

June 2, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-09033

**50 Vanderbilt Avenue (aka 49-55 East 44th Street) – Yale Club of  
New York City – Individual Landmark  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 165 104 6126

**Passcode:** 717488

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# The Yale Club of New York City

## Roof Terrace Enclosure & Window Replacement

50 Vanderbilt Avenue



**ADP**  
ARCHITECTS

*Date:*  
*June 2, 2026*

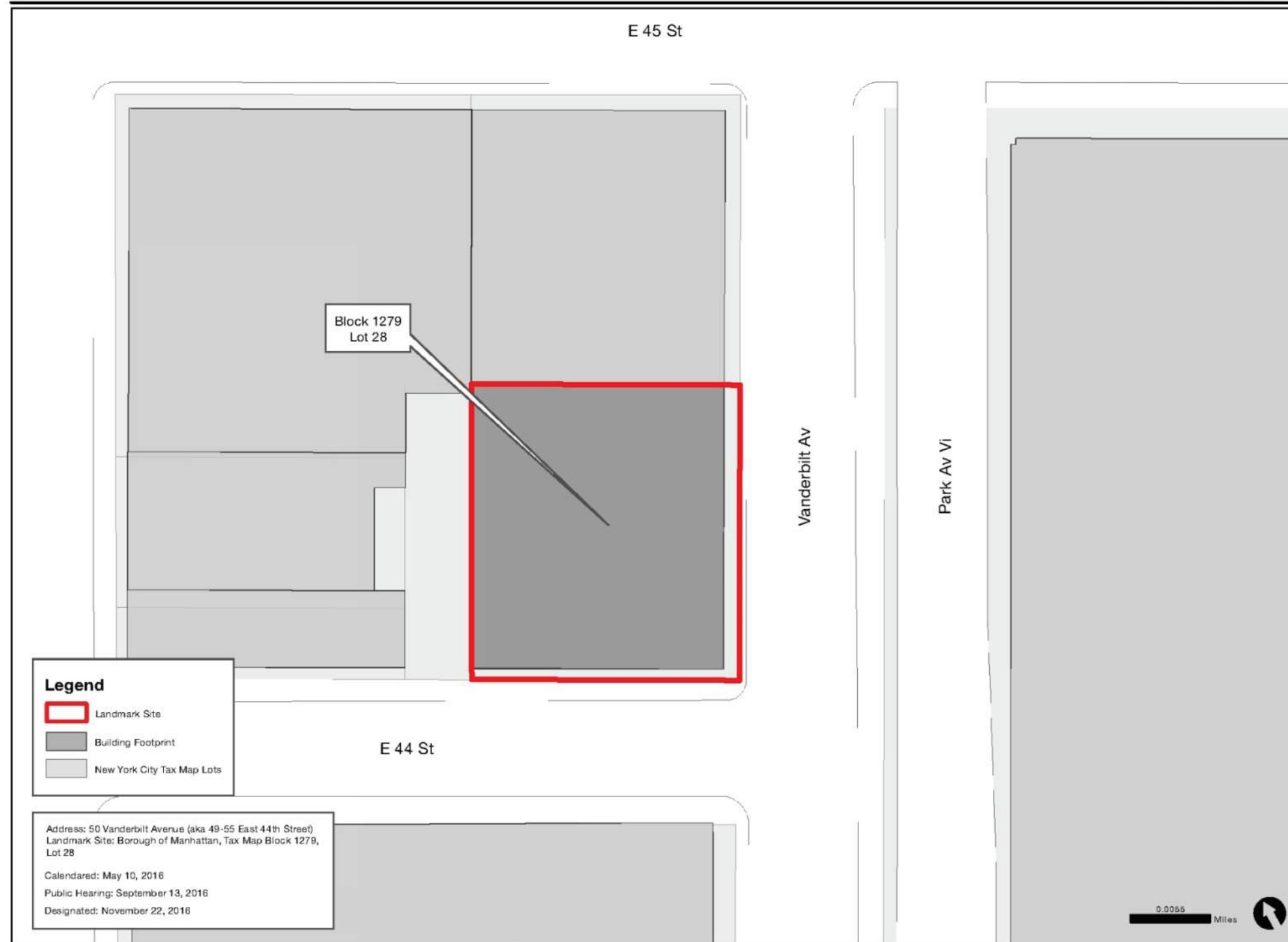
*Prepared For:*  
*Landmarks Preservation Commission*

*Prepared By:*  
*Acheson Doyle Partners Architects*



## Contents:

1. Building History & Context
2. Proposed Roof Enclosure
3. Proposed Window Master-plan



Graphic Source: MapPLUTO, Edition 16v1, Author: New York City Landmarks Preservation Commission, DHW, Date: 11.22.2016

**The Yale Club of New York City  
50 Vanderbilt Avenue**

Block 1279, Lot 28

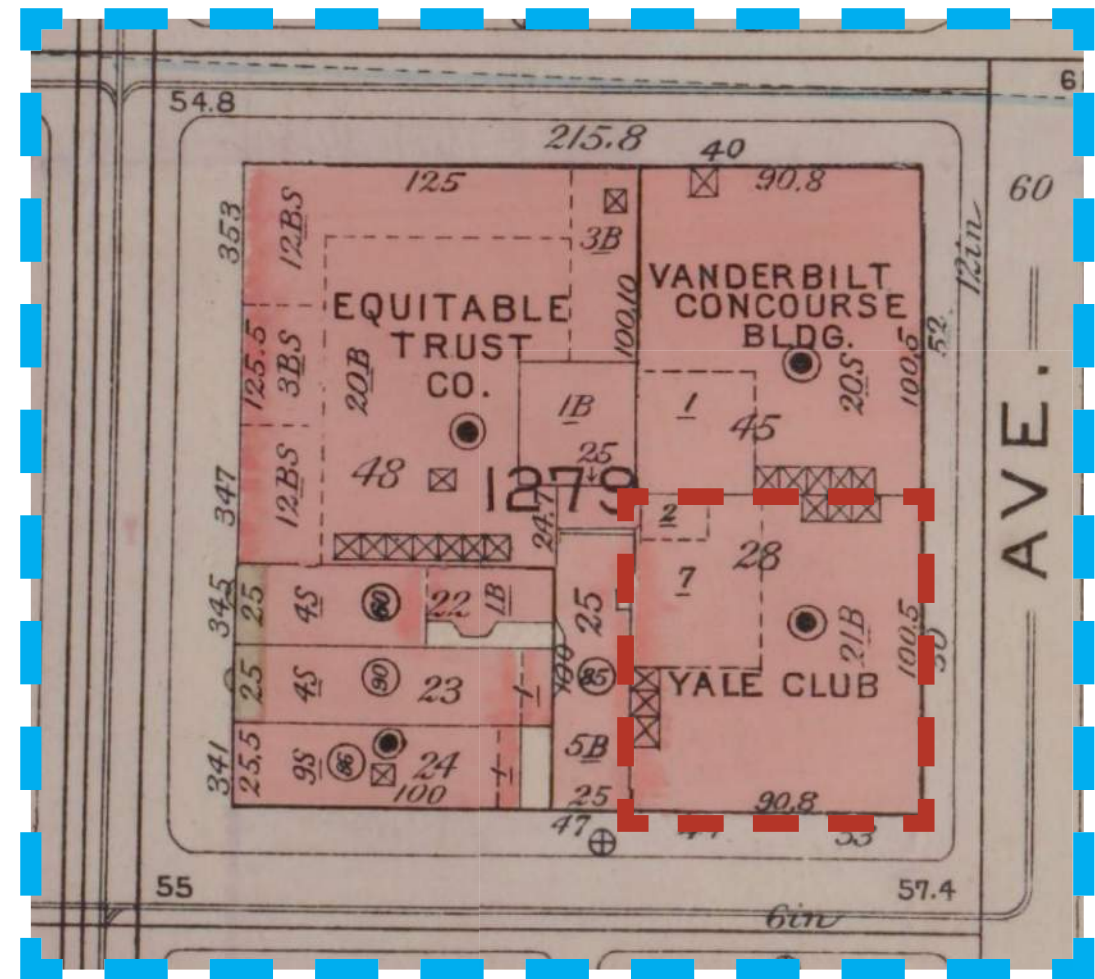
Completed: 1915

Individual Landmark

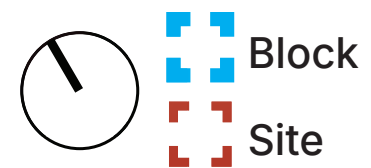
Designated: 2016

Architect: James Gamble Rogers

Style: Renaissance Revival



1920 Bromley Map, NYPL

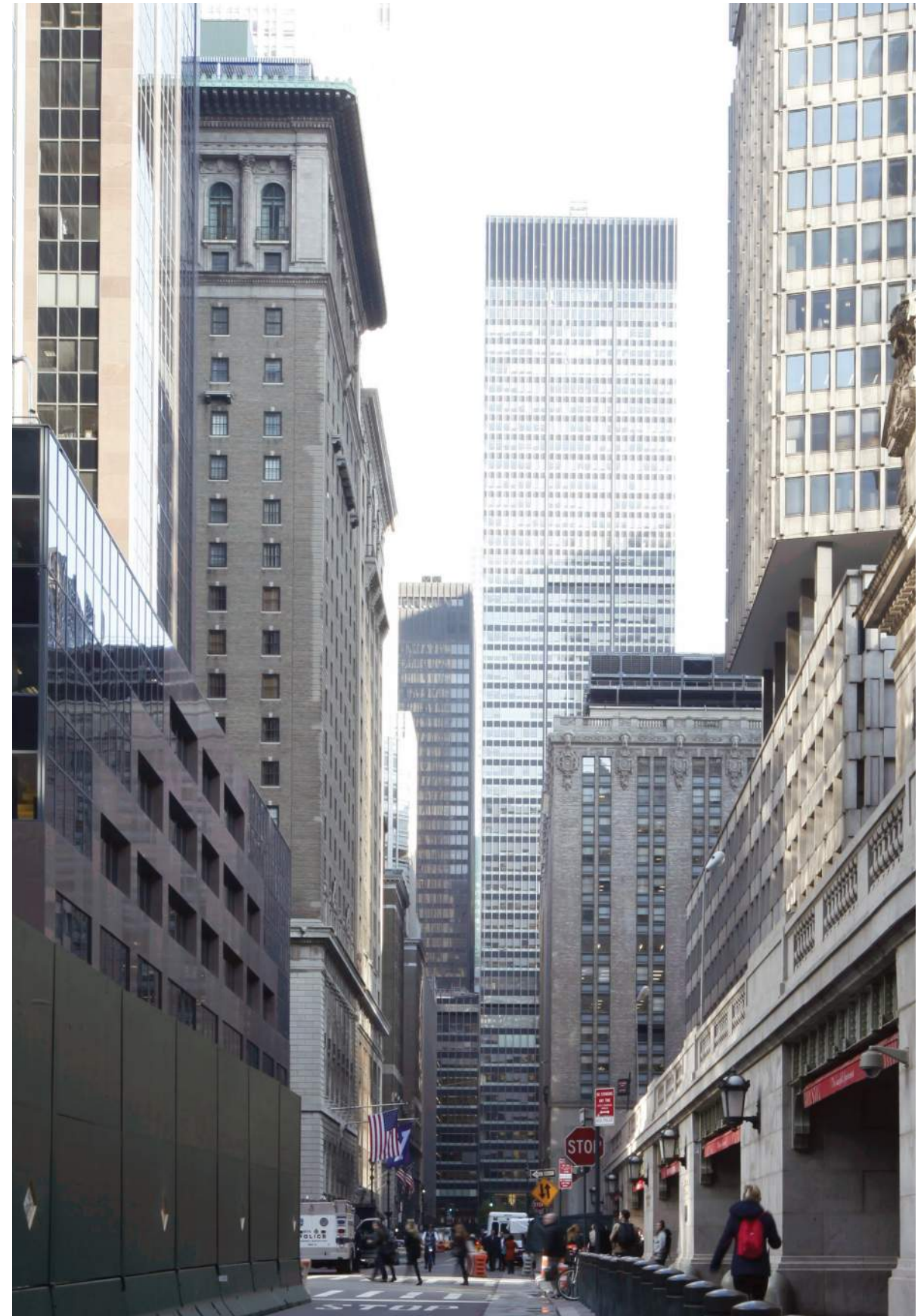




1940 Tax Photo



2016 Landmarks Designation Photos

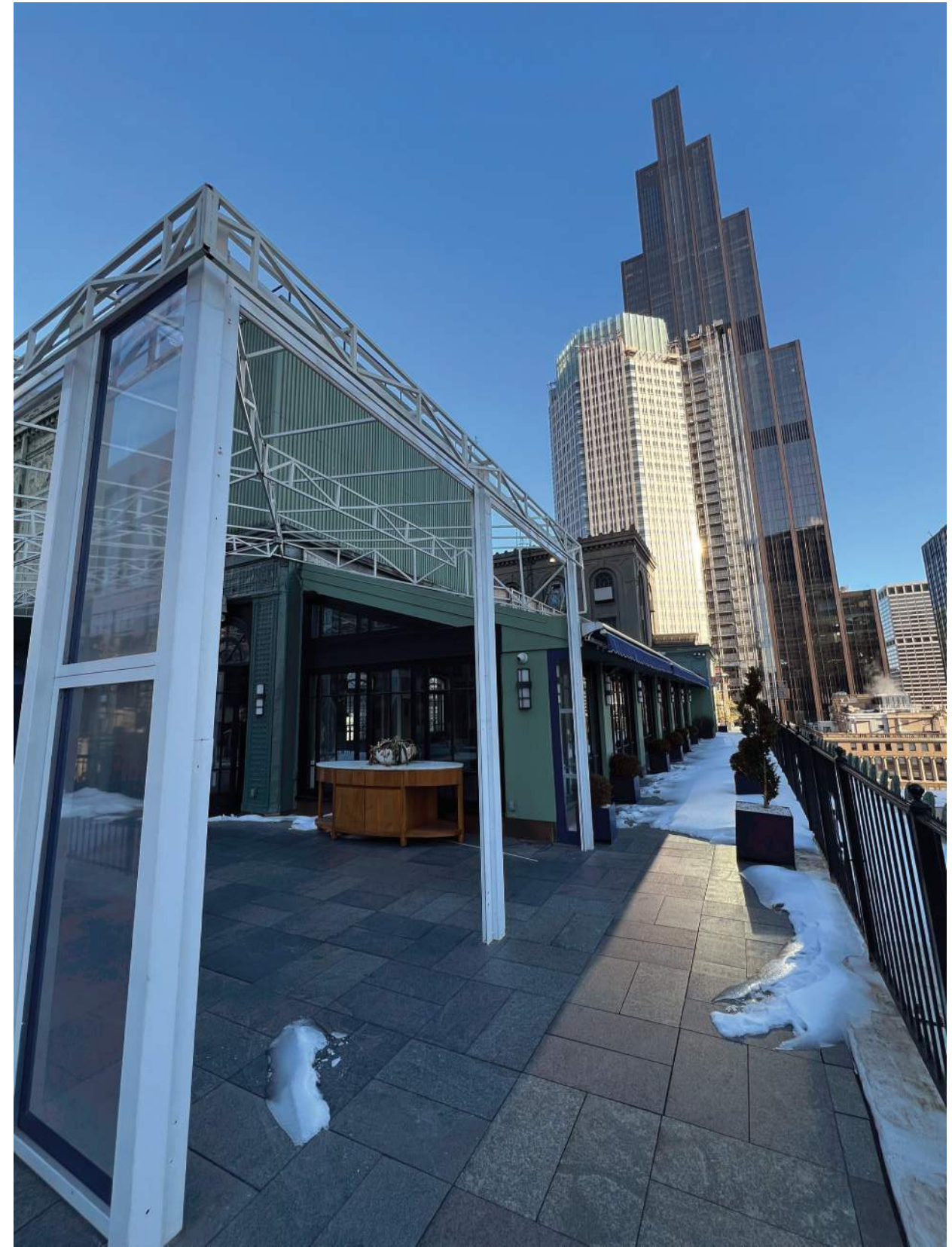


## 2016 Landmarks Designation Photos

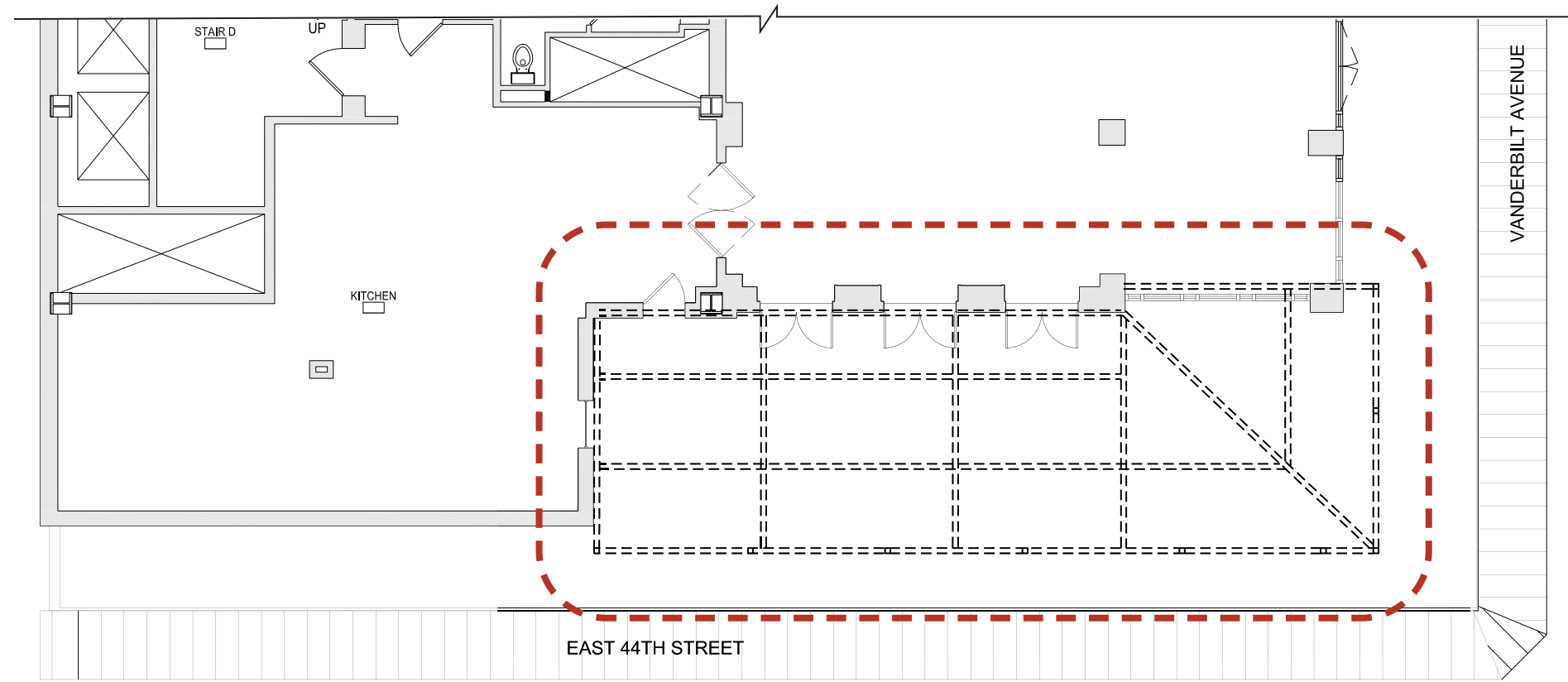
# Proposed Roof Enclosure:



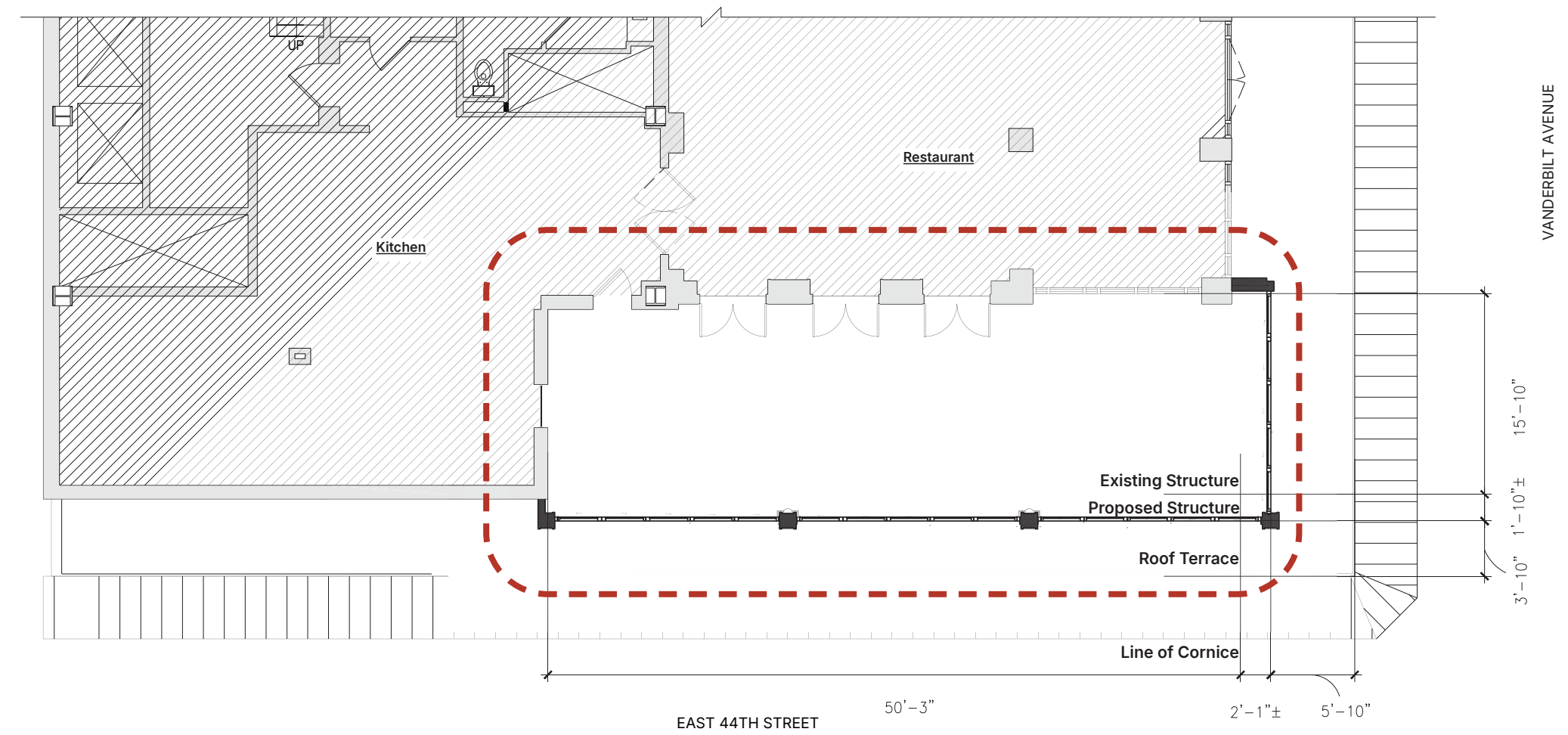
Existing Conditions 22nd Floor – 2019 Photo



Existing Conditions 22nd Floor – *WINTER 2026 Photos*

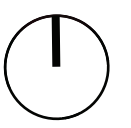
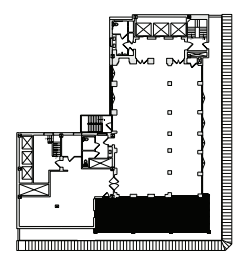


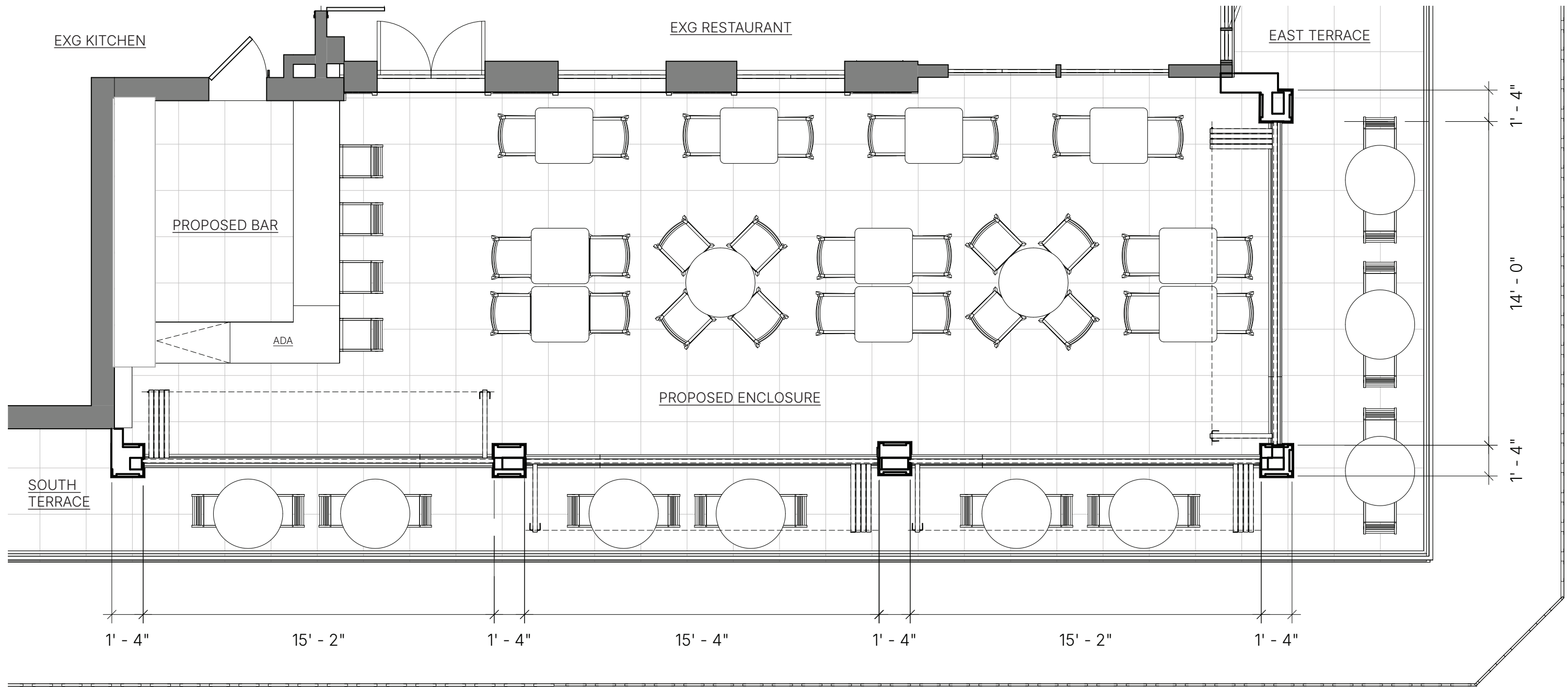
Existing 22nd Floor Plan



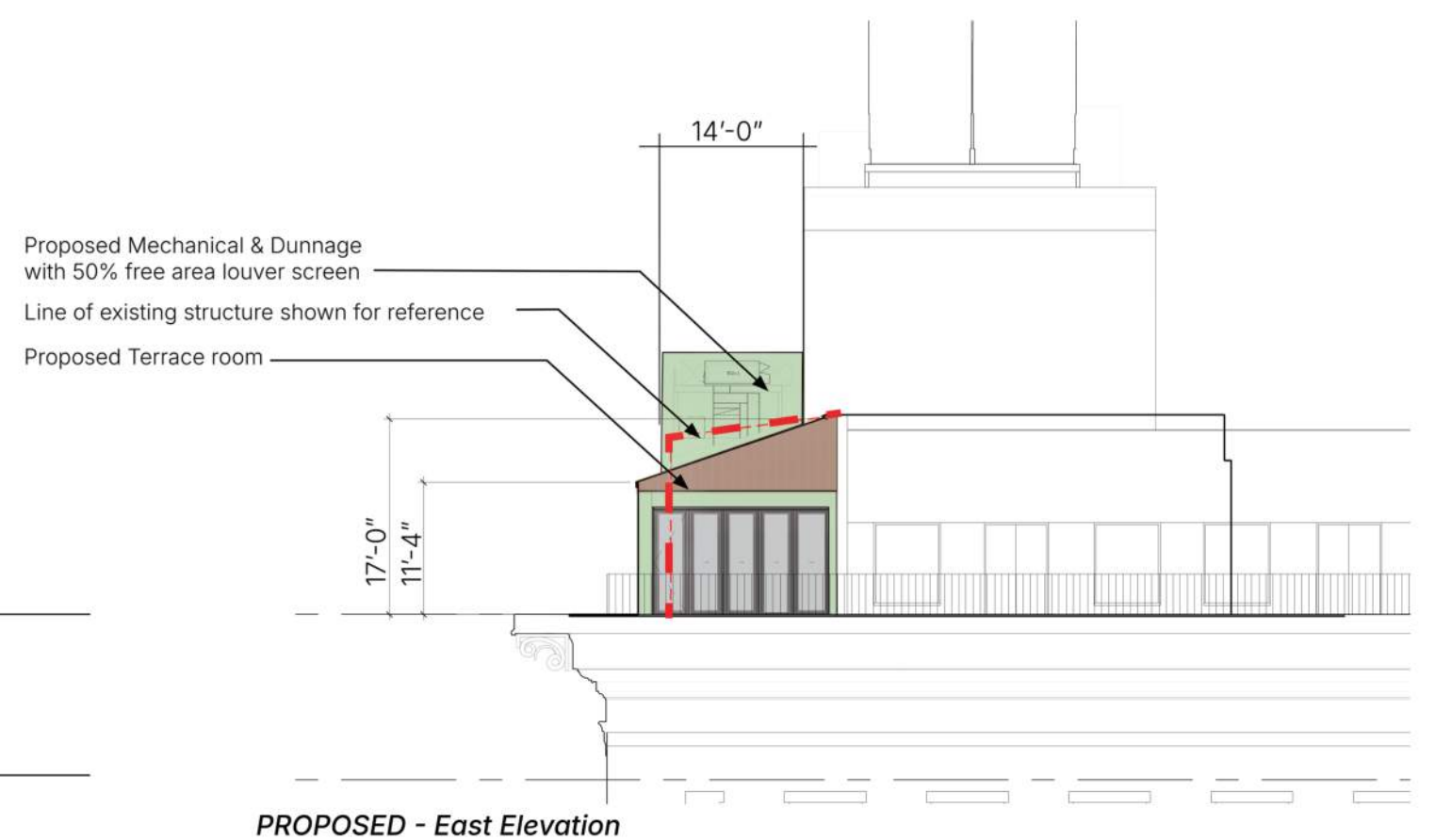
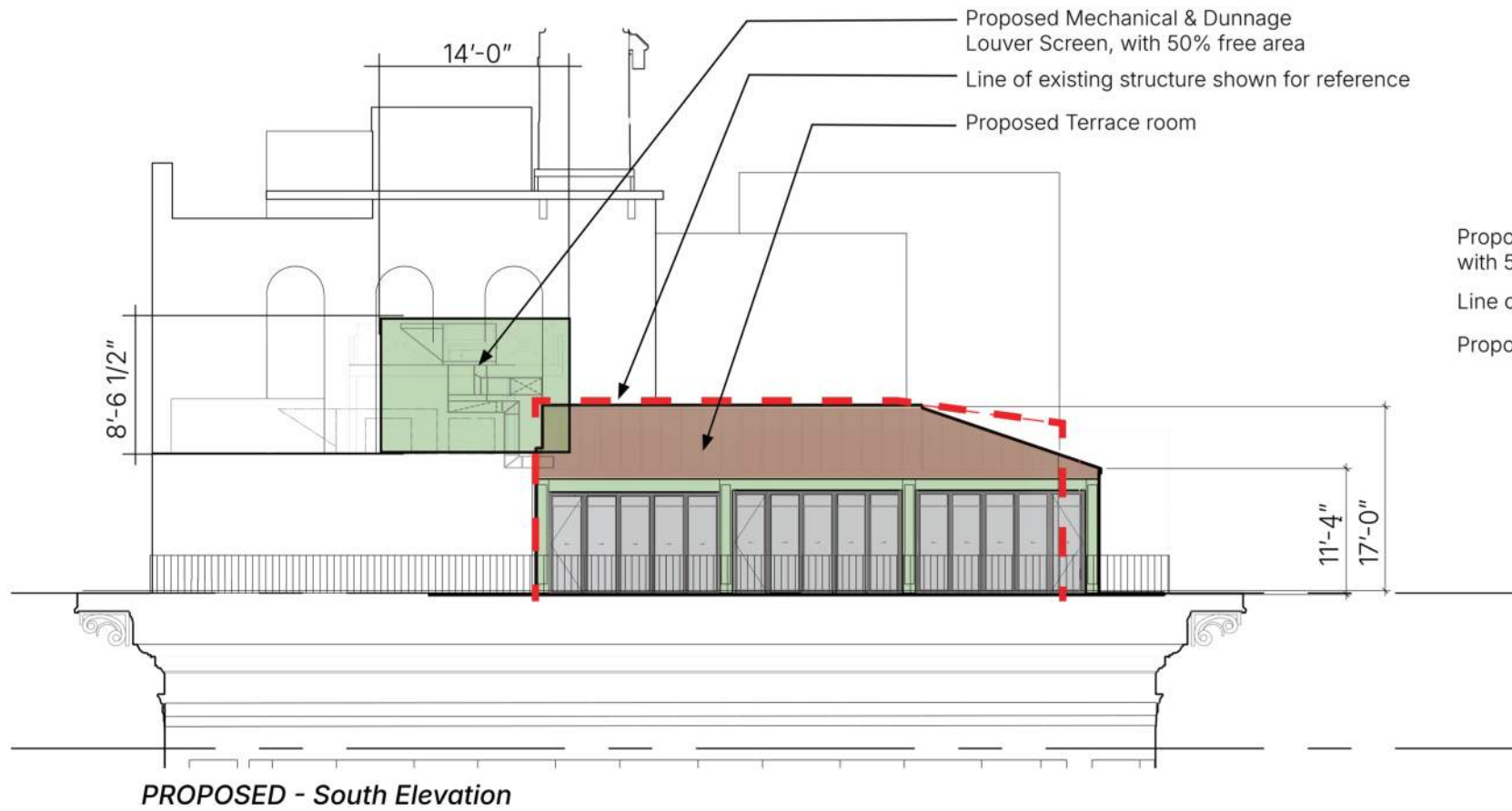
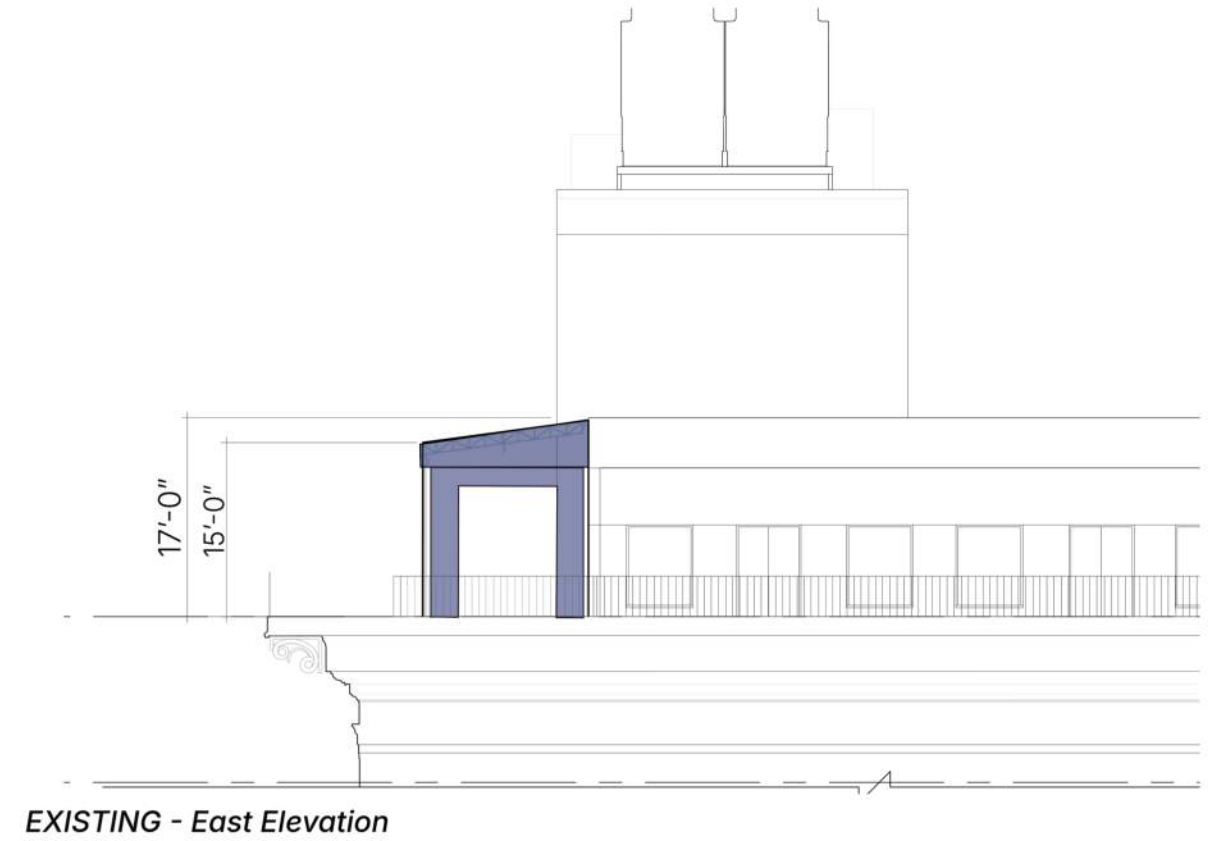
Proposed 22nd Floor Plan

Area of Proposed





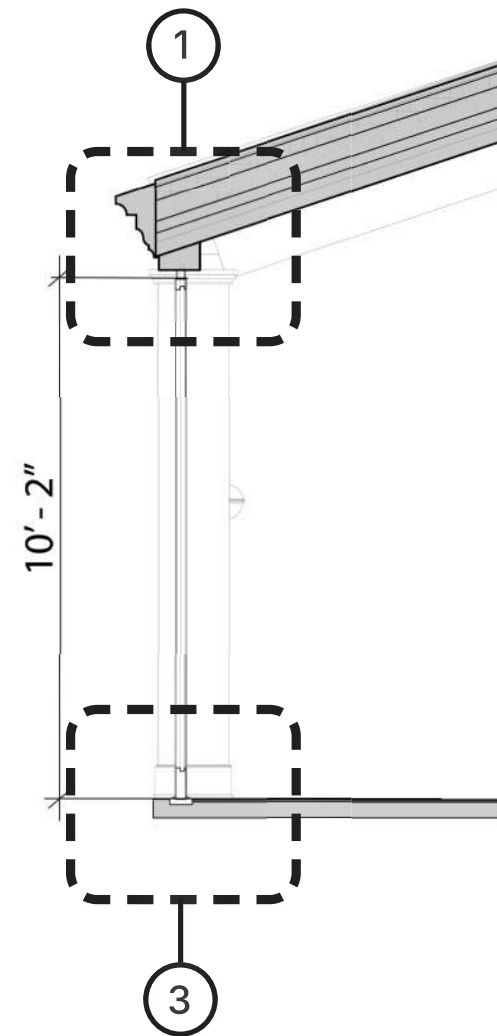
# Proposed 22nd Floor Terrace Room Plan



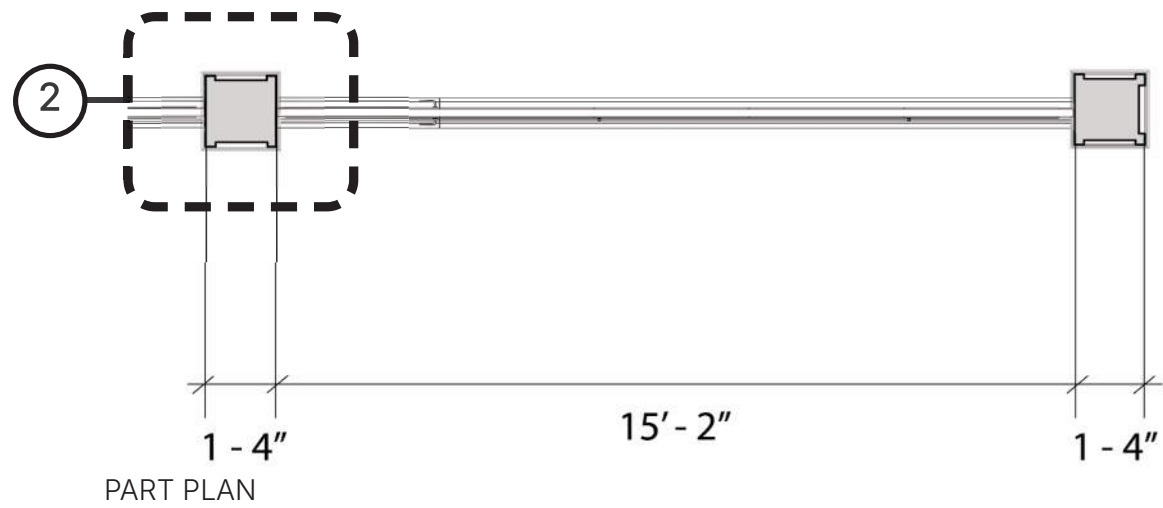
- Existing Awning Structure
- Line of Existing Structure



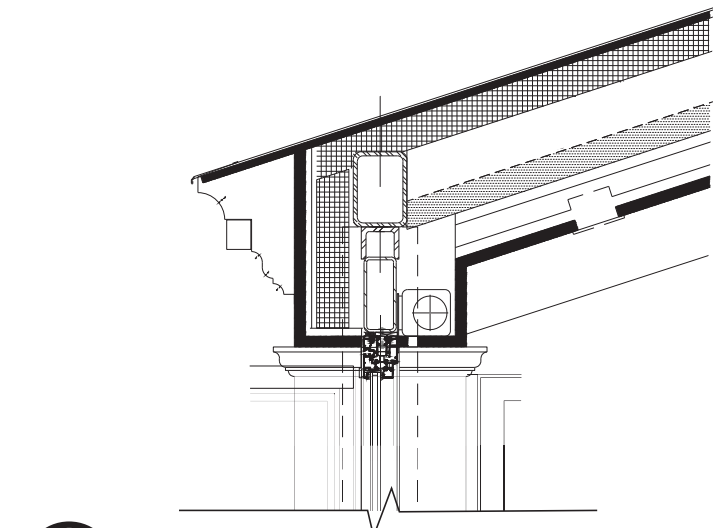
PART SOUTH ELEVATION



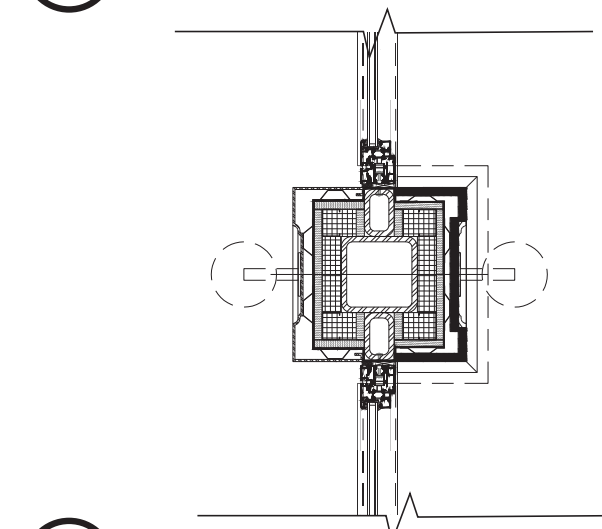
PART SECTION



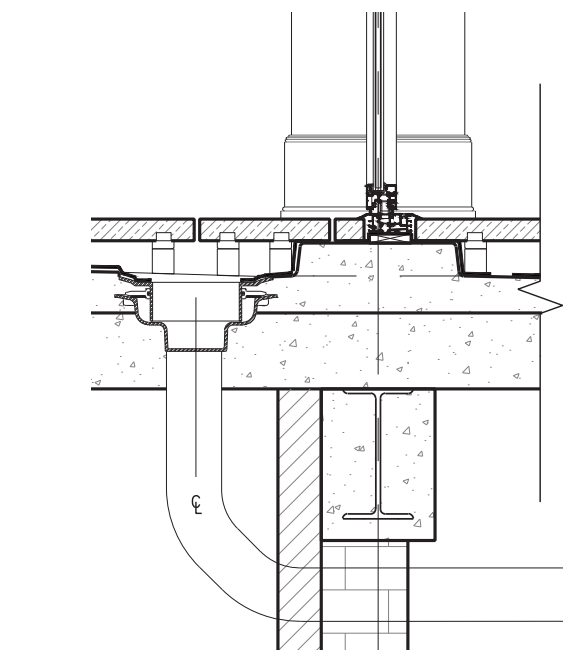
PART PLAN



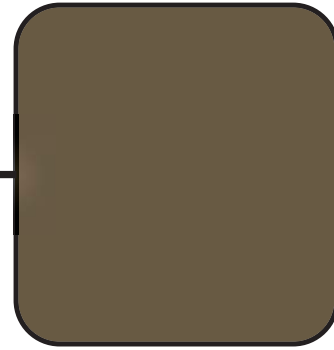
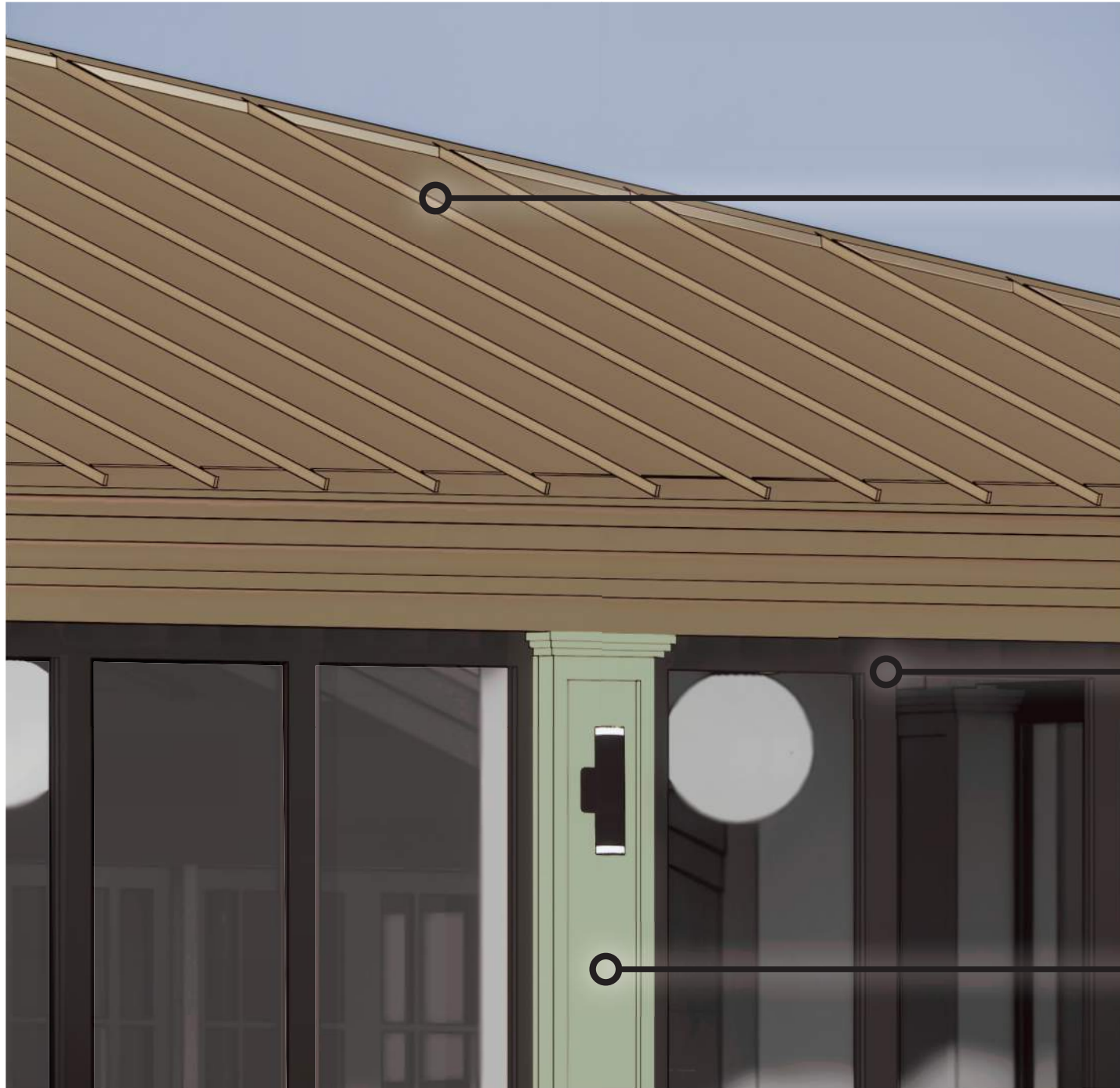
1 ROOF EAVE DETAIL



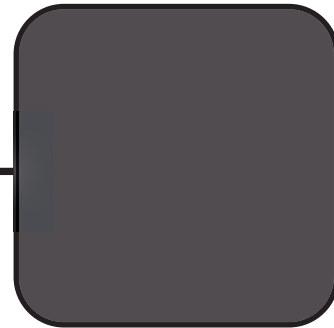
2 COLUMN PLAN DETAIL



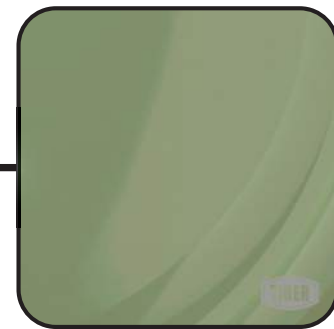
3 FLOOR SADDLE DETAIL



**Standing Seam Roof**  
New Castle Metal NC100SS  
1" Mechanically Seamed  
Historical Panel  
*Medium Bronze Paint*



**Stacking and Folding Glass Door system**  
Nana Wall  
*Signal Black Paint*



**Custom Aluminum Plate Column Covers,**  
with panel details to match existing  
*Aged Copper Paint*



**Existing Pavers**  
Cast Stone Pavers

## Finish Materials Palette

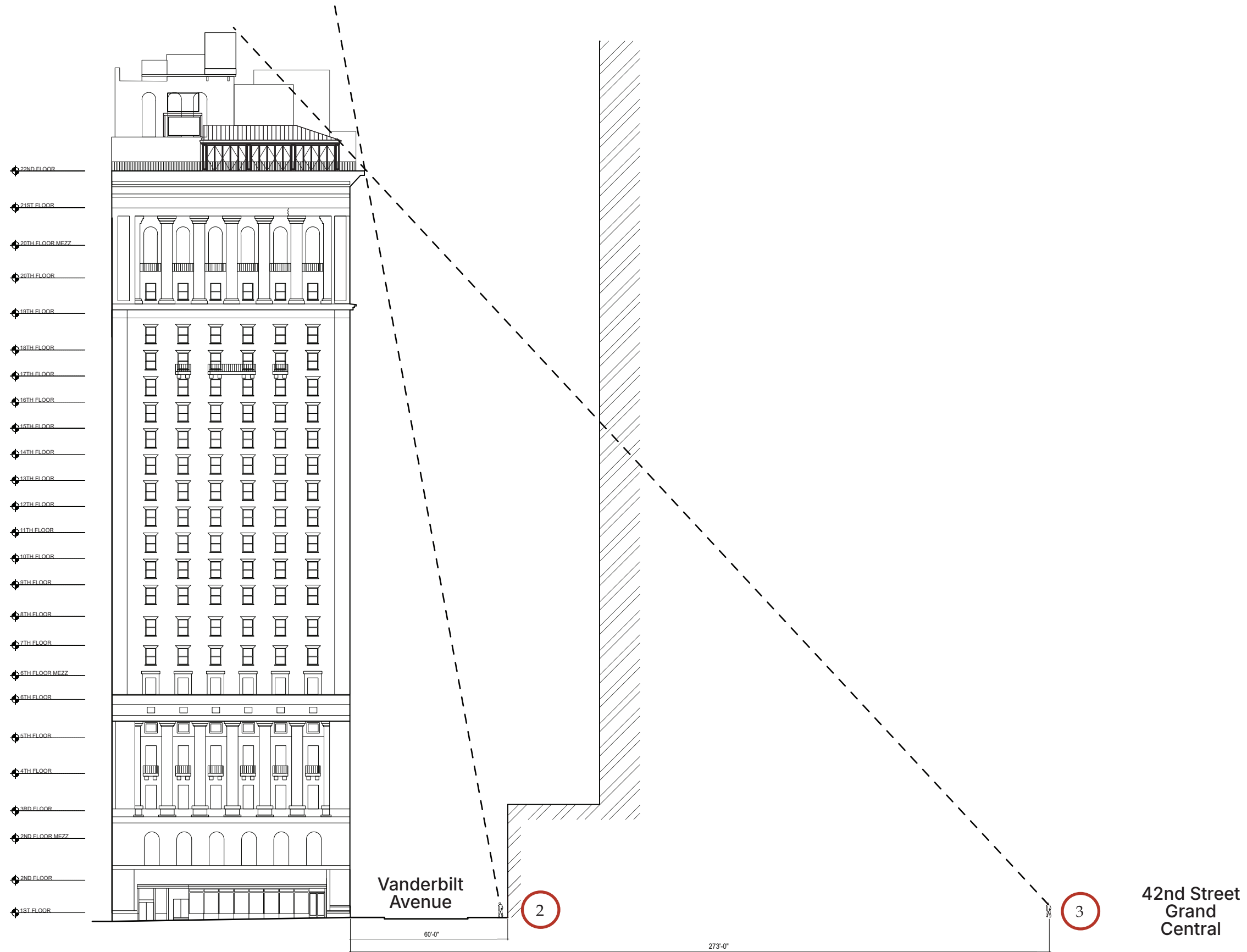


Existing Roof, Photo

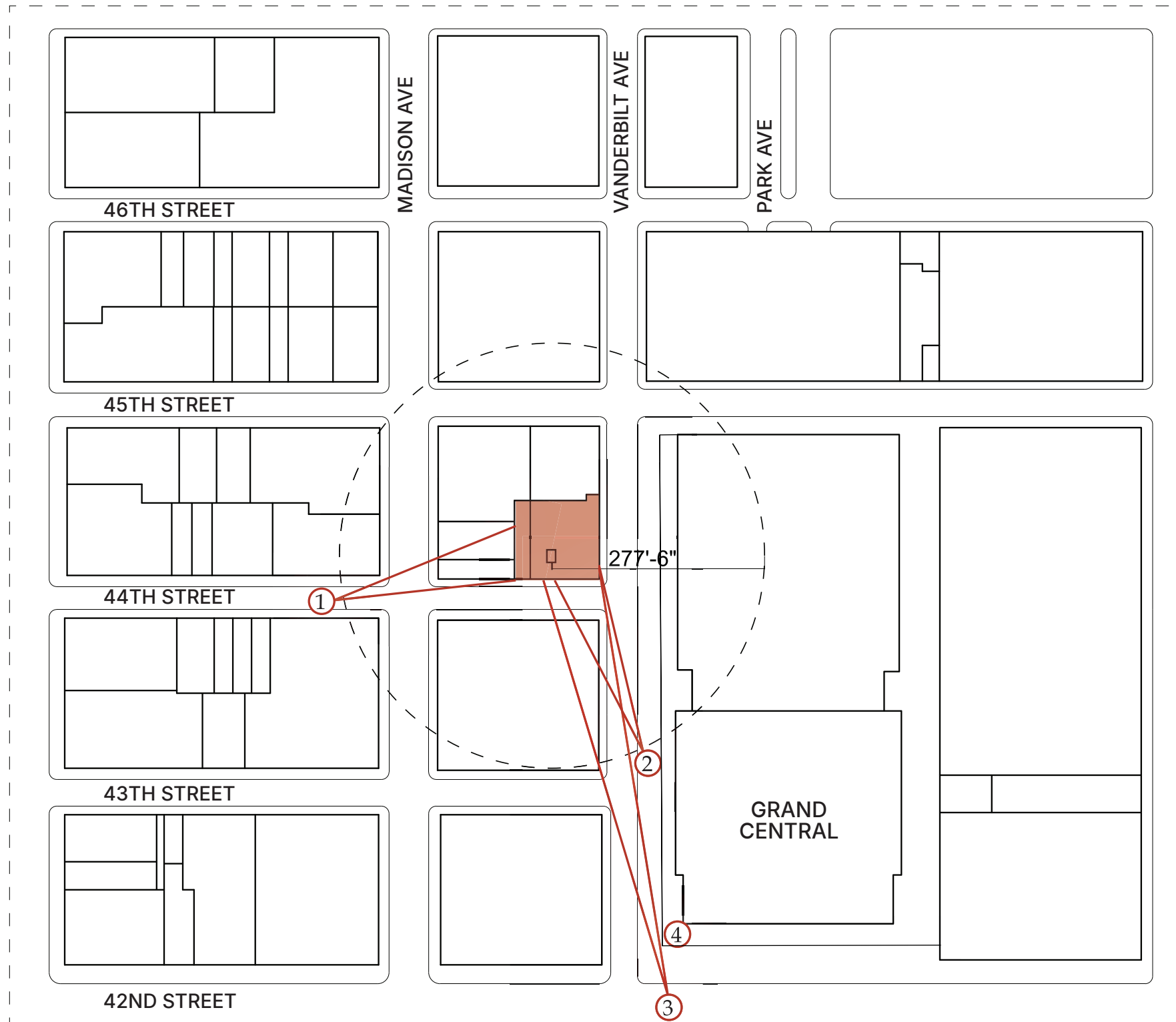


Proposed Roof, Rendering

# Visibility From Street:



# View from Vanderbilt Ave



# Visibility from Streets



① Existing Structure is Not Visible

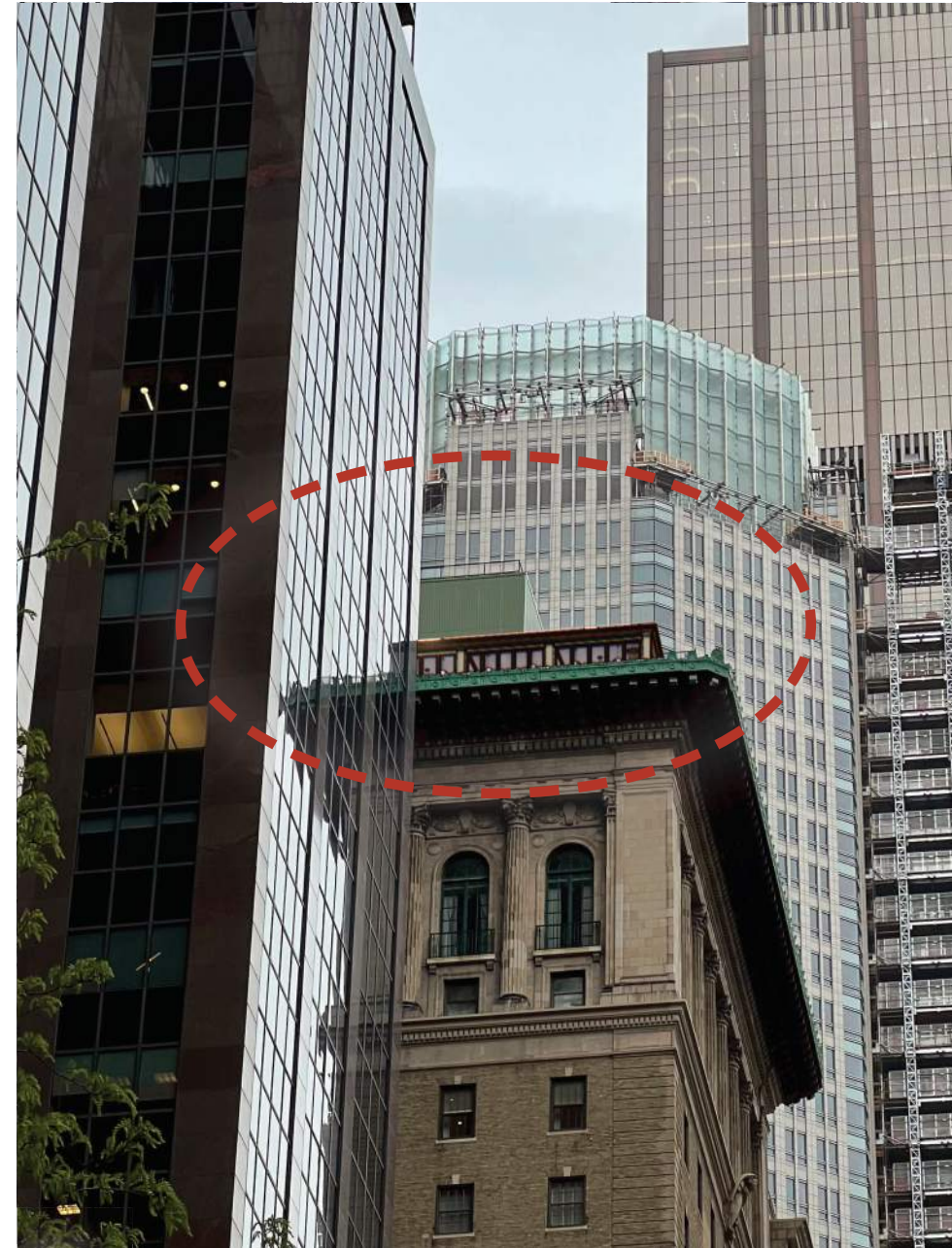


① Proposed Structure is Not Visible

## Visibility from East 44th Street



2 Existing Structure is Visible



2 Proposed Structure is Visible

## Visibility from Vanderbilt Avenue



③ Existing Structure is Partially Visible



③ Existing Structure is Partially Visible

## Visibility from 42nd Street



4 Existing Structure is Visible



4 Proposed Structure is Visible

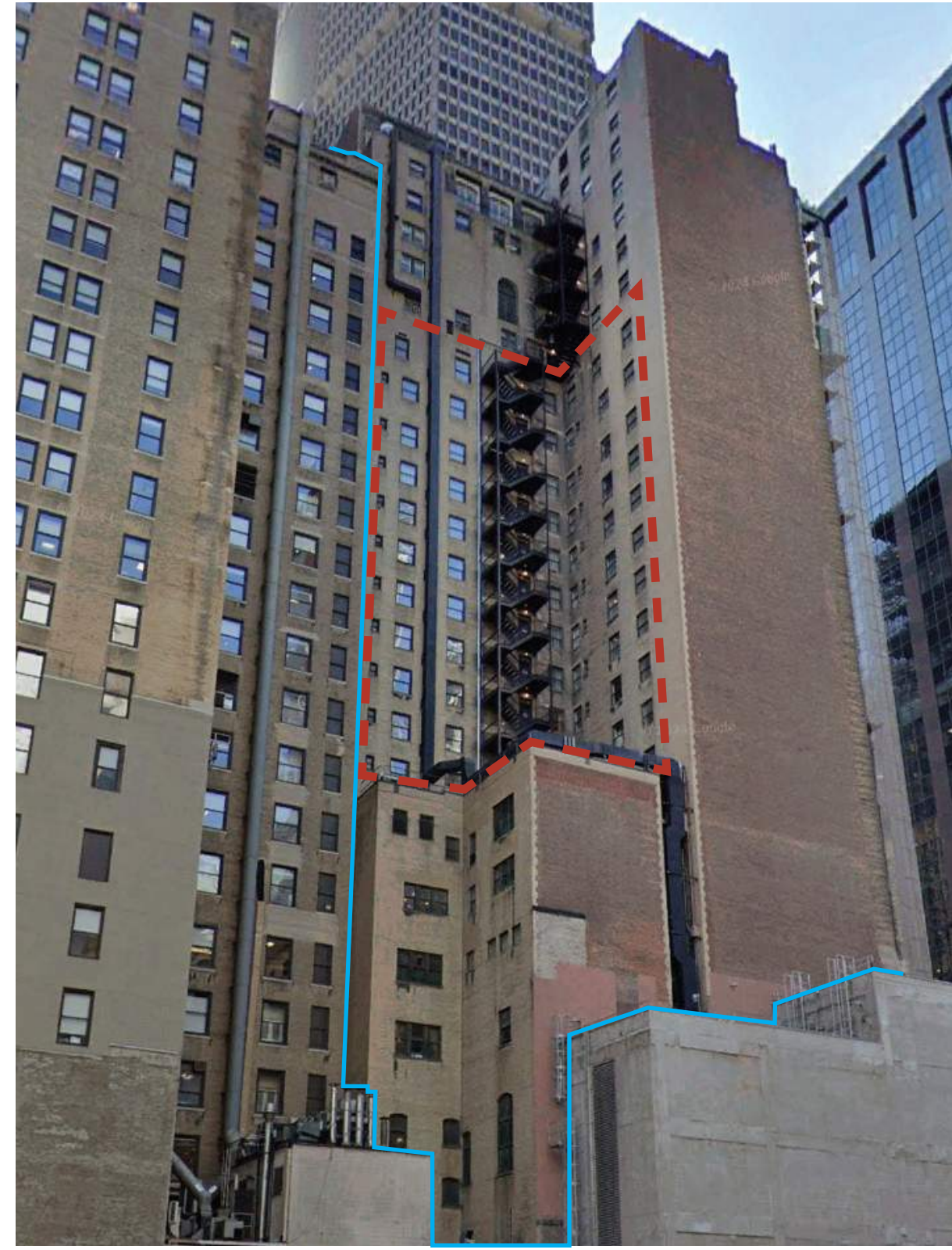
## Street View from Park Ave Viaduct

# Window Replacement:



Vanderbilt Ave. & 44th St.

2025 Photo- ADP



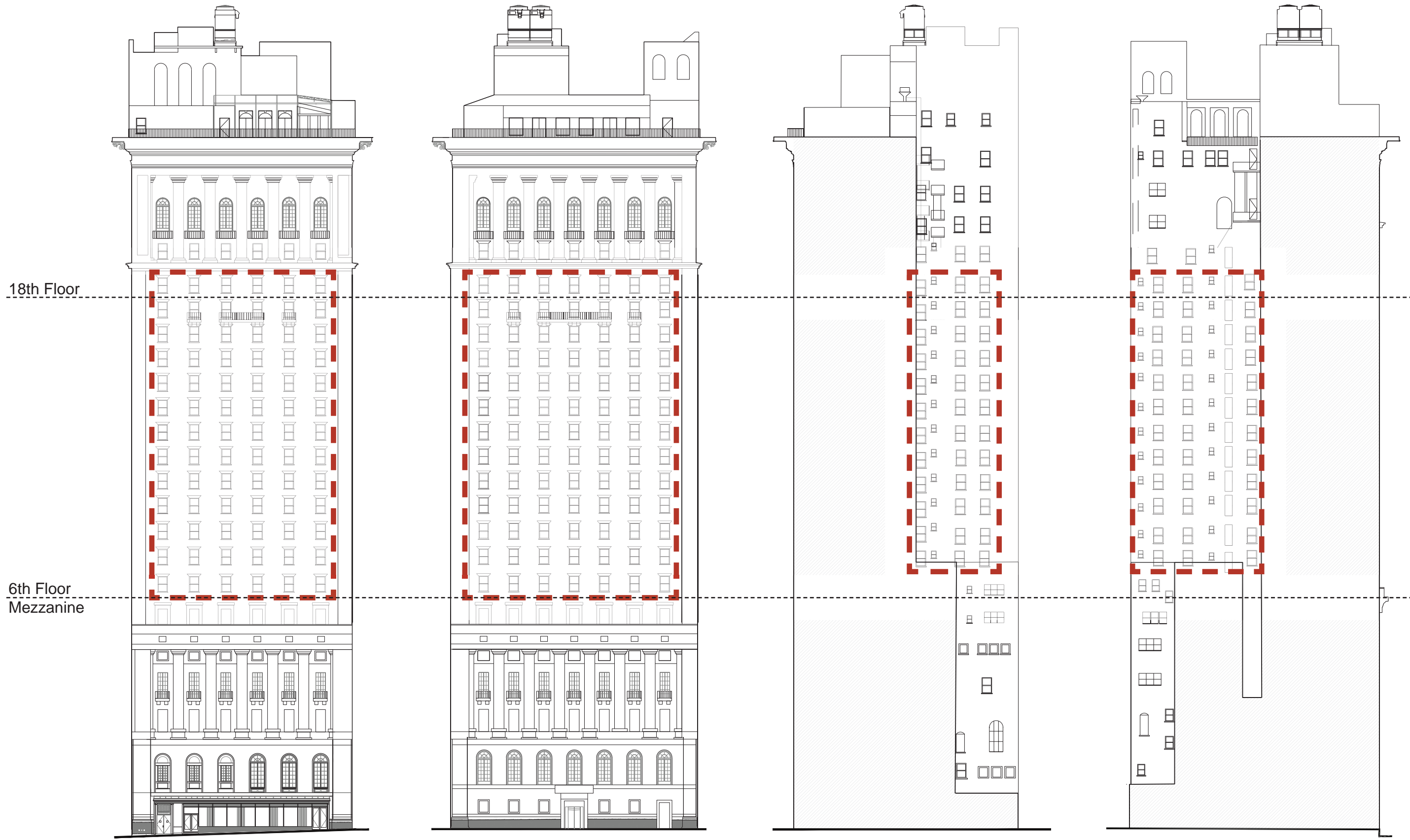
Madison Ave. & 45th St.

2024 Photo- google maps

 50 Vanderbilt Avenue Property line

 Area of Proposed Window Master-plan

## Existing Conditions



East 44th St. South Elevation

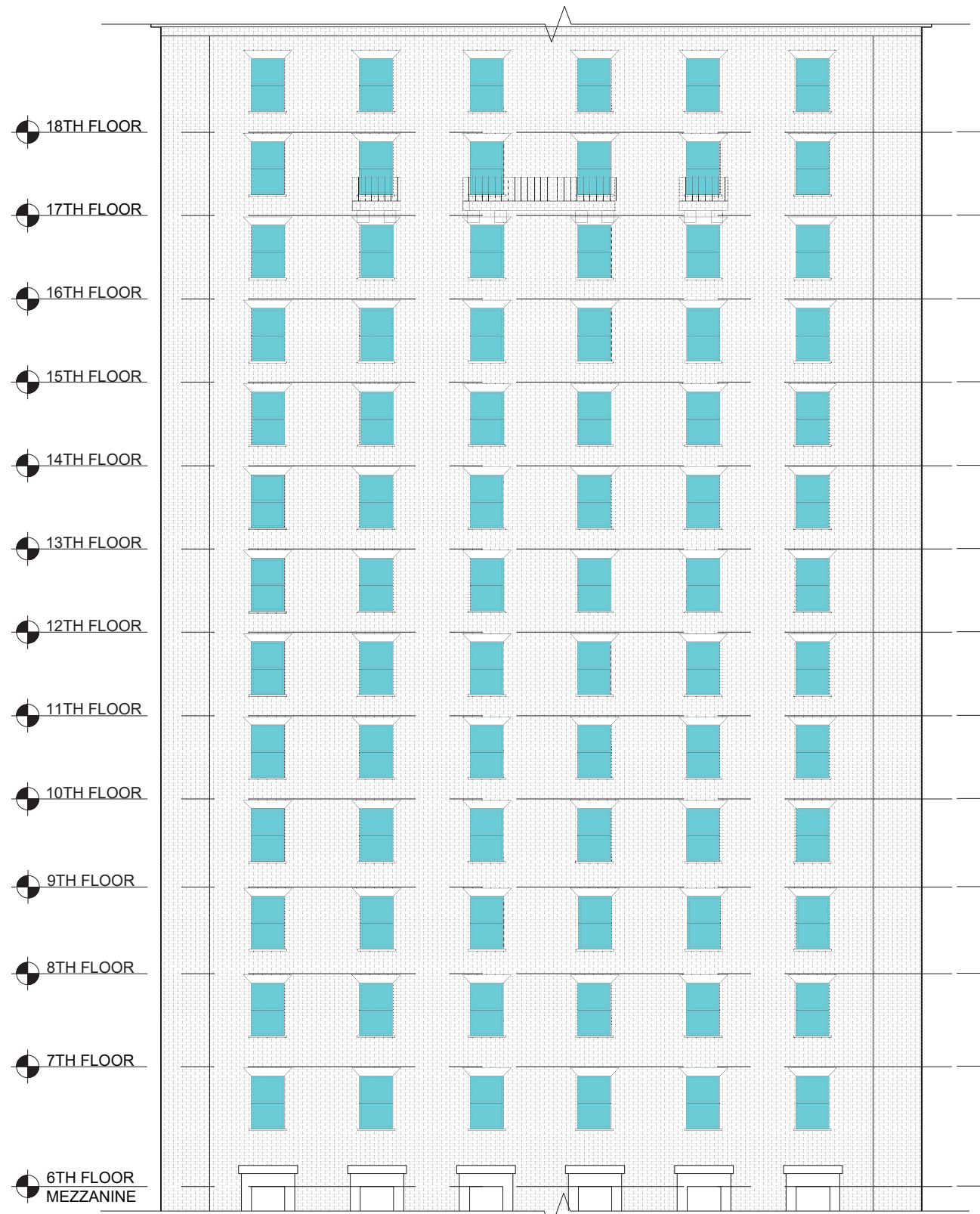
Vanderbilt Ave. East Elevation

North Elevation

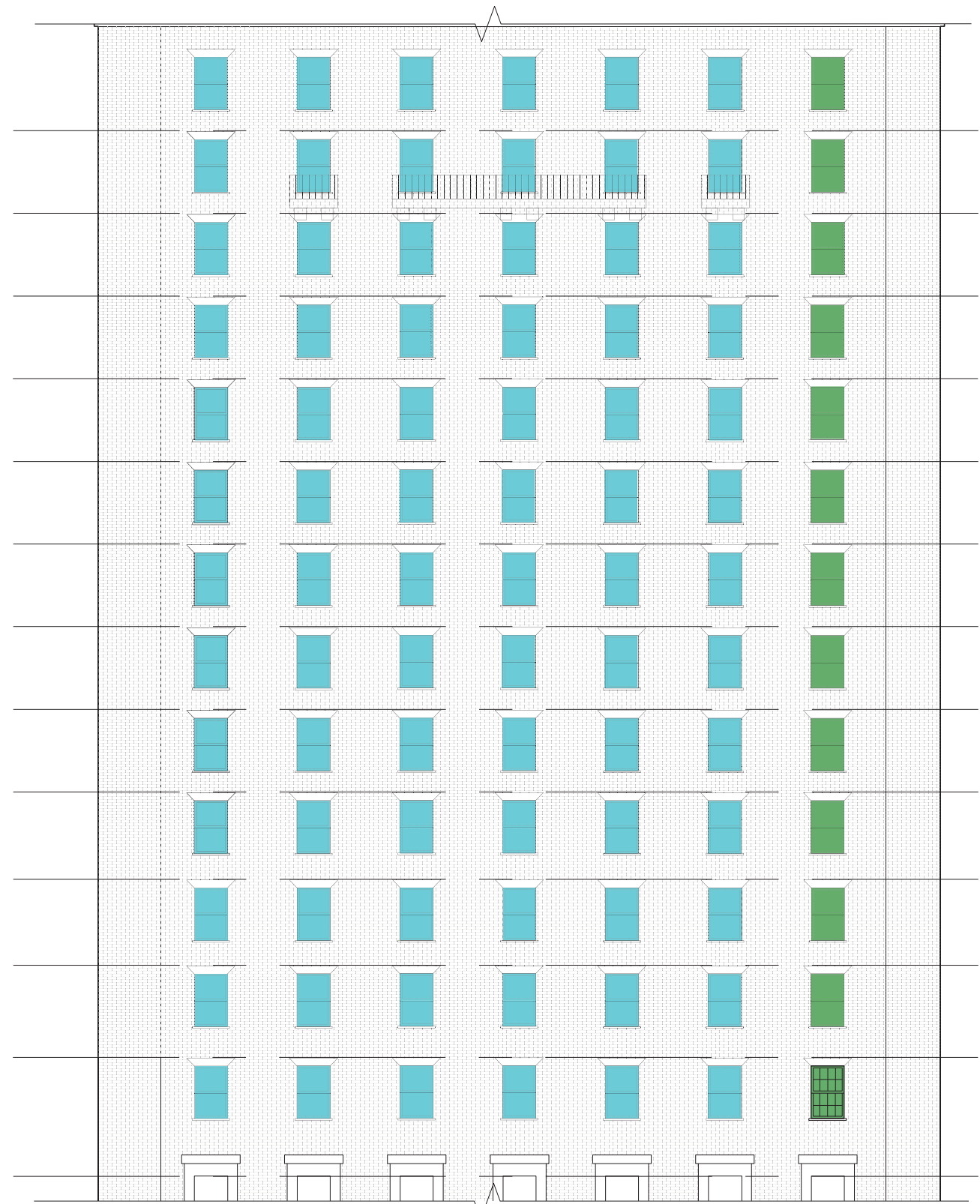
West Elevation

 Area of Proposed Window Master-plan


# Existing Elevations



East 44th st. Elevation- *South Facade*



Vanderbilt Ave. Elevation- *East Facade*

 **Type A - 8/8 Double Hung Aluminum Windows**  
(156 Units)

 **Type C1 - 8/8 Double Hung Fire-Rated Steel Windows**  
(13 Units)

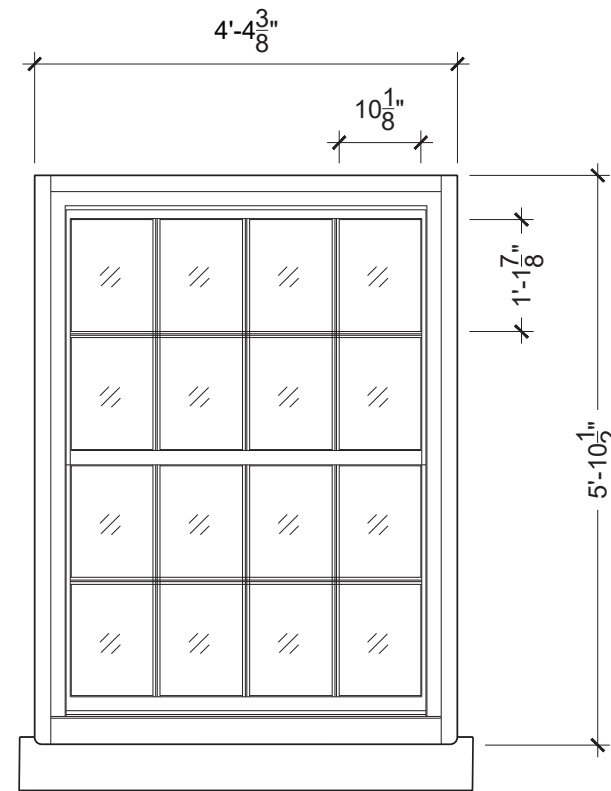
## Existing Partial Elevations Primary Facades



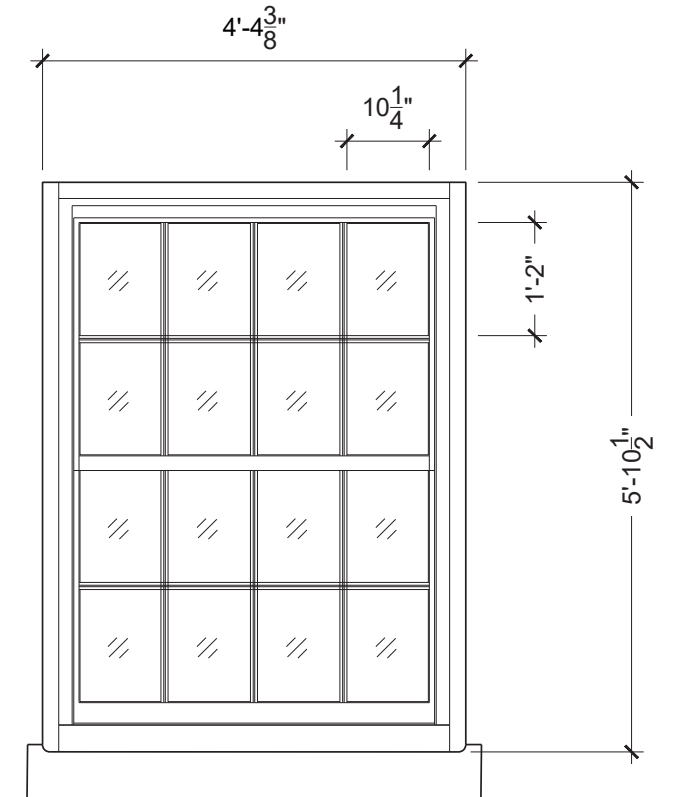
Typical Existing Type A



Typical Existing Type A Exterior Sill



EXISTING Window Type A :  
Double Hung Aluminum 8/8



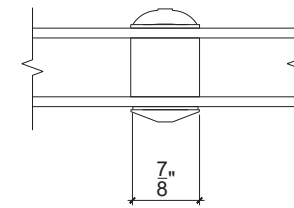
PROPOSED Window Type A :  
Double Hung Aluminum 8/8



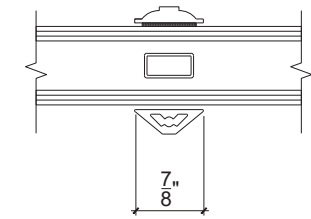
Typical Existing Type A



Typical Existing Type A Interior Muntin



Existing Window Type A Muntin



Proposed Window Type A Muntin



Typical Existing Type A Exterior Muntin

Total Units

156

Glazing Diminution Loss

Existing → Proposed = 0.00%

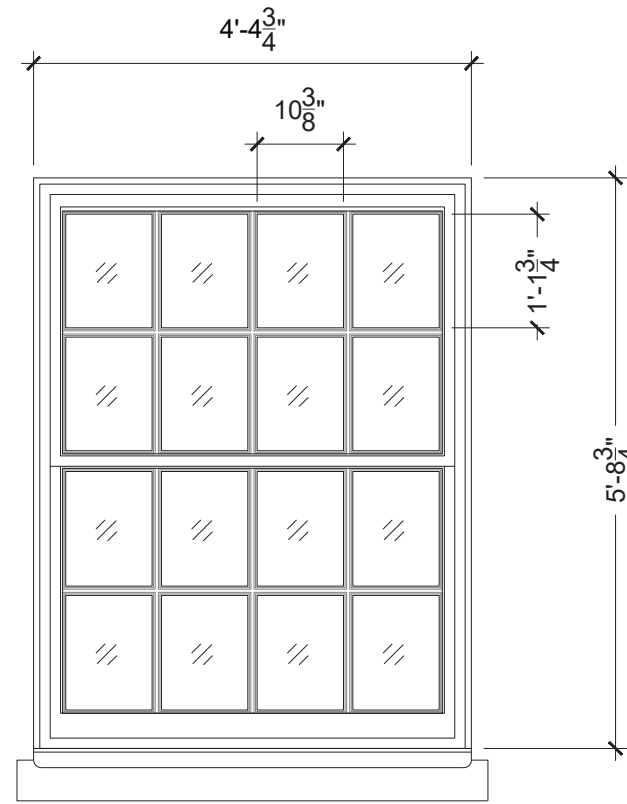
**Type A - 8/8 Double Aluminum Hung Windows**



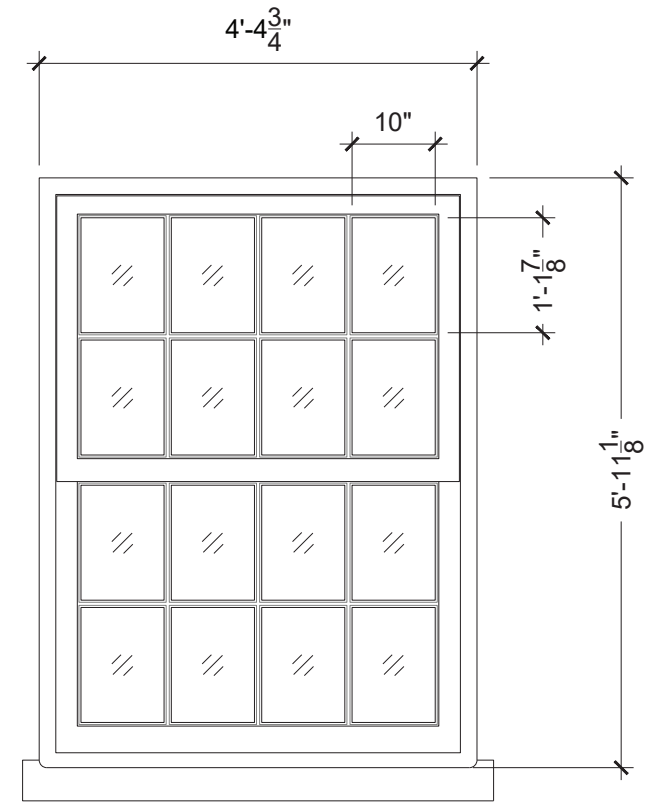
Typical Existing Type C1



Typical Existing Type C1



EXISTING Window Type C1:  
Double Hung Copper-plated Wood 8/8



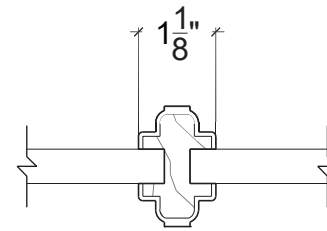
PROPOSED Window Type C1:  
Double Hung Fire-rated Steel 8/8



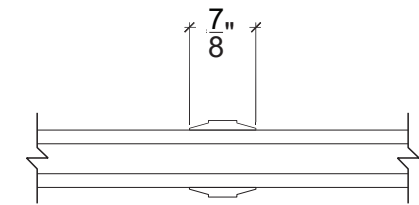
Typical Existing Type C1 Brick Mould



Typical Existing Type C1 Brick Mould



Existing Window Type C1 Muntin



Proposed Window Type C1 Muntin



Typical Existing Type C1 Muntin

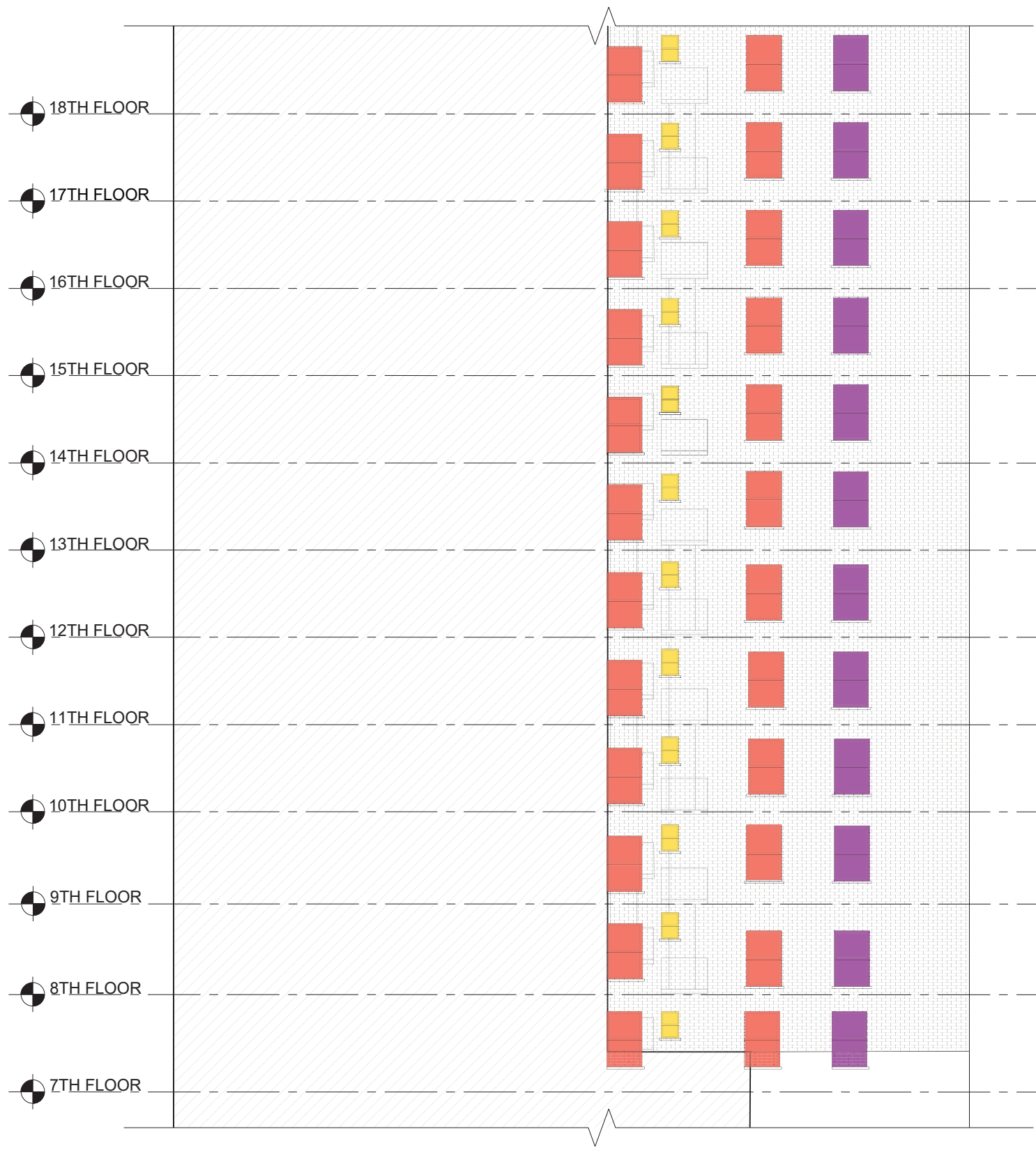
Total Units

13

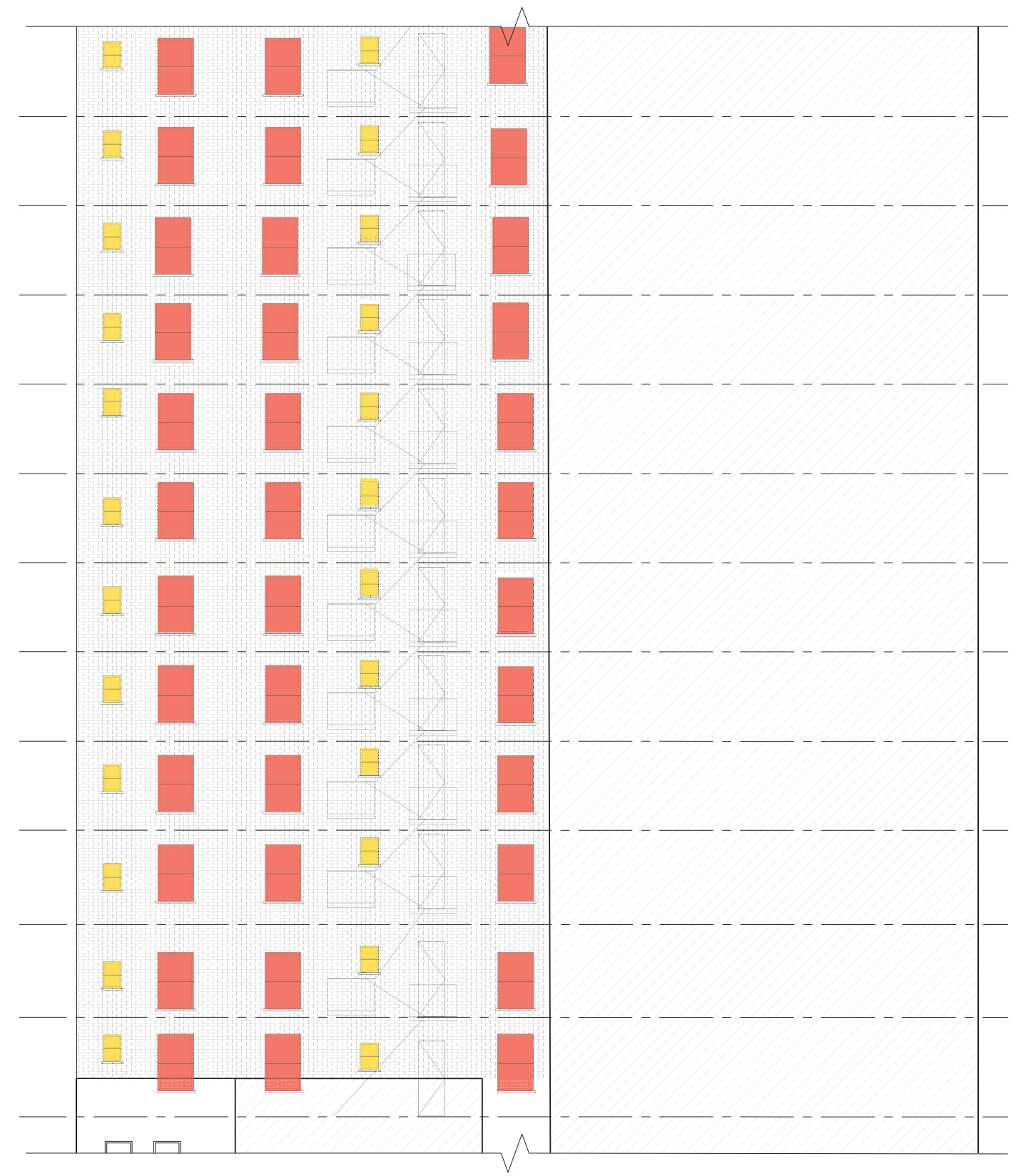
Glazing Diminution Loss

Existing → Proposed = 2.74%


## Type C1 - 8/8 Double Hung Fire-rated Steel Windows



North Elevation



West Elevation

 **Type B1 - 1/1 Double Hung Aluminum Windows**  
(60 Units)

 **Type B2 - 1/1 Double Hung Small Aluminum Windows**  
(36 Units)

 **Type C2 - 1/1 Double Hung Fire-Rated Steel Windows**  
(12 Units)

## Existing Partial Elevations Secondary Facades



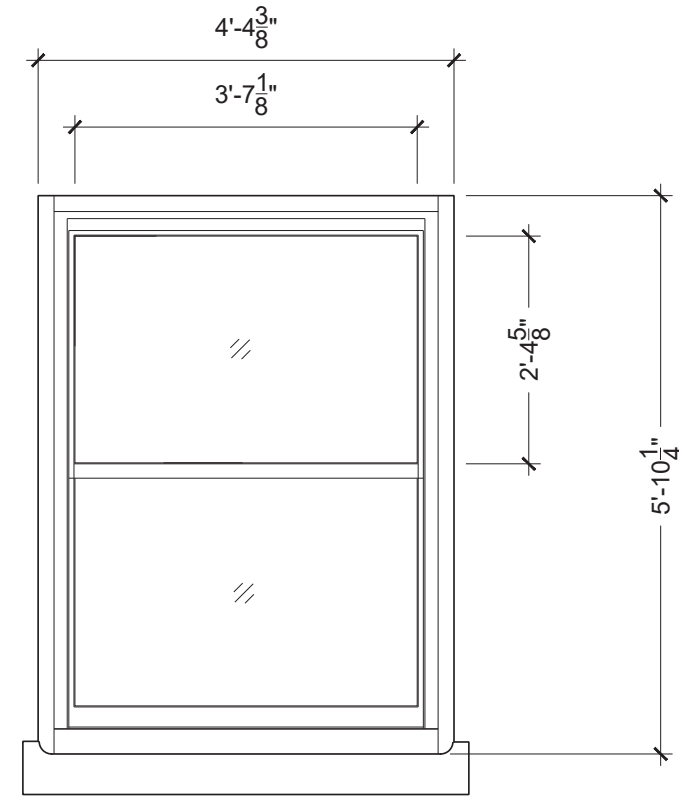
Discoloration of Aluminum frames

Typical Existing Type B1

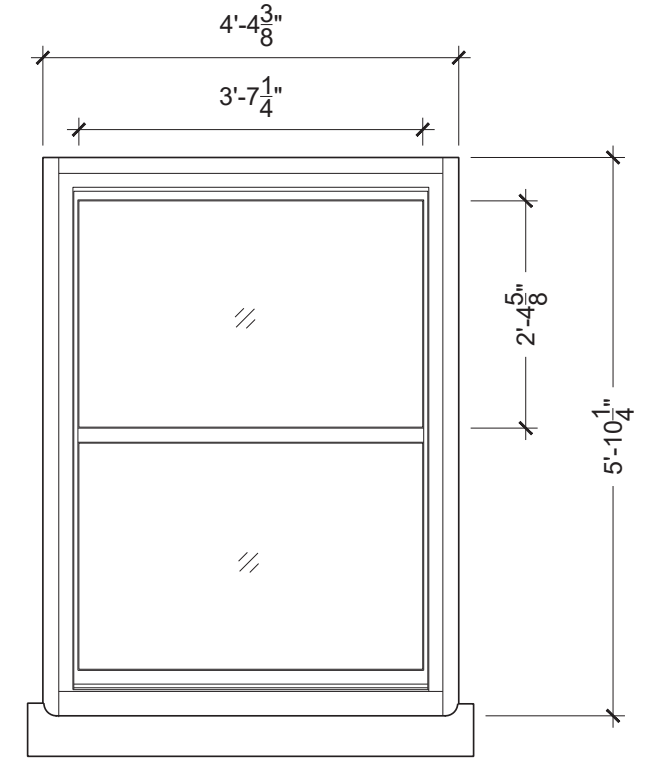


Sealant Failure

Typical Existing Type B1



EXISTING Window Type B1:  
Double Hung Aluminum 1/1



PROPOSED Window Type B1:  
Double Hung Aluminum 1/1



Separation of Aluminum Panning

Typical Existing Type B1



Typical Existing Type B1 Sill



Rusting Lintel

Typical Existing Type B1 Panning

Total Units

60

Glazing Diminution

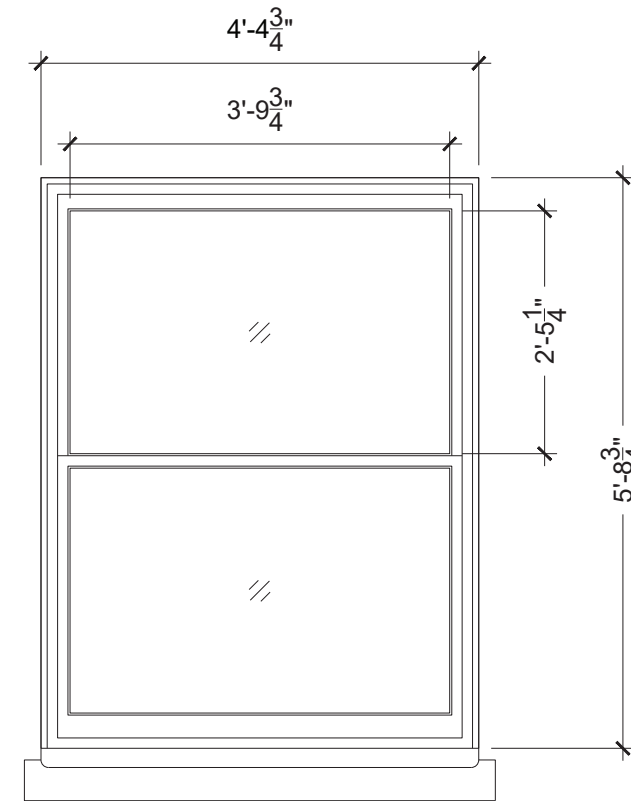
Existing → Proposed = 0.28%



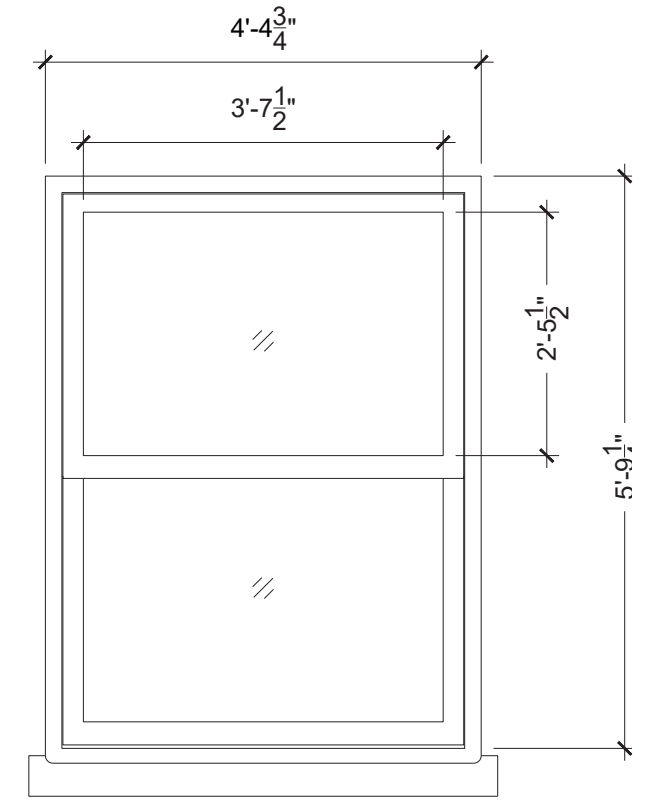
Typical Existing Type C2



Typical Existing Type C2



EXISTING Window Type C2 :  
Double Hung Copper-plated Wood 1/1



PROPOSED Window Type C2 :  
Double Hung Fire-rated Steel 1/1



Typical Existing Type C2 Brick Mould



Typical Existing Type C2 Brick Mould

Total Units

12

Glazing Diminution

Existing → Proposed = 4.51%

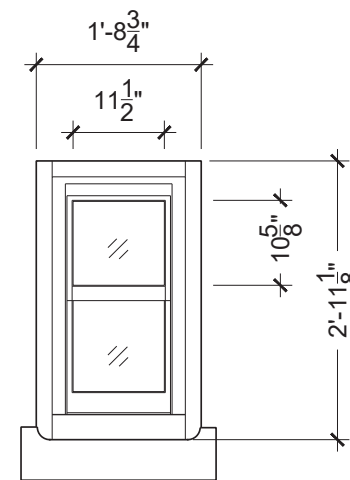
## Type C2 - 1/1 Double Hung Fire-rated Steel Windows



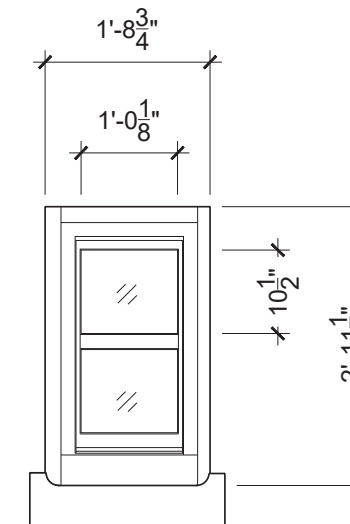
Typical Existing Type B2



Typical Existing Type B2 Interior



EXISTING Window Type B2 :  
Double Hung 1/1



PROPOSED Window Type B2 :  
Double Hung 1/1



Sealant Failure

Typical Existing Type B2 Sill



Discoloration of  
panning

Typical Existing Type B2 Panning

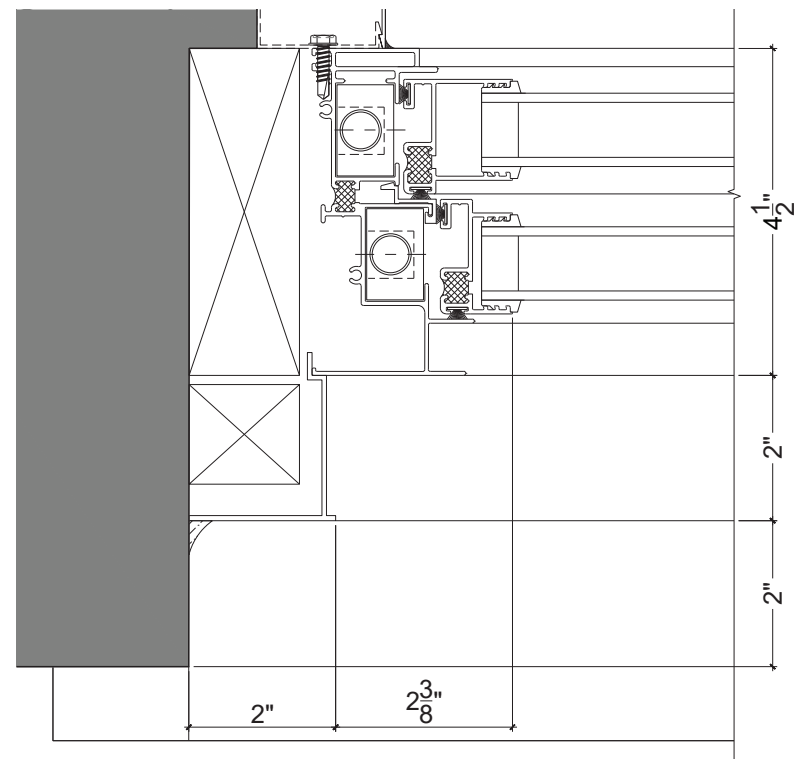
Total Units

36

Glazing Diminution

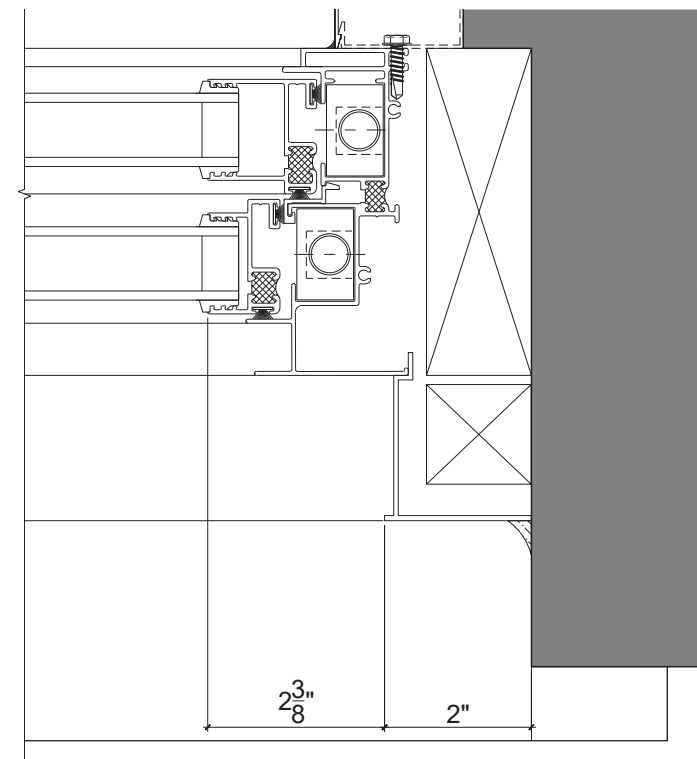
Existing → Proposed = 5.09%

**Type B2 - 1/1 Double Hung Small Aluminum Windows**



INTERIOR

EXTERIOR



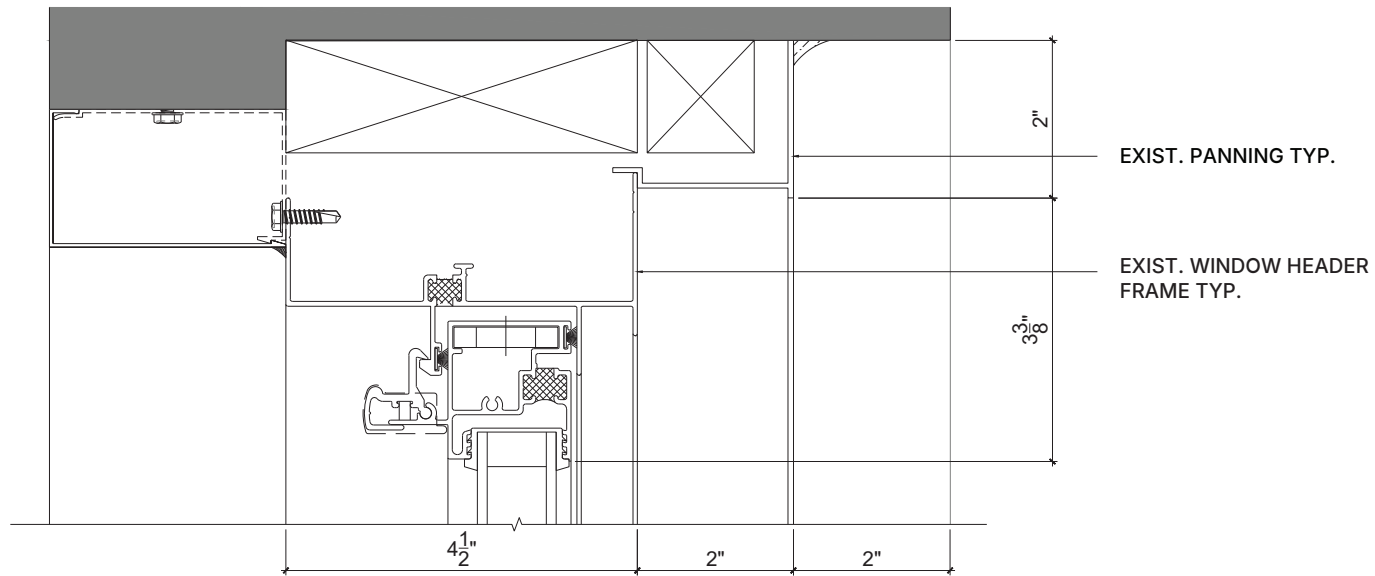
INTERIOR

EXTERIOR

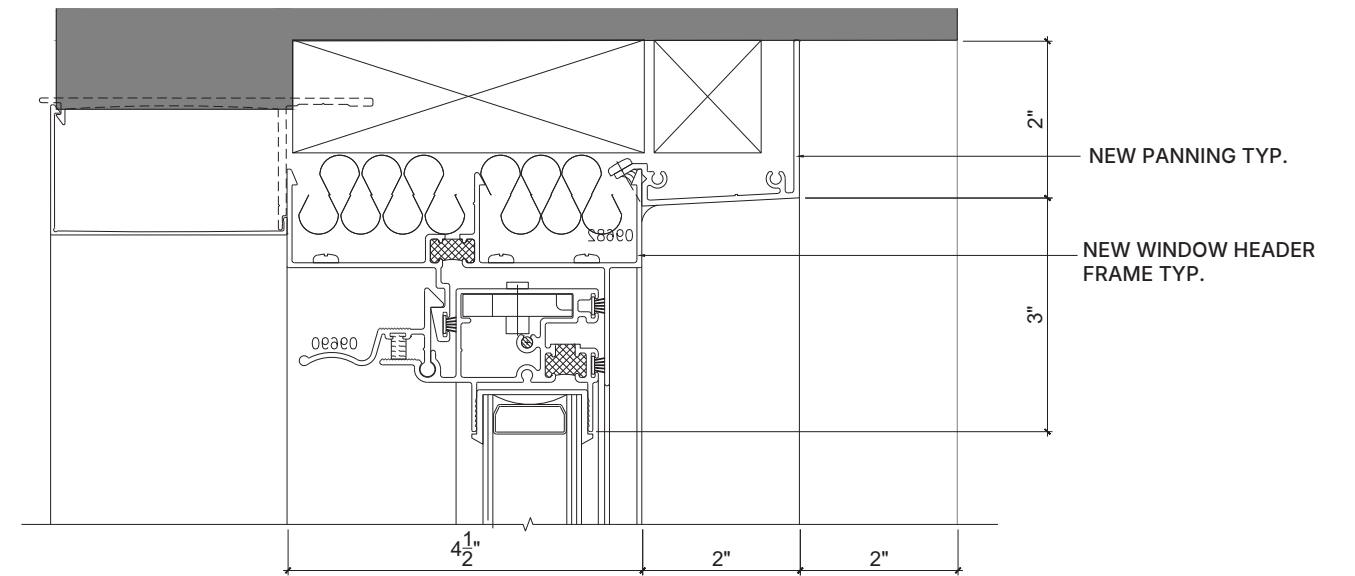
EXISTING - Jamb Plan Detail

PROPOSED - Jamb Plan Detail

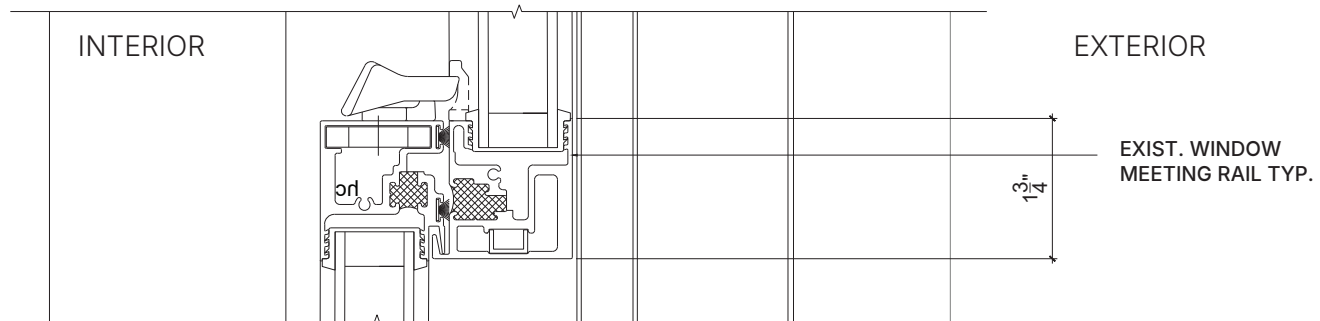
Type A, B1, B2 - Aluminum Double Hung Windows Plan Details



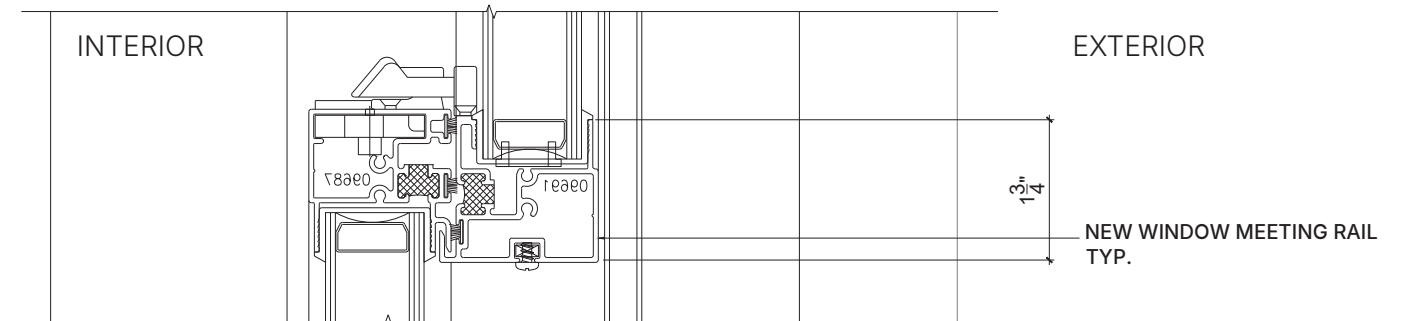
Existing Head Detail



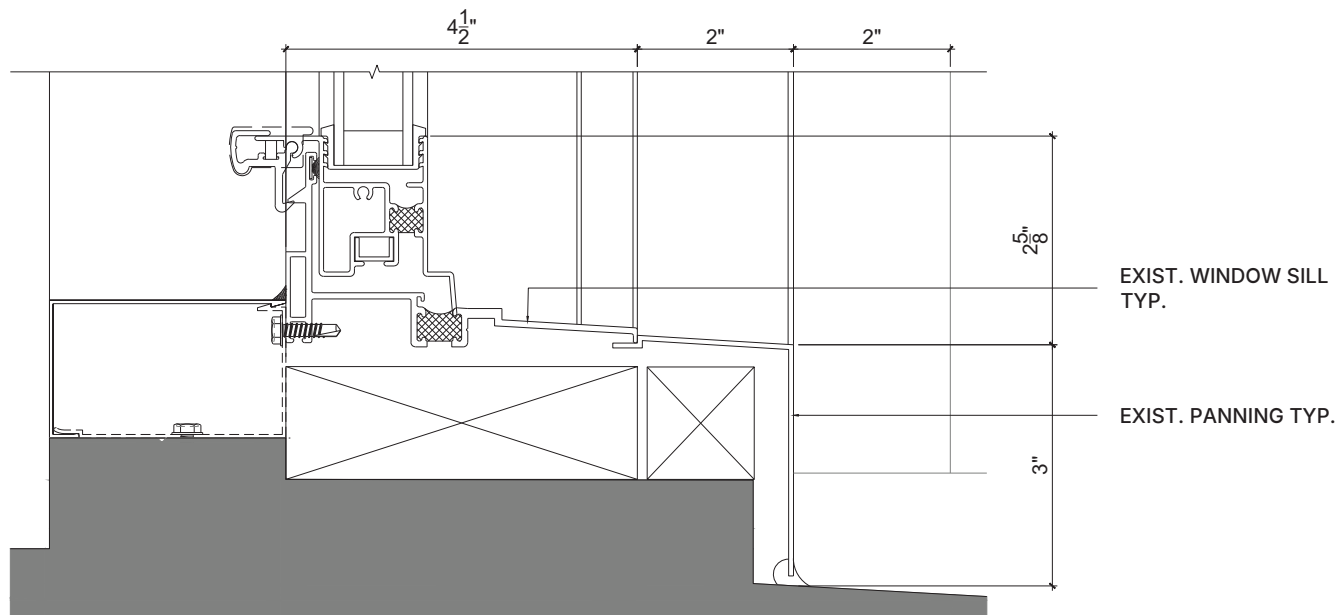
Proposed Head Detail



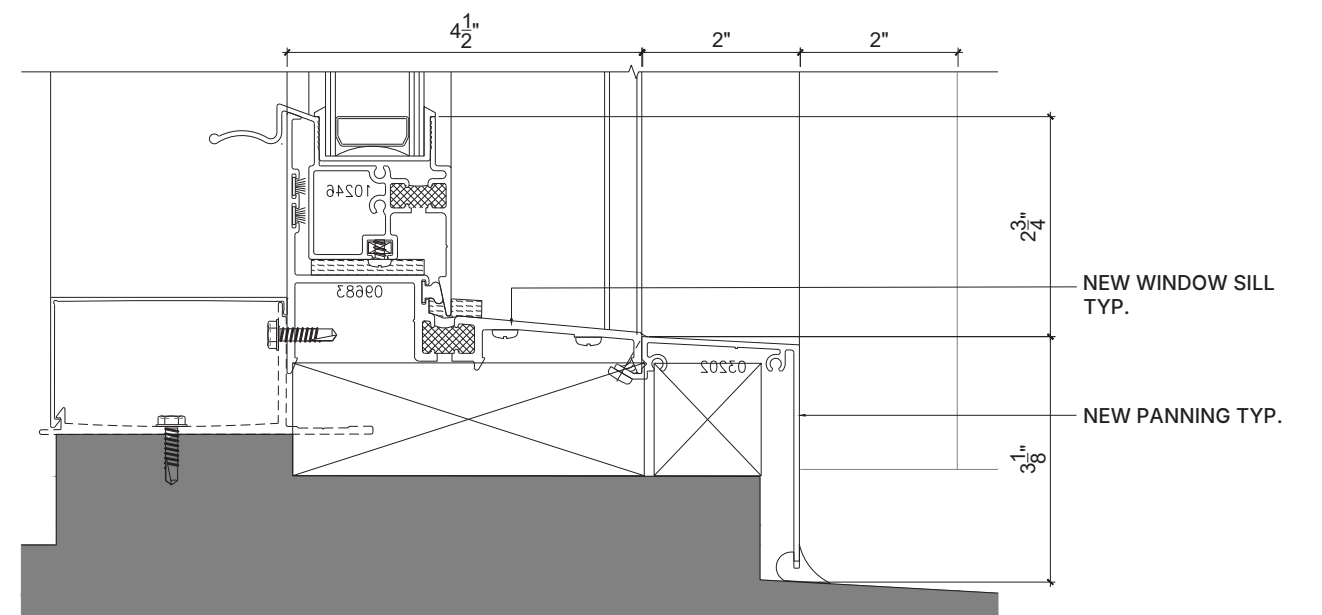
Existing Meeting Rail Detail



Proposed Meeting Rail Detail

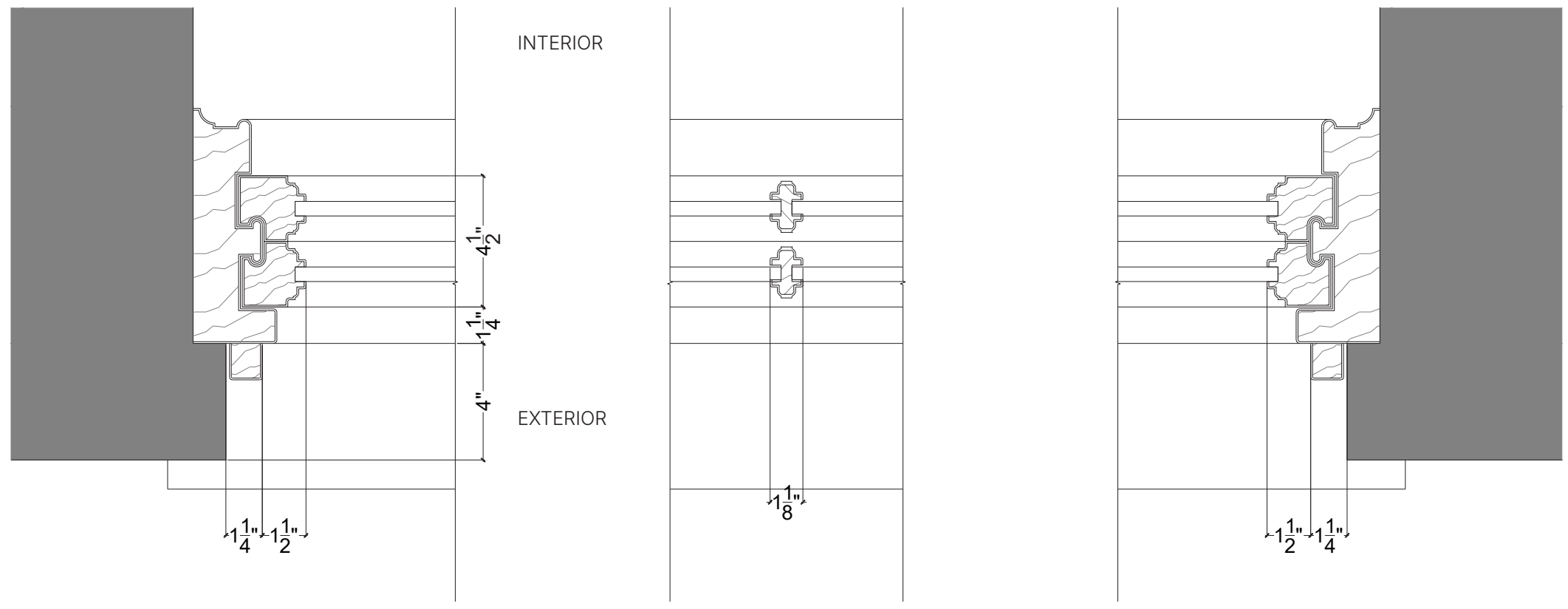


Existing Sill Detail

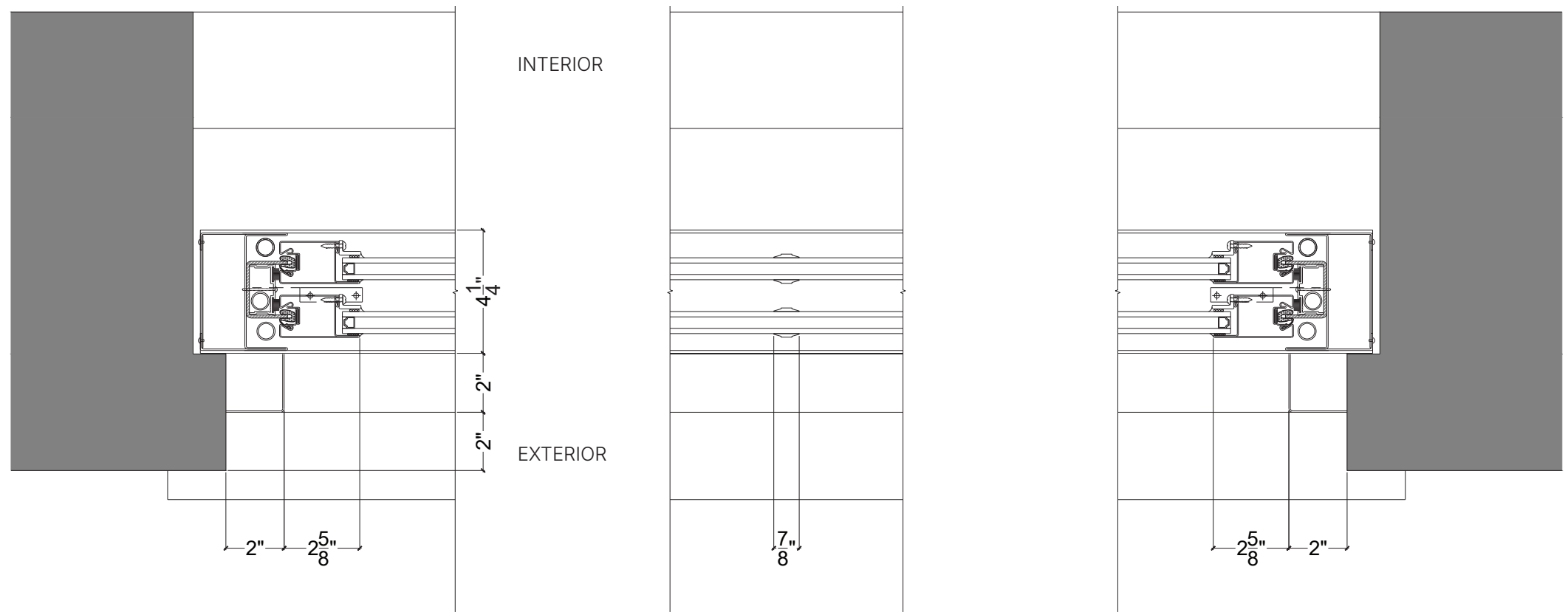


Proposed Sill Detail

Type A, B1, B2 - Aluminum Double Hung Windows Section Details

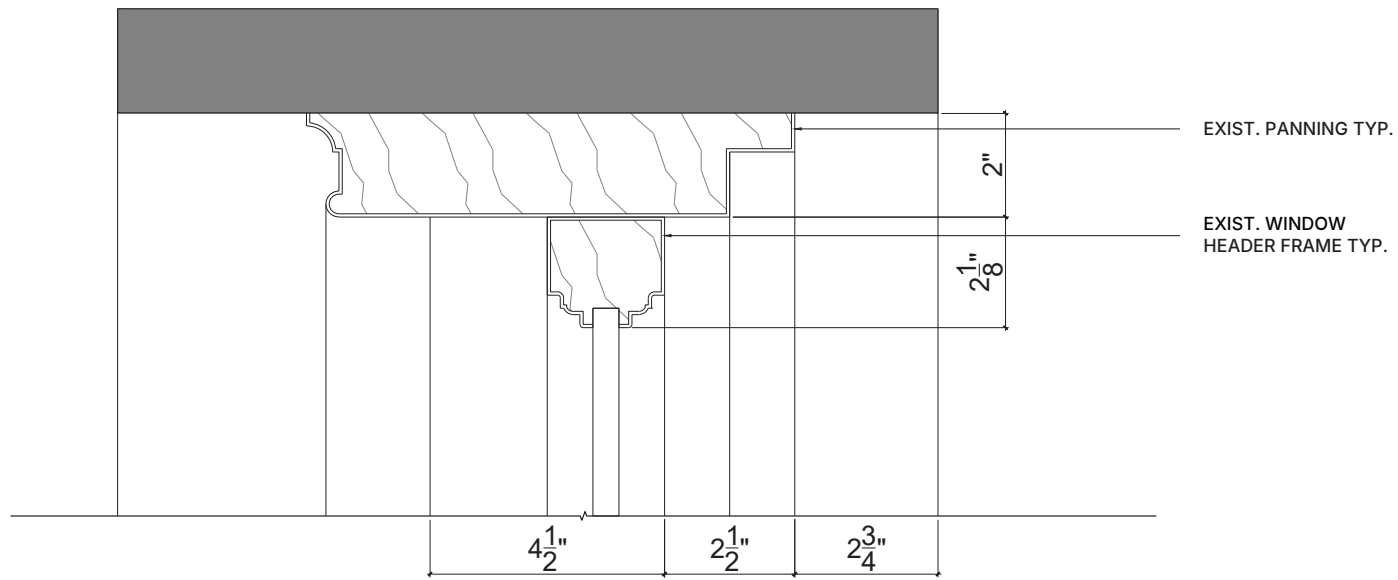


EXISTING - Jamb Plan Detail

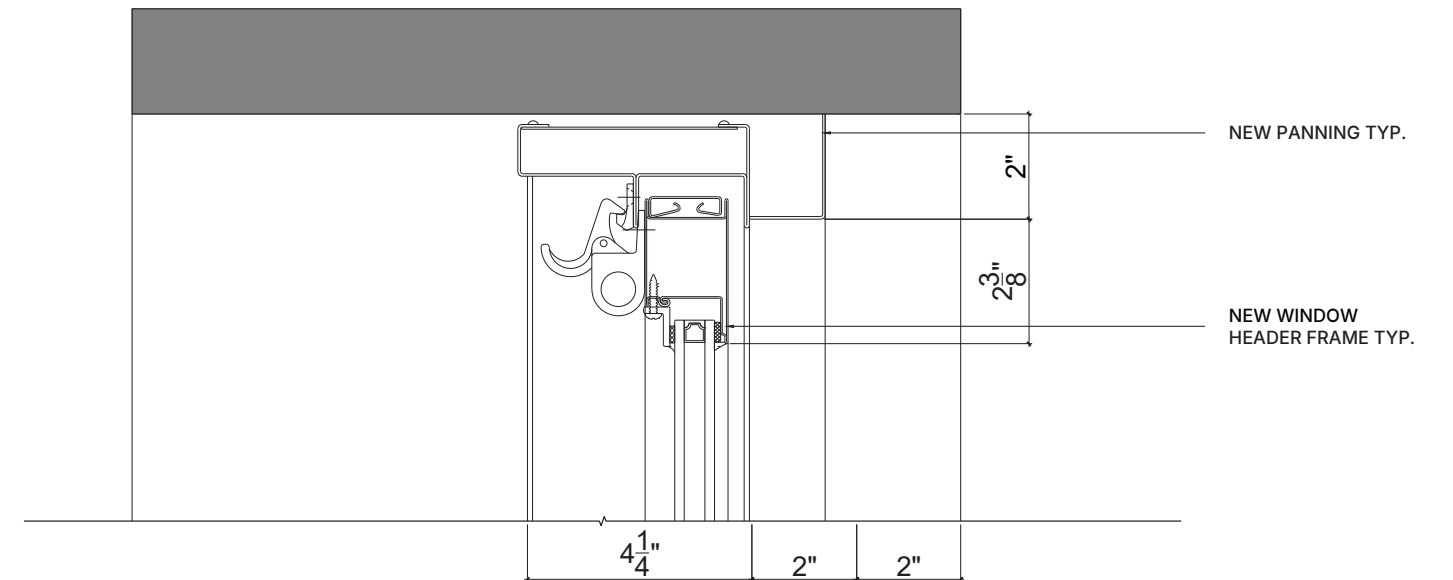


PROPOSED - Jamb Plan Detail

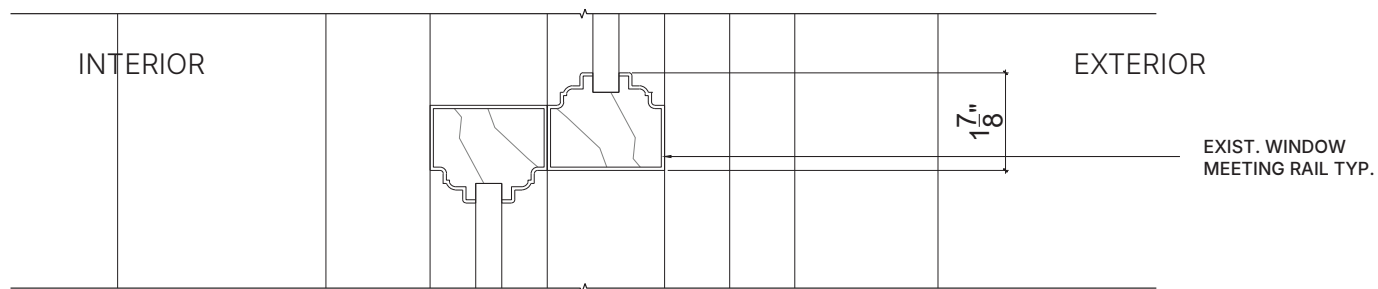
Type C1, C2 - Fire-rated Steel Double Hung Windows Plan Details



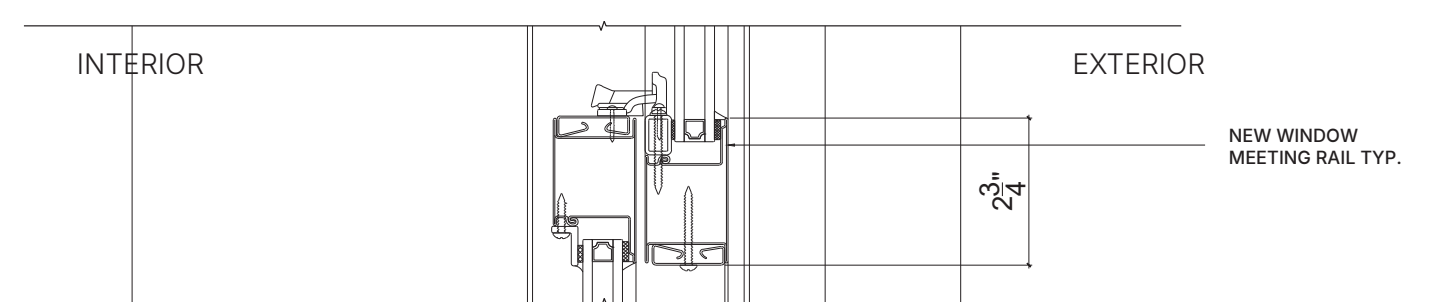
Existing Head Detail



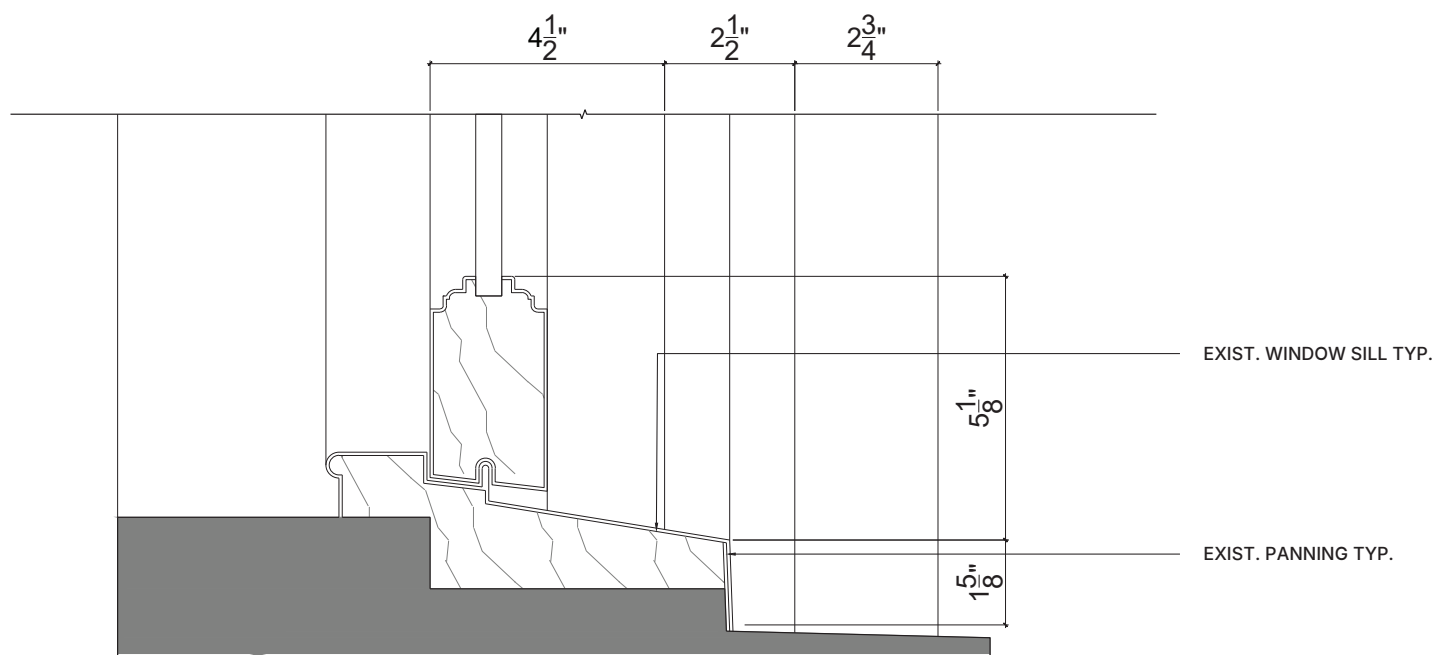
Proposed Head Detail



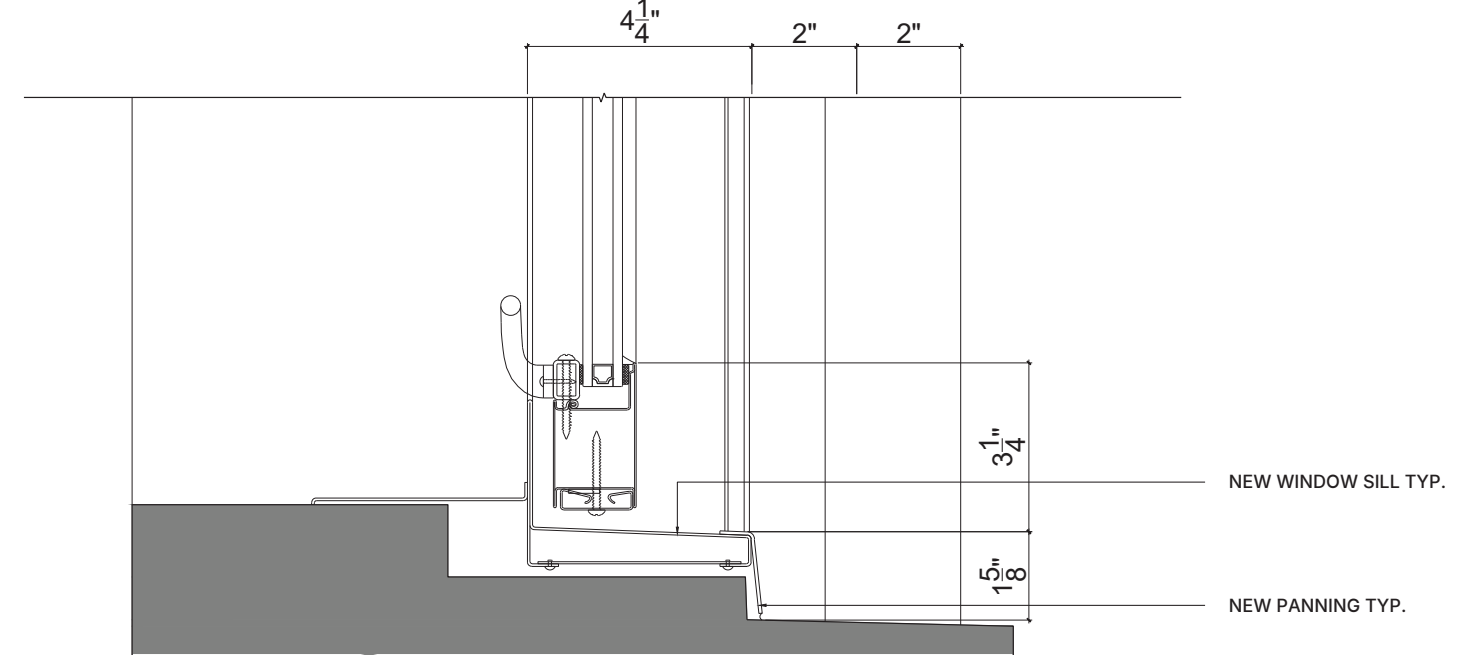
Existing Meeting Rail Detail



Proposed Meeting Rail Detail



Existing Sill Detail



Proposed Sill Detail

Type C1, C2 - Fire-rated Steel Double Hung Windows Section Details



*Powder Coating Custom finish in Polyester TGIC super durable - Aged Copper 38/60006*



*Typ. Exist. Copper Clad Window Sill*

## Painted Copper Finish Samples

June 2, 2026  
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To testify virtually, please join Zoom

**Webinar ID:** 165 104 6126

**Passcode:** 717488

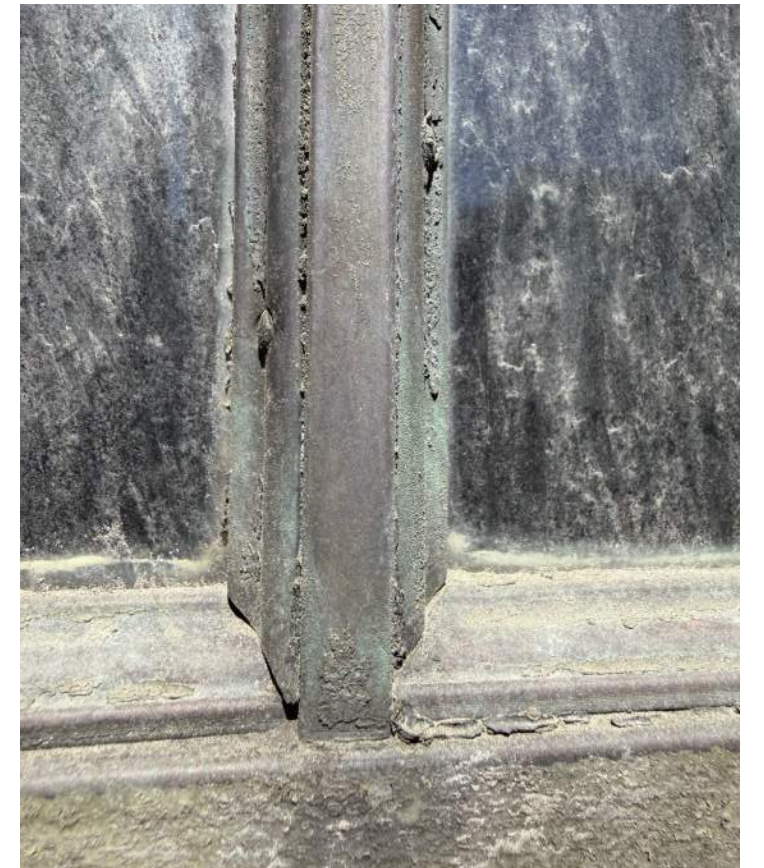
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# APPENDIX:



## Probes on the Primary Facade Egress Stair



## Probes on the Secondary Facade

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