



## CITY PLANNING COMMISSION

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December 19 , 2007 / Calendar No. 20

N 080171 HKM

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**IN THE MATTER OF** a communication dated November 9, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Lord & Taylor Building, 424-434 Fifth Avenue aka 1-11 West 38<sup>th</sup> Street, 2-14 West 39<sup>th</sup> Street (Block 840, Lot 2), by the Landmarks Preservation Commission on October 30, 2007 (List No. 397/LP-2271), Borough of Manhattan, Community District 5.

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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, 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 Lord & Taylor Building is located on the west side of Fifth Avenue between West 38<sup>th</sup> Street and West 39<sup>th</sup> Street in Midtown Manhattan. The building is ten stories plus penthouse with its main façade on Fifth Avenue. The façade is faced in gray brick with terra-cotta details above a two-story base of granite and limestone. The corner on West 38<sup>th</sup> Street is chamfered creating a distinctive architectural expression linking the West 38<sup>th</sup> Street and Fifth Avenue facades. At West 39<sup>th</sup> Street the Lord & Taylor building wraps around a smaller building.

The building was constructed between 1913-1914 and designed by Starrett & Van Vleck, a firm

that also designed a number of other department stores in New York including Saks Fifth Avenue and the expansion of Bloomingdale's.

The Lord & Taylor Building, a pioneer in the creation of the Fifth Avenue shopping district, marked a turning point in retail design. The Italian Renaissance Revival store features a prominent chamfered corner on West 38<sup>th</sup> Street, deep copper cornice, and a formal two story arched entrance on Fifth Avenue. The store traces its origins to the dry goods store established on Catherine Street in 1826 by Samuel Lord and George Washington Taylor. As residential New York migrated northward Lord & Taylor followed, eventually settling on Fifth Avenue at the turn of the twentieth century.

The landmark site is located in an C5-3 / M1-6 zoning district in the Fifth Avenue Subdistrict of the Special Midtown District. With an allowable floor area ratio (FAR) of 15 in the C5-3 portion of the zoning lot and 10 FAR in the in M1-6, the zoning lot could be developed with approximately 580,000 square feet of floor area. The Lord & Taylor contains approximately 470,00 square feet of floor area. Therefore, there are approximately 110,000 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark building,

or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. There are approximately eleven potential receiving sites available for the transfer of the landmark's unused floor area.

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, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq, Vice-Chairman**  
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**ALFRED C. CERULLO, III, MARIA DEL TORO, RICHARD W. EADDY,**  
**NATHAN LEVENTHAL, JOHN MEROLO, DOLLY WILLIAMS, Commissioners**