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

December 15, 2022

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

**RE: 16 East 79th Street (Metropolitan Museum Historic District) - Design Primitives LLC - A Neo Georgian style building designed by Warren & Wetmore and constructed in 1901-03. Application is for window replacement at the front elevation.**

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 14, 2022, the board unanimously approved the following resolution by a vote of 41 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 16 East 79th Street is a neo-Georgian style town house designed by Warren & Wetmore and constructed in 1901-1903;

**WHEREAS** Warren and Wetmore was one of the most successful and prolific architectural practices in America during the first three decades of the twentieth century, whose major commissions included the design for Grand Central Station;

**WHEREAS** the applicant proposes to change the existing windows at the front elevation to 6 over 6 and 9 over 12 double hung windows made of aluminum clad with wood so that the windows present as neo-Georgian; multipaned windows are more typical of the neo-Georgian style;

**WHEREAS** at the basement, 3rd and 4th floors, the windows are now double hung; with casement windows on the 1st and 2nd floors;

**WHEREAS** the historic windows present as casement windows;

**WHEREAS** the applicant presented a very thoughtful set of window details as part of the applicant's premise that since the house is "neo-Georgian", it needs "neo-Georgian" style windows;

**WHEREAS** the original casement windows better serve the Warren and Wetmore design for the house;

**WHEREAS** the introduction of "historical" elements where they have not existed or the dividing up of the windows into small panes goes against the historical nature of the building;

**WHEREAS** 16 East 79th Street with its original casement windows speak to the “Modern French” antecedents so characteristic of the design and so much of Warren and Wetmore’s work;

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

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Mark Levine, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Julie Menin, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District