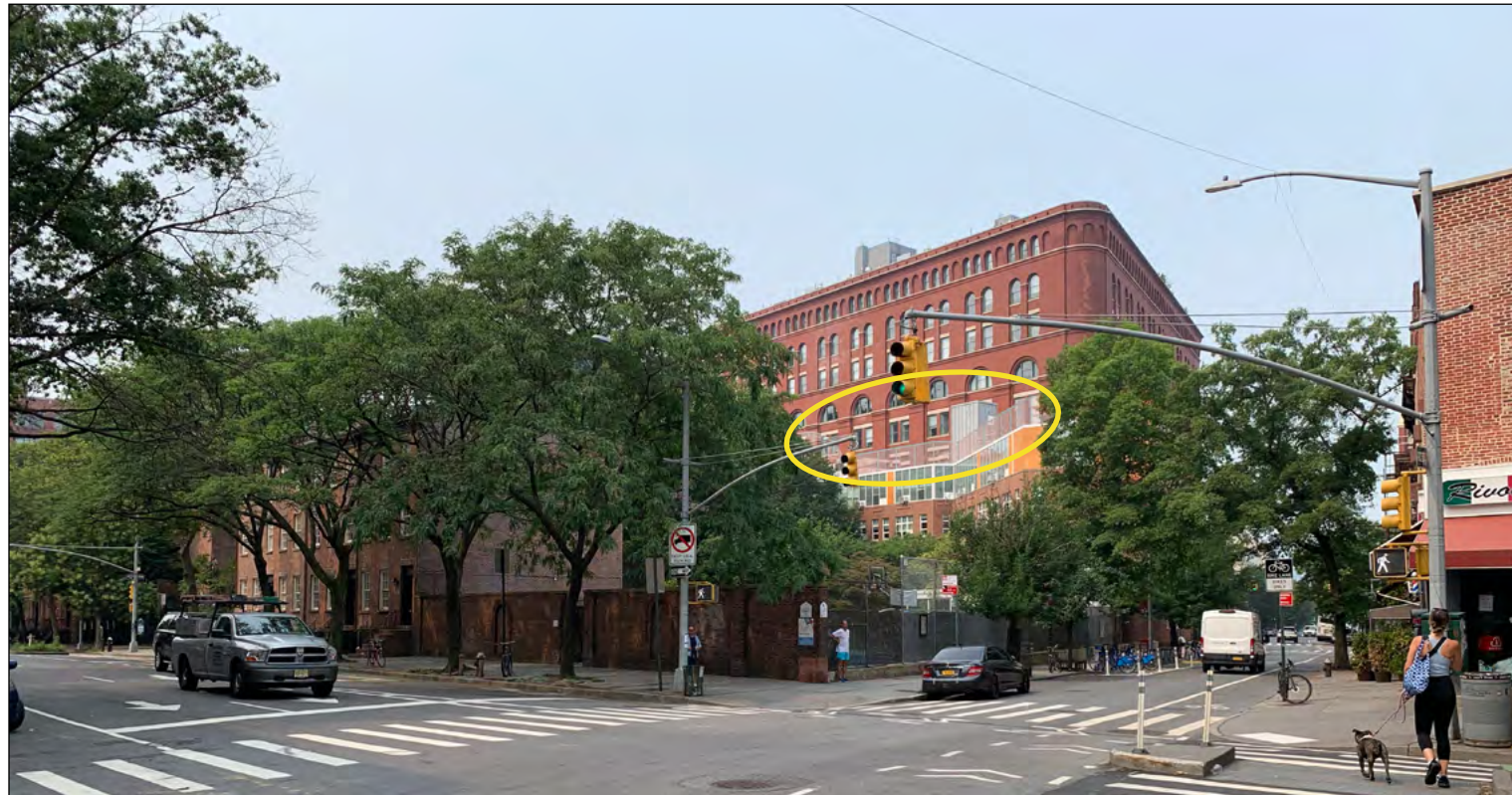
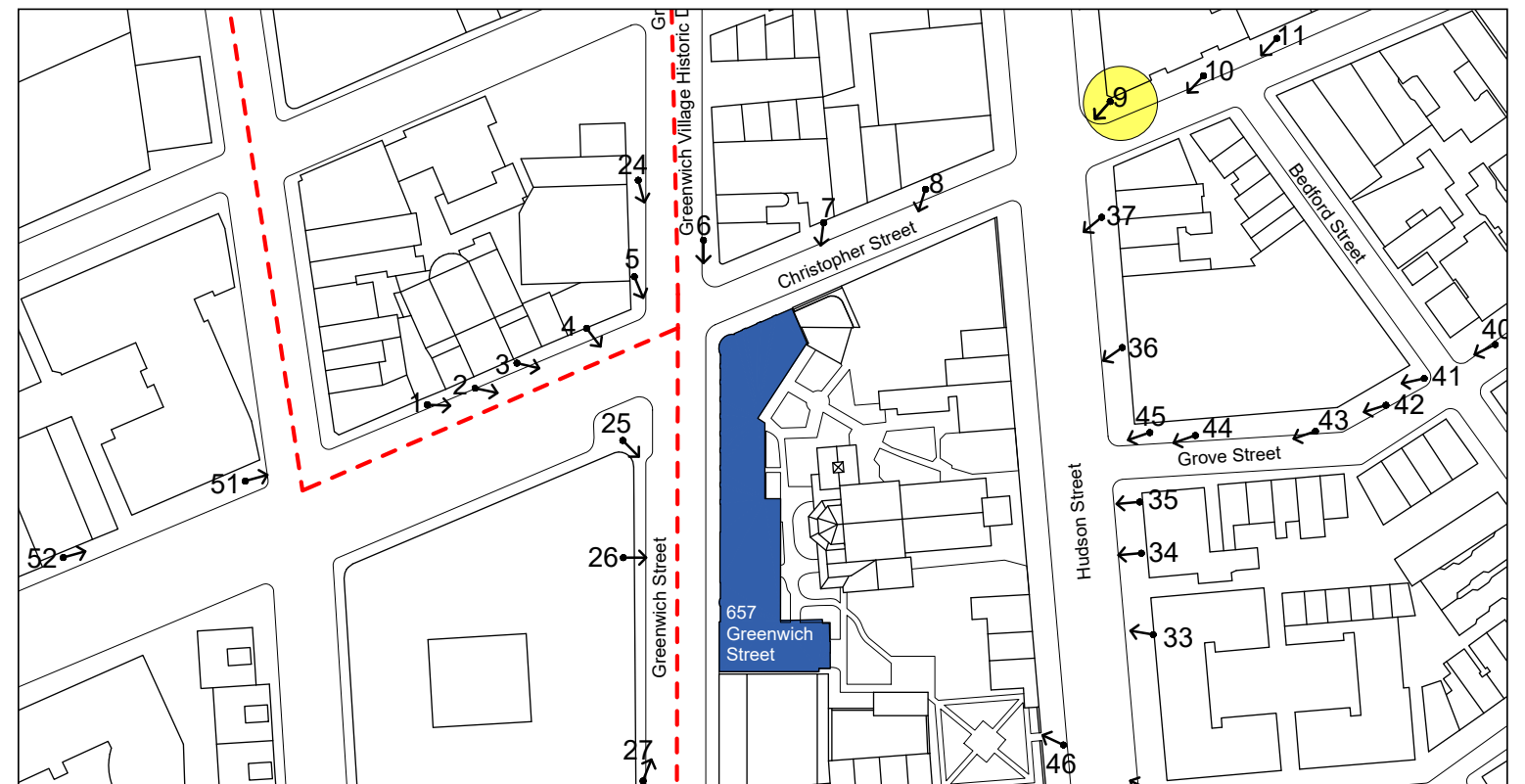


Photo collage - playcage and guardrail are visible. Mechanical flues are visible seasonally.



Unaltered photograph of guardrail mock-up



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

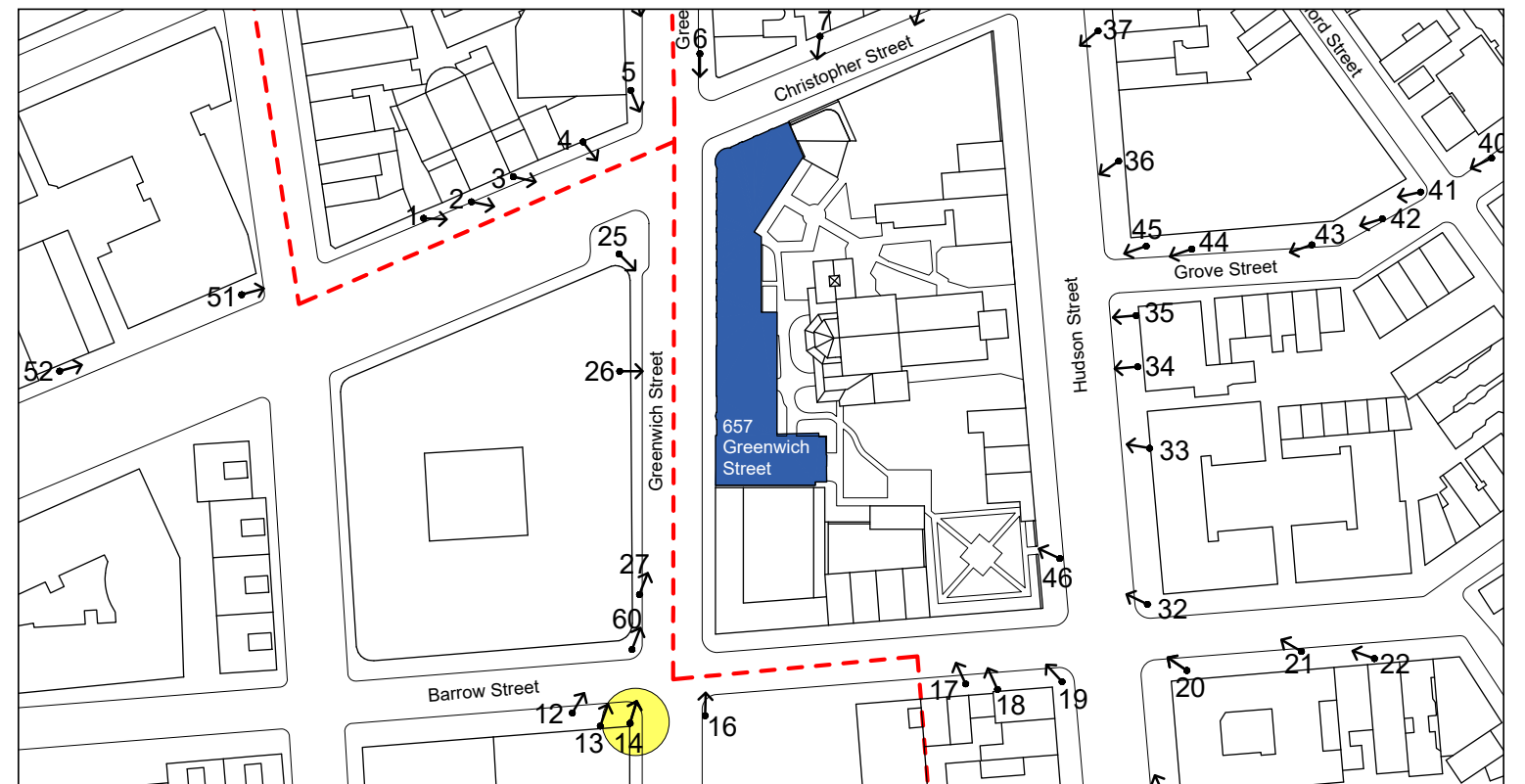
View looking northeast from Greenwich Street at Barrow Street. See page 34 for further studies of this view.



Photo collage - playcage, guardrail, exterior stair, mechanical flues, and wall safety pads are visible.



Unaltered photograph of guardrail mock-up



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

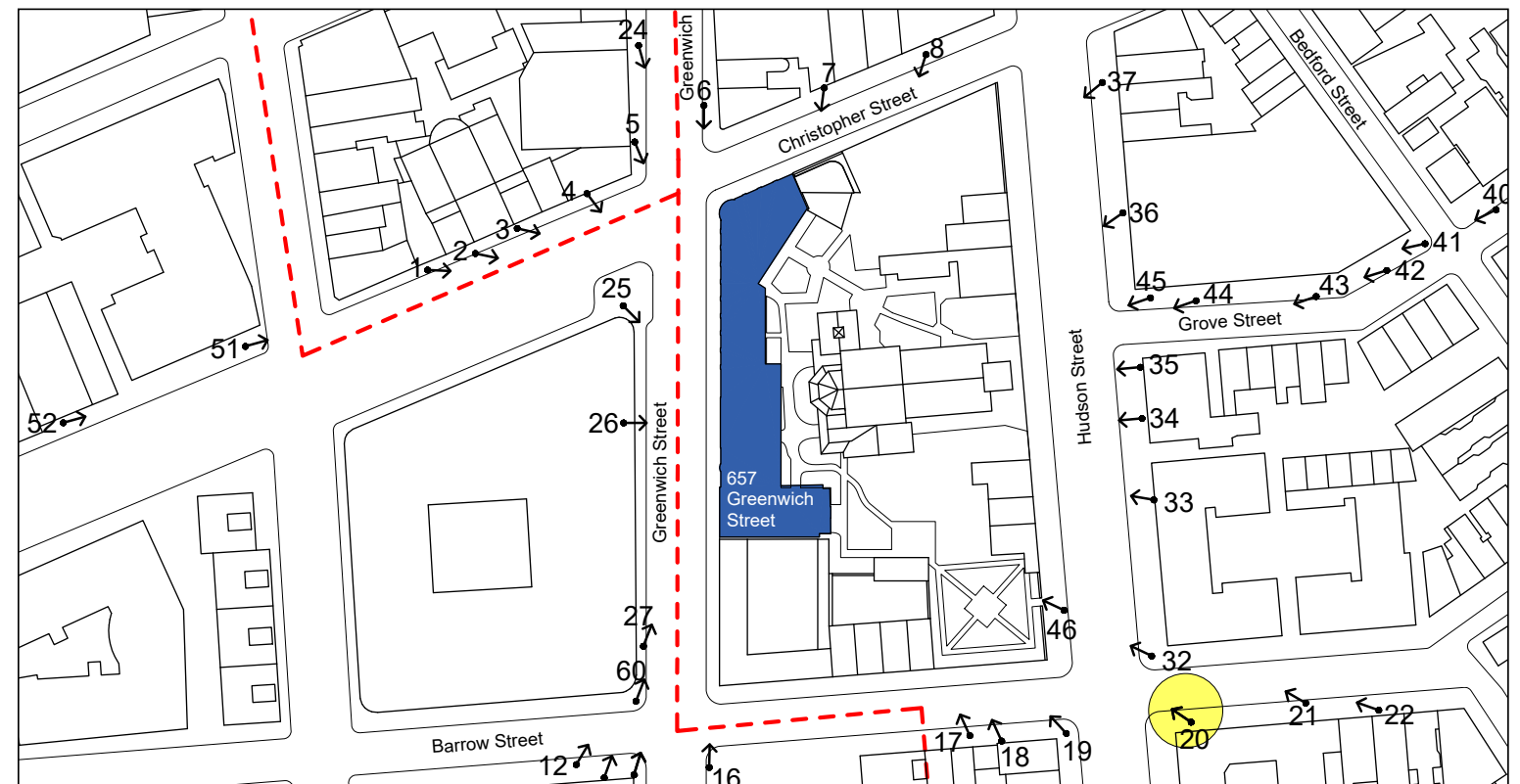
View looking northwest from Hudson Street at Barrow Street. See page 35 for further studies of this view.



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



Unaltered photograph of guardrail mock-up (visible seasonally)



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

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



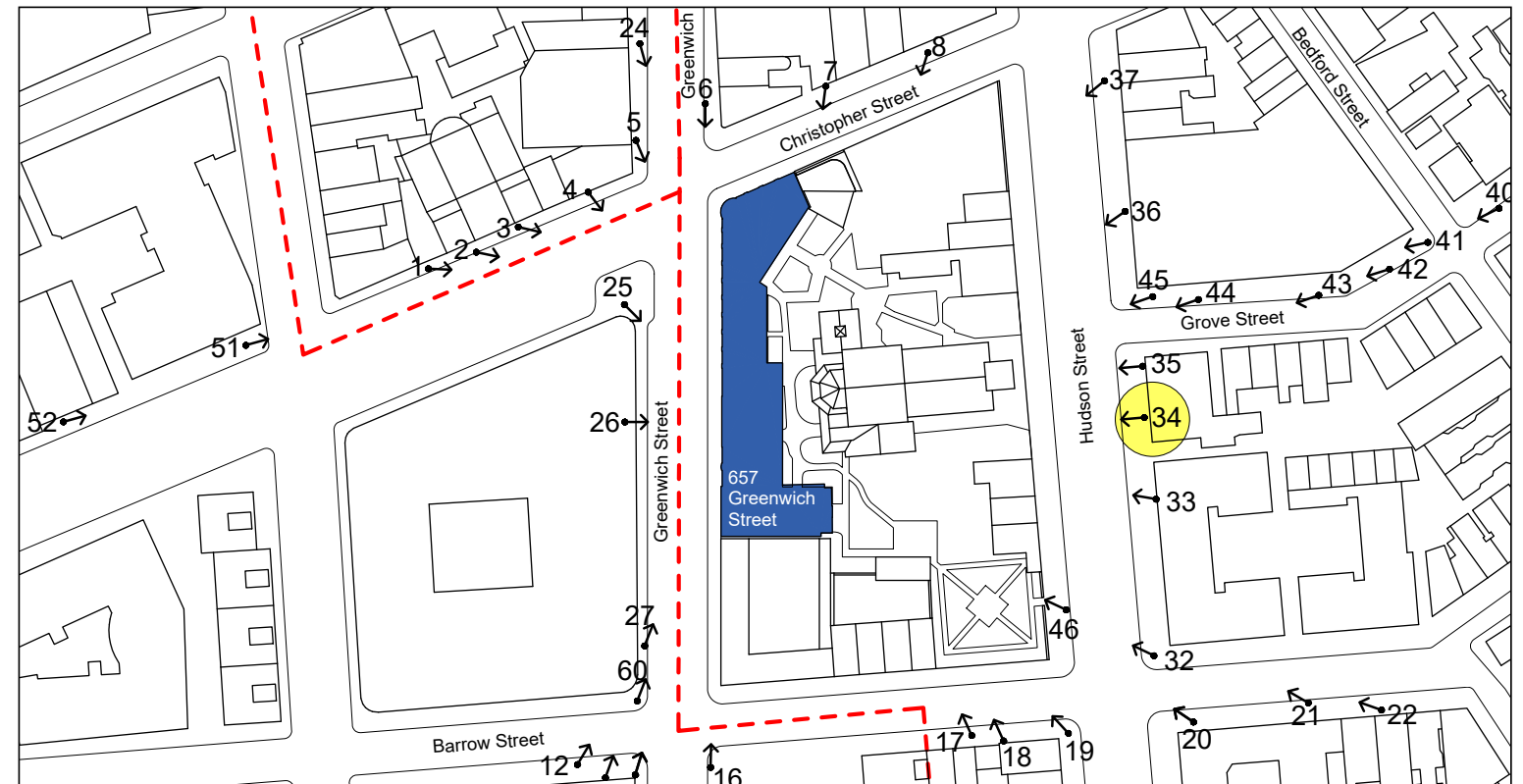
Photo collage - playage, wall safety pads, playage seating and exterior stair are visible.



Unaltered photograph of guardrail mock-up (visible seasonally)



Photo collage - shows visibility of playage and playage seating without seasonal tree coverage



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

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

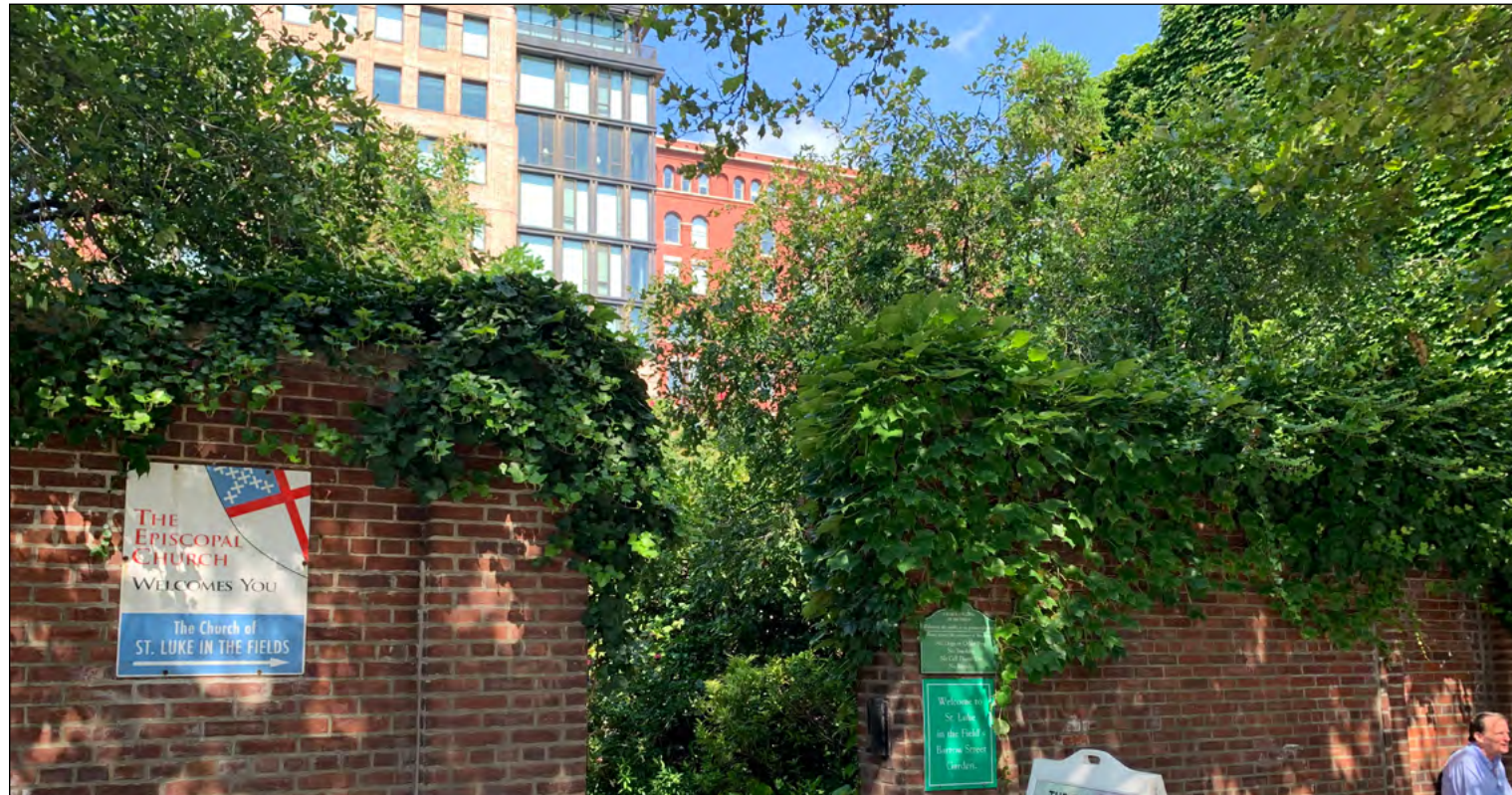


Photo collage



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.

