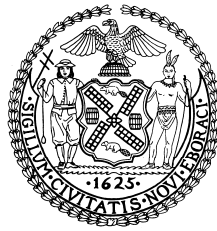


Nicholas Viest
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The City of New York Manhattan Community Board 8

April 22, 2013

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

Re: 28-30 East 92nd Street (between Fifth and Madison Avenues) - Carnegie Hill Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 17, 2013, the board adopted the following resolution regarding **28-30 East 92nd Street (between Fifth and Madison Avenues) - Carnegie Hill Historic District - Higgins Quasebarth & Partners, LLC and Butler Rogers Baskett Architects** - Two Renaissance Revival style rowhouses designed by Henry J. Hardenbergh and built in 1892-95. Application is to combine the buildings, alter the areaways, and construct rooftop and rear yard additions.

WHEREAS the applicant, Nightingale-Bamford School, an independent K-12 girls' school, proposes to integrate the two four-story adjacent townhouses at 28 and 30 East 92nd Street into the school's current location which is a seven-story building at 20 East 92nd Street.

WHEREAS the townhouses at 28 and 30 East 92nd Street, which are not symmetrical in composition, read as a single building.

WHEREAS the application consists of four major areas of proposed work, details of which are further described in the whereas provisions below: 1) restorative work on the four floors of the front elevation; 2) entry level work at the ground of the front elevation; 3) a rooftop addition; and 4) work at the rear of the two townhouses, including an angled extension that angles out from an existing extension so that an existing 3-story bay -- part of the original material of the building -- is preserved.

WHEREAS at the front of 30 East 92nd Street, the stoop, which was added to the building in the 1980s, will be removed, and a new egress door will be added that will be five steps down from the sidewalk level, although the main egress for the school will remain at 20 East 92nd Street.

WHEREAS a new areaway will be created across the front of the combined town houses with a new painted metal railing.

WHEREAS at the rooftop of the combined townhouses, the existing penthouse will be enlarged to create a new fifth floor with the floor angled and setback so that it is not visible from the street.

WHEREAS there will be an angled-back greenhouse at the new sixth floor of the combined townhouses.

WHEREAS at the top of the new third level, which will be angled even further back, there will be mechanical equipment, including an acoustic baffle for HVAC abatement.

WHEREAS the asymmetry of the front elevation will be repeated at the rear by the angled extension (which will also help to protect the lovely metal clad bay window three stories high).

WHEREAS the proposed geometry of the rear extension is also driven by an effort of minimize the bulk of the extension.

WHEREAS the basement and cellar levels at the rear of the combined townhouses will be extended out to a retaining wall in the rear (7'9" high) with a planted garden above.

WHEREAS at the front of the combined townhouses, the first setback will be planted as a garden.

WHEREAS the fronts of the facades of both townhouses will be repaired to address previous renovations that were unsympathetic to the overall character of the townhouses, replacing brick and

brownstone, at the ground level, with rusticated cast stone and the existing windows with painted double-hung wood-framed windows.

WHEREAS three lot line windows in the rear of 30 East 92nd Street will be bricked up although recessed to make clear that windows were once there

WHEREAS the proposed changes will increase the building height of both townhouses from 65'7" to 80'10", with the top of the existing acoustic screen and parapet increasing from 70'8" to 96'6", and will provide the school with approximately 27,000 square feet to relieve overcrowding in existing classrooms and to provide additional space for, among other things, music teach and practice rooms, a physical education and performing arts space, a greenhouse for art classes, and additional faculty workspaces.

WHEREAS the Committee decided to separately consider the above-mentioned proposed greenhouse, mechanicals and sound wall apart from the remainder of the application.

The Greenhouse, Mechanicals and Sound Wall:

WHEREAS the applicant proposes to install a rooftop addition that includes a greenhouse, mechanicals, and a 28 foot sound wall.

THEREFORE BE IT RESOLVED that the application as presented, including the proposed greenhouse, mechanicals, and the 28 foot sound wall are approved.

This recommendation was approved by a vote of 18 in favor, 11 opposed, 0 abstentions, and 1 not voting for cause.

The Remainder of the Proposed Changes:

WHEREAS the remainder of the proposed changes are sensitive to, and in keeping with, the architecture of 28 and 30 East 92nd Street and are in context within the historic district.

THEREFORE BE IT RESOLVED that the remainder of the application is approved.

This recommendation was approved by a vote of 26 in favor, 0 opposed, 3 abstentions, and 1 not voting for cause.

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