



CITY PLANNING COMMISSION

February 8, 2012/Calendar No. 11

N 120153 HKM

IN THE MATTER OF a communication dated December 30, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the R.H. Macy & Co. Store, 14th Street Annex, (Block 577, Lot 12) by the Landmarks Preservation Commission on December 20, 2011 (List No. 450/LP No. 2474), Borough of Manhattan, Community District 2.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission of the subject property, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.

On December 20, 2011, the Landmarks Preservation Commission (LPC) designated the R.H. Macy & Co. Store, 14th Street Annex located at 56 West 14th Street (Block 577, Lot 12) as a city landmark.

The original R. H. Macy & Co. Store was opened in 1858 and was located on the east side of Sixth Avenue between 13th and 14th Streets. The store was enlarged over the years by the inclusion of several leased and newly constructed properties to the north and south. The Macy complex was unified and then remodeled in 1880 and 1882. The brothers Nathan and Isidor Straus acquired sole proprietorship of R.H. Macy & Co. in 1896 and further expanded the R. H. Macy & Co. Store.

By the end of the 19th Century, the stretch of Broadway between Union Square and Madison Square was known as “the Ladies Mile” and was lined with country’s foremost purveyors of luxury products. Sixth Avenue became lined with the city’s largest and most opulent department stores, including R.H. Macy’s. The development of Sixth Avenue was fostered by the opening in 1878 of the elevated train running along the avenue with stops at 14th, 18th, and 23rd Streets.

The nine-story R.H. Macy & Co. Store, 14th Street Annex located at 56 West 14th Street was designed by the firm of Schickel & Ditmars and was completed in 1898. The Annex was the last phase in the expansion of the R. H. Macy & Co. Store complex; which included older remodeled structures and several purpose-built annexes.

William Schickel and Isaac Edward Ditmars were architectural partners from 1896 until Schickel's death in 1907. William Schickel was born in Germany and is believed to have received his architectural training in Germany. He established his own practice in 1873 and became well known within the German-American community. The practice was expanded in 1887 with the addition of Isaac E. Ditmars and Hugo Kafka. Mr. Kafka left the firm after several years. The firm of Schickel & Ditmars received the commissions for two major department stores in the Ladies' Mile area – Ehrich Bros. Store (1889) and the 1892 addition to the Stern Bros. Store. The firm's later work was often designed in a neo-Renaissance and Beaux-Arts style.

Macy's 14th Street Annex was designed in an exuberant Beaux-Arts style and arranged in a tripartite base-shaft-capital composition, featuring a rusticated three-story base with a large round-arched window at the second story, classically-inspired carved detailing, balconies, a four-story midsection with decorative ironwork, a colonnaded upper section, and large copper acroteria at the roof. The distinctive facade of Macy's 14th Street Annex is a reminder of one of the city's most prominent stores in its original location, and of Ladies' Mile's heyday as the city's central retail shopping district in the second half of the 19th century.

The landmark site is located in a C6-2M district. With an allowable FAR of 6.02, the maximum allowable floor area is 15,537.62 square feet. The building at 56 West 14th Street currently contains 22,819 square feet or 8.84 FAR. Since the landmark site is built above the allowable floor area ratio,

there are no development rights which may be available for transfer pursuant to Section 74-79 of the Zoning Resolution.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, ESQ.

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