7.0 Historic and Cultural Resources

A. Introduction

This chapter evaluates the potential effects of the Proposed Actions on the City's historic and cultural resources in accordance with the 2021 *CEQR Technical Manual*. Historic resources are identified as districts; buildings; structures; sites; and objects of historical, aesthetic, cultural, and archaeological importance in the *CEQR Technical Manual.* This includes designated New York City Landmarks (NYCL), interior landmarks, scenic landmarks, and properties within designated New York City historic districts; properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); resources listed on, or formally determined eligible for inclusion on, the State and/or National Register of Historic Places (S/NR), or contained within a district listed on, or formally determined eligible for listing on, the S/NR; resources recommended by the New York State Historic Preservation Office (SHPO) within the Office of Parks, Recreation and Historic Preservation (OPRHP) for listing on the S/NR; National Historic Landmarks (NHLs); and resources not identified by one of the programs listed above, but that meet their eligibility requirements.

According to the *CEQR Technical Manual, a*n assessment of historic/archaeological resources is required for projects that are located adjacent to listed or eligible historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

As discussed in Chapter 1, "Project Description," the Reasonable Worst Case Development Scenario (RWCDS) for the Proposed Actions identifies 61 projected development sites and 7 potential development sites in the Rezoning Area. The Proposed Actions would induce development within the Rezoning Area that could result in new construction of building type(s) that could compromise the historic context of the area; therefore, they have the potential to affect architectural resources. Impacts on historic resources are considered for the affected sites and in the area surrounding identified projected/potential development sites.

According to the guidance provided in the 2021 *CEQR Technical Manual,* the historic resources Study Area is defined as the directly affected area (i.e., the Rezoning Area), plus a 400-foot radius, which is adequate to assess physical and visual impacts. Since the Rezoning Area is comprised of four distinct quadrants, a 400-foot Study Area was created around the northeast and northwest quadrants together and the southeast and southwest quadrants together.

B. Principal Conclusions

The Proposed Actions would result in significant adverse impacts on Historic and Cultural Resources. A detailed analysis was conducted and determined that the Proposed Actions would result in significant adverse impacts to direct and indirect effects on architectural resources, and incremental shadows that may affect the public's enjoyment of historic resource sunlight-sensitive features.

Archaeological Resources

The Proposed Actions would not result in any significant adverse impacts to archaeological resources. LPC reviewed the identified projected and potential development sites and concluded that none of the lots comprising those sites has any archaeological significance (see Appendix C). Therefore, the Proposed Actions are not expected to result in any significant adverse impacts to archaeological resources.

Architectural Resources

Direct (Physical) Impacts

The Proposed Actions would result in the redevelopment of four properties in two NYCL-Designated historic districts: the Madison Square North Historic District and the Ladies' Mile Historic District. However, the projected development sites in these districts are vacant or contain only non-contributing resources. Non-contributing sites and vacant lots within LPC designated historic districts are still subject to LPC review and permitting. Therefore, there would be no direct impacts to designated properties in these two historic districts as a result of the Proposed Actions. The Proposed Actions would result in the redevelopment of 15 properties in the S/NR-Listed Garment Center Historic District. One potential development site and two projected development sites contain non-contributing resources that do not rise to the level of S/NR-Eligibility due to extensive alterations and lack of integrity. The remaining 12 sites contain contributing resources that are S/NR-Listed and would be directly impacted by the Proposed Actions.

Architectural resources that are listed on or eligible for listing on the S/NR are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies and under the State Historic Preservation Act from projects sponsored, assisted, or approved by State agencies. Private property owners of S/NR-Eligible or listed resources, however, do not have any restrictions on alteration or demolition of their property. While new development would not have an adverse impact on adjacent buildings or the district, the removal of 12 contributing structures is a direct adverse impact.

Mitigation measures that could minimize or reduce these impacts are discussed in Chapter 21, "Mitigation."

Indirect (Contextual) Impacts

Ninety-five historic resources are located in the Study Area, defined as a 400-foot radius from the Rezoning Area. Of these, 34 individual historic resources and three historic districts are located within 90 feet of projected/potential development sites. Development on one projected development site is anticipated to cause alterations to the setting and visual context of a historic resource, the Trinity Chapel Complex (NYCL, S/NR). The remaining development on the projected and potential development sites are not anticipated to alter the relationship of the historic resources to the streetscape, because all streets in the Study Area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. Only projected development site 40 could eliminate or substantially obstruct significant public views of the Trinity Chapel Complex. No other projected/potential development sites are expected to alter the context of architectural resources, because all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic resource's setting under the RWCDS With-Action condition. As such, the Proposed Actions are expected to result in only one adverse indirect or contextual impact on a historic architectural resource. Mitigation measures that could minimize or reduce this impact is discussed in Chapter 21, "Mitigation."

Construction Impacts

Designated NYCL- or S/NR-Listed historic buildings located within 90 linear feet of a projected or potential new construction site are subject to the protections of the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. Therefore, the Proposed Actions would not cause any significant adverse construction-related impacts to NYCL- or S/NR-Listed historic buildings.

Development at two potential and fifteen projected sites under the Proposed Actions could potentially result in construction-related impacts to 16 individual historic resources located within 90 feet of the projected/potential development sites. These 16 eligible resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, they are not afforded the added special protections under DOB's TPPN #10/88 because they are not S/NR-listed or NYCL-designated. Additional protective measures under DOB's TPPN #10/88 would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88 and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions. Mitigation measures that could minimize or reduce this impact is discussed in Chapter 21, "Mitigation," of this EIS.

Shadow Impacts

As described in Chapter 6, “Shadows,” the analysis determined that with the Proposed Action, the Marble Collegiate Church, St. John the Baptist Roman Catholic Church, St. Francis of Assisi Roman Catholic Church, and the Trinity Chapel Complex would receive incremental shadow that may have the potential to affect the public’s enjoyment of sunlight-sensitive features. Mitigation measures that could minimize or reduce this impact is discussed in Chapter 21, “Mitigation,” of this EIS.

C. Development Background

The history of Manhattan was in part shaped by the topography, ecology, and economic conditions that prevailed at various times. Understanding the city’s geologic history aids in understanding the land use history. During the Pleistocene period, ice advanced in North America several times. In the last 50,000 years, the Wisconsonian period, ice was 1,000 feet thick over Manhattan. Gravel and boulders deposited at the melting margins of ice sheets formed Long Island about 15,000 years ago. For a brief period, Manhattan was largely covered by a glacial lake. Glacial Lake Flushing occupied broad, low-lying areas when deglaciation of the region produced vast volumes of meltwater. Higher elevations of Manhattan may have been marginal to this lake. By 12,000 years ago, the lake drained, and sea levels have gradually risen as glaciers retreated.

Early inhabitants of the Project Area included the *Manahata* indigenous people. Indigenous cultural groups that populated the area practiced a settlement and subsistence pattern of seasonal rounds exploiting a diverse array of resources. The types of sites found in the surrounding area, as reported by archaeologists, ethnographers, and amateur collectors, reflect this pattern and include villages, burials, and small campsites, often situated on well-drained upland soils in proximity to fresh water, and on tidal inlets. No previously identified Indigenous sites have been identified in the Study Area.

The area’s history can be traced back to the late 18th century when it was part of the sparsely populated outskirts of New York City. The area that would become Midtown South was characterized by open farmland, small villages, and estates owned by the city's elite. In the early 19th century, the district underwent a gradual transformation as the city expanded northward and the neighborhood’s population grew. The Commissioners' Plan of 1811, which laid out the Manhattan street grid, had a profound impact on the development of Midtown South. The opening of streets and avenues, such as Broadway, Sixth Avenue (originally known as the Eastern Post Road), and Eighth Avenue (Central Avenue at the time), facilitated access to the area and rapid real estate development.

During the mid-19th century, Midtown South experienced significant population growth and economic diversification. The area immediately to the north and west of Madison Square Park between West 23rd and West 34th streets became known as the city’s social center and home to some of New York’s wealthiest residents who patronized the grand hotels and opera houses that lined Fifth Avenue and Broadway. Notable establishments included the landmarked Hotel Gilsey

and the Manhattan Opera House. The southeastern part of the Affected Area was historically one of the City's most fashionable shopping districts populated by large department and dry goods stores. Further west, the area between West 23rd and West 42nd streets saw a boom in the construction of inexpensive hotels, vaudeville theaters, and other popular entertainment venues, transforming it into a notorious hub of cultural activity known as the Tenderloin. It was in this era that the district earned a reputation as a vice-ridden neighborhood, known for its gambling houses, saloons, and brothels. The area's name is believed to originate from the practice of police officers accepting bribes from illegal businesses, which allowed them to afford pricier cuts of meat, such as tenderloin steak.

In the latter part of the 19th century, the neighborhood became a hub for industry, including printing, publishing, and wholesaling. West 28th Street between Broadway and Sixth Avenue became home to a significant concentration of sheet music publishers, dubbed "Tin Pan Alley" to evoke the noise of piano music audible on the block. By the 1890's, the city's flower wholesaling businesses, which earlier congregated along the Hudson waterfront to meet arriving ships from Long Island's farms, had moved over to the blocks between Sixth and Seventh Avenue from West 26th to West 29th streets. In this burgeoning Flower District, the sellers gained closer proximity to the elegant residences, hotels, and fashionable department stores of Fifth Avenue's Ladies' Mile.

The opening of Pennsylvania Station at 34th Street and Seventh Avenue in 1910 and Grand Central Terminal in 1913 dramatically accelerated the transformation of the Affected Area from a primarily entertainment, shopping, and residential district into the city's premier manufacturing zone. During the early years of the 20th century, as New York City's entertainment center of gravity moved north to Times Square, the Midtown South became home to growing numbers of small garment manufacturers who moved into lofts and showrooms from cramped tenements in Lower Manhattan. At the same time, the introduction of improved rapid transit service along Broadway and the major avenues made it easier for thousands of workers, many of them newly arrived immigrants from Europe to access employment and for businesses to thrive. An influential business trade group, the Fifth Avenue Association, took issue with the encroachment of industrial uses and immigrant laborers into the tony district and endeavored to push the nascent garment businesses west into the Tenderloin. By the 1920s, the area from Sixth to Ninth avenues between West 30th and West 42nd streets evolved into the garment district, with hundreds of manufacturing lofts, design showrooms, and offices. The fur district, centered on West 25th and West 31st streets between Sixth and Eighth Avenue, employed highly skilled fur designers and workers.

In the years immediately before World War II, garment manufacturing, wholesale, retail, and related trades became New York's largest industry in terms of both work force and commercial output. A development boom resulting from the economic impact of the apparel sector led to a significant amount of construction of mid- and high-rise mercantile loft buildings designed to house

all aspects of the garment industry, including office space, showrooms, and manufacturing facilities.

Following the war, however, changes in transportation and spatial needs, as well as other factors caused the number of manufacturing and associated businesses to decline significantly, with the garment industry being hit particularly hard. Between 1958 and 1977, the number of garment manufacturing firms in Manhattan declined by about half. During this period, the geographic extent of the Garment District shrunk as well. Today, the center of the garment industry is generally limited to the northwest section of the Study Area.

Midtown South currently encompasses several neighborhoods including the Garment District (between West 42nd and West 34th Streets, Ninth Avenue and Fifth Avenue), and Koreatown (between West 36th and West 31st Streets, Sixth Avenue and Madison Avenue). Greeley Square and Herald Square lie between the four rezoning areas at the intersection of Broadway and Sixth Avenue, between West 32nd and 35th Streets, and the neighborhood is bounded by Chelsea and Hudson Yards on the west, and Kips Bay, Murray Hill, and Rose Hill on the east.

D. Methodology

Pursuant to the 2021 *CEQR Technical Manual*, an assessment of impacts to historic and cultural resources is warranted. Impacts on historic resources are considered on the affected sites and in the area surrounding identified development sites. Impacts to historic resources may result from temporary (e.g., related to the construction process) or permanent (e.g., related to the long-term or permanent result of the Proposed Actions). Under the RWCDS, 68 development sites (61 projected and 7 potential) have been identified in the proposed Rezoning Area to produce a reasonable, conservative estimate of future growth for the archaeological and architectural resource assessment.

Per the guidance of the *2021 CEQR Technical Manual,* archaeological resources are assessed only in areas where excavation is likely with the Proposed Actions and where such excavation would result in new ground disturbance.

Architectural resources are defined as properties that are designated NYCLs and historic districts; properties calendared for consideration as NYCLs by the LPC or determined NYCL-Eligible; properties listed on the S/NR, formally determined S/NR-Eligible, or properties contained within a S/NR-Listed or -Eligible district; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and potential historic resources (i.e., properties not identified by one of the programs listed above but that appear to meet their eligibility requirements).

Architectural resources require assessment because the Proposed Actions would result in:

- New construction, demolition, or significant physical alteration to any building, structure, or object.
- A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature.
- Construction, including, but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.

According to the guidance provided in the 2021 *CEQR Technical Manual,* the historic resources Study Area is defined as the directly affected area (i.e., the Rezoning Area), plus a 400-foot radius. Under the RWCDS, 68 development sites (61 projected and 7 potential) have been identified in the Rezoning Area to produce a reasonable, conservative estimate of future growth for the architectural resources assessment.

Probable impacts of the developments resulting from the Proposed Actions on architectural resources are assessed using the following criteria: (a) would there be a physical change to the property; or (b) would there be a physical change to its setting, such as context or visual prominence (i.e., indirect impacts), and, if so, is the change likely to alter or eliminate the significant characteristics of the resource that make it important.

E. Archaeological Resources

LPC reviewed all potential and projected development sites within the Project Area for archaeological potential and determined that none of the lots comprising those sites have any archaeological significance (see Appendix C). Therefore, the Proposed Actions are not expected to result in any significant adverse impacts to archaeological resources.

F. Architectural Resources

Existing Conditions

Historic Districts: Three historic districts are partially in the Rezoning Area: the S/NR-Listed Garment Center Historic District, the S/NR-Eligible and NYCL-Designated Ladies' Mile Historic District, and the S/NR-Eligible and NYCL-Designated Madison Square North Historic District (see **Figure 7-1** and **Figure 7-2**, and **Table 7-1**). The Study Area includes portions of additional historic districts: the S/NR-Eligible Mutual Redevelopment Houses District (aka Penn South or Penn Station South); the S/NR-Eligible Penn Plaza District (Penn Station, Maddison Square, Two Penn Plaza); and the S/NR-Eligible Madison Square Park District

(**Figure 7-2**, **Table 7-1**). Additionally, the Christopher Street Liberation Day March Route up Sixth Avenue District in the Study Area is currently S/NR-undetermined.

Architectural Resources: The Rezoning Area contains 38 individual listed and/or eligible resources, 16 of which are NYCL-Designated landmarks and/or S/NR-Listed. The remaining 22 resources are LPC-Eligible and/or S/NR-Eligible (**Table 7-1**). In the 400-foot Study Area there are an additional 57 individual historic resources that are designated or eligible (see **Figure 7-1** and **Figure 7-2** and **Table 7-1**).

Figure 7-1 and **Figure 7-2** map the location of all the designated Historic Districts and induvial historic resources in the Rezoning Area and the Study Area, and **Table 7-1** lists all of the designated and eligible historic resources that correspond to the numbered resources show on the figures. Brief descriptions of designated and eligible historic resources identified in the Rezoning Site and Study Area are provided following **Table 7-1**.

Figure 7-1. Architectural Resources in the Northeast and Northwest Quadrants and Study Area

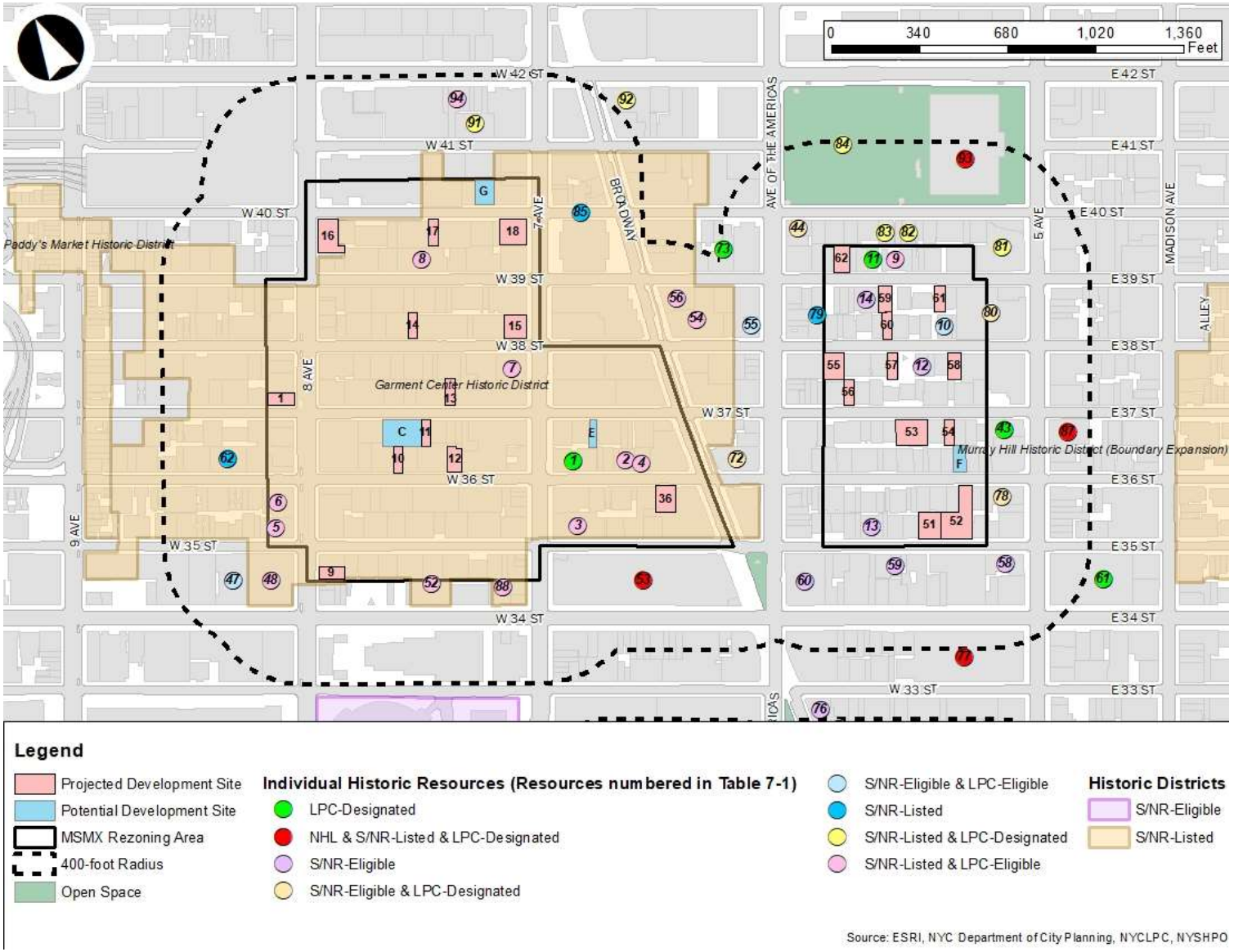


Figure 7-2. Architectural Resources in the Southeast and Southwest Quadrants and Study Area

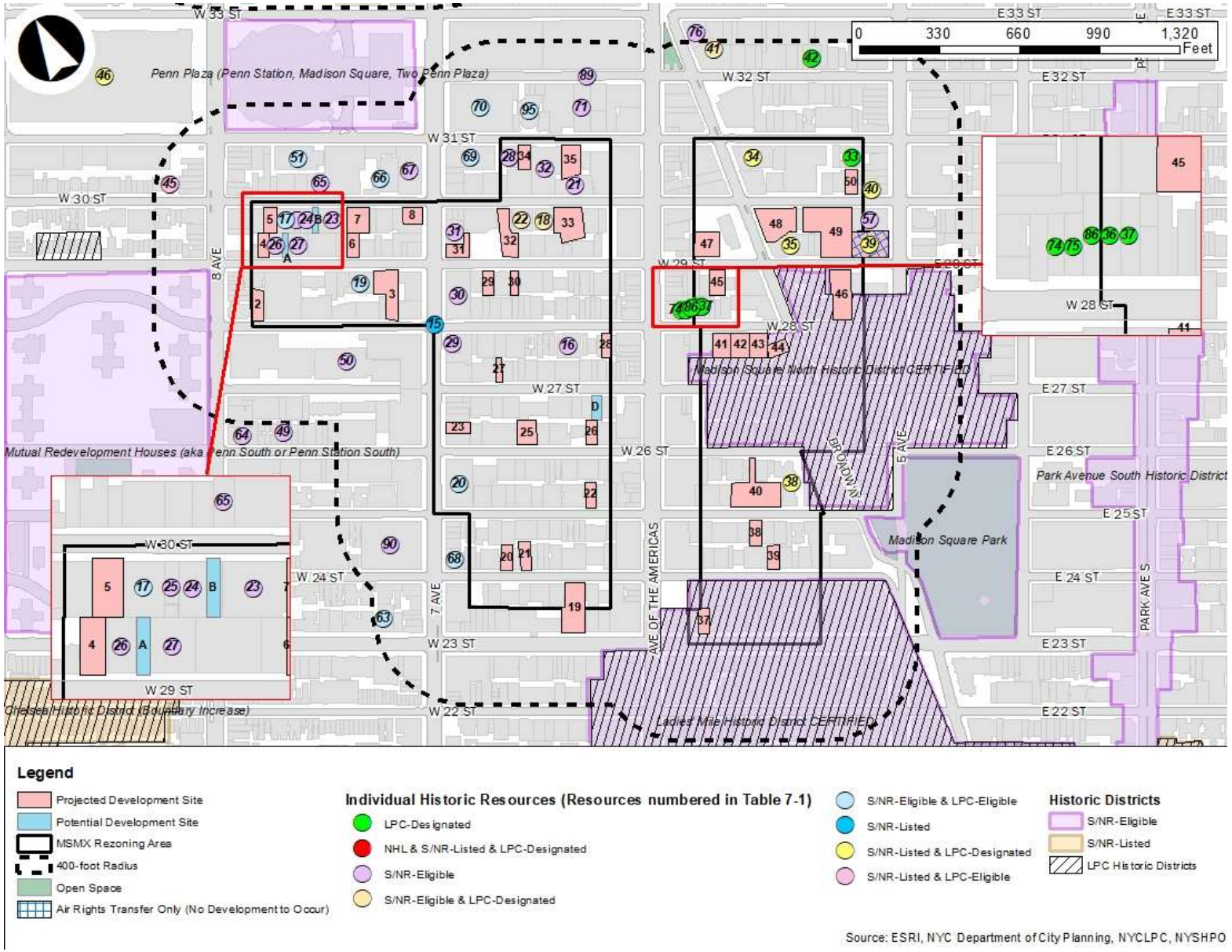


Table 7-1: Historic Districts and Individual Historic Resources in Study Area

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
	Historic Districts in Project Area									
	Garment Center Historic District	Generally, between W. 35th and 41st St., and Sixth and Ninth Ave.	Multiple		X					**NW**
	Ladies' Mile Historic District/Ladies' Mile S/NR District	Generally, between W. 15th and 24th St., and Seventh and Park Ave. South	Multiple			X	X			**SE**
	Madison Square North Historic District/Madison Square North S/NR-Eligible District	Generally north and west of Madison Square Park between W 25th and 29th St, on Fifth Ave. and Broadway	Multiple			X	X			**SE**
	Individual Historic Resources in Project Area									
1	Mills Hotel No. 3	481-489 Seventh Avenue, 155 West 36th Street	1008127501				X		X (E)	**NW**
2	Herald Square Building	141 West 36th Street	1008120016		X			X		
3	Arsenal Building/Schneck Building	463 Seventh Avenue	1008110001		X			X		
4	Fashion Tower	135 West 36th Street	1008120019		X		calendared 4/22/25	X		
5	Hoover Building	505 Eighth Avenue	1007590037		X			X		
6	519 Eighth Avenue	519 Eighth Avenue	1007590045		X			X		
7	The Navarre	512 Seventh Avenue	1007870044		X			X	X (15)	
8	United Publishers Building	231-249 West 39th Street	1007890021		X			X	X (17)	
9	The Engineering Society Building	25-33 West 39th Street	1008410020		X			X	X (59)	**NE**
10	Barbey Building	15-17 West 38th Street	1008400031			X	calendared 4/22/25	X	X (58, 61)	

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
11	Haskins & Sells Building	35 West 39th Street	1008410018				X		X (62)	
12	28-30 West 38th Street Loft Building	28-30 West 38th Street	1008390063			X			X (57, 58)	
13	Collingwood Hotel	45 West 35th Street	1008370015			X				
14	42-46 West 39th Street	42-46 West 39th Street	1008400071			X			X (59, 60)	
15	West 28th Street Subway Station (Dual System IRT)	7th Avenue from 27th Street to 29th Street	N/A		X					**SW**
16	(Former) Public School 48	120 West 28th Street	1008030056			X			X (28)	
17	Furcraft Building	242-246 West 30th Street	1007790066			X	calendared 4/22/25	X	X (A, 5)	
18	130 West 30th Street Building	130 West 30th Street	1008057501			X	X		X (33)	
19	29th Street Towers	214-226 West 29th Street (214-220 W. 29th Street) (222-226 W. 29th Street)	1007780048 1007780052			X	calendared 4/22/25	X	X (3)	
20	Lefcourt Clothing Center	275 Seventh Avenue	1008010001			X	calendared 4/22/25	X		
21	Loft Building	115-125 West 30th Street	1008060026			X			X (33, 35)	
22	23rd Precinct	134-138 West 30th Street	1008050082			X	X		X (32)	
23	Fralber Building	224 West 30th Street	1007790057			X			X (3, 7)	
24	236 West 30th Street Building	236 West 30th Street	1007790063			X			X (B)	
25	Fire Patrol No. 3	240 West 30th Street	1007790065			X			X (A, B)	

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
26	Art Deco Loft Building	249-251 West 29th Street	1007790010			X			X (A, B, 5)	
27	Loft Building	241-245 West 29th Street	1007790013			X			X (A, B)	
28	FDNY Hook & Ladder 24 Engine 1	142 West 31st Street	1008060066			X			X (34)	
29	Kheel Tower	311-315 Seventh Avenue	1008037501			X				
30	Renaissance Revival Loft Building	323-335 Seventh Avenue	1008040001			X				
31	345 Seventh Avenue	345 Seventh Avenue	1008050003			X			X (31)	
32	Greeley Arcade Building	127-133 West 30th Street	1008060058			X			X (34, 35)	
33	Hotel Wolcott	4-10 West 31st Street	1008320049				X		X (50)	
34	Grand Hotel	1232-1238 Broadway	1008320066		X		X			
35	Gilsey House	1200 Broadway	1008310020		X		X		X (48, 49)	**SE**
36	Tin Pan Alley	49 West 28th Street	1008300010				X		X (45)	
37	Tin Pan Alley	47 West 28th Street	1008300011				X		X (45)	
38	Trinity Chapel Complex	15 West 25th Street	1008270022		X		X		X (40)	
	Individual Historic Resources in 400-Foot Study Area									
39	Marble Collegiate Church	272 Fifth Avenue	1008310033		X		X		X (49)	
40	The Wilbraham	1 West 30th Street, 282-284 Fifth Avenue	1008320039		X		X		X (50)	**400-foot radius**
41	Hotel Martinique	1260-1268 Broadway, 49-51 West 32nd Street, 54-58 West 33rd Street	1008340011			X	X			

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
42	Aberdeen Hotel	17-21 West 32nd Street	1008340029				X			
43	Stewart & Company Building	402-404 Fifth Avenue	1008380048				X			
44	Bryant Park Studios	80 West 40th Street	1008410089			X	X			
45	Lithuanian Alliance of America	307 West 30th Street	1007540034		X			X		
46	United States General Post Office, Pennsylvania Station	441 8th Avenue, 31-33rd Streets	1007557501		X		X			
47	Manhattan Opera House (now the Manhattan Center/Hammerstein Ballroom)	311 West 34th Street	1007580028			X		X		
48	New Yorker Hotel	481-497 Eighth Avenue	1007580037		X			X		
49	241-245 West 26th Street Building	241-245 West 26th Street	1007760012			X				
50	Former Administrative and Technical Building	243 West 27th Street	1007770018			X				
51	Penn Station Powerhouse	236-248 West 31st Street	1007800060			X		X		
52	The Pennsylvania Building	225 West 34th Street	1007840019		X			X		
53	R. H. Macy's & Co. Building	1317-1323 Broadway, 151 West 34th Street	1008100001	X	X			X		
54	1400 Broadway	1400 Broadway	1008140019		X			X		

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
55	Millinery Center Synagogue	1025 Sixth Avenue	1008140036			X		X		
56	Bricken Casino Building	1410 Broadway	1008140052		X			X		
57	Holland House	274-280 Fifth Avenue	1008310042			X			X (49)	
58	Acker, Merrall, and Condit Building	366-370 Fifth Avenue	1008360043			X				
59	The Oakdale	36 West 35th Street	1008360064			X			X (51)	
60	Marbridge Building	1328 Broadway	1008367502			X				
61	B. Altman & Co. Department Store Building	355-371 Fifth Avenue	1008647502				X			
62	Herogel Building	315-325 West 36th Street	1007607501		X					
63	(Former) McBurney YMCA Building	213 West 23rd Street	1007737502			X		X		
64	Art Deco Loft Building	322-326 Eighth Avenue	1007760001			X				
65	Fairmont Building	239-241 West 30th Street	1007800017			X				
66	St. John the Baptist R.C. Church	211 West 30th Street	1007800026			X		X		
67	Penn Terminal Building	370 Seventh Avenue	1007800036			X				
68	245 Seventh Avenue	245 Seventh Avenue	1008007501			X		X		
69	Governor Clinton Hotel	371-377 Seventh Avenue	1008060076			X		X		
70	Former Equitable Life Insurance Co.	393 Seventh Avenue	1008070001			X		X		

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
71	Gimbel's Administration Building	116 West 32nd Street	1008070028			X				
72	Greenwich Savings Bank	1352-1362 Broadway	1008120029		X		X			
73	Spring Mills Building	102-106 West 40th Street, 107-115 West 39th Street	1008150021				X			
74	Tin Pan Alley	55 West 28th Street	1008300007				X			
75	Tin Pan Alley	53 West 28th Street	1008300008				X		X (45)	
76	Wilson Building	1270 Broadway	1008340080			(X) Formerly S/NR-eligible				
77	Empire State Building	350 Fifth Avenue	1008350041	X	X		X			
78	Gorham Building	390 Fifth Avenue	1008370048			X	X		X (F, 52)	
79	Colony Arcade	63-67 West 38th Street	1008400006		X					
80	Lord & Taylor Building	424-434 Fifth Avenue	1008400042			X	X			
81	Knox Building	452 Fifth Avenue	1008410049		X		X			
82	Engineers' Club Building	32-24 East 40th Street	1008410069		X		X			
83	American Radiator Building	40 West 40th Street	1008410071		X		X			
84	Bryant Park	West 40th Street, West 42nd Street, Sixth Avenue and the Main Public Library	1012570002		X		X			
85	Times Square - 42nd Street Subway Station	Broadway and 7th Avenue , between 39th Street and 43rd Street	N/A		X					
86	Tin Pan Alley	51 West 28th Street	1000830009				X		X (45)	

Map #	Name	Address	Block and Lot	NHL	S/NR-Listed	S/NR-Eligible	NYCL-Designated	LPC-Eligible	Within 90 feet of Potential/ Projected Site?	Quad
87	Tiffany & Co. Building	397-409 Fifth Avenue	1007188874	X	X		X			
88	Nelson Tower	450 Seventh Avenue	1007870041		X			X		
89	Gimbel's Skybridge	West 32nd Street	N/A			X				
90	Federal Office Building	252 Seventh Avenue	10077470501			X				
91	New Amsterdam Theater	214 West 42nd Street	1001013039		X		X			
92	Knickerbocker Hotel	1462-1470 Broadway	1009940054		X		X			
93	New York Public Library, Astor, Lenox, and Tilden Foundations	476 Fifth Avenue	1001257001	X	X		X			
94	Candler Building	220 West 42nd Street; 221 West 41st Street	1001013042		X			X		
95	St. Francis of Assisi R.C. Church Complex	129-143 West 31st Street				X		X	X (34)	

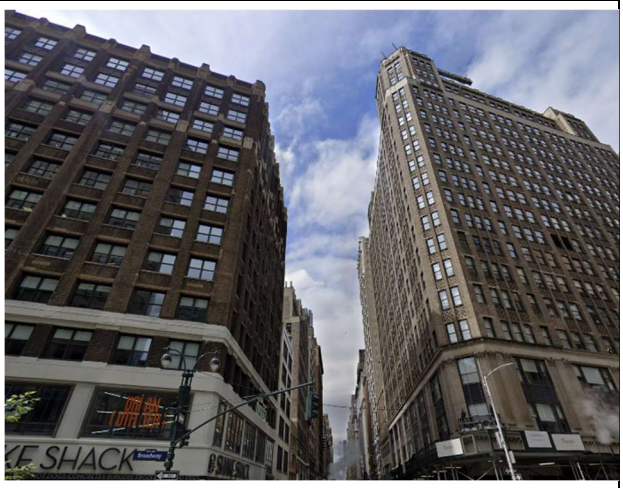
Source: LPC and NY Cultural Resource Information System (CRIS).

Designated Historic Districts in Project Area

Garment Center Historic District (S/NR-Listed)

In 2008, the OPRHP designated the Garment Center Historic District, with 215 contributing resources across 25 blocks, and partly located in the Northwest Quadrant Project Area. The neighborhood was formed when political and economic forces relocated the garment industry away from Fifth Avenue. A 1916 Zoning Resolution created the typical set-back profile of the loft buildings that dominate, and reforms following the notorious Triangle Building fire influenced building design. Buildings in the district are mostly commercial and were constructed between 1896 and 1931.



	Facing east on West 36th Street between Seventh and Eighth Avenues in Garment Center Historic District.
 Facing east to West 38th Street from Seventh Avenue in Garment Center Historic District.	 Facing east to West 40th Street from Seventh Avenue in Garment Center Historic District.
 Facing north on Eighth Avenue at West 35th Street in Garment Center Historic District.	 Facing west at West 36th Street from Broadway in Garment Center Historic District.

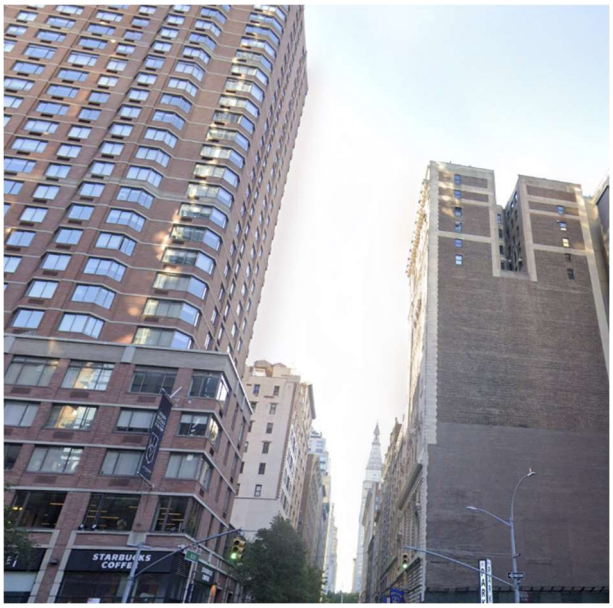
Ladies' Mile Historic District (S/NR-Eligible NYCL-Designated)

The NYCL-Designated (1989) Ladies' Mile District was Certified by the National Park Service (NPS) and is S/NR-Eligible; a small section of it extends into the Southeast Quadrant of the Project Area.

The District is named for the stretch of Broadway that was lined by fashionable shops and stores in the late 19th c. Although the district incorporates only a portion of the traditional Ladies' Mile within its boundaries, the name has come to encompass a larger area defined by a variety of buildings reflecting the changing nature of retailing, commerce, and manufacturing, as well as advances in building technology during the second half of the 19th century and in the first two decades of the 20th century. These buildings reveal the history of New York's commercial architecture as it evolved, representing a range of stylistic, structural, and technological solutions to the problem of the appropriate building type for the purposes of business and commerce.



Facing south on Sixth Avenue from West 23rd Street in Ladies' Mile Historic District.



Facing east to West 24th Street from Sixth Avenue in Ladies' Mile Historic District.



Facing east on West 23rd Street from Sixth Avenue in Ladies' Mile Historic District.

Madison Square North Historic District (S/NR-Eligible, NYCL-Designated)

The Madison Square North became a NYCL-Designated Historic District in 2001. A portion of the district is in the Southeast Quadrangle, and it consists of approximately 96 buildings in total, representing the period of New York City's commercial history from the 1870s to the 1930s. At that time, this area prospered, first, as a major entertainment district of hotels, clubs, stores and apartment buildings, and then, as a mercantile district of high-rise office and loft structures. Located to the north and west of Madison Square Park, along Fifth Avenue and Broadway, the district also contains numerous rowhouses, Art Deco-style towers, as well as modest twentieth-century commercial structures, all of which testify to each successive phase in area's development.



Facing east on West 28th Street between Sixth Avenue and Broadway to Madison Square North Historic District.



Facing east on West 28th Street at Broadway to Madison Square North Historic District.



Facing south on Broadway from West 28th Street to Madison Square North Historic District.

Designated and Eligible Individual Historic Properties in the Project Area[1]

[1] S/NR-Listed and NYCL-Listed resource reports provided many of these property descriptions, and hence they are detailed. S/NR-Eligible and NYCL-Eligible properties lacked resource reports and were researched for basic site information.

Northwest Quadrant

1. Mills Hotel No. 3, 481-489 Seventh Avenue, 155 West 36th Street (NYCL-Designated)

The Mills Hotel No. 3 at 485 Seventh Avenue (NYCL-Designated 2014) is a 16-story building designed by the architects Harry Lewis Copeland and William Herbert Dole (Copeland & Dole) in the neo-Renaissance style and constructed between 1906 and 1907. Described by the New York Times as the "world's biggest hotel" and the "finest for the use of men of limited means," it was the third and largest of the three model residential hotels for single working men erected by Darius Ogden Mills at the turn of the 20th century.

The building's facades are clad with limestone, light-colored brick, and terra cotta. The end bays slightly project and the windows are grouped in rhythmic patterns to provide visual interest. The stories are arranged into a three-story rusticated limestone base (the first and second story have been extensively altered), nine-story brick-clad mid-section, and four-story terra-cotta-clad capitol. Molded string courses and cornices, fielded panels, cartouches, lion heads, and a richly embellished Renaissance copper cornice also contribute to the design. Above its lower stories, its facades remain largely intact, and the building retains its historical and architectural significance as a reminder of the Housing Reform Movement and the Progressive Era. The building was noted in journals of the day for its restrained design that conveyed the dignity of its mission.



Facing northeast from Seventh Avenue.

2. Herald Square Building, 141 West 36th Street (S/NR-Listed, LPC-Eligible)

The 1911 Herald Square Building (S/NR-Listed, LPC-Eligible) is a 22 floor tower designed by architects Buchman & Fox. It was originally known as the Herald Square Building, and later the Browning Building. The building's 22 stories rise straight up with no setbacks, faced in grey cast-stone. The facade is divided into three bays, each above the ground floor with a projecting angled bay window with a wide central section flanked by a narrow pane on either side. The main entrance is in the eastern bay, with a silver metal canopy, rounded at the front and the sides. The middle bay has a plate-glass storefront, and the west bay has a metal service entrance and smaller storefront window. The 4 piers sit on granite plinths, and through the 4-story base are embellished with elaborate ornamentation, set in grey diamond patterns with floral designs, rising to capitals with ornamental shields at the top of the 4th floor. At the 2nd-4th floors, spiral moldings divide the panes of the bay windows, and the spandrels are also edged by spiral moldings, with a single rosette in the center panel of each bay. The west elevation is clad in red brick..[2]

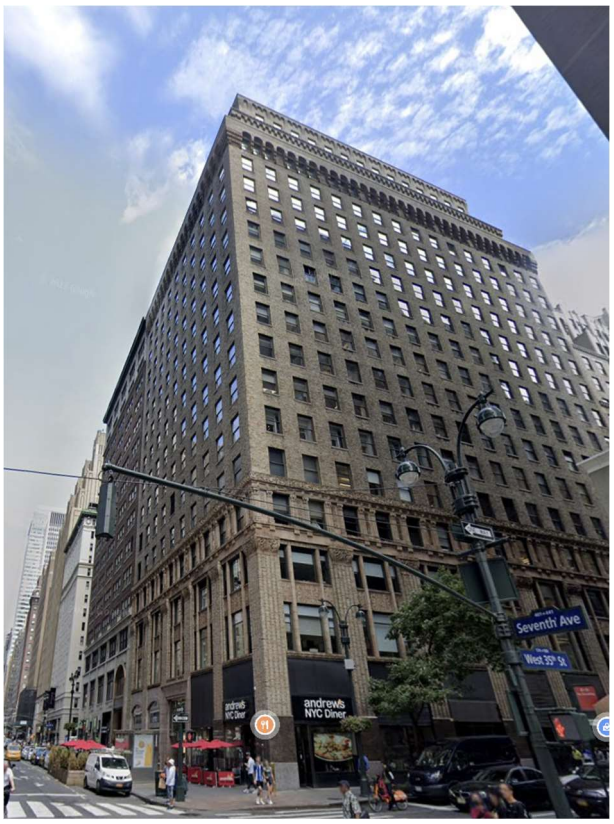


Facing north on West 36th Street.

[2] wikimapia.org/35285041/141-West-36th-Street. Accessed October 31, 2024.

3. Arsenal Building/Schneck Building, 463 Seventh Avenue (S/NR-Listed, LPC-Eligible)

The Arsenal Building, a 21-story Renaissance Revival loft building at 463 Seventh Avenue (S/NR-Listed, LPC-Eligible), was the first of 14 Garment District structures designed by Ely Jacques Kahn of Buchman & Kahn. The building is named for the New York State Arsenal that previously occupied the site.[3] Constructed in 1924, Its four-story base is defined by patterned-brick, four-story tall piers with stone capitals adorned with floral patterns; there are five wide bays on-the Seventh Avenue façade and 11 on the West 35th Street facade. Cast-stone spandrels also have elaborated floral ornamentation. A fifth, attic, story is defined by pairs of squat piers separating the windows, each pair alternately framing an ornamental geometric pattern and a human figure. The plain brick shaft above the base rises to a brick-faced Romanesque windowed arcade at the first setback; there is additional Romanesque-inspired ornament at the remaining setback and the roofline.



Facing northwest from Seventh Avenue just south of West 36th Street.

[3] www.newyorkitecture.com/tag/463-seventh-avenue. Accessed October 31, 2024.

4. Fashion Tower, 135 West 36th Street (S/NR-Listed, LPC-Eligible)

Built in 1925 and designed by Emery Roth, the Fashion Tower (S/NR-Listed 2009, LPC-Eligible) is a 22-floor rare example of a Garment District building ornamented with imagery reflective of the women's garment industry. The freight entrance is crowned by a pair of colorful terra-cotta peacocks with their ornate tail feathers fully evident (peacocks are a traditional symbol of women's fashion, often appearing as ornament on women's fashion boutiques). Winged putti, one carrying shears, unfurl a band of fabric emblazoned with the building's name above the second floor. Above the sixth floor windows are panels alternating with women admiring themselves in a mirror and carrying cotton spindles.[4]	 Facing north from West 36th Street.

5. Hoover Building, 505 Eighth Avenue (S/NR-Listed, LPC-Eligible)

The Hoover Building (S/NR-Listed 2009, LPC-Eligible) at 501-507 Eighth Avenue is a 25-story Art Deco garment loft building. Designed by Chester J. Storm, it was built in 1929–1930. Most of the building is clad in light-colored brick and articulated with bays of three window columns flanked by brick piers. Brick spandrel panels provide some ornamentation to the shaft. Above the modernized ground floor, the four-story showroom base is clad in richly patterned terra cotta. The upper floors rise in a series of setbacks and are ornamented with Art Deco stone details and cornices of corbelled brick arches.	 Facing north from Eighth Avenue, just south of West 35th Street.

[4] https://old.skyscraper.org/EXHIBITIONS/URBAN_FABRIC/wall06.php. Accessed October 29, 2024.

6. 519 Eighth Avenue Building, 519 Eighth Avenue (S/NR-Listed, LPC-Eligible)

Designed by George and Edward Blum, the 25-story Art Deco building (S/NR-Listed 2009, LPC-Eligible) with stylized Gothic details at 509-519 Eighth Avenue was built in 1925–1926. Situated on a corner lot, its north and east façades rise flush for 16 stories before they rise in a series of four setbacks. Set on a three-story base with large showroom windows, the shaft is divided into six bays of three-windows columns. The bays are flanked by brick piers, as are the window columns. Decorative spandrels separate the windows in each column. Arched windows, a cornice of corbelled arches, and stone caps to the brick piers mark the parapet of the shaft. These details are repeated on the parapet at each setback. The second bay from the northeast corner does not set back above the 16th floor but rises another four stories to create a pavilion. The building's northeast corner is set back and angled. The mechanical penthouse forms an Art Deco Gothic-style corner tower at the northeast corner. The ground floor has been altered.



Facing southwest on Eighth Avenue just north of West 36th Street.

7. The Navarre, 512 Seventh Avenue (S/NR-Listed, LPC-Eligible)

The Navarre Building at 512 Seventh Avenue is S/NR-Listed and LPC-Eligible. The 43-story Art-Deco building, completed in 1930, was designed by Sugarman & Berger.

The building has a five-story, Moderne-style stone-faced base with eight bays on Seventh Avenue and five on 38th Street. The bays are separated by brown granite-faced piers with incised vertical lines, rising to tapering ornamental tops. The metal spandrels between the tripartite windows have abstract Moderne ornament. There are two entrances: the one in the 2nd from southernmost bay has a pair of brass doors and brass panels, topped by Moderne-style ornament. Two bays to the north, the other entrance is narrower but taller, recessed up a small set of stone steps, and is topped by elaborate ornamental panels, including gold eagles. Other ground-floor bays have modernized storefronts. The ground floor on the north facade is mostly of a polished granite wall; it has two wide and low show-windows framed in stainless steel at the east end, with a storefront and recessed freight entrance at the west end. The upper floors are clad in buff-colored brick.



Facing southwest from Seventh Avenue just south of West 38th Street.

8. United Publishers Building, 231-249 West 39th Street (S/NR-Listed*, LPC-Eligible)

The United Publishers Building (S/NR-Listed, NYCL-Eligible) at 231-249 West 39th Street was built by the McGraw Publishing Company in 1906–1907. The original portion was located at 231-241 West 39th Street. In 1910, the firm of Jackson & Rosencrans designed an addition to the building at 243-249 West 39th Street. The 1906 portion of the 12-story manufacturing loft building for the printing trades is an early example of concrete construction in the City. Although reinforced concrete began to be used structurally in the 1890s, it did not begin to become more widespread until after 1900. The building also originally contained the Times Square Post Office Station and other printing firms. In 1917, the United Publishers Corporation bought the building. The original section and the addition are similarly designed to create a unified composition. The base of the Classical Revival façade is composed of a series of large pilasters with stylized capitals that support an entablature with triglyphs and metopes. Roundels are set in the metopes and recessed panels are located in other sections of the frieze. A cornice with egg-and-dart molding runs above the third floor. On the upper floors, recessed bays of metal windows alternate with masonry wall surface. Pilasters frame the windows on the upper two floors and a projecting cornice runs along the roofline.



Facing north on West 39th Street.

Northeast Quadrant

9. The Engineering Societies' Building, 25-33 West 39th Street (S/NR-Listed, LPC-Eligible)

The Engineering Societies' Building, also known as 25 West 39th Street, is a S/NR-Listed, LPC-Eligible building at 25–33 West 39th Street. Located one block south of Bryant Park, it was constructed in 1907 along with the adjoining Engineers' Club. The building was designed by Herbert D. Hale, of Hale & Rogers, along with Henry G. Morse, in the neo-Renaissance style. It served as the clubhouse of the United Engineering Societies.

The Engineering Societies' Building's facade is divided horizontally into three sections. The building was originally thirteen stories tall, excluding the second story, which was not visible from the facade. The lowest three stories comprise a rusticated base of limestone, including a colonnade with Doric columns. Above that is a seven-story stone shaft, followed by another loggia similar to that on the base. Inside, the building's first story contains the lobby. The second story is hidden beneath what was originally a double-tiered auditorium with 1,000 seats. The fifth and sixth stories contained several lecture rooms, and the seventh through eleventh stories contained engineering offices; the twelfth and thirteenth stories were devoted to an engineering library. Two stories were added later.



Facing north from 39th Street.

10. Barbey Building, 15-17 West 38th Street (S/NR-Eligible, LPC-Eligible)

The 12-story 1906 Barbey Building (S/NR-Eligible, LPC-Eligible) at 15-17 West 38th Street was built in the modern French style and designed to accommodate both offices and lofts.

Mary (Lorillard) Barbey retained the architectural firm of Delano & Aldrich to design the building. Clad in red terra cotta, the second through twelfth floors were framed within a single elliptical arch. The full-height piers between the grouped openings took the form of engaged fasces that sprouted from elaborate terra cotta urns. Above the top floor, a panel--surrounded by sumptuous decorations--announced the construction date. Massive terra cotta urns stood guard along the parapet.[5]

The ground floor has been stripped of all detail, but the rest of the building remains intact.[6]



Facing north from West 38th Street.

11. Haskins & Sells Building, 35 West 39th Street (NYCL-Designated)

The Haskins & Sells Building at 35 West 39th Street (NYCL-Designated 2011) was constructed in the Renaissance Revival Style, which features an arcaded base characterized by two-story round-arched openings and an elaborate terra-cotta ornament inlaid with marble details. The designated landmark is constructed primarily of blonde brick and crowned by terra-cotta and marble detailing. Although the building had a variety of commercial tenants, the Haskins & Sells accounting firm, recognized as the first major auditing firm, served as a major tenant from 1920-1930.

In 1988, the building underwent a full renovation, upgrading the structure's mechanical system, and the lobby.


Facing north on West 39th Street.

[5] https://daytoninmanhattan.blogspot.com/2021/07/the-1908-barbey-building-15-17-west.html. Accessed October 30, 2024.

[6] https://landmarkbranding.com/just-off-fifth-the-barbey-building-at-15-west-38th-street. Accessed October 30, 2024.

12. 28-30 West 38th Street Loft Building, 28-30 West 38th Street (S/NR-Eligible)

The 28-30 West 38th Street Loft Building (aka the Wheeler Building) is S/NR-Eligible. The structure was built in 1911 by William H. Wheeler and was designed by Starrett & Van Vleck. Starrett & Van Vleck placed ten stories of loft and office space on a two-story retail base. A frame of carved fasces embraced the first floor stores with up-to-the-minute arcade windows and a cast iron second floor of vast showrooms. Centered below the second story cornice a carved rectangular cartouche announced the building's name.

Three unbroken piers stretch the height of the building, emphasizing the verticality of the 12-story skyscraper. Expansive windows flooded the manufacturing spaces with natural light. The intricate decoration of the piers, columns and window surrounds was contrasted by the starkly-blank blocks within the window spandrels.

In 1980 the Wheeler Building was converted to residential co-op space above the first-floor retail stores. Respected preservation architect Joseph Pell Lombardi oversaw the conversion that resulted in two residential lofts per floor.



Facing south on West 28th Street to 28-30 West 38th Street Loft Building

13. Collingwood Hotel, 45 West 35th Street (S/NR-Eligible)

Construction of the 12-story, 5-bay white brick and limestone structure was begun in 1900 and completed in December of the next year. Designed by architect Harry B. Mulliken, its exuberant Beaux Arts façade, like buildings along the boulevards of Paris, was laden with heavy, carved ornamentation. The massive brackets on the façade's second floor are matched by brackets supporting the deep roof cornice. (The original, exaggerated and extended voussoirs over the extenuated street level windows have been removed on the north side of the façade.)

While some other architects were frosting their Beaux Arts designs with ornate terra cotta



decoration, the Collingwood went with carved limestone. At the 11th floor, four immense lounging allegorical sculptures represent the continents of Asia, North American, Europe and Africa.[7] The Collingwood was mainly an "apartment hotel", one in which well-heeled residents lived and enjoyed the amenities of a staff without the inconvenience of running a private household.	Facing north on 35th Street.

14. 42-46 West 39th Street, 42-46 West 39th Street (S/NR-Eligible)

Constructed in 1927, 42-46 West 39th Street (S/NR-Eligible) is an 18-story tall building with unique cascading façade setbacks. Art Deco polychrome blocks, in a quasi-Aztec motif, enliven the base. The main section of the building is 10 stories tall, topped by five tiers (each two stories in height) of penthouse floors that step back. The overall composition consists of a three-bay configuration with narrow entries to the upper floors found at each corner, flanking the wider central section with ground floor store fronts. Decoration is used sparingly, limited to lower and upper stories and executed in tan, dark red and black; the side bays, which have two single windows, separated by a narrow brick column and flanked by wider brick panels, consistently frame the wider second bay. The tan brick building retains decorative carvings, tiles and applied ornamentation, but fenestration has been modified. Above the storefronts, the second and third floors have three wide, tripartite windows separated by a fluted, stylized column with dark red ziggurats at base and a stylized, geometric, almost Aztec-inspired arrow decoration at top. The tiles above the storefront are repeated between the second and third floor windows. The fenestration transitions to 9 single bays at the fourth floor; each of which sits above a decorative carving, consisting of chevrons flanked by angled arches. Above the 8th, 9th and 10th floors, the side bays are spanned by a band of square light stone tiles carved in a geometric decoration. Similar, but more delicate bands extend across the middle	 Facing southeast from West 39th Street.

[7] Daytonian in Manhattan, The 1901 Beaux Arts Hotel Collingwood – No. 43 West 35th Street. January 17, 2012. https://daytoninmanhattan.blogspot.com/2012/01/1901-beaux-arts-hotel-collingwood-no-43.html Accessed November 7, 2024.

section above and below the 10th floor, at which point the penthouse stories begin the setbacks. At each corner, two-bays of the penthouse floors are sited closer to the façade, with the central portion of each floor further recessed. The first tier aligns with the building's façade, but the others are progressively, set back in increments of two stories beginning at the 12th floor. It is unclear if these penthouse floors were original.	

Southwest Quadrant

15. West 28th Street Subway Station (Dual System IRT), Seventh Avenue from 27th to 29th Street (S/NR-Listed)

The 28th Street station (S/NR-Listed 2009) is a local station on the IRT Broadway–Seventh Avenue Line of the New York City Subway. Located at the intersection of 28th Street and Seventh Avenue, it is served by the 1 train at all times and by the 2 train during late nights. The station was built by the Interborough Rapid Transit Company (IRT) as part of the Dual Contracts with New York City and opened on July 1, 1918. The station had its platforms extended in the 1960s. It retains integrity and maintains much of its original tile and mosaics attributed to station designer Squire J. Vickers.	 Mosaic tile band in 28th Street IRT Broadway-Seventh Avenue Line of New York City Subway.

16. (Former) Public School 48, 120 West 28th Street (S/NR-Eligible)

The (former) Public School 48 at 120 West 28th Street (S/NR-Eligible) was originally constructed as a red brick schoolhouse in 1856. The NYC Board of Education was established in 1842, and in 1853 merged with the older Public School Society to create Manhattan's first municipal public school system. Under it, schools were managed by the local ward trustees who had considerable oversight over the construction and operation of buildings. One of the three oldest public school buildings in Manhattan, its Italianate design is characteristic of the period, with a symmetrical facade featuring a slightly projecting central section with shallow pediment.[8]

Designed by architect Thomas R. Jackson, he relieved the building's visual heaviness by dividing the structure vertically--by projecting the midsection forward and enclosing the openings in three three-story arches--and horizontally with a prominent stone cornice above the ground floor. Carved brownstone lintels decorate the windows, and a classical triangular pediment crowns the center section.[9]



Facing southwest on West 28th Street.

17. Furcraft Building, 242-246 West 30th Street (S/NR-Eligible, NYCL-Eligible)

Designed by the architect Henry I. Oser, the Furcraft Building (S/NR-Eligible, NYCL-Eligible) at 242-246 West 30th Street was built in 1925–1926 to house businesses in the fur industry. At the same time, the owners erected a two-story building with stores to the east as a means to protect the loft building's access to sunlight. Since reclad, the addition was also designed by Oser. The 14-story, brick-and-stone building has Classical design elements and is massed on its upper floors in a series of setbacks with a central angled pavilion. A temple front ornaments the pavilion above the first setback and a cupola with Palladian windows crowns the central pavilion. The entrance infill is metal with decorative spandrel panels, a clock, urn reliefs on the jambs,


Facing south on West 30th Street.

[8] https://6tocelebrate.org/site/20th-ward-school-48-120-west-28th-street. Accessed November 6, 2024.

[9] https://daytoninmanhattan.blogspot.com/2023/01/the-1856-ward-school-no-48-120-128-west.html. Accessed November 6, 2024.

and anthemia. A cartouche and swags are set in the parapet of the entrance. The storefronts on either side of the entrance appear to have been altered, but stone cartouches and the cornice above the base remain.	

18. 130 West 30th Street Building, 130 West 30th Street (S/NR-Eligible, NYCL-Designated)

The 130 West 30th Street Building (S/NR-Eligible, NYCL-Designated 2001), was designed by Cass Gilbert, creator of the United States Customs House and the Woolworth Building. The building occupies a midblock site on West 30th Street between Sixth and Seventh Avenues. Built in 1927-28 to accommodate offices, showrooms and manufacturing space, the loft building rises to 18 stories with several setbacks. It is distinguished from its neighbors by the unusual and exotic terra-cotta ornament on its entryway panels and cornices. The ornament features bold and elaborate designs based on mythical guardian figures and Assyrian hunting scenes. The building is one of only three buildings in New York City to be built in the Assyrian Revival Style.	 Facing south on West 30th Street.

19. 29th Street Towers, 214-226 West 29th Street (S/NR-Eligible, LPC-Eligible)

Henry I. Oser designed the two 16-story loft buildings (S/NR-Eligible, LPC-Eligible) at 214-~~224~~ 226 West 29th Street in the fur district, with individual addresses of ~~.~~ 214-220 and 222-226 West 29th Street. ~~–~~Built in 1925–1926, ~~it is~~ the buildings are ornamented with Gothic elements and is asymmetrically massed above the seventh floor in a series of setbacks, pavilions, and a light court. The façade is divided into nine recessed bays of three windows flanked by brick piers. The mottled stone base contains Gothic details that include pointed-arch entrances, grotesque figures supporting buttresses, pinnacles, and blind arcades of pointed arches in low relief. Similar Gothic details in mottled stone are placed at the setbacks.	 Facing south on West 29th Street.

20. Lefcourt Clothing Center, 275 Seventh Avenue (S/NR-Eligible)

The 28-story Lefcourt Clothing Center Building (S/NR-Eligible) was built in 1928 at Seventh Avenue and 25th Street to serve the garment industry. Its builder was Abraham E. Lefcourt, and it was designed by Eli Jacques Kahn. Kahn was known for his early abstract Art Deco buildings with richly colored terra-cotta ornamentation. When built, the 25-story full-blockfront structure was devoted to the men's and boy's clothing industry.

As noted in Kahn's obituary, "His characteristic buildings were of modern classical design, which evolved from the Beaux Arts tradition. They were notable for their clean lines and their basic simplicity."[10] The Lefcourt was Kahn's subsequent restrained but effective use of monochromatic terracotta, particularly on the truncated pilasters along the upper floors.

Like many of the buildings Kahn designed under the city's 1916 Zoning Resolution, this building features architectural setbacks so the building is profitably close to its permitted envelope.

Kahn evolved an abstract geometric decorative style which was fully on display in Lefcourt's lobby ceiling, which has since been removed.



Facing northwest from Seventh Avenue south of 25th Street.

[10] *The New York Times*, Ely Jacques Kahn, Leading Architect, Dies at 88, September 6, 1972, Page 48. https://www.nytimes.com/1972/09/06/archives/ely-jacques-kahn-leading-architect-dies-at-88-designed-many.html Accessed November 9, 2024.

21. Loft Building, 115-125 West 30th Street (S/NR-Eligible)

115 West 30 Street is a commercial building erected in 1912 with 12 stories. The architects, (William L.) Rouse & (Lafayette A.) Goldstone maintained a very popular firm until 1926. For example, from 1909 to 1917 the firm had 119 jobs, including 47 apartment houses.[11] The firm's reputation was in adapting the architectural vocabulary of the Renaissance to tall-building forms. Although Rouse & Goldstone is best remembered for its opulent apartment houses with stone balconies, balustrades and arched pediments on the facade, the firm designed other building types, including lofts, theaters, hotels, and several country houses on Long Island. The firm was dissolved in 1926.[12]

115 West 30 Street is a very restrained tripartite design. Anchored by a granite water table, the limestone base is nearly unadorned, other than the entrance on the extreme eastern end of the façade, which has a narrow, pinched arch above the entrance. On the second floor of each side of the façade is an applied neo-Renaissance window crown.



Facing northwest toward West 30th Street.

22. 23rd Precinct, 134-138 West 30th Street (S/NR-Eligible, NYCL-Designated)

The 23rd Police Precinct ("Tenderloin") Station House at 134-138 West 30th Street (S/NR-Eligible, NYCL-Designated 1998) was built in 1907-08 and designed by R. Thomas Short of Harde & Short. The four-story plus mezzanine Medieval Revival police station's facade is composed of ironspot Roman brick, grey granite and Guastavino tile with battlements, merlons, embrasures and crenellations. The building has remained in continuous use by the Police Department and has served the Traffic Control Division.


Facing southwest on West 30th Street.

[11] Institute for the Study of the Ancient World, *Building History.* https://isaw.nyu.edu/about/facilities/history Accessed November 11, 2024.

[12] Samuel Gruber's Jewish Art & Monuments, *USA: The Past Becoming The Future: Repurposed Historic Sites on the Lower East Side.* Accessed November 11, 2024.

23. Fralber Building, 224 West 30th Street (S/NR-Eligible)

The S/NR-Eligible Fralber Building at 224 West 30th Street was constructed in 1924 and designed by the architectural firm of Sugarman, Hess & Berger. It was built by S. S. Roth & Brother for the Fralber Realty Company to serve the fur industry. Like other garment loft buildings constructed in the 1920s, this 14-story building is massed with upper floor setbacks. The setbacks above the seventh floor create stepped, central bays and corner towers. The building has a two-story base clad in stone with cast iron storefronts and upper floors clad in brick with terra cotta trim. Architects Sugarman, Hess & Berger designed the building with Classical Revival-style ornament that includes building entrances with stone enframements and cornices, an entablature with a Greek key design, medallions with lion heads, cartouches, niches, bracketed cornices, and terra cotta pinnacles across the seventh floor. Some terra cotta ornaments appear to have been removed from the tops of the corner towers.[13]



Facing southwest on West 30th Street.

24. 236 West 30th Street Building, 236 West 30th Street (S/NR-Eligible)

The 236 West 30th Street Building (S/NR-Eligible) was constructed in 1925 and designed by architects George & Edward Blum. The 14-story loft has a stylized Gothic Revival design. Set on a three-story stone base, the upper brick floors rise in a series of setbacks above the seventh floor that create corner towers, and projecting brick piers framing the seven window bays provide a sense of verticality, emphasized by terra cotta pinnacles that crown the piers at each setback. The base is divided into three bays—two corner entrance bays and a wide, central bay with a storefront and large window openings. Each entrance is set within a round-arched opening with an ornately carved surround, and a stone spandrel between the doorway and a transom contains a relief of a blind arcade. This


Facing south on West 30th Street.

[13] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

motif of the blind arcade is repeated across each upper floor setback.[14]	

25. Fire Patrol No. 3, 240 West 30th (S/NR-Eligible)

Built in 1894, the Fire Patrol No. 3 Building (S/NR-Eligible) was built by Edward Smith and designed by D'Oench and Simon. This four-story brick, stone, and terra cotta building is a former Fire Patrol station designed in the Flemish Revival style. The ground floor has a temple-front design with half-columns framing a wide central opening (now glazed) and pilasters framing narrow side openings. These half-columns and pilasters support an entablature. The upper floors are rusticated with stone bands, and the second and third floors contain two square-headed window openings each. The fourth floor contains a large round-arched opening with smaller round-arched openings within it. Above the second-floor windows, slightly recessed terra cotta blocks create the appearance of segmental pediments. That use of recessed terra cotta blocks also creates the appearance of an archivolt around the arched opening on the fourth floor. Pediments above the third-floor windows contain lion heads. Additional ornamentation includes a plaque with curvilinear trim on the second floor, fleur-de-lys, and shields containing the letters "F" and "P." The building originally had a Flemish gable and peaked roof; that defining element of the Flemish Revival style was removed sometime before 1939-40 and replaced with the current unornamented parapet.[15]	 Facing southeast on West 30th Street.

[14] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.
[15] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

26. Art Deco Loft Building, 249-251 West 29th Street (S/NR-Eligible)

249 West 29th Street (S/NR-Eligible) is a prewar Art Deco-style, 15-story residential loft constructed in 1927 by Henry Oser. Oser was a Russian-born engineer who designed numerous other lofts in the fur district. The building was initially utilized for fur clothing manufacturing before being transformed into residential units in 1979. The building's art deco style is characterized by geometric patterns, especially on the setback parapets and soaring terra cotta pinnacles.[16]	 Facing northeast from West 29th Street.

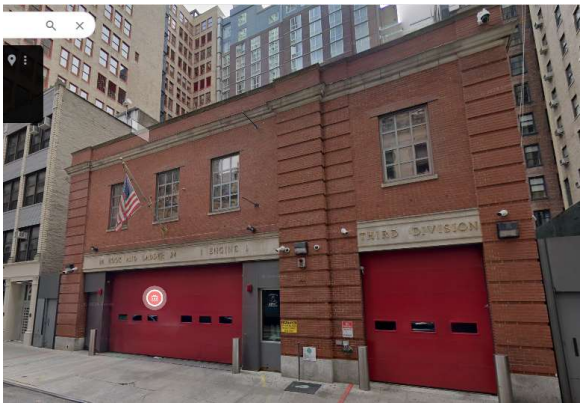
27. Loft Building, 241-245 West 29th Street (S/NR-Eligible)

The 17-story loft building (S/NR-Eligible) for the fur trades at 241-245 West 29th Street was designed in 1927 by J. Eckman in an austere utilitarian manner, with only minor applied ornamentation. Above the seventh floor, the brick building rises in a series of setbacks with angled corner pavilions. Some Art Deco scrollwork and pinnacle forms are placed at the setback parapets. The façade is divided into three bays of strip windows. Cornice molding and recessed panels on the piers provide some texture to the three-story stone base. Portions of the ground floor storefronts appear to have been altered with new infill and windows.	 Facing north east from West 29th Street.

[16] CTA Architects: 249 West 29th Street. www.ctaarchitects.com/249-west-29th-street, Accessed November 10, 2024.

28. FDNY Hook & Ladder 24 Engine 1, 142 West 31st Street (S/NR-Eligible)

The FDNY Hook and Latter 24, Engine 1 Building is S/NR-Eligible. Constructed in 1945 by Webb & Knapp, the structure was built for the City as part of a land swap. The fire station is a two-and half-story concrete and steel building with brick facing. The façade is divided into two bays, one primary bay that contains a wide vehicular entrance and three windows on the second floor and a narrow bay that contains a smaller vehicular entrance and one window on the second floor. The brick facade sits on a granite base, and a stone cornice runs above the second floor. The half story is set back above the second floor and is only partially visible from the street. Rusticated brick piers frame the façade bays, with those framing the primary bay projecting from the wall plane. Above the entrances are tall stone lintels with attached metal lettering reading "24 Hook and Ladder 24," "1 Engine 1," and "Third Division." The entrance in the primary bay has been narrowed by the insertion of a metal pedestrian door in a wide metal surround and a metal, windowed booth.[17]



Facing southeast on West 31st Street.

[17] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

29. Kheel Tower, 311-315 Seventh Avenue (S/NR-Eligible)

The 21-story Kheel Tower (S/NR-Eligible) at 311-315 Seventh Avenue is an office and loft building constructed in 1925–1926. William I. Hohauser designed the brick-and-stone building in a stylized Gothic manner. The four-story stone base is marked with a pointed-arch entrance and rectangular showroom windows. Angular brick piers divide the building's shaft into window bays while providing vertical thrust to the design. Brick spandrels with recessed panels add texture to the office floors. Above the 17th floor, the building is asymmetrically massed with setbacks that create corner towers and angled penthouses. At the setbacks, stone parapets ornamented with pinnacles and textured cornices emphasize the massing and add a Gothic design element. The building culminates in a central tower form with a steeply pitched roof. On the ground floor, the corner storefronts have been altered.



Facing southeast from Seventh Avenue.

30. Renaissance Revival Loft Building, 323-335 Seventh Avenue (S/NR-Eligible)

Located in the original center of the fur district, the 20-story building (S/NR-Eligible) at 323-335 Seventh Avenue, designed by Schwartz & Gross, originally housed fur manufacturers and provided a club on the top floor when it was built in 1920. The building is designed in the Renaissance Revival style, clad in brick and stone, and massed above the 12th floor in a series of setbacks. The ornamentation on the three-story, stone base includes Corinthian pilasters with recessed panels on their shafts, spandrel panels with roundels and recessed panels, an entablature, and piers with carved urns and foliate designs on the third floor. The unusual third floor is completely glazed, except for the decorative brick piers; the showroom windows are multi-paned metal windows. The upper floors contain large loft windows. Brick bands create the appearance of quoins above the base. On the upper floors, there are several stone cornices. Beginning at the 17th floor, the building's Seventh Avenue corners take the form of towers with projecting bracketed cornices. These corner towers are also ornamented with stone cartouches, roundels, and piers.[18]



Facing southwest from Seventh Avenue.

[18] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

31. 345 Seventh Avenue, 345 Seventh Avenue (S/NR-Eligible)

The art deco 345 Seventh Avenue Building (S/NR-Eligible) was designed by John H. Knubel in the fur district for businesses in the fur trade. Built in 1927–1928, the 15-story brick building is massed like many of the garment and fur lofts from the 1920s. It rises flush from the building line for 17 stories before it rises in a series of four setbacks. A central pavilion form is carried through the setbacks. The five-story stone base is articulated with large showroom windows spaced vertically with stone piers and horizontally with decorative metal spandrel panels. Art Deco carvings are located on the entablatures above the second and fifth floors and on the capitals of the piers. On the upper floors, protruding brick piers and brick spandrels with recessed panels create texture and rhythm on the façade, which is divided into six bays of three window columns each. Geometric Art Deco motifs are located at the capitals of the piers and at the cornices of the setbacks.[19]



Facing

[19] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS*, 2022.

32. Greeley Arcade Building, 127-133 West 30th (S/NR-Eligible)

The Greeley Arcade Building (S/NR-Eligible), located at 127-133 West 30th Street, is a 17-story through-block building designed by architects George and Edward Blum and completed in 1926. It originally housed offices and showrooms, and it has a ground-floor arcade extending through the building. The three-story base is faced in limestone and has six bays defined by articulated detailing around the window groupings. Above the base, the building is faced in brick with few decorative elements. Starting at the ninth floor, the building has a series of setbacks, the tops of which are emphasized by running arches and capitals, and the setbacks create corner tower forms.[20]



Facing northeast on West 30th Street.

[20] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

Southeast Quadrant

33. Hotel Wolcott, 4-10 West 31st Street (NYCL-Designated)

The Hotel Wolcott at 4 West 31st Street, between Fifth and Sixth Avenues (NYCL-Designated 2010), is 12-story building constructed 1902-1904 by William C. Dewey and designed by John. H. Duncan in the French Beaux-Arts and Neo-Classical styles.

Its symmetrical facade is largely red brick and limestone, with elaborate decorations. The facade is divided vertically into six bays; the two center bays comprise the main entrance. It is split horizontally into a two-story base, a six-story midsection, a transitional story, and a three-story mansard roof. The hotel originally contained several ground-floor amenity areas for guests, including a neo-Greco lobby, reception room, and ballroom. The upper floors are arranged in an "H" shape and originally contained various suites and rooms, which have been rearranged over the years into 160 guestrooms.



Facing southeast on West 31st Street.

34. Grand Hotel, 1232-1238 Broadway (S/NR-Listed, NYCL-Designated)

The Grand Hotel (S/NR-Listed 1983, NYCL-Designated 1979) was constructed in 1868 and designed by architect Henry Engelbert in the Second Empire style. The hotel was designed for Elias S. Higgins, a carpet manufacturer. It is distinguished by its pavilion massing, chamfered corner, and imposing mansard roof with large pedimented dormers and ocular windows.[21] Major Alterations to ground-floor storefronts were undertaken in 1957.



Facing southeast on Broadway at 31st Street.

[21] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

35. Gilsey House, 1200 Broadway (S/NR-Listed, NYCL-Designated)

The S/NR-Listed and NYCL-Designated Gilsey House is an eight-story, 300-room former hotel designed by Stephen Decatur Hatch for Peter Gilsey, a Danish immigrant merchant and city alderman who leased the plot. It was constructed from 1869 to 1871 opening as the Gilsey House Hotel in 1872. The cast-iron for the facade of the Second Empire style building was fabricated by Daniel D. Badger, a significant and influential advocate for cast-iron architecture at the time; the extent to which Badger contributed to the design of the facade is unknown.

Gilsey House closed in 1911 after legal conflict over the terms of the lease. Parts of the facade, such as cast-iron columns, which went over the property line were removed, and the building deteriorated, with rust, water damage and sagging floors. Ground-level storefronts were modernized in 1946. In 1980 it was converted into co-operative apartments after a cosmetic cleanup of the exterior, which won a commendation from the Friends of Cast Iron Architecture. The facade was finally almost fully restored in 1992 by Building Conservation Associates.



Facing northeast on Broadway just south of West 29th Street.

36. Tin Pan Alley, 49 West 28th Street (NYCL-Designated)

The Tin Pan Alley Building at 49 West 28th Street (NYCL-Designated 2019) is located on the north side of West 28th Street between Broadway and Sixth Avenue. The site was designated as part of a row of 19th-century buildings (49, 51, 53 and 55 West 28th Street) associated with the significant history of "Tin Pan Alley," which occupied the block at the turn of the 20th century.

49 West 28th Street is a four-story and basement, three-bay, Italianate structure with a brick facade and projecting galvanized iron elements. At the second, third, and fourth stories, fluted galvanized iron pilasters with Corinthian capitals flank each segmental-arched window opening. The capitals at the second and third stories are surmounted by molded stringcourses and paneled friezes. Above the third story, the frieze is partially surmounted by a dentil course, much of which was lost when a fire escape was installed in 1919, after the Tin Pan Alley era. The facade is topped by a bracketed cornice and parapet with festooned panels and a central pediment with foliate detail. Flanking bays feature one-over-one windows.



Facing north on West 28th Street.

37. Tin Pan Alley, 47 West 28th Street (NYCL-Designated)

The Tin Pan Alley Building at 47 West 28th Street (NYCL-Designated 2019) is located on the north side of West 28th Street between Broadway and Sixth Avenue. The site was designated as part of a row of 19th-century buildings (49, 51, 53 and 55 West 28th Street) associated with the significant history of "Tin Pan Alley," which occupied the block at the turn of the 20th century.

The four-story and basement, three-bay, Italianate structure has a brick facade having a projecting central bay and galvanized iron elements. At the second, third, and fourth stories, fluted pilasters with Corinthian capitals flank each window opening. The capitals at the second and third stories are surmounted by molded stringcourses and paneled friezes. Frieze panels above the second story feature floriated running ornament. Above the third story, frieze panels feature festooned garlands and wreaths with paterae in the upper corners and are surmounted by denticulated molding. The building is crowned by a bracketed cornice which sits between the Corinthian capitals of the projecting central bay and above the shorter pilasters of the flanking bays. The entire assemblage is surmounted by a molded cornice. Flanking bays feature one-over-one windows. Like other structures on the block, the subject landmark underwent conversion to accommodate a retail storefront prior to the Tin Pan Alley era.



Facing northeast on West 28th Street.

38. Trinity Chapel Complex, 15 West 25th Street (S/NR-Listed, NYCL-Designated)

Trinity Chapel Complex (S/NR-Listed 1982, NYCL-Designated 1968) includes a chapel, a chapel school now used as a parish house, and a clergy house. The church was constructed in 1850–55 and was designed by architect Richard Upjohn in English Gothic Revival style. The chapel school, built in 1860 and designed by Jacob Wrey Mould, is a polychromatic Victorian Gothic building which is Mould's only extant structure in New York City. Attached to the sanctuary itself is the Clergy House, which was built in 1866 and designed by Richard Upjohn and his son Richard M. Upjohn. Most of the church was destroyed in a four-alarm fire on May 1, 2016, but the shell of the cathedral has been partially rebuilt.



Facing northeast on West 25th Street to Trinity Chapel Complex.



Same view, 1938, showing former buildings that stood immediately west of the chapel (George D. Chinn, NYPL Digital Collections)

Designated and Eligible Individual Historic Properties/Landmarks in the Study Area[22]

39. Marble Collegiate Church, 272 Fifth Avenue (S/NR-Listed, NYCL-Designated)

The Marble Collegiate Church (S/NR-Listed 1980, NYCL-Designated 1967) was built by one of the oldest continuous Protestant congregations in North America. The church was built in 1851–54 and was designed by Samuel A. Warner in Romanesque Revival style with Gothic trim. The façade is covered in Tuckahoe marble, for which the church, originally called the Fifth Avenue Church, was renamed in 1906.

The nave of Marble Church has ten windows each with two semi-circular topped lancets divided by a masonry colonette set within a larger semi-circular arch, characteristic of Romanesque architecture. The windows are punctuated by free-hanging upper galleries.

When the church first opened in 1854, the windows were clear glazed. In 1891 these were replaced with a simple geometric design of blue-green and amber diamond shaped panes. Senior Minister Dr Burrell wanted to fill the nave with a series of windows depicting scenes from the bible although it was over a century before his aspirations were fully realized.



Facing northwest from Fifth Avenue.

[22] S/NR-Listed/Eligible and NYCL-Listed resource reports provided many of these property descriptions, and hence they are detailed. Those properties that lacked resource reports were researched for basic site information.

40. The Wilbraham, 1 West 30th Street, 282-284 Fifth Avenue (S/NR-Listed, NYCL-Designated)

The Wilbraham is an apartment building at 282–284 Fifth Avenue and 1 West 30th Street (S/NR-Listed, NYCL-Designated 2004). The nine-story structure was designed by David and John Jardine in the Romanesque Revival style, with elements of the Renaissance Revival style. It was built between 1888 and 1890 as a bachelor apartment hotel.

The building has a facade divided horizontally into three sections. The lowest two stories are clad in rusticated blocks of New Jersey brownstone, with storefronts near the western and eastern ends of the facade. The third through sixth stories are clad in Philadelphia red brick, the seventh story is clad in ashlar, and the eighth story is located within a mansard roof. The Wilbraham retains much of its original layout, which is composed of storefronts and a lobby on the lowest two floors, as well as apartments on the third through eighth floors. Its bachelor flats each consisted of a bedroom and parlor, with a bathroom but no kitchen; the communal dining room was on the eighth floor.

The building was a speculative development by Scottish-American jeweler William Moir, at a time when clubs, hotels, and the first blocks of "French flats" were being developed in the area. When the Wilbraham opened in May 1890,china and glass importer Davis Collamore & Co. leased two floors of showrooms. John J. Gibbons, the leader of Davis Collamore & Co., bought the building in 1908 and sold it in 1927. The Metropolitan Life Insurance Company took over the Wilbraham in 1934 and renovated it over the next year, adding some units with kitchens.



Facing west from Fifth Avenue at West 30th Street.

41. Hotel Martinique, 1260-1268 Broadway, 49-51 West 32nd Street, 54-58 West 33rd Street (S/NR-Eligible, NYCL-Designated)

Hotel Martinique (S/NR-Eligible, NYCL-Designated 1998) is located on the blockfront east of Broadway between West 32nd and West 33rd streets. The subject building, a 16-story hotel, was built in three phases, in 1897-1898, 1901-1903, and 1909-1911 by Henry J. Hardenbergh. The hotel was inspired by French Renaissance style with a boldly-scaled mansard roof, tower and ornate dormers. The glazed brick, terra cotta, and limestone clad structure also features rusticated stonework and balconies on all three of its main facades.



Facing east on West 32nd Street.

42. Aberdeen Hotel, 17-21 West 32nd Street (NYCL-Designated)

The Aberdeen Hotel (NYCL-Designated 2001) was built in 1902-04 as an apartment hotel to the designs of architect Harry B. Mulliken for the Old Colony Company, a real estate development firm. At that time, the Herald Square area was a center of entertainment with theaters, restaurants, clubs, and hotels, as well as a major transportation hub, while Fifth Avenue in the Thirties was developing as a major shopping district. In 1912, the hotel's suites were subdivided, and it began to accept transient guests; during the 1920s, the Aberdeen became one of the first hotels in the city to admit women travelers unaccompanied by men without subjecting them to strict rules. The brick and limestone structure is a significant example of an ornate, early-twentieth-century, Beaux-arts style apartment hotel building. Notable features include the rusticated stone base, the elaborate sculptural entryway with oversized atlantes, the projecting central bay of windows with decorative metal spandrel panels, and the broken pediment that surmounts the central bay at the tenth story. The exterior of the hotel remains largely intact.



Facing north from West 32nd Street.

43. Stewart & Company Building. 402-404 Fifth Avenue (NYCL-Designated)

The Stewart & Company Building at the southwest corner of Fifth Avenue and 37th Street (NYCL-Designated 2006) is an eight-story commercial loft building designed by Warren & Wetmore. The structure displays an unusual combination of Chicago and English neo-Classical design features. Its tripartite scheme with large tripartite "Chicago windows," steel frame and masonry cladding are characteristic of the Chicago style. The blue and white ornamentation of the decorative polychrome terra cotta cladding is reminiscent of the 18th century English neo-Classical movement. While the building's storefronts were replaced around 1936, the bulk of the primary façade elements have remained substantially intact and contribute to its significance as an example of early 20th century Fifth Avenue commercial loft architecture.

The building's decorative terra cotta was manufactured by the New York Terra Cotta Company, New York's only major manufacturer of terra cotta.



Facing southwest from Fifth Avenue.

44. Bryant Park Studios, 80 West 40th Street (S/NR-Eligible, NYCL-Designated)

The Bryant Park Studios (S/NR-Eligible 2009, NYCL-Designated 1988) was constructed in 1901; they were specifically designed to house artists' studios. Designed by Charles A. Rich, the building displays a complex program of ornamentation in an elaborate French Beaux-Arts style. Above the retail stores at the street level, prominent design features of the building include rusticated terra cotta, terra-cotta and brick banding, dramatic, multi-story stone window enframements with pediments or delicate metal-railed balconies highlighting the studio windows which themselves are elegantly proportioned and divided, and prominent cornices.



Facing south on West 40th Street.

45. Lithuanian Alliance of America, 307 West 30th Street (S/NR-Listed)

The Lithuanian Alliance of America building at 307 West 30th Street (S/NR-Listed) was constructed in 1876 as an upscale apartment building--an early example of what was called a French flat. At the time, the concept of multi-family dwellings for middle and upper middle class families was viewed with suspicion. The term French flat was an attempt to differentiate such buildings from tenements in the public's mind.[23]

Designed in the neo-Greco style, the four-story structure was faced in red brick and trimmed in brownstone. Stylish lintels with incised decorations capped the openings, and an especially attractive pressed metal cornice completed the design.[24] The apartments, one per floor, became home to financially comfortable tenants. In 1910 Samuel and Edward Ashley sold it to the Lithuanian Alliance of America. Founded in 1886 by Lithuanian coalminers, the Alliance purchased it as a welcoming center for arriving Lithuanian immigrants.

In 1957 the building was renovated. Victorian elements were removed from the first floor openings and a metal cladding applied. The upper facade was given a coat of white paint.

A 2019 restoration brought the building back to its 1876 appearance. The lost brownstone elements were recreated in cast stone, and the brickwork repaired.



Facing north from West 30th Street.

[23] https://daytoninmanhattan.blogspot.com/2023/09/the-1876-lithuanian-alliance-of-america.html. Accessed October 30, 2024.

[24] https://wikimapia.org/41054401/Lithuanian-Alliance-of-America. Accessed October 30, 204.

46. United States General Post Office, Pennsylvania Station, 441 8th Avenue, 31st-33rd Streets (S/NR-Listed, LPC-Eligible)

The U.S. General Post Office (NYCL, S/NR), now the James A. Farley Building, occupies a superblock between Eighth and Ninth Avenues from West 31st to West 33rd Streets. It was constructed between 1910 and 1913 and enlarged in 1934. Built over the Penn Station Rail Yard, the original portion of the building covered only the east half of the block. The firm of McKim, Mead & White designed the monumental granite building as a companion to the former Penn Station (completed in 1910 and demolished in 1963–1964), which was located directly across Eighth Avenue. The four story, Classical Roman building is freestanding, and its form is that of a monumental Corinthian temple with a peristyle set on a high podium. Each façade is articulated with a central colonnade framed by heavy corner pavilions. An entablature that encircles the building below an attic story further unifies the design. Once corresponding to the main façade of the old Penn Station across Eighth Avenue, the Eighth Avenue façade (the primary façade) is a portico reached by a wide flight of stairs. The portico consists of twenty 53-foot-tall Corinthian columns supporting an entablature with a frieze. An inscription in the frieze reads, “Neither snow nor rain nor heat nor gloom of night stays these couriers from the swift completion of their appointed rounds.” The 1934 expansion extended the building to Ninth Avenue. On the other three façades, the colonnades are formed by alternating Corinthian pilasters and window bays, and the corner pavilions have arched windows that mimic the niches on the Eighth Avenue façade.



Facing northwest from Eighth Avenue.

47. Manhattan Opera House (now the Manhattan Center/Hammerstein Ballroom Building, 311 West 34th Street (S/NR-Eligible, LPC-Eligible)

The nine-story Manhattan Opera House (S/NR-Eligible, LPC-Eligible) was designed by William E. Mowbray to resemble an Italian palazzo. It was constructed between 1901 and 1907 for producer Oscar Hammerstein, who sought to compete with the Metropolitan Opera. The brick and stone building is set on a two-story rusticated stone base that has five arched entrances, The main body of the building is largely solid surface. There are, however, five bays of small windows in the center of the façade. On the sixth floor, arched double-windows have stone colonnette mullions and stone tympanums, and stone balconies with decorative panels are located below each of the double-windows. The top portion of the building is designed as an attic story. In 1923, the building was altered for the New York Freemason group.[25]



Facing northeast on West 34th Street

48. New Yorker Hotel, 481-497 Eighth Avenue (S/NR-Listed, LPC-Eligible)

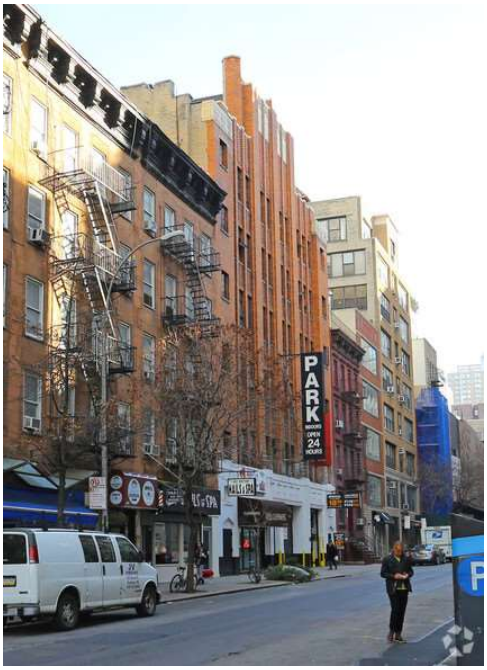
The New Yorker Hotel (S/NR-Listed, NYCL-Eligible) at 481-497 Eighth Avenue was constructed in 1928–1930 to designs by Sugarman & Berger. The bold massing of the 43-story, brick-and-stone building is the most significant feature of its design. Corner towers rise in a series of deep setbacks to the central tower, which has a form accented by deep light courts on each of its façades. On the north and south façades, there are two light courts that create a central pavilion flanked by the corner towers; on the Eighth Avenue façade, there is only one central light court. Art Deco ornamentation is found in carved stone blocks at the parapet of each setback, in panels above the fourth-floor windows, and on the base. From 1975 until the early 2000s, the building housed the national headquarters of the Holy Spirit Association for the Unification of World Christianity (Unification Church). It now functions again as a hotel.


Facing north on Eighth Avenue.

[25] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

49. 241-245 West 26th Street Building, 241-245 West 26th Street (S/NR-Eligible)

Slee & Bryson designed the six-story Art Deco garage (S/NR-Eligible) at 241-245 West 26th Street in 1930. Clad in brick and stone, the garage resembles a garment loft building. At the stone base, there are three vehicular entrances and a storefront. Projecting piers and panels provide some Art Deco ornamentation to the base. On the upper floors, the façade is clad in brick and punctured with loft-style windows. Slightly projecting piers divide the upper floors into five window bays. Three wide piers are set closely together in the center of the façade, and two thick piers articulate the building's corners. Below the loft-style windows are highly decorative spandrel panels of brickwork composed of projecting headers. This motif is used in larger panels at the parapet, where the central piers break the main roofline. The slightly projecting corner piers are punched with narrow corbelled windows. A brick stack with angled sides is located off-center on the roof. A large sign projects perpendicularly from the façade.



Facing northeast on West 26th Street.

50. Former Administrative and Technical Building, 243 West 27th Street (S/NR-Eligible)

Located on the Fashion Institute of Technology (FIT) campus, the Former Administration and Technical Building at 243 West 27th Street (S/NR-Eligible) was designed by DeYoung, Moscovitz & Rosenberg. Now the Marvin Feldman Center (MFC), it is fronting on West 27th Street by a low, serpentine brick wall and an arc-shaped metal canopy marking the center entrance of the building. The aluminum-frame glass façade lower stories are set back from the upper stories by a series of square pilotis. The façade at the upper six stories is clad with faceted aluminum panels in tones of blue-gray and a brown, copper color. The aluminum window frames appear to be gold colored. DeYoung, Moscovitz and Rosenberg's choice of exterior aluminum cladding was part of a design trend that began in the 1920s and accelerated after WWII.[26]



Facing northeast on West 27th Street.

[26] *Feldman Center of the Fashion Institute of Technology Resource Evaluati*on, 2009, PR 09PR04993. CRIS.

51. Penn Station Powerhouse, 236-248 West 31st Street (S/NR-Eligible, NYCL-Eligible)

Located at 236-248 West 31st Street, the Penn Station Powerhouse (S/NR-Eligible, NYCL-Eligible) was built in 1908, two years before the completion of the old Penn Station, which was located to the north across West 31st Street. McKim, Mead & White designed the structure to supply electricity to the engines going in and out of the station and compressed air for braking and signaling mechanisms. It also generated heat and light for the station. The five-story building is a simple Classical structure clad in the same granite of which the station had been constructed. The façade is divided into a large three-story section set on a plinth and capped with a projecting stone cornice, and an attic story with windows. Across the main portion of the façade, double-height Doric pilasters alternate with windows secured with iron grills. The attic story is surmounted by a stone cornice that is smaller and less elaborately molded than the one above the base.



Facing southwest on 31st Street.

52. The Pennsylvania Building, 225 West 34th Street (S/NR-Listed*, LPC-Eligible)

In 1924–1925, Julius Tishman and Sons Inc. built the 22-story Pennsylvania Building (S/NR-Listed, LPC-Eligible) at 225 West 34th Street for both large and small businesses. Located near Penn Station and in the center of the garment district and the Eighth Avenue banking corridor, it originally housed many insurance firms, garment businesses, trade organizations, real estate firms, and, on the ground floor, banks. Schwartz & Gross designed the building in a Byzantine style The three-story stone base has a large arched entrance framed with marble columns, two floors of showroom windows, elaborately carved stone panels and a frieze, and a cornice line of stepped pinnacle forms. A slightly projecting central bay rises almost the entire height of the building. At the sixteenth floor, the building is massed with a series of shallow setbacks and corner pavilions. The building corners at the 15th and 16th floors are designed as loggias composed of stone pilasters set on corbelled lintels that support projecting Moorish foliated arches. A similar loggia adorns the top of the central bay that ends at the 18th and 19th floors. Additional Moorish foliated arches are located above the windows on the corner pavilions of the setback floors. Cornices of corbelled arches decorate the parapets of the upper setbacks. Adjacent to the east and west of the building are two four-story buildings with heights that ensure light to the east- and west-facing windows of the Pennsylvania Building. The east and west façades are undecorated except for spandrel bands and vertical bands of darker brick.



Facing northeast on West 34th Street.

53. R. H. Macy's & Co. Building, 1317-1323 Broadway, 151 West 34th Street (NHL, S/NR-Listed, NYCL-Eligible)

The R. H. Macy and Company Store is located on the full block bounded by Broadway, Seventh Avenue, and West 34th and West 35th Streets (excluding two small buildings on the northwest and southeast corners of the block). Rowland H. Macy founded the store in 1858, and moved to its current location in 1902, becoming the first large store north of 23rd Street. It was constructed in five phases. The Broadway building, designed by DeLemos & Cordes, was constructed in 1901–1902. An additional story was added to this section in 1910. Successive additions were made to the west on the remainder of the block in 1922–1924, 1928, and 1931, all designed by Robert D. Kohn. The 1902/1910 section occupies the entire Broadway footage and approximately 60 percent of the West 34th Street footage between Broadway and Seventh Avenue. Architecturally, it is the most elaborate and ornamental portion of the complex, with details generally inspired by English Palladian design, especially the four-story pilasters on the Broadway façade, the pedimented windows at the corners, the arcaded top story, and the crowning balustrade. Other details in this section include the delicately modeled ornament of the store windows, canopy, clock, and caryatid sculptures on West 34th Street.



Facing northwest from Broadway.

54. 1400 Broadway Building, 1400 Broadway (S/NR-Listed, LPC-Eligible)

The 37-story 1400 Broadway building (S/NR-Eligible, LPC-Eligible) opened in 1931 and was designed by architect Eli Jacques Kahn. His characteristic buildings were of modern classical design, which evolved from the Beaux Arts tradition; they "were notable for their clean lines and their basic simplicity."[27]

Kahn designed the original Art Deco lobby; Fifield Piaker Elman Architects (FPE) much later redesigned the lobby as part of a building upgrade program. FPE's design incorporated some of the original architectural elements while adding new features, such as: marble flooring at the entrance and a new Art Deco awning and storefront.[28]

The building is starkly white above the four-floor base, and dominated by multiple rising setbacks, a nod to building blocks. There is a lack of ornamentation except for the brass Art Deco canopy which is topped by a grille and painted elements on the restored shopfronts, and painted metal framing for the lower four floors.



Facing northeast on Broadway.

[27] *The New York Times*, Ely Jacques Kahn, Leading Architect, Dies at 88, September 6, 1972, Page 48. https://www.nytimes.com/1972/09/06/archives/ely-jacques-kahn-leading-architect-dies-at-88-designed-many.html Accessed November 9, 2024.

[28] VTS Marketplace, *1400 Broadway*, https://marketplace.vts.com/building/1400-broadway-new-york-ny Accessed November 11, 2024.

55. Millinery Center Synagogue, 1025 Sixth Avenue (S/NR-Eligible, LPC-Eligible)

The S/NR-Eligible, LPC-Eligible, Millinery Center Synagogue was built in 1948, supported by the many millinery organizations that were based in the neighborhood. Plans for the synagogue began as early as 1933, but construction was postponed until 1947.[29]

It was designed by H.I. Feldman, a prolific, Yale-educated architect who designed 2,500 apartment houses in the New York area, mainly Art Deco and Modernist-style

The three-story building itself is narrow, approximately 19 feet wide by 60 feet deep; it was notable for having air conditioning. Faced in limestone, it boasts little exterior decoration – a centered Star of David at the roofline, a frieze announcing the name of the synagogue in sleek mid-century lettering at the third floor, and a large rectangular stained-glass window over the wide-entrance doors.[30]



Facing northwest to the Millinery Center Synagogue on Sixth Avenue.

[29] City Lore, *Millinery Center Synagogue*, https://citylore.org/places/millinery-center-synagogue/

[30] The Daytonian in Manhattan, *The 1948 Millinery Center Synagogue – No. 1025 6th Avenue,* https://daytoninmanhattan.blogspot.com/2012/03/1948-millinery-center-synagogue-no-1025.html

56. Bricken Casino Building, 1410 Broadway (S/NR-Listed)*

The S/NR-Listed Bricken Casino Building is located at 1410 Broadway and was constructed in 1931. The 35-story Art-Deco wedding-cake-style office building was designed by Ely Jacques Kahn, it is clad in white and black brick above a 4-story black granite and brass base. The Broadway facade has five bays, and the north facade on 39th Street spans seven bays. The main entrance is in the middle bay on Broadway, framed in brass, with a revolving door flanked by two regular doors, and covered by a sloping glass canopy. The other bays have storefronts, except for the easternmost bay on 39th Street, which has a freight entrance with garage door. On the 2nd and 3rd floors, each bay has a tripartite window flanked by single-windows, with brass framing and spandrels, except for the center bay which has four single-windows. The 4th floor has four single-windows in every bay.

On the upper floors, the black brick of the spandrels (with narrow strips of white brick stripes at the edges) contrast sharply with the white brick of the piers. There are also three black brick horizontal stripes across the 5th floor. Each bay has three single-windows. The tiers of crisp, sharp-edged setbacks on the upper floors begin above the 17th floor at the south half of the west facade, and the east half of the north facade. Moving toward the north and the west, there are two additional small, stair-stepping setbacks spaced 1.5-bays apart, and a final setback at this tier at the corner bay. The outer edge of each setback is angled back toward the previous setback, creating a modern, angular look to the facade. There are additional grouped tiers of setbacks as the building narrows to its peak, where the 2-story crown rises abruptly with angled fins at the corners.



Facing northeast on Broadway.

57. Holland House, 274-280 Fifth Avenue (S/NR-Eligible)

Holland House (S/NR-Eligible) was a New York City hotel located at 274–280 Fifth Avenue at the southwest corner of 30th Street, with a frontage of 250 feet on Fifth Avenue. Built in 1892 of Indiana Limestone, the architects and designers were George Edward Harding & Gooch. A mercantile building by the 1920s, it is now a residential loft building.

Built in the Italian Renaissance style, the facade, which had little decoration, was broken with a decorated stone portico 50 feet in length, supported upon four columns, four rows of bay windows, and other windows set in embrasures and arches.



Facing northwest on Fifth Avenue.

58. Acker, Merrall, and Condit Building, 366-370 Fifth Avenue (S/NR-Eligible)()

The Acker, Merrall, and Condit Building (S/NR-Eligible) is a 12-story building constructed in 1908 and designed by Clinton & Russell, with George A. Boehm serving as the associate architect. Previously known as the New York Accessories Exchange Building, it exhibits a mix of Romanesque and Beaux Arts motifs. Originally constructed as an 11-story building, in 2011 it underwent a complete restoration that included renovation of the historic limestone façade and roof, and the addition of a new penthouse. It retains its historic aesthetic and appears virtually unchanged.



Facing southeast on Fifth Avenue.

59. The Oakdale, 36 West 35th Street (S/NR-Eligible)

The Oakdale at 36 West 35th Street (S/NR-Eligible) was completed in 1893. The seven story Oakdale Building was built to accommodate bachelor flats, having replaced two mansions formerly at 36 and 38 West 35th Street. The building sits on a rusticated limestone base. Above, the architect complimented buff-colored brick with exuberant terra cotta ornamentation It is described as both Italian Renaissance and Beaux Arts. It was converted into a cooperative in 1988.	 Facing northeast on West 35th Street.

60. Marbridge Building, 1328 Broadway (S/NR-Eligible)

Located at 1328 Broadway, the 1908 12-story Marbridge Building (S/NR-Eligible) was designed by Townsend, Steinle, & Haskell for William R. H. Martin, founder of menswear company Rogers, Peet, the original tenant of the building. The brick and stone loft and store Renaissance Revival-building rises without setbacks with a tripartite façade arrangement of base, shaft, and capital, fronting Broadway/Sixth Avenue, Herald Square, and West 34th and 35th Streets. The corner at West 35th Street is cut out around a non-descript five-story commercial building. The façades over the corner building are faced in party wall brick, with small windows. At West 35th Street, the building has a canted corner. Stone ornament across the three primary façades includes rustication, quoining, projecting cornices, cartouches, brackets, swags, dentils, a roof balustrade, and stone window enframements, some with triangular pediments and others with eared lintels.[31]	 Facing northeast to 1328 Broadway.

[31] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

61. B. Altman & Co. Department Store Building, 355-371 Fifth Avenue (NYCL-Designated)

The B Altman Building at 355-371 (aka 357) Fifth Avenue (NYCL-Designated 1985) is a distinguished design by Trowbridge & Livingston and one of the flagship department stores of Fifth Avenue. The building is a refined composition of limestone façades, enhanced by a colonnade of two-story windows set between engaged Doric columns. The Fifth Avenue main entrance features a projected colonnade of fluted Ionic columns, and this entrance, like the others, is enriched by curving metal canopies at street level. True to the style chosen for it, the bulk of the building is broken into the previously described base, a shaft of rectangular windows set in plain limestone, and an exuberant capital consisting of two floors of windows topped with roman arches and surmounted by a deep and vigorously detailed cornice. The Madison Avenue addition of 1914 fit the overall composition but added more variety in both its details and additional height.

When it opened in 1906, Fifth Avenue was a small-scale street filled with shops catering to New York's elite. The opening catalyzed Fifth Avenue's transformation into a grand boulevard lined with many large department stores serving a broad clientele.



Facing southeast on Fifth Avenue.

62. Herogel Building, 315-325 West 36th Street (S/NR-Listed)

The S/NR-Listed Herogel Building at 315-325 West 36th Street is a 16-story loft, showroom and office building, built 1926, located on the north side of West 36th Street between Eighth and Ninth Avenues. As is typical for commercial buildings of the period, the building's bulk occupies most of the site but includes a series of setbacks to conform to the zoning regulations then in place. The setbacks are organized in such a way that the outer three window bays on either side have setbacks at different levels, thereby creating the effect of a pavilion plan. The setbacks on the outer bays occur above the 9th, 11th and 13th stories; on the inner bays, they occur above the 7th, 9th 11th, 13th, 14th, and 15th stories. The building's uppermost stories rise as a narrow, six-story tower, square in plan.

The building's first three stories are visually set off from the upper stories in design and facing materials. The upper stories are faced almost entirely in brick, with cast-stone trim, the bottom stories are faced in stone with metal trim.

The stone-faced area directly above the arcade is adorned with two rosette reliefs, one between either pair of arches. Above the arches there is a double-height set of three pairs of new windows, one pair over each arch. Their sills and spandrels, also stone-faced, are adorned with reliefs of abstract floral patterns typical of the Art Deco design popular during the period.



Facing north on Wests 36th Street.

63. (Former) McBurney YMCA Building, 213 West 23rd Street (S/NR-Eligible, LPC-Eligible)

The McBurney YMCA Building (S/NR-Eligible, LPC-Eligible) was built in about 1900 and served as a YMCA from 1904 to 2002. The state-of-the art building had a roof garden, a cork running track, and a marble lined swimming pool; it was thought to be the finest YMCA building in the United States. In 1943 it was renamed in honor of Robert Ross McBurney, an Irish immigrant who rose from librarian of the New York association in 1862 to chief executive in 1883, a post he held until his death in 1898. He is known as the first paid secretary of the YMCA.[32] The building was converted to luxury condominiums in 2004.

The McBurney architect was Charles B. Atwood (1849-1895). The five-bay rusticated three-story base is crowned in the center by an elaborate carved and stepped limestone entrance surround. The front door is flanked by columns. The tripartite design's shaft floors four through eight are surfaced in dark brick with contrasting white keystones on each of the square, plain windows. Brick-formed quoins are on each end of the façade and emphasize verticality. The capital's deep cornice supports running crest tiles.



Facing north on West 23rd Street.

[32] University of Minnesota Archival Collection, *McBurney YMCA photographs,* https://archives.lib.umn.edu/repositories/7/resources/814

64. Art Deco Loft Building, 322-326 Eighth Avenue (S/NR-Eligible)

George and Edward Blum designed the 20-story Art Deco garment loft building (S/NR-Eligible) at 322-326 Eighth Avenue in the former Fur District. In addition to originally housing garment manufacturers, it also provided space to the Penn Exchange Bank. Built in 1925–1926, it is clad in orange-colored brick above its stone base. On the loft floors, decorative panels provided ornamentation to the otherwise utilitarian façades. Above the 12th floor, the building is massed asymmetrically with a series of setbacks. On the Eighth Avenue façade, the typical loft building motif of a central pavilion rising through the setbacks is given distinctiveness by being off-centered. On the West 26th Street façade, the setback floors are massed with multiple pavilion forms, some of which have angled sides. At the parapets of the setbacks, Art Deco pinnacles emphasize the vertical thrust of the building's brick piers. It appears that the ground-floor storefronts have been modernized.



Facing northeast on Eighth Avenue at West 26th Street.

65. Fairmont Building, 239-241 West 30th Street (S/NR-Eligible)

In 1923, J.M. Heatherton erected the six-story Classical Revival building (S/NR-Eligible) at 239-241 West 30th Street (now known as the Fairmont Building) as a memorial to his father, who founded the Plumber's Trade Journal. By 1927, the brick-and-stone building housed businesses involved in the fur trade. The façade is divided into three bays. The base is marked with a large, central showroom window with a flattened segmental arch and metal tracery, and by two entrances with bracketed pediments. Recessed panels with foliate carvings are set above the pediments. Above the base, the central bay consists of four stacked loggias. Each with a different order, a unique frieze, and a unique treatment of the plinth supporting the columns. Above the second floor, the side bay windows, as well as the sixth floor central bay windows, have stone voussoirs. Archivolts with label stops and keystones crown the side bay windows on the second floor. The roof parapet is stone with a balustrade.



Facing north on West 30th Steet

66. St. John the Baptist R.C. Church, 211 West 30th Street (S/NR-Eligible, NYCL-Eligible)

Napoleon LeBrun designed the St. John the Baptist Roman Catholic Church and Convent (S/NR-Eligible, NYCL-Eligible) at 207-215 West 30th Street. Built in 1872, with the spire completed in 1890 by William Schickel, the sandstone church is Gothic in style. Set back from the street and raised above it on a base, the nave is marked by a central tower with a Gothic-arch porch. Recessed side aisles flank the tower. The tower is embellished with Gothic elements that include a spire, windows with trefoil tracery, a rose window, double-lancet windows with colonnette enframements, a round-arched blind arcade, double-lancet louvered belfry openings, gablets with rose windows, and columned pinnacles. The convent is adjacent to the west. Although the ground floor has been altered by extending it out to the lot line with a modern brick addition, the convent retains much of its integrity. Also Gothic in style, the addition is a four-story brick-and-bluestone building. The second floor contains Gothic-arched windows and an entrance with stone trim. The original rectory to the rear of the church on West 31st Street was replaced in 1975.



Facing north on West 30th Street.

67. Penn Terminal Building, 370 Seventh Avenue (S/NR-Eligible, NYCL-Designated)

The Penn Terminal Building at 370 Seventh Avenue in Manhattan is S/NR-Eligible in the area of architecture as a representative example of early twentieth century commercial architecture in New York City. Designed by Sommerfeld & Steckler and completed in 1920, the seventeen-story Neoclassical brick building features a three-story limestone base with stone pilasters dividing the window bays, large plate-glass storefront windows on the ground floor, cast-iron window surrounds on the second and third floor with cast iron paneled pilasters, spandrels and swags. The three-story base is capped by a denticulated cornice. Stone pilasters with recessed panels divide the fourth story window bays. The fourth and fourteenth stories are capped by stone cornices. The upper stories have simple stone sills. The limestone piers that separate the bays on the fifteenth and sixteenth floors rise above the roofline with stone panels between the capitals creating a parapet. The seventeenth floor is setback from the roofline. Despite the loss of the original prominent cornice, the building retains excellent integrity.[33]



Facing west from Seventh avenue

[33] Empire Station Development Report Appendix G.

68. 245 Seventh Avenue, 245 Seventh Avenue (S/NR-Eligible, LPC-Eligible)

245 Seventh Avenue, known today as The Chelsea Atelier, is a 12-story, tripartite building erected in 1911 (S/NR-Eligible, LPC-Eligible). Above the limestone base are nine stories of gray-buff brick interrupted by an elaborate and unusual monochromatic terra cotta cornice at the 10th floor. The architects were Squires and Wynkoop. Frederick Squires and classmate John Wynkoop opened the architectural firm Squires and Wynkoop in New York City after their 1904 graduation. The firm produced two twelve-story office buildings in New York City, as well as various residential and concrete buildings in the Northeast.[34]

"Although Wynkoop had graduated from the distinguished Ecole des Beaux Arts only a few years earlier; the design of the new building on Seventh Avenue would be decidedly Italian. The three-story granite and limestone base could have belonged to a 15th century Italian palazzo. But it was the stunning terra cotta cornice that would wow architectural critics."[35] *The Real Estate Record & Builders' Guide* said the building was "Illustrative of the beginning of the transformation of Seventh Avenue."



Facing north from Seventh Avenue.

[34] Daytonian in Manhattan, The 1911 "7th Avenue and 24th Street Building," https://daytoninmanhattan.blogspot.com/2019/02/the-1911-7th-avenue-and-24th-street.html Accessed November 10, 2024.
[35] Ibid.

69. Governor Clinton Hotel, 371-377 Seventh Avenue (S/NR-Eligible, LPC-Eligible)

Located at 371-377 Seventh Avenue, the former Governor Clinton Hotel (S/NR-Eligible, NYCL-Eligible) is a 25-story, brick-and-stone building with hybrid Italianate and Romanesque details. Designed by Murgatroyd and Ogden in association with George B. Post and built in 1929, the building was the first hotel built in the vicinity of Penn Station since the construction 10 years earlier of the Hotel Pennsylvania. Set on a three-story stone base, the asymmetrically massed building rises flush on the avenue for most of its height. On the West 31st Street façade, there are deep light courts set above the base. Above the 19th floor, the building is massed with a series of setbacks that create several penthouse levels flanked by corner pavilions. The Italianate/Romanesque decorative details include large, round-arched windows with ogee-arched archivolts on the second floor and the setback stories; patterns of protruding brick headers on the shaft; arched corbelled brick cornices located at the base and at each setback; and squarish brick canopies with diaper patterning set above the corner windows on the third floor.



Facing northeast on Seventh Avenue.

70. Former Equitable Life Insurance Company, 393 Seventh Avenue (S/NR-Eligible, LPC-Eligible)

Starrett & Van Vleck designed the former Equitable Life Assurance Company Building (S/NR-Eligible, NYCL-Eligible) at 383-399 Seventh Avenue. Designed in a vague Renaissance Revival style, it was built in 1922–1923. This 26-story structure originally housed the company's headquarters, relocated from their property in the Financial District. The new site was cheaper than land downtown and was located across the street from Penn Station and the new Hotel Pennsylvania. Massed with a 15-story solid base and a series of three setbacks that create penthouse floors, the building's form is more monumental and simply rectilinear than many of the surrounding garment lofts and office towers. Clad in stone, the first three floors have showroom windows, panels carved with foliate designs, cartouches, and a balustraded cornice. In the center of the Seventh Avenue façade, there is a stone entrance arch with decorative spandrels and a cornice. The main mass of the brick building is simply articulated with piers and



Facing west on Seventh Avenue.

a proliferation of office windows. A stone cornice with corner lanterns caps the 15-story portion. Above the first setback, the penthouse has large, arched double-windows and a corbelled arched cornice. At the corners of the topmost penthouse are large lanterns forms. On the ground floor, some of the storefront spandrel panels have been replaced.	

71. Gimbels Administration Building, 116 West 32nd Street (S/NR-Eligible)

Also known as the Cuyler Building, the 16-story S/NR-Eligible Gimbels Administration Building was designed by architect William H. Gompert and constructed in 1911. The building is a through-block structure with brick- and stone-clad facades on both West 32nd and West 31st Streets. The north and south façades have a similar design with tripartite arrangements of base, shaft, and capital, and they are divided into three bays, with groupings of three windows per bay. Gompert designed the building with Classical Revival motifs that include shields and floral swags on metal spandrel panels, stone cartouches, pilasters, and denticulated cornices. On each façade, the three-story base is faced in stone and crowned by a cornice. The ten stories of the shaft are faced in brick, and they are unornamented above the fourth floor, which has decorative brickwork and stone cartouches. On the two floors of the capital, stone pilasters frame the window bays, and there are two cornices - a shallow masonry cornice above the 13th floor and a projecting metal cornice at the 15th floor. The ground floors fronting West 32nd and West 31st Streets have been altered.[36]	 Facing south on West 32nd Street.

[36] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

72. Greenwich Savings Bank, 1352-1362 Broadway (S/NR-Listed, NYCL-Designated, NYCL-Interior)

The Greenwich Savings Bank Building (S/NR-Listed, NYCL-Designated 1992 and NYCL-Interior 1992) was constructed 1922-24, Designed by the architectural team of York & Sawyer in the Classical Revival style, the steel frame building is clad in Indiana limestone and sandstone. It boasts monumental Corinthian columns on three sides, rusticated walls, and a Roman-style dome. The interior was embellished with ten-foot-tall brass foyer doors, a board room and executive office with rubbed-oak paneling and soapstone fireplaces, and an elliptical banking room with limestone Corinthian columns, granite walls, a marble floor, a bronze tellers' screen with sculptures of Minerva (symbolizing wisdom) and Mercury (representing commerce), and a coffered, domed ceiling with a 3,000-square-foot stained-glass skylight.

Haier America purchased the building in 2000 to be its American corporate headquarters. In 2002, Haier renamed it The Haier Building.



Facing east from Broadway.

73. Spring Mills Building, 102-106 West 40th Street, 107-115 West 39th Street (NYCL-Designated)

The Springs Mills Building at 104 West 40th Street (NYCL-Designated 2010) is a 21-story office tower located near Bryant Park and just south of Times Square. Constructed in 1961-63 for a leading American textile manufacturer, it rises from an irregular L-shaped lot. Springs Cotton Mills was founded in 1914, a New York sales office was established by 1946 and in the following years the company became the largest producer of sheets and pillowcases in the United States. Harrison & Abramovitz, a firm that designed many notable buildings following the Second World War, served as the architect. The design for the Springs Mills building took into account both the anticipated changes to the New York City zoning code as well as the existing 1916 rules. As the last year in which the 1916 code remained in effect, on West 39th Street the base fills the entire lot and incorporates two horizontal setbacks reflecting the bulk requirements of the 1916 Zoning Resolution. In contrast, the West 40th Street facade was designed to create the appearance of a free-standing tower setback from the street and rises from a shallow landscaped plaza anticipating the new zoning rules that encouraged this form. Inspired by the firm's recent experience working on the Corning Glass Building on Fifth Avenue, the elevations feature a grid of deep green "Solex" glass panels and aluminum mullions.



Facing south on West 39th Street.

74. Tin Pan Alley, 55 West 28th Street (NYCL-Designated)

The Tin Pan Alley Building at 55 West 28th Street (NYCL-Designated 2019) is located on the north side of West 28th Street between Broadway and Sixth Avenue. The site was designated as part of a row of 19th-century buildings (49, 51, 53 and 55 West 28th Street) associated with the significant history of "Tin Pan Alley," which occupied the block at the turn of the 20th century.

55 West 28th Street was built in 1859 as a three-bay, four-story and basement, Italianate-style brownstone row house. The storefront projection, double-height configuration, and dentilated cornice above a transom date to a 1902 alteration by architects Lamb & Rich, though the fenestration pattern of the transom and larger plate glass windows at the first-floor level have been reconfigured several times, most recently after 1980. The entrance enframement features a segmental-arched, pedimented door hood supported by foliate brackets and channeled pilasters with paterae; molded panel reveals; and a molded, segmental-arched door frame with an egg- and-dart-molded transom bar and single-paned transom light. The second, third, and fourth stories feature rectangular window openings with molded surrounds, projecting molded lintels, and projecting sill brackets; some openings feature historic wood-framed double-hung one-over one windows. The building is crowned with a pressed metal cornice which features a dentil course, foliated modillion course, and foliated console brackets. Fire escapes were added in 1919, after the Tin Pan Alley era.

From the 1890s until about 1910, Tin Pan Alley became home to the most significant and substantial concentration of sheet music publishers then known in New York City. The location was convenient for publishers who could deliver their sheet music to numerous entertainment venues in the area; the concentration of publishers on the block, in turn, meant that songwriters were able to offer up their talent's door-to-door in the hope that one firm, or another would publish their work. Tin Pan Alley represents many milestones for the participation of African-American and Jewish artists in mainstream music production.



Facing north on West 28th Street.

75. Tin Pan Alley, 53 West 28th Street (NYCL-Designated)

The Tin Pan Alley Building at 53 West 28th Street (NYCL-Designated 2019) is located on the north side of West 28th Street between Broadway and Sixth Avenue. The site was designated as part of a row of 19th-century buildings (49, 51, 53 and 55 West 28th Street) associated with the significant history of "Tin Pan Alley," which occupied the block at the turn of the 20th century.

53 West 28th Street was built in 1859 as an Italianate-style four-story row house; intact elements of which include its bracketed cornice, fenestration pattern, and projecting stone lintels and sills. Like other structures on the block, it underwent a conversion to accommodate a retail storefront during the Tin Pan Alley era.

The building's Italianate character features a brownstone facade. The entrance enframement features a segmental-arched, pedimented door hood supported by foliate brackets and channeled pilasters with paterae; molded panel reveals; and a molded, segmental-arched door frame with an egg-and-dart-molded transom bar and single- paned transom light. The second, third, and fourth stories feature rectangular window openings with molded enframements and projecting molded lintels; some openings feature historic wood-framed double- hung one-over-one windows. The building is crowned with a pressed metal cornice with a dentil course, foliated modillion course, and foliated console brackets. Fire escapes were added in 1919, after the Tin Pan Alley era



Facing north on West 28th Street.

76. Wilson Building, 1270 Broadway (formerly S/NR-Eligible)

Built in 1911, the 12-story tripartite corner Wilson Building at 1270 Broadway (S/NR-Eligible) was designed by Rouse & Goldstone. The architects maintained a very popular firm until 1926. The firm's reputation was in adapting the architectural vocabulary of the Renaissance to tall-building forms. Although Rouse & Goldstone is best remembered for its opulent apartment houses with stone balconies, balustrades and arched pediments on the facade, the firm designed other building types, including lofts, theaters, hotels, and several country houses on Long Island. The firm was dissolved in 1926.[37]

The building sports a two-story rusticated limestone base and had 10th floor applied cartouches between openings.[38] Currently (12/24), the building is undergoing an extensive facade renovation from the roof to the 4th floor, including window replacement and removal of the original architectural details. The building no longer retains its historic integrity and, therefore, is no longer S/NR-Eligible.



Facing northeast from Broadway (2023).



Facing east from Broadway to 1270 Broadway at center (12/24).

[37] Samuel Gruber's Jewish Art & Monuments, *USA: The Past Becoming The Future: Repurposed Historic Sites on the Lower East Side.* Accessed November 11, 2024.

[38] White and Willensky, "AIA Guide to NYC" (4th ed.). p.225.

77. Empire State Building. 350 Fifth Avenue (NHL, S/NR-Listed, NYCL-Designated)

The Empire State Building is a 102-story Art Deco skyscraper (NHL 1986, S/NR-Listed 1982, NYCL-Designated 1981) designed by Shreve, Lamb & Harmon and built from 1930 to 1931. The building has a symmetrical massing because of its large lot and relatively short base. Its articulation consists of three horizontal sections—a base, shaft, and capital—similar to the components of a column. The five-story base occupies the entire lot, while the 81-story shaft above it is set back sharply from the base. The setback above the 5th story is 60 feet (18 m) deep on all sides. There are smaller setbacks on the upper stories, allowing sunlight to illuminate the interiors of the top floors while also positioning these floors away from the noisy streets below	 Facing west on Fifth Avenue.

78. Gorham Building, 390 Fifth Avenue (S/NR-Eligible, NYCL-Designated)

The Gorham Building (S/NR-Eligible, NYCL-Designated 1998) is located at 390 Fifth Avenue (aka 386-390 Fifth Avenue and 2-6 West 36th Street), and is an eight-story Florentine Renaissance Style building constructed in 1904-1905. Designed by Stanford White of McKim, Mead & White, the building is composed of a two-story arched arcade, a four-story midsection, and a two-story loggia-like attic with a crowning cornice that features bronze friezes, sculptured bas-reliefs, and clad limestone.	 Facing southwest on Fifth Avenue at 35th Street.

79. Colony Arcade, 63-67 West 38th Street (S/NR-Listed)

The Colony Arcade (S/NR-Listed) was constructed 1912-1913 and designed by Architect Frank Zobel in the Neo-Gothic style. Although the 38th Street side was wider that the 39th, Zobel designed identical facades of brick and terra cotta. The lower three floors are embellished with Gothic arches, heraldic shields, and quatrefoils. Demanding the most attention, however, are the magnificently-executed pairs of spread-winged eagles that perch above the entrances. The building was converted in 2012 to a boutique hotel, the Refinery Hotel.



Facing northeast on West 38th Street.

80. Lord & Taylor Building, 424-434 Fifth Avenue (S/NR-Eligible, NYCL-Designated)

NYCL-Designated in 2007, Lord & Taylor is one of New York City's oldest retail stores and a recognized innovator in the history of department stores. The store traces its origins to the dry goods store established on Catherine Street in 1826 by Samuel Lord and his partner George Washington Taylor. As residential New York continued its northward momentum, Lord & Taylor, like other retailers, followed, relocating several times before moving to its present Fifth Avenue location.

Starrett & Van Vleck's 1913-14 building for Lord & Taylor marks a turning point in retail design. The dignified, Italian Renaissance Revival store with its prominent chamfered corner, deep copper cornice, austere limestone base, gray face-brick center section and two-story colonnade was the first "frankly commercial" building along the fashionable Fifth Avenue shopping district then developing above 34th Street. On Fifth Avenue the formal two-story arched entrance is flanked by two tiers of display windows; those on the lower tier annually showcase the store's animated holiday displays.



Facing northwest on Fifth Avenue.

81. Knox Building, 452 Fifth Avenue (S/NR-Listed, NYCL-Designated)

The Knox Building was designated an NYCL in 1980 and was S/NR-Listed in 1982. It is now part of the Republic National Bank Building, was designed by John H. Duncan and constructed in 1901-1902 and is located across East 40th Street from the main branch of the New York Public Library. With its limestone and white brick façades, the building is a fine example of Beaux-Arts commercial architecture. It was erected for the prominent Knox Hat Company at a time when business development was sweeping north along Fifth Avenue.



Facing south from East 40th Street at Fifth Avenue.

82. Engineers' Club Building, 32-24 West 40th Street (S/NR-Listed, NYCL-Designated)

The Engineers' Club Building (S/NR-Listed, NYCL-Designated 2011), also known as Bryant Park Place, is a residential building at 32-24 West 40th Street. Located on the southern edge of Bryant Park, it was funded in part by Andrew Carnegie and built in 1907 along with the adjoining Engineering Societies' Building. It served as its clubhouse. The building was designed by Henry D. Whitfield and Beverly S. King, of the firm Whitfield & King, in the neo-Renaissance style.

The building's facade is divided into three horizontal sections. The lowest three stories comprise a base of light-colored stone, including a colonnade with Corinthian-style capitals. Above that is a seven-story shaft with a brick facade and stone quoins. The top of the building has a double-height loggia and a cornice with modillions. In the early 20th century, it was connected to the Engineering Societies' Building.

The building became a cooperative apartment called Bryant Park Place in 1983.The building was added to the National Register of Historic Places in 2007, and the New York City Landmarks Preservation Commission designated the building as a landmark in 2011.



Facing southwest on West 40th Street.

83. American Radiator Building, 40 West 40th Street (S/NR-Listed, NYCL-Designated)

The American Radiator Building (S/NR-Listed, NYCL-Designated) is an early skyscraper at 40 West 40th Street, just south of Bryant Park. Also known as the American Standard Building, it was designed by Raymond Hood and André Fouilhoux in the Gothic and Art Deco styles for the American Radiator Company. The original section of the American Radiator Building, a 338 foot-tall (103 m), 23-story tower, was completed in 1924. A five-story annex, to the west of the original tower, was built from 1936 to 1937.

The original structure consists of an eighteen-story tower above a base of five stories, while the western annex only rises five stories. The American Radiator Building's facade is made predominantly of black brick. Gold-colored decorations are used on the building's setbacks and pinnacles. Hood had intended for the original structure to be a standalone shaft, requiring the building to be set back from the lot line and reducing the maximum amount of space



Facing southwest on West 40th Street.

available. Inside, the basement, first, and second floors were originally designed as exhibition showrooms, while the upper stories served as office space.	

84. Bryant Park, West 40th to 42nd Street, Sixth Avenue (S/NR-Listed, NYCL-Designated Scenic)

The Bryant Park was designated a scenic NYCL in 1967 and was listed in the S/NR together with the New York Public Library in 1966. Located on Sixth Avenue and West 42nd Street, this park was established in 1884, but not laid out until the twentieth century. The terraces and kiosks at the east end were designed by Carrere & Hastings in 1898-1911 as part of the New York Public Library commission and include the sculptor Herbert Adams's Bryant Memorial. The main park, planned in the tradition of formal French gardens, was laid out as a Depression-era public works project by architect Lusby Simpson in 1933-34. It was restored and sections redesigned by Hanna/Olin in 1988-91.	 Facing west

85. Times Square 42nd Street Subway Station, Broadway and Seventh Avenue, 39th and 43rd Streets (S/NR-Listed)

Designated a S/NR-Listed resource in 2003, the Times Square Subway Station is located at the intersection of Broadway and West 42nd Street. The original station opened in 1904 as a local stop on the IRT line and now serves the 42nd Street shuttle. Designed by the architects Heins & LaFarge and Chief Engineer William B. Parsons, the original configuration of the station consisted of four tracks in a Z-shaped pattern located below the original New York Times Building, built at the same time, to which it was integrated. Much of the original station and its brick, tile, and mosaic ornamentation remain. The expanded station now serves the Broadway/Seventh Avenue IRT Line (1, 2, and 3 Trains), the Brooklyn and Manhattan Transit (BMT) Broadway Line (N and R Trains), the Flushing Line (No. 7 Train) and is connected by a series of mezzanines, stairways, escalators, corridors, and ramps.	

86. Tin Pan Alley, 51 West 28th Street (NYCL-Designated)

The Tin Pan Alley Building at 51 West 28th Street (NYCL-Designated 2019) is located on the north side of West 28th Street between Broadway and Sixth Avenue. The site was designated as part of a row of 19th-century buildings (49, 51, 53 and 55 West 28th Street) associated with the significant history of "Tin Pan Alley," which occupied the block at the turn of the 20th century.

51 West 28th Street was built in 1852 as a three-bay, four-story and basement, Italianate-style brick row house. The entrance enframement features a segmental-arched pedimented door hood with a dentil course supported by foliate brackets and channeled pilasters; molded panel reveals; a molded, segmental-arched opening to the entrance vestibule with an egg-and-dart transom bar and double-paned transom light; and a molded, segmental-arched door frame with an egg-and dart transom bar and double-paned transom light. An alteration to the second story by architects Lamb & Rich in 1892 created a large window opening spanning the west and center bays, which is fitted with a cast-iron window frame with a projecting, modillioned hood; colonnettes which separate the large plate glass window and transom at the center from smaller flanking windows and transoms at either side; and a molded spandrel panel below the window. The third and fourth stories feature bays of segmental-arched window openings with projecting molded stone lintels and plain stone sills. There are wood-framed, double-hung one-over-one windows on the second and third stories and wood-framed double-hung two-over-two windows on the fourth story. The building is crowned with a pressed metal cornice which features molded frieze panels and foliated, scrolled brackets. Above its storefront, it retains much of its historic detail and its form and character reflect its appearance when numerous Tin Pan Alley sheet music publishers made their offices there in the 1890s-1900s. Fire escapes were installed in 1919, after the Tin Pan Alley era.



Facing north on West 28th Street.

87. Tiffany & Co. Building, 397-409 Fifth Avenue (NHL, S/NR-Listed, NYCL-Designated)

The (former) Tiffany Building at 397-409 (aka 401) Fifth Avenue (NHL, S/NR-Listed, NYCL-Designated 1988) is one of the most elegant commercial palaces in New York. The eight-story Renaissance Revival building was constructed in 1903-06, and designed by McKim, Mead & White. The marble façade was modeled on the sixteenth-century Palazzo Grimani in Venice. It was originally seven stories tall, thought its facade is divided by large entablatures and cornices into three horizontal tiers; the lowest tier has square piers and rectangular openings, while the second and third tiers have round columns and arched openings. It is divided vertically into five bays on its western elevation facing Fifth Avenue, and seven bays on its northern elevation facing 37th Street.

The building provided a suitable setting for the fifth (and third major) home of America's premier jewelers, Tiffany and Company, which had grown in wealth and prestige throughout the second half of the nineteenth century. The move of the firm to this location from Union Square reflected the continuing northward movement of retail establishments in New York City in the early years of the twentieth century and helped to establish Fifth Avenue as the city's most exclusive shopping street.



Facing southeast on Fifth Avenue

88. Nelson Tower, 450 Seventh Avenue (S/NR-Listed, LPC-Eligible)

Located two blocks north of Penn Station, the 45-story Nelson Tower (S/NR-Eligible, NYCL-Eligible) at 446-456 Seventh Avenue originally housed showroom and office space for businesses in the garment trade. Designed by H. Craig Severance, it was the tallest building in the Garment District when it was completed in 1931. Although the façades are ornamented with Moderne details, the most distinctive architectural feature of the building is its massing. Above the tall base, the building rises, on all façades, in a series of bold setbacks to a tall, slender central tower. The use of cut-out corners and pavilions heightens the building's vertical emphasis. Colored spandrel panels, brick piers, and bold parapets provide interest and texture to the façades.



Facing southwest on Seventh Avenue.

89. Gimbel's Skybridge, West 32nd Street (S/NR-Eligible)

The Gimbel's Skybridge (S/NR-Eligible) connects what was formerly the Gimbel Brothers Department Store to the Gimbels Administration Building at 116 West 32nd Street. The 1925 three-level copper skybridge is located in the eastern window bay of the Gimbles Administration Building at the 10th through 12th floors. Designed by Shreve and Lamb, the oxidized green skybridge is Art Deco in design and ornamented with pilasters, roundels and three center panels containing diamond patterns. The underside of the skybridge is coffered.[39]



Facing west from Sixth Avenue.

[39] *Pennsylvania Station Area Civic and Land Use Improvement Project, ESD, FEIS,* 2022.

90. Federal Office Building, 252 Seventh Avenue (S/NR-Eligible)

Built in 1914, the 19-story pre-war building at 252 Seventh Avenue (S/NR-Eligible) was built by The National Cloak and Suit Company, where women's garments were made. The company operated a clothing mail order house, with its second building in Kansas. Architect I. E. Ditmars designed it as one of two buildings for National Cloak, the other to the immediate west on 25th Street.[40] It was transformed into the Veteran's Administration Building following the conclusion of WWII.

Ditmars, of the firm Schickel & Ditmars, was better known for his religious and civic institutions, having designed Lenox Hill Hospital.



Facing west on Seventh Avenue.

91. New Amsterdam Theater, 214 West 42nd Street (S/NR-Listed, NYCL-Designated)

Herts & Tallant designed the New Amsterdam Theater (S/NR-Listed, NYCL-Designated) at 214 West 42nd Street, built in 1902–03 for the theater producers Klaw and Erlanger. It also served as a home for the Ziegfeld Follies. The theater has a nine-story, Beaux Arts façade fronting on West 42nd Street and a NYCL-Interior that is one of only a few publicly accessible structures in the country designed entirely in the Art Nouveau style. The West 42nd Street façade is clad in terra cotta and ornamented with window tympanums containing sculptural figures, pilasters, and entablature, and a dormer. Attached to the façade is a vertical, Moderne sign dating from 1937, when the building was converted to a movie theater. The rear portion of the building on West 41st Street has a utilitarian brick façade. The theater was restored in 1995–97.



Facing southwest on West 42nd Street

[40] Latest Dealings in the Realty Field. *New York Times* January 18, 1914.

92. Knickerbocker Hotel, 1462-1470 Broadway (S/NR-Listed, NYCL-Designated)

The Knickerbocker Hotel (S/NR-Listed 1980, NYCL-Designated 1988) is in Times Square, on the southeastern corner of Broadway and 42nd Street. Built by John Jacob Astor IV, the hostelry was designed in 1901 and opened in 1906.

The Knickerbocker Hotel is largely designed in the Beaux-Arts style by Marvin & Davis, with Bruce Price as consultant. Its primary frontages are on Broadway and 42nd Street. These facades are constructed of red brick with terracotta details and a prominent mansard roof. The Knickerbocker Hotel also incorporates an annex on 41st Street, built in 1894 as part of the St. Cloud Hotel, which formerly occupied the site. The 41st Street facade contains a Romanesque Revival design by Philip C. Brown. Inside, the hotel contains 300 rooms, a restaurant, a coffee shop, and a roof bar. The original interior design was devised in 1905 by Trowbridge & Livingston. There are scattered remnants of the original interior design, including an entrance that formerly led from the New York City Subway's Times Square station to the hotel's basement.



Facing southwest from West 42nd Street.

93. New York Public Library, Astor, Lenox, and Tilden Foundations, 476 Fifth Avenue (NHL, S/NR-Listed, NYCL-Designated)

The New York Public Library is a NHL (1965), S/NR (1986), and NYCL (1967). Carrère & Hasting's main building for the New York Public Library is a great masterpiece of Beaux-Arts design. The library, a private foundation housed in a city-owned building, was established in 1895 when the Astor Library, the Lenox Library, and the Tilden Trust consolidated their holdings. The majestic building, constructed of Dorset Vermont marble, is enormous in scale, yet its broad front stairs and projecting central pavilion are not overpowering. They draw the public into one of the world's leading research institutions. The exterior is embellished with sculpture by Edward Clark Potter (the lions), Frederick MacMonnies (the fountains), Paul Wayland Bartlett (figures above the entrances) and George Gray Barnard (the end pediments). A major restoration of both the exterior and interior was undertaken in the 1980s by architects Davis, Brody & Associates. The Reading Room was restored by WJE Engineers and Architects and reopened to the public in 2016.


Facing northwest from Fifth Avenue.

94. Candler Building, 220 West 42nd Street (S/NR-Listed, NYCL-Eligible)

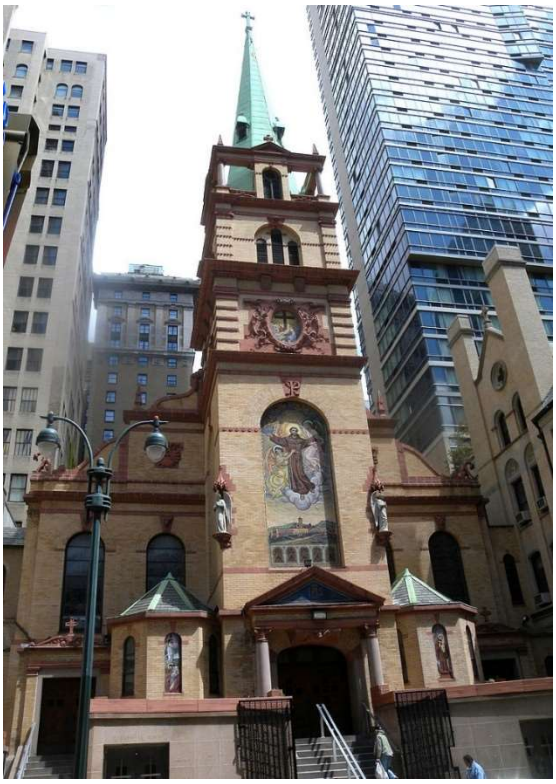
The Candler Building (S/NR-Listed, NYCL-Eligible) at 220 West 42nd Street and 221 West 41st Street is a 24-story office building constructed between 1912 and 1914 for Asa G. Candler, the founder of the Coca-Cola Company. Designed by Willauer, Shape & Brady, it is clad in white terra cotta and ornamented on all four sides with Renaissance Revival-style details. Once the tallest building in Midtown, it is one of the City's few early freestanding skyscrapers. The West 42nd Street façade is notable for the three central, arched window bays that rise for most of the building's height. The upper floors are ornamented with pilasters, cornices, and sculptural details. The crown of the building is designed as a pavilion with cut-out corners and is detailed with arched windows and an entablature.



Facing southwest on West 42nd Street.

95. St. Francis of Assisi R.C. Church Complex, 129-143 West 39th Street (S/NR-Eligible, NYCL-Eligible)

Built in phases between 1891 and 1909, the St. Francis Roman Catholic Church (S/NR-Eligible, NYCL-Eligible) at 129-143 West 31st Street was built in 1891–1892; Henry Ehrhardt designed it in a Renaissance Revival style. It is set back from the street and raised on a tall plinth (whose facing has been modernized). The plan consists of a nave and side aisles, with the nave represented on the façade by a central tower that projects well in front of the side aisles. The church is faced in yellowish brick with red stone trim. A pedimented temple front porch marks the entrance; stone columns support the brick-and-stone entablature and the stone pediment that contains a mosaic tympanum. The five-story brick Franciscan Fathers monastery is on the east side of the church and completes the parochial complex. Built in 1908–1909, it was designed by Thomas J. Duff in a subdued Renaissance Revival style.



Facing north on West 31st Street.

Projected Development Sites Containing Historic Resources

The following potential and projected development sites listed in **Table 7-2~~Table 7-2~~** were identified as containing historic resources; further information about each site is provided following the table.

Table 7-2: Projected and Potential Development Sites Containing Historic Resources

Potential/ Projected Site No.	Site/District and Address	Block/ Lot	S/NR-Listed	S/NR-Eligible	NYCL-Desig-nated	LPC-Eligible
Site C	Garment Center National Register District – 240 West 37th Street	1007860068	X*			
Site E	Garment Center National Register District – 144 West 37th Street	1008120034	X*			
Site G	Garment Center National Register District – 209, 213 West 40th Street	1010120025 101020025	X* N/C			
Site 1	Garment Center National Register District -539 and 543 Eighth Avenue	1007610031 1007610032	X*			
Site 9	Garment Center National Register District - 490 Eighth Avenue	1007840080	X* N/C			
Site 10	Garment Center National Register District – 247 West 36th Street	1007860018	X*			
Site 11	Garment Center National Register District - 232 West 37th Street	1007860066	X*			
Site 12	Garment Center National Register District – 223 and 225 West 36th Street	1007860029 1007860031	X*			
Site 13	Garment Center National Register District – 221 West 37th Street	1007870031	X*			
Site 14	Garment Center National Register District - 243 West 38th Street	1007880024	X*			
Site 15	Garment Center National Register District -203, 205, and 207 West 38th Street	1007880044 1007880045 1007880046	X* X*N/C			
Site 16	Garment Center National Register District – 618 Eighth Avenue (only)	1007890079	X*			
Site 17	Garment Center National Register District - 236 West 40th Street	1007890060	X*			

Potential/ Projected Site No.	Site/District and Address	Block/ Lot	S/NR-Listed	S/NR-Eligible	NYCL-Desig-nated	LPC-Eligible
Site 18	Garment Center National Register District – 552-554, and 558 Seventh Avenue	1007890040 1007890042 1007890043	X* X* N/C			
Site 36	Garment Center National Register District - 128 West 36th Street	1008110049	X* N/C			
Site 37	Ladies' Mile Historic District/Ladies' Mile S/NR-Eligible Historic District - 67 and 69 West 23rd Street	1008250008 1008250007		X* N/C	X*N/S X*	
Site 44	Madison Square North Historic District /Madison Square North Historic District - 1177 Broadway	1008290055 1008290056		X* N/C	X* N/S	
Site 49	272 Fifth Avenue Marble Collegiate Church (#39) (AIR RIGHTS ONLY)	1008310033	X		X	

Notes: X – indicates property is S/NR listed; X* - indicates property is located within a historic district; X*N/S - indicates property was identified as having no style at time of listing or designation; X* N/C - indicates property was identified as non-contributing to the district at the time of designation

Potential Development Site C: Garment Center S/NR-Historic District – 240 West 37th Street

Potential Development Site C contains a building in the S/NR-Listed Garment Center Historic District at 240 West 37th Street. Originally the McCall Pattern Building, the structure was designed by Radcliffe & Kelley and constructed 1904-1906 for the president of the McCall Company. The 10-story building has no setbacks. Its three-story stone-faced base has an entrance and storefronts at the first story, and wide show windows at the second and third stories. The base is organized as seven bays, defined by double-height piers supporting a simple entablature. The building is capped by a projecting dentilled cornice.	 Facing south on 37th Street.

Potential Development Site E: Garment Center S/NR-Historic District – 144 West 37th Street

Potential Development Site E contains a building in the S/NR-Listed Garment Center Historic District at 144 West 37th Street. Built in 1902-1903, the six-story brick with stone trim structure was designed by John. E. Scharsmith. The classically-inspired ornament includes brick set to imitate stone rustication from the second through sixth stories; splayed stone lintels with a central console bracket keystone, and projecting stone still at the third through fifth stories and a sill course below the sixth-story windows. The first story is completely obscured by a replacement store front.	 Facing south on 37th Street.

Potential Development Site G: Garment Center S/NR-Historic District – 209 and 213 West 40th Street (non-contributing)

Potential Development Site G contains two buildings in the S/NR-Listed Garment Center Historic District at 209-213 West 40th Street, both non-contributing. 209 West 40th Street was constructed in the 1920s, and extensively modified in 1983, whereas 213 West 40th Street was built in 1910 and extensively altered in 1984.	 Facing northeast on 40th Street.

Projected Development Site 1: Garment Center S/NR-Historic District - 539 and 543 Eighth Avenue

Projected Development Site 1 contains two buildings 539-541 Eighth Avenue and 543 Eighth Avenue that are both in the S/NR-Listed Garment Center Historic District. According to the Historic District report, John W. Friend designed the building at 539-541 Eighth Avenue, and it was built in 1889. The six-story brick-faced was constructed as a tenement with square-headed windows on the second, third, and fifth stores, round arched on the fourth story, and segmental-arched on the sixth story. Major alterations include new windows and entrance. The 543 Eighth Avenue building was designed by M. Louis Ungrich and constructed in 1885-1886. The four-story plain brick-faced commercial building with a stepped parapet has large metal-framed windows and brick patterning.	 Facing northwest on Eighth Avenue.

Projected Development Site 9: Garment Center S/NR-Historic District - 490 Eighth Avenue (non-contributing)

Projected Development Site 9 at 490 Eighth Avenue contains a one-story commercial building that stretches across the entire footprint of rectangular-shaped BBL 1007840080. It is a non-contributing resource to the Garment Center S/NR Listed Historic District. It contains a McDonald's restaurant. The building was constructed in 1975 and according to the S/NR form a new façade was installed in 1992. The façade was again updated in 2006, according to the New York City Department of Buildings. The building has a flat roof and glass windows and doors along the Eighth Avenue entrance.	 Facing southwest along Eighth Avenue.

Projected Development Site 10: Garment Center S/NR-Historic District - 247 West 36th Street

Projected Development Site 10 at 247 West 36th Street contains a seven-story building designed by Charles E. Birge and constructed in 1908. The simple brick-faced building with no setbacks has its first story set off from the upper stories by a dentilled stone course. The upper stories each have si square-headed windows, separated by brick piers and set in a simple brick surround. The building has new storefronts, entrance, and windows.	 Facing north on West 36th Street.

Projected Development Site 11: Garment Center S/NR-Historic District - 232 West 37th Street

Projected Development Site 11 contains BBL 1007860066, also known as 232 West 37th Street. The lot contains a four-story mixed-use building that covers the entire lot footprint. This building is a contributing resource to the Garment Center S/NR Historic District.

The Historic District report notes that the building was originally two three-story and basement residential buildings that were converted to business use in ca. 1920 by McCall's magazine. It further reports the following:

In 1924, McCall's added an additional story and a new façade, "flush with the building line", suggesting that the original houses were set back from the lot line. The simple façade is faced in brick, organized by four projecting three-story-tall plain brick piers which divide the façade into three bays with large factory-style window openings. Patterned brickwork creates ornamental rectangular recesses in the spandrels. The top, attic story is plain.

The architect was Rudolph C.P. Boehler. Major alterations from 1959 include replacement windows, new storefronts, and the relocation of the main entrance.



Facing southwest from West 37th Street. 232 West 37th Street is the four-story building in the center.

Projected Development Site 12: Garment Center S/NR-Historic District – 223 and 225 West 36th Street

Projected Development Site 12 encompasses two buildings located at 223 and 225 West 36th Street.

According to the historic district report, the 223 West 36th Street building is a three-story building faced in brick , designed by Gronenberg & Leuchtag and built in 1922. The second and third stories each have one window opening, with a stone sill and patterned brick lintel, and a simple brick parapet above.

The 225 West 36th Street building was originally the Gorham warehouse, designed by Harry E. Donnell and built in 1904 by the Gorham Manufacturing Company. The lower floor was to be used for the storage of automobiles and the upper part for manufacturing purposes. The seven-story building rises straight up with no setbacks. Faced in brick above the first story, it is organized in three bays with wide show windows at either end and a wider show window in the center. The building was altered with new storefronts, a new entrance, and new windows.



Facing north on West 36th Street to the three-story building at 223 at right and the seven-story brick building at 225 at left.

Projected Development Site 13: Garment Center S/NR-Historic District – 221 West 37th Street

Projected Development Site 13 at 221 West 37th Street. The six-story mixed-use building is a contributing resource to the Garment Center S/NR Historic District.

The Historic District report notes that the building was built in 1908 as a six-story stable and carriage house designed by John C. Watson for the Co-Ed Dressmakers Company. The building has a two-story brick-faced façade with one wide show window at the second story. The four stories above are divided into three bays, a wide bay in the center flanked by a narrower bay on either side. Ornamentation includes patterned brick window spandrels and a strip of cast-stone in the entablature inscribed “CO-ED BVILDING.” It has a new storefront, entrance, and some windows.



Facing north from West 37th Street.

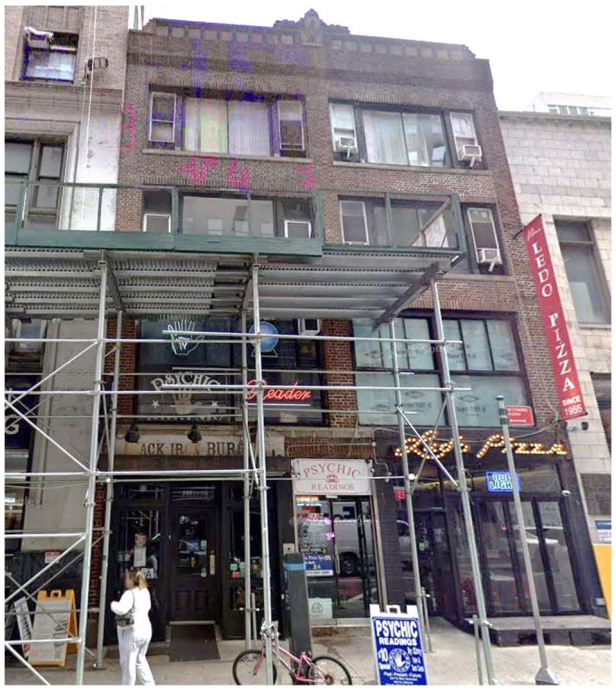
Projected Development Site 14: Garment Center S/NR-Historic District - 243 West 38th Street

Projected Development Site 14 contains BBL 1007880024, also known as 243 West 38th Street. The lot contains a four-story mixed-use building that covers the entire lot footprint. This building is a contributing resource to the Garment Center S/NR Historic District.

The Historic District report notes that the building was originally two four-story dwellings of undetermined date that were altered to become a factory and a store in 1922-1923 by architects Gronenberg & Leuchtag. It further states:

"A four-story brick-faced building with entrance and storefront at the first story. Each of the other three stories has two wide show-windows with patterned brick lintels and simple stone sills. At the top is a brick banc course topped by an ornamental brick and cast-stone parapet with a cast-stone cartouche in its center."

The building has new storefronts, entrance, and windows.



Facing northeast from West 38th Street.

Projected Development Site 15: Garment Center S/NR-Historic District – 203, 205, and 207 West 38th Street (207 West 38th Street non-contributing)

Projected Development Site 15 contains three buildings at 203, 205, and 207 West 38th Street, in the S/NR-Listed Garment Center Historic District; one of which is non-contributing. The Historic District reports the following.

203 West 38th Street was designed by Deutsch & Schneider and was built between 1926-1927. It was converted in 1898 to a four-story dwelling for Louis N. Henriquez. In 1926-1927 it was converted again to a five-story commercial building.

205 West 38th Street was designed by William I. Hohauser as a residence and was constructed in the late 19th century. It received a new façade in 1920 when it was converted into an office building.

207 West 38th Street was constructed sometime prior to 1949, when it was reduced from a four-story building to a two-story building. (non-contributing)



Facing northwest on Eighth Avenue.

Projected Development Site 16: Garment Center S/NR-Historic District – 608, 612, 618 Eighth Avenue

Projected Development Site 16 contains three lots. Both 608 and 610 Eighth Avenue are not designated historic resources or mapped in the Historic District.

The Tenement Building at 618 Eighth Avenue (aka 274 West 40th Street) is a S/NR-Listed site on CRIS and in the S/NR Garment Historic District, although the mapped boundaries of the District preclude the lot.

The Tenement building was designed by Martin V.B. Ferdon in 1888. Located on the corner of Eighth Avenue, the primary façade faces the avenue, and there are showroom windows on the second floor. Flanking these windows are brick pilasters set on corbelled brackets. The third-floor windows are arched, with carved recessed tympanums and carved spandrels and keystones. Similarly, the fifth-floor windows have arched tympanums with carved ornamentation. Below these windows are dogtooth brick panels; similar panels are also set below the windows on the West 40th Street façade. On the street façade, there are three chimneys that have ornate decoration in the form of corbelling, recessed panels, and recessed diamond and cross shapes. A bracketed cornice runs across the top of both façades. The ground-floor storefronts on both the avenue and street have been altered.[41]



Facing west from Eighth Avenue at West 40th Street.

[41] *No. 7 Subway Extension—Hudson Yards Rezoning and Development Program FGEIS.* www.nyc.gov/assets/planning/download/pdf/plans/hudson-yards/hy_chap9_t_fgeis_final.pdf

Projected Development Site 17: Garment Center S/NR-Historic District - 236 West 40th Street

Projected Development Site 17 contains BBL 1007890060, also known as 236 West 40th Street. The lot contains a three-story mixed-use building that covers the entire lot footprint. This building is a contributing resource to the Garment Center S/NR Historic District.

The Historic District report states:

"This three-story building, faced in brick with stone trim, was erected as a "dwelling and store" (NB 105-1902) for Jules Weber. It is entirely refaced first story has an entrance and storefronts. The second story has three round-arched windows with Gibbs surrounds, and the third story has six square headed windows with cast-stone footed sills and lintels, above which is a dentiled cornice supported on console brackets, with a brick parapet and simple cast stone coping above that."

The architect for the building was Welch, Smith & Provot. The building has had its first story refaced, new storefronts, new entrance, and new windows.



Facing southwest from West 40th Street. 236 West 40th Street is the three-story building in the center.

Projected Development Site 18: Garment Center S/NR-Historic District – 552, 554, 558 Seventh Avenue (558 Seventh Avenue, non-contributing)

Projected Development Site 18 contains two buildings, only one of which is contributing to the Garment Center S/NR Historic District.

The Historic District report provides the following information:

552 and 554 Seventh Avenue (contributing) was constructed in 1922 and designed by Sam Levingson. It is "a six-story plain brick-faced building, with no setbacks, and modest stone trim. Over the entrance is inscribed the name 'Rialto Building.' The upper stories are defined by shallow flat brick piers rising to plain stone capitals supporting a plain entablature." Major alterations in 2002 include a new storefront, new windows, and a new entrance.

558 Seventh Avenue (aka 200 West 40th Street, non-contributing) is a three story commercial building that was originally two tenements, four- and five-stories tall, built in 1869. The upper stores were demolished, and new stories were added in 1934. It received new entrances, new storefronts, and new windows.



Facing west on Eighth Avenue. 552 and 554 Eighth Avenue is the six-story building at the left; 558 Eighth Avenue is the three-story black building at right.

Projected Development Site 36: Garment Center S/NR-Historic District - 128 West 36th Street (non-contributing)

Projected Development Site 36 contains a four-story mixed-use building that stretches across the entire footprint of rectangular-shaped BBL 1008110049. It is a non-contributing resource to the Garment Center S/NR Historic District.

The Historic District form describes the building:

"Originally two houses, in commercial use as early as 1909 (NYT 5/6/09 p.14). In 1926-27, the buildings were joined by the removal of a wall that had separated them (ALT 1266-1926). A new storefront was added in 1948 (ALT 232-1947). The current facade appears to date from an alteration in 1990 (Job No. 100038834 05/01/1990). Window openings remain the same size and shape, but there are new windows and new projecting sills and lintels (as compared with a 1930s New York City Department of Finance photo). All original ornamental patterned brick work has been removed, and new ornamental brick squares have been added just below the roof line, along with a large vertical sign at one side.

A four-story, brick-faced commercial building with steel and glass storefronts, and heavily projecting stone sills and lintels."



Facing southeast along West 36th Street. 128 West 36th Street is the four-story building on the right.

Projected Development Site 37: Ladies' Mile NYCL Historic District/Ladies' Mile S/NR-Historic District – 67 and 69 West 23rd Street (non-contributing)

Projected Development Site 37 contains a one-story commercial building that stretches across the entire footprint of rectangular-shaped BBL 1008250008 at 67 West 23rd Street. 69 West 23rd Street contains a four-story mixed-use building that stretches across the entire footprint of rectangular-shaped BBL 1008250007. Both are non-contributing resources to the Ladies' Mile S/NR Listed Historic District.

67 West 23rd Street was constructed in 1974, designed by architects G.G. Miller and Reuben Miller. It features a combination of large show windows and glass doors, all framed by a metal bulkhead and side piers. The façade is surmounted by a large metal and glass sign.

69 West 23rd Street is a four-story converted dwelling that was given a brick façade in 1914, designed in an early-twentieth century commercial style. It has a first-story commercial front of recent vintage, arranged in two levels, red brick at the lower level, now painted white. Above, the building is faced in red brick and features a band of four



Facing northwest along West 23rd Street. 67 West 23rd Street is the one-story building in the center with the red awning; 69 West 23rd Street is the four-story brick building to the left.

double-hung metal sash windows per story. The windows on the second story are surmounted by fixed transoms. The parapet is faced in white brick. The eastern elevation is a plain brick wall. Erected sometime between 1849 and 1851 for Mr. Westervelt, this building was originally a stone-fronted Italianate style dwelling. N.F. Mildeberger hired architects D. & J. Jardine in 1885 to replace the front wall with piers and columns; at that time the building was a saloon and dwelling. It was modified in 1914, and several unsympathetic alterations have occurred since then.	

Projected Development Site 44: Madison Square North NYCL Historic District/Madison Square North S/NR-Eligible Historic District - 1177 and 1179 Broadway (non-contributing)

Projected Development Site 44 contains BBL 1008290055, also known as 1177 Broadway and BBL 1008290056, also known as 1179 Broadway.. Although these lots were included in the Madison Square North Historic District database, they are both considered non-contributing resources. 1177 Broadway is a two-story commercial building that covers the entire lot footprint. The Historic District report notes that the building was constructed in the mid-nineteenth century as part of the Coleman House hotel complex and was once five stories high. The upper three stories were removed, and the street-fronting façade was altered completely between approximately 1961 and 1981. There has been another façade alteration within the past few years. The building contains non-historic storefronts, bulkheads, entryways, show windows, signage, security gates, box awnings, and wrought-iron roof railing. The lot contains a four-story mixed-use building that covers the entire lot footprint. The Historic District report notes that the building was constructed in the mid-nineteenth century as part of the Coleman House hotel complex. By 1901 the building had been converted to stores and offices. In 1926, architect Herman Wolff designed a new front for the Witt Treena Realty Co. The facade has been altered again since then. The building contains non-historic storefronts, bulkheads, security gates, entryway to upper floors, signage, and box awnings; non-historic sash; gabled roof parapet with central cartouche; non-historic wrought-iron railing on the roof. The south elevation is brick and concrete block.	 Facing northwest from Broadway. 1177 Broadway is the two-story building on the left; 1179 is the four-story building on the right.

Projected Development Site 49: Adjacent to S/NR-Listed, NYCL-Designated Marble Collegiate Church, 272 Fifth Avenue

Projected Development Site 49 contains BBL 1008310033, which includes 272 Fifth Avenue and the S/NR-Listed, NYCL-Designated Marble Collegiate Church (#39) (Air Rights Only). The Projected Development is located to the west of and adjacent to the church. While the air rights will be applied to the adjacent receiving site, there is no proposed development planned for the S/NR-Listed, NYCL-Designated Marble Collegiate Church.	 Facing northeast from West 29th Street e to Projected Development Site 49, the receiving site (in foreground), and the rear (west) façade of the Marble Collegiate Church (#39).

G. No-Action Condition

In the 2034 future No-Action condition, the identified projected and potential development sites would remain the same as under existing conditions. Appendix A identifies the uses expected to occur on each of these sites under No-Action and With-Action conditions.

Development on Projected and Potential Development Sites

In the 2034 future without the Proposed Actions, it is expected that the current land use trends and general development patterns characterized by a mix of uses, including mixed-use, commercial, light industrial, automotive, and storage uses, community facility, and some residential, would continue.

The majority of the Rezoning Area, including most of the identified projected development sites, are zoned M1-6 and assumed to remain unchanged from existing conditions. As discussed in Chapter 2, “Land Use, Zoning and Public Policy,” none of the 61 projected development sites are expected to undergo redevelopment by 2034 in the absence of the Proposed Actions.

Archaeological Resources

There are no projected and potential development sites identified as potentially archaeologically significant. Therefore, there would be no change to their status in the future No-Action condition.

Architectural Resources

The status of architectural resources could change in the future under the future No-Action condition. S/NR-Eligible resources could be listed, NYCL-Eligible properties could be calendared for a designation hearing, and properties pending designation as NYCLs could be designated. Given the Plan's completion year of 2034, it is also possible that additional sites could be identified as architectural resources between now and then.

Changes to architectural resources or to their settings could also occur under the No-Action condition. Future projects could indirectly impact the setting of a resource by isolating the resource from its setting or relationship to the streetscape, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. Architectural resources could also be directly impacted through alteration or demolition or could be restored.

While architectural resources that are listed on or eligible for listing on the S/NR are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies and under the State Historic Preservation Act from projects sponsored, assisted, or approved by State agencies, private property owners of S/NR-Eligible or -Listed resources do not have any restrictions on alteration or demolition of their property. Properties that are NYCLs, in New York City Historic Districts, or pending designation as landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project; however, LPC's role in projects sponsored by other City or State agencies generally is advisory only.

H. With-Action Condition

Overview

The Proposed Actions would allow for the development of new uses and higher densities at the projected and potential development sites. Under the Proposed Actions with the introduction of residential use and allowance for residential infill development, significant housing production, including affordable housing, is anticipated. This residential development would include two stories of commercial use across the Rezoning Area. Some sites with wider street frontages that can accommodate larger floorplates may be redeveloped with a mix of residential, community facility, and/or commercial uses.

Development on the projected and potential development sites under the With-Action condition could have potential adverse impacts on historic and cultural resources from direct

physical impacts—disturbance to archaeological resources, demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources by blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over an architectural resource with sun-sensitive features.

Table 7-3~~**Table 7-3**~~ lists all of the projected and potential development sites identified in the RWCDS and indicates those sites that contain designated or eligible historic resources identified in the Study Area. An assessment of the potential effects of the Proposed Actions on architectural resources identified within the Study Area is provided below and summarized in **Table 7-4**~~**Table 7-4**~~**.** Potential impacts are discussed below.

I. Impacts Assessment

Archaeological Resources

The Proposed Actions would not result in any significant adverse impacts to archaeological resources. LPC reviewed the identified projected and potential development sites and concluded that none of the lots comprising those sites have any archaeological significance (see Appendix C). Therefore, the Proposed Actions are not expected to result in any significant adverse impacts to archaeological resources.

Architectural Resources

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. Alterations can result in significant adverse impacts depending on the significance of the resource and the nature of the alteration.

Properties that are NYCLs or in New York City Historic Districts are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition, regardless of whether the project is publicly or privately funded. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection because, due to their calendared status, permits may not be issued by DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice given to LPC. During that period, LPC can consider the case and schedule a hearing and move forward with designation. Publicly owned resources are also subject to review by LPC before the start of a project; however, LPC's role in projects sponsored by other City or State agencies generally is advisory only.

As described previously in this chapter and summarized in **Table 7-1**, the Rezoning Area includes portions of three listed or designated historic districts: the S/NR-Listed Garment

Center Historic District is partially in the northwest quadrant, the NYCL-Designated and S/NR-Eligible Ladies' Mile Historic District is partially in the southeast quadrant, and the NYCL-Designated and S/NR-Eligible Madison Square North Historic District is also partially in the southeast quadrant. In addition, the Rezoning Area contains 38 individually listed and/or eligible resources, 16 of which are NYCL-Designated and/or S/NR-Listed. The remaining 22 resources are LPC-Eligible and/or S/NR-Eligible (**Table 7-1**). In the 400-foot Study Area there are an additional 57 individual historic resources that are designated or eligible (see **Figure 7-1** and **Figure 7-2** and **Table 7-1**).

Potential Direct Impacts on Designated and Eligible Historic Districts Within the Rezoning Area

As summarized in **Table 7-2**~~**Table 7-2**~~ the Proposed Actions would result in the redevelopment of three properties in two NYCL-designated historic districts: the Madison Square North Historic District that encompasses projected development sites 44 and 46, and the Ladies' Mile Historic District that encompasses projected development site 37 (**Figure 7-2**~~**Figure 7-2**~~). Under the NYC Landmarks Law, these sites and vacant lots within LPC designated historic districts are subject to LPC review and approval. On this basis, there are no direct impacts to designated properties in these two historic districts because of the Proposed Actions.

The proposed actions would result in the redevelopment of 15 properties in the S/NR-Listed Garment Center Historic District that encompasses three potential development sites (Sites C, E, and G) and twelve projected development sites (sites 1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 36) (**Figure 7-1**~~**Figure 7-1**~~ and **Figure 7-2**~~**Figure 7-2**~~). Potential development site G and projected development sites 9 and 36 contain non-contributing resources that do not rise to the level of S/NR-Eligibility due to extensive alterations and lack of integrity, and thus their development would not result in the loss of contributing historic resources. The remaining 12 sites (potential development sites C and E and projected development sites 1, 10, 11, 12, 13, 14, 15, 17, and 18) contain contributing resources that would be redeveloped.

The Garment Center Historic District in the Rezoning Area and Study Area contains uniform streetscapes of commercial loft buildings with setbacks on the upper floors. These buildings are largely differentiated by varying ornamental details, typically in Classic Revival, Gothic Revival, or Art Deco styles. Building heights on the east-west streets in the historic district are typically between 75 and 175 feet tall averaging 15 stories, and on the avenues are typically taller than 200 feet ranging from 25 to 40 or more stories. The proposed actions aim to encourage the design of new development that is in character with the area. The proposed actions would establish bulk regulations that respond to neighborhood context, including appropriate base and building heights and street wall requirements, and provide flexibility to minimize the effects of new developments and enlargements on neighboring buildings. While new development would not have an adverse impact on adjacent buildings, the removal of 12 contributing structures is a direct impact that warrants mitigation.

Mitigation measures that could minimize or reduce impacts are discussed in Chapter 20. Measures such as photographically documenting the eligible structures in accordance with the HABS standards could partially mitigate the identified significant adverse direct impact to historic architectural resources (see Chapter 22, "Unavoidable Significant Adverse Impacts").

Indirect (Contextual) Impacts

The Proposed Actions would not result in significant adverse contextual impacts to architectural resources in historic districts. The Urban Design and Visual Resources analysis (see Chapter 8) concludes that the built environment's arrangement, appearance, or functionality would remain the same, and the projected developments would be compatible with the scale and use of surrounding buildings in the Rezoning Area and Study Area, including locations within historic districts. The built environment's arrangement, appearance, or functionality would remain the same, and the projected developments would be residential and commercial structures compatible with the scale and use of surrounding buildings. New development and uses generated by the Proposed Actions would not clash with the context of existing buildings. As a result of the development of the projected and potential development sites, some views of visual resources within historic districts from or within the Rezoning Area would be modified by the addition of new buildings along the view corridors, but views of these resources would not be completely obstructed. Some views would be obstructed from certain vantage points, but similar views would continue to be widely available from other locations within the Rezoning Area and larger Study Area.

Potential Direct Impacts on Designated and Eligible Historic Districts Within the Rezoning Area

As summarized in ~~**Table 7-2**~~ **Table 7-2** the Proposed Actions would result in the redevelopment of three properties in two NYCL-designated historic districts: the Madison Square North Historic District that encompasses projected development sites 44 and 46, and the Ladies' Mile Historic District that encompasses projected development site 37 (**Figure 7-2**~~**Figure 7-2**~~). Under the NYC Landmarks Law, these sites and vacant lots within LPC designated historic districts are subject to LPC review and approval. On this basis, there are no direct impacts to designated properties in these two historic districts because of the Proposed Actions.

The proposed actions would result in the redevelopment of 15 properties in the S/NR-Listed Garment Center Historic District that encompasses three potential development sites (Sites C, E, and G) and twelve projected development sites (sites 1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 36) (**Figure 7-1**~~**Figure 7-1**~~ and **Figure 7-2**~~**Figure 7-2**~~). Potential development site G and projected development sites 9 and 36 contain non-contributing resources that do not rise to the level of S/NR-Eligibility due to extensive alterations and lack of integrity, and thus their development would not result in the loss of contributing historic resources. The remaining 12 sites (potential development sites C and E and projected development sites 1, 10, 11, 12, 13, 14, 15, 17, and 18) contain contributing resources that would be redeveloped.

The Garment Center Historic District in the Rezoning Area and Study Area contains uniform streetscapes of commercial loft buildings with setbacks on the upper floors. These buildings are largely differentiated by varying ornamental details, typically in Classic Revival, Gothic Revival, or Art Deco styles. Building heights on the east-west streets in the historic district are typically between 75 and 175 feet tall averaging 15 stories, and on the avenues are typically taller than 200 feet ranging from 25 to 40 or more stories. The proposed actions aim to encourage the design of new development that is in character with the area. The proposed actions would establish bulk regulations that respond to neighborhood context, including appropriate base and building heights and street wall requirements, and provide flexibility to minimize the effects of new developments and enlargements on neighboring buildings. While new development would not have an adverse impact on adjacent buildings, the removal of 12 contributing structures is a direct impact that warrants mitigation.

Mitigation measures that could minimize or reduce impacts are discussed in Chapter 20. Measures such as photographically documenting the eligible structures in accordance with the HABS standards could partially mitigate the identified significant adverse direct impact to historic architectural resources (see Chapter 22, “Unavoidable Significant Adverse Impacts”).

Indirect (Contextual) Impacts

The Proposed Actions would not result in significant adverse contextual impacts to architectural resources in historic districts. The Urban Design and Visual Resources analysis (see Chapter 8) concludes that the built environment’s arrangement, appearance, or functionality would remain the same, and the projected developments would be compatible with the scale and use of surrounding buildings in the Rezoning Area and Study Area, including locations within historic districts. The built environment’s arrangement, appearance, or functionality would remain the same, and the projected developments would be residential and commercial structures compatible with the scale and use of surrounding buildings. New development and uses generated by the Proposed Actions would not clash with the context of existing buildings. As a result of the development of the projected and potential development sites, some views of visual resources within historic districts from or within the Rezoning Area would be modified by the addition of new buildings along the view corridors, but views of these resources would not be completely obstructed. Some views would be obstructed from certain vantage points, but similar views would continue to be widely available from other locations within the Rezoning Area and larger Study Area.

Potential Direct Impacts on Designated and Eligible individual Historic Resources Within the Rezoning Area

As summarized in **Table 7-3**~~**Table 7-3**~~ the Proposed Actions would not result in the redevelopment of any projected or potential redevelopment sites containing NYCL-Designated or Eligible or S/NR-Listed or Eligible resources.

Construction-Related Impacts

Construction-related impacts can include damage from falling objects, vibration (particularly from blasting or pile-driving), dewatering, flooding, subsidence, or collapse. Such impacts

may occur to an architectural resource adjacent to a construction site if adequate precautions are not taken.

NYCL-Designated and S/NR-Listed Architectural Resources

Individual NYCL-Designated or S/NR-Listed historic buildings and historic districts located within 90 linear feet of a projected or potential new construction site are subject to the protections of DOB TPPN #10/88. Therefore, the Proposed Actions would not cause any significant adverse construction-related impacts to these NYCL-Designated or S/NR-Listed historic buildings.

S/NR-Eligible Architectural Resources

Sixteen eligible historic resources would not be afforded protection under TPPN #10/88 unless they became designated NYC landmarks or S/NR-Listed historic buildings (**Table 7-3~~Table 7-3~~**). If not designated or S/NR-Listed, these 16 historic resources could be adversely impacted by construction of adjacent development resulting from the Proposed Actions. Eligible resources located within 90 feet of the following projected and potential sites include:

Projected Development Sites

- Site 3 is located within 90 feet of the 29th Street Towers at 214-~~224~~ 226 West 29th Street (S/NR-Eligible and LPC eligible, #19), and the Fralbar Building at 224 West 30th Street (S/NR-Eligible, #23).
- Site 5 is located within 90 feet of the Furc ~~C~~raft Building at 242-246 West 30th Street (S/NR-Eligible, LPC-Eligible, #17) and the Art Deco Loft Building at 249-251 West 28th Street (S/NR-Eligible, #26).
- Site 7 is located within 90 feet of the Fralber Building at 224 West 30th Street (S/NR-Eligible, #23).
- Site 28 is located within 90 feet of the (Former) Public School 48 at 120 West 28th Street (S/NR-Eligible, #16).
- Site 31 is located within 90 feet of the 345 Seventh Avenue building at 345 Seventh Avenue (S/NR-Eligible, #31).
- Site 33 is located within 90 feet of the Loft Building at 115-125 West 30th Street (S/NR-Eligible, #21).
- Site 34 is located within 90 feet of FDNY Hook & Ladder 24 Engine 1 Building at 142 West 31st Street (S/NR-Eligible, #28), the Greeley Arcade Building (S/NR-Eligible, #32), and the S/NR-Eligible St. Francis of Assisi R.C. Church Complex at 129-134 West 31st Street (S/NR-Eligible and LPC-Eligible, #95).
- Site 35 is located within 90 feet of the Loft Building at 115-125 West 30th Street (S/NR-Eligible, #21), and the Greeley Arcade Building at 127-133 West 30th Street, S/NR-Eligible, #32).

- Site 49 is located within 90 feet of the Holland House at 274-280 Fifth Avenue (S/NR-Eligible, #57).
- Site 51 is located within 90 feet of The Oakdale at 36 West 35th Street (S/NR-Eligible, #59).
- Site 57 is located within 90 feet of the 26-30 West 38th Street Loft Building at 28-30 West 38th Street (S/NR-Eligible, #12).
- Site 58 is located within 90 feet of the Barbey Building at 15-17 West 38th Street (LPC-Eligible and S/NR-Eligible, #10), and the 26-30 West 38th Street Loft Building at 28-30 West 38th Street (S/NR-Eligible, #12).
- Site 59 is located within 90 feet of the 42-46 West 39th Street Building (S/NR-Eligible, #14).
- Site 60 is located within 90 feet of the 42-46 West 39th Street Building (S/NR-Eligible, #14).
- Site 61 is located within 90 feet of the Barbey Building at 15-17 West 36th Street (S/NR-Eligible and LPC-Eligible, #10).

Potential Development Sites

- Site A is located within 90 feet of the Furc ~~C~~raft Building at 242-246 West 30th Street (S/NR-Eligible, LPC-Eligible, #17), the Fire Patrol No. 3 Building at 240 West 30th Street (S/NR-Eligible, #25), the Art Deco Loft Building at 249-251 West 29th Street (S/NR-Eligible, #26), and the Loft Building at 241-245 West 29th Street (S/NR-Eligible, #27).
- Site B is located within 90 feet of the 236 West 30th Street Building at 236 West 30th Street (S/NR-Eligible, #24), the Fire Patrol No. 3 Building at 240 West 30th Street (S/NR-Eligible, #25), the Art Deco Loft Building at 249-251 West 29th Street (S/NR-Eligible, #26), and the Loft Building at 241-245 West 29th Street (S/NR-Eligible, #27).

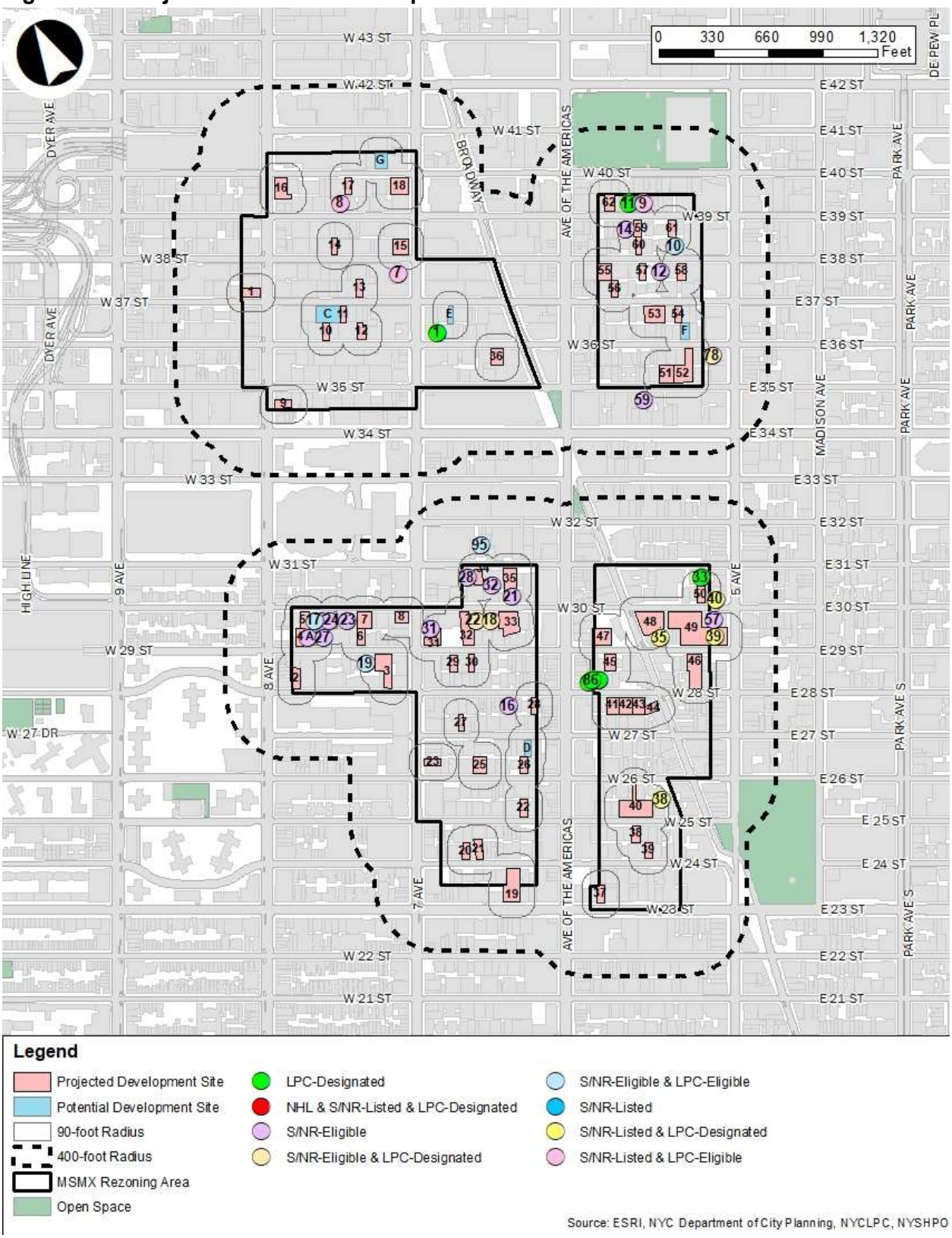
Development at these 15 projected sites and 2 potential development sites under the Proposed Actions could potentially result in construction-related impacts to 16 individual non-designated historic resources located within 90 feet of the development sites (**Table 7-3**~~**Table 7-3**~~ **and Table 7-4**~~**Table 7-4**~~). These 16 eligible resources would be afforded limited protection under DOB regulations applicable to all buildings adjacent to construction sites; however, they are not afforded the added special protections under DOB's TPPN #10/88 because they are not S/NR-Listed or NYCL-Designated. Additional protective measures under DOB's TPPN #10/88 would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88 and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions.

Indirect (Contextual Impacts)

According to the *CEQR Technical Manual*, possible indirect (contextual) impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect (contextual) impacts can occur if the Proposed Actions would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as an NYCL.

As detailed in **Table 7-4~~Table 7-4~~**, 16 historic resources are located near projected/potential development sites. Although these developments resulting from the Proposed Actions could alter the setting or visual context of several of these historic resources, only projected development site 40 would cause alterations to the setting and visual context of the NYCL-Designated Trinity Chapel Complex, Site #38~~,~~ and thus cause significant adverse impacts. The remaining projected and potential development sites would not alter the relationship of any identified historic resources to the streetscape, because all streets in the study area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. Besides projected development site 40, no other projected/potential developments would eliminate or substantially obstruct significant public views of architectural resources, because all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic resource's setting under RWCDS With-Action conditions. As such, the Proposed Actions are expected to result in only one adverse indirect or contextual impact on a historic architectural resource.

Figure 7-3. Projected/Potential Development Sites Within 90 Feet of Historic Resources



Potential and Projected Development Sites Within 90 Feet of Historic Resources

Indirect (Contextual Impacts)

According to the *CEQR Technical Manual*, possible indirect (contextual) impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect (contextual) impacts can occur if the Proposed Actions would cause a change in the characteristics of a property that qualify it for listing on the S/NR or for designation as an NYCL.

As detailed in **Table 7-4**, there are 95 historic resources in the Study Area of the projected/potential development sites. Of these, 34 individual historic resources and three historic districts are located within 90 feet of projected/potential development sites. Although these developments resulting from the Proposed Actions could alter the setting or visual context of these resources, only projected development site 40 would cause alterations to the siting and visual context of a resource: the NYCL-Designated Trinity Chapel Complex (#38). The remaining development on the projected and potential development sites are not anticipated to alter the relationship of the historic resources to the streetscape, because all streets in the Study Area would remain open, and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. Further, the Rezoning Area is currently characterized by a mix of building heights ranging from two-story structures to tall towers. The anticipated development is consistent with the existing conditions.

Only projected development site 40 could eliminate or substantially obstruct significant public views of the Trinity Chapel Complex (NYCL, S/NR). Projected development site 40 abuts the western border of the Trinity Chapel Complex (#38), which is located at 15 West 25th Street on its north side. Currently, projected development site 40 is a vacant lot used for parking, which contributes to the Chapel being visible from Sixth Avenue and points west on West 25th Street. The west section of the Chapel lot is a 30-foot wide undeveloped strip that provides additional visibility to the west façade. The potential development of projected development site 40 with a new building with a height of up to 475 feet would obstruct the view of the west façade from the west and would partially obscure distant view of the main entrance on the south façade. Additionally, a Construction Protection Plan (CPP) would be required for protection of the resource. A shadow impact analysis would also be required. Historically, projected development site 40 contained a row of four-story buildings that somewhat obstructed the west façade, but did not visually compete with the south façade. Therefore, the development of projected development site 40 is expected to have an adverse contextual impact on the Trinity Chapel Complex.

No other projected/potential development sites are expected to alter the context of architectural resources, because all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic

resource's setting under With-Action conditions. As such, the Proposed Actions are expected to result in only one adverse indirect or contextual impact on a historic architectural resource.

Table 7-3: RWCDS Projected/Potential Development Sites Containing or Located Proximate to Designated/Eligible Historic Resources

Site No.	Address (Block/Lot)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demo?	
						No-Action	With-Action
A	247 West 29 Street (779/ 12)	No	No	Furc–Craft Building, 242-246 West 30th St. #17**; Fire Patrol No. 3 Building, 240 West 30th St. #25**; Art Deco Loft Building, 246-251 West 29th St. #26** ; Loft Building, 241-245 West 30th St. #27**	New construction	No	Yes
B	234 West 30 Street (779/ 62)	No	No	236 West 30th St. Building #24**; Fire Patrol No. 3 Building, 240 West 30th St. #25**; Art Deco Loft Building, 246-251 West 29th St. #26** ; Loft Building, 241-245 West 30th St. #27**	New construction	No	Yes
C	240 West 37 Street (786/ 68)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
D	112 West 27 Street (802/ 50)	No	No	No	New construction	No	Yes
E	144 West 37 Street West 37 Street (812/ 68, 167)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR), Mills Hotel No. 3 #1 (NYCL)	No	New construction	No	Yes
F	11, 13 West 36 Street (838/ 34, 35)	No	Gorham Building, 290 Fifth Ave. #78 (NYCL)	No	New construction	No	Yes
G	209, 213 West 40 Street (1012/ 25, 26)	Garment Center Historic District (S/NR) non-contributing	Garment Center Historic District (S/NR)	No	New construction	No	Yes
1	539. 543 8th Avenue (761/ 31, 32)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
2	253 West 28 Street (778/ 7)	No	No	No			
3	207, 210, 212 West 28 Street (778/ 34, 46, 47)	No	No	29th Street Towers, 214-2264 West 29th St. #19*,**: and the Fralbar Building, 224 West 30th St. #23**	New construction	No	Yes
4	253 West 29 Street (779/ 8)	No	No	No	New construction	No	Yes

Site No.	Address (Block/Lot)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demo?	
						No-Action	With-Action
5	250 West 30 Street (779/ 69)	No	No	Furc—Craft Building, 242-246 West 30th St. #17**; Art Deco Loft Building, 246-251 West 29th St. #26**	New construction	No	Yes
6	223, 225 West 29 Street (779/ 25, 26)	No	No	No	New construction	No	Yes
7	216, 220, 222 West 30 Street (779/ 53, 55, 56)	No	No	Fralber Building, 224 West 30th Street #23**	New construction	No	Yes
8	356, 358, 360 7th Avenue (779/ 43, 44, 45)	No	No	No	New construction	No	Yes
9	490 8th Avenue (784/ 80)	Garment Center Historic District (S/NR) non-contributing	Garment Center Historic District (S/NR)	No	New construction	No	Yes
10	247 West 36 Street (786/ 18)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
11	232 West 37 Street (786/ 66)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
12	223 and 225 West 36 Street (786/ 29, 31)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
13	221 West 37 Street (787/ 31)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
14	243 West 38 Street (788/ 24)	Garment Center Historic District (S/NR)	No Garment Center Historic District (S/NR)	No	New construction	No	Yes
15	203, 205, 207 West 38 Street; 526 7th Avenue (788/ 43, 44, 45, 46)	Garment Center Historic District (S/NR) (207 West 38th St. is non-contributing)	The Navarre, 512 Seventh Ave. #7 (S/NR, LPC-Eligible); Garment Center Historic District (S/NR)	No	New construction	No	Yes
16	608, 610, 612, 618 8th Avenue (789/ 5, 78, 79, 82)	Garment Center Historic District (S/NR), 618 Eighth Avenue only	Garment Center Historic District (S/NR)	No	New construction	No	Yes
17	236 West 40 Street (789/ 60)	Garment Center Historic District (S/NR)	United Publishers Building, 231-249 West 39th St. #8 (S/NR, LPC-Eligible)	No	New construction	No	Yes

Site No.	Address (Block/Lot)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demo?	
						No-Action	With-Action
18	552, 556, 558 7th Avenue (789/ 40, 42, 43)	Garment Center Historic District (S/NR) (558 Seventh Avenue is non-contributing)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
19	131 West 23 Street (799/ 24)	No	No	No	New construction	No	Yes
20	145, 147 West 24 Street (800/ 14, 15)	No	No	No	New construction	No	Yes
21	139 West 24 Street (800/ 19)	No	No	No	New construction	No	Yes
22	115, 117 West 25 Street (801/ 28, 29)	No	No	No	New construction	No	Yes
23	287, 289 7th Avenue (802/ 3, 4)	No	No	No	New construction	No	Yes
25	141, 147 West 26 Street 802/ 14, 17)	No	No	No	New construction	No	Yes
26	117 West 26 Street (802/ 29)	No	No	No	New construction	No	Yes
27	149 West 27 Street (803/ 11)	No	No	No	New construction	No	Yes
28	108, 110 West 28 Street (803/ 46, 47)	No	No	(Former) Public School 48, 120 West 26th St. #16*	New construction	No	Yes
29	154, 156 West 29 Street (804/ 68, 69)	No	No	No	New construction	No	Yes
30	142 West 29 Street (804/ 63)	No	No	No	New construction	No	Yes
31	167 West 29 Street 341, 343 7th Avenue (805/ 1, 2, 5)	No	No	345 7th Ave. #31**	New construction	No	Yes
32	140 West 30 Street (805/ 87)	No	23rd Precinct, 134-138 West 30th St. #22 (NYCL, S/NR-Eligible)	No	New construction	No	Yes
33	122 West 30 Street (805/ 75)	No	130 West 30th St. #18 (NYCL, S/NR-Eligible)	Loft Building, 115-125 West 30th St. #21**	New construction	No	Yes

Site No.	Address (Block/Lot)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demo?	
						No-Action	With-Action
34	140 West 31 Street (806/63)	No	No	FDNY Hook & Ladder 24 Engine 1, 142 West 31st St. #28**; Greeley Arcade Building, 127-133 West 30th St. #32**; St. Francis of Assisi R.C. Church Complex, 129-143 West 31st St. #95*, **	New construction	No	Yes
35	120, 124 West 31 Street (806/ 54, 56)	No	No	Loft Building, 115-125 West 30th St. #21**; Greeley Arcade Building, 127-133 West 30th St. #32**	New construction	No	Yes
36	124, 128 West 36 Street (811/ 47, 49)	Garment Center Historic District (S/NR)	Garment Center Historic District (S/NR)	No	New construction	No	Yes
37	67, 69 West 23 Street (825/ 7, 8)	Ladies' Mile Historic District (NYCL) non-contributing	Ladies' Mile Historic District (NYCL)	No	New construction	No	Yes
38	32 West 25 Street (826/ 61)	No	No	No	New construction	No	Yes
39	23, 25 West 24 Street (826/ 24, 25)	No	Ladies' Mile Historic District (NYCL)	No	New construction	No	Yes
40	25, 29, 35, 39 West 25 Street (827/ 14, 16, 17, 20)	No	Trinity Chapel Complex, 15 West 25th St. #38 (NYCL, SNR); Madison Square North Historic District (NYCL, S/NR-Eligible)		New construction	No	Yes
41	38, 40, 42 West 28 Street (829/ 65, 66, 67)	No	Madison Square North Historic District (NYCL, S/NR-Eligible)	No	New construction	No	Yes
42	38, 40, 42 West 28 Street (829/ 62, 63, 64)	No	Madison Square North Historic District (NYCL, S/NR-Eligible)	No	New construction	No	Yes
43	24, 26 West 28 Street (829/ 59, 61)	No	Madison Square North Historic District (NYCL, S/NR-Eligible)	No	New construction	No	Yes
44	1177, 1179 Broadway (829, 55, 56)	Madison Square North Historic District (NYCL, S/NR-Eligible) non-contributing	Madison Square North Historic District (NYCL, S/NR-Eligible)	No	New construction	No	Yes

Site No.	Address (Block/Lot)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demo?	
						No-Action	With-Action
45	36 West 29 Street (830/ 69)	No	Tin Pan Alley 47, 49, 51, and 53 West 28th St. #36, #37, #75, #86 (NYCL)	No	New construction	No	Yes
46	6, 10 West 29 Street 7 West 28 Street West 28 Street (830/ 32, 34, 48, 51)	Madison Square North Historic District (NYCL, S/NR-Eligible)	Madison Square North Historic District (NYCL, S/NR-Eligible)	No	New construction	No	Yes
47	39, 43, 45 West 29 Street	No	No	No	New construction	No	Yes
48	1204, 1212, 1214 Broadway 28 West 30 Street	No	Gilsey House, 1200 Broadway #35 (NYCL, S/NR)	No	New construction	No	Yes
49	3, 9, 11 West 29 Street 8, 16, 18, 20, 22 West 30 Street 270 5th Avenue (831/ 28, 29, 30, 33, 48, 49, 50, 51, 52)	No Site 49 includes air rights only for the Marble Collegiate Church (#39 NYCL, S/NR). The church will remain extant and undeveloped	Marble Collegiate Church, 272 Fifth Avenue #39 (NYCL, S/NR)	Holland House, 274-280 5th Ave. # 57**	New construction	No	No
50	3, 5 West 30 Street (832/ 36, 37)	No	Hotel Wolcott, 4-10 West 31st St. #33 (NYCL); The Wilbraham, 1 West 30th St., 282-284 5th Ave. #40 (NYCL, S/NR)	No	New construction	No	Yes
51	21, 23, 25, 27 West 35 Street (837/ 26, 27, 28, 29)	No	No	The Oakdale, 36 West 35th St. #59**	New construction	No	Yes
52	9 West 35 Street (837, 30)	No	The Gorham Building, 390 5th Ave. #78 (NYCL, S/NR-Eligible)	No	New construction	No	Yes
53	26, 28, 32, 34 West 37 Street (838, 65, 66, 68, 69)	No	No	No	New construction	No	Yes
54	16, 18 West 37 Street (838/ 60, 61)	No	No	No	New construction	No	Yes
55	58, 60 West 38 Street (839/ 78, 79)	No	No	No	New construction	No	Yes
56	45, 47 West 37 Street (839/ 14, 15)	No	No	No	New construction	No	Yes

Site No.	Address (Block/Lot)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demo?	
						No-Action	With-Action
57	38, 40 West 38 Street (839/ 68, 69)	No	No	28-30 West 38th Street Loft Building, 28-30 West 38th St. #12**	New construction	No	Yes
58	18, 20 West 38 Street (839/ 58, 59)	No	No	Barbey Building, 15-17 West 38th St. #10*,** ; 28-30 West 38th Stret Loft Building #12**	New construction	No	Yes
59	38, 40 West 39 Street (840/ 69, 70)	No	The Engineering Society Building, 25-33 West 39th St. #9 (S/NR, LPC-Eligible)	42-46 West 39th St. #14**	New construction	No	Yes
60	35 West 38th Street (840/ 21)	No	No	42-46 West 39th St. #14**			
61	20 West 39 Street (840/ 260	No	No	Barbey Building, 15-17 West 38th St. #10*,**	New construction	No	Yes
62	45, 47, 49 West 39 Street (841/ 12, 13, 14)	No	Haskins & Sells, 35 West 39th St. #11 (NYCL)		New construction	No	Yes

[1] Individually listed on CRIS and in Garment Center Historic District
* NYCL-Eligible as per Table 7-2
** S/NR-Eligible as per Table 7-2

Table 7-4: Assessment of Proposed Actions' Potential Impacts on Designated and Eligible Historic Resources

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
	Garment Center Historic District (S/NR)	Yes	No	No	Potential Development Sites C, E, and G, and Projected Development Sites 1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 36 are located within the S/NR Garment Center Historic District. Private property owners of S/NR-Eligible or listed resources do not have any restrictions on alteration or demolition of their property. S/NR-Listed resources on or adjacent to development sites are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 1 would include a new building with a maximum height of 215 feet, while Sites 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 36 would receive new buildings with maximum heights ranging from 245 to 345 feet. However, these would not obstruct significant views of the district or adversely alter the setting or visual relationships to the streetscape because new buildings will be similar in height to those that already exist in the district.
	Ladies' Mile Historic District/Ladies' Mile District (NYCL, SNR-Eligible)	No	No	No	Projected Development Site 37 is located within the NYCL and S/NR-Eligible Ladies' Mile Historic District. NYCL-Listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 37 which would include a new building with a maximum height of 205 feet, that is consistent with the adjacent 19 floor building at adjacent 71 West 23rd Street. The new building would not obstruct significant views of the district or adversely alter the setting or visual relationships to the streetscape because new buildings will be similar in height to those already in the district. Under the NYC Landmarks Law, new buildings within an LPC designated historic district must be reviewed and approved by the LPC.
	Madison Square North Historic District/ Madison Square North District (NYCL, S/NR-Eligible)	No	No	No	Projected Development Sites 44 and 46 are located within the NYCL and S/NR-Eligible Madison Square North Historic District. NYCL-Listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 44 on Broadway would include a new building with a maximum height of 195 feet and Site 46 on West 29th Street would include a new building with a maximum height of 325 feet, would not obstruct significant views of the district or adversely alter the setting or visual relationships to the streetscape because new buildings will be similar in height to those to the north and east on Broadway and 28th Street. Under the NYC Landmarks Law, new buildings within an LPC designated historic district must be reviewed and approved by the LPC.
1	Mills Hotel No. 3 (NYCL)	No	No	No	Potential Development Site E is located within 90 feet of the Mills Hotel No. 3. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site E, which would include a new building with a maximum height of 345 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape. The site is adjacent to similar sized towers on Seventh Avenue.
2	Herald Square Building (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
3	Arsenal Building/ Schneck Building (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
4	Fashion Tower (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
5	Hoover Building (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
6	519 Eighth Avenue (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
7	The Navarre (NYCL-Eligible, S/NR)	No	No	No	Projected Development Site 15 is located within 90 feet of The Navarre. S/NR-listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 15, which would include a new building with a maximum height of 215 feet, would not obstruct significant views of the 45-story Navarre, or adversely alter its setting or visual relationships to the streetscape because the site is adjacent to multiple towers on Seventh Avenue.
8	United Publishers Building (NYCL-Eligible, S/NR)	No	No	No	Projected Development Site 17 is located within 90 feet of the United Publishers Building. S/NR-listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 15, which would include a new building with a maximum height of 215 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape because the site is on the opposite side of West 39th Street.
9	The Engineering Society Building (NYCL-Eligible, S/NR)	No	No	No	Projected Development Site 59 is located within 90 feet of The Engineering Society Building. S/NR-listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 59, which would include a new building with a maximum height of 305 feet, would not obstruct significant views of the 16-story building or adversely alter its setting or visual relationships to the streetscape because the site is on the opposite side of West 39th Street and surrounding buildings are similarly scaled.
10	Barbey Building (NYCL-Eligible, S/NR-Eligible)	No	No	Yes	Projected Development Sites 58 and 61 are located within 90 feet of the Barbey Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Sites 58 and 61 could result in construction-related impacts to the Barbey Building. Sites 58 and 61 would have new buildings with a maximum height of 325 feet and would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape since they would not be directly adjacent.
11	Haskins & Sells Building (NYCL)	No	No	No	Projected Development Site 62 is located within 90 feet of the Haskins & Sells Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 62, which would include a new building with a maximum height of 335 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape. There are three developed lots between the resource and the development site, one with an existing 12-story structure.
12	28-30 West 38th Street Loft Building (S/NR-Eligible)	No	No	Yes	Projected Development Sites 57 and 58 are located within 90 feet of the 28-30 West 38th Street Loft Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Sites 57 and 58 could result in construction-related impacts to the 28-30 West 38th Street Loft Building. Sites 57 and 58 would have a maximum building height of 325 and 345 feet respectively and would not obstruct significant views of the 12-story resource or adversely alter its setting or visual relationships to the streetscape.
13	Collingwood Hotel (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
14	42-46 West 39th Street (S/NR-Eligible)	No	No	Yes	Projected Development Sites 59 and 60 are located within 90 feet of the 42-46 West 39th Street Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Sites 59 and 60 could result in construction-related impacts to the 42-46 West 39th Street Building. Sites 59 and 60 would be developed with buildings with a maximum height of 305 and 325 feet respectively. The new buildings would not obstruct significant views of the 19-story resource or adversely alter its setting or visual relationships to the streetscape.
15	West 28th Street Subway Station (Dual System IRT) (S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
16	(Former) Public School 48 (S/NR-Eligible)	No	No	Yes	Projected Development Site 28 is located within 90 feet of (Former) Public School 48 Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 28 could result in construction-related impacts to the (Former) Public School 48 Building. Site 28 would be developed with a building with a maximum height of 265 feet. The new building would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape. The development site is separated from the resource by several lots, one of which contains an 18-story hotel.
17	Fur—cCraft Building (NYCL-Eligible, S/NR-Eligible)	No	No	Yes	Potential Development Site A and Projected Development Site 5 are located within 90 feet of the Furc Craft Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on Site A and the projected development on Site 5 could result in construction-related impacts to the Furc Craft Building. Sites A and 5 would be developed with buildings with a maximum height of 325 and 315 feet respectively. The new buildings would be similarly sized to surrounding buildings on West 30th Street and would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
18	130 West 30th Street Building (NYCL, S/NR-Eligible)	No	No	No	Projected Development Site 33 is located within 90 feet of the 130 West 30th Street Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 33, which would include a new building with a maximum height of 435 feet, would not obstruct significant views of the 19-story historic resource or adversely alter its setting or visual relationships to the streetscape.
19	29th Street Towers (NYCL-Eligible, S/NR-Eligible)	No	No	Yes	Projected Development Site 3 is located within 90 feet of the 29th Street Towers Buildings. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 3 could result in construction-related impacts to the 29th Street Towers Buildings. Site 3, which would include a new building with a maximum height of 345 feet, would not obstruct significant views of the 14-story resource or adversely alter its setting or visual relationships to the streetscape.
20	Lefcourt Clothing Center (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
21	Loft Building (S/NR-Eligible)	No	No	Yes	Projected Development Sites 33 and 35 are located within 90 feet of the Loft Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development on Sites 33 and 35 could result in construction-related impacts to the Loft Building. Sites 33 and 35, which would include new buildings with a maximum height of 435 and 355 feet, respectively, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape. New buildings would be similarly sized to adjacent buildings on West 31st Street.
22	23rd Precinct (NYCL, S/NR-Eligible)	No	No	No	Projected Development Site 32 is located within 90 feet of the 23rd Precinct Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 32, which would include a new building with a maximum height of 345 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape.
23	Fralber Building (S/NR-Eligible)	No	No	Yes	Projected Development Sites 3 and 7 are located within 90 feet of the Fralber Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development on Sites 3 and 7 could result in construction-related impacts to the Fralber Building. Sites 3 and 7, which would include new buildings with a maximum height of 345 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
24	236 West 30th Street Building (S/NR-Eligible)	No	No	Yes	Potential Development Site B is located within 90 feet of the 236 West 30th Street Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on Site B could result in construction-related impacts to the 236 West 30th Street Building. Site B, which would include a new building with a maximum height of 315 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
25	Fire Patrol No. 3 (S/NR-Eligible)	No	No	Yes	Potential Development Sites A and B are located within 90 feet of Fire Patrol No. 3 Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on Sites A and B could result in construction-related impacts to the Fire Patrol No. 3 Building. Sites A and B, which would include new buildings with a maximum height of 325 and 315 feet respectively, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
26	Art Deco Loft Building (S/NR-Eligible)	No	No	Yes	Potential Development Sites A and B and Projected Development Site 5 are located within 90 feet of the Art Deco Loft Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on Sites A and B and the projected development on Site 5 could result in construction-related impacts to the Art Deco Loft Building. Sites A and B, which would include new buildings with a maximum height of 325 and 315 feet respectively, and Site 5, which would include a new building with a maximum height of 315 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
27	Loft Building (S/NR-Eligible)	No	No	Yes	Potential Development Sites A and B are located within 90 feet of the Loft Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on Sites A and B could result in construction-related impacts to the Loft Building. Sites A and B, which would include new buildings with a maximum height of 325 and 315 feet respectively, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
28	FDNY Hook & Ladder 24 Engine 1 (S/NR-Eligible)	No	No	Yes	Projected Development Site 34 is located within 90 feet of the FDNY Hook & Ladder 24 Engine 1 Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 34 could result in construction-related impacts to the FDNY Hook & Ladder 24 Engine 1 Building. Site 34, which would include a new building with a maximum height of 335 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
29	Kheel Tower (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
30	Renaissance Revival Loft Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
31	345 Seventh Avenue (S/NR-Eligible)	No	No	Yes	Projected Development Site 31 is located within 90 feet of the 345 Seventh Avenue Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 31 could result in construction-related impacts to the 345 Seventh Avenue Building. Site 31, which would include a new building with a maximum height of 255 feet, would not obstruct significant views of the resource, a 25-story tower, or adversely alter its setting or visual relationships to the streetscape.
32	Greeley Arcade Building (S/NR-Eligible)	No	No	Yes	Projected Development Sites 34 and 35 are located within 90 feet of the Greeley Arcade Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development on Sites 34 and 35 could result in construction-related impacts to the Greeley Arcade Building. Sites 34 and 35 which would include new buildings with a maximum height of 335 and 355 fee respectively, would not obstruct significant views of the resource, a 17-story tower, or adversely alter its setting or visual relationships to the streetscape.
33	Hotel Wolcott (NYCL)	No	No	No	Projected Development Site 50 is located within 90 feet of the Hotel Wolcott. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 50, which would include a new building with a maximum height of 325 feet, would not obstruct significant views of the resource, a 13-story building, or adversely alter its setting or visual relationships to the streetscape.
34	Grand Hotel (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
35	Gilsey House (NYCL, S/NR)	No	No	No	Projected Development Sites 48 and 49 are located within 90 feet of the Gilsey House Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Sites 48 and 49, which would include new buildings with a maximum height of 285 and 455 feet respectively, would not obstruct significant views of the building, which is unadorned on the north side abutting Development Site 48, or adversely alter its setting or visual relationships to the streetscape.
36	Tin Pan Alley (NYCL)	No	No	No	Projected Development Site 45 is located within 90 feet of the Tin Pan Alley Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 45, which would include a new building with a maximum height of 325 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape because the development site abuts the rear of the Tin Pan Alley buildings that are not otherwise visible.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
37	Tin Pan Alley (NYCL)	No	No	No	Projected Development Site 45 is located within 90 feet of the Tin Pan Alley Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 45, which would include a new building with a maximum height of 325 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape because the development site abuts the rear of the Tin Pan Alley buildings that are not otherwise visible.
38	Trinity Chapel Complex (NYCL, S/NR)	No	Yes	No	Projected Development Site 40 is located within 90 feet of the Trinity Chapel Complex. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 40, which would include a new building with a maximum height of 475 feet. Although the western 30 feet of the chapel lot is undeveloped and this would partially buffer it from Site 40, the new building would obstruct views of the west façade and would partially obscure distant views of the main entrance on the south façade from Sixth Avenue and west on 25th Street. Therefore, the projected development would adversely alter its setting and visual prominence.
39	Marble Collegiate Church (NYCL, S/NR)	No	No	No	Projected Development Site 49 includes the air rights for the Marble Collegiate Church, while the remainder of the redevelopment site is located within 90 feet of the church. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 39, which would include a new building with a maximum height of 335 feet, would not obstruct significant views of the building whose main entrance fronts Fifth Avenue at its northwest corner with West 29th Street, or adversely alter its setting or visual relationships to the streetscape because the site is adjacent to the unadorned west façade (rear) of the church. Site 49 would cast shadow on the south façade, with five round arched windows set between heavy buttresses, which would affect the enjoyment of this resource for a total duration of approximately two to three hours during the afternoons. Note: As of 2022, construction of a permitted 551-foot tower on Site 49 was stalled.
40	The Wilbraham (NYCL, S/NR)	No	No	No	Projected Development Site 50 is located within 90 feet of The Wilbraham Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 50, which would include a new building with a maximum height of 325 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape. Site 50 is west of the resource on West 30th Street, while the main façade of the resource fronts Fifth Avenue.
41	Hotel Martinique (NYCL, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
42	Aberdeen Hotel (NYCL)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
43	Stewart & Company Building (NYCL)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
44	Bryant Park Studios (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
45	Lithuanian Alliance of America (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
46	United States General Post Office, Pennsylvania Station (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
47	Manhattan Opera House (now the Manhattan Center/Hammerstein Ballroom) (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
48	New Yorker Hotel (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
49	241-245 West 26th Street Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
50	Former Administrative and Technical Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
51	Penn Station Powerhouse (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
52	The Pennsylvania Building (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
53	R. H. Macy's & Co. Building (NHL, NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
54	1400 Broadway (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
55	Millinery Center Synagogue (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
56	Bricken Casino Building (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
57	Holland House (S/NR-Eligible)	No	No	Yes	Projected Development Site 49 is located within 90 feet of the Holland House Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 49 could result in construction-related impacts to the Holland House Building. Site 49, which would include a new building with a maximum height of 335 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape. Site 49 is located to the west of the resource on West 30th Street, while the main façade of the resource fronts onto Fifth Avenue. The adjacent Marble Collegiate Church (#39) is within Site 49 but would not be redeveloped, as only the air rights are included.
58	Acker, Merrall, and Condit Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
59	The Oakdale (S/NR-Eligible)	No	No	Yes	Projected Development Site 51 is located within 90 feet of The Oakdale Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 51 could result in construction-related impacts to the Oakdale Building. Site 51, which would include a new building with a maximum height of 335 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape. The main façade of the resource fronts onto West 36th Street, while Site 51 fronts onto West 35th Street.
60	Marbridge Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
61	B. Altman & Co. Department Store Building (NYCL)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
62	Herogel Building (S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
63	(Former) McBurney YMCA Building (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
64	Art Deco Loft Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
65	Fairmont Building S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
66	St. John the Baptist R.C. Church (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource. Sites 7 and 8 would cast shadow on the south façade, its main entrance and impressive bell tower in the French gothic style, and small portions of the western façade, which would affect the enjoyment of this resource for a total duration of approximately three to five hours during the late morning to early afternoon.
67	Penn Terminal Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
68	245 Seventh Avenue (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
69	Governor Clinton Hotel (NYCL-Eligible, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
70	Former Equitable Life (NYCL-Eligible, S/NR-Eligible)Insurance Co.	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
71	Gimbel's Administration Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
72	Greenwich Savings Bank (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
73	Spring Mills Building (NYCL)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
74	Tin Pan Alley (NYCL)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
75	Tin Pan Alley (NYCL)	No	No	No	Projected Development Site 45 is located within 90 feet of the Tin Pan Alley Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 45, which would include a new building with a maximum height of 325 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape because the development site abuts the rear of the Tin Pan Alley buildings that are not otherwise visible.
76	Wilson Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
77	Empire State Building (NHL, NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
78	Gorham Building (NYCL, S/NR-Eligible)	No		No	Potential Site F and Projected Development Site 52 are located within 90 feet of the Gorham Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 52, which would include new buildings with a maximum height of 315 and 345 feet respectively, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape.
79	Colony Arcade (/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
80	Lord & Taylor Building (NYCL, S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
81	Knox Building (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
82	Engineers' Club Building (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
83	American Radiator Building (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
84	Bryant Park (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
85	Times Square - 42nd Street Subway Station (/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
86	Tin Pan Alley (NYCL)	No	No	No	Projected Development Site 45 is located within 90 feet of the Tin Pan Alley Building. NYCL-Designated resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 45, which would include a new building with a maximum height of 325 feet, would not obstruct significant views of the building or adversely alter its setting or visual relationships to the streetscape because the development site abuts the rear of the Tin Pan Alley buildings that are not otherwise visible.
87	Tiffany & Co. Building (NHL, NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
88	Nelson Tower (NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
89	Gimbel's Skybridge (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
90	Federal Office Building (S/NR-Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
91	New Amsterdam Theater (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
92	Knickerbocker Hotel (NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
93	New York Public Library, Astor, Lenox, and Tilden Foundations (NHL, NYCL, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
94	Candler Building NYCL-Eligible, S/NR)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
95	St. Francis of Assisi R.C. Church Complex (NYCL-Eligible, S/NR-Eligible)	No	No	Yes	Projected Development Site 34 is located within 90 feet of the St. Francis of Assisi R.C. Church Complex. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on Site 34 could result in construction-related impacts to the St. Francis of Assisi R.C. Church Complex. Site 34, which would include a new building with a maximum height of 335 feet, would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape. The resource is located on the opposite side of West 31st Street. Sites 34 and 35 would cast shadow on the south façade, with central tower and stained windows, which would affect the enjoyment of this resource for a total duration of approximately two to five hours during the late mornings and early afternoons.