



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 01/04/2002	<b>EXPIRATION DATE:</b> 01/04/2008	<b>DOCKET #:</b> 01-6625	<b>COFA #:</b> COFA 02-3759
<u>ADDRESS</u> 4500 ARTHUR KILL ROAD <u>INDIVIDUAL LANDMARK</u> KREISCHER HOUSE		<b>BOROUGH:</b>  STATEN ISLAND	<b>BLOCK/LOT:</b>  7485/115

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Isaac E. Yomtovian**  
**S.I. Properties Development, LLC**  
**246 Cedarwood Road**  
**Cleveland, OH 44124**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 24, 2001 following the Public Meetings of March 20, 2001, February 27, 2001, and the Public Hearing and Public Meeting of January 23, 2001, the Landmarks Preservation Commission voted to approve work at the subject premises, as put forward in your application completed on December 14, 2000.

The proposed work, as approved, consists of the construction a new building situated partly on the landmark site; as shown and described in existing condition photographs, unlabeled plans, sections and elevations, and material samples.

In reviewing this proposal, the Commission notes that the designation report describes the Kreischer Mansion as a Stick Style Residence built circa 1885.

With regard to this proposal, the Commission found that the footprint of the new building encroaches modestly onto the landmark site; that the portion of the proposed building on the landmark site has been sited along one edge of the landmark site so that the Individual Landmark maintains its prominence when viewed from Arthur Kill Road; that the buffer of approximately 120 feet of open ground between the proposed building and the Individual Landmark will allow the Individual Landmark to still be viewed as a mansion on a hill; that the height of the proposed new building and its distance from the Individual Landmark allow the Individual Landmark to dominate the site; that the proposed building steps down in height from four stories to two at the eastern portion of the site, thereby reducing the impact of its visibility as seen in conjunction with the Individual Landmark; that the muted color palette of the proposed building will help to minimize its presence on the site, and to differentiate it from the landmark; that the proposed modern facade materials will recall the appearance of more traditional materials in terms of their details, texture, scale, and finish; that the proposed landscaping and earth work will

help to obscure the view of the proposed new building from the Individual Landmark; that the proposed parking areas and access roads have been situated to maintain the maximum distance from the Individual Landmark; and that the neutral color of the proposed paving stones will not detract from the landscape elements on the landmark site.

The Commission required that two complete sets of Department of Buildings filing drawings be submitted to the staff of the Commission prior to the issuance of a Certificate of Appropriateness. Subsequently, on December 11, 2001, the staff received drawings labeled A-1, A-1a, A2, A2a, A3,A3a, A3b, A-4, A-5 through A-15a, A-16 through A-21, A22a, A22b, A22c, A23a through A23e, A-24, A-25, A-26, A-26a through A-26c, A-27, A-27a through A-27c, A-28a through A-28d, A-29, and A-30, all dated revised November 27, 2001, all prepared by Robert A. Caneco, R.A. Accordingly the staff reviewed these drawings and determined that the approved design has been maintained. Therefore these drawings have been marked approved by the LPC with a perforated seal, and this Certificate of Appropriateness is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Jared Knowles.

Sherida E. Paulsen  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Ronald D. Victorio, R.A.**

cc: Ronald D. Victorio, R.A.; Jack Stern, Esq.; Brian Hogg, Director of Preservation/LPC