



## **CITY PLANNING COMMISSION**

---

January 7, 2009 / Calendar No. 17

N 090215 HKM

---

**IN THE MATTER OF** a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Baumann Brothers Furniture and Carpets Store at 22-26 East 14<sup>th</sup> Street (aka 19-25 East 13<sup>th</sup> Street), (Block 571, Lots 1101 and 1102), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP-2123), 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.

The Baumann Brothers Furniture and Carpets Store is a five-story structure located on the south side of East 14<sup>th</sup> Street and extending through the block to the north side East 13<sup>th</sup> Street. The building is located approximately 150 feet west of University Place. The ground floor is occupied by a retail use and the four upper floors are occupied by an annex to the Parsons School of Design.

The Baumann Brothers Furniture and Carpets Store was built in 1880-81 for James McCreery (1826-1903), a well-known textiles merchant of Scottish descent. It was designed by the architectural firm of D. & J. Jardine, whose principals, David and John Jardine, were brothers also of Scottish birth. One of the more prominent, prolific, and versatile New York firms in the late-nineteenth century, D. & J. Jardine executed designs for a wide variety of building types, including a number of notable cast-iron fronts, in contemporary styles. The wide cast-iron front facade of the Baumann Brothers

store, manufactured by the West Side Architectural Iron Works, is one of the Jardines' and one of the city's most inventive, unusual, and ornamental.

The building's prime location was in the midst of Manhattan's primary retail shopping district, which included 14th Street, Union Square, and Ladies' Mile. From 1881 to 1897, it housed Baumann Brothers, a furniture manufacturing company. By 1884, the firm occupied the entire structure and billed itself as "the largest and most complete furnishing establishment in America." For eight decades, the ground story contained 5-10-and-25-cent stores, beginning with the fourth Woolworth store in Manhattan (1900-28), acclaimed at its opening as "the largest ten-cent store in the world" and in 1910 the location of the chain's first lunchroom. This space was later a store for F. & W. Grand, H.L. Green, and McCrory. The upper stories were leased for over eight decades for show rooms and manufacturing by various firms related to the textile and sporting goods industries, as well as a gym and classrooms for the Delehanty Institute (1930-63), which trained candidates of the Police and Fire Departments. The upper stories are currently used as an annex to the Parsons School of Design, while the ground story contains a drugstore.

The landmark site is located in a C6-1 district. With an allowable FAR of 6.0, the maximum allowable floor area is 94,482 square feet. The Baumann Bros. Furniture & Carpets Store currently contains 109,696 square feet or 6.97 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**  
**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA, BETTY Y. CHEN,**  
**MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**SHIRLEY A. McRAE, KAREN A. PHILLIPS, Commissioners**