

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

June 20, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 15 East 88th Street (Expanded Carnegie Hill Historic District) – *David Briggs, Loci Architecture PLLC* – A neo-Federal style building designed by Delano & Aldrich and constructed in 1920. Application is for window replacement in existing openings on the front & rear facades, and includes related sealant, flashing, weatherproofing, miscellaneous trim and finish patching.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 18, 2025, the Board approved the following resolution by a vote of 27 in favor, 8 opposed, 3 abstentions, and 0 not voting for cause.

WHEREAS 15 East 88th Street is a single-family townhouse recently purchased by the St. David's School and converted to educational use; and

WHEREAS the applicant proposes to replace the existing windows and make repairs to the existing brick exterior; and

WHEREAS the applicant proposes to change the windows from wood double-hung type to a combination of fixed and tilt-turn aluminum; and

WHEREAS the existing windows on the garden side at the ground floor level are curved in plan, and the applicant proposes to replace them with straight windows; and

WHEREAS the profiles of the proposed windows are much thicker than the existing windows; and

WHEREAS the wood windows are a character-defining element of the simple, restrained street facade; and

WHEREAS the curved windows at the garden front, thirteen feet in height, represent a major design element of an unusually elegant facade; and

WHEREAS the benefits of energy conservation are, in this instance, outweighed by the importance of the original materials;

THEREFORE BE IT RESOLVED that this application is **DISAPPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York

Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District