



CITY PLANNING COMMISSION

May 11, 2011/Calendar No. 11

N 110279 HKX

IN THE MATTER OF a communication dated March 31, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Greyston Gatehouse, 4695 Independence Avenue (Block 5924, Lot 480), by the Landmarks Preservation Commission on March 22, 2011 (Designation List No. 440/LP-2396), Borough of The Bronx, Community District 8.

Pursuant to Section 3020.8(b) of the New York City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether a historic district or a landmark to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement, or renewal of the area involved.

On March 22, 2011, the Landmarks Preservation Commission (LPC) designated the Greyston Gatehouse located at 4695 Independence Avenue (Block 5924 Lot 480) as a city landmark.

The Greyston Gatehouse, built between 1863 and 1868, is located at 4695 Independence Avenue in the Riverdale section of The Bronx. A rare example of a 19th-century estate gate house, whose villa also survives, the Greyston Gatehouse is one of the few such known structures ever designed by the Renwick firm, best known for its designs of Washington's Smithsonian Institution and New York's St. Patrick's Cathedral. The Greyston villa (previously landmarked in 1970) and its gatehouse were originally built for William Earl Dodge, Jr. (1832-1903), the son of the co-founder of Phelps Dodge & Company. It was one of the many palatial Hudson River estates built within what was then lower Westchester County. The gatehouse was owned by the descendents of the Dodge family until 1977 and was eventually acquired by John Jay Osborn, Jr., author of the 1971 novel *The Paper Chase*. In 1981, the property was conveyed to Dr. Melville Elizabeth Ivy Boufford, and in 1999 was transferred to its current owner, the Cleveland H. Dodge Foundation.

The gate house is a two-story building with two distinct sections. The first story is clad in clapboards, while the second story has board-and-batten wood siding, a jerkinhead gable, and polychrome slate shingles. Two schist entrance piers and a flagstone walk serve as an entry to the gatehouse.

The landmark site is located in a R1-1 zoning district. Pursuant to Section 74-79 transfer of development rights is not permitted for landmark sites located in R1-1 zoning districts. All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the City Planning Commission is not aware of any conflicts between the subject landmark designation and the projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

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