



IN THE MATTER OF a communication dated June 20, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the First Hungarian Reformed Church (Block 1443, Lot 37), by the Landmarks Preservation Commission on June 11, 2019 (Designation List No.512/LP-2601), Borough of Manhattan, Community District 8.

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 11, 2019, the Landmarks Preservation Commission (LPC) designated the First Reformed Hungarian Church, located at 346 East 69th Street (Block 1443, Lot 37), as a City landmark. The landmark site is located on the south side of East 69th Street between First and Second avenues, within Manhattan Community District 8.

Completed in 1916, the church was designed by the distinguished New York City architect Emery Roth, who incorporated both Secessionist and Craftsman details into the building's facade. It is also significant for its association with the Hungarian-American community that settled in Yorkville during the first half of the 20th century.

The First Hungarian Reformed congregation, *Első Magyar Református Templom*, was founded in 1895 when increased numbers of Hungarian immigrants came to New York City. The newly-organized congregation first met in the Lower East Side, where many immigrants settled during the late 19th century. After 1900, many Hungarians moved uptown to Yorkville and brought their churches, restaurants, bookstores, bakeries, and other businesses with them.

In 1914 the congregation purchased three row houses along 69th Street, using two lots for the new church building. They commissioned Emery Roth (1871-1948) to design the Yorkville church building and remodel the adjacent row house to the west for the parsonage.

The three-bay symmetrical building incorporates both Secessionist and Craftsman features, creating a stylish and modern design for the Hungarian- American congregation. The bold geometric forms, flat wall surfaces, and stylized patterns are all hallmarks of the Secessionist style. Craftsman features that evoke Hungarian folk designs include the overhanging roof edges, knee brackets, and exposed rafter tails. There are also decorative Arts and Crafts glazed-ceramic panels on the facade, features that were incorporated into both the Craftsman and Secessionist styles.

Over the years, the First Hungarian Reformed Church has celebrated its heritage and supported Hungarian-American causes, particularly during the years before World War I and the Cold War during the Hungarian rebellion in 1956. The building is a strong presence in the streetscape, with an 80-foot tall tower that rises above adjacent rows of handsome 19th century row houses. With few changes since construction, the building continues to serve its original congregation, retains its historic materials and design, and enhances the neighborhood.

The landmark site is located within an R8B zoning district. R8B districts allow residential and community facility uses up to 4.0 floor area ratio (FAR). With a maximum allowable floor area ratio of 4.0 FAR, the 2,578-square-foot lot could be developed with approximately 10,312 square feet of floor area. The existing building on the lot contains 2,430 square feet (.94 FAR), resulting in 7,882 square feet of unused development rights available for transfer to eligible receiving sites under the existing zoning.

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 building or one that is across the street and opposite to the zoning 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. There are four potential receiving sites available for the transfer of the landmark's unused floor area. Under the existing zoning, two of the four potential receiving sites are eligible to receive a transfer of unused development rights from the subject landmark.

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

The subject 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 on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

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