



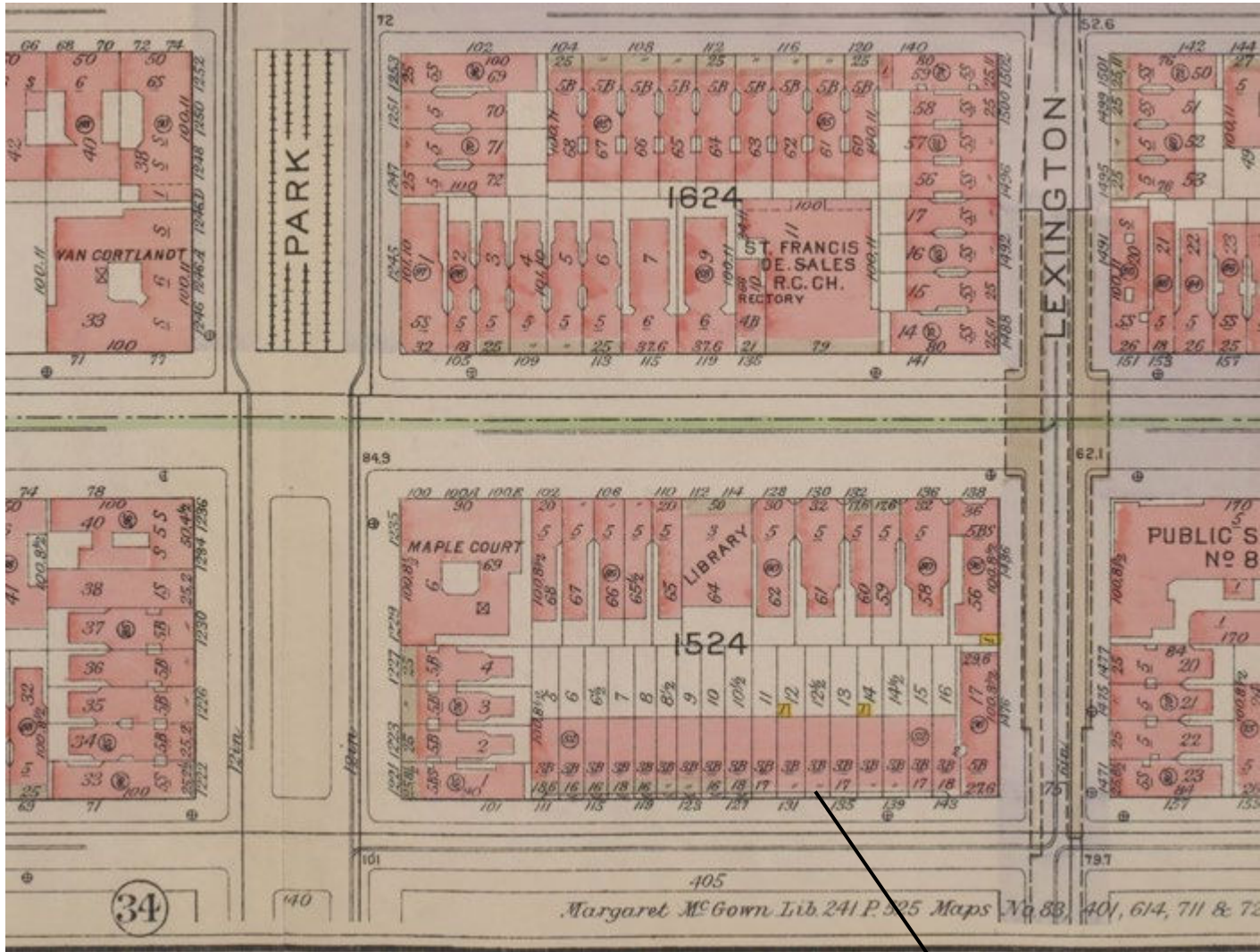
**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION**

**ARCHITECTURAL DRAWINGS**

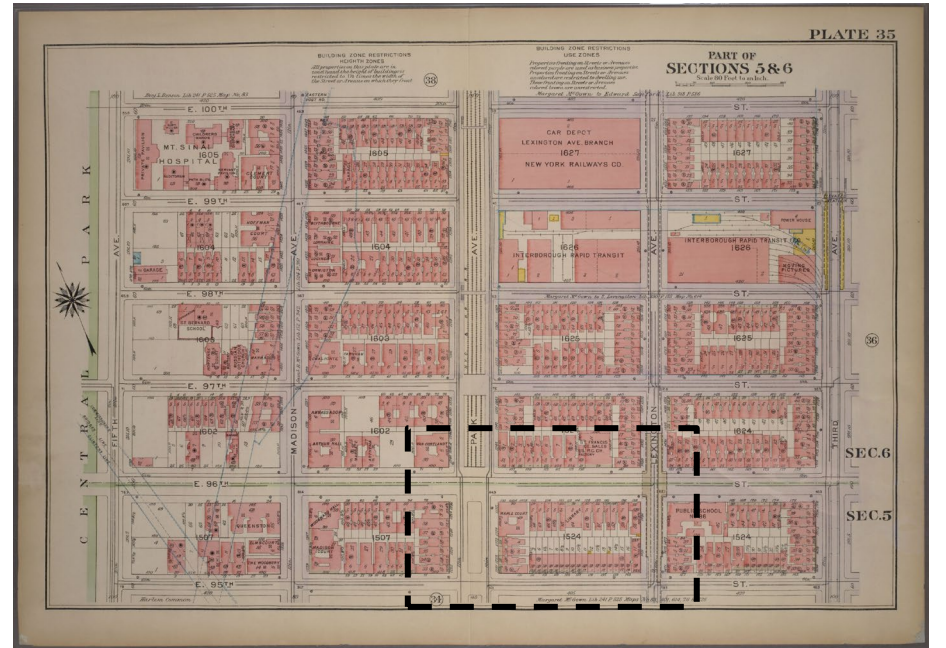
**for Proposed Restoration and Non-Visible Rear Expansion of:**

**133 E. 95<sup>th</sup> St, New York, NY 10128**





Location



Sanborn Map – Section 5&6

133 E.95th St, New York





## 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






LEXINGTON AVE (75 FT. WIDE)



An aerial photograph of a large, multi-story residential building complex. The building is composed of several interconnected wings. Numerous units are labeled with numbers: 143, 141, 139, 137, 135, 131, 129, 127, 125, 121, 119, 117, and 115. Street names are also visible: 141 E 95TH ST., 137 E 95TH ST., 135 E 95TH ST., 131 E 95TH ST., 129 E 95TH ST., 127 E 95TH ST., 125 E 95TH ST., 121 E 95TH ST., 119 E 95TH ST., and 117 E 95TH ST. A black asterisk is placed on the roof of the building between units 135 and 131. The building is surrounded by lush green trees and vegetation. The overall scene is captured from a high angle, providing a clear view of the building's layout and its surroundings.

Table 2: Predominant Addition Heights

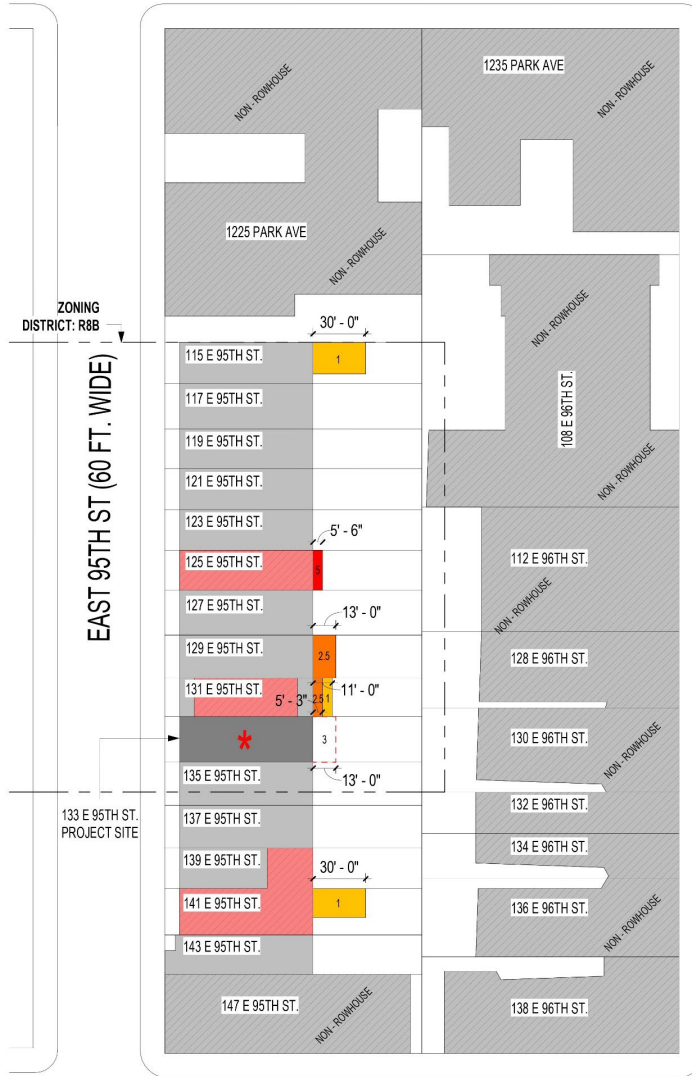
Table 3: Predominant Addition Depths

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 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

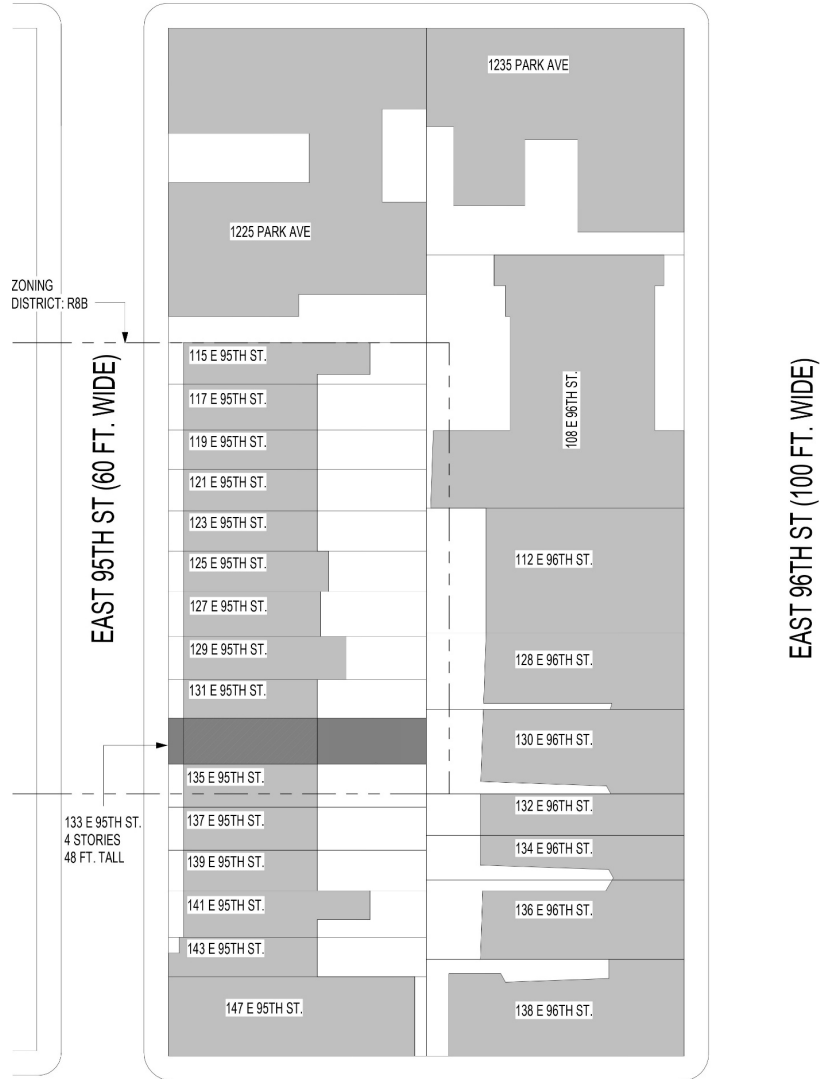
Description	Quantity
1-Story Addition	3
2.5-Story Addition	2
5-Story Addition	1
Vertical Addition	5

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)



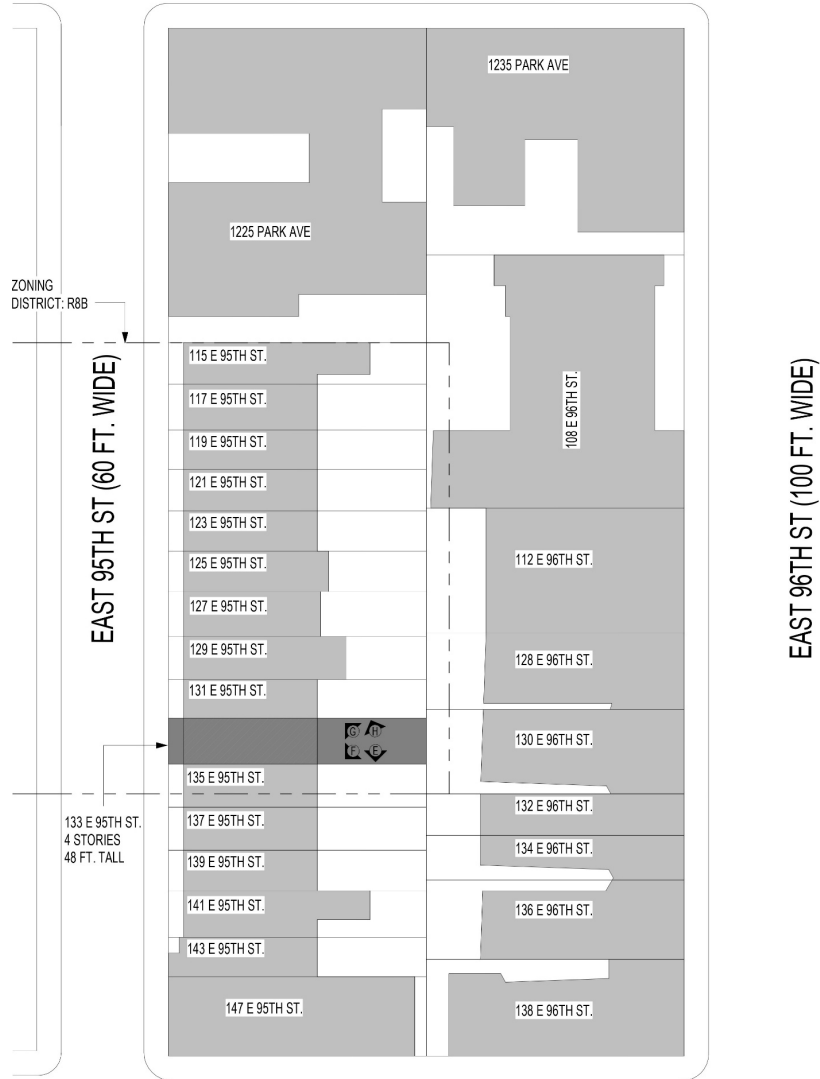
LEXINGTON AVE (75 FT. WIDE)

## Front Street Facade - Photos

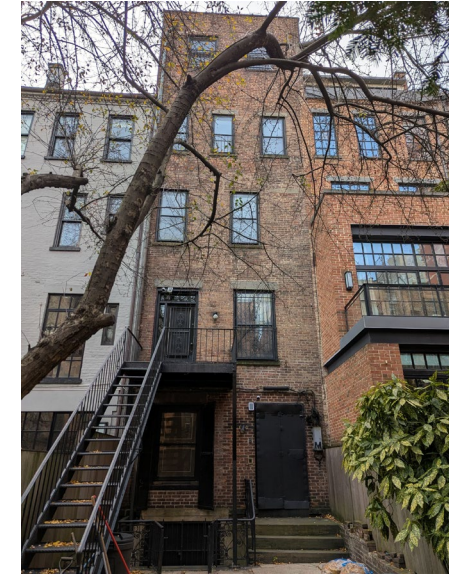




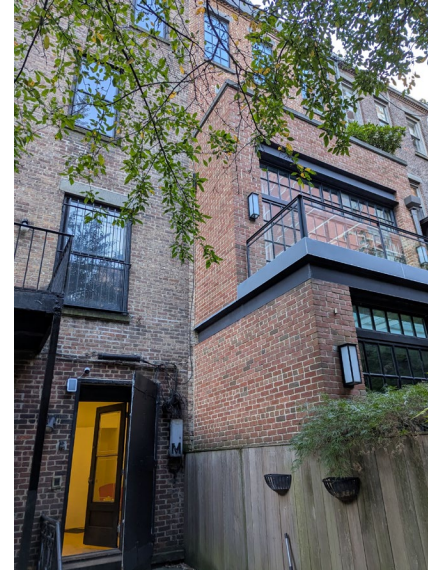
PARK AVE (140 FT. WIDE)



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)

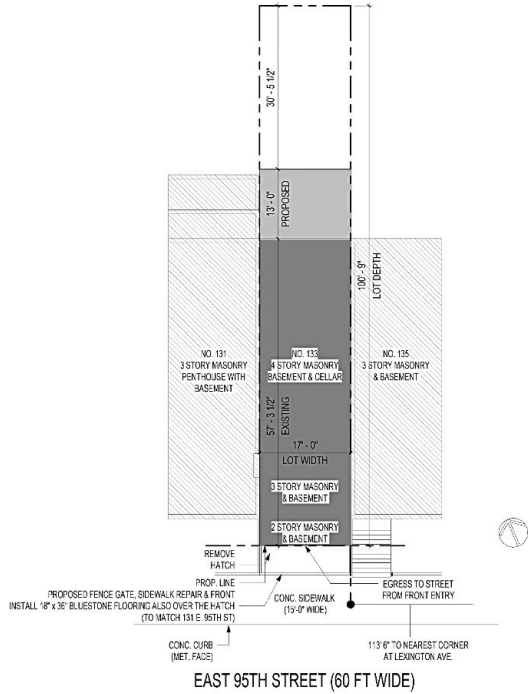
## Rear Additions



ZONING ANALYSIS - 133 E 95TH ST. ZONING DISTRICT R9B					
As per ZR 23-153, bulk regulations set forth in Article 8, Chapter 3, and apply to all floor-area 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. 23-145	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 = 160 PERMITTED RES. FLOOR AREA 3600 SF MAX PERMITTED NO. OF D.U. = 3600/80 = 45		NO CHANGE	YES
REQUIRED NUMBER OF PARKING SPACES	Z.R. 25-241	RECD COMM. 1/50 DWELLING UNITS +1, ROUNDED UP	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 < 10' 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

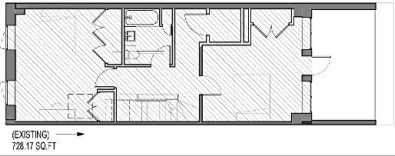
6 SITE PLAN - ZONING ANALYSIS

SCALE: 1/32" = 1'-0"



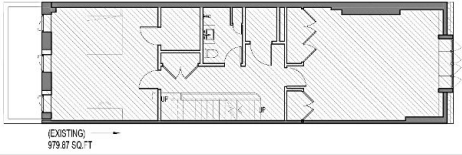
5 ZONING ANALYSIS PLAN - FOURTH

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



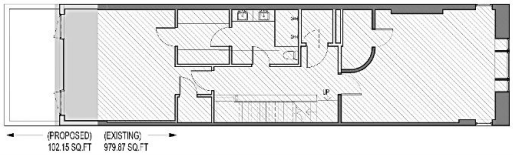
4 ZONING ANALYSIS PLAN - THIRD

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



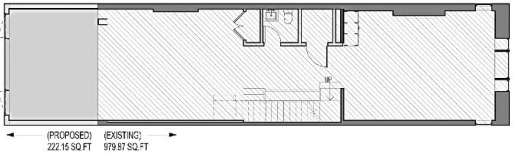
3 ZONING ANALYSIS PLAN - SECOND

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"

F.A.R. = 6

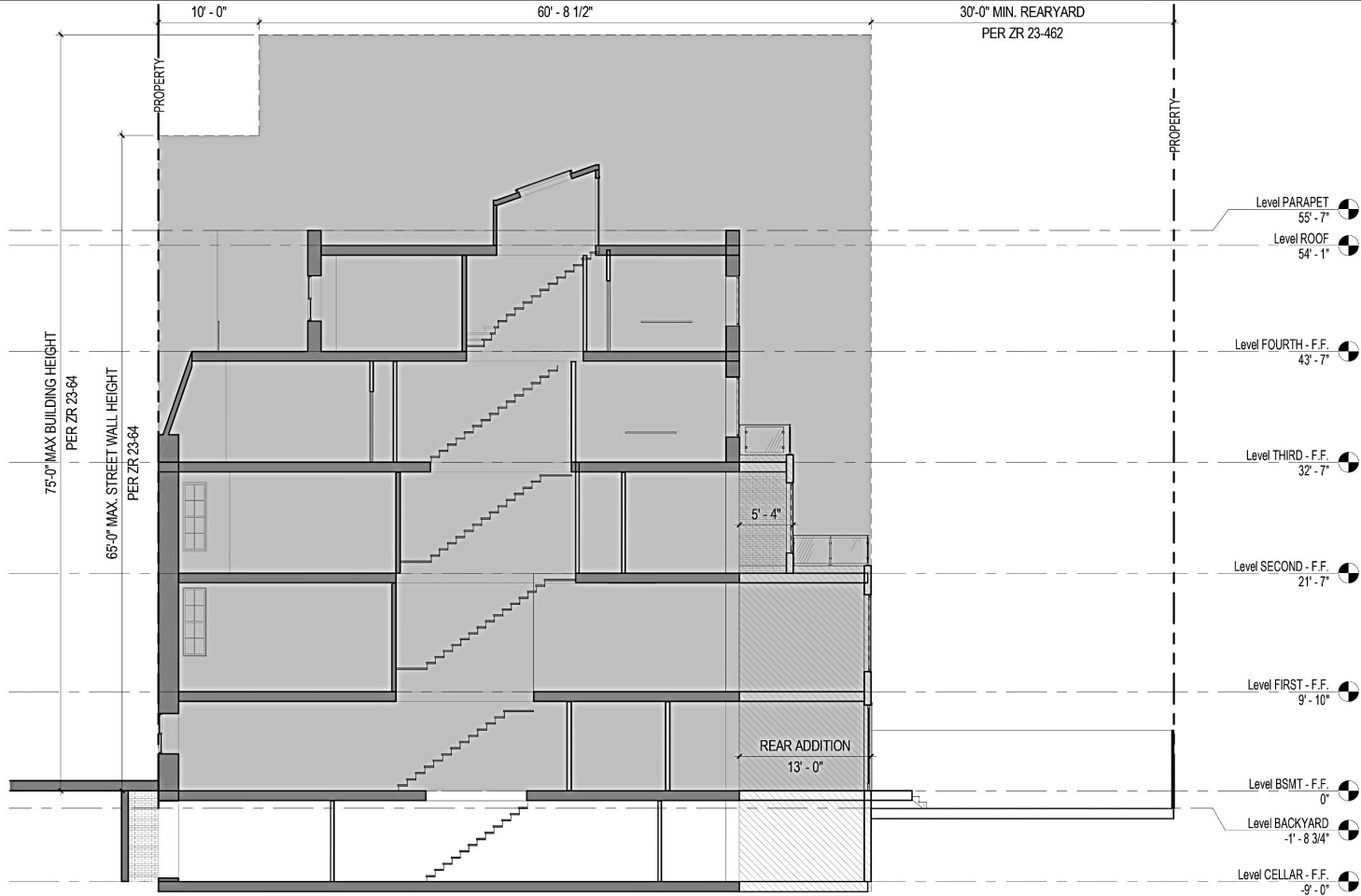


INTERIOR RENOVATION NOTES  
APPLICATION FILED FOR INTERIOR RENOVATION OF 133 E 95th ST, NEW YORK;  
REMOVED/REPLACE NON-BEARING PARTITIONS, FIXTURES AND FINISHES AS PER PLANS  
PL FILED THROUGH DOB NOW: XXXXXXXXXX  
MH FILED THROUGH DOB NOW: XXXXXXXXXX  
ST FILED THROUGH DOB NOW: XXXXXXXXXX



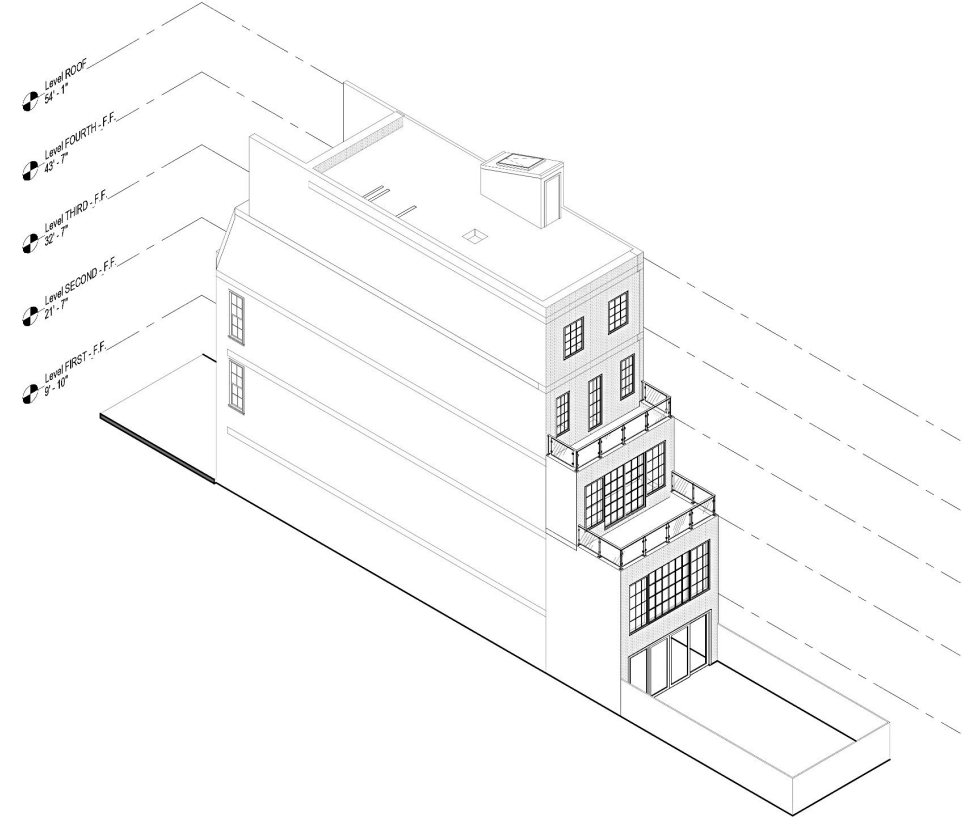
2 ZONING ANALYSIS - SECTION 1

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



1 ZONING ANALYSIS - AXONOMETRIC

SCALE:



Zoning Analysis – Section + Axonometric

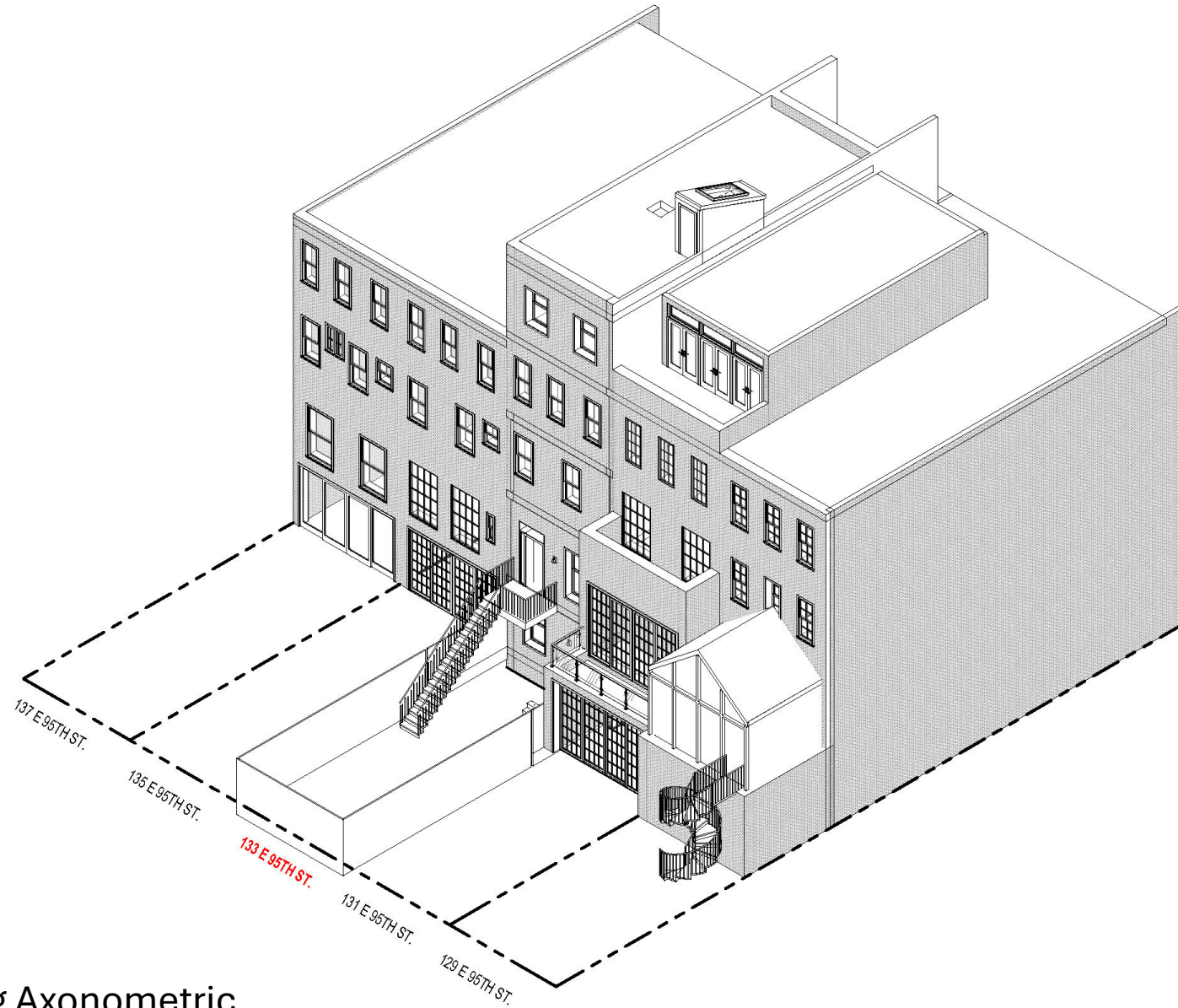


Neighborhood Existing Elevation



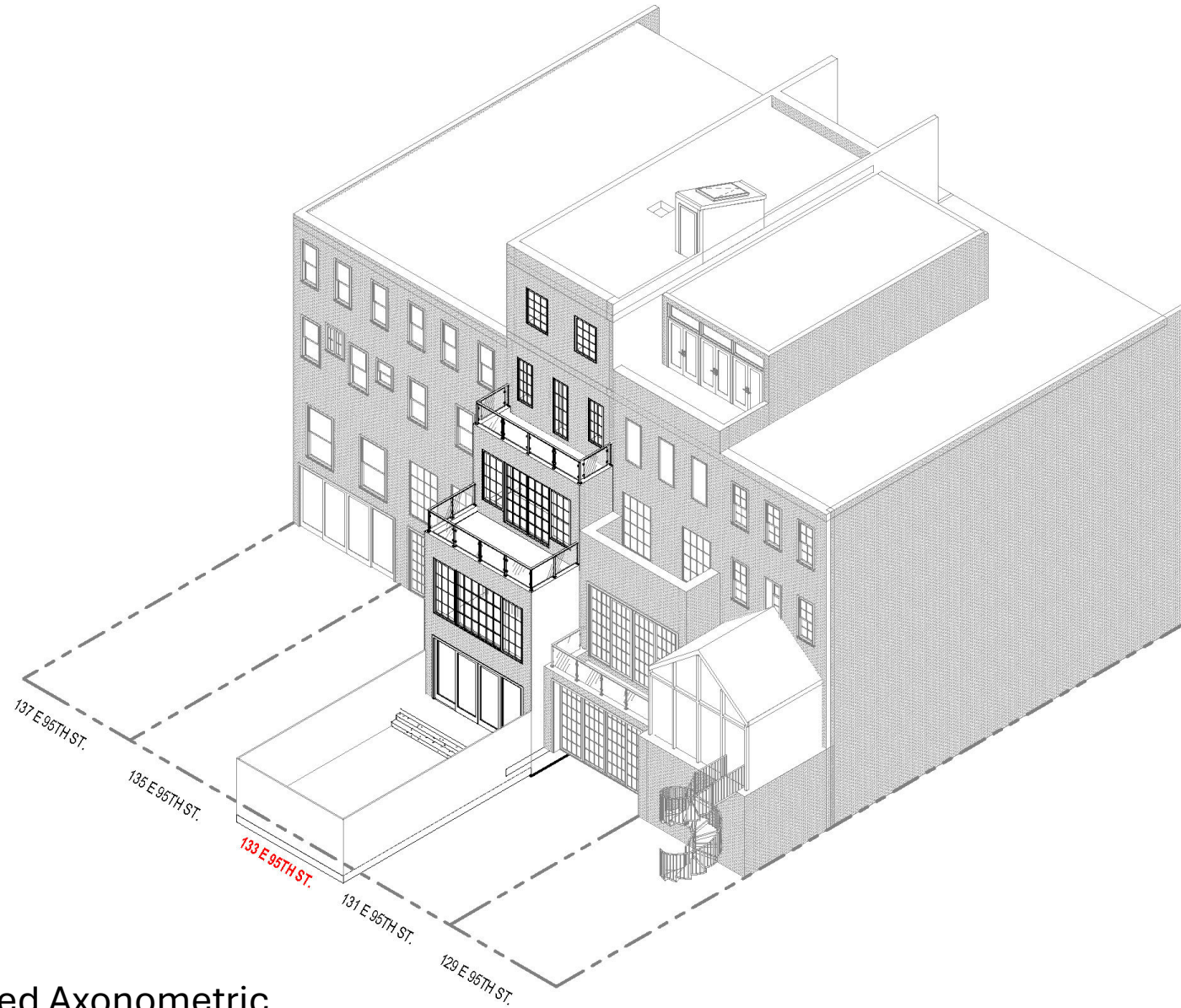


Neighborhood Proposed Elevation



Neighborhood Existing Axonometric

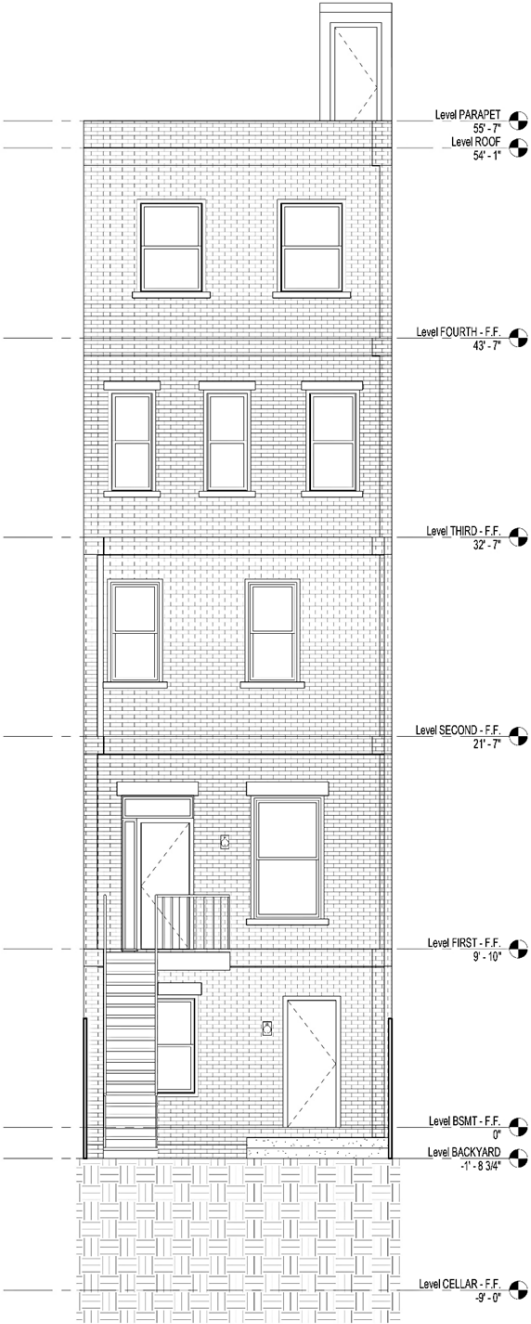




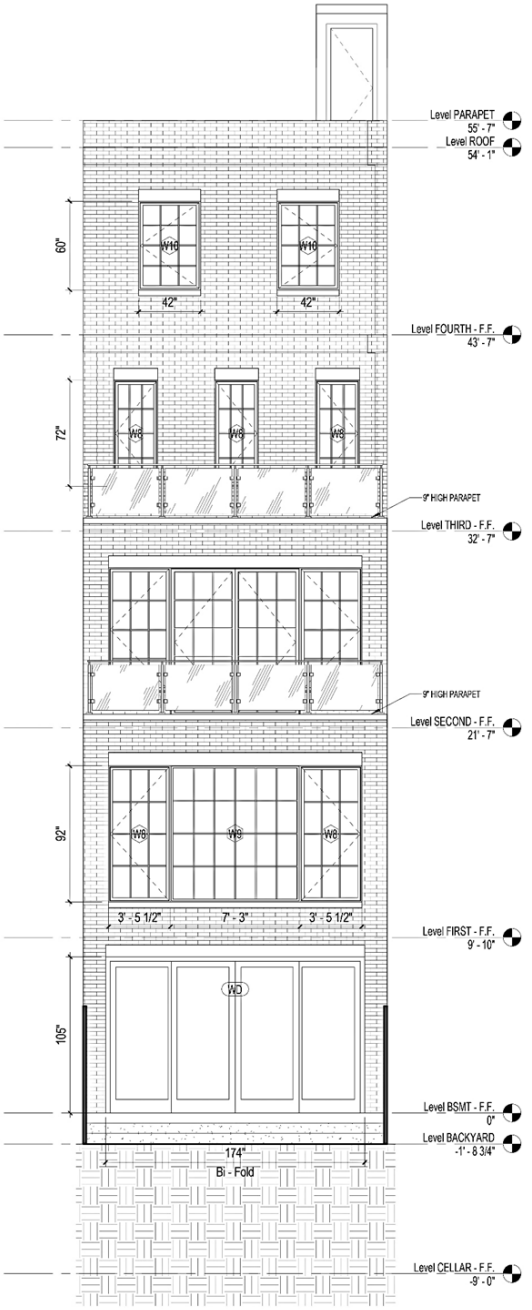
Neighborhood Proposed Axonometric

Rear Elevation

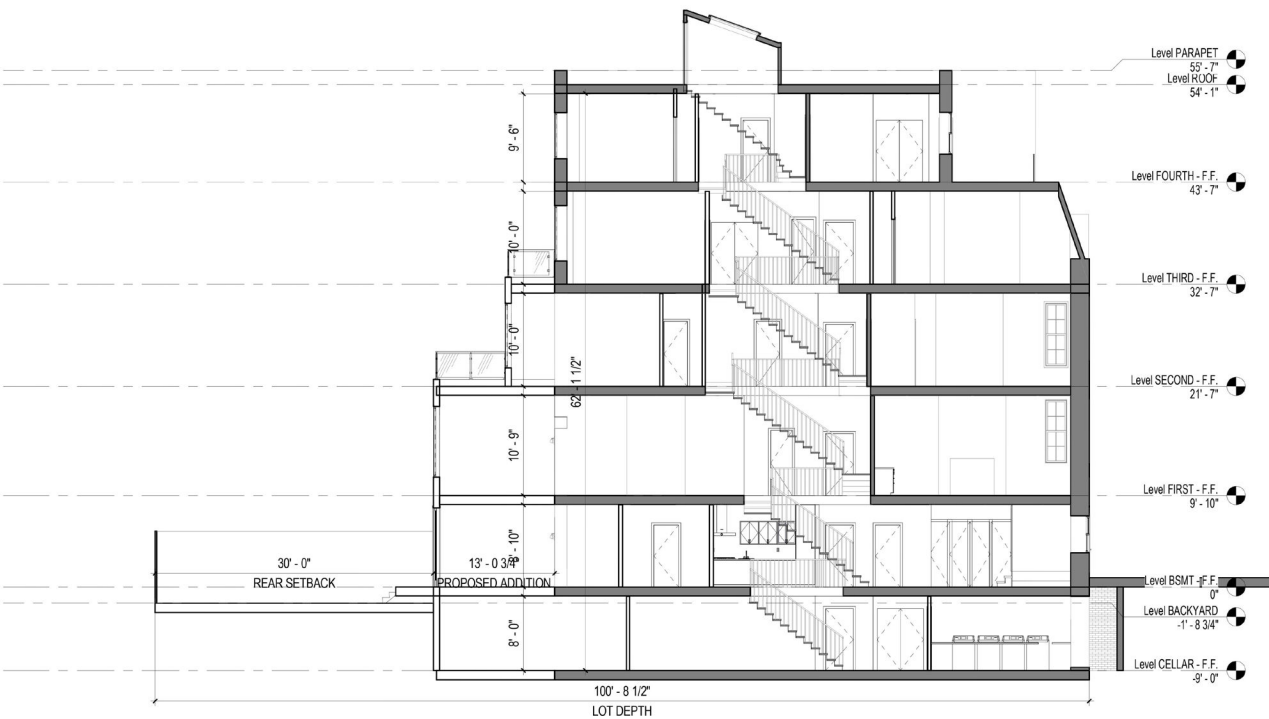
Existing  
Elevation



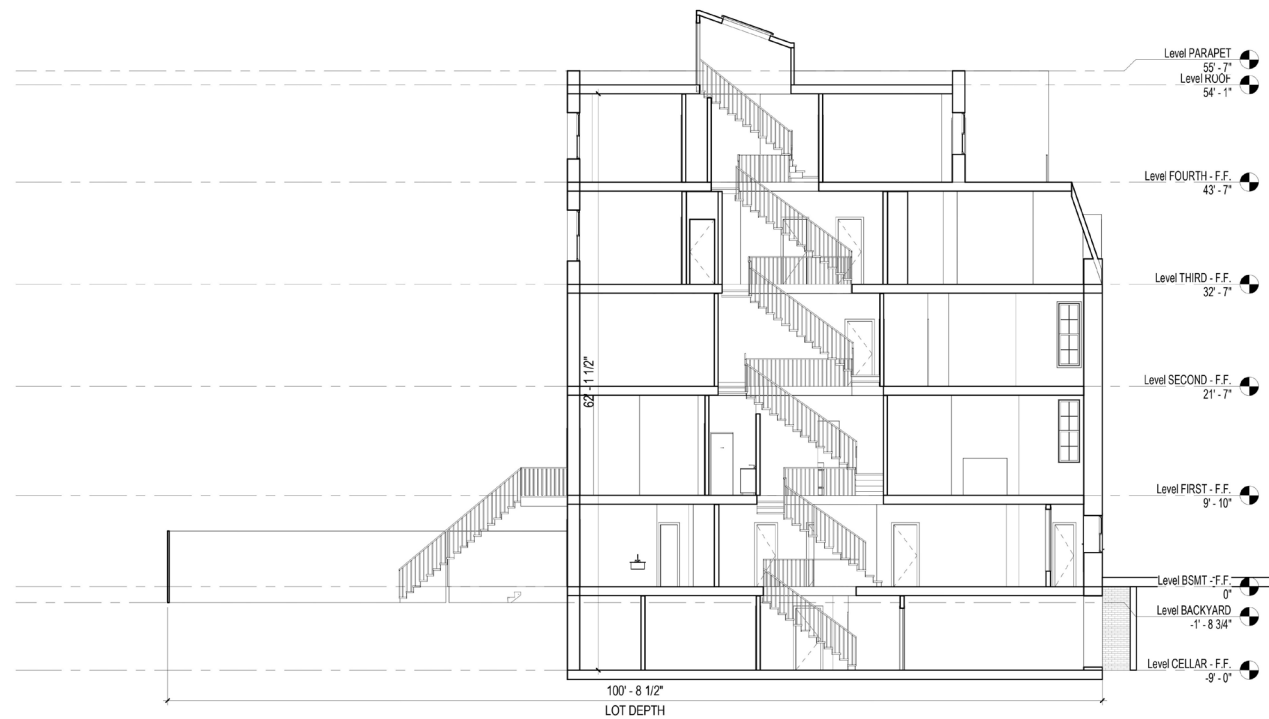
Proposed  
Elevation



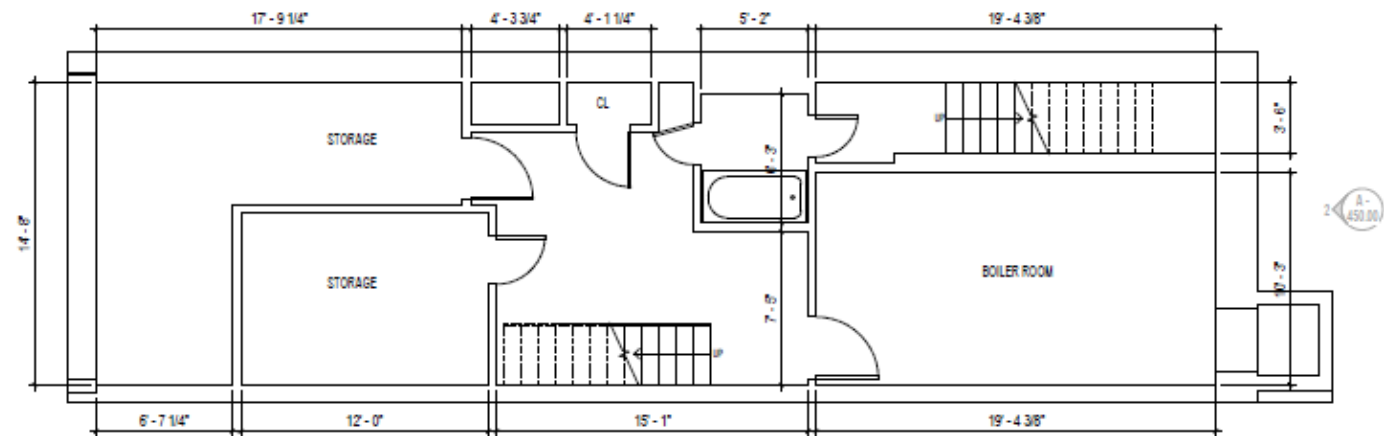




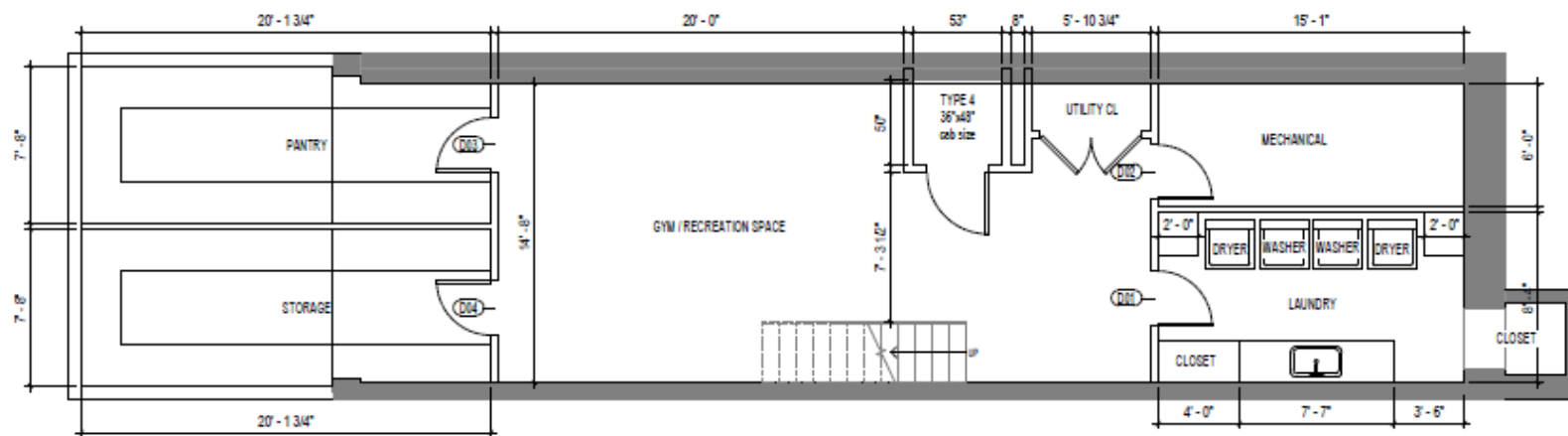
Proposed  
Section



Existing  
Section



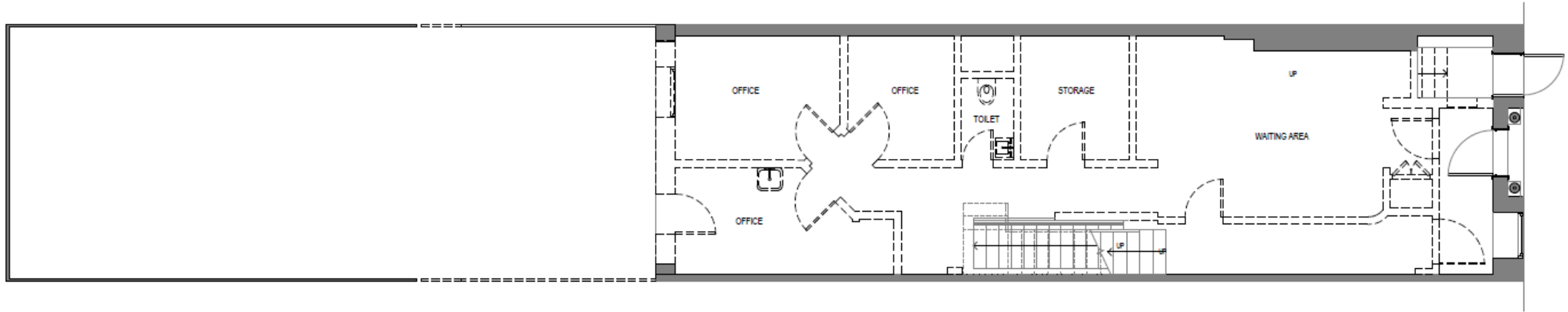
Existing / Demolition Plan



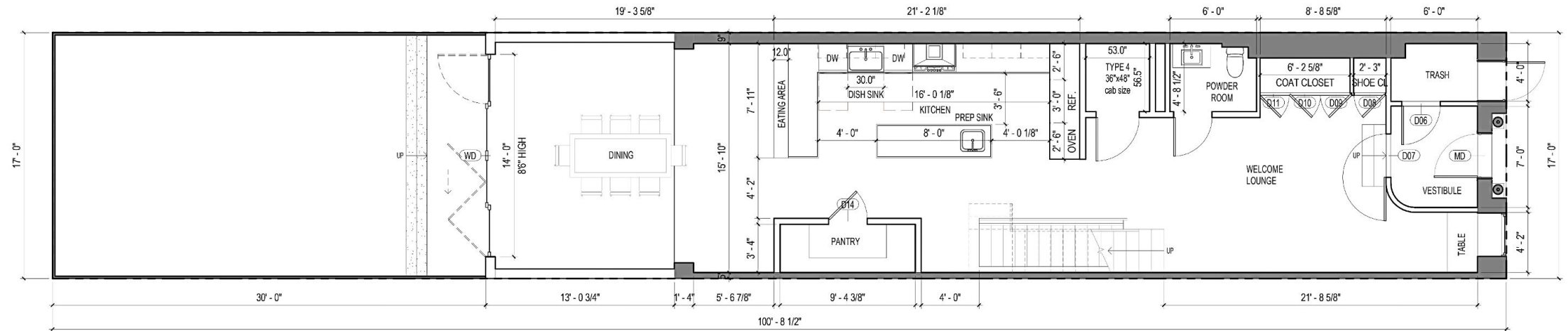
Proposed Plan

Cellar Floor



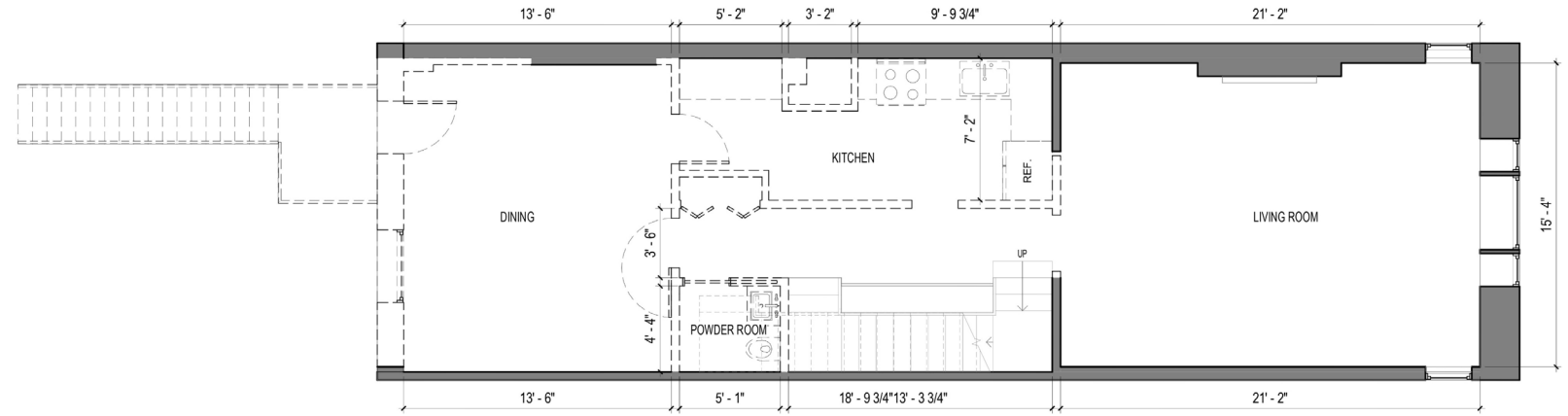


Existing / Demolition Plan

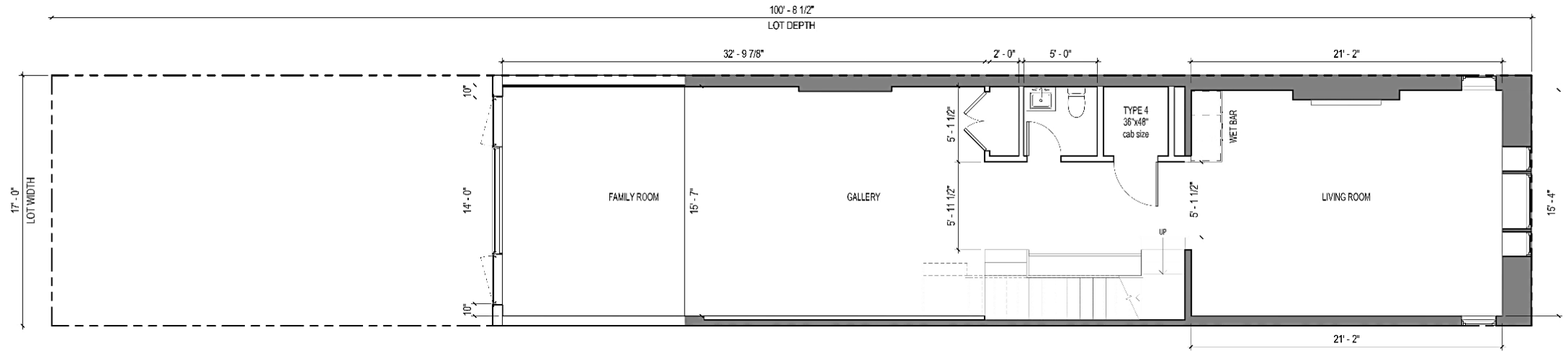


Proposed Plan

## Basement Floor

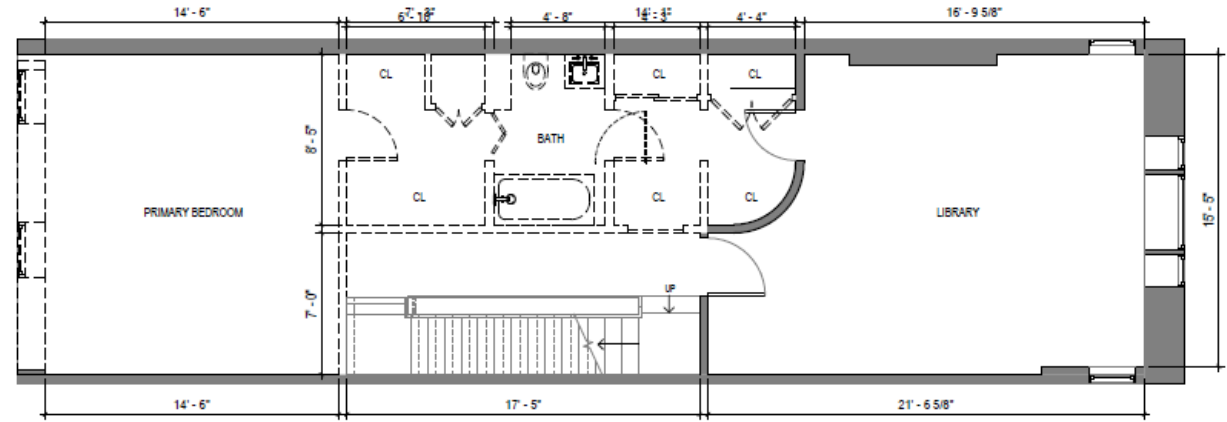


Existing / Demolition Plan

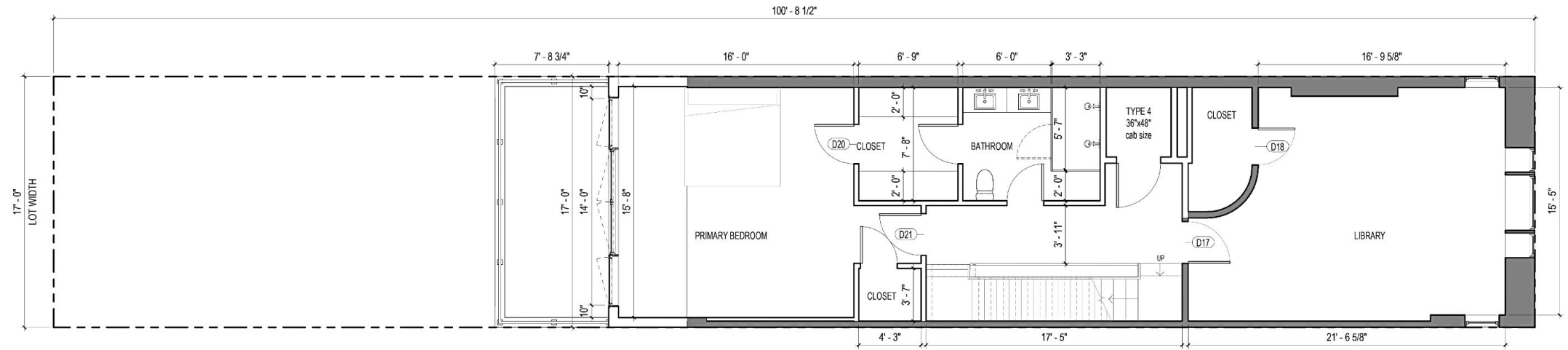


Proposed Plan



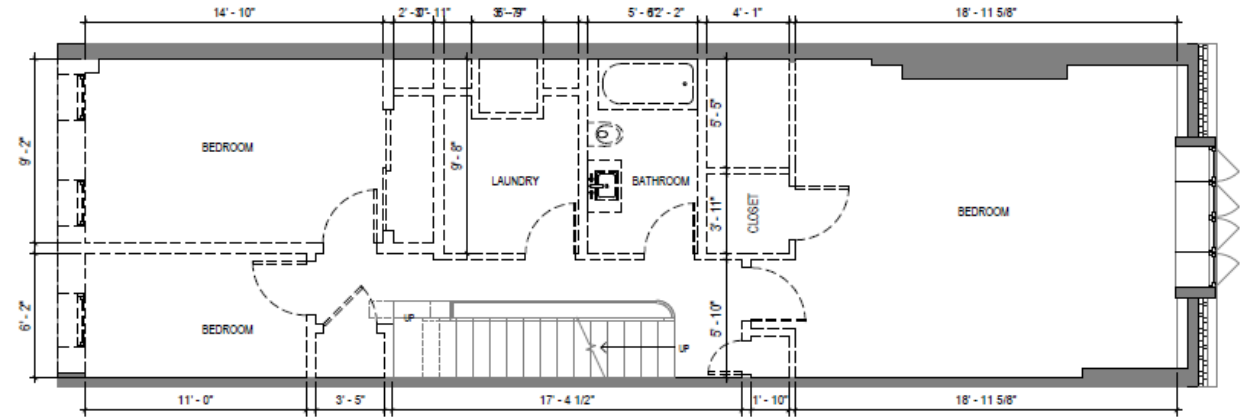


Existing / Demolition Plan

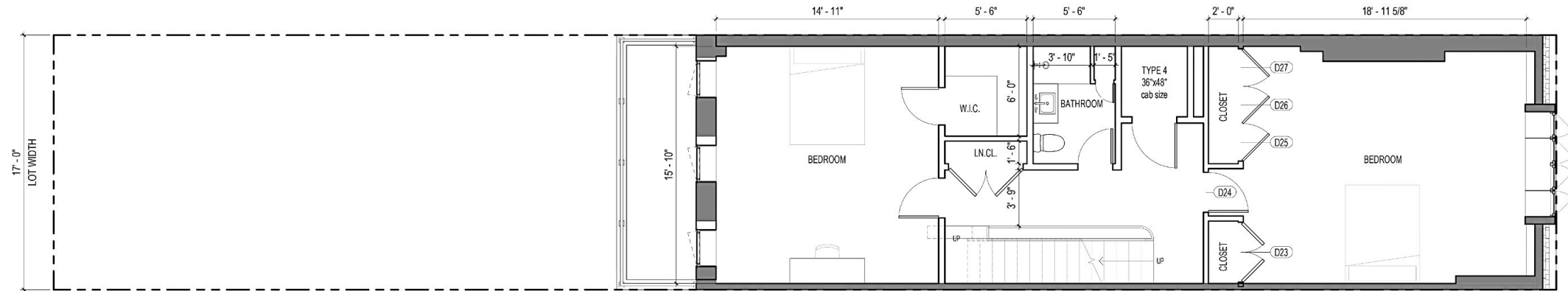


Proposed Plan

## Second Floor

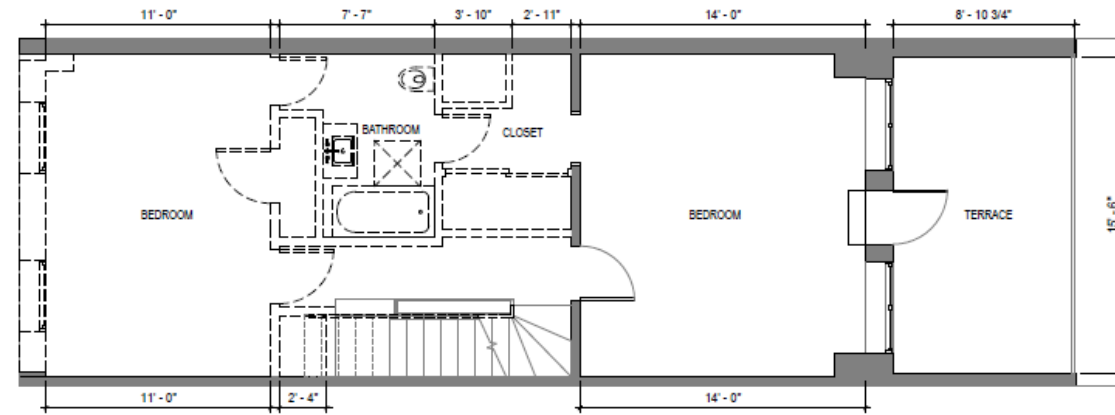


Existing / Demolition Plan

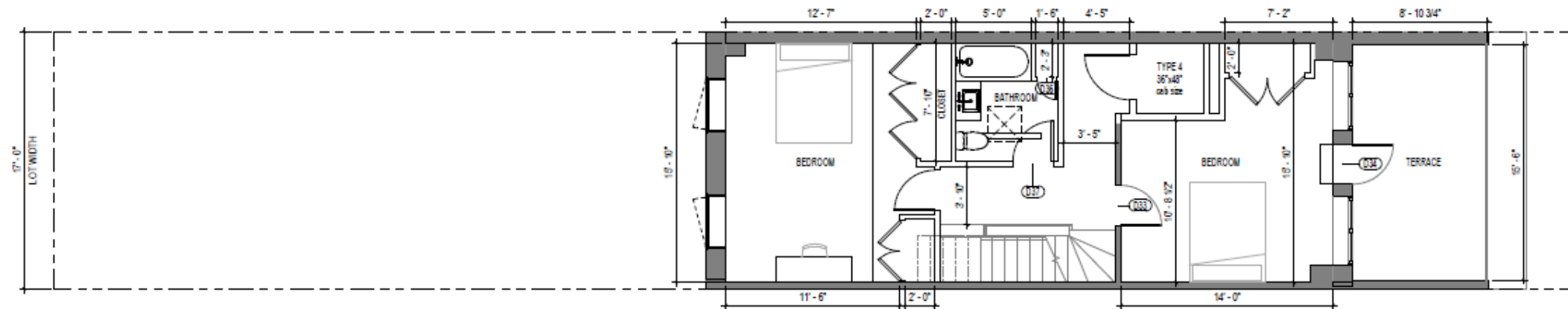


Proposed Plan

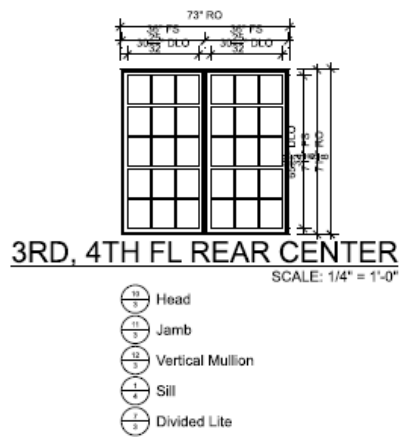
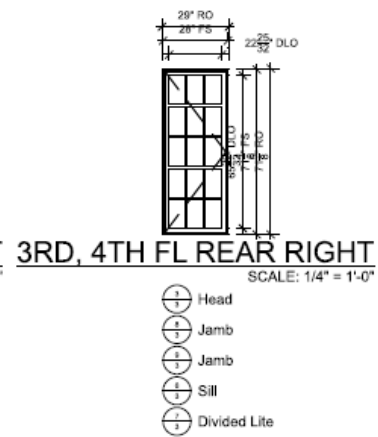
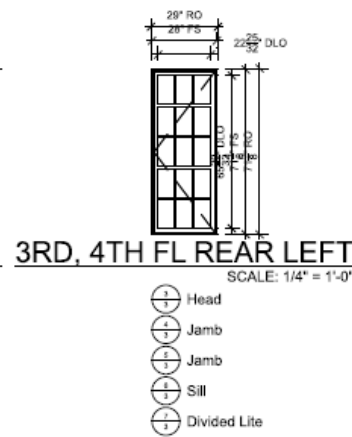
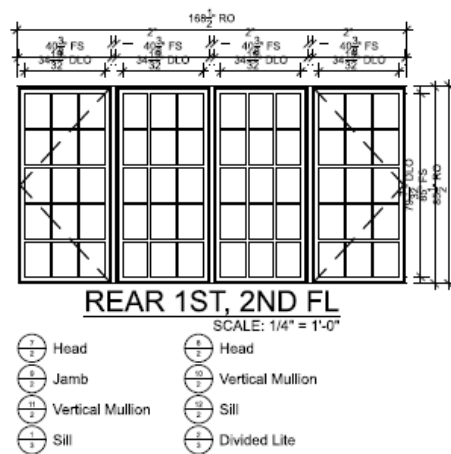
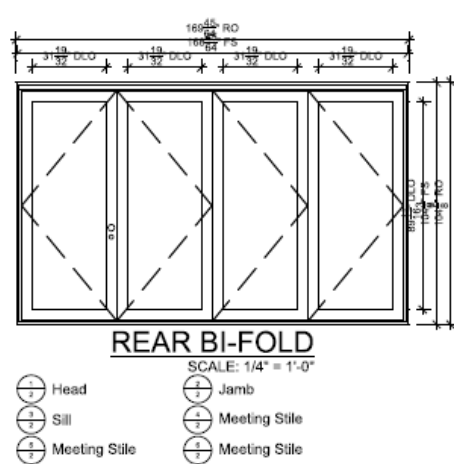


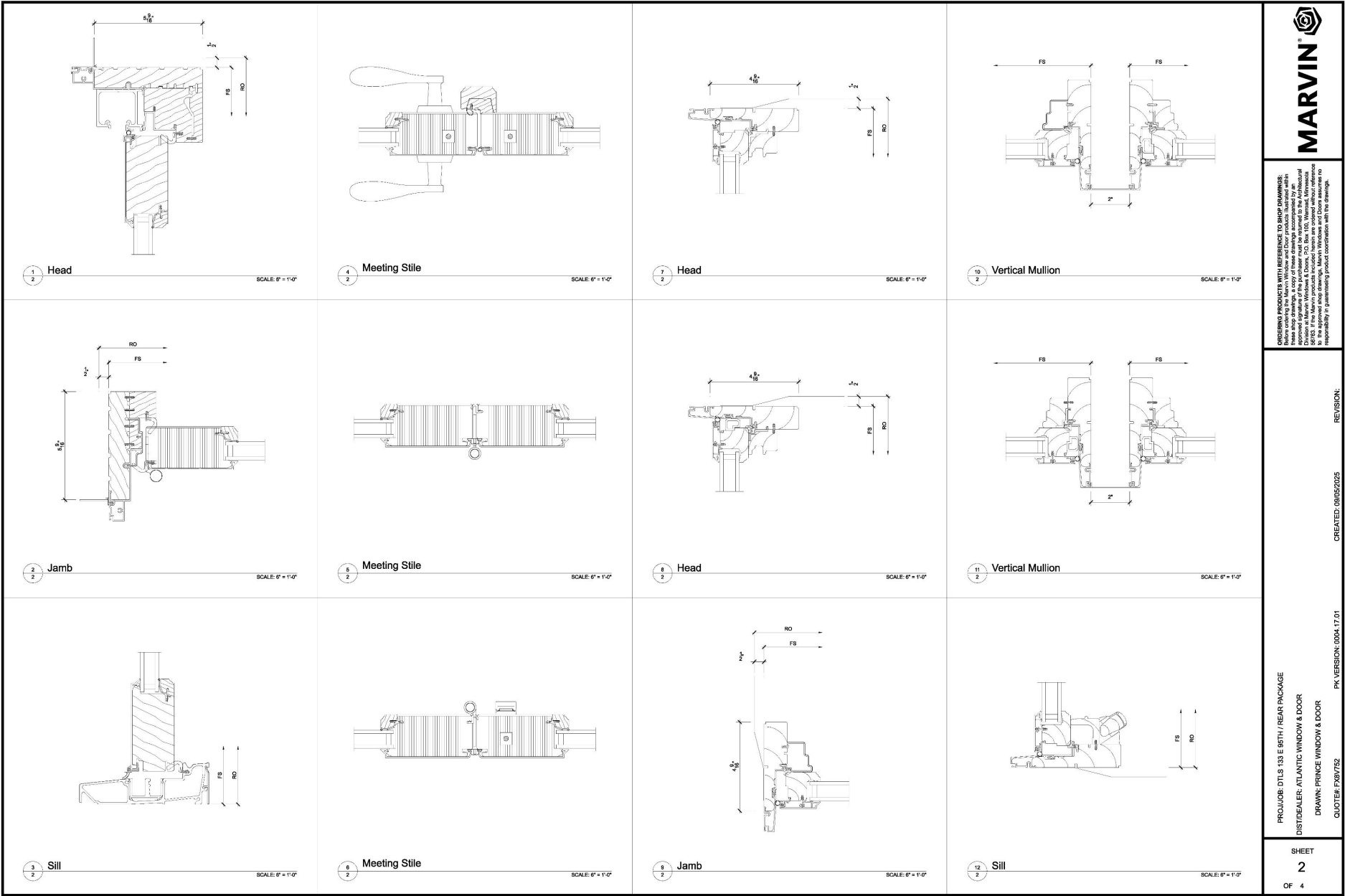


Existing / Demolition Plan



Proposed Plan





**MARVIN**

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering any Marvin Window and Door products, furnished within this drawing, the purchaser must obtain and retain the Architectural approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 West 16th Avenue, Suite 100, Golden, CO 80601. The Marvin products, Company, name and logo are subject to the approved shop drawings. Marvin Windows and Doors assumes no responsibility for purchasing product inconsistent with the drawings.

PROJ/OBJ: DTLS 133 E 56TH / REAR PACKAGE  
DIST/DEALER: ATLANTIC WINDOW & DOOR  
DRAWN: PRINCE WINDOW & DOOR  
QUOTE#: F38V732  
CREATED: 08/05/2025  
REVISION:

SHEET  
2  
OF 4

Rear Windows - Marvin Elevate Details





**THANK YOU.**

dtls Architecture