

**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**

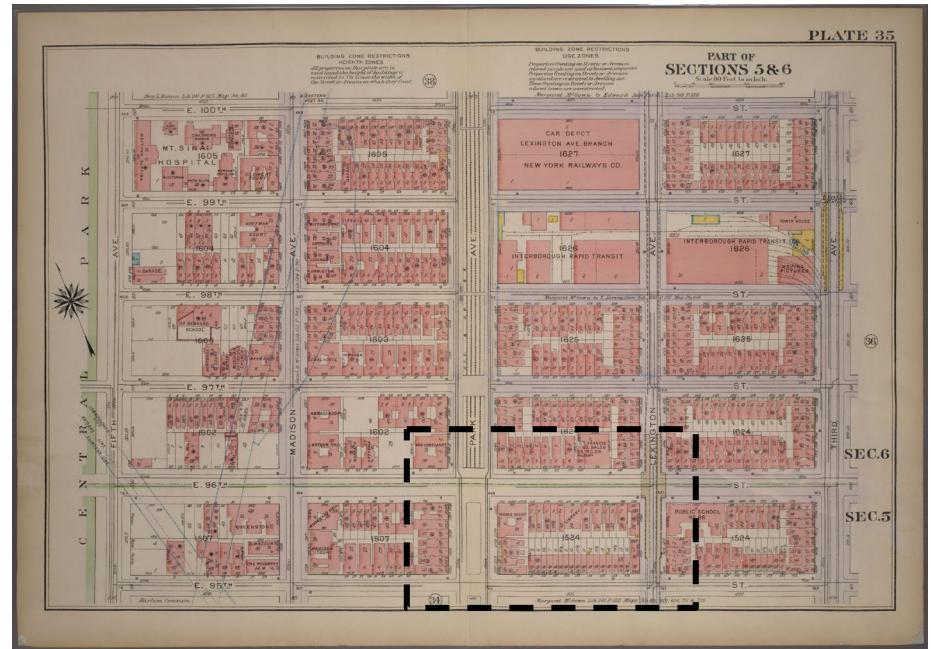
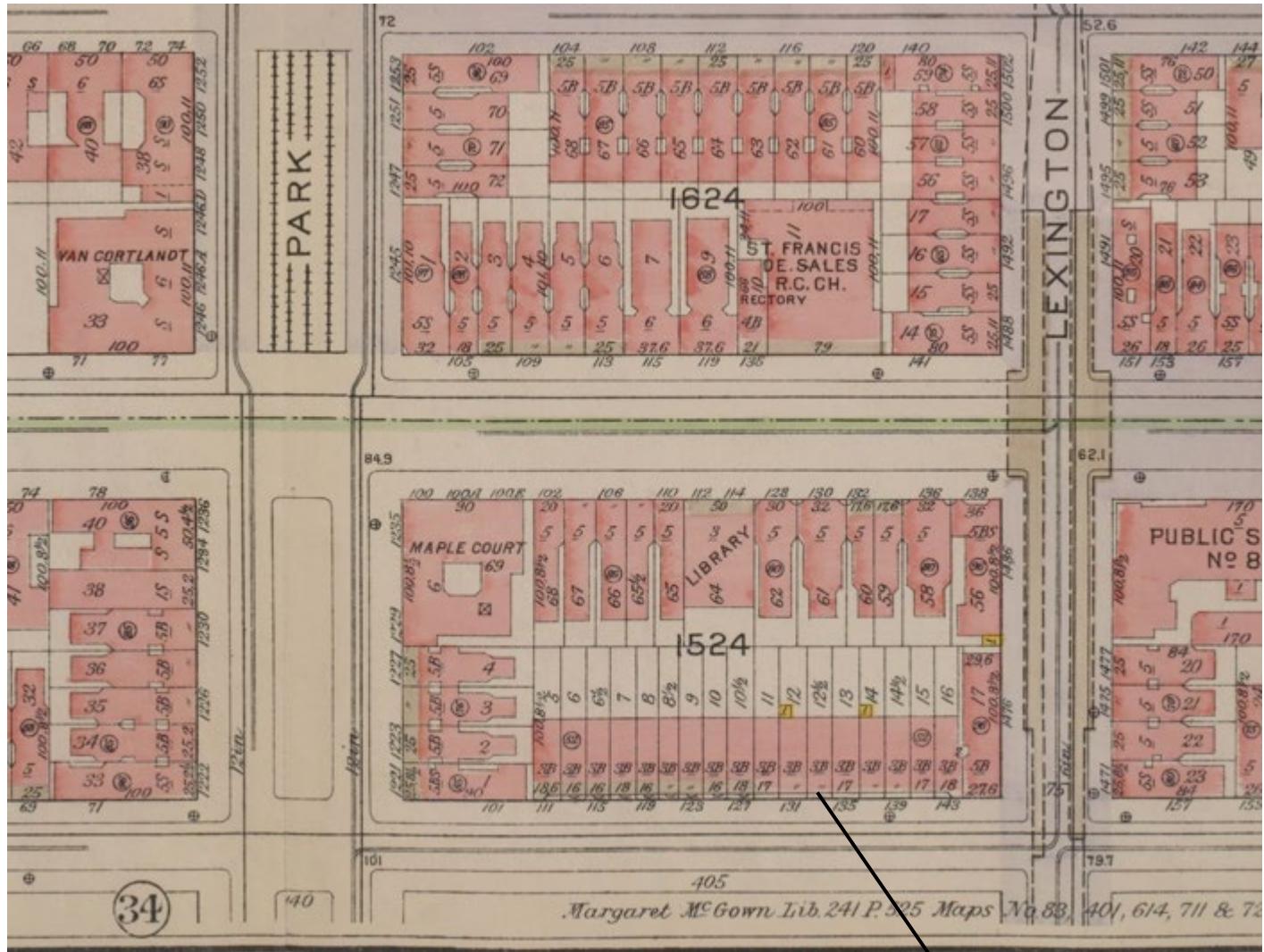
By Phone: 646-828-7666 (NY)  
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**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION  
ARCHITECTURAL DRAWINGS**

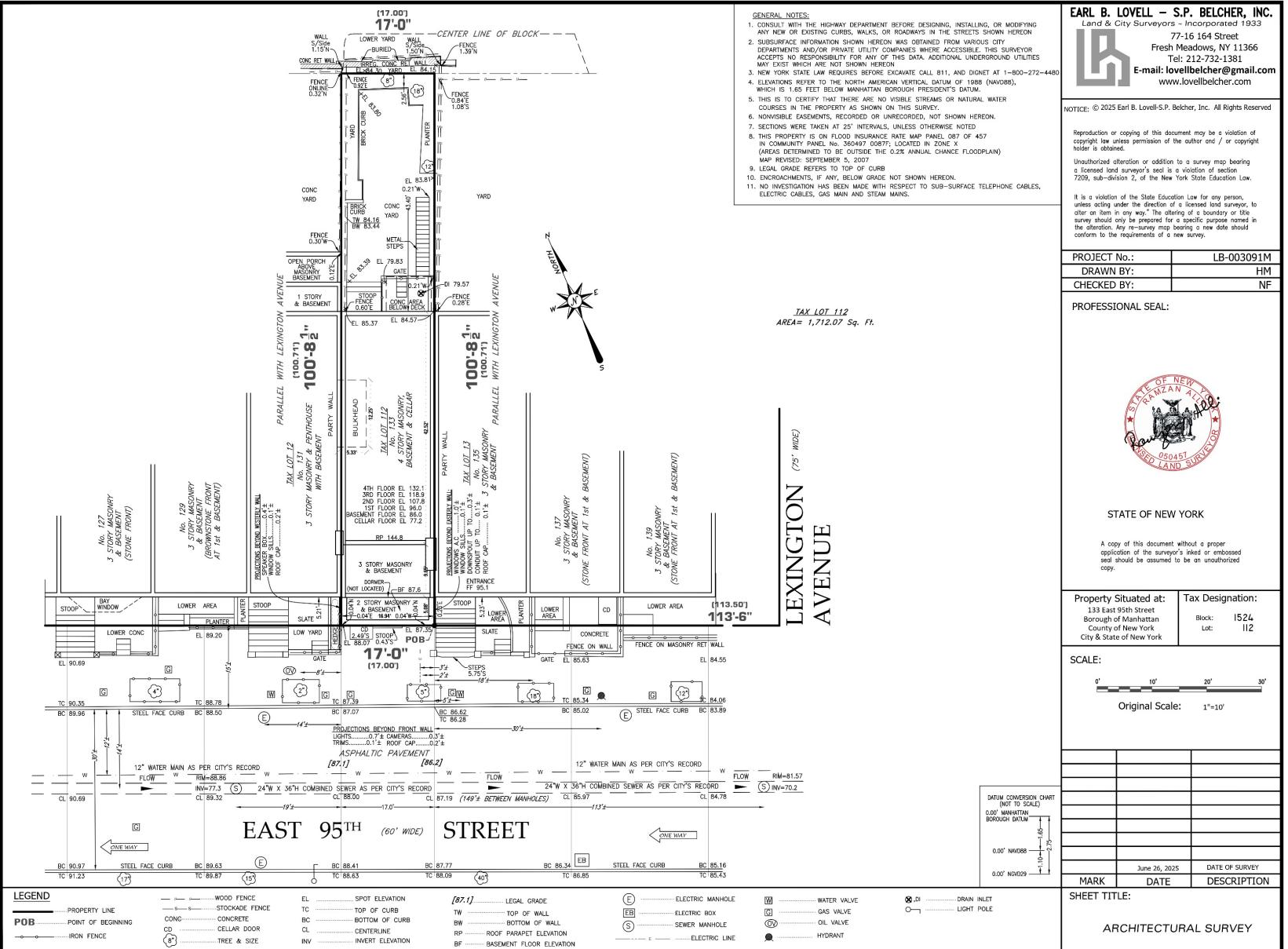
**for Proposed Restoration and Non-Visible Rear Expansion of:  
133 E. 95<sup>th</sup> St, New York, NY 10128**



Sanborn Map – Section 5&6

133 E. 95<sup>th</sup> St, New York

Location



# Legal Survey

## 133 E. 95<sup>th</sup> 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.



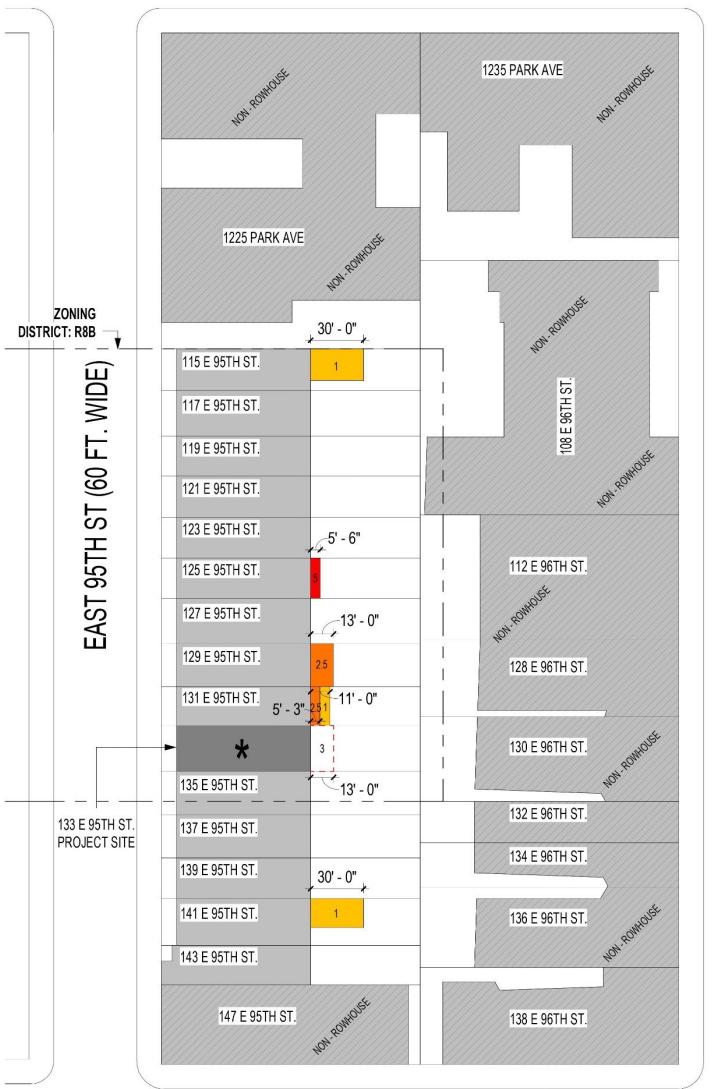
1940 – Historic photo



1980 – Historic photo

## History

### PARK AVE (140 FT. WIDE)



# Block Plan

EAST 96TH ST (100 FT. WIDE)

EAST 95TH ST

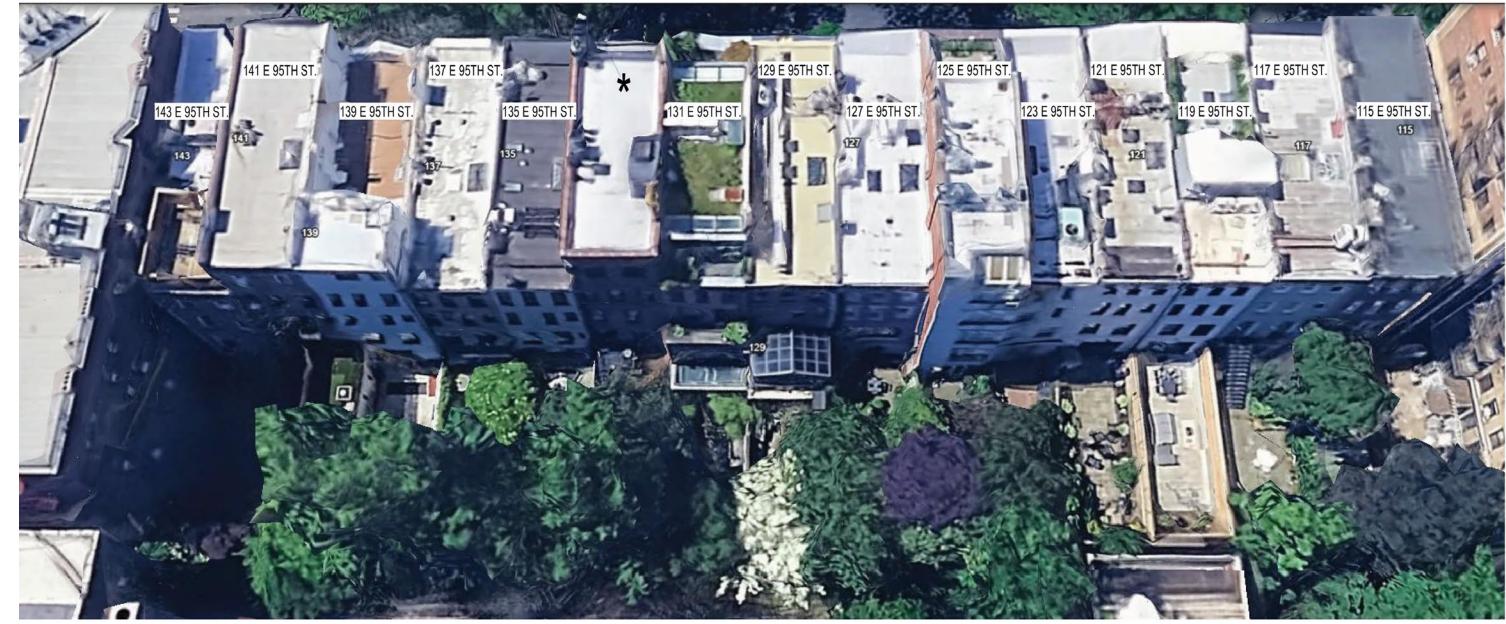


Table 1: Rowhouses w/ Additions

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

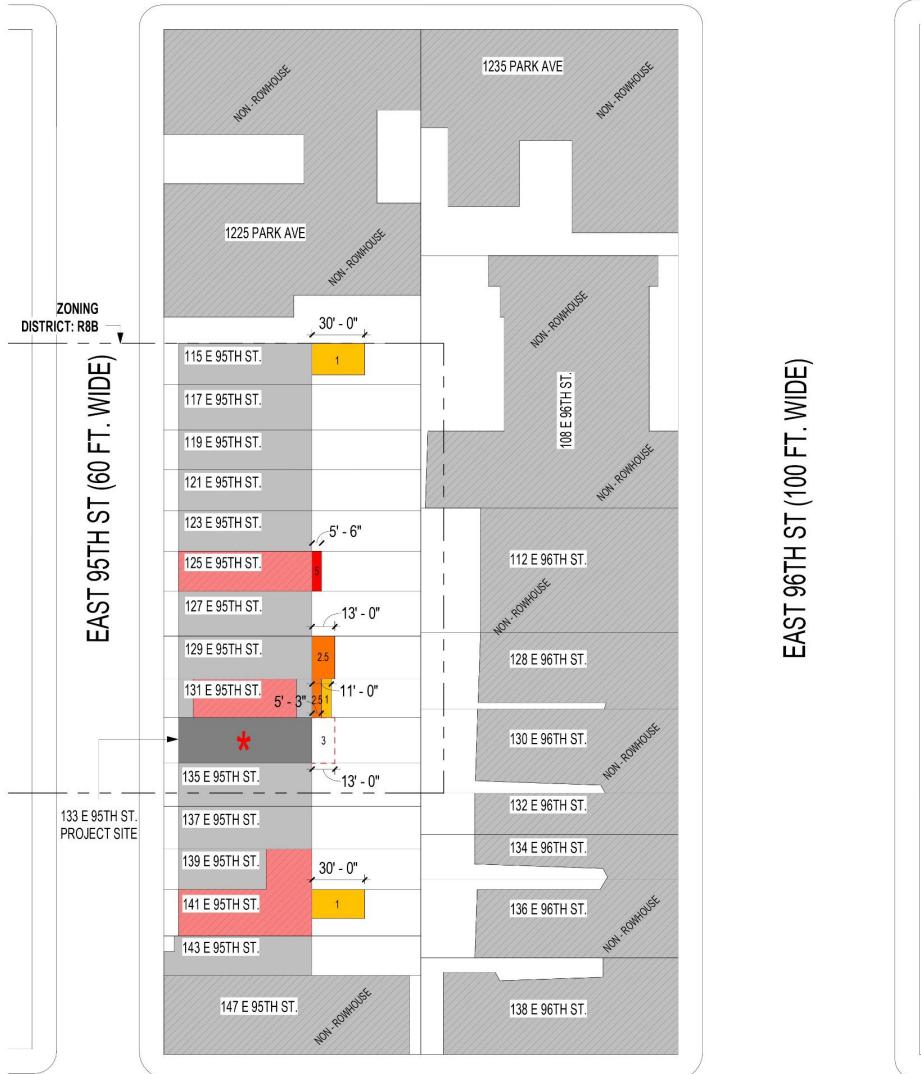
Table 2: Predominant Addition Heights

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

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)



## EAST 95TH ST

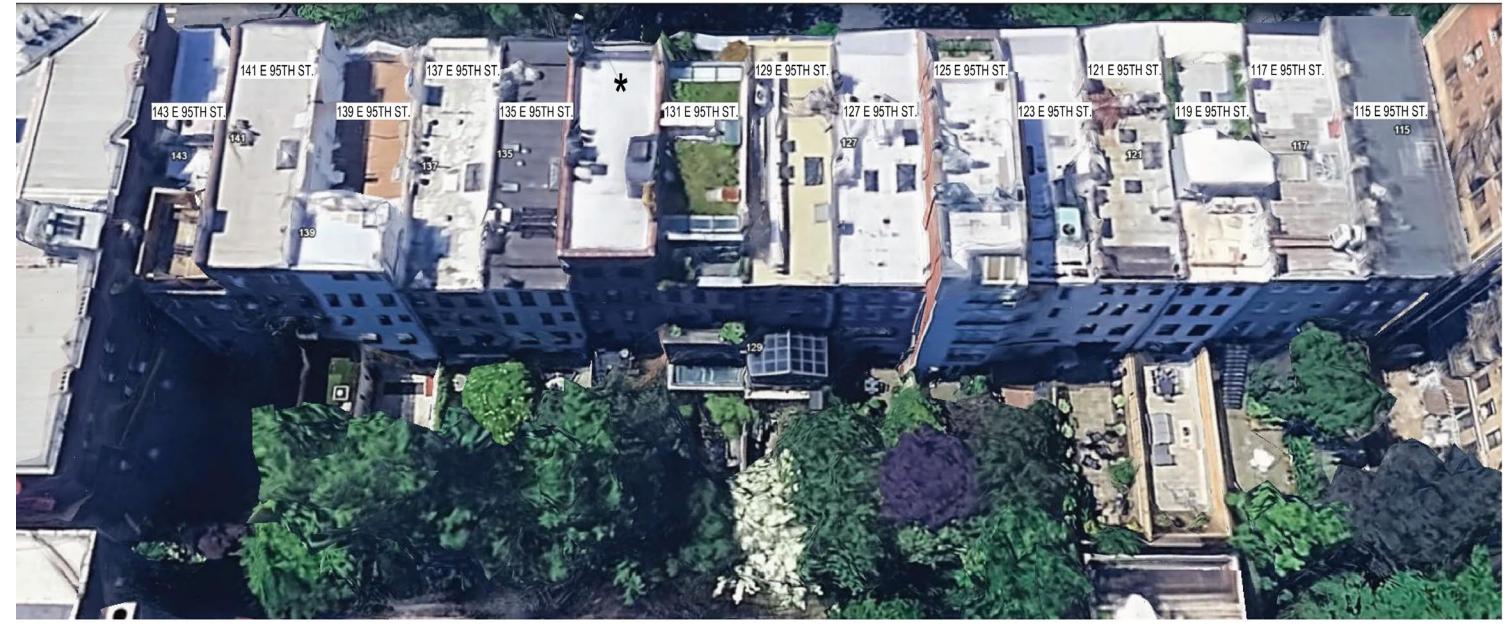


Table 1: Rowhouses w/ Additions

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

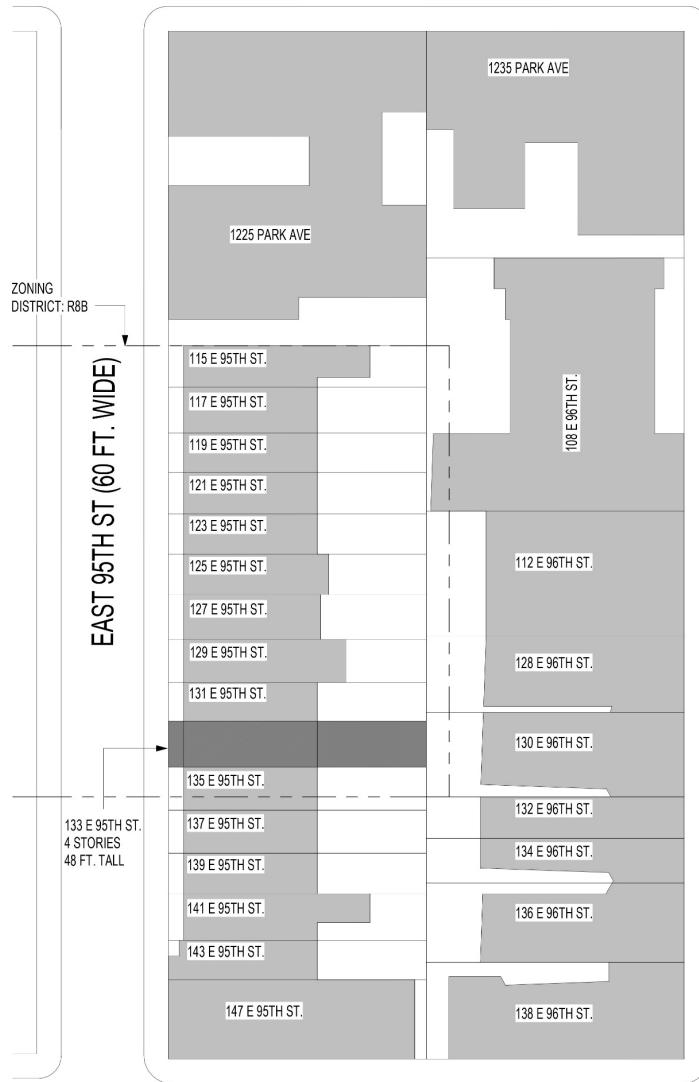
Table 2: Predominant Addition Heights

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)



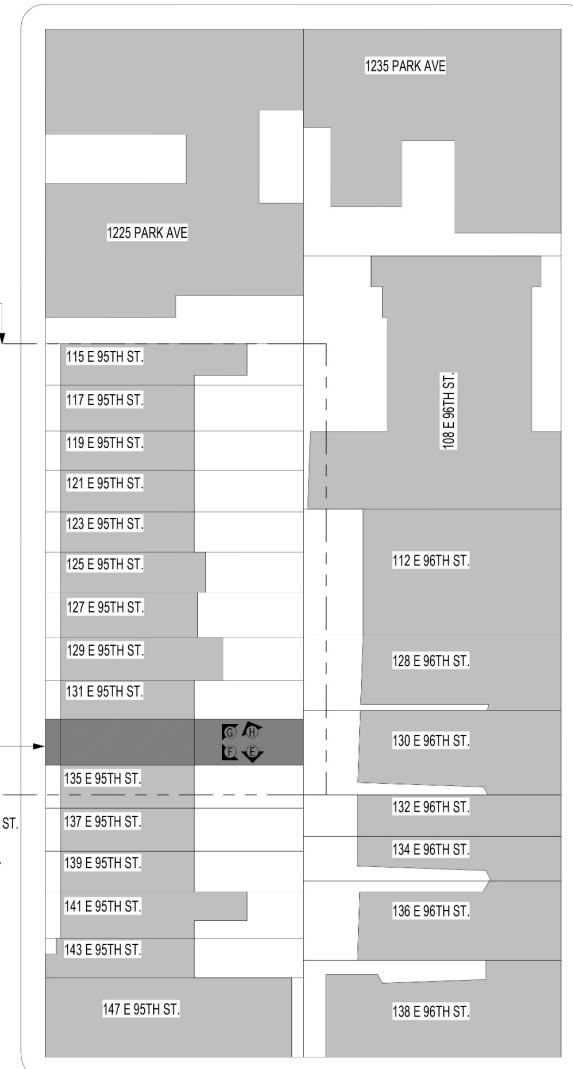
LEXINGTON AVE (75 FT. WIDE)  
Front Street Facade - Photos



PARK AVE (140 FT. WIDE)

ZONING  
DISTRICT: R8B

EAST 95TH ST (60 FT. WIDE)



LEXINGTON AVE (75 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



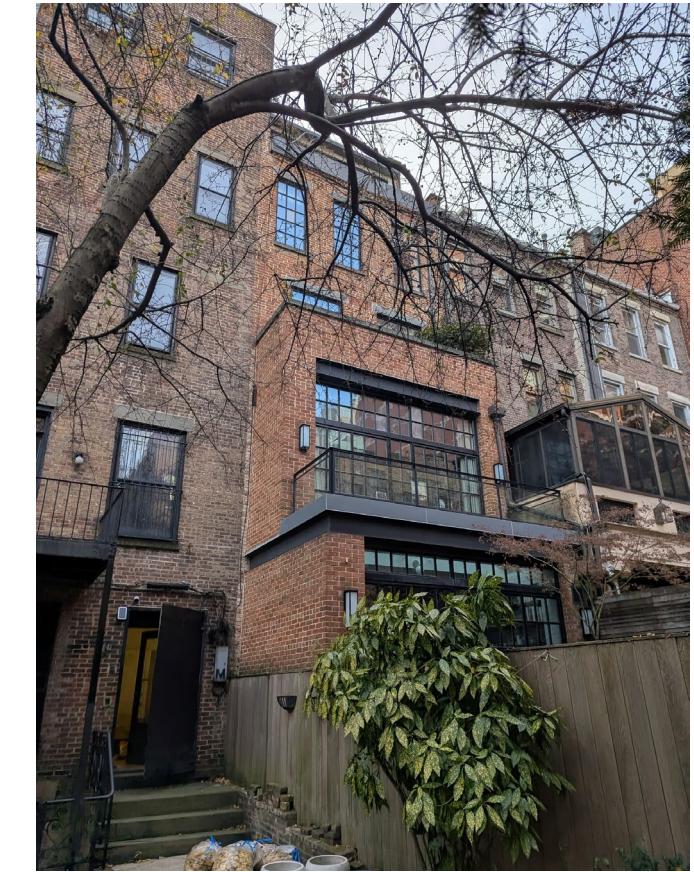
VIEW H - REAR OF 131 - 129 E. 95TH ST HOUSES



141 - 135  
(Towards  
Lexington Ave)



133



125 - 131  
With Rear Addition  
(Towards Park Ave)

Rear Additions

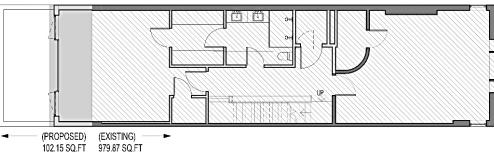
ZONING ANALYSIS - 133 E 95TH ST. ZONING DISTRICT R8B						
ZONING RESOLUTION		REQUIRED / PERMITTED	EXISTING	PROPOSED	COMPLIANCE	
LOT AREA	Z.R. 23.153	MAX. F.A.R. RES: 4	100.67'0" x 170'-0" = 1712 sqft	2.71	3.3	YES
MAXIMUM PERMITTED FLOOR AREA RATIO (F.A.R.)	Z.R. 23.153	MAX. F.A.R. RES: 4	100.67'0" x 170'-0" = 1712 sqft	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	NONE	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 = 600 PERMITTED RES. FLOOR AREA: 3600 SF MAX PERMITTED NO. OF DWELLING UNITS = 5		NO CHANGE		YES
REQUIRED NUMBER OF PARKING SPACES	Z.R. 25-241	REQD COMM: 1/5 DWELLING UNITS = 1. WAIVED <5	NONE	NONE		YES
BICYCLE PARKING WAIVER	Z.R. 25-811	RESIDENTIAL 4 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 29' OF STREET FRONTRAGE	1 EXISTING	NO CHANGE		YES



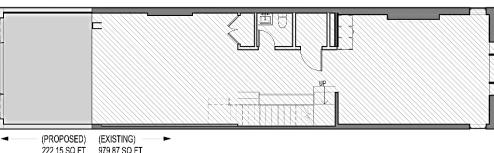
4 ZONING ANALYSIS PLAN - THIRD



3 ZONING ANALYSIS PLAN - SECOND



2 ZONING ANALYSIS PLAN - FIRST

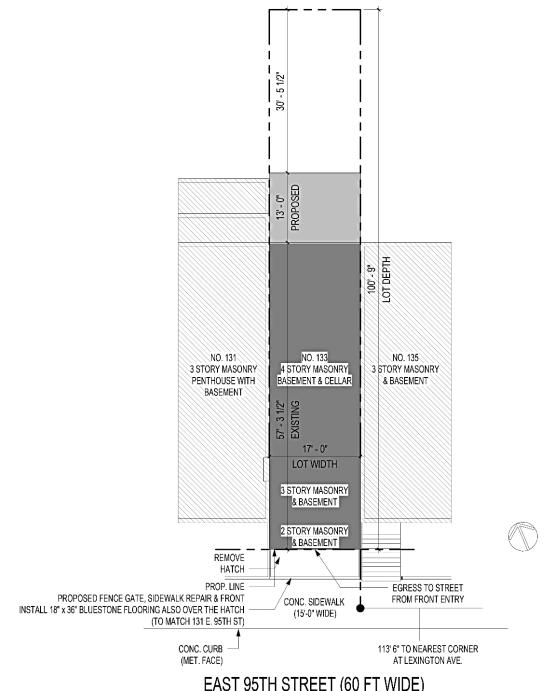


1 ZONING ANALYSIS PLAN - BASEMENT



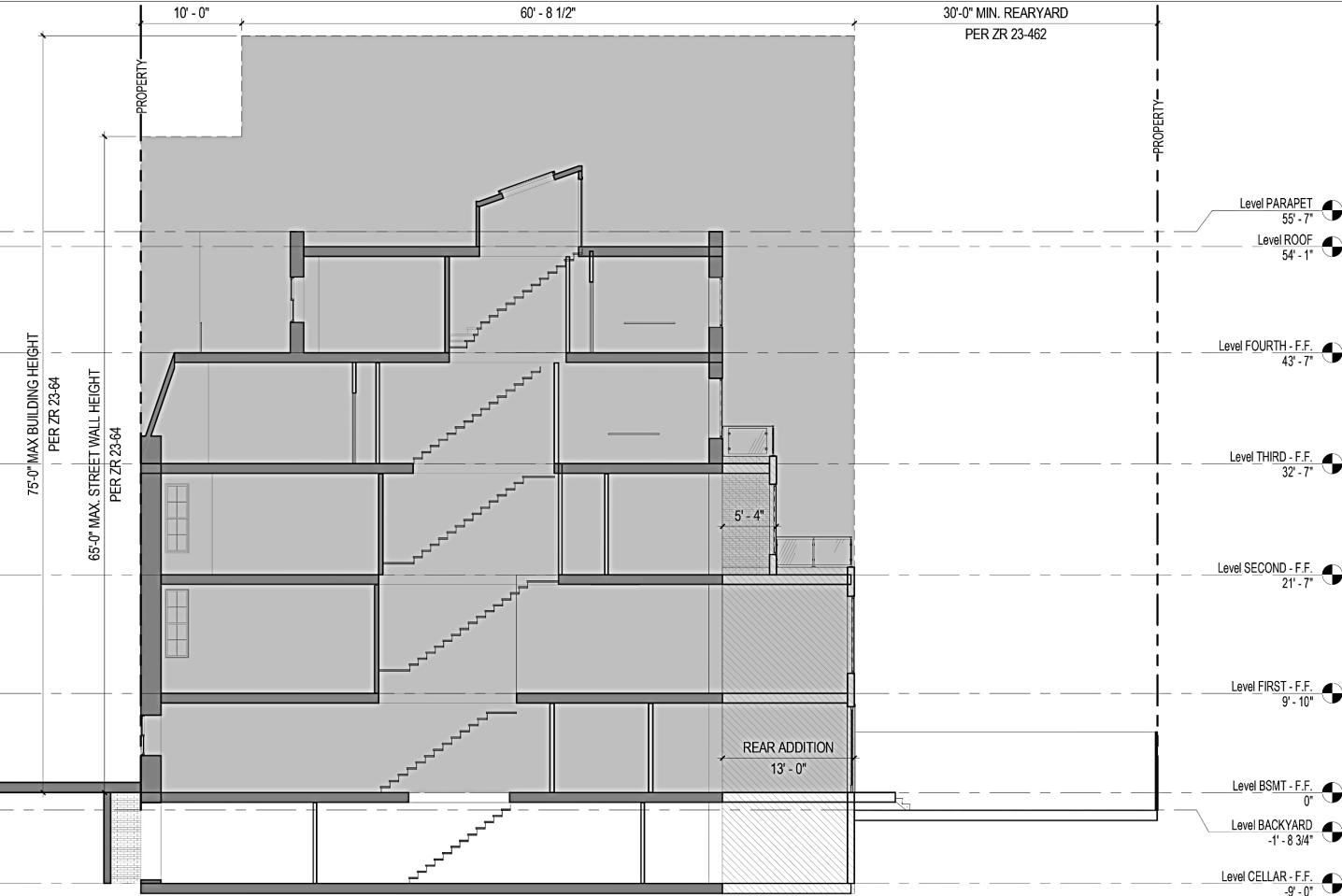
## 6 SITE PLAN - ZONING ANALYSIS

SCALE: 30'-0" x 1'-0"



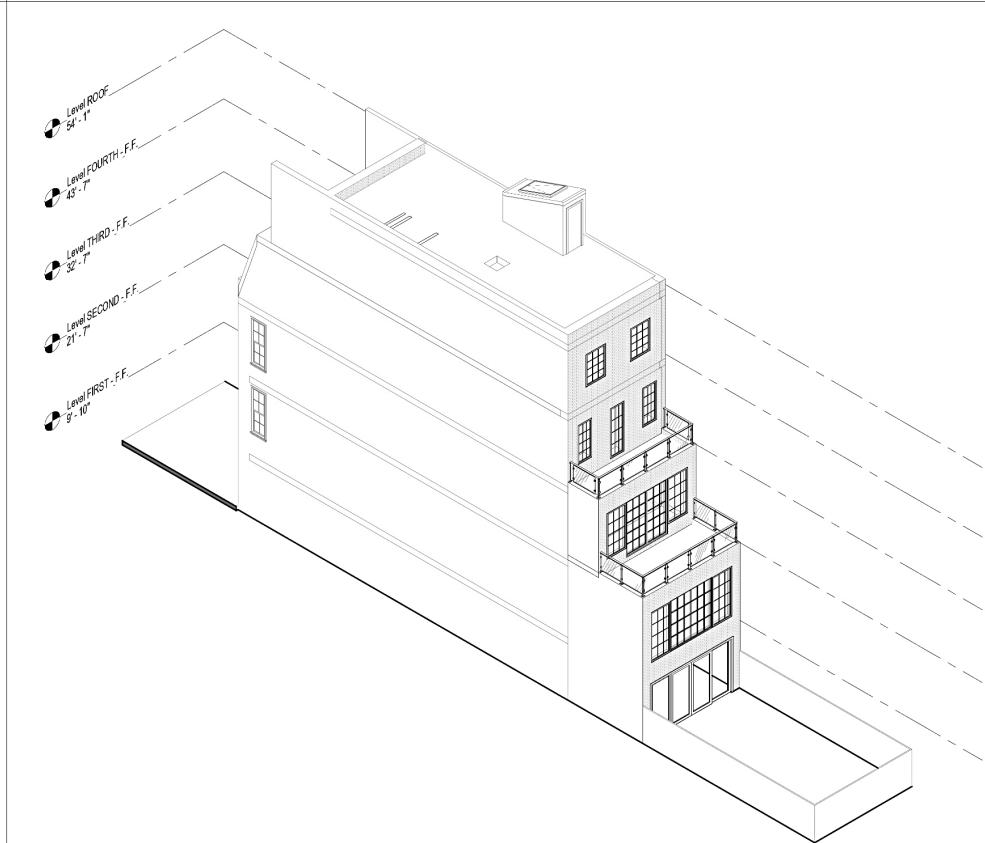
2 ZONING ANALYSIS - SECTION 1

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



1 ZONING ANALYSIS - AXONOMETRIC

SCALE:



Zoning Analysis – Section + Axonometric



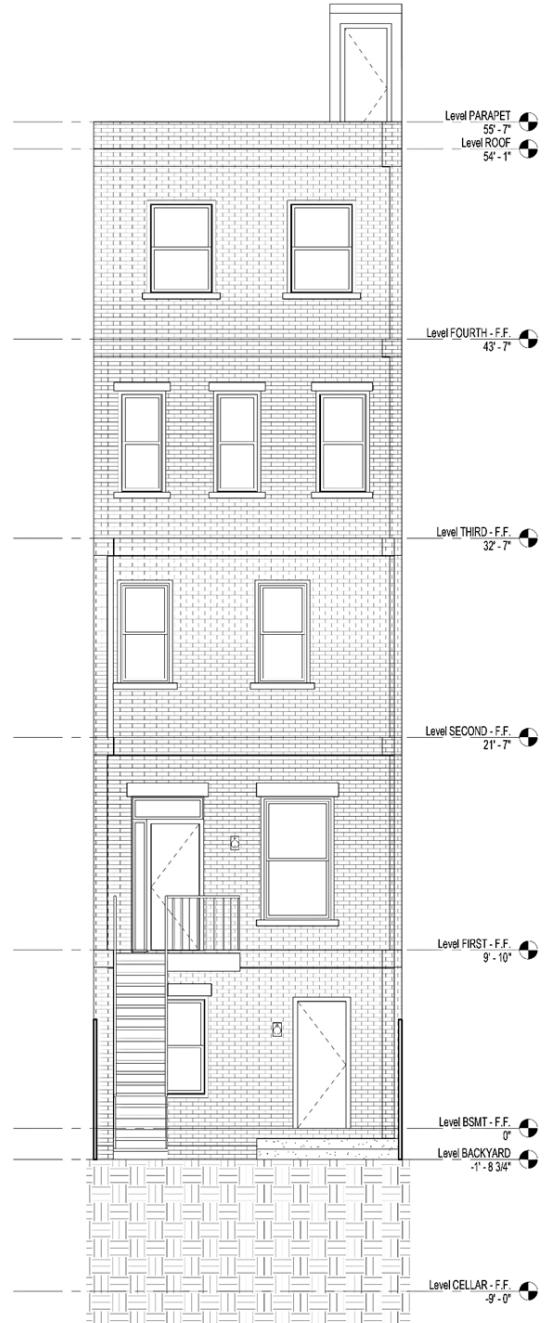
Neighborhood Existing Elevation



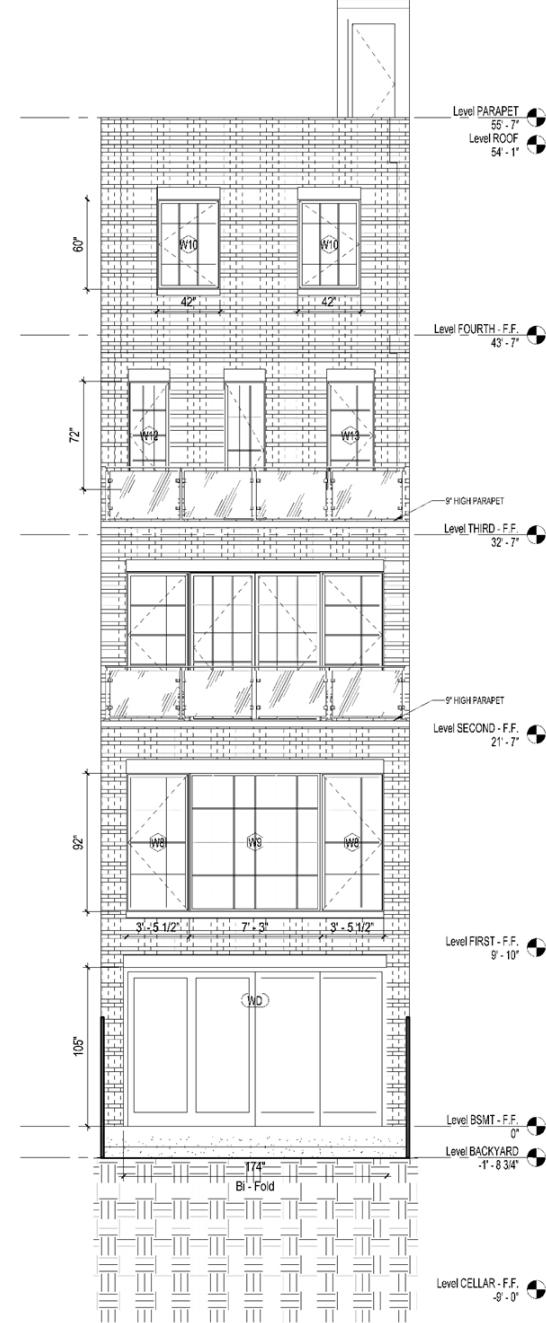
Neighborhood Proposed Elevation

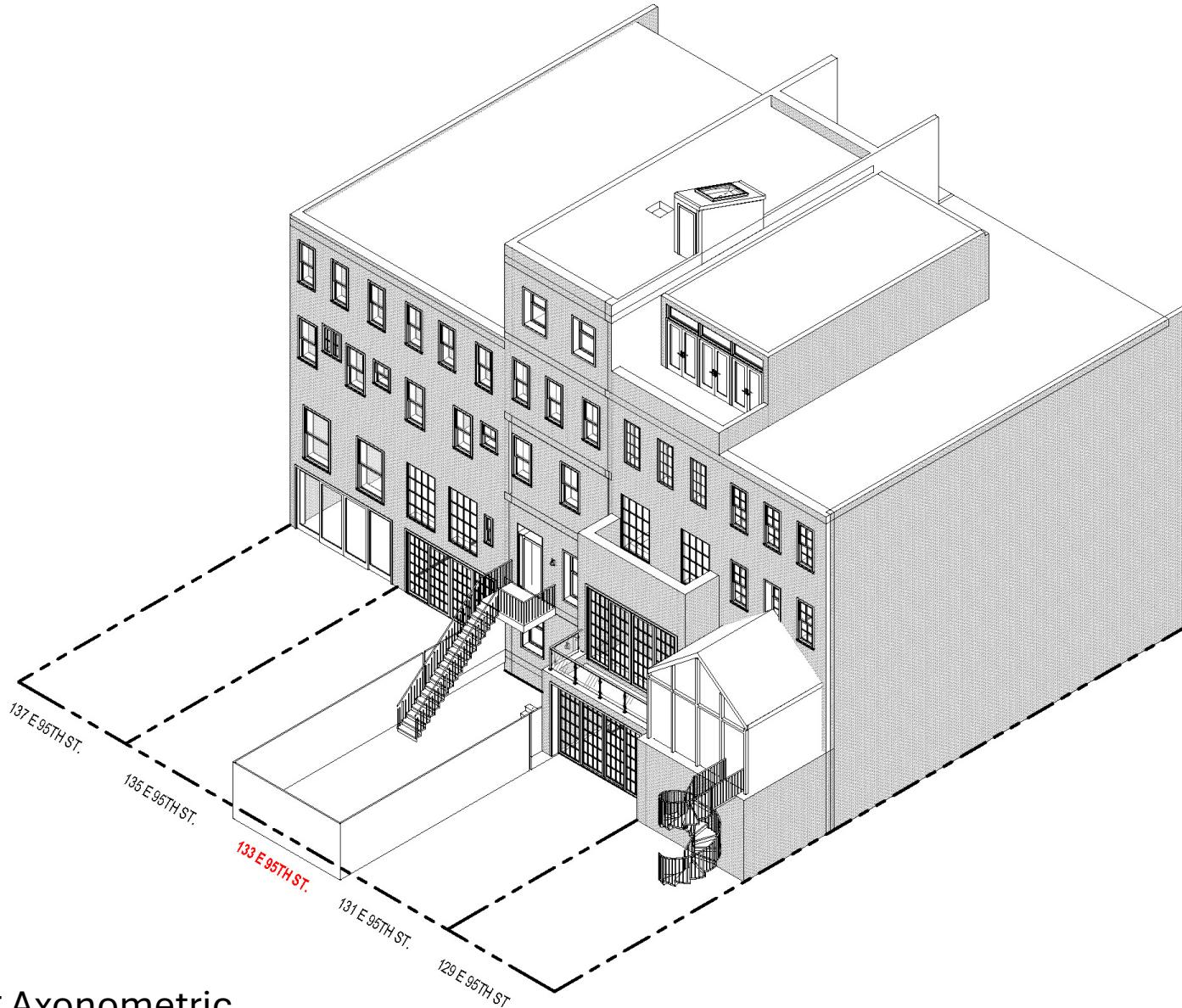
Rear Elevation

Existing  
Elevation

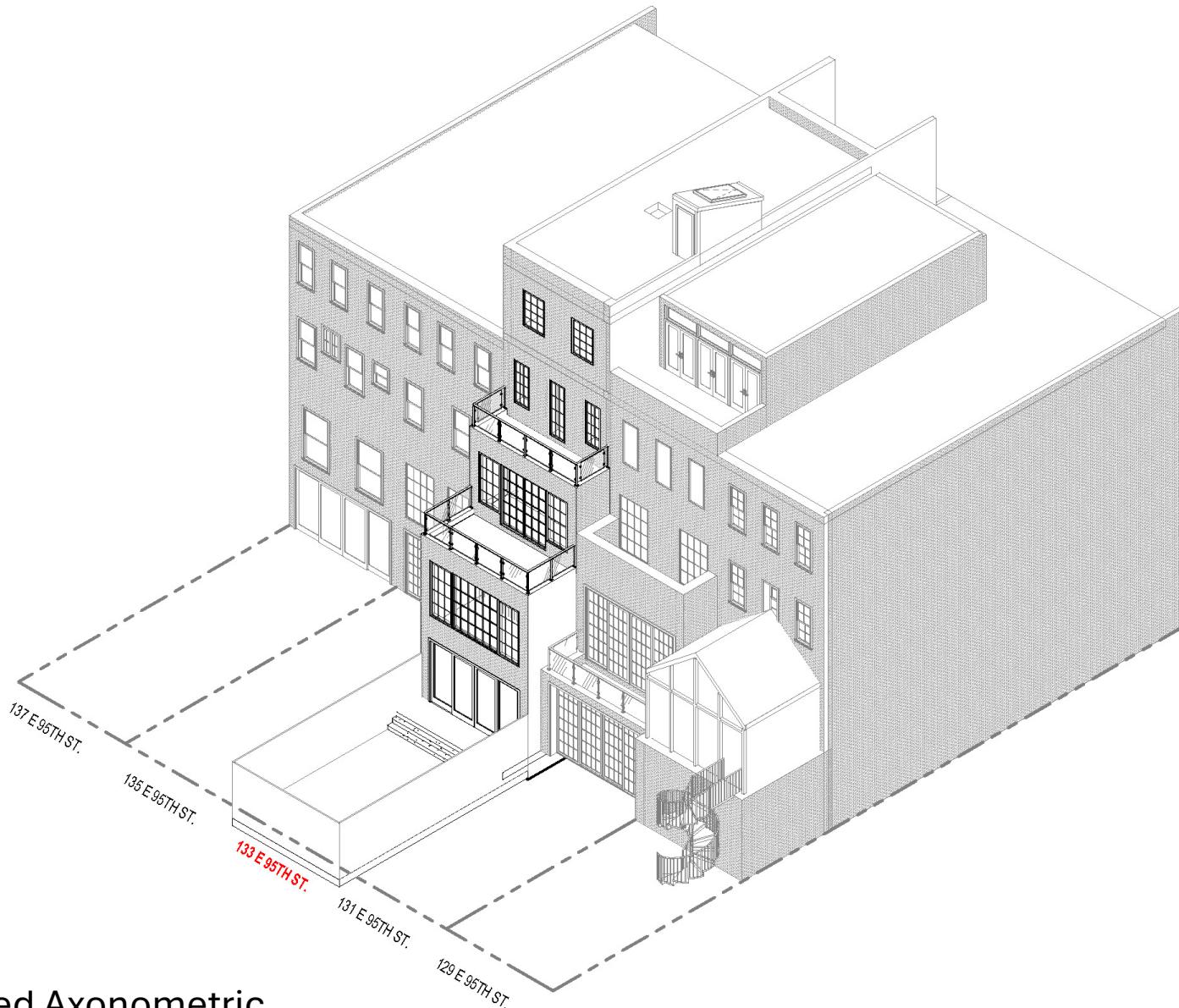


Proposed  
Elevation





Neighborhood Existing Axonometric

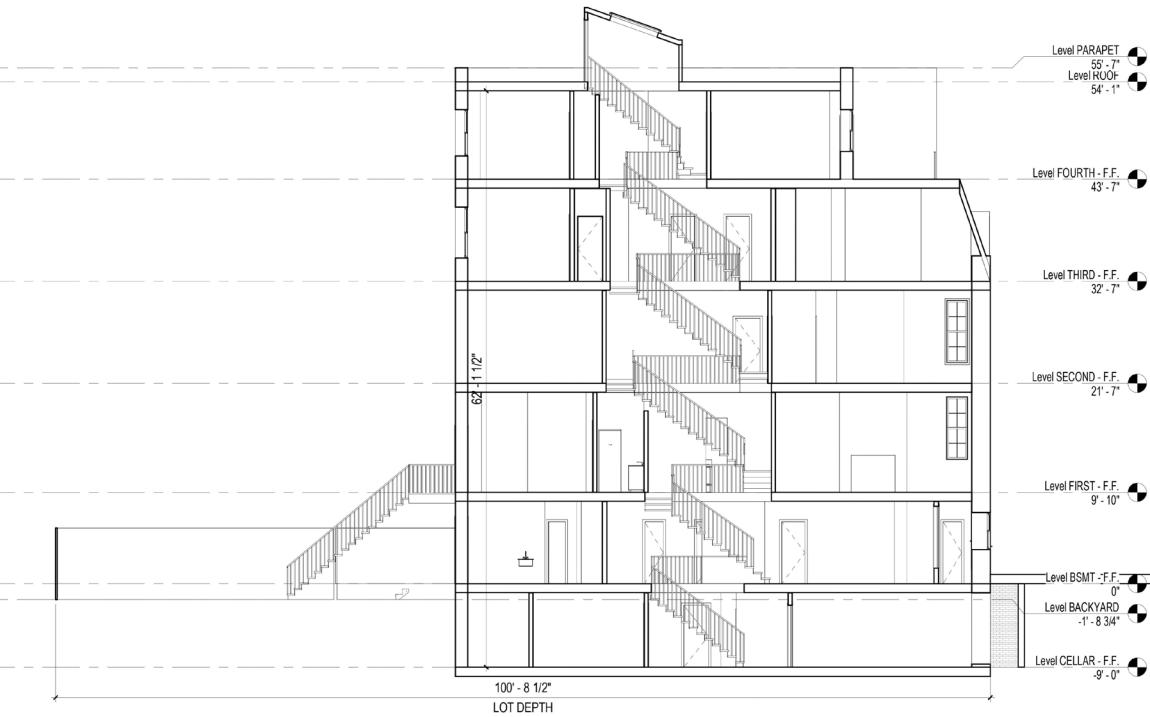


Neighborhood Proposed Axonometric

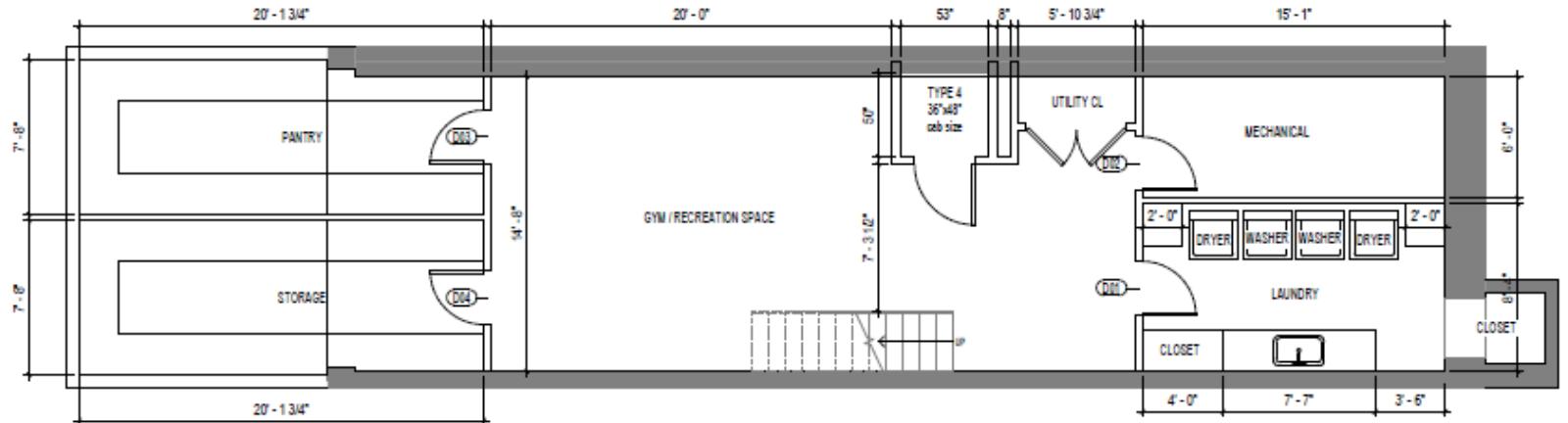
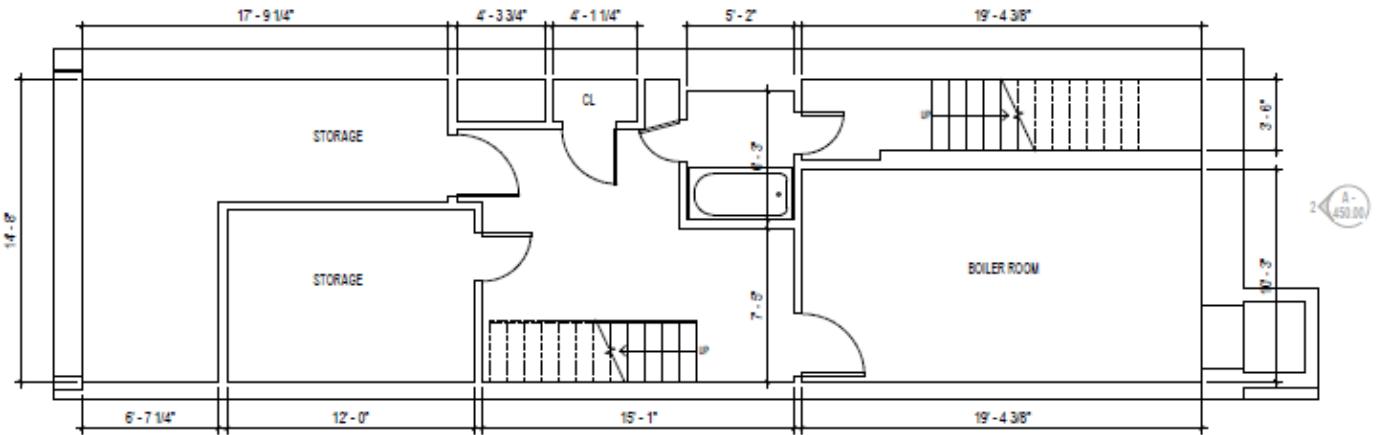


Proposed  
Section

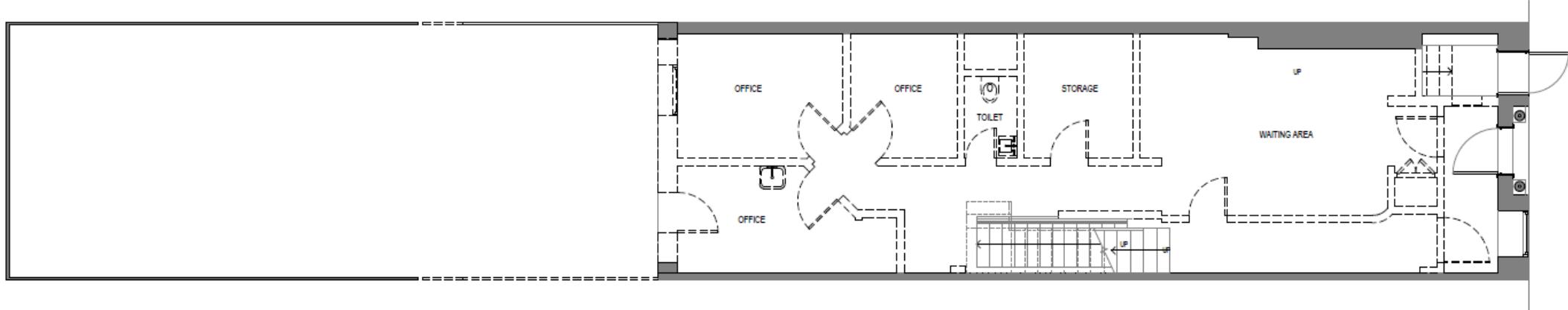
Section



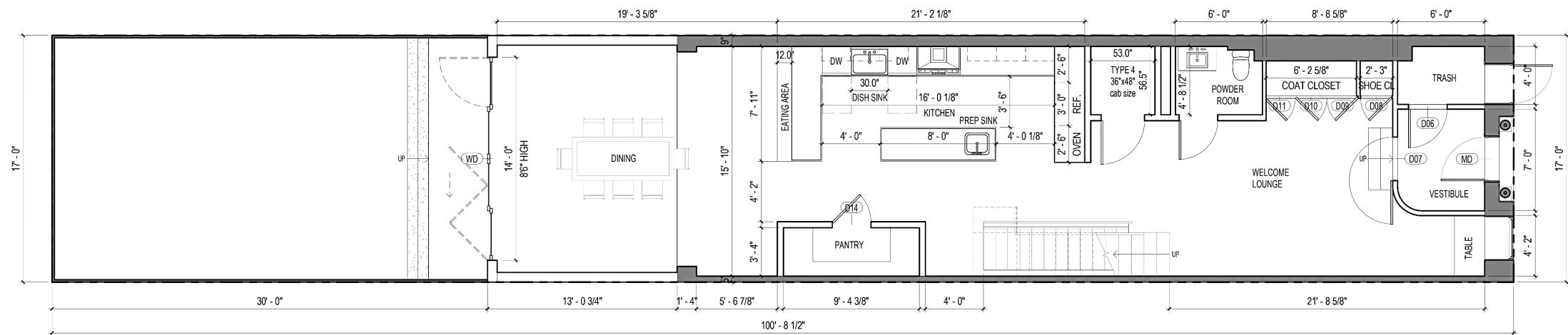
Existing  
Section



Cellar Floor

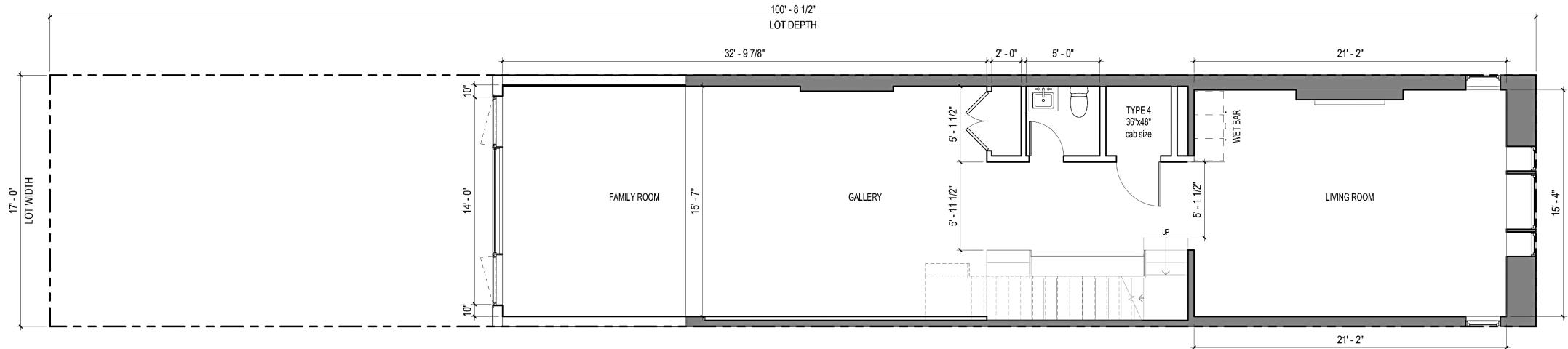
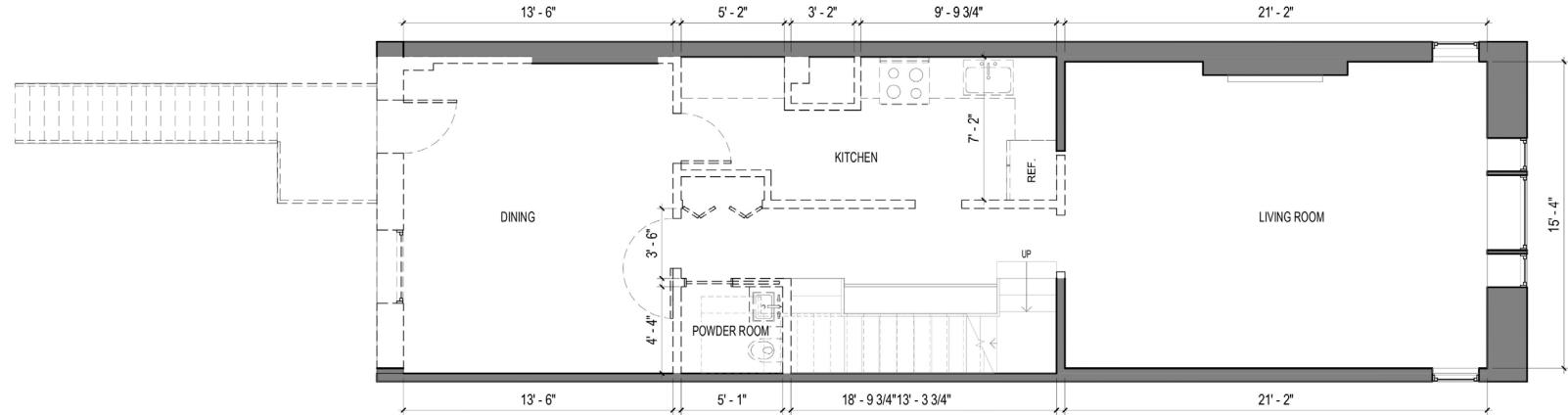


## Existing / Demolition Plan



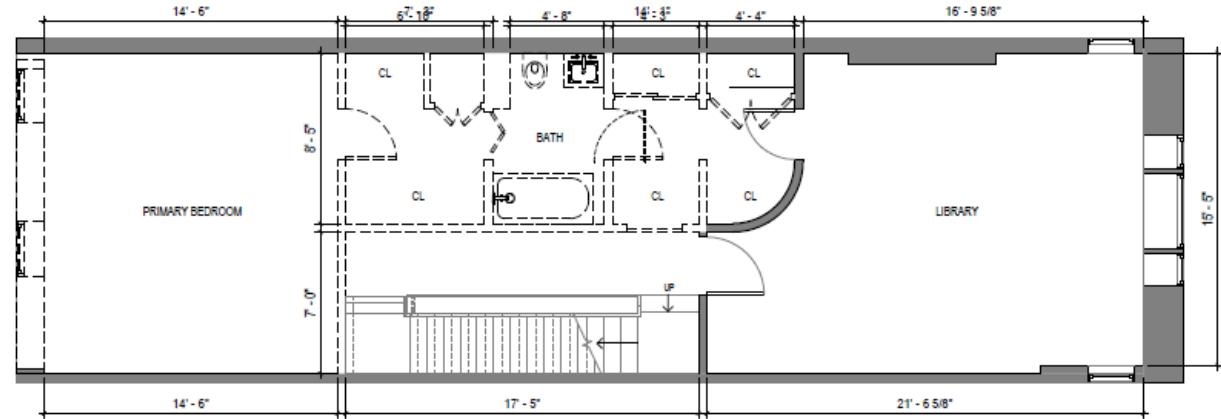
## Proposed Plan

## Basement Floor

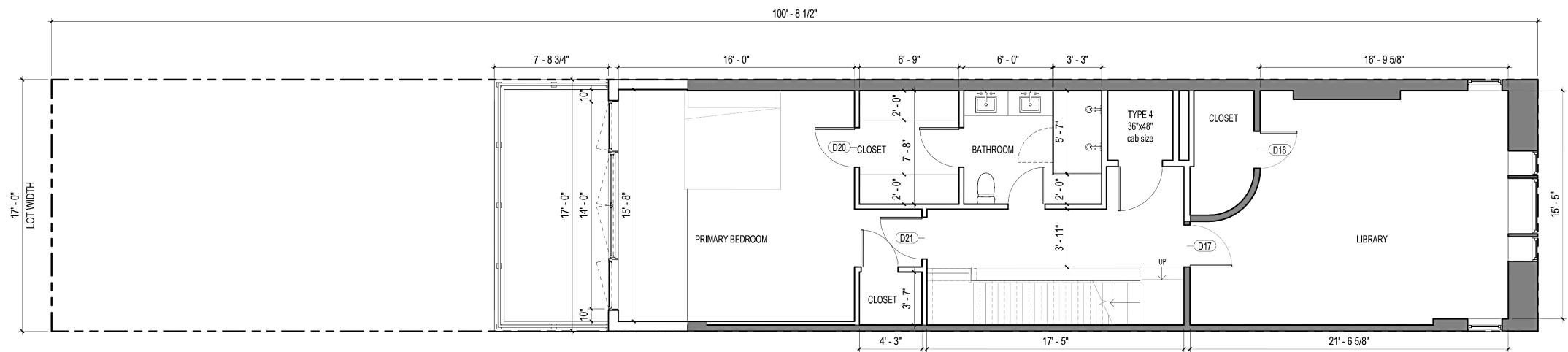


Proposed Plan

First Floor

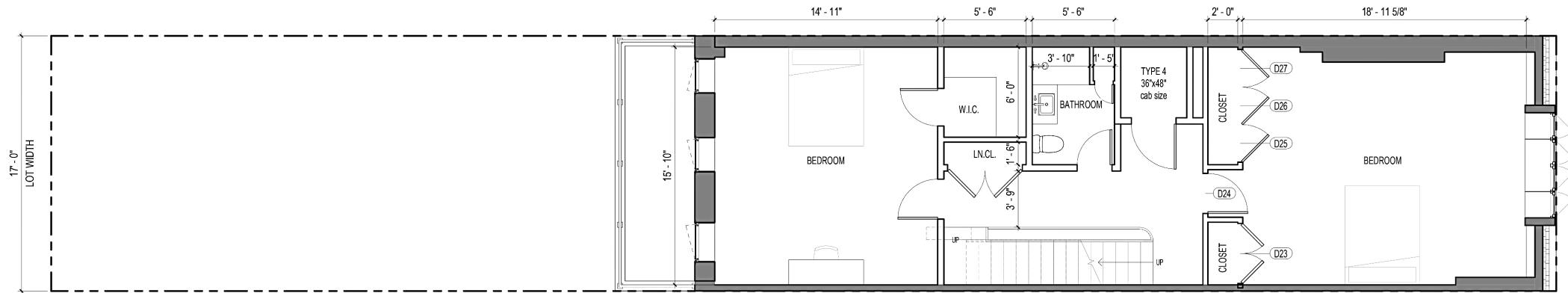
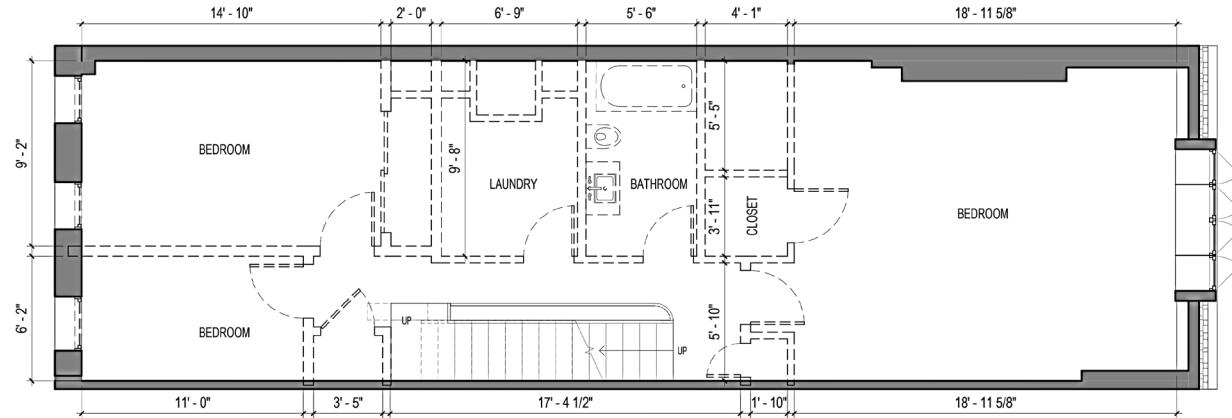


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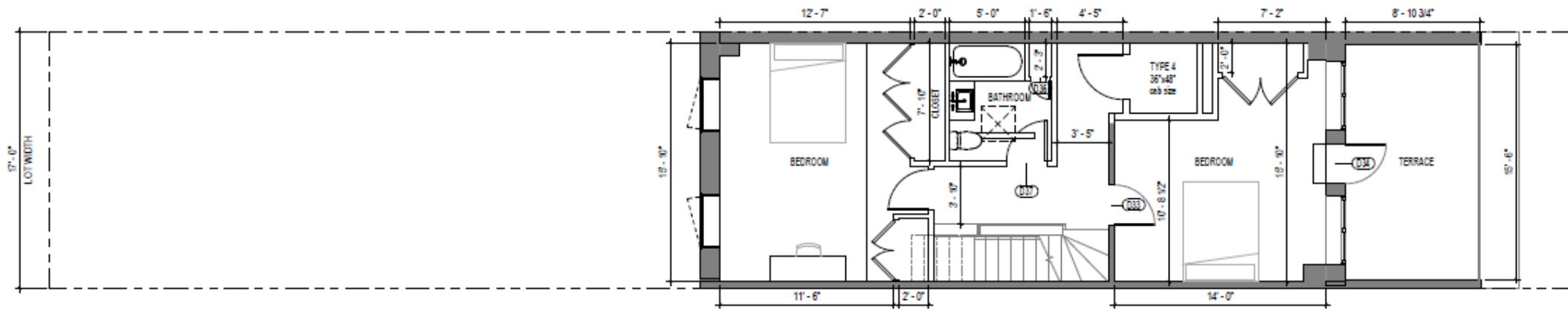
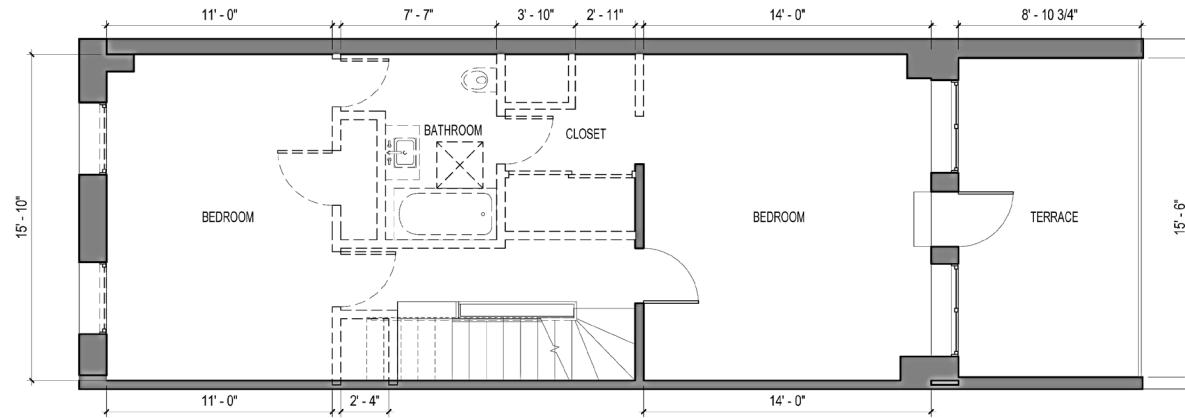


Proposed Plan

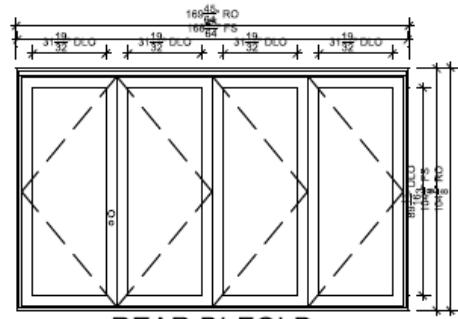
Second Floor



Third Floor

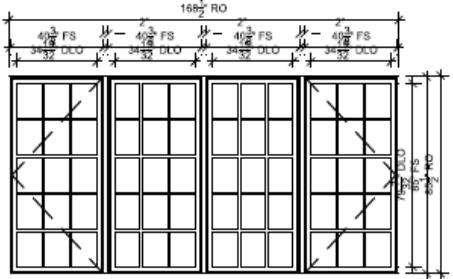


Fourth Floor



**REAR BI-FOLD**  
SCALE: 1/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Meeting Stile
- 5 Meeting Stile



**REAR 1ST, 2ND FL**

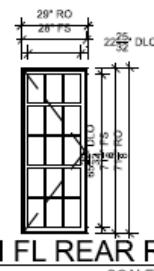
SCALE: 1/4" = 1'-0"

- 7 Head
- 8 Jamb
- 9 Sill
- 10 Vertical Mullion
- 11 Vertical Mullion
- 12 Sill
- 13 Divided Lite

**3RD, 4TH FL REAR LEFT**

SCALE: 1/4" = 1'-0"

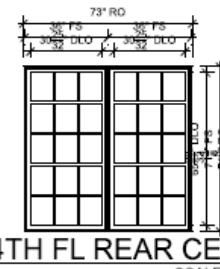
- 1 Head
- 2 Jamb
- 3 Jamb
- 4 Sill
- 5 Sill
- 6 Divided Lite



**3RD, 4TH FL REAR RIGHT**

SCALE: 1/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Jamb
- 4 Sill
- 5 Sill
- 6 Divided Lite



**3RD, 4TH FL REAR CENTER**

SCALE: 1/4" = 1'-0"

- 11 Head
- 12 Jamb
- 13 Vertical Mullion
- 14 Sill
- 15 Sill
- 16 Divided Lite

Rear Windows - Marvin Elevate

Rear Molding & Window Trim Stain – Black



**THANK YOU.**

dtls Architecture

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