

Landmarks Preservation Commission
June 28, 1983, Designation List 166
LP-1400

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, Borough of Staten Island. Built 1898-c.1917; architect, Ernest Flagg.

Landmark Site: Borough of Staten Island, Tax Map Block 891, Lot 1 in part and Lot 18 as follows: Beginning at a point on the northwest curbline of Flagg Place 212.45' northeast of the northeast curbline of Copperleaf Terrace; northwesterly 569.58' along land of Copperflagg Corporation; northeasterly 120' along land of Copperflagg Corporation; northwesterly 520' through land of Copperflagg Corporation; northeasterly 403.16' along land of Copperflagg Corporation; southeasterly 274.60' along land of Copperflagg Corporation; continuing southeasterly 162' along land of the Pious Society of St. Charles; northeasterly 177.08' along land of the Pious St. Charles to the southwest curbline of West Entry Road; southeasterly 191.38' along the southwest curbline of West Entry Road; southerly 149.04' along land of the Pious Society of St. Charles; southwesterly 72.26' along land of the Pious Society of St. Charles; southeasterly 224.62' along land of the Pious Society of St. Charles; southwesterly 34.89' along land of Pious Society of St. Charles; southeasterly 106.23' along land of Pious Society of St. Charles to the northwest curbline of Flagg Place; southwesterly along the northwest curbline of Flagg Place 519.16' to point of beginning.

(The Gatehouse is now located on Tax Map Block 891, Lot 100.)

On October 12, 1982, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Expanded Landmark Site of the Ernest Flagg House, Gatehouse and Gate (Item No. 7). The hearing had been duly advertised in accordance with the provisions of law. Thirteen witnesses spoke in favor of designation. Five witnesses spoke in opposition to designation. Many letters were received in favor of designation. Two letters were received in opposition to designation.

Introduction

Stone Court, the estate of the noted American architect Ernest Flagg, is located on the crest of Todt Hill, part of the central ridge of serpentine rock which bisects the northern half of Staten Island and offers from its crest splendid view of the Atlantic Ocean. Together with the nearby stone cottages he built on lands once included as part of his estate, it encapsulates both his sophisticated and highly individual approach to architectural design and his lifelong commitment to building reform which made him one of the most influential New York architects around the turn of the century.

Ernest Flagg and the Flagg Estate

Born in Brooklyn, Ernest Flagg was trained in Paris at the Ecole des Beaux-Arts to which American architects flocked in increasing numbers in the 1880s and 1890s. Flagg achieved considerable success in the atelier of Paul Blondel. In 1891 he established an architectural practice in New York and was later joined by Walter B. Chambers. Flagg gained prominence for his winning design for St. Luke's Hospital in Morningside Heights (1892-97). In his design for St. Luke's, Flagg confidently approached historical styles, combining a monumental public image and

Careful planning for the requirements of program, ventilation, and light, all concerns fundamental to his later housing design. Flagg's career would continue to be characterized by a dichotomy between elegant commissions for affluent clients and an innovative approach to commercial structures and the pressing housing needs in New York City. The Singer Building, his most famous work, was the tallest steel-framed building at the time of its completion in 1908. The French Beaux-Arts vocabulary of the 1890s was attenuated to dramatize the structural feats possible in modern skeletal construction. As architect for the City and Suburban Homes Company, Flagg prepared advanced tenement designs as early as 1896 which were influential in the framing of the New Tenement Act of 1901. Examples of his housing survive in the "model tenements" at 42nd Street and Tenth Avenue and in Greenwhich Village at the Mills House at 160 Bleecker Street, designed as a home for working men in 1896. He also made many proposals for a more innovative approach to urban planning problems many of which are reflected in the 1916 zoning laws.

Flagg was introduced to Staten Island by its first Borough President, Todt Hill resident George Cromwell. Flagg purchased a neighboring lot in 1897 and constructed his imposing Colonial Revival style residence there between 1898 and 1899. As the first of only a handful of country houses designed by Flagg, it represents a major attempt to use regional styles expressive of his admiration for American colonial architecture. Disdainful of the decorative excesses and imported flavor of the Queen Anne style, Flagg saw American colonial architecture as at once native and restrained in its exquisite proportions. In Stone Court, Flagg drew his inspiration from examples of colonial architecture to be found on Staten Island such as the Lake-Tysen House, although his design far exceeded any local colonial building in size. The combination of whitewash rough stone and shingle construction and the huge dormered gambrel roof with its dominating chimneys has a studied vernacular character. His interest in technological experimentation, which was later to dominate the development of his estate, was a concern from the beginning in Flagg's own house. The dominating twin brick chimneys with ventilator caps painted black, a recurrent hallmark of Flagg's Staten Island work, were skillfully designed to improve ventilation and economize on heating.

Flagg's later concern with the design and construction of small stone houses was also evident from the beginning. The original dining room and billiard hall wings which flank the Colonial Revival main block (today they can only be seen from the rear of the residence) are simple one-and-one-half-story gabled structures of fieldstone. Large brick chimneys, roof dormers and attic level windows that break the eaves are features that would appear in Flagg's later cottages. The general design of these wings seems less influenced by the immediately available colonial sources than it is by the English Cotswold Hills cottages cited as one of the sources for Flagg's small houses.¹

Located at the rear of the grounds and constructed at the same time, the fieldstone stable and large water tower - sympathetic adjuncts to the wings - also predict the future development of Flagg's estate. Their simplified forms and relationship to each other, and to the wings, anticipates the community of small stone houses Flagg would construct near his residence.

Flagg's interest in architecture, planning and development had been stimulated during the 1880s and 1890s by his involvement in speculative land and building enterprises with his father and brother. Soon after his original purchase, the potential of the largely undeveloped Todt Hill area and its great natural beauty led Flagg to acquire extensive lands adjacent to his house lot and on the opposite or southwest side of Todt Hill Road. By 1920, holdings totaling nearly two hundred

acres made Flagg the largest landowner in Staten Island.

Rarely were Flagg's disparate interests so closely juxtaposed as on his Staten Island estate. Here - in the shadow of his imposing country residence - Flagg sought to transform traditional forms of American housing for the middle classes into more economical and practical types. His object was to reinforce the traditional values of the American home by making private houses available to a wider segment of the population.

The means to accomplish this end was announced by the formation of the Flagg Estate Company in 1909.² It was an event coinciding with the major alterations to his Colonial Revival residence which Flagg initiated beginning in 1907. These alterations transformed his residence into a far grander country villa, one inspired by a Palladian model. They also had the effect of de-emphasizing the Colonial Revival aspects of his residence, a de-emphasis that was accompanied by the removal of whitewash from various locations, thus revealing the stone of Stone Court.

The aggrandizement of his residence was accompanied by the intensification of his interest in the construction of small stone houses. In 1908 the first of his small stone cottages - the gambrel roofed addition to the Gate House and the Gardener's Cottage - were constructed on the grounds of his residence. A number of their features, such as the roof dormers, pedimented windows breaking the eaves, and door hoods carried on brackets, were repeated in his later designs. Flagg also began his experimentation with the cement and stone construction techniques and a variety of innovative design features that would allow these small stone houses to be built cheaply and easily. The first of these experimental houses - Bowcot - was built in 1916 at the corner of Flagg Place and West Entry Road, the northeastern edge of Flagg's estate.

Flagg's plans for the development of his estate coalesced as the "Flegg Ridge Estate of Ernest Flagg at Dongan Hills, Staten Island," the large community of innovative small stone houses Flagg envisioned rising on his extensive Todt Hill holdings, one that would evoke what he described as a Norman village.³ The changes to his residence are directly related to this scheme and were intended to provide the new village with a manorial center befitting what Flagg implied were his ancestral lands. "Flegg" was the spelling used by early members of his family.

The summation of his experimentation and planning is contained in Flagg's book Small Houses, Their Economical Design and Construction, published by his brother-in-law's firm Scribner's Sons in 1922. There he sets forth his aim "to improve the design and construction of small houses while reducing their cost" and his conviction that stone construction is superior to wood and in the long run more economical.⁴ Flagg's book is no mere manual for do-it-yourselfers - although this is one of its vital and primary intentions - but incorporates the heritage of French rationalist theory and British pragmatic emphasis on good building, the legacy of the Arts & Crafts tradition. As Flagg explained, "The theory for the design of these houses is that the most economical way of obtaining good results is to apply the great, fundamental principles of art, and depend on them for beauty rather than upon the use either of applied ornament or more expensive materials; that much better results are likely to accrue from truth rather than falsehood and from architectural rather than archaeological methods."⁵ Flagg explained that his method saved space, materials, and labor by an ingenious combination of constructional methods and design features all tempered by the harmonious proportions derived from modular design. The modular system, which Flagg went to great lengths

to document as a fundamental principle of ancient Greek architecture, involved the use of drafting paper griddle with a fixed module: 3'9" for the small houses on Staten Island. Flagg maintained that by placing all the walls and major divisions of the compositions on the lines of the grid, measured drawings were created without calculations and harmonious proportions were assured.

Flagg recommended the use of local materials for construction. This system of stone construction was really a hybrid method which he called "mosaic rubble" and involved a poured concrete wall behind the tightly packed surface of randomly-laid serpentine. The wooden framework necessary for the wall's construction was carefully made without nails so that the timber could be reused for the roof beams. The roof takes on an unusual importance in these designs. The ridge-dormer, which Flagg devised to improve light and ventilation in the second story bedrooms beneath the steep sloping roof restricted planning to such a degree that Flagg insisted it was best to design the house "from the roof down."

After the publication of his own book in 1922, he turned to popular magazines, including Colliers, House Beautiful, and McCall's to reach a wider audience. Flagg wrote a series of articles in McCall's including "The New McCall House, Step by Step" (October 1924, p. 60-65). In that same year a demonstration model was constructed at 1929 Richmond Road below Flagg's estate. Publicized under different names, the initial response was overwhelming. Following Flagg's suggestions in Collier's Harold Cary published a book called Build a Home -- Save a Third, one of several derivative works. Flagg was besieged with correspondence and requests for plans; but as he later lamented, "so-called Flagg Houses sprang up in many parts of the country which had little resemblance to the genuine article. Also many were built on plans provided by me."⁶

Although Flagg built only a handful of small stone houses on the grounds of his estate - all nearby his residence - his vision provided the American middle-class dream of a single-family house with a legacy of good design and affordability. Flagg's estate remained intact until his death in 1947. His residence and its immediate grounds were acquired soon thereafter by its present owners, the Pious Society of St. Charles and converted to a seminary.

Description

Fronting on Flagg Place, the architects own residence is set on the highest point of the grounds. The imposing Colonial Revival style structure, flanked by lower wings, gains additional prominence from its location atop a large elevated terrace bounded by walls of randomly-laid fieldstone. Another fieldstone wall runs along the northwest side of Flagg Place. Bordered by a row of low-growing trees, it extends the width of the long rectangular house lot purchased by Flagg in 1897.

The entrance to the grounds from Flagg Place is marked by a wide fieldstone archway at the east corner of the Landmark Site. Modern siding has obscured the center cartouche, bracketed cornice and parapet of the original entablature. The Gatehouse (a designated New York City Landmark now located on Tax Map Block 891, Lot 100) lies on the northeast side of the entry drive. The c.1900 portion of the Gatehouse - probably contemporary with the Gateway - consists of the one-story, L-shaped, gabled-roof section of fieldstone incorporated as part of the retaining wall that continues northeasterly along Flagg Place to West Entry Road, the northeast boundary of Flagg's estate. The one-and-one-half story gambrel-roofed, three-bay wide extension of serpentine stone on the northwest side was added c.1908. Both sections retain their slate roofs. The tall brick chimneys

with curved ventilator caps, shed dormers and bracketed door hood of the addition are all characteristic features of Flagg's small cottages. The northwest bay and gambrel-roofed greenhouse above it are modern additions.

The curving approach drive leading upward from Flagg Place is lined by embankments and bordered by trees - more numerous on the northeast side of the drive. It swings around the north corner of the house to the entry facade facing the rear grounds. A U-shaped entry court defined by the fieldstone service wings flanking the main block of the house is partially enclosed on the fourth side by semicircular fieldstone walls ending in posts. A small fountain set in the center of the court is one of three used by Flagg to emphasize the central axis that bisects the house and grounds.

A shingled gambrel roof (today obscured by asphalt) covers the main block of the house. Picturesquely broken up by the large circular widow's walk above a tall drum, twin brick chimneys with curved ventilator caps and shed dormers, it dominates the composition. The facade of whitewashed fieldstone on the ground floor and shingles above (today covered by aluminum siding) features a central frontispiece flanked by triangularly pedimented gables, all of which cut through the eaves of the sloping roof. Four wooden Tuscan columns forming a porch before the entry support a projecting bay with three large window openings. Paired modern storm sash in each opening diminishes the original effect. The segmentally-arched pediment above was ornamented by an elaborate cartouche; aluminum siding covers that area today.

The facade facing Flagg Place fronts an axially-arranged formal garden which takes up the entire elevated terrace. The main axis is emphasized by a fountain placed at the back edge of the projecting semicircular section of the terrace. Although the terrace facade was radically altered by Flagg, many design features repeat those of the entry court facade. The pair of brick chimneys flanking the widow's walk and identical center frontispiece are, however, much wider and taller than those on the entry court side. The shed dormers are repeated exactly. The second-story open porches flanking the frontispiece were added by Flagg when the lower section of the gambrel and dormers was removed. Below, a facade-wide porch features composite columns. Although the alterations to the main block, as well as alterations, additions and extensions to the flank wings were undertaken as early as 1907, the facade did not attain its final form - a Flaggesque version of a classical Palladian villa - until c. 1917.

Two-story flat-roofed fieldstone blocks, the center sections of which contain three-bay wide openings enframed by attached pilasters capped by triangular pediments, were added to the southeast sides of the lower gabled wings which form the entry court. Projecting hip-roofed one-story end-pavilions were linked to these blocks by a lower one-story open loggia on the southwest side, and the one-story fieldstone swimming pool wing on the northeast. The southwest pavilion and loggia were demolished in 1957 and replaced by the present two-story St. Charles Seminary administration building. The formal garden courtyard to the rear of the former loggia survives, as does the courtyard area bordered by pollarded trees behind the northeast wing.

A large isolated copper beech tree punctuates the broad expanse of open lawn which surrounds the terrace occupied by the house. As shown in early photographs, it was meticulously shaped and trimmed in Flagg's day and was for that reason although smaller - a more conspicuous element than it is today. Further southwest

there are irregularly-spaced large trees which form a curve toward the west; their massed foliage balances that associated with the entry drive on the opposite side of the lawn. An enframing wooded setting for the house and its immediate surroundings is suggested, one that contrasts with the open space it bounds, as well as the more formally arranged trees, shrubs and gardens.

Another approach drive to the grounds leads in from West Entry Road. It merges with the drive leading up from Flagg Place and continues along the rear of the house. The gate on West Entry Road consists of fieldstone piers flanked by lower curving walls topped by a metal railing set between smaller piers. It is similar to the Todd Hill Road gate which once marked the beginning of another approach drive from the southwest. Both appear on a 1909 map. Large trees flanking the West Entry Road drive still suggest an allée. Additional large trees located in the area just northwest of this drive provided a backdrop for the residence.

Constructed c.1900, a small round tower of fieldstone, once used as a pump house, is located on the center axis approximately 160 feet northwest of the entry court gate. A modern shrine is now located immediately southeast of this tower and its back wall has been breached to accommodate a grotto. Northwest of the tower, the gradual downward slope which extends from the rear of the residence is accentuated by an embankment. It introduces the broad expanse of central open space which is bounded by a U-shaped drive - a continuation of the Flagg Place approach drive - on the northeast, northwest and southwest sides.

The lower portion of this area is taken up by a large rectangular pool with a semi-circular "apsidal" ends. The artificial oval pond enclosed by a stone wall built c.1900 and shown on a 1909 map, was enlarged by Flagg and converted to its present form sometime before 1917. The perimeter of the pool is enclosed by a low brick wall; entry to the depressed concrete platform that rings the pool is provided by short flights of steps through the enclosing wall on the northwest and southeast sides; both flights occupy the center axis. Early photographs show fountain located in the center of the pool; the piping for it can still be found in the floor of the pool. This fountain repeated the emphasis of the center axis provided by the entry court and Flagg Place terrace fountains.

Twin pavilions with brick piers and metal canopies flank the entry stairs on the southeast side of the pool. The row of conifers paralleling the southeast side of the pool interrupts the continuous open space maintained by Flagg in this area.

The open space lying to the southeast of the pool is today largely taken up by a broad lawn. A 1909 map shows this area to have been occupied by a large vegetable garden symmetrically arranged on either side of the center axis. Later photographs suggest Flagg converted the garden to lawn. Low-growing vegetation was introduced along the northeast and southwest perimeters of this open space. The concrete support posts for the grape arbors are still in place on both sides; the remnants of an orchard can be seen along the southwest side.

Although some sections have been breached, the rear portion of the site is enclosed by a more-or-less continuous fieldstone perimeter wall which demarcates the back and lateral boundaries of the house lot purchased by Flagg in 1898. Three of the gateways through it - one just northwest of the Gardener's Cottage and two flanking the stable - have been filled in with concrete and cinderblock. Portions of this wall, the section near the Gardener's Cottage, for example, employ the "mosaic rubble" technique developed by Flagg for his experimental small houses; other sections are conventionally laid.

The several outbuildings Flagg constructed at the rear of the site either abut or are incorporated into this wall and occupy a peripheral zone lying between the perimeter wall and the drive enclosing the central open space. Closest to the main residence is the Gardener's Cottage - actually a double cottage - located on the northeast side of the grounds. Its principal facade faces northwest. Constructed in 1908, at approximately the same time the Flagg Place Gatehouse addition was built, it was originally a long rectangular building of whitewashed fieldstone. The short northeast end is incorporated into the perimeter wall which, continuing some distance further southeast and - at right angles - southwest, provided an enclosed courtyard behind it. Flagg claimed that he was here using a "new approach" anticipating a house type he described as the "cloister house" designed "about a hollow square."⁷ A subsequent addition by Flagg to the rear is attached to the perimeter wall and creates the present L-shaped house plan. Removal of the back wall and the insertion of a modern garage into what remained of the courtyard has obscured the intended effect. The southwest section of the main facade consists of a single story above a basement. The shingled attic level features a pair of gabled windows that break the eaves. The lower or northwest section is composed of two stories; large window openings appear in both. The second-story gabled windows break the eaves in this section as well. Main entrances into the two sections are marked by pent roofs carried on brackets.

Constructed before 1909, the Palm House is located 100 feet northwest of the Gardener's Cottage and, like it, abuts the perimeter wall. The area between them was occupied by greenhouses. One was attached to the southeast side of the Palm House and ran along the perimeter wall; two additional greenhouses extended at right angles from it. The Palm House is a low one-story structures of fieldstone covered by a gable roof. The center section of the southwest slope was filled by a large skylight. The eaves of this slope extended further than they do today and were broken by the gabled pediments above the windows. Massive end-chimneys suggest the extensive heating system required for the greenhouses. The northwest chimney was once considerably taller. The slightly elevated courtyard area in front of the Palm House is bounded by a low wall formerly edged by shrubs; it enclosed an elaborate formal garden.

Constructed c.1900 the large fieldstone stable - once whitewashed - is the largest of the outbuildings constructed by Flagg. Fronting the swimming pool and set close to the rear property line, it is bisected by the center axis. Originally two stories in height, it is covered by a steeply-pitched gable roof. An attic story was added by St. Charles Seminary in 1947 and the three large roof dormers removed. Still in place is the conically-roofed lantern which straddles the ridge-line and provides yet another accent to the center axis, an emphasis repeated by the main entryway at the ground level. The stable is flanked by low dependencies which functioned in part as platforms for the secondary drives leading from the U-shaped drive to the large door openings located at both ends of the structure. Short spurs from these drives led through the gateways (now filled in) which flank the stable to a former narrow roadway - a continuation of today's Coventry Road - which paralleled the rear of Flagg's property and connected Todt Hill and West Entry Roads. During Flagg's lifetime, these gateways were the only means of egress from the rear grounds. Southwest of the original house-lot line, this roadway traversed land owned by Flagg. Terminated by the Todt Hill Road gateway and the South Gatehouse, it was the route to Flagg's extensive holdings on the opposite side of Todt Hill Road.

At the west corner of the site there is a one-story three-bay wide garage of rubblestone now faced with concrete. Constructed before 1909, it features an unusual peaked roof. The drive on its southwest side, not part of the Landmark Site, is a modern means of access to Coventry Road. A portion of the perimeter wall along the southwest boundary of the original house lot was breached to accommodate it.

Although once considerably taller, the large fieldstone water tower remains the most distinctive of Flagg's outbuildings. Set close to the original house lot boundary, it is located 50 feet southeast of the garage. A doorway and a window opening appear in the lower sections of the tower. The upper portion is penetrated by a ring of round-arched windows. The brackets which supported the original superstructure are still in place near the top of the tower. They carried a narrow walkway; a ring of posts rose from the walkway and supported a conical roof surmounted by a windmill. Today the superstructure and a portion of the stonework have been removed from the top of the tower. The present crenellated brick parapet does not reach the height of the original masonry.

A narrow areaway separates the tower from the storage and workshop building to its southeast. Because the land to the southwest (not part of the Landmark Site) lies below the grade of the area bounded by the perimeter wall, the doorway through the rubblestone wall to the storage shed beneath the areaway is not accessible. The low, gabled-roof storage and workshop building abuts the areaway. The earlier, fieldstone half of the building was constructed before 1909. The drop in grade has yielded a tall gable wall on the northwest end which is visible from the areaway. The rear wall of the structure forms a portion of the perimeter wall along the southwest boundary of the original house lot. On the facade facing the pool, the low wide openings between the fieldstone piers are now in-filled with Belgian block. The early 1920s addition on the southeast side continues the roof line of the original structure. As seen from the northeast, modern roofing and cladding obscure the original construction. The rear or southwest wall, which also doubles as the perimeter wall, is constructed of the "mosaic rubble" developed by Flagg for his small houses. This building was used by the architect in conjunction with the construction activity occurring on his estate. Anticipating intensified development of his Todt Hill properties in the 1920s, Flagg also built a large workshop of "mosaic rubble" a short distance to the southwest of this; it was demolished sometime after 1947.

The allée of large trees along the section of drive leading toward the Gardener's Cottage and other large trees located toward the periphery of the rear grounds - together with those on adjacent lands not included as part of the Landmark Site but once owned by Flagg - provide an enframing wooded setting for the rear grounds, a continuation of that existing on the southeast side of the residence.

Substantial development occurred in the Todt Hill area since the properties owned by Flagg were sold after his death in 1947. The view today toward the west and northwest from the rear of his residence disguises that fact. Sufficient tree cover remains to lead the eye beyond the immediate grounds along a path of green toward the wooded upper slopes of Todt Hill - the location of Flagg's most distant properties - lying on the horizon. Nor has development obscured the panoramic view of the ocean to be gained from the terrace facade. It remains possible today to appreciate and understand the special beauty of the landscape that drew Flagg to Staten Island. Still perceptible too is its determining role in the siting and arrangement of his residence and grounds - and of the small stone houses he built nearby. Of them Flagg said:

...a building which seems fitted to its site has about it an air of belonging to the land and holding a legitimate place in the landscape which one designed to be placed anywhere cannot have. The building which seems to be indigenous to the soil bears about it a stamp of permanence suggestive of the homestead; a structure rooted in the soil, so to speak and appropriate to long continuance of family life. These two attributes are of the very essence of the idea of home...⁸

Although a number of changes have been made to both the Flagg's residence and its grounds, the Landmark Site remains an ensemble which conveys the original concepts. It is the last such ensemble with that capacity on Staten Island. Flagg's residence is a dominating architectural presence which shapes the surrounding environment. Planned from the beginning by a sensibility formed at the Ecole des Beaux Artes, its center axis - accented by a number of elements - orders the entire site. Because of its scale and because it is a structure with two facades - fronting on contrasting vistas - Flagg's residence lays claim to significant amounts of open space both to the "front" and "rear." The peripheral location of the drives and outbuildings - as well as the type and location of plantings - define and reinforce the spatial organization. Plantings also provide a contrast to the architectural elements and to the larger framework inhabited by the house - the wooden terrain. Flagg's dictum that "...the immediate surroundings of the house be arranged to furnish an agreeable transition between the irregularities of nature and the formality of the building..." was well-exemplified at Stone Court.⁹

Report prepared by
Barry Bergdoll
Consultant to Landmarks Preservation Commission

and

Shirley Zavin
Landmarks Preservationist

Report typed by
Barbara Sklar

FOOTNOTES

1. M. Bacon, "Testimony Given by Dr. Mardges Bacon, Assistant Professor of Fine Arts and American Studies, Trinity College, Hartford, Connecticut:" at a Public Hearing held by the Landmarks Preservation Commission on October 12, 1982.
2. Ibid.
3. Ibid.
4. E. Flagg, Small Houses: Their Economic Design and Construction. New York: Scribner's, 1922: IX.
5. Ibid.
6. New York Landmarks Preservation Commission, National Register of Historic Places Inventory - Nomination form: Ernest Flagg Houses on Todt Hill. (Application prepared by Barry Bergdoll.) New York: 1983 Unpublished: Item 8;3.
7. Bacon, "Testimony Given by Dr. Mardges Bacon."
8. Flagg, Small Houses: 96.
9. Ibid.: 77

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, architecture and other features of this Expanded Landmark Site, the Landmarks Preservation Commission finds that the Expanded Landmark Site of the Ernest Flagg House, Gatehouse, and Gate which includes the Gardener's Cottage, Palm House, Swimming Pool, Stable, Storage House, Garage, Large Water Tower, Small Water Tower and Retaining Walls has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that among its important qualities the Expanded Landmark Site of the Ernest Flagg House, Gatehouse and Gate includes the most significant portion remaining of an estate that once comprised several hundred acres, that it constitutes an ensemble of buildings and grounds which encapsulates both his sophisticated and highly individual approach to architectural and landscape design and his lifelong commitment to building reform which made him one of the most important and influential New York architects around the turn of the century, and that it not only reflects Flagg's personal aspirations in the design of his house, outbuildings and grounds, but also his dedication to the goal of providing affordable housing to middle-income families.

Accordingly, pursuant to the provisions of Chapter 21 (formerly Chapter 63) of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 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 Wall, 209 Flagg Place, Borough of Staten Island, Tax Map Block 891, Lot 1 in part and Lot 18 described as follows:

Landmark Site: Borough of Staten Island, Tax Map Block 891, Lot 1 in part and Lot 18 as follows: Beginning at a point on the northwest curbline of Flagg Place 212.45' northeast of the northeast curbline of Copperleaf Terrace; northwesterly 569.58' along land of Copperflagg Corporation; northeasterly 120' along land of Copperflag Corporation; northwesterly 520' through land of Copperflagg Corporation; northeasterly 403.16' along land of Copperflagg Corporation; southeasterly 274.60' along land of Copperflagg Corporation; continuing southeasterly 162' along land of the Pious Society of St. Charles; northeasterly 177.08' along land of the Pious St. Charles to the southwest curbline of West Entry Road; southeasterly 191.38' along the southwest curbline of West Entry Road; southerly 149.04' along land of the Pious Society of St. Charles; southwesterly 72.26' along land of the Pious Society of St. Charles; southeasterly 224.62' along land of the Pious Society of St. Charles; southwesterly 34.89' along land of Pious Society of St. Charles; southeasterly 106.23' along land of Pious Society of St. Charles to the northwest curbline of Flagg Place; southwesterly along the northwest curbline of Flagg Place 519.16' to point of beginning.

(The Gatehouse is now located on Tax Map Block 891, Lot 100.)

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_____. "Testimony given by Dr. Mardges Bacon, Assistant Professor of Fine Arts and American Studies, Trinity College, Hartford, Connecticut" at a Public Hearing held by the Landmarks Preservation Commission on October 12, 1982.

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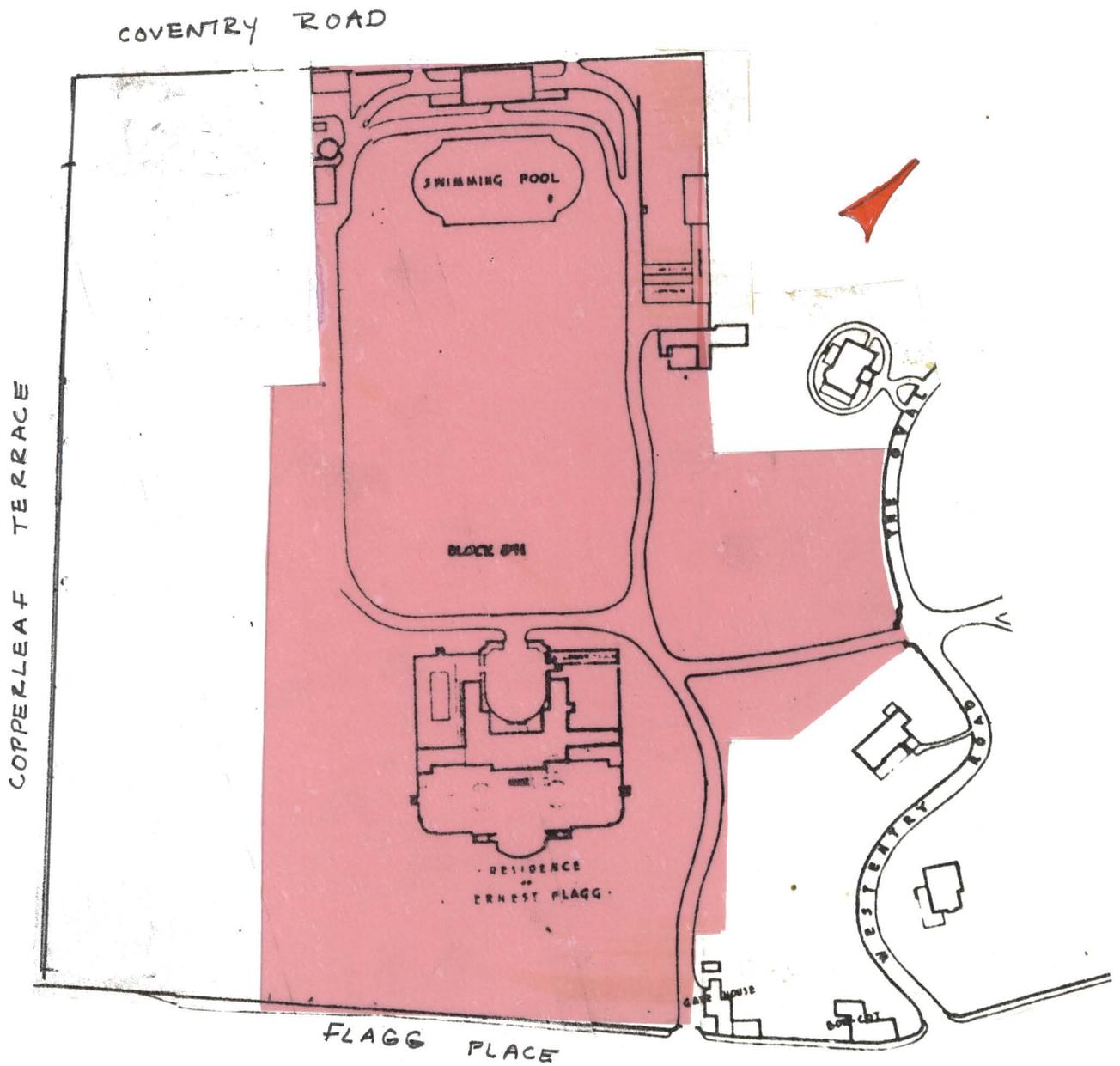
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Expanded landmark site of the Ernest Flagg House, Gatehouse and Gate: the site to include Gardener's Cottages, Palm House, Swimming Pool, Stable, Storage House, Garage, Large Water Tower, Small Water Tower and Retaining Walls, 209 Flagg Place, S.I.

THIS MAP IS TO BE USED FOR REFERENCE ONLY

NOT DRAWN TO SCALE



Architect: Ernest Flagg
Date: 1898 - c. 1917

Expanded Landmark Site of the Ernest Flagg House
209 Flagg Place
Staten Island

Photo credit: Pious
Society of St. Charles
Date: c. 1950