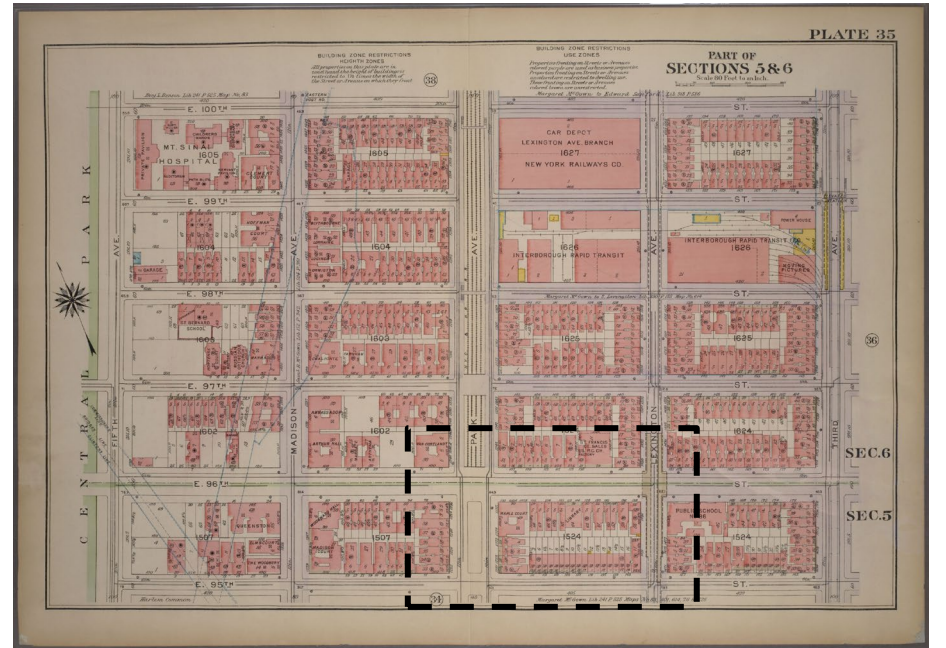
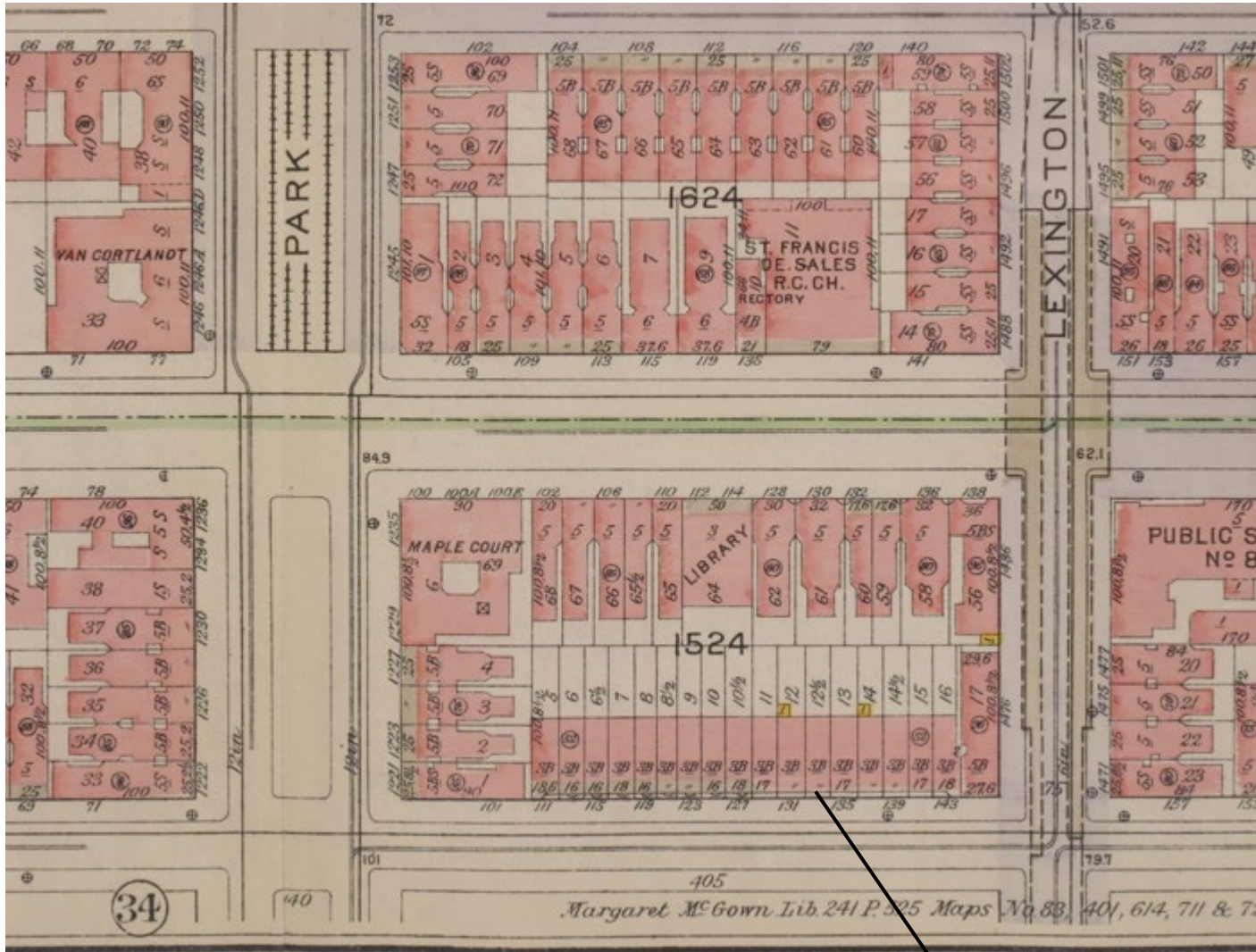


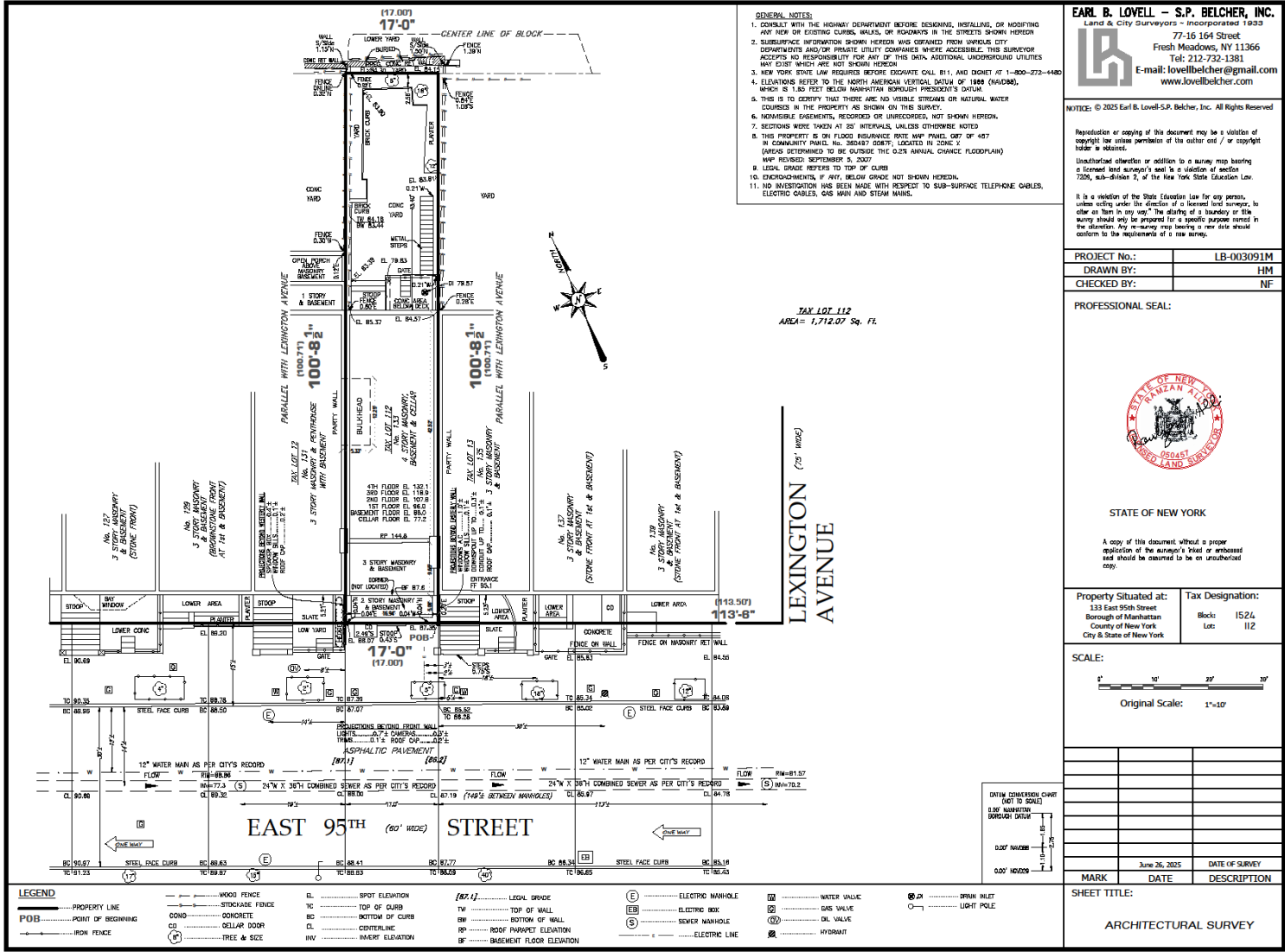
**THE CITY OF NEW YORK
LANDMARKS PRESERVATION COMMISSION
ARCHITECTURAL DRAWINGS
for Proposed Restoration and Non-Visible Rear Expansion of:
133 E. 95th St, New York, NY 10128**



Sanborn Map – Section 5&6

Location

133 E.95th St, New York



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

Historic Photos

← Park Ave

Lexington Ave →



115 117 119 121 123 125 127 129 131 **133** 135 137 139 141 143

North E. 95th St. – Building Facades





141 - 131
(Towards
Lexington Ave)



133



125 – 131
With Rear Addition
(Towards Park Ave)



ZONING ANALYSIS - 133 E 95TH ST. ZONING DISTRICT RBB					
as per 28K.153, local regulations set forth in Article 6, Chapter 3, shall apply to all Residential portions of the building.					
	ZONING RESOLUTION	REQUIRED (PERMITTED)	EXISTING	PROPOSED	COMPLIANCE
LOT AREA			100.67'x170'-1712 sqft		
MAXIMUM PERMITTED FLOOR AREA RATIO (F.A.R.)	Z.R. 23-153	MAX. F.A.R. RES - 4	2.71	3.5	YES
RESIDENTIAL FLOOR AREA	Z.R. 23-145	6944 sqft	4547.65 sqft	5998.40 sqft	YES
MAXIMUM LOT COVERAGE	Z.R. 23-46	MAX LOT COVERAGE: 70% MAX	LOT COVERAGE: 67.28%	LOT COVERAGE: 73%	YES
REQUIRED FRONT YARD	Z.R. 23-45	NOT REQUIRED	NONE	NO CHANGE	YES
REQUIRED REAR YARD	Z.R. 23-34	20 ft	43 ft 5 in	26 ft 6 in	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 = 480 PERMITTED RES. FLOOR AREA x NO. OF MAX PERMITTED NO. OF U.U. / 3000000 = 5		NO CHANGE	YES
REQUIRED NUMBER OF PARKING SPACES	Z.R. 25-241	NEED COMB. NO. DWELLING UNITS + 1, DIVIDED < 5	NONE	NONE	YES
BICYCLE PARKING WAIVER	Z.R. 25-611	RESIDENTIAL < 9 UNIT, WAIVED	0	0	YES
STREET WALL LOCATION	Z.R. 23-633(a)(2)	NO CLOSER TO WORK FURTHER FROM THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING OR 15 FEET OR MORE PROPERTY LINE			YES
STREET TREE PLANTING	Z.R. 28-12 / Z.R. 26-41	1 EVERY 20' OF STREET FRONTAGE	1 EXISTING	NO CHANGE	YES

Architectural site plan showing proposed and existing structures on a lot. The lot is 100'-5" deep and 17'-0" wide.

EXISTING STRUCTURES:

- NO. 131: 3 STORY MASONRY PENTHOUSE WITH BASEMENT (27'-0 1/2" high)
- NO. 133: 4 STORY MASONRY BASEMENT & CEILING (19'-1 1/2" high)
- NO. 135: 3 STORY MASONRY & BASEMENT

PROPOSED STRUCTURES:

- NO. 131: 3 STORY MASONRY PENTHOUSE WITH BASEMENT (17'-0" wide)
- NO. 133: 4 STORY MASONRY BASEMENT & CEILING (17'-0" wide)
- NO. 135: 3 STORY MASONRY & BASEMENT (17'-0" wide)

LOT DIMENSIONS: 100'-5" LOT DEPTH, 17'-0" LOT WIDTH

Other Features:

- REMOVE PATCH
- PROP. LINE
- PROPOSED FENCE GATE & SIDEWALK REPAIR (TO MATCH 131 E. 95TH ST)
- CONC. CURB (MET FACE)
- CONC. SIDEWALK (15' 0" WIDE)
- EXPRESS TO STREET FROM FRONT ENTRY
- 113' 6" TO NEAREST CORNER AT LEXINGTON AVE

EAST 95TH STREET (60 FT WIDE)

Diagram illustrating the floor plan of the first floor, showing the layout of the building. The plan is divided into two main sections: a larger section on the left labeled '(PROPOSED)' and a smaller section on the right labeled '(EXISTING)'. The plan is oriented with North at the top.

Diagram illustrating the proposed and existing floor plans for the second floor. The plan shows a large open area on the left, a central corridor with stairs, and several rooms on the right. Dimensions are provided for the proposed and existing areas:

- PROPOSED: 270.15 SQ. FT.
- EXISTING: 679.87 SQ. FT.

Floor plan of the second floor. The plan is divided into two main sections: a 'PROPOSED' area on the left and an 'EXISTING' area on the right. The 'PROPOSED' area is a large, empty rectangular space measuring 270' 15" SQ. FT. The 'EXISTING' area contains various rooms, including a large open space, a circular room, and several smaller rooms. A double-headed arrow indicates the extent of the 'EXISTING' area, which measures 679' 87" SQ. FT.

Zoning Analysis



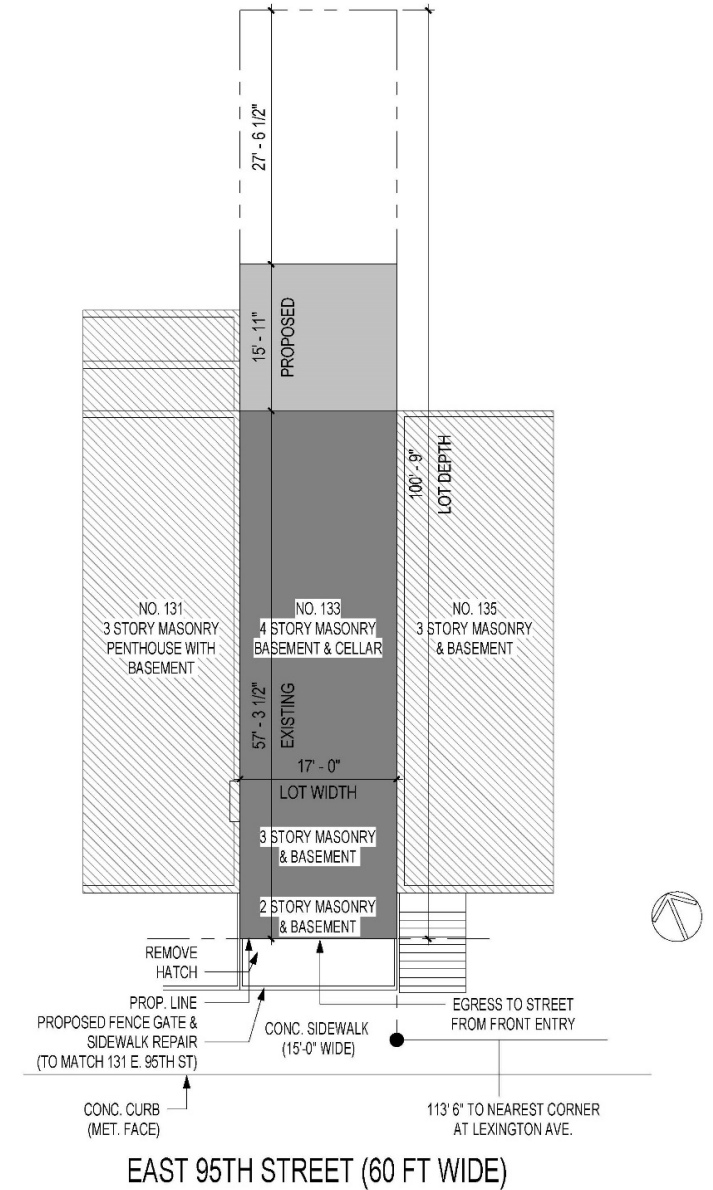
131 – Front Fence



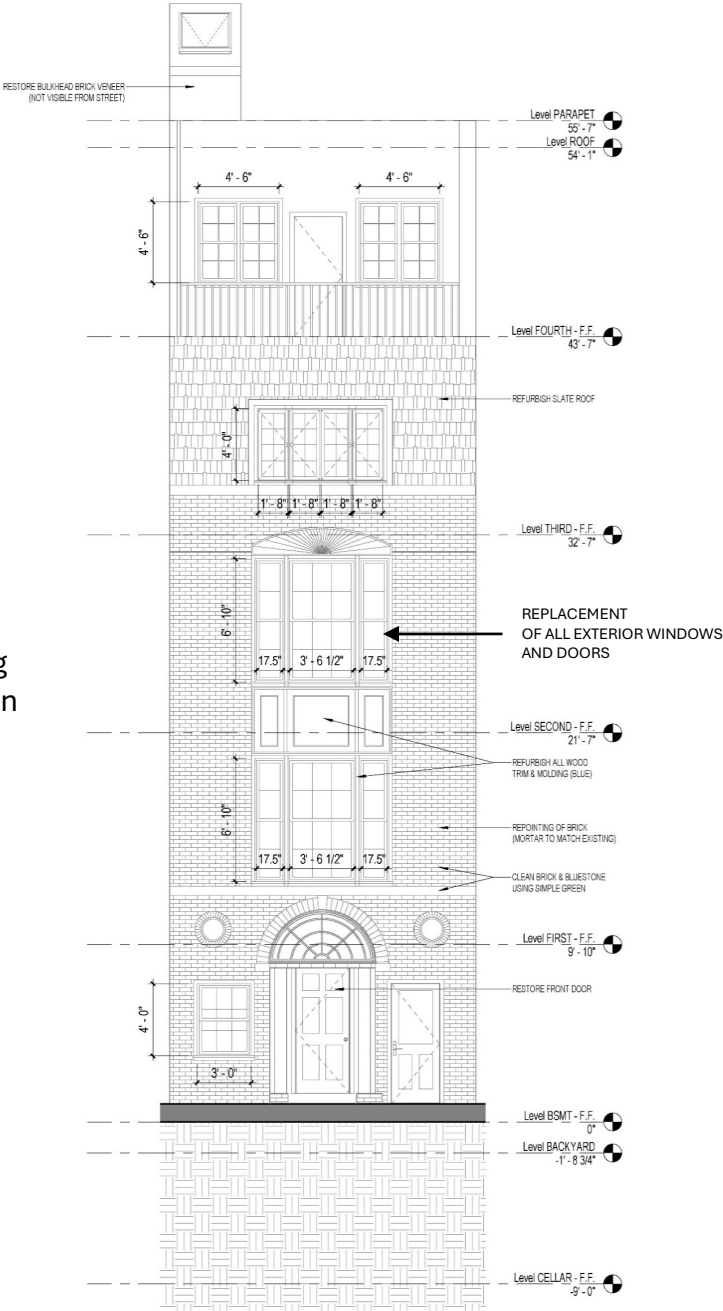
133



135 – Front Fence



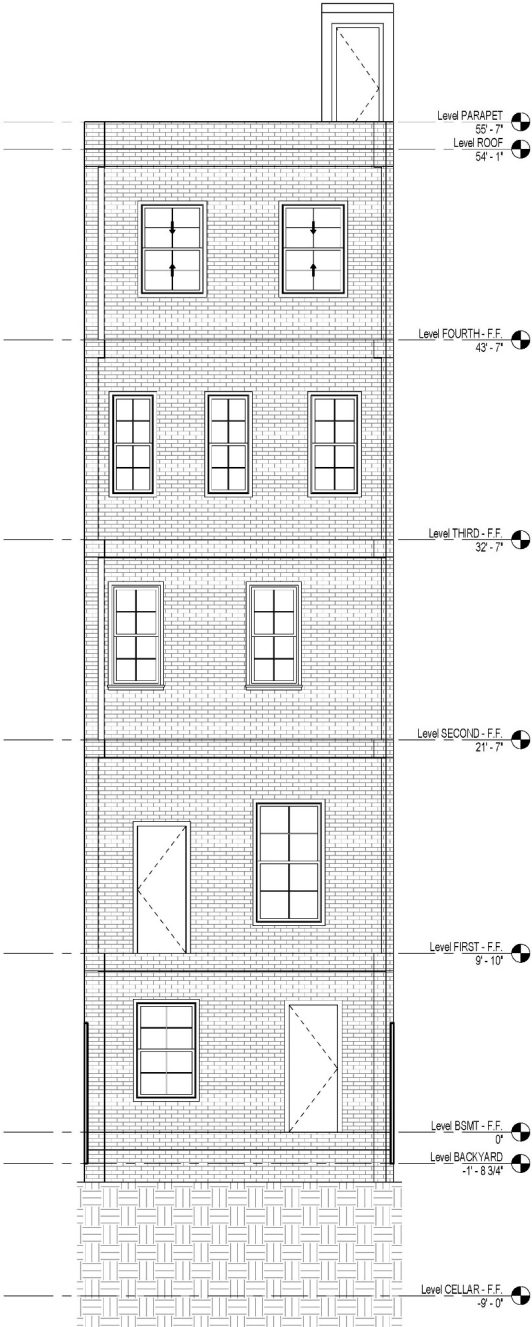
Existing
Elevation



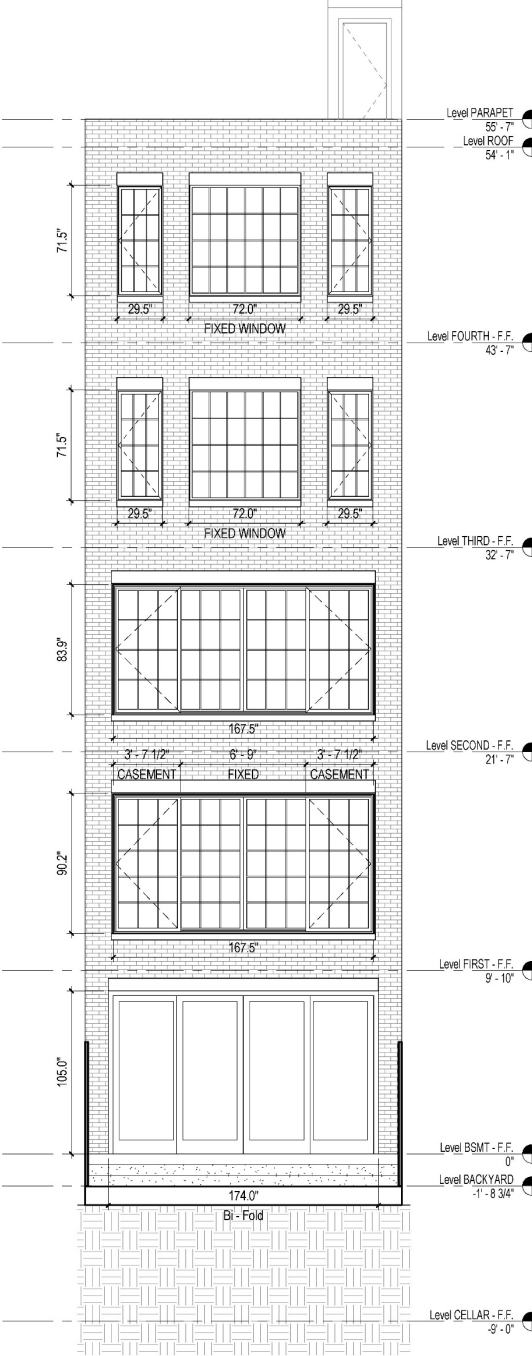
Front Elevation

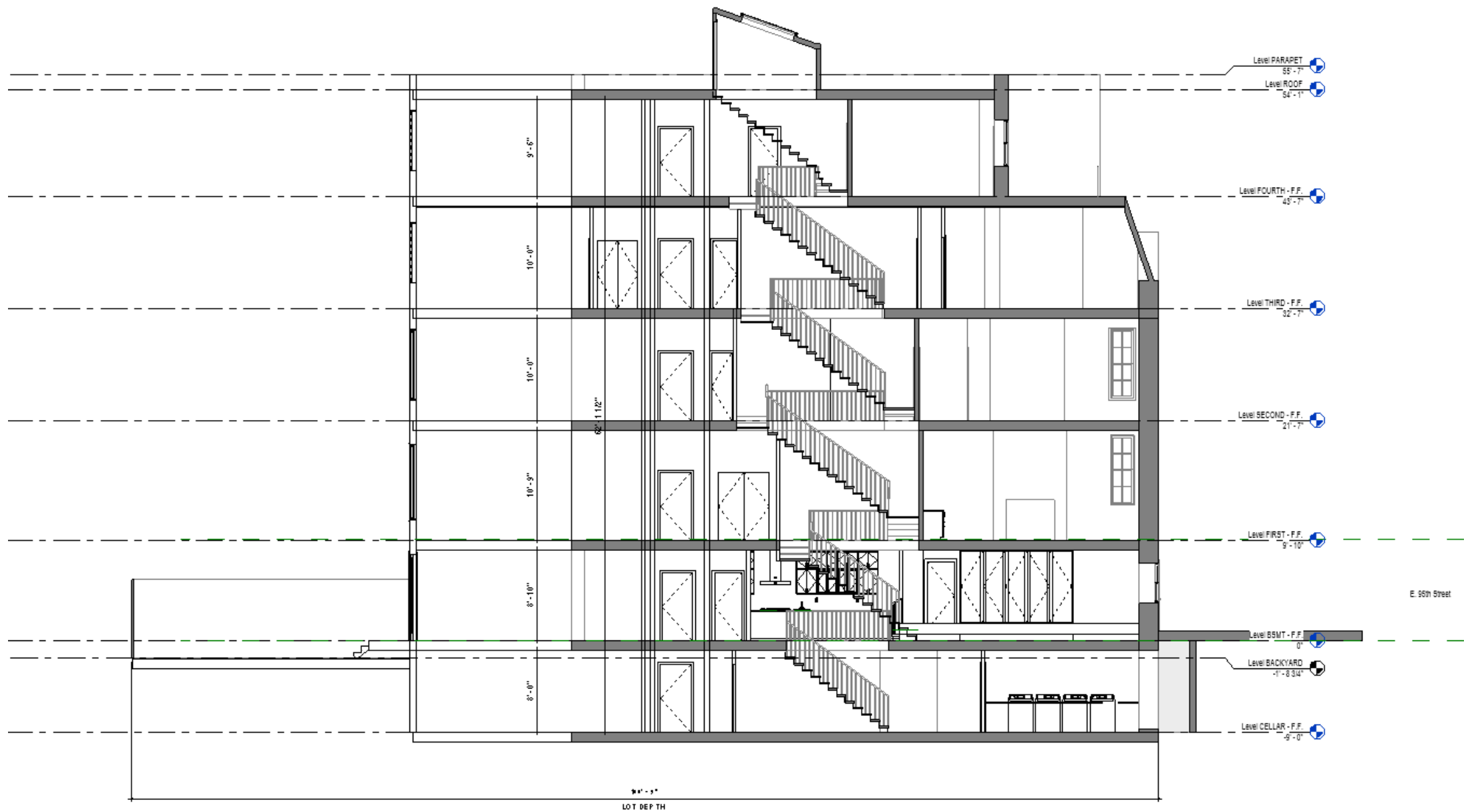
Rear Elevation

Existing
Elevation

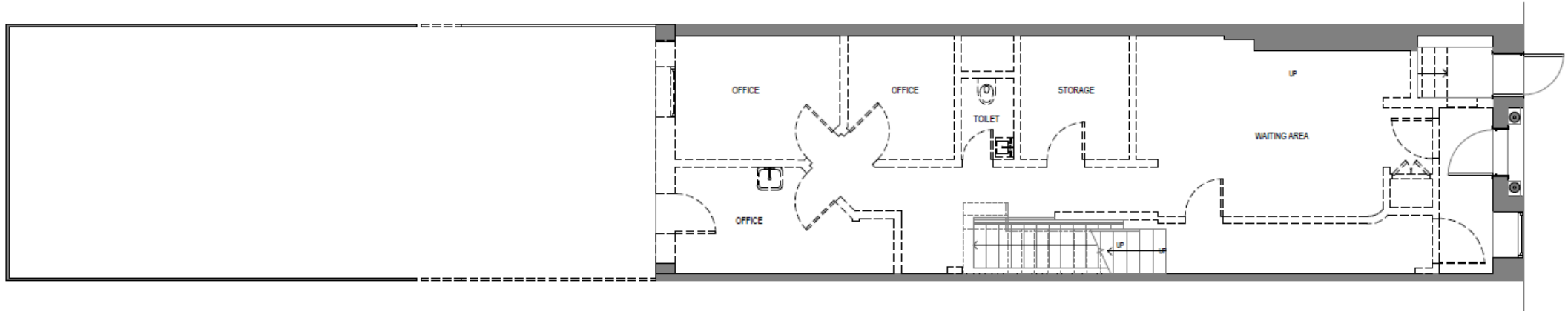


Proposed
Elevation

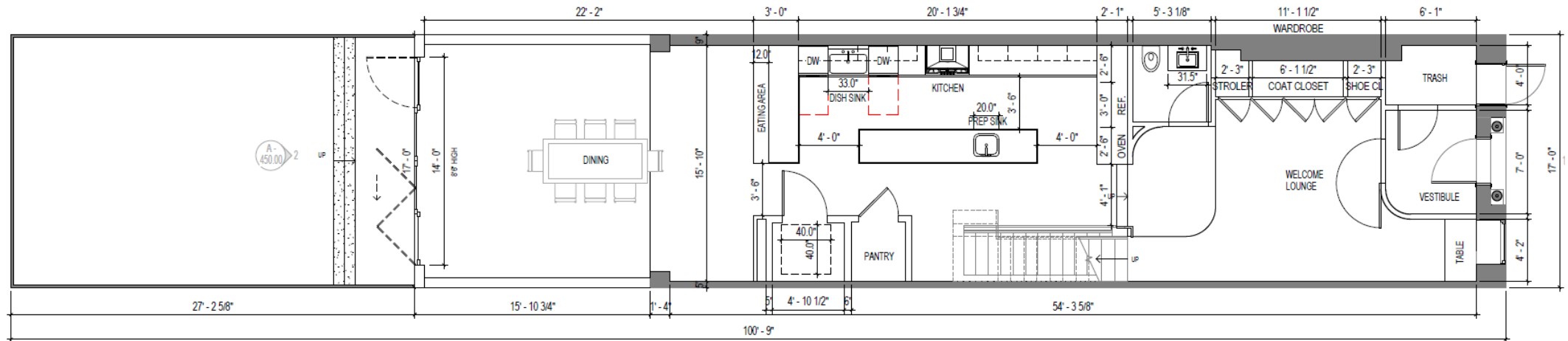




Section

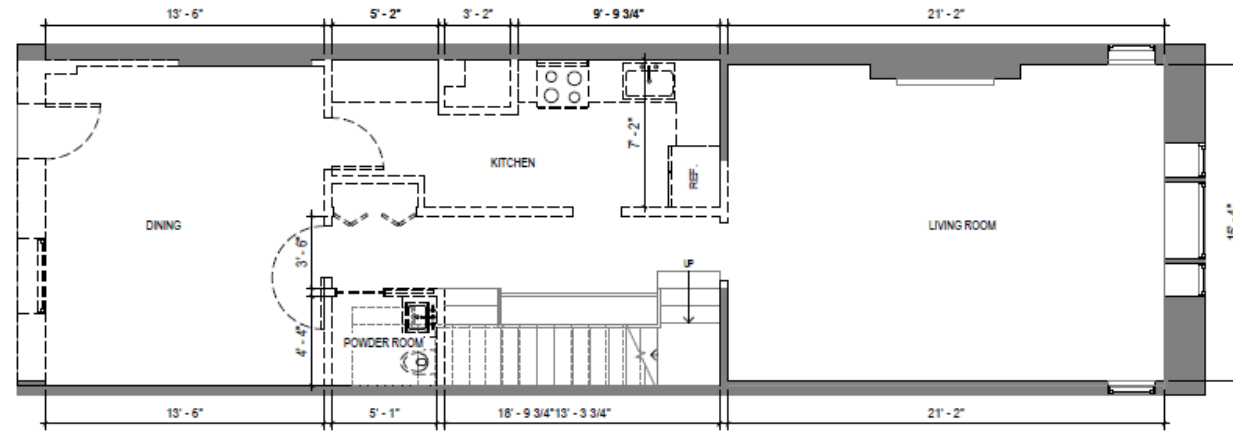


Existing / Demolition Plan

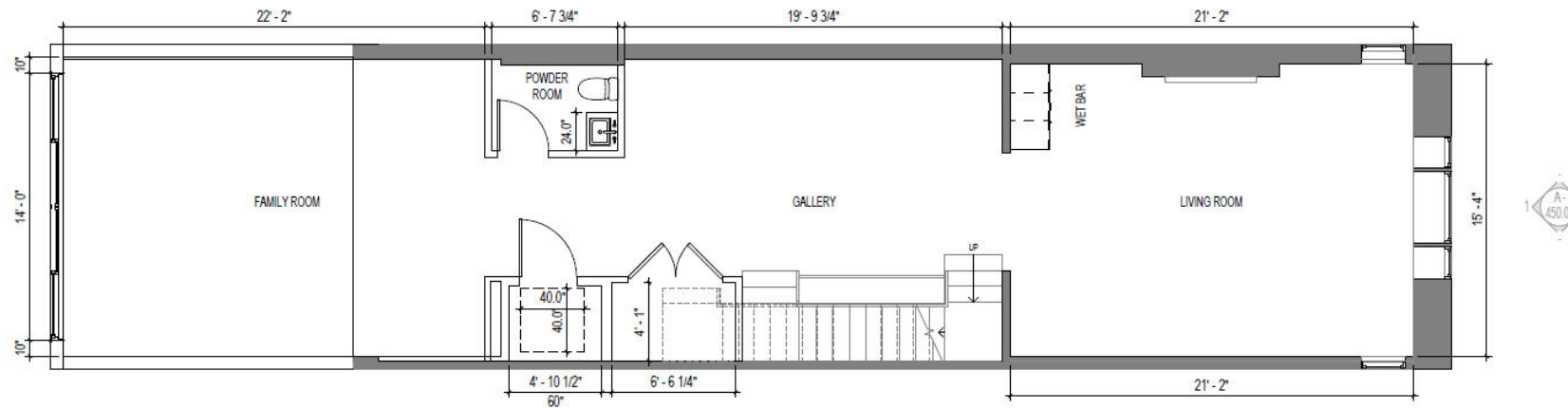


Proposed Plan

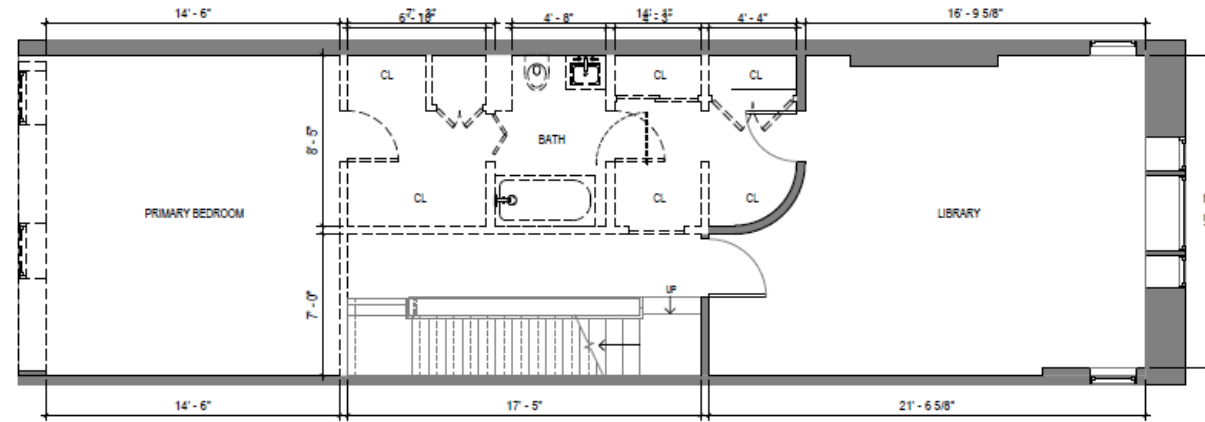
Basement Floor



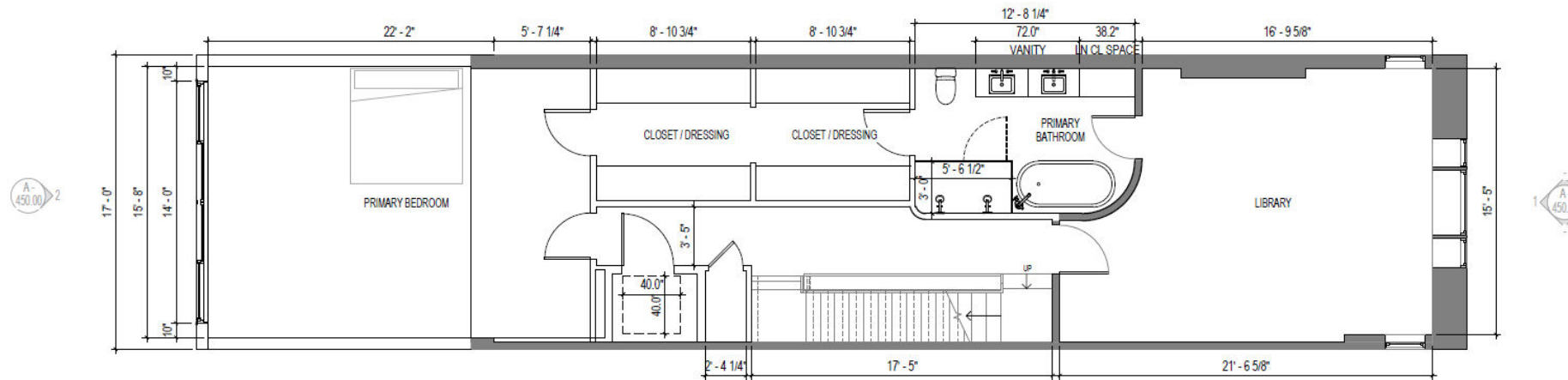
Existing / Demolition Plan



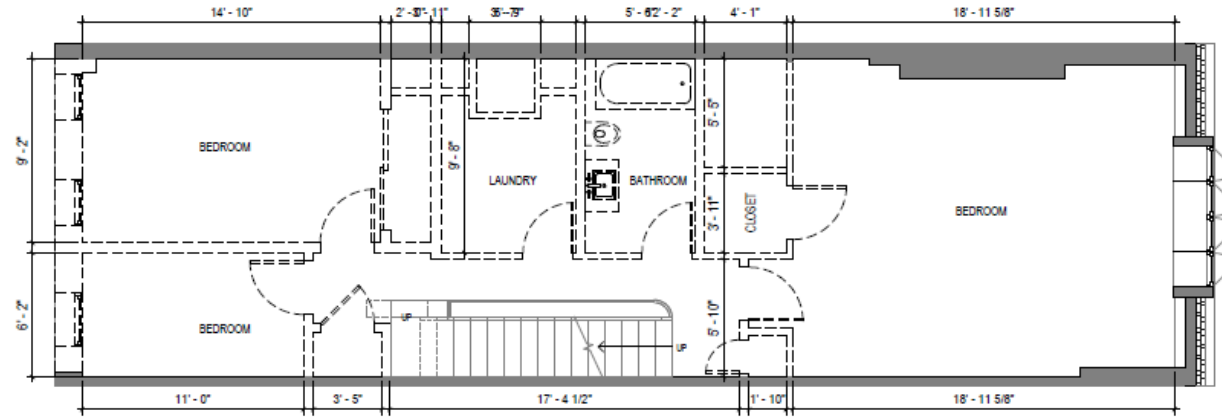
Proposed Plan



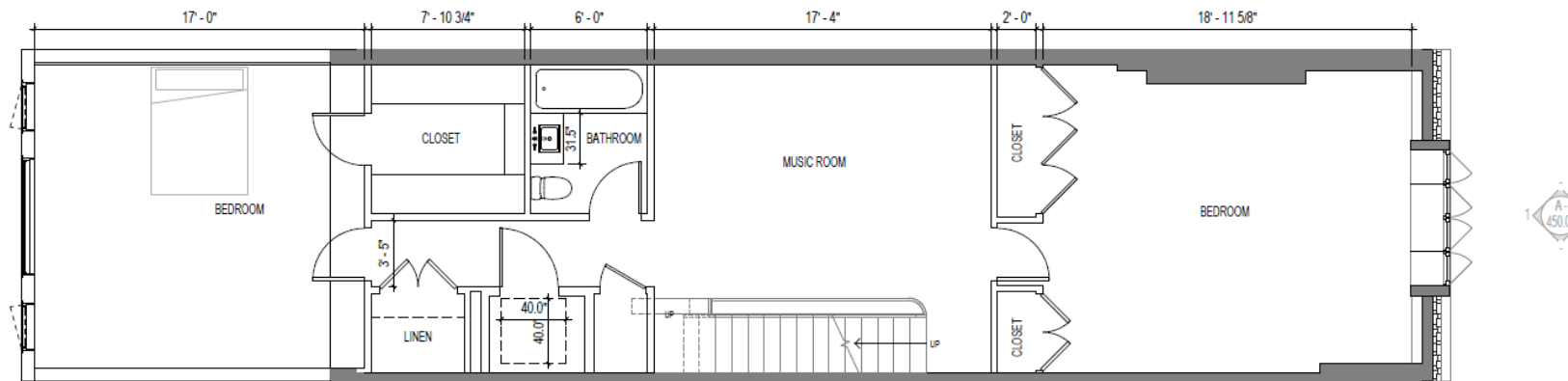
Existing / Demolition Plan



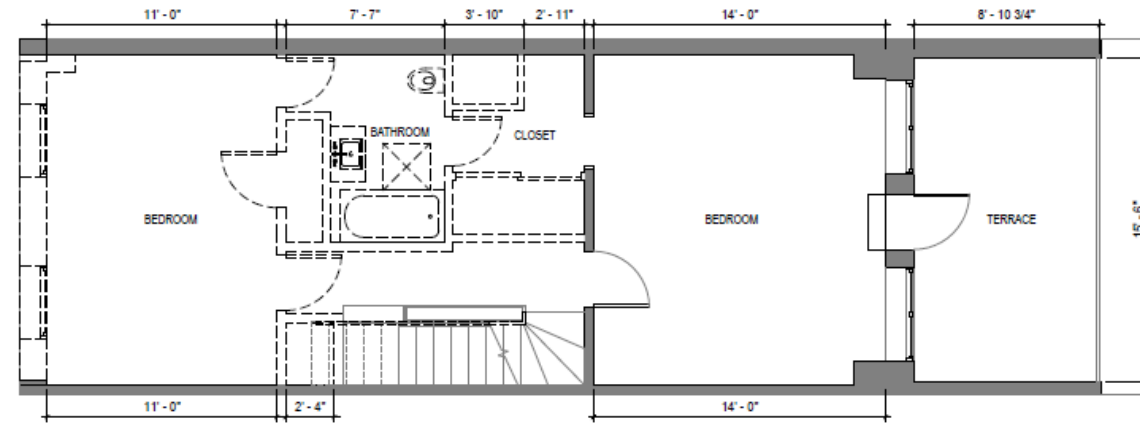
Proposed Plan



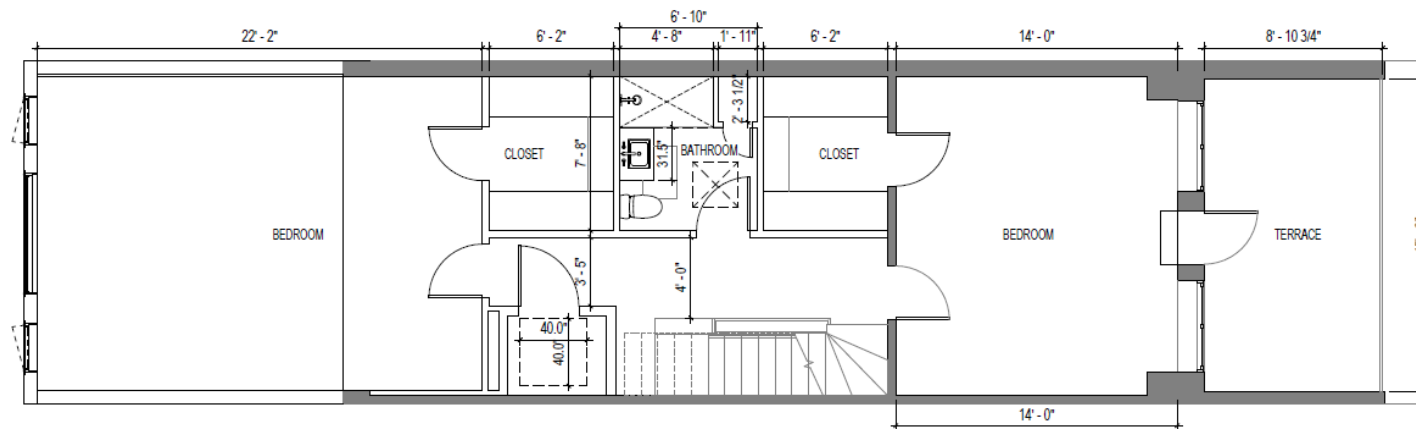
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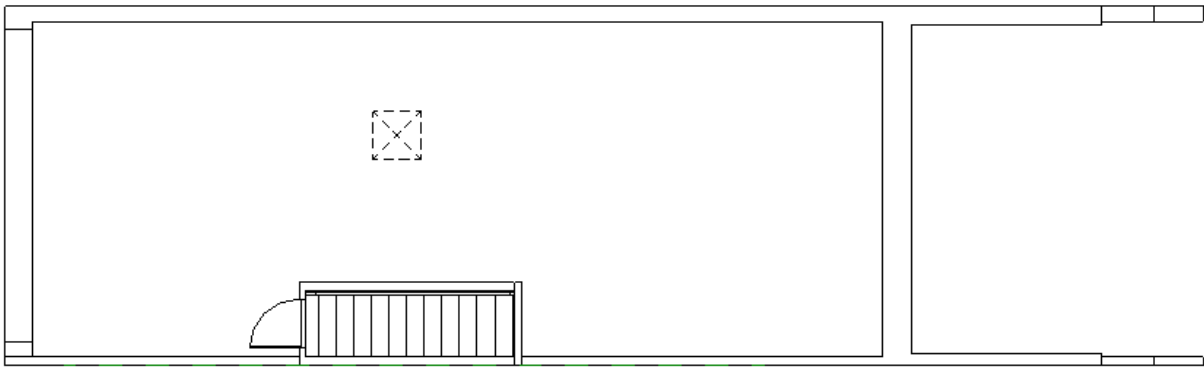
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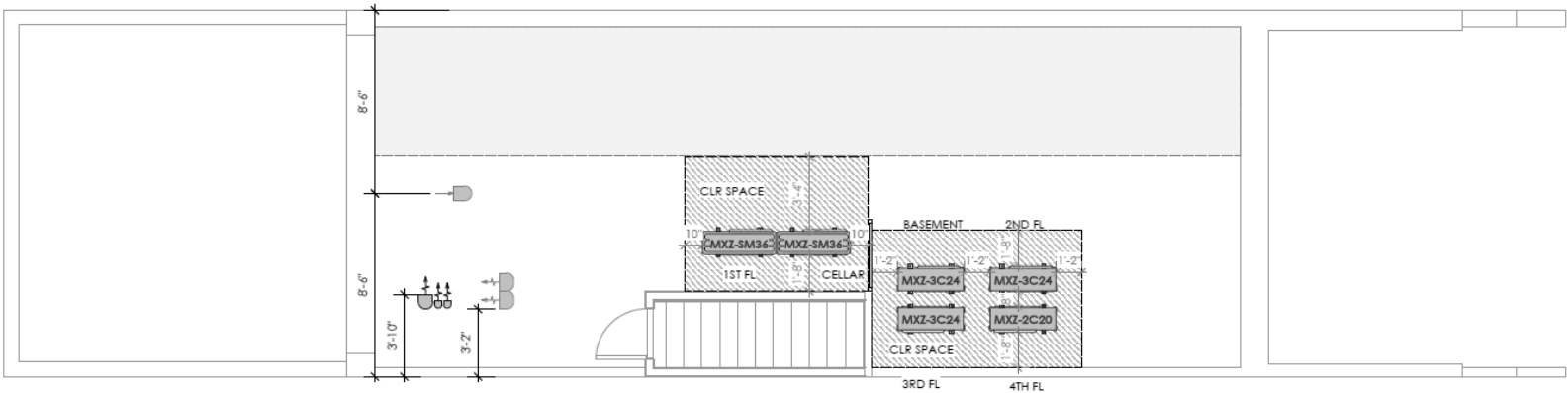
Existing / Demolition Plan



Proposed Plan



Existing / Demolition Plan



Proposed Plan



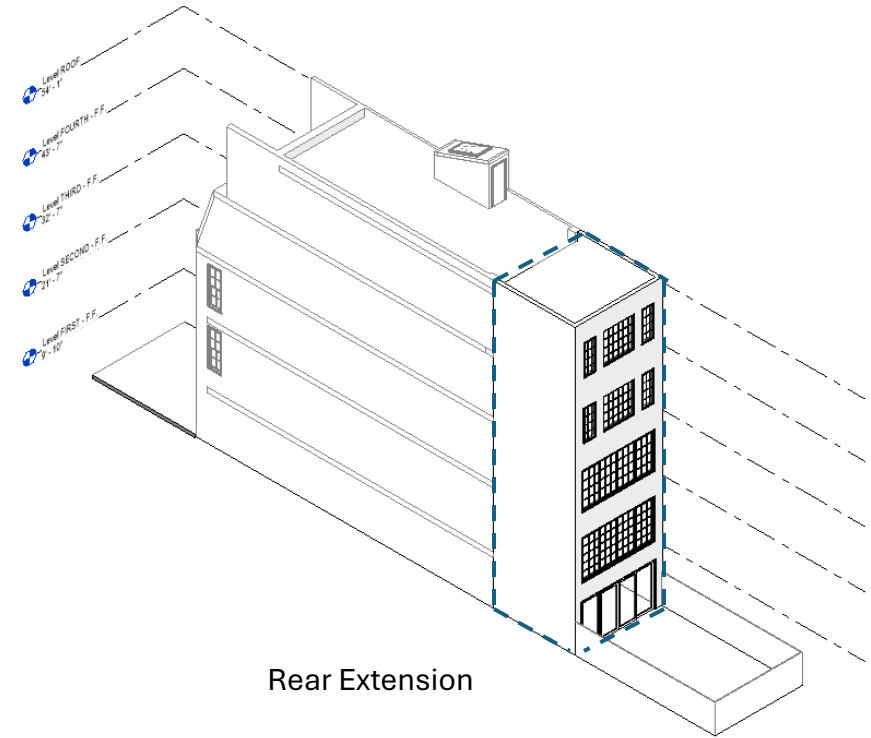
141 - 131
(Towards
Lexington Ave)



133

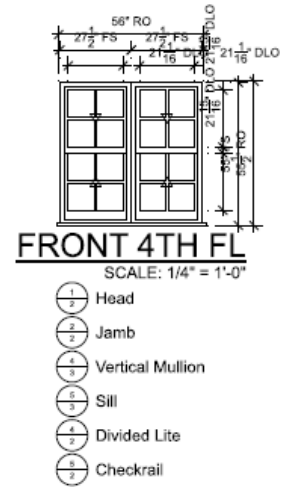
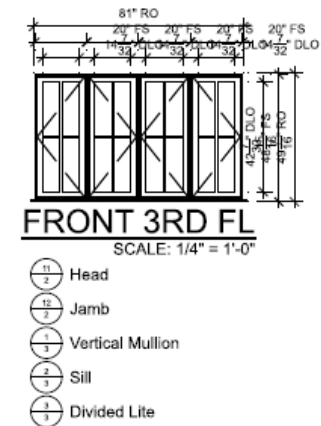
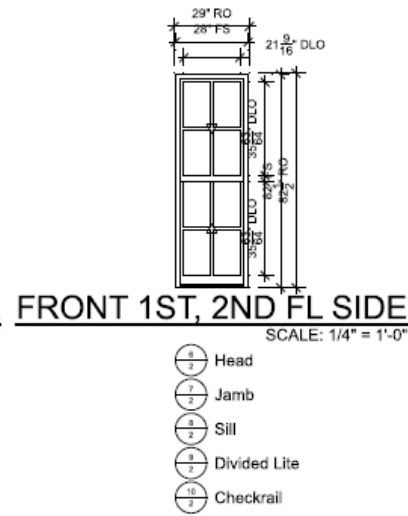
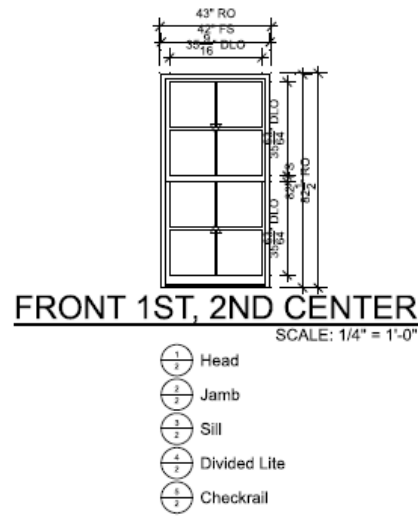
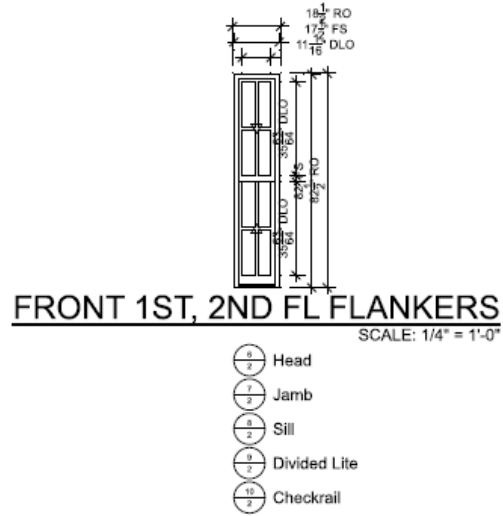
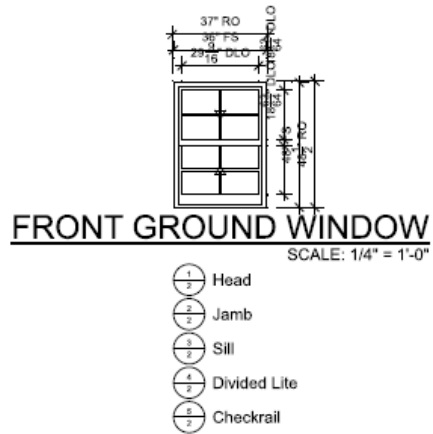


125 – 131
With Rear Addition
(Towards Park Ave)



Rear Extension

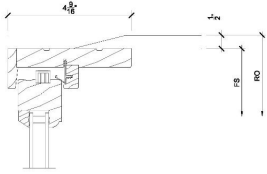
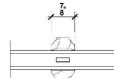
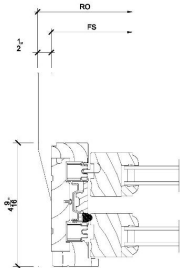
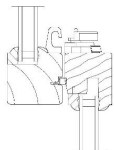
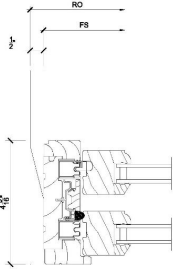
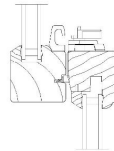
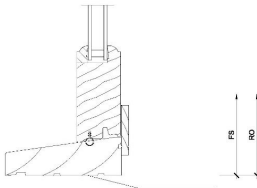
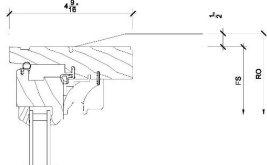
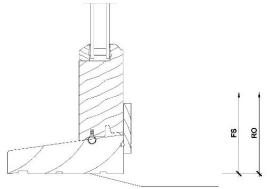
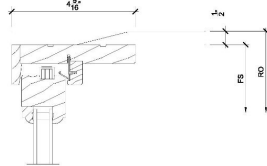
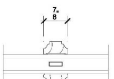
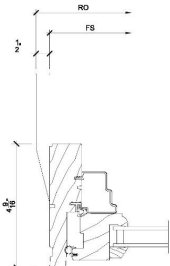
Rear Additions



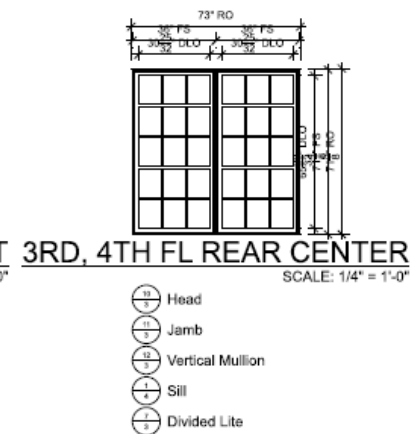
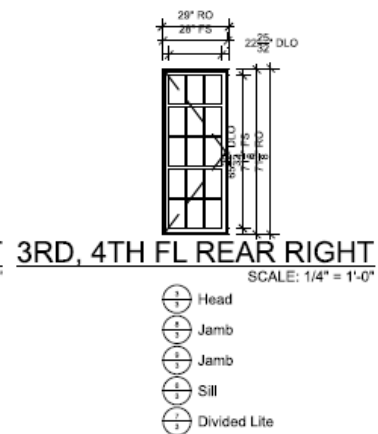
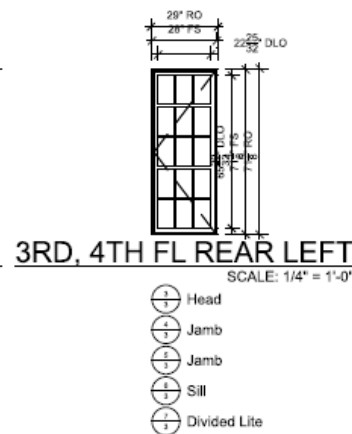
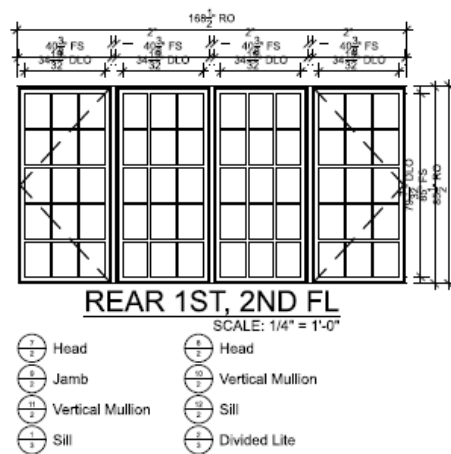
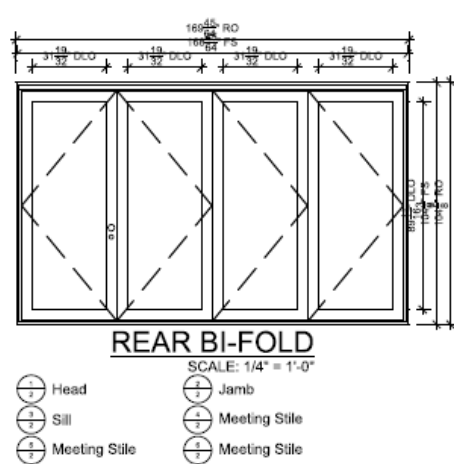
Front Windows - Marvin Ultimate

Front Molding & Window Trim Stain – English Chestnut

Front Windows - Marvin Ultimate Details

 <p>1 2</p> Head SCALE: 6" = 1'-0"	 <p>4 2</p> Divided Lite SCALE: 6" = 1'-0"	 <p>7 2</p> Jamb SCALE: 6" = 1'-0"	 <p>10 2</p> Checkrail SCALE: 6" = 1'-0"
 <p>2 2</p> Jamb SCALE: 6" = 1'-0"	 <p>8 2</p> Checkrail SCALE: 6" = 1'-0"	 <p>6 2</p> Sill SCALE: 6" = 1'-0"	 <p>11 2</p> Head SCALE: 6" = 1'-0"
 <p>9 2</p> Sill SCALE: 6" = 1'-0"	 <p>8 2</p> Head SCALE: 6" = 1'-0"	 <p>9 2</p> Divided Lite SCALE: 6" = 1'-0"	 <p>12 2</p> Jamb SCALE: 6" = 1'-0"
<p>ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering any Marvin Window and Door products installed within any building, the purchaser must obtain and read the shop drawings and the approved signature of the purchaser must be returned to the Architectural Department of Marvin Windows and Doors, Inc. for review and approval. The purchaser must also obtain and read the shop drawings and the approved signature of the purchaser must be returned to the Architectural Department of Marvin Windows and Doors, Inc. for review and approval. The purchaser must also obtain and read the shop drawings and the approved signature of the purchaser must be returned to the Architectural Department of Marvin Windows and Doors, Inc. for review and approval.</p>			
<p>PROJ: 008-0115 133 E 95TH / FRONT LAM DIST/DEALER: ATLANTIC WINDOW & DOOR DRAWN: PRINCE WINDOW & DOOR QUOTE# RUKVCPV</p>			
<p>REVISION: CREATED: 08/05/2025</p>			
<p>SHEET 2 OF 3</p>			





Rear Windows - Marvin Elevate

Front Molding & Window Trim Stain – English Chestnut

THANK YOU.

dtls Architecture