

# 361 Central Park West



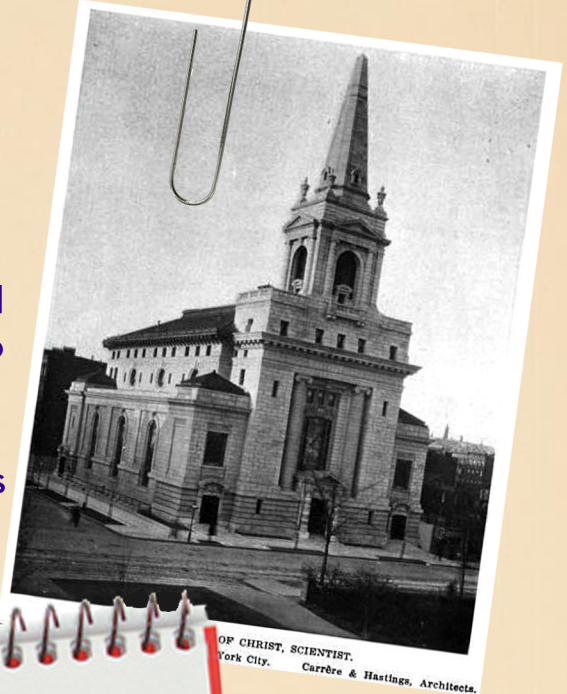
Attack on Public Assets

Former First Church of Christ, Scientist

- designed by Carrère & Hastings
- built 1899-1903
- designated Individual Landmark 1974

Claiming "hardship," developer seeks Board of Standards and Appeals (BSA) variances to carve building into 34 luxury residences.

Developer does not meet any of the findings required to qualify for zoning variances.



OF CHRIST, SCIENTIST.  
York City. Carrère & Hastings, Architects.

This is a purely speculative venture that would eviscerate the zoning code.

Large new windows, terraces and mechanicals would severely diminish the Landmark character and quality of life for adjacent property owners.

Property is suited to non-profit use such as church or museum; developer has turned away two interested parties.

Removal of "religious" iconography from stained glass destroys public art.

Developer's financial analysis is a "shell game"; major expenses such as restoration of the landmark and asbestos abatement were omitted from analysis and then conveniently added during BSA inquiry.

Developer paid Capalino + Company \$47,000 to lobby BSA.

June 2nd  
Final Decision



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If it can happen here...

The Landmarks Preservation Commission (LPC) approved a Certificate of Appropriateness that would allow for the changes depicted below--changes invasively violating an Individual Landmark, a building recognized for its design "in the finest tradition of Beaux Arts Classicism,"\* and one of the few churches designed by Carrere and Hastings, the firm notable for the Frick Museum and the main branch of the New York Public Library.

The Board of Standards and Appeals (the BSA) is the last threshold keeping this landmark from irreversible alteration. Write to the BSA today to help stop this ill-concieved plan in its tracks!



Sample Letter:

*Dear Vice Chair Hinkson,*

*The 361 CPW developer's charade of hardship abuses NYC regulations designed to protect the public interest. Enough is enough. The BSA should deny this meritless application for zoning variances.*

*(Include some reasons from notepad list on front)*

*For these reasons, I ask that you vote "no" to granting these variances.*

*Sincerely, Name & Address*

Image (left) depicts an artist's rendering of the north facade of the Individual Landmark with interventions allowed via the LPC's Certificate of Appropriateness.

To be part of the record, letters are due to LW! by May 10.  
Send us your letter and we will include it in our response documents.  
You can email us at: [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org)

Stay tuned to our WATCH BLOG for updates.  
[landmarkwest.org/blog](http://landmarkwest.org/blog)

**Public Hearing  
June 2nd**

**22 Reade Street**

\*Language from Landmarks Preservation Commission designation report dated July 23, 1974. LP-0833

LANDMARK WEST!

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