



*The Federal Archives Building in New York's Greenwich Village, which is being converted to apartment usage by Mr. Teitelbaum's firm.*

**MS. DEMPSEY:** Mr. Gill, there are an awful lot of landmarks in New York. How many do we have?

**MR. GILL:** If you count the historic districts like Greenwich Village there are about 7,000 to 8,000 buildings; and then there are individual landmark buildings, like the Custom House. But people tend to think we have saved a building when it is designated a landmark, and that isn't the case. When a building is officially a landmark, it cannot be torn down for a year, but if no means of keeping that building going can be found, then the owner has a right to knock it down. So, we often have lost wonderful buildings because there were no new uses to be found.

**MS. DEMPSEY:** But how can you get around this?

**MR. GILL:** There isn't any way except to organize the neighborhoods, to organize the community, to say that the community must find a new use. For example, in back of St. Patrick's Cathedral are the Villard Houses, which are among the great landmark buildings of New York. They were threatened with being torn down a few years ago, but among the Municipal Arts Society, the city, the Landmarks Conservancy, the Catholic Church (which owns the buildings), and Harry Helmsley who was developing a new hotel just back of the Villard Houses, we worked out a deal whereby the air rights over the Villard Houses were sold. Harry Helmsley can build his hotel much bigger than it otherwise might be, but the landmark buildings themselves are preserved in perpetuity. Mr. Helmsley decided he could embrace two-thirds of the buildings as part of the public spaces in his new hotel, so the great south wing of the Villard Houses is going to be part of the new Palace Hotel of Harry Helmsley's, and the north wing is going to be the headquarters for an urban center that the Municipal Arts Society is founding and putting into that building. So we'll have a marvelous headquarters building right there on Madison Avenue. It's so much better for St. Patrick's Cathedral that these old buildings continue to exist behind it, because otherwise, St. Patrick's threatens to end up in the bottom of a well with great high

*St. Patrick's Cathedral in New York.*

buildings all around it. This gives you a perspective of the cathedral, and Harry Helmsley's hotel will be all the better for having air and light around it. Everybody has gained from this.

**MS. DEMPSEY:** Mr. Teitelbaum, you restore old buildings. When you're talking about energy today—some of these old buildings are just impossible to heat. How do you get around this problem?

**MR. TEITELBAUM:** Well, the sword has two edges. People like the high ceilings—in this case, 15-foot-high ceilings, and, of course, that costs more to heat. However, the exterior walls of the Archives Building must be four feet thick. With new thermopane glass and new energy techniques, and a new awareness of saving energy, these old buildings are in fact more energy efficient than new ones.

**MS. DEMPSEY:** Do you think we'll preserve our skyscrapers 100 years from now?

**MR. GILL:** I hope so. We're doing that right now with the Woolworth Building, for example, which is the classic skyscraper of all time. When it was built in 1913, it cost \$13 million dollars, and the Woolworth Company is spending \$26 million dollars to put the

