



Bushwick Preservation Plan: A Values-Based Approach

"BUSHWICK, YOU DON'T STOP"

Pratt



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THANK YOU

The 2015 Pratt Preservation Studio would like to thank the following people for their support in this report:

Our professors Beth Bingham, Nadya Nenadich, and Chris Neville; Pratt faculty John Shapiro, Ronald Shiffman, David Burney, and Jamie Stein; guest speakers Vicki Weiner, Lacey Tauber, Chad Purkey, and Cynthia Tobar; the 2014 and 2015 Pratt Planning Studios; the 2014 Pratt Documentation Students; interviewees Anthony Salamone, Michael Owen, Scott Short, Brigette Blood, Daniel McEneny, Daria Merwin, Kathleen Howe; community members; our client Make the Road New York; New Yorkers 4 Parks.

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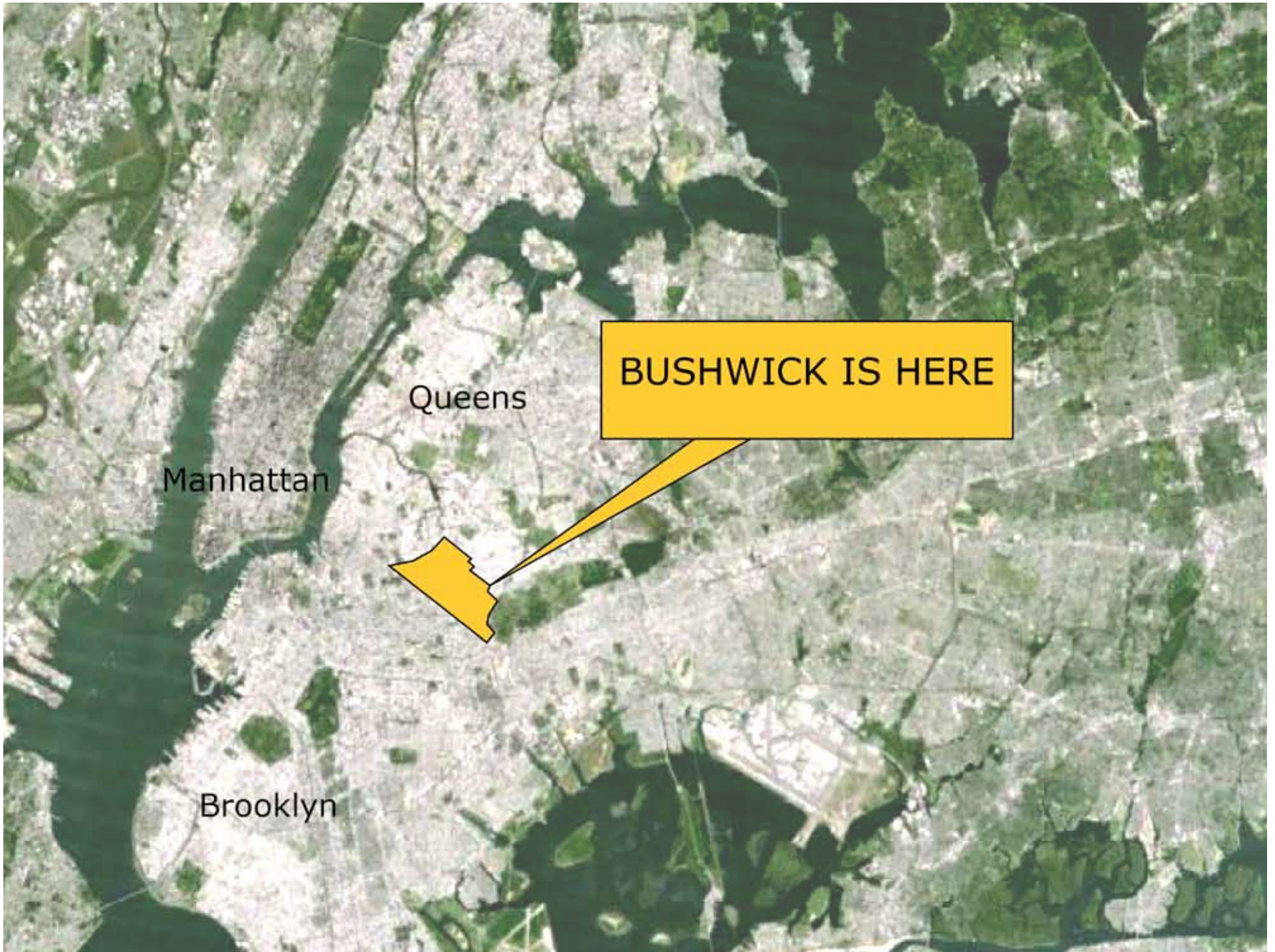
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The title of our report, “Bushwick, You Don’t Stop,” represents the heart of what is so special about the large and diverse community known as Bushwick. The neighborhood’s story is one of constant change, strongly influenced by the community’s welcoming embrace of new residents and immigrants.

Bushwick is situated within a working- and middle-class area in northern Brooklyn. The neighborhood borders Ridgewood, Queens to the northeast and Williamsburg, Brooklyn to the northwest. East New York, Brooklyn and the Evergreens Cemetery flank the neighborhood on its southeast edge, with the Brooklyn area of Bedford-Stuyvesant to the southwest.

While its physical boundaries may be defined, when we asked about Bushwick we discovered that the neighborhood represents different things to different people, both now and in the past. We explored the history of Bushwick and where it is today, understanding that change is valuable, not just a sequence of events, but a process that never stops moving. History can tell a story emphasizing a few characterizing events, and it can also stigmatize a place. On the other hand, history can reveal patterns of social, economic and physical change within an area that have contributed to a place’s character. When looking at Bushwick, we recognize that the patterns and forces that push back and forth create constant meaning and movement. The forces that have consistently built upon the defining characteristics of Bushwick are its people, its sense of place, and its public realm.

In this report, we have endeavored to understand Bushwick stakeholders’ values and recognize that change is inevitable. Our goal as students of Historic Preservation is to identify what matters and what should be preserved based on the patterns of historical significance, community context, stories and interviews we have gathered.

Our Studio has focused on three main sectors: Bushwick’s places and its distinctive historic features; the people of Bushwick, their stories, and the values that derive from unique and individual perspectives; and Bushwick’s public realm, including public art and open spaces and how these elements form the intersection between people and places.



WHY BUSHWICK?

Residents of Bushwick are concerned that the neighborhood is poised for a fate similar to that of another Brooklyn neighborhood, Williamsburg. Bushwick's neighbor to the west, Williamsburg has changed dramatically in the decade since its rezoning in 2005. The area's built environment has been transformed by new high-rise development and its population has shifted rapidly, from long-term residents to younger professionals, making the neighborhood almost unrecognizable.

Real estate speculation is forcing some longstanding low-income tenants—the predominant group in Bushwick—to be displaced from their homes. Bushwick's current residents need to maintain control over how their community evolves and they should not be involuntarily displaced. Unfortunately, unscrupulous landlords—who through either illegal intimidation tactics or morally questionable “legal” tactics—are known to deliberately evict low-income tenants with the hopes of securing higher-paying occupants. As a result, Bushwick is facing a housing crisis. While most longstanding residents know that change is happening within their neighborhood, they may not be aware of the tools available to combat the widespread nature of this type of change.

Bushwick's history is represented by change, in terms of place, people, and its public realm. Though, with some residents already finding themselves being pushed out from their neighborhood, it is vital that development changes be managed sensitively and amalgamated with Bushwick's fabric.

New development can and should be encouraged, and many advocates for affordable housing see it as a solution to a housing crisis amongst low-income New Yorkers. Several community members that we spoke to over the course of the semester indicate that after witnessing change firsthand in their neighborhood, they also see many positive aspects that come along with change. Some of these benefits include increased safety and diversity. Along with this, new residents should continue to feel welcome in Bushwick, as they have been for decades. We suggest that change should be overseen and managed by both the City and its residents.

Groups working to help prevent displacement in Bushwick should have access to detailed information, recommendations, and insights regarding tools that can be leveraged to preserve the neighborhood. Bushwick is already a thriving neighborhood, and knowledge of the available tools presents a possibility for the community to capitalize on further opportunities to preserve its places, people, and public realm.

Our preservation plan is designed to build capacity for residents, outlining actions that will ensure the preservation of the neighborhood, its character, and the community. We have taken a values-based preservation approach to create an implementable preservation plan for present and future generations. Our endeavor is to present research and suggest solutions in a way that is accessible and implementable by and for the Bushwick community.

We have developed this plan in parallel with Pratt's Graduate Urban Planning Studio with the goal to support the efforts of our client, an important local community organization called **Make The Road New York**. The work of both Studios, along with Make the Road's strong advocacy efforts, should help equip the community with the necessary tools to help shape and direct the upcoming neighborhood planning and rezoning process for Bushwick.

In addition, **Make the Road New York** has partnered with the New York City Department of Education. This collaboration has resulted in the establishment of a Community School located on the Bushwick High School Campus. The Community School provides an opportunity to expand the knowledge of Bushwick students, their families, and neighbors about the -importance of heritage education and historic preservation.



Scenes of the architectural heritage, community activism, public art and community life in Bushwick.

The community process to rezone Bushwick presents an opportunity for residents of the neighborhood to be active in future policymaking. As such, our preservation plan assists in building capacity for residents to respond to the changes in Bushwick. There are no officially designated historic districts in the neighborhood, and there are few individual landmarks. While we acknowledge the importance of preserving the built environment, and specifically historic architecture, we also recognize the value of expanding our preservation approach beyond traditional methods.

Our mission is to use values-based preservation strategies to plan for a more livable Bushwick. Traditional historic preservation strategies have mainly focused on the preservation of the built environment; our plan expands the traditional definition of preservation to include neighborhood identity, cultural significance, historic character, and community stewardship.

Values-based preservation planning recognizes that places-or spaces made culturally meaningful by use and their inhabitants-are important to different constituents for varying reasons. This approach takes into consideration meaning and values, which evolve over time. In order to fully understand the meaning of a place and its potential for the future, we must explore the various aspects in which place is valued by individual contemporary constituents. To do so requires examining the built environment and culture of a place as a whole, and subsequently determining those conditions that should be retained or transformed.

Our objectives are three-fold:

- To conserve neighborhood affordability, cultural traditions, and community identity.
- To restore and preserve the historically and culturally significant built environment.
- To activate and enhance existing open space within the public realm.

VALUES-BASED PRESERVATION

Values-based preservation is this report's presiding theme. We approached Bushwick with a lens that derives its basis in community preservation. We focused on how the preservation field can best incorporate community in order to create a implementable and relevant preservation plan.

The historic preservation field offers diverse rationales regarding why particular sites should be preserved. In recent decades, the field has evolved from a "traditional" sense of preservation and now extends into new theories and methodologies. One such methodology that has recently gained traction is the values-based approach. When considering preservation challenges, the values-based method presents insight on any distinct structure, place, or landmark that holds an array of values.¹

From a preservation perspective, these values do not refer to ethics or morals. Rather, they refer to the qualities - tangible and intangible - that contribute worth to a place. For Bushwick, a values-based approach expands the traditional definition of historic preservation to include neighborhood identity, cultural significance, historic character, and community stewardship. The idea that a place, such as Bushwick, is encompassed by different values is one that has sparked contemporary debates in various fields including preservation, development, and community life. The main contribution of a values-based approach to preservation is the framework it offers when holistically considering sites and addressing both the contemporary social and historic values of a place.²

It was in the late 1980s that professionals started to reflect on the advancement of preservation. In 1987-on the occasion of the 8th US International Council of Monuments and Sites (ICOMOS) conference in Washington DC-Robert Stipe and Antoinette Lee published *The American Mosaic: Preserving a Nation's Heritage*.³ *The American Mosaic* provides an extensive summary of historic preservation, including the roles of federal, state and local governments in the field. The text was the first to analyze motives regarding the factors that significantly contribute to how we interpret history.

"Diversity in the field was experienced in both the "we" and the "what." As a standard, values-based preservation recognizes that decisions regarding a site's significance are greatly affected by the individuals participating in the preservation process."⁴

This observation became the catalyst for a new interpretation of history and preservation; it inspired new methods for teaching

¹ Randall Mason, "Theoretical and Practical Arguments for Values-Centered Preservation." <http://www.nps.gov/history/CRMJournal/Summer2006/view2.html>

² Ibid.

³ US/ICOMOS Newsletter, 1998, No. 2. US/ICOMOS. Newsletter. Accessed May 26, 2015.

⁴ Robert E Stipe and Antoinette J. Lee, eds., *The American Mosaic: Preserving a Nation's Heritage*.

history in schools, and broadened its relevancy to the public. Values and significance posed a challenge in thinking about how ethnic, racial, and religious diversity is understood.

On a state level, the 1992 creation of the Tribal Historic Preservation Offices⁵ offered protection for Native American sites of significance; this opened the door to telling stories and conveying the value of cultural significance. Many years later, the National Parks Service created the Cultural Resource Diversity Program with the goal of establishing and managing resources and programs on diversity in historic preservation.

In 2000, the Getty report, *Values and Heritage Conservation*, expanded upon the importance of social values in preservation and conservation by considering the less technical approach. One suggestion was to create a framework for preservation that incorporated social activity when conserving in order to enable and support the goal of each individual community and educate future generations.⁶ In 2003, Robert Stipe wrote *A Richer Heritage: Historic Preservation in the 21st Century*, in which he discusses values, how interpretations have progressed, and the future of values-based preservation in the field. These ideas indicate the changing role of preservation in a values-based context.

⁵ "ACHP | Tribal Historic Preservation Officers." ACHP | Tribal Historic Preservation Officers. Accessed July 16, 2015.

⁶ Avrami, Erica C., Randall Mason, and Marta De la Torre. 2000. *Values and Heritage Conservation: Research Report*. Los Angeles, CA: Getty Conservation Institute. http://hdl.handle.net/10020/gci_pubs/values_heritage_research_report

STAKEHOLDERS

As Bushwick faces inevitable change, diverse stakeholders hold vested interests, and influence the outcomes that these changes could bring to the neighborhood. In taking a values-based approach to this preservation plan, we had to identify certain challenges in dealing with the myriad stakeholders. We considered the community's needs, advocacy and community groups that have varying priorities including education, culture, affordable housing, and economic development. Government officials and agencies that have resources and the influence to enact change. As well as the development, architecture, and construction firms that are also shaping Bushwick.

In light of Bushwick's existing conditions, we have made an effort to identify and consider major stakeholders and their accompanying agendas that will shape the future of Bushwick. We conducted stakeholder interviews with some of these individuals.

Community Residents

Bushwick is facing increasing development pressure. As plans to rezone the neighborhood progress, residents and business owners are concerned that these forces will have a negative impact on their lives and on their community. Long-term and recent residents are noticing an increase in real estate prices, rent, and tenant harassment. Should the trends that follow redevelopment—already seen in other Brooklyn neighborhoods such as Williamsburg and Fort Greene—transpire unchecked, the community will see its current residents pushed out and it will lose its rich and vibrant culture.

Government Officials and Agencies

Contrasting objectives are inevitable when considering the multifaceted issues that Bushwick and other low-income neighborhoods. The Mayor and city agencies, such as the Department of City Planning and the Department of Housing Preservation and Development are working to preserve affordable housing and to site new affordable housing. Yes real-estate is an important economic driver in the city and officials strive to balance all of its financial and social expectations.

Advocacy and Community-Based Organizations

Bushwick's political and social voices are found in the advocacy and community groups whose social services, legal aid, and community outreach strategies seek to ensure that Bushwick's residents continue to have safe and healthy lives in the places they call home. Many of these groups are proactively working to inform and arm residents and business owners with the necessary tools needed to advocate for their right to continue living in the neighborhood, while providing additional aid for day-to-day needs.

Development/Architecture/Construction Firms

Though the new development projects that have been proposed for the Bushwick market will include affordable units, many of the proposals are still unaffordable to the majority of low-income residents in the neighborhood. As the Mayor works to preserve and build his promised 200,000 affordable housing units over the next decade, the real estate development, architecture, and construction industries are working to capitalize on this new developing market.



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Example of the combination of the architectural heritage and public art seen throughout Bushwick.

Values-based preservation planning acknowledges the different roles that places serve for different people. As such, we have considered the changing values in order to fully understand the meaning of a place and its potential for the future. To do so requires examining economic, built, and cultural aspects of a place and subsequently determining conditions that should be retained or transformed. To that end, we created three lenses: PLACE, PEOPLE, and PUBLIC REALM. From these we created goals and a series of recommendations.

PLACE



To restore and preserve the historically and culturally significant built environment.

PEOPLE

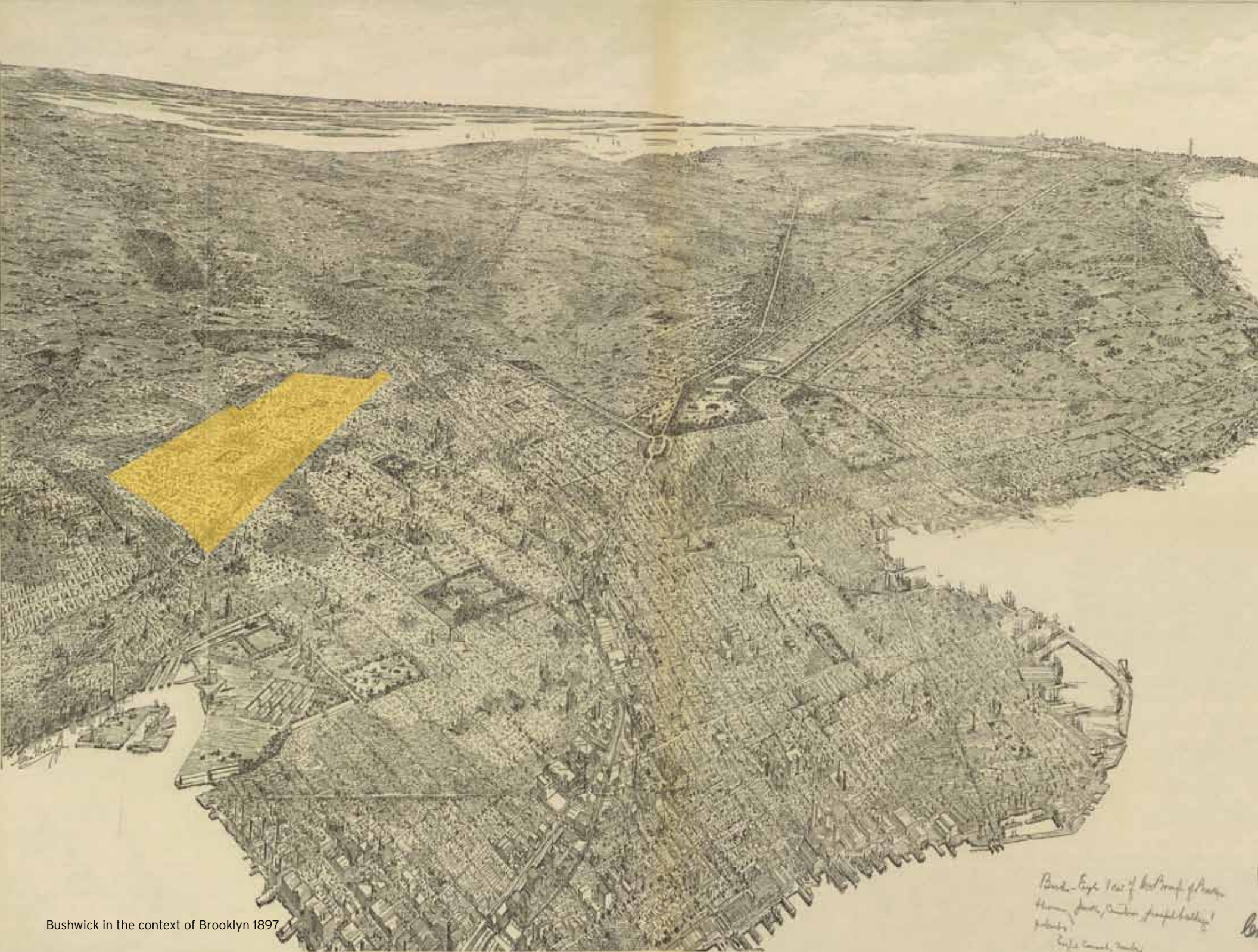


To conserve neighborhood affordability, cultural traditions, and community identity.

PUBLIC REALM



To activate and enhance existing open space within the public realm.

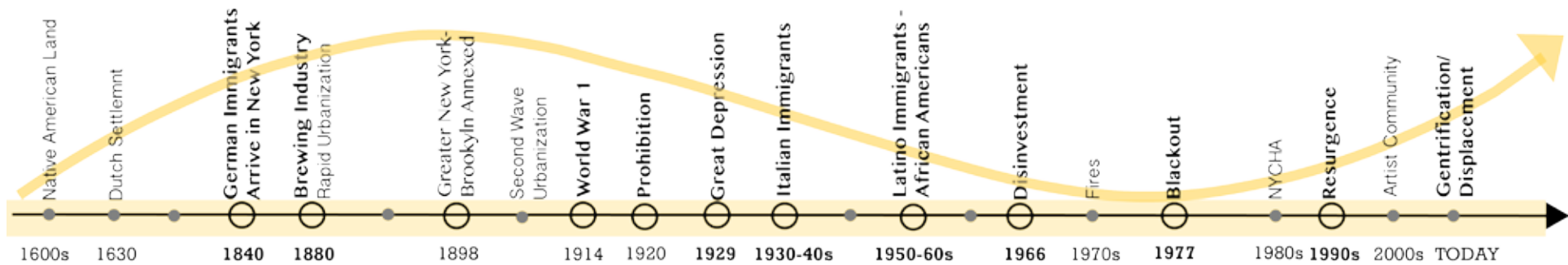


Bushwick in the context of Brooklyn 1897

Brooklyn - High View of East End of River
From Jones, Center Street looking
west
East End, N.Y.

HISTORIC CONTEXT

HISTORIC CONTEXT



Bushwick's history extends back to the earliest period of settlement of the lands that would later become Brooklyn, during pre-colonial times. Global and regional forces shaped Bushwick over the centuries, as did smaller scale forces at the citywide and neighborhood scale. The various groups who came to live in the area, the work and leisure activities they pursued, and the physical form of the environment they created have all combined to create the Bushwick we experience in the present-day.

Remnants of each era of Bushwick's history can still be found. Some are caught in faint glimpses, long-obscured by what has come after and barely discernible. Others are front and center, easily seen and appreciated. All are important in forming a complete picture of the rich heritage of this important community.

Periods of stability and steady growth have been interspersed with moments of disruptive change, sometimes in ways that have had a positive impact on the community's trajectory and sometimes not. These disruptions have come about from internal forces and, often, from larger external forces acting upon Bushwick and its residents. That the community has overcome setbacks and adversity on multiple occasions highlights the resiliency of the neighborhood's residents and their love of their community, even in the face of daunting challenges.

Whole volumes have been written about the history of Bushwick's places, people, and public realm. We cannot attempt to do justice in these next few pages to the rich patchwork quilt of the neighborhood's history. What we will attempt to do is highlight some key events, some important places, and the groups of people that define Bushwick's history. This overview will provide a framework for our recommendations later in this report, which offer our suggestions on how to preserve those elements of Bushwick that make it such a special place.

Pre-Colonial Bushwick: Before 1630

At the time of the Dutch settlers' arrival in 1600s, approximately 15,000 Native American Lenape people lived in the area that we know today as New York City, moving around the area on a seasonal basis. Their various campsites were linked by an extensive

German Breweries dominated the industry in Bushwick early on.



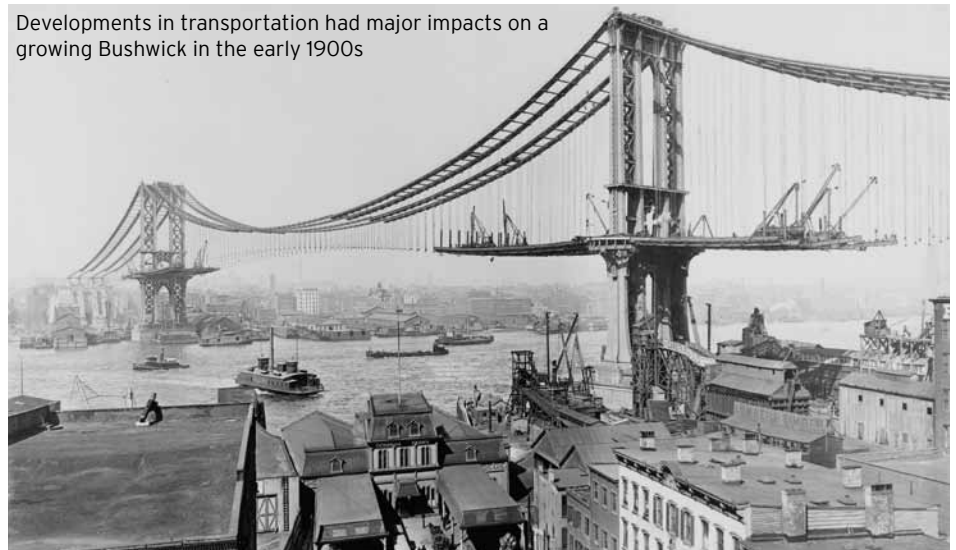
Example a German beer hall.



View of rowhouses and children playing in the street early 1900s



Developments in transportation had major impacts on a growing Bushwick in the early 1900s



network of trails. Despite how much the area has changed, traces of these trails survive in today's road network.¹ Kings Highway, Flatbush Avenue, Jamaica Avenue and Amboy Road all follow original Lenape trails. There are also many present-day locations with names that are derived from the Lenape groups, such as Canarsie, Gowanus, and Rockaway.² In Bushwick, the former Rockaway Path is commemorated with a marker in the Evergreens Cemetery, indicating the possible location of part of this early Native American trail.

Colonial Bushwick: Settlement & Agriculture 1630 - 1840s

In the 1630s, Dutch settlers purchased "Boswijk" (meaning "town in the woods") from the Native Americans.³ Boswijk, now Bushwick, remained largely undeveloped for almost two hundred years. With arable land and fresh water, Bushwick established itself as an agricultural community that served its local population and the people of Manhattan.⁴ "Het Dorp" (which translates to "the village") was the first formalized community. The original village consisted of Bushwick Church, school houses, and townhouses located on subdivided plots of land.⁵

During the late 1700s, the expansion and development of Bushwick, known as Bushwick Green by the British, transformed the landscape from a "gated community"-protected by a high fence around the perimeter-to active farms. This pattern of largely agricultural development continued after the Revolutionary War and into the first decades of the new republic.

Urbanization: First Wave 1840s - 1880s

By the mid-19th century, Bushwick began to lose its rural character. Large numbers of Germans arrived in New York, fleeing political uncertainty in Europe. Many settled in Williamsburg and Bushwick. They began to develop the area's industrial economy, including its most well-known industry: brewing beer.⁶ This rapid Industrial development quickly transformed the physical environment of area. The German immigrants that arrived in Bushwick were educated, possessed marketable skills, and were financially secure. They brought with them religious, political and social practices that helped to shape the community they created in Bushwick.

Along with making German the predominate language of the neighborhood, this population established a German language newspaper. Additionally, the food and goods for sale in the neighborhood were associated with German culture.

Urbanization: Second Wave 1880 - 1910s

A second wave of growth and expansion in Bushwick commenced after the establishment of the elevated railroad along Myrtle Avenue in 1888. This set the stage for Bushwick to be an attractive alternative to congested downtown Brooklyn and lower Manhattan.⁷ The thriving brewing industry stimulated construction of housing for both owners and workers. Affordable tenement housing and rowhouses (mainly wood-framed construction consisting of three- and four-story multi-family dwellings) were built at a rapid pace in the early 1900s.

1 Brooklyn Public Library. Brooklyn Mohawks. November 24, 2009. <http://brooklynology.brooklynpubliclibrary.org/post/2009/11/24/Brooklyn-Mohawks.aspx> (accessed May 5, 2015)

2 Russell Shorto. *The Island at the Center of the World*. New York: Vintage Books, 2004.

3 Jackson, New-York Historical Society, and Nadel, *The Encyclopedia of New York City*.

4 Russell Shorto. *The Island at the Center of the World*. New York: Vintage Books, 2004.

5 Eugene Armbruster. *The Eastern District of Brooklyn*. New York, New York. Pages 14, 47.

6 Brooklyn Daily Eagle, "Lager Beer. A Trip through the Breweries of Williamsburgh."

7 Henry Stiles. *A History of the City of Brooklyn*



Italian feast day on Knickerbocker Avenue



Circo's Bakery circa 1950 is still thriving today.



Italian merchants began operating in what were once German-owned stores

Development extended north along Broadway as far as Wilson Avenue (historically called Hamburg) and began to spread eastward toward the Brooklyn-Queens border.

This was also a period of social and cultural growth in Bushwick. The predominantly middle-class and affluent German immigrants constructed schools, churches, parks and social venues such as singing halls. Brewery owners and a prominent professional class, consisting of doctors and bankers, directed this important phase of development. At this time, Bushwick Avenue gained its “Brewer’s Row” moniker. The neighborhood prospered and a period of economic and community stability prevailed.

At the turn of the 20th century, further developments in transportation and the success of the local industry continued to reinforce expansion in Bushwick. The opening of the Williamsburg Bridge in 1903, addition of trolleys, and subsequent opening of the subway supplied additional linkages to Manhattan and other areas of Brooklyn. Between 1899 and 1906, many more buildings such as small factories were constructed, and many existing factories were expanded. Additional residential infill development occurred throughout the area. Single-family homes and small apartment buildings were built, mostly serving working-class residents. Many churches, schools, and more social buildings - including clubs, theatres and halls - were also constructed.⁸

Early Twentieth Century: War, First Ethnic Transition, & The Depression 1910s - 1940s

Between 1900 and 1910, over two million immigrants arrived in the United States. This group of immigrants differed from the typical European families that had previously arrived. Italian immigrants consisted mostly of young single males escaping impoverished towns in Southern Italy to find work, amass wealth, and return to Italy to start families, though many of them later sent for wives, parents, or siblings once settling in New York.

In 1914, the start of World War I brought significant changes for Bushwick and for the German-American population across the United States. Anti-German sentiment arising from wartime politics caused a decline in demand for German beer and a corresponding decline in the brewing industry.

The start of Prohibition in 1920 sealed the fate of the brewing industry and caused many Germans to move away from Bushwick. The area began a gradual economic decline, compounded by the onset of the Great Depression in the 1930s. This series of events brought about the end to the German-dominated chapter in Bushwick’s history. Bushwick’s population remained largely German, however, until Italian-Americans began moving to the area in the 1930s and 1940s.

Post-War Bushwick: Second Ethnic Transition 1940s to 1950s

By the 1940s and 1950s, Bushwick became a stable working-class-and mainly Italian-area, though some Germans and German-Americans still resided in Bushwick. Most residents found work in the local clothing manufacturing and other cottage industries as well as in the remaining breweries.

The ethnic groups in Bushwick lived side by side, sharing the area’s housing, civic infrastructure, and public realm, while also carving out their own institutions. The German Catholic Church of St. Leonard’s, for instance, did not welcome Italian Catholics. So Italian

⁸ The Library of Congress, “Chronology : The Germans in America (European Reading Room, Library of Congress).”
Images (Opposite Page): Brooklyn’s Bushwick. Merlis and Gomes, (Bottom Left) cicospastryshop.com

Catholics established their own parishes, such as St. Joseph's. St. Leonard's has since closed and St. Joseph's has now become a Latino community church.

Mid-Century Bushwick: Third Ethnic Transition & Economic Decline 1950s - 1960s

Demographic shifts in Bushwick after World War II mirrored those in surrounding Brooklyn neighborhoods and in other urban areas around the country. The United States Census indicates that the Bushwick's population was almost 90% white in 1960, and dropped to less than 40% white by 1970.⁹ As white families moved out of Bushwick, working-class African American, Caribbean American, and Latino families moved into Bushwick. African Americans came to Bushwick as part of the internal migration from the southern states to the northern states - a period known as "The Second Great Migration."¹⁰

An increase in migration to the United States from Latin American countries such as Mexico, Puerto Rico, and the Dominican Republic started in the 1940s and continued for several decades.¹¹ This influx of new immigrants was provoked by labor shortages, cheaper air travel, national immigration policies, and, in some cases, political instability.

As the last breweries in Bushwick closed their doors, the neighborhood's economic base eroded. With the disappearance of factories, Bushwick residents were forced to leave the neighborhood to find jobs or start small businesses of their own in the neighborhood. No one industry, however, dominated the neighborhood as the brewing industry once had.

In addition to the formal economy, some residents became involved in the informal economy. Bushwick became a locus of criminal activity and drug dealing, attracting buyers and sellers from throughout the city and creating challenges for residents struggling to overcome the growing scourge of the illegal drug trade in their community.¹²

Challenging Times: Discrimination, Disinvestment, Fires, & Blackout 1960s - 1980s

In the years after World War II, much of the white population of Bushwick migrated to other city neighborhoods and the suburbs. Some owners simply abandoned their properties, encouraging real estate speculation by outsiders. Broad economic and social shifts offered explanations for the changes affecting the area, but there was also a more immediate cause - a \$200 million Federal Housing Administration (FHA) mortgage scandal.

The FHA scandal was a scheme in which the FHA insured high-risk loans to low-income minority families; when these families defaulted on their payments, banks collected the insurance money. Investigations revealed that many of these brokers bribed FHA inspectors to inflate the value of the homes. The homes were then marketed to minority, first-time buyers for low down payments, but inflated federally-backed mortgages left many families destitute.¹³

9 James N. Gregory, "The Southern Diaspora and the Urban Dispossessed." *Journal of American History*, June 1995.

10 Alison Gregor, "Bushwick Takes the Spotlight: Brooklyn Condos, Now in Bushwick." *New York Times*. September 12, 2014.

11 James N. Gregory, "The Southern Diaspora and the Urban Dispossessed." *Journal of American History*, June 1995.; Francesco Cordasco and Eugene Bucchioni, "The Puerto Rican Community and Its Children on the Mainland." Scarecrow Press, 1995.

12 Gottlieb, "BUSHWICK, A SHAMBLES IN '77, SHOWING SIGNS OF RECOVERY"; Tabor, "Where the Drug Culture Rules."

13 Martin Gottlieb, "F.H.A. CASE RECALLS BUSHWICK IN 70'S." *New York Times*, February 2, 1986.



Fires, accidental and deliberate led to abandonment and demolition of houses in Bushwick



Signs of Disinvestment in Bushwick in 1970s and 1980s



Daily life carried on despite the difficult surroundings

Some real estate brokers were guilty of “blockbusting,” or placing a minority family in a building or on a block with the intention of scaring white residents to sell fast and low. Landlords actively practiced blockbusting and racial scare tactics to force tenants to hastily relocate, allowing the landlords to then flip the properties into the FHA scheme. Disreputable landlords continued profiteering through the mid-1980s, at which time New York City auctioned hundreds of lots without restrictions.

As the demographics of Bushwick continued to change, so too did the condition of the neighborhood’s housing. Sweeping disinvestment, due in part to redlining, caused the housing stock to fall into disrepair. Many buildings were abandoned, becoming eyesores, havens for squatters and drug users, and targets for arsonists.

Discussions of urban renewal and other policy interventions to stop the neighborhood’s decline lingered, but never materialized. One misguided initiative during Mayor John Lindsay’s administration increased rental subsidies for welfare recipients, creating an incentive for property owners to fill their vacant apartments with tenants on public assistance. This further burdened an already deteriorating neighborhood with more residents whose needs outweighed the resources available to them.

As the nation was suffering through a protracted economic downturn in the mid-1970s and as New York City was facing a severe financial crisis, the infamous 1977 blackout occurred. During the blackout, Bushwick became the scene of widespread looting and fires. Arson was widespread, and approximately 25 fires burned into the morning following the blackout. At one point, two blocks along Broadway were simultaneously on fire. Thirty-five blocks of Broadway were destroyed and 134 stores were looted; 45 of them were set ablaze.

Some outside observers interpreted the looting and arson as symbolic of the anarchy and chaos engulfing American inner-city neighborhoods. Others saw in the violent outbursts in Bushwick a type of social revolution; a poor abandoned neighborhood’s residents drawing attention to their plight.

The situation caught the attention of the media and, finally, that of City officials.¹⁴ Though renewal plans for the area had been in the works since the 1960s, no proposal achieved enough momentum to actually be implemented. With portions of Bushwick in a state of ruin, the time to take action had arrived. Following the blackout and the fires, Bushwick lacked both stores and housing. Many residents who could do so left the neighborhood. Immigrants continued to arrive in Bushwick, however, hopeful despite the trying circumstances that they could carve out a better life for themselves and revitalize their community.

Late Twentieth Century: Rebuilding Begins 1980s to 1990s

For an earlier revitalization plan that didn’t proceed, the City had acquired land along Knickerbocker Avenue. The land had been left vacant for over a decade and additional lots, which came to be owned by the City after years of tax delinquency and abandonment, became prime locations for a series of new public housing developments.

¹⁴ Martin Gottlieb, “Bushwick, Recalling ‘77, Kept Its Cool This Time” New York Times, February 2, 1986.; Katie Hut, “The 1977 Blackout.” Brooklyn Historical Society Blog, July 7, 2011; Barnes, “The Two Faces of Bushwick; A Troubled Brooklyn Neighborhood Is Mending. But Its Leaders Are Feuding Over the Size of the Gains and What to Do Next.”; Martin Gottlieb, “BUSHWICK, A SHAMBLES IN ‘77, SHOWING SIGNS OF RECOVERY.”

Images (Opposite Page) Top L: New York City Housing Authority, Top R: A.Gruen, Bottom: M. Meiser



Bushwick experienced a period of recovery and reinvestment in the 1980s.



The construction of Hope Gardens was the beginning of reinvestment in Bushwick.



View of active streetlife in the 1980s



Fig. 1 data sourced from nycha.gov

Name	Completed	Site Acreage	Buildings	Units	Residents
Hope Gardens I	1981	4.65	4	324	684
Bushwick Houses II A&C	1983	9.25	25	299	798
Bushwick Houses II B&D	1984	10.11	25	300	788
Bushwick Houses II E	1986	6.89	5	276	570

Hope Gardens was the first of several public housing developments to be built in Bushwick.¹⁵ Four phases of the “Bushwick Houses” were completed in 1986, after which the New York City Housing Authority (NYCHA) became less active in Bushwick housing (fig. 1). To pick up where NYCHA left off, the community established partnerships with local government agencies and worked to preserve affordable housing and the characteristic fabric of the neighborhood.¹⁶

In the late 1980s, as part of Mayor Edward Koch’s Ten Year Housing Plan, the City began to sell properties it had acquired through tax foreclosure and urban renewal. The goal was to spur new construction on vacant land and rehabilitation of dilapidated vacant and occupied apartment buildings. The Partnership New Homes Program, jointly sponsored by the City and the New York City Partnership, offered city-owned land and low-cost financing to encourage developers to build new one-, two-, and three-family townhouses. The Ridgewood Bushwick Senior Citizens Council sponsored several Partnership New Homes projects in Bushwick. Ridgewood Bushwick also built apartment buildings for low-income seniors through the federal Section 202 Program. For most of the 1980s and 1990s, publicly-funded projects were the only housing investments in Bushwick.

Turn of the Century Bushwick: Revitalization & New Challenges 1990s - Present

The pace of change has quickened in Bushwick since the 1990s. Revitalization efforts have achieved momentum and scale; enough so that private development has again begun to shape Bushwick’s built fabric. The neighborhood’s population, after a long, steady decline, has begun to grow again. And, demographically, new groups have begun to move to Bushwick, joining the existing largely Latino and African-American population. These trends have created new energy, as well as new tensions, in the community.¹⁷

Bushwick is considered an affordable neighborhood, in a borough filled with many neighborhoods that are no longer considered so. It is a haven for lower-income and working class residents. But it is also increasingly an alternative for people priced out of other Brooklyn and Manhattan communities as well as newcomers to New York City. With greater competition for its stock of affordable housing, rents and sale prices are rising. Developers and landlords, seeing an opportunity to profit from the area’s newfound growth, have responded with a wave of new projects. In some instances, their zeal to profit from the real estate boom has led to harassment and displacement of the area’s most vulnerable residents.¹⁸

¹⁵ Martin Gottlieb. “Bushwick’s Hope Is a Public Project.” New York Times, August 15, 1993.

¹⁶ Adam Schwartz, “Up From Flames: Mapping Bushwick’s Recovery from 1977-2007.” BrooklynHistory.org.

¹⁷ CityData, “Bushwick Neighborhood in Brooklyn, New York”; Adam Schwartz, “Up From Flames: Mapping Bushwick’s Recovery from 1977-2007.”

¹⁸ Alison Gregor, “Bushwick Takes the Spotlight: Brooklyn Condos, Now in Bushwick.” New York Times. September 12, 2014.

A flourishing artist community has existed in Bushwick for several decades. Artists are among those who have been attracted to Bushwick for its affordable housing and its large-scale work spaces in former industrial buildings. Dozens of art studios and galleries are scattered throughout the neighborhood, as artists display their work in galleries and public spaces throughout the area.

To know and understand the history of the people of Bushwick and the places they reside, it is important to recognize and learn what they consider their home, neighborhood and city and the transformation of each throughout time. Learning the history of a place can reveal many personal stories of one's ancestors, struggles and conflicts. Many times the place that we choose to live is a direct reflection of how we set boundaries amongst ourselves and others and the physical environment. We can see this through the built environment of Bushwick and the variety of building types, streetscapes and through the cultural decoration of its people and neighborhoods. Home reveals our fears, beliefs, myths and habits of meeting and communicating. We chose a "home" where we can stop and reflect, enjoy the company of ourselves, our families and our neighbors. When the threat of our home is real we feel unsafe and we begin to want answers. One of the first steps in finding those solutions is in our past, learning the history and struggles, recognizing and learning from the change that exists.





Public School 86 (Irvington School): Then and Now since 1892

Up to now, accurate and detailed information about the ages of historic buildings in Bushwick has not been available. By sourcing various historic maps, we recorded, lot by lot, the exact ages of the buildings in Bushwick. To illustrate the layers of construction, change and sometimes demolition, we have chosen not to use typical land-use colors for our maps or traditional historical map colors that emphasize construction material. The years of the maps corresponds to the fire insurance maps that exist. Yellow, which indicates industry, is used consistently throughout all the maps to call your attention to the fact that the area has been developed in conjunction with industry and that this is a pattern that we see even today.

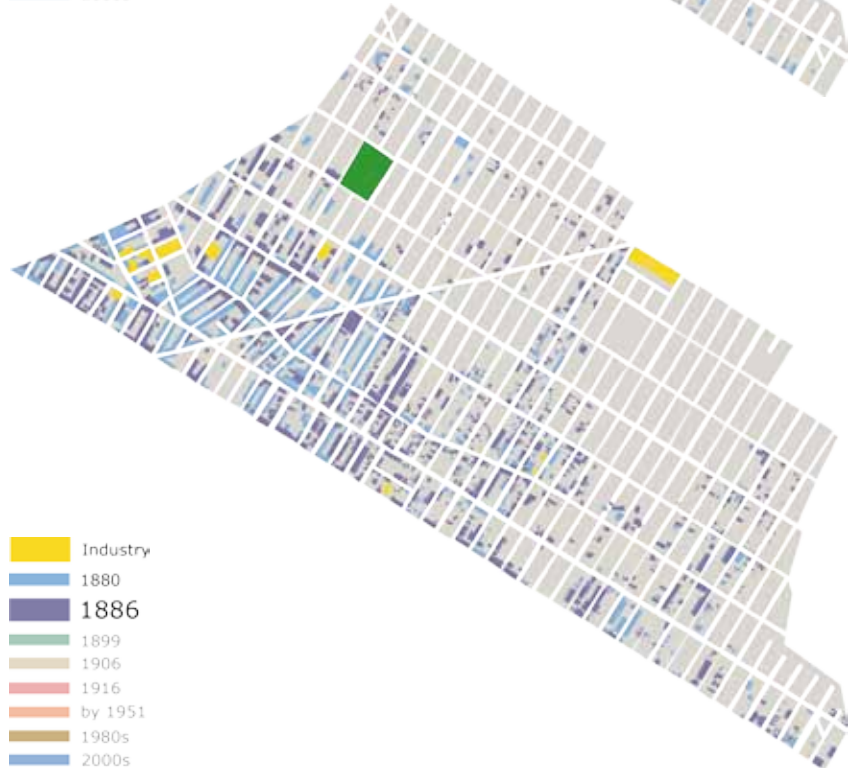
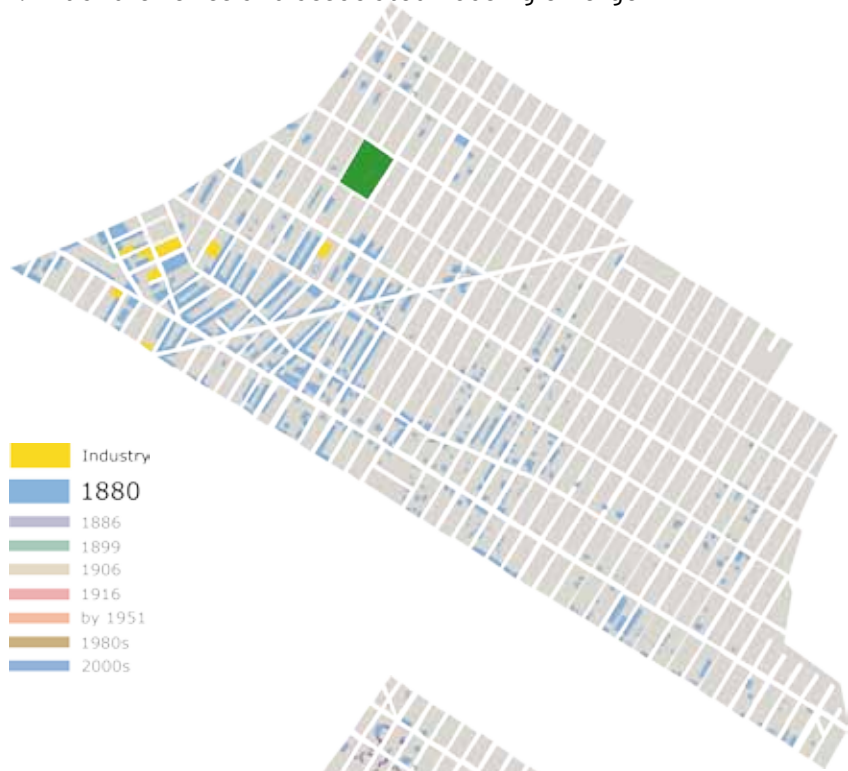
In 1880, several breweries were constructed in the area between Myrtle and Flushing Avenue, for example the Obenmyer & Leibman brewery, the Boulevard Brewery and the Lapsius Brewery. Bushwick Park, as it was called has been established. Housing - shown in blue - developed around that same area and along Broadway. The spread of development from west to east is consistent with the patterns in other parts of Brooklyn. 1886, saw the continuation of the same trend - housing now shown in purple - continued to fill in along Evergreen and Myrtle with the breweries still acting as the main anchors. 1899 - thirteen years since the previous map - we see a huge amount of construction of housing that has taken place. Union Cemetery is established around this time. Industry continues to expand. Industrial buildings for the Long Island Rail Road can be seen in the northeast. And the very large American Brewery is built just off Myrtle in the center of the area. By 1906, the area is almost completely built out. Union cemetery has been relocated and Bushwick High School has been built in its place. Irving Square Park has been built. In addition to housing - public schools - society halls and churches of all denominations were constructed. Industry adjacent to the Evergreens Cemetery is growing - for example The People's Hygiene and Ice Manufacturing Co.. There was little change evident by 1916 in the ten years from the previous historical maps. However by 1951 we see a very different story. Industry has grown quite dramatically. Factories that were there since the early 1900s have expanded greatly. There is a wealth of small industry scattered throughout the area - such as knitting factories - clothing manufacturing - and stone masons, which makes sense given the neighborhood's proximity to the Cemetery.

More recently, fires destroyed whole blocks at a time. And urban renewal projects, public housing, and new schools later filled up many of those same blocks, wiping away the historic fabric. As you can see from these maps, Bushwick's built environment is changing quickly. The increase in development in recent decades has meant the loss of significant historic character and the construction of many out-of-scale new buildings designed pursuant to the neighborhood's outdated zoning.

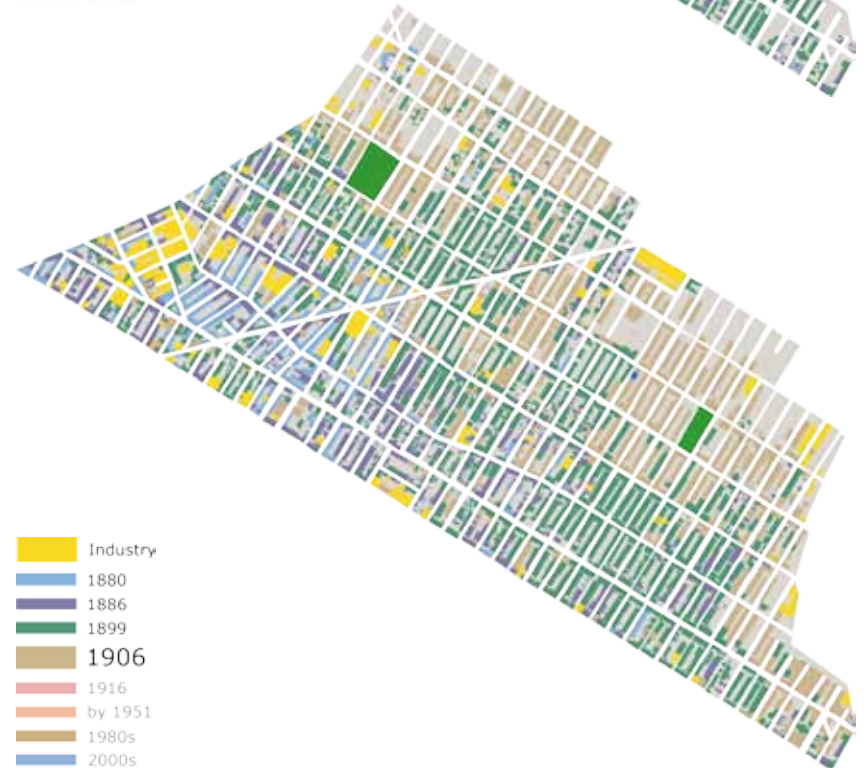
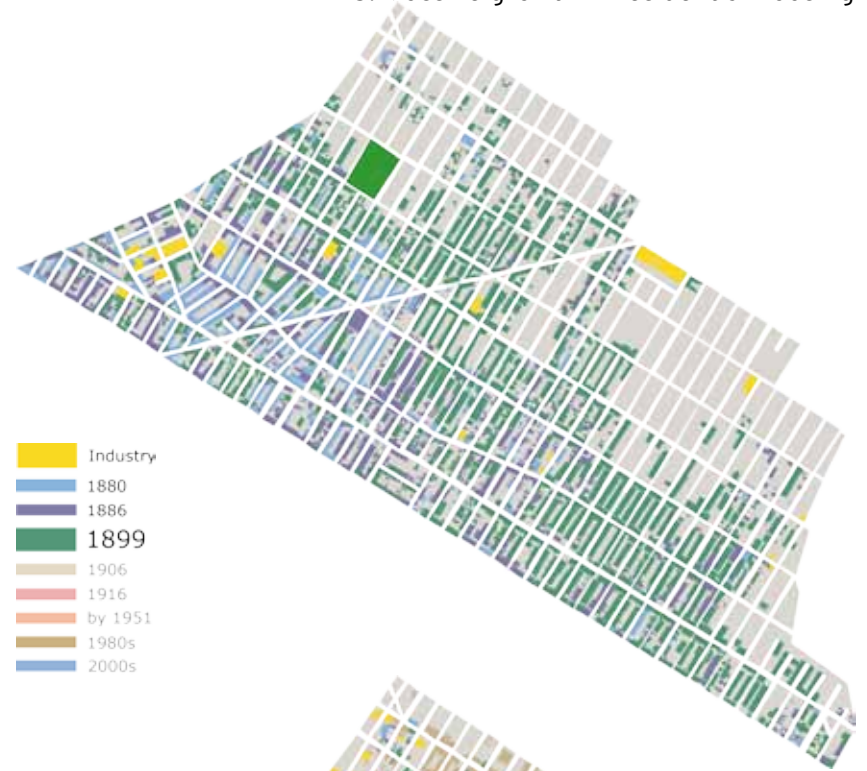


Image (Opposite Page): Left: Brooklyn Historical Society, Right: A. Keogh, 2015

1. Initial breweries and associated housing emerge



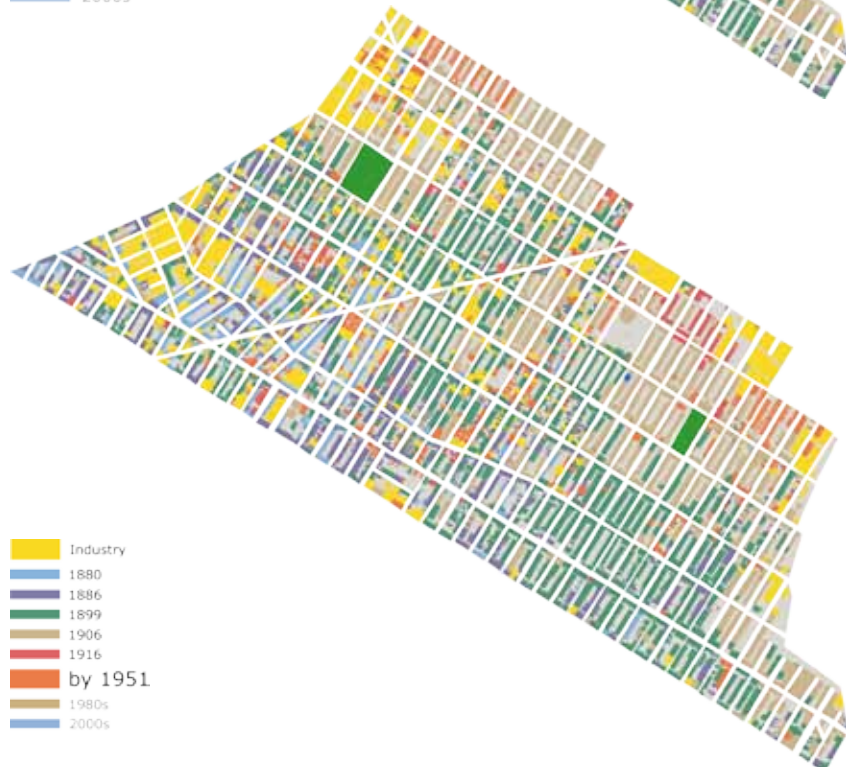
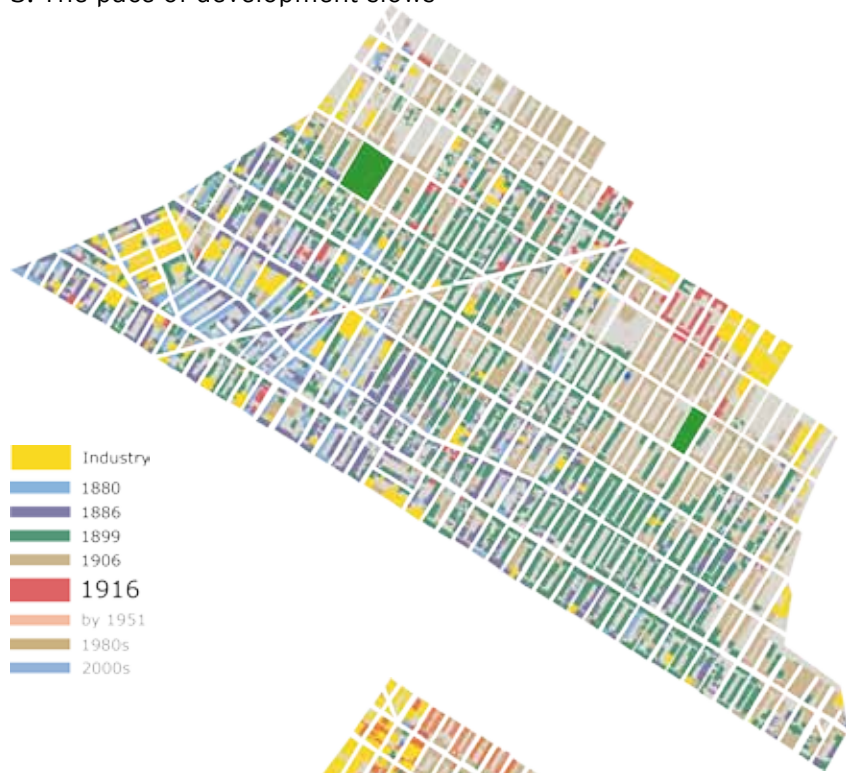
3. Massive growth in residential housing



2. Rapid expansion in housing

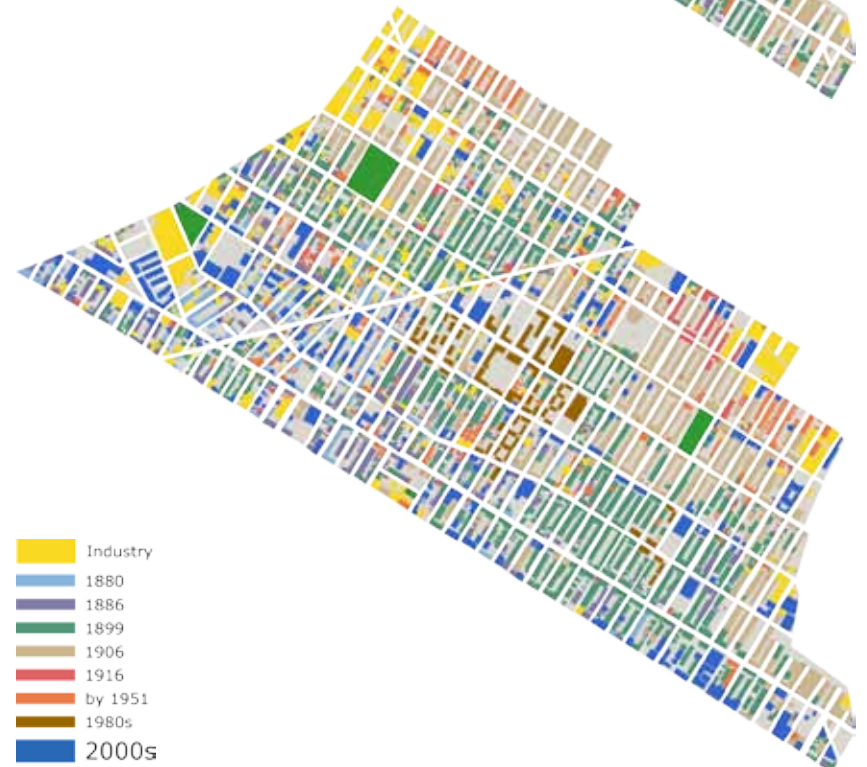
4. Industry thriving and housing fills in remaining lots

5. The pace of development slows



6. Industry has expanded in pockets while housing is mostly static

7. Blighted blocks are razed and public housing and schools built



8. New infill is spreading quickly, replacing historic buildings



Row houses on Bleeker street are an example of the historic building stock in Bushwick



Bushwick is a predominantly residential neighborhood, and the building stock largely reflects this. Its residential architecture traces the story of the neighborhood's development from the mid-1800s through the present day, and the neighborhood holds a particularly large and intact collection of buildings from the late 1800s and early 1900s. Housing includes many small apartment buildings, rowhouses, and single-family homes, ranging in size and style from grand to modest. These buildings have housed many generations of Bushwickians.

Brooklyn is known as the "City of Churches" and is famous for the prominent houses of worship. Bushwick is no exception. Whether officially designated as individual city landmarks, or simply serving as community landmarks, the neighborhood's houses of worship are dominant features of its built environment. Many remain in use today, and are utilized by either their original denominations or adapted to meet the needs of new residents and faith communities.

Civic architecture is another prominent feature of the landscape. Libraries, hospitals, police stations, schools, and other civic buildings reflect the City's investments in public architecture. Many of the oldest civic buildings are among the relatively small number of the neighborhood's designated city landmarks.

The themes of continuity and change are clearly evident in the built fabric of the neighborhood. Buildings that have stood for over a century sit next to those built during Bushwick's current development boom. New infill now closes the gaps on many streets where older buildings were demolished after fires or through urban renewal. Some of this new development fits the context of the existing neighborhood fabric, but much does not.

This semester, we developed two tools that emphasize Bushwick's quickly changing environment: a built database and maps. The tools indicate that the recent rise in development has resulted in the loss of significant historic character and in the construction of many out-of-scale new buildings. With outdated zoning and no locally designated historic districts, there are few protections against the loss of older buildings and the construction of new ones that do not fit the area's built context.

Based on our findings, we are recommending a contemporary approach to preserving the built fabric. We propose piloting the use of conservation districts in key areas dominated by older buildings, utilizing historic preservation and historic building rehabilitation for economic development, and generating awareness of Bushwick's history by activating historic buildings to help tell the neighborhood's story.



Vibrant street life of Bushwick



Traditionally, historic preservation has protected places that tell the stories of our past. Historic preservation seeks to preserve, conserve and protect the buildings, objects, and landscapes that hold historical significance.¹ Our values-based approach questions what the value of preserving historically significant buildings is when their occupants are not also protected. Today, it is imperative for the people of Bushwick to be offered protection from landlord harassment and displacement. This belief is also central to the mission of Make the Road and this Studio course.

Currently, Bushwick has a population of over 100,000 people. Over 86% of its residents are renters and nearly a quarter of its households spend more than 50% of their income on rent.² “Make the Road has over 15,000 members who come from over 25 different countries and represent the fabric of the community.³ Bushwick residents are the backbone of their neighborhood and they are the reason why affordability must be preserved, along with the traditions and community identity.

By broadening the traditional definition of historic preservation to encompass a values-based approach, we recommend particular solutions that can work toward preserving culture, including traditions, cuisines, music, personal histories, and additional values that exist beyond the scope of traditional preservation methods. We specifically focused on the importance of hearing firsthand how Bushwick had changed and is changing. By speaking with community members, we collected some oral histories, which are accessible online at www.soundcloud.com/preservationstudio2015. We also found that many of the houses of worship located within the community provided anchor points for community members to share traditions and stories, and many have provided aid to the surrounding community as the neighborhood has faced change and adversity.

Our recommendations are intended to offer another set of tools that can be utilized to advocate for anti-harassment measures through the preservation of collected memories and social nodes. The value of Bushwick is not just based on its potential for development, but rather it is the people who have called Bushwick home throughout the years are who make this neighborhood a valuable place to preserve.

1 “What is Preservation?,” accessed May, 2015, <http://www.preservationnation.org/what-is-preservation/>

2 “Who We Are,” accessed May, 2015, http://www.maketheroad.org/whoweare_aboutourcommunity.php

3 The number of Make the Road members accounts for all of its five locations in addition to Bushwick: Jackson Heights, Queens; Port Richmond and Midland Beach, Staten Island; and Brentwood, Long Island.



Maria Hernandez Park is one of the most significant parks in Bushwick



The public realm in Bushwick is comprised of places and spaces that contribute significantly to the neighborhood's recreation, **culture, history, and health**. These are open spaces -both public and private- that are important for both 'people' and 'place.' These include parks, community gardens, cemeteries, vacant lots, streets and sidewalks.

The public realm is an indispensable community asset that contributes to the quality of life in dense urban neighborhoods. Most of NYC benefits from small-scale parks and playgrounds, in addition to more substantial parks such as Central Park. These open spaces offer reprieve to neighborhood residents from the density of surrounding buildings, and they offer immeasurable worth to the community. Bushwick, however, suffers from a lack of public open space. Much of the vacant land in the area is underutilized, and the existing community gardens are at risk of development as the pressure to build new affordable housing increases.

The current administration has a mandate to create more affordable housing, yet acquiring land for the creation of new parks is not part of the plan. Therefore, we recommend that existing open spaces within the public realm be protected, and that potential open space be identified and re-imagined as parks and/or gardens for the benefit of the community.

New York City lacks a comprehensive plan for development that specifically guarantees sufficient open space in each neighborhood. To encourage comprehensive open space planning, the organization New Yorkers for Parks (NY4P) has developed the "Open Space Index," (OSI), which provides criteria for open space access and environmental sustainability in the city.¹ The organization proposes a minimum of one acre per 1,000 residents of active open space, and recommends that 100% of residents are within a five minute walking distance of a pocket park and/or neighborhood park. The OSI index suggests more specifically that there should be one playground per 1,250 children, and at least 1.5 acres of passive open space per 1,000 residents. Bushwick falls far below these figures. To put Bushwick's lack of designated open space in perspective, consider the fact that the City's Open Space Ratio is 3.62, Bushwick scores a 1.7.²

Throughout history, parks and open spaces have contributed significantly to the quality of urban life. Frederick Law Olmsted and Calvert Vaux, who co-designed Eastern Parkway (the world's first parkway) in 1866 and Brooklyn's Prospect Park in 1867, identified the necessity of bringing green spaces to urbanites.³ Over a century later, New York City residents founded Friends of the Highline, an advocacy group that set out to preserve and reactivate an elevated train line in Manhattan. Their success resulted in the reuse of the historic space as a public park.

¹ New Yorkers for Parks. *The Open Space Index*. New York. 2008.

² Friends of Bushwick Inlet Park. *History*.

³ New York City Department of Parks and Recreation. *Eastern Parkway*.

Image (Opposite Page): A. Gruen, 2015

An abundance of research supports the fact that interaction with urban nature results in positive impacts on public health. Studies have repeatedly confirmed that health benefits such as improved cognitive functioning, reduced mental fatigue, increased social interactions, opportunities for reflection, and stress amelioration are linked to interaction with neighborhood green space. Such studies have identified particular uses for parks and open spaces, which include relaxing, entertaining children, walking, engaging in sports and/or other exercise, experiencing nature, viewing public art, and meeting friends. Additionally, open spaces offer a psychologically important experience.

Bushwick's public realm also includes one of New York City's best preserved instances of public art by local residents. Projects include the **Bushwick Collective**, an ongoing street art project that facilitates work by urban artists, and the **Halsey Street DREAMway**, a community designed and painted interactive mural.⁴ In our recommendations, it is our intention to expand Bushwick's present collection of street art to include similar projects, such as a **Culture Trail**, that highlight local artistic talent. Additionally, we are recommending that Make the Road collaborate with the Bushwick Community School to utilize these tools.

We have viewed the public realm as the intersection of 'people' and 'place.' In doing so, we have identified many of Bushwick's open spaces within its public realm and have discovered that many lots are underutilized and susceptible to development.⁵ For the above-mentioned reasons, we are endeavoring to tackle the threat facing open spaces in Bushwick through three specific goals:

- Activating the public realm
- Adaptively reusing open spaces
- Saving and preserving open spaces

We recommend:

- Enabling the community to protect its threatened community gardens and vacant lots.
- Assisting the community with advocating for its open spaces.
- Promoting Evergreens Cemetery as a community asset.

⁴ Bucky Turco. "Graffiti Writer ZEXOR Declares War On Street Artists, and the Bushwick Collective." *Animal New York*. 22 January 2015.

⁵ Ibid.



An example of the public street art emblematic in Bushwick.

Image (Above): A. Gruen, 2015

GOALS



PLACE

- Identify, and Protect Individual Landmarks and Districts
- Leverage Historic Preservation as a Local Economic Development Tool
- Generate Awareness About Bushwick’s Cultural and Architectural History



PEOPLE

- Avoid the Displacement of Long-time Residents
- Empower the Community through the Preservation of Collective Memories and Social Nodes



PUBLIC REALM

- Advocate for More Inclusive Public Open Spaces in Bushwick
- Create/Advocate for Open Space Through Targeted Land Acquisition
- Claim Privately-Owned Vacant Lots for Community Uses, Protected by a Community Land Trust
- Celebrate Bushwick Heritage via Cultural and Historic Resources
- Develop a Historic Preservation Toolkit Tailored for the Bushwick Community School

RECOMMENDATIONS

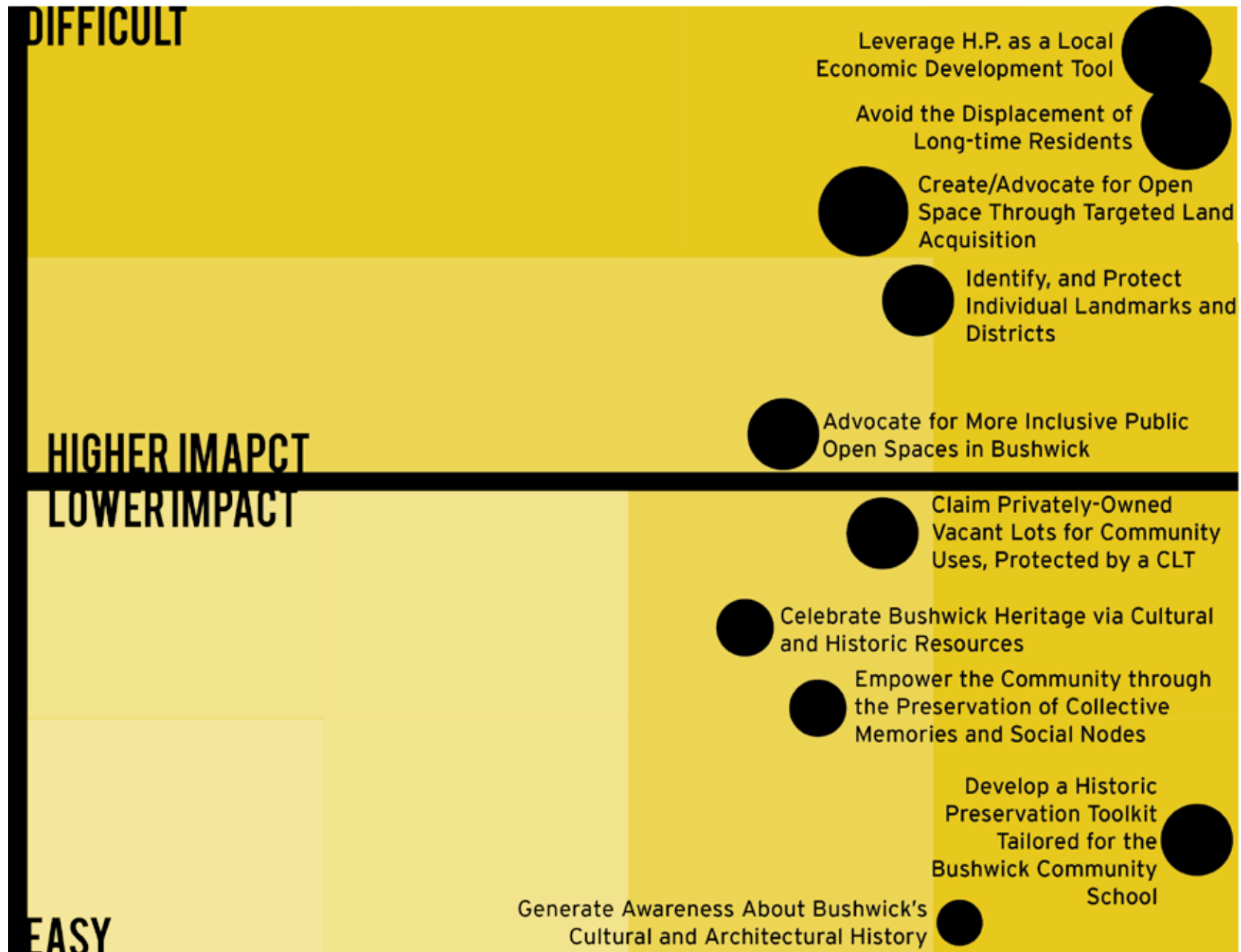
- Create Pilot Conservation Districts Around Maria Hernandez and Irving Square Parks
- Designate NYCHA’s Hope Gardens Complex as an NYC Historic District
- Document Significant Sites using the Online Platform RuskinArc
- Revitalize the Main Commercial Corridors Knickerbocker Avenue, Myrtle Avenue, and Broadway through the use of Existing Financial Tools
- Create a Bushwick Building Preservation Manual
- Curate Events and Exhibitions Celebrating Bushwick Based on the No Longer Empty Model

- Advocate for Anti-harassment and Anti-demolition Provisions in the Zoning Resolution
- Suggest Tools Through which Collective Memories can be Collected
- Provide an Asset Map of Bushwick’s Houses of Worship and Relevant Historical Information

- Encourage Community Members to Partner with the Open Space Alliance to Advocate for More Inclusive Public Open Spaces
- Advocate for New York City to Save, Preserve, and/or Purchase lots that could serve community benefits
- Advocate for Privately-owned Vacant Spaces to be Incorporated into a Community Land Trust model
- Partner with Evergreens Cemetery Preservation Foundation to Activate the Cemetery Through Events and Activities
- Create a Virtual Bushwick Culture Trail that Incorporates Self-Guided Walking Tours, Information on Significant Sites, and Oral Histories
- Utilize Historic Preservation Tools for Programs of All Ages at the Bushwick Community School

POLITICAL INVOLVEMENT

TRANSFORMATIVE POWER



Graphic (Above): A. Keogh, 2015



Significant buildings are sometimes overlooked in Bushwick

GOAL

Identify and Protect Individual Landmarks and Districts

The built fabric and cultural character of Bushwick are threatened by a new wave of development, resulting in the displacement of longtime residents, demolition of historic structures, and replacement of housing stock with non-contextual development. Contextual zoning, overlaid in certain areas with conservation districts, would help to foster a diverse, livable neighborhood and would help to preserve the affordability and quality of the existing housing stock. Both of these tools could be implemented by the Department of City Planning. In addition, neighborhood residents can advocate for the Landmarks Preservation Commission to designate important buildings and districts in Bushwick if there is consensus on which sites and areas deserve that level of protection.

Contextual zoning is currently the tool used by the Department of City Planning to protect areas of consistent built fabric, and its primary function is to manage the bulk, width, height, and setbacks of newly constructed buildings and expansions of older buildings. Contextual zoning districts have been mapped in many neighborhoods throughout the city in recent decades to encourage appropriate infill development in areas with strong existing architectural character. Contextual zoning districts are not currently mapped in Bushwick, but are likely to be implemented in some areas during the impending neighborhood planning and rezoning process. While this will offer some protections for Bushwick's built environment, contextual zoning alone will not give the community the power it needs to protect the existing fabric.

We recommend the implementation of Conservation Districts as a means to protect the most historic areas. Although conservation districts are not part of the New York City's current land use toolkit, Bushwick is a prime candidate for piloting their use. Less restrictive than historic districts, conservation districts provide more protection than the contextual zoning tools currently available in the New York City Zoning Resolution. The establishment of Conservation Districts in Bushwick should be actively explored as the neighborhood experiences the upcoming planning and rezoning process.



RECOMMENDATION

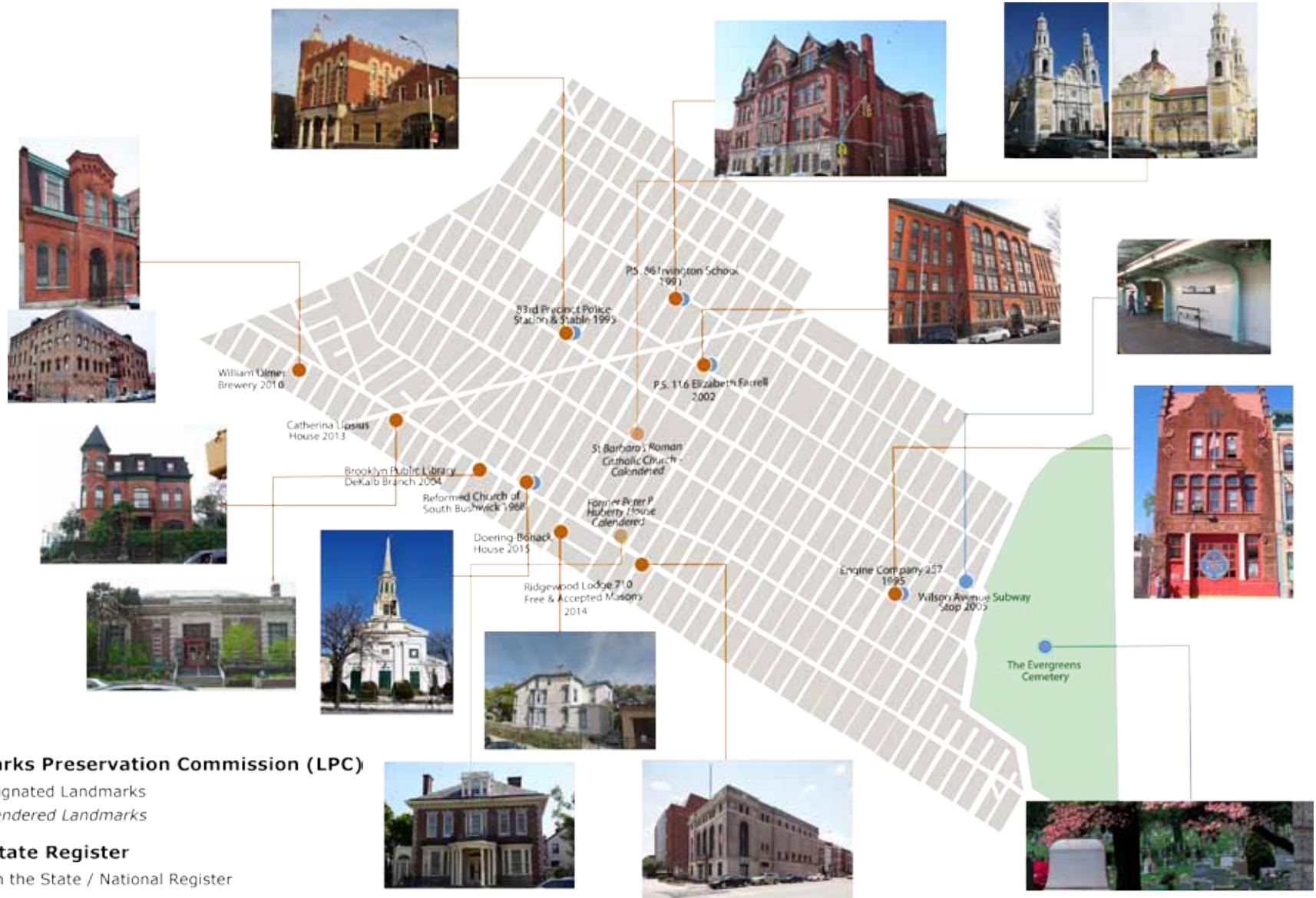
Create Pilot Conservation Districts Around Maria Hernandez Park and Irving Square Park



EXISTING LANDMARKS

City, State and National Designations

Bushwick has very few designated landmark structures. Much of what has been designated is mostly civic architecture and large mansions.



NYC Landmarks Preservation Commission (LPC)

- LPC Designated Landmarks
- LPC Calendered Landmarks

National / State Register

- Listed on the State / National Register

EXISTING HISTORIC DISTRICTS

City, State and National Designations

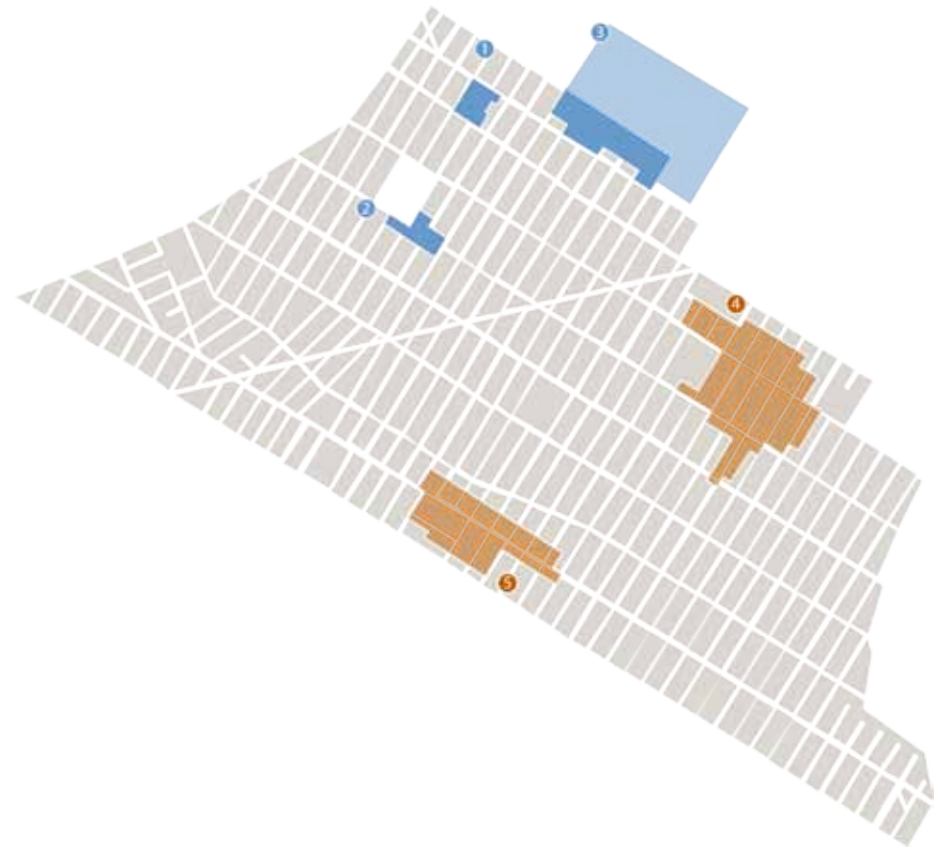
Bushwick has two small National Register historic districts and a portion of a third district (based in Queens) also overlaps into the neighborhood. Bushwick has no city-designated historic districts although some were investigated in the 1970s.








Suydam Street



Hancock Street



State / National / LPC Historic Districts

-  1 Willoughby-Suydam HD - Listed on NY State & National Register
-  2 Knickerbocker Avenue HD - Determined Eligible 2009 by SHPO
-  3 Cypress Avenue West HD - Listed on NY State & National Register
-  4 Bushwick Avenue HD - Studied 1976 by LPC
-  5 Bushwick South HD - Studied 1976 by LPC

Images: S. Griffin, 2015

Maps: A. Keogh

An alternative to traditional historic districts, conservation districts can be utilized by neighborhood groups to promote community-based preservation and to help control development within an area of significant historic and/or aesthetic character. Conservation districts focus on the character-defining qualities of an area and they typically have more flexible guidelines than historic districts, as they place a strong emphasis on encouraging contextual new construction and sensitive rehabilitation of existing structures. Neighborhood-based boards composed of local homeowners and tenants should regulate and manage change in their neighborhoods, including demolitions, new development/construction, and alterations.

We are recommending conservation districts for certain areas based on building age information, site histories, potential threats from out-of-scale development, aesthetic contiguity of existing building stock as well as community support. In identifying specific conservation districts, we selected small pilot districts around Maria Hernandez Park and Irving Square Park.

We primarily focused on Maria Hernandez Park - named after a local resident activist - for strength within the community. Maria Hernandez organized social and cultural gatherings while fighting for the preservation of her neighborhood. She fought against drug dealers in Bushwick until she was murdered in 1989 at the age of 34. The park was renamed in her honor and since then the area has served as a gathering place for community meetings and social activities. The buildings surrounding the Maria Hernandez Park are in varying stages of alteration, though they maintain most of their original tenement style architecture. The buildings represent a time of increased demand for housing for newer populations of immigrants.

In addition, we selected Irving Square Park. Constructed in the early 1900s as affordable housing for German immigrants, the buildings around the park retain much of their original detail. The park has become an attractive area for development and ownership. The area also represents a large portion of low-income minority homeownership.

The areas we are recommending for conservation districts are compact, and in later phases both of the proposed districts should be expanded to encompass most of the remaining extant historic fabric in the northern and southern sections of the neighborhood. We also propose two industrial conservation districts to preserve the remaining manufacturing-zoned land and industrial buildings at the edges of the neighborhood.

PROPOSED CONSERVATION DISTRICTS



Meserole Street



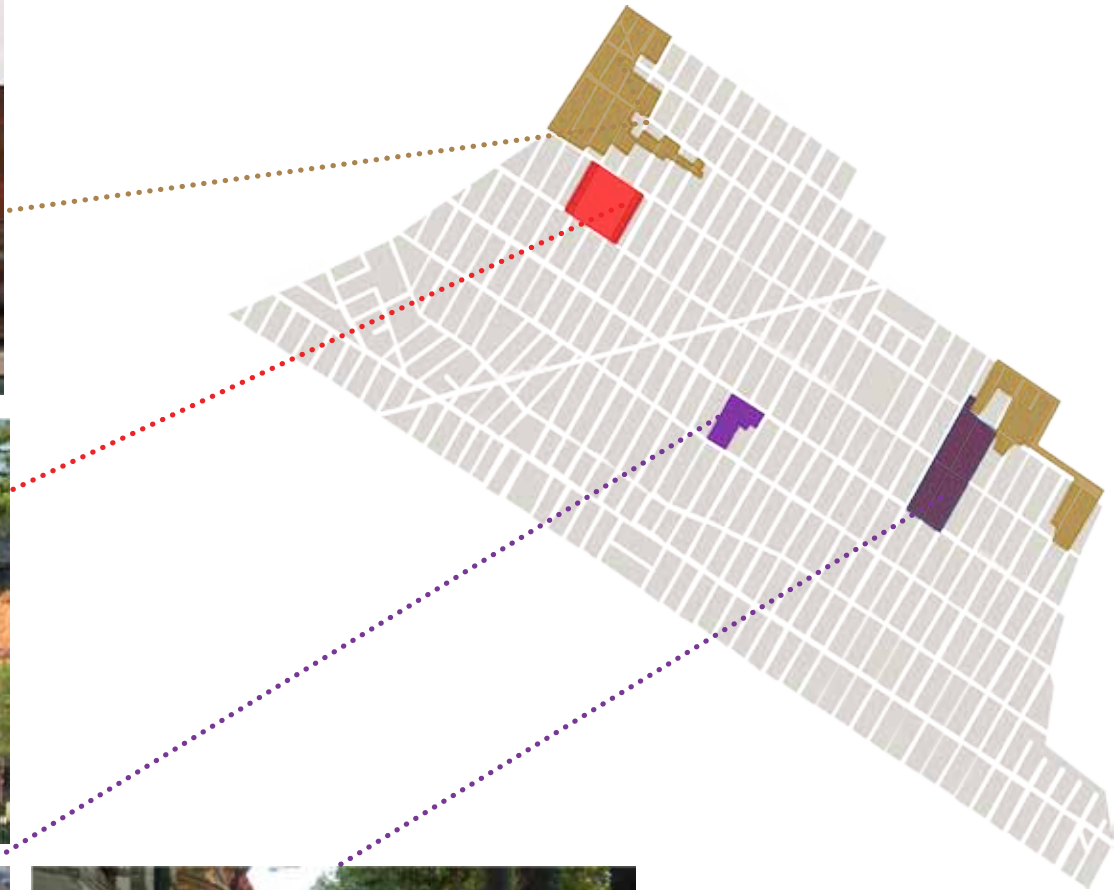
Maria Hernandez Park - Starr Street



Hope Gardens



Irving Square Park - Hancock Street



Proposed Conservation Districts

- Maria Hernandez Park Conservation District
- Irving Square Park Conservation District
- Hope Gardens
- Industrial Conservation Districts

PROPOSED CONSERVATION DISTRICTS

Possible Extensions to Districts

Examples of typical buildings found the proposed conservation district extensions



Troutman Street



Irving Street



Decatur Street



Proposed Conservation Districts

- Maria Hernandez Park Conservation District
- Extension District
- Irving Square Park Conservation District
- Extension District
- Hope Gardens
- Industrial Conservation Districts



Suburban-style three-story buildings located along Linden Street, part of the Hope Garden housing project.

GOAL

Identify and Protect Individual Landmarks and Districts

Following the economic and physical devastation of Bushwick in the 1970s, the New York City Housing Authority (NYCHA) created a new public housing complex. Unlike those that NYCHA built across the city in prior decades, this one broke the mold of tall brick towers-in-the-park. Hope Gardens came into existence when its first building, Palmetto Gardens, was built in 1977. Within the following decade, NYCHA constructed four other developments. Today, the Hope Gardens complex occupies approximately thirty (30) acres. Along with a fourteen-story building and three seven-story buildings located at the heart of Hope Gardens, there are also fifty suburban-style three-story buildings located along Linden Street, Knickerbocker Avenue, Menahan Street and Wilson Street. Given its unique design typology among NYCHA's properties and its key role in the early revitalization efforts in Bushwick, the complex merits protection as a city-designated historic district.

We recommend that the Landmarks Preservation Commission designate the New York City Housing Authority's (NYCHA) Hope Gardens complex as a historic district. Hope Gardens plays an important role in the history of New York City's public housing and in the revitalization of Bushwick after the devastation of the fires and blackout of the 1970s. Built in the late 1980's, this cluster of buildings (after speaking with residents, we learned that Hope Gardens are known as "townhouses" by their African American residents and "casitas" by Hispanic residents) represents NYCHA's most expansive move away from typical red-brick high rises, which critics have argued "stigmatize residents and neighborhoods and add to their danger and lack of community." The success of Hope Gardens can be found mainly in its individual residents. Some residents include artists who paint murals within the common halls; others maintain and take pride in the gardens outside by planting flowers and vegetables to soften the urban landscape.

In order to gain landmark status, a building or historic district must convey significance in one or more of these three areas: architectural, historic, and cultural. Hope Gardens is architecturally significant, given the low-rise nature of most of its buildings and the break this represents in the dominant typology of NYCHA's portfolio. The complex is also historically significant, as Hope Gardens is the largest public housing project built in America since the Reagan Administration took office in 1981. Additionally, the length of tenant residency contributes to Hope Gardens' cultural significance.



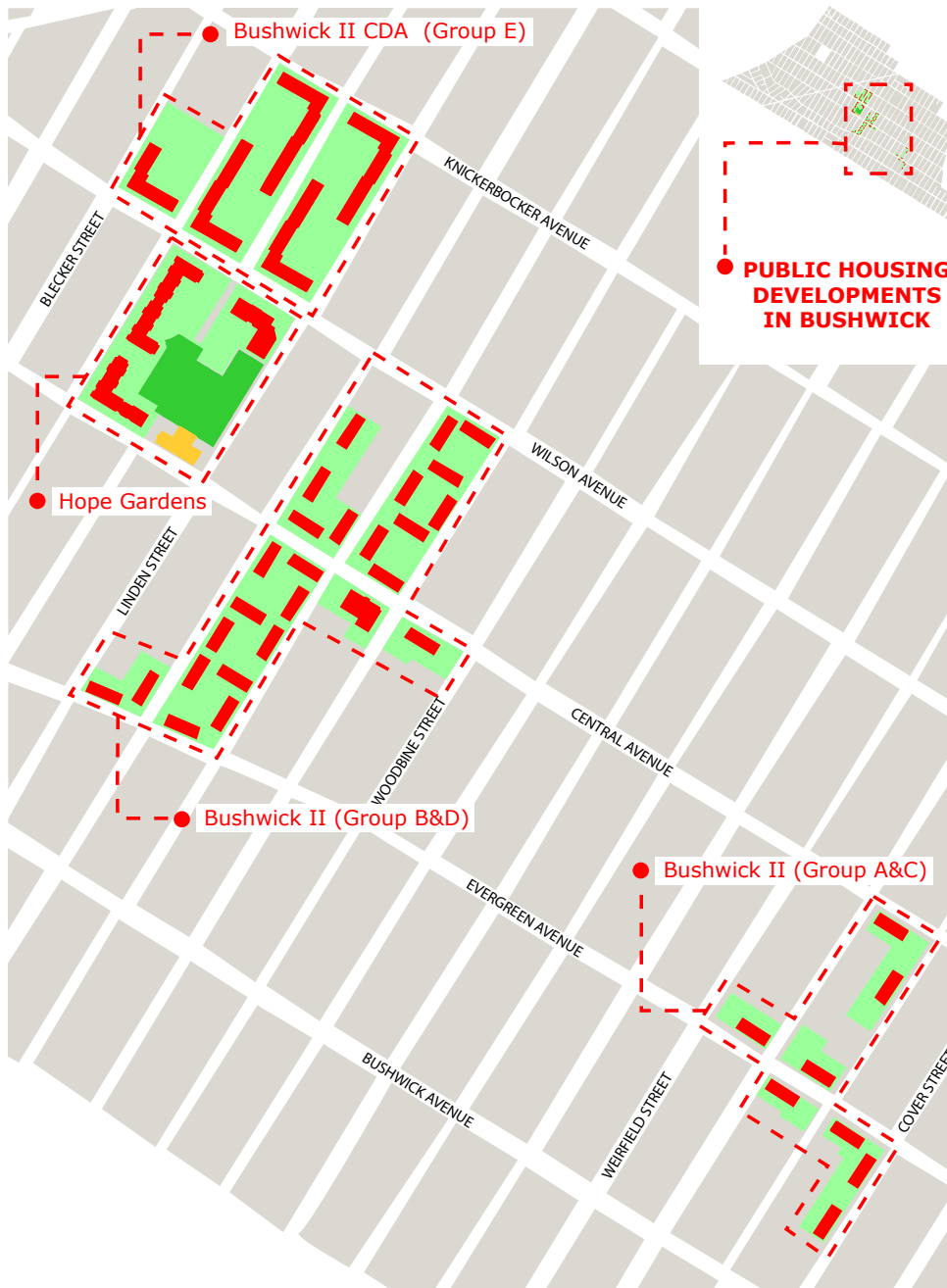
RECOMMENDATION

Designate NYCHA's Hope Gardens Complex as an NYC Historic District



Hope Gardens complex is comprised of one fourteen-story building and three seven-story buildings as well as the three-story "townhouse" structures.

PUBLIC HOUSING DEVELOPMENTS IN BUSHWICK



Landmark designation for public housing is not unheard of in New York City. Precedents for the designation of public housing developments include First Houses, the Harlem River Houses, and the Williamsburg Houses. These developments were designated in 1974, 1975, and 2003, respectively. The added protections that come with designation would ensure that Hope Gardens would be subject to enhanced measures that ensure the safeguarding of the complex.

To understand how residents value Hope Gardens, we interviewed three long-standing residents.

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<https://www.ruskinarc.com/p...>

Bushwick, Brooklyn New York

592-600 Knickerbocker Ave New York, New York United States of America



St. Paul's Evangelisch & Lutherische Kirche

Common name: St. Paul's Evangelical Lutheran Church

Construction date: documented 1896*

Architect: Theo Engelhardt (1851-1935)

Builder: William Auer

*an me to find
t how Bushwick
is beautiful*

YOU'RE

!!!

GOAL

Identify and Protect Individual Landmarks and Districts

Bushwick possesses a large collection of historically and architecturally significant buildings and open spaces. Some of these buildings and spaces have been designated as individual city landmarks or have been listed on the State and National Registers of Historic Places either individually or as part of historic districts. However, many other significant buildings and open spaces have no level of recognition.

As a platform for documenting important places, we utilized a website called RuskinArc. RuskinArc allows us to input the names and locations of sites and write about the significance of each site. The purpose of our work was to start an inventory where we could document historic, cultural, and neighborhood landmarks that celebrate Bushwick's heritage and strengthen the community, as well as to develop strategies for preserving these landmarks. Using RuskinARC, the first step was to walk the streets of Bushwick and to survey historic buildings, structures, and open spaces. Next, we captured specific details, such as architectural styles, construction dates, materials, eligibility, etc. Finally, we entered our collected information into the RuskinArc site, which provided us with interactive maps, photo galleries, survey forms, and more.

By the end of our study period, we documented twenty-nine (29) sites of varying significance to the community. This information can be accessed through the RuskinArc website (www.ruskinarc.com/pratt-institute/historic_bushwick), where it is now available for Make the Road and residents involved in community preservation to pinpoint sites for potential future city landmark designation. Designation reports can be curated directly from the information entered into this site. The strength of this inventory is the ability to capture local expertise; by linking the database to community surveys and oral histories, the inventory could include several informational tools. This inventory could be further developed and utilized by the Bushwick Community School to educate its students about the neighborhood's heritage. The information can also serve other purposes, including using the information for State/National Register listings, the Section 106 process, planning, design review, Main Street management, Certified Local Government work, and community advocacy. The information saved could also be used to create neighborhood walking tours.



RECOMMENDATION

Document Significant Sites using the Online Platform RuskinArc

KNICKERBOCKER AVE., LOOKING SOUTH FROM SNYDAM STR.
BROOKLYN, N. Y.



GOAL

Use Historic Preservation as a Local Economic Development Tool

While Bushwick is a predominantly residential neighborhood, it is threaded by retail and commercial corridors; these main avenues serve the community by fostering small businesses, employing residents, and generating a vibrant street life. The three most significant corridors are Knickerbocker Avenue, Myrtle Avenue, and Broadway. Over time, the stores, restaurants, and other businesses lining these streets have transformed and now reflect the changing population of the broader neighborhood. Yet, even today, many long-time businesses remain and continue to serve Bushwick's residents.

Along many blocks, however, vacant buildings and lots mar the streetscape. These vacant spaces create breaks in the retail continuity and consequently discourage pedestrian traffic and deter shoppers from exploring these concealed shopping districts. Upper floors of mixed-use buildings along many of the commercial streets are vacant and are sometimes shielded by large signage. As a result, some blocks appear rather desolate during the hours when ground floor retail spaces are closed. Additionally, housing resources are squandered in a community that is desperate for more apartments that could house existing and new residents.

We propose a targeted effort to apply existing financial resources to preserve the buildings along the commercial corridors and to restore activity in vacant retail spaces and upper floor apartments. Ridgewood Bushwick Senior Citizens Council has already demonstrated the results of such targeted investments. The organization rehabilitated several buildings-utilizing New York State Main Street funding-along Knickerbocker Avenue near Maria Hernandez Park. Similar investments by property owners further south-near the intersection of Knickerbocker and Myrtle-could continue the momentum. Dozens of currently vacant apartments could be returned to the housing market if the upper floors of these buildings are reactivated.

In addition to better utilizing existing financial resources, we urge Make the Road, Ridgewood Bushwick Citizens Council, and community residents to advocate for a new property tax surcharge on vacant properties. Presently, owners of mixed-use properties are able to cover their property taxes solely by leasing their ground floor commercial spaces. A new property tax surcharge on vacant floor area would create a strong incentive for property owners to rehabilitate vacant apartments and to propel them back into the housing market.

Images (Opposite Page): Merlis & Gomes, Brooklyn's Bushwick






RECOMMENDATION

Revitalize the Main Commercial Corridors Knickerbocker Avenue, Myrtle Avenue, and Broadway through the use of Existing Financial Tools

MAIN STREET REVITALIZATION CANDIDATES

Knickerbocker Avenue, Myrtle Avenue, and Broadway



-  Commercial Corridor
-  Mixed Use
-  Main Street Candidates



These mixed-used buildings on Knickerbocker Avenue were rehabilitated using NY State Main Street grants
Image (Above): C. Cirillo, 2015

GOAL

Generate Awareness About Bushwick's Cultural and Architectural History

Bushwick's fascinating and multi-layered history is complemented by a collection of buildings whose ages range from over one hundred years old to those that have been newly constructed. Given the swift changes the neighborhood is experiencing, we recommend the creation of a Bushwick Building Preservation Manual. This new preservation tool would highlight unique characteristics of the neighborhood and would assist residents and property owners in understanding, preserving, and maintaining existing structures.

The Manual would benefit existing Bushwick community members as well as future residents and visitors by suggesting methods by which they can maintain and preserve their buildings. We believe this manual is crucial for the preservation of Bushwick's urban fabric and for its residents and visitors for years to come.

Because every neighborhood is different, each should have its own preservation manual. To respect the cultural differences and demographics of each neighborhood, the content of this type of written guide should vary from community to community. Residents and preservation experts should be involved in preparing the publication, taking into account the language, layout, and graphic standards that would serve it best in terms of readability and usefulness for area property owners.

The Manual would explain the area's significance, predominant architectural styles, financial tools and incentives, and guidelines for the preservation and maintenance of buildings. We have prepared a few sample pages of the Bushwick Building Preservation Manual, using the Wallabout Preservation Manual as a reference. We encourage Make the Road, area residents, and others interested in the preservation of Bushwick's rich urban fabric to establish a committee charged with preparing, publishing, and disseminating the Manual to local residents and property owners.



RECOMMENDATION

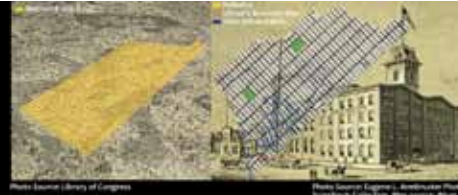
Create a Bushwick Building Preservation Manual

BUSHWICK BUILDING PRESERVATION MANUAL

SAMPLE

1 WHAT IS SIGNIFICANT ABOUT THIS PLACE?

Chapter



At the time of the Dutch settlers' arrival, approximately 15,000 Native American Lenape people lived in the area that we now know as New York City. When Peter Minuit "purchased" the land from the natives, the Dutch have discovered that the ingredients for beer could be grown in the new land. In Brooklyn, two documented breweries operated in the 18th century and they produced satisfied local consumption at "ordinary taverns." Change occurred when production techniques and ownerships switched from British to German hands along with the introduction of larger beer. The cities where Germans settled became the largest center for brewing beer including Brooklyn's Eastern District (Williamsburg, Greenpoint, and Bushwick.) By 1880s, 35 breweries generated \$1 million in annual revenue in Brooklyn. By this time the use of steam power and mechanization were common.

Photo Source: Library of Congress

Photo Source: English Heritage, Architecture.com, Brooklyn College, The Society of Architectural Historians

Photo Source: Historic Foundation, Frankfort, NY

Photo Source: Historic Foundation, Frankfort, NY

ARCHITECTURAL STYLES

QUEEN ANNE 1870-1890



Photo Source: Historic Foundation, Frankfort, NY

- English Baroque came into vogue 1880s
- Asymetric massing forms and details
- Cubical and domesticated scale
- Varied materials, colors, and textures. Terra Cotta, white soft brick, wrought iron at porches and railings
- Details mixed with Romanesque Revival-style forms
- Multi pane wood doors
- 2 sided prominent bay windows
- Installation of window pane size, usually double hung windows with oval window upper part

ROMANESQUE REVIVAL 1870-1890



Photo Source: Historic Foundation, Frankfort, NY

- First wave - main forms for civic buildings. Second wave - Henry Hobson Richardson
- Inspired by the medieval European style
- Asymmetrical facades
- Polychromatic facade with contrasting building materials
- Stone and brick facades
- Thick masonry walls
- Thick concrete entryways and window openings
- Round arches over windows and/or entryways
- Round/cylindrical towers with central roofs. Classical Roman arch

ARCHITECTURAL STYLES

GOAL

Generate Awareness About Bushwick's Cultural and Architectural History



Every community should have the opportunity to commemorate its history in a unique way. A revolving program of site-specific installations, such as those sponsored by No Longer Empty, would allow Bushwick to celebrate its historically significant places. The program would highlight buildings, architects, architecture, and local residents (past and present), using local artists to tell the neighborhood's story. This type of program would promote events in Bushwick's historically and culturally significant buildings; such events would involve the community and help showcase the built environment, highlight historic architecture and its quality (which is sometimes hidden), and work to build the community narrative.

CASE STUDY

No Longer Empty is a non-profit organization whose mission is to activate public engagement with contemporary art through curated, community-responsive exhibitions and education programs that revive underutilized properties. No Longer Empty exhibitions harness the power of art to explore the history of buildings and community narratives. The organization collaborates and co-programs with local organizations, residents, civic leaders, and businesses to ensure relevance, promote cultural vibrancy at the neighborhood level, and craft legacy programs. Every experience is welcoming, informative, and free of the constraints typically associated with traditional "museum-like" venues.

No Longer Empty works with internationally recognized curators to feature both established artists and emerging local artists. The combination of community interviews and site research drives the curatorial theme and revives the history of buildings. The curatorial premise and the physical realities of the site provide artists with an alternative to today's art world status quo, allowing them to expand their practices through site-commissioned work. No Longer Empty presents art in environments that are free and accessible to everyone, and their collaborative cultural and educational programming strengthens community links and bolsters a vibrant cultural landscape. Community engagement is at the heart of this experience.

Make the Road could work with community organizations to commission a series of events and exhibitions across Bushwick, similar to No Longer Empty's structure. The events and exhibitions could highlight the

RECOMMENDATION

Curate Events and Exhibitions Celebrating Bushwick Based on the No Longer Empty Model

historic development of the neighborhood, some of the struggles that community residents have experienced, and the current conditions of the community. Bushwick's historic buildings, enhanced by relevant art installations, could be a unique and powerful vehicle for attracting attention to critical issues facing neighborhood residents and could serve as a venue for debate about how to address those issues.



Image (Above): No Longer Empty Bronx Courthouse Art Installation

GOAL

Avoid the Displacement of Long-time Residents



In conjunction with the recommendations made by the Fall 2014 and Spring 2015 Pratt Sustainable Communities studios, we recommend that Make the Road New York (MRNY) continue to advocate for anti-harassment and anti-demolition provisions in the Zoning Resolution. The community-led process to rezone Bushwick presents an opportunity to redraft text in the existing Zoning Resolution to include anti-harassment and anti-demolition (AHAD) provisions. The redraft could assist in preserving buildings, disincentivizing landlords from harassing tenants, and providing community-based tenants' rights organizations greater leverage against harassment by landlords.

The Special Clinton District in Manhattan provides a local model. Should a landlord seek to demolish or alter his or her building located within an AHAD zone, the landlord must obtain a Certificate of No Harassment or Exemption. The landlord may be denied a permit if a history of harassment is found (no intent necessary). If the landlord cannot obtain such a Certificate, they must go through the Cure Requirement process. In order to comply with the Cure Requirement, the landlord must work with the NYC Department of Housing Preservation and Development (HPD) to demonstrate that it is setting aside a certain percentage of apartments as low-income housing. This housing can be located in the building where prior harassment has occurred, or in a new building constructed on the site of a former building where harassment occurred. This requirement to replace low-income housing units lost through landlord harassment of low-income tenants creates a strong disincentive for landlords to harass such tenants in the first place.

In NYC the current anti-harassment laws place the burden on the tenant; tenants' rights groups such as Make the Road have organized tenants and brought legal services to the community for decades, but issues arising in the Housing Court and delays in the process limit the leverage for tenants' rights groups to prevent the harassment and displacement of many long-time, lower-income residents of Bushwick.

The first step in this community process is for the residents of Bushwick to record their personal experiences dealing with tenant harassment and to redefine what "harassment" actually means.

Residents and organizers can work together to collect information in the form of personal documentation and oral histories in order to standardize this definition. During the community participatory process,

RECOMMENDATION

Advocate for Anti-harassment and Anti-demolition Provisions in the Zoning Resolution

residents can draw boundaries for where AHAD zones should be located, especially focusing on areas where current rent-stabilized units exist in Bushwick. These AHAD zones could be attached to rezoning areas or could be established within entire community districts.

Another important component of this recommendation is to build off of lessons learned from existing provisions, especially the Special Clinton District, and define other protective provisions, such as calling for city-wide text change that includes a provision that funds be distributed to Community Based Organizations.



Longtime residents demonstrate against displacement caused by gentrification

Images (Above): The Gothamist

GOAL

Empower the Community through the Preservation of Collective Memories and Social Nodes



We recommend a means through which Bushwick residents' stories and memories can be collected. Utilizing oral histories as a tool, this collection should aim to highlight speakers' personal experiences and reflections of what it means to live in Bushwick, while placing significance on Bushwick's neighborhood identity, culture, historic character, and community stewardship. Once these oral histories have been collected, the recordings should be shared online to make the stories accessible to the general public.

Utilizing oral histories as a tool should be encouraged. It has been shown that different recollections of places or events have relevant significance over time; for Bushwick, these oral histories could benefit people in the future when looking back on what is happening today, since the community is experiencing dramatic change much of which we are not currently aware. The collected oral histories of Bushwick residents could provide a means through which their personal histories may be preserved; the collection protects these intangible memories in the same way that the tangible historic fabric may be preserved.

We encourage Make the Road to partner with community organizations that already have oral history projects, such as The New York Public Library Community Oral History Project¹ and the New York Preservation Archive Project Oral Histories,² in order to further empower the Bushwick community through the preservation of collective memory.

We reached out to a few community members to gauge interest in participating in an oral history project. Several long-standing residents of Bushwick, who are members of Make the Road, were willing to share their stories. The five interviews we conducted are available for listening online, at soundcloud.com/preservationstudio2015; the interviews were conducted in Spanish, and we hope that they be shared in order to serve as the basis for a continued oral history process that is accessible to long-standing and new community members and organizations. Additionally, the small collection should also serve as confirmation that residents are willing to share their perspectives.

RECOMMENDATION

Suggest Tools Through which Collective Memories can be Collected

¹ The New York Public Library Community Oral History Project is an initiative taking place at NYPL branches that aims to document, preserve, and celebrate the rich history of the city's unique neighborhoods by collecting the stories of people who have experienced it firsthand.

² The New York Preservation Archive Project Oral Histories is an oral history program dedicated to documenting the experiences of New York city preservationists. NYPAP aims to create a verifiable record of the preservation movement, ensuring the work of these preservationists is not forgotten.

CASE STUDY

Archivist Cynthia Tobar

Cynthia Tobar is an experienced archivist, librarian, educator and oral historian. She has carried out projects at cultural heritage and higher education institutions such as the Center for Puerto Rican Studies at Hunter College, the New York Public Library, Museum of the City of New York, Brooklyn Historical Society, and the Pratt Institute. Her current archival project is to document the vibrant history and mission of the Bronx Community College. The project includes the collection of oral history interviews, documents, and images from the community, and then using this content to create digital initiatives and collaborations with local community organizations. In addition she has founded the WRI Oral History Project, which documents the Welfare Rights Initiative (WRI), a grassroots student activist and community leadership training organization located at Hunter College.³



Community members interviewed by Pratt Historic Preservation Graduate students.



³. About Cynthia Tobar <http://cynthiatobar.commons.gc.cuny.edu/>



St. Thomas Episcopal Church plays an active part in the lives of those who attend services and the surrounding community.

GOAL

Empower the Community through the Preservation of Collective Memories and Social Nodes

Jane Jacobs described the spaces where community life is developed as the places where “sidewalk ballet” is performed everyday.¹ A sidewalk ballet consists of daily activities and interactions among residents in which every dancer knows his or her role and performs it well. The stage where community life is developed is made up of spaces where people get together, and Kevin Lynch—an author and urban planner—refers to these spaces as nodes.² These nodes are defined as cities’ conceptual anchor points where activities, such as schools, parks, community centers, houses of worship, streets or any area where people gather for social purposes, are concentrated. Networks arising from these social nodes reinforce the strength of local communities.

For this preservation plan, we are focusing on the role of houses of worship as important social nodes within Bushwick and have built our recommendations based on these nodes. (For this plan, we refer to houses of worship as buildings where religious activities are carried out. These can be synagogues, mosques, traditional Christian churches or any type of building where people express their faith). The importance of these sites stems from both the large number of houses of worship observed on the streets and the significance they hold for Bushwick residents.

According to the 2013 National Survey of Latinos and Religion, 55% of Hispanic adults living in the US identify as Christian Catholics. Historically, churches have played an important role in laying roots within the community, as they provide a haven where immigrants share and practice traditions, find community, and receive social services including legal advice about immigration, housing court and/or eviction.³

Displacement has had severe effects on the community and, according to research psychiatrist Dr. Mindy Thompson Fullilove, “displacement is the problem the twenty-first century must solve...In cutting the roots of so many people, we have destroyed language, culture, dietary traditions and social bonds.”⁴ In her book, *Root Shock*, Dr. Fullilove notes that people are rooted not only in the places they reside, but in the entire urban setting, which consists of streets, open spaces, and building stock. When displacement



RECOMMENDATION

Create an Asset Map of Bushwick’s Houses of Worship that includes relevant Historical Information.

1 Jane Jacobs, *The Death and Life of Great American Cities* (New York : Random House, 1961), 51

2 Kevin Lynch, *The Image of the City*. (Cambridge, Mass. : MIT Press, 1960), 102

3 Pew Research Center survey of Hispanic adults. May 24-July 18, 2013.

4 Mindy Thompson Fullilove M.D. *Root Shock: How tearing up city neighborhoods hurts America, and what we can do about it* (New York: One World/Ballantine Books, 2004), 5

Image (Opposite Page): St. Thomas Episcopal Church Google Group

occurs, people are uprooted from their communities and the community's ability to function becomes unbalanced. At a personal level, Dr. Fullilove observes that displacement results in anxiety from letting loved ones out of sight. Displacement also destabilizes relationships, destroys social, emotional and financial resources, and increases the risk for stress-related disease such as depression and heart attack.⁵

By preserving the places where community members come together, like houses of worship, the community can be strengthened in opposition to the forces that displace. Many of the cultural traditions valued in Bushwick are preserved in the community churches, strengthening the coal and emotional lives of long-term tenants. Connection to these shared traditional are especially critical in communities undergoing change on the scale seen in Bushwick.

Significant Congregations

The following section presents a brief history and current role of three significant house of worship in Bushwick: St. Barbara's Catholic Church, St. Joseph Patron of the Universal Church, and St. Thomas Episcopal Church.

⁵ At the local level, displacement fractures bonds and rips emotional connections within the community. (Ibid, 14, 17.)



Bushwick Daily Facebook



St. Thomas Google Group



Bushwick Daily Facebook



Bushwick Daily Facebook



A. Keogh, 2015



Morris Gomes



A. Gruen, 2015



St. Thomas Google Group



Bushwick Daily



St. Barbara Catholic Church



St. Thomas Google Group



Bushwick Daily Facebook



Bushwick Daily



A. Gruen, 2015



Bushwick Daily Facebook



St. Thomas Google Group



A.Keogh 2015

A small sample of the wide variety of Houses of Worship and congregations found in Bushwick.



St Barbara's - a Spanish Baroque Revival church in Bushwick has been calendared but not yet designated a NYC Landmark

ST. BARBARA'S ROMAN CATHOLIC CHURCH

Address: 138 Bleecker St, Brooklyn, NY 11221

The existing building was designed by Helmle & Huberty and constructed between 1893 and 1910. The architects designed the parish church in the Spanish Baroque Revival style. The elaborate exterior, featuring 175-foot high spires and a dome, reflects the ornate interior, which includes ornate carvings, frescoes, and at least 25 stained glass windows. Although St. Barbara's was originally established as a German congregation, attendance has changed over the years. The congregation shifted in the 1950s from a German-dominated congregation to an Italian one. Today, Latinos make up the majority of the congregation, which reflects the social and economic history of the larger neighborhood.⁶

St. Barbara's derives its name from both the saint and Barbara Eppig, Leonhard Eppig's daughter. A German immigrant, Eppig arrived in the United States in 1839 and he co-founded the Germania Brewing Company, located at 24 George Street, with Hubert Fischer in 1866. Eppig's interest in the resources and welfare of his community encouraged him to ultimately become an important benefactor to the Bushwick community and to the Catholic Diocese by funding the construction of Saint Barbara's Church.⁷

For many years, the church has offered educational and social services to community members. In 2009, the former Saint Barbara's Parochial School (now called the Pope John Paul II Family Academy) reopened after being closed for 36 years. The goal of the school is to provide quality Catholic education to low-income students. Unfortunately, the school closed in June 2014 due to lack of funding.⁸ In addition to educational programs, St. Barbara's has developed social services for Bushwick residents. One such service is the Bushwick Housing Independence Project (BHIP), which aims to "keep rent-stabilized tenants from losing their apartments."⁹

Despite the difficult times that both the church and Bushwick have experienced, St. Barbara's has always provided the community with a sense of hope and ease. We interviewed several congregants whose responses are proof of this. Congregants mentioned the social work that the church provides that is important to them, as well as the sense of community they have found in the church.

⁶ Morabito, Stephanie. "St. Barbara's Roman Catholic Church, Rectory and School" (Documentation and Interpretation of the Built Environment Class, Pratt Institute 2014), 5

⁷ Ibid,

⁸ Pope John Paul Family Academy. About Us. <<http://www.popejohnpaulfamilyacademy.org>>

⁹ St. Barbara's Roman Catholic Church. <<http://stbarbarascatholicchurch.com/HTML/Special-Announcements.html>>

Image (Opposite Page): The Brooklyn Catholic Blog Spot



Always an immigrant's church since 1919 when the parish was principally Italian, they now assist new immigrants from Latin America

ST. JOSEPH PATRON OF THE UNIVERSAL CHURCH

Address: 185 Suydam St, Brooklyn, NY 11221

Known colloquially as St. Joseph, Suydam Street, to distinguish it from other parishes named after the saint, the church is comprised of a large four-story limestone ecclesiastical style school and a simple two-story rustic redbrick church. The buildings were completed in 1922. The congregation was established in 1919 by Sicilian residents and the building was then opened in 1921. St. Joseph Patron of the Universal Church was the primary parish for Italians in the early 20th century. This Sicilian community first congregated in Brooklyn's Williamsburg neighborhood at Our Lady of Pompeii parish on Seigel Street, and later moved to Bushwick following job opportunities in local factories. St. Joseph continues to be committed to the foreign-born immigrant community in Bushwick, as the church is run by the Scalabrini Order of priests that cater to a largely Hispanic immigrant population and assists with easing transitions into the New York community and culture. St. Joseph offers one weekly service in English and at least one daily mass in Spanish.¹⁰

An educational program is among the various programs that St. Joseph's church organized. St. Frances Cabrini Catholic Academy, named after Saint Frances Xavier Cabrini (the Patron Saint of Immigrants), is a school that educates Hispanic students in Bushwick. Similar to St. Barbara's, St. Joseph Patron runs the Bushwick Housing Independence Project (BHIP), program that offers social services.

Most of St. Joseph's congregants are Hispanic or have an Hispanic background, and we interviewed some of them as we did at St. Barbara's in order to learn the significance that the church holds for them. We received varying answers, though most congregants mentioned that they attend the church because it is close to their homes, they enjoy the mass, and they have found a community there. Many of the congregants consider the church their home.

¹⁰ Morabito, Stephanie. "Bushwick Religious Landscapes" (Documentation and Interpretation of the Built Environment Class, Pratt Institute 2014), 7,8



In 2012, St. Thomas' Episcopal Church celebrated its 140th anniversary

ST. THOMAS EPISCOPAL CHURCH

Address: 1405 Bushwick Avenue, Brooklyn, NY 11207

St. Thomas Episcopal Church includes a Parish Hall that was constructed in 1904 and a church that was constructed in 1915, both in the English Neo-Gothic style. The present-day church appears as a solid fortress, free of any significant ornamentation. According to interviews we conducted at St. Thomas Episcopal Church, its congregants feel at home in the church. They emphasize how friendly and welcoming members are, as well as the sense of community they have found. Despite having moved outside of Bushwick, some members of the church still travel to St. Thomas for services either because they grew up in the area or they still feel comfortable there.

St. Thomas was established in 1872 and, similar to that of St. Barbara's church, St. Thomas was a German congregation. According to Ms. Brown, St. Thomas was predominantly white from its foundation until the 1970s. During this decade, the church went through difficult times and attendance decreased due to the white flight from Bushwick to Long Island. At this time an influx of African Caribbean immigrants and African American residents to the area, the church underwent a period of change and reconstruction in the mid-1970s. Ms. Brown mentioned that in 1975, St. Thomas had its first African American rector: Reverend Michael W. H. Harris. He was a key figure in the community from the 1970s to the 1990s.

Historically, St. Thomas has played a very important role in Bushwick. Today, St. Thomas is a multi-cultural, multi-lingual and multi-generational church that provides a haven for immigrants hailing from many places, including the Caribbean Islands, Africa and Central America. In addition, St. Thomas continues to provide social services to Bushwick residents. According to the current rector of St. Thomas,¹¹ the church develops programs to support students whose parents are non English-speakers and encourages parents to become involved in the educational progress of their children.

We interviewed Pauline Brown, who has attended St. Thomas for 57 years. Her love for the church and the fact that she has witnessed many changes led her to start a historic archive of St. Thomas. She has worked to collect photographs, newspaper articles, and any other historic resources related to the church.

¹¹ Reverend Sully Guillaume-Sam, Interview with Author. April 29, 2015

Image (Opposite Page): St. Thomas Google Group Images



Example of open space in Dushwick, Hope Ballfield on Knickerbocker Avenue

GOAL

Advocate for More Inclusive Public Open Spaces in Bushwick

We recommend improving open space availability and quality in Community District 4. This can be accomplished by identifying census tracts that are currently underserved and that have low household incomes, with the goal of encouraging social engagement. Many areas within Brooklyn Community Board 4 (located in the northeast section of Brooklyn) are underserved by the publicly accessible open space. Much of this Community Board is served by poor quality open space and much of it lacks open space within reasonable walking distance. Moreover, part of this Community Board has the lowest median household income within the district, with most families earning less than \$30,000 per year.

We recommend advocating for more inclusive public open spaces to raise awareness of the current parks and to promote community stewardship in many under-utilized open spaces. Make the Road should encourage a group of residents from the Bushwick community to join the Open Space Alliance (OSA) for North Brooklyn, a group that raises private funds for the expansion and improvement of open space in North Brooklyn.¹ OSA partners with the New York City Department of Parks & Recreation, in addition to elected officials and the community, to improve local parks and other public spaces. Residents from the Bushwick community could volunteer for the organization to share resources and advocate for more inclusive parks.



RECOMMENDATION

Encourage Community Members to Partner with the Open Space Alliance to Advocate for More Inclusive Public Open Spaces

¹ Open Space Alliance for North Brooklyn. About OSA. <http://osanb.org/learn/about-osa/>
Image (Opposite Page): A. Gruen, 2015

CASE STUDY

Elmhurst Park in Elmhurst, New York is a newly created park that is an inclusive, public open space. A landmark seen from the highway, Elmhurst Park was tagged as the “Elmhurst gas tanks” or the “Gas station park” by some local residents. When KeySpan Newtown (now National Grid) sold the property to the City of New York for one dollar, the site was cleaned up and returned to the public as open space.²

In 2001, the City began remediation through a cleanup agreement with the New York State Department of Environmental Conservation. What was formerly a brownfield site in desperate need of cleanup, is now a remarkable green space open to the community of Elmhurst.³

In 2011, the park opened to the public. With more than 620 trees, the park also features a paved running path, benches, playground equipment suitable for both toddlers and older children, and fields for organized sports. There are stationary bikes for children that provide light effects. Not only are the bikes utilized by children, adults make use of them as exercise equipment. Birthday parties are held in this park; runners have a safe place to run; soccer games are held by community sports organizations.

Elmhurst Park fills in a significant gap in the public realm for this community. Between Maspeth and Elmhurst, the amount of green open space was lacking for residents in the surrounding communities, and Elmhurst Park has become an inclusive open space that brings communities together. Elmhurst park includes a range of programming for all ages and abilities, which contributes to a more inclusive environment.

² New York City Department of Parks & Recreation. *Elmhurst Park*.

³ New York City Department of Parks & Recreation. *Elmhurst Park: News List*. 13 June 2011.



Elmherst Park: example of an inclusive, public open space

Images: (Bottom) J. Morneau, 2015



This community garden was cultivated on a vacant lot by a reformed drug addict and longtime Bushwick resident

GOAL

Create/Advocate for Open Space Through Targeted Land Acquisition

We recommend increasing the amount of open space in Bushwick, which can be done by identifying and maintaining city-owned open spaces that are susceptible to future development. As Bushwick grows and densifies, it becomes increasingly important for the development of open space to happen in concert with the development of the built environment. The ratio of open space to people should not diminish. New York City utilizes a ratio of total open space acreage to the total population of that same area in order to evaluate the need for parks and open space. Currently, New York City's Open Space Ratio is 3.62, while Brooklyn has the lowest open space ratio among the five boroughs with a score of 1.47. Excluding cemeteries, the ratio for Bushwick is 1.7. This ratio factors in vacant lots and mapped open/park space, though the threat of an upzoning brings the potential for a reduction in the area's open space ratio. In order to ensure increased park space, a group should proactively advocate for the public use of city-owned open spaces.

To do this, the City could consider transferring jurisdiction of city-owned land from other city agencies to the Department of Parks and Recreation in order to preserve and protect its dwindling open space within the public realm. Make the Road could advocate for the targeted land acquisition of underutilized vacant lots.

596 Acres - an organization helping neighbors find local lots through providing municipal information, education about city government and public participation, etc. - is a resource that would help empower Make The Road constituents, and Bushwick residents generally, through understanding ownership of public land in order to transform vacant lots into much-needed lively and beautified open spaces. These spaces would serve a multitude of community purposes, such as the following: spaces of respite, community gardens, active recreation sites, gathering spots, and some commercial vending.



RECOMMENDATION

Advocate for New York City to Save, Preserve, and/or Purchase lots that could serve community benefits



The City of Seattle is seeking interested parties
 to develop a new park in the area. More than 100
 people have signed up to be on the list. There is a
 public meeting on Tuesday, June 15, 2010, at 6:00 PM
 at the Seattle Public Library, 1000 1st Avenue, 3rd
 Floor, Seattle, WA 98101. For more information, visit
 the website at www.seattle.gov.

THIS IS OUR LAND

**There's land
 if you
 want it**

Rejuvenating formerly vacant land as community open space

GOAL

Claim Privately-Owned Vacant Lots for Community Uses, Protected by a Community Land Trust

We recommend saving privately-owned open spaces that are susceptible to future development. The growing need to save Bushwick's public realm is being driven by massive development changes; enabling communities to identify and reclaim privately-owned vacant land for beneficial community uses is of utmost importance. Doing so provides community members with spaces intended for recreation, community meetings, performance and art, and gardening. Bushwick residents need to proactively advocate for the transfer of privately-owned open space for public use.

We recommend that Make the Road advocate for privately-owned vacant lots and spaces currently used as gardens to be incorporated into a Community Land Trust (CLT) model. A CLT functions as a non-profit corporation responsible for purchasing, developing, and stewarding community assets, such as community gardens and park spaces. Doing so affords the community perpetual access to the lots by keeping the land trust on behalf of the community in perpetuity. This saves and preserves lots that have the potential to be privately developed for, in all likelihood, market-rate housing.

A CLT for current vacant lots in Bushwick enables residents to program the public realm for their specific needs; it also facilitates community participatory planning for Bushwick's short-term and long-term needs. Ideally, the governing body of the CLT operating in Bushwick would then also advocate for the purchase of public assets that are being disposed, and transferring them into the trust, thereby maintaining these assets for public use. As a result, community assets could be accessible by the community in perpetuity.



RECOMMENDATION

Advocate for Privately-owned Vacant Spaces to be Incorporated into a Community Land Trust model

CASE STUDIES

Brooklyn Queens Land Trust

In 1999, the Trust For Public Land (TPL)—a national conservation organization that conserves land for people to enjoy as parks, gardens, and natural areas—purchased 69 community gardens, totalling nearly eight acres of New York City land, as part of an agreement to save them from the auction block.¹

To ensure the gardens' permanence and long term stewardship, TPL helped to create, fund and incorporate the Brooklyn Queens Land Trust (BQLT), along with the Manhattan Land Trust (MLT) and the Bronx Land Trust (BLT). These were established to manage the local community gardens that TPL owns in Brooklyn, the Bronx, Manhattan, and Queens. Established in 2004 as a non-profit organization, BQLT has 34 gardens under its management, with 29 gardens in Brooklyn and five in Queens. BQLT is a membership organization with a unique structure where the gardeners are the members and garden representatives act on behalf of their gardens in an official capacity either on the BQLT board or as voting members. Votes are cast at the annual meeting.²

BQLT's mission is to "preserve, support, manage and enhance community gardens, and areas of similar natural or recreational value such as neighborhood open spaces, greenways and playgrounds for the benefit of the general public; and act as steward of the open space properties that it owns (including properties in Brooklyn and Queens purchased by or donated to it in the future) for the aforementioned purposes."³ In 2012, TPL transferred the deeds of 32 community gardens to the BQLT after they proved that the organization could run on its own and be financially self-sustaining. This model would be ideal for claiming Bushwick's vacant lots for community uses.

The New York Restoration Project

The New York Restoration Project (NYRP) is another local entity that is important to consider when recommending a local Community Land Trust tool. Since 1995, NYRP has utilized the land held in its trust to provide community gardens to neighborhoods throughout New York City. Currently, NYRP focuses on revitalizing 52 community gardens and on creating other green spaces throughout the City. The organization seeks to reactivate under-resourced public parks and, in doing so, ventures to enhance social and environmental resiliency.⁴ One method by which the NYRP accomplishes its mission is by offering donors the opportunity to adopt a garden and to ensure its care. NYRP also works with other community organizations to revitalize local green spaces.

NYRP's conviction that "all New Yorkers—no matter where they live—have the right to beautiful, high-quality public space," directly corresponds with our recommendation to reclaim the public realm and vacant land for community uses in Bushwick.

1 The Trust for Public Land, "Thirty-Two Community Gardens Turned Over to Local Land Trust," The Trust for Public Land, January 4, 2012 accessed on May 24, 2015, <http://www.tpl.org/media-room/thirty-two-community-gardens-turned-over-local-land-trust>.

2 Brooklyn Queens Land Trust. About BQLT. <<http://www.bqilt.org/About/>>

3 Ibid.

4 The New York Restoration Project. Mission and History. 2015. <<https://www.nyrp.org/about/who-we-are/history/>>



School children learn about community gardens from a New York Restoration Project representative

Image (Above): The New York Restoration Project, 2015



Flowering trees, pine trees and annual flowers enhance the scenery of The Evergreens Cemetery.

GOAL

Celebrate Bushwick Heritage through Cultural and Historic Resources

Areas of the public realm -streets, plazas, vacant lots, gardens, and areas beneath elevated trains and bridges- offer rewarding opportunities to inspire and educate residents about the neighborhood and its history.

One example, Evergreens Cemetery, which is listed on the National Register of Historic Places, is an open space that possesses significant historic and cultural value, and could be put to work for the community. Due to the existing low ratio of park space to people in the area, there is an enormous need for park space in Bushwick; the fact that the cemetery extends across 225 acres and holds several thousand trees and flowering shrubs underscores its capacity as an ideal location to promote leisure and cultural activities.

The process of activating vacant and underutilized open spaces may unite different community members around a shared goal. Programming would require the partnerships of many parties, including landlords, community groups, historians, artists, and local activists. An opportunity exists in Bushwick to create a culture trail in which Make the Road or another organization could install art and other civic pieces around the neighborhood in unsuspecting places, offering a unique lens through which the community can become engaged in its history. Art and history in the public realm offer tacit reminders of a diverse and significant cultural heritage, one that has changed dramatically over the course of the past century, but also one that carries continuity. Art and history in this manner may also serve as a cultural bridge between long-time and newer residents.

Evergreens Cemetery

Established as a non-denominational cemetery, The Evergreens was created in 1849 and designed by some of the most important architects in American history - Andrew Jackson Downing, Alexander Jackson Davis and Calvert Vaux. The cemetery was to serve two purposes: a burial ground and a vast park, which comprises 225 acres of rolling hills and gently sloping meadows in addition to several thousand trees and flowering shrubs.

As the population increased throughout the 19th century, new commercial cemeteries were built outside



RECOMMENDATIONS

1. Partner with Evergreens Cemetery Preservation Foundation to Activate the Cemetery Through Events and Activities
2. Create a Virtual Bushwick Culture Trail that Incorporates Self-Guided Walking Tours, Information on Significant Sites, and Oral Histories

of population centers. These cemeteries initiated the “Rural” Cemetery Movement, which began with Mount Auburn, Boston (1831) and Greenwood, New York (1838). From inception, rural cemeteries were intended as civic institutions and they were specifically designed for public use. Before the widespread development of public parks, rural cemeteries provided places for the public to enjoy outdoor recreation amidst art and sculpture.

The Evergreens Cemetery was created as a recreational space and more community members could benefit from the grounds, as it also serves as a place to learn about the history of Bushwick, New York City, and New York State. Today, some cultures view cemeteries as a place only for burying or mourning the dead and not as a place for leisure activities. However, as park space becomes harder to obtain in urban areas, cemeteries are resurging as public green spaces. The Trust for Public Land reports that cities across the country are embracing the trend of activating cemeteries as recreational places.

The non-profit organization called Evergreens Cemetery Preservation Foundation is dedicated to the preservation of the cemetery. To attract local residents, the Foundation is hoping to create programming such as self- and docent-led walking tours, “arts in the park” events, concerts, and other types of performances.

CASE STUDY

Green-Wood Cemetery, Brooklyn, New York

The Green-Wood Cemetery, located in Western Brooklyn and founded in 1849, is one the first rural cemeteries in America. Designed as an English Picturesque garden serving both as a place of burial and rural retreat, Green-Wood today is a thriving destination for New York City residents and tourists.

Green-Wood is open for visitors to enjoy its rich landscaping that extends across 478 acres of rolling hills, planned serpentine paths, lawns, exotic trees and shrubs, valleys, lakes, and science views of New York City and the harbor.

A smartphone application called Green-Wood Discover provides self-guided tours of the grounds, and the application provides historical information about the cemetery’s many significant attributes. Additionally, programming events such as guided tours, theater performances, music concerts, writing workshops, Revolutionary and Civil War reenactments, bird watching and art exhibitions encourage visitors to interact and enjoy the beautiful setting. The cemetery has developed and supports a strong educational program and offers guided tours on various topics, such as the Civil War, art, and architecture.

BUSHWICK CULTURE TRAIL

Bushwick’s rich historical and cultural heritage has helped to shape the community into what it is today. This heritage should be

remembered, celebrated and preserved for future generations through the creation of a culture trail represented by permanent street art, which should tell the story of continuity and change through the lens of Bushwick's people, places and public realm. Local artists could enhance current vacant spaces with work depicting Bushwick's socially- and culturally-defining events.

A smartphone application called Bushwick Culture Trail, could offer a virtual trail that pinpoints significant sites for pedestrians and, upon arrival at the site, viewers could see work by local artists. Various locations on the culture trail can include-but should not be limited to-places tracing back to the origins of Bushwick and Brooklyn, All Hands Fire of 1977, Maria Hernandez's home, local eateries, community centers, important businesses of the past and present, and other community anchors such as historic churches, famous residents, schools, parks and community gardens. Trails could follow various themes, such as community activists, former breweries, or historic events. The attached map indicates a few locations we have regarding a culture trail.

These could be self-guided or docent-led walking tours that educate viewers about the history and significance of the neighborhood. The smartphone application would offer oral histories, historic photos, and other relevant information. Specific locations on the culture trail can include places that track the origins of Bushwick and Brooklyn, and highlight places of significance, such as people and places and other community anchors.

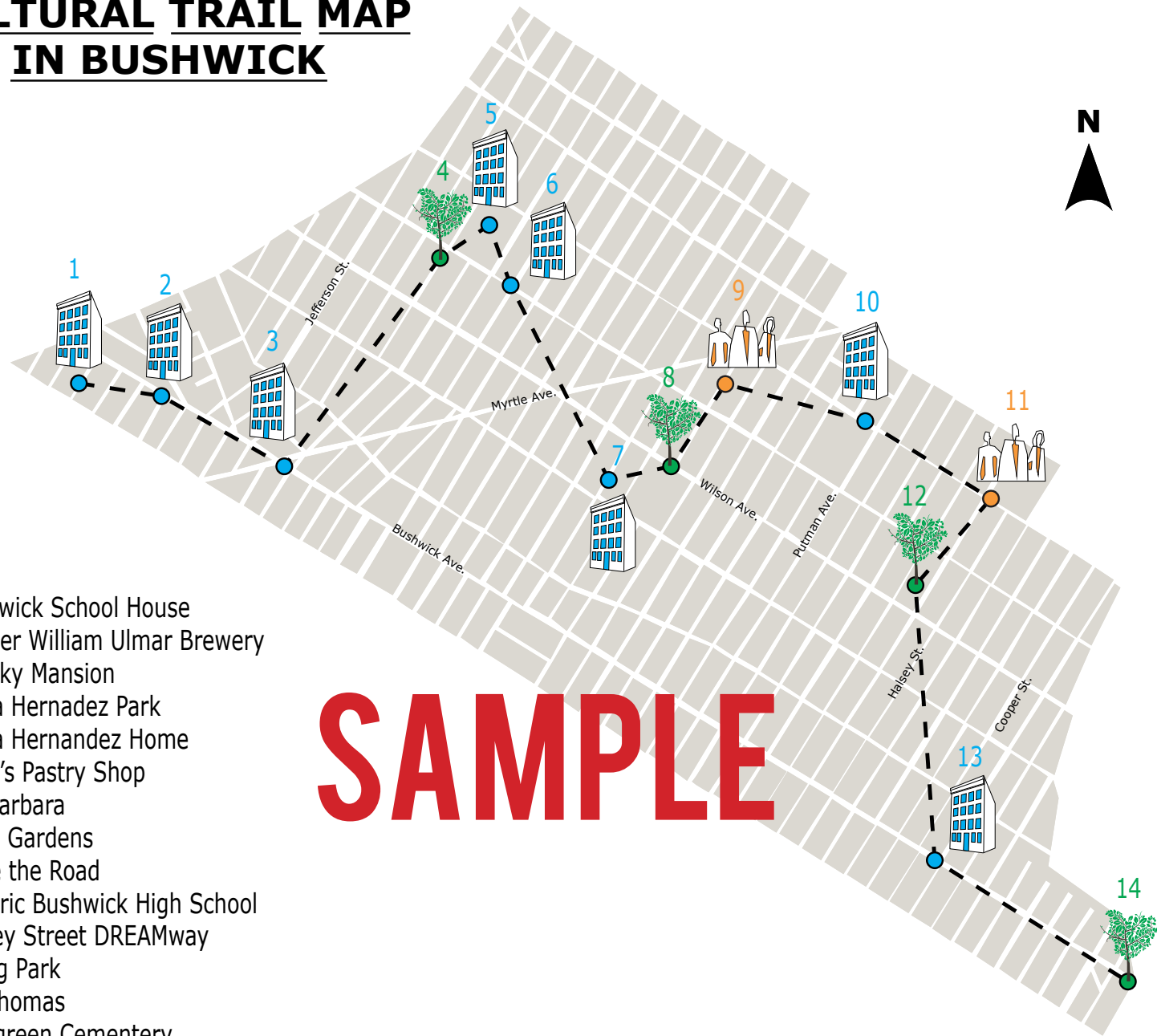
CASE STUDY

South Bronx Culture Trail, South Bronx, New York

The South Bronx Culture Trail is a community arts and education initiative meant to connect residents to the past. The Culture Trail documents and recognizes the iconic and historic culture of the South Bronx and serves as a virtual and physical route that celebrates people, places, and events that shaped the neighborhood. The virtual trail is an interactive map that provides explanations of the significance of each place. The physical trail, in conjunction with the virtual trail, will be installed by 2016 and will be highlighted by artist-created markers. The markers will constitute a walkable trail that supports self-guided and docent-led walking tours. Additionally, the South Bronx Culture Trail celebrates particular themes through performances, talks, art exhibitions and other activities. The annual event commenced in 2012 with a street dance performance call *Paeso*, which celebrated the Latino musical culture that was initially nurtured in the Bronx. The trail performance occupied 11 blocks and consisted of street dances, poetry readings, and an art exhibition titled *Home*, in which community members brought objects that represented their homes. The 2013 trail celebration, *Bronx Revolution and Birth of Hip Hop*, and the 2014 trail, *Cine Musica City! Cine Musica City!*, recognized historic concert halls and movie theaters by projecting vintage performance footage on building facades and by organizing live music and dance performances. The 2015 trail will celebrate art activism in the Bronx.¹

¹ Urban Omnibus, "Nowhere but the Bronx: A Trail Marks Cultural History," Architectural League of New York, 4/15/2015, accessed 4/27/2015. <http://urbanomnibus.net/2015/04/nowhere-but-the-bronx-a-trail-marks-cultural-history/>

CULTURAL TRAIL MAP IN BUSHWICK



- 1 Bushwick School House
- 2 Former William Ulmar Brewery
- 3 Spooky Mansion
- 4 Maria Hernandez Park
- 5 Maria Hernandez Home
- 6 Circo's Pastry Shop
- 7 St. Barbara
- 8 Hope Gardens
- 9 Make the Road
- 10 Historic Bushwick High School
- 11 Halsey Street DREAMway
- 12 Irving Park
- 13 St. Thomas
- 14 Evergreen Cemetery



The Cook Mansion is a good example of the rich architectural heritage found in Bushwick that could be included on the Culture Trail.

Image (Above): Cook Mansion or "Spooky Mansion" Brownstoner, 2014



Children enjoying learning about Historic Preservation during the Friends of the Upper East Side's Education Program.

GOAL

Develop a Historic Preservation Toolkit Tailored for the Bushwick Community School

We recommend Make the Road utilize the tools presented in this report—including but not limited to landmark designation, oral histories, and culture trails—to activate the Bushwick Community School. The Community School, to be further discussed in the following chapter of this report, is within the scope of the public realm, as it represents one of the most significant public institutions in the community. The school supports education for not only its students, but the neighborhood as a whole. Currently, Make the Road's primary objective is to provide social services (health care and lawyers, for example); as a community-based organization, Make the Road can extend its services to the Community School to include historic preservation initiatives that will offer tools to further preserve the community.

The Community School offers a living learning environment that has the potential to be a catalyst for infusing knowledge about preservation tools into the community. Make the Road can help further educate community members about the history and significance of the neighborhood through the tools we are recommending. History courses offer learners the chance to conduct neighborhood surveys by identifying and documenting people and places that have significance for the city and the community. These sessions could incorporate architectural styles and neighborhood history, including building practices and uses, such as residential, commercial, and industrial. Through economics courses, learners could study historic preservation as a local economic development tool, and through science and health classes, learners could explore the health benefits of parks and open spaces.

Collective memories are one of the most useful primary sources available to teach about local history and culture, and learners could take part in the collection, archival work, and distribution of community knowledge. This is a great opportunity for Make the Road to empower the community through the preservation of collective memories and social nodes, and the Community School can offer a true service learning opportunity.

The Evergreens Cemetery serves as a classroom that provides cross-curricular opportunities including math, science, history, and art. The cemetery provides an excellent environment for learners at the Bushwick Community School to discover local, regional, and national history. Also, the recommended culture trail can link to the documentation aspect previously mentioned, as learners could explore their neighborhood and suggest places to be included in the trail. By offering sessions at the Community School,

Image (Opposite Page): Friends of the Upper East Side Education Program Spring, 2013, Friends of the Upper East Side Education Program



RECOMMENDATION

Utilize Historic Preservation Tools for Programs of All Ages at the Bushwick Community School

Make the Road can provide Bushwick residents the opportunity to learn more about the history of their homes and community, in addition to the various preservation tools they can utilize to preserve their neighborhood and culture.

Non-profit organizations, including City Lore, the Municipal Art Society, and the Historic Districts Council, parents, and teachers can offer suggestions regarding the materials they currently use for preservation education. Through its educational and public programs, City Lore documents, preserves, and advocates for New York City's grassroots cultures to ensure their living legacy in stories, histories, places and traditions.¹

The Urban Memory Project is an educational program that partners with local schools, community-based organizations, and arts and cultural centers. The project asks residents to examine neighborhoods trends, issues and historical factors that build the landscape of their neighborhoods. This type of programming would offer the Bushwick Community School an opportunity to examine what should be preserved, why those aspects should be preserved, and how they could be preserved. The Project offers in-school programs, after-school programs, and professional development for educators that could be utilized in the Bushwick Community School. As such, the Urban Memory Project should join the conversation about how to incorporate heritage education and historic preservation education.²

CASE STUDY

El Puente

According to its website, El Puente is a community human rights institution that promotes leadership for peace and justice through the engagement of members (youth and adult) in the arts, education, scientific research, wellness and environmental action. Founded in 1982 by Luis Garden Acosta, El Puente currently integrates the diverse activities and community campaigns of its Center for Arts and Culture and its Green Light District & Community Wellness Program within its four neighborhood Leadership Centers, and its nationally recognized public high school, the El Puente Academy for Peace and Justice. Organizing in North Brooklyn and beyond, El Puente remains at the forefront of community/youth learning and development issues and as such, initiates and impacts social policy both locally and nationally.³

1 "City Lore Our Vision," City Lore, 2015 accessed on May 24, 2015, <http://citylore.org/about-city-lore/who-are-we/>.

2 The Urban Memory Project, "Overview," The Urban Memory Project, 2012, accessed on May 24, 2015. <http://urbanmemoryproject.org/our-work/overview/>

3 "Overview" El Puente, accessed July 11, 2015. <http://elpuente.us/content/overview>



ACADEMY OF URBAN PLANNING

ACADEMY FOR ENVIRONMENTAL LEADERSHIP

BUSHWICK HIGH SCHOOL

BUSHWICK CAMPUS

Housed in the Bushwick High School campus, the Academy of Urban Planning shares a building with three other schools including Academy of Environmental Leadership, Bushwick School for Social Justice and New York Harbor School.

Steeped in history, Bushwick offers an environment that could be channeled to create a distinct learning laboratory for residents, particularly for those in primary and secondary school. By utilizing the community as a classroom, students and educators build unique, innovative relationships with their neighborhood.

Community School

A community based organization, Make the Road New York has a partnership with the New York City Department of Education that has resulted in the establishment of a Community School located on the Bushwick High School Campus. The Community School houses four independent schools within one building - The Brooklyn School of Math and Research, the Academy for Environmental Leadership, the Bushwick School for Social Justice and the Academy of Urban Planning. This is critical for partnership / curriculum.

Bushwick's Community School is a publicly-funded educational institution that serves as the nexus between education and the neighborhood. The partnership between the New York City Department of Education and the individual schools focuses on utilizing community resources that are aimed to help students flourish by improving their lives outside of the classroom. An integrated focus on academics, health and welfare services, expansive support such as work and personal opportunities, is geared to improve student attendance and learning, strengthen families, and foster healthier sustainable communities.¹

Historic Preservation and Heritage Education

Historic Preservation education embodies an approach to teaching and learning that focuses on the study and care of our culture as represented through buildings, districts, and landscapes. Make the Road New York has the opportunity to expand the knowledge of Bushwick's students, their families, and neighbors about the importance of heritage education and historic preservation. Historic Preservation can support and enhance elementary and secondary school curricula to teach students about their national heritage and how to preserve related values, traditions, and sites. Through a historic preservation agenda, students develop the knowledge and skills to aid them in becoming informed and active citizens who serve as stewards of the environment. Historic preservation education supports common learning through a core curriculum of heritage education.

By exposing youth to the places and events that constitute the heritage of Bushwick and the nation, students gain an appreciation of historic places and historic preservation. This is done through raising student awareness of Bushwick's rich and diverse history

¹ "What is a Community School?" Children's Aid Society, accessed April 14, 2015, <http://www.childrensaidsociety.org/community-schools>.

as represented by its residents, buildings, and open spaces. Schools such as the Bushwick Campus High School, the Brooklyn Public Library, the Public Health Center and St. Barbara's Church, which offer an historic preservation agenda, it is clear that educators who utilize this tool successfully teach their students about the relationships between buildings and the services they provide for the community. This understanding and appreciation helps foster the knowledge and desire to preserve a community's buildings and residents.

Historic preservation education is an interdisciplinary approach that incorporates place-based and activity-based learning into history, social studies, civics, arts, fine arts, language arts, music, science and mathematics.² The study of historic preservation strengthens students' understanding of concepts and principles of history and culture, and develops an appreciation for the artistic achievements of the humanities. This type of education encourages students to become active citizens by fostering stewardship of their local, regional, and national environment and taking these aspects into consideration when planning for the future.

Additionally a historic preservation education aligns with the Common Core State Standards. The study of the built environment of Bushwick through an architectural lens encourages communication, cooperation and analysis. This approach also strengthens skills in math, science, geography, art and problem solving. Students engage in meaningful historical inquiries as they investigate Bushwick's built environment; buildings, homes, parks, bridges, sculptures, and landscapes are among the many tangible structures that serve as primary sources, rather than excerpts from a textbook. Students read, analyze, form opinions, and debate descriptive non-fiction texts and they visually compare and make inferences of structures, maps, blue prints, technical sketches, construction materials, photographs, and various other primary and secondary source documents. Students also engage in expository and persuasive writing, while working on public speaking and listening skills through various activities.³

By offering sessions at the Community School, Bushwick residents could have the opportunity to learn more about the history of their homes and about the various preservation tools they can utilize to preserve their community and culture.

Department of Education Programs and Professional Development

The Department of Education (DOE) categorizes historic preservation education as arts education, specifically within the visual arts. The DOE offers a variety of supplemental arts programs to choose from, and these are listed in the **Arts & Cultural Education Service Guide** within the Appendix of this report. Several of the organizations listed contain programs that provide some sort of focus on an historic preservation education. Among the programs are the **Center for Architecture Foundation**, **ArchForKids**, and the **Green-Wood Cemetery**, and each has curricula based on architectural education, including historic preservation.⁴

A key component of the Community School is incorporating more professional development in key academic areas. The DOE offers professional development opportunities designed to improve the quality of classroom instruction by expanding teachers' knowledge

² Laura L. Thornton, "Current Trends in Historic Preservation Education at the Primary and Secondary School Levels: A Survey of Online Resources," *Preservation Education & Research*1, (2008):67.

³ Charles S. White and Kathleen Hunter, *Teaching with Historic Places A Curriculum Framework* (Washington, D.C.: National Trust for Historic Preservation,1995), *Using Teaching with Historic Places to meet Common Core State Standards and the College, Career & Civic Life Framework for Social Studies*; <http://www.nps.gov/nr/twhp/statestandards.htm>.)

⁴ New York City Department of Education, Arts & Cultural Education Services Guide, <http://schools.nyc.gov/offices/teachlearn/arts/resourceguide2.html>.

and pedagogy in certain concepts. The programs are designed in partnership with professional organizations such as the **Center for Architecture Foundation**, **Gotham Center for New York City History** and the **Children’s Museum of Manhattan**. Past sessions have focused on topics such as a heritage, historic preservation and architecture education. Many organizations outside of the DOE offer professional development through heritage education such as The Historic Districts Council and the National Park Service’s (NPS) program called *Teaching Teachers the Power of Place*. This program provides free materials to educators such as articles, media presentations, how-to guides, classroom case studies, and helpful resources and workshops. A list of organizations and programs are located in the Appendix of this report.

Educational Programs and Curriculum Materials

Many educational programs and teaching materials incorporate historic preservation and heritage education into the learning environment. The materials that these programs provide can be located electronically and others can be obtained through various preservation organizations. For example, the Historic Districts Council’s publication called *Community as Classroom* is a helpful resource that can be useful when working with students K-12. This resource consists of lesson plans, classroom and community based activities, an architectural glossary, index of historical sites, information on conducting historical research, and a list of preservation resources for students and adults.⁵ The publication *Architecture in Education, A Resource of Imaginative Ideas and Test Activities*, created for the Philadelphia, Pennsylvania Center of Architecture, is a interdisciplinary curriculum designed to educate students about the built environment in which they live, learn, play and work, as well as how to be stewards for these places. The curriculum does not require any previous experience in teaching architecture, and can be purchased online: <http://www.aiabookstore.com/architecture-in-education.html>.

The non-profit organization **Center for Understanding the Built Environment** (CUBE) specializes in community-based education that brings together teachers, learners and community partners to encourage positive change in both the built and natural environments. CUBE’s *Walk Around the Block* and *Box City* curricula offer a variety of interdisciplinary lesson plans that focus on encouraging the students to appreciate and value the built environment, improve their problem solving and social skills, and to inspire the next generation of stewards. The National Trust for Historic Preservation has recognized this program for excellence in heritage education.

The National Park Service’s (NPS) *Teaching With Historic Places* (TwHP) is a resource that utilizes National Register of Historic Places-listed properties to add interest and relevance to classroom subjects such as history, geography and social science. The lessons engage students with primary sources by examining and questioning readings, documents, maps and photographs. TwHP offers more than 150 lessons and 37 of the lessons highlight historic preservation activities. The lesson Fortieth Anniversary of the National Historic Preservation Act can be used to teach students about the National Preservation Act of 1966 by focusing on the Evergreens Cemetery and exploring its significance to the Bushwick community. TwHP offers additional resources, including instructions on how to use TwHP lesson plans, guidance on how to create a lesson plan and on selecting historic places for classroom use, a worksheet on how to analyze photographs of historic places, as well as information on using the National Register to identify and obtain information on historic places.⁶

⁵ Historic Districts Council. "Community as Classroom." *Historic Districts Council*, 2015. Accessed on April 22, 2015. <http://hdc.org/preservation-resources/community-as-classroom>.

⁶ National Park Service, "Teaching With Historical Places," *National Park Service*. 2015 Accessed on April 25, 2015. <http://www.nps.gov/nr/twhp/about.htm>.

CONCLUSION

Historically, Bushwick has been home to an economically and racially diverse group of immigrants. Today, the neighborhood continues to serve as a place of residence for different stakeholders, who value its affordability, rich architectural character, and social fabric. Bushwick's story continues today with the same vibrancy it has had since it was first urbanized in the late 1800s. Places and structures in Bushwick gain new importance through new users and functions and the area continues to accumulate significance.

By observing the changes in the neighborhood, we are able to comprehend a continuity that can be seen in the historic and architectural character together along with local residents. Bushwick is important to different people for various reasons; as a result, stakeholders hold contrasting perceptions regarding the recent changes. While many are happy to see less crime, new stores, and more prosperity arriving in the neighborhood, this growth represents a changing demographic; for some, this means displacement. Displacement uproots people from their communities, their social ties, and their services. We advocate for anti-harassment, anti-displacement zoning that help preserve community while preserving buildings and housing. By comprehending the current values of the stakeholders along with the area's historic significance, we can understand the importance in preserving community, architectural character, and overall livability.

The vitality of Bushwick today is supported by the history reflected in its diverse architecture, its few remaining breweries, its handsome mansions on Bushwick Avenue, and its many beautiful churches. This beauty expresses the dynamism of the community. Other histories that are not as well acknowledged are found in rowhouses, single-family homes and small apartment buildings, which are nevertheless critical elements that deserve to be researched, interpreted, and celebrated.

In a neighborhood where the architectural character of the buildings clearly reflects a rich and interesting industry and mixed-income housing history, there are few designated landmarks in Bushwick and even fewer historic districts. The architectural fabric of certain sections exhibits a rich character, and historic and social context tell the story of broad development trends across Bushwick, from the 19th century through the present day. However, our understanding of Bushwick and its particular nuances led us to conclude that the use of existing New York city and state historic preservation tools might not be suitable in this case. Instead, we advocate for establishing Conservation Districts, which is a less restrictive ordinance than historic district designation that provides more protection than contextual zoning tools. Conservation Districts emphasize community-based preservation where residents are actively involved.

Neighborhood associations control development and look to protect the character by emphasizing compatible, contextual construction. The proposed conservation districts in Bushwick comprise both historic industrial areas and residential areas, including important

civic buildings with a high degree of integrity. The extensions of these districts include buildings with the same level of importance, but new infill and changes over time result in a lower degree of integrity. Traditional landmark designation for monumental buildings and significant houses of worship could also be pursued.

There are untapped assets found throughout the built environment of Bushwick. Underutilized upper floor space on Knickerbocker Avenue, Myrtle Avenue and Broadway, offers an opportunity to property owners and developers to serve the community by providing more affordable housing, new arts and cultural spaces, or additional retail.

Bushwick lacks parks and more of its open space could be put toward community use. The Evergreens Cemetery presents a stimulating, while somewhat challenging, open space that could provide much needed recreational space for residents. Although the area faced economic and social issues in the 1970s and 1980s, Hope Gardens, a townhouse-style public housing project, was built in the wake of the difficult decade of the 1970s. This represents a success story for government-built low-rise and landscaped low-income housing, and it merits memorialization.

Every neighborhood deserves a museum and Bushwick should not be an exception. In thinking about this initiative, however, we prioritized inclusion in order to engage long-term residents. We considered how to create a repository of memories that would serve to capture the personal stories of residents and would celebrate the neighborhood's unsung historic architecture. This project would serve to generate awareness and would celebrate Bushwick's cultural and architectural history. The preservation of collective memories captured through oral history programs could be incorporated within this same initiative.

Where possible, we sought to emulate successful examples found in other cities where historic preservation financial toolkits are leveraged to help the local economy, preserve historic buildings, and supply affordable housing.

We believe our findings and suggested strategies can be useful to the many stakeholders who have the opportunity to shape Bushwick's future. This preservation plan takes a holistic, values-based approach in which it seeks to include residents in the conversations about what makes the unique mix of people, places and spaces worth preserving. As we contemplate change, we think about what must remain and how we can help prepare the community to make decisions.



Brooklyn
Arts
Council

Xmental's

www.xmental.org

HELLO
my name is

BUSHWICK

BLOSSOM UNDER THE SUN... GROWING
BOLDER AND BRIGHTER "TOGETHER"

JESUS SAVES
MARTIN LUTHER KING
JESUS SAVES



The Brooklyn Arts Council provides a platform for creative minds in the community and works towards an integrated and sustainable neighborhood through arts programming, creative accessibility, and community organizing

Image (Above): S. Griffin, 2015

APPENDIX A

A Guide to Historic Preservation Financial Tools in New York

There are many financial incentives available that can help in the purchase, maintenance, and restoration of historic properties. To make the tools more accessible, we have listed them here with brief descriptions for each.

There are tax incentives, low-interest loans and grants available from the city, state, and federal sources as well as some non-profit organizations. These incentives can be used to restore or rehabilitate historic buildings. In general in order to qualify for these incentives buildings must be either listed as New York City Landmarks or be part of a designated Historic District, or listed on the New York State or National Register of Historic Places.

1. New York City

Landmarks Preservation Commission
Historic Preservation Grant Program (HPGP)

The LPC through its HPGP offers grants ranging from \$5,000 to \$50,000 for façade restoration* to

1. non-profit organizations (such as religious institutions)
2. income-eligible** owners of buildings that
 - are located in historic districts
 - have earned individual landmark status
 - are under consideration for landmark or historic district designation.

The grants are funded through the United States Department of Housing and Urban Development's Community Development Block Grant Program (CDBG).

*Façade restoration is concerned with restoring and repairing exterior elements such as windows, masonry, doors, cornices.

**Income-eligible homeowners or their tenants must meet the federal guidelines for low-to-moderate income households.

2. Federal
National Parks Service
Investment Tax Credit Program for Income Producing Properties

Administered by National Parks Service (NPS) through the State Historic Preservation Office (SHPO) the federal tax credit program provides a tax credit of 20% of the construction costs for qualified substantial historic rehabilitation. The tax credits are available to qualified projects where

- a. income-producing properties (such as rental housing, hotels and offices) that are
 - i. listed on the National or State register, or
 - ii. are eligible for listing
- b. the rehabilitation must be “substantial” and must conform to the Secretary of the Interior’s standards for historic rehabilitation

The tax credits cover both interior and exterior rehabilitative construction and are designed to encourage the adaptive reuse of historic structures to ensure their longevity and use and therefore the preservation of culturally and historically significant fabric.

3. New York State
State Historic Preservation Office (SHPO)
Tax Credit Program for Income Producing Properties

Used in conjunction with the federal tax credit investment program for income-producing properties. Owners of income producing properties that have been approved for the federal tax credit may qualify for an additional state tax credit of an additional 20% of the rehabilitation construction costs.

4. New York State
State Historic Preservation Office (SHPO)
Historic Homeowner Rehabilitation Tax Credit

Historic owner-occupied homes may qualify for the state’s historic homeowner rehabilitation tax credit of up to 20% of the construction costs for rehabilitating their historic homes. These homes must be

- a. located in a “distressed” census tract (as defined under Section 143(J) of the Internal Revenue Code)
- b. owner-occupied

5. The New York Landmarks Conservancy
Historic Properties Fund
Low-Interest Loans

A not-for-profit organization called the New York Landmarks Conservancy offers low-interest loans and other valuable assistance to owners of residential, nonprofit, religious and commercial historic properties.

Loans are generally given in low-to-moderate income communities and generally apply to exterior work or structural repairs and range from \$40,000 to \$300,000. Interest rates are generally low and terms usually range from five to ten years. The buildings must be either

- i. located in historic districts, or
- ii. have earned individual landmark status

6. The New York Landmarks Conservancy
City Ventures Fund
Help for Nonprofit Unprotected Historic Buildings

The City Ventures Fund works with nonprofit organizations to retain the period details of non-landmark but architecturally significant buildings being converted to affordable housing and other services that benefit lower income communities.

Eligible organizations include non-profit housing corporations, community development organizations, social service agencies, homesteading groups, and mutual housing associations that are restoring historic buildings. The property does not need to be officially landmarked, only architecturally interesting.

City Ventures grants range from \$5,000 to \$30,000 and can be supplemented by low-interest loans from the Historic Properties Fund. Grants underwrite bricks-and-mortar components of building renovation projects and professional fees; priority is given to essential structural repairs and exterior work that have visual impact on the neighborhood.

7. The New York Landmarks Conservancy
Sacred Sites Program
Resources for Religious Institutions

The Sacred Sites Program provides financial and technical assistance for the maintenance, repair, and restoration of historic religious properties of all denominations. The sacred sites program provides grants of up to \$10,000 for exterior restoration projects with a focus on essential repairs to the main worship building.

The program assists religious organizations with two statewide matching grant programs: Sacred Sites Grants and Sacred Sites

Challenge grants. Congregations located in New York City are additionally eligible for our third grant program: Consulting Grants. Historic synagogues located in New York City's five boroughs are eligible for our fourth grant program: Jewish Heritage Fund Grants.

8. Federal
Internal Revenue Service (IRS)
Federal Historic Preservation Tax Incentive Program

The program allows an owner of an historic property to donate an historic preservation easement on the exterior of the property to a qualified easement-holding organization and then to claim a tax deduction for the appraised value of the easements.

An historic preservation easement is a legal agreement to protect in perpetuity a building's historic exterior. The IRS code Section 170(h) outlines the specific requirements to be eligible for a tax deduction for an historic preservation easement donation.

9. New York City
Department of Housing, Preservation and Development (HPD)
J-51 Program

HPD through its J-51 program provides tax benefits in the form of tax abatements to property owners for the significant renovation of residential historical buildings or the conversion of a property to residential. The qualify the work must

- a. include significant repairs to the street-facing facade and
- b. be approved by the Landmarks Preservation Commission

The tax exemption benefit relieves the owners from paying increases on the assessed value of their property as a result of the rehabilitation and also reduces their current tax liability by a percentage of the cost of repairs.

10. Other Sources
NYC Department of Small Business Services
Preservation League of NYS
Historic Districts Council
NYS Homes & Community Renewal

APPENDIX B

Historic Preservation Resources

Local

Brooklyn Historical Society:

The BHS is dedicated to providing free and low-cost educational opportunities on the diverse culture and history of Brooklyn. <http://www.brooklynhistory.org/>

Brooklyn Public Library:

The library's website features online research materials and catalogues, event listings, and information on making donations. <http://www.brooklynpubliclibrary.org/>

City Lore:

City Lore's mission is to foster New York City's - and America's - living cultural heritage through education and public programs. We document, present, and advocate for New York City's grassroots cultures to ensure their living legacy in stories and histories, places and traditions. <http://citylore.org/>

Gotham Center (CUNY):

This organization was founded with the goal of generating greater interest and concern for the City's wealth of historic spaces. <http://www.gothamcenter.org/>

Historic Districts Council:

The HDC serves as an advocate for historic neighborhoods across New York City, including those already designated and areas still seeking protection. <http://www.hdc.org/>

Museum of the City of New York:

MCNY seeks to share and preserve the history of New York City through exhibits, education, and the documentation of cultural materials. <http://www.mcny.org/>

Neighborhood Preservation Center:

A unique place, office space, and resource center that shares information among those working to improve and protect neighborhoods. <http://neighborhoodpreservationcenter.org/>

New York Landmarks Conservancy:

An organization which helps owners of older buildings by providing grants, low-interest loans, hands-on consulting services, workshops and publications. <http://www.nylandmarks.org/>

New York Historical Society:

The Society's website features information about the museum's current exhibitions, resources for teachers, and membership opportunities. <http://www.nyhistory.org/>

National

Association for Preservation Technology:

The APT is a nonprofit organization based in Washington, DC that is open to all nonprofit organizations and individuals concerned with fostering access to affordable and useful information and communication services and technologies. <http://www.apti.org/>

National Council for Preservation Education:

The National Council for Preservation Education (NCPE) organizes a network of historic preservation programs for students, professors, and professionals to benefit from. <http://www.ncpe.us/>

National Trust for Historic Preservation:

The National Trust was founded in 1949 with the goal of providing advocacy and education to save and revitalize the country's diverse historic sites. <http://www.preservationnation.org/>

National Park Service:

NPS is United States Federal agency that manages all U.S. national parks, many national monuments, and other conservation and historic properties with various designations. <http://www.nps.gov/index.htm>

Partners for Sacred Places:

Partners is a national, non-sectarian, not-for-profit organization founded to encourage the care and active use of historic religious properties in America. A listing of Sacred Places at Risk and other information is available online. <http://www.sacredplaces.org/>

State

New York Historical Resources:

This website provides a guide to New York Historical Resources. <http://www.areavibes.com/library/new-york-historical-resources/>

New York State Historical Association Research Library:

This research library provides resources for students, scholars, genealogists, and other researchers. http://library.nysha.org/entry_list.asp

Preservation League of New York State:

The League works to protect New York's historic buildings and districts and aims to provide a united voice for preservation through research and training programs. <http://www.preservenys.org/>

Preserve and Protect:

This website provides a listing of national, state, and community-focused preservation organizations, as well as event listings and advocacy alerts. <http://www.preserve.org/>

Government

City

Landmarks Preservation Commission:

The LPC designates city landmarks and regulates changes to designated buildings. Its site includes information on the designation process, enforcement, and has publications available for downloading. <http://www.nyc.gov/html/lpc/html/home/home.shtml>

In celebration of the 50th anniversary of the Commission, the LPC has launched a new website highlighting a year-long series of digital features and free or low cost events at landmark sites throughout New York City. <http://www.landmarks.nyc/>

New York City Department of Parks and Recreation:

This department seeks to maintain a clean and safe parks system by providing a greener city and a variety of public recreational opportunities <http://www.nycgovparks.org/>

Federal

National Center for Preservation Training and Technology:

NCPTT works to advance the art and science of preservation through research and education. <http://ncptt.nps.gov/>

National Register of Historic Places:

The National Register's website lists historic districts and buildings by state. <http://www.nationalregisterofhistoricplaces.com/welcome.html>

State

State Historic Preservation Offices:

The SHPO's website includes a list of links to its sites in the U.S. <http://www.cr.nps.gov/nr/shpolist.htm>

New York State office of Parks, Recreation, and Historic Preservation:

<http://nysparks.com/shpo/>

Cultural Resource Information System: <https://cris.parks.ny.gov/>

National Park Service

Discover History: <http://www.nps.gov/history/>

Historic Preservation: <http://www.nps.gov/history/preservation.htm>

Teaching With Historic Places: <http://www.nps.gov/nr/twhp/index.htm>

Teaching Teachers the Power of Place: http://www.nps.gov/nr/twhp/Prof_Dev_Project/teachingteachers_the_powerofplace_home.htm

Technical Preservation Services: <http://www.nps.gov/tps/>

APPENDIX C

Art & Cultural Services for New York City Schools

Program Name & Website	Program Location	Organization Service Area	Grade Levels	Contact Name	Contact Phone	Professional Development
Alice Austen House Museum www.aliceausten.org	At schools, facility, & other locations	City Wide	PreK-12	Ann Marie McDonnell	(718) 816-4506	Yes
ArchForKids www.archforkids.com	At schools	City-Wide	PreK-12	Kathryn Slocum	(347) 709-4072	Yes
Center for Architecture Foundation www.cfafoundation.org	At schools, facility, & other locations	City-Wide	K-12	Catherine Teegarden	(212) 358-6135	Yes
City Lore www.citylore.org	At school	City-Wide	PreK-12	Anika Selhorst	(212) 529-1955	Yes
Green-Wood Cemetery www.greenwoodcemetery.org	At facility & other locations	City-Wide	6-12	Steven Estroff	(718) 210-3010	No
Merchant's House Museum www.merchantshouse.com	At facility	Manhattan	4-12	Eva Ulz	(212) 777-1089 x303	No
The Morgan Library & Museum www.themorgan.org	Varies	City-Wide	PreK-12	Marie Trope-Podell	(212) 590-0332	No
Mount Vernon Hotel Museum www.mvhm.org	Varies	City-Wide	PreK-12	Dana Settles	(212) 838-6878	No
Museum at Eldridge Street www.eldridgestreet.org	Varies	City-Wide	K-12	Judy Greenspan	(212) 219-0888	No
Museum of the City of New York www.mcny.org	At facility	City-Wide	K-12	EY Zipris	(212) 534-1672 ext. 3356	Yes
New York Historical Society www.nyhistory.org	At facility & schools	City-Wide	K-12	Naqiya Hussain	(212) 485-9293	Yes
Queens Historical Society www.queenshistoricalsociety.org	Varies	City-Wide	K-8	Danielle Hilkin	718-939-0647 ext. 17	No
Snug Harbor Cultural Center & Botanical Garden www.snug-harbor.org	At facility	City-Wide	PreK-12	Beth Scannapieco	(718) 425-3511	No
South Street Seaport Museum www.seany.org	At facility	City-Wide	PreK-12	Steven Jacobs	(212) 748-8753	Yes
Trees New York www.treesny.org	At school	City-Wide	K-12	Cheryl Blaylock	(212) 227-1887	No
Weeksville Heritage Center www.weeksvillesociety.org	At facility & schools	City-Wide	K-6	LaShaya Howie	(718) 756-5250 ext. 306	No

APPENDIX D

Stakeholders List

As part of our stakeholder outreach process, we engaged many community-based organizations, elected officials, staff and individual residents. While this list is not all inclusive, we have attempted to identify particular stakeholders that we have encountered and who are somehow involved in the topic at hand. Each stakeholder listed below possesses some degree of influence over the changes Bushwick is currently experiencing.

Community

- Long-term Residents
- New Residents
- Artists & Gallery Owners
- Congregations
- Employees
- Manufacturing Firms
- Small Business Owners
- Property Owners
- Landlords

Advocacy & Community Groups

- Make the Road New York
- Ridgewood Bushwick Senior Citizens Council
- Bushwick Artists Collective
- Brooklyn Queens Community Land Trust
- Bushwick Housing Independence Project
- Bushwick United Head Start
- Churches United for Fair Housing
- East Brooklyn Congregations
- New York Restoration Project
- New Yorkers 4 Parks
- Southside United Housing
- St. Nicholas Preservation Corporation
- Trust for Public Land

Government Officials & Agencies

- Mayor DeBlasio

City Agencies

- Department of City Planning
- Department of Education
- Department of Housing Preservation and Development
- Department of Parks and Recreation
- Landmarks Preservation Commission
- New York City Economic Development Corporation
- New York City Housing Authority

Community Board 4

- Councilmember Espinal
- Councilmember Reynoso
- Green Thumb
- New York State Historic Preservation Office
- State-Elected Officials

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