

April 14, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-06407

## **32 West 95th Street – Upper West Side/Central Park West Historic District – Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 638 1277

**Passcode:** 426602

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

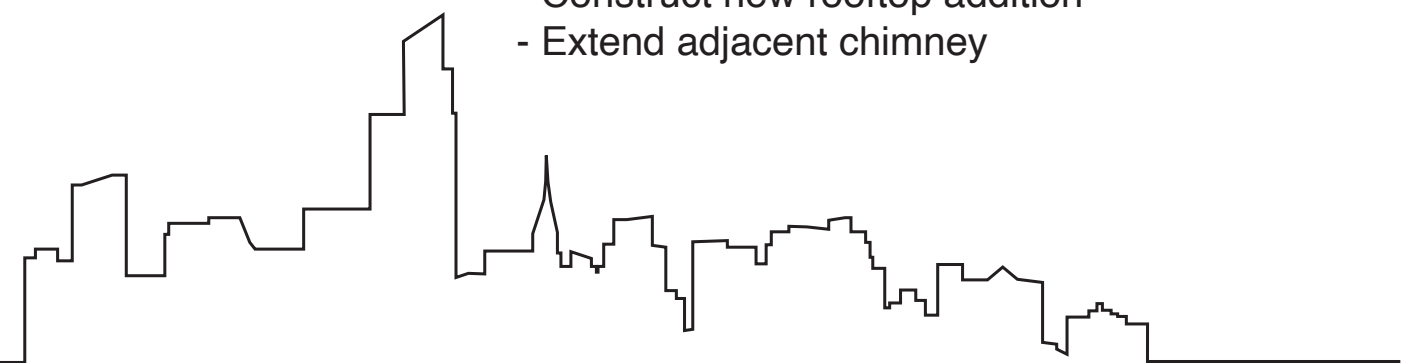
**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



## Landmarks Preservation Commission Public Hearing

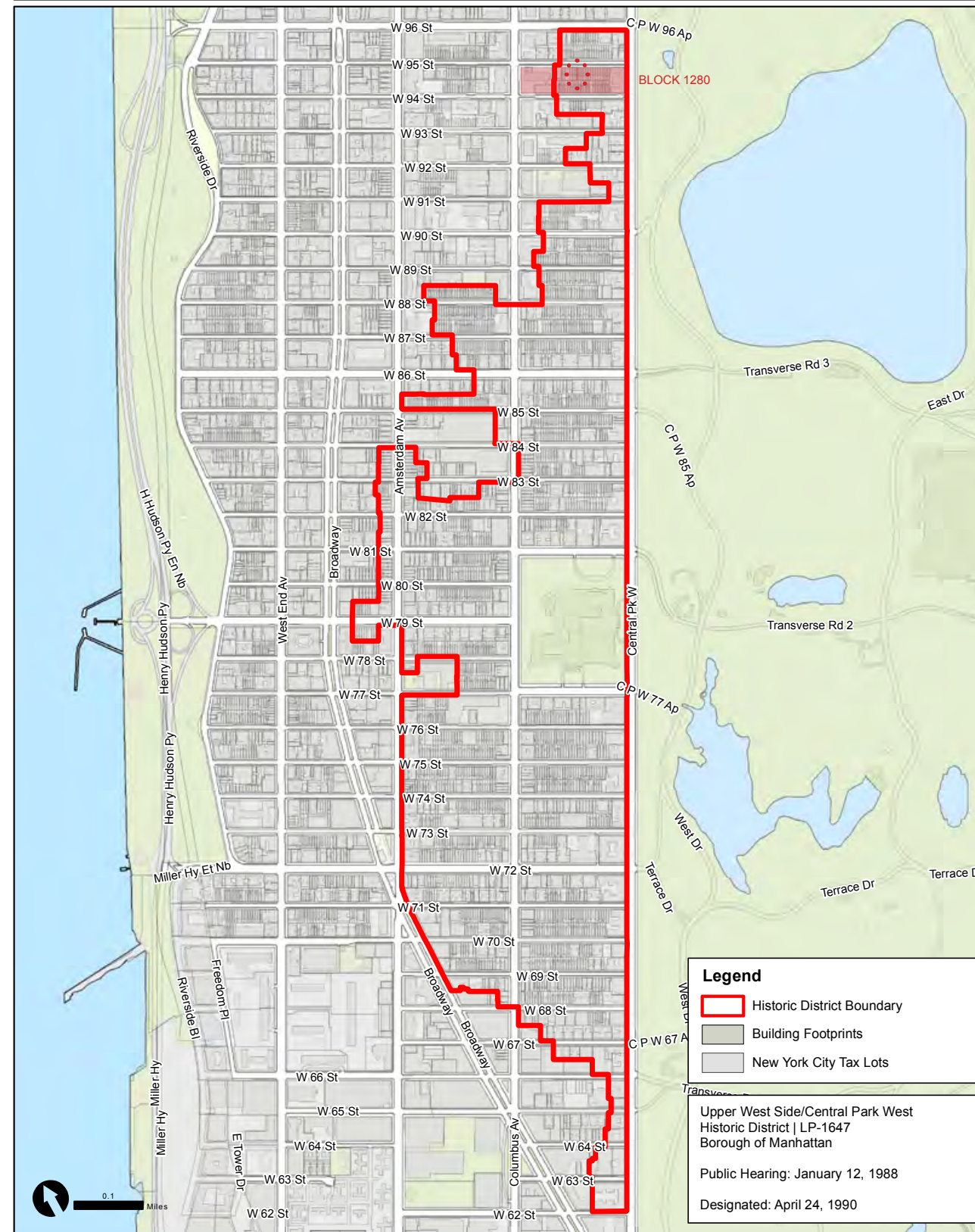
April 14, 2026

- Enlarge rear addition
- Alter window openings at rear addition
- Construct new rooftop addition
- Extend adjacent chimney



**32 West 95th St Residence**

**SPAN Architecture**



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

← Upper West Side/Central Park West Historic District | LP-1647 →





c 1940 Municipal Archives (colorized)



c 1940 Municipal Archives (colorized)



Designation Photo c1990 (Landmarks Preservation Commission)

#32



Context: West 95th Street Looking Southeast

32 West 95th Street Residence

April 14, 2026

#28



Context: West 95th Street Looking Southwest

Block Context

**SPAN Architecture**

LPC Page 6

copyright 2022 SPAN Architecture

#30

#32

#34



Existing Front Elevation

#30

#32

#34



Proposed Front Elevation

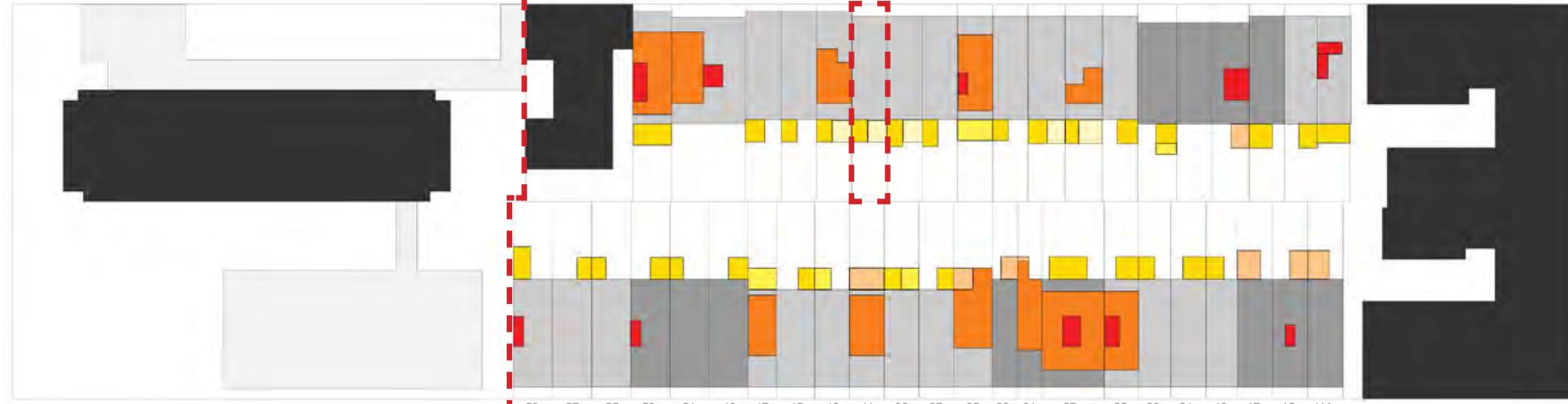
EXISTING

Columbus Avenue

Upper West Side/Central Park West Historic District I LP-1647

West 95th Street

44 40 38 36 34 #32 30 28 26 24 22 20 18 16 14 12 10 8 6



West 94th Street

Central Park West

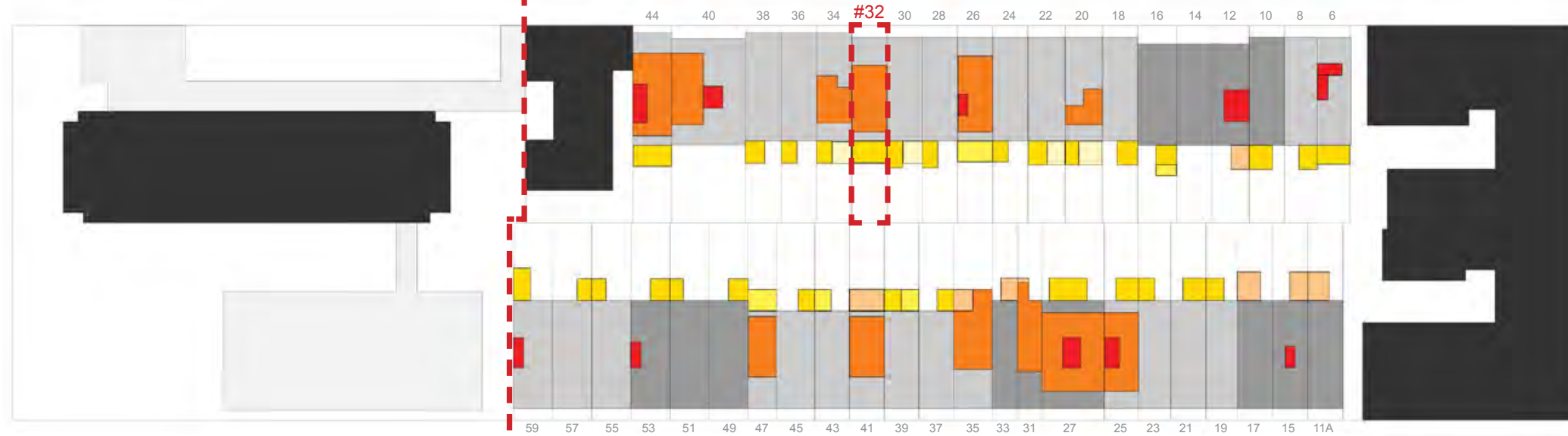


PROPOSED

Columbus Avenue

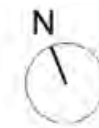
West 95th Street

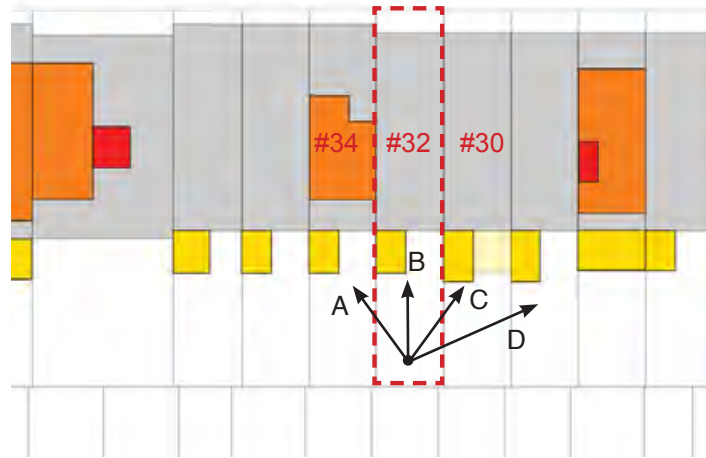
44 40 38 36 34 #32 30 28 26 24 22 20 18 16 14 12 10 8 6



West 94th Street

Central Park West





32 West 95th Street  
Top Floor Rear Facade



A. 34 West 95th Street

#34



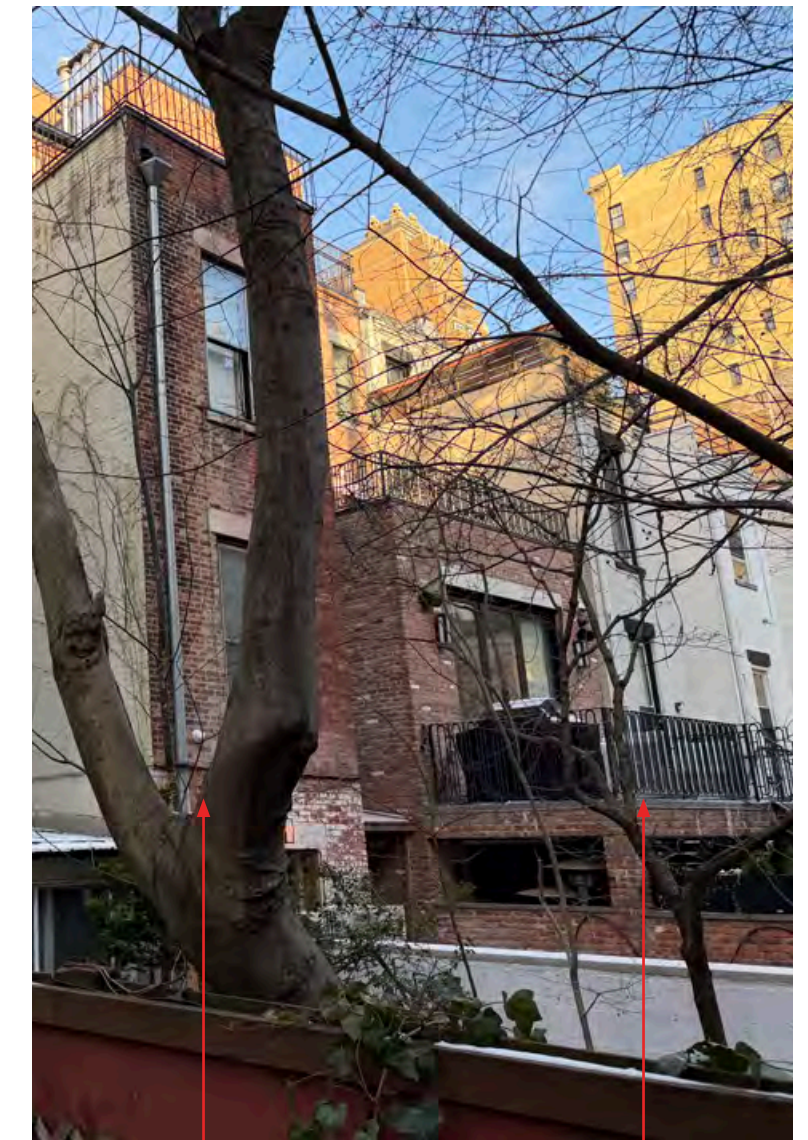
B. 32 West 95th Street

#32



C. 30 West 95th Street

#30



D. 26 & 28 West 95th Street

#28

#26

32 West 95th Street Residence

Existing Rear Facade





NORTH - Looking Towards Front Facade



SOUTH - Looking Towards Rear Facade



EAST - Looking Towards 28-30 W 95th Street Roof & 26 W 95th Street Roof Addition



WEST - Looking Towards 34 W 95th Street



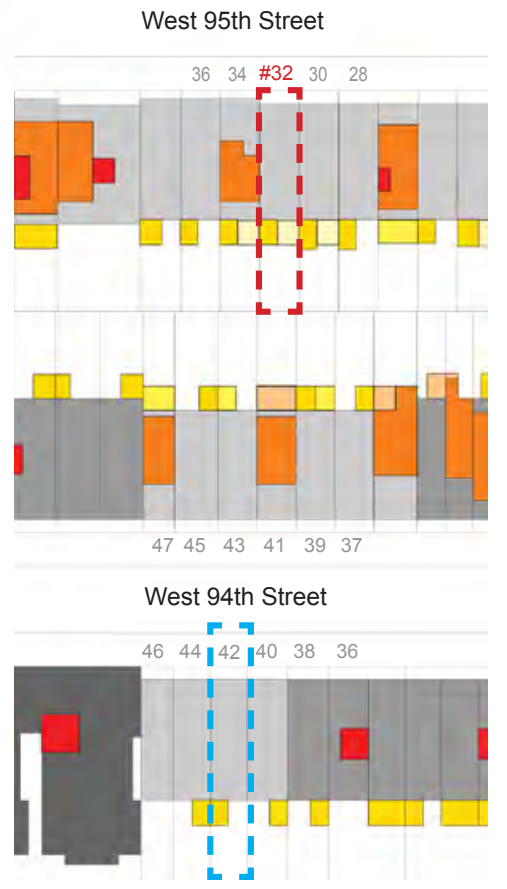




Existing Rear Elevation



Proposed Rear Elevation



44 W 95th Street / LPC-19-6062:  
 Presented at Public Hearing November 15, 2016.  
 Approved by LPC March 2, 2017.

PROPOSED: Roof addition and 4 story full width rear addition.  
 APPROVED: ROOF ADDITION AND 3 STORY FULL WIDTH REAR ADDITION.



6 W 95th Street / LPC-23-08398  
 Presented at Public Hearing June 29, 2022.  
 Approved by LPC June 12, 2023.

Roof addition and stair bulkhead.  
 3-story full width rear addition.



164 W 81st Street / LPC-20-11063:  
Presented at Public Hearing June 2, 2020.  
Approved by LPC September 14, 2020.

PROPOSED: 3 story full width rear addition.  
APPROVED: 3 STORY FULL WIDTH REAR ADDITION



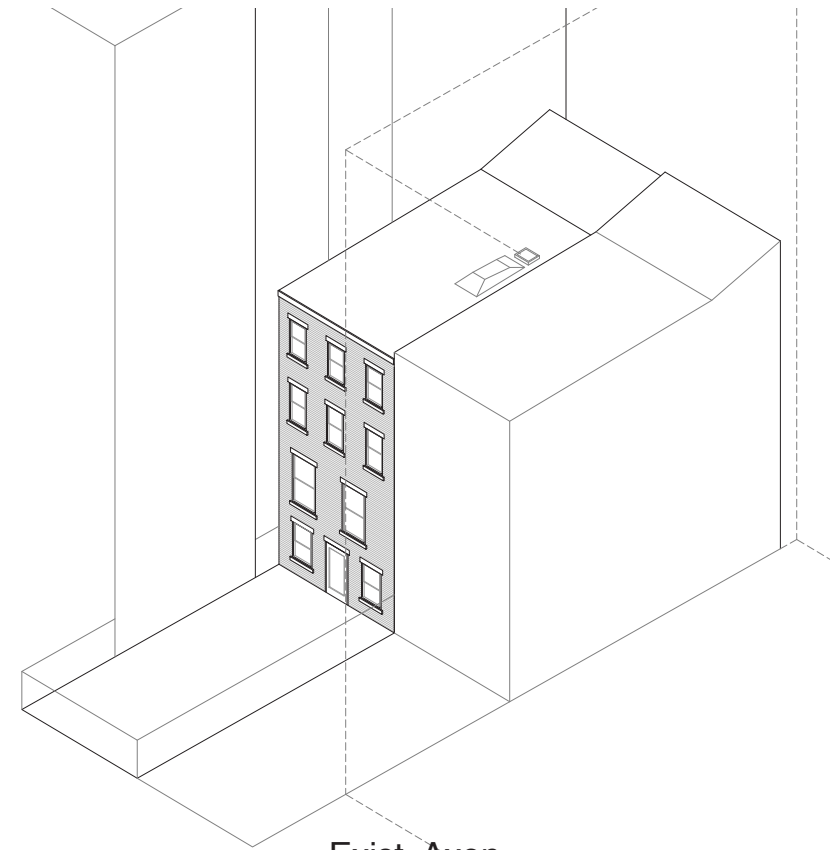
Exist. Rear Facade



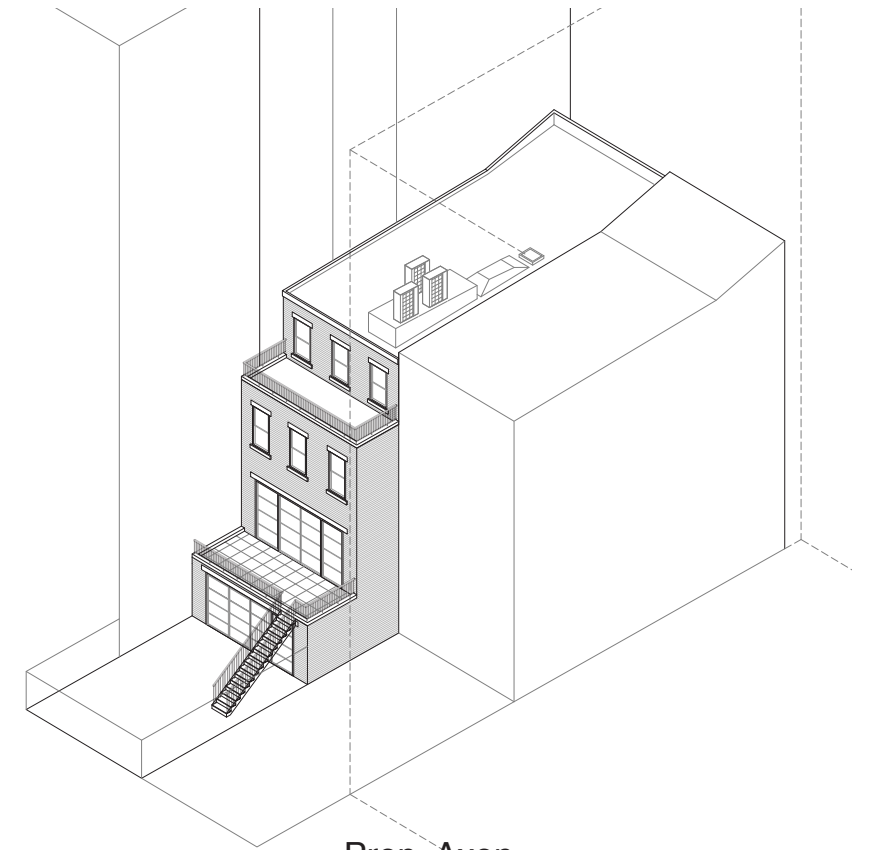
Prop. Rear Facade



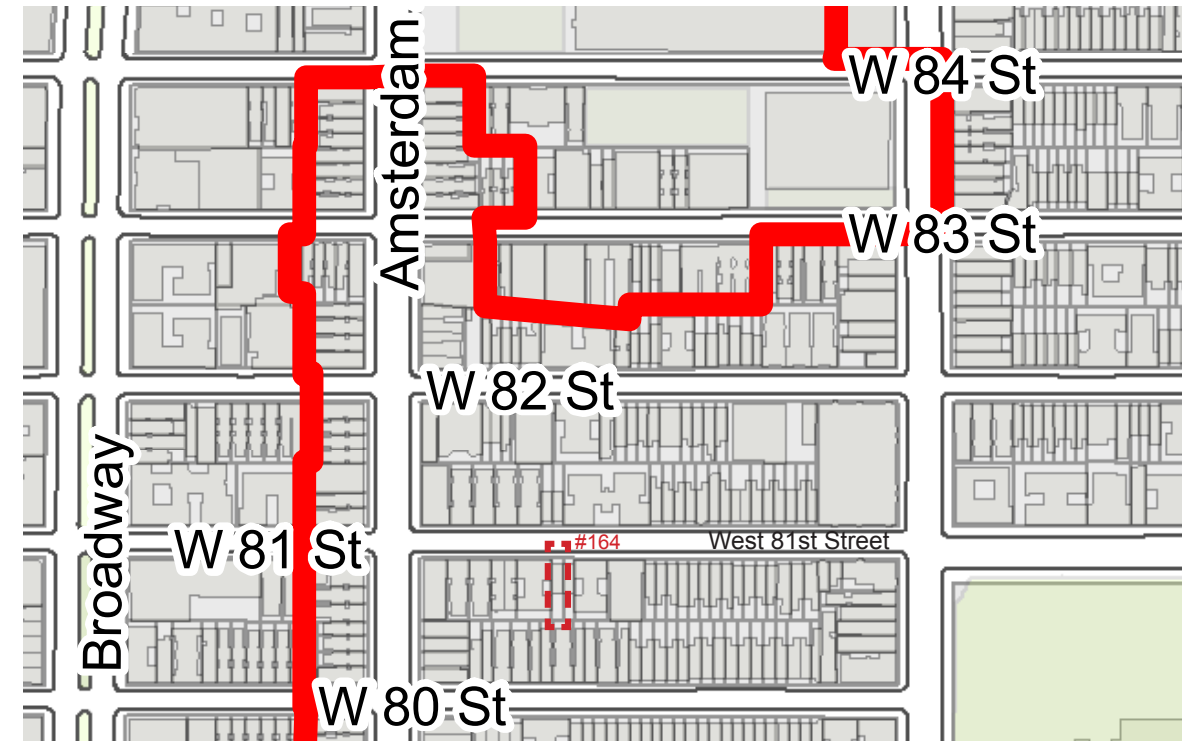
Built Condition



Exist. Axon



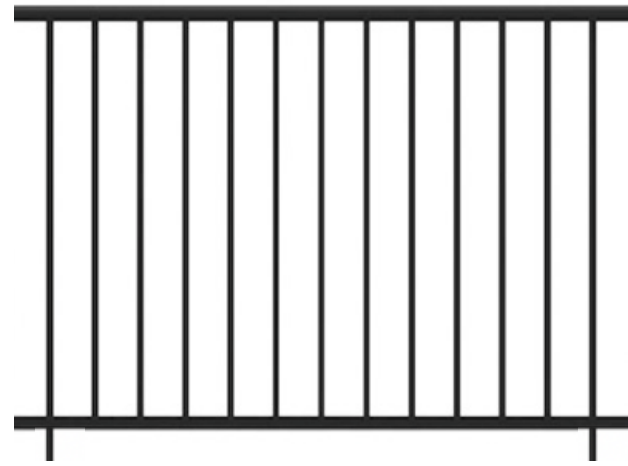
Prop. Axon



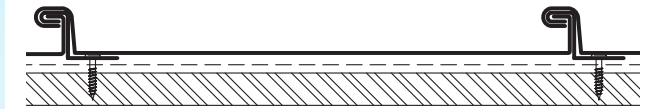








Black painted metal guardrail



Standing seam detail



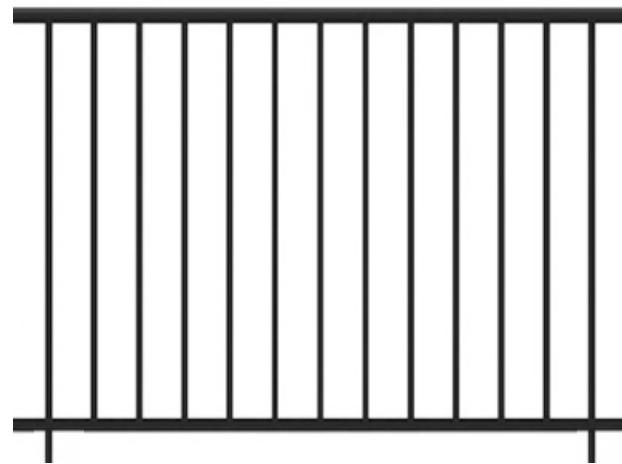
Zinc panel cladding



Black window frame / trim



Metal Zink Cladding & Pre-Cast Lintels  
Light grey / beige color palette



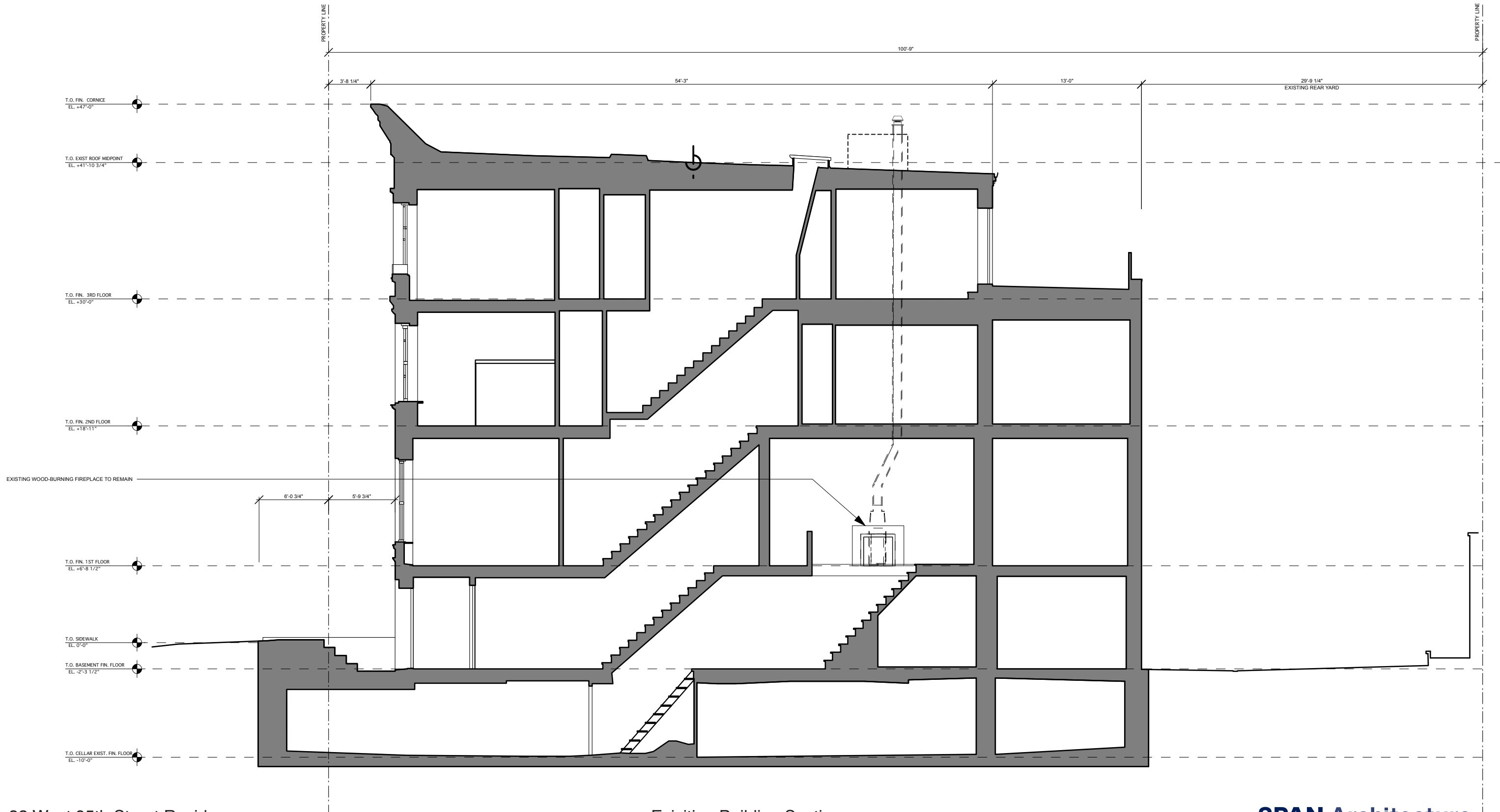
Black painted metal guardrail



Black window frames / trim



Rear (South) Facade Materiality



32 West 95th Street Residence

Existing Building Section

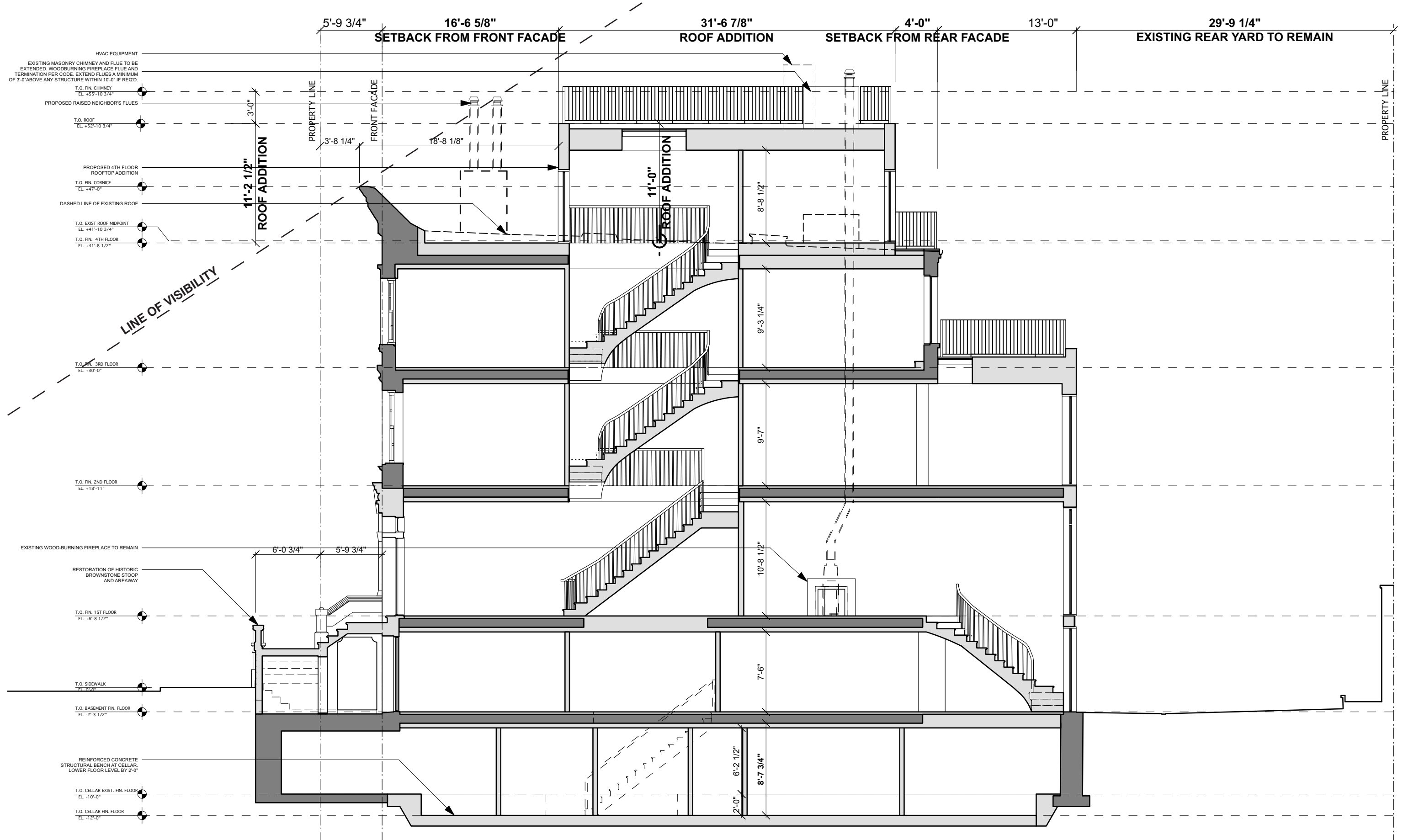
**SPAN Architecture**


April 14, 2026

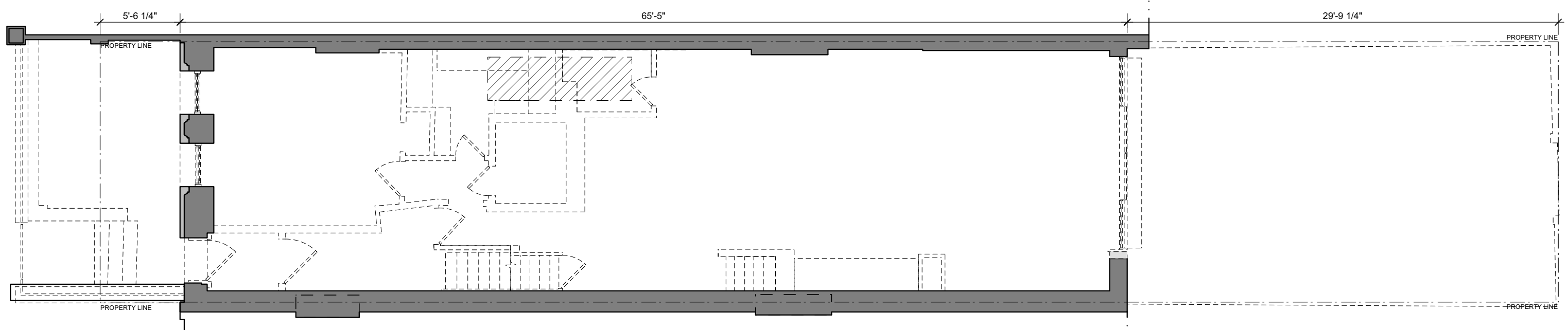
N.T.S.

LPC Page 24

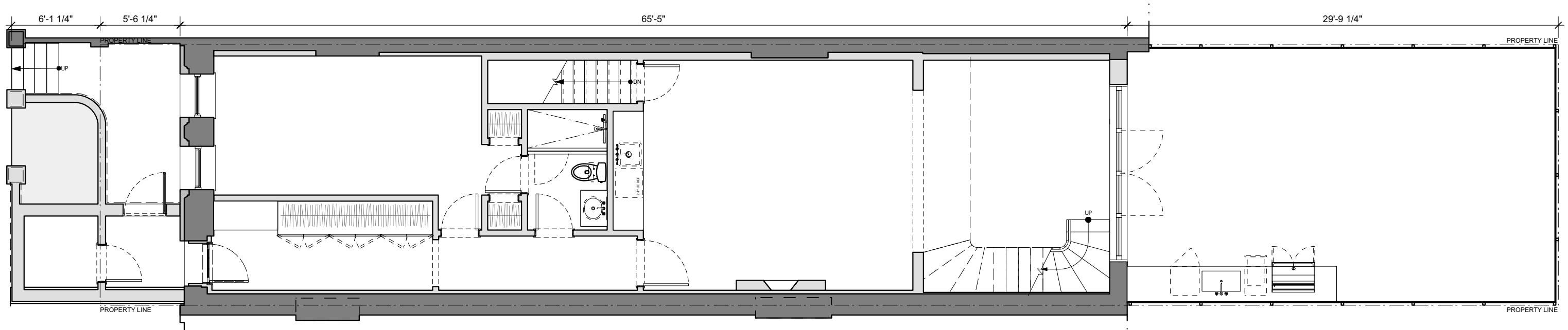
copyright 2022 SPAN Architecture




 Area of existing floor to be removed

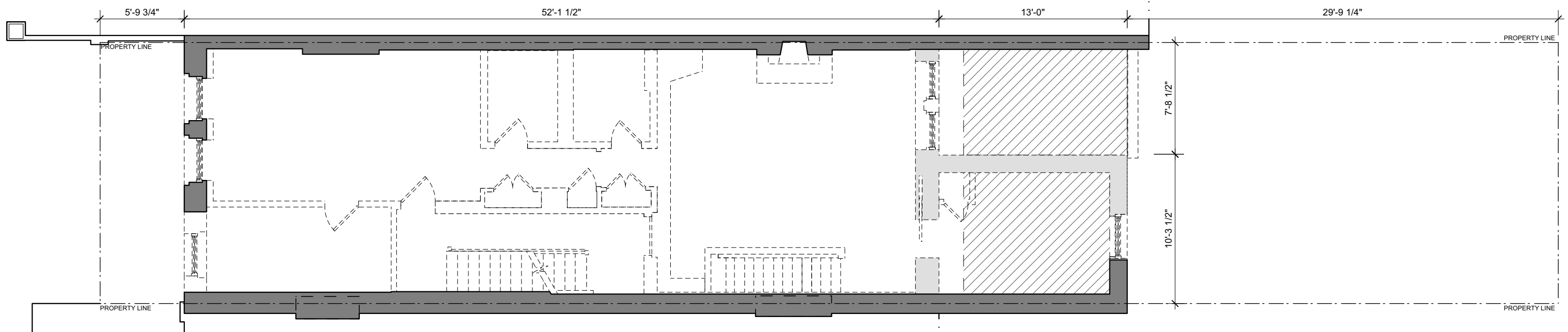


Existing Plan - Basement

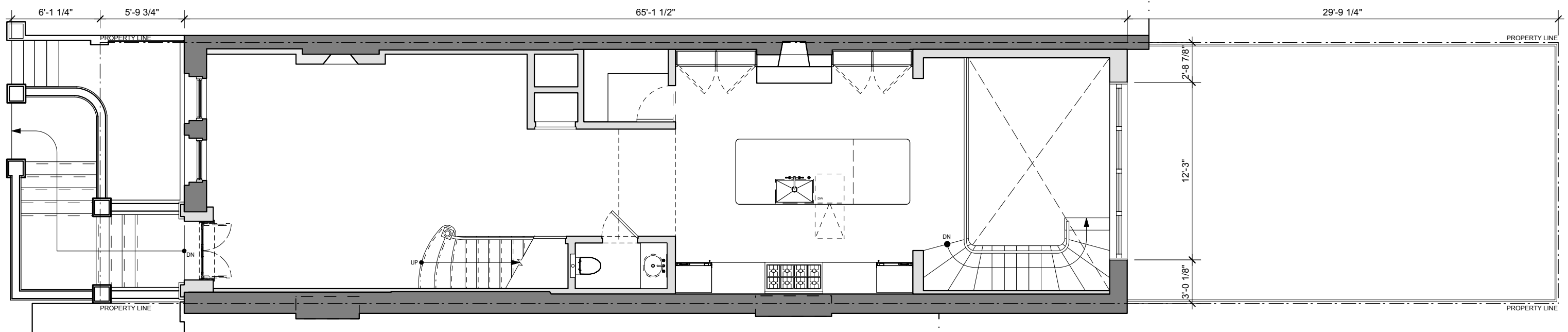


Proposed Plan - Basement

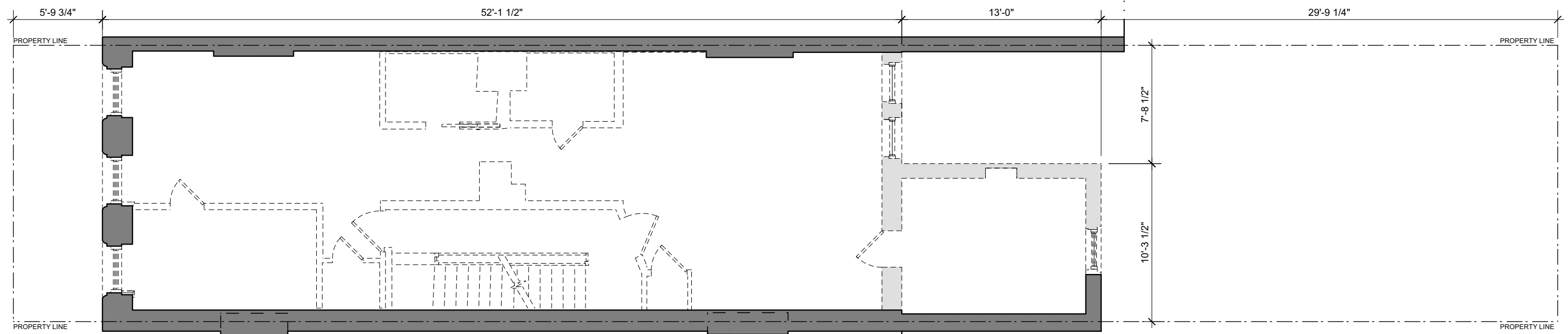
 Area of existing floor to be removed



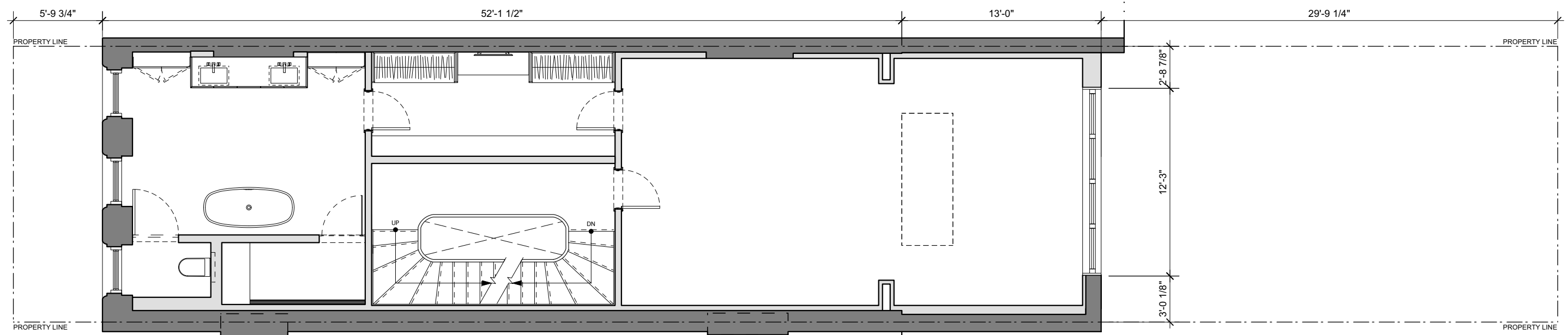
Existing Plan - 1st Floor




Proposed Plan - 1st Floor

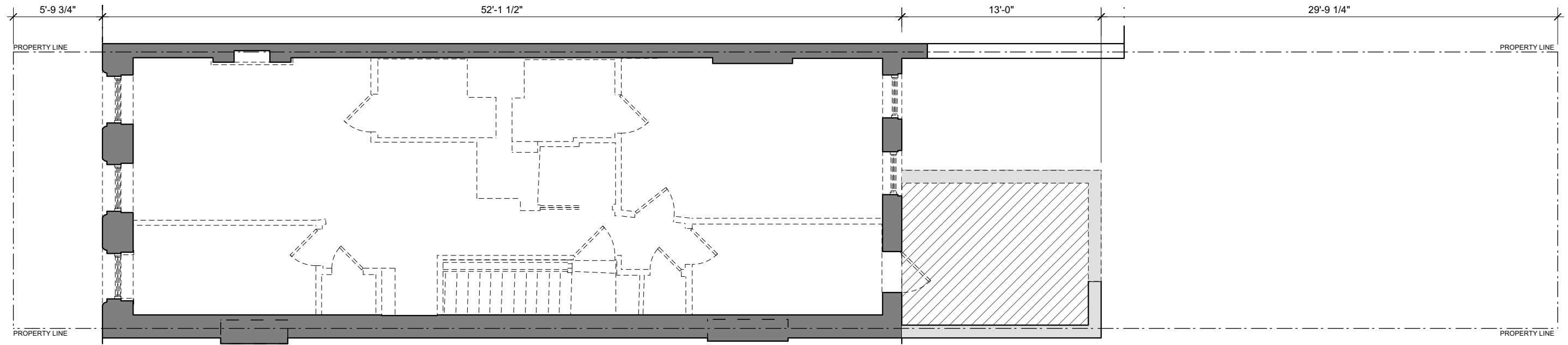


Existing Plan - 2nd Floor

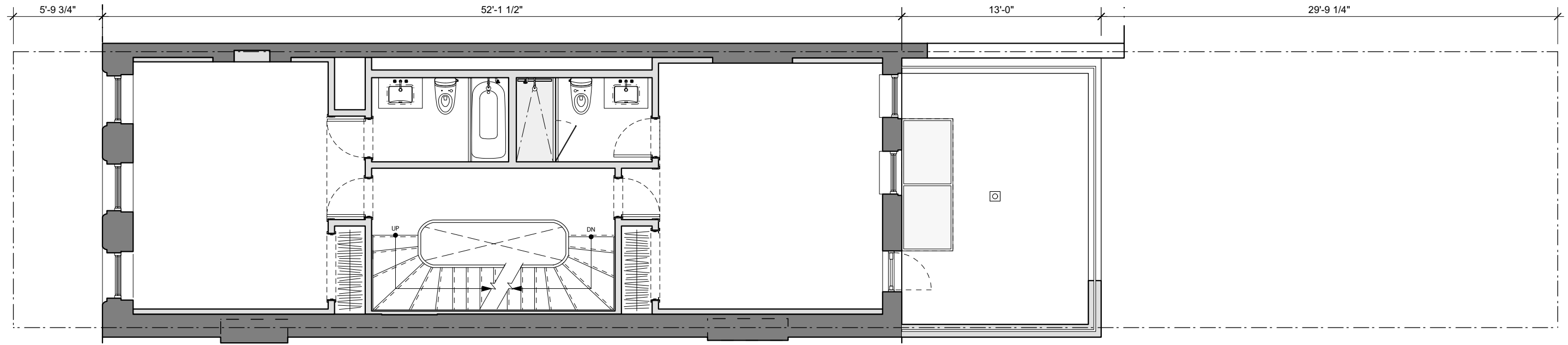


Proposed Plan - 2nd Floor


 Area of existing floor to be removed

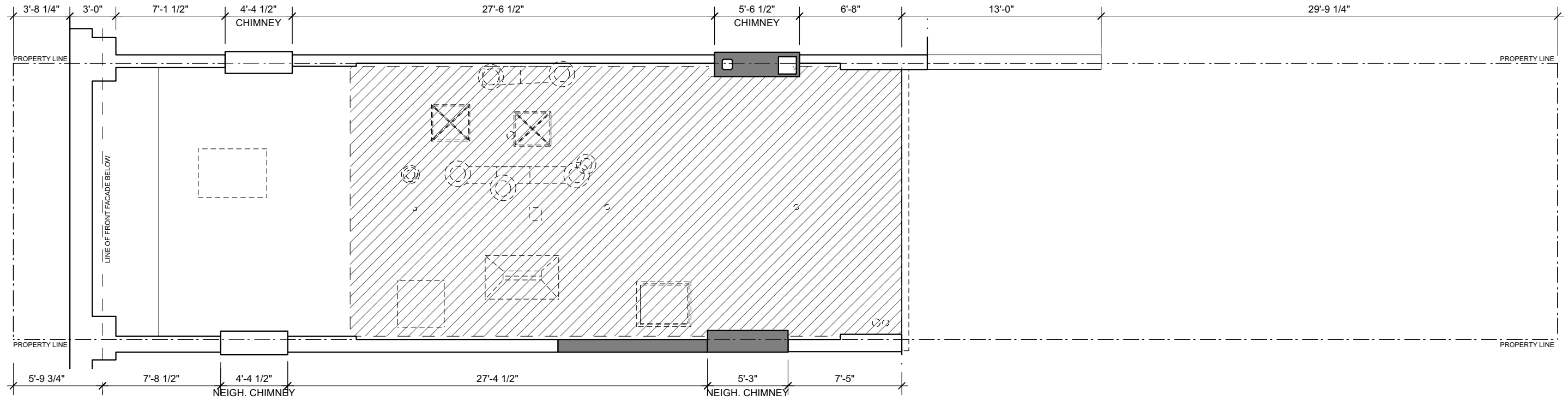


Existing Plan - 3rd Floor

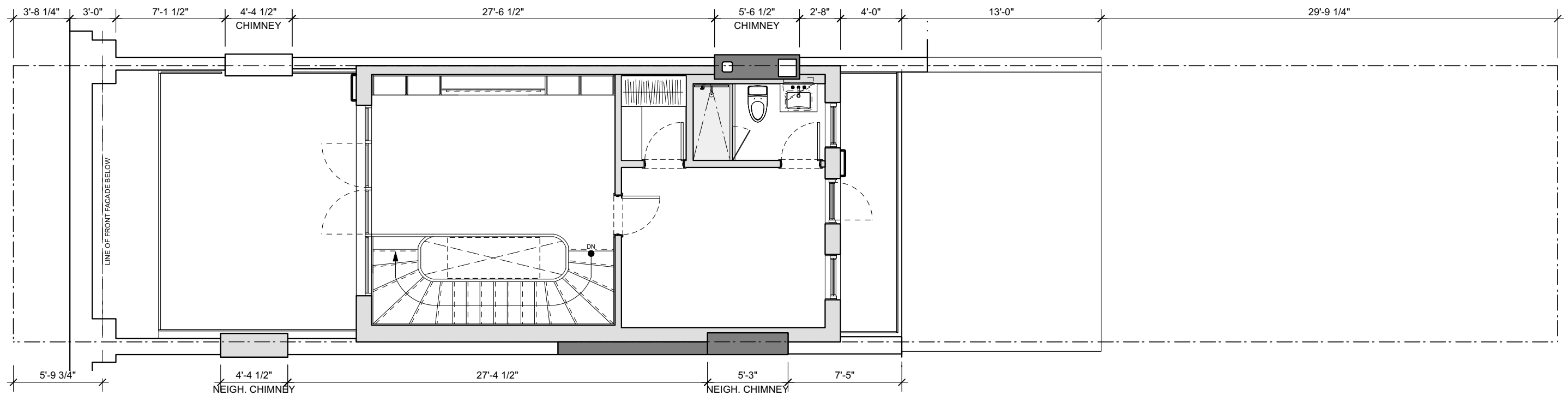


Proposed Plan - 3rd Floor

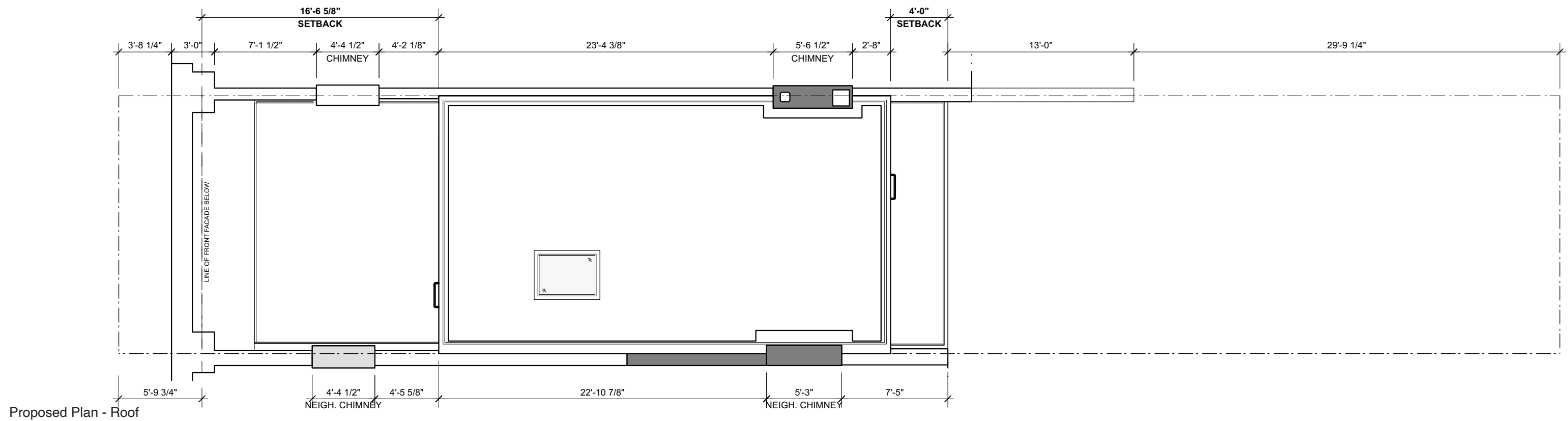
 Area of existing roof to be removed



Existing Plan - 4th Floor



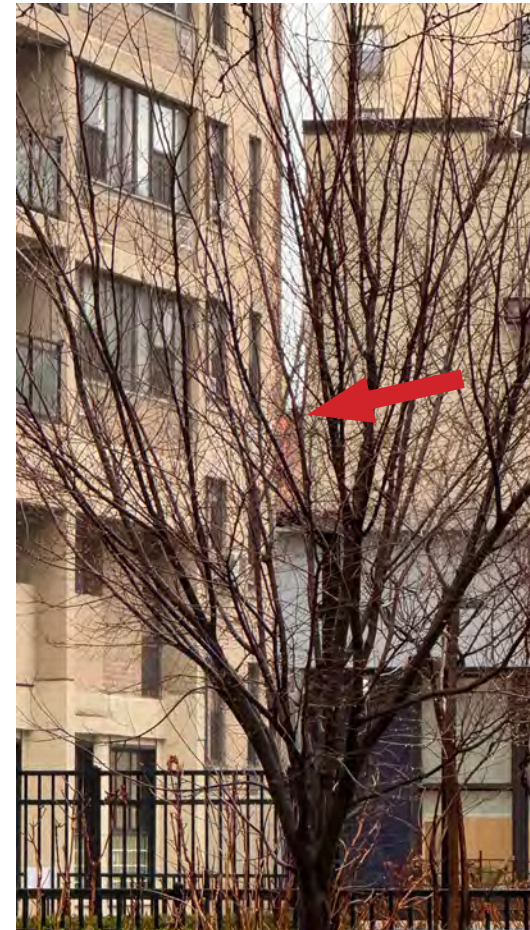
Proposed Plan - 4th Floor



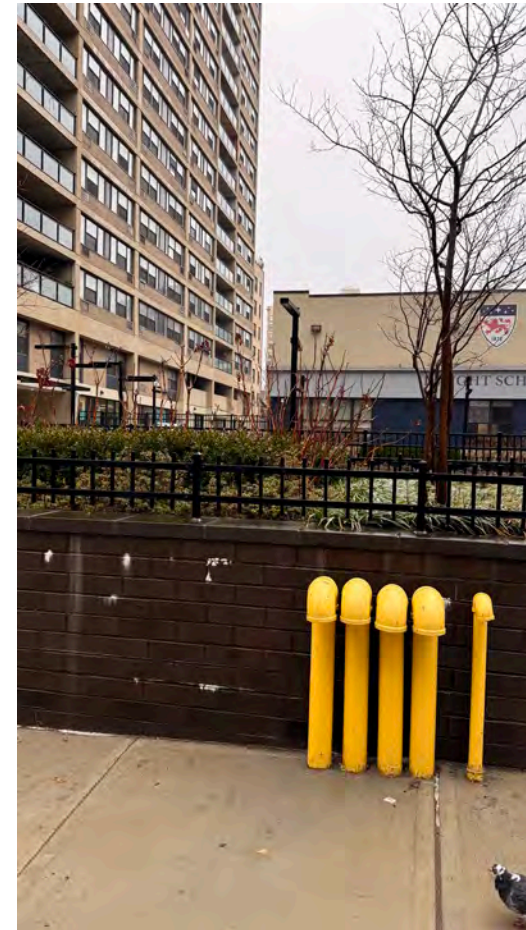
Note:  
 Minimal visibility of the roof addition  
 rear facade and rear guard rail



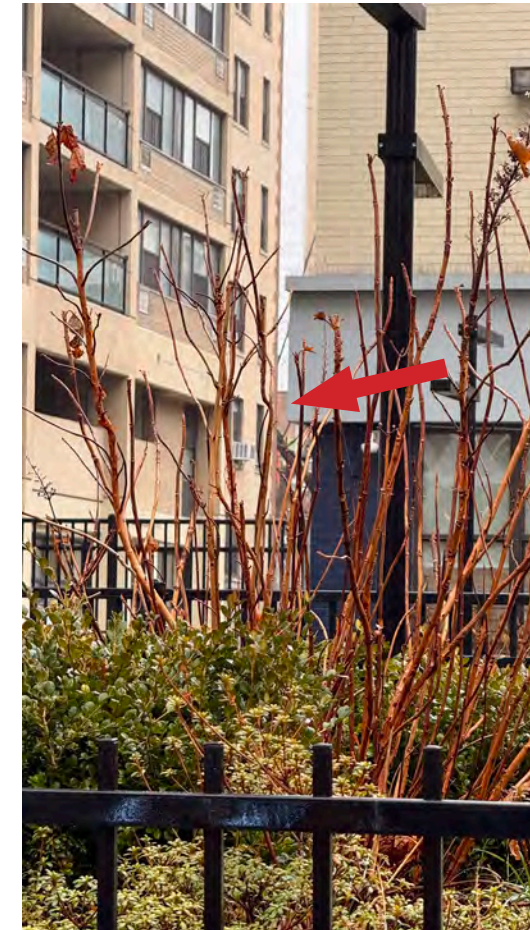
A - View from West side of Columbus Ave



A - (2x Zoom) View from West side of Columbus Ave



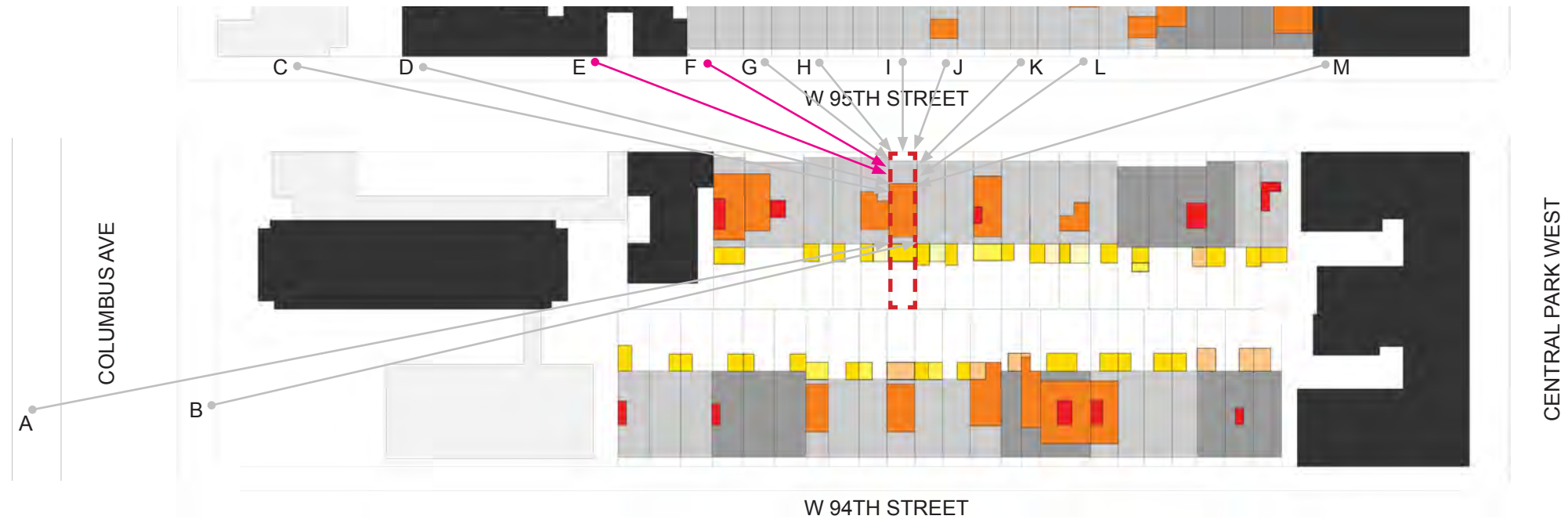
B - View from East side of Columbus Ave



B - (5x Zoom) View from East side of Columbus Ave

Note:  
Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



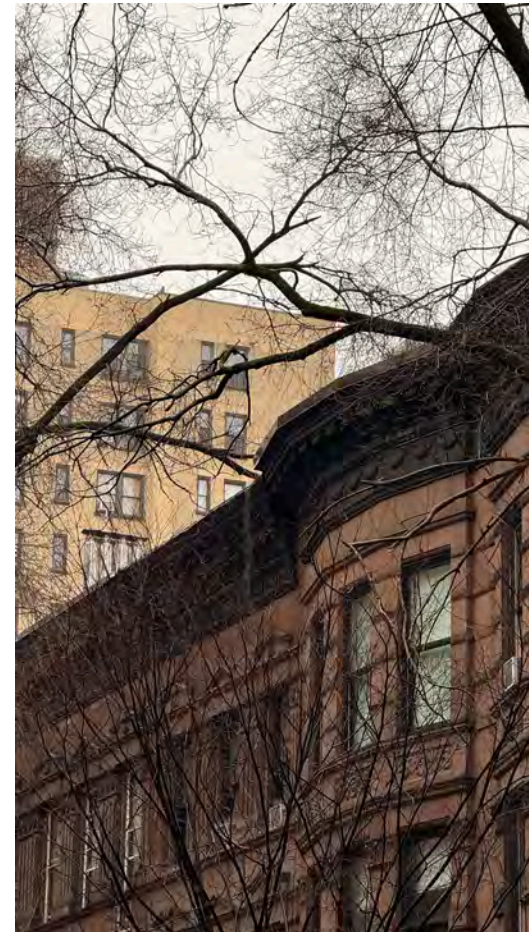
E - View from 55 W 95th St.



E - (5x Zoom) View from 55 W 95th St.



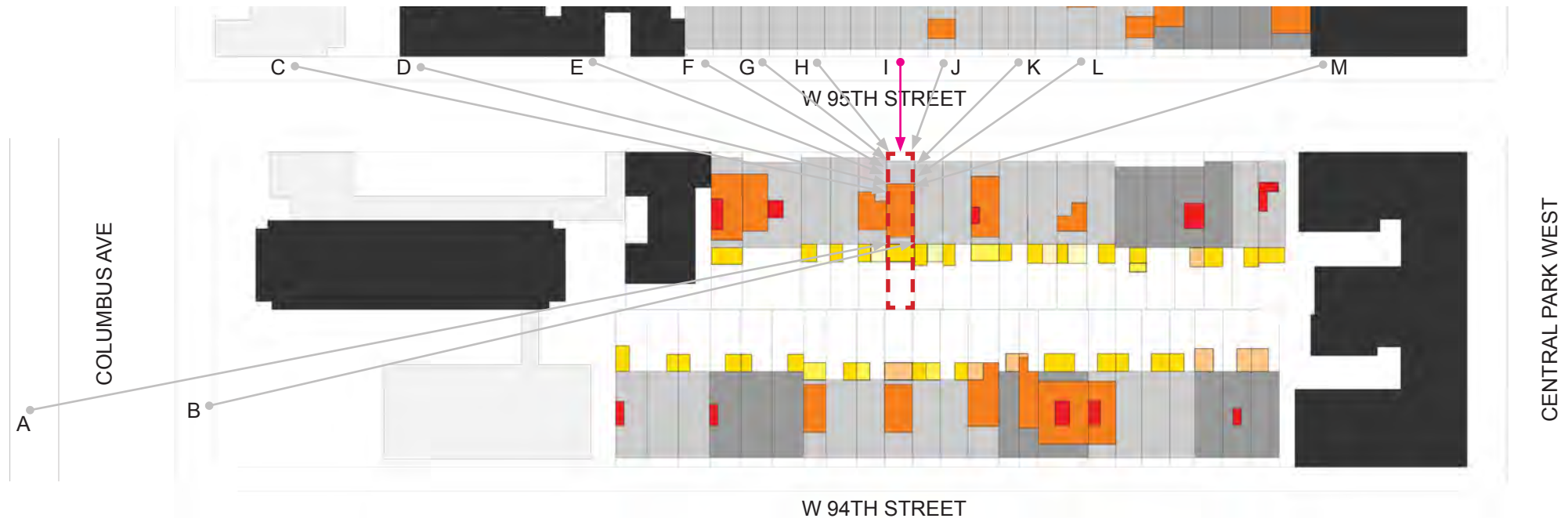
F - View from 51 W 95th St.



F - (5x Zoom) View from 51 W 95th St.

Note:  
Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



I - View from 33 W 95th St.



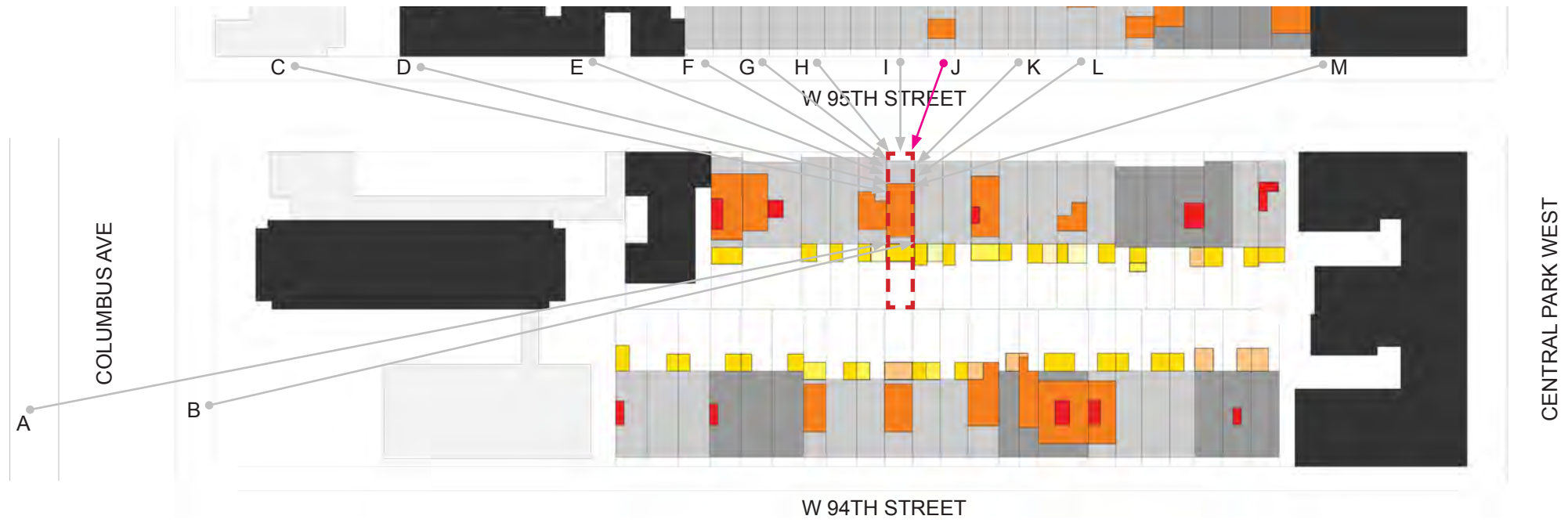
I - (5x Zoom) View from 33 W 95th St.



I - Wide angle View from 33 W 95th St. show flue mockup and neighboring flue

Note:  
Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



J - View from 31 W 95th St.



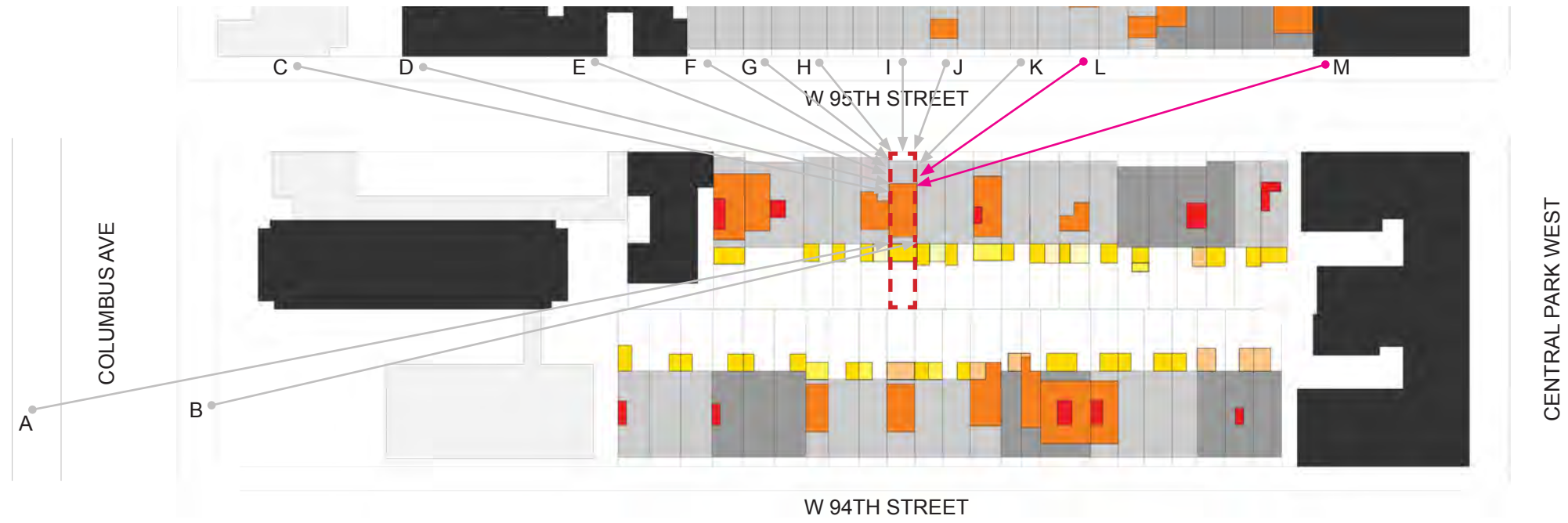
J - (5x Zoom) View from 31 W 95th St.



J - Wide angle View from 31 W 95th St. show flue mockup and neighboring flue

Note:  
Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



L - View from 21 W 95th St.



L - (5x Zoom) View from 21 W 95th St.



M - View from 3 W 95th St.



M - (5x Zoom) View from 3 W 95th St.



**32 West 95th St Residence**

**Thank You**



**SPAN Architecture**

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## Appendix



32 West 95th Street Residence

April 14, 2025

Existing Front Facade



#30

#32

#34



Existing Front Elevation

- T.O. CORNICE  
EL. +47'-0"
- T.O. FIN. 4TH FLOOR  
EL. +41'-8 1/2"
- T.O. FIN. 3RD FLOOR  
EL. +30'-0"
- T.O. FIN. 2ND FLOOR  
EL. +18'-11"
- T.O. FIN. 1ST FLOOR  
EL. +6'-8 1/2"
- T.O. SIDEWALK  
EL. 0'-0"
- T.O. BASEMENT FIN. FLOOR  
EL. -2'-3 1/2"

#30

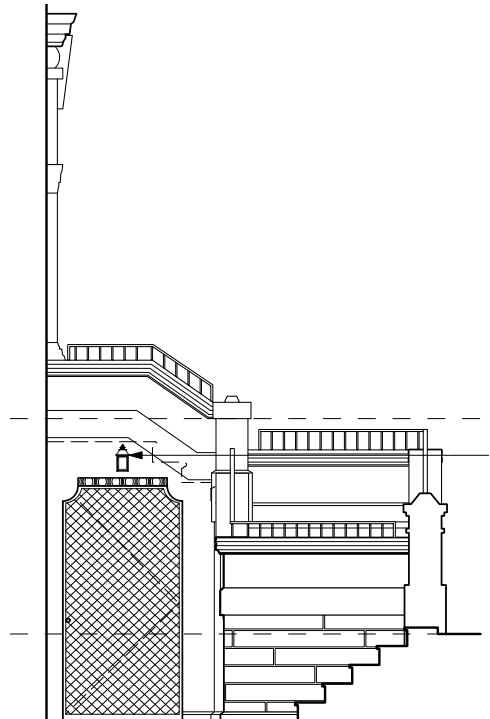
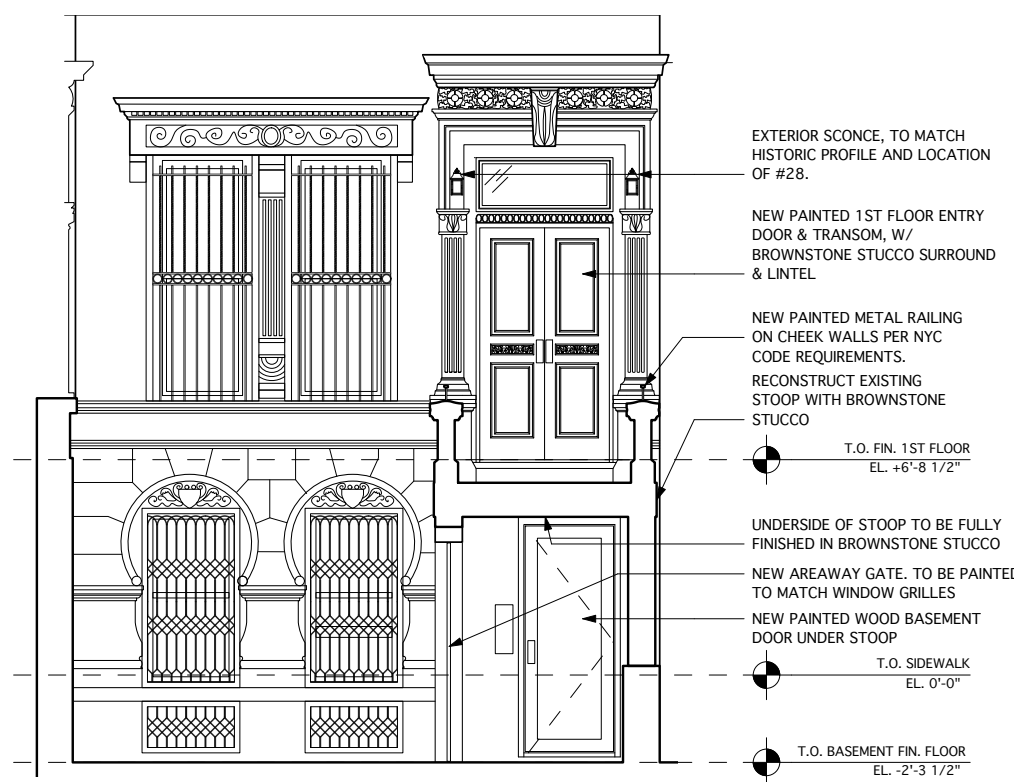
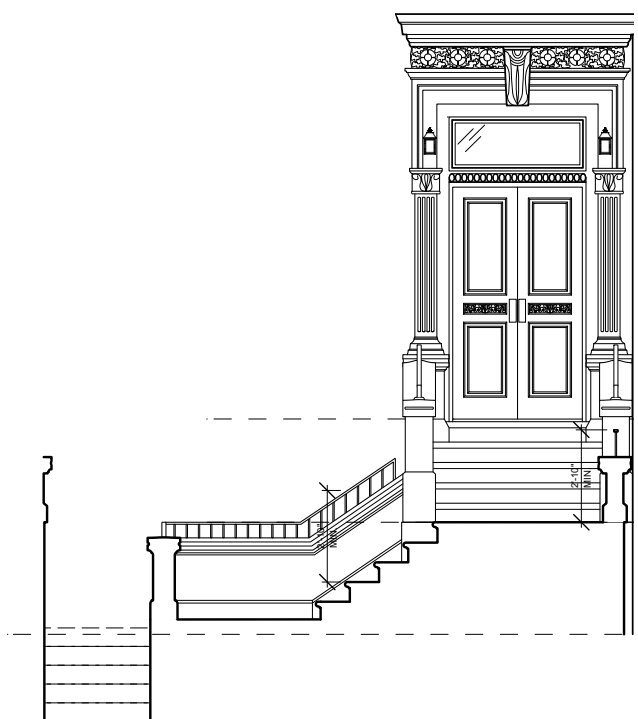
#32

#34

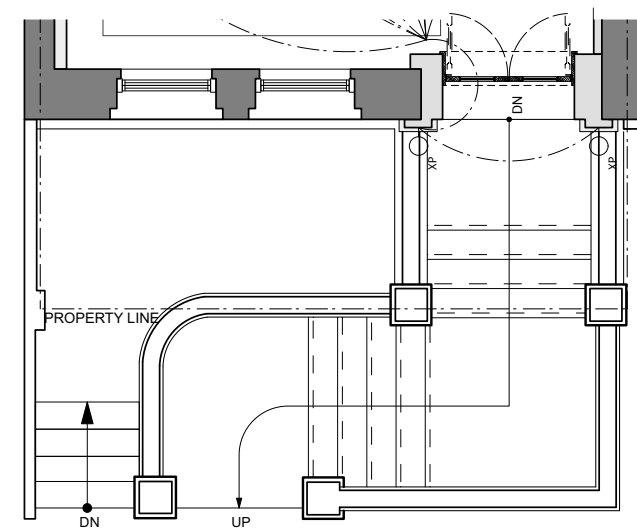
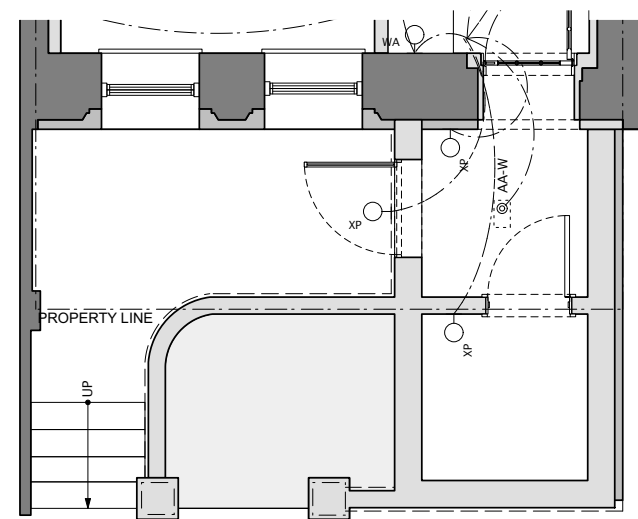


Proposed Front Elevation

- T.O. ROOF  
EL. +52'-10 3/4"
- T.O. CORNICE  
EL. +47'-0"
- T.O. FIN. 4TH FLOOR  
EL. +41'-8 1/2"
- T.O. FIN. 3RD FLOOR  
EL. +30'-0"
- T.O. FIN. 2ND FLOOR  
EL. +18'-11"
- T.O. FIN. 1ST FLOOR  
EL. +6'-8 1/2"
- T.O. SIDEWALK  
EL. 0'-0"
- T.O. BASEMENT FIN. FLOOR  
EL. -2'-3 1/2"



Proposed Stoop & Parlor Entry Render



Parlor Entry & Stoop to match Historic 28 W 95th Street



c 1940 Municipal Archives (colorized)



#34

#32

#30

#34

#32

#30



T.O. FIN. GUTTER  
EL. +41'-8 1/2"

T.O. FIN. 3RD FLOOR  
EL. +30'-0"

T.O. FIN. 2ND FLOOR  
EL. +18'-11"

T.O. FIN. 1ST FLOOR  
EL. +6'-8 1/2"

T.O. SIDEWALK  
EL. 0'-0"

T.O. BASEMENT FIN. FLOOR  
EL. -2'-3 1/2"



T.O. ROOF  
EL. +52'-10 3/4"

T.O. FIN. GUTTER  
EL. +41'-8 1/2"

T.O. FIN. 3RD FLOOR  
EL. +30'-0"

T.O. FIN. 2ND FLOOR  
EL. +18'-11"

T.O. FIN. 1ST FLOOR  
EL. +6'-8 1/2"

T.O. SIDEWALK  
EL. 0'-0"

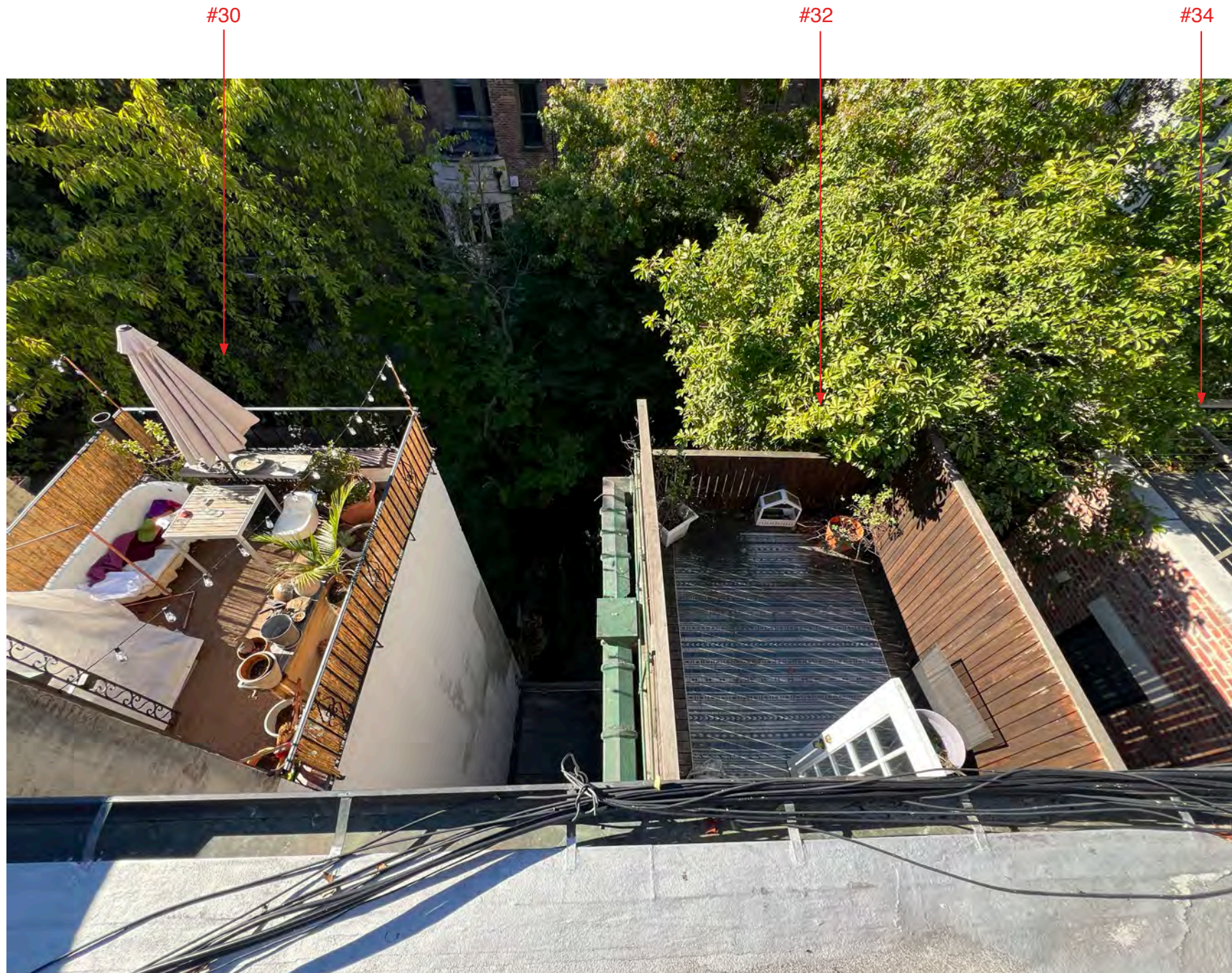
T.O. BASEMENT FIN. FLOOR  
EL. -2'-3 1/2"

Existing Rear Elevation

Proposed Rear Elevation







Looking South towards the rear yard from the roof

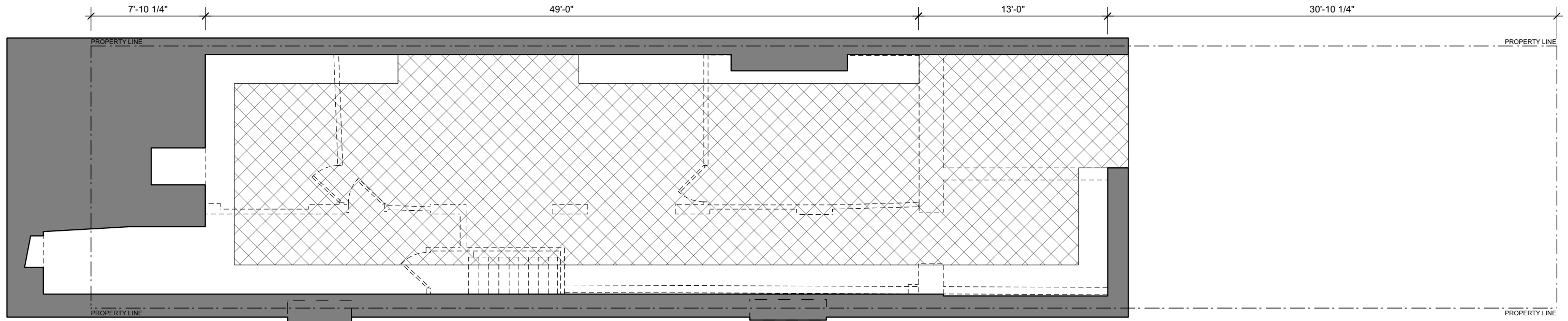


Garden Level Rear Facade

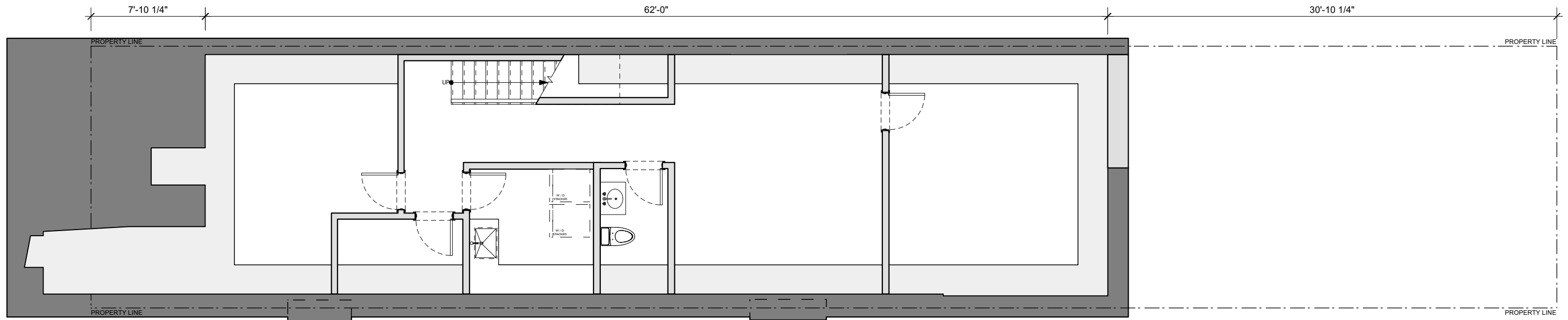


Rear Yard looking South

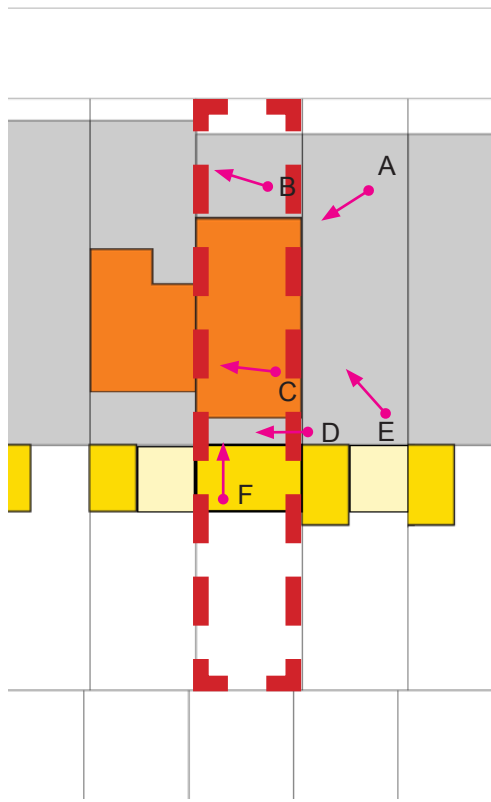
Area of excavation



Existing Plan - Cellar



Proposed Plan - Cellar



A. Front of Mockup looking SW



B. Front Chimney Flue and Railing



C. HVAC Unit Mockup above Addition



View down to Columbus Ave looking West



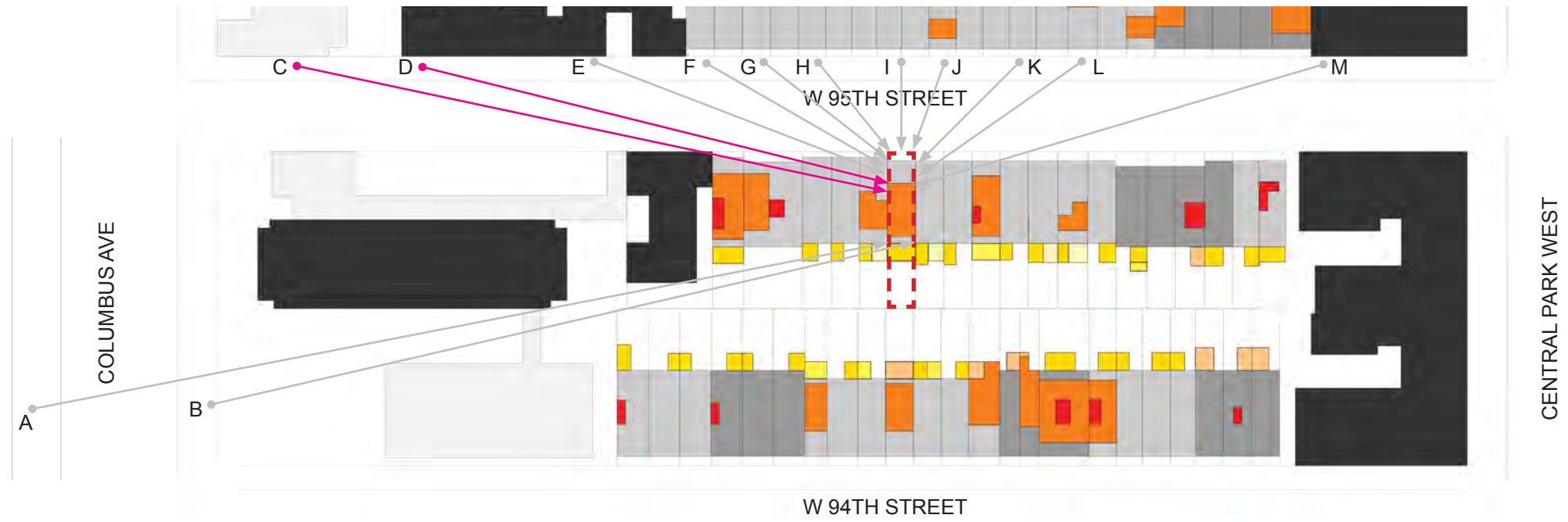
E. Rear of Mockup looking NW



F. Rear of Mockup from 3rd Floor Terrace looking up

Note:  
Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



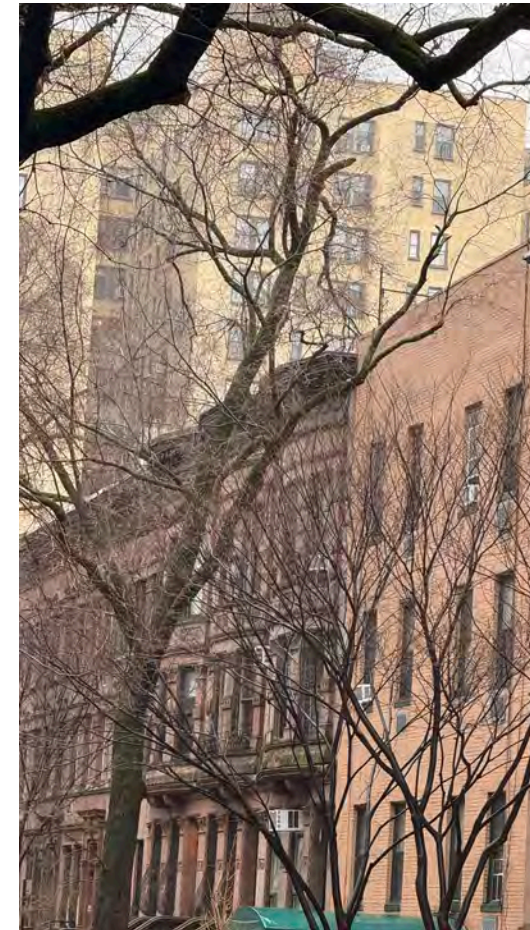
C - View from 95 W 95th St.



C - (5x Zoom) View from 95 W 95th St.



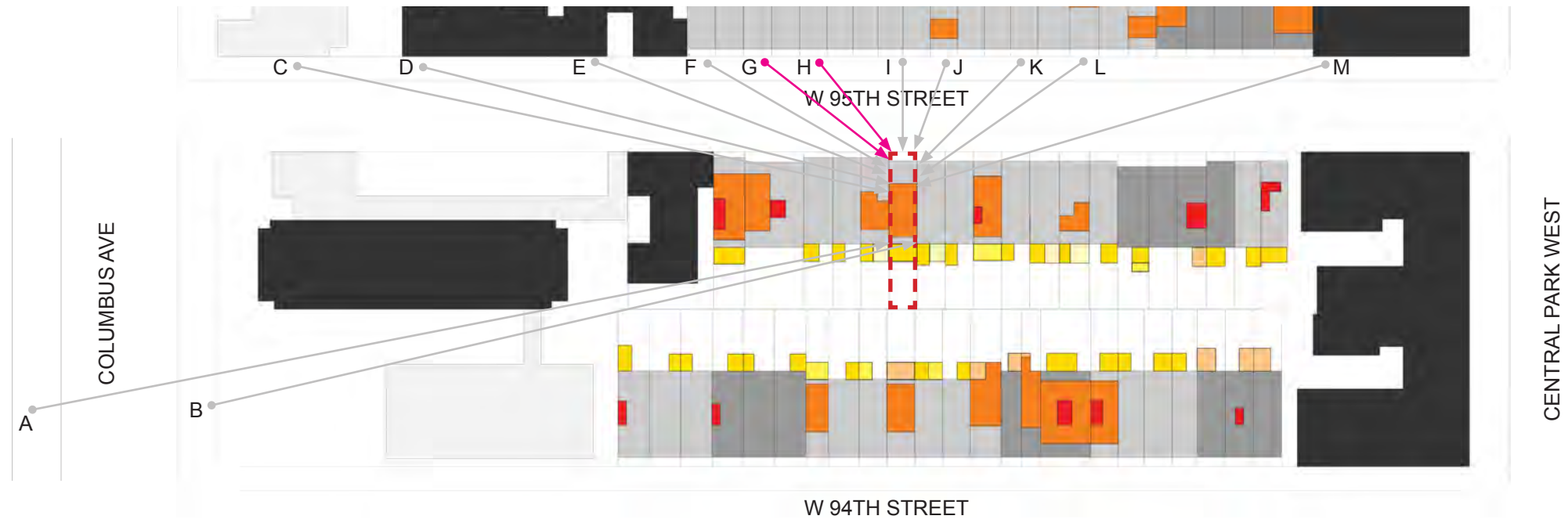
D - View from 65 W 95th St.



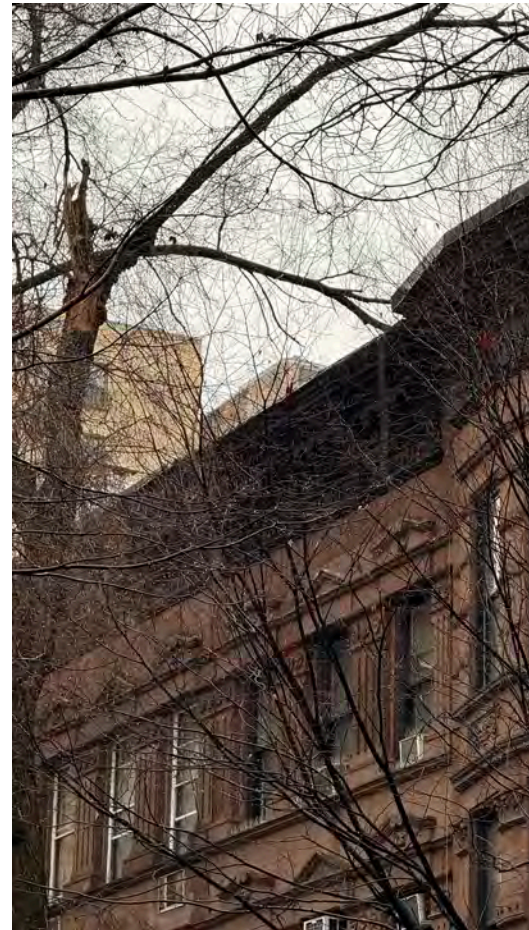
D - (5x Zoom) View from 65 W 95th St.

Note:  
 Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



G - View from 47 W 95th St.



G - (5x Zoom) View from 47 W 95th St.



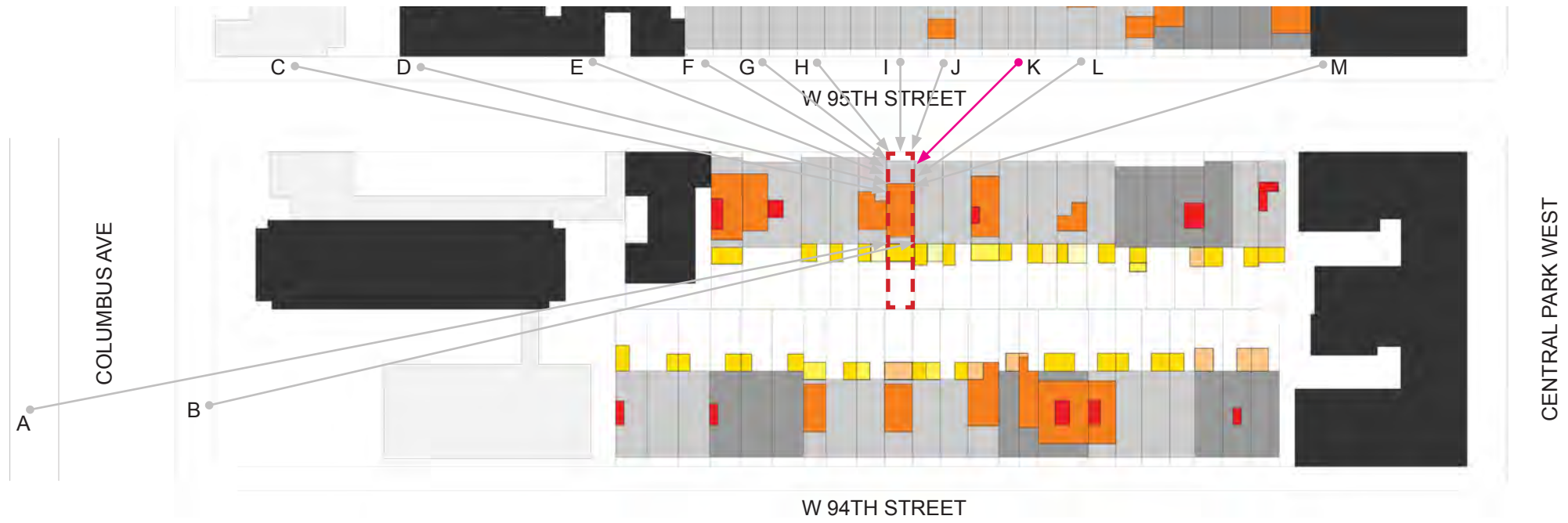
H - View from 43 W 95th St.



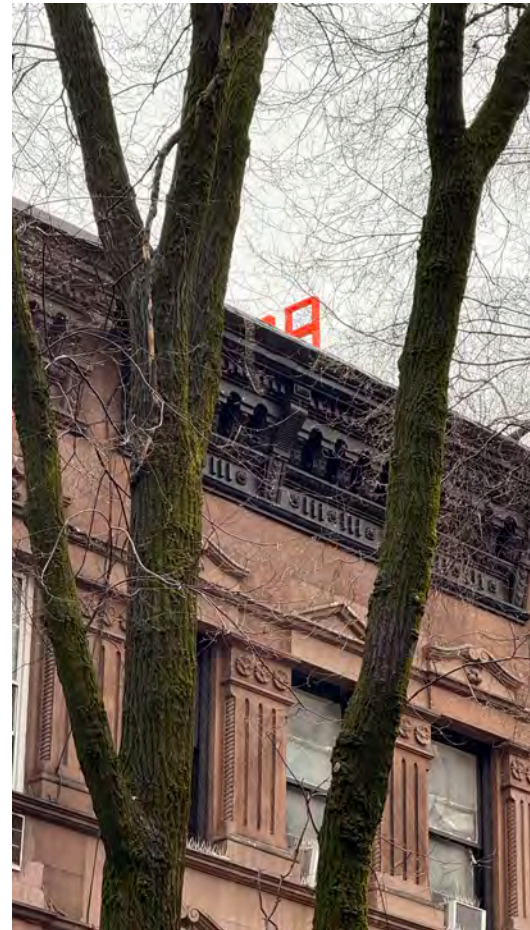
H - (5x Zoom) View from 43 W 95th St.

Note:  
Minimal visibility of neighbor's chimney flue extension at #34.

Zero visibility of the proposed roof addition, railings, chimney extension, or HVAC unit.



K - View from 25 W 95th St.



K - (5x Zoom) View from 25 W 95th St.



K - Wide angle View from 25 W 95th St. show flue mockup and neighboring flue

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