



**IN THE MATTER OF** a communication dated December 2, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Yale Club of New York City (Block 1279, Lot 28), by the Landmarks Preservation Commission on November 22, 2016 (Designation List No. 490/LP-2579), 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 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 November 22, 2016, the Landmarks Preservation Commission (LPC) designated the Yale Club of New York City as a City landmark. The landmark site at 50 Vanderbilt Avenue is located on the northwest corner of Vanderbilt Avenue and East 44<sup>th</sup> Street within the East Midtown neighborhood of Manhattan Community District Five.

The Yale Club of New York City was constructed between 1913 and 1915 and was designed by architect James Gamble Rogers in the Renaissance Revival-style. The site is situated above two levels of train tracks and platforms and is located just northwest of Grand Central Terminal. This site was considered the ideal location for the Yale Club as it is located at the eastern end of “clubhouse row” and just northwest of Grand Central Terminal, which serves the New Haven Line, providing direct access to Yale University. Rogers regularly consulted with Warren & Wetmore, the architects for Grand Central Terminal, to ensure that the design and materials of the Yale Club of New York City would complement the material and ornamentation of Grand Central Terminal. The 22-story Yale Club of New York City is clad in tan brick and the façade of the uppermost floors is clad with glazed terra cotta. Both street elevations are crowned with detailed stone and copper cornices. Rogers may have drawn inspiration for the base of the building from the Palazzo Massimo alle Colonne in Rome, which has similar stonework and fenestration.

The landmark site is located in a C5-3 zoning district within the Grand Central Subdistrict of the

Special Midtown District which allows a maximum FAR of 15. The 9,105 square foot zoning lot could be developed with 136,575 square feet of floor area. The Yale Club of New York City contains approximately 174,895 square feet of floor area (19.21 FAR). The site, therefore, is overbuilt and has no unused development rights.

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 there are no unused development rights to transfer from the Yale Club of New York City, no additional analysis has been conducted.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The Yale Club of New York City is located within the proposed East Midtown Subdistrict. Pending approval of the proposed East Midtown Subdistrict text amendment (N 170186 ZRM) is approved, landmarks located within the proposed subdistrict will be permitted to transfer their unused development rights to any eligible building similarly located within the proposed subdistrict. The landmark designation does not conflict with the proposed East Midtown Subdistrict text amendment.

The subject landmark does not conflict with the Zoning Resolution. Furthermore, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development growth, improvement or renewal in the vicinity of the landmark.

**CARL WEISBROD, Chairman**  
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