



The Social Conflicts and Evaluation of Times Square, Middletown Manhattan District in Development Since the Inceptive Point

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The humanistic perspective of developments and social conflicts in Asakusa and Times Square: Seung Oh, Satoshi Okada and Fabiola Chrisma Kirana Analisa

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Abstract: This case study fosters the socio-environmental setting process of Times Square from the Great Depression, the Inceptive Point (IP) of Development, for the 42nd Street redevelopment based on the factual history that depicts social conflicts in the Middletown Manhattan district of New York City. (Oh, 2023) The Great Depression of 1928 impacted local communities by restructuring the financial system, forming labor unions, and changing local business types based on their profit-intensive interests during macroeconomic challenges. As a result, Times Square's local has resulted in urban conditions suitable for today's progress by de-localizing tourism, inviting project development, and calling for civic activism yearning for social balance within a society, all of which have developed gradually over time. However, the success of Times Square raises the question of whether the rapid development that relies on financing is sustainable for people's lives in the district. It still debates whether profit-intensive businesses that disrupt existing communities to promote corporate hierarchies and ignore urbanist ideals are developments to be preferred for other locales. It also includes discussing what it means to recognize a socially marginalized group as an accepted community officially. Times Square is an example of a successful development that embraced all the necessary entities for "amplified benefits." The paradox of development revealed in this assessment is whether the successful development of Times Square converges ethics and social balance.

Key Words: Development, District, Progressive, Preservation, Social Conflict, Amplified Benefits

I. Introduction

In his book "The Triumph of the City," Edward Glaeser depicts examples of successful development and emphasizes the "amplified benefits" of growing cities. A steady flow of people into a successfully developed city increases its economic size, spurring real estate and commercial value investment. However, it bends positivity as people's concentration loses balance; it causes people to struggle to live in dense areas because of social problems as criminal rates and high living costs. Glaeser discusses in his publication that the success of cities is derived from the concentration of population and the economic growth fulfilling social demands for occupants. As noted in Glaeser's publication, Times Square was determined to be the closest example of a prosperous district with amplified benefits. The journal aims to study how this was achieved and evaluate the development of Times Square through social happenings excerpted throughout history.

New York's Middletown Manhattan district has Times Square, the Theaters district, and Hell's Kitchen within its jurisdiction. Since the early 1900s, Times Square has been the anchor space between uptown and downtown New York City, attracting the city's largest concentration of visitors. (estimated 150,000 people per

day, 2023) There are connections to Times Square for vehicular access directly through the Lincoln Tunnel, West Highway, and FDR driveway, with a significant number of subways in New York City settling in the Times Square station. Between 39th and 44th Streets on Broadway, commercial towers dominate the street, with billboard panels that rise 80 feet off the ground to embellish the street. Historic theaters have been preserved and lost over decades of development. Frictions among occupants and multiple transportations on streets has occurred since the beginning of the 1900s. Amidst the gradual growth, civic organizations successfully preserved the theater buildings. (Gratz, 1998) In the 1990s, increased crime enforcement led to social stability, and Times Square evolved with a focus on efficiency and investment.

The Great Depression of 1929, the Inceptive Point (IP) for the development of Times Square, implemented socio-political conditions. The New Deal de-localized tourism through the Lincoln Tunnel and LaGuardia Airport; workers became organized and politically powerful, becoming political supporters of New York City Mayor LaGuardia; and homosexuals claimed that their rights as a disadvantaged community were politically threatened. (The Wyandotte Heralds, 1941) Robert F. Wagner established the Landmarks Preservation Commission, which the theaters later were filed to be preserved in 1965 (nyc.gov). Times Square's sex and peepshow businesses occupied streets to exist and function as a business community until full-scale investment was made and 42nd Street Development (42DP) was approved during the 1980s by Mayor Ed Koch. (edc.nyc)

Today's Times Square is not just the result of the professional services of architects to build skyscrapers, but also the result of social dynamics that affect individuals and communities in the form of conflicts with the entities of development. The journal aggregates the idea that historical context influences social perceptions that read in locale and existing urban conditions and examines how macro-social change manifests itself depending on the IP. The study explored how people were frustrated with the social changes in their communities, how they reacted to society at the time, and how they expected ethics and balance to evolve in Times Square until significant changes happened in the area. In examining the communities that have occupied, operated, disappeared, and entered Times Square, presence and performance have been paramount. These beings, the existing occupants and the development agents driving change, have been in constant conflict. In the Times Square case study, it is paramount to research the development outcomes resulting from unraveling these conflicts. Moreover, archives list instances of social conflict with historical contexts reflected in Times Square today and evaluate them thematically using salient criteria.

Research Methodology

This case study unfolded to prove rationally that overcoming social conflicts was more favorable for procedure and consequence of developments by involving the social interveners and demonstrating their opinions for their significant issues. It started with the *historical backgrounds* before the Inceptive Points (IP), which reflected the social fluctuations in Times Square until the 42DP approval by setting up the suitable socio-environment. From a researcher's perspective, this study validates the research on consequential events and outcomes through the social negativity raised by the macro-scaled changes reflecting the historical context of Times Square and the social conflicts that occurred after the IP. (Diagram 1)

The cases of *social conflict* in these developments include historical records of the pervasive social changes in the existing urban environment that were negatively impacted during the study period after the IP of Times Square. Investigating the disappearance of pre-existing urban entities was the main challenge of this research. Investigating the social conflicts flown through the media took the significant charge for this journal that the publicized conflicts from the individual's understanding and awkwardness to intend the public attention for review; It became valuable to raise the voices against the developments unilaterally conducted by the government and the agents of the developments. The sources of social conflict from the publications, such as digital archives, classic journals, and photographs of pre-existing site conditions, proved the local conditions before the IP and the precedented insights cited for this journal.

The social conflicts to document the historical facts are plugged into the IP for the temporal scale of this journal. IP is the historical moment of recognition of pervasive development by the social changes for progression; Times Square's societal changes for the development happened omnidirectionally by the Great Depression, which invited change of business, thriving and oppressed communities, infrastructural projects to delocalize the visitors and the emergence of towers in the intensified district.

The *Discussion* part's structure began with district's *historical background* to demonstrate macro influences reflected the social conflicts and the locally pronounced outcomes after resolving the problems to contribute to the development. For example, since the birth of central bank in 1913, the U.S. Federal Reserve (FRB) has taken seriously the influence of private companies that rely on the financial system, and that influence has intensified at the regional level since IP. Politics finalizes expelling or respecting the existence of urban communities and preserving the historical urban entities. Religious institution, amid the changes from the national aggressiveness, kept their existence by adjusting the scale of influence in Times Square.

The social conflicts were collected regarding historical backgrounds and the development outcomes to evaluate with insightful perspectives and listed by media archives, making today's Times Square the most successful tourism district. Moreover, the evaluation finalized this journal for the results of the analysis. The evaluation of local development incurred the conflicts over the period conducted based on the co-related arguments from these prominent publications: *Vitruvius's The Ten Books of Architecture*, *Andrew Jackson's presidential speech in 1836*, *Edward Glaeser's The Triumph of the Cities*, *Le Corbusier's perspective of the Modernism City*.

II. Results

As an analysis of the factual research, the development was the consequential human activities of continuation as the time and beings flown in the cities as the urban existence. While it is difficult to categorize each of the social sessions, the implications for progress were drawn: solidarity with finance, favoring efficiency for economic interests over ideology, and depending on the law. For example, the FRB was not the only national institution that influenced the currency fluidity and the interest rates. This politics included considerations of the national debt and the value of the dollar, and was tied to governors who declared that local banks would fund urban development that private companies bid on. The advantage of a heterogeneous community is that it can balance community influence in the society and provide a check on the unilateral execution of urban development. It came up with insightful perspectives to evaluate the districts in four subjects: *Rapid Development in Solidarity with Finance*, *Symbolic Architecture*, *Business Intensity and Street Efficiency*, and *Respect in Fidelity of Laws*. Rather than rapid development for the sake of urban advancement, development that leans into the heterogeneity of a balanced community will be more valuable. Architectural design respects social perceptions by allowing residents to choose between change and preservation for the symbolism of their community. The laws that justify Times Square's local heterogeneity are valued for their development. Practicality has bolstered market activity, and the overall growth of the local economy and culture has triumphed over the ideology of development.

III. Discussion

Historical Backgrounds Reflected Today's Development

After the Civil War finished in 1865, transportation advanced its technology for continental connection to western America which newly merged states in federal government. (Dome, 1974); The nation-scaled infrastructural connections by railroads and automobile highways throughout the country enhanced city interconnections. The abolition derived the migrations of African Americans to the major cities of Northern America, settled their lives by the constitutional opportunities to find their jobs, and the influx of the population brought the market growth of all industries, the real estate value increase, and social problems in these major

cities of America. (Arenson, 2013) The liberal Constitution of America guarantees all races and genders their existence until the Justice Department of exceptional cases such as accusations, interrogations, and drafts in national crisis to intimidate the individualities of citizens under any case: the Sovereignty of People. (Vanburg, 2011) However, when the officials grip the political power, they influence the lives of all societal levels. Substandard communities such as homosexual communities, sex businesses, and other minorities checked from the opportunities were segregated and designated as socially barred underprivileged communities.

The second charter of the Bank of the United States was established to resolve the debt caused by the war for the American Revolution in 1816. (<https://www.britannica.com/event/Bank-War>) It became concern of expanding the role for benefits to the designated business holders, currency outflows to foreign countries, and collusion with politics. The seventh president of America, Andrew Jackson, raised this problem and objected to the necessity of the central bank in America. (<https://www.federalreservehistory.org>)

The period of the American wealth, which invited significant social changes, named the Gilded Age from 1875, it aroused criticisms of humanity defected by the idea of capitalism. (Sutch, 2016) After the Civil War, the wealthy American family who had the romance of growing private profits from their focused industries including Astor's family, which had owned numerous properties including the Astor Hotel, the Knickerbocker Hotel, and the Astor Theater in Times Square, New York City, had shown up to surge the developments and commercial variables implemented the city lives. (The New York Herald, 1922) The common criticisms of this wealthy family business stemmed from high-key issues like low-wage labor, monopolies, and collusion with politics. These wealthy individuals menaced the markets in particular industries, engulfed the capitals by monopolizing related industries, and reproduced the wealth by investing in stocks and real estate.

The religious ceremonies preceding the social meetings, such as town halls, congressional hearings, and presidential inaugurations, demonstrate the community's interest in the meetings and the respect demonstrated by the meetings held for the majority of the society. Then, the specific religious people who intended to resolve the issues raised by the meeting had to come out of the majority in the area; media publications involved to write about the Christian meetings in January 1860 at the Cooper Institute, where social opinion leaders gathered to discuss the Sunday-school and annual Sabbath in New York City followed by the Christian worship service. (NY Times, 1860) Christians who investigated their communal scriptures reacted against the co-existence with long-period biblically misinterpreted groups, such as gays and porn producers, regarding their standards even if the social examination passes through.

Since the period of the 18th Century, the same area of today's Times Square had had the business occupants such as retailers, wholesalers, and light industries. (NY Tribune, 1921) Even before the 1900s, Times Square had the symbolic program of its cultural and entertainment business and interacting communities in the area from the Gray White Way. After the national crisis, business groups grew and welcomed the demand for various entertainment, the sex industry, erotic strip shows, and bars for homosexuals, despite the lack of civic recognition. Social conflicts among the pre-existed occupants gripped the ownerships facing the change of commerce after the Depression. Socially underprivileged communities cried for their right to exist as a part of the city; their social performance caused negative perceptions from society and struggled.

In the early 1900s, Long Acre Square, home to the One Times Building, was a vibrant street where various modes of transportation, streetcars, horse-drawn carriages, and automobiles blended harmoniously with pedestrians. (Figure 1) The media already started reporting on the efficiency of streets as early as the 1900s, with the temporary introduction of all kinds of transportation for daily activities in Times Square. (NYTimes, 1890) The transit system of New York City, even before the Great Depression, including the Times Square Station and the Grand Central Station, was crowded with commuters from the Upper East Side, the Bronx, to the Chamber of Commerce, the downtown New York City. The shuttle between the Grand Central and Times Square station

stitched the 4th Ave train and 7th Ave lines. It was proposed as the 'H' transit plan in 1918. (Figure 2) The concentration of commuters in Times Square raised security concerns about bomb threats and vandalism, and led to calls to express the 7th Avenue subway line so that people could skip the Times Square station and travel up and down. (NY Tribune, 1908)

Before and after World War I and World War II, human societies used ideology to drive government and development, and conflicts between nations over ideologies such as modernism, liberalism, socialism, and capitalism intensified. (Vojtěchovský, 2023) The theologically intrinsic biblical activities began to fade out. Ideologies, raised by intellectuals, became the implemental direction for human society and had been metastasized to all societal, from politics to individuals, as the mainstream society accepted it. The Cold War was a conflict that lasted for decades among the states that represented different ideologies. After the Industrial Revolution, modernism achieved a milestone for development, and architecture became the reference for conceptualizing developments based on human scale. Le Corbusier's functionalism that emphasized human scale for space became an architectural reference for developments in dominance through various scales. (Corbusier, 1985) The streets of Times Square had conflicted because of the lack of open spaces as the developments in New York City went higher. (NY Times, 1973) At the beginning of the 1900s, the Street of The Gray White Way, the old Times Square, and most parts of the city were packed with cable trains with rails on the street surfaces, vehicles, horse-riding carriages, and pedestrians. The municipalities started counting on the efficiency of transporting the commuters and streets rather than the ideology in which Le Corbusier ever emphasized open space corresponding to the high-rise structure. The anchor spaces of pedestrians connected the uptown and downtown, and the west and east of the city were already concentrated and boiled by the train stations of Times Square and the Grand Central.

Times Square is famed for its reputation as the severe business stage by legal suing against parties about the necessities of the properties for obtaining ownership and releasing conflicts. The Pabst Hotel, located at the junction of Broadway and 7th Ave by 42nd Street, at the Gray White Way, struggled to keep its ownership continuously pounded by the legal suitcases for issues of the illegal portico covered the sidewalk to pronounce the building's beauty and the basement commercial area penetrated the work area of underground tunnel. Eventually, the Pabst Hotel (Figure 3) was demolished three years after its completion, and it turned its ownership to the New York Times. (NY Times, 1996) The Hippodrome Theater (Figure 4), built with an extra-exquisite exterior designed by Fredrick Thompson and Jay Herbert Morgan, was the theatrical complex in the Times Square area, which held notable theatrical plays, musicals, opera, and the circus exposed the shows with elephants. As failed the box office of the plays turned to become social meeting places. As the circus moved to the Bronx, the beautiful theatrical complex was demolished and turned out to be the parking facility for resolving the proposal of the city issues, the lack of parking spaces on the street, before the mixed-use skyscraper of 1120 Ave of America was established. (NY Times, 1939) The Hammerstein's Olympia Theater (Figure 5), initially built in 1895 with an exquisite gray stone exterior 6 to 7-story theater complex, also failed to manage its business and was pounded with a debt problem with failing the box office. It implemented its original use with the Lowe's movie theater in 1915 but decided its demolition in 1935. (NY Times, 1995) The change of the society in Times Square implemented the ownership of the properties and repeatedly called out demolition and new completion of the same properties.

After New York's zoning was established and implemented in 1906, downtown New York already formed a hierarchy of skyscraper buildings that boasted the city's economic and social characteristics from capitalism. In addition to constructing commercial buildings as tall as lightning rods, the advanced materials and construction techniques used on the billboards represent the uniqueness of Times Square; It became the symbolic entity of Times Square. The benefit of the district was the real estate business communities, which expected better deals with the property value growth after the city's higher building and hospitality intensified by the influx of commuters and tourists. Creating vibrant cities, especially in developed cities in any country in

the world, encourages investors in the real estate business, which is now parallel to stock and bitcoin investing, by increasing the value of real estate in dollars per square foot and tax assessments, returning profits to investors. Today's project development executions require monetary support from the investors, bond purchasers, and governmental support.

Temporality of Research: Inceptive Points (IP)

The inceptive point is the research referenced point to investigate the development case concerning the outcome with the historical procedure in time-constrained periods from the moment of degraded conditions to the point of thriving development. Researching the development history of Times Square must be remarkable because the central government aroused dominant policies to strive to recover the economic depressions by the central bank corresponding to the government's immense budget, which invited the infrastructural projects in local. The society of Times Square began changing omnidirectionally from the Great Depression. The meaningfulness is magnificently pronounced in today's local consequences after overcoming this struggling period, such as macro-scaled crises collapsing their wealth, properties, bank runs, and the overturning of the sincerity of religions throughout initiated modernism. Social conflicts followed by the IP of Times Square could be reflected in the aforementioned historical importance, and it derived its significant social adjustments. (Oh, 2023) Moreover, the IP of Times Square raised the question of how they standardize the communities in terms of humanity to contribute to the development of stable social conditions, raising the voice for preservation of urban existence and the growth of the economy.

The IP of Times Square's development history is that the economic recession caused by central banks aligned with national policy to encourage workers to build civil infrastructure and stimulate real estate investment to fund the private sector. The bank run led to the mergers of branches to size up the significant banks' multiple times bigger than before the Depression while losing the numerous local banks through massive withdrawals. Real estate values have appreciated as ownership of real estate has shifted from individuals to holding companies like limited liability companies, attracting investors and increasing fluidity. (FRB, Interest rate 2.00 in 1931 from 6.25 in 1929, FRB of St. Louis, 1965) Property management and investment marketing began changing from local to global markets. The President, Franklin Roosevelt, quenched the debt limit, in fact, by signing Executive Order 6102 to cancel the privatization of gold in 1933. The Central Bank of the United States, the Federal Reserve Board (FRB) began to increase the currency fluidity with yielding debt limits by the 6102 for the New Deal policy for infrastructure projects, increased employment, businesses relied on real estate investment, and issued bonds for the currency's trade value. (Philips, 1994) The FRB decides the interest rates for subsidized loans to regional and local banks under the FRB's supervision. It leads to solidarity with politics and influences the local enterprises counting on the capital from the banks. (Schramm, 2007) As the economic declination in 1930s, the occupants with streets became diversified, along with business competitors and customers in Times Square, by inviting more segmented businesses. (Chaikelson, 1990) Amid the turmoil of social changes, substandard businesses such as sex businesses and peepshows in Times Square were occupied and challenged livability with social instability; it delayed local investment for a long time after the Depression. (Gratz, 1998) Humanity has been plagued by social conflicts, with law enforcement in Times Square and around New York City's downtown cracking down on homosexual activities and substandard businesses. In 1961, The zoning amendment risked these communities' existence. It began purging them by assigning the permitted business uses and committing the administrative policy to oust their businesses. This study reports the social conflicts that developed the local environments to the point of the 42DP since the IP.

The 42nd Street Development Times Square

In 1984, the 42DP was initiated by a project plan approved by inviting the architect Philip Johnson and the developer George Klein to upscale urban areas with towers, increasing commercial growth, job provisions, and mixed communities in Times Square. New York City Mayor Wagner (New York Times, 1963) proposed New York City Landmarks and Preservation as a city department, and Ed Koch supported the preservation of occupied

theaters in the theater district after the civil rights movement. (NY Times, 1988) Still, protests were incurred by the plan to demolish the Morosco and the Helen Hayes Theaters with 1,000 protesters because of this development plan. (NYTimes, 1982) The media warned that the unilateral authorization of Urban Development Corporations hinders the essential development of local communities. Mayor Rudy Giuliani's administration successfully decreased the crime rate in the city and accepted homosexuals officially for his political activities in the 1990s. (NY Times, 1994) Times Square's amplified growth became its value, which is more significant than its ideology and Christian faith.

Since the IP of the district, it experienced social conflicts to adjust the social leverages among the existing communities and the macro-scaled changes bypassing the middle of the 1900s. After the 1980s, the media advanced to telecommunications and cable channels to cover most of the developing areas' occupants and successfully promoted civic movement more efficiently. Social stability settled at the level of inviting the corporation's businesses to build towers while occupying the commercial area at the street level. Thus, the social conflicts to investigate the period between the IP and the 42DP can be defined as the social adjustment period for today's Times Square. Since the approval of the 42DP, Times Square has witnessed steady progress in the district following these social adjustments.

Social Conflicts (DIAGRAM 2)

This part of the journal archives the social conflicts that co-occurred in politics, economics, and religion after the IP in Times Square of Middletown Manhattan District of New York City.

1. At the beginning of the 1900s, New York's Times Square and Grand Central Station were filled with daily commuters. Times Square had also become a stage for social activities that received national attention through the media. Anti-fascism protests occurred in Times Square by the ideological activists, and enforcement conducted arrests. (Henderson Daily Dispatch, 1938) In the 1950s, a series of explosions occurred consecutively, mainly at the Times Square station and New York Public Library. It was during the Cold War that the media published these explosions and terrified the public with potential danger in the busiest area in the city. One of the explosions happened before Soviet Premier Nikita Khrushchev's visit in 1960. (The Nome Nugget, The Evening Star, 1960) Because the incident in Times Square received national attention, the general opinion leaders within the country used Times Square as a stage leading social change. Times Square was an intensified area for city dynamics to demonstrate their ideologies. The security of intensified neighbors became a severe issue for social stability.

2. New York Mayor Fiorello LaGuardia after IP implemented the labor market in solidarity with the federal government. (Willmington Morning Star, 1940) Due to the New Deal policy, LaGuardia Airport, the Tri-Borough Bridge and Lincoln Tunnel were built, and the agents were the New York State government, New York City, and the Works Progress Association (WPA), which was a part of the New Deal program that President Roosevelt established for promoting labor forces. Before LaGuardia Airport, tourists from other regions used Newark Airport, New Jersey, to visit New York. (The Evening Star, 1936) The complaint against the mayor shown by the President of Brooklyn, and he pointed out that consultation between boroughs was insufficient and complained about one-sidedness in city administration. When LaGuardia Airport was built, there were also complaints about aircraft noise from East Harlem and Queens residential areas. Although it was a protest by the community at the time, considering the quality of life, it should have been resolved politically in the city that needed to change. (The Automotive News, 1946) After LaGuardia Airport was built, flight traffic demand increased, and the airport alone could not cover all flight demands, leading to the additional construction of Idlewild Airport, now the John F. Kennedy Airport in Queens, NY. (The Wyandotte Herald, 1941) The Lincoln Midtown Tunnel led the vehicular access directly into Times Square, the center of New York, and successfully Times Square was connected by these infrastructure projects and delocalized tourism.

3. Mayor LaGuardia successfully cooperated with national policy by increasing labor and currency fluidity for financing to cover the economic recovery plan. LaGuardia administration had to resolve the high unemployment by developing the city with infrastructure projects. As labor power grew, the city development with local labor unions became the most active group as the substantial service provider with skills and organized power to build the iconic buildings in New York City. The electrical laborers protested by shutting off all lights of buildings in Times Square for 30 minutes for a complaint of arbitral distributing the local projects from ConEdison, the energy company, to different work groups. (Figure 8, NY Times, 1948) As the city development progressed with the labor unions in New York City, political adjustment with the labor unions became an issue for project commencement in the city.

4. Gay bars in Times Square were prosecuted for a criminal organization in solidarity with them, which gave rise to the perception that homosexuals were a hotbed of crime in New York; it gave nominal involvement to Mayor LaGuardia's office in reviewing criminalizing the locals at the conjuncture of the particular local business groups for the minorities of the district, the homosexuals. (Bullough, 1994) The Genovese clan formed the business with gay bar owners by sharing the profits and covering them from the charge by negotiating with the local officers. Matthew Lanniello of the Genovese had operated the gay bars in Times Square and was considered as the federal-level charge for a master-minded crime for the financial source of organized crime families. (NY Times, 2012) LaGuardia's office assigned the authority of New York City's Liquor Association to review and supervise all alcohol distributed to each bar in the city, and gay bars were also searched through this association. (Bullough, 1994) At that time, through the irrational social activities of homosexuals, their presence in the city was suppressed. Since Mayor LaGuardia had the mainstream society of labor as his political support, he gained an advantageous position in extending his term and took a strong stance against homosexuals at the time, advocating for social justice. At the time, a burlesque comedian named Chauncey Miles went to trial against the mayor of LaGuardia, claiming the unfairness of homosexuals. The issue was the constitutional value of freedom of expression, which he found in his play, but his lawsuit failed. (Hornby, 2013) Besides the cooperation or distraction of the district's local businesses, the local governments implemented the social conditions based on the nominal subject of social stability and the protection of majorities by designating the disregarded communities. The homosexual groups were banned from opening their business and segregated by being designated as social problem motivators by the series of mayors since the Depression. (Delaney, 2001) Times Square's sex business faced social claims, declassing the city by exposing sexually raw boards on building elevations, slowing down the investment of the area for progressive developments with social problems that made the district less appropriate for tourism.

5. Restrictions on building height and practical area were aimed at regulating the development rights of individual owners, which were decided under the leadership of New York City Planning and with the consent of the Council of New York City. (nyc.gov/planning) New York City and skyscraper building owners are the primary agents of visual changes in New York. The legitimate skyscraper favored zoning amendment had happened in 1961. Social conflicts arose in favor of project developments by pushing out the pre-existing occupants of New York Times Square, the theater owners, existing wholesale communities, automobile parts sales, and hotel owners. (NY Times, 1961) Moreover, the civic organizations also delivered the message that residents' lives were less cared about in these amendments, and the Queens Borough President had appealed its developmental favors in certain Middletown and Downtown districts for building higher and extending the value of the real estate in these areas. (NY Times, 1961) It delivered the change of ownership and the programs of the district's theaters, which long-time occupants provided the subjectivities of the cultural business in towns.

6. The abandonment of the ownerships delivered certain scaled developments in the Middletown district of New York City; The Astor family, as the world-widely renowned for real estate investment business, started selling off its properties, turned the developers yearned for the skyscraper development to gain profits from leasing the spaces. (Figure 6, New York Tribune, 1920) New York's Times Square became a stage where new

business types of real estate companies were active. The Astor family was a wealthy family that conducted international trading business as the basis of the hotel business in Times Square and the Middletown District (across New York City), the Hotel Astor, the Knickerbocker Hotel, and the Waldorf-Astoria Hotel, and investment business through real estate assets. The Sheraton was founded by Ernest Henderson and Robert Moore, who met as classmates at Harvard University to specialize in hotel management. The profit from real estate business tended to be estimated by the property's value differences after the development, before the IP. The change in the market value and the enterprise aim was based on financing power. In other words, the credit of the business determines the business' profits by assessing real estate market investments in the region. (Brocker, 2012) Eventually, The Hotel Astor later merged with the Astor-Sheraton Hotel. (The Evening Star, 1957 / NY Times, 1961) It transfigured into a real estate business that relies on financing and investors from a family-centered business inherited from ancestors. Bypassing the 1960s, New York City was acclaimed as the most vital business competitive area to survive with profit-intensive ideas in pursuit of the materialistic consequences by conducting 'profit-oriented businesses.'

7. Another social impact of politics on the development was the municipal role in preserving the historical theater by assigning it to a preservation agency. Jack Goldstein (Figure 9), the executive director of "Save the Theaters," had actively protested accompanied with theater actors and actresses to preserve the theater district. (NY Times, 2023) The movement erupted the campaign against the demolition of the Morosco and the Helen Hayes Theaters, with thousands of civilians in historical theaters in New York City. His efforts resulted in 28 theaters being listed on the New York City Landmarks Preservation (LPD), and the movement received active support from Mayor Ed Koch in the 1980s. However, the Netherlands and Schubert groups, owners of numerous theaters in the district at the time, insisted on yielding the preservation with modifications for business purposes. (NY Times, 1992) Thus, the 42DP, as the turning point of today's advanced society, proceeded with protecting the existing theaters even in subject areas for developing office towers with the solid political and economic power of redevelopment. Additionally, a prominent business such as the Walt Disney moved into the Amsterdam Theater with partial renovations. (Gratz, 1998) The old Olympia Theater Complex was demolished in 1935, but the Toys 'R' Us and the Roundabout Theater Company occupied in the newly built establishment. (NY Times, 2000) Politics had a role in approving the civic movements' desire for preservation. Thus, it successfully attracted development projects inviting prestigious business communities with a success of preserving the symbolic programs, theaters of Times Square.

8. The tall buildings of Times Square have caused street-level problems in the city due to the literal "concentration" of daily commuters. The street level of Times Square was filled with an influx of pedestrians, street cable cars, municipal buses, and automobiles, which was an issue that had to be considered for efficiency. (NY Times, 1929) Eventually, city administrators recognized the impossibility of expanding city streets, removed street cable cars and elevated train tracks from the city center, and replaced them with underground subways for efficiency on streets. The maintenance authority of the trains in New York City had changed along this procedure; The state legislature approved the private enterprise, the Interborough Rapid Transit Company (IRT), to invest in building the trains for private profits in 1904. After the IP, they promoted the 7,000 Irish laborers to build the subway under public and private joint financing. (Stern, 2008) The IRT and Brooklyn Rapid Transit Company (BRT), which controlled all the elevated trains, collaborated to respond to the city transportation in the Dual Systems for maintenance in 1913. The private companies operating the subway under financial difficulties were opposed politically, and then the Independent Operating System (IND) was established in political support. Respectively, the elevated lines, 2nd, 6th, 7th, and 9th Avenue, were removed from railroad history while the New York City Subway System (MTA) took control of operating the subway from 1940 to 1970. (Derrick, 2000) City streets respected automobiles, buses, and pedestrians, and the city more efficiently operated by overpopulation in Times Square.

9. The street development after the IP had counted the efficiency of the cityscape and accounted for the subway and automobile as the main transportation for commuting. The temporary influx of commuters and occupants on the streets of Times Square necessitated prominent open spaces. Times Square had already been in the most challenging part of the cities, with heterogenetic concentration among different types of intensity in social activities. Le Corbusier's modernist architecture was conflicted through overheated economic activities among the developers, who dreamed of towers for profits by leasing spaces in the area. As towers were built by financing and zoning, the open space decreased due to competition among city developers, raising a social problem. Le Corbusier's urban ideology clashed with the real business needs of urban development, with developers craving fully developed areas rather than the efficiency of streets. (See Figure7 NYTimes, 1973)

10. Robert Moses' idea to specialize a part of Times Square, the Duffy's Plaza, specializing with a landscape idea around the Reverend Francis P. Duffy's memorial statue was opposed. (NY Times, 2006) The Commissioner of the Park Department and the well-known infrastructure promoter in development society, Robert Moses' tree idea, was even opposed by the advertisers' communities. (NY Times, 1956) Recently, Duffy's Square in Times Square has been packed with various social activities, where the Broadway ticketing booth is located underneath the red-stepped Plaza. A casual knowledge of a city's situation is not enough to determine its development policy. Politicians shall accept the claimable idea from the researchers and occupants who experience the urban condition more precisely. Even though the one in a political position has the idea of the street in aestheticism, it cannot be directly applied to the street. Duffy's Plaza had established the statue of an honorable individual for his service during the war as a soldier and a priest. It introduced the endeavor to articulate it in the Plaza, which concentrated on pedestrians from the 1950s by planting trees with a person's height fence around the statue. (Figure 8) Times Square introduced the honor of an individual, Pastor Duffy, who presented a humanistic contribution to the war by establishing his sculpture. However, the city had concerned more seriously with street efficiency than symbolizing honor. (NYTimes, 1952) Times Square preferred the efficiency of street and longtime cultural programs more than the symbolic entities. However, the Duffy's statue still exists in the city.

11. It reported that the Mark Hellinger Theater had struggled with its financial problem with the box-office failure. Already in the middle of the 1930s, the associations of the theatrical theaters in Times Square recognized that their intended industry needed to be in better business shape. The demolition of the pre-existed hotels, theaters with exquisite exteriors such as the Hippodrome and the Olympia, and the Palladiotic private mansions happened after the IP, the Great Depression, to be replaced with new business and overturned the ownerships for these theaters continuously occurred until the 1980s of the 42DP. The Times Square Church had one ticket for existence in an economically imperial city with a collective boom in the business community, represented the oldest and most friendly religion in American society, and was able to preach the gospel to the city with a timid voice. (Millford Chronicle, 1957) Reverend David Wilkerson, a Pentecostal evangelist who began preaching at Philipsburg, PA, for his career established the Times Square Church by occupying the Mark Hellinger Theater. The urban mission was presumably understood as brutal to pay in the expensive leases for non-profit organizations and pay missionary staff; this was the conventional social impact for struggling missionaries in the urban center. (Newsday, 1989) Even though the social condition trended against Christianity, Times Square Church stood as one of the heterogeneous communities to perform the social activities for maintaining people-friendly with the Gospel. (NY Times, 2011) The religious institution reacted by legal suit against the commercial advertisement lease company, which promoted a personal hygiene product on a billboard on Broadway and 52nd Street. The legal standing point was that the product advertisement irritated and disrespected religious communities by inserting "...photographs of the nude back sides of several people." (Affidavit of Neil Rhodes, NYC, 2007) This legal activity sent the message of the existence of a religious community never being ignorant. The overall social activities of Times Square Church guarantee communion and healing by counting the social trends and occupants instead of a firm interpretation of the scripture in a divisive manner. Since its establishment, the Times Square Church has been an iconic landmark of Christianity in the world's most concentrated city, even in a city where the faith has become faded due to declining Christian numbers.

Evaluation

Rapid Developments through Solidarity with Finance

Times Square had one successful outcome after the IP: the rapid extrication from the national emergency by financing infrastructure projects and developments of private sectors in the city. In common goals, the private and public sectors cooperated to support the unemployed and restore the sites by financing to markets. For the 42DP, Times Square took advantage of the Urban Development Corporation at the state's political support for publicizing the economic outcomes by the municipality and private enterprises involved with the FRB's financing. The influence of the FRB became overpowered omnidirectionally; It went against economic republicanism and resulted in materialistic, profit-driven, and overheated economic activity. This is because, under this development environment, financial and political alliances benefit a limited community, while excluding the low-income communities and unnecessary for newly admitted businesses in the area.

In the national crisis, emergency stimulus packages were enacted to revive cities and towns to aid in the financial collapse. While the gathering of individual opinions and the mobilization of citizen movements were deemed less important, the government's unilateral actions resulted in policies to repair the damage and recover quickly. The FRB supported the fluidity of currencies regulated by politics and took the severe role of stimulus to state banks to finance local banks. The New Deal by the President of the United States, Franklin Roosevelt, proposed massive infrastructural projects that placed socio-cultural implementations with WPA, the national laborer's organization, to the states and municipal developments to fix unemployment amid the international turmoil of wars. The way democracy works in an emergency will be one-sided in favor of swift executions.

"It enjoys an exclusive privilege of banking under the authority of the General Government, a monopoly of its favor and support, ...almost a monopoly of the foreign and domestic exchange. The powers privileges,..., by increasing the value of the stock far above its par value, operated as a gratuity of many millions to the stockholders... those inheriting their rights as successors be established a privileged order, clothed both with great political power and enjoying immense pecuniary advantages from their connection with the Government... the Bank of the United States and have notes issued by the St. Louis branch, it can pay the debt with those notes, but if a merchant, mechanic, or other private citizen be in like circumstances he cannot by law pay his debt with those notes.." (Bank of Veto, The President of the U.S., Andrew Jackson, July 10, 1832)

The rapid development associated with the project development has created challenges for low-income communities due to increased density in the district, which benefits landlords by increasing property values. The cost of living in Middletown Manhattan has become unaffordable for low-income residents and religious institutions. Inflation became a never-ending problem, and Times Square, like other cities, became known for developing projects that relied on increased fluidity of currency. Increased fluidity of currency causes inflation. The intervention of the FRB extended even after the emergency with overpowering itself. It grew the solidarity of the central bank and the politics contributed to the economic progress for project developments of building towers in cities. By a report, the real estate value effected by the general concentration, the real estate enterprises became relied on the increase of the real estate value in the region instead of leasing spaces to fill with occupants for their profit. (Riccioli, 2021) The balance of importance between politics and civic organizations became uneven. Because politics has become a way to open the door for business community to appeals when social claim is found in a project through media.

New York City's rezoning procedure officially opens in nine months to approval by the Buildings and City Planning of New York City. All these reviewing procedures are confined to the agents of the urban design, but the general public's intervention is literally limited. For example, people who own small businesses and residents around the area may come to the attention of the Department of city planning after publicizing the rezoning of their area through websites and media; even though it effects in real estate value, potential leases increase and

cause the influx of new occupants by purging pre-existing. Building skyscrapers by changing the zone from a lower to a higher capacity often involve massive street works for upsizing the utility lines under the driveways. Depending on the size and condition of the property owned by a single owner, a rezoning proposal submitted for approval within nine months is only possible with political allies. The scale of the project shows social impact in neighborhood and solid profits, which will prompt rezoning. Therefore, rezoning involves the partial change of the city for the benefits to limited business communities.

Andrew Jackson's statements raised alarms about the political involvement of finances, the benefits to the stakeholders who represented specific business, and the overflowed currency. The financing should not be executed to benefit a specific interest group from the central bank. This concerns the theory of economic republicanism; (Casassas, 2016) This journal does support economic republicanism, but the one condition that does not support the pursuit of a socialist distribution of benefits to the lower classes through a stringent agenda that applies only to particular groups of society. The study found that banks have already been stressed by the burden of the central bank's governance and that the central bank's intervention in private banks has not been beneficial to the banks at the local level. (Burden, 1980) The current financial system lending to businesses and individuals is criticized for its 'moral hazards' of dragging the banks to risk-taking lending. (Goodfriend, 1999) During a national crisis, the central bank should provide funding in the form of loans in a bipartisan agreement and leave the economy and development, except for the remaining recovery issues, to be handled voluntarily by local governments. Once the National Assembly orders the state of emergency to be lifted, the central bank's role should be dissolved in the case, and the central bank should not affect the local economy afterwards. To this end, financial institutions in the form of credit unions should be established at the municipal level that can generate profits for interest groups and citizens and contribute to economic development. It recommends a district-sized local banking system parting in individual's collective interests and based on district-level banking. (Stewen, 2021) Networking finances among the cities in different states and countries is preferred to fundraise for the emergency aid: Mariupol of Ukraine reconstruction aided by Saint Petersburg, Russia (AP, 2024). The project development relied on financing for rapid development result will hurt the economy; the real estate development by growing debt is not sustainable. (Malaysiasun.com, 2024) Project development that proceeds at a coordinated pace can be more successful in terms of sharing opinions and affirming each other's existence among communities in the district of the socioeconomic system. Canceling the presence in the city, ignoring people's opinions, and disregarding civic organizations for the sake of materialistic development through financing is not desirable to meet ethics in such development.

According to the report, the central bank currently determines regional and personal economic volume through banks in each region. Even with similar jobs, the wages of people living in big and regional cities are different, the Federal Deposit Insurance Corporation (FDIC), as a federal agent, determines individual loan limits (<https://www.fdic.gov/>) and quality of life is determined by loan limits. (Fortune, 2023) Times Square has canceled many existences and communities in favor of rapid development that has relied on funding since the IP. Central bank influence, even after the financial crisis, changed the ownership of existing local banks and neighborhoods, driving low-income and religious institutions out of the neighborhoods. The lesson from the central bank in solidarity with politics is that it is better to limit their involvement in project development by promoting sociality involving the area change. It should also refrain from political expanding to determine market values of locale. The financing system after the IP, in which the financed capital from the central banks implemented in the city, had resulted against economic republicanism.

Symbolic Architecture

Vitruvius' Ten Books of Architecture states that the function of the architectural activity is to record historical events through the design of symbolic entities. Like the method of celebrating the nation's glory, it could be done through documentary architecture in form of permanency by establishing the statues, pillars, and pediments shaped out a moment of historical facts, and wars hero figured colonnades on the building façade.

This symbolic architecture is the architectural activity resonated with social perception. In other words, social perceptions among people incurred with the issues arise to nurture spirituality through memories, which turns out to be the symbol of history when built in district. (Burge, 1997) Symbolic architecture, then, is concerned with characterizing an area based on what kinds of civic actions people have historically resorted to and what they aspire to generalize about the future of that area. Also, it is the interconnectivity of memories and the recording of activities to construct the district's character. When the symbolic value of a disappeared object is socially recognized, and its historical value is acknowledged through social consensus, efforts to restore it will also gain public acceptance. As a landmark destination, areas designated as entertainment districts have more than memorial value due to their intrinsic qualities, and can be more successful if they celebrate their factual history and run profitable programming in the area. (Marie-Madeleine, 2021) For example, if economic hardship hits a society or cultural trends change dramatically, a memorial hall or one-time event venue may lose its appeal. Symbolic architecture is also a clue to architectural activity based on history, and its beauty recognizes the spirituality of a society. The successful iconic architecture of Times Square drives the local economy and is valued not just as a district, but as New York City as a whole. International tourists flock to New York City's Times Square to find towers with commercial billboards that represent the advanced typology, diverse communities for social activities, and theaters that have been an emblematic part of Times Square since the 1900s. In value engineering, symbolic architecture determines the capacity of successful development in local.

Times Square's success story is a combination of New York City's socioeconomic status, its strategic location with the subway running through the heart of Manhattan, and the well-preserved cultural program. The most visibly groundbreaking change was lowering the crime rate, which had delayed investment for a long time, attracting real estate investment for 42DP starting in the 1980s. This social cleansing invited corporate retailers to occupy the ground floor by the fancy storefronts and Walt Disney cultural companies to invest in the New Amsterdam Theater. These changes have fostered cultural and economic development based on regional characteristics. (Gratz, 1998) Since Times Square's beginning, it has been already famous as the entertainment district, and the theaters are its symbolic programs. For the theater and the community, efforts prevented drastic architectural changes to the theater's exterior and preserved its symbolic programming, along with its success in attracting prestigious companies to Times Square. It's an example of balanced development that has succeeded in preserving alongside progressive changes in the city.

The electronic billboard panel that symbolizes Times Square, the center of communication, has become a contemporary symbol thanks to the advancements in technology since the IP. Two social entities were distributed to electrify the streets. One was zoning to preserve the way the commercial and pedestrian panels interacted as the most concentrated entertainment district in the history. The other was skilled laborers who became hardheaded stakeholders in development. After the IP, the skills of electricians, politicized through unions, lit up cities, and billboards became a symbol of communication, connecting the world to the beauty of the night with electrical technology; It refers to *Social Conflict #3*. Neighborhood development and labor unions have fostered symbols of the city's most progressive area.

The symbolic value of Times Square can be seen as successful in value engineering; Times Square is a symbol of innovative technology and the social and political success of modernized New York. In New York's Times Square, sustainable development depends on solving the regulatory challenges of a city filled with pedestrians and social protesters. It is not commemorative awareness, but progressive social perceptions based on diversity, the preservation of the theater as a historic program, and the economic benefits of building skyscrapers with billboards that have endorsed this progressive symbolism.

What is successful symbolic architecture? Even if it's already disappeared, a building that once symbolized a society succeeds when today's social media allows individuals to rekindle their memories and desire to revive them. Supporting this is the Hippodrome Theater in Times Square. The Hippodrome, which had lost its

programmatic value and was used as a parking lot due to traffic concentration and social diversity on the streets, was demolished, but it once had a charm that will never be seen again in modern times. Rather than being remembered by the community, the memory of the disappeared building, which used to host circus performances featuring elephants, was brought back and recalled by the building's landlord. A photo of the Hippodrome hangs on the lobby wall of the Americas Commercial Building at 1120 Broadway, now owned by Hippodrome Realty. (Figure 10) It pronounced the memorial spirituality by recalling the disappeared. Symbolic buildings that are beloved in a region can be documented to motivate revitalization and restoration, and can be brought back to life with the consent of the community and become a representative value of the area.

Business Intensity and Street Efficiency

Edward Glaeser, the economic analyst who published "The Triumph of the City," found "Amplified benefits" in the case of urban success: the influx of population stabilizes the local economy in terms of marketing, which ultimately grows the market for business, education, and cultural development, improving the social quality of life for residents. Positiveness is amplified in a thriving city. Le Corbusier also presented the concept of urban utopia as a proposal for the coming era, when markets would grow in size and inhabitants would be concentrated in "The Contemporary City of Three Million Inhabitants." It enlisted the necessities of a subway for separating people and automobiles, adequate green spaces and skyscrapers, thorough sun radial access, and reduced urban traffic. (Steemers, 2006). However, New York City's massive development does not resonate with the urbanism proposed by urban master planner Le Corbusier. (NYTimes, 1971)

In New York, the components of the city value assert the market and society, and Times Square has become a stage where amplified benefits are asserted rather than a society based on functionalism, a critical social ideology. As an intensifying city, the amplified benefits from New York's urban development predate IP: vigorous real estate investment turned the city's hierarchy into a skyscraper center, and property values in downtown Manhattan have increased since the early 1900s. The city was full, and open space was already hard to find on the ground level of Times Square in the 1900s. The municipal government had already approved a rooftop garden for the Times Tower building. (NYTimes, 1961) According to Le Corbusier's preferences, he proposed developing the towers for low-income urban workers while increasing density to occupy the streets more efficiently. Even before the IP, investments relied on the liquidity of currency due to low interest rates from banks. The New York Times Building and other buildings in the Middletown area were built during the period of high currency liquidity just before the IP. At the time, with the city's high development, street-level space was a significant concern. Because, the ownership of real estate in Times Square was affected by the rise of capitalist enterprises, where individuals secured investments through interest or loans and invested them in stocks or real estate investment companies for a share of the profits. See *Rapid Developments through Solidarity with Finance*. Elevated railways and cable cars built in the late 1800s were developed by private companies and replaced by subways, with maintenance organizations transitioning to public entities. According to Le Corbusier's urban theory, securing open space in proportion to the height of buildings and relieving traffic concentration became difficult in New York City. This theory clashed with the real estate business community, which craved skyscrapers in cities; it was a social conflict that pitted building developers against the ideology.; It refers to Social Conflict #9.

As discussed in amplified benefits, Times Square has benefited from urban concentration, but it may not be the best example of balanced development that can be applied to other cities in terms of intensity and efficiency. The development of Times Square should not serve as an appropriate example for development in less concentrated areas without similar opportunities for industrial, real estate, or cultural businesses. From the Times Square example, development focused on a neighborhood like Times Square should include some degree of groundbreaking development, including infrastructure connections to bolster the area. In an economy the size of Times Square, development intensity and street efficiency conflict with each other, as population growth,

traffic growth, and demand for real estate projects are inevitable. In this case, Le Corbusier's theory and the economic growth of the region are in conflict.

Respect in Fidelity of Law

Gentrification can only be socially justified if the intention to make society and the urban environment better is socially acceptable. It is difficult to forcibly push people out of an area if they are already there in some way, if they are historically valued, or if their contributions to society are perceived by the majority as acceptable. Jane Jacobs criticized the pushing of the pre-occupied industries in the city, which lost the chance of commerce and of wealthy people for the city in the 1950s through the 60s. (Schubert, 2014) The heterogenetic society was the outcome derived by the influx of the general population instead of purging the pre-existed occupants, and it stabilized the balance of power by social conflicts counting on the stakeholders in district for development. Since the time of U.S. Secretary of the Treasury Alexander Hamilton (1789-1795), Times Square has been home to the horse industry, wholesale auto parts, and commerce, in addition to theaters and entertainment venues. Even afterward, Times Square attempted to push out the substandard communities such as homosexuals, sex and peep show business. However, it still avoided homogeneity through the efforts of diverse communities. There has been an ongoing debate about the legitimacy of existing communities as local neighborhoods are developed. Gentrification itself violates human dignity if it excludes existing communities for the sake of local development. If so, it is essential to know how socially accepted communities can be recognized and what has the most significant impact on the social perception of substandard communities.

In recent years, New York's society and politicians have come to recognize the existence of gays and lesbians and their activities. (Lawrence v. Texas, 2003) It took a long time for this to happen, not only in Times Square but throughout the United States, within the scope of the law under our liberal constitution. The reason it took so long was that the perception of acceptance of homosexuals changed before the constitutional ruling was changed. An incident in Times Square that contributed to negative perceptions of the homosexual community - the revelation of the gay bar business and its ties to the Genovese crime family - was publicized in the media, giving politicians with unfriendly perceptions of homosexual people a rationale for exclusionary policies to control them. See *Social Conflict #4*. Times Square also had to spend a long time clearing the streets from the vandalism and sex business to invite the 42DP; in the 1990s, the increasing number of cops on the street with its substantial commission functioned to squeal the street crimes and the crime organizations in New York City and the zoning amendments since the 1960s issued no permit for adultery and inappropriate business within the regular business operated commercial districts.

Eventually, the presence of homosexuals did not create opposition to the community, but rather their illegal activities were socially unpalatable and their activities were curbed through the use of enforcement. The case of the gay community in Times Square illustrates that it is the Constitution that legally guarantees the existence of a sub-standard community, and it is the enforcement that affects their activities. Eradicating illegal communities prosecuted by public authorities and abandoning them by mutual agreement under certain conditions ought not to be judged by conventional means of gentrification. Even in the case of currently existing religious organizations, their existence should not be judged by the public or politics if they are not violating the law even if their activities and influence have diminished due to a loss of local spirituality. The city of heterogeneity shall respect the urban existences and their performance under the constitution until the charges are made judicially. Politics became the party to set up the socio-environment for urban progress by distinguishing between accepting the existence of urban communities under the constitution and controlling the activities of the public. District communities and municipalities shall still have the right to pole out the illegal or society-disoriented communities for their intended society.

Conclusion

In the Ten Books of Architecture, Vitruvius introduced who the architect is and mentioned his existence and what he performs as a problem solver in society. The architect has dealt with societal mechanisms superficially,

politics, history, culture, and aesthetics in the city, and economy to function for the proper development. Architects cannot shy away from socializing because of their intrinsic responsibilities. The US dollar gets devaluated by its overflowed fluidity for supporting the COVID-19 shutdown and the wars in Ukraine and Palestine region. The U.S. government increased its debt ceiling twice to avoid proclaiming the nation's defaults. The ethics of politics followed the questions for raising the national debt ceilings by failing the management since the Covid-19 worldwide shutdown (the US Senate in 2021 and 2023), having preferred the economic stimulus instead of austerity. On top of the head, after the lockdown, the New York governor introduced the seven-billion-dollar project in the Middletown Manhattan district. The FRB and the U.S. government's support of local economies with flexibility rather than control in the face of a national debt ceiling and a surge in monetization could raise concerns that Times Square's development has raised; "Amplified profits" accrue to designated business stakeholders who exercise certain economies of scale to maximize their gains in politics and financing with less regard for current economic condition and existing communities. Is it humanistic development reference for other neighborhoods adopting an urban hierarchy similar to Times Square?

The heterogeneous reality of Times Square provides an opportunity to accommodate the mutual existence of social entities without the prejudice of one-sided development. Local architects, developers, and the diverse public must consider the fate of a successful development to overcome the conflicts raised by the opinions to pursue the inherent values of the community. Resolving social conflicts figures the value chasing process. As seen in the Duffy Plaza and Theater preservation case, civic and business groups protested the developers and city government's unilateral and fragmented development policies, resulting in efficient preservation and development that was not ideologically biased. Regardless of scale, the most significant issues for humanistic regional development are ethics and balance.

Figure and Diagram

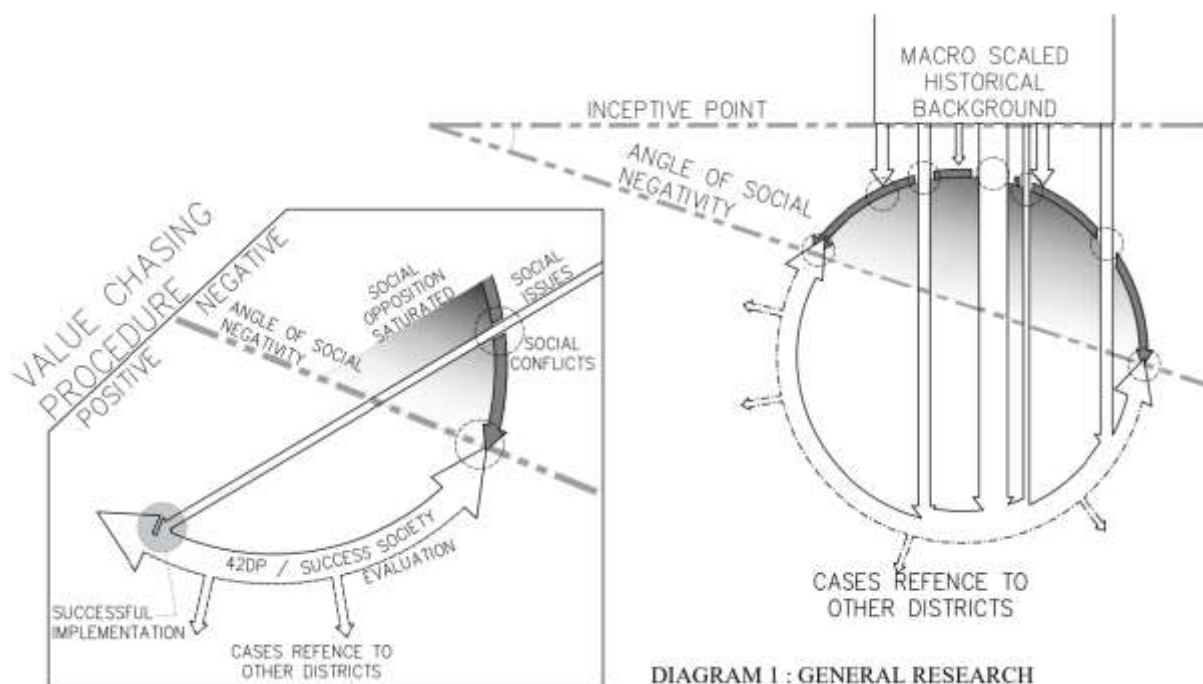




Figure 1 Times Square 1921, the Getty Image



Figure 2 'H' plan to connect East and West of City by Times Square and Grand Central, NY Tribune, August 2, 1918



Figure 3 In 1900, The Pabst Hotel at the Same Site of One Time Building,
Arthur Vitols, Byron Company (New York, N. Y.) - Museum of the City of New York



Figure 4 Hippodrome Theater (New York, N.Y.) Library of Congress



Figure 5 The Hammerstein's Olympia Theater at the Long Acre Square, 1895, Wondersofthebible.org

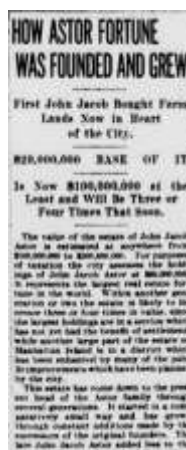


Figure 6 Upper-right John Jacob Astor IV (1912) Media Casted Astor's Properties Loaded to Market for Sale and Hotel Astor Deals, NYTribune in 1930



Declining Family Astor the Legal Suit against Armstrong

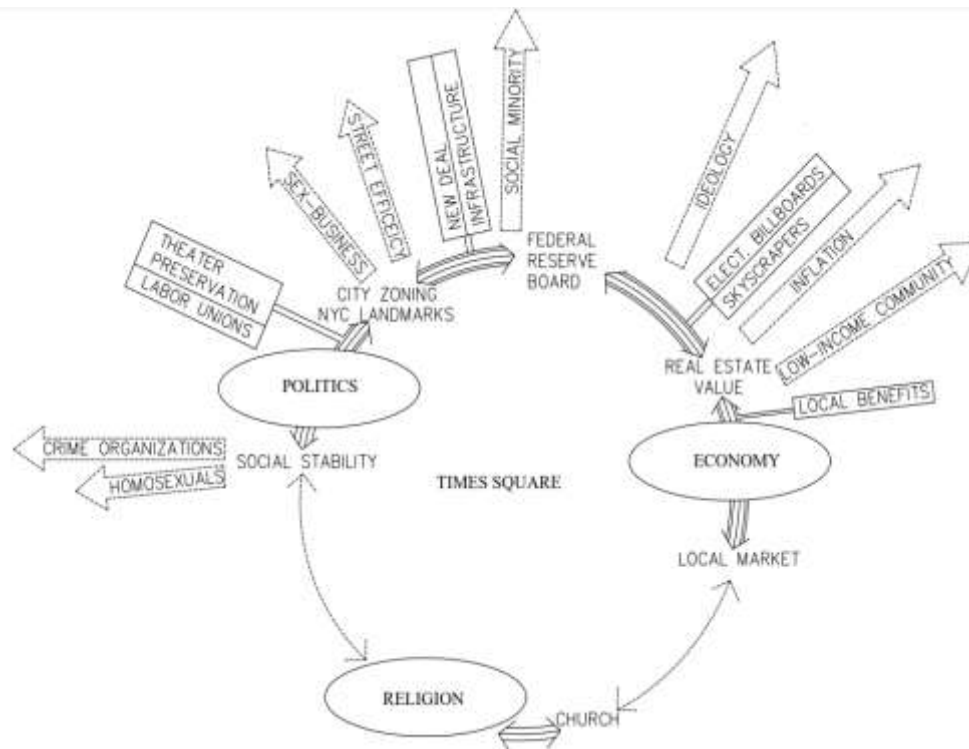


Diagram 1 - Social Conflicts of Times Square since the Inceptive Points/ the Solidarity of Politics, Economy and Religion in Existence and Activities and Consequential Declination

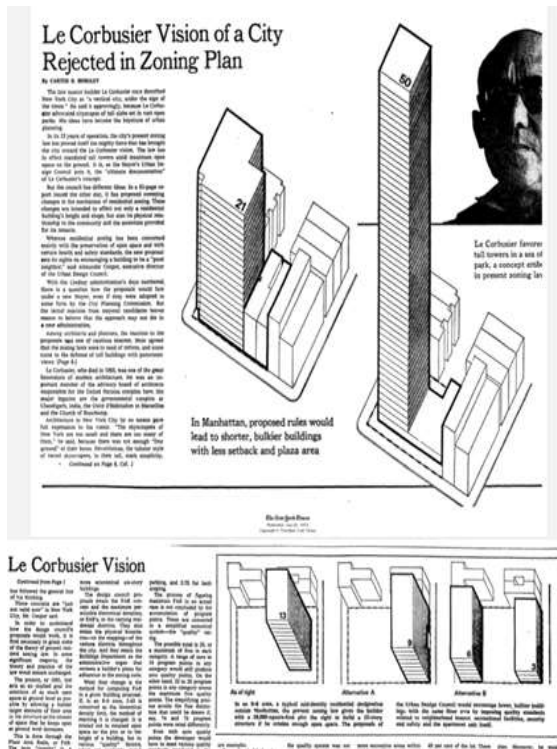


Figure 7 The City Does Not Rely on the Le Corbusier's Ideology NYTimes in 1973



Figure 8 Electricity Labors' Strike against the ConEdison in 1948, the Sunday Star-News



Figure 9 Jack Goldstein the Director of the Movement "Save the Theaters" Passed over in 2023, NYTimes, 2023

DUFFY SQUARE PLAN OF MOSES DISPUTED

Harry Brandt, motion-picture theatre operator, said yesterday that he liked trees and pigeons but did not believe either belonged in Times Square or Father Duffy Square directly north.

As chairman of the Committee to Improve Times Square, he explained a plan to improve Father Duffy Square also. The George M. Cohan Memorial Committee wants to erect a statue of the late actor-composer at the south end of Father Duffy Square. Robert Moses, Commissioner of Parks, has agreed and wants to beautify the area by planting trees there. Mr. Brandt's committee holds that trees merely hide eyesores and attract pigeons.

The plan advanced by Mr. Brandt's committee was designed by the architectural firm of A. Carl Stelling Associates. Its major features include enclosing most of Father Duffy Square

City to Prune Trees in a New Oasis in Duffy Square



A view of Duffy Square, looking to south from Broadway and West Forty-seventh Street



Figure 8 Upper: City Argues Moses's Landscape concept/Lower: Today's Duffy Plaza, NY Times



Figure 10 The Hippodrome Theater at Lobby of 1120 Ave of Americas, The Hippodrome Realty

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