

January 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-03782

133 East 95th Street – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 160 2251

Passcode: 968680

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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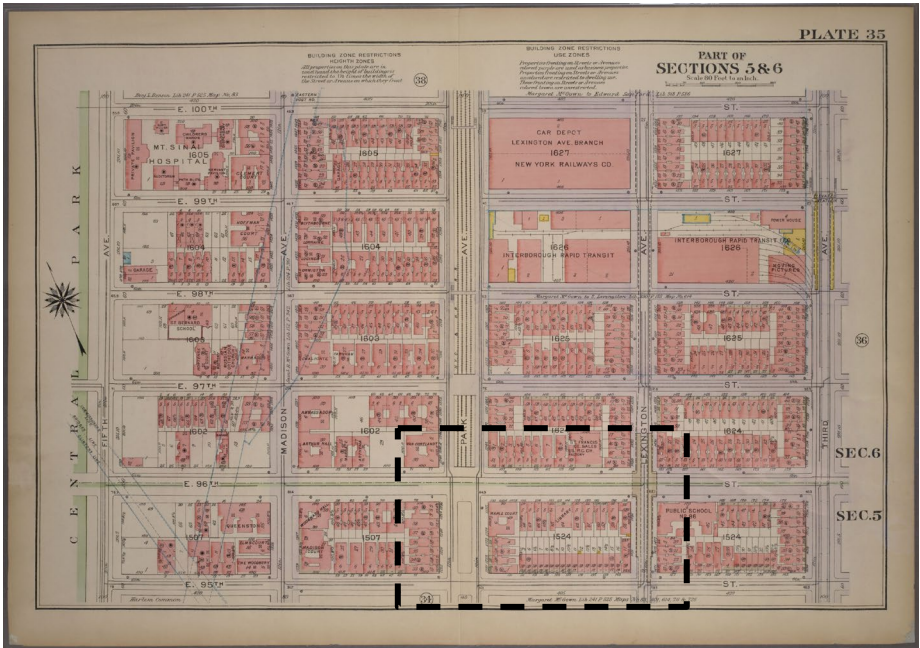
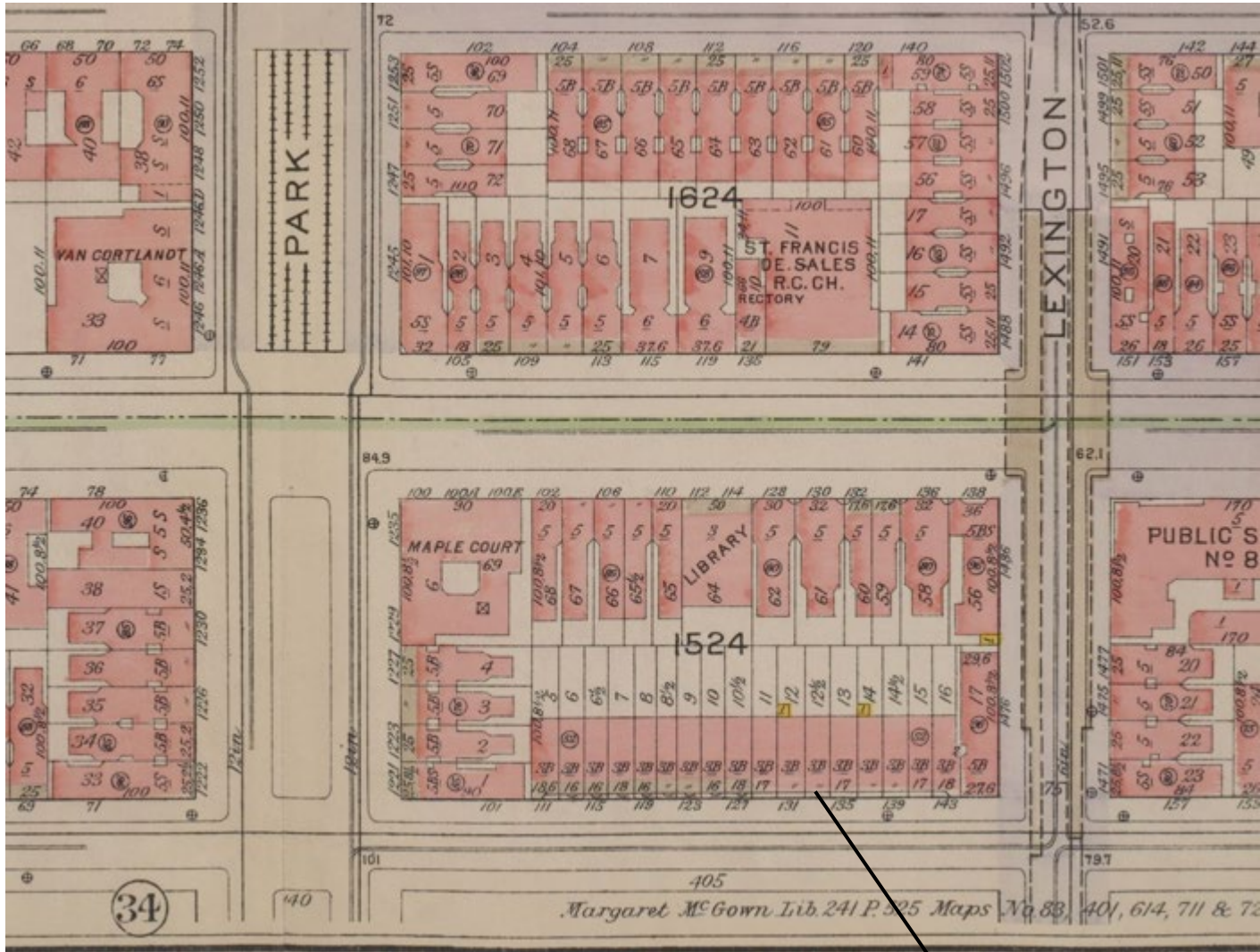


THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION

ARCHITECTURAL DRAWINGS

for Proposed Restoration and Non-Visible Rear Expansion of:

133 E. 95th St, New York, NY 10128



Sanborn Map – Section 5&6

133 E.95th St, New York

Location

133 E.95th St:

- 17-ft-wide townhouse near Lexington Ave.
- Built 1889–90 by architect Frank Wennemer for Francis J. Schnugg.
- Part of 8 original rowhouses (Nos. 129–143 E 95th St).
- In 1932, Façade extended to lot line, New 4-story façade and grade-level entrance by Architect Clinton, Russell & Clinton.
- In 1939, Fifth story added by same firm.

Architectural Features:

- Neo-Federal brick façade.
- Arched central entrance with fanlight (blue glass); paneled wood door.
- Two-story arched window bay with tripartite sash windows.
- Mansard 4th floor with slate cladding and setback.
- Setback 5th floor with chimneys and iron picket fence.
- Side windows: 4-over-4 double-hung sash.



1940 – Historic photo



1980 – Historic photo

History




LEXINGTON AVE (75 FT. WIDE)



An aerial photograph of a residential building complex, likely in an urban area. The image shows several multi-story buildings with various roof colors (gray, brown, white) and architectural styles. The buildings are arranged in a row, with a central courtyard area featuring greenery and a small structure. Street names and house numbers are labeled on the image. The street names are: 141 E 95TH ST., 137 E 95TH ST., 129 E 95TH ST., 125 E 95TH ST., 121 E 95TH ST., 117 E 95TH ST., 115 E 95TH ST., 131 E 95TH ST., 127 E 95TH ST., 123 E 95TH ST., 119 E 95TH ST., 139 E 95TH ST., and 143 E 95TH ST. The house numbers are: 143, 141, 139, 137, 135, 131, 129, 127, 125, 121, 119, 117, 115, 139, 137, 135, 131, 129, 127, 125, 121, 119, 117, 115. A black asterisk is placed on the roof of the building at 135 E 95TH ST. The image is oriented horizontally, with the street names and house numbers running vertically along the sides of the buildings.

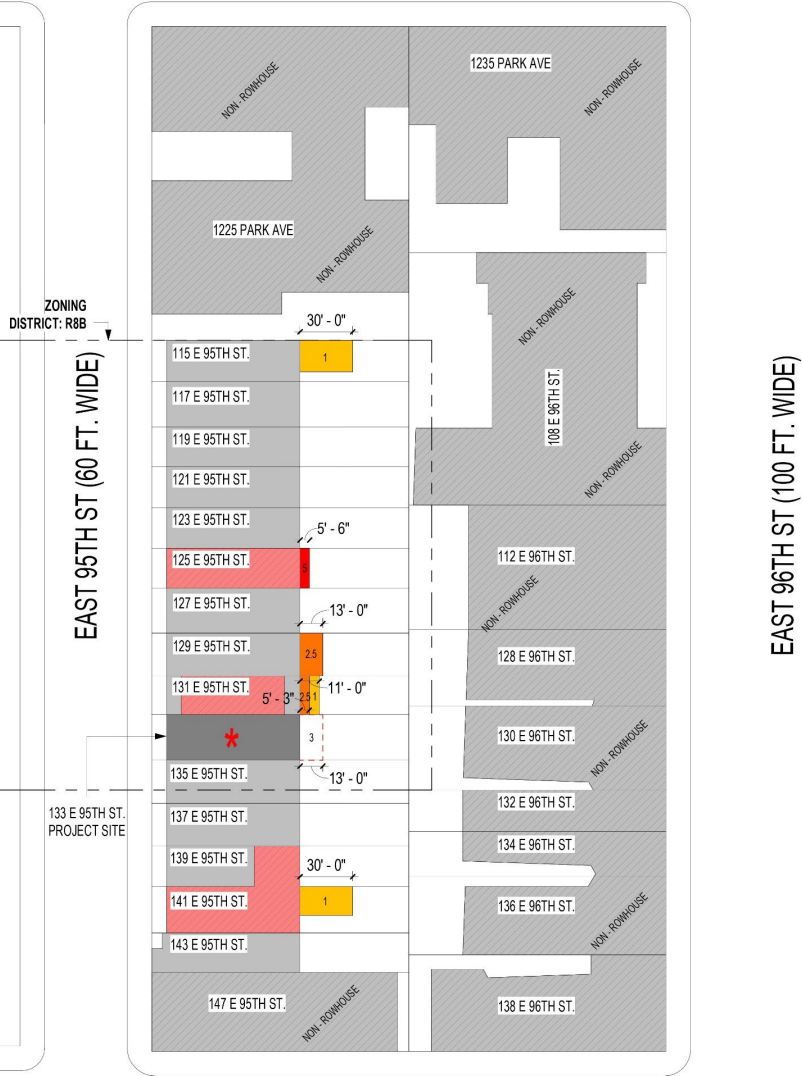
Table 2: Predominant Addition Heights

Table 3: Predominant Addition Depths

Description	Quantity
 1-Story Addition	3
 2.5-Story Addition	2
 5-Story Addition	1

Description	Quantity
0' to 8'	1
> 8' to 12'	1
> 12' to 16'	1
> 16'	2

PARK AVE (140 FT. WIDE)



LEXINGTON AVE (75 FT. WIDE)

Block Plan



EAST 95TH ST



Table 1: Rowhouses w/ Additions

Description	Quantity
Total Rowhouses	15
Rowhouse w/ Additions	5
Rowhouse w/o Addition	10

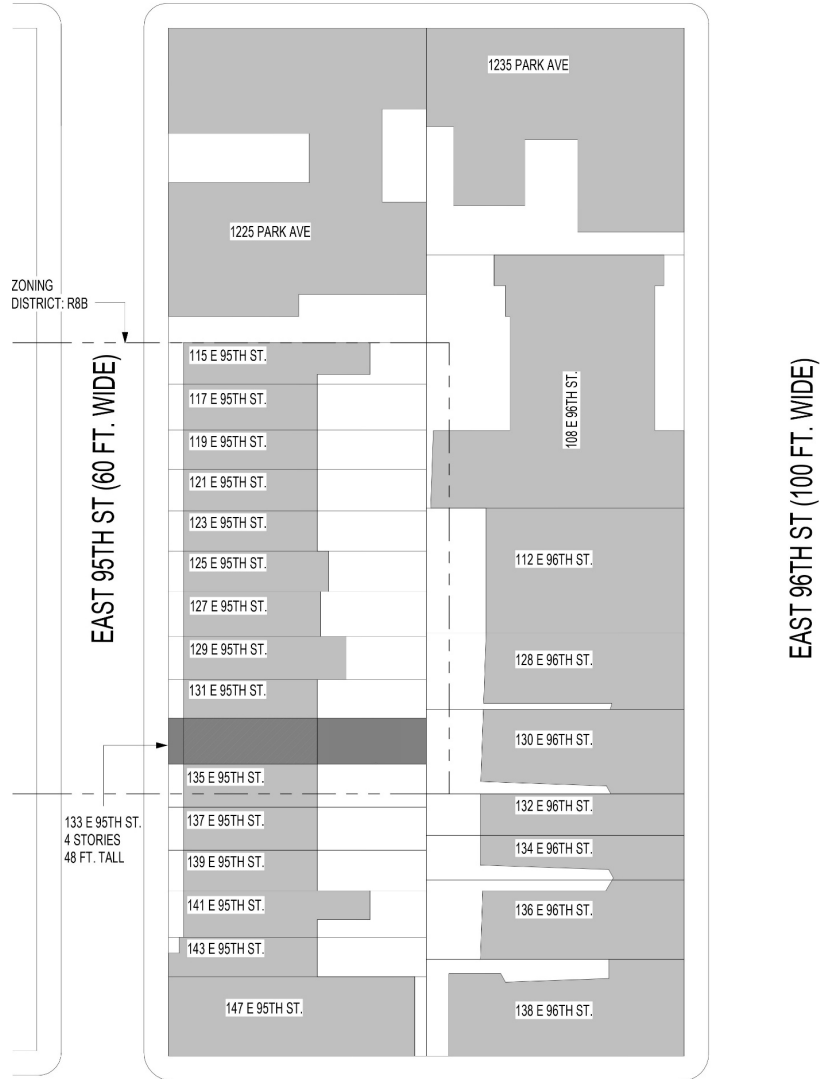
Table 2: Predominant Addition Heights

Description	Quantity
1-Story Addition	3
2.5-Story Addition	2
5-Story Addition	1
Vertical Addition	5

Table 3: Predominant Addition Depths

Description	Quantity
0' to 8'	1
> 8' to 12'	1
> 12' to 16'	1
> 16'	2

PARK AVE (140 FT. WIDE)

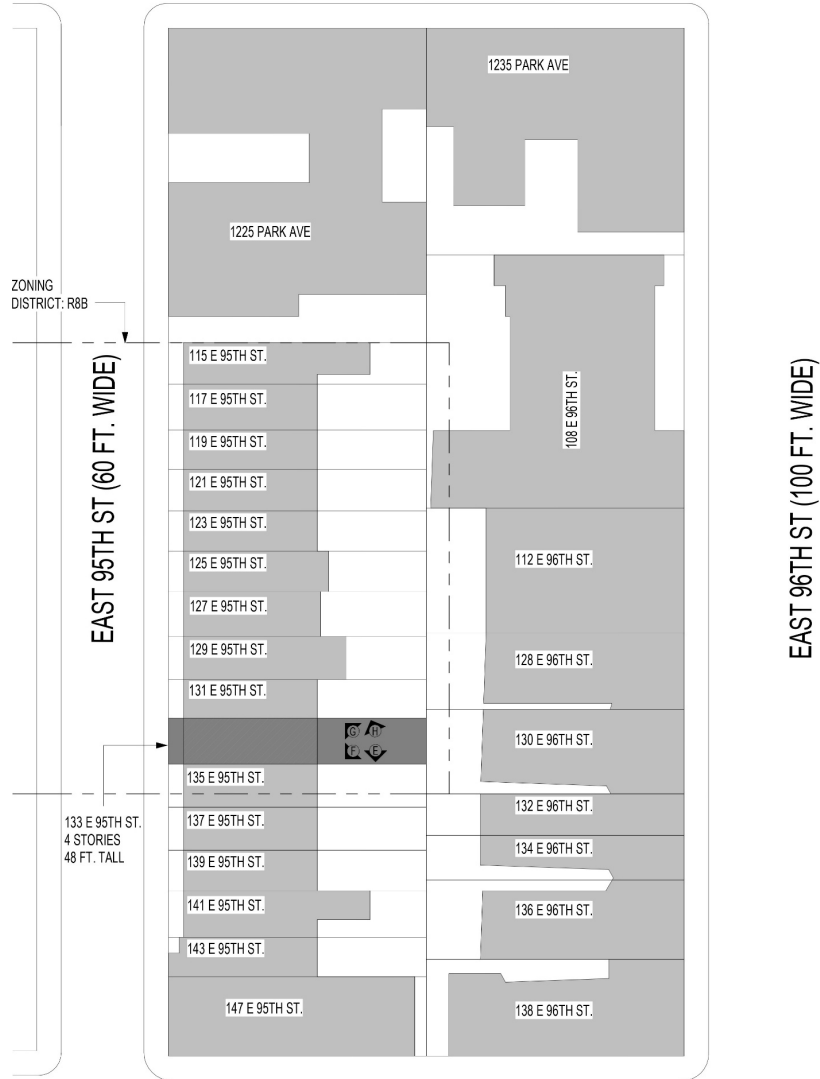


LEXINGTON AVE (75 FT. WIDE)

Front Street Facade - Photos



PARK AVE (140 FT. WIDE)



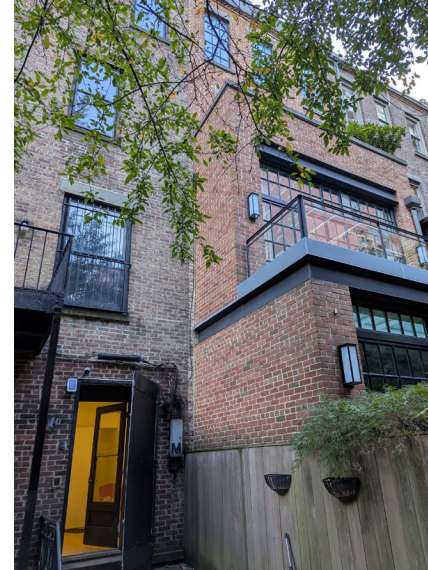
Rear Facade - Photos



VIEW E - REARYARD TOWARDS LEXINGTON AVE



VIEW G - REAR OF 133 E.95TH ST HOUSES



VIEW G - REAR OF 133 - 131 E.95TH ST HOUSES



VIEW H - REAR OF 131 - 129 E.95TH ST HOUSES



141 - 135
(Towards
Lexington Ave)



133

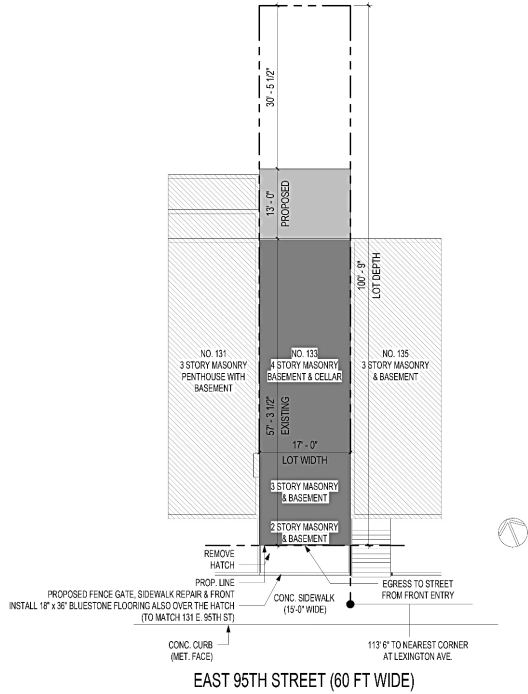


125 - 131
With Rear Addition
(Towards Park Ave)

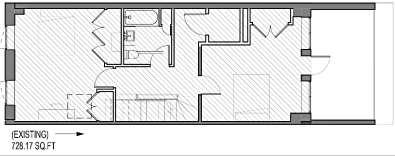
Rear Additions

ZONING ANALYSIS - 133 E 95TH ST. ZONING DISTRICT R8B					
As per ZR 23-153, such regulations shall not apply to: Article 11, Chapter 3, and apply to all residential portions of the building.					
LOT AREA	ZONING RESOLUTION	REQUIRED / PERMITTED	EXISTING	PROPOSED	COMPLIANCE
MAXIMUM PERMITTED FLOOR AREA RATIO (F.A.R.)	Z.R. 23-153	MAX. F.A.R. RES : 4	2.71	3.3	YES
RESIDENTIAL FLOOR AREA	Z.R. 23-145	6844 sqft	4647.65 sqft	5758.40 sqft	YES
MAXIMUM LOT COVERAGE	Z.R. 23-45	MAX LOT COVERAGE: 70% MAX	LOT COVERAGE: 57.28%	LOT COVERAGE: 70%	
REQUIRED FRONT YARD	Z.R. 23-45	NOT REQUIRED	NONE	NO CHANGE	YES
REQUIRED REAR YARD	Z.R. 23-34	30 ft	43 ft 5 in	30 ft	YES
REQUIRED SIDE YARD	Z.R. 23-462	NOT REQUIRED	NOT REQUIRED	NO CHANGE	YES
MINIMUM BASE HEIGHT	Z.R. 23-632	55 ft	43 ft	NO CHANGE	YES
MAXIMUM BASE HEIGHT	Z.R. 23-632	65 ft	46 ft	NO CHANGE	YES
MAXIMUM BUILDING HEIGHT	Z.R. 23-632	75 ft	62 ft	NO CHANGE	YES
NUMBER OF DWELLING UNITS	Z.R. 23-22 / Z.R. 35-40	FACTOR FOR DETERMINING NO. OF DWELLING UNITS = 684 PERMITTED RES. FLOOR AREA: 3600 SF MAX PERMITTED NO. OF D.U. = 3600/680 = 5		NO CHANGE	YES
REQUIRED NUMBER OF PARKING SPACES	Z.R. 25-241	REQ'D COMM. %50 DWELLING UNITS +1, WAIVED +5	NONE	NONE	YES
BICYCLE PARKING WAIVER	Z.R. 25-811	RESIDENTIAL +9 UNIT, WAIVED	0	0	YES
STREET WALL LOCATION	Z.R. 23-633(a)(2)	NO CLOSER TO NOR FURTHER FROM THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING OR + 15' BEYOND PROPERTY LINE			YES
STREET TREE PLANTING	Z.R. 28-12 / Z.R. 28-41	1 EVERY 25' OF STREET FRONTAGE	1 EXISTING	NO CHANGE	YES

6 SITE PLAN - ZONING ANALYSIS
SCALE: 3/32" = 1'-0"



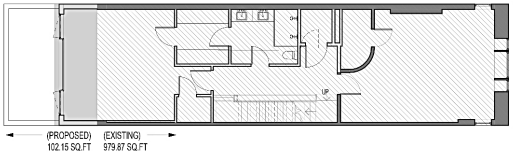
5 ZONING ANALYSIS PLAN - FOURTH
SCALE: 1/8" = 1'-0"



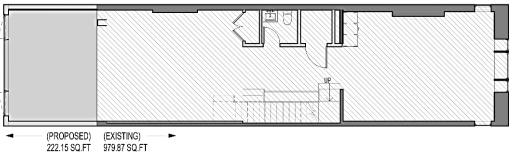
4 ZONING ANALYSIS PLAN - THIRD
SCALE: 1/8" = 1'-0"



3 ZONING ANALYSIS PLAN - SECOND
SCALE: 1/8" = 1'-0"



2 ZONING ANALYSIS PLAN - FIRST
SCALE: 1/8" = 1'-0"



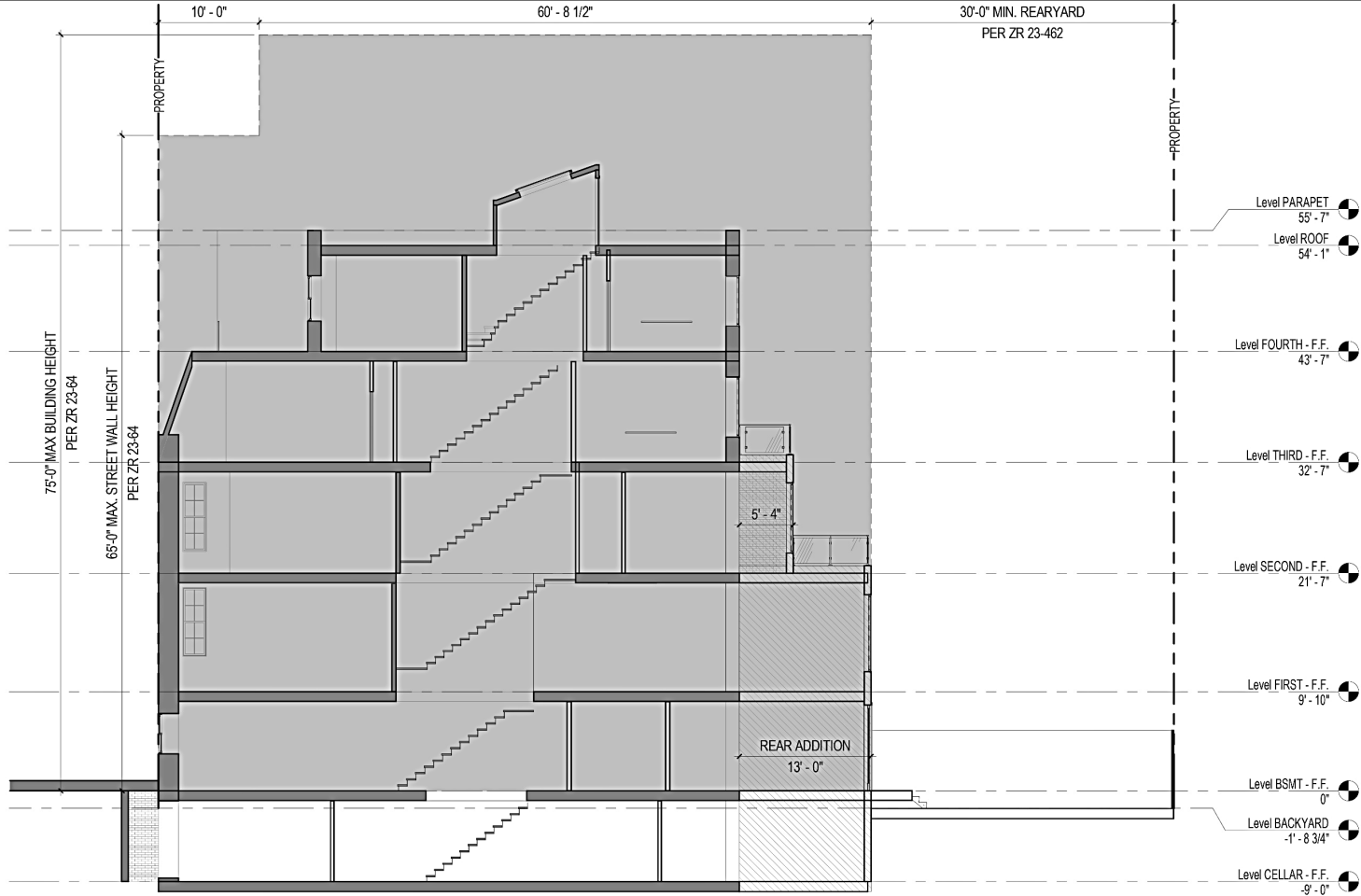
1 ZONING ANALYSIS PLAN - BASEMENT
SCALE: 1/8" = 1'-0"



INTERIOR RENOVATION NOTES
APPLICATION FILED FOR INTERIOR RENOVATION OF: 133 E 95th ST, NEW YORK;
REMOVES/REPLACES NON-BEARING PARTITIONS, FIXTURES AND FINISHES AS PER PLANS
PL FILED THROUGH DOB NOW: XXXXXXXXXXXXX
MH FILED THROUGH DOB NOW: XXXXXXXXXXXXX
ST FILED THROUGH DOB NOW: XXXXXXXXXXXXX

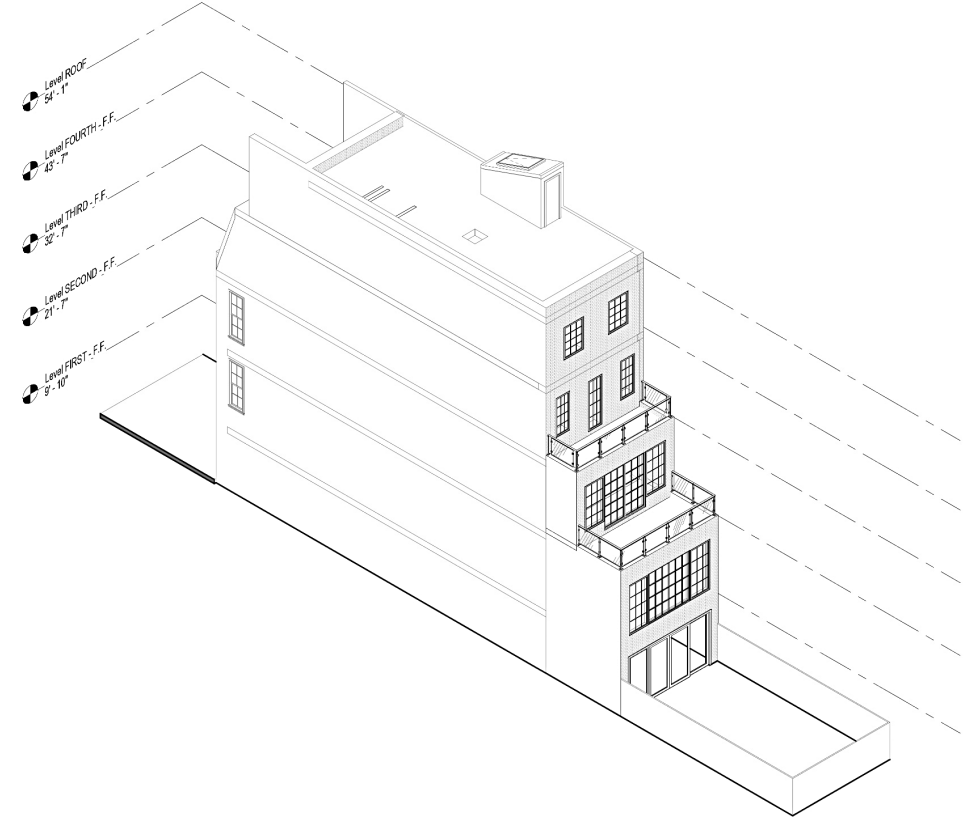
2 ZONING ANALYSIS - SECTION 1

SCALE: 1/8" = 1'-0"



1 ZONING ANALYSIS - AXONOMETRIC

SCALE:



Zoning Analysis – Section + Axonometric



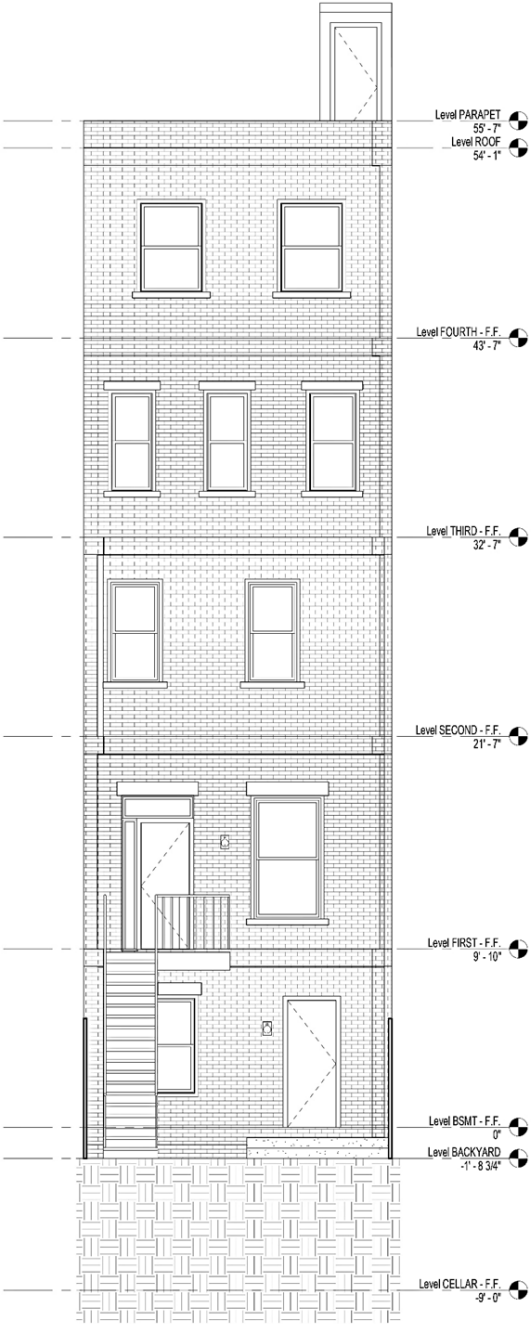
Neighborhood Existing Elevation



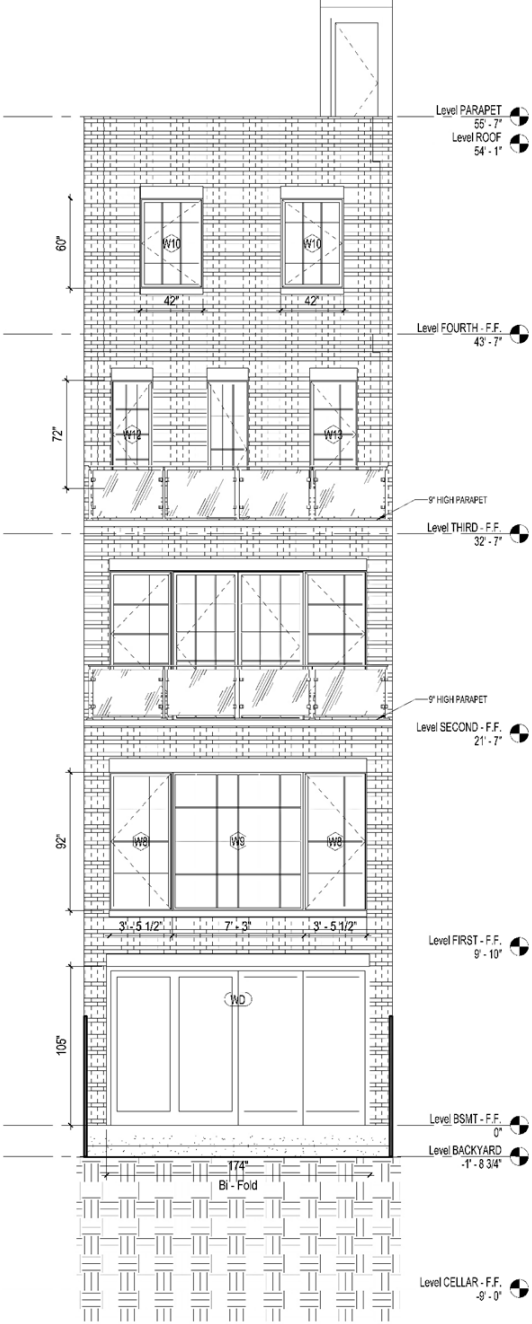
Neighborhood Proposed Elevation

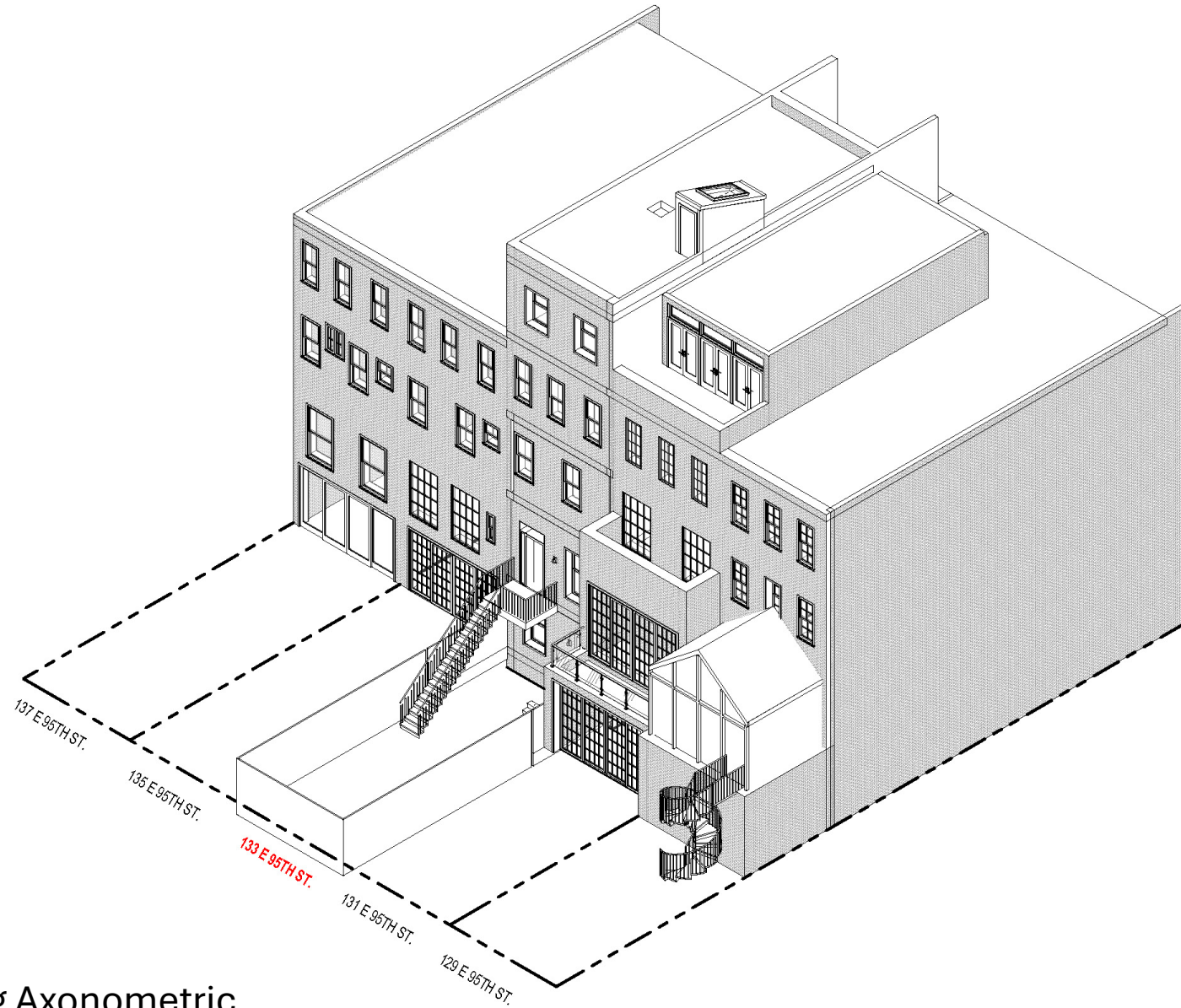
Rear Elevation

Existing
Elevation

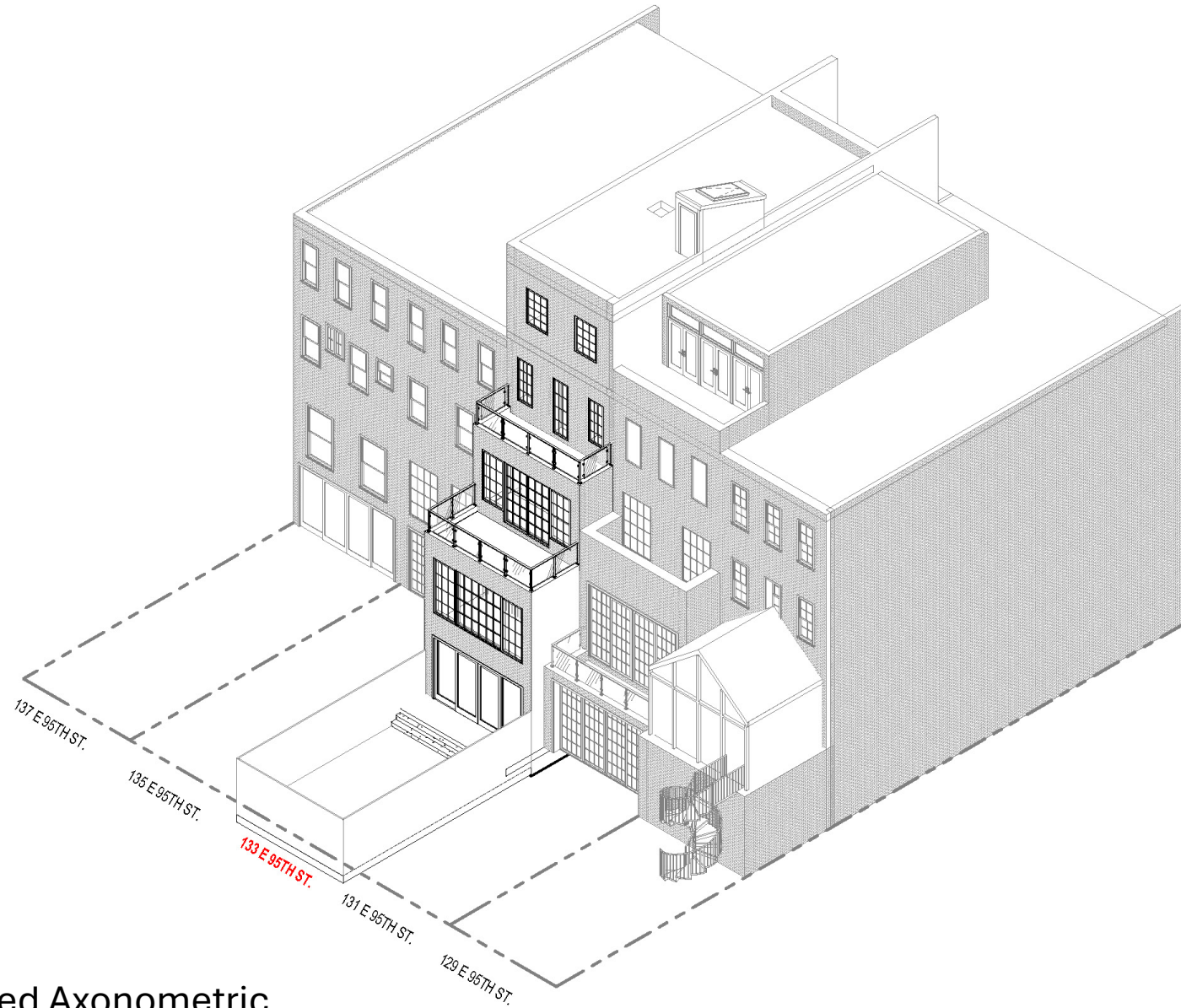


Proposed
Elevation

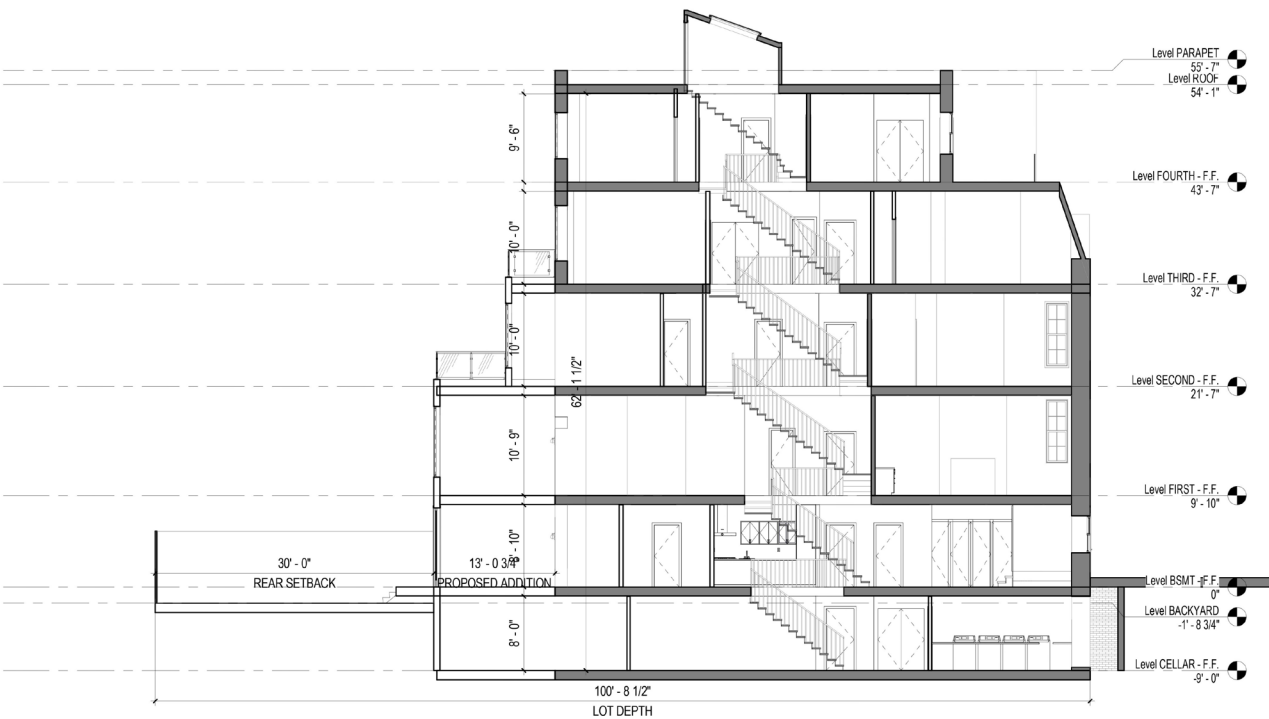




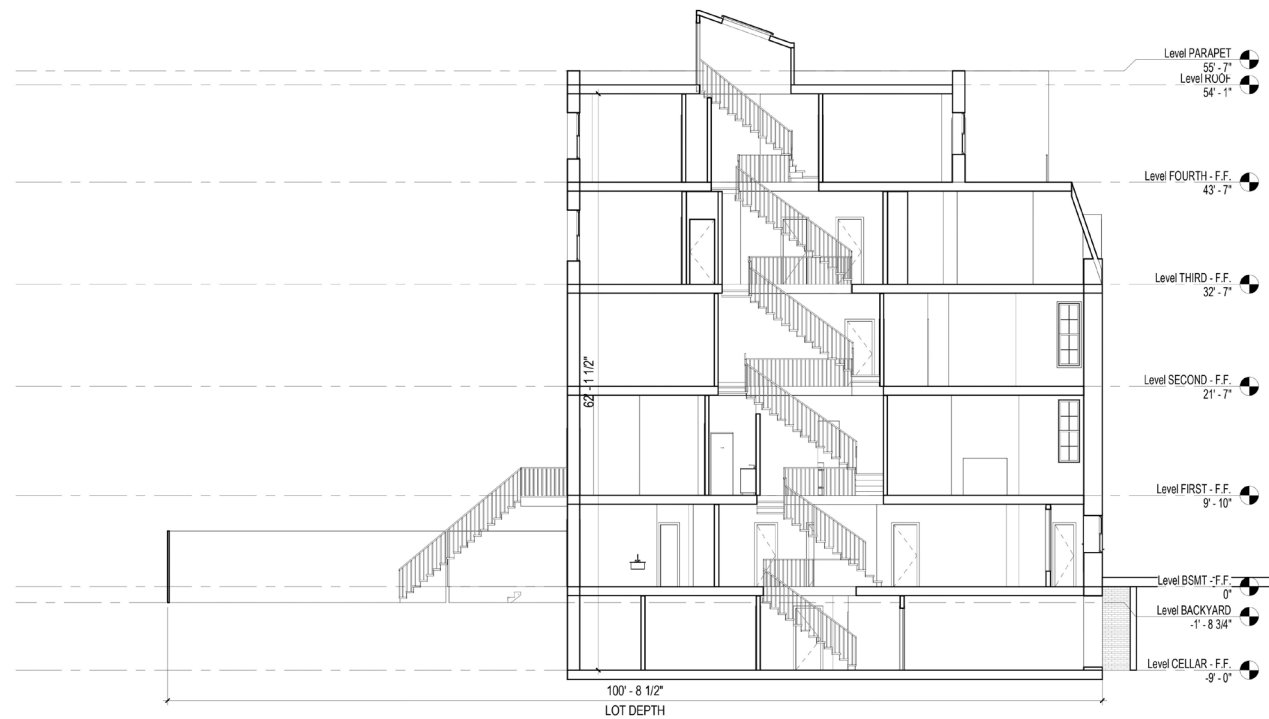
Neighborhood Existing Axonometric



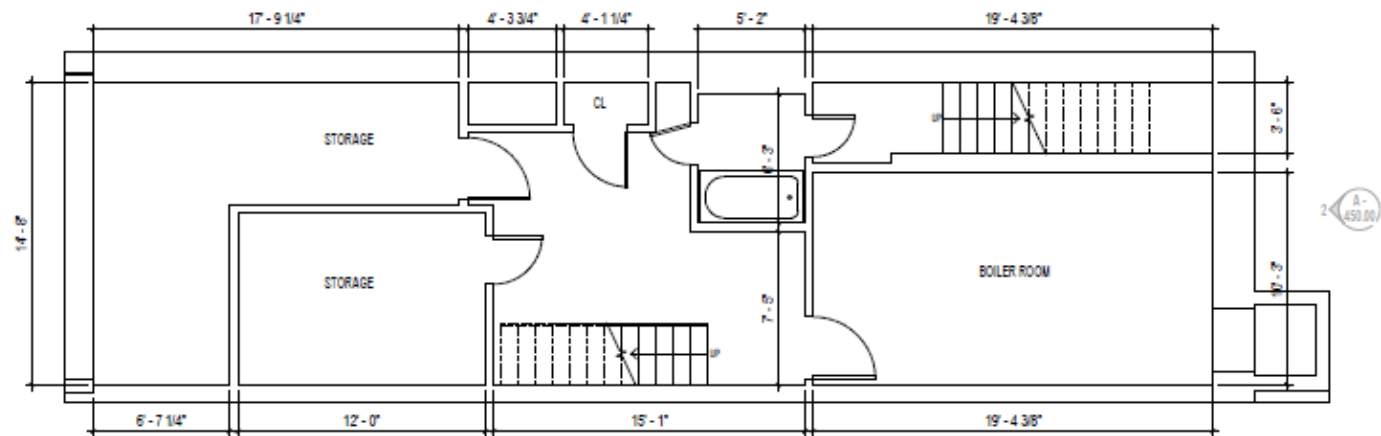
Neighborhood Proposed Axonometric



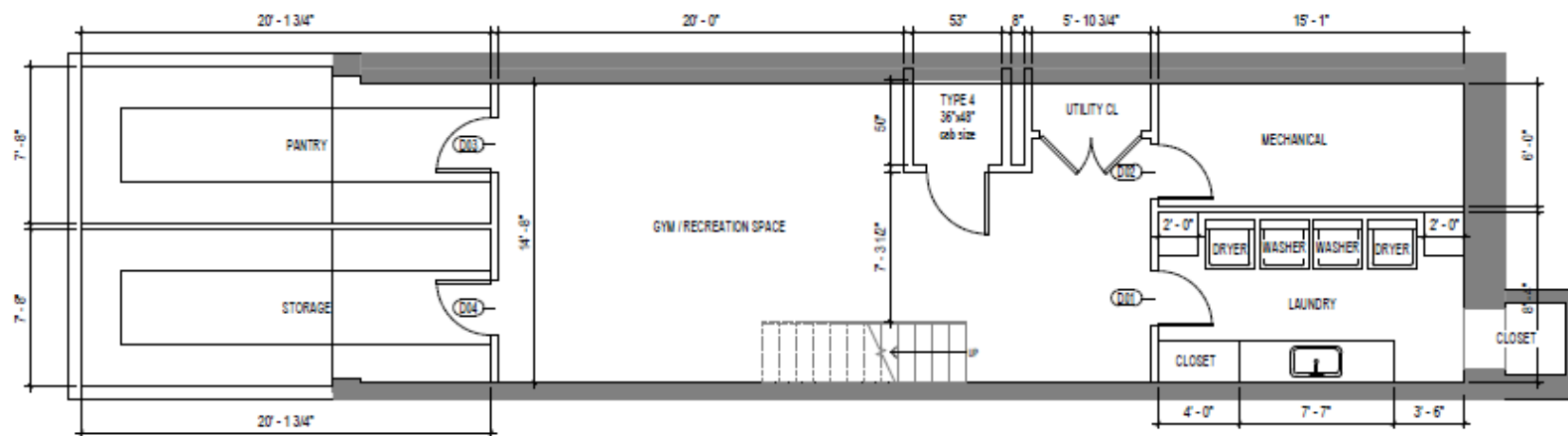
Proposed
Section



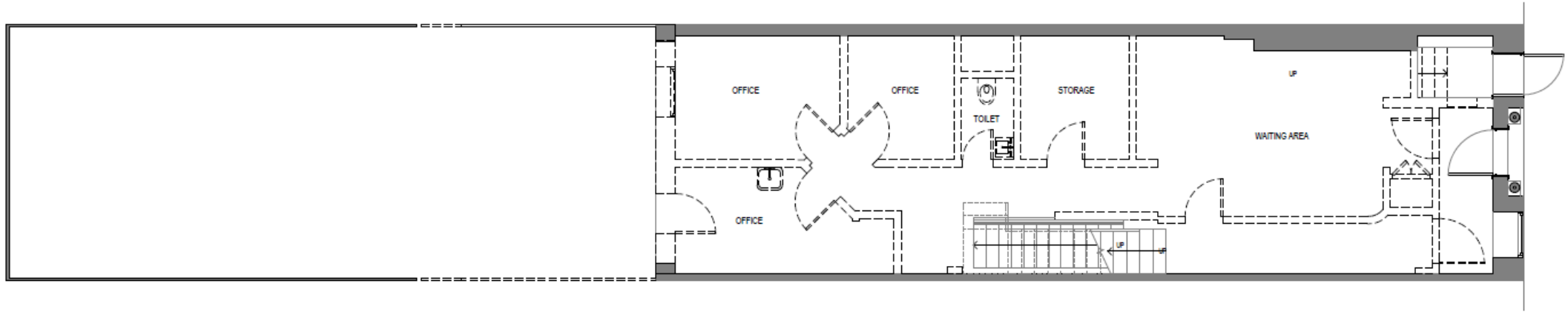
Existing
Section



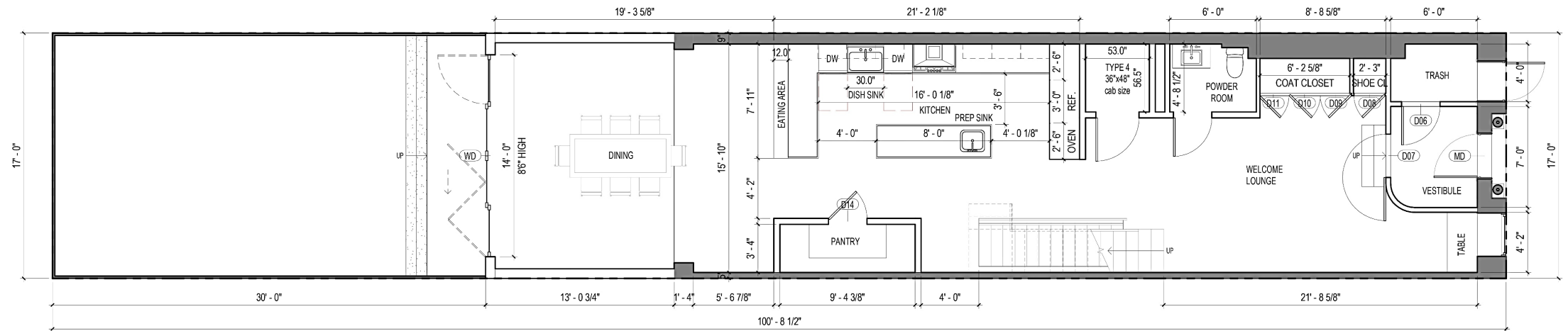
Existing / Demolition Plan



Proposed Plan

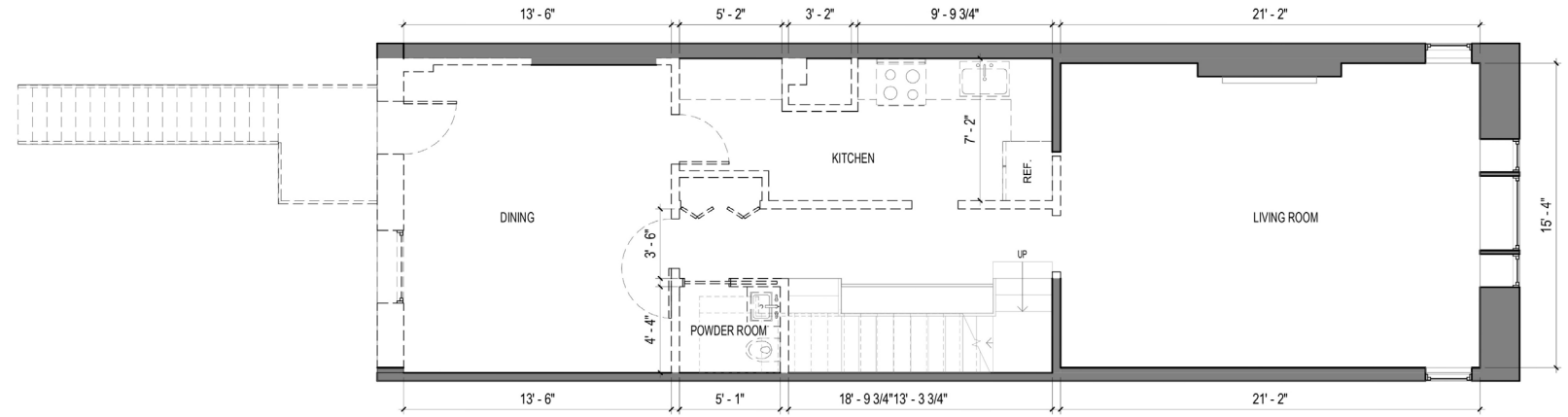


Existing / Demolition Plan

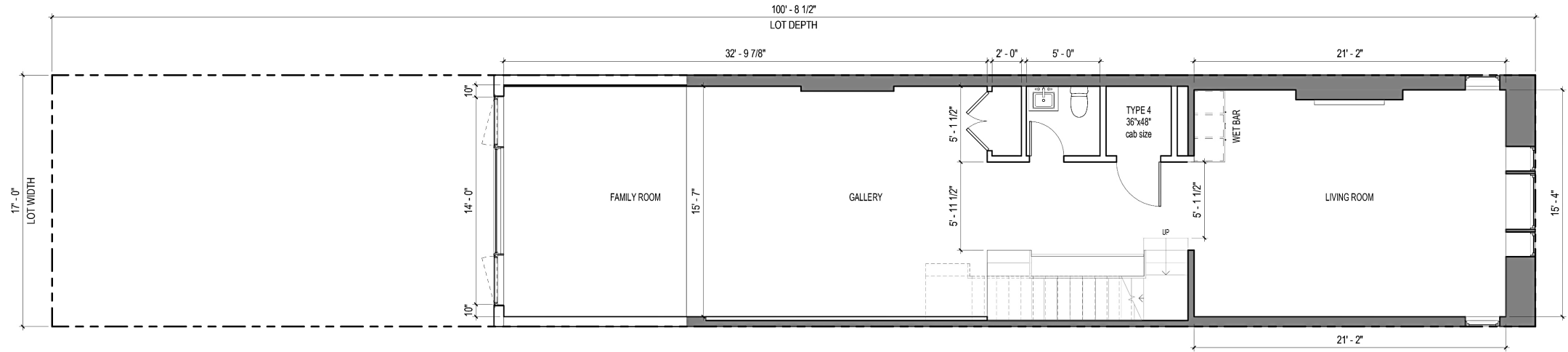


Proposed Plan

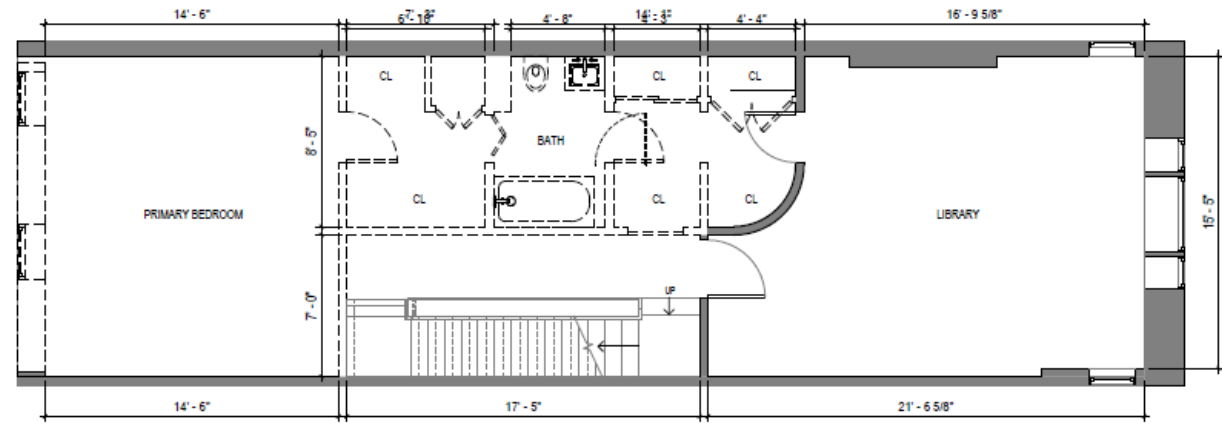
Basement Floor



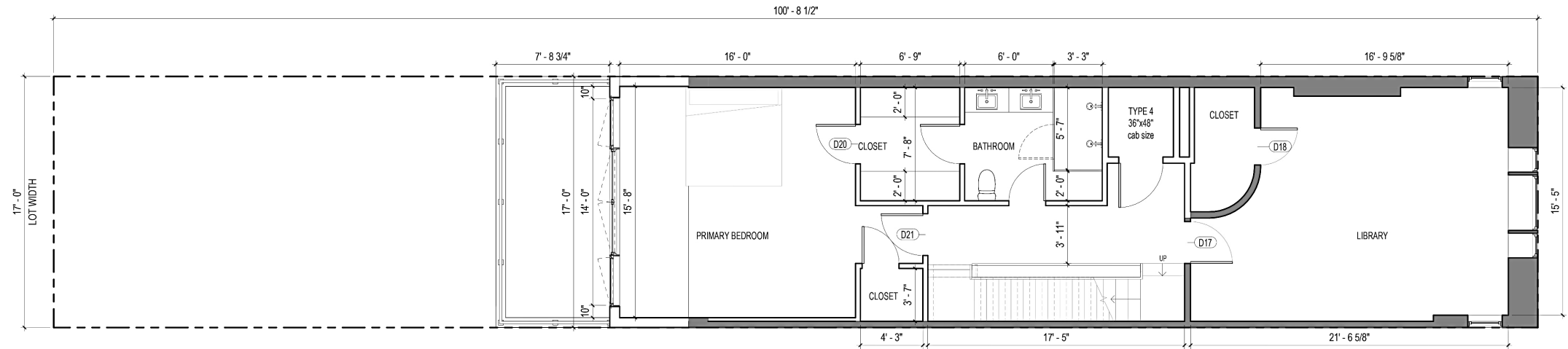
Existing / Demolition Plan



Proposed Plan

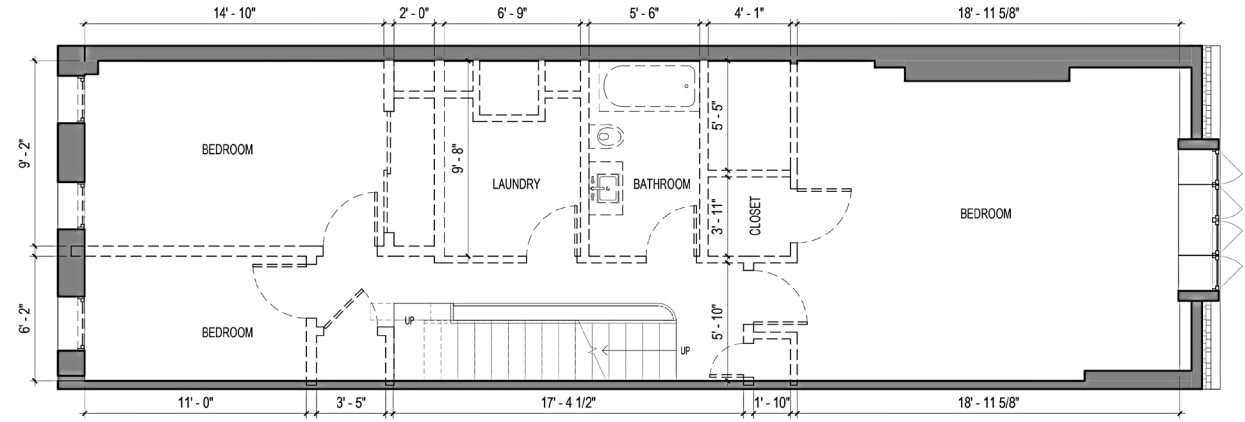


Existing / Demolition Plan

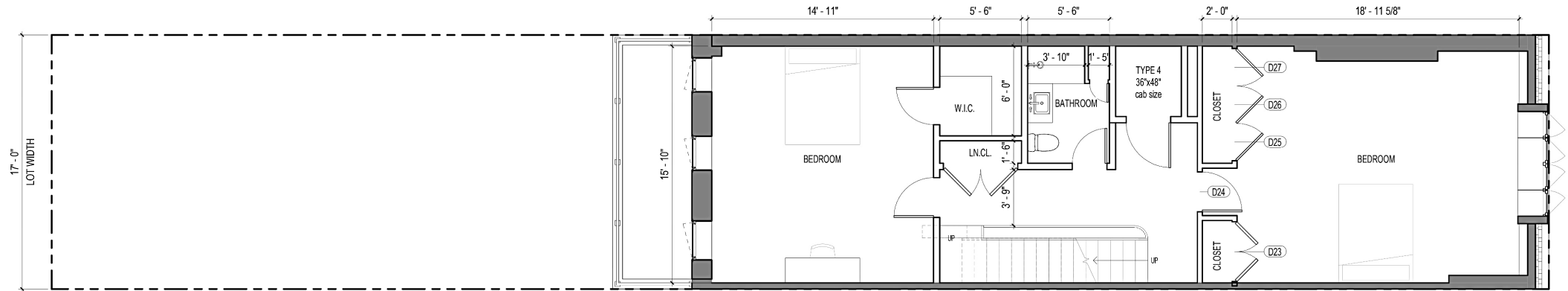


Proposed Plan

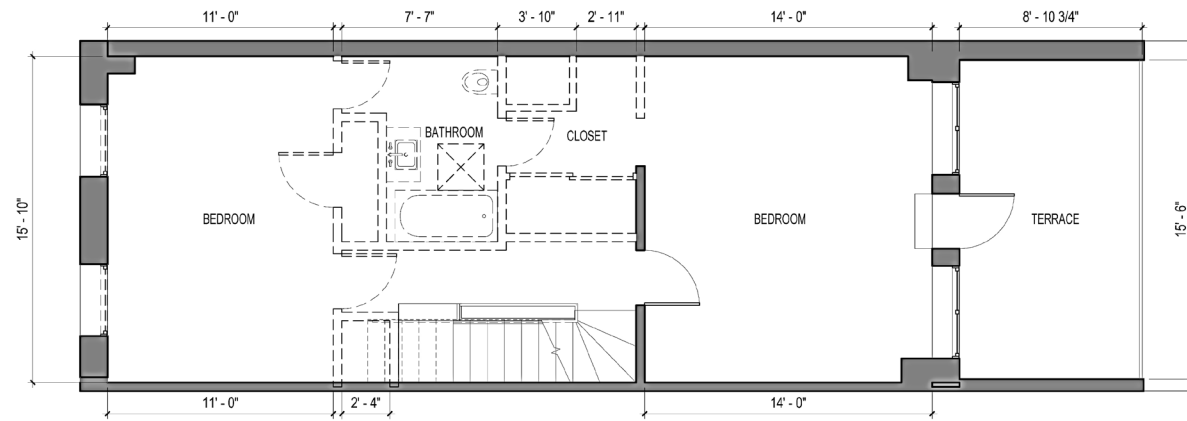
Second Floor



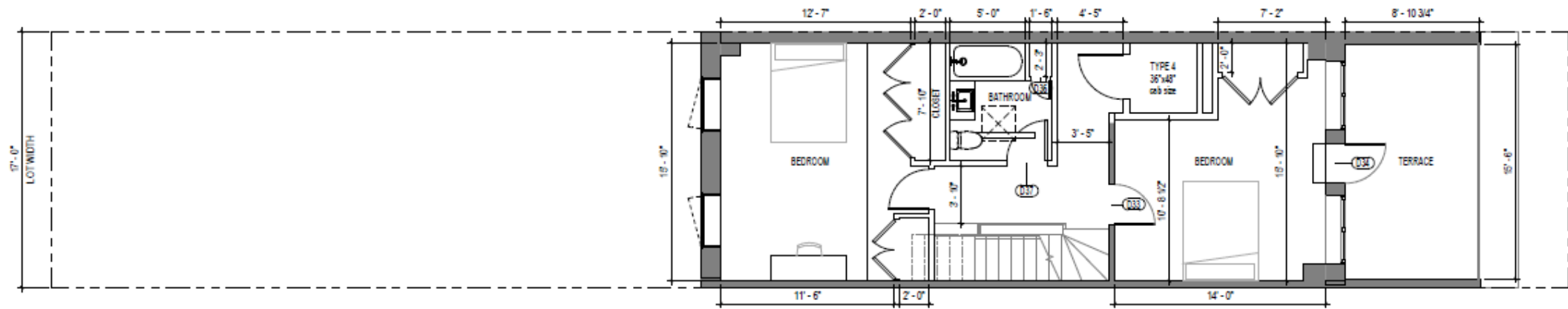
Existing / Demolition Plan



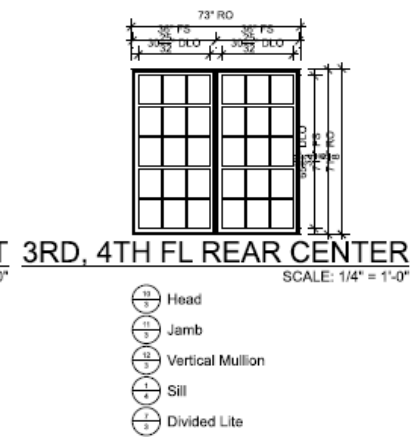
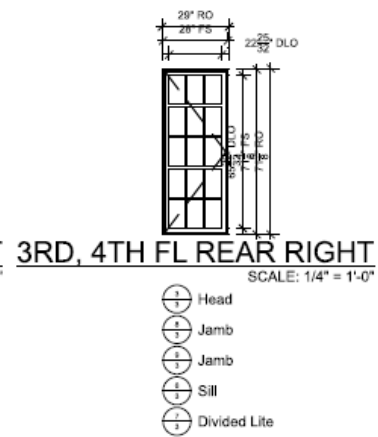
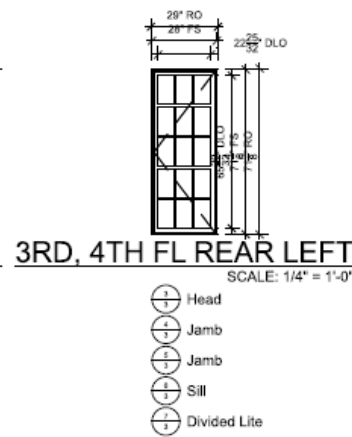
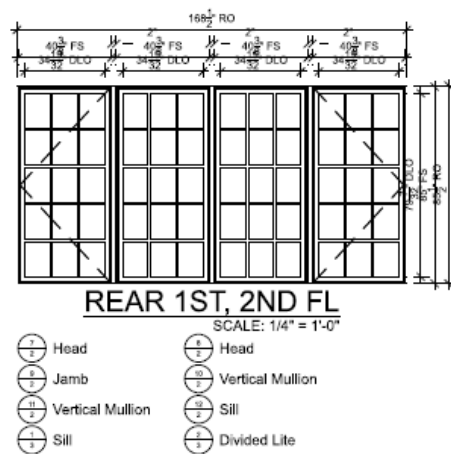
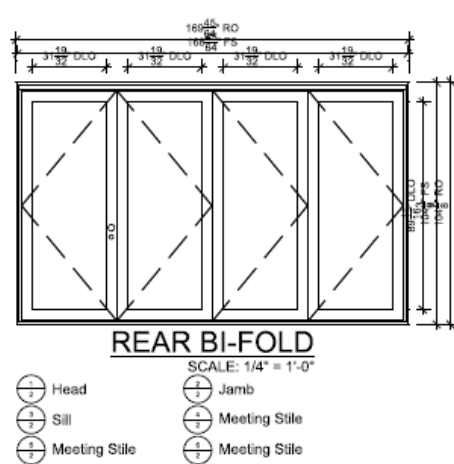
Proposed Plan



Existing / Demolition Plan



Proposed Plan





THANK YOU.

dtls Architecture

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