



IN THE MATTER OF a communication dated October 27, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Salvation Army National and Territorial Headquarters, 120-130 West 14th Street (Block 609, Lot 23) by the Landmarks Preservation Commission on October 17, 2017 (Designation List No.499/LP-2565), Borough of Manhattan, Community District 2.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On October 17, 2017, the Landmarks Preservation Commission (LPC) designated the Salvation Army National and Territorial Headquarters as a city landmark. The landmark site, at 120-130 West 14th Street (Block 609 and part of Lot 23), consists of the land beneath the office building and adjacent auditorium building and is located on the south side of West 14th Street, between Avenue of the Americas and 7th Avenue, in Manhattan Community District 2.

The Salvation Army is an international religious and charitable organization started in England in 1865 by William and Catherine Booth. A primary focal point of the organization's operations and activities in the United States, its National and Territorial Headquarters on 14th Street was constructed around 1929. The new headquarters building was opened and dedicated in May, 1930, as the centerpiece of the Army's Golden Jubilee National Congress, in celebration of 50 years of mission work in the United States and the Army's contributions to American society. After 50 years, the organization had 1,735 corps in the United States, and 4,814 salaried officers or cadets. It ran 124 men's industrial institutions, 35 maternity homes and hospitals, 10 children's homes, nine women's residences, 12 settlements, 91 employment bureaus and 16 general hospitals and dispensaries where more than 49,000 patients were treated in the previous year. It had won popular acclaim and recognition for its work on the front lines in France in support of American troops during World War I, and for social service work in the United States and was considered "one of the nation's most respected charities."

The Salvation Army began outreach in New York in 1880, expanding rapidly here and in other U.S. cities. In 1895, it erected an auditorium and office building on part of this site, but by the 1920s a larger headquarters, to serve a wider variety of purposes, was required. The choice of the preeminent architect Ralph Walker reflected the desire of the group for a significant structure, and Walker created a unique and well-thought-out complex of three buildings specifically meeting the needs of this organization. The asymmetrical, sculptural massing of the complex relates to the functions of its component parts. Facing 14th Street is a modern, 11-story office structure surmounted by a tower at the northeastern corner, adjacent to a smaller building with a distinctive, arched entranceway leading to the auditorium. These buildings connect in the rear to a 17-story dormitory, originally built for working women. (The 13th Street building is included in the Greenwich Village Historic District and is not part of this designation.)

Architect Ralph Walker of the firm Voorhees, Gmelin & Walker began his career as a master designer of modern New York skyscrapers with the design for the Barclay-Vesey Building for New York Telephone Company. Classically trained, Walker believed in creating building designs that were specific to the unique needs of the client and not dependent on a traditional building vocabulary. For The Salvation Army building, Walker eliminated conventional ornament and used brick and cast stone to create a dramatic but functional design within the Salvation Army's limited budget. The entrance to the auditorium beckons from the street with a generous and deep opening that appears to be edged with curtains like a proscenium opening on a stage. The office structure, on the other hand, is almost completely functional, with its height emphasized by the layered vertical brick piers that delineate the building's structural bays, and its ornament limited to shallow cast stone reliefs at the top of these vertical expressions and lower floors of the building. At the dedication of the complex, the Salvation Army expressed its appreciation for Walker's "strikingly modernistic...chaste and restrained" buildings with their "workmanlike" details and lack of superfluous ornament that so befit "the ideals of the organization they house."

These buildings have been used by the Salvation Army for more than 80 years and continue to serve the needs of this important organization.

The landmark site is located on a lot split between a C6-2A district and an R6 district. For purposes of landmark development rights transfer, the C6-2A district has a maximum allowable floor area ratio (FAR) of 6.02, and the R6 district has a maximum allowable FAR of 2.43. Under the C6-2A/R6 zoning, the 26,122-square-foot lot could be developed with approximately 119,267 square feet of floor area. The existing buildings on the lot contain 182,554 square feet, resulting in an overbuilt lot with no unused development rights available for transfer under the existing zoning.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one that is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark (“adjacent lot”). There are no unused development rights to transfer from the site.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

MARISA LAGO, *Chair*

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ORLANDO MARIN, LARISA ORTIZ, *Commissioners*