

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-12065

95 Westentry Road – Ernest Flagg's Todt Hill Cottages: Bowcot Individual Landmark – 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)

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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.



DATE: SEPTEMBER 15, 2026



Public Hearing



**95 West Entry Road – Ernest Flagg's Todt Hill Cottages: Bowcot – Individual Landmark –
deconstruct Pre Landmarks Designation Glass Greenhouse & construct gable.
Veranda remodel**



Borough of Staten Island



Block 891 Lot 99

Prepared by: Anthony Vitale

Presentation to the Landmarks
Preservation Commission
95 Westentry Road

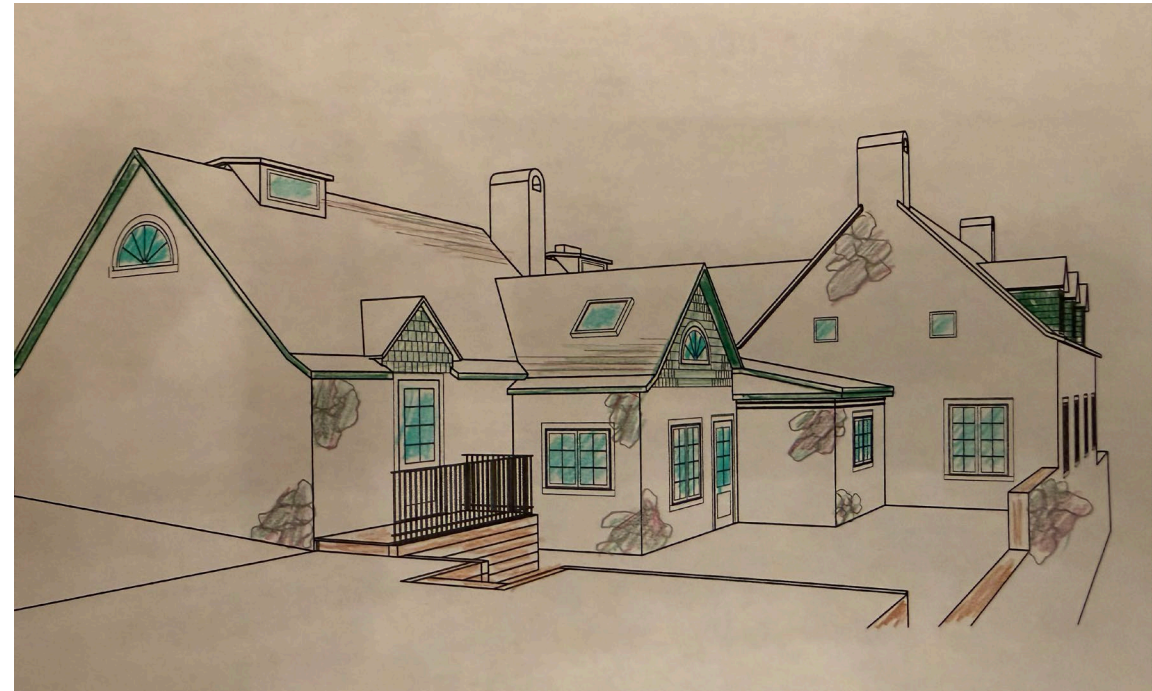


DOCKET LPC-26-12065
September 15, 2026

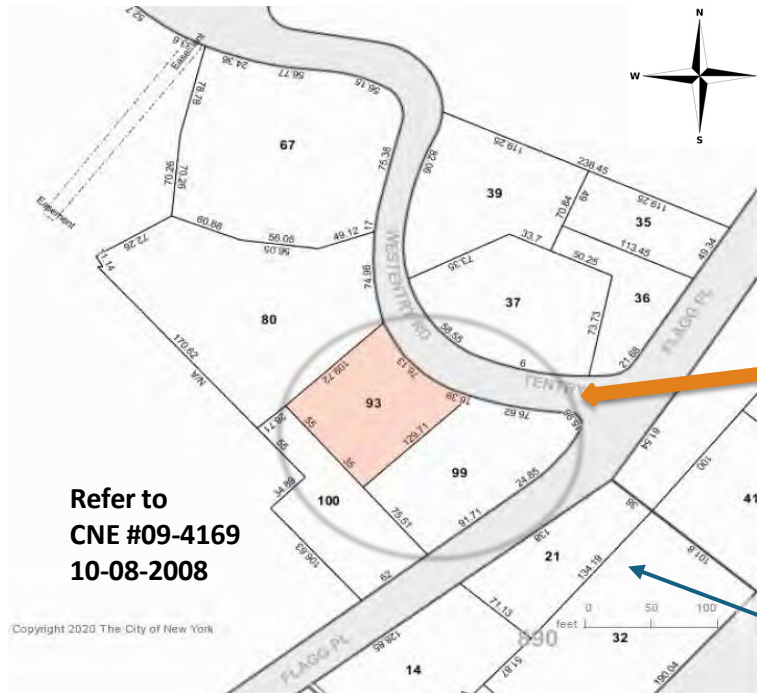
Ernest Flagg's Bowcot 95 Westentry Road. Photo credit LPC 1987

Rendering

- Presented to LPC is what should have been built 40 years ago. The previous owners conveniently managed a renovation right before the commission landmarked Bowcot, while the homeowner was able to check some 'want' boxes, they should have considered the project as a whole and approached the renovation with the attitude of what was appropriate for Bowcot. Living in and maintaining Bowcot for the past decade I can say without any hesitation the spirit of the proposed design is in tune with Flagg, roof pitch maintained, mosaic rubble stone wall technique with cement stucco, casement windows, French door access, keeping chimneys prominent and the materials are appropriate, the colors will match existing design-scheme and it will provide our family additional decades of joy.



PROPERTY PROFILE: TAX MAP



The 'Zoning Lot' remained intact, no change to the metes and bounds.

In 2008, the Owner of Bowcot applied to subdivide the existing property and create a new building lot approximately 10,000 square feet. Lot 93

The application was approved by The LPC and DOB to create the new Tax Lot

Bowcot's current owners, the Vitales, also maintain and own Lot 21, directly across on Flagg Place, ensuring that Bowcot's views remain in perpetuity for future generations.

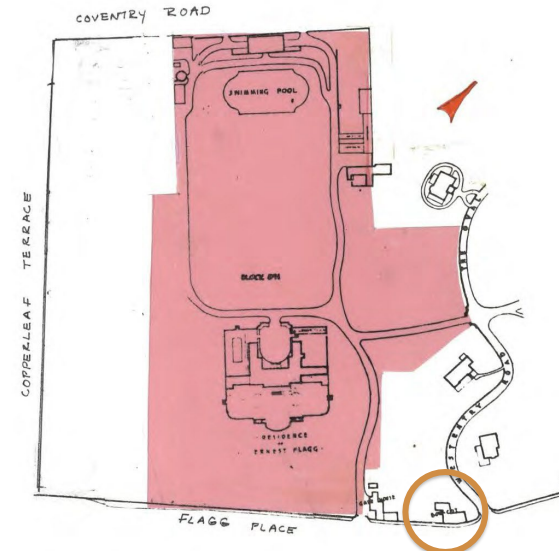
PROPERTY PROFILE: NYC LANDMARK DESIGNATION



Designation Report:
[Ernest Flagg's Todt Hill Cottages: Bowcot](#)

Landmark Type: Individual Landmark
Architect: Ernest Flagg
Date of Designation: 2/10/1987
Address: 95 West Entry Road, Staten Island

NYC Landmark Designated 1987



Expanded landmark site of the Ernest Flagg House, Gatehouse and Gate: the site to include Gardener's Cottages, Palm House, Swimming Pool, Stable, Storage House, Garage, Large Water Tower, Small Water Tower and Retaining Walls, 209 Flagg Place, S.I.

THIS MAP IS TO BE USED FOR REFERENCE ONLY
NOT DRAWN TO SCALE

**Bowcot
Property**

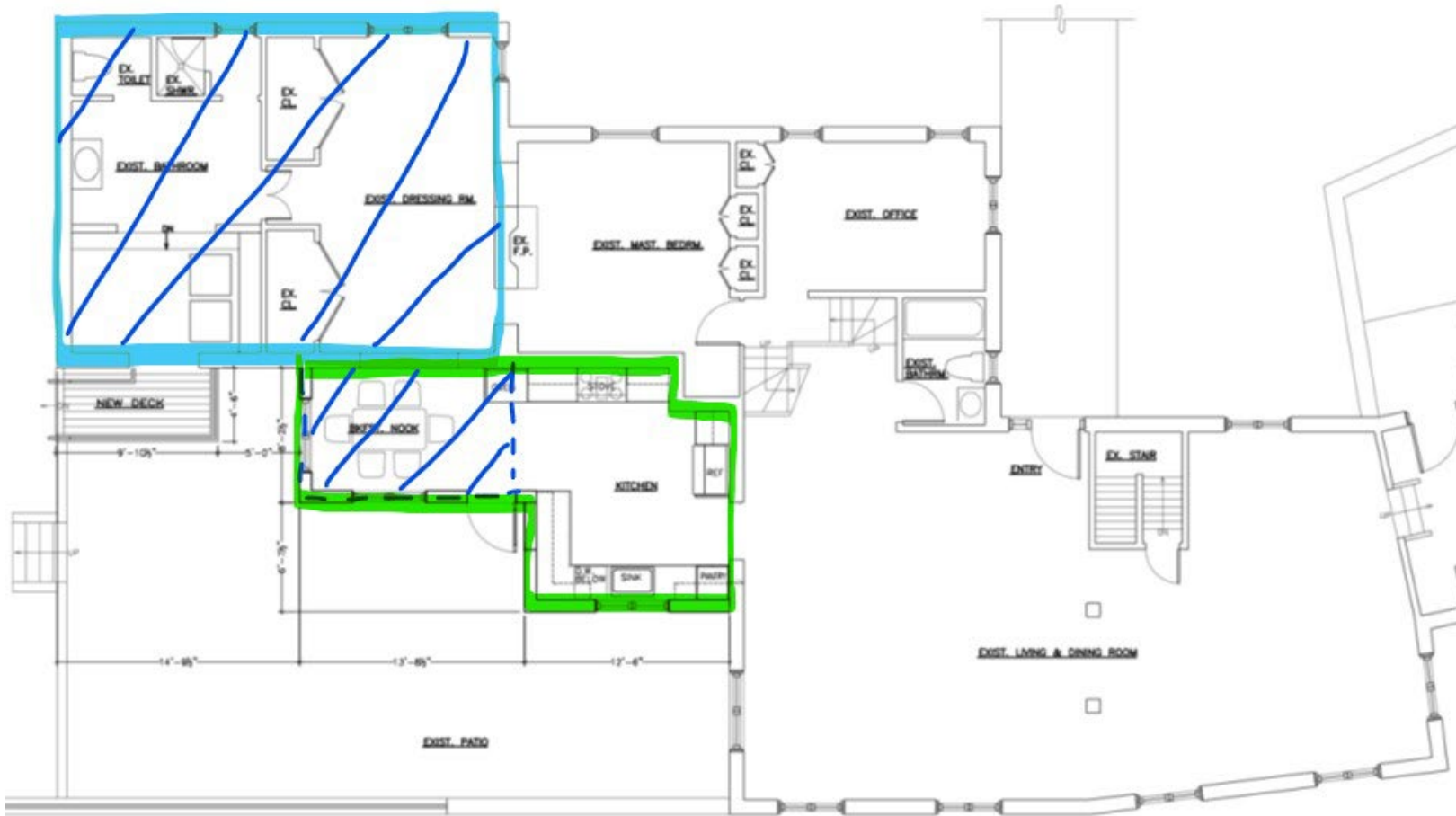
Related: Ernest Flagg Estate – Designated June 1983



Existing Kitchen & Access

- 20” width winding stairs service the kitchen from below and above.
- Extremely difficult to carry more than one grocery bag at a time into the kitchen
- Steep narrow pitch roof only allows standing from the middle of the kitchen with only base cabinets for storage

ARCHITECTURE: FIRST FLOOR Kitchen location



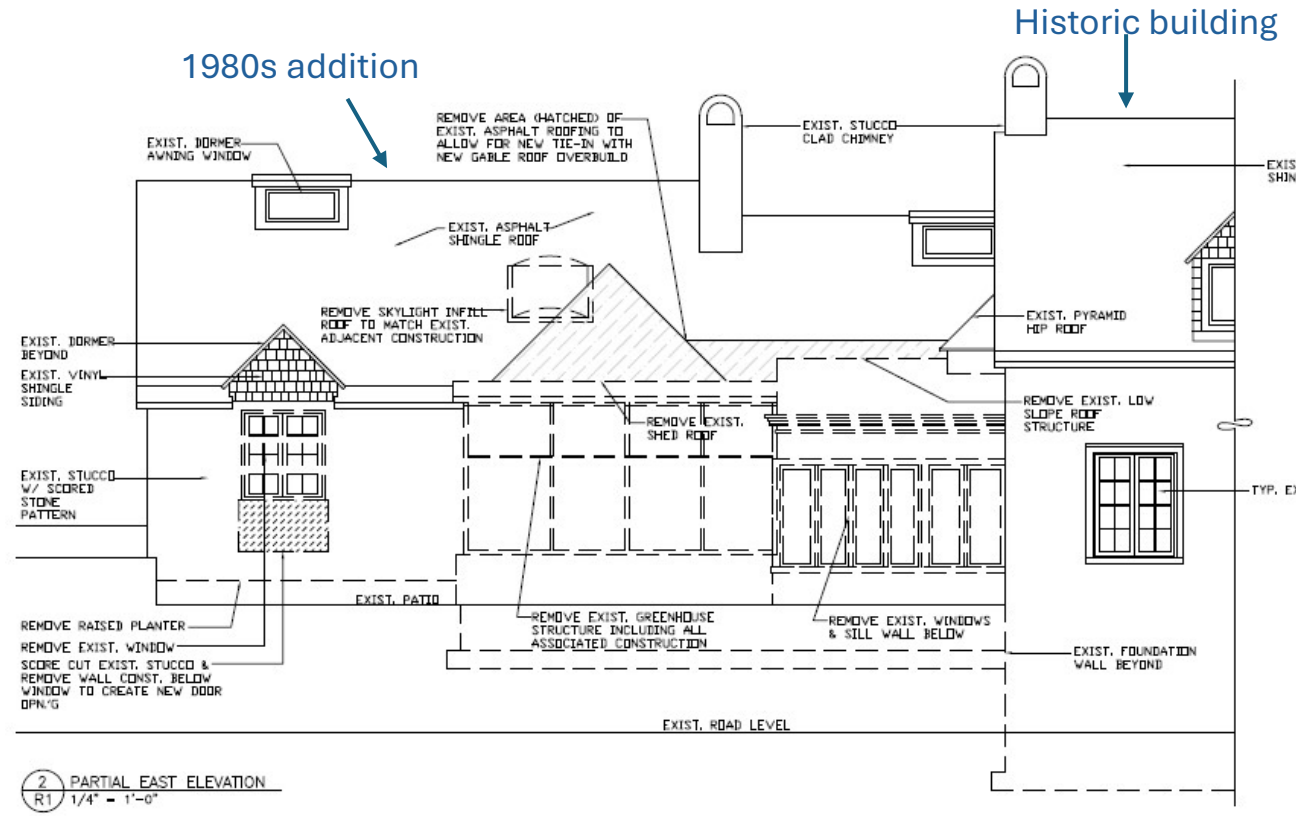
The Green highlighted area represents the new kitchen, the marriage of the veranda and glass sunroom

The blue highlight is the 1980s addition. The blue hatch with dotted outline is the 1980s greenhouse

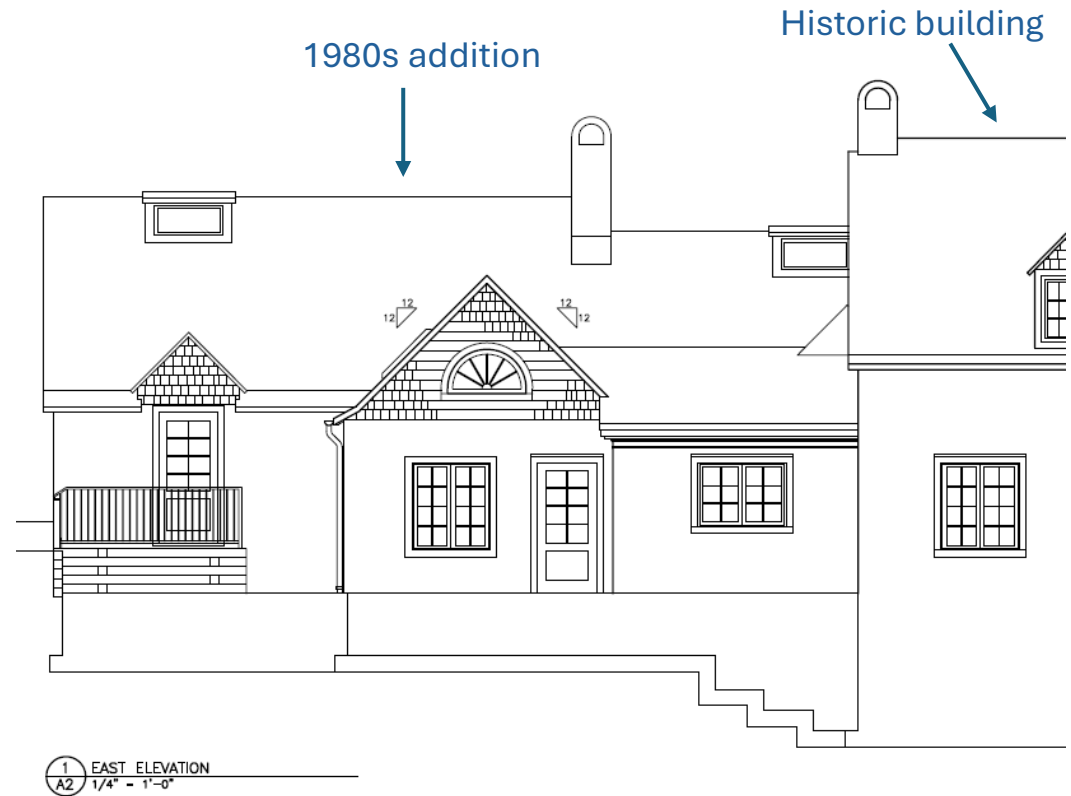
Project would maintain the existing footprint of the structures with no additional floor area

PROPOSED PROJECT

Flagg Place facade



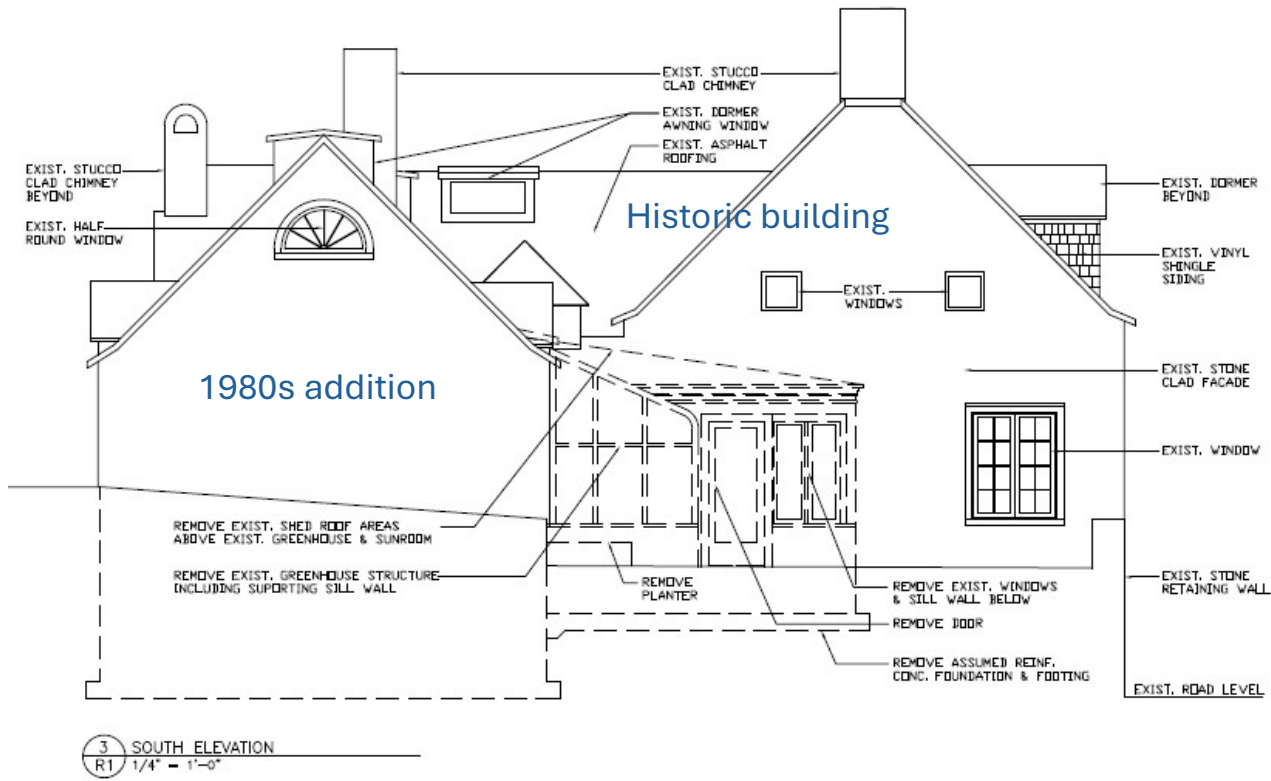
Existing demo



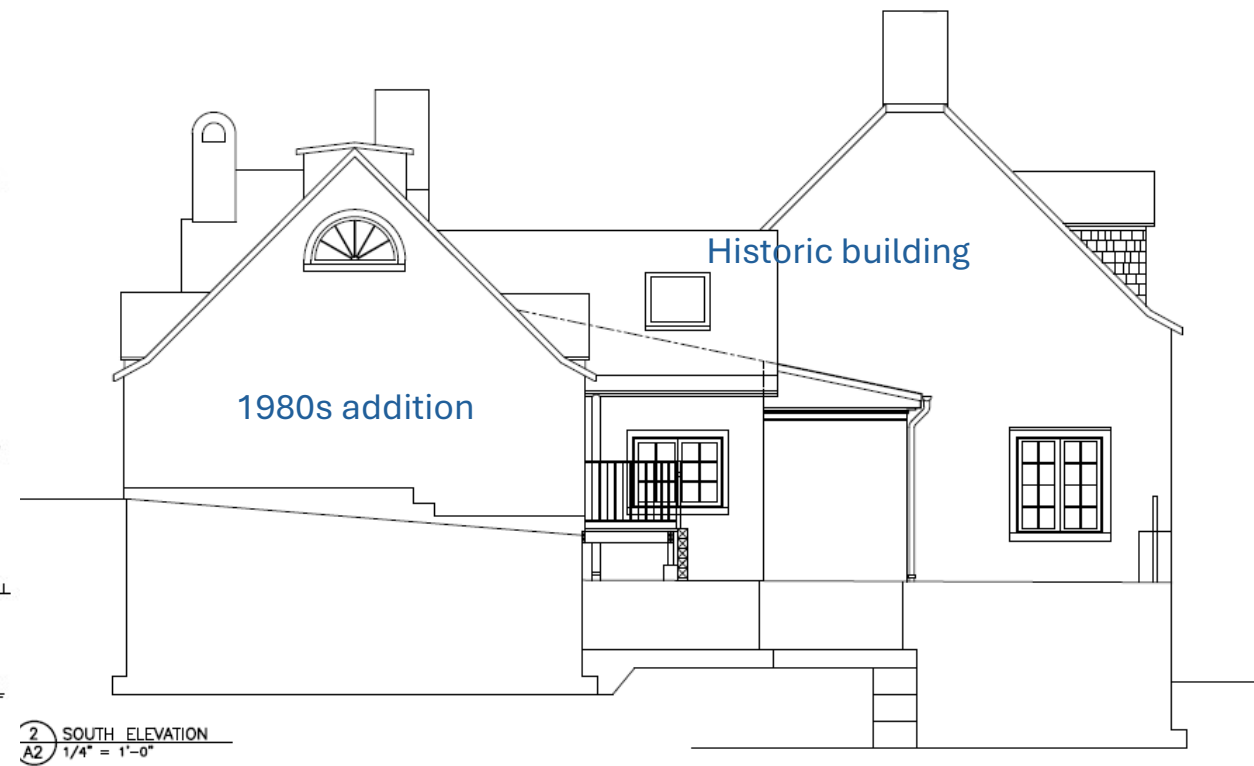
Proposed

PROPOSED PROJECT

South/side facade



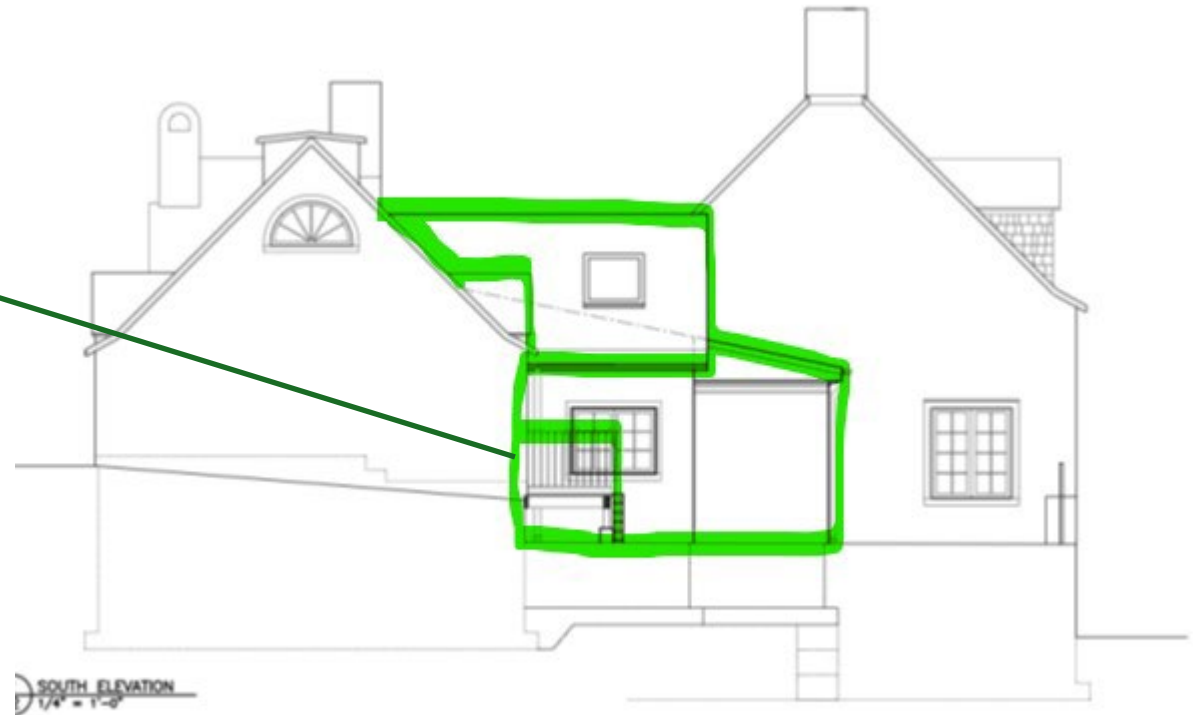
Existing demo



Proposed

ARCHITECTURE: SITE SECTION South Elev.

Existing window to be converted to a French Door, current opening is 50" w 86" H which will accommodate standard 48"x80" French door framing. This will allow access from the laundry to pool deck area. View from Interior



*Marvin Windows
& French Doors
as detailed

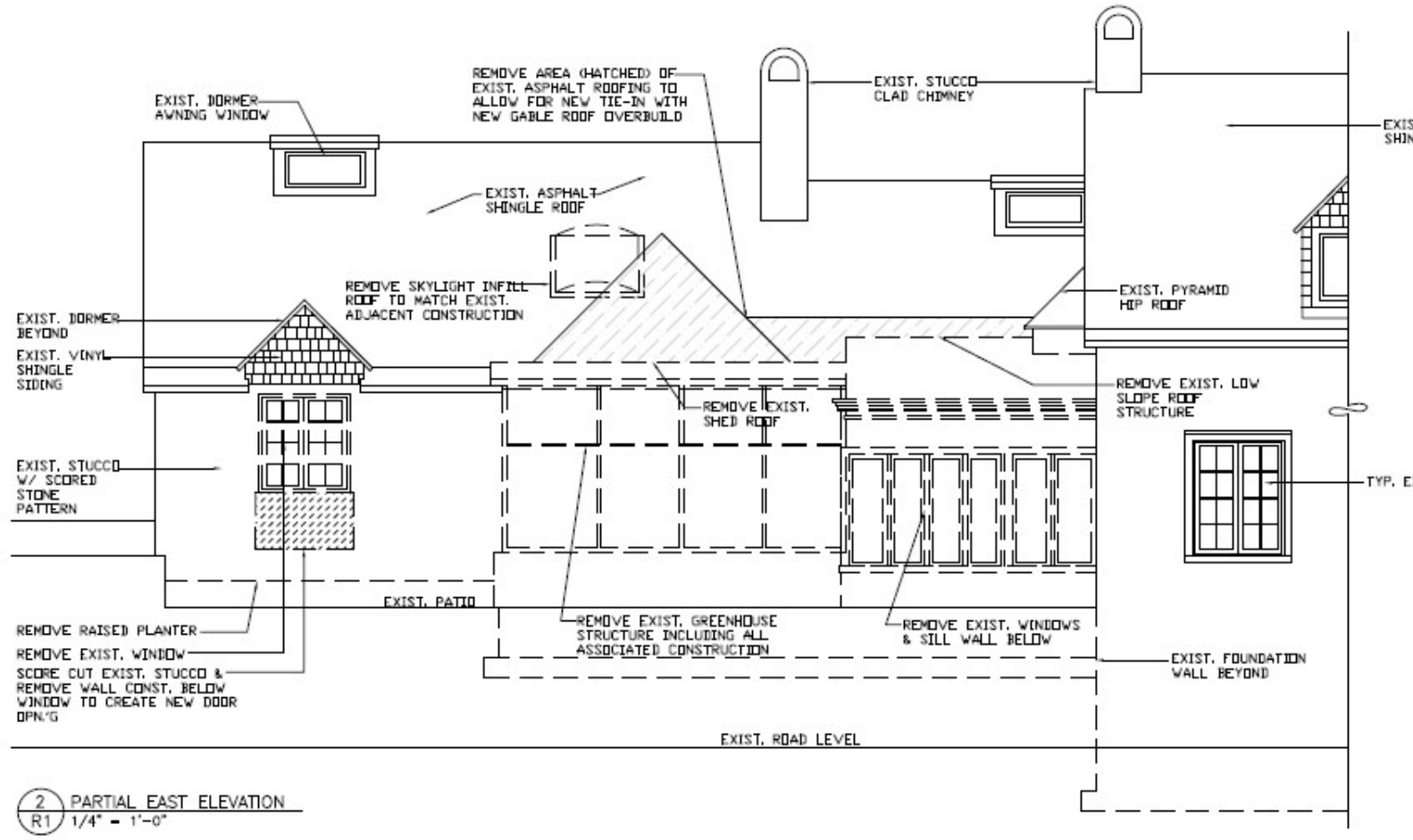
Window transition to Door design

In keeping with existing and widely used materials at Bowcot, 6x6 railroad ties will tie in with existing retaining wall work. Flagg has used a wide range of materials for porches. Cement, stone, and iron as well as wood are seen throughout his projects.



ARCHITECTURE: REMOVAL OF GREENHOUSE & VERANDA

Greenhouse was installed prior to LPC designation. Does not conform to anything Flagg would have used for Bowcot, Flagg embraced flora, however, materials and design would have been in sympathy with Bowcot's overall site. The Veranda was partially removed to accommodate the curved glass sunroom, what is left offers no architectural design of interest, windows are standard 1940 Andersen casement Series A.



ARCHITECTURE: REMOVAL OF GREENHOUSE & VERANDA RENOVATION

The Veranda was partially deconstructed in the 1980's to make access to the greenhouse possible. Nearly 50% of the casement windows were removed, and the door was replaced and relocated to what is seen today. The original Veranda appears to have a cement (painted) stucco finish for the lower portion and in between windows. This room was likely used as a screened in porch in its early days, later years saw a steam-pipe line trenched under the outside patio floor from the original basement, which was later abandoned as the 1980's expansion utilizing baseboard hot water heat supplied from the newly dug basement of the 1980 expansion. No changes to (HVAC) Heating/Cooling aside from internal supply/return positioning of ducts and baseboards, with no effect on outdoor structure. What remains today is incomplete and a fragmented construction renovation that is not sympathetic to Flagg's design intent, it lacks Flagg's architectural tempo . The veranda is barely visible from any public thoroughfare.



Aluminum fascia, aluminum gutters/leaders, 1980s aluminum door all not sympathetic to Flagg's design intent.

Dentils under the fascia are wood and seem to appear in the 1916 photo of the open veranda. And this motif is also present at the pediment over the front door.

Historic Veranda photo
circa 1916-1918, over the
years the veranda has
undergone many
iterations.



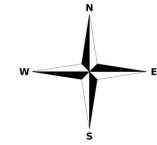
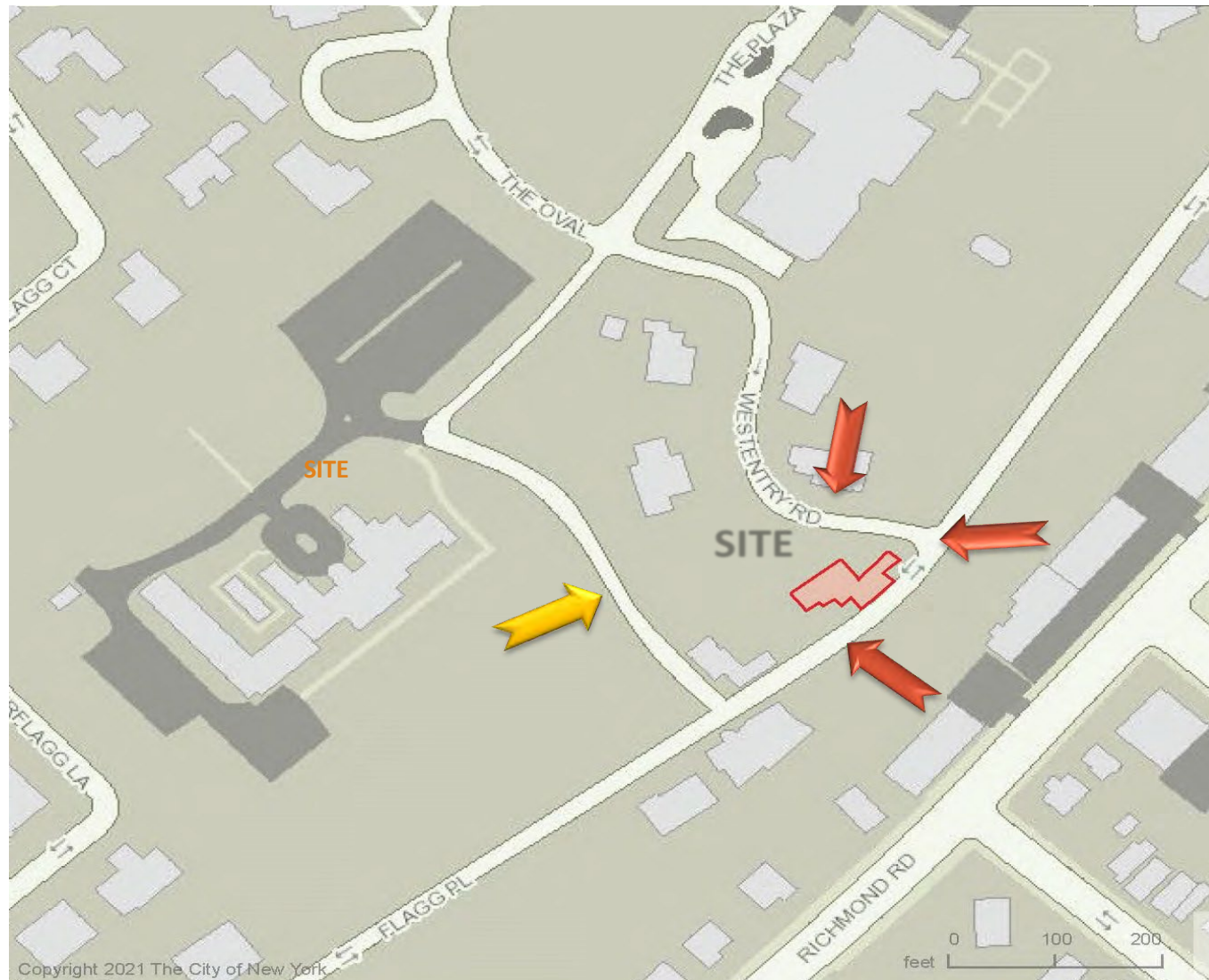
ARCHITECTURE: PYRAMIDAL DORMER



The pyramidal dormer will be remain untouched. Current construction is matching with all materials; the shingles and roofing are consistent with the 1980's renovation design. Atop is a copper cap, and a small 8"x8" inswing window below, the primary function of this miniature window is to allow for cross-ventilation in the master bedroom. The window is only visible standing on a chair on the patio.

8"x8" window

SUBJECT SITE



ARCHITECTURE: GREENHOUSE & VERANDA STREET VIEW



Picture taken standing mid-street on Flagg Place



Picture taken standing mid-street on Flagg Place shows no thoroughfare view of patio/veranda



Picture taken standing mid-street on Flagg Place with limited public view

Public Views



ARCHITECTURE: Stucco Scoring



A traditional three-coat stucco cladding system requiring three distinct layers: a scratch coat (3/8"), a brown coat (3/8"), and a finish coat (1/8") for a total thickness of (7/8"). The base mixture uses a standard ratio of 1 part Portland cement to 3 parts plaster sand, blended with water to achieve a workable, gel-like consistency allowing scoring as needed.

Pictured is the existing stucco scoring design. Exterior walls (wherever indicated on elevations) will match dimensions and texture.

Flagg held standards to stone coursing – Bowcot was built with quarried onsite stone called serpentinite, a century ago this stone was mined right on Flagg's Stone Court, it is no longer available, its properties are akin to asbestos when struck for a straight edge, masons will no longer work with it for health risks. Cement stucco compliments Bowcot's intended design.

Royal Slate

Benefits:

- **Affordable luxury** – Silestone® Shingles are only a fraction of the cost of traditional stone or wood shakes
- **Sophisticated design** – Artisan-crafted shapes combined with over 200 colors and a three-dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom color palette** – Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **Stays in place** – Dura Grip™ Adhesive secures each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (200 km/h).²
- **Class 4 Impact Resistance** – Passes UL 2218 Impact Resistance Test with a Class 4 rating³
- **High-performance** – Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home
- **The ultimate peace of mind** – Lifetime⁴ limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first 10 years
- **Perfect finishing touch** – For the best look, use TimberTech® Premium Roofing Shingle Guarding as a StainGuard Plus® Algae Protection Protected Warranty!

Product/System Specifics

- Fiberglass asphalt construction
 - Dimensions (approx.): 17" x 40"
 - 1/2" min x 1/16" min
 - Exposure: 7 yr (190.5 mm)
 - Bundles/Square: 3
 - Pieces/Square: 48
 - Nails/Exposure: 28#
 - Roll/Ridge: Timberflex®
 - Starter: WeatherBlocker®
 - "State-of-the-Art" Algae Protection
 - Limited Warranty
- ### Applicable Standards & Protocols
- Passes UL 2218 Impact-Resistance Test with Class 4 Rating
 - Meets ANSI/UL 790 Class A
 - Classified by UL in accordance with ICC-ES AC408
 - Meets ASTM D758, Class H
 - Meets ASTM D3314, Class F
 - Meets ASTM D3018 Type 1
 - Meets ASTM D3462
 - Meets Florida Department Reports ESR-1475 and ESR-1267
 - State of Florida approved
 - Miami-Dade County Product Control approved
 - State Department of Insurance listed
 - ASCE 212.51

Detailed instructions for the test are available at <http://www.pearsoned.com>.

on the inside of each bundle wrapper of SlateLine® Shingles. Installation instructions may also be obtained at gaf.com.

¹ Lifetime refers to the length of warranty coverage provided and does not limit on the original intended ownership of a single family detached residence (or eligible second owner/structure). Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the GAF Single & Accessory Limited Warranties for complete coverage and restrictions. Visit gaf.com/LTS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Single & Accessory Limited Warranties and/or complete GAF warranty FAQs.

²⁵ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

² Required by some local codes and required for enhanced wind coverage on certain products. These products are not available in all areas. See gaf.com/RidgeCapAvailability for details.

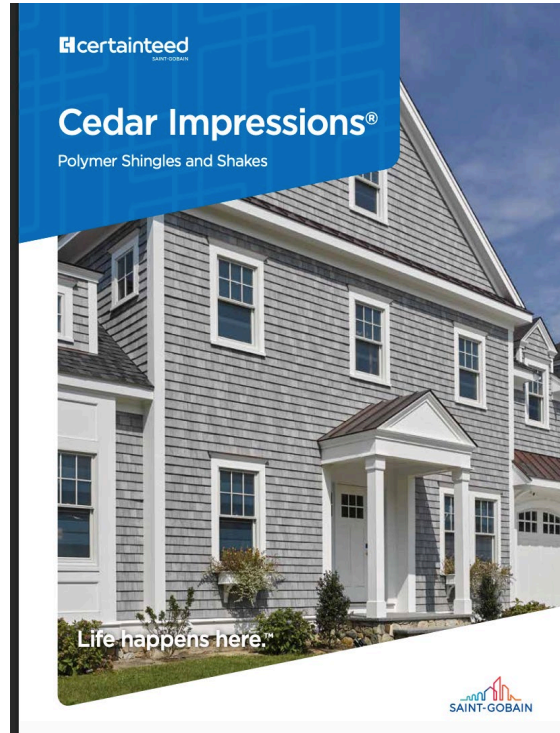
³ Refers to products sold in Canada only.

statement are used for Class 4 impact resistance. Test performed by Certara Analytical-PI under controlled laboratory conditions. GAR makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty.

Note: It is difficult to reproduce the color exactly and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Antique Slate English Gray Royal Slate Weathered Slate

ARCHITECTURE: Shingle precise match of existing, color SPRUCE



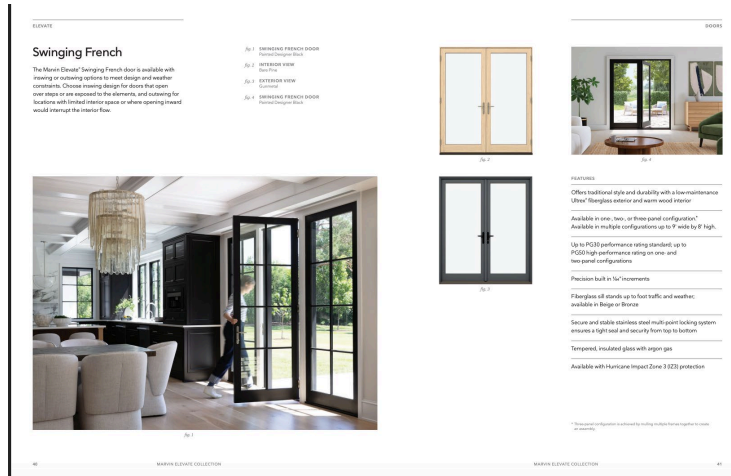
ARCHITECTURE: Existing Shingle on all Dormer Gables



Certainteed 7" Straight edge Rough-split Shakes in Spruce



ARCHITECTURE: WINDOWS(outswing) & DOORS (inswing)



Existing window trim design as pictured is present throughout Bowcot

White Azek trim 5/4" x 5"
profile with drip cap. Window
shown 48"x60" Marvin elevate
series (fiberglass-clad-wood)

Bowcot's window colors are
mixed, Green or White, often
with contrasting trim,
depending on previous owner's
color selection, the dominant
color is white, and all new
windows will adhere to white.



Stucco & Additions precedents Wallcot & Palm House



ERNEST FLAGG'S TODT HILL COTTAGES:
WALLCOT, 285 Flagg Place, Borough of
Staten Island. Built 1918-1921, architect
Ernest Flagg. Landmark Site: Borough of
Staten Island Tax Map Block 898, Lot 4

Of note: Sometime post 1947 Walcott had an addition built to connect the original house to a garage building creating the current L-shape.



63 Flagg Ct, Robert A.M. Stern worked with the staffs of both the Landmarks Preservation Commission and the City Planning Commission to produce a masterplan that both commissions accepted. The Palm House was built around 1900 on the estate of architect Ernest Flagg, in Todt Hill, Staten Island. It was remodeled to a house by Robert A.M. Stern in 1987-88. Stucco clearly complimenting adjacent stone facades

Addition precedent @ Bowcot



In the late 1920s Flagg added a lower one-and-a-half story attached garage thereby eliminating much of the courtyard space and the northeastern enclosing wall. The kitchen was transferred to the main story of this structure (Landmarks Preservation Commission February 10, 1987; Designation List 187 LP-1401)

At the time Serpentine stone was still available, a different mortar mix was used but the result was close to the original color and texture. Large stone coins were also introduced and unlike the coins we see on new construction, these coins are performing the function as intended, supporting the structure.

GABLE PRECEDENT: 'COPPERFLAGG ESTATES' Note Use of Stucco



Photos: Google Street View

Houses 51, 63 (Palm House), and 71 Flagg Court

Records indicate that the 'Copperflagg Estates' development included seven residences reviewed by the Commission.

Designs include a mix of intersecting roof styles. Building heights are up to 30'.

Bowcot's new Gable will not rise above main ridge will maintain current pitch used by Flagg.



Architecture: Skylight Precedent for Flagg Landmarked Properties

Pictured is the Gatehouse/Gardeners Cottage 181 Flagg Place, directly next door to Bowcot with skylights instead of ridge dormers.



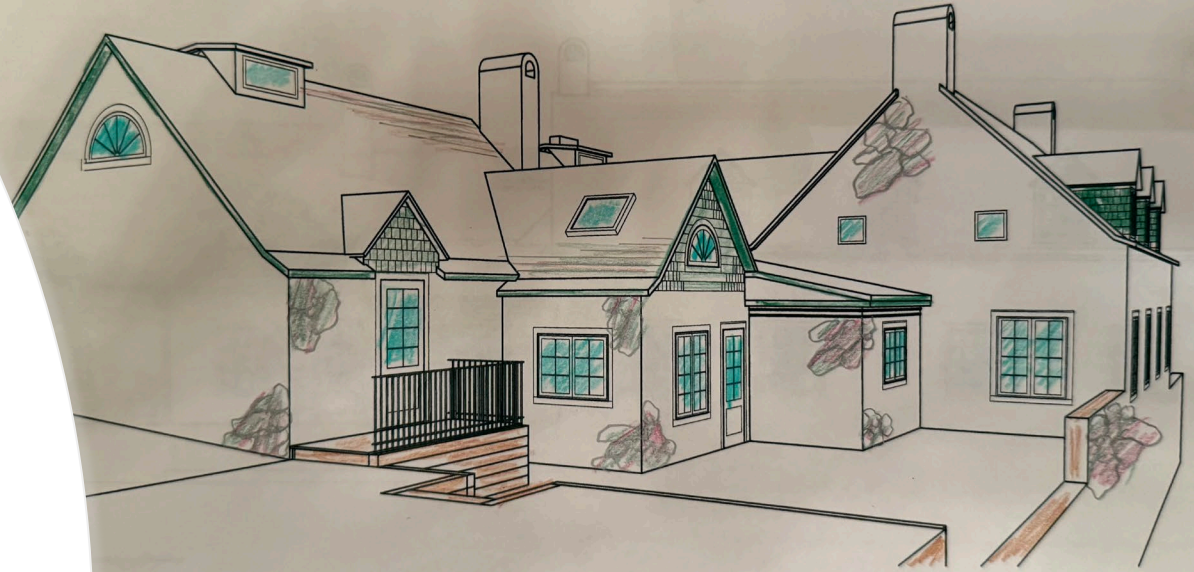
63 Flagg Ct, Robert AM Stern included a large skylight all the while being sympathetic to Ernest Flagg's design style. Robert A.M. Stern worked with the staffs of both the Landmarks Preservation Commission and the City Planning Commission to produce a masterplan that both commissions accepted. The Palm House was built around 1900 on the estate of architect Ernest Flagg, in Todt Hill, Staten Island. It was remodeled to a house by Robert A.M. Stern in 1987-88.



Proposed Plan →



Current ↗



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Appendix

INTRODUCTION: PROGRAM & DESIGN STRATEGIES:

The design will relocate the kitchen from the small, low sloped ceiling room located over the single garage to a more appropriate location, allowing better living standards for the family. Bowcot is a single family, detached residence. The resulting design is 2-sided, meaning that the project will utilize two interior existing walls and two new exterior walls with a gable roof

The project emphasizes connectivity between interior and exterior spaces, use of outdoor space as an extension of the living space, and a design to capture the panoramic views for homeowners to enjoy. It will remove the pre-Landmark designation construction of the glass greenhouse (which resulted in a mix of design elements not in tune with Flagg's intent) keeping the original footprint of Bowcot in its entirety, effectively combining the low ceiling sitting room with glass greenhouse space to form new kitchen area. Renovation of the veranda.

Landscaping will have minimal change, shallow planter removal, with one small caliper crape myrtle, several very small boxwoods, and two small hydrangea to be removed. No change to the Bluestone hardscape

95 Westentry Road is in conformance with applicable zoning square footage use. The design strikes a balance between Flagg's intended architecture and today's advances in construction. The plan establishes a development of Bowcot intended to minimize the likelihood of future modifications and/or additions.

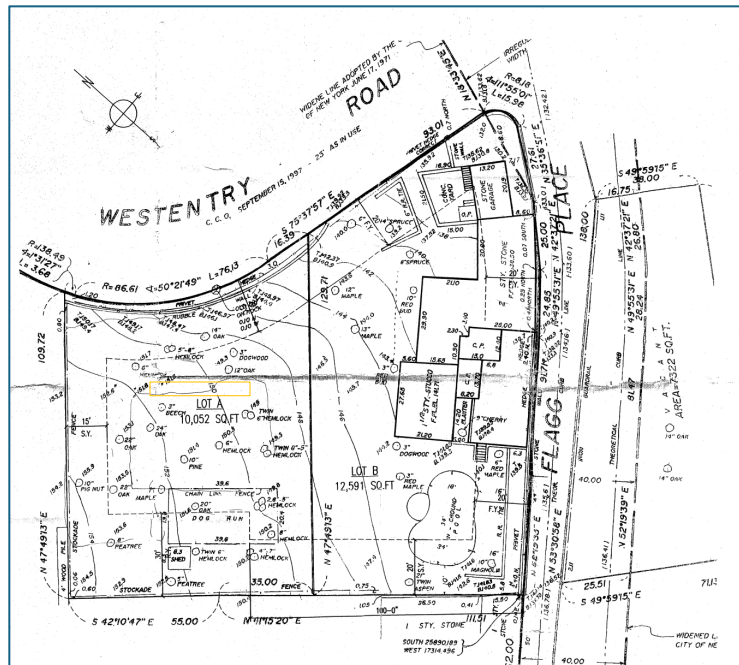


Bowcot's elaborate landscape remains a lifelong passion with plantings always changing! Pictured above is the design plan from 1988 which remains mostly in spirit but with everchanging flora.

PROPERTY PROFILE: SUBDIVISION APPROVAL: CNE #09-4169 (2008)

FROM APPROVED PLAN - TAX LOT SUBDIVISION

The approval records the zoning characteristics of the existing residence and identifies the maximum threshold floor area ratio (less than 50%) for the zoning lot. No other conditions or stipulations are identified . Permit/CNE.



ZONING DATA

	A	B
BLOCK	891	891
LOT NUMBER		
BLDG. DEPT. APPLICATION *		
MAP	21A	21A
ZONE	RI-1	RI-1
USE GROUP	R	R-3
OCCUPANCY GROUP	5B	5B
CONSTRUCTION CLASS		
BUILDING HEIGHT		
SURVEY #		
C OF C *		

SPECIAL DISTRICTS

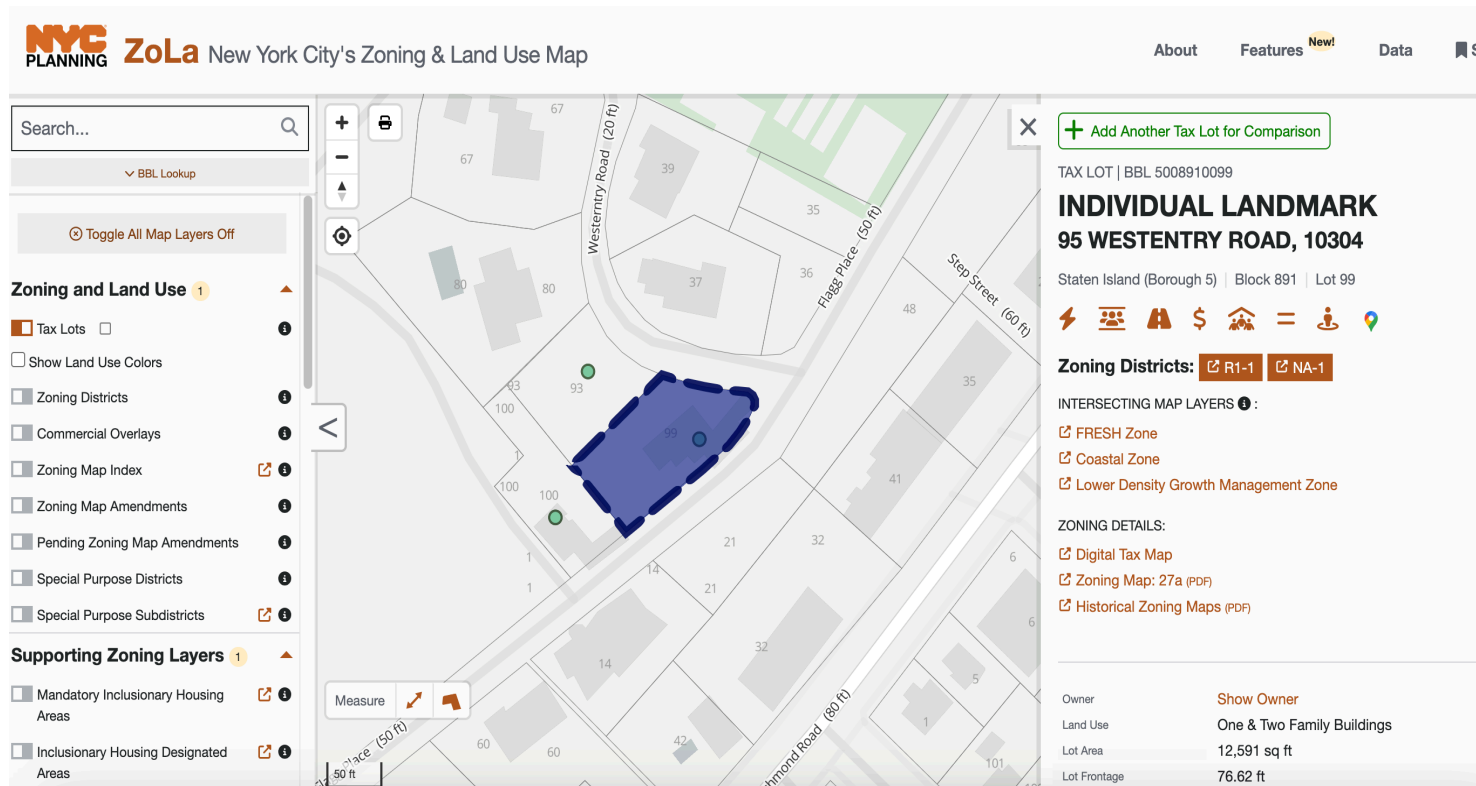
SOUTHRICHMOND	OUT
WATERFRONT	OUT
NATURAL AREA	IN
HILLSIDE PRESERVATION	OUT
FIRE DISTRICT	OUT
FRESHWATER WETLANDS	OUT
PARK STREET/ARTERIAL	OUT
D.O.S.	OUT
FLOOD HAZARD	OUT

Zoning Calculation	Lot A	Lot B BOWCOT
Lot Area	10,052 SF	12,591 SF
Floor Area Basement		1,406 SF*
1st & 2nd Floor		3,402 SF
FAR		.27 which is less than .50 therefore OK
OSR		12,591-4,808 /.27=2.62 x 100=262 Which is greater than 150, therefore OK

* BASEMENT AREA IS NOT COUNTED IN ZONING FLOOR AREA PER DEFINITION ZR. 12-10
 ** ATTIC (LESS THAN 8'-0" STRUCTURAL HEADROOM) NOT COUNTED IN ZONING FLOOR AREA PER DEFINITION.

SITE ANALYSIS

The Plan will maintain the existing footprint with no excavation .



The zoning lot consists of two tax lots under separate ownership

Lot #99 / House #95
NYC Landmark, “Bowcot”
Blue Highlight

ARCHITECTURE

Flagg's home at #209 Flagg Place (pictured on the upper right- photo credit E-Listing) built on the high point of his property.

Bowcot, in particular was all about site topography, combining various building segments with multiple floor levels and intersecting roof lines.

At Bowcot, there are two stories above the basement, and a lower extension includes a single-bay garage.

The garage entrance is at street level, and the eave of the lower wing is about 14 feet above the grade at the garage entry. The taller massing has an eave line about 18 feet above grade along Flagg Place.

Stone walls are an extension of the building, integrating the structure into the landscape.



ARCHITECTURE: CONSTRUCTION OF KITCHEN SPACES



Porch Precedent cont.



Walcott wood wall & stairwell (I did not go inside as the signage was quite clear)



Flaggs main house shows 3 different types of construction on 3 porches, brick, cement, and iron.

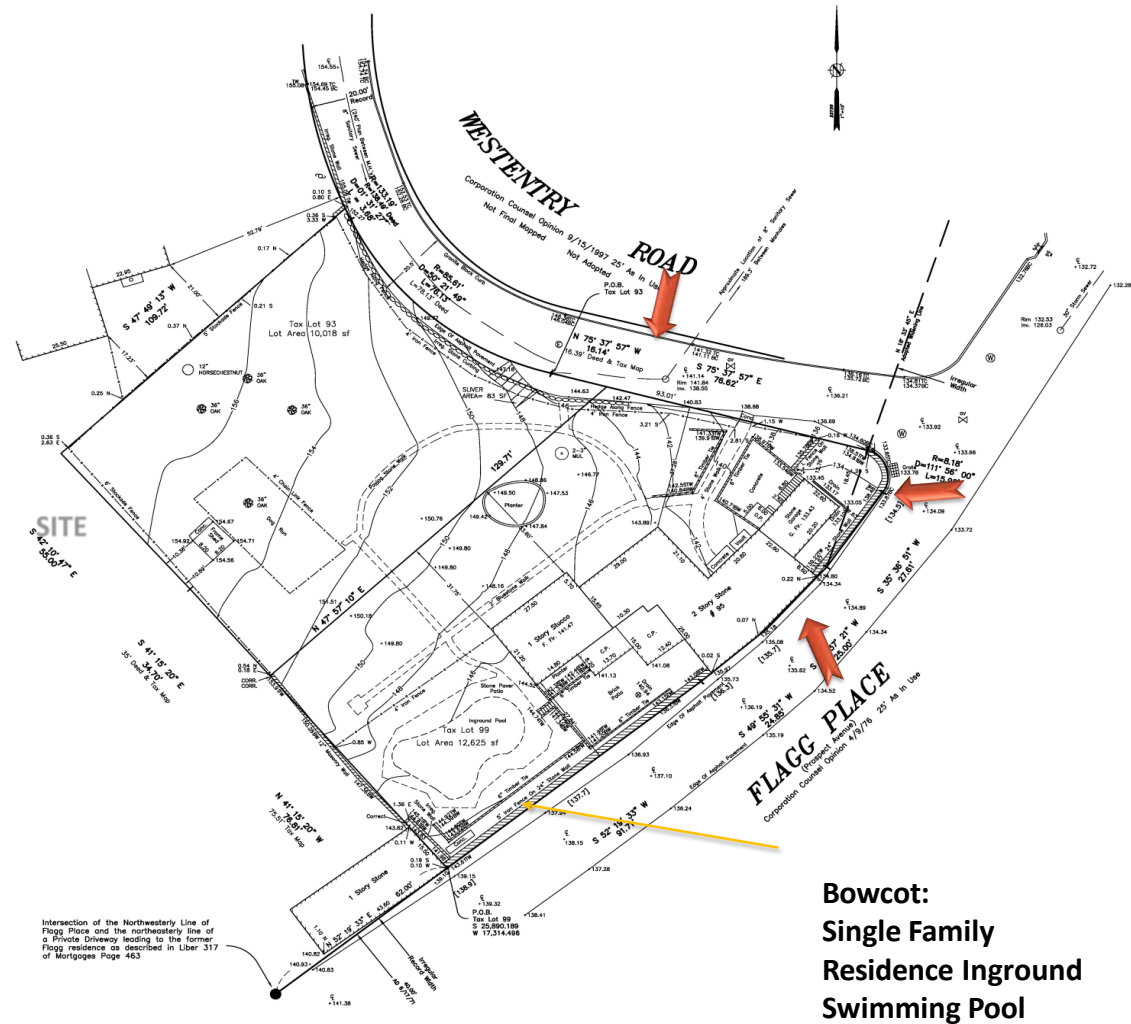
SUBJECT SITE: PHOTOGRAPHS



**View from the west, privately owned property 181
Flagg Place, Gatehouse. Bowcot Not visible at all**



SUBJECT SITE



Existing Conditions: Map of Survey

SUBJECT SITE: PHOTOGRAPHS



Views from Flagg Place



At the intersection
with Westentry Rd
(a one-way street)

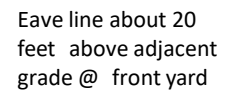


SUBJECT SITE: PHOTOGRAPHS



Views looking south along Westentry Road (a one-way street) towards Flagg Place

REGIONAL ECONOMIC DEVELOPMENT



First and Second Floor combined area = 3,061 SF / 30.6% of the tax lot area

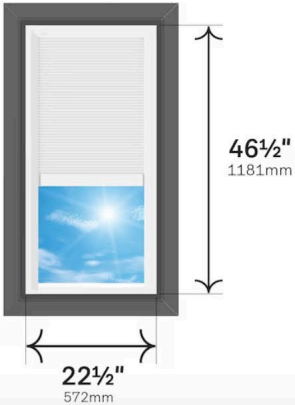
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Skylight Spec sheet



QPF 2246

Rough Opening
Abertura rústica
Ouverture brute



46½"
1181mm

22½"
572mm

VELUX 22-1/2-in x 46-1/2-in Fixed Self-flashing Aluminum Skylight with Laminated Low-E argon Glass Room Darkening Shade/Blind Included

Item #7045086 | Model #QPF 2246 2004S

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Architecture: Skylight Precedent for Flagg Landmarked Properties

Bowcot can be considered a precedent as well. Currently Bowcot has 2 skylights, one from the 1980's renovation project (which will be removed to accommodate the the new gable, and another located in the main stairwell. Dating the stairwell skylight is difficult, it is certainly of a generation 1 concept, non-operable with a bubble shape. It is visible standing on the patio.



Skylight to be removed.



Interior Stairwell Skylight

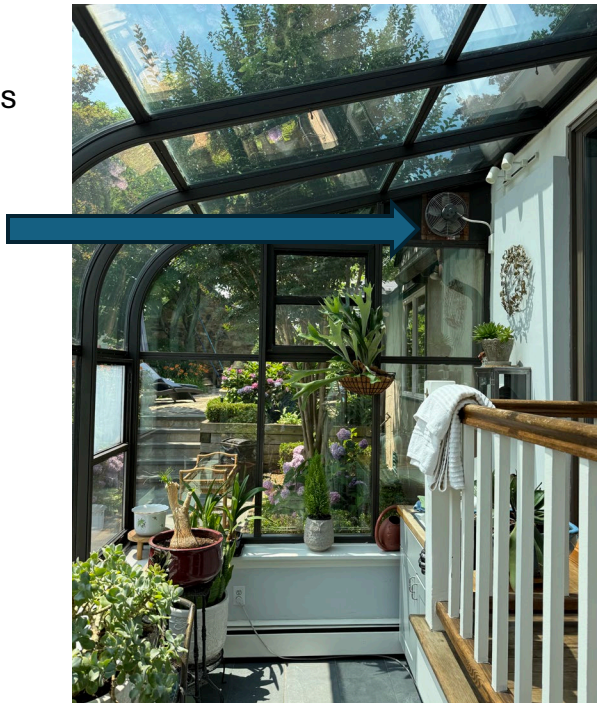


Kitchen Range exhaust: Options



Current exhaust located on roof in kitchen, mushroom type, highly visible.

Exhaust fan with outdoor louvers located in Greenhouse to help HVAC keep-up with heat. New Range will be located on South side of kitchen allowing similar venting options on building side instead of roof, out of visibility from public.



Existing exhaust to be removed and roof repaired to match existing



Exterior Lighting to match existing

Copper lighting canopy works well with existing copper gutters and trim. One light will be installed over the kitchen French doors.

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