

## **A. INTRODUCTION**

This chapter considers the potential of the proposed actions to affect historic resources, both archaeological and architectural. It has been prepared in accordance with City Environmental Quality Review (CEQR) guidelines, which require that City agencies consider the effects of their actions on historic properties. In accordance with CEQR guidelines, this analysis identifies all historic resources that have been designated or determined to meet the eligibility requirements for local, state, or national designation, and it also identifies properties that may meet such eligibility requirements. In assessing potential project effects on historic resources, this analysis follows the guidance of the *CEQR Technical Manual*.

The *CEQR Technical Manual* recommends that a historic resources assessment be performed if a proposed action would result in any of the following actions: in-ground disturbance; new construction; physical alteration of any building; the change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or the screening or elimination of publicly accessible views; even if no known historic resources are located nearby. Since the proposed actions are expected to generate some of these results, a full analysis under CEQR was undertaken.

## **B. METHODOLOGY**

### **ARCHAEOLOGICAL RESOURCES**

Archaeological resources are physical remains, usually buried, of past activities on a site. They can include remains from Native American people who used or occupied a site, including tools, refuse from tool-making activities, habitation sites, etc. Archaeological resources can also include remains from activities that occurred during the historic period (beginning with European colonization of the New York area in the 17th century) that include European contact with Native Americans, as well as battle sites, foundations, wells, and privies.

Archaeological resources in developed areas may have been disturbed or destroyed by grading, excavation, and infrastructure installation and improvements. However, some resources do survive in an urban environment. Deposits may have been protected either by being paved over or by having a building with a shallow foundation constructed above them. In both scenarios, archaeological deposits may have been sealed beneath the surface, protected from further disturbance.

The study area for archaeological resources is the area that would be disturbed for project construction, i.e., the full rezoning area. In the summer of 2007, the New York City Landmarks Preservation Commission (LPC) was contacted for its preliminary evaluation of the rezoning area's archaeological sensitivity. The LPC reviewed the City blocks and tax lots within the rezoning area for the purpose of identifying lots with the potential to contain archaeological

resources. As written in Environmental Review letters dated November 6, 2007, June 16, 2008, and November 13, 2008, LPC determined that none of the lots within the rezoning area or the proposed parking garage site on West 25th Street possess any archaeological significance (see Appendix B for LPC correspondence). Therefore, no further consideration of archaeological resources is warranted.

## ARCHITECTURAL RESOURCES

### OVERVIEW

Architectural resources are defined as properties or districts listed on the State and National Registers of Historic Places (S/NR) or determined eligible for such listing, National Historic Landmarks (NHLs), New York City Landmarks (NYCLs) and Historic Districts, and properties that have been found by the LPC to appear eligible for designation, considered for designation (“heard”) by LPC at a public hearing, or calendared for consideration at such a hearing (these are “pending” NYCLs).

The study area for architectural resources is determined based on the proposed action’s area of potential effect on architectural resources, which accounts for both direct physical impacts and indirect impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged by construction activities such as blasting, pile driving, falling objects, subsidence, collapse, or damage from construction machinery unless proper protection measures are put in place. Construction activity that would occur within 90 feet of an architectural resource, as defined in the *New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88*, may cause such damage.

Indirect impacts are contextual or visual impacts that could result from project construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource’s setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource’s significance (i.e., a church with stained glass windows). Significant adverse direct or indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for S/NR listing or for designation as a NYCL.

To account for potential physical and contextual impacts, the architectural resources study area for the Coney Island Rezoning project is defined as the rezoning area and the area within approximately 400 feet of the rezoning area boundary.

### CRITERIA AND REGULATIONS

Once the study area was determined, an inventory of officially recognized (“designated and eligible”) architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63, and the LPC has adopted these criteria for use in identifying architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: 1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); 2) are associated with significant people (Criterion B); 3) embody

distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or 4) may yield [archaeological] information important in prehistory or history. Properties that are younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation and Historic Preservation.

In addition, LPC designates historically significant properties in the City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of landmarks: individual landmark, interior landmark, scenic landmark, and historic district.

In addition to identifying architectural resources officially recognized in the study area, an inventory was compiled of potential architectural resources within the rezoning area and the 400-foot study area. For this project, potential architectural resources were those that appeared to meet one or more of the National Register criteria (described above), and they were identified based on an inventory of six properties prepared by Coney Island USA, field surveys in the summer of 2008, and by using historical sources, such as documents at the New York Public Library and Avery Architectural Library at Columbia University, the Municipal Archives, and the DOB archives. The inventory of twenty-eight potential resources was submitted to LPC for their evaluation and determination of eligibility. As written in Environmental Review letters dated November 16, 2007 and December 4, 2008, LPC reviewed the inventory of potential resources and determined that six of the potential resources appear to meet the eligibility criteria for NYCL designation and/or S/NR listing. The remaining twenty-two resources do not appear eligible for NYCL designation or S/NR listing (see Appendix B for LPC correspondence).

Once the architectural resources in the study area were identified, the proposed actions were assessed for both direct physical impacts and indirect visual and contextual impacts on architectural resources.

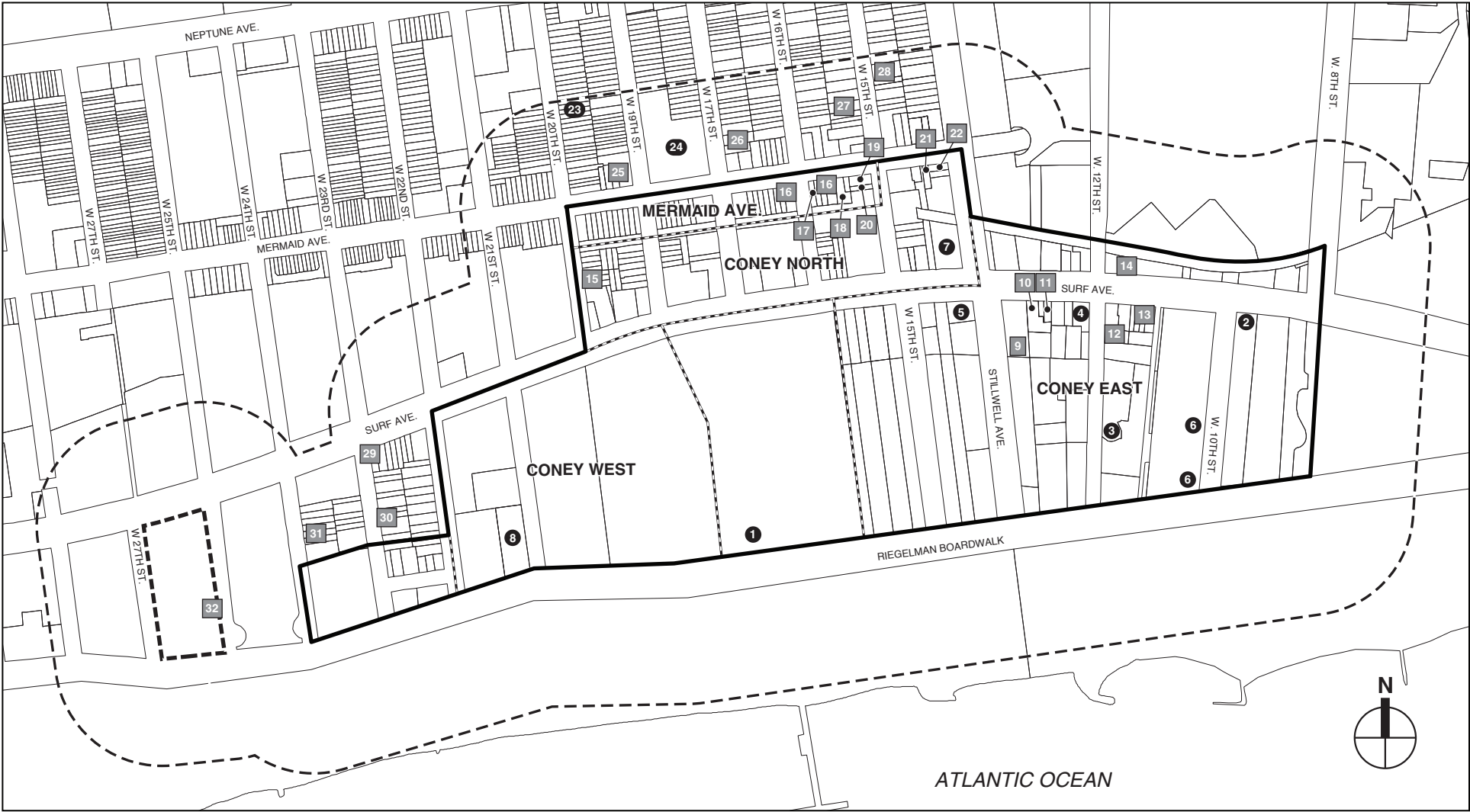
## **C. EXISTING CONDITIONS**

### **REZONING AREA**

There are eight architectural resources located in the proposed rezoning area. They include amusement rides and uses related to the historic amusement district. The eight architectural resources are listed below in **Table 7-1** and shown on **Figure 7-1**.

### *ARCHITECTURAL RESOURCES*

One of the eight architectural resources located within the proposed rezoning area is between the Coney East and Coney West subdistricts and does not fall within one of the four rezoning subdistricts. The Parachute Jump is located on Riegelmann Boardwalk to the south of KeySpan Park (see **Figure 7-1**).



- Rezoning Area
- Special District Subdistrict Boundary
- West 25th Street Parking Site
- Study Area Boundary (400-Foot Perimeter)

- Architectural Resource  
(See Tables 7-1 and 7-3)
- Additional Surveyed Properties  
(See Tables 7-2 and 7-4)

0 200 500 FEET  
SCALE

**Table 7-1**  
**Architectural Resources Within the Rezoning Area**

Map Ref. #	Name/Type	Address	NYCL	NYCL-eligible	NHL	S/NR	S/NR-eligible
1	Parachute Jump	Riegelmann Boardwalk	X			X	
2	The Cyclone	Surf Avenue and West 10th Street	X			X	
3	The Wonder Wheel	West 12th Street between Surf Avenue and Riegelmann Boardwalk	X				
4	Childs Restaurant	1208 Surf Avenue		X			X
5	Nathan's Famous	1308 Surf Avenue					X
6	Astro Tower and Rocket	Astroland Amusement Park					X
7	Shore Theater	1301 Surf Avenue		X			X
8	Childs Restaurant	Riegelmann Boardwalk at West 21st Street	X				
<b>Notes:</b> NYCL: New York City Landmark NYCL-eligible: Determined to appear eligible for designation as a New York City Landmark NHL: National Historic Landmark S/NR: Listed on the State and National Registers of Historic Places S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places <b>Sources:</b> Guide to New York City Landmarks, Third Edition; New York State Historic Preservation Office Online Resources; Coney Island USA documentation; LPC correspondence dated November 16, 2007 and December 4, 2008; Summer 2008 field surveys							

### *Parachute Jump (#1)*

The 262-foot-tall Parachute Jump (NYCL, S/NR) is a six-sided steel tower with a tapered form and a filigree-like structure of columns and vertical, horizontal, and diagonal braces (see **Figure 7-2**). At the top of the tower, twelve steel arms extend outward forty-five feet and each arm supports a subframe. Originally, parachutes descended along guidelines from each arm. The 2-story base of the tower is enclosed and originally contained the mechanical and hoisting equipment and the ticket area. The ticket area and a concrete landing area were originally at the boardwalk level, but the Parachute Jump is currently raised on stilts and set back from the boardwalk (see view 3 of **Figure 7-3**). Commander James H. Strong, U.S. Navy designed the Parachute Jump for the 1939-40 New York's World's Fair in Flushing Meadow. After the fair closed, George Tilyou, Jr. and Edward Tilyou moved the ride to Steeplechase Park in Coney Island where it continued to operate until 1968, four years after Steeplechase Park closed. The Parachute Jump was recently restored and is illuminated at night. As described in Chapter 8, "Urban Design and Visual Resources," the Parachute Jump is also a visual resource that is visible for long distances along Riegelmann Boardwalk and from numerous locations within the rezoning area and study area due to its height.

### *Coney East Subdistrict*

Of the eight architectural resources, five are located in the Coney East subdistrict.

### *The Cyclone (#2)*

Built in 1927, the Cyclone (NYCL, S/NR) is one of the few remaining wood-track roller coasters in the United States. It is located at Surf Avenue and West 10th Street (see view 4 of **Figure 7-3**). The world's first roller coaster was introduced in Coney Island in 1884 and two dozen roller coasters were subsequently erected there. The Cyclone is the only remaining one. Designed by Vernon Keenan, the Cyclone is a twister type coaster built by Harry C. Baker, who was an amusement park operator. It is a gravity ride with a steel framework and wood track and railings. The Cyclone has nine drops, the first of which is 90 feet, and six curves and the trains reach speeds of up to 68 miles per hour. The loading area is housed in a shed at the coaster's base. A

Parachute Jump (1). View south from  
KeySpan parking lot

1



Parachute Jump (1). View east on Boardwalk from West 22nd Street

2





Parachute Jump (1). View of the base from the Boardwalk 3



The Cyclone (2). View south from Surf Avenue at West 10th Street 4

large vertical sign hangs from the northern curve and metal letters illuminated with light bulbs spell “Cyclone” on the coaster’s highest peak. As described in Chapter 8, “Urban Design and Visual Resources,” the Cyclone is also a visual resource, but its visibility within the rezoning area is limited to the immediate vicinity on Surf Avenue, West 10th Street, and the boardwalk.

*The Wonder Wheel (#3)*

The Wonder Wheel (NYCL) is located on West 12th Street between Surf Avenue and Riegelmann Boardwalk. It was built by Herman Gans and opened in 1920. The 150-foot-tall modified Ferris wheel has eight stationary cars on the outer rim of the wheel and sixteen swinging cars that move on tracks between the outer and inner rims (see **Figure 7-4**). Metal letters that spell “Wonder Wheel” are affixed to the center of each side of the wheel. As described in Chapter 8, “Urban Design and Visual Resources,” the Wonder Wheel is also a visual resource. This tall structure is prominently visible from the boardwalk, but is also visible from Surf Avenue and other points within the rezoning and study areas.

*Childs Restaurant, 1208 Surf Avenue (#4)*

Constructed in 1917, the 2-story building (NYCL-eligible, S/NR-eligible) at the southwest corner of Surf Avenue and West 12th Street was the first Childs Restaurant in Coney Island. It was originally designed in a Renaissance Revival-style with a ground floor arcade composed of wide, arched openings, squat piers, and inset terra cotta spandrel panels. That design for the ground floor has been lost and replaced with modern storefronts. The original bracketed cornice, hipped tile roof, and second floor window openings remain, although the original multi-paned windows have been replaced (see view 7 of **Figure 7-5**). A profusion of signage covers the building. In 1944 the restaurant closed and the building became the Blue Bird Casino, an important entertainment venue until 1955. From 1955 until 1983, it housed David Rosen’s Wonderland Circus Sideshow, which originally opened in 1938 at another West 12th street location. The building is now the home of Coney Island USA, a non-profit arts and theater organization. Although it has been extensively altered, the building at 1208 Surf Avenue appears to meet eligibility Criterion A for its association with the development of the Coney Island amusement district. This property was identified in the inventory of potential resources prepared by Coney Island USA and, in an Environmental Review letter dated November 16, 2007, LPC determined that the Childs Restaurant on Surf Avenue appears eligible for Landmark designation and listing on the Registers. In 2008, Coney Island USA purchased the building with assistance from the City of New York with the stipulation that the building be preserved for continued amusement and cultural uses. Coney Island USA is currently restoring the former Childs restaurant.

*Nathan’s Famous, 1308 Surf Avenue (#5)*

Nathan’s Famous restaurant (S/NR-eligible) on Surf Avenue between Stillwell Avenue and Schweikert’s Walk occupies the original location of the hot dog stand founded by Nathan Handwerker in 1916. Handwerker had been an employee at Feltman’s restaurant at Surf Avenue and West 10th Street—Charles Feltman purportedly invented the hot dog in 1874. Nathan’s became popular due to its low prices and honky-tonk ambience and is now a national franchise. The building represents an expansion of the original operation during the 1920s and 30s and seems to be relatively unchanged from the appearance it achieved in the 1940s. It is a 1-story building with long serving counters fronting on Surf Avenue and Schweikert’s Walk and an indoor area at the northeast corner, and the building is covered in a profusion of painted and neon signs (see view 8 of **Figure 7-5**). Nathan’s Famous restaurant may be eligible for S/NR





The Wonder Wheel (3). View north from the Boardwalk 5



The Wonder Wheel (3). View south on Jones Walk from Surf Avenue 6



Childs Restaurant (4). View southwest at Surf Avenue and West 12th Street

7



Nathan's Famous (5). View southwest at Surf Avenue and Stillwell Avenue

8

## **Coney Island Rezoning**

---

listing under Criterion A for its association with the golden age of Coney Island's expansion as an amusement district in the 1920s and the history of American fast food. This property was identified in the inventory of potential resources prepared by Coney Island USA and, in an Environmental Review letter dated November 16, 2007, LPC determined that Nathan's Famous restaurant appears eligible for listing on the Registers.

### **Astro Tower and Rocket, Astroland Amusement Park (#6)**

Astroland Amusement Park is located between Surf Avenue, Riegelmann Boardwalk, West 10th Street, and Jones Walk. Although Nathan Handwerker, Herman Rapps, and Dewey Albert bought the property in 1955 and used it for amusement purposes, it was not until the early 1960s that the Albert family built an amusement park with a space exploration theme. Astroland Amusement Park closed at the end of the summer in 2008.

The Astro Tower (S/NR-eligible), installed in 1964, is a 270-foot-tall circular tower with a rotating glass capsule that carried riders up the tower (see view 9 of **Figure 7-6**). As described in Chapter 8, "Urban Design and Visual Resources," the Astro Tower is also a visual resource that is visible for long distances from multiple points with the rezoning and study areas. At the southeast corner of the park, a freestanding rocket (S/NR-eligible) is located on the roof of a 1-story concession building that fronts on the boardwalk at the entrance to the amusement park. The rocket, which dates to the early 1960s and may have originally been part of a ride elsewhere in the park, has fins and attached letters spelling, "Astroland Park" (see view 10 of **Figure 7-6**). These two space-themed amusement park features date to the early period of American space exploration and may meet eligibility Criterion C in the area of architecture, as vernacular amusement structures, and Criterion A for their association with the history of Coney Island. The Astro Tower and rocket are not yet 50 years old, but as written in an Environmental Review letter dated December 4, 2008, LPC has determined that the Astro Tower and Rocket appear to be eligible for S/NR listing as properties that have achieved significance in the last 50 years.

### ***Coney North and Mermaid Avenue Subdistricts***

There is one architectural resource located in the Coney North subdistrict.

### **Shore Theater, 1301 Surf Avenue (#7)**

The Shore Theater (NYCL-eligible, S/NR-eligible) is a 7-story Renaissance Revival-style building at the northwest corner of Surf and Stillwell Avenues. Designed by Reilly & Hall and built in 1925 by the Chanin Construction Company as the Loew's Coney Island theater, the building has a double-height rusticated base clad in limestone and pierced with pointed-arch windows, a 3-story brick midsection, and a 2-story crown marked with decorative terra cotta cladding, a balcony overhanging Surf Avenue, and a pavilion with a hipped roof (see view 11 of **Figure 7-7**). In addition to the 2,500-seat movie and vaudeville theater, the building originally contained offices for the entertainment industry. Although it has been vacant since the 1970s, the Shore Theater retains a high degree of architectural integrity and it may be eligible for S/NR listing under Criterion A for its association with the golden age of Coney Island's expansion as an amusement district in the 1920s and under Criterion C in the area of architecture. This property was identified in the inventory of potential resources prepared by Coney Island USA and, in an Environmental Review letter dated November 16, 2007, LPC determined that the Shore Theater appears eligible for Landmark designation and listing on the Registers. As described in Chapter 8, "Urban Design and Visual Resources," the Shore Theater is also a visual resource that is prominently visible along Surf Avenue due to its height. The Shore Theater is also visible from the boardwalk (see view 12 of **Figure 7-7**).





Astro Tower (6). View south on West 10th Street 9



Astroland Park Rocket (6). View north from the Boardwalk at West 10th Street 10

Shore Theater (7). View northwest on  
Stillwell Avenue at Surf Avenue

11



Shore Theater (7). View north from the Boardwalk at West 15th Street

12



*Coney West Subdistrict*

There is one architectural resource located in the Coney West subdistrict.

*Childs Restaurant on the Boardwalk (#8)*

Denison & Hiron designed the Childs Restaurant (NYCL) on the boardwalk at West 21st Street. Childs, a restaurant chain founded in 1898, was a popular eating place for office workers, known for reasonable prices and a stripped-down lunchroom aesthetic that included white tile walls to emphasize cleanliness. Opened in 1923, the boardwalk restaurant was a departure from the typical Childs Restaurant; it was much larger and more elaborately designed, most likely due to its location in Coney Island and prominent site on the boardwalk. The building is a rectangular, stuccoed brick building with a five-bay arcade flanked by corner towers with Spanish Colonial Baroque windows (see **Figure 7-8**). It is decorated with exuberant and colorful terra cotta reliefs depicting shells, marine life, floral patterns, and ancient nautical themes. The arcade, which was originally glassed in, has been sealed and a rooftop pergola has been removed. The building is currently being used as a temporary roller skating rink. The Childs Restaurant is the only remaining building on the boardwalk dating from the 1920s.

*ADDITIONAL SURVEYED PROPERTIES*

The historic resources field surveys and the Coney Island USA inventory identified fourteen additional properties in the proposed rezoning area as potential architectural resources. As written in an Environmental Review letter dated December 4, 2008, LPC has determined that these properties do not appear to meet the eligibility criteria for NYCL designation or S/NR listing. These properties are shown on **Figure 7-1**, listed in **Table 7-2**, and described below for informational purposes.

**Table 7-2**  
**Additional Surveyed Properties Within the Rezoning Area**

Map Ref. #	Name/Type	Address
9	Henderson's Music Hall	3001 Stillwell Avenue
10	Shore Hotel	1228-1230 Surf Avenue
11	Herman Popper & Brothers Building	1220 Surf Avenue
12	Bank of Coney Island	1309-1317 West 12th Street
13	Grashorn Building	1104 Surf Avenue
14	B&B Carousel	N/A
15	Attached houses	2925-2931 West 20th Street
16	Apartment buildings	1602-1612 and 1526-1528 Mermaid Avenue
17	Commercial building	1530 Mermaid Avenue
18	Major Markets Prime Meats	1516 Mermaid Avenue
19	Commercial buildings	1502-1510 Mermaid Avenue
20	Tenement	2908 West 15th Street
21	Tenement	1412 Mermaid Avenue
22	Terminal Hotel	2902 Stillwell Avenue

*Coney East Subdistrict*

Six of the fourteen additional surveyed properties are located in the Coney East subdistrict.

*Henderson's Music Hall, 3001 Stillwell Avenue (#9)*

Fred Henderson opened the 3-story brick music hall on Stillwell Avenue at the Bowery around 1900. Henderson's establishment began as a restaurant at Bowery and Henderson Walk in 1881.



Childs Restaurant (8). View northwest from the boardwalk 13



Childs Restaurant (8). View west on the Boardwalk adjacent to the Abe Stark rink 14

## Coney Island Rezoning

---

When that building burned in 1899, Henderson constructed the new structure to the designs of John B. McElfatrick. See **Figures 7-9** and **7-10** for photographs of Henderson's Music Hall. The original Italianate southern façade (which fronts on the Bowery) has brick piers, corbelling, stone window lintels, and a bracketed cornice. In 1923, Stillwell Avenue south of Surf Avenue was created by the widening of Stratton's Walk, and Henderson's Music Hall was cut in half. At that time, a new brick façade with decorative panels and a stepped parapet was added to the Stillwell Avenue frontage. Additional alterations include modern storefronts and replaced windows. The music hall operated until 1926 and featured such music and vaudeville acts as Al Jolson, the Marx Brothers, and Sophie Tucker. During its run, Henderson's Music Hall was an important Coney Island entertainment venue. From 1926 to 1984, the building housed the World of Wax Musee. The former Henderson's Music Hall has been extensively altered. This property was identified in the inventory of potential resources prepared by Coney Island USA.

### Shore Hotel, 1228-1230 Surf Avenue (#10)

The former Shore Hotel is a 3-story structure that fronts on Surf Avenue and Henderson's Walk across from Henderson's Music Hall. According to historic Sanborn Fire Insurance maps, the building was constructed between 1890 and 1906, and the book *Coney Island Lost and Found* dates the building to 1903.<sup>1</sup> That same book also includes a photograph, circa 1920, of the building as the Prospect Hotel and Dance Parlor. The building is currently vacant above the ground floor and it has been altered. The primary façade is on Henderson's Walk, and the Italianate-style building has a central pavilion capped with a decorative parapet (see view 18 of **Figure 7-10**). There is a bracketed metal cornice at the roofline that has swags in place of brackets at the Surf Avenue corner. A denticulated wood cornice runs above the second floor. Alterations include synthetic siding, an eave between the second and third floors, and modern ground-floor storefronts. In addition, the windows have all been sealed.

### Herman Popper & Brother Building, 1220 Surf Avenue (#11)

According to historic Sanborn Fire Insurance maps, the Herman Popper & Brother building at 1220 Surf Avenue was constructed between 1890 and 1906. It is a 3-story brick building with stone trim and Classical architectural motifs (see view 19 of **Figure 7-11**). On the second and third floors, heavy, squat pilasters with stone capitals support entablatures. A large copper plaque set in the second-floor entablature reads, "Herman Popper & Bro." The central portion of the façade on the second floor is a large recessed window opening. Alterations include partial infill of the second-floor opening, removal of the original ground-floor storefront, and the removal of a cornice at the roof parapet. According to the website *Forgotten-NY*, Herman Popper constructed the building in 1904 as a distillery.<sup>2</sup> A Sanborn Fire Insurance map from 1930 labels the building as a "penny arcade." It now contains stores and an art gallery.

### Bank of Coney Island, 1309-1317 West 12th Street (#12)

The former Bank of Coney Island is a Classical Revival-style building at 1309-1317 West 12th Street. It is located across the street from the Childs restaurant (#4) at 1208 Surf Avenue. The limestone-clad bank was constructed in 1923. On West 12th Street, the 3-story building has a double-height arched entrance flanked by pilasters, two double-height arched windows with keystones, a projecting cornice, and an attic story (see view 20 of **Figure 7-11**). The north

---

<sup>1</sup> Denson, Charles, *Coney Island Lost and Found* (Berkeley: Ten Speed Press, 2002): 246

<sup>2</sup> <http://www.forgotten-ny.com/STREET%20SCENES/Coney/coney.html>, accessed November 5, 2008





Henderson's Music Hall (9). View south from Surf Avenue at Stillwell Avenue 15



Henderson's Music Hall (9). View northeast on Stillwell Avenue at Bowery 16

Additional Surveyed Properties  
Rezoning Area  
**Figure 7-9**

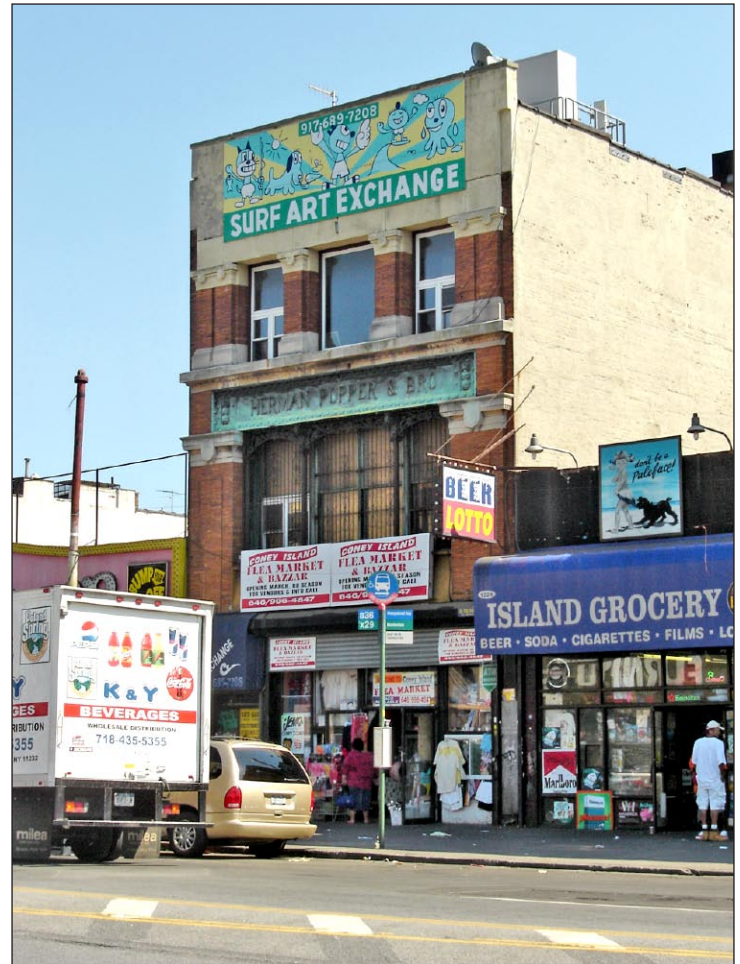


Henderson's Music Hall (9). View south on Henderson's Walk from Surf Avenue 17



Shore Hotel (10). View south on Surf Avenue at Henderson's Walk 18





Herman Popper & Brothers Building (11).  
View south from Surf Avenue 19



Bank of Coney Island (12). View southeast on West 12th Street 20

Additional Surveyed Properties  
Rezoning Area  
Figure 7-11

façade is a non-descript party wall where there used to be an adjoining building. On the West 12th Street façade, the arched entrance and windows have been boarded up, as have the attic windows, and the façade details appear to have been removed from the southwest corner.

*Grashorn Building, 1104 Surf Avenue (#13)*

Built at the end of the 19th century, the Grashorn Building at Surf Avenue and Jones Walk was originally a 2- and 3-story Second Empire Style structure with a covered ground-floor walkway, clapboard siding, and a Mansard roof with dormer windows and decorative metal cresting. Nothing remains of the original design except the building form, which is somewhat apparent by the extended ground floor and the canted top floor (see view 21 of **Figure 7-12**). Synthetic siding covers the building and the dormers and cresting have been removed. Around 1898, Henry Grashorn opened a hardware store and grocery in the building. Grashorn was a director of the Coney Island Bank and founder of the Mardi Gras Association. The hardware store serviced the amusement industry for six decades, and this building is reputed to be the oldest extant building in the Coney Island amusement area. This property was identified in the inventory of potential resources prepared by Coney Island USA.

*B&B Carousel (#14)*

The B&B Carousel was built in Coney Island in 1919 and originally located in New Jersey; in 1939 it was relocated to a 1-story enclosure at 1043 Surf Avenue. The enclosure is a non-descript brick structure with large street-level openings and a small roof vent with a hipped roof. A former sign for the carousel has recently been removed. The Surf Avenue enclosure does not appear to merit NYCL designation or S/NR listing.

The carousel, which has been relocated to a company in Ohio from the Surf Avenue site by the City of New York for restoration and future relocation to the boardwalk, was built by William F. Mangels and carved by Marcus Illions and Charles Carmel. Among other amusement ride inventions, Mangels is noted for creating a gear system that improved the motion of non-stationary horses on carousels. Both Illions and Carmel were significant carousel carvers located in Coney Island and near Prospect Park, respectively, and Carmel carved the extant carousel in Prospect Park, Brooklyn. Altered by the removal of the outer row of horses when the ride was relocated to Coney Island, the carousel features 50 horses—36 jumpers and 14 stationary—and two chariots in three rows. Designed in the flamboyant Coney Island Style, one of three distinct carousel styles, the B&B Carousel has painted panels of vaudeville scenes and its original brass ring and organ. This property was identified in the inventory of potential resources prepared by Coney Island USA.

*Coney North and Mermaid Avenue Subdistricts*

Eight of the fourteen additional surveyed properties are located in the Coney North subdistrict.

*Attached Houses, 2925-2931 West 20th Street (#15)*

The three attached row houses at 2925-2931 West 20th Street were built between 1907 and 1930 and were originally part of a row of seven houses. They have decorative brickwork, ornamental parapets, and front porches that have square brick columns capped with stone capitals (see view 22 of **Figure 7-12**). Some minor alterations include partial infill of the southernmost porch, replaced windows, and stucco applied to the southernmost house.





Grashorn Building (13). View southwest on Surf Avenue at Jones walk 21



Attached houses (15) at 2925-2931 West 20th Street. View southeast 22

### *Apartment Buildings, 1602-1612 and 1526-1528 Mermaid Avenue (#16)*

The two groups of apartment buildings at 1602-1612 and 1526-1528 Mermaid Avenue are on opposite sides of West 15th Street, but they are similar in appearance and were likely constructed by the same developer. According to historic Sanborn Fire Insurance maps, they were built between 1907 and 1930; the DOB Building Information System database has New Building Numbers for the properties that date them to 1921. These 5-story buildings are clad in brick with masonry trim (see **Figure 7-13**). Ornament includes decorative brickwork framing the windows, diamond-shaped masonry elements, a masonry cornice, and gabled parapets with decorative masonry elements. The ground-floor storefronts of these buildings have been altered.

### *Commercial Building, 1530 Mermaid Avenue (#17)*

The 2-story commercial building at 1530 Mermaid Avenue has a design similar to that used on the adjacent apartment buildings at 1526-1528 Mermaid Avenue. It is ornamented with decorative brickwork, a gabled parapet, and inset masonry decoration (see view 24 of **Figure 7-13**). Built between 1907 and 1930, it contained a Chinese restaurant in 1930 and a club in 1950.

### *Major Markets Prime Meats, 1516 Mermaid Avenue (#18)*

The 3-story building at 1516 Mermaid Avenue was built between 1890 and 1906 as a commercial building, and it has housed the Major Markets Prime Meats butcher shop since 1932. The building appears to be faced in stucco, but it retains its original window surrounds and roof parapet (see view 25 of **Figure 7-14**). A sign for the butcher shop, which is several decades old, is located above the storefront.

### *Commercial Buildings, 1502-1510 Mermaid Avenue (#19)*

It is unclear from historic maps when the 1-story row of commercial buildings was originally constructed at 1502-1510 Mermaid Avenue. The DOB Building Information System database has a 1901 New Building Number and 1-story commercial buildings are shown on this site on a 1906 Sanborn Fire Insurance Map. However, the Art Deco style of the buildings dates them to the second or third decades of the 20th century, and there is a 1915 DOB alteration permit for these buildings. Although they are partially obscured by signage and awnings, they are clad in terra cotta with Art Deco stylistic motifs that include panels with stylized Corinthian capitals, streamlined piers at the parapet, and decorative coping (see view 26 of **Figure 7-14**).

### *Tenement, 2908 West 15th Street (#20)*

The Italianate tenement at 2908 West 15th Street was constructed between 1907 and 1930. It is a 3-story brick building with a relatively intact design. The windows on the second floor have keyed lintels, while those on the second floor are arched with projecting stone voussoirs (see view 27 of **Figure 7-15**). A bracketed metal cornice with decorative swags caps the building. The ground-floor storefront has been altered.

### *Tenement, 1412 Mermaid Avenue (#21)*

Also constructed between 1907 and 1930, the 5-story tenement at 1412 Mermaid Avenue has an unusual design. It is faced in brick with stone ornament that includes stone pilasters with stylized fluted capitals, seashell tympanums above some of the windows and eared lintels above others, a seashell motif flanked by stylized swags in the center of the parapet, and ox-eye windows at the top floor (see view 28 of **Figure 7-15**). “Elsie” is carved into the parapet swag. The ground floor storefront has been altered.





Apartment buildings (16) at 1602-1612 Mermaid Avenue. View southwest **23**



Apartment buildings (16) at 1526-1528 Mermaid Avenue and commercial building (17) at 1530 Mermaid Avenue. View southeast **24**

Additional Surveyed Properties  
Rezoning Area  
**Figure 7-13**





Major Markets Prime Meats (18).  
View south on Mermaid Avenue

25



Commercial buildings (19) at 1502-1510 Mermaid Avenue. View southwest

26

Additional Surveyed Properties  
Rezoning Area  
**Figure 7-14**



Tenement (20) at 2908 West 15th Street. View southwest 27



Tenement (21) at 1412 Mermaid Avenue. View south 28

## CONEY ISLAND REZONING

Additional Surveyed Properties  
Rezoning Area  
**Figure 7-15**

*Terminal Hotel, 2902 Stillwell Avenue (#22)*

The former Terminal Hotel is a 3-story brick building with stone trim, corbelled piers, a corbelled cornice line, and a bracketed metal cornice (see **Figure 7-16**). It is located at the corner of Mermaid and Stillwell Avenues, across from the Stillwell Avenue subway station. Constructed between 1907 and 1930, it housed a hotel by 1930 and may have done so by 1915 when the Stillwell Avenue subway station opened. The upper floor windows have been boarded up and the ground-floor storefront has been altered.

*Coney West Subdistrict*

No potential architectural resources were identified in the Coney West subdistrict.

**STUDY AREA***ARCHITECTURAL RESOURCES*

There are two architectural resources located within the 400-foot project study area (see **Figure 7-1** and **Table 7-3**).

**Table 7-3**  
**Architectural Resources Within the Study Area**

Map Ref. #	Name/Type	Address	Status
23	Row houses	2841-2863 West 20th Street	S/NR-eligible
24	Our of Lady Solace R.C. Church and Shrine, Convent, and School	2872-2890 West 17th Street and 2865 West 19th Street	Church and Convent: S/NR-eligible School: NYCL-eligible, S/NR-eligible
<b>Notes:</b> NYCL-eligible: Determined to appear eligible for designation as a New York City Landmark S/NR-eligible: Determined to appear eligible for listing on the State and National Registers of Historic Places <b>Sources:</b> Summer 2008 field surveys and LPC correspondence dated December 4, 2007			

*Row Houses, 2841-2863 West 20th Street (#23)*

The eleven attached row houses at 2841-2863 West 20th Street (S/NR-eligible) were built between 1907 and 1930. These elaborately designed, 2-story with basement row houses feature curved bays, stoops, stone trim, entrances with bracketed eaves, and bracketed roof cornices (see view 30 of **Figure 7-17**). These row houses are largely intact, with the exception of some modified stoops and entrances. They may meet eligibility Criterion C in the area of architecture and Criterion A for their association with the early 20th-century residential development of Coney Island. As written in an Environmental Review letter dated December 4, 2008, LPC has determined that these properties appear to meet the eligibility criteria for S/NR listing.

*Our Lady of Solace Roman Catholic Church and Shrine, Convent, and School (#24)*

Robert J. Reilly designed the Our Lady of Solace Roman Catholic Church and Shrine, Convent, and School, which were built in 1925, 1919, and 1916, respectively. The brick, Romanesque Revival-style church (S/NR-eligible) replaced a frame church that was a converted dance hall originally called the Palm Garden. The dance hall was first used by the newly organized congregation in 1900 at a different location and was relocated around 1901 to a temporary location. The dance hall was intended to be moved to the current church site, but engineering problems prevented the complete relocation. The current church faces West 17th Street, and it





Terminal Hotel(22). View southwest on Mermaid Avenue from Stillwell Avenue **29**



Row houses (23) at 2841-2863 West 20th Street. View north **30**



has a cruciform plan with side aisles and a short transept. The West 17th Street façade is gabled and designed with an arched stone entrance with a sculptural group above the doorway, gabled entrances at the aisles, a small rose window, colorful terra cotta pieces arranged in geometric patterns and a blind arcade below the gable, and corbelling at the roofline (see **Figure 7-18**). Along the south façade, there are large, arched stained glass windows along the aisle and smaller, arched clerestory windows below the tiled roof. An apse and flanking chapels are located at the church's western end. The church used to have a 200-foot-tall campanile capped with an electrically illuminated cross and a beacon for ships. The campanile was at the northwest corner of the church, and the upper portion was torn down in the late 1980s because of structural problems.

The convent and school have similar designs and are elaborately ornamented with decorative brickwork, hipped tile roofs, and stone trim. The convent (S/NR-eligible) is located to the north of the church on West 17th Street. It is a 3-story square building with a wide checkerboard pattern of light and dark masonry below the roofline on the east and south facades (see view 31 of **Figure 7-18**). The school (NYCL-eligible, S/NR-eligible) is located on West 19th Street. It is a 3-story brick building with large segments of colorful terra cotta ornamentation below the roof eaves (see **Figure 7-19**). At the center of the street façade is a large, gabled entrance pavilion with a large, recessed arch. The ground-floor entrance porch is composed of two Corinthian columns supporting an entablature, above which is an arched fanlight. A tripartite window in the form of a loggia is located the level of the third floor. Additional ornament on the entrance pavilion consists of brick laid in a diaper pattern, colorful terra cotta blocks, and a stone cartouche. On each side of the entrance pavilion are two upper-floor loggias. The Our Lady of Solace Roman Catholic Church complex may meet eligibility Criterion C in the area of architecture and Criterion A for its association with the early 20th-century residential development of Coney Island. As written in an Environmental Review letter dated December 4, 2008, LPC has determined that the church, convent, and school appear to meet the eligibility criteria for S/NR listing and that the school also appears eligible for NYCL designation.

### *ADDITIONAL SURVEYED PROPERTIES*

The historic resources field surveys identified eight additional properties in the study area as potential architectural resources. As written in an Environmental Review letter dated December 4, 2008, LPC has determined that these properties do not appear to meet the eligibility criteria for NYCL designation or S/NR listing. These properties are shown on **Figure 7-1**, listed in **Table 7-4**, and described below for informational purposes.



Our Lady of Solace R.C. Church and Convent (24). View northwest at Mermaid Avenue and West 17th Street

31



Our Lady of Solace R.C. Church (24). View east on Mermaid Avenue from West 19th Street

32





Our Lady of Solace R.C. School (24). View south on West 19th Street **33**



Our Lady of Solace R.C. School (24).  
View of entrance **34**



**Table 7-4**

**Additional Surveyed Properties Within the Study Area**

Map Ref. #	Name/Type	Address
25	Former residential building	1907 Mermaid Avenue
26	Tenements	2875-2877 West 17th Street
27	Tenement	2872 West 15th Street
28	Residential/Commercial building	2847 West 15th Street
29	Commercial building	2226 Surf Avenue
30	Apartment buildings	3029-3031 West 23rd Street
31	Apartment buildings	3027-3029 West 24th Street
32	Former bathhouse	3026-3042 West 25th Street

*Former Residential Building, 1907 Mermaid Avenue (#25)*

The 2-story brick building at 1907 Mermaid Avenue was built between 1907 and 1930 as a dwelling; it now contains a counseling service for women. The main portion of the building is set back from the street behind an unusual 1-story extension that appears on a 1930 Sanborn Fire Insurance map. The extension has two arched windows facing the street and slightly projecting brick piers (see view 35 of **Figure 7-20**). The rear portion of the building is accessed by a stair to an arched entrance. Ornament that is visible on the rear 2-story portion includes a bracketed cornice and a masonry panel with a flower relief above the entrance.

*Tenement, 2875-2877 West 17th Street (#26)*

The 3-story tenement at 2875-2877 is unusual for being clad in wood siding. Although a building with a similar footprint was present at this location by 1906, the Sanborn Fire Insurance map from that year does not show the building's two projecting bays, which appear on a 1930 map, at which time the building also goes from two to the current three stories. In addition to the wood siding, this building has wood panels with carved swags and a bracketed wood cornice (see view 36 of **Figure 7-20**). The ground-floor has been altered. The building has the architectural appearance of a tenement and is currently residential, but it appears as a store on the 1930 and 1950 Sanborn Fire Insurance maps.

*Tenement, 2872 West 15th Street (#27)*

The 3-story brick tenement at 2872 West 15th Street dates from between 1907 and 1930. Except for an altered ground floor, the building appears relatively intact. It is designed with stone window lintels and lintel courses, projecting metal cornices above the ground floor and at the roof, a decorative brick band between the second and third floors, and corbelling (see view 37 of **Figure 7-21**). On the first floor, the building currently contains the offices of New York State Senator Diane Savino.

*Residential/Commercial Building, 2847 West 15th Street (#28)*

Built between 1890 and 1906, the 2-story brick building at 2847 was used as a store by 1906 and through at least 1930. By 1950, it had been converted into a dwelling. This small building has been altered by the infill of an original ground floor opening that occupied most of the building's width, but the building still retains much of its original feeling. The second floor windows have rough-faced stone sills and lintels, and there is a bracketed cornice at the roofline (see view 38 of **Figure 7-21**). And although obscured by paint, there appear to be bands of rough-faced stone at the ground-floor corners.

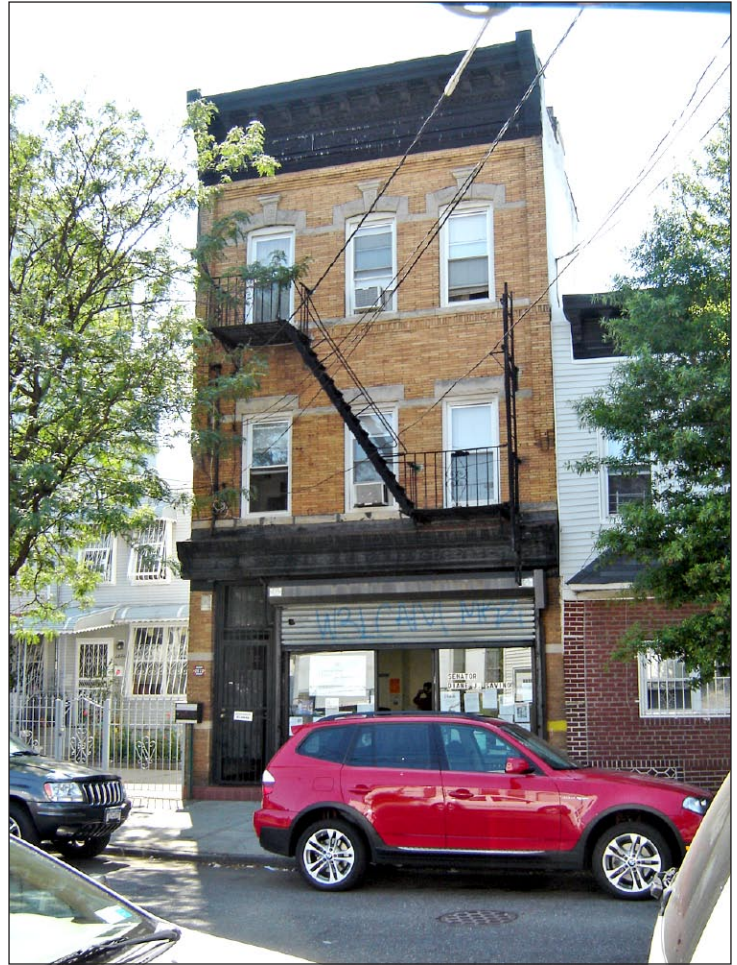


Former Residential Building (25) at 1907 Mermaid Avenue 35



Tenements (26) at 2875-2877 West 17th Street. View east 36





Tenement (27) at 2872 West 15th Street. View west 37



Residential/Commercial building (28) at 2847 West 15th Street. View east 38

Additional Surveyed Properties  
Study Area  
**Figure 7-21**



### *Commercial Building, 2226 Surf Avenue (#29)*

Art Deco brickwork gives the small, 2-story brick commercial building at 2226 Surf Avenue a unique character. It was constructed between 1930 and 1950. The second floor is elaborately designed with stylized piers, recessed areas, and a parapet with multiple dips and protrusions (see view 39 of **Figure 7-22**). The ground floor has been altered with infill and a modern storefront.

### *Apartment Buildings, 3029-3031 West 23rd Street (#30)*

The two attached 3-story apartment buildings at 3029-3031 West 23rd Street may date from between 1907 and 1930, but they do not obtain their current footprints on Sanborn Fire Insurance maps until 1950. The northern building is currently vacant and boarded up but it, like the adjacent, occupied building, retains its original design. Bricks in shades of red, blue, and yellow are used to clad the facades, and a panel in the parapet of each building has bricks in these colors arranged in a diaper pattern (see view 40 of **Figure 7-22**). In addition, arched window bays at the corners use colored brick decoration below the arches and have panels with projecting brick headers. Bricks laid vertically are used to frame the windows and the arched, ground-floor entrances. The original windows and entrance door in the occupied building have been replaced.

### *Apartment Buildings, 3027-3029 West 24th Street (#31)*

The two attached 3-story apartment buildings at 3027-3029 were originally part of a row of five pairs of attached apartment buildings constructed between 1907 and 1930. Unlike the nearby apartment buildings describe above at 3029-3031 West 23rd Street, these brick buildings have a more traditional design that uses Classical architectural motifs (see view 41 of **Figure 7-23**). Swags and cartouches decorate the arched spaces over the entrance doors and windows on the first and third floors. Windows on the second floor have stone surrounds. A masonry frieze at the roofline is embellished with swags and wreaths. These buildings do not appear to be much altered.

### *Former Bathhouse, 3026-3042 West 25th Street (#32)*

The 3-story concrete building at 3026-3042 is a former bathhouse, and is the last such remaining structure in Coney Island, which had dozens of bathhouses in its heyday during the first half of the 20th century. It was built circa 1917 and is similar in appearance to the non-extant Municipal Bathhouse that was built in 1911 at West 5th Street and Surf Avenue. According to the DPR website, this bathhouse—which is currently used by DPR for offices and storage—was the McLodin Bathhouse.<sup>1</sup> It is a severe, utilitarian structure that has the architectural feel of a factory or warehouse. Concrete pilasters frame recessed bays that contain short strip windows, and there is a vaguely Classical entablature at the roofline (see **Figure 7-23**). The facades have more solid wall surface than fenestration. The main body of the Municipal Bathhouse was almost identical in appearance; a key difference with that building was that it had a traditional Classical entrance façade with a columned portico. There is no such feature on the bathhouse at 3026-3042 West 25th Street. There is a windowless brick addition to the south façade that dates from the 1950s, and a pool was originally adjacent to the south..

---

<sup>1</sup> <http://www.nycgovparks.org/parks/B169B/>, accessed November 5, 2008



Commercial Building (29) at 2226 Surf Avenue. View east on Surf Avenue 39



Apartment buildings (30) at 3029-3031 West 23rd Street. View southeast 40





Apartment buildings (31) at 3027-3029  
West 24th Street. View southeast

41



Former Bathhouse (32) at 3026-3042 West 25th Street. View north

42

Additional Surveyed Properties  
Study Area  
**Figure 7-23**



## **D. THE FUTURE WITHOUT THE PROPOSED ACTIONS**

### **OVERVIEW**

In the future without the proposed actions, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as Landmarks could be designated. It is also possible, given the project's completion year of 2019, that additional sites could be identified as architectural resources and/or potential architectural resources in this time frame.

In the future without the proposed actions, changes to architectural resources or to their settings could occur. For instance, indirect impacts from future projects could include blocking public views of a resource, isolating a resource from its setting or relationship to the streetscape, altering the setting of a resource, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. It is also possible that some architectural resources in the rezoning area could deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as Landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by the LPC before the start of a project; however, the LPC's role in projects sponsored by other City or State agencies generally is advisory only.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures. A second protective measure, *TPPN #10/8*, applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. *TPPN #10/88* supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Projects that could affect architectural resources in the future without the proposed actions are described below. In summary, the closure of Astroland Amusement Park in 2008 will result in the removal of the Astro Tower and the Rocket, and two known development projects and

construction under the reasonable worst-case development scenario (RWCDS) could potentially result in construction-related impacts to four architectural resources.

### **DIRECT EFFECTS FROM CLOSURE OF ASTROLAND AMUSEMENT PARK**

In 2008, Astroland Amusement Park was sold to a new owner and the park closed at the end of the summer. This sale and closure will result in the removal of the Astro Tower (#6, S/NR-eligible) and the Astroland Amusement Park Rocket (#6, S/NR-eligible) from the rezoning area in the future without the proposed actions.

### **POTENTIAL EFFECTS FROM KNOWN DEVELOPMENT PROJECTS**

There are three projects under construction or planned for development within the historic resources study area. One of these projects is not adjacent to any architectural resources. As described more fully in Chapter 2, “Land Use, Zoning, and Public Policy,” the New York City Economic Development Corporation (NYCEDC) and the New York City Department of Parks and Recreation (DPR) are coordinating the development of a 2.2-acre public park, to be called Steeplechase Plaza, on Riegelmann Boardwalk between West 16th and 19th Streets. This new park will incorporate the Parachute Jump (#1, NYCL, S/NR) and will provide a new structure to house the restored B&B Carousel. This project will improve the setting of the Parachute Jump but could potentially cause accidental construction damage to the resource. However, since the Parachute Jump is a designated NYCL, it would be protected from adjacent construction through the implementation of construction protection measures required under *TPPN #10/88*.

There is also a proposed rezoning for a parcel on West 19th Street between Mermaid and Neptune Avenues that will allow for the construction of 12 affordable residential units. This site is adjacent to the row houses (#23) at 2841-2863 West 20th Street and the proposed development could cause accidental construction damage to the resource. DOB controls governing the protection of adjacent properties from construction activities would offer some protection to the row houses.

### **POTENTIAL DIRECT EFFECTS FROM REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS) PROJECTS**

As described in Chapter 1, “Project Description,” the New York City Department of City Planning (DCP) has established a RWCDS for the rezoning area in the future without the proposed actions. Under this scenario, there would be some development on certain of the projected and potential development sites.

One architectural resource is located on a projected development site. The Childs restaurant (#8, NYCL) on the boardwalk is located on Projected Development Site 2 and is assumed to be reused with a commercial use under the RWCDS for the future without the proposed actions. No demolition or exterior changes can be made to this building without review and approval by LPC, because it is a designated NYCL.

The two architectural resources listed below could experience accidental construction damage in the future without the proposed actions from anticipated development on adjacent projected and potential developments sites. These resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

- (#7) The Shore Theater (NYCL-eligible, S/NR-eligible) at 1301 Surf Avenue. It is located within 90 feet of the portion of Projected Development Site 3 that will be redeveloped in the future without the proposed actions.
- (#24) The Our Lady of Solace Roman Catholic Church (NYCL-eligible, S/NR-eligible). It is located across Mermaid Avenue from Projected Development Site 9 and Potential Development Site F.

Redevelopment of the projected and potential development sites that are adjacent to architectural resources would involve the replacement of vacant lots, parking lots, and low-rise retail, restaurant, and residential buildings with new buildings containing residential, retail, and community facility uses. In general, the replacement of empty lots and low-rise buildings with slightly larger residential buildings is not expected to affect the context of adjacent architectural resources.

## **E. PROBABLE IMPACTS OF THE PROPOSED ACTIONS**

### **OVERVIEW**

As described in Chapter 1, “Project Description,” DCP has established a RWCDs for the proposed actions that assumes development of new residential, retail, hotel, amusement, and enhancing uses, as well as the development of a new mapped amusement park. This RWCDs is expected to result in new development that would occur over twenty projected development sites that reflect the most likely location of new development (see Tables 1-11 and 1-13 and Figure 1-20 in Chapter 1, “Project Description”). The RWCDs also recognizes that there are a number of other sites that could potentially be developed under the proposed actions but are considered less likely to be developed, because they primarily consist of smaller assemblages and/or irregularly shaped parcels. Tables 1-12 and 1-14 in Chapter 1, “Project Description” describe the potential development that could occur on these potential development sites. For purposes of a conservative analysis, this chapter identifies the potential significant adverse impacts that could occur to architectural resources from the full build-out of both the projected and potential development sites.

Development pursuant to the proposed actions could have potential adverse impacts on architectural resources from direct physical impacts—demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources by blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource’s setting; or introducing shadows over an architectural resource with sun-sensitive features. These potential impacts are examined below. **Figure 7-24** shows the relationship of architectural resources to the projected and potential development sites, the mapped amusement park in the Coney East subdistrict, and the mapped neighborhood park in the Coney West subdistrict.

### **POTENTIAL DIRECT IMPACTS**

#### *POTENTIAL DIRECT IMPACTS FROM REDEVELOPMENT*

There is one architectural resource that could be redeveloped under the RWCDs for the proposed actions. Nathan’s Famous restaurant (#5, S/NR-eligible) at 1308 Surf Avenue is located on Potential Development Site G in the Coney East subdistrict and is assumed to be





- Rezoning Area Boundary
- - - West 25th Street Parking Site
- Projected Sites
- Potential Sites
- Proposed Mapped Parkland

**1** Architectural Resource  
(See Tables 7-1 and 7-3)

0 200 500 FEET  
SCALE

replaced under the proposed actions with a new building containing hotel, amusement, retail, and enhancing uses. In the absence of NYCL designation for this resource located on a development site, and as the site is privately owned, there are no procedures in place that would ensure pre-construction design review or preventative measures to minimize effects of construction and potential demolition. Therefore, the potential development identified on the site containing Nathan's Famous would result in direct significant adverse impacts to this S/NR-eligible resource through demolition or potential alteration, which would not be mitigated (see Chapter 24, "Unavoidable Significant Adverse Impacts"). It should be noted that Nathan's Famous is located on a potential development site, which is considered less likely to be redeveloped than a projected development site.

There are two additional known architectural resources located on development sites, but they are expected to remain under the RWCDs for the proposed actions. The Childs restaurant (#4, NYCL-eligible, S/NR-eligible) at 1208 Surf Avenue is located on Potential Development Site H in the Coney East subdistrict. As mentioned above, Coney Island USA recently purchased this building with assistance from the City of New York on condition that it be preserved for continued amusement and cultural uses, and it is currently being restored. Under the RWCDs, it is assumed that additional floor area generated on the site of Childs restaurant would be transferred and that the remaining portion of Potential Development Site H would be redeveloped with a new building containing hotel, amusement, retail, and enhancing uses. Therefore, there would not be any significant adverse impacts to the Childs restaurant at 1208 Surf Avenue from demolition or other physical alterations under the RWCDs for the proposed actions. The Childs restaurant (#8, NYCL, S/NR) on the boardwalk is located on Projected Development Site 2 in the Coney West subdistrict. Under the RWCDs for the proposed actions, it is assumed that the architectural resource would be enlarged with a 10,000-square-foot rooftop addition and reused with a commercial use. However, there would be no significant adverse impacts to this NYCL, because no demolition or exterior changes can be made to it without LPC approval.

Although the Astro Tower (#6, S/NR-eligible) is located on Projected Development Site 15 in the Coney East subdistrict and the Astroland Amusement Park Rocket (#6, S/NR-eligible) is located within the boundaries of the proposed mapped amusement park, these architectural resources will be removed in the future as a result of the closing of Astroland Amusement Park in 2008.

### *POTENTIAL DIRECT IMPACTS FROM ADJACENT CONSTRUCTION*

Development in the rezoning area pursuant to the proposed actions could have adverse physical impacts on seven architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, subsidence, collapse, or damage from construction machinery. Although the seven resources could potentially experience adverse direct impacts, they would be provided some protection from accidental construction damage through DOB controls that govern the protection of any adjacent properties from construction activities. The seven architectural resources that could experience adverse construction-related impacts are:

- (#1) The Parachute Jump (NYCL, S/NR). It is located across the proposed public access corridor, which would follow the alignment of West 19th Street, from Potential Development Site A in the Coney West subdistrict.

- (#2) The Cyclone roller coaster (NYCL, S/NR). It is located across West 10th Street from Projected Development Site 12 in the Coney East subdistrict and is adjacent to the proposed parking garage site on the western portion of the existing New York Aquarium parking lot. The Cyclone is also located within the proposed boundaries of the mapped amusement park and would become a centerpiece of the new amusement park.
- (#3) The Wonder Wheel (NYCL). It is located across the proposed Wonder Wheel Way from Projected Development Site 15 and Potential Development Site I in the Coney East subdistrict. The Wonder Wheel is also located within the proposed boundaries of the mapped amusement park and would become a centerpiece of the new amusement park.
- (#4) The Childs restaurant (NYCL-eligible, S/NR-eligible) at 1208 Surf Avenue. It is located on Potential Development Site H in the Coney East subdistrict (and is expected to remain) and is across West 12th Street from Projected Development Site 12 in the Coney East subdistrict.
- (#7) The Shore Theater (NYCL-eligible, S/NR-eligible) at 1301 Surf Avenue. It is adjacent to Projected Development Site 3 in the Coney North subdistrict.
- (#8) The Childs restaurant (NYCL, S/NR) on the boardwalk. It is located on Projected Development Site 2 in the Coney West subdistrict (and is expected to remain) and is across West 21st Street from Projected Development Site 1 in the Coney West subdistrict.
- (#24) Our Lady of Solace Roman Catholic Church (S/NR-eligible). It is located across Mermaid Avenue from Projected Development Site 9 and Potential Development Site F in the Mermaid Avenue subdistrict.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the Parachute Jump (#1), the Cyclone roller coaster (#2), the Wonder Wheel (#3), or the Childs restaurant (#8) on the boardwalk.

For the three non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the Childs restaurant (#4), Shore Theater (#7), and Our Lady of Solace Roman Catholic Church (#24) are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if



the three resources are designated or listed in the future prior to the initiation of adjacent construction. If the three resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

### POTENTIAL VISUAL AND CONTEXTUAL IMPACTS

As written in the *CEQR Technical Manual*, visual and contextual impacts on historic resources can include: isolation of a property from or alteration of its setting or visual relationship with the streetscape; introduction of incompatible visual, audible, or atmospheric elements to a resource's setting; elimination or screening of publicly accessible views of a resource; or introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over a historic landscape or on a historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

For the most part, the proposed actions would not result in any of those types of visual and contextual impacts to the majority of architectural resources. Although the new buildings that could be developed under the RWCDs for the proposed actions in the Coney East, Coney North, and Coney West subdistricts would be larger and taller than existing buildings in the rezoning area and those that will be developed in the future without the proposed actions, the maximum tower height would be 270 feet under the proposed zoning so that new buildings would not be taller than the Parachute Jump. In addition, bulk, height, and setback regulations would limit tower locations in consideration of the Cyclone, Wonder Wheel, and Parachute Jump, and the proposed actions would enhance views of those three resources.

As described more fully in Chapter 8, "Urban Design and Visual Resources," certain proposed urban design measures in the Coney East subdistrict would preserve views along Surf Avenue to the Cyclone and views to the Wonder Wheel from Jones Walk, West 12th Street, and the boardwalk. To preserve and improve views of the Cyclone on Surf Avenue, building heights would decrease eastward on Surf Avenue toward the roller coaster, and the southwest corner of West 10th Street and Surf Avenue would be angled and there would be a widened sidewalk. By mandating low-rise buildings on the blocks between the proposed Wonder Wheel Way and Bowery, the iconic presence of the Wonder Wheel would be preserved within the amusement area. In addition, the proposed actions would have beneficial effects on the settings of the Wonder Wheel and Cyclone by including them within the new, large open amusement area; the Cyclone is currently an isolated amusement ride on the east side of West 10th Street, and while the Wonder Wheel is currently located within an existing amusement park, that park is small and partially surrounded by vacant land and parking lots. Further, the creation of Wonder Wheel Way would create a new east-west view corridor between the Cyclone and Parachute Jump that would pass alongside the Wonder Wheel, providing new views of these resources and linking them visually. The extension of Bowery between West 10th and 15th Streets would create new, longer views to the Cyclone through the Coney East subdistrict. However, the proposed parking garage on the Aquarium parking lot could detract from the setting of the Cyclone and views of the historic roller coaster. Therefore, as plans for the parking garage become finalized, measures to minimize the potential incompatible presence of the parking garage in the Cyclone's setting will be developed. Proposed measures will be identified in the FEIS and could include landscaping and screening measures between the Cyclone and parking garage, and bulk, height, and design guidelines for the proposed parking garage.

In Coney West, the mapped section of Parachute Way and the public access corridor would create improved, direct views to the Parachute Jump from Surf Avenue, and the public access corridor would improve the setting of the architectural resource by creating a landscaped, public connection to the boardwalk in the location of an existing parking lot that is below the level of the boardwalk. Building heights along the boardwalk would be limited to a maximum height of 40 feet within 70 feet of the boardwalk to preserve views of the Parachute Jump. Maximum tower heights would be 160 feet on the boardwalk block portions of Potential Development Site A and Projected Development Sites 1 and 2 to preserve the visual presence of the Parachute Jump. In addition, the proposed Ocean Way would create a new view corridor east through the Coney West subdistrict to the Wonder Wheel. Although a new building would be constructed on Projected Development Site 2 adjacent to the Childs restaurant (#8) on the boardwalk, there would be no adverse visual or contextual impacts to the architectural resource. As described more fully in Chapter 8, "Urban Design and Visual Resources," building height and setback regulations would limit the maximum height of the adjacent building on the boardwalk to the height of the Childs restaurant, and the tower portion of the proposed development would be located at the northwest corner of the projected development site, away from the historic resource. In addition, mandated retail uses in the boardwalk portion of the proposed building would complement the historic and proposed use of the Childs restaurant.

In the Coney North and Mermaid Avenue subdistricts, for the most part there would be no adverse visual or contextual impacts on architectural resources in the rezoning area or on architectural resources north of Mermaid Avenue. Proposed development in the Mermaid Avenue subdistrict would be in character with the area, consisting of low-rise residential buildings with small footprints and ground-floor retail. Publicly accessible views of resources to the north of Mermaid Avenue would not be blocked, because new development would occur on existing blocks and lots and maximum building heights would be limited to be compatible with existing buildings along Mermaid Avenue and the blocks to the north.

There could, however, potentially be some significant adverse visual and contextual impacts to the Shore Theater (#7, NYCL-eligible, S/NR-eligible) at 1301 Surf Avenue from changes to its visual prominence. Under the proposed actions, a 270-foot-tall building would be constructed on Projected Development Site 3 to the west of the Shore Theater. Although the proposed building would have an 80-foot-tall base between the tower and the architectural resource, it could diminish the Shore Theater's visual prominence along Surf Avenue, depending on the ultimate design of the development. Under the proposed actions, as described in Chapter 8, "Urban Design and Visual Resources," base heights along the north side of Surf Avenue would be 80 feet in deference to the Shore Theater, which is approximately 80 feet tall, and the placement of towers on Projected Development 3 would be regulated to the site's southwest and northeast corners, away from the Shore Theater. However, the Shore Theater would no longer be the tallest building in the rezoning area and its visual prominence along Surf Avenue from the west could be diminished. From east along Surf Avenue, and from south on Stillwell Avenue, the Shore Theater would continue to be prominently visible. While some existing views of the Shore Theater from the boardwalk would be blocked by the tower developments on Surf Avenue within the Coney East subdistrict, the primary views of the architectural resource along Stillwell Avenue and on Surf Avenue from the east would be unaffected by the RWCDs.

## F. CONCLUSIONS

In summary, the proposed actions could result in significant adverse direct impacts to one architectural resource: Nathan's Famous (#5, S/NR-eligible), which is located on a potential development site and could be redeveloped under the RWCDS. There are no procedures in place that would ensure pre-construction design review or preventative measures to minimize effects of construction and potential demolition on Nathan's Famous. This significant adverse impact would, therefore, not be mitigated (see Chapter 24, "Unavoidable Significant Adverse Impacts").

Resources that could experience accidental damage from adjacent construction would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities. In addition, with the required measures of *TPPN #10/88* in place, there would be no significant adverse construction-related impacts on New York City Landmarks or properties listed on the National Register that are located within 90 feet of development resulting from the proposed actions. However, construction under the proposed actions could potentially result in impacts to three non-designated or listed resources, because they would not be afforded special protections under *TPPN #10/88*.

For the most part, it is not expected that the proposed actions would have adverse visual or contextual impacts on the majority of architectural resources, because new development pursuant to the proposed actions would not eliminate or screen publicly accessible views of a resource, or introduce an incompatible visual, audible, or atmospheric element to a resource's setting. However, development pursuant to the proposed actions could potentially result in significant adverse visual and contextual impacts to the Shore Theater (#7, NYCL-eligible, S/NR-eligible) by diminishing its visual prominence on Surf Avenue. If this were to occur, there would be no feasible mitigation for this impact (see Chapter 24, "Unavoidable Significant Adverse Impacts"). \*