

48 Manor Court, Staten Island

Letter of Appropriateness

Landmarks Preservation Commission

Public Hearing on Tuesday, May 19th at 9:30am

253 Broadway, New York

2nd Floor



48 Manor Court, Staten Island
Bird's Eye Aerial Photo (Surrounding Uses)



Site Photographs



The Applicants initiated a comprehensive restoration, including:

- Repairing the metal roofs with new membranes and insulation.
- Installing curbing, drains, and driveway modifications to prevent water infiltration.
- Stabilizing the landscape and pool areas, addressing water issues that had caused the pool to lift under hydrostatic pressure.
- Clearing the overgrown and dead landscaping to allow more visibility of the house from the street.



Photograph showing compromised retaining wall



Photograph showing modified driveway



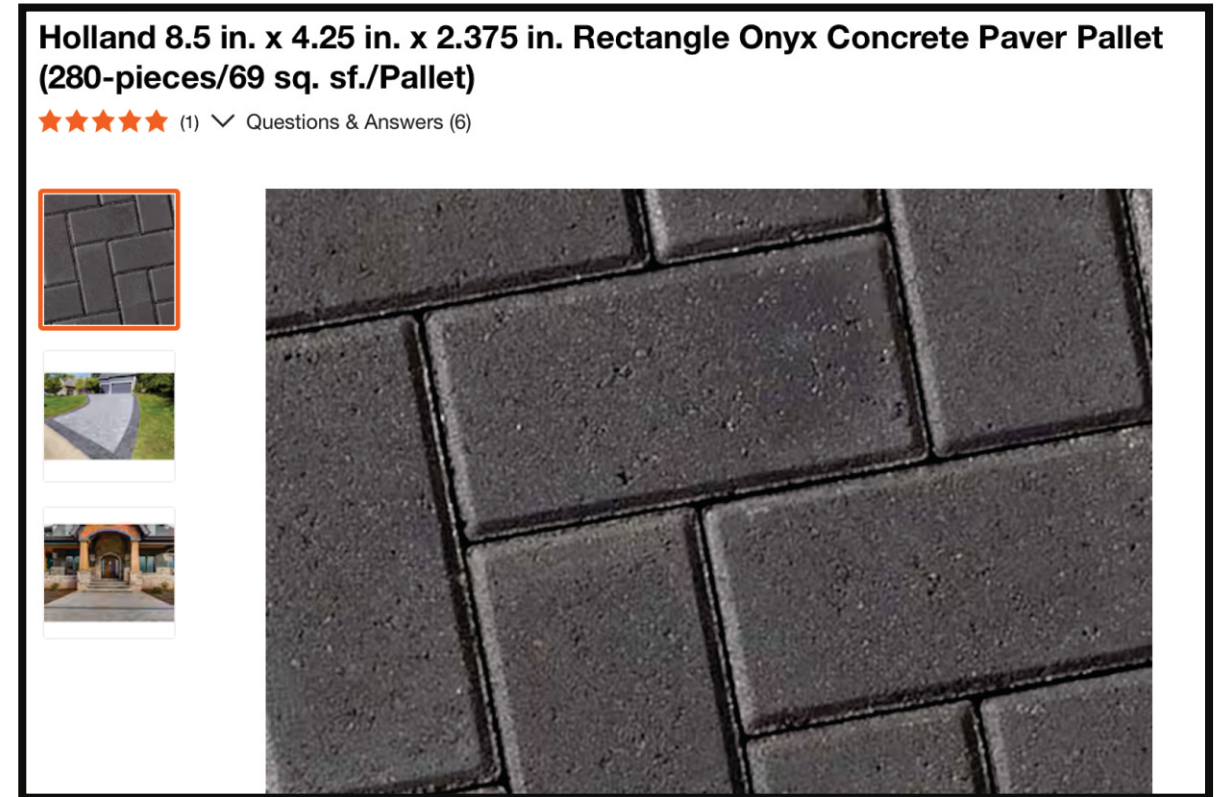
Photograph showing brick retaining wall.



Photograph showing carport patio off of driveway.

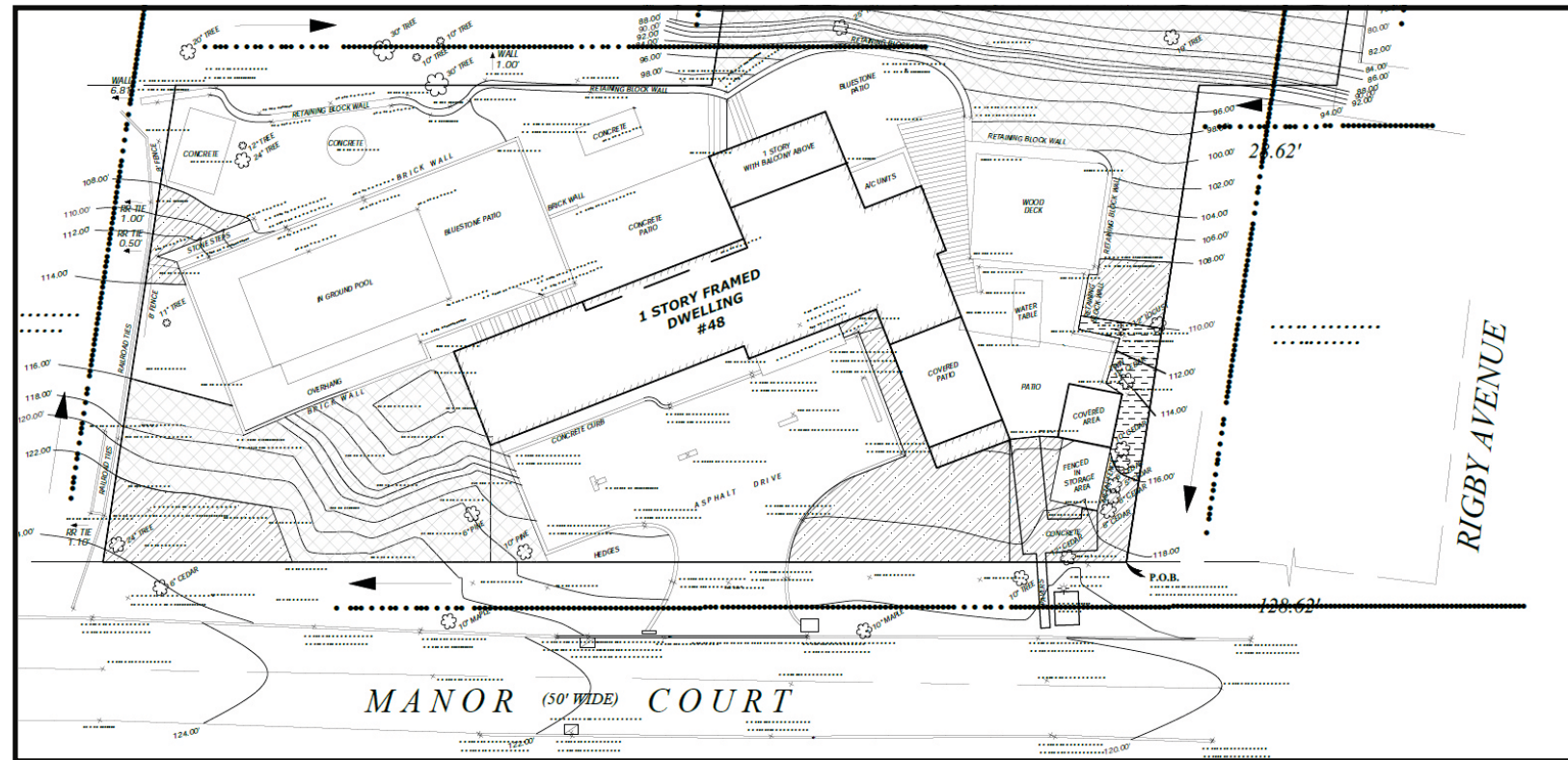


Extended brick wall to be replaced with railing.

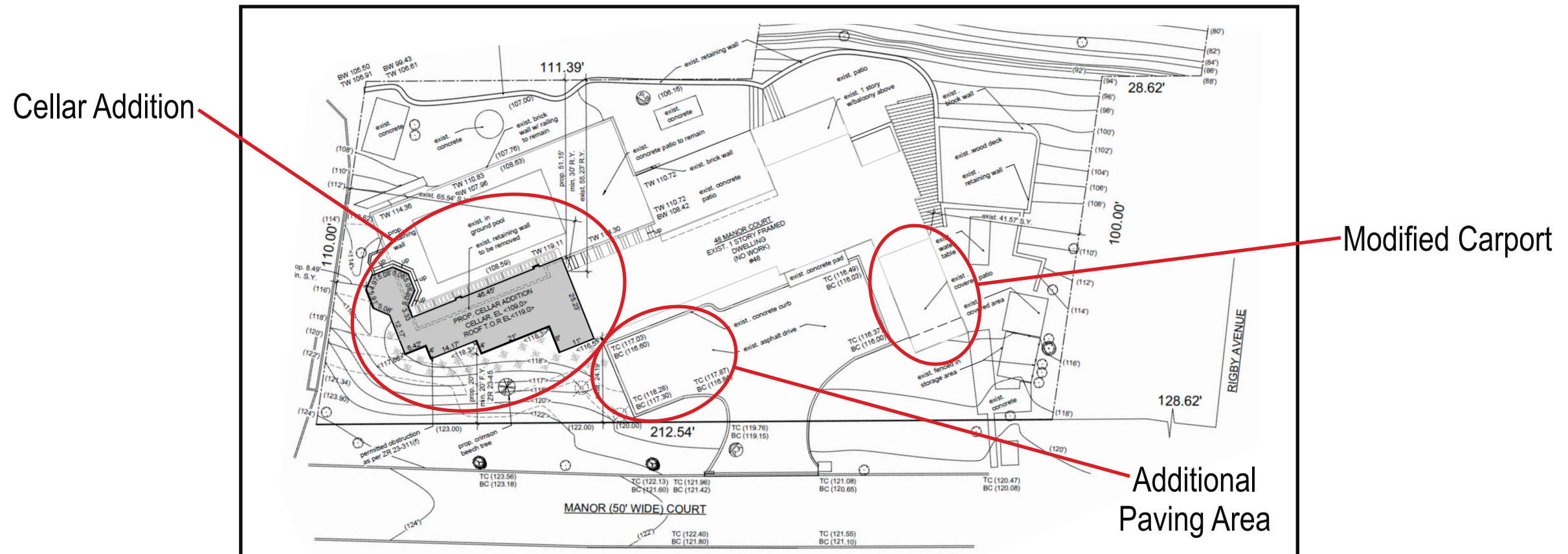


Sample of pavement to be used in driveway. This is closer to what the original plans called for (red brick pavement) than the current asphalt.

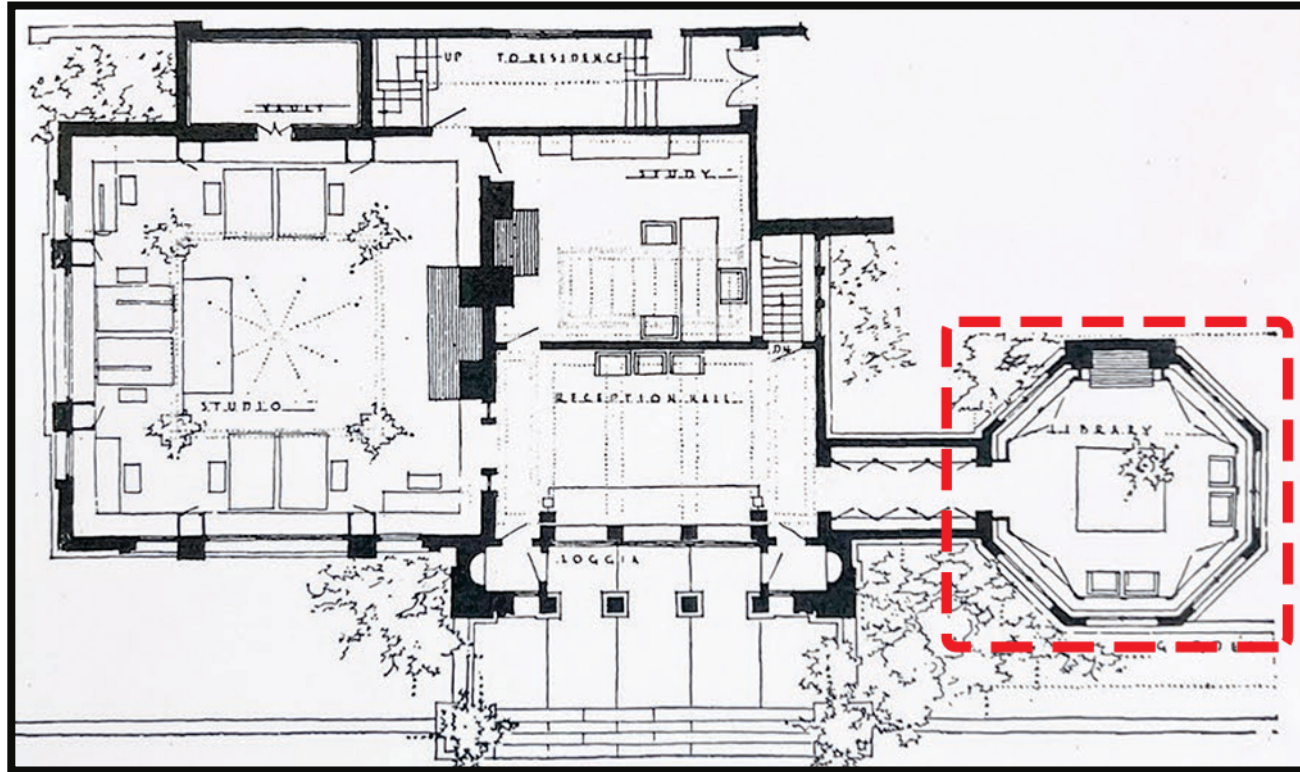
Existing Site Plan



Proposed Site Plan



Inspiration
(Oak Park - Chicago, IL)



Octagon

Proposed

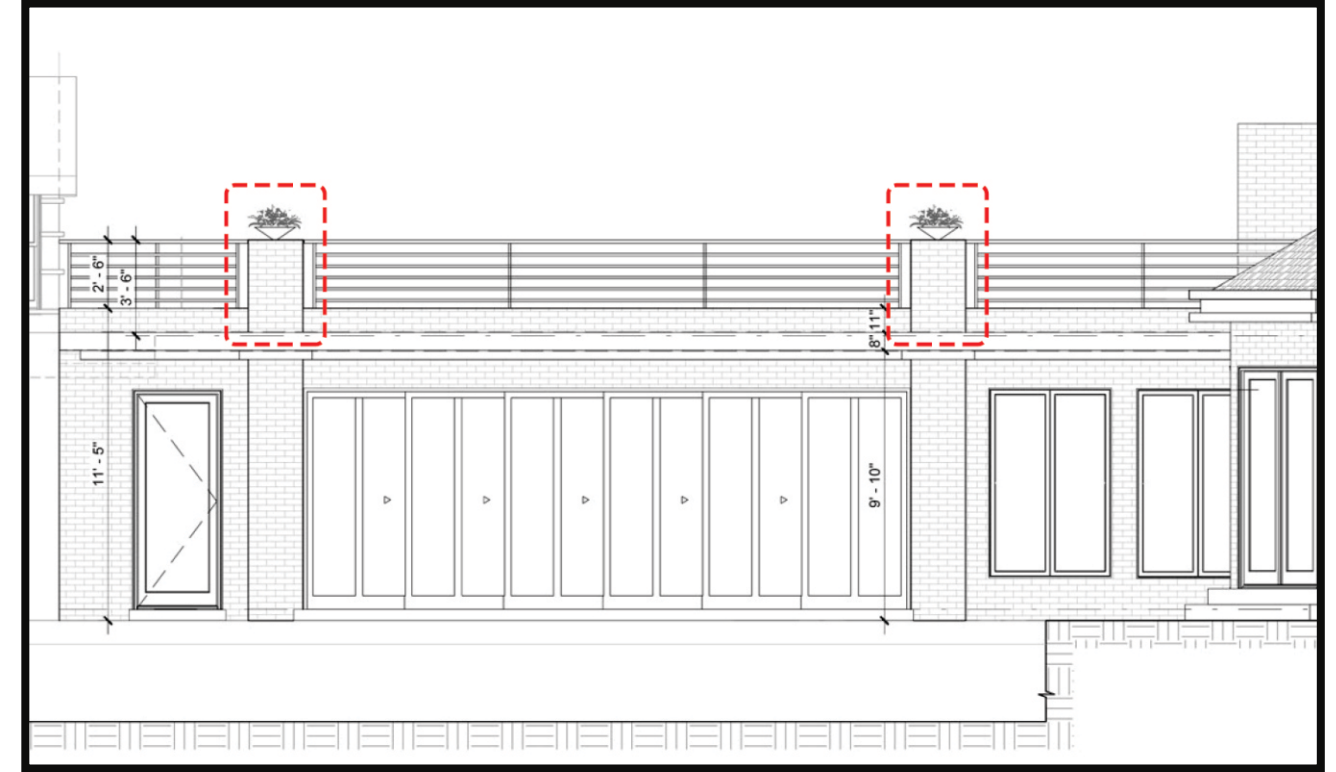


Inspiration
(Darwin D. Martin House - Buffalo, NY)



Planters

Proposed

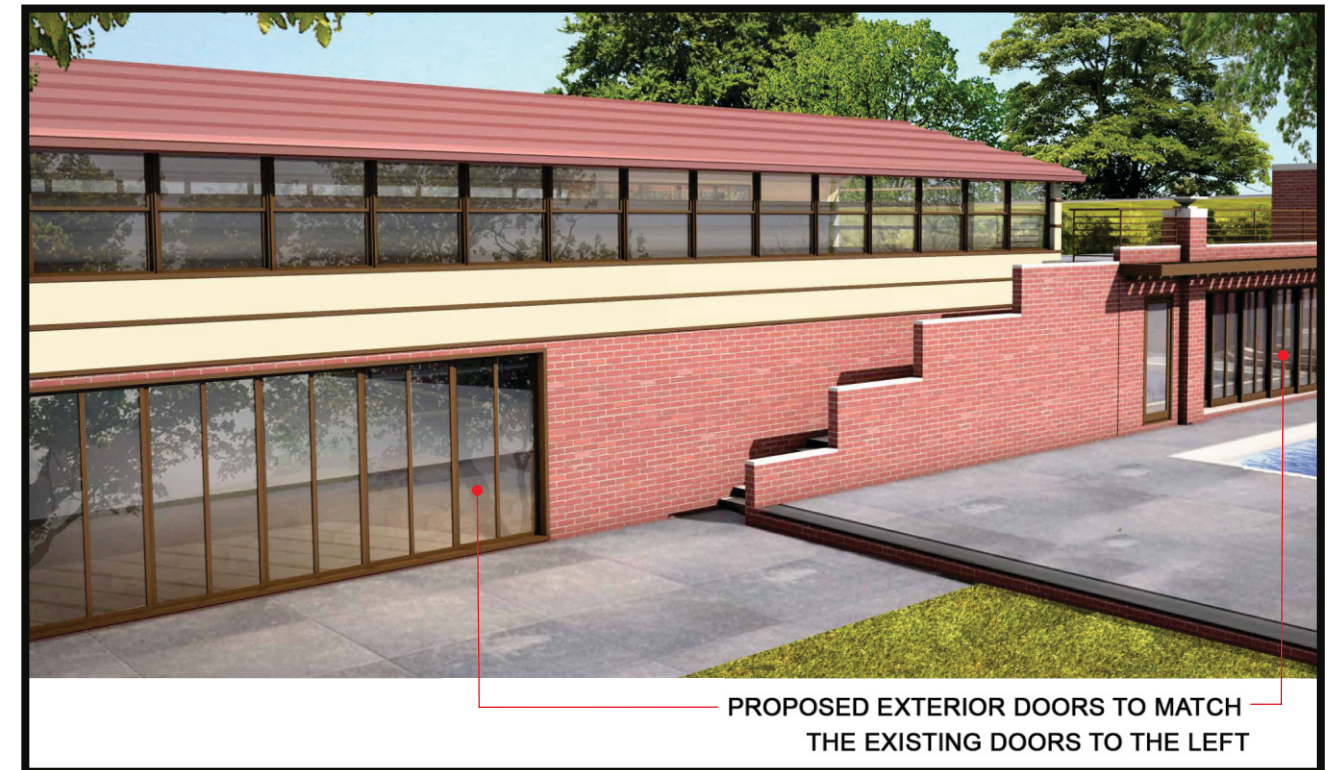
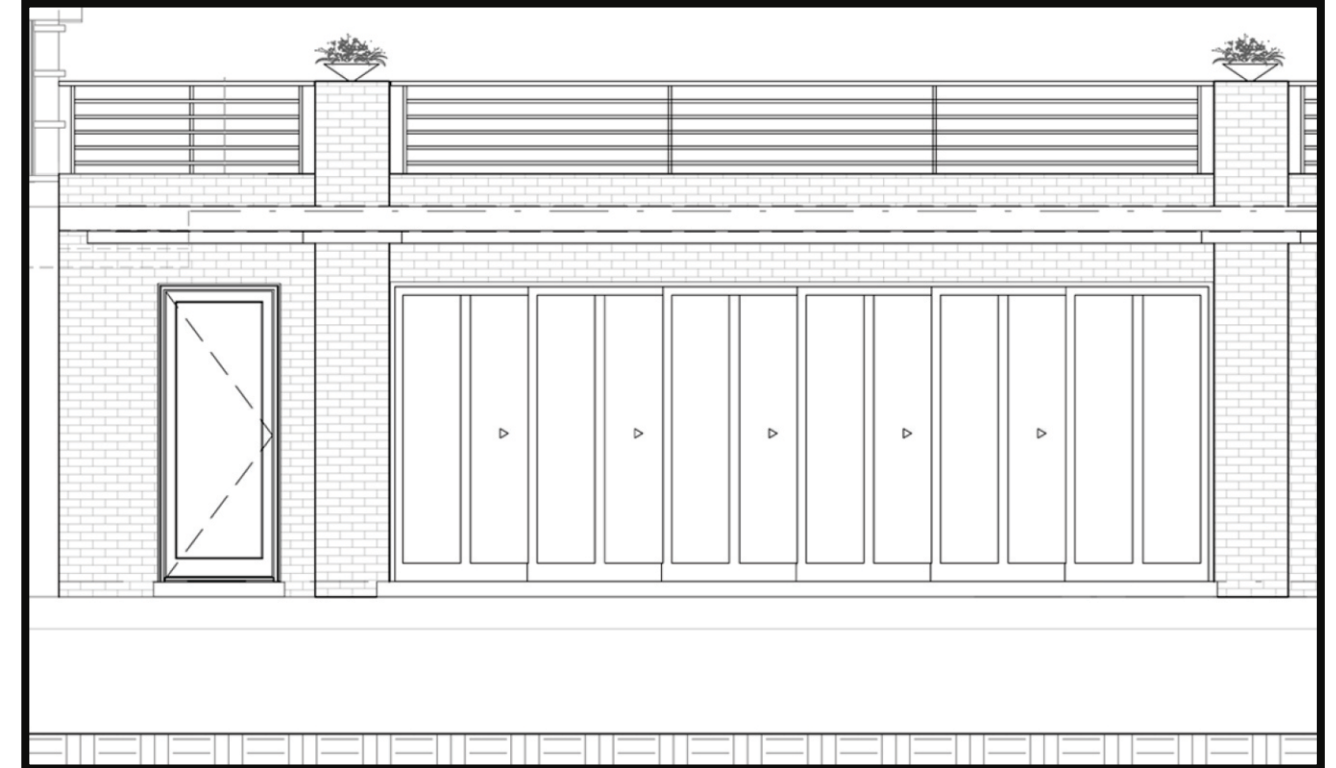


Exterior Doors

Inspiration
(Taliesen - Green Spring, WI)



Proposed



PROPOSED EXTERIOR DOORS TO MATCH
THE EXISTING DOORS TO THE LEFT

Historic Pool Photographs from LPC Report



Current Pool Photographs



Front Yard Rendering



Front Yard Photograph



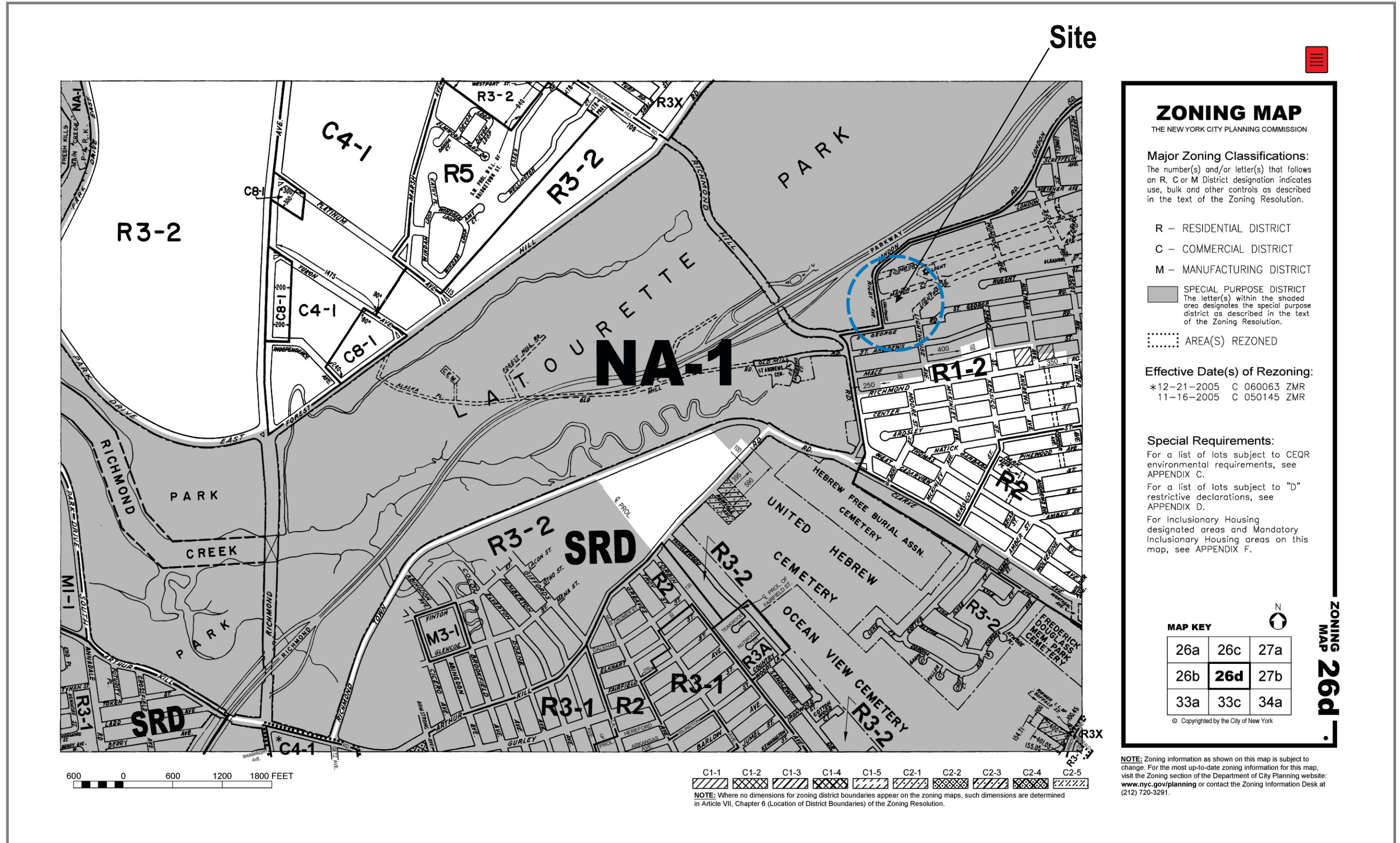
Rear Yard Rendering



Rear Yard Photograph



**A photograph from the exact perspective as the backyard rendering is unattainable due to topographical conditions at the Site*



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

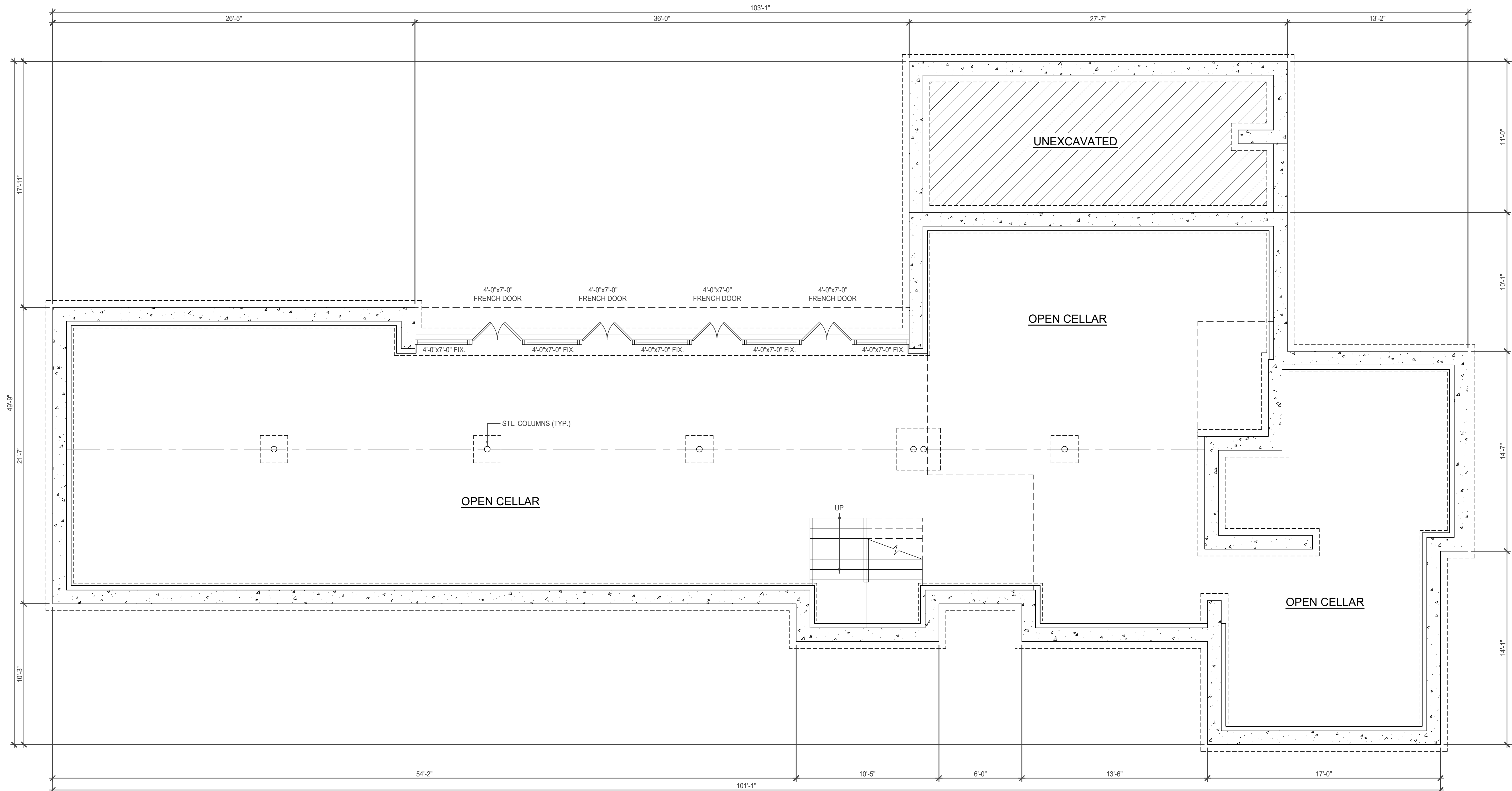
- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

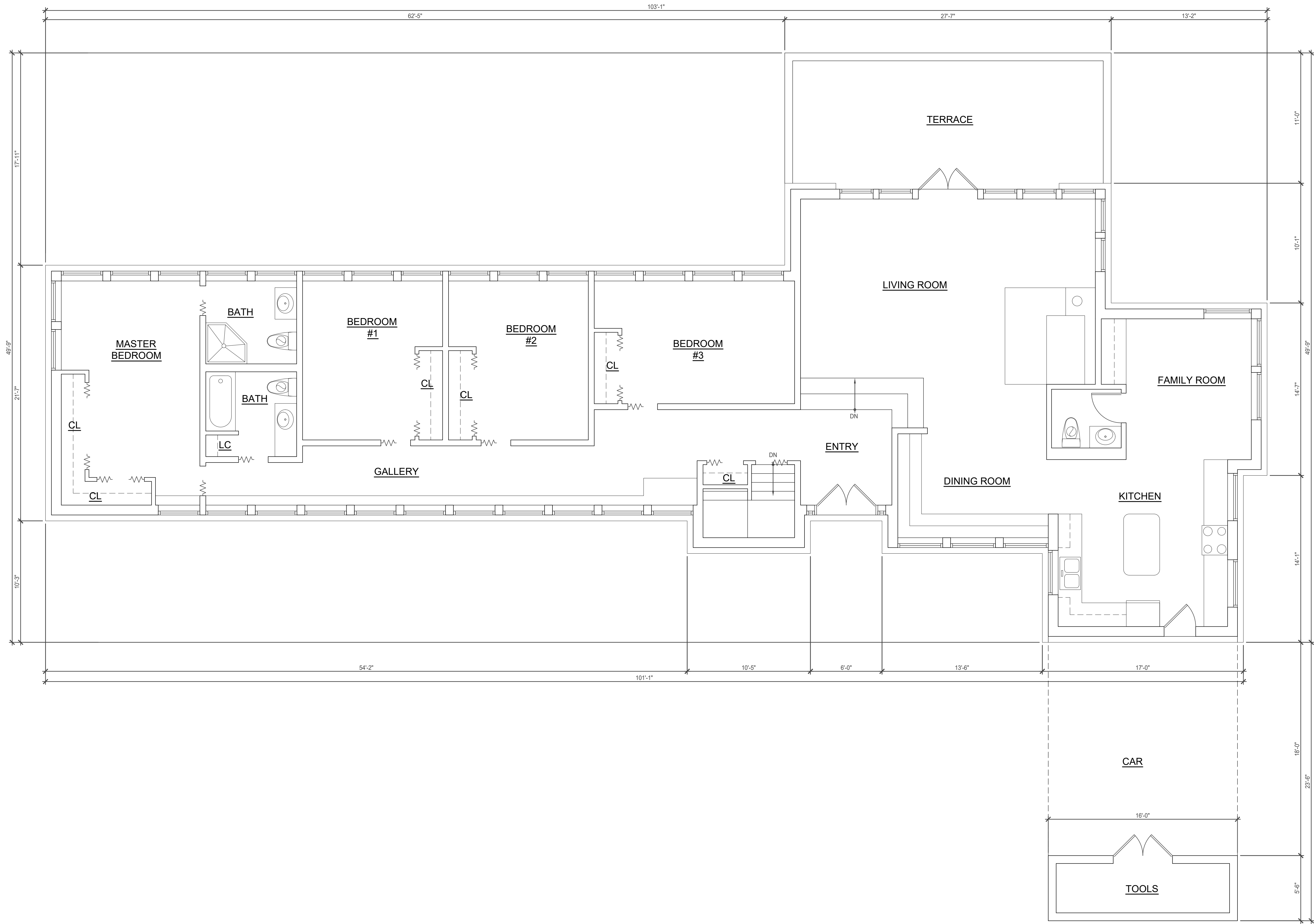
Effective Date(s) of Rezoning:
*12-21-2005 C 060063 ZMR
11-16-2005 C 050145 ZMR

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.



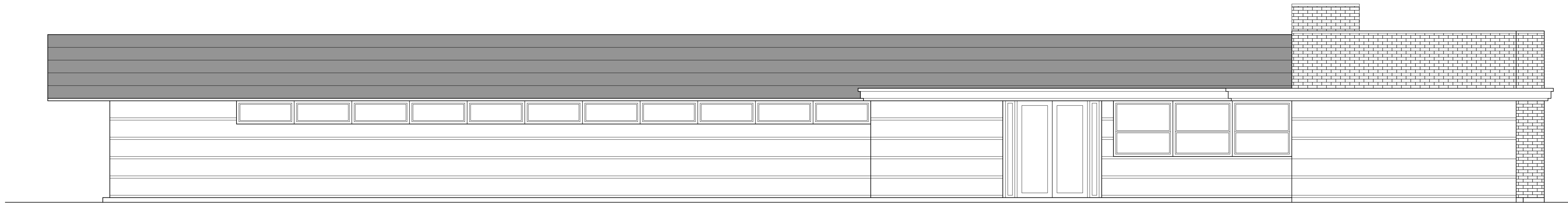
CELLAR PLAN

SCALE: 1/4" = 1'-0"



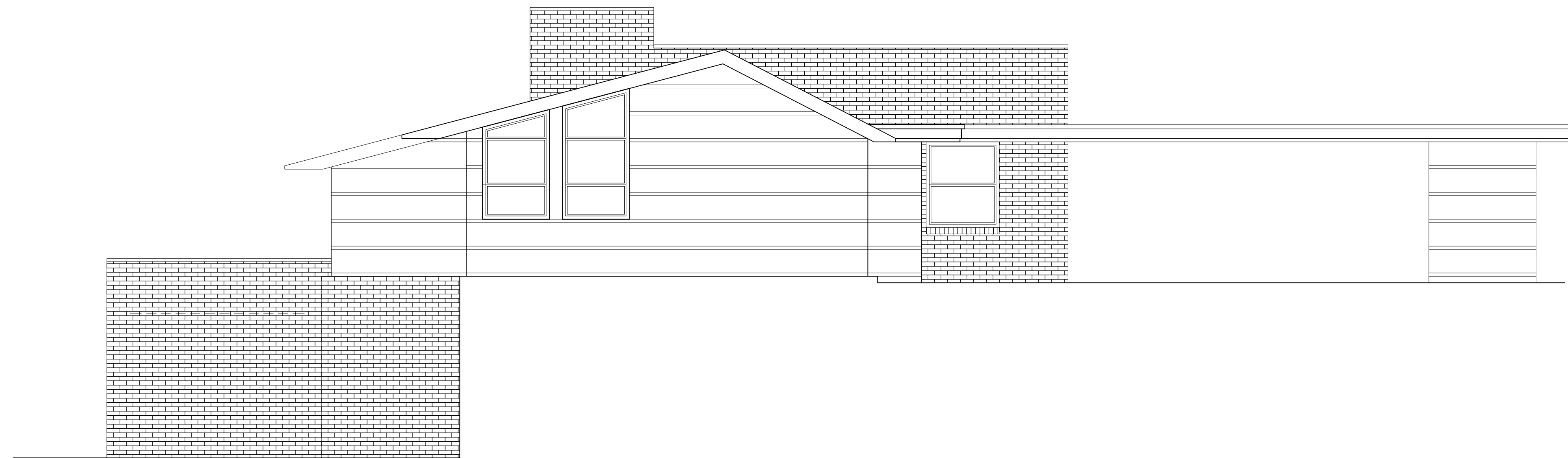
1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



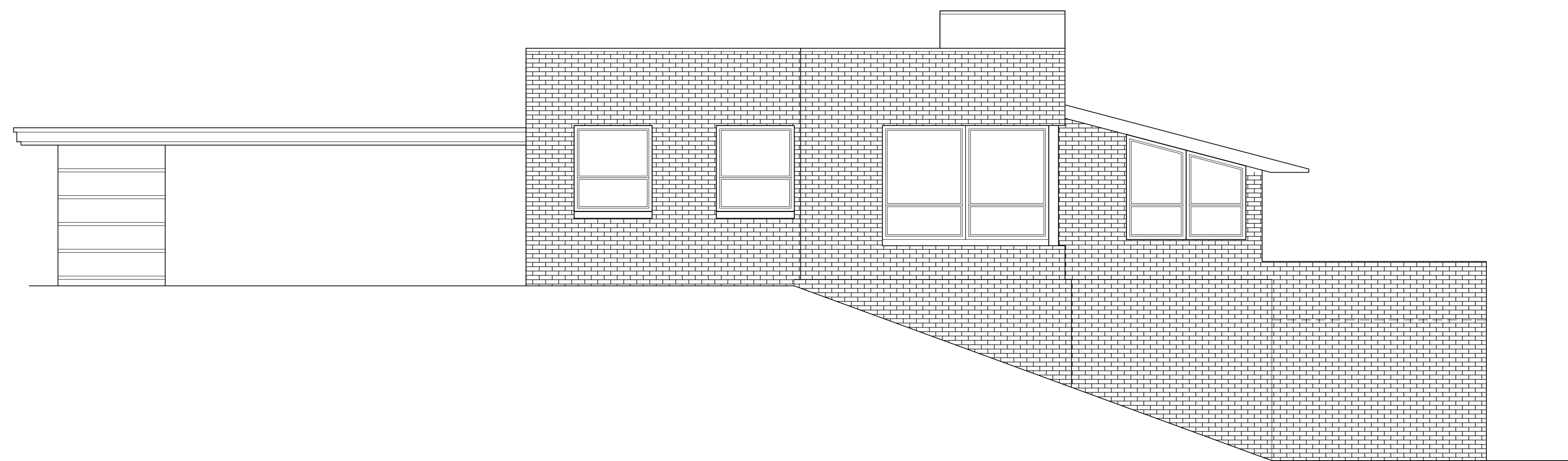
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

