

**Alida Camp**  
Chair



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**The City of New York**  
**Community Board 8 Manhattan**  
**Landmarks Committee**  
**Monday, April 15, 2019 – 6:30PM**  
**Marymount Manhattan College, Regina Peruggi Room**  
**221 East 71<sup>st</sup> Street (between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues)**

*Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee chair to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Community Board 8 Manhattan.*

**PLEASE NOTE:** When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8M ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within an Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, April 17, 2019, at the Manhattan Park Theatre Club, Auditorium (8 River Road on Roosevelt Island) at 6:30PM**. They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

## MINUTES

### Resolutions for Approval

#### **Items 1 and 2 (Unanimous)**

1. **First Hungarian Reformed Church (346-348 East 69th Street)** – Secessionist style building with Craftsman/Arts and Crafts features designed by Emery Roth and built in 1915-1916.  
Discussion of designation as an individual landmark.

**WHEREAS** the First Hungarian Reformed Church of New York was designed by one of the most eminent architects of the entire 20th century;

**WHEREAS** the firm of Emery Roth designed over 44 apartment buildings, hotels and other structures including such jewels as The Eldorado, The Beresford and the San Remo;

**WHEREAS** Emery Roth's successor firm, Emery Roth & Sons, also worked on iconic projects, including the World Trade Center, The Citicorp Center and the Pan Am Building (now Met Life Building);

**WHEREAS** the First Hungarian Reformed was added to the National Register of Historic Places in 2000; the parsonage was listed in 1983 as a contributing property to the historic houses next to it already on the National Register;

**WHEREAS** the congregation at the church chose Mr. Roth as the architect because, as a first generation Hungarian-American, he would have been familiar with Hungarian vernacular architecture; his design for the church reflects many Hungarian church building traditions;

**WHEREAS** the church has played a continuing role in the social history of New York, serving as a focal point for the city's Hungarian-American community since the church was built in 1916;

**WHEREAS** the First Hungarian Reformed Church is part of the charming streetscape along East 69th Street; the little yellow stucco countryside church that one encounters says more about Emery Roth's persona than the grander, more opulent buildings that are an easily recognizable part of our great city's skyline;

**THEREFORE BE IT RESOLVED** that the Landmarks Committee of Community Board 8M supports an INDIVIDUAL LANDMARK designation for the First Hungarian Reformed Church of New York, 346-348 East 69th Street.

**VOTE:** 10 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Harrington, Parshall, Tamayo, Schneider)

**TWO PUBLIC MEMBERS IN FAVOR:** Christina Davis, Kimberly Selway

**2. 39 East 67<sup>th</sup> Street (between Park and Madison Avenues) – Upper East Side Historic**

**District** *Justin Paraiso, J.L. Ramirez Architect, P.C.* A Beaux-Arts style building designed by D. & J. Jardine and constructed in 1876-1877 (present façade designed by Ernest Flagg and constructed in 1903-04). Application is to repair the front façade, replace and configure windows, and to replace dormers.

**WHEREAS** 39 East 67th Street, known as the Scribner house, was originally designed by D. & J. Jardine and constructed in 1876-1877. The style of the original design is not known;

**WHEREAS** the existing elevation was designed by Ernest Flagg in the Beaux-Arts style and constructed in 1903-1904;

**WHEREAS** the applicant proposes at the front elevation to replace all of the existing wood windows with in-kind wood windows;

**WHEREAS** at the front elevation the applicant proposes to change the existing dormers at the mansard roof;

**WHEREAS** there are now two existing dormers; the applicant proposes to replace the two existing dormers with three new dormers that will align with the window openings below;

**WHEREAS** at the front elevation at the 1st, 2nd and 3rd floors at the window openings, the applicant proposes to restore the original decorative black wrought-iron guard rails/railings; the applicant also proposes to retrofit the rails — at the bottom of the rail on each floor — to meet the 42" guardrail height per the Building Code; the railings will present as 2" higher than the original guard rails;

**WHEREAS** the increase in height for the guard rails, while minimal, is more apparent at the 2nd and 3rd floors;

**WHEREAS** at the front the applicant proposes to restore limestone where it has been damaged; this will involve some minor patching;

**WHEREAS** at the roof, the applicant proposes a new stair bulkhead and a pergola;

**WHEREAS** the new stair bulkhead will be approximately 9' tall x 12' wide off the roof and will be set back from the parapet by approximately 29'; the pergola will be 8' high x 9' wide;

**WHEREAS** both the new bulkhead and the pergola will not be visible from the public way;

**WHEREAS** the applicant is adding new chimney flues at the east parapet party wall;

**WHEREAS** the rear elevation faces north;

**WHEREAS** at the rear there is an existing extension into the rear yard;  
**WHEREAS** at the rear there is curved windowless volume that projects from the east side of the extension;  
**WHEREAS** at the rear elevation at the cellar level, the applicant proposes a new limestone rear facade at the ground level; the existing opening will be enlarged for new doors with 4 lites;  
**WHEREAS** the applicant proposes to lower the existing garden level by 3'; the existing opening to the garden will also be lowered by 3';  
**WHEREAS** at the first floor the existing window opening will be enlarged; a set of French doors with a Juliette balcony will also be added at the first floor;  
**WHEREAS** at the second floor, the existing opening will be enlarged for new doors with 4 lites;  
**WHEREAS** there is an unusual curved windowless volume at the rear elevation [see above];  
**WHEREAS** the applicant proposes to introduce a secondary stair within this volume;  
**WHEREAS** the applicant proposes adding windows to this volume at the flat side of the rounded part of the volume/projection;  
**WHEREAS** at the 1st and 2nd floors, the window will present as a fixed curtain with 14 lites with a fixed glass transom at the point where the first and second floors meet;  
**WHEREAS** at the third floor at the rear elevation, the applicant proposes a metal paneled bay with a zinc coated copper roof;  
**WHEREAS** at the third floor the applicant proposes a new window for the projecting volume on the flat side of the volume. [This new window will be centered above the new fixed curtain window below at the 1st and 2nd floors.];  
**WHEREAS** the 4th floor, the applicant proposes to retain the existing greenhouse glass and aluminum enclosure that sits on top of the existing 4-story extension;  
**WHEREAS** at the top floor (5th floor) at the rear elevation there are now three window openings with an unusual set of windows that present as a wall of small aluminum framed windows above the three existing window openings. This wall of windows curves back slightly/slopes back so that the interior space of the double height room within has two levels of windows: the three existing openings and then above them and separated by an interior wall [or horizontal mullion], the sloped-back set of windows along the width of the house. [From the exterior of the house, this space presents as 2 floors — on the interior, the space presents as a huge studio with two separate sets of windows with the top set of windows or clerestory windows, are slanted back so that there is an angle to the roofline at the top floor.];  
**WHEREAS** the applicant proposes to replace the two sets of windows and add more glass so that the two sets of windows are converted into much larger window 18' wide x 11' tall; the slant back at the top will be maintained; the new single window will present as a new sloped curtain wall;  
**WHEREAS** all the windows at the rear will be framed in steel and present as casement windows or Hope's windows/doors;  
**WHEREAS** proposed changes at the front elevation, at the rear elevation and at the roof are contextual and appropriate within the historic district;  
**WHEREAS** the proposed additions at the roof are not visible from the public way;

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

**VOTE:** 9 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Harrington, Parshall, Tamayo)

**TWO PUBLIC MEMBERS IN FAVOR:** Christina Davis, Kimberly Selway

3. Old Business

4. New Business

**David Helpern and Jane Parshall, Co-Chairs**