

building in apple-pie order, and then it will be good for another 50 or 100 years at least. As David says about windows, they're putting all new windows in. It's an extraordinary gesture on the part of a company. It would have been, probably, cheaper for them to have knocked it down.

MR. TEITELBAUM: I also feel that many housing needs will be satisfied in the next 10 years by the adaptive use of old buildings.

MS. DEMPSEY: What goes into designating a building a landmark?

MR. GILL: It depends upon its architectural distinction, its historic value. A building has to be a minimum of 30 years old. The Landmarks Preservation Commission is an official body that chooses buildings mostly, alas, because the buildings are in jeopardy. There's a small staff, but they'll research a building, then judgment is passed on the building by a number of experts in this field, and the designation is made after one or more public hearings. Usually it takes two or three public hearings. It would be nice if the consequences of designation were more radical than they really are. It's a nominal protection, rather than a substantive one.

MS. DEMPSEY: Mr. Gill, you've been a theater critic—what would you like to see happen with Times Square where all the great theaters are as well as the smutty theaters?

MR. GILL: I'm in favor of a certain amount of smut. I really think it's a healthy thing. I think the honkey-tonk atmosphere of Times Square ought to be preserved because all great amusement areas are racy. But if the John Portland hotel gets built, it will ameliorate the conditions in Times Square. There'll be a 2,000-room hotel, with people coming and going all night. That will be self-policing in effect. But we're going to lose three theaters as a result. Then a new theater is going to be built. Mr. Portland is obliged by law to put in a new theater because he is taking down three old ones. I would like a compromise that would save the facade of the Helen Hayes Theater, which is so beautiful. It could perfectly well be a part of the hotel. But, of course, it's so much easier to knock everything down than just to save a facade.

MS. DEMPSEY: Does this irritate you as well, Mr. Teitelbaum?

MR. TEITELBAUM: I'm an active theater-goer; I go at least three times a month, and I like the theaters that are being torn down. I'm disappointed that they will be torn down.



Times Square in New York.