Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

April 24, 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 April 22, 2026, the Board unanimously approved the following resolution by a vote of 37 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 31 East 63rd Street is a four-story building with a basement and a cellar; and

WHEREAS the building has a rooftop bulkhead addition with a skylight over a center stair that is on the western side of the building; and

WHEREAS the applicant seeks to enlarge the bulkhead to create a fifth-floor horizontal addition with an office at the front and a bedroom at the rear; and

WHEREAS the applicant has incorporated in the current application comments on prior iterations from the community board; and

WHEREAS the addition is set back 11’3” from the front façade and 4’4” from the rear façade; and

WHEREAS the front façade is clad in limestone; and

WHEREAS front windows are multi-paned, wood windows; and

WHEREAS the rear façade is clad in brick; and

WHEREAS rear windows are multi-paned, wood windows; and

WHEREAS the front façade of the proposed addition will be limestone panels to match the existing limestone; and

WHEREAS new front windows will be multi-paned, wood windows similar to the existing front windows; and

WHEREAS new cornice band at the edge of the new roof will match the existing cornice band below; and

WHEREAS new window moldings will match existing window moldings; and

WHEREAS there will be a new black metal railing at the front edge of the new roof; and

WHEREAS the rear façade of the proposed addition will be brick to match existing; and

WHEREAS new rear windows will be multi-paned, wood windows to match existing rear windows; and

WHEREAS new precast window headers will match existing window headers; and

WHEREAS a new steel railing at the front edge of the fifth floor will match the existing steel railing below; and

WHEREAS there will be a new black metal railing at the rear edge of the new roof; and

WHEREAS new scuppers and leaders will match existing; and

WHEREAS the existing HVAC equipment will be raised to the new rear roof; and

WHEREAS the proposed horizontal addition will not be visible from the street from any angle; and

WHEREAS the proposed new floor is contextual and appropriate within the historic district;

THEREFORE BE IT RESOLVED that this application is **APPROVED** 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