How does one transform a bank building, never intended to be illuminated at night, into a theater that comes alive after dark? This Off-Broadway theater on Manhattan’s Union Square presented significant lighting challenges that, compounded by the building’s landmark status, severely restricted what could be altered.

Using the dramatic shadows and details visible in bright sunlight as inspiration, the designers turned the building itself into its own marquee. Since stock fixtures fell short of the lighting and landmark goals, their solution was to develop a totally new fixture; one with a minimal 2-5/8 inch profile that could illuminate the 60 ft facades.

Employing versatility and precision, this single fixture provides the project’s sole source of illumination. The full expanse of the facade is evenly illuminated, with almost no light spill on the sidewalk below. Subtle details and carved features, heretofore lost, are suddenly revealed in shadows and light.

Elegant lighting animates the building and gives the once invisible theater a jewel-box presence.

“This project represents all that is important in our work: a site in the city that we live in and love; the complex and challenging problem of lighting a traditional building in a natural manner; the use of new technology to design a solution through the creation of new fixtures; and on the human side, our successful relationships with the owners and manufacturer.”

—Francesca Bettridge, Principal

Cline Bettridge Bernstein Lighting Design