



STONE COURT DEVELOPMENT 209 Flagg Place, Staten Island

Presented to
NYC LANDMARKS PRESERVATION COMMISSION

June 4, 2019 Public Hearing

On behalf of
Thomas Costa, Owner/Developer
STONE COURT DEVELOPERS LLC

Prepared by
Ivan Brice AIA
IVAN BRICE ARCHITECTURE

209 Flagg Place, Staten Island, NY
Stone Court Development

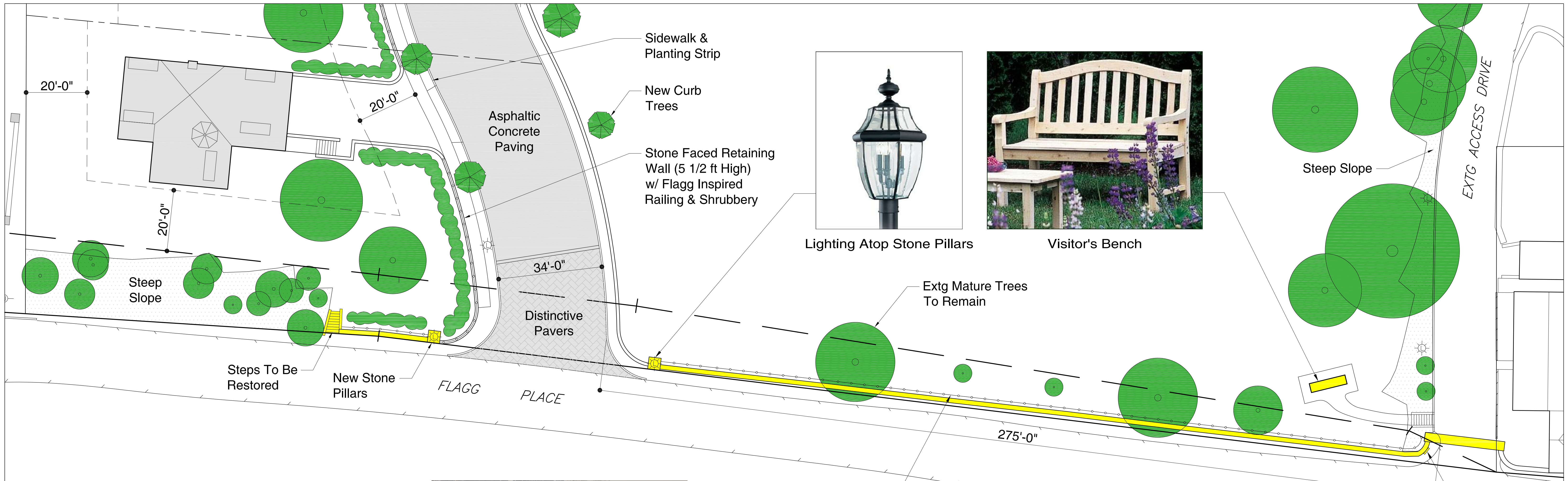
ARCHITECTURE
IVAN BRICE



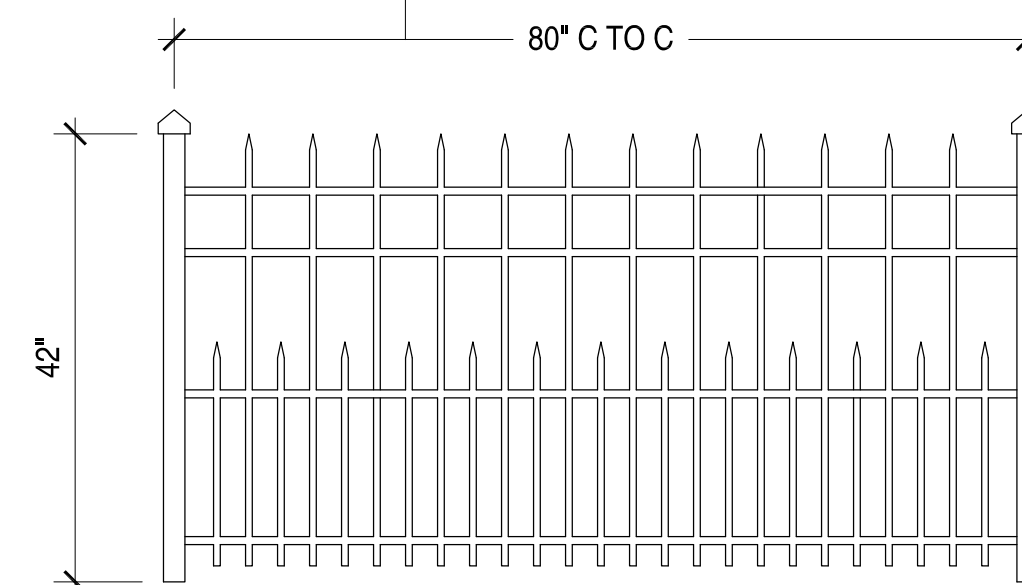


- LEGEND**
- CRITICAL ROOT ZONE
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO REMAIN (PREVIOUSLY BEING REMOVED)
 - EXISTING TREE TO BE REMOVED
 - NEW CURB TREE (SIZE & SPECIES VARIES)
 - FORMER ROAD AND BUILDING LOCATION FROM 11-20-18 LPC HEARING

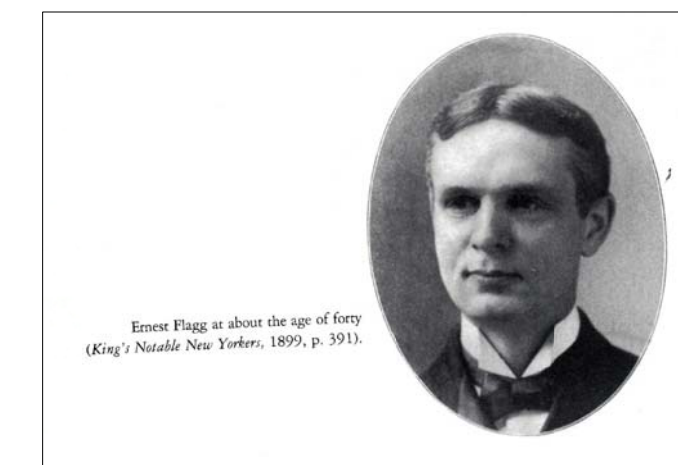
NOTE: PROPOSED DEVELOPMENT TO COMPLY WITH ALL NYC DEPARTMENT OF BUILDINGS & ZONING REGULATIONS



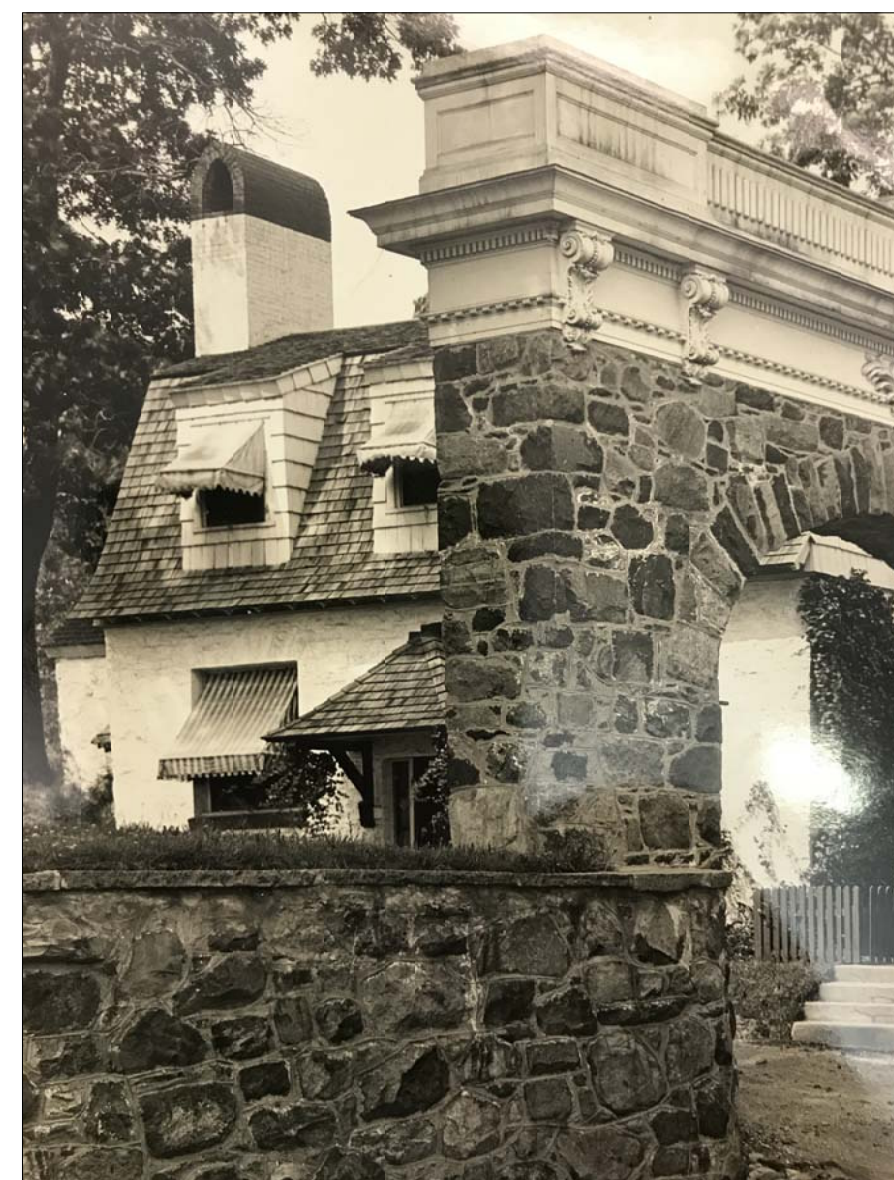
ca. 1912 Flagg Archive, Columbia University
Distant Photograph of Archway from Flagg Place



Flagg Inspired Wrought Iron Fence Detail



Imagery for Ernest Flagg Commemorative Plaque



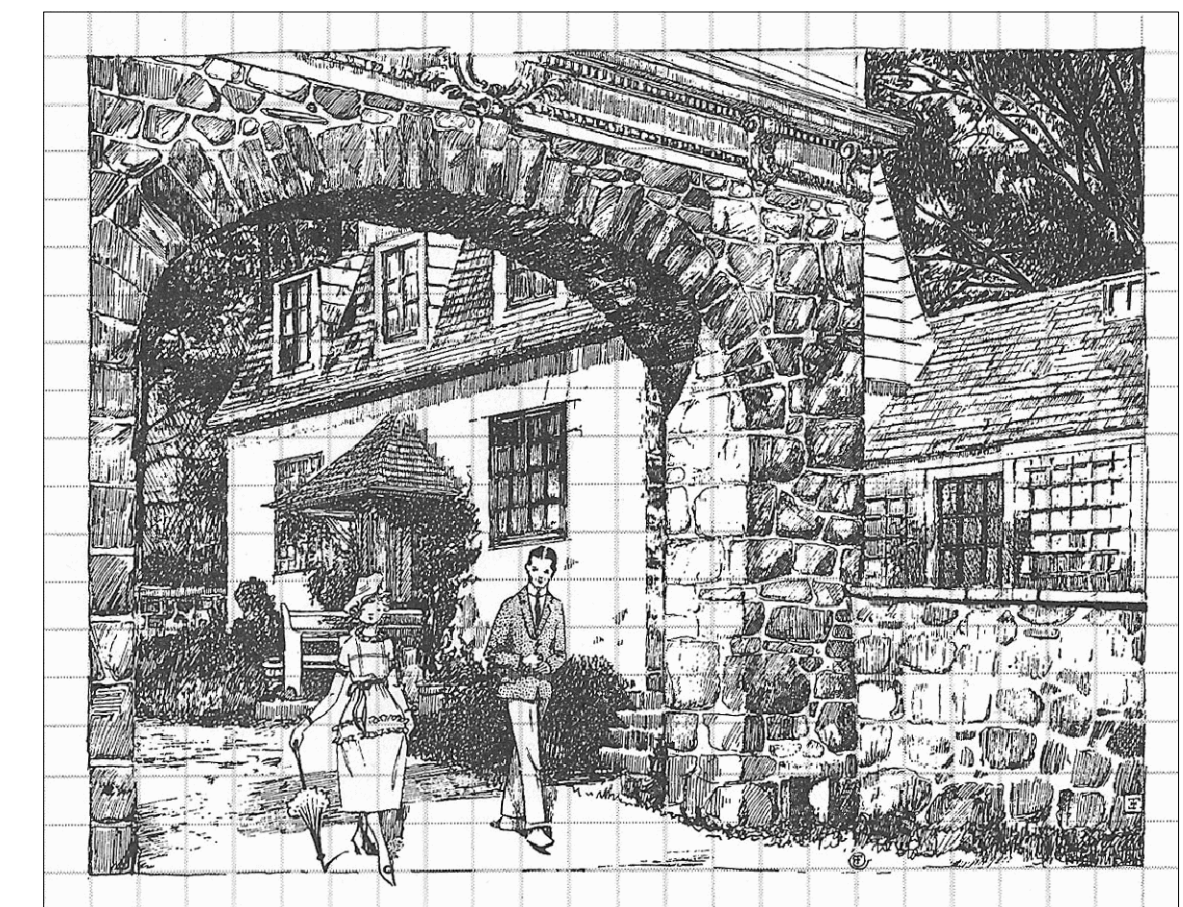
ca. 1912 Flagg Archive, Columbia University
Up Close Photo of Archway from Flagg Place



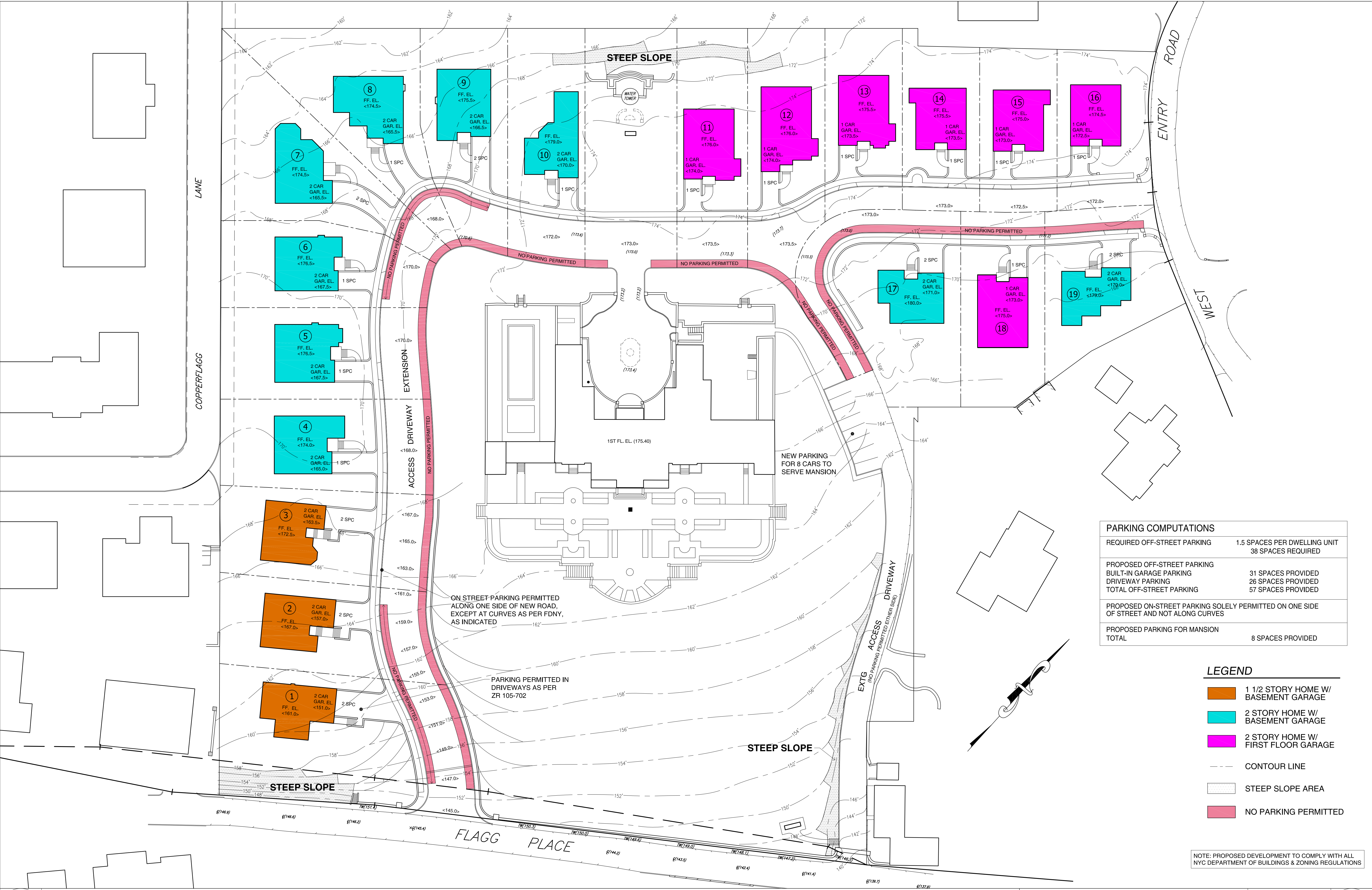
Recent Photo Showing Present Condition of
Archway with Metal Cladding



ca. 1912 Flagg Archive, Columbia University
Photo of Archway w/ Original Wood Millwork to be Restored



Flagg Sketchbooks, Plate 45
Rendering of Original Archway at Flagg Place



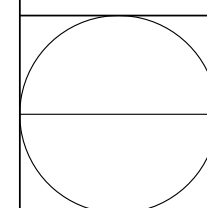
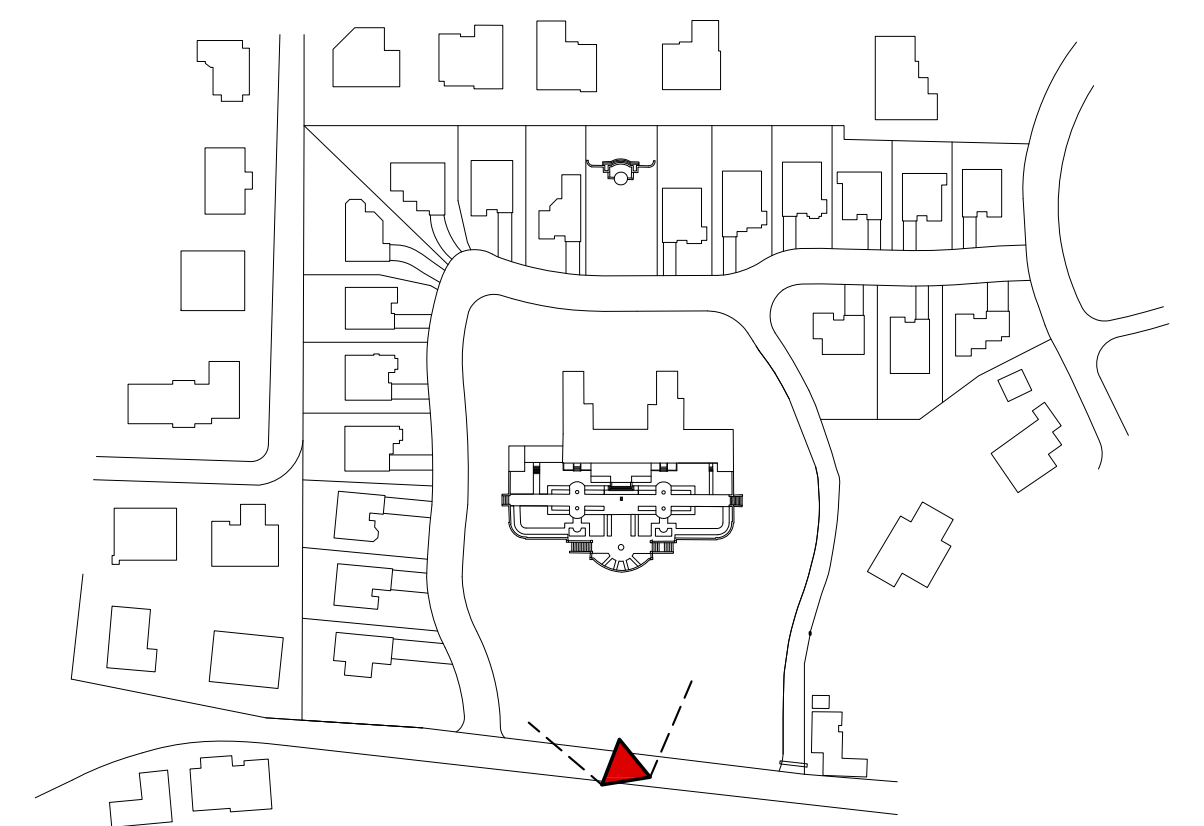
PARKING COMPUTATIONS	
REQUIRED OFF-STREET PARKING	1.5 SPACES PER DWELLING UNIT 38 SPACES REQUIRED
PROPOSED OFF-STREET PARKING	
BUILT-IN GARAGE PARKING	31 SPACES PROVIDED
DRIVEWAY PARKING	26 SPACES PROVIDED
TOTAL OFF-STREET PARKING	57 SPACES PROVIDED
PROPOSED ON-STREET PARKING SOLELY PERMITTED ON ONE SIDE OF STREET AND NOT ALONG CURVES	
PROPOSED PARKING FOR MANSION	
TOTAL	8 SPACES PROVIDED

- LEGEND**
- 1 1/2 STORY HOME W/ BASEMENT GARAGE
 - 2 STORY HOME W/ BASEMENT GARAGE
 - 2 STORY HOME W/ FIRST FLOOR GARAGE
 - CONTOUR LINE
 - STEEP SLOPE AREA
 - NO PARKING PERMITTED

NOTE: PROPOSED DEVELOPMENT TO COMPLY WITH ALL NYC DEPARTMENT OF BUILDINGS & ZONING REGULATIONS



STREET PERSPECTIVE FROM THE CENTER OF THE SITE



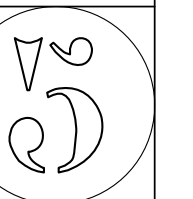
STREET PERSPECTIVE - PHOTO MONTAGE #1

STONE COURT DEVELOPMENT, STATEN ISLAND, NY



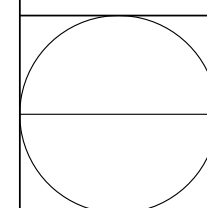
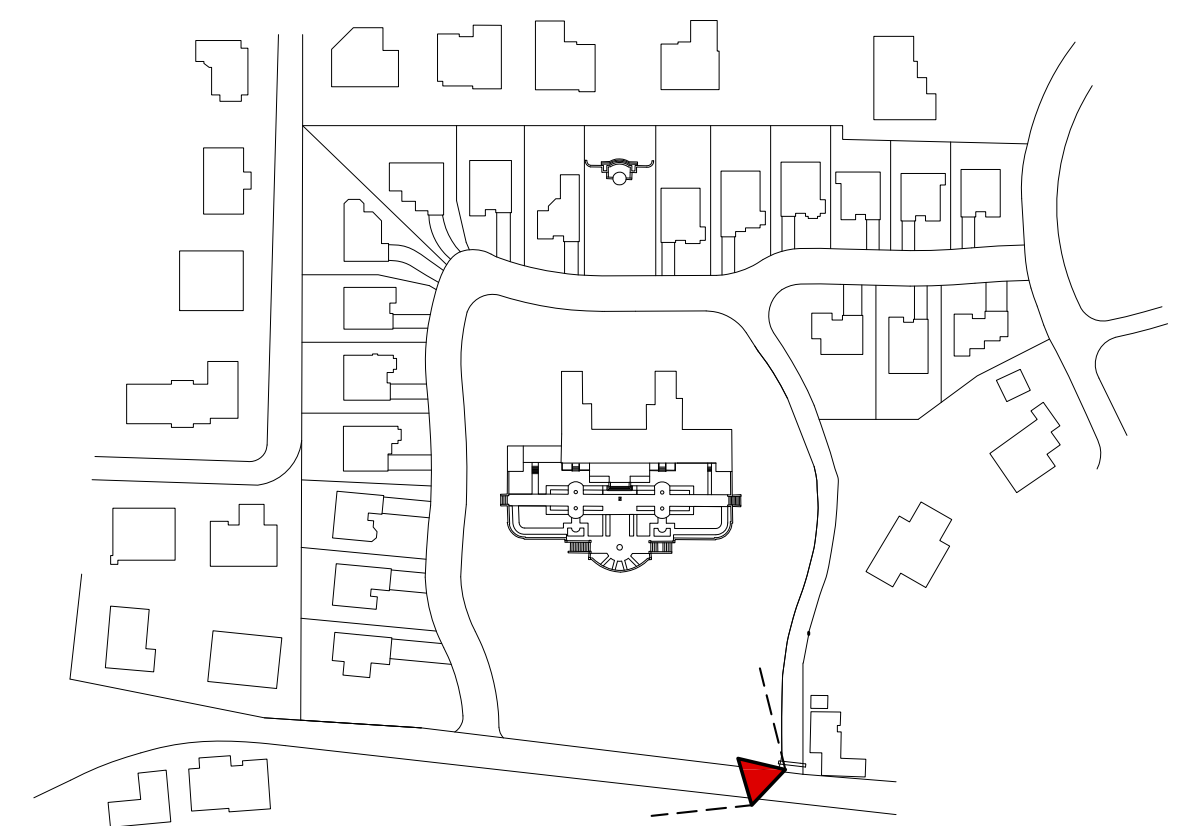
JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I., NY 10306 (718) 979-3066

DATE: 05/24/19
SCALE: N.T.S.
BY: RM
JOB: 1169





STREET PERSPECTIVE FROM THE ARCHWAY



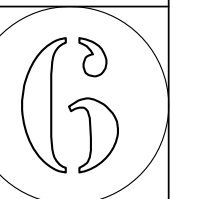
STREET PERSPECTIVE - PHOTO MONTAGE #2

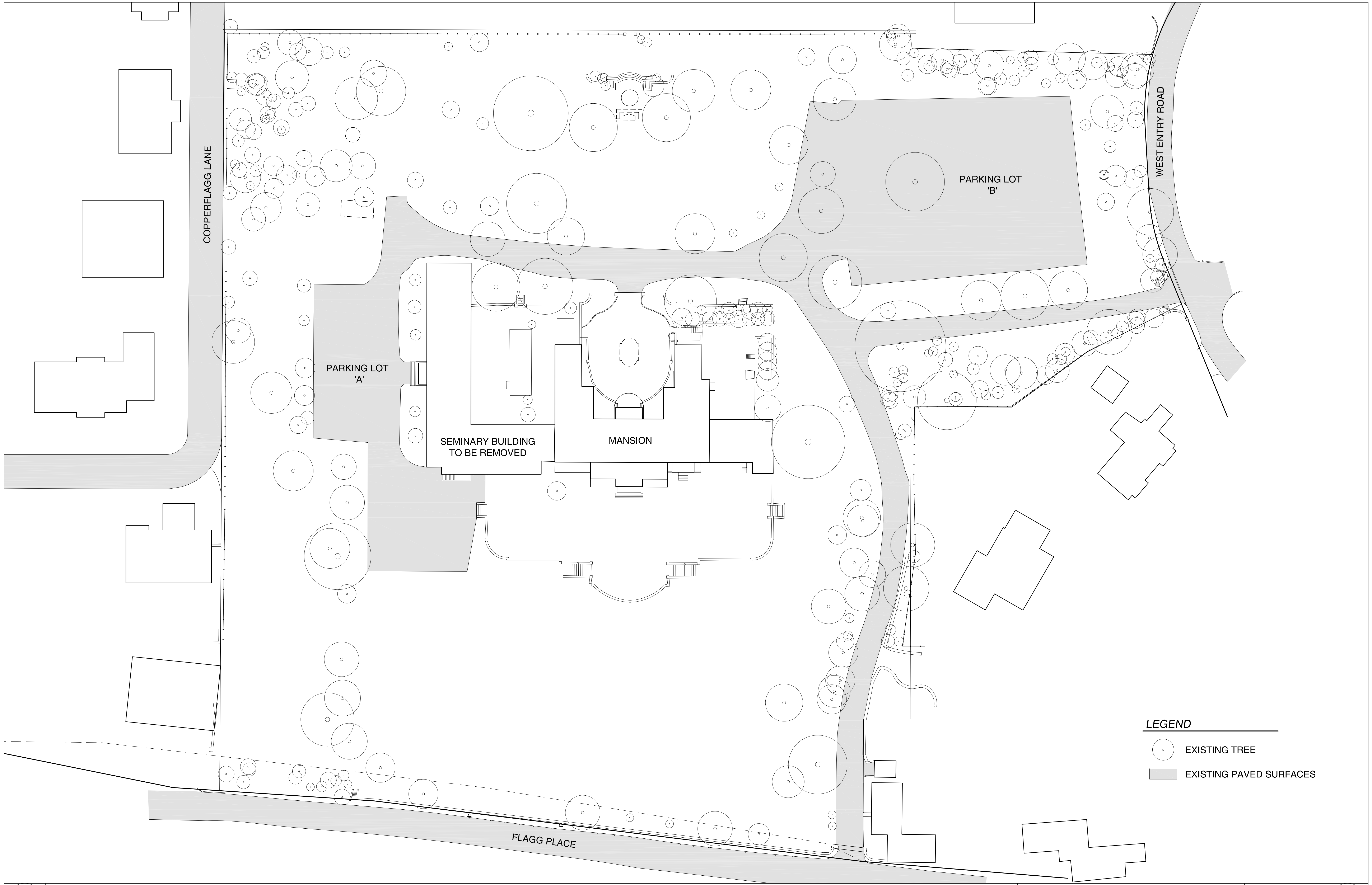
STONE COURT DEVELOPMENT, STATEN ISLAND, NY



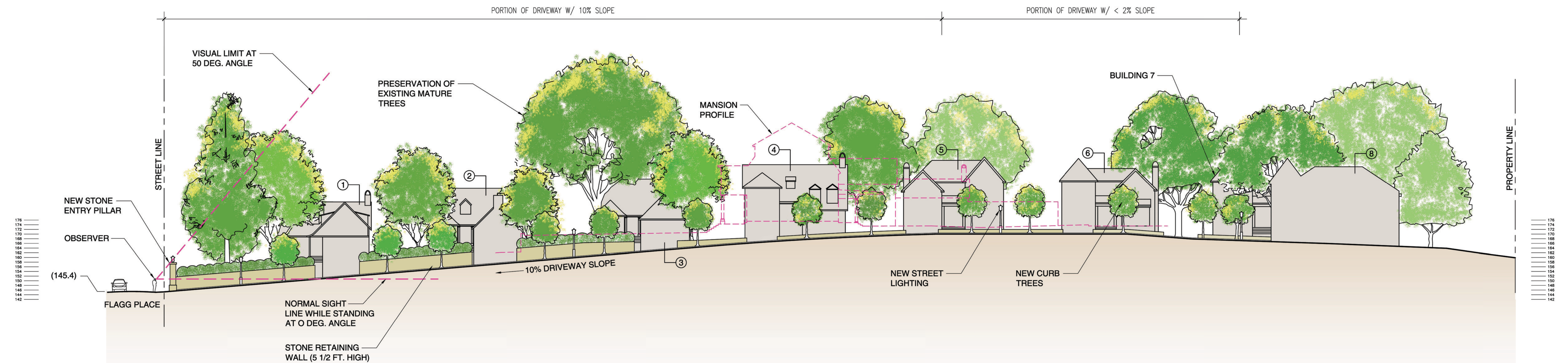
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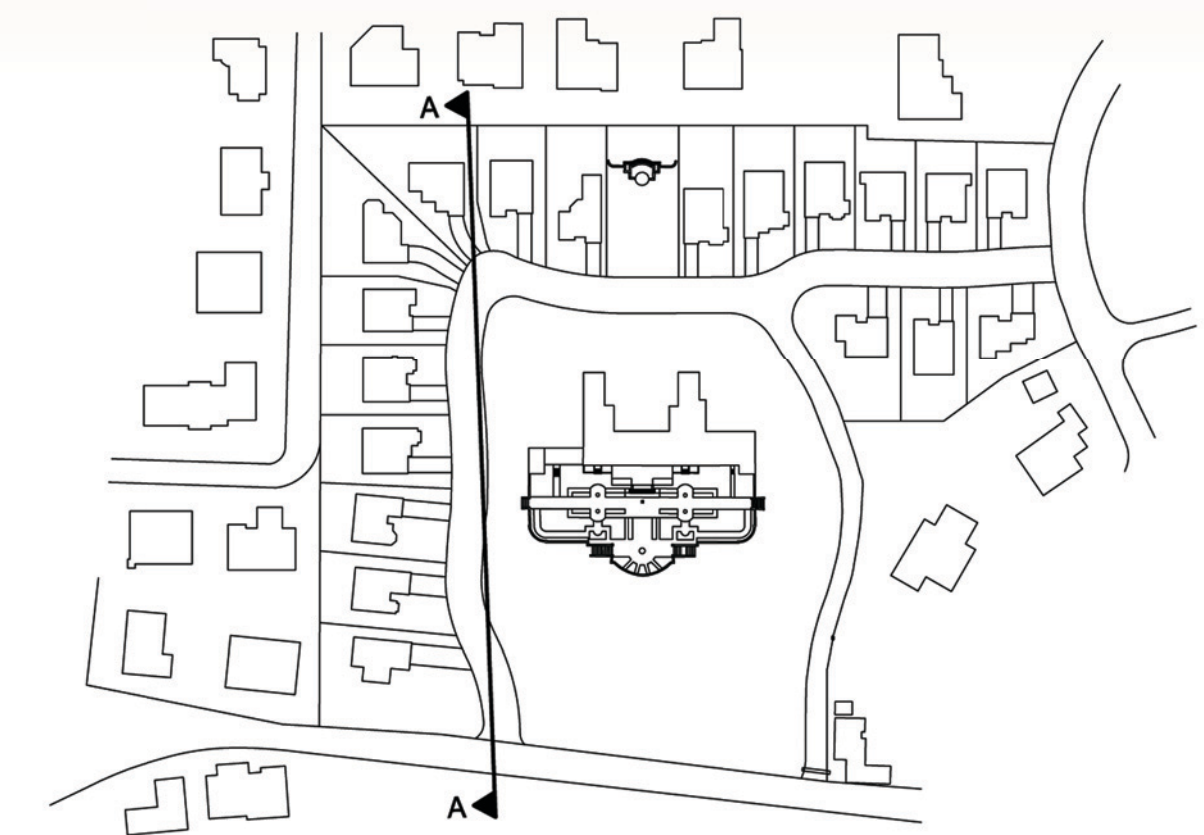




- LEGEND**
- EXISTING TREE
 - EXISTING PAVED SURFACES

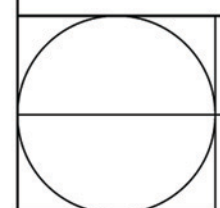


SITE SECTION A -A



KEY

NOTE: PROPOSED DEVELOPMENT TO COMPLY WITH ALL NYC DEPARTMENT OF BUILDINGS & ZONING REGULATIONS



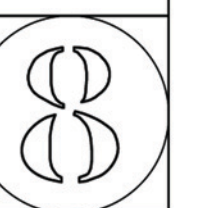
SITE SECTION

STONE COURT DEVELOPMENT, STATEN ISLAND, NY



JOSEPH M. MORACE, A.I.A. ARCHITECT
3195 RICHMOND ROAD, S.I., NY 10306 (718) 979-3066

DATE: 05/24/19
SCALE: 1" = 30'-0"
BY: RM
JOB: 1169





COPPERFLAGG DEVELOPMENT LOT DATA			
(FLOOR AREA & LOT AREA FIGURES DERIVED FROM RECORDED DEED INFORMATION & NYC ZOLA)			
*1ST FLOOR GARAGES DEDUCTED FROM FLOOR AREA			
LOT #	LOT AREA	FLOOR AREA	LOT COV'G. / FOOTPRINT
130	9,996 SF	4,584 SF	2,292 SF
135	10,724 SF	4,584 SF	2,445 SF
140*	25,676 SF	6,653 SF	4,967 SF
190*	11,016 SF	5,040 SF	3,000 SF
220*	10,001 SF	4,500 SF	2,704 SF
225*	12,349 SF	4,303 SF	3,067 SF
230*	13,678 SF	4,578 SF	2,489 SF
240*	18,128 SF	4,988 SF	2,694 SF
245*	13,500 SF	4,246 SF	2,860 SF
250*	22,730 SF	5,264 SF	3,190 SF
255	12,250 SF	5,763 SF	3,037 SF
260*	15,333 SF	4,160 SF	2,807 SF
265	28,600 SF	6,204 SF	3,102 SF
270	11,250 SF	4,130 SF	2,607 SF
275	11,272 SF	4,786 SF	2,393 SF
280*	12,154 SF	4,266 SF	2,370 SF
285	13,953 SF	4,512 SF	2,256 SF
290	16,520 SF	4,700 SF	3,162 SF
300*	12,300 SF	5,634 SF	3,170 SF
305*	11,265 SF	5,132 SF	3,421 SF
TOTAL	292,695 SF	98,072 SF	58,033 SF
AVG	14,634 SF	4,903 SF	2,901 SF

STONE COURT LOT DATA			
(FLOOR AREA DOES NOT INCLUDE GARAGE AREA IF ON 1ST FLOOR)			
LOT #	LOT AREA	FLOOR AREA	LOT COV'G. / FOOTPRINT
1	17,571 SF	2,991 SF	1,724 SF
2	10,664 SF	2,659 SF	1,884 SF
3	10,685 SF	2,602 SF	1,827 SF
4	10,667 SF	4,130 SF	2,065 SF
5	10,446 SF	3,942 SF	1,971 SF
6	9,144 SF	3,790 SF	1,895 SF
7	11,706 SF	3,972 SF	1,986 SF
8	11,489 SF	4,206 SF	2,103 SF
9	9,428 SF	4,030 SF	2,015 SF
10	10,013 SF	3,632 SF	1,816 SF
11	9,323 SF	3,740 SF	2,010 SF
12	10,027 SF	4,242 SF	2,261 SF
13	7,828 SF	3,730 SF	2,005 SF
14	7,166 SF	3,160 SF	1,720 SF
15	6,986 SF	3,148 SF	1,714 SF
16	8,137 SF	3,038 SF	1,659 SF
17	15,349 SF	3,394 SF	1,697 SF
18	8,880 SF	3,620 SF	1,950 SF
19	9,349 SF	3,242 SF	1,621 SF
TOTAL	194,858 SF	67,268 SF	35,923 SF
AVG	10,255 SF	3,540 SF	1,890 SF

FLAGG COTTAGES LOT DATA		
(FLOOR AREA & LOT AREA FIGURES DERIVED FROM NYC ZOLA)		
ADDRESS	LOT AREA	GROSS AREA
BOWCOTT (95 WEST ENTRY ROAD)	12,591 SF	2,625 SF
WALCOTT (285 FLAGG PLACE)	16,480 SF	3,929 SF
GARDINER'S COTTAGE (181 FLAGG PLACE)	8,361 SF	3,250 SF
45 FLAGG COURT (LOT # 239)	10,820 SF	2,766 SF
5 WEST ENTRY ROAD (LOT # 67)	18,375 SF	4,096 SF
1929 RICHMOND ROAD	11,000 SF	1,120 SF
AVG	12,937 SF	2,964 SF

LEGEND

ROAD EASEMENT

ORIGINAL FLAGG STRUCTURE

COPPERFLAGG DEVELOPMENT HOUSE

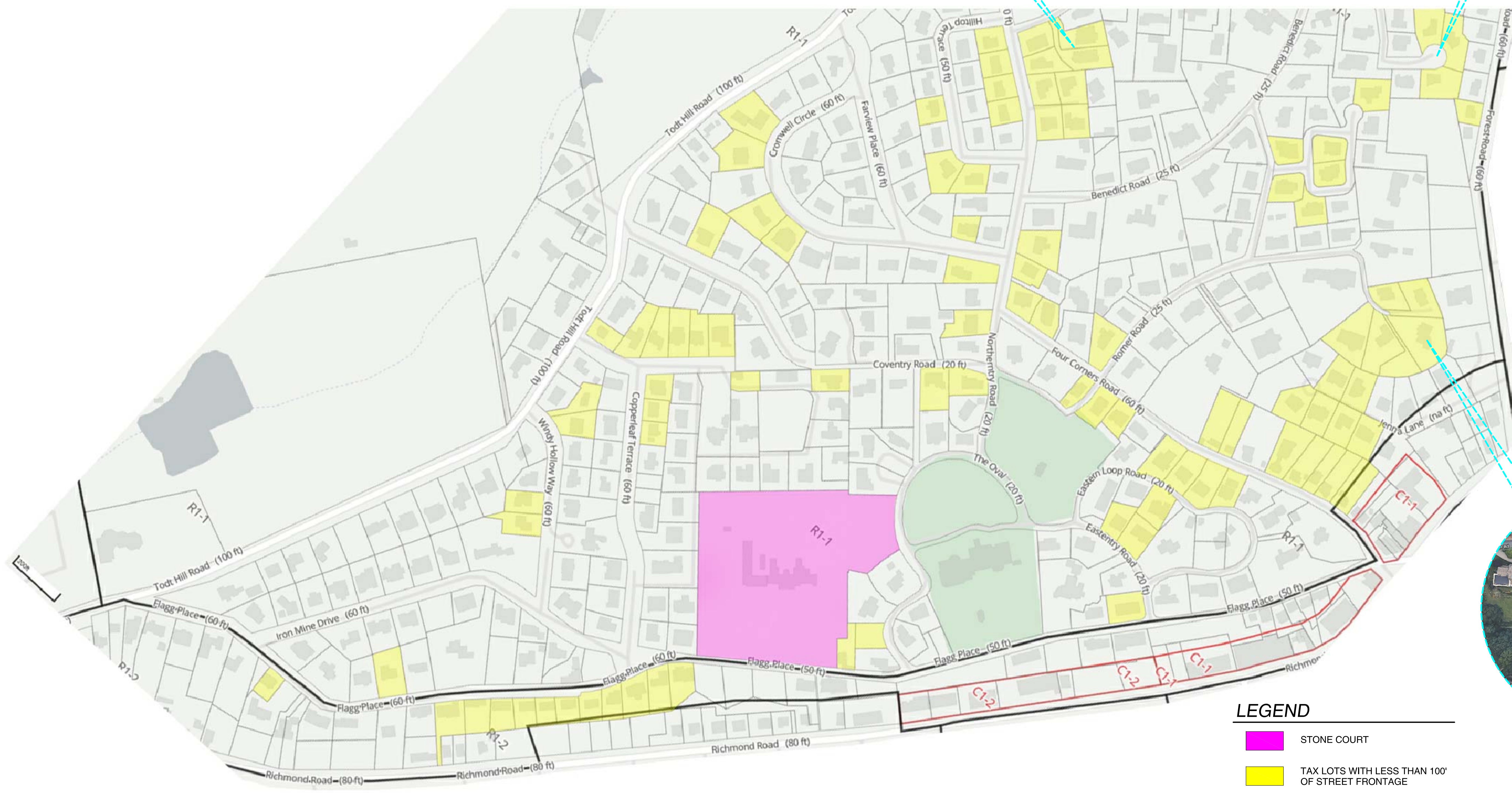
STONE COURT DEVELOPMENT HOUSE

TAX LOTS WITH LESS THAN 100' OF STREET FRONTAGE

TAX LOT LINE

140

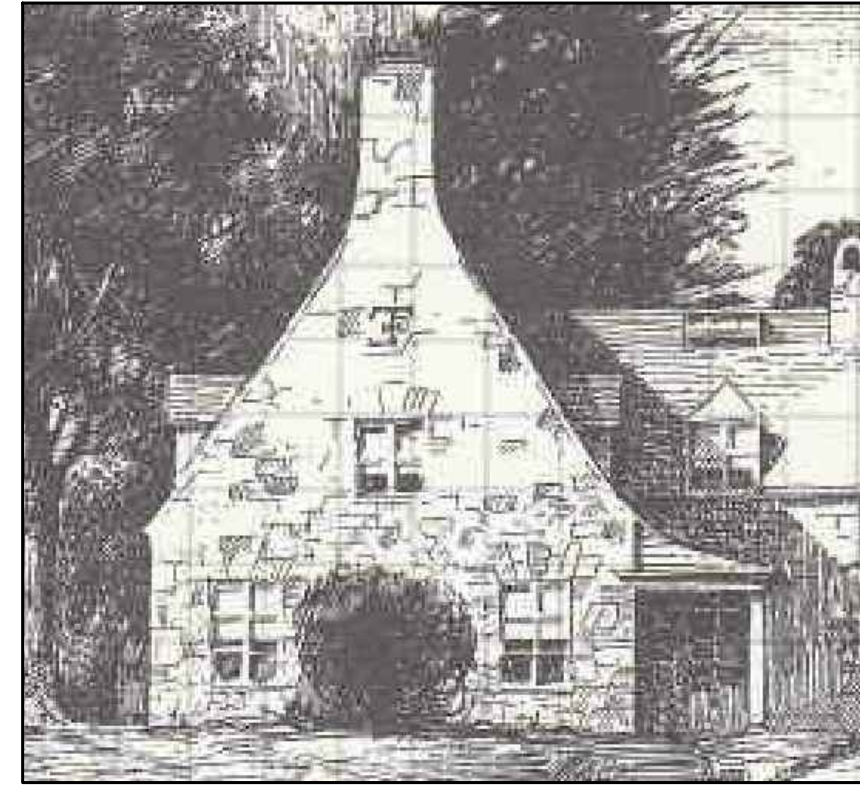
TAX LOT # / JOB #



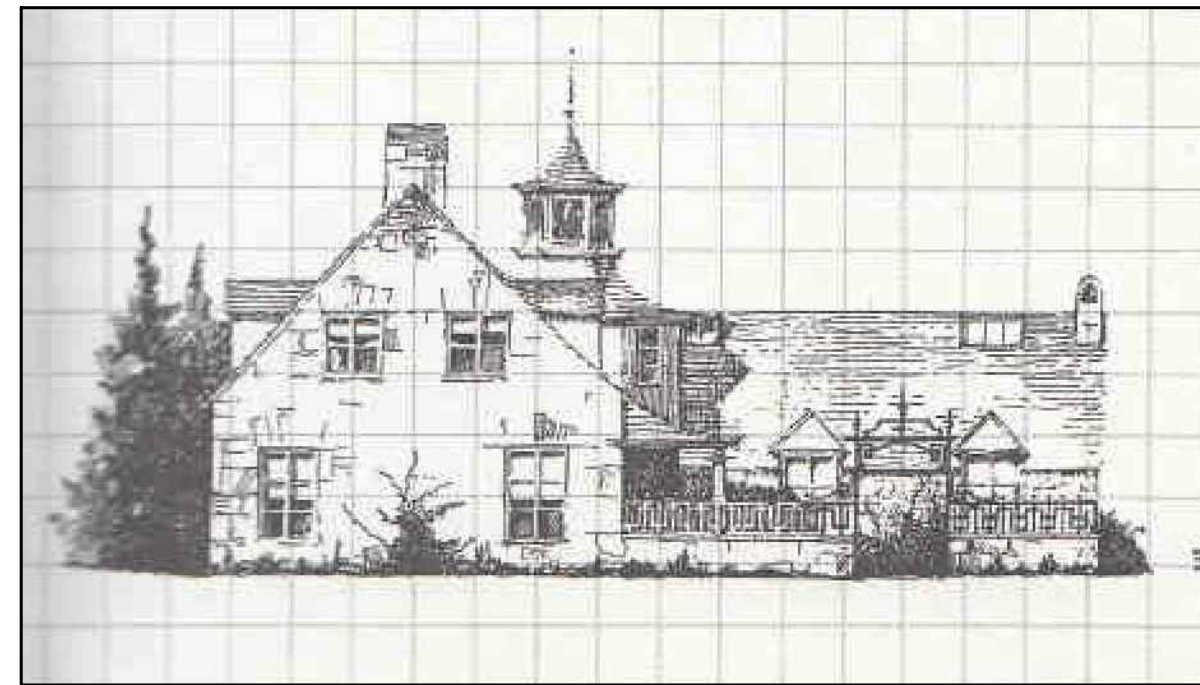
- LEGEND**
- STONE COURT
 - TAX LOTS WITH LESS THAN 100' OF STREET FRONTAGE
 - R1-1 ZONING DISTRICT
 - ZONING DISTRICT BOUNDARY LINE



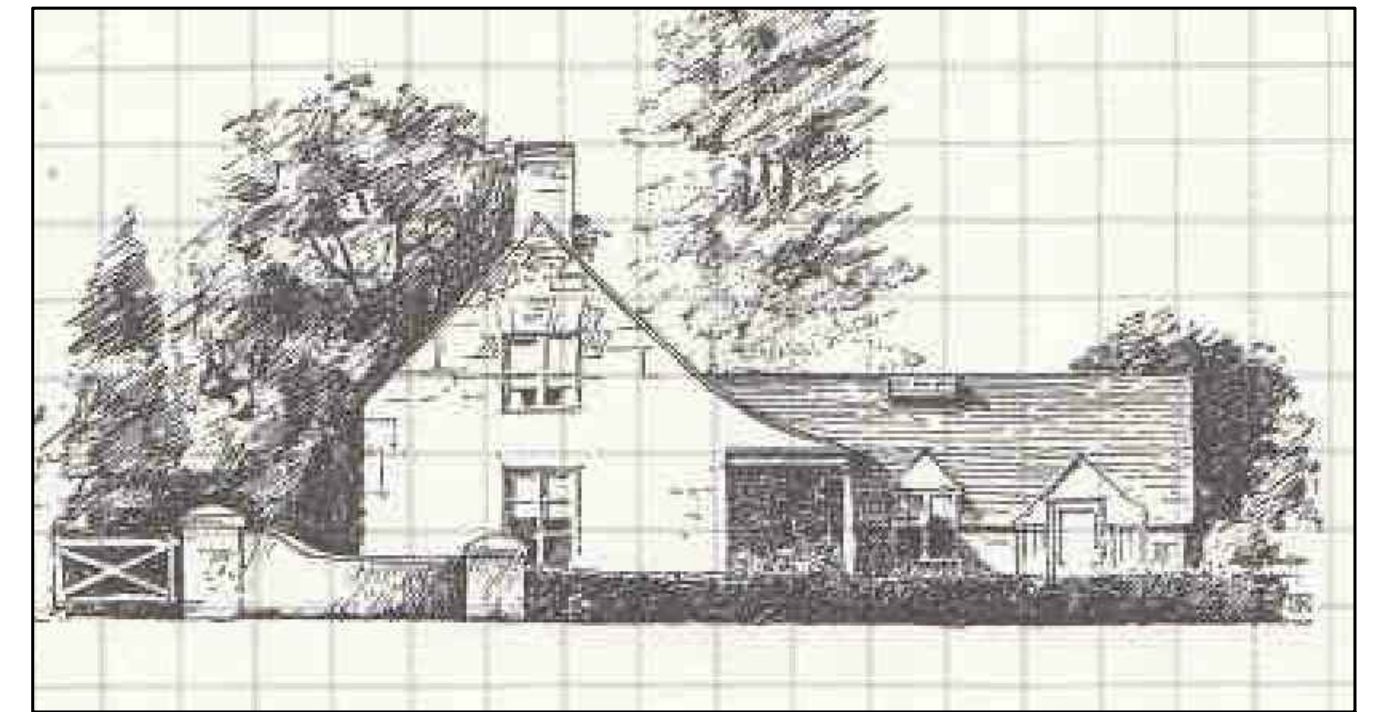
1016 East Lexington Blvd., Whitefish Bay, WI
 Flagg Design with Half Timbering



Flagg "Small Houses", Plate 3
 Porch Extended at Eaves



Flagg "Small Houses", Plate 15
 L-Shaped House with Cupola



Flagg "Small Houses", Plate 30
 Porch Extended at Eaves



Front Elevation

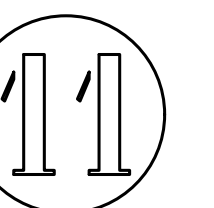


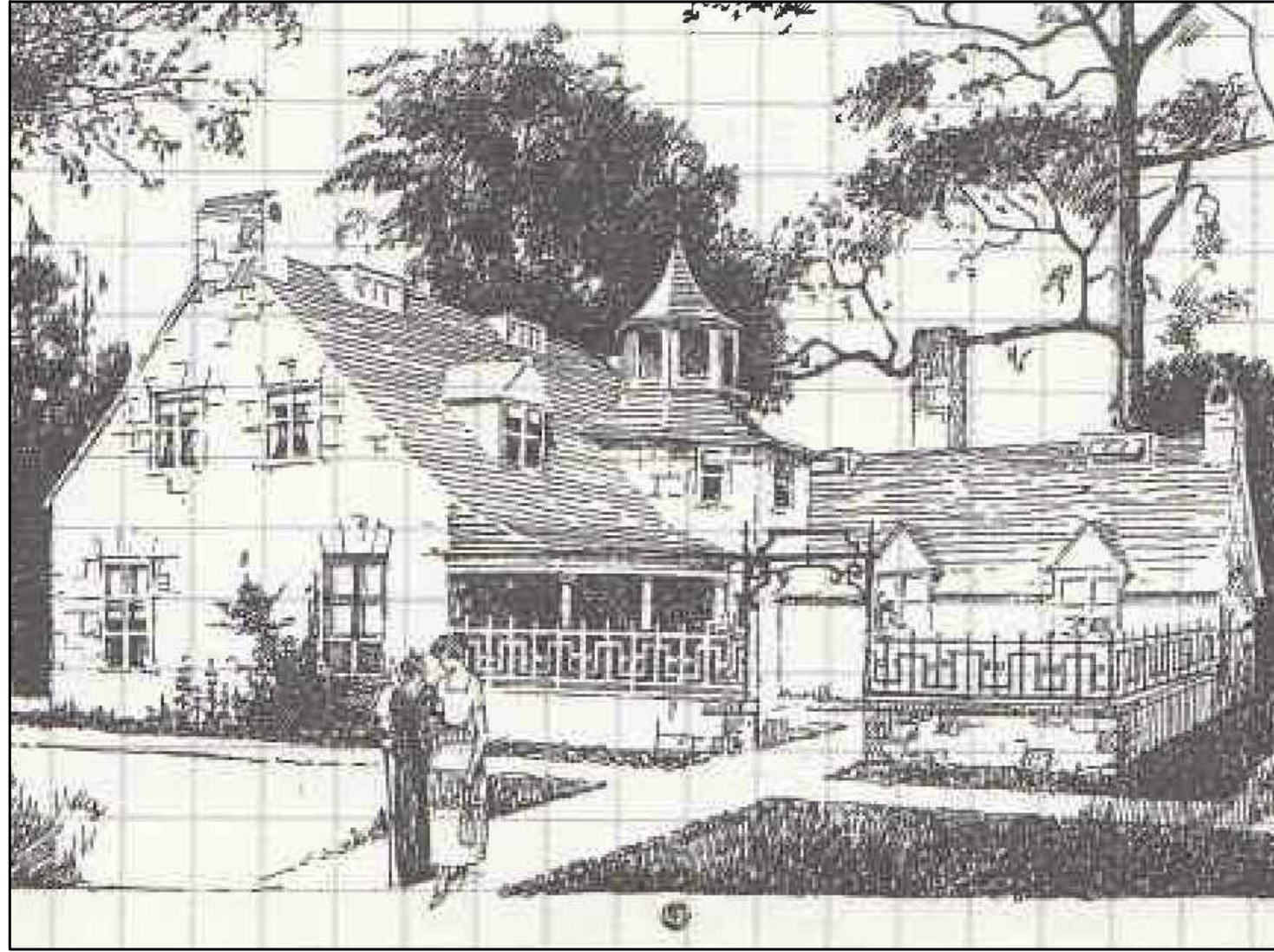
Side Elevation

209 Flagg Place, Staten Island, NY
 Stone Court Development

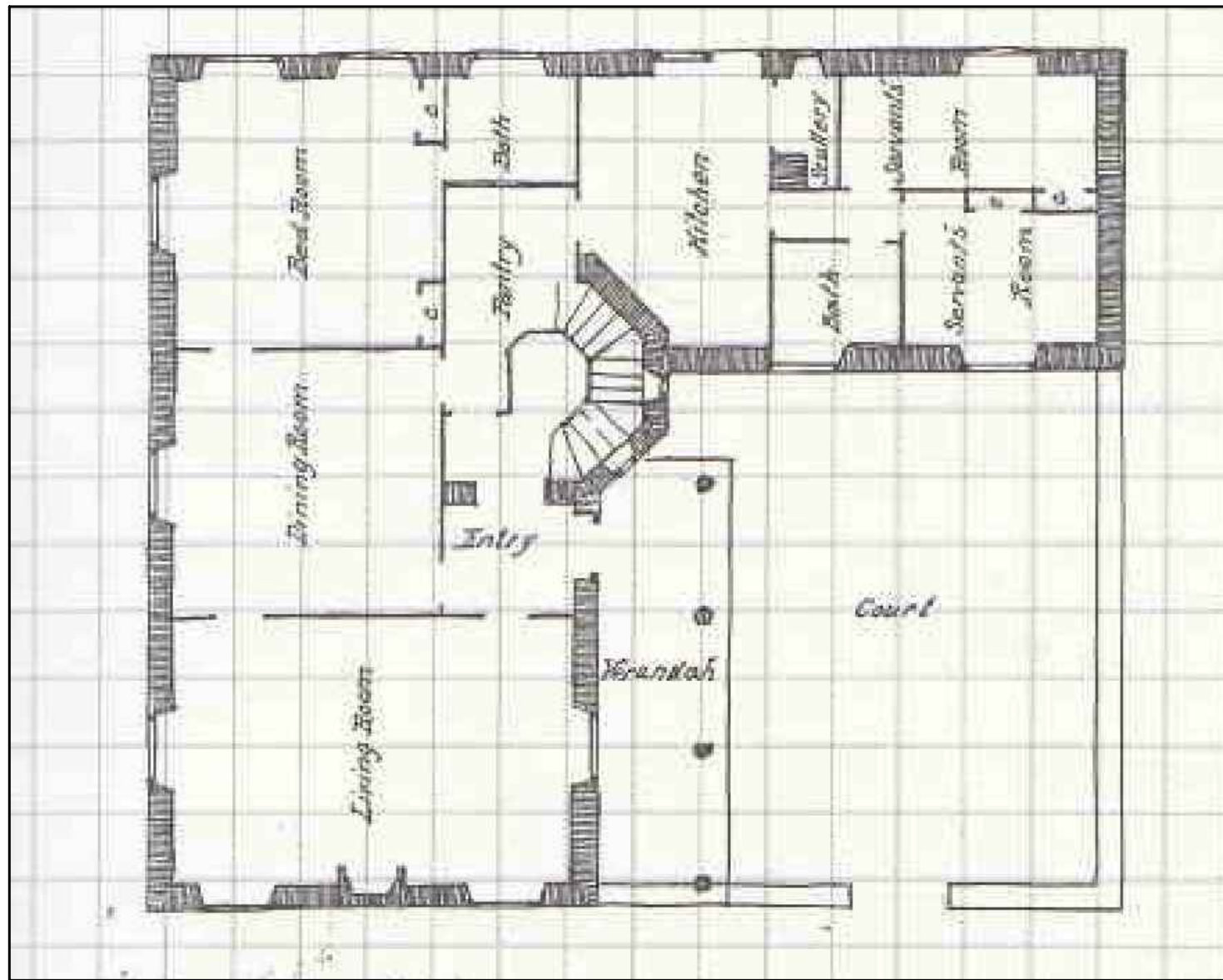
House Prototype (1 to 3) Elevations & Flagg Precedents

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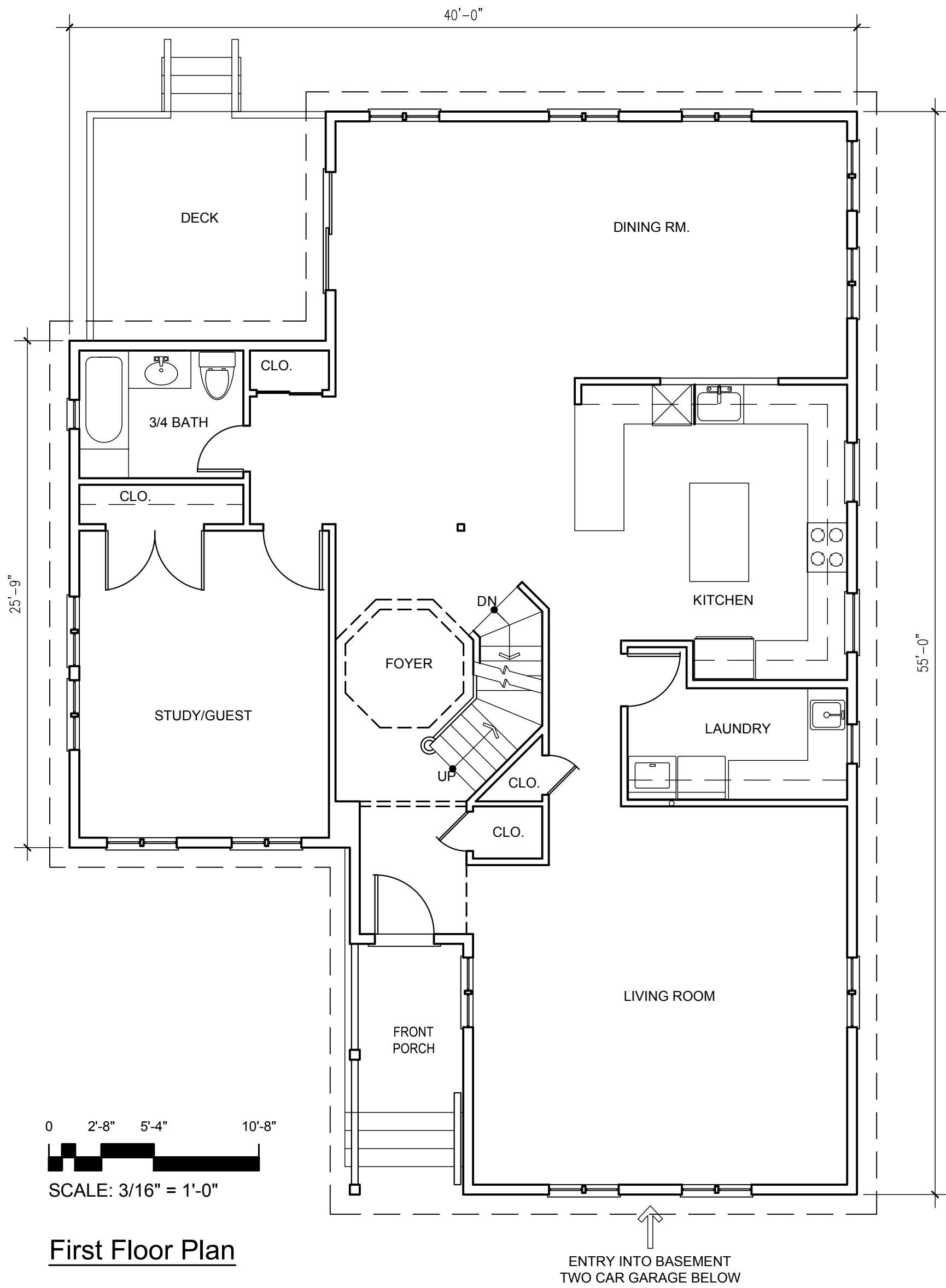




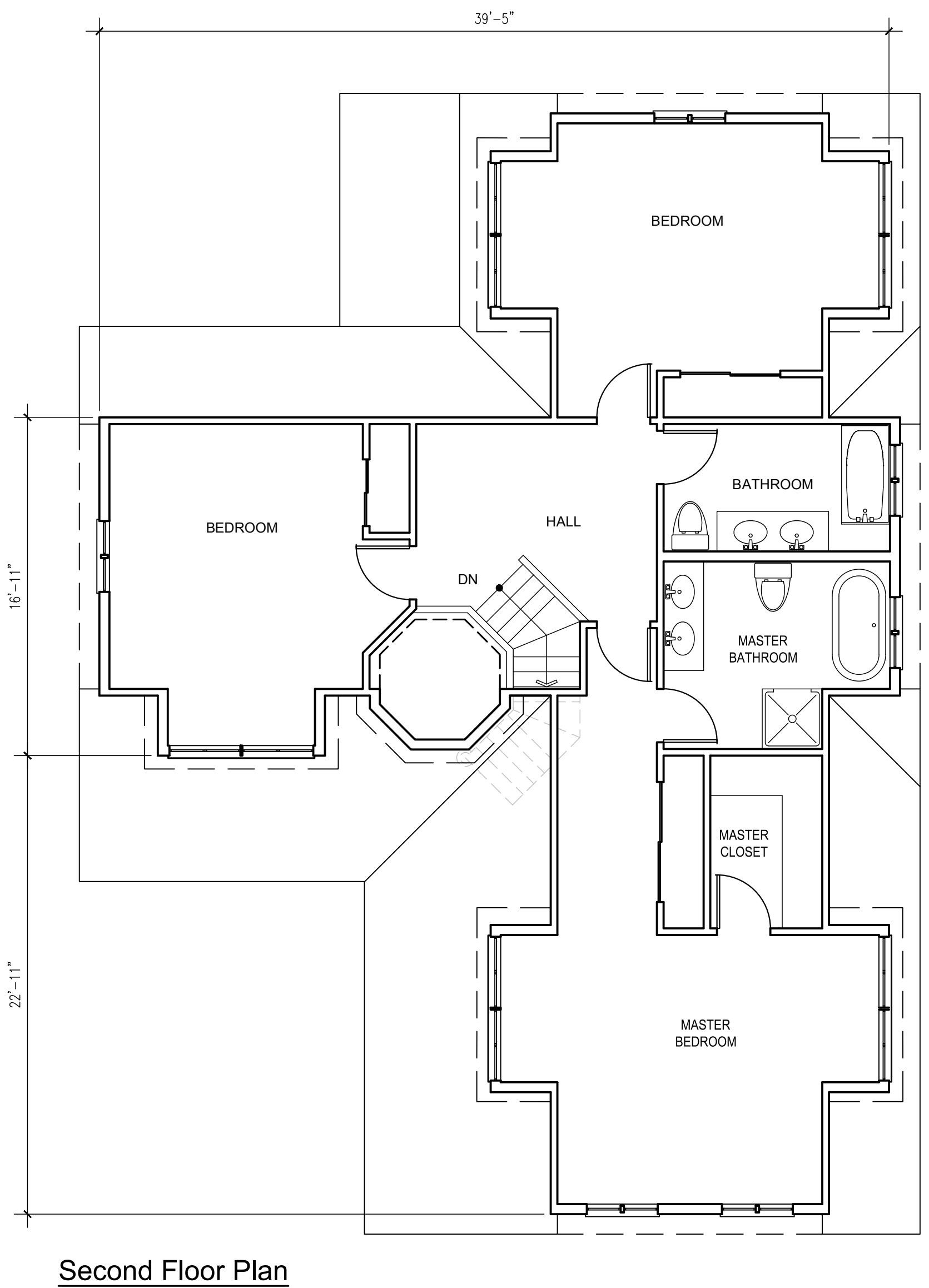
Flagg "Small Houses", Plate 15
Showing Similar Massing



Flagg "Small Houses", Plate 15
Showing Similar Floor Plan



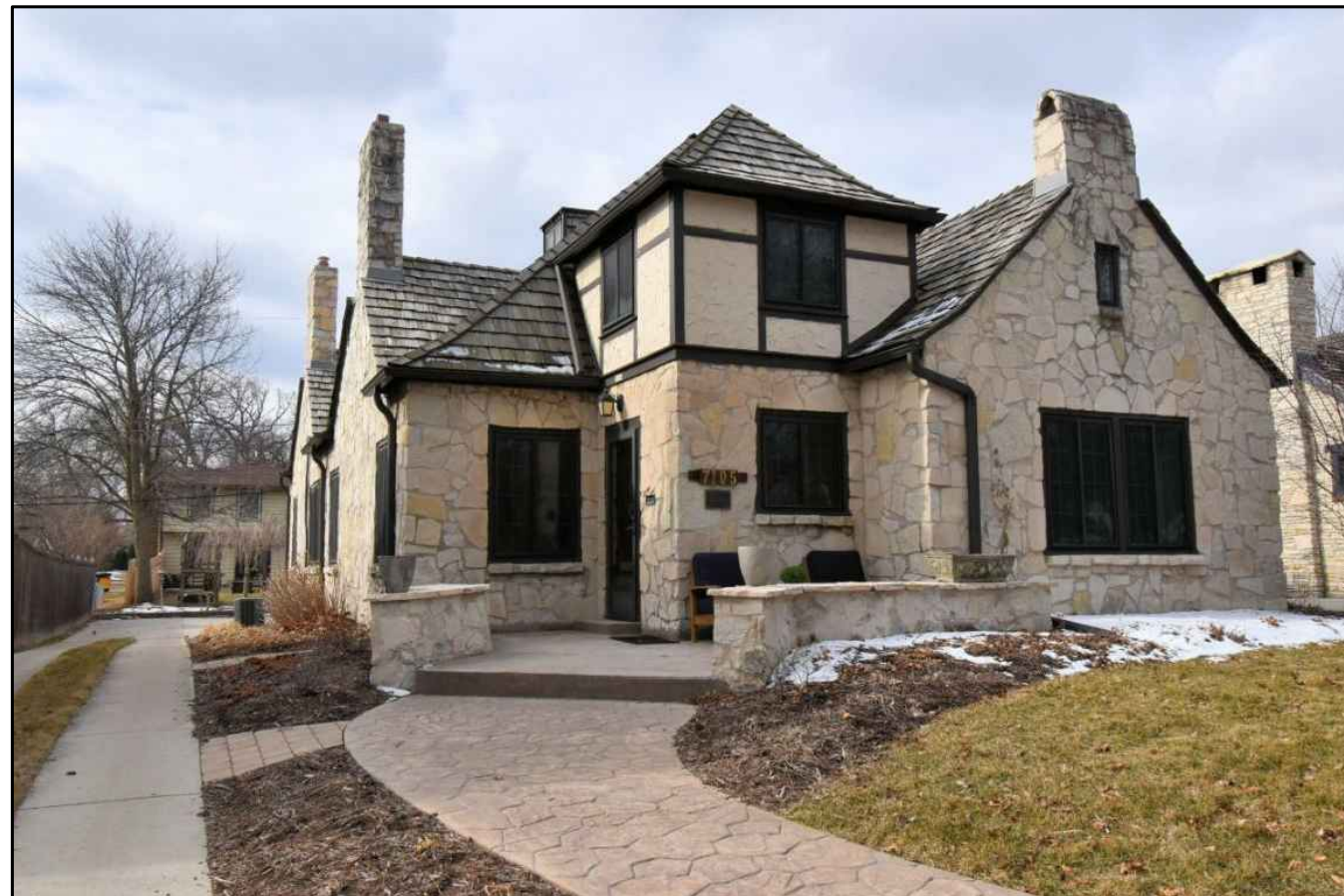
First Floor Plan



Second Floor Plan

209 Flagg Place, Staten Island, NY
Stone Court Development

House Prototype (1 to 3) Plans

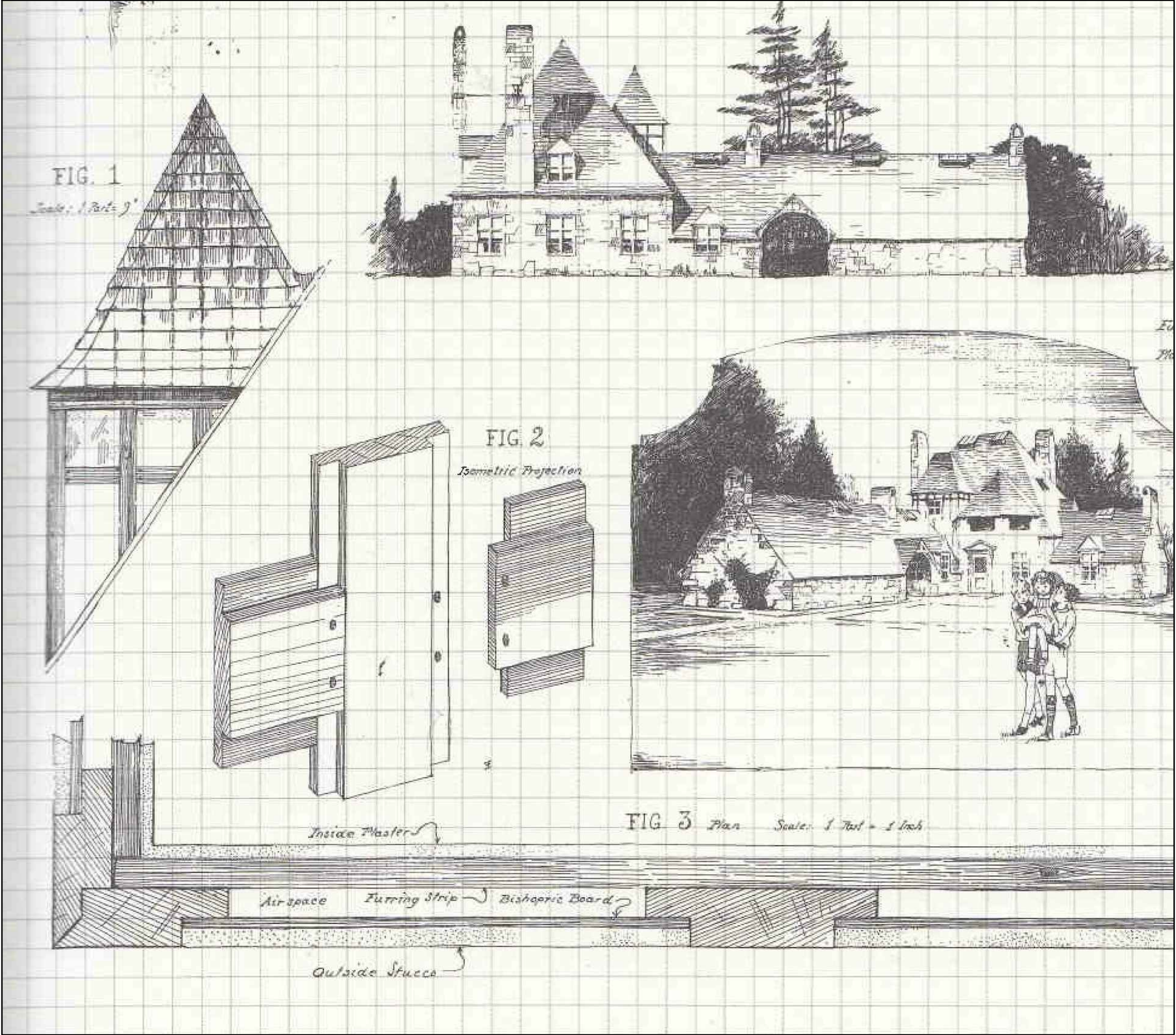


7105 Grand Parkway, Wauwatosa, WI
Showing Flagg Design with Half Timber and Stucco



3821 North Prospect Avenue, Shorewood, WI
Showing Flagg Design with Half Timber and Stucco

209 Flagg Place, Staten Island, NY
Stone Court Development

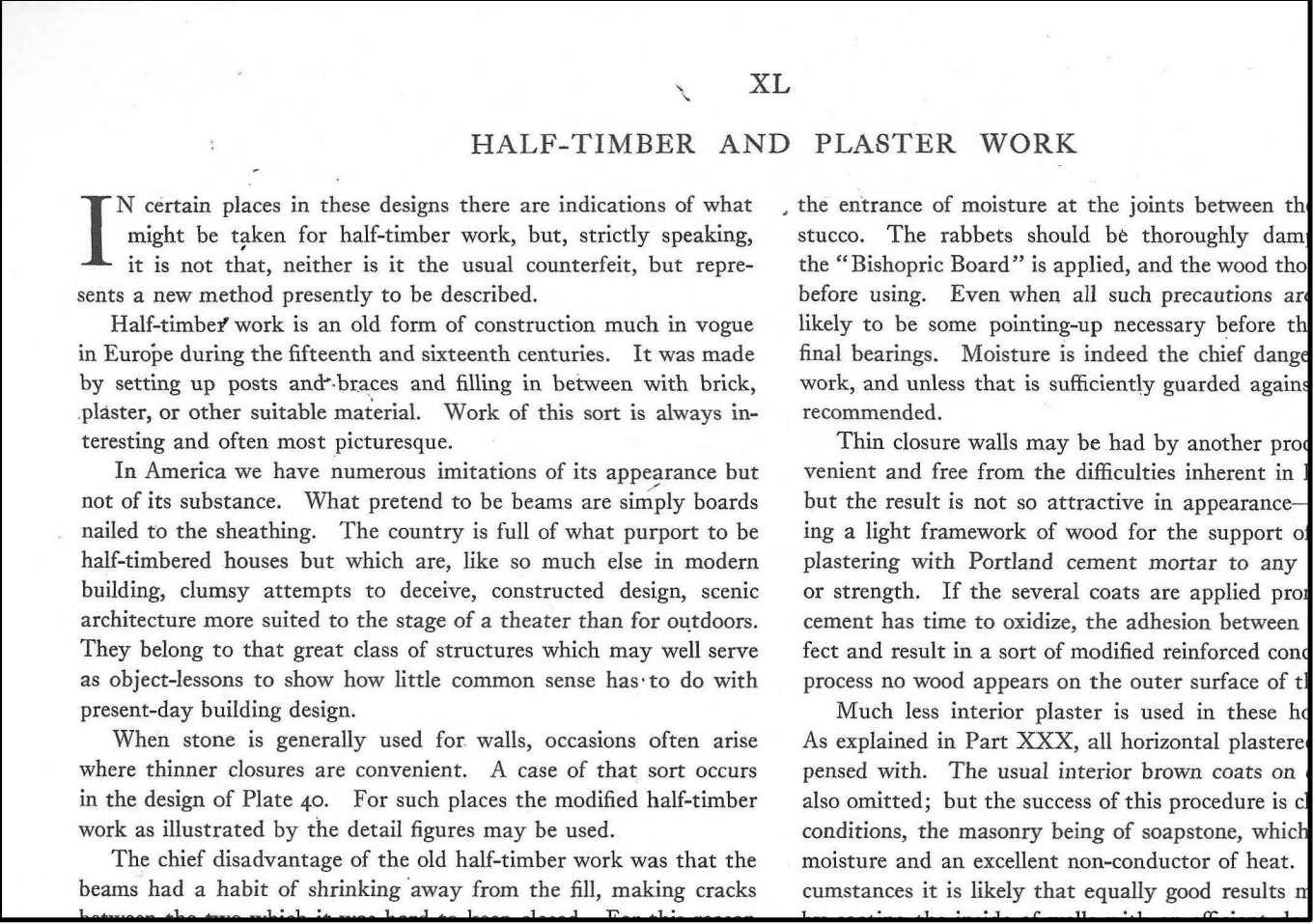


Flagg "Small Houses", Plate 40
Construction Details for Half Timbering

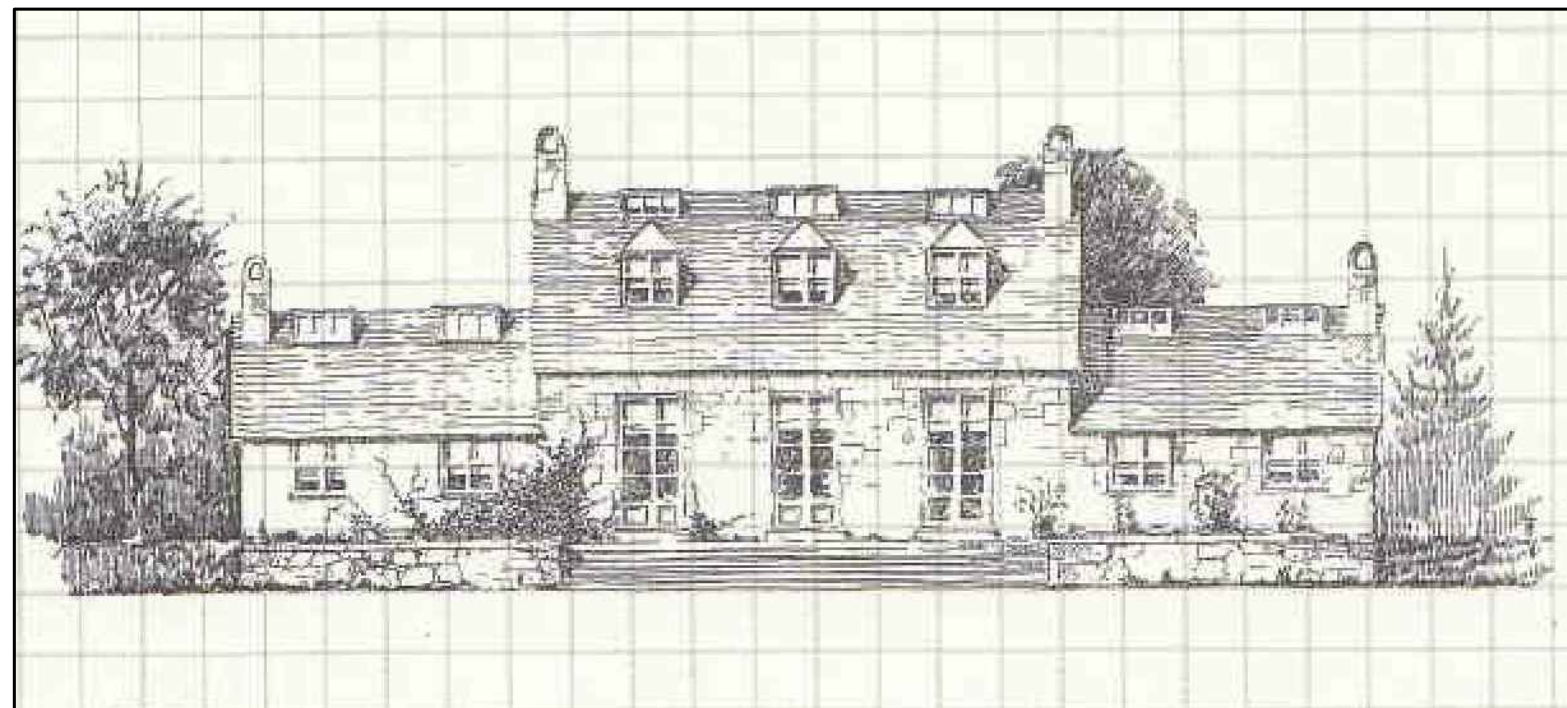
Half Timber Precedents



Brookrace, Mendham, NJ
Showing Flagg Design with Half Timber and Stucco



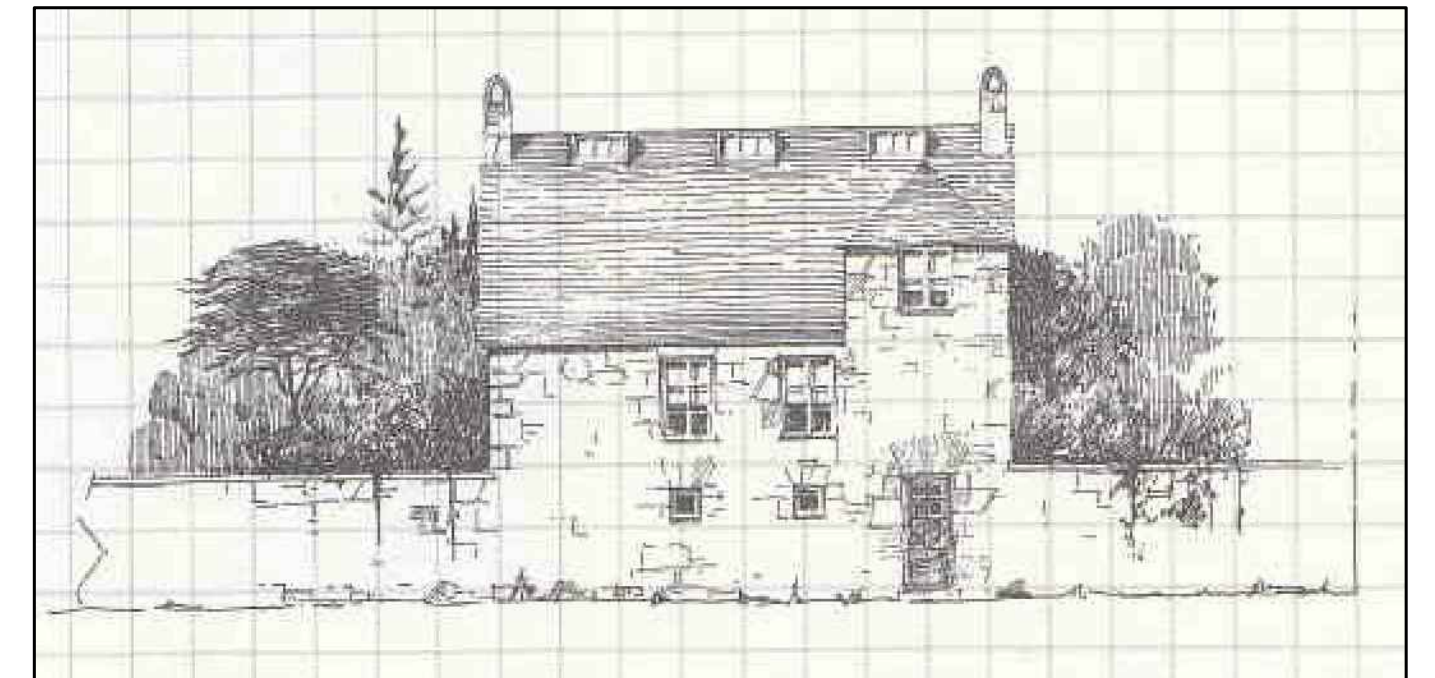
Flagg "Small Houses", Chapter XL



Pedimented Dormers on Gabled Roof
 Flagg "Small Houses", Plate 47



Pedimented Dormers at
 Flagg Mansion Original South Elevation



Tower and Gable Roof
 Flagg "Small Houses", Plate 8



Wood Siding at
 Flagg's Isola Bella Estate, Salisbury, CT



Front Elevation



Standing Seam Roofing at
 Flagg's St. Marks Rectory

209 Flagg Place, Staten Island, NY
 Stone Court Development

House Prototype (4-19) Elevation & Flagg Precedents

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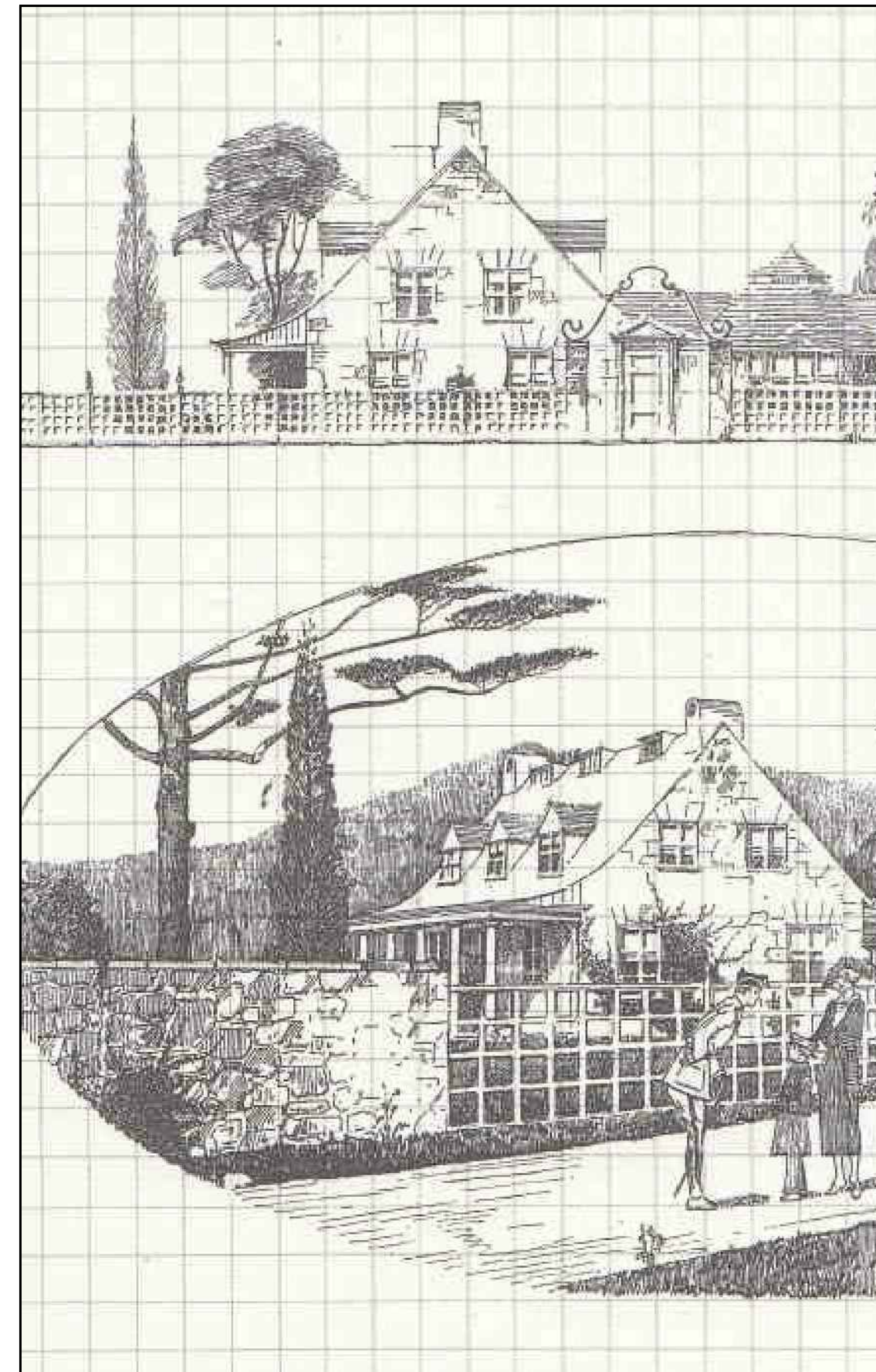
Walpole Planter



Walpole Gate



Isola Bella, Salisbury, CT



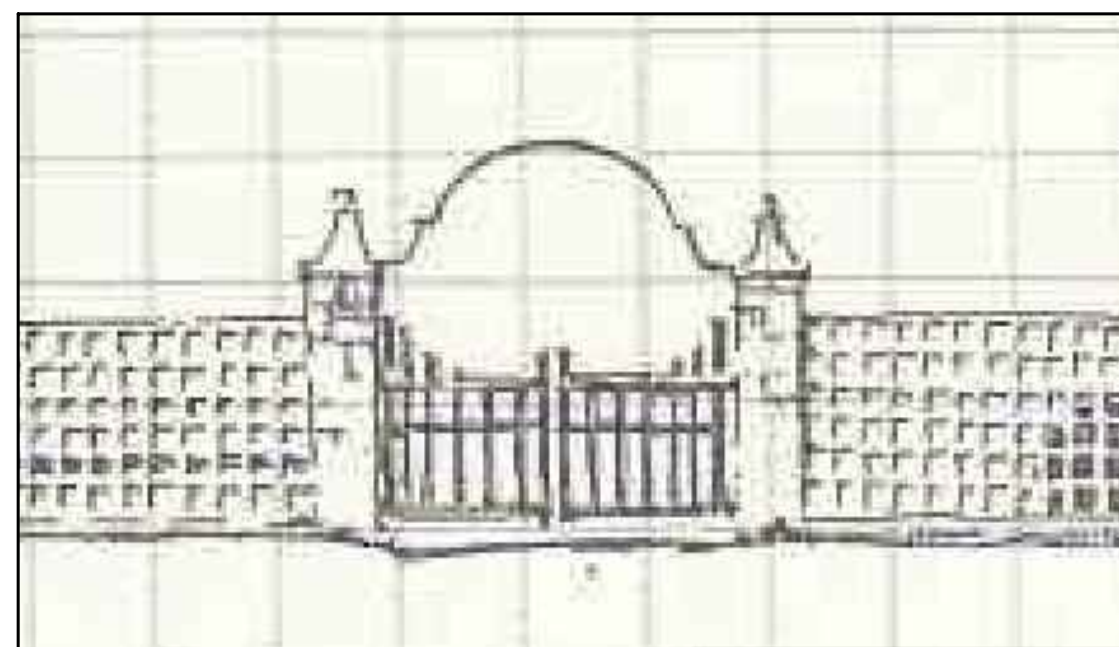
Wood Fences, Flagg "Small Houses", Plate 46



Walpole Westchester Fence



Walpole Lantern on Pole



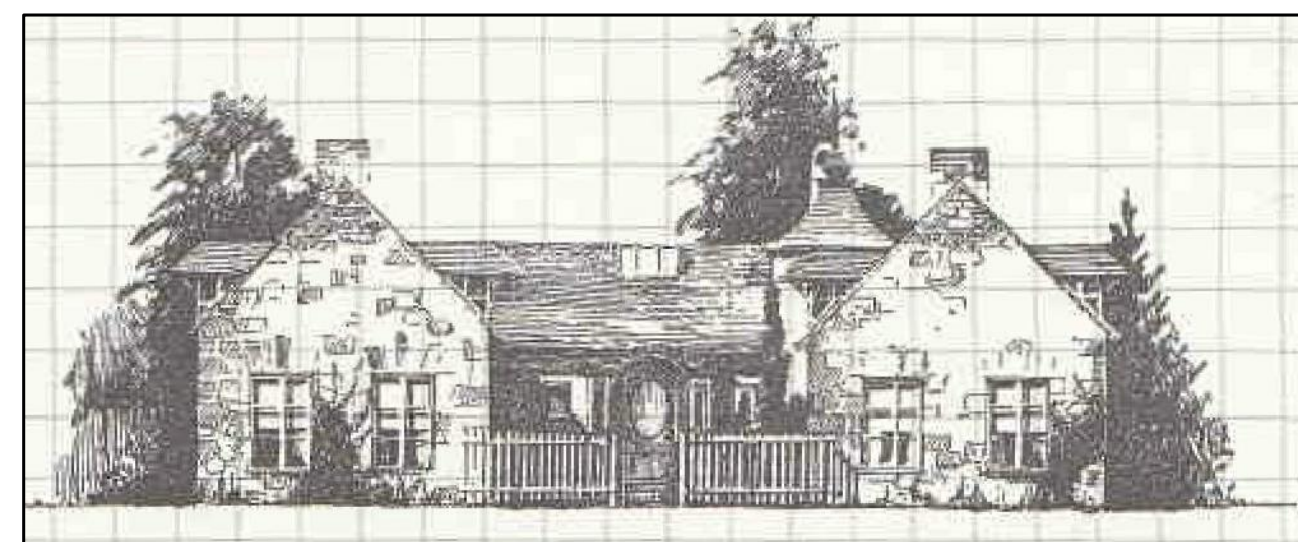
Wood Gates, Flagg "Small Houses", Plate 44



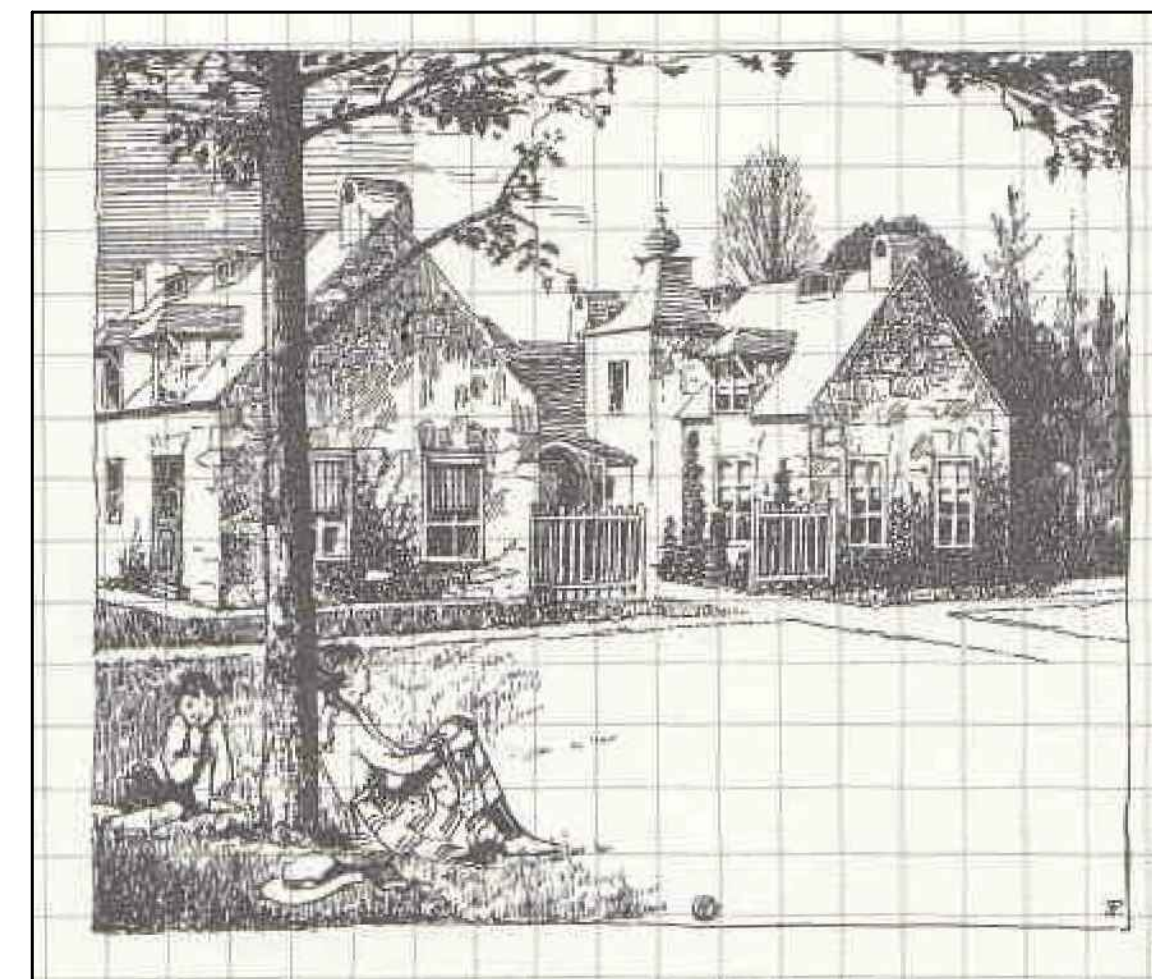
Walpole Nantucket Fence



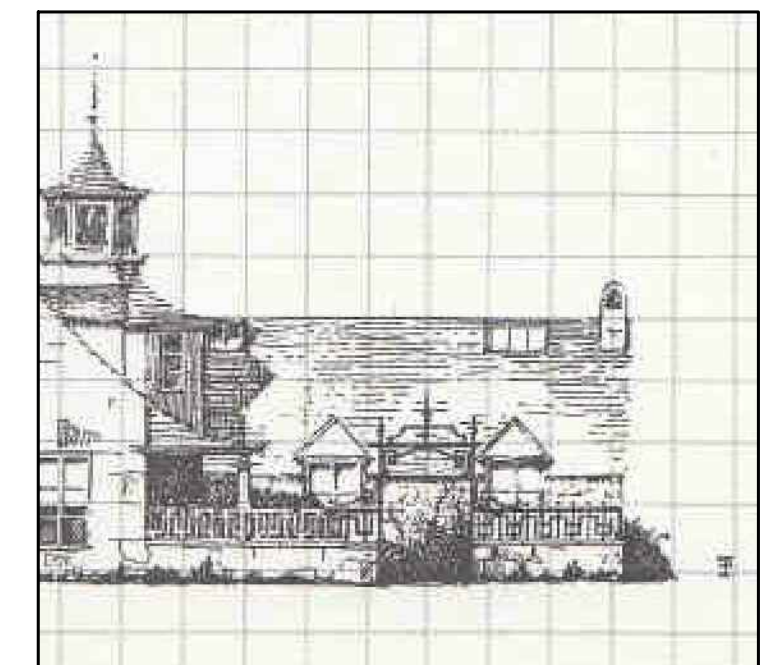
Walpole Ball Finial on Fence Post



Wood Fence and Gate, Flagg "Small Houses", Plate 5



Wood Fences, Flagg "Small Houses", Plate 5



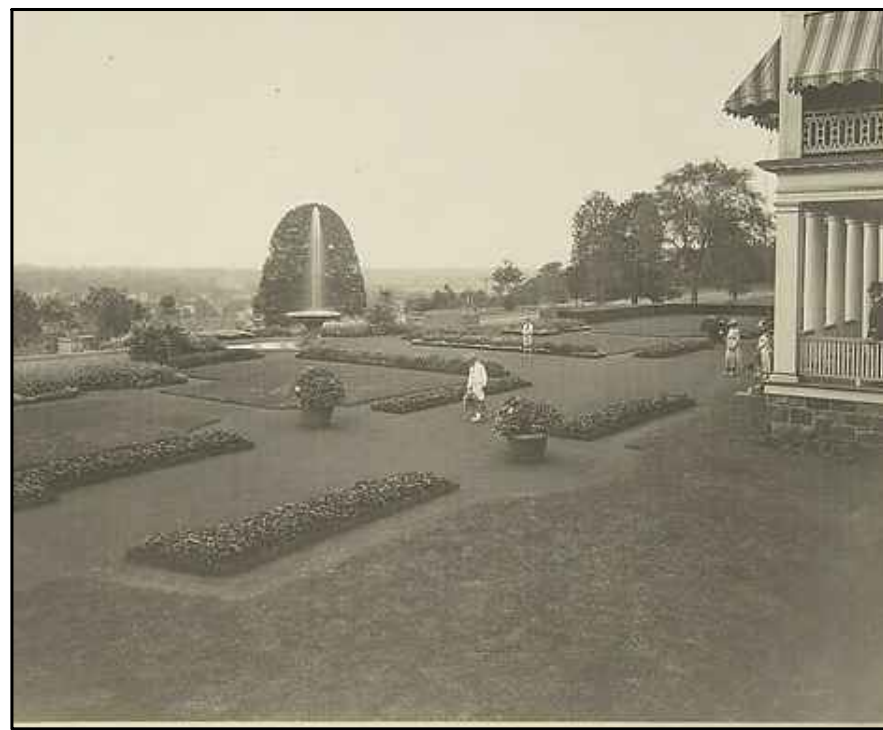
Fence on Stone Wall, Flagg "Small Houses", Plate 15

209 Flagg Place, Staten Island, NY
Stone Court Development

Proposed Fences, Lighting and Gates Based on Flagg Precedents

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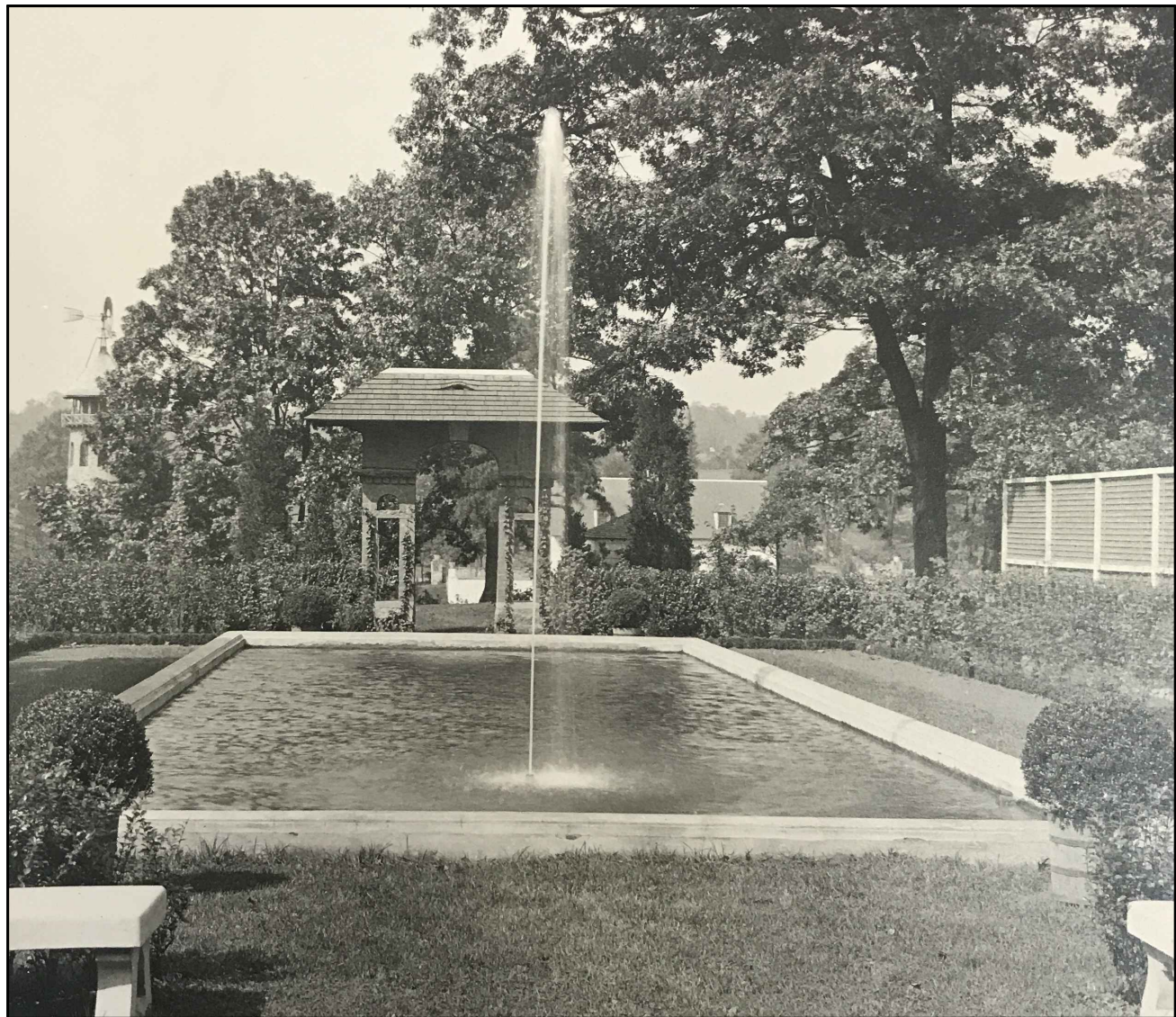
ca. 1915 Flagg Archive, Columbia University



Existing Concrete Paving



ca. 1915 Flagg Archive, Columbia University

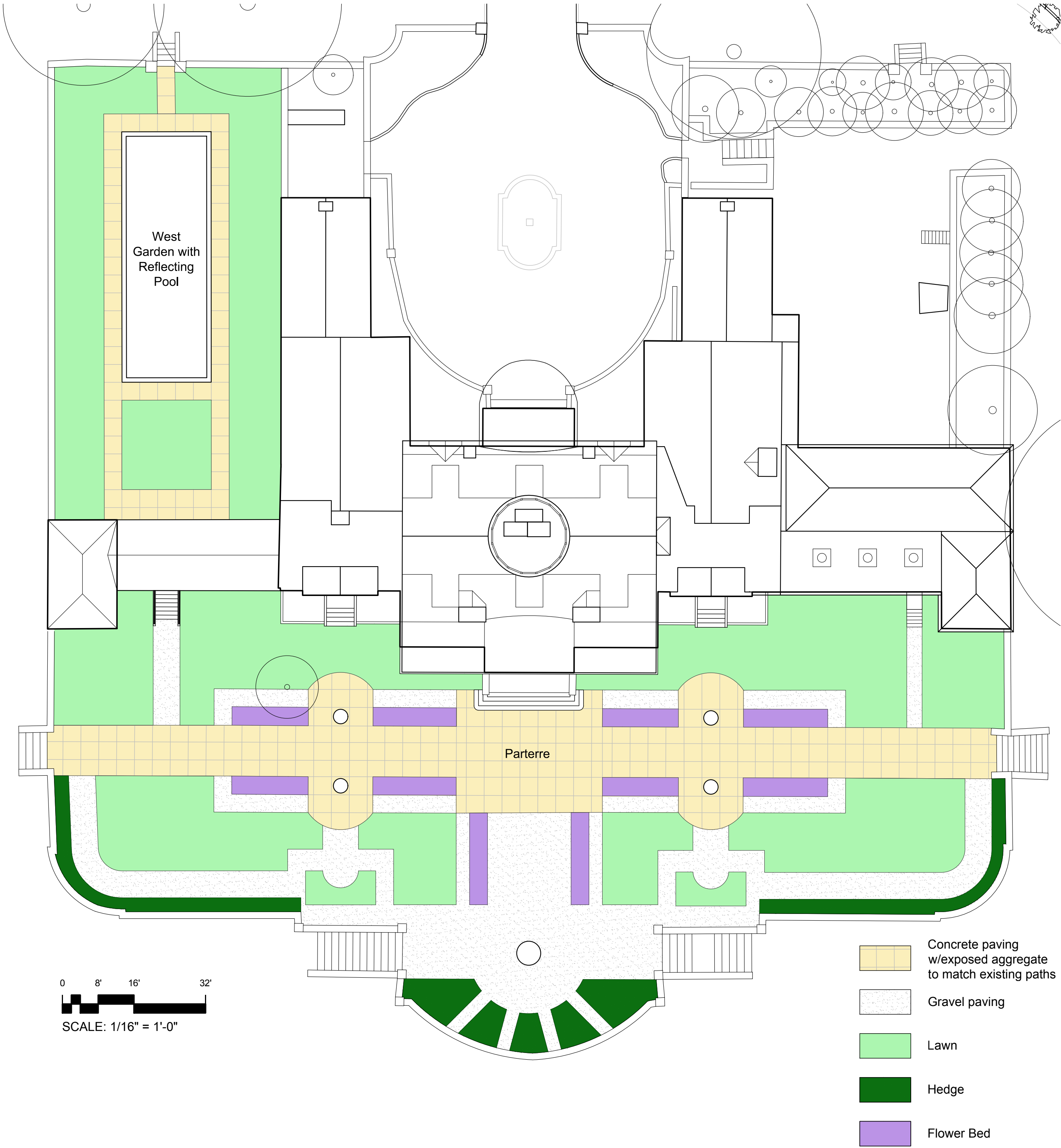


Original photo of Reflecting Pool, ca. 1908
Flagg Archive, Columbia University

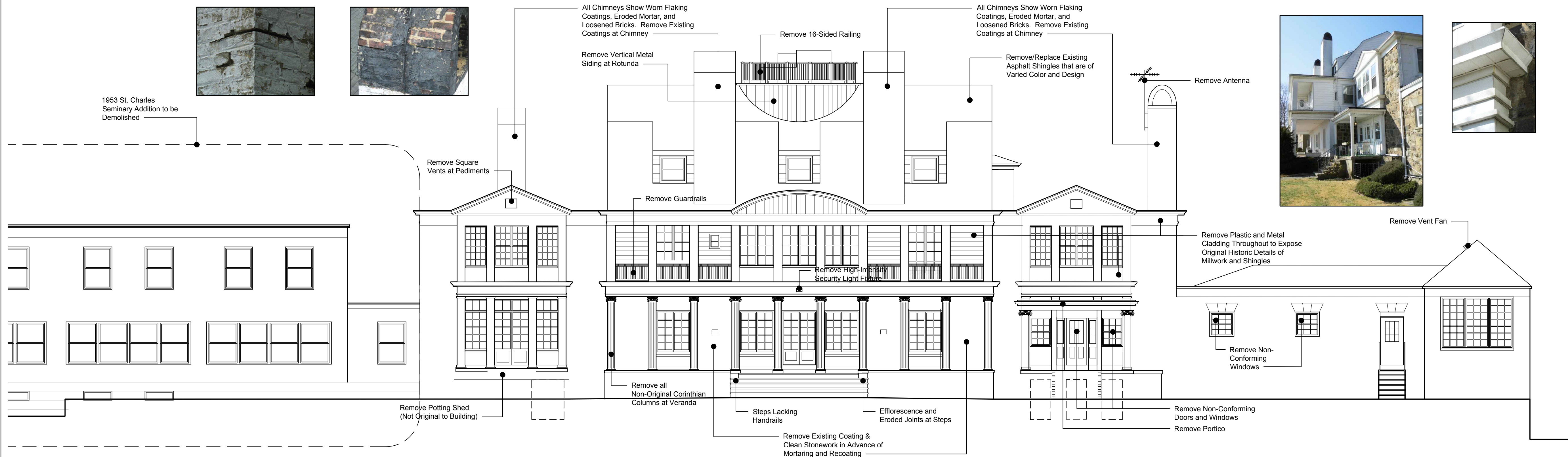


Photo of Flagg's Expanded Garden, ca. 1912 Flagg Archive, Columbia University

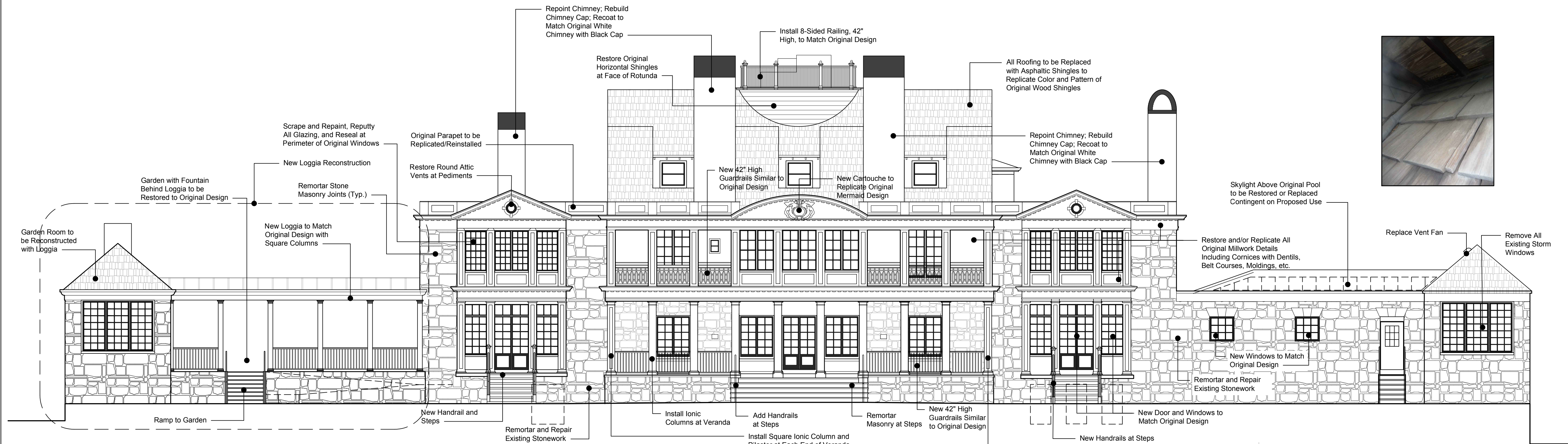
209 Flagg Place, Staten Island, NY
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Formal Gardens



1 - Elevation Mansion South-Existing Condition



209 Flagg Place, Staten Island, NY
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1 - Elevation Mansion South-Proposed Restoration

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