

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-05642

**91 Flagg Court – Expanded Landmark Site of the Ernest Flagg
House, Gatehouse, and Gate – Individual Landmark
Borough of Staten Island**

To testify virtually, please join Zoom

Webinar ID: 165 856 4639

Passcode: 205598

646-828-7666 US (New York)

833 435 1820 US Toll-free

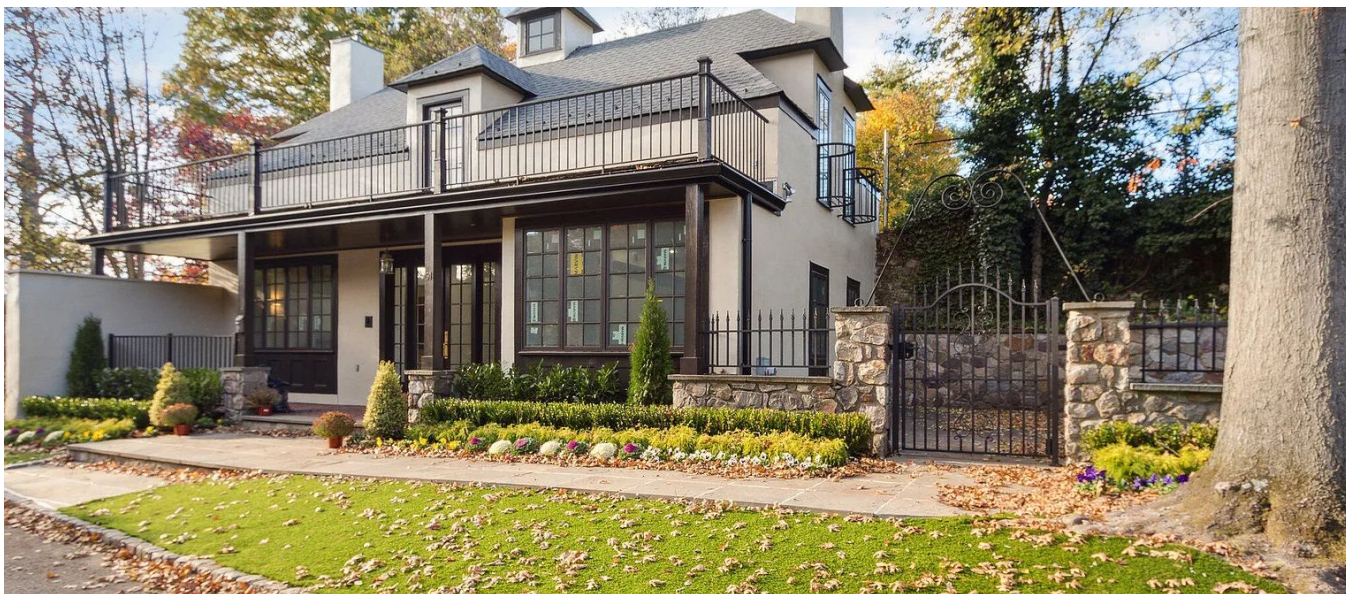
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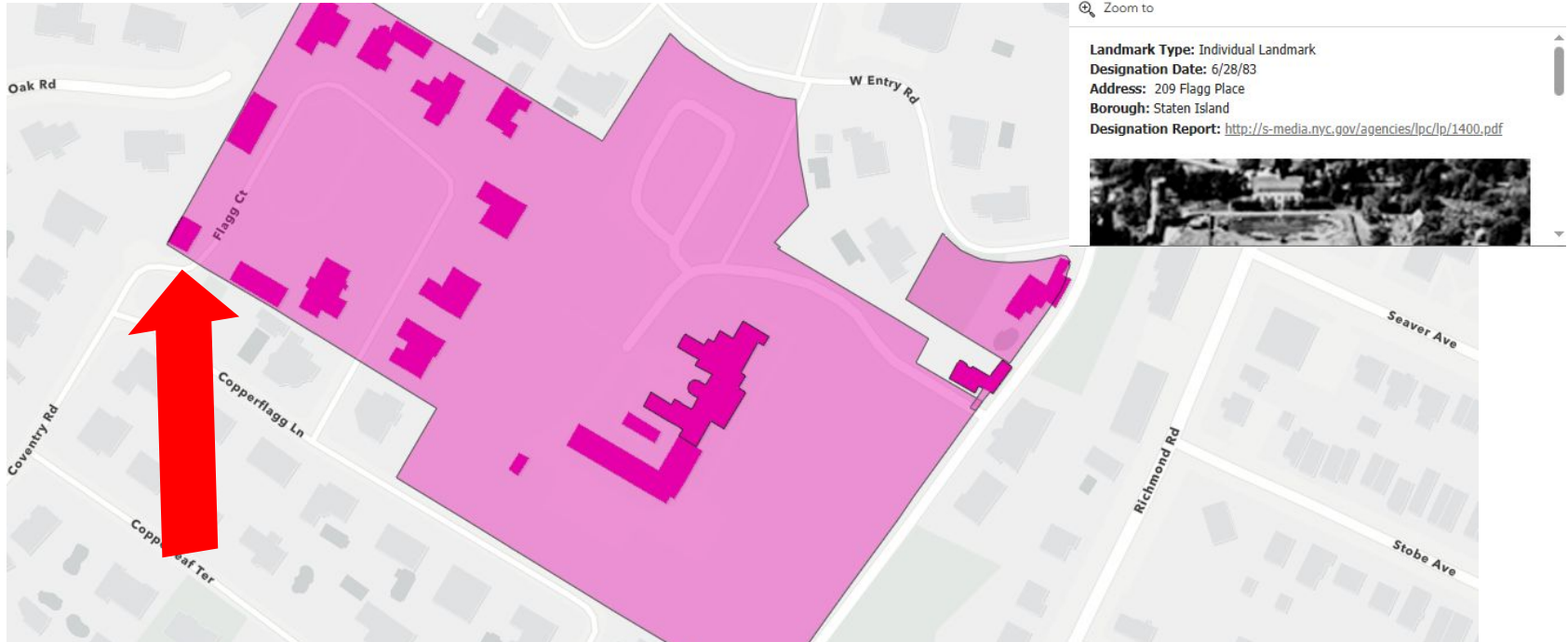
91 Flagg Court, Staten Island (SI 891-205)

Individual Landmark, Ernest Flagg House Expanded Site

Retroactively Legalize Replacement of Roofing, Windows, & Ironwork Without LPC Permit(s).



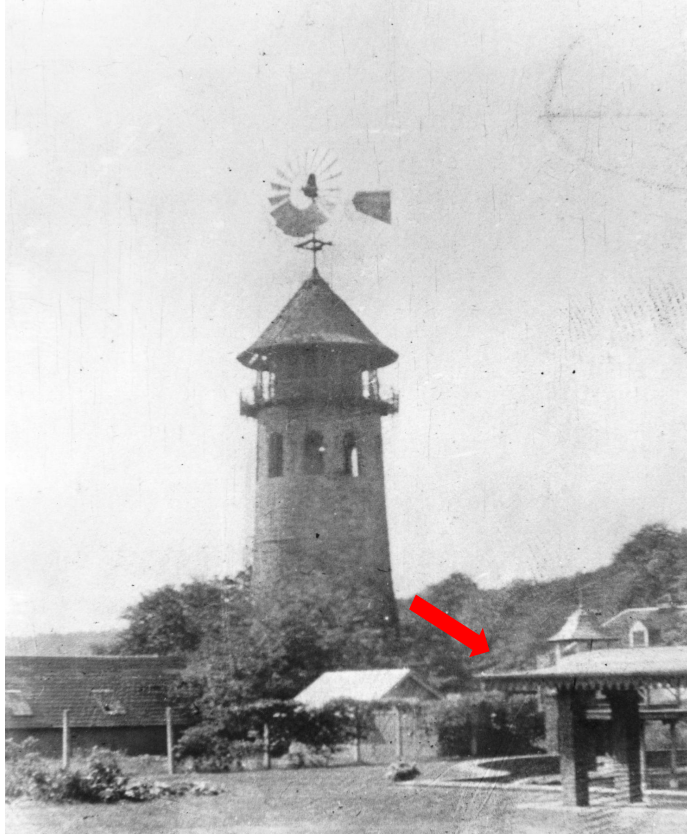
View from Flagg Court



*The property is located in the Todt Hill Neighborhood of Staten Island.
It is a Historic Landmark that was once the Carriage House of the Ernest Flagg Estate. (Expanded Site)*



Site of the Ernest Flagg House 1983 LPC Archives. Photo Credit: Pious Society of St Charles. Date: 1950



Water Tower. (opposite 91 Flagg Ct)



Flagg Estate - Stable from NE

79 Flagg Ct. Stable House. (neighboring 91 Flagg Ct)



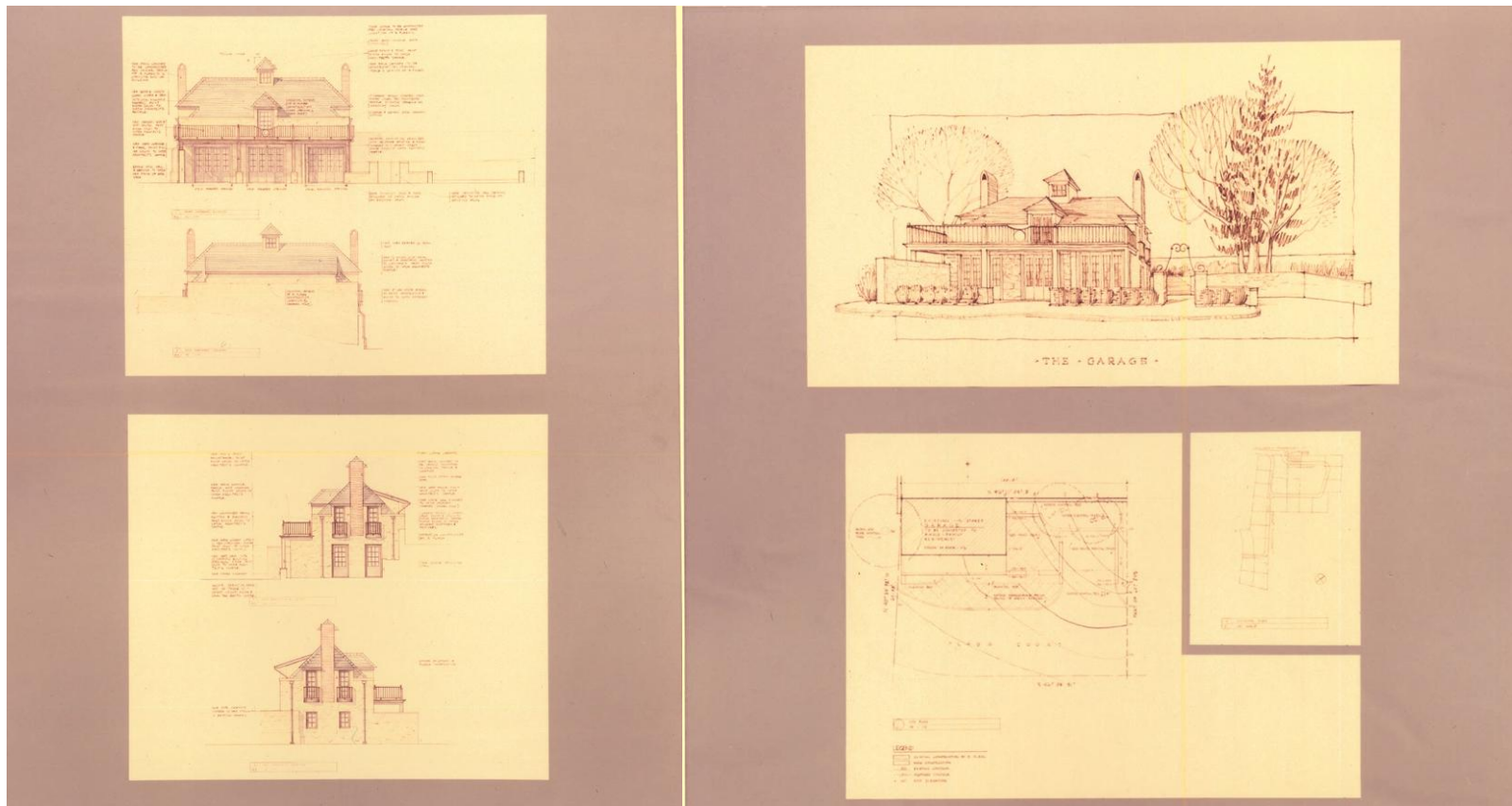
*Three car garage 1984.
(LPC Archives)*



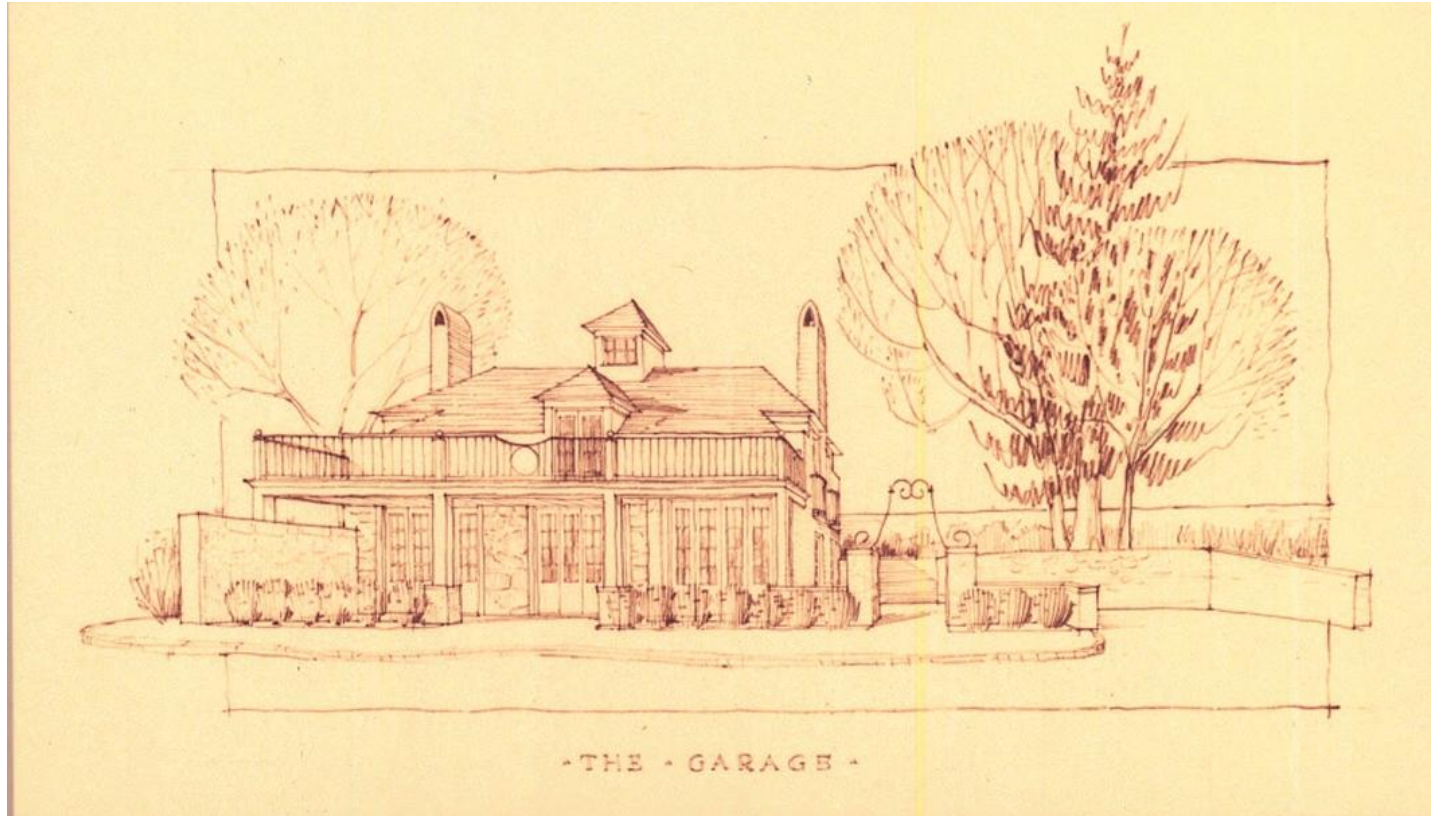
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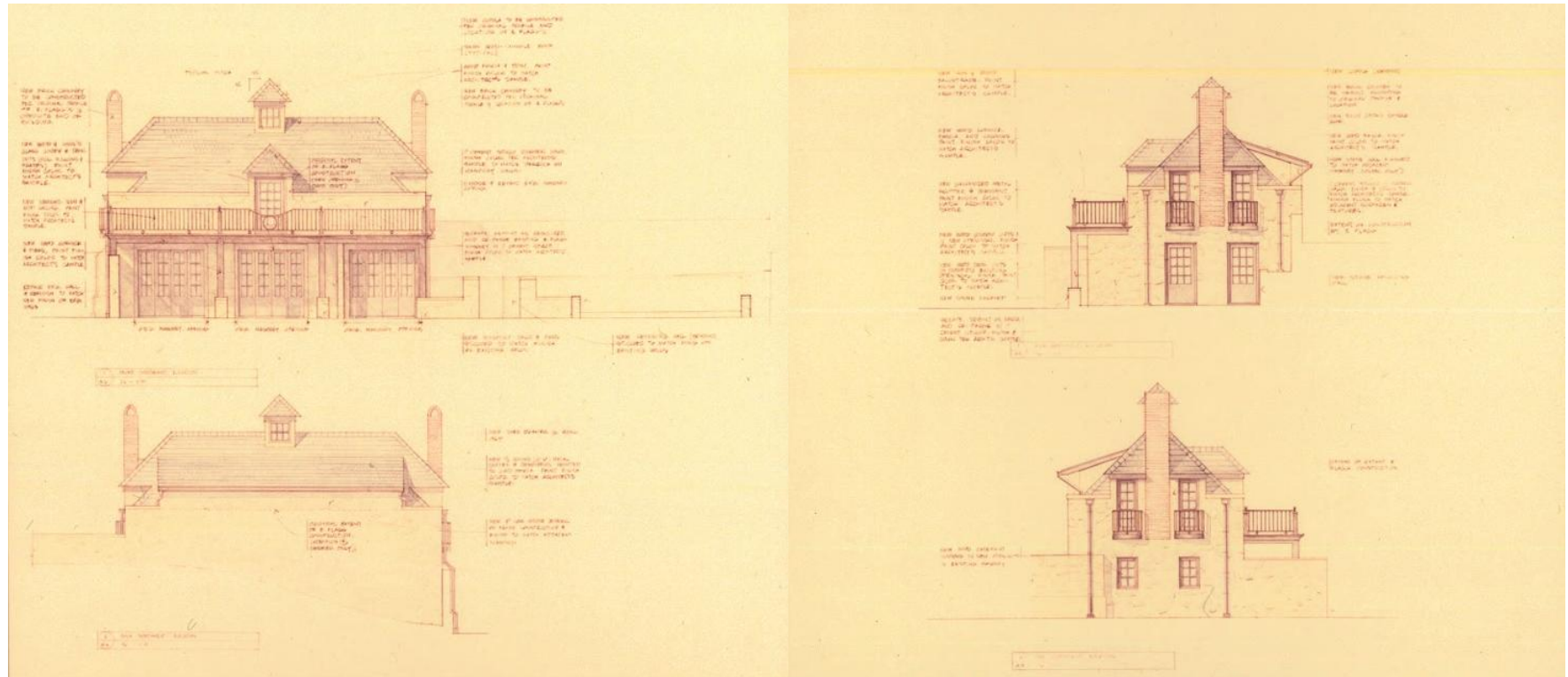
*Construction from garage to residence 1989.
(LPC Archives)*



1984 Pre-residential drawings. (LPC Archives)



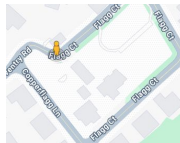
1984 Pre-residential drawing enhanced.
(LPC Archives)



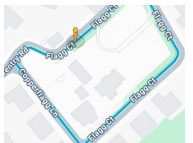
1984 Pre-residential drawings enhanced.
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View from Flagg Court facing north towards Charter Oak Road.
(Cyclomedia 2019)



View from Flagg Court facing west towards Coventry Road.
(Cyclomedia 2019)





Rotting wood shingle roof. (Cyclopedia 2018)





Rotting wood shingle roof. (Cyclopedia 2018)



Asphalt shingle upclose.



Aerial view of completed roof.



Completed roofing. (Cyclopedia 2025)



Wallcot 285 Flagg Place - faux slate shingle roofing



Bowcot 95 Westentry Road - asphalt shingle roofing



McCall's Demonstration House 1929 Richmond Avenue - originally rolled roofing, then slate, now asphalt shingle



Gatehouse 181 Flagg Place - originally wood shingle, replaced with slate by Flagg



Ten pane windows. (Cyclomedia 2018)





Marvin wood & fiberglass-clad wood windows. (2025)



Marvin ten pane outward opening windows. (2025)



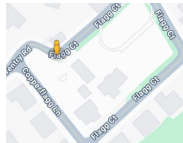
Marvin wood & fiberglass-clad wood windows. (2025)



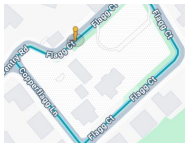
Marvin ten pane outward opening windows. (2025)



Street view of gate and ironwork facing Charter Oak road.



Upclose of ironwork. Aluminum black powder coat.







Excellent deterrent for native wildlife!



Ironwork connecting the Gatehouse & Bowcot residences



Ironwork at the Bowcot Cottage



Ironwork at The Gardener's Cottage 45 Flagg Court



Ironwork at The Stables 79 Flagg Court



Ironwork at 71 Flagg Court



View from Flagg Court facing north. (Cyclomedia 2018)



View from Flagg Court facing north. (Cyclomedia 2025)



View from Flagg Court facing northwest. (Cyclomedia 2018)



View from Flagg Court facing northwest. (Cyclomedia 2025)



View from Flag Court facing west. (Cyclomedia 2018)



View from Flag Court facing west. (Cyclomedia 2025)

91 Flagg Court Staten Island (SI 891-205)

Present Day



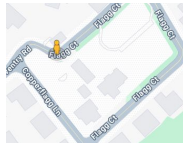
View from Flagg Court. (Facing northeast)



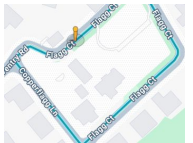
View from Flagg Court. (Facing west)



Street view from Flagg Court facing Charter Oak Road.



Street view from Flagg Court facing Coventry Road.





Neighboring homes located within the Ernest Flagg House Expanded Site.



79 Flagg Court. Original Stable Building. Historic, modified. Grey asphalt shingle roof.



71 Flagg Court. Grey asphalt shingle roof, uniform window design, color, material. (1980s contemporary construction.)



63 Flagg Court. Original Palm House. Historic, modified. Grey asphalt shingle roof, uniform window layout, color, material.



51 Flagg Court. Slate shingle roof, uniform window design, color, material. (1980s contemporary construction.)



39 Flagg Court. Grey asphalt shingle roof, uniform window layout, color, material. (1980s contemporary construction.)



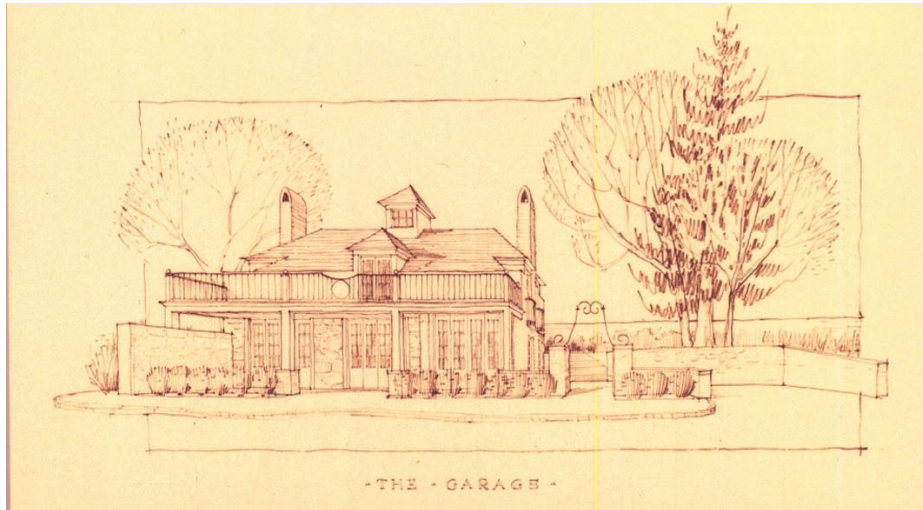
27 Flagg Court. Grey asphalt shingle roof, uniform window design, color, material. (1980s contemporary construction.)



15 Flagg Court. Grey asphalt shingle roof, uniform window layout, color, material. (1980s contemporary construction.)



16 Flagg Court. Grey asphalt shingle roof, uniform window design, color, material. (1980s contemporary construction.)



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APPENDIX

Ernest Flagg - Excerpt From Small Houses - Roofing

XV

ROOF-COVERING

MOST good-looking things are expensive, and this is certainly true of roofs. As a part of the plan of cost reduction which this work illustrates, it was necessary to contrive a roof which should be both good and cheap. About the cheapest roof-covering on the market is composed of fibrous material in combination with asphalt—sort of glorified tar-paper. Different manufacturers have different names for it. "Perroid," "Rubberoid," and "Everlastic" all belong to the same family and are very good; that is to say, they wear well. The drawback is that, as usually laid, they are sordidly cheap in appearance and devoid of taste. But the material has its good points; its faults lie chiefly in the laying; it comes as imitation shingles or else in strips 3' wide. When put on in strips of that width the edges are cemented together with an unsightly black compound and fastened with nails driven through tin disks or washers. Soon after laying, the material swells and buckles—the tin disks are apt to rust and the whole thing presents a forlorn appearance.

The imitation shingles are, as the name implies, a sham, and, as usual with shams, wasteful of material. Shingles, slate, tiles, etc., necessarily have vertical joints because they come in small pieces, and, in order to prevent water from getting through the joints, the pieces must be lapped, so that at each vertical joint there shall be a plane surface below to catch water which gets through it. To overcome this difficulty constitutes the heaviest part of the cost of such roofs. With shingles, the lapping necessitates three layers. A shingle 12" long has only 4" to the weather, the rest, or two-thirds, being required to overcome the disadvantage inherent in the vertical joints. Now, to deliberately make such joints in material of the kind we are speaking of, where there is no necessity for them, is a queer proceeding, to say the least. It is done in order to obtain somewhat the appearance of shingles; in other words, for aesthetic reasons; but what a strange condition of taste does this represent, and how much at variance is it with common sense, the first rule of good taste.

It occurred to the writer that if this material were cut in narrow strips and laid with an overlap, leaving the lower edge comparatively free, it would not buckle, and thus the chief objection to its use in strips would disappear. Experiments proved this theory correct. That these roofs are not altogether unattractive in appearance may be seen by the photographs. The roof shown in Photograph 22 had been in place about two years when the picture was taken. The oldest roof of this kind has

now been on about five years, during which time it has required no repairs and shows little evidence of wear. The cost is considerably less than that of any other roof of equal appearance with which the writer is acquainted.



No. 22

Roof covering which had been on two years when photograph was taken.



No. 23

Roof covering which had been on one year when photograph was taken.

The procedure in laying these roofs is as follows: the 3-foot wide roll of material is cut into four strips of 9" each; these strips are laid with a 2-inch overlap, leaving 7" to the weather; but first the rafters are covered with sheathing, and the sheathing with good building-paper, or tar paper. On this, at intervals, chalk lines are snapped as guides for the nailing; that is to make sure that the nails shall be in vertical lines up the roof. The nails are driven through clips of the kind indicated on Figures 3 or 4. Before the first strip is laid, if there is no built-in gutter, a row of



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seems to last better than any available material except sheet copper or the best galvanized iron.

Roofs of the kind above described are very quickly and easily laid; they require about one-half as long to put on as a shingle roof, cost less, and look quite as well. There seems to be no reason why they should not last as long as the ordinary shingle roof.

Where the ceilings of rooms go directly up into the peak of the roof, with no furred-off space such as is obtained by the use of the "standard truss" (see Plate 37), care must be taken to thoroughly insulate the roof against cold; it should certainly be as well protected as are the sides of the ordinary frame building. For this purpose nothing is better than good building-quilt.

Excerpt from small houses - Roofing pt 1 & pt 2

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