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

October 27, 2025

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

RE: 109 East 73rd Street and 111-113 East 73rd Street (Upper East Side Historic District) – *The Buckley School* – A neo-Italian Renaissance building designed by George B. Post & Sons in 1906-09 and constructed 1911-12 with significant alterations by Brown, Lawford & Forbes, Modern in 1962. Application is for 109 East 73rd is being combined with the existing school building at 111-113 East 73rd Street. The scope of work at No. 109 includes new entry infill, a rear yard extension, increasing the roof level at the rear of the building, constructing a new stair bulkhead and mechanical equipment at the roof, creating interior connections to No. 111 and relocating interior floor levels to align with the existing building. The existing elevator at No. 113 will be extended to provide accessible service to the roof level and rooftop fence will be replaced.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 22, 2025, the Board approved the following resolution by a vote of 26 in favor, 10 opposed, 3 abstentions, and 0 not voting for cause.

WHEREAS The Buckley School seeks to convert 109 East 73rd Street into a building for the kindergarten; and

WHEREAS this project is to improve the facilities for the existing students as there will be no increase in the number of students; and

WHEREAS the kindergarten will be relocated from the school's Hubbell building, which is two blocks to the east; and

WHEREAS The Buckley School will align the floors of 109 East 73rd Street with existing school buildings at 111 and 113 East 73rd Street; and

WHEREAS the edge of the new 3rd floor at 109 will align with the inside face of the front wall; and

WHEREAS there will be an inner window that will align with the inside face of the front wall; and

WHEREAS the horizontal stone transom bar will be extended to the inside face of the front wall; and

WHEREAS the inner window will be laminated textured glass to conceal the end of the new third floor which is set above the top of the Juliette balcony in front of the former windows; and

WHEREAS the historic window will be replaced with a fixed window with the historic profile below the transom bar; and

WHEREAS there will be an operable window with the historic profile above the bar; and

WHEREAS the existing pair of entrance doors will be replaced with a single door to meet ADA requirements; and

WHEREAS the new door will be oak with multi-pane glazing to match the glazing of the window and doors at the ground floor of 111; and

WHEREAS the opaque transom will be retained; and

WHEREAS wood windows will be replaced with wood windows; and

WHEREAS 109 is 22'-6 7/8" wide; and

WHEREAS about half the width of 109 extends to the rear property line; and

WHEREAS the open corner is 10'-5 3/8" wide by 14'-3 7/8" long; and

WHEREAS the open corner of 109 will be infilled to enable classrooms at both ends of the building; and

WHEREAS the rear of the 109 building is currently painted white; and

WHEREAS the rear of the 109 building will be red brick as it was prior to being painted; and

WHEREAS the windows on the east face of 109 will be replaced with windows that are similar to and aligned with the windows in the rear of 111 and 113; and

WHEREAS the windows in the rear will be aluminum; and

WHEREAS the roof of 109 will be raised in the rear and a bulkhead added over the stair on the westerly side of the building; and

WHEREAS the neighbor's metal chimneys will be adjusted upwards but will not be visible from street level; and

WHEREAS the solid brick parapet at 109 conceals the mechanical equipment from surrounding buildings; and

WHEREAS a new metal fence will be installed at 111-113; and

WHEREAS roof heights vary from 59' – 10 7/8" at 111-113 to 75'-7 1/2" at 109; and

WHEREAS the elevator, located in 113, will be extended; and

WHEREAS the top of the elevator bulkhead will be 84'-10 7/8" in height; and

WHEREAS the elevator bulkhead will not be visible from the east but will be visible from the west; and

WHEREAS the tying together of the three buildings will improve the operations of the school; and

WHEREAS the changes to 109 East 73rd Street and 111-113 are substantive; and

WHEREAS the proposed changes to 109 East 73rd Street and 111-113 are not appropriate and contextual within the historic district; and

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District

Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District