Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

March 23, 2026

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 a horizontal addition on the 5th Floor. The revised presentation incorporates comments from the Community Board.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on March 18, 2026, the Board unanimously approved the following resolution by a vote of 27 in favor, 14 opposed, 1 abstention, and 0 not voting for cause.

> **NOTE:** The applicant previously submitted a proposal for enlargement at the roof in January, 2026. The full Board disapproved the application.
>
> **WHEREAS** 31 East 63rd Street is a row house constructed in 1877-79 and altered in 1938 by Treanor and Fatio; and
>
> **WHEREAS** 31 East 63rd Street is considered a no-style building in the historic district designation report; and
>
> **WHEREAS** the existing front elevation is considered to be neo-Georgian; and
>
> **WHEREAS** Treanor and Fatio are known for designing the residence of David Rockefeller, 146 East 65th Street among other New York City commissions; in 1920, Maurice Fatio was voted the most important architect in New York; and
>
> **WHEREAS** 31 East 63rd Street is five stories high and has a rooftop bulkhead addition with a skylight over the center stair; and
>
> **WHEREAS** the applicant seeks to enlarge the existing 250 sq. ft. bulkhead by adding a bedroom and an office that will present as a new floor adding 11’4” to the height of 31 East 63rd Street; and
>
> **WHEREAS** for the horizontal addition, the applicant proposes 254 sq. ft. at the front and 260 sq. ft. at the rear; and
>
> **WHEREAS** the addition is set back 7’ at the front and 3’ at the rear; and

WHEREAS about 12" of the addition are visible at the front which is considered acceptable by the Landmarks Preservation Commission; and

WHEREAS the addition will be clad in Indiana limestone to match the rest of the house and will have aluminum windows and doors; and

WHEREAS aluminum windows and doors are inappropriate within the historic district; the applicant was not able to tell the committee what the windows at the front elevation the house are made of; and

WHEREAS the required mock-up was removed because of heavy snow in January and February; and

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

WHEREAS there is an asymmetrical street front to the extension that speaks to a lack of deference for the existing building; the design intent does not create a cohesive design for the building; and

WHEREAS the simplicity of 1938 Trainor and Fatio alterations at the front elevation should be respected; and

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

WHEREAS the architect for the applicant was respectful of the committee's comments; and

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 *Anthony Cohn, David Helpern, and Jane Parshall*

Valerie S. Mason
Chair

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