APPENDIX B: Historic and Cultural Resources

- **LPC Certificate of Appropriateness**
- **LPC Archaeological Review**

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE:	EXPIRATION DATE	DOCKET #:	COFA #:
07/10/13	07/09/2019	144611	COFA 14-6038

ADDRESS	BOROUGH:	BLOCK/LOT:
2102 BOARDWALK (former) Childs Restaurant Building INDIVIDUAL LANDMARK	BROOKLYN	7071 / 130

Display This Permit While Work Is In Progress

ISSUED TO:

Nina B. Matis
Coney Childs Lender LLC
c/o iStar Financial
1114 Avenue of the Americas
New York, NY 10036

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 9, 2013, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to construct a rooftop addition, install storefront infill and signage, and modify the west elevation, as put forward in your application completed on June 13, 2013.

The proposal as approved, consists of restorative work, including the repair and replacement of the stucco cladding, and terra cotta stabilization as required; the removal of the four (4) scuppers and leaders on the West 21st Street façade, the installation of a modern aluminum interpretation of the historic copper leader box; the installation of infill on the West 21st Street façade within the existing openings, including solid stainless steel doors, twelve-light and nine-light metal fixed windows, and arch-headed multi-light metal windows with an operable eight-over-eight double-hung portion at the center, all with a dark brown finish; the installation of two (2) metal blade signs measuring 2' by 3' in size at the ground floor of the West 21st Street façade; the installation of infill on the Boardwalk façade within the existing openings, including twelve-light metal windows, paired single-light doors with transoms, and arch-headed multi-light infill with fixed single pane display windows and decorative metal bulkheads or paired single light doors, all with a dark brown finish; at the roof, the restoration of the wood pergola including the replication of the terra cotta detailing and construction of four (4) additional stucco clad support columns; the installation of ten (10) light fixtures; the installation of two (2) flagpoles with fabric banner signs or flags; the installation of two (2) large-scale neon tube signs on support structures covering 500 and 400 square feet respectively at the roof of the two existing bulkheads on the West 21st Street façade; at the secondary west

elevation, the insertion of a stage structure setback approximately 60' from the Boardwalk façade, featuring sliding and fixed brushed stainless steel framing and panels, and two (2) large-scale video screens; the stage house roof will feature a truss system barrel vaulted structure with a light beige vinyl covering, which rises to a maximum height of approximately 16' above the parapet wall; and the installation of five (5) sets of paired brushed steel doors with illuminated signage directly above the doors. The proposal as show on presentation boards labeled LPC-01 through LPC-38 dated July 9, 2013, prepared by Randolph Gerner, R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 2102 Boardwalk, aka 3052 West 21st Street, the (former) Childs Restaurant Building, as a Spanish Colonial Revival style restaurant building designed by Dennison & Hirons, and built in 1923.

With regard to this proposal, the Commission found that the proposed restorative work, including the reconstruction of the pergola, the installation of the two flagpoles, and the terra cotta restoration will return this building closer to its original appearance; that the proposal will return this building to its original function as a restaurant and entertainment destination and will adaptively reuse a portion of the building as a theater; that the proposed storefront infill is reminiscent of the details and configuration of the historic infill; that there is historic precedent for large-scale signage on this building; that given the building's history as a popular restaurant in a bustling amusement area, the presence of a visible rooftop addition does not detract from the building's architectural features; that the stage and proscenium structure are proposed at the undeveloped brick west secondary façade, and the insertion of these elements into this façade will not result in the removal of or damage to significant historic fabric; that the rooftop addition will be set back from the highly designed boardwalk facade and will therefore not detract from these elements; that the portion of the stage roof that is visible in conjunction with the developed facades consists of beige canvas, and appears temporary in nature and expression; that the use of canvas for the visible addition relates well to the historic seasonal use of this building's historic rooftop; and that the proposed work will give this currently vacant building year-round use, is supportive of the ongoing redevelopment of this entertainment district, and will enhance the special architectural and historic character of this Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to this Individual Landmark and voted to approve it.

The Commission notes that the applicant is applying to the City Planning Commission for certain variances. Any changes to the design required by the City Planning Commission approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: In voting to approve this proposal, the Commission stipulated that the downspout detailing be restudied with the Landmarks Preservation Commission staff. This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or

civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Howard S. Weiss, Davidoff Hutcher & Citron LLP

cc: Jared Knowles, Deputy Director of Preservation/LPC

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

ECONOMIC DEVELOPMENT CORP./08DME007K 10/30/2007

Project number **Date received**

Project: CONEY ISLAND REZONING 1926 MERMAID AVENUE 3070600001

Comments: Archeology review only; SEIS text appears to be acceptable.

Properties with no archaeological significance:

BBL	Address
3070600001	1926 MERMAID AVENUE
3070600003	1924 MERMAID AVENUE
3070600004	1922 MERMAID AVENUE
3070600005	1918 MERMAID AVENUE
3070600006	1916 MERMAID AVENUE
3070600007	1914 MERMAID AVENUE
3070600008	1912 MERMAID AVENUE
3070600009	1910 MERMAID AVENUE
3070600010	1906 MERMAID AVENUE
3070600011	1904 MERMAID AVENUE
3070600012	1902 MERMAID AVENUE
3070600014	WEST 19 STREET
3070600016	WEST 19 STREET
3070600017	WEST 19 STREET
3070600018	2924 WEST 19 STREET
3070600019	2926 WEST 19 STREET
3070600020	2930 WEST 19 STREET
3070600021	2934 WEST 19 STREET
3070600022	2936 WEST 19 STREET
3070600024	1901 SURF AVENUE
3070600027	1905 SURF AVENUE
3070600031	2929A WEST 20 STREET
3070600032	SURF AVENUE
3070600035	SURF AVENUE
3070600041	2929 WEST 20 STREET
3070600042	2927 WEST 20 STREET
3070600043	2925 WEST 20 STREET
3070600044	2923 WEST 20 STREET
3070600045	2921 WEST 20 STREET
3070600046	2919 WEST 20 STREET
3070600047	2917 WEST 20 STREET
3070600048	WEST 19 STREET
3070600049	WEST 19 STREET
3070600050	2938 WEST 19 STREET
3070600051	2938A WEST 19 STREET
3070600147	1924 WEST 20 STREET
3070610001	1728 MERMAID AVENUE
3070610002	1726 MERMAID AVENUE
3070610003	1724 MERMAID AVENUE
3070610004	1720 MERMAID AVENUE
3070610005	1718 MERMAID AVENUE
3070610006	1716 MERMAID AVENUE
3070610008	1712 MERMAID AVENUE
3070610009	2902 MERMAID AVENUE
3070610011	2906 WEST 17 STREET

3070610014	WEST 17 STREET
3070610016	WEST 17 STREET
3070610020	2928 WEST 17 STREET
3070610021	2930 WEST 17 STREET
3070610027	1709 SURF AVENUE
3070610039	WEST 19 STREET
3070610040	WEST 19 STREET
3070610041	WEST 19 STREET
3070610042	WEST 19 STREET
3070610043	2921 WEST 19 STREET
3070610045	WEST 19 STREET
3070620001	1622 MERMAID AVENUE
3070620004	1620 MERMAID AVENUE
3070620005	1618 MERMAID AVENUE
3070620006	1616 MERMAID AVENUE
3070620007	1614 MERMAID AVENUE
3070620008	1612 MERMAID AVENUE
3070620009	1610 MERMAID AVENUE
3070620010	1608 MERMAID AVENUE
3070620011	1604 MERMAID AVENUE
3070620014	2913 WEST 17 STREET
3070620025	1601 SURF AVENUE
3070620028	1607 SURF AVENUE
3070620034	SURF AVENUE
3070630001	1530 MERMAID AVENUE
3070630002	1528 MERMAID AVENUE
3070630003	1526 MERMAID AVENUE
3070630004	1518 MERMAID AVENUE
3070630006	1514 MERMAID AVENUE
3070630008	1512 MERMAID AVENUE
3070630009	1502 MERMAID AVENUE
3070630011	2906 WEST 15 STREET
3070630012	2910 WEST 15 STREET
3070630032	SURF AVENUE
3070630033	SURF AVENUE
3070630034	1521 SURF AVENUE
3070630035	1527 SURF AVENUE
3070630038	2933 WEST 16 STREET
3070630039	2929 WEST 16 STREET
3070630040	2927 WEST 16 STREET
3070630041	2925 WEST 16 STREET
3070640001	1416 MERMAID AVENUE
3070640002	1414 MERMAID AVENUE
3070640004	2900 MERMAID AVENUE
3070640005	2904 STILLWELL AVENUE
3070640007	2908 STILLWELL AVENUE
3070640014	2918 STILLWELL AVENUE
3070640016	1301 SURF AVENUE
3070640027	1315 SURF AVENUE
3070640028	1319 SURF AVENUE
3070640031	1323 SURF AVENUE
3070640032	1329 SURF AVENUE
3070640035	2937 WEST 15 STREET
3070640037	2931 WEST 15 STREET
3070640038	WEST 15 STREET
3070640043	2911 WEST 15 STREET
3070640045	1420 MERMAID AVENUE
3070640101	1418 MERMAID AVENUE
3070700148	2301 BOARDWALK WEST
3070710026	HIGHLAND AVENUE
3070710027	HIGHLAND AVENUE
3070710028	BOARDWALK
3070710030	WEST 23 STREET
3070710032	WEST 23 STREET
3070710034	WEST 23 STREET
3070710076	WEST 23 STREET

3070710079	WEST 23 STREET
3070710081	WEST 23 STREET
3070710083	WEST 23 STREET
3070710085	WEST 23 STREET
3070710100	SURF AVENUE
3070710123	3050 WEST 21 STREET
3070710130	3052 WEST 21 STREET
3070710142	2113 WEST 21 STREET
3070710226	WEST 23 STREET
3070710231	WEST 23 STREET
3070720001	2015 BOARDWALK WEST
3070730101	1904 SURF AVENUE
3070740001	1528 SURF AVENUE
3070740004	1520 SURF AVENUE
3070740006	1516 SURF AVENUE
3070740020	1525 BOARDWALK WEST
3070740023	1519 BOARDWALK WEST
3070740089	1508 SURF AVENUE
3070740105	1507 BOARDWALK WEST
3070740170	1502 SURF AVENUE
3070740190	1501 BOARDWALK WEST
3070740250	1318 SURF AVENUE
3070740254	1315 BOWERY
3070740256	1319 BOWERY
3070740300	1314 SURF AVENUE
3070740310	1314 BOWERY
3070740340	1302 SURF AVENUE
3070740348	1301 BOWERY
3070740360	3030 STILLWELL AVENUE
3070740382	1301 BOARDWALK WEST
3072660249	STILLWELL AVENUE
3072660250	1207 SURF AVENUE
3072660252	SURF AVENUE
3072660254	1215 SURF AVENUE
3072660260	1217 SURF AVENUE
3072660261	1223 SURF AVENUE
3072660265	1243 SURF AVENUE
3072660270	STILLWELL AVENUE
3072680190	801 SURF AVENUE
3072680213	805 SURF AVENUE
3072680218	821 SURF AVENUE
3072680225	837 SURF AVENUE
3072680228	1001 SURF AVENUE
3072680234	1013 SURF AVENUE
3072680236	1019 SURF AVENUE
3072680244	1041 SURF AVENUE
3072680250	1047 SURF AVENUE
3072680254	SURF AVENUE
3072680344	SURF AVENUE
3086940001	1227 BOWERY
3086940005	1228 SURF AVENUE
3086940011	1224 SURF AVENUE
3086940012	1220 SURF AVENUE
3086940014	1218 SURF AVENUE
3086940016	1214 SURF AVENUE
3086940018	1212 SURF AVENUE
3086940025	1205 BOWERY
3086940030	1207 BOWERY
3086940033	1215 BOWERY
3086940421	1238 SURF AVENUE
3086950061	1222 BOWERY
3086950064	1218 BOWERY
3086950072	3048 WEST 12 STREET
3086950085	1205 BOARDWALK WEST
3086950104	1213 BOARDWALK WEST
3086950120	3057 HENDERSON WALK

3086950433	3029 STILLWELL AVENUE
3086950468	1229 BOARDWALK WEST
3086960035	1105 BOWERY
3086960037	1122 SURF AVENUE
3086960044	1114 SURF AVENUE
3086960047	1110 SURF AVENUE
3086960048	1108 SURF AVENUE
3086960049	1106 SURF AVENUE
3086960050	1104 SURF AVENUE
3086960053	16 JONES WALK
3086960070	JONES WALK
3086960075	1025 BOARDWALK WEST
3086960140	3025 WEST 12 STREET
3086960145	1102 BOWERY
3086960166	1027 BOARDWALK WEST
3086960211	3001 JONES WALK
3086960212	1001 BOARDWALK WEST
3086970004	817 BOARDWALK WEST
3086970008	801 BOARDWALK WEST

SIGNATURE

11/6/2007

DATE

24086_FSO_DNP_11062007.doc