

**Alida Camp  
Chair**

**Will Brightbill  
District Manager**



**The City of New York  
Community Board 8 Manhattan**

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January 25, 2019

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, NY, 10007

**RE: 150 East End Avenue (between East 86th and East 87th Street) – Henderson Place Historic District.** *Nick Elliot, Owner.* Application is to replace the 3rd floor windows in the building.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on January 23, 2019, the board voted to **disapprove** the application in accordance with the following resolution by a vote of 24 in favor, 14 opposed, 1 abstention, and 0 not voting for cause:

**WHEREAS** 150 East End Avenue is part of the Henderson Place Historic District;  
**WHEREAS** 150 East End Avenue is one of the 32 houses originally built by the developer John C. Henderson for persons of modest means;  
**WHEREAS** the houses were all designed by Lamb & Rich in the Queen Anne style;  
**WHEREAS** 150 East End Avenue was formerly lived in by Alfred Lunt and Lynne Fontaine;  
**WHEREAS** the windows on the 1st, 2nd and 3rd floors are to be replaced with new black-painted wood windows; there will be no change to the ground level windows;  
**WHEREAS** the new windows at the 1st and 2nd floors were approved at the staff level at the LPC, but were included in the applicant's presentation at the request of the LPC;  
**WHEREAS** the windows at the 3rd floor (two windows) will be changed to match with the 6 over 6 double hung windows at the 1st and 2nd floors; the existing original and historic transoms will be removed;  
**WHEREAS** new brick mold casing for the windows will be matched to the historic brick mold; the third floor wood brick molding will remain in place;  
**WHEREAS** the applicant is essentially swapping a 3-part window at the 3rd floor for a 6 over 6 double hung window;  
**WHEREAS** other historic windows within the historic district have been changed; the two new 6 over 6 replacement windows are consistent with windows on neighboring houses;

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

Please advise us of any action taken on this matter.

Sincerely,

 (WB)

Alida Camp  
Chair

 (WB)

David Helpem and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District