

The current proposal is:

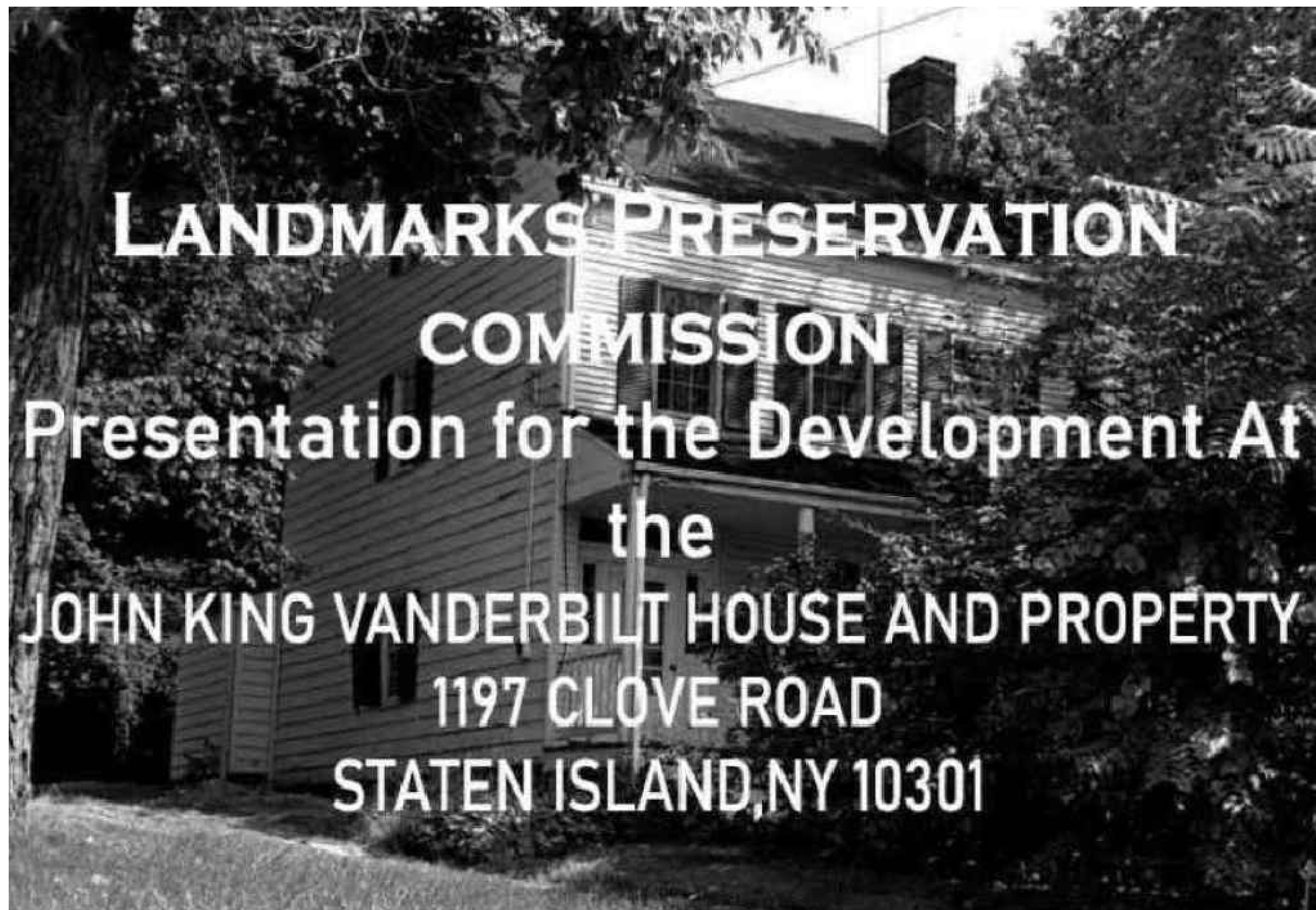
Preservation Department – Item 1, LPC-21-05596

1197 Clove Road – John King Vanderbilt House – Individual

Landmark

Borough of Staten Island

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



LANDMARKS PRESERVATION

COMMISSION

**Presentation for the Development At
the**

JOHN KING VANDERBILT HOUSE AND PROPERTY

1197 CLOVE ROAD

STATEN ISLAND, NY 10301

SITE DATA:

HOUSE No.:	1197	APPL. No.:	
BLOCK No.:	246	FIRE DISTRICT	OUTSIDE
LOT No.:	59		
ZONING DISTRICT:	R2		
SPECIAL DISTRICT:	HILLSIDES TIER 1		
MAP No.:	21B		

SCOPE OF WORK

EXISTING 2 1/2 STORY WOOD FRAME LANDMARK STRUCTURE ON LOT #56 TO BE RESTORED AS INDICATED ON THIS PLAN, (2) NEW (1) FAMILY DETACHED RESIDENCES PROPOSED TO BE CONSTRUCTED ON THE LANDMARK SITE FRONTING WALDRON AVE . (1) PROPOSED NEW BUILDING TO BE CONSTRUCTED ON THE ADJOINING LOT # 56 NON -LANDMARK SITE

CONSTRUCTION DATA

	EXISTING	PROPOSED
USE GROUP	RES	R-3
CONSTRUCTION CLASS	4	VB
OCC. GROUP	RES	1

MAXIMUM LOT COVERAGE

LOT AREA 22,985 SF
 LOT COVERAGE 3,976.89 SF
 (3,976.89 SF / 22,985 SF) X100% = 17.3%

COMMENTS

	PROPOSED	CODE
OSR -150% MIN	17.3% [OK]	Z.R. 23-141

(2) OFF STREET SPACES PER DWELLING UNIT

EXISTING LANDMARK RESIDENCE JKV HOUSE

	EXISTING RESIDENTIAL	PROPOSED RESIDENTIAL
OCCUPANCY GROUP	RES	RES
USE GROUP		
CONSTRUCTION CLASS		
FLOOR AREA		
CELLAR	1047.52 S.F	1047.52 S.F
1ST FLOOR	1331.84 S.F *	1331.84 S.F *
2ND FLOOR	1042.56 S.F*	1042.56 S.F*
3RD FLOOR/ATTIC	491.93 S.F*	491.93 S.F*
LOT COVERAGE	1480.97	1480.97

NEW BUILDING #1		
	EXISTING	PROPOSED
OCCUPANCY GROUP		
USE GROUP		
CONSTRUCTION CLASS		
FLOOR AREA		
CELLAR	0	1200 S.F
1ST FLOOR	0	1200 S.F*
2ND FLOOR	0	1200 S.F*
LOT COVERAGE	0	1300.07 S.F

NEW BUILDING #2		
	EXISTING	PROPOSED
OCCUPANCY GROUP		
USE GROUP		
CONSTRUCTION CLASS		
FLOOR AREA		
CELLAR	0	1200 S.F
1ST FLOOR	0	1200 S.F *
2ND FLOOR	0	1200 S.F*
LOT COVERAGE	0	1300.07 S.F

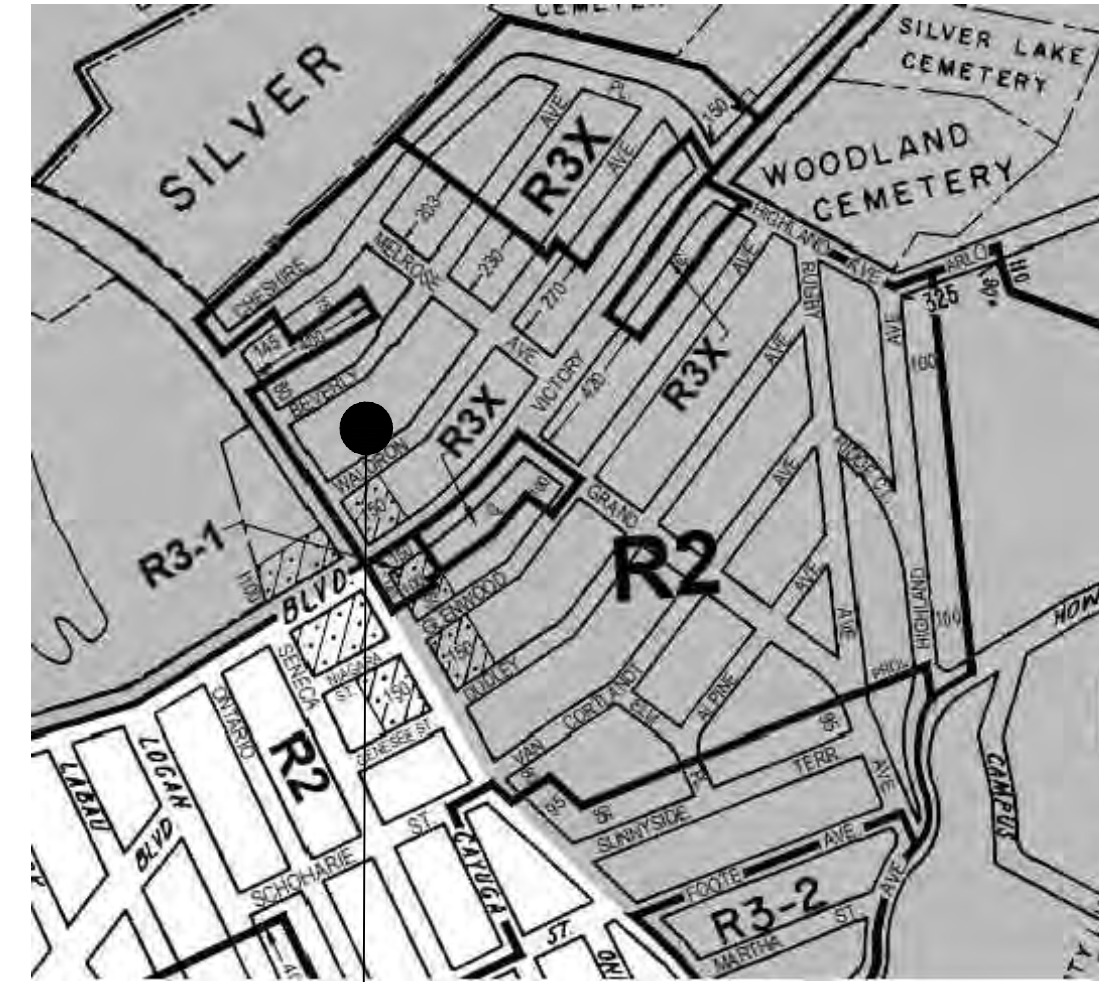
* DENOTES COUNTABLE ZONING FLOOR AREA

TAX MAP



SITE LOCATION

ZONING MAP



SITE LOCATION

ZONING & LAND USE MAP



ZONING ANALYSIS - EXISTING BUILDING

ZR	ITEM DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/LACK OF COMPLIANCE AND NOTES
22-00	USES	UG 1	UG 1	2 FAMILY DETACHED RESIDENCE
	FLOOR AREA RATIO (F.A.R.)			
23-141	RESIDENTIAL	0.5	0.33	COMPLIES / EXISTING
	FLOOR AREA (F.A.)	11,492.5	2,866.31 +2400 +2400=7,666.33	COMPLIES / EXISTING
23-141	RESIDENTIAL			
	LOT COVERAGE	GOVERNED BY OSR		
	OPEN SPACE RATIO (O.S.R.)	MIN 150%	246.57%	COMPLIES / EXISTING
23-141	RESIDENTIAL	6,122.61	18,903.26 /7,666.33 x 100% =246.57%	COMPLIES / EXISTING
	LOT AREA/DU			
23-22	DWELLING UNIT FACTOR	11,492.5 /1,900 =6.04	3	COMPLIES / EXISTING
	YARD REQUIREMENTS EXISTING JKV HOUSE			
23-45	FRONT YARD	15.0'	59.46'	COMPLIES / EXISTING
23-46	FRONT YARD	15.0'	47.63'	COMPLIES / EXISTING
23-48	SIDE YARD	(2)13' TOTAL,5' MIN	47.63'	COMPLIES / EXISTING
23-47	REAR YARD	30.0'	30.0'	COMPLIES / EXISTING
23-471	BEYOND 100' OF A STREET LINE	EXISTING NON COMPLEING	N/A	EXISTING NON COMPLEING
	YARD REQUIREMENTS BUILDING #1			
23-45	FRONT YARD	15.0'	30.0'	COMPLIES / EXISTING
23-46	SIDE YARD	(2)13' TOTAL,5' MIN	10.0'&7.42'=17.42'TOTAL	COMPLIES / EXISTING
23-47	REAR YARD	30.0'	37.80'	COMPLIES / EXISTING
23-471	BEYOND 100' OF A STREET LINE	N/A	N/A	COMPLIES / EXISTING
	YARD REQUIREMENTS BUILDING #2			
23-45	FRONT YARD	15.0'	30.0'	COMPLIES / EXISTING
23-46	SIDE YARD	(2)13' TOTAL,5' MIN	12.58'&7.34'=19.92'TOTAL	COMPLIES / EXISTING
23-47	REAR YARD	30.0'	38.0'	COMPLIES / EXISTING
23-471	BEYOND 100' OF A STREET LINE	N/A	N/A	COMPLIES / EXISTING
	HEIGHT AND SETBACK	SKY EXPOSURE PLANE	SKY EXPOSURE PLANE	COMPLIES / EXISTING
23-631	MAX FRONT WALL HEIGHT	N/A	25'	COMPLIES / EXISTING
	PARKING			
25-22 (b)	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES	N/A	2 EACH FOR NEW BUILDINGS	
	PLANTING AREAS	N/A	30%	
23-451	PLANTING REQUIREMENT	N/A	77%	COMPLIES / EXISTING
	STREET TREES			
23-03	STREET TREE PLANTING IN RESIDENCE DISTRICTS WALDRON AVE	1 TREE PER 25' OF STREET FRONTAGE	9	STREET TREE TO BE FILED WITH NYC PARK
	STREET TREE PLANTING IN RESIDENCE DISTRICTS CLOVE ROAD	1 TREE PER 25' OF STREET FRONTAGE	4	STREET TREE TO BE FILED WITH NYC PARK

Zoning Districts: R2 HS

INTERSECTING MAP LAYERS

- Historic District Individual Landmark
- Lower Density Growth Management Zone

ZONING DETAILS:

- Digital Tax Map
- Zoning Map, 21b (PDF)
- Historical Zoning Maps (PDF)

Owner	Show Owner
Land Use	One & Two Family Buildings
Lot Area	22,615 sq ft
Lot Frontage	90 ft
Lot Depth	221.45 ft
Year Built	1901
Building Class	One Family Dwellings - Two Stories Detached (Small or Moderate Size, With or Without Attic) (A1)
Number of Buildings	1
Number of Floors	2.5
Gross Floor Area	2,110 sq ft
Total # of Units	1
Residential Units	1
Building Info	<input checked="" type="checkbox"/> BISWEB
Property Records	<input checked="" type="checkbox"/> View ACRIS
Housing Info	<input checked="" type="checkbox"/> View HPD's Building, Registration & Violation Records

Neighborhood Information

Community District	<input checked="" type="checkbox"/> Staten Island Community District 1
City Council District	<input checked="" type="checkbox"/> Council District 49
School District	31
Police Precinct	120
Fire Company	E156
Sanitation Borough	5
Sanitation District	01
Sanitation Subsector	1E

DRAWING INDEX

- COVER SHEET
- 1- ZONING AND CODE DATA, ANALYSIS
- 2- EXISTING SURVEY
- 3- AERIAL SURVEY
- 4- PROPOSED SITE PLAN
- 5- JKV HOUSE CORNER OF CLOVE RD AND WALDRON AVE LOOKING NORTHERLY
- 6- CLOSE UP VIEW JKV HOUSE LOOKING NORTHERLY
- 7- SECTION 1-1
- 8- SECTION 2-2
- 9- BUILDING # 1 WALDRON AVE
- 10-BUILDING # 2 WALDRON AVE
- 11-BUILDING # 3 CLOVE ROAD
- 12-3D EXTERIOR RENDERINGS
- 13-FRONT VIEW JKV HOUSE VIEW FROM CLOVE ROAD
- 14-RIGHT SIDE ELEVATION JKV HOUSE
- 15-SIDING
- 16-WINDOW
- 17-ROOFING MATERIAL
- 18-DESIGNATION REPORT
- 19-DESIGNATION REPORT

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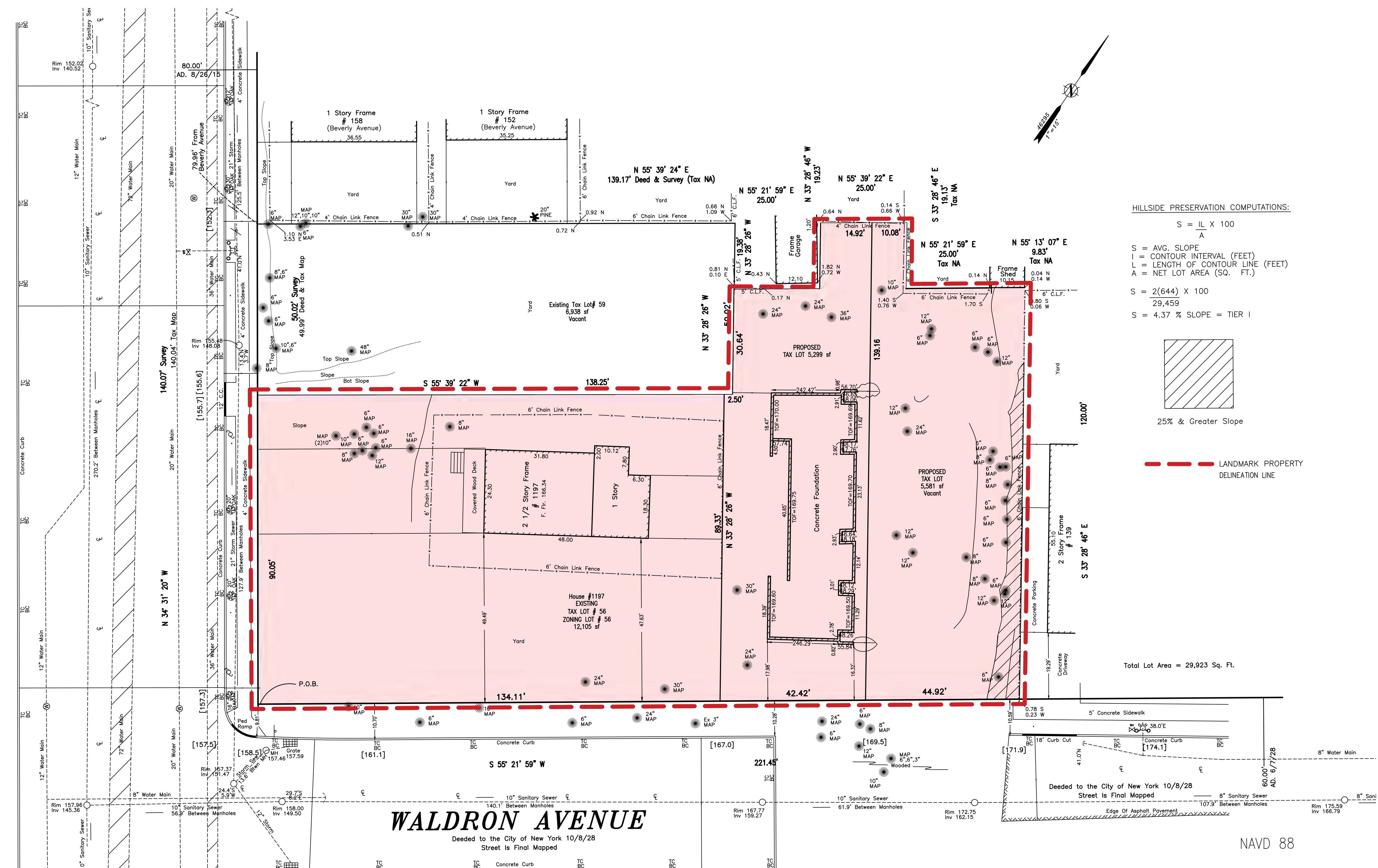
694 FOREST AVENUE
 STATEN ISLAND, NY 10310
 718.720.3478
 ronvictorioarch@aol.com

LPC-001

11/4/24

CLOVE ROAD

Title Vested To The City Of New York 3/24/24
Street is Final Mapped



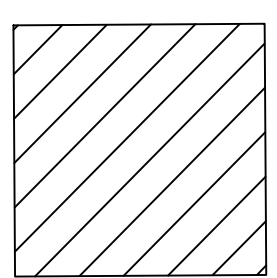
HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{IL \times 100}{A}$$

S = AVG. SLOPE
 I = CONTOUR INTERVAL (FEET)
 L = LENGTH OF CONTOUR LINE (FEET)
 A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(644) \times 100}{29,459}$$

S = 4.37 % SLOPE = TIER I



25% & Greater Slope



LANDMARK PROPERTY DELINEATION LINE

Total Lot Area = 29,923 Sq. Ft.

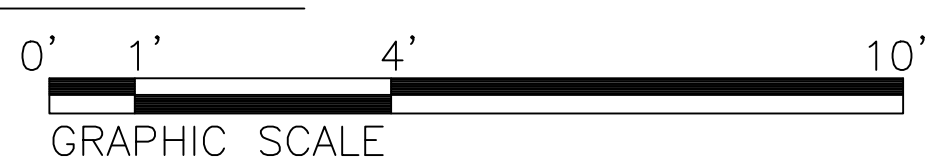
WALDRON AVENUE

Deeded to the City of New York 10/8/28
Street is Final Mapped

NAVD 88

EXISTING SURVEY

SCALE 1:15



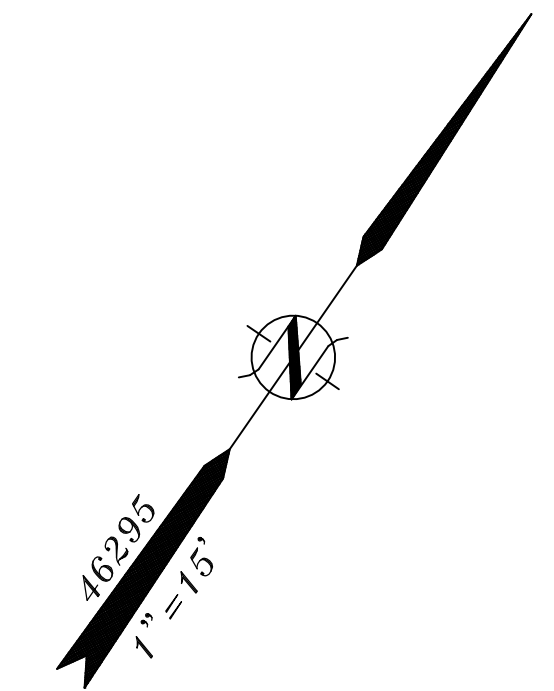
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LPC-002
 11/4/24

AERIAL VIEW



LEGEND

-  LANDMARK SITE
-  WALDRON AVE ROADWAY IMPROVEMENT



LPC-003

11/4/24



JKV HOUSE CORNER OF CLOVE RD AND WALDRON AVE LOOKING NORTHERLY



CLOSE UP VIEW JKV HOUSE LOOKING NORTHERLY

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LPC-006

11/4/24

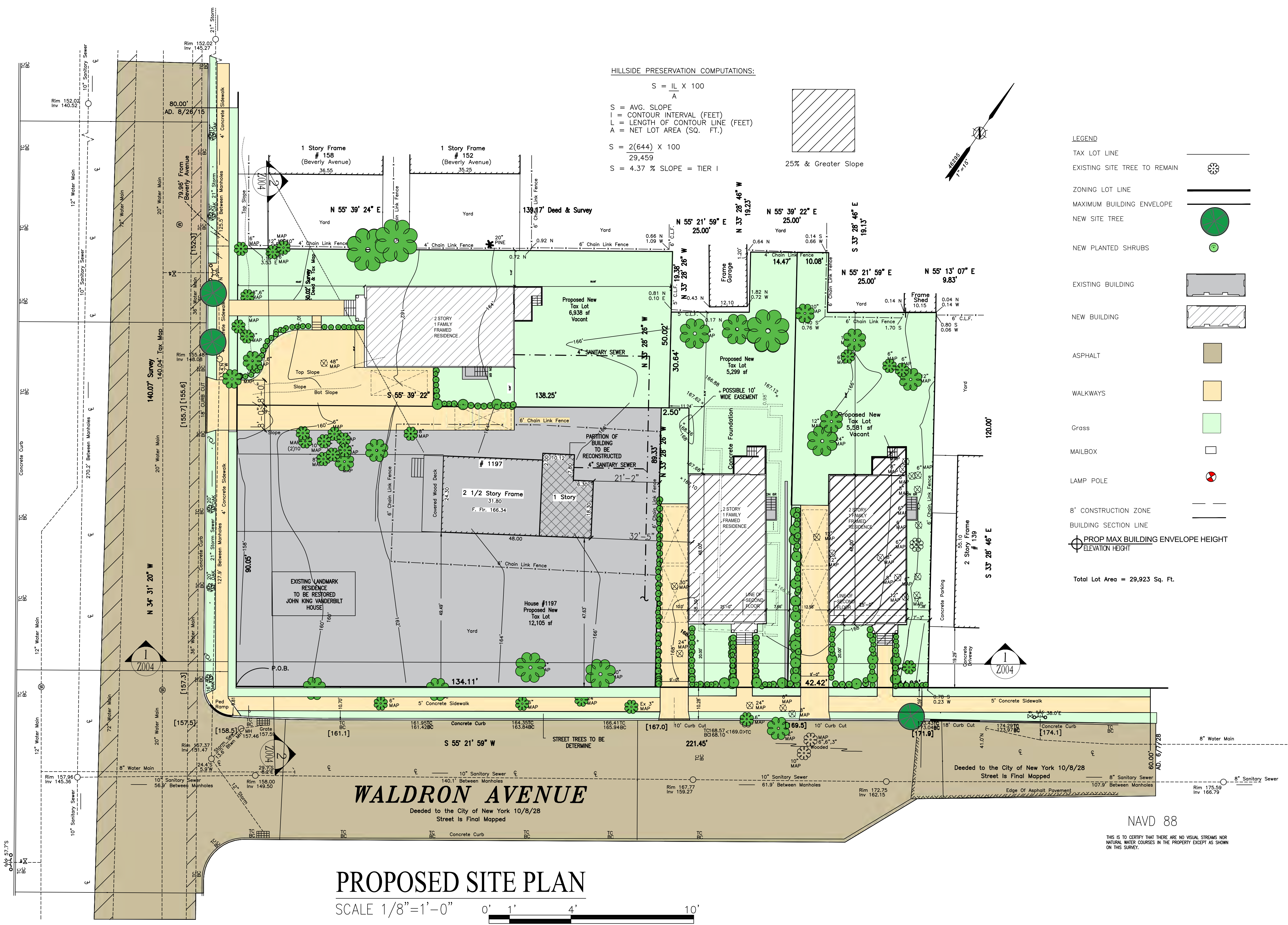
DISCUSSION:

August 6, 2024 Public Meeting

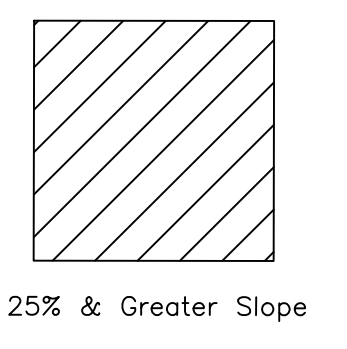
- A reduced visibility of the two new buildings from a public thoroughfare;
- A greater separation between the new buildings and the JKV House;
- Modifying the design of the new buildings to be more harmonious with the design of the JKV House; and
- Updated renderings.

PREVIOUS

CLOVE ROAD
Title Vested To The City of New York 3/24/24
Street is Final Mapped



HILLSIDE PRESERVATION COMPUTATIONS:
 $S = \frac{IL}{A} \times 100$
 S = AVG. SLOPE
 I = CONTOUR INTERVAL (FEET)
 L = LENGTH OF CONTOUR LINE (FEET)
 A = NET LOT AREA (SQ. FT.)
 $S = \frac{2(644)}{29,459} \times 100$
 $S = 4.37\% \text{ SLOPE} = \text{TIER I}$



- LEGEND**
- TAX LOT LINE
 - EXISTING SITE TREE TO REMAIN
 - ZONING LOT LINE
 - MAXIMUM BUILDING ENVELOPE
 - NEW SITE TREE
 - NEW PLANTED SHRUBS
 - EXISTING BUILDING
 - NEW BUILDING
 - ASPHALT
 - WALKWAYS
 - Grass
 - MAILBOX
 - LAMP POLE
 - 8' CONSTRUCTION ZONE
 - BUILDING SECTION LINE
 - PROP MAX BUILDING ENVELOPE HEIGHT ELEVATION HEIGHT
- Total Lot Area = 29,923 Sq. Ft.

PROGRESS PRINT
02/20/23

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OWNER
 CLOVE WALDRON LLC
 98 BEACH STREET
 STATEN ISLAND, NY 10304

PROJECT
 PROPOSED DEVELOPMENT
 FOR BLOCK AND LOT AT
 1191 CLOVE ROAD
 STATEN ISLAND, NY 10301

DRAWING TITLE
 PROPOSED SITE PLAN

SEAL & SIGNATURE	DATE: 02/20/23
	SCALE: AS NOTED
	PROJECT NO: 2341-22
	DRAWING BY: TS
	CHK BY: RV
DWG NO:	LPC-003.00
	3 OF 8

CERTIFIED ONLY TO:
1197 CLOVE LLC

PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"
 GRAPHIC SCALE

NAVD 88
 THIS IS TO CERTIFY THAT THERE ARE NO VISUAL STREAMS NOR
 UNDERGROUND WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN
 ON THIS SURVEY.

CLOVE ROAD
 Title Vested To The City Of New York 3/24/24
 Street is Final Mapped

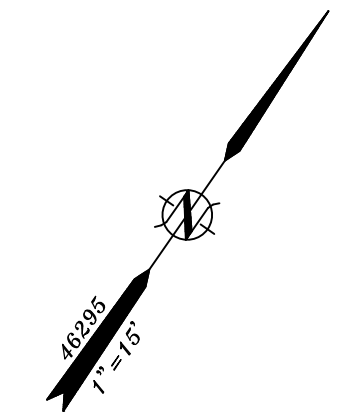
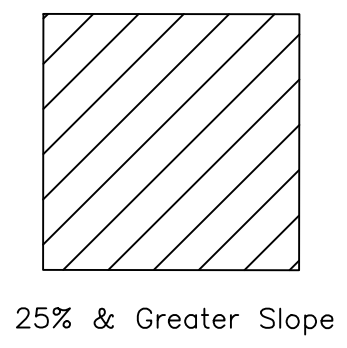
HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{IL \times 100}{A}$$

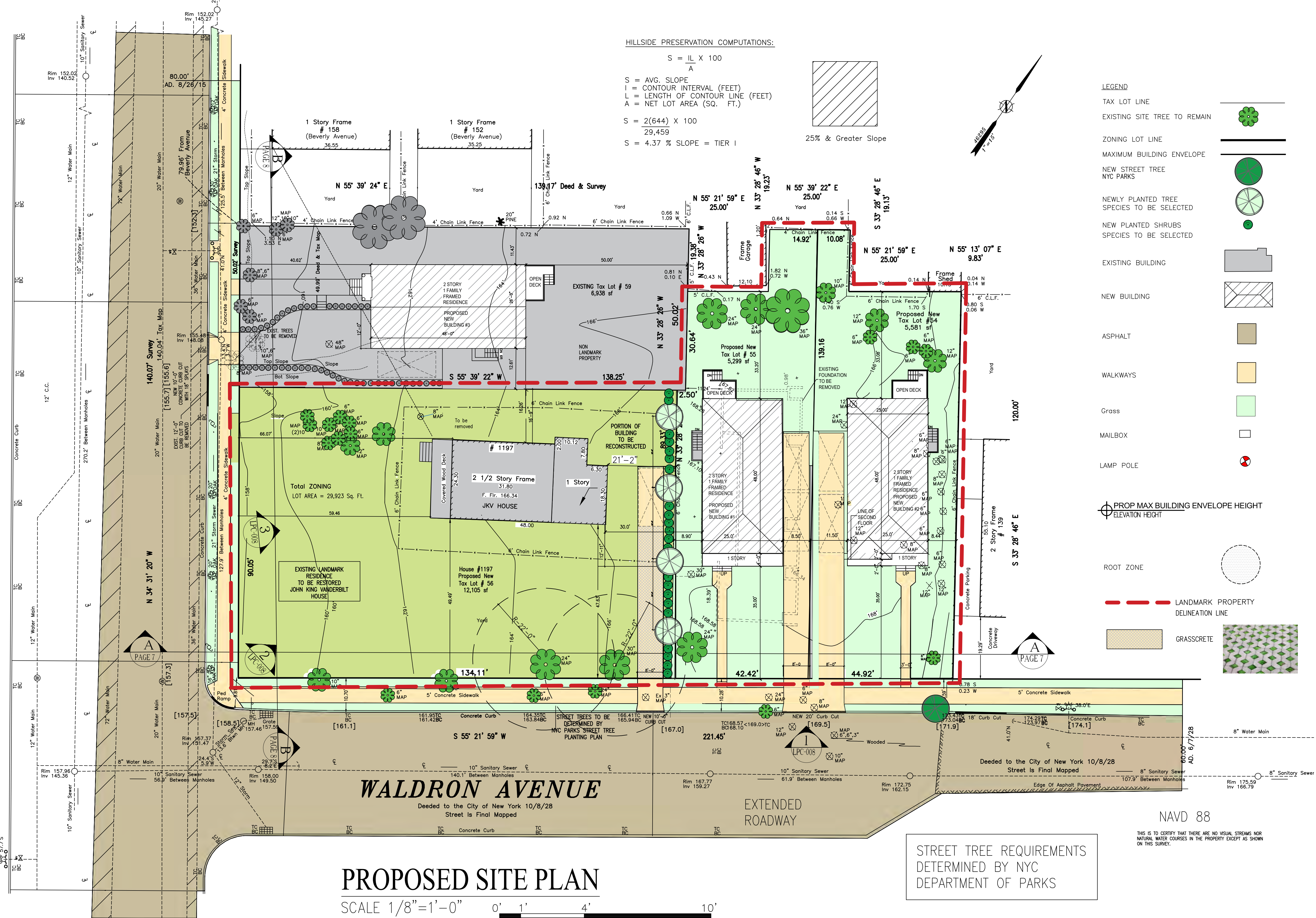
S = AVG. SLOPE
 I = CONTOUR INTERVAL (FEET)
 L = LENGTH OF CONTOUR LINE (FEET)
 A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(644) \times 100}{29,459}$$

$$S = 4.37\% \text{ SLOPE} = \text{TIER I}$$



- LEGEND**
- TAX LOT LINE
 - EXISTING SITE TREE TO REMAIN
 - ZONING LOT LINE
 - MAXIMUM BUILDING ENVELOPE
 - NEW STREET TREE NYC PARKS
 - NEWLY PLANTED TREE SPECIES TO BE SELECTED
 - NEW PLANTED SHRUBS SPECIES TO BE SELECTED
 - EXISTING BUILDING
 - NEW BUILDING
 - ASPHALT
 - WALKWAYS
 - Grass
 - MAILBOX
 - LAMP POLE
 - PROP MAX BUILDING ENVELOPE HEIGHT ELEVATION HEIGHT
 - ROOT ZONE
 - LANDMARK PROPERTY DELINEATION LINE
 - GRASSCRETE



PROPOSED SITE PLAN

SCALE 1/8"=1'-0"
 GRAPHIC SCALE

STREET TREE REQUIREMENTS
 DETERMINED BY NYC
 DEPARTMENT OF PARKS

NAVD 88
 THIS IS TO CERTIFY THAT THERE ARE NO VISUAL STREAMS NOR
 NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN
 ON THIS SURVEY.

CERTIFIED ONLY TO:
 1197 CLOVE LLC

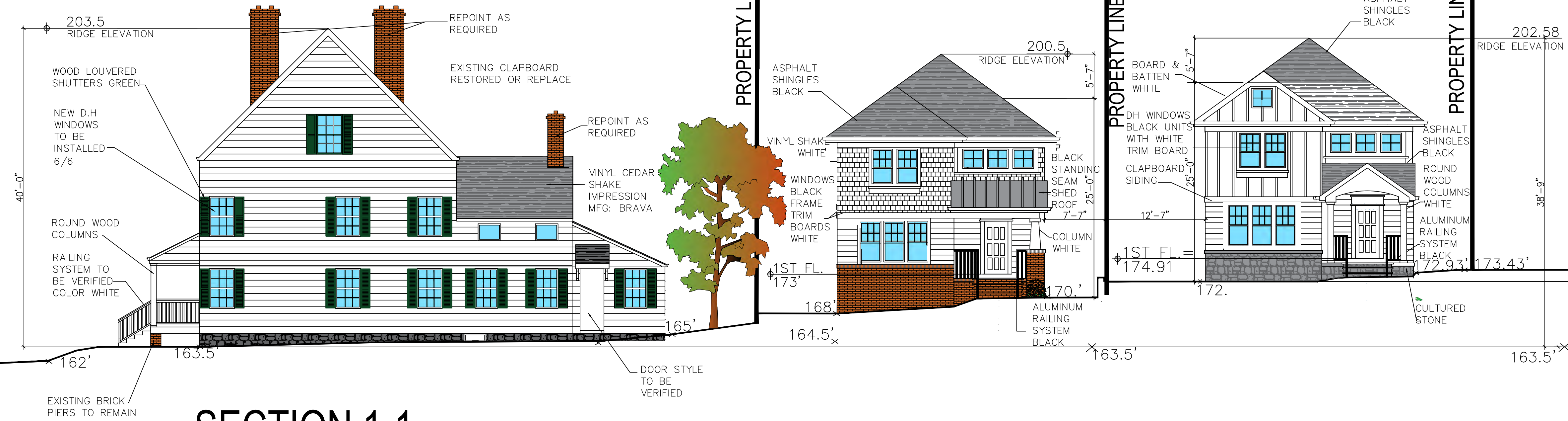
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LPC-004
 11/4/24

LANDMARK PROPERTY BLOCK # 246 LOT # 56

LANDMARK PROPERTY BLOCK # 246 LOT # 56

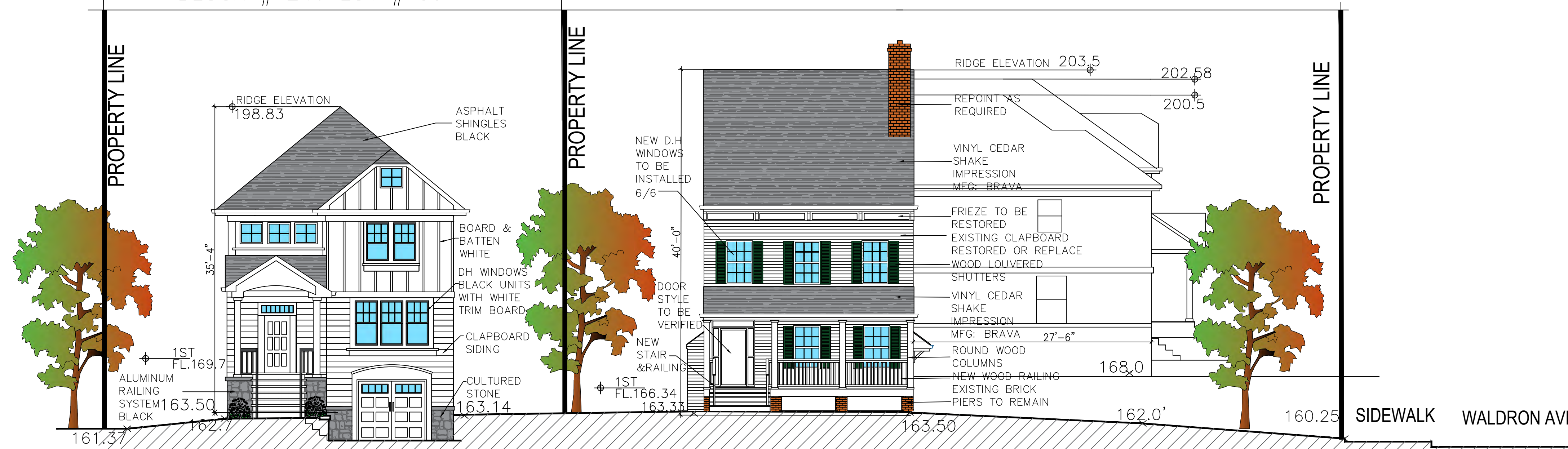


SECTION 1-1

SCALE: 1/8"=1'-0"

NON LANDMARK PROPERTY
BLOCK # 246 LOT # 59

LANDMARK PROPERTY BLOCK # 246 LOT # 56



SECTION 2-2

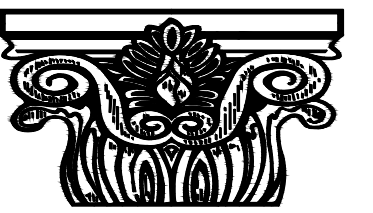
SCALE: 1/8"=1'-0"

REV.	DATE	REMARKS

PROGRESS PRINT
02/20/23



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OWNER
CLOVE WALDRON LLC
98 BEACH STREET
STATEN ISLAND, NY 10304

PROJECT
**PROPOSED DEVELOPMENT
FOR BLOCK AND LOT AT
11911 CLOVE ROAD
STATEN ISLAND, NY 10301**

DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS

SEAL & SIGNATURE	DATE: 02/20/23
	SCALE: AS NOTED
	PROJECT NO: 2341-22
	DRAWING BY: TS
	CHK BY: RV
	DWG NO: LPC-004.00
	4 OF 8

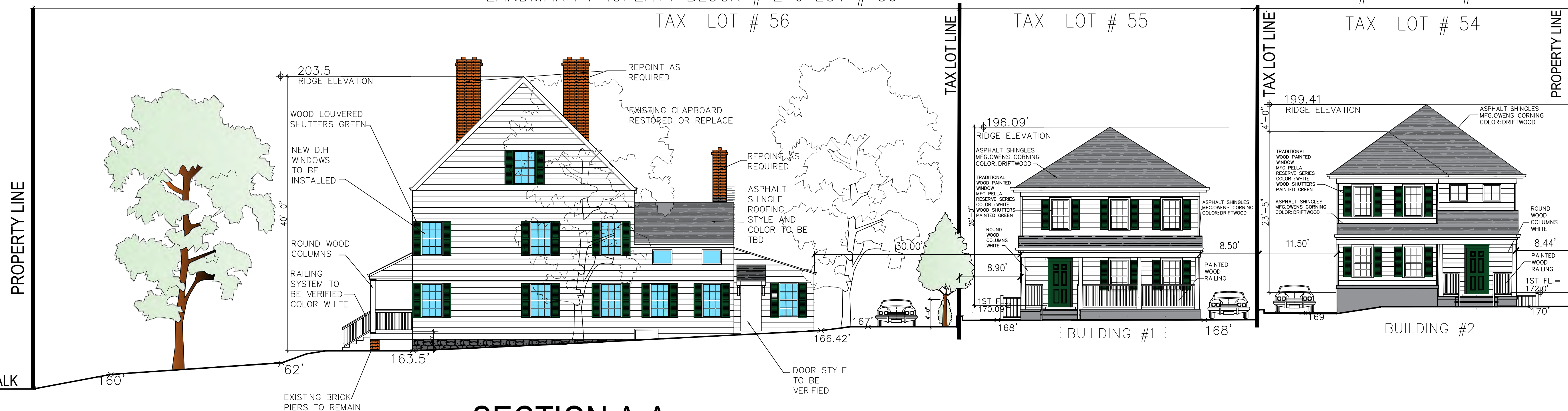
LANDMARK PROPERTY BLOCK # 246 LOT # 56

TAX LOT # 56

LANDMARK PROPERTY BLOCK # 246 LOT # 56

TAX LOT # 55

TAX LOT # 54



SECTION A-A

SCALE: NTS



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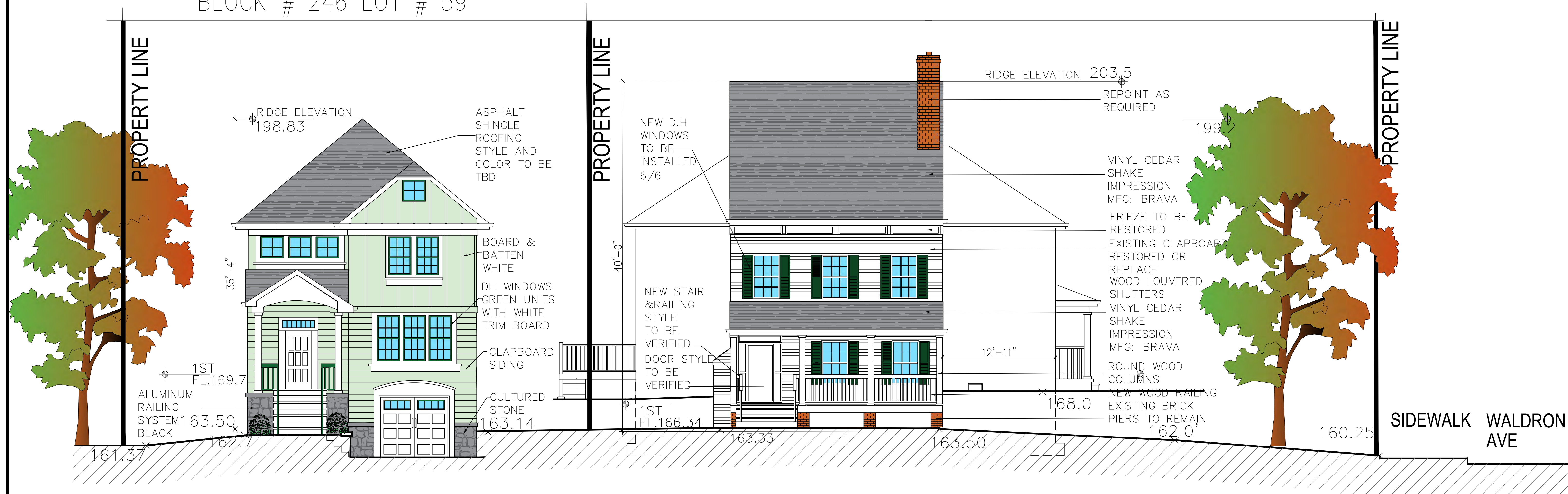
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LPC-007

11/4/24

NON LANDMARK PROPERTY
BLOCK # 246 LOT # 59

LANDMARK PROPERTY BLOCK # 246 LOT # 56



SECTION B-B

SCALE: NTS

V

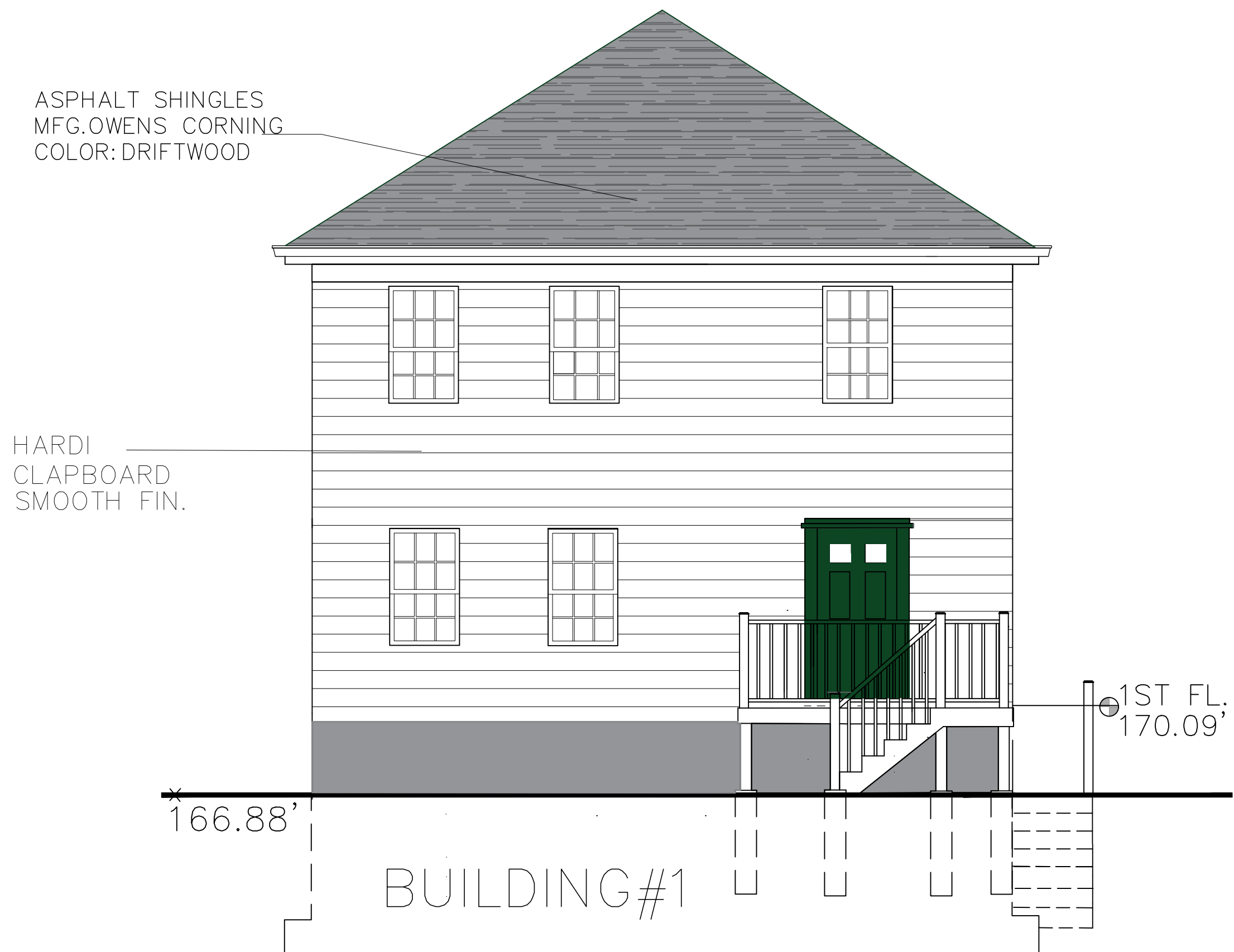
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LPC-008

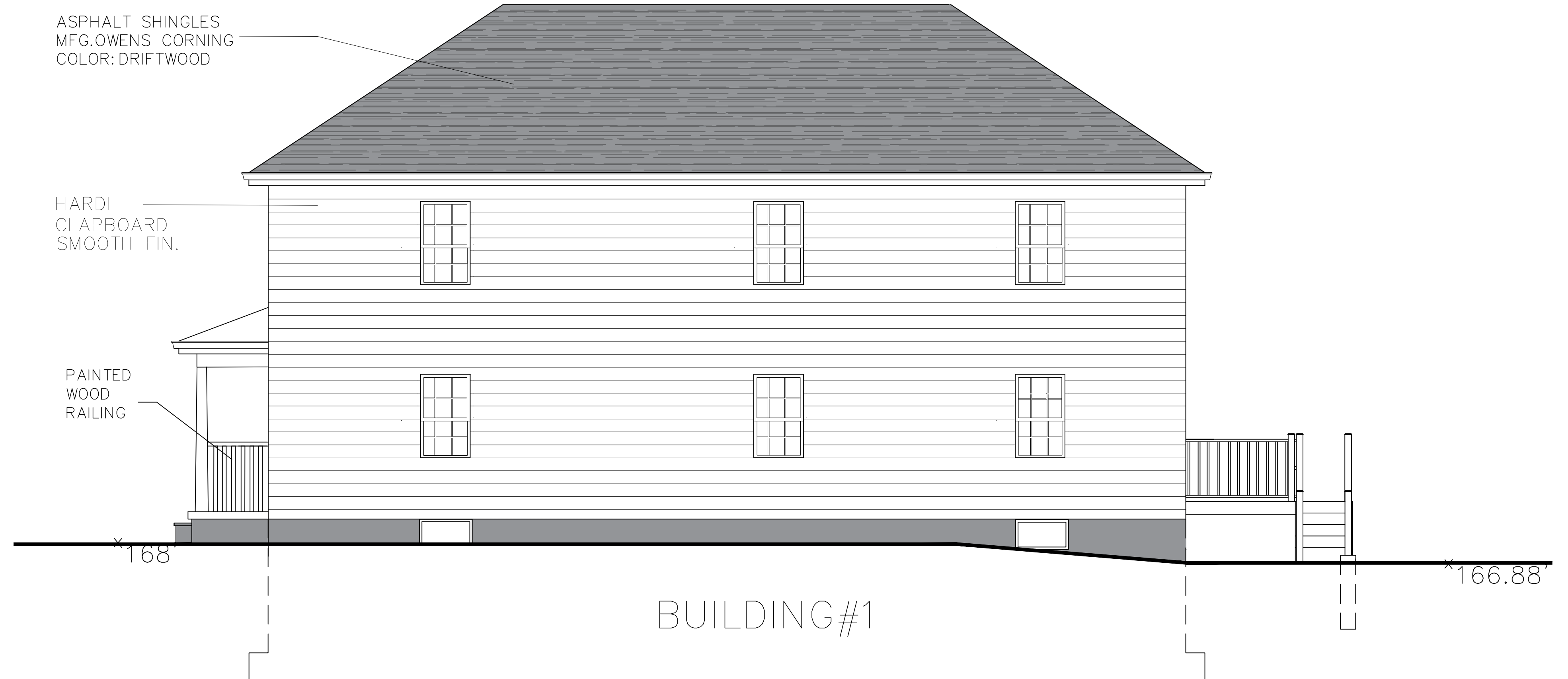
11/4/24

BUILDING #1 WALDRON AVE



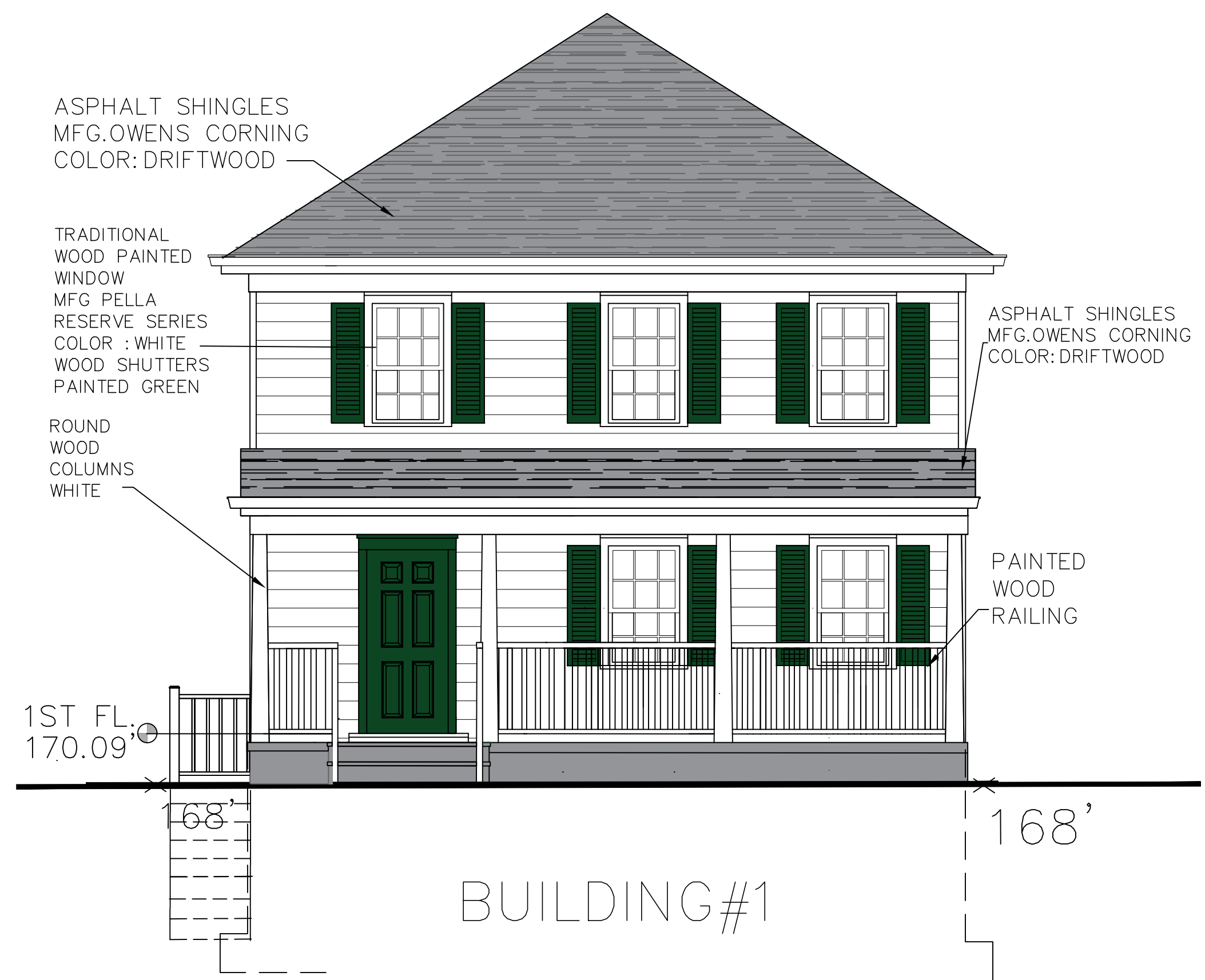
REAR EXTERIOR ELEVATION

SCALE: NTS



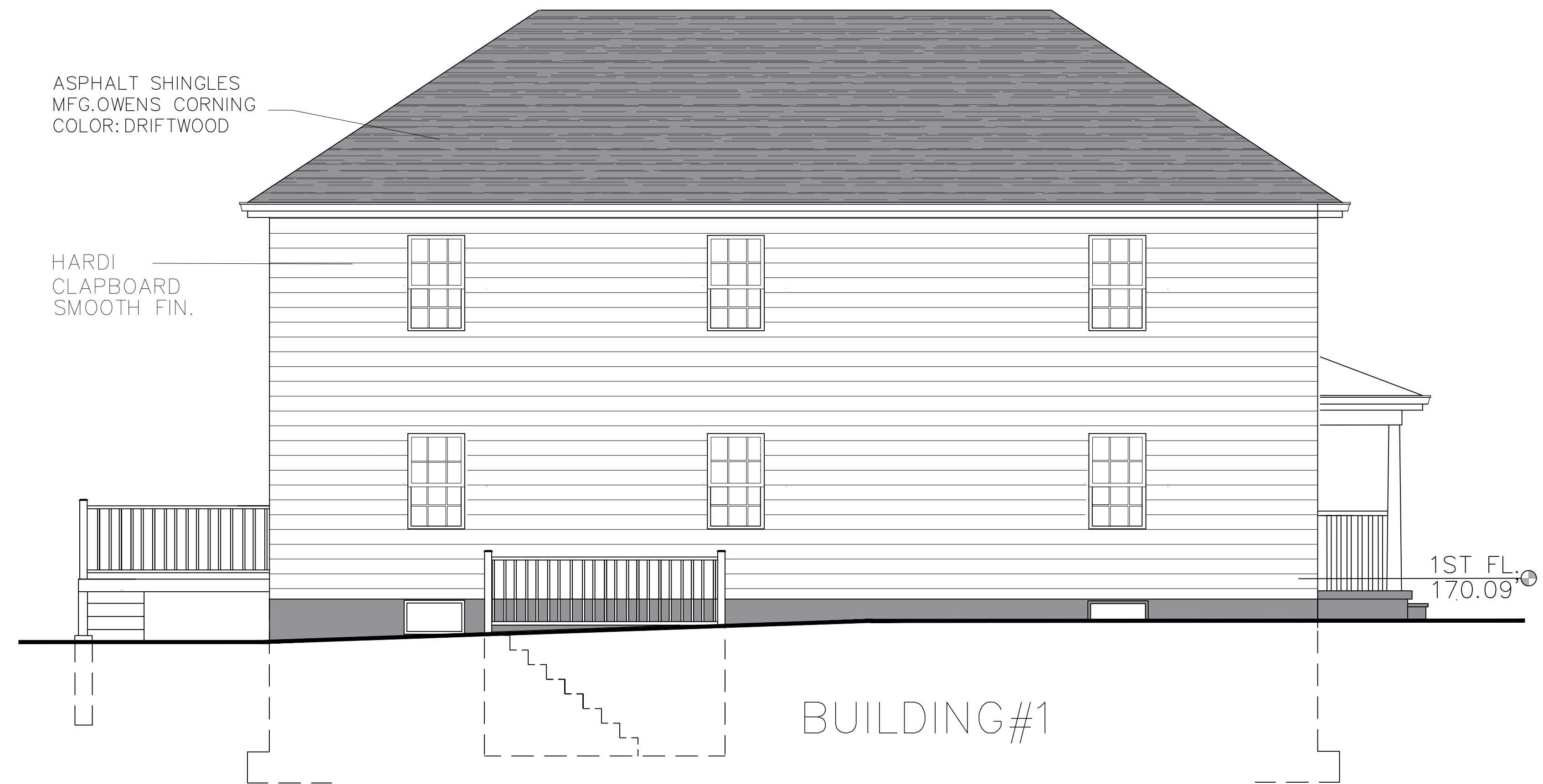
RIGHT SIDE EXTERIOR ELEVATION

SCALE: NTS



FRONT EXTERIOR ELEVATION

SCALE: NTS

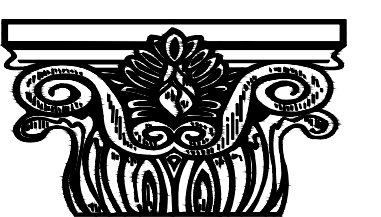


LEFT SIDE EXTERIOR ELEVATION

SCALE: NTS



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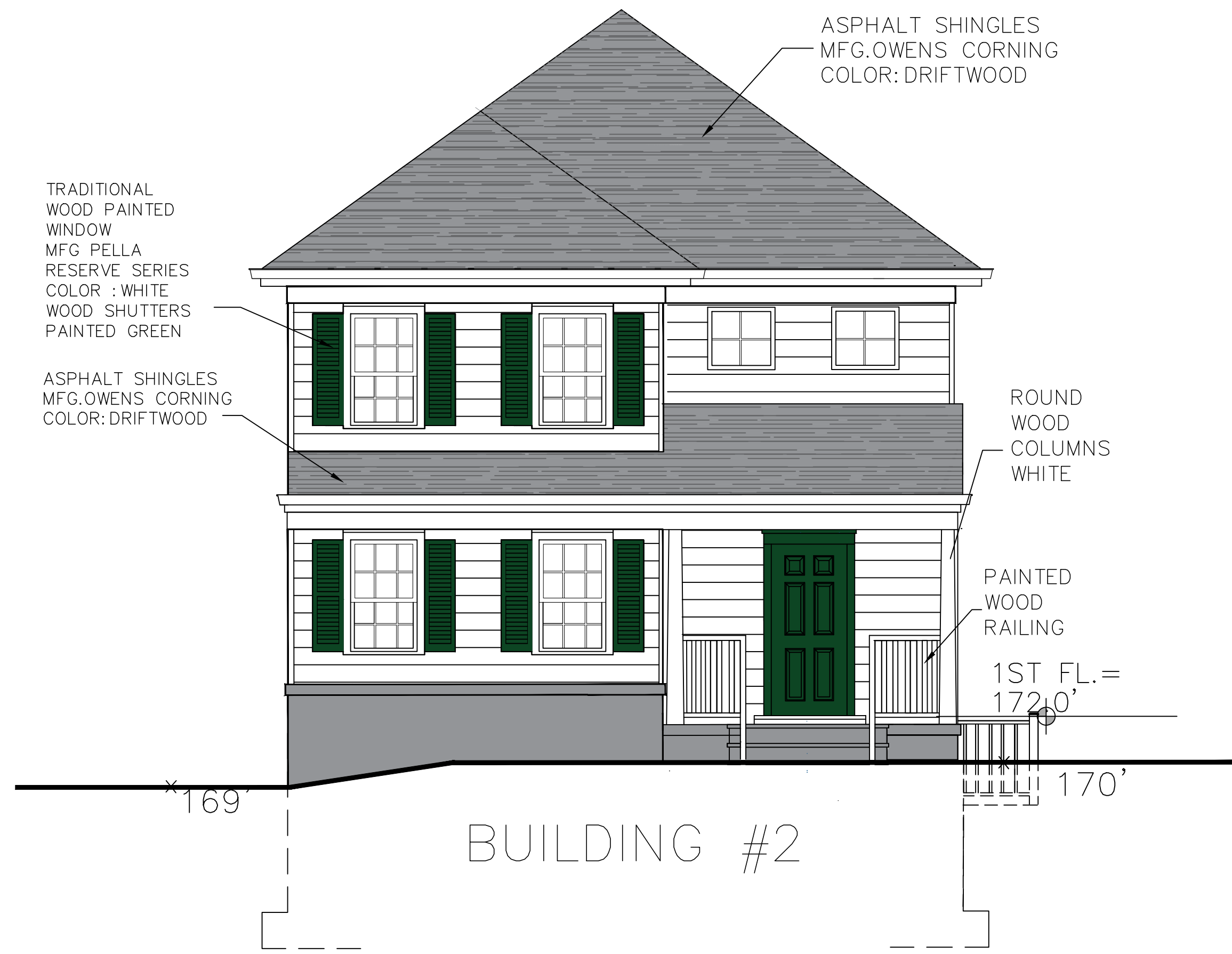


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LPC-009

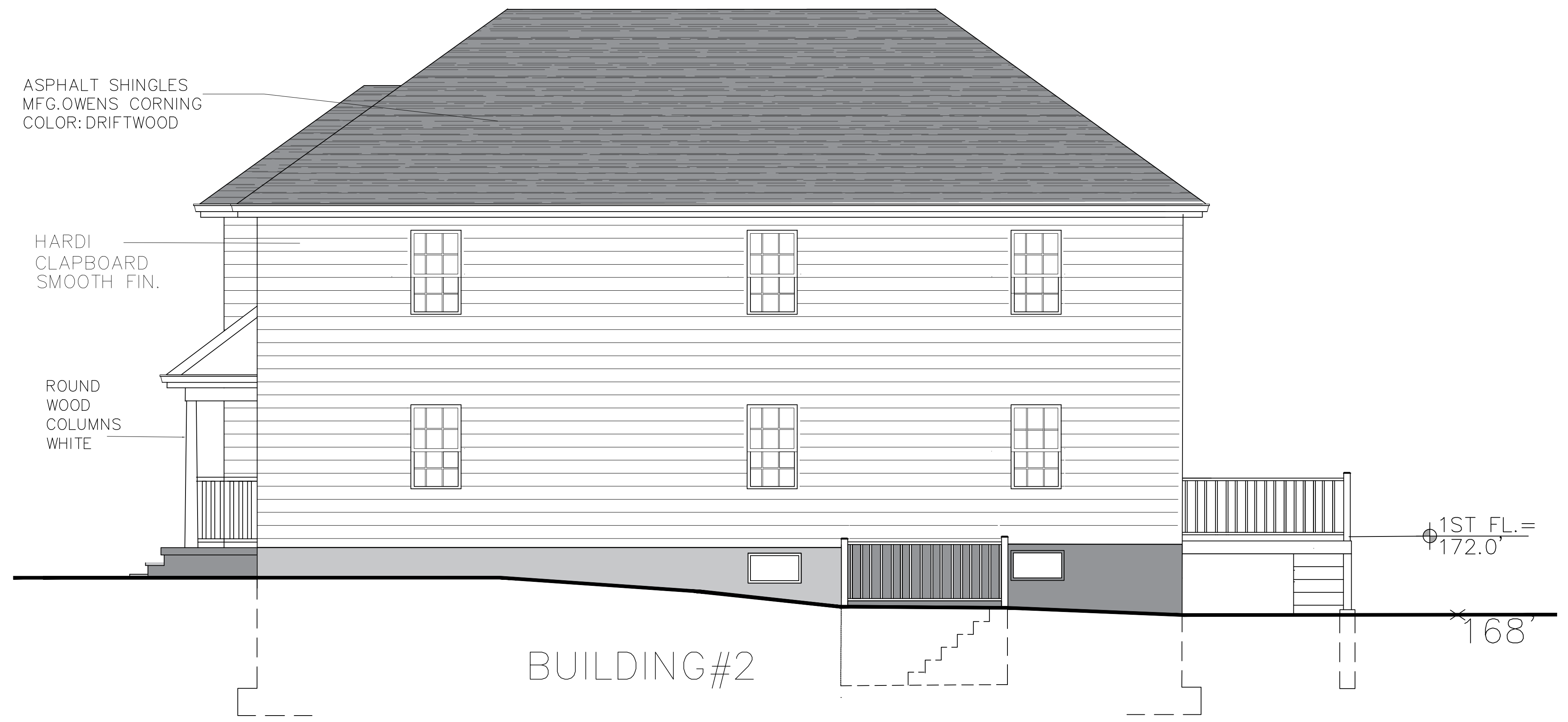
11/4/24

BUILDING #2 WALDRON AVE



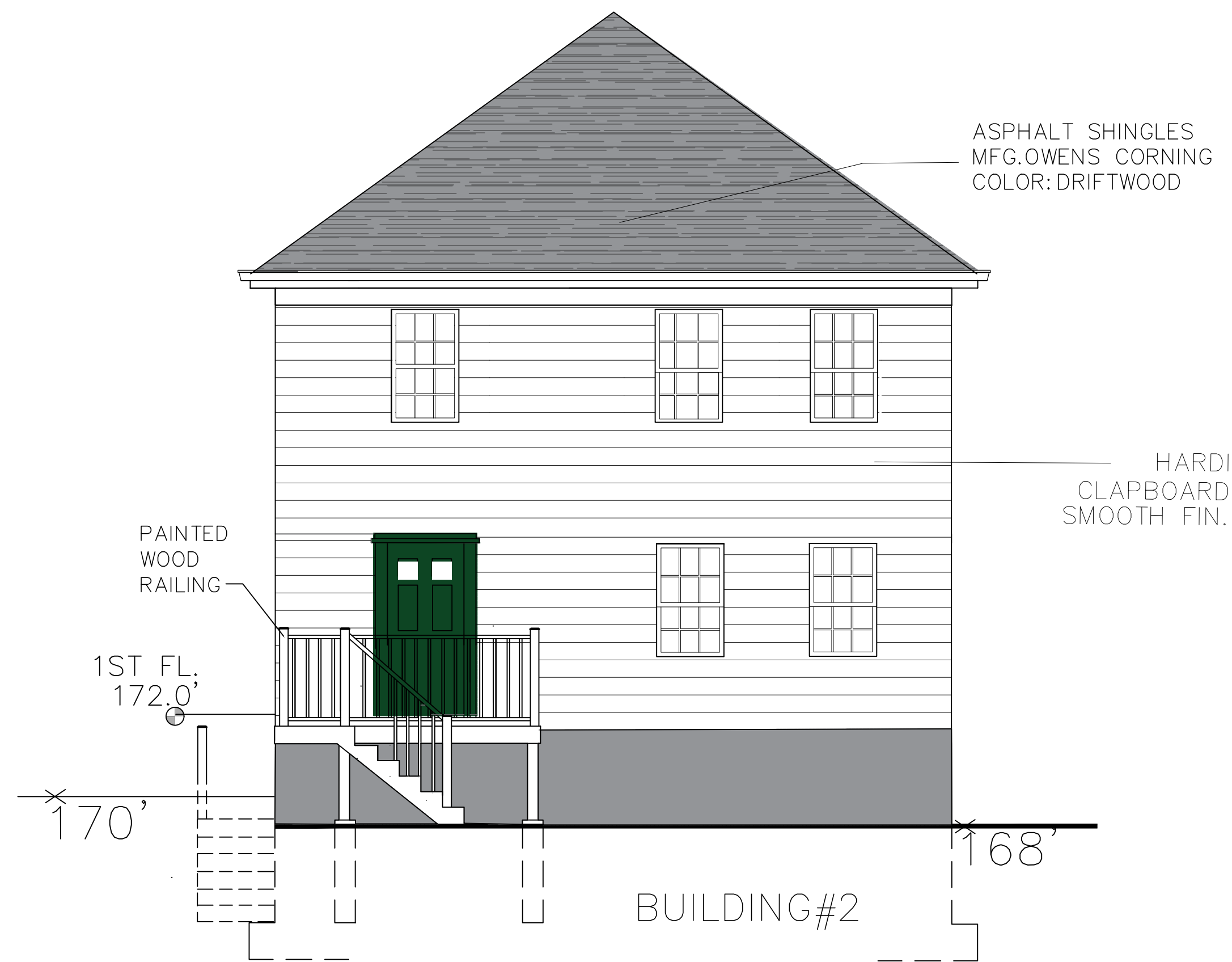
FRONT EXTERIOR ELEVATION

SCALE: NTS



RIGHT SIDE EXTERIOR ELEVATION

SCALE: NTS



REAR EXTERIOR ELEVATION

SCALE: NTS



LEFT SIDE EXTERIOR ELEVATION

SCALE: NTS

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LPC-010

11/4/24



BUILDING #1

FRONT EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



BUILDING #2

FRONT EXTERIOR ELEVATION

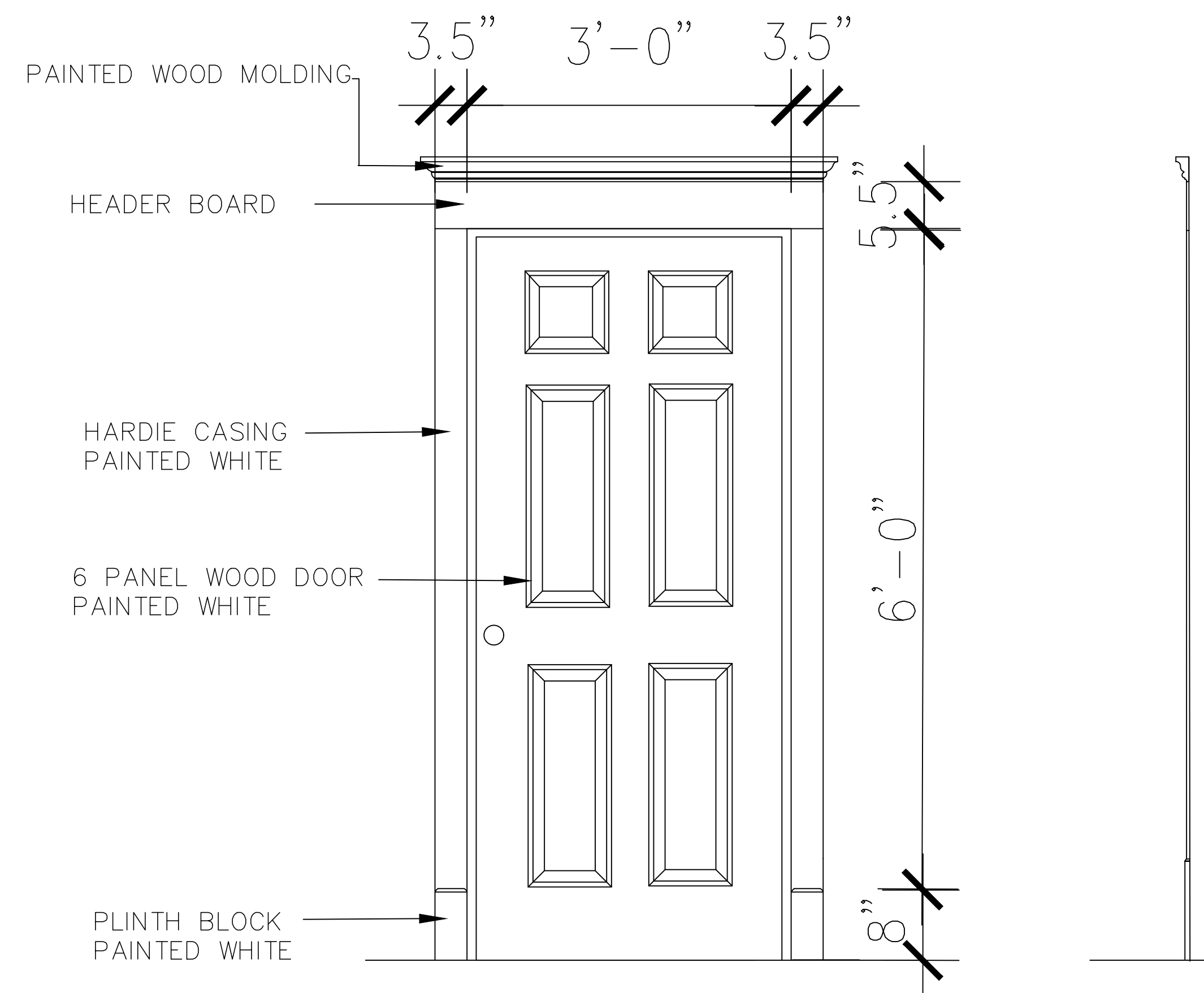
SCALE: 1/8"=1'-0"



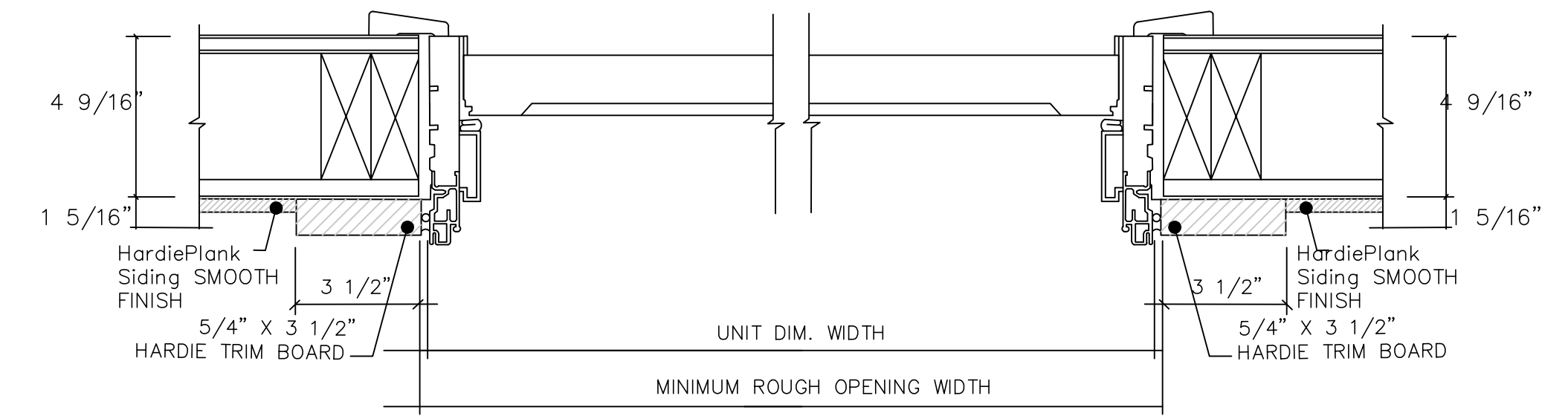
1 ASPHALT SHINGLES
MFG. OWENS CORNING
COLOR: DRIFTWOOD



2 HardiePlank Siding
SMOOTH FINISH
COLOR: WHITE



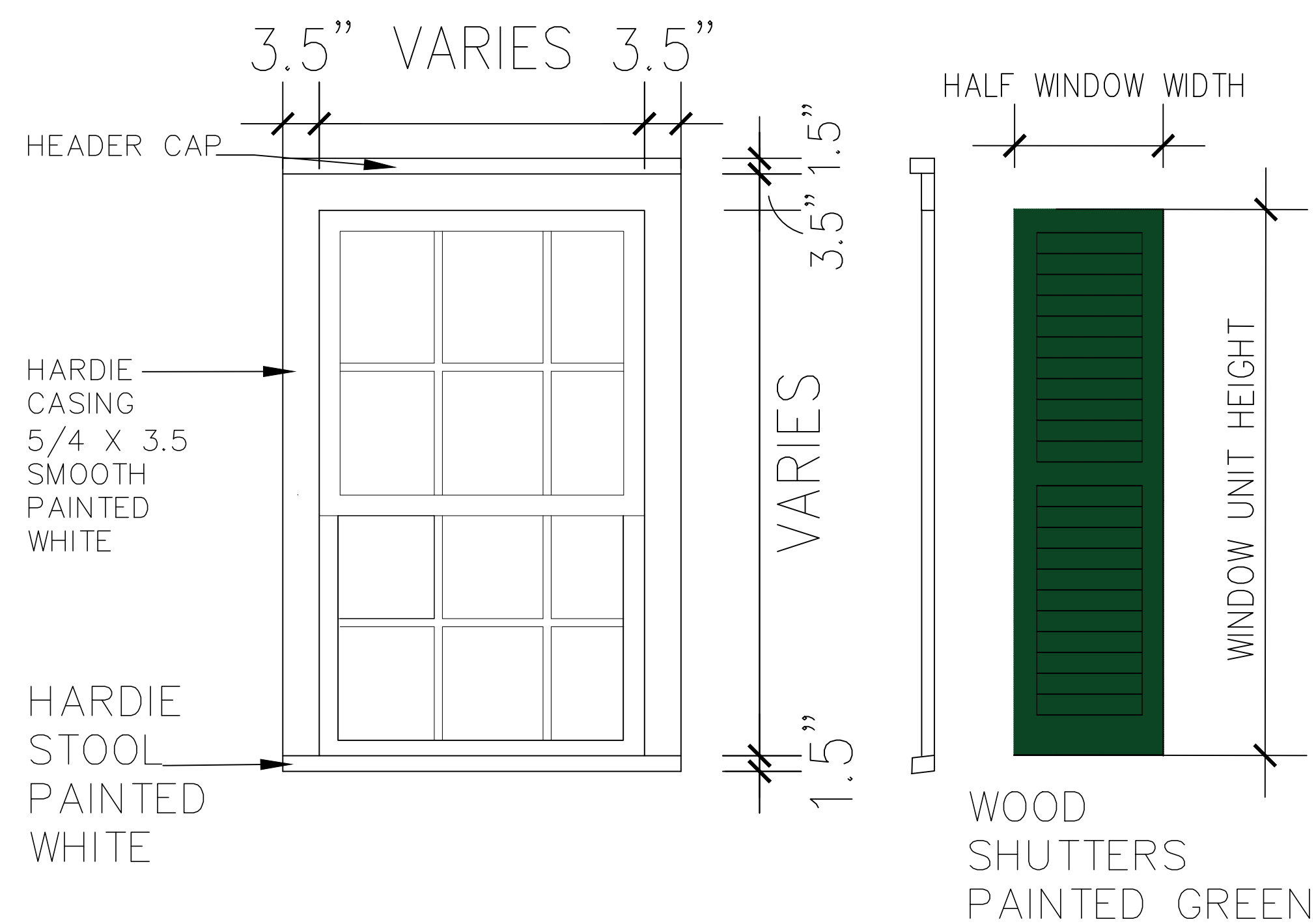
4 DOOR DETAIL
SCALE: NTS



DOOR HORIZONTAL SECTION



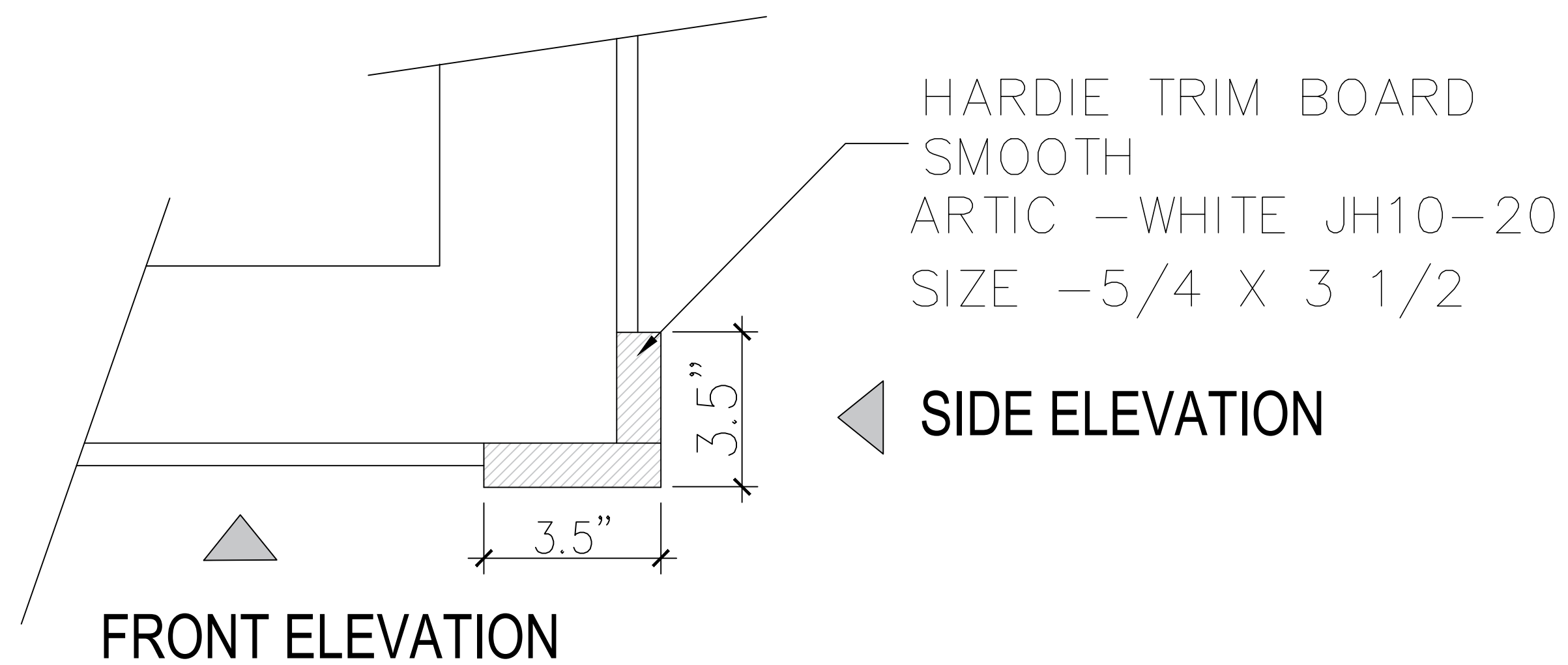
4 DOOR IMAGE
SCALE: NTS



3 WINDOW & SHUTTER DETAIL
SCALE: 1"= 1'-0"



3 WINDOW & SHUTTER IMAGE
SCALE: NTS



5

HARDIE TRIM BOARD
CORNER DETAIL
SCALE: 3/8" = 1'-0"

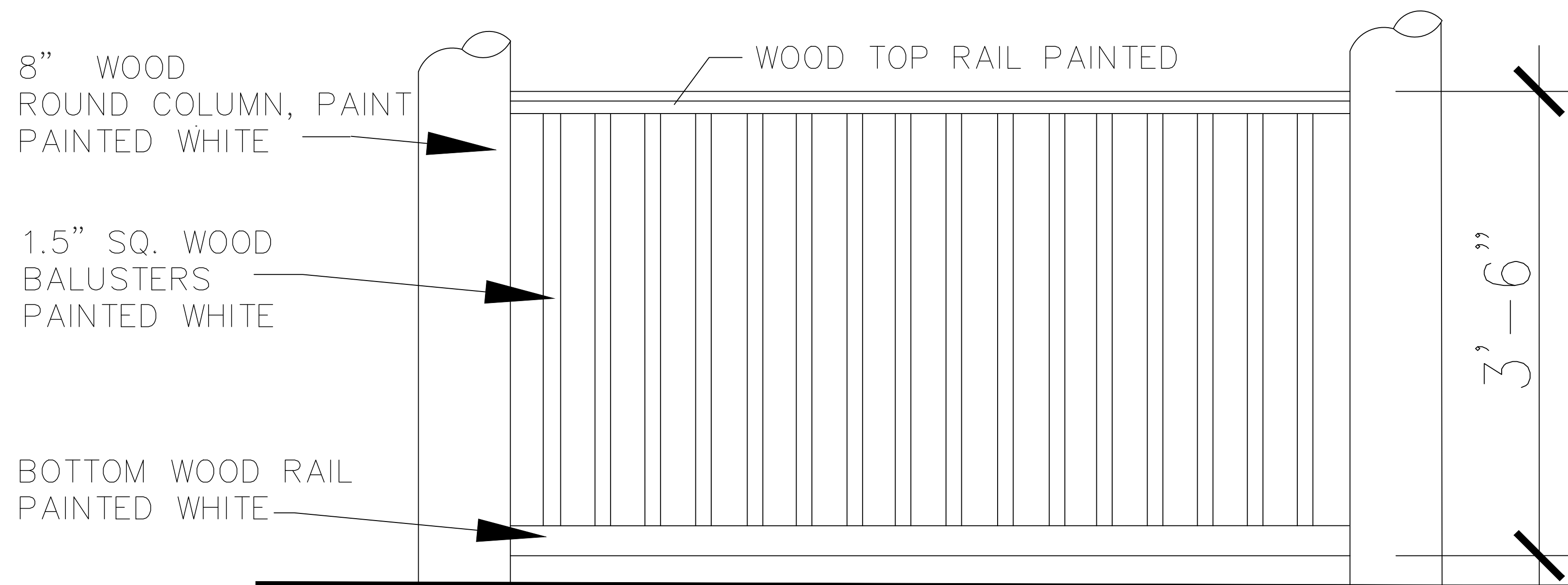


5

TRIM BOARD CORNER IMAGE
SCALE: NTS



HARDIE SMOOTH TRIM BOARD IMAGE



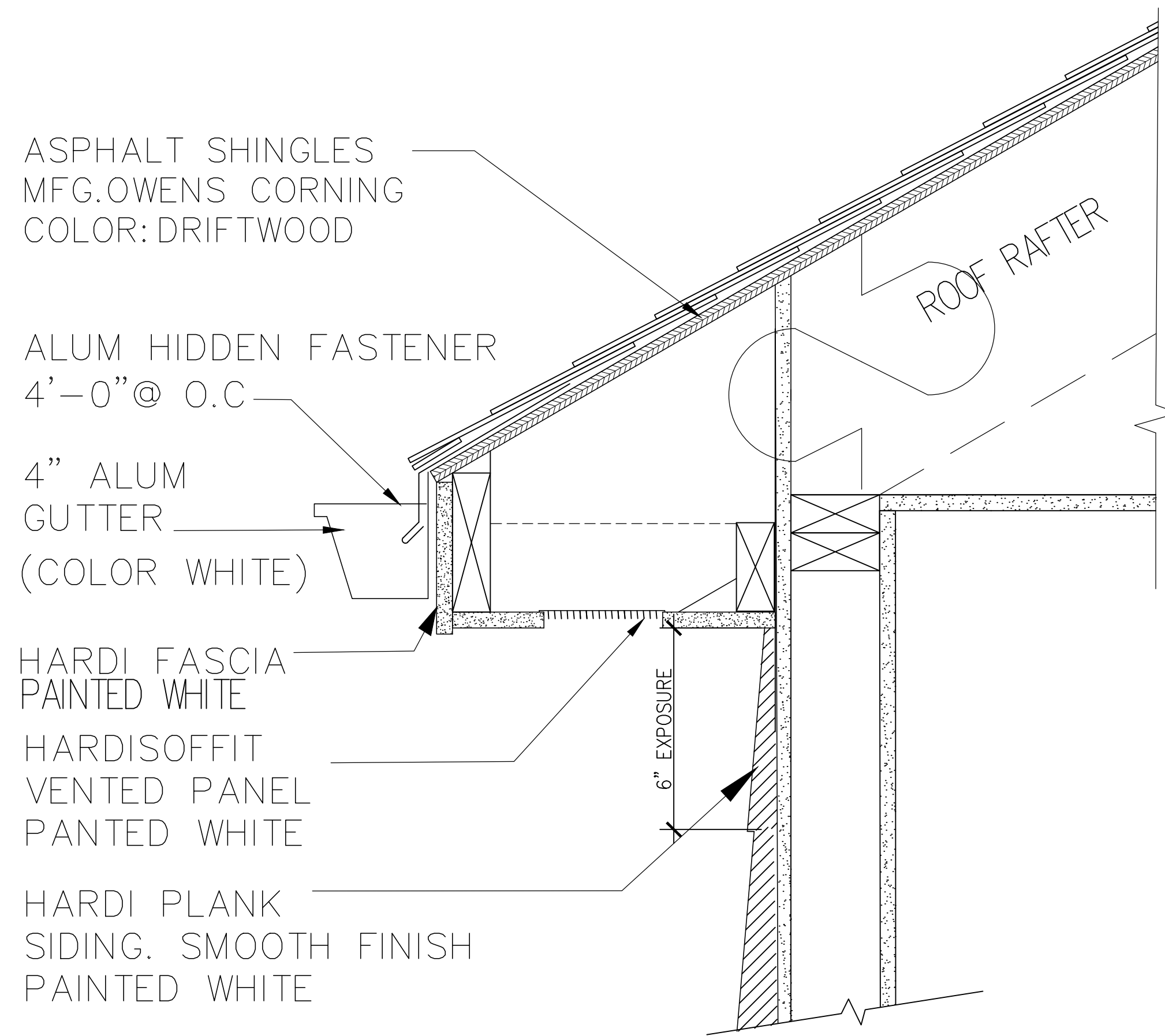
6

42" HIGH LEVEL WOOD RAILING DETAIL
SCALE: 1-1/2" = 1'-0"



6

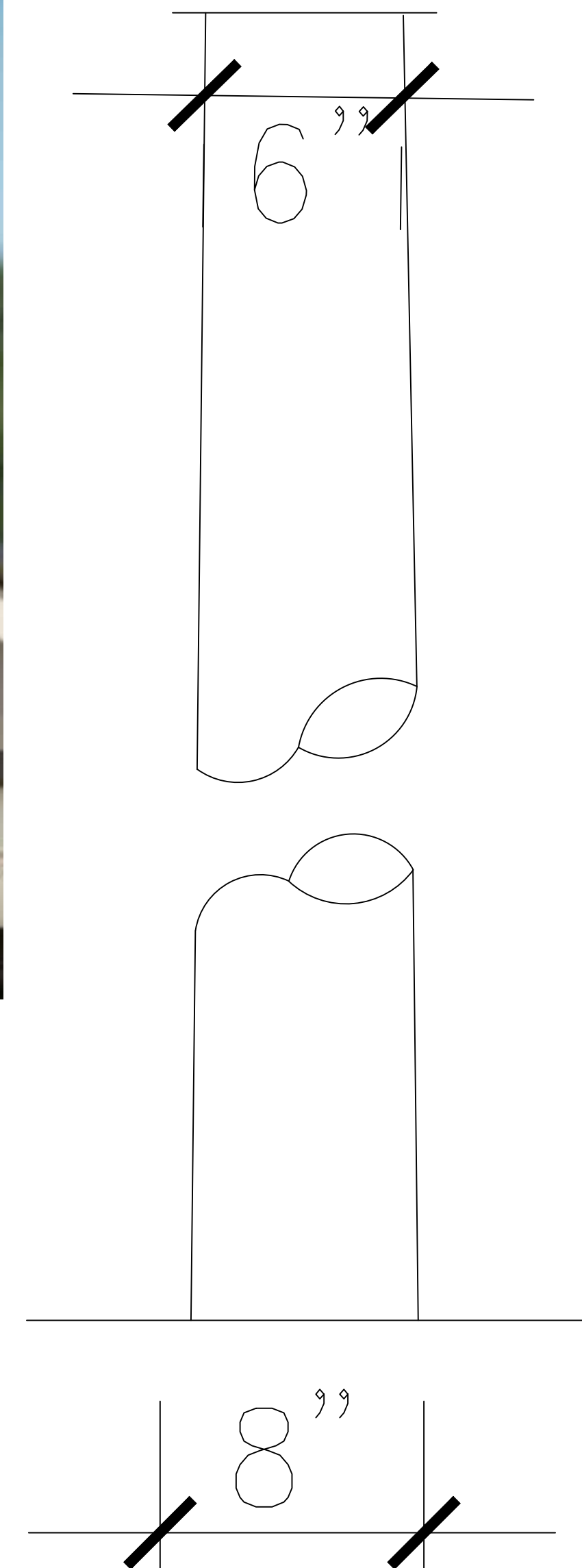
WOOD RAILING IMAGE
SCALE: NTS



7 ENLARGED SOFFIT DETAIL
SCALE: NTS



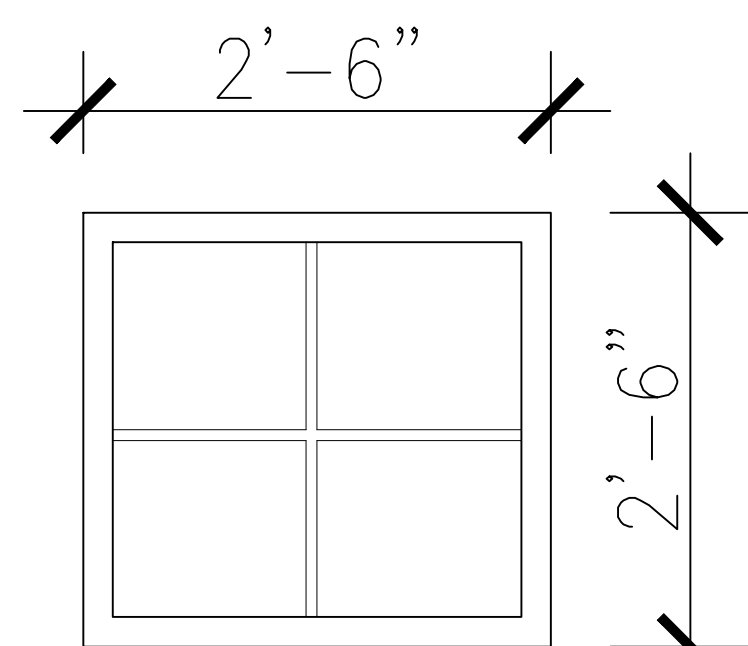
9 HARDIE SOFFIT IMAGE
SCALE: NTS



8 WOOD COLUMN SMOOTH,
PAINTED WHITE DETAIL
SCALE :3"-1'-0"



8 WOOD SMOOTH
COLUMN IMAGE
SCALE :NTS



9 WINDOW DETAIL
SCALE: 1"= 1'-0"



9 WINDOW IMAGE
SCALE: NTS



Photo Credit: Carl Forster
Landmarks Preservation Commission

JOHN KING VANDERBILT HOUSE
1197 Clove Road
Date: c. 1836

Architect: Unknown

LPC-022

11/4/24



Photo Credit: Carl Forster
Landmarks Preservation Commission

JOHN KING VANDERBILT HOUSE
1197 Clove Road
Date: c. 1836

Architect: Unknown

LPC-023

11/4/24



3D EXTERIOR RENDERING-1

SCALE: NTS

BUILDING # 1

BUILDING # 2



3D EXTERIOR RENDERING-2

SCALE: NTS

BUILDING # 1



3D EXTERIOR RENDERING-3

SCALE: NTS

AERIAL VIEW



3D EXTERIOR RENDERING-4

SCALE: NTS

BUILDING # 1

V
 VICTORIO ASSOCIATES
 ■ ARCHITECTS

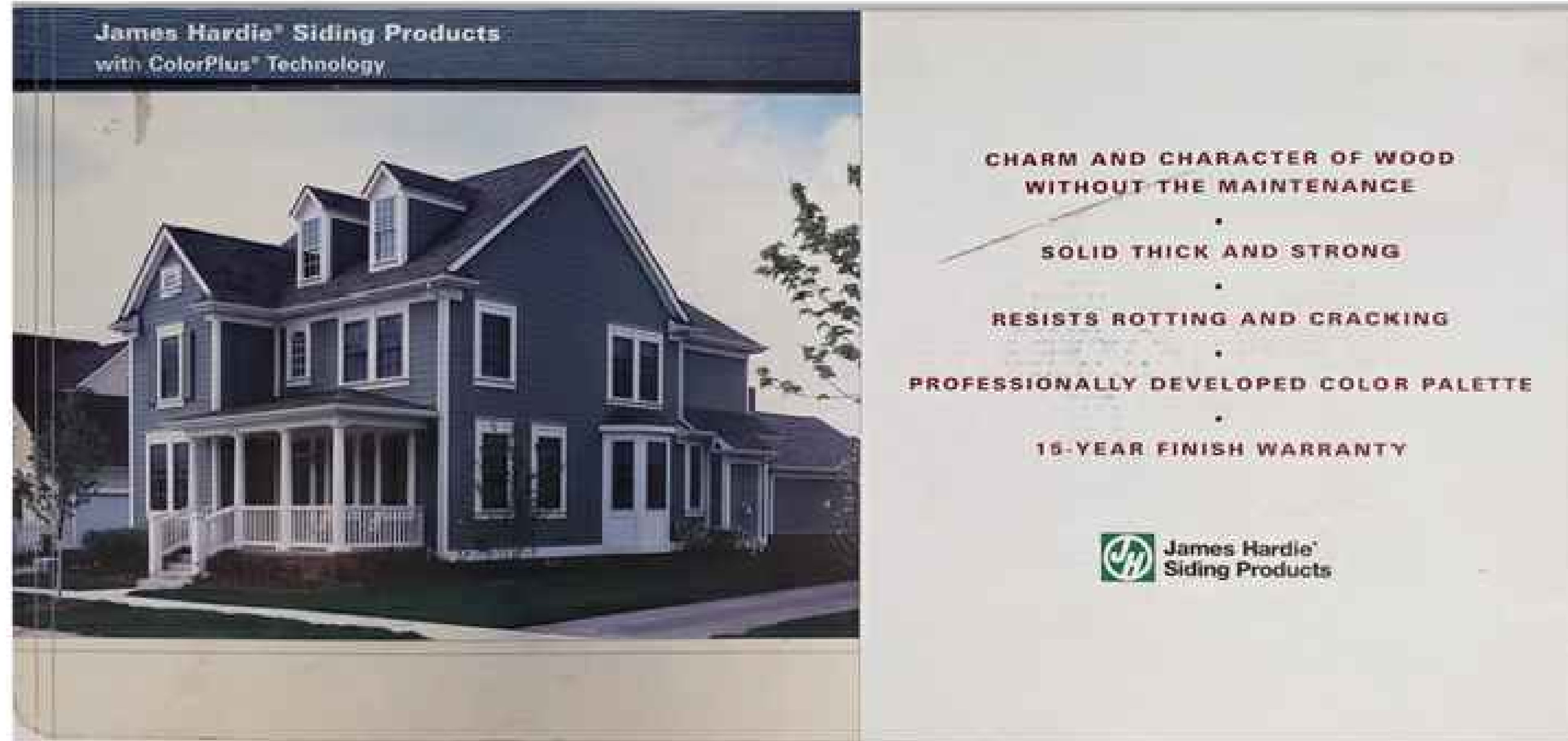


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LPC-016

11/4/24

SIDING



HARDIE CLAP
BOARD SIDING
HEATHERED
MOSS



HARDIE CLAP
BOARD SIDING
KHAKI BROWN



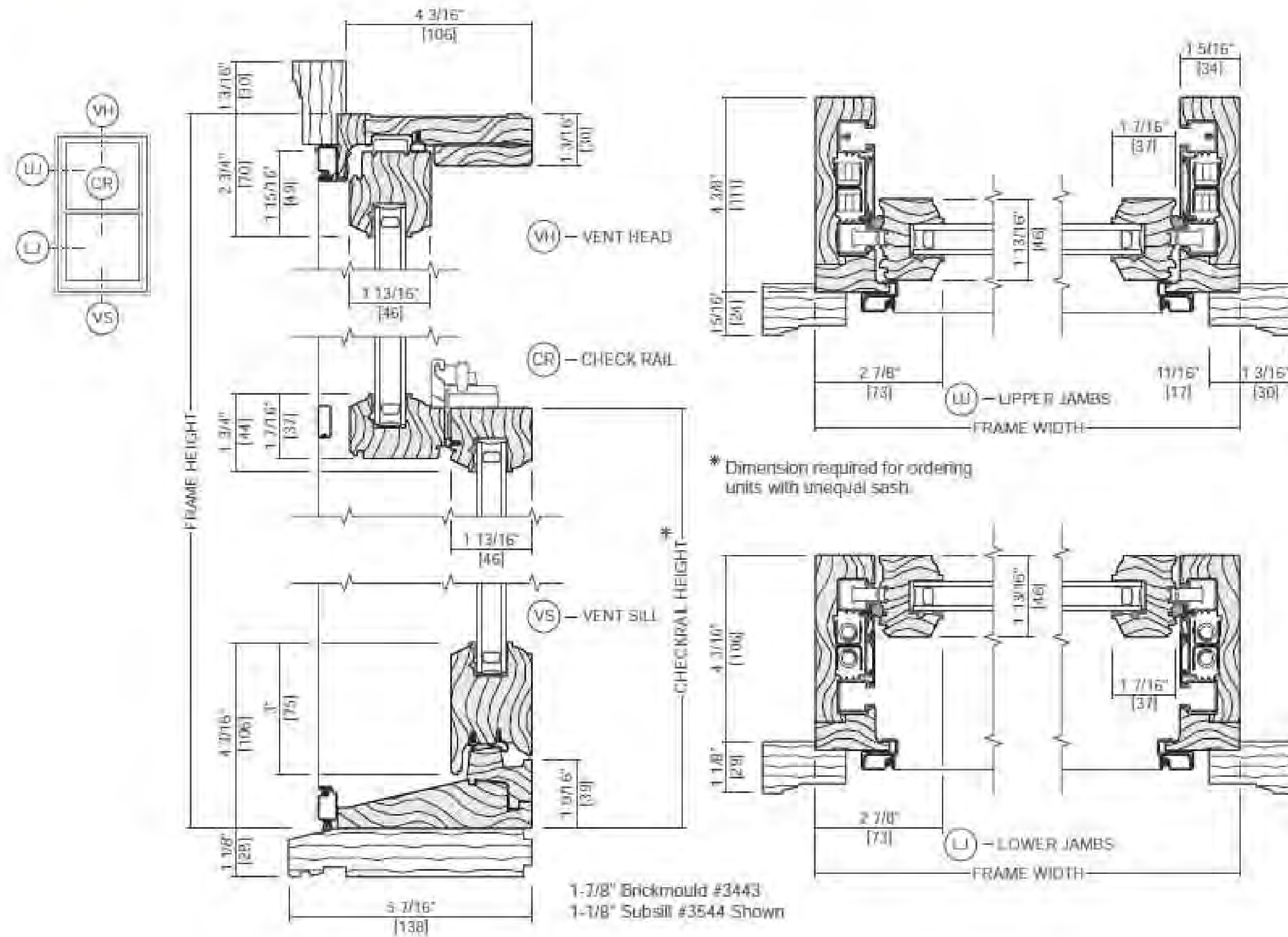
5/4 x 4 HARDIE
WHITE TRIM
BOARDS

WINDOW



Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Pella® Reserve™ Traditional Hung Window

Detailed Product Description - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 1 1/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced] [SunDefense™] [SunDefense+]] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: factory primed with one coat acrylic latex] [Unfinished, ready for site finishing].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished] [paint] [stain]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel] [Champagne] [White] [Brown] [Matte Black] [satin brass] [satin nickel] [oil-rubbed bronze] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished] [paint] [stain].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

Grilles-Between-the-Glass

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Interior color is [White] [Tan] [Browns] [Putty] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
- Exterior color is [standard].

Screens

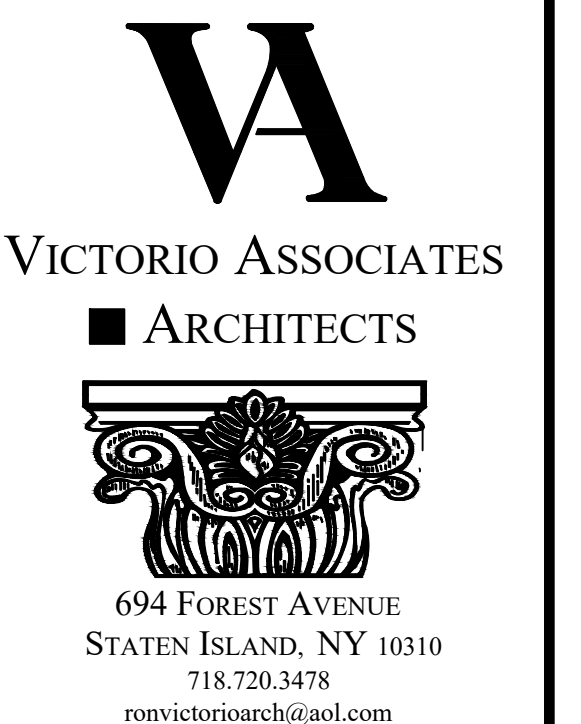
- InView™ Screens
 - [Half-Size] [Full-Size] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Insect screen frame finish is baked enamel.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel, nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.



LPC-018

11/4/24

ROOFING MATERIAL



V
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LPC-019

11/4/24

DESIGNATION REPORT

Landmarks Preservation Commission
October 6, 1987, Designation List 193
LP-1639

structures on Staten Island associated with early Vanderbilt history, it provides tangible evidence of Miss Smith's lifelong interest in the island's history and the buildings which embody it.

when Staten Island was undergoing institutional relocation, urbanization and suburbanization, the Vanderbilt House helps to illustrate Staten Island's history and architectural development.

JOHN KING VANDERBILT HOUSE, 1197 Clove Road, Borough of Staten Island
Built c. 1836; architect unknown.

John King Vanderbilt and his Residence

A member of the large family descended from Jacob Vanderbilt who settled on Staten Island c. 1718, John King Vanderbilt's branch has a far more obscure history than that of the branch which produced his first cousin, Cornelius "Commodore" Vanderbilt and the Commodore's no less famous descendants. Information derived from census records, business directories, deeds, and wills, reveals that John King Vanderbilt's father, Oliver Vanderbilt, had at some point moved from Staten Island to Manhattan where he established a boot and shoe manufactory; he was apparently also involved in construction and banking.¹ His son John King Vanderbilt was born in 1781. By 1816 John King Vanderbilt is listed in city directories as a grocer; his shop and home were located on William Street. An 1825 directory indicates his grocery had been moved to the corner of Vesey and Church Streets. John King Vanderbilt was also involved in the acquisition and sale of real estate located on the outskirts of the growing city. Married in 1811 to Amy Osborn Flock, a widow with two young children, Maria and John, and considerably older than he, John King Vanderbilt became the father of two daughters, Sarah (b. 1812) and Mary (b. 1815). In 1819 his stepdaughter Maria Flock married Abraham Valentine Vredenburg; they were to parent ten children. What might be described as John King Vanderbilt's extended family came into being with this marriage; thereafter Abraham Vredenburg and his family lived either with or in close proximity to John King Vanderbilt.

The reasons underlying the decision made by John King Vanderbilt in 1825 to purchase a large Staten Island farm in the area now called South Beach and move there with his extended family are not known.²

Although the 1830s census and all subsequent census records list John King Vanderbilt's occupation as "farmer" or "agriculture," it is clear that he was consistently involved in the acquisition and disposition of real estate. In 1831 he acquired another large property, part of the Crusier homestead lands, on today's Richmond Terrace between the present Bement and Pelton Avenues. Here too he seems to have built a residence.

Until 1930 when it was demolished for the opening of Beverly Avenue, the Corson family homestead -- a typical example of the one-and-a-half story stone and wood farmhouses built on Staten Island in the 18th century -- stood on the eighty acres of land purchased in 1832 by John King Vanderbilt from relatives of the late Richard C. Corson.³ The Vredenburg family moved into the old farmhouse which John King Vanderbilt apparently renovated by adding a porch and increasing the height of the roof.⁴ Vanderbilt's own house, constructed c. 1836 a short distance southeast of the Corson house, is a simple yet stately structure which for nearly a hundred years stood in contrast to the earlier building that had been constructed at a time when Staten Island was a relatively isolated, sparsely settled rural community populated primarily by farmers, fishermen and many who plied both trades.⁵ As one of the dwindling number of structures that survive from the transitional early 19th-century period

John King Vanderbilt's residence is part of the broad and changing design spectrum which appeared on Staten Island as it emerged from rural isolation. A major component of that spectrum consisted of the imposing late Federal and Greek Revival style buildings constructed during the 1820s and 1830s for the three large institutions new to Staten Island -- the Quarantine Station, Seaman's Retreat, and Sailors' Snug Harbor. The appearance of high-style designs in institutional architecture was accompanied by parallel developments in residential architecture. The colonnaded "Marble House" begun by Daniel D. Tompkins as a residence for his daughter in 1821 was the first of the monumental Greek Revival style mansions that would be built on Staten Island. The nearby row of temple-fronted residences that sprang up along the shorefront between today's Hamilton Avenue and Sailors' Snug Harbor in the 1830s⁶ represented the beginning phases of an ideal suburb planned and promoted by the New Brighton Association, one intended to attract the city's wealthy merchant class.⁷

The reflection of Staten Island's new classical architecture as translated by the local building tradition reveals a variety of responses. The Greek Revival style colonnade, for example, was grafted to an ubiquitous feature of Staten Island's colonial period dwellings, the "spring eave," a flared continuation of the front roof slope which, supported by posts, provided a deep porch. The resulting two-story colonnaded porch (some also included a porch floor at the second level), the local equivalent of a temple-fronted building, proliferated in all parts of the island in the 1830s and 1840s. The c. 1835 house at 364 Van Duzer Street, a designated New York City Landmark, is representative of the type.

Providing a contrast to these relatively ostentatious residences were the diminutive, one-and-a-half story houses still linked by their scale to much of Staten Island's earlier rural architecture which demonstrated their modernity with simple classical doorways. A one-story porch with simple posts was another characteristic feature. This type was especially common in the southern, more rural, sections of the island. The center section of the Abraham J. Wood House at 5910 Amboy Road, a designated New York City Landmark, is a characteristic example.

The John King Vanderbilt House might be described as occupying an intermediate position between the two house types. It shares with the smaller dwellings the simplified Greek Revival inspired entranceway and the facade-wide porch; the fascia board panelling between the eave brackets, however, is a minor but distinguishing detail. While the kitchen wing suggests the proportions of the one-and-a-half story houses, the overall scale of the Vanderbilt House -- one of its most significant aspects -- actually exceeds that of the colonnaded type represented by the 364 Duzer Street House. The enlarged scale of the Vanderbilt House is a product of its depth -- two rooms rather than one -- and the much greater height of its attic story.

Landmark Site: Borough of Staten Island Tax Map Block 246, Lot 56.

On September 29, 1987, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the John King Vanderbilt House and proposed designation of the related Landmark Site (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. Fourteen witnesses spoke in favor of designation. Three representatives of the owner spoke in opposition to designation. The Commission has received many letters and other expressions of support for this designation.

DESCRIPTION AND ANALYSIS

Summary

Constructed at a time when Staten Island was rapidly evolving from an isolated rural area to a community populated by new institutions and their structures, suburban developments, and growing villages, the John King Vanderbilt House is a telling survivor of this transitional period. A Manhattan grocer who became active in real estate transactions, Vanderbilt joined the growing influx of newcomers to Staten Island in 1825 where his Vanderbilt ancestors had settled in the 18th century. He brought with him the extended family which had been established in 1819 by the marriage of his stepdaughter Maria Flock to Abraham Vredenburg (Dorothy Valentine Smith's great-grandparents). The Vanderbilt and Vredenburg families lived in close proximity on the Corson farm which was acquired by Vanderbilt in 1832.

Constructed c. 1836, the Vanderbilt House illustrates how the Greek Revival style, which had been adopted for contemporary institutional and residential structures on the island, modified and incorporated existing building traditions. Less ostentatious than the local versions of temple-fronted houses, the Vanderbilt House is more imposing than the one-and-a-half story rural houses which demonstrated modernity by their simple neo-classical doorways. The distinguishing features of the more urbane Vanderbilt House include its imposing two-and-a-half story height, Greek Revival inspired entranceway, facade-wide porch and twin end-wall chimneys. It is a simple but stately house built for a prosperous man who, though listed as a farmer in census records, was actively involved in the purchase and sale of island property.

Between 1871, the date of John King Vanderbilt's death, and 1908, the house was owned and/or occupied by members of the Vanderbilt and Vredenburg families. It returned to family ownership in 1955 when it was purchased and restored by Dorothy Valentine Smith. One of the few surviving

DESIGNATION REPORT

In form and scale, the Vanderbilt House seems to draw less from the local rural tradition than do the Van Duzer Street and Wood House types. The more imposing late Federal style houses such as the c. 1821 former rectory of St. Andrew's Church, a designated New York City Landmark (there were but a few houses of this type built on Staten Island) would appear to be a more influential predecessor. The former rectory, now known as the Moore-McMillen House, employs a gambrel roof but otherwise its plan and elevation are similar to those of the Vanderbilt House as are the twin brick chimneys located on the elevation opposite the side-hall elevation. The lower portions of the chimney stacks are exposed in both houses.

The three-bay-wide side-hall plan sited with the short side to the street, evidence of a more urban house type, is a design common to all of the houses mentioned above; it contrasts with the more rural design exemplified by the Corson farm house with its longitudinal axis aligned with the street and center hall/entrance plan. In the Vanderbilt house, the kitchen wing was tucked out of sight to the rear of the main house and lateral extensions were never introduced.⁸

By the 1830s dwellings of the type represented by the Vanderbilt House were attainable by an enlarged segment of the island's population, the emergent middle class comprised primarily of local businessmen. A considerable number of similar houses must once have existed. Two comparable survivors are located at Richmondtown; both are designated New York City Landmarks and both stand on their original sites near the Greek Revival style Third County Courthouse constructed in 1837. The Stephens House was built c. 1838-40; the owner's grocery store, originally attached to the rear elevation, was reproduced in a 1964 restoration. The Bennett House, constructed in 1839, has a full-story basement used originally as a bakery; beginning in the 1840s and for many years thereafter John H. Bennett, a prosperous shipping merchant, was the owner. While there are a number of differences between the three houses, their major features -- plan, elevation and simple Greek Revival-inspired doorways -- are the same.⁹ Although the John King Vanderbilt House was built in a more bucolic location, the double appearance of the type in the rapidly growing village of Richmondtown also suggests its suitability to a more urban setting.

A relatively prosperous man, John King Vanderbilt did not choose a grand house; the exterior is modest, but the interior plan is spacious. The house seems to accord with what can be learned of his life, one in which devotion to a private world surpassed the need for public display. The needs of both his own and extended family consistently engaged him. The South Beach farm, for example, was passed on to his stepson John Flock (known later as John Flake) in 1835. His stepgranddaughter, Cornelia Vredenburg, was raised in his house. His daughters Sarah and Mary received substantial inheritances and his own house was given to his stepdaughter Maria Vredenburg. Not actively involved in the island's political or religious life, he nevertheless gained, as his obituary noted, the deep respect of his fellow citizens who had always obtained from him the best of advice.¹⁰

Later history and ownership of the Vanderbilt House

Under the terms of his will, probated in 1871, John King Vanderbilt left the unsold portions of the former Corson farm to his step-daughter Maria Flock Vredenburg. Although she died in 1874, the farm was not further subdivided until 1888. Census records reveal that in the interim the Vanderbilt House was occupied by Joseph Leviness Vanderbilt and Cornelia Vredenburg Vanderbilt. Joseph Leviness was the son of John King Vanderbilt's brother Oliver. Under the terms of the subdivision, John Frederick Smith, the son of Charles H. and Mary Ann Vredenburg Smith (she was Cornelia Vredenburg's younger sister) acquired the portion which included the Vanderbilt House. In 1889 Joseph Mortimer Vanderbilt, the son of Joseph Leviness Vanderbilt, received the house and the adjacent lands from John Frederick Smith. The last member of the family to occupy the house, Joseph Mortimer Vanderbilt, the father of Amy Vanderbilt, noted arbiter of social decorum, sold the house in 1908, the year in which she was born.

When the house was purchased and restored by Miss Dorothy Valentine Smith in 1955, it was once again in family hands. It stands now as one of the few surviving structures on Staten Island that can be associated with the 19th-century history of the Vanderbilt family. It evokes the era when the Clove Valley area where it is located was the enclave of Vanderbilts described in Miss Smith's book, *Staten Island Gateway to New York*.¹¹ The John King Vanderbilt House also stands to as a tribute to Miss Smith's lifelong interest in and concern for the history of Staten Island and the buildings which embody it.

Description

Set back from the street located on a spacious lawn enhanced by shrubs, large trees and other plantings, the John King Vanderbilt House is a two-story, three-bay-wide clapboard-clad building set on a low rubblestone foundation. Employing a timber frame with brick nogging, the house has a tall attic story and gable roof covered with black asphalt shingles. A one-and-a-half story kitchen wing with a lower lean-to extension is attached to the rear elevation of the main house. The cladding is painted white. Narrow clapboards appear on the facade; elsewhere wider clapboards are used. An unspecified amount of deteriorated siding was replaced in the 1955-56 restoration.¹² Tall twin brick chimneys are located on the southeastern elevation; the lower portions of the chimney walls are exposed to the height of the first story window lintels. A third brick chimney rises above the gabled end of the kitchen wing. The chimneys were rebuilt in 1955 from the roofline up.

Except for the attic story of the kitchen wing where three-over-three and four-over-four sash appear, window openings employ six-over-six sash. Only the squared-off molding applied to the lintels distinguishes the simple window enframements. Dark green louvered shutters are used in the upper stories and solid panelled shutters in the first story. All but two pairs of shutters were replaced in 1955-56; the original hardware was reused. The first floor facade shutters were recently removed; first floor shutters have also been removed at several locations on the other

elevations. Window placement on the side elevations differs. A single line of windows on the northwestern elevation illuminates the stair hall. On the opposite elevation two lines flank the rear chimney; a third line is placed near the corner of the structure, just southwest of the front chimney.

Detailing is concentrated on the facade. The box gutter is carried on small scrolled, decoratively perforated brackets. Rectangular panels adorn the fascia board between the brackets. Leading to the spacious entry/staircase hall, the main entrance is located in the western bay. The door surround is comprised of a four-light transom, slender three-pane sidelights above panelled sections, and deep reveals which are also panelled. The solid panelled door retains the original hardware.

A sloping roof covers the facade-wide porch. Miss Smith's description of the 1955-56 restoration notes the following: the much deteriorated original porch was removed; the brick piers were rebuilt; and the replacement top and bottom rails, square balusters and fishtail brackets beneath the lower rail were reproduced from the few surviving original elements. In replacing the four round porch posts, the original bases were omitted. The floorboards do not duplicate the original eight-inch-wide boards; the width of the ceiling boards and the clapboard cladding of the gable ends were reproduced.

The original lean-to structure at the rear of the kitchen wing was replaced in 1955. It houses a modern kitchen. The panelled door on the southeastern side of the lean-to section is similar to the main entrance door and may be original. The pent roof supported by decorative brackets above it was a later addition either reused or reproduced in the restoration. A pair of modern single-pane windows take up most of the rear wall of the lean-to extension. Another modern lean-to extension, possibly used for storage, is located on the northwestern side of the structure in the angle formed by the main section of the house and the one-and-a-half-story section of the kitchen wing. It replaces an earlier smaller extension at the same located and project beyond the wall of the main house.

Report prepared by
Shirley Zavin, Research Department

Report edited by
Marjorie Pearson, Director of Research

The current proposal is:

Preservation Department – Item 1, LPC-21-05596

1197 Clove Road – John King Vanderbilt House – Individual

Landmark

Borough of Staten Island

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.