

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

January 26, 2025

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 31 East 63rd Street (Upper East Side Historic District) – *Chad Firmstone, AIA* – A no-style building designed by Treanor & Fatio and constructed in 1915. Application is for enlargement to rooftop addition.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on January 21, 2026, the Board unanimously approved the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 31 East 63rd Street is five stories high; and

WHEREAS the building has a rooftop bulkhead addition with a skylight over the center stair; and

WHEREAS the applicant seeks to enlarge the existing rooftop addition into a new floor for an office in the front and a bedroom at the rear; and

WHEREAS the front façade is clad in stone; and

WHEREAS the windows are multi-pane; and

WHEREAS the type of stone and the material for the frames and sashes of the windows were not identified; and

WHEREAS the front façade of the new floor will be constructed of precast concrete; and

WHEREAS it was not shown if the stone cladding and the precast were to match in texture and color or to be different; and

WHEREAS the design of the new windows was minimally shown and details were not included; and

WHEREAS it was not shown if the new windows were to be related to the existing windows in color and material for the frames and sashes or purposefully not related; and

WHEREAS a new railing was shown to be added above the top of the existing low parapet at the face of the roof of the fifth floor; and

WHEREAS the front face of the new floor was set so that it would not be seen from the sidewalk directly across the street per the sight line diagram; and

WHEREAS in the rear the fifth floor is set back from the four floors below; and

WHEREAS in the rear the face of the new floor was set just behind the face of the fifth floor; and

WHEREAS the representation of the new material for the rear façade was different from the precast but was not identified; and

WHEREAS what appeared to be mechanical elements at the rear edge of the new floor were not identified; and

WHEREAS the photographs of the mock-up were taken on the roof and not from the street; and

WHEREAS not having photos of the mock-up from the street precluded an understanding of the visibility or lack thereof of the proposed new floor; and

WHEREAS the trees in the renderings block views of the relationship between the existing building and the proposed new floor; and

WHEREAS the presentation did not fully describe the design for the exterior of the new floor; and

WHEREAS the design intent that was visible did not create a cohesive design for the building; and

WHEREAS the proposed new floor is not contextual or appropriate within the historic district;

THEREFORE BE IT RESOLVED that this application is **DISAPPROVED** as presented.

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 State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District