31 East 63rd Street

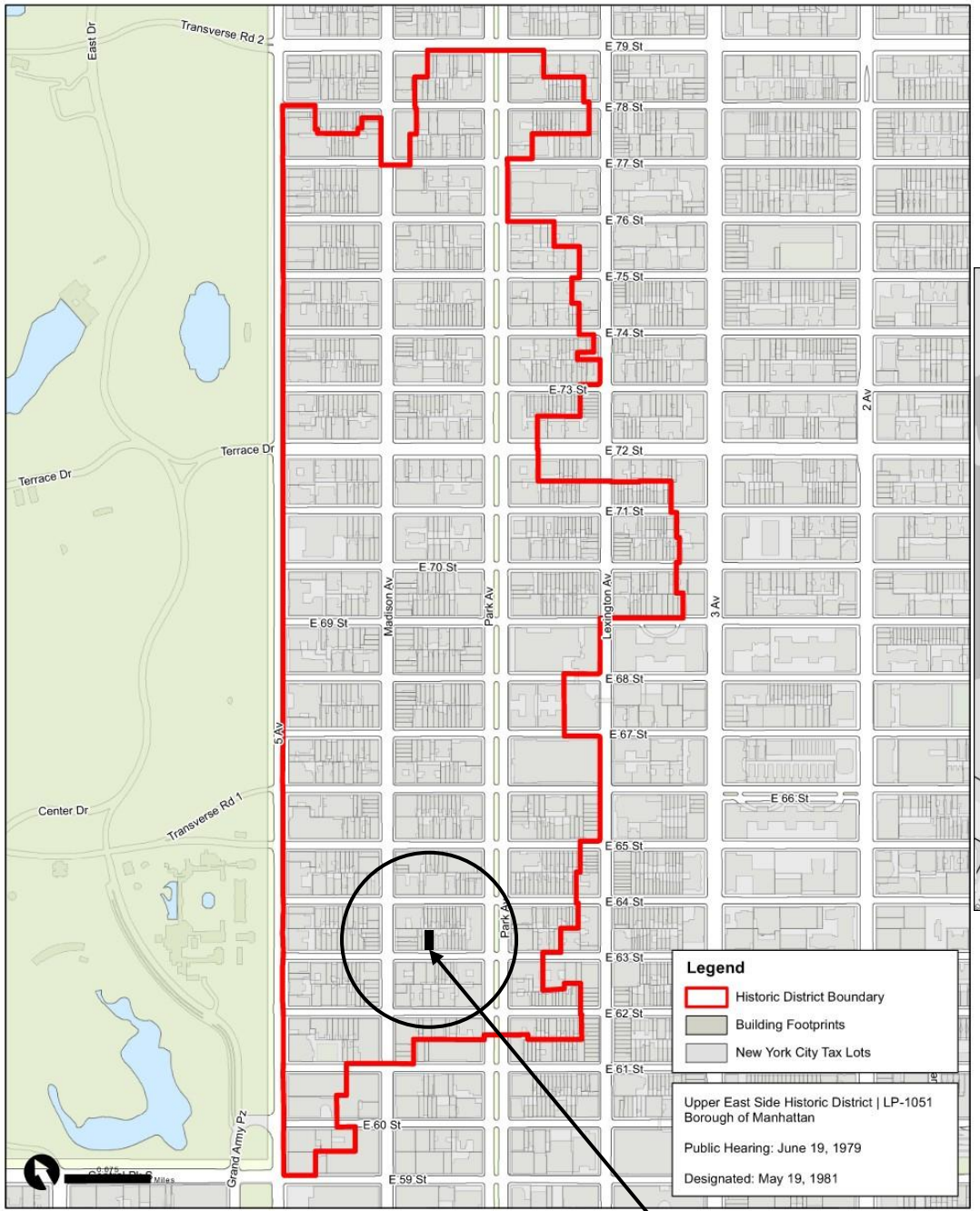
PROPOSED ROOFTOP HORIZONTAL ADDITION

UPPER EAST SIDE HISTORIC DISTRICT

MANHATTAN COMMUNITY DISTRICT 8

Upper East Side Historic District | LP-1051

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019



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

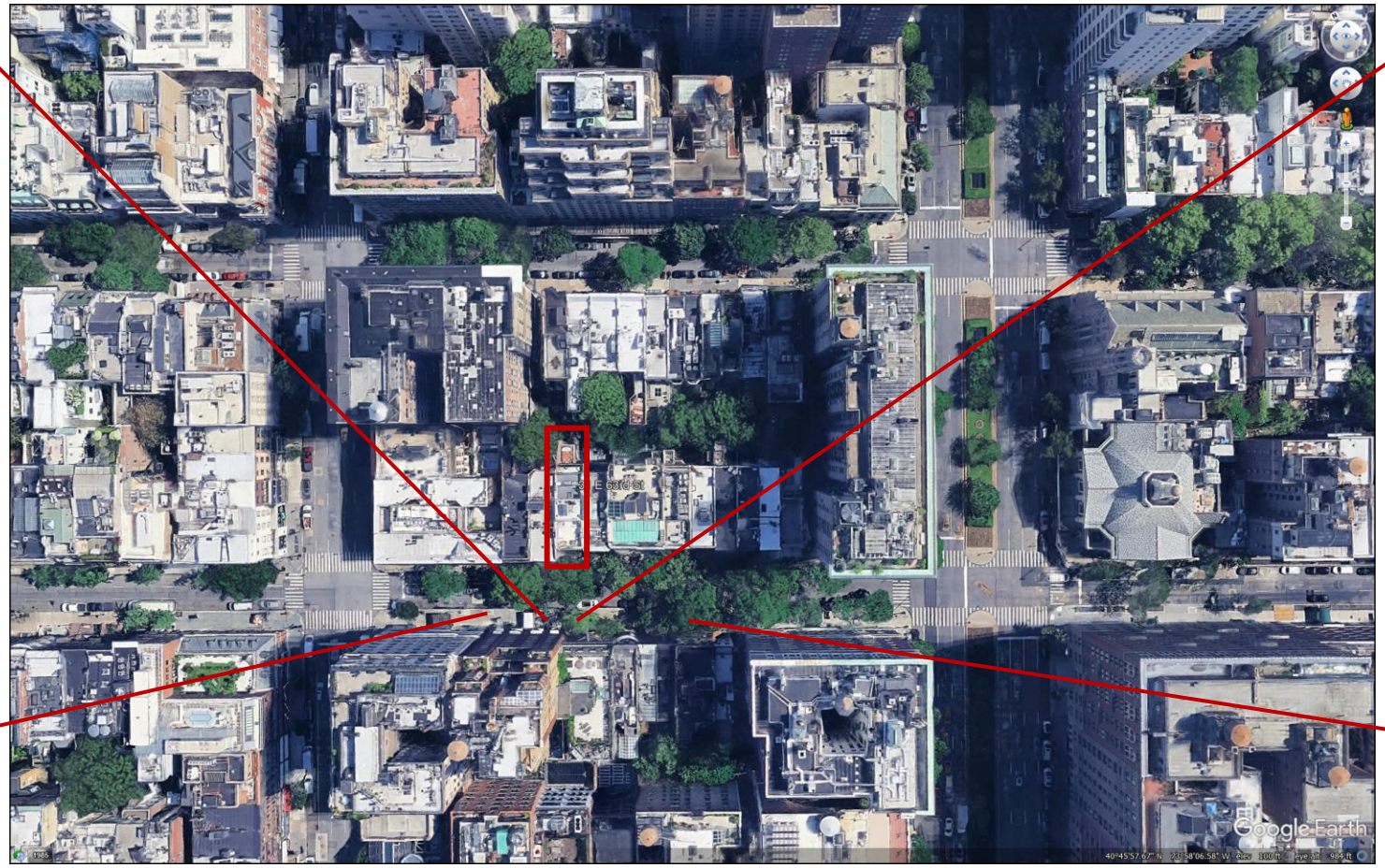


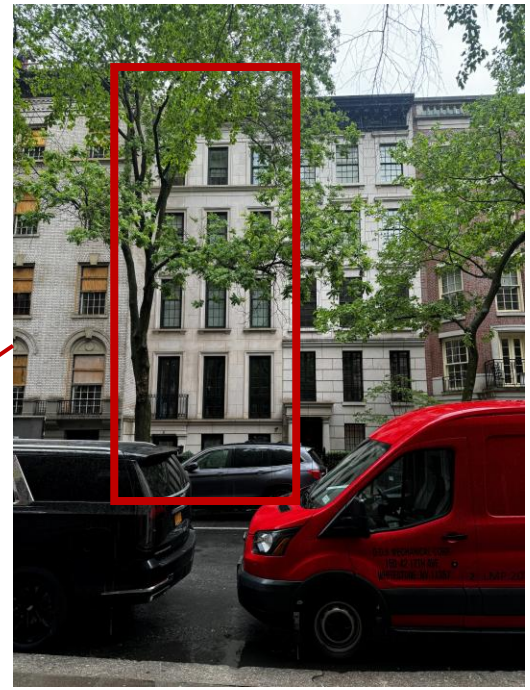
EXISTING IMAGE OF FRONT ELEVATION

LINE OF SIGHT IMAGES OF MOCKUP





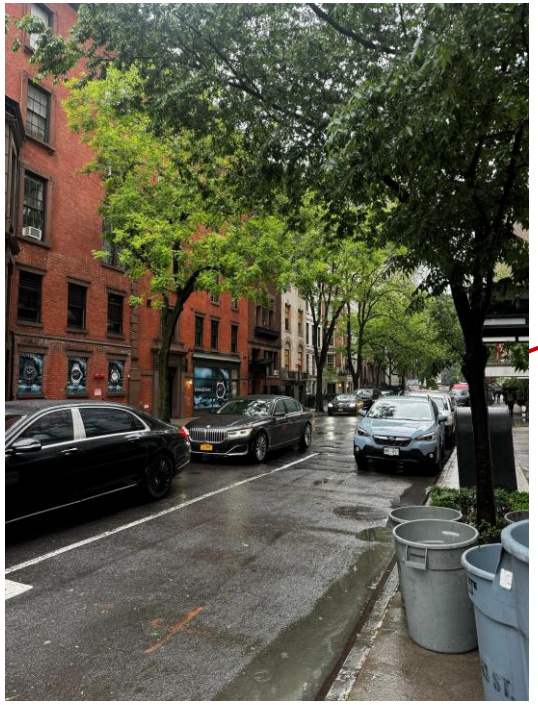


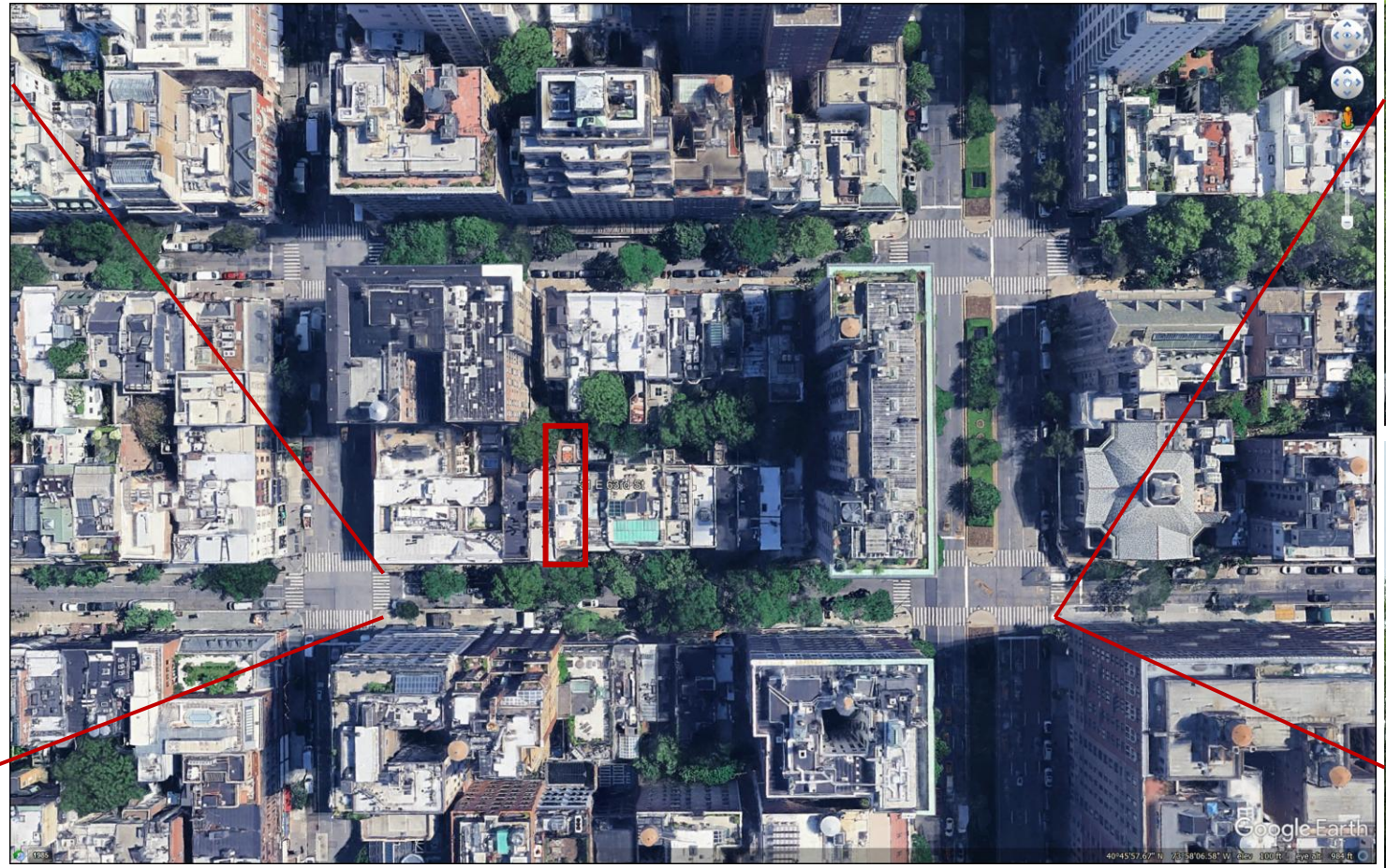


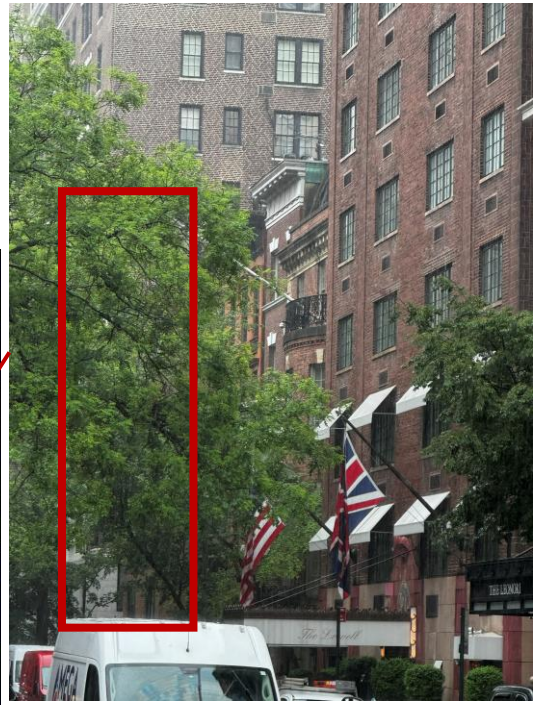


LINE OF SIGHT IMAGES OF MOCKUP













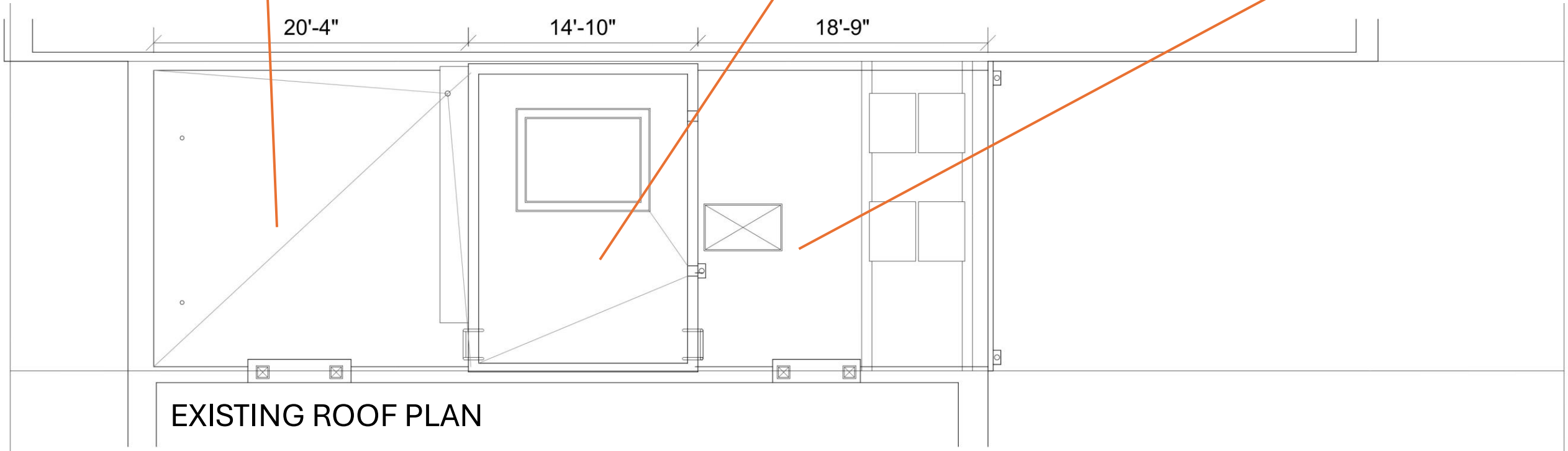
EXISTING FRONT TERRACE



EXISTING MAIN ROOF

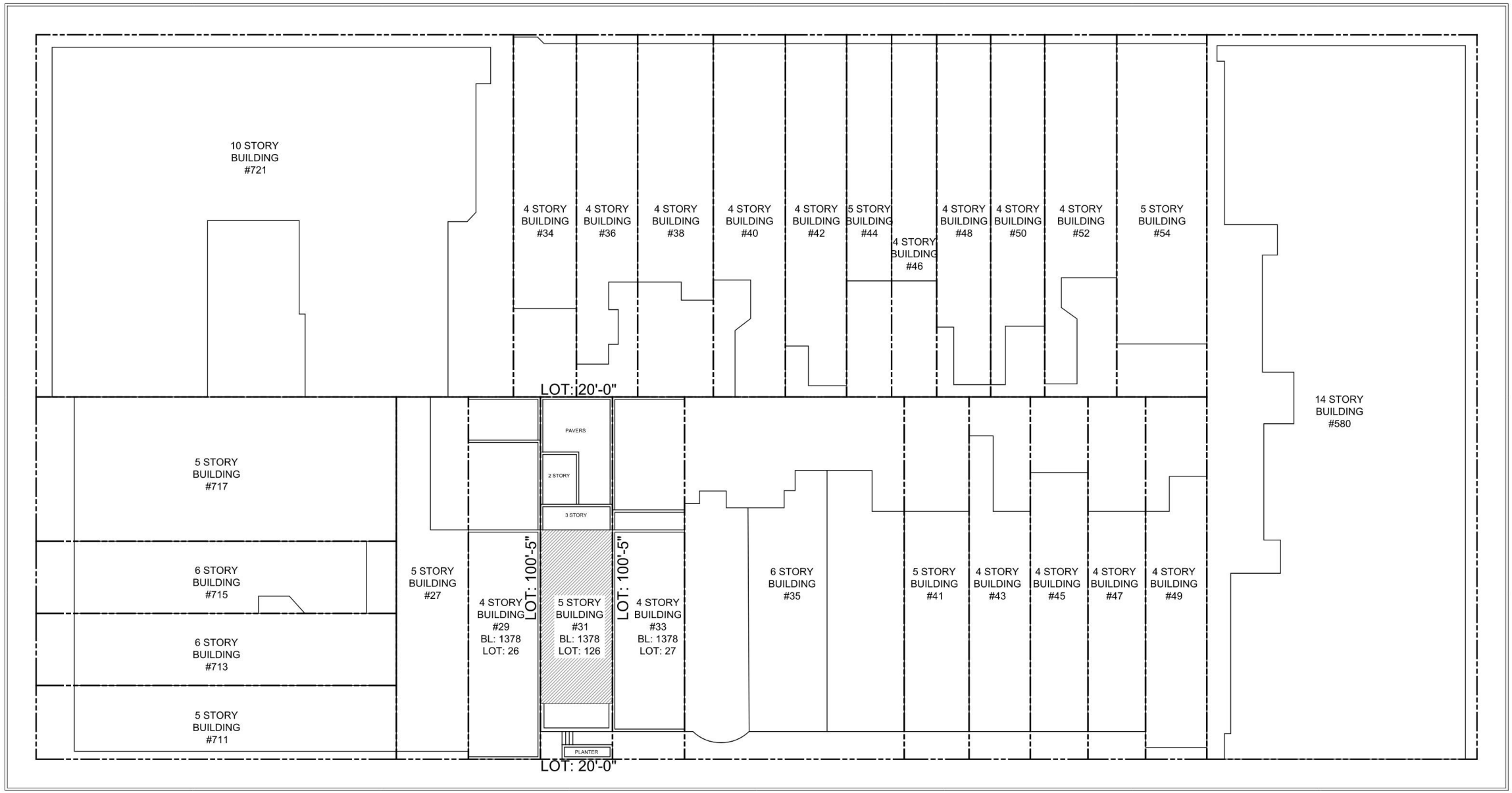


EXISTING REAR TERRACE



EXISTING ROOF PLAN

EAST 64TH STREET
(60' WIDE)



MADISON AVENUE
(50' WIDE)

PARK AVENUE
(50' WIDE)

1 BLOCK PLAN
N.T.S.

EAST 63RD STREET
(60' WIDE)

HISTORIC PHOTOGRAPHS

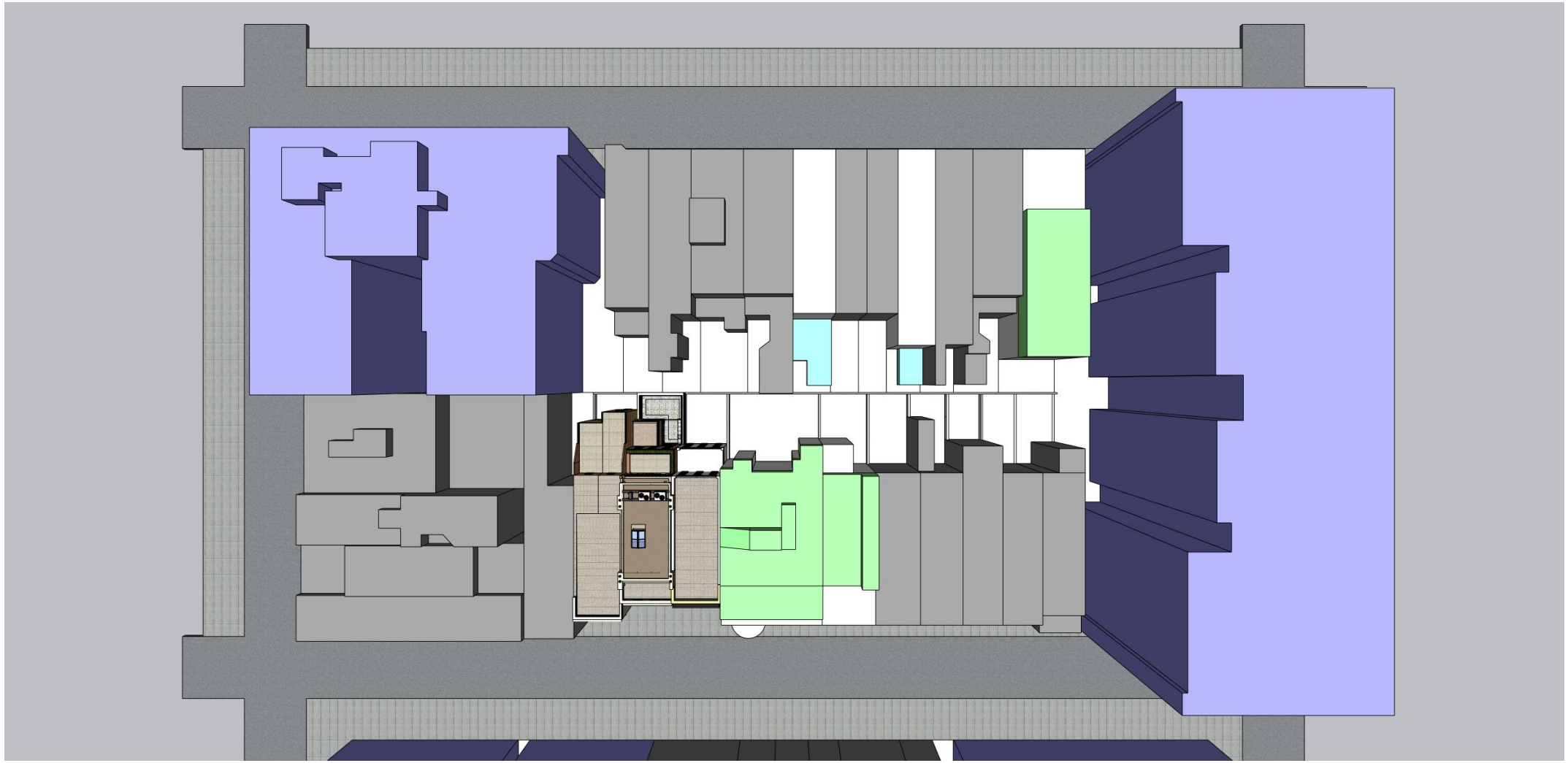


TAX LOT PHOTO - 1941



TAX LOT PHOTO 1988

OVERHEAD SITE MASSING



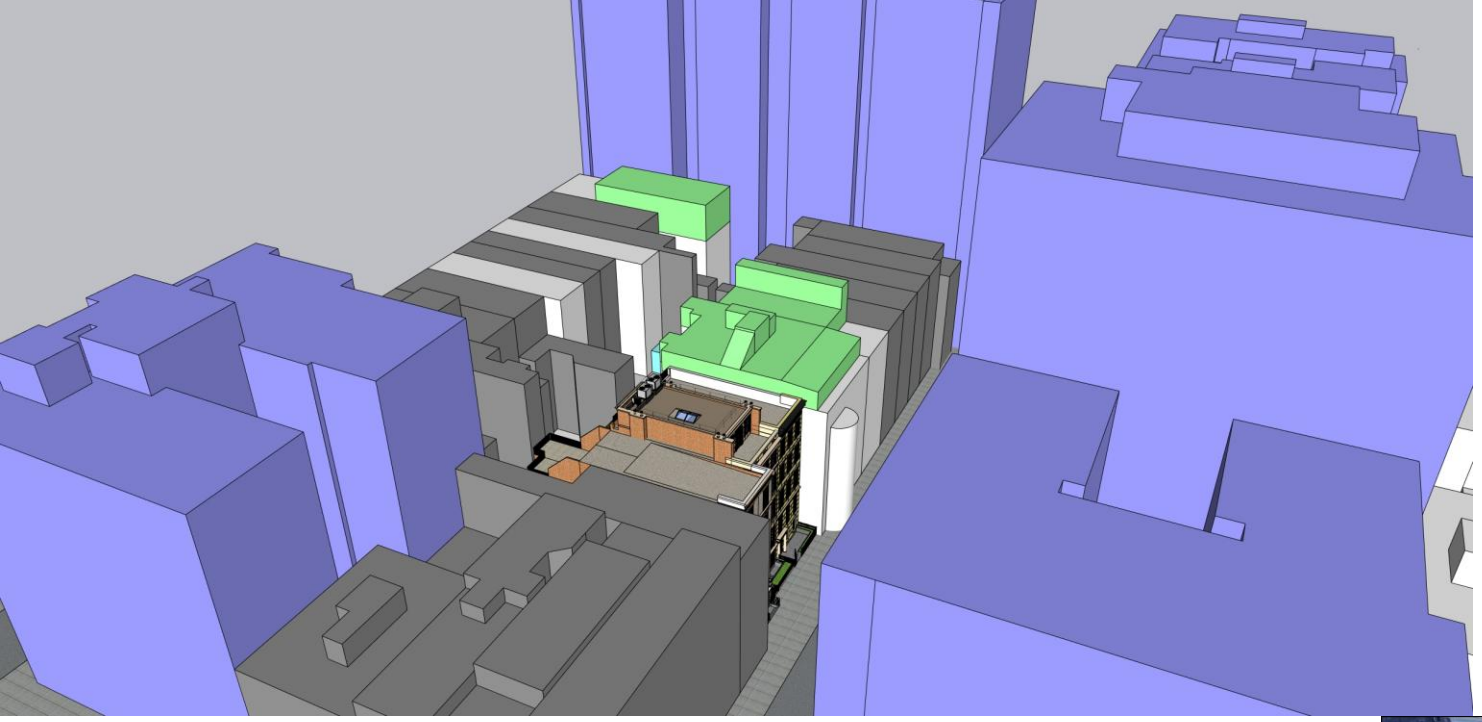
REAR YARD ADDITION

NO ADDITION

ROOF ADDITION

EXISTING HIGH RISE

SITE CONTEXT MASSING

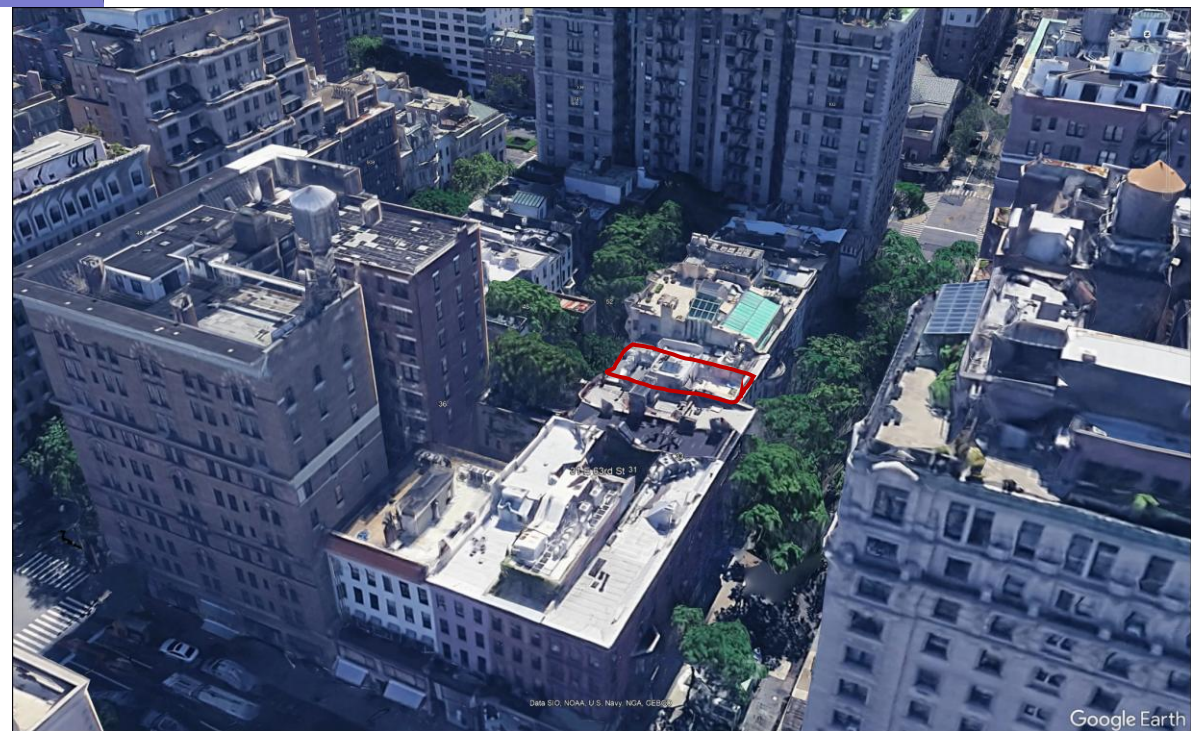


REAR YARD ADDITION

ROOF ADDITION

NO ADDITION

EXISTING HIGH RISE



SITE CONTEXT MASSING



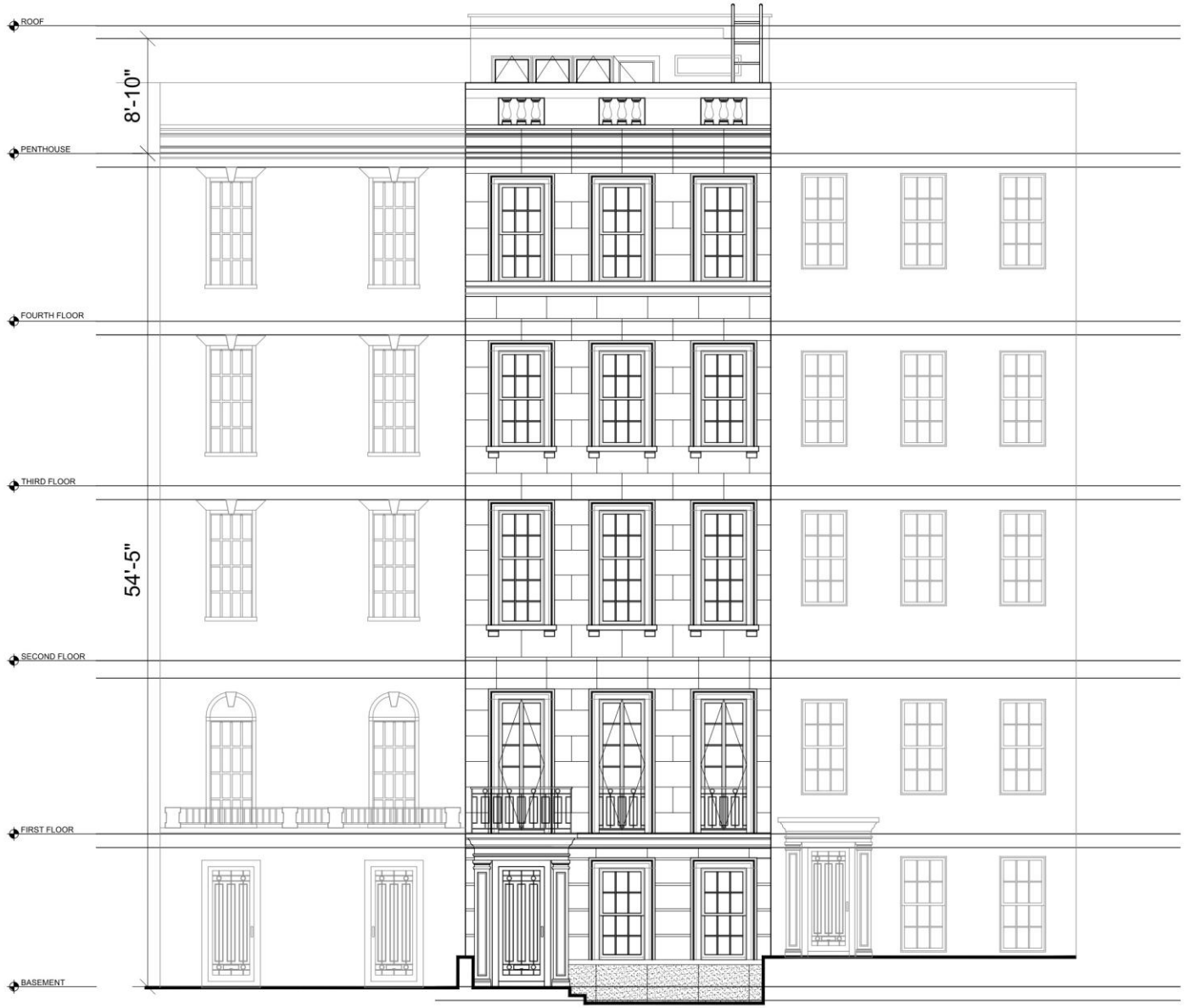
REAR YARD ADDITION

ROOF ADDITION

NO ADDITION

EXISTING HIGH RISE

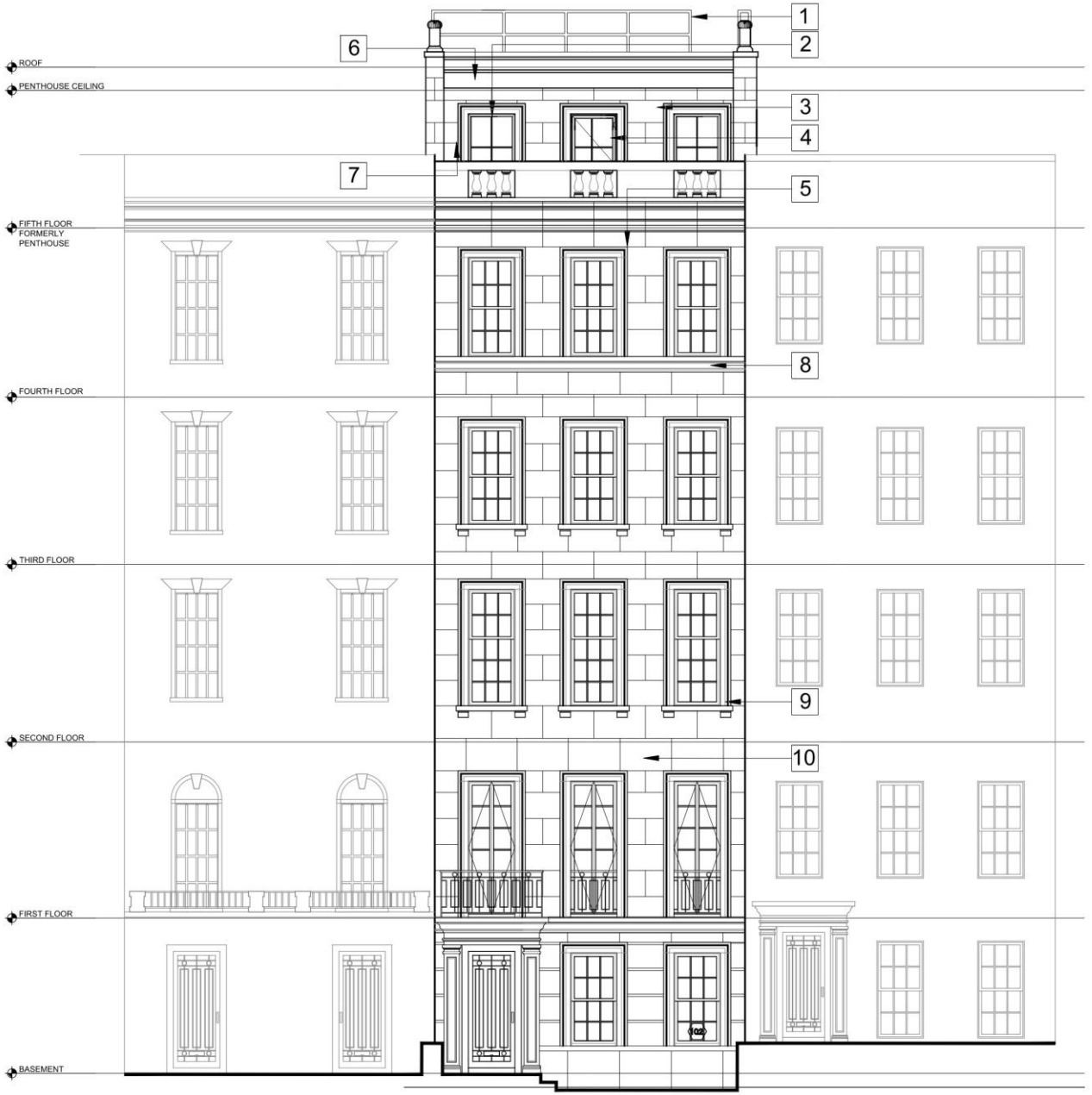




EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT 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 REAR ELEVATION

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 FRONT ELEVATION



PROPOSED REAR ELEVATION

RENDERINGS



RENDERINGS- 100’ SOUTHWEST OF SITE



RENDERINGS- 100’ SOUTHEAST OF SITE



RENDERINGS- WITH TREES



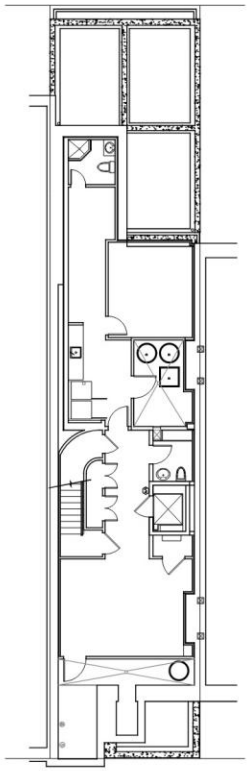
RENDERINGS- 100’ SOUTHWEST OF SITE WITH TREES



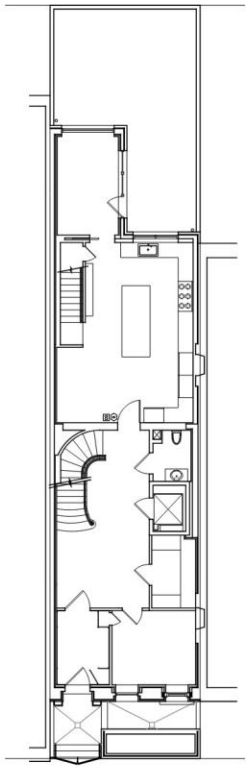
RENDERINGS- 100’ SOUTHEAST OF SITE WITH TREES



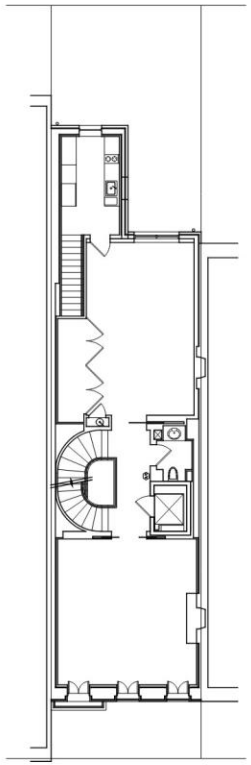
EXISTING PLANS



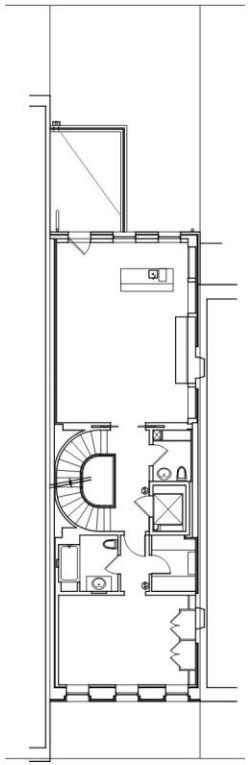
CELLAR



BASEMENT



1ST FLOOR



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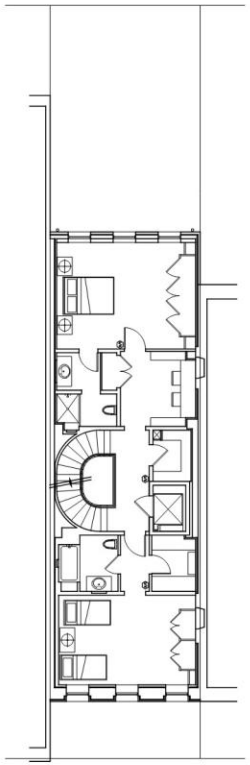

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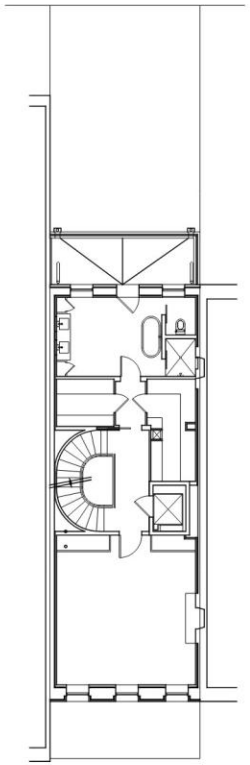

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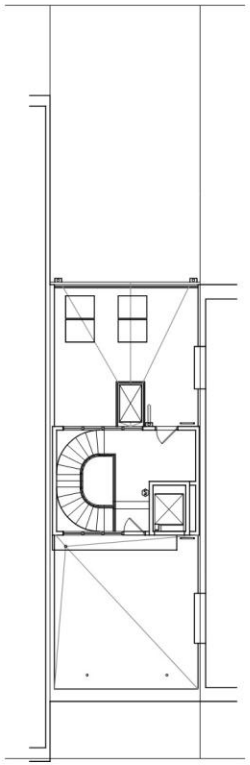
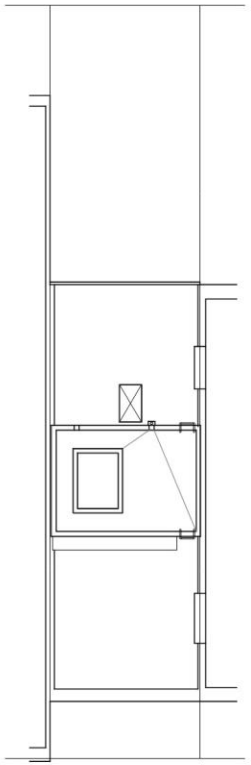
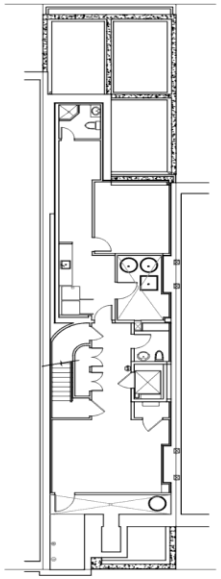


5TH FLOOR

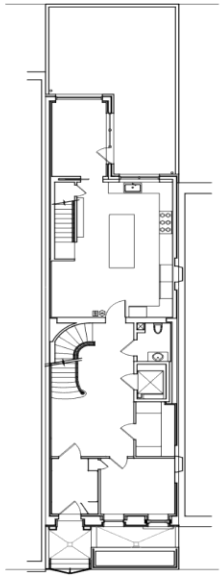


ROOF

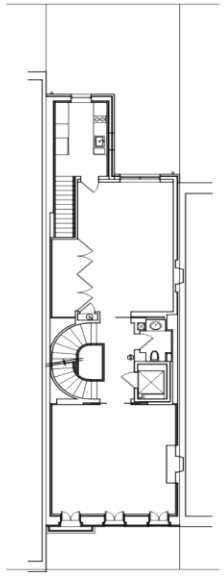
PROPOSED PLANS



CELLAR



BASEMENT



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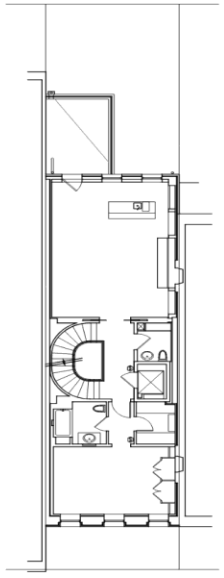

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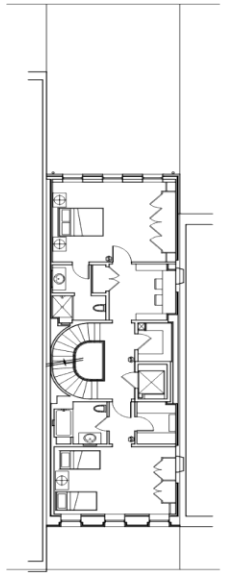

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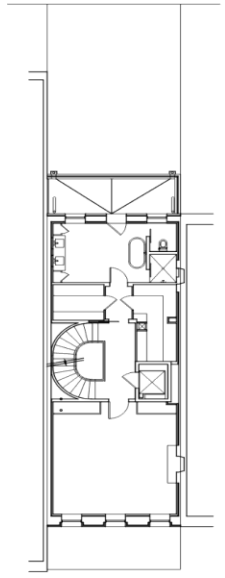

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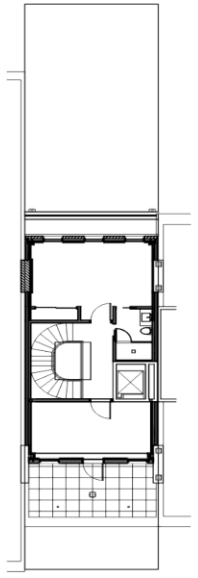
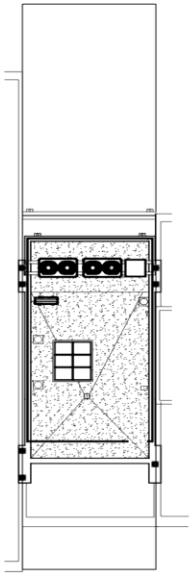
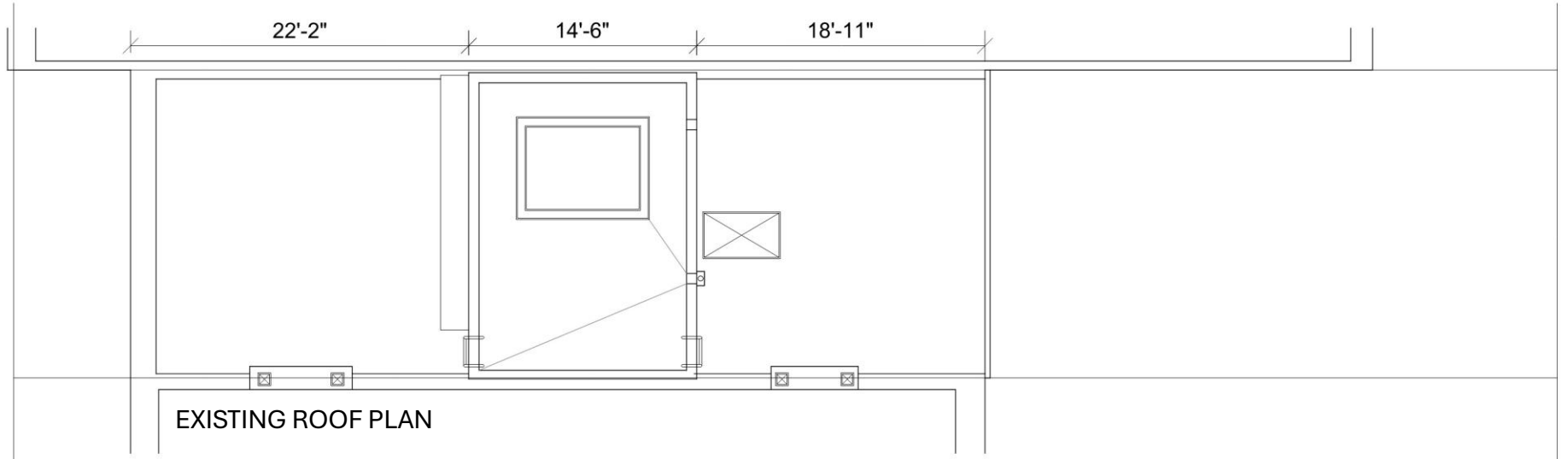


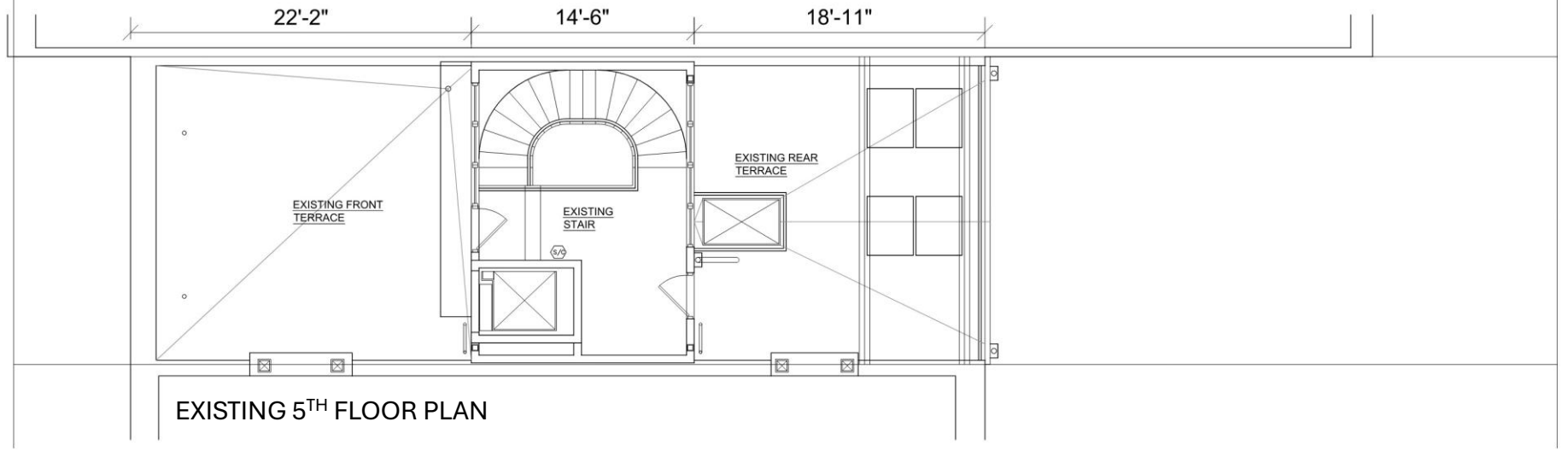
5TH FLOOR



ROOF



EXISTING ROOF PLAN



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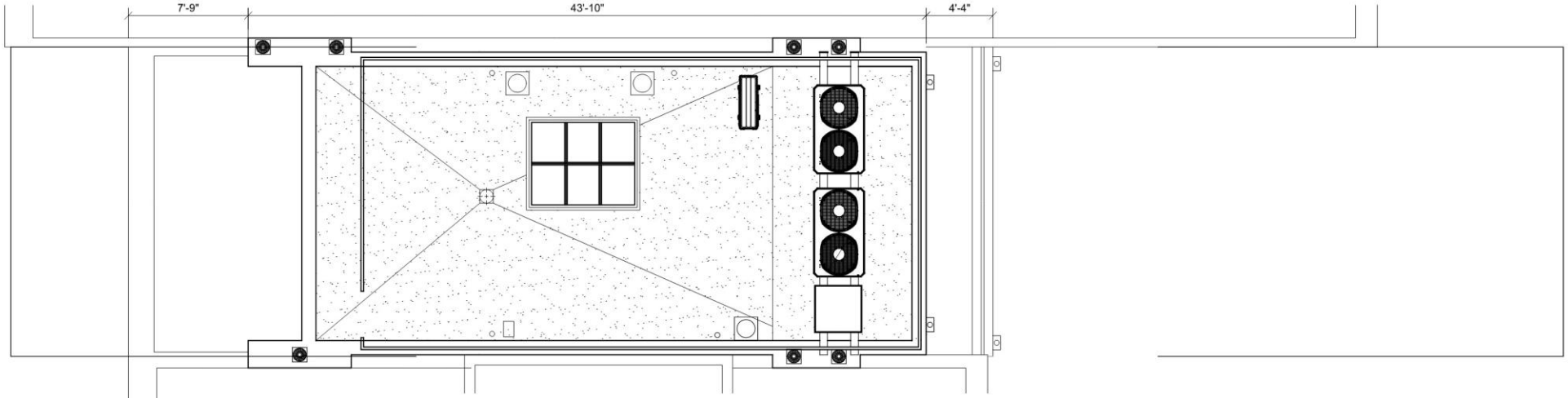
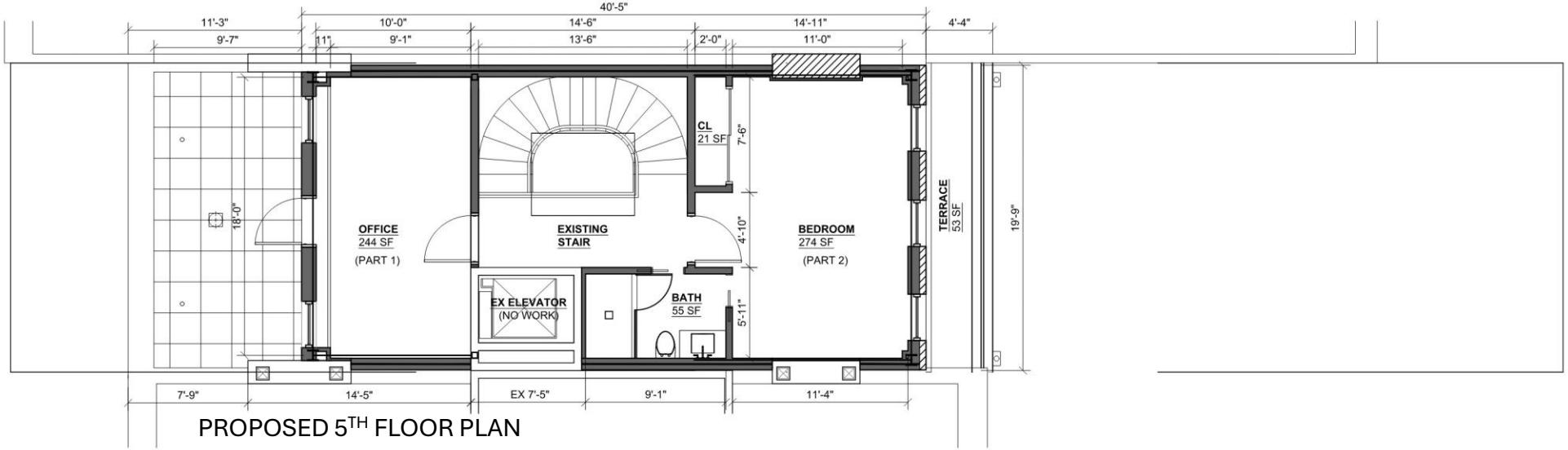


PROPOSED ROOF PLAN



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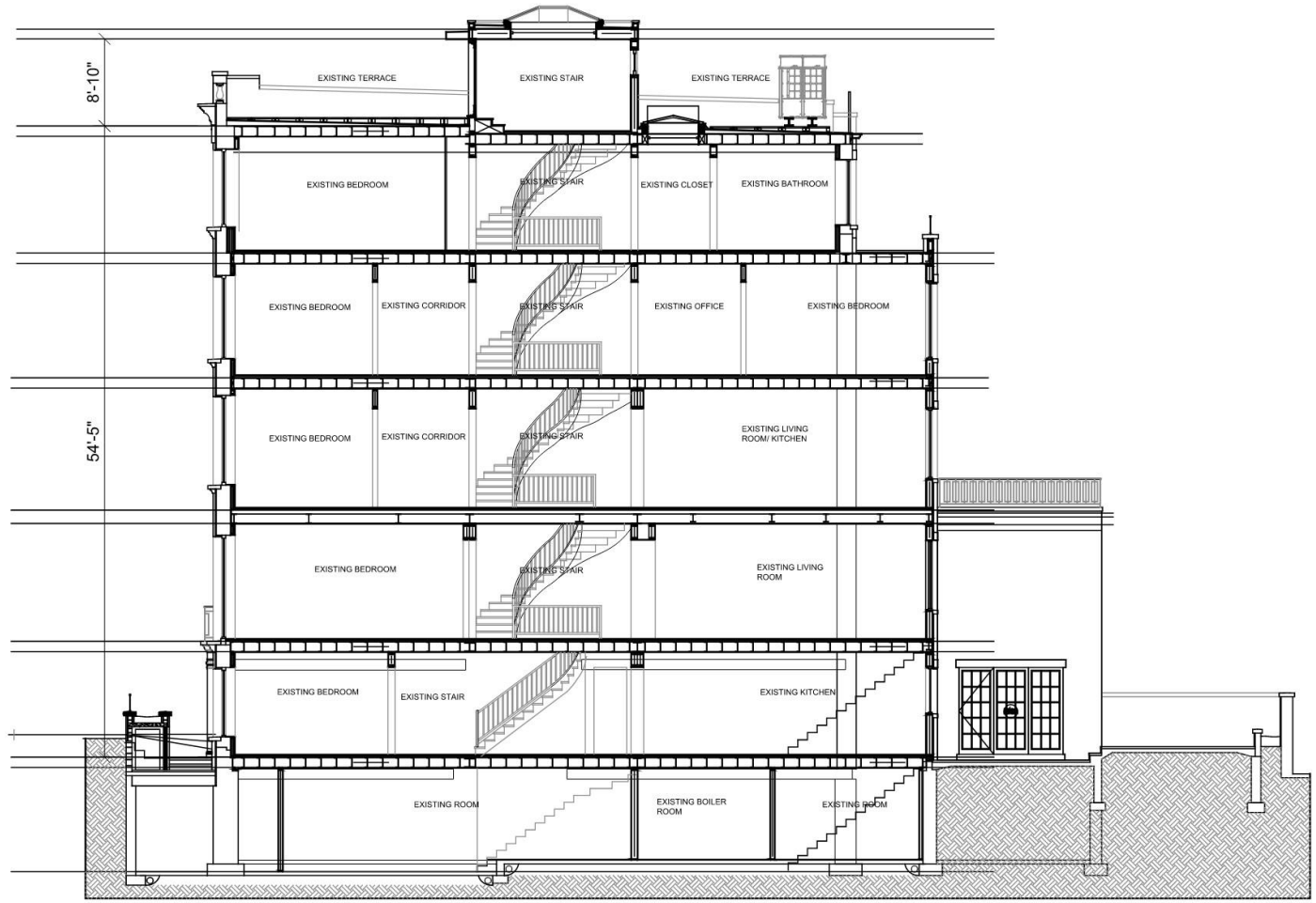

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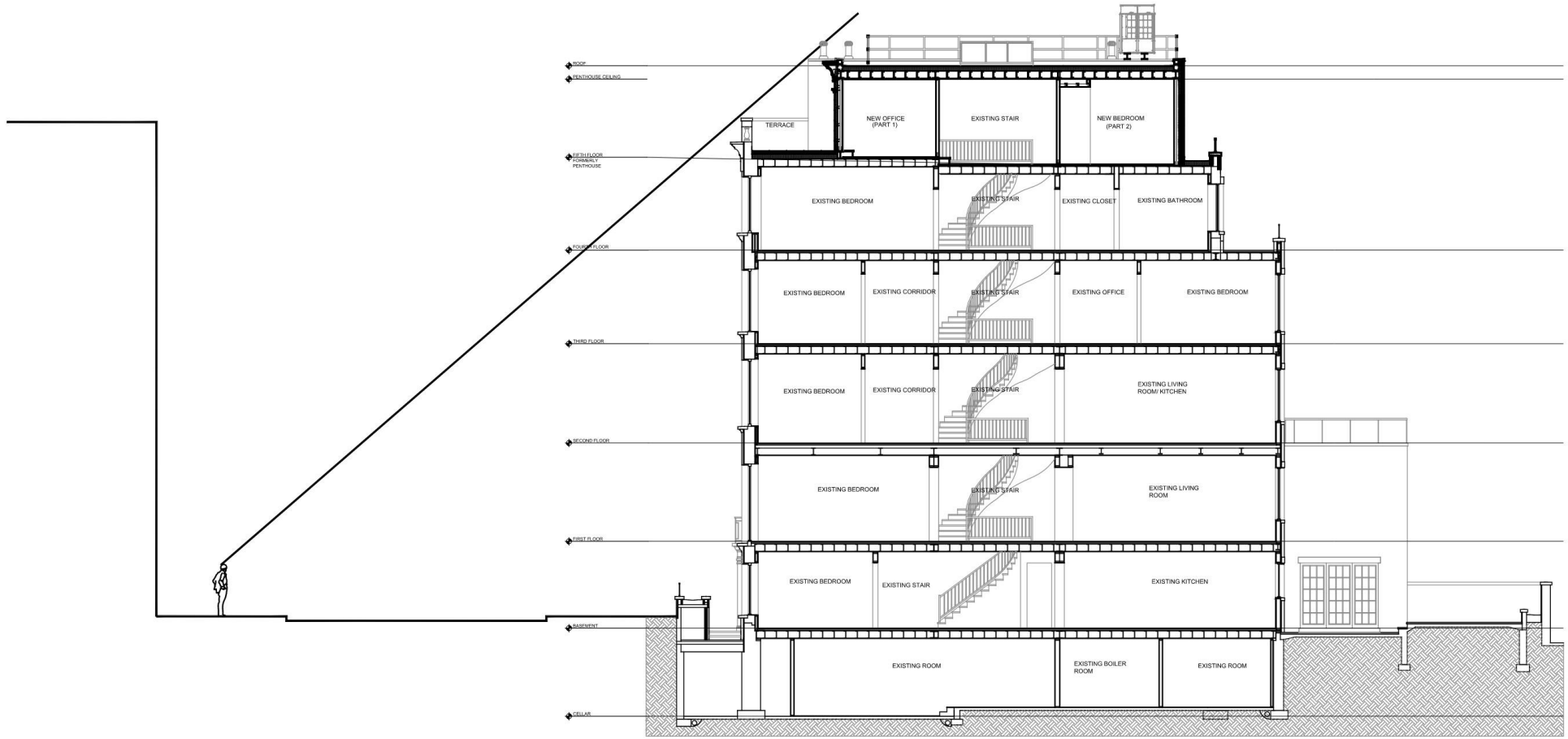
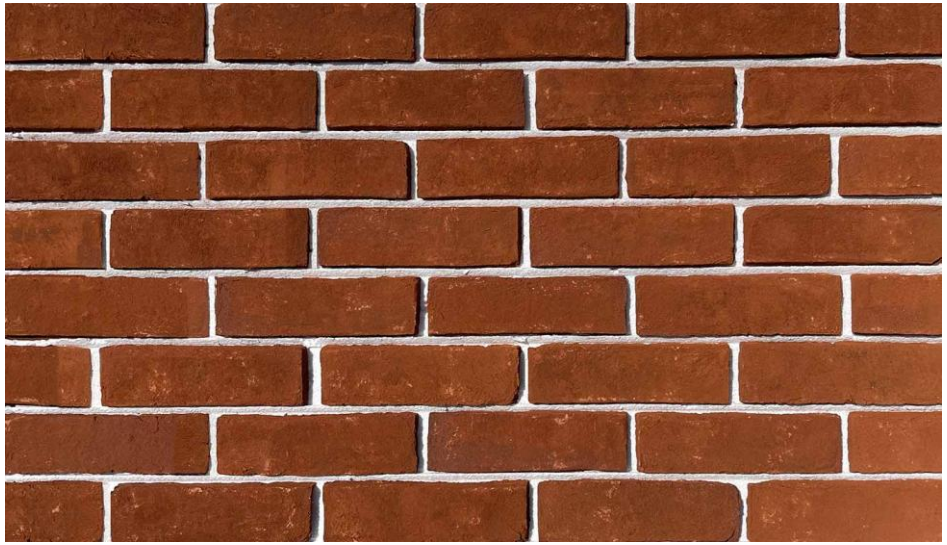


PROPOSED SECTION

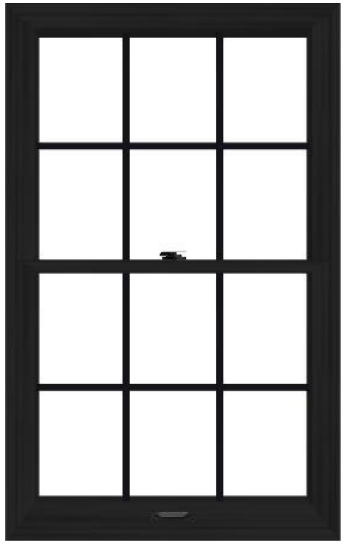
MATERIAL PALETTE



INDIANA LIMESTONE



STANDARD RED BRICK



NEW WOOD DOUBLE HUNG WINDOW



NEW WOOD DOUBLE PATIO DOOR



ROOFTOP SAFETY RAILING



PRECAST WINDOW LINTEL



PRECAST WINDOW SILL



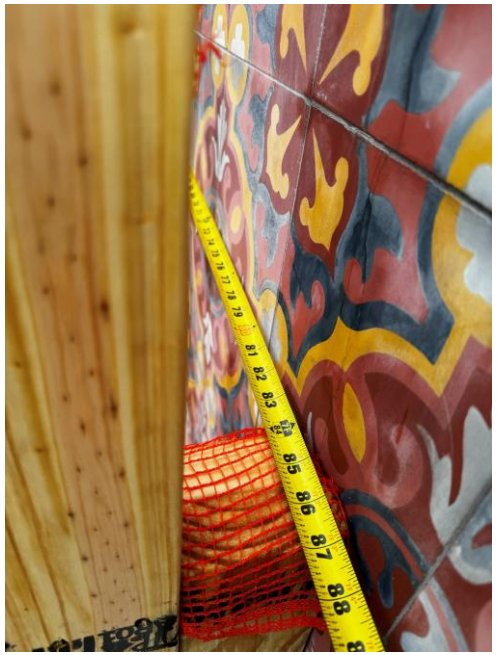
SCUPPER



MOCKUP IMAGE FROM TERRACE



CLOSEUP IMAGE OF MOCKUP

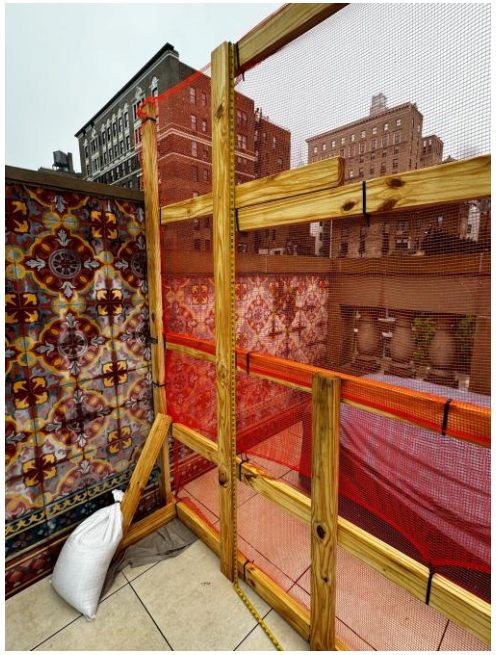


CLOSEUP IMAGE OF MOCKUP

MOCKUP IMAGE FROM ROOF



CLOSEUP IMAGE OF MOCKUP



CLOSEUP IMAGE OF MOCKUP

