

Seaside Park and Community Arts Center

Chapter 5: Historic and Cultural Resources

A. INTRODUCTION

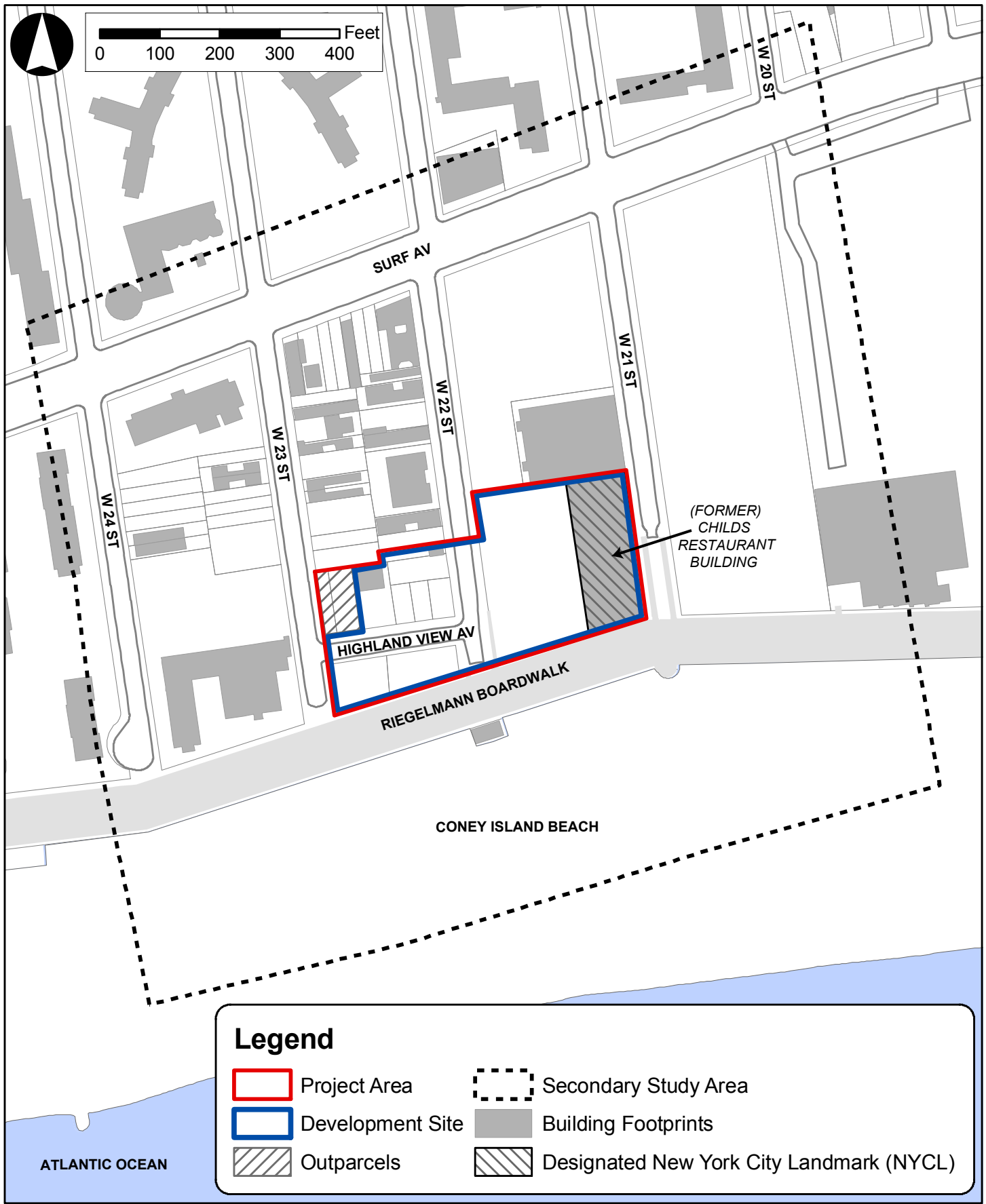
The *City Environmental Quality Review (CEQR) Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated NYC Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the NY State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

In accordance with CEQR guidelines, archaeological resources are assessed only in areas where excavation is likely and would result in new in-ground disturbance. The development site, which is expected to be redeveloped in both the No-Action and With-Action conditions, would experience new development that would require ground disturbance. However, the entire current project area was included in the evaluation of archaeological resources undertaken during the 2009 *Coney Island Rezoning FEIS*. In a letter dated October 30, 2007 for the Coney Island Rezoning EIS, LPC determined that none of the 12 lots comprising the current project area possess any archaeological significance (refer to Appendix B to this EIS). As such, the proposed project and the resulting development on the project development site are not expected to result in any significant adverse impacts to archaeological resources. Therefore, an archaeological analysis is not warranted and this chapter focuses exclusively on historic architectural resources.

As shown in Figure 5-1, there is one designated NYCL located within the project area, the (Former) Childs Restaurant Building, the restoration and adaptive reuse of which is also included as part of the proposed project. Therefore, it is necessary to assess the potential impacts of the proposed project on historic architectural resources. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites impacted by the proposed project and in the area surrounding the project area. The historic resources study area is therefore defined as the project area plus an approximate 400-foot radius around the project area (refer to Figure 5-1), which is typically adequate for the assessment of historic resources, in terms of physical, visual, and historical relationships.

B. PRINCIPAL CONCLUSIONS

The proposed project would not result in any significant adverse impacts to archaeological resources. The proposed project is intended to benefit the development site's historic architectural resources by restoring the (Former) Childs Restaurant building's historic character through extensive façade renovations. All proposed exterior work on the (Former) Childs Restaurant Building would proceed



pursuant to the Certificate of Appropriateness Number 14-6038 issued by LPC on July 10, 2013. Because the proposed project involves the full restoration of the building's historic façade pursuant to LPC-approved plans, it would not adversely impact the exterior of the (Former) Childs Restaurant Building. As such, the proposed project would not result in any significant adverse direct physical impacts to designated historic resources. In fact, the proposed restoration and reuse of the (Former) Childs Restaurant Building that would occur in the future with the proposed project would improve the physical condition of the building and enhance the surrounding area.

Moreover, because the proposed publicly accessible open space and amphitheater would be located to the west of the (Former) Childs Restaurant Building, neither would eliminate or screen significant public views of the historic resource or alter its visual relationship to the streetscape. There are no other designated historic resources in the study area. As such, the proposed project would not have any potential indirect contextual impacts on historic resources.

In addition, with the implementation of the appropriate construction protection measures mandated by the NYC Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88, including a required construction protection plan which would have to be provided to the LPC for review and approval prior to any demolition or construction on the landmark property, no construction-related impacts on historic resources would be anticipated as a result of the proposed project.

C. DEVELOPMENT BACKGROUND

In 1609, Henry Hudson landed his ship, the Half Moon, on Coney Island. Originally part of the town of Gravesend, founded in 1643 by religious dissenters from New England, Coney Island was eventually absorbed into Brooklyn. The name Coney Island is believed to be derived from the Dutch word "konijn," or rabbits, which were abundant on the Island during the 17th and 18th centuries, before the area was developed. Until the early 19th century, Coney Island was predominately used for animal grazing. In the 1820s, steamboat service was established at the western tip of Coney Island and in 1824 a shell road was built connecting the Island to Long Island. The Island's first hotel, the Coney Island House, was built that same year to cater to affluent New Yorkers who had begun vacationing in the rustic seaside resort.

In the mid-19th century, Coney Island's beaches and proximity to Manhattan made it a popular summer destination. However, there were few year-round residents. After the Civil War, five railroads were established, connecting Coney Island to Brooklyn, and accelerating development. In the 1870s and 1880s, new innovations such as roller coasters and carousels were constructed on the Island, attracting visitors. The Ferris Wheel from the World's Columbia Exposition of 1893 in Chicago was moved to Coney Island and, in 1897, Steeplechase Park was created to attract families to the Island. The new park grouped mechanical rides, including the Steeplechase Race, behind a fence, charged an admissions fee, and banned the consumption of alcohol inside. Proving very successful, Luna Park and Dreamland followed in 1903 and 1904, respectively. Dreamland burned down in 1911 and was never rebuilt.

By the turn of the century, the eastern sections of Coney Island, such as Manhattan Beach and Brighton Beach, had become fashionable resorts while the western areas retained gambling dens, brothels, and race tracks. During this time, new neighborhoods, such as Sea Gate, were developed to accommodate a growing year-round population. In 1920, the New York City subway was extended to Coney Island, providing working- and middle-class residents from all over the City easy access to the Island. The daily summertime population increased exponentially to approximately a million people per day, much more demand than the existing amusement parks could handle. In 1923, a boardwalk was constructed in

order to alleviate some of this congestion, which resulted in development beyond the central amusement area. In July of 1932, a fire broke out on West 24th Street and quickly swept east, where it was partially contained by the masonry structure of the (Former) Childs Restaurant Building at West 21st Street. The fire resulted in \$5 million in damage to homes, bathhouses, and amusements. In the 1930s, Robert Moses oversaw the construction of parkways which connected the City to Jones Beach, providing those with cars an easily accessible beach option to Coney Island.

During World War II, investment in Coney Island waned and the number of visitors declined. There were severe housing shortages following the war and poorly constructed summer cottages became occupied by year-round residents resulting in a densely populated community living in substandard housing. The Housing Act of 1949 initiated urban renewal on a large-scale and many areas of Coney Island were cleared and redeveloped with federally-subsidized public housing through the 1970s. Luna Park burned down in 1944 and in the 1950s the Luna Park Houses were constructed on the site. In 1954, the Cyclone roller coaster opened in the Astroland Amusement Park and, in 1957, the New York Aquarium opened on the former Dreamland site. In 1964, Steeplechase Park, which had been in operation for almost 70 years, was closed and cleared for a proposed housing development that was never constructed.

During the 1980s and 1990s, multiple projects were presented and approved for the dilapidated amusement area, but only a few were ever constructed. One project that was completed on Coney Island was Deno's Wonder Wheel Amusement Park, which was formed through the purchase of existing rides and parks on the site in the 1980s. Another project was MCU Park, an 8,000-seat stadium that opened in 2001 on the Steeplechase Park site, which serves as the home of the Brooklyn Cyclones (the a New York Mets minor league baseball team) and also hosts concerts and other events. In 2008, Astroland Amusement Park was closed permanently and the rides were disassembled. In 2010, a modernized version of Luna Park opened on the former Astroland site with 19 new amusement rides as well as the historic Cyclone Roller Coaster.

D. EXISTING CONDITIONS

Primary Study Area (Project Area)

The project area includes one designated landmark, the (Former) Childs Restaurant Building (Block 7071, Lot 130), which is located on the easternmost lot of the proposed development site. The building was designated a NYCL by the LPC in 2003, as detailed below. There are no other designated or eligible architectural resources in the project area.

(Former) Childs Restaurant Building¹

The (Former) Childs Restaurant Building is located at 2102 Boardwalk (a.k.a. 3052-3078 West 21st Street) in the Coney Island neighborhood of Brooklyn as shown in Figure 5-1. The three-story, 60,000 square-foot rectangular building is built-out to the lot line and fronts the Riegelmann Boardwalk to the south and West 21st Street to the east. In 1923, immediately after the extension of the New York City subway to Coney Island and the construction of the Riegelmann Boardwalk, the (Former) Childs Restaurant Building was constructed for the New York City-based restaurant chain, Childs. Founded in 1889, Childs Restaurants were known for their quick and simple meals, often served in the innovative cafeteria style,

¹ Information in this section is from the *(Former) Childs Restaurant Building Designation Report*; New York City Landmarks Preservation Commission (February 4, 2003) and Christopher Grey's "Streetscapes: The Former Childs Restaurant in Coney Island; Colorful Terra Cotta and Stucco Homage to the Sea." *The New York Times* (July 21, 2002).

complemented by modest, white restaurant spaces meant to display cleanliness and simplicity. The (Former) Childs Restaurant Building on Coney Island was one of the chain's first restaurants to adopt a design based on its location. As the 2003 LPC Designation Report states, "...in an area filled with an eye-popping array of shapes, colors, and lights, a building had to be unusual to attract customers."² The building was designed by Dennison & Hiron in the Spanish Colonial Revival style, and has unique maritime-themed motifs such as fish, seashells, seaweed, and ships in poly-chromed terra-cotta decorating the southern and eastern facades (refer to Figure 5-2). A rooftop pergola provided an additional level of dining, with sweeping views of the ocean to the south.

The Childs Restaurant in Coney Island was initially so successful that a similar building was constructed on the Atlantic City boardwalk a few years later. In 1932, a fire broke out on West 24th Street and quickly moved east; as it is a steel-framed, masonry structure, the (Former) Childs Restaurant Building prevented the fire from moving further east, but sustained some damage. As detailed above in Development Background, by the end of World War II, investment and interest in visiting Coney Island declined. The Childs Restaurant on the Riegelmann Boardwalk had closed by the 1950s, and the building was purchased for a candy manufacturing facility that operated on the site until the early 2000s. The building is currently vacant.

As shown in Figure 5-2, the southern façade of the building, facing the Riegelmann Boardwalk, has five, two-story recessed entrances in the center, topped with detailed arches and separated by free-standing cement columns with ionic terra-cotta capitals of fish and seashells. Originally these entranceways had huge glass windows, allowing boardwalk and ocean views for restaurant customers. However, when the building was converted into a candy manufacturing facility in the 1950s, most of the windows were boarded up. Today, the first level of each entranceway is covered with brown-painted, metal roll-down gates, and the second level of each is filled-in with white-painted stucco (refer to photos in Figure 5-2). The second level of the central entranceway has an additional wood paneling cover over the stucco. The arches are clad in poly-chromatic terra-cotta, with decorative seahorses, seashells, and tridents. There are four circular medallions in the spandrels of the arches, each with unique poly-chromed terra-cotta embellishments of waves, fish, ships, and Neptune, surrounded by a ring of seaweed and fish. There is a single, three-story bay on each side of the central arcade. Each is covered in stucco, with the ground floor painted brown and the upper floors painted dark yellow. The yellow paint on these bays, as well as around the central medallions, is deteriorating, revealing red brick below. There is an entrance on the first-floor of the westernmost bay, which is covered with a brown-painted roll-down gate. The third-level of each bay has a rounded window in the center, surrounded by ornate, poly-chromatic terra-cotta with decorative seashells, crabs, seahorses, scrolls, and the head of Neptune, topped with a broken pediment of terra-cotta. Above is a parapet topped with a terra-cotta urn. Four shorter, rectangular piers topped with decorative terra-cotta brackets are located between each bay in the central arcade. Between these piers are colorful terra-cotta friezes with seashells, snails, dolphins, and waves, which were originally topped with a railing for the rooftop pergola. Most of the terra-cotta on this façade is in good condition.

The eastern façade of the building, facing West 21st Street, is 14 bays wide and three-stories tall. The end bays are similar to the end bays of the southern façade, with round windows on the third-level surrounded by intricate poly-chromed terra-cotta with maritime-themed motifs. However, each of these end piers also has first-story entrances, covered in wooden paneling and surrounded by ornate terra cotta and topped with a parapet. There are 12 bays between the two end piers, each with recessed window openings with arched tops that were originally filled with glass, but were filled in with yellow

² (Former) Childs Restaurant Building Designation Report. New York City Landmarks Preservation Commission (February 4, 2003): Page 4.



1. Southern facade fronting the Riegelmann Boardwalk.



2. Eastern facade fronting West 21st Street.



3. Southern facade details.



4. Western facade and adjacent decommissioned community garden.

and brown-painted stucco when the building was converted into a candy manufacturing facility in the 1950s. Several of these recesses still have small rectangular windows on the second floor. There are 11 circular medallions in the spandrels of each of the archways, with maritime-themed poly-chromatic terra-cotta, similar to the medallions on the southern façade. The ground slopes down considerably to the north from the boardwalk, so a ground-floor is present on this façade which does not exist on the southern façade facing the Riegelmann Boardwalk. There are two vehicular and three pedestrian entrances on this level, all covered by brown-painted roll-down gates. The remainder of the stucco façade is painted shades of yellow and brown, which is greatly deteriorating, exposing patches of red brick beneath.

The northern façade of the (Former) Childs Restaurant Building is immediately adjacent to the Coney Island Medicaid Office, and is not visible. The western façade of the building is faced in plain red brick with no fenestration. There is graffiti at the ground-level, abutting the decommissioned community garden.

Although the windows have been filled in and many areas of the façade are currently deteriorating, much of the unique, original ornament remains in fair to good condition on the (Former) Childs Restaurant Building. The building is a rare surviving example of the extravagance of Coney Island during its heyday as New York's finest and most popular seaside resort in the 1920s and 1930s, and is significant both for its architectural quality as well as for its historical value.

Secondary Study Area

There are no historic resources designated by the LPC or listed on the S/NR in the approximate 400-foot study area surrounding the project area.

Potential/Eligible Historic Resources

According to the *CEQR Technical Manual*, potential historic resources can be considered significant if they meet the criteria for eligibility to the National Register, established by the U.S. Secretary of the Interior, or criteria for local designation set forth in the New York City Landmarks Law. The National Register criteria address both historic and architectural significance: a property may be associated with significant events or persons, or may be a notable representation of a particular architectural style, or the work of an important architect or builder. Similarly, the criteria of New York City's Landmarks Law include historical, architectural, aesthetic, and cultural value.

The 2009 *Coney Island Rezoning FEIS* surveyed several other properties in the study area as potential architectural resources. It identified three structures within a 400-foot radius of the project area as potential architectural resources. These included a mixed-use building at 2226 Surf Avenue (Block 7071, Lot 1), an apartment building at 3029-3031 West 23rd Street (Block 7071, Lots 89 and 90), and an apartment building at 3027-3029 West 24th Street (Block 7070, Lots 136 and 137). However, pursuant to correspondence dated December 4, 2008 that was part of the 2009 *Coney Island Rezoning FEIS*, the LPC determined that these properties did not appear to meet the eligibility criteria for NYCL designation or S/NR listing.

E. THE FUTURE WITHOUT THE PROPOSED PROJECT (NO-ACTION CONDITION)

Primary Study Area (Project Area)

In the absence of the proposed project (No-Action), it is anticipated that the project area would be developed with residential, commercial, and open space uses as analyzed in the 2009 *Coney Island Rezoning FEIS*. The eastern portion of the ~~project development~~ site was intended for new residential and commercial development (Lot 142) as well as the restoration and adaptive reuse of the LPC-designated (Former) Childs Restaurant Building (Lot 130). The western portion of the project area was intended for an approximately 1.41-acre public park (“Highland View Park”). While the 2009 *Coney Island Rezoning FEIS* had a build year of 2019, it assumed that development would take place over the course of 10 years. As the project area can be developed as-of-right with these residential and commercial uses and is equipped with the physical infrastructure needed to move forward with new development, it is reasonable to assume that the No-Action scenario outlined above could occur ~~before~~ by the proposed project’s analysis year of 2016.

As such, it is anticipated that the LPC-designated (Former) Childs Restaurant Building would be reactivated and rehabilitated in the future without the proposed project, enhancing the historic resource and the surrounding area. As the building is a designated NYCL, any future restoration work would have to be approved by the LPC. Privately owned properties that are NYC landmarks are protected under the NYC Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. Additionally, the owners of the property may work with LPC to modify their plans to make them appropriate.

Future projects could also impact the setting of this historic architectural resource, including the development of adjacent lots in the primary and secondary study areas. These future projects could accidentally damage the (Former) Childs Restaurant Building during construction, causing it to lose historic integrity. 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. Additional protective measures apply to designated NYC Landmarks and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYC Department of Buildings (DOB)’s Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN 10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. Under No-Action conditions, the protections of DOB’s TPPN #10/88, would apply to all new construction sites within 90 feet of the (Former) Childs Restaurant Building.

Secondary Study Area

As detailed in Chapter 2, “Land Use, Zoning, and Public Policy,” there are no known developments expected to be completed within an approximate 400-foot radius of the project area in the future without the proposed project. Additionally, as discussed above, there are no designated or eligible historic resources in the secondary study area.

F. THE FUTURE WITH THE PROPOSED PROJECT (WITH-ACTION CONDITION)

According to the *CEQR Technical Manual*, generally, if a proposed project would impact those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. As described above, the NYCL-designated (Former) Childs Restaurant Building in the project area is significant both for its architectural quality as well as for its historical value as part of Coney Island's development. This section assesses the proposed project's potential to result in significant adverse impacts on this identified architectural resource in the project area, including impacts resulting from construction of the proposed project, project-generated shadows, or other indirect impacts on existing historic resources in the study area.

The proposed project was assessed in accordance with guidelines established in the *CEQR Technical Manual* (Chapter 9, Part 420), to determine (a) whether there would be a physical change to any designated property as a result of the proposed project; (b) whether there would be a physical change to the setting of any designated resource, such as context or visual prominence, as a result of the proposed project; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important. Whereas this chapter focuses specifically on the proposed project's impacts on the visual context of historic resources, an assessment of the proposed project's impact on the visual character of the study area in general is provided separately in Chapter 6, "Urban Design and Visual Resources."

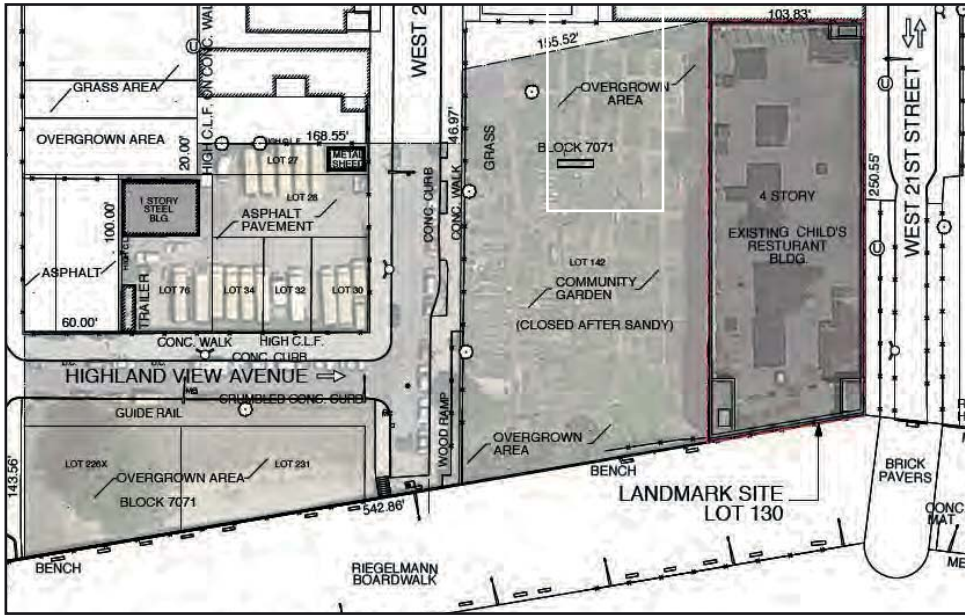
As described in Chapter 1, "Project Description," the proposed project entails the development of approximately 2.41 acres of publicly accessible open space, including an amphitheater and the restoration and reuse of the landmarked (Former) Childs Restaurant Building adjacent to the Riegelmann Boardwalk on Coney Island in Brooklyn. The proposed project requires several zoning changes, including zoning map amendments to extend the boundaries of the Special Coney Island District and Coney West Subdistrict to West 23rd Street, and a zoning text amendment to allow, by Special Permit, an amphitheater on the development site (refer to Figure 5-3).

Direct (Physical) Impacts

Historic resources can be directly impacted by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance could result in significant adverse impacts, depending on the design. Direct impacts also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

It should be noted that privately owned properties that are NYCLs or in New York City Historic Districts 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. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During such 40 day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation. 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. Architectural resources

Existing Site Plan



Proposed On-Season Event Site Plan



Proposed Off-Season Site Plan



Proposed On-Season Non-Event Site Plan



Images Courtesy of GKV Architects PC and MVVA Inc Landscape Architects

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 impacts of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against impacts 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.

As discussed below, the proposed project could result in direct impacts to one resource, the (Former) Childs Restaurant Building, which is a designated NYCL. As detailed above, there are no other historic resources in the project area or in the approximate 400-foot study area which are designated or eligible for designation by the LPC or listed or eligible for listing on the S/NR.

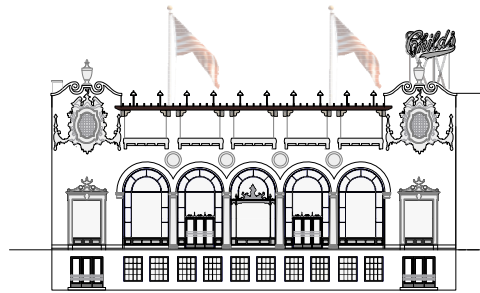
(Former) Childs Restaurant Building

The LPC-designated (Former) Childs Restaurant Building would be directly impacted by the proposed project, as it includes its rehabilitation and reuse. In the future with the proposed project, the southern and eastern facades of this landmark building would be restored as necessary to reflect their original appearance (refer to Figure 5-4). Based on historic photos and drawings, new stucco matching the original in color, texture, and coursing would replace the existing deteriorating stucco on the southern and eastern facades. All terra-cotta ornament would be restored and replaced in kind if necessary. New windows based on the historic glass windows would be installed per historic photos and drawings, replacing the existing infill in the recessed window openings on the southern and eastern facades. The existing entrances which are covered in metal grills and wood paneling infill would also be replaced with new doors based on historic photos and drawings.

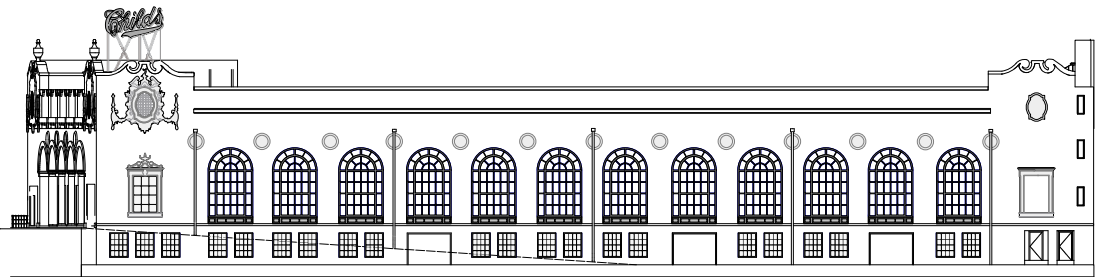
The western façade of the building, which is faced in plain red brick and currently has graffiti along the lower level, would be partially demolished in order to install the stage for the adjacent amphitheater and allow the (Former) Childs Restaurant Building to utilize this space as an indoor banquet hall during the colder months. This work was approved at the July 9, 2013 LPC public hearing and the Certificate of Appropriateness Number 14-6038 was issued on July 10, 2013 (refer to Appendix B). Further, this alteration would permit the building to be reused as a restaurant with indoor seating for approximately 440 diners, reminiscent of its original function as a Childs Restaurant.

The proposed project also entails rooftop additions, to stage mechanical equipment as well as outdoor dining tables, reflecting the original rooftop pergola of the Childs Restaurant. The mechanical equipment required in the future with the proposed project would be located so as to not be seen from any public view corridors, and would therefore not detract from the historic character of the building. The restored rooftop seating area would require the installation of a parapet along the top of the southern façade for safety; however, the new parapet would reflect the original in color, style, and size, based on historic photos and drawings. Signage would also be installed on the southeastern corner and northern edge of the roof, reflecting historic signage on the building (refer to Figure 5-4).

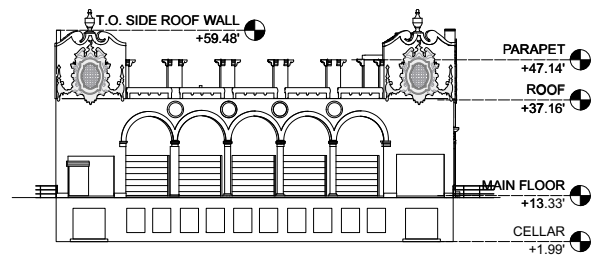
The proposed restoration and reuse of the (Former) Childs Restaurant Building that would occur in the future with the proposed project would improve the physical condition of the (Former) Childs Restaurant Building and enhance the surrounding area. The proposed project is intended to benefit the development site's historic architectural resources by restoring the (Former) Childs Restaurant Building's historic character through extensive façade renovations. Additionally, all proposed exterior work on the (Former) Childs Restaurant Building would proceed pursuant to a Certificate of Appropriateness issued



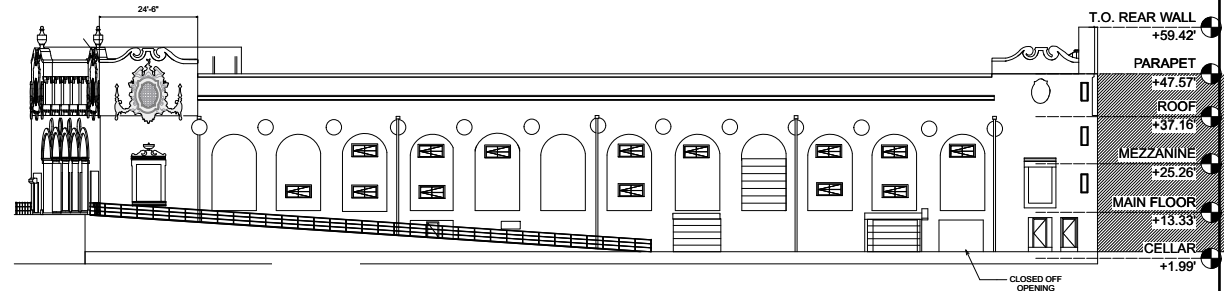
HISTORICAL ELEVATION BOARDWALK



HISTORICAL ELEVATION WEST 21ST STREET



EXISTING ELEVATION BOARDWALK



EXISTING ELEVATION WEST 21ST STREET

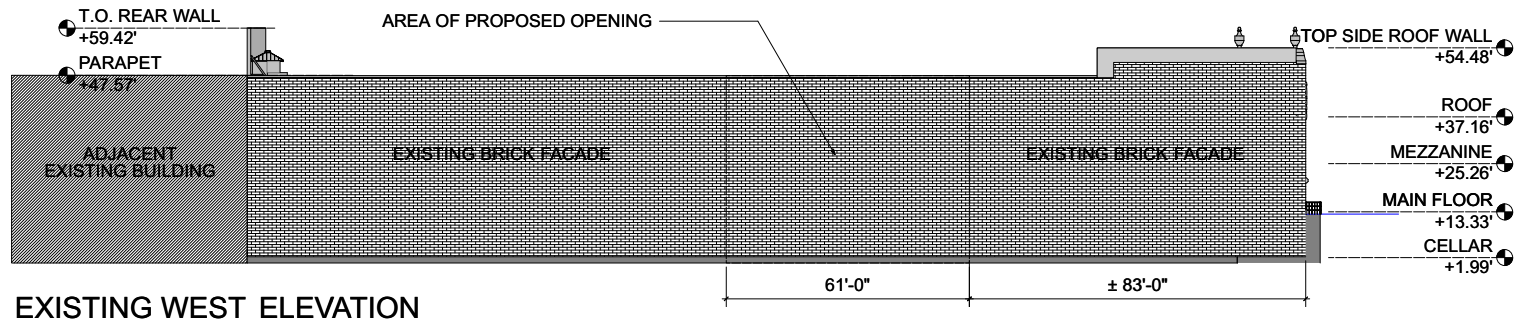


PROPOSED ELEVATION BOARDWALK



PROPOSED ELEVATION WEST 21ST STREET

Images Courtesy of GKV Architects, PC and Higgins Quasebarth & Partners, LLC



Images Courtesy of GKV Architects, PC and MVVA Inc. Landscape Architects

by LPC (the LPC issued a Certificate of Appropriateness for the proposed restoration work on July 10, 2013 (refer to Appendix B)). Because the proposed project involves the full restoration of the historic building's historic façade pursuant to LPC-approved plans, it would not adversely impact the exterior of the (Former) Childs Restaurant Building. As such, the proposed project would not result in any significant adverse direct physical impacts to this designated historic resource. In fact, the proposed restoration and reuse of the (Former) Childs Restaurant Building that would occur in the future with the proposed project would improve the physical condition of the building and enhance the surrounding area.

Indirect (Contextual) Impacts

Contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.

As discussed above, the proposed project includes the creation of 2.41 acres of publicly accessible open space, including an amphitheater which would be installed immediately to the west of the NYCL-designated (Former) Childs Restaurant Building. The architecturally significant facades of the historic building are the eastern and southern facades, as detailed above, and visually prominent views of the historic building are from the northeast, east, southeast, south, and southwest. As the proposed publicly accessible open space and amphitheater would be located to the west of the (Former) Childs Restaurant Building, neither would eliminate or screen significant public views of the historic resource, or alter its visual relationship to the streetscape (refer to illustrative rendering in Figure 5-4).

As the western façade of the (Former) Childs Restaurant Building is faced in plain red brick, it does not contain the unique architectural style or ornament that makes the building architecturally significant. Therefore, the western façade of the (Former) Childs Restaurant Building is not considered visually important, and the installation of the proposed amphitheater would not remove or screen any significant viewsheds of the historic building or negatively alter its visual setting or relationship to the streetscape.

As there are no other eligible or designated historic resources in the project area or approximate 400-foot study area, the proposed project would have no other potential indirect contextual impacts on historic resources.

Construction-Related Impacts

Any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to contributing buildings to those historic resources from ground-borne construction vibrations. As noted above, the proposed project includes the creation of 2.41 acres of publicly accessible open space, including an amphitheater that would be installed immediately to the west of the NYCL-designated (Former) Childs Restaurant Building, as well as restoration and reuse of this NYCL.

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. Additional protective measures apply to LPC-designated Landmarks and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYC Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN 10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Adjacent historic resources, as defined in the procedure notice, only include designated NYCLs, properties within NYCL historic districts, and listed S/NR properties that are within 90 feet of a lot under development or alteration. They do not include S/NR-eligible, NYCL-eligible, potential, or unidentified architectural resources. Construction period impacts on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that adjacent development projected as a result of the proposed project adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. This would apply to all construction activities on the development site, which encompasses the LPC-designated (Former) Childs Restaurant Building. Under the TPPN, a construction protection plan must be provided to the LPC for review and approval prior to any demolition and construction on the landmark property. The construction protection plan would take into account the guidance provided in the *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan." With the implementation of the appropriate construction protection measures mandated by TPPN #10/88, no construction-related impacts on historic resources would be anticipated as a result of the proposed project.

Shadows

As detailed in Chapter 4, "Shadows," the proposed project would not result in shadows being cast on sunlight-sensitive features of historic resources in the project area or approximate 400-foot study area.