## CITY PLANNING COMMISSION

March 16, 2011 / Calendar No. 6                                        N 110194 HKK

**IN THE MATTER OF** a communication dated January 20, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Child's Restaurant Building, 1208 Surf Avenue (Block 8694, Lot 18), by the Landmarks Preservation Commission on January 11, 2011 (Designation List No. 437/LP-2410), Borough of Brooklyn, Community District 13.

> Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On January 11, 2010, the Landmarks Preservation Commission (LPC) designated the Child's Restaurant Building, located at 1208 Surf Avenue (Block 8694, Lot 18), as a city landmark.

The landmark site at 1208 Surf Avenue is located on the south side of Surf Avenue at the intersection with W 12th Street, in the Special Coney Island District, in Brooklyn Community District 13. The Childs Restaurant Building is a two-story structure with two designed facades, each displaying broad arched openings along the street, a tiled roof and an overhanging, bracketed cornice. The Spanish Revival style facade was created of white-painted concrete with decorative triangular panels of terra-cotta mosaics inset in the arch spandrels.

The Childs Restaurant chain opened its first restaurant on Cortland Street in lower Manhattan in 1889 and pioneered self-serve cafeteria-style dining. This building was built in 1917, designed by Johnathan Corley Westervelt, who was the staff architect for the Childs Restaurant company for over 30 years. When the boardwalk was opened in 1923, the company opened a second, larger restaurant on the boardwalk at 21st Street (also a designated New York City Landmark). Childs closed the Surf Avenue store in the area's busy amusement section by 1943. From 1944 the building housed the Bluebird Casino and later other restaurants and clubs, as well as David Rosen's Wonderland Circus Sideshow. Since 2007, it has been owned by Coney Island USA and serves as the home of the Coney Island Museum which documents the history of this famous section of New York.

The proposed landmark is located in a C7 zoning district within the Special Coney Island District, (max. FAR 4.0 for commercial and amusement uses pursuant to the special district regulations), the subject building has 12,544 square feet of floor area on a zoning lot that has 6,277 square feet of lot area (2.0 FAR).

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark. There are seven potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

**AMANDA M. BURDEN, FAICP,** Chair
**KENNETH J. KNUCKLES, Esq.,** Vice Chairman
**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,**
**RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,**
**SHIRLEY A. MCRAE, KAREN A. PHILLIPS,** Commissioners