Valerie S. Mason
Chair

Will Brightbill
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

September 22, 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) – *Mark Bearak* – A Neo-Federal style building designed by Frank Wennemer and constructed in 1889-90. Application is for a horizontal rear addition on each floor, interior wall reconfiguration, upgraded utilities throughout, addition of central AC via VRF system, renovation of rear yard, and direct replacement of front window.

Dear Chair Carroll,

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

WHEREAS 133 East 95th Street is a neo-Federal style building designed by Frank Wennemer and constructed in 1889-1890; and

WHEREAS 133 East 95th Street is between Lexington and Park Avenues on the south side of the block; and

WHEREAS 133 East 95th Street was one of 7 houses constructed at the same time; the house was renovated in the neo-Federalist style in 1932; the stoop was removed and the front elevation was clad in brick; and

WHEREAS the applicant plans a complete renovation of the front elevation, including new in-kind wood windows; and

WHEREAS at the front, the applicant also proposes a metal fence that would match the existing fences at 131 East 95th Street and 135 East 95th Street; the addition of the fence would provide a visual connection to 131 and 135; and

WHEREAS at the rear, the applicant proposes moving the facade 16’ to the north for the entire 5 floors of the existing house; the rear yard would now present as 27 1/2’, compromising the 30’ rear yard requirement; and

WHEREAS the proposed new rear elevation would present as mostly glass with multipanes at each floor other than the ground floor; the multipanes provide texture; and

WHEREAS the dimensions of the proposed new windows include at the ground floor 105” high x 167” wide, at the first floor 90” x 167”, at the second floor 94” x 167”, at the 3rd floor a 3” window combination; and

WHEREAS the windows at the rear elevation would not be made of wood, but of a wood clad composite material; and

WHEREAS the proposed 5-story extension is out of context and inappropriate within the historic district; rear yard additions generally stop at the 3rd floor; top floors are not filled in; and

WHEREAS the height of the 5-floor incursion is out of scale and compromises the integrity of the donut; the donut is a major feature for the houses within the Goat Hill Neighborhood Association; and

WHEREAS no plan or elevation of the proposed fence was included in the applicant's presentation;

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 *Anthony Cohn and David Helpern*

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
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