

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-12819

**56 East 93rd Street and 1307-1309 Madison Avenue –
Expanded Carnegie Hill Historic District – Borough of
Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 856 4639

Passcode: 205598

646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

MBB

The Spence School Lower School

1307-1309 Madison Avenue & 56 East 93rd Street

LPC Public Hearing
July 28 2026



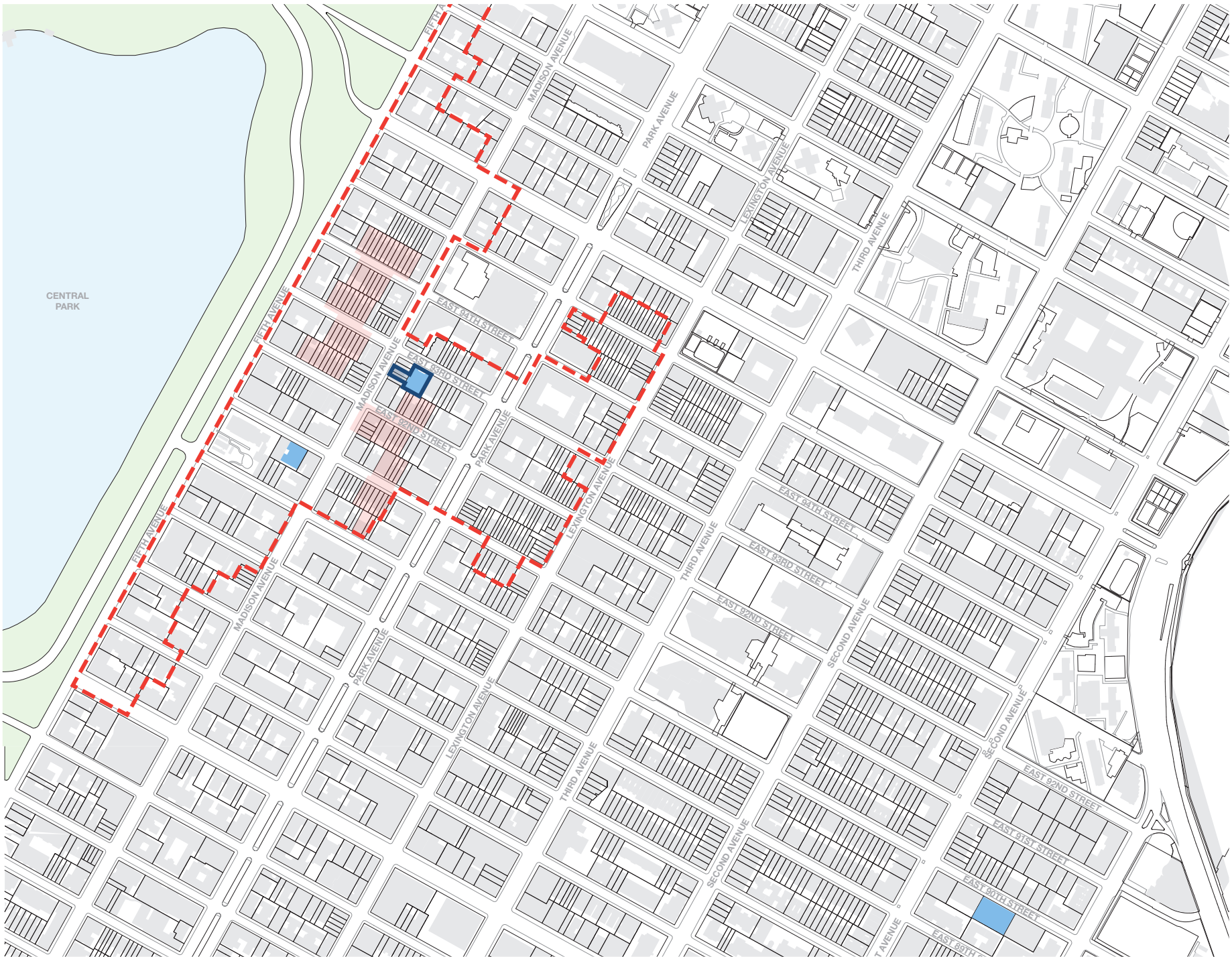
Expanded Carnegie Hill Historic District

“A number of institutional buildings, including museums, schools, and churches, play an important role in defining the character of the expanded [Carnegie Hill] district. Some are in residential buildings converted for other uses, like..the Spence School (1929, John Russell Pope)”

- LPC Expanded Carnegie Hill Designation Report

Legend

- Expanded Carnegie Hill Historic District (1993)
- Carnegie Hill Historic District (1974)
- 1307 - 1309 Madison Avenue
- 56 East 93rd Street
- Existing Spence School Buildings



Site Plan

The Spence School



Middle & Upper School
22 East 91st St
Acquired in 1929



Lower School
56 East 93rd St
Acquired in 2002



Middle & Upper School
17 East 90st St
Acquired in 2010



Athletics & Educational Facility
412 East 90th St
Acquired in 2019

Project Goals

- STEM for Girls
- Play & Outdoors
- Accessibility
- Infrastructure



STEM for Girls



Existing Rear Yard at Rowhouses



2nd Floor Terrace at Mansion



Existing Stairs at Rowhouse Entry



Existing Mechanical Room at Mansion

Expanded Carnegie Hill Historic District

“[The district] is partly **characterized by its small shops**, located primarily on Madison Avenue...and by its **prestigious social and cultural institutions**;.... **these uses enhance the overwhelming residential ambiance derived from the mix of nineteenth-century row houses**, large mansions and townhouses, and luxury apartment buildings”

- LPC Expanded Carnegie Hill Designation Report

Legend

- Expanded Carnegie Hill Historic District (1993)
- Carnegie Hill Historic District (1974)
- 1307 - 1309 Madison Avenue
- 56 East 93rd Street



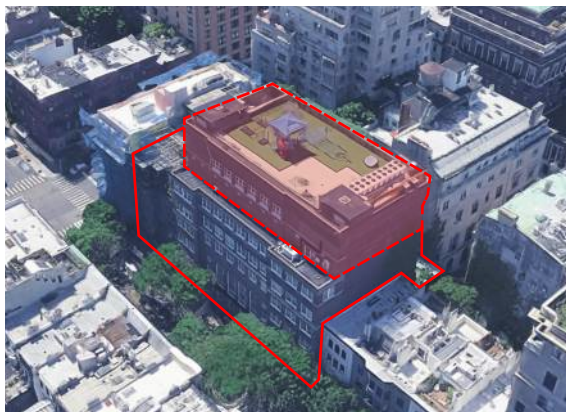
Context Analysis:
Variation in Scale in Carnegie Hill



Context Analysis:
Variation in Scale in Carnegie Hill



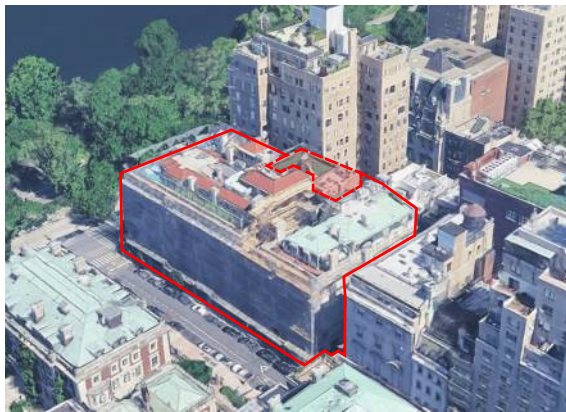
Examples of Institutional Expansions in Carnegie Hill & Upper East Side Landmarked Districts



The Nightingale-Bamford School
20 East 92nd Street
Historic District: Extended Carnegie Hill

25,000sf Total Renovation Area

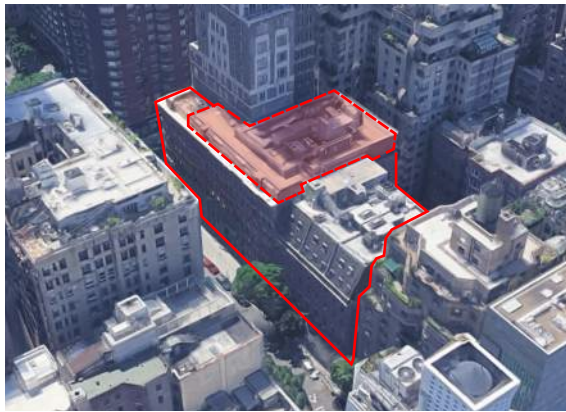
Completed 2016
Architect: BRB Architects



Convent of the Sacred Heart
1 East 91st Street
Historic District: Extended Carnegie Hill

65,000sf Total Renovation Area including 11,400sf Addition

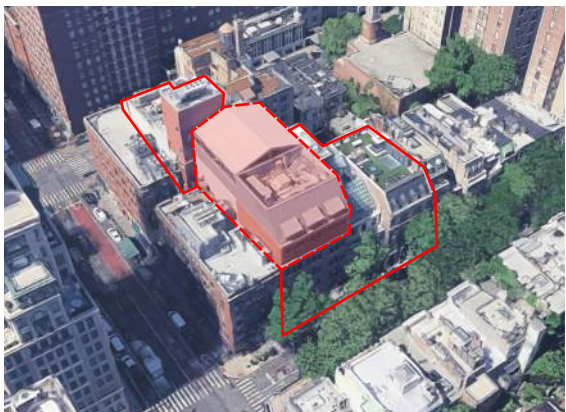
Completed: 2006
Architect: MBB Architects



St. David's School
12 East 89th Street
Historic District: Extended Carnegie Hill

105,000sf Total Renovation Area including 12,000sf Addition

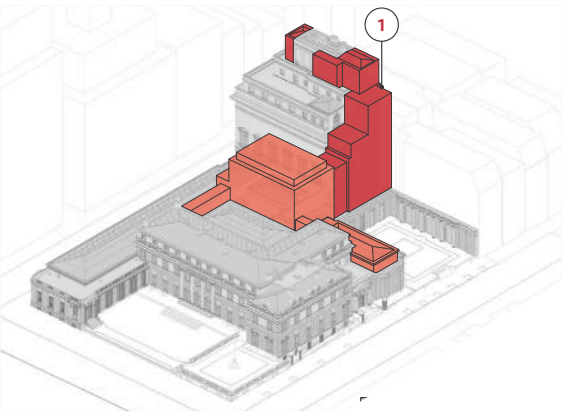
Completed 2018
Architect: PBDW



Allen-Stevenson School
132 East 78th Street
Historic District: Upper East Side

10,200sf Total Renovation Area including 5,000sf Addition

Completed 2016
Architect: Kliment Halsband



The Frick Museum
1 E 70th Street
Historic District: Upper East Side
Individual Landmark: Yes

197,000sf Total Renovation Area

Completed 2025
Architect: Selldorf Architects & Beyer Blinder Belle



The Jewish Museum
1109 5th Avenue
Historic District: Extended Carnegie Hill

30,000sf Expansion

Completed 1993
Architect: Kevin Roche

Examples of Rooftop Playspaces in Carnegie Hill Landmark District



Spence School (Upper School)



Convent of the Sacred Heart



The Dalton School

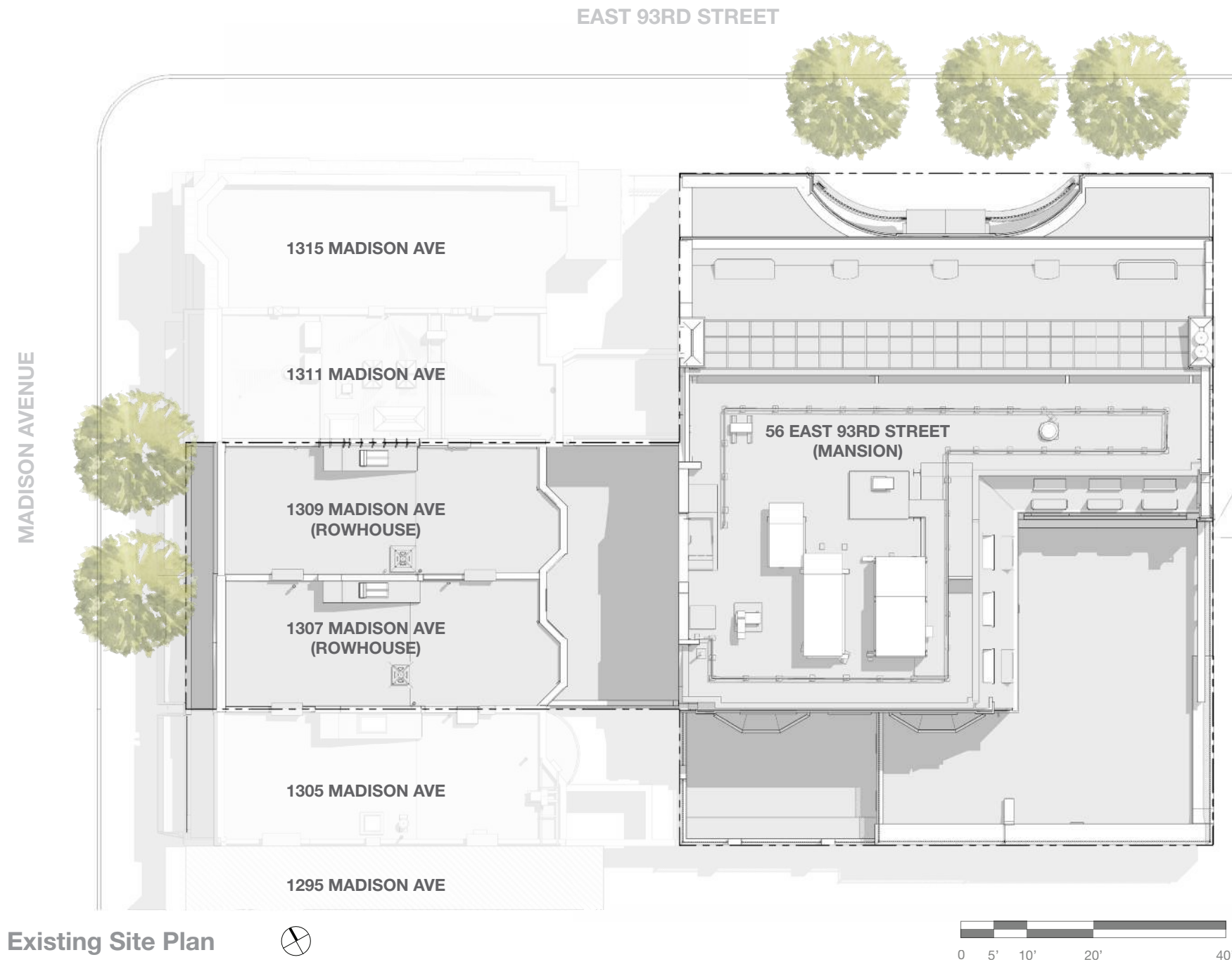
Application Scope

Mansion (56 East 93rd Street)

- Connection to Rowhouses
- Play Deck
- Geothermal & Mechanical Upgrades

Rowhouses (1307-09 Madison Avenue)

- Enlargement
- Ball Cage
- Geothermal & Mechanical Upgrades
- Facade Restoration



Mansion History: 56 East 93rd Street

Built: 1930

Original Architect: William Goadby

Conversion to Spence School: 2002

Architect: Buttrick, White, & Burtis



Mansion Slate Roof



Mansion Chimney



Mansion Facade



Mansion Terrace



Mansion Entrance

Rowhouse History: 1307-09 Madison Avenue

1307 - 1309 Madison Avenue

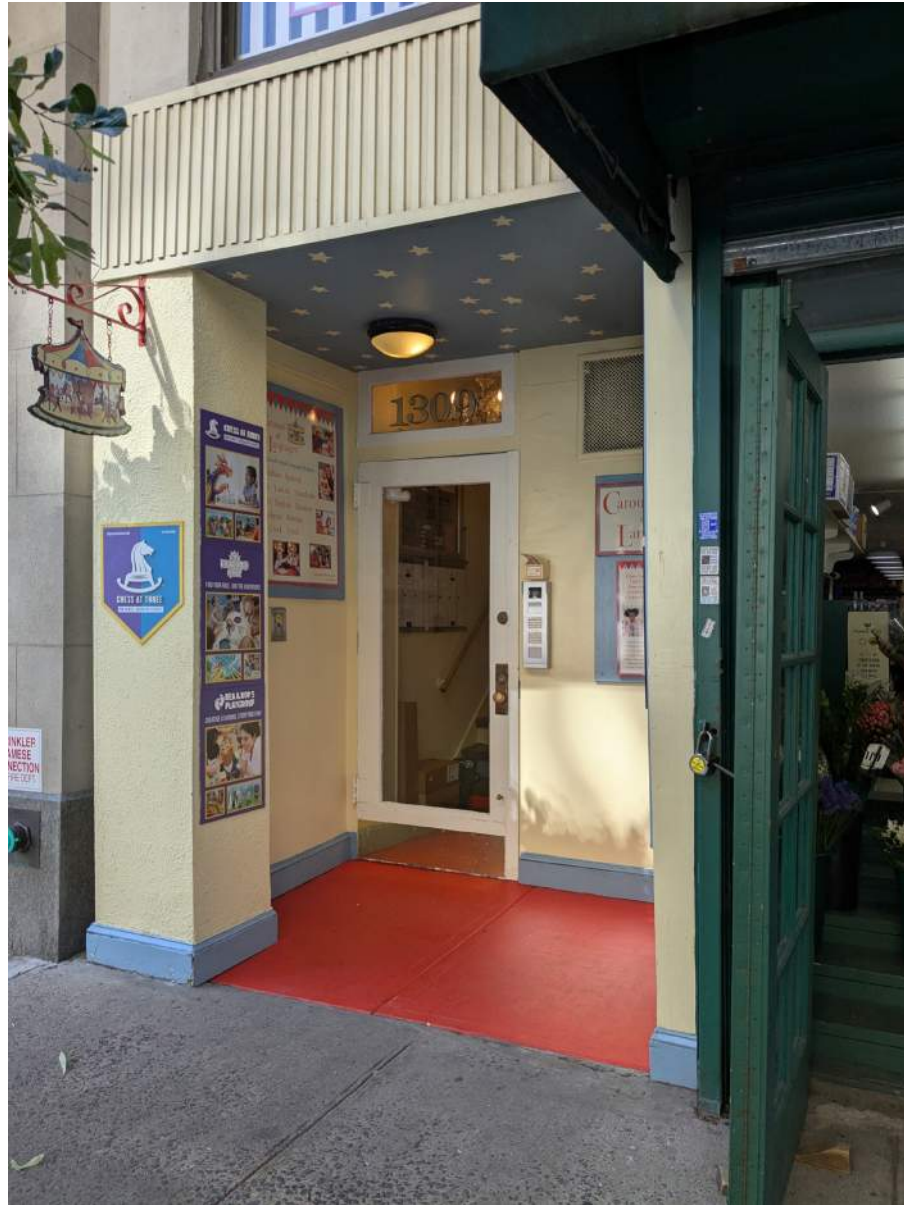
The buildings, now stuccoed, are unified by their **① two-story storefront projections, which are framed by pilasters supporting an entablature and parapet**; by the fenestration pattern and details **② (including third-story windows set within shallow arches and capped by diamond shapes)**; and by the **③ terminal cornice which features a pediment over the central, projecting section of the composition**. The openings at the upper three stories retain the six-over-six double-hung wood sash windows which date from the 1932-33 alteration. Additional surviving historic fabric includes remnants of the second-story tripartite wood windows at No. 1305 (other second-story windows are replacements, in tripartite configurations but lacking historic details) and **④ the wood and glass door and transom at the residential entrance of what was No. 1309**. Otherwise, the first story infill consists of modern materials.

- LPC Expanded Carnegie Hill Designation Report



Current West Elevation (Madison Ave)

Rowhouse Storefront: Existing Conditions



Rowhouse Renovation: Existing Conditions



Existing Retail 1st Floor at Rowhouse



Existing Commercial Space at Rowhouse



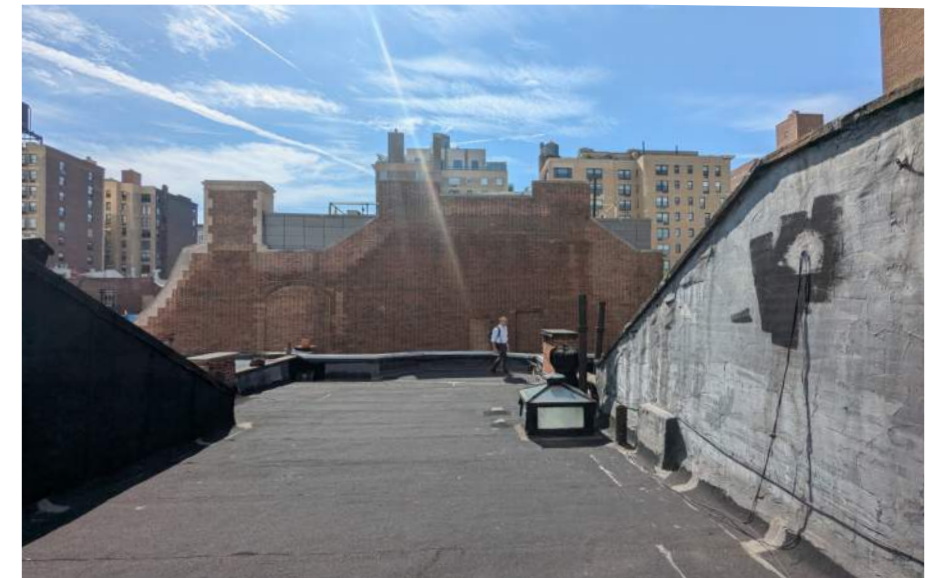
Existing Townhouse Facade



Existing Retail Cellar at Rowhouse



Existing Apartments at Rowhouse



Existing Roof at Rowhouse

Rear Yard: Existing Conditions



Rowhouse Rear Yard



Rowhouse Rear Yard Facing Mansion Side Facade

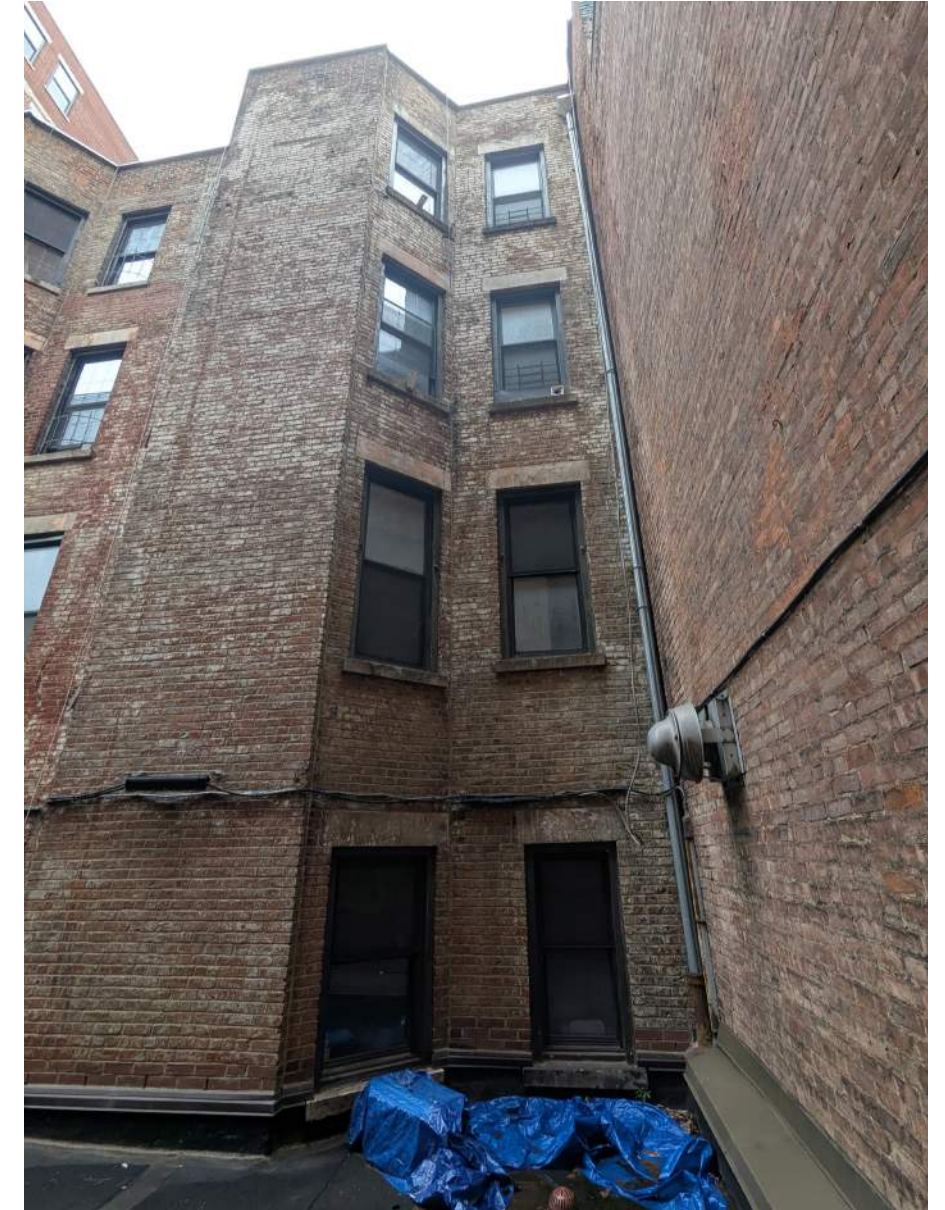
Rear Yard: Existing Conditions



1305 & 1307 Rowhouse Rear Yard



1307 Rowhouse Rear Facade



1309 Rowhouse Rear Facade

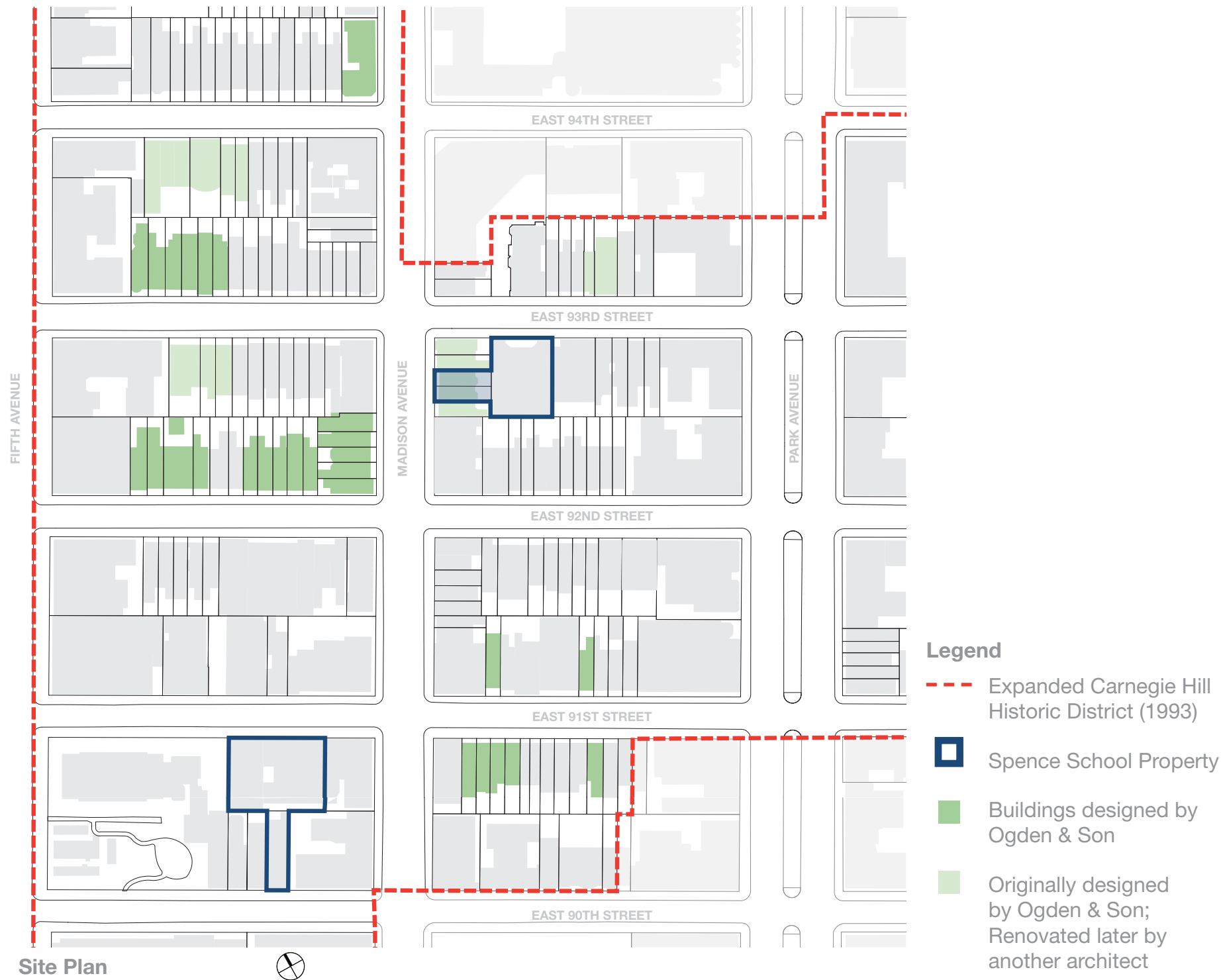
Rowhouse History: Similar Rowhouse Buildings

1305 through 1315 Madison Avenue Built: 1890

Architect: A.B. Ogden & Sons

“During the last quarter of the nineteenth century, the area of the district experienced a surge of development; over two hundred buildings survive from that era. The vast majority are **speculatively-built rowhouses, typically put up in groups of two to six....Indisputably the most prolific developer was Walter Reid, who built at least forty-one row houses... within the area of the historic district....**New Building Applications record that a Walter Reid developed one row of houses designed by the architectural firm of J.C. Cady & Co., then **several rows in association with A.B. Ogden.**”

- LPC Expanded Carnegie Hill Designation Report



Rowhouse History: 1307-09 Madison Ave Development

Madison Avenue Entrances Modified: 1930

Architect: Moore & Landsidel



1930s New York Public Library Photo

Storefront Conversion & Interior Gut Renovation: 1933

Architect: George Victor Harvey



1940s Tax Department Photo

Conversion to Grocery Store: Approx. 1999

Architect: Unknown



1990s Photo

Rowhouse History: 1305-1315 Madison Ave Development

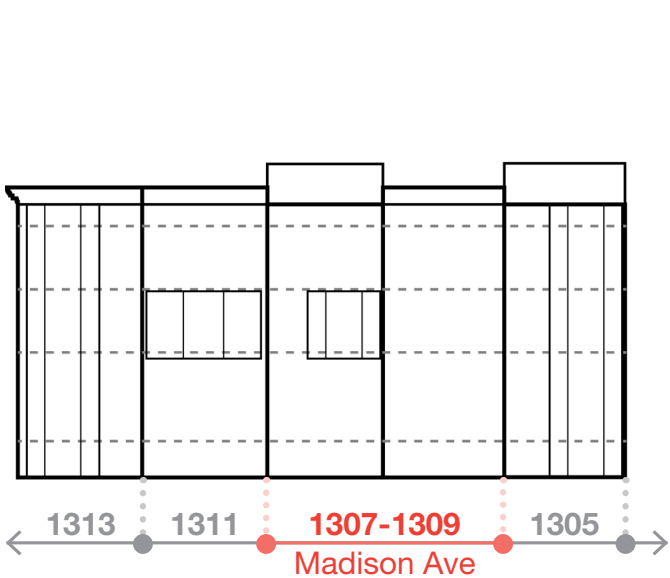
1890

Construction of rowhouse development; included 5 four-story rowhouses with a basement level

Legend

- Additions
- Demolition

--- New Floor Level



1890 | Initial Development

1899 | 1309 Madison Avenue

- Mansard Roof was removed and raised by one-story with new Mansard Roof

1901 | 1311 Madison Avenue

- One-story Addition to West Facade
- Four-story Addition to Eastern part of Building
- Addition of Bracketed Cornice
- Demolition of Bay Window and Balcony above

1902 | 1305 Madison Avenue

- Mansard Roof was removed and raised by one story with new Mansard Roof



1899 - 1902 | Bulk Expansion

1927 | 1313 Madison Avenue

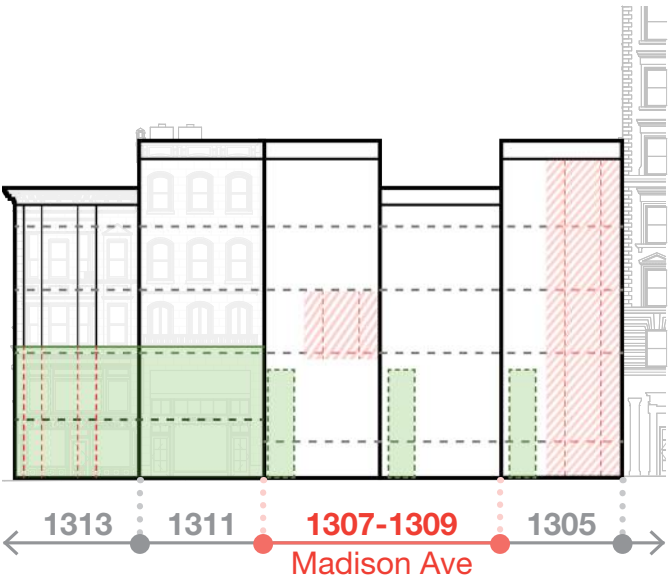
- Removal of stairs up to Parlour Level
- Raising floor elevations of Basement & Parlour Level (now the 1st and 2nd floors)
- Two-story storefront addition

1928 | 1311 Madison Avenue

- Removal of stairs up to Parlour Level
- Raising floor elevations of Basement & Parlour Level (now the 1st and 2nd floors)
- Two-story storefront addition

1930 | 1305 - 1309 Madison Avenue

- Removal of stairs up to Parlour Level
- Demolition of all projections from Facade
- Moving entrance to Basement Level



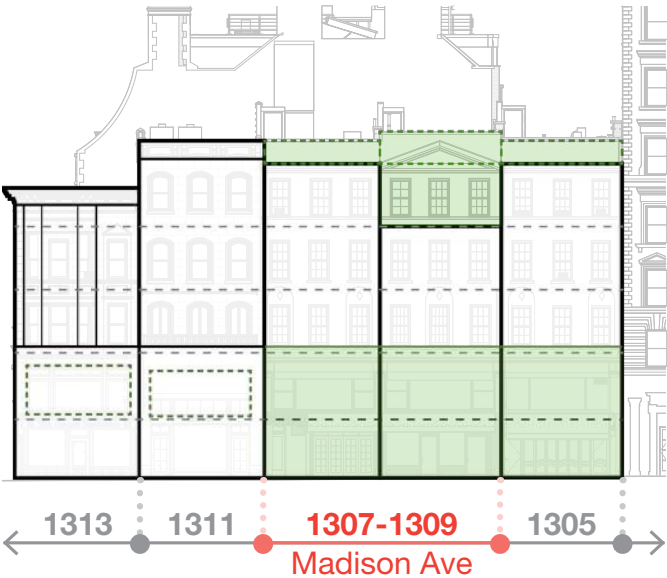
1927 - 1930 | Facade Alterations

1933 | 1305 - 1309 Madison Avenue

- Two-story addition at West Facade
- Repositioning of all floor levels at the interior
- One-story addition to 1307

1934 | 1313 Madison Avenue

- Addition of tripartite wood windows at the 2nd floor, united with transoms at the top



1933 - 1934 | Commercial Additions

Context Analysis: Typical Rowhouse Articulation



Key Plan

Legend

- Featured Rowhouses
- Spence School
- Greenspaces



3



4



1307 & 1309 Madison Ave

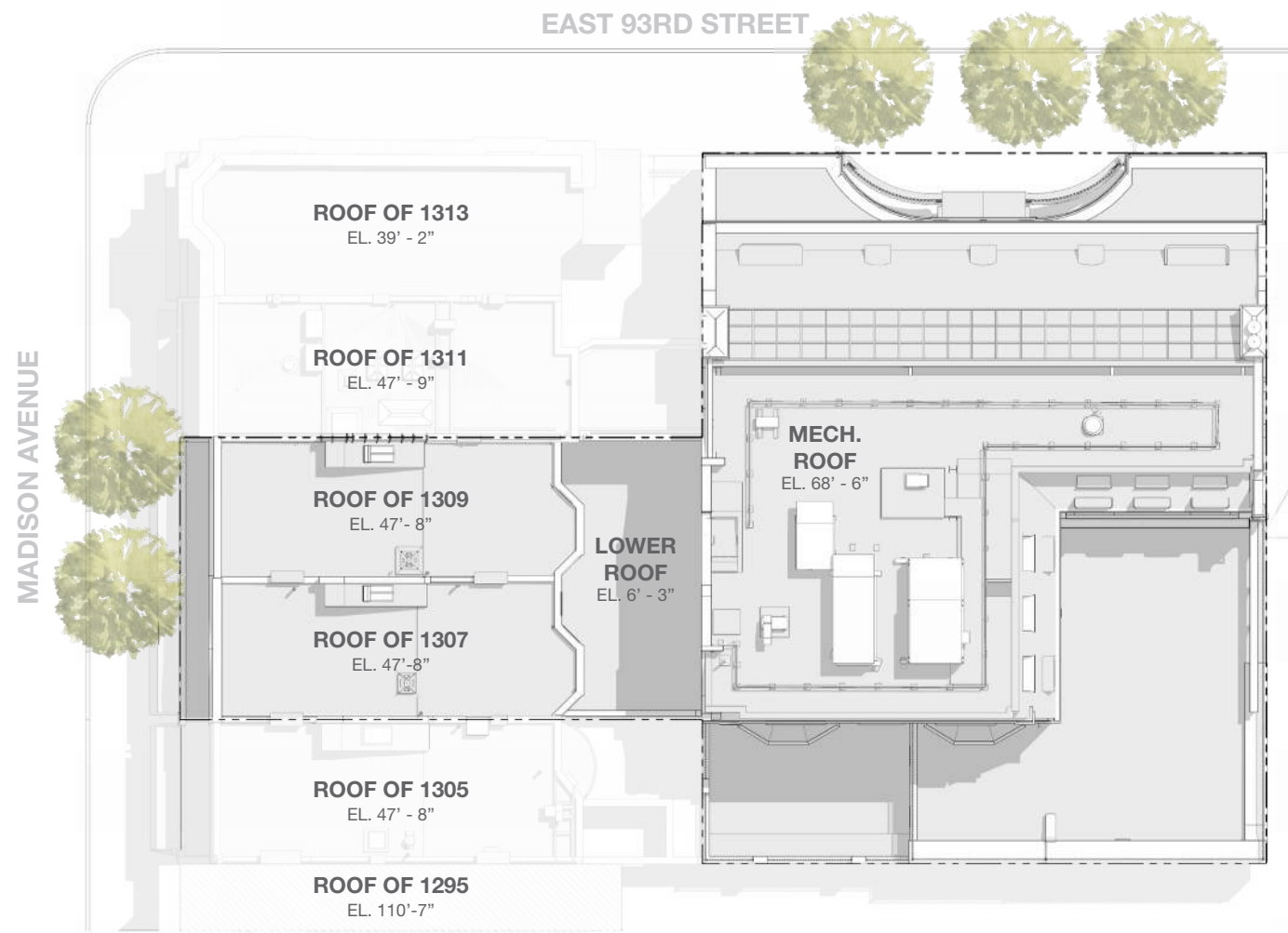


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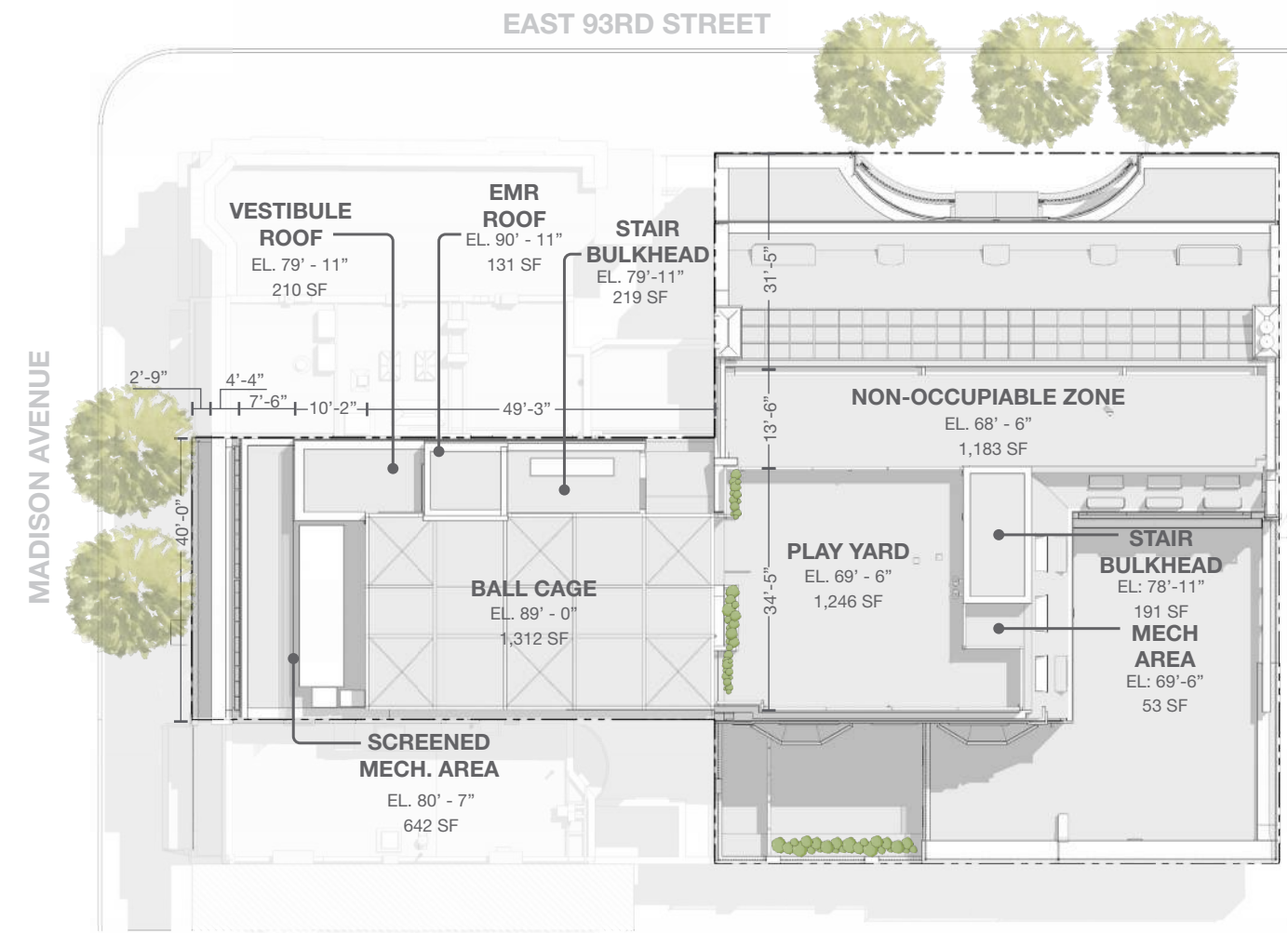


2

Site Plan



Existing Site Plan



Proposed Site Plan

EL: 0'-0" IS THE MEAN CURB ELEVATION
DEFINED BY NYC ZONING CODE



Existing Building Section

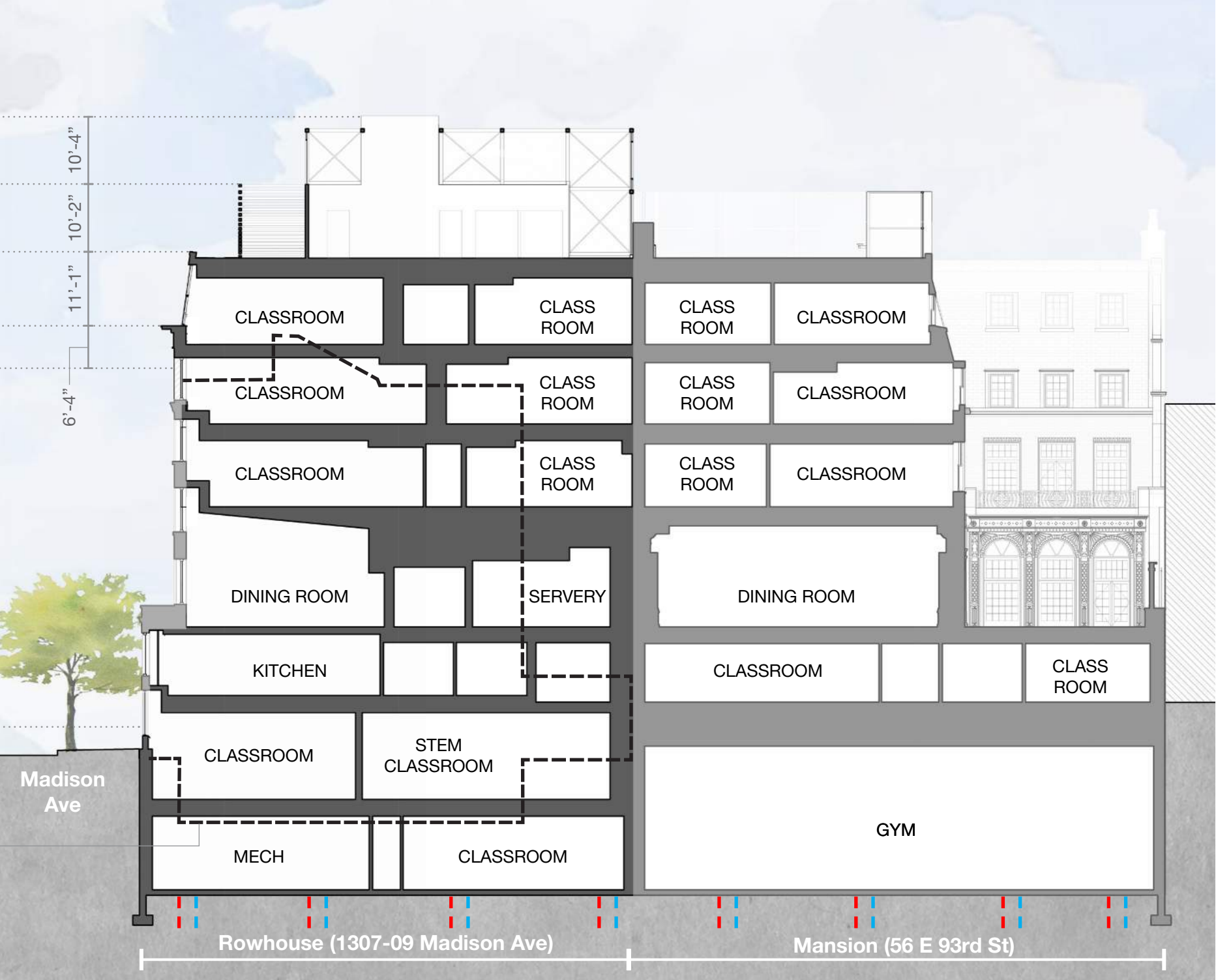
EXG HIGH PARAPET
EL. 53' - 0"

MEAN CURB LEVEL
EL. 0' - 0"

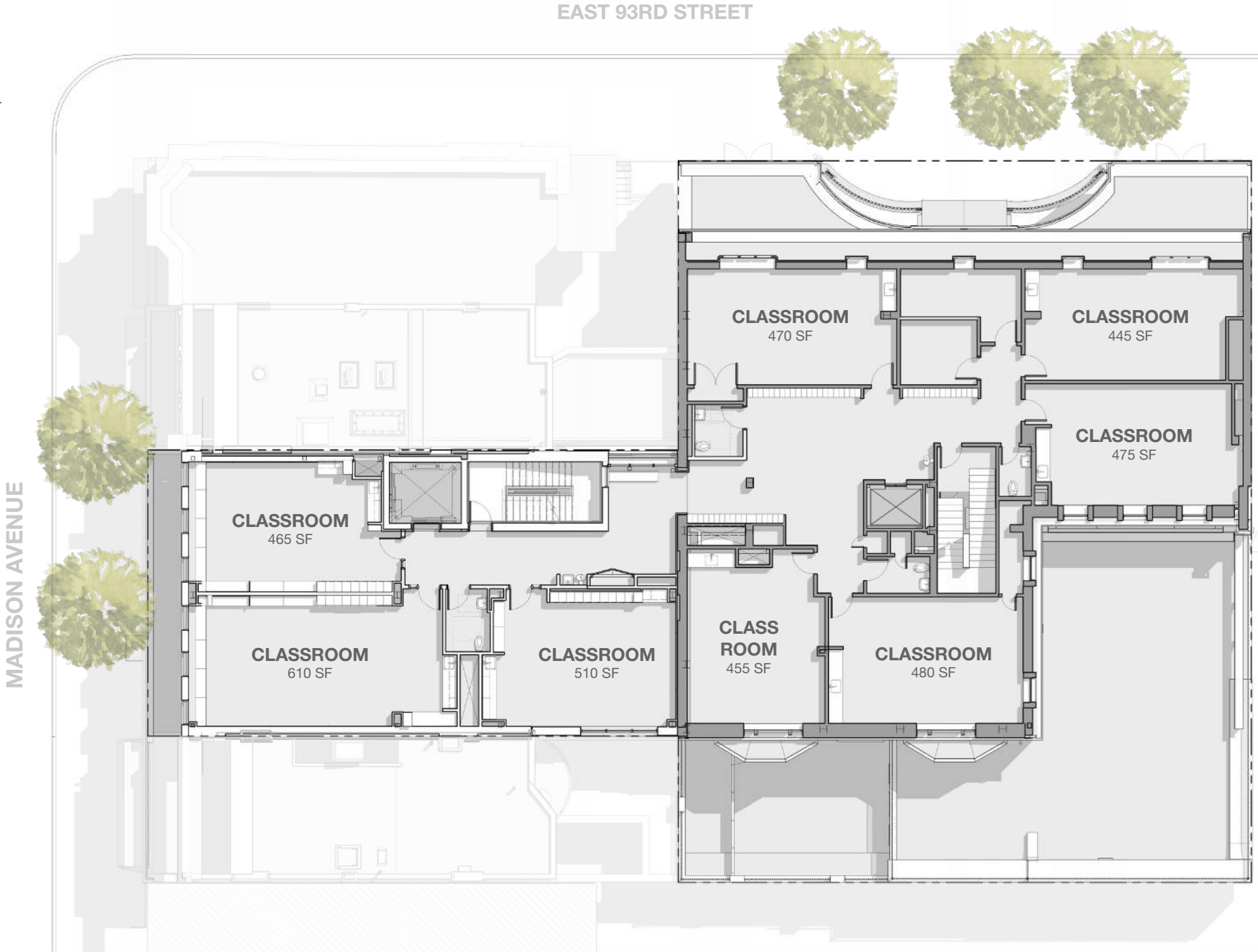


Proposed Building Section

- ELEVATOR BULKHEAD
EL. 90' - 11"
- NEW MECH. SCREEN
EL. 80' - 7"
- NEW PARAPET
EL. 70' - 5"
- NEW CORNICE
EL. 59' - 4"
- EXG HIGH PARAPET
EL. 53' - 0"
- MEAN CURB LEVEL
EL. 0' - 0"
- EXISTING ROWHOUSE
PROFILE



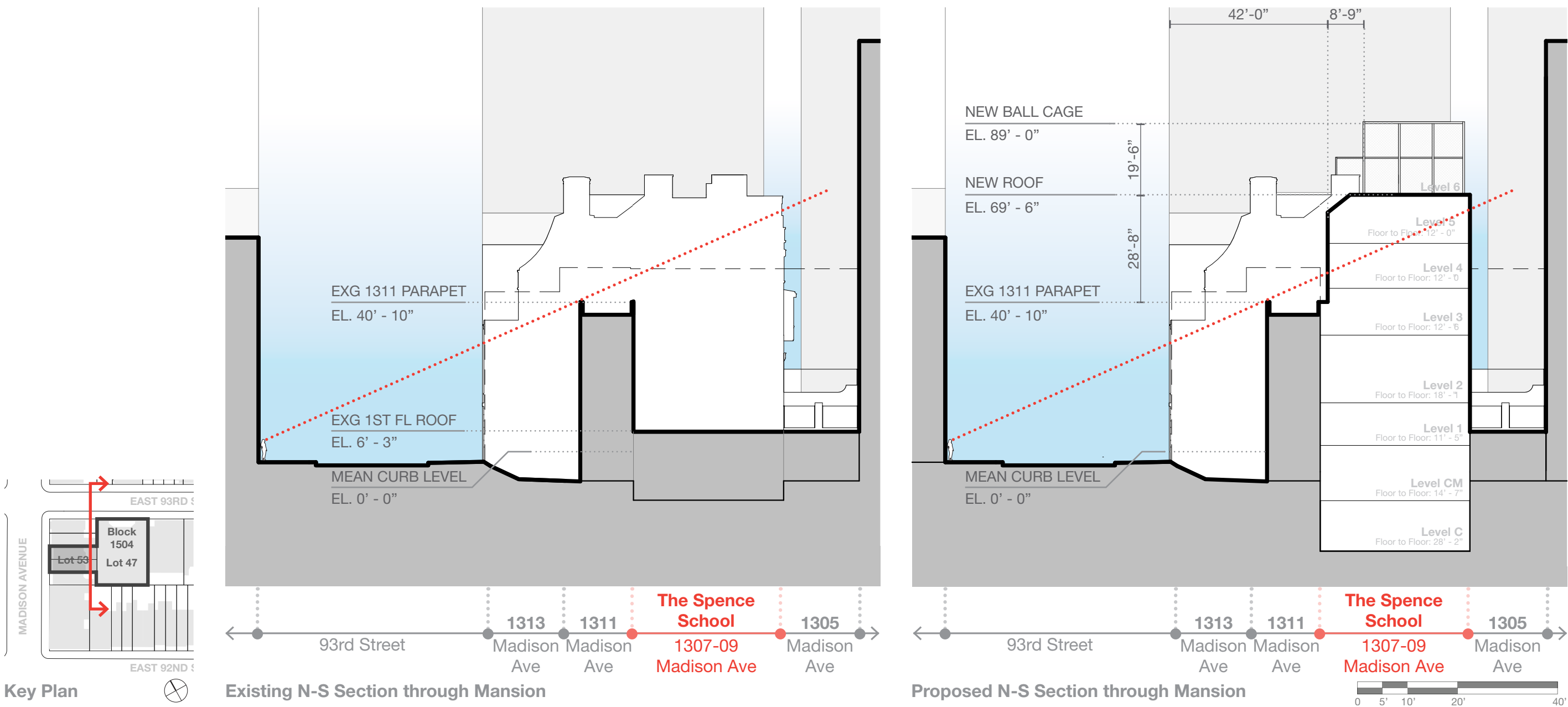
Typical Floor Plan



Typical Floor Plan



Sightline through 93rd St Rear Yard



View Along 93rd Street
East of Madison Ave



Existing



Scaffold Mock-Up



Key Plan

View Along 93rd Street
East of Madison Ave



Existing

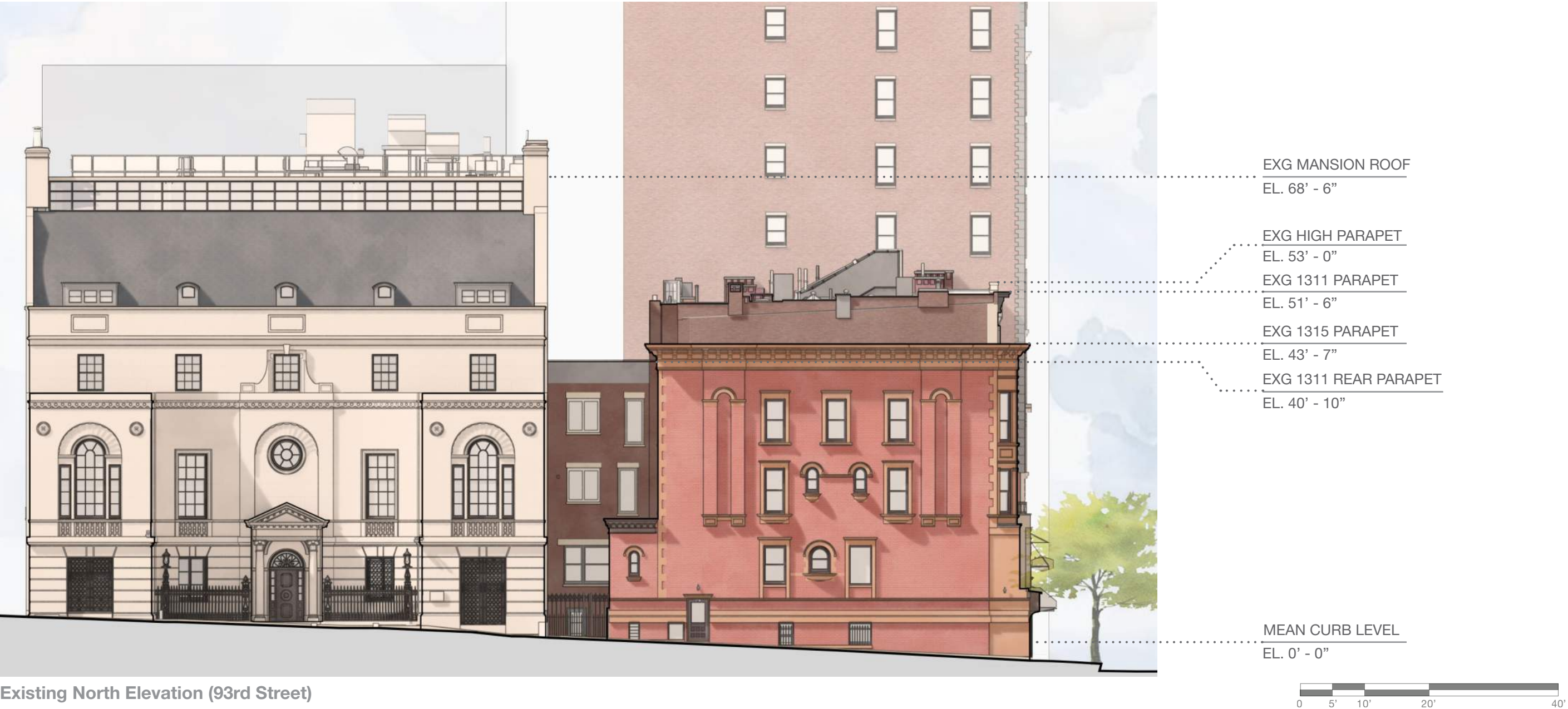


Proposed



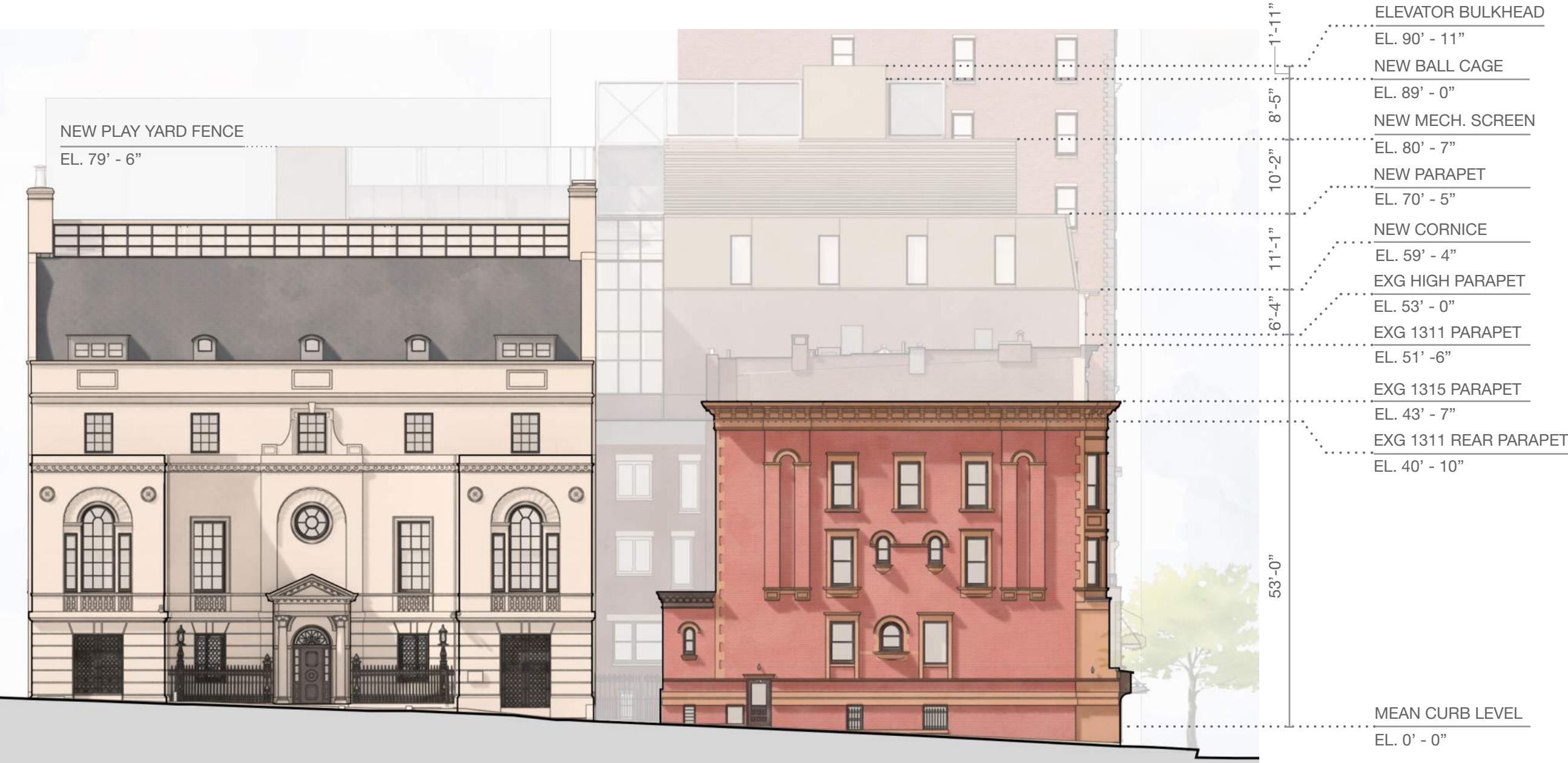
Key Plan

Existing North Elevation



Existing North Elevation (93rd Street)

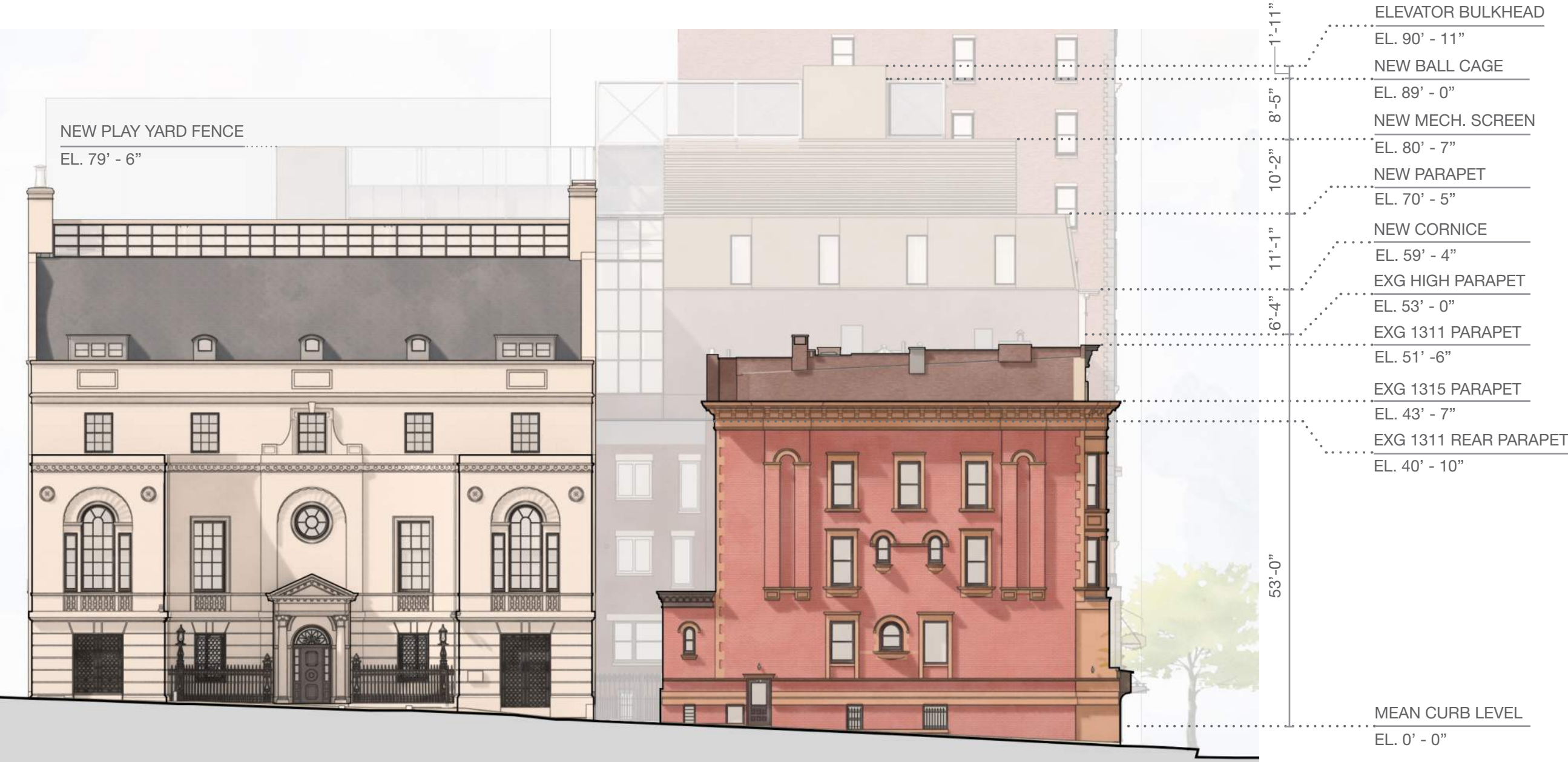
Proposed North Elevation



Proposed North Elevation (93rd Street)



Proposed North Elevation



Proposed North Elevation (93rd Street)

Proposed North Elevation



Proposed North Elevation (93rd Street)

Proposed North Elevation



Proposed North Elevation (93rd Street)

Proposed North Elevation



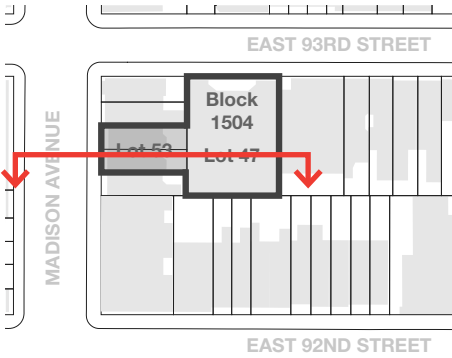
Proposed North Elevation (93rd Street)

Precedent: Connection Between Buildings

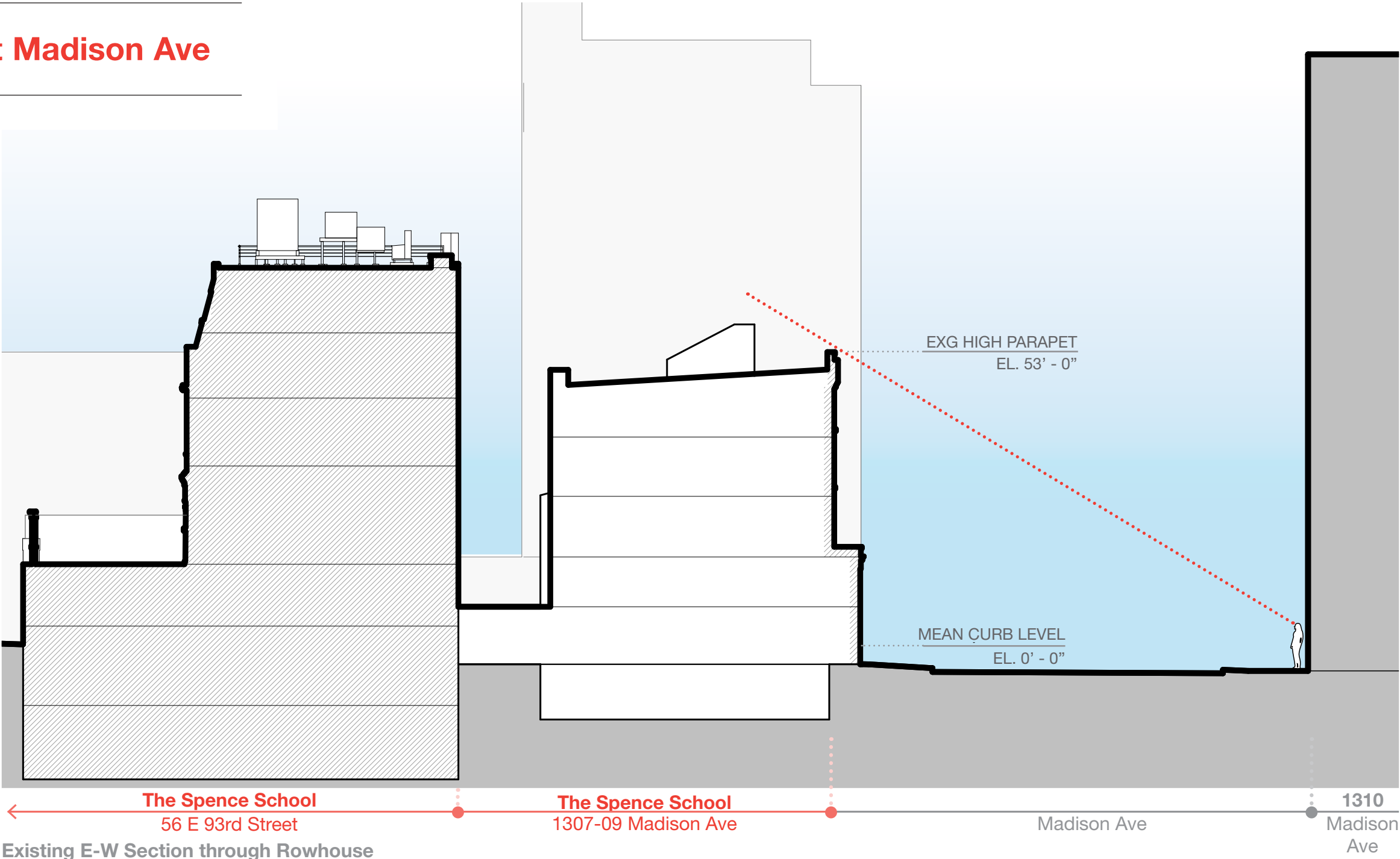


Convent of the Sacred Heart (1 East 91st Street)

Existing Sightline at Madison Ave



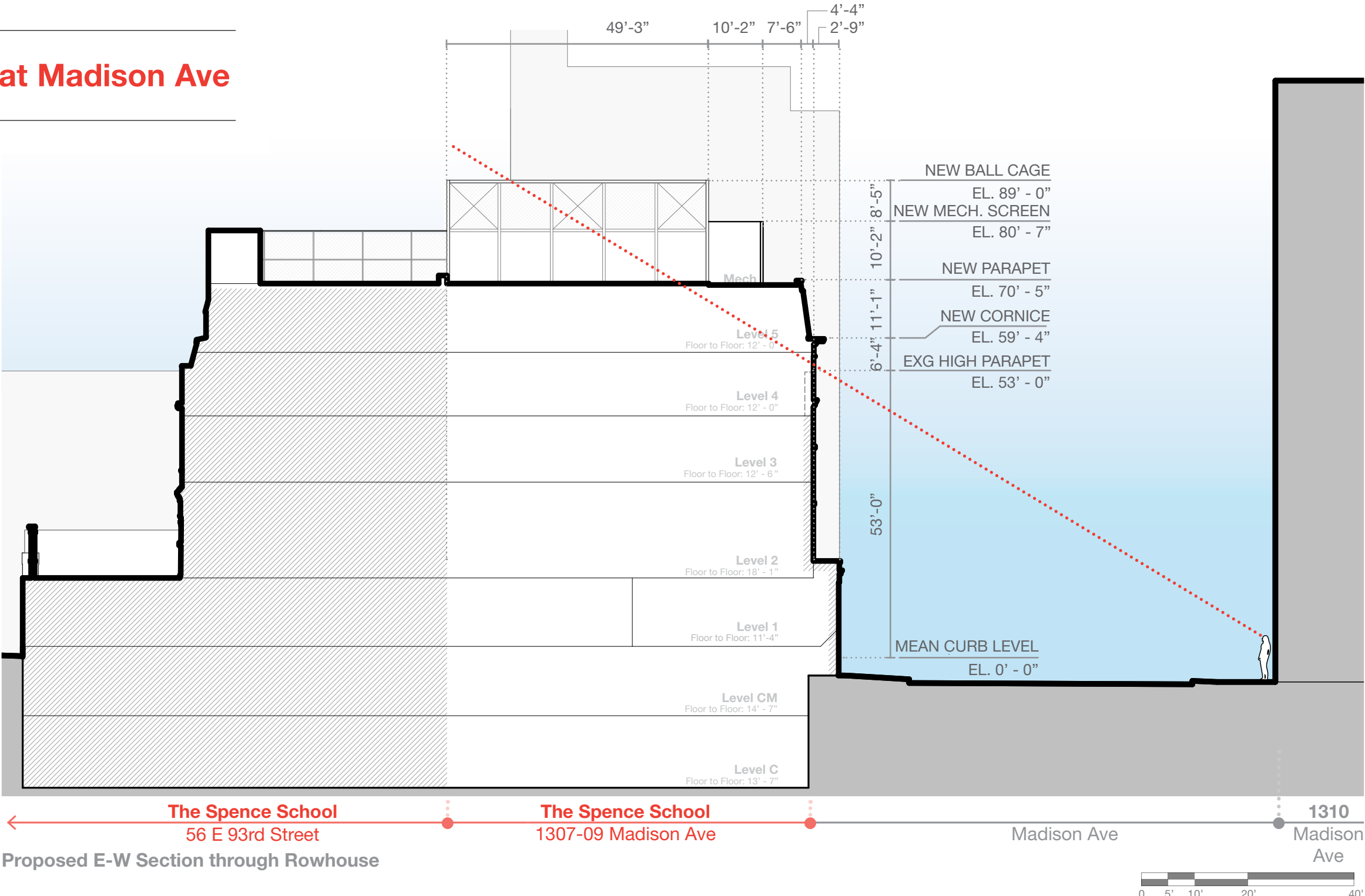
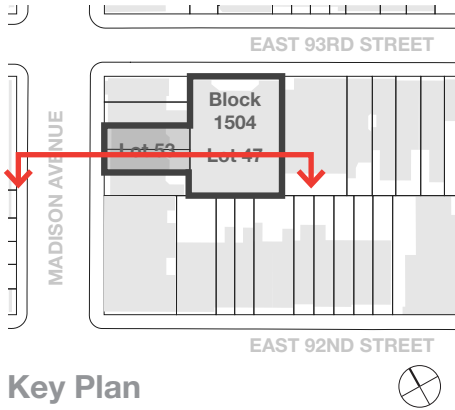
Key Plan



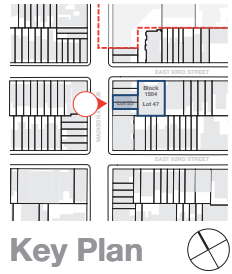
Existing E-W Section through Rowhouse



Proposed Sightline at Madison Ave



View Across Madison Avenue

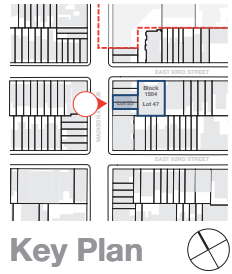


Existing



Scaffold Mock-Up

View Across Madison Avenue

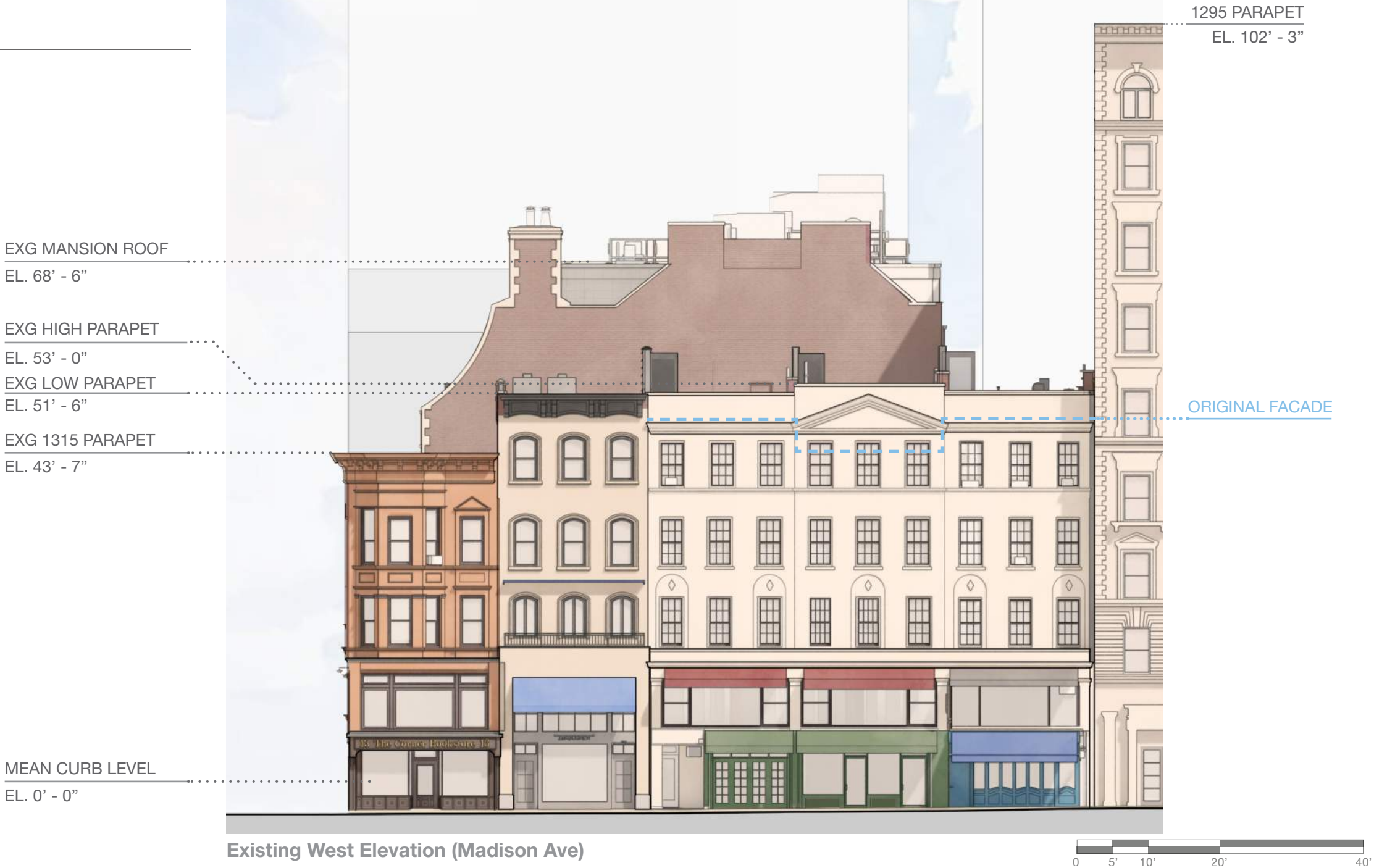


Existing



Proposed

Existing West Elevation



Proposed West Elevation

- ELEVATOR BULKHEAD
- EL. 90' - 11"
- NEW BALL CAGE
- EL. 89' - 0"
- NEW MECH. SCREEN
- EL. 80' - 7"
- NEW PARAPET
- EL. 70' - 5"
- NEW CORNICE
- EL. 59' - 4"
- EXG HIGH PARAPET
- EL. 53' - 0"
- EXG 1311 PARAPET
- EL. 51' - 6"
- EXG 1315 PARAPET
- EL. 43' - 7"
- MEAN CURB LEVEL
- EL. 0' - 0"



1295 PARAPET
EL. 111' - 4"

EXISTING FACADE

ORIGINAL FACADE

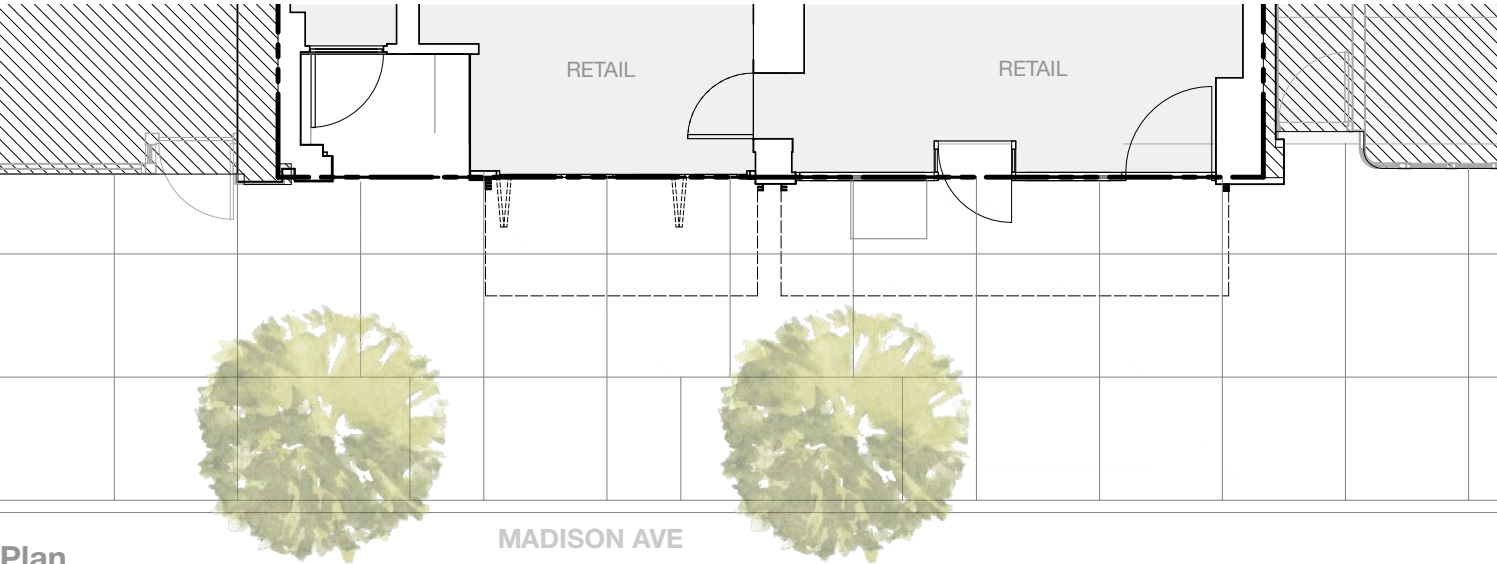
Proposed West Elevation (Madison Ave)



Rowhouse Storefront: Existing Conditions



Elevation



Plan



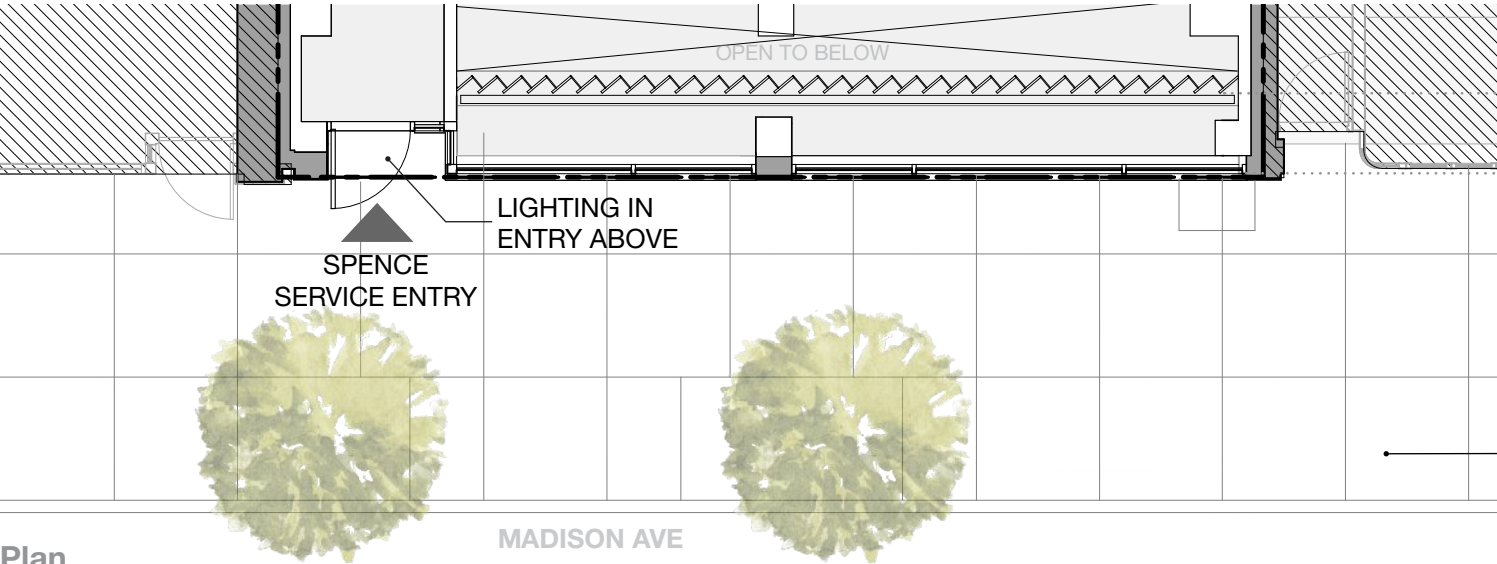
Section

Rowhouse Storefront: Proposed Restoration



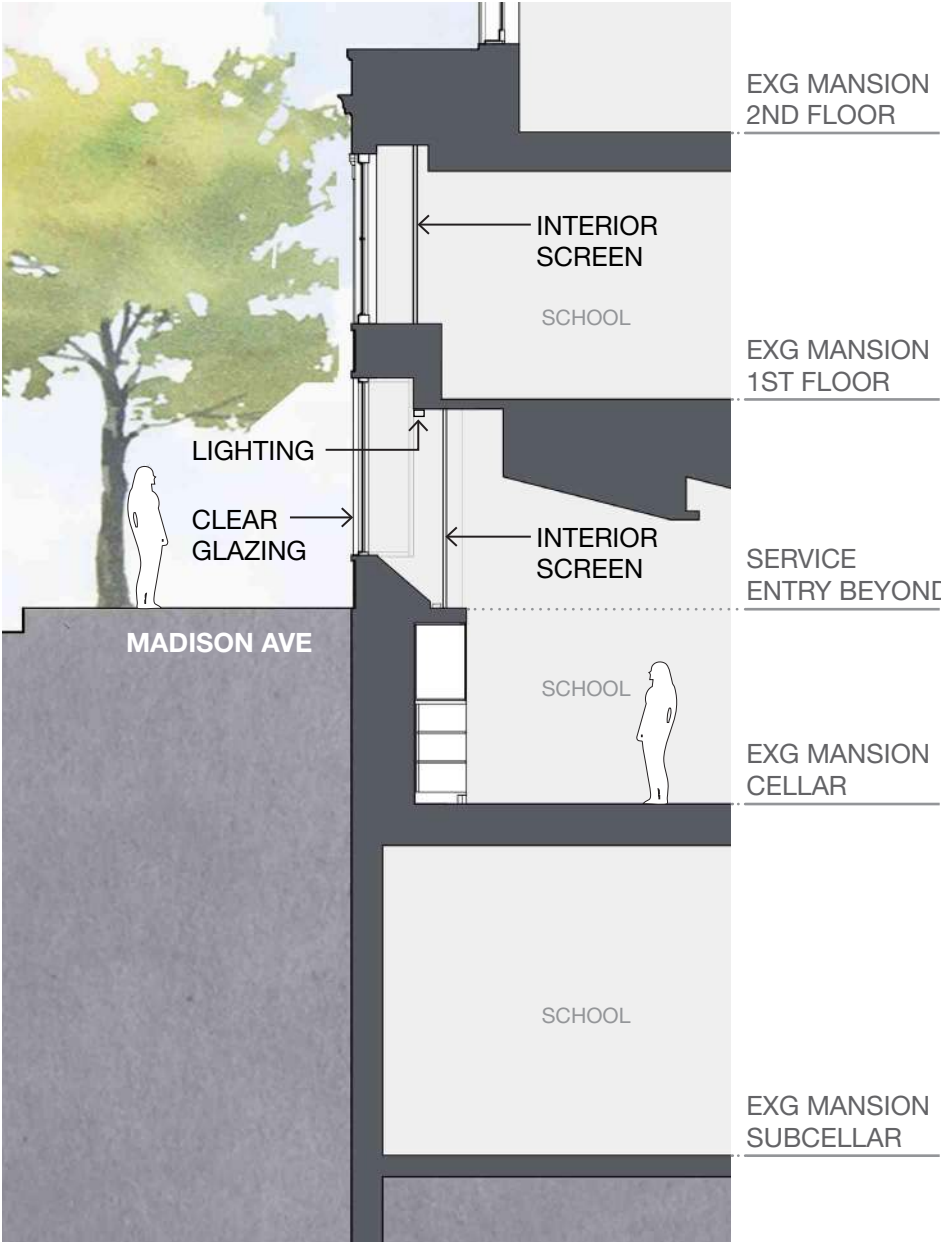
- RESTORED EXG STUCCO PIERS
- 1'-6" EXG STUCCO BAND
- 6'-7" GLAZING
- 2'-1" SPANDREL
- 6'-11" GLAZING
- 2'-0" STONE WATER TABLE

Elevation



- INTERIOR SCREEN
- 3'-3" CLEAR GLAZING

Plan



Section



Existing South Elevation



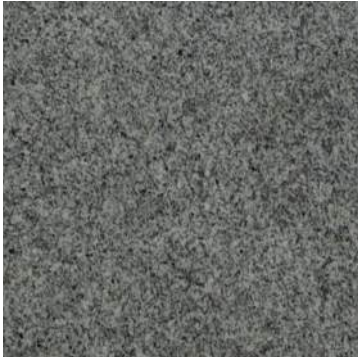
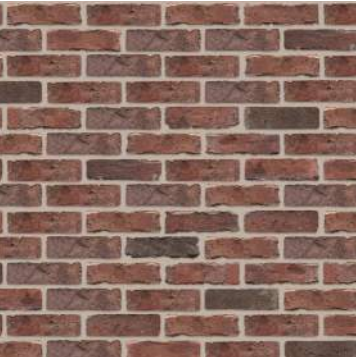
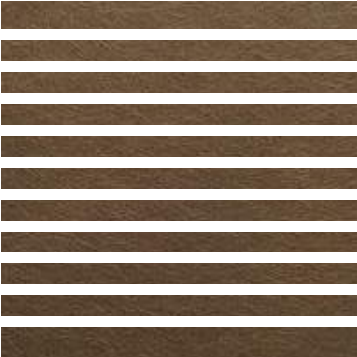
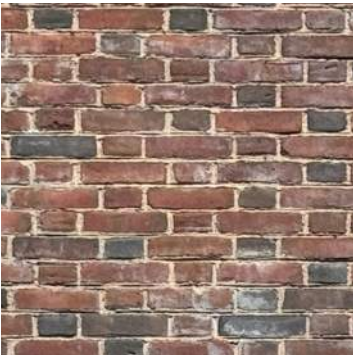
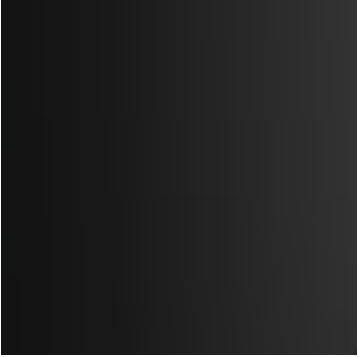
Existing South Elevation

Proposed South Elevation



Proposed South Elevation

Existing & Proposed Material Palette

Mansion	Rowhouse	Storefront	Addition	
				
Existing Limestone	Restored & New Stucco	New Grey Granite to Match Historic	New Brick	New Bronze Mech. Screen
				
Existing Slate	Painted Wood Frame to Match Existing	New Metal Storefront	New Bronze Panel	New Painted Steel
				
Existing Brick		New Backpainted Glass Spandrel to Match Historic		New Vanishing Mesh

Building Overview

Outdoor Play Space

Mechanical & Bulkhead

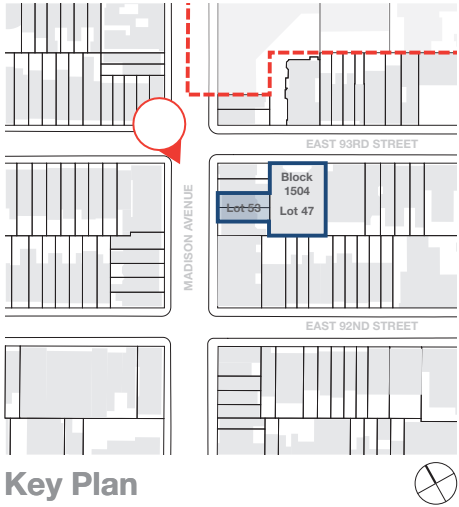
Rear Yard Infill

Enlargement

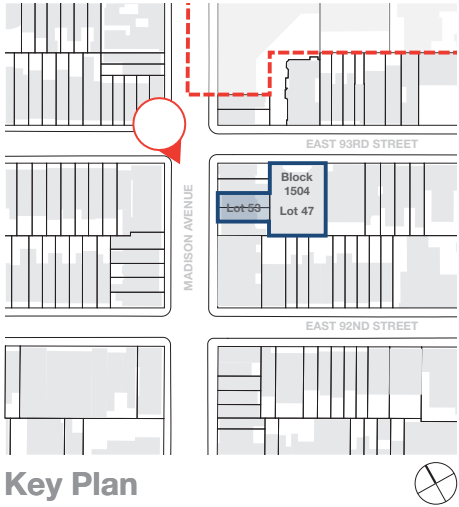
Facade & Storefront Restoration



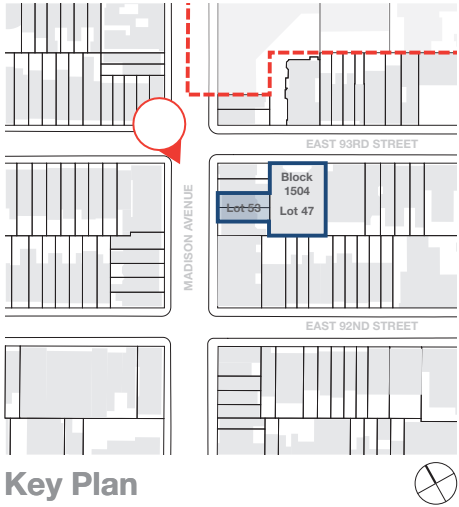
Existing View at the Corner of 93rd St & Madison Ave



Proposed View at the Corner of 93rd St & Madison Ave



Proposed View at the Corner of 93rd St & Madison Ave



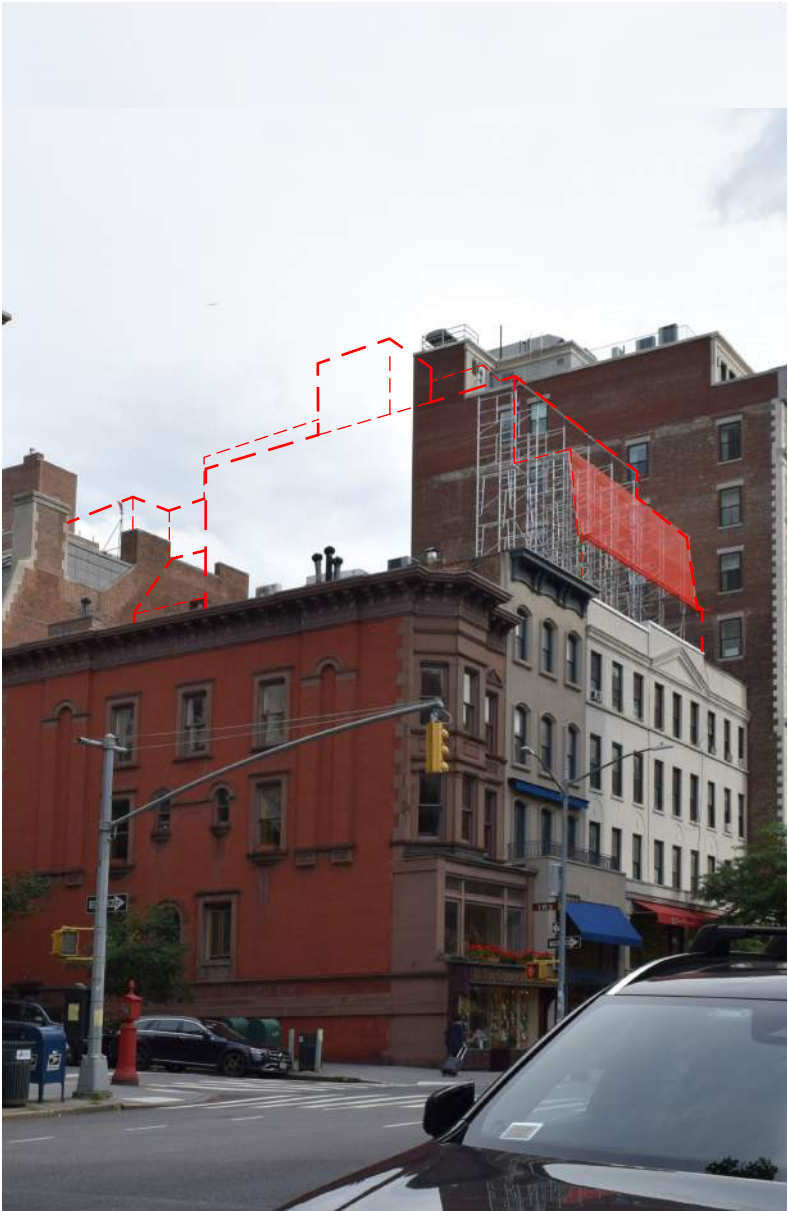
View along Madison Ave
Between 93rd & 94th St



Key Plan



Existing



Scaffold Mockup



Proposed

View Along 93rd Street
East of Madison Ave



Key Plan



Existing



Scaffold Mockup



Proposed

View at the SW Corner of
92nd St & Madison Ave



Key Plan



Existing



Scaffold Mockup



Proposed

Existing View Along 93rd Street
West of Madison Ave



Key Plan



Existing



Scaffold Mock-Up



Proposed



July 28, 2026
Public Hearing

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Appendix: Architectural

Rowhouse Storefront: Madison Ave Storefront Masterplan

- Historic storefront
- “No-style” storefronts with no remaining original or historic architectural components



Madison Ave Storefront Masterplan



Current Storefront

Rowhouse Storefront: Probes



Elevation



5



4



1



2

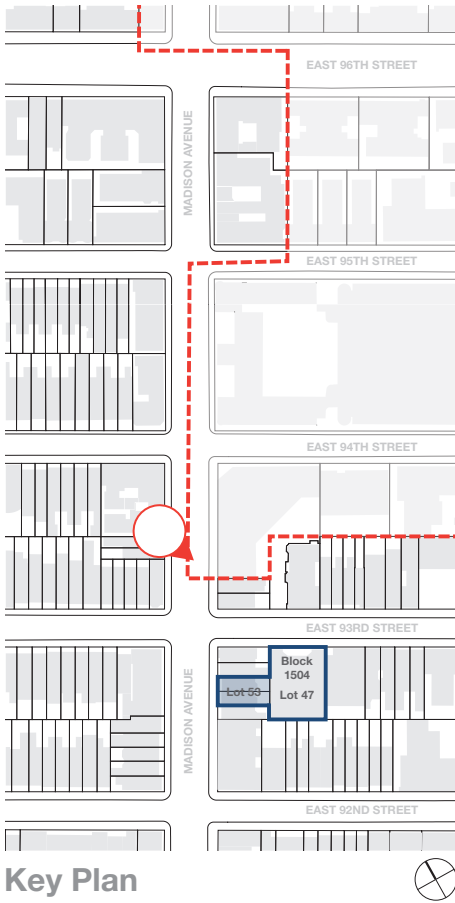


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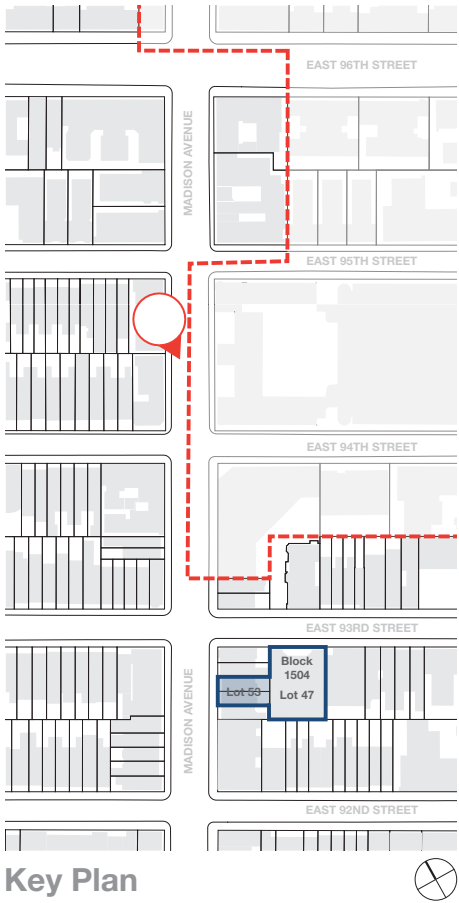
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Additional Street Views



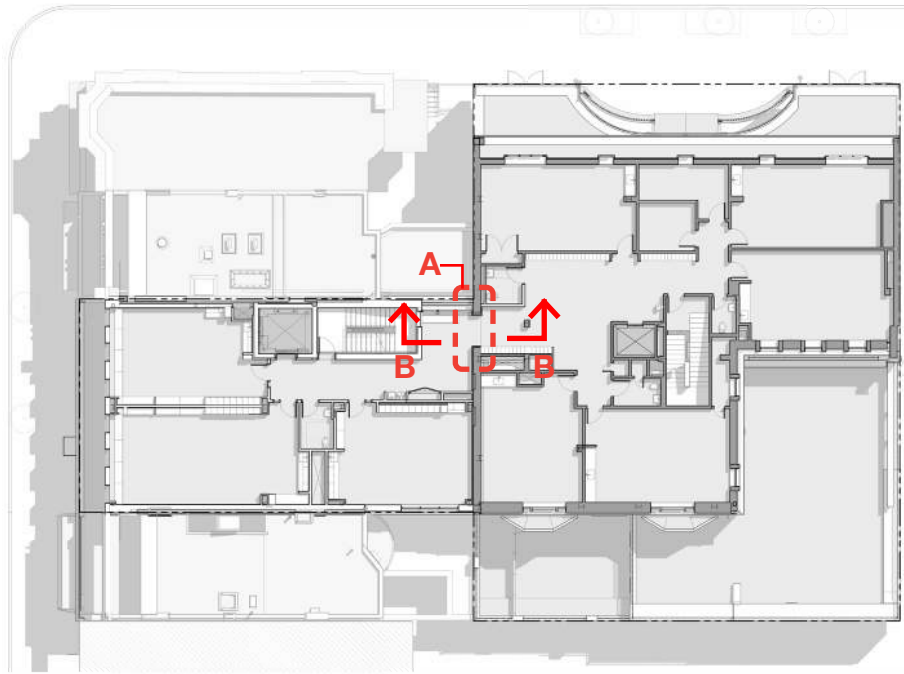
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Additional Street Views

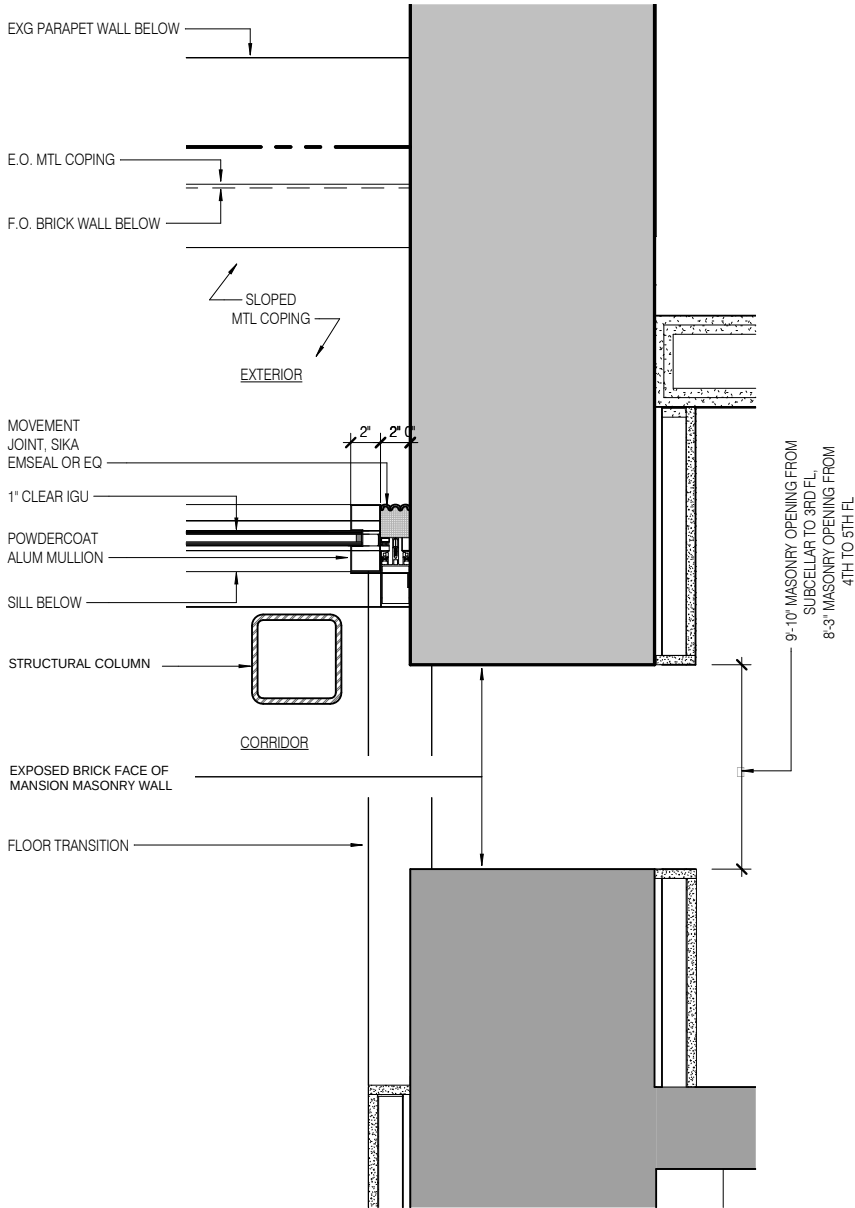


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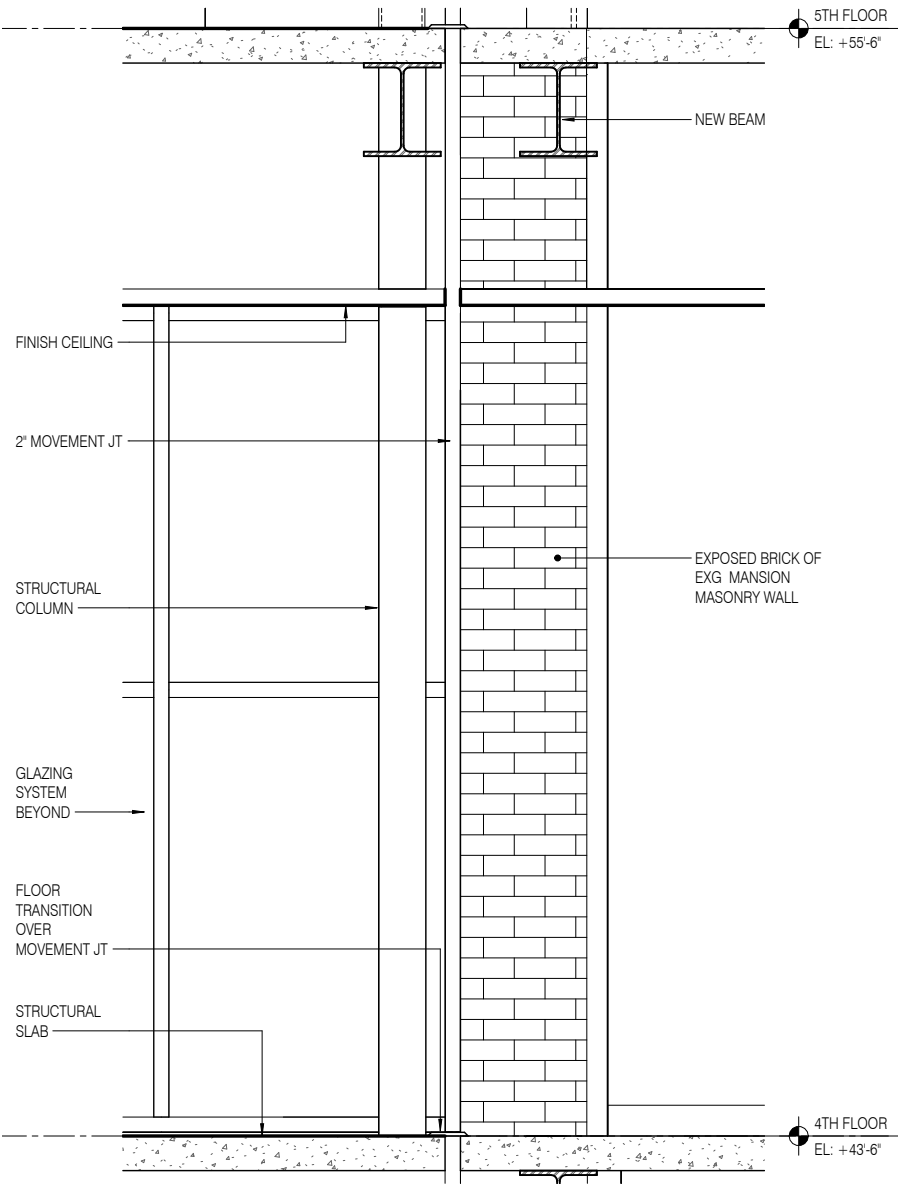
Rowhouse & Mansion Connection



Key Plan

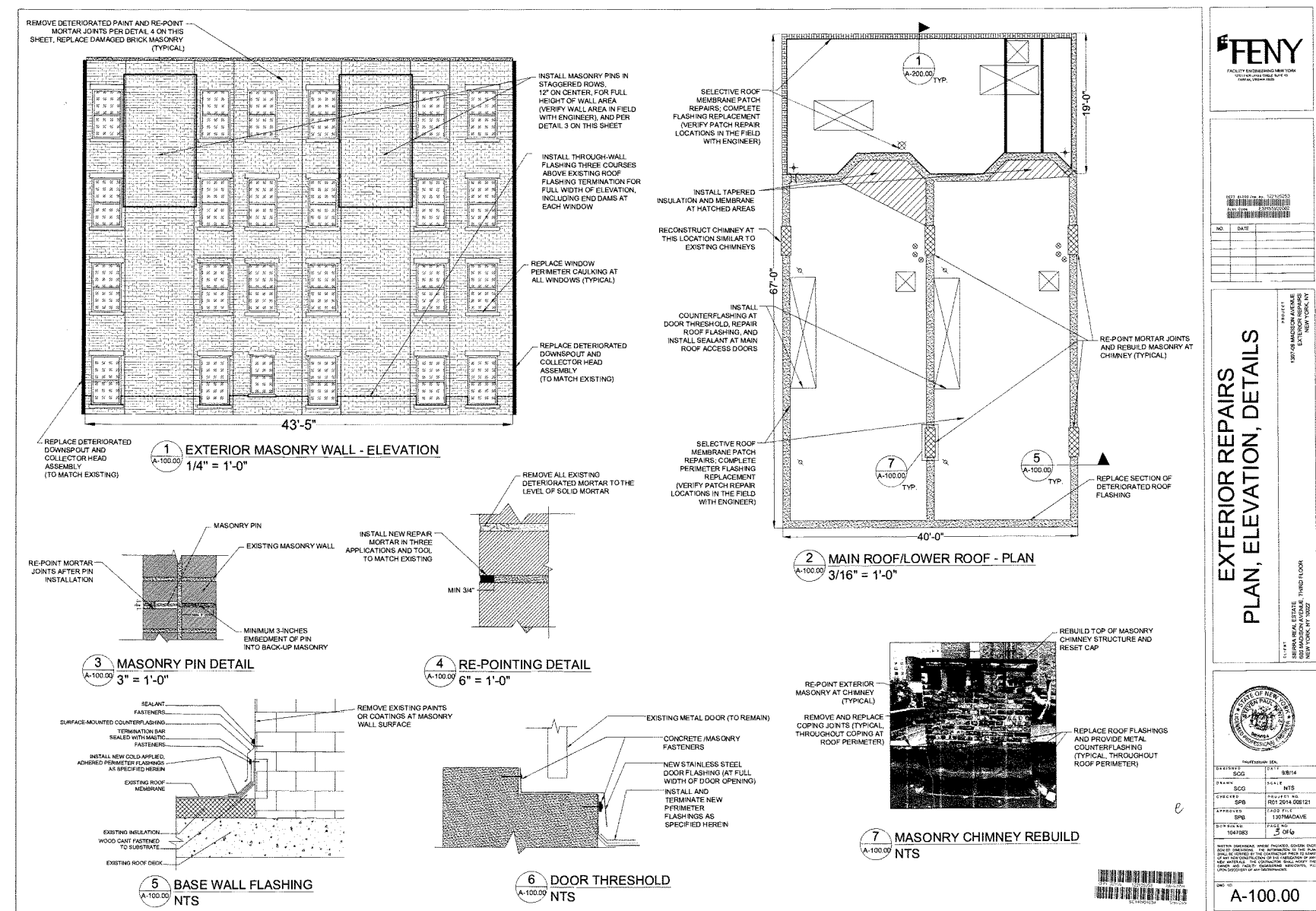


Plan Detail A



Section Detail B-B

Existing Rowhouse Rear Facade



1307-09 Madison Ave - 2014 Facade Restoration Drawings

Appendix: Geotechnical & Monitoring

LANGAN



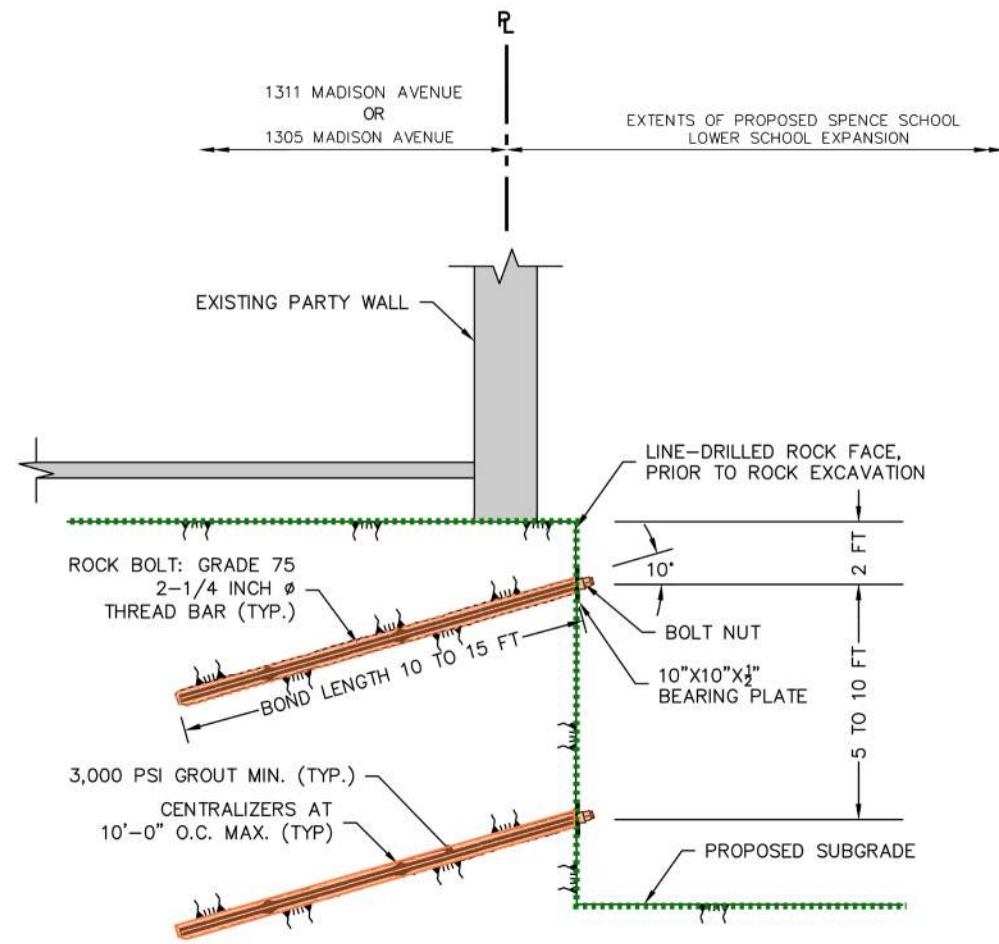
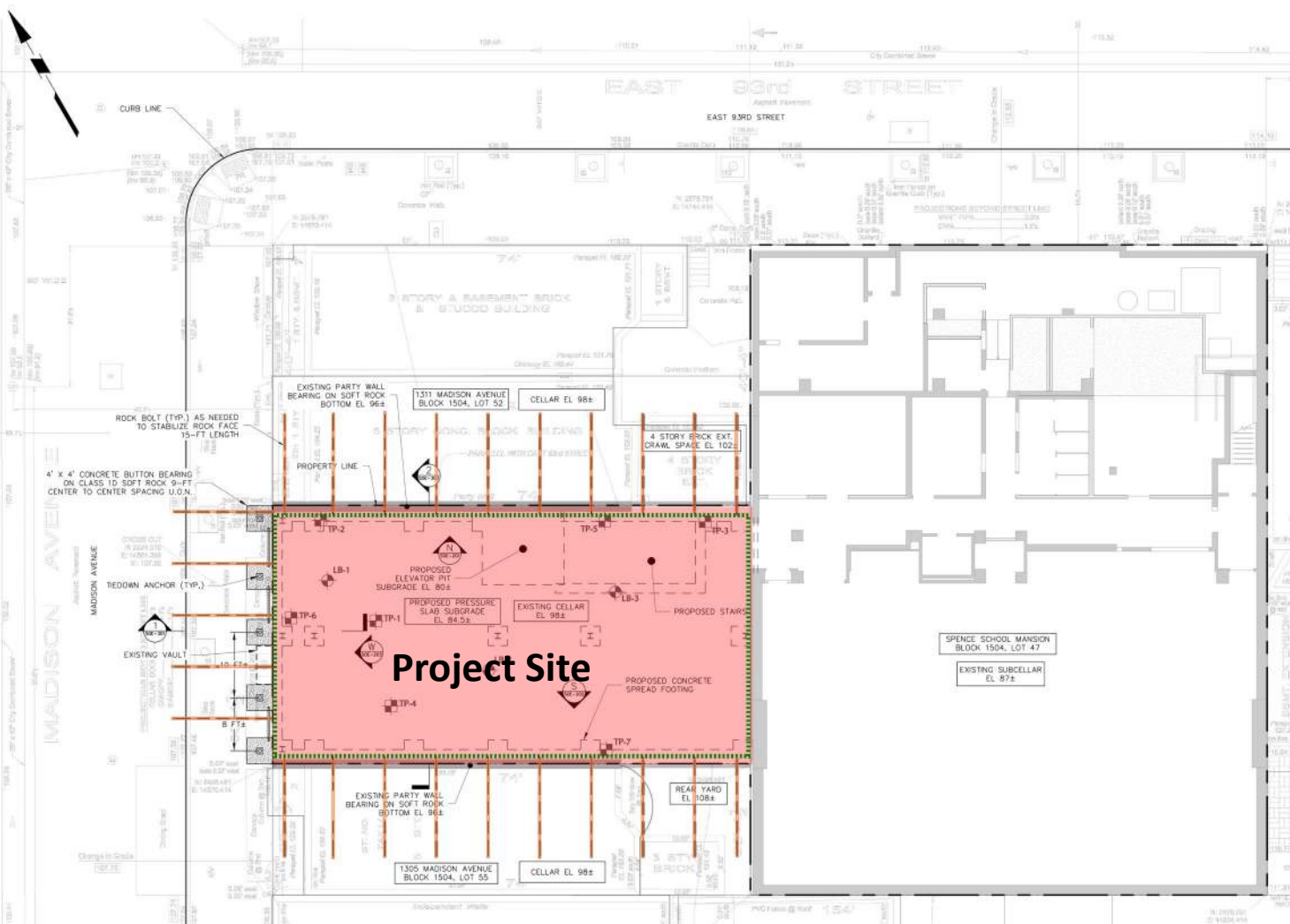
Technical Excellence Practical Experience Client Responsiveness

SPENCE SCHOOL – LOWER SCHOOL EXPANSION

1307-1309 Madison Avenue, New York

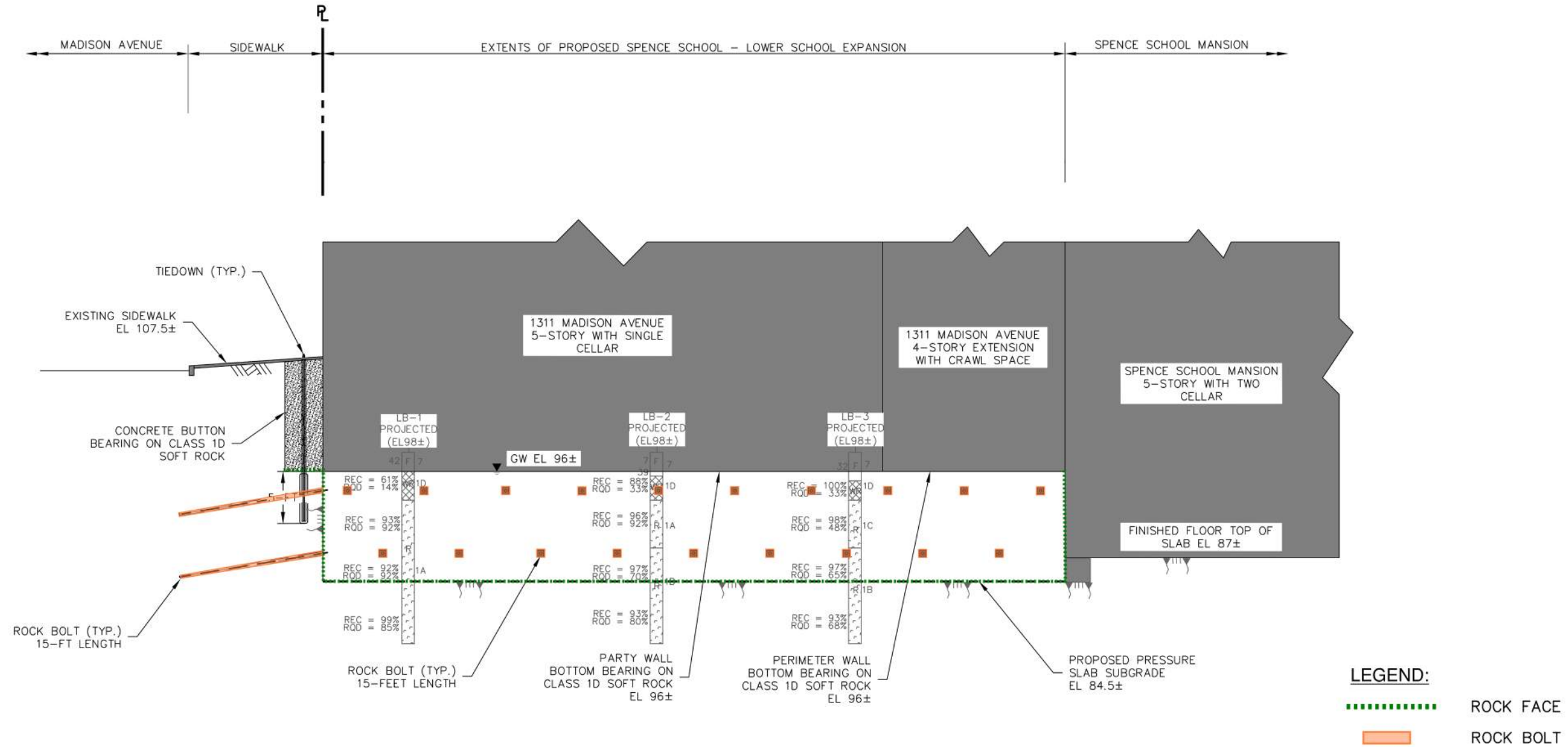
28 July 2026

SUPPORT OF EXCAVATION PLAN AND TYPICAL SECTION AT NEIGHBORING BUILDINGS

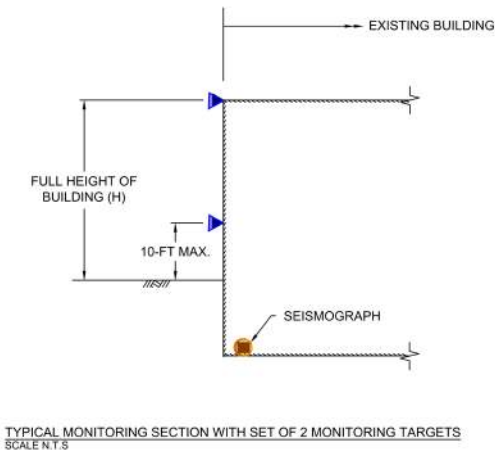
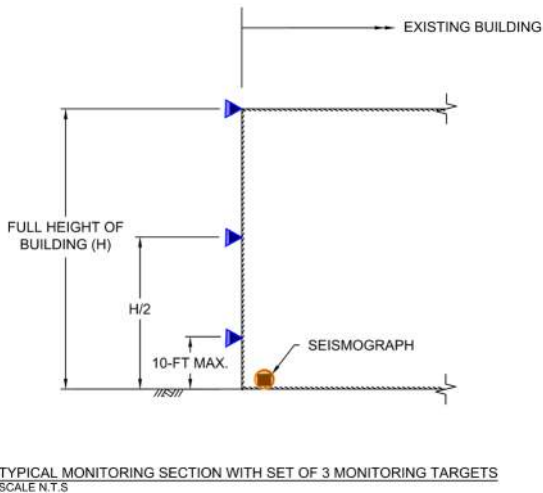
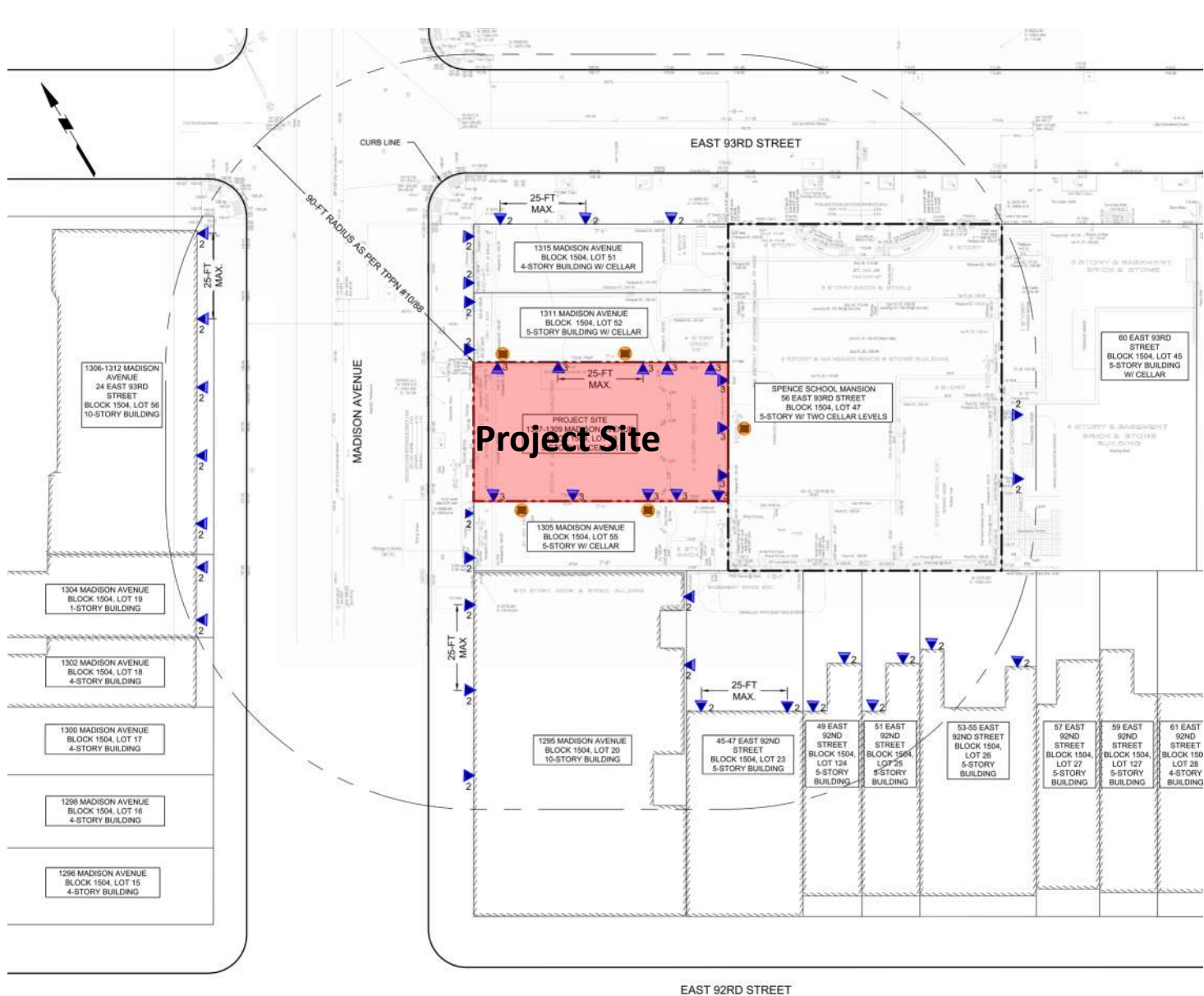


- LEGEND:**
- ROCK FACE
 - ROCK BOLT

SUPPORT OF EXCAVATION NORTH ELEVATION



SUPPORT OF EXCAVATION MONITORING OF ADJACENT BUILDINGS



LEGEND:

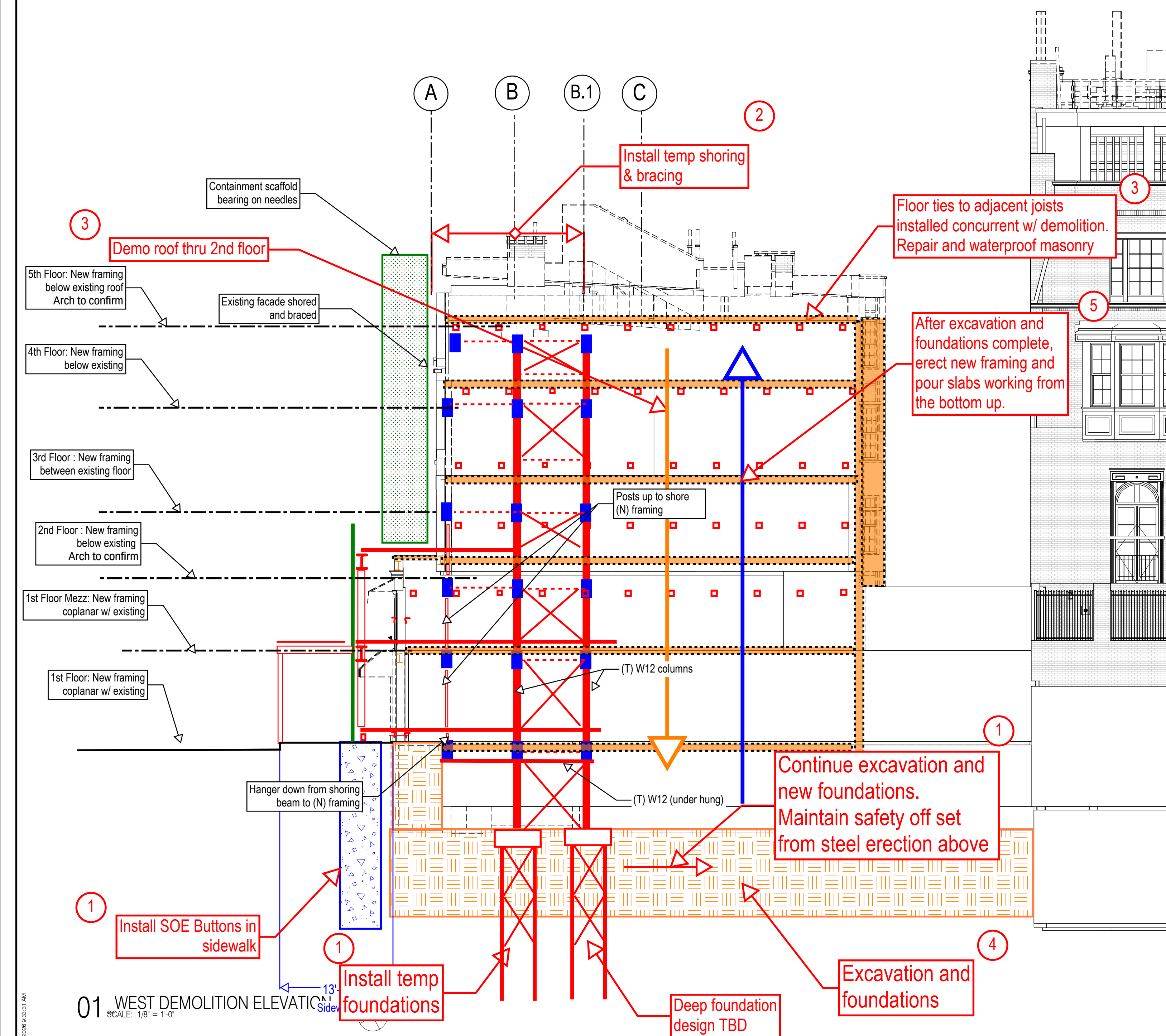
SEISMOGRAPH

BUILDING OPTICAL MONITORING POINTS
(NUMBER INDICATES NUMBER OF TARGETS AT THIS LOCATION)

Appendix: Shoring

Traditional top down demo + bottom up new construction

- (T) Denotes temp steel bracing
- (N) Denotes new steel installed in sequence as part of bracing
- Denotes existing building element to be removed



Overview: Blend of new and temporary steel to laterally and vertically shore, and protect from damage, the Madison Ave facade to remain. Allows for traditional top down demolition and bottom up new construction sequencing. Assumes adjacent property floors can be accessed to install tie backs. Excavation then new construction occurs after demolition

1 - Initial SOE and Temporary Foundations

1.1 Establish CAZ and partial side walk closure to install SOE buttons in sidewalk. Stability of existing load bearing pier to be coordinated.

1.2 Install SOE buttons in sidewalk per drawings by Langan. Install rock anchors under sidewalk per details. Modify as req'd to avoid clashes with existing foundation walls.

1.3 Concurrently, begin installation of temporary foundations

1.4 Continue SOE, excavation, and new foundations east of CL-B. Do not not undermine existing foundations.

NOTE: Maintain safety off set from steel erection above (step 2).

2 - Temporary bracing

2.1 Install temporary columns and bracing, full height.
NOTE: Maintain safety off set to excavation below (step 1).

2.2 Between CL B and Cl-B.1, install (N) columns at party walls. Temporarily support by anchoring into party wall.

2.3 Between CL B and CL-B.1, Install (N) framing per plan, full height. Locally shore and remove existing framing as req'd to "slot" new framing into existing, as req'd.

2.4 At CL-B, Install permanent connection of facade wall to (N) framing, full height.

2.5 Between CL-B and CL-B.1, install (T) plan bracing between framing, full height.

2.6 At the 2nd floor, Install temporary needle beams and shoring of front facade.

Special Inspections

3- Demolition

3.2 Locate adjacent floor joists and install tie backs per details. Repair and waterproof masonry.

3.3 Repeat for 3rd floor

3.4 Repeat for 2nd floor

3.5 Repeat for 1st floor mezz

3.6 Repeat for 1st floor

4- Excavation and Foundations

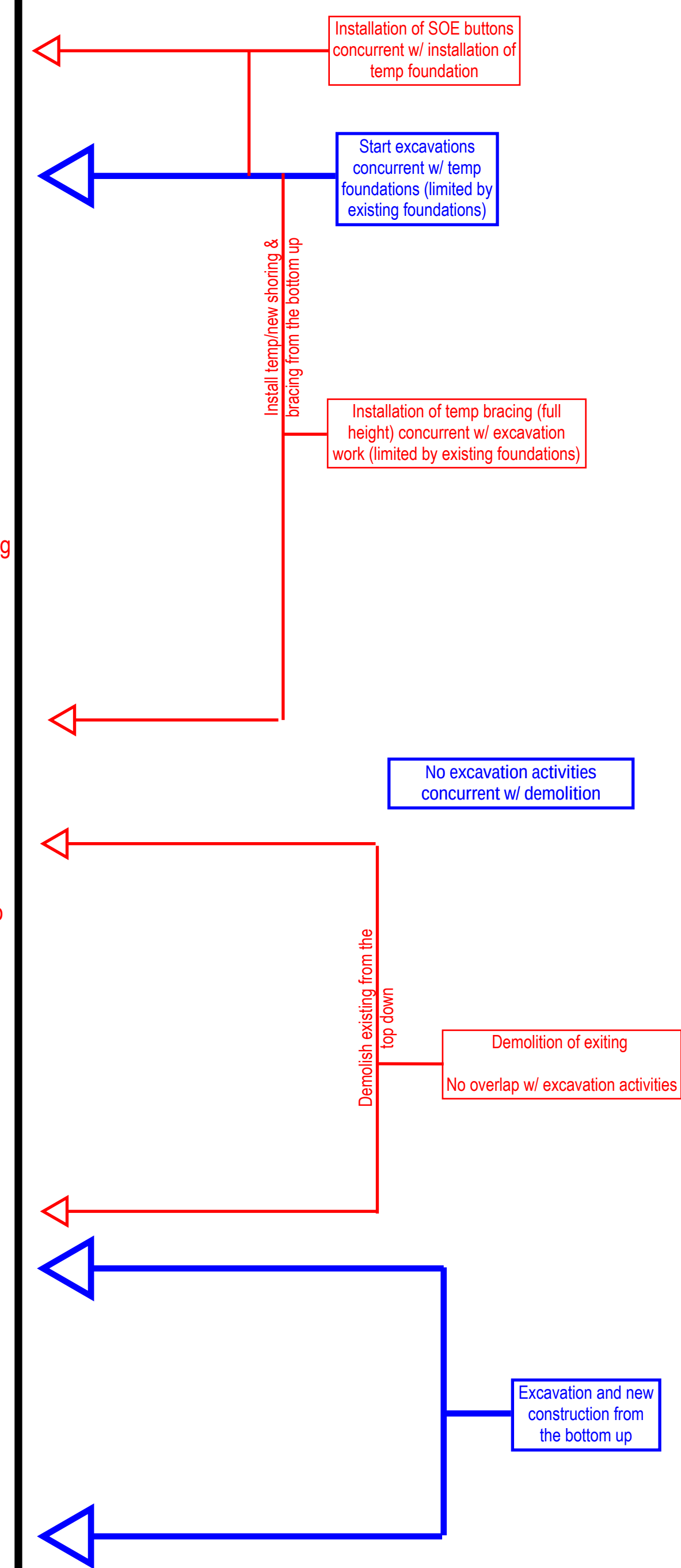
4.1 With demolition complete, excavation at cellar level can begin

4.2 install new foundations and columns at cellar level

5- New Construction

5.1 Install new framing working from the bottom up.

5.2 Once columns at side walls are supported by cellar columns, anchors to walls can be removed



"THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED IN THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, BE CONSIDERED AS EITHER BEING OR IN ACCORDANCE WITH THE APPLICABLE CODE

REVISION	DESCRIPTION	DATE
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ENGINEERING SERVICES PROVIDED FOR:

PROJECT: THE SPENCE SCHOOL
MADISON AVE DEMO

TITLE: SCHEMATIC DEMO SEQUENCES

DATE:
PROJECT NO.:
DRAWING BY:
CHK BY:
DWG NO.:

***SCHEMATIC DESIGN--FOR
DISCUSSION ONLY***

Option 2: Section + Sequence Overview

Added temp. steel + foundations for demo and new construction concurrent w/ excavation

Sequence steps 1 thru 5

LEGEND

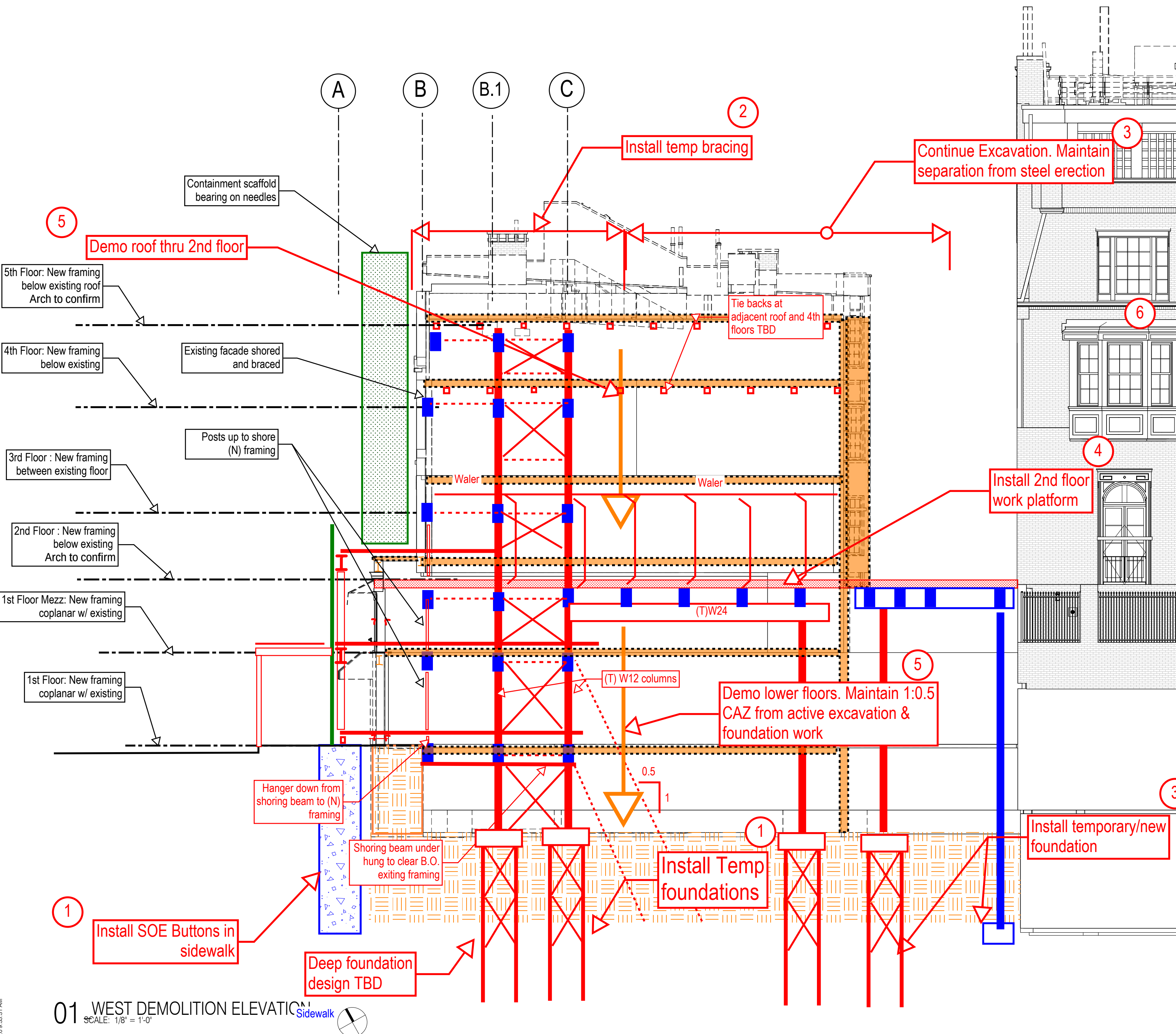
(T)

Denotes temp steel bracing

(N)

Denotes new steel installed in sequence as part of bracing

Denotes existing building element to be removed



Option 2 Schematic Sequence

Overview: Blend of new and temporary steel to laterally and vertically brace, and protect from damage, the Madison Ave facade to remain. 2nd floor platform allows for separation between demo/new construction concurrent with excavations below. Added temporary steel allow for new floors 2-6 to be built atop 2nd floor platform concurrent w/ excavation and new foundations.

1 - Initial SOE and Temporary Foundations

1.1 Establish CAZ and partial side walk closure to install SOE buttons in sidewalk.

1.2 Install SOE buttons in sidewalk per drawings by Langan. Install lateral ties per details.

1.3 Concurrently, begin installation of temporary foundations, working north to south.

1.4 Continue SOE, excavation, and new foundations east of CL-B. Do not undermine existing foundations. NOTE: Maintain 2 floors of separation or 1:0.5 safety offset from steel erection above (step 2).

2 - Temporary bracing at CL B-C

2.1 Between CL B-C, Install temporary columns and bracing, full height

2.2 At CL B+B.1, install (N) columns at party walls. Temporarily support by anchoring into walls

2.3 Between CL B-C, Install (N) framing per plan, full height.

2.4 At CL-B, Install permanent facade ties

2.4 Install (T) plan bracing, full height.

2.5 Install temporary needle beams and shoring of front facade

Special Inspections

3- SOE & Excavation East of CL-C

3.1 Concurrent w/ step 2, install temporary foundations east of CL-C.

3.2 Continue new install new foundations east of CL-C. Do not undermine existing foundations.

NOTE: GC to maintain 2 floors of separation or 1:0.5 safety zone between steel erection and excavation below.

4 - 2nd floor work platform

4.1 With temporary foundations completed south of CL -C, install new/temporary 2nd floor framing and deck

4.2 at the 3rd and 4th floors, Install remaining party wall bracing per plan.

Special Inspections

5- Demolition

5.1 Using approved hand tools, remove existing roof framing and interior masonry bearing wall down to floor below.

5.2 Locate adjacent floor joists and install tie backs per details

5.3 Repeat for 3rd floor

5.4 Repeat for 2nd floor

NOTE: GC to maintain a 1:0.5 safety zone between steel erection and excavation activities below .

5.5 Repeat for 1st floor mezz

5.6 Repeat for 1st floor

6- New Construction above 2nd floor

6.1 Begin erection of the new 3rd floor. Use temporary posts to support framing off of 2nd floor deck. Omit columns and girders at CL-3

6.2 Repeat for new 4th floor framing.

6.3 Repeat for new 5th floor framing.

6.4 Repeat for new roof framing.

7- New Foundations and lower framing

7.1 With all new foundations and stair/elevator core completed, install new columns and framing from the bottom up, up to floor 2.

7.2 Completion of sequence, remove all temporary bracing.

Install of SOE buttons concurrent w/ install of temp foundations

Install temp/new shoring & bracing from the bottom up

Installation of temp bracing (full height) concurrent w/ excavation activities (limited by existing foundations)

Maintain safety offsets

Excavation activities concurrent with temp bracing + new construction

Maintain safety offsets

Install 2nd floor temp. platform

Demolition from the top down

Demolition down to 2nd floor concurrent with excavation activities (limited by existing foundations)

Maintain safety offset for demolition below 2nd floor

New construction above 2nd floor concurrent with excavation activities

plan B

STRUCTURAL ENGINEERS

Huntingdon Valley, PA 19006

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ENGINEERING SERVICES PROVIDED FOR:

PROJECT: THE SPENCE SCHOOL MADISON AVE DEMO

TITLE: SCHEMATIC DEMO SEQUENCES

DATE:

PROJECT NO.:

DRAWING BY:

CHK BY:

DWG NO.:

SCHEMATIC DESIGN--FOR DISCUSSION ONLY

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-12819

**56 East 93rd Street and 1307-1309 Madison Avenue –
Expanded Carnegie Hill Historic District – Borough of
Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 856 4639

Passcode: 205598

646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.