CITY PLANNING COMMISSION

June 8, 2016/Calendar No. 21 N 160296 HKR

IN THE MATTER OF a communication dated April 22, 2016, from the Executive Director of Landmarks Preservation Commission regarding the landmark designation of the Vanderbilt Mausoleum, on private land adjacent to the Moravian Cemetery (Block 934, p/o Lot 250) within the Special Natural Area District (NA-1) in Community District 2 of the Borough of Staten Island, by the Landmarks Preservation Commission on April 12, 2016 (Designation List 487/LP-1208).

> Pursuant to Section 3020.8 (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission, whether of 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 April 12, 2016 the Landmarks Preservation Commission (LPC) designated the Vanderbilt Mausoleum, located on private land adjacent to the Moravian Cemetery (Block 934, Lot 250 in part) as a City Landmark. The landmark site includes the part of Lot 250 consisting of the mausoleum, its steps and retaining walls; the hillock enclosing the mausoleum; the terrace in front of the mausoleum's main façade and the base of the terrace walls; the pathway leading from the terrace northeasterly, southeasterly, southwesterly, and southeasterly, beneath the arch near the southernmost entrance to the lot, to the lot boundary; the entrance arch and gates, and the adjoining stone retaining walls extending from the south face and sides of the arch northeasterly and southwesterly to the north and south lot lines; the stone retaining walls extending from the north face of the arch along both sides of a portion of the pathway; the land beneath the entrance arch opening; and the land upon which these improvements are sited.

The Vanderbilt Mausoleum is located near the apex of the eastern slope of Todt Hill, overlooking the low density residential New Dorp neighborhood, within the Special Natural Area District (NA-1) of Staten Island's CD 2. The landmark site is bordered on the east and south by the Moravian Cemetery and to the north and west by High Rock Park. The underlying zoning for the site and adjacent Moravian Cemetery is R3-2. The zoning for the near-by

residential areas is primarily R1-1, R1-2, and R2. The Vanderbilt Mausoleum is accessible by walking path from the Moravian Cemetery's internal vehicular and pedestrian circulation network. The closest cemetery entrance to the landmark site is located on Richmond Road across from Otis Avenue.

According to the Landmark Preservation Commission's designation report, the Vanderbilt Mausoleum is a monument to America's Gilded Age. It combines the talents of two important turn of the 20th century American designers, Richard Morris Hunt and Frederick Law Olmsted, while also being associated with the Vanderbilt family, the country's wealthiest family at the time of the mausoleum's completion in 1886. The tomb, lauded at the time for its magnificence, houses the remains of Staten Island native "Commodore" Cornelius Vanderbilt, who amassed the family's large fortune through the steamboat and railroad lines that helped develop New York City and State. The mausoleum also contains the remains of Commodore Vanderbilt's son, William H. Vanderbilt, who planned the mausoleum project before his death in 1885, as well as the remains of other Vanderbilt family members. The mausoleum is one of the few remaining New York City buildings designed by architect Richard Morris Hunt for the Vanderbilt family. Constructed of gray Quincy granite, the mausoleum is primarily Romanesque Revival in style. It features three arched doorways, keyhole openings, and carved tympana and diaper-work. The structure is crowned by two unusual lanterns, consisting of austere classical drums supporting attenuated domes with fish-scale roofing. The broad terrace in front of the mausoleum is a collaboration between Richard Morris Hunt and landscape architect Frederick Law Olmsted. Other mausoleum landscape features designed by Olmsted include the hillock surrounding the mausoleum, the stone arch and adjoining walls at the plot's entrance, and the winding pathway connecting the entrance arch with the terrace. The Vanderbilt Mausoleum project represents one of the earliest collaborations between Hunt and Olmsted that led to their subsequent hiring by George W. Vanderbilt to design his North Carolina estate, Biltmore, one of America's most impressive unions of architecture and landscape design.

The Vanderbilt Mausoleum is a cemetery space that is permitted in R3-2 districts under Zoning Resolution Section 22-14 Use Group 4 (B) for open uses compatible with a residential environment.

Pursuant to Section 74-79 of the Zoning Resolution, the unique regulation associated with transfer of development rights from landmark sites are not applicable in R1-R5 zoning districts.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The Department is not aware of any conflicts between the subject landmark designation and 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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