Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-12719

48 Manor Court – The Crimson Beech – Individual Landmark

Borough of Staten Island

To testify virtually, please join Zoom

Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

48 Manor Court, Staten Island

Certificate of Appropriateness

Landmarks Preservation Commission
Public Hearing on Tuesday, August 4th, 2026
253 Broadway, New York
2nd Floor



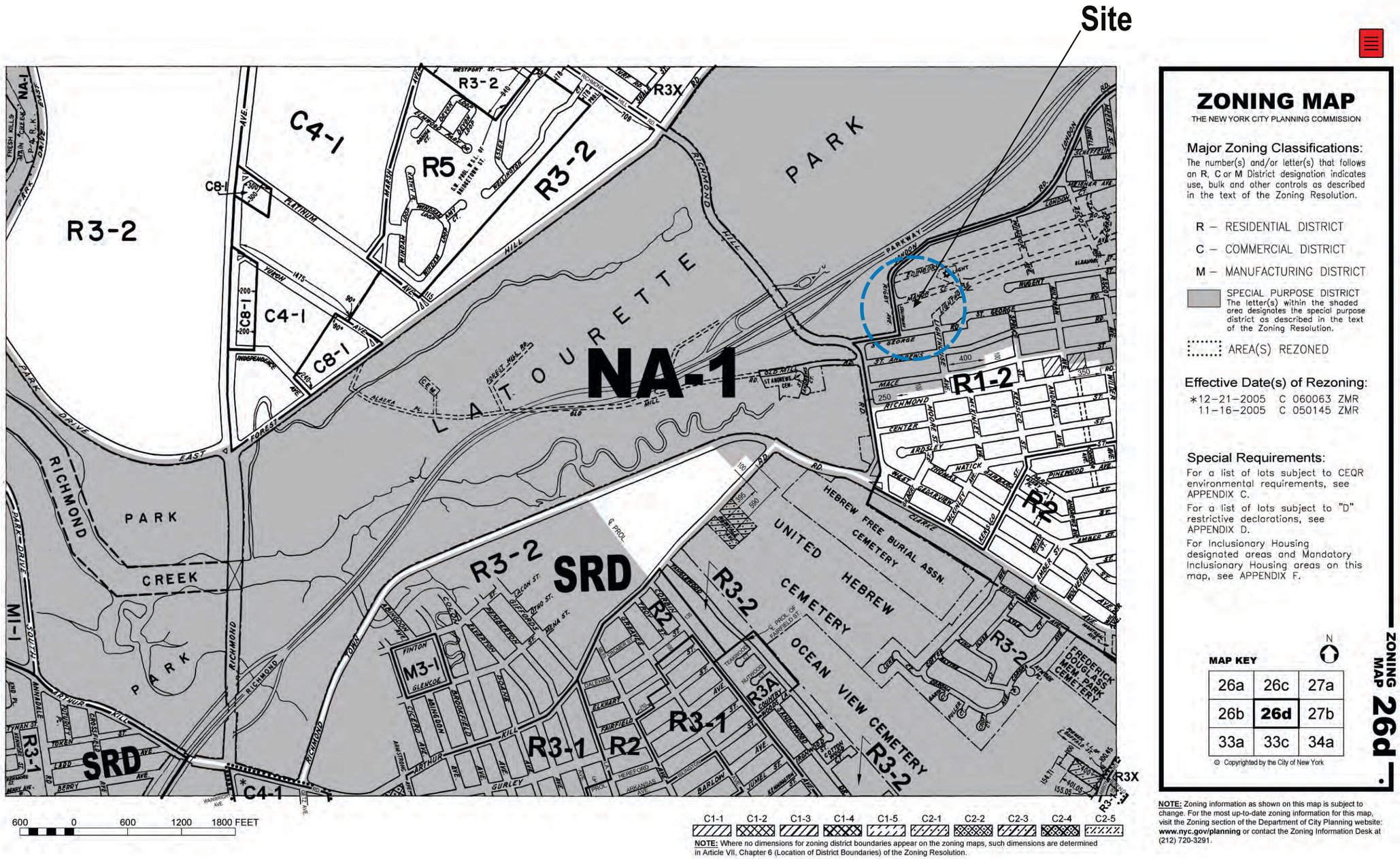
Urban Cartographics

48 Manor Court, Staten Island
Backyard Rendering

Front Photograph



48 Manor Court, Staten Island
Zoning Map



ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an 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.

MAP KEY

26a	26c	27a
26b	**26d**	27b
33a	33c	34a

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ZONING MAP 26d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

48 Manor Court, Staten Island

Bird's Eye Aerial Photo (Surrounding Uses)



Historic Pool Photographs from LPC Report





Current Pool Photographs





Historic Driveway Photograph from LPC Report (Prior to Addition of Extra Paved Area)



Current Site Photographs



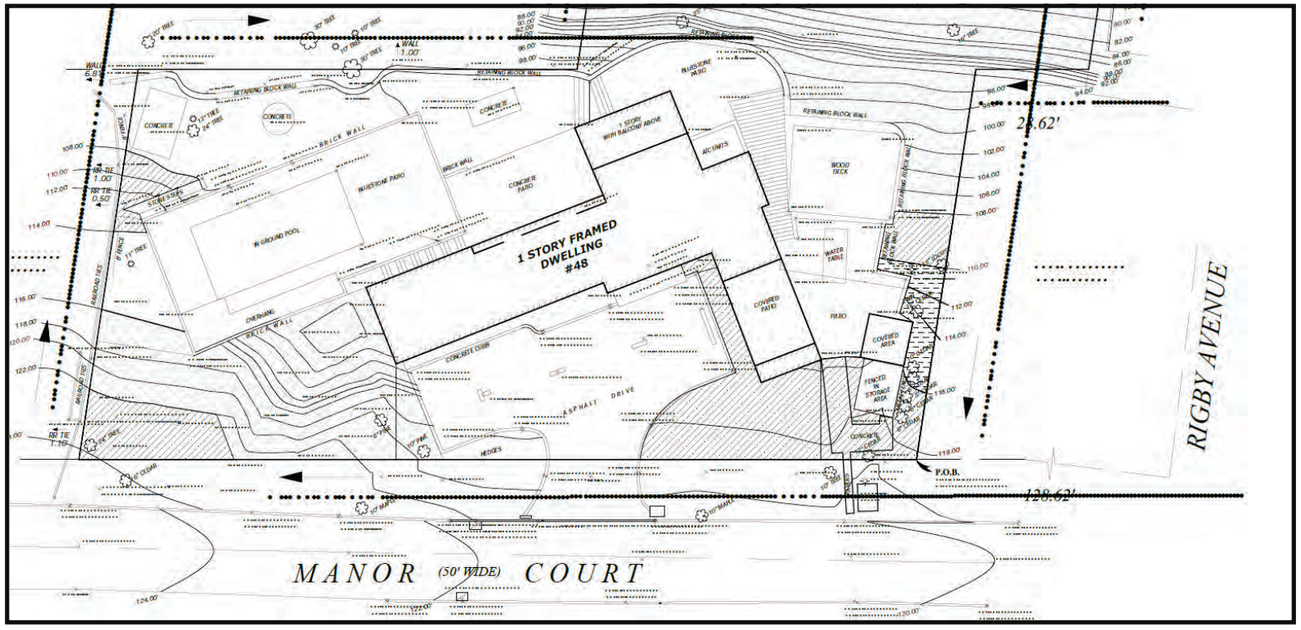




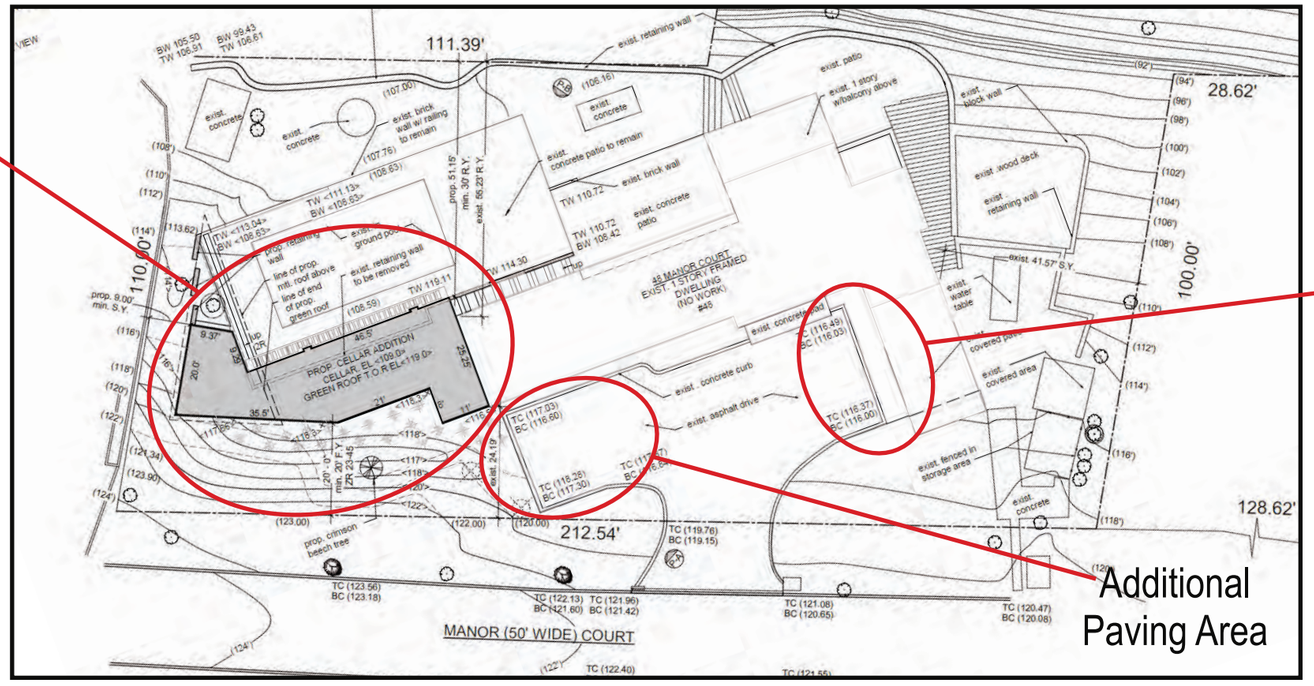


48 Manor Court, Staten Island
Existing vs. Proposed Site Plans

Existing Site Plan



Proposed Site Plan



Cellar Addition with Green Roof

Modified Carport

Additional Paving Area



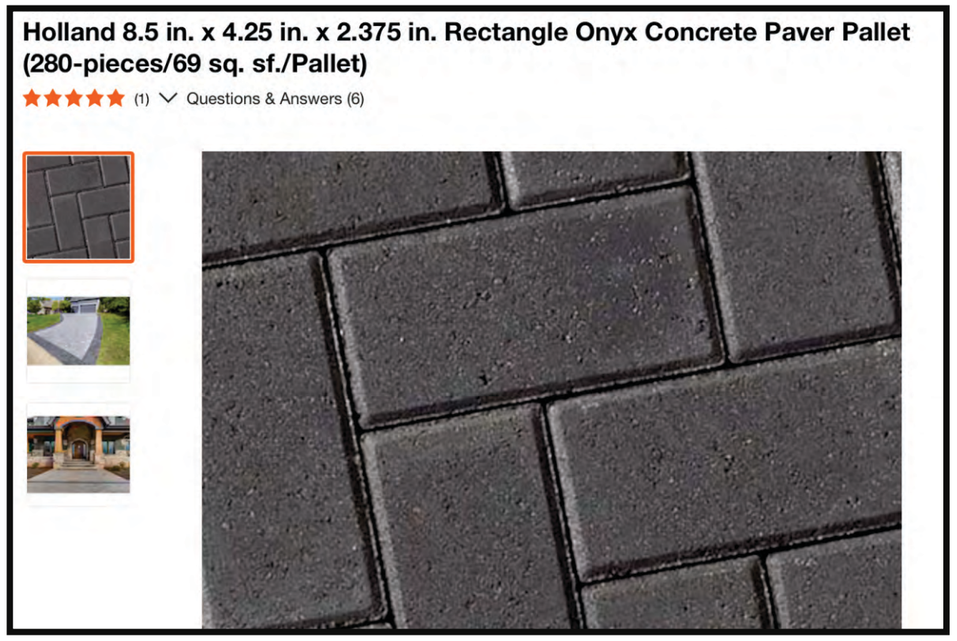
Photograph showing brick retaining wall with bow prior to removal.



Adaptive re-use of carport on the opposite side of the driveway.



Bow in brick retaining wall prior to partial removal.



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.

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

Planters

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





Proposed



Exterior Doors

Inspiration
(Taliesen - Green Spring, WI)





Proposed



48 Manor Court, Staten Island
Backyard Renderings



PERSPECTIVE VIEW B1 & B2 - REAR YARD
N.T.S.



Rear Yard Rendering

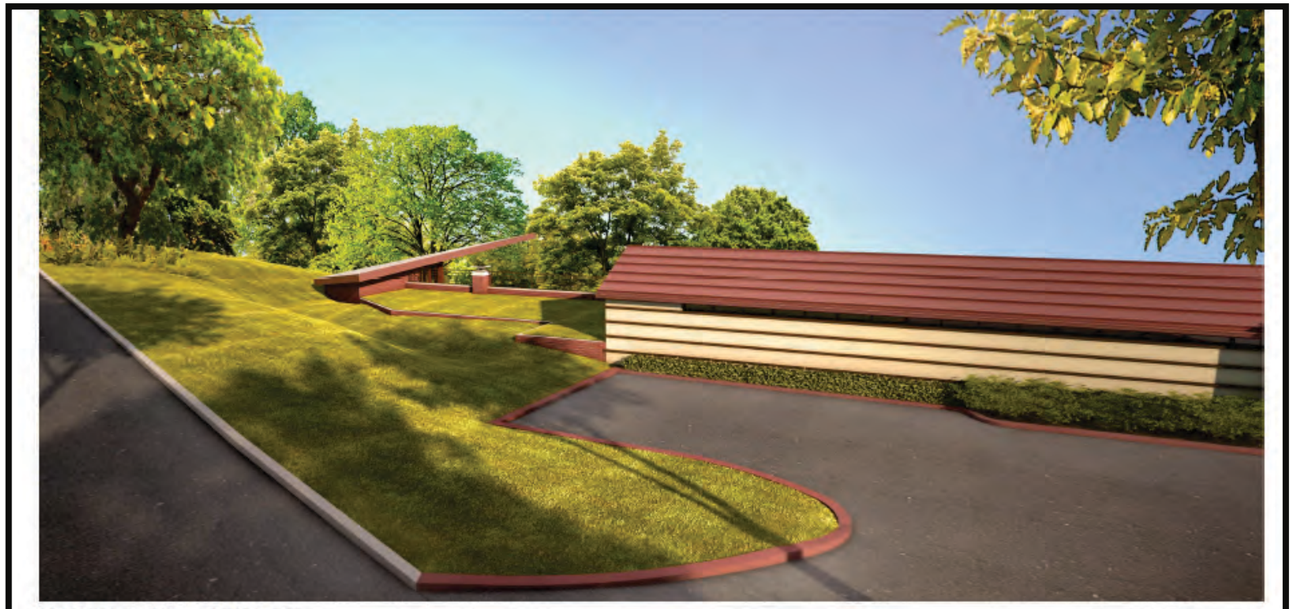


Front Yard Rendering



48 Manor Court, Staten Island

Front Yard Renderings



PERSPECTIVE VIEW A - FRONT YARD

N.T.S.



PERSPECTIVE VIEW A - FRONT YARD W/ BUSHES AND CRIMSOM BEECH TREE

N.T.S.

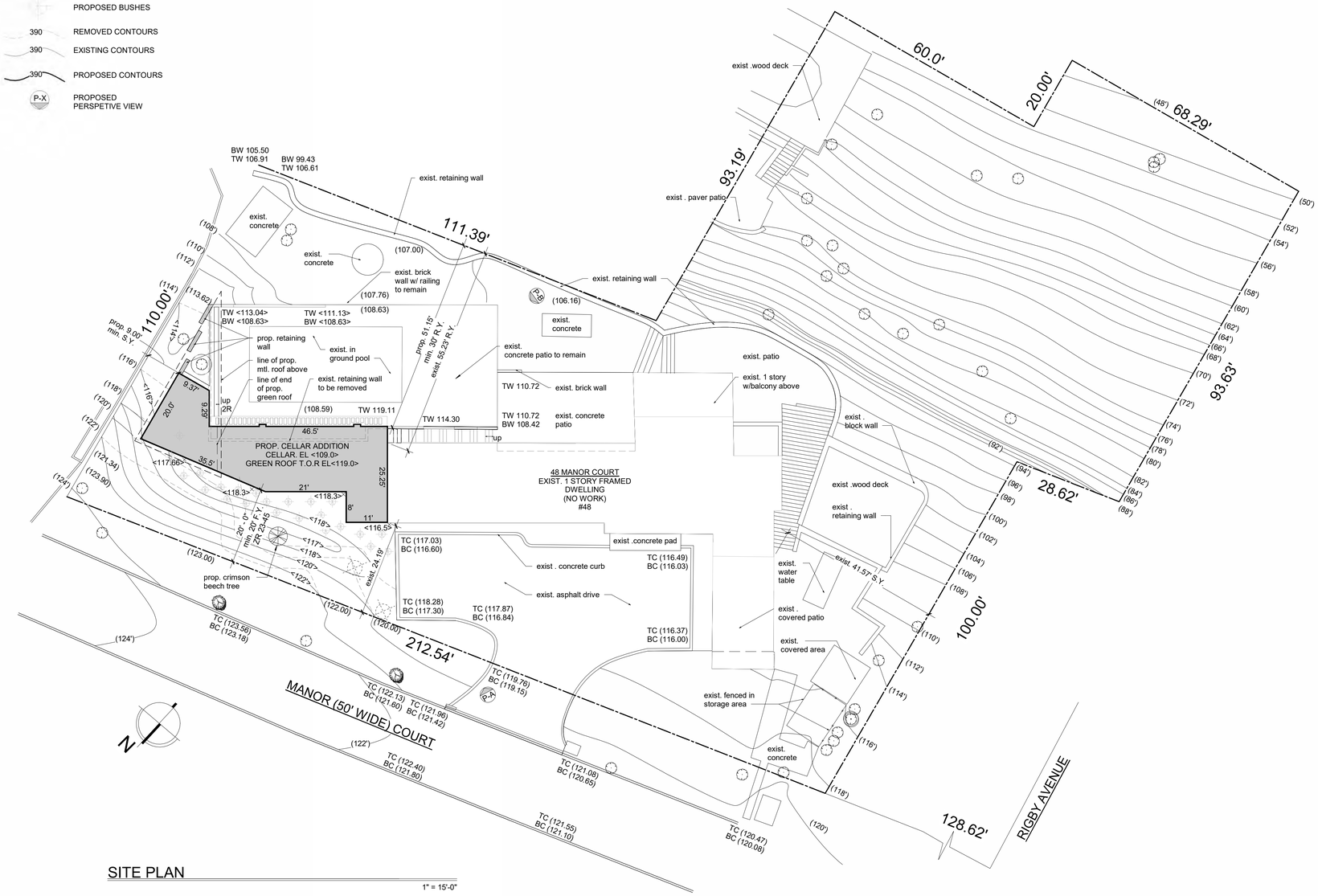
Rear Yard Photograph



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

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ADDITION
- EXISTING BUILDING (NO WORK)
- EXISTING CURB TO REMAIN
- PROPOSED RETAINING WALL
- B.C. — BOTTOM OF CURB
- T.C. — TOP OF CURB
- [x.xx] — LEGAL GRADE
- <x.xx> — PROPOSED GRADE
- (x.xx) — EXISTING GRADE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SITE TREE (Crimson Beech)
- PROPOSED STREET TREE
- PROPOSED BUSHES
- 390 — REMOVED CONTOURS
- 390 — EXISTING CONTOURS
- 390 — PROPOSED CONTOURS
- P-X — PROPOSED PERSPETIVE VIEW



SITE PLAN

1" = 15'-0"

SCOPE OF WORK

LCP - PROPOSED HORIZONTAL ENLARGMENT OF EXISTING 1 STORY BUILDING, 1 FAMILY RESIDENCE.

DOB - ALTERATION TYPE 2, APPLICATION TO ADD HORIZONTAL FLOOR AREA OF EXISTING 1 STORY BUILDING - PROP. CELLAR ADDITION.

ZONING DATA

BLOCK	2286
LOT NUMBER	18
HOUSE NUMBER	48 MANOR COURT ROAD
MAP NO	26 d
ZONING DISTRICT	R1-2
OCCUPANCY GROUP	R-3
USE GROUP	I
CONSTRUCTION CLASS	V-B

SPECIAL DISTRICT

NATURAL AREA	INSIDE
COASTAL ZONE	INSIDE
LOWER DENSITY GROWTH MANAGEMENT ZONE	INSIDE
HISTORIC DISTRICT (INDIVIDUAL LANDMARK)	INSIDE

ZONING CALCULATION

Lot Area: 33,077.89 SF.

Average Percent of Slope is: 2.24%

Lot Area with a Slope greater of 25%: 12,746.8 SF.

Lot coverage: 4,308.1 SF.

Open space: 28,769.79 SF.

ZR 23-141: MAX. F.A.R. : 0.5

33,077.89 x .50 = 16,538.94 sf.

Floor	Existing SF	Proposed SF	Total
Cellar (not included)	*2,817.4	*1,125.0	*3,942.4
First Fl.	*2,817.4	0	2,817.4
Total	*2,817.4	*1,125.0	2,817.4

2,817.4 < 16,538.94 :. OK
2,817.4 / 33,077.89 = 0.09 < 0.50 :. OK

ZR 23-141 Open Space Ratio (150 min.)
Proposed open space = 28,769.79 sf.
Open space / total proposed floor area x 100 =
28,769.79 / 2,817.4 = 10.21
10.21 x 100 = 1,021.1 > 150 :. OK

ZR 23-45 Front Yard
Min. req. = 20.0'
prop. front yard = 20.0'

ZR 23-46 Side Yard
Min. req. = 2 req. / 8' min. 20.0' total
prop. side yard = 41.57' & 8.49' / 50.06' total

ZR 23-471 Rear Yard
Min. req. = 30.0'
prop. rear yard = 51.15'

ZR 23-63 Height & setback
25ft height above front yard line
Sky Exposure 1:1
-proposed building complies

DRAWING LIST

LM-001	PROPOSED SITE PLAN
LM-002	EXISTING SITE PLAN
LM-003	EXISTING CELLAR FLOOR PLAN
LM-004	EXISTING FIRST FLOOR PLAN
LM-005	EXISTING FRONT & LEFT ELEVATION
LM-006	EXISTING REAR & RIGHT ELEVATION
LM-007	DEMO & CELLAR FLOOR PLAN
LM-008	ROOF PLAN
LM-009	PROPOSED ELEVATIONS
LM-010	SECTIONS
LM-011	PERSPECTIVE VIEWS
LM-012	PERSPECTIVE VIEW

RELATED APPLICATIONS

DOB APPLICATION # _____

No.	Revisions	By	Date
1	Crimson beech tree was proposed		09.26.2025
2	Render Update		03.17.2026
3	Design Revision		06.08.2026
4	Existing Condition Clarification		07.16.2026

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DOB Examiner Stamp:

DOB Approval:

B-Scan Job Sticker:

rampulla associates architects, l.l.p.
155 3rd Street Staten Island, New York 10306
718 987-1310 fax 718 987-1565 www.rampulla.net

Project Title:

EXISTING SINGLE FAMILY PROPOSED CELLAR

48 MANOR COURT

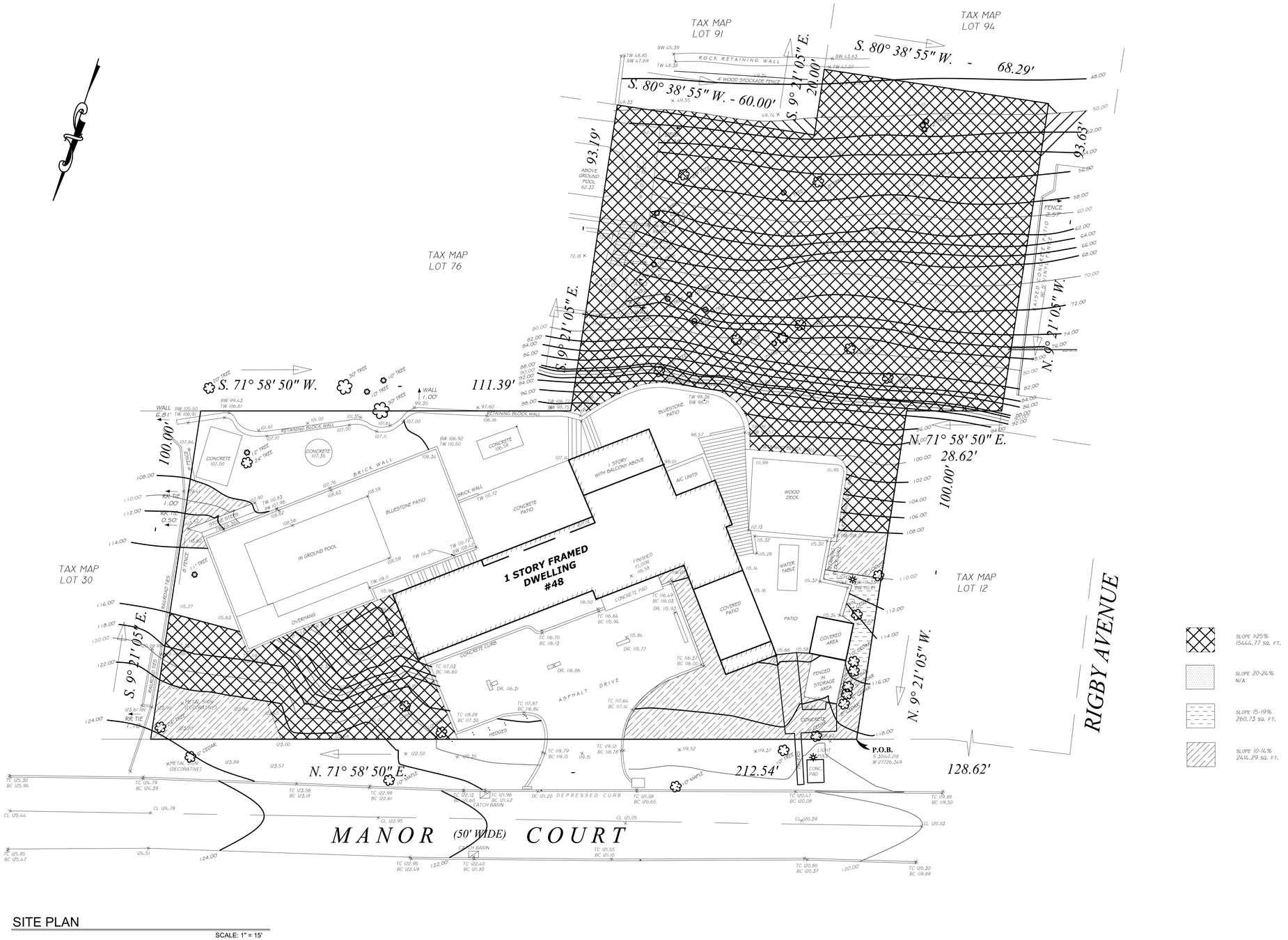
Drawing Title:

PROPOSED SITE PLAN

Seal & Signature

Date:	06.08.2026
Project #:	23-037
Drawn By:	M.W.
Chk By:	J.O.
Dwg #	LM-001.00
File #:	1 of 12

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SITE PLAN

SCALE: 1" = 15'

No.	Revisions	By	Date
1	Crimson Beech Tree was Proposed		09.26.2025
2	Render Update		03.17.2026
3	Design Revision		06.08.2026
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B-Scan job sticker:

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718 987-1310 fax 718 987-1565 www.rampulla.net

project title :

EXISTING SINGLE FAMILY
PROPOSED CELLAR

48 MANOR COURT

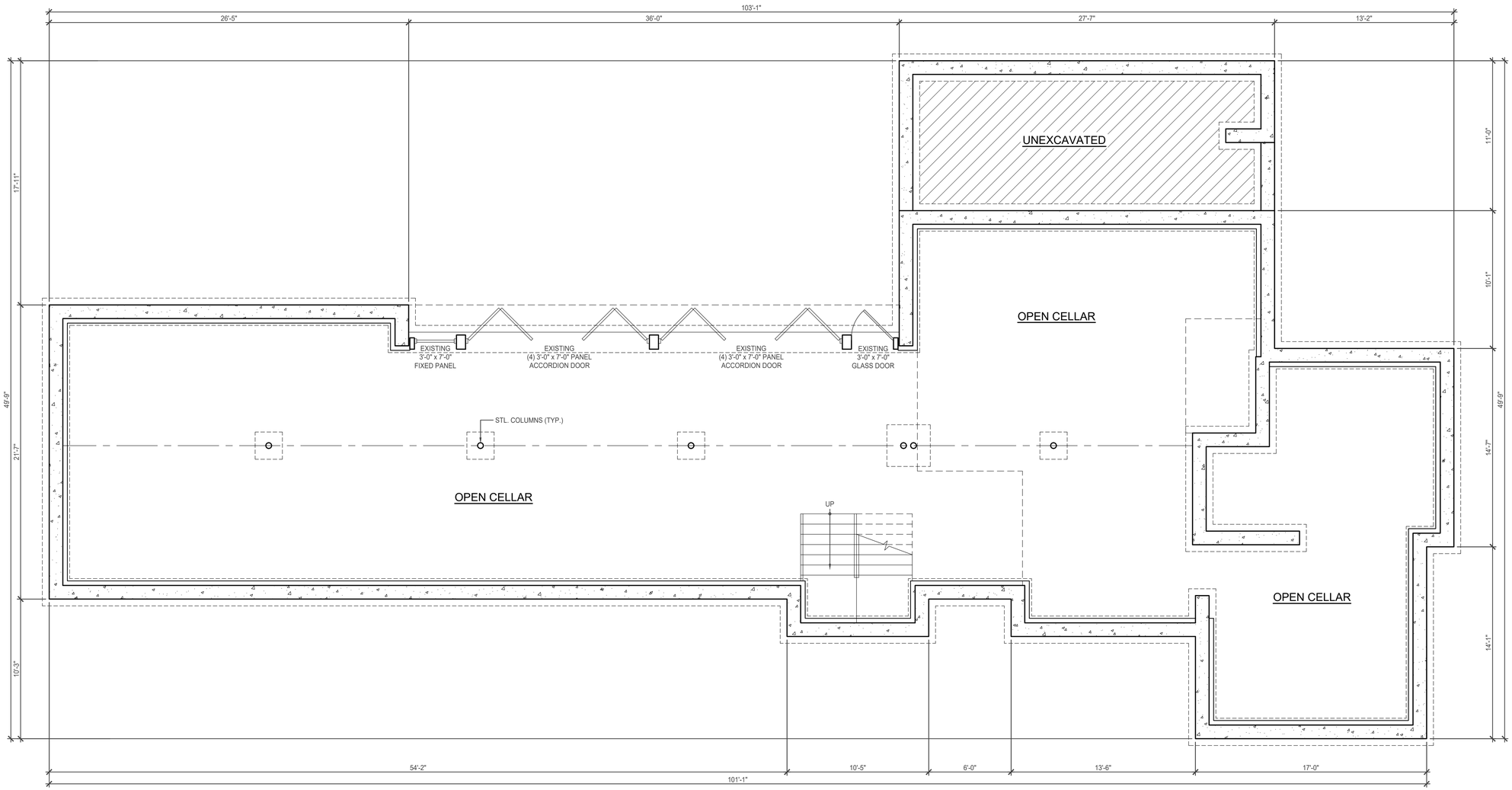
drawing title :

EXISTING SITE PLAN

seal & signature

date:	06.08.2026
project #:	23-037
drawing by:	A.T.
chk by :	J.O.
dwg #:	LM-002.00
file #:	2of 12

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CELLAR PLAN

SCALE: 1/4" = 1-0"

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No.	Revisions	By	Date
1	Crimson Beech Tree was Proposed		09.26.2025
2	Render Update		03.17.2026
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project title :

EXISTING SINGLE FAMILY
PROPOSED CELLAR

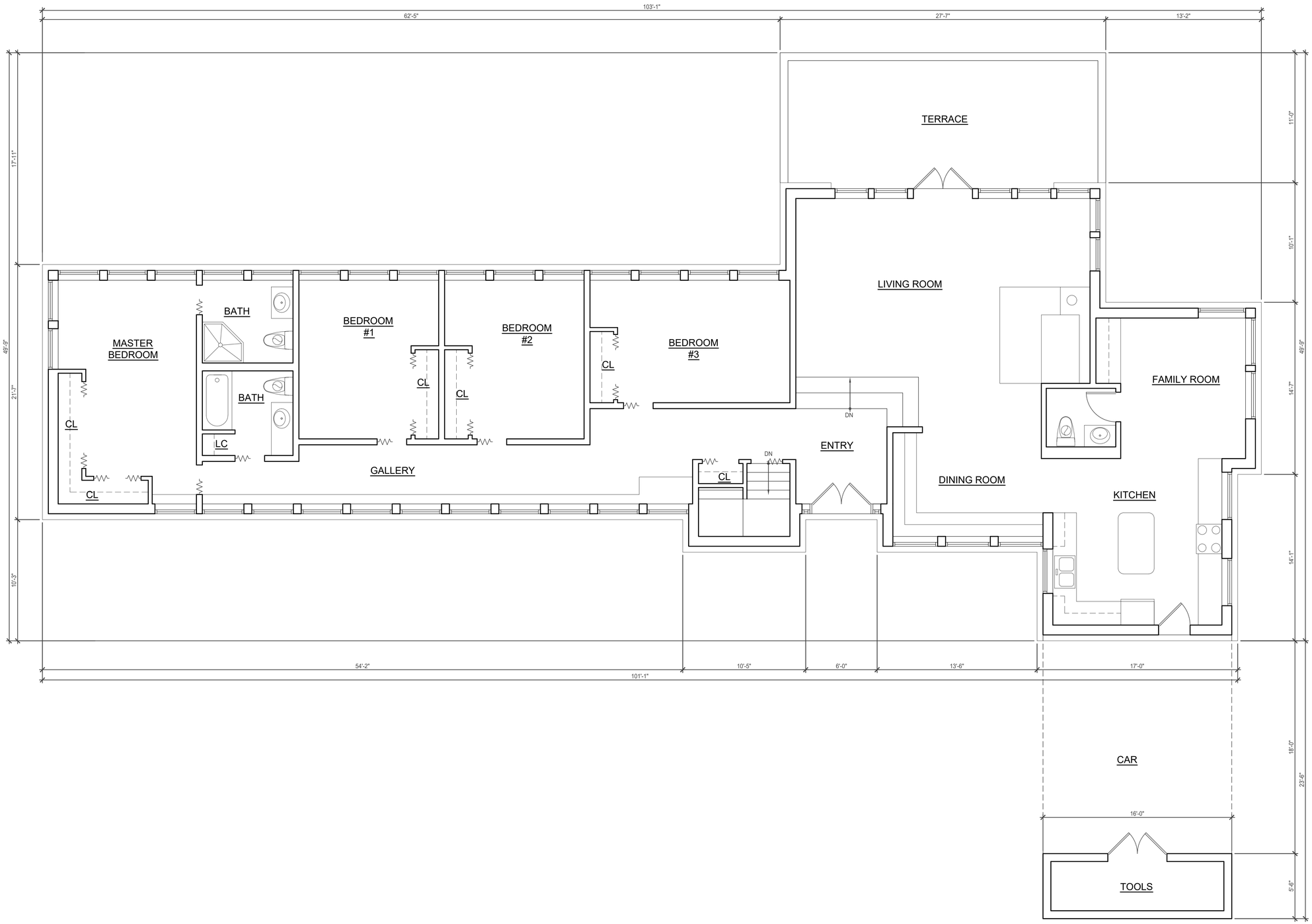
48 MANOR COURT

drawing title :

EXISTING CELLAR
FLOOR PLAN

seal & signature

date:	06.08.2026
project #:	23-037
drawing by:	A.T.
chk by :	J.O.
dwg #:	LM-003.00
file #:	



1ST FLOOR PLAN

SCALE: 1/4" = 1-0"

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3	Design Revision		06.08.2026
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DOB Approval:

B-Scan job sticker:

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project title :

EXISTING SINGLE FAMILY
PROPOSED CELLAR

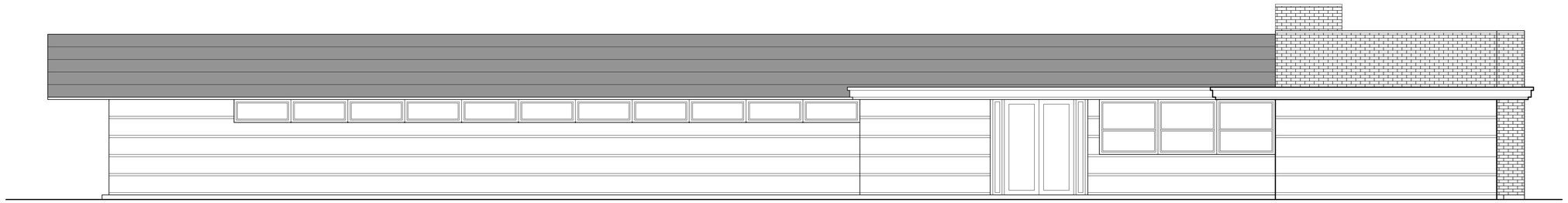
48 MANOR COURT

drawing title :

EXISTING FIRST FLOOR PLAN

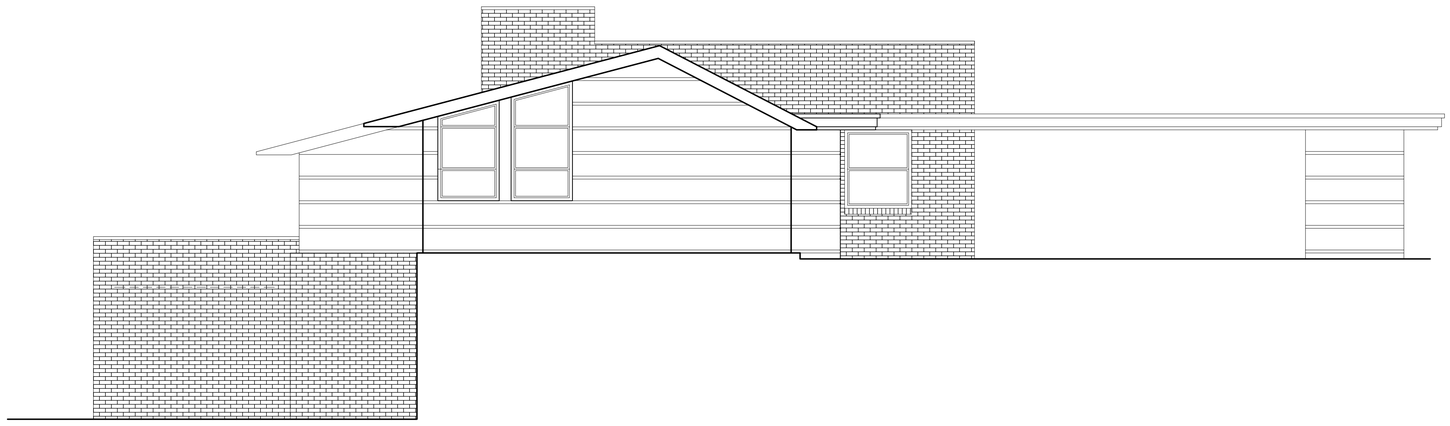
seal & signature

date:	06.08.2026
project #:	23-037
drawing by:	A.T.
chk by :	J.O.
dwg #:	LM-004.00
file #:	3of 12



FRONT ELEVATION

SCALE: 1/4" = 1-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1-0"

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DOB Approval:

B-Scan job sticker:

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718 987-1310 fax 718 987-1565 www.rampulla.net

project title :

EXISTING SINGLE FAMILY
PROPOSED CELLAR

48 MANOR COURT

drawing title :

EXISTING FRONT &
LEFT ELEVATION

seal & signature

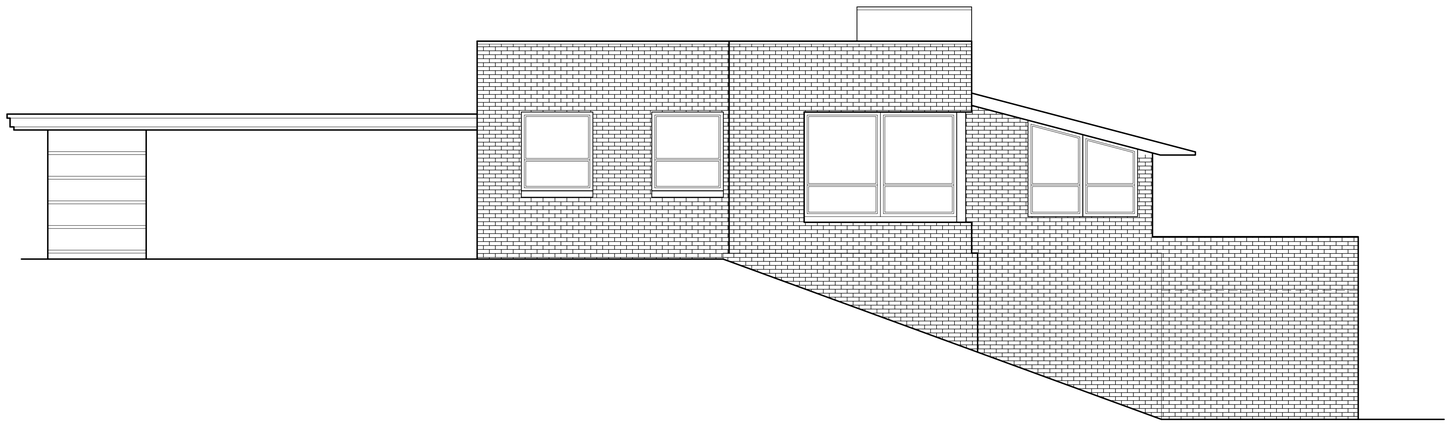
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project #:	23-037
drawing by:	A.T.
chk by :	J.O.
dwg #:	LM-005.00
file #:	5of 12

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REAR ELEVATION

SCALE: 1/4" = 1-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1-0"

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project title :

EXISTING SINGLE FAMILY
PROPOSED CELLAR

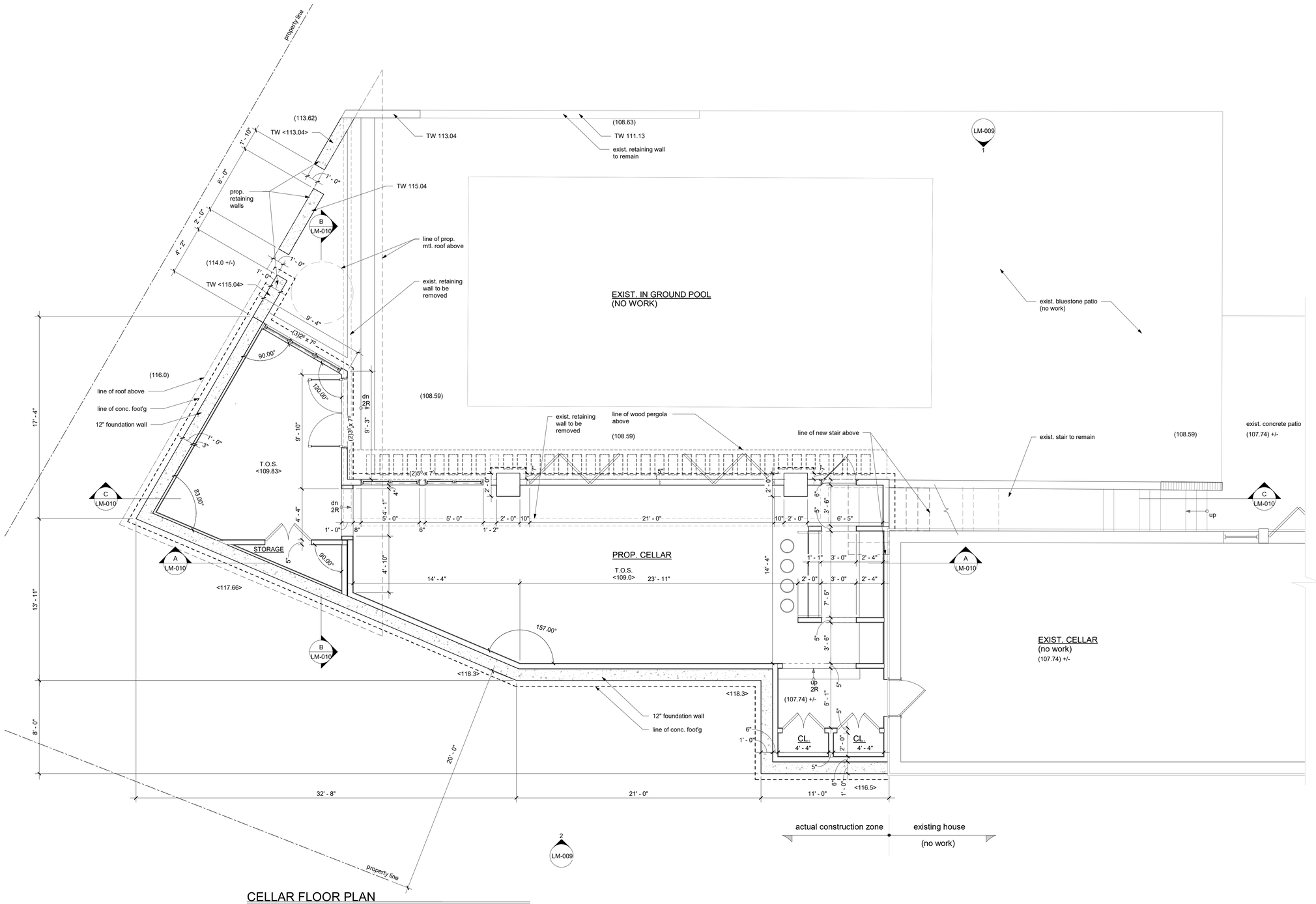
48 MANOR COURT

drawing title :

EXISTING REAR &
RIGHT ELEVATION

seal & signature

date:	06.08.2026
project #:	23-037
drawing by:	A.T.
chk by :	J.O.
dwg #:	LM-006.00
file #:	6of 12



CELLAR FLOOR PLAN

1/4" = 1'-0"

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1	Crimson beech tree was proposed		09.26.2025
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Project Title:

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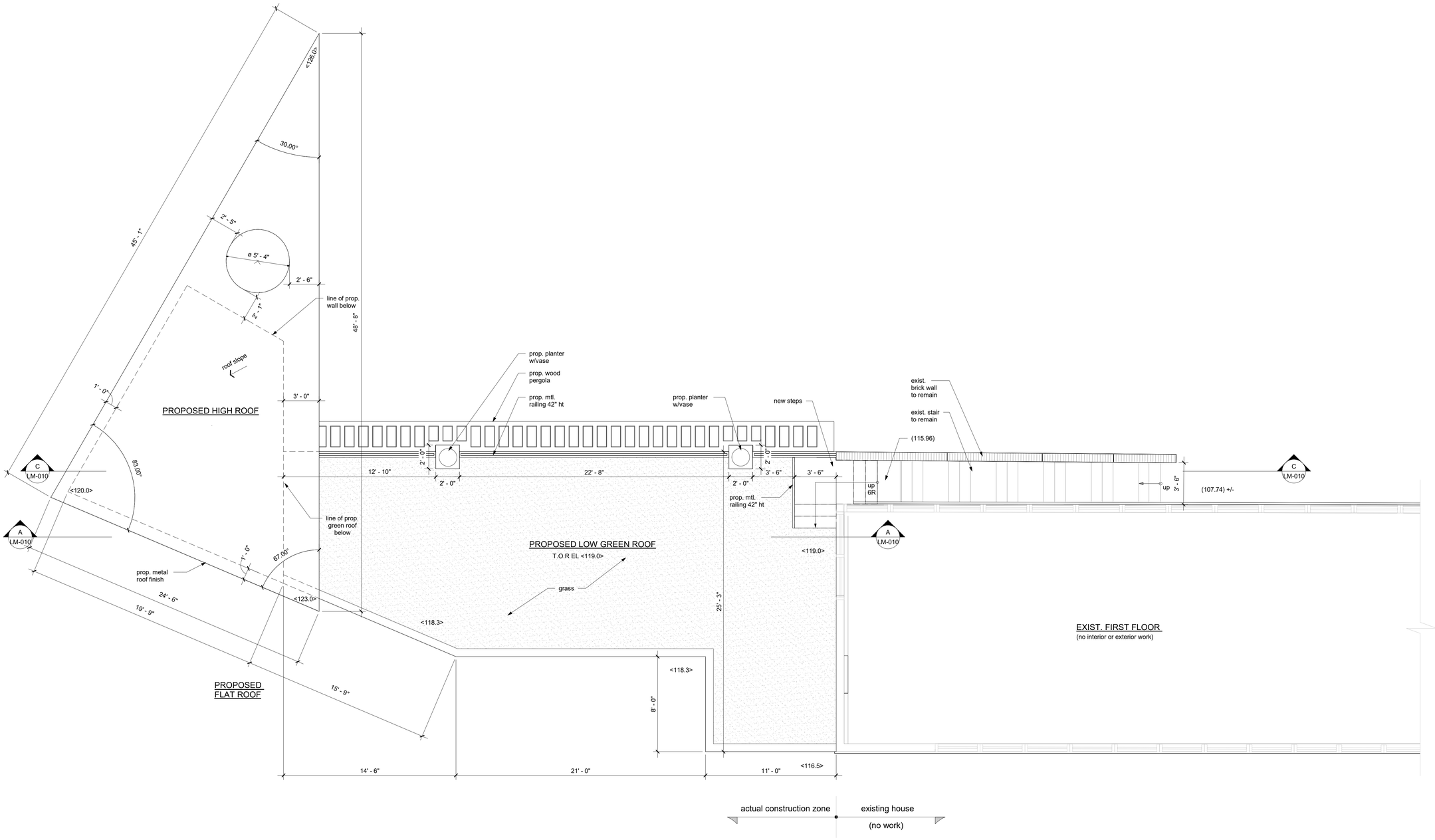
48 MANOR COURT

Drawing Title:

DEMO & CELLAR FLOOR PLAN

Seal & Signature

Date:	06.08.2026
Project #:	23-037
Drawn By:	A.T.
Chk By:	J.O.
Dwg #	LM-007.00
File #:	7 of 12



ROOF PLAN

1/4" = 1'-0"

No.	Revisions	By	Date
1	Crimson beech tree was proposed		09.26.2025
2	Render Update		03.17.2026
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DOB Approval:

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Project Title:

EXISTING SINGLE FAMILY
PROPOSED CELLAR

48 MANOR COURT

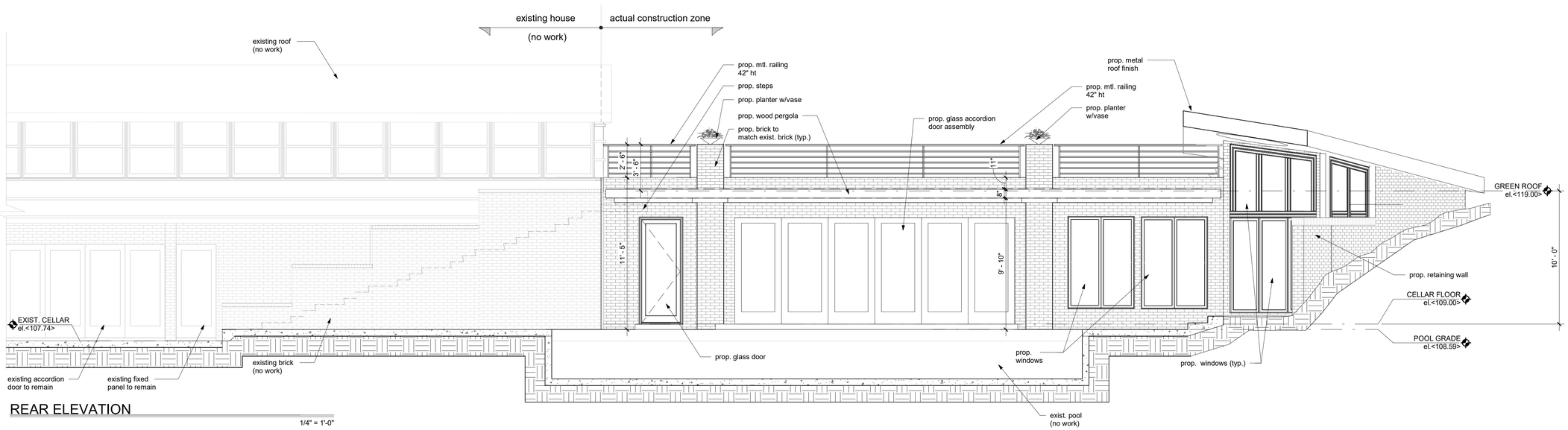
Drawing Title:

ROOF PLAN

Seal & Signature

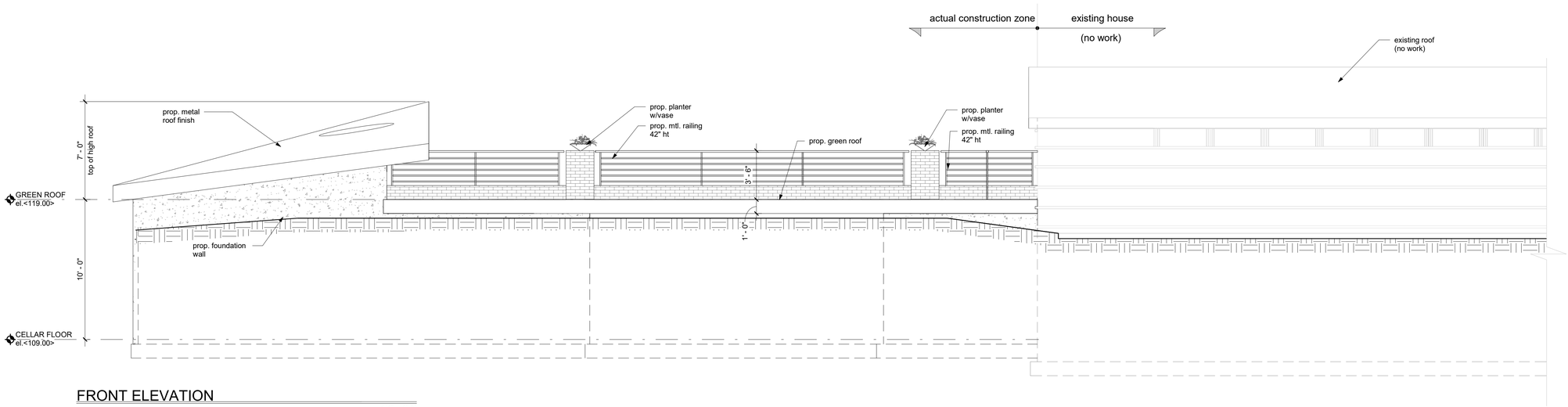
Date: 06.08.2026
Project #: 23-037
Drawn By: A.T.
Chk By: J.O.
Dwg # LM-008.00
File #:

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REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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DOB Examiner Stamp:

DOB Approval:

B-Scan Job Sticker:

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718 987-1310 fax 718 987-1565 www.rampulla.net

Project Title:

EXISTING SINGLE FAMILY
PROPOSED CELLAR

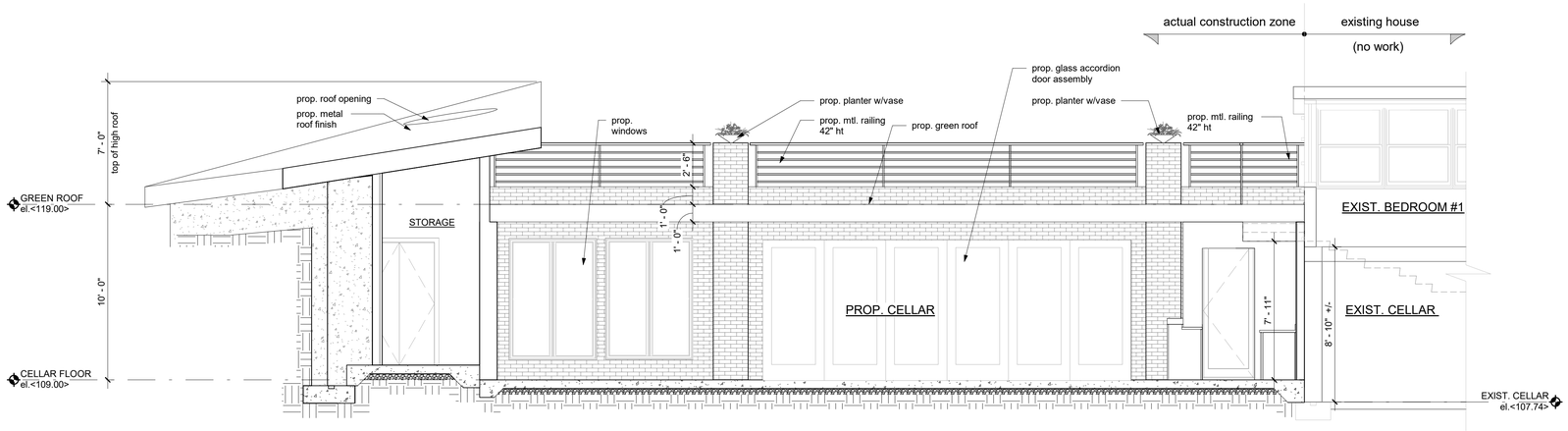
48 MANOR COURT

Drawing Title:

PROPOSED ELEVATIONS

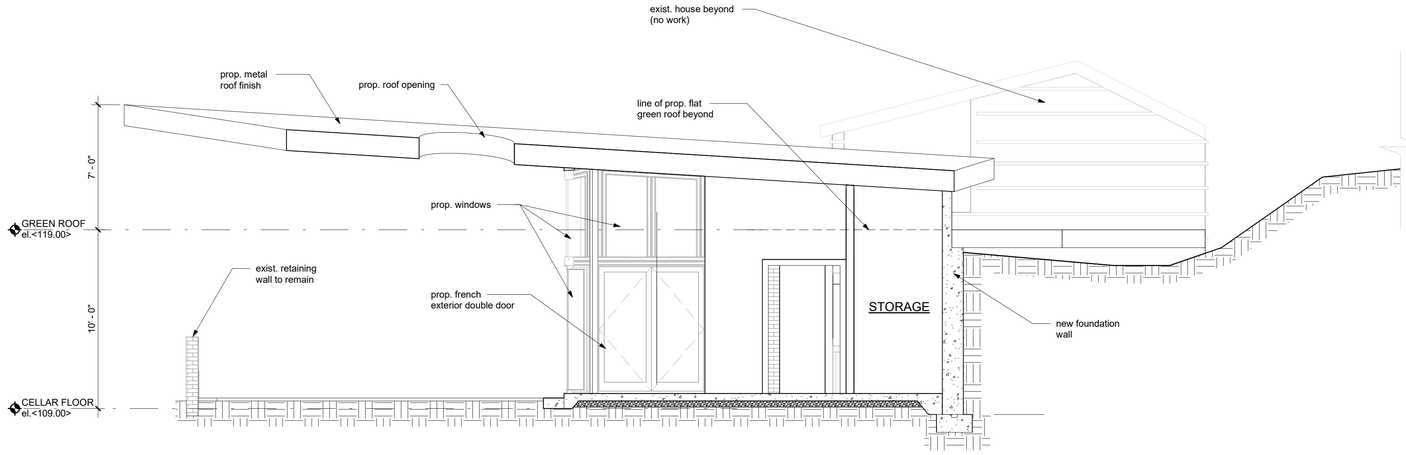
Seal & Signature

Date:	06.08.2026
Project #:	23-037
Drawn By:	A.T.
Chk By:	J.O.
Dwg #	LM-009.00
File #:	9 of 12



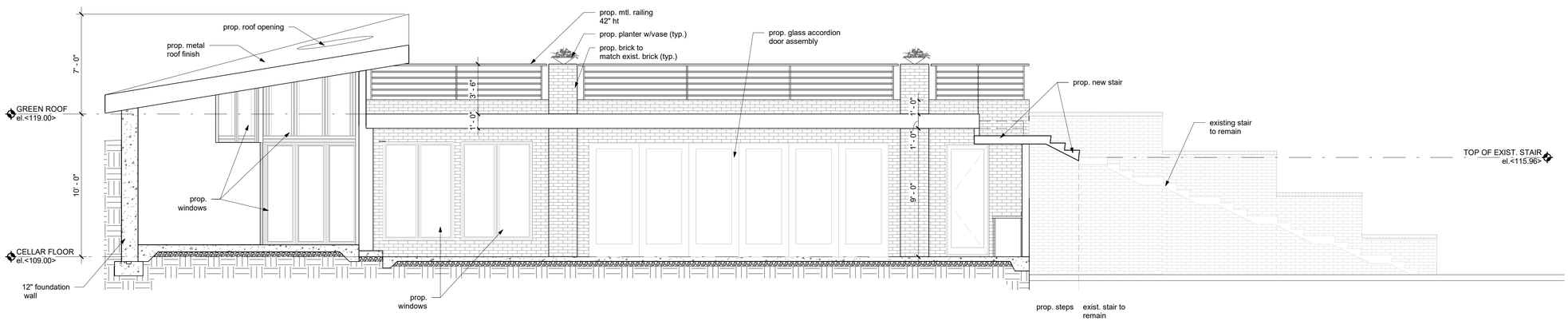
SECTION A-A

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"



SECTION C-C

1/4" = 1'-0"

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No.	Revisions	By	Date
1	Crimson beech tree was proposed		09.26.2025
2	Render Update		03.17.2026
3	Design Revision		06.08.2026

NOTE: NUMBER IN BRACKET REPRESENTS DOB REV NO.

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.

DOB Examiner Stamp:

DOB Approval:

B-Scan Job Sticker:

rampulla associates architects, l.l.p.
155 3rd Street Staten Island, New York 10306
718 987-1310 fax 718 987-1565 www.rampulla.net

Project Title:

EXISTING SINGLE FAMILY
PROPOSED CELLAR

48 MANOR COURT

Drawing Title:

SECTIONS

Seal & Signature

Date:	06.08.2026
Project #:	23-037
Drawn By:	A.T.
Chk By:	J.O.
Dwg #	LM-010.00
File #:	10 of 12

Landmarks Preservation Commission

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-25-12719

48 Manor Court – The Crimson Beech – Individual Landmark

Borough of Staten Island

To testify virtually, please join Zoom

Webinar ID: 165 570 0707
Passcode: 905348
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.