

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received JUN 11 1982
date entered

1. Name

Candler Building

historic Candler Building

and/or common Candler Building

2. Location

street & number 220 West 42nd Street/221 West 41st Street not for publication

city, town New York City vicinity of congressional district

state New York code 36 county New York code 61

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☐ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☒ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
	n/a	☐ no	☐ military	☐ other:

4. Owner of Property

name Two Twenty Associates, c/o Michael J. Lazar

street & number 55 Broad Street

city, town New York City vicinity of New York state 10004

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk, City of New York

street & number 31 Chambers Street

city, town New York City state New York 10007

6. Representation in Existing Surveys

title None has this property been determined eligible? ☐ yes ☒ no

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date NA

Describe the present and original (if known) physical appearance

The Candler Building, a white terra-cotta office and loft tower structure in mid-town Manhattan, is located on West 42nd Street with a 78' facade (photo #2) and a 25' rear elevation on West 41st Street (photo #6). The main 42nd Street section rises 24 stories and joins the narrow 17-story brick extension on 41st Street at the center line of the block. Together the two sections fill the building's allotted tax lot. The architectural embellishment on all four sides was a key element of the design for this free-standing building. Although still largely visible, the building is now abutted by 5-story structures on either side (photo #7). Except for alterations to the facade at the street level in the form of newer storefronts, the Candler Building has maintained its architectural integrity.

The facade (42nd Street) is five bays wide and is divided into three sections: a base (1-3rd floor), a mid-section (4-17th floor), and a crown (18-24th floor).

Within the base the storefronts have been altered or covered with new signs or windows. Above this, single side windows at each floor are separated from the three central bays by masonry pilaster strips which extend, unbroken, to the 16th floor. The central, round-arched windows are separated by attached columns and small roundels. Above these bays runs a simple cornice with a frieze and the inscription "CANDLER."

The mid-section of the main building (5-16th floor) continues the pattern of outer windows and three central bays. The exception is the fourth floor where the three center bays are paired, round-arched windows containing decorative roundels. This section terminates atop the 17th floor with a cornice which runs the width of the facade and is supported by decorative friezes and winged putti-heads.

The crown of the Candler Building is itself divided into three sections, a lower portion (18-20th floor), an upper portion (21-23rd floor) and the roof (24th floor and up). The lower portion maintains the five-bay formula enhanced with a variety of decorative details. This section is terminated by a simple cornice running the length of the facade, supported by a frieze of foliate detail. Beginning at the 21st floor the corner bays are set back from the wall plane (photo #8) and a decorative balcony runs across each side (photo #9). In between, rise the three-story-high, round-arched central bays. The roof begins at the 24th floor where a balustrade of paired dragons alternates with pointed balusters concealing the windows. A cross-hipped roof with skylights rises to the base of the still intact flagpole. (photo 3)

The side elevations of the main section are of the same design scheme as the facade (photo #4). However, there are two rather than three central bays and they contain smaller, double-hung windows. There is also a higher proportion of masonry in relation to window area.

(Continued on attached sheet.)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Continuation sheet Candler Building
NY, NY Co.

Item number 7

Page 2

The rear elevation follows the overall design of the side elevations. Its western side connects with the 41st Street section and encompasses a balcony-type fire tower (photos #3 & #10).

The plain, three-bay, brick elevation facing 41st Street is altered at the first floor by a modern entrance (photo #5). Protruding limestone cornices at the 3rd, 14th and 15th floors and center keystone round-arched windows at the top story provide modest adornment to this side. Limestone window enframements at the 2nd and 3rd stories are the only other decorative features found on this elevation. The side walls are brick with several decorative terra-cotta string courses. All stories are delineated by rows of double-hung windows.

Since the Candler Building was built to provide loft (light Manufacturing) and office space, the floors connecting to the 41st Street section (2-17th) are open spaces (photos #11 & #12). They are interrupted only by columns and a fireproof partition with doors separating the main section from the 41st Street section.

On the upper floors of the main section are three offices of some significance. At the northeast corner of the building, on the 21st floor, is an office that retains some wood panelling, bookcases and a carved wooden mantle over the fireplace. Across the floor at the southeast corner is another office containing original panelling, although somewhat deteriorated. The windows and French doors leading from this office to the balcony are of leaded glass. On the 24th floor there is a smaller office space featuring a ribbed, vaulted ceiling (in half-oval shape) with doors, sidelights and fanlight transoms at each end, containing leaded glass (photo #13).

The Candler Building fills its entire tax lot, as illustrated in the accompanying Bromley atlas maps.

There is no district potential in the immediate vicinity of this building.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☐ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1912-1914 **Builder/Architect** Willauer, Shape & Bready

Statement of Significance (in one paragraph)

Built in 1912-14 by Asa G. Candler, founder of the Coca-Cola Company, the Candler Building was, and still is, one of the tallest buildings on the west side of mid-town Manhattan. Constructed in two sections, it is significant for its terra-cotta cladding, free-standing tower form, fire tower, architectural integrity and the fact that it is one of the last skyscrapers built before the 1916 Zoning Resolution was enacted. Candler's endeavor was one of many he undertook throughout the United States in an attempt to put to work the surplus revenues from his enterprise for the benefit of his stockholders.

Designed by Willauer, Shape and Bready, the Candler building's use of white terra-cotta is significant in that it reflected an early concern with urban air pollution and the darkening of city areas by tall buildings. Terra-cotta, a lightweight, flexible material, could exhibit architectural details very well and was economical. These were important considerations in erecting the Candler. Whereas skyscrapers built prior to the Candler were heavier and displayed ornamentation only on the street elevations, the Candler has a variety of decoration on all four sides of its tower. Late Gothic and early Renaissance ornament embellish the windows, balustrades, cornices and each horizontal section of the building. Once the idea of a free-standing tower gained acceptance (between 1900-10) the construction of the Candler became possible.

As an early contributor to fire safety in tall buildings, the Candler incorporates an 1890's Philadelphia-style fire tower which includes an automatic sprinkler system that remains intact today. Located at the juncture of the Candler's two sections, the fire tower is a separate, enclosed stairway, accessible from the main section by an open balcony only, in order to remain smoke-free. This type of fire protection was rarely seen in New York City until much later when fire towers and other fire protection were required by law as buildings became taller, outgrowing conventional fire-fighting techniques. (photo 10)

The Candler is representative of the last structures to be built in New York prior to the 1916 Zoning Resolution. This regulation divided the city into use zones in order to preserve light and air for the common good. It thus created an entirely new skyscraper form, the stepped tower. The sheer tower of the Candler dates from the earlier period of construction when such legal constraints did not yet exist and thus documents both the architectural ideas of the time as well as the conditions out of which the Resolution was born.

One of only a handful of gleaming white terra-cotta towers remaining in Manhattan today, the Candler is also a major visual landmark in the Times Square area. Once

(Continued on attached sheet.)

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreage of nominated property less than 1/5 acre

Quadrangle name Central Park

Quadrangle scale 1:24,000

UMT References

A

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5	8	5	4	0	0
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4	5	1	1	9	7	0
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Zone Easting Northing

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Zone Easting Northing

C

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Verbal boundary description and justification

The Candler building fills its entire tax lot with boundaries shown on the accompanying maps, Bromley atlases and site map.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
			NA

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Anne B. Covell (see continuation sheet)

organization Historic Preservation Field Services Bureau date 5 April 1982

street & number Agency Bldg. 1, ESP telephone 518.474.0479

city or town Albany state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Commissioner

date June 1 1982

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Entered in the
National Register

date 7/8/82

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

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Square area. Once the tallest building in mid-town, the Candler is still among the finest of the early skyscrapers exhibiting architectural integrity in New York City.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET Candler Building ITEM NUMBER 9 PAGE 2
NY, NY Co.

Candler Building - Bibliography

Candler, Charles Howard. Asa Griggs Candler. Atlanta: Emory University, 1950 .

Frohne, Henry W. "Progressive Tendencies in Recent New York Commercial Buildings," American Architect, May 7, 1913.
New York City Department of Buildings, Block and Lot Folders, Plan Desk Collection.

New York Times, "New Skyscrapers for Times Square," 12.23.1911.

 , "Tallest Building North of 23rd Street," 2.11.1912.

Real Estate Record & Guide, "Fire Towers Favored by Underwriters," 4.11.1911.

 , "Last Word in Fire Protection," 2.10.1912.
 , "The New Candler Building," 12.14.1912.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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RECEIVED

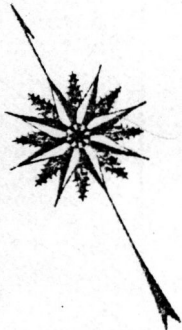
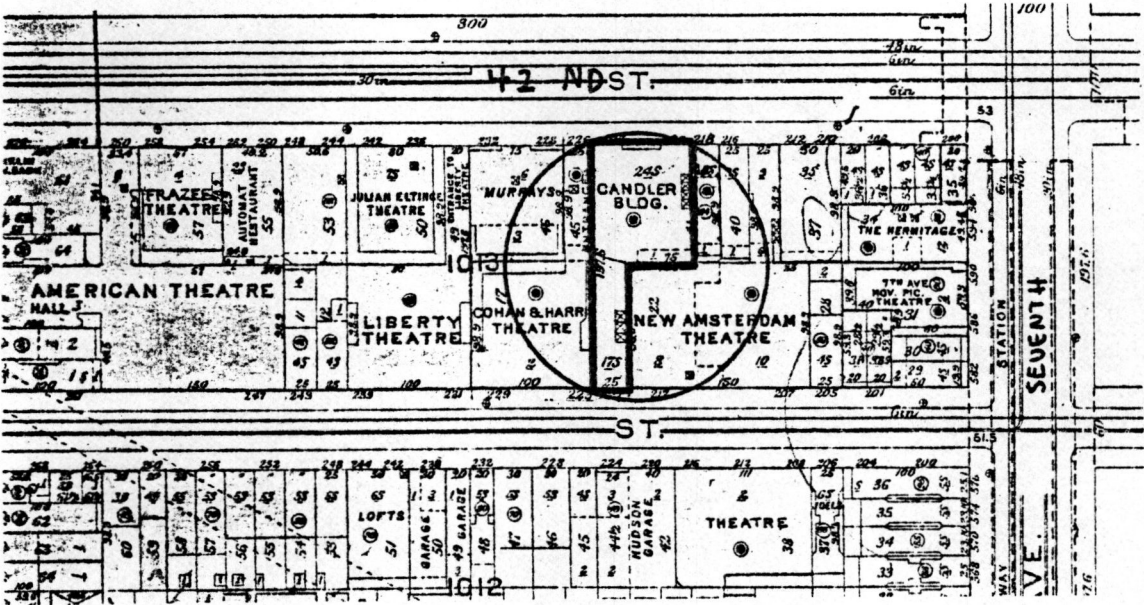
DATE ENTERED

Candler Building

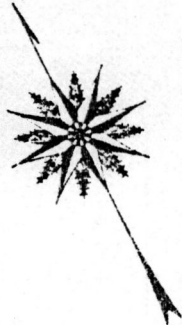
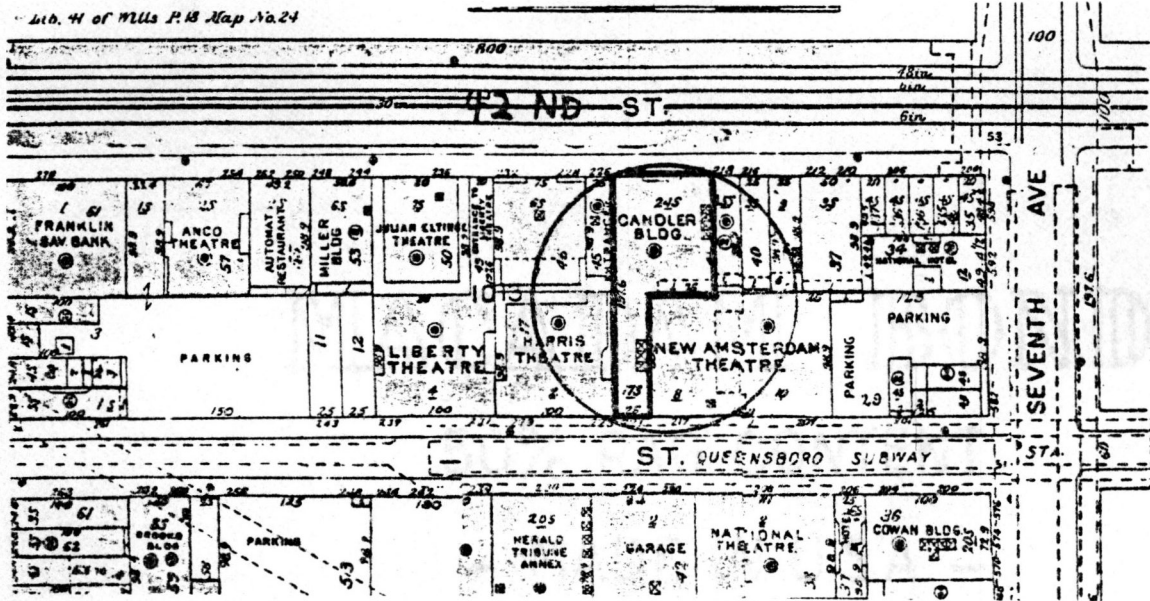
CONTINUATION SHEET NY, NY Co. ITEM NUMBER 10 PAGE 2

Candler Building - Geographical Data

These site maps, reproduced from Bromley atlases, show the Candler Building block in 1921 (top) and 1975 (bottom).

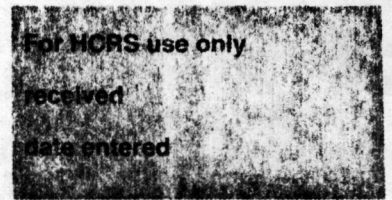


Lib. 44 of M.L.S. P.B. Map No. 24



**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Candler Building
Continuation sheet NY, NY Co.

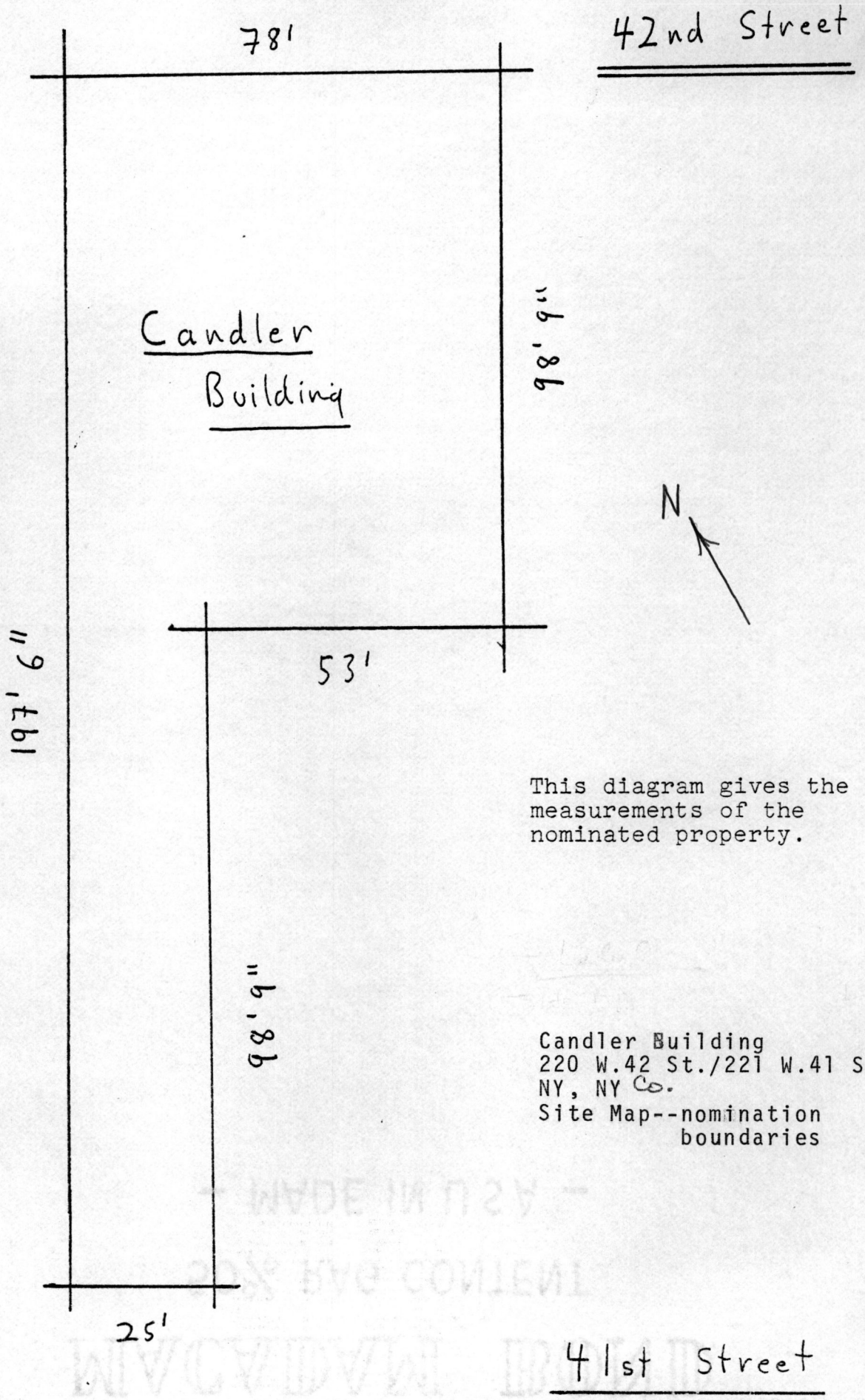
Item number 11

Page 2

Consultants who researched and prepared nomination
prior to editing by HPFSB staff.

Christopher Gray
Office for Metropolitan History
216 West 89 Street
NY, NY

Lily Mazurek
NYU graduated student intern
Historic Preservation Field Services Bureau
NYC regional office of NYS Parks, Recreation & Historic Preservation
1700 Broadway
NY, NY



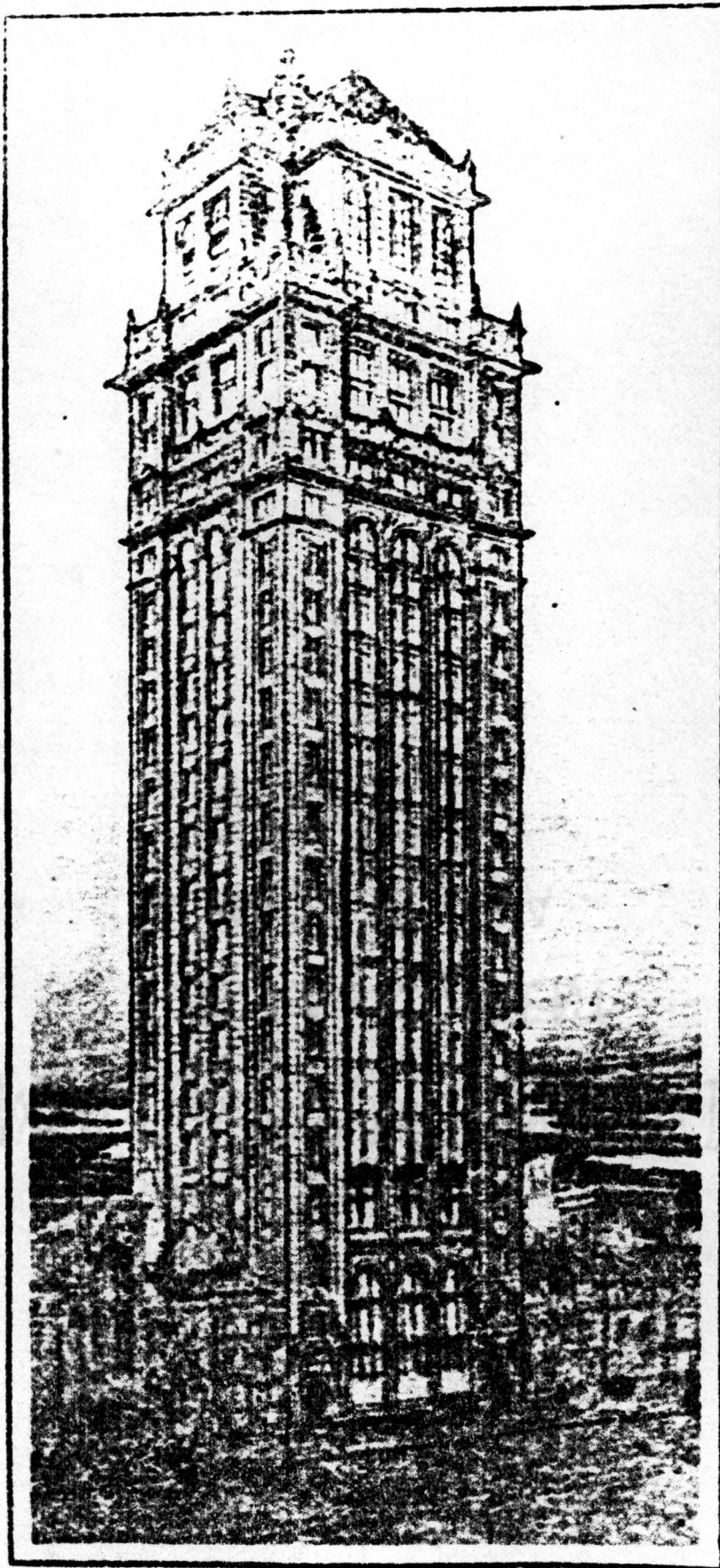
This diagram gives the measurements of the nominated property.

Candler Building
220 W.42 St./221 W.41 St.
NY, NY Co.
Site Map--nomination
boundaries

Candler Building - Original Rendering

photo #1
CANDLER BUILDING
New York, New York County

This rendering for the Candler Building appeared in the
Real Estate Record & Guide of February 10, 1912.



42d Street. Willauer, Shape & Bready, Archts.
CANDLER BUILDING.

Candler Building,
New York County,
NEW YORK,

Working No. 6/11/82-1732Fed. Reg. Date: 2.1.83Date Due: 7/8/82 - 7/26/82

Action: ☒ ACCEPT 7/8/82
Entered in the ☐ RETURN
National Register ☐ REJECT

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing Surveyshas this property been determined eligible? ☐ yes ☐ no7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Candler Building, NY, NY Co

Stephen Senigo, NYC

6.3.1980

42nd Street facade, looking
South

2 neg: C. Gray, 216 W. 89 St.
NY, NY

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"Photo by: Stephen L. Senigo"



Candler Building, NY, NY Co.
Stephen Senigo, NYC
6.3.1980
rear of Candler Building,
(East facade)

#3

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"Photo by: Stephen L. Senigo"

neg: C.Gray, 216 W.89 St, NY,NY



Candler Building, NY, NY Co.
Stephen Senigo, NYC
6.3.1980
west facade, looking east
#4
neg:216 W.89 St.
NY,NY

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Candler Building, NY, NY Co.
Stephen Senigo, NYC
6.3.1980

41st Street facade, looking
north

5

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neg: C.Gray, 216 W.89 St., NY,NY



Candler Building, NY, NY Co.
Stephen Senigo, NYC

6.3.1980

41st Street facade, looking
north

6

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"Photo by Stephen L. Senigo"

neg:C.Gray,216 W.89ST,NY,NY



Quar. Candler Building, NY, NY Co.
Office for Metropolitan Hist
7.2.1980
view: entire street front, 218-
226 W. 42nd

7 neg:C.Gray. 216W.89 St.
NY,NY



Candler Building, NYC NYCo.
Office for Metropolitan Hist
7.2.1980
terra cotta wall, 22-23rd
floors, looking north
#8
neg:C.Gray,216 W89 St.
NY,NY



7



Candler Building, NY, NY Co.
Office for Metropolitan Hist
7.2.1980
view: terra cotta balustrade at
21st floor, looking south
9 neg: C.Gray, 216W.89 St.
NY, NY



REDU
Candler Building, NY, NY Co.
Office for Metropolitan Hist.
7.2.1980
View; fire tower, 15th-17th floors,
looking west

#10

neg:C.Gray,216 W.89 St.
NY, NY



neg: Candler Building, NY, NY Co.
Office for Metropolitan Hist.
7.2.1980
view: typical (15th) loft floor,
looking south
#11 neg: C.Gray, 216 W.89 St.
NY, NY



credit:
view:

Candler Building, NY, NY Co.
Office for Metropolitan Hist
typical (17th) office floor,
looking south

#12 neg:C.Gray, 216 W.89 St.
NY, NY

1980



Candler Building, NY, NY Co.
Office for Metropolitan Hist
executive room, 24th floor
looking south

#13 neg: C. Gray, 216 W. 89 St.
NY, NY

1980

Missing Core Documentation

Property Name

Candler Building

County, State

New York, NY

Reference Number

82003368

The following Core Documentation is missing from this entry:

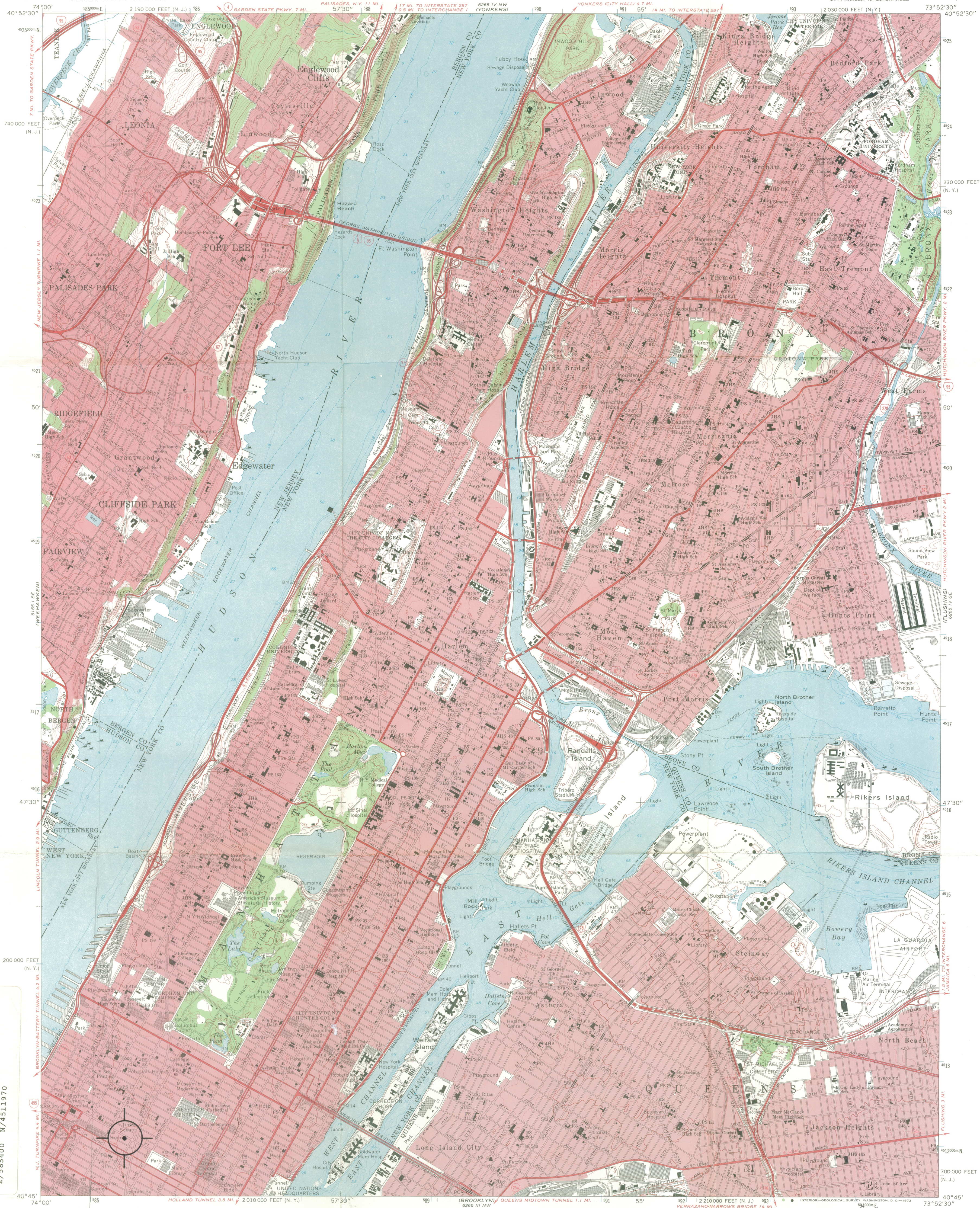
☐ Nomination Form

☒ Photographs (missing #1)

☐ USGS Map

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

CENTRAL PARK QUADRANGLE
NEW YORK—NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW4 HARLEM 15' QUADRANGLE



Candler Building
220 West 42 St.
New York, New York Co.
Central Park Quad
UTM Reference, zone 18
E/583400 N/4511970

Mapped, edited, and published by the Geological Survey

Revised in cooperation with New York
Department of Transportation

Control by USGS, USC&GS, and New Jersey Geodetic Survey

Planimetry by photogrammetric methods and from USC&GS Charts T-4567,
T-5089, T-5264, T-5278, T-5448, T-5449, T-5451, T-5452, T-5453, T-5458,
and T-5778. Topography by photogrammetric methods from aerial photographs
taken 1954 and planetable surveys 1956

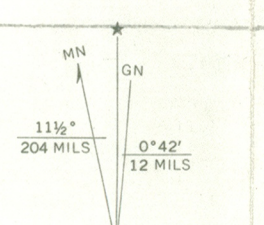
Revised from aerial photographs taken 1966. Field checked 1966

Selected hydrographic data compiled from USC&GS Charts 226, 274, 745,
746, and 747 (1966). This information is not intended for navigational purposes

Polycyclic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, Long Island zone,
and New Jersey coordinate system

1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY
4 FEET IN THE HUDSON RIVER AND 5.7 FEET IN THE EAST RIVER



ROAD CLASSIFICATION	
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

CENTRAL PARK, N.Y.—N.J.
SW4 HARLEM 15' QUADRANGLE
N4045—W7352.5/7.5

1966

AMS 6265 IV SW—SERIES V821