

Valerie S. Mason
Chair

Ian McKnight
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan**

December 19, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 133 East 95th Street (Expanded Carnegie Hill Historic District) (Between Park and Lexington Avenues) – *Mark Bearak* – A Neo-Federal style building designed by Frank Wennemer and constructed in 1889-90. Application is for modifying the original application for horizontal rear addition on each floor, interior wall reconfiguration, upgraded utilities throughout, addition of central CV via VRF system, renovation of rear yard, and direct replacement of front window. The new design is more modest in its approach by reducing the depth and number of floors in the addition.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 17, 2025, the Board approved the following resolution by a vote of 37 in favor, 2 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS this application modifies the application reviewed by Community Board 8 in September 2025 for the front and rear of the building; and

WHEREAS this application is limited to the rear of the building; and

WHEREAS the applicant stated that the staff at the LPC is reviewing the front of the building based on the September application and therefore had the front excluded from the current application; and

WHEREAS the new elevator proposed in the September application is moved towards the front of the building to facilitate a reduction in the size of the rear addition; and

WHEREAS the cellar floor, which contains habitable space, is extended below grade towards the rear property line; and

WHEREAS the outdoor stair from the first floor to the rear yard will be demolished; and

WHEREAS the basement floor of the addition will be 30 feet from the rear property line as opposed to just over 27 feet in the September application; and

WHEREAS the first-floor addition will be the same length as the basement; and

WHEREAS the second-floor addition will be set back from the first floor; and

WHEREAS the basement level of 131 is shorter than the basement level of 133 and the first floor is set back from the basement; and

WHEREAS the proposed three-story addition at 133 is larger than the existing two-story addition at 131; and

WHEREAS the proposed addition in the rear of 133 is larger than any addition approved since the establishment of the historic district; and

WHEREAS 135 does not have a rear addition; and

WHEREAS 131 and 135 have multilight windows; and

WHEREAS 133 is proposed to have multilight windows on the first and second floors to emulate the multilight windows in 131 and 135; and

WHEREAS the doors at basement level of 133 have large single sheets of glass; and

WHEREAS the multilight windows at 133 have larger panes of glass than those of the buildings either side and do not replicate the scale of the existing windows; and

WHEREAS 133 extends five feet in front of the building line of numbers 115 through 141; and

WHEREAS the September application proposed a fence in front to match the adjoining fences; and

WHEREAS the fence in front of 133 is a critical element in the overall composition because 133 is five feet forward of the line of buildings; and

WHEREAS the proposed fence should have been included in the current application and reviewed by CB8; and

WHEREAS the bulk of the proposed three-story addition in the rear of 133 is much larger than the two-story addition at 131; and

WHEREAS the scale of the proposed addition in the rear of 133 is disproportionate in relation to the adjoining buildings; and

WHEREAS the design of the façade of the proposed addition is not harmonious with the adjoining buildings; and

WHEREAS the proposed addition in the rear of 133 is not contextual or appropriate with the historic district;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District

Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District