

# ST. LUKE IN THE FIELDS CENTER

Church of St. Luke in the Fields

497 Hudson St, New York, NY 10014

## PRESENTATION TO COMMUNITY BOARD 2

JULY 21, 2025

## PROGRAM

Introductory Remarks from the  
Rev. Caroline Stacey, Rector of  
Church of St. Luke in the Fields

# Purpose of the St. Luke in the Fields Center

- 1.** To fulfil our charitable mission and enhance our service to the neighborhood
- 2.** To address major space limitations caused by the 1981 Parish fire to properly run our community and educational programs
- 3.** To improve logistics, safety and convenience for participants by shifting the entrance to Hudson Street
- 4.** To execute on our plan presented over a decade ago
- 5.** To enhance community engagement



St. Luke in the Fields Church  
prior to the 1981 fire



Condition after the 1981 fire



Limited space for programs

# The Center Programs

## The New Building allows for the expansion and improvement of existing community programs

12-step Programs (ALAnon/AA)  
Afterschool Programs – including tutoring, arts and crafts, and games  
Antiracism Discussion Groups  
Art & Acceptance for LGBTQ+ Youth  
Community Closet  
Film Screenings  
Free to Be Under 3 (music for toddlers and parents)  
Funeral and Wedding Receptions  
GO Project (early stage public school education support)  
Music & Arts program – classical concerts, flower arranging workshops, etc.  
Seasonal Icon Workshops  
Space for Community Meetings  
Tea at Three



Art and Acceptance



Community Closet



Tea at Three



Flower Arranging Workshop



GO Project



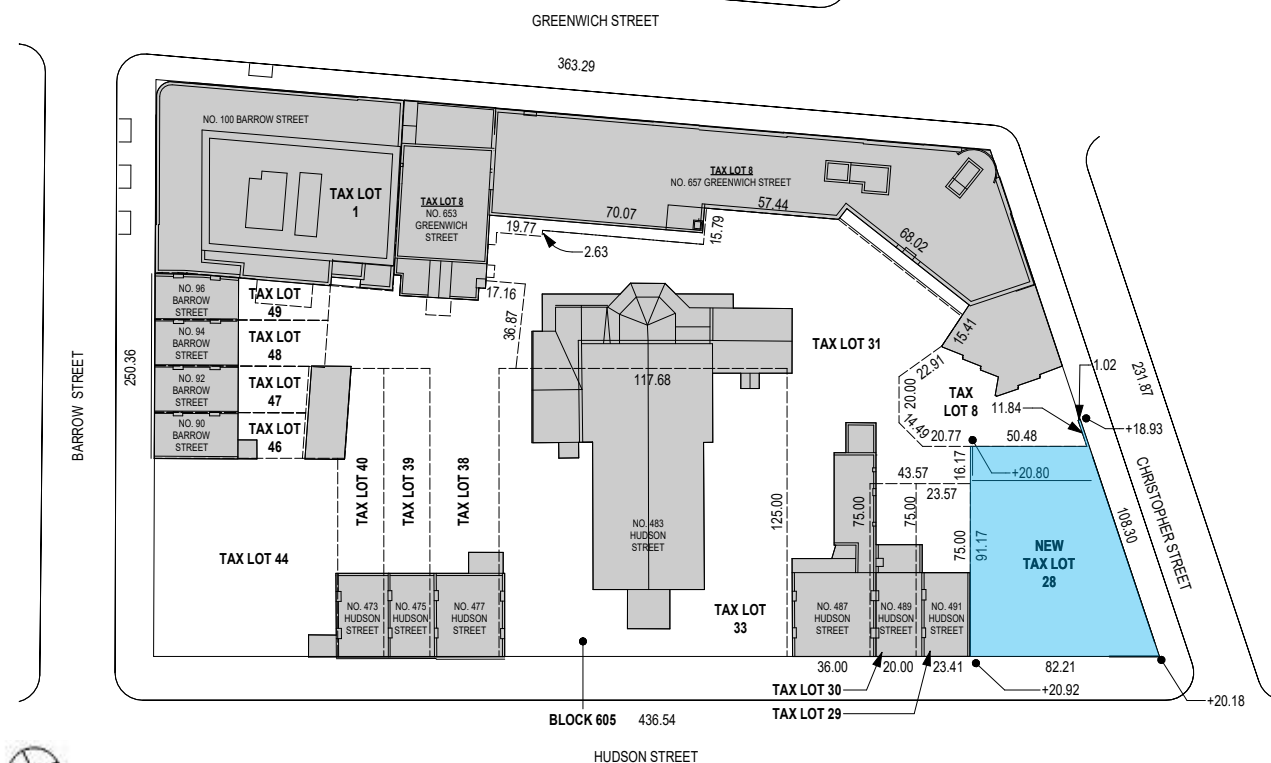
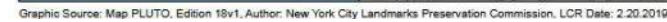
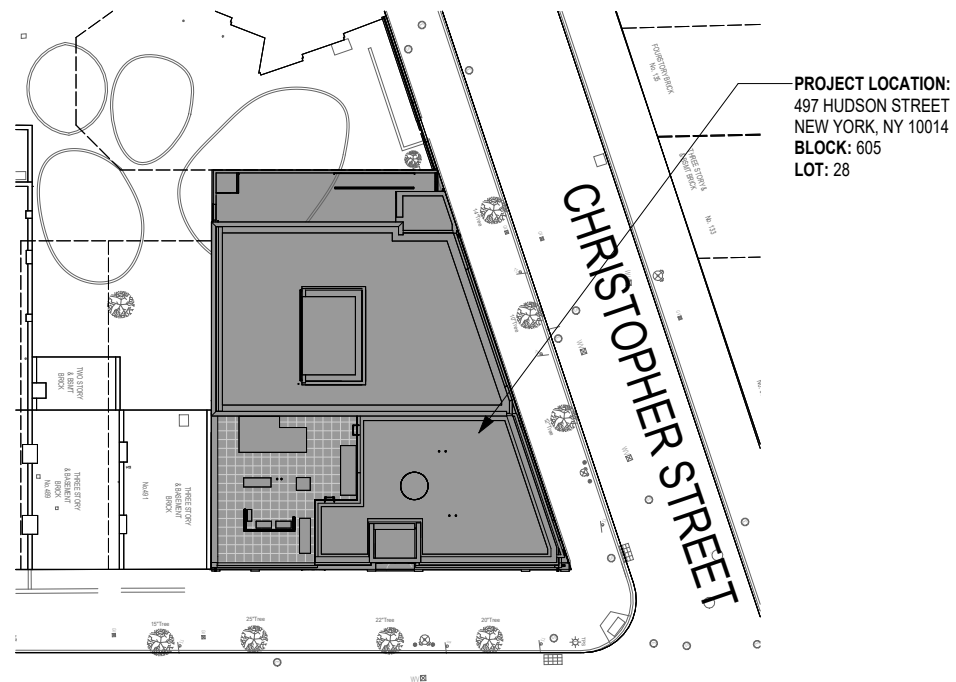
Icon Workshop

## Programs NOT in the new Building

Homeless Shelter/Overnight Shelter/Transitional Housing  
Drug Injection Center  
Narcan Distribution  
Soup Kitchen

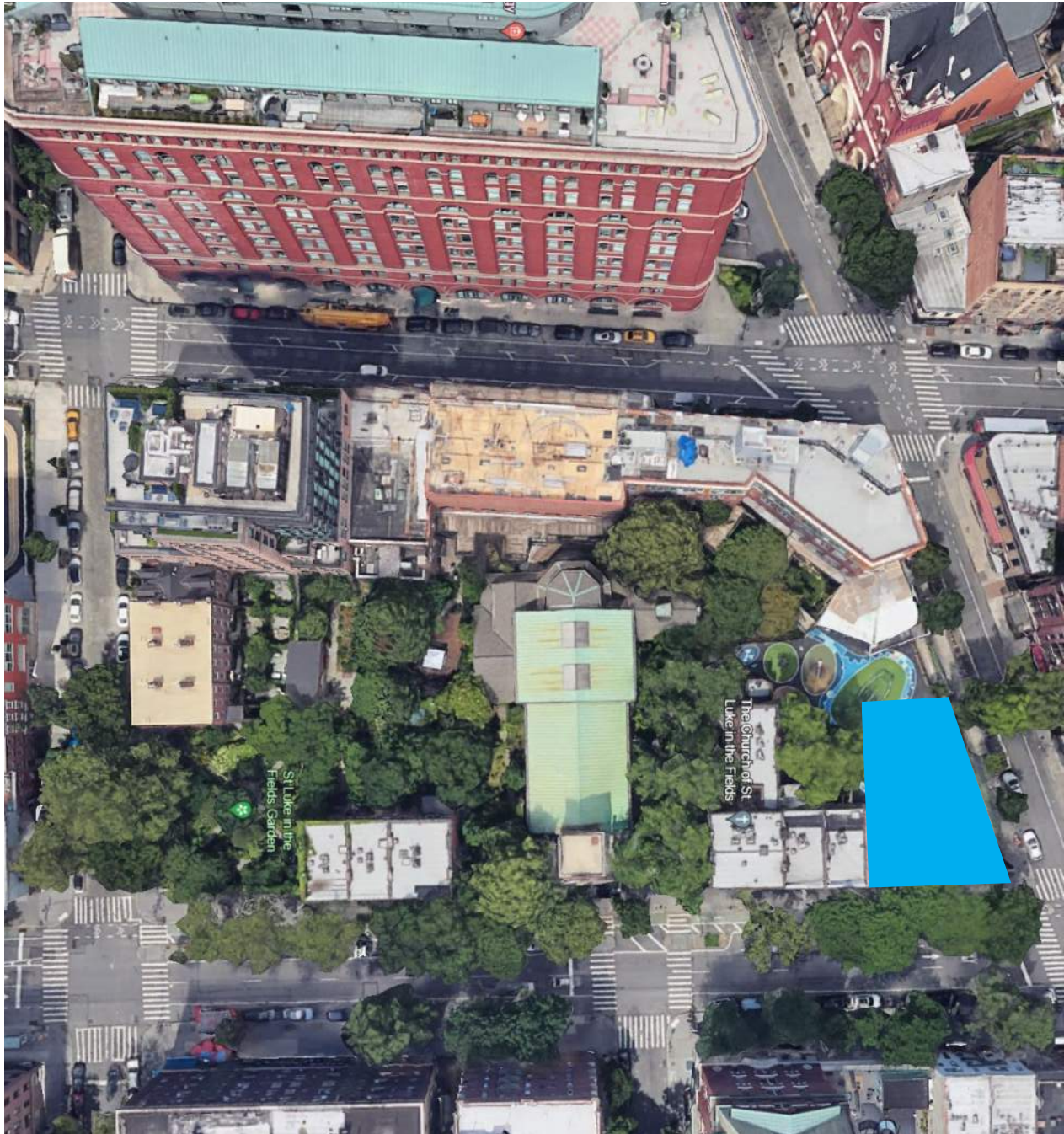
BUILDING DESIGN

## LOCATION PLAN



# PROPERTY SUMMARY

## ST. LUKE IN THE FIELDS CENTER



THE PROJECT SITE IS LOCATED IN TAX LOT 31. AN APPLICATION TO SEPARATE THE PROJECT SITE FROM THE REMAINDER OF TAX LOT 31 IS IN PROCESS BY THE NYC DOB. WE HAVE BEEN ADVISED THAT THIS LOT WILL BE ASSIGNED TAX LOT NUMBER 28.





VIEW 1: FROM HUDSON LOOKING NORTHWEST TO SITE



VIEW 2: VIEW AT CORNER OF HUDSON + CHRISTOPHER



VIEW 3: FROM CHRISTOPHER LOOKING SOUTH TO SITE



VIEW 4: FROM CHRISTOPHER LOOKING EAST TO SITE



PHOTOMONTAGE OF ST LUKE IN THE FIELDS BLOCK ALONG HUDSON STREET

SITE

(#479-485) St. Luke's, erected in 1821-22 as an uptown chapel of Trinity Parish, is a charming little country church which recalls in its scale and simplicity the atmosphere of an earlier day. It is the third oldest church building still in use in Manhattan, preceded only by St. Paul's Chapel and St. Marks-in-the-Bowery. Popularly known as "St. Luke's-in-the-Fields," the church was surrounded by relatively open farmland at the time of its erection. Some of the buildings in the immediate vicinity included the Amos farmhouse on Christopher Street and the old State Prison, between Christopher and Charles Streets, with its entrance on Greenwich Street.

A meeting called by Miss Catherine Ritter in 1820 resulted in the formation of the new church in this sparsely settled neighborhood. The cornerstone for the chapel was laid in 1821, with the support of Trinity Parish, which gave its bond to assure the loan for the building. In 1822 it was consecrated by Bishop Hobart, and the Reverend George Upfield was its first minister.

The church was built of brick in the Federal style of the day, with round-arched windows at the sides and flanking the front tower. The main body of the church is simple in the extreme, with a low pitched roof, the front end gable of which abuts the tower. The handsome double door was originally surmounted by a stone tablet and a lunette window, above which were bull's-eye windows on three sides of the tower with arched, louvered windows above these for the belfry. The top of the brick tower was once crowned by a low wood parapet with raised paneled sections at the center of each side. At a later date exterior blinds were added for the windows at the sides and low porches on either side of the tower. As we see the church today, the wood parapet has been removed from the tower, as have been the porches and windows on either side of the tower in the front wall. A handsomely "eared" wooden frame, of the Greek Revival period, may now be seen at the front door.

Perhaps the most interesting aspect of the St. Luke's block is the fact that it provides a superb early example of coherent community planning. The entire block was developed under leasehold from the Trinity Church Corporation. Within a very few years after the erection of the church, town houses were built on all sides of the block bounded by Barrow, Greenwich, and Christopher Streets, thus enclosing and shielding from public view the burial ground and garden of the church. The man

HUDSON STREET West Side (Betw. Christopher & Barrow Sts.)

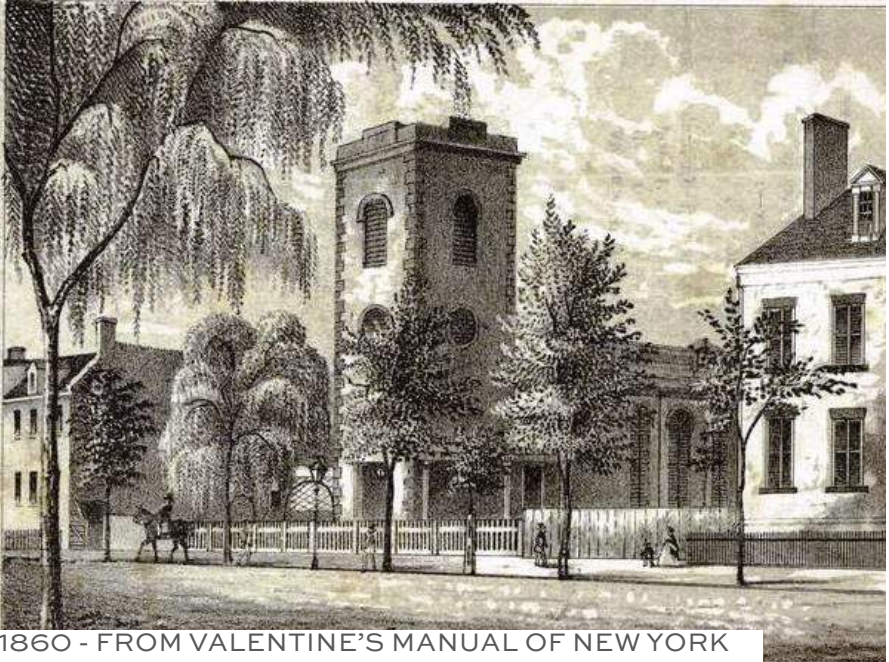
responsible for the design and construction of this entire complex, including the church, was James N. Wells, builder. Wells "rose from the humble vocation of carpenter to be a rich man and an Alderman," to quote a contemporary source. He had been active in city affairs since the early Eighteen-twenties, first as a City Assessor, then as Alderman of the Ninth Ward, and served on a great many city committees, of which the most important, from an architectural point of view, was the Committee of Repairs for Public Buildings. Wells not only played an important part in the architectural development of The Village (see Nos. 12-18 Grove Street) but also of Chelsea, where he lived after 1833.

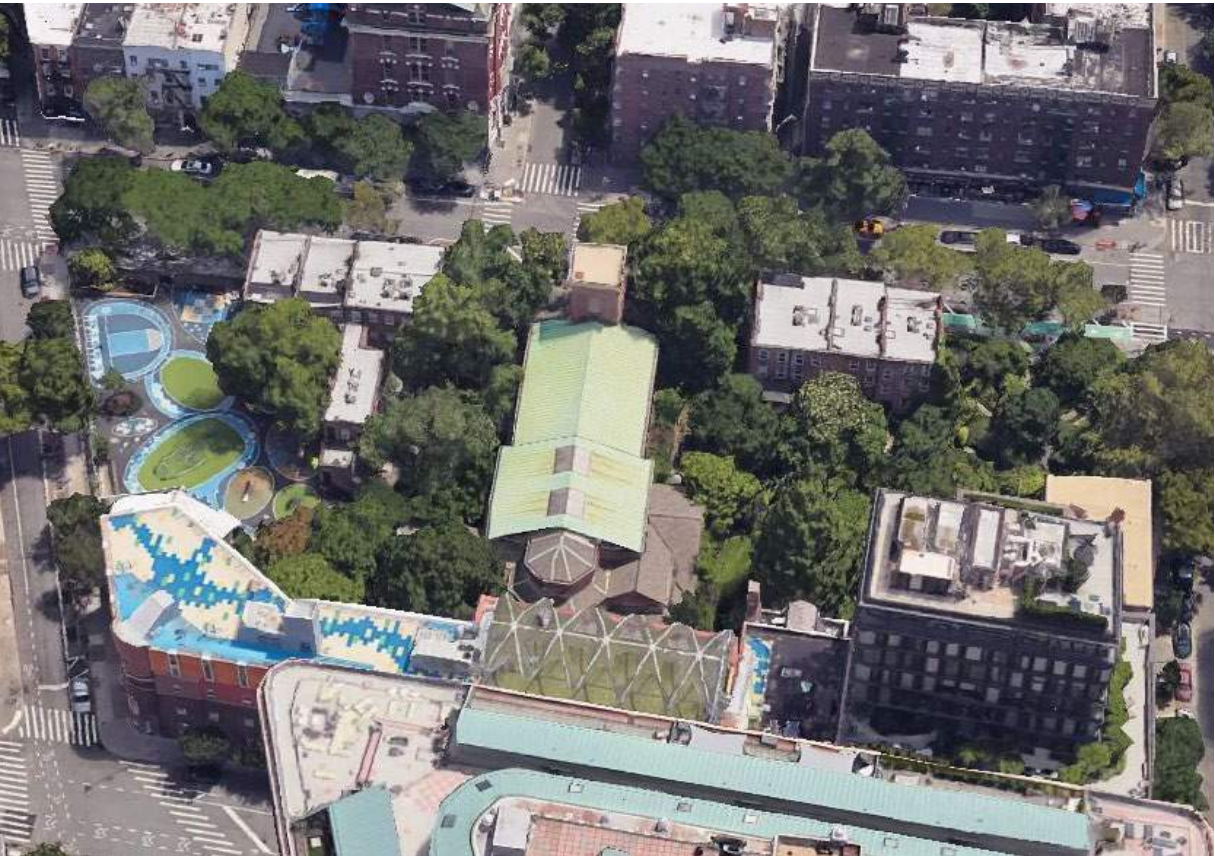
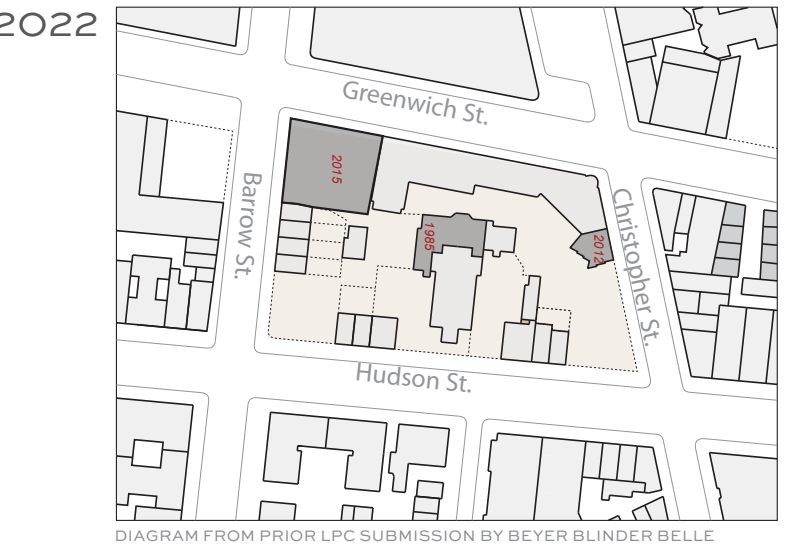
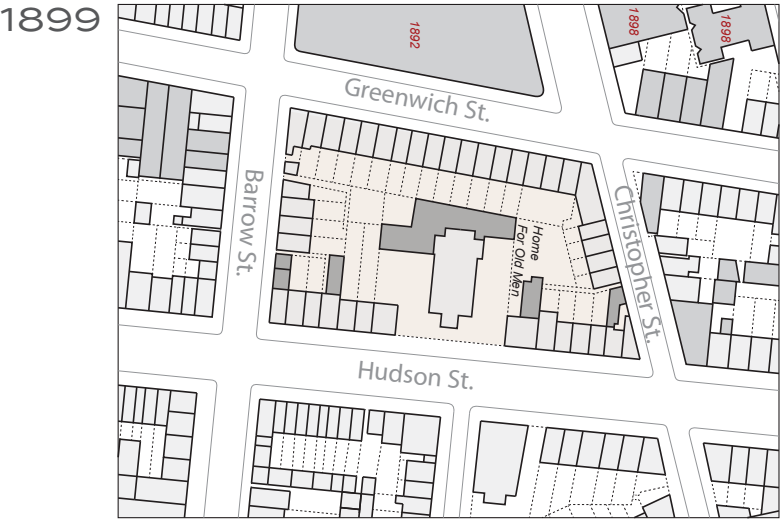
#473-477 & #487-491 Of the seven houses which once stood at each side of the church, only three remain, Nos. 487, 489 and 491 to the north and Nos. 473, 475 and 477 to the south. The earliest houses, dating from 1825, are Nos. 473-477 and 487; Nos. 489 and 491 were built the following year. These houses provide us with some of the finest examples of Federal architecture remaining in the city, and are among the few of the period for which a builder is definitely known. Originally, they were two and one-half stories high, with dormers, as indicated by the change from Flemish to running bond above the second story windows. The basement and stoops at Nos. 477-491 are of stone, with a continuous stone band course above the windows where the brick begins. At Nos. 473-475, the basements and stoops are of brick. The stoops have graceful wrought iron handrailings leading up to sturdy eight-paneled doors.

No. 487, Wells's own house, where he lived until 1833, has an extremely handsome doorway flanked by paired Ionic columns. It is now the Parish Office. This is the widest house on the block, thirty-six feet across, and together with No. 477, the Vicarage, is one bay wider than the other houses, thus effecting a transition in scale from the church to the other houses, which are only twenty feet across.

This is certainly one of the most interesting blocks in The Village from an architectural and historical point of view.

#465-471 The south corner of this block front is not built upon, at present.





TRANSFORMATION OF THE BLOCK OVER TIME

ST. LUKE IN THE FIELDS CENTER  
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BARROW STREET GARDENS (100 BARROW BEYOND)



473-477 HUDSON



ST LUKE IN THE FIELDS CHURCH



487-491 HUDSON



PROJECT SITE: HUDSON AND CHRISTOPHER



FENCE AT SCHOOL PLAYGROUND - CHRISTOPHER



ART ROOM ADDITION - ST LUKE'S SCHOOL



ST LUKE'S SCHOOL - CHRISTOPHER AND GREENWICH



ST LUKE'S SCHOOL - MID BLOCK ALONG GREENWICH



100 BARROW STREET



96-90 BARROW STREET

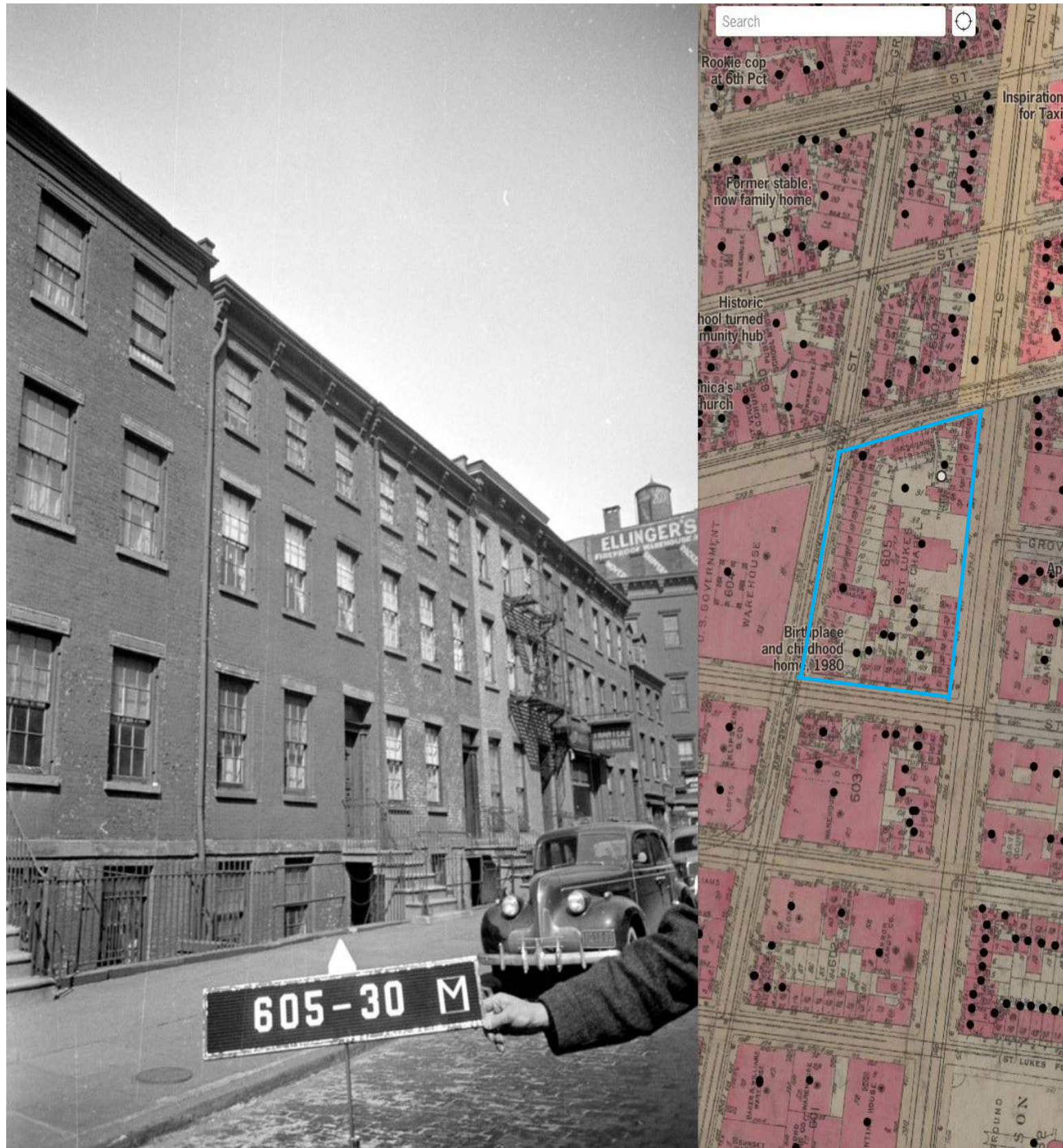


BARROW STREET GARDEN - VIEW LOOKING WEST



HISTORIC IMAGES OF SITE

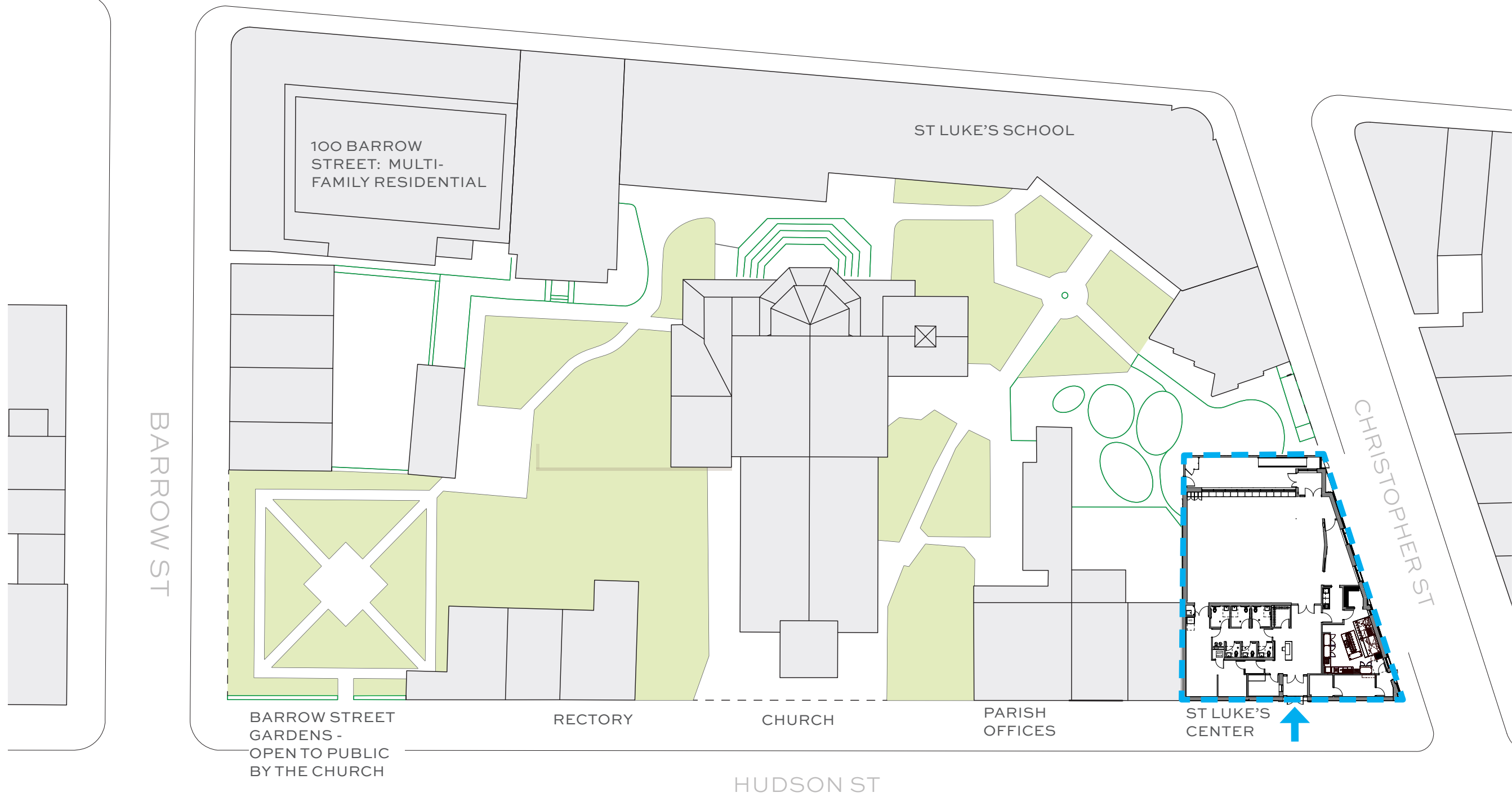
ST. LUKE IN THE FIELDS CENTER  
12



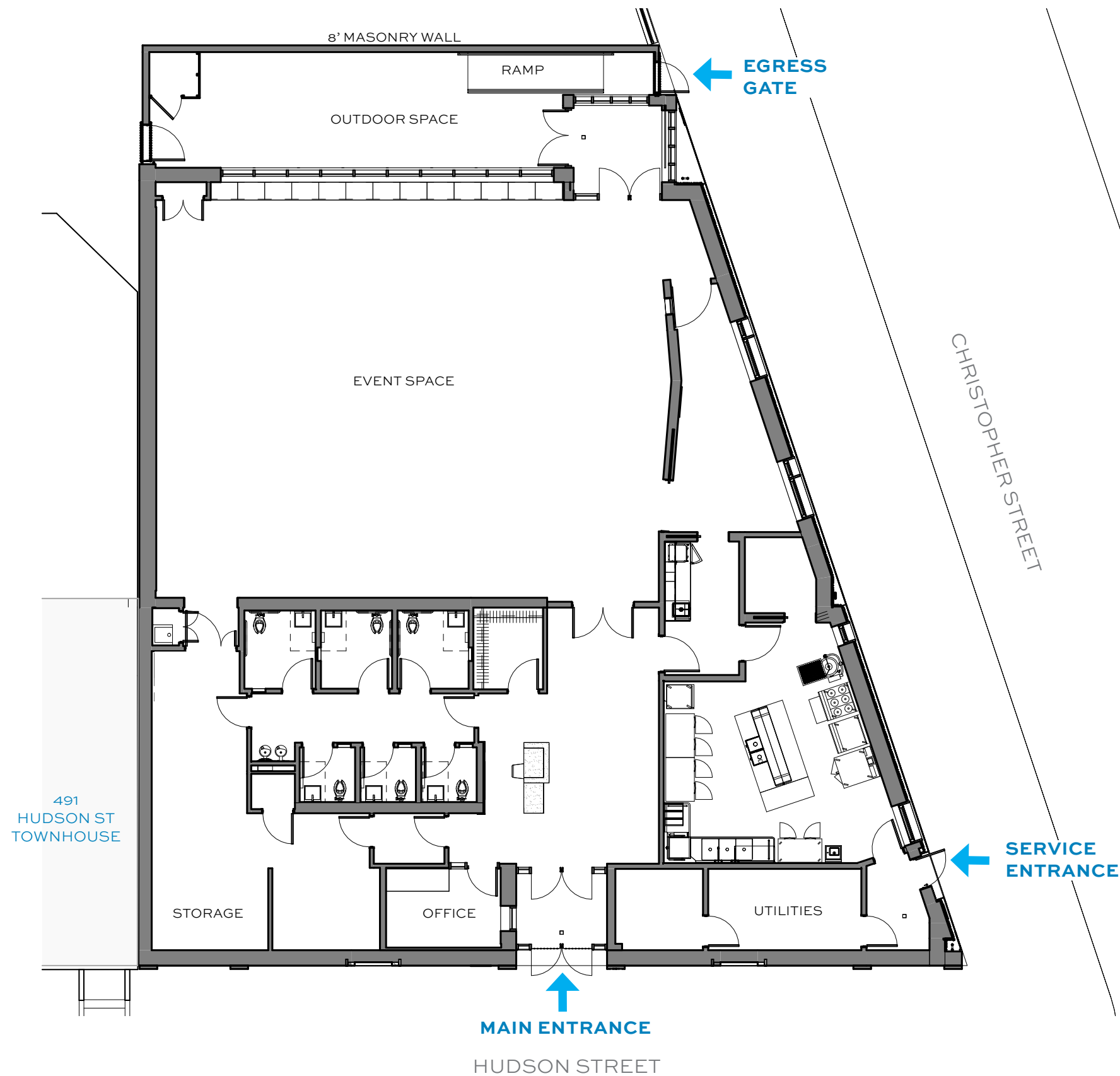
1940 TAX IMAGE OF SITE

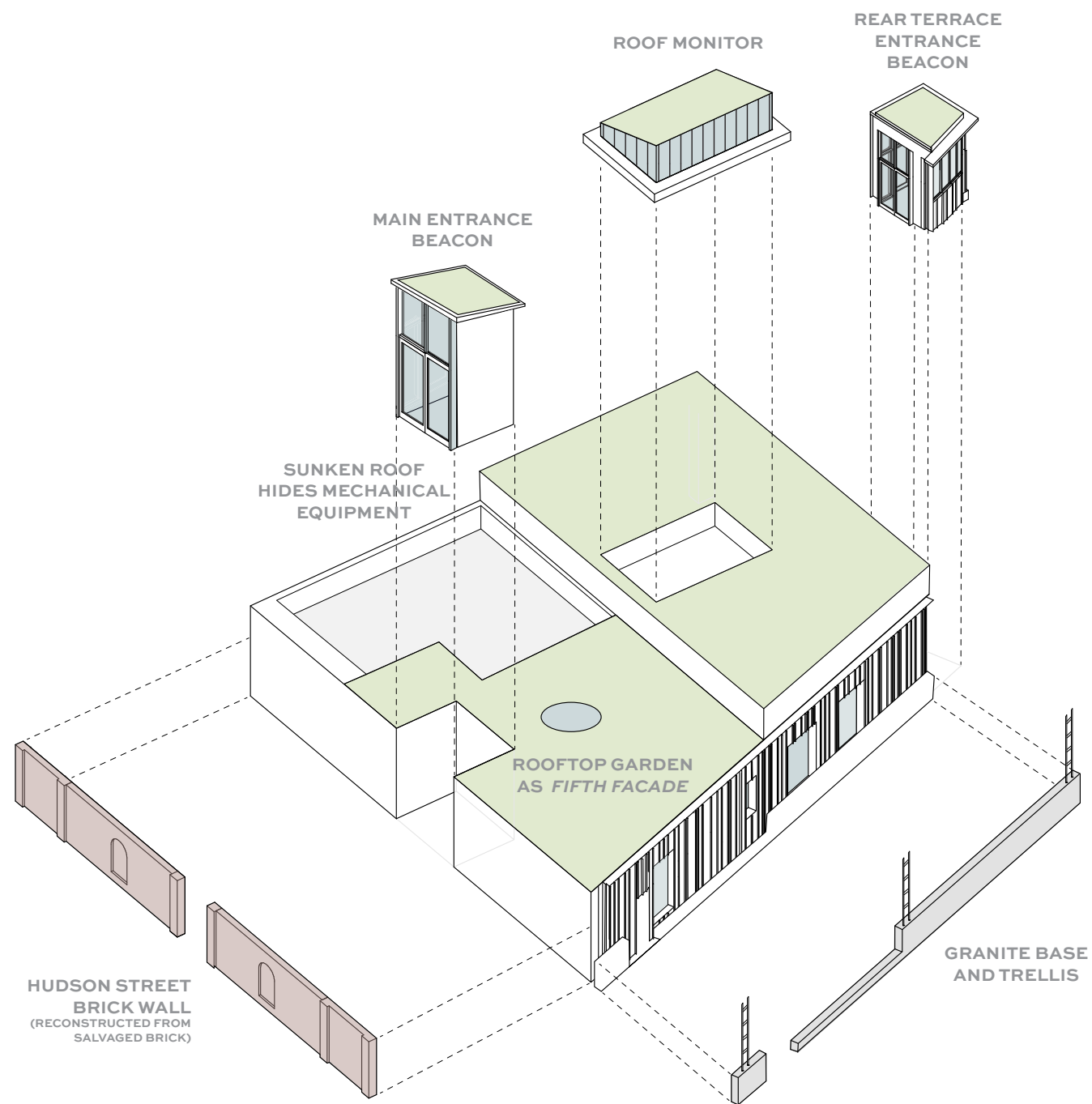
ST. LUKE IN THE FIELDS CENTER

13



SHARED BLOCK - CHURCH FUNCTIONS FRONT ONTO HUDSON  
ST. LUKE IN THE FIELDS CENTER







TOWER MARKS STREET ENTRANCE TO CHURCH



100 BARROW STREET: MATERIAL DISTINCTION  
BETWEEN BRICK BASE AND METAL PANEL  
ABOVE CONTEXTUAL DATUM



BARROW ST GARDENS WALL



EXISTING BRICK WALL ALONG HUDSON ST



ST LUKE'S SCHOOL: CHANGE IN MATERIAL FROM BRICK OF  
EXISTING SCHOOL BUILDING TO METAL PANEL IN 2017 VERTICAL EXPANSION



125 CHARLES STREET



224 WEST FOURTH STREET



125 SEVENTH AVENUE SOUTH



49 BEDFORD



59 CARMINE STREET



GRAMERCY PARK SHED



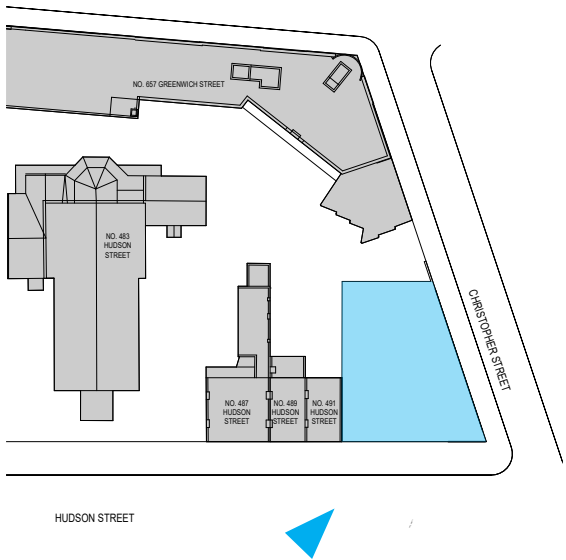
BRYANT PARK CAFE PAVILIONS

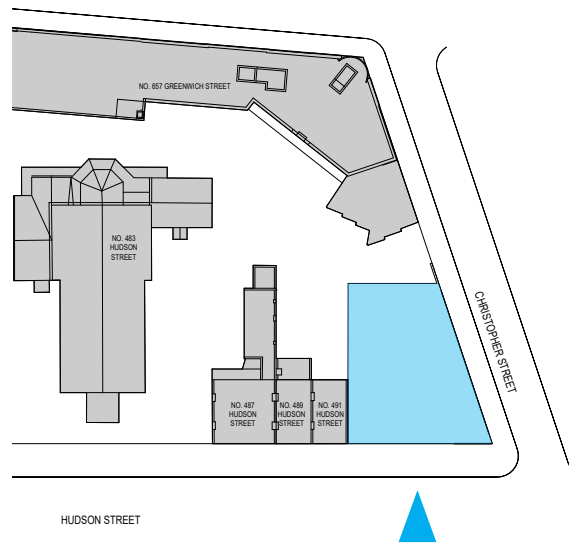


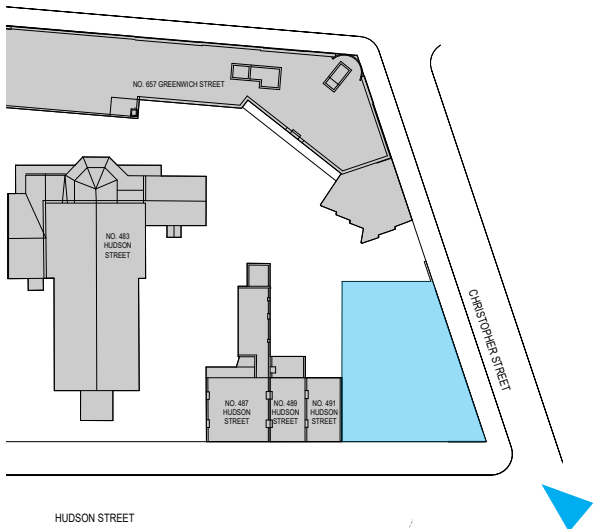
CENTRAL PARK CAFE



HERALD SQUARE CAFE PAVILIONS

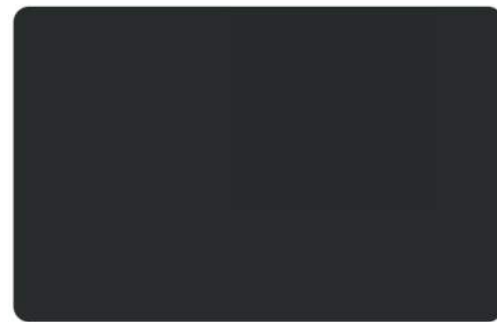
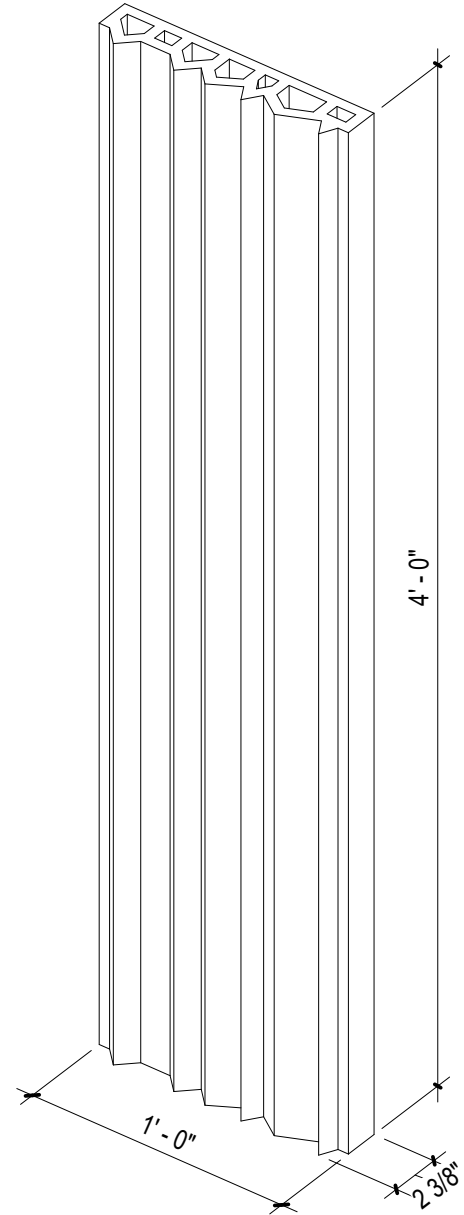




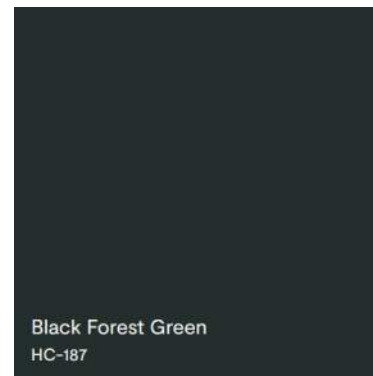




TERRA COTTA RAINSCREEN  
PROFILE



**BLACK MAGIC - UC135973**  
WINDOW AND METAL PANEL COLOR -  
KAWNEER/ PAC CLAD



Black Forest Green  
HC-187



Chimichurri  
CSP-810

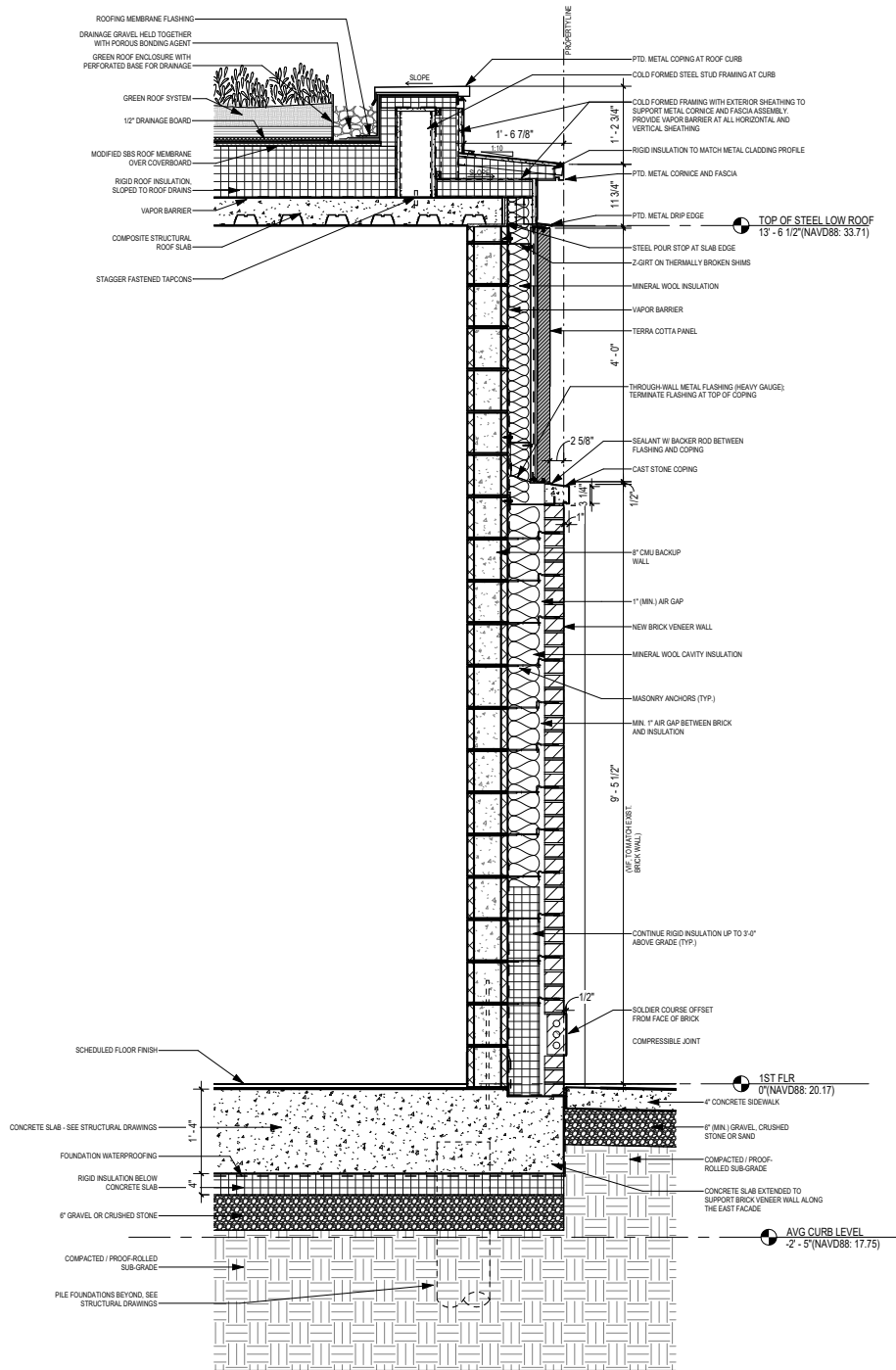
TERRACOTTA FINISH - CUSTOM BLEND OF  
BLACK FOREST GREEN AND CHIMICHURRI  
GLAZE WITH HIGH  
GLOSS FINISH (CUSTOM SAMPLE, WHICH  
IS IN PROGRESS, TO BE SUBMITTED)



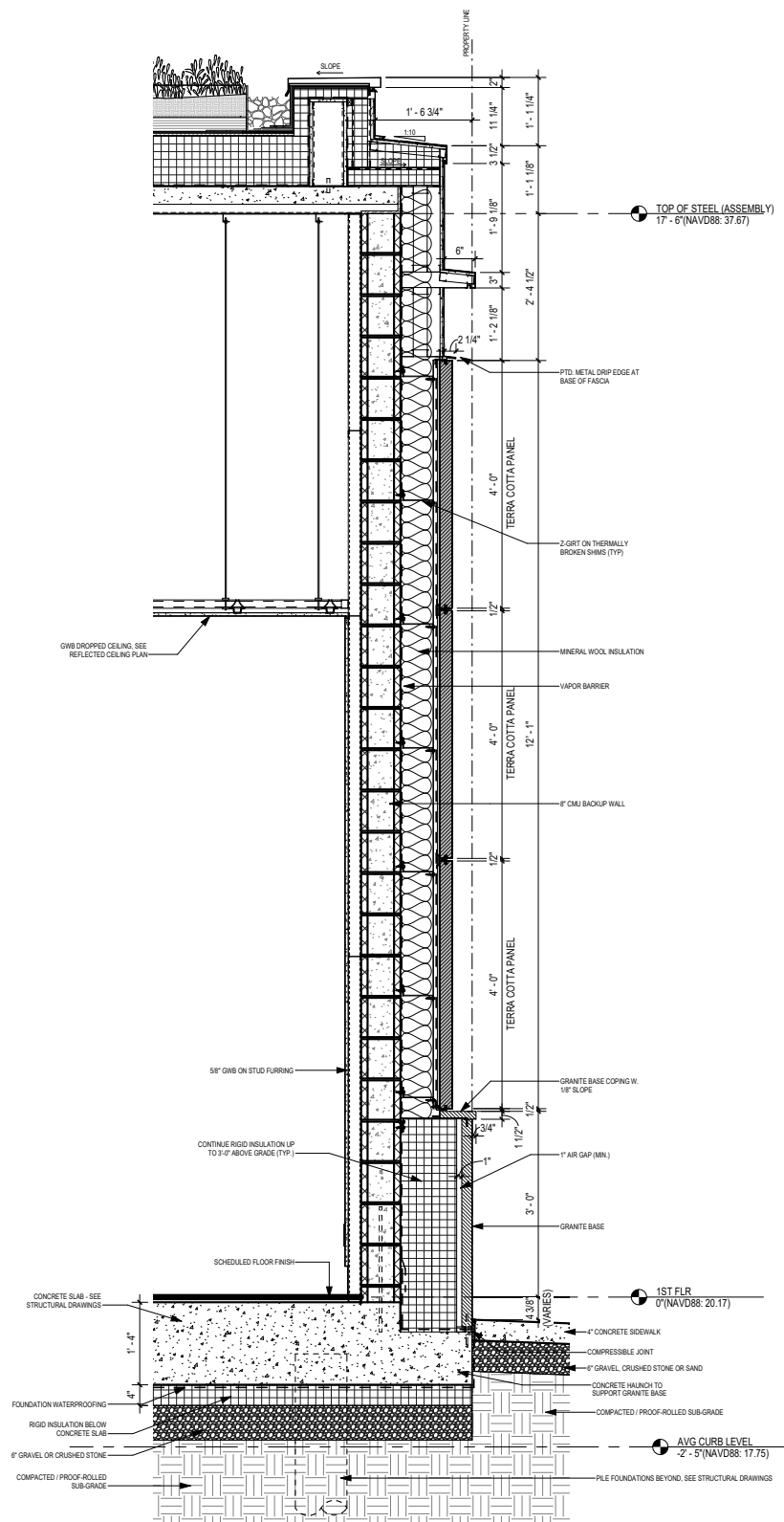
SALVAGED BRICK FROM EXISTING GARDEN WALL



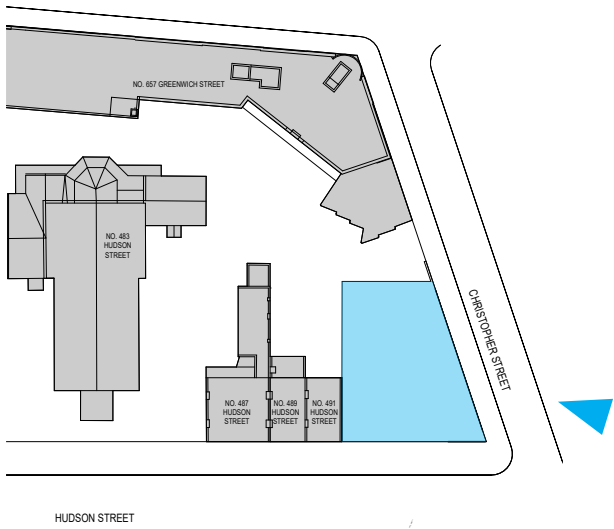
GRANITE BASE: JET MIST

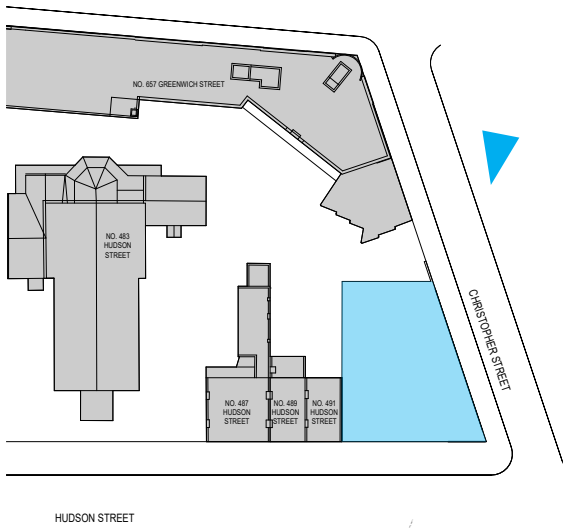


① WEST WALL SECTION AT HUDSON ST.  
3/4" = 1'-0"



② NORTH WALL SECTION AT CHRISTOPHER ST.  
3/4" = 1'-0"



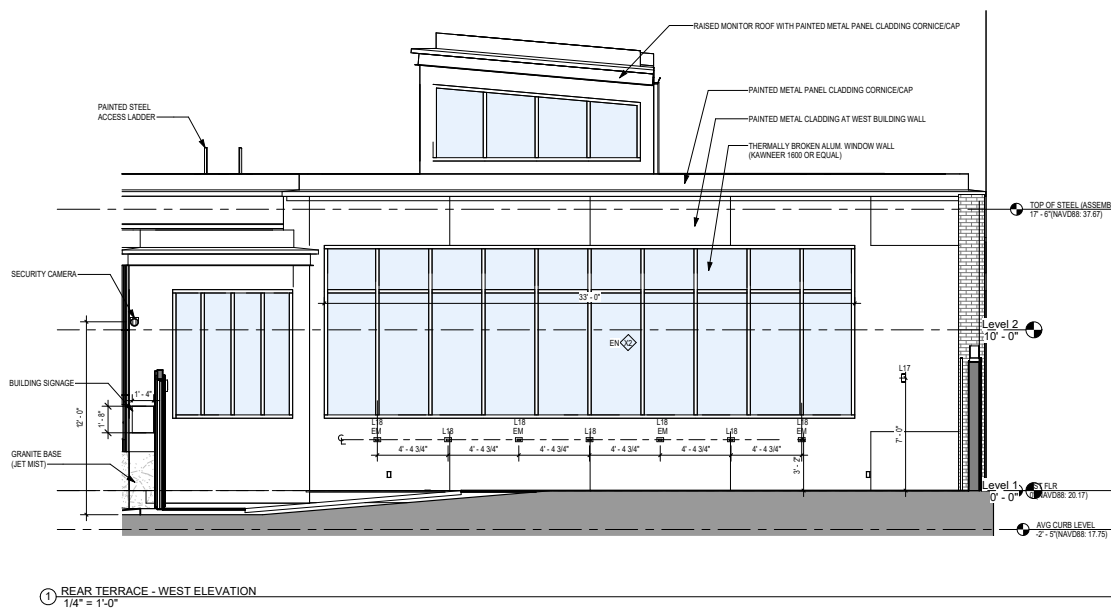
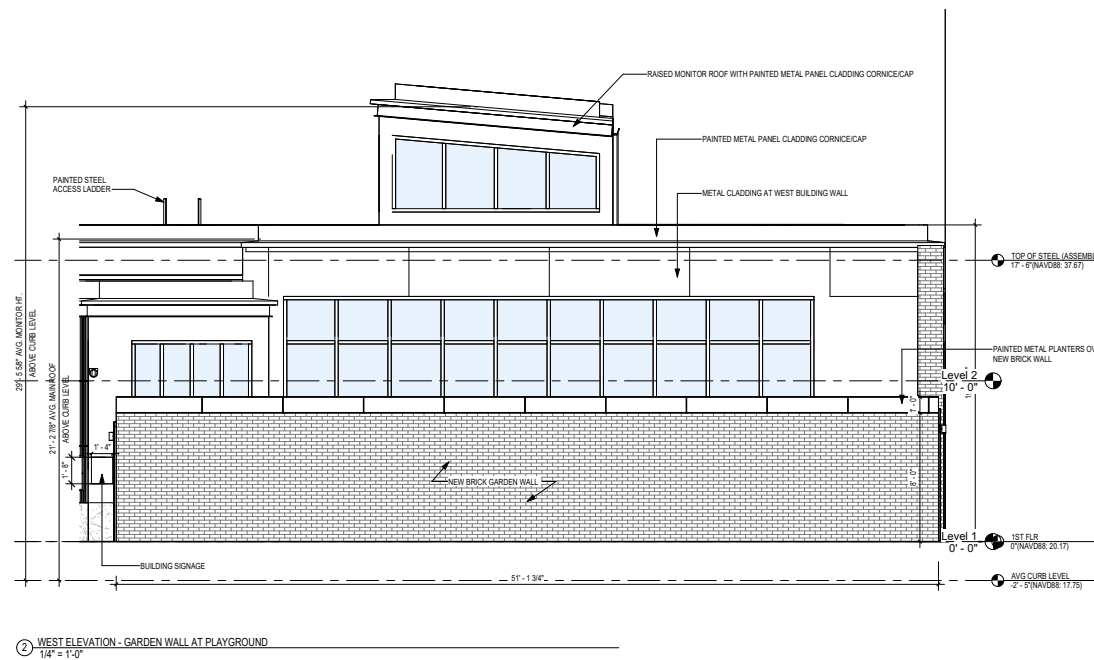
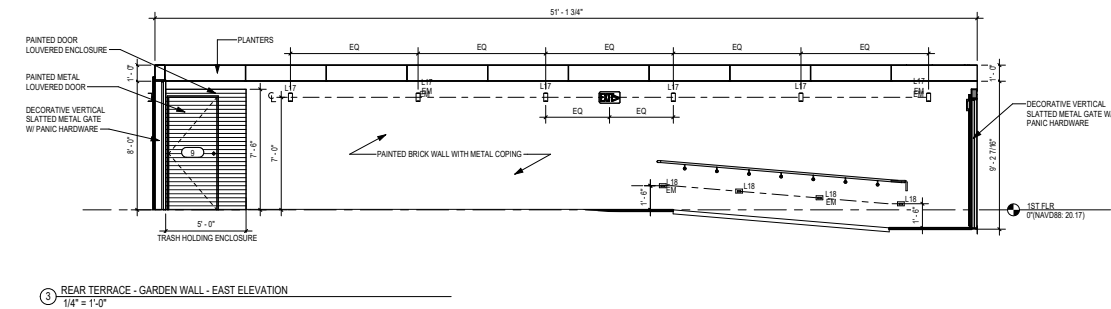
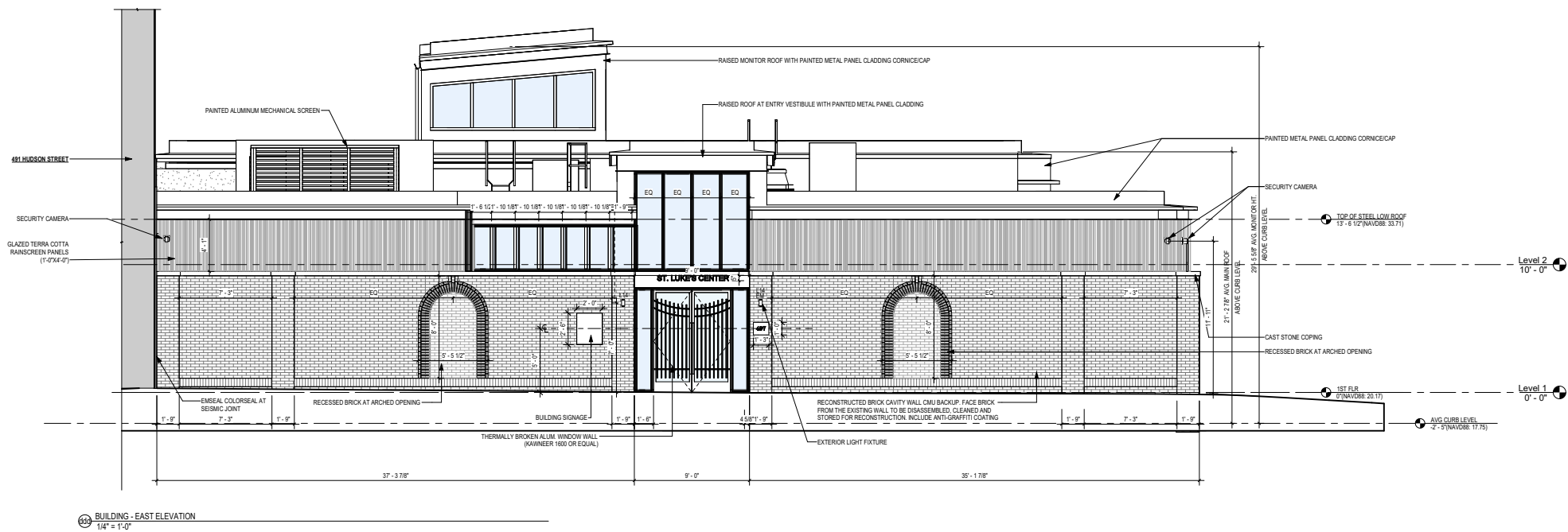


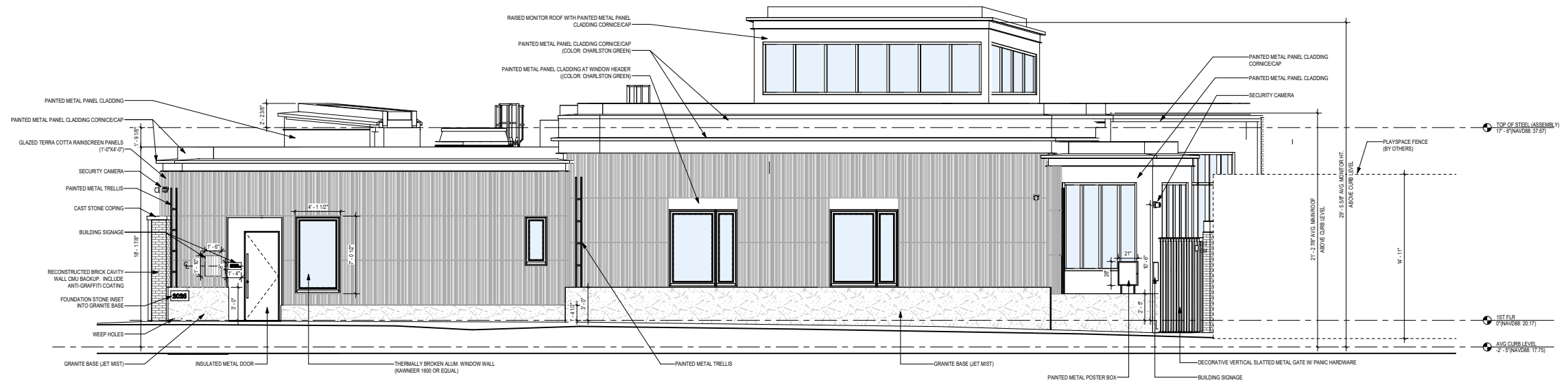


THANK YOU

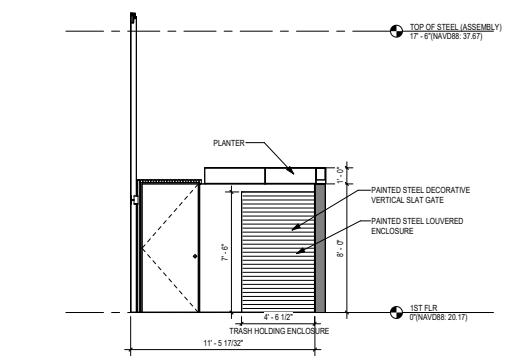
For further information on the project, or to reach out with questions or feedback, please go to the Church of St. Luke in the Fields Website [www.stlukeinthefields.org](http://www.stlukeinthefields.org) or email [info@stlukeinthefields.org](mailto:info@stlukeinthefields.org)

APPENDIX 1:  
BUILDING ELEVATIONS AND SECTIONS

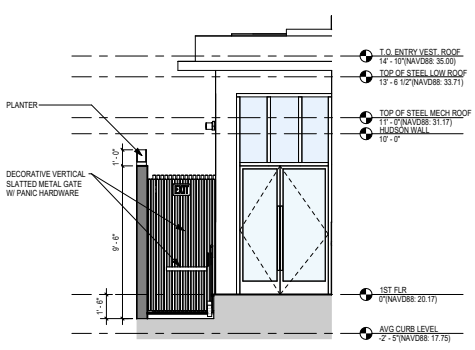




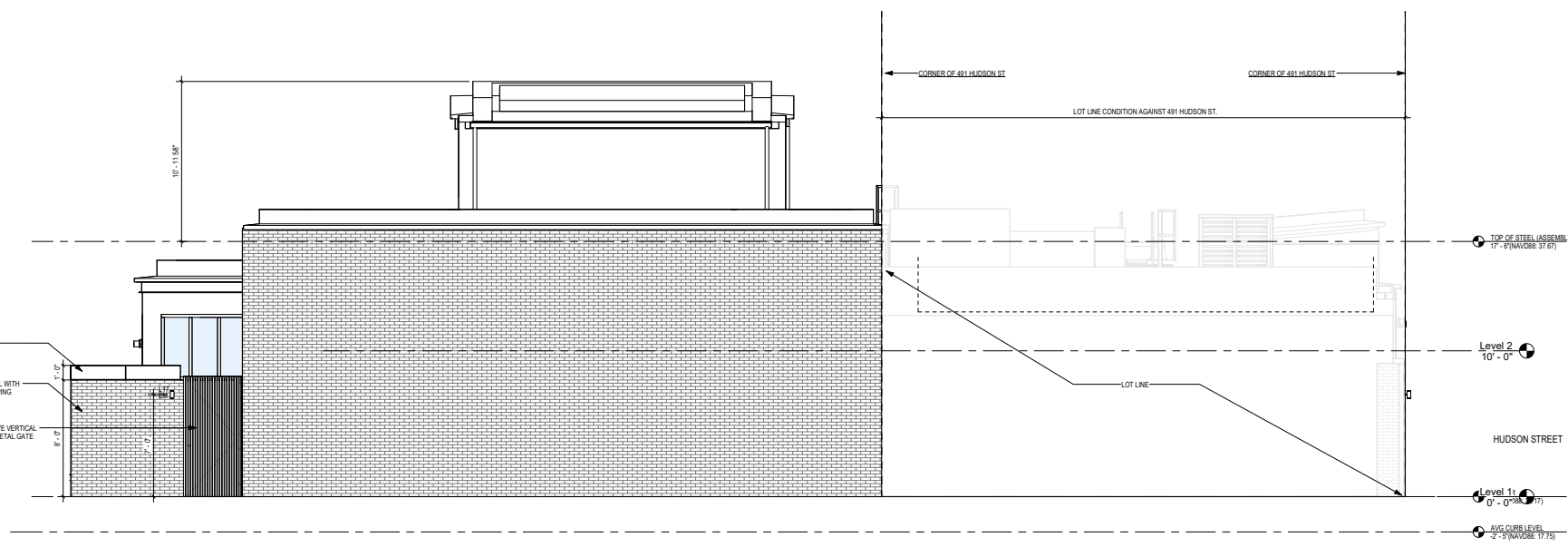
1 BUILDING - NORTH ELEVATION  
1/4" = 1'-0"



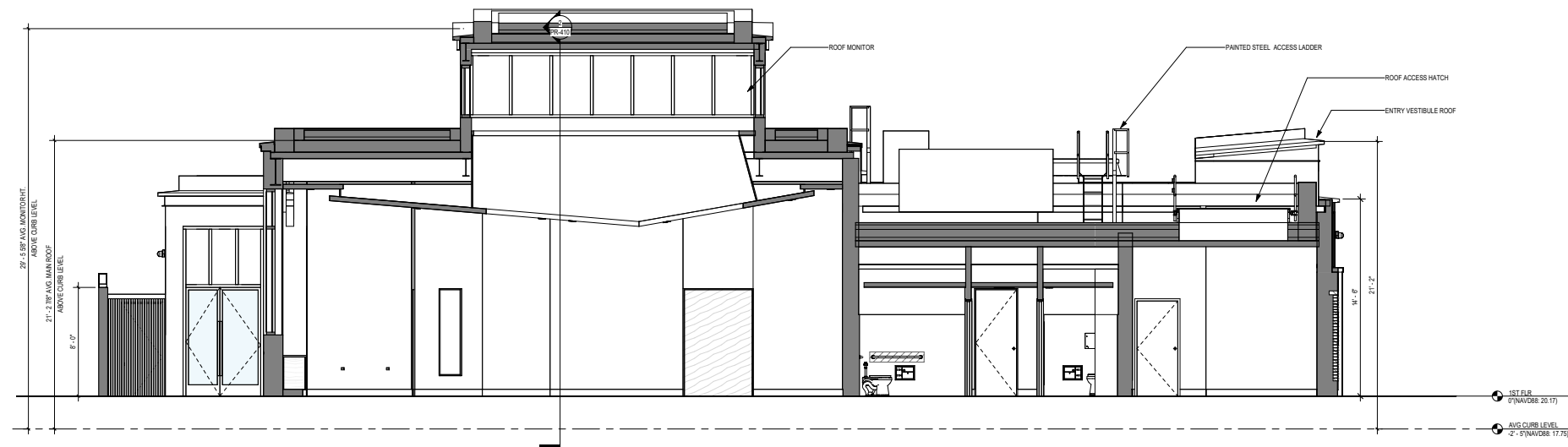
3 REAR TERRACE - GARDEN WALL - NORTH ELEVATION  
1/4" = 1'-0"



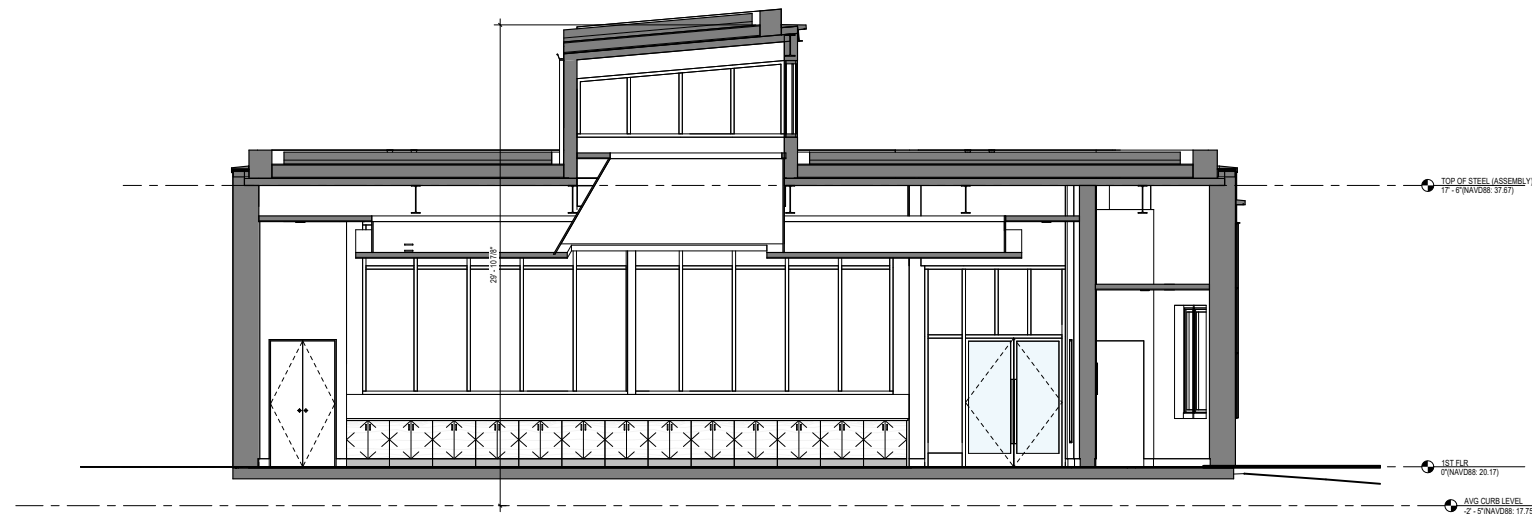
4 REAR TERRACE - SOUTH ELEVATION  
1/4" = 1'-0"



2 BUILDING - SOUTH ELEVATION  
1/4" = 1'-0"



① SECTION THROUGH ST LUKE'S CENTER - NORTH  
1/4" = 1'-0"



② SECTION THROUGH EVENT SPACE  
1/4" = 1'-0"

APPENDIX 2:  
BLOCK PERMIT HISTORY  
PRIOR CERTIFICATES OF APPROPRIATENESS

THE AREA, SOUTH GARDEN, PROPOSED FOR NEW LANDSCAPING BY MATTHEWS NIELSEN IS IMMEDIATELY NORTH OF AN AREA (THE GARAGE AND REAR YARDS OF 90-96 BARROW STREET), WHICH WAS TAKEN TO A HEARING SHORTLY AFTER THE BARRY RICE-DESIGNED 643 GREENWICH STREET WAS APPROVED [CERTIFICATE OF APPROPRIATENESS 18-0683 (LPC-17-5661) ISSUED ON JANUARY 8, 2016]. SINCE THE 1980S, A LOT OF WALLS AND FENCING ON THE SITE HAS GONE TO HEARINGS BUT OTHER LANDSCAPING WORKS BEHIND THE ROWHOUSES HAS NOT.

**BLOCK 605 BOUNDED BY CHRISTOPHER STREET TO THE NORTH, HUDSON STREET TO THE EAST, BARROW STREET TO THE SOUTH, AND GREENWICH STREET TO THE WEST.**

CERTIFICATE OF APPROPRIATENESS  
STARTING ON THE NORTHWEST CORNER OF BLOCK -

**St. Luke’s School:**

DESCRIPTION:

[MN-605-8, 7501, AND 31] **655-677 GREENWICH STREET** (AKA 132 144 CHRISTOPHER STREET) IS A SCHOOL BUILDING DESIGNED BY THOMAS M. BELL AND BUILT IN 1955, ATTACHED TO 653-655 GREENWICH STREET IS A SCHOOL GYMNASIUM BUILDING [THE CONVENT BUILDING] DESIGNED BY RENWICK, ASPINWALL & GUARD, AND BUILT IN 1926.  
ACTIONS:  
CERTIFICATE OF NO APPROPRIATENESS 13-1600 (LPC 13-1850) ISSUED MAY 7, 2012, FOR “CONSTRUCTING A ONE-STORY BUILDING, ATTACHED TO THE BRICK SCHOOL BUILDING FEATURING A BRICK GARDEN WALL ALONG THE CHRISTOPHER STREET FACADE, AN EYEBROW SHAPED CURVED ROOF WITH CLERESTORY WINDOWS AND A STAGGERED paneled BRICK AND STUCCO WALLS WITH SLIT WINDOWS FACING THE PLAYGROUND AND INTERIOR COURTYARDS.” [BARRY RICE ARCHITECT PLLC] SIGNED OFF UNDER NOTICE OF COMPLIANCE 13-8339.

CERTIFICATE OF APPROPRIATENESS 16-5387 (LPC 16-4426), ISSUED ON DECEMBER 8, 2014, MISCELLANEOUS/AMENDMENTS 17-5658 (LPC 17-5154), ISSUED ON AUGUST 20, 2015, MISC 17-5658 (LPC 17-5154), ISSUED ON AUGUST 8, 2019, MISC 20-01187 (LPC-20-01187) ISSUED ON AUGUST 8, 2019, AND MISC-C 21-01509 (LPC 21-01509) ISSUED ON AND SEPTEMBER 4, 2020, AND CERTIFICATE OF APPROPRIATENESS 22-04958 (LPC 22-04958) ISSUED ON MARCH 3, 2022, APPROVED THE CONSTRUCTION OF A TWO-STORY ROOFTOP ADDITION WITH A 20’-8” IN HEIGHT, 42’ IN WIDTH, AND 82’-1” IN LENGTH PLAYCAGE ATOP THE SCHOOL BUILDING AT 657-677 GREENWICH STREET, INSTALLATION OF ROOFTOP MECHANICAL EQUIPMENT, THROUGH-WALL LOUVERS, LIGHT FIXTURES, AND EXTENDING THE BRICK CORNER TOWER TWO STORIES TO MATCH THE HEIGHT OF THE ADDITION, INSTALLING AN 8’-TALL STEEL PERIMETER FENCING TO ENCOMPASS THE ENTIRE WIDTH OF THE NORTH END OF THE ROOF TERRACE; AND AT THE GYMNASIUM BUILDING (653-655 GREENWICH STREET), EXTENDING OUT THE THIRD FLOOR OF THE GYMNASIUM BUILDING TO THE GREENWICH STREET (WEST) FACADE LEVEL IN MATCHING BRICKWORK, FEATURING A SIX-LITE CENTRAL WINDOW ASSEMBLY, FLANKED TO EITHER SIDE BY A ONE-OVER-ONE DOUBLE-HUNG WINDOW, ALL WINDOWS FINISHED AN OFF-WHITE TO MATCH THE EXISTING, AND CONSTRUCTING A STRAIGHT-RUN POURED-CONCRETE-FILLED PAINTED STEEL EGRESS STAIR TO THE SCHOOL BUILDING’S PLAYCAGE ROOF; ALTERATIONS AT THE CHRISTOPHER STREET (NORTH) FAÇADE, INCLUDING CONSTRUCTING A RAMP WITHIN THE EXISTING PLAYGROUND, MODIFYING AN EXISTING CHAIN-LINK FENCE, REMOVING A PORTION OF A CONCRETE WALL, AND INSTALLING A METAL EGRESS DOOR TO MATCH THE CHAIN-LINK FENCE; AND ALTERATIONS AT THE NORTHEAST CORNER OF THE CHURCH CAMPUS BETWEEN 491 HUDSON STREET AND 139 CHRISTOPHER STREET, INCLUDING REMOVING A CONCRETE-AND-ASPHALT-SURFACED PLAYGROUND WITH PLAY EQUIPMENT AND INSTALLING A VARIETY OF SYNTHETIC TURF AND SAFETY PLAY SURFACES, PAINTED ASPHALT BASKETBALL HALF-COURT, AND A VARIETY OF NEW PLAY EQUIPMENT, [MATHEWS NIELSEN LANDSCAPE ARCHITECTS, P.C.] SIGNED OFF UNDER NOTICE OF COMPLIANCE 23-05774 (LPC-23-05774).

**PROPOSED SITE OF MISSION BUILDING, THE NORTHEAST CORNER OF THE BLOCK:**

DESCRIPTION: A CORNER PLAY YARD BOUNDED BY A BRICK WALL AT 493-499 HUDSON STREET AND BOUNDED BY A CHAIN-LINK FENCE AT 132-136 CHRISTOPHER STREET [MN-605-31, 7501]

ACTION:

PERMIT FOR MINOR WORK 00-7255 (LPC-00-5929), ISSUED ON 6/6/2000, [AT 473-491 HUDSON STREET, MN-605-33] FOR “LANDSCAPING IN THE COMMON GARDEN ADJOINING THE CHURCH, SCHOOL, AND RESIDENCES, INCLUDING INSTALLING NEW PAVING, PLANTING, AND GATES AT THE INTERIOR OF THE GARDEN; REMOVING A SECTION OF MODERN CHAIN LINK FENCING ON BARROW STREET; REMOVING A NARROW FRAGMENT OF BRICKWORK AT THE WEST WALL OF 96 BARROW STREET; AND INSTALLING A NEW, TRI-PARTITE, FENCE AND GATE ENSEMBLE ON BARROW STREET, EXTENDING EAST FROM 96 BARROW STREET, CONSISTING OF A 7’-0” TALL METAL GATE FLANKED BY MASONRY PIERS AND FIXED METAL FENCE SECTIONS.” [MATHEWS NEILSEN LANDSCAPE ARCHITECTURE]  
CERTIFICATE OF NO EFFECT 20-00788 (LPC-20-00788) ISSUED ON AUGUST 21, 2019 FOR “TEMPORARILY MODIFYING AN EXISTING 40’ LONG SECTION OF 9’-TALL CHAIN-LINK FENCE AT THE CHRISTOPHER STREET (NORTH) PLAYGROUND PERIMETER NEAR THE HUDSON STREET NORTHEAST CORNER, INCLUDING INSTALLING 4”-DIAMTER ALUMINUM POST EXTENSION SLEEVES AT THE EXISTING CHAIN-LINK POSTS AND RAISING THE HEIGHT OF THE FENCE BY 3’, IN RELATION TO THE COMMISSION-APPROVED PLAYGROUND REPLACEMENT AND INSTALLATION OF THE BASKETBALL HALF-COURT.” [MATHEWS NIELSEN LANDSCAPE ARCHITECTS, P.C.]  
CERTIFICATE OF APPROPRIATENESS 20-07474 (LPC-20-07474) ISSUED ON JUNE 12, 2020, MAKING PERMANENT A 40’-WIDE 3’-TALL CHAIN-LINK FENCE EXTENSION ATOP THE EXISTING 9’-TALL CHAIN-LINK FENCE THAT HAD BEEN PREVIOUSLY INSTALLED PURSUANT TO A TEMPORARY PERMIT FOR THE DURATION OF ONE YEAR, RELATED TO THE INSTALLATION OF A BASKETBALL BACKBOARD; AND INSTALLING A 6’-TALL PVC VINYL-COATED FOREST GREEN TRANSLUCENT MESH FEATURING 80% OPACITY APPLIED TO THE INBOARD SIDE OF THE 135’-WIDE CHAIN-LINK FENCE AND GATE WITH AN IVY PATTERN FACING INTO THE PLAYGROUND, AND NOT VISIBLE FROM THE STREET. THE PROPOSAL, AS INITIALLY PRESENTED, INCLUDED LEGALIZING THE INSTALLATION OF AN 8’-TALL OPAQUE IVY-PRINTED VINYL SCREEN APPLIED TO BOTH SIDES OF THE CHAIN-LINK FENCE, WITH A 12’-TALL SECTION AT THE 40’-WIDE BASKETBALL BACKBOARD. SIGNED OFF UNDER NOTICE OF COMPLIANCE 23-07826 (LPC-23-07826).

**THE 3 HUDSON STREET BUILDINGS BETWEEN NE CORNER AND CHURCH:**

**491 HUDSON STREET**, MN-605-29, [FEDERAL STYLE ROWHOUSE DESIGNED BY JAMES N. WELLS AND BUILT IN 1826] CERTIFICATE OF NO EFFECT 19-10285, ISSUED ON MAY 16, 2017, FOR RESTORATIVE WORK.

**489 HUDSON STREET**, MN-605-30, [FEDERAL STYLE ROWHOUSE DESIGNED BY JAMES N. WELLS AND BUILT IN 1826] CERTIFICATE OF NO EFFECT 19-10286, ISSUED ON MAY 8, 2017, FOR RESTORATIVE WORK.

**487 HUDSON STREET** (“ST. LUKE’S PARISH OFFICE”), MN-605-31 [FEDERAL STYLE ROWHOUSE DESIGNED BY JAMES N. WELLS AND BUILT IN 1825], CERTIFICATE OF APPROPRIATENESS 19-23212 (LPC 19-23212) AND MISCELLANEOUS/AMENDMENT 19-30664 (LPC 19-30664), ISSUED ON MAY 4, 2018, AND SEPTEMBER 17, 2018, RESPECTIVELY. [SIGNED OFF UNDER NOTICE OF COMPLIANCE 20-10494] FOR ALTERING THE REAR (WEST) FAÇADE OF THE MAIN BUILDING, AMONG OTHER WORK.

CHURCH OF St. LUKE IN THE FIELDS

DESCRIPTION: **479-485 HUDSON STREET, MN-605-33**, IS A FEDERAL STYLE CHURCH DESIGNED BY JAMES N. WELLS AND BUILT IN 1821-1822. [FILING ADDRESS HAS BEEN INCORRECTLY LISTED AS **487 HUDSON STREET**.]

ACTIONS:  
CERTIFICATE OF NO EFFECT **1426 (LPC 78-471)** ISSUED ON **SEPTEMBER 19, 1978**, FOR INTERIOR WORK ONLY.  
CERTIFICATE OF NO EFFECT **2403 (LPC 81-813)** ISSUED ON **NOVEMBER 24, 1981**, FOR A NEW **16 OZ. STANDING-SEAM COPPER ROOF** FOLLOWING THE FIRE OF **1981**, RESTORING AND RECREATING THE MISSING CORNICE, WITH NEW SKYLIGHT.

CERTIFICATE OF APPROPRIATENESS **754 (LPC 82-064)** ISSUED ON **MARCH 12, 1982**, FOR “THE RESTORATION AND REHABILITATION OF THE CHURCH BUILDING AND ADJACENT SOCIAL HALL.... GENERAL APPROVAL WAS GIVEN TO THE RE-CONSTRUCTION OF THE REAR AND SOUTHERN PORTIONS OF THE CHURCH, WHICH WERE TOTALLY DESTROYED BY FIRE. ALL PORTIONS OF THE COMPLEX WHICH SURVIVED THE FIRE SHALL BE RETAINED AND RESTORED. THESE PORTIONS INCLUDE THE FRONT WALL OF THE SOCIAL HALL TO THE SOUTH. THE NEW CONSTRUCTION SHALL INCLUDE AN APSIDAL CHAPEL WITH A REAR AMBULATORY AT THE BACK OF THE CHURCH, WHICH WILL CONNECT WITH A NEW SACRISTY AND SOCIAL HALL TO THE SOUTH OF THE CHURCH....RESTORATION WORK ON THE CHURCH SHALL INCLUDE THE RE-GLAZING OF THE SIDE WINDOWS WITH CLEAR GLASS SET IN ROUND-HEADED TRIPLE-HUNG SASH. THE THREE SETS OF FRONT WOODEN DOORS SHALL ALSO BE RESTORED, AS SHALL THE LOUVERED OPENINGS ON THE TOWER. THE DECORATIVE PARAPET ATOP THE TOWER SHALL BE RECONSTRUCTED ACCORDING TO VISUAL EVIDENCE PROVIDED IN OLD PHOTOGRAPHS. THE INTERIOR OF THE CHURCH SHALL BE RESTORED AND REHABILITATED.... THE SPECIFIC COMPONENTS OF THE PROPOSAL WHICH THE COMMISSION INDICATED NEED FURTHER CLARIFICATION AND STAFF REVIEW AD THE FOLLOWING: **1) GLAZED INFILL AREAS, INCLUDING DETAILS OF THE NEW TRIPLE HUNG CHURCH WINDOWS, NEW CLERESTORY, AND SOLARIUM; 2) NEW SOUTH CORNER ENTRANCE TOWER; 3) BRICK AND MORTAR SAMPLES.**”

SEPT **21, 1982** REVISION LETTER BY HUGH HARDY, FAIA, OF HARDY HOLZMAN PFEIFFER ASSOCIATES: “THE ONE ARCHITECTURAL DESIGN REVISION WE HAVE MADE INVOLVES THE CONFIGURATION AND HEIGHT OF THE ROOF OF THE COMMUNITY HALL TO THE SOUTH OF THE CHURCH. MINDFUL OF THE COMMISSION’S CONCERN OVER THE CLERESTORY WINDOWS WHICH COULD BE VIEWED FROM HUDSON STREET TO THE EAST, AND THE CHURCH’S CONCERN THAT THE HALL’S INTERIOR WOULD BE EXCESSIVELY HIGH, WE RESTUDIED OUR PREVIOUS DESIGN. THE CURRENT SCHEME HAS A LOWER ROOF, (STILL AT THE SLOPE APPROXIMATING THAT WHICH WAS DESTROYED BY FIRE) AND A CLERESTORY MONITOR NOW FACING WEST INSTEAD OF EAST. ...PHASE I, RECONSTRUCTION OF THE NAVE ROOF, WAS COMPLETED IN **SPRING 1982**. PHASE IIA, SUB-GRADE FOOTING AND FOUNDATION WORK, IS CURRENTLY UNDERWAY....PHASE IIB ...REPRESENT[S] THE FIRST MAJOR PHASE OF NEW CONSTRUCTION TO BE UNDERTAKEN BY ST. LUKE’S ABOVE GROUND....PHASE IIB WILL ENCLOSE THE WEST END OF THE CHURCH IN THE STRUCTURAL FORM APPROVED BY THE COMMISSION IN **FEBRUARY**. ALL FINAL FINISHES, BOTH INTERIOR AND EXTERIOR, AND ALL UTILITIES WILL BE INSTALLED IN FUTURE PHASES AS FUNDS PERMIT. DRAWINGS FOR THESE AREAS OF WORK HAVE NOT YET BEEN PREPARED. THE BUILDING CREATED BY THIS PORTION OF WORK WILL NOT BE HABITABLE AND WILL CONTAIN NO ELECTRICAL OR MECHANICAL SYSTEMS. THIS NEWLY CONSTRUCTED WEST END ENCLOSURE WILL HAVE CONCRETE BLOCK WALLS WITH PROTRUDING METAL TIES TO ACCEPT FUTURE BRICK, AND TEMPORARY ASPHALT ROOFING SHINGLES WITH ALUMINUM GUTTERS AND DOWNSPOUTS. HOWEVER, PERMANENT DOORS AND WINDOWS WILL BE INSTALLED AT THIS TIME. THE WEST AND SOUTH WALLS OF THE OLD CHURCH WILL RECEIVE THEIR FINAL EXTERIOR FINISHES USING BRICK SALVAGED FROM THE FIRE. THE BRICKWORK IN THESE AREAS WILL THEREFORE MATCH THAT OF THE EXISTING WALLS. WOOD CORNICES AND GUTTERS WILL BE COPIED FROM THE EXISTING. AS WITH PREVIOUS MASONRY WORK, WE LOOK FORWARD TO WORKING WITH THE COMMISSION’S STAFF TO ACHIEVE ACCURATE MORTAR COLOR AND JOINT SIZE AT THE SITE.”

JANUARY **18, 1983**, REVISION LETTER BY CRAIG SWANSON OF HARDY HOLZMAN PFEIFFER ASSOCIATES: PHASE IIB: “THIS DESIGN PROPOSES TO REUSE SALVAGED BRICK TO COMPLETE THE SOUTH AND WEST WALLS OF THE OLD CHURCH BUILDING. NEW BRICK TO MATCH THE EXISTING WILL BE USED TO COMPLETE THE NEW PORTIONS OF THE SACRISTY HALL AND APSE. SELECTION OF THE FINAL BRICK TYPE AND JOINT COLOR HAS NOT BEEN FINALIZED, BUT WE EXPECT TO HAVE AN ACCEPTABLE MOCK-UP PANEL WITHIN THE NEXT TWO WEEKS FOR YOUR REVIEW.”  
FEBRUARY **28, 1984**, REVISION LETTER BY RICHARD AYOTTE OF HARDY HOLZMAN PFEIFFER ASSOCIATES ON WINDOWS: “THE MUNTIN SIZE SHOWN IS THE MINIMUM ALLOWABLE FOR THERMOPANE GLAZING, REQUIRED BY THE STATE ENERGY CODE. THE SIZE OF THE INDIVIDUAL LIGHTS IS THE MAXIMUM PERMISSIBLE FOR HANDMADE GLASS, WHICH HAS BEEN COMMISSIONED OF DALE CHIHULY AND JAMES CARPENTER TO FILL THE WESTERN-MOST WINDOW ON THE NORTH SIDE. THIS IN TURN DETERMINES THE SIZE OF THE NAVE WINDOW LIGHTS BECAUSE OF THE WISH TO INSURE A UNIFORM EXTERIOR APPEARANCE. THE SMALLER PERIMETER LIGHTS ARE INTENDED AS A RECALL OF THE PERIMETER BORDER OF THE STAINED GLASS WINDOWS WHICH WERE DESTROYED IN THE FIRE, AND ARE ALSO HELPFUL IN ADJUSTING THE PROPORTIONS OF THE IDEAL LIGHT SIZE TO EXISTING MASONRY WINDOW OPENINGS.”  
MARCH **19, 1984**, LETTER BY STEPHEN FACEY, PROJECT DIRECTOR/ST. LUKE’S RECONSTRUCTION AT THE CHURCH OF SAINT LUKE IN THE FIELDS: “A FIRM IDENTIFIED IN SEATTLE (FREMONT ANTIQUE GLASS) WHOSE CRAFTSPEOPLE ARE ABLE TO MAKE SPECIAL HAND-BLOWN GLASS FOR ST. LUKE’S OF AN EXTRAORDINARY TEXTURE AND QUALITY – AN AMERICAN MADE GLASS IN THE BEST TRADITION OF GLASS-MAKING TECHNIQUES. WE ARE NOT, AS THE DRAWINGS MAY SUGGEST IN THEIR NOTATIONS, SEEKING A VARIETY OF COLORS RATHER ‘TINTS’ OF ONE COLOR, THE SAMPLES FOR WHICH ARE IN A ‘SAND’ RANGE, ALSO A MOST TRADITIONAL, RESTRAINED HUE OF THE FEDERAL PERIOD. ”

CERTIFICATE OF APPROPRIATENESS 90-0036 (LPC-90-0848) ISSUED ON NOVEMBER 6, 1989, FOR “INCREAS-  
ING THE HEIGHT OF THE FENCE FROM FOUR FEET TO SEVEN FEET BY REPLACING THE CENTRAL PICKETS WITH NEW LONGER  
PICKETS. THE EXISTING CAST IRON FINIALS AT THE TOP AND THE SPIKES AT THE BOTTOM OF THE FENCE WILL BE RESTORED  
AND RETAINED.”

[RESTORATIVE PERMITS/NEW CONSTRUCTION AFTER FIRE ARE LOCATED IN THE GEOFILES. ]

CERTIFICATE OF No EFFECT 19-38773 (LPC-19-38773), ISSUED ON MAY 21, 2019, FOR 3 HVAC UNITS ENCLOSED  
BY A WOOD FENCE AT THE REAR YARD ADJACENT TO A WEST-FACING FACADE AT THE NORTHWEST PORTION OF THE BUILD-  
ING

PERMIT FOR MINOR WORK 13-1629 (LPC-13-1849) ISSUED ON MAY 8, 2012, [MN-605-38] FOR RESTORATIVE  
WORK, INCLUDING IN-KIND REPLACEMENT OF THE WOODEN CORNICE

CERTIFICATE OF No EFFECT 22-00856 (LPC-22-00856), ISSUED ON FEBRUARY 17, 2022, REPLACING THE BEIGE-  
PAINTED WOOD CORNICE AT THE PARAPETS OF THE BELL TOWER AT THE EASTERN PORTION OF THE BUILDING, IN-KIND

**THE 3 HUDSON STREET BUILDINGS BETWEEN SE CORNER AND CHURCH:**

DESCRIPTION: **477 HUDSON STREET (“ST. LUKE’S VICARAGE”)**, MN-605-38, IS A FEDERAL STYLE CHURCH  
VICARAGE DESIGNED BY JAMES N. WELLS AND BUILT IN 1825.

ACTION: CERTIFICATE OF No EFFECT 19-10676 (LPC-19-10676) ISSUED ON JUNE 8, 2017, FOR RESTORATIVE  
WORK, REPLACING METAL FENCE SUPPORTS; REMOVING CONCRETE PAVING, EXCAVATING THE AREAWAY BY 4’, REFILLING  
WITH A PERMEABLE BASE, AND INSTALLATION OF SALVAGED BLUESTONE PAVERS; RESETTING THE EXISTING BLUESTONE  
TREADS; REPLACING NON-HISTORIC GATE UNDERNEATH THE STOOP; AND AT THE REAR YARD, REMOVAL OF THE EXISTING  
PAVING, EXCAVATING A PORTION OF THE AREAWAY BY 4’, REFILLING WITH A PERMEABLE BASE, AND INSTALLATION OF BLUE-  
STONE AND BRICK PAVING;

DESCRIPTION: **475 HUDSON STREET**, MN-605-39, IS A FEDERAL STYLE ROWHOUSE DESIGNED BY JAMES N.  
WELLS AND BUILT IN 1825.

ACTION:

DESCRIPTION: **473 HUDSON STREET**, MN-605-40, IS A FEDERAL STYLE ROWHOUSE DESIGNED BY JAMES N.  
WELLS AND BUILT IN 1825.

ACTION:

**CHURCH’S “SOUTH GARDEN” AT THE SOUTHEAST CORNER OF THE BLOCK ON BARROW AND HUDSON  
STREETS**

DESCRIPTION: **465-471 HUDSON STREET, AKA 80-88 BARROW STREET**, MN-605-33/LOT 44, FORMERLY  
OCCUPIED BY FOUR ROWHOUSES THAT WERE CLEARED BETWEEN 1900 AND 1930 FOR ONE BUILDING, WHICH WAS SUB-  
SEQUENTLY DEMOLISHED BETWEEN 1930 AND 1969.

ACTION: CERTIFICATE OF No EFFECT 18-7326 (LPC-18-4504) ISSUED ON JUNE 15, 2016, [AT 465 HUDSON  
STREET, MN-605-44] FOR WORK AT THE BARROW STREET PERIMETER OF THE GARDEN, INCLUDING REMOVING AN  
EXISTING CHAIN LINK FENCE, INSTALLING A RAMP AT THE WEST SIDE OF THE GARDEN, ADJACENT TO THE EXISTING TOWN-  
HOUSE, CONSISTING OF A BLUESTONE CURB AND PAVEMENT, AND REMOVING A PORTION OF THE CONCRETE CURB TO  
ACCOMMODATE THE NEW RAMP; INSTALLING A STORMWATER CHAMBER; INSTALLING A SALVAGED IRON FENCE, PREVIOUSLY  
INSTALLED ADJACENT TO THE APPROVED NEW BUILDING AT 100 BARROW STREET, AND FABRICATING A GATE AT THE RAMP  
AREA;

**THE 4 MIDBLOCK BARROW STREET BUILDINGS BETWEEN SE AND SW CORNERS:**

**90-96 BARROW STREET Tax Block: 605 Tax Lot: 46, 47, 48, 49**

CERTIFICATE OF APPROPRIATENESS 18-0683 (LPC-17-5661) ISSUED ON JANUARY 8, 2016, FOR A PROPOSAL TO  
DEMOLISH AN EXISTING GARAGE, CONSTRUCT A NEW GARAGE, INSTALL DECKS AT THE REAR FACADES, EXCAVATE THE REAR  
YARDS AND CONSTRUCT A GARDEN WALL AND PERGOLA AT THE SUBJECT PREMISES. [BARRY RICE ARCHITECTS] COM-  
PLETED PER 6/12/25 EMAIL FROM BARRY RICE, NO NOC APPLICATION RECEIVED.]

AND ON THE SOUTHWEST CORNER OF THE BLOCK –

**643 GREENWICH STREET, AKA 100 BARROW STREET, MN-605-1**

ACTION: CERTIFICATE OF APPROPRIATENESS 16-4627 (LPC 16-3416) ON DECEMBER 8, 2014, FOR THE CONSTRUC-  
TION OF AN ELEVEN-STORY TWO-VOLUME BUILDING, FEATURING A BRICK BASE AND CENTRAL TOWER AT THE REAR WITH  
ONE-OVER-ONE WINDOWS; A BRONZE AND GLASS UPPER CUBE FEATURING PIVOT WINDOWS; DECORATIVE BRONZE METAL  
RAILINGS FEATURING A BRICK PATTERN; A SUNKEN BASEMENT LEVEL WITH BRONZE GRILLES; A ROUNDED CORNER AND A  
METAL CANOPY. [BARRY RICE ARCHITECTS] SIGNED OFF UNDER MISCELLANEOUS/AMENDMENT/NOTICE OF COMPLI-  
ANCE 21-00781 (LPC 21-00781).