

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-09786

106 Carroll Place – St. George/New Brighton Historic District Borough of Staten Island

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

106 Carroll Place

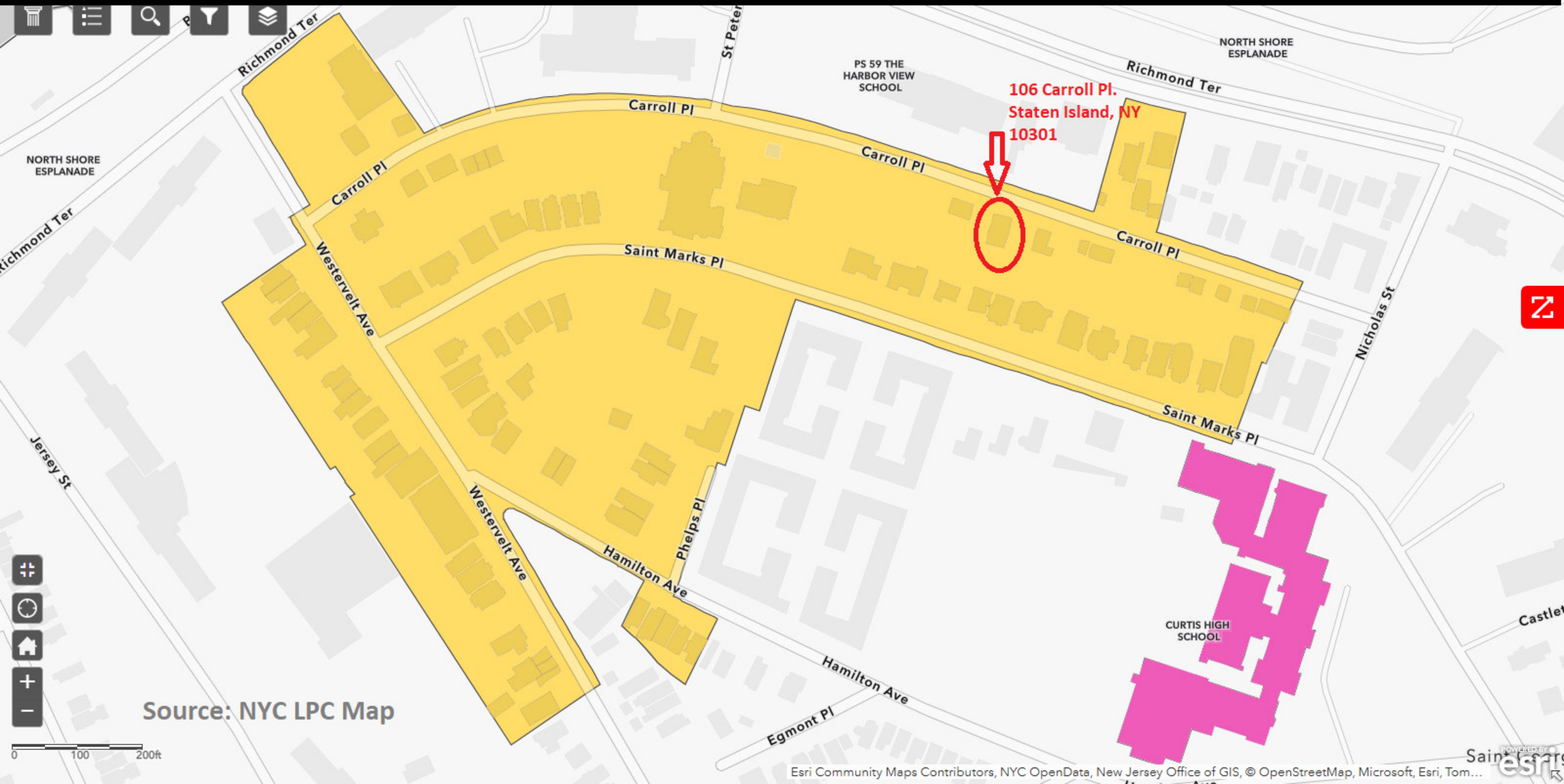
LPC Legalization Presentation

HVAC and Facade

St. George Historic District

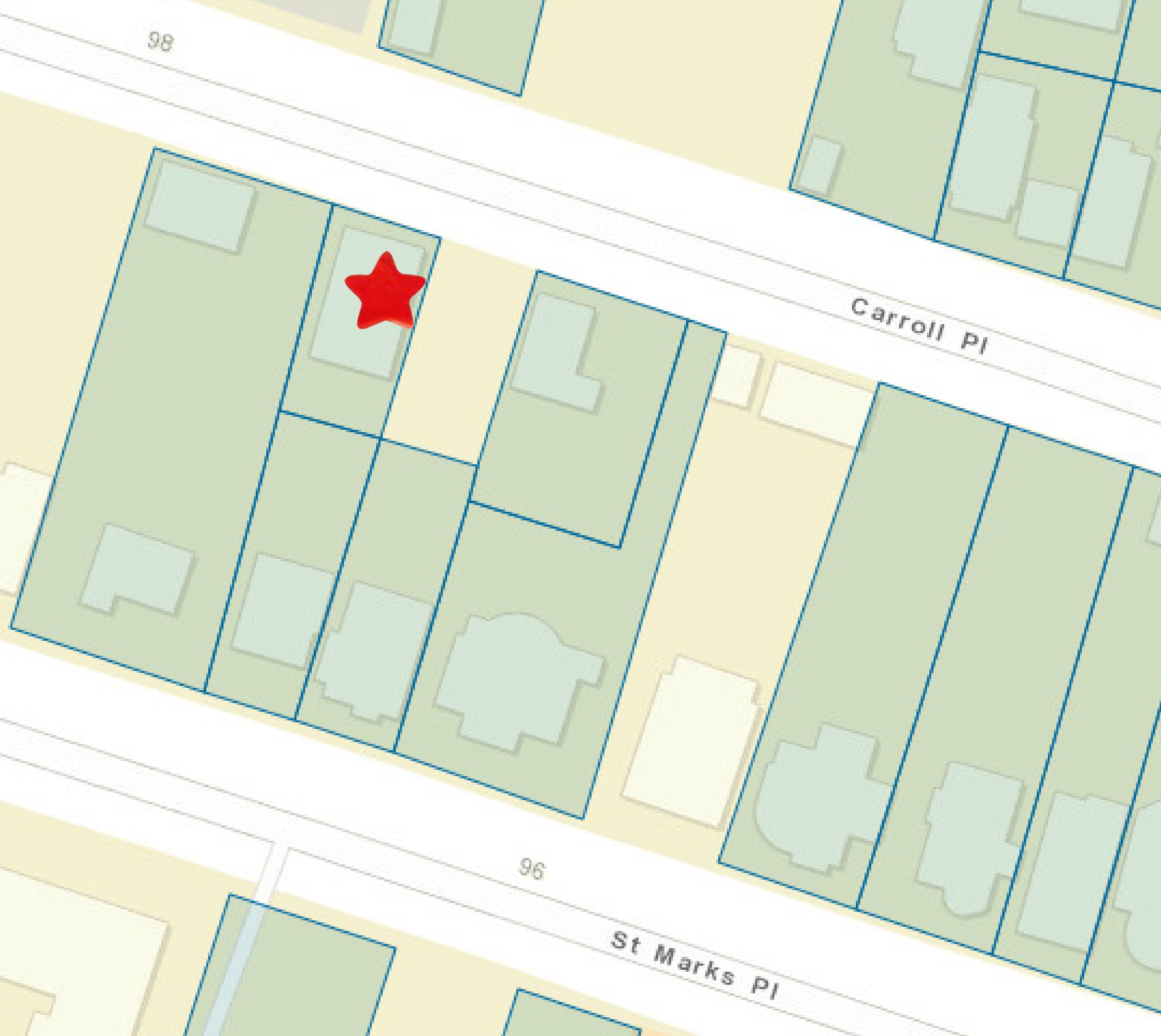
Docket No. 25-09786

106 Carroll Place located within the St. George Historic District, designated in 1994.





106 Carroll Pl



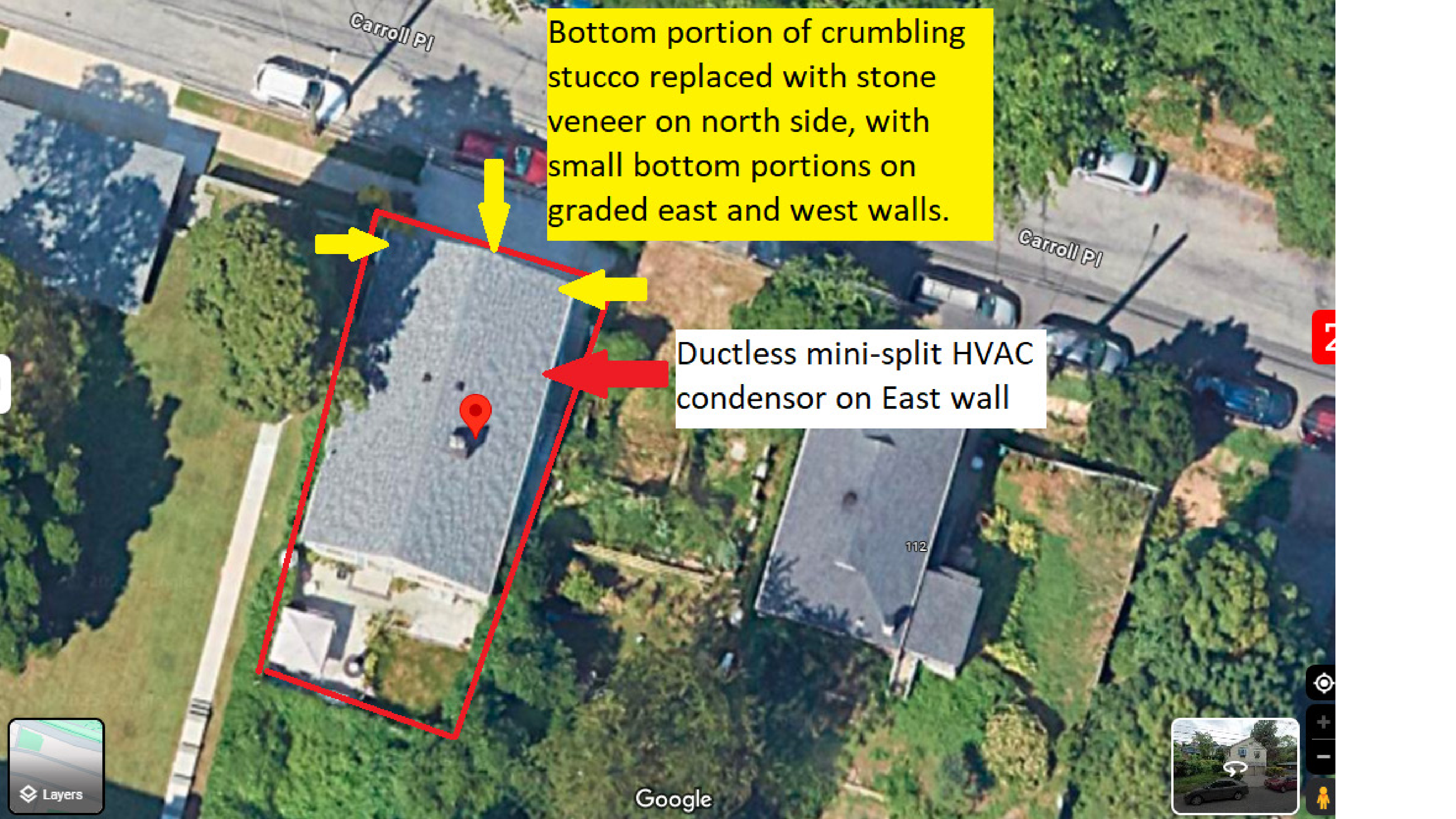
Placement On Lot

Borough 5, Block 15, Lot 138
106 Carroll Pl is Lot #138.

The building covers the majority of the lot and is located on a steep grade. The garage level is underground in the rear of the building. The living area is on top of the garage, and is accessible through the garage and also from the steps on the east side to the rear of the building.

The front of the building is visible from Carroll Pl, and parts of the east and west sides are also visible from Carroll Pl. The rear is not visible from the street on St. Marks Pl.

House built in 1941 as accessory unit to the Queen Anne behind it at 93 St. Mark's Pl.



Carroll Pl

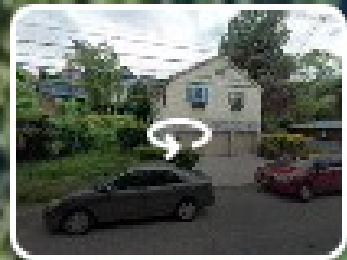
Bottom portion of crumbling stucco replaced with stone veneer on north side, with small bottom portions on graded east and west walls.

Carroll Pl

Ductless mini-split HVAC condensor on East wall

112

Google





Contributing Structure at 93 St Mark's Pl

106 Carroll Pl was built in 1941 as an accessory structure, utilitarian garage.



**Designation Photo
1994**



Condition before
work -

Aluminum sided
first floor with
cracked cement
stucco and water
intrusion issues on
lower level, built
on a grade into a
hillside



Conditions after work:
Repaired wall with
stone cladding in
neutral color palate.
Aluminum siding is
not altered.

Stone Panel Cladding Details

<https://stonehengeus.com/product-category/natural-stone/ledgestone/#featurestart>



Sierra Blue Natural Ledgestone



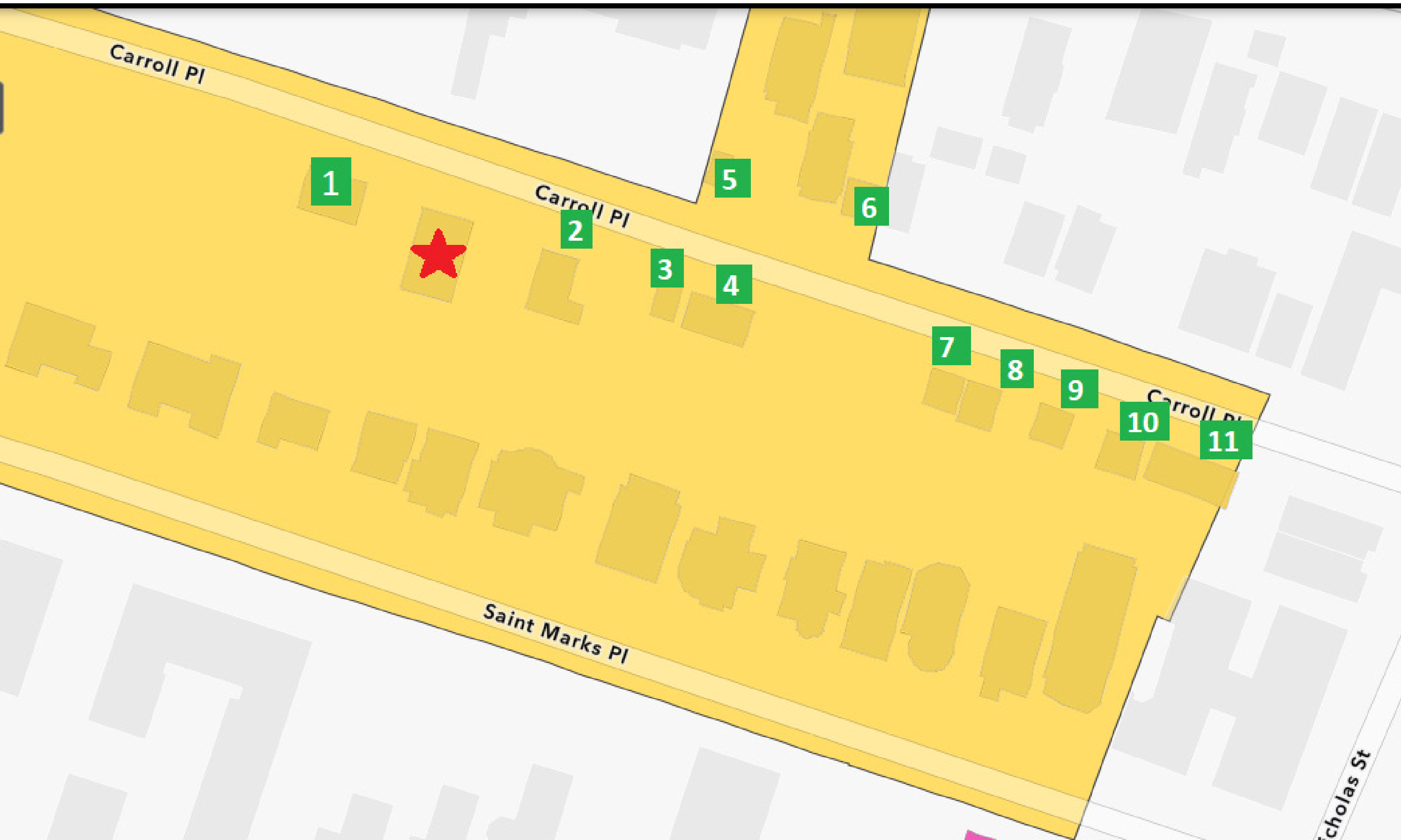
- Quartzite
- 6" x 24" interlocking flat panels
- 6" x 24" x 6" corner L panels
- Exterior grade

Detailed Photo of Stone Cladding





West wall context,
neighboring
retaining wall,
part of St Marks
property



Map key showing neighboring garage-style structures on Carroll Place

Photos on next slides show contextual photos of surrounding buildings and hodge-podge of styles and building materials

Streetscape





#1

Brown painted
cement garage

2



#2

Wood shingle
siding with
cement blocks on
lower portion



#3

Wood shingle with
cement bottom



#4

Painted wood front,
brick side



#5

Painted wood



#6

Painted wood



7

#6

Wood front,
cement sides

8



#8

Wood cladding
upper, cement on
garage sides



#9

Stone, brick, and
cement



#10

Wood and cement



#11

Cement and
aluminum gates

Landmarked houses on St
Marks Pl, behind Carroll Pl

Landmarked houses on St Marks Pl, above Carroll Pl





HVAC condenser dimensions:
42" tall × 31" wide × 20" deep



Street view:
HVAC unit mounted 109"
from ground level



Ductless
mini-split
compressor
visible from
limited 15 ft
stretch of
sidewalk



East face view of
compressor
blocked by
neighbor's
cement wall
(currently
covered in ivy)



Conduit painted to
match the siding



Conduit painted to
match the siding



Context
photo -
sidewalk
visibility of
HVAC

15' visibility from sidewalk, behind
bush



Context photo,
south wall, rear of
house

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-09786

106 Carroll Place – St. George/New Brighton Historic District Borough of Staten Island

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.