

Nicholas Viest
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The City of New York Manhattan Community Board 8

April 23, 2012

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

Re: 149 East 73rd Street (aka 1019-1029 Lexington Avenue aka 145-151 East 73rd Street – Upper East Historic District Extension

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 18, 2012, the board adopted the following resolution regarding **149 East 73rd Street (aka 1019-1029 Lexington Avenue aka 145-151 East 73rd Street – Upper East Historic District Extension**– *Mr. Doug Simpson, Panorama Windows* – Application is for a Master Plan for window replacement.

WHEREAS, 149 East 73rd Street is a Renaissance Revival-style apartment building designed by J. E. R. Carpenter and constructed in 1924.

WHEREAS, the original J. E. R. Carpenter design for the building included 8 over 8 windows for the large openings and 6 over 6 windows for the small openings; these windows were replaced in 1984 with one over one aluminum double hung windows.

WHEREAS, the Upper East Side Historic District Extension includes 149 East 74th Street; a Certificate of Appropriateness is required from the Landmarks Preservation Commission for a window Master Plan.

WHEREAS, the applicant now wants to establish a Master Plan that would upgrade the windows so that they would be more energy efficient and that would maintain the one over one windows; the new windows would be constructed of aluminum-clad wood or be all aluminum.

WHEREAS, J. E. R. Carpenter was one of the great designers of luxury apartment buildings in New York City; the 1984 window replacement diminished the building considerably.

WHEREAS, a new Master Plan for the windows at 149 East 73rd Street must reflect the original fenestration (8 over 8 windows for the large openings and 6 over 6 openings for the small windows).

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

This recommendation was approved by a vote of 37 in favor, 0 opposed, and 0 abstentions.

Sincerely,

Nicholas Viest
Chair

David Helpern 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