

FRANCES EBERHART

September 15, 2011

Good morning councilmembers, my name is Franny Eberhart and I am a resident of the Upper East Side, where a case similar to this one at 135 Bowery sheds important light on the landmarks law. In that context, I urge you to uphold the landmark designation of 135 Bowery. As one of the city's oldest buildings remaining from the very earliest years of the new American republic, and one that is very intact, it is surely worthy of landmark status.

The case on the Upper East Side involves a building that is different, but also has an owner who was opposed to landmark designation and feels the designation is an economic burden. In this case, the designation was confirmed by the Council. The owner then invoked the Hardship provisions of the Landmarks Law, which are designed to balance the needs of preservation, on the one hand, and distressed buildings and their owners on the other. Of the 17 cases that have been brought under these provisions since 1967, almost all of them have been found in favor of the owners. What is particularly useful about the provisions, however is that once such a finding is made, the law provides a brief period of time in which a solution for the building that will work for the owner other than demolition can be sought.

In several cases that breathing period has worked for the landmark, by finding a new owner to buy the property, or providing tax relief to the current owner. Examples include two small wooden houses in Brooklyn at 38-40 Hicks Street right by the BQE where an advantageous sale was arranged to a new owner;

another small school building nearby at 65 Middagh that received tax relief from the city.

I urge this committee to uphold the designation of 135 Bowery so that this process can kick into play. The Hardship provisions and this breathing time for solution-finding is a great strength of the New York City Landmarks Law, benefitting both individual owners and the welfare of the larger city.



The New York City Landmarks Preservation Commission

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April 2010

LANDMARKS PRESERVATION COMMISSION DISPOSITION OF HARDSHIP APPLICATIONS

<u>YEAR</u>	<u>APPLICANT</u>	<u>REQUEST</u>	<u>DISPOSITION</u>	<u>TIMESPAN¹</u>
1967	Manhattan Club (Jerome Mansion) Non-profit owner Manhattan	Demolition	Granted	3 mths/3mths.

Summary:

The owner intended to sell the building to a developer for purposes of demolition and thus requested a Certificate of Appropriateness authorizing demolition and thus requested a demolition of the property. After the Landmarks Commission made a preliminary determination of hardship, the Commission searched for a buyer and was unsuccessful. The Commission recommended condemnation of the property but the City decided not to seek it. The Commission issued a Notice to Proceed.

<u>YEAR</u>	<u>APPLICANT</u>	<u>REQUEST</u>	<u>DISPOSITION</u>	<u>TIMESPAN</u>
1970	38-40 Hicks Street Brooklyn Heights	Demolition	Relief granted; building sold to Private buyer for Restoration	2 mths/2mths.

Summary:

The owner of these two row houses requested a Certificate of Appropriateness authorizing demolition. After the Commission made a preliminary determination of hardship, it found a buyer for the property. The owner sold the property to the buyer. The Commission denied the request to demolish.

¹ When one digit is shown it indicates total time to disposition in months. Where two digits are shown, the first digit indicates number of months from application to preliminary determination of hardship; the second digit indicates the number of months between preliminary determination and final resolution by the Landmarks Commission.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1972	51 Eight Avenue Greenwich Village	Demolition	Granted	5 mths/10mths

Summary:

The owner of the property contracted to sell it to an adjacent property owner who wanted to demolish the building. The adjacent property owner applied for a Certificate of Appropriateness authorizing demolition. After the Commission made a preliminary determination of hardship, the Commission hired a consultant to develop a plan to preserve the property and relieve the hardship. The applicant rejected the plan. The Commission recommended condemnation but the City decided not to seek it. A Notice to Proceed was issued authorizing demolition.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1973	Assumption School Brooklyn Heights Church owned but taxable property	Demolition	Relief granted; tax exemption obtained, building then sold and converted to residential use.	4.5 mth/4mths

Summary:

A church, the owner of this taxable property (placed on the tax rolls due to underutilization), requested a Certificate of Appropriateness authorizing demolition. After the Commission made a preliminary determination of hardship (applying the test for taxable properties), the Commission proposed a complete tax exemption and a remission of back taxes and then denied the request to demolish. The exemption continued until the building was subsequently sold and converted to residential use.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1978	Radio City Music Hall Rockefeller Center	Demolition	Denied—not ripe; applicant had no Plan for immediate Demolition.	2mths.

Summary:

The owner of this property requested a Certificate of Appropriateness authorizing demolition. The Commission then arranged for the Urban Development Corporation to study the

feasibility of constructing a building over Radio City Music Hall. At the hearing on the application, the owner maintained that if the study were unsuccessful it would have no alternative but to demolish. The Commission did not find hardship because the applicant did not satisfactorily establish that it sought in good faith to immediately demolish the building.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1979	74-86 Greene Ave. Fort Greene, Brooklyn. Church Owned residence	Demolition	Granted to make way for Church sponsored housing	1.5 mths.

Summary:

This brownstone located in a historic district had been acquired by a Church for demolition in order to build federally subsidized housing. The Church applied for a Certificate of Appropriateness authorizing demolition (not on the grounds of hardship). The Commission denied the application, finding demolition of the building inappropriate because it was a contributing building in a historic district. The Church then applied to demolish on the grounds of hardship (utilizing the judicial test for hardship). The Commission made a preliminary determination of hardship. Finding that time was of the essence due to federal mortgage restrictions, the Commission decided not to explore alternative plans, but voted to authorize demolition.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1979	Poppenhusen Institute (Non - Profit) Queens	Demolition	Relief granted; buyer found but Court disapproved Sale on other grounds	4 mths/4 mths.

Summary:

The owner of this tax exempt property had entered into a contract for sale of the property and applied for a Certificate of Appropriateness authorizing demolition. After making a preliminary determination of hardship, the Commission found a buyer for the property and it denied the request to demolish. The owner sought court approval of the sale, as required by law for the sale by a non-profit organization of a major asset. The owner sought to change its charitable purpose by selling the building and using the proceeds to support its new purpose. The Court did not approve the sale because it refused to allow the change in purpose and thus the hardship application was rendered moot.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1985	Coty/Rizzoli Manhattan	Demolition	Withdrawn	N/A

Summary:

The owner of this property requested a Certificate of Appropriateness authorizing demolition. After a public hearing on the hardship application, the owner withdrew its application. Thereafter, the owner filed a new application for a Certificate of Appropriateness (not on the grounds of hardship) authorizing partial demolition of the rear of the building and the construction of a tower. The Commission issued the Certificate of Appropriateness and obtained the necessary zoning waivers for the project.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1985	St. Bartholomew's Church (including 7-story community house) Manhattan	Demolition of community house and construction of a tower	Denied – applicant failed to establish hardship. Commission action challenged in court but upheld	5mths

Summary:

In December, 1983 the Church sought a Certificate of Appropriateness (not on the grounds of hardship) authorizing demolition of the community house and erection in its place of a 59-story office tower. The Commission denied the request as an inappropriate alteration. The Church filed another application for a Certificate of Appropriateness (not on the grounds of hardship) in December, 1984 seeking permission to demolish the community house to construct a 47-story office tower. This application was also denied as inappropriate. A further application to demolish and build the 47-story office tower was made in September, 1985 on the grounds of hardship. The Commission denied the application on the grounds that the applicant failed to establish hardship under either the statutory or the judicial standard of hardship. The Commission's action has been upheld in the Federal District Court and then in the Second Circuit Court of Appeals.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1988	Knickerbocker Field Club Brooklyn	Demolition	Granted	2 mths.

Summary:

After a fire severely damaged this building, the owner applied for a Certificate of

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1982	Former Mount Neboh Synagogue Privately owned Manhattan	Demolition	Granted	2.5/6.5mths

Summary:

This former synagogue was purchased by a developer who then applied for a Certificate of Appropriateness authorizing demolition. After making a preliminary determination of hardship for taxable property, the Commission developed a plan for the conversion of the property to uses which would produce a sufficient income. The owner rejected the plan. The Commission did not recommend condemnation. Two weeks into the 90-day period permitted for determining whether to recommend condemnation the Commission was ready to issue a Notice to Proceed but was enjoined by a court from doing so. A community organization had commenced an action challenging the Commission's authority to decide not to recommend condemnation and to issue a Notice to Proceed before the ninety day statutory time period expired. The Commission prevailed on appeal and thereafter issued the Notice to Proceed.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1982	Marymount School Non-profit sectarian School Manhattan	Rooftop Addition	Granted. Commission action challenged in court but upheld	2mths/5mths.

Summary:

The non-profit owner of this property located in a historic district requested a Certificate of Appropriateness (not on the grounds of hardship) authorizing a gymnasium on the roof. The Commission found the addition inappropriate. The owner then filed a hardship application. After making a preliminary determination of hardship (utilizing the judicial standard for hardship), the Commission informally explored alternative plans but without success. The Commission issued a Notice to Proceed and then was challenged in court by adjoining property owners. The Commission action was upheld by the Appellate Division which affirmed the lower court decision.

Appropriateness authorizing demolition, on the basis that the cost of rehabilitation (and the lack of sufficient insurance) created a hardship. The Commission made a preliminary determination of hardship. Finding that time was of the essence to the applicant, the Commission did not explore alternative plans. It declined to recommend condemnation and then issued a Notice to Proceed.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1988	351-352-353 Central Park West Manhattan	Demolition of 3 buildings	Granted	6 mths/5mths.

Summary:

The owners of these three row houses requested a Certificate of Appropriateness authorizing demolition. After the Commission made a preliminary determination of hardship, it retained an architect to explore whether changes to the buildings could bring in sufficient income. A plan was presented to the Commission but was not approved. The Commission did not recommend condemnation and issued a Notice to Proceed.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1989	Church of St. Paul and St. Andrew's Manhattan	Demolition	Denied, without prejudice -- may reapply	5 mths.

Summary:

The Church requested a Certificate of Appropriateness authorizing demolition. The application did not indicate plans to sell the property or build another building. Finding the application to be incomplete, the Commission denied it, expressly stating that the denial was without prejudice to the Church's reapplying when its improvement program is specific and concrete.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
1993	Poillon-Seguine- Britton House, Staten Island	Demolition	No action	

Summary:

The owner requested a Certificate of Appropriateness authorizing demolition. The application was filed in April 1993 and the owner twice extended the Commission's time to act.

The application was withdrawn by the owner in June 1994. Premises subsequently damaged by fire and de-designated in November 1997.

YEAR	APPLICANT	REQUEST	DISPOSITION	TIMESPAN
2008-09	St. Vincents Catholic Hospital Non-profit owner	Demolish O'Toole Bldg	Granted	6 months

Summary:

The hospital originally applied in December 2007 for a CofA to demolish all of the buildings on its East Campus and the O'Toole Building. This request was denied and they subsequently filed a hardship only for the demolition of the O'Toole Building and the construction of a new building on the site. (The hospital continued with the existing CofA for the redevelopment of the East Campus.) The Commission found that the existing hospital facilities on the East Campus were inadequate for carrying out the charitable purpose. The O'Toole Building was the proposed site for the new hospital because they needed to continue to operate the existing hospital while the new facilities were being built. The Commission approved the hardship application with respect to the demolition of O'Toole on October 28, 2008. The Commission ultimately determined that the new hospital design was appropriate and approved it as a Certificate of Appropriateness. On May 7, 2009, the Commission approved a Notice to Proceed, to allow demolition of the O'Toole Building and noting that the new hospital building had been found to be appropriate. The Notice to Proceed conditioned the demolition of the O'Toole Building on (1) SV receiving City Planning approval for its ULURP application, (2) approval by the state Department of Health for a Certificate of Need for the new hospital, and (3) the LPC Chair's determination that all financing was in place to construct the new hospital.

TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE CROWN HEIGHTS NORTH II HISTORIC DISTRICT IN BROOKLYN.

September 15, 2011

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Crown Heights North II Historic District in Brooklyn.

On October 27, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Crown Heights North II Historic District. Fifteen people spoke in favor of designation, including Brooklyn Borough President Marty Markowitz, Councilmembers Letitia James and Albert Vann, and representatives of Community Board 8, the 1100 Block Bergen Street Association and Garden, Bedford Central Presbyterian Church, Crown Heights North Association, Historic Districts Council, Landmark West, Lincoln Civic Block Association, Municipal Art Society, New York Landmarks Conservancy, and Society for the Architecture of the City. There was no testimony in opposition to the proposed designation. On June 28, 2011, the Commission voted to designate Crown Heights North II a New York City historic district.

The Crown Heights North II Historic District comprises more than 600 buildings, including single- and two-family row houses, freestanding residences, flats buildings, institutional buildings, churches, and apartment houses built primarily from the 1870s to the early 1940s. Nearly all of these buildings are excellent and well-preserved examples of architectural styles that flourished in Brooklyn during this period, including the neo-Grec, Queen Anne, Art Deco, and Art Moderne, as well as the Romanesque, Renaissance, Colonial, Gothic, and Medieval Revival styles. The district is located within Crown Heights' northwestern portion, an area roughly bounded by Atlantic Avenue and Eastern Parkway on the north and south, and by Bedford and Albany Avenues on the west and east. On its north, the district adjoins the Crown Heights North Historic District, which was designated by the Landmarks Preservation Commission in 2007 and contains more than 450 buildings of similar age, style, and type. The district's only 19th-century institutional building, the Brooklyn Methodist Episcopal Church Home, an impressive example of Romanesque Revival architecture, was completed in 1889 on Park Place east of New York Avenue.

Since the 1940s, Crown Heights North has become home to a substantial African-American and Caribbean-American community. Its residents since the 1950s have included the legendary blues singer and actress Ethel Waters, and the nationally prominent politician Shirley Chisholm, who was the first black woman to serve in the United States Congress. Today, the Crown Heights North II Historic District retains much of its early-20th-century aura, and is a worthy complement to the earlier-designated and adjacent Crown Heights North Historic District.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES ON THE DESIGNATION OF THE WALLABOUT
HISTORIC DISTRICT IN BROOKLYN.**

September 15, 2011

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Wallabout Historic District in Brooklyn.

On October 26, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Wallabout Historic District. Fifteen people spoke in favor of designation, including Councilmember Letitia James, State Assembly Member Joseph Lentol, Pratt University President Thomas Schutte, a representative of Brooklyn Borough President Marty Markowitz, Myrtle Avenue Revitalization Project Executive Director Michael Blaise Backer, several property owners and residents and representatives of the Historic Districts Council and the New York Landmarks Conservancy. The owner of 118-122 Vanderbilt Avenue, built in 2008, argued against including his building in the designation. There was no testimony in opposition to the designation of the district. On July 12, 2011, the Commission voted to designate Wallabout a New York City historic district.

The Wallabout Historic District, consisting of approximately 55 buildings on Vanderbilt Avenue between Myrtle and Park Avenues in Brooklyn, is an architecturally and historically significant collection of mid-19th century houses. More than 60 percent of these structures were constructed in a short span of years between 1849 and 1855. They provide an exceptionally rich and varied portrait of mid-19th century residential architecture and include one of the greatest surviving concentrations of mid-19th century wood houses in the city. Designed in the Greek Revival, Gothic Revival, Italianate, and neo-Grec styles, the majority of the houses within the district retain numerous original details that lend a cohesive quality to the streetscape. Wallabout takes its name from a group of Walloons who settled on a bay on Brooklyn's East River waterfront in the mid-17th century. Located a few blocks from Wallabout Bay and the Brooklyn Navy Yard, the district is also important for its connections with New York City's rich maritime heritage. From its earliest days, the district was home to ship captains, pilots, ferry masters, mariners, boat builders, and workers involved in the shipping industry.

In the 20th century the blocks between Park Avenue and Flushing Avenue adjacent to the Navy Yard became industrialized. The majority of residents in the district were either skilled tradesmen or blue collar workers

employed at the Navy Yard or nearby factories. The Brooklyn Navy Yard was the largest shipyard in the world during World War II and was crucial to the American war effort. This architecturally significant collection of early wood and masonry houses with its many historical associations, particularly its connections to the Navy Yard and New York's maritime industries, represents an important part of the history of Brooklyn and the City of New York.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES ON THE DESIGNATION OF THE FISK-HARKNESS
HOUSE IN MANHATTAN.**

September 15, 2011

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Fiske-Harkness House in Manhattan.

On March 23, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Fisk-Harkness House, located at 12 East 53rd Street in Manhattan. A representative of the Historic Districts Council spoke in favor of designation, and written testimony in favor of designation was submitted by the Metropolitan Chapter of the Victorian Society in America. Commission staff met several times with the owner and owner representatives and worked with them on proposed changes to their building. The owners chose not to attend the public hearing. On June 28, 2011, the Commission voted to designate the building a New York City individual landmark.

The Fisk-Harkness House is a town house originally constructed in 1871 and substantially altered in 1906 to the designs of architect Raleigh C. Gildersleeve, who transformed the building into a grand five-story American Basement-plan house with an asymmetrical neo-Tudor Gothic style limestone facade. Gildersleeve practiced architecture in New York City and New Jersey between 1892 and 1915, and is best known for the Tudor-inspired buildings he designed for the campus of Princeton University. This town house is a rare survivor of the period when the area around Fifth Avenue in Midtown was residential and included mansions and expanded row houses. The house has been the home of the Laboratory Institute of Merchandising, a college of fashion merchandising and business, since 1965.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES ON THE DESIGNATION OF THE 154 EAST 14TH
STREET BUILDING IN MANHATTAN.**

September 15, 2011

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the 154 East 14th Street in Manhattan.

On June 22, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 154 West 14th Street Building in Manhattan. Three people spoke in favor of designation, including representatives of New York Assembly Member Deborah J. Glick, the Greenwich Village Society for Historic Preservation, and the Historic Districts Council. Commission staff had conversations with the owner's representatives. The owner chose not to attend the public hearing. On June 28, 2011, the Commission voted to designate the building a New York City individual landmark.

The 154 West 14th Street Building is a 12-story loft structure constructed in 1912-13. Arranged in a tripartite base-shaft-capital composition with large window areas, it is a striking and unusual example of a large loft building partly clad in terra cotta. It is also an early example of the use of boldly polychromatic glazed terra cotta in New York City. The terra cotta was manufactured by the New York Architectural Terra Cotta Co., the city's only major producer of architectural terra cotta. 154 West 14th Street Building incorporated Secessionist, Art Nouveau, Arts & Crafts, and Mission Revival style motifs in its design.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES ON THE DESIGNATION OF THE HARDENBROOK -
SOMARINDYCK HOUSE (135 BOWERY) IN MANHATTAN.**

September 15, 2011

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Hardenbrook-Somarindyck House (135 Bowery) in Manhattan.

On July 13, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Hardenbrook-Somarindyck House. Eight people spoke in favor of designation, including representatives of Councilmember Margaret Chin, Historic Districts Council, Bowery Alliance of Neighbors, and Lower East Side History Project. Three representatives of the owner opposed designation. In addition, the Commission received a number of communications in support of designation. The Commission met numerous times with the owner and provided information on the impact of designation to the building and what alterations would be approvable through the LPC application process. The owners remained opposed to designation. On June 28, 2011, the Commission voted to designate the building a New York City individual landmark.

The Hardenbrook-Somarindyck House, a Federal-style rowhouse at No. 135 Bowery in Lower Manhattan, was built c.1817 and, for 150 years, the property was associated with the prominent Hardenbrook and Somarindyck families, serving as the family residence of John A. Hardenbrook, his wife and later their daughter, Rebecca Hardenbrook-Somarindyck. Hardenbrook was a broker - one of the 24 men who signed the Buttonwood Agreement in 1792 that established the New York Stock and Exchange Board (predecessor to the New York Stock Exchange). He became an import merchant, and then a soap and candle manufacturer, with his business next door at No. 133. At this time, the lower Bowery was a fashionable address for New York's social elite and wealthy merchant class. This building remained in the Somarindyck family until 1944. For over six decades, from 1841 to 1907, No. 135 Bowery was the location of the nationally significant business of the Wilson family, saddlers, harness- and trunkmakers, and purveyors of firemen's equipment, and was for many years the family residence as well.

Despite some alterations over time, it is notable as a grand early Federal style rowhouse due to its original form and materials; with its three-and-a-half-story height and 22-foot width, high peaked roof with two pedimented dormers and end chimney, and front facade with Flemish bond brickwork (now painted).

The Hardenbrook-Somarindyck House is among the oldest of the relatively rare extant and substantially intact Manhattan houses of the Federal period and style (many such houses were raised with additional stories in the later 19th century), and is significant as a rare surviving house from the period of the lower Bowery's history as an elite neighborhood in the post-Revolutionary War era.

The Commission urges you to affirm this designation.

TESTIMONY
TO THE NEW YORK CITY COUNCIL
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES
September 2011
Rob Hollander, Ph.D.

135 BOWERY

My name is Rob Hollander. I am the Secretary of the Chinatown Working Group and the creator of the informational network, Lower East Side Residents for Responsible Development, co-founder of the Lower East Side History Project and a former professor at the City University of New York, Hunter College. I speak here as a life-long New Yorker.

It is clear that the businesses and banks that operate in Chinatown – most of them are not Chinatown residents, by the way – are pressuring Councilmember Chin, who is committed to affordable housing and so depends on the banks and their commercial interests. The Councilmember cannot push back. She needs the council to vote *against her*. That is the only way to save her, her reputation, and her community.

The Landmarking of 135 Bowery raises several urgent procedural issues. The local Councilmember, Margaret Chin, has reversed her support for designation on the sole grounds that the owner, a bank, intends to develop affordable commercial space on that small lot.

However, the bank has not submitted to the Council or to the Councilmember any legally binding contract, or, in fact, any contract of any kind, to develop affordable commercial space. Neither the bank, nor the Councilmember nor the Council can produce for the public any specific rental rates on the proposed space. There is no document whatsoever, legally binding or otherwise, promising or even merely indicating the intention of developing affordable commercial space. Neither has the bank produced a plan for it. There is no guarantee that the bank will not simply sell the property as soon as its value has risen, as it immediately would, if the Council were to deny designation.

So this affordable business space plan has no legal status. In this economy, it is 100% safe to assert that it will not happen.

Since a landmark can transfer its development rights further than a non landmark, it would be natural for the Councilmember to ask whether the bank, with her help, could broker a deal for an even more extensive affordable space without a historic structure in place, using 135 Bowery's development rights. So I ask the Councilmember, have you researched each of the transfer sites, especially the ones on Chrystie Street where the FAR offers far, far greater possibilities than on the Bowery? What was the conclusion of your research? How have you published that research to the Council or the Council subcommittee?

If it should happen that the owner fails to produce the affordable commercial space, who is accountable? Is the Council accountable? Is the local Councilmember accountable? The bank certainly is not accountable, since they have not produced any contract or legally binding document committing itself to developing affordable anything.

It seems that no one would be accountable, if the Council denied designation. In other words, to deny designation on the basis of vague and verbal promises, without any verified research,

without any documentation whatsoever, would be a dereliction of administrative duty and a malfeasance of the Council.

For the Councilmember, it means something more. Margaret Chin has a long record of distinguished community activism. She herself is a historic figure in Chinatown. At the next election, some enterprising journalist will no doubt investigate to figure out why the Councilmember reversed her support on the verbal word of a bank. The Councilmember, like all officeholders, already has enemies within the community, and there will be no lack of critics, investigators, disseminators, bloggers and scandal-mongers. For the Councilmember to throw out her long record out the window for the sake of a verbal promise from a bank seems inconceivable.

To put it simply, before the council denies this designation, for the sake of process and administrative accountability, the bank must produce both 1) a legal document with a plan that legally binds the owner to his promises and 2) verifiable research showing that no other alternative exists using 135 Bowery's transfer rights for such affordable development where there is no landmark structure. Otherwise we all know what this reversal will really mean for the Councilmember, for the bank and for the public; and the general public will not benefit in any way shape or form.

I am not a preservationist. Personally, I would be happy to see an SRO on the Bowery for the use of recent immigrants to Chinatown. I have been advocating just this to the Chinatown Working Group. But I would be a great fool if I sacrificed a historic site for an SRO promised to me *by a bank without any documentation or plan or legally binding contract or even any detailed information, without any research on alternatives*. I know full well that that lot will not be developed into an SRO, unless it is on paper, with plans and contract. I know that unless it is on paper, I am being fleeced. In this case, I do not know who is being fleeced by the bank, is the Councilmember being fleeced, the Council, the public, all three or just the public?



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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION

154 West 14th Street
Proposed Individual Landmark
June 22, 2010

Good afternoon Commissioners and thank you for the opportunity to testify. My name is Elizabeth Finkelstein and I'm representing the Greenwich Village Society for Historic Preservation. We strongly support the designation of 154 West 14th Street as an individual landmark.

One of the few Viennese Secession-style buildings in the New York, 154 West 14th Street has anchored this bustling corner for nearly one hundred years and appears today almost exactly as it did at the time of construction. Its classic "base-shaft-capital" massing is typical of speculative loft buildings that sprang up in this area in the late 19th Century and throughout the first decades of the 20th Century, when Seventh Avenue - soon to be extended - was being heralded as the new Broadway. Constructed in 1912-1913, 154 West 14th Street is most distinguished by its base, decorated in a unique, striking geometric pattern of colorful terracotta manufactured by the prominent New York-based Architectural Terra Cotta Company.

Herman Lee Meader, the building's architect, was the mastermind behind some of the more imaginative architectural ornament of the time. On the façade of his celebrated Cliff Dwellers' apartments on Riverside Drive, limestone friezes depict an intricate array of Native American motifs. Snakes and cattle skulls decorate the façade of his B.W. Mayer Building on East 25th Street.

Lacking protection today, many of the 154 West 14th Street's ground floor architectural details are obscured by an overabundance of bright commercial signage and fixed awnings. Fortunately, these are temporary fixtures, and we are confident that the building could return to its former splendor under the protection and guidance of the Landmarks Preservation Commission. We thank the Commission for considering this significant building for landmark designation, and we urge you to designate it expeditiously.

Thank you.

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LU 0482-2011

Testimony to be given on September 15, 2011
Hearing of the Subcommittee on Landmarks,
Public Siting and Maritime Uses

Chairman Lander and Members of the Committee:

Good morning Members of the Council. My name is Adam W. Rothkrug, and I am here this morning representing First American International Bank, owners of the building at 135 Bowery, which is being considered for Landmark status.

After reviewing the very limited information provided by Landmarks in support of the original filing – and hiring their own historic preservation architects and engineers, First American decided to oppose the proposed landmarking for several reasons, each of which should have individually disqualified the building for consideration, and when combined make a compelling case against designation.

As will be highlighted in the testimony today, these reasons include:

- The lack of historical or architectural basis and supporting evidence
- The dilapidated, unsafe condition of the building, which makes it virtually impossible to maintain or restore in an economically viable fashion.
- The procedural history of the application – rushed through after the owner had legally completed demolition of the interior of the building, and spent hundreds of thousands of dollars on a complete set of plans and filings and was prepared to commence construction of the proposed building.
- The negative impact that the proposed landmarking would have on the surrounding properties and community, as it would undoubtedly result in the current shell being

left vacant, and scuttle the owner's plans to provide affordable office space, a badly needed commodity in Chinatown.

As will be noted by Patrick Yau of First American – he has experience with Landmarking, and even previously supported the Landmarking of a building that he owned – after learning that it had historical and architectural significance and importance. First American's commitment to providing a contextual building that reflects the surrounding area has been stated throughout the course of this process and is reiterated today to this subcommittee.

Page Cowley, a Registered Architect active as a preservationist with extensive experience dealing with landmark and historic buildings will testify with respect to the information and findings that she has made after extensively reviewing all of the available records. Her testimony will include evidence as to the numerous alterations to the original building that resulted in the current unstable mess of roughly connected structures, built at different times, with evidence of fire damage, walls that have partially collapsed and a variety of legal and illegal alterations that have fatally compromised the original construction as well as the structural integrity of the building and removed the vast majority of architectural or historical significance that may have existed. The building has replacement windows, an aluminum storefront with rolldown gate, a patched together alleyway enclosure and even the brickwork appears not have original to the building – essentially a veneer that is barely attached to the side walls. A fire escape was added sometime after the turn of the century – and obscures more than half of the front of the building – and is also barely attached to brickwork.

Thereafter, representatives of the engineering firm of Simpson Gumpertz and Heger, also experienced in historic restoration will provide testimony as to the condition of the existing structure, including evidence of prior changes, fire damage and the potential problems in upgrading the existing structure to a building that meets current construction and safety standards. In this regard it should be noted that the DoB records and personal inspection of this building indicate unsafe building orders, numerous alterations and numerous violations and complaints related to the use and structure of the building. Prior to its demolition – the DOB records indicate that the 2nd floor had been illegally altered to consist of 30 separate small booths – according to various accounts operated as an illegal massage facility, and/or a brothel. The building has been vacant and open to the elements for the past five years – resulting in additional damage to the structure and raising serious doubts as to whether it can be restored (even if cost was no object).

Finally, Patrick Yau of First American International Bank will provide testimony with respect to the history of the Bank's involvement with this building, which was purchased in December 2007 and intended to be developed with a modest 7-story building designed to contain affordable office space for local businesses and professionals, consistent with First American's charter as a government-certified Community Development Financial Institution. The Bank was pursuing and continues to pursue eligibility for New Market Tax Credits as a Community Development Project, with the intention of providing quality, below market office space. This commitment, along with a commitment to insure that the building is designed to maintain and reflect the historical context of the Bowery has been memorialized in a separate letter submitted to your committee.

The Bank paid over \$5 million for this building and spent hundreds of thousands more demolishing the interior of the building and to design a new building - all before there was any hint of landmarking, and as noted, the building was left exposed to the elements with water running through it after heavy rains, causing further damage to the structure that was intended to be demolished. Restoring the current structure to meet code requirements for proposed commercial use is just not feasible.

Records of the Department of Buildings indicate that plans were filed with the Department of Buildings in August 2008. After extensive delays at the Department of Buildings, the full plans were finally approved in October 2009 and again in February 2010 – after changes to the plans. Shortly thereafter, before construction commenced First American was shocked to receive notification of the potential landmarking. The information provided at the time of the original notification was sparse, and did not include any of the details later uncovered by First American's experts. The Landmark report still contains little more detail than the name of the families that owned the building while it was used as a store – a history similar to numerous buildings in the area, with no outstanding characteristics. The research by Page Cowley was much more extensive and detailed – and reflected the numerous modifications to the original building and the loss of original details, which has been addressed by Landmarks. The engineering analysis indicated the prohibitive cost to restore/re-create these elements, involving the replacement of almost every single structural element of the building. A cost analysis was provided indicating that it was simply unrealistic and financially impossible for the Bank or any other owner to restore the building in an economically viable manner.

First American remained confident that a full and fair analysis of the building would result in the building being removed from calendaring – and even voluntarily agreed not to take any action while Landmarks reviewed the information provided. Unfortunately it appears that once it was on the preservationists’ radar – it was too late to back down.

Thereafter the Owner offered to work with Landmarks to achieve a design that incorporated historical design elements and/or even portions of the existing façade that could be saved – but received no encouragement or support from Landmarks. As noted, First American remains committed to erecting a structure that will be in context with the surrounding area and reflective of the history of the Bowery.

There is simply no historical or architectural basis to justify the Landmark designation. The reality is that while Landmarking a building recently after it has been sold (as opposed to the 40 prior years that this building sat in operation as a commercial building) – and after the new owner has demolished the interior and obtained approved plans for new building – seems generally unfair (usually it is developers that are accused of trying to beat the clock) – in this instance there are numerous compelling factors that should have disqualified this building from consideration and which continue to weigh heavily against affirmation of the landmarks determination.

It is unfortunate that the application has progressed this far – common sense and a realistic assessment of the building and its history should have compelled removal of the building from consideration at a much earlier stage. We request that the Council serve as an impartial arbiter in assessing the history and significance of the building as well as its current condition, the financial impossibility and danger in any attempt to reuse the existing structure, along with the damage to the community that will be done by legislating the maintenance of a hollowed out shell that is likely to remain a vacant eyesore for years to come.

Thank you for your time.

Respectfully Submitted,

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September 15, 2011

Brad Lander, Chair
Subcommittee on Landmarks, Public Siting
And Maritime Uses
The New York City Council
250 Broadway
New York, NY 10007

Re: LU 0482-2011
135 Bowery
Manhattan

Dear Chairman Lander, Councilperson Chin and Members of the Subcommittee:

Reference is made to the above Landmark application pending with the City Council and scheduled for hearing before your subcommittee on September 15, 2011.

Our office represents First American International Bank ("First American"), the owner of the affected premises. Along with architectural and engineering experts retained by First American we will be testifying against the proposed landmarking.

As presented, First American's opposition is based on expert research and analysis which casts serious doubt on the architectural and historical importance of the subject building, as well as the impossibility that it would be financially feasible to restore the subject premises due to the history of prior alterations and additions and current condition of the structure.

Nevertheless, First American's opposition to the proposed landmarking should not be construed in any manner as a rejection of First American's recognition of their obligation and intention to construct a building that is reflective and respectful of the rich history of the Bowery. This commitment existed prior to the commencement of the landmarking process – and if anything, has grown stronger during the course of the process. Today, First American, on the record, affirms their commitment to erect a building that will be contextual in size (the current plans reflect a seven story building, not a 10 or 20 story tower) – that will incorporate design elements in the façade and elevations that reflect the surrounding neighborhood and environment.

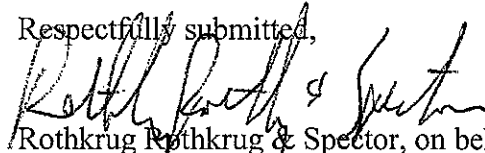
In addition, as noted in our testimony and consistent with their charter as a certified Community Development Financial Institution, First American's intent is to provide affordable,

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quality space for local businesses, professionals and community facility uses at below-market rates, supported by New Markets Tax Credits, currently in the process of application. It is anticipated that such program will result in rents that will be approximately 20% lower than the current market rates – which is frequently charged for sub-standard offices, due to the lack of affordable, quality space at the present time.

This letter is submitted on behalf of First American and intended to be a commitment to Councilperson Chin, the members of this subcommittee and the City Council, as well as the residents of the Bowery and Chinatown community.

Respectfully submitted,


Rothkrug Rothkrug & Spector, on behalf
Of First American International Bank

Annabel Palma, Councilperson
Daniel J. Halloran III, Councilperson
James Sanders, Jr., Councilperson
Jumaane D. Williams, Councilperson
Maria Del Carmen Arroyo, Councilperson
Rosie Mendez, Councilperson
Margaret Chin, Councilperson

PAGE AYRES COWLEY ARCHITECTS, LLC

10 East 33rd Street, New York, New York 10016 T: 212.673.6910 F: 212.673.6869

135 BOWERY

I am the principal of Page Ayres Cowley Architects LLC, a full service architecture firm that bears my name. Our interest in this designation is as the Conservation Architect retained by the First American International Bank. Knowing that the owner had already submitted plans that were approved by the Department of Buildings for a new as-of-right building on this site, our role was to assess the extent of alteration to the building and determine extant original historic fabric. The building had been gutted and probes made in the cellar in preparation for re-using the existing foundation to support a new structure by the First American International Bank, prior to calendaring for potential designation. The majority of the walls were already stripped of plaster to the bare brick, and portions of the ceiling on each floor had fallen away creating openings to view the condition of the timber framing.

The physical evidence indicates three separate structures were built between 1817 and 1852, with the first building approximately 20' x 30' facing the Bowery with rear yard appendages consisting of a shed and smoke house. There were three successive modifications to those structures: 1856-1862, 1867 and 1884. This final modification removed all of the smaller appendages and the rear wall of the original house enlarging the building to the full depth of the lot. This is the configuration that you see today. There have been further, both substantial and subtle, alterations to the façade since 1903. On the interior, there have been fourteen (14) *alterations*. Between 1900 and 1924 there were five (5) *Unsafe Building Notices* issued by the Department of Buildings. Although the building looks old, much of façade has been modified and parts of it are contemporary.

Having studied this building in great detail -- the chronology of construction, previous alterations and permits (since 1903), insurance maps and archival photographs, we came to the conclusion that this building is not a suitable candidate for designation for the reasons outlined below:

Building Configuration:

- Original: • The building was originally built as a residence with a shop on the ground floor and a work yard at the rear.
- Alterations: • The structure now covers the entire building lot.
• The use of "townhouse" or row house as a type is misleading. For the past sixty years, beginning in 1952 according to the LPC Designation Report, it has been used for commercial storage, retail and office space. Therefore the use has been changed.

Building Construction Type:

- Original: • There was only a partial cellar and the visible masonry foundation walls are random laid stone. The house was constructed of heavy timber framing with later brick infill fitted between the wood framing on the interior for fire proofing. The entire building was sheathed in clapboards.
- Alterations: • The wood clapboards have been removed and replaced with brick.
• The rear wall of the original house was removed when the additions were made extending the floors to the rear of the lot.

- The building is known to have suffered two fires which damaged the second, attic floor and the roof. The majority of the floor framing is now contemporary dressed lumber.

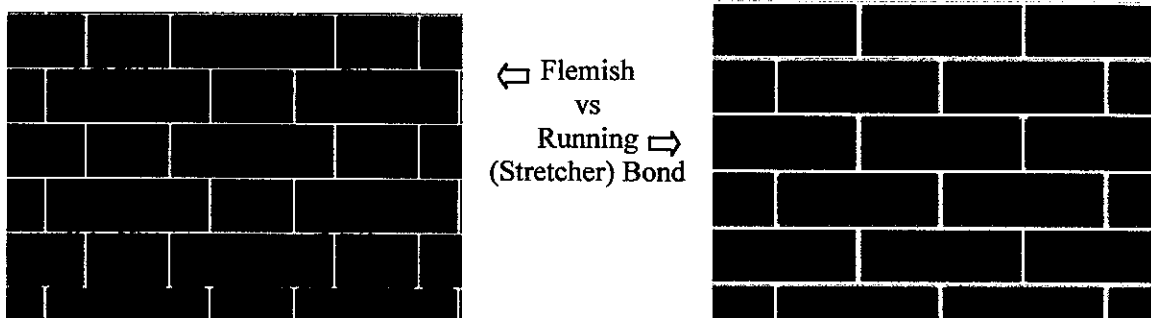
Roof Profile:

- Original: • The roof was pitched to the east and west, with the ridge at the approximate center of the chimney on the south side. The original roof covering was battens and wood shingles.
- Alterations: • The shingles were left in place and covered over with a metal roof, assumed to be tin, with successive and multiple layers of tarpaper and asphalt.
- The roof to the rear was lifted and made flat.
 - The openings for the two dormer recesses was made later than the original building as the battens remain visible and were saw cut. The present dormers are refitted or remade and are placed on top of the shingles.

Masonry Walls:

- Original: • Construction consistent with early 19th century residential buildings with the wall containing the chimney built of brick. This load bearing wall faces the passageway. This wall would have been visible from the street.
- The brick is laid in running bond.
- Alterations: • Mid 19th Century brick construction consist of the later building additions.
- Mid to late 19th Century construction is the replacement brick façade

Brick Façade (*Flemish Bond*):



The Landmarks Preservation Commission did visit the building last November and initially made their opinion known that their primary interest was only in the façade, although they offered no evidence that the façade dates from 1817, as purported. To confirm that our analysis and assessment was correct, we have made a detailed study of the brick locations, wall thicknesses, sizes of the bricks and the brick bond, as there is an understandable misconception about the date of the *Flemish Bond* was applied to the second and third floors. Several anomalies need to be pointed out:

- The exterior wythe, *Flemish Bond* is not the only brick pattern on the façade as there is *Running Bond (aka Stretcher Bond)* below the second floor windows above the inserted cast iron beam.
- The second floor wall is three wythes thick with the interior wythe of brick laid in *Running Bond*.
- The face brick is not tied in or returns to meet the brick side walls because the earlier heavy timber framing remaining on the second and third levels at the corner does not leave sufficient space for this connection to take place. This means that the timber posts were there before the brick wall. On the ground floor, there is a later addition of a cast iron column at the corner.

- The brick has been replaced below the windows and the coursing does not align.
- The second floor north window is not in alignment with the windows above and has an arch framed opening suggesting that this was not a window but a door.
- The measurement of the second floor window suggests that the two story wood framed building was lifted a floor and placed on new independent side walls to the north while the south wall was rebuilt west of the chimney and made load bearing.
- Mortar joints vary in width as do the mortar material composition.

Store Front:

- Original: • The first floor façade is missing.
- Alterations: • A cast iron beam and columns were placed to bridge the opening and create a single large opening.
- Nothing remains of the storefronts or entrances.

Windows:

- Original: • The original windows of the Federal period would have had divided lights.
- A photograph of the dormer windows c. 1890 show arched windows with a curved fan light and narrow vertical muntins.
- Alterations: • There are no original frames, or sashes remaining.
- All of the windows are aluminum.
 - Window sills, assumed to be sandstone on the second and third floor have been panned over and are pitted and worn thin. The sills on the third floor are pressed wood and tarred over.
 - The window lintols are also panned over in metal and are in a deteriorated condition. The substrate condition and material, is not visible on either the second or third floor.
 - The LPC designation report suggests that the window on the second floor north was shifted northward, however, the masonry around this opening when viewed from the interior is the same as the masonry around other windows suggesting that this window placement was constructed at the same time as the others and not shifted later in time.

Passageway:

- Original: • This space was a passage to the rear yard and open to the air.
- Alterations: • The passageway has been retrofitted with a narrow staircase leading to the second and third floor and is made of combustible material.
- The street side of the passageway is covered by sheet metal which is poorly secured.
 - Both the staircase and the makeshift roof are attached to property that does not belong to this building.

CONCLUSION

Appearances can be deceiving; very little, if any, of the original façade remains. At present the upper two thirds of the building is a heavily reworked Federal façade and the bottom third is post Civil War and contemporary. While the street façade is small and domestic in scale, resembling a Federal Style building of the nineteenth century, the original building configuration has been significantly altered and the interior of the building tells a different story.

The feasibility of returning this building to a specific point in time, not yet determined, would typically consider the authenticity of the remaining historic fabric from the Federal period. Sadly there is none, except the remaining timber framing on the second floor north walls and above.

The structure that supports the front brick facade and the roof is significantly compromised. There would need to be substantial shoring and ultimately replacement of the façade. The following would be required:

1. Extensive temporary shoring and propping to enable the rebuilding to take place
2. Comprehensive or partial underpinning to the foundation walls
3. Reconstruction of two storeys of brick made code compliant with ties and anchors
4. Replacement roof framing
5. New roof covering flashings and counter flashings
6. New gutters and leaders
7. Reconstruction of the dormers
8. Stabilization of the chimney
9. Reconstruction of the south wall
10. Stabilization and rebuilding of the independent perimeter walls
11. New replicated windows
12. Closing up connections to adjacent buildings
13. Construction of a completely new rear wall

The end product would be a facsimile, with no archival graphic material to use as a guide. The details would necessarily be stylistically generic while needing to suit the existing conditions. The entire ground floor would be new design elements to complete the missing components to create the storefront and entrances.

For all of these reasons we do not believe that this structure is a worthy example for landmarking. To force a reconstruction serves no preservation purpose.

Respectfully submitted,
Page Cowley FAIA, RIBA, LEED @AP

Testimony given at the September 15, 2011 Public Hearing of
The Landmarks Subcommittee of the NY City Council

In Support of Non-designation of 135 Bowery as a Landmark.

Good morning Chair Lander and Council Members. My name is Patrick Yau. I represent First American International Bank who is the owner of 135 Bowery. I'd like to urge your support **NOT to designate** 135 Bowery as determined by the Landmarks Preservation Commission.

First, the owner, First American International bank, is a **small, local, community bank**, with headquarters in Brooklyn, and dedicated to serving new immigrants and the underserved amongst ethnic Chinese Americans in New York City. It is designated a **Minority Bank** by the FDIC. It's **not** a big-monied bank as depicted by special-interest preservation groups.

Because of the bank's **stated community development mission, and its track record** every year for the last 10 years, to provide financing to small business and building owners in low-moderate income areas, the bank is certified by the US Department of Treasury as a **Community Development Financial Institution (CDFI)**. We are very much honored because there are only 3 other such banks in the Tri-State area and only about 90 in the whole country.

Personally I share the interest of landmarks preservation. In fact a building on 109-111 East 15th Street in Manhattan was designated a landmark back in 1990 when I owned it. I supported designation then, because there were real merits. The building was the former Century Association building and it was the oldest surviving *clubhouse* designed by one of America's earliest and most prominent architects, Henry Richardson.

However, with regard to 135 Bowery, the bank acquired the building in December 2007, and filed with the DOB in August 2008 for permits to do a new construction. By mid-2009 the building was gutted and ready for demolition with a bowing wall in the rear. After 18 months, by February 2010, DOB finally approved various architectural plans - structural, mechanical, sprinkler, etc. And we were **ready to demolish and start construction work**, only to find out a few months later in June that the LPC calendared the building for designation. The building is definitely **NOT INTACT** as special-interest preservation groups insist.

The bank, to do its due diligence, hired some of the best preservation architects and engineers to extensively research and examine the building. They concluded that **any preservation would result in at best an imitation and pseudo replication.**

Furthermore **the gutted, structurally unstable condition throughout the entire building does not make it economically feasible to restore.** We had therefore presented a well conceived compromised plan that incorporated historical designs, but the LPC was not interested.

The other fact of the matter is that the bank has all along planned to develop the **building to provide affordable, suitable-quality, small office space and community facilities** to our Chinatown community, which are much needed based on a research funded by the Carnegie Corporation after 9/11. Here's a copy of the report if anyone would like to take a look.

In July 2009 the bank, through a non-profit National Community Investment Fund (NCIF), applied for New Markets Tax Credit, which is a US Treasury Dept. program to help low-moderate income communities. This government program generally results in lower affordable rents to its community by at least 25%.

135 Bowery is commercial-zoned which is rare along the Bowery. **Landmarking this building will be counter-productive towards intended community purposes.** The new construction will only be 7 stories and will be contextual with the Bowery characteristics. It has cost so far almost \$6 mil., but it will create over 100 jobs to help Chinatown's post-911 revitalization, especially during this economic downturn. Landmarking would result in the site remaining vacant.

Lastly, I would like to make a comment. The landmarking process as I have experienced and come to realize, is **rather arbitrary, and almost pre-disposed to conclude with a designation,** given the meager funding budget that the LPC is given. The LPC process definitely does not have the community's well being in mind, understandably. Now I can understand why the City Council approval process is so critical to bringing a balanced review, to make sure that a landmark designation is truly justified, and to provide the necessary **check and balance.**

Thank you very much for the opportunity for us to present our side of information and expert opinions. **Please stop the wrongful act of designating 135 Bowery for all the factual reasons presented to you today.** Thank you.



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

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Statement of the Historic Districts Council
Before City Council
RE: I35 Bowery Landmark Designation

Built circa 1817, the Hardenbrook Somarindyck House at 135 Bowery was designated as an individual New York City landmark on June 28, 2011. At the Public Hearing, several community groups and residents spoke in favor of its designation, including representatives of local Council member Margaret Chin. The owner opposed the move, claiming that the house was in too poor a condition to reuse. With the consent of the owner, the LPC assessed the property with Department of Buildings Forensic Engineer Timothy Lynch, who opined that it was in good enough condition to be preserved.

The owner also claimed that redeveloping the property would be prohibitively expensive and it would be a financial hardship for him if the building was landmarked. The City Planning Commission reviewed the site and found that there are approximately 5,224 sq. feet of air rights available for transfer and seven potential receiving sites for them. Furthermore, unlike the owners at 334 Bowery or the First Avenue Estates, the owner has not filed for an allowable proposal under the hardship proceedings of the Landmarks Law, which could permit him to greatly alter or even demolish the building if he could prove financial hardship.

HDC strongly opposes the denial of landmark status for 135 Bowery.

The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently – with the help of supporters like CM Chin – gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 –year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.

This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.

The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.

We urge the Subcommittee to vote to affirm this landmark designation.



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Anne-Marie Summer
Calvin Trillin
Jean-Claude van Italle
George Vellonakis
Vicki Weiner
Anthony C. Wood

TESTIMONY OF THE
GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION

On the designation of
135 BOWERY
HARDENBROOK SOMARINDYCK HOUSE
NYC Council Subcommittee on Landmarks, Public Siting & Maritime Uses
September 15, 2011

Good morning Councilmembers. My name is Elizabeth Finkelstein and I am representing the Greenwich Village Society for Historic Preservation. I am here today to urge you to vote to uphold the designation of 135 Bowery as an individual landmark.

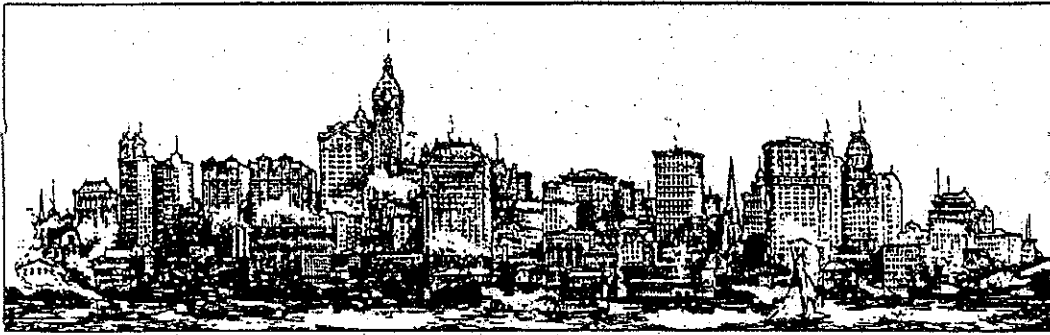
No. 135 Bowery is an incredibly significant part of the historic fabric not just of Lower Manhattan, but of our entire nation. It is a beautifully-intact and rare example of the Federal style, which may be considered the first uniquely American style of architecture. This and other surviving Federal-era houses recall the city's formative years; as the oldest vernacular residences in Manhattan, they are emblematic of New York's transition from a quaint village to a modern metropolis. Because the Bowery was developed earlier than most other streets on the Lower East Side, its surviving Federal-era houses are some of the oldest in the vicinity.

The unique significance of 135 Bowery is vast and undeniable, and is noted in depth in the designation report published on June 28th of this year by the Landmarks Preservation Commission (LPC), when they voted to designate the building an individual landmark. At the hearing leading up to this vote, numerous members of the public as well as elected officials, including local councilmember Chin, spoke in favor of the designation. The one dissenting voice at the LPC's hearing was the building's owner, who voiced concern that the cost of maintaining a landmarked building would result in financial hardship.

Whether or not this is true, this is not the first time that the owner of a landmarked building has voiced concern over the perceived cost of maintenance. Fortunately, there is a way to deal with issue that does not involve an overturning of the LPC's vote by the City Council. Built into the Landmarks Law is a hardship provision that allows owners to be relieved of the burden of maintaining a landmarked building if they can prove that do so would cause financial hardship. It is our understanding that the owner of 135 Bowery has not filed for a proposal under the hardship proceedings of the Landmarks Law, but instead is seeking to skirt that process by lobbying to have the designation overturned today by the City Council.

We strongly urge you to vote in favor of upholding the designation of this 193-year old survivor and critical link to the significant history of the Bowery, New York and the nation, and to encourage this and future owners to use the time-tested provisions of the Landmarks Law to address their financial concerns.

Thank you.



THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

Landmark Designation of the Hardenbrook/ Somarindyc House, ~~130 Broadway~~, LU No. 482

City Council Landmarks Committee Hearing September 15, 2011

Emotional appeals to the City Council attempting to circumvent landmark designation on grounds of hardship have no merit. As you know, the Landmarks Law and the Zoning Resolution provide numerous solutions, developed over years of experience, to deal with any economic problems created by designation. Attempts to avoid hardship review under the law inevitably raise the question of whether the hardship claim could survive an impartial fact based review.

This designation has been reviewed by some of the country's best preservation experts, the staff and commissioners at our LPC; the building's structural condition has been reviewed and passed on by a renowned forensic engineer, Timothy Lynch, at the Department of Buildings; the City Planning Commission has found that there are no public policy objections to be made to this designation. The public policy of finding alternatives to the demolition of rare and fine historic buildings benefits all New Yorkers. We are counting on the City Council to vote yes to this designation and so continue the rule of law and enlightened public policy.


Christabel Gough, Secretary

45 CHRISTOPHER STREET APT. 2E, NEW YORK, N.Y. 10014 (212) 741-2628

Ronald Kopnicki, President • Matt McGhee, Treasurer • Christabel Gough, Secretary

The Society for the Architecture of the City, Inc. publishes the review, *Village Views*



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Educator/Historian/Writer

Victor Papa
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Author/Historian

**Testimony before the NYC Council Subcommittee on Landmarks,
Public Siting and Maritime Uses delivered by Mitchell Grubler, Chair,
Landmarks Committee, Bowery Alliance of Neighbors, Sept. 15, 2011**

My name is Mitchell Grubler. I chair the Landmarks Committee of the Bowery Alliance of Neighbors and I am a proud resident of the Bowery.

Although not a member of this committee, I hope that you will share my testimony and that of the others speaking today with the District 1 Council Member.

I urge the Council to uphold the landmark designation of 135 Bowery for the following reasons:

- 1) Complying with the Landmarks Law, which was enacted by the City Council, the Landmarks Preservation Commission, after extensive research by the professional staff and public testimony from all interested parties found that 135 Bowery meets the criteria for designation as an individual NYC landmark and voted to designate it as such. In fact, as an indication of the high standards which this building met, it passed scrutiny after LPC rejected six other Federal era houses on the Bowery, in spite of our best efforts to get them designated.
- 2) The Landmarks Commission even took the extraordinary step of having the building assessed by a Department of Buildings engineer, who contradicted the claims of the owner and deemed the building's condition as good enough to be preserved.
- 3) "Let the buyer beware" – The bank, which purchased the property from Ricky Wong, knew, or should have known that the landmarking process was in play at the time of the purchase.
- 4) Sufficient financial advantages exist to enable the owner to make a profit on its investment, including as much as 40% in rehabilitation tax credits and approximately 5,224 square feet of air rights available for transfer to as many as seven potential receiving sites.
- 5) The bank-owner has made claims to CM Chin of replacing the landmark with "affordable office space and jobs for the community", however, when her staff was questioned about any details or guarantees regarding such vague claims, they had no further information. Banks are generally not in business of owning properties. I bet its intention is to sell this property and then all "promises" are off.
- 6) The landmarks process should not be circumvented by politics. The law allows for hardship proceedings, when an owner chooses to claim and prove financial hardship. If such hardship is found to be the case, the law would allow the owner to greatly alter or even demolish the building.
- 7) This almost 200 year old house is a physical reminder of the history of New York City government. It was built for and occupied by John

Hardenbrook, a member of the Common Council, the precursor to our present day City Council.

I urge you to listen to the members of the community and not one bank with deep pockets, and uphold the landmark designation of 135 Bowery.

SoMo



■ T H E G O L D M A N P R O P E R T I E S C O M P A N Y ●

September 13, 2011

Councilmember Margaret Chin
New York City Council District #1
Chatham Green, 165 Park Row, Suite #11
New York, New York 10038 mchin@council.nyc.com

Re: Landmark Designation of 135 Bowery

Dear Councilmember Chin:

As a local resident who cares deeply about the unique and indispensable history of the legendary Bowery, I write to congratulate you and express my gratitude for your efforts to get 135 Bowery designated a historic landmark. I was extremely gratified to learn that the Landmarks Preservation Commission recently and overwhelmingly voted in favor of this rare Federal-style row house. Your testimony favoring the designation is much appreciated.

I understand that the next step is for the City Council to approve this designation, and that the full Council vote will follow your lead as the property's representing Member. **I am a voter in this district, and I fully support and encourage your vote to confirm the LPC's landmark designation of 135 Bowery.**

With the rapid development currently taking hold on the Bowery, the community is grateful to you for seeing that our history is preserved. Adding 135 to over a dozen Bowery landmarks builds on a historic district that will make this boulevard a social and economic destination for locals and tourists alike. The historic Bowery is a positive development plan based on architecture, education, diversity, and cultural significance that will protect the low-rise neighborhood and immigrant community threatened by encroaching gentrification.

With the recent and unfortunate destruction of the Federal-style house at 35 Cooper Square, I am far from the only voter who is gravely concerned about preserving the remaining Bowery houses. In this case, having passed the LPC's incredibly stringent process, 135 Bowery has earned the immediate attention of preservation laws to ensure its survival. Thank you for

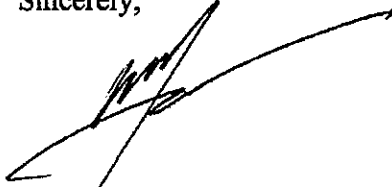
■ New York
110 Greene Street
New York, NY 10012
Phone: (212) 226-3100
Fax: (212) 941-9835

● Miami / Miami Beach
804 Ocean Drive
Miami Beach, FL 33139
Phone: (305) 531-4411
Fax: (305) 673-3106

▲ Philadelphia
1315 Walnut Street
Philadelphia, PA 19107
Tel: (215) 735-2955
Fax: (215) 735-2766

your past support of this irreplaceable house, and I look forward to your vote in favor of its landmark designation.

Sincerely,



R. Anthony Goldman
Chairman and CEO, Goldman Properties
Trustee Emeritus, National Trust for Historic Preservation
Board Member, New York Landmarks Conservancy
Former Trustee, Preservation League of New York State

CC:

Brad S. Lander, chair lander@council.nyc.gov
Maria del Carmen Arroyo arroyo@council.nyc.nyc.us
Daniel J. Halloran, III dhalloran@council.nyc.gov
Rosie Mendez rmendez@council.nyc.gov
Annabel Palma apalma@council.nyc.gov
James Sanders, Jr. jsanders@council.nyc.gov
Jumaane D. Williams Williams@council.nyc.us
David Mulkins, Bowery Alliance of Neighbors, mulbd@yahoo.com

TRIBECA

Simeon Bankoff

From: HDCBoard@yahoogroups.com on behalf of Hal Bromm [halbromm@gmail.com]
Sent: Wednesday, September 14, 2011 9:16 AM
To: chin@council.nyc.gov
Cc: lander@council.nyc.gov
Subject: [HDCBoard] landmark designation of 135 Bowery

Dear Margaret,

You and I go way back to our days together on Community Board One, so you may recall my work to preserve Tribeca through creation of the Tribeca Historic Districts. Since then I have worn many hats in the world of historic preservation, involved in work that permitted me to learn just how important historic preservation is to our to our city's well-being and economic health. As founding chair of our Community Board One Landmarks Committee and as a board member, adviser and president of the Historic Districts Council, that experience has been invaluable and rewarding. At the same time, it is clear that others may not understand just how valuable historic preservation is or how much it means to our neighborhoods and residents.

Recently, we have witnessed the beginning of a remarkable resurgence to the Bowery neighborhood, an area once written off as undesirable. We have seen new art galleries opening, the New Museum constructed, and new life for hotels and restaurants in what is becoming an exciting new destination. Underneath this popularity is history, and that historic sense of place is what makes neighborhoods click. New Yorkers and visitors alike relate to historic buildings, and their adaptive re-use for contemporary life brings together the best of the new and the old. The Bowery has what it takes, but we need to protect its built environment and early survivors like 135 Bowery.

135 Bowery is a Cinderella story waiting to happen. This 1817 Federal-style house can be part of the Bowery's renaissance. Its designation as a landmark will not only preserve an important and rare survivor that is nearly 200 years old. It will also an anchor to the neighborhood's past. Economically, the revitalization and adaptive reuse of this asset will provide valuable tax credits to its owners and generate significant jobs. Many owners think of old buildings as worn-out and useless, only of value if torn down and replaced with something 'new'. When we worked with Tribeca property owners in the mid-1980's, such opinions prevailed. Yet those buildings are now far more valuable than anything new that might have replaced them, highly-sought for ground floor retail stores, restaurants, and businesses with homes and apartments above them. You were there then, you were a witness to that renaissance in Tribeca, made possible thanks to preservation. The same thing is now happening on the Bowery, but it won't progress if we tear down the neighborhood's history.

As you know, the Hardenbrook Somarindyck House at 135 Bowery was designated as an individual New York City landmark on June 28, 2011. In moving to protect this building, the Landmarks Preservation Commission noted the building's age and style, the integrity of its historic form and materials and its significance as a rare survivor from the period of the lower Bowery's history as an elite neighborhood in the post-Revolutionary War era. The house was also linked with prominent New York families for over 150 years.

135 Bowery historic, architectural and cultural merits are significant. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery, and you recognized and supported its preservation.

As so many great historic structures have been, this house can be adaptively reused through restoration and renovation to become a fine asset to the Bowery's resurgence as a popular new neighborhood. The Bowery neighborhood has had no lack of new entrepreneurial businesses blossoming in and around historic structures. Moreover, in historic downtown neighborhoods - Tribeca, Soho or the Village - failing to preserve their

historic structures would have razed the very buildings that have been magnets to re-development within these communities. These neighborhoods, and many others, prove that historic urban revitalization is not only the right thing to do to preserve our city's architectural history, but that New Yorkers want to live and work in communities that have a real sense of history and place.

Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently – with the help of supporters like you – gained some headway in preserving a few of the Bowery's historic buildings.

On Thursday, the City Council will vote on the landmark designation of 135 Bowery. There is serious concern that the Council may overturn the landmark status of this early survivor so that a commercial tower could be developed on its site. Losing this nearly 200 year-old house would be a crushing blow to neighborhood revitalization and preservation efforts, and very detrimental to the character and history of the Bowery. Please understand what an enormous mistake such a loss would be. Consider this carefully and let the Chair of the Landmarks Subcommittee, Councilmember Brad Lander, know that you will **STAND BY YOUR ORIGINAL SUPPORT FOR 135 BOWERY AS A LANDMARK**. I ask for your support in favor of upholding the landmark designation of 135 Bowery to save this historic house and to keep the history of the Bowery intact. Please let me know you will stand by your original position and help to preserve New York's history. Your neighbors and supporters in Lower Manhattan are counting on you.

Thank you,
Hal

--
Hal Bromm Art & Design

Est. Tribeca 1975

212.732.6196

90 West Broadway
New York 10007

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TRIBECA

Simeon Bankoff

From: halbromm@gmail.com
Sent: Wednesday, September 14, 2011 10:35 AM
To: Simeon Bankoff
Subject: Fw: Please uphold the Landmark Designation of 135 Bowery!!!!

Copy to you fyi

-----Original Message-----

From: Stacy Cochran
To: lander@council.nyc.gov
Cc: chin@council.nyc.gov
Cc: Hal Bromm
Sent: Sep 14, 2011 07:45
Subject: Please uphold the Landmark Designation of 135 Bowery!!!!

Please please don't destroy the extraordinary beauty and importance of our surviving history in the city.

Uphold the Landmark Designation of 135 Bowery!!!! We won't be sorry to have helped each other to help the building.

best regards

Stacy Cochran

Hal Bromm Art & Design
90 West Broadway New York 10007

TEBECN

Simeon Bankoff

From: halbromm@gmail.com
Sent: Wednesday, September 14, 2011 10:36 AM
To: Simeon Bankoff
Subject: Fw: Help save an 1817 City Landmark from demolition

Fyi

-----Original Message-----

From: John Willenbecher
To: Hal Bromm
Sent: Sep 14, 2011 00:47
Subject: Re: Help save an 1817 City Landmark from demolition

Done.

-- J

On Sep 13, 2011, at 11:05 PM, Hal Bromm wrote:
upholding the landmark designation of 135 Bowery to save this historic house.

Hal Bromm Art & Design
90 West Broadway New York 10007

Greenwich Village

Simeon Bankoff

From: Christabel Gough [christabelgough@gmail.com]
Sent: Wednesday, September 14, 2011 10:01 AM
To: lander@council.nyc.gov
Subject: 135 Bowery landmark designation

Dear Council Member Lander,

Upholding the landmark designation of 135 Bowery is doubly important, because it is a fine, rare and largely intact Federal house dating from the time when Monroe was president, and because the landmarks law makes full provision for hardship claims relating to designated buildings. To circumvent the established legal process by stopping designation at the Council on supposed grounds of hardship, when in fact we understand that City Planning found that TDRs are available, would set a horrible precedent destructive of the rule of law in landmark designation. We are counting on you not to let this happen.
Christabel Gough, Secretary, Society for the Architecture of the City

Greenwich Village

Simeon Bankoff

From: Albert S Bennett [albertsb25@yahoo.com]
Sent: Tuesday, September 13, 2011 8:17 PM
To: Simeon Bankoff
Subject: Fw: 135 Bowery

Hi Simeon:

Wish I could be there Thursday!
Albert

--- On Tue, 9/13/11, Albert S Bennett <albertsb25@yahoo.com> wrote:

From: Albert S Bennett <albertsb25@yahoo.com>
Subject: 135 Bowery
To: lander@council.nyc.gov
Date: Tuesday, September 13, 2011, 8:14 PM

Dear Councilmember Lander:

As a Public Member of the Landmarks Committee of Community Board 2 Manhattan (for 15 years) and as Landmarks Chair of the Greenwich Village Community Task Force, I urge you to vote against the demolition of 135 Bowery. This is one of the few remaining precious remnants of Bowery history and its landmark status must be preserved.

Thank you,
Albert S. Bennett

East Village



**LEO J. BLACKMAN
ARCHITECTS**

12 W 27 St Flr 17 New York 10001
212 337 1002 leoblackman.com

Councilmember Margaret Chin
New York City Council District #1
Chatham Green, 165 Park Row, #11
New York, New York 10038 [mchin@council.nyc.com]

13 September 11
re: 135 Bowery

Dear Councilmember Chin:

I'm a long-time East Village resident, and architect, and past board president of the Historic District Council. For all these reasons I have been very proud that in your first term you have not only strongly supported preservation efforts, but specifically championed the Landmarking of 135 Bowery. The spectacularly varied and world renowned history of the Bowery has been increasingly under pressure from real estate development. Several important historic buildings have been demolished in the past few years, including the Federal-style house at 35 Cooper Square. With each loss, it becomes harder to visualize this boulevard in its prime. As each fragile structure is replaced by a shiny ugly new tower, occupied by people from outside of the neighborhood, the economic & cultural make-up of your district is transformed.

I understand that the City Council Landmarks Committee is to review the LPC's designation of 135 tomorrow, and that the full Council vote will follow. I know that the local member's positive vote is critical for its approval as a city Landmark. The word on the street has been that you are reconsidering your support. I certainly hope that is not correct, and you will vote in favor of this designation. 135 Bowery has survived many years, and the strict scrutiny of the LPC. It deserves protection now!

Thank you.


Leo J. Blackman

Greenwich Villages

Sara Romanoski

From: George Dickerson [ggdickerson@earthlink.net]
Sent: Wednesday, September 14, 2011 11:42 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 Bowery

Dear Councilmember Lander:

Please uphold the landmark designation of 135 Bowery. This almost 200-year-old structure is part of our city's heritage. Manhattan does not need a commercial tower on this site. New York does need to preserve its historic buildings, especially one that typifies the Bowery during a certain era as does the Hardenbrook Somarindyck House.

Thank you,

Suzanne Dickerson
172 Bleecker Street
NY, NY 10012

shdickerson@hotmail.com

East Village

Sara Romanoski

From: nycmoose [nycmoose@aol.com]
Sent: Wednesday, September 14, 2011 11:33 PM
To: rmendez@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 Bowery

Dear Councilmember Mendez,

I am very concerned about the future of 135 Bowery. This is an important example of early 19th century Federal style architecture and a rare survivor. Losing it would be a great loss to the City now, and for the future.

First of all, overturning landmark status should not even be considered under almost any circumstances. This building was already reviewed and its historical significance was validated by its designation as a landmark. Those who reviewed it realized its historic, architectural and cultural significance. Should the City Council decide to override the designation, it would be a blatant disregard for preservation law and reveal that the Council's priorities are not with upholding what is good for our citizens but signify that the Council's priorities are with enriching developers. I realize New York needs housing and new commercial development but there are ways to meet our current needs while still preserving our past. I am confident that preserving 135 Bowery can be accomplished without compromising future development.

I hope the City Council will do the right thing and realize that the past designation must be upheld which will help to preserve a small piece of history, which is becoming increasingly rare. Preserving our heritage helps to maintain a well balanced society; without doing so, we all lose.

Sincerely,

Peter R. Betti
587 First Avenue, Apt 2R
New York, NY 10016

East Village

Sara Romanoski

From: Virginia Buchan [vin_buchan@nyc.rr.com]
Sent: Wednesday, September 14, 2011 11:56 PM
To: hdc@hdc.org
Subject: 135 Bowery

I have emailed Margaret Chin and plan on attending tom at 11am in support of 135 Bowery retaining its landmark status. Thank you for your efforts,

Virginia Buchan
Resident 103 Bowery

East Village

Sara Romanoski

From: Matthew A Malina [mm1566@nyu.edu]
Sent: Wednesday, September 14, 2011 9:12 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: Please save 135 Bowery

Please preserve the Hardenbrook Somarindyck House at 135 Bowery an 1817 Federal-style rowhouse.

THank you,
Matt Malina
410 East 6th Street
NY 10009

East Village

Sara Romanoski

From: Phyllis Eckhaus [PEckhaus@aclu.org]
Sent: Wednesday, September 14, 2011 6:14 PM
To: hdc@hdc.org
Subject: FW: please retain landmark status for 135 Bowery

From: Phyllis Eckhaus
Sent: Wednesday, September 14, 2011 6:13 PM
To: 'lander@council.nyc.gov'; 'chin@council.nyc.gov'
Cc: 'hdc@hd.org'
Subject: please retain landmark status for 135 Bowery

Dear Councilmembers Lander and Chin:

I am deeply disturbed to hear that you are considering a move that would subvert the landmarks preservation process and announce that you are prepared to sacrifice the public's interest in our unique and irreplaceable architectural legacy in favor of commercial interests.

For shame!

Sincerely,
Phyllis Eckhaus
30 E 9th St
Manhattan

Crossroads Village

Sara Romanoski

From: Kristina Kaufman [ksk10177@yahoo.com]
Sent: Wednesday, September 14, 2011 2:21 PM
To: rmendez@council.nyc.gov; lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: Hardenbrook Somarindyck House at 135 Bowery

Dear Council Members Mendez and Lander,

Please help save an important architectural and historical building in our city. Too many examples of buildings from our city's rich history are demolished to make way for new construction. This building is an important reminder of the history of The Bowery, especially in light of all of the new construction that has taken place on that street recently. It is important that we keep history alive along with moving our city forward.

Sincerely,

Kristina Kaufman
Assistant Director of Exhibitions and Public Programs, Parsons The New School for Design

Lower East Side

Sara Romanoski

From: Argot Murelius [argotius@aol.com]
Sent: Wednesday, September 14, 2011 9:55 AM
To: chin@council.nyc.gov; lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 Bowery

Dear Ms. Chin, Dear Mr. Lander,

As a longtime (10+ yrs) Lower East Side resident I am very concerned about the future of our neighborhood. The zoning laws seem to become more and more arbitrary, the buildings are getting taller, the local color is fading quickly as older tenants are being pushed out by preposterous rent hikes. Here is yet another frightening example of how our city is changing quicker than is healthy - the building at 135 Bowery.

I urge you to vote in favor of upholding the landmark designation of 135 Bowery. If allowed, this vetoing of the designation would be the latest and most egregious example of the out of balance politicization of preservation in NY. It would circumvent the established and balanced Landmark process and risk instituting what has become defacto owner consent requirement for designation.

- The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently - with the help of supporters like CM Chin - gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 -year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.
- This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.
- The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.
- The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, it was due in large part because the local CM was in support that the LPC took decisive action to protect this 194-year-old building. Turning back this designation is bound to have a chilling effect on designations throughout the city where owners are not joyously in favor of preservation regulations.

Thank you for your time.

Argot Murelius





HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

September 14, 2011

Dear Council Member Lander:

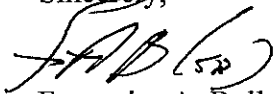
I am writing to ask you to affirm the landmark designation of the Hardenbrook-Somarindyck house, built around 1817: the name of the building alone alludes to its deep history. The date alone militates in favor of landmark designation and the rarity of such buildings in New York City does as well.

At issue is a question of process: the landmarks preservation commission is the expert in terms of statutory designation and the Commission has voted in favor of protection for this rare building. The Council's role in the process is not to double guess the LPC.

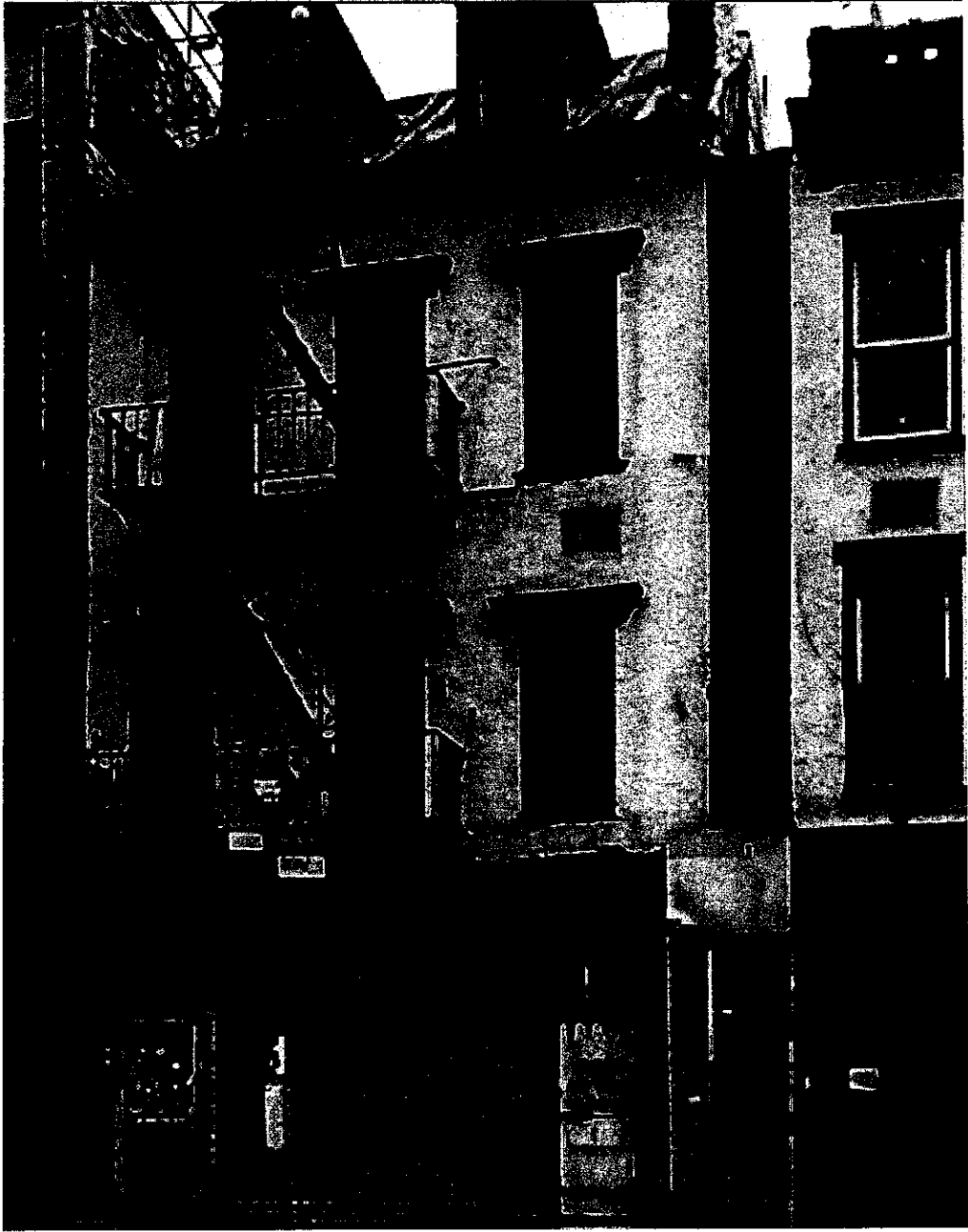
The word "affordable" is always bandied around as an argument for the demolition of old buildings: we all know that affordability is in fact most often available in old buildings: it makes sense, they are already built. We also all know that the buildings that replace them are not, in fact, affordable, nor do they make life in the neighborhood more affordable: commercial rents go up, the neighborhood stores disappear, etc.

Please make sure that this survivor survives: there is no reason why it cannot continue to serve.

Sincerely,



Françoise A. Bollack
President



Sara Romanoski

From: Cate [CateL@aol.com]
Sent: Thursday, September 15, 2011 8:28 AM
To: comrie@council.nyc.ny.us
Cc: hdc@hdc.org
Subject: Please uphold landmark designation of 135 Bowery - corrected subject line

Dear Councilmember Comrie,

I am writing to ask you to please to vote in favor of upholding the landmark designation of 135 Bowery, significant as a rare surviving house from the period of the lower Bowery's history as an elite neighborhood in the post-Revolutionary War era. Losing this almost 200 year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.

As we all know, the Landmarks Law was established for the direct betterment of the city. Turning back this designation is bound to have a negative effect on landmark designations throughout New York City where owners are not in favor of preservation regulations.

We only get one chance to preserve history for a neighborhood. Once it is gone, it is gone forever.

Thank you for your time and your thoughtful consideration of this matter.

Sincerely,

Cate Ludlam
President
Prospect Cemetery Association of Jamaica Village

Simeon GARDENS

Simeon Bankoff

From: Dan Allen [dallen@cta-architects-nyc.com]
Sent: Wednesday, September 14, 2011 10:33 AM
To: jvanbramer@council.nyc.gov
Cc: Simeon Bankoff; Kate Wood
Subject: Do the right thing on 135 Bowery

Jimmy:

I do not know if you have been following the saga of 135 Bowery, a rare surviving 1817 Federal house. The property was designated by LPC in June and that designation is up for a vote of confirmation tomorrow at City Council. There is pressure to overturn the designation. This would be disastrous both for the loss of the building and the ugly precedent such a move would set. I'm sure you know that there is a well tested hardship procedure that the owner could undertake per the Landmarks Law. Instead a back-door overturn at City Council appears to be their strategy.

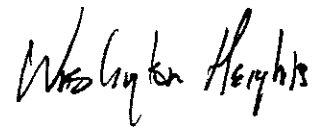
So I'm writing to ask you to stand up for preservation as you have before, do the right thing Jimmy and vote to confirm the designation.

Thanks as always

Dan

Daniel Allen
Principal
Cutsogeorge, Tooman & Allen Architects, P.C.
151 West 26th Street 8th Floor
New York, New York 10001

Tel: 212-243-7404 x290
Fax: 212-243-7480



From: Annice/Franz Alt [<mailto:annicealt@mindspring.com>]
Sent: Wednesday, September 14, 2011 10:14 AM
To: CM Robert Jackson
Subject: landmark designation of 135 Bowery

Dear Councilmember Jackson:

Tomorrow the Council will take up the designation of 135 Bowery as a New York City landmark. I hope you will support this designation. I am forwarding part of the message Hal Brom has sent your colleague Councilmember Chin about the significance of 135 Bowery and how it can figure in the revitalization of the whole neighborhood:

"Recently, we have witnessed the beginning of a remarkable resurgence to the Bowery neighborhood, an area once written off as undesirable. We have seen new art galleries opening, the New Museum constructed, and new life for hotels and restaurants in what is becoming an exciting new destination. Underneath this popularity is history, and that historic sense of place is what makes neighborhoods click. New Yorkers and visitors alike relate to historic buildings, and their adaptive re-use for contemporary life brings together the best of the new and the old. The Bowery has what it takes, but we need to protect its built environment and early survivors like 135 Bowery.

"135 Bowery is a Cinderella story waiting to happen. This 1817 Federal-style house can be part of the Bowery's renaissance. Its designation as a landmark will not only preserve an important and rare survivor that is nearly 200 years old. It will also be an anchor to the neighborhood's past. Economically, the revitalization and adaptive reuse of this asset will provide valuable tax credits to its owners and generate significant jobs. Many owners think of old buildings as worn-out and useless, only of value if torn down and replaced with something 'new'. When we worked with Tribeca property owners in the mid-1980's, such opinions prevailed. Yet those buildings are now far more valuable than anything new that might have replaced them, highly-sought for ground floor retail stores, restaurants, and businesses with homes and apartments above them. You were there then, you were a witness to that renaissance in Tribeca, made possible thanks to preservation. The same thing is now happening on the Bowery, but it won't progress if we tear down the neighborhood's history.

"As you know, the Hardenbrook Somarindycck House at 135 Bowery was designated as an individual New York City landmark on June 28, 2011. In moving to protect this building, the Landmarks Preservation Commission noted the building's age and style, the integrity of its historic form and materials and its significance as a rare survivor from the period of the lower Bowery's history as an elite neighborhood in the post-Revolutionary War era. The house was also linked with prominent New York families for over 150 years. 135 Bowery historic, architectural and cultural merits are significant. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery, and you recognized and supported its preservation.

"As so many great historic structures have been, this house can be adaptively reused through restoration and renovation to become a fine asset to the Bowery's resurgence as a popular new neighborhood. The Bowery neighborhood has had no lack of new entrepreneurial businesses blossoming in and around historic structures. Moreover, in historic downtown neighborhoods - Tribeca, Soho or the Village - failing to preserve their historic structures would have razed the very buildings that have been magnets to re-development within these communities. These neighborhoods, and many others, prove that historic urban revitalization is not only the right thing to do to preserve our city's architectural history, but that New Yorkers want to live and work in communities that have a real sense of history and place."

This is an instance where more would be gained by preservation than by demolition and replacement. Please consider carefully how you will vote on 135 Bowery.

Sincerely, Annice M. Alt, constituent of Council District 7

Sara Romanoski

From: Joan Zimmerman [jczimm@aol.com]
Sent: Wednesday, September 14, 2011 9:16 AM
To: lander@council.nyc.gov; Stephen Levin
Cc: hdc@hdc.org
Subject: Uphold 135 Bowery Landmarking

Dear Councilmen:

135 Bowery is a rare survivor from the period of the lower Bowery's history as an elite neighborhood in the post-Revolutionary War era. Built circa 1817, the house was linked with prominent New York families for over 150 years; moreover, its historic form and materials remain intact. It is an example of a building which, though modest to the untrained eye, New Yorkers should strive to maintain in the interest of historic preservation and cultural merits.

Do not allow the Landmarks designation to be overturned. This case would set a dangerous precedent which would undermine the Landmarks designation process and indeed, undermine the LPC at large. Moreover, LPC works assiduously with owners and developers and has a set process in which owners can, under hardship, significantly alter--and even demolish-- a building, but this developer hasn't even filed for this process, instead attempting to overturn the landmark designation in its entirety.

In a city where development nips at the edges of historic sites and neighborhoods on a regular basis, and where developers cut deals and deface properties to keep them out of soon to be designated sites, we should do everything possible to preserve those buildings and areas that have significance in the history of New York City. Otherwise, those areas that trace the evolution of life and neighborhoods will be lost forever.

Thank you.

Sincerely,

Joan

Joan Zimmerman
President,
Fulton Ferry Landing Association

Flushing

Sara Romanoski

From: RRvietor@aol.com
Sent: Tuesday, September 13, 2011 5:46 PM
To: lander@council.nyc.gov
Cc: lappin@council.nyc.gov; hdc@hdc.org
Subject: Hardenbrook Somarindyck House

Councilman Lander - I am writing to urge you to retain the landmark designation of the Hardenbrook Somarindyck house at 135 Bowery in Manhattan. This landmark deserves to be protected from demolition. It is one of the few remaining buildings providing an example of early 19th century architecture in the Bowery area. The Somarindyck family had farmland in upper Manhattan in the early nineteenth century - this is mentioned in "Landmarks of New York" by Barbaralee Diamonstein-Spielvogel.

Sincerely,
Rosemary Vietor
President, Bowne House (ca 1661) Flushing, NY

Sara Romanoski

From: MARISE HAUSNER [olimassociates@verizon.net]
Sent: Thursday, September 15, 2011 6:46 AM
To: chin@council.nyc.gov; MViggiano@council.nyc.gov; contact@bradlaner.com; lander@council.nyc.gov; arroyo@council.nyc.nyc.us; dhalloran@council.nyc.gov; rmendez@council.nyc.us; LKaplan@council.nyc.gov; apalma@council.nyc.gov; palma@council.nyc.ny.us; jsanders@council.nyc.gov; Williams@council.nyc.us; Council Member Jessica Lappin; Jessica Lappin
Subject: Today's NYC Council Landmarks Subcommittee hearing on 135 Bowery

Dear Council and Sub-Committee Members:

I strongly urge you to vote to uphold the Landmarks Preservation Commissions designation of the Hardenbrook Somarinkdyck House (c. 1817) at 135 Bowery as an individual New York City landmark.

With the recent nomination of the Bowery to the National Register of Historic Places, it is crucial that the City safeguard the historic integrity of the area, particularly given the devastating loss of 35 Cooper Square. Preservation of our City's history is of critical importance. We cannot use the present economic conditions as carte blanche to destroy everything that stands in the way of real estate developers' insatiable avarice. Have you learned nothing from the destruction of Pennsylvania Station?

Thank you.

Marise Hausner

Oppose West Side

Sara Romanoski

From: Sholeen, Jeff [JPS@Corcoran.com]
Sent: Thursday, September 15, 2011 9:06 AM
To: hdc@hdc.org
Subject: FW: Hardenbrook Somarindyck House at 135 Bowery

FYI.

Jeffery Sholeen

From: Sholeen, Jeff
Sent: Thursday, September 15, 2011 9:05 AM
To: 'lander@council.nyc.gov'
Subject: Hardenbrook Somarindyck House at 135 Bowery

Dear Mr. Lander,

Please vote in favor of upholding the landmark designation of 135 Bowery, a rare 1817 Federal-style rowhouse survivor on The Bowery.

Thank you,

Jeff

Jeffery Sholeen

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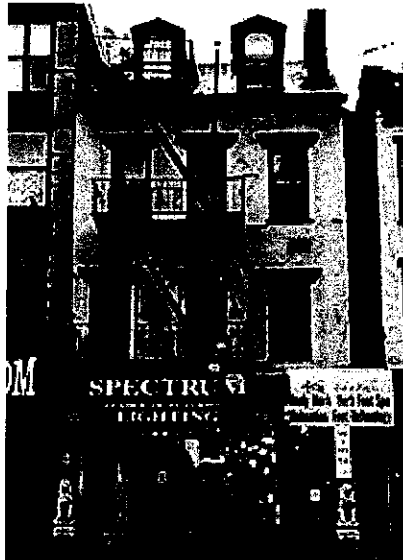
Midtown

Sara Romanoski

From: Justin Ferate [jferatetours@earthlink.net]
Sent: Thursday, September 15, 2011 12:42 AM
To: lappin@council.nyc.gov
Subject: Please advocate to uphold the NYC Landmark Designation of 135 Bowery

Dear Jessica Lappin,

Please advocate to uphold and retain the NYC Landmark Designation given – after careful and studious assessment – to the Hardenbrook Somarindyck House at 135 Bowery.



The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long publicly supported the Bowery's remarkable history be protected and have recently achieved some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200-year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.

Likewise, to use the functions of City Council to countermand the publicly stated goals of New York City's legal representative – the New York Landmarks Preservation Commission – while also countermanding the publicly stated mission of many City Council members would not only be poor Public Policy, it would be a misuse of the functions of City Council.

Should the owner of 135 Bowery advocate that the building cannot be preserved due to economic reasons, there is a well-documented hardship process specifically created by the City of New York to address those circumstances. The owner has not opted to pursue this basic City-authorized system. Bypassing the legally defined methods for the pressing of hardship claims by going through City Council not only violates the spirit of the NYC Landmark Preservation legislation as an agent for public good, it serves to potentially create a secondary, confusing, and inconsistent methodology of decision-making based largely on political concerns rather than on the merits of an individual Landmark decision.

It would seem important to note that even if the City Council opts to uphold the Landmark Designation of 135 Bowery, the owner would still retain the right to press for a hardship claim using

the system already established by the City of New York...the official methodology, which the owner has not chosen to acknowledge or pursue.

Again, I request that the New York City Landmark Designation of the Hardenbrook Somarindyck House at 135 Bowery be upheld.

Sincerely,

Justin Ferate

Justin Ferate

Tours of the City

235 East 49th Street, #12-A

New York, NY 10017

T: 212-223-2777 | F: 212-758-7893

jferatetours@earthlink.net

<http://www.justinsnewyork.com>

New York Governor George Pataki and the New York State Tourism Council honored Urban Historian Justin Ferate as "*New York's Most Engaging Tour Guide.*" || Mr. Ferate was selected as the author of the *Official New York City Tour Guide Licensing Examination.* || "*The AAA Guide to New York City*" declared Mr. Ferate's tour of Grand Central Terminal, "*New York's Best Walking Tour!*" || *Time Out New York* selected Mr. Ferate as "*One of New York's 50 Essential Secrets!*"

Sara Romanoski

From: frances_chapman_nyc@yahoo.com
Sent: Thursday, September 15, 2011 12:20 AM
To: hdc@hdc.org
Subject: What I sent

We don't need anymore soulless towers We need connections to our history.

Sent from my iPhone

Midtown

Sara Romanoski

From: pbookhout [pbookhout@earthlink.net]
Sent: Wednesday, September 14, 2011 11:52 PM
To: lander@council.nyc.gov; gbrewer@council.nyc.gov
Cc: Historic Districts Council
Subject: Hardenbrook-Somarindyck House at 135 Bowery

Dear Councilmembers,

Please maintain the landmark status of this rare building. It is part of the fabric of the neighborhood which includes the recently landmarked Bowery Savings Bank.

Sincerely,

Polly Bookhout
345 West 58th Street #5L
New York, NY 10019

Sara Romanoski

From: arentspaul@aol.com
Sent: Wednesday, September 14, 2011 11:49 PM
To: landmarkwest@landmarkwest.org; hdc@hdc.org; "<hdc">@hdc.org
Subject: Re: An Important NYC Landmark Needs You!

I plan to show this area to some friends and it would be a shame to say this may be the last time you see this building.

-----Original Message-----

From: LANDMARK WEST! <landmarkwest@landmarkwest.org>
To: arentspaul <arentspaul@aol.com>
Sent: Wed, Sep 14, 2011 9:15 am
Subject: An Important NYC Landmark Needs You!

Having trouble viewing this email? [Click here](#)



135 Bowery AT RISK!
To find out how you can help save
this rare survivor from 1817 Federal New York, please read on!

Bad - Stuff

Sara Romanoski

From: Reno Dakota [rendak@optonline.net]
Sent: Wednesday, September 14, 2011 10:28 PM
To: lander@council.nyc.gov
Subject: 135 Bowery landmark designation

Dear Mr. Lander, there are numerous valid reasons to stop any attempt to de-designate 135 Bowery but most of all I fear that the significance, the power, the essential solidity of landmark designation within NYC would be seriously impaired, potentially opening a floodgate of reversals now and in the future. Please vote to keep the teeth in the landmarking laws and simultaneously protect this remarkable example of the Bowery's architectural past.

Thanks,
Reno Dakota
Brooklyn, NY

Sara Romanoski

From: wynnie591@aol.com
Sent: Wednesday, September 14, 2011 10:29 PM
To: lander@council.nyc.gov
Cc: chin@council.nyc.gov; jgennaro@council.nyc.gov; hdc@hdc.org
Subject: Hardenbrook Somarindyck House at 135 Bowery

Dear Mr. Lander,

I am writing to you to urge you not to allow the landmark designation status of the Hardenbrook Somarindyck House at 135 Bowery to be overturned. Not only does the building deserve to be preserved for its obvious merits - historic, cultural and architectural - but as it would be a heinous misuse of political and development powers in relation to the preservation process and the wishes of the lower Manhattan and Bowery community at large.

While claiming that the preservation of the building would cause him financial hardship, the owner has not bothered to follow the process for to address that claim, but instead wants to circumvent it by asking for de-designation.

Furthermore, de-designation would be counterproductive to the mission of the LPC. Please uphold the landmark designation of this important historic property; a small commercial tower can be built in innumerable non-designated locations. Thank you.

Sincerely,

Gina Ross

Park Slope

Sara Romanoski

From: Jeremy Woodoff [jwoodoff@nyc.rr.com]
Sent: Wednesday, September 14, 2011 10:28 PM
To: lander@council.nyc.gov; slevin@council.nyc.gov
Cc: hdc@hdc.org
Subject: Landmark designation of Hardenbrook Somarindyck House at 135 Bowery

Councilmembers Lander and Levin,

As a resident of Brooklyn and Councilmember Levin's district, I request that you vote to affirm the recent Landmarks Commission designation of the Hardenbrook Somarindyck House at 135 Bowery. The building has been found to warrant designation on architectural, historic, and cultural grounds. Landmark designation in New York has never required owner consent and de-facto owner consent must not now be allowed to determine whether a building in New York can be designated a landmark. There is a provision in the Landmarks Law for hardship that can be used if necessary once a building is a designated landmark.

Some people once wanted to demolish a potential landmark so they could build a tower on the site. That potential landmark was Pennsylvania Station. Please, let's not turn back the clock on historic preservation in New York City!

Jeremy Woodoff
221 8th Avenue
Brooklyn, NY

Park Shops

Sara Romanoski

From: Joy Rich [joyrichny@earthlink.net]
Sent: Wednesday, September 14, 2011 10:20 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: Hardenbrook-Somarindyck House

Hi, Brad. While you've been my City Councilmember, I've written to you wearing a variety of hats. Today I'm writing as a member of the Historic District Council to ask you to not let the Hardenbrook-Somarindyck House be destroyed. I feel that you understand the importance of maintaining a connection with our country's, state's, and city's pasts. Once a piece of history is gone, it's gone forever. Looking at a photo of it or reading about it just doesn't carry the same weight. I say this as someone who devoted many years to being the director of a genealogical and historical society's library!

Thank you for reading this.

Joy

Joy Rich
140 E. 2nd Street, Apt. 2U
Brooklyn, NY 11218-1410
joyrichny@earthlink.net

Chelsea

Sara Romanoski

From: William Borock [wborock@hotmail.com]
Sent: Wednesday, September 14, 2011 7:18 PM
To: chin@council.nyc.gov
Cc: Historic Districts Council
Subject: 135 Bowery landmark status

Hon. Margaret Chin
NYC Councilmember, 1st District

Please do not overturn the landmark status of the Hardenbrook Somarindyck House located at 135 Bowery.

To be short and to the point. It would be totally inappropriate to veto the designation which has already been approved.

Thank you.

Bill Borock

Upper East Side

Sara Romanoski

From: Arlene K. Witt [akwitt@nyc.rr.com]
Sent: Wednesday, September 14, 2011 6:41 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: Landmark status for 135 Bowery

Dear Mr. Lander,

I strongly oppose the denial of landmark status for 135 Bowery.

. The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently - with the help of supporters like CM Margaret Chin - gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 -year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.

. This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.

. The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.

. The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, the LPC took decisive action to protect this 194-year-old building in large part because CM Chin, the local Council member, was originally in support of the designation. Turning back this designation is bound to have a chilling effect on landmark designations throughout the city where owners are not joyously in favor of preservation regulations.

Arlene K. Witt
402 East 78th Street
New York, NY 10075

Sara Romanoski

From: Pamela Jardieu [pjardieu@mac.com]
Sent: Wednesday, September 14, 2011 5:23 PM
To: lander@council.nyc.gov
Cc: Historic Districts Council
Subject: 135 Bowery

I strongly oppose the denial of landmark status for 135 Bowery.

- The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently – with the help of supporters like CM Margaret Chin – gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 –year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.
- This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.
- The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.
- The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, the LPC took decisive action to protect this 194-year-old building in large part because CM Chin, the local Council member, was originally in support of the designation. Turning back this designation is bound to have a chilling effect on landmark designations throughout the city where owners are not joyously in favor of preservation regulations.

Pamela Jardieu

Midtown

Sara Romanoski

From: Evelyn Kraus [ekraus@ursusbooks.com]
Sent: Wednesday, September 14, 2011 5:49 PM
To: hdc@hdc.org
Subject: 135 bowery

We don't need any more ugly office towers downtown. We do need to preserve something of our historical past and with it some charm and humanity in our city.

Upper East Side

Sara Romanoski

From: Jackie Peu-Duvallon [j_peuduvallon@yahoo.com]
Sent: Wednesday, September 14, 2011 4:32 PM
To: lander@council.nyc.gov; garodnick@council.nyc.ny.us
Cc: hdc@hdc.org
Subject: Support the Landmark Designation of 135 Bowery

Dear Council Members Lander and Garodnick,

I live on the Upper East Side and I write to urge you to vote in favor of upholding the landmark designation of 135 Bowery. If allowed, vetoing the designation would be the latest - and most egregious - example of the out-of-balance politicization of preservation in New York. It would circumvent the established and balanced Landmark process and risks instituting what has become defacto owner consent requirement for designation.

The historic buildings of the Lower East Side deserve landmark protection just as much as any other historic buildings in this city. This building may not be 'pretty' but it is none the less important. The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently - with the help of supporters like CM Chin - gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 -year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.

The owner's opposition to the designation is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.

The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.

The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, it was due in large part because the local CM was in support that the LPC took decisive action to protect this 194-year-old building. Turning back this designation is bound to have a chilling effect on designations throughout the city where owners are not joyously in favor of preservation regulations.

Protect the city's Landmarks Law, and our cultural heritage, by protecting this building.

Thank you,
Jacqueline Peu-Duvallon
40 East 89th Street
Apt. 5D
New York, NY 10128

Sara Romanoski

From: Ben Friedman [benf@chdg.com]
Sent: Wednesday, September 14, 2011 2:36 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 BOWERY BUILDING

Importance: High

Sir:

This 196-years old building deserves to be landmarked and I urge you and your Landmarks Subcommittee to uphold the landmark designation of 135 Bowery.

Thank you,

Ben-Ami Friedman

Park Slope

Sara Romanoski

From: MARK CASERTA [mark.caserta@gmail.com]
Sent: Wednesday, September 14, 2011 2:17 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 Bowery

Dear Council Member Lander-

As you know, on Thursday, September 15, the City Council is scheduled to vote on the landmark designation of this 1817 Federal-style rowhouse in Lower Manhattan. As a result of owner opposition, there is a strong chance that the Council will overturn its landmark status so that a commercial tower can be developed on its site.

If allowed, this vetoing of the designation would be the latest - and most egregious - example of the out-of-balance politicization of preservation in New York. It would circumvent the established and balanced Landmark process and risks instituting what has become defacto owner consent requirement for designation.

- The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently - with the help of supporters like CM Chin - gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 -year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.
- This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.
- The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.
- The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, it was due in large part because the local CM was in support that the LPC took decisive action to protect this 194-year-old building. Turning back this designation is bound to have a chilling effect on designations throughout the city where owners are not joyously in favor of preservation regulations.

Thank you for your consideration,

Mark Caserta

Upper West Side

Sara Romanoski

From: Kate Wood [katewood@landmarkwest.org]
Sent: Wednesday, September 14, 2011 1:12 PM
To: lander@council.nyc.gov
Cc: hdc@hdc.org; brewer@council.nyc.gov; dickens@council.nyc.gov; viverito@council.nyc.gov; chin@council.nyc.gov
Subject: In support of 135 Bowery

Dear Council Member Lander:

Landmark West! strongly supports the designation of 135 Bowery in Lower Manhattan, which we understand is up for consideration by the Subcommittee on Landmarks, Public Siting and Maritime Uses tomorrow. While LW! focuses primarily on preserving the architectural heritage of Manhattan's Upper West Side, we are concerned about the future of this rare Federal-Era building not only because of its architectural and historical significance to our City, but also because of the important issues raised by the potential overturning of its status as a New York City Individual Landmark.

The Landmarks Preservation Commission did exactly the right thing by designating this Landmark. In every sense, 135 Bowery meets the standards for landmark designation outlined in the Landmarks Law. Owner consent, by contrast, is not a requirement of the Landmarks Law; owner objection to landmark designation is not a sound basis for overturning the Commission's action. If this were the case, the City would be seriously challenged in its efforts to preserve New York's heritage, fulfilling the "tragedy of the commons." By supporting the designation of 135 Bowery, the Subcommittee reinforces the legal authority of the Landmarks Commission to act in the best interests of our City and its landmarks and helps to further the many positive benefits of landmark protection to our local economy and quality of life.

We urge you to confirm the landmark designation of 135 Bowery.

Thank you very much for your diligence.

Sincerely,

Kate Wood
Executive Director
LANDMARK WEST!
45 West 67th Street
New York, NY 10023
Phone: (212) 496-8110
Fax: (212) 875-0209
www.landmarkwest.org

Mistoun

Sara Romanoski

From: Ed Herson [eherson@Halstead.com]
Sent: Wednesday, September 14, 2011 12:04 PM
To: 'hdc@hdc.org'
Subject: 135 Bowery

- The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently - with the help of supporters like CM Chin - gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 -year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.
- This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.
- The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.
- The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, it was due in large part because the local CM was in support that the LPC took decisive action to protect this 194-year-old building. Turning back this designation is bound to have a chilling effect on designations throughout the city where owners are not joyously in favor of preservation regulations.

Please cc Historic Districts Council (hdc@hdc.org), the citywide organization leading the charge to preserve 135 Bowery on behalf of New Yorkers everywhere.

Thank you,

Ed Herson | Senior Vice President

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NYC, North America ∞ EU Network

212-381-2293 ~ 917-748-0040
Producers Council, REBNY, Gold Circle

halstead.com

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Upper West Side

Sara Romanoski

From: Anthony Bellov [anthonybellov@hotmail.com]
Sent: Wednesday, September 14, 2011 11:42 AM
To: dickens@council.nyc.ny.us; lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 Bowery - at risk!

Dear Councilmember Dickens and Councilmember Lander -

With regard to the current attempt by the owner of 135 Bowery to have his landmark structure's designation overturned, I must state **EMPHATICALLY** that I am **opposed** on the grounds of the underlying reason for his request, which is clearly an attempt to cash in on the increased value of his property.

While he is claiming financial hardship, there already is due process for such a reality (if it is actual) built in to landmarks legislation and it has been satisfactorily demonstrated that his building is not only in good enough condition for renovation (contrary to his statement), but that his air rights are valuable and offer him a financially viable alternative to demolition.

If this building's designation is overturned, it will set a dangerous precedent, and send a clear message that owner objection to landmarking is sufficient to prevent designation, in effect pulling the rug out from under landmarks legislation and turning back the clock of preservation and controlled development of sensitive areas of the City 40 years. The reduced quality of life throughout the five boroughs of the City due to uncontrolled and short-sighted destruction of its built environment is too long and too depressing to detail here. The list of losses is already enormous.

Not only has landmarking proven itself a financial impetus to improving the local environment for business, but ultimately more importantly, it improves the lives of every New York and visitor who must interact with that environment.

To permit this single designation to be overturned for the reasons cited opens a can of worms which will prove hard to control in the future, and ultimately overtax the Landmarks Commission's resources, both financially and in worker's hours, to stem the onslaught of future requests for de-designation based on this precedent.

The owner of this building has sufficient recourse both in due course and in financial remuneration for **his request to be DENIED.**

Sincerely,

Anthony Bellov
a constituent, and a proud resident of a soon-to-be-landmarked (hopefully) building

Principal Partner,
Anthony Bellov Video Productions

"OUR IMAGE SPEAKS FOR YOU"

865 West End Avenue
New York, NY 10025
212 663-6748

visit our website - - www.AnthonyBellov.com

Date: Wed, 14 Sep 2011 09:15:13 -0400
From: landmarkwest@landmarkwest.org

Sara Romanoski

From: laurence frommer [laurencefrommer@yahoo.com]
Sent: Wednesday, September 14, 2011 10:57 AM
To: lander@council.nyc.gov
Cc: hdc@hdc.org
Subject: Hardenbrook Somarindyck House at 135 Bowery

I am contacting you in your capacity as Chair of the Landmarks Subcommittee for the New York City City Council regarding the Hardenbrook Somarindyck House at 135 Bowery in Lower Manhattan.

Built circa 1817, the Hardenbrook Somarindyck House at 135 Bowery was designated as an individual New York City landmark on June 28, 2011. In moving to protect this building, the Landmarks Preservation Commission noted the building's age and style, the integrity of its historic form and materials and its significance as a rare survivor from the period of the lower Bowery's history as an elite neighborhood in the post-Revolutionary War era. The house was also linked with prominent New York families for over 150 years.

There is a move now to have the City Council overturn this designation, which would be a terrible mistake on several grounds.

- The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently - with the help of supporters like CM Chin - gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 -year-old structure would be a crushing blow to neighborhood revitalization and preservation efforts.
- This is an attempt to circumvent the Landmarks process. If the reason why the building can not be preserved is economic in nature, there is a well-documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.
- The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.
- The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, it was due in large part because the local CM was in support that the LPC took decisive action to protect this 194-year-old building. Turning back this designation is bound to have a chilling effect on designations throughout the city where owners are not joyously in favor of preservation regulations.
- Regardless, with the consent of the owner, the LPC assessed the property with Department of Buildings Forensic Engineer Timothy Lynch, who opined that it was in good enough condition to be preserved.

Upper West Side

Sara Romanoski

From: Priscilla Greene [psgreene@me.com]
Sent: Wednesday, September 14, 2011 9:58 AM
To: lander@council.nyc.gov; Gale Brewer
Cc: hdc@hdc.org; landmarkwest@landmarkwest.org
Subject: 135 Bowery Landmark Designation

Dear Councilpersons Lander and Brewer,

I urge you to vote in favor of upholding the landmark designation of 135 Bowery on September 15th.

The building deserves to be preserved on its historic, architectural and cultural merits. It is a rare survivor of an early and under-represented era of NYC's history, especially on the Bowery. Lower Manhattan residents and community members have long desired that the Bowery's remarkable history be protected and have recently gained some headway in preserving a few of the Bowery's historic buildings. Losing an almost 200 year-old structure would bring a crushing blow to neighborhood revitalization and preservation efforts.

This is an attempt to circumvent the Landmarks process. If the reason the building cannot be preserved is economic in nature, there is a well documented hardship process to address and correct that. A summary de-designation is bad public policy and a waste of meager city resources.

The Landmarks Law was established for the direct betterment of the city. Although the LPC works closely with owners, there is no designation requirement for direct owner consent. Denying a landmark designation simply because of owner objection would undermine the designation process and may have a chilling effect on future designations. If the Council acts to overturn this designation, it should be for the demonstrable enhancement of the community.

The Landmarks Preservation Commission is already loathe to designate a property over an owner's opposition. In this instance, it was due in large part because the local CM was in support that took decisive action to protect this 194 year-old building. Turning back this designation is bound to have a chilling effect on designations throughout the city where owners are not joyously in favor of preservation regulations.

Thank you.

Sincerely,

Priscilla Greene
300 West 72nd St
New York, NY 10023

212-362-4568

Upper West Side

Sara Romanoski

From: Donetta DiTullio [DDitullio@eileenfisher.com]
Sent: Wednesday, September 14, 2011 9:58 AM
To: gbrewer@council.nyc.gov
Cc: hdc@hdc.org
Subject: 135 Bowery

Dear Ms. Brewer,

I am writing to urge you to vote in favor of upholding the landmark designation of 135 Bowery.

One of the reasons people are so attracted to European countries is because of the wonderful history that can be seen and experienced there. I think it's very important for us to maintain evidence (such as this building) of our history here in the USA so future generations can see it with their own eyes. NYC is one of the most influential places in USA (and arguably the world) which makes even more urgent that we protect whatever history is left here.

PLEASE SAVE THIS BUILDING!

Thank you,

Donetta DiTullio
151 W. 87 St., Apt 1A
NY, NY 10024

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Upper West Side

Sara Romanoski

From: Mosette Broderick [mosette.broderick@nyu.edu]
Sent: Wednesday, September 14, 2011 9:35 AM
To: hdc@hdc.org
Subject: sent a email to Mr. Lander just now!

Professor Mosette Broderick
Director, Urban Design and Architecture Studies
New York University
College of Arts and Science
Department of Art History &
Urban Design and Architecture Studies
Silver Center, 303
100 Washington Square East
New York, NY 10003-6688
[Mosette.Broderick@nyu.edu](mailto:mosette.broderick@nyu.edu)
Direct Line: 212-998-8196
Fax: 212-995-4182

Morningside Heights

Sara Romanoski

From: Mike's Email [mgotkin@yahoo.com]
Sent: Thursday, September 15, 2011 3:26 AM
To: lander@council.nyc.gov
Cc: mviverito@council.nyc.gov
Subject: 135 Bowery

Dear Mr. Lander,

I am emailing you about the upcoming hearing that will decide the fate of the Federal era rowhouse at 135 Bowery, and to urge you to support the landmark designation. I have observed this little building for years, and always marveled at its survival on this stretch of the Bowery. It finally has the landmark protection it needs to ensure its survival, and the City Council should send a strong message to the property owner about the importance of this building.

As I am sure you are aware, the property owner can apply for a hardship proceeding with the Landmarks Commission. This is the correct venue for his concerns, not the City Council. Furthermore, this could set a terrible precedent for other unprotected Federal era townhouses in Manhattan.

Also, this part of the Bowery is experiencing a great economic revitalization, with new restaurants, shops and galleries. A wonderful, building like 135 Bowery will only become more valued for its architectural and historical merits in this burgeoning part of town, just as the protected Federal era rowhouses of SoHo contribute to the architectural diversity of that district, as well as being financially viable properties.

Thanks for your consideration.

Sincerely,
Michael Gotkin



184 BOWERY #4 NY, NY 10012
mulbd@yahoo.com

WWW.BOWERYALLIANCE.ORG
631-901-5435

Chair
David Mulkins

September 13, 2011

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Jean Standish

Brad Lander, Chair
NYC Council Subcommittee on Landmarks, Public Siting and Maritime Uses
250 Broadway, Suite 1776
New York, NY 10007

Secretary
Sally Young

Treasurer
Jean Standish

Landmarks Chairperson
Mitchell Grubler

Re: Landmark Designation of 135 Bowery

Co-Founders
Anna L. Sawaryn
David Mulkins

Dear Chairman Lander:

The Landmarks Preservation Commission's vote to designate the almost 200-year-old Federal style Hardenbrook-Somarindyck House at 135 Bowery* a New York City landmark was very welcome news to the community, especially after the sad loss of 35 Cooper Square (the square's oldest building by over 30 years). According to the Landmarks Preservation Commission, "The 135 Bowery House is... among the relatively rare surviving and intact Manhattan town houses of the Federal style and period and is one of only a handful still extant on the Lower East Side and along the Bowery." As a reflection of the Commission's high standards of approval for such designations, they even took the extraordinary step of requesting an investigation by the Department of Buildings, which deemed the structure to be sound, in spite of the owner's claims to the contrary.

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Joyce Mendelsohn
Educator/Historian/Writer

Victor Papa
President, Two Bridges
Neighborhood Council

Luc Sante
Author/Historian

The Bowery Alliance of Neighbors (BAN) is deeply grateful to Councilmember Chin for her continued help in proposing and testifying before the Landmarks Preservation Commission for individual buildings, like 135 Bowery. BAN and the community it represents respectfully request that you, your subcommittee, Councilmember Chin and the City Council, as a whole, represent the interests of Council District 1 and the citizens of New York City, not the big-moneyed bank-owner, and uphold the landmark designation in the City Council. There is broad community support for the designation of this building and for protecting the historic context of the Bowery. Rejecting the Commission's designation of 135 Bowery, after Councilmember Chin's support of the designation at the Commission's public hearing, could set back landmarking on the Bowery for years.

We look forward to your leadership as Chair of the Subcommittee on Landmarks to urge Councilmember Chin and your colleagues to support the NYC landmark designation of 135 Bowery.

Located across the street from the venerable Stanford White designed Bowery Savings Bank, and near five other Federal era survivors, this almost 200-year-old structure is situated on the Bowery's most iconic and well preserved block. As a significant component of the determined-eligible and soon to be designated Bowery State and National Register Historic District**, it would be a tragic and ironic action for the elected body, representing the citizens of New York City, to strip the almost 200-year-old 135 Bowery of its designation as a New York City landmark.

Please vote to support the landmark designation of 135 Bowery.

Thank you for your consideration.

Sincerely,



David Mulkins
Chair

* The 2 ½-story wood-frame, brick-faced Federal style row house was constructed circa 1818 as the primary residence of John A Hardenbrook, a soap and candle manufacturer who maintained a shop in the still-extant building next door. The design of the 135 Bowery House is characteristic of the Federal style with its Flemish-bond brick work, its minimal wood cornice, and its high peaked roof with dormer windows

** Originally a Native American foot path, the Bowery is the city's oldest thoroughfare. With its seminal connection to tap dance, minstrelsy, vaudeville, Yiddish theater, Stephen Foster, Irving Berlin, Beat literature, Abstract Expressionism, and punk rock, few streets have given so much to American culture. As the convergence point for Chinatown, Little Italy, NOHO, East Village, and the Lower East Side, it is a pivotal component in the area's burgeoning tourism.



■ T H E G O L D M A N P R O P E R T I E S C O M P A N Y ●

September 13, 2011

Councilmember Margaret Chin
New York City Council District #1
Chatham Green, 165 Park Row, Suite #11
New York, New York 10038 mchin@council.nyc.com

Re: Landmark Designation of 135 Bowery

Dear Councilmember Chin:

As a local resident who cares deeply about the unique and indispensable history of the legendary Bowery, I write to congratulate you and express my gratitude for your efforts to get 135 Bowery designated a historic landmark. I was extremely gratified to learn that the Landmarks Preservation Commission recently and overwhelmingly voted in favor of this rare Federal-style row house. Your testimony favoring the designation is much appreciated.

I understand that the next step is for the City Council to approve this designation, and that the full Council vote will follow your lead as the property's representing Member. **I am a voter in this district, and I fully support and encourage your vote to confirm the LPC's landmark designation of 135 Bowery.**

With the rapid development currently taking hold on the Bowery, the community is grateful to you for seeing that our history is preserved. Adding 135 to over a dozen Bowery landmarks builds on a historic district that will make this boulevard a social and economic destination for locals and tourists alike. The historic Bowery is a positive development plan based on architecture, education, diversity, and cultural significance that will protect the low-rise neighborhood and immigrant community threatened by encroaching gentrification.

With the recent and unfortunate destruction of the Federal-style house at 35 Cooper Square, I am far from the only voter who is gravely concerned about preserving the remaining Bowery houses. In this case, having passed the LPC's incredibly stringent process, 135 Bowery has earned the immediate attention of preservation laws to ensure its survival. Thank you for

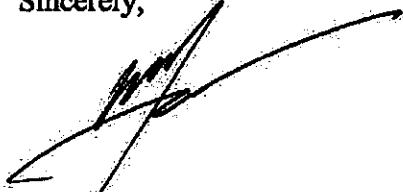
■ New York
110 Greene Street
New York, NY 10012
Phone: (212) 226-3100
Fax: (212) 941-9835

● Miami / Miami Beach
804 Ocean Drive
Miami Beach, FL 33139
Phone: (305) 531-4411
Fax: (305) 673-3106

▲ Philadelphia
1315 Walnut Street
Philadelphia, PA 19107
Tel: (215) 735-2955
Fax: (215) 735-2766

your past support of this irreplaceable house, and I look forward to your vote in favor of its landmark designation.

Sincerely,



R. Anthony Goldman
Chairman and CEO, Goldman Properties
Trustee Emeritus, National Trust for Historic Preservation
Board Member, New York Landmarks Conservancy
Former Trustee, Preservation League of New York State

CC:

Brad S. Lander, chair lander@council.nyc.gov
Maria del Carmen Arroyo arroyo@council.nyc.nyc.us
Daniel J. Halloran, III dhalloran@council.nyc.gov
Rosie Mendez rmendez@council.nyc.gov
Annabel Palma apalma@council.nyc.gov
James Sanders, Jr. jsanders@council.nyc.gov
Jumaane D. Williams Williams@council.nyc.us
David Mulkins, Bowery Alliance of Neighbors, mulbd@yahoo.com



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July 20, 2011

Councilmember Margaret Chin
Chatham Green
165 Park Row, Suite 11
New York, NY 10038

Re: Landmark Designation of 135 Bowery

Dear Councilmember Chin,

I write to you regarding the Federal-style house at 135 Bowery, which the Landmarks Preservation Commission voted to designate a New York City landmark on June 28th, 2011. The Greenwich Village Society for Historic Preservation urges you to vote to uphold the designation at the City Council's upcoming hearing on this issue.

No. 135 Bowery is an incredibly significant part of the historic fabric not just of Lower Manhattan, but of our entire nation. With dormer windows, Flemish Bond brickwork, and a peaked roof, it is a beautifully-intact example of the Federal style, which may be considered the first uniquely American style of architecture. This and other surviving Federal-era houses recall the city's formative years; as the oldest vernacular residences in Manhattan, they are emblematic of New York's transition from a quaint village to a modern metropolis. When the Bowery was first developed, it was lined on both sides with Federal-style houses, of which only a handful survive. Because the Bowery was developed earlier than most other streets on the Lower East Side, its surviving Federal-era houses are some of the oldest in the vicinity. It is critical that we act now to preserve what little evidence remains of this period.

GVSHP normally does not comment on preservation activity on the Bowery south of Houston Street, as it is out of our catchment area. However, we find Federal-era houses to be especially important and exceptionally vulnerable, and thus we make an exception in this case. We strongly urge you to vote in favor of upholding the designation of this 193-year old survivor and critical link to the significant history of the Bowery, New York and the nation.

Thank you.

Sincerely,

Andrew Berman
Executive Director

cc: Bowery Alliance of Neighbors



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

July 19, 2011

Councilmember Margaret Chin
165 Park Row, Suite #11
New York, N.Y. 10038

Re: Landmark Designation of 135 Bowery

Dear Councilmember Chin,

HDC is incredibly grateful for your ongoing support of protecting the significant historic buildings on the Bowery. As you know, the Landmarks Preservation Commission has responded to community requests for preservation by considering a number of properties in the area, which has led to the agency's recent designation of 135 Bowery as an individual New York City landmark. This action would not have been possible without your strong support. We are writing now to encourage your leadership for the protecting this designation as it continues the preservation process through the City Council.

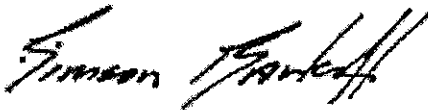
Over recent years, New York City has begun to fully appreciate Federal-style townhouses of the late 18th and early 19th centuries, and the LPC has made a concerted effort to landmark the most intact examples. These small buildings are time machines, in that they instantly transport you into the past, evoking what the city must have looked like in the early decades of the United States' independence. That these buildings have survived two centuries of New York life is astonishing and the Bowery has a remarkable collection of them. 135 Bowery, constructed c. 1813, is an excellent example of the type.

Nearly 200 years long, this house retains its Flemish-bond brickwork on the upper two floors as well as its original 3½ story form with peaked roof, gabled windows, and end-chimney. These are not features that can be replicated and if removed, it would be a case of identity theft. If the building were demolished, it would be an act of civic destruction.

While the owner has expressed opposition to the designation, citing the building's condition, the Department of Building's investigations have deemed the structure is sound. Sound with intact materials and original shape – if only that could be said of buildings even a quarter of its age.

Thank you for your continued support of preservation issues on the Bowery and across New York City.

Sincerely,



Simeon Bankoff
Executive Director

cc: Bowery Alliance of Neighbors

East Village Community Coalition
143 Avenue B – Simplex
New York, NY 10009
o- (212) 979-2344
f- (212) 979-2129
www.evccnyc.org



July 7, 2011

Councilmember Margaret Chin
165 Park Row
Suite #11
New York, NY 10038

RE: 135 Bowery

Dear Councilmember Chin,

Thank you for your commitment to protecting the architectural heritage of the historic Lower East Side. Due to your dedication to historic preservation, many buildings in your district have been designated as individual landmarks by the Landmarks Preservation Commission (LPC). Just last week, the LPC granted landmark status to 135 Bowery, an intact Federal-style rowhouse from the early 19th Century.

135 Bowery needs approval from City Council before landmark designation is official. Please advocate for approval of this designation.

The work of the East Village Community Coalition (EVCC) focuses mainly north of Delancey Street. Many buildings in this area also need protection from demolition and inappropriate alteration. We look forward to your continued leadership in preserving the Lower East Side.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kurt Cavanaugh'. The signature is stylized and cursive.

Kurt Cavanaugh
Managing Director



July 11, 2011

Council Member Margaret Chin
Chatham Green
165 Park Row
New York, NY 10038

Dear Council Member Chin:

Subject: 135 Bowery House (LP-2439) Landmark site: B of Manhattan Tax Map, Block 423, Lot 4.

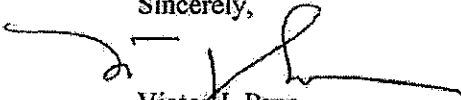
We join with the Bowery Alliance of Neighbors (BAN) and many others to strongly support the landmark designation of 135 Bowery House.

As you know, the Two Bridges Neighborhood Council is the co-sponsor, along with BAN, in efforts move the NY State Office of Historic Preservation to designate the Bowery for inclusion on the registry of historic places. These efforts will likely result in a positive outcome, since the Bowery is so obviously considered an important part of American history... since the founding of the Republic.

What moves us to undertake preservation efforts is the sometimes flagrant disregard for preserving Bowery buildings as evidenced by demolitions and inappropriate building alterings.

For all the reasons expressed by BAN, and other preservationists who have undertaken due diligence research about this important building, we urge you too to continue your support for preserving 135 Bowery House and to make that support known to the Landmarks Commission.

Sincerely,



Victor J. Papa
President/Director

Copy: BAN

L. E. S. P. I.

LESPI-NYC.ORG

July 19, 2011

Councilmember Margaret Chin
165 Park Row, Suite #11
New York, N.Y. 10038

Via email: chin@council.nyc.gov

Re: 135 Bowery Landmark Designation

Dear Councilmember Chin:

The Lower East Side Preservation Initiative - LESPI - is writing to strongly support the NYC Landmarks Preservation Commission's recent designation of 135 Bowery as a New York City Individual Landmark.

135 Bowery is a striking and basically intact example of the Federal style architecture that dominated the city during its post Revolutionary War period, when New York was on the verge of the intensive growth that would bring it to prominent status on the world stage. The rare surviving examples of this architecture – including 135 Bowery - serve to remind and educate today's and future New Yorkers of the small scale and simple yet elegant architecture that once dominated Manhattan. These buildings deserve protection from demolition and insensitive alteration.

We also believe that the landmarking of 135 Bowery should be part of a concerted effort by the city to save the Bowery's unique and very threatened historic architectural resources.

LESPI is an organization dedicated to preserving the architectural, historical and cultural heritage of Manhattan's East Village / Lower East Side. With historic resources falling prey to demolition and defacement on an almost daily basis, we believe that the LPC must act now to save the historically intact areas of these locally and nationally important neighborhoods for current and future generations.

We respectfully request that you vote for and help lead the City Council toward final approval of landmark status for 135 Bowery. Landmark designation is the only viable means to preserve this important historic building.

Sincerely,



Richard Moses
Steering Committee Member

Cc: Kate Daly, NYC Landmarks Preservation Commission

kdaly@lpc.nyc.gov

LESPI Steering Committee:

Britton Baine Richard Moses Philip Van Aver
Katy McNabb Carolyn Ratcliffe



Lower East Side Preservation Initiative

Joyce Mendelsohn
155 East 34th Street, Apt. 14S
New York, N.Y. 10016

Phone: 212-213-0481 E-mail: jamboree_nyc@yahoo.com Fax: 212-481-7213

July 1, 2011

Councilmember Margaret Chin
165 Park Row, Suite # 11
New York, N.Y. 10038

Dear Councilmember Chin:

Re: 135 Bowery House

Thank you for your dedication to the protection of the historic and architectural heritage of District 1, especially those buildings on the Lower East Side threatened with destruction or inappropriate additions. Your steadfast commitment to preservation has resulted in a number of designations by the Landmarks Preservation Commission, most recently 135 Bowery House – a rare surviving Federal-style house that stands as a reminder of an important era in the history of one of the most storied streets of our city, state and nation.

We look forward to your leadership in advocating for approval of the landmark designation of 135 Bowery House at the City Council hearing, which will be crucial in deciding the fate of this significant building.

With gratitude and all best wishes,

Joyce Mendelsohn, author
The Lower East Side Remembered and Revisited (Second edition, Columbia University Press, 2009).

**NEW
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MUSEUM**

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newmuseum.org

The Hon. Margaret Chin
Council Member, The New York City Council, District 1
Chatham Green
165 Park Row, Suite #11
New York, NY 10038

September 14, 2011

Dear Ms. Chin:

I write to you regarding the Federal-style house at 135 Bowery, which the Landmarks Preservation Commission voted to designate a New York City landmark on June 28, 2011. This action would not have been possible without your strong support. I now would like to urge you to vote to uphold the designation at the City Council's upcoming hearing on this issue.

As an institution dedicated to cultural innovation, the New Museum stands for "dynamic harmony." Innovation is necessary to keep a city dynamic; maintaining the historic and cultural memory of a neighborhood is equally important. I truly believe that the two must continue to co-exist on the Bowery.

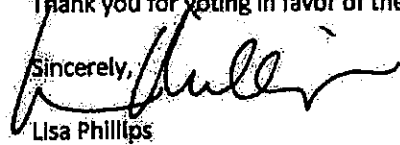
135 Bowery is significant not only to the historic but the cultural fabric of the Bowery. The building has been home to renowned artists for decades, including sculptor Tom Doyle and writer Jane Miller (daughter of Arthur Miller) who lived there for 11 years. They were very pleased to hear about the landmark designation. The building's unique features are intact and still attractive today. This 193-year old survivor is the very symbol of the Bowery's creativity and resilience, and constitutes a critical link to today's Bowery. That's why I believe keeping it alive is essential; its destruction would be a true loss to the face of the neighborhood and the legacy of the artist community.

When the New Museum chose to build on the Bowery in 2002, we did so to serve as a catalyst and international cultural magnet for a community that was brought to its knees after 9/11. The New Museum's SANAA-designed building, which opened on the Bowery in 2007, has become an iconic landmark and cultural destination. It also is a community hub and the architecture intentionally pays respect to the contextual fabric of the neighborhood.

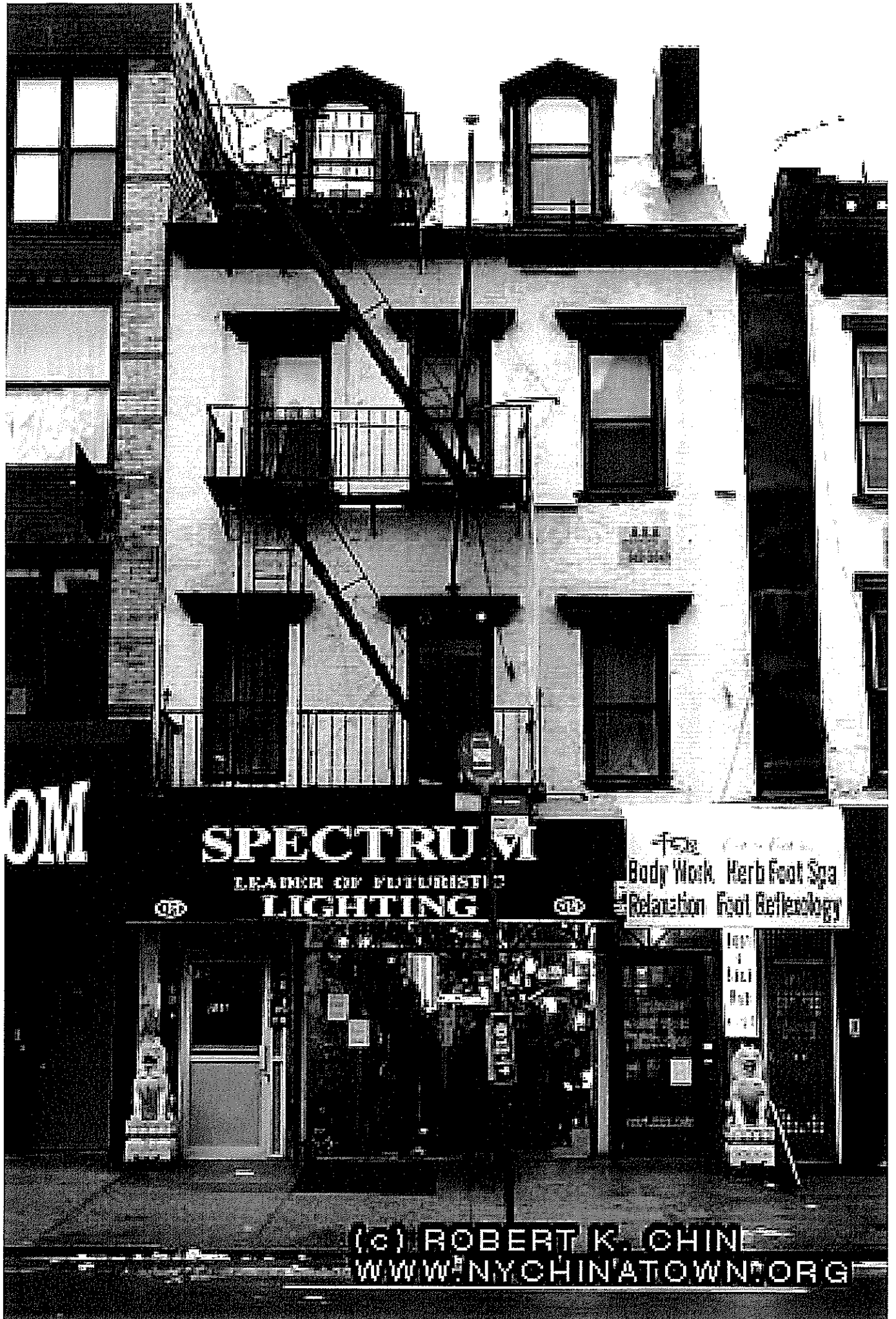
The museum has naturally become a neighborhood anchor and continues regular programming that specifically connects the community with the Museum, including the recently launched Festival of Ideas for the New City, which serves as a platform for discussions and projects imagining the future city; the Bowery Artists Tribute, a legacy of visual artists here in the neighborhood; the annual Block Party held at Sarah D Roosevelt Park; and free First Saturdays for Families.

Thank you for voting in favor of the landmark designation of 135 Bowery.

Sincerely,



Lisa Phillips
Director, New Museum



OM

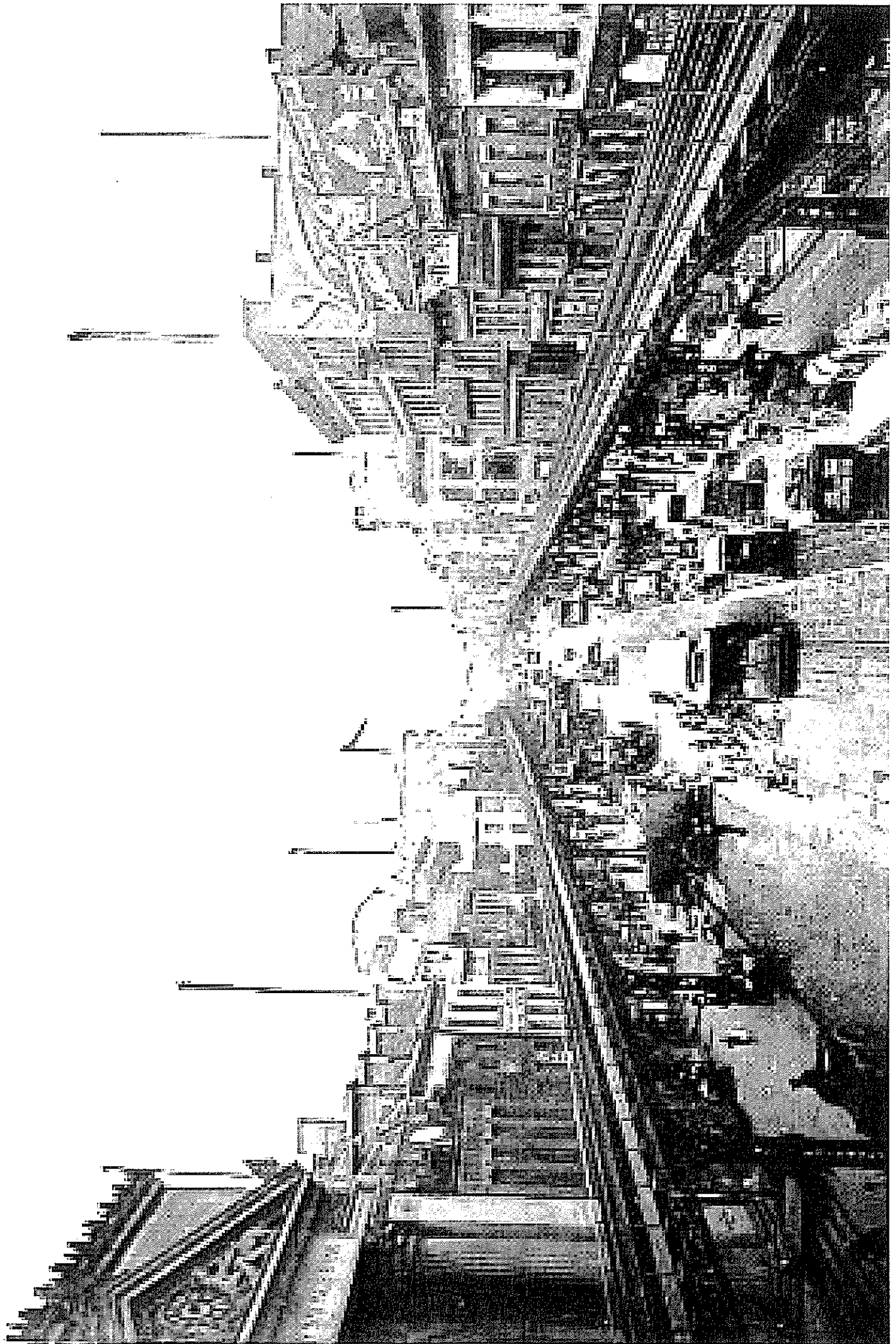
SPECTRUM

LEADER OF FUTURISTIC
LIGHTING

Body Work, Herb Foot Spa
Relaxation, Foot Reflexology

(c) ROBERT K. CHIN
WWW.NYCHINATOWN.ORG





BOWERY ALLIANCE OF NEIGHBORS - SUPPORTERS

Elected Representatives/Political Candidates

State Senator Daniel Squadron – 25th Senate District
Councilmember Rosie Mendez – City Council District 2
Assemblymember Sheldon Silver – Assembly District 64
Councilmember Margaret Chin – City Council District 1
Assemblymember Deborah Glick – Assembly District 66
State Senator Tom Duane – 29th State Senate District
Congressmember Nydia Velazquez – 12th Congressional District
Fmr. Councilmember Alan Gerson – City Council District 1
Pete Gleason, 2009 Candidate – City Council District 1
Democratic District Leader Paul Newell – Assembly District 64

Community Organizations

Community Board 3
Historic Districts Council
New York Landmarks Conservancy
The Society for the Architecture of the City
Greenwich Village Society for Historic Preservation
Cooper Square Committee
Good Old Lower East Side (GOLES)
Lower East Side Preservation Initiative
CAAAY Organizing Asian Communities
Asian Americans for Equality (AAFE)
University Settlement
Civic Center Residents Coalition
SoHo Alliance
East Village Community Coalition (EVCC)
Little Italy Neighbors Association
Coalition of Block and Tenant Associations
Friends of NoHo
Chinese Community Center, Inc.
Chinese Consolidated Benevolent Association
Hester Street Collaborative
NOHO NY Business Improvement District
Four Borough Neighborhood Preservation Alliance Fdn.
Two Bridges Neighborhood Council
East 5th Street Block Association
6th & 7th Street Block Association
127 & 129 Second Avenue/36 St. Marks Place Tenant Assn.
Saint Marks Place A-1 Block Association
9th Street A-1 Block Association
Union Square Community Coalition
Coalition to Save the East Village
Queens Preservation Council
East Village History Project
Sunnyside Gardens Preservation Alliance
Beachside Bungalow Preservation Assn. of Far Rockaway
New York Community Council
The Lower Eastside Girls Club
Downtown Independent Democrats

Artists/ Architects/Writers

Philip Glass, Composer
Pete Hamill, Novelist/Essayist/Journalist
Steve Elson, Musician
Hettie Jones, Poet/Memoirist
Jay Maisel Photography, Jay Maisel (Bldg. Owner/Resident)
Joyce Mendelsohn, Educator, Historian, and Writer
W R Studio Inc., Will Ryman (Bldg. Owner/Resident)
Luc Sante, Author, Historian and Critic
Peter Quinn, Novelist/Editor/Essayist
Trav S.D., Vaudeville Historian
Nicholas Quennell, Architect
Michael A. Geyer, Architect
David Freeland, Historian/ Journalist

Building Owners

Tony Goldman, Goldman Properties
Number Four Rivington Street
222 Bowery Owners Corp.
184 Bowery Condominium Association

Community Gardens and Cemeteries

Liz Christy/Bowery-Houston Community Garden
M'Finda Kalunga Community Garden
6th St. and Avenue B Garden, Inc.
New York Marble Cemetery, Inc.

Museums

Merchant's House Museum
Tenement Museum
New Museum
Museum at Eldridge Street
Italian American Museum
Asian American Arts Centre

Theaters/Performance Spaces/Cultural Organizations

Amato Opera
Jean Cocteau Repertory/Phoenix Theatre Ensemble
45 Bleecker Theatre
La Mama e.t.c.
New York Theatre Workshop
Bowery Poetry Club
Dixon Place
Lisa Kristal: Daughter of CBGB's Founder
The Bowery Ballroom
City Lore
Fourth Arts Block

Residents

Bowery Mission
Cooper Square HDPC

Restaurants/Bars

Balthazar Restaurant/Pulinos (Keith McNally, Owner)
Bowery Wine Company
DBGB Kitchen & Bar (Daniel Boulud, Chef/Owner)
Great Jones Cafe
Katra Lounge
McSorley's Old Ale House
Prune Restaurant

Businesses

Tony Goldman, Goldman Properties
Dagny & Barstow
Abelman, Frayne & Schwab, Attorneys At Law
Whole Foods Market Bowery
John Varvatos
Green Depot
Chair Up Inc.
Billy's Antiques & Props
Steve's on the Bowery
Met Foods
Alleva Dairy
New York Jewelers Exchange
A. Plus Restaurant Supply, Inc.
Bowery Sign Production & Supply, Inc.
Champ Depot
O'Lampia Studio, Inc.
The Watch Corner
All Care Business Machines, Inc.
Regent Restaurant Equipment, Inc.
Bowery & Vine Wine and Spirits
Tan Tin-Hung Supermarket
Noble Lighting Inc.
Leekan Designs
Euroluce Lighting
Lighting Library
Norman's Sound & Vision
Bowery Home Supplies
Natalie Creative Jewelry
Downtown Music Gallery (Displaced Business)

Historical and Cultural Significance of the Bowery

"The most interesting place in New York" --Stephen Crane

"The Bowery—No dainty kid-glove business, but electric force and muscle." --Walt Whitman, 1888

"...one of the great American streets, as charged with historical significance as Beale Street in Memphis or Basin Street in New Orleans" --Luc Sante

"The Bowery is the cradle of American entertainment." --Trav S.D., Vaudeville Historian

"... no area of this city—indeed, of this country—is more directly and intimately connected to the saga of immigration, the development of popular culture and the rise of urban politics than the Bowery." --Peter Quinn

Origins:

Originally an Indian foot path, it later became a drover's road & link between New Amsterdam & the Dutch farms, called *Bouwerij*, including Peter Stuyvesant's. Part of Boston Post Road under Britain. NYC's oldest thoroughfare!
1643-1660 Former slaves of the Dutch West India Co granted small farms along the road. NYC's 1st free African settlement.
It once stretched from Chatham to Union Square.

Theater

The Bowery was the city's first entertainment district. It was a working class mecca, but the elite came, too. Bowery Theatre (1826) was largest in U.S. 3,000 seats. Edwin Booth & Lillian Russell performed. Minstrel shows were popularized here. T.D. Rice performed "Jump *Jim Crow*" on Bowery. (Origin of term)
Vaudeville born here: *Tony Pastor's Opera House (Father of vaudeville)
*Miner's Bowery Theater featured Eddie Canter, W.C. Fields, Harry Houdini, & the vaudeville hook.
*Al Jolson *Weber and Fields, vaudeville's great comic duo
Yiddish Theater's first American home. Boris Thomashevsky & Jacob Adler performed here.
Dime Museums featured freaks, circus, & theater acts. Harrigan & Hart pioneer musical comedy
Sammy's Bowery Follies (made famous by Weegee's photos) Bouwerie Lane Theatre Amato Opera

Dance

Tap dance born in adjacent Five Points. Master Juba (William Henry Lane), the father of tap, performed on Bowery.
First performance in America of ballet and the can-can.
Ping Chong, choreographer Asian American Dance Theatre

Music

*Songwriters: Stephen Foster ("Beautiful Dreamer", "Oh, Susannah")
Irving Berlin ("God Bless America", "White Christmas")
George M. Cohan ("Over There", etc.)
*Composers: Bela Bartok, Phillip Glass, Steve Elson
*Librettist: Lorenzo Da Ponte (Mozart's *Marriage of Figaro*; founder of the Italian Opera House in New York)
*Punk Rock born here: The Ramones at CBGB
*Music clubs: - The Five Spot jazz club featured Thelonious Monk, Charles Mingus, John Coltrane
A favorite haunt of Jack Kerouac.
- CBGB performers included The Ramones, Patti Smith, Blondie, Talking Heads, etc.

Literature

*Poetry: Walt Whitman loved the Bowery slang, which he used in his poetry.
Allen Ginsberg's groundbreaking *Howl* partially inspired by the Bowery.
Diane DiPrima, Amiri Baraka, Hettie Jones, John Giorno, Bob Holman
The Bowery Poetry Club is the last performance space on the Bowery!
*Novelists: Steven Crane's *Maggie: A Girl of the Streets* is set on the Bowery.
Theodore Dreiser's *Sister Carrie* climaxes on the Bowery. William Burroughs

Photographers

Jacob Riis	Chuck Close	Nan Goldin	Berenice Abbott	Robert Mapplethorpe
Weegee	Jay Maisel	Kunie Sugura	Robert Frank	

Community Gardens: Liz Christy Gardens (1973), at Bowery & Houston, is city's first community garden.

Ideas / Education

Cooper Union provides free tuition to all students. Cooper Union Great Hall is a bastion of free speech.

Abe Lincoln, Susan B. Anthony, Emma Goldman, & Obama have spoken here.
Kate Millet, feminist writer

Architects

McKim, Mead, & White (Bowery Savings Bank) Maya Lin Rick Scofidio
James Ware, father of the dumbbell design for tenements.

Architecture

Oldest brick building in Manhattan: 18 Bowery, The Edward Mooney House (circa 1785-1789)
Bowery Savings Bank (1895, McKim, Mead, & White)
Citizen's Savings Bank (1924), corner Bowery & Canal.
Germania Fire Insurance Bldg (1870) E. Bowery near 4th Germania Bank Building 190 Bowery at Spring
Bowery Mission (1879), east Bowery btwn Staunton & Rivington
Metropolitan Savings Bank (1867) at 7th & Cooper Square
Cooper Union Foundation Building (1853-59) Oldest extant U.S. building framed with steel beams.

Painters / Sculptors

Fernand Leger Jean-Michel Basquiat Eva Hesse Maya Lin Sol LeWitt Stan Subossek
Elizabeth Murray Max Gimblett Woong Kim Roy Lichtenstein Chuck Close J. Forrest Vey
Mark Rothko (the play *Red* is set in his Bowery studio) James Rosensquist Robert Rauschenberg

Cinema

Mae West tells Cary Grant's mission worker to come up and see her sometime in
She Done Him Wrong (1933), which recreates the gay '90s Bowery.
Two Raoul Walsh classics are set on the Bowery: *Regeneration* (1915) and *The Bowery* (1933)
On the Bowery (1955) is a classic documentary
The Bowery Boys movies (1937-1958) were infused with Bowery slang.
Martin Scorsese grew up a block from Bowery. *Gangs of New York* recreates 1800s Bowery.
Sara Driver and Jim Jarmusch, independent filmmakers Many No Wave filmmakers of 70s/80s were Bowery based.
WB Bugs Bunny cartoon, *Bowery Bugs*, spoofs Steve Brodie's legendary jump off the Brooklyn Bridge.

Clothing Designers

Patricia Field John Varvatos

Religion / Philanthropy

Huang Da Xian Taoist Temple
Bowery Mission (1879) provides meals, shelter, job opportunities, rehabilitation.

Additional cultural and historical info

Bull's Head Tavern 46-48 Bowery: Nov. 25, 1783 – Washington celebrated the British evacuation of NYC.
The Astor family established itself on Bowery. Heinrich Astor (1754-1833), successful butcher. Brother Johann Jacob Astor (1763-1848), successful fur trader, America's first multi-millionaire. Astors became land barons on the Bowery & in NYC.
McSorley's, just off Cooper Square, is city's oldest continuously operating bar (1854).
Bookie and Bowery saloon keeper Steve Brodie became a folk hero after allegedly jumping off the Brooklyn Bridge on July 23, 1886.
In the 1890s, there were a dozen bars that catered to gays and/or provided gay oriented entertainment.
In 1800s, the Bowery B'hoys gang was headquartered at 40 Bowery.
Cocky, flamboyant speech/dress style of Bowery b'hoys & g'hals influenced American idiom & fashion.
Tammany Hall political boss "Big Tim" Sullivan was based at 207 Bowery and the Occidental Hotel (now Sohotel, Bowery & Broome), from 1880s to 1913.
The Hip Sing Association was located at 16 Bowery in the early 1900s.
McGurk's Suicide Hall (1895-1902) 295 Bowery. Notorious suicide site for several prostitutes.
Paul Kelly's notorious Five Point Gang operated out of 338 Bowery in the early 1900s.

The Bowery History Project research courtesy:

*Bowery Alliance of Neighbors www.boweryalliance.org 631-901-5435
*Lower East Side History Project www.leshp.org (tours, etc) E-mail: eric@leshp.org

**BOWERY
ALLIANCE OF
NEIGHBORS**

184 Bowery, #4 NY, NY 10014

WWW.BOWERYALLIANCE.ORG

mulkin@vuboo.com

David Mulkins:

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David Mulkins**

**Vice Chairs
Michele Campo
Jean Standish**

**Secretary
Sally Young**

**Treasurer
Jean Standish**

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Landmarks**

Preservation

Commissioner

**Eric Ferrara,
Director, Lower
East
Side History
Project**

**Michael Geyer,
Architect**

**Bob Holman,
Poet &
Proprietor,
Bowery Poetry
Club**

**Michael Karp,
Writer**

June 29, 2010

**Subject: 135 Bowery House (LP-2439) Landmark site: B of Manhattan Tax Map,
Block 423, Lot 4.**

Hon. Robert Tierney, Chairman
NYC Landmarks Preservation Commission
1 Centre Street, 9th Floor
New York, NY 10007

Dear Chairman Tierney,

Indian foot path, Dutch farm road, eastern flank of Chinatown, cradle of American entertainment, the notorious Bowery is, according to Luc Sante, "one of the great American streets, as charged with historical significance as Beale Street in Memphis or Basin Street in New Orleans." The NY State Office of Historic Preservation echoed those sentiments when it sent us a "Determination of Eligibility" letter pursuant to the Bowery's inclusion on the registry of historic places. While many of the street's historic resources have been lost or altered, much of its low-rise character remains and should be protected.

It is for this reason that we strongly urge the Landmarks Preservation Commission to landmark 135 Bowery.

The 135 Bowery House is a beautiful example of the wood-framed, brick-faced Federal style row houses that were predominant on the Bowery by the 1830s. Built circa 1818 by soap and candle manufacturer John A. Hardenbrook, the building contains distinctive Flemish bond brick work, a narrow wooden cornice, and high peaked dormer windows.

The 135 Bowery House is one of only a handful of Federal style townhouses extant on the Lower East Side that remain relatively intact. As such it remains among our oldest buildings, and thus a precious historic resource. Situated near several other Federal style buildings, and across the street from the stately, iconic Bowery Savings Bank, this is one of the Bowery's most photographed, recognizable and well preserved areas.

We strongly urge the Landmarks Preservation Commission to grant landmark status to the 135 Bowery House. As a piece of our architectural and historical heritage, it is a precious resource which contributes to the character, charm, and significance of this remarkable storied thoroughfare.

Sincerely,

David Mulkins, Chair
Bowery Alliance of Neighbors

July 18, 2011

City Council Member Margaret Chin, District 1
250 Broadway, Suite 1738
New York, NY 10007
Email: mchin@council.nyc.gov

Dear Council Member Chin,

I write this letter in support of designating 135 Bowery a New York City Landmark. I am an architectural historian and the director of Place Matters, a preservation program that strives to honor and advocate for sites of cultural and historical significance in New York City's landscape. It is encouraging to know that the Landmarks Preservation Commission has voted to landmark the row house at 135 Bowery. These efforts are moving forward as quickly as possible, thanks to your help and attention to this initiative.

The Bowery's historic architectural fabric provides the increasingly rare didactic opportunity to engage and educate long-time, new and temporary New Yorkers in the history of New York City's cultural development. Row houses like 135 Bowery chronicle the histories of many important social and cultural movements that emerged over the course of the last two centuries. Protecting as many of these historic structures as possible will help to preserve New York City's collective memory, and their continued existence will inspire future generations by providing insights on the past.

I thank you very much for your attention to the Bowery's historic resources, and hope that you will urge your colleagues on the City Council to support 135 Bowery's designation.

Sincerely,

Molly Garfinkel
Place Matters
72 East First Street
New York, NY 10003

Cc: Jake Itzkowitz, Chief of Staff, jitzkowitz@council.nyc.gov



30 Delancey Street, New York, New York 10002 212-479-0880 mkgarden@yahoo.com Website: <http://www.mkgarden.org>

Council Member Margaret Chin
Chattam Green
165 Park Row
NY NY 10038

Dear Council Member Chin:

Regarding 135 Bowery.

It is some consolation that despite the destruction of 35 Cooper Square (to yet another zealous over-builder) a different irreplaceable, landmark-worthy building is in the works for preservation: 135 Bowery.

Preserving what we have is not just the hunt for nostalgic reassurance; it is the ethos we must develop if we are going keep a viable city and ultimately a viable planet.

As a gardener I've watched over the years, as this neighborhood takes on more and more of the culture of mindless "development. It is a mind set that is heading the world in an unworkable direction.

Preservation and sustainability aren't just moral stances - they are realistic ones. We can't go much further (and many say we have already gone too far) with the attitude that there are endless profits to be made from exploiting this planet and the resources we happen to be the stewards of. From the global destruction of forests and waterways to the demolition of historic buildings we cannot survive with the attitude of a private right to profit at all costs. The right to make tremendous profit while injuring the community is not enshrined in the Constitution.

This building, while seeming just a fly speck in this world, is a harbinger and a test to see if we mean to preserve the gifts we are given or waste them out of a desperate and self-serving quest for cash.

K Webster
Co-Chair M'Finda Kalunga Community Garden

Protecting and improving the community for the people who live and work here

*Hettie Jones 27 Cooper Square New York, NY 10003 212.473-5193
hettiej@msn.com*

July 17, 2011

Councilmember Margaret Chin
165 Park Row, Suite # 11
New York, N.Y. 10038

Re: LPC vote to designate 135 Bowery a NYC Landmark

Dear Ms Chin,

As a fifty-year resident of Cooper Square, I am writing to urge you to second the Landmarks Commission's recent vote to designate 135 Bowery a New York City landmark. Although I'm still upset by the recent loss of my neighboring structure 35 Cooper Square, I hope that this recent decision in favor of 135 Bowery will serve to remind us that we do indeed have a history worth saving.

I would personally like to thank you for your help in past efforts to preserve what is left of a grand and glorious time in New York City, and hope you will continue to support the Landmarks Commission's recommendation, and to urge your colleagues to vote along with you when this decision comes up for approval in the City Council.

Sincerely,

Hettie Jones
Writer and Faculty Member
The New School/92Street Y

Ralph Lewis Gurkin

206 Bowery, 3rd Floor New York City, NY 10012 pwprl@yahoo.com

Councilmember Margaret Chin,

Apologies for bothering you, but as a voter in your district I feel compelled to tell you how pained I was to read your office's statement in the August 18th Lo-Down with regard to the recently landmarked row house at 135 Bowery.

I'm sure it's the job of employees at the bank-owner to pressure you and promise concessions to get you to revoke this historic designation. In the name of equal time, please allow me to offer some "bigger picture" reasons why this landmark is a great success for local voters:

- The Bowery's irreplaceable history deserves to be preserved – it's more important than the promises of any one of us, and in the long run, brings greater social and economic impact to the district;
- Banks are not in business to own property, but to sell property, so once 135 Bowery meets their objectives, it will be sold and any promises will most likely be lost;
- Whether the owners keep or sell the building, this historic landmark will continue to require the support of its councilmember, so this will not be the only time to secure low-income space;
- Historic preservation protects the buildings in between and their affordable rents, but new development brings displacement and less affordability, so that soon enough more low rents are forced out than this entire building could offer;
- The incredibly tough LPC process gave the owners every chance to make their case, but they did not prevail, so reversing such a prestigious ruling would send the LPC a devastating signal, setting back Bowery preservation by decades; and
- Landmarking, like all regulations, must be given time to work, so that their long-term benefits can be revealed: a more vibrant community, lower rents, social diversity, and increased overall value.

These are just a few reasons why the voters in your district need the landmark at 135 Bowery, and why the City Council must affirm the LPC's designation.

Thank you,
Ralph Gurkin

Councilmember Margaret Chin
New York City Council District #1
Chatham Green, 165 Park Row, Suite #11
New York, New York 10038

Dear Councilwoman Chin,

I have lived in NYC, in the Bowery area for over 31 years, and I am also a member of the Bowery Alliance of Neighbors. I did the research on 135 Bowery, and other houses on the Bowery. It is remarkable that this house still stands, and it deserves to continue to stand in all its glory of almost 200 years. The house was originally owned by John Hardenbrook. The Hardenbrook family was one of the Bowery, and Lower Manhattan area's oldest families. I have found drawings of other Hardenbrook family members in the Valentine Manuals dated from the 1700's. The Hardenbrooks were part of the Common Council in the City of NY. Other early home owners on the Bowery were also Common Council members, our first City Council.

One, painstakingly thing I do when I research a building is to read "The Minutes of the Common Council" various dates-I usually start for info on Bowery buildings in the late 1700's. Reading the minutes is a painfully long process, but it can supply much needed information about the state and conditions of things in a given area-in this case, the Bowery. The Hardenbrook family was quite active with the Common Council and the Hardenbrook family name is mentioned often, and family members were members of the Common Council, which was a much smaller version of our City Council today. At the time 135 Bowery was built, these were the concerns of the Common Council concerning the Bowery: Wells needed permission to be dug, the street needed permission to be paved, lamps needed to be lit, all this done at the personal expense of residents, that then went to the Common Council for reimbursement. Rope walks ran off of Bowery-(you needed a stretch of land to make ropes), pigs ran freely and ordinances needed to be made to control this. Much of the Bowery was still gardens or farmed land, the common lands being sold-this is what John Hardenbrook bought. He first built his soap and candle making factory, then later his home at 135 Bowery. Houses were built and raised by the area people-this was not a development company coming in, these houses are our Vernacular buildings of NYC. John Hardenbrook's profession is called a Tallow Chandler. Tallow comes from the fat of beef-the cattle yards close by at Canal (then Pump) Street, that were next to the Bull's Head Tavern. Now we're putting a picture into place. The Federal Houses at 134/136 Bowery (recently rejected by the LPC-altered fronts, which are glued on Marble on the first story), were built in the late 1790's, by the Delapleine family, and 140 Bowery, another Federal Style, turn of the 19th century, was part of the Post Family, who had a paint business, and I've recently discovered drawings of the Post Paint Business, established in 1754, at an Elizabeth Street location in 1805. This too was rejected due to an added front. All of these are removable additions. This area of the Bowery was also a ("Butcher's row"). The Delapleine family were Butchers, and although we see the Post family as having a paint business, we also have the Post Family as Butchers. Probably all were related. The butchers made their homes on Bowery because they were near the Cattle Yards. Minutes of the Common Council sees them vying for market space at Fly Market, Washington Market, etc. etc.. So there were butchers, tallow chandlers, cattle markets, and also saddlers, and the related lists of professions went on and on. As more people moved in-at this time most were still Row Houses, other professions followed to serve the people that now resided on Bowery, and passed through the Bowery, as it was a very important thoroughfare. Taverns and Oyster Houses began to be established on the Bowery at this time, but also stores and businesses that served its new residents were also established at this time. This is history as it spans 200 years. There was an established City Council back then that was getting the Bowery established. It is remarkable that houses from this time period still stand. To demolish them to me would be an un-reversible act, and blatant destruction of history that is only protected by a decision by the Landmark Commission of NYC. There was a vote passed by the LPC that rendered 135 Bowery a NYC Landmark. As a Councilmember, please uphold this decision that you recently spoke in favor of to the LPC, which we gratefully acknowledge that you put in to motion. There are houses that still stand on Bowery that have witnessed all of its changes and still stand. Our civic duty is to protect and preserve these houses. Demolition and development should not even enter in to the vocabulary or discussion of these buildings-in particular, in this case 135 Bowery, home of one of our early Common council members.

I understand you will vote soon on the City Council approval of the Landmark status of 135 Bowery. I urge you to vote in favor of designation. We can never bring back history once its been demolished, but I'm sure we can always find a vacant lot or something for construction of "affordable office space". The demolition of Historic Buildings should never be coupled with "affordable space"-in this case "affordable office space". Destroy forever early NYC History, that coupled with history of the NYC Council Members, over "Bank affordable office space" is trading history for ...fill in the Blanks...

Do the right thing

Councilmember Margaret Chin, We're Counting on You!!

Sincerely,

Sally Young
235 East 5th Street #7
NYC NY 10003

aw from personal Tax to a certain amount—That he had been assessed by the Assessors of the Ward in which he resided and he prayed the interference of the Board—Ordered that the same be referred to the Comptroller

A Petition from sundry Inhabitants of the 10th Ward, praying that on account of their distance from the public Market that Thomas Pace & Thomas Place Junr may be permitted to sell meat in said Ward was read, and referred to the Market Committee

[137] A Petition of Ephraim Hart praying remission of penalties, incurred under the ordinance directing the filling up of certain Lots between Green & Wooster Streets, the said ordinance being now fully complied with, was read and referred to the Comptroller

A Petition for a Well in the vicinity of Rivington Street and the lowery was read, and referred, to the Alderman and Assistant of the Ward and Street Commissioner to report an Ordinance for the same

A Petition of Charles Watts and others owners of Lots on Stanton and Pell Streets was read stating that in obedience to Ordinances of the Board they had several times filled up these Lots and made the streets opposite but that owing to the neglect of the owners of the adjoining Lots in not filling up their Lots agreeably to ordinances, the earth has washed away, and their expense and labor were of no avail—That Guerdon S. Mumford is now the proprietor of the adjoining Lots and that ordinances have been again served upon him directing him to fill up the same but they understood he is about petitioning for a further [138] time for complying with said ordinance which they pray may not be granted to him but that he be compelled forthwith to comply with the same

A Petition from Guerdon S. Mumford praying further time for complying with ordinances directing him to fill up certain Lots in Stanton & Pell Sts was also read and the above two petitions were referred to the Street Commissioner

A Memorial from sundry Inhabitants representing the distressed state of Mr^s Hall and her Family at No 67 Fair St was read and referred to the Commissioners of the Alms House

Upon the Report of the Attorney penalties were remitted upon the usual terms to Captains Icard, Munson & Warner for not reporting passengers—Penalties were also remitted to Capt^s Holmes and his own bond was directed to be taken for passengers imported in the ship Sally from providence, whose names were unknown to him and who had left [139] the City.

The Chief Engineer on the Petition of William Sherwood, reported

that Mr Sherwood having informed him that he had resigned his situation in the Engine Company No 37 he thought any further enquiry was unnecessary

Which Report was approved
The Street Commissioner presented a return of delinquents upon the Assessment for widening and improving Pearl St at Elm St and a Warrant was ordered to issue to the Collector

The Street Commissioner from the Committee to whom it was referred, Reported ordinances, for a Well in Bleeker Street near Bowery Road & for a Well in Christopher Street near the House of Abraham Heyer, which were passed and George Ireland, John Brown & Lemuel Skidmore were appointed Assessors

The Street Commissioner presented an assessment for a Well in Broome Street between Elm and Crosby Street. For one in Stanton Street between Ridge and Pitt Street for one in Broome Street between 3^d & 4th Street, which [140] were confirmed & Noah Jarvis was appointed Collector in the first and Morris De Camp in the Two last

A Letter from John A. Hardenbrook requesting to be appointed Firewarden of the 5th Ward as a vacancy had occurred by the removal from the City of Cornelius Crygier, was read and granted

The Council informed the Board that a Declaration in Ejectment had been served upon Richard Furman as Treasurer in possession of part of the ground on which the Alms House is erected, in a Suit of Richard Smith on the demise of George Peck—Whereupon the Attorney was ordered to enter an appearance in said suit and to defend the same

The opinion of John Wells Esqr Council on the question arising upon the case of the petition of the Purchasers of Hamilton Square Lots was presented and read, and the further consideration postponed [141] The following Standing Committees were appointed.

Alden Dickinson	On applications	Alden Morris	Building
" Wendover	" Fish	" Douglas	"
" Cunningham	" Waldron	Messrs Waldron	"
Messrs Brackett	" Lawrence		"
" Hedden			"
" Lawrence	Assessments	Alden Wendover	Canal
" Mann	"	Messrs Hardenbrook	"
" Nichie	"	" Hedden	"
Alden Fish	"	" Smith	"
Messrs Hardenbrook	"	" Nichie	"
" King	"		"
Alders Morris	Bellevue		"
Mr Lawrence	"		"

[142] Alden Vanderbilt
Mr Palmer
Alden Mesier
Messrs Mann
" Waldron

Alden Fish
" Morris
" Mesier
" Buckmaster
Messrs Nichie
Brackett
" Smith
Messrs King
Lawrence

Alden Vanderbilt
[143] Messrs King
" Hedden
" Nichie
" Brackett
Alden Mesier
" Pell
" Wendover
Messrs Lawrence
Hedden

Messrs Brackett
" King
" Smith
" Palmer
" Hedden
[144] Alden Mesier
" Fish
" Hardenbrook

" Waldron
Alden Douglas
" Buckmaster
" Wendover
Mr King
Alden Vanderbilt

His Honor the Mayor Stated that in the present mode of levying for rent the fees demanded by Marshals & Constables were oppressive and he conceived a Legislative interference would be proper to remedy the same. Whereupon it was Resolved that said subject be referred to the Committee on Laws

Alden Vanderbilt was placed on the Committee on the petitions relative to the removal of the Hay Scales from Gouverneurs Slip in

Mr Lawrence
Alden Mesier
" Fell
Messrs Palmer
" Nichie
Mr Hardenbrook
" Morris
" Douglas
Alden Cunningham
Mr Wendover
" Hedden

On Charity
Defence
Ferry
Laws
Markets
Police
Surveys
Watch

Alden Morris
Messrs Lawrence
" Hardenbrook
Alders Fish
" Pell
" Mesier
Messrs Hardenbrook
" Lawrence
Mr King
Alden Cunningham
" Buckmaster

Wharves
Piers & Streets

Alden Cunningham
" Buckmaster
" Dickinson

and Supremacy, the Test and Abjuration Oath, in the presence of and by order of his said Excellency were Administred unto Whitehead Hicks Esq^r as Mayor Water Bailiff and Clerk of the Markets of the said City as Also one of his Majesty's Justices of the Peace for the City & County of New York, and Also the Usual Oaths of the Office of Mayor Water Bailiff and Clerk of the Markets of the same City and one of the Justices of the peace, in the presence of the aforesaid Several Members of this Court, Whereupon the said Mayor Attended as aforesaid, Returned to the City Hall, where after the Ringing of three Bells, and Proclamation Made for Silence the Commissions of Mayor, Water Bailiff, & Clerk of the Markets, and the Commissions of high Sheriff & Coroner were Published. this Court then Returned to the Common Council Chamber where the said Whitehead Hicks Esq^r was placed in the Chair, who then and there, as Mayor of this Corporation, Administred the Oaths aforesaid, Appointed to be taken by Act of Parliament, instead of the Oaths of Allegiance and Supremacy, the Test and Abjuration Oath, and the usual Oaths for the due Execution of their Respective Offices unto the Respective Magistrates and Officers following Vizt.

- | | |
|-------------------------------------|---|
| Francis Filkin | Esq ^r s Aldermen & Justices of the peace |
| George Brewerton | |
| Benjamin Blagge | Assistants |
| Andrew Gautier | |
| John Dikeman | |
| Jacobus Lefferts | |
| George Brewerton Jun ^r | |
| John Abeel | |
| Benjamin Huggit | |
| John Wm Vredenburgh | |
| Abraham Mesier | |
| Henry Brevoort | |
| John Hardenbrook | Theophilus Hardenbrook |
| John Harris Cruger Esq ^r | |
- Treasurer or Chamberlain of this Corporation, he having Entered into bond (which this board approved of) for the due Execution of his Office
- [202] John Roberts Esq^r high Sheriff of the City & County of New York
Patrick Walsh high Constable

318 MINUTES OF THE COMMON COUNCIL

- | | | |
|--|------------|-------------------------|
| [136] Benjamin Blagge | Alderman | for Montgomery Ward |
| Hybert Van Wagenen | Assistant | |
| William Ustick & Peter Ryker | Assessors | Ward |
| William Hardenbrook | Collector | |
| Vincent Montania & John Renshaw | Constables | Outward Bowery Division |
| John Dyckman | Alderman | |
| John Hardenbrook | Assistant | Outward Bowery Division |
| Samuel Kip & Jacob Van Norden Jun ^r | Assessors | |
| John Somerendyck | Collector | Outward Bowery Division |
| Thomas White and John Somerendyck | Constables | |
| Benjamin Waldron & Aaron Myer | Assessor | Harlem D ^r |
| James Waldron | Collector | |
| James Waldron & Pexel Fowler | Constables | Harlem D ^r |

Resolved that Isaac De Peyster Esq^r the present Chamberlain be and he is hereby Elected and appointed Treasurer or Chamberlain of this Corporation, for the year ensuing, he giving such Security as the Law directs

Resolved and ordered by this Board, that Patrick Welch be appointed and he is hereby accordingly appointed high Constable for the City and County of New York, for the year ensuing, or until some other fit person be appointed and sworn in his Room.

His EXCELLENCY William Tryon Esq^r Captain [General], Governor & Commander in Chief in and over the Province of New York, and the Territories thereon depending in America, by and with the advice & Consent of his Majesty's Council, was pleased to appoint the following persons Officers for the City & County of New York for the year ensuing Vizt.

- Whitehead Hicks Esq^r to be Mayor Water Bailiff and Clerk of the Markets of the City of New York
- John Roberts Esq^r to be Sheriff &
- Thomas Shrieve Esq^r to be Coroner of the City & County of New York

From: Gilda F. Pervin
To: chin@council.nyc.gov
Sent: Sunday, July 10, 2011 4:32 PM
Subject: 135 Bowery

Re: Landmark Designation of 135 Bowery

Dear Councilmember Chin,

The Landmark Preservation Commission's vote to designate 135 Bowery* a NYC landmark was very welcome news. Coming just weeks after the sad loss of 35 Cooper Square (oldest building on the square), the Bowery Alliance of Neighbors (BAN) hopes that the LPC is indeed becoming more sensitive to the historic and cultural significance of the Bowery and the need to protect its character and low-rise sense of place.

BAN is deeply grateful to you for your continued help in proposing and testifying for individual buildings like 135 Bowery, as well as your instrumental meeting with Robert Tierney at which you submitted BAN's 20+ list of landmark-worthy buildings and secured a promise from LPC to meet with BAN representatives and discuss a more sweeping effort to save the street's diminishing historic resources.

When the LPC's decision on 135 Bowery comes up for approval from the City Council, I look forward to your strong leadership in urging your colleagues to landmark it. Located across the street from the venerable Bowery Savings Bank; this almost 200-year-old Federal-style building is located on the street's most iconic and well preserved blocks. With its seminal connection to the historic Bowery, few streets have given so much to American culture.

On a personal note, I have lived and worked as an artist directly across the street from 135 Bowery for thirty years. That building feels like a part of my own history and the history of those living and working around me. I am acutely aware of it's importance to the ongoing history of the entire Bowery. These old buildings are not only a part of the past, but part of the present and potential future history of New York City. I thank you for your support in working to save 135 and other individual buildings, and as said above, "When the LPC's decision on 135 Bowery comes up for approval from the City Council, I look forward to your strong leadership in urging your colleagues to landmark it.

Please vote to designate 135 Bowery a New York City landmark.

Thank you for your consideration, and for your great support on this issue.

Sincerely,

Gilda Pervin

134 Bowery

NY, NY 10013

From: Jane Doyle <tjmdoyle@charter.net>
Date: August 25, 2011 11:00:24 AM EDT
To: chin@council.nyc.gov
Subject: 135 Bowery

*Councilmember Margaret Chin
New York City Council District #1
Chatham Green, 165 Park Row, Suite #11
New York, New York 10038
email: chin@council.nyc.gov
Re: Landmark Designation of 135 Bowery*

Dear Councilmember Chin:

As a local resident who cares deeply about the unique and indispensable history of the legendary Bowery, I write to congratulate you and express my gratitude for your efforts to get 135 Bowery designated a historic landmark. I was extremely gratified to learn that the Landmarks Preservation Commission recently and overwhelmingly voted in favor of this rare Federal-style row house.

I understand that the next step is for the City Council to approve this designation, and that the full Council vote will follow your lead as the property's representing Member. I am a registered voter in this district, and I fully support and encourage you to affirm the LPC's landmark designation of 135 Bowery.

With the rapid development currently taking hold on the Bowery, the community is grateful to you for seeing that our history is preserved. Adding 135 to over a dozen Bowery landmarks builds on a historic district that's based on architecture, education, diversity, and cultural significance and will protect the low-rise neighborhood and immigrant community threatened by encroaching gentrification.

The recent and unfortunate destruction of the Federal-style house at 35 Cooper Square has rallied the local residents who are gravely concerned about preserving the remaining Bowery houses. In this case, having passed the LPC's incredibly stringent process, 135 Bowery has earned the immediate attention of preservation laws to ensure its survival. Thank you for your past support of this irreplaceable house, and I look forward to your affirmation of its landmark designation.

My husband, sculptor Tom Doyle, had his studio at 135 Bowery from approx. 1962 - 1970. We began living there in 1967. The Bowery at that time had a rich history of pioneering artists who lived there not only because rents were cheap, with spaces large enough for their work but also because of the camaraderie and support of fellow artists in the neighborhood. New York has changed dramatically since those days, for better or worse, and the Bowery is no exception. But to tear down historical buildings and gentrify neighborhoods although inevitable, is a very sad commentary on the direction the city is going. We sincerely hope that the Landmark status of 135 Bowery as well as other similar buildings in the neighborhood can be preserved. Without that history, there is no future.

Sincerely,

*Tom Doyle / Jane Doyle
88 Welton Rd.
Roxbury CT 06783*

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Lu 482 Res. No. _____

in favor in opposition

Date: 9/15/11

(PLEASE PRINT)

Name: Frances Eberhart

Address: 305 E 87

I represent: _____

Address: _____

THE COUNCIL Lu NO 482
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 09/15

(PLEASE PRINT)

Name: KERRI CULHANE

Address: 275 Cherry St

I represent: Two Bridges Neighborhood Council

Address: 275 Cherry St NYC

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LV 40 Res. No. 135

in favor in opposition

Date: 15 SEP 11

(PLEASE PRINT)

Name: LEO BLACKMAN

Address: 230 E 12TH ST 8B

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 40 Res. No. _____

in favor in opposition

Date: 9/15/2011

(PLEASE PRINT)

Name: Michele Campo

Address: 184 Bowery

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 40 Res. No. _____

in favor in opposition

Date: 09/13/11

(PLEASE PRINT)

Name: Ralph Lewis

Address: 206 Bowery

I represent: ME

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/15/11

(PLEASE PRINT)

Name: Molly Garfinkel

Address: 111 Huron Street Brooklyn 11222

I represent: City Love

Address: 72 E. 1st Street NY 10003

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 478 Res. No. _____

in favor in opposition

Date: 9/15/2011

(PLEASE PRINT)

Name: Jenny Fernandez

Address: Centre Street 9th Floor Apt

I represent: LPC

Address: S/C/K

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 482 Res. No. 482

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rob Hollander

Address: 622 E 11 10009

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LD40 Res. No. _____

in favor in opposition

Date: 9-15-11

(PLEASE PRINT)

Name: NATHANIEL SMITH

Address: 19 W 34th St

I represent: SIMPSON KUMPERTZ & NEHER

Address: 19 W 34th St.

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 40 Res. No. _____

in favor in opposition

Date: Sept. 15, 2011

(PLEASE PRINT)

Name: Page Cowley

Address: 10 E 33rd St.

I represent: Owner 135 Bowery

Address: 135 Bowery

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 135-Bowery Res. No. _____

in favor in opposition

Date: 9/15/11

(PLEASE PRINT)

Name: Kent Berman

Address: Bleeker Street

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 135 Bowery Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: R. Gregory Taylor

Address: 510 E. 13th St., Apt. 23.

I represent: _____

Address: ~~510 E 13th St~~

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU No. 482 Res. No. _____

in favor in opposition

Date: SEPT 15 2011

(PLEASE PRINT)

Name: CHRISTABEL GOUGH

Address: 45 CHRISTOPHER ST NY NY 10014

I represent: SOCIETY FOR THE ARCHITECTURE OF THE CITY

Address: 45 CHRISTOPHER ST NY NY 10014

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 479 Res. No. _____

in favor in opposition

Date: 9/15/2011

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street 9th Floor NYC

I represent: LPC

Address: S/A/A

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Adam S. Woodward

Address: 230 Elizabeth St.

I represent: 135 Bldg

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Thurs 15, 11

(PLEASE PRINT)

Name: Nicholas Nicholson

Address: 29 East 4th St.

I represent: The Merchant's House Museum

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 481 Res. No. _____

in favor in opposition

Date: 1/15/2011

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street, 9th Floor North

I represent: LPC

Address: S/a/c

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 482 Res. No. _____

in favor in opposition

Date: 1/15/2011

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street, 1st Floor North

I represent: LPC

Address: S/a/c

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 480 Res. No. _____

in favor in opposition

Date: 9/15/2011

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street 4th Floor North

I represent: LPC

Address: 7th

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU 482

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ADAM ROTHKRUIG

Address: 55 WATERMILL LA.

I represent: FIRST AMER. INTL BANK

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 482 Res. No. _____

in favor in opposition 7-9-11

Date: _____

(PLEASE PRINT)

Name: Joyce Mendelsohn

Address: 155 E 34th ST NY NY 10016

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Crown Hgts Res. No. 12/12/13

in favor in opposition

Date: 12/12/13

Name: Simon Bankoff (PLEASE PRINT)

Address: _____

I represent: HPC

Address: NY 10003, 232 E 11 St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU 482

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/15/14

Name: Danick You (PLEASE PRINT)

Address: 79 Bayard St

I represent: Area of 13th Bowery

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 478 Res. No. _____

in favor in opposition

Date: 9/15/14

Name: VALORIE BOWERS (PLEASE PRINT)

Address: 1148 DEANST BKLYN 11246

I represent: Crown Heights North

Address: 986 Sterling Place 11213

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L00482-2011 Res. No. _____

in favor in opposition

Date: Sept. 15, 2011

(PLEASE PRINT)

Name: MITCHELL GRUBLER

Address: 20 CONFUCIUS PLAZA, Apt. 702 10002

I represent: BOWERY ALLIANCE OF NEIGHBORS

Address: 184 BOWERY #4 NY NY 10012

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition
135 BOWERY

Date: 9/15/11

(PLEASE PRINT)

Name: GILDA PERVIN

Address: 134 BOWERY

I represent: SELF - ARTIST

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 135 Bowery Res. No. _____

in favor in opposition

Date: Sept 15

(PLEASE PRINT)

Name: David Mulkins

Address: 239 E 5th St, #2B (off the Bowery)

I represent: Bowery Alliance of Neighbors

Address: 184 Bowery, #4

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 135 Bowery Res. No. _____

in favor in opposition

Date: 9/15/11

Name: Kurt Cavanaugh (PLEASE PRINT)

Address: 143 Ave B - Simplex 10009

I represent: East Village Community Coalition

Address: 143 Ave B 10009

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. untill Res. No. _____

in favor in opposition

Date: 15-Bowery

Name: Simon Bonoff (PLEASE PRINT)

Address: 143 Ave B

I represent: HDC

Address: 232 E 11 St NY 10003

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 135 Bowery Res. No. _____

in favor in opposition

Date: _____

Name: Simon Bonoff (PLEASE PRINT)

Address: _____

I represent: HDC

Address: 232 E 11 St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV40 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)
Name: JEAN STANDISH
Address: 308 EAST 6th ST.
I represent: Bowery Alliance of Neighbors
Address: 184 Bowery #4

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV40 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)
Name: K Webster
Address: 246 Bowery
I represent: _____
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV Res. No. _____
 in favor in opposition

Date: 9/15/11

(PLEASE PRINT)
Name: Aaron Sosnick
Address: 143 Ave B
I represent: individual
Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

135 Bowery

Appearance Card

I intend to appear and speak on Int. No. 482 Res. No. _____

in favor in opposition

Date: 9/15/11

(PLEASE PRINT)

Name: Elizabeth Finkelstein

Address: _____

I represent: Greenwich Village Society for Historic Preservation

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

154 W. 14th St.

Appearance Card

I intend to appear and speak on Int. No. 481 Res. No. _____

in favor in opposition

Date: 9/15/11

(PLEASE PRINT)

Name: Elizabeth Finkelstein

Address: _____

I represent: Greenwich Village Society for Historic Preservation

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆