

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-03892

**440 West 21st Street (Aka 402-444 West 21st Street), and 180 10th Avenue (Aka 444-450 West 21st Street) – Chelsea Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

APPLICATION TO THE
LANDMARKS PRESERVATION COMMISSION

VANDERBILT UNIVERSITY *at the* GENERAL THEOLOGICAL SEMINARY

440 WEST 21ST STREET

HEARING DATE

09 DECEMBER 2025

BEYER
BLINDER
BELLE



VANDERBILT
UNIVERSITY

AGENDA

I. Site Context & Program Vision

II. Public Hearing Scope of Work

- 21st Street Main Entry Redesign
- Accessibility at Building Entries
- Site Lighting
- Site Signage





SITE CONTEXT AND PROGRAM VISION

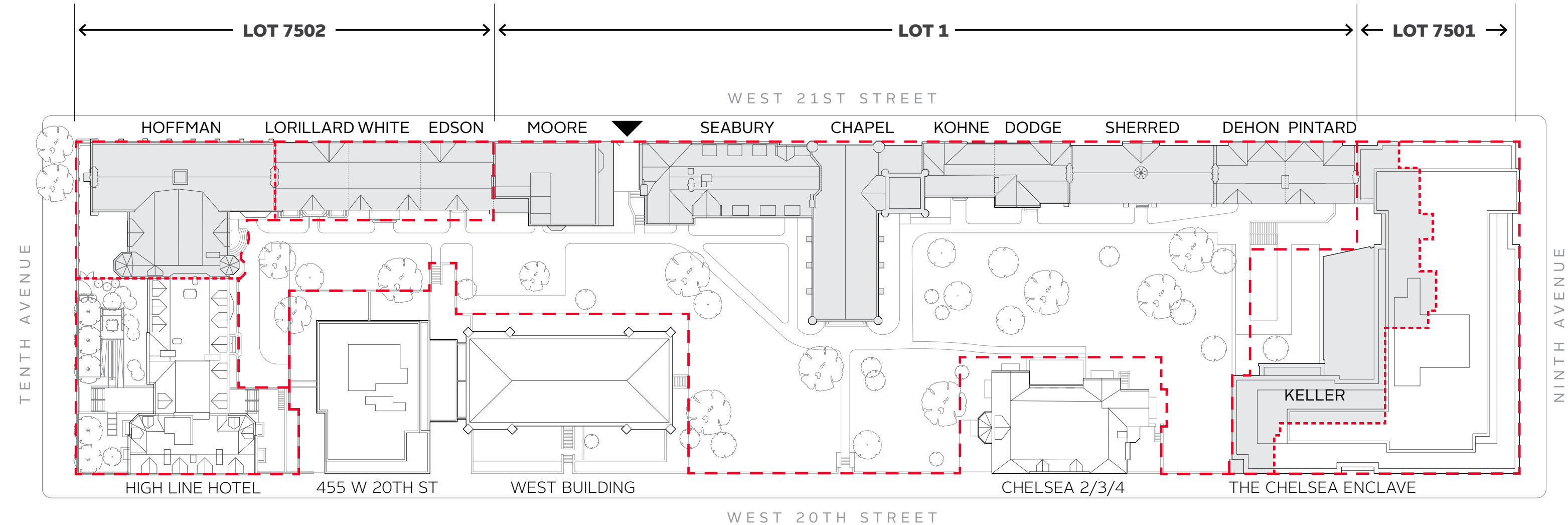
LOCATION

SITE CONTEXT AND PROGRAM VISION



SITE PLAN

SITE CONTEXT AND PROGRAM VISION

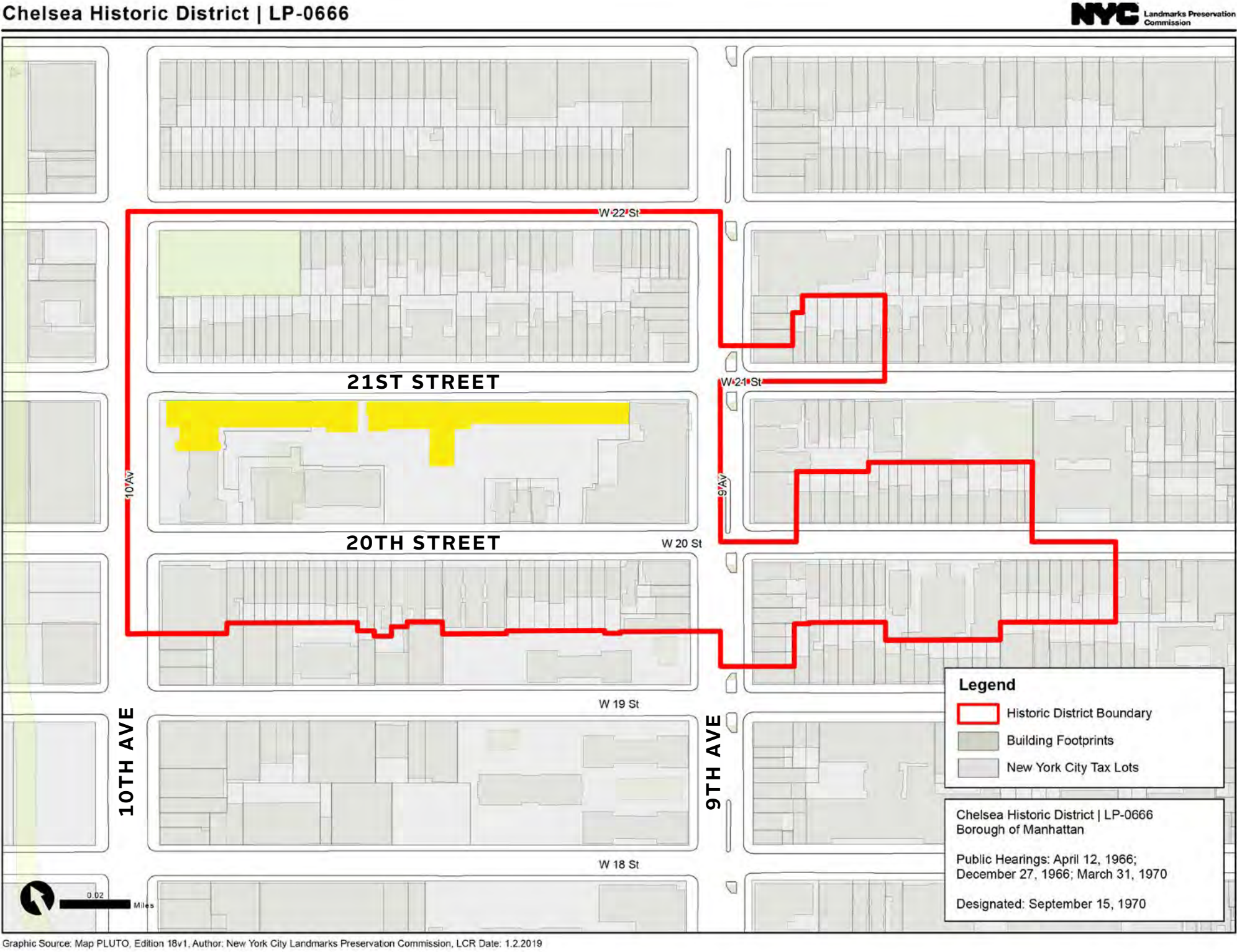


NAME	Hoffman	Lorillard	White	Edson	Moore	Seabury	Chapel	Kohne	Dodge	Sherred	Dehon	Pintard	Keller Library
DOB BIN	BIN 1088996				BIN 1083575	BIN 1083573							BIN 1088184
ADDRESS	180 10th Ave	450 W.	448 W.	446 W.	444 W. 21 st	418 W. 21 st St.	416 W. 21 st St.	412 W.	410 W.	408 W. 21 st St.	404 W.	402 W.	177 9th Ave
CONS. DATE	1899-1900	1902-1903			1955-56	1931-32	1886-1888	1891		1883-84	1885		2011
ARCHITECT	Charles Coolidge Haight	C. C. Haight			Robert O'Connor & Walter Kelham Jr.	Alfred Morton Githens	C. C. Haight	C. C. Haight		C. C. Haight	C. C. Haight		Ennead/BBB
LAST RECENT RENO	2008	Prior to 2005			unknown	2011	2006	2007		Prior to 2005	Unknown		N/A
SCOPE OF LAST RENO	Partial facade restoration, new windows, adaptive reuse to Conf. Center	Partial masonry restoration, roof replacement			Partial window replacement	Reconfiguration of offices and bathrooms	Tower temp. Stabilization	Facade restoration, new windows		Partial masonry restoration, roof replacement			New Building in 2011

BUILDINGS/CONDOS IN VU LEASE

HISTORIC DISTRICT

SITE CONTEXT AND PROGRAM VISION



DESIGNATION REPORT

SITE CONTEXT AND PROGRAM VISION

“No. 175 The Episcopal General Theological Seminary occupies a central location in the Chelsea Historic District and an important place in its daily life. Set in its own ample, grounds, Chelsea Square, the buildings effectively enframe a campus, which with its old trees and lawns, provides a cool setting of greenery during the summer months. What we see today (1970), with the exception of the “West Building”, has only been in existence since the 1880s – the result of the labors of the dedicated dean, who, with its architect, conceived a master plan and brought it into being.

“The cornerstone for the first building, the “East Building”, was laid July 28, 1825 and it was built in the Gothic style. The seminary outgrew that building and the West Building was completed in 1836. The East Building was then razed for three professors houses along 20th Street.

“Charles Coolidge Haight, the architect of a renovation of the West Building in 1867, was called upon to create a master plan for the site in 1883. Much of the campus was completed by 1902.

“The difficult problem to solve was that the main entrance had to be on Ninth Avenue, on one of the short dimensions, instead of being in the center of the long side. Haight solved this by erecting an impressive central building, the Administrative Building [Jarvis Hall] with its tunnel-like entrance, flanked on either side by the handsome Library and Deanery. These buildings once gave a very good indication of what the visitor might expect inside the Quadrangle. Unfortunately, they have been swept away to make room for new buildings [Sherrill Hall, 1959-1961].

“The general feeling which pervades this group of buildings is one of low-lying uniformity, achieved through a homogeneous use of materials punctuated by an occasional tower, buttress, gabled entrance or chimney. The end result is reposeful and remarkably successful as an architectural ensemble. The materials employed were hard brick, chosen for its color, for the walls; Belleville brownstone and pressed brick trim at the openings and dark colored slate for the roofs.” [End excerpts.]

Concluding statement specific to the GTS campus:

“The Landmarks Preservation Commission recognizes that the needs of the General Theological Seminary in the Chelsea Historic District may change in the years ahead.

By this designation it is not intended to freeze the properties of the Seminary in their present state for all time and thus prevent future appropriate alterations need by the Seminary for its buildings...

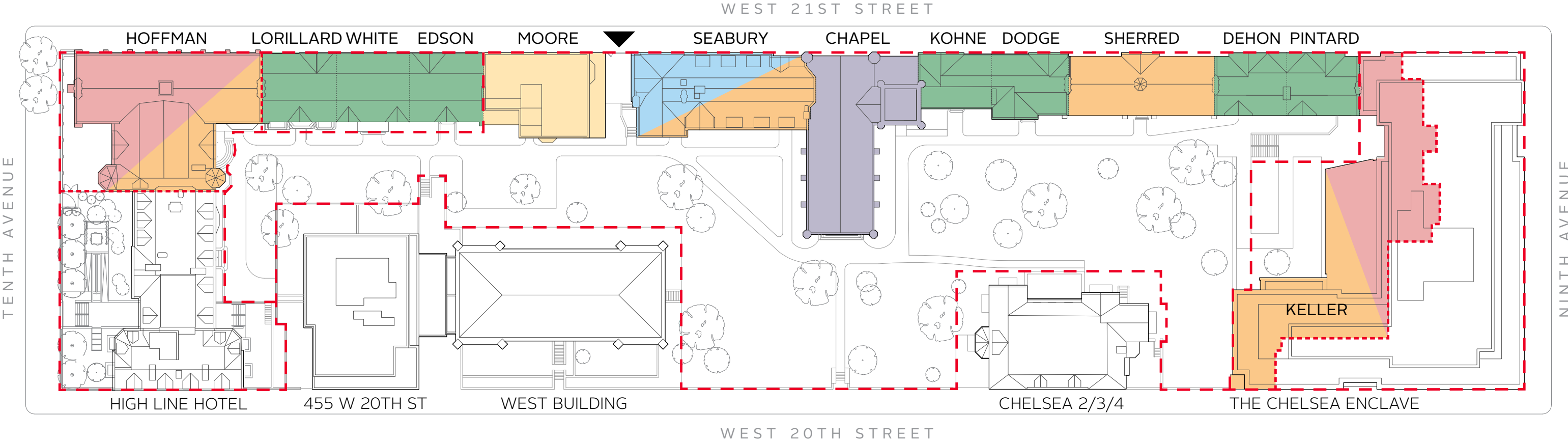
The Commission wishes to state at this time this it recognizes that the General Theological Seminary may wish to make exterior alterations to its existing buildings. The Commission looks forward to working with the representatives of the Seminary when it desires to erect new buildings on its grounds or to make exterior alterations on its existing buildings.”



UNDATED HISTORIC PHOTOGRAPH OF EIGENBRODT AND HOFFMAN HALLS

ANTICIPATED BUILDING USES

SITE CONTEXT AND PROGRAM VISION



The anticipated uses on campus do not differ from the uses when General Theological Seminary operated on the site. Vanderbilt’s occupancy of the campus is envisioned as a continuation of GTS’s educational tradition.

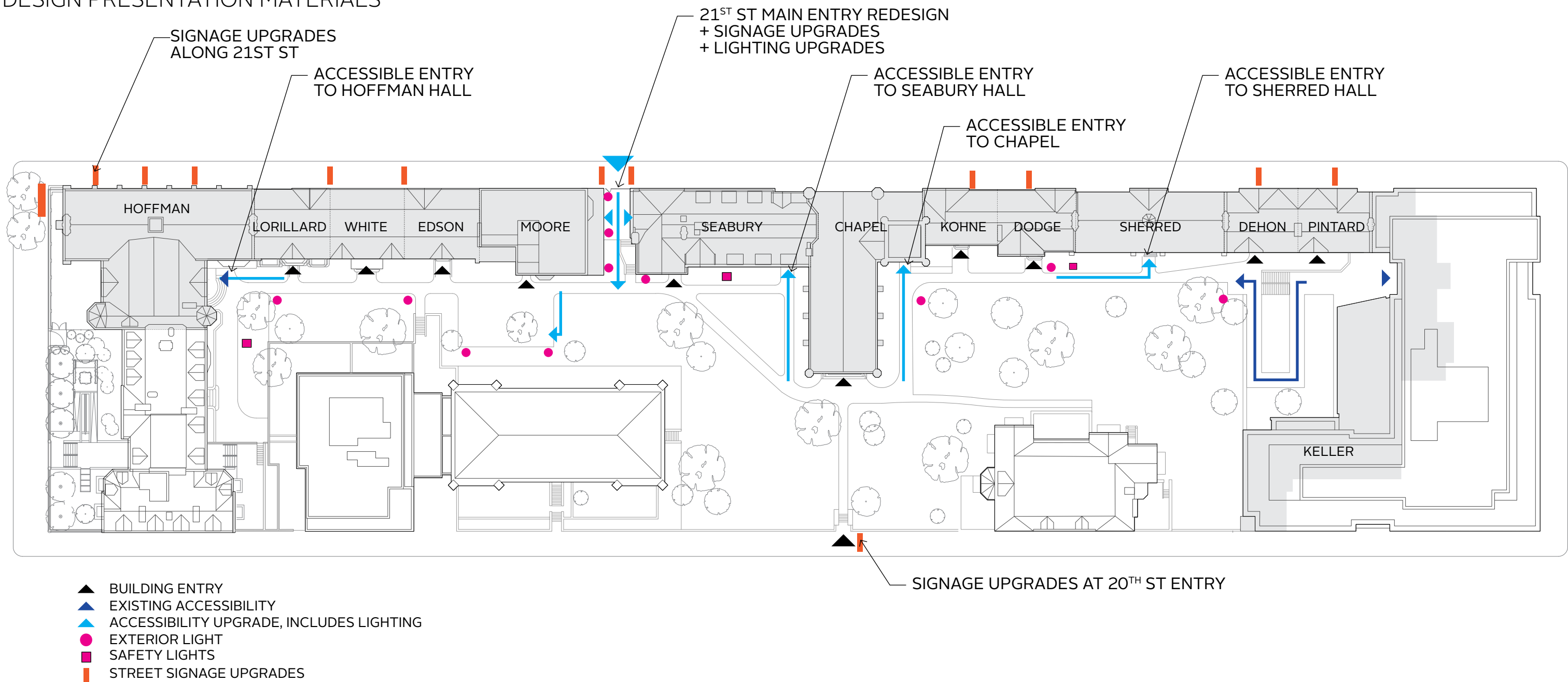
- INSTRUCTIONAL
- RESIDENTIAL - STUDENTS
- RESIDENTIAL - FACULTY/STAFF
- CONVENING & EVENTS
- OFFICE/ADMIN
- WORSHIP (CHAPEL)



DESIGN PRESENTATION MATERIALS

SCOPE DIAGRAM

DESIGN PRESENTATION MATERIALS



Work anticipated to go to Commission public hearing

- 21st Street Main Entry redesign
- Accessibility at building entries
- Landscape Lighting
- Signage

OVERALL - EXISTING CONDITIONS

DESIGN PRESENTATION MATERIALS



Scale: NTS

PROPOSED ACCESSIBILITY UPGRADES

DESIGN PRESENTATION MATERIALS



EXISTING CONDITIONS AND RECENT DESIGN INTERVENTIONS

DESIGN PRESENTATION MATERIALS



STUCCO AND PRECAST SITE WALLS, MOORE HALL



CONDITION OF BLUESTONE PAVERS, CHAPEL



REPLACEMENT OF WALKS WITH CONCRETE



REBUILT STOOP AND GUARDRAILS, HOFFMAN HALL



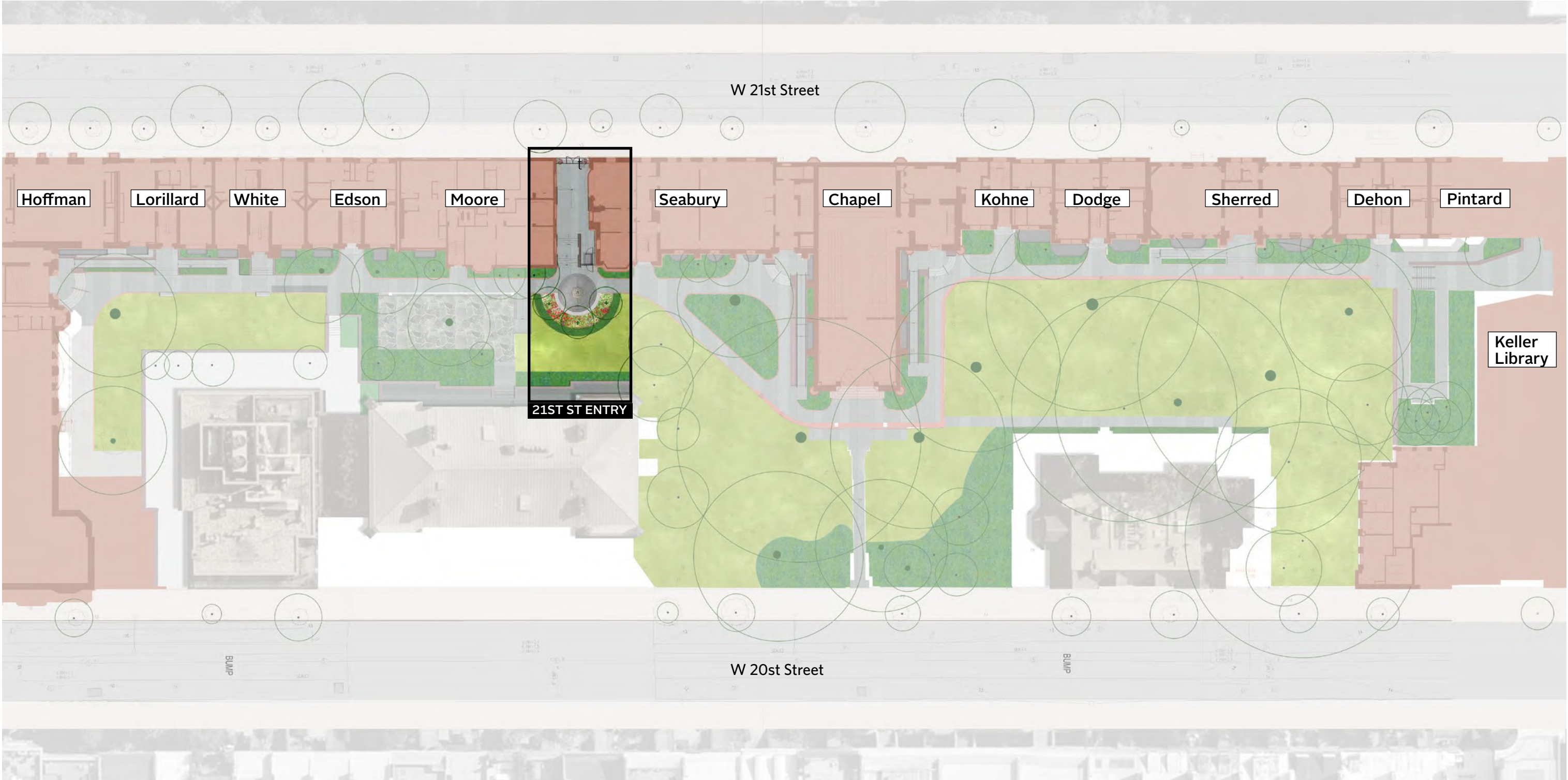
BLUESTONE PAVERS, BROWNSTONE/PRECAST SITE WALLS



STEPS AND HANDRAILS, KELLER LIBRARY/CHELSEA ENCLAVE

21ST ST ENTRY

DESIGN PRESENTATION MATERIALS



RECENT & EXISTING CONDITIONS

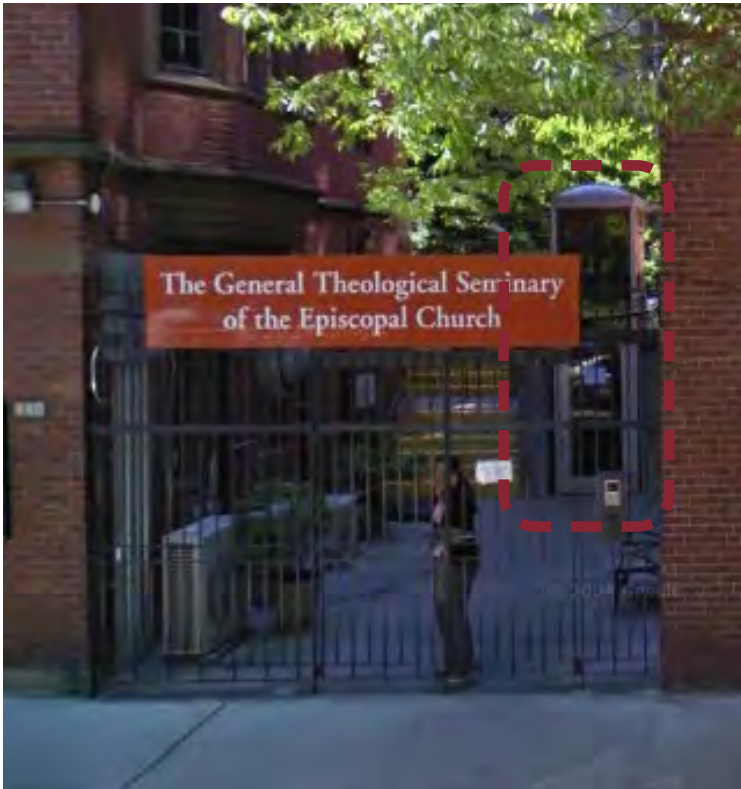
21ST ST ENTRY



2006, 21ST ENTRY GATE FROM STREET



2006, 21ST ENTRY AREA VIEWED FROM CLOSE



2009, LIFT VISIBLE (LATER REMOVED)



UNDATED, CLOSE-UP OF LIFT



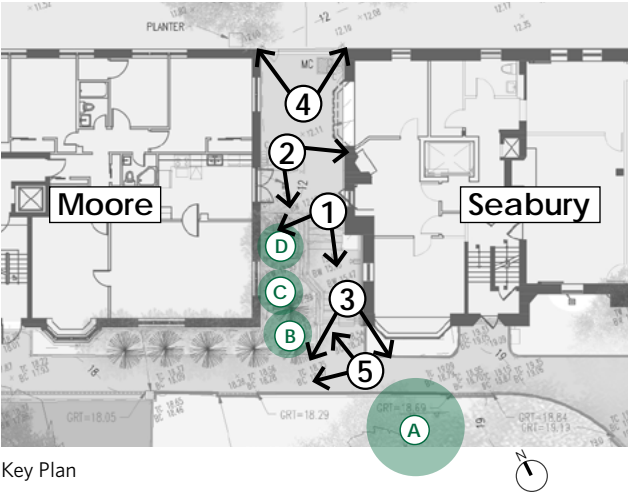
EXISTING GATE VIEWED FROM ACROSS 21ST ST



EXISTING GATE (LIFT BEYOND REMOVED BY 2013)

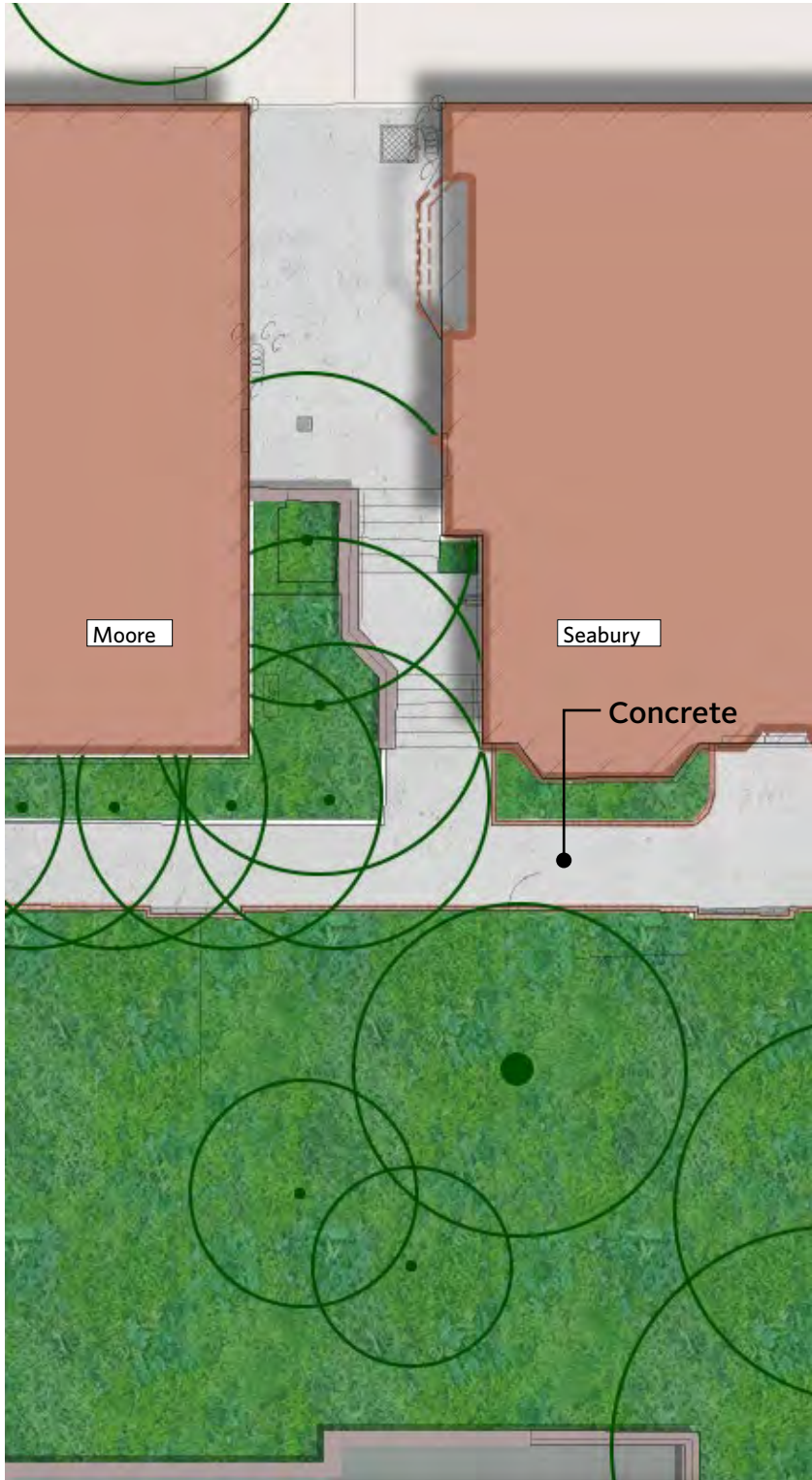
EXISTING CONDITIONS - DETAILS

21ST ST ENTRY

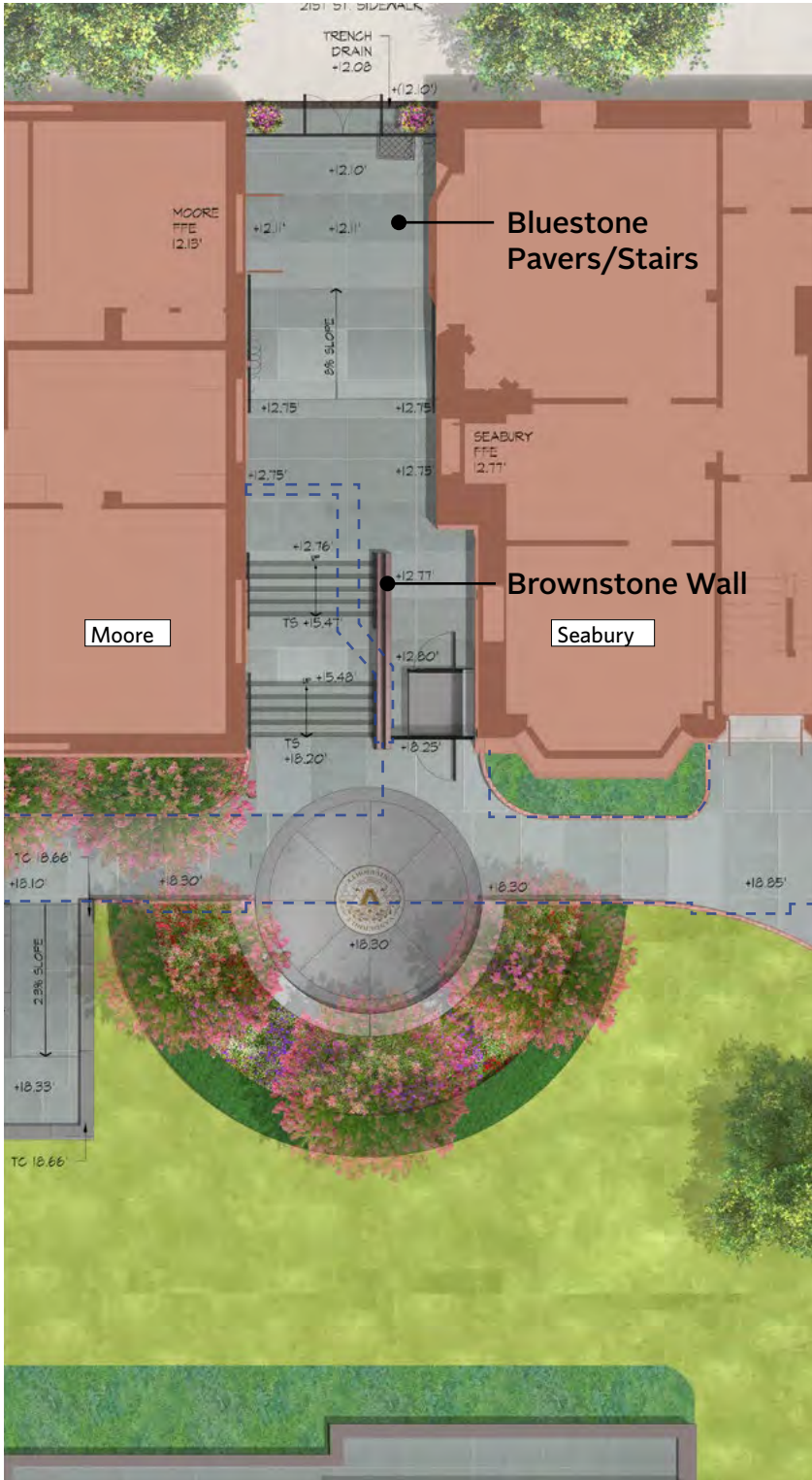


EXISTING & PROPOSED

21ST ST ENTRY



Existing Plan



Proposed Plan

--- Existing Curb Line

GATE DESIGN - REFERENCES

21ST ST ENTRY



JARVIS HALL AT GTS (BUILT 1897, DEMOLISHED 1958), FROM 9TH AVE



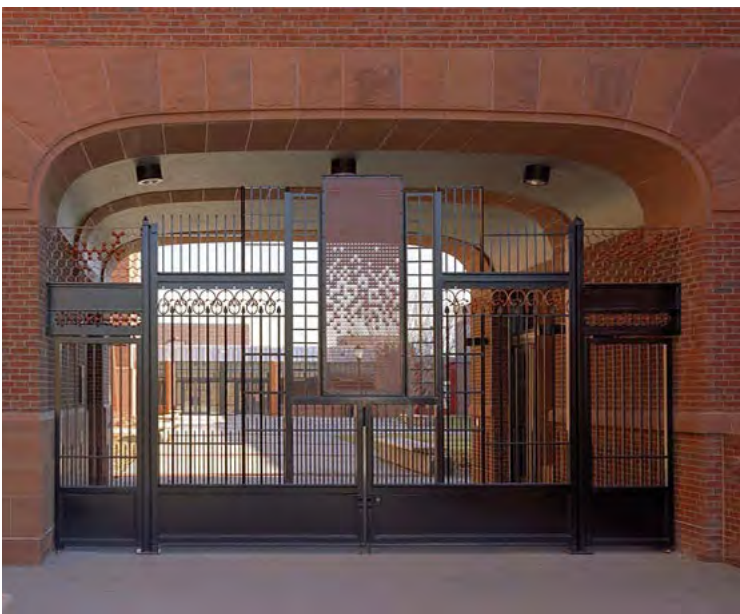
EXISTING 20TH STREET
ENTRY GATE



PRATT INSTITUTE GATE, CA. 1949, BPL COLLECTION
GATE SINCE DEMOLISHED; NOTE TRIPARTITE ARRANGEMENT;
OVERHEAD FIXED PANEL



BARNARD COLLEGE MAIN GATE, BRUNNER & FOX, 1916
NOTE TRIPARTITE ARRANGEMENT, LETTERING ABOVE ACTIVE
LEAVES



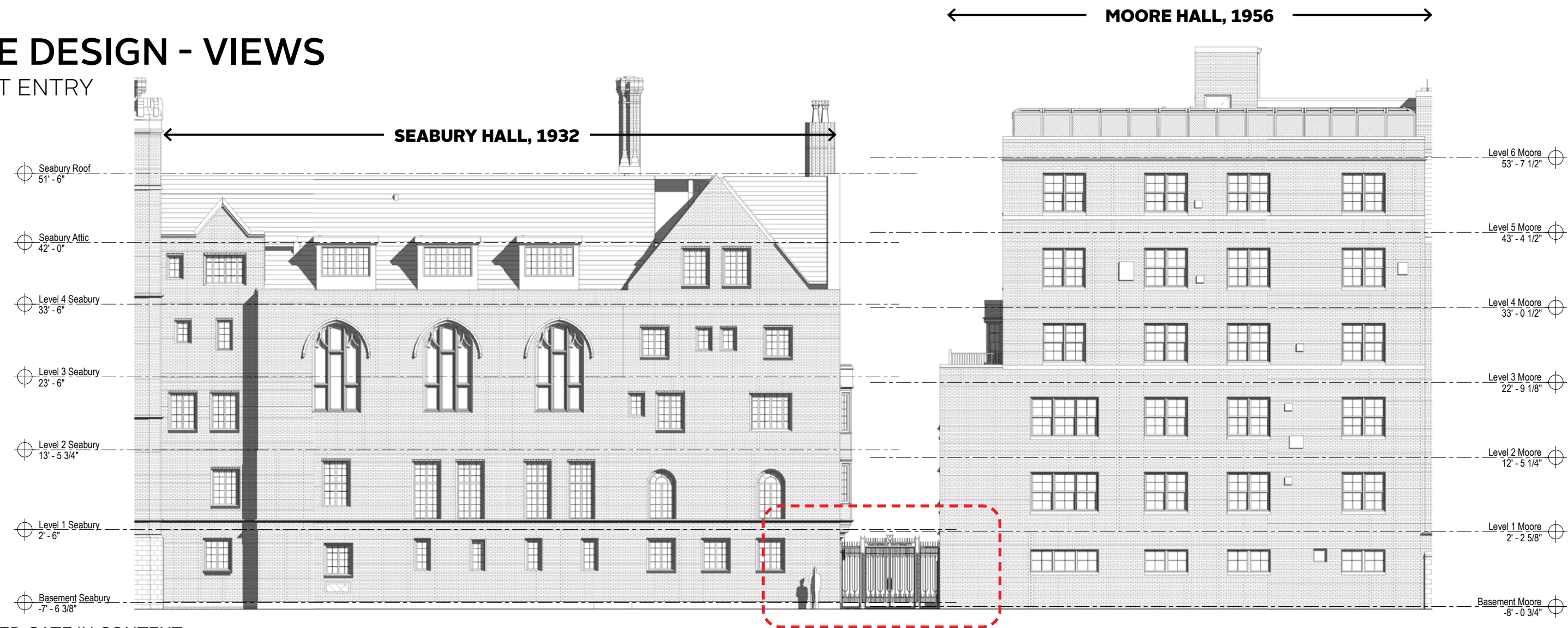
YALE CHEMISTRY GATE, KENT BLOOMER, 2009



VANDERBILT HALL GATE AT YALE, ASSUMED C. C. HAIGHT, 1894

GATE DESIGN - VIEWS

21ST ST ENTRY



CONCEPT, RENDERED VIEW FROM STREET LOOKING SOUTH



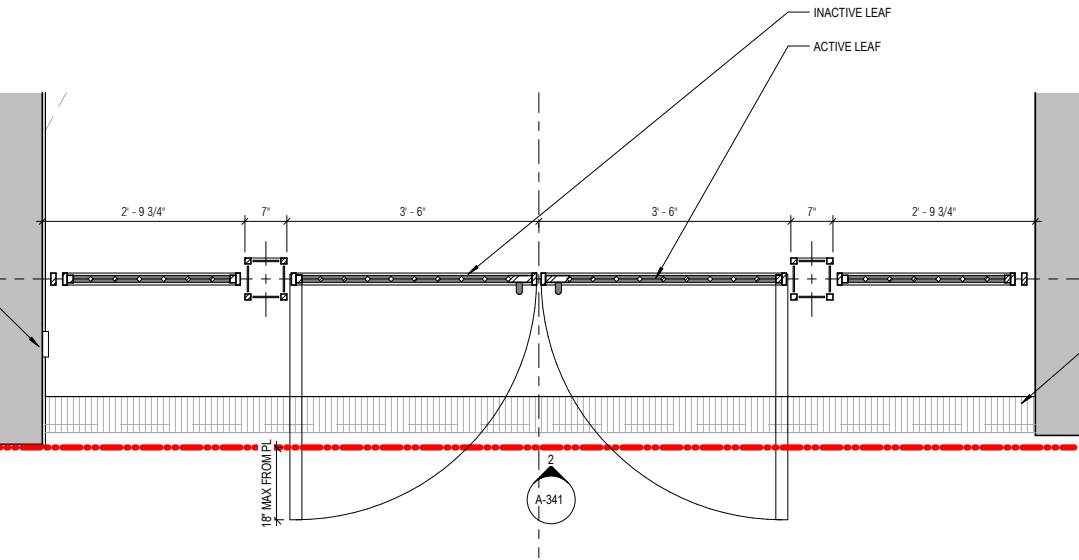
CONCEPT, RENDERED VIEW FROM STREET LOOKING SOUTHEAST

GATE DESIGN - DETAILS

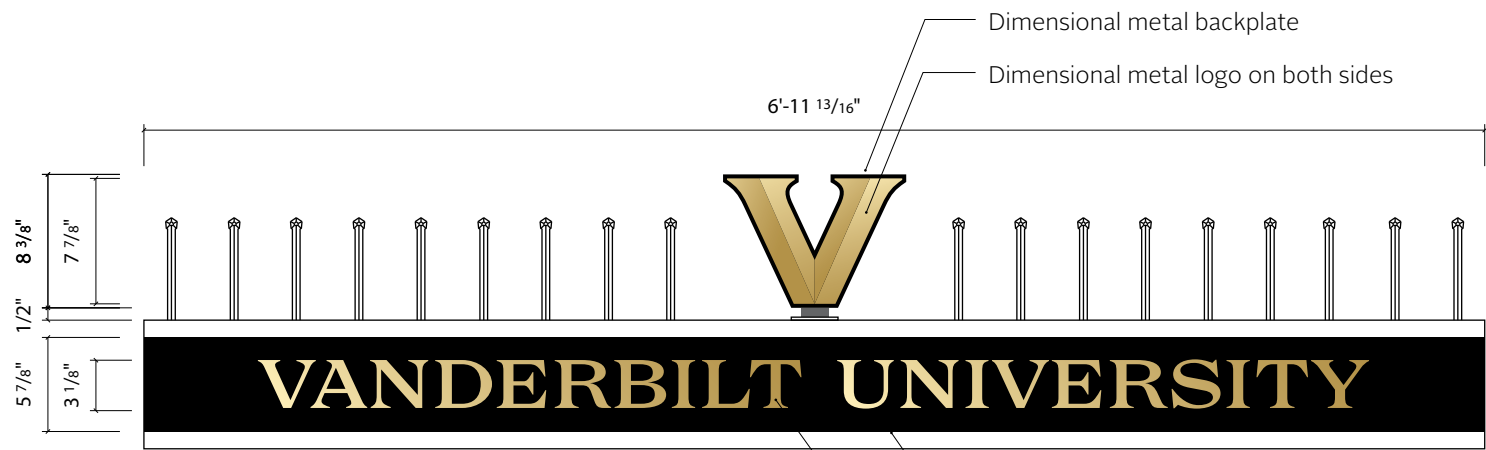
21ST ST ENTRY



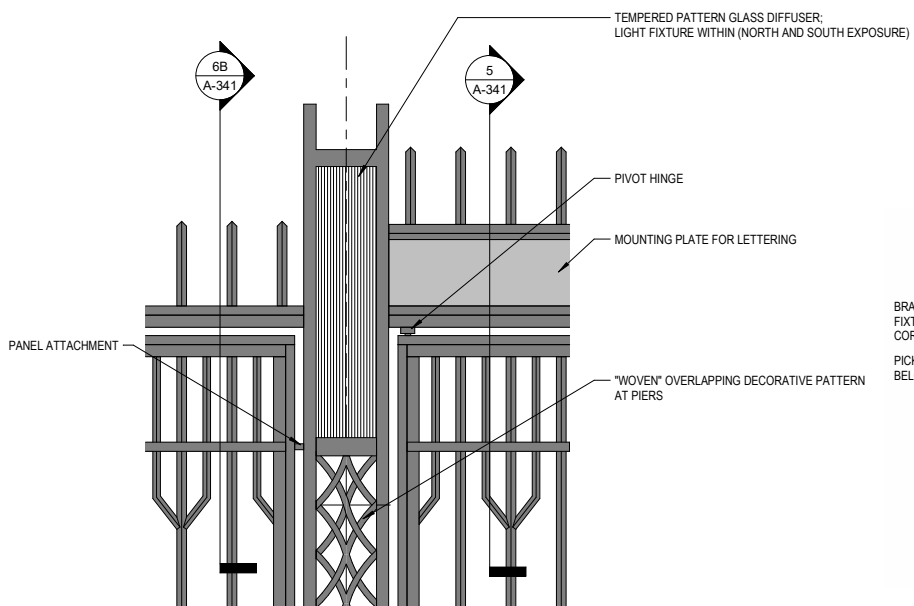
GATE ELEVATION



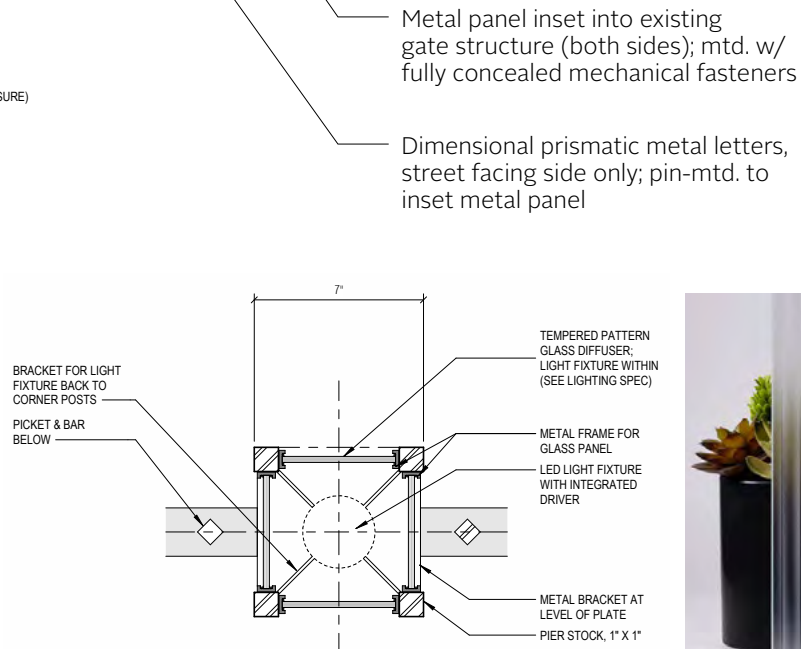
GATE PLAN



Graphic Layout



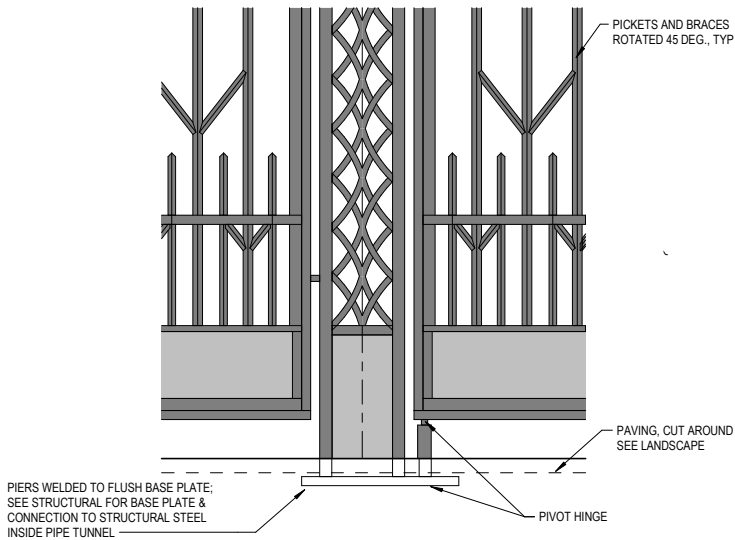
4 ENTRY GATE DETAIL ELEVATION - UPPER
1 1/2" = 1'-0"



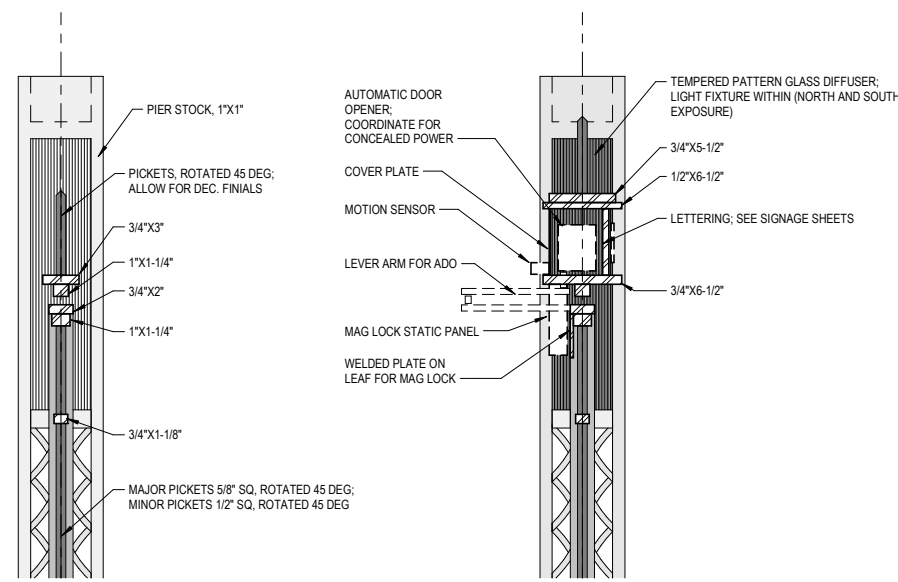
6 ENTRY GATE LIGHT DETAIL
3" = 1'-0"



PROPOSED GLASS



3 ENTRY GATE DETAIL ELEVATION - LOWER
1 1/2" = 1'-0"



6B ENTRY GATE DETAIL SECTION - SIDE
1 1/2" = 1'-0"

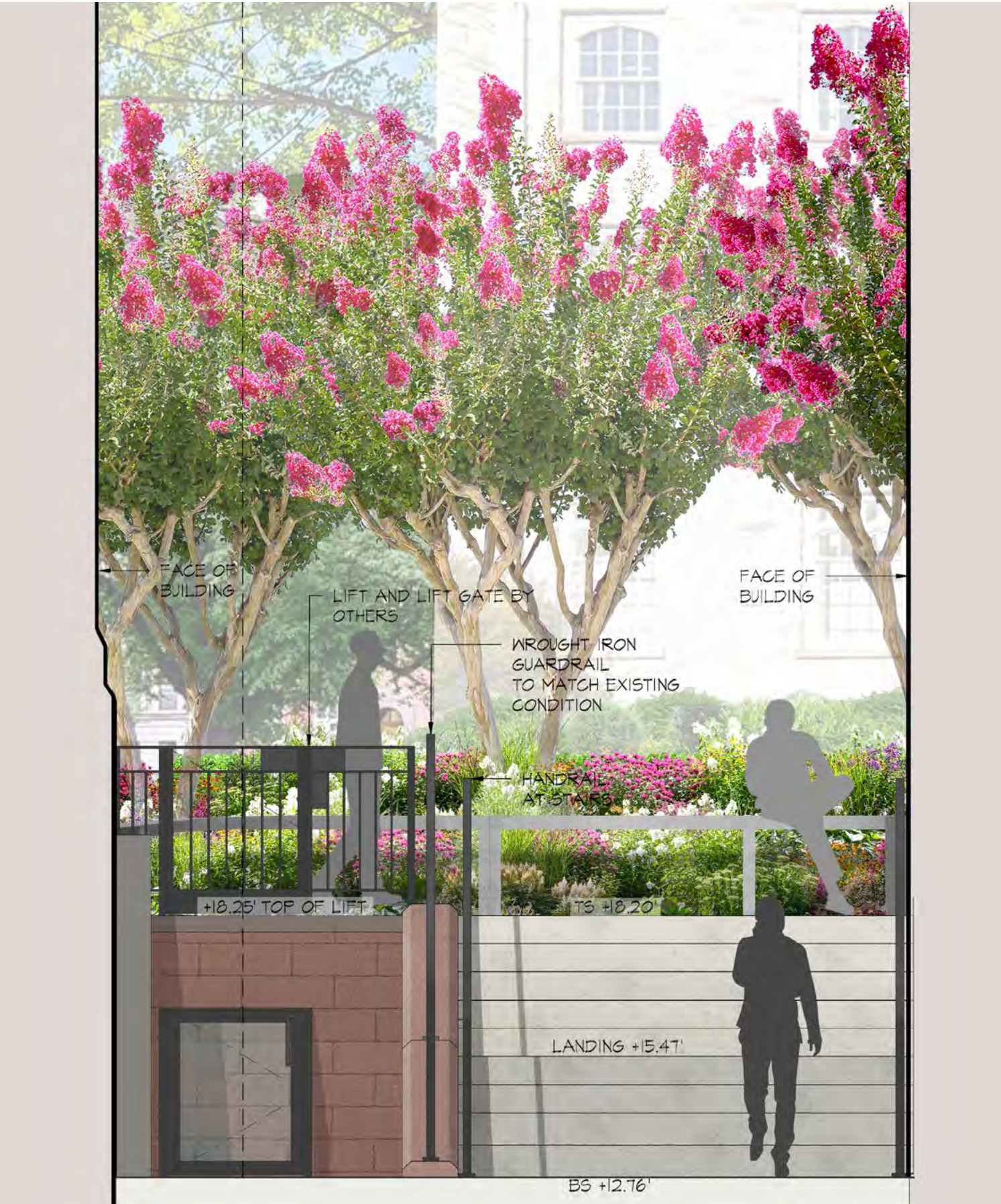
5 ENTRY GATE DETAIL SECTION - CENTER
1 1/2" = 1'-0"

STAIR/LIFT ELEVATION - SOUTH

21ST ST ENTRY



Key Plan



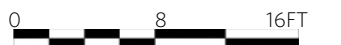
Scale: 3/8" = 1'-0"

STAIR/LIFT SECTION - LOOKING EAST

21ST ST ENTRY



Key Plan

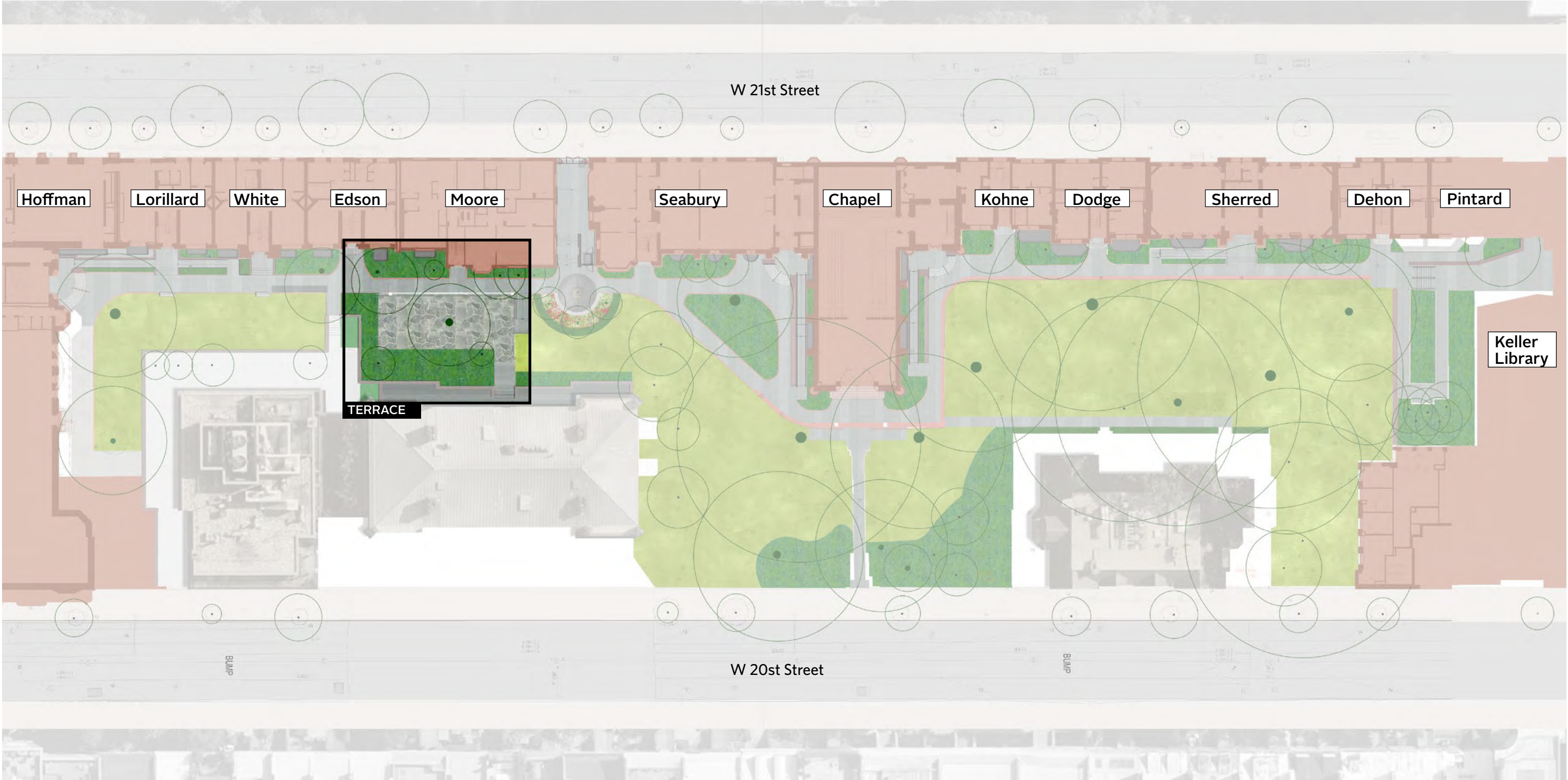


VIEW LOOKING SOUTH

21ST ST ENTRY

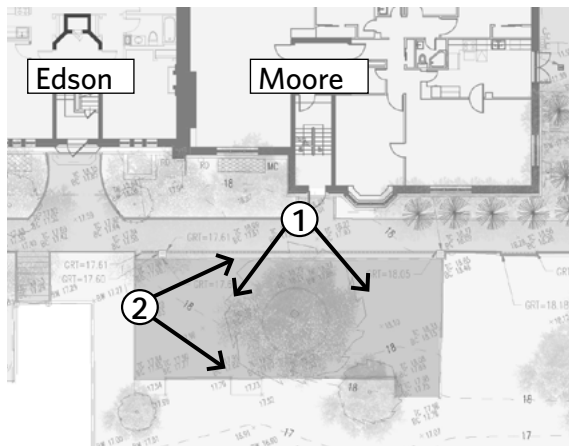


ACCESSIBILITY TO TERRACE



TERRACE EXISTING CONDITIONS

TERRACE ACCESSIBILITY



Key Plan



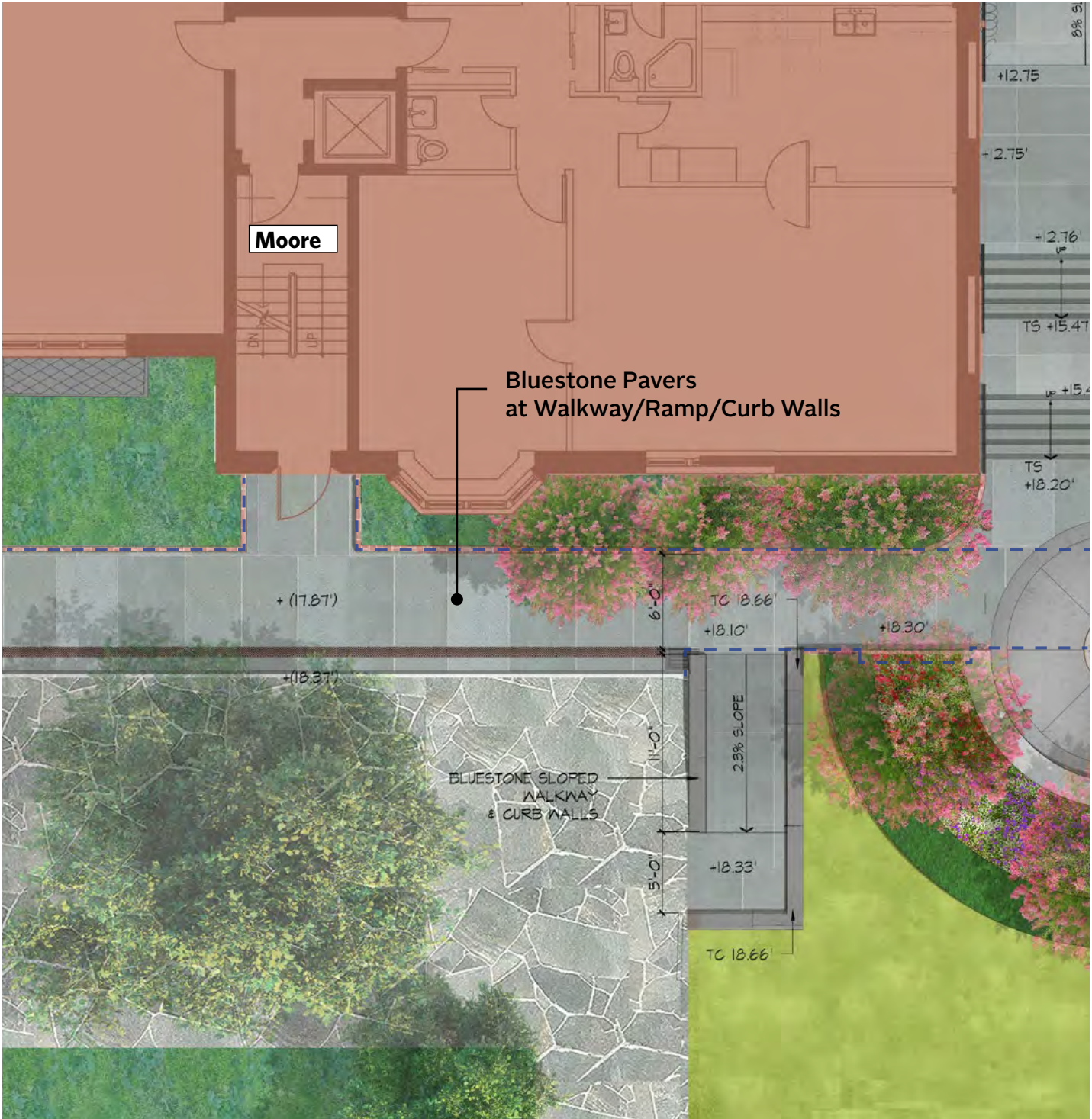
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EXISTING & PROPOSED

TERRACE ACCESSIBILITY

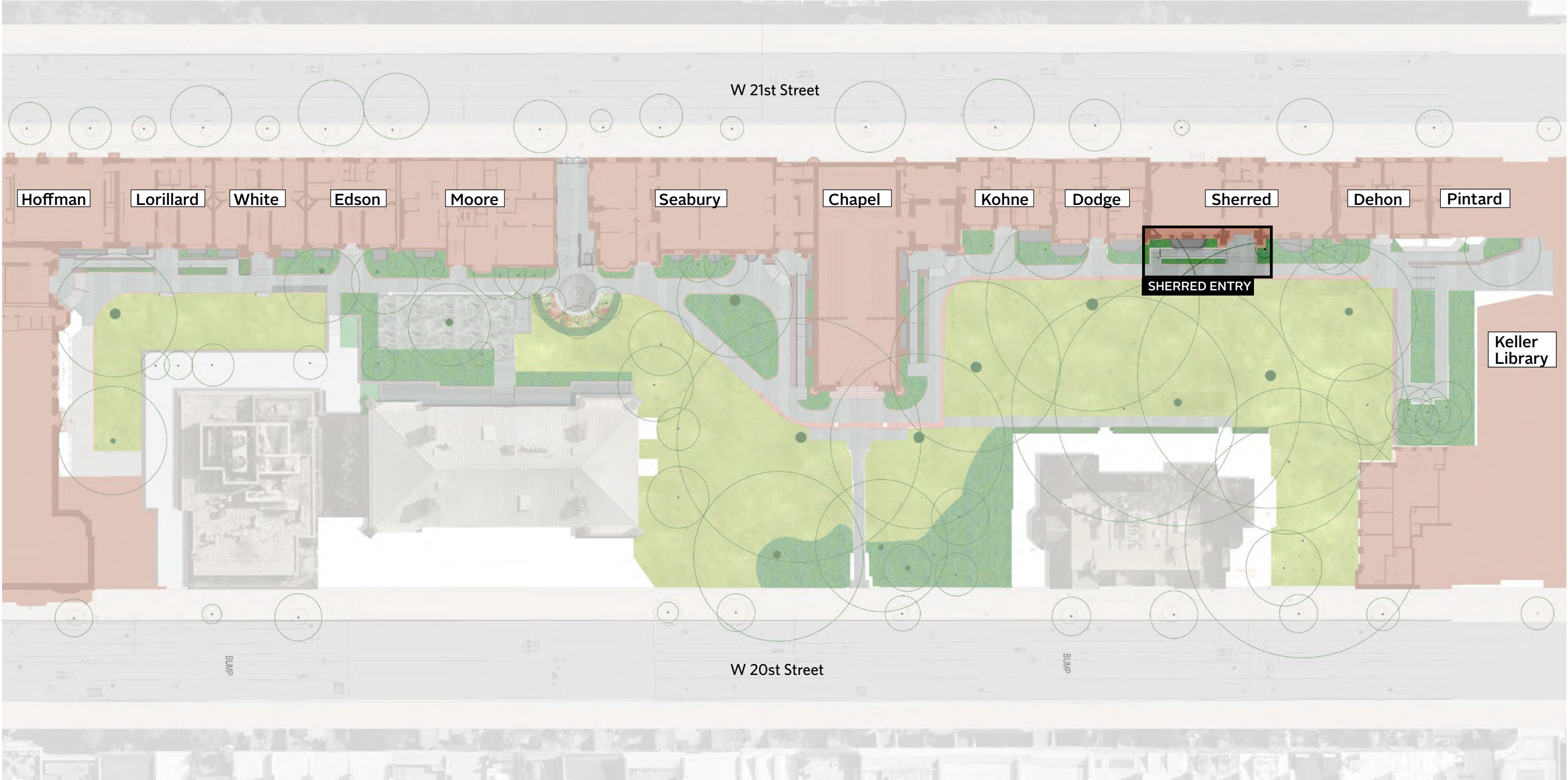


--- Existing Curb Line



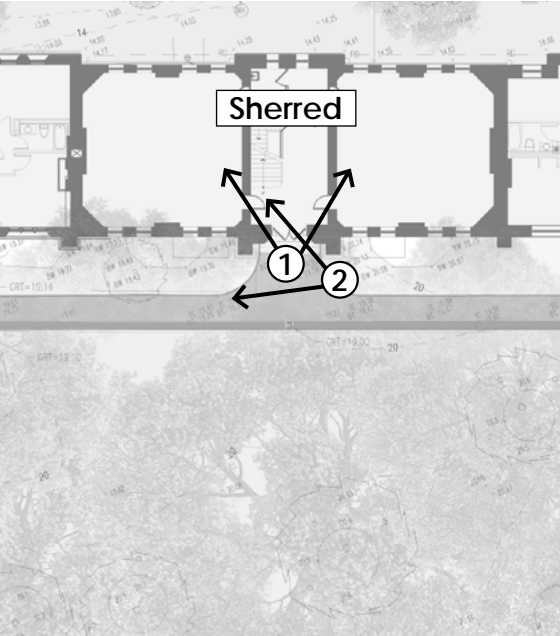
Scale: NTS

SHERRED ENTRY



EXISTING CONDITIONS

SHERRED ENTRY



Key Plan



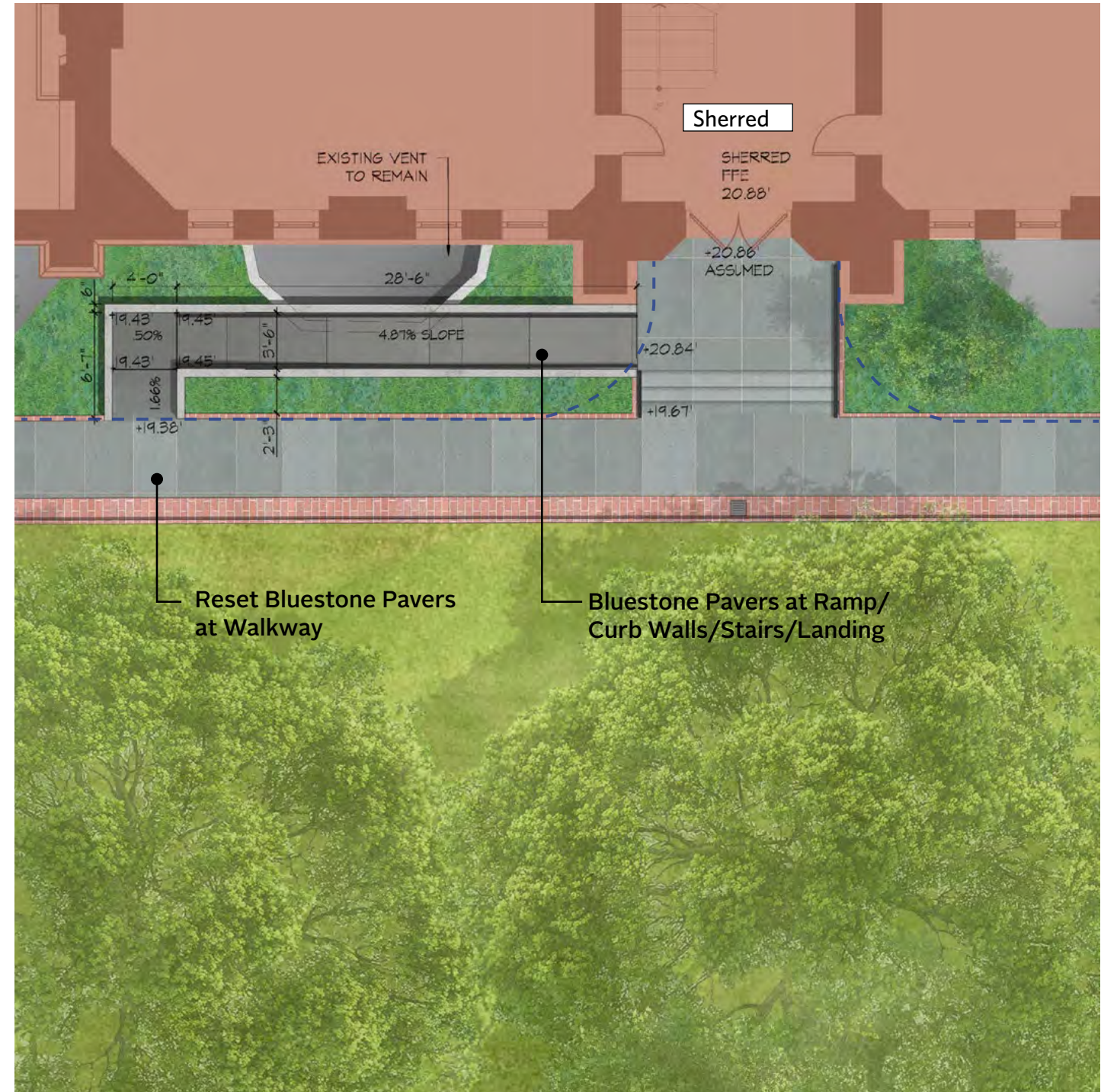
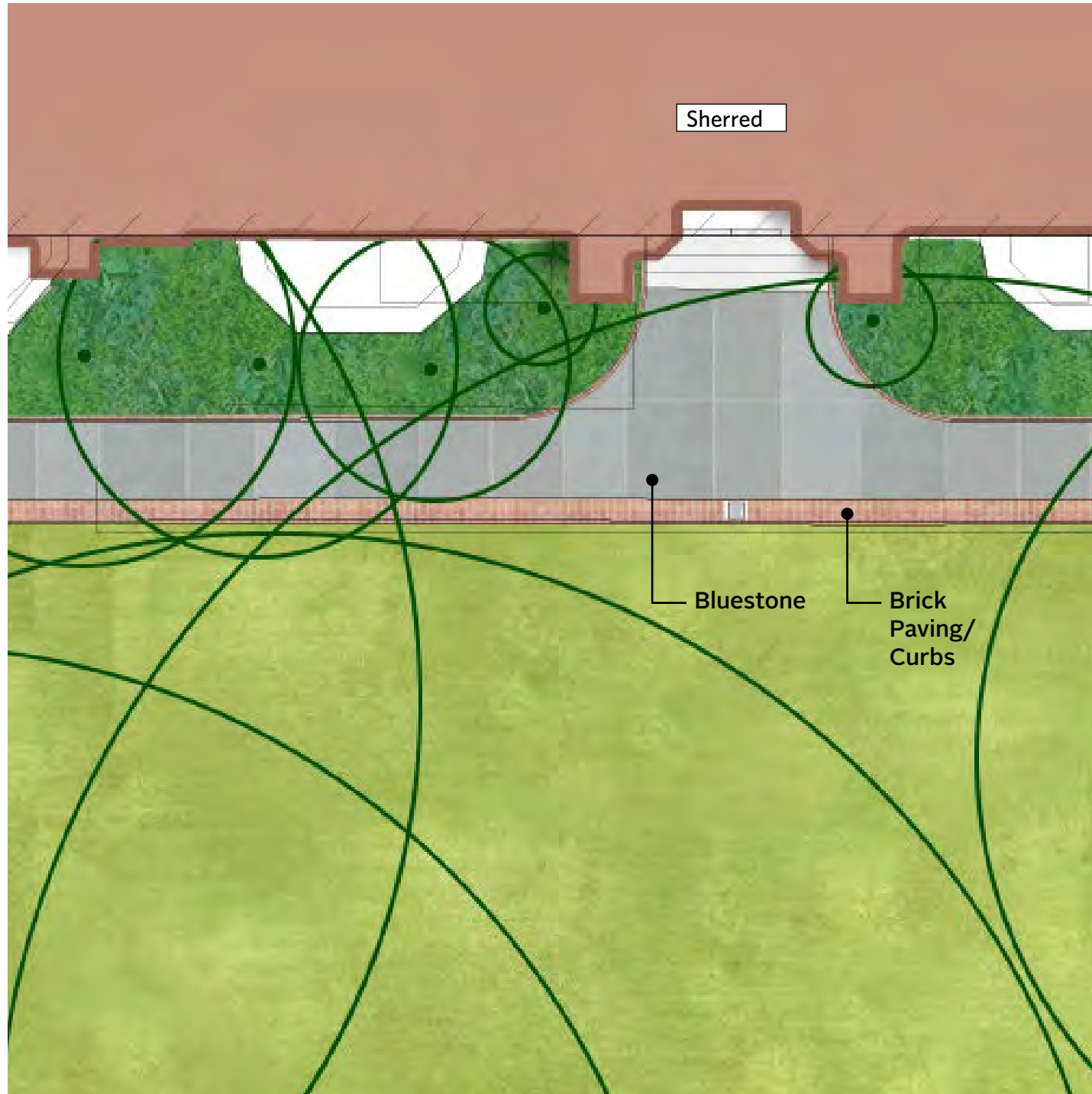
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EXISTING & PROPOSED

SHERRED ENTRY



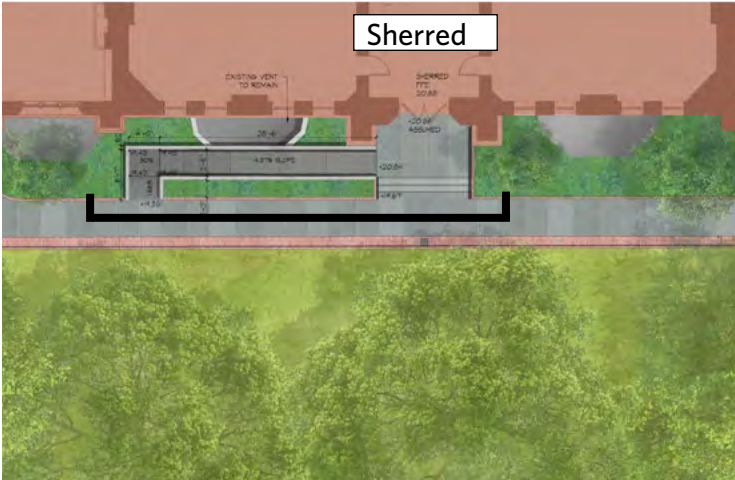
— — — — Existing Curb Line



Scale: NTS

RAMP ELEVATION

SHERRED ENTRY



Key Plan



- Reset existing bluestone walkways on concrete to ensure longevity and minimize future settlement issues.
- Relocate drains as needed, improve grading and drainage
- Replace existing drain grates with more historically correct and decorative grates
- Bluestone stairs, landing and cheek walls to align with historic vocabulary on site.



SEABURY & CHAPEL ACCESSIBILITY

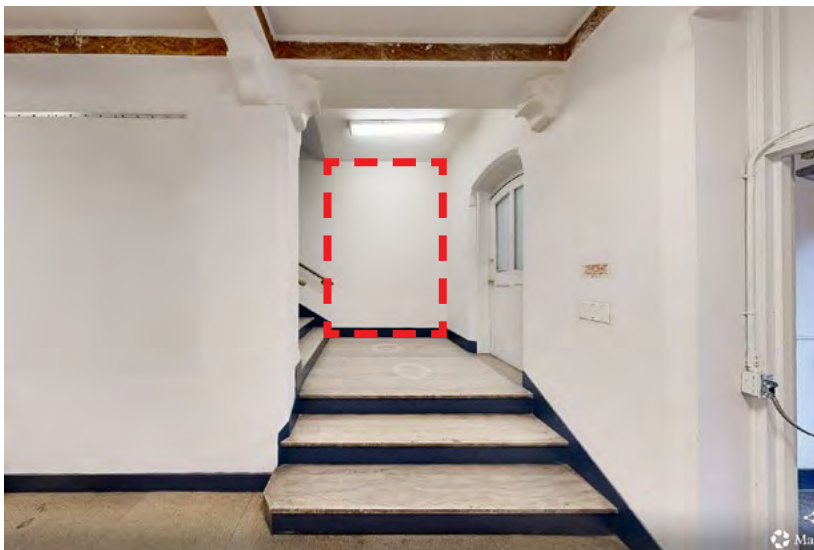


INTERIOR PLANNING PARAMETERS

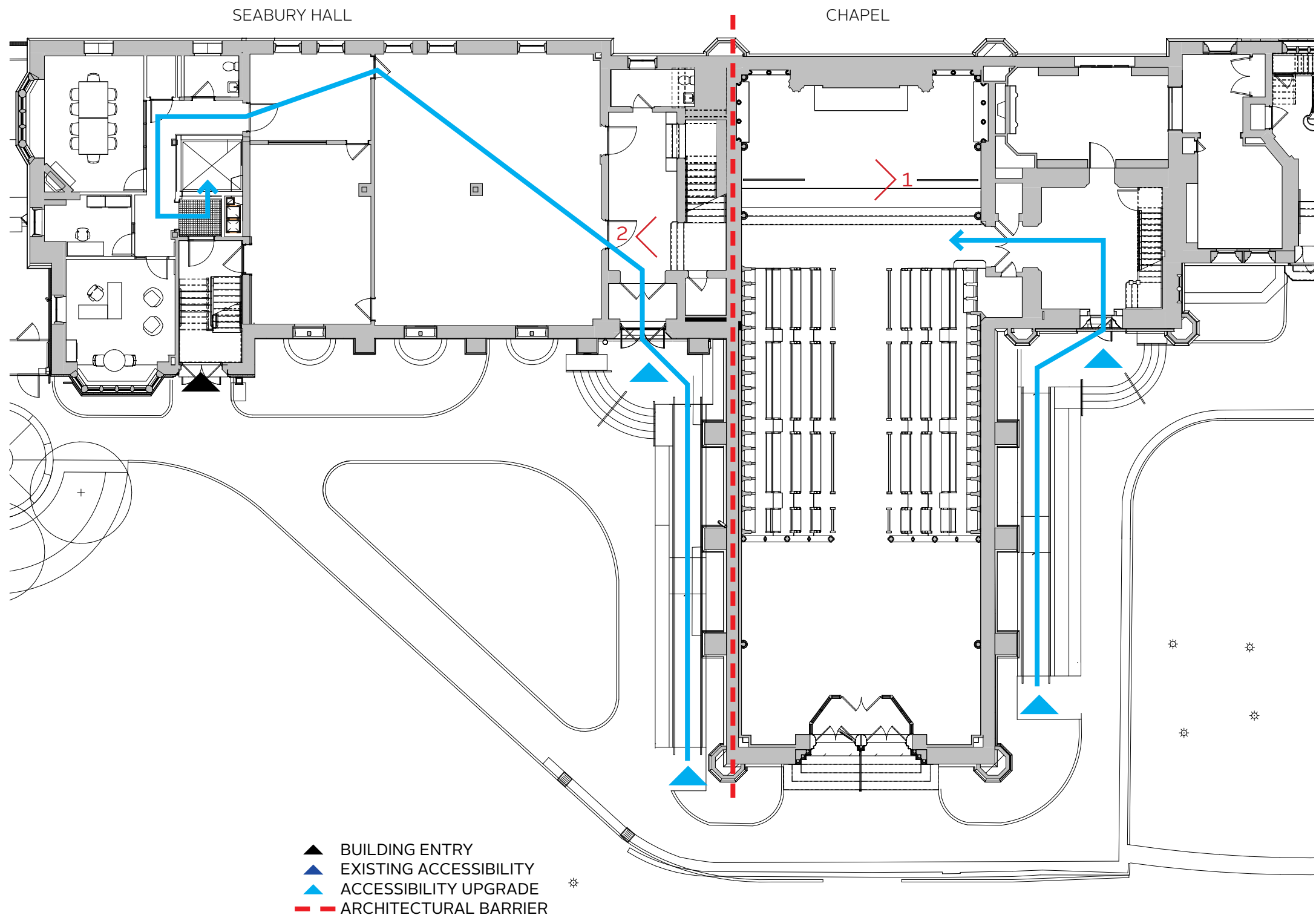
SEABURY & CHAPEL ACCESSIBILITY



1. INTERIOR OF CHAPEL - NORTHWEST CORNER



2. INTERIOR OF SEABURY - EXISTING STAIR

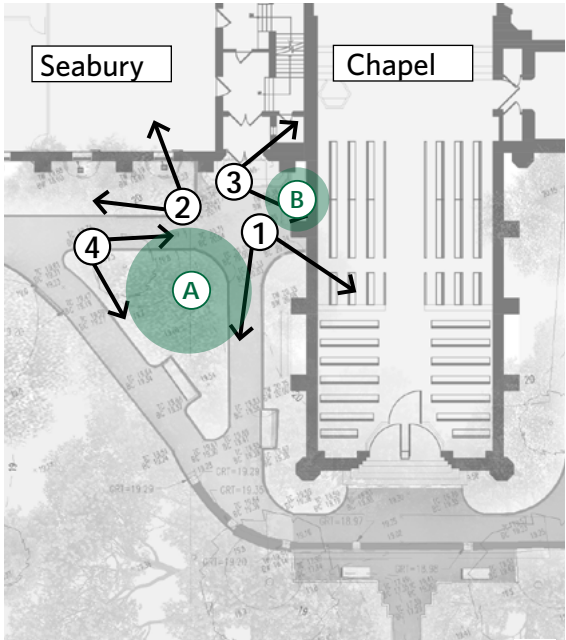


- ▲ BUILDING ENTRY
- ▲ EXISTING ACCESSIBILITY
- ▲ ACCESSIBILITY UPGRADE
- ARCHITECTURAL BARRIER

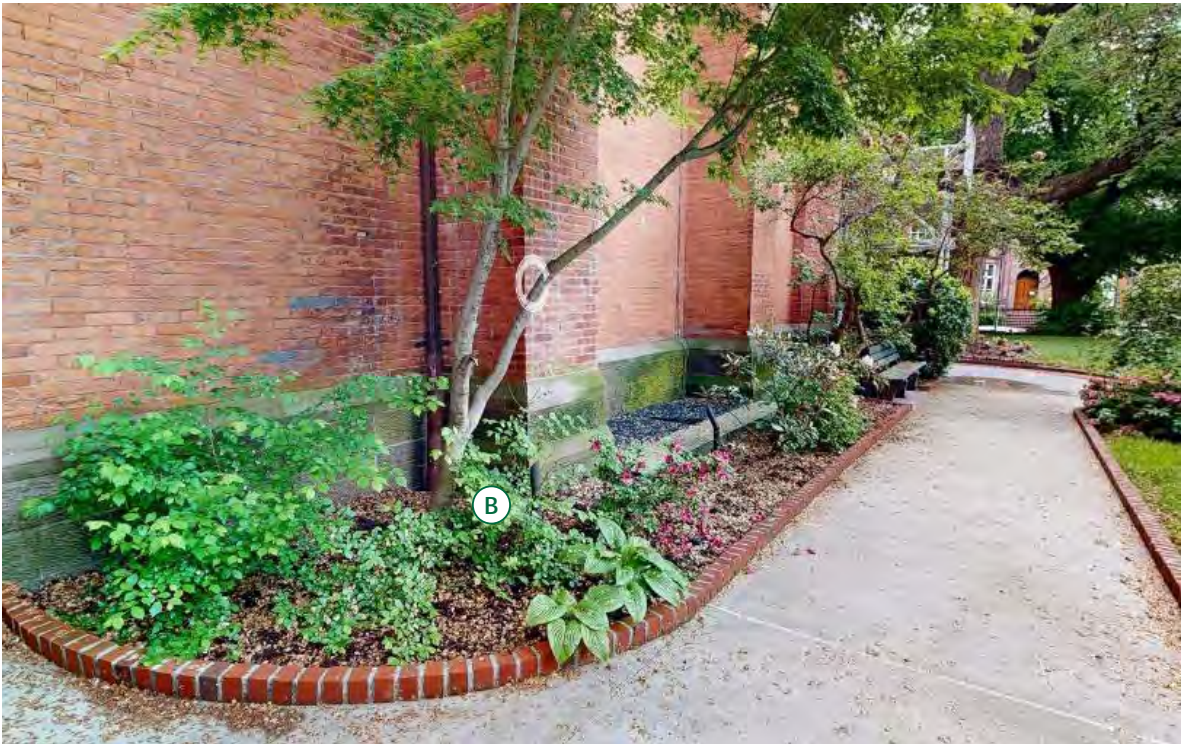
One ramp to serve both buildings is not feasible without major structural and aesthetic impact to significant interiors

SEABURY EXISTING CONDITIONS

SEABURY & CHAPEL ACCESSIBILITY



Key Plan



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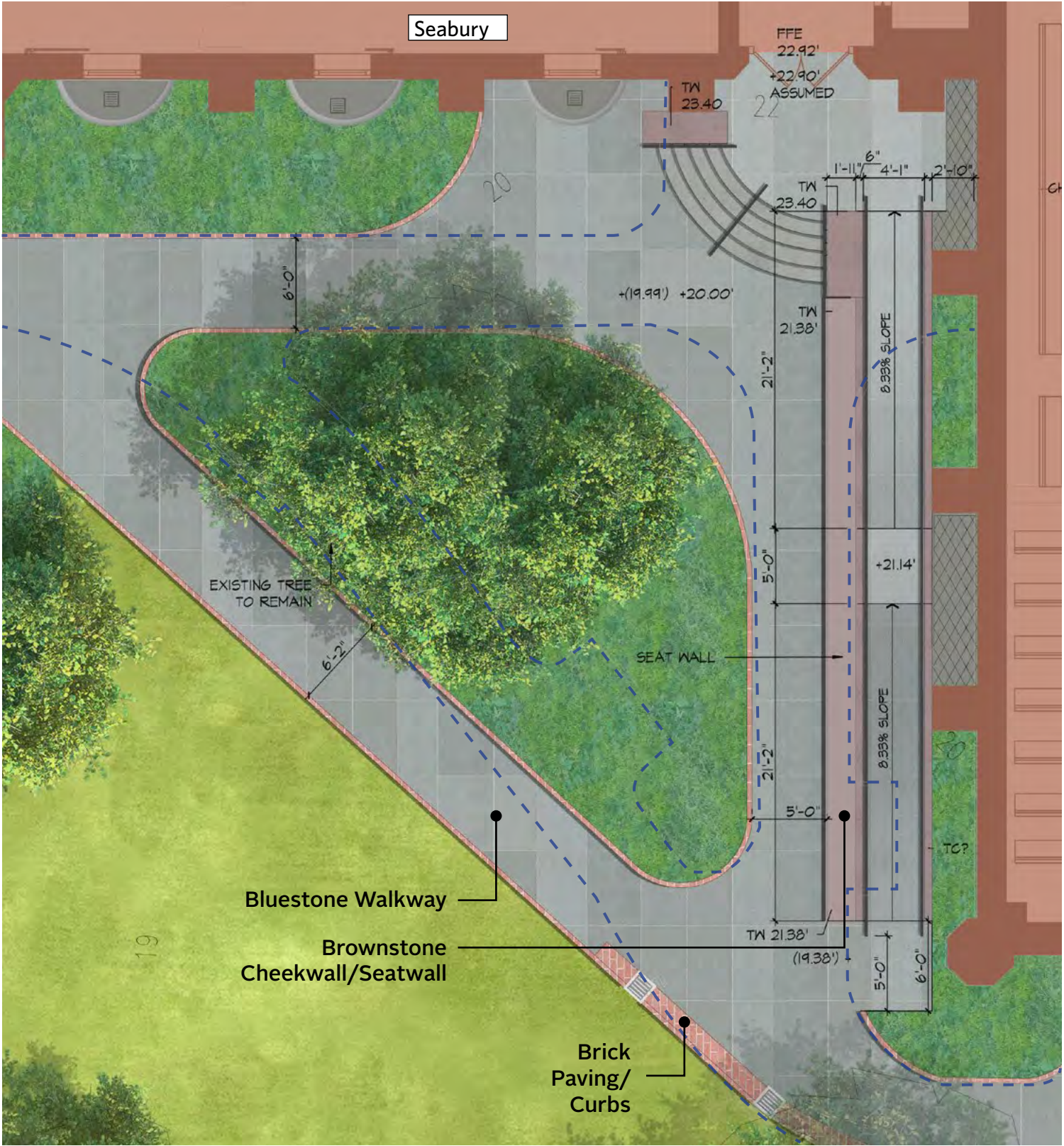
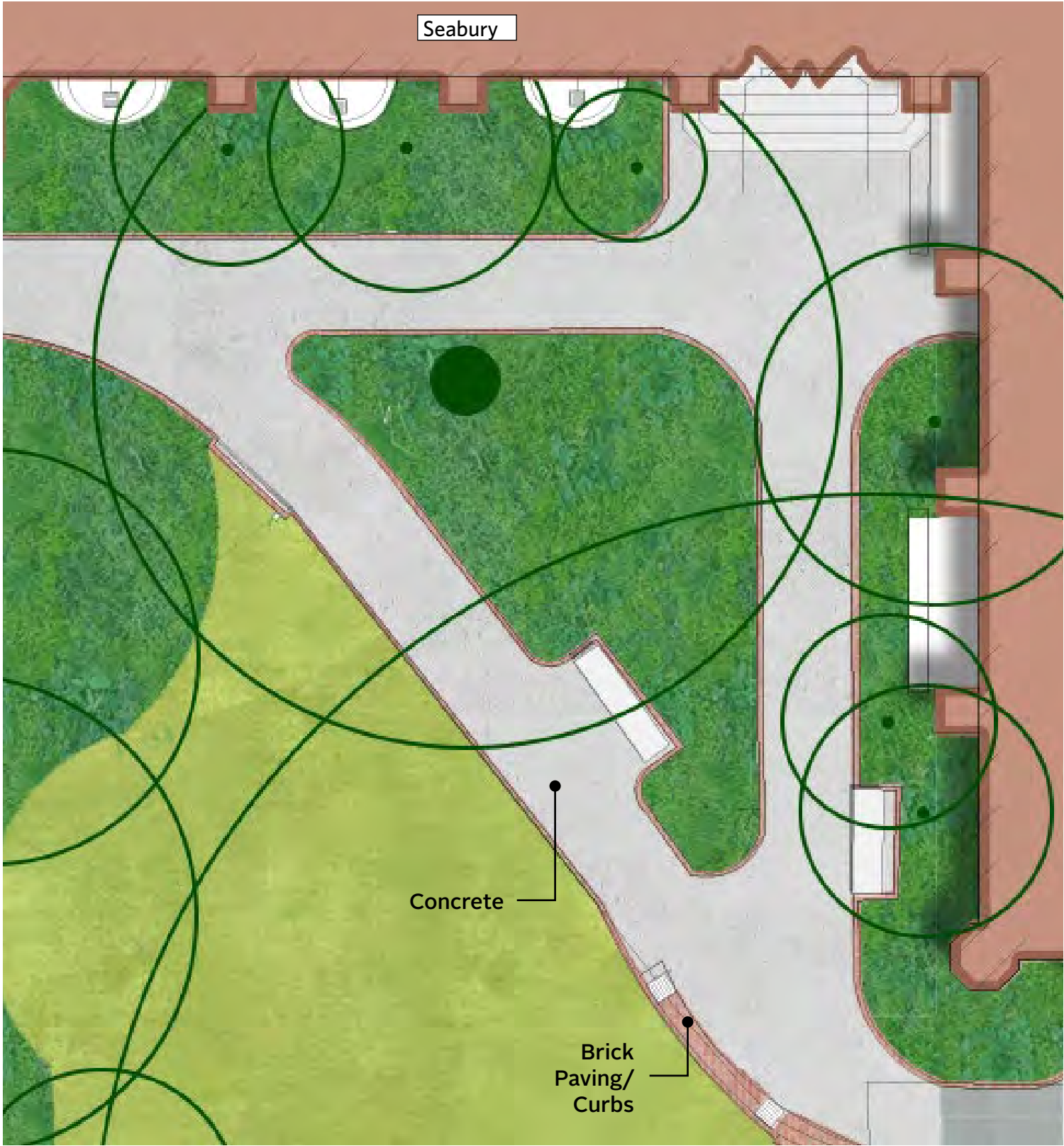
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SEABURY EXISTING & PROPOSED

SEABURY & CHAPEL ACCESSIBILITY

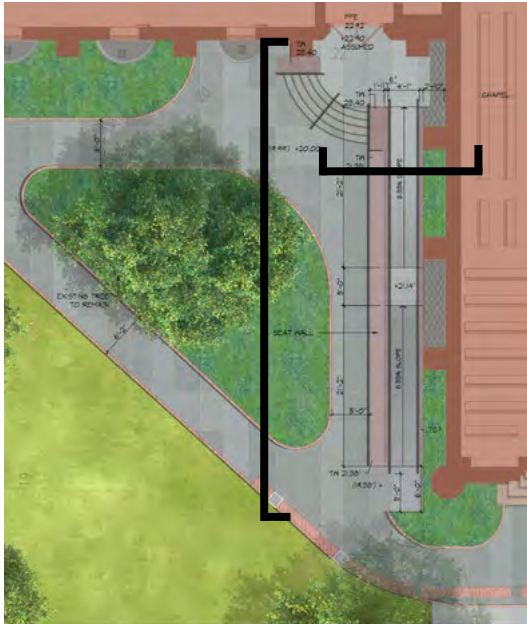


--- Existing Curb Line

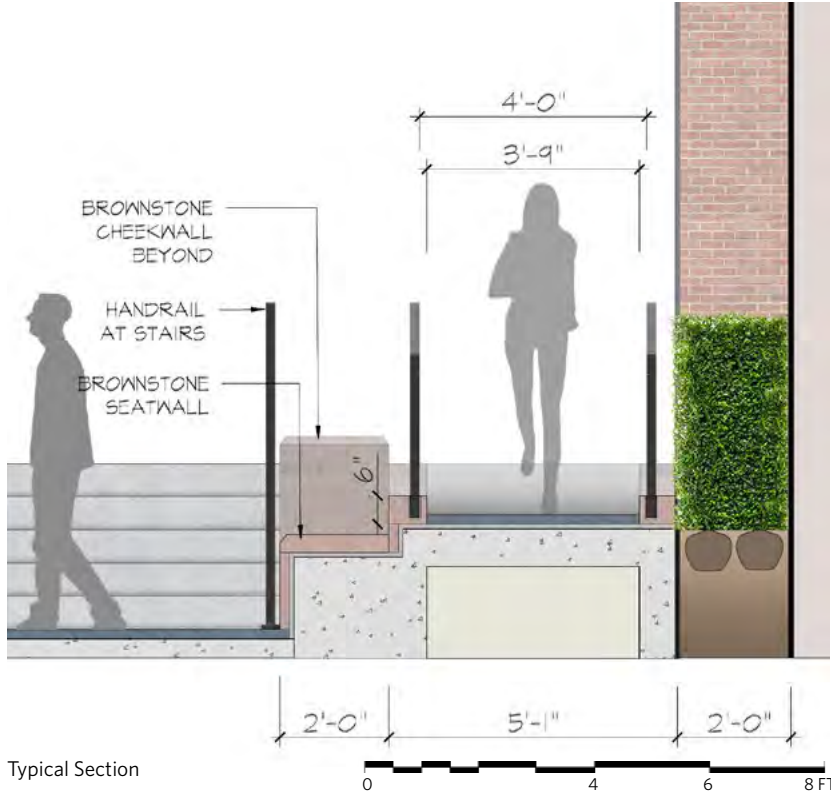
Scale: NTS

SEABURY RAMP - ELEVATION

SEABURY & CHAPEL ACCESSIBILITY

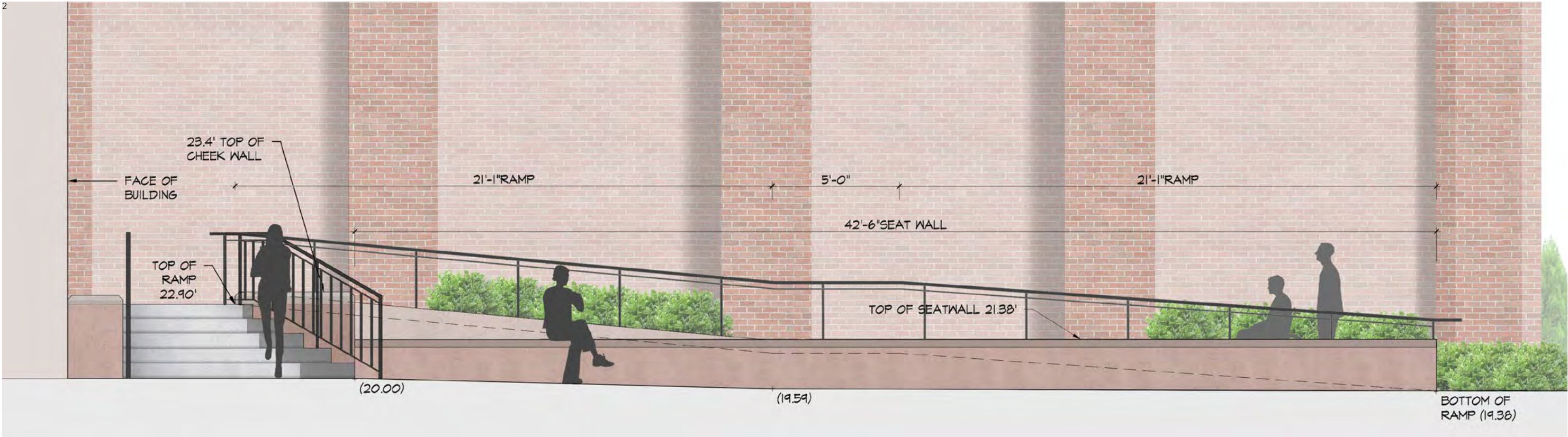


Key Plan



Typical Section

- Replace existing unpermitted concrete paving with bluestone to match existing walkways on east side of campus
- Relocate drains as needed, improve grading and drainage
- Replace existing drain grates with more historically correct and decorative grates
- Bluestone, brownstone and sandstone at stairs, landing and cheek walls to align with historic vocabulary on site.
- Examine existing American elm that is showing signs of stress. If arborist report deems it a hazard, the design team shall explore a specimen replacement tree for this entry.

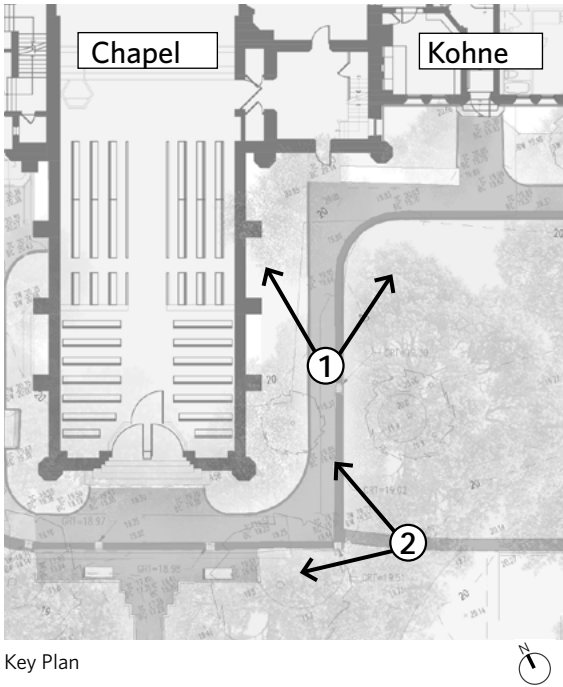


Elevation

Scale: 1/4" = 1'-0"

CHAPEL EXISTING CONDITIONS

SEABURY & CHAPEL ACCESSIBILITY




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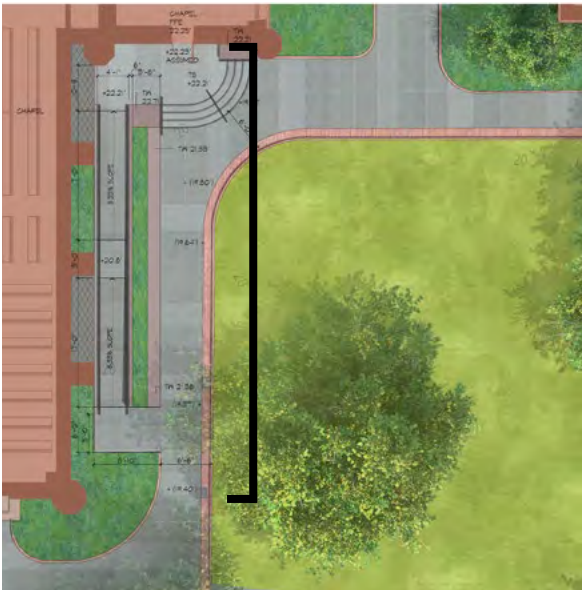
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SEABURY & CHAPEL ACCESSIBILITY



CHAPEL RAMP - ELEVATION

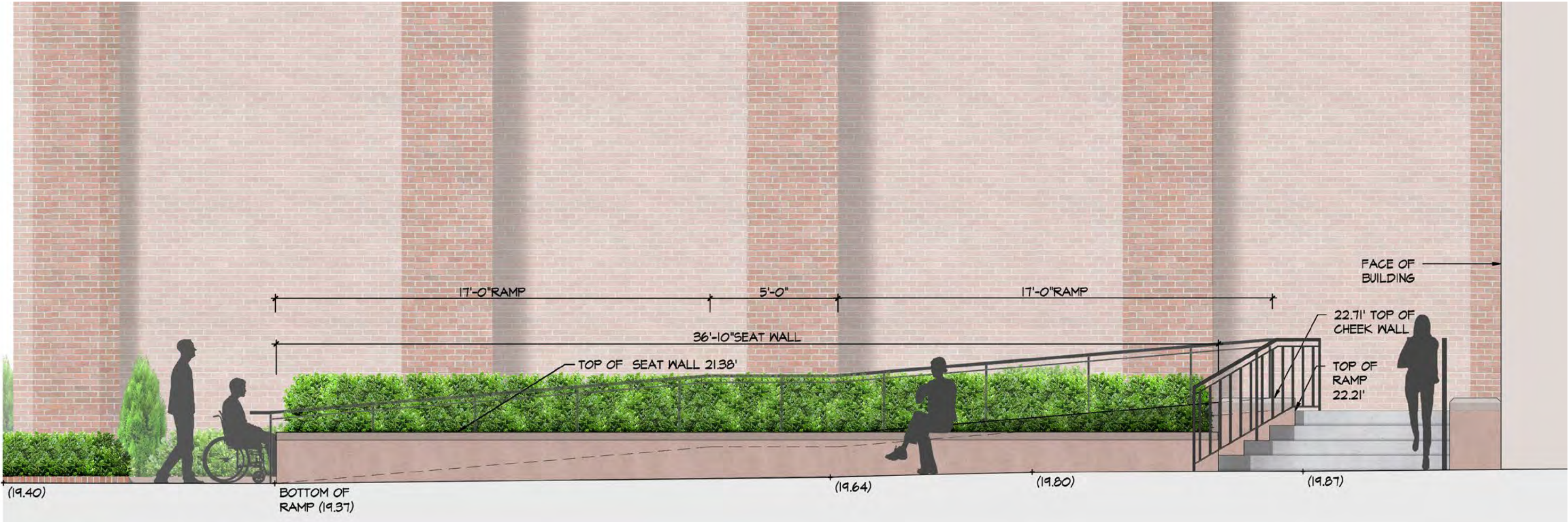
SEABURY & CHAPEL ACCESSIBILITY



Key Plan



- **Reset existing bluestone walkways on concrete to ensure longevity and minimize future settlement issues**
- **Relocate drains as needed, improve grading and drainage**
- **Replace existing drain grates with more historically correct and decorative grates**
- **Bluestone, brownstone and sandstone at stairs, landing and cheek walls to align with historic vocabulary on site.**



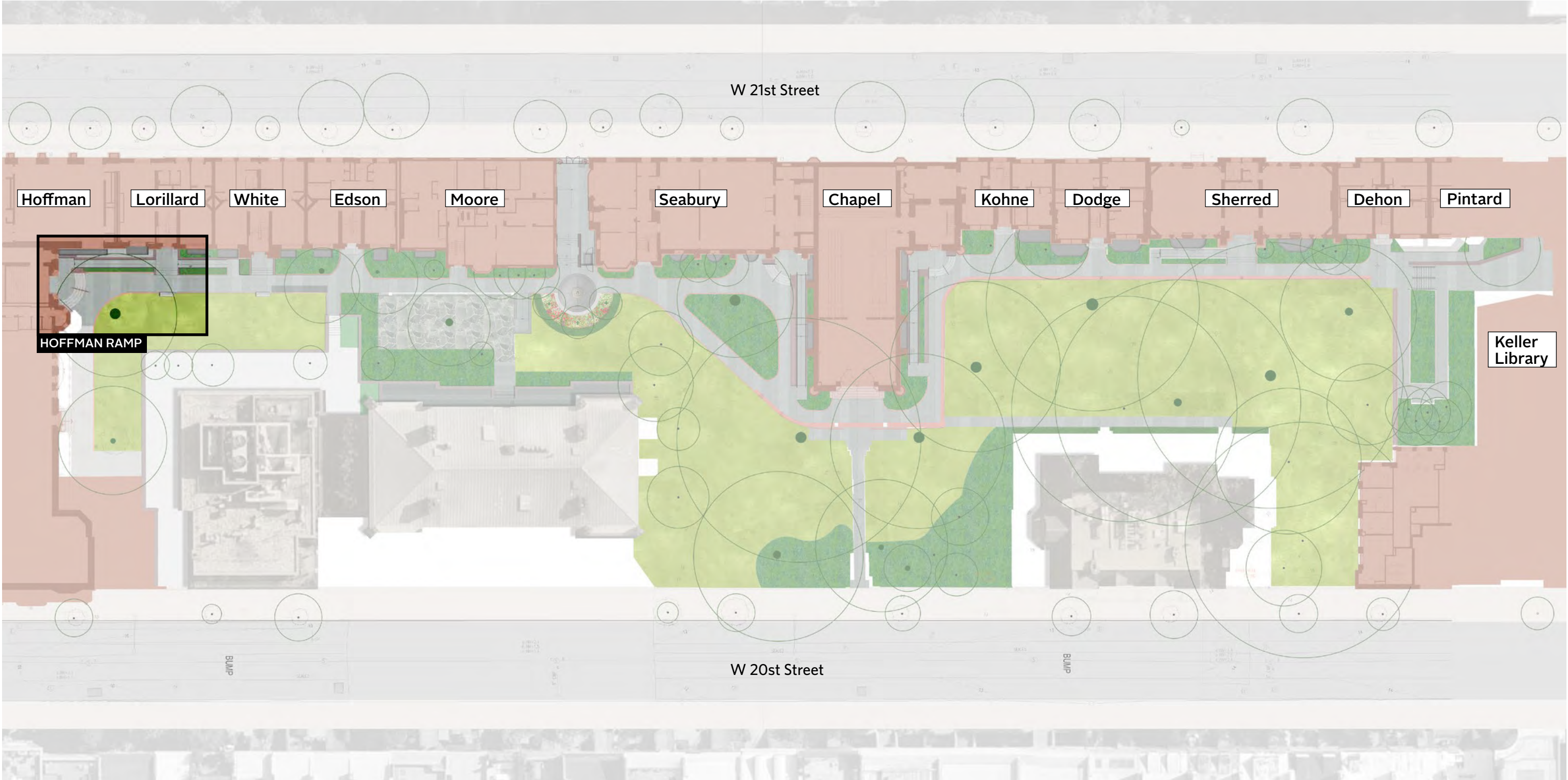
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CHAPEL RAMP

SEABURY & CHAPEL ACCESSIBILITY

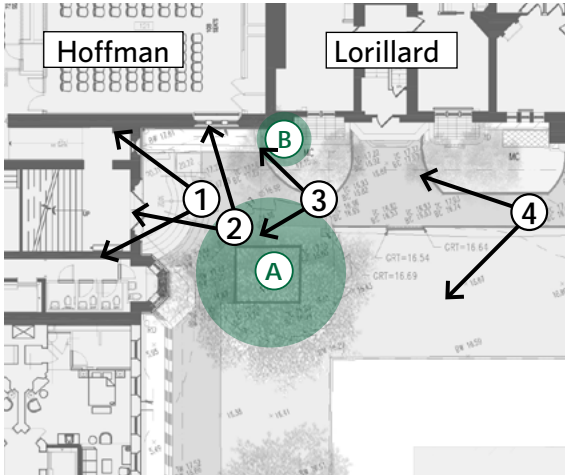


HOFFMAN ACCESSIBILITY



HOFFMAN EXISTING CONDITIONS

HOFFMAN ACCESSIBILITY



Key Plan



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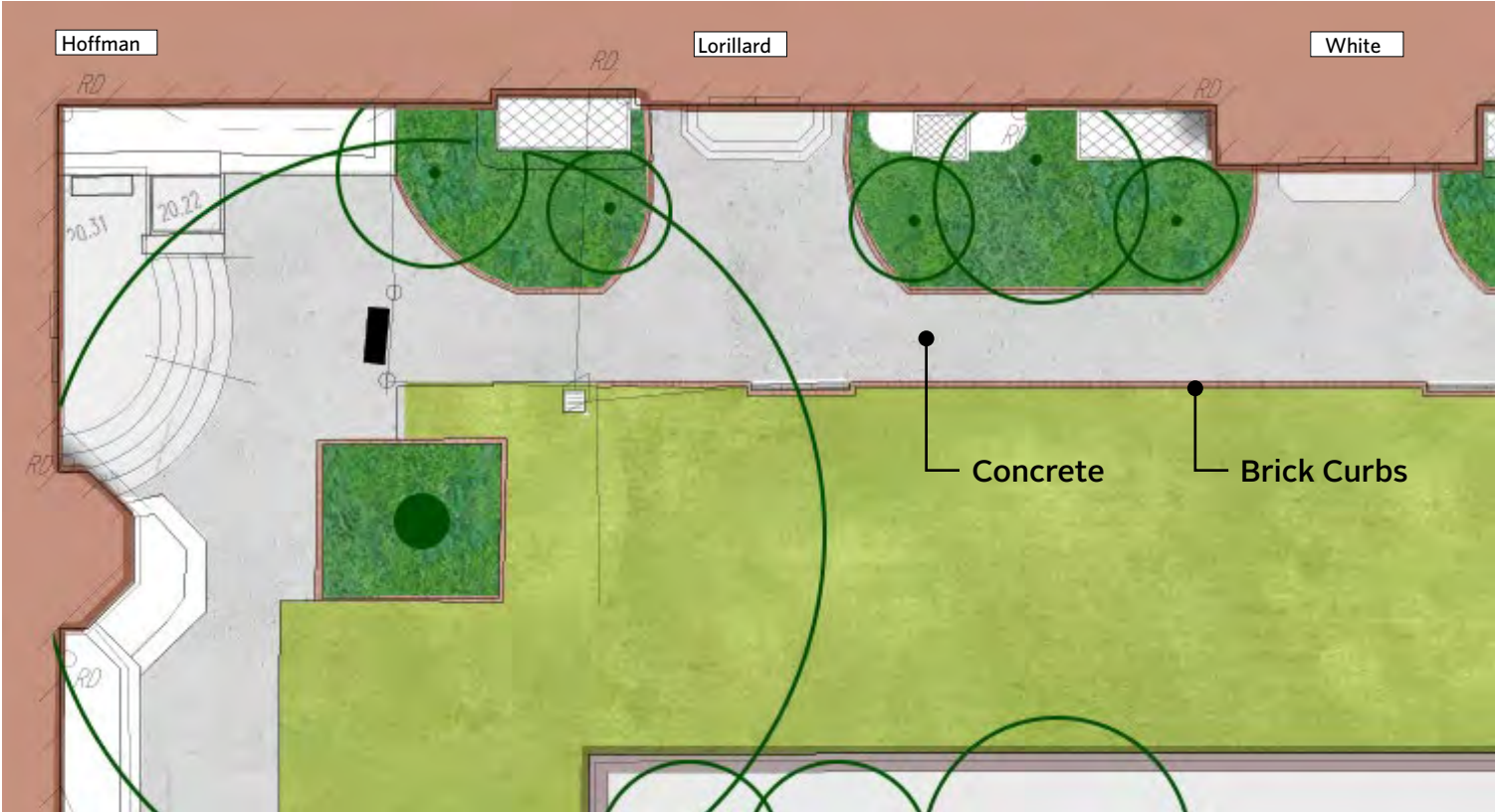
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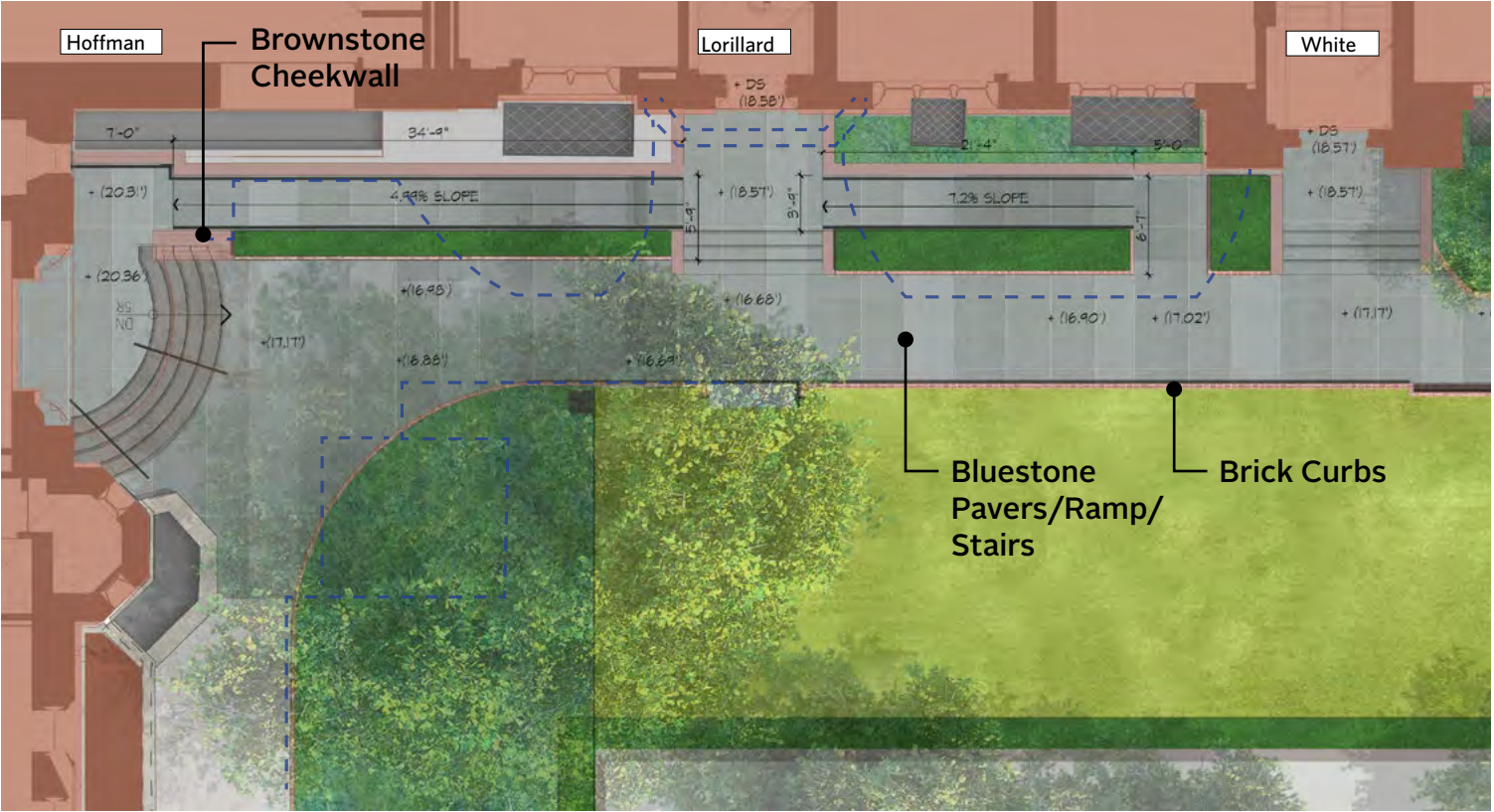
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HOFFMAN EXISTING & PROPOSED

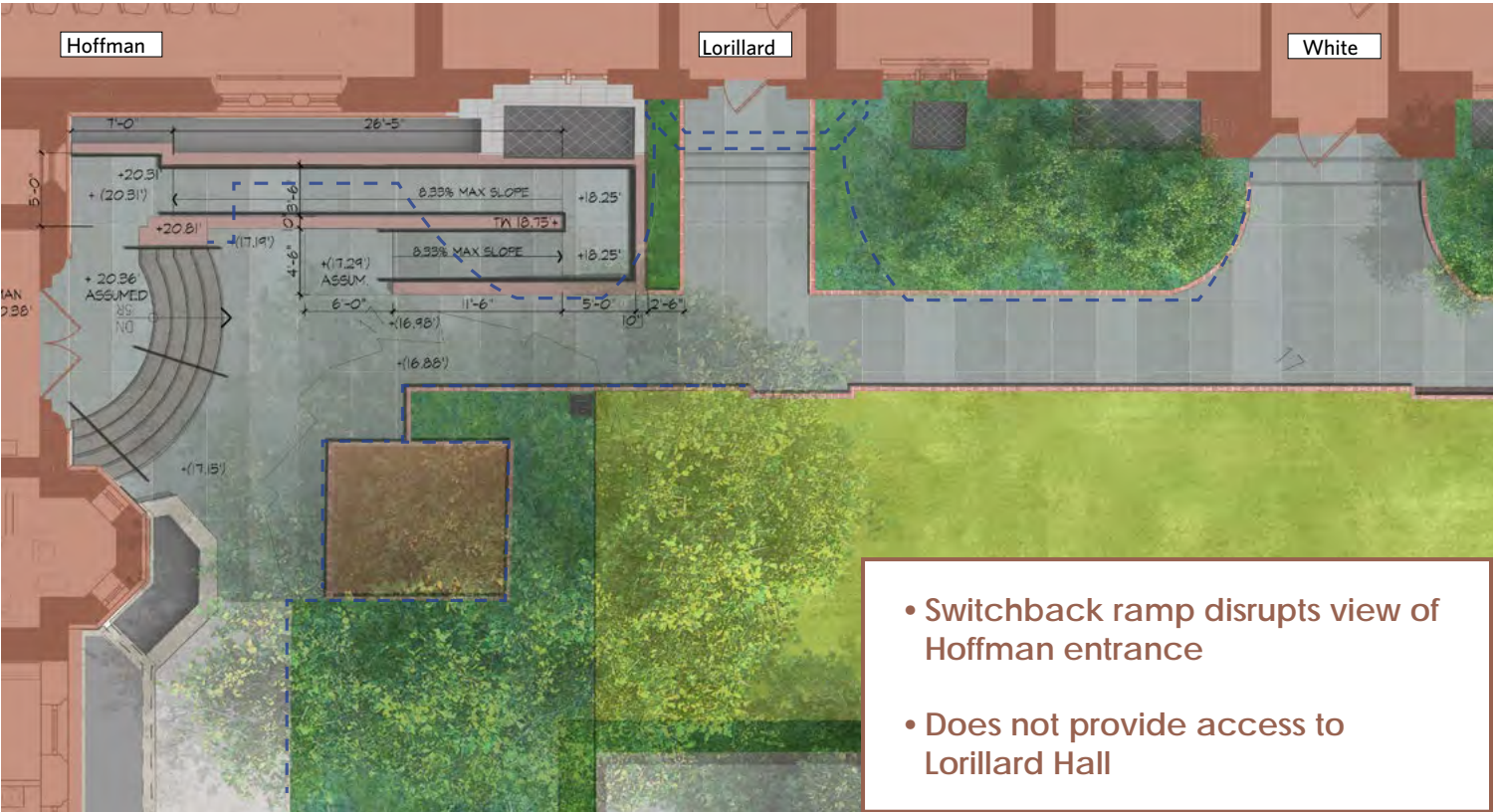
HOFFMAN ACCESSIBILITY



Existing Plan



Proposed Plan - Recommended

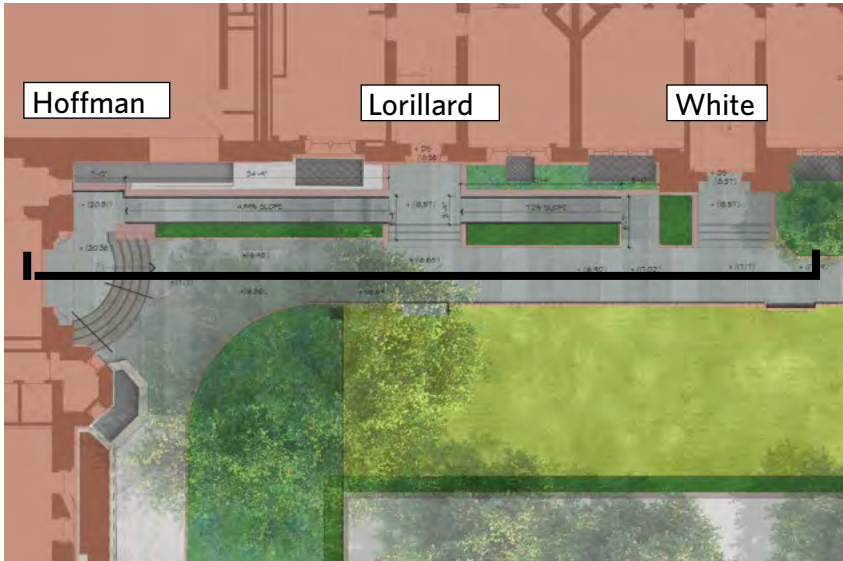


Proposed Plan - Alternate

Existing Curb Line

HOFFMAN RAMP - ELEVATION

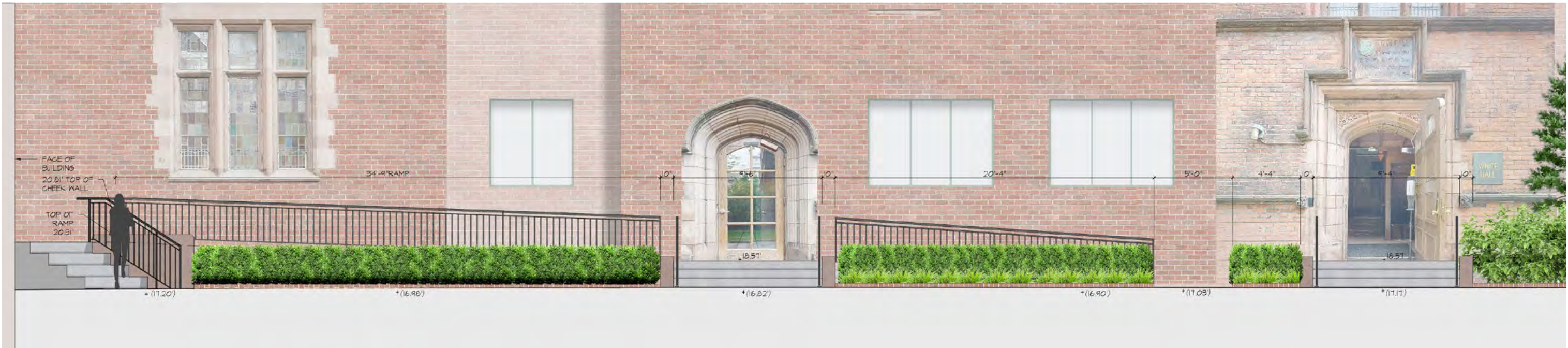
HOFFMAN ACCESSIBILITY



Key Plan



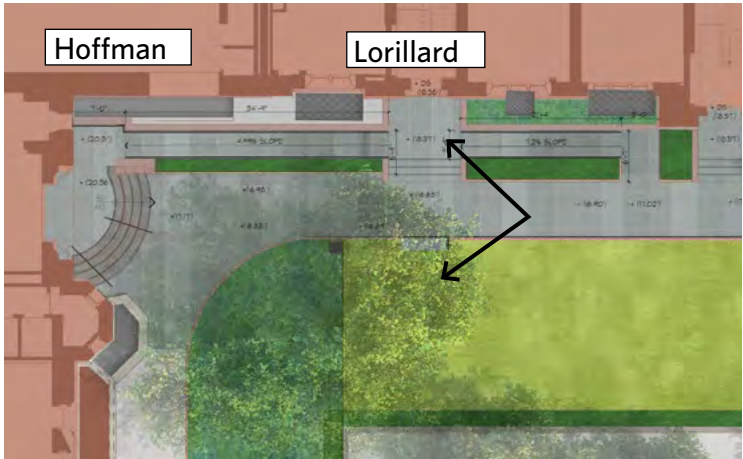
- Reset existing bluestone walkways on concrete to ensure longevity and minimize future settlement issues
- Relocate drains as needed, improve grading and drainage
- Replace existing drain grates with more historic ally correct and decorative grates
- Adding two consecutive ramps allowing access to two entries
- Existing stairs at Hoffman to remain



0 4 8 12ft

HOFFMAN - VIEW LOOKING WEST

HOFFMAN ACCESSIBILITY



Key Plan

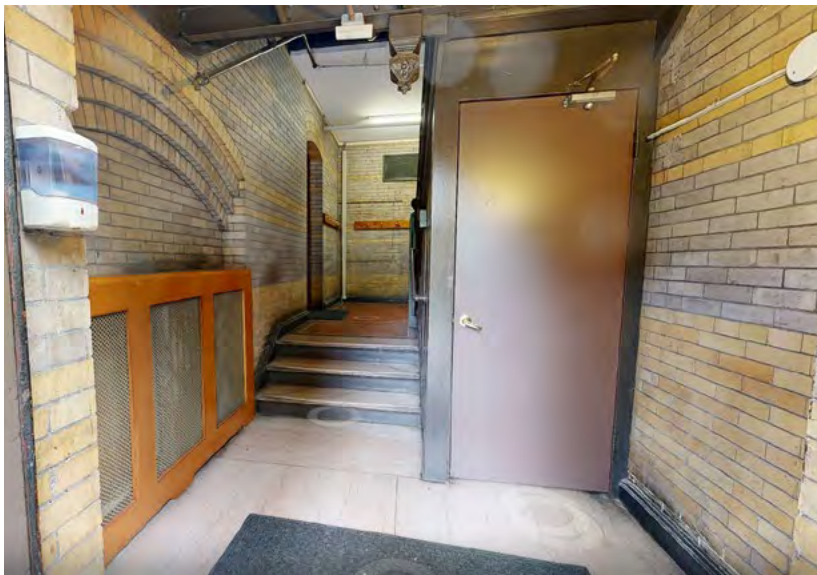


ADVANCING ACCESSIBILITY GOALS FOR FUTURE PHASES

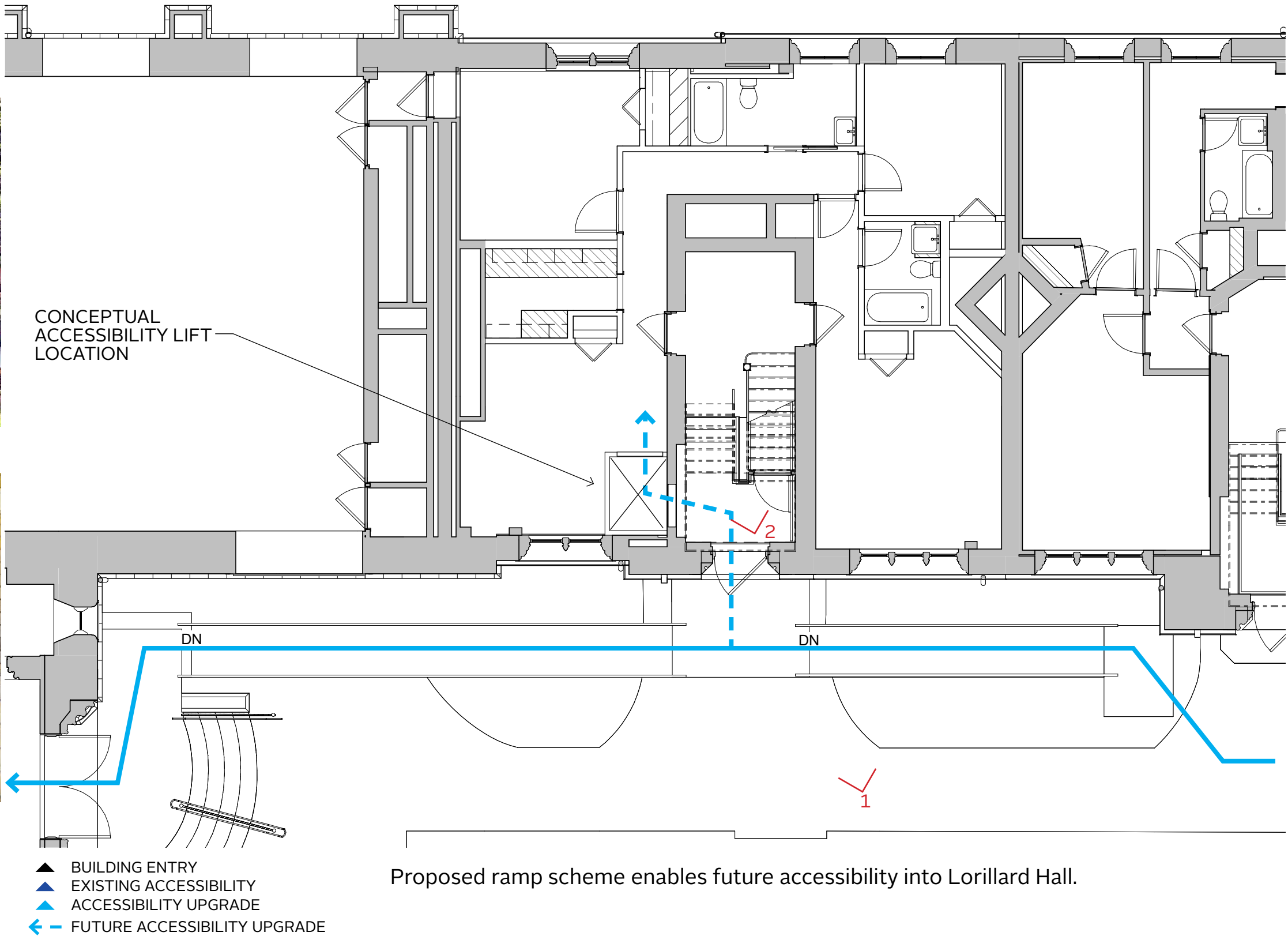
HOFFMAN ACCESSIBILITY



1. EXISTING UNACCESSIBLE STOOP



2. EXISTING UNACCESSIBLE INTERIOR





SITE LIGHTING

SITE PLAN

SITE LIGHTING



- COMMISSION LEVEL REVIEW
- FX2 - SHIELDED WALL-MOUNT
 - FX3 - SHIELDED POLE
 - FX8 AT HANDRAILS
 - SECURITY PHONE

- STAFF LEVEL REVIEW
- FX1
 - FX4
 - FX11
 - FX14
 - FX12
 - C CUSTOM BUILDING-MOUNTED LANTERN TO MATCH HISTORIC
 - R RESTORE EXISTING BUILDING-MOUNTED LANTERN

GENERAL APPROACH TO BUILDING MOUNTED FIXTURES

SITE LIGHTING



HISTORIC FIXTURE TO BE RESTORED



MISSING HISTORIC FIXTURE TO BE RECREATED



TYPICAL RESIDENTIAL FIXTURE TO BE RESTORED, ARM RETURNED TO HISTORIC CONDITION



MANY DOORS DO NOT HAVE ANY HISTORIC FIXTURES & NEED TO MEET CODE REQUIRED LIGHT LEVELS - NEW FIXTURE TO MIMIC HISTORIC RESIDENTIAL FIXTURE

PROPOSED FIXTURES - FX2 ENTRY COURT

SITE LIGHTING

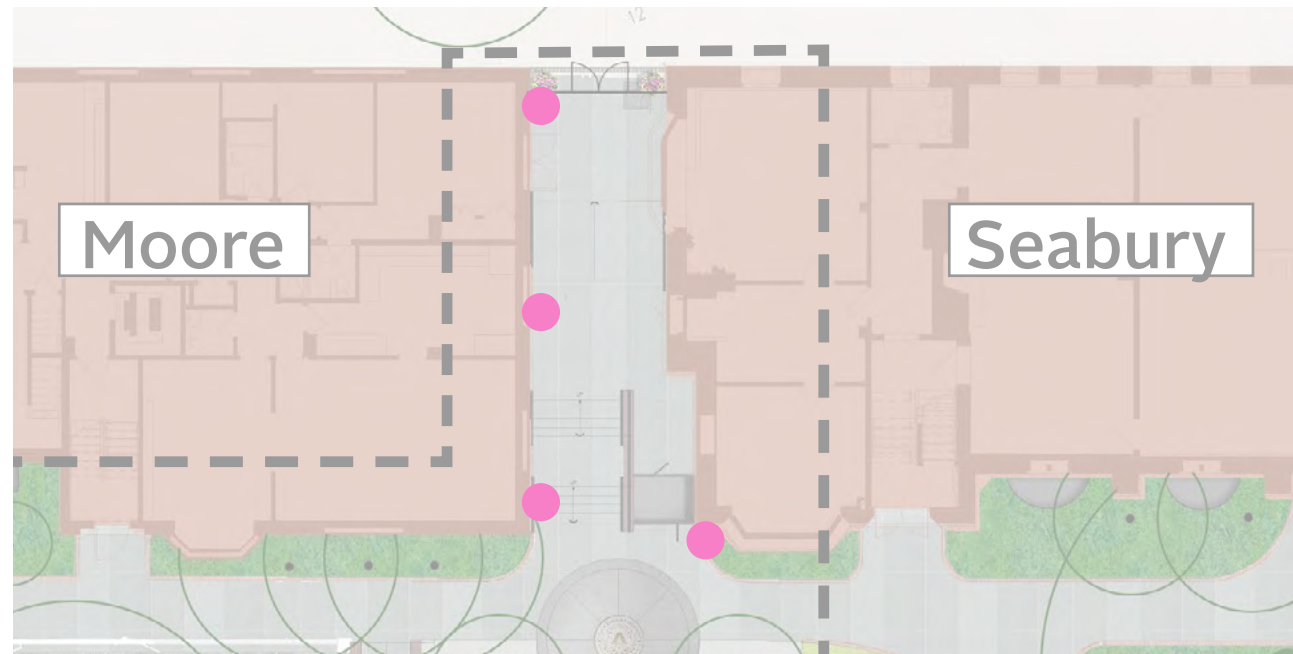
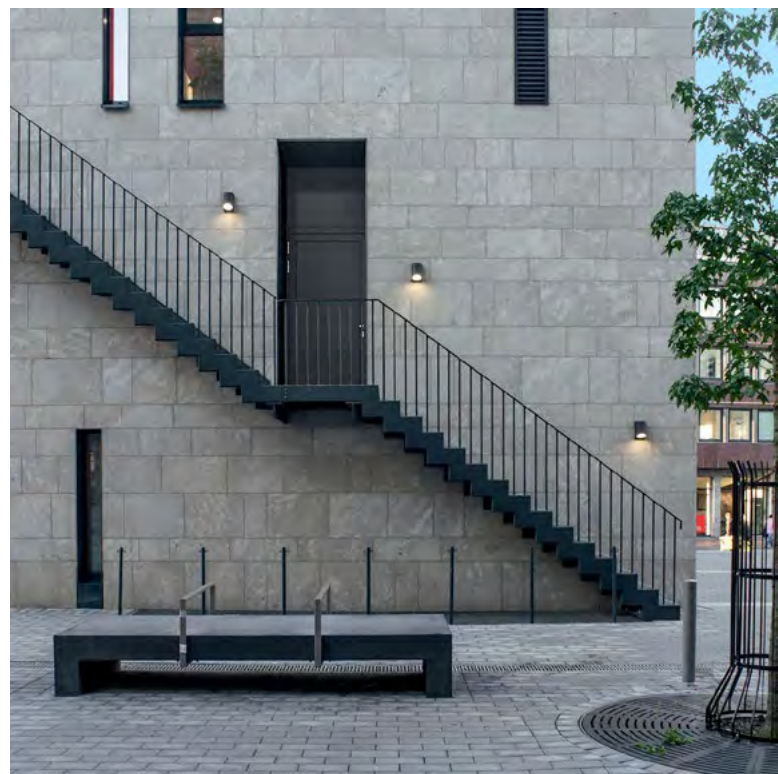


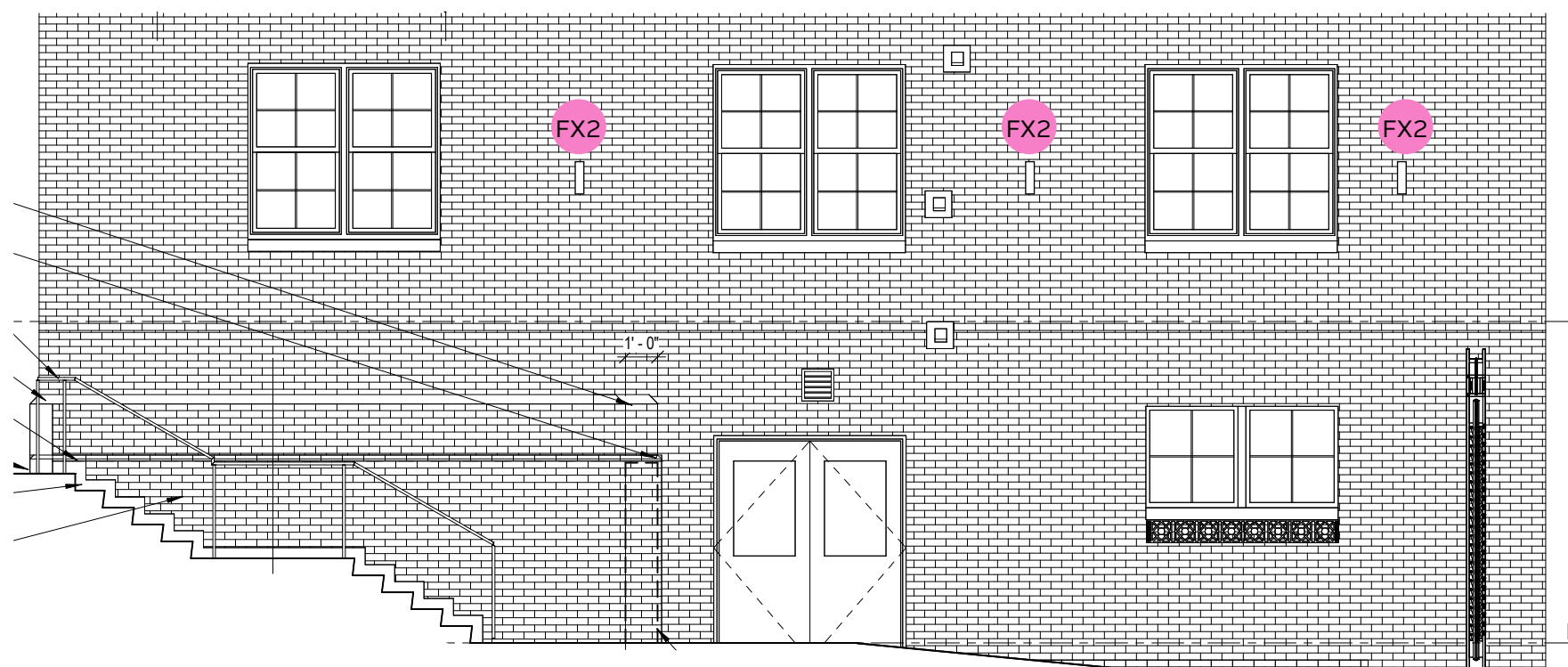
PHOTO OF EXISTING CONDITION AT MOORE HALL



FX2 FIXTURE



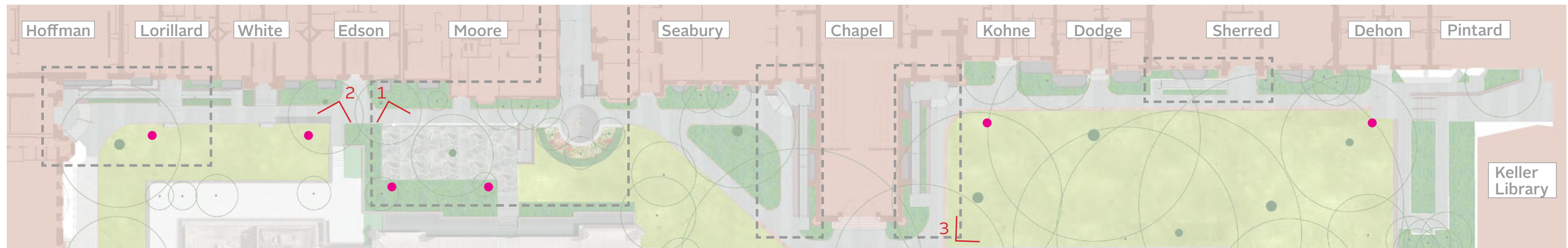
FX2 EXAMPLE INSTALL PHOTO



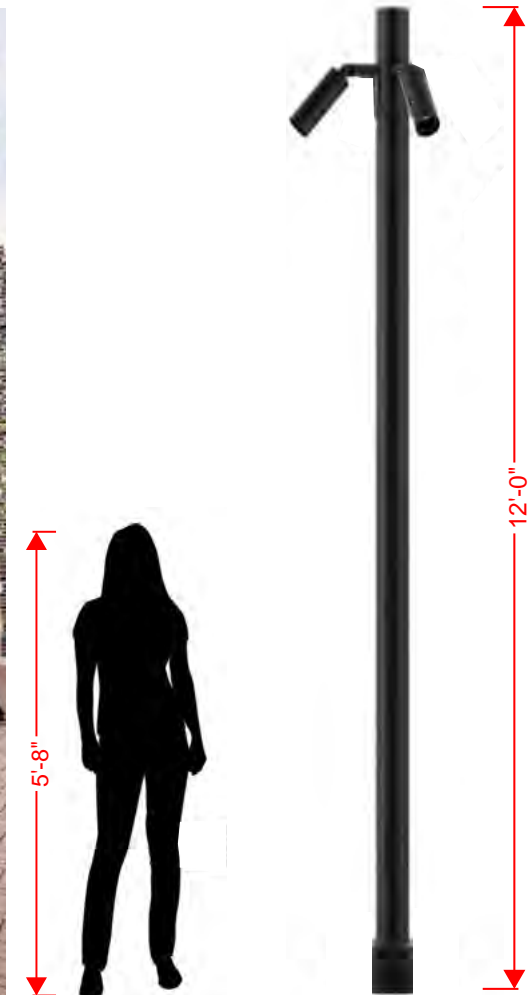
MOORE ELEVATION WITH PROPOSED LOCATIONS

PROPOSED FIXTURES - FX3 LANDSCAPE POLES

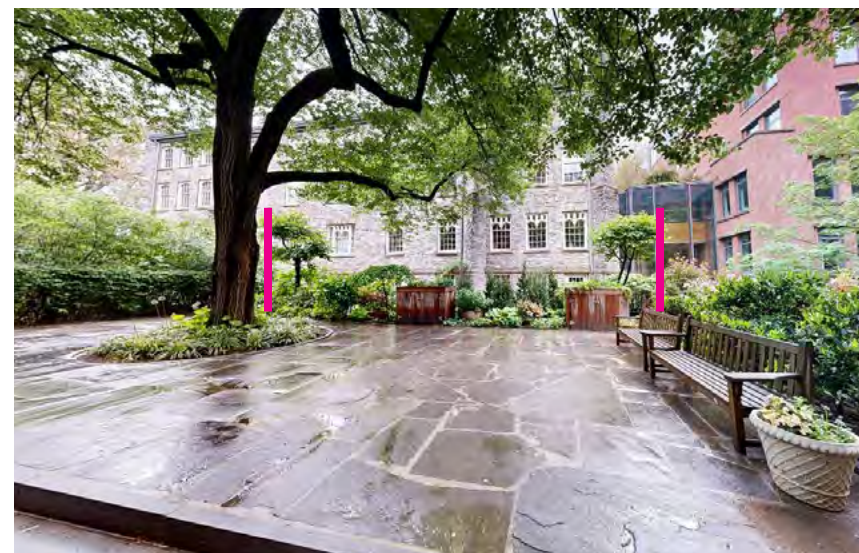
SITE LIGHTING



EXAMPLE PHOTO OF FX3



SCALE DIAGRAM OF FX3



DIAGRAMS OF PROPOSED LOCATIONS

PROPOSED FIXTURES - FX8 SET WITHIN HANDRAILS

SITE LIGHTING

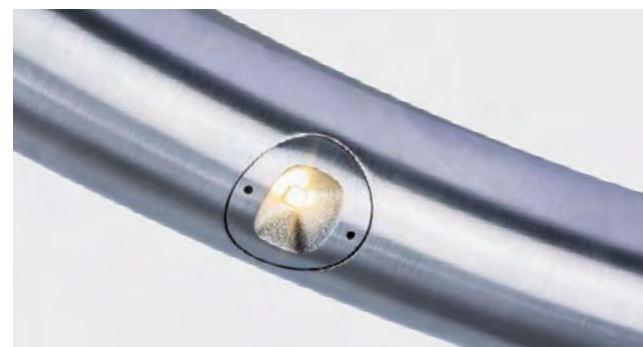
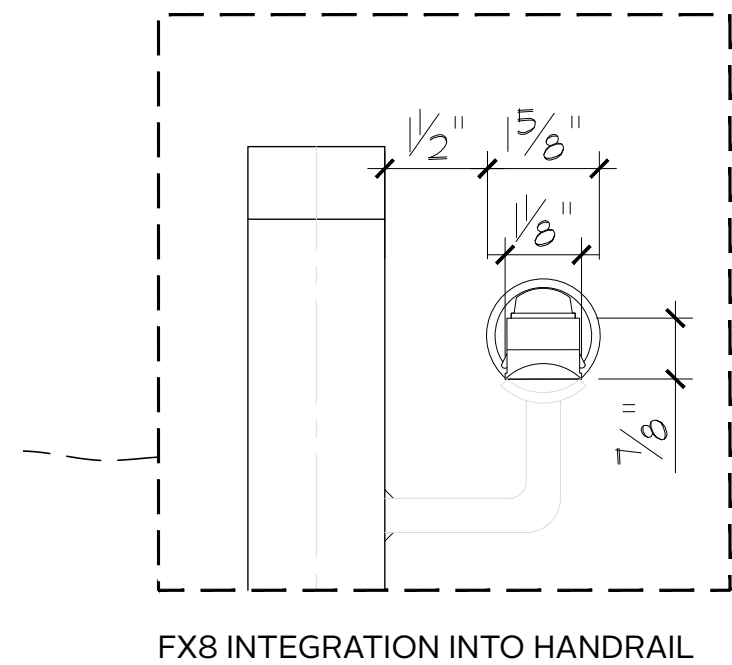
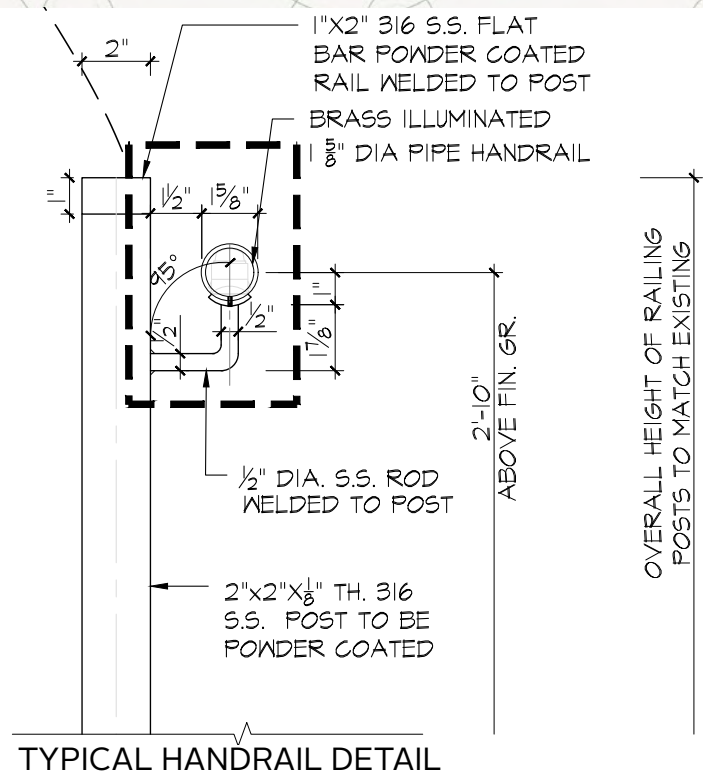


PHOTO OF FX8



PROPOSED FIXTURES - SECURITY BLUE LIGHT PHONE

SITE LIGHTING

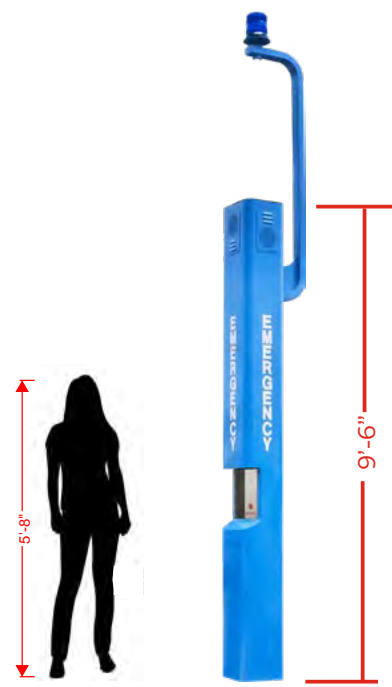
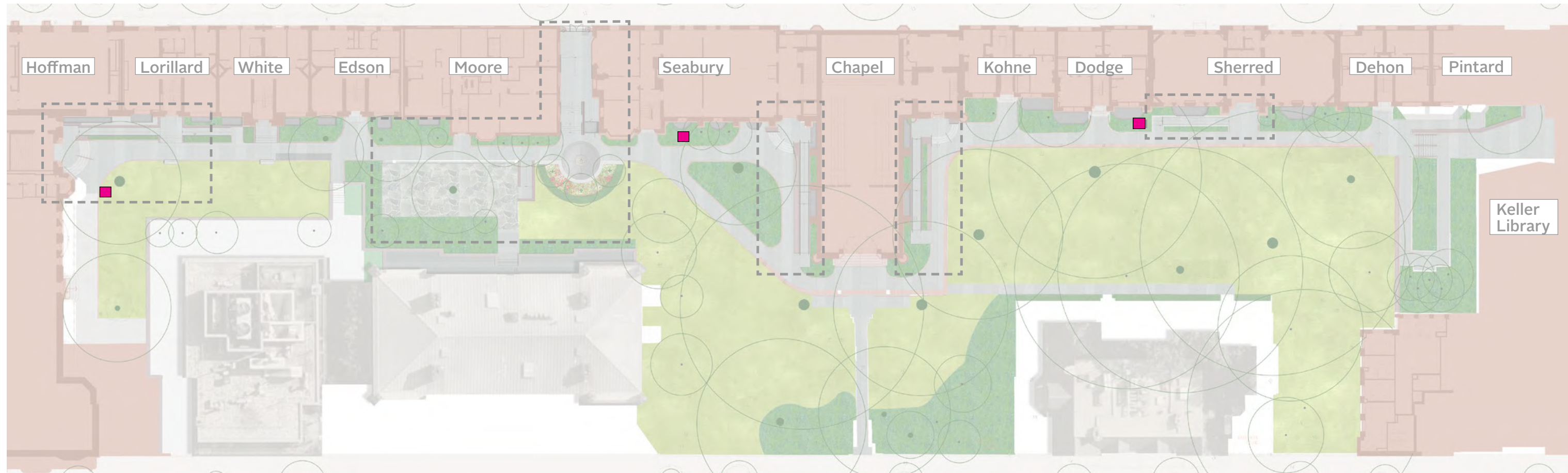


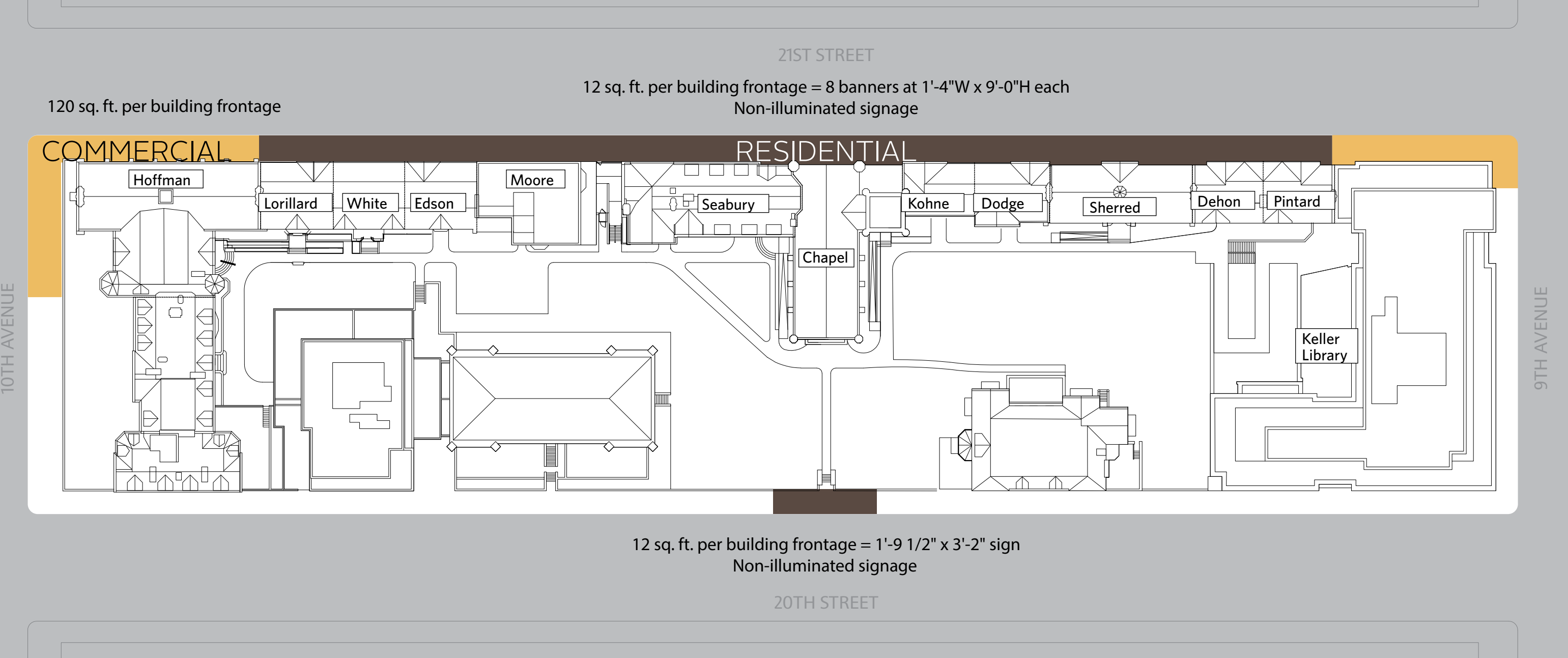
PHOTO OF PROPOSED FIXTURE



SITE SIGNAGE

SIGNAGE - ZONING SQUARE FOOTAGE MAXIMUMS

SITE SIGNAGE



OTHER UNIVERSITY CAMPUSES IN MANHATTAN

SITE SIGNAGE



COLUMBIA UNIVERSITY



THE NEW SCHOOL

VEHICULAR & PEDESTRIAN APPROACH - 10TH AVENUE

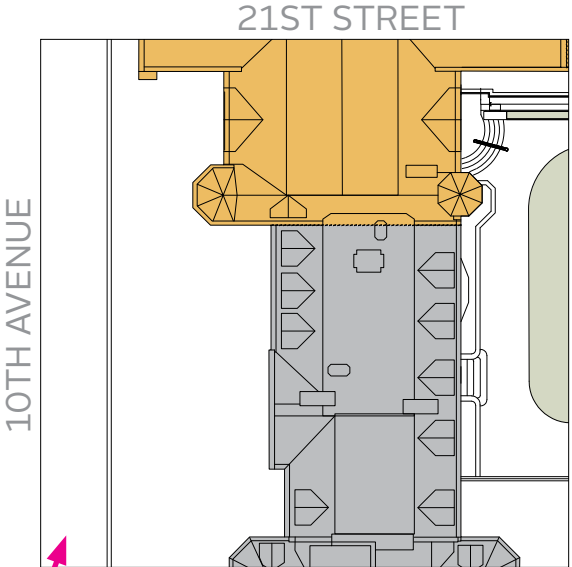
SITE SIGNAGE



1. VEHICULAR - VIEW LOOKING NORTH FROM 20TH STREET



2. PEDESTRIAN - VIEW LOOKING NORTH, APPROACHING 21ST STREET



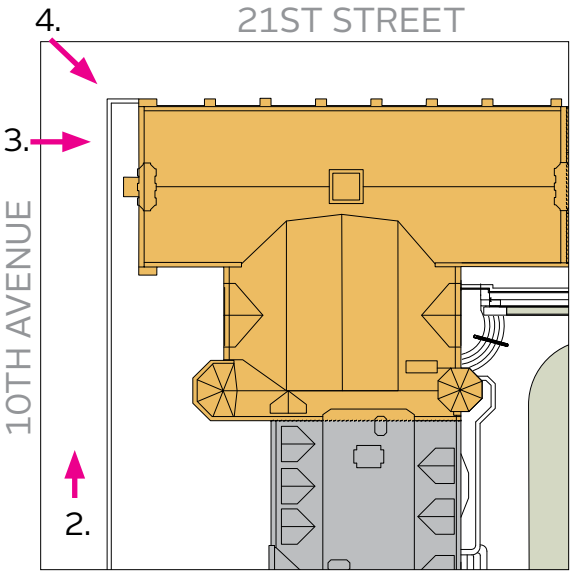
1.



3. PEDESTRIAN - VIEW LOOKING EAST ALONG 21ST



4. PEDESTRIAN - VIEW LOOKING SOUTH FROM 21ST ST & 10TH AVE CORNER



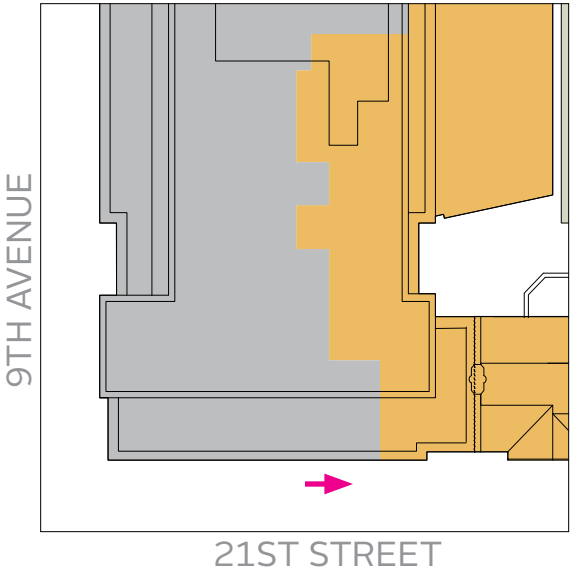
2.

APPROACH TO ENTRY - 21ST STREET

SITE SIGNAGE

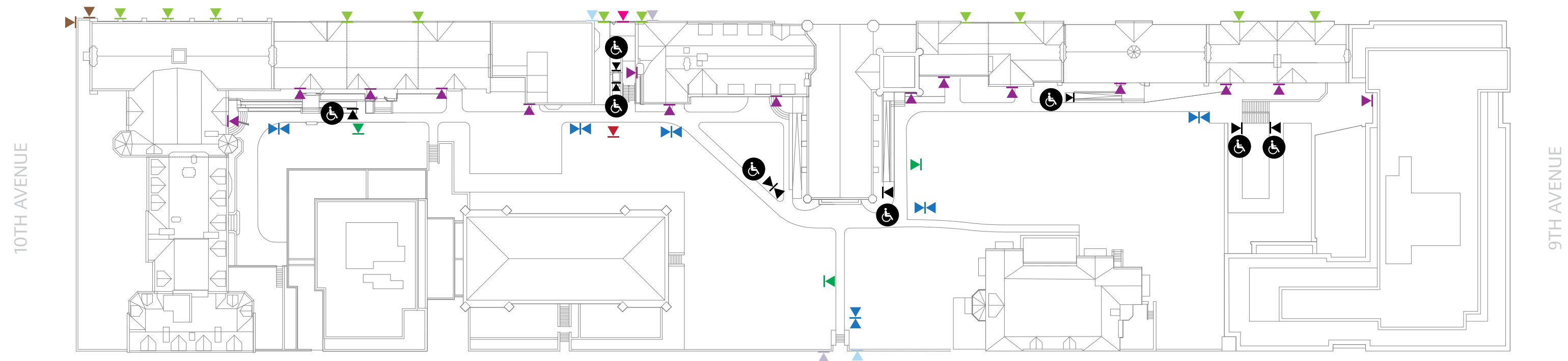








VIEW LOOKING WEST ON 21ST STREET







PROPOSED SIGNAGE LOCATION PLAN

SITE SIGNAGE



Sign Type	Quantity
 Entrance Identification	1
 Monument Identification	1
 Building Identification	11
 Interpretive	3
 Pedestrian Directional	6
 Accessible Directional	8

Sign Type	Quantity
 Campus Identification	3
 Pageantry	9
 Event Box	2
 Acknowledgment Plaque	2

IDENTIFICATION & PAGEANTRY

SITE SIGNAGE



EXISTING



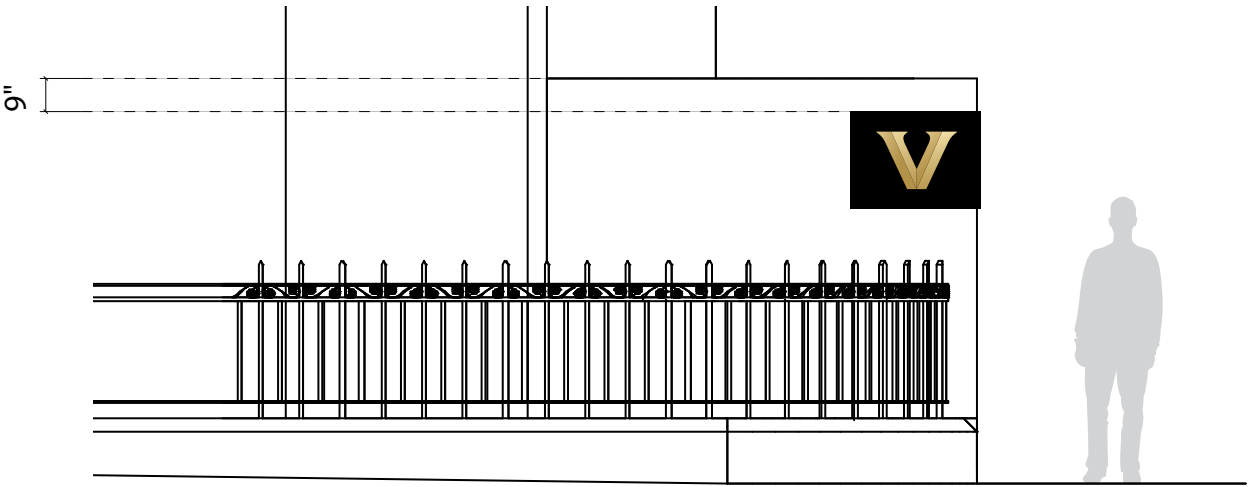
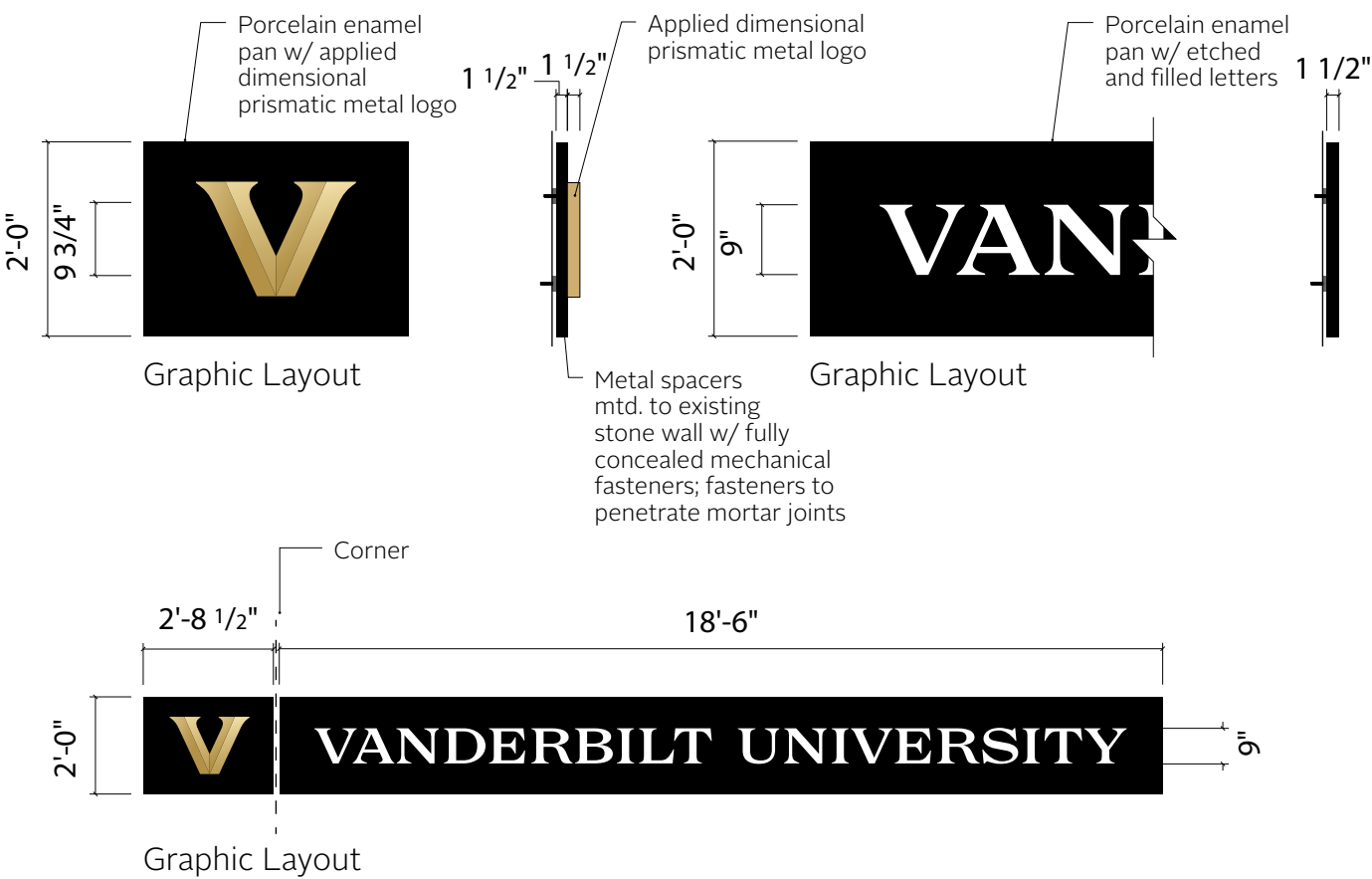
PROPOSED

CAMPUS IDENTIFICATION - 10TH AVENUE

SITE SIGNAGE



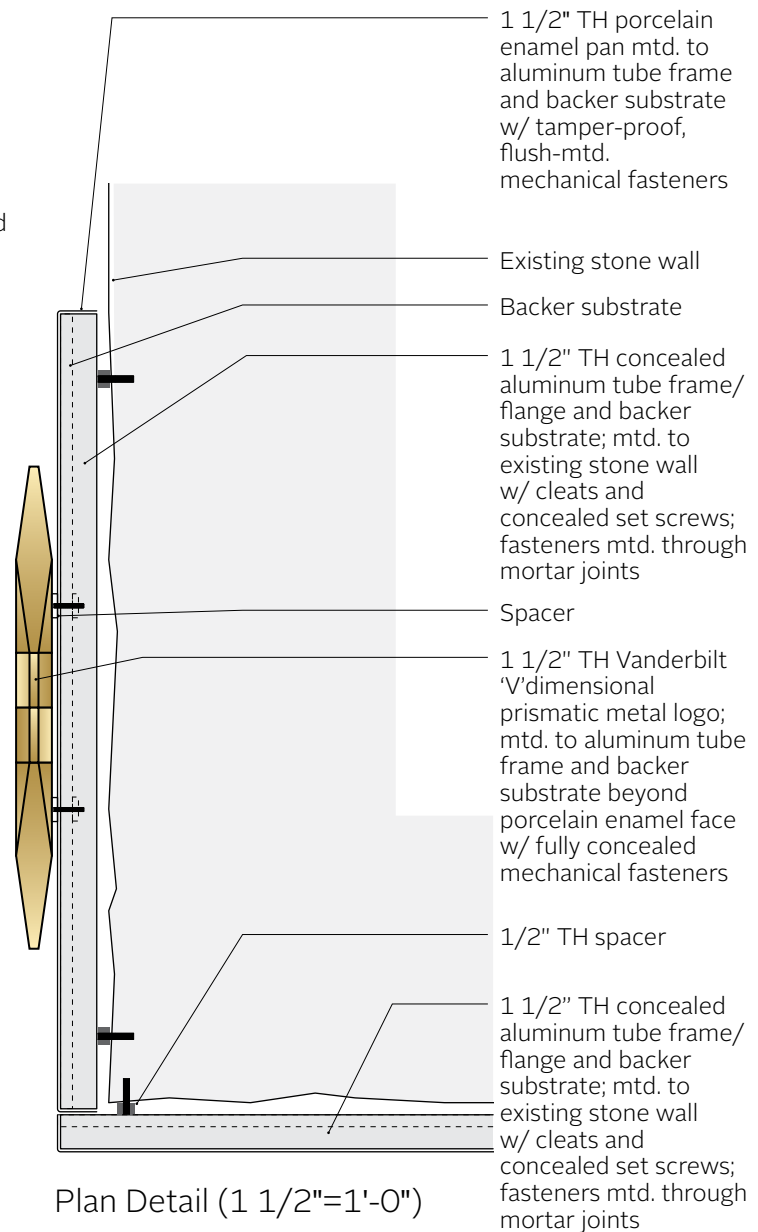
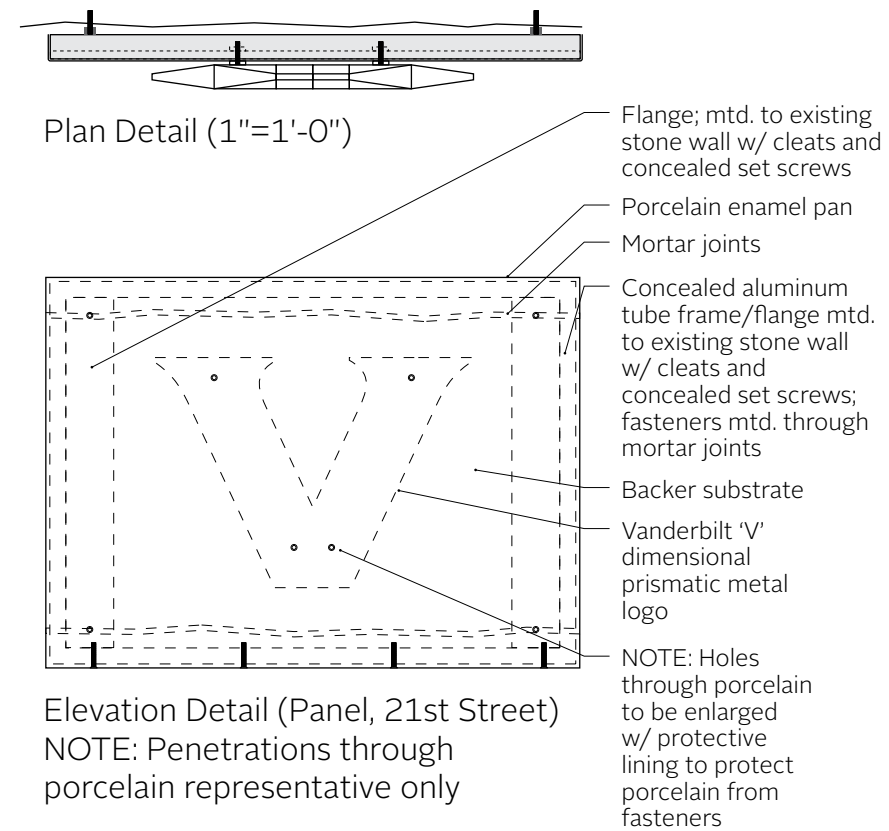
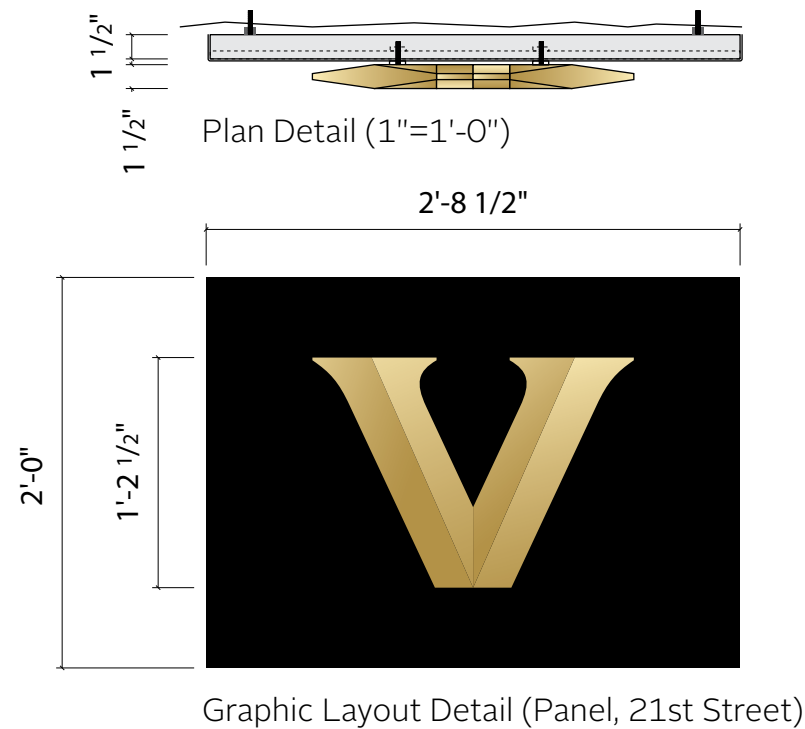
Installation Elevation (10th Avenue)



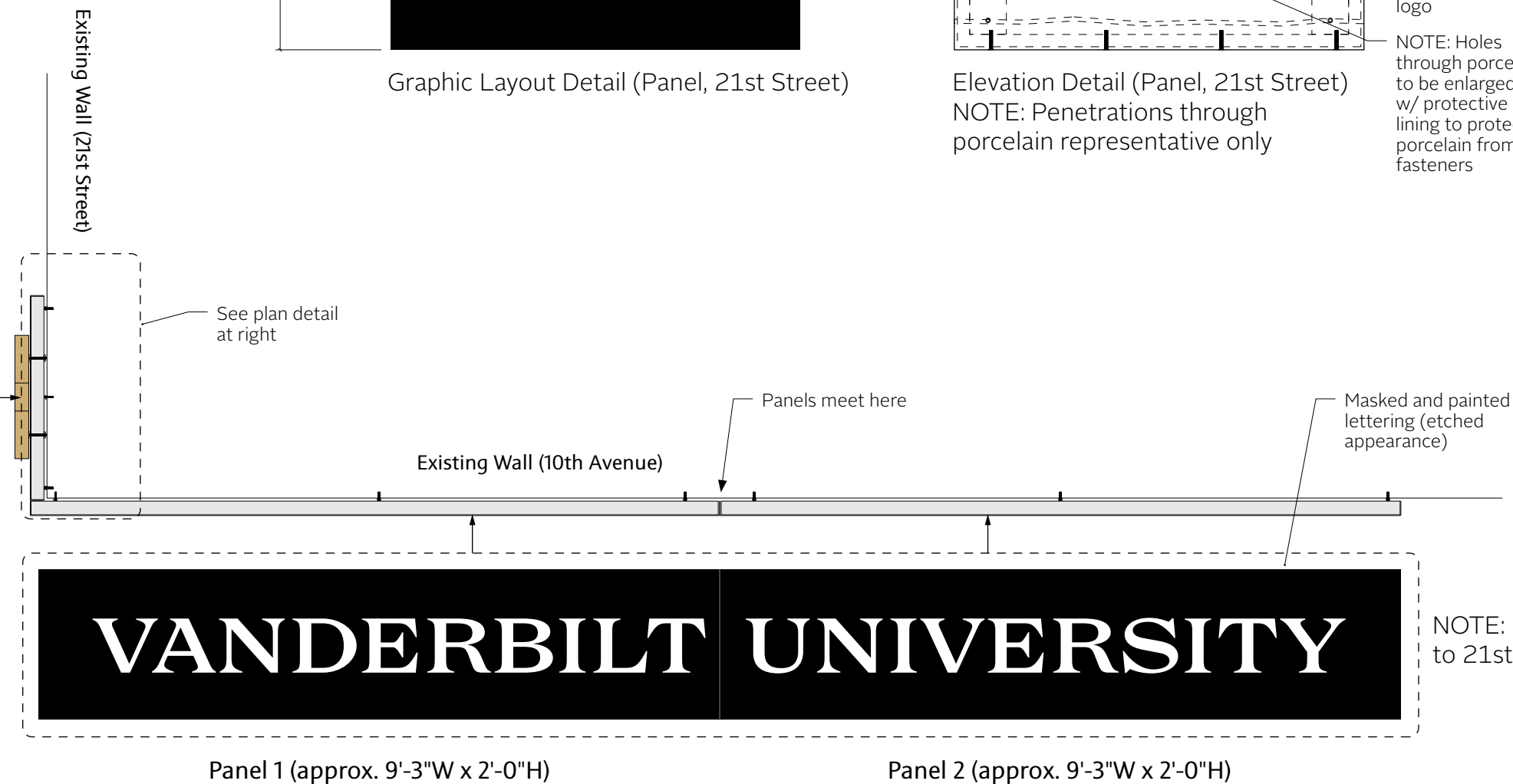
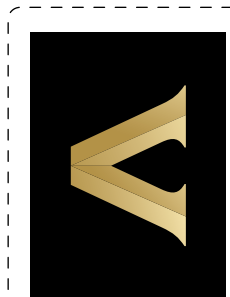
Installation Elevation (21st Street)

CAMPUS IDENTIFICATION - 10TH AVENUE

SITE SIGNAGE

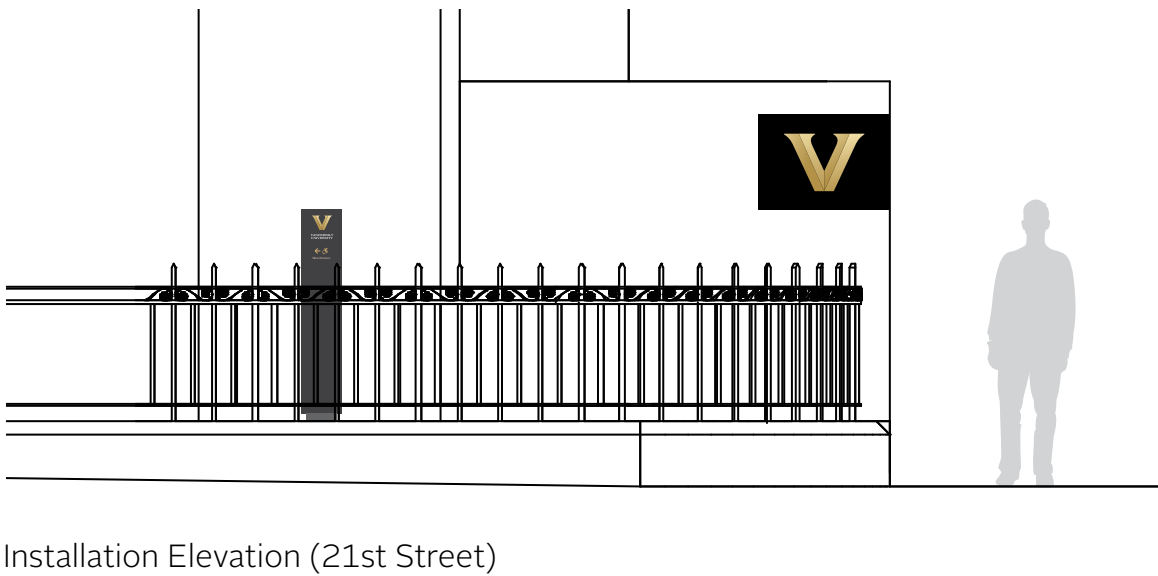
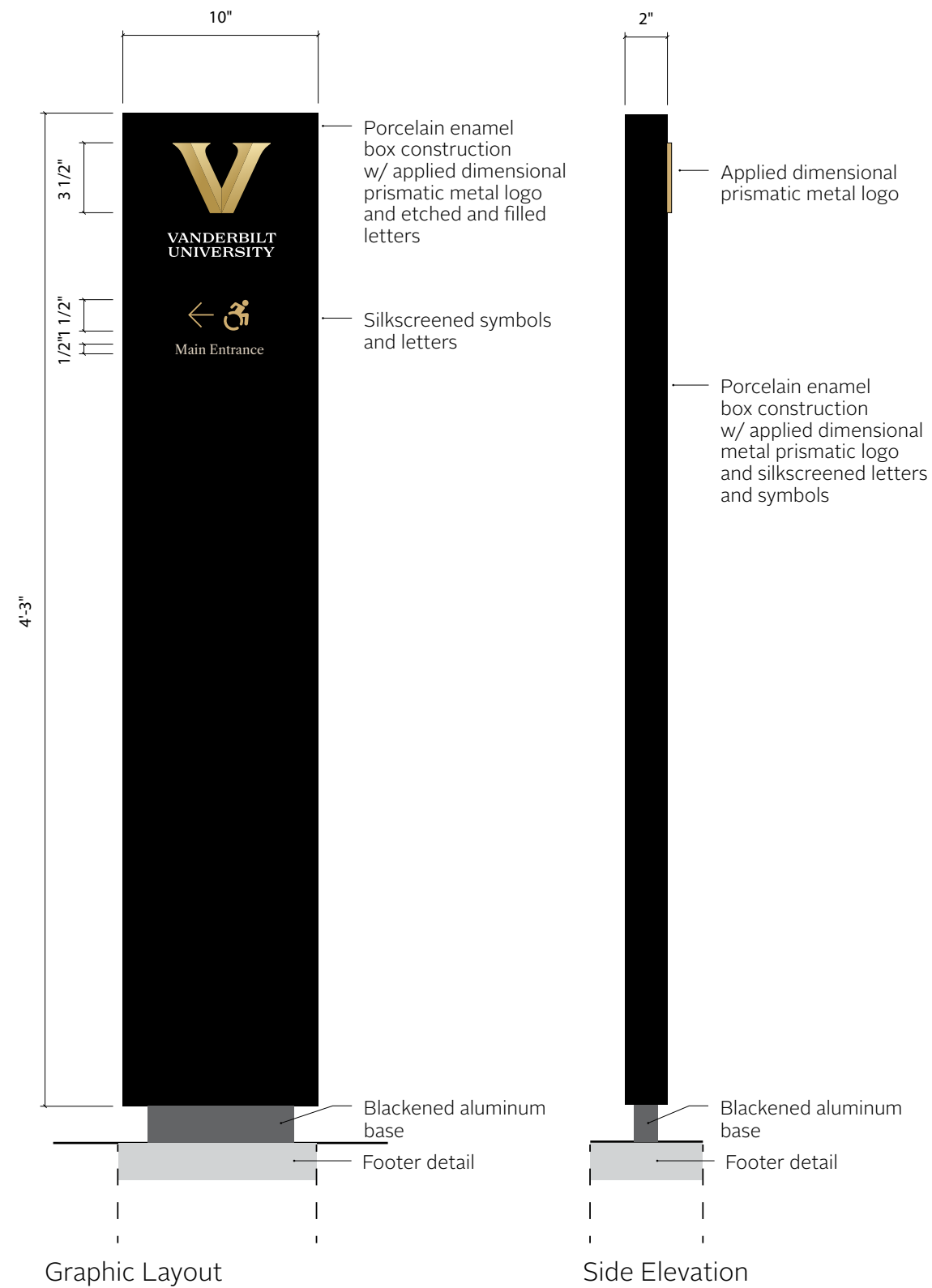


Panel (approx. 2'-8 1/2"W x 2'-0"H)



CAMPUS IDENTIFICATION - 10TH AVENUE

SITE SIGNAGE



CAMPUS IDENTIFICATION - 10TH AVENUE

SITE SIGNAGE



EXISTING



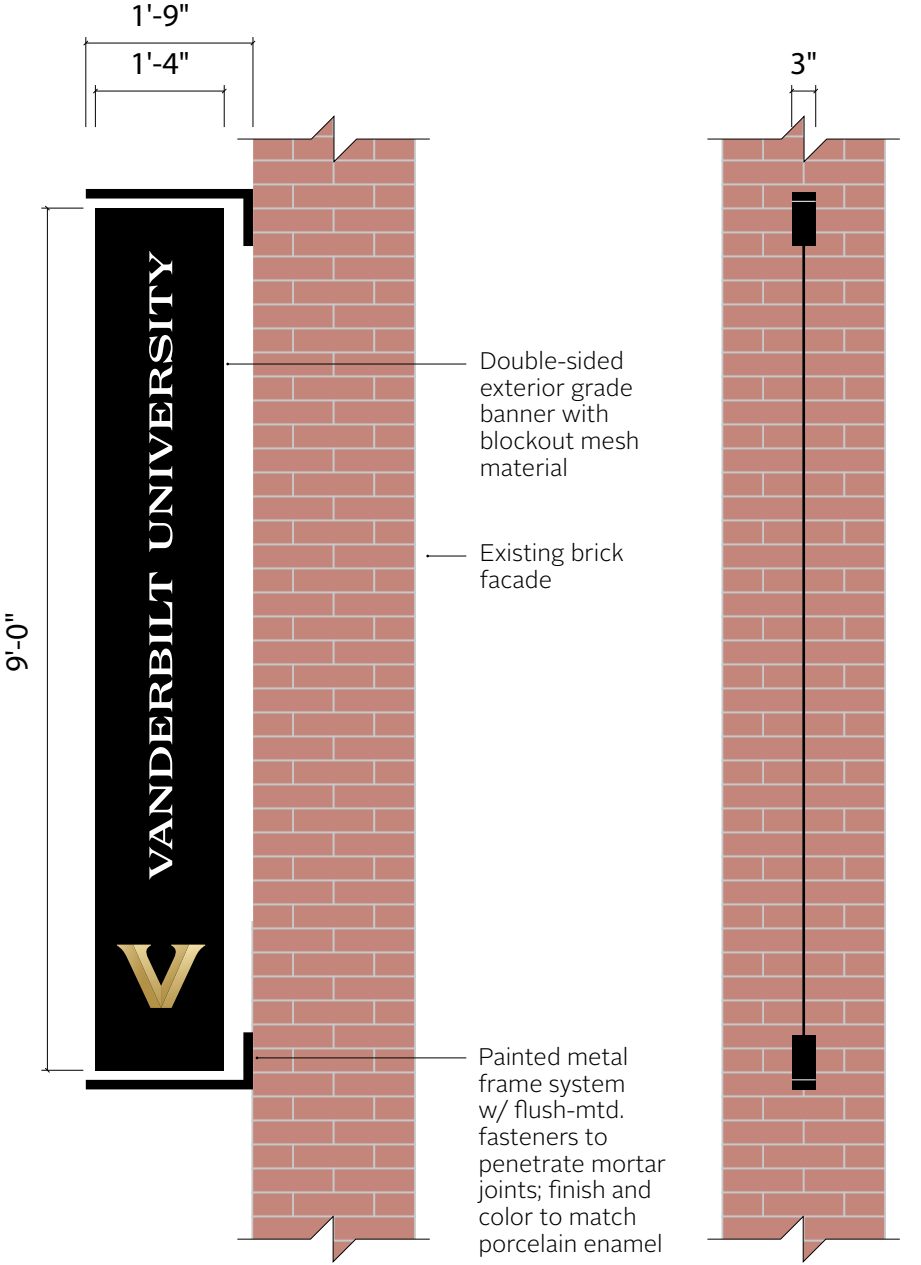
PROPOSED

BUILDING-MOUNTED PAGEANTRY

SITE SIGNAGE

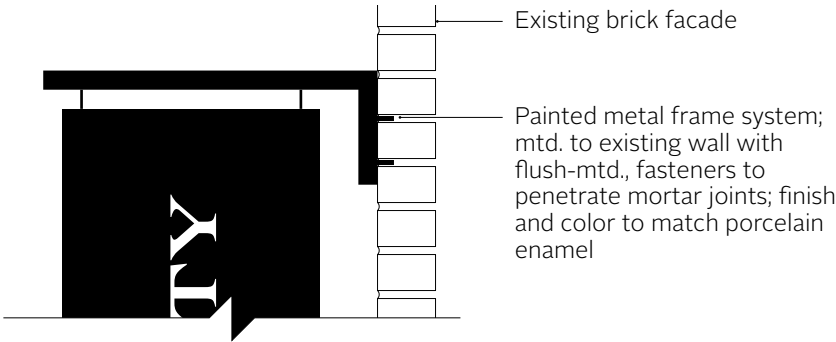


Installation Elevation (21st Street & 10th Avenue corner)

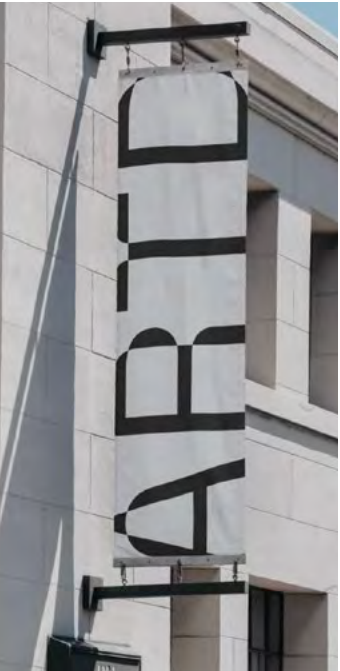


Graphic Layout

Side Elevation



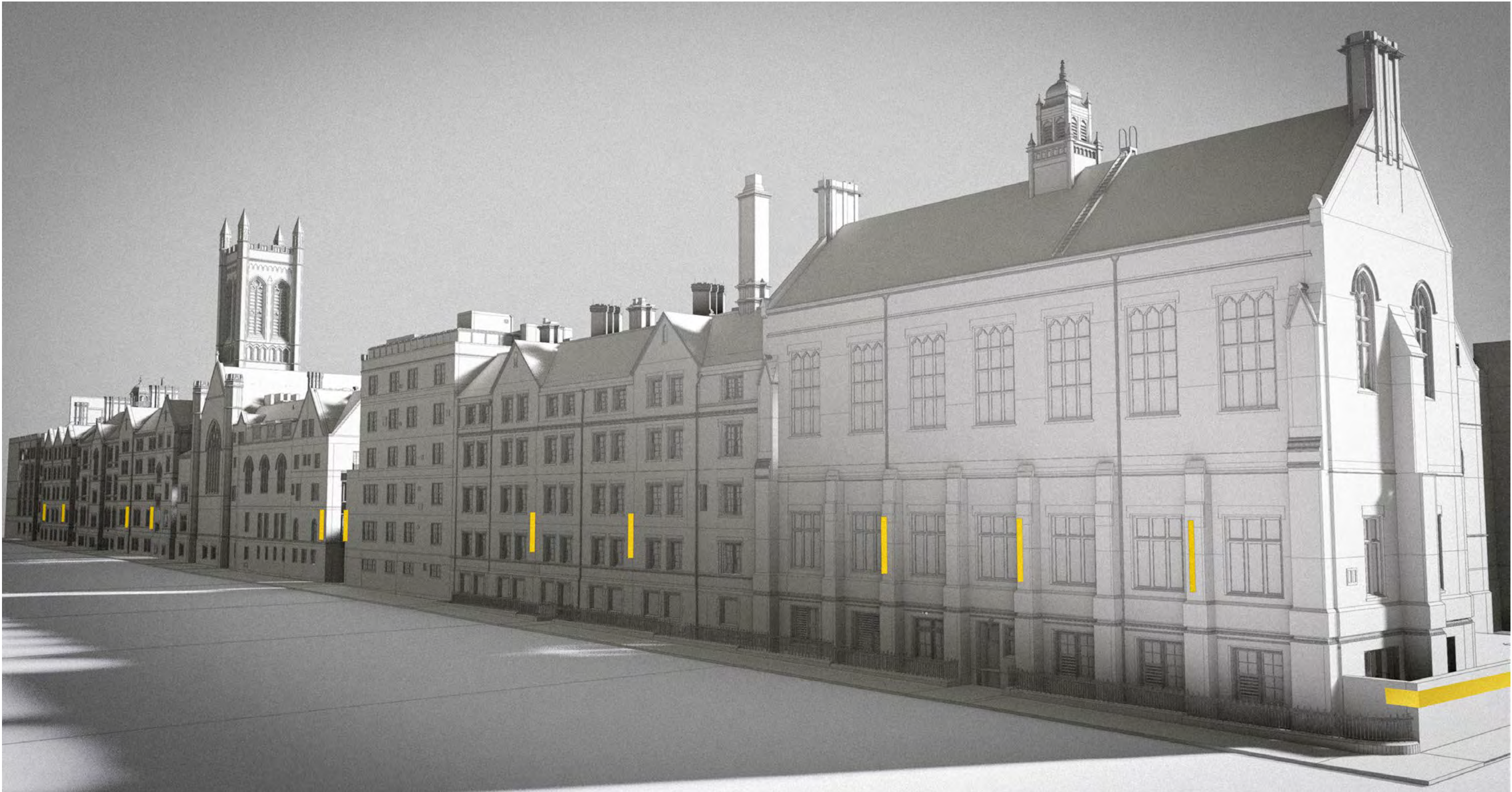
Section



Reference Image

BANNER LOCATIONS - APPROACH FROM 10TH AVENUE

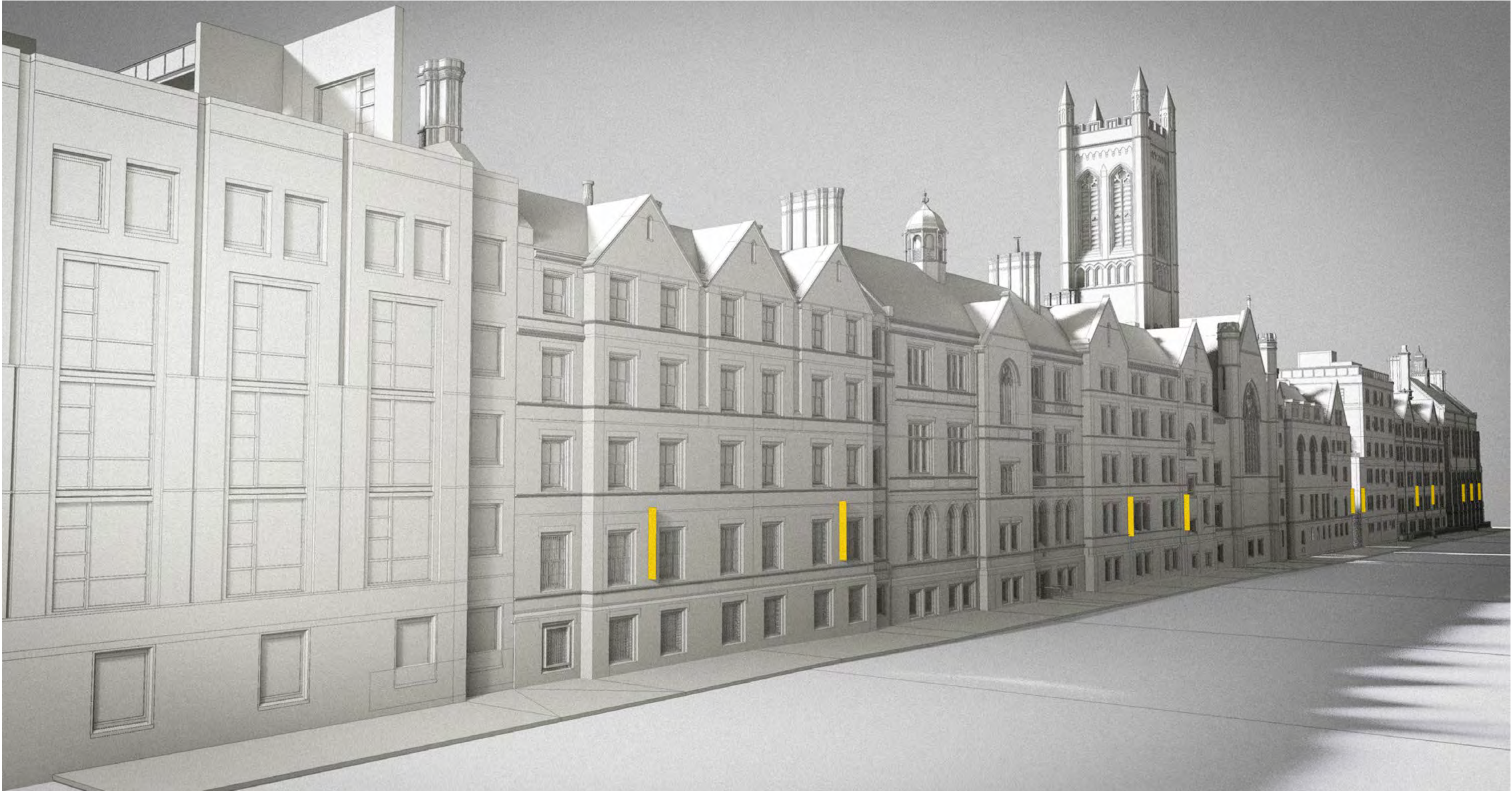
SITE SIGNAGE



PROPOSED: VIEW LOOKING EAST FROM CORNER OF 10TH AVENUE AND 21ST STREET

BANNER LOCATIONS - APPROACH FROM 9TH AVENUE

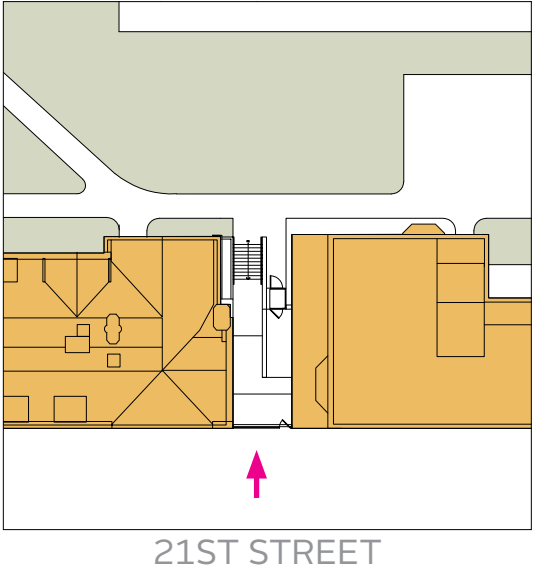
SITE SIGNAGE



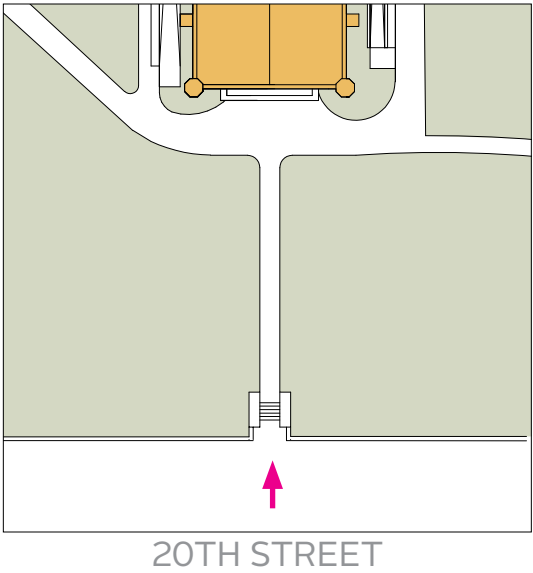
PROPOSED: VIEW LOOKING WEST FROM CORNER OF 9TH AVENUE AND 21ST STREET

EXISTING 21ST AND 20TH STREET ENTRIES

SITE SIGNAGE



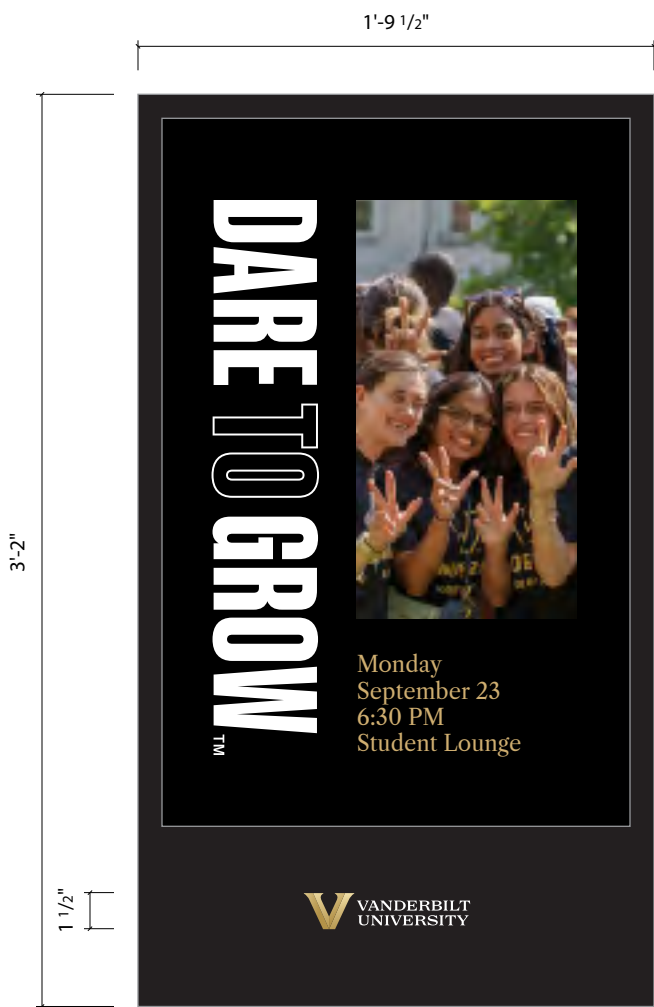
21ST STREET



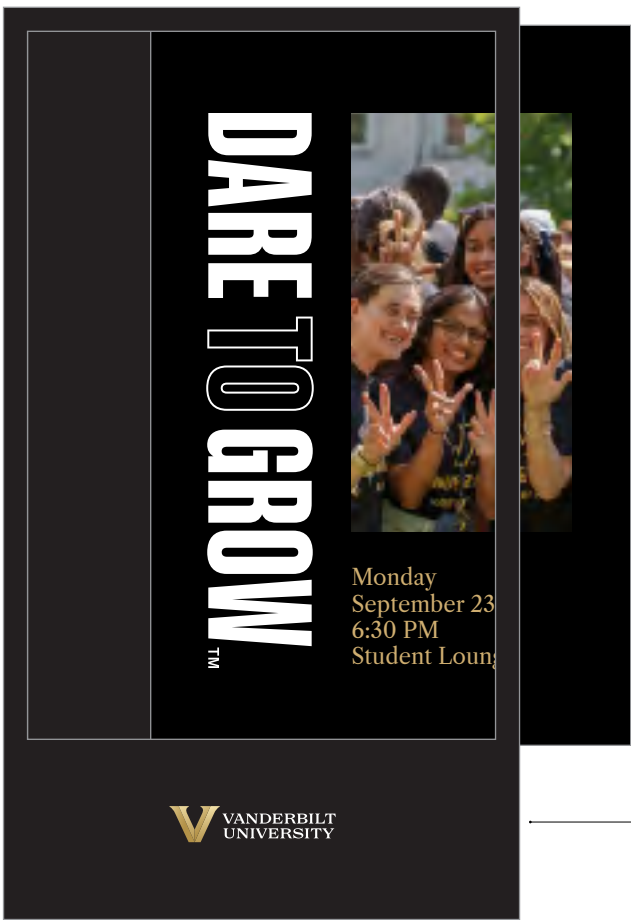
20TH STREET

21ST STREET ENTRY - CAMPUS ID/EVENT BOX & GTS PLAQUE

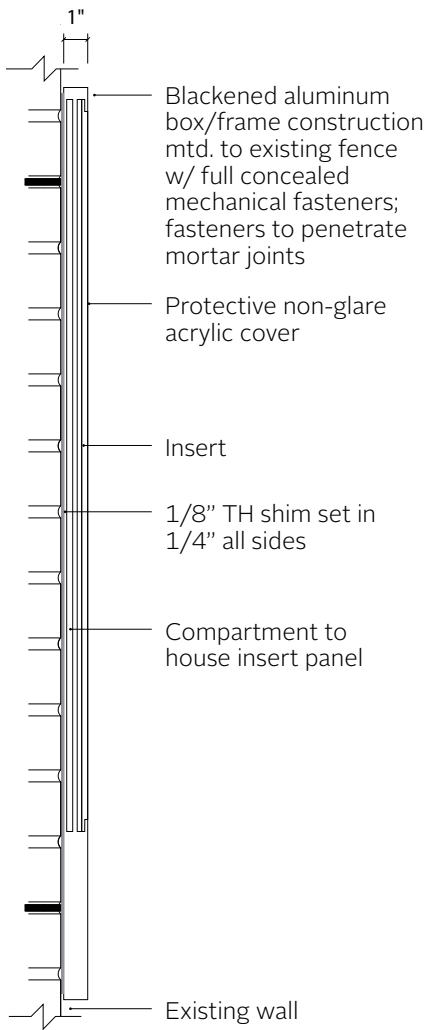
SITE SIGNAGE



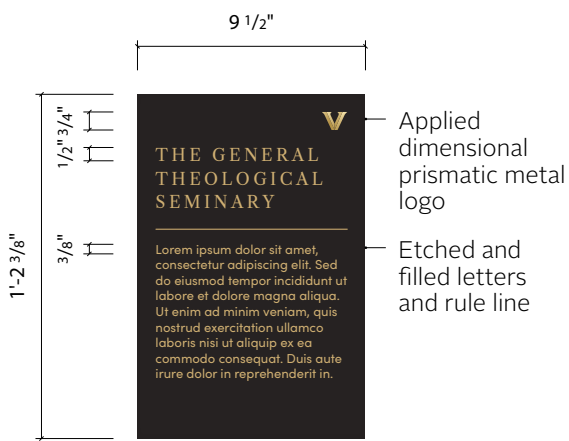
Graphic Layout (Event Box)



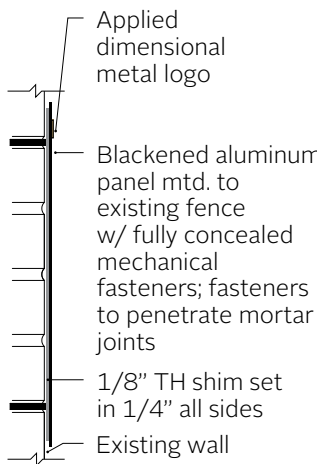
Graphic Layout (Brand Insert)



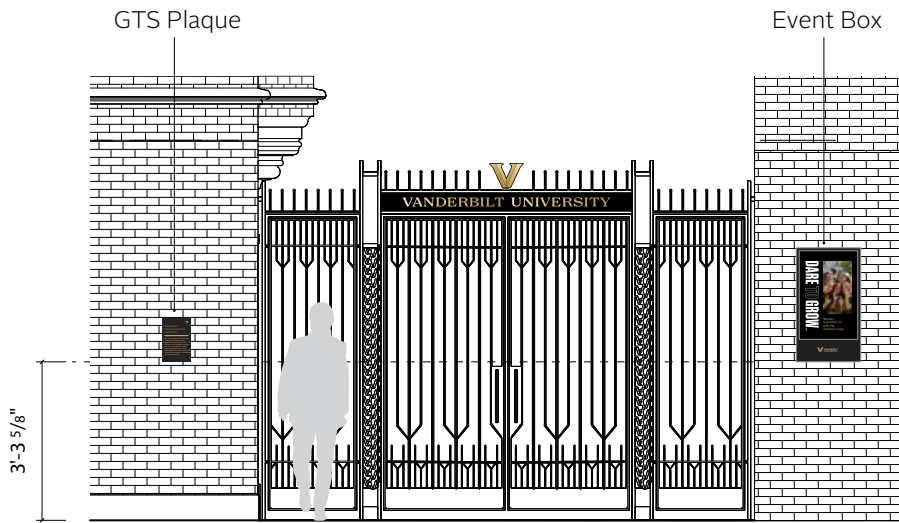
Section



Graphic Layout (GTS Plaque)



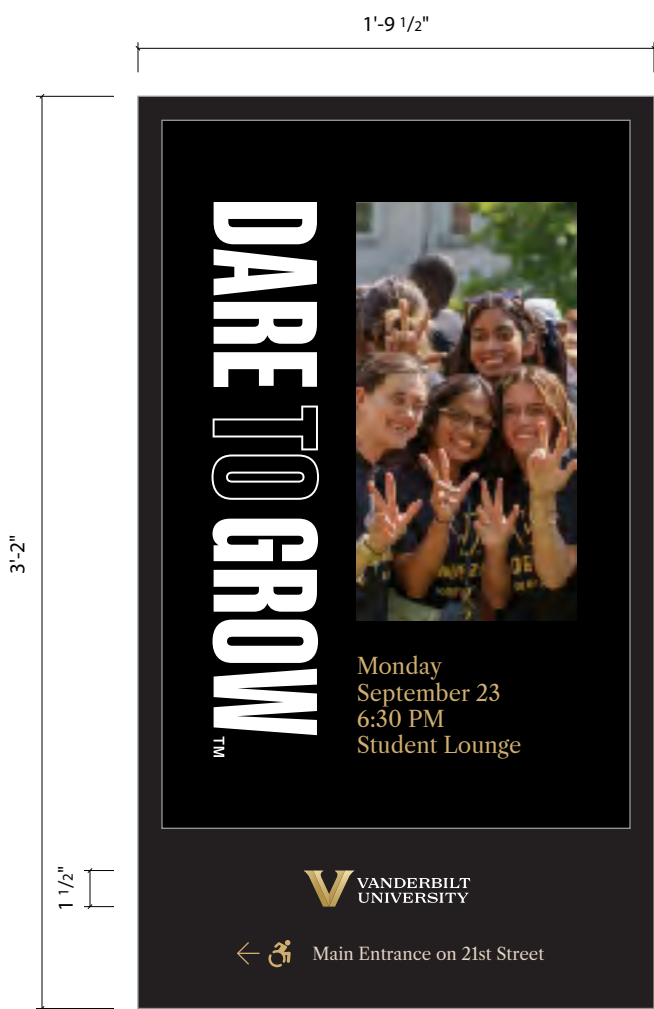
Section



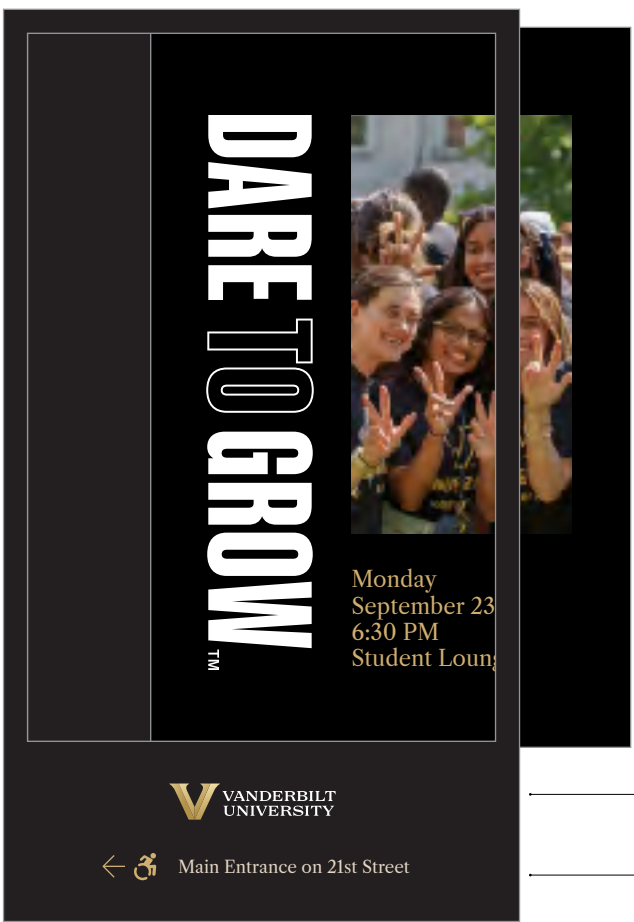
Installation Elevation

20TH STREET ENTRY - CAMPUS ID/EVENT BOX & GTS PLAQUE

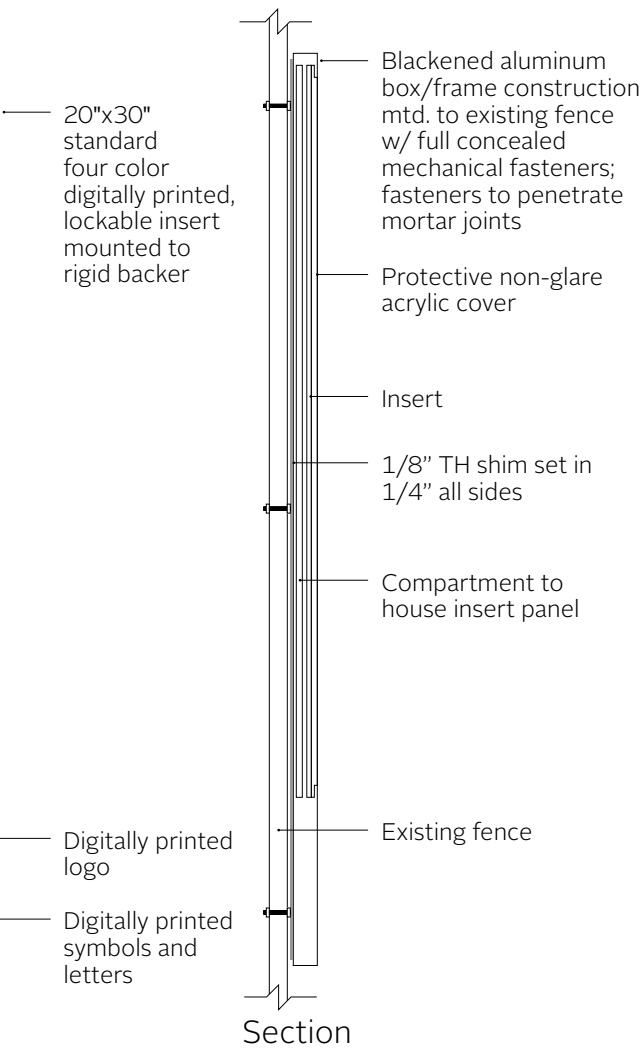
SITE SIGNAGE



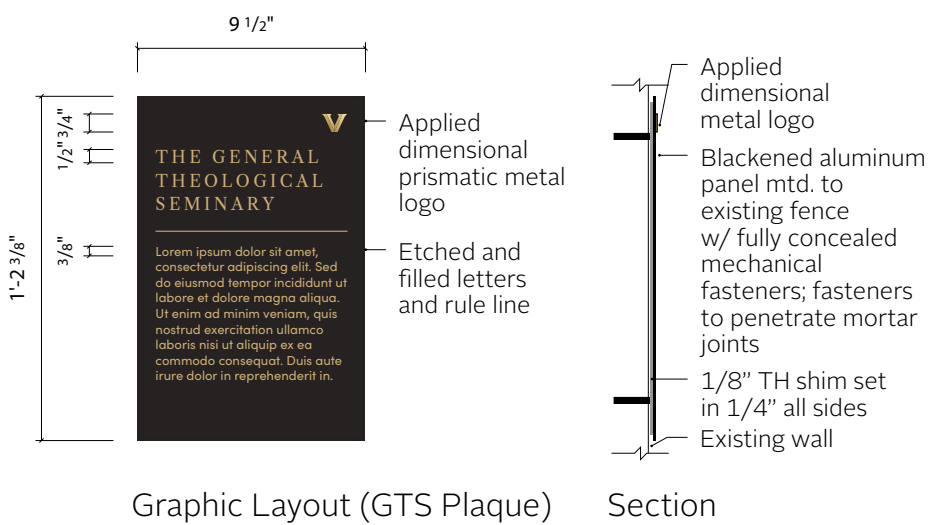
Graphic Layout (Event Box)



Graphic Layout (Brand Insert)

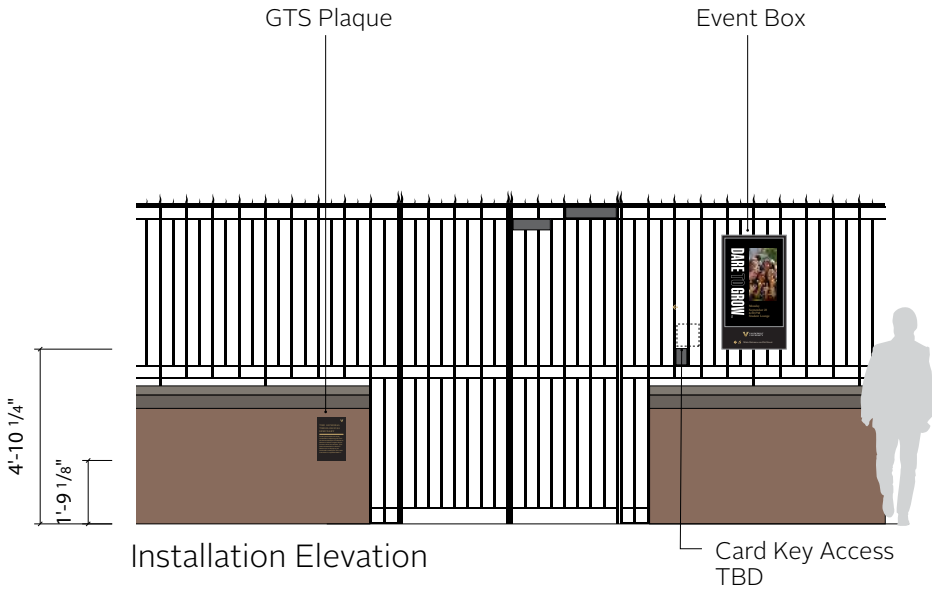


Section



Graphic Layout (GTS Plaque)

Section



Installation Elevation

Card Key Access TBD

20TH STREET ENTRY - PROPOSED SIGNAGE

SITE SIGNAGE



EXISTING



PROPOSED

IN THE CLOSE - PEDESTRIAN DIRECTIONALS

SITE SIGNAGE



EXISTING SIGNAGE - TO BE REMOVED



EXISTING



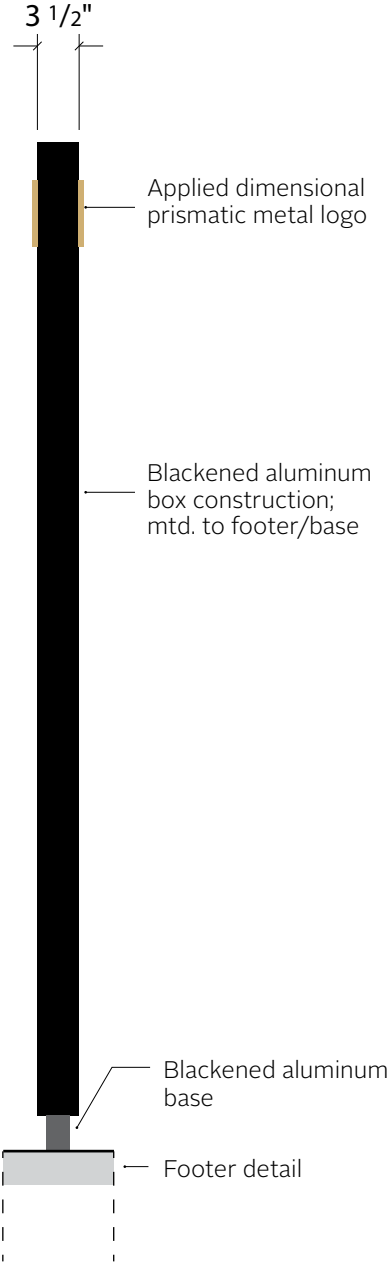
PROPOSED

IN THE CLOSE - PEDESTRIAN DIRECTIONALS

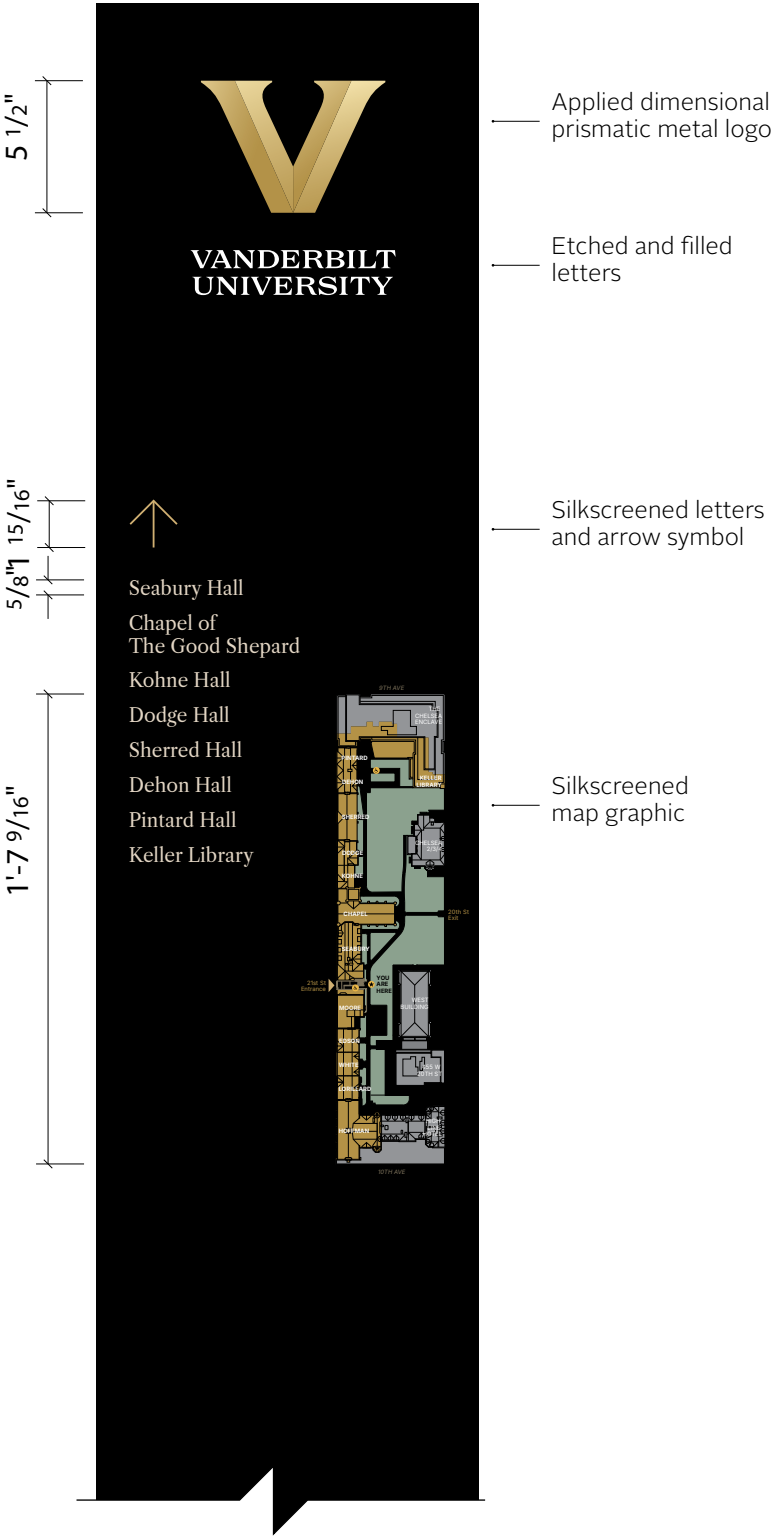
SITE SIGNAGE



Installation Elevation



Side Elevation



Graphic Layout

IN THE CLOSE - HISTORICAL INTERPRETIVE

SITE SIGNAGE



EXISTING



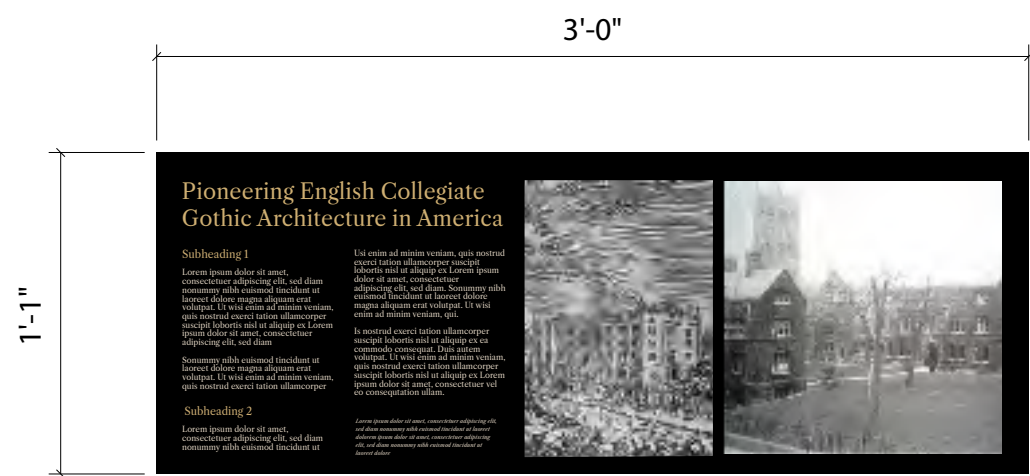
PROPOSED: WIDE PANEL OPTION



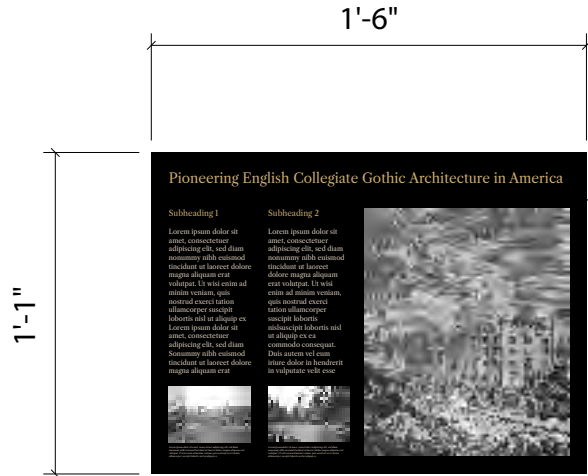
PROPOSED: NARROW PANEL OPTION

IN THE CLOSE - HISTORICAL INTERPRETIVE

SITE SIGNAGE

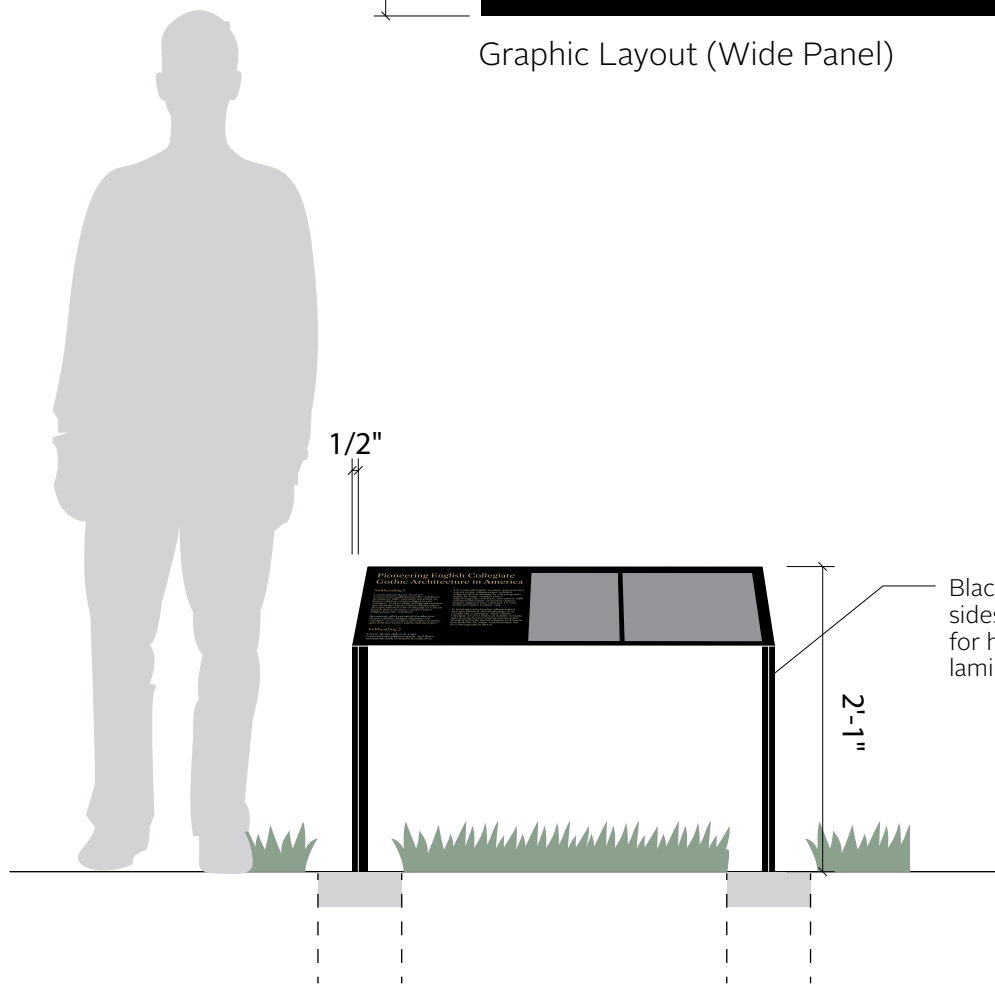


Graphic Layout (Wide Panel)

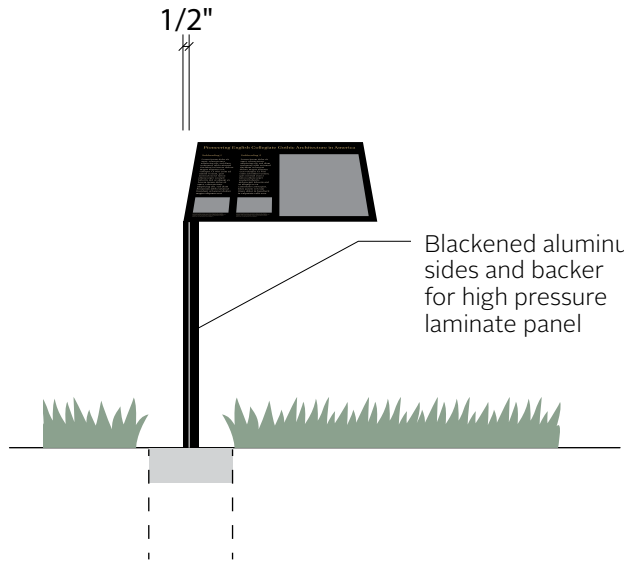


Graphic Layout (Alt - Narrow Panel)

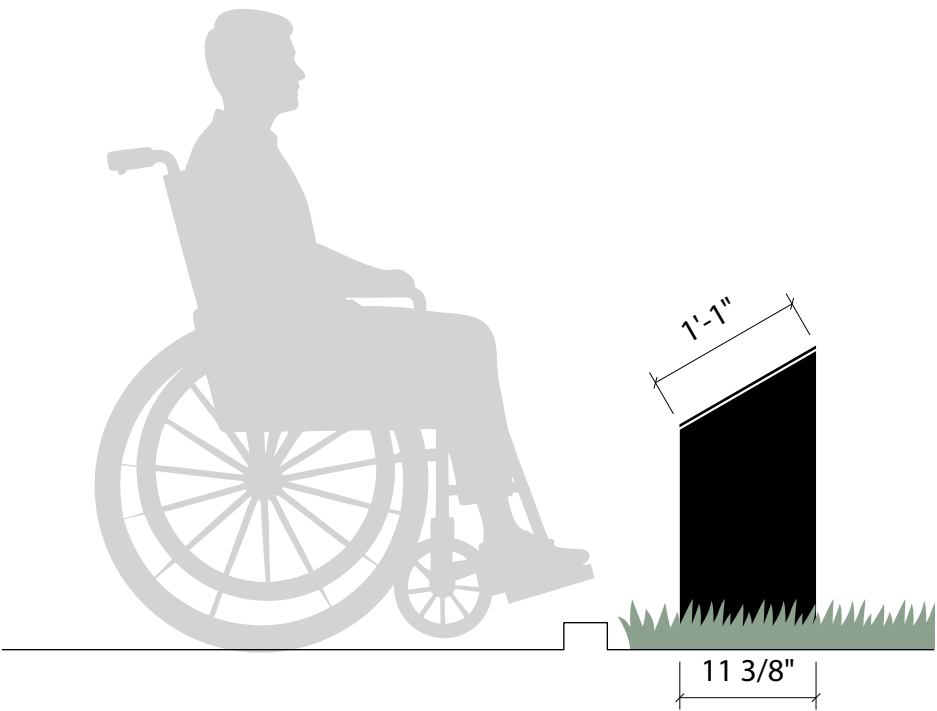
Direct print four color graphics on custom high pressure laminate panel with metal backer for stability



Installation Elevation (Wide Panel)



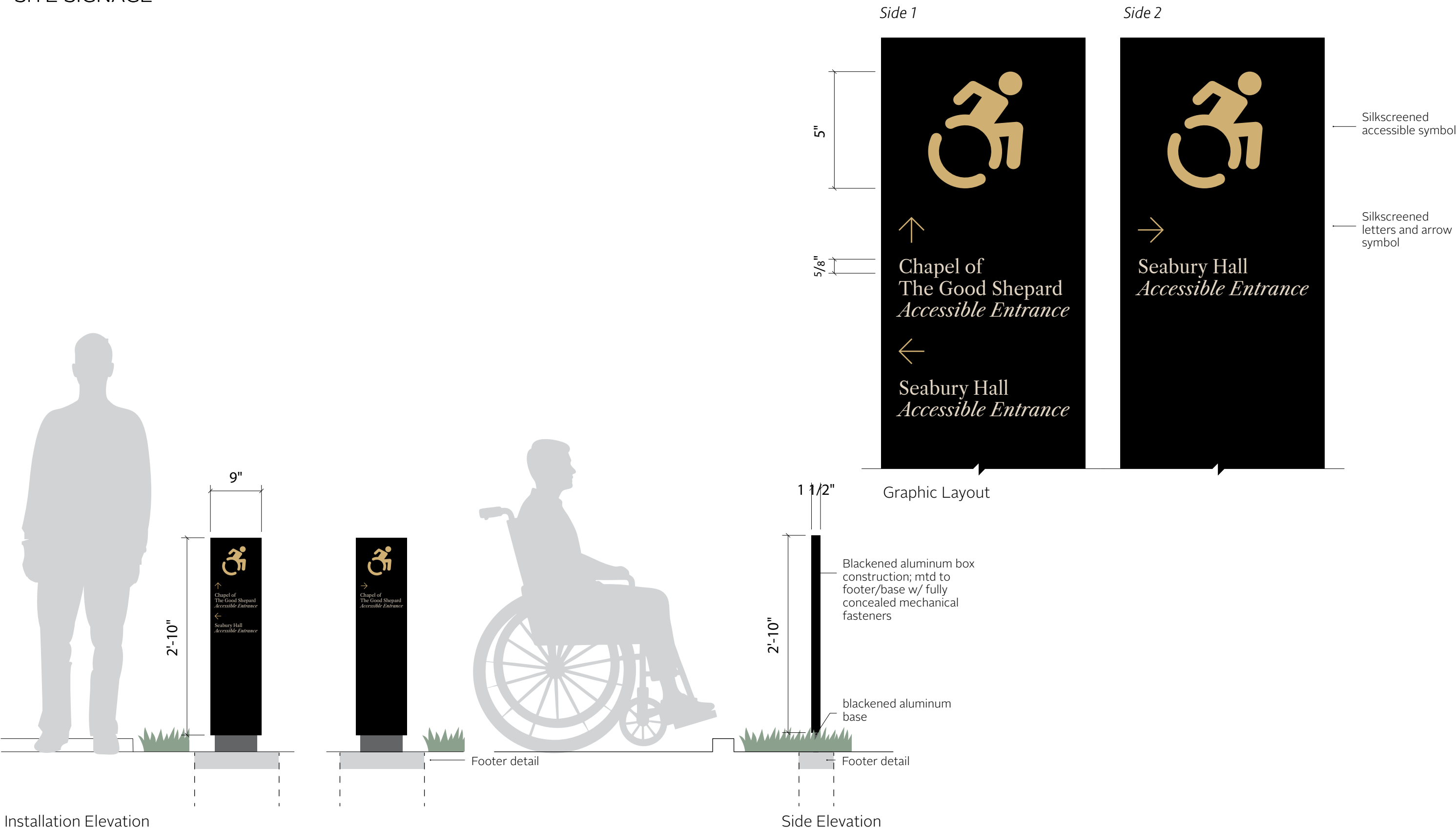
Installation Elevation - Alt (Narrow Panel)



Side Elevation

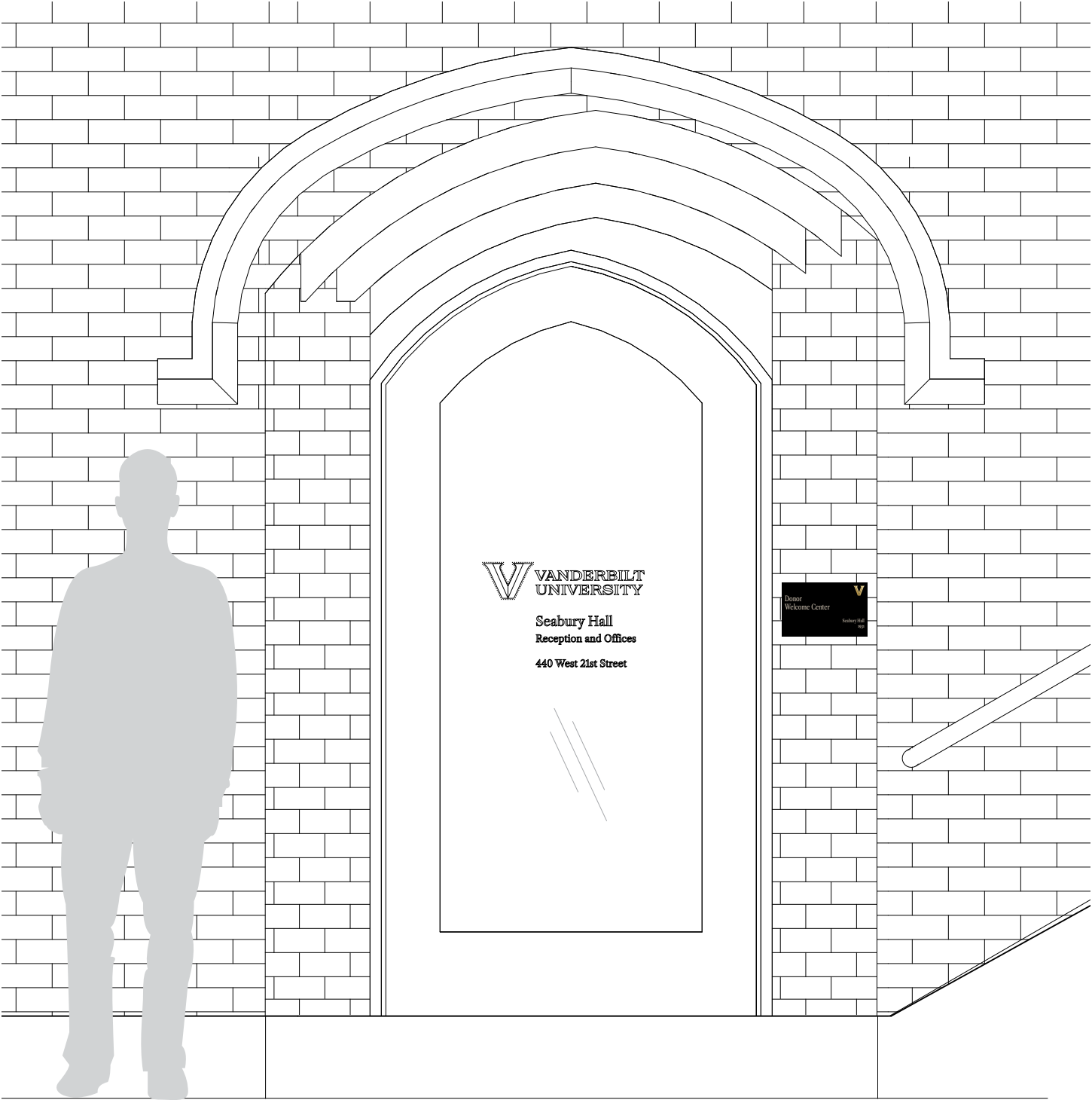
IN THE CLOSE - ACCESSIBLE DIRECTIONAL

SITE SIGNAGE

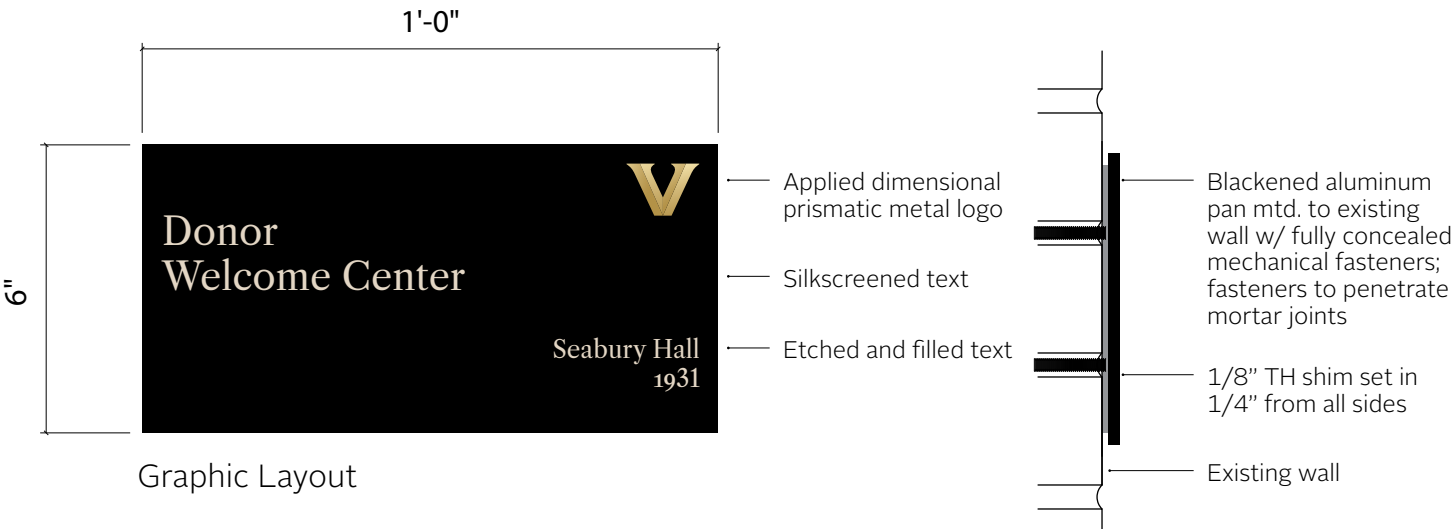


IN THE CLOSE - BUILDING ID

SITE SIGNAGE

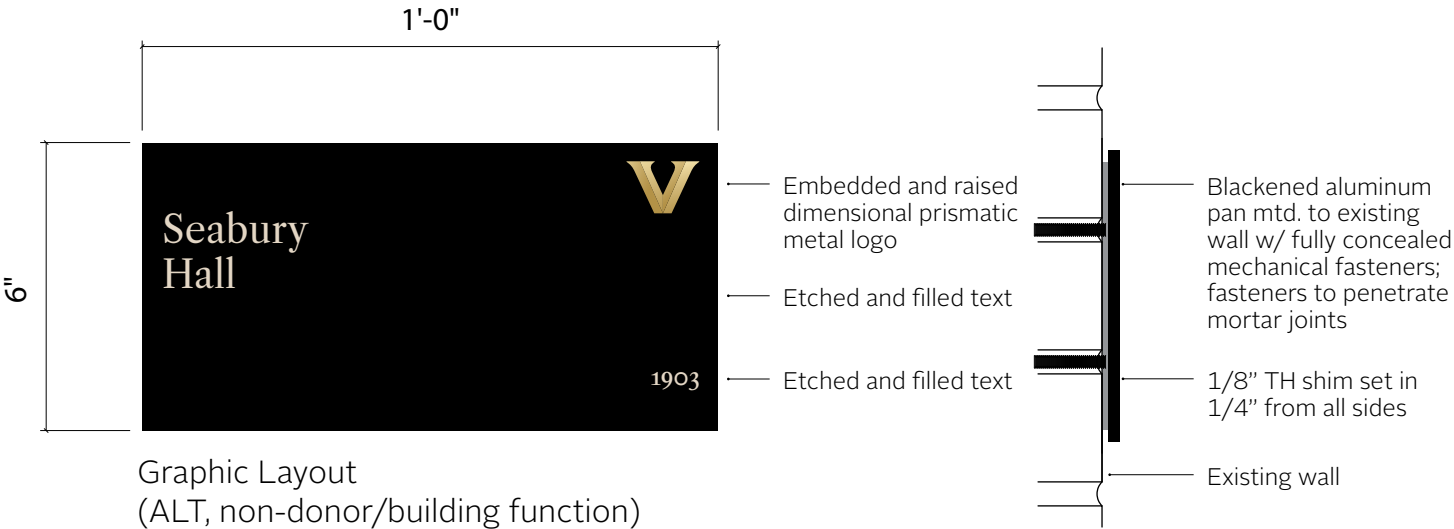


Installation Elevation



Graphic Layout

Section



Graphic Layout
(ALT, non-donor/building function)

Section

IN THE CLOSE - BUILDING ID

SITE SIGNAGE



EXISTING



PROPOSED

**BEYER
BLINDER
BELLE**

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-03892

**440 West 21st Street (Aka 402-444 West 21st Street), and 180 10th Avenue (Aka 444-450 West 21st Street) – Chelsea Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



APPENDIX

APPENDIX



LOCATION

APPENDIX



HISTORIC DESIGNATION DETAILS

APPENDIX

Landmark Type: Historic District
Designation Date: September 15, 1970
Borough: Manhattan

Construction Date: 1883
Architect : Charles Coolidge Haight
Building Style : English Collegiate Gothic
Owner / Developer : The General Theological Seminary

Material Primary: Brick
Material Secondary: Brownstone
Material Tertiary: Pressed Brick
Material Quaternary: Slate Shingles

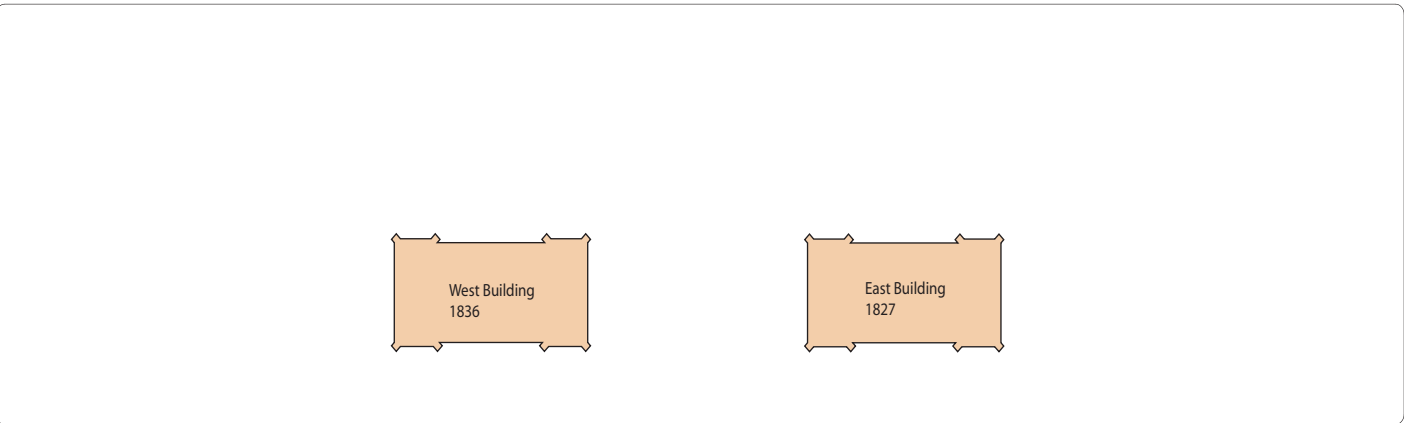
Use Original: Religious, Seminary, Protestant Episcopal
Building Type: Church Seminary



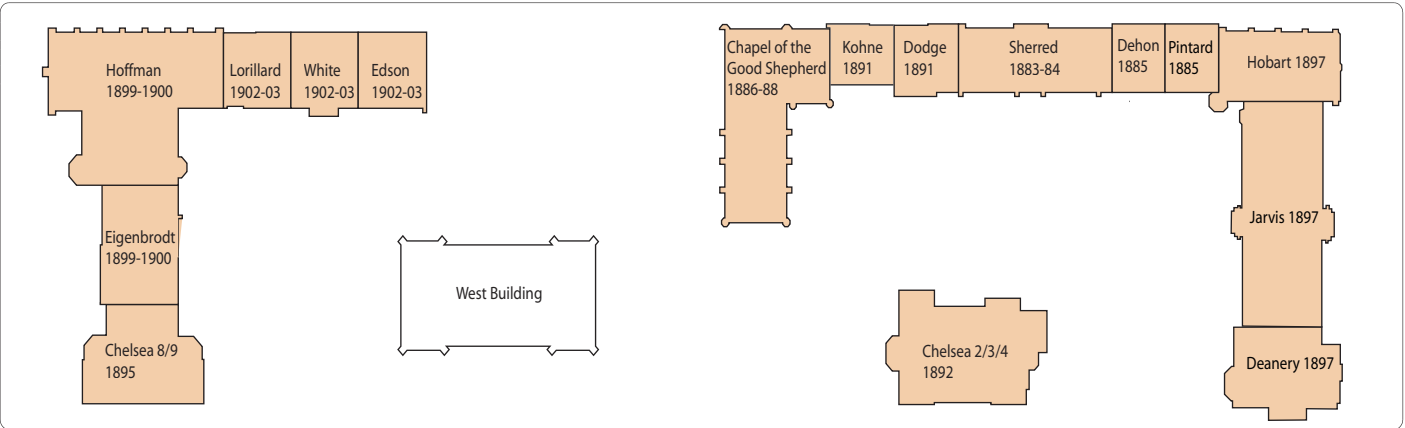
HISTORIC PHOTOGRAPH CIRCA 1884, TAKEN PRIOR TO CONSTRUCTION OF THE CHAPEL

HISTORICAL DEVELOPMENT OF THE CAMPUS

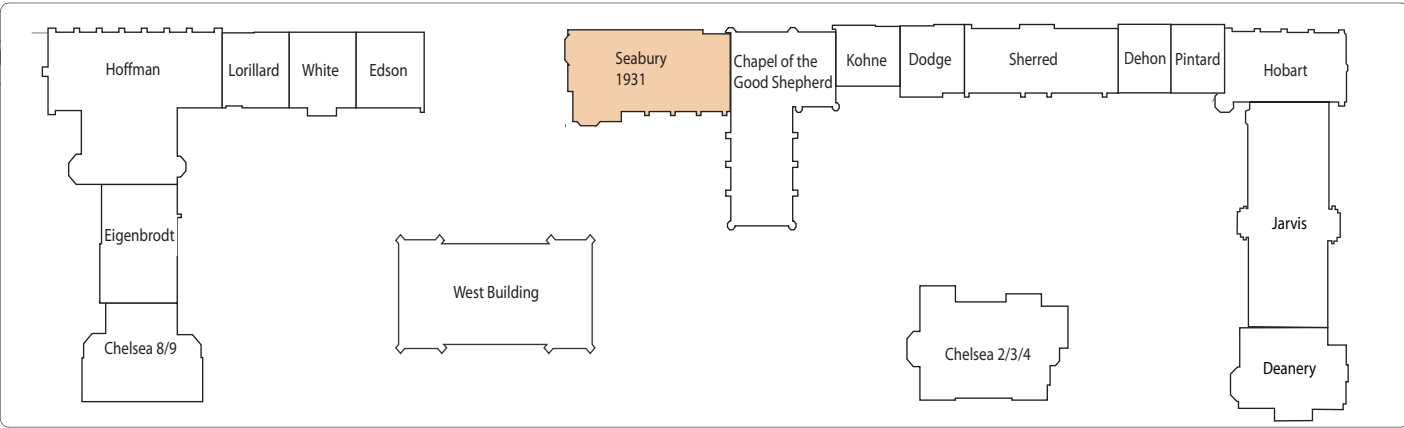
APPENDIX



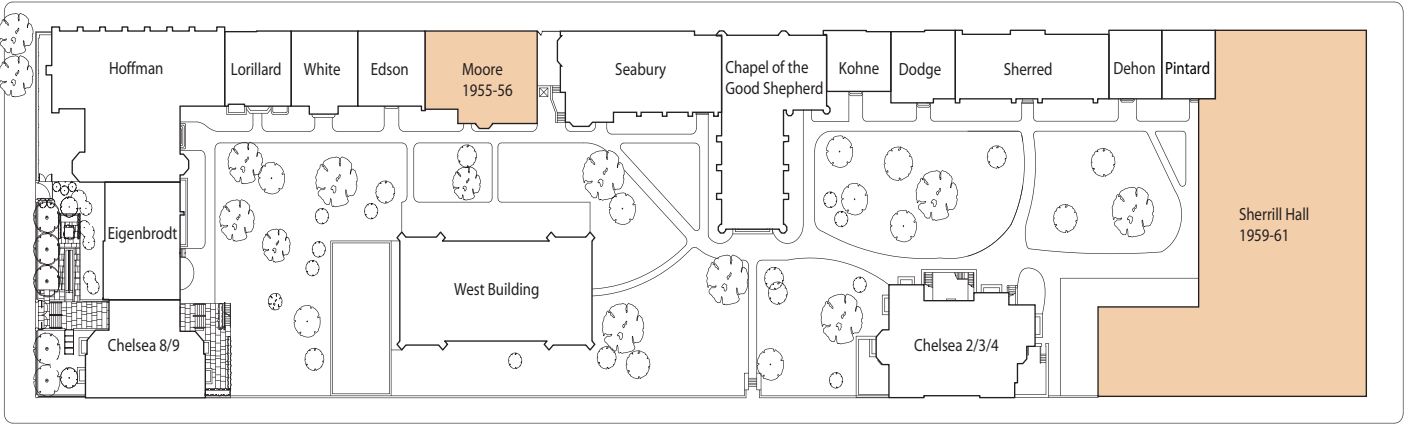
1836: First Two Buildings Complete



1884 1904: Charles C. Haight Master Plan



1931: Seabury Hall, Alfred Morton Githens



1950s: Moore Building & Sherrill Hall, O'Connor & Kilham

Not Pictured Here:

- Chelsea Enclave, Completed 2011
- 445 W. 20th Street, Completed 2013

HISTORIC PHOTOS - INSIDE THE CLOSE

APPENDIX



HOFFMAN HALL - UNDATED



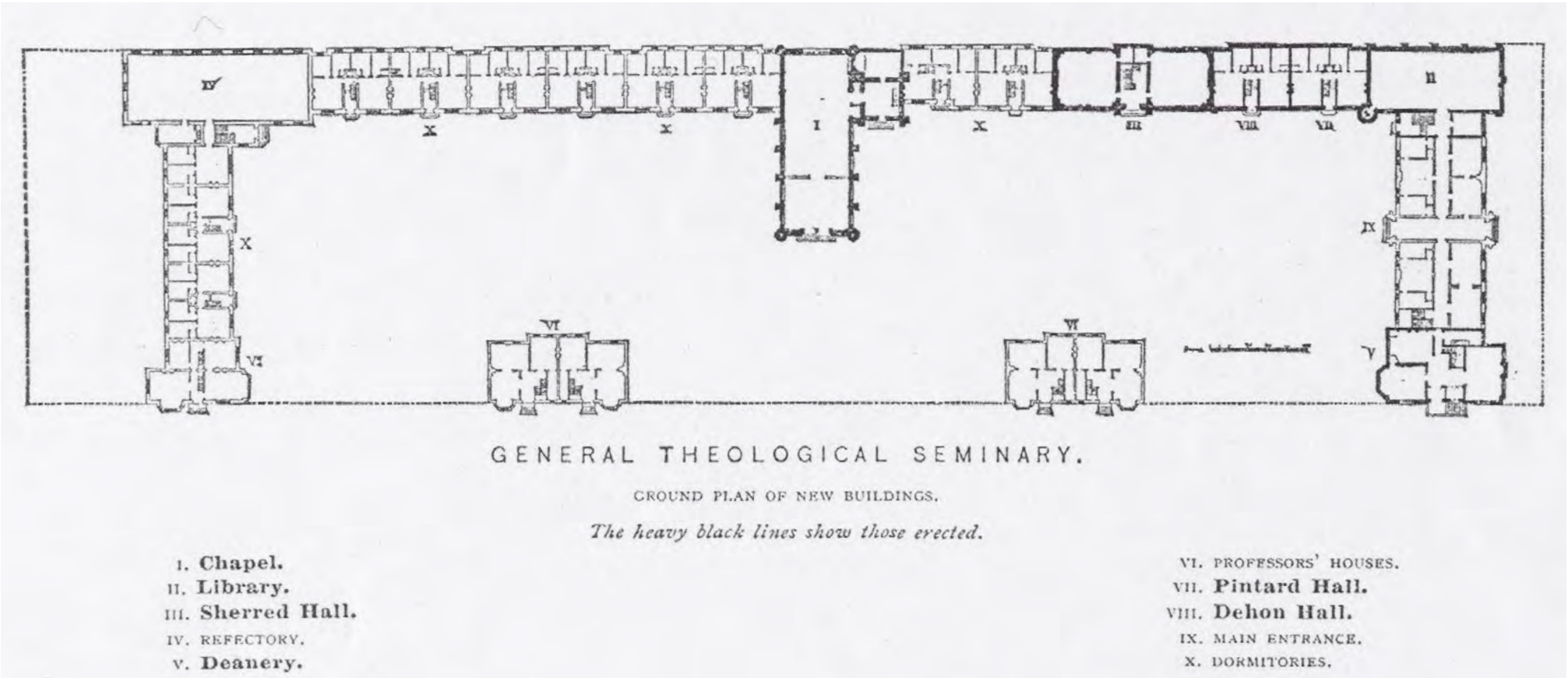
CHAPEL & CLOSE - UNDATED



CHAPEL & EAST CLOSE - UNDATED



EAST CLOSE - 1950



HAIGHT MASTERPLAN

HISTORIC PHOTOS

APPENDIX



21ST STREET FACADE WALL - POST 1960



JARVIS HALL - UNDATED



DEMOLITION OF JARVIS HALL - LATE 1950'S



HOFFMAN HALL - UNDATED



CHAPEL & CLOSE - UNDATED



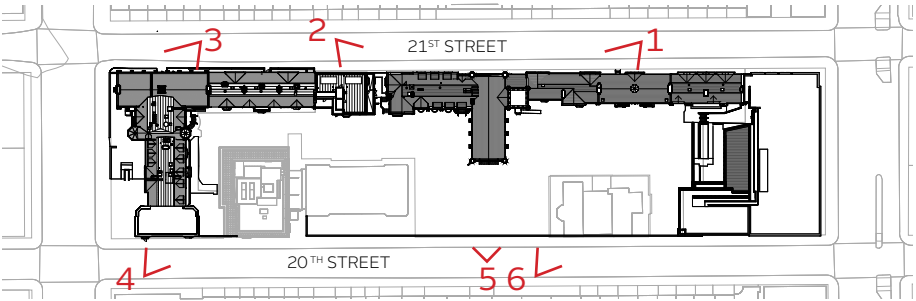
CHAPEL & EAST CLOSE - UNDATED



EAST CLOSE - 1950

EXISTING OVERALL - THE STREETScape

APPENDIX



VIEWS OF CAMPUS ALONG 21ST STREET



VIEWS OF CAMPUS ALONG 20TH STREET

EXISTING OVERALL - THE CLOSE

APPENDIX



AERIAL VIEW OF EXISTING CAMPUS

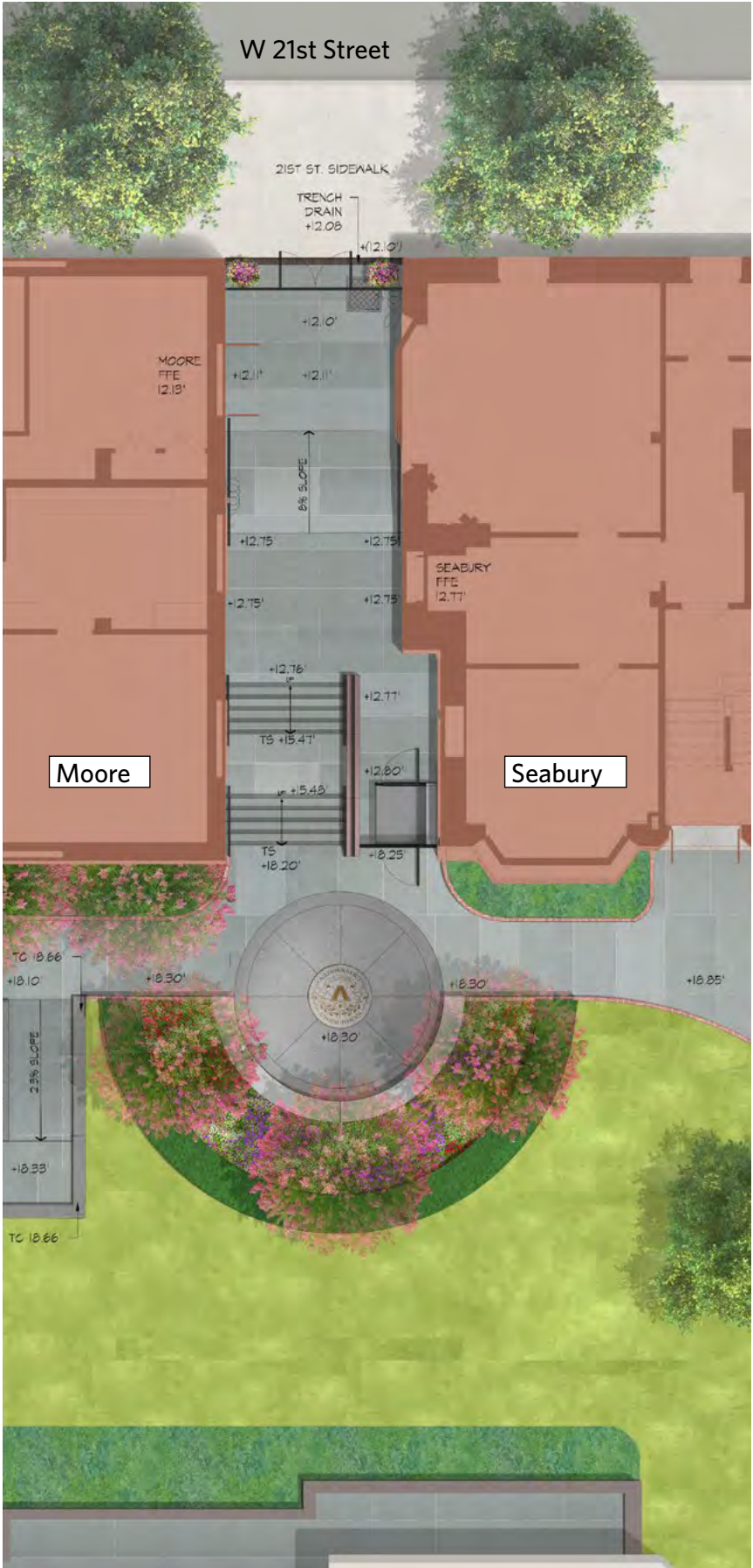


PROPOSED PLAN

APPENDIX

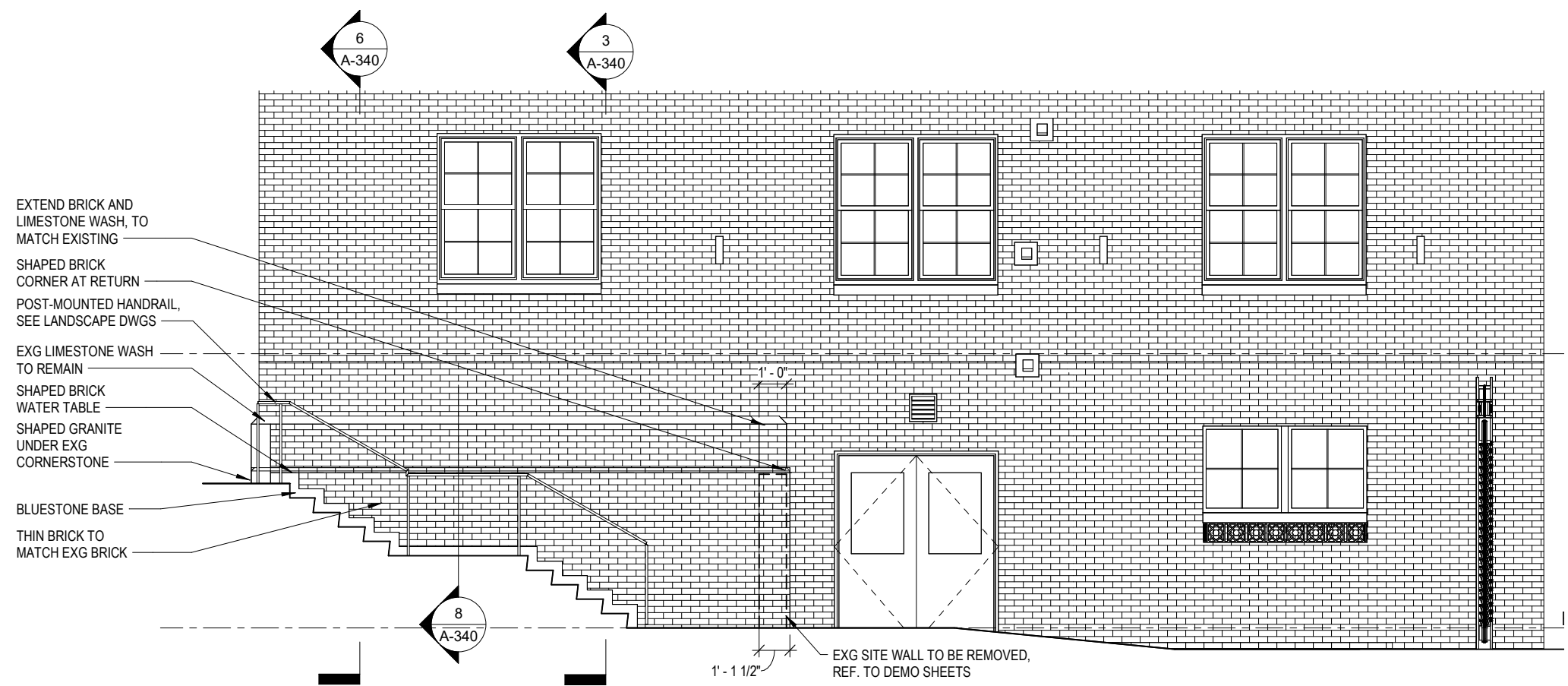


Key Plan

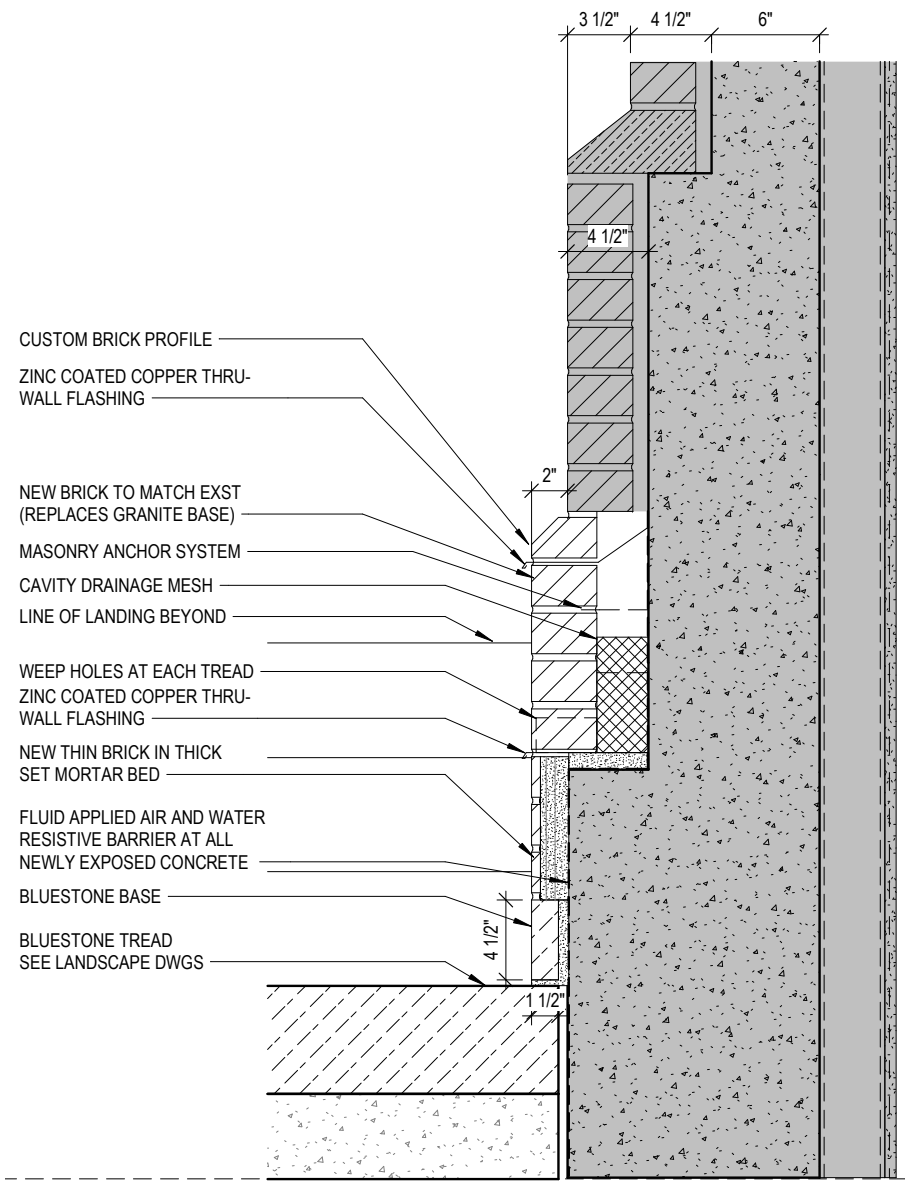


FACADE SCOPE - MOORE HALL

APPENDIX



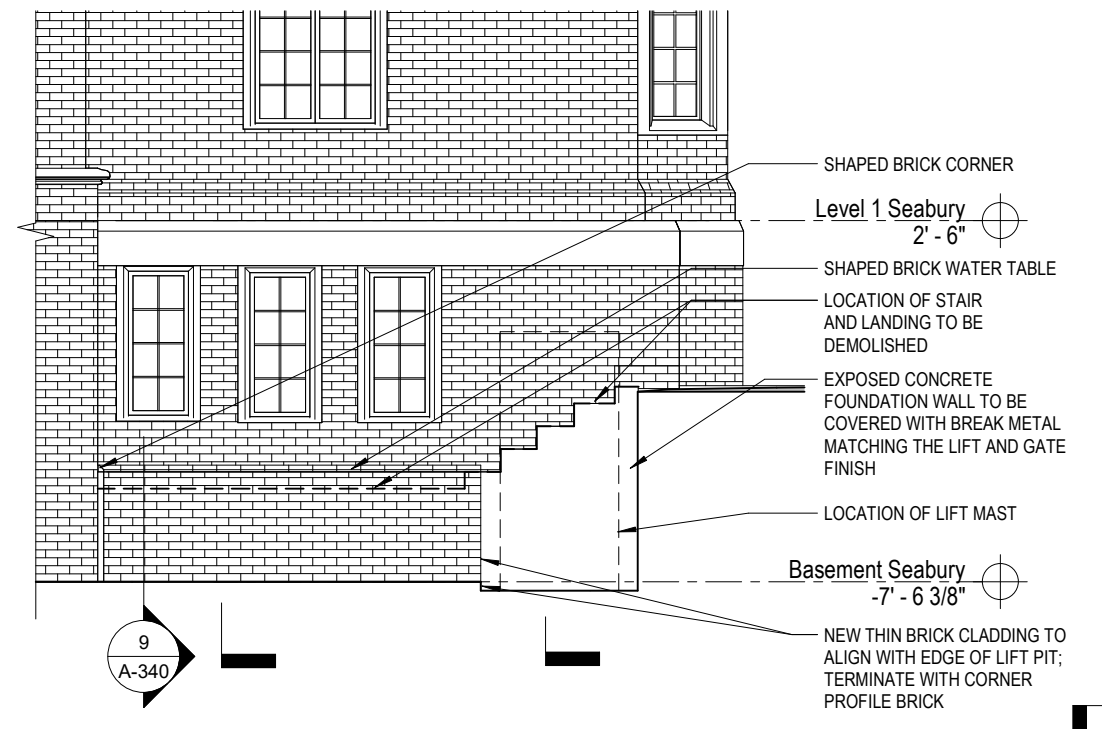
MOORE HALL ELEVATION SCOPE



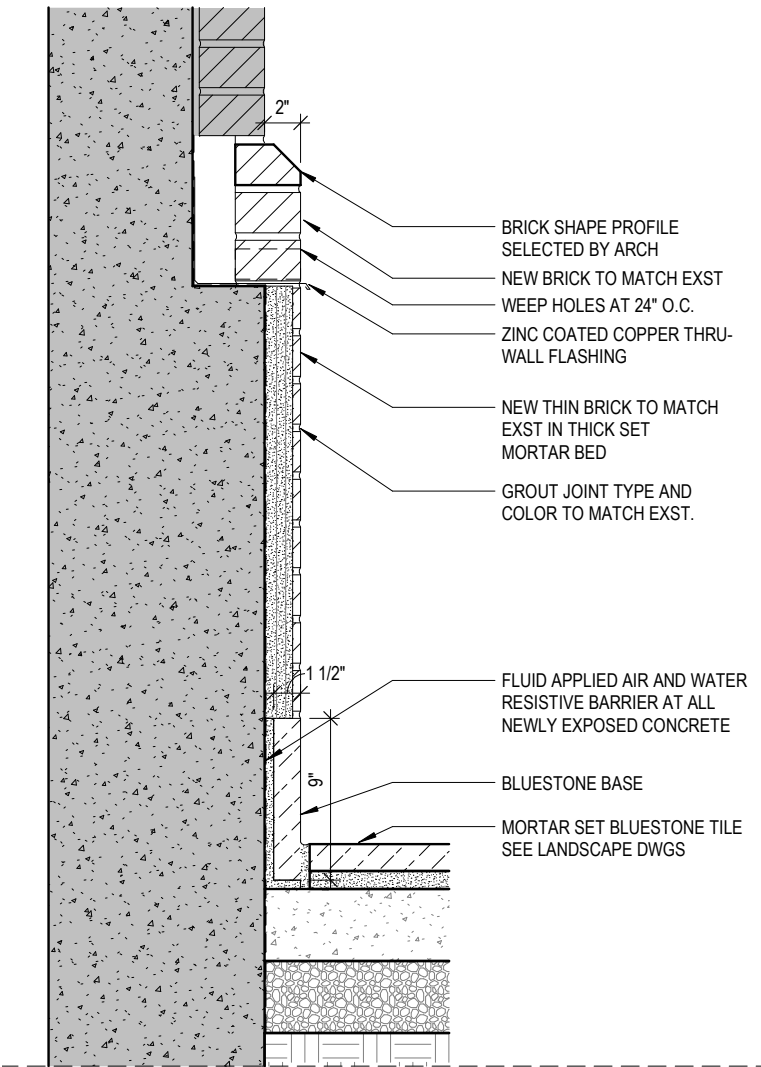
DETAIL

FACADE SCOPE - SEABURY HALL

APPENDIX



SEABURY HALL ELEVATION SCOPE



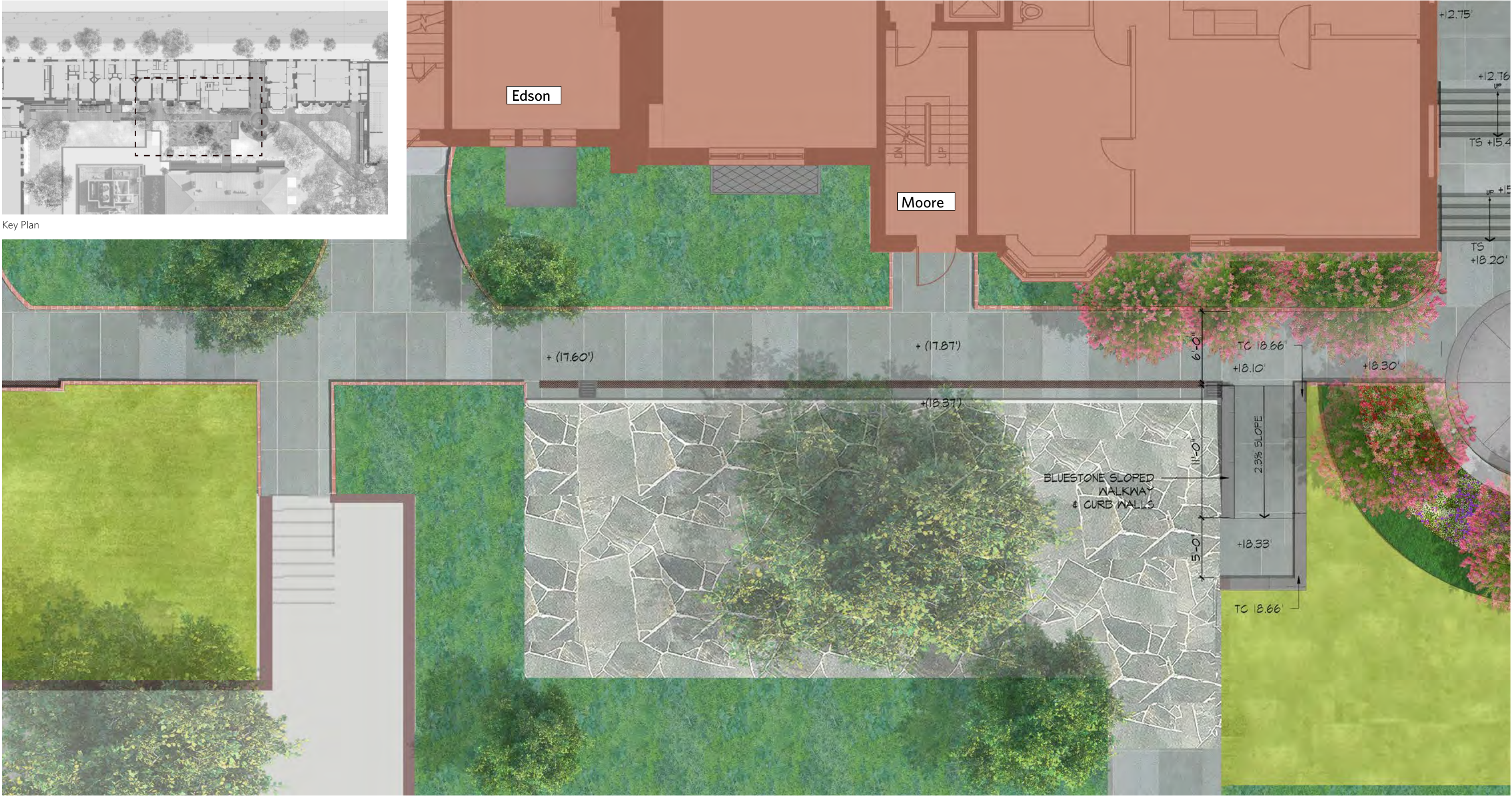
DETAIL

PLATFORM PROPOSED PLAN

APPENDIX

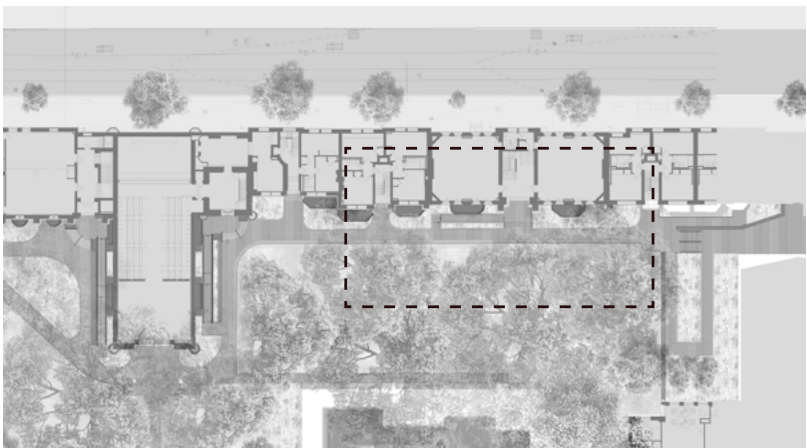


Key Plan



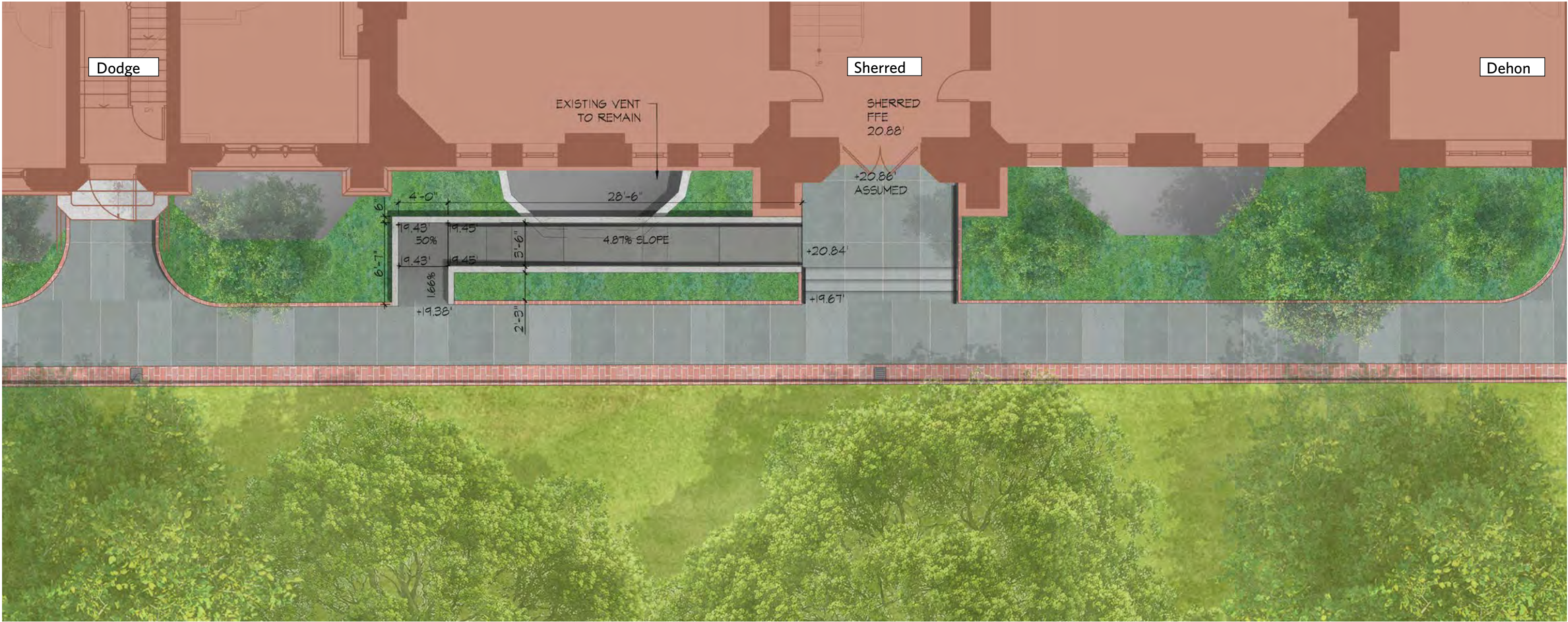
SHERRED PROPOSED PLAN

APPENDIX



Key Plan

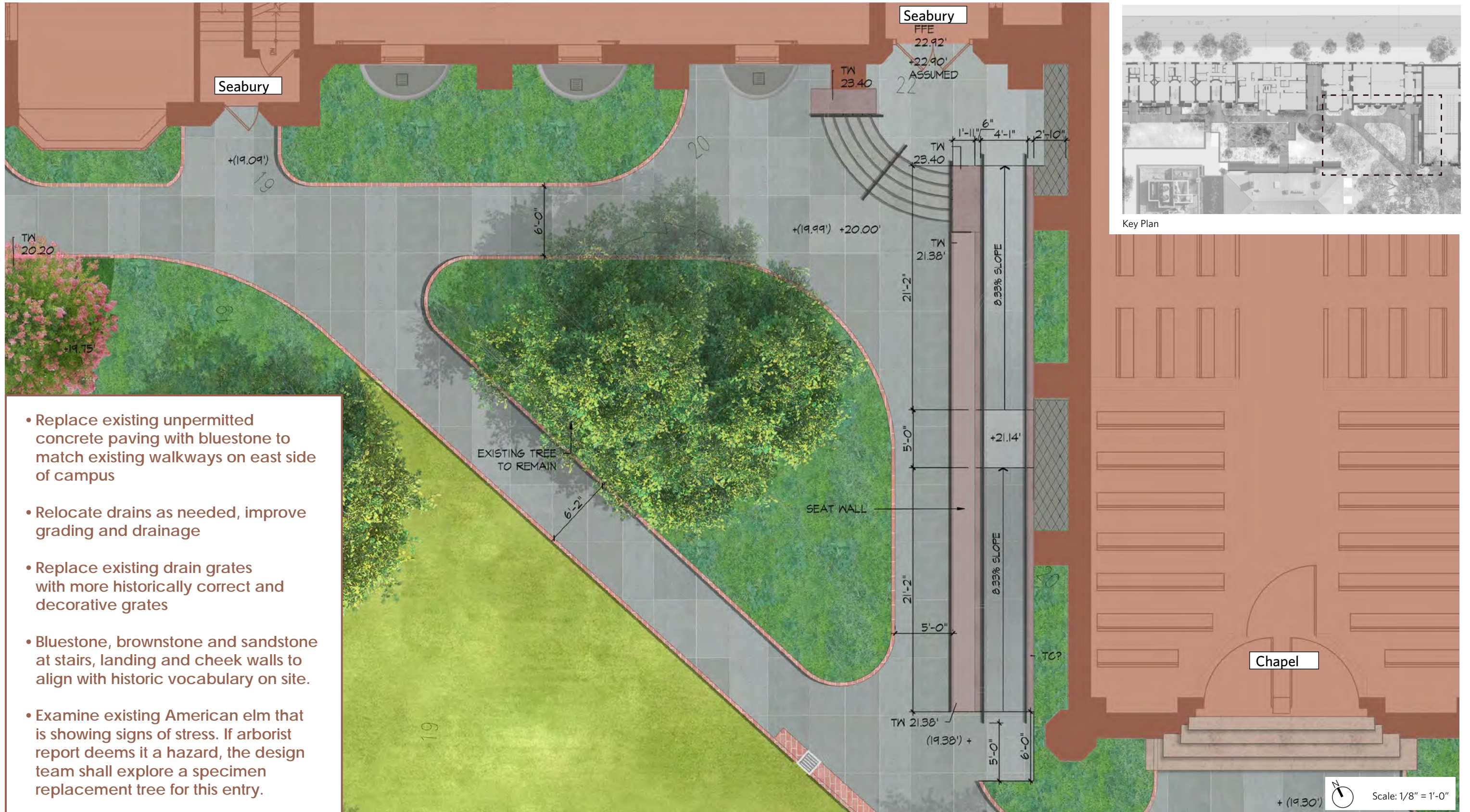
- Reset existing bluestone walkways on concrete to ensure longevity and minimize future settlement issues.
- Relocate drains as needed, improve grading and drainage
- Replace existing drain grates with more historically correct and decorative grates
- Bluestone stairs, landing and cheek walls to align with historic vocabulary on site.



Scale: 1/8" = 1'-0"

SEABURY PROPOSED PLAN

APPENDIX

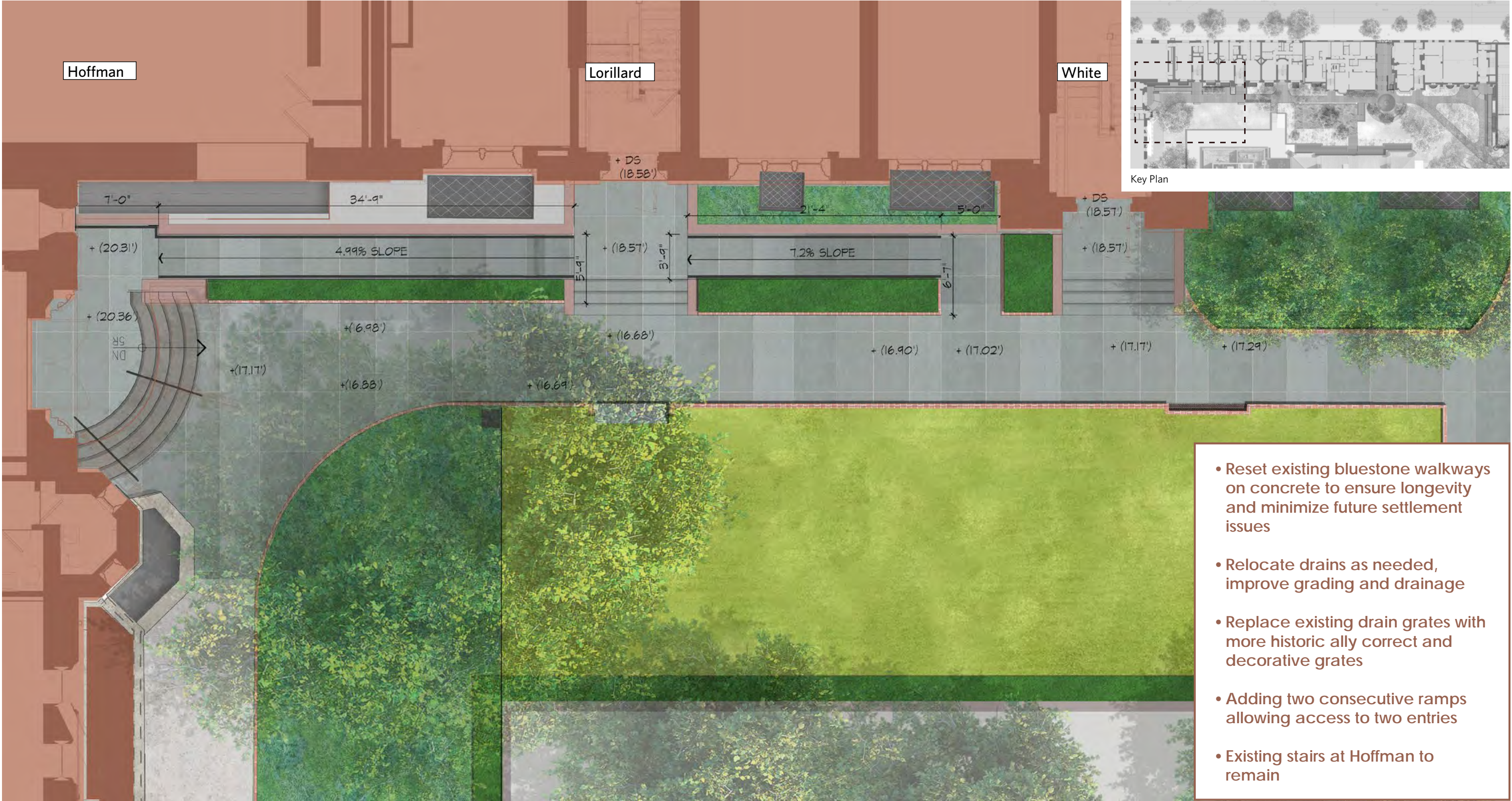


APPENDIX



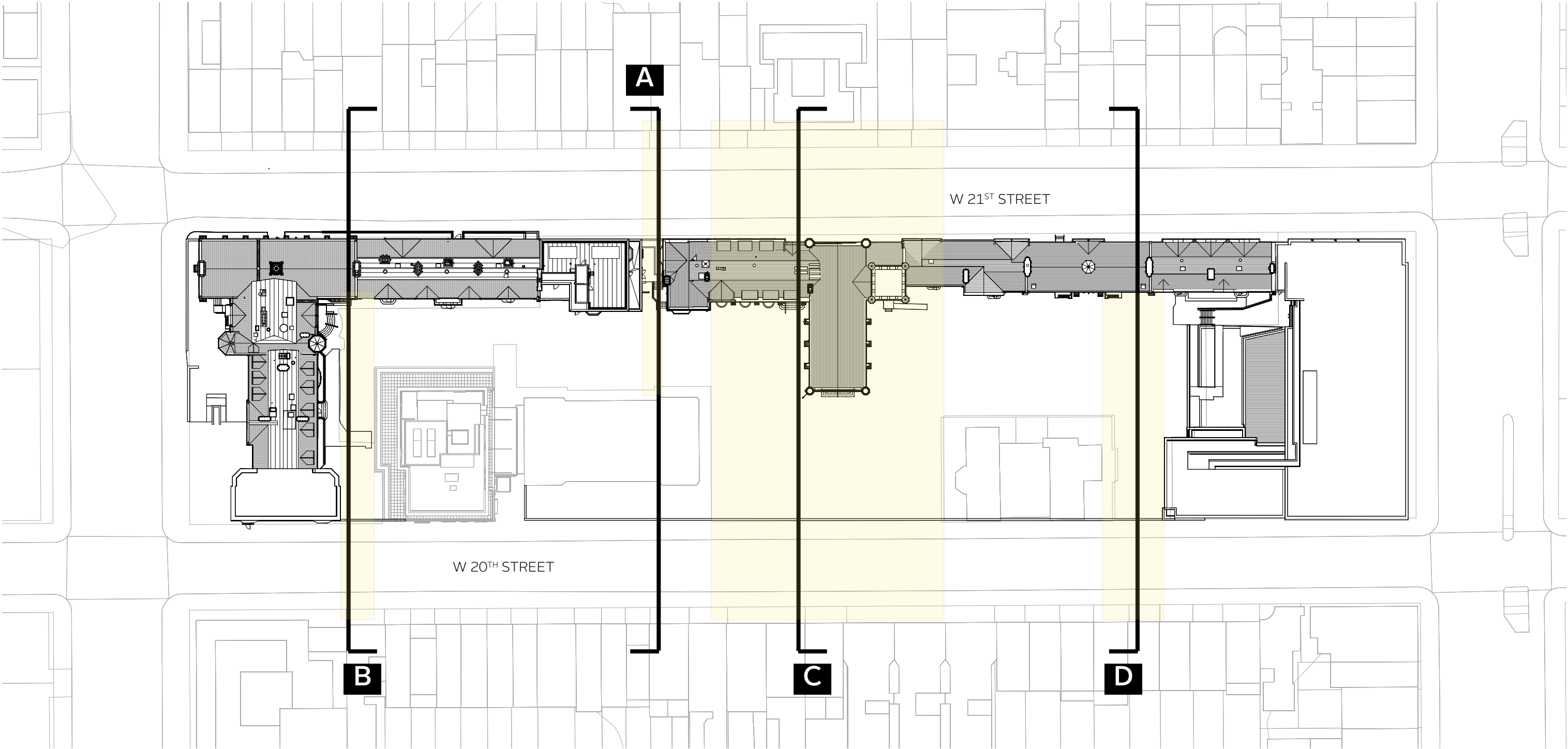
HOFFMAN PROPOSED PLAN

APPENDIX



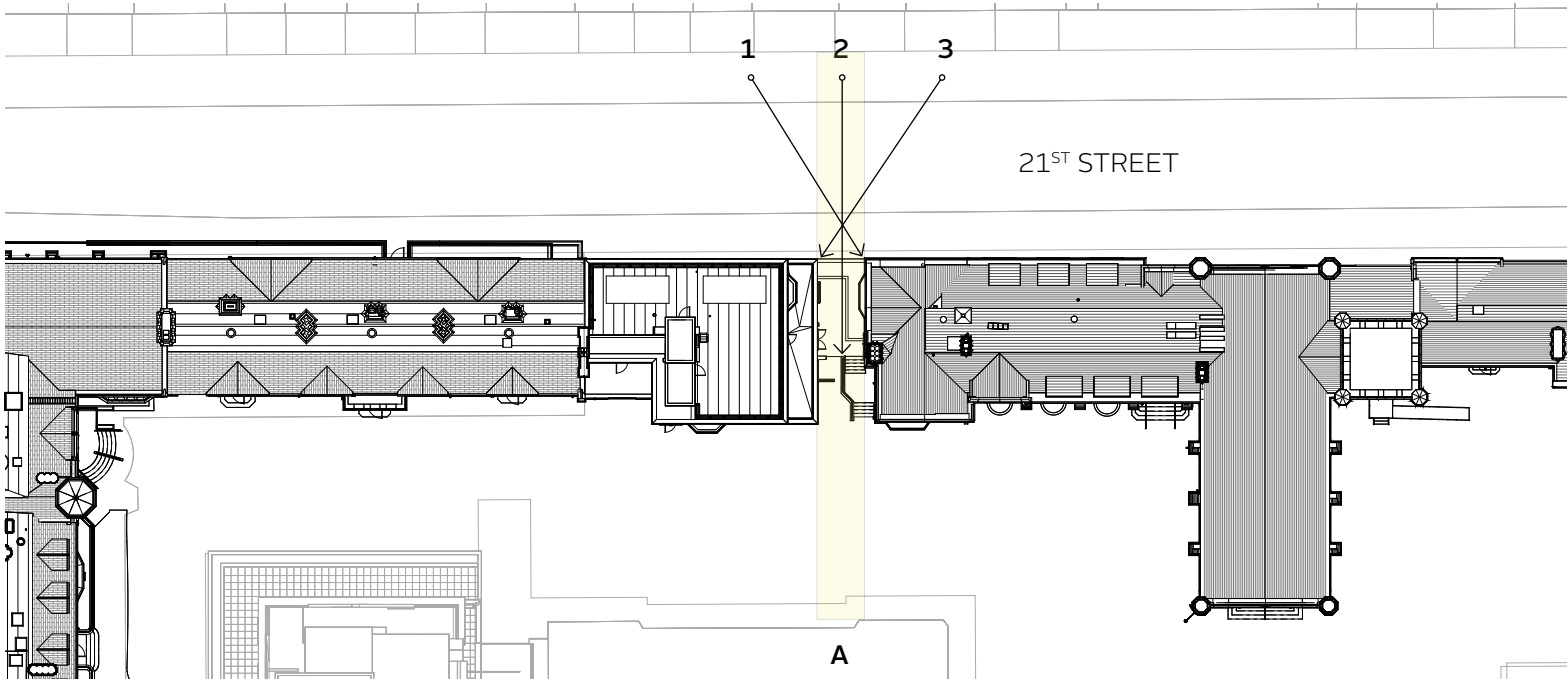
SITE PLAN - SECTIONS AND VISUAL CORRIDORS

APPENDIX



VIEWS - A ACROSS THE STREET

APPENDIX



1



2

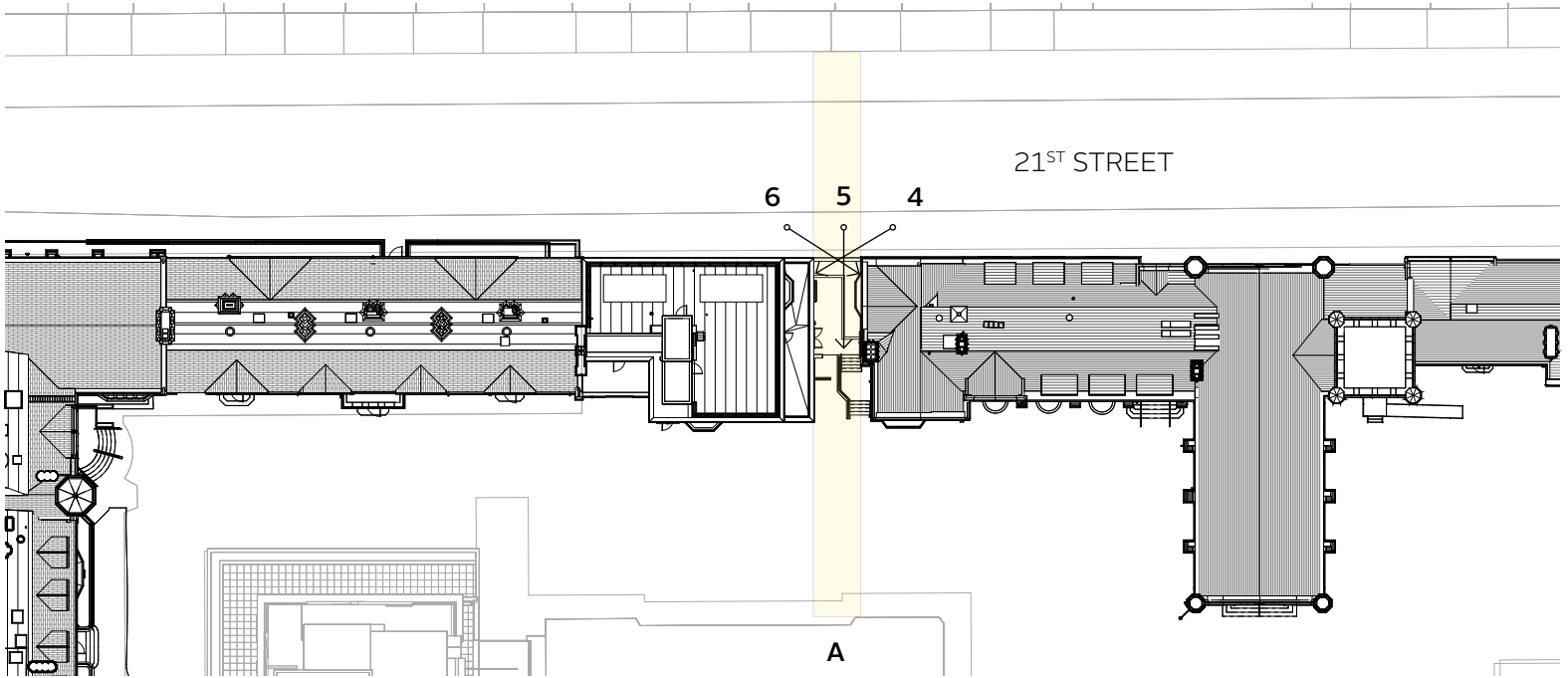


3



VIEWS - A ADJACENT TO THE SITE

APPENDIX



4



5

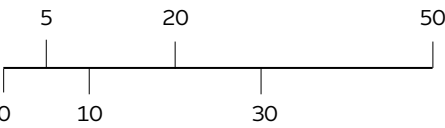
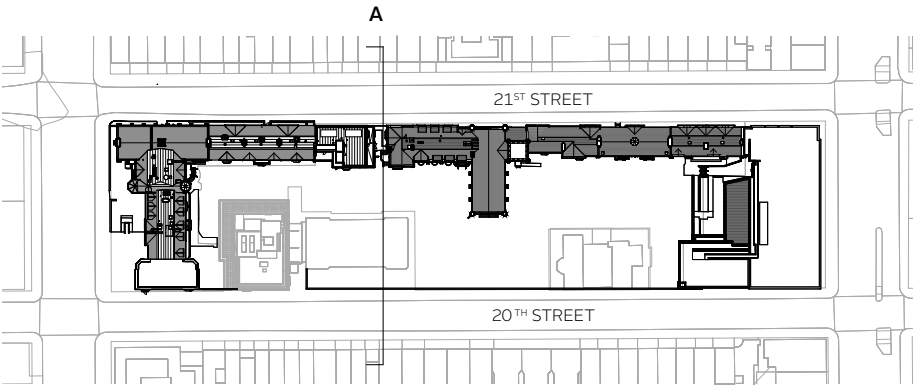


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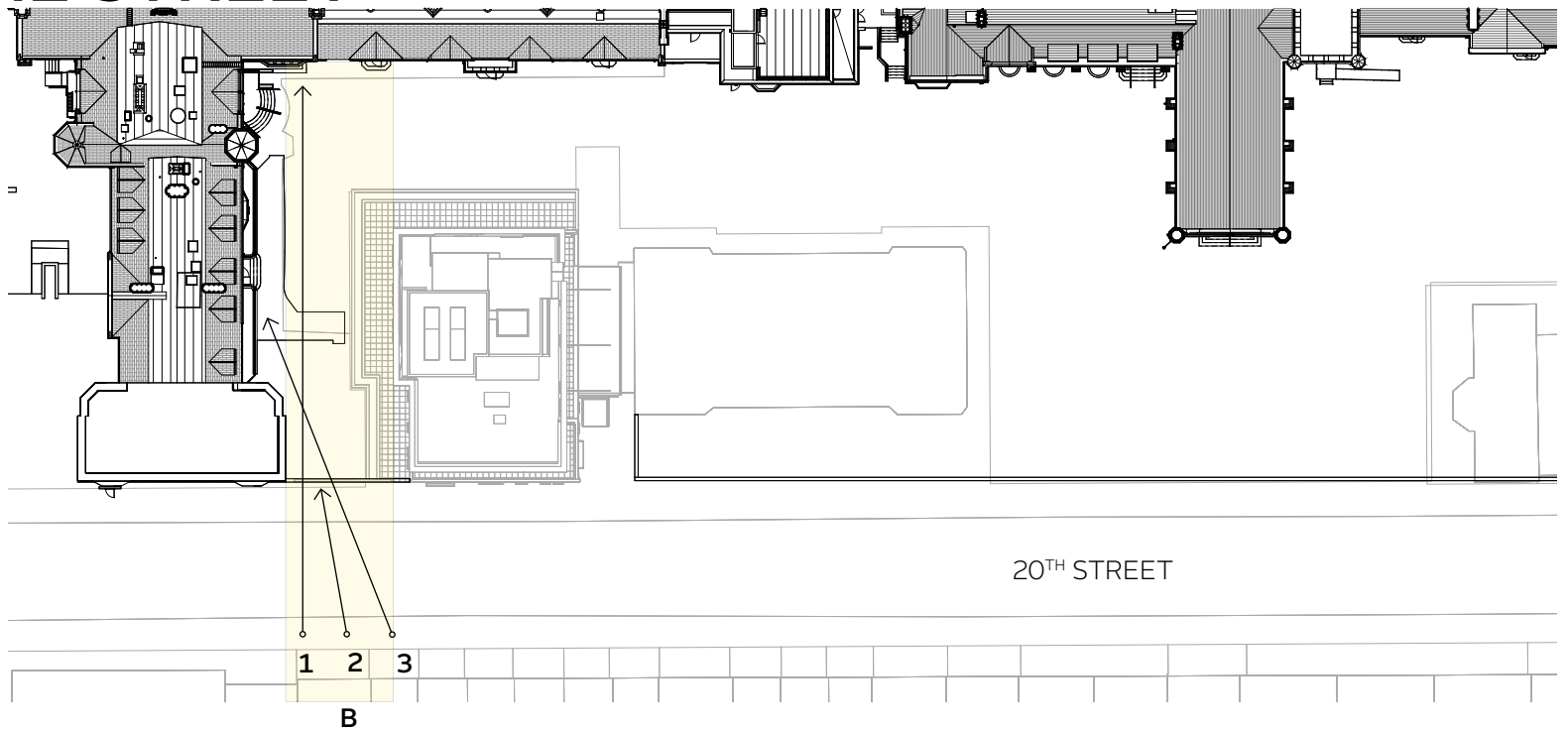
SITE SECTION A

APPENDIX



VIEWS - B ACROSS THE STREET

APPENDIX



1



2

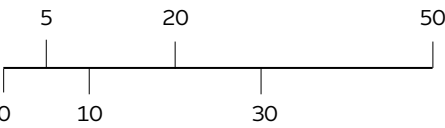
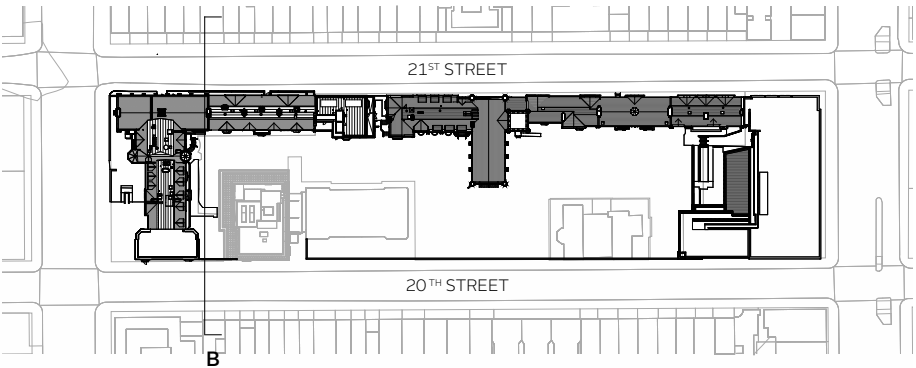


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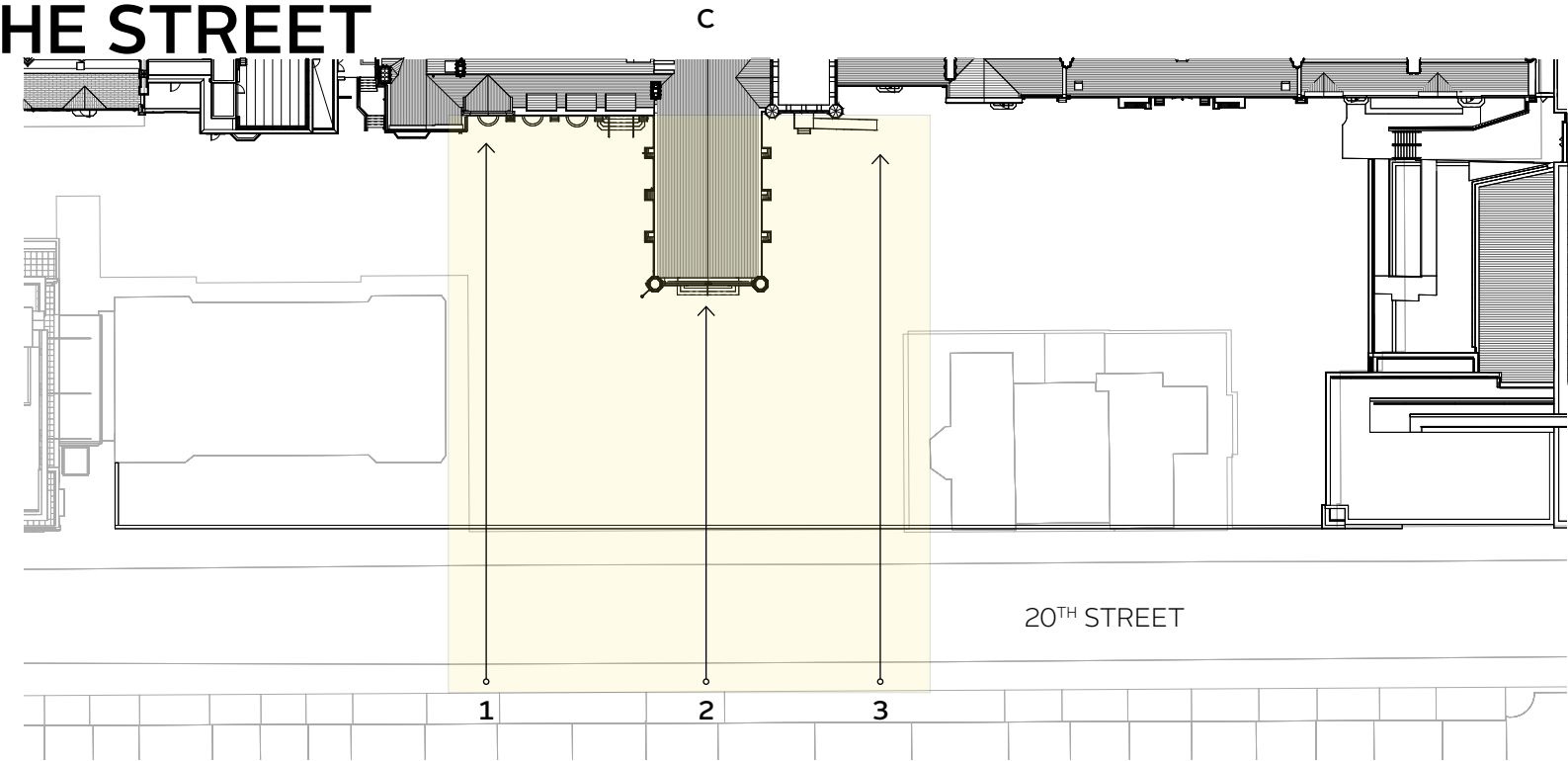
SITE SECTION B

APPENDIX



VIEWS - C ACROSS THE STREET

APPENDIX



1



2

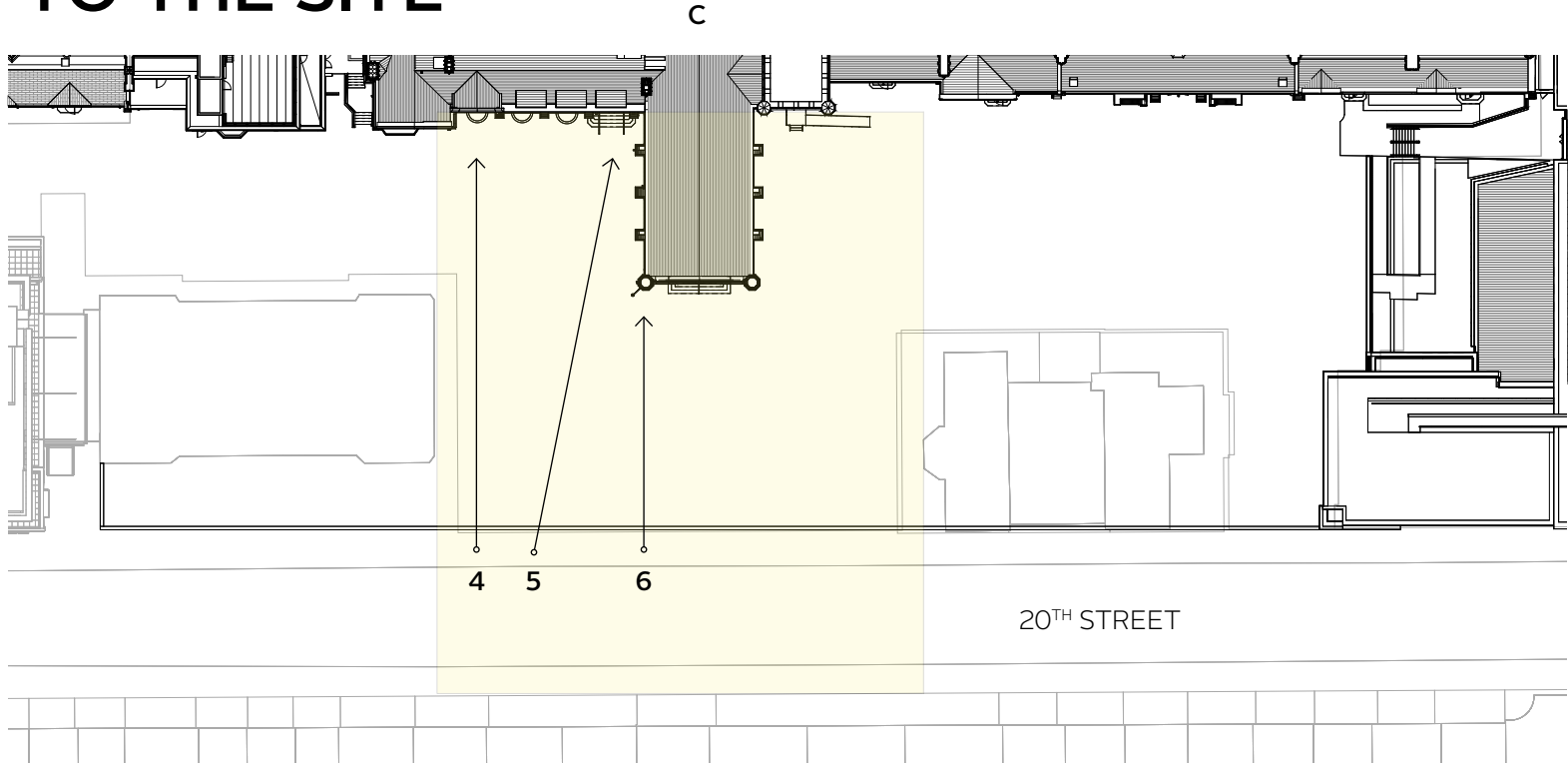


3



VIEWS - C ADJACENT TO THE SITE

APPENDIX



4



5

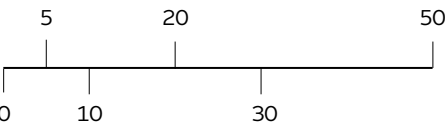


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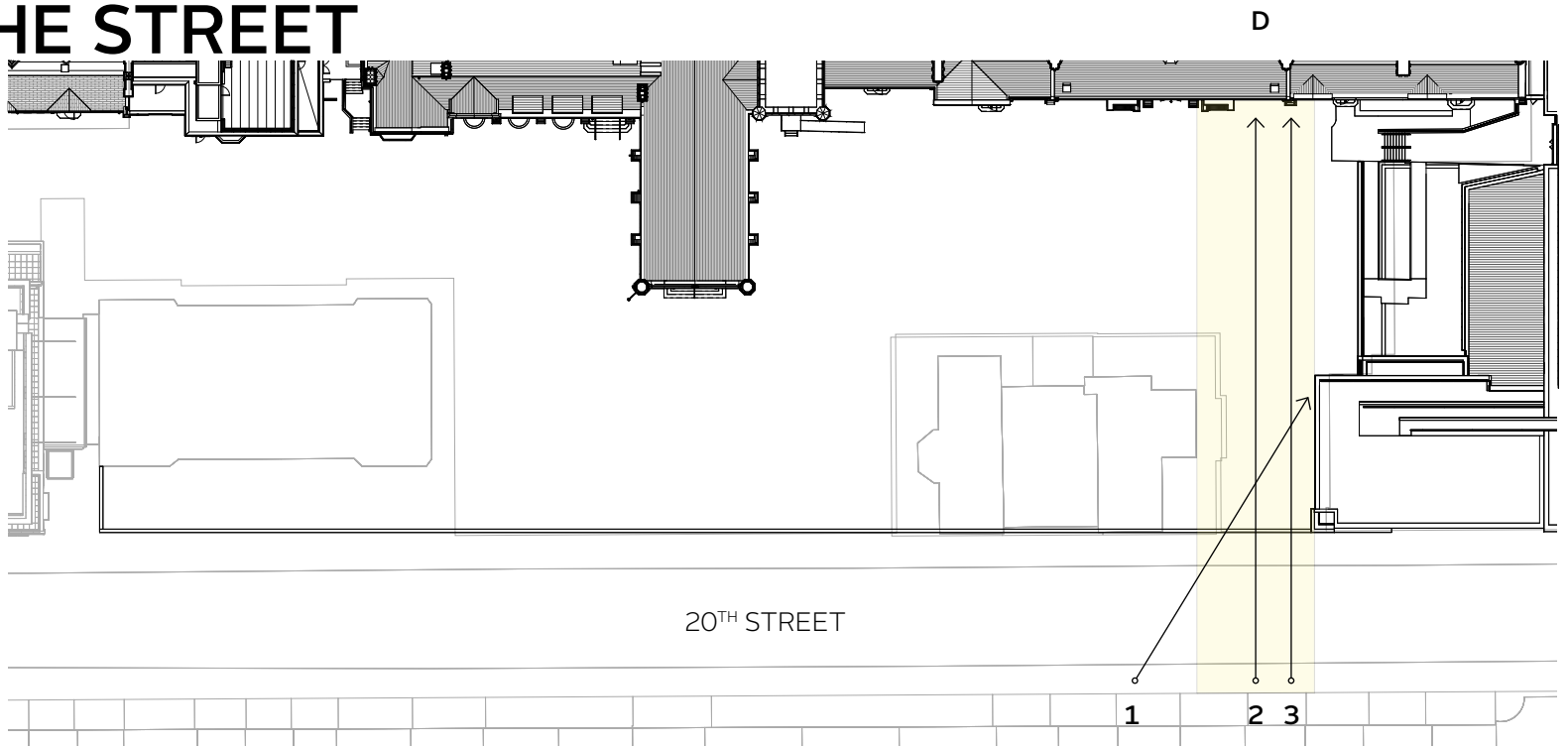
SITE SECTION C

APPENDIX



VIEWS - D ACROSS THE STREET

APPENDIX



1



2

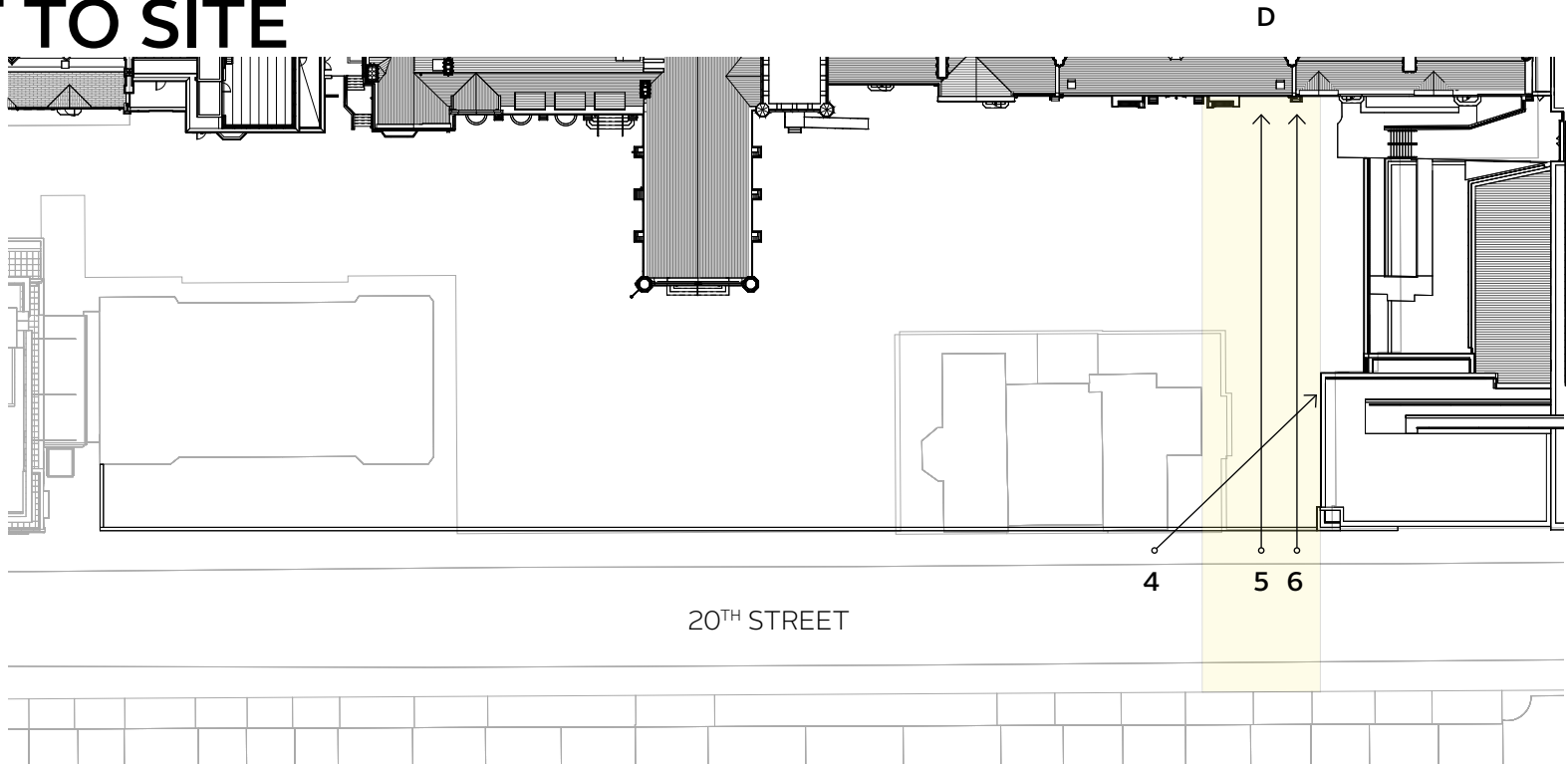


3



VIEWS - D ADJACENT TO SITE

APPENDIX



4



5



6



SITE SECTION D

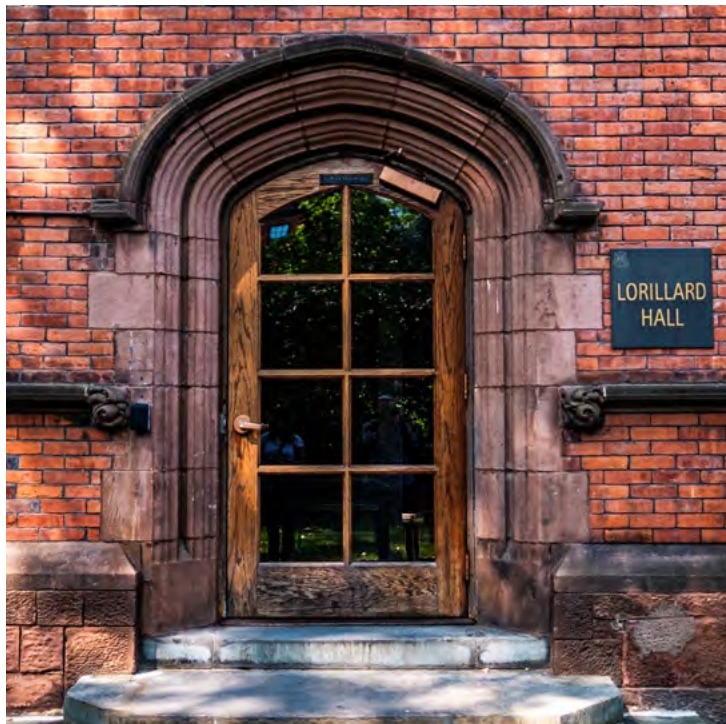
APPENDIX



EXISTING SIGNAGE SURVEY

APPENDIX

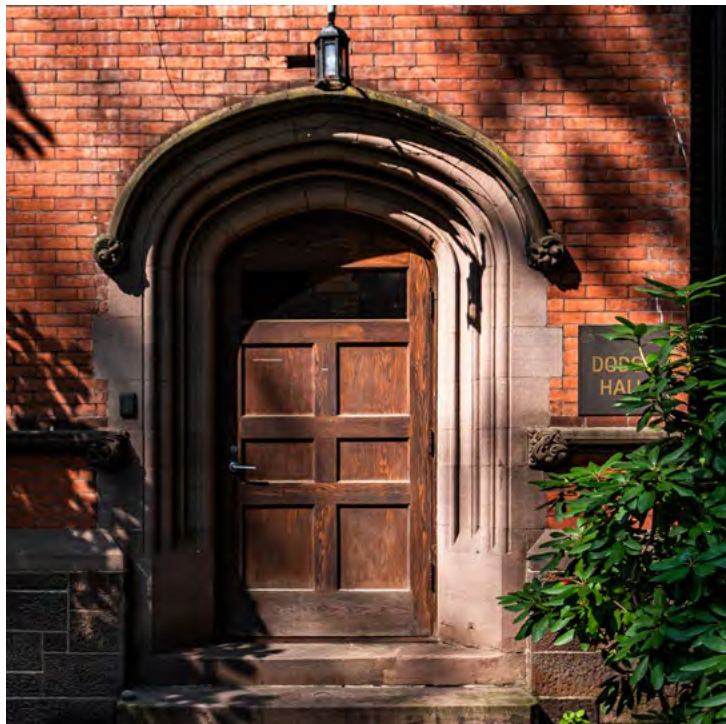
BUILDING IDENTIFICATION - SQUARE



LORILLARD



EDSON



DODGE



HOFFMAN

LEGACY BUILDING IDENTIFICATION - RECTANGLE



DEHON



EDSON



HOFFMAN



LORILLARD



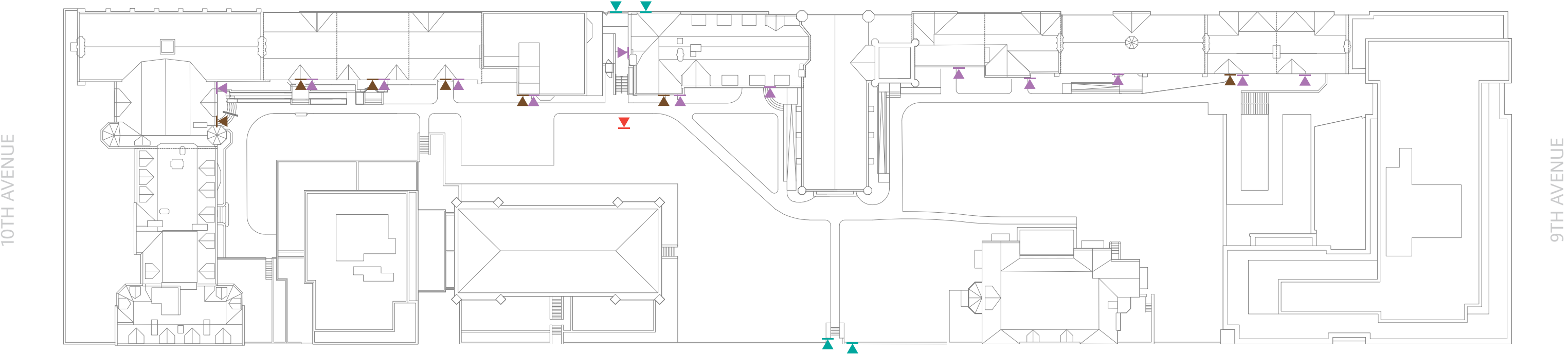
SEABURY







WHITE

SIGNAGE REMOVAL PLAN

APPENDIX



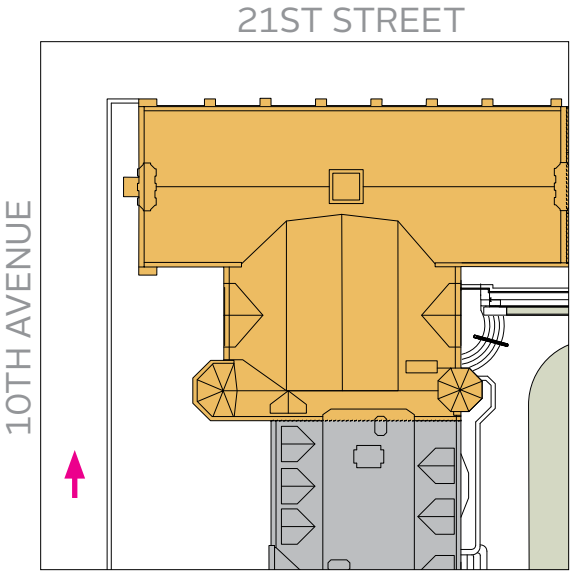
Sign Type		Quantity
	Building ID - Square	13
	Building ID - Historic Plaque	7
	GTS Pedestrian Directional	1
	GTS Entrance ID	4

VEHICULAR APPROACH - 10TH AVENUE

APPENDIX



VIEW LOOKING NORTH FROM 20TH STREET



EXISTING SIGNAGE SURVEY

APPENDIX

GTS PEDESTRIAN DIRECTIONAL



GTS ENTRANCE ID



GTS LEGACY PLAQUE



GATE DISPLAY BOX



ENTRY MOMENT - VIEW 1

APPENDIX



ENTRY MOMENT - VIEW 2

APPENDIX



PEDESTRIAN DIRECTIONAL

APPENDIX



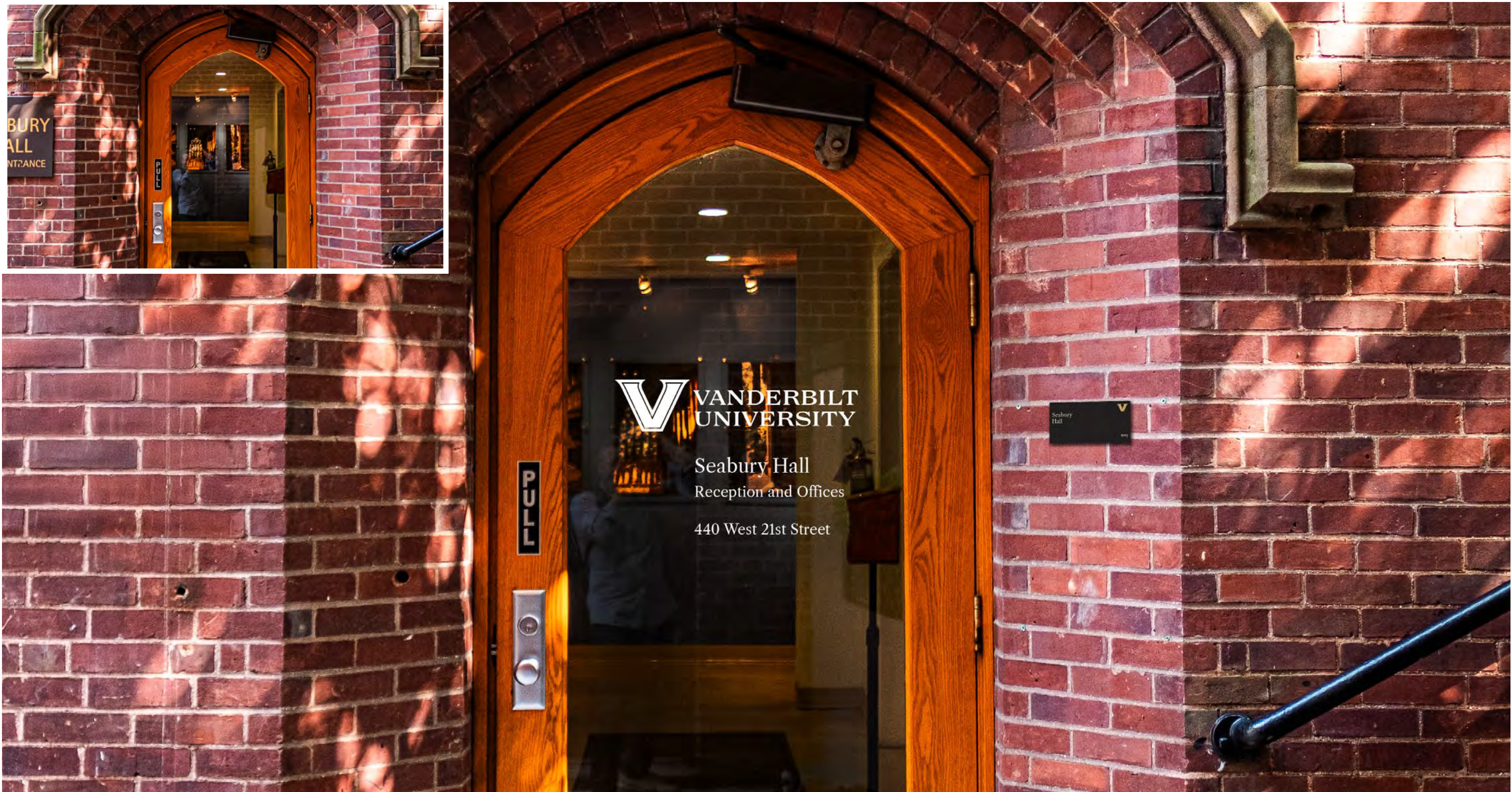
ACCESSIBLE DIRECTIONAL

APPENDIX



ENTRY COURT - DOOR VINYL

APPENDIX



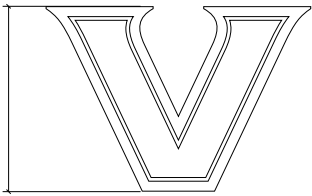
CAMPUS ARRIVAL DOOR VINYL

APPENDIX



Installation Elevation


3 7/8"



VANDERBILT
UNIVERSITY

White vinyl logo
applied to first-surface
of glass

1 1/8"




Seabury Hall

White vinyl letters
Applied to first-surface
of glass

Reception and Offices

7/8"



440 West 21st Street

Graphic Layout

**BEYER
BLINDER
BELLE**

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-03892

**440 West 21st Street (Aka 402-444 West 21st Street), and 180 10th Avenue (Aka 444-450 West 21st Street) – Chelsea Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.