



CITY PLANNING COMMISSION

April 14, 2010 / Calendar No. 13

N 100247 HKM

IN THE MATTER OF a communication dated February 18, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the former Yale Club, 30-32 West 44th Street (Block 1259, Lot 54), by the Landmarks Preservation Commission on February 9, 2010 (Designation List No. 426/LP-2379), Borough of Manhattan, Community District 5.

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.

On February 9, 2010 the Landmarks Preservation Commission (LPC) designated the former Yale Club/Penn Club located at 30-32 West 44th Street (Block 1259, Lot 54) as a city landmark.

The former Yale Club of New York City Building is located at 30-32 West 44th Street (Block 1259, Lot 54) between Fifth and Sixth avenues. West 44th Street, between Fifth and Sixth Avenues, is known as “clubhouse row” and, in addition to the former Yale Club, includes the Harvard Club, New York Yacht Club, Association of the Bar of the City of New York, and former City Club.

The former Yale Club is a Beaux-Arts style building, constructed in 1900-01 by builder Marc Eidlitz & Son and designed by [Evarts] Tracy & [Egerton] Swartwout, both Yale University graduates, Yale Club members, and former employees of McKim, Mead & White.

The building was one of the first high-rise clubhouse buildings in the city, with over half the floors devoted to bachelor apartments, during the era when bachelor apartment hotels were a necessity in the vicinity. The original 11-story, 50-foot-wide front façade features a double-story rusticated limestone base and red brick cladding laid in Flemish bond (with glazed headers) above, balconies, a profusion of terra-cotta ornament and an oversized arch surmounted by a cartouche above the widely-projecting bracketed copper cornice. Its tripartite composition reflected the original internal organization: club rooms on the lower stories, bachelor apartments in the middle section, and upper club dining rooms and service area.

Organized in 1897, the Yale Club of New York City remained here until 1915, when it moved to a larger facility two blocks east. This structure was next owned (1916-25) by Delta Kappa Epsilon, a fraternity founded at Yale, and used as a club and headquarters. The Army & Navy Club of America was located here from 1925 until its bankruptcy in 1933. The building remained vacant until it was acquired by the U. S. Government in 1943; it served as the Maritime Service Center during World War II, and after 1948 as headquarters of the U.S. Army Organized Reserve Corps. It was donated as “surplus property” to Touro College in 1971. Acquired by the Trustees of the University of Pennsylvania in 1989, this has been the home since 1994 of the Penn Club of New York, which added three upper stories by [David P.] Helpert Architects.

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. As provided for in Section 74-792 and 81-211 of the Zoning Resolution, the maximum amount of unused development rights available for transfer from this site is approximately 6,065 square feet. There are approximately five potential receiving sites available for the transfer of the landmark's unused floor area.

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

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. 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.

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