



## CITY PLANNING COMMISSION

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August 24, 2011 / Calendar No. 22

N 120005 HKM

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**IN THE MATTER OF** a communication dated July 6, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hardenbrook Somarindyck House, 135 Bowery (Block 423, Lot 4), by the Landmarks Preservation Commission on June 28, 2011 (Designation List No. 444/LP-2439), Borough of Manhattan, Community District 2.

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

On June 28, 2011, the Landmarks Preservation Commission (LPC) designated the Hardenbrook Somarindyck House, located at 135 Bowery (Block 423, Lot 4), as a city landmark.

The landmark site at 135 Bowery is located on the east side of the Bowery between Broome Street and Grand Street, in the Lower East Side neighborhood of Manhattan. The Federal-style, three-and-a-half-story brick building was, for over 150 years, associated with the prominent New York families of the Hardenbrooks and the Somarindycks. John Hardenbrook, an original resident, was a wealthy merchant who was involved in the establishment of the New York Stock and Exchange Board (predecessor to the New York Stock Exchange). His daughter Rebecca Hardenbrook Somarindyck lived in the house until 1841, and the property remained in family control until 1944. During much of the time when the Hardenbrook and Somarindyck families occupied the house, the lower Bowery was a fashionable address for New York's social elite and wealthy merchant class.

Federal style houses, largely constructed between the 1780s and the 1830s, are among Manhattan's oldest and comparatively rare buildings, and have been identified as far north as Twenty-third Street. This particular house retains its original form and materials, including Flemish bond brickwork (now painted) at the facade, and characteristic high peaked roof with two pedimented dormers and end chimney.

Despite some alteration, 135 Bowery remains a notable example of a grand, early-Federal-style rowhouse, and is also 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 landmark site is located in a C6-1G zoning district. With an allowable floor area ratio (FAR) of 6.0, the zoning lot could be developed with approximately 15,792 square feet of floor area. The Hardenbrook Somarindyck House building contains approximately 10568 square feet of floor area. Therefore, there are approximately 5,224 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building. There are seven potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

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

**AMANDA M. BURDEN, FAICP, Chair**

**RICHARD W. EADDY, Vice-Chair**

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**

**ALFRED C. CERULLO, III, NATHAN LEVENTHAL, ANNA HAYES LEVIN,**

**SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners**

**ORLANDO MARIN, Commissioner, ABSTAINING**