

The current proposal is:

Items 7 & 8, LPC-20-01986 & LPC-19-14497

4500 Arthur Kill Road,

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

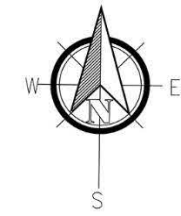


Landmarks Preservation Commission

Kreischer House Development
4500 Arthur Kill Road
S-2
Staten Island, NY

Revised Updated Submission
May 8th, 2020

Previously submitted Site Plan



SCALE: 1/32"=1'

REFERENCE DATA:

BLOCK	7465
LOT	114,115 & 126
HOUSE#	4550 ARTHUR KILL RD
MAP	32d
DISTRICT	M1-1
USE GROUP	2
OCCUPANCY GROUP	R2
CONSTRUCTION CLASS	ID
OUTSIDE FIRE DISTRICT	

PARKING COUNT

INDOOR RESIDENTS	- 52	1.5 x100% 150%
OUTDOOR RESIDENTS	- 20	
VISITOR	- 21	
MANSION PARKING	- 8	
TOTAL UNITS	- 101 (INCLUDING 9 HANDICAPPED SPACES, REPRESENTING 11.2%)	

RESIDENTIAL UNIT COUNT

UNIT A	- 36
UNIT B	- 6
UNIT C	- 6
TOTAL UNITS	- 48

- LEGEND
- LANDMARKS DESIGNATION BOUNDARY LINE - - -
 - EXISTING SITE TREE TO REMAIN (green circle with cross)
 - EXISTING SITE TREE TO BE REMOVED (green circle with X)
 - NEW SITE TREE (green circle)
 - COMMUNITY GARDENING (green rectangle with cross-hatch)
 - NEW PLANTED SHRUBS (green circle with cross-hatch)
 - NEW STREET TREE (green circle with cross-hatch)
 - EXISTING HOUSE (grey rectangle)
 - PROPOSED BUILDINGS (grey rectangle)
 - SNOW DUMP (TYP) (grey rectangle with cross-hatch)
 - RIVER STONE (grey rectangle with cross-hatch)
 - ASPHALT (brown rectangle)
 - BRICK PAVED WALKWAYS (orange rectangle)
 - GRASSCRETE (grey rectangle with cross-hatch)
 - Grass (green rectangle)

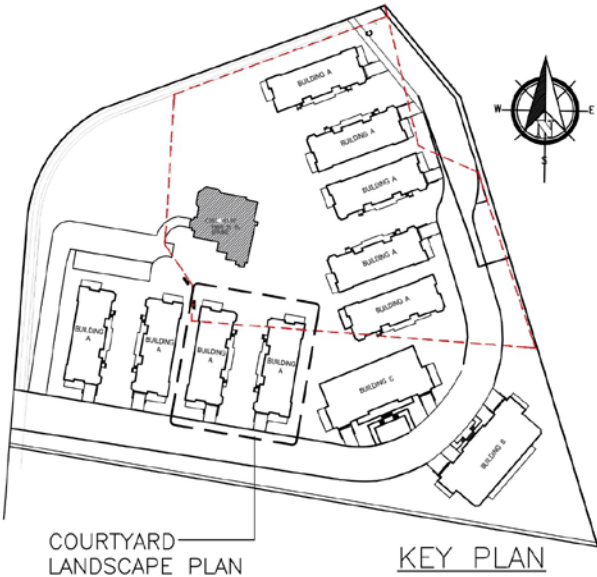
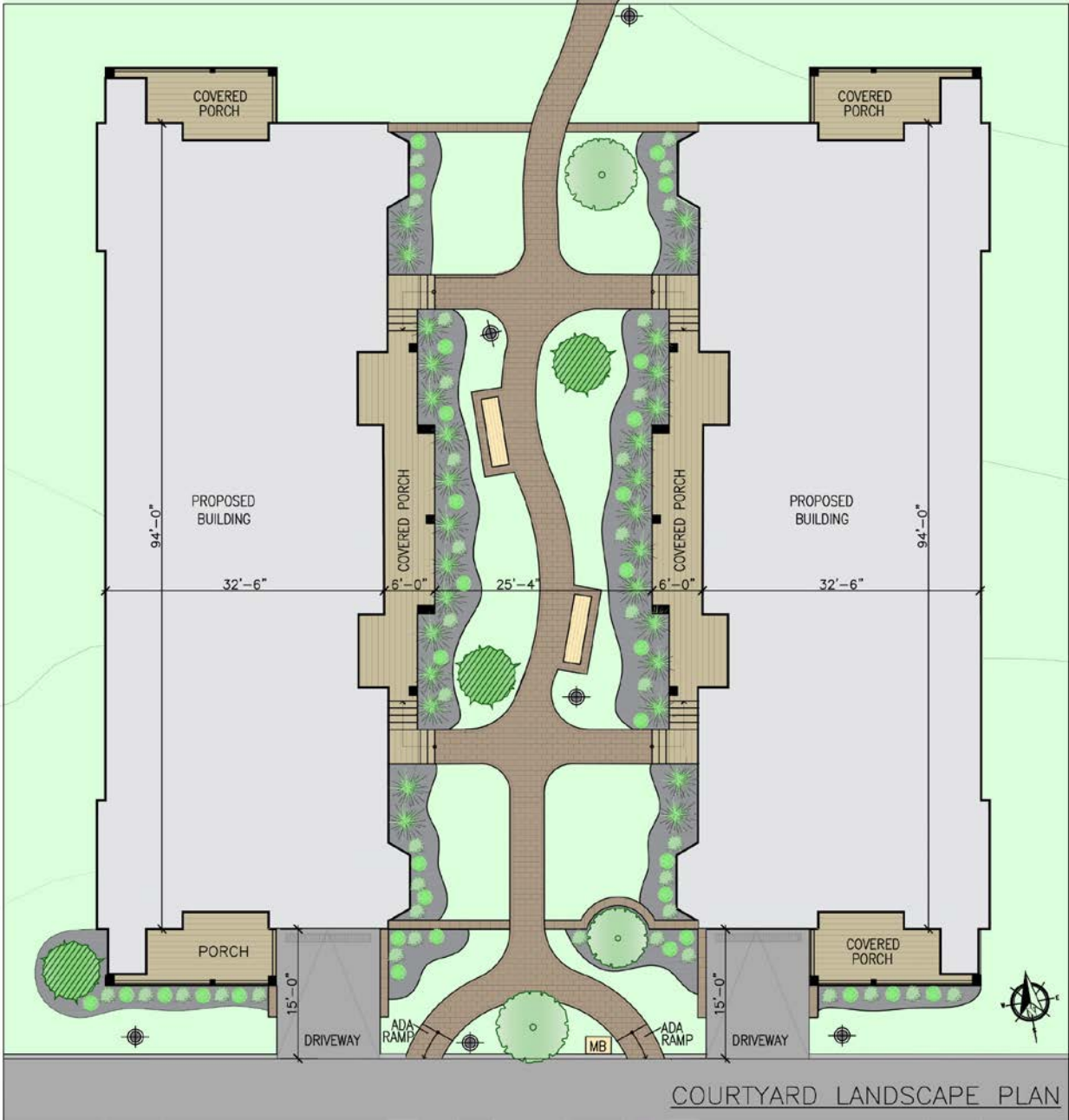


S-3



V
VICTORIO ASSOCIATES
■ ARCHITECTS


Interior Courtyard Landscaping Plan

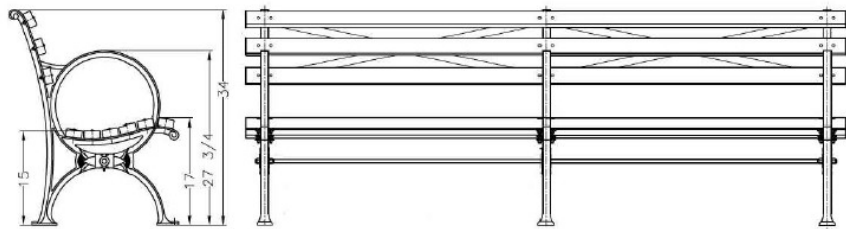


LEGEND

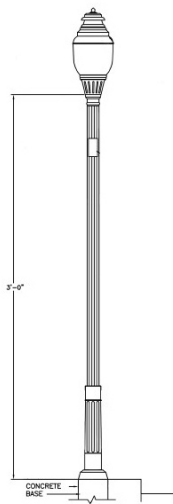
- EXISTING SITE TREE TO REMAIN
- NEW SITE TREE
- ORNAMENTAL GRASS
- PLANTED SHRUBS
- FLOWER BED & MULCH
- GRASS
- ASPHALT ROADWAY
- BRICK PAVED WALKWAYS
- LAMP POST
- MAILBOX
- BENCH



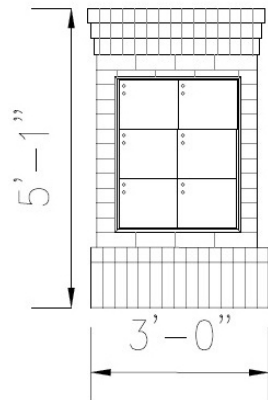
Landscaping details



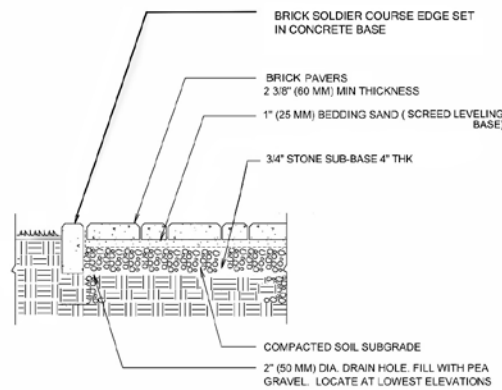
F BENCH DETAIL



E LAMP POLE DETAIL



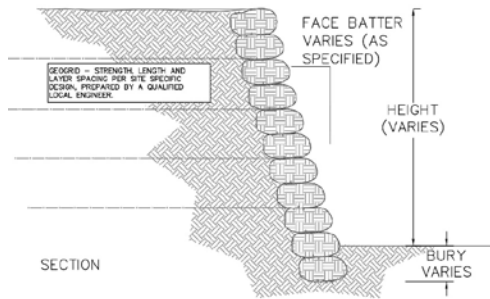
B MAILBOX DETAIL



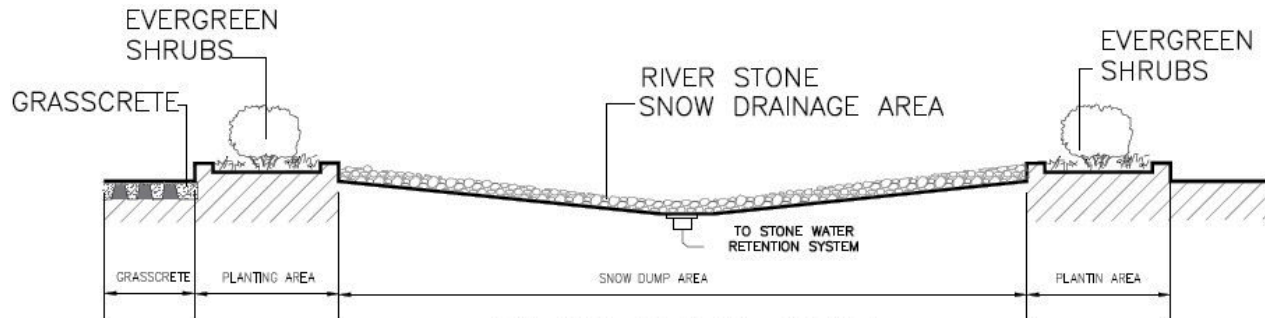
D WALKWAY DETAIL



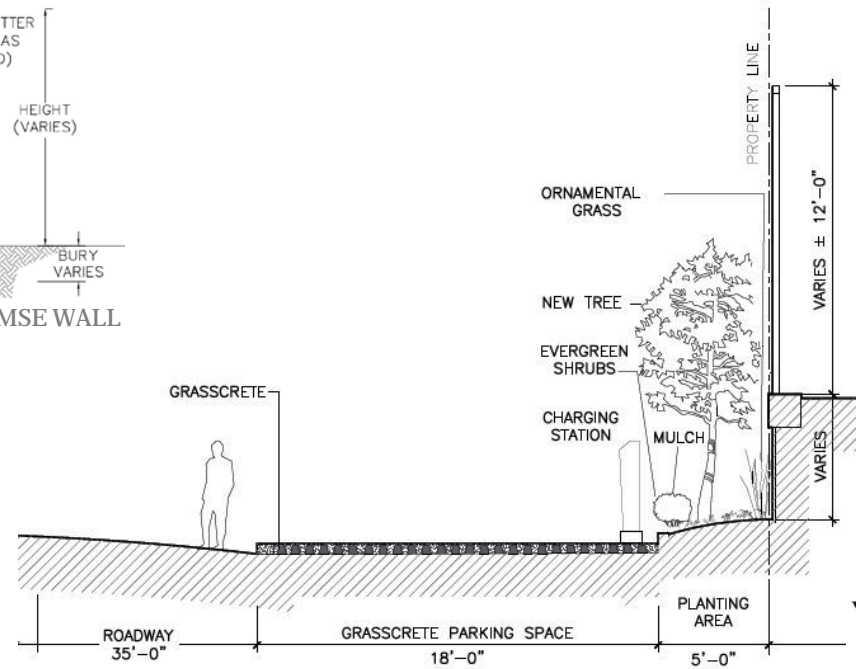
G GREEN RETAINING WALL SYSTEM



GEOGRID REINFORCED FLEX MSE WALL TYPICAL



A SNOW DUMP AREA

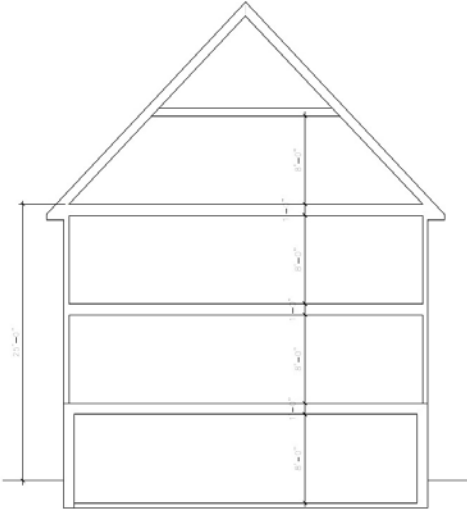


C PARKING AREA

Building Type A – Street Elevation



Building Type A – Proposed Elevations



SECTION
SCALE: 1/16" = 1'-0"

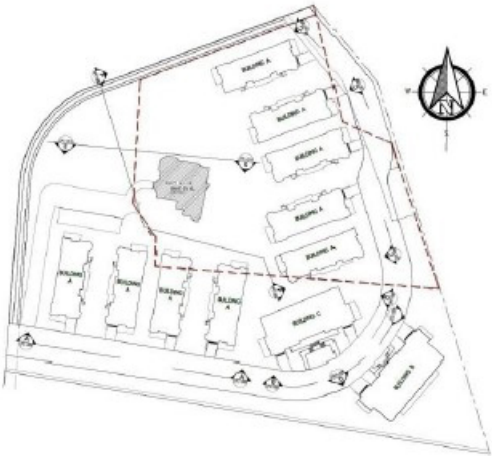


COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



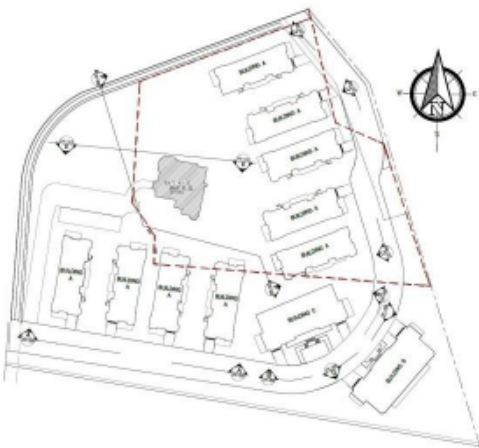
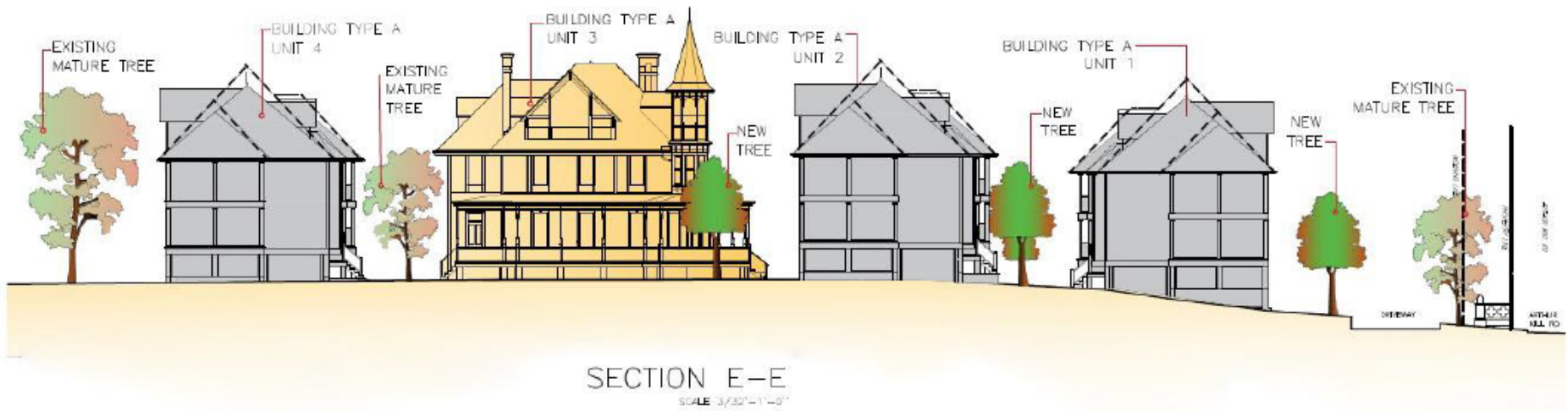
STREET ELEVATION
SCALE: 3/16" = 1'-0"

Site Sections



KEY PLAN

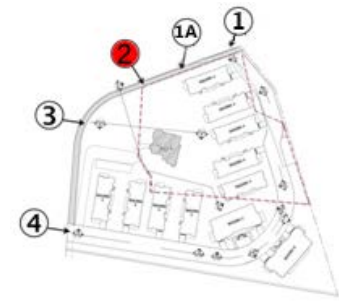
Site Sections



KEY PLAN

Unobstructed view from road

STREET VIEW 2

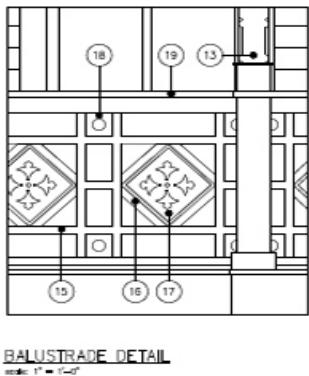
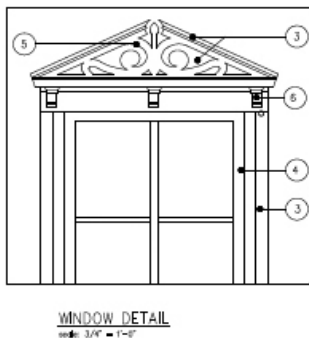
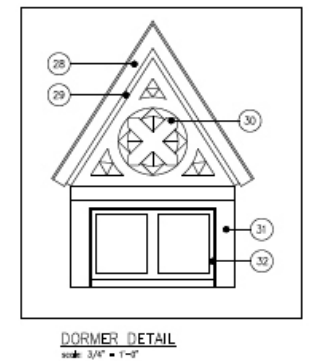
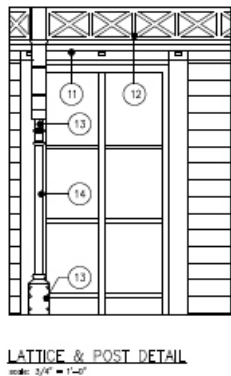


Unobstructed view from road

STREET VIEW 3



PAINTING ANALYSIS



COLOR MATCHES: MASTER SCHEDULE		
LOCATION	MS NAME/ MUNSILL NUMBER	
FIRST FLOOR SIDING KITCHEN WINDOW SIDING THIRD FLOOR TOWER SIDING ATTC NORTH PORCH SIDING	GRAYISH OLIVE GREEN/ SOY 3/2	
FIRST FLOOR PORCH DETAILS THIRD FLOOR PORCH DETAILS THIRD FLOOR TOWER DETAILS WATERGARDEN DOOR FRAMES AND DOORS	DARK GRAYISH OLIVE GREEN / SOY 2/1 OR DARKER	
WINDOW FRAMES CORNERGARDENS BELLY COLUMNS BRACKETS DECORATIVE ELEMENTS	DARK REDDISH BROWN/ 7.5R 2/5	
SECOND FLOOR SIDING FIRST FLOOR PORCH DETAILS	LIGHT ORANGE YELLOW/ 7.5R 7/5	
WINDOW SASH THIRD FLOOR PORCH DETAILS THIRD FLOOR TOWER DETAILS PANNING SOFFIT JAC-SAWN SIDING JAC-SAWN BALUSTERS	STRONG YELLOW BROWN/ 7.5R 5/5	
MISCELLANEOUS DECORATIVE ELEMENTS	STRONG BROWN/ 5R 3/5	

FIRST FLOOR - MAIN HOUSE		
LOCATION	MS COLOR NAME	MUNSILL NO.
1 SIDING	GRAYISH OLIVE GREEN	SOY 3/2
2 CORNERGARDENS	DARK REDDISH BROWN	7.5R 2/5
3 WINDOW FRAME AND PEDIMENT	DARK REDDISH BROWN	7.5R 2/5
4 WINDOW SASH	STRONG YELLOW BROWN	7.5R 5/5
5 WINDOW PEDIMENT DECORATION	STRONG YELLOW BROWN	7.5R 5/5
6 WINDOW PEDIMENT DETAILS	DARK REDDISH BROWN	7.5R 2/5
7 SHUTTERS	STRONG YELLOW BROWN	7.5R 5/5
8 FRONT DOOR	ORANGE-BROWN SHELLAC	
9 FRONT DOOR FRAME	ORANGE-BROWN SHELLAC	
10 TRANSOM FRAME	ORANGE-BROWN SHELLAC	

FIRST FLOOR - PORCH		
LOCATION	MS COLOR NAME	MUNSILL NO.
11 PORCH LATTICE - TOP AND BOTTOM ELEMENTS	DARK GRAYISH OLIVE GREEN	SOY 2/1
12 PORCH LATTICE	LIGHT-ORANGE YELLOW	7.5R 7/5
13 PORCH POST - TOP, BOTTOM AND BALUSTRADE SECTIONS	DARK GRAYISH OLIVE GREEN	SOY 2/1
14 PORCH POST - CENTER SECTION	DARK REDDISH BROWN	7.5R 2/5
15 PORCH BALUSTRADE - RECTILINEAR PIECES	LIGHT-ORANGE YELLOW	7.5R 7/5
16 PORCH BALUSTRADE - SHAPING FRAMING PIECES	LIGHT-ORANGE YELLOW	7.5R 7/5
17 PORCH BALUSTRADE - SHAPING PIECES	DARK REDDISH BROWN	7.5R 2/5
18 PORCH BALUSTRADE - RECTANGULAR INSET W/ CIRCLES	DARK REDDISH BROWN	7.5R 2/5
19 HANDRAIL - SCRAPPED OR REPLACED	UNKNOWN - POSSIBLY DARK GRAYISH OLIVE GREEN	SOY 2/1
20 PORCH FLOOR	DARK BROWN	UNKNOWN
21 PORCH CEILING	TELLURIDE GRAY	UNKNOWN

SECOND FLOOR - WEST ELEVATION		
LOCATION	MS COLOR NAME	MUNSILL NO.
22 WINDOW FRAME	DARK REDDISH BROWN	7.5R 2/5
23 WINDOW SASH	STRONG YELLOW BROWN	7.5R 5/5
24 TOWER - BRACKETED FASCIA	DARK REDDISH BROWN	7.5R 2/5
25 SOFFIT UNDERSIDE	STRONG YELLOW BROWN	7.5R 5/5
26 MEDIAL FACE OF SOFFIT	DARK GRAYISH OLIVE GREEN	SOY 2/1(UNKNOWN)
27 FOUR-POINTED STAR	STRONG YELLOW BROWN	7.5R 5/5

SECOND FLOOR - WEST ELEVATION DORMERS		
LOCATION	MS COLOR NAME	MUNSILL NO.
28 FANEGARDEN	DARK GRAYISH OLIVE GREEN	SOY 2/1(UNKNOWN)
29 EAVES	STRONG YELLOW BROWN	7.5R 5/5(UNKNOWN)
30 PEDIMENT DECORATION	STRONG YELLOW BROWN	7.5R 5/5(UNKNOWN)
31 WINDOW FRAME	DARK REDDISH BROWN	7.5R 2/5
32 WINDOW SASH	STRONG YELLOW BROWN	7.5R 5/5(UNKNOWN)



ROOFING ANALYSIS



Historical Condition



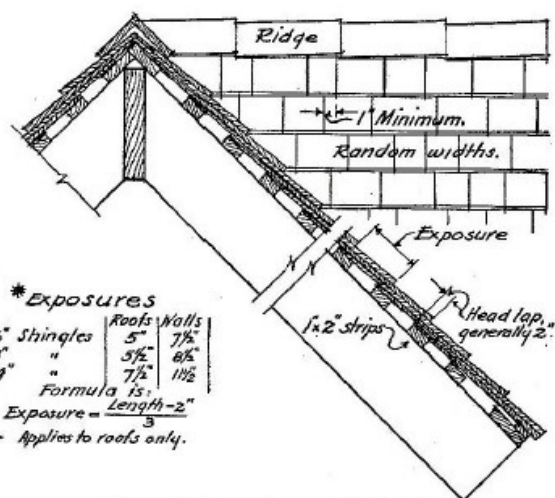
Condition prior to restoration .date: Fall 2003



Completed restoration date: Summer 2004



Current condition date: Fall 2019

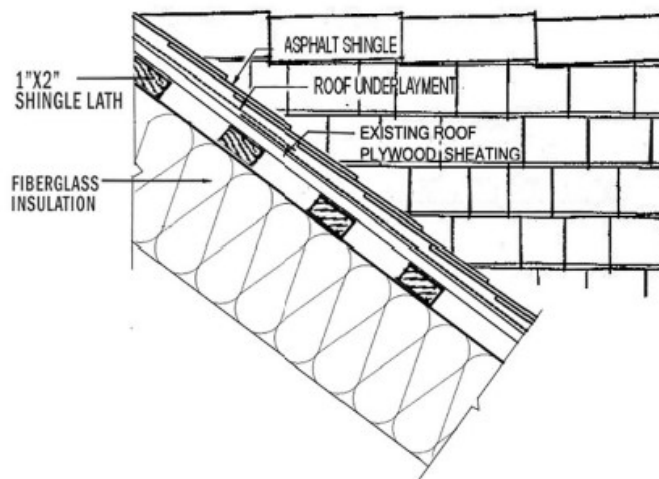


SHINGLES on STRIPS

SHINGLE ROOFS-WOOD

Should not be used when pitch is less than 6" to 12"

HISTORICAL ROOFING DETAIL
REFERENCE ONLY



EXISTING SHINGLE ROOF (ASPHALT)
EXISTING ROOFING DETAIL

MAXIMUM SPANS FOR RAFTERS №1 COMMON

ROOF LOAD OF 30^{LB} PER SQ. FT. UNIFORMLY DISTRIBUTED
FOR SLOPES OF 20° OR MORE

AMERICAN STANDARD LUMBER SIZES		DIST ON CENTER	MAXIMUM CLEAR SPAN- PLATE TO RIDGE.			
			SO. PINE & DOUGLAS FIR		WESTERN HEMLOCK	
NOMINAL	NET		UNPLAST'D	PLASTER'D	UNPLAST'D	PLASTER'D
2" x 4"	1-5/8" x 3-5/8"	16" 24"	7'-8" 6'-3"	6'-10" 6'-0"	7'-4" 5'-0"	6'-2" 5'-5"
2" x 6"	1-5/8" x 5-5/8"	16" 24"	11'-3" 9'-8"	10'-6" 9'-3"	11'-3" 8'-10"	10'-7" 8'-5"
3" x 6"	2-3/8" x 5-5/8"	16" 24"	14'-10" 12'-3"	12'-3" 10'-10"	14'-1" 11'-5"	13'-6" 11'-10"
2" x 8"	1-5/8" x 7-1/2"	16" 24"	13'-7" 12'-10"	14'-0" 12'-3"	13'-0" 11'-9"	14'-3" 12'-2"
3" x 8"	2-3/8" x 7-1/2"	16" 24"	15'-3" 12'-1"	16'-1" 14'-3"	15'-5" 13'-7"	17'-5" 14'-9"
2" x 10"	1-5/8" x 9-1/2"	16" 24"	18'-7" 16'-3"	17'-6" 15'-6"	18'-5" 14'-10"	17'-11" 14'-10"
2" x 12"	1-5/8" x 11-1/2"	16" 24"	23'-6" 18'-6"	21'-2" 18'-0"	20'-5" 17'-10"	19'-3" 17'-0"

*Note:- Deflection limited to 1/60th of the span.
 Dead load figured to include weight of rafters, roof sheathing, and 2.5 lbs. for wood shingle or 3-ply ready-made roofing. For heavier roof finishes use rafter next size larger.
 Data supplied by National Lumber Manufacturers Association.

RAFTER SPAN TABLE

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4500 Arthur Kill Road,

Borough of Staten Island

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APPENDIX

Original Twin Kreischer Houses; circa 1886 – view from Arthur Kill Road

EXISTING
HOUSE
4500
ARTHUR
KILL RD

PREVIOUSLY
DEMOLISHED
RESIDENCE

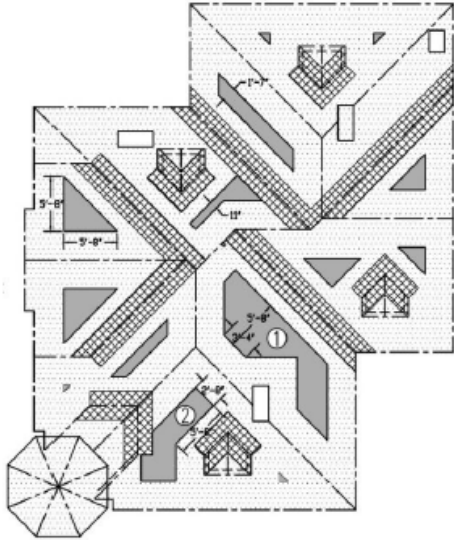


Arthur Kill
Road
looking
Easterly

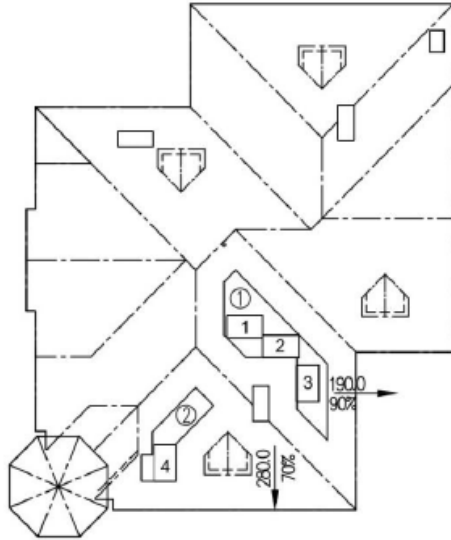
View #2



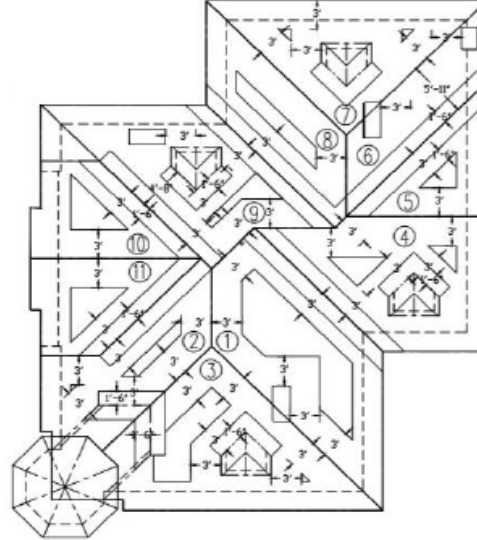
SOLAR ROOF ANALYSIS



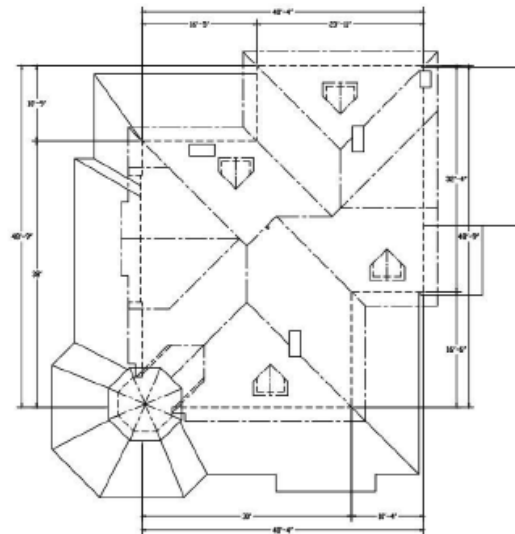
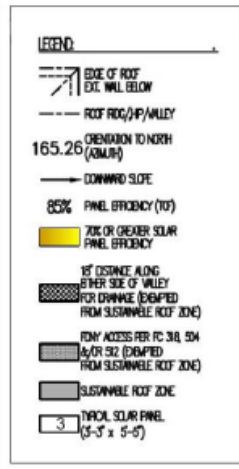
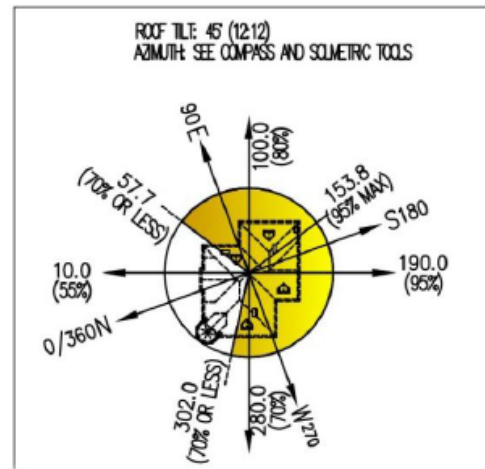
ROOF/ SUSTAINABLE ROOF AREAS (NTS)



SOLAR PANELS LAYOUT (NTS)



ROOF/ SUSTAINABLE ROOF LAYOUT (NTS)



ROOF LAYOUT (NTS)

ROOF AREA CALC'S:

ROOF AREA (1)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 262.6 SF. = 371.4 SF.
0.707

ROOF AREA (2)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 161.9 SF. = 229.0 SF.
0.707

ROOF AREA (3)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 261.6 SF. = 370.0 SF.
0.707

ROOF AREA (4)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 230.6 SF. = 326.2 SF.
0.707

ROOF AREA (5)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 97.4 SF. = 137.8 SF.
0.707

ROOF AREA (6)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 117.4 SF. = 166.1 SF.
0.707

ROOF AREA (7)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 194.7 SF. = 275.4 SF.
0.707

ROOF AREA (8)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 148.4 SF. = 210.0 SF.
0.707

ROOF AREA (9)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 228.2 SF. = 322.8 SF.
0.707

ROOF AREA (10)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 115.3 SF. = 163.1 SF.
0.707

ROOF AREA (11)
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 115.3 SF. = 163.1 SF.
0.707

SUSTAINABLE ROOF AREA CALC'S:

SOLAR READY AREA (1) AT ROOF (1):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 71.7 SF. = 101.4 SF.
0.707

SOLAR READY AREA (2) AT ROOF (2):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 86.6 SF. = 122.2 SF.
0.707

SOLAR READY AREA (3) AT ROOF (3):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 30.9 SF. = 43.7 SF.
0.707

SOLAR READY AREA (4) AT ROOF (4):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 13.1 TOTAL SF. = 18.5 SF.
0.707

SOLAR READY AREA (5) AT ROOF (5):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 6.9 SF. = 9.8 SF.
0.707

SOLAR READY AREA (6) AT ROOF (6):
SURFACE AREA = 0 SF.

SOLAR READY AREA (7) AT ROOF (7):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 1.4 SF. = 2.0 SF.
0.707

SOLAR READY AREA (8) AT ROOF (8):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 18.0 SF. = 25.5 SF.
0.707

SOLAR READY AREA (9) AT ROOF (9):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 10.5 SF. = 14.9 SF.
0.707

SOLAR READY AREA (10) AT ROOF (10):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 16.3 SF. = 23.0 SF.
0.707

SOLAR READY AREA (11) AT ROOF (11):
SURFACE AREA
= HORIZ. PROJECTED AREA
COSINE (45° SLOPE)
= 16.3 SF. = 23.0 SF.
0.707

SOLAR READY AREA (2) &
(4 THRU 11)
NOT ACCOMMODATE FOR SOLAR
PANELS BECAUSE OF FDNV
REQUIREMENTS

SUSTAINABLE ROOF AREA CALC'S:

TOTAL ROOF AREA (1 THRU 11) = 2,734.9 SF.
FDNV ACCESS REQ'S (1 THRU 11) = 2,460.9 SF.
TOTAL SUSTAINABLE AREA (1 THRU 11) = 274.0 SF.

SUSTAINABLE ARE ANALYSIS:
SUSTAINABLE ROOF AREA (1) & (3)
ACCOMMODATE FOR SOLAR PANELS = 145.1 SF.
SUSTAINABLE ROOF AREA (2) & (4 THRU 11)
NOT ACCOMMODATE FOR SOLAR PANELS = 128.9 SF.

SUSTAINABLE ROOF AREAS (2) & (4 THRU 11)
NOT ACCOMMODATE FOR SOLAR
PANELS BECAUSE OF FDNV
REQUIREMENTS

SOLAR PANEL LAYOUT

SUSTAINABLE ROOF AREA: (1) + (3) = 145.1 SF.
READY FOR FOUR (4) SOLAR PANELS

SOLAR PANEL CAPACITY CALCULATION

SOLAR PANEL CAPACITY: AVERAGE = 250W
SOLAR PANEL SIZE: 3'-3" x 5'-5"

ROOF (1) (4) SOLAR PANELS (90% EFF.) = 900.0W
ROOF (2) (1) SOLAR PANEL (70% EFF.) = 175.0W

TOTAL WATTS: 1,075W < 4,000W
SOLAR PANELS CANNOT MEET OR EXCEED A CAPACITY
OF 4KW AS REQUIRED BY ILL. 92 AND ILL. 94 OF 2019.

THEFORE THE ROOF IS EXEMPT.

NOTES:

1. ALL DATA CALCULATIONS ARE DONE WITHOUT SHADE. SHADE CAN IMPACT THESE INSULATION VALUES, AND SHIFT THE TILT AND AZIMUTH OPTIMUM VALUES. FOR EXAMPLE SHADE IN THE EAST MAY SHIFT THE (LOWERED) OPTIMUM VALUE TO THE WEST. WITH SHADING DATA AND TILT ORIENTATION FACTOR (TOF), TOTAL SOLAR RESOURCE FRACTION (TSRF) CAN BE CALCULATED.

2. ANNUAL INSULATION IS CALCULATED BY INTEGRATING THE HOURLY TMY3 INSULATION VALUES FOR THE YEAR AT EACH TILT/AZIMUTH COMBINATION.


3. THE PEREZ MODEL IS USED FOR THE CALCULATIONS. SEE PEREZ, R.; INDIEN, P.; SEALS, R.; MICHALSKY, J.; STEWART, R. (1990). "MODELING DAYLIGHT AVAILABILITY AND RADIANCE COMPONENTS FROM DIRECT AND GLOBAL RADIANCE." SOLAR ENERGY, 44(5), PP. 271-289.

TILT AND ORIENTATION FACTOR (TOF). TOF IS THE SOLAR INSULATION AT THE ACTUAL TILT AND ORIENTATION DIVIDED BY THE INSULATION AT THE OPTIMUM TILT AND ORIENTATION, EXPRESSED IN PERCENT.

TOTAL SOLAR RESOURCE FRACTION (TSRF). TSRF IS THE RATIO OF INSULATION AVAILABLE ACCOUNTING FOR BOTH SHADING AND TOF, COMPARED TO THE TOTAL INSULATION AVAILABLE AT A GIVEN LOCATION AT THE OPTIMUM TILT AND ORIENTATION AND WITH NO SHADING. TSRF IS ALSO EXPRESSED IN PERCENT, ACCORDING TO THE FOLLOWING EQUATION: TSRF = SOLAR ACCESS * TOF.

Siding

James Hardie® Siding Products
with ColorPlus® Technology



CHARM AND CHARACTER OF WOOD
WITHOUT THE MAINTENANCE

•

SOLID THICK AND STRONG

•


RESISTS ROTTING AND CRACKING

•

PROFESSIONALLY DEVELOPED COLOR PALETTE

•

15-YEAR FINISH WARRANTY



James Hardie®
Siding Products



COUNTRYLANE
RED



HEATHERED
MOSS



KHAKI BROWN



5/4 HARDIETRIM
BOARDS

Window



S-18

Roof



Bricks





EXTERIOR FINISHES REPORT
for
THE KREISCHER MANSION
4500 Arthur Kill
Staten Island, New York
Prepared February, 2001

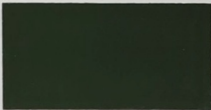

HISTORIC PRESERVATION & ILLUMINATION, INC.
5 Park Place East ■ Cranbury, NJ 08512
609.395.1266 **phone** ■ 609.395.1267 **fax**

Exterior Paint Analysis Report
Page 7

The Kreischer Mansion

COLOR MATCHES

The following colors were used on the exterior of the Kreischer Mansion. Refer to the following charts for specific color placement.

Location	NBS Name / Munsell Number	Sample
First floor siding Kitchen wing siding Third floor tower siding Attic north porch siding	Grayish Olive Green / 5GY 3/2	
First floor porch details Third floor porch details Third floor tower details Rakeboards Door frames and doors	Dark Grayish Olive Green / 5GY 2/1 or darker	
Window frames Cornerboards Belt courses Brackets Decorative elements	Dark Reddish Brown / 7.5R 2/6	
Second floor siding First floor porch details	Light Orange Yellow / 7.5YR 7/6	
Window sash Third floor porch details Third floor tower details Raking soffit Jig-sawn siding Jig-sawn balusters	Strong Yellow Brown / 7.5YR 5/6	
Miscellaneous decorative elements	Strong Brown / 5YR 3/6	

The current proposal is:

Items 7 & 8, LPC-20-01986 & LPC-19-14497

4500 Arthur Kill Road,

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