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## The City of New York Manhattan Community Board 8

December 19, 2011

Hon. Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 1148 Fifth Avenue (at SE corner 96<sup>th</sup> Street) – Expanded Carnegie Hill Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, September 21, 2011, the board adopted the following resolution regarding **1148 Fifth Avenue (at SW corner 96<sup>th</sup> Street) – Expanded Carnegie Hill Historic District – Benjamin D. Kracauer, Architect**. Application is to replace the windows on Apt. 14 C.

**WHEREAS**, 1148 Fifth Avenue is a neo-Georgian style apartment building designed by J. E. R. Carpenter and Walter B. Chambers and constructed in 1922-23.

**WHEREAS**, the original fenestration was a combination of 6 over 6 and 4 over 4 windows.

**WHEREAS**, the applicant proposes to change 6 windows along 96<sup>th</sup> Street, 3 windows in the alley and 5 windows in the courtyard.

**WHEREAS**, the design for the replacement windows deviates from the Master Plan, in place since 2004, which requires one over one double hung windows.

**WHEREAS**, the applicant proposes, for the replacement windows, the original window design, using a combination of 6 over 6 and 4 over 4 windows and constructed of mahogany which will be painted and with wooden mullions dividing the lights.

**WHEREAS**, reverting back to the original historic windows will enhance and speak to the neo-Georgian design of the building.

**WHEREAS**, the windows required by the 2004 Master Plan [one over one with aluminum frames] diminish the architecture of the JER Carpenter/Walter Chambers design.

**WHEREAS**, the applicant requires a waiver or exemption from the 2004 Master Plan since the historic window design was not adopted by the building when it presented its Master Plan.

**WHEREAS**, the applicant's request, at the expense of the consistency of the banal windows in the Master Plan, is to be commended.

**WHEREAS**, this committee strongly recommends that 1148 Fifth Avenue amend its Master Plan to reflect that the original window design for the building becomes the basis for all window replacements.

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

*This recommendation was approved by a vote of 37 in favor, 7 opposed, and 1 abstention.*

Sincerely,

Jacqueline Ludorf  
Chair

Jane Parshall and David Liston  
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Liz Krueger, NYS Senate Member  
Hon. Dan Quart, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member