



CITY PLANNING COMMISSION

June 8, 2016 / Calendar No. 11

N 160298 HKK

IN THE MATTER OF a communication dated April 22, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Fort Hamilton Parkway Entrance and Green-Wood Cemetery Chapel, 500 25th Street (Block 902, p/o Lot 1), by the Landmarks Preservation Commission on April 12, 2016 (Designation List 487/LP-1233), Borough of Brooklyn, Community District 7.

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 any 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 Fort Hamilton Parkway Entrance and Green-Wood Cemetery Chapel as city landmarks. The landmark sites are located within the Green-Wood Cemetery at 500 25th Street (Block 902, p/o Lot 1) in the Sunset Park neighborhood of Community District 7, Brooklyn.

The Fort Hamilton Parkway Entrance and the Green-Wood Cemetery Chapel are significant Green-Wood Cemetery buildings that are excellent examples of Gothic Revival design that complement the picturesque character of this historic rural cemetery. Green-Wood Cemetery in Brooklyn was established in 1838, the fourth rural cemetery in the United States, with a landscape design influenced by the “English Rural” garden movement as advocated by Andrew Jackson Downing during the first half of the 19th century. Both the Fort Hamilton Parkway Entrance with its High Victorian Gothic style and the Green-Wood Cemetery Chapel with its late Gothic Revival ornament present variations of the Gothic Revival style that continue the design tradition of the elaborate Green-Wood Cemetery Gate at the main entrance, a New York City Landmark (LP-0149).

The Fort Hamilton Parkway Entrance, designed by Richard Mitchell Upjohn, consists of a Visitors’ Lounge, a Residence, and associated decorative iron gates, fencing, brownstone gateposts and low

walls. They are excellent examples of the High Victorian Gothic style that became popular during the post-Civil War years. As a leading proponent of the style, the architect Richard Mitchell Upjohn, like his father Richard Upjohn, was well-known for his skill adapting the Gothic Revival style to various building types. The brownstone buildings feature asymmetrical massing, prominent patterned steep roofs, arched windows; stained glass; a tall tower-like section; iron cresting; and carved and applied ornamentation. As such, the Fort Hamilton Parkway Entrance with its decorative gate structures, presents an elegant and inviting entry along the southeastern boundary of the cemetery.

The Green-Wood Cemetery Chapel, designed by the distinguished architectural firm of Warren & Wetmore, is an excellent example of a late-Gothic-inspired building with a Beaux-Arts form and massing. In addition to its pavilion-like presence within the picturesque cemetery, it is notable for its modern structural use of reinforced concrete. The building's most prominent feature is the cluster of towers: a tall central tower, surrounded by four smaller similarly designed turrets, all with octagonal ogee-shaped domes. Clad in limestone, the building is embellished with delicate Gothic-Revival carved ornament and a collection of arched stained-glass windows with decorative stone tracery.

The Green-Wood Cemetery Chapel and the Fort Hamilton Parkway Entrance buildings and features have excellent integrity. Today, these structures remain significant examples of Gothic Revival style buildings harmoniously incorporated into a picturesque cemetery landscape.

The Green-Wood Cemetery is bounded by four primarily residential neighborhoods: South Park Slope to the north, Windsor Terrace to the northeast, Kensington to the southeast and Sunset Park to the south and west. In South Park Slope, the northern border of the cemetery runs along 24th Street, 6th Avenue, 23rd Street, 7th Avenue and 20th Street, which include a mix of 2- to 4-story residences, low-rise light-manufacturing buildings and community facilities and are mapped with R5 and R6B residential zoning districts with a range of 1.65-2.0 residential FAR and a M1-1 zoning district with a max manufacturing FAR of 1.0. In Windsor Terrace, the northeast border of the cemetery runs along McDonald Avenue, consists of low-rise residential buildings and is mapped with a R5 zoning district (1.65 FAR). The sunken Prospect Expressway (NYS Route 27) runs

through South Park Slope and Windsor Terrace within a few blocks from the cemetery. Fort Hamilton Parkway runs along the southeast boundary of the cemetery in Kensington, includes a mix of automotive businesses, single-family homes and 3- to 6-story multi-family housing and is mapped with R5 (1.65 FAR) and C8-2 zoning districts (2.0 FAR). The southern border of the cemetery in Sunset Park, along 36th and 37th Streets, is adjacent to a MTA rail yard and is mapped with a M1-2 zoning district (2.0 FAR). The western border of the cemetery runs along 5th Avenue, consists of a mix of 2- to 4-story residences and 1- to 5-story light manufacturing buildings and is mapped with R6B (2.0 FAR) and M1-1D (1.0 FAR) zoning districts. Two blocks further west, the elevated Brooklyn-Queens Expressway runs along 3rd Avenue.

The Green-Wood Cemetery is accessible by transit, including access to subway lines at the 25th Street D,N, R station one block to the west from the main entrance, the 36th Street D,N, R station across the street from the 'western entrance,' the 15th Street Prospect Park F,G station six blocks to the north from the Prospect Park West entrance, and the Church Avenue F,G station five blocks southeast from the Fort Hamilton Parkway entrance. The B 63 bus route runs along 5th Avenue and stops next to the main entrance, the B 67 and 69 bus routes run along 20th Street and stop across the street from the Prospect Park West entrance and the B 16 bus route runs along 12th Avenue and stops two block east from Fort Hamilton Parkway Entrance.

The Fort Hamilton Parkway Entrance and the Green-Wood Cemetery Chapel are situated on a R5 zoning district (1.65 FAR). Pursuant to Section 74-79 of the Zoning Resolution, the unique regulation associated with transfer of development rights from landmark sites is not applicable in R1 through 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 subject landmarks do not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designations and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of

the landmark buildings.

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