

**January 13, 2026**  
Public Hearing

**The current proposal is:**

**Preservation Department – Item 6, LPC-26-03028**

**109-113 East 73rd Street – Upper East Side Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID: 161 691 5446**

**Passcode: 987417**

By Phone: 646-828-7666 (NY)  
833-435-1820 (Toll-free)  
833-568-8864 (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.



# THE BUCKLEY SCHOOL

## LANDMARKS PUBLIC HEARING

### JANUARY 13, 2026

# INTRODUCTION

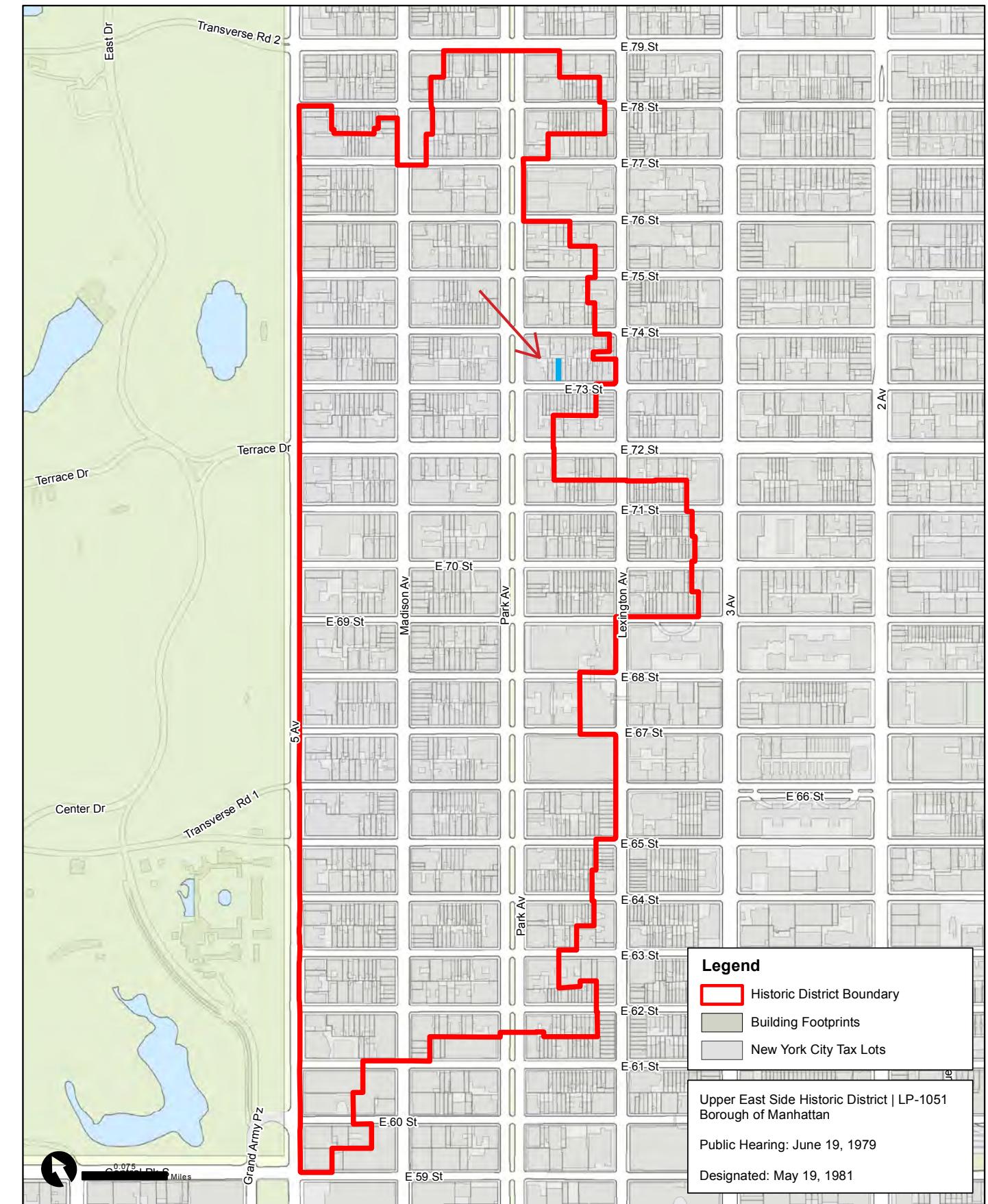
## SITE



### Upper East Side Historic District | LP-1051

NYC  
Landmarks Preservation  
Commission

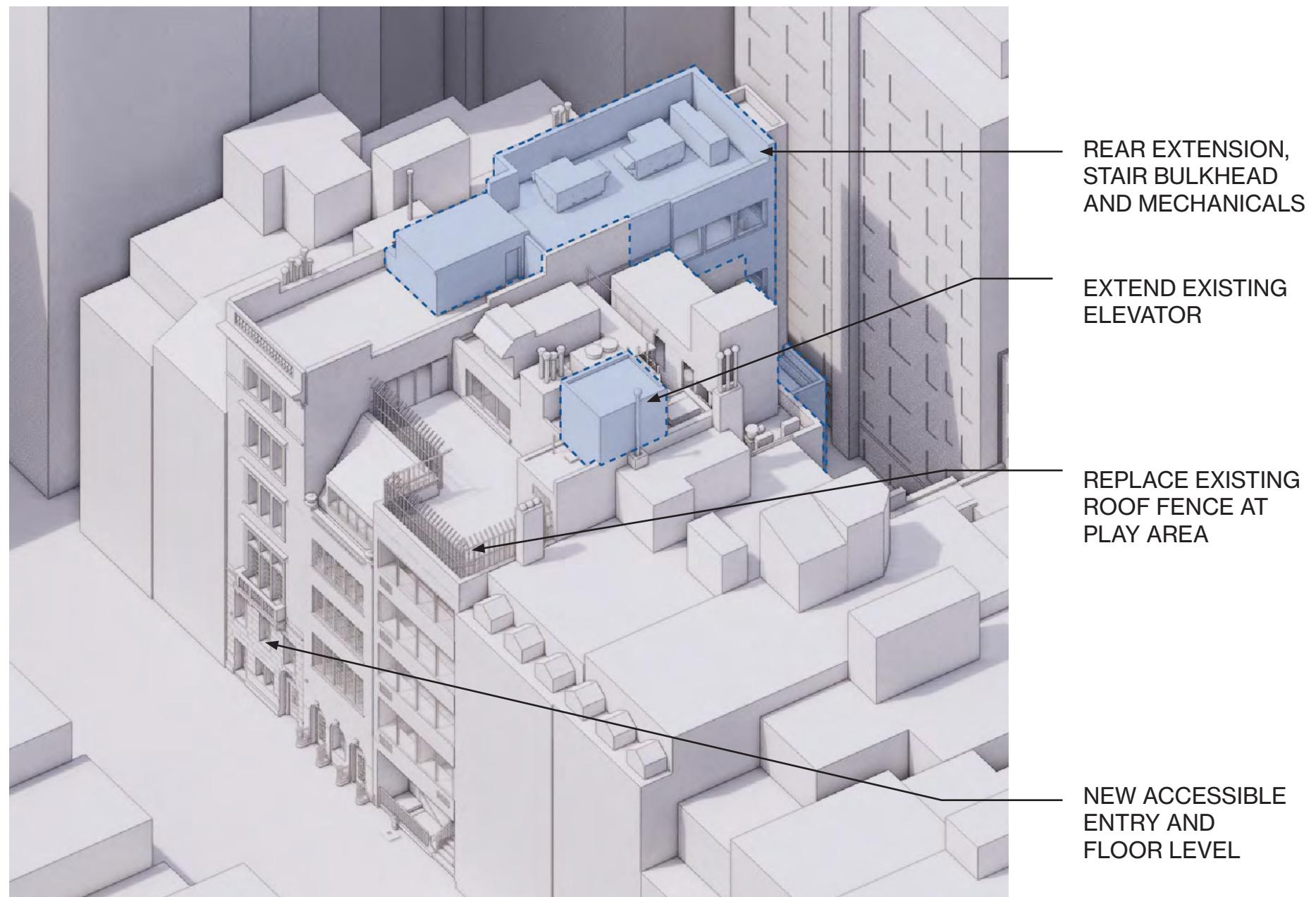
2



# SCOPE OF WORK



## PROPOSED PLAN



## PROPOSED BUILDING AXON

# INTRODUCTION

4

## SCOPE OF WORK

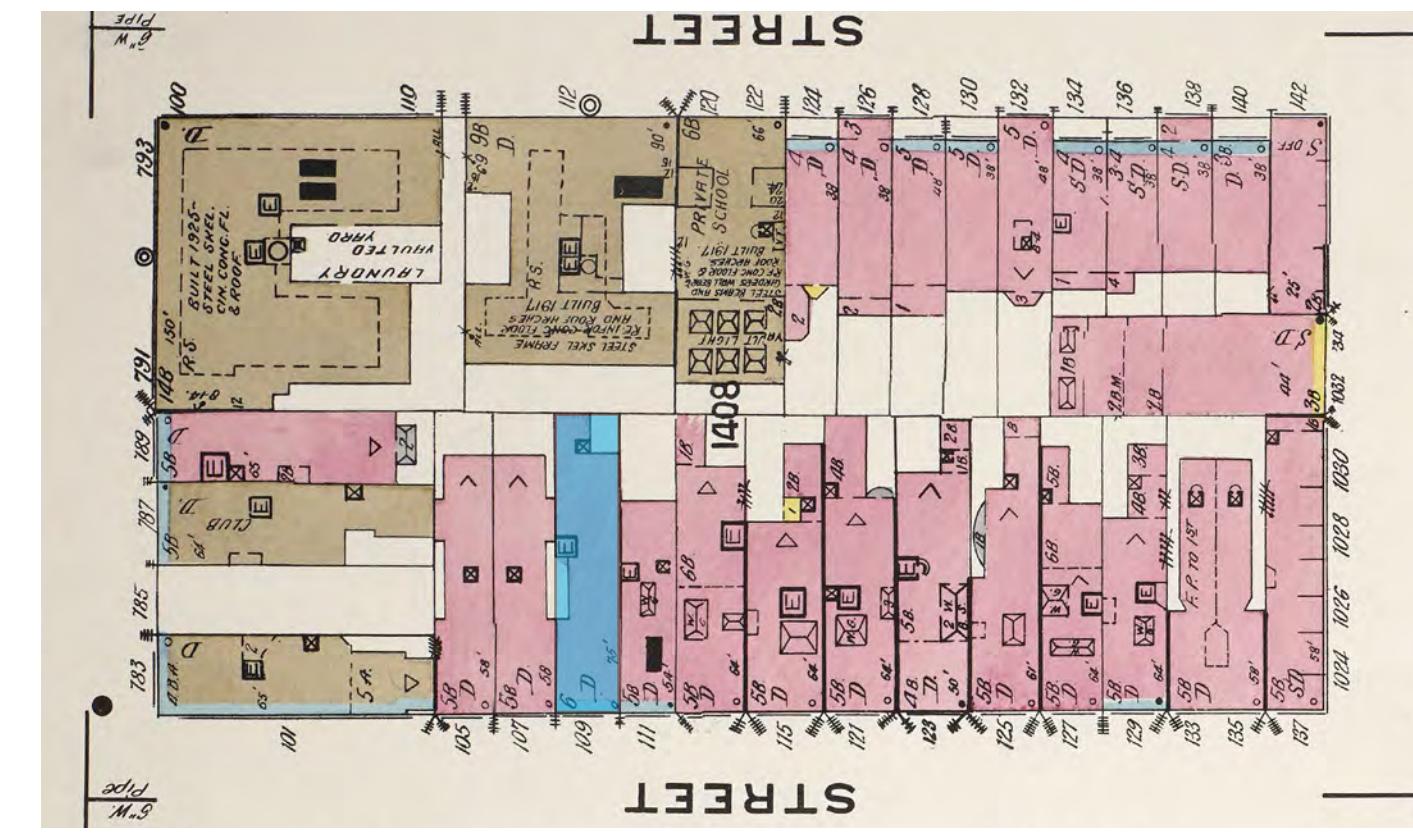
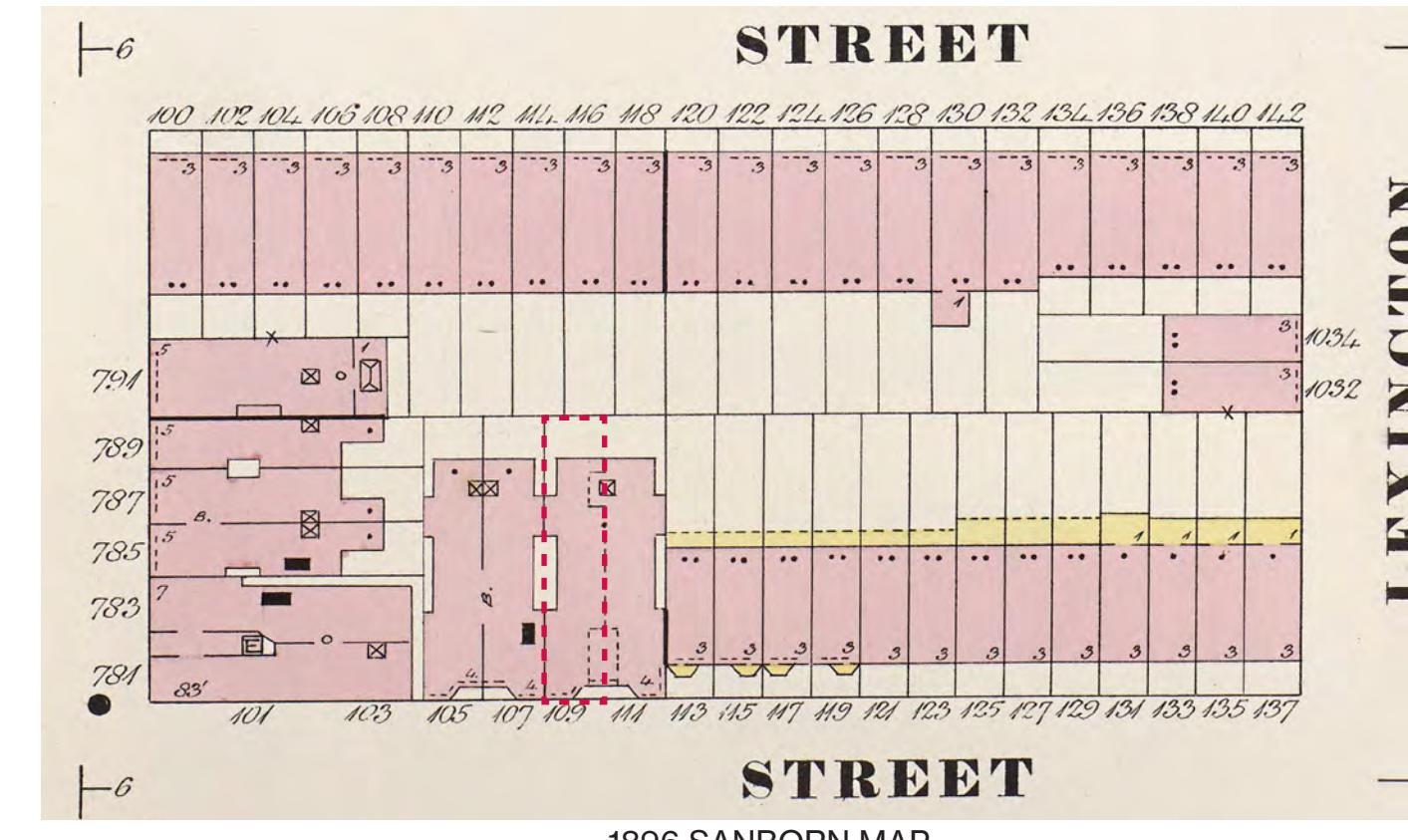


# HISTORY

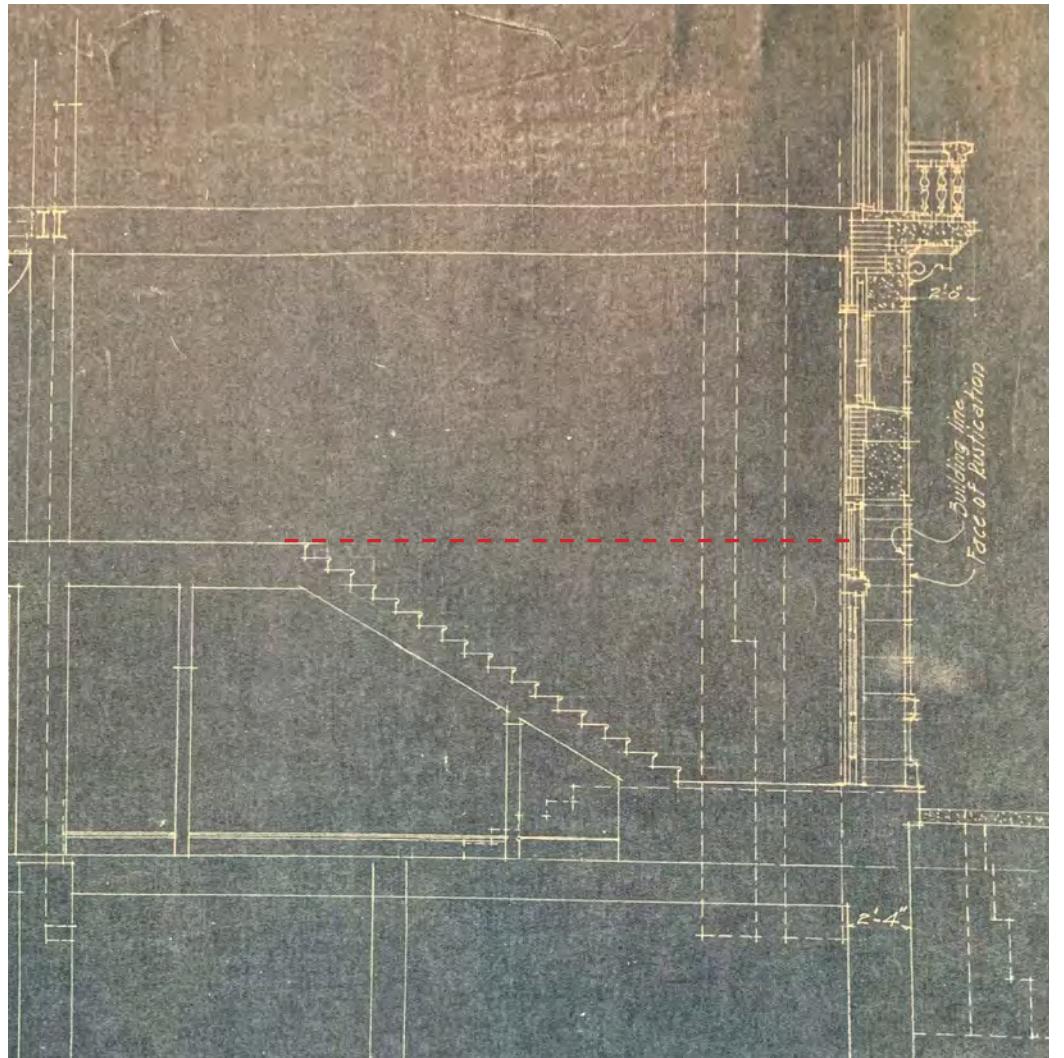
## CONSTRUCTION



109 EAST 73RD STREET, 1944, MCNY



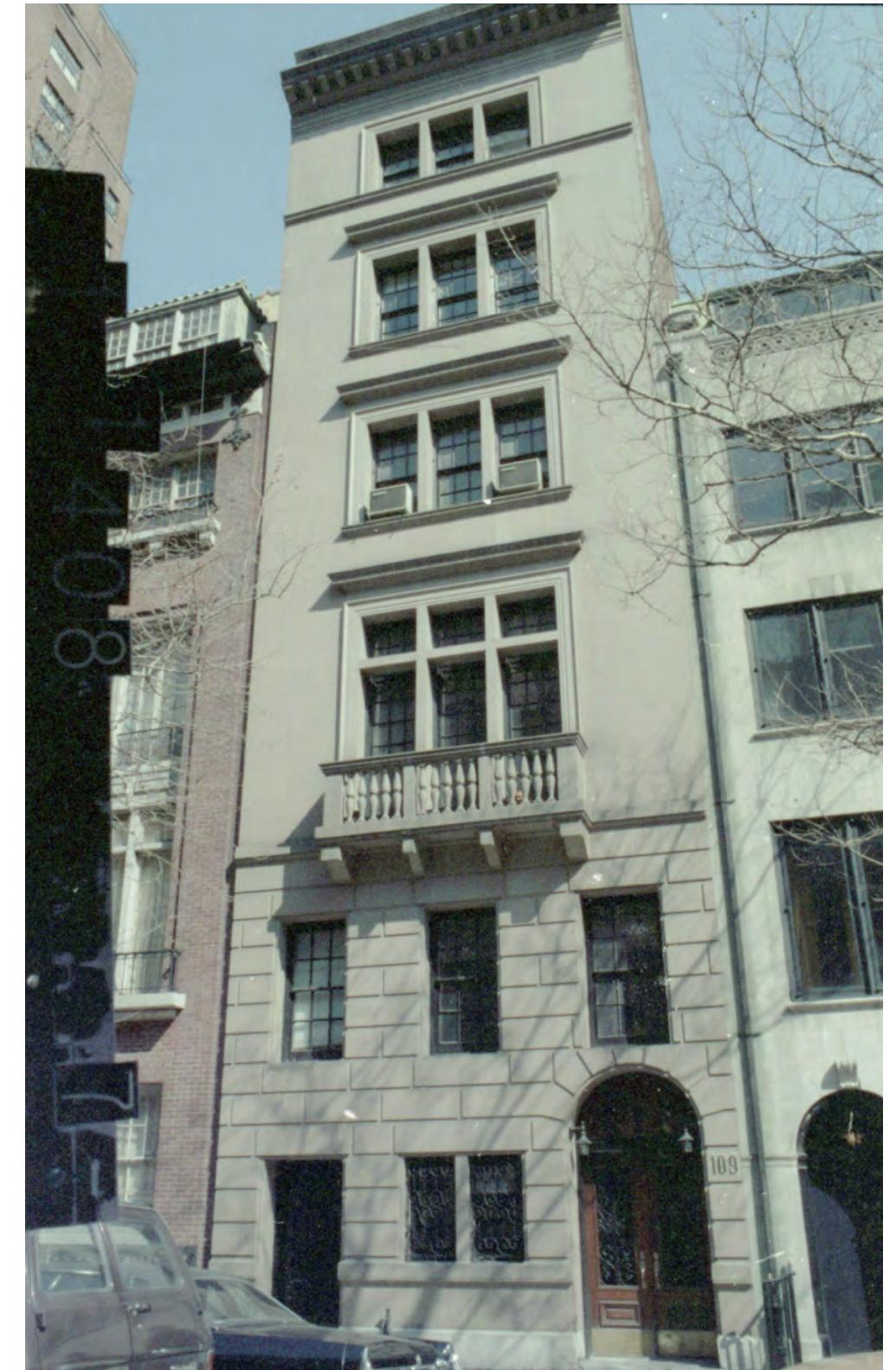
## APARTMENT CONVERSION (1936 - PRESENT)



LONGITUDINAL SECTION,  
2ND FLOOR SLAB EXTENDED TO ENTRY



1944, MCNY



# EXISTING CONDITIONS

7

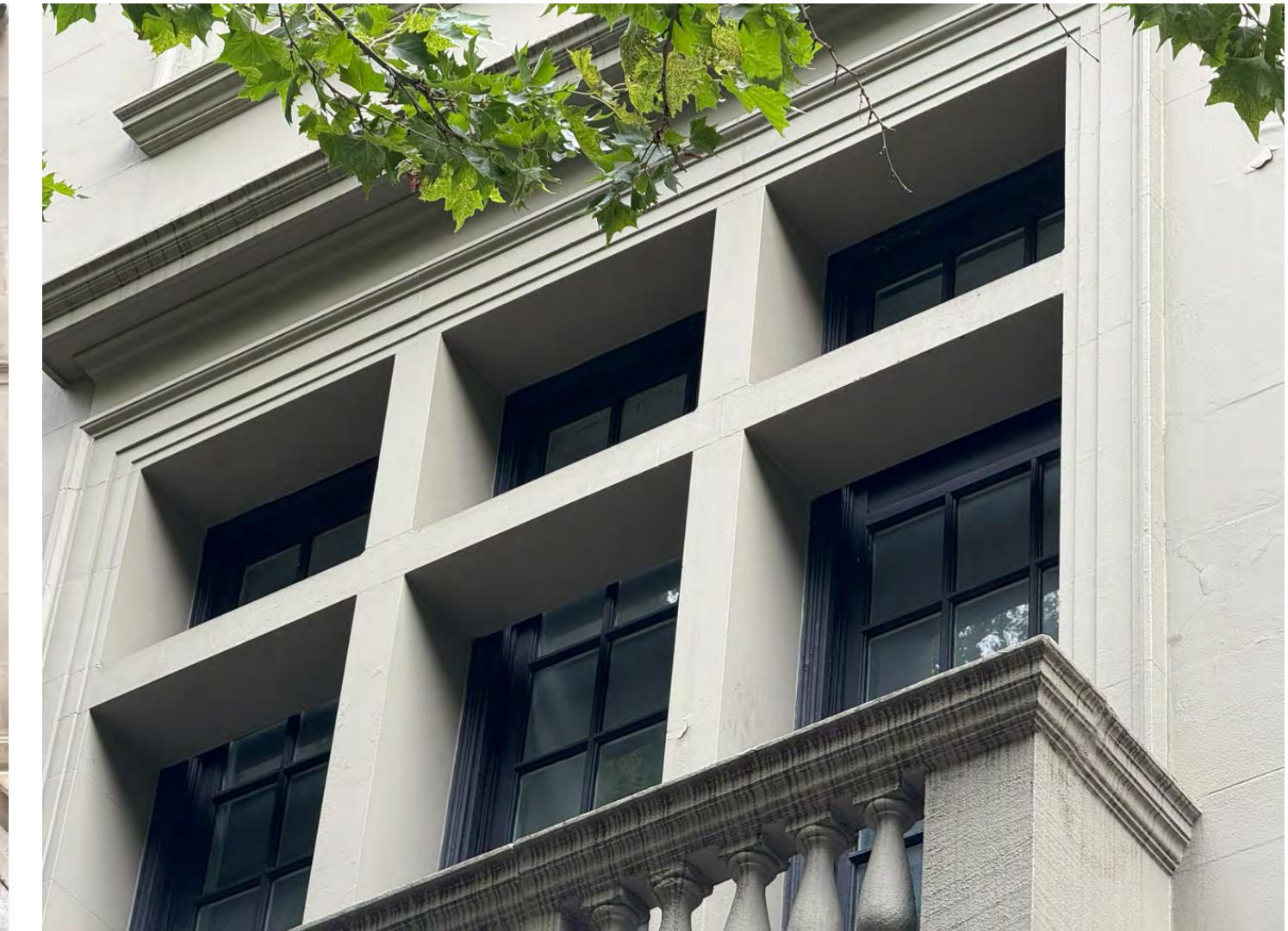
## FRONT FAÇADE



FRONT FAÇADE



PRIMARY BUILDING ENTRANCE



UPPER FLOOR WINDOW CONDITION

# EXISTING CONDITIONS

8

## REAR ELEVATION & YARD



REAR FAÇADE



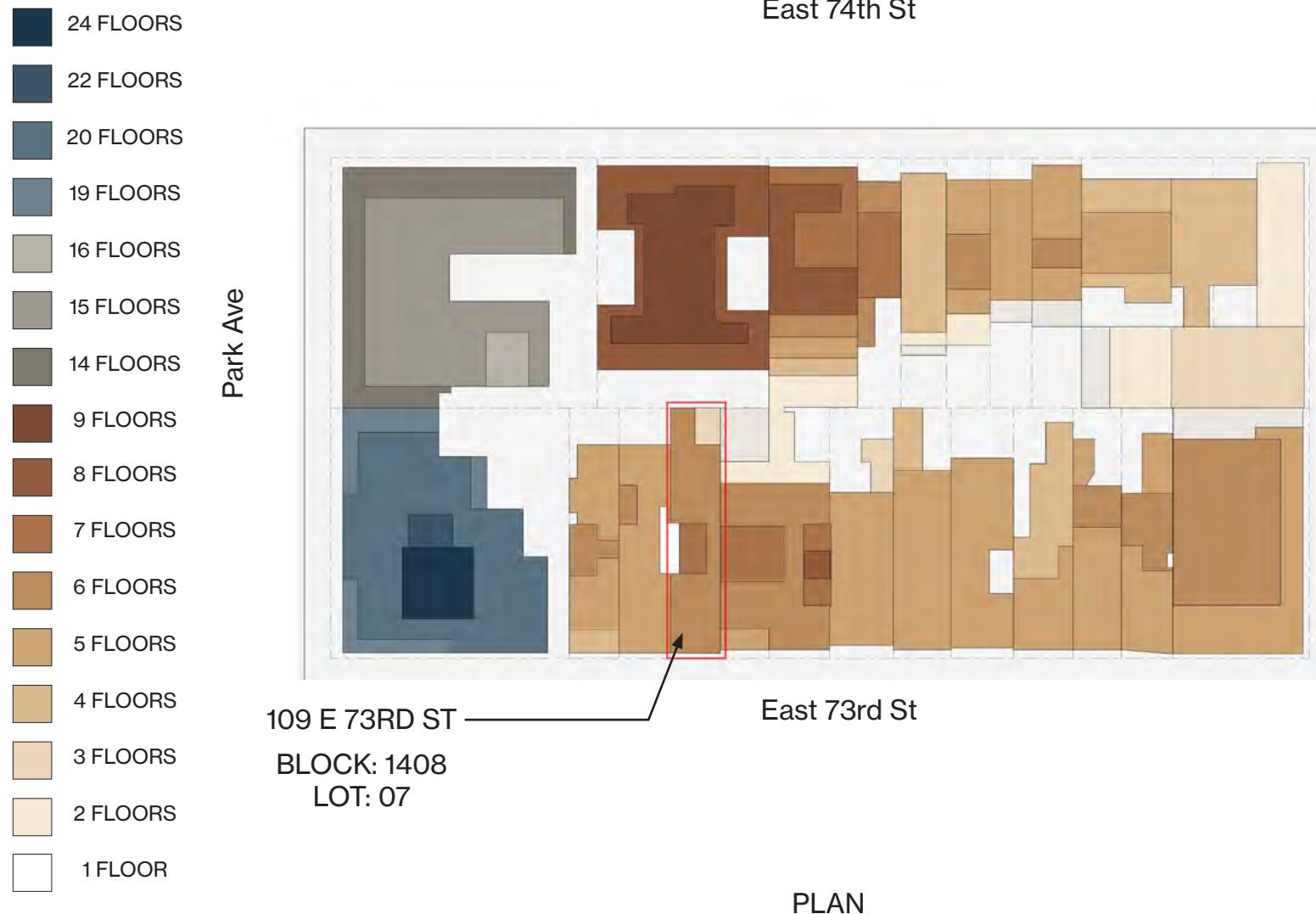
AERIAL CONTEXT - 109 REAR YARD  
HIGHLIGHTED



# EXISTING CONDITIONS

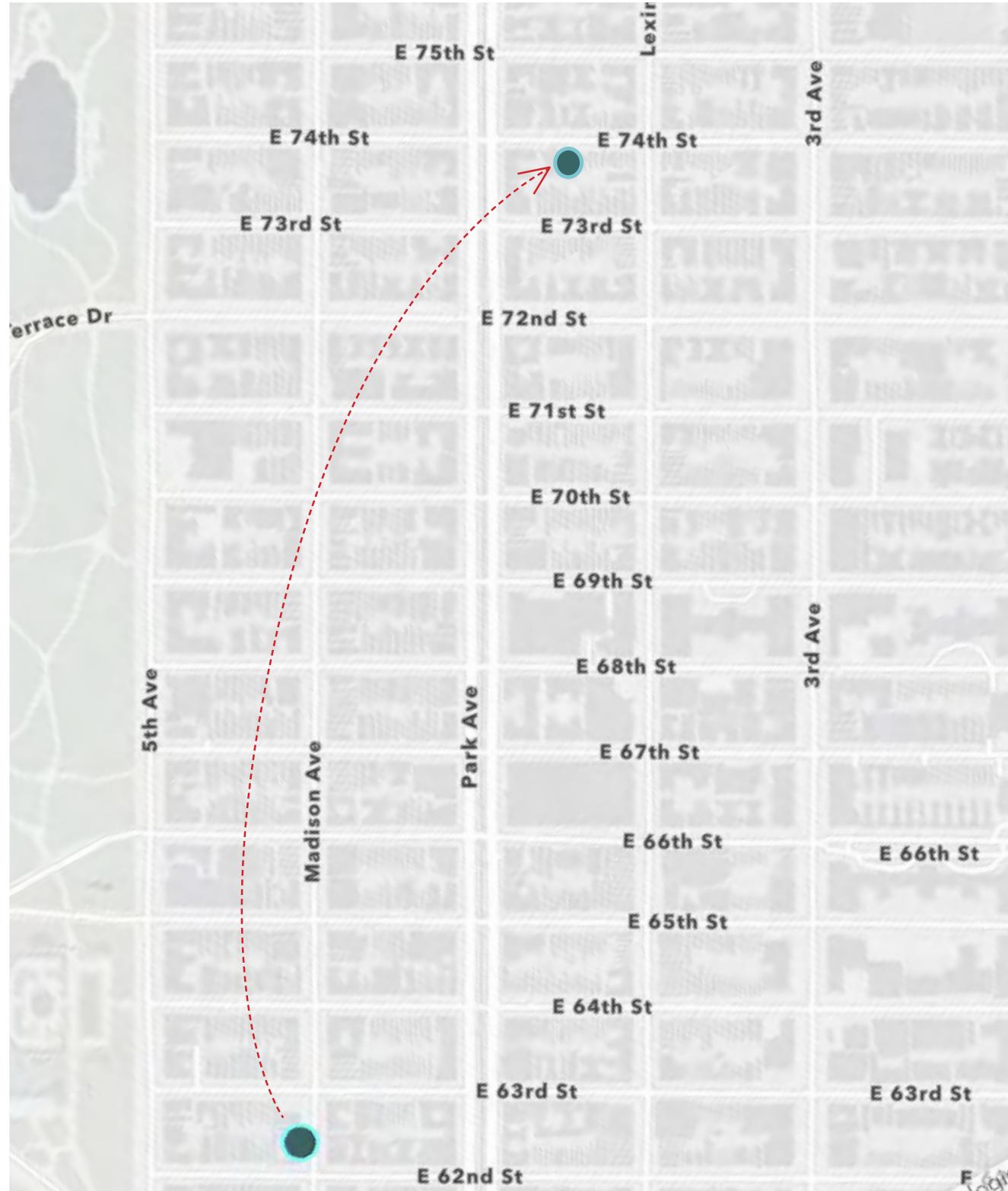
9

## BLOCK CONTEXT

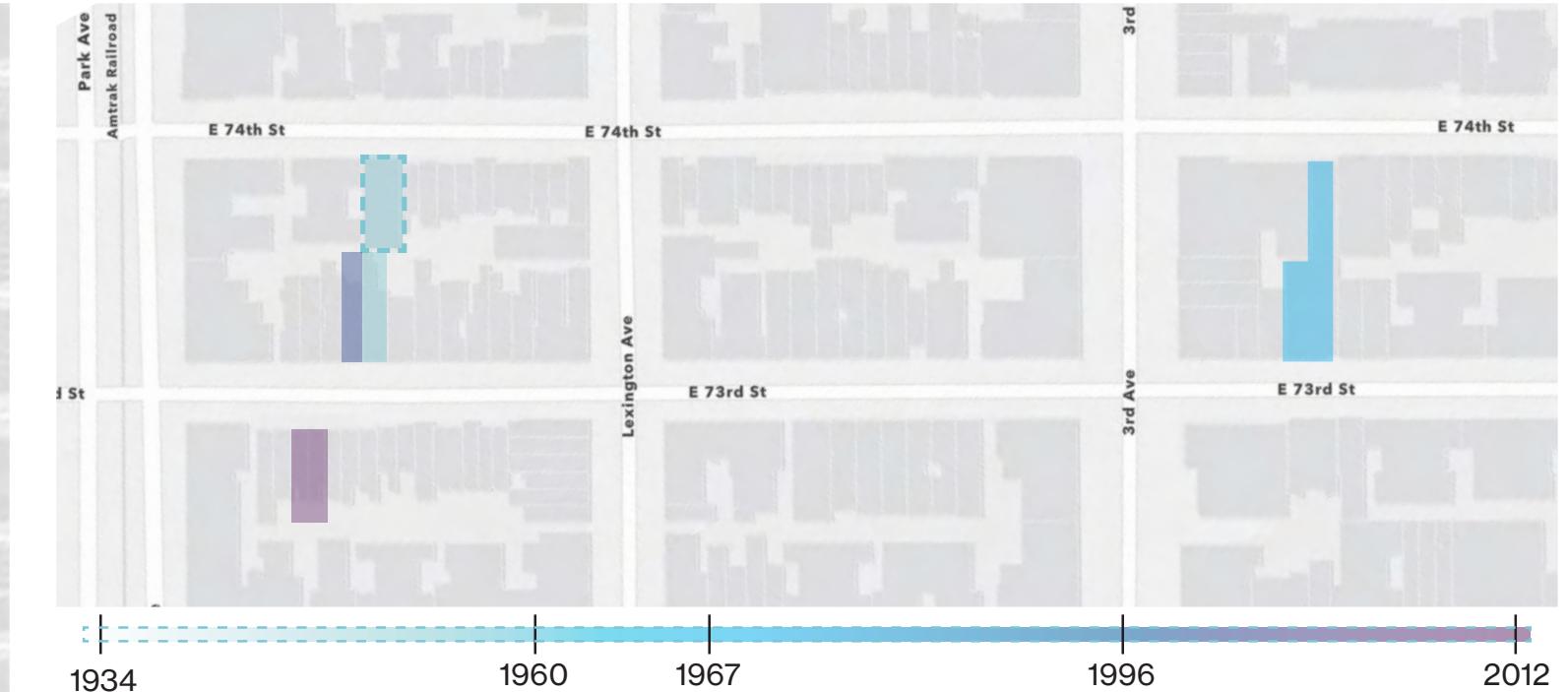


AERIAL VIEW

## BUCKLEY MOVES &amp; EXPANSIONS

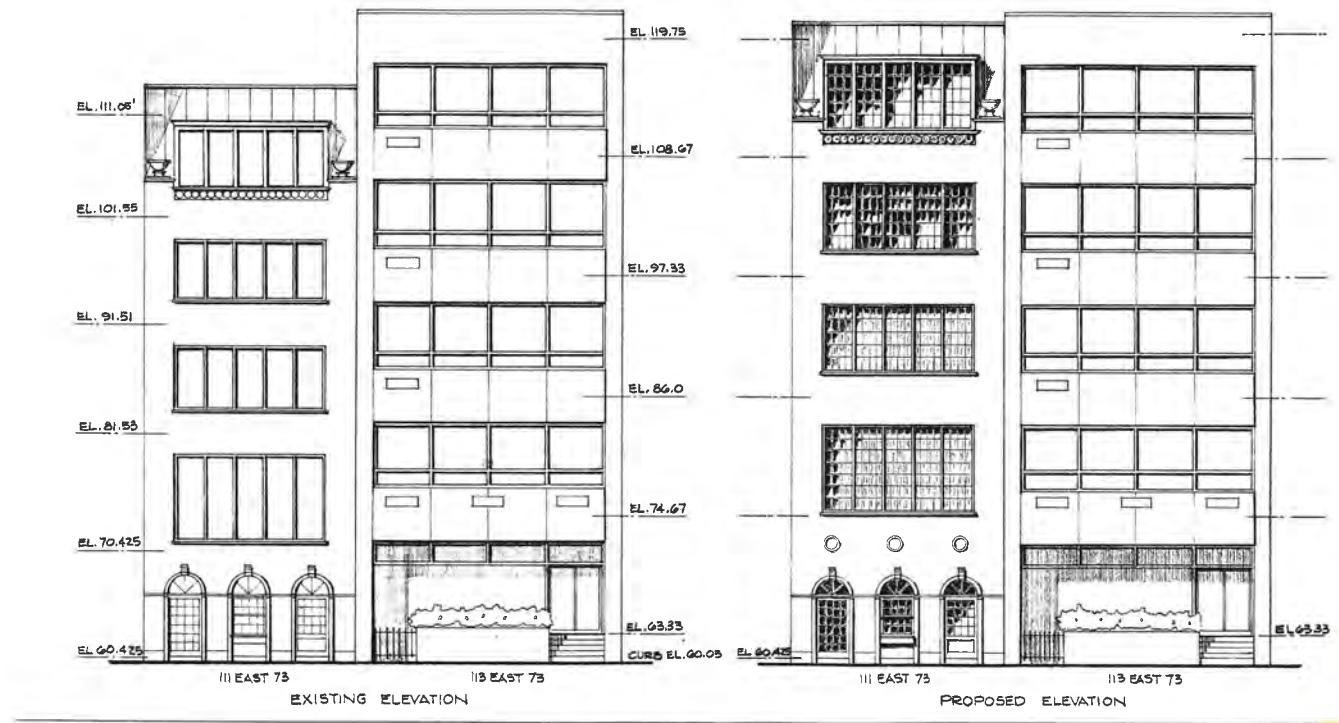


1913 - BUCKLEY SCHOOL FOUNDED AT 696 MADISON AVENUE  
1917 - MOVES TO 120-122 EAST 74TH STREET



- 1934 - FLOOR ADDED TO 120-122 E 74TH STREET
- 1960 - BUCKLEY PURCHASES 113 E 73RD STREET (WALSH BUILDING)
- 1967 - BUCKLEY PURCHASES 207-09 E 73RD STREET/210 E 74TH STREET (HUBBALL BUILDING)
- 1996 - BUCKLEY PURCHASES 111 E 73RD STREET (EXPANSION OF WALSH BUILDING)
- 2012 - BUCKLEY PURCHASES 112-114 E 74TH STREET (ARTS & SCIENCES BUILDING)

## 1996 LPC APPROVAL



PREVIOUS CONDITION

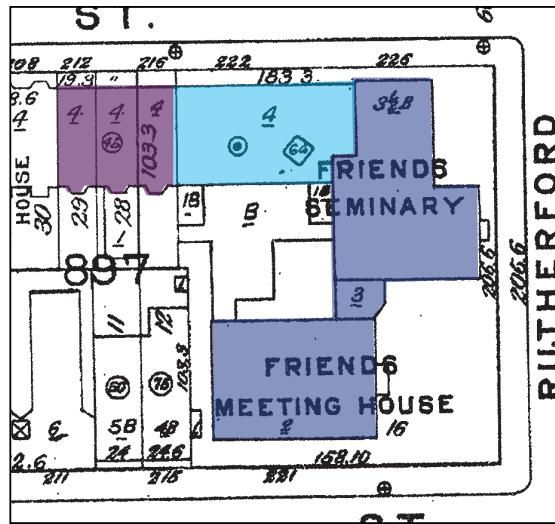


EXISTING CONDITION

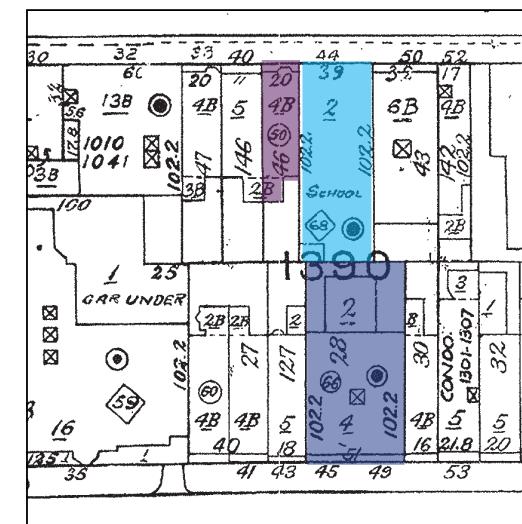


EXISTING REAR FACADES

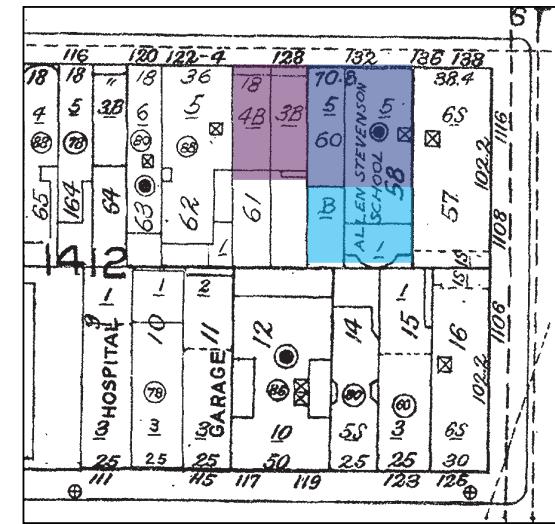
# SCHOOL EXPANSIONS INTO ROW HOUSES



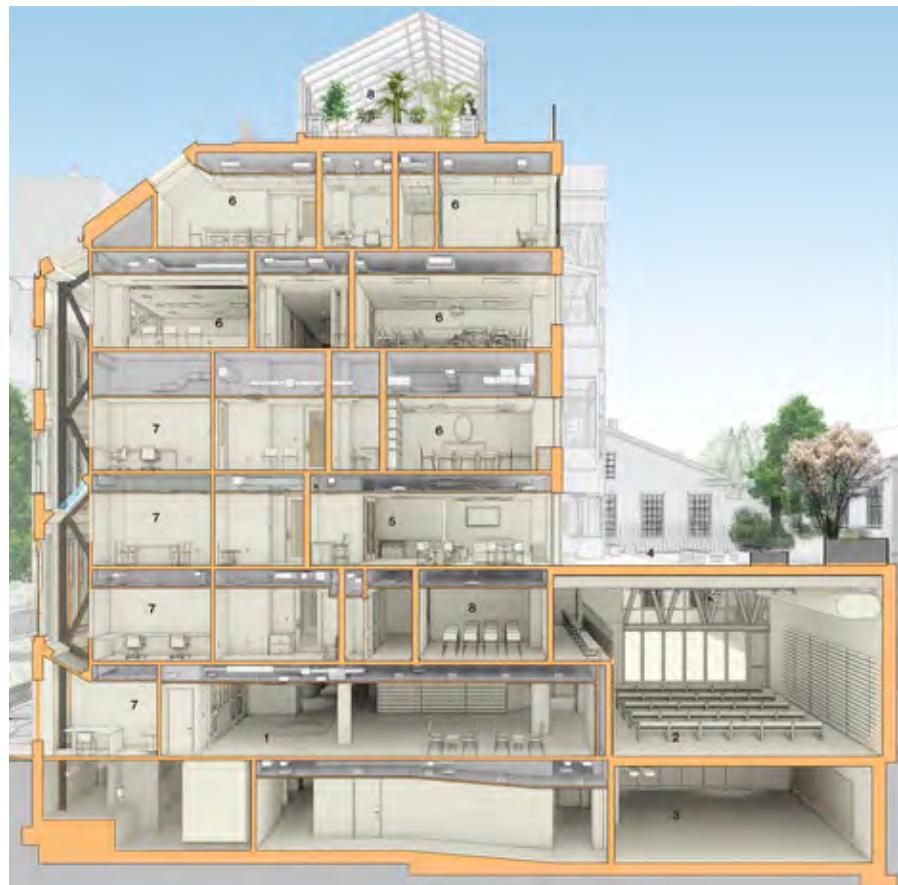
- ORIGINAL BUILDING
- 1965 EXPANSION - ALTERED 2006
- 2016 EXPANSION



- ORIGINAL BUILDING
- 1968 EXPANSION
- 2015 EXPANSION



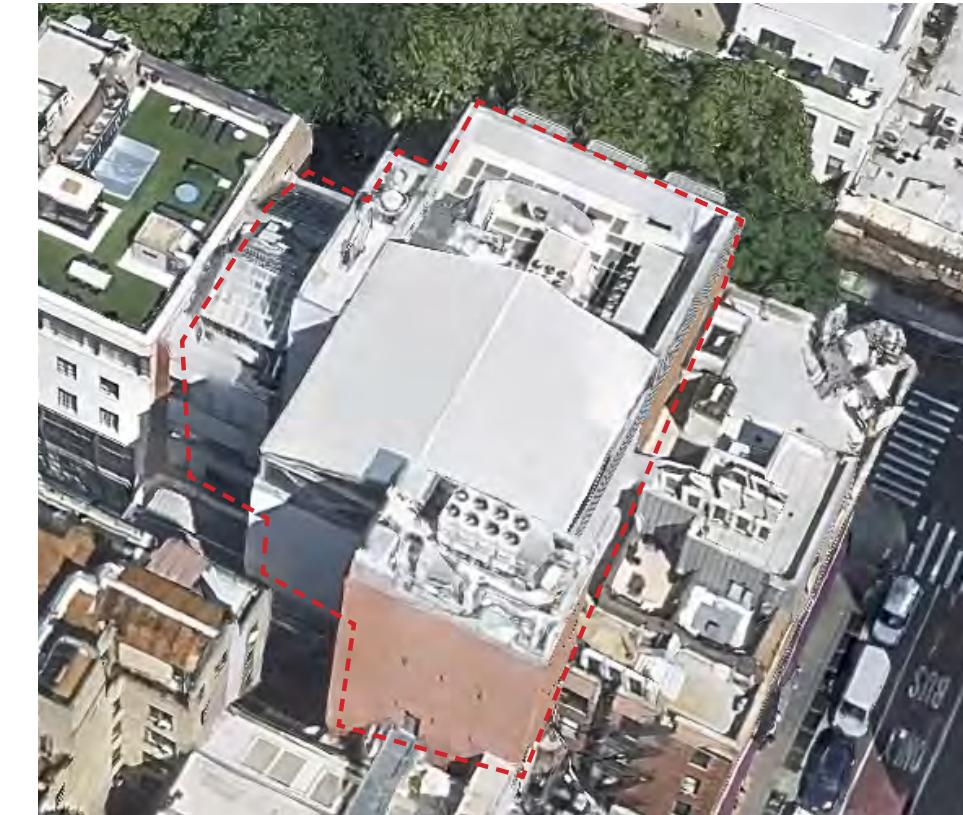
- ORIGINAL BUILDING
- 2003 REAR ADDITION
- 2016 EXPANSION



## FRIENDS SEMINARY



## HEWITT SCHOOL



# ALLEN STEVENSON SCHOOL

## RELOCATED PROGRAMS



## EXISTING SECTION THROUGH 109 BUILDING



## EXISTING BUILDING SECTION WITH PROPOSED CHANGES OVERLAY



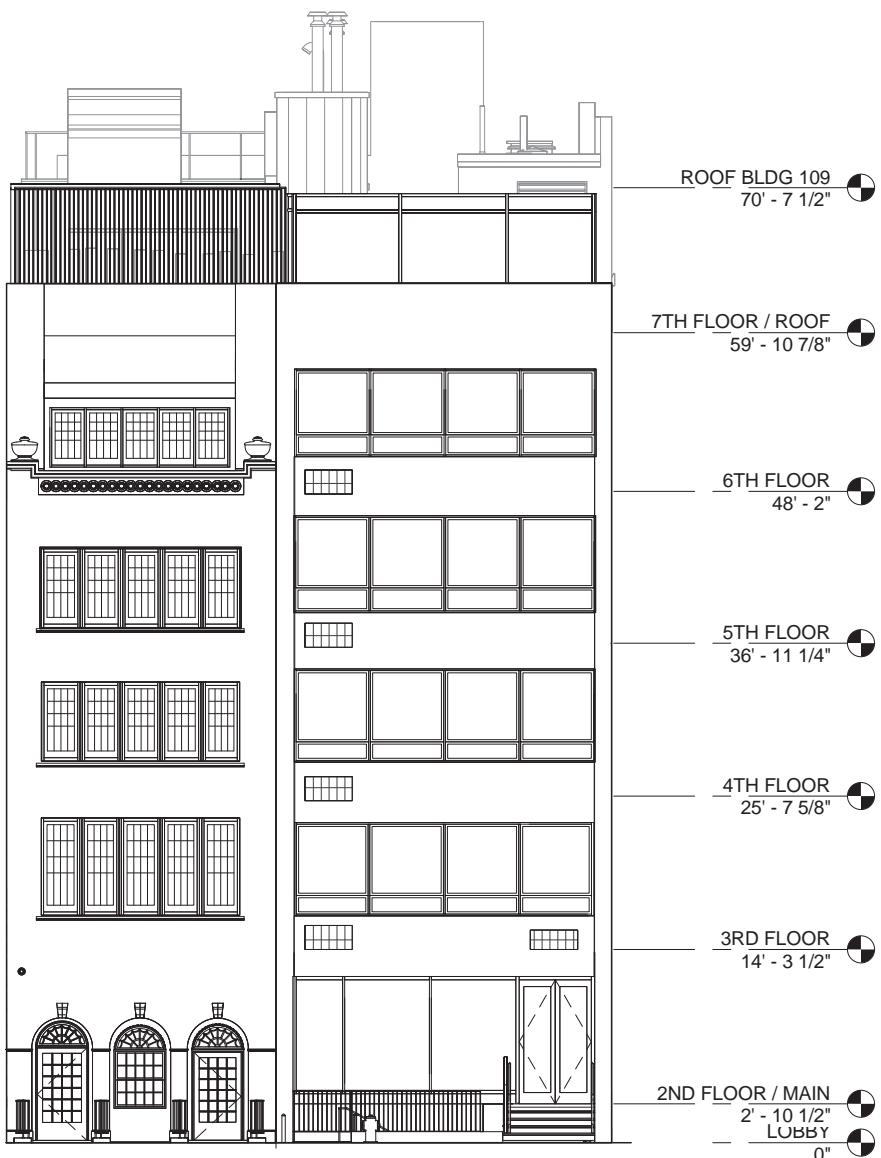
# PROGRAM PROPOSAL

16

## PROPOSED BUILDING SECTION WITH PROGRAM



## ELEVATIONS



EXISTING

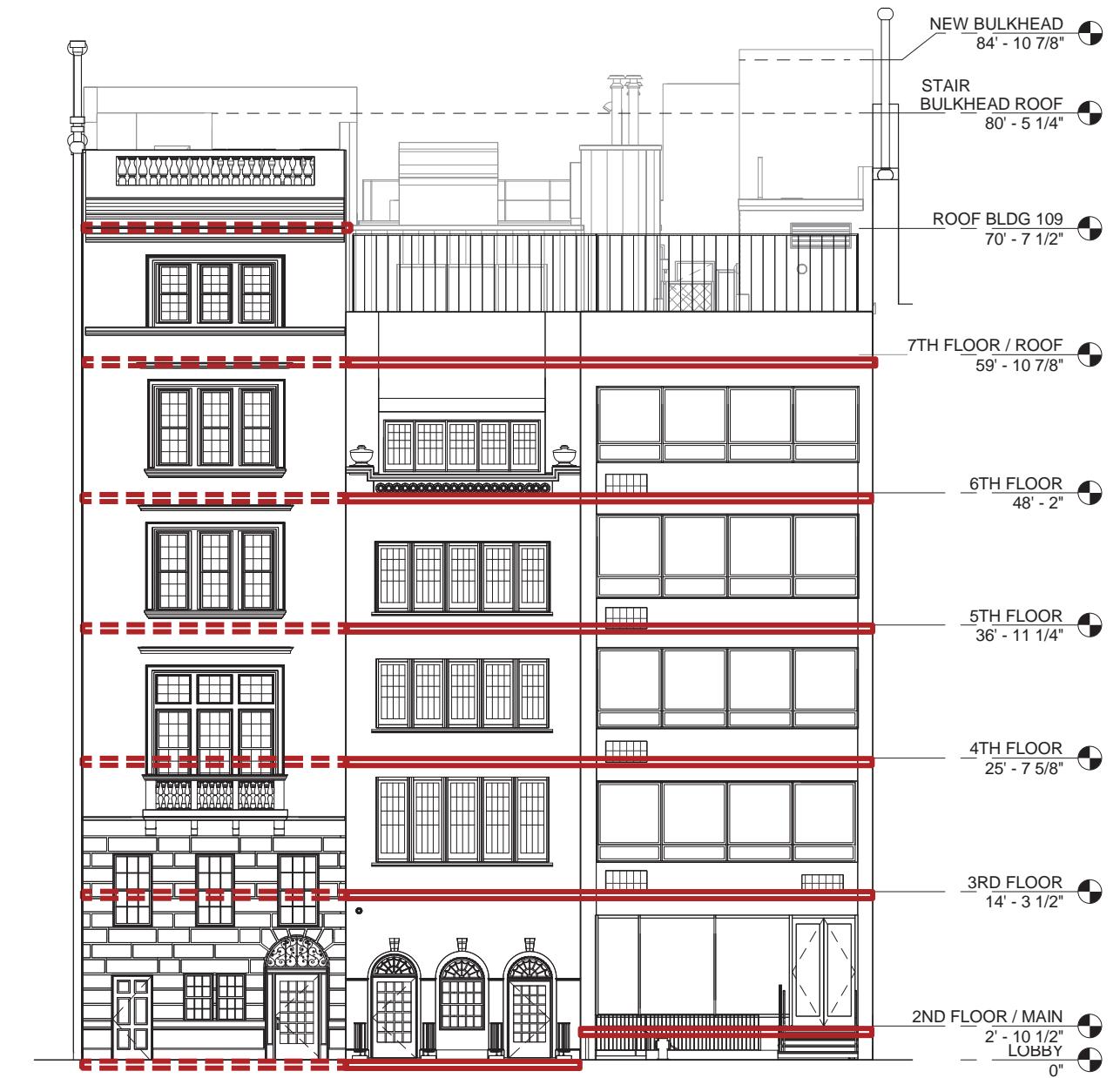


EXISTING WITH 109 BUILDING

## FLOOR LEVEL ADJUSTMENTS



EXISTING



PROPOSED

## EXISTING STREET VIEW

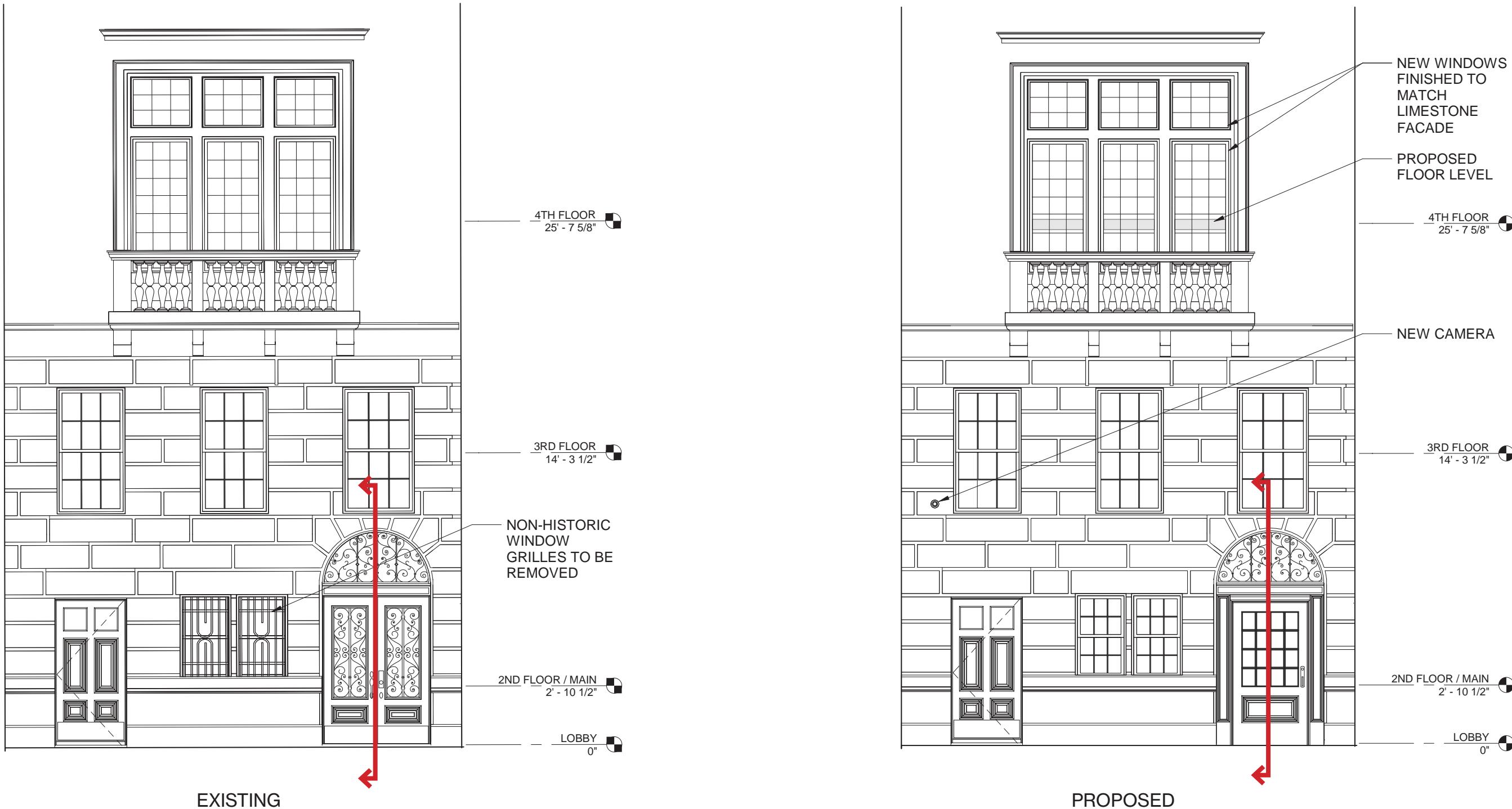


109 EAST 73RD ST

111 EAST 73RD ST

113 EAST 73RD ST

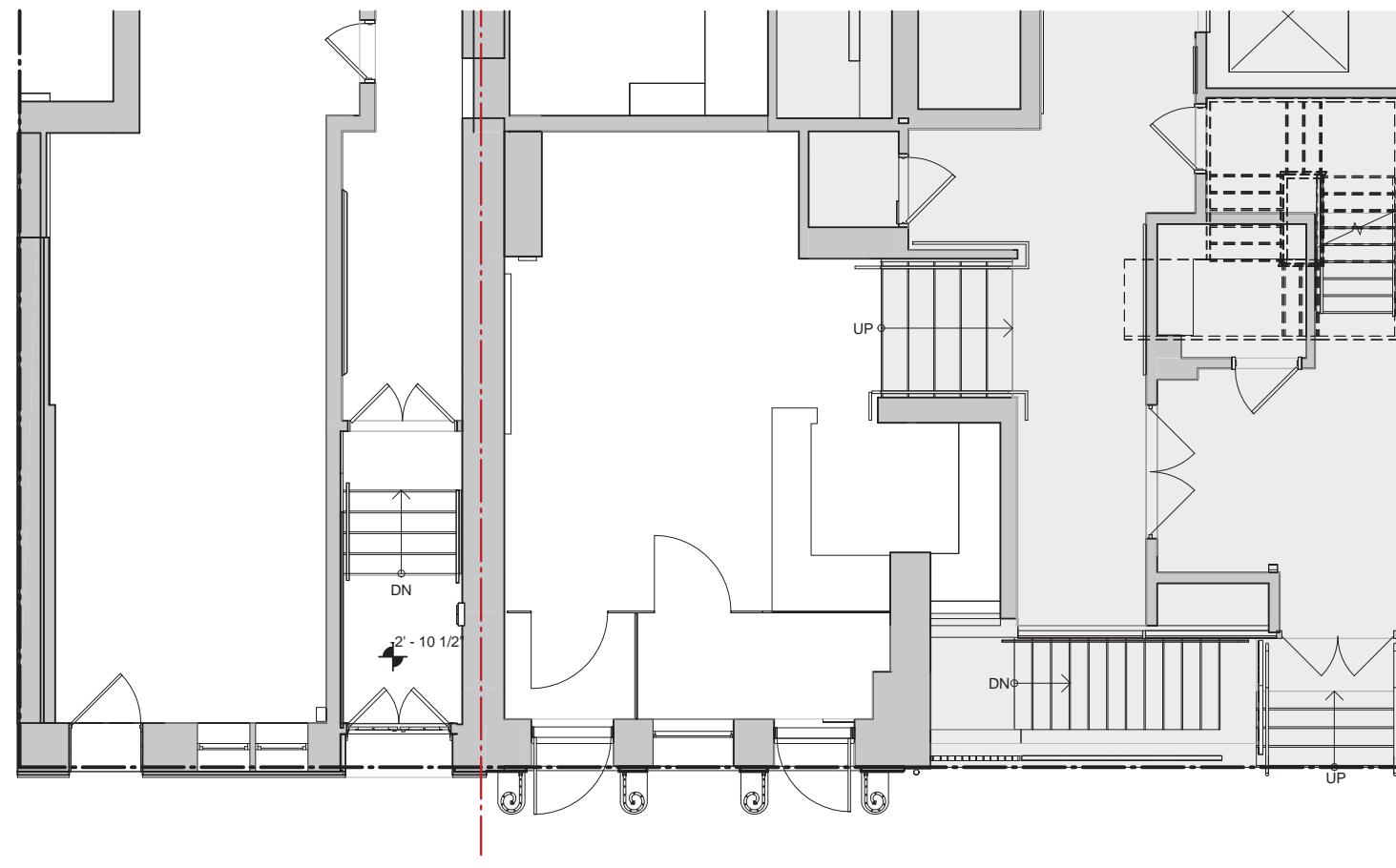
## ELEVATION OF 109 FAÇADE



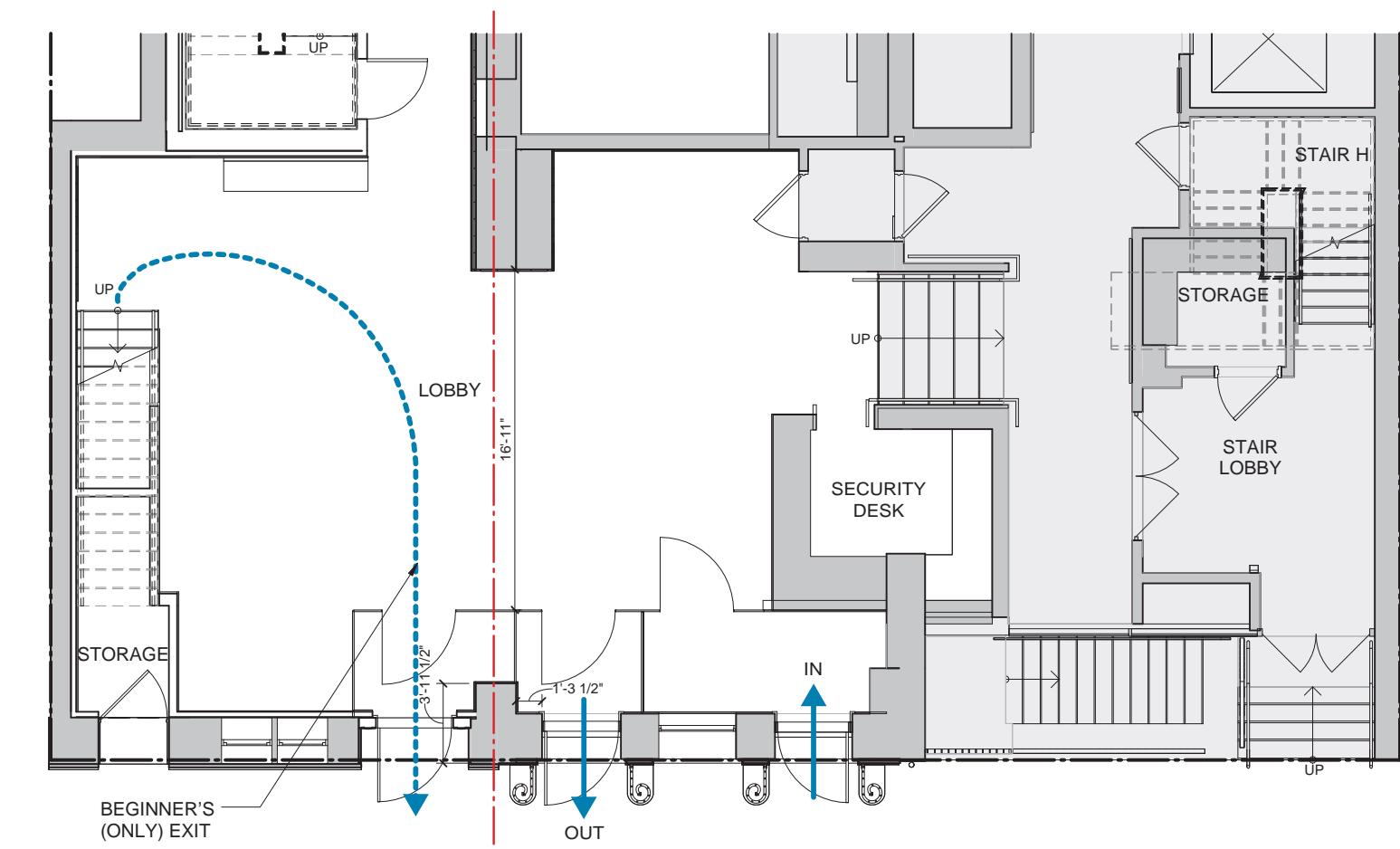
## ACCESSIBLE ENTRY - FRONT DOOR DETAIL



## STREET LEVEL PLANS

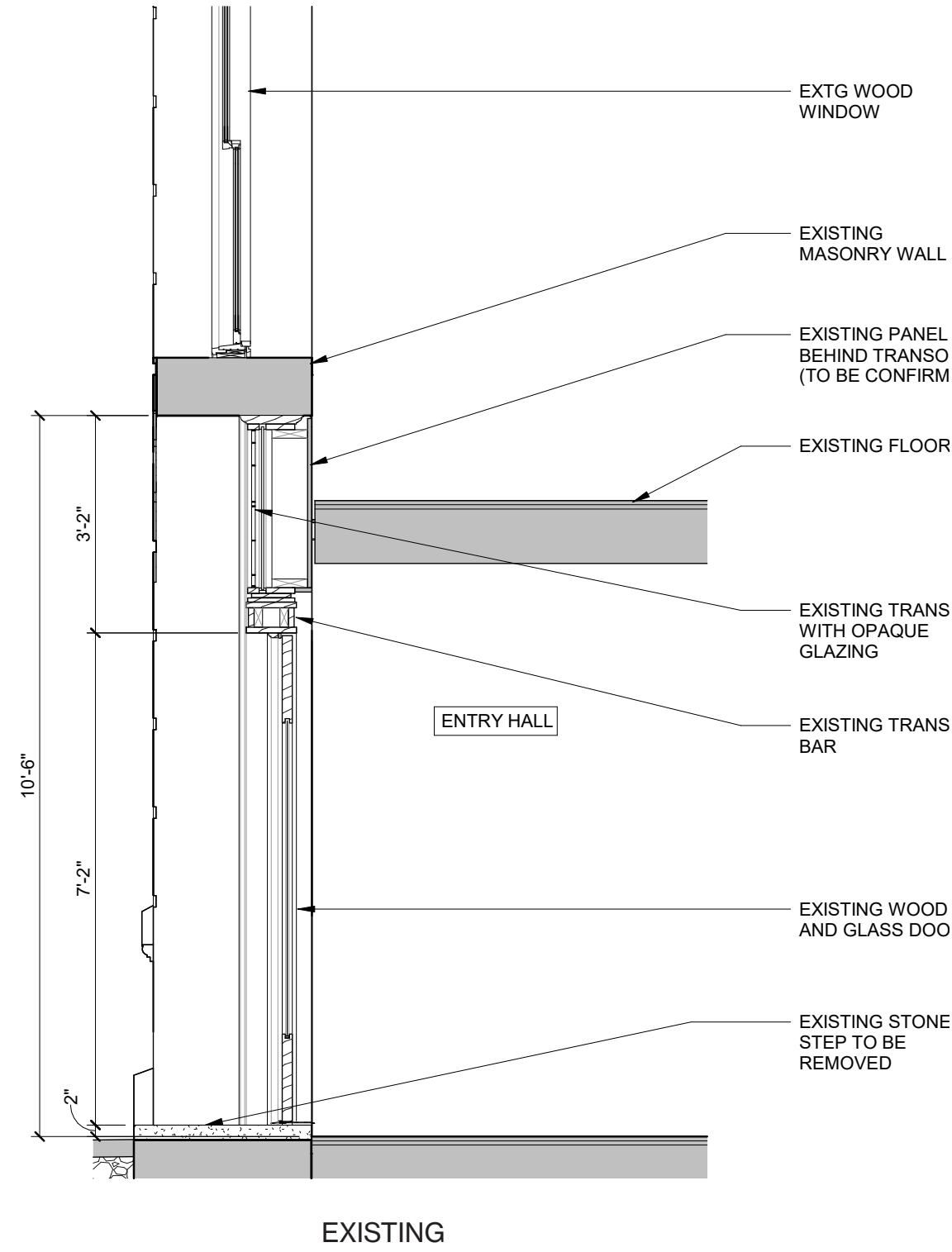


EXISTING

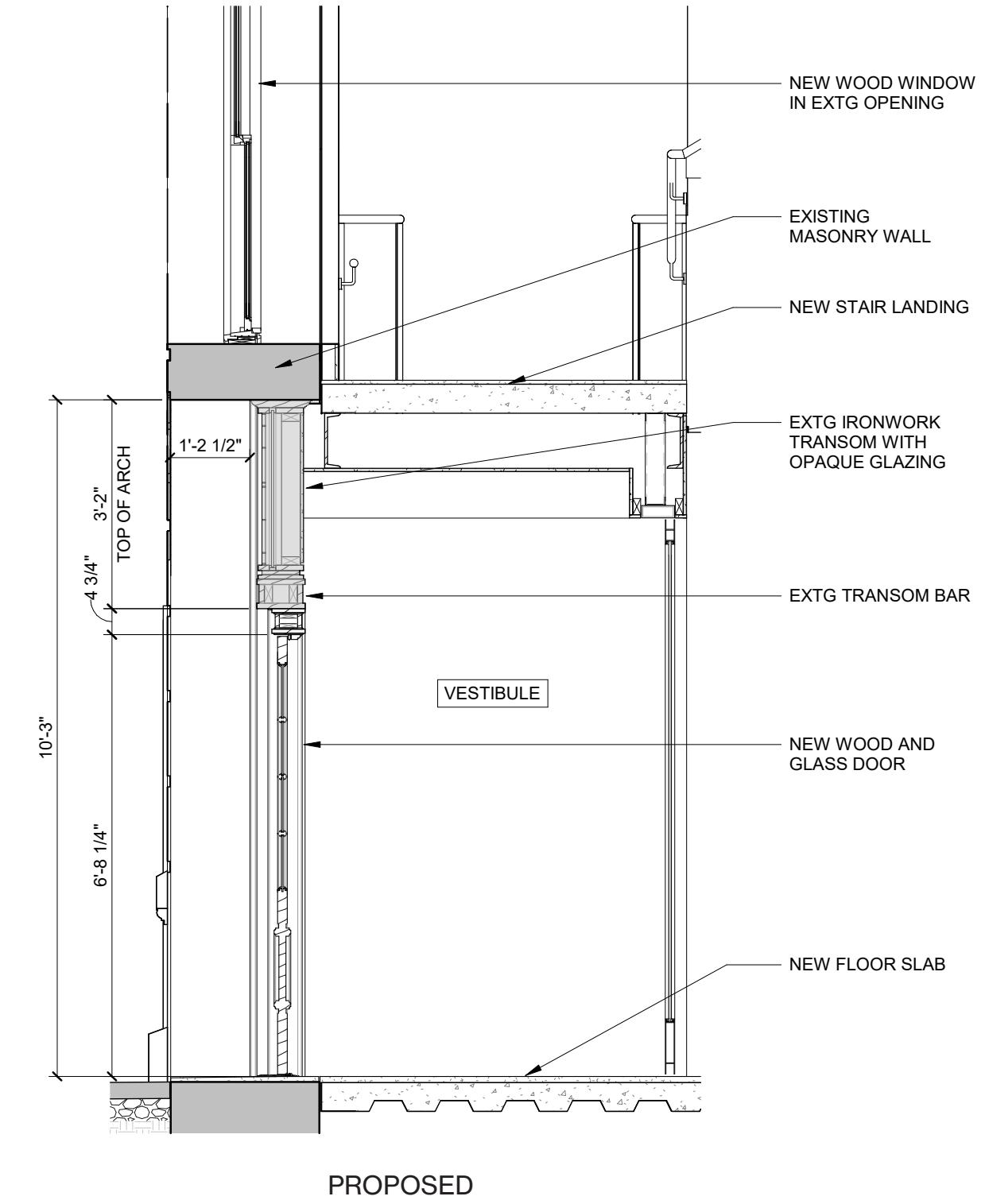


PROPOSED

## DETAIL SECTION OF FRONT DOOR

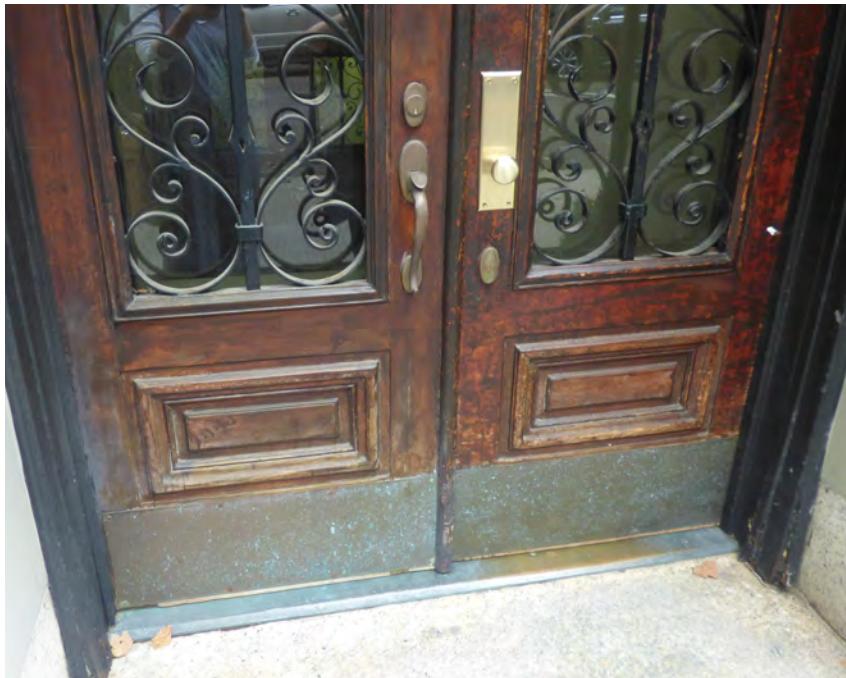


EXISTING

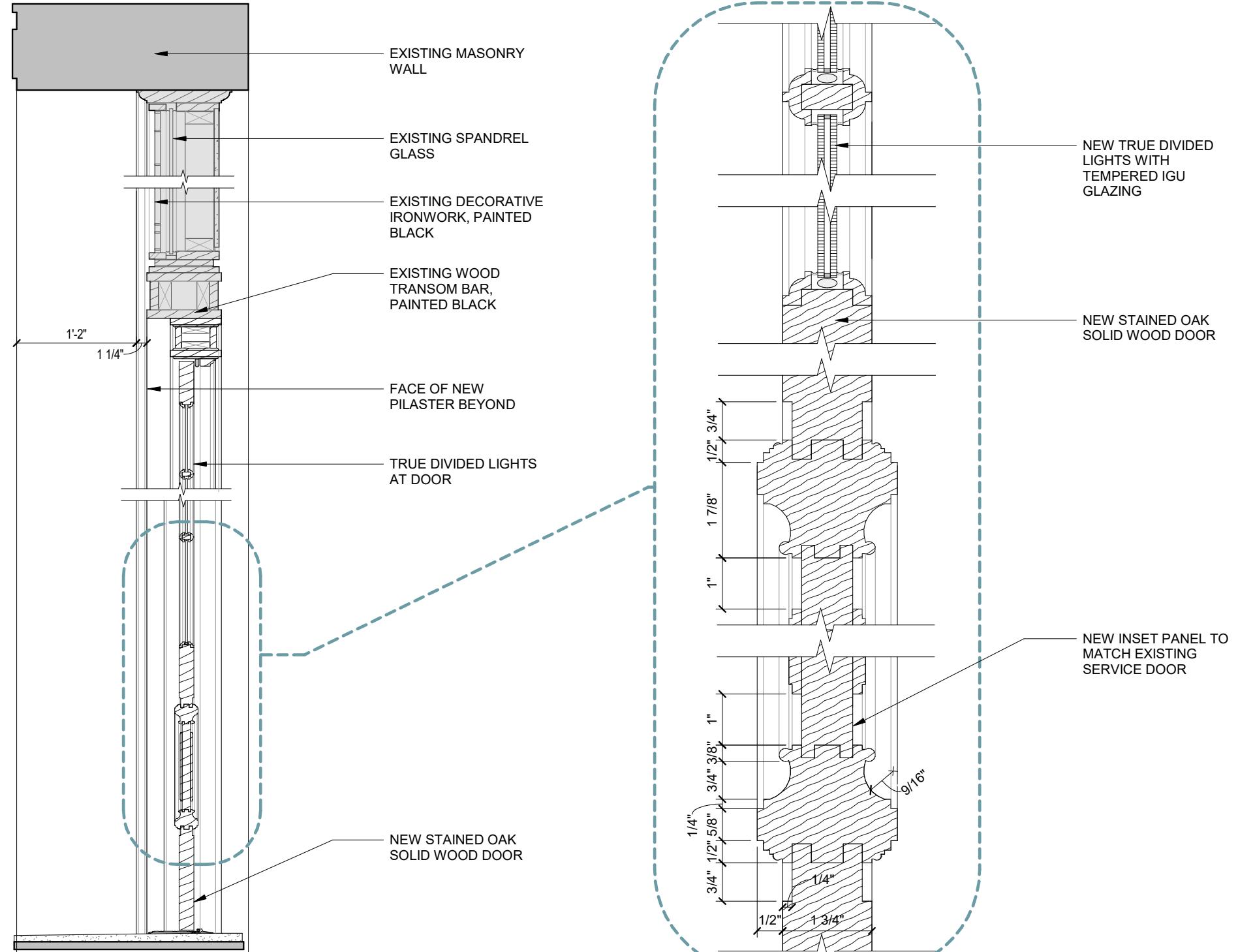


PROPOSED

## DETAIL SECTION OF FRONT DOOR



EXISTING DOOR DETAILS

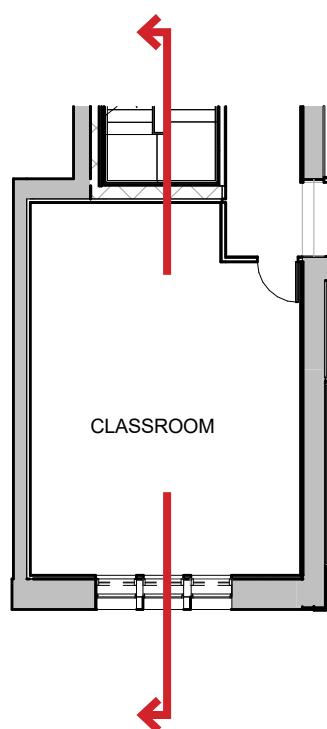


PROPOSED DOOR DETAIL SECTION

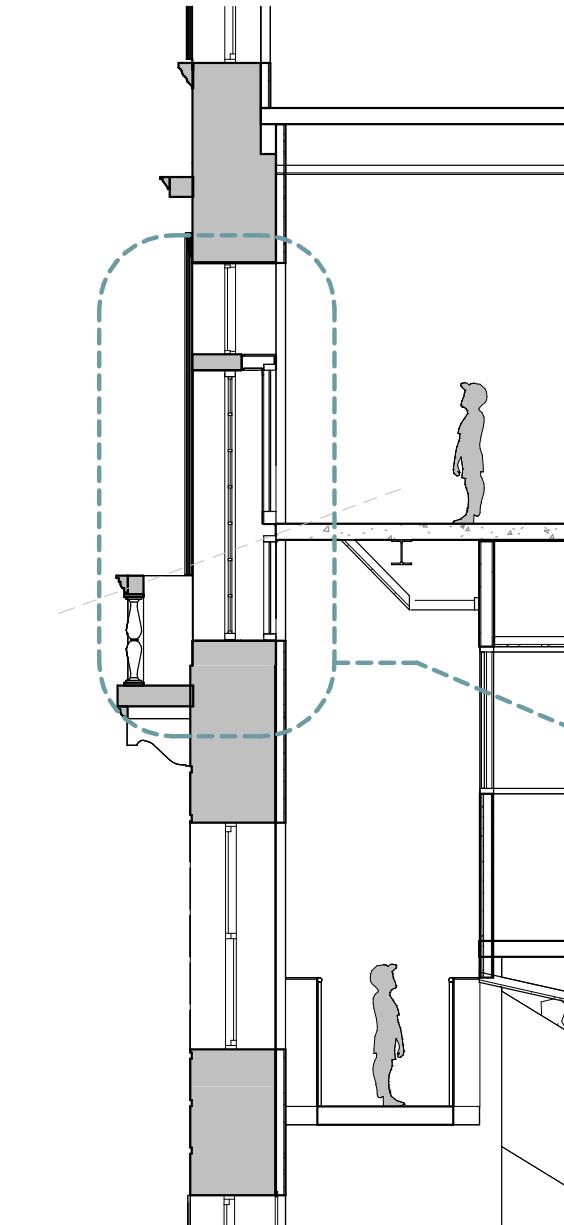
## ENLARGED DRAWINGS AT 4TH FLOOR WINDOWS



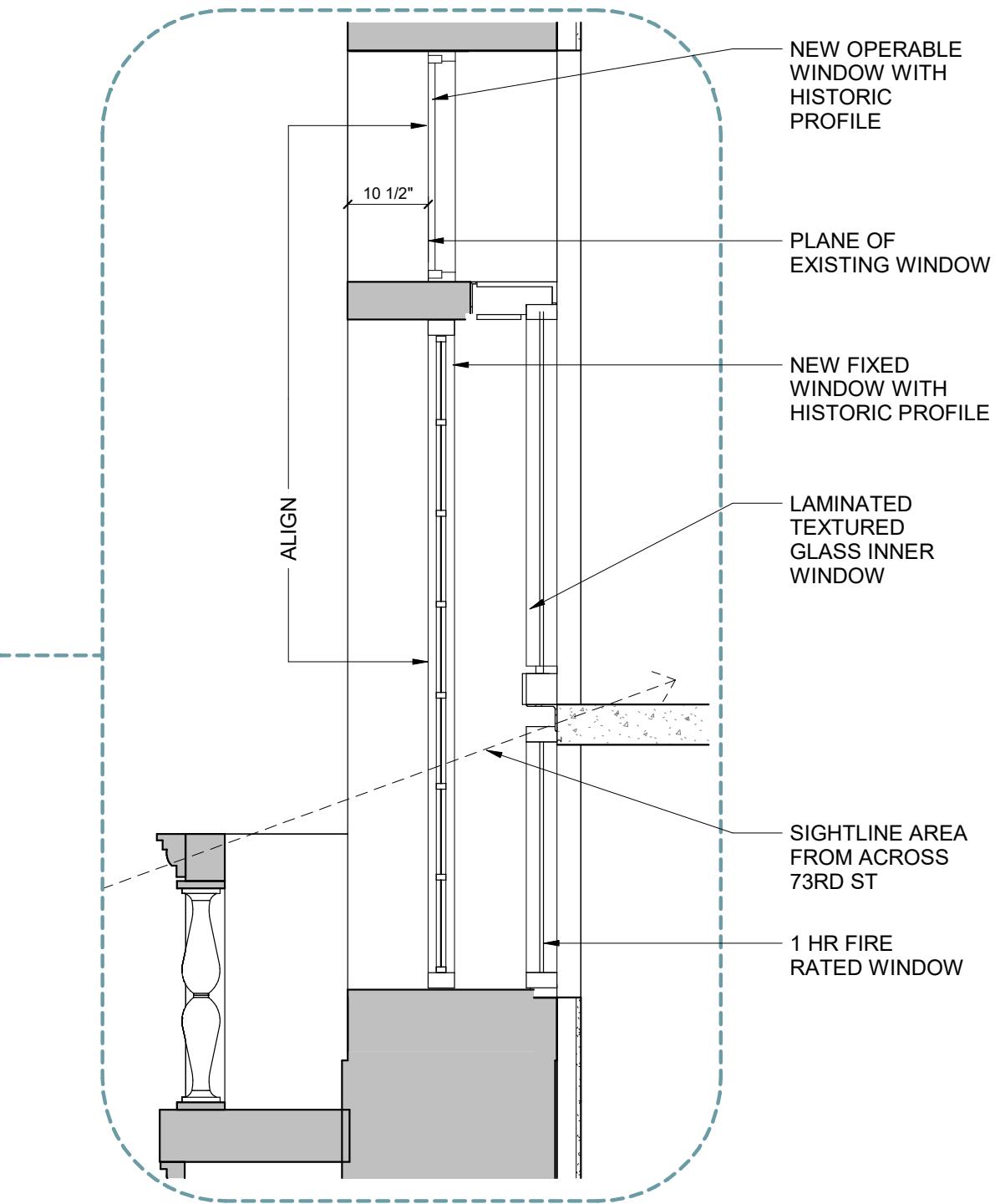
TEXTURED GLASS



4TH FLOOR KEY PLAN

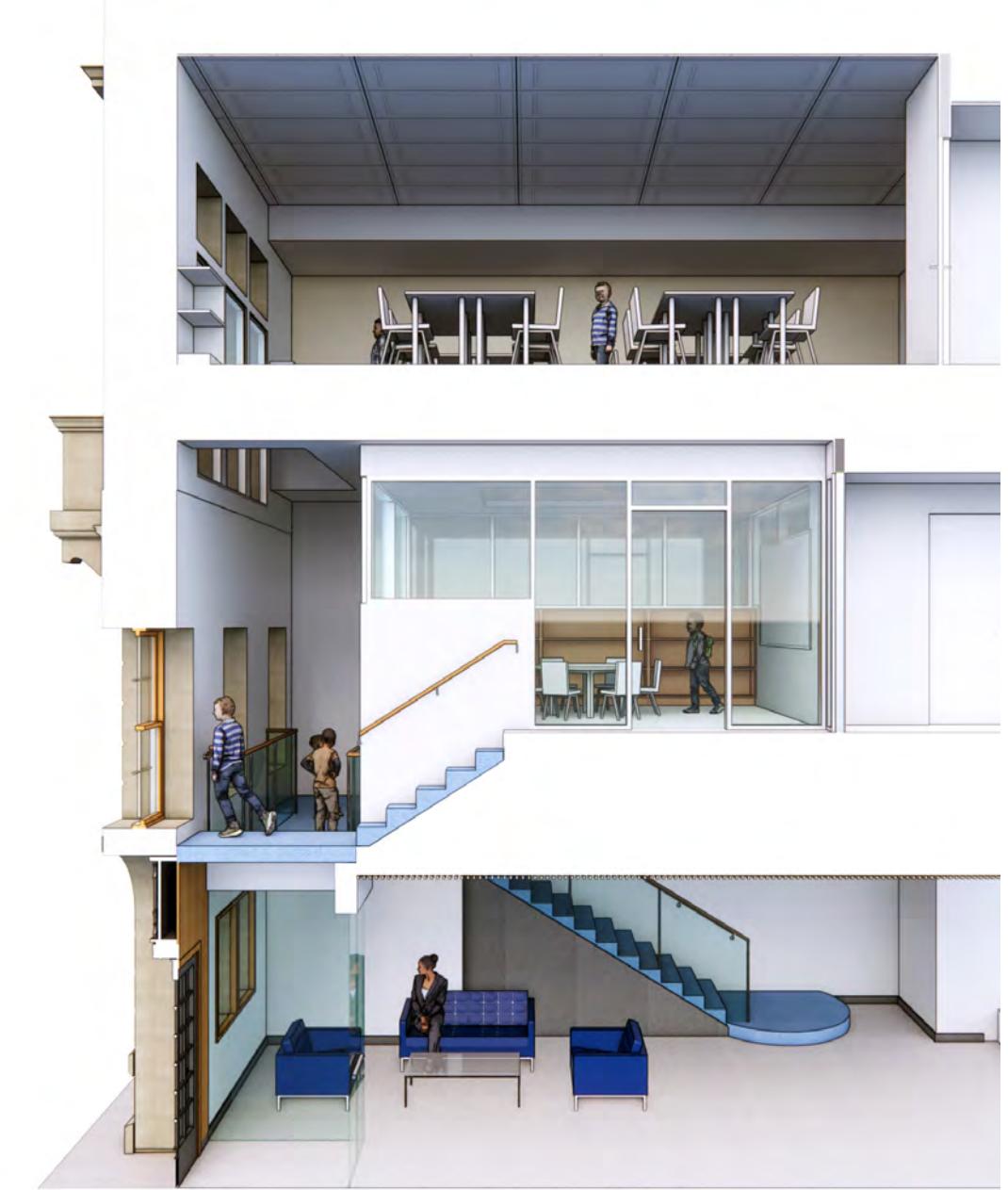
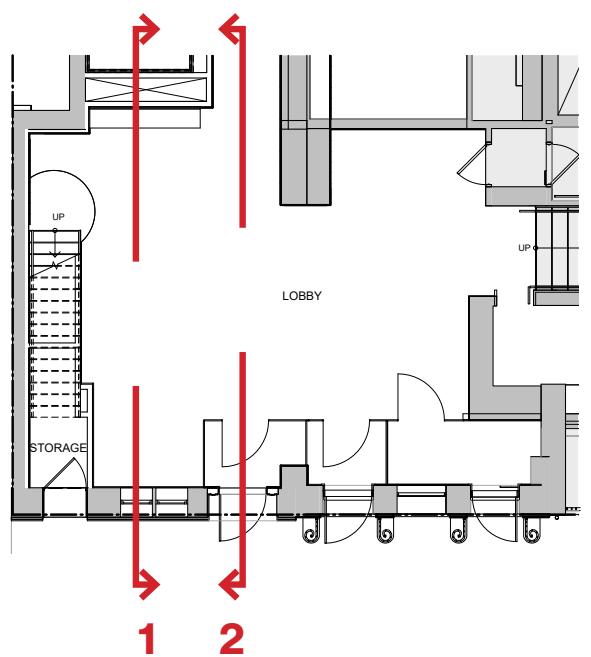


SECTION

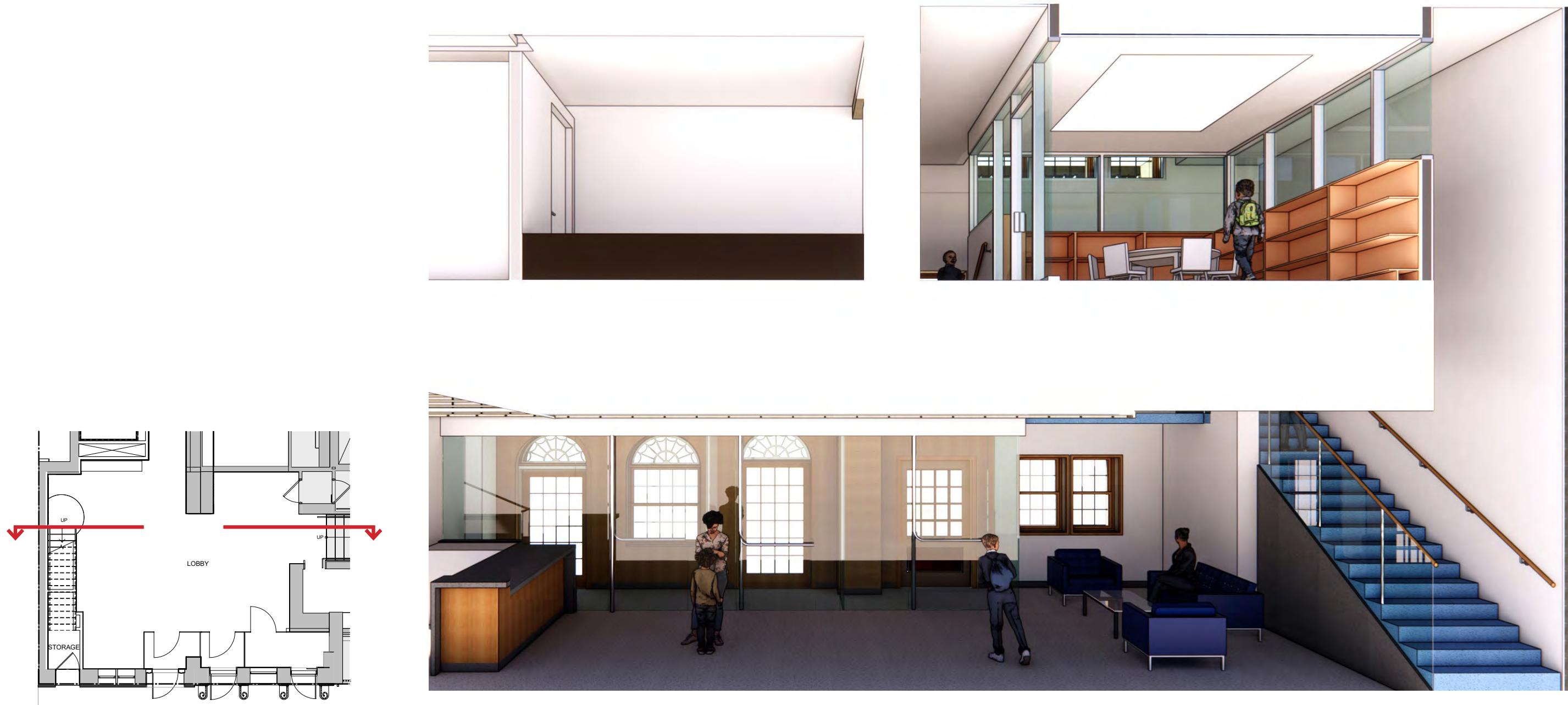


DETAIL SECTION

## PERSPECTIVE SECTION



## PERSPECTIVE SECTION

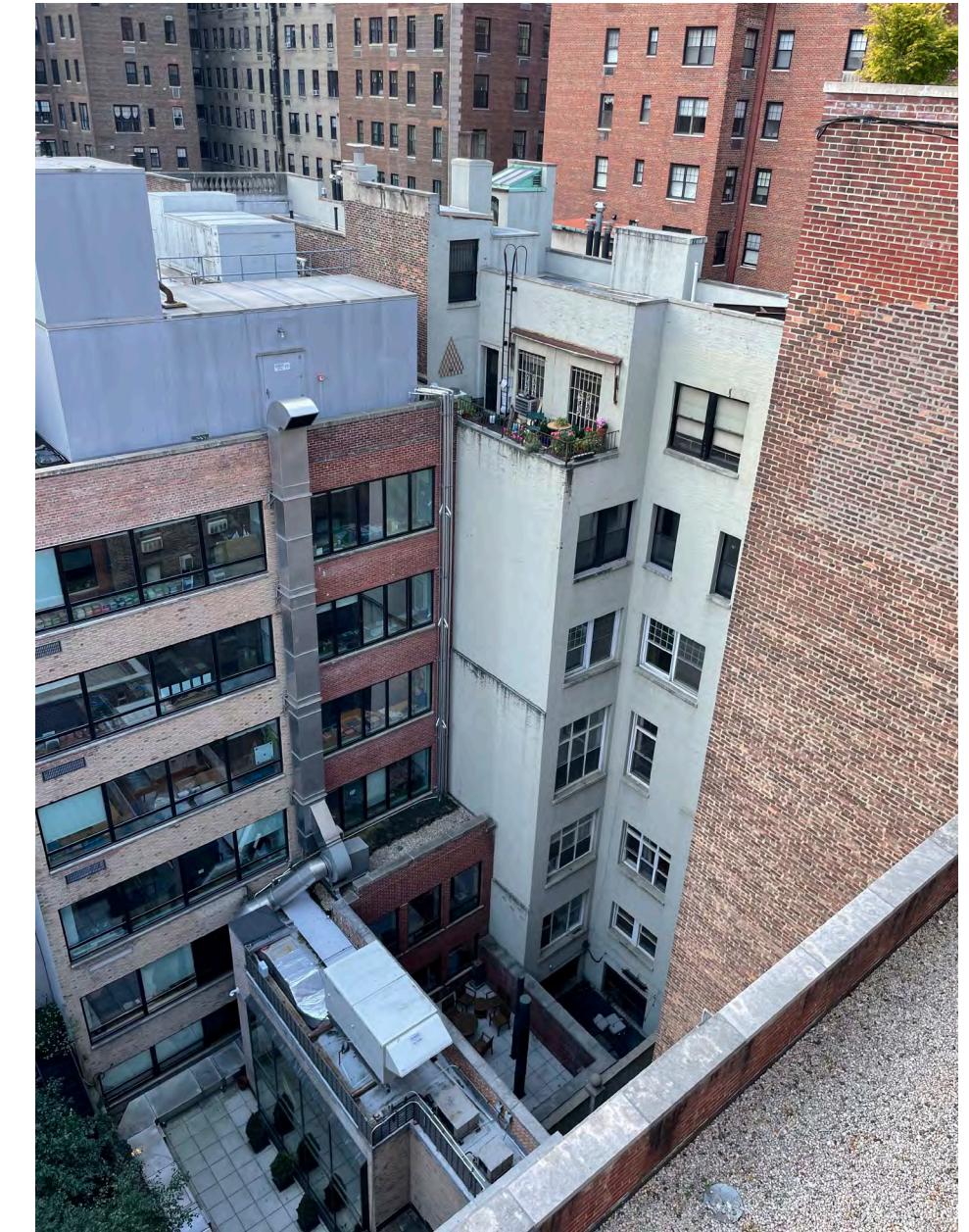


SECTION LOOKING SOUTH

## EXTERIOR RENDERED VIEWS



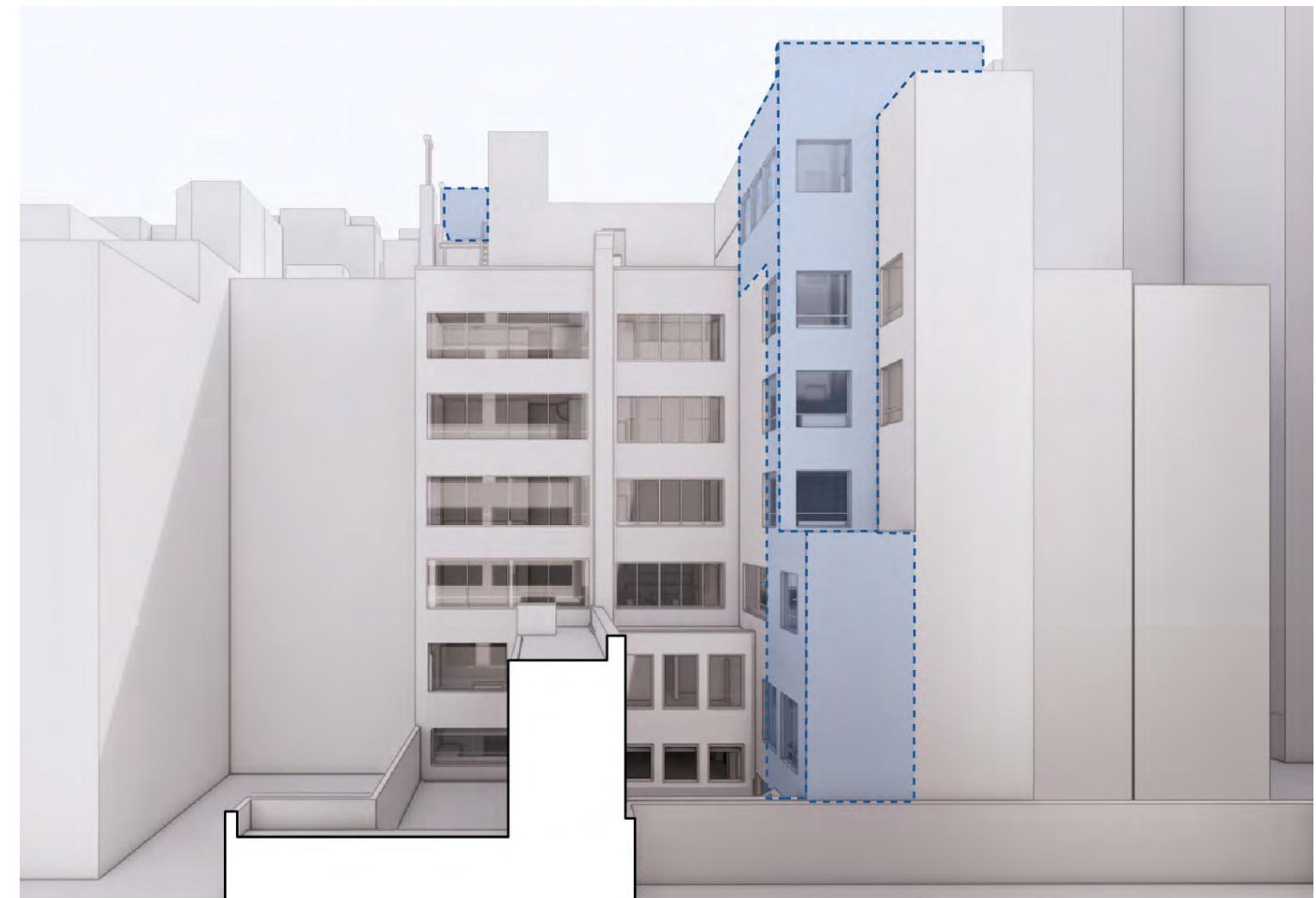
## PHOTOS OF THE REAR YARD



**NORTH ELEVATION**



EXISTING



PROPOSED

# INTRODUCTION

## SITE PLANS

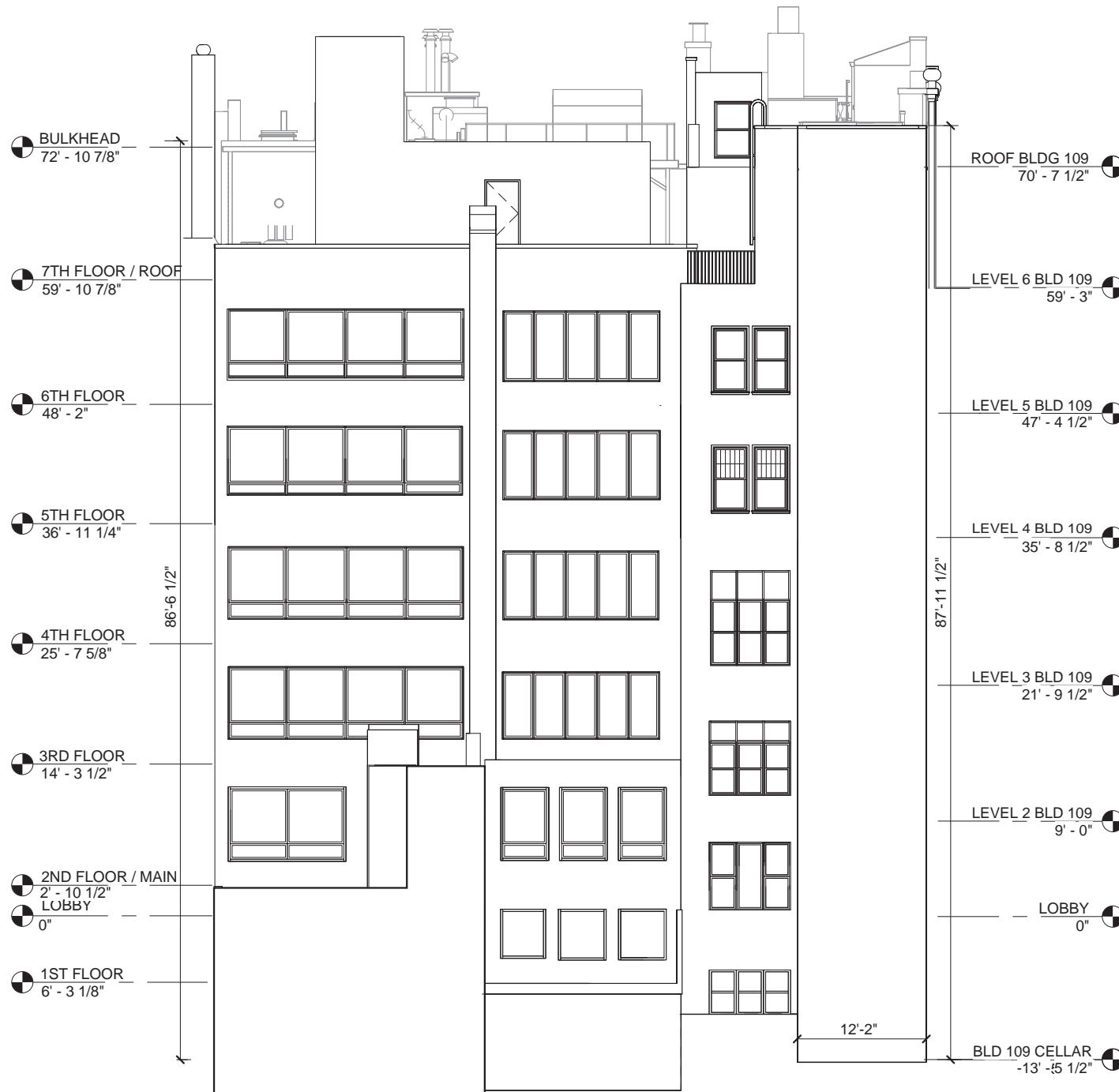


## EXISTING

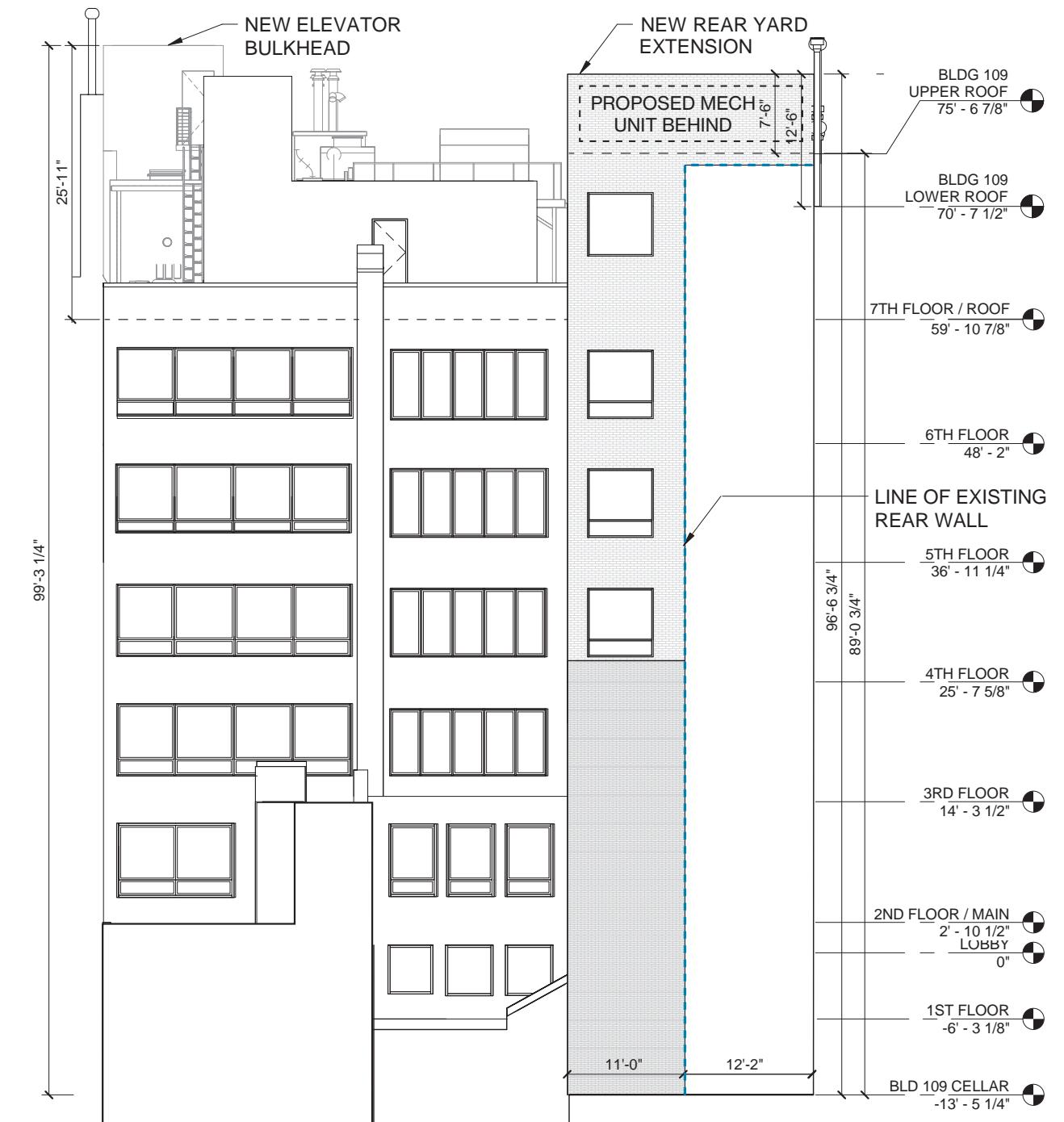


## PROPOSED

## NORTH ELEVATIONS

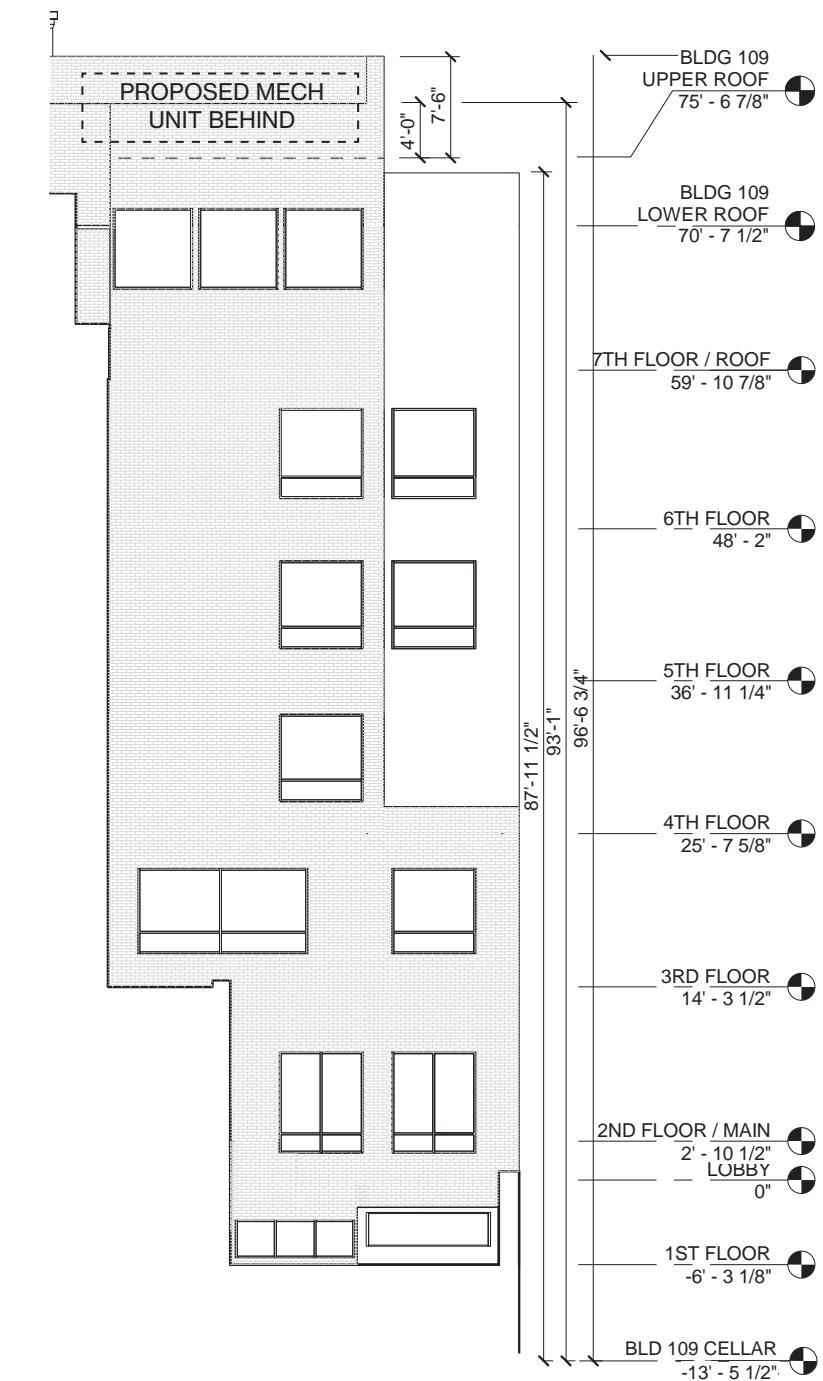
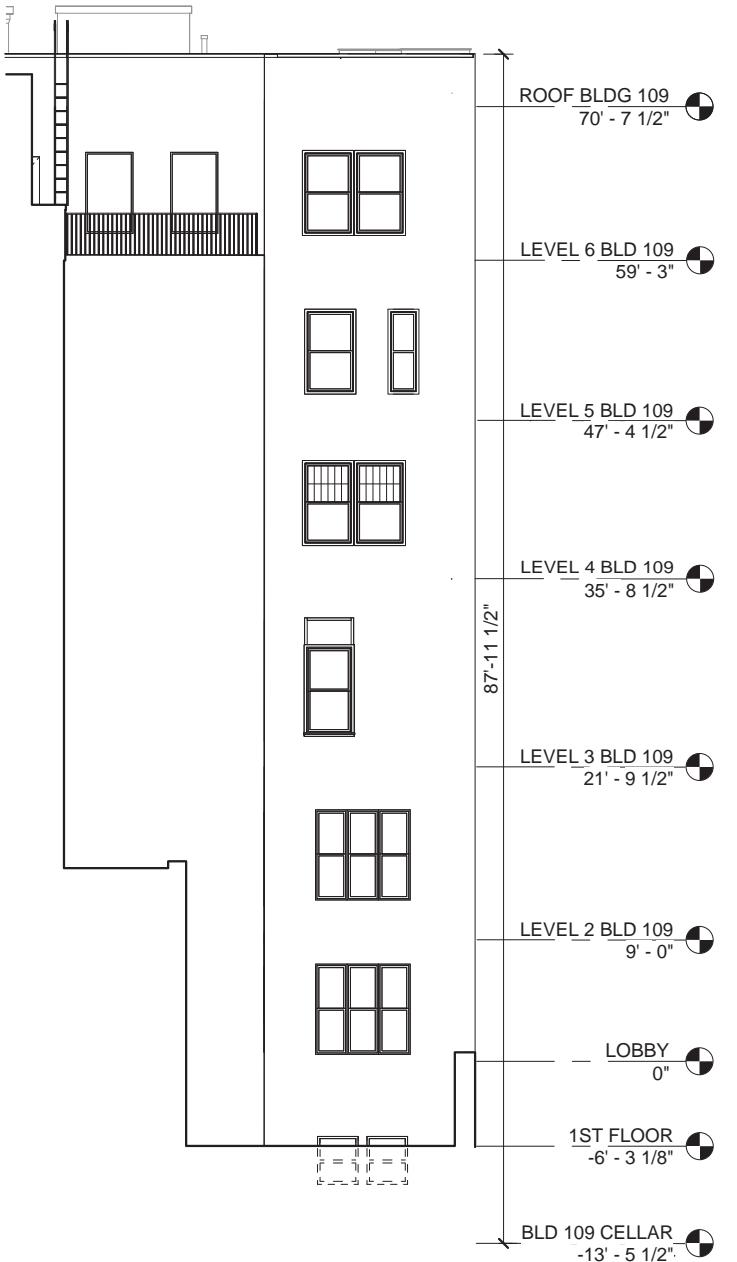


EXISTING



PROPOSED

## EAST ELEVATIONS



## VIEWS



EXISTING

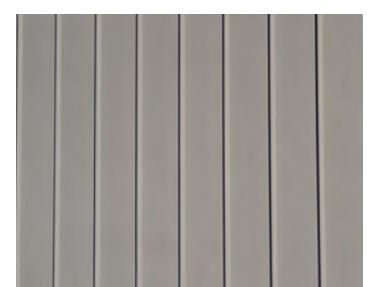


PROPOSED

Brick - Belcrest Lakeshore Blend (New Exterior Walls)



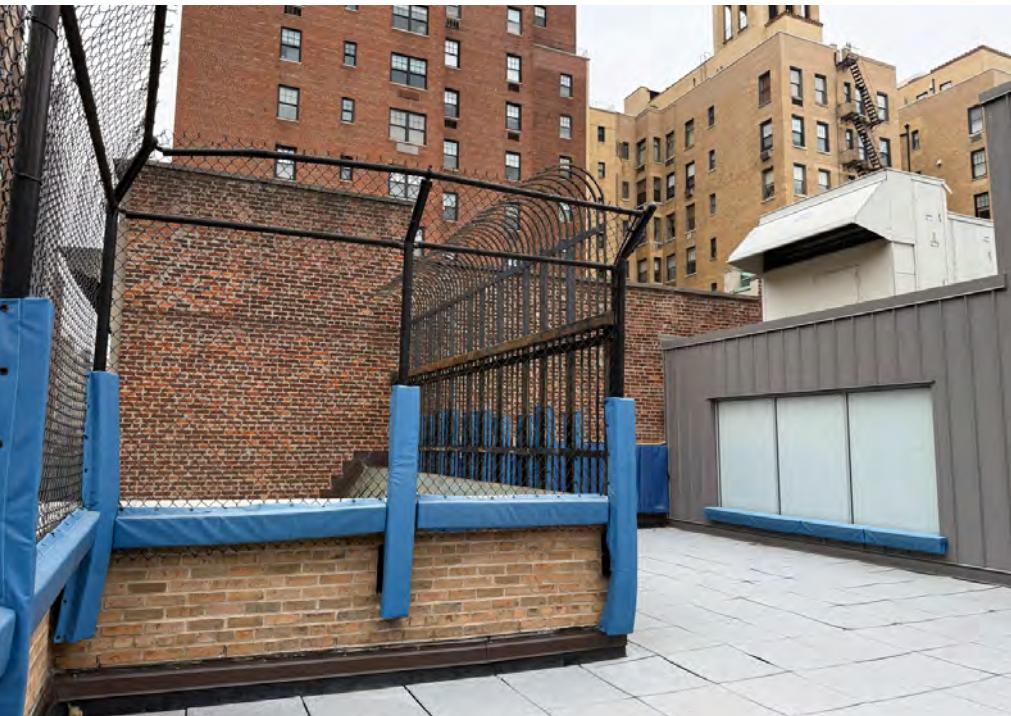
Metal Panel (New Roof Bulkheads)



# EXISTING CONDITIONS



A. VIEW LOOKING NORTH FROM FRONT OF BUILDING



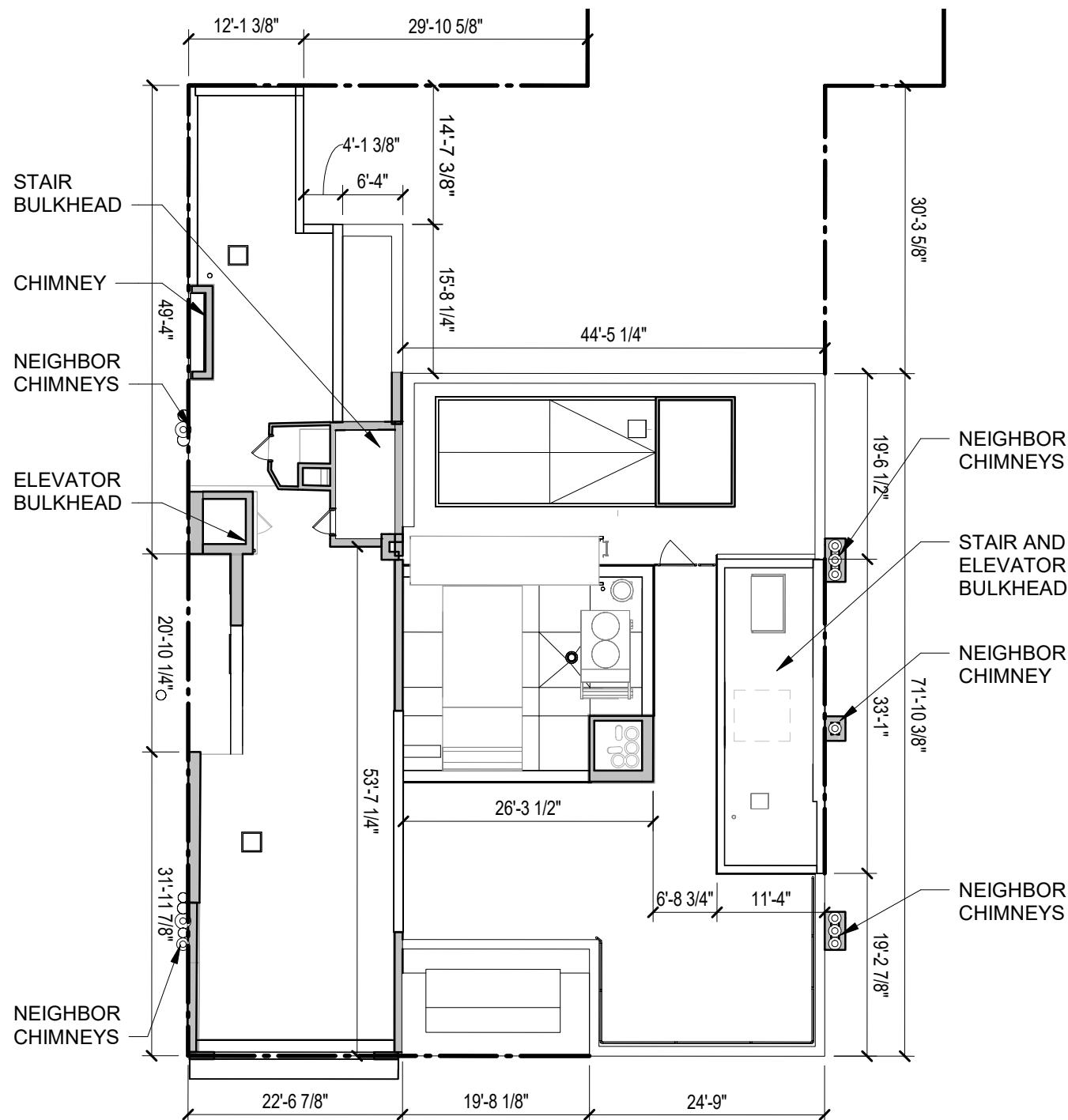
B. VIEW LOOKING WEST



C. VIEW LOOKING SOUTH FROM BACK OF BUILDING

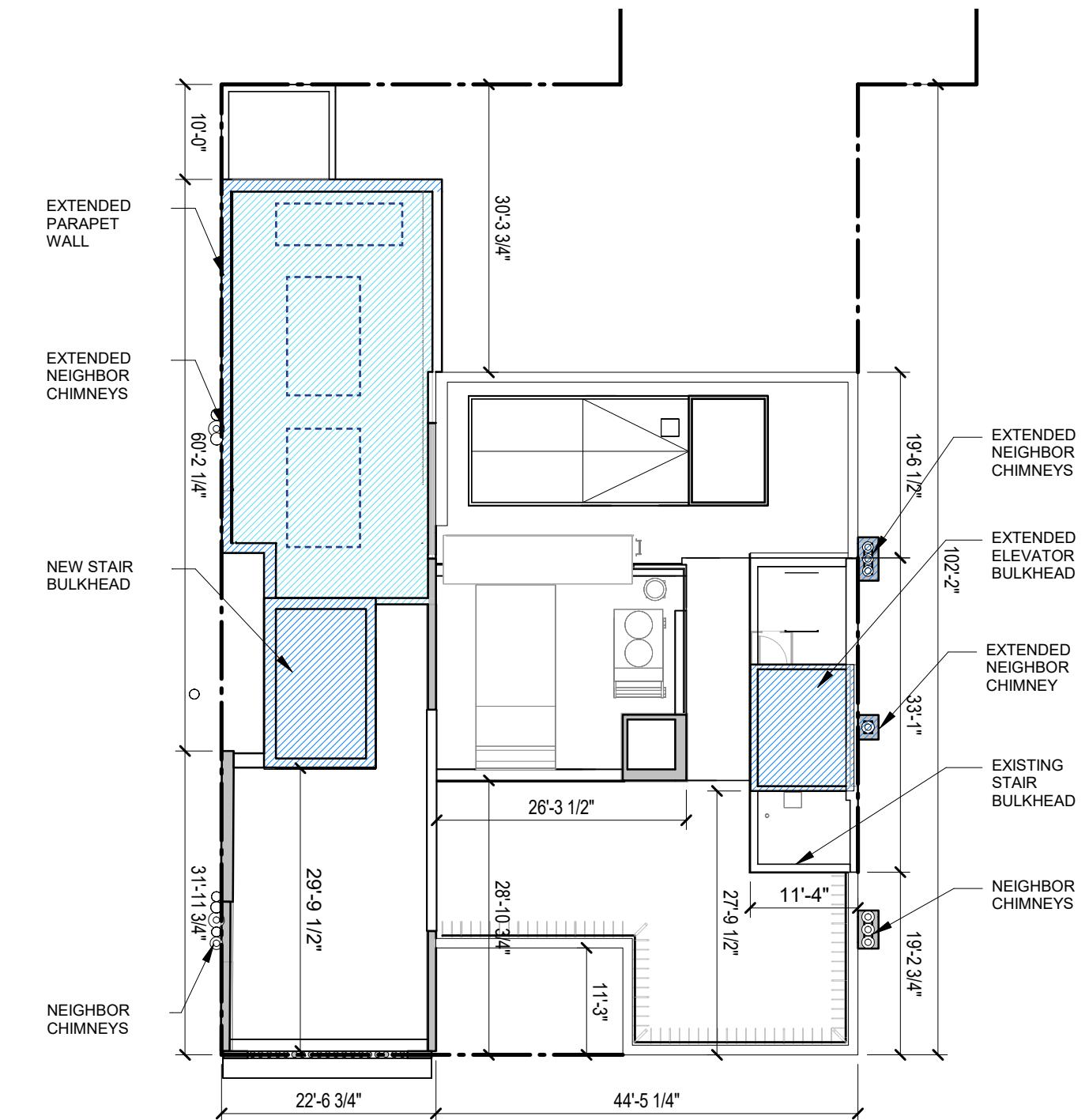
# ROOFTOP STRUCTURES

# ROOF PLANS



## EAST 73RD STREET

## EXISTING



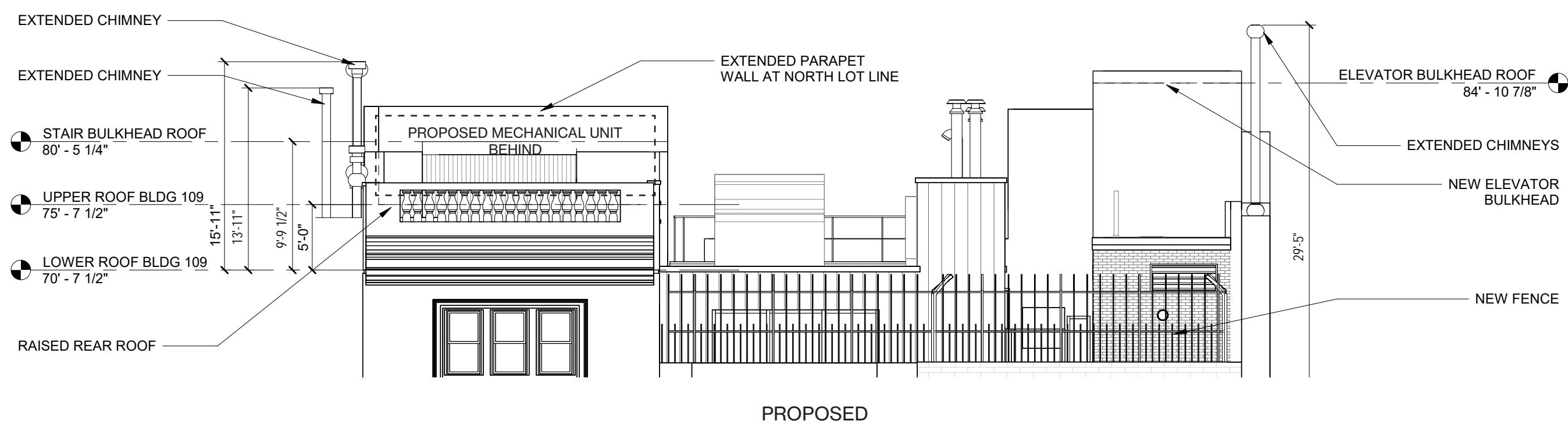
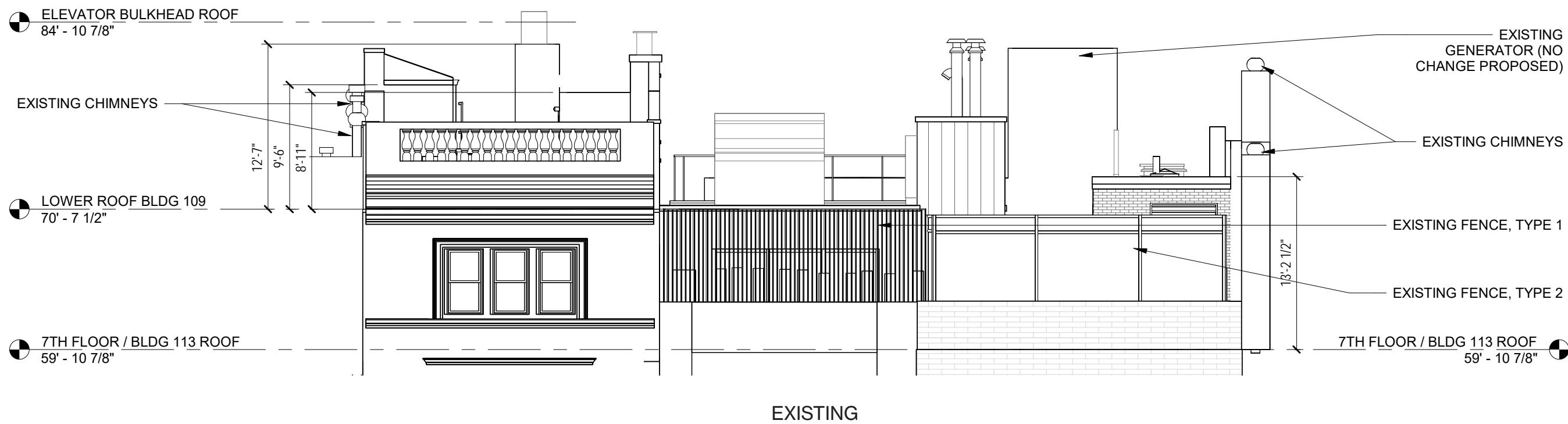
## **EAST 73RD STREET**

## PROPOSED

# ROOFTOP STRUCTURES

37

## SOUTH ELEVATIONS



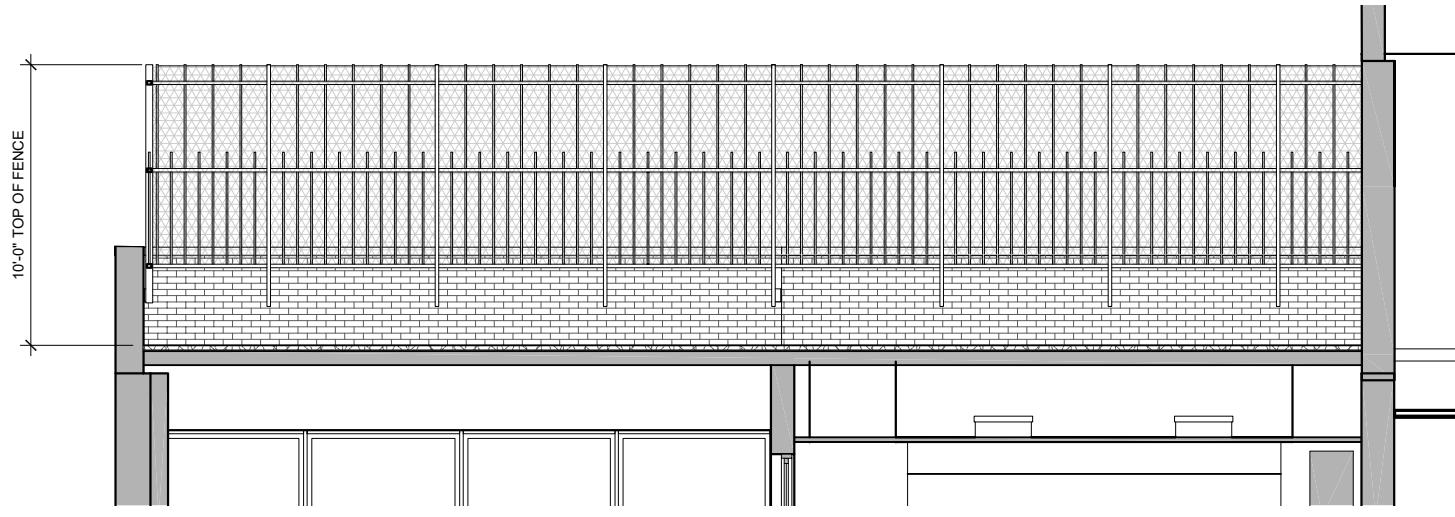
# ROOFTOP FENCE

## PLAN, ELEVATION & SECTION

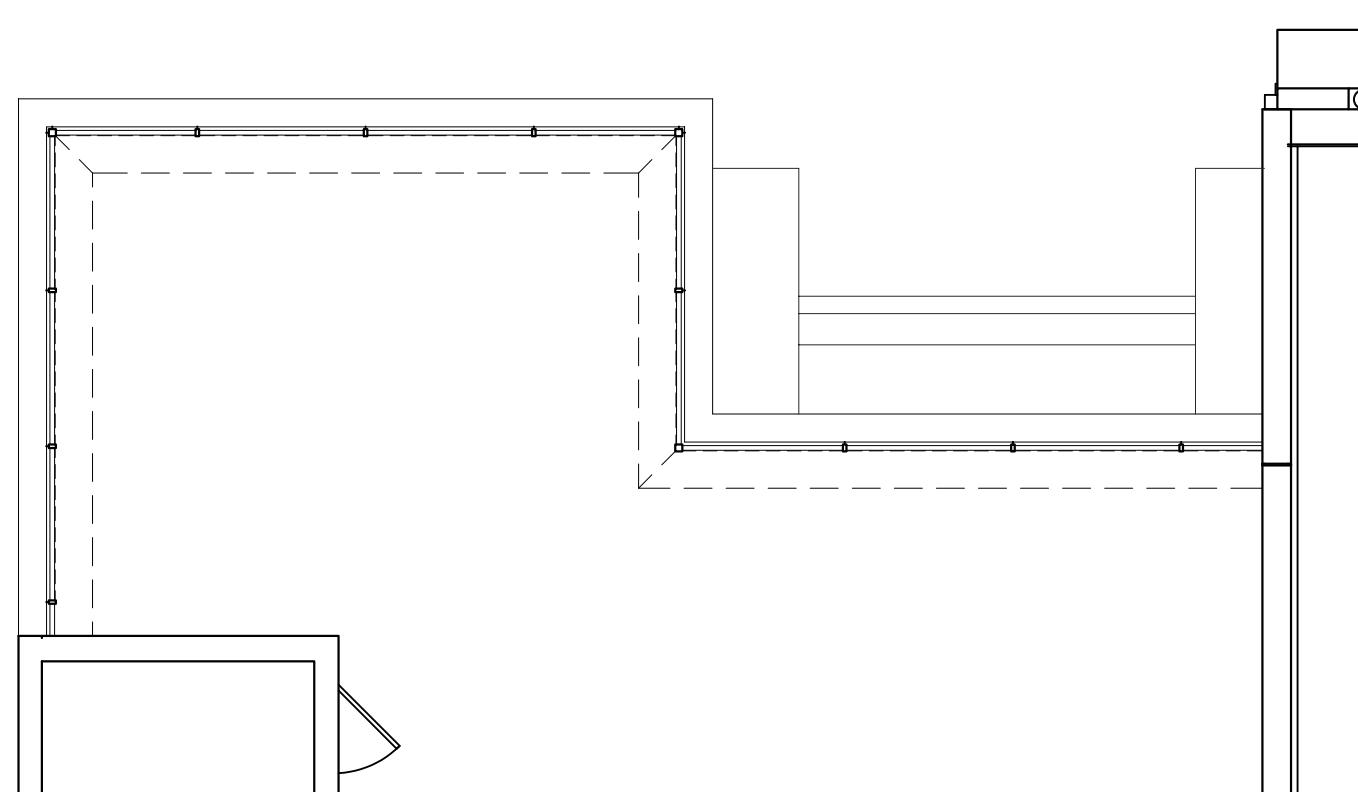
38



EXISTING FENCE



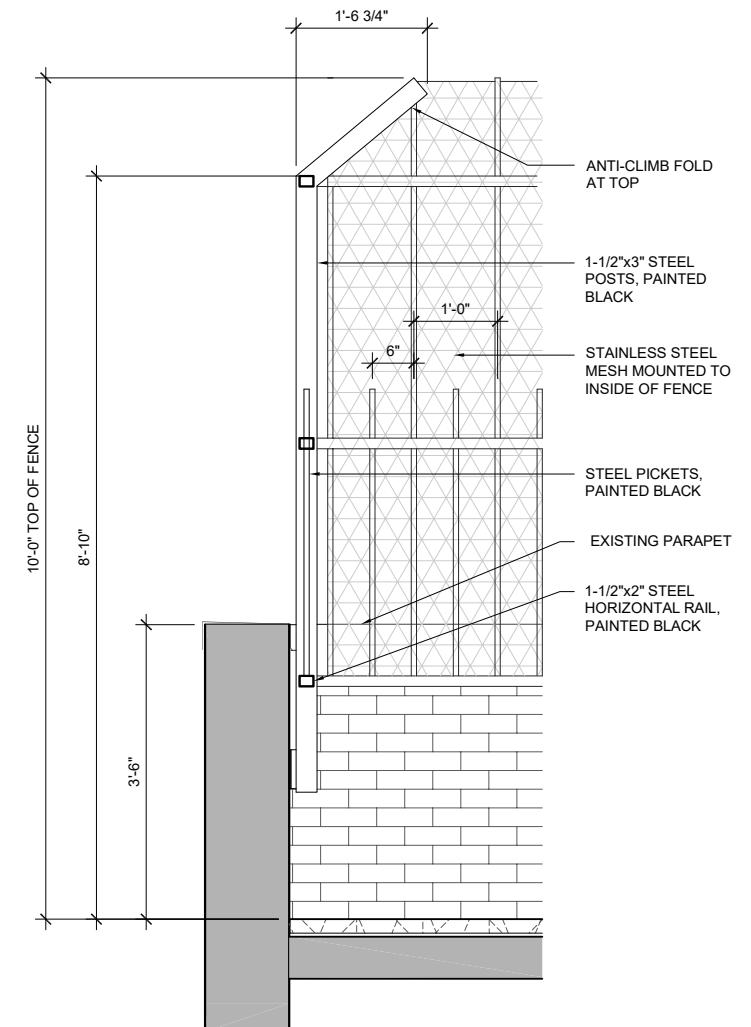
ELEVATION (FROM ROOF)



PARTIAL ROOF PLAN

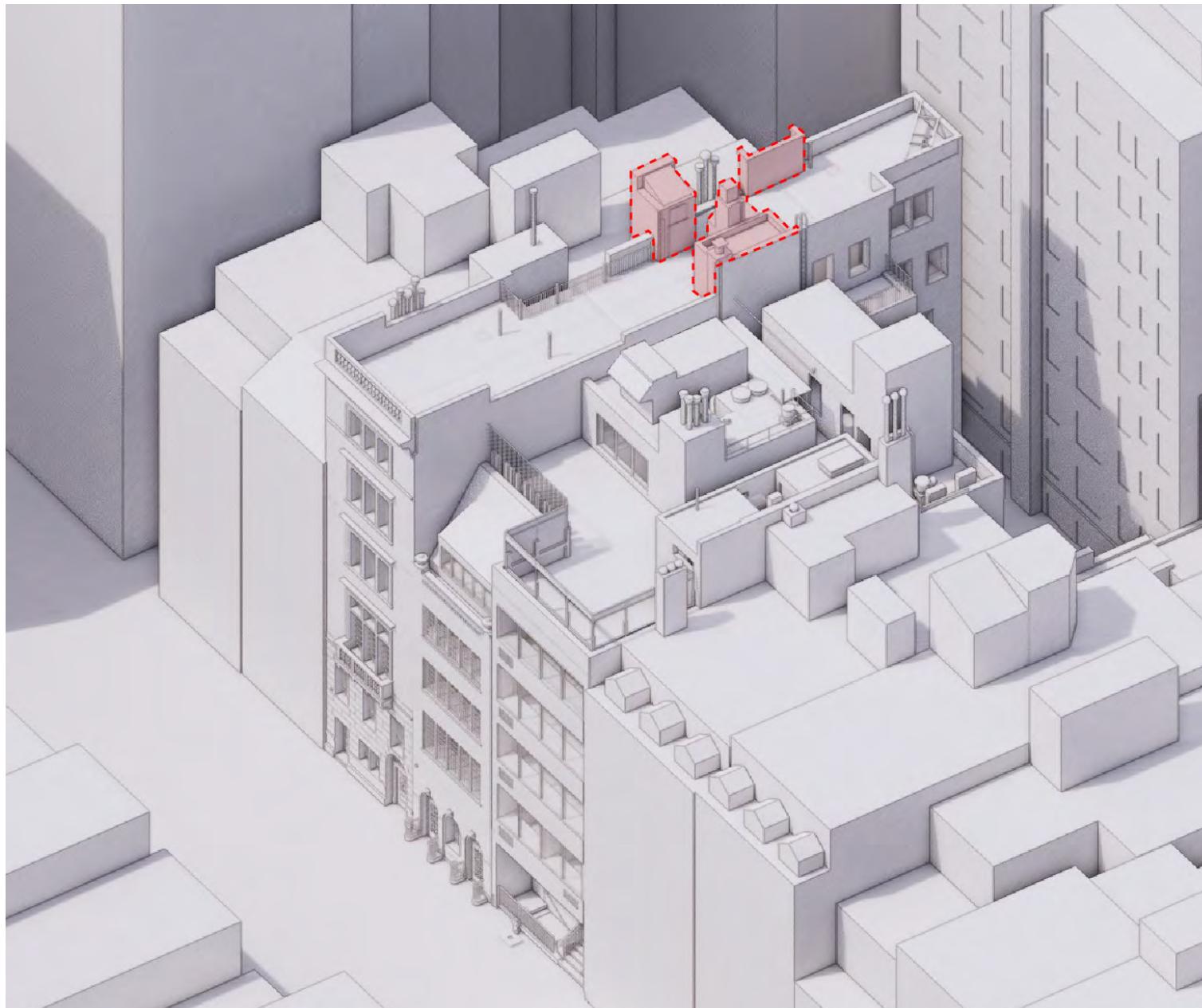


STAINLESS STEEL MESH



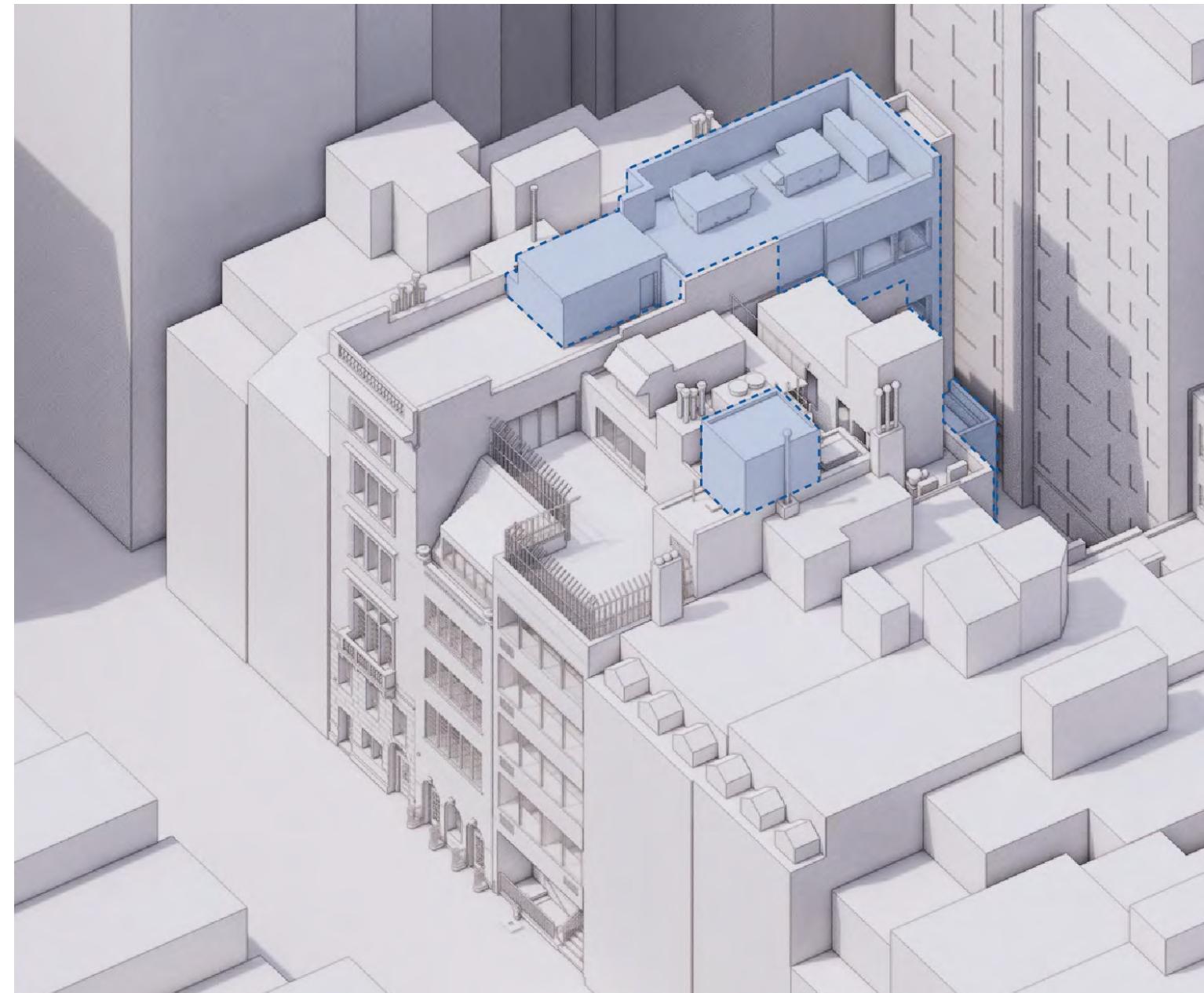
ANGLED TOP

## REMOVALS



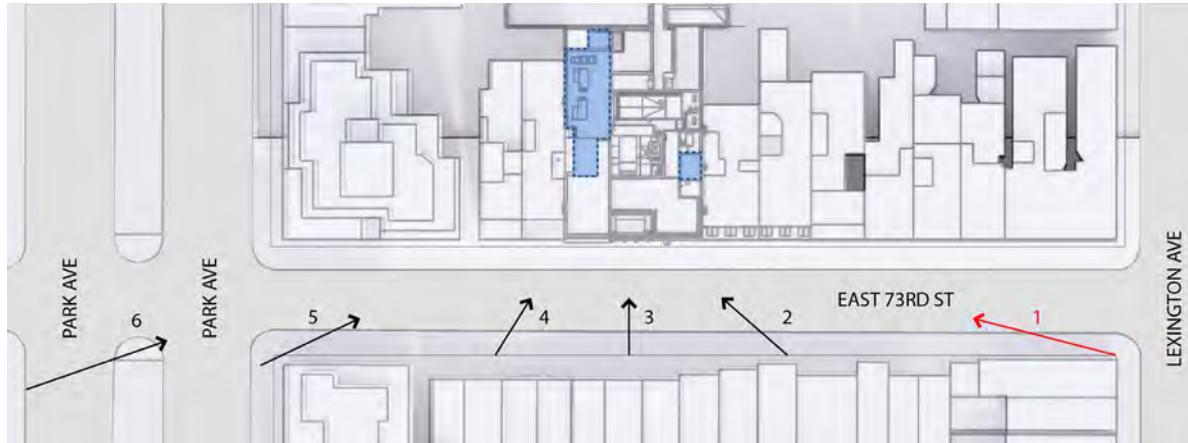
EXISTING BUILDING AXON

## ADDITIONS



PROPOSED BUILDING AXON

## VIEWS FROM STREET



SITE PLAN



1. CLOSE-UP VIEW

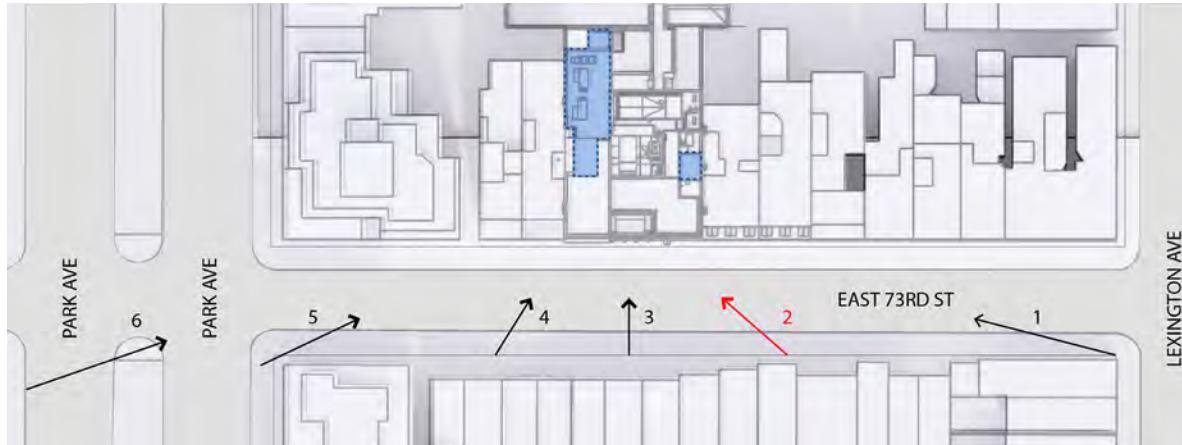


1. LOOKING FROM THE SOUTHEAST(NEAR LEXINGTON AVE)

# ROOFTOP STRUCTURES

41

## VIEWS FROM STREET



SITE PLAN



2. CLOSE-UP VIEW

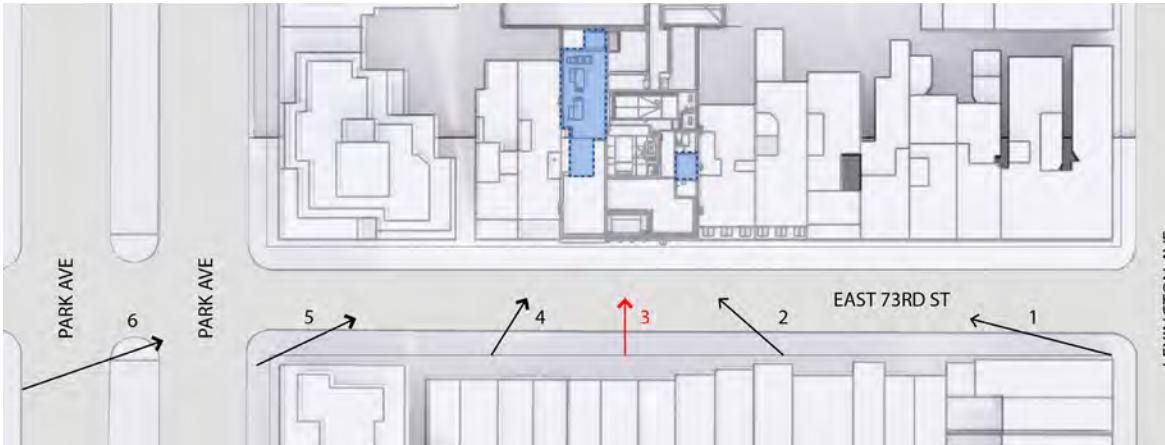


2. LOOKING FROM THE SOUTHEAST

# ROOFTOP STRUCTURES

42

## VIEWS FROM STREET



SITE PLAN

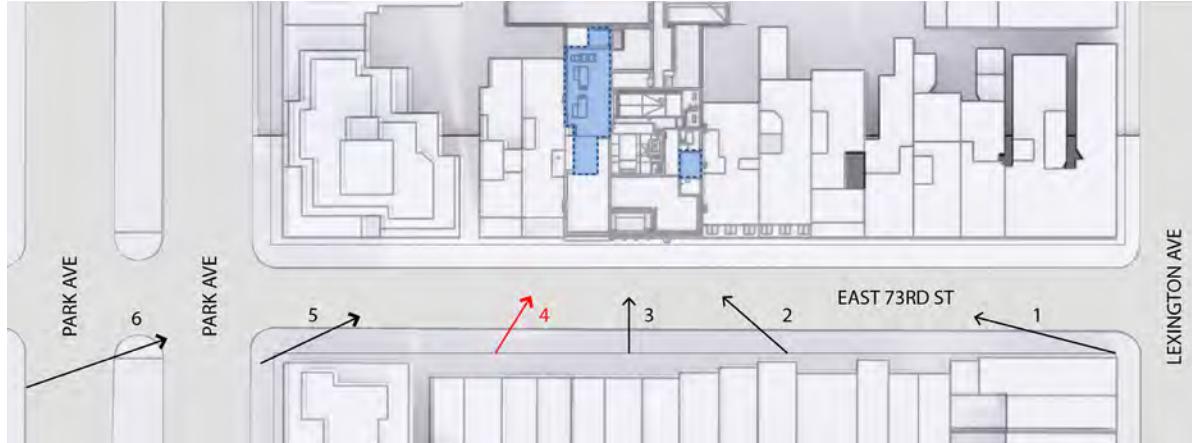


3. CLOSE-UP VIEW

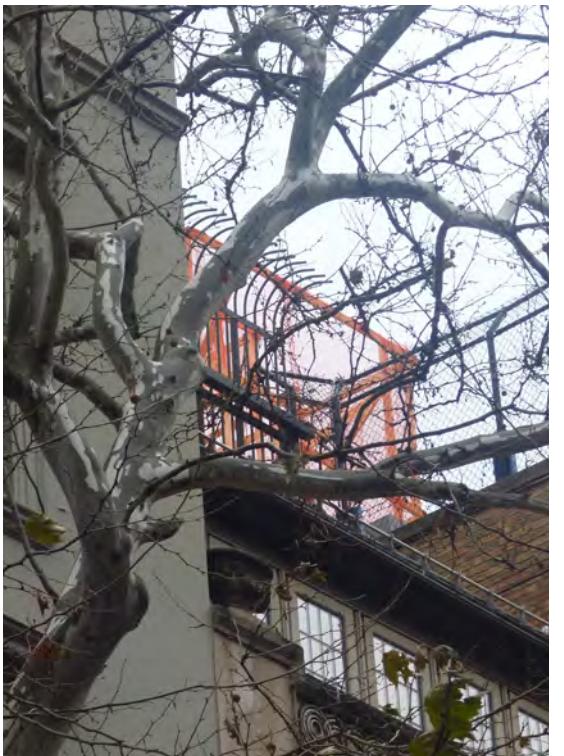


3. LOOKING FROM THE FRONT

## VIEWS FROM STREET



SITE PLAN

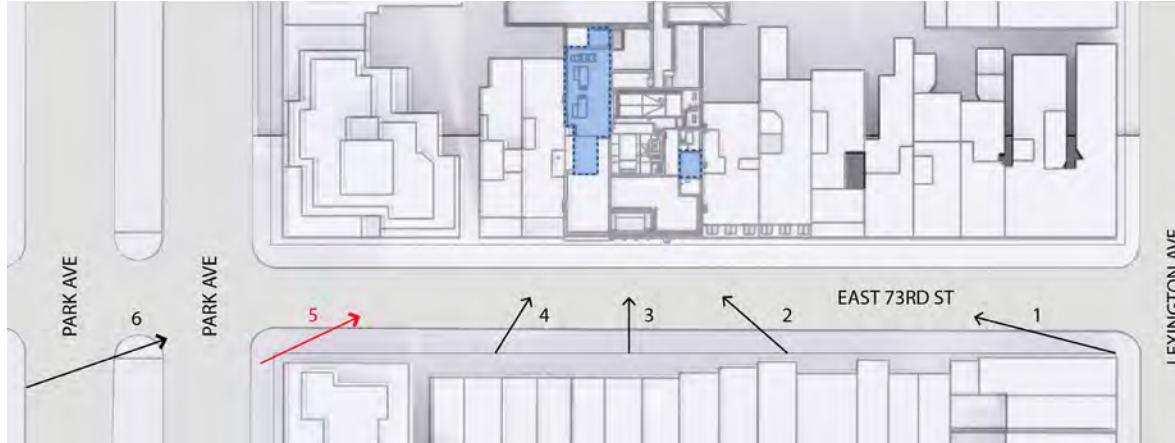


4. CLOSE-UP VIEW AND RENDER

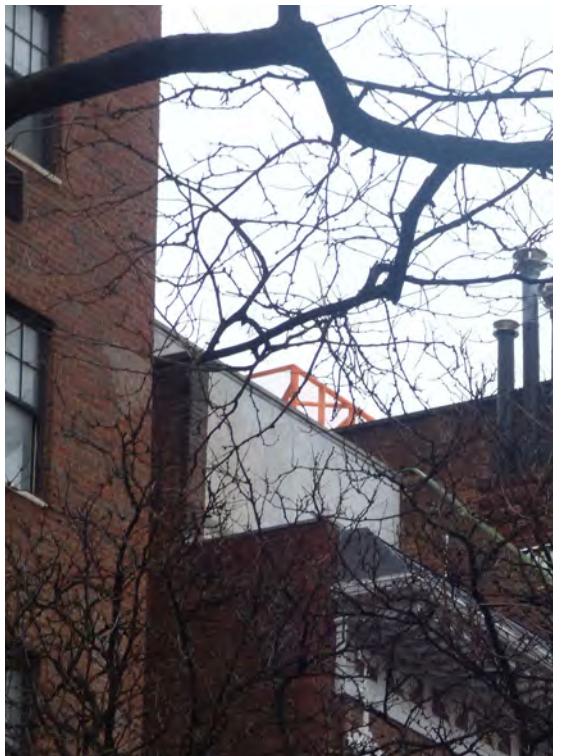


4. LOOKING FROM THE SOUTHWEST

## VIEWS FROM STREET



SITE PLAN

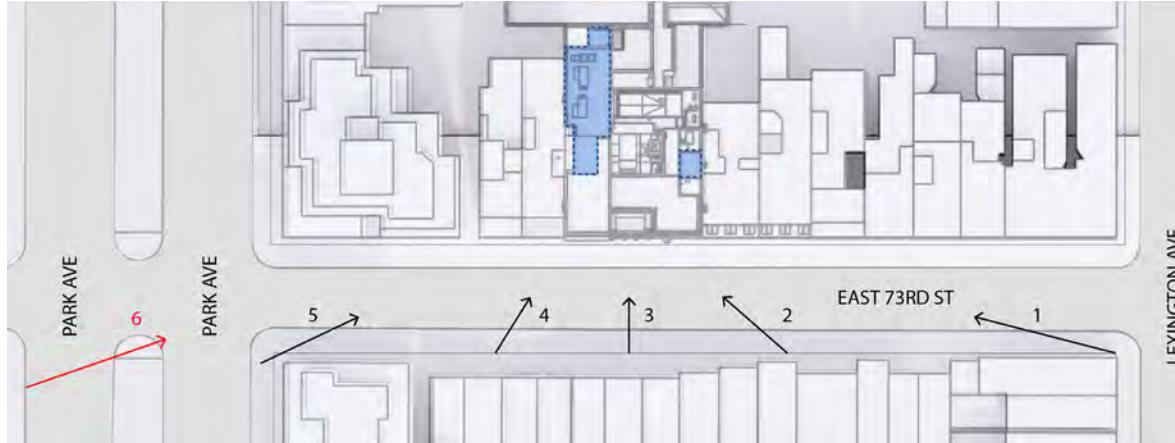


5. CLOSE-UP VIEW AND RENDER



5. LOOKING FROM THE SOUTHWEST(NEAR PARK AVE)

## VIEWS FROM STREET



SITE PLAN



6. CLOSE-UP VIEW AND RENDER



6. LOOKING FROM THE SOUTHWEST(FROM PARK AVE)

**January 13, 2026**  
Public Hearing

**The current proposal is:**

**Preservation Department – Item 6, LPC-26-03028**

**109-113 East 73rd Street – Upper East Side Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID: 161 691 5446**

**Passcode: 987417**

By Phone: 646-828-7666 (NY)  
833-435-1820 (Toll-free)  
833-568-8864 (Toll-free)

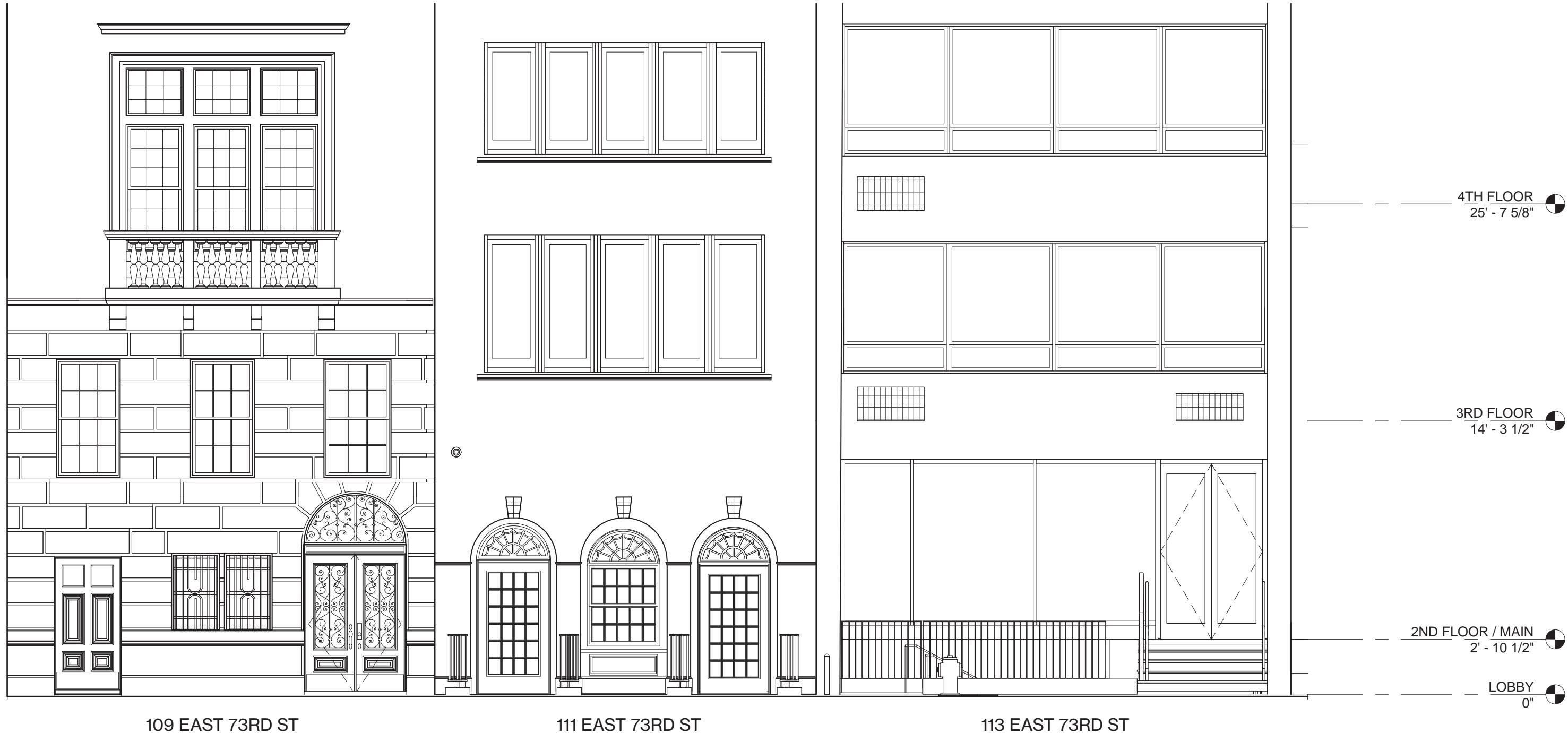
**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be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



# 73RD STREET FAÇADE - MODIFICATIONS TO THE FRONT DOOR

47

## EXISTING STREET VIEW



# 73RD STREET FAÇADE - MODIFICATIONS TO THE FRONT DOOR

48

## PROPOSED STREET VIEW



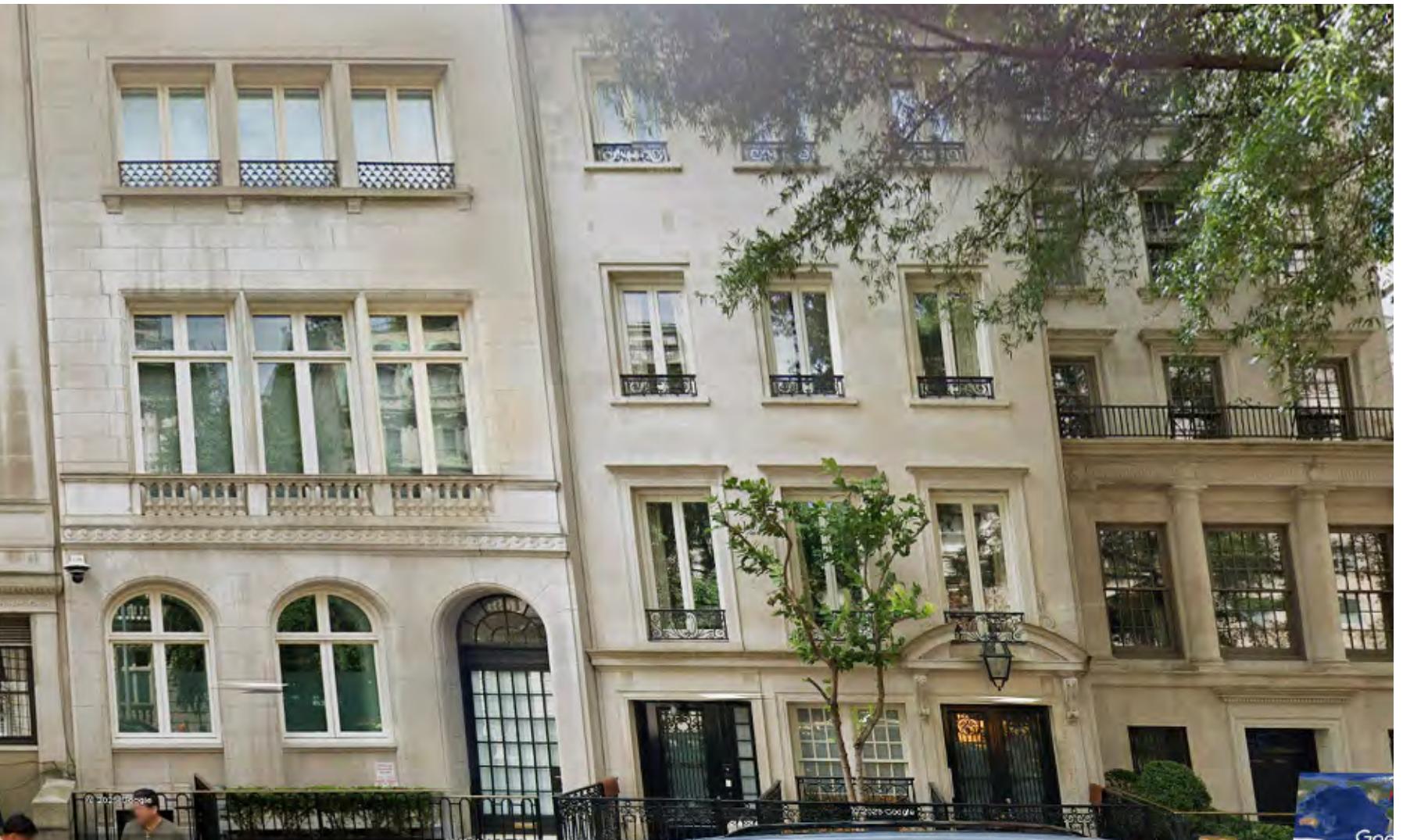
## PHOTOS OF OTHER BUILDINGS ON 73RD ST



142 EAST 73RD ST



14 EAST 73RD ST



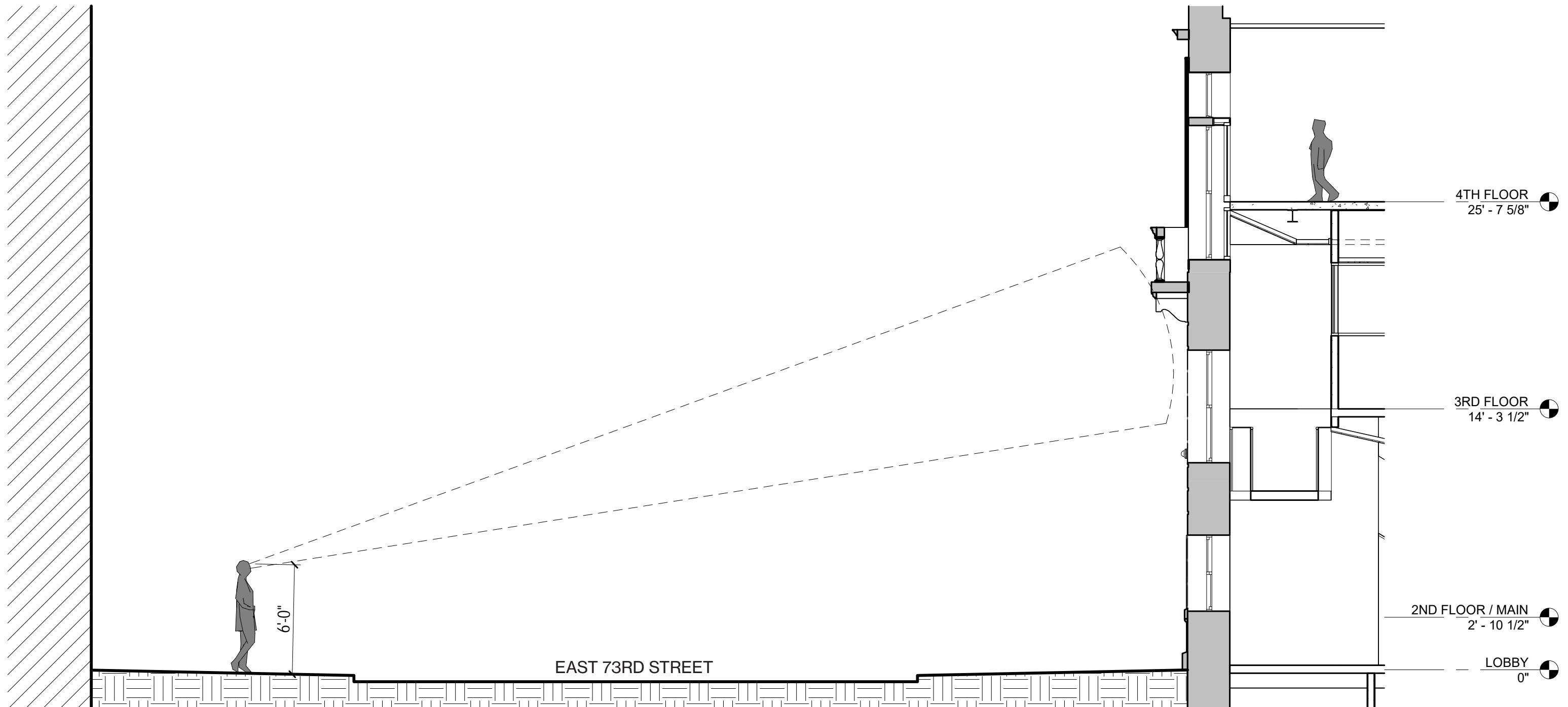
12 EAST 73RD ST

10 EAST 73RD ST

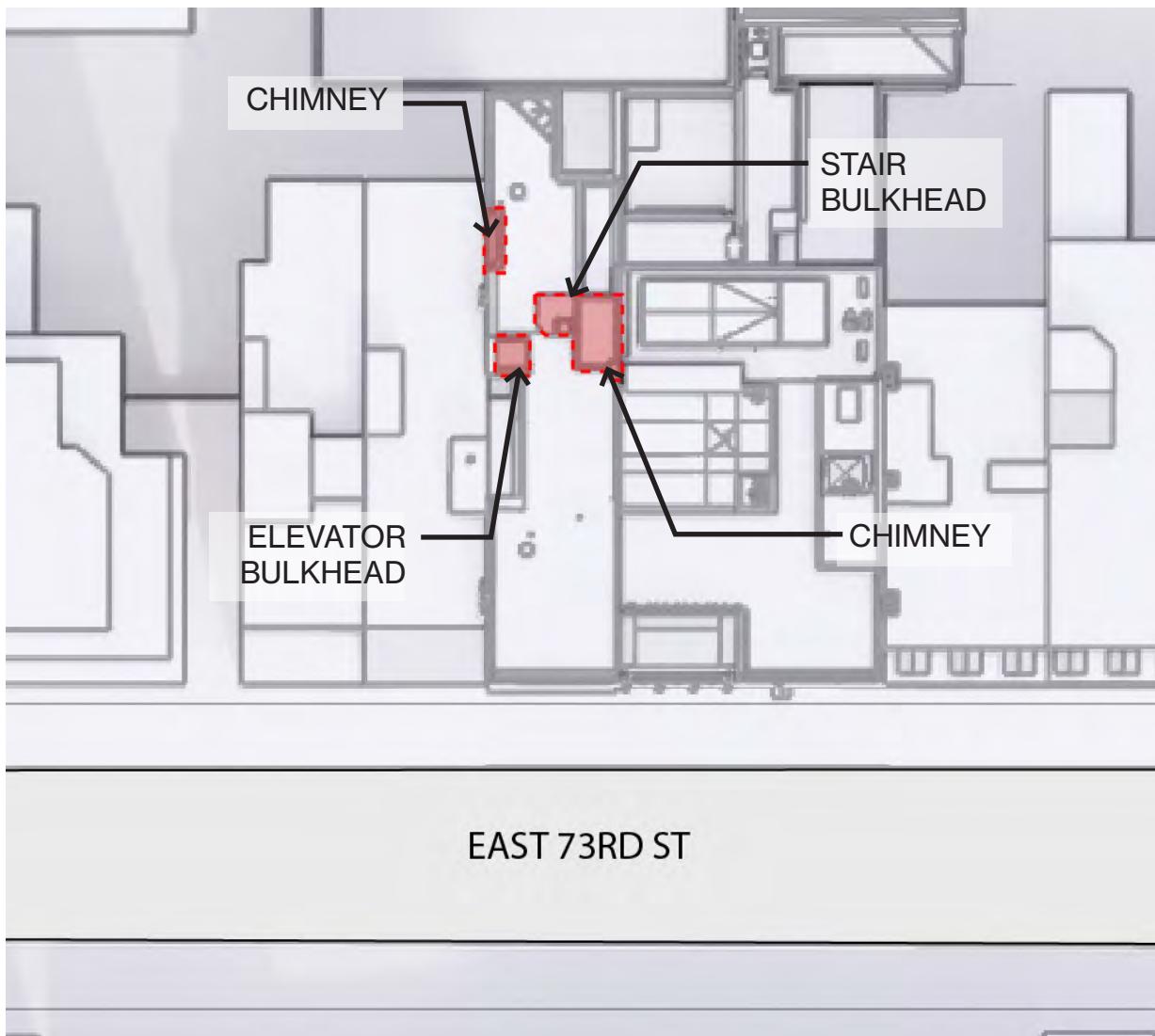


8 EAST 73RD ST

## SITELINE SECTION

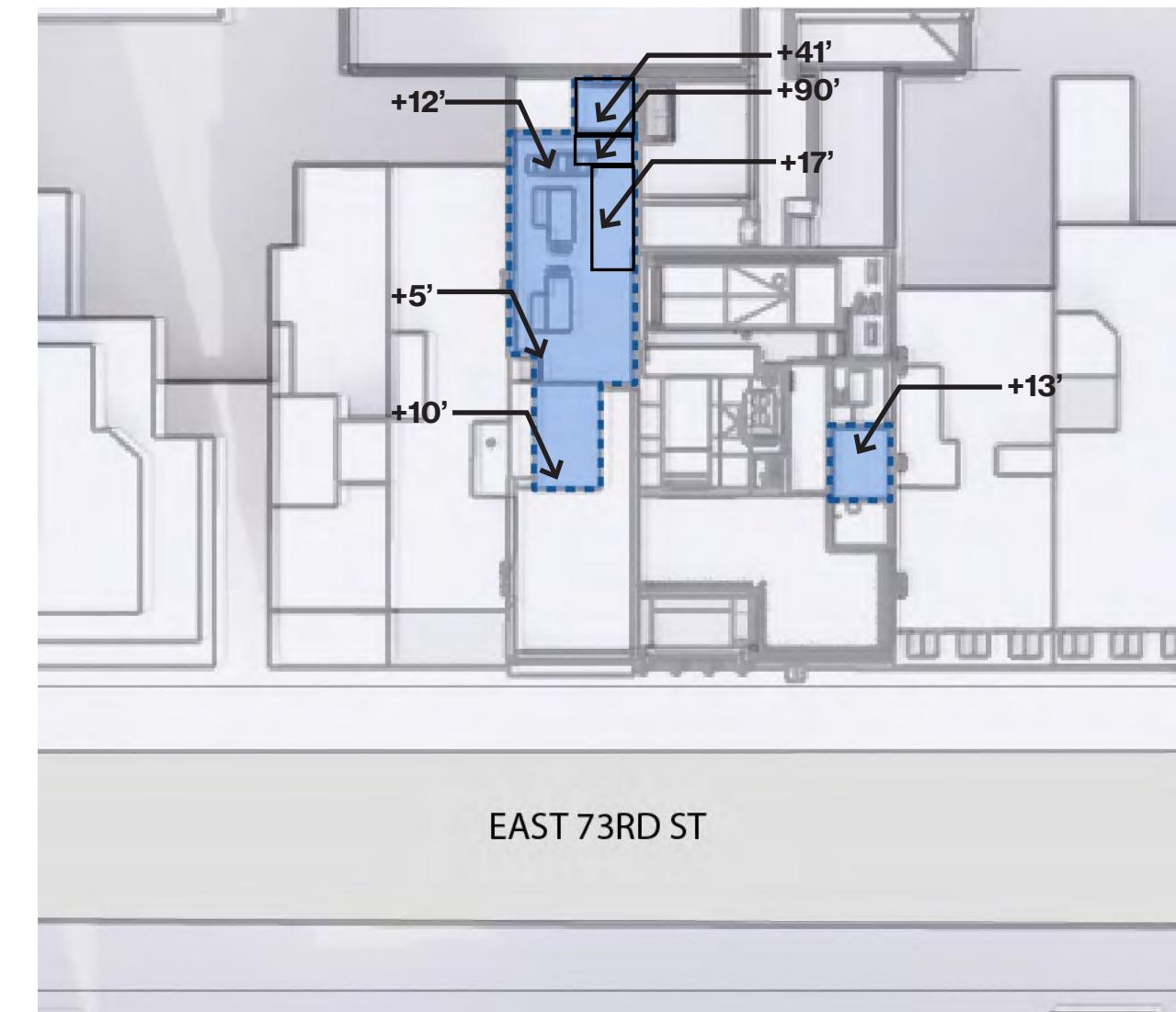


## REMOVALS



EXISTING ROOFTOP PLAN

## ADDITIONS



PROPOSED ROOFTOP PLAN

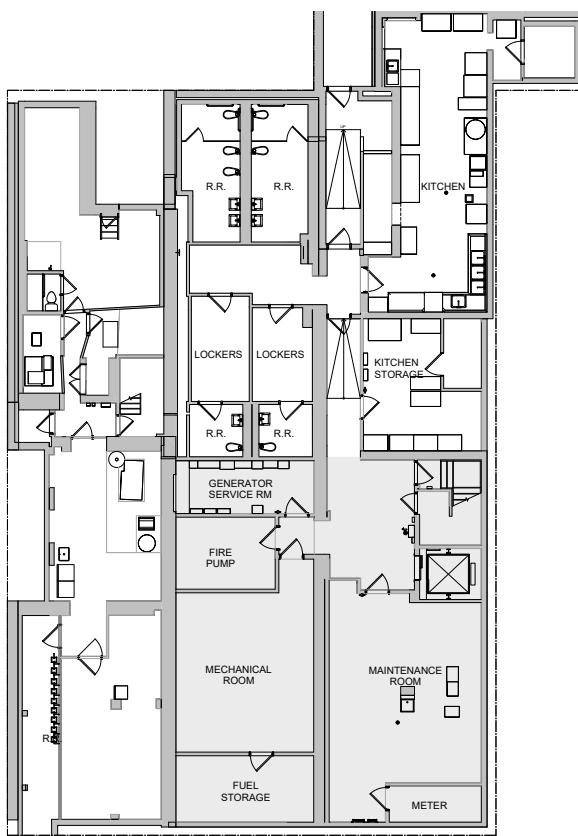
# REMOVAL PLANS



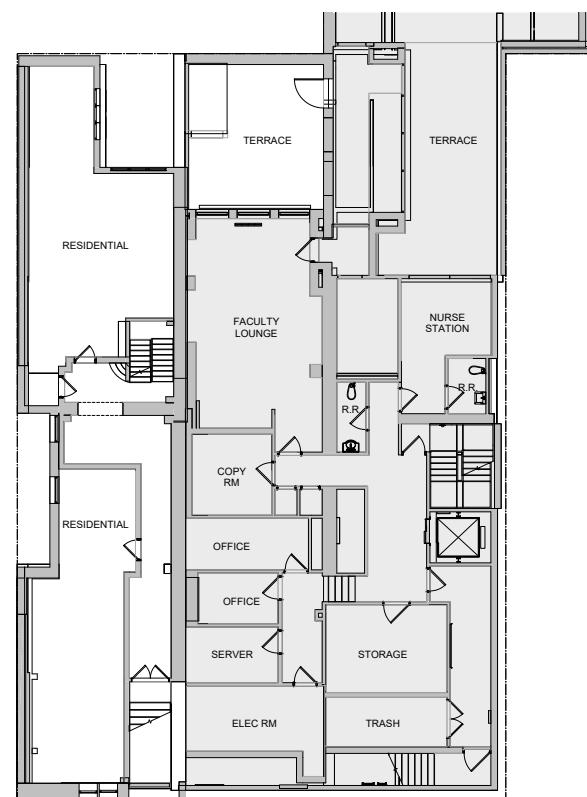
Note:

- All floors except cellar slab to be removed
- Removal of north and east facing rear walls
- Limited openings in east party wall

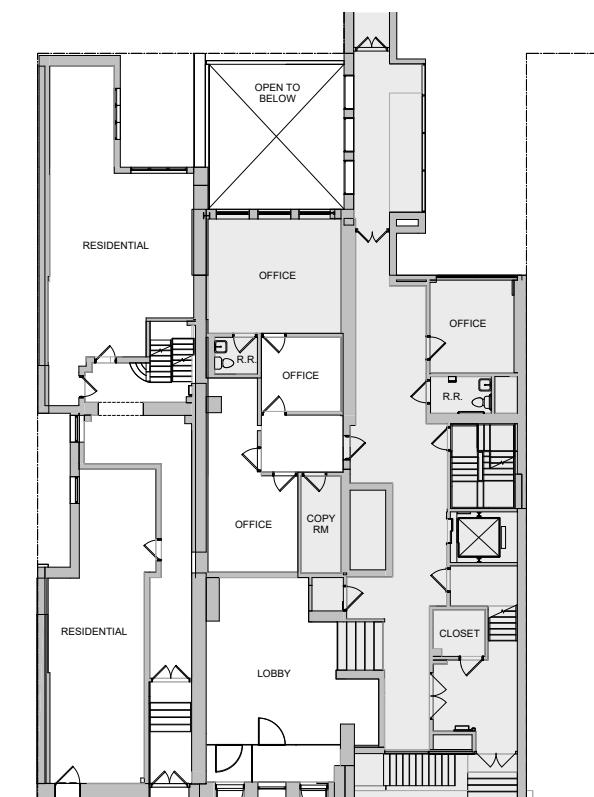
# EXISTING PLANS



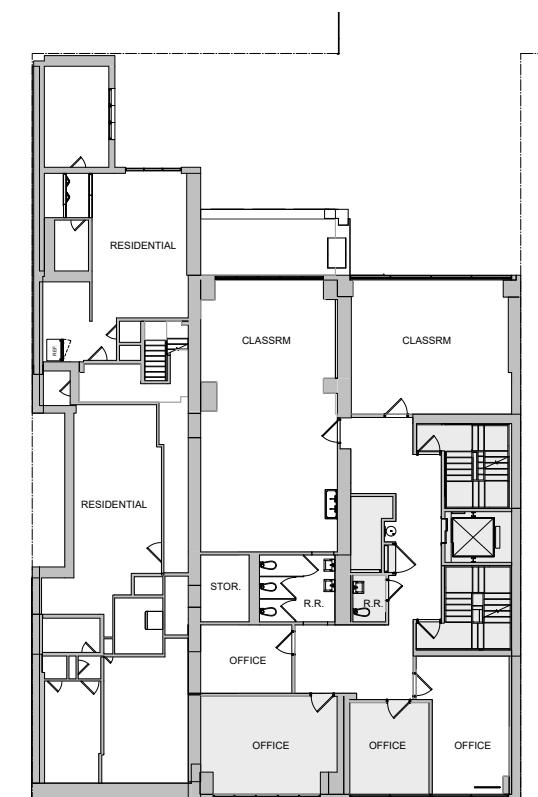
CELLAR



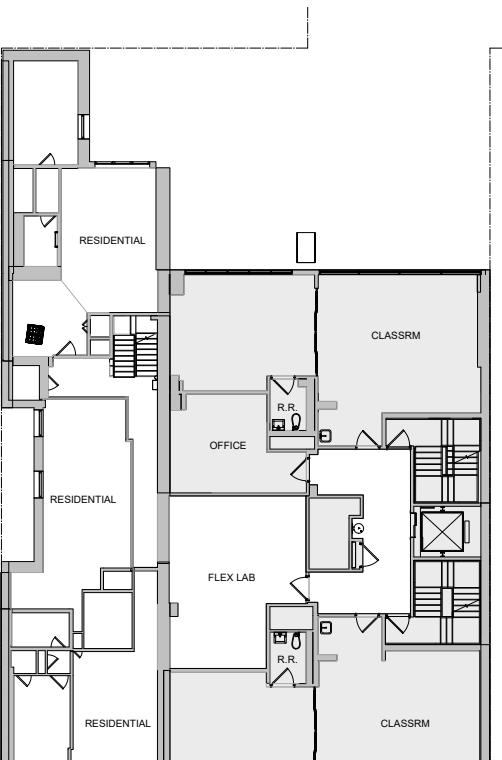
FLOOR 1



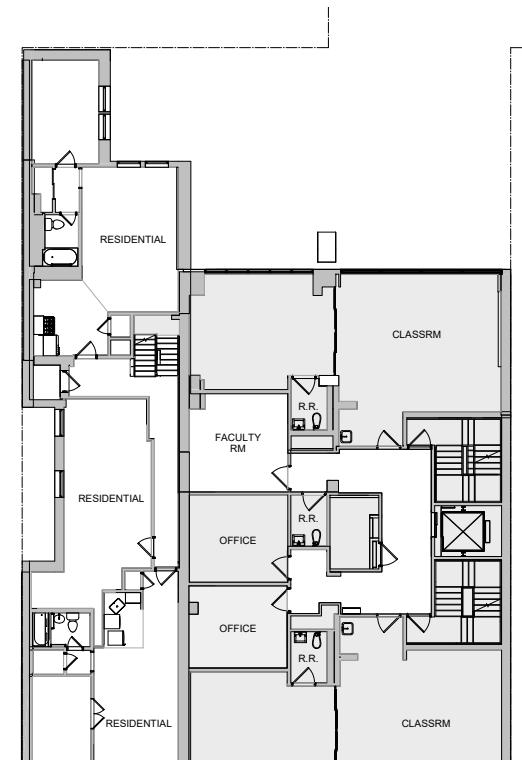
FLOOR 2 / MAIN



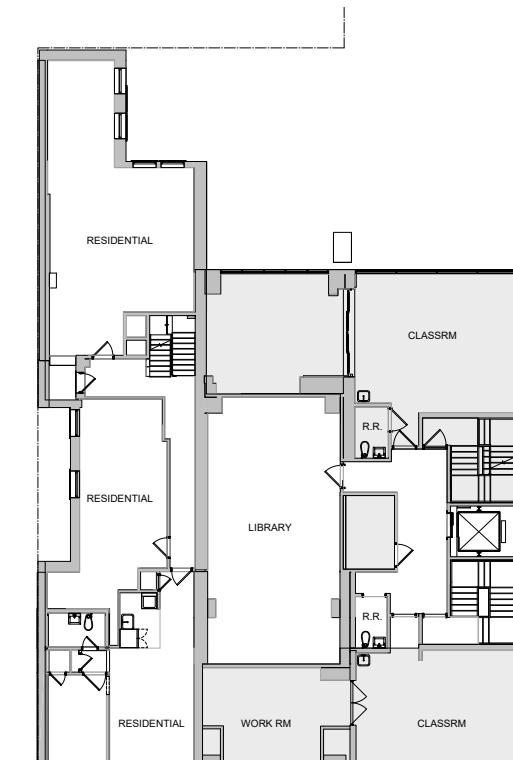
FLOOR 3



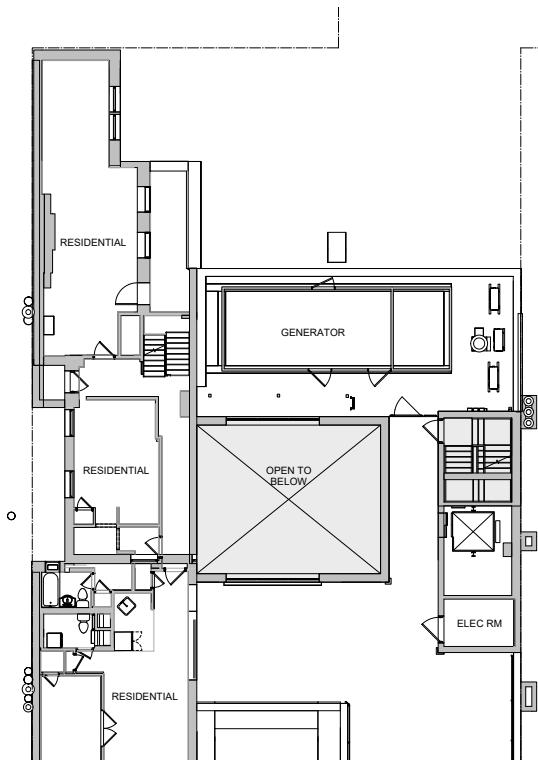
FLOOR 4



FLOOR 5

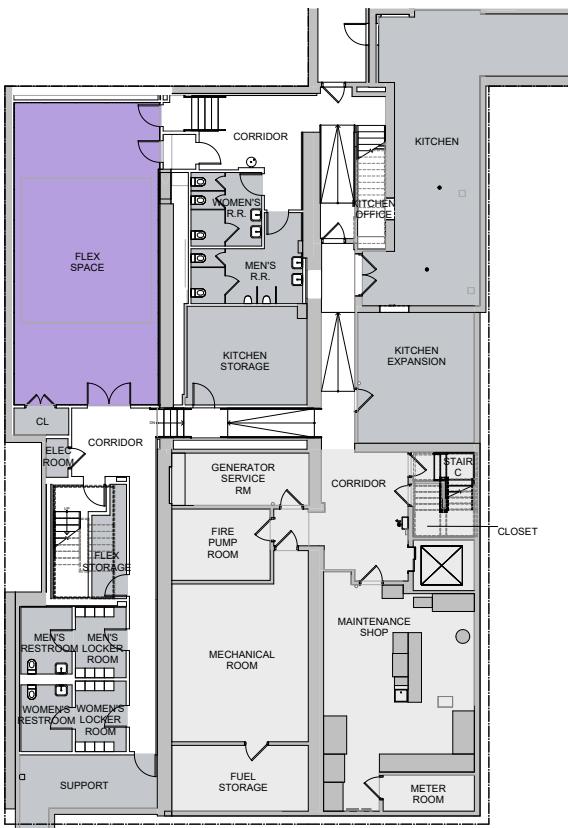


FLOOR 6

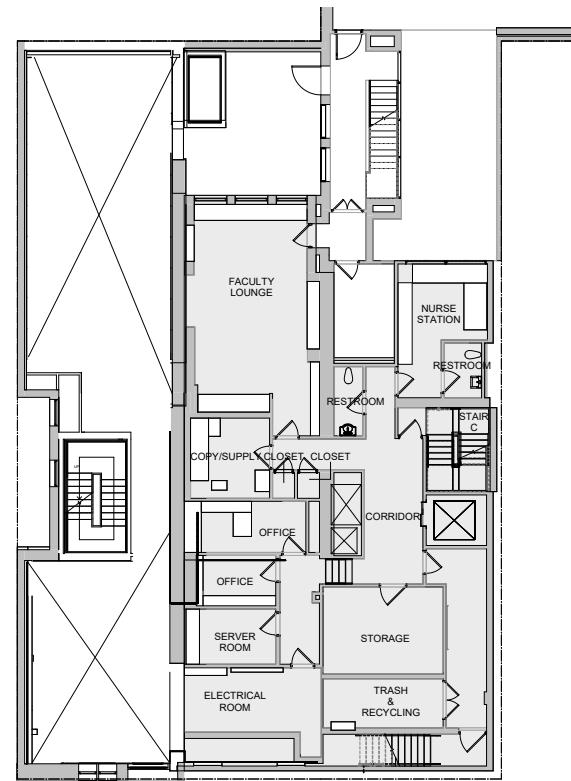


FLOOR 7

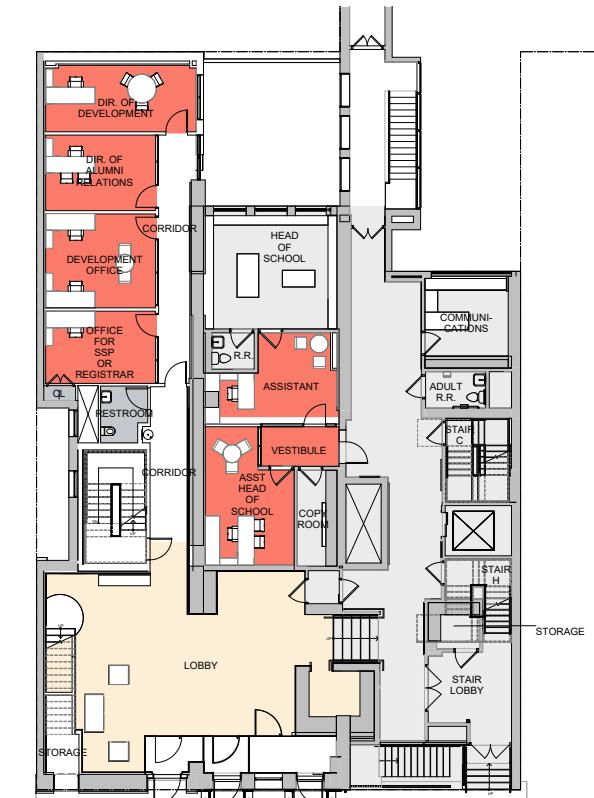
## PROPOSED PLANS



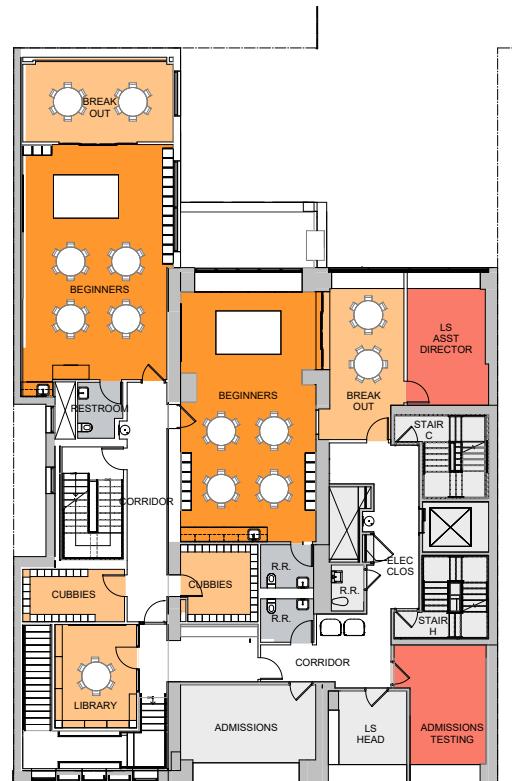
## CELLAR



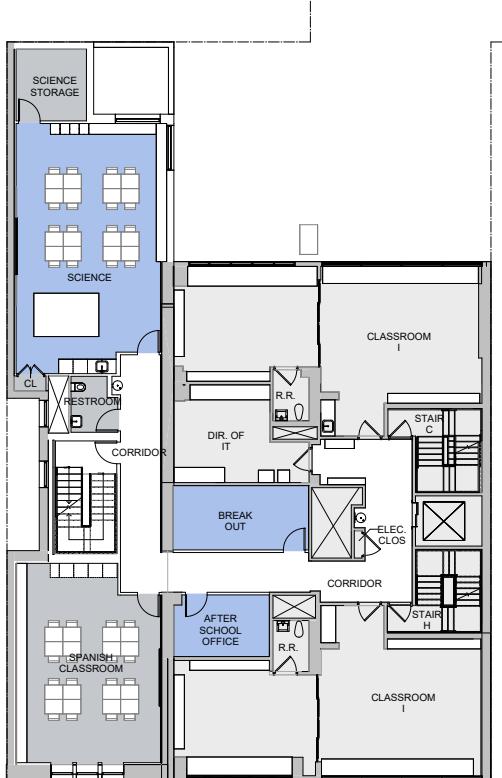
## FLOOR 1



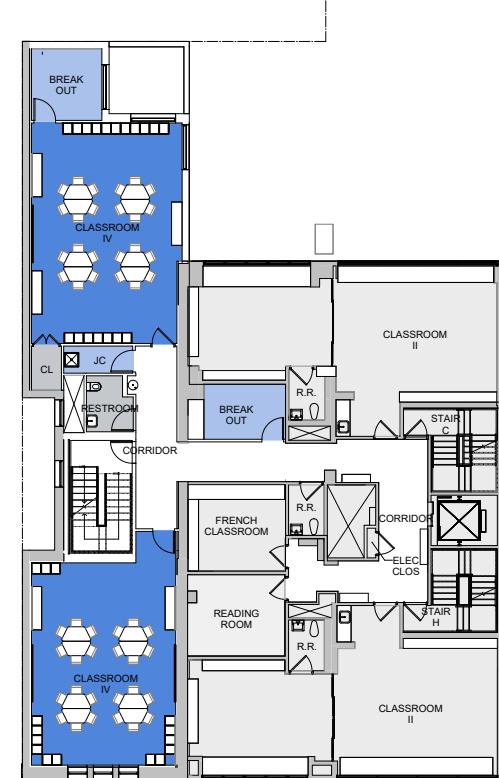
FLOOR 2 / MAIN



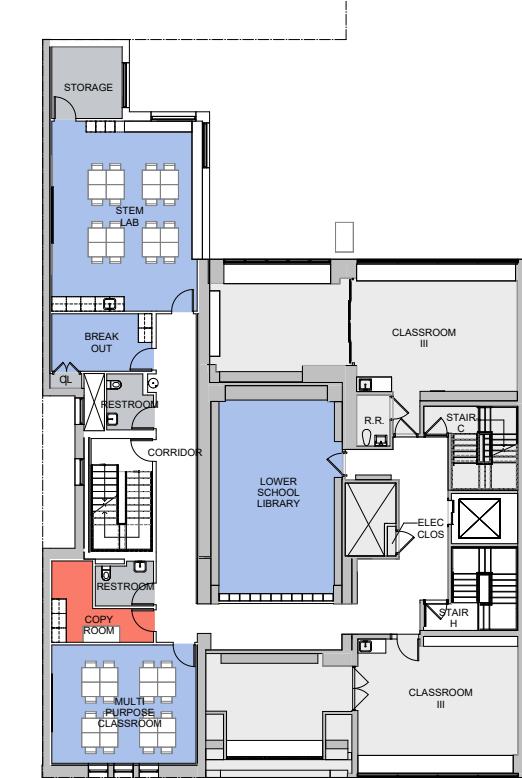
FLOOR 3



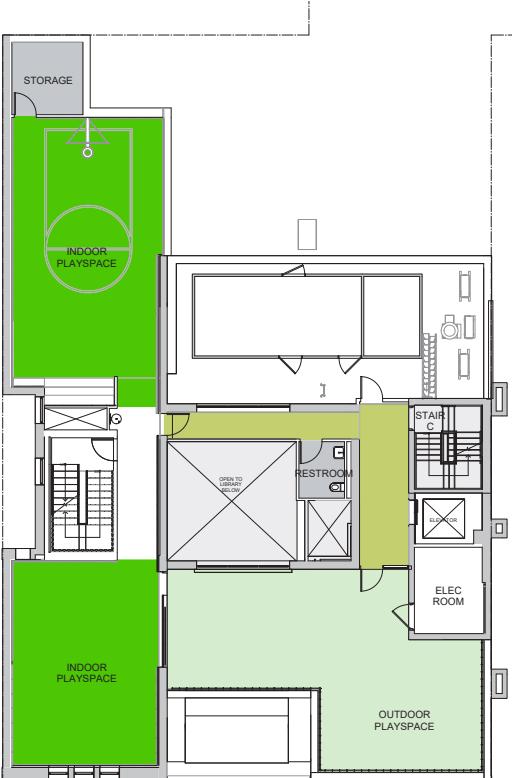
FLOOR 4



FLOOR 5



FLOOR 6



FLOOR 7

**January 13, 2026**  
Public Hearing

**The current proposal is:**

**Preservation Department – Item 6, LPC-26-03028**

**109-113 East 73rd Street – Upper East Side Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID: 161 691 5446**

**Passcode: 987417**

By Phone: 646-828-7666 (NY)  
833-435-1820 (Toll-free)  
833-568-8864 (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.