Harvard Club of New York City - 27 West 44th Street

LPC Docket # 138657
LPC COFA # 14-0214

01/03/2012
(Condition Prior to Construction)

10/02/2012
(Previously Approved LPC Work)

03/24/2016
(Current, Constructed Condition)

05/10/2016
(Making a Case for the Appropriateness of Constructed Condition)

Prior Existing Conditions/Previously Approved Additions/Currently Constructed Conditions/ Making a Case for the Appropriateness of Constructed Additions

Presentation to NYC Landmarks Preservation Commission May 10th, 2016

Harvard Club of New York City - 27 West 44th Street

LPC Docket # 138657
LPC COFA # 14-0214

Presentation to NYC Landmarks Preservation Commission May 10th, 2016:

1. Diagrammatic Views: Existing, LPC Approved, Constructed
2. Building Elevations: Existing, LPC Approved, Constructed
3. Building Plans: Existing, LPC Approved, Constructed
3. Street Views: Existing, LPC Approved, Constructed
4. Making a Case for the Appropriateness of Constructed Condition:
    A. Relation of Constructed Roof Opening to Existing Open Balustrades
    B. Relation of Constructed Roof Opening to Existing Asymmetrical Limestone
    C. Relation of Constructed Roof Opening to Adjacent Historic Roof Structures
5. Addendum A - Historic Reference Images
6. Addendum B - Select Materials Submitted to LPC for Ammendment to COFA # 14-0214
    (Subsequently Withdrawn by LPC 09/09/2014)

Material submitted to LPC to Ammend previously approved COFA # 14-0214 (09/27/2013)

Marvel Architects
145 Hudson Street
New York, NY 10013

NYC Landmarks Preservation Commission
1 Centre St., 9th Fl.
New York, NY 10007

Attn: Docketing-New Amendment request

CC: Bernadette Artus, Deputy Director of Preservation

Re: Harvard Club 27 West 44th Street, LPC 13-8657, COFA # 14-0214

To whom it may concern,

Attached please find 2 sets of signed and sealed drawings and a sheet by sheet narrative detailing the proposed changes made to the approved design of the above referenced project.
In summary, the changes include the following:

1. Addition of a skylight over the one story addition.
2. Omission of the squash court extension, referred to in 2nd paragraph of the COFA as "enlarging an existing seven-story, early 20th century, brick clad addition...by raising the height of the addition by 8'-9" and extending the width of the eighth floor level of the addition by 16'-1" ...cantilevering over a lower portion of the building."

The skylight is being added in response to the clients wish to brighten up the program space in the one story addition with natural light.

The squash court extension is being omitted due to budgetary constraints. It is the Harvard Club's intention to build out this addition in accordance with the COFA, at a future date. In the interim period the altered building will be much closer to its current condition than the fully realized project approved in the referenced COFA.

We respectfully request an expedited staff level review of these changes, as the project is currently underway. Please review the attached and advise if there is any additional information that you need.

Thank you very much.

Sincerely,

Jonathan J. Marvel, FAIA
Principal
Marvel Architects

www.marvelarchitects.com 212.616.0420

Submitted Ammendment subsequently withdrawn by LPC (09/09/2014)

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

September 9, 2014

ISSUED TO:

Michael Fitzpatrick
Harvard Club of New York City
27 West 44th Street
New York, NY 10036

Re: **NOTICE OF WITHDRAWAL**
LPC - 149383
WSL 16-2375
27 WEST 44TH STREET
The Harvard Club of New York City
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 1260 / 20

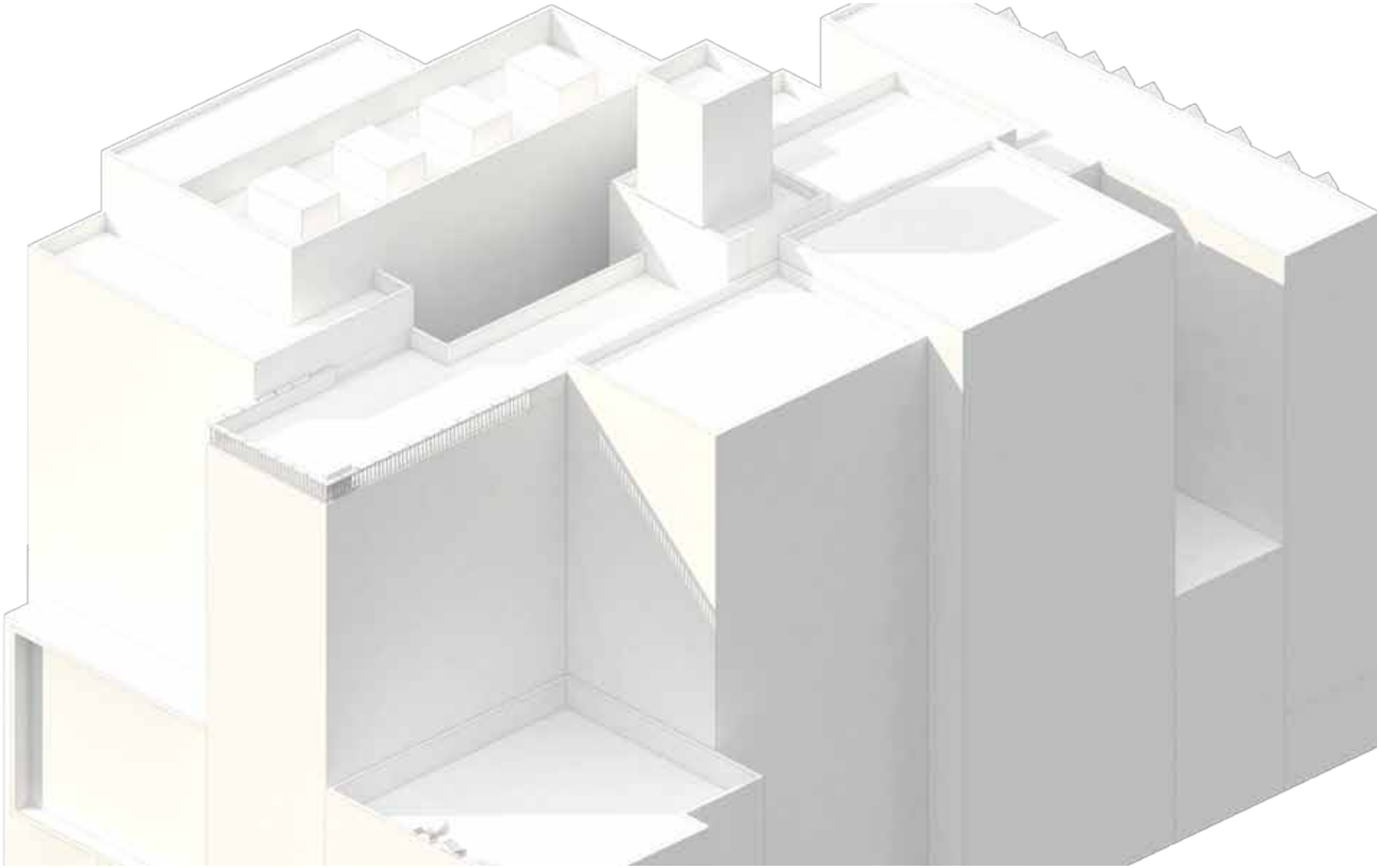
The Landmarks Preservation Commission received an application on October 1, 2013 to amend the proposal to construct a rooftop addition, as approved under Certificate of Appropriateness 14-0214 (LPC 13-8657), issued on January 25, 2013, at the subject property. The application has remained incomplete for over 90 days. Because the materials requested by staff that are necessary for the Commission to make a determination have not been submitted, your application is being withdrawn. If you wish to pursue this or a related proposal, it will be necessary to file a new application along with supporting documentation.

Emma Waterloo

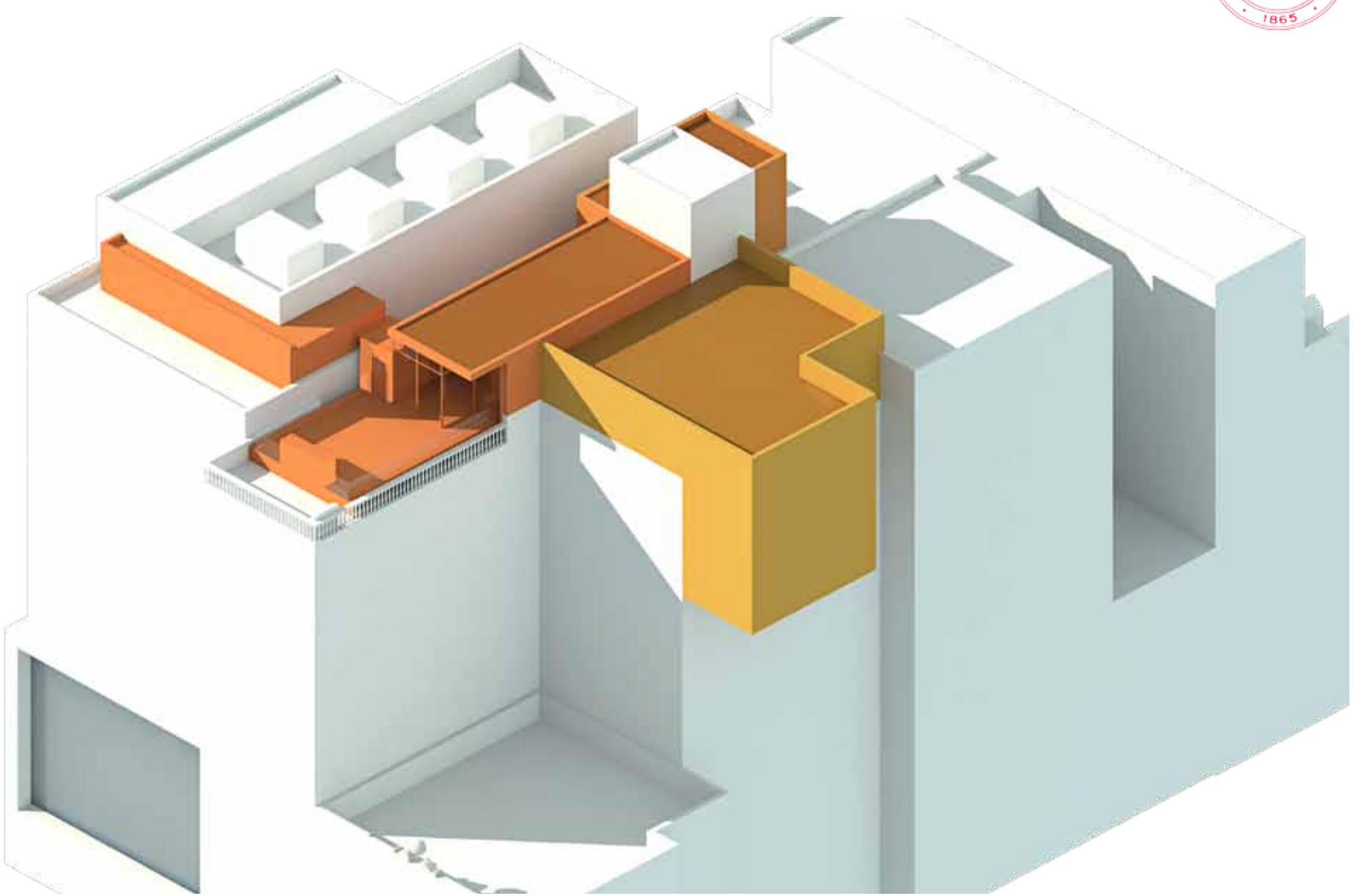
Emma Waterloo

cc: B. Artus, Deputy Director of Preservation/LPC; Jonathan Marvel/Marvel Architects

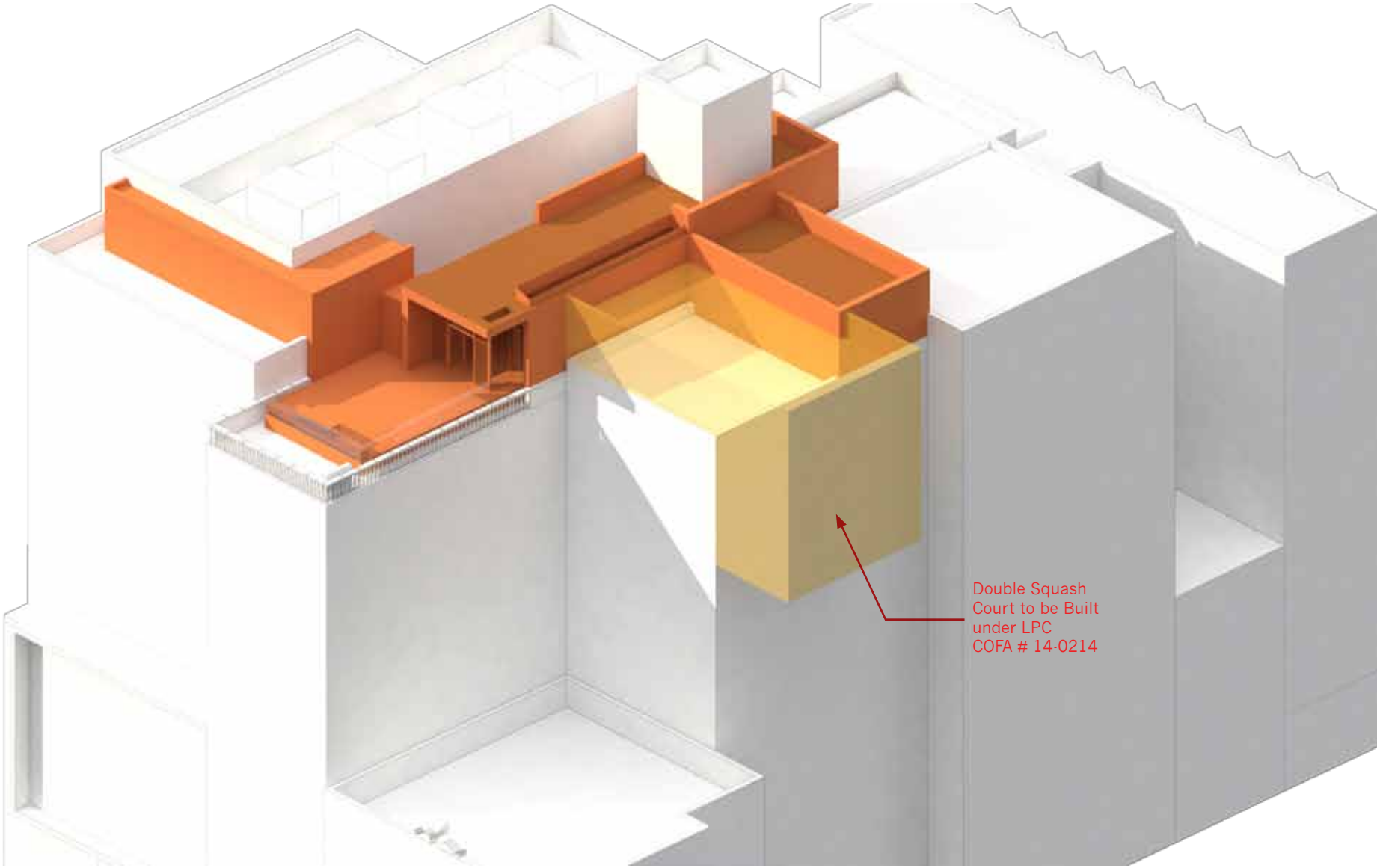
01/03/2012
(Condition Prior to Construction)



10/02/2012
(Previously Approved LPC Work)



03/24/2016
(Current, Constructed Condition)



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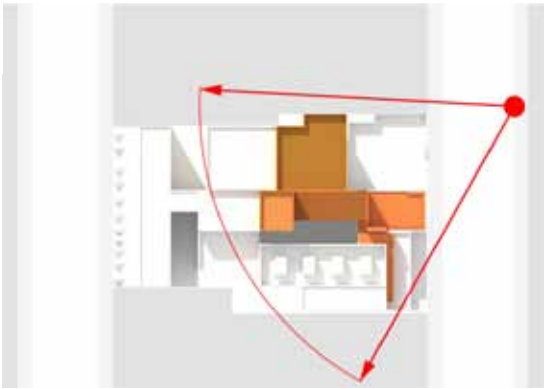
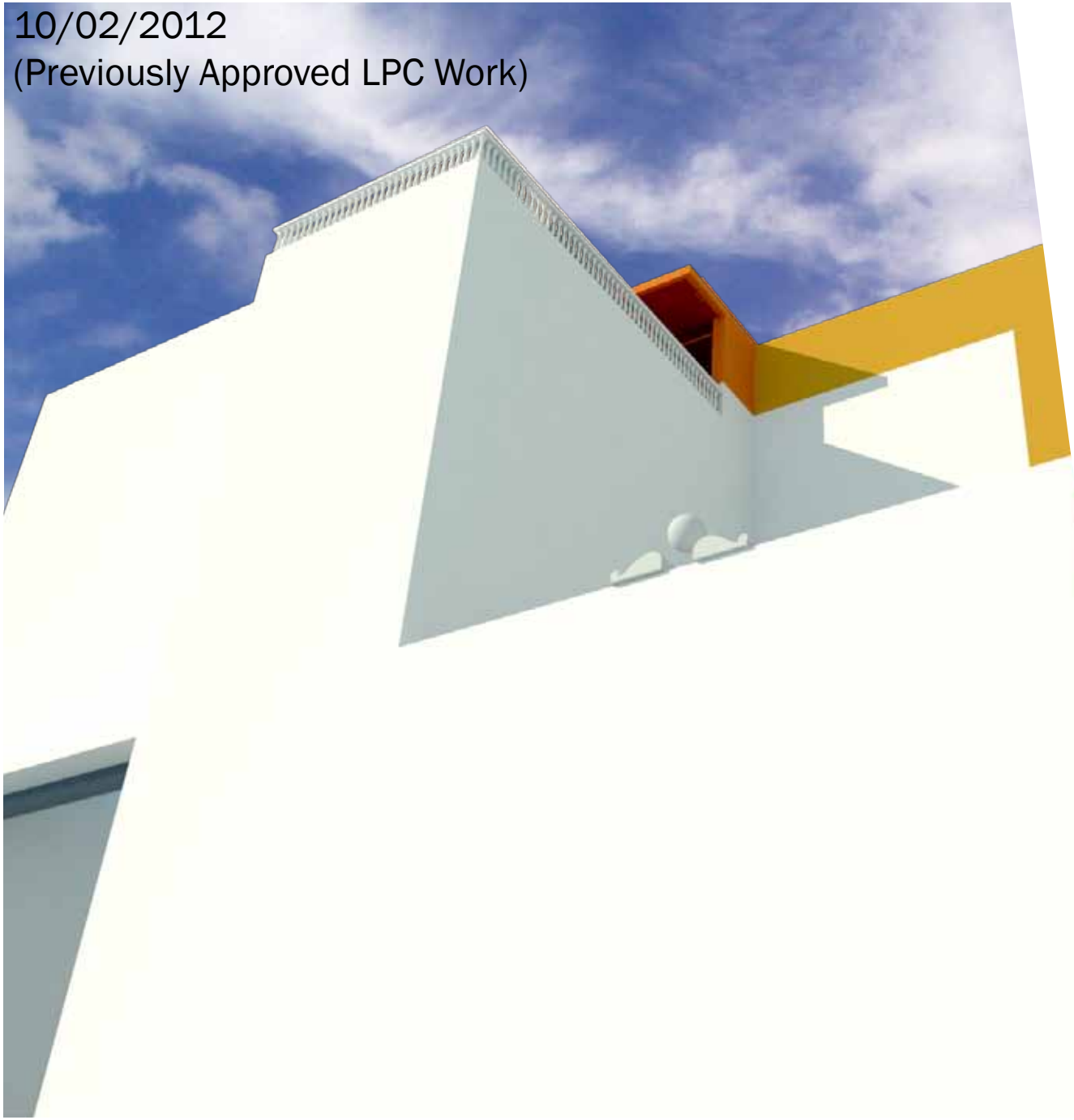
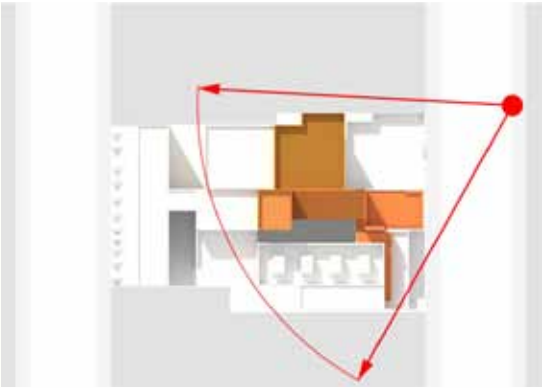
(Condition Prior to Construction)



44TH ST - FRONT

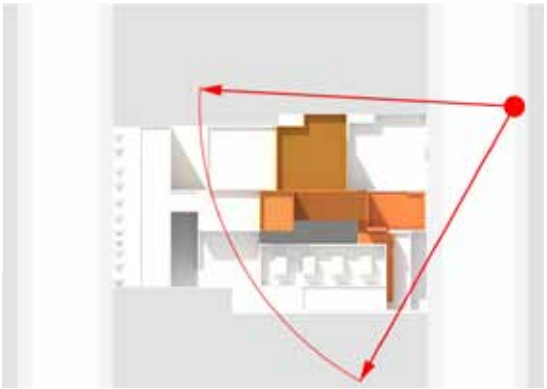
10/02/2012
(Previously Approved LPC Work)





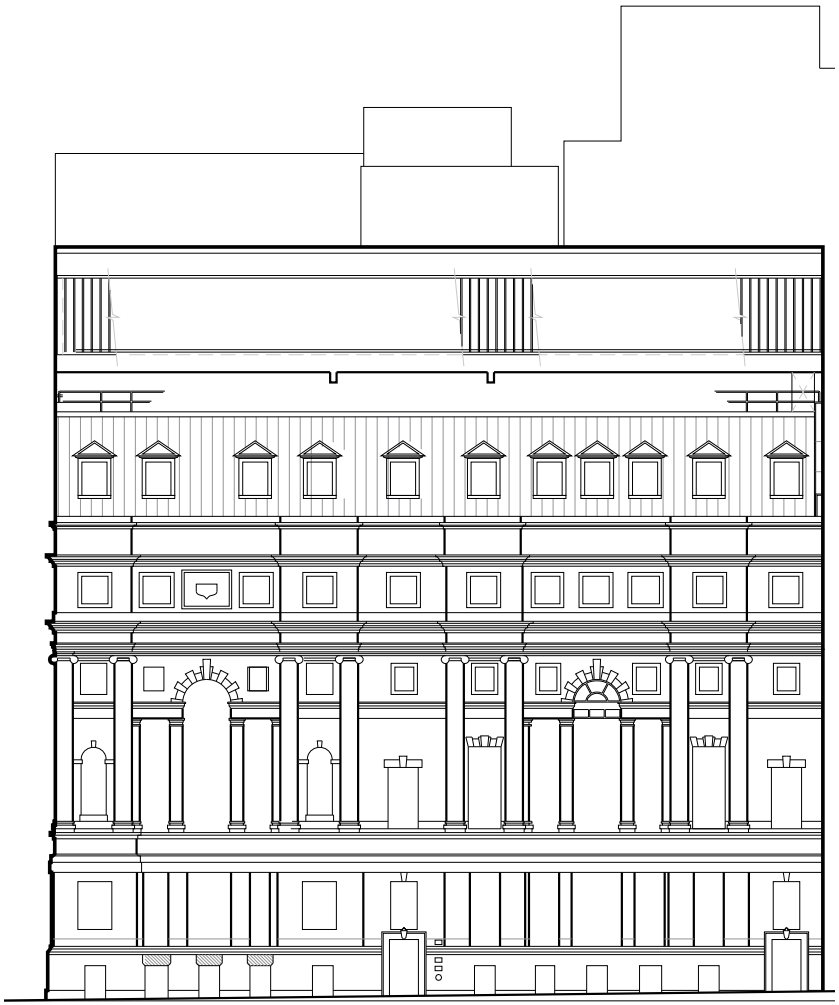
44TH ST - FRONT

03/24/2016
(Current, Constructed Condition)

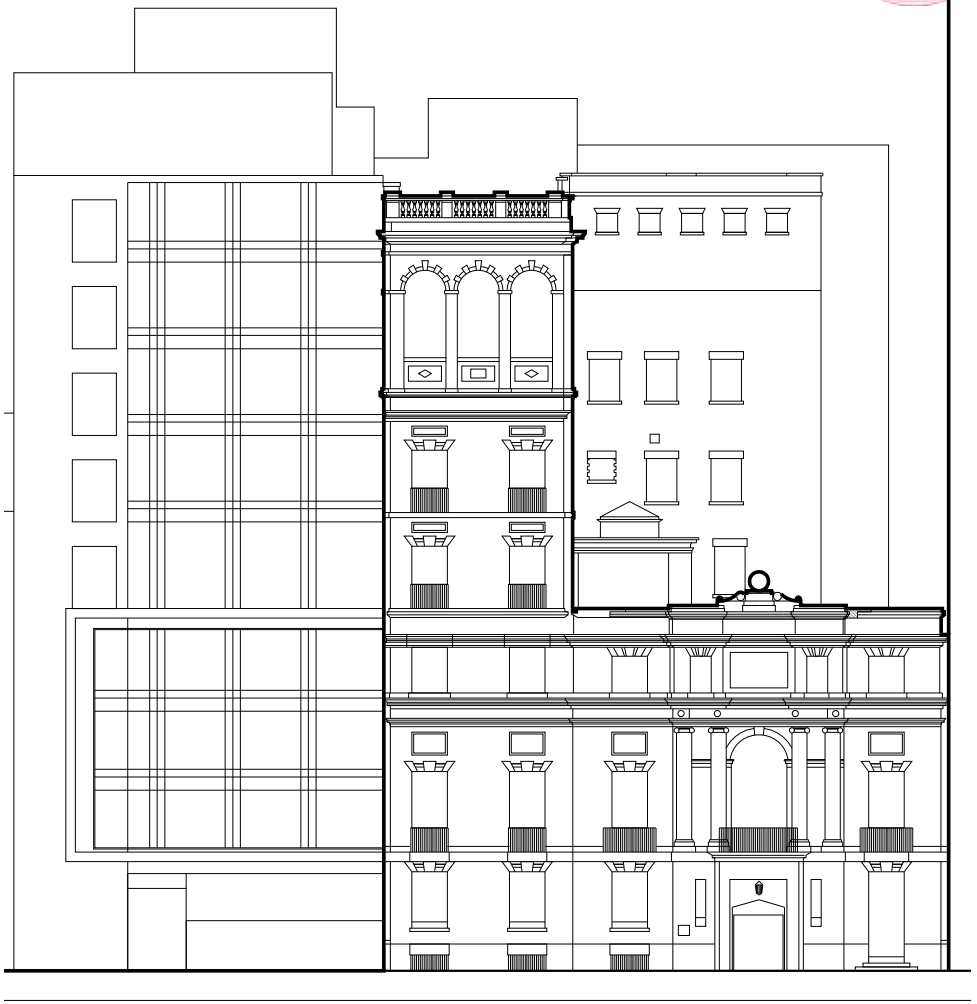


44TH ST - FRONT

STREET ELEVATIONS - CONDITION PRIOR TO CONSTRUCTION (01/03/2012)

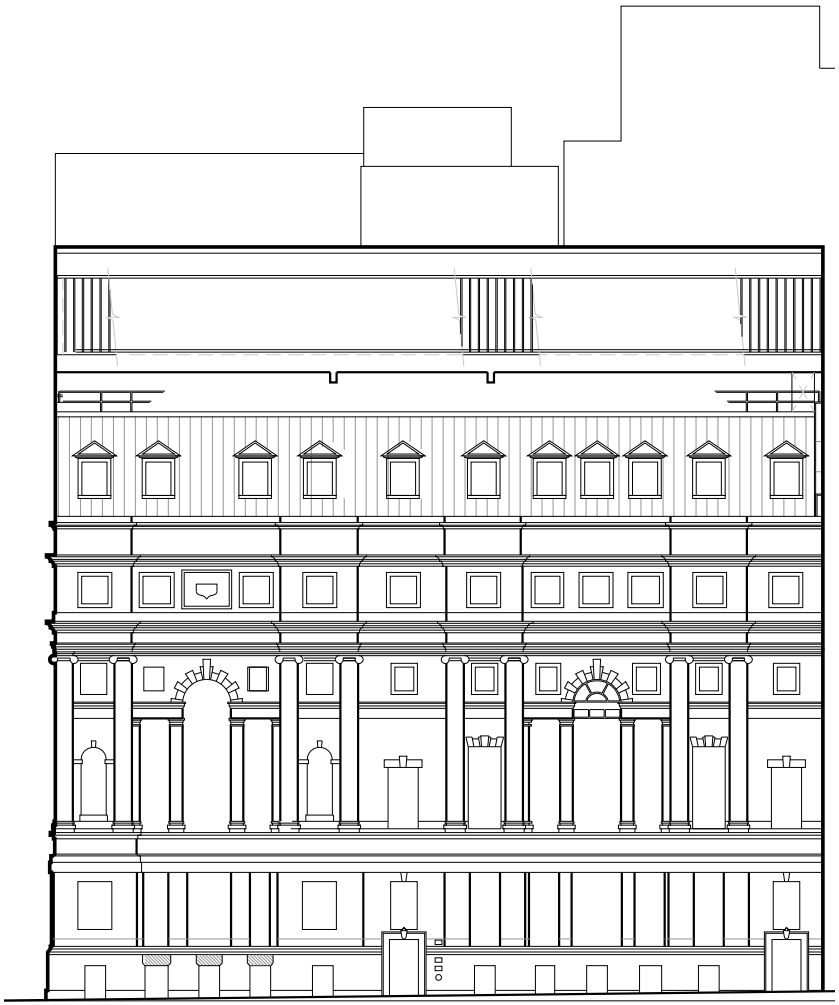


45th St Facade



44th St Facade

STREET ELEVATIONS - LPC APPROVED COFA # 14-0214 (10/02/2012)



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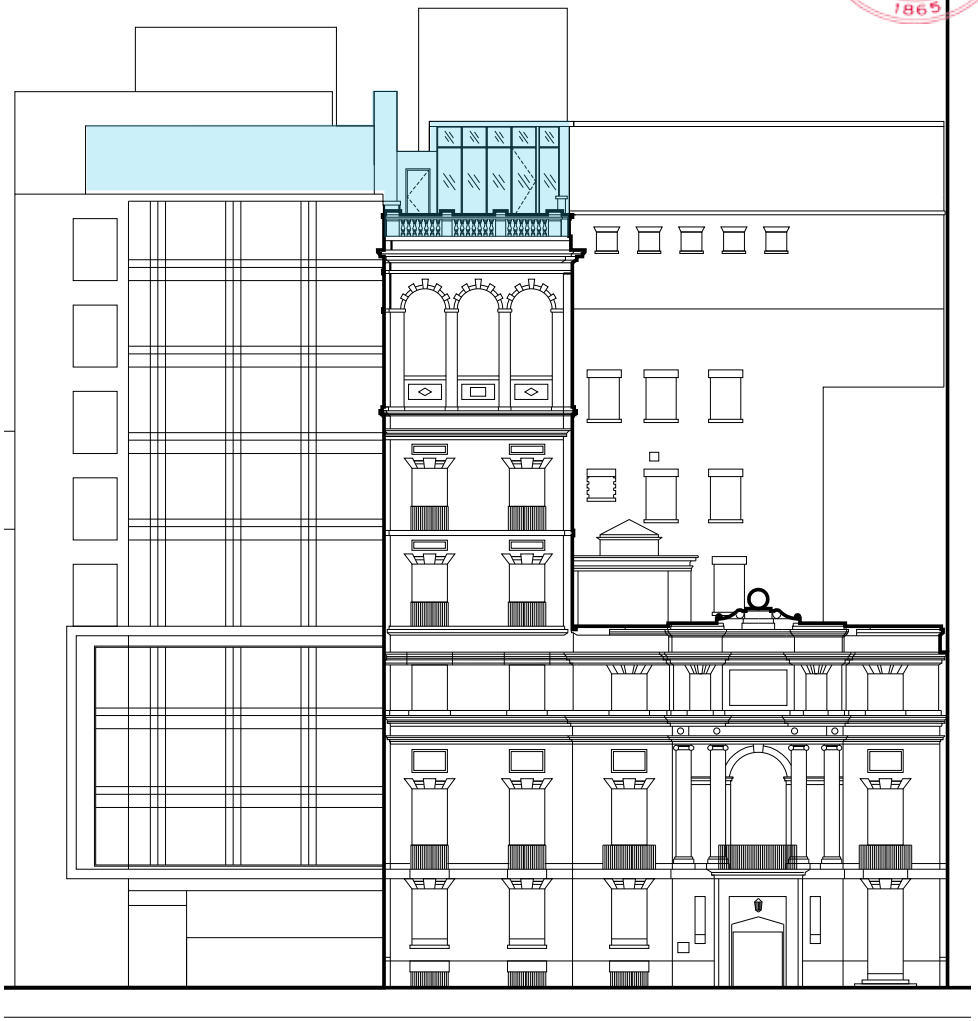
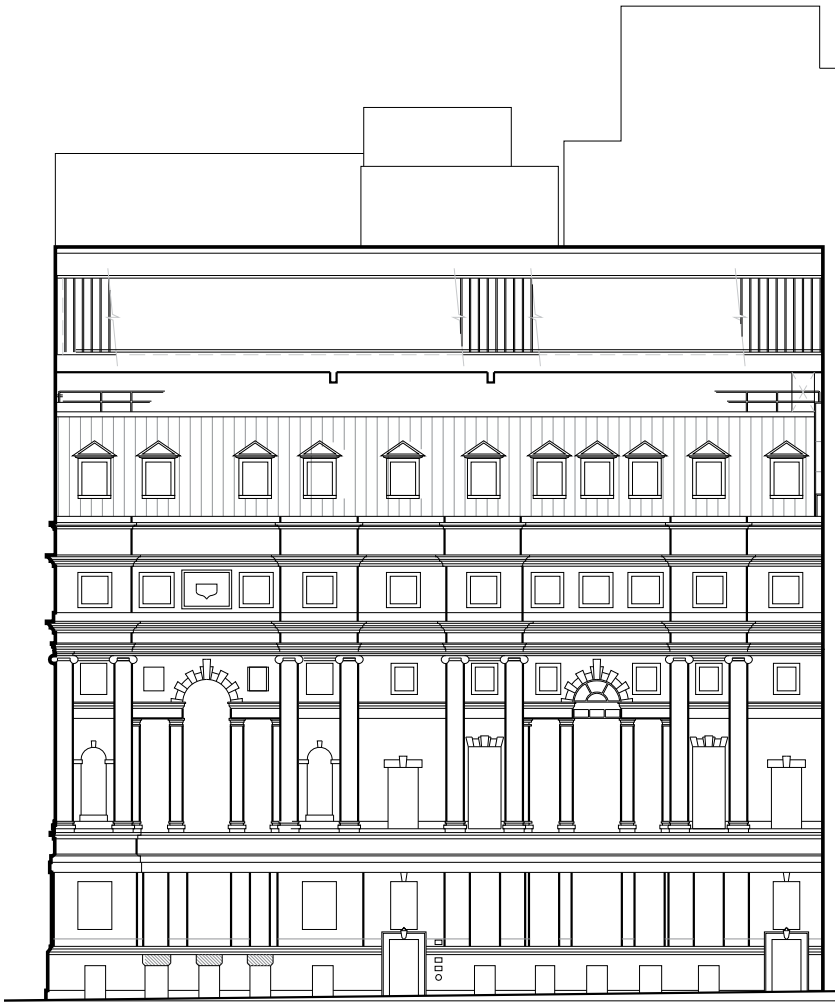


44th St Facade

STREET ELEVATIONS - CURRENT CONSTRUCTED CONDITION (05/10/2016)



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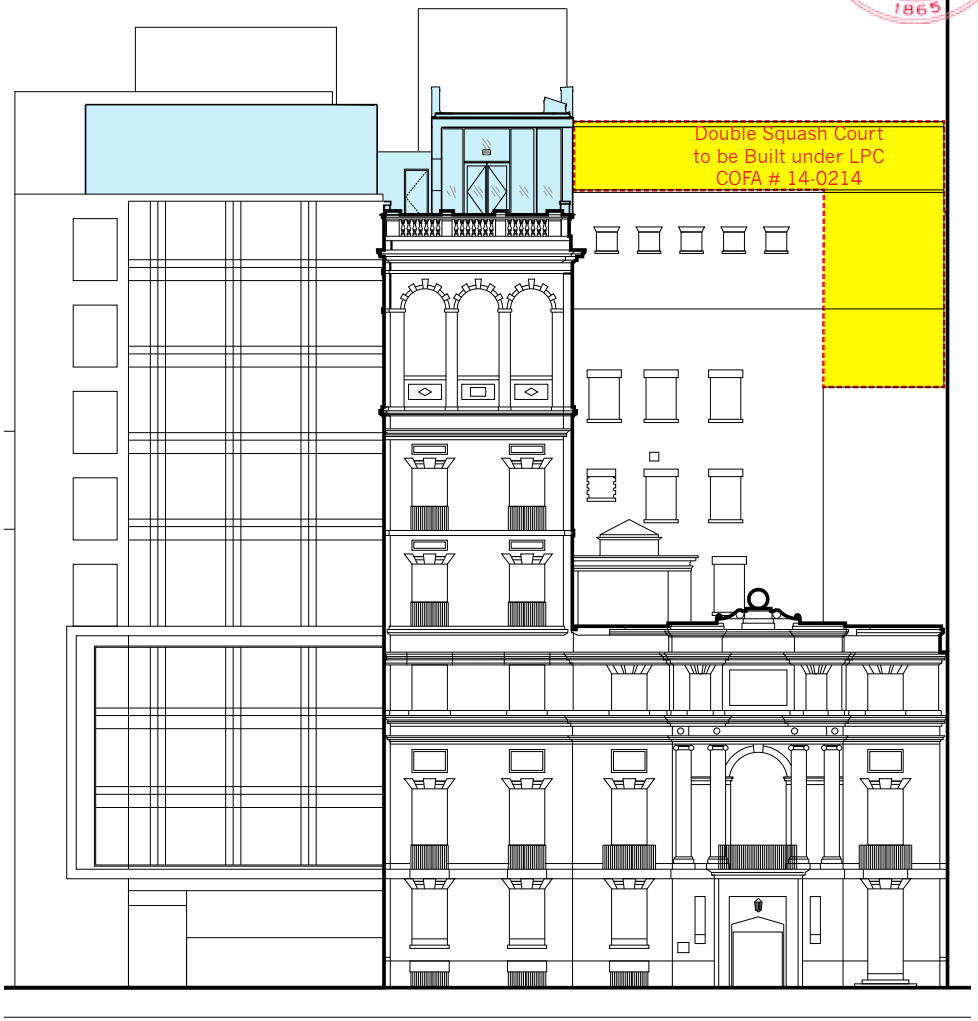
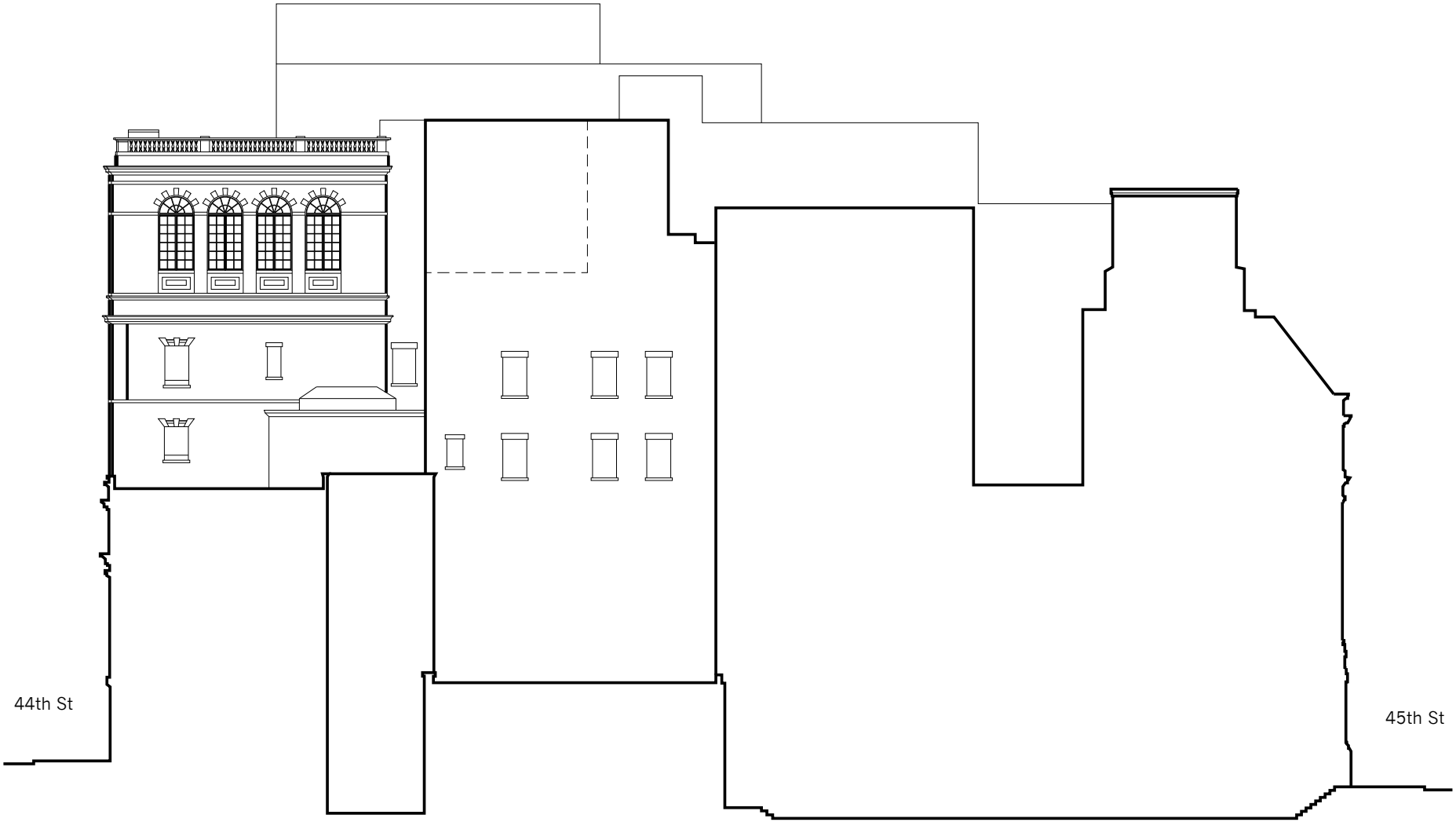
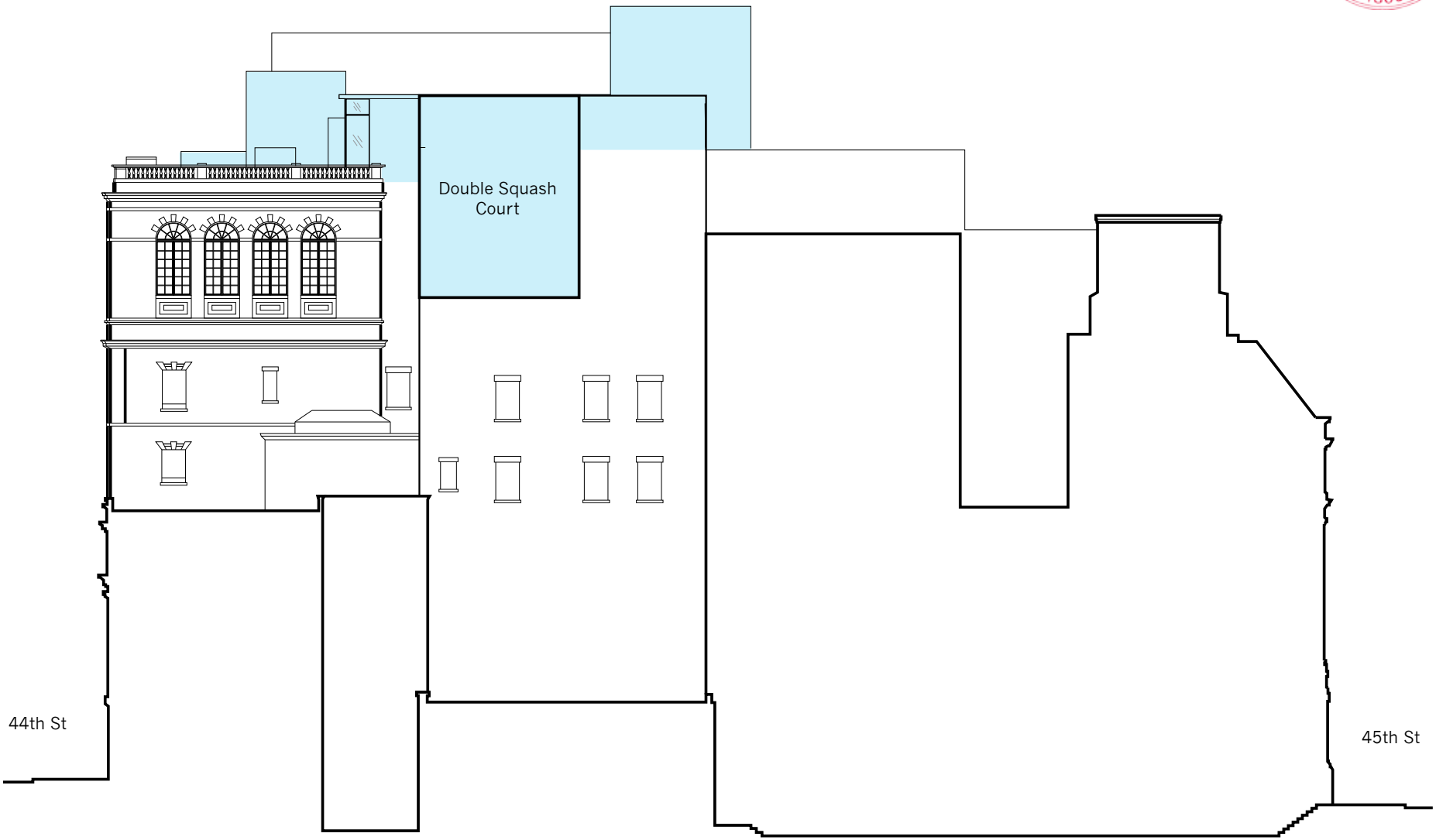


44th St Facade

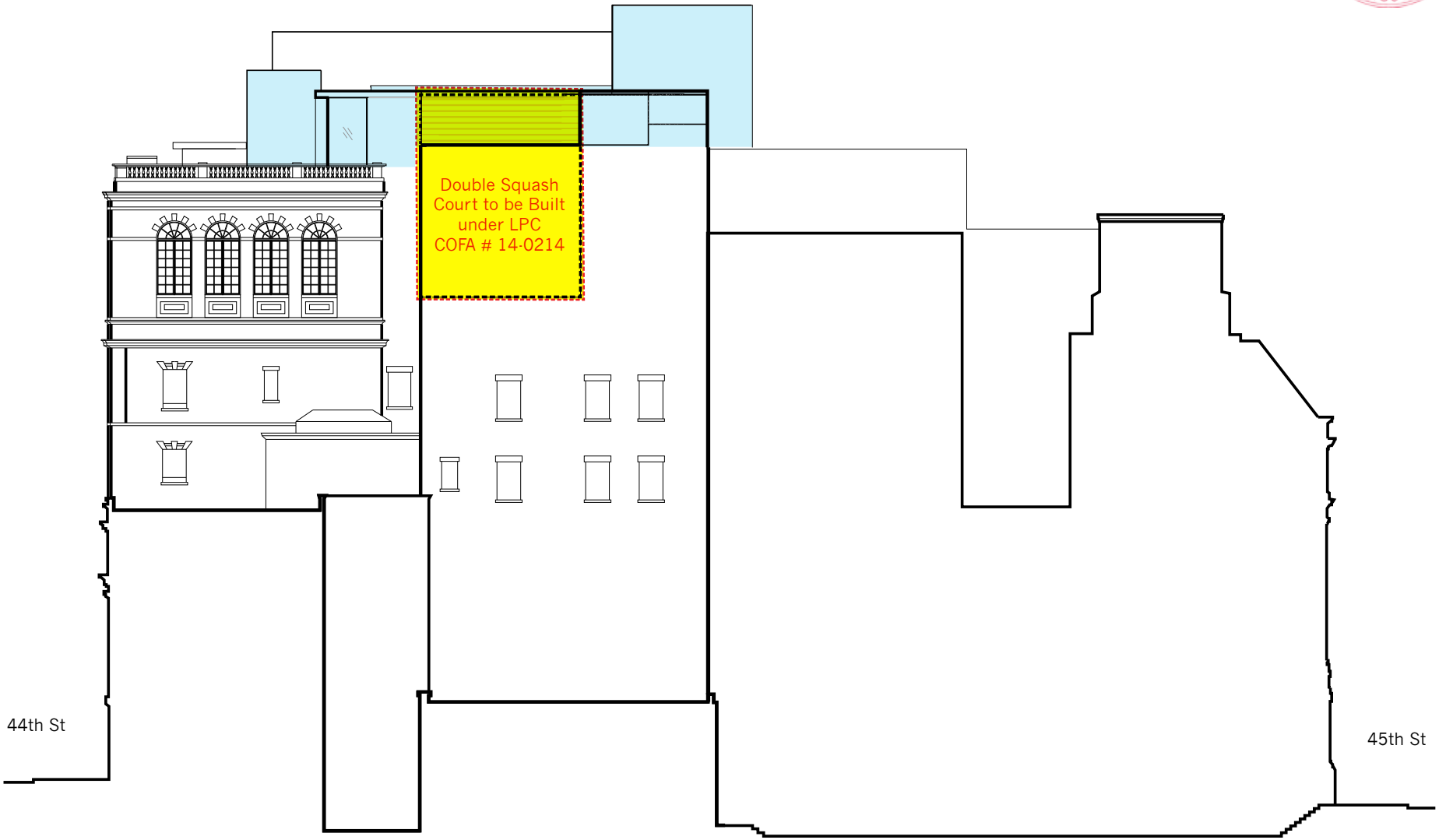
EAST ELEVATION - CONDITION PRIOR TO CONSTRUCTION (01/03/2012)



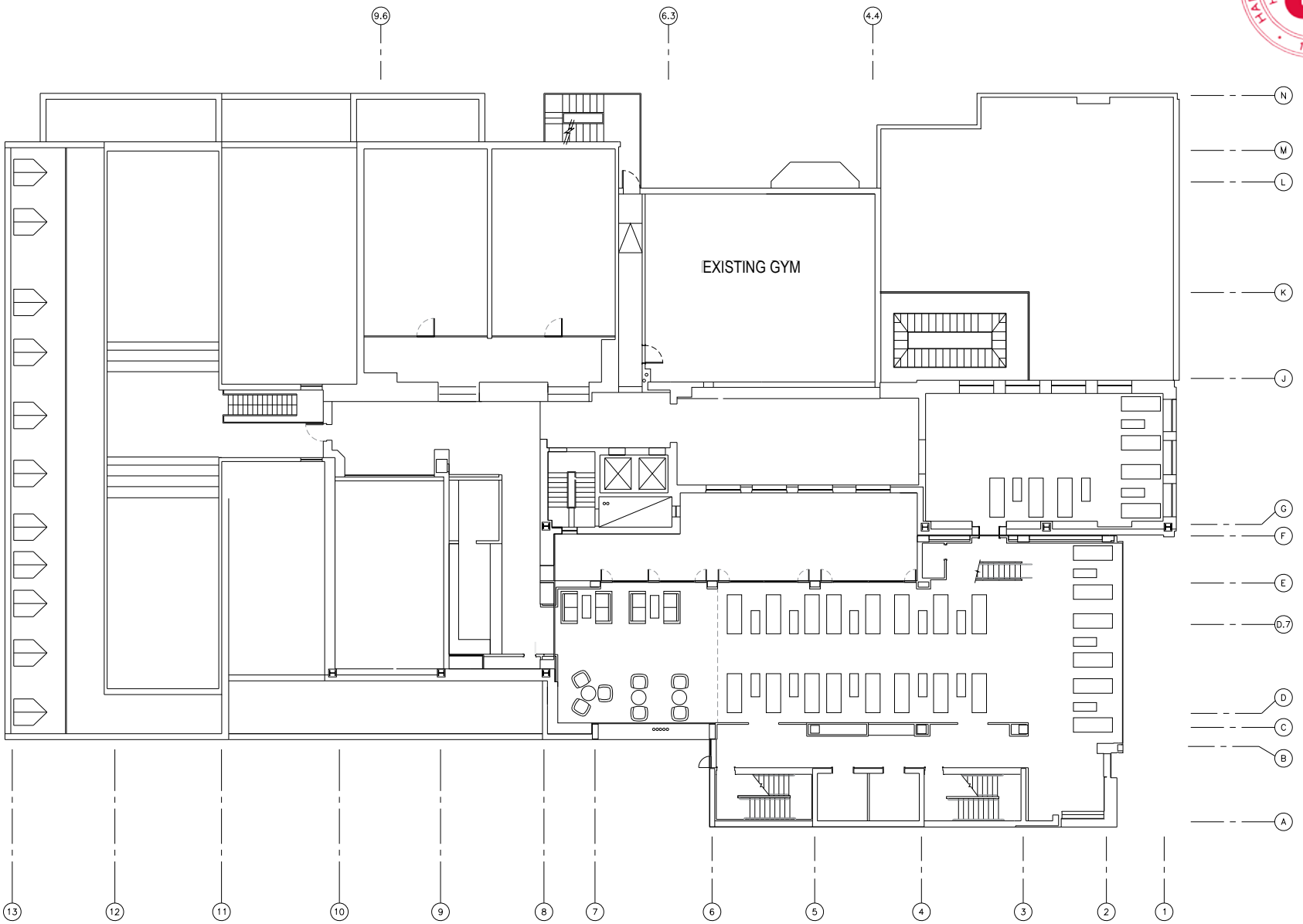
EAST ELEVATION - LPC APPROVED COFA # 14-0214 (10/02/2012)



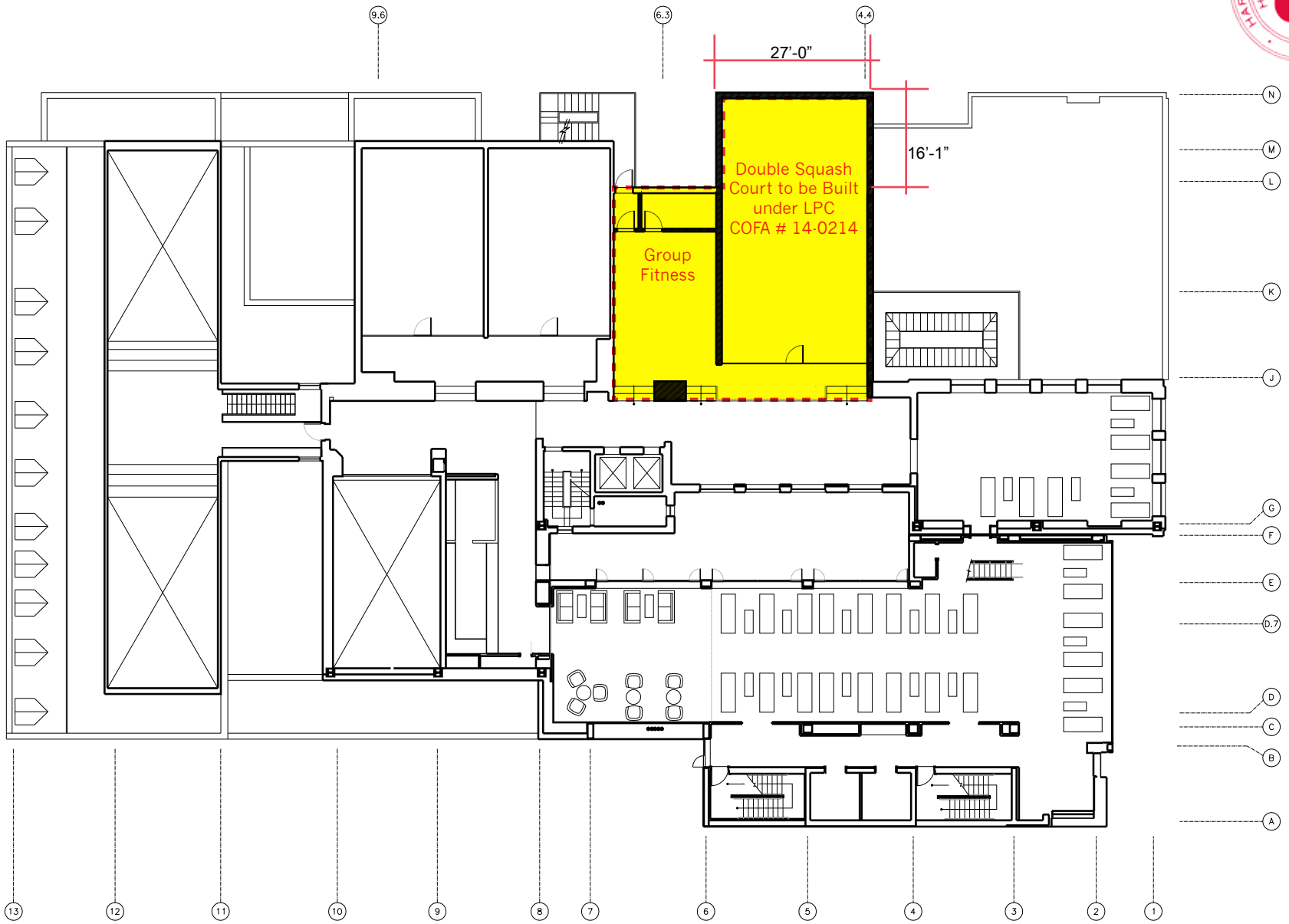
EAST ELEVATION - CURRENT CONSTRUCTED CONDITION (05/10/2016)



7TH FLOOR PLAN - CONDITION PRIOR TO CONSTRUCTION (01/03/2012)



7TH FLOOR PLAN - LPC APPROVED COFA # 14-0214 (10/02/2012)



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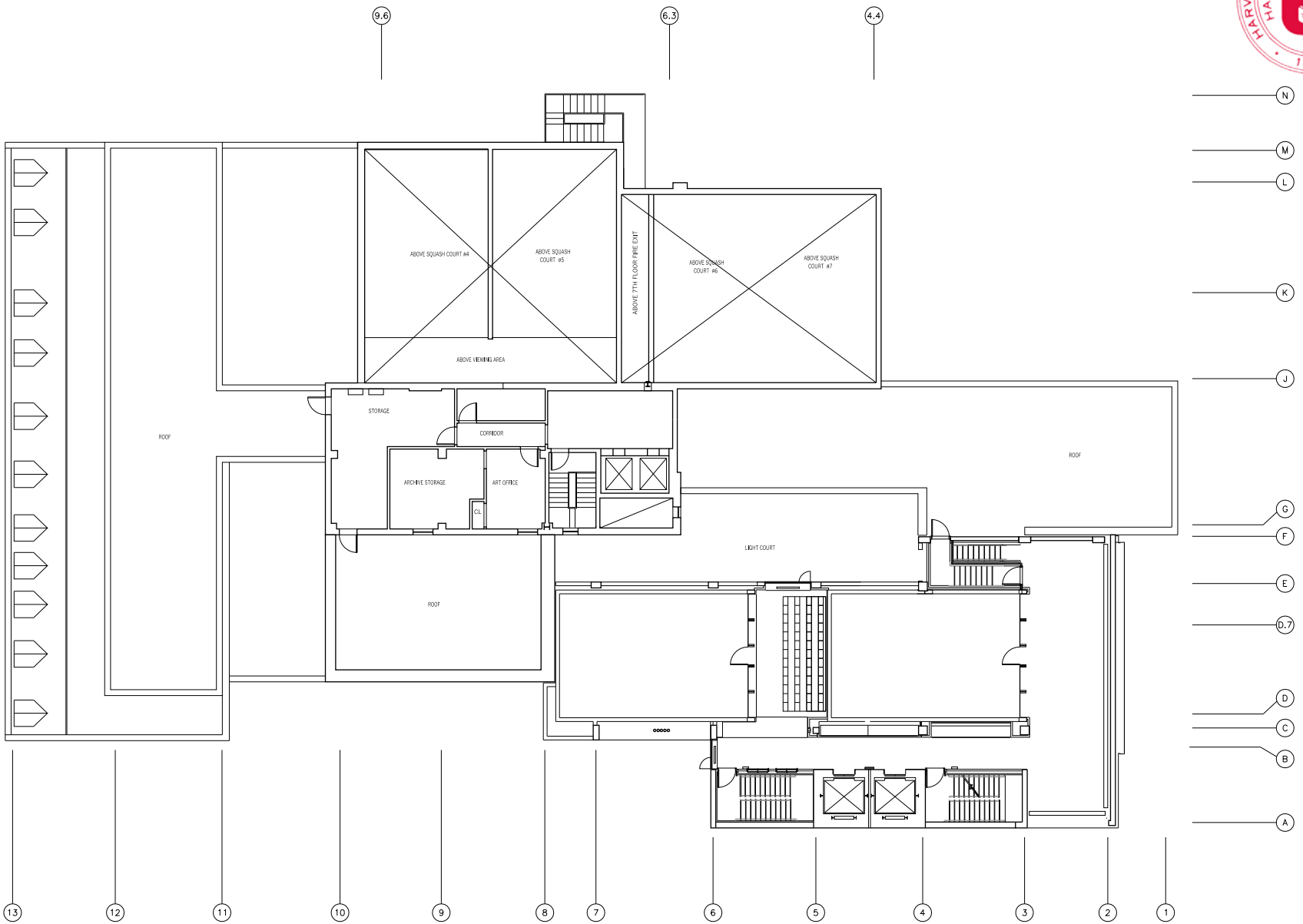
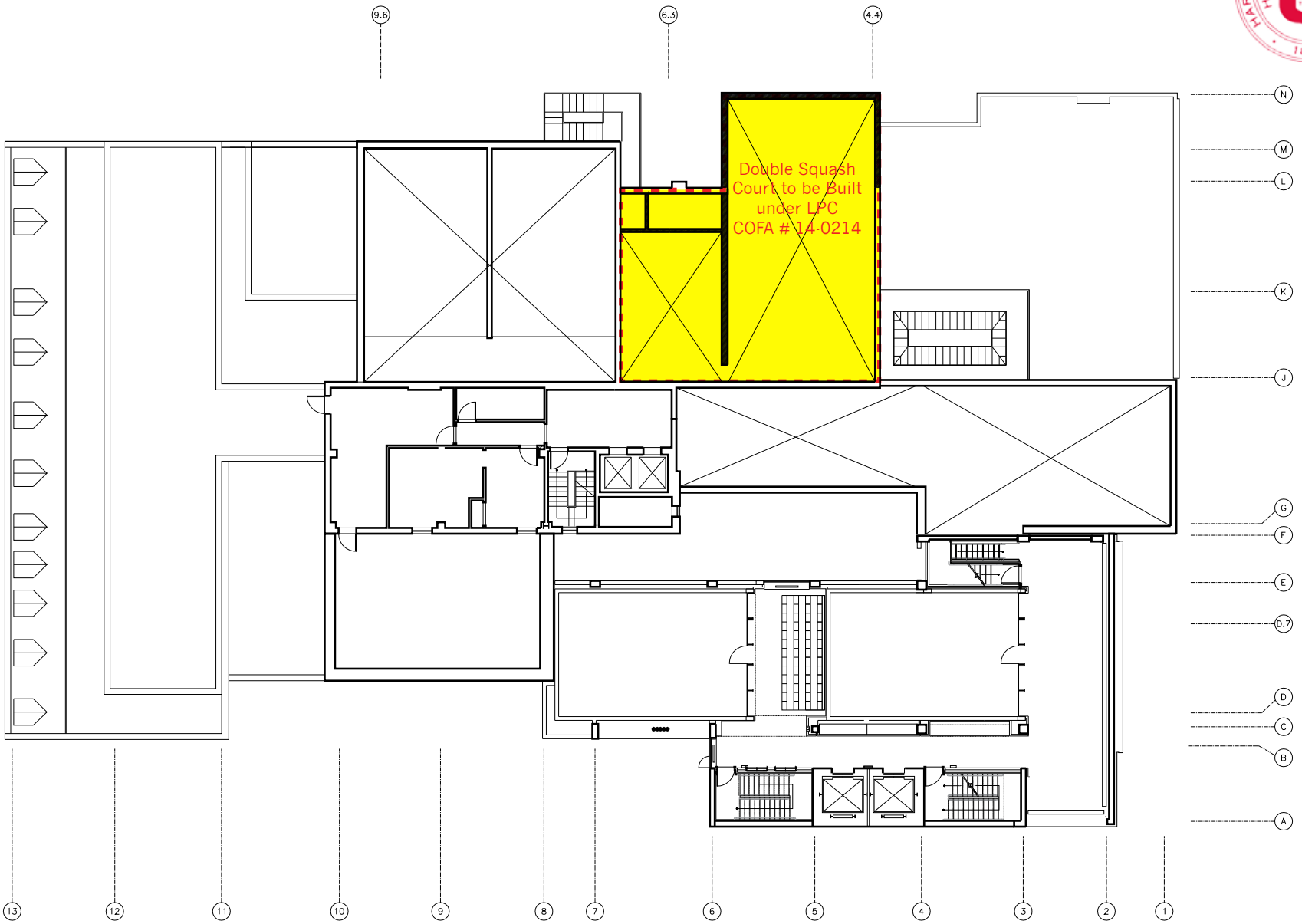
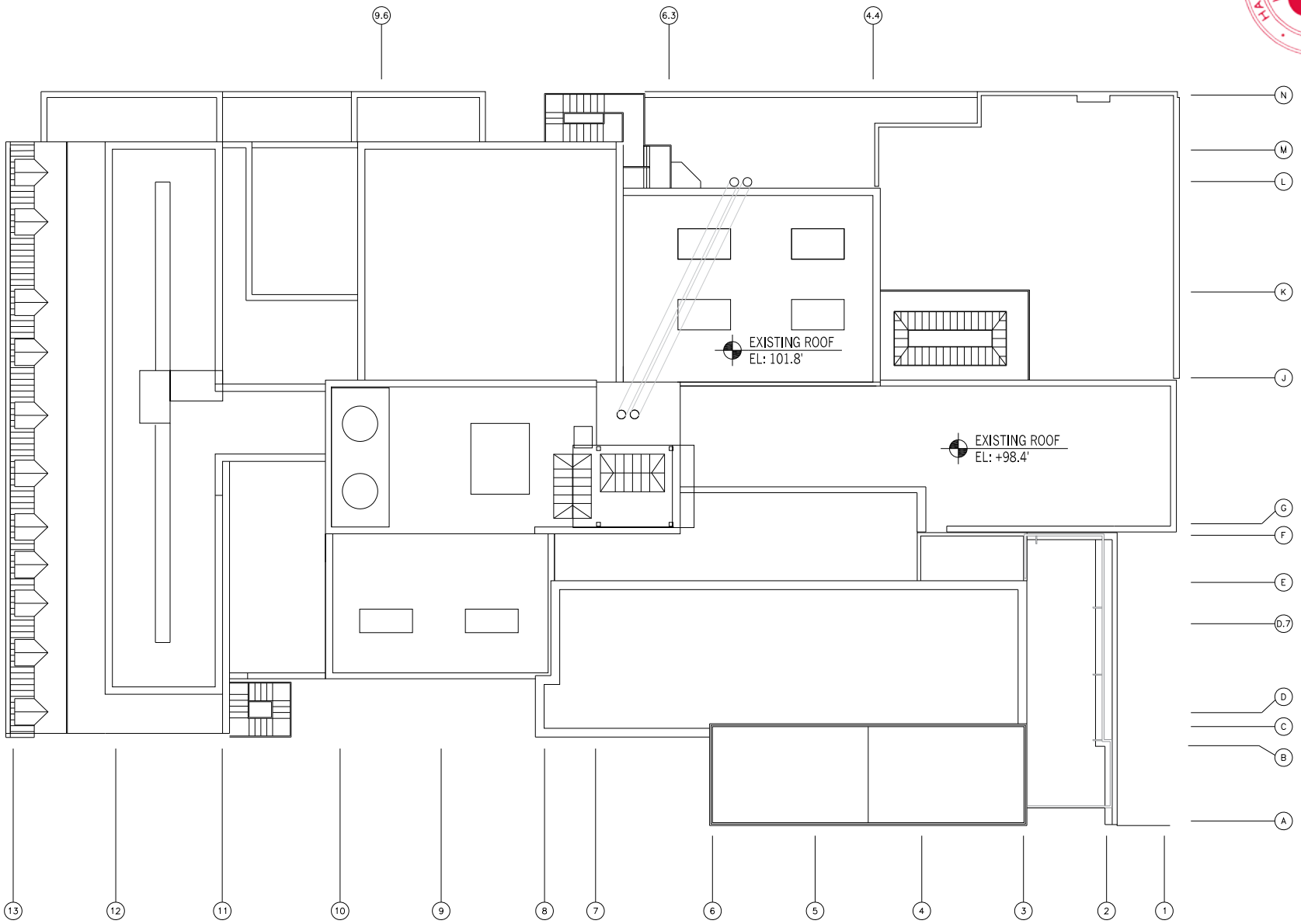


LOWER 8TH FLOOR PLAN - LPC APPROVED COFA # 14-0214 (10/02/2012)



UPPER 8TH FLOOR PLAN - CONDITION PRIOR TO CONSTRUCTION (01/03/2012)



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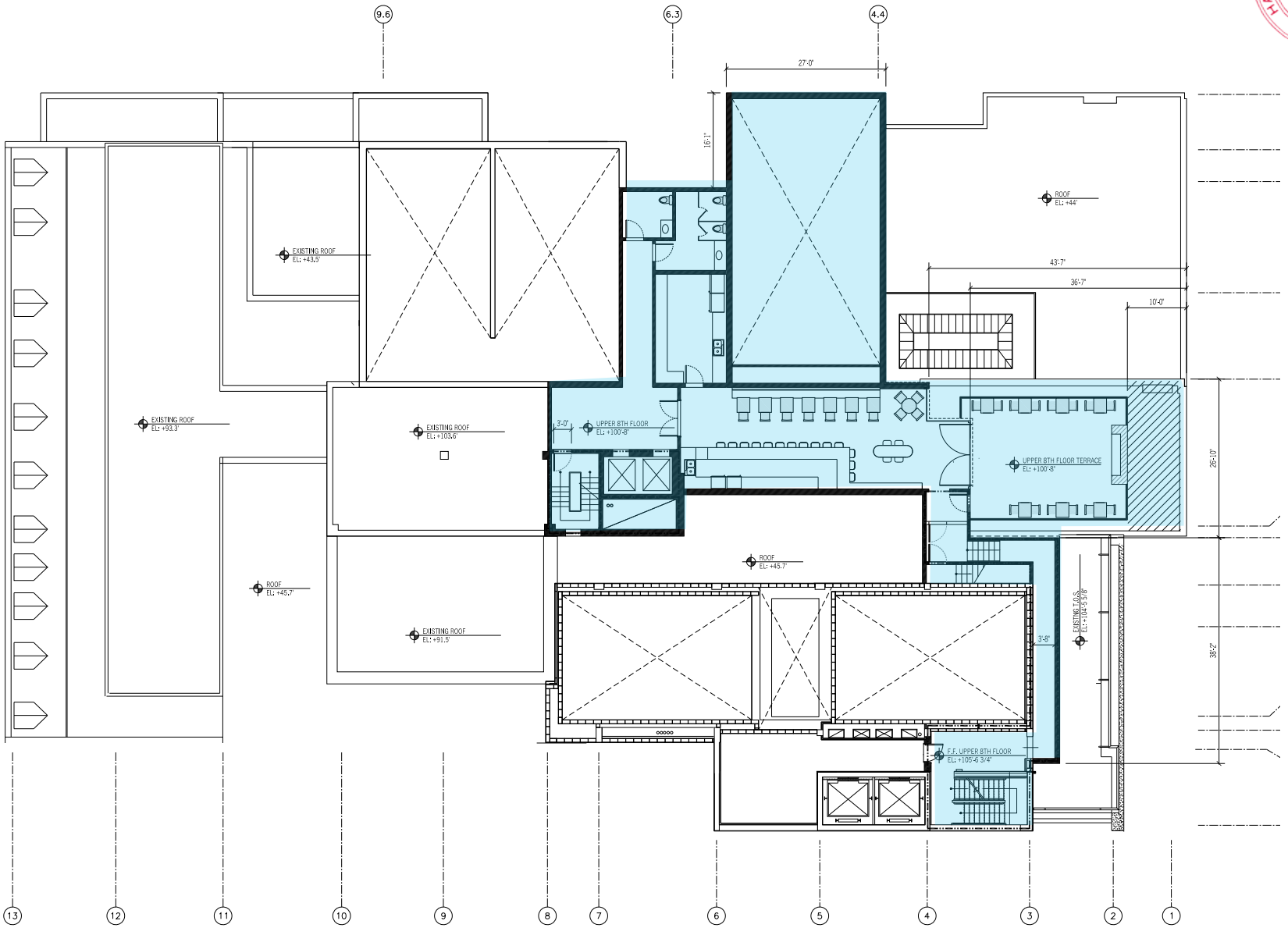
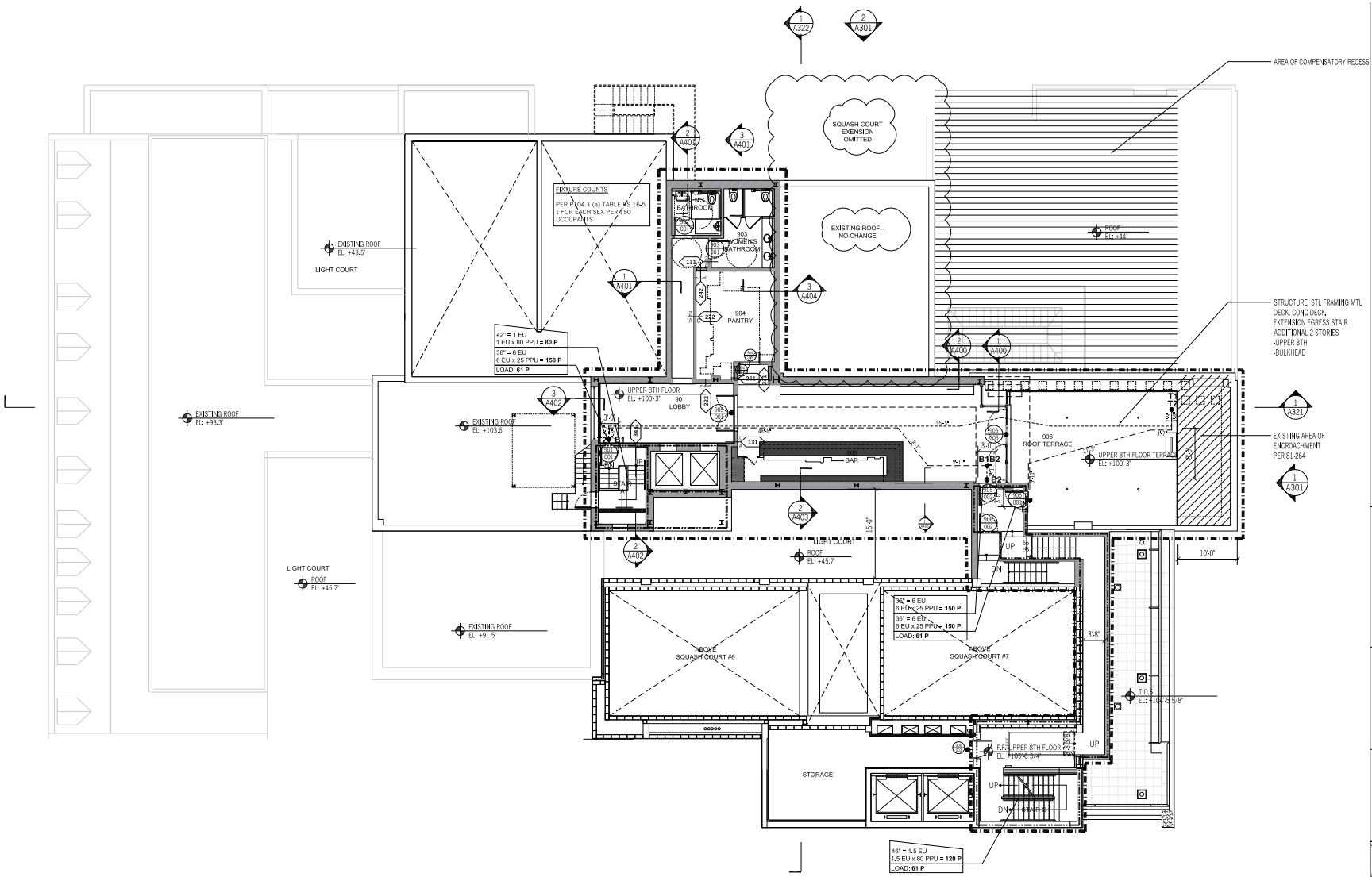


UPPER 8TH FLOOR PLAN - SUBMITTED TO LPC TO AMMEND COFA # 14-0214 (09/27/2013) - SUBSEQUENTLY WITHDRAWN BY LPC



STRUCTURAL ENGINEER:
WEIDLINGER ASSOCIATES, INC.
40 WALL STREET
NEW YORK, NY 10005
212 367-3000 212 367-3030 FAX

REVISION:	COMMENT:	DATE:
	DOB SUBMISSION	09/17/2012
	POST APPROVAL AMEND.	09/02/2013

PROJECT NO. 1120

HARVARD CLUB OF NY VISION 2020
27 WEST 44TH STREET
NEW YORK, NY 10013

DRAWING TITLE:
UPPER 8TH FLOOR PLAN - PROPOSED

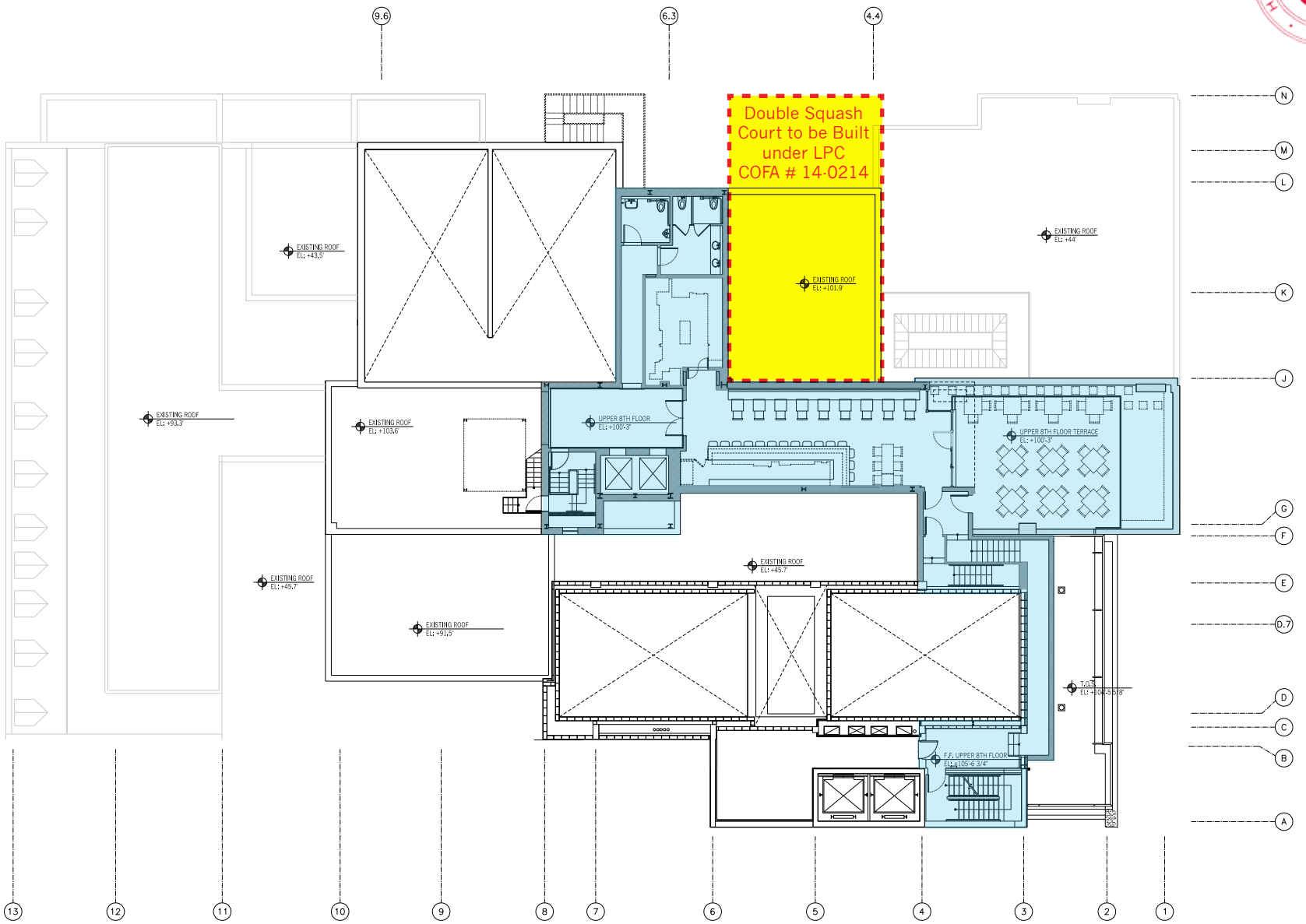
DATE:	09/17/2012
SCALE:	1/8"=1'-0"
DRAWN BY:	XXX
CHECKED BY:	XXX

A-109.01

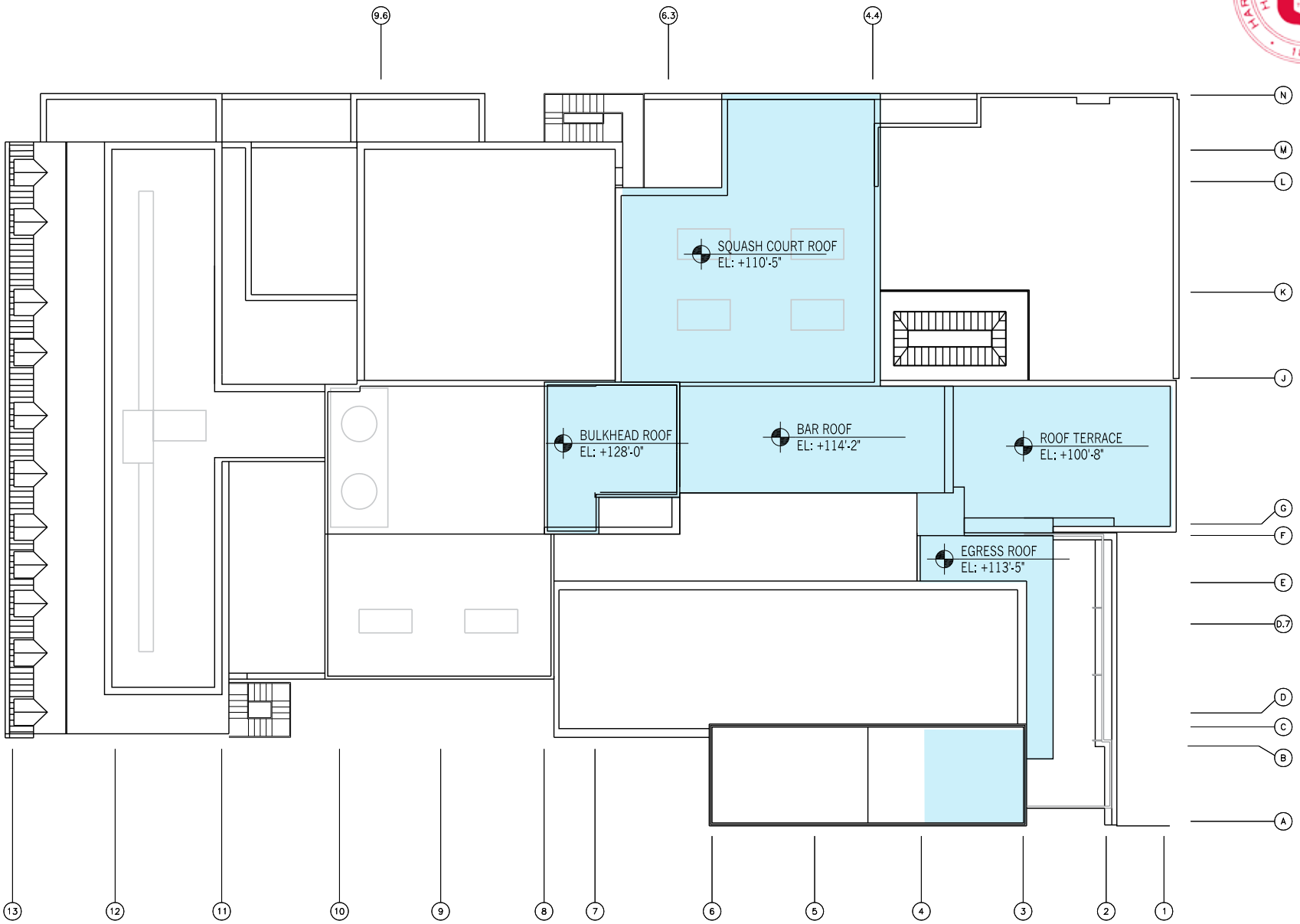
DRAWING: 8 OF 22

© ROGERS MARVEL ARCHITECTS, PLLC 2013

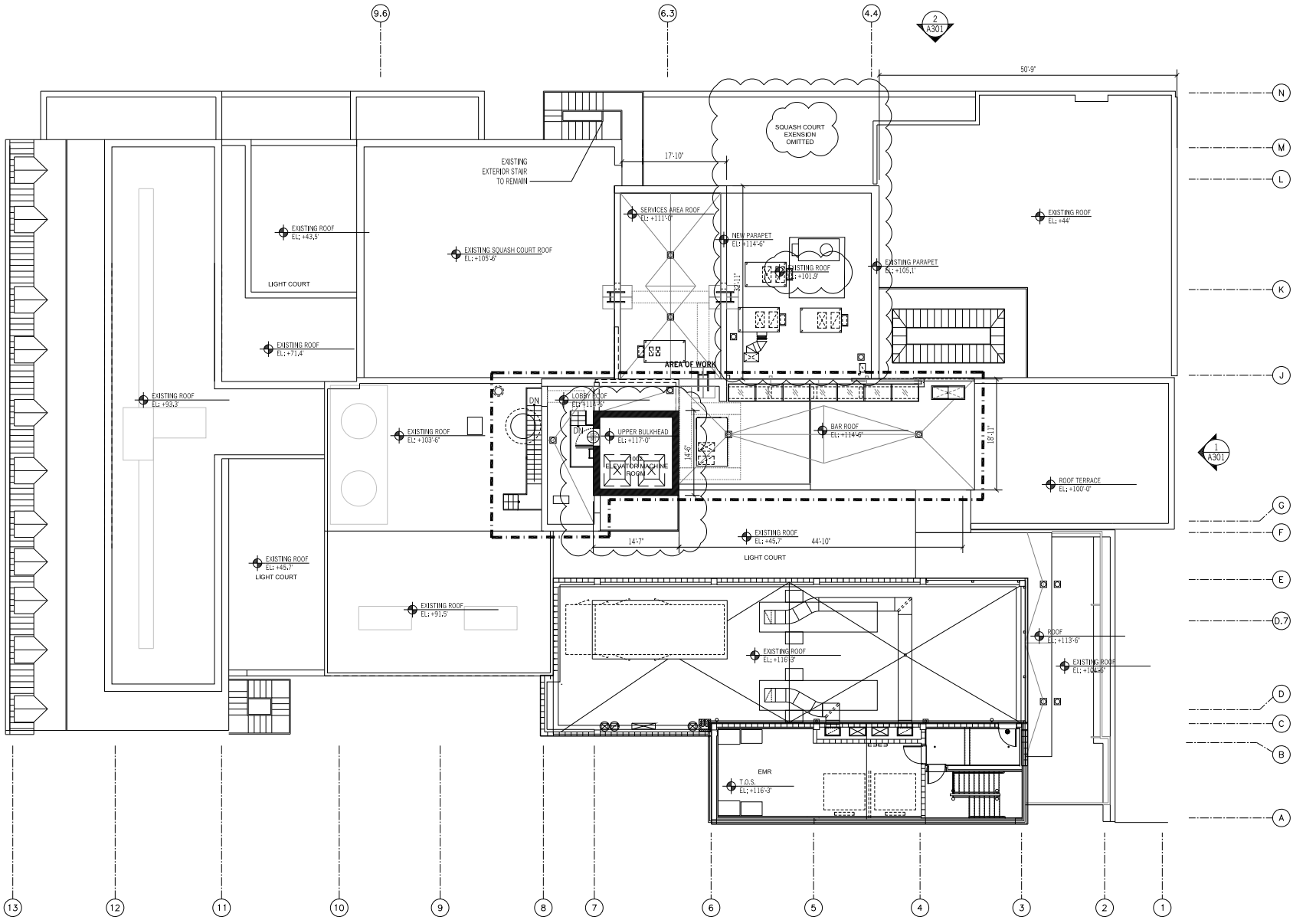
UPPER 8TH FLOOR PLAN - CURRENT CONSTRUCTED CONDITION (05/10/2016)



ROOF PLAN - LPC APPROVED COFA # 14-0214 (10/02/2012)



ROOF PLAN - SUBMITTED TO LPC TO AMMEND COFA # 14-0214 (09/27/2013) SUBSEQUENTLY WITHDRAWN BY LPC (09/09/2014)



1 UPPER BULKHEAD PLAN
1/8" = 1'-0"

N

GRAPHIC SCALE

HARVARD CLUB OF VISION 202

PROJECT ARCHITECT:
ROGERS MARVEL ARCHITECT
145 HUDSON STREET THIRD FLOOR
NEW YORK, NEW YORK 10013
212 941-6718 212 941-7973 FAX

MEP ENGINEER:
WSP - FLACK + KURTZ
512 SEVENTH AVENUE 13TH FLOOR
NEW YORK, NY 10018
212 532-9600

STRUCTURAL ENGINEER:
WEIDLINGER ASSOCIATES, INC.
40 WALL STREET
NEW YORK, NY 10005
212 367-3000 212 367-3030 FAX

REVISION:	COMMENT:	DATE:
	DOB SUBMISSION	09/17/201
	POST APPROVAL AMEND.	09/02/201

PROJECT NO. 1120

HARVARD CLUB OF VISION 2020
27 WEST 44TH STREET
NEW YORK, NY 10013

DRAWING TITLE:

BULKHEAD PLANS - PROPC

SEAL:

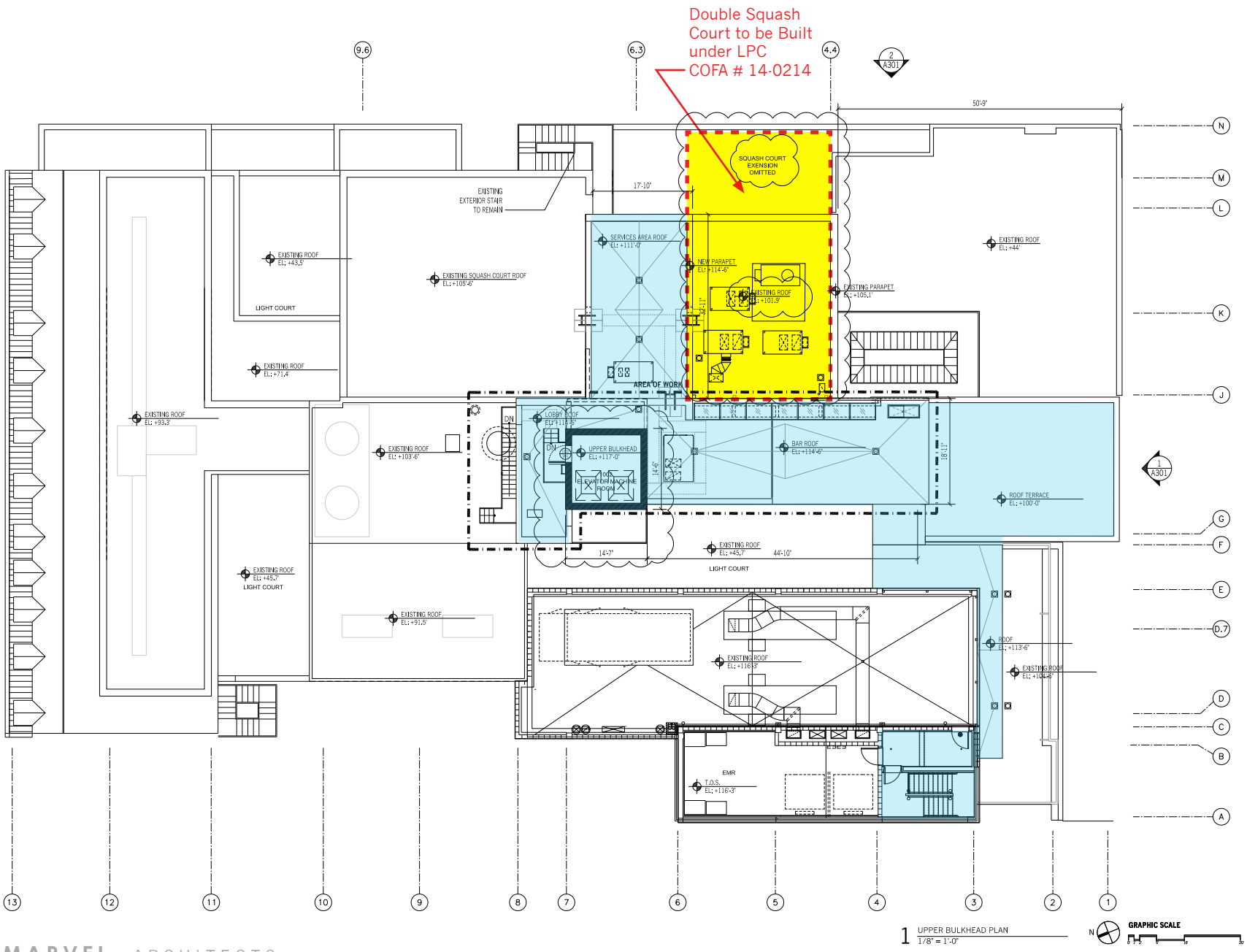
DATE:
SCALE:
DRAWN BY:
CHECKED BY:

A-11(

DRAWING 9 OF 22

© ROGERS MARVEL ARCHITECTS, PLLC 2013

ROOF PLAN - CURRENT CONSTRUCTED CONDITION (05/10/2016)



1 UPPER BULKHEAD PLAN
1/8" = 1'-0"

GRAPHIC SCALE

MARVEL ARCHITECTS

HARVARD CLUB

STREETVIEW MOCKUP - LPC APPROVED COFA # 14-0214 (10/02/2012)

44TH ST - MOCK -UP

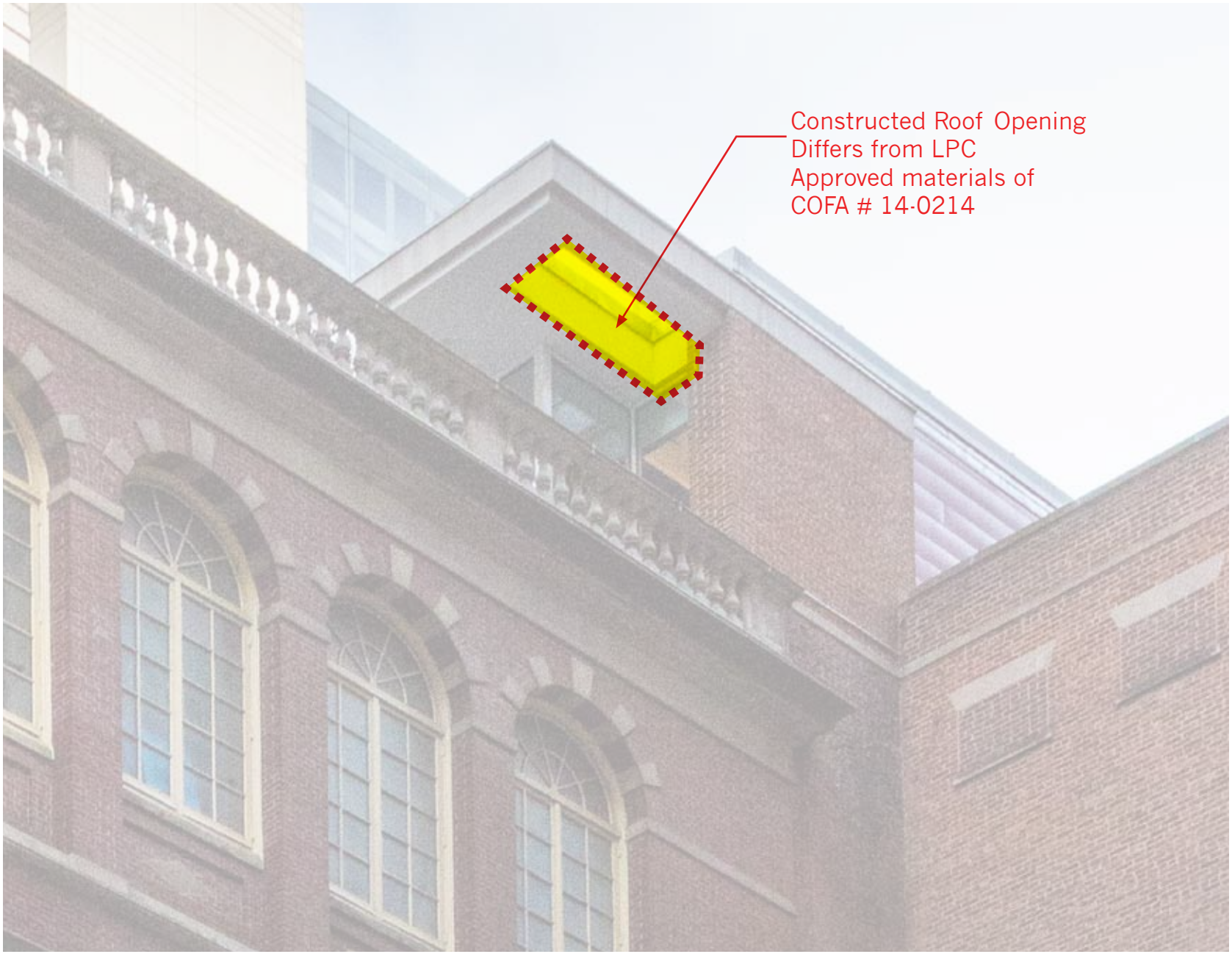
STREETVIEW RENDER - LPC APPROVED COFA # 14-0214 (10/02/2012)

44TH ST - PROPOSED

STREETVIEW - CURRENT CONSTRUCTED CONDITION (05/10/2016)

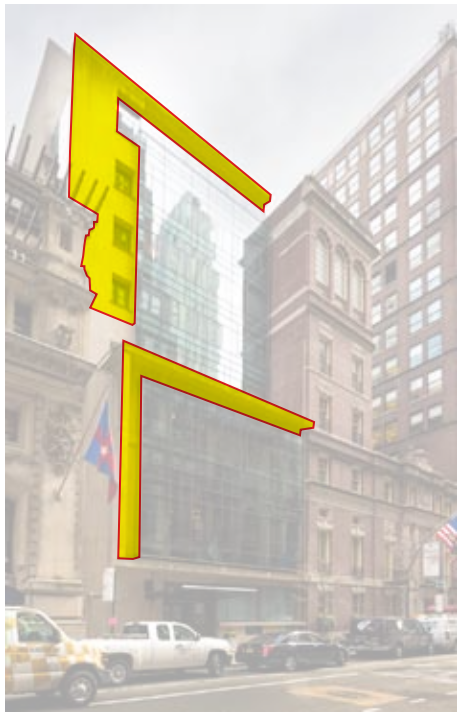
STREETVIEW - APPROVED FUTURE CONSTRUCTION (COFA # 14-0214)

STREETVIEW - LPC APPROVAL DIFFERS FROM CONSTRUCTED CONDITION

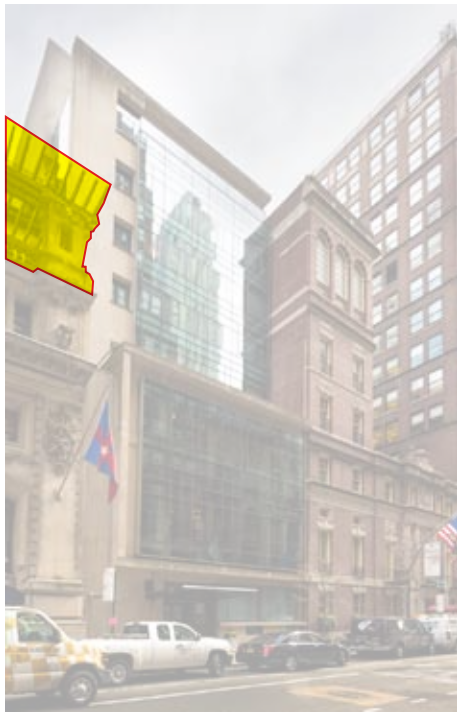


Making a Case for the Appropriateness of Constructed Condition - ROOF OPENING RELATION TO HISTORIC CONTEXT

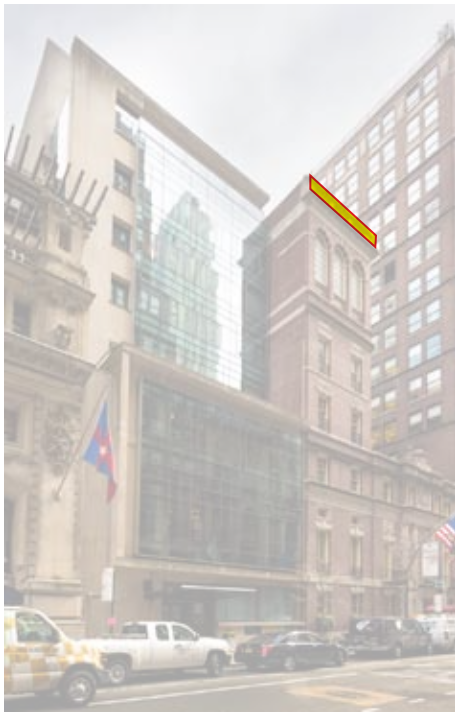
STREETVIEW - EXISTING AND ADJACENT HISTORIC CONTEXT



EXISTING ASYMMETRICAL LIMESTONE OVERHANGS WITH OPENINGS

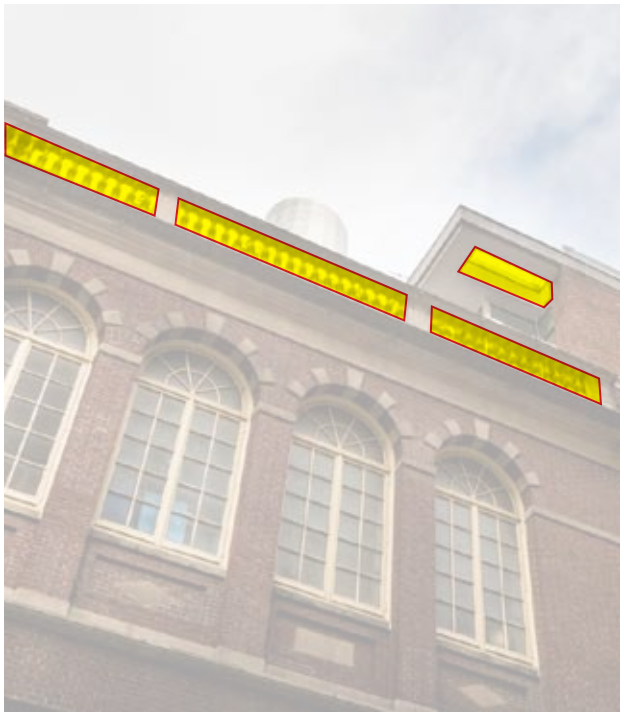


EXISTING ADJACENT HISTORIC ROOF STRUCTURES WITH OPENINGS TO ABOVE



EXISTING HISTORIC OPEN LIMESTONE BALUSTRADES

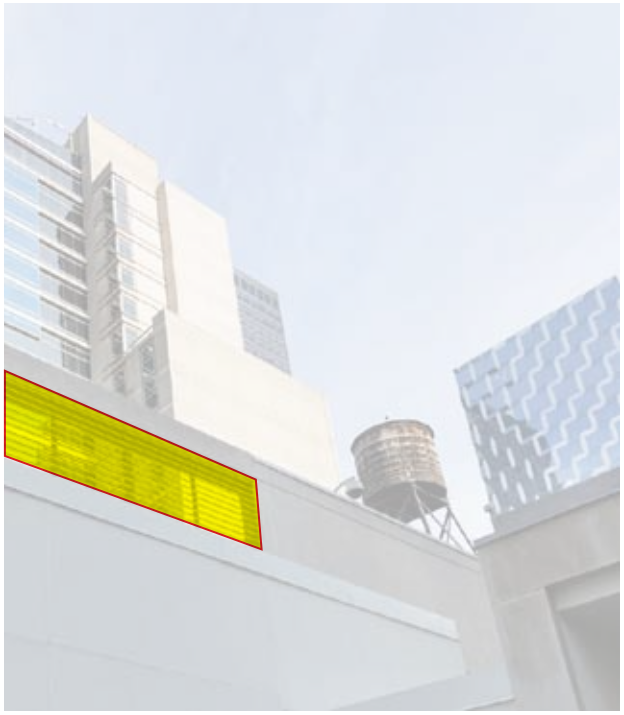
REQUEST FOR APPROVAL - RELATION TO HISTORIC BALUSTRADES



PROPOSED ROOF OPENING RELATES TO EXISTING HISTORIC OPEN LIMESTONE BALUSTRADES

PROPOSED ROOF OPENING RELATES TO EXISTING HISTORIC OPEN LIMESTONE BALUSTRADES

REQUEST FOR APPROVAL - RELATION TO HISTORIC OVERHANGS AND OPENINGS

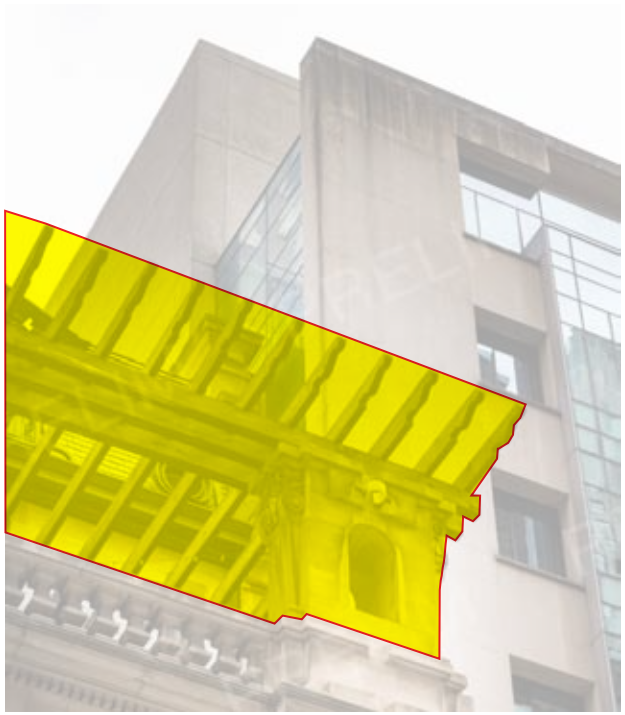


PROPOSED ROOF OPENING RELATES TO EXISTING ASYMETRICAL LIMESTONE OVERHANGS AND OPENINGS TO ABOVE IN THE EXISTING BUILDING.

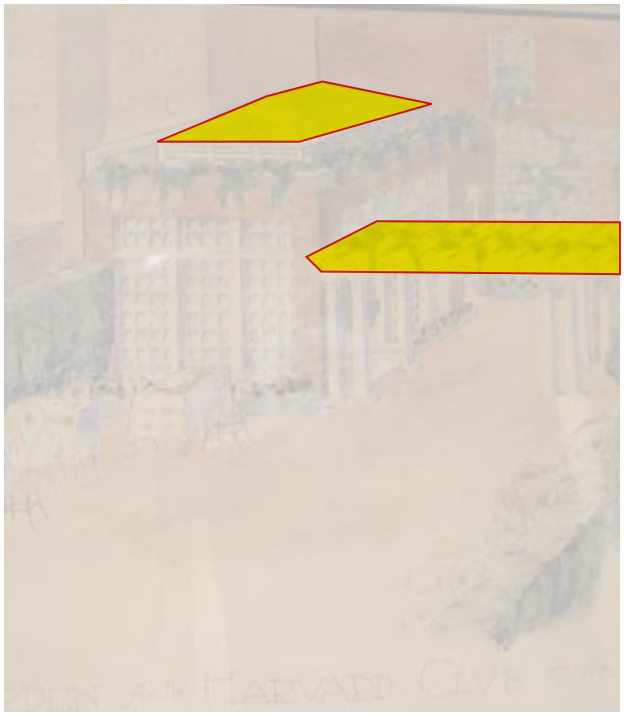
REQUEST FOR APPROVAL - RELATION TO EXISTING ASYMMETRICAL LIMESTONE

HISTORIC BUILDING BRACKETED BY EXISTING ASYMETRICAL LIMESTONE SURFACES AND PROPOSED ASYMMETRICAL LIMESTONE ROOF OVERHANG WITH OPENING.

REQUEST FOR APPROVAL - RELATION TO EXISTING HISTORICAL PERGOLAS

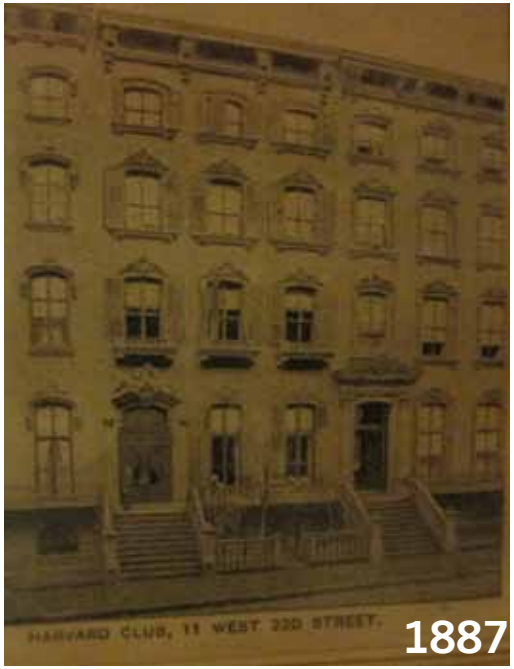


PROPOSED ROOF OPENING RELATES TO ADJACENT HISTORICAL CONSTRUCTION AT NEIGHBORING YACHT CLUB INCLUDING STONE ELEMENTS WITH OPENINGS TO ABOVE AND ROOF STRUCTURES WITH OPENINGS TO ABOVE.



PROPOSED ROOF OPENING RELATES TO UNBUILT HISTORIC PLAN FOR A ROOFTOP BAR THAT INCLUDED A SKYLIGHT AND PERGOLA SYSTEM TO PROVIDE LIGHT, SHADING AND A BLENDING OF THE INTERIOR AND EXTERIOR.

APPENDIX A - HISTORICAL REFERENCE IMAGES



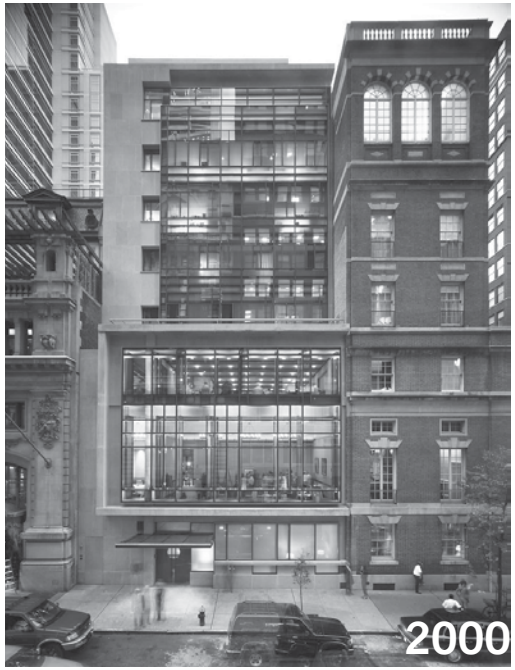
1887

1894

1905

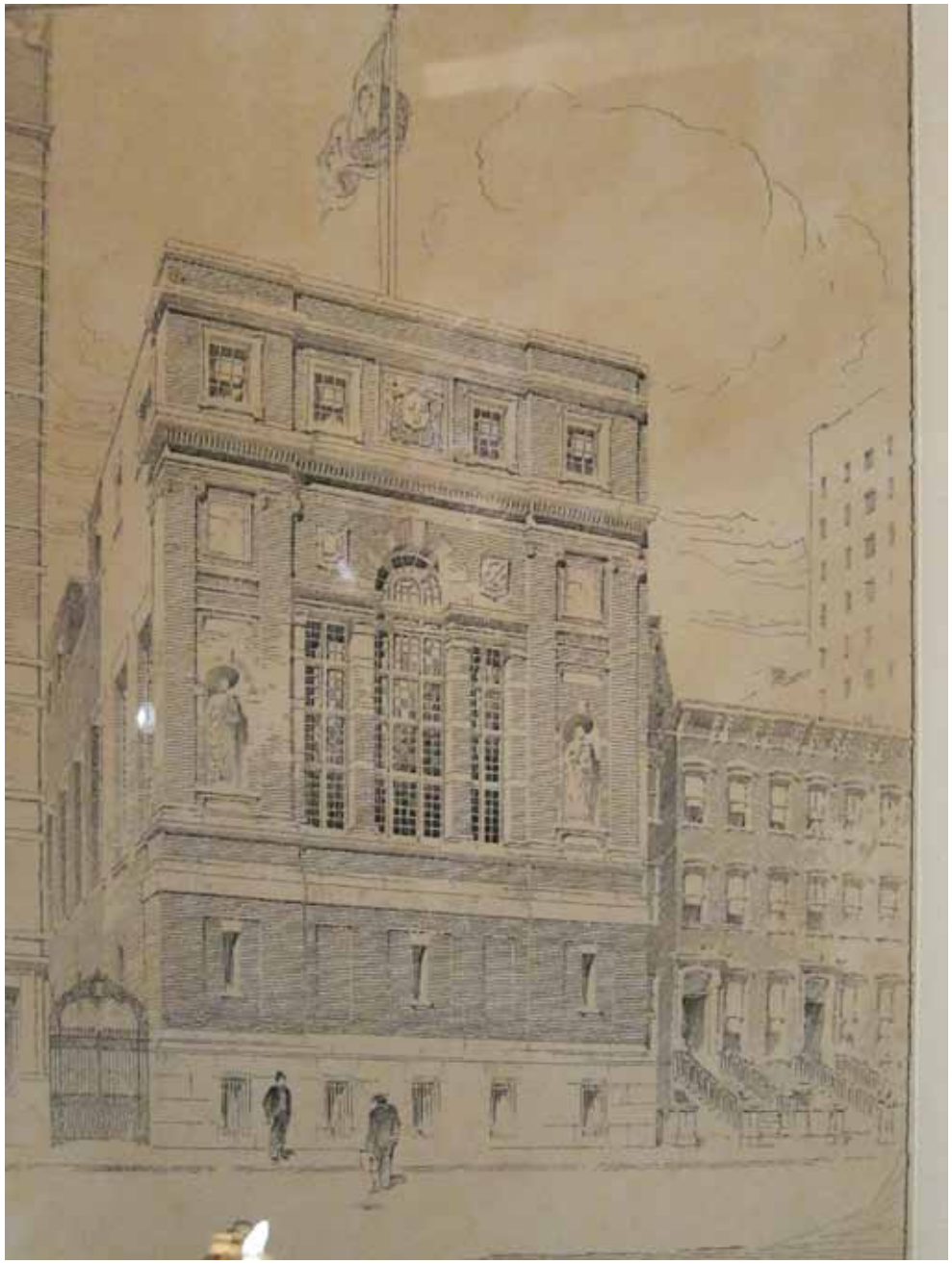
1914

1940s


2000

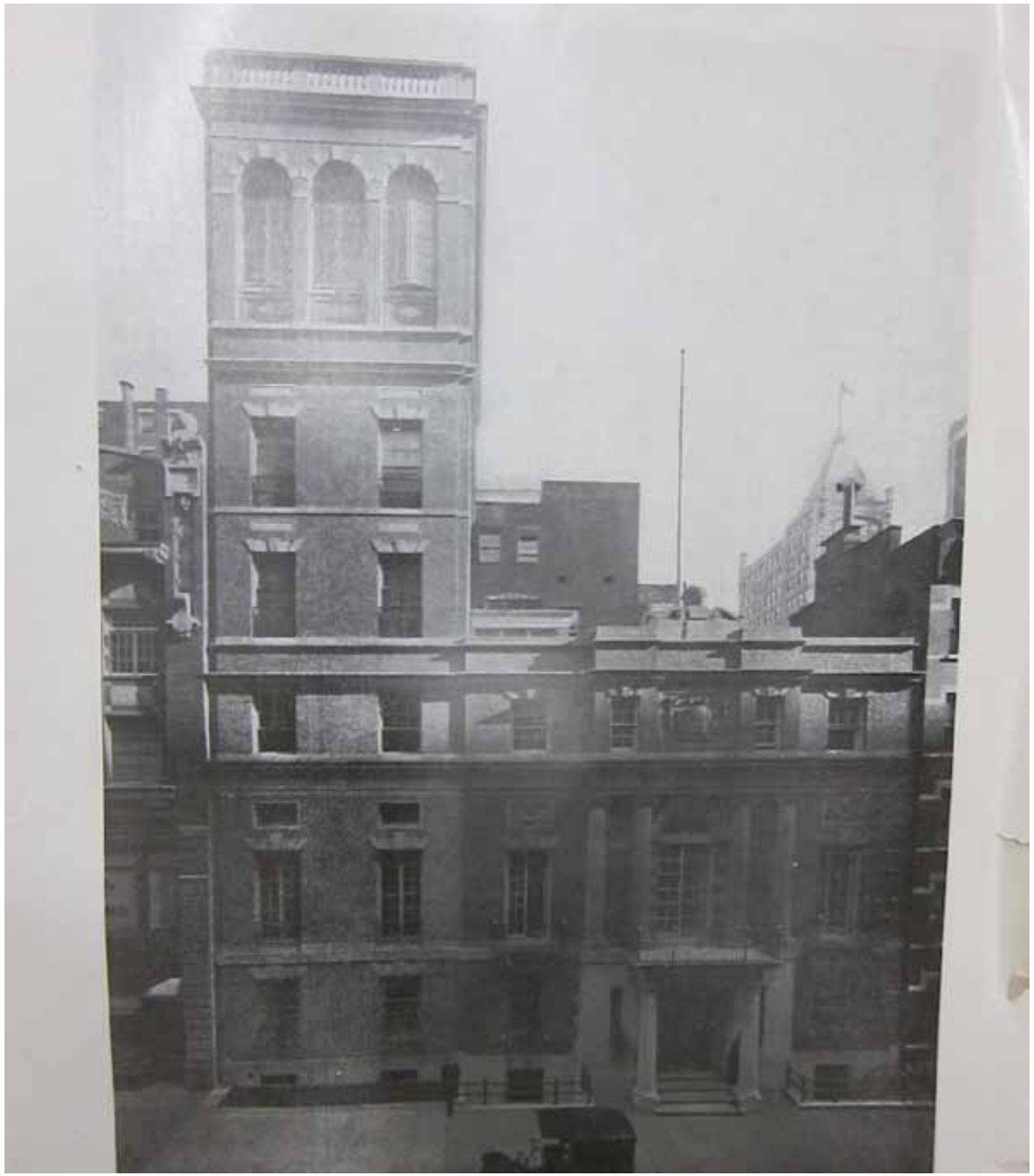
HISTORIC REFERENCE IMAGE

HISTORIC REFERENCE IMAGE



HISTORIC REFERENCE IMAGE

HISTORICAL REFERENCE IMAGE



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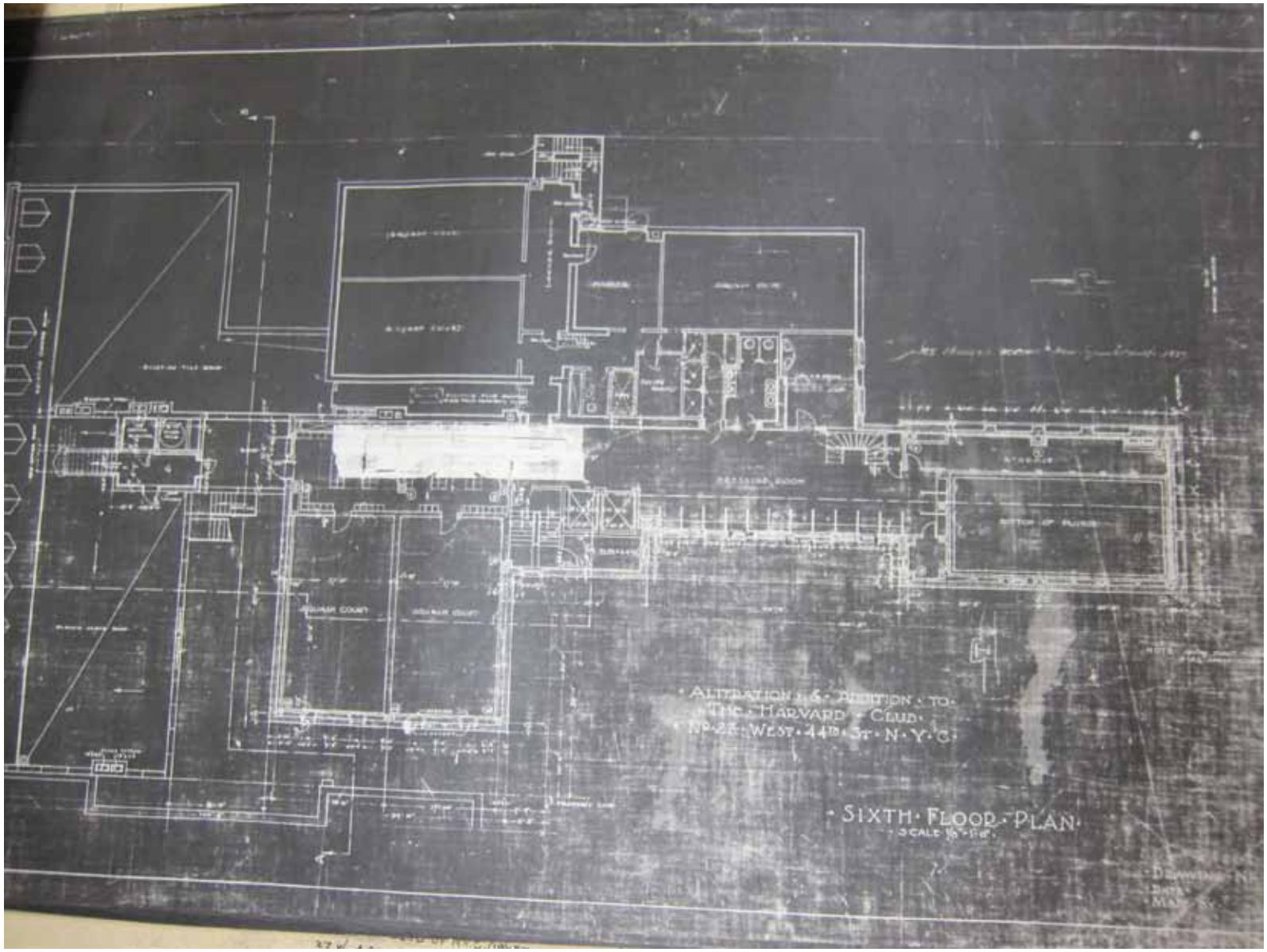

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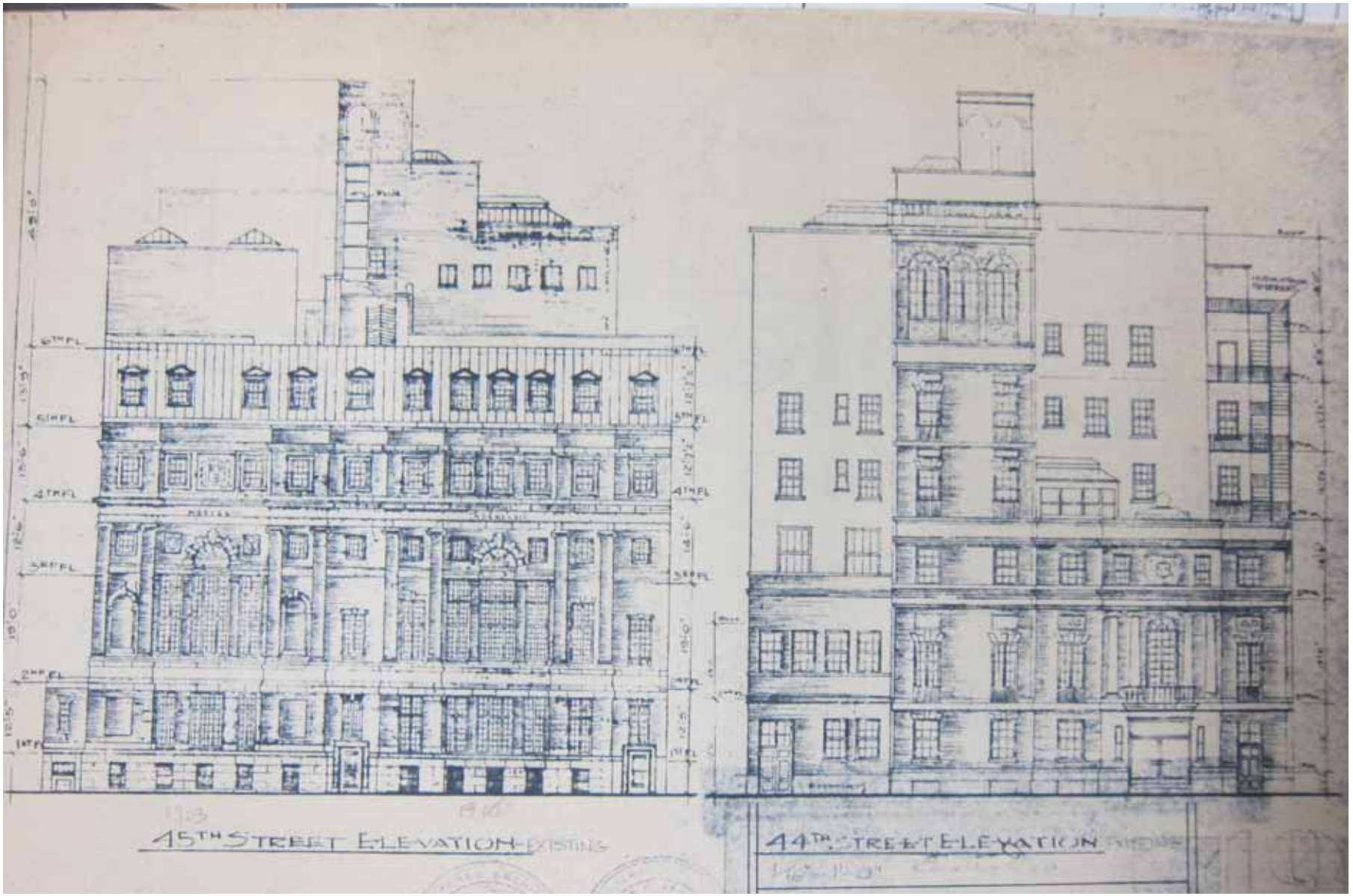

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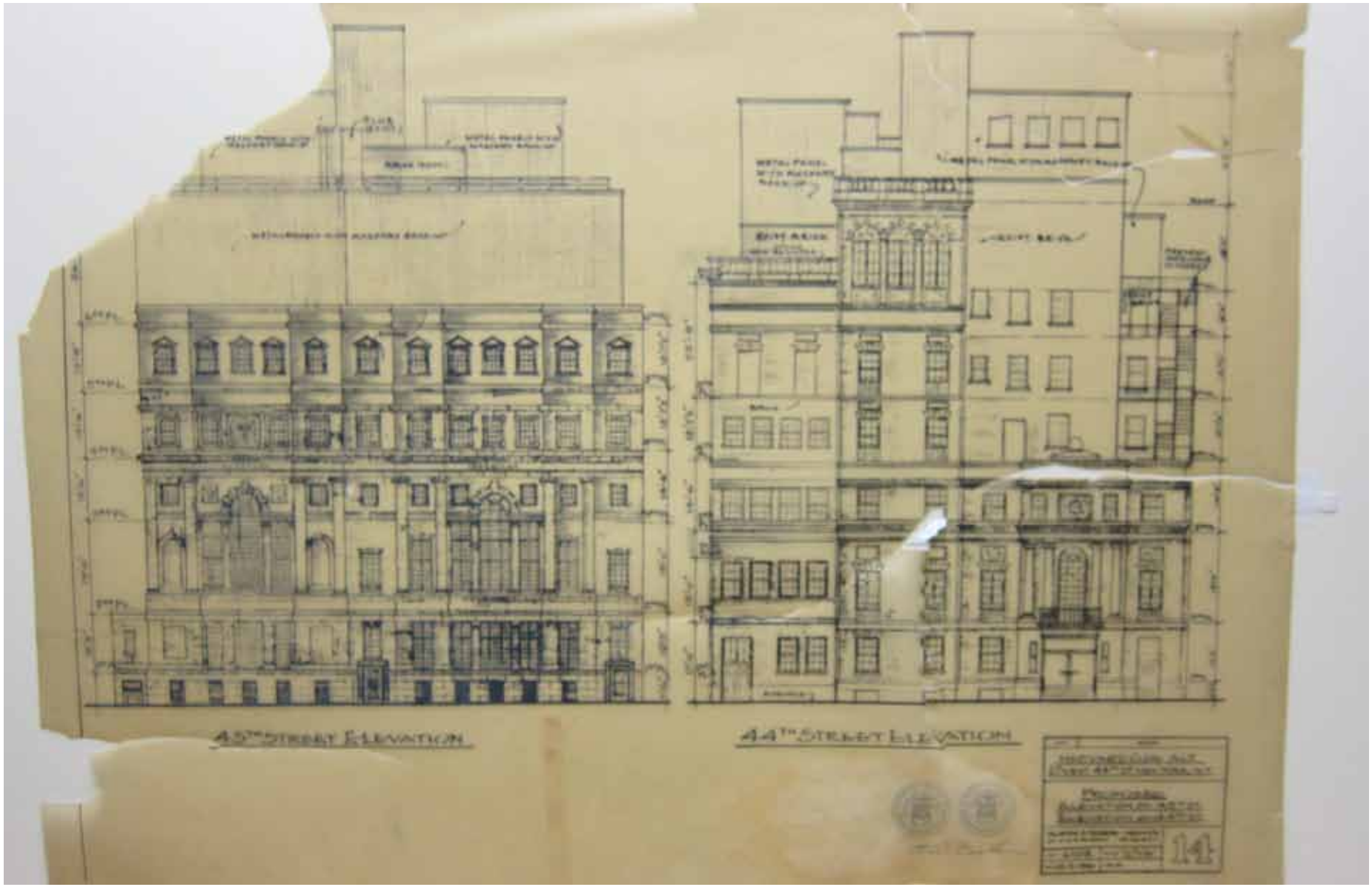

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HISTORIC REFERENCE IMAGE

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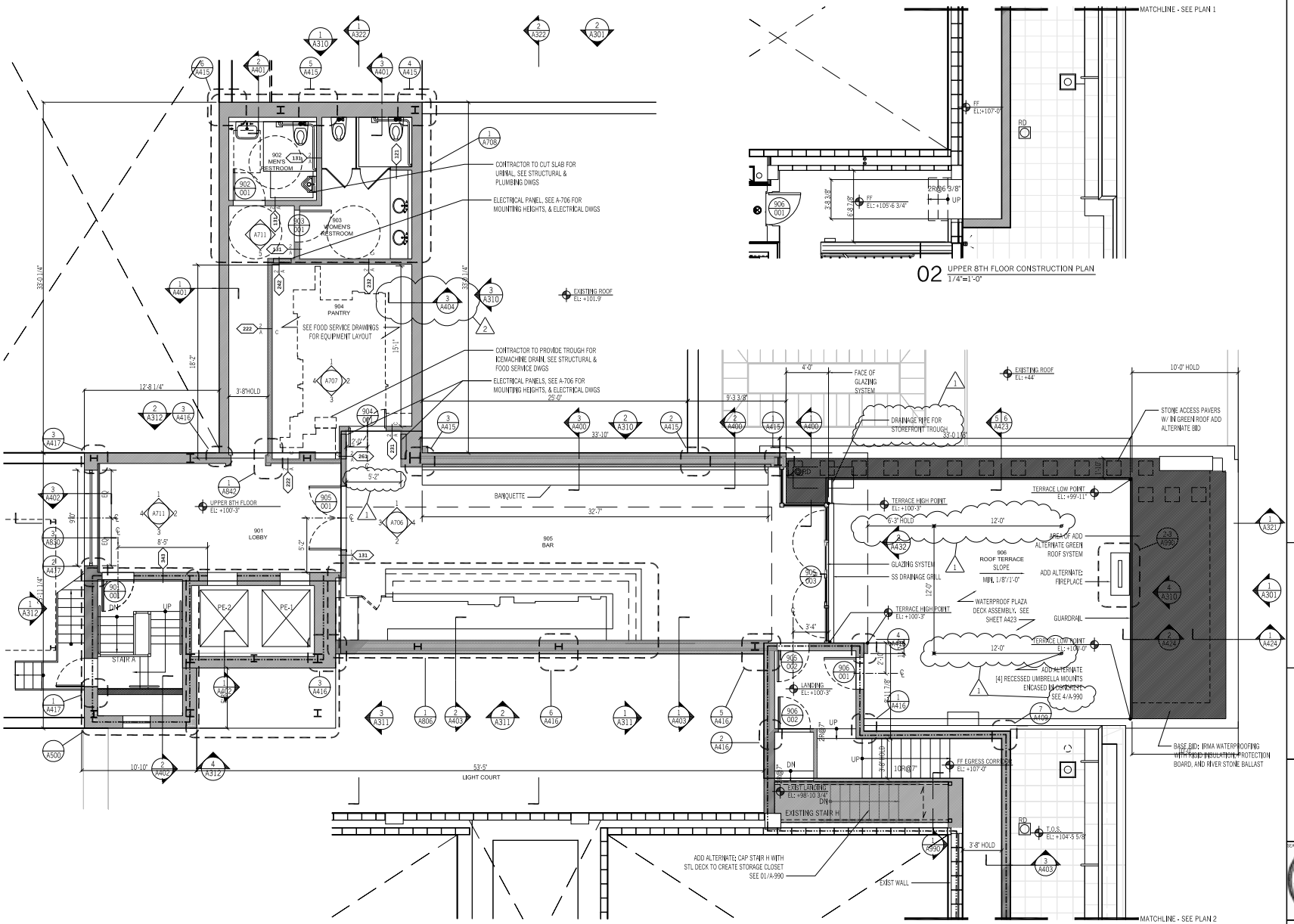
APPENDIX B - Select Materials Submitted to LPC for Ammendment to COFA # 14-0214 (Subsequently Withdrawn by LPC 09/09/2014)



HARVARD CLUB OF NY
VISION 2020

PROJECT ARCHITECT:
ROGERS MARVEL ARCHITECTS, PLLC
145 HUDSON STREET THIRD FLOOR
NEW YORK, NEW YORK 10013
212 941-6718 212 941-7573 FAX

MEP ENGINEER:
WSP - FLACK + KURTZ
512 SEVENTH AVENUE 13TH FLOOR
NEW YORK, NY 10018
212 532-6600

STRUCTURAL ENGINEER:
WEIDLINGER ASSOCIATES, INC.
40 WALL STREET
NEW YORK, NY 10005
212 367-4000 212 367-3030 FAX

REVISION:	COMMENTS:	DATE:
	DOB SUBMISSION	09/17/2012
	POST APPROVAL AMEND.	09/02/2013

PROJECT NO. 1120

HARVARD CLUB OF NY
VISION 2020
27 WEST 44TH STREET
NEW YORK, NY 10013

DRAWING TITLE:

UPPER 8TH FLOOR CONSTRUCTION PLAN

SEAL:

DATE:	09/17/2012
SCALE:	AS NOT
DRAWN BY:	
CHECKED BY:	

A-129.0

DRAWING 12 OF 22

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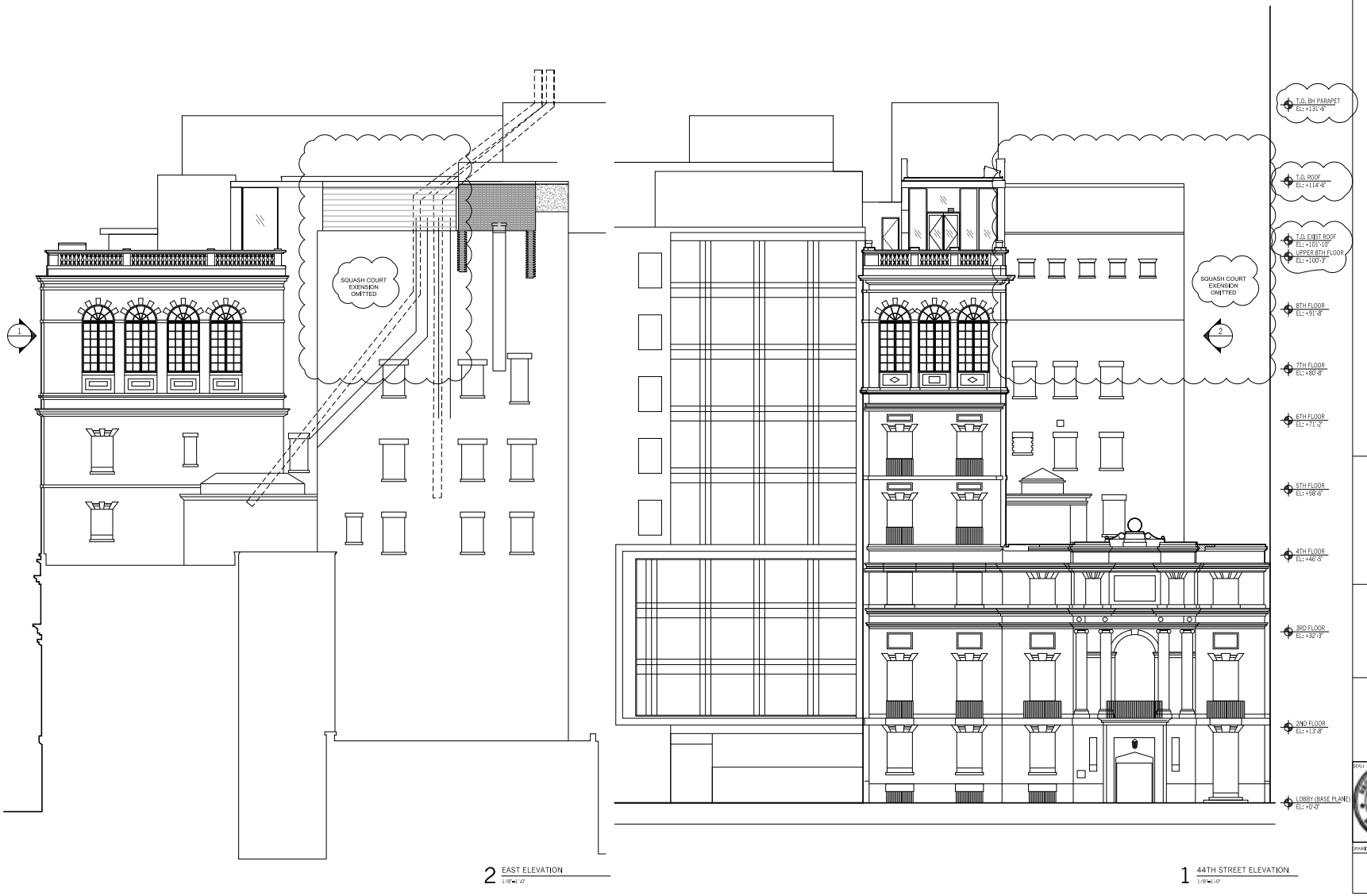

2 EAST ELEVATION
1/8"=1'-0"

1 44TH STREET ELEVATION
1/8"=1'-0"

HARVARD CLUB OF NY
VISION 2020

PROJECT ARCHITECT:
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NEW YORK, NY 10005
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REVISION:	COMMENT:	DATE:
	DOB SUBMISSION	09/17/2012
	POST APPROVAL AMEND.	09/02/2013

PROJECT NO. 1120

HARVARD CLUB OF NY
VISION 2020
27 WEST 44TH STREET
NEW YORK, NY 10013

DRAWING TITLE:

EXTERIOR ELEVATIONS

SEAL:

DATE:	09/17/2012
SCALE:	1/8"=1'-0"
DRAWN BY:	XXX
CHECKED BY:	XXX

A-301.01

DRAWING: 13 OF 22

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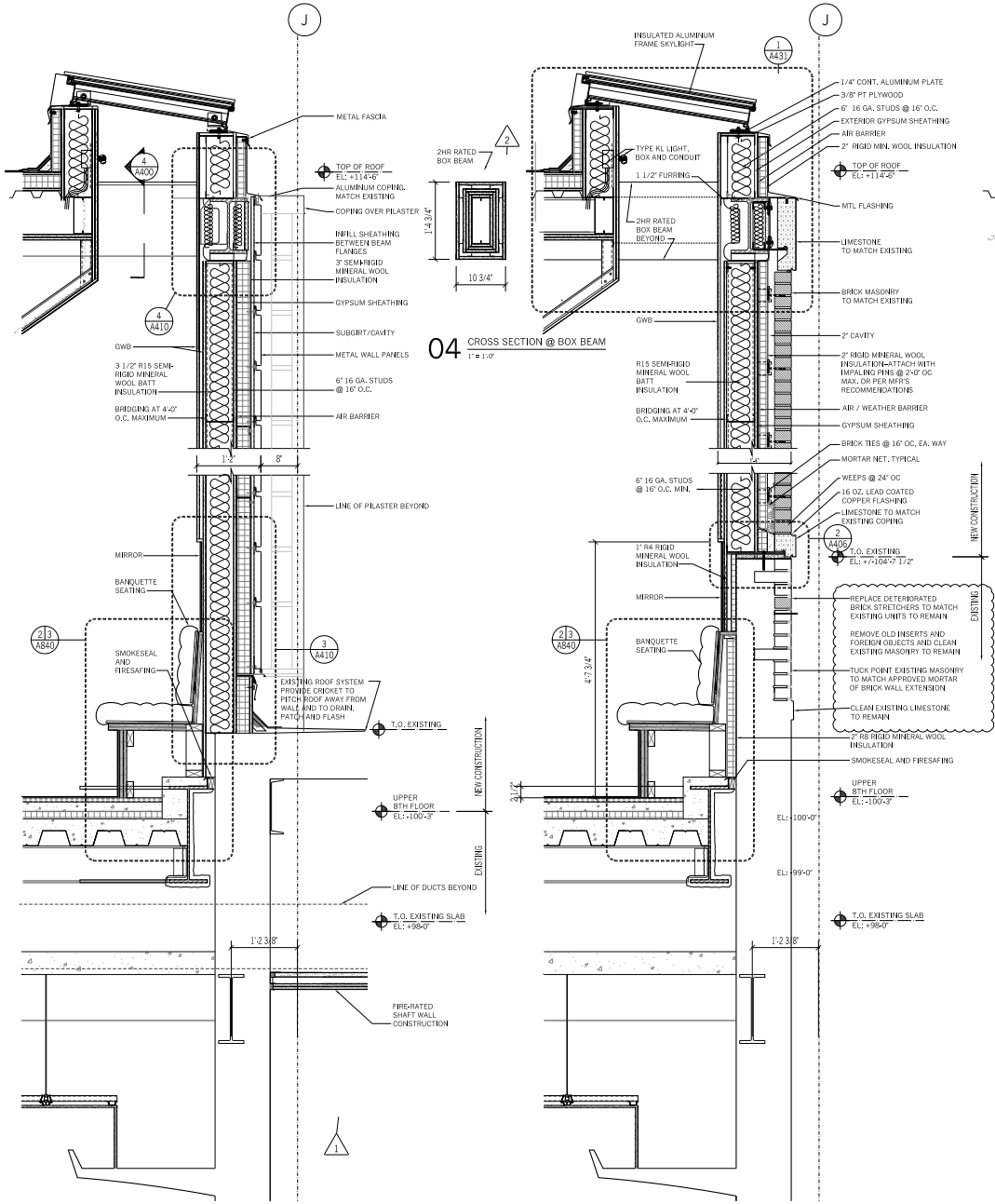

03 WALL SECTION - SKYLIGHT
1" = 1'-0"

04 CROSS SECTION @ BOX BEAM
1" = 1'-0"

02 WALL SECTION - EXISTING BRICK WALL
1" = 1'-0"

01 WALL SECTION - GLASS CORNER
1" = 1'-0"

HARVARD CLUB OF NY
VISION 2020

PROJECT ARCHITECT:
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REVISION:	COMMENT:	DATE:
	DOB SUBMISSION	09/17/2012
	POST APPROVAL AMEND.	09/02/2013

PROJECT NO. 1120

HARVARD CLUB OF NY
VISION 2020
27 WEST 44TH STREET
NEW YORK, NY 10013

DRAWING TITLE:

WALL SECTIONS

SEAL:

DATE:	09/17/2012
SCALE:	1/8"=1'-0"
DRAWN BY:	XXX
CHECKED BY:	XXX

A-400.00

DRAWING: 16 OF 22

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