



CITY PLANNING COMMISSION

February 16, 2011/Calendar No. 11

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IN THE MATTER OF a communication dated December 22, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Alderbrook House, 4715 Independence Avenue (Block 5926, Lot 76), by the Landmarks Preservation Commission on December 14, 2010 (Designation List No. 436/LP-2399), 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 December 14, 2010, the Landmarks Preservation Commission (LPC) designated the Alderbrook House located at 4715 Independence Avenue (Block 5926 Lot 76) as a city landmark.

The Alderbrook House, built about 1858, is located at 4715 Independence Avenue in the Riverdale section of The Bronx. A rare example of a mid 19th-century Hudson River villa within New York City, the house was most probably built for Oscar C. and Ada Woodworth Ferris between 1858 and 1859. Overlooking the Hudson River, Alderbrook is one of the two oldest villas in The Park-Riverdale, an exclusive residential development dating to 1856, and the only one to remain a single-family dwelling. Alderbrook was the country house of industrialist and banker Percy Pyne from 1864 into the 1890's, and subsequently served as the home of the sculptor Elie Nadelman between 1929 and his death in 1946. The house continued to be owned by the Nadelman family (including the diplomat E. Jan Nadelman) until 2009.

Alderbrook is an outstanding and well-preserved example of a mid-19th century villa influenced by the designs and writings of Andrew Jackson Downing and Calvert Vaux, two of the most significant figures in the country-house design during this period. As it stands today, Alderbrook is composed of a main three-story western portion with a deeply overhanging intersecting-gable roof and a two-story eastern wing with a mansard roof. The east wing appears to have been added at least 20 years after the completion of the main house. The south façade facing West 247th Street features a two-story bay window and a wood porch that wraps to the west and north facades of the house.

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 R1-2 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. There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark.

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