

239 Central Park West Corporation

September 25, 2007

To:

Board President 15 West 84 Street
Board President 20 West 84 Street
Board President 36 West 84 Street
Board President 40 West 84 Street

From:

David E. Bright
Secretary, 239 Central Park West Corporation
Office: 212 343-4135
dbright@knoll.com

cc: Landmark West
Community Board 7

As you may know, Congregation Rodeph Sholom (CRS) has stated that it intends to demolish its School Building on West 84 Street and replace it with an expanded school facility. We expect this project, which falls under certain guidelines of the Upper West Side Historic District, will require variances by the New York City Building Department and Bureau of Standards and Appeals.

Interestingly, CRS has stated that it has reviewed its plans on preliminary basis with the Landmarks Commission. CRS has also conducted borings on its site.

I am writing you on behalf of our Board of Directors to enlist your support in following this matter and the effect on shareholders of your building and our community at large.

Please contact me during the business day to discuss this further.

Fall greetings, Arlene

A handwritten signature consisting of a series of connected, somewhat jagged lines, resembling a stylized wave or a series of peaks and valleys. The signature is written in black ink on a white background.

RODEPH SHOLOM SCHOOL

PROJECT DESCRIPTION

163 WEST 78th STREET

Rodeph Sholom School has purchased 163 West 78th Street, the townhouse adjoining their existing school facility at 168 West 79th Street. The proposed renovations and additions to the townhouse will add approximately 8,000 square feet to the school's existing facility to better accommodate the existing student body (grades 2-8). No increases in the student body are planned.

The front facade will be protected with restoration work performed as needed. The townhouse's front door will be replaced with a historically appropriate design but the school will continue to use only the existing 79th Street entrance. The interior will be renovated to accommodate four new classrooms, a new library, office space and a movement studio. The existing penthouse addition will be enlarged to accommodate an indoor play space that will remain invisible from the street. In the rear, the footprint of the school's existing one story gymnasium will be enlarged by approximately 800 square feet. A new glass facade in the rear will allow light into the classrooms while a new garden on the roof of the gymnasium addition and a new vertical "green screen" will contribute to the green space at the center of the block and serve as a buffer between the school and the neighboring buildings. The school plans to pursue LEED certification for the project. When combined with the existing school facility, this new space will allow the school to make better use of the facility as a whole.

The proposed project requires a Certificate of Appropriateness from the Landmarks Preservation Commission. In addition, because the 79th Street building was the subject of a zoning variance, the Board of Standards and Appeals must approve an application to enlarge the zoning lot to include this property (no new or additional variances are being requested).

