

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-06620

404 Richmond Terrace – St. George/New Brighton Historic District Borough of Staten Island

To testify virtually, please join Zoom

Webinar ID: 165 187 7336

Passcode: 066380

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

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404 Richmond Terrace

St. George/New Brighton Historic District | LPC Public Hearing

Elizabeth S. Diker, M.A., Senior Architectural Historian, PS&S, on behalf of owner Kecia Weaver

Historic District and Site Context



404 Richmond Terrace

404 Richmond Terrace is the oldest building in the St. George/New Brighton Historic District, a temple-fronted Greek Revival residence built c. 1835 by developer Thomas E. Davis and acquired shortly thereafter by Manhattan merchant Henry P. Robertson. The property was later acquired by the Richmond Council of the Knights of Columbus and enlarged and altered in the 1920s.

Western terminus of the historic district

The property occupies the western end of the designated district along Richmond Terrace.

Historic Photographs - 1928 and 1939

Historic exterior views of 404 Richmond Terrace



1928

404 Richmond Terrace at Richmond Terrace and Westervelt Avenue.
Source: OldNYC.org, reproduced in Staten Island Advance



1939

Department of Finance tax photograph of 404 Richmond Terrace.
Source: NYC Municipal Archives / Department of Finance

Historic Photographs - 1965 and 1979

Historic exterior views of 404 Richmond Terrace



1965

Front view of the Columbian Club at 404 Richmond Terrace.

Source: Historic Richmond Town / Herbert A. Flamm



1979

Exterior view of Pavilion on the Terrace.

Source: Staten Island Advance

Historic Photograph

Historic exterior view of 404 Richmond Terrace



1994

Landmark designation photograph.

Source: NYC Landmarks Preservation Commission

Site Plan

Four application areas keyed to the site plan below.



Previously Approved Restoration Work



Previously Approved by LPC

- Alterations to the building facades
- Reconstruction of the rear wall of the addition
- Installation of mechanical equipment
- Construction of a parking lot
- Removal of an existing wall
- Installation of a perimeter fence

The original Certificate of Appropriateness was subsequently amended. This slide summarizes the work described in the LPC public-hearing record for the approved application.

Conditions Prior to Current Ownership



Prior to rehabilitation by the current owner, the property had been abandoned and had deteriorated substantially, creating unsafe and unsanitary site conditions. The current use followed a substantial program of rehabilitation and adaptive reuse.

Item 1: Work at the Building

Existing window guards, metal entry signage, and small building-mounted fixtures.



Primary facade



Window guard detail



1837 metal entry sign



Side elevation



Public right-of-way view: the building remains the dominant visual element and the small-scale features are not readily perceptible.

Item 2: Paved Front Patio Area

Grading, railings, paving, fountain, landscaping, and wood identification sign.



Existing paved front patio area.



Grade and perimeter relationship.

Patio Railings Viewed Through Perimeter Fence and Landscaping

The patio railings are partially obscured by the decorative perimeter fence and existing landscaping along Richmond Terrace.



View from Richmond Terrace showing the patio railings seen through the decorative perimeter fence and landscaping.



View from Richmond Terrace showing the patio railings seen through the decorative perimeter fence and landscaping.

Item 2: Paved Front Patio Area

Adaptive reuse created functional outdoor space for circulation and gathering.



The historically sloped front yard limited its use as functional outdoor space. Grading, railings, paving and patio elements support the building's continued adaptive reuse as an event venue by creating usable space for guests while maintaining a landscaped setting along Richmond Terrace.

Parking Lot and Associated Features

Parking area and perimeter landscaping.



Parking area, current condition.



Parking area and perimeter landscaping, current condition.

Parking Lot and Associated Features

Associated granite bench and rear gate.



Granite bench, current condition.



Rear gate, current condition.

Item 4: Tile Cladding

Tile cladding at perimeter walls, areaway walls, and screening associated with the ADA ramp.



Tile cladding occurs at select locations: the Richmond Terrace areaway wall with a short Westervelt Avenue return, the interior rear wall and entry-gate flanking walls, and the ADA ramp side walls and sound attenuation screening. Remaining areaway/perimeter walls are concrete block with flat concrete caps.

Item 4: Tile Cladding

Tile cladding at the ADA ramp and associated screening.



Tile cladding occurs at select locations, including the ADA ramp side walls and sound attenuation screening. Remaining areaway/perimeter walls are concrete block with flat concrete caps.

Item 4: Tile Cladding

Perimeter treatment and public-right-of-way context.



2012: exposed stucco perimeter wall with graffiti.



Current view from Westervelt Avenue showing the perimeter treatment within its broader streetscape setting.

The tile cladding provides a durable and consistently applied finish and helps deter and conceal graffiti, which was a recurring maintenance issue when portions of the perimeter walls were finished in stucco.

Tile cladding occurs at select locations. Remaining areaway/perimeter walls are concrete block with flat concrete caps.

Tile Cladding

Public-facing extent and transition to untiled concrete-block areaway walls.



Richmond Terrace and Westervelt Avenue: public-facing areaway wall context.



Close-up of tile-clad wall and decorative ironwork, current condition.

Tile cladding is limited to select locations. Remaining areaway/perimeter walls are concrete block with flat concrete caps.

Site Wall Conditions and Tile Cladding Extent

Westervelt Avenue interior parking lot wall and limited tile cladding locations.



Concrete-block wall with capstone along Westervelt Avenue.

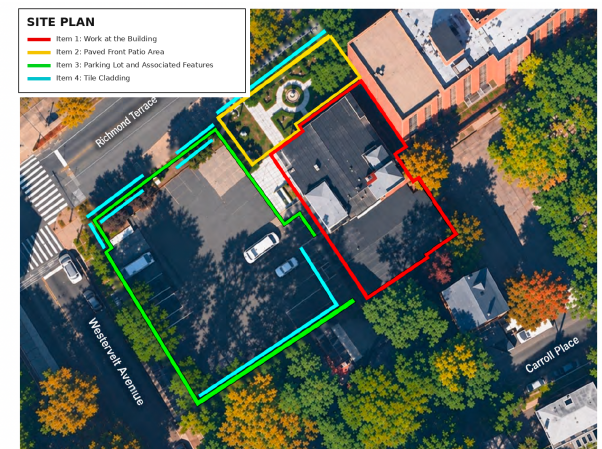


Interior parking lot wall along Westervelt Avenue, current condition.

Tile cladding is limited to:

Rear wall; interior and exterior walls along Richmond Terrace;
and a small return onto Westervelt Avenue.

The remaining Westervelt Avenue wall is concrete block with a capstone.



Public Right-of-Way Visibility Map

Views 1-7 are keyed to camera positions along Westervelt Avenue and Richmond Terrace.



Visibility View 1 - Westervelt Avenue, farther from Richmond Terrace

View from the public right-of-way.



Visibility View 2 - Richmond Terrace / Westervelt Avenue

View from the public right-of-way.



Visibility View 3 - Richmond Terrace / Westervelt Avenue

View from the public right-of-way.



Visibility View 4 - Richmond Terrace frontage

View from the public right-of-way.



Visibility View 5 - Richmond Terrace frontage

View from the public right-of-way.



Visibility View 6 - Richmond Terrace, farther east

View from the public right-of-way.



Visibility View 7 - Richmond Terrace, farther east

View from the public right-of-way.



Surrounding Context

404 Richmond Terrace at the western terminus of the St. George/New Brighton Historic District



Richmond Terrace: large apartment building within the surrounding mixed streetscape.



Carroll Place: rear-area context with a large apartment building; 404 Richmond Terrace is not visually prominent.

The immediate setting is varied in scale and character. From surrounding public rights-of-way, 404 Richmond Terrace is either screened from view or experienced in the context of substantially larger apartment buildings and a mixed streetscape rather than in isolation.

Surrounding Context

Additional streetscape views surrounding the western end of the historic district



Richmond Terrace streetscape looking west, with a large apartment building prominent in the surrounding context.



Westervelt Avenue and Beverly Curry Way intersection, showing the varied scale and mixed streetscape surrounding the property.

These views further illustrate that 404 Richmond Terrace is experienced within a varied urban context that includes larger apartment buildings, mature street trees, open space, and mixed building scales.

Adaptive Re-Use

From 2013 to today, the building has been preserved and adaptively reused, maintaining its historic character while supporting a viable modern use.



2013

Conditions prior to current ownership
View from Richmond Terrace



Current Conditions

Rehabilitated and adaptively reused
View from Richmond Terrace

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Appendix

Completed / Corrected Work

Corrective Work Already Completed

Previously noncompliant materials were removed and replaced with appropriate materials.



Rear facade showing cedar shingles and true wood windows, current condition.

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Rear facade cedar shingle installation, current condition.

Building-Mounted Fixtures

Close-up documentation of exterior light fixtures and speakers.



Exterior building-mounted fixture detail, primary facade.



Exterior building-mounted fixture detail, side elevation.

Building-Mounted Fixtures

Enlarged documentation of lighting on the side elevation.



Side elevation showing exterior building-mounted lighting, current condition.

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