
**Phase IA
Historic Structures Survey, Literature Search,
and Sensitivity Study**

Prospect Plaza Hope VI Urban Renewal Plan

Ocean Hill, Brooklyn, New York

New York City Housing Authority

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Submitted To:



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Department of Asset Management
250 Broadway, 24th Floor
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PHASE 1A
Historic Structures Survey, Literature Search, and Sensitivity Study
Ocean Hill, Brooklyn, New York

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INTRODUCTION

PB has performed a Phase I Cultural Resources Assessment of 35 lots that have been designated by the New York City Housing Authority (NYCHA) as the proposed improvement area of the Prospect Plaza Public Housing Development. The Phase IA included a Historic Structures Survey, Literature Search, and Sensitivity Study. NYCHA is proposing additions and changes to improve the physical and visual amenities of Prospect Plaza Public Housing Development and surrounding neighborhood as part of the Hope VI Prospect Plaza Urban Revitalization Plan. According to documents provided by NYCHA, this urban revitalization plan is part of the U.S. Department of Housing and Urban Development (HUD) Hope VI grant program.

BACKGROUND

The proposed project Site is located within the Ocean Hill neighborhood of Brooklyn (Figure 1). According to information provided by your office, NYCHA plans to achieve the Hope VI program objective of reducing the concentration of the area's low income households by acquiring vacant parcels and building home ownership townhouses, as well as, add community facilities and commercial space. A total of 35 lots have been designated by NYCHA as the proposed improvement area of the Prospect Plaza Public Housing Development.

NYCHA plans to renovate and upgrade Towers One, Two, and Three of the Prospect Plaza Public Housing Development. The renovation and upgrade of these Towers consists of the construction of new residential units, townhouse units with private outdoor space, and parking areas. In addition, Tower Four will be demolished and replaced with 88 new residential units and a triplex community center, consisting of a recreation center, entrepreneurship center, business incubator, and day care center. In addition to the improvements to Towers One, Two, and Three, NYCHA plans to develop 12 at-grade retail spaces that are expected to be occupied by general retail businesses. These retail businesses will support the surrounding residential community.

PHASE IA CULTURAL RESOURCES ASSESSMENT

The purpose of the Phase IA Cultural Resources Assessment was to determine the presence or absence of cultural and archaeological resources in the proposed project area. According to the New York State's Office of Parks, Recreation, and Historic Preservation (OPRHP), the investigation of cultural resources is divided into phases that focus on different aspects of the project. The Phase IA study is divided into two separate phases: the initial phase is a Historic Structures Survey for Architectural Resources and the second phase is a Literature Search and Sensitivity Study. Based on data gathered from the Phase IA survey, select sites may require further archaeological investigation. This may involve subsurface testing which is the major component of this level of survey and is required unless the presence or absence of resources can be determined by direct observation or by examination of specific documented references.

➤ **Historic Structures Survey**

PB contracted Historical Perspectives, Inc. (HP) of Westport, Connecticut, in order to complete the Historic Structures Survey. HP's complete report can be found as Attachment A. Mr. Andrew Dolkart performed the study and is a well recognized authority who teaches architectural history and preservation at Columbia University and has published guide books on historic Brooklyn neighborhoods. The following paragraphs summarize HP's findings.

The survey was performed in a study area bounded by Hopkinson Avenue on the east, Ralph Avenue on the west, Atlantic Avenue on the north, and St. John's Avenue on the south (see Figure 2). The study area is diverse, consisting of a mix of modest, mostly two-story and raised basement, row houses, and three- and four-story apartment buildings. A few resided frame dwellings, several modest religious structures, a number of public buildings, and several buildings that are part of the Kingsborough Houses, a low-rise public housing project. Development in this section occurred in the early twentieth century, as the expansion of transit lines permitted people to move farther and farther into central Brooklyn. A substantial number of new row houses and a school have been erected over the past two decades. Despite this new construction, there are many vacant lots scattered through the study area.

The survey was undertaken in order to ascertain whether the area had any historic structures, listed in or eligible for listing in the New York State Register of Historic Places or the National Register of Historic Places, or designated as or eligible for designation as a New York City landmark. There are no individual buildings in the study area that are eligible for such listing or designation, nor is there a large group of historic buildings that could be part of a potential historic district.

The closest designated landmarks are the Weeksville Houses (1840-83), at 1698-1708 Bergen Street, between Rochester Avenue and Buffalo Avenue, west of the study area. Four, small frame houses are all that remains of the 19th-century African-American community of Weeksville. Just to the south of the study area, on the corner of Pitkin Avenue and Saratoga Avenue, is the former Loew's Pitkin Theatre (Thomas Lamb, 1930) which is eligible for listing in the New York State and National Registers of Historic Places and is eligible for designation as a New York City landmark. Just to the east of the study area, at the corner of Park Place and Eastern Parkway, is the Roman Catholic Church of Our Lady of the Presentation (Frank Helmle, 1910), which is also eligible for listing in the New York State and National Registers of Historic Places and for designation as a New York City landmark. None of these buildings would be negatively impacted by any work undertaken as part of the Prospect Plaza Hope VI Urban Revitalization project.

➤ **Site-Specific Literature Search and Sensitivity Study**

In addition to the Historic Structures Survey undertaken by HP, (Attachment A) PB conducted a Literature Search and Sensitivity Study to evaluate the overall sensitivity of the project area for the presence of cultural resources and to determine if further archeological consideration is required at any of the lots located within the proposed NYCHA developments. It is important to note that over time many lots have either been subdivided or combined resulting in different lot number designations. As required, the original lot designations were used for the completion of this sensitivity study.

This site-specific study is a follow-up to Urbitran Associates, Inc.'s (Urbitran) Historical and Archeological Report completed for the NYCHA. A copy of this report can be obtained

from Urbitran. PB reviewed only those sections of the report or obtained information from Urbitran verbally that were relevant to this portion of the project. The following documents from Urbitran were utilized:

- Local histories and historical map data;
- Previously conducted cultural resources surveys completed in the project area; and
- National Registry listing and archeological site files at the New York State Office of Parks, Recreation and Historic preservation.

The results indicate that there appeared to be a lack of prehistoric Native American sites in the project area or immediate vicinity in addition to a lack of recorded historic archeological sites. Urbitran also reviewed the Guide to New York City Landmarks (New York City Landmarks Preservation Commission, 1998) and concluded that there are no buildings or structures listed as New York City Landmarks in the project area or vicinity.

In carrying out the sensitivity study the following resources were utilized:

- Historical Maps located at the New York City Public Library;
- Tax Assessors Listings and Land Maps located at the Municipal Archives of the City of New York;
- Deed Search at the Brooklyn Municipal Building – Deeds; and
- Sanborn Maps.

The results of this study are outlined in the attached Table 1 – Historical Maps, Table 2 – Land Maps, and Table 3 – Sanborn Maps. As indicated in these tables none of the identified lots were developed prior to 1880 and there was minimal development on the lots between 1880 and 1893.

One of the key elements in determining the potential for a lot to contain subsurface structures, such as wells, cisterns, and privies, is to determine the approximate year that sewer and water lines were installed. It can be presumed that while structures built prior to those installations would contain the items listed above. Any buildings erected after the sewer and water line installations would not contain those items. Sewer and water lines were installed in the study area around 1898. Initial installations were along Pacific Street, Dean

Street, and Saratoga Avenue. By 1904, both sewer and water lines were located throughout the entire study area.

The sensitivity study was completed for Block 1458 (Tower One), Block 1463 (Tower Two and Tower Three), Blocks 1467 (D), 1439 (E), Block 1446 (E & F), Block 1447 (G), Block 1471 (H), and Block 1463 (I).

The results of the sensitivity study are provided below. These results are presented by NYCHA designation and associated Block numbers.

NYCHA Designation – A, B, and C (Blocks 1458 (A) and Block 1463 (B&C))

NYCHA plans to upgrade the existing buildings. No subsurface work is anticipated; therefore, further archaeological consideration is not warranted. During the historical study, a review of the 1898 Land Map did indicate a stable and a long, wooden structure that is located on Lot 71, which is located in NYCHA Designation “B”. The location of this structure next to a stable would indicate that it was most likely used for farming purposes such as housing livestock or farm equipment. This would be consistent with the fact that the surrounding lots were mostly vacant and the area was used for farming during this time period. Based on the Historical Maps, ownership of these lots has historically been under Bergen and this structure is located in the NYCHA designated areas where no subsurface work is anticipated.

NYCHA Designation – D – Block 1467

No lot designations were supplied by NYCHA for this parcel. This discussion is based on the outline of the proposed development and the corresponding historic lot configurations. The lots that are estimated to be included in this area include Lots 34, 43, 51, 60, 78, 79, and 83. These lots were not developed prior to 1880. According to the 1893 and 1904 Historical Maps and 1898 Land Map, all of these lots are vacant except for Lot 79, which has a dwelling on it. Sometime between 1898 and 1904, a 12-inch sewer line was installed along Park Place and an eight-inch water main was installed along Howard Avenue. A review of the 1899 Tax Assessors list indicated that Lot 76 has a one-story building and is owned by

John Kuth and Lot 79 has a two-story building that is owned by John Wolff. The Tax Assessors list also indicates that Lot 82 has a one-story building that is owned by Margaret Rooney.

Land Maps indicate that Lot 51 was developed between 1904 and 1908. Development of any remaining lots was completed some time between 1908 and 1920.

A 1987 (approximate) Sanborn Map indicates that Lots 34, 51, and 43 are developed with a building and a community center. Lots 60, 78, 79, and 83 are vacant.

According to the New York City Department of Environmental Protection (NYCDEP), the water line and sewer line connection were completed in 1910 for the dwelling located at Lot 79.

NYCHA Designation – E – Block 1439

In 1898 the area of the proposed NYCHA project is designated Lot 1 and is vacant. Water and sewer lines are present along Pacific Street, a sewer line was present along Dean Street, and a water line along Saratoga Avenue. In 1904, Lot 1 remains vacant. In 1908, Lot 1 was divided into Lots 41 (vacant) and Lots 52 to 65 (dwellings). The area remains the same in 1951, except for the addition of a movie theatre located on Lot 41. In 1994, the original Lot 1 contains Lots 41, 52 to 55, 57 to 59, 61, and 63 to 65, which are the lots that are listed for the proposed NYCHA development. Since Lot 1 was vacant after the water and sewer lines were installed there should be not any privies or wells/cisterns as backyard features; therefore, further archaeological consideration is not recommended.

NYCHA Designation E and F – Block 1446

According to the 1898 Land Map, Lot 5 is vacant. Lot 5 encompasses the area where the NYCHA proposed “E” and “F” developments are located. Between 1904 and 1908, Lot 5 was divided into Lots 13 to 16, 23, 26, and 29. During this time period Lots 13 to 16 (E) are developed with brick buildings, while Lots 23, 26, and 29 (F) are vacant. Since the development of the lots in “E” was after installation of the sewer and water lines in 1904

there should not be any privies or well/cisterns located on the properties. Based on this information, further archaeological consideration is not recommended.

NYCHA Designation G – Block 1447

According to the 1898 Land Map, the only two lots developed with dwellings are Lots 11 and 13, neither of which are located within the proposed development. The remainder of the lots are vacant. There is a sewer line located along Dean Street and a water line along Saratoga Avenue, between Dean Street and Bergen Street.

The lots within the proposed NYCHA development are vacant until after 1904. By 1904 there is a 12-inch sewer line and a six-inch water line located on Dean Street and Bergen Street. By 1908 Lots 1, 3 to 8, and 73 to 77 are developed with brick buildings. Because none of the lots located within the proposed development area were developed before the installation of the sewer and water lines, further archaeological consideration is not recommended.

NYCHA Designation H – Block 1471

According to the 1898 Land Map, Lots 39 to 44 are vacant. The proposed development area is Lot 40 (now designated Lots 29, 30, and 31). These lots remain vacant through at least 1904. There is an eight-inch water line located on Howard Avenue and a 12-inch sewer line on Sterling Place (identified as Butler in 1904). Because development of the lots occurred after installation of the sewer and water lines, further archaeological consideration is not recommended.

NYCHA Designation I – Block 1463

Based on the 1898 Land Map and the 1904/1908 Historical Maps all the lots are vacant, except Lots 68 and 69. These historic lots are located in the northwest corner of the current Lot 1 designation. Based on the Historical Maps and the 1987 (approximate) Sanborn Map, it appears that Lots 68 and 69 are located within the NYCHA proposed “I” development. No sewer or water lines are located in this area in 1898. In 1904 there is a 12-inch sewer line

along Park Place, a six-inch water line along Prospect Place, and an eight-inch water main along Howard Avenue. According to the NYCDEP, the water line and the sewer line connections were completed for the dwelling at Lot 68 in 1914 and for the dwelling at Lot 69 in 1910.

➤ **Review of Previous Archaeological Studies in the Vicinity of the Prospect Plaza Public Housing Development**

Archeological reports completed in the vicinity of the proposed improvement area of the Prospect Plaza Public Housing Development were reviewed by PB at the New York City Landmarks Preservation Commission office, located at One Centre Street, New York, New York. A discussion of each of these reports is presented below.

- Landmark Preservation Commission Paper No. 8, LP0769, dated August 18, 1970 – Houses located on Hunterfly Road (1698 Bergen Street, Brooklyn, New York - Block 1356, Lots 25 and 124) are designated landmarks. They are historically significant since they are located on the edge of Weeksville, an early 19th century free Black community. This area is located approximately three blocks to the west of the Prospect Plaza Project.
- Documentary Study of the Saratoga Square Urban Renewal Area, Brooklyn, New York, prepared by Joan H. Geismar, Ph.D., dated March/April 1993 – This report is a documented history of the Saratoga Square Urban Renewal Area. The report determined the area was undeveloped farmland/woodland until it became the village of New Brooklyn in 1850. The area was developed by Germans with predominant trades as tailors and merchants. Lot 16 on Block 1533 was tested for archeological significance since there was the potential for Native American artifacts. None were found however the recommendation was made for further testing of the entire area. The Saratoga Square Urban Renewal Area is located approximately four blocks north of the Prospect Plaza Project.
- Saratoga Square Urban Renewal Area Field Testing Results, prepared by Joan H. Geismar, Ph.D., dated October 1993 – A total of ten lots were investigated by the

digging of trenches and test pits. A total of 17 features were identified and included privies, cisterns, brick and cement walls, steps, and unidentified brick features. Further testing was recommended.

- *Saratoga Square Urban Renewal Area, Brooklyn, New York, prepared by Joan H. Geismar, Ph.D., for the City of New York Department of Housing, Preservation and Development, dated June 1994* – This represents the second phase of the archeological testing of this area. The field work was completed in two phases, December 1993 and March 1994. This area represents a 30 block residential development that combines new construction and rehabilitation of existing structures of more than 1,000 building lots. A total of 15 of these lots were selected for archeological testing based on documentary research that indicated this area was formerly a mid-19th century settlement of German born entrepreneurs such as tailors, tradesmen and merchants. The general study area is bounded by Bainbridge Street (N), Saratoga Avenue (E), Atlantic Avenue (S), and Ralph Avenue (W). The following Block and Lots were tested as part of this study:

Block	Lot
1527	1
1533	4, 16
1524	43
1525	47
1521	63
1526	60

The results of the testing indicated the location of privies, cisterns, brick/cement walls, steps and unidentified brick features. The report recommended that the contents of some of the privies be excavated and identified.

- Archeological/Historical Sensitivity Evaluation – Ocean Hill Urban Renewal Area, Brooklyn, New York, prepared by Greenhouse Consultants, Inc. for the New York City Housing Authority, dated May 1995 – The report concluded that there are no New York City landmarks within or adjacent to the Ocean Hill Urban Renewal Area Project and that the nearest landmark is the Hunterfly Road Houses, 1968-1708 Bergen Street. Block 1452 within this urban renewal area has little potential for preserving archeological evidence from the prehistoric period and there are no known prehistoric sites within a two mile radius. This area was wooded until about 1870, when dwellings were installed prior to sewer and water lines. The sewer lines were installed in 1899 and the water lines in 1894. Since Lots 2 and 3 (present day Lots 78-87 and Lot 5) were developed prior to the sewer/water lines archeological testing was recommended due to the potential presence of cisterns, wells and privies.
- Saratoga Square Urban Renewal Area (SSQURA), 127 and 109 MacDougal Street (Block 1525, Lot 40 and 49), 78 MacDougal Street (Block 1531, Lot 15) and 126 Sumpter Street (Block 1524, Lot 43) Brooklyn, New York – Data Recovery, prepared by Joan H. Geismar, Ph.D. for the New York City Department of Housing, Preservation and Development (HPD), dated May 1996 – There were a total of fifteen lots associated with the mid-19th century village of New Brooklyn, a German immigrant enclave that warranted field testing. Four of the lots had data recovery as shown below.

Block	Lot	Subsurface Structures
1525	40	Stone Wall/Brick Cistern
1525	49	Brick Cistern
1525	15	Stone Privy/Brick and Stone Cistern
1525	43	Brick Cistern

The field testing indicated that most of the cisterns were six to seven feet deep and most privy pits were nine feet deep. Many times the privy pit contained household trash. Some of the items recovered from the privy at Block 1525 included household items like cups, dishes, shoes, old toys and animal bones.

- *Weeksville Master Plan EAS – Phase 1A Archeological Assessment of the Cultural Facility Site, prepared by Joan H. Geismar, Ph.D. for the NYCDDC and WASA through Philip Habib & Associates, dated November 2001* – This study focused on Block 1356, Lots 44-54 and Block 1357, Lots 1-3. Potential archeological resources were thought to be present since these lots had dwellings on them prior to the installation of sewers (Block 1357) or because they were never connected (Block 1356, Lot 54). The Sites are bordered to the north by Bergen Street, the east by Ralph Avenue, the south by Buffalo Street and the west by Rochester Avenue. Areas on each lot were selected as possibly containing subsurface impacts based on the reasoning that cisterns tend to be located near foundations and privies near a lots rear property line or at least not close to the house. This report recommended further investigation on the abovementioned parcels.

CONCLUSIONS AND RECOMMENDATIONS

This Phase 1A consisted of a Historic Structures Survey, Literature Search, and Sensitivity Study of the proposed project area. The results of this Phase 1A indicates that there is minimal cultural sensitivity for cultural resources in the NYCHA's proposed Hope VI Prospect Plaza Urban Revitalization Plan project area. No landmarked or historically significant structures are present within or in the vicinity of the proposed project area.

Three of the Lots (Numbers 68, 69 (Block I) & 79 (Block D) were developed before the installation of sewer and water mains which usually would require the initiation of an archeological investigation. The development on these lots appeared to be residential; therefore, any cultural or historic significance would be related to the associated cisterns or privies. A review of previous archaeological studies that were completed in the vicinity of the Prospect Plaza Project indicated that no cultural or historically significant artifacts were found in any of the cisterns or privies that were investigated.

Based on this lack of historical significance in the area PB does not feel it is necessary to conduct an archeological investigation on any of the lots that are part of this project.

REFERENCES CITED

Maps

- 1898 Land Map (Bromley)
- 1855 – 1920 Historical Maps (Beers)
- 1888 – 1994 Sanborn Maps
- USGS Topographic Map Brooklyn, NY Quadrangle, 1995

Reports

- Geismar, Joan H., Ph.D., Documentary Study of the Saratoga Square Urban Renewal Area, Brooklyn, New York, March/April 1993.
- Geismar, Joan H., Ph.D., Saratoga Square Urban Renewal Area Field Testing Results, October 1993.
- Geismar, Joan H., Ph.D., Saratoga Square Urban Renewal Area, Brooklyn, New York, June 1994.
- Geismar, Joan H., Ph.D., Data Recovery – Saratoga Square Urban Renewal Area (SSQURA), 127 and 109 MacDougal Street (Block 1525, Lot 40 and 49), 78 MacDougal Street (Block 1531 Lot 15) and 126 Sumpter Street (Block 1524, Lot 43) Brooklyn, New York, May 1996.
- Geismar, Joan H., Ph.D., Weeksville Master Plan EAS-Phase 1A Archeological Assessment of the Cultural Facility Site, November 2001.
- Greenhouse Consultants, Inc., Archeological/Historical Sensitivity Evaluation-Ocean Hill Urban Renewal Area, Brooklyn, New York, May 1995.
- Landmark Preservation Commission Paper No. 8., LPO769, dated August 18, 1970

City Census

- Brooklyn Deeds Office
- Brooklyn Central Library – Microfilm – Tax Assessors Office

TABLES

TABLE 1 - HISTORICAL MAPS - 1855 TO 1920

YEAR	NYCHA DESIGNATION	DESCRIPTION
1855	A, B, C, D, E, F, G, H, & I	Vacant property - owners included Leffert, Devoe, Bergen and Powers. Lots were not designated.
1869	A	Vacant - owner Devoe
	B, C & I	Vacant - owner Bergen
	D & H	Vacant - owner Powers
	E, F & G	Vacant - owner Leffert
		Street designations - St. Marks Ave. - Wyckoff, Prospect Place - Warren, Park Place - Baltic, Sterling Place - Butler, and St. John's Place - Douglass. There is no Eastern Parkway.
1880	A	Undeveloped however there are lot designations outside boundaries of A - owned by Devoe.
	B & C	Undeveloped
	D	Undeveloped but broken up into lots - owned by Powers and Suydam
	E & F	Undeveloped however there are lot designations outside boundaries of E & F - owned by Leffert.
	G	Undeveloped
	H & I	Undeveloped but broken up into lots - I owned by Bergen
1893	A, E & F	Undeveloped - some houses are located on adjoining lots
	B & C	One or two lots developed in B - rest undeveloped
	D	Northeast corner along Park and Saratoga is vacant - lots 76, 79, & 82 have one building on each
	G	Undeveloped
	H	Lot 31 is undeveloped. There is no designation for lots 29 or 30.
	I	Proposed area of development along Saratoga (Lot 1) is undeveloped - lot 74 has one
1904	A	Undeveloped - 12" sewer main and 6" water main located on Prospect Place
	B & C	Some frame buildings are present - 12" sewer main and 6" water main located on Prospect Place
	D	Northeast corner along Park and Saratoga is vacant - lots 67, 69, 76, 79, & 82 have one building on each - either frame or frame with brick - 12" sewer main on Park Place and 8" water main on Howard Avenue
	E & F	Undeveloped - 12" sewer main and 6" water main located on Dean Street
	G	Undeveloped - 12" sewer main and 6" water main located on Bergen
	H	Undeveloped - 8" water main on Howard Avenue
	I	Undeveloped - 12" sewer main along Park Place and a 6" water main along Prospect Place and an 8" water main along Howard Avenue

TABLE 1 - HISTORICAL MAPS - 1855 TO 1920 (CONT.)

YEAR	NYCHA DESIGNATION	DESCRIPTION
1908	A, B & C	Lots are developed with brick buildings.
	D	Corner of Park Place & Saratoga Avenue - undeveloped. Lots 44, 48, 49 & 51 (southeast corner) - brick buildings. Lots 21, 23, 27, 67, 69 & 71 - frame buildings.
	E	Area along Dean Street, 100 ft to 300 ft from Saratoga Avenue - lots 52 to 59 and 61 are developed - brick buildings - remainder undeveloped.
	E & F	E lots 13, 14, 15 & 16 are developed with brick buildings. F is undeveloped (Lots 23, 26 and 29)
	G	Lots 1, 3 to 8, and lots 73 to 77 are developed with brick buildings
	H	Lots along Eastern Parkway are developed with brick buildings. A few lots along Sterling are also developed with brick buildings.
	I	Undeveloped (Lot 1)
1920	A, B & C	Lots are developed with brick buildings.
	D	Lots 20, 21, 23, 35, 37, 39, 41, 45, 48, 49, 51, 53, 55, 57, 59, 61, and 65 are developed with brick buildings. Lots 27, 31, 67 and 69 are developed with frame buildings.
	E	Same as 1908
	E & F	Lots 23, 26 and 29 are developed with brick buildings.
	G	Same as 1908
	H	Same as 1908
	I	Lots 1, 3 and 4 are developed with brick buildings - lots along Park Place are also developed.

TABLE 2 - BROOKLYN 1898 LAND MAP

NYCHA DESIGNATION	BLOCK	LOT DESIGNATION 1898 LAND MAP	DESCRIPTION	SANBORN MAPS
D	1467	1, 2, 34, 43, 51, 60, 68, 72-75, 78, 81, & 83 69, 70, 76, 79, 80, & 82	Vacant Dwellings	1987 - Lots within proposed NYCHA property are 34, 43, 51, 60, 78, 79, and 83.
E	1439	1	Undeveloped	1994 - Lots within proposed NYCHA property are 41, 52-55, 57-59, 61 and 63-65.
E + F	1446	5	Frame houses along Pacific Street - property that fronts on Dean Street is designated Lot 1 but may in fact be the continuation of these lots on the Dean Street side of the Block. Vacant - may have been rezoned to lots 13-16, 23, 26 & 29 after 1898.	1987 - Lots within proposed "E" are 13-15; lots within proposed "F" are Lots 23, 26, & 29.
G	1447	1, 6, & 14 2, 30, 37, 38, 50-52, 54, 63, 65-69, & 71-74 1, 4, 39, 56 & 58	Dwellings/stables Vacant	1990 - Lots within proposed NYCHA property are 1, 3, 4, 5, 7, 8, 14, and 73-77.
H	1471	11 & 13 1, 4, 36-39, 40, 41-44	Dwellings Vacant	1951 - Lots within proposed NYCHA property are 29, 30, & 31
I	1463	1, 14-23, 27, 29, 30, 42, 47, 57, 67, & 72-74 68, 69, & 70 71	Dwellings Vacant Dwellings Long building and stables	1987 - Lot within proposed NYCHA property is Lot 1.

Bold/Italics - Lots estimated to be located in the proposed NYCHA developments. The Lots have been redesignated over the years.

TABLE 3 - SANBORN MAPS

DESIGNATION	YEAR	DESCRIPTION
D	1951	Lot 35 is developed with brick buildings. Lot 27 was the only other identified lot and appears to be partly developed with both brick buildings and one or two frame buildings. Indications are that the individual lots identified in earlier historical maps have been combined into one or two larger lots. The area between the boundaries of D is a parking lot with a small office located on the northern portion.
	1987	The lots that are part of "D" are Lots 34, 43, 51, 60, 78, 79, & 83. There is a large building and a community center located on Lots 34, 43, & 51. Lots 60, 78, 79 & 83 are vacant.
E	1888	Property is vacant
	1908	Dwellings are located along Dean Street (lots 52 to 65). The lot from Dean Street to Pacific, fronting on Saratoga Avenue is vacant (Lot 41).
	1951	Apartments have replaced the dwellings along Dean Street. The vacant lot fronting on Saratoga Avenue (Lot 41) is occupied by a movie theater. There are a row of stores located along Saratoga Avenue.
	1978	Some of the lots along Dean Street contain still contain apartments however others are now vacant or contain a residential building. Lot 52 is now a junkyard. Lot 41 is now commercial with a building. Along Saratoga Avenue are stores.
	1981	Lot 61 contains a dwelling, lot 58 contains apartments, lot 53 contains a dwelling and lot 52 contains a junkyard. Lot 41 contains a building and is used for trash service. Along Saratoga Avenue are stores. The remainder of the lots are vacant.
	1994	Lots 53 to 65 are vacant. Lot 52 is still a junkyard and lot 41 still contains a building and is still used for trash services.
	E+F	1987
G	1951	Lots 1,3 to 8, 73 to 77 contain apartment buildings. Lot 14 contains a dwelling.
	1990	All lots are vacant.
H	1951	Lots 29, 30 and 31 contain apartment buildings.
I	1987	All of Lot 1 is vacant.

FIGURES



SITE LOCATION MAP

Prospect Plaza Public Housing Development
 Ocean Hill, Brooklyn, New York

Figure No.: 1

Scale: As Shown

Date: 04/2002

Prepared By: RR

Source: USGS Topographic Map
 Brooklyn, NY Quadrangle, 1995





ATLANTIC AVENUE

LIRR Buried Tracks

ATLANTIC AVENUE

PACIFIC STREET

HOWARD AVENUE

HOPKINSON AVENUE

DEAN STREET



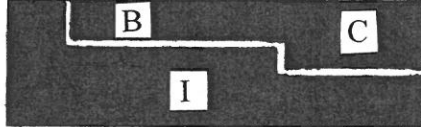
BERGEN STREET

ST. MARKS AVENUE

SARATOGA AVENUE



PROSPECT PLACE

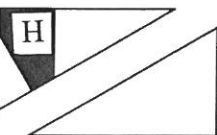


PARK PLACE



EASTERN PARKWAY

STERLING PLACE



EAST NEW YORK AVENUE

ST. JOHN'S PLACE

HERZL STREET

AMBOY STREET

LEGEND

Subject Properties

PREPARED BY

LOCATION



PROSPECT PLAZA
HOUSING DEVELOPMENT
OCEAN HILL, BROOKLYN
NEW YORK

Figure 2
Project Location Map

PB Project No.: 37030C

Drawn by: DB

Scale: NTS

Date: 04/17/02

ATTACHMENT

HISTORICAL **PERSPECTIVES** INC.



Prospect Plaza Hope VI Urban Revitalization Project Historic Structures Survey

Introduction

A historic structures survey was undertaken in a study area surrounding the Prospect Plaza Hope VI Urban Revitalization project in the Ocean Hill neighborhood of Brooklyn, Kings County, New York. The study area is bounded by Hopkinson Avenue on the east, Ralph Avenue on the west, Atlantic Avenue on the north, and St. John's Avenue on the south. The survey was undertaken in order to ascertain whether the area had any historic structures, listed in or eligible for listing in the New York State Register of Historic Places or the National Register of Historic Places, or designated as or eligible for designation as a New York City landmark. The evaluation for historic structures has included buildings within a standard study area, as prescribed by the City Environmental Quality Review (CEQR) Manual (2001).

Each neighborhood in Brooklyn has a distinct history and character. The following overview of Ocean Hill provides a contextual framework for understanding the development of the general study area. A discussion of both the specific, extant buildings in and adjacent to the study area and the project impacts to these structures follows. Photographs of current conditions in the study area are attached.

Overview

The first inhabitants of what is now the Ocean Hill-Brownsville section of Brooklyn, NY were the Canarsie Indians. The Canarsie were a Delaware or Lenape tribe, living west of the Hudson River, of the Algonkian language group. The Canarsie were followed by Dutch farmers, who settled in the area between 1625 and 1660. Under the Dutch, the present day Ocean Hill-Brownsville area was part of Flatbush, one of the original six towns of Breukelen. In 1664, more than a decade before New Lots was settled, the area fell under the jurisdiction of the British crown (Landesman 1977:4). Under the British, the area became known as New Lots and would remain a part of Flatbush until 1852. Due to its remote location, New Lots was independent of



Brooklyn proper for most of the 19th century. In 1860, this area was largely farmland, belonging to the descendants of Dutch settlers¹. For thirty-four years prior to its incorporation into the city of Brooklyn in 1886, New Lots was an independent town of King's County.

In 1865, Charles Brown a New Englander from Vermont, purchased the land that would later be called Brown's Village and eventually, Brownsville "For more than a decade, he actively engaged in the development of the fourth village of New Lots" (Landesman 1977: 9). By 1874, Brown's Village contained over 150 framed cottages, inhabited by factory workers and artisans of predominantly Irish, Scottish and German descent. "Brown's Village... was a cozy cluster of small cottages and shops surrounded by meadows and a large dairy farm. The initial settlement stayed small because Brown's Village was inaccessible by sea and difficult to reach by land"(Manbeck et al 1998:40). At the end of the 19th century, the area was sold to New York Real Estate developer Aaron Kaplan. Kaplan arrived in Brownsville in the 1880's and persuaded a few Lower East Side garment manufacturers to relocate to Brownsville. Much like the predominately Jewish residents that would follow, they were lured by the promise of less crowding and a slower pace of life.

Several significant transportation developments served to hasten change in this formerly bucolic section of Brooklyn². In 1883, the Brooklyn Bridge opened. In 1891, the King's County Elevated line connected the Brownsville area to Downtown Brooklyn. In 1903, the Williamsburg bridge opened, followed by the Manhattan Bridge in 1909. All of these developments served to connect the hinterlands of King's County to Manhattan. Bridge construction also destroyed many lower East Side tenement buildings, which were home to Manhattan Jews (Snyder-Grenier 1996:100).

¹ "One of the largest farms in New Lots belonged to the Williamson family... it extended from New Lots Avenue through the center line of Osborn Street, through East New York Avenue, going along East New York to the center line of Stone Avenue to New Lots Avenue, and then along New Lots to its starting point... Adjoining the Williamson farm was the Vanderveer's, extending as far west as Ralph Avenue (Landesman 1977:2).

² "Only in Brownsville was there a clear relationship between the coming of mass transit and settlement. The initial development of the 26th Ward began in the 1870's when the city announced that the El would be extended to the district just north of Brownsville (Ocean Hill). Even before actual construction had begun, a small community was growing up near the proposed route on Atlantic Avenue. By 1874, it extended 2/3 miles in length and 1/4 miles in width over an area containing 150 homes (Schoenbaum 1977:182)."



In 1887, Brownsville was home to a large population of Eastern European Jews, "...many of whom first lived on the (lower) East Side or Williamsburg" (Landesman 197:vii). By 1892, 70% of Brownsville's residents were employed in the garment industry (Landesman 1977:9). A rapid population increase in the latter part of the 19th century and the early 20th initially led to a reputation as one of the most prosperous, thriving neighborhoods in Brooklyn. However, the overcrowding that ensued would speed up the ghettoization of the neighborhood.

The 1930's saw an influx of Italian Americans into the northwestern section of Brownsville, known as Ocean Hill. This section is delineated as the area bordered to the north by Fulton Street, and the south by Eastern Parkway, to the west by Ralph Avenue and the east by Stone Avenue. "Ocean Hill was developed in the 1890's as an exclusive residential community, by the beginning of the twentieth century Ocean Hill had department stores, theaters and some industry" (Manbeck et al 1998:43).

This area experienced a similar Post World War II decline as the rest of Brownsville. African Americans, primarily from the South, came for the same garment industry jobs that had attracted the Jews and Italians before them. Faced with this new wave of residents, many whites left for the suburban communities of New Jersey, Long Island and Canarsie (Snyder-Grenier 1996:102). An additional effect was the exodus of landlords and the subsequent deterioration of housing in the area. In the 1950's and 60's the two-story, single family working class homes that predominated in the area, were replaced by large scale high rise public housing to relieve population pressure.

Historic Structures Evaluation

This is a diverse area, consisting primarily of a mix of modest, mostly two-story and raised basement, row houses and three- and four-story apartment buildings, as well as a few resided frame dwellings, several modest religious structures (most originally synagogues, but now converted into churches), and several public buildings (a fire house and schools). Also within the study area are several buildings that are part of the Kingsborough Houses, a low-rise public housing project, most of which is located to the west of the study area. Development in this section occurred in the early twentieth century, as the expansion of transit lines permitted people



to move farther and farther into central Brooklyn. As is evident in the surviving early buildings, this was primarily a working-class neighborhood with relatively modest homes. The neighborhood suffered from deterioration in the post-World War II period, resulting in the demolition of many buildings. A substantial number of new row houses have been erected over the past two decades and there is also a handsome new school. Despite this new construction, there are many vacant lots scattered through the study area.

There are no individual buildings in the study area that are eligible for such listing or designation, nor is there a large group of historic buildings that could be part of a potential historic district. The closest designated landmarks are the Weeksville Houses, at 1698-1708 Bergen Street, between Rochester Avenue and Buffalo Avenue, west of the study area. Just to the south of the study area, on the corner of Pitkin Avenue and Saratoga Avenue, is the former Loew's Pitkin Theatre (Thomas Lamb, 1930) which is eligible for listing in the New York State and National Registers of Historic Places and is eligible for designation as a New York City landmark. Just to the east of the study area, at the corner of Park Place and Eastern Parkway, is the Roman Catholic Church of Our Lady of the Presentation (Frank Helmle, 1910), which is also eligible for listing in the New York State and National Registers of Historic Places and for designation as a New York City landmark. None of these buildings would be negatively impacted by any work undertaken as part of the Prospect Plaza Hope VI Urban Revitalization project.

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Benjamin Rabitor, photographer and researcher
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* Andrew Dolkart is a well recognized authority and teaches architectural history and preservation at Columbia and has published guide books on historic Brooklyn neighborhoods.



Photograph Number 1: View of Prospect Plaza Hope VI Revitalization Area – Site E, facing west from Saratoga Avenue.



Photograph Number 2: View of Prospect Plaza Hope VI Revitalization Area – Site E, facing northeast from Dean Street.



Photograph Number 3: View of Prospect Plaza Hope VI Revitalization Area – Site E, facing south from Dean Street.



Photograph Number 4: View of Prospect Plaza Hope VI Revitalization Area – Site F, facing south from Dean Street.



Photograph Number 5: View of Prospect Plaza Hope VI Revitalization Area – Site G, facing east from Saratoga Avenue.



Photograph Number 6: View of Prospect Plaza Hope VI Revitalization Area – Site A, facing northwest from Prospect Place.



Photograph Number 7: View of Prospect Plaza Hope VI Revitalization Area – Site A, facing northeast from Prospect Place.



Photograph Number 8: View of Prospect Plaza Hope VI Revitalization Area – Sites B and C, facing southeast from Prospect Place.



Photograph Number 9: View of Prospect Plaza Hope VI Revitalization Area – Site I with Sites B and C in the background, facing northeast from Park Place.



Photograph Number 10: View of Prospect Plaza Hope VI Revitalization Area – Site D, facing northeast from Sterling Place.



Photograph Number 11: View of Prospect Plaza Hope VI Revitalization Area – Site H, facing south from Sterling Place.

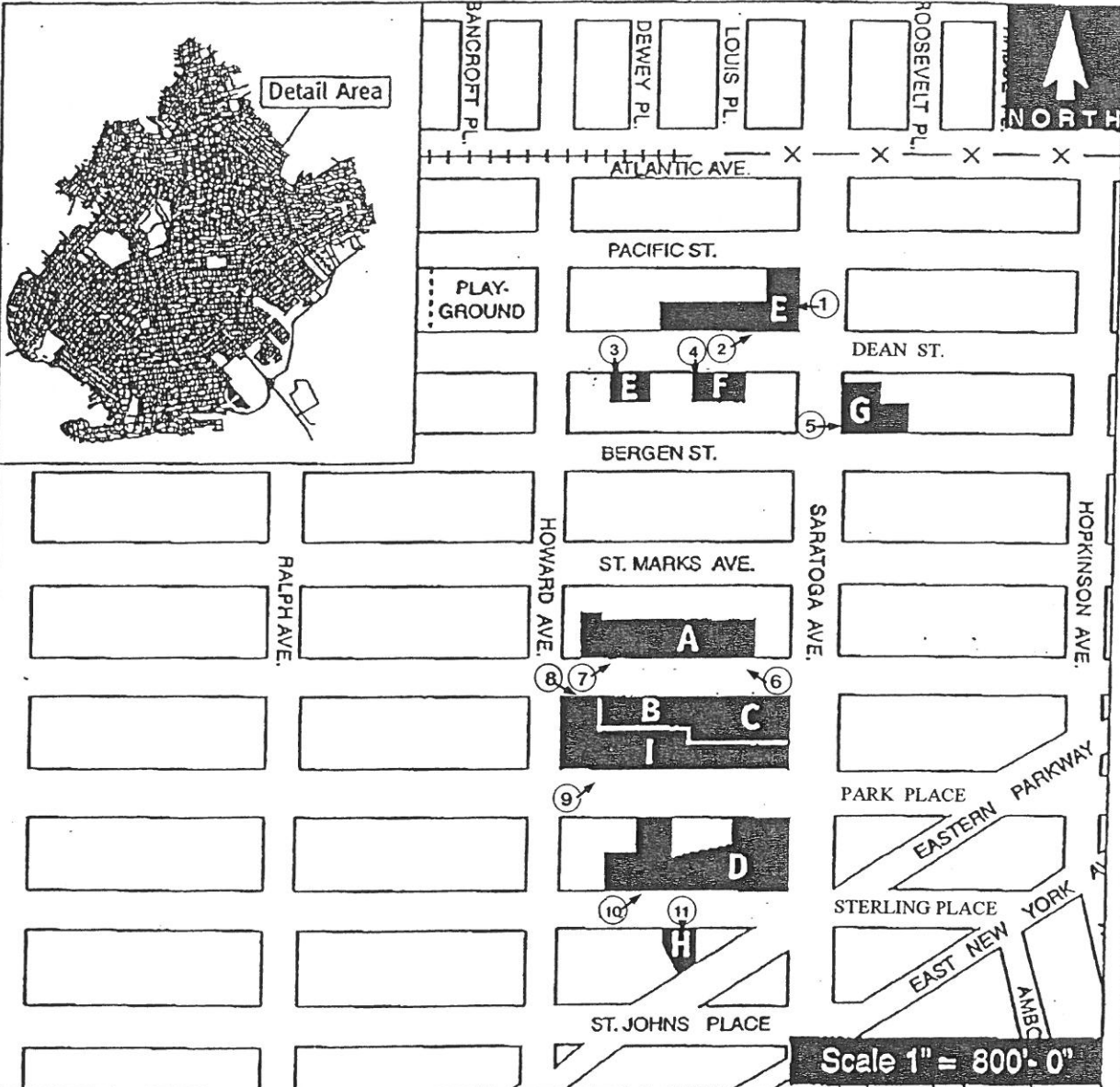
PHOTO KEY

Prospect Plaza Hope VI Urban Revitalization Plan EAS



New York City Housing Authority

Prepared by Urbitran Associates



Site	Proposed Development
A	Tower 1 (Renovations - 138 units)
B	Tower 2 (Renovations - 70 units)
C	Tower 3 (Renovations - 138 units)
D	88 Residential Units, 20,000 SF Recreation Center; 10,000 SF Day Care Center; 5,000 SF Entrepreneur Center; 5,000 SF Business Incubator
E	46 Residential Units (23 houses with 2-units each)
F	28 Residential Units (14 houses with 2-units each)
G	28 Residential Units (14 houses with 2-units each)
H	6 Residential Units (3 houses with 2-units each)
I	138 Residential Units and 12 at-grade retail spaces (14,250 SF)



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