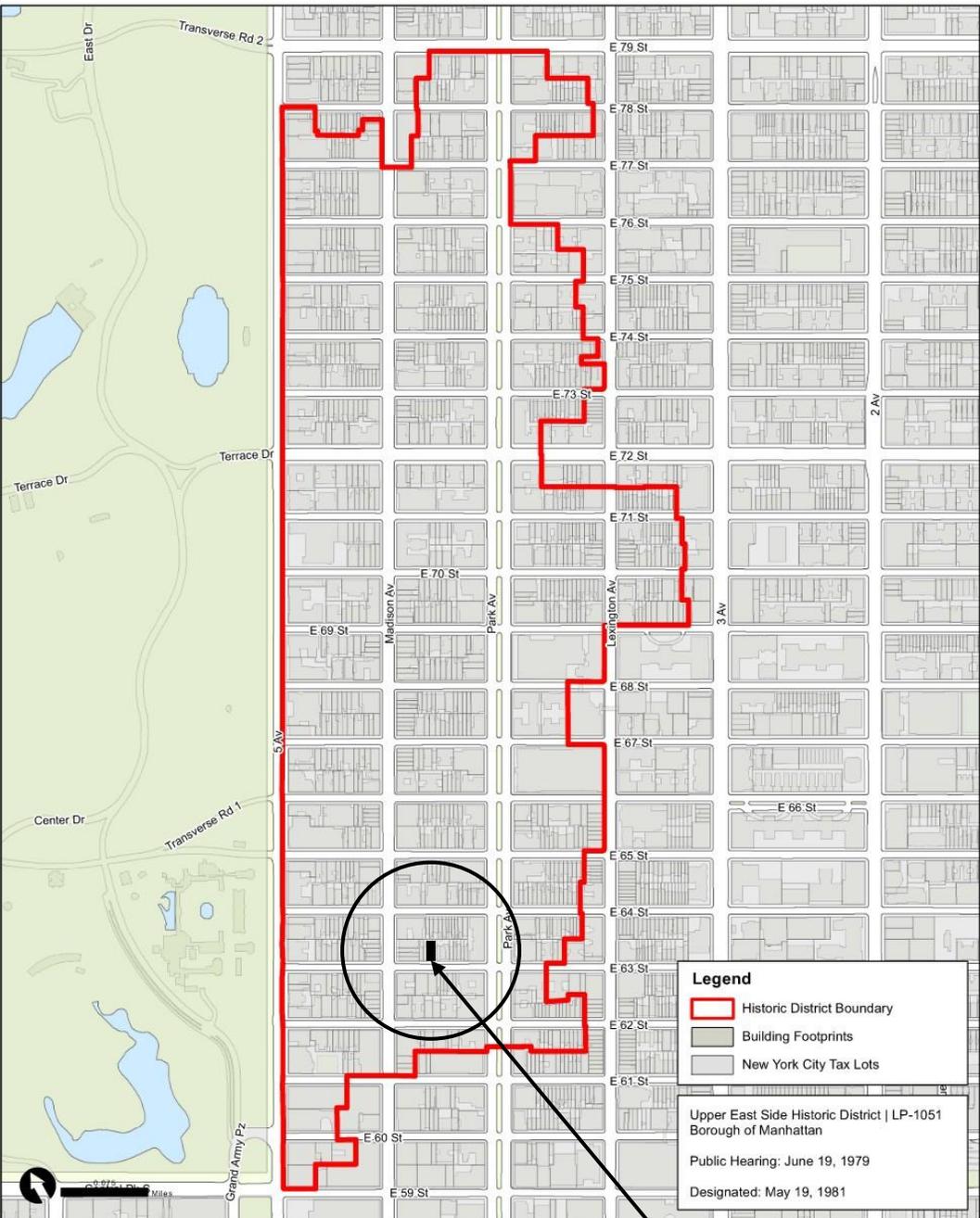


31 East 63rd Street

PROPOSED ROOFTOP HORIZONTAL ADDITION

UPPER EAST SIDE HISTORIC DISTRICT
MANHATTAN COMMUNITY DISTRICT 8



TAX MAP

LOCATION OF PROPERTY



PHOTO OF EXISTING FRONT OF
BUILDING IMAGE TAKEN 05/2025
5 STORY TOWNHOUSE BUILT
AROUND 1878
STYLE: NEO- GEORGIAN
PREVIOUS ARCHITECT OF
RECORD: TREANOR & FATIO

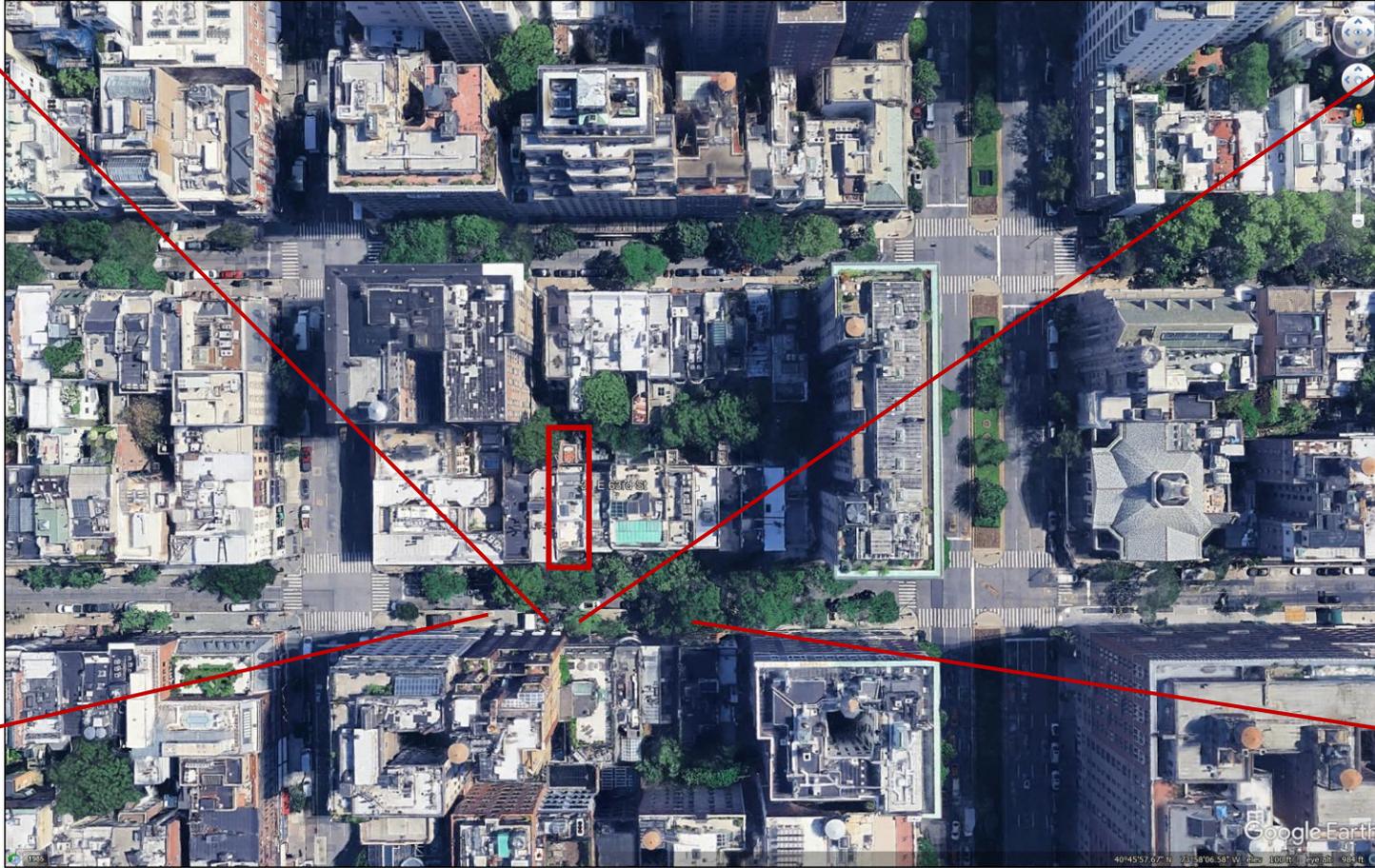


EXISTING IMAGE OF FRONT ELEVATION

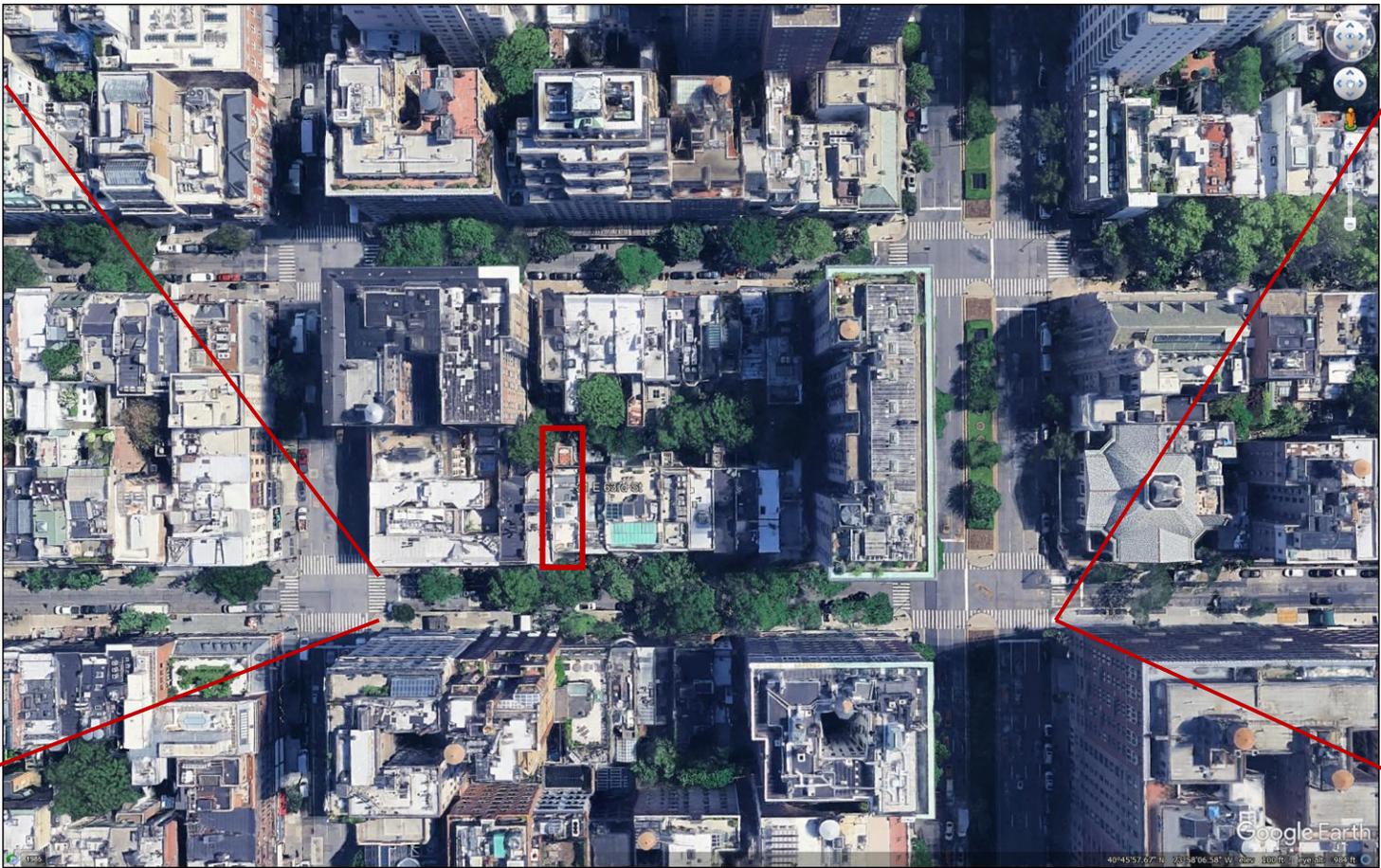


EXISTING IMAGE OF FRONT ELEVATION

LINE OF SIGHT IMAGES OF MOCKUP



LINE OF SIGHT IMAGES OF MOCKUP





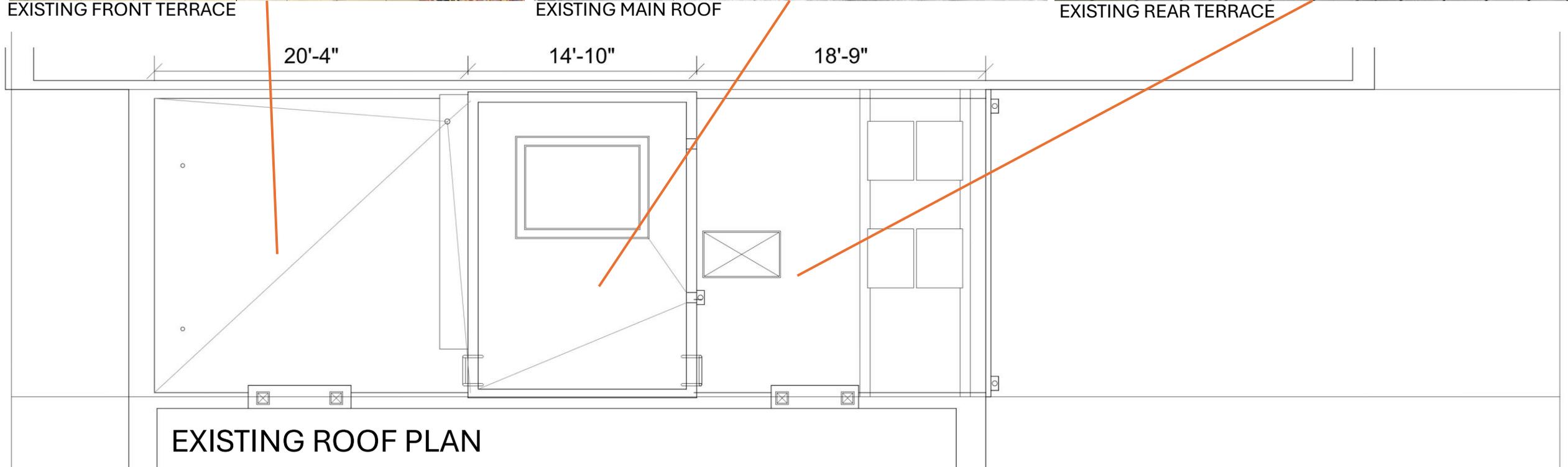
EXISTING FRONT TERRACE



EXISTING MAIN ROOF



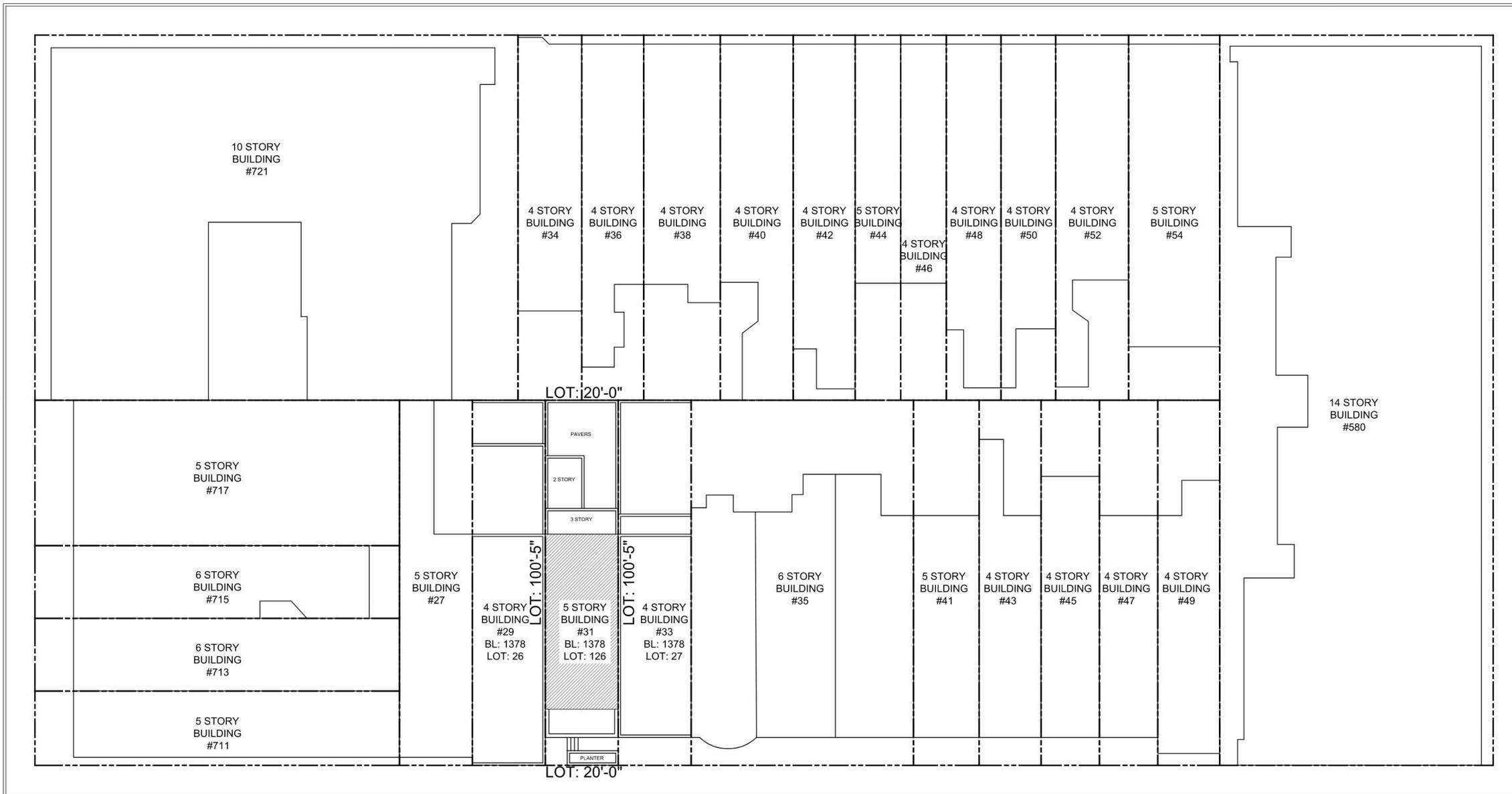
EXISTING REAR TERRACE



EAST 64TH STREET
(60' WIDE)

MADISON AVENUE
(50' WIDE)

PARK AVENUE
(50' WIDE)



EAST 63RD STREET
(60' WIDE)

HISTORIC PHOTOGRAPHS

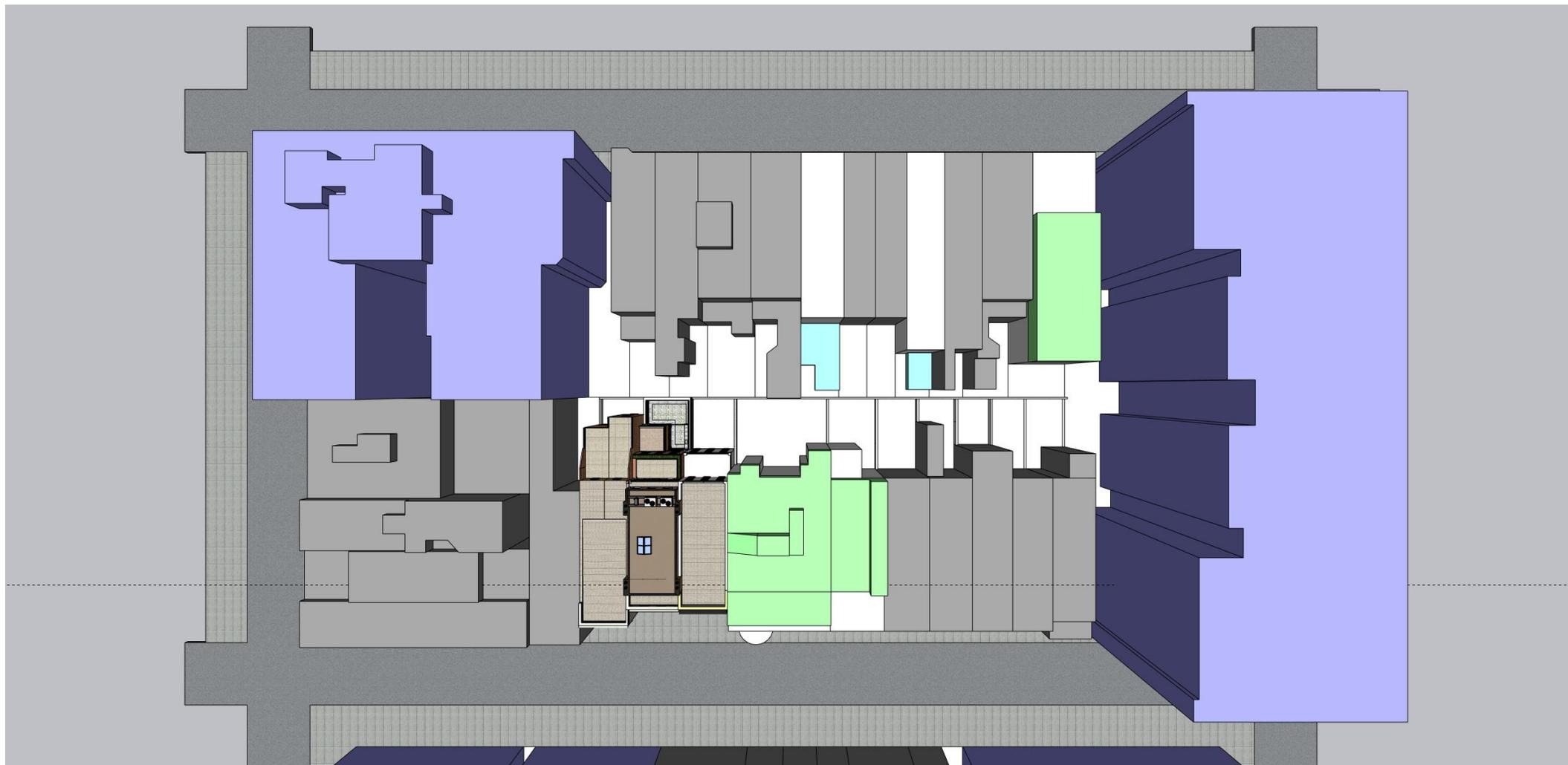


TAX LOT PHOTO - 1941



TAX LOT PHOTO 1988

OVERHEAD SITE MASSING



REAR YARD ADDITION



NO ADDITION

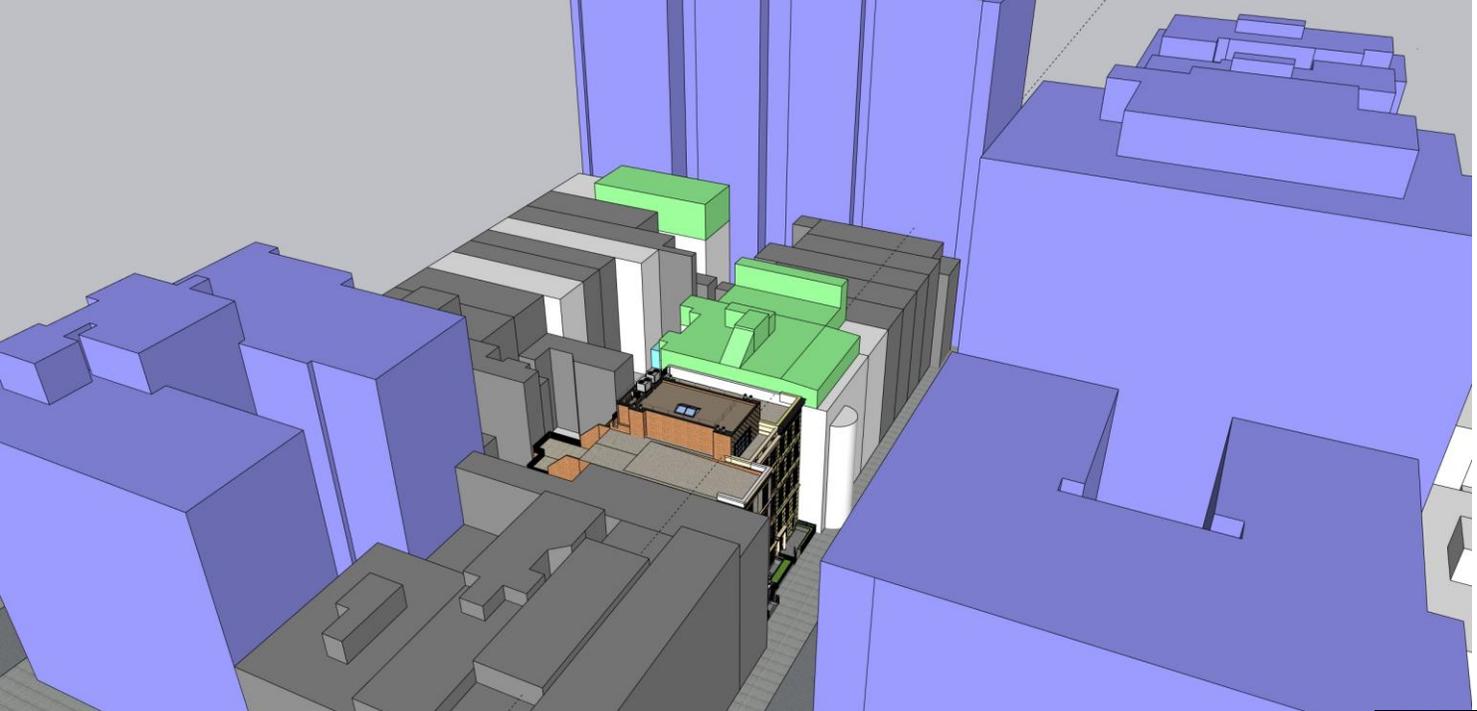


ROOF ADDITION



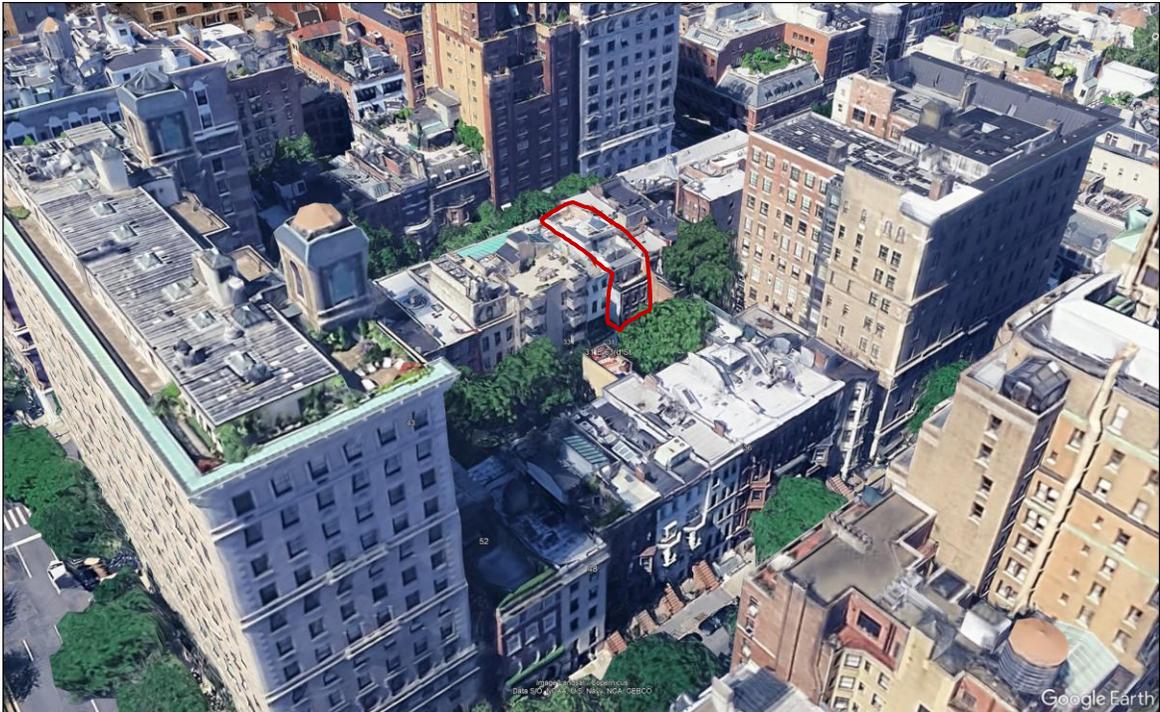
EXISTING HIGH RISE

SITE CONTEXT MASSING



-  REAR YARD ADDITION
-  ROOF ADDITION
-  NO ADDITION
-  EXISTING HIGH RISE

SITE CONTEXT MASSING



REAR YARD ADDITION



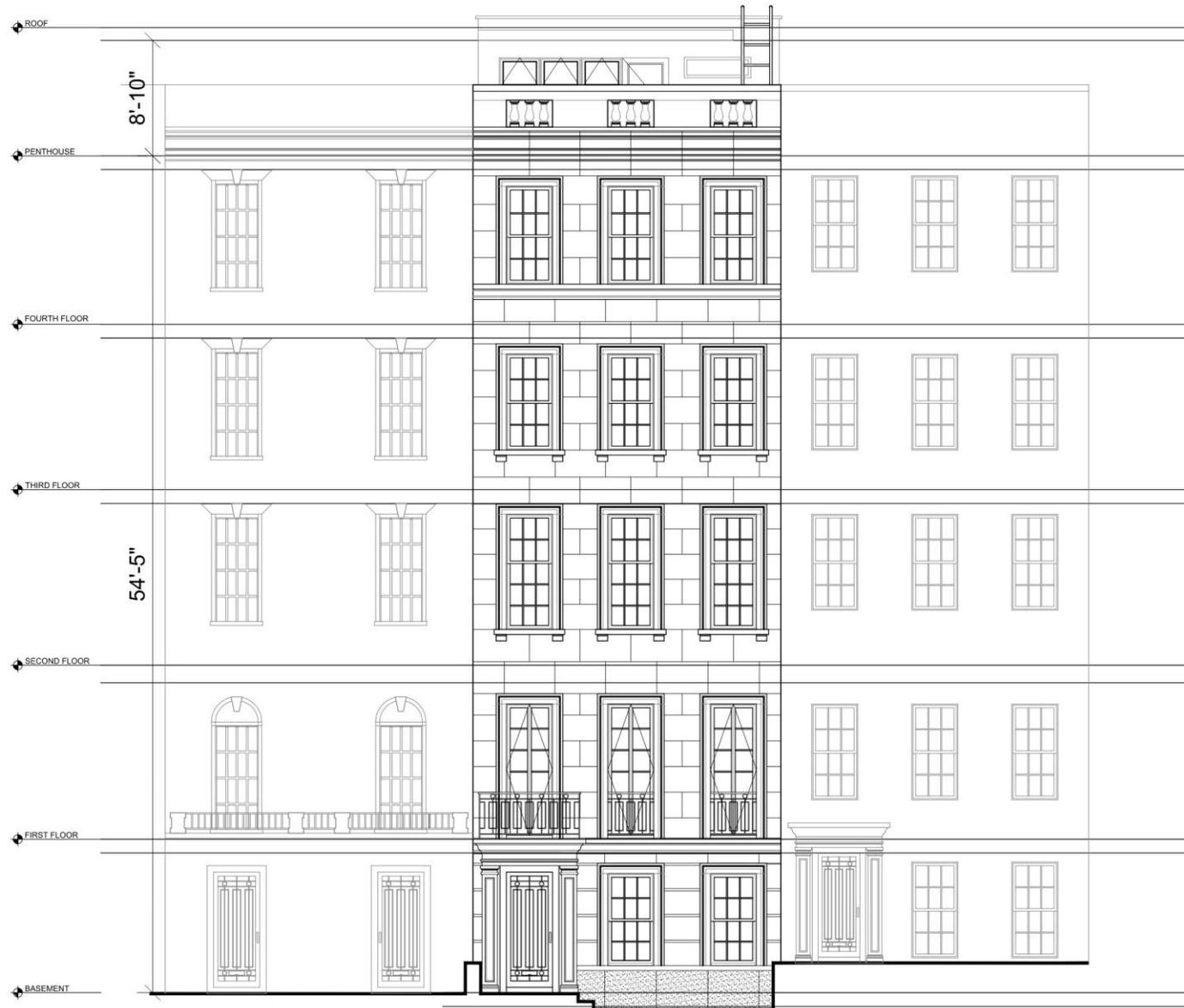
ROOF ADDITION



NO ADDITION



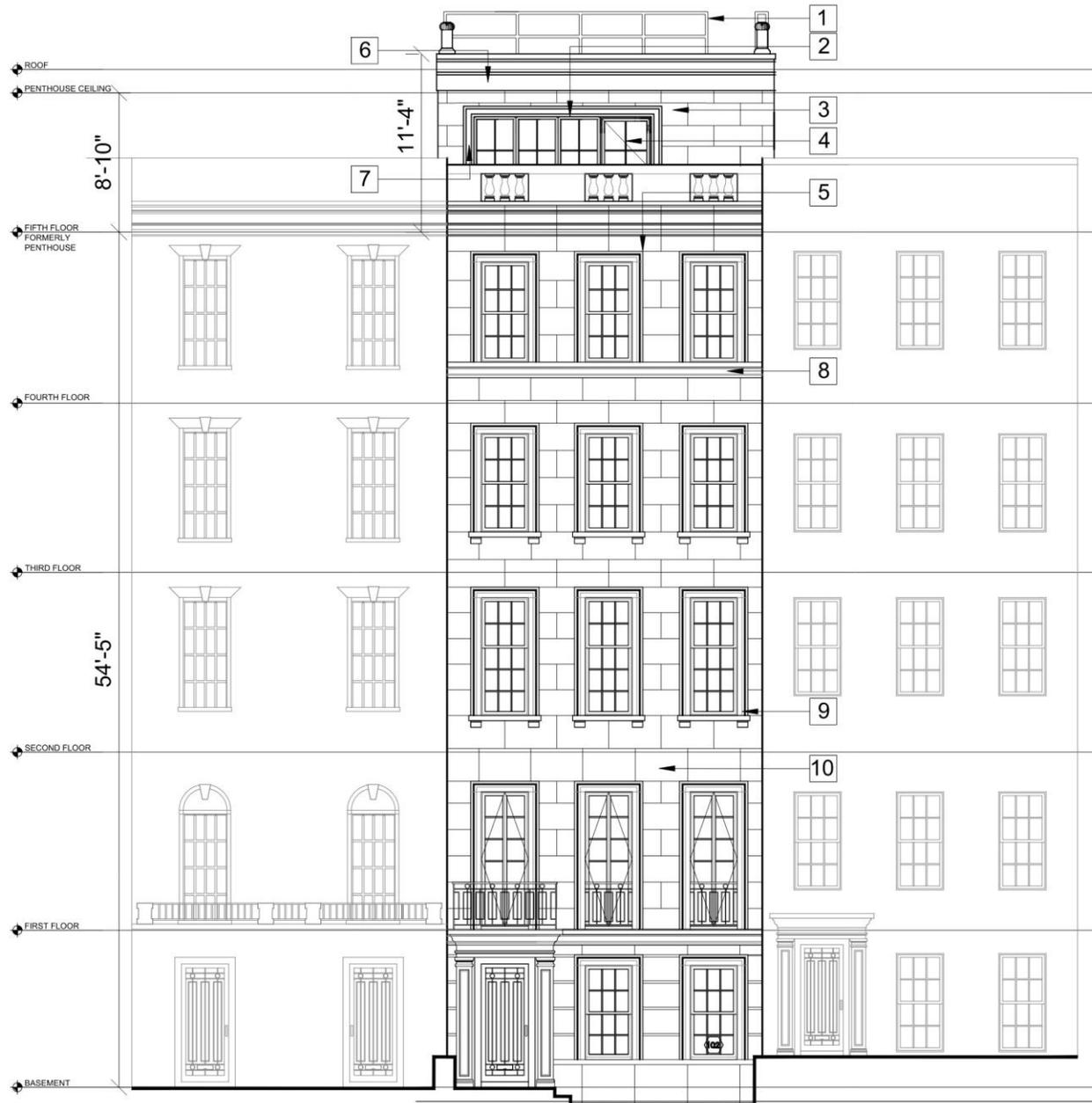
EXISTING HIGH RISE



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



1. NEW METAL ROOF OSHA RAILING
2. NEW ALUMINUM CLADDED WINDOWS TO MATCH EXISTING
3. NEW INDIANA LIMESTONE PANELS TO MATCH EXISTING
4. NEW PATIO DOOR TO MATCH EXISTING
5. EXISTING WINDOW TO REMAIN
6. NEW CORNICE BAND TO MATCH EXISTING
7. NEW WINDOW AND DOOR MOULDING TO MATCH EXISTING
8. EXISTING CORNICE BAND
9. EXISTING WINDOW MOULDINGS TO REMAIN
10. EXISTING LIMESTONE PANELS TO REMAIN

PROPOSED FRONT ELEVATION



4

1

5

2

3

11'-4"

6

7

8

8'-10"

9

10

11

ROOF
 PENTHOUSE CEILING
 FIFTH FLOOR
 FORMERLY
 PENTHOUSE
 FOURTH FLOOR
 THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR
 BASEMENT

63'-3"

54'-5"

12

13

14

1. NEW METAL ROOF OSHA RAILING
2. EXISTING VENT TO REMAIN
3. NEW PRECAST WINDOW HEADERS TO MATCH EXISTING
4. EXISTING RELOCATED HVAC EQUIPMENT
5. NEW SCUPPERS AND LEADERS TO MATCH EXISTING
6. NEW BRICK TO MATCH EXISTING
7. NEW WINDOWS TO MATCH EXISTING
8. NEW STEEL RAILING TO MATCH EXISTING
9. EXISTING DOOR TO REMAIN
10. EXISTING BRICK TO REMAIN
11. EXISTING WINDOWS TO REMAIN
12. EXISTING PRECAST HEADERS TO REMAIN
13. EXISTING RAILING TO REMAIN
14. EXISTING SCUPPERS AND LEADERS TO REMAIN.

PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

RENDERINGS

AS PER LPC REGULATIONS 2-15, PROJECTS INTO THE MAXIMUM LINE OF SIGHT FROM SUCH PUBLIC THROUGHFARE NO MORE THAN 12" IN HEIGHT IF THE ADDITION OR ENLARGEMENT IS LESS THAN 60' ABOVE THE GROUND. ALL COMPLIES WITH LPC REGULATIONS. PROPOSED CONDITION CANNOT BE SEEN WITH EXISTING FOLIAGE. SEE IMAGES BELOW.



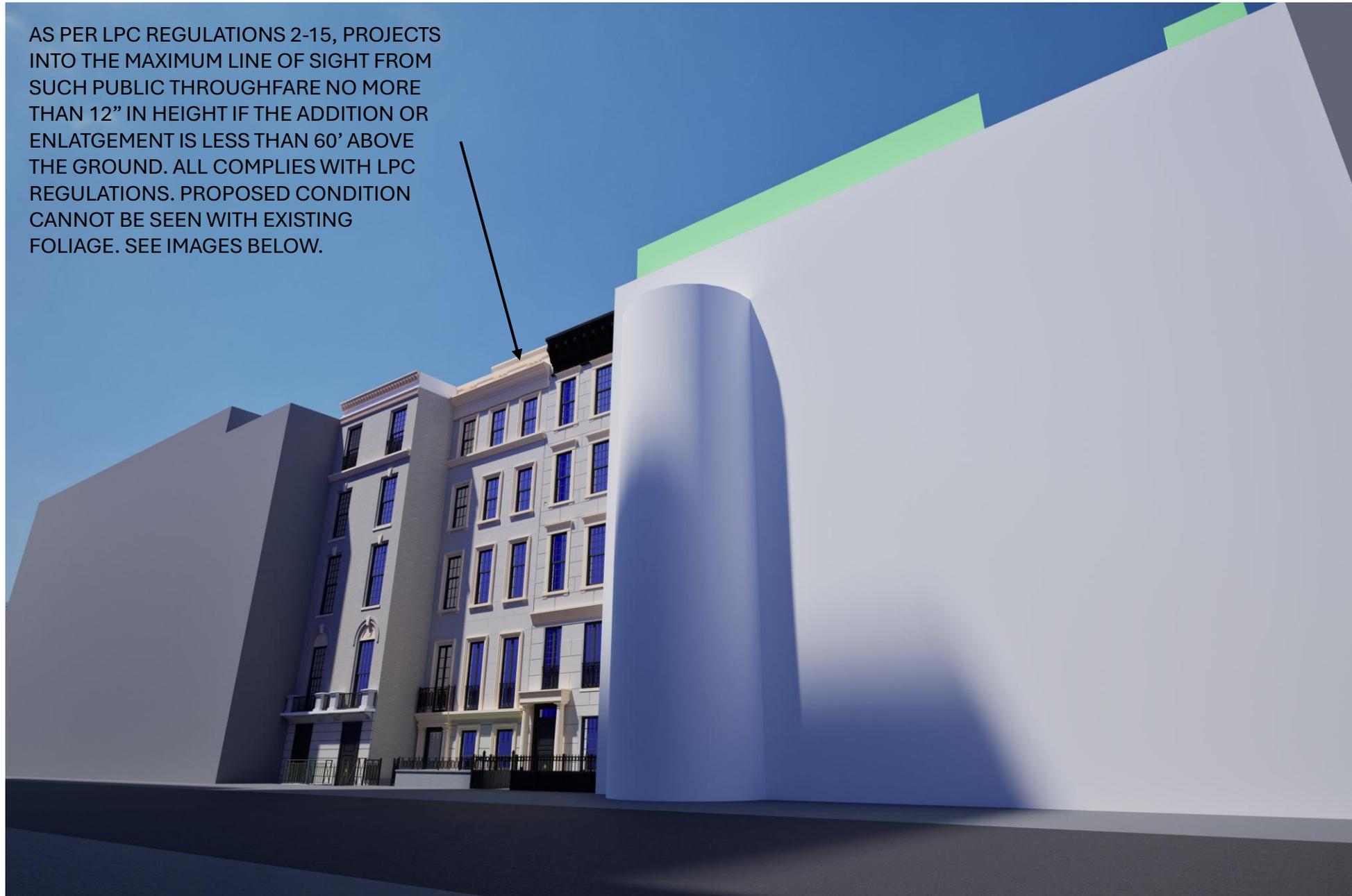
RENDERINGS- 100' SOUTHWEST OF SITE

AS PER LPC REGULATIONS 2-15, PROJECTS INTO THE MAXIMUM LINE OF SIGHT FROM SUCH PUBLIC THROUGHFARE NO MORE THAN 12" IN HEIGHT IF THE ADDITION OR ENLARGEMENT IS LESS THAN 60' ABOVE THE GROUND. ALL COMPLIES WITH LPC REGULATIONS. PROPOSED CONDITION CANNOT BE SEEN WITH EXISTING FOLIAGE. SEE IMAGES BELOW.



RENDERINGS- 100' SOUTHEAST OF SITE

AS PER LPC REGULATIONS 2-15, PROJECTS INTO THE MAXIMUM LINE OF SIGHT FROM SUCH PUBLIC THROUGHFARE NO MORE THAN 12" IN HEIGHT IF THE ADDITION OR ENLARGEMENT IS LESS THAN 60' ABOVE THE GROUND. ALL COMPLIES WITH LPC REGULATIONS. PROPOSED CONDITION CANNOT BE SEEN WITH EXISTING FOLIAGE. SEE IMAGES BELOW.



RENDERINGS-WITH TREES



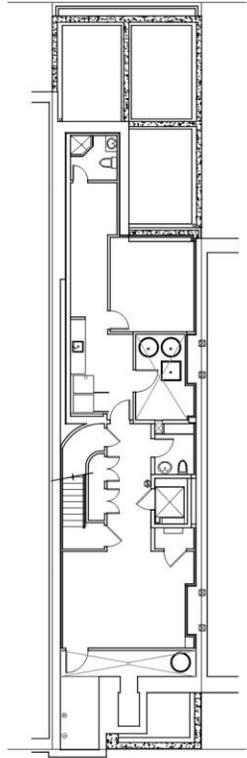
RENDERINGS- 100' SOUTHWEST OF SITE WITH TREES



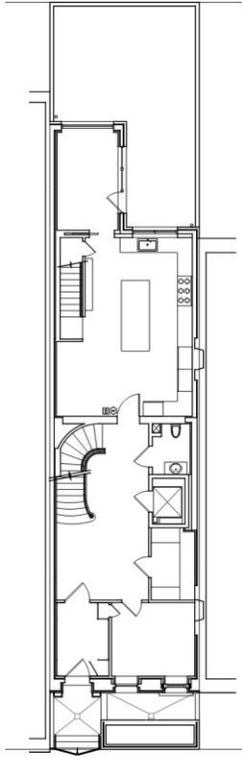
RENDERINGS- 100' SOUTHEAST OF SITE WITH TREES



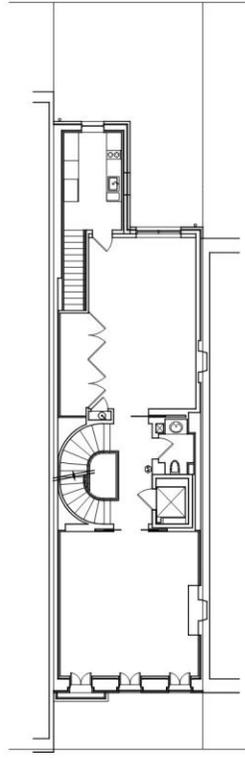
EXISTING PLANS



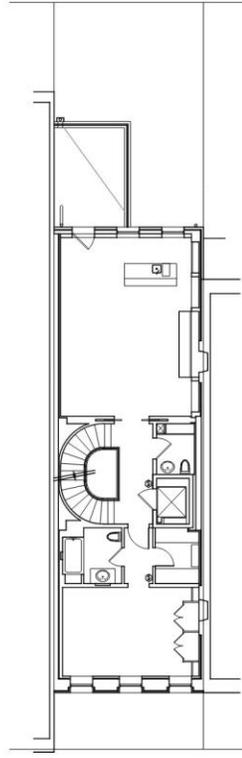
CELLAR



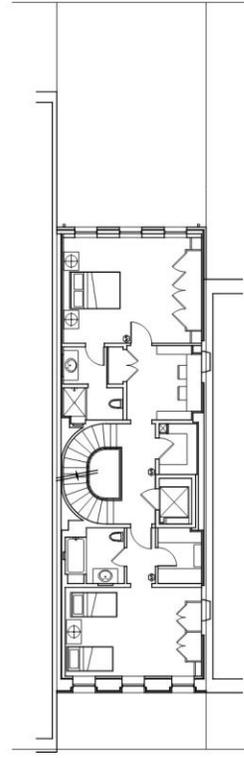
BASEMENT



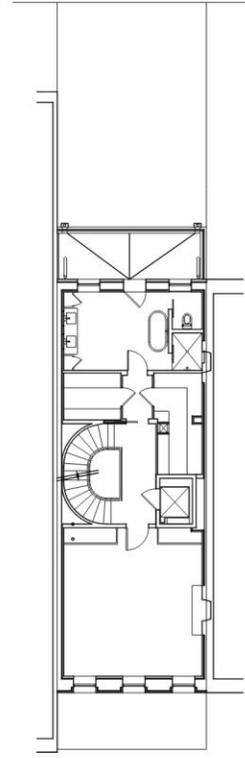
1ST FLOOR



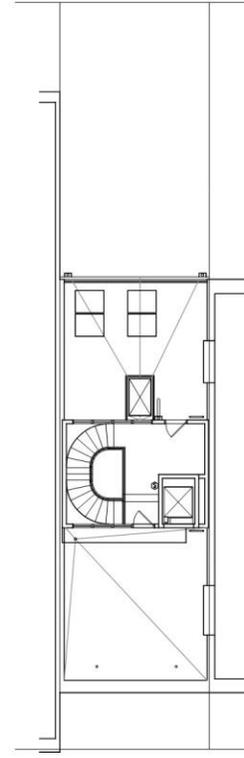
2ND FLOOR



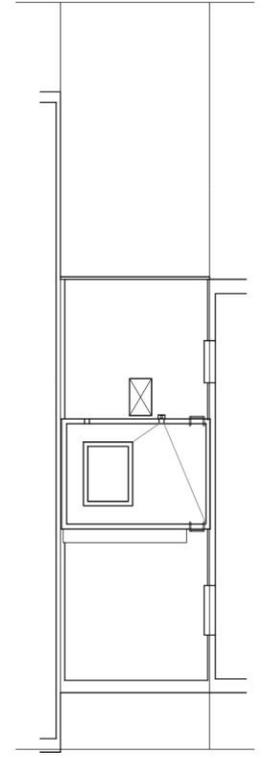
3RD FLOOR



4TH FLOOR

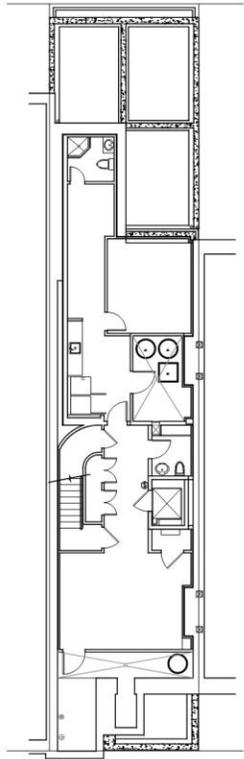


5TH FLOOR

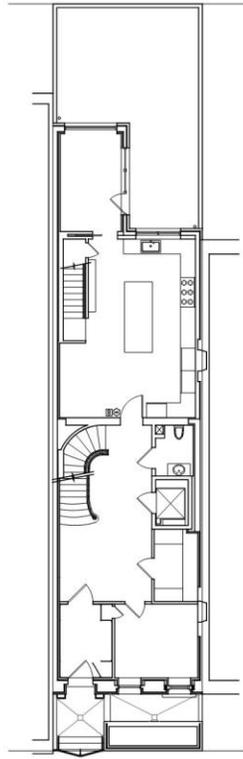


ROOF

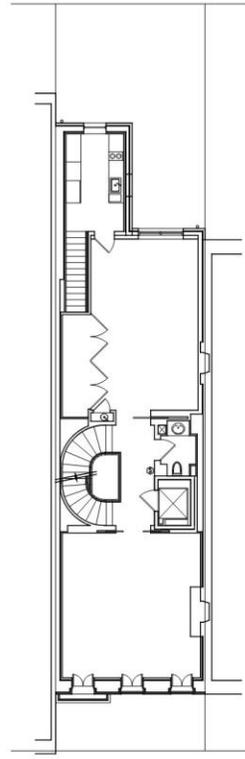
PROPOSED PLANS



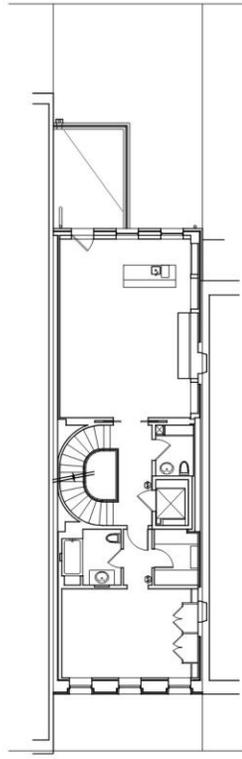
CELLAR



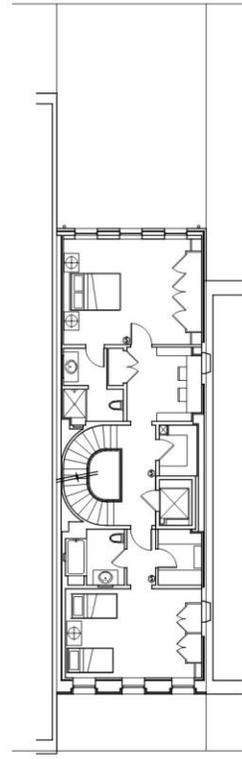
BASEMENT



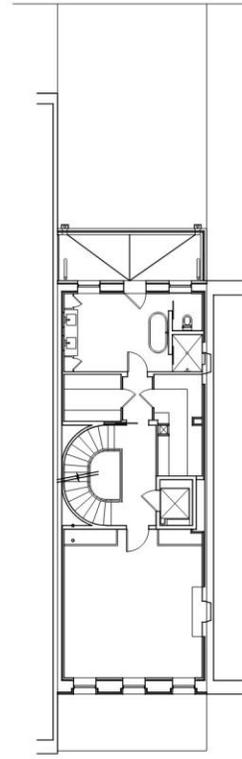
1ST FLOOR



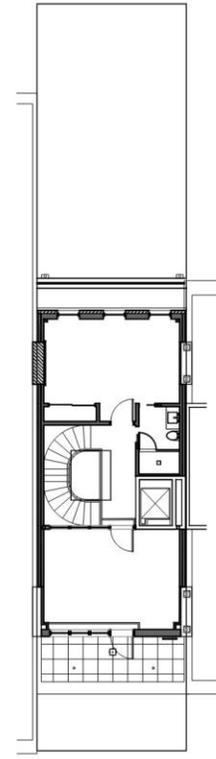
2ND FLOOR



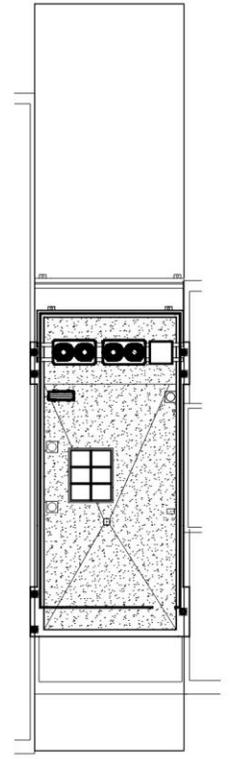
3RD FLOOR



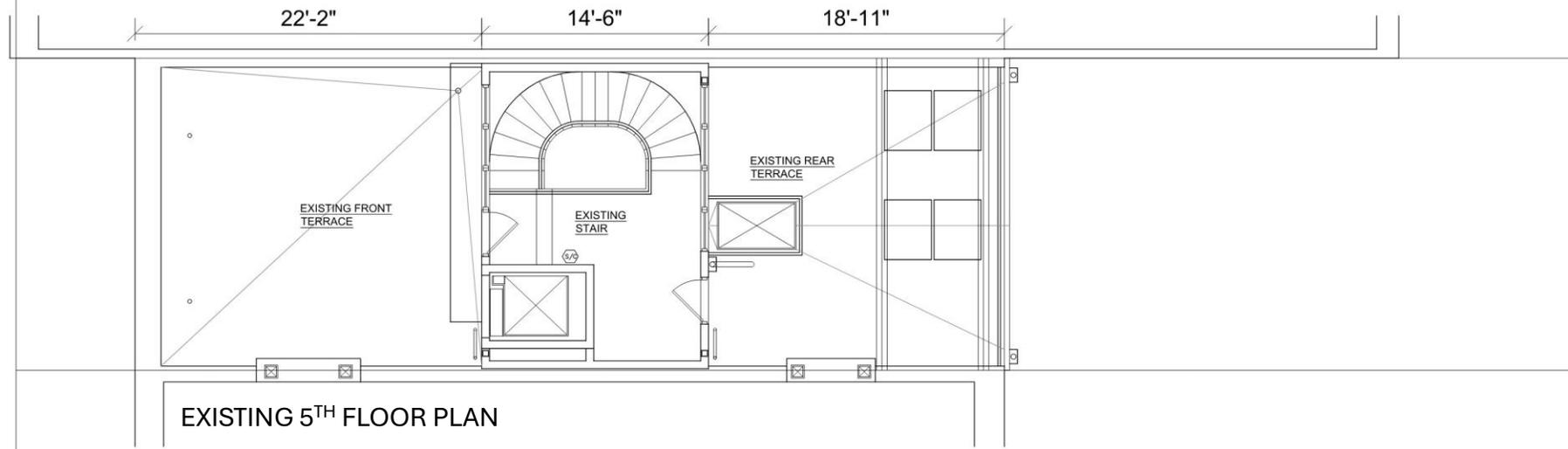
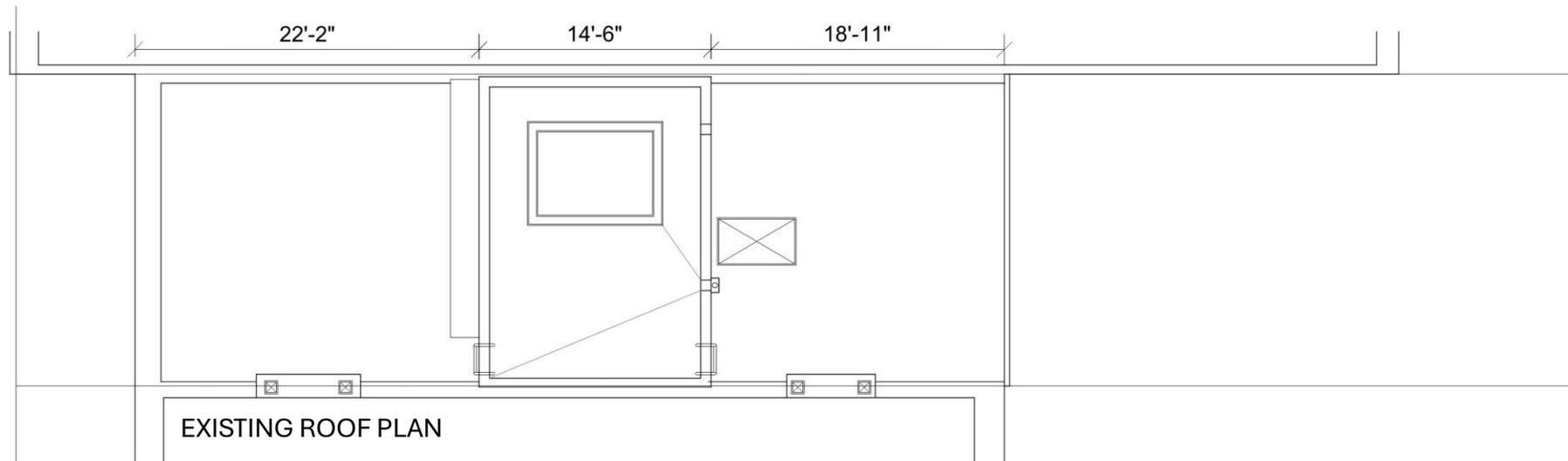
4TH FLOOR

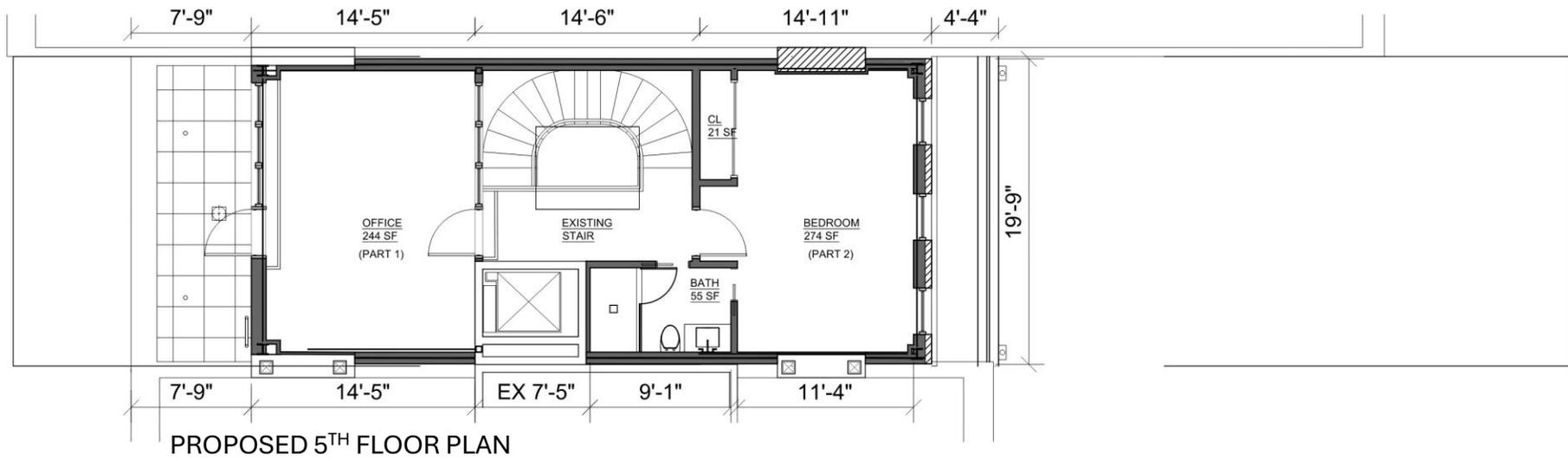
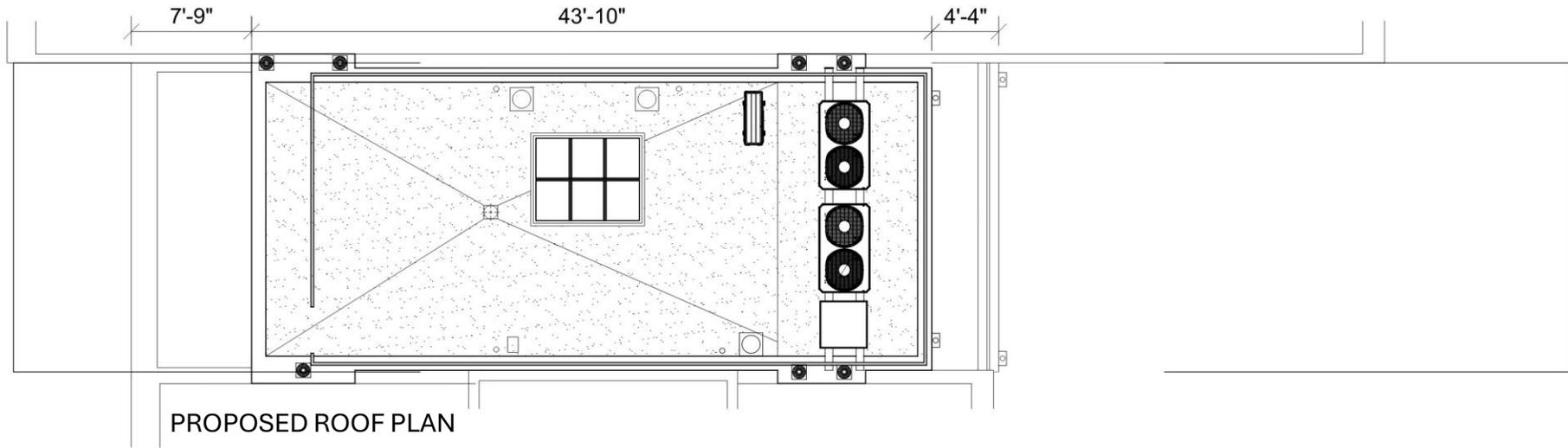


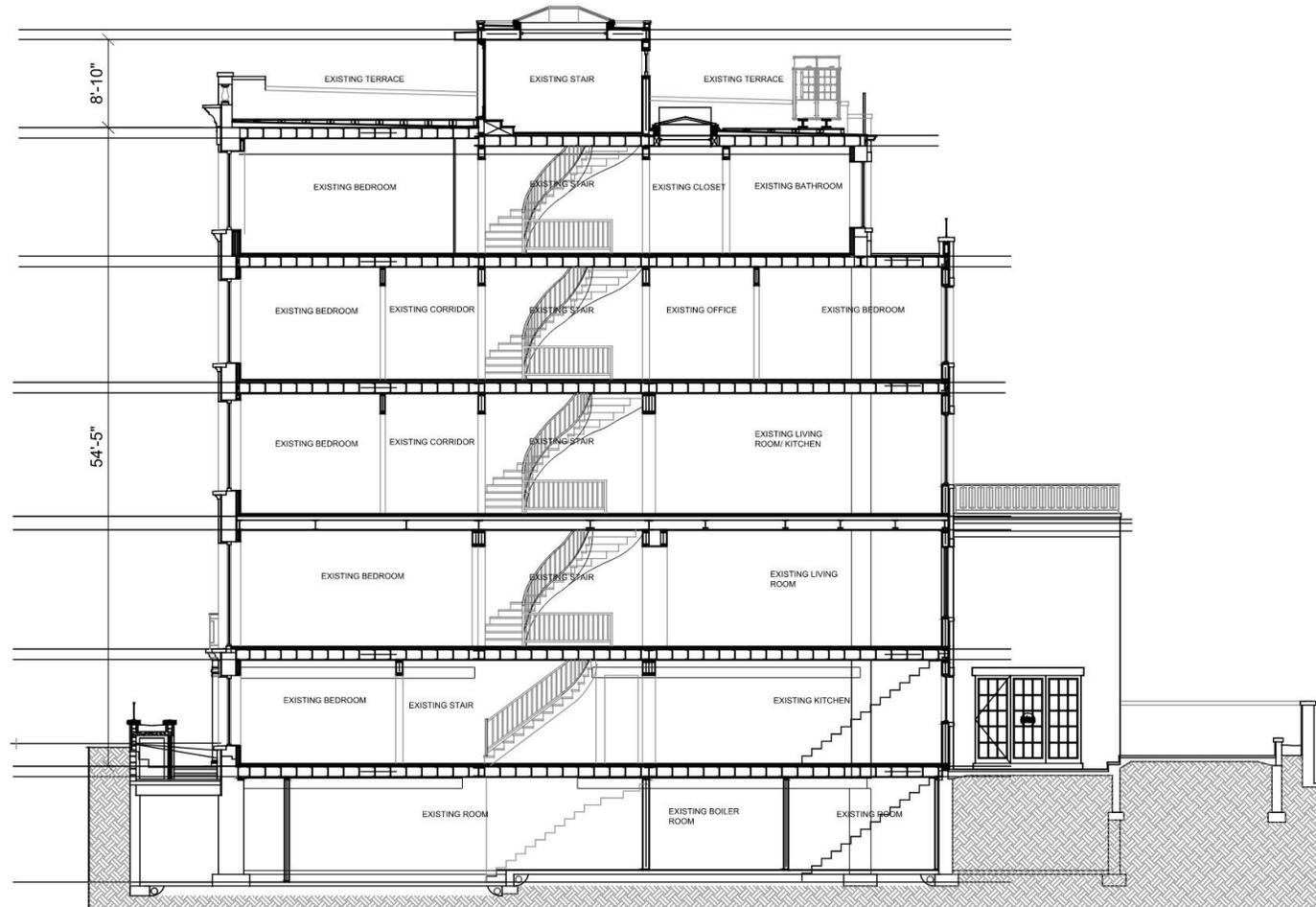
5TH FLOOR



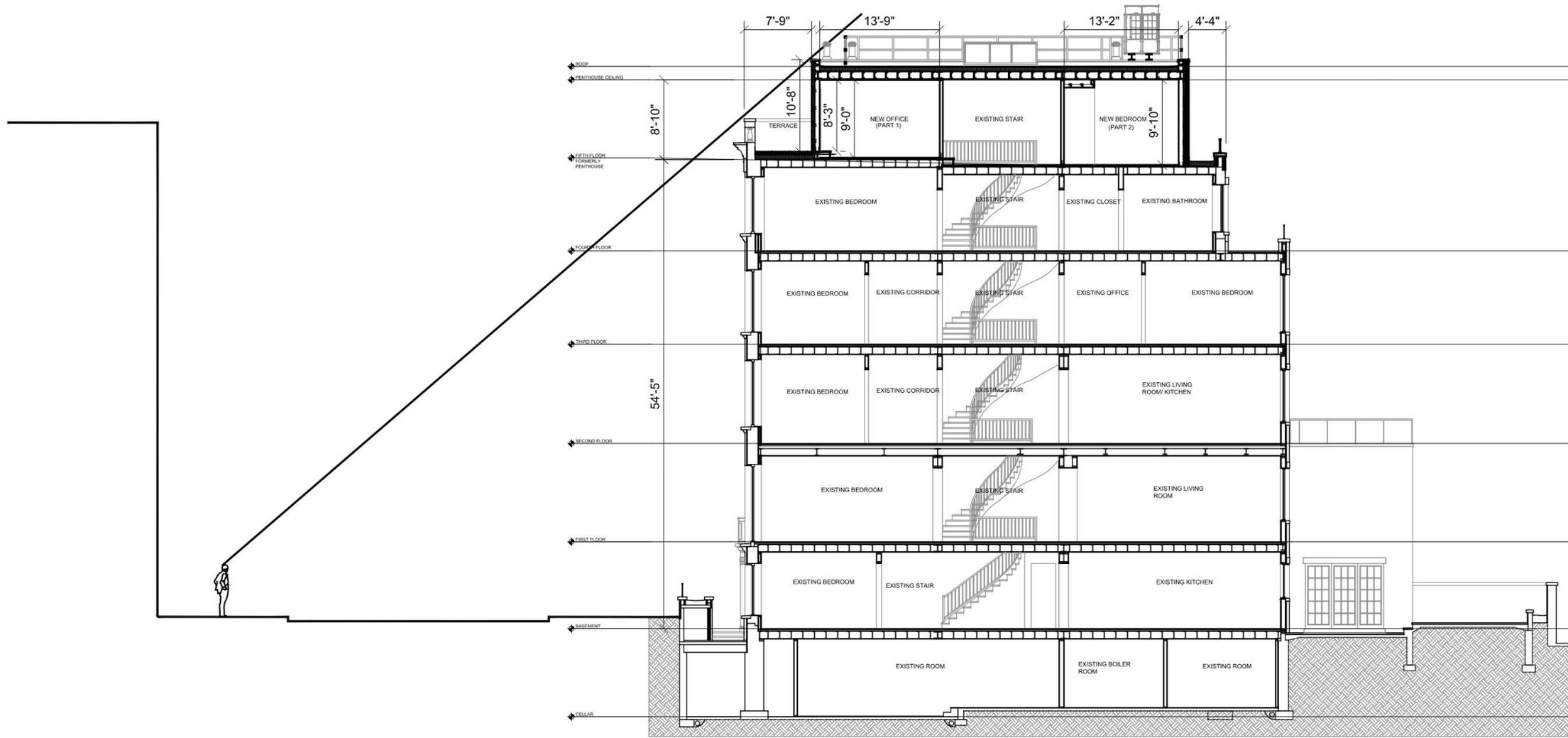
ROOF







EXISTING SECTION

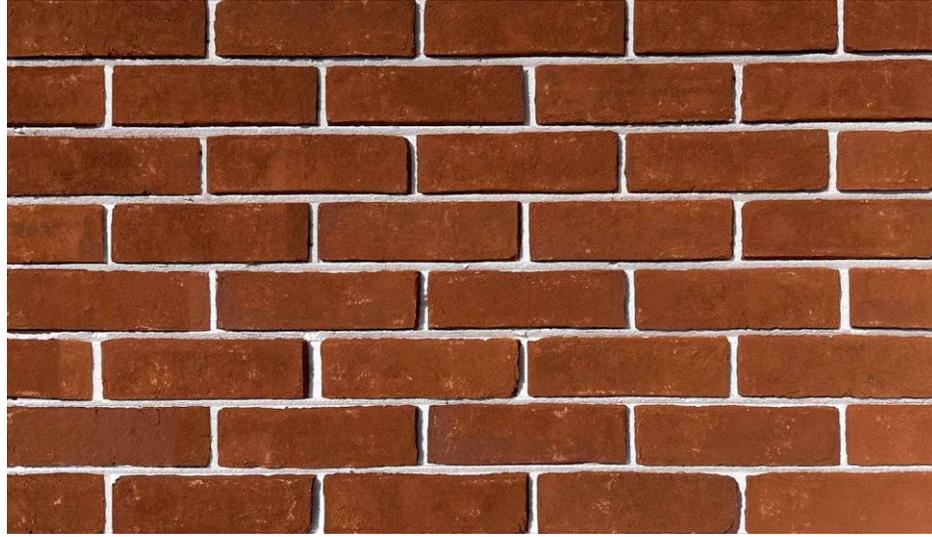


PROPOSED SECTION

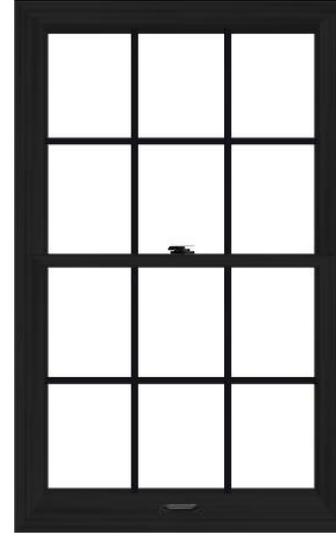
MATERIAL PALETTE



INDIANA LIMESTONE



STANDARD RED BRICK



NEW PELLA DOUBLE HUNG WINDOW



NEW PELLA HINGED PATIO DOOR



ROOFTOP SAFETY RAILING



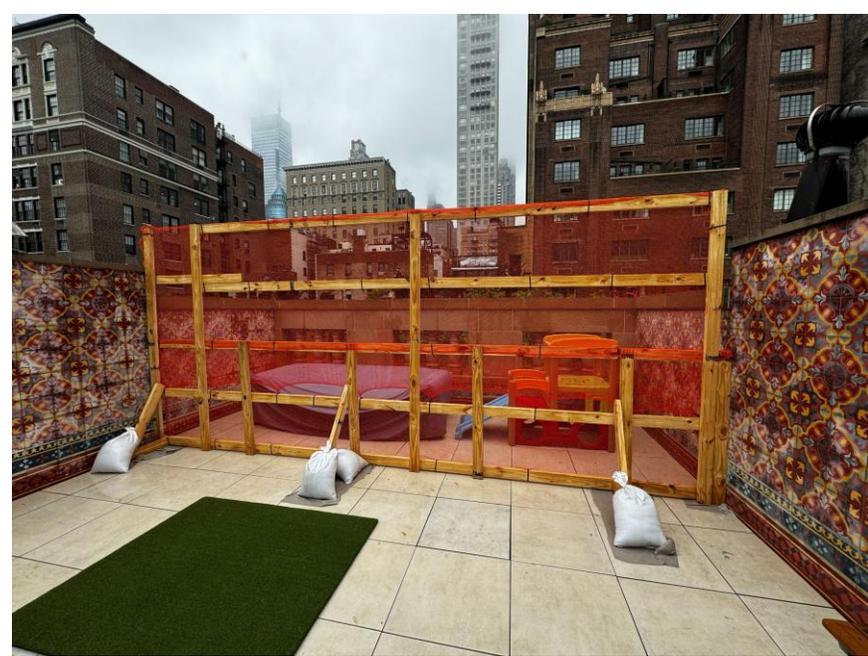
PRECAST WINDOW LINTEL



PRECAST WINDOW SILL

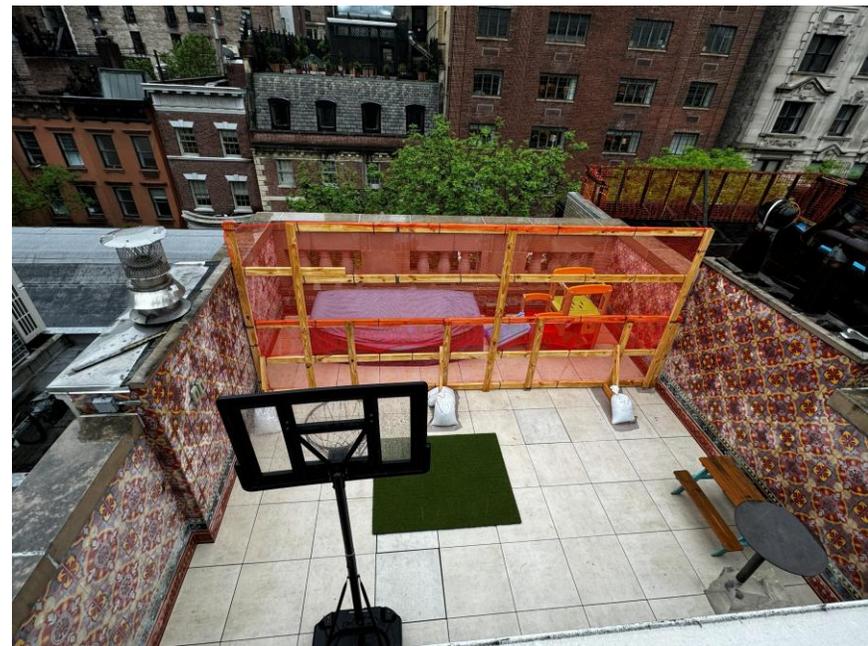


SCUPPER



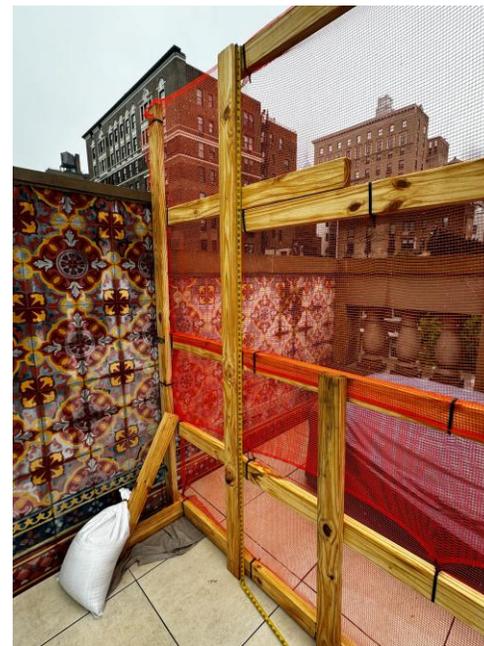
MOCKUP IMAGE FROM TERRACE

MOCKUP IMAGE FROM ROOF



CLOSEUP IMAGE OF MOCKUP

CLOSEUP IMAGE OF MOCKUP



CLOSEUP IMAGE OF MOCKUP

CLOSEUP IMAGE OF MOCKUP

