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Proposed Residential Development at Block 208 and Rezoning of Blocks 204 and 208 Brooklyn, New York

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Final Environmental Impact Statement --Appendices

Applicant:

Watchtower Bible and Tract Society of New York, Inc.

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Prepared By:

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A

PHASE IA ARCHAEOLOGICAL IMPACT REPORT

for the

WATCHTOWER BIBLE AND TRACT SOCIETY

BROOKLYN PROJECT

HISTORICAL HP PERSPECTIVES

PHASE IA ARCHAEOLOGICAL IMPACT REPORT

for the

WATCHTOWER BIBLE AND TRACT SOCIETY

BROOKLYN PROJECT

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INTRODUCTION

The Watchtower Bible and Tract Society has applied to the City of New York for a Commercial District designation of their property on (old) Blocks 203 and 208 in Brooklyn. (See Figs. 1 & 2) Following this Phase I rezoning the Watchtower has proposed a Phase II construction of a residential tower on the southern one-half of Block 208. Buildings presently on the site (48-58 Columbia and 55-67 Furman Street) would have to be demolished. The subsequent construction would disturb the subsurface area of the project site to a greater extent than the extant structures presently do.

The New York City Landmarks Preservation Commission has requested an assessment of the project site's potential archaeological resources in order to determine the presence/absence and degree of adverse impact on these resources by the proposed demolition and tower construction. Archaeological resources are finite and non-renewable and the optimum time to assess their significance and organize for recovery or preservation is in the initial stages of project planning.

The geographic location of the project site - on the original East River bank and within close proximity to both the Brooklyn Heights and the Fulton Ferry Historic Districts - does indicate the potential for prehistoric and historic resources of significance.

The bounds of the study area (see Fig. 3) are the city owned Squibb Park (originally a continuation of Middagh St.) to the south, Furman St. on the west, Columbia Heights on the east and Doughty St. to the north. The north side of where Poplar St. would be if it cut through the block (south of there to old Middagh was once block 203 and is referred to as such in this text) is the limit of actual impact of the proposed

construction. While this is physically a rather small parcel, its history, and thus the significance of any archaeological resources, cannot be understood without relating it to the larger context of its total environment. Therefore, our research focus has gradually narrowed from a general overview of the area through time down to the scrutiny of specific building lots. Even though a given section is obviously not going to be impacted by the project, its history is integral to the whole story of this part of Brookland and cannot be excluded until the final evaluation process.

One of the ancillary benefits of a 1-A documentary study is that it affords the opportunity to pull together data that acknowledgeably is in the written record, but which has not undergone the painstaking and time-consuming compi lation and analysis which makes it comprehensible as a social record rather than a welter of unrelated facts.

The earliest Dutch farmers that inhabited western Long Island were dependent upon water transportation for their link with Manhattan. As the seventeenth century progressed and Long Island's produce became more vital to the growing urban center across the river, a ferry service was established at the base of what is now called Cadman Plaza. At this locale the inhospitable high sandy bluffs of western Long Island (Brooklyn Heights) sloped gently to the water's edge and therefore facilitated the docking procedures. Within a very short time a village complex evolved around and dependent upon this ferry service. By 1700 a three-story, stepped-gable ferry house and tavern were built at the juncture of the road to the ferry and the dock. By the time Brooklyn was incorporated as a village in 1816 this dockside area supported a public market with slaughter houses. Manhattan by this time had many households that no longer directly procured their

own food; Brooklyn's waterfront area near the ferry became a butcher - processing center to supply the markets across the river. In the early 19th century what is now designated as Block 208 hosted at least two such slaughter house complexes with shipping sharves. Through the 19th century the project block continued to house industrial enterprises - for example distilleries and a cooper's shop that faced on Furman Street which was at the water's edge. Not until the last half of the century was Columbia Heights opened from Middagh to beyond Doughty Street. For approximately fifty years the E. R. Squibb pharmaceutical company dominated the character of the project area as the Watchtower complex has determined its contemporary character. The single most determining factor in the historic evolution of the project area was the topography of the site.

The following report documents the available evidence pertinent to the presence and significance of archaeological resources on the Watchtower Bible and Tract Society's Phase II project area. Not only have we assessed the significance of potential archaeological resources just north of Squibb Park, but also the likelihood that the integrity of these significant resources has survived nineteenth and twentieth century activities. Additionally, we address the impact of the proposed construction and related activities on identified potential archaeological resources.

PREHISTORIC

Our understanding of the Native American inhabitants of the New York area is derived from three sources: 1) Ethnographic reports from the seventeenth and eighteenth centuries described the European perspective of the then living Native Americans; 2) collections of Indian artifacts have yielded site locations and specific knowledge of occupation, food preparation, and hunting activities; and 3) archaeological investigations have produced data on the exploitation of the Long Island habitat for thousands of years prior and up to the Old World influx.

According to maps made prior to 1640 Indians were occupying (at least) four long houses in Kings County. These houses, occupied during the colder seasons, were included on maps in the following vicinities: 1) the present location of Borough Hall, 2) Flatlands, 3) Indian Pond at Bay Parkway and King's Highway, and 4) Fort Hamilton. (Indian Trails of Kings County, compiled by F.B. Cropsey, p.9)

Daniel Denton, writing in c.1660 on the Indians of Long Island, stated:

> To say something of the Indians, there is now but few upon the Island, and those few no ways hurtful but rather serviceable to the English, and it is to be admired, how strangely they have decreast by the Hand of God, since the English first setling of those parts; for since my time, where there were six towns, they are reduced to two small Villages, and it hath been generally observed, that where the English come to settle, a Divine Hand makes way for them, by removing or cutting off the Indians either by Wars one with the other, or by some raging mortal Disease.
>
> They live principally by Hunting, Fowling, and Fishing: their Wives being the Husbandmen to till the Land, and plant their corn.
>
> The meat they live most upon is Fish, Fowl, and Venison; they eat like wise Polecats, Skunks, Racoon, Possum, Turtles, and the like.
>
> They build small moveable Tents, which they remove two or three times a year, having their principal quarters where they plant their Corn: their Hunting quarters, and their Fishing quarters: Their Recreations are chiefly Foot-ball and Cards, at which they will play away all they have, excepting a Flap

> to cover their nakedness: They are great lovers of strong drink, yet do not care for drinking, unless they have enough to make themselves drunk; and if there be so many in their Company, that there is not sufficient to make them all drunk, they usually select so many out of their C ompany, proportionable to the quantity of drink, and the rest must be spectators. And if any one chance to be drunk before he hath finisht his proportion, (which is ordinarily a quart of Brandy,Rum, or Strong-waters) the rest will pour the rest of his part down his throat.
>
> They often kill one another at these drunken Matches, whic h the friends of the murdered person, do revenge upon the Murderer unless he purchase his life with money, which they sometimes do: Their money is made of a Periwinkle shell of which there is black and white, made much like unto beads, and put upon strings.
>
> (Denton,p. 45)

Denton also states that the west end of Long Island hosted, by this time, four or five Dutch towns and twelve English towns in addition to villages and farm houses. (ibid,p.40) These Dutch and English settlements were situated in part on property obtained by the West India Company, 5/10/1640, from the great chief Penhawitz the head of the Canarsee tribe. (Stiles, 1867-9,p.29) The Canarsee Indians were a strong western Long Island tribe of the Metoac or Matouwas Confederacy. (Solecki, 1982,p.97)

The earliest reports of Indian artifact collecting come from Gabriel Furman's recollections in the early nineteenth century (c.1824-38). Furman recorded 1826 finds from the highest sandy barren hill in Brooklyn (70 feet) that included a deeply buried hemlock board and an oyster and clam shell midden. (Furman, 1874,p.74) Bolton, writing in 1934 located this sandy hill site, which included prehistoric ceramics, projectile points, a tobacco pipe and pipe fragments, in the central portion of Brooklyn (not on the Heights). (Bolton, 1934,pp.144-145) There are additional early references to "immense shell heaps" in Brooklyn but they were noted at Canarsie, Flatlands, Bergen Island, and at 37th Street near Third Ave. In 1837 a cache of stone and flint blades, enough to fill "a wagon load" was found at the narrows. (Lopez and Wisniewski, 1978,p.208)

Indian artifacts are reported to have been within the vicinity of the project area. Stiles wrote: "On the right of the Old Ferry and with

an abruptness which, even at this day, is scarce concealed by streets and buildings covering it, rose the northernmost corner, or edge of the portion of the present city...The face and brow of this noble bluff were covered with a beautiful growth of cedar and locust...the base washed with waves. The red men named it "Ihpetonga' or 'the high sandy bank'...and it must have been a favorite place...judging from the large quantities of stone arrows and other implements, in every stage of manufacture which used formerly to be found here after the washing of the riverbanks by storms or heavy rains." (Stiles, 1869,p.35)

The whereabouts of these early Indian artifact collections is, in most part, unknown. We received a report that Ben DuBose of Brooklyn has a collection of artifacts from the Canarsie area (Stanley Wisniewski, personal communication,10/26/84). The largest collection from the Kings County area, the Tooker Collection, was reportedly transferred from the Brooklyn Institute of Arts and Sciences to the Museum of the American Indian. Recent inquiries of the Museum of the American Indian have been futile in regard to information on any collection from Long Island (Gaynelle Levine, personal communication, 10/22/84). Ira Jacknis has recently begun work at the Brooklyn Museum's Division of Primitive Art on evaluating their North American Indian collection. He believes they may very well have archaeological collections from Long Island, but as of this writing they have not been located. (Ira Jacknis, personal communication,10/30/84)

"At one time there wereundoubtedly numerous aboriginal sites in Kings County on the western end of Long Island in coastal New York, especially along the shoreline of the East River, the Narrows, Gowanus Bay and the bays of Gravesend, Jamaica and Sheepshead. Today, however, Kings County, better known as Brooklyn, forms part of the busy skyscraper metropolis of Greater New York City. Not only are the sites gone, but remaining to us is not even a single site report, only a few place references here and there in the early literature. Of these, most refer to Indian place names which Beauchamp (1907), Tooker (1911) and Bolton (1934) compiled from historical and apparently in many instances, from quasi-historical sources." (Lopez and Wisniewski, 1978,p.208) The reinforcement of these often romanticized views and interpretations of pre-Colonial Brooklyn continued well into the twentieth century.

Ralph Solecki, in 1956, lamented the lack of well stratified archaeological sites on western Long Island and the rapidity with which sites in this area were being lost. His report of work done in the second quarter of this century concentrated on that done principally at North Beach, Bayside, and College Point. (Solecki, 1978,pp.4-5) His recent investigations in the Fulton Ferry area of Brooklyn in conjunction with the Red Hook Sewer Project have not yielded prehistoric materials. (Ralph Solecki, personal communication, 9/84)

Even though we know that Paleo-Indians, hunters of big game, were the first inhabitants of southern New York approximately 100,000-12,000 years ago, evidence of these first inhabitants is often very difficult to locate archaeologically because the sea level rise since that time period has inundated the coastal sites. (Saxon, 1973,p.202) However, it is possible to identify the probable locations of upland Paleo-Indian sites through research done by Leonard Eisenberg. He has identified three geographic locations preferred by them:

1) "lowland waterside camps near coniferous swamps and near larger rivers
2) upland bluff camps in areas where deciduous trees dominated
3) ridge-top camps, also where deciduous trees dominated." (as described in Rutsch, 1983,p.33)

The Early Archaic Stage (c. 9,000 years ago) followed the Paleo-Indian Stage in the Long Island area and is represented by numerous small, nearly always multi-component sites, variously situated on tidal inlets, coves, and bays. By the Late Archaic Stage (8,000-6,000 years ago), the exploitation of shellfish resources was in full force; the coastal shell middens still found today are a testament to this activity. The seasonal and functional migratory patterns of the native Americans utilized upland sites in

addition to the coastal areas. (Snow,1980,p.182) High, sandy river terraces were apparently the preferred site locations for the Snook Kill Tradition (a southern sub-area representative of the Transitional Stage). (Ritchie and Funk,1973,p.342) By approximately 3,000 years ago, the Late Woodland Stage, which is noted for occupation sites on knolls or well-drained terraces in close proximity to a water resource, had begun. According to the archaeological record, Early Woodland/Middlesex Phase sites are most likely to be discovered during sand and gravel mining operations located near a lake or river (Ritchie,1980,p.201) and Late Woodland sites are usually found on the "second rise of ground above streams or coves" and on "well-drained sites." (ibid.,pp.264-265)

In order to take advantage of the valuable resources of a marine, riverine, or lacustrine site, native Americans would have, at a minimum, placed their temporary camps within a short distance of the water source. Hunting and gathering within these site locations yielded necessary floral and faunal materials. However, it is not likely that permanent camp and village sites (usually one to three acres in size) would have been located within or directly adjacent to a marshy area, but on a terrace.

There is no doubt that prehistoric peoples could have exploited the riverine resources at what is now Furman Street. The plateau at what is now Columbia Heights would have, likewise, afforded valuable advantages. However, the history of accidental and purposeful earth moving activities on this site over the past 300 years indicates a low probability of locating a prehistoric archaeological component through field work.

HISTORICAL DOCUMENTATION

As a result of their prowess during the Age of Exploration, the Dutch acquired what is now the New York area early in the 17th century and called it New Netherlands. A 1621 grant from the States-General, the governing body of the Netherlands, gave administrative control of the territory to the Dutch West India Company. There is some difference of opinion among historians as to the first land transaction on what is now Brooklyn, in the western section of Long Island, (Fig. 4) but it was probably a 1636 purchase of a huge tract from the Indians by Wouter Van Twiller, Director of the colony, and some associates. (Ment,1979,p.12) Another purchase in 1636 was of 930 acres by Wm Adrianense Bennet and Jacques Bentyn from the Indians at "Gowanus." (Stiles, 1867-9,p.23) Other transactions, either by private purchasers or under the aegis of Director Willum Kieft, followed quickly until most of the Indian lands on the west end of Long Island had been sold off from the native Americans to the Dutch by c. 1640. However, intense utilization of the land by Europeans was delayed by Indian/white agitation until after 1645.

The Dutch West India Company had the power to grant their newly acquired lands to individuals if they so chose. A small settlement developed at the site of a ferry service to New Amsterdam (Manhattan) in the middle of some of these land grant tracts. It was called Brujkleen or Breuckelen (which means "free loan" since the early colonists could "own" land for a quit-rent of one tenth of their produce after ten years) and was chartered in 1646. The study area, abutting the ferry service settlement to the south was probably originally divided among two owners. The difficulty in

ascertaining exactly where these first tracts lay can be seen from the way the land transfer reads:

> On November 14, 1642, Claes Cornelissen Montelaer Van Schouw received from Governor Kieft a patent for land "on Long Island, over against the island of Manhattan, betwixt the ferry and the land of Andries Hudde, as the same lies thereto next, extending from Hudde's land along the river, 102 rods; into the woods SE by S 75 rods; and S SE 75 rods; S by W 30 rods, and along the land of the said Hudde, NW, 173 rods to the beach, amounting to 16 morgen and 175 rods." (Stiles,1867-9,p.73-75)

Apparently one Cornelis Direksen Hoochlandt received a patent in 1645 for some land between Van Schouw and the ferry landing site. (Langstaff, 1937,p.7, Fig. 5 and a map made May 13, 1763 by Engelbart Lott at the request of Israel Horsfield and found in the Brooklyn Superior Court Building Docket Room) Early maps indicate that a ridge of hills slightly north of Poplar running east-west at this time formed a natural division of land acreage. (Fig. 6)

The placid farmlands of the west end of Long Island were punctuated by six small towns, but it made little difference to the citizens' way of life when English rule superseded Dutch (of course, Breuckelen became Brookland) in 1664.

Whatever records of land transactions involving the study area between the original patents described above and the end of the century have been lost in time. The next records both on early maps and in the Block Files owned by the Long Island Historical Society, (Fig.7, Farm Plan E) are dated 1692 and show that a large tract, evidently encompassing the entire project area, is owned by George Jacobs and Joras Harmon (or Harmon Joras, depending on which document one quotes). In 1704-5 they sold the vast

majority of the parcel to Garrett (Aert) Middagh (Which means "midday" in Dutch).* He sold off some of his ownings, but the exact meets and bounds of all of these transactions are impossible to identify on today's street grid. One deal is shown on a map of 1709 between Middagh and Michiell Hansen. Hansen quickly sold to Hans Bergen in 1710, and Bergen in turn sold to Israel Horsfield in 1728. (Fig. 5 & Fig. 8) Horsfield came to this country from Liverpool, England in 1720, and with his brother Timothy set up as butchers, first in Manhattan and later in Brooklyn where they eventually owned considerable property both adjacent to the ferry and further south into the project area. DeVoe recounts an incident about Horsfield which illustrates both how land use patterns develop and why it is so difficult to trace them. Israel Horsfield lived at Brooklyn near the ferry, where he had built several buildings, and in doing so, had no doubt by accident overstepped his bounds, and got upon the property of the Corporation; but was fortunate in securing a lease on the 26th Feb. 1735, of that part of the wharfe and slaughter-house he has lately built and put upon the land of this Corporation, near the ferry at Brookland, at the annual rent of 5 shillings. This part of the Corporation's land no doubt he purchased afterwards, and it became possessed by Israel Jr. who advertised it for sale in the NY Gazette and Weekly Mercury, Feb., 1769 consisting of a house and lot of ground, slaughter-house and barn, situate at Brooklyn Ferry, on Long Island. (DeVoe,1862,p.93)

The other wharf the Horsfields built at the foot of what later became

* Middagh is listed on the tax roles of 1675 as Jan Aersen Middagh who owns "3 horses, 5 cows, 2 ditto of 2 years, 4 sheep £70, 27 morgens of land £54, Total £124."

Doughty Street was "a public landing used by the butchers of Broklyn from time immemorial." (Stiles, 1868-9,p.123) Indeed, it appears that the Horsfield family started land development in the northern sector of the study area. If one looks carefully at two 18th century maps (Figs. 9 & 10), one can see the emerging pattern. The first shows a building under Horsfield's name and the date of his purchase. Running beside the building and dwindling off at what was previously untouched shoreline is a small street or road - presumably leading to his wharf. In Ratzer's 1766-67 view (Fig.11) view, the street has pushed even further along the shore under the heights or bluffs. This little street, however, owed its name to one of Horsfield's neighbors, Thomas Everit. He, too, was a butcher, and by c. 1720 had a slaughter-house "at about the intersection of Columbia and Doughty Streets." (Stiles, 1867-9,p.123) The earliest mention of the street by name that could be found was on a diagram on a deed of 1726 (LIHS - Block Files) which showed "Everet" Street. "To Benjamin (sic) Everit, the pre-Revolutionary resident and owner of considerable property in that neighborhood, we owe the name of this thoroughfare. It was the street which ran at the very edge of the shore in Colonial times from the old ferry to Doughty and thence at an angle southwest to what is now Furman opposite Poplar." (Langstaff,1937,p.24) Stiles comments that the street ran a little distance beyond the foot of Poplar St. (when it once was opened through to the shore) which more nearly matches what is shown on maps. (Stiles, 1867-9,p.123)

One can also see from the above mentioned maps (Figs. 9,10,&11) that land has been "made" by filling in the shore line and out past it into the East River. The present Furman Street which is partly in place in

the early 19th century maps, is not shown on the 18th century drawings. (Fig. 5, third map) It did "not exist because high tide almost lapped the foot of the sandy heights." (Langstaff, 1937,p.8) and it had to be "bulkheadded and filled." (ibid.,p.12) While Furman Street was laid out on the village plan of 1816 (Fig. 9), it was not in fact completed between Fulton and Joralemon Streets much before 1840.

Above the shore and south of the village surrounding the ferry, urban "progress" was much slower. Stiles noted that southward from the ferry along the Heights were Dutch farms c.1640. Through the 18th century the situation was unchanged except that some English settlers joined the Dutch residents. Still, Clover Hill as it was then known, was "considered inaccessible except by a few large land owners: Middagh and his sons-in-law Hicks, Bamper, Swertcope, Colden, Remsen, and Livingston occupied practically the whole of the Heights." (Langstaff, 1937,p.7) Its "precipitous banks were crowned with goodly groves of cedar..." and there "were a few private residences..," but most of that "now (1867) thickly-builded portion of the city, embraced between the East River, Joralemon and Fulton Streets, was occupied only by thrifty fruit-orchards, extensive market-gardens, and choice pasture-land." (Stiles, 1867-9,p.242)

During the last quarter of the 18th and first quarter of the 19th century, John and Jacob Hicks and Cary Ludlow owned almost all of the property in the study area, although it is unclear exactly who had what when. (see Figs. 5 & 10) What is clear is that the area was still sparsely settled - about fifty dwellings in the ferry settlement according to Stiles (p.242) - and very rural on the eve of the American Revolution. The war aroused little passion amongst Brooklanders, but they were nevertheless

affected by it. The inner line of shore defenses set up by the Americans ran from Wallabout Bay to Gowanus. The closest actual fortification to Block 208 was Fort Stirling located at Columbia Street between Orange and Clark Streets which Stiles contends was the same as the Half Moon Fort later occupied by Hessians. (ibid.,p.247) The Battle of Long Island in August of 1776, in which Washington deftly evacuated his troops to Manhattan under cover of night rather than face near annihilation at the hands of General Howe and his English and Hessian troops, led to seven years of British military occupation. "For the farmers of Kings County, profits from sales of produce and supplies to the occupation forces were balanced by the expense and inconvenience of compulsory billeting of troops, the loss of valuable timber cut to serve the British army's needs, and occasional theft and disorder from roving bands of privateers." (Ment,1979,p.24)

In the vicinity of Block 208 there is a recorded instance of the occupation of a house - on Doughty Street, fronting on Elizabeth Street - by Hessian troops as a prison and guardhouse "where all persons arrested in this vicinity were detained." (Stiles,1867-9,p.309) That is as close as they could have been since there were no houses on the Heights between Clark and Doughty at this time (ibid,p.308)

Yet other proof we have of the Hessian presence is a gold Hessian cap plate recovered from a sewer cut on Fulton Street in 1978 by Professor Ralph Solecki of Columbia University. The find spot was near the East River at 9 - 13 feet below street level. As Solecki pointed out, the helmet provided "one of the few pieces of tangible evidence that such forces were actually here in Brooklyn." (Demeritt & Solecki,1980,p.276) So there are still physical traces of the Revolutionary War to be found

in modern Brooklyn. It should be kept in mind, however, that Fulton Street was always the main thoroughfare in the community and thus likely to be the scene of continuous activity. But as for the Heights: "At this period, and during the war, the whole of the land embraced between the brow of the Heights on the river and the present Fulton and Joralemon streets - now forming one of the most closely-built and beautiful portions of our city - was then under high cultivation. That portion of it nearest to Fulton street was either used for pasturage, with its beautiful crop of grass browsed upon by fat, well-kept cattle, or was kept, at times, in grain. The middle part was almost entirely occupied by fine and thrifty orchards of apple, pear, and other trees; and the lower portion was used for excellent gardens, which furnished an abundant supply of small fruit and vegetables to the New York markets." (Stiles, 1867-9,p.304)

The last two decades of the 18th century and the first of the 19th saw modest but steady growth in the little village surrounding the ferry. In 1788 (re-affirmed in 1801) it was drawn off by law as a separate fire district. Block 208 contained part of parcels owned by Cary Ludlow and J. and J. Hicks. The extent of their holdings is shown on the 1816-19 map (Fig. 10). However, this map, the 1816 map (Fig. 9) and an 1806 drawing by Jeremiah Lot of part of Hicks property (Fig.12) are misleading because they show both what exists and what is proposed development. For example, Columbia Street, which earlierran only from Middagh to Clark Street, "slipped down to Poplar by 1841 and on to Doughty by 1849." (Langstaff, 1937,p.312) Also, the lots on the original Block 208 (bounded by Columbia Heights, Middagh, Furman, and half-way north to Poplar) are shown with the longest dimension running north-south, but they were in

reality sold off with the long side running east-west between Furman and Columbia Heights. The Hooker Map of 1827 (Fig.13) is a more accurate rendering of what existed at the date of the map.

The event that really gave impetus to the growth of Brooklyn in earnest was the establishment of steam ferry service to and from Manhattan in 1814. This stimulated the exchange of goods and services on a regular and dependable basis as well as suggesting the possibility of parts of the village being developed residentially as a "bedroom" community for Manhattan businessmen. An 1818 tourist guide (quoted in Weld, 1938,p.3) described these contrasting functions."Crossing over the East River... you will extricate yourself from the narrow, dirty, and disagreeable streets of Brooklyn, with all possible despatch, and turning the first road to the right leading up the hill, you will soon find yourself agreeably raised above the dust and noise of the dull place, and winding along towards the brow of the hill you will have a noble and near view of the city of New York..."

In 1816 the Village of Brooklyn was charted and an official map drawn. (Fig. 9) Let us take a close look at the two blocks of the Watchtower site using that map, Stiles' verbal explanation of the map, and entries in the Brooklyn Business Directory of 1822. Nothing is on Columbia Heights since it does not exist n orth of Middagh despite being shown on the map. Everitt Street, which was officially closed in the 1840s, is at this time a well-established and built-up street. According to Stiles, Numbers 10,11, and 12 were "Everit's tan-yard, a wooden storehouse for hides, and slaughter-houses and next to them (13) were John Doughty's." Number 15 on the map was Mike Trappel's residence and #14 the house where Thomas Everit was born. Number 17 is not identified. The last building shown

on old Block 203 is number 16 " at one time occupied by Caze and Richaud's distillery, afterwards purchased by Robert Bach (See Fig. 14 which shows Bach's holdings) for the same purpose." (Stiles,1867-9,p.123-4) James Caze is listed in the 1822 business directory as a merchant at number 16 Furman Street whose home is at Number 11. Thomas Everitt and Sons hide and leather store is listed as being at #7 Furman Street and Thomas Jenkins, a steam engineer is at #5 Furman which is closer to Fulton Street.

Stiles continues that #18 "was a large brick edifice known, from the name of its occupant and owner, as 'the (John) Sedgfield mansion.'" (Stiles,p.124) This is an intriguing reference. but one which turned out to be a dead end. The only John Sedgfield listed in the Brooklyn Business Directories of the 18th century through 1840 is shown at an entirely different location. Neither does his name occur in the LIHS Block and Lot files which document land transfers of each block from the first grants through the nineteenth century. As interesting as it might be to trace the actual history of whatever building number 18 represents as well as the business establishments on Everit Street, it is not necessary to the task at hand as one can see when looking at the site showing existing buildings and the proposed construction activity. (Fig.15) The area where Everit Street once ran is covered by large buildings with very deep basements; even if they did cover archaeological resources, they will not be affected by the proposed consturction action, so the questions are not moot.

Four structures show on the Eastern side of Furman between Middagh and Poplar other than the mysterious #18. Stiles says about them, "three or four small houses, in one of which, about where the road debouched to the river beach, resided a man named Coombs, who once had the audacity to

impede the public's right-of-way, by erecting a gate across the road, in front of his place, and allowing no one to pass without paying toll." (Stiles,1867-9,p.124) One can surmise from that account that Furman Street was quite narrow. We know that it was widened two feet on either side in 1882 (see Topo Bureau map, Fig. 16), and the present width is thirty-four feet. So, even though it was once river shore and a little south of the site the beach "was usually strewn with water-butts, and lined with water-boats, awaiting their cargoes," (ibid.,p.124) the original path if shown on today's map would be below the surface in the middle of a broad street down which run many utility lines. (For example, gas line shown on Fig. 17) One of those four small buildings is probably the turpentine distillery listed in the business directory at #23 Furman. The Perris Atlas of 1855 (Fig.18) shows such a distillery, and a distillery owned by Cooke is listed in the 1840 business directory. It would have been about where the 55 Furman Street building now stands (see Fig. 15). Another of the small buildings shown on the maps may have been #25 Furman which apparently was a boarding house since at least five people with unrelated names are listed in the business directory as living there.

Just as there are no structures shown on the maps on what is now Columbia Heights, there are no listings in the business directory of 1822, which is furhter confirmation of the fact that the street had not been opened north of Middagh.

Continued and unregulated build-up in already established sections like Fulton Ferry, expansion into more remote parts of Long Island, and a building boom - too often of jerry-built quality - in the late eighteen twenties

made the village form of government inadequate and in 1834 Brooklyn obtained a city charter from the state legislature. David Ment sees the period between 1834 and 1865 as "an age of transition from a small but active village to a substantial urban center." (Ment,1979,p.37) Change in the project area attests to the accuracy of that statement. That change is not easy to follow with exactitude; documents and maps are often drawn up on one date but filed, thus becoming official, on another. Future projections as well as past anachronisms are recorded on maps, and, as we all know, error perpetuated over time becomes "fact." Complex real estate deals as well as house number, lot number, block number, street name and location changes surely seemed logical and easily accomodated at the time, but they present the researcher with a bewildering array of puzzle pieces to fit into place. If one shifts the pieces around enough, the general picture emerges.

An example both of the change occuring in the project area and the puzzle-like quality some of it had is a map of a property transaction in the 1830sbetween Ludlow and Henry Western. (Fig. 19) It explains visually the peculiar triangular shaped plot on Columbia Heights at about where Poplar would go through (#48 and it used to extend into where #50 is now). That shape has persisted down to the present day.

On February 15, 1836 Obadiah Jackson was granted the water rights to property starting at Fulton Street and running south to the property of George Thompson who in 1835 had been granted a 345 foot frontage on the river. (Acts Concerning Lands Under Water as quoted in Dikeman, 1870, p.109-111) Jackson also owned inland parcels and Langstaff reports that "In 1832-9 Obadiah Jackson acquired the shore below high water, filled in

two blocks of land, discontinued the angular part of Everit Street and Extended Doughty and Furman Streets to their present positions." (Langstaff,1937,p.24) Everit Street may have been officially closed but the use of at least the lower half persisted until after mid-century. (see Figs. 14 and 18) It is referred to on an 1845 diagram (LIHS Block Files) as "Old Everitt Street" and, interestingly, is never mentioned in Dikeman's Compendium which collected all data relevant to street openings and closings from 1819 to 1870. But certainly its course through the block determined the diagonally shaped lots and buildings in existence until the late 1920s when the new Squibb buildings were erected. (Figs 20 & 21) Most of the space flanking Everit Street was given over to distilleries according to the 1840 Brooklyn Business Directory which listed tenants by street and block.

There is no entry for Columbia Heights further north than Middagh since it did not exist until that year.

At the middle of the 19th century Brooklyn Heights in comparison to Furman Street below exemplified a really textbook case of socio/economic division - one which topographic features vividly emphasized. We have seen Furman Street developing apace; by mid-century the accelerated activity has created the commercial complexes as shown on the Perris Fire Insurance Map of 1855. (Fig.18), the first one in Brooklyn. The Brooklyn Business Directory of 1841-2 lists on the east side of Furman between Everit Street (so much for official street closings :) and the entrance to the Colonnade Gardens (presumably Middagh Street - the Colonnade Gardens will be discussed below) Cooke and Adams turpentine distillers and James Dougherty. What

Dougherty owns or does is not given, but he also owns the First Ward Hotel directly north of Everit on the east side of Furman which is followed by Robert Bach's distillery. (See Fig. 14 for the extent of Bach's holdings.) The situation on the Heights is quite different. The 1840 Business Directory states that Columbia Heights is opened from Joralemon to Poplar, but no one is listed between Poplar and Middagh. Hazelton comments that in 1840 "half the Heights was yet fields" and that "before 1850 the Heights was sparsely settled. The streets only a few years before had been cut through the old farms and estates of Cary Ludlow, Hicks, Middagh..." (Hazelton,1924,p.1186) But gradually the stretch between Middagh to Joralemon nine blocks south was filled with solidly built and elegant homes, even mansions. (Fig. 22) These "brick, brownstone or frame residences...had backyards that extended out on to the tops of warehouses fronting Furman Street below." (Lancaster, 1961,p.68) A post-1884 drawing with caption produced in a 1930 magazine depicts this phenomenon. (Fig. 23 - found in LIHS Historical File)

In 1840 "no buildings on the Heights backed against the river at the time and a stately building rose at Columbia and Middagh Streets. It was known as the Colonnade Row. It consisted of eight four-story brick buildings having large wooden columns and balustrades along their fronts." (Hazelton,1924,p.1185) "One of Brooklyn's old time amusement places [it] stood on Columbia Street opposite Middagh, in a most picturesque spot. The promenade and the lower front boxes commanded a superb view of New York City,.. The admission was six pence. Family tickets cost $5 and single tickets $3, and they were good for the season...The inclosure covered a green, grassy slope. It extended midway to Furman Street whence it was reached by a flight of stairs. (ibid.,p.1184)

Figure 24 shows the Colonnade in the same year - 1853 - when it, like the Gowanus Building behind it, burned. Fire was a constant hazard to life and criptionof one of these fires also furnished the most vivid picture of the famous "sloping gardens" that we could find:

> Five firemen were killed and six injured in the fire which broke out in Thomas J. Chubb's blacklead factory at 95 Furman Street, on April 4, 1865. It was discovered at 1:10 AM and soon extended to the oil refinery of C.N. Flanders at 93 Furman Street. Both buildings, with their contents, were consumed. They were built against the hill, which made the rear as good as air tight. The roofs were even with the rear gardens of the fine homes along Columbia Heights. Nothing was more alluring than the opportunity they afforded to extend the grounds in the form of hanging gardens reaching to the water's edge. Six feet of earth was placed on the roofs and planted with choice shrubbery, grass, and flowers. Beneath, this mass was supported by the iron girders and brick arches of the warehouses. The earth made the roofs as tight as the rear. The heat and flames could escape only by the front windows or the skylights, which furnished all the light. (Hazelton,1924,p.1161-1162)

The Heights/Furman Street relationship posed other dangers as well as fire. There is an account of an avalanche in 1854. "At the base of the hill, under the foot of Cranberry Street, stood Mrs. McColgan's boarding house, a small frame dwelling, two stories high...the earth loosened by thaw had given way and snow, ice, earth and stones came tumbling down... demolishing the house, bringing inmates and filling out to the center of Furman Street..." (Brooklyn and Long Island Scrapbooks in the LIHS,vol.3,p.36)

One of the great Brooklyn blazes directly impacted the Watchtower site. (See Figures 14 and 18 for a more graphic understanding of the path of the

conflagration. The First Ward Hotel probably stood on or next to the triangular lot at the end of Everit on Furman.) Hazelton reported it thus:

> The second great Brooklyn fire, also called the Furman Street fire broke out at 3 AM, on July 8, 1850. Dr. R.V.W. Thorne owned a large brick building under the Heights filled with sugar, molasses, saltpetre, salt, and hides. Saltpetre exploded and the warehouse burst into flame. Explosion followed explosion. Burning timbers were hurled on the roof of the frame sheds adjoing where W. & J. Tapscott kept turpentine and naval stores. The rectifying distillery of Bache and Sons and the First Ward Hotel were devoured as well. A brig alongside the pier caught fire, but was towed out in the stream and saved. Barrels of rum and camphene burst through the sides of another vessel and poured over the river until it was a sea of flame.
>
> (Hazelton,1924,p.1160)

To recapitulate, by the last half of the 19th century fine homes on Columbia Heights had yard/gardens sloping down the bluffs to rest on the tops of warehouses or business establishments often owned by the Heights dweller himself.** But Block 208 is an anomaly. Old Block 203 (Poplar to Doughty), which was early on cut by and settled along Everit Street, always had a commercial character. It had various buildings and various businesses over the years - as can be seen on the atlases of 1855, 1880, and 1911 as well as maps of 1880 and 1928 (Figs.18, 25,26,27,&20) - until its consolidation by the Squibb Co. in the twenties. The large Squibb Buildings,

** This arrangement existed in many instances well into the 20th century and in some cases was destroyed only by the construction of the BQE in 1947. An item in the NEWS for Aug.29,1954 stated that, "the famous Hanging Gardens of the Heights, overlooking Furman St. either vanished or were shortened when the BQE was built." (LIHS Clippings file)

as stated earlier, have deep basements which would have destroyed any archaeological resources even if they were going to be impacted by the proposed construction. But old Block 208 (Poplar to Middagh) seems to have been different from its neighbors on either side as typified by the Colonnade Gardens on the one hand and the wierdly shaped lots and buildings on the other. It suggests a transition - or a sort of unhappy compromise, if you will - between the contrasting socio-economic manifestations that flank it.

One may follow the discussion of old Block 208 by comparing the maps mentioned in the previous paragraph plus Ludlam's 1928 survey and 1940 drawings of Squibb Co. property. (Figs. 28 & 21) First, there is the section facing on Furman just south of Everit (through present #55). It had a number of commercial uses from turpentine distillery to candy and soap factory to pharmaceutical and the space is covered by ever more massive and more regularly placed buildings. A 1929 photo from the Squibb archives is illustrative. (Fig. 29)

East of this section and facing on Columbia Heights there were in 1855 (Fig. 18) two other distinct sections. First there is the triangular shaped plot which we discovered was a result of an early Ludlow land transaction. A small frame dwelling is shown on the map and is <u>usually</u> shown on maps moving toward the present. Whether or not it is the same structure as the small house still extant on that lot and slated for demolition is not known. (Fig. 30) This structure - surely post-dating 1840 - is not significant in and of itself and any associated yard deposits would have been obliterated by Squibb Co. storage tanks. Photographs from the Squibb archives showing these tanks and their removal graphically support that conelusion. (Figs. 31&32)

Secondly, on the 1855 Atlas there is the parcel labeled - enigmatically - "distills under the heights." In an effort to create more space, some property owners dug out sections of the bluffs so as to place structures in the hollowed out places. Whether or not there was an above grade building in 1855 is unknown. A three story structure is shown on the 1911 atlas which has grown to an eight story one - four floors below street level! - by 1928. The basement areas contained brick arch/vault construction which was observed on a tour through the Watchtower complex. They are also shown on two documents: 1) a blueprint of the Squibb property furnished us by Watchtower personnel which shows the vaults extending under Columbia Heights, and 2) a drawing found in the Brooklyn Building Department Block and Lot folder from a proposed building alteration in 1898 (Fig. 33) shows the arches and suggests that present #50 Columbia Heights was once three buildings. Number 50 will be removed during the proposed project. There is no archaeological reason to oppose it, but the owners might like to photo/document the arched vaults if they are to be destroyed.

Lastly, there are, as shown on the 1855 atlas, three 25' x 150' parcels abutting what is now Squibb Park, but was once Middagh Street. They once were part of Hick's property and are divided similarly to the lots on blocks to the south, perhaps in the expectation that well-to-do gentlemen would build their houses on the crest of the hill overlooking their businesses. But that was not to happen, perhaps partly because of the close proximity to commercial/industrial enterprises in the rest of the block and perhaps because of other factors. William Everdell suggests that at about mid-century there was a separation between the esplanade part of the Heights to the south and the rest so as to create some public spaces. (Everdell, 1973,p.19)

At any rate, despite the fact that the properties changed hands fairly often, these lots never became desirable as residential locations for the wealthy. There is one possible exception. There is a brick building with a rear extension and fronting on Columbia Heights shown on the 1855 Perris Atlas. It - or another with exactly the same footprint - is shown in a 1903 Belcher-Hyde Atlas and again in the 1911 (Fig.27) where it is labeled three storys with basement. It is shown again in 1928 (labeled "dwelling"), but has been demolished by 1940. The only clue to its appearance is a tantalizing 1929 photograph from the Squibb archives which shows a small section of what appears to be a substantial building with a flower pot in front. (Fig. 34) There is no indication on maps/atlases/block files that the space behind the house between where it stood and the small brick building still facing on Furman was ever built upon. In fact, the area, though overgrown with weeds, appears to be terraced like a garden or yard. One can see this in an aerial photo furnished by the Watchtower Society. (Fig.35)

Next to this corner lot is a seven story brick building (#58) with a deep basement. It was probably built after 1881 when W.C.& F.R. Fowler acquired 126' footage along Columbia Heights which extended back through to Furman, as were the curved end buildings behind it facing Furman. They all show on the 1903 and 1911 atlases. Note the space between and behind these structures. There is no indication that it has ever been built on. The "coffee warehouses" facing Furman were demolished sometime after 1940 and the debris probably pushed into their deep basements because, according to the only borings record for the site we have been able to locate, "subsurface conditions, as indicated by the borings, generally consist of 9½ feet of building debris fill mixed with sand, over dense to

very dense brown coarse to fine sand." (Thor Engineers, 1983,p.4) If Furman Street is as close to original river shore as all records indicate, there is no way there could be over nine feet between current grade and original grade without massive earthmoving sure to be mentioned in the written record. (Fig. 36). That these two buildings were carved into the bluffs can be seen in a 1970 section elevation drawing from Watchtower files (Fig. 37) and in a 1984 photo. The top of the curved wall of #65 - the shorter one closest to Middagh-is about 25'above Furman Street grade. Columbia Heights is 50' above that level which is only slightly less than it was in 1898. (Fig.38) Whether or not that 50' represents the original slope is impossible to tell without testing to find sterile subsoil along the incline shown on the diagram. (See photos added after Figures)

Finally, there is a small building at #67 Furman Street, next to Squibb Park. On the 1816 and 1819 maps (Figs. 9&10) there is a small building at approximately that location whose ownership and function is unknown. A notation by the researcher on land transaction records for the LIHS Block Files reads: "I find through tax records that Joseph Carter was the owner of [old number] Lot 164 in Columbia Street in 1848 and it also mentions a frame cooper shop on the rear." The little building is labeled "cooper's shop" on the 1855 Perris Atlas. And a deed of 1860 refers to a cooper shop with tools and implements, the lot "being 25' front and rear and in depth as far back as the stone wall." A structure apparently the same size is shown through time (in 1937 labeled a "store") on maps and is still standing. An "altered building" document of 1950 in the Brooklyn Buildings Department calls it an "old" building of brick on a lot measuring 25'x40'x25'. It is 48'deep today. There is a 7'+ alley

which has existed at least since 1855 between it and the Squibb Park wall. Whether or not this is an altered version of the original early 19th century structure is unknown. It seems highly unlikely that it could have survived onslaughts such as the 1850 fire, but it is possible. The basement is shallow - about four to five feet below grade -, but we know from the 1950 document that part of the cellar has undergone some excavation in the last thirty-five years. Number 67 backs up to a massive retaining wall whose date of construction is unknown, but was mentioned in an 1881 deed.

CONCLUSIONS

A preliminay assessment of this site suggested several research areas for investigation. First, there was the possibility of Indian remains. However, as discussed above in the text, we believe that, while the odd artifact may turn up during construction activity, the possibility of retrieving significant findings about early Native American lifeways is remote.

Next, the fact that this is a waterfront site indicates the possibility of the existence of several categories of archaeological resources. External landfill, the process of making land, which in other parts of the city has revealed important finds such as sunken ships and early wharves, is not a legitimate subject for study in this case. Furman Street runs along the early shoreline between what was low and high water mark. However, it has been widened by at least two feet on both sides, and is not to be impacted by the project.

As the appended maps indicate (Figs.6,25, and 40), the original East River shoreline passed through the western side of Block 208. Retaining devices for landfill, piers, and wharves would most probably have been constructed from the high water line along the coast to the west over the beach and into the water. If subsequent construction activity in the nineteenth and twentieth century - e.g. utility placements, street grading, and building foundations - did not destroy these wooden structures, they would only possibly be in the extreme western edge of Block 208. The proposed Phase II demolition and construction will not be exposing or impacting an area sufficient in size that would correspond to potential and external landfill resources to warrant further documentary research or field investigations.

Waterfront sites often exhibit evidence of the earliest commercial development of an area - a factor of primary concern in our investigation. Indeed, we found this to be true as is described in the sections of this report about Everit Street and early butchers, tanneries, and distilleries. However, after pulling the data - which was plentiful but amorphous - into shape, we conclude that physical remains of these early activities have been obliterated by the Squibb/Watchtower buildings on the northern c. two-thirds of the site. And even if there were resources beneath the buildings, the structures are not going to be removed.

Another general research area addressed by New York City's archaeologists is the reflection of activity of the American Revolution. Brooklyn was the scene of considerable activity during the Revolutionary War, but the project area was affected in a general rather than specific manner. Ralph Solecki's find of the Hessian helmet was an important but serendipitous one (and in the middle of Brooklyn's once busiest thoroughfare). It could also be the case on this site that a wonderful artifact might be accidentally found; however, the documentary record simply will not support the validity of recommending subsurface testing to look for artifactual materials of the Revolutionary War era.

These general research topics were addressed during the detailed information gathering process as outlined in the above report. As indicated, each of the research topics impinges in some manner on the proposed project; however, none of the above delineated topics would be to any great degree elucidated by further documentary research or field investigations on this Phase II project area.

One approach basic to urban archaeology involves the comparison of building footprints and foundations through time to determine if, based on the theory of superimposition, significant resources from an earlier time may have survived. The discussion concerned with #67 Furman Street on page 26 of this report reflects such an approach. As noted, there is an 7.5' wide alley covered with a frame staircase between the now defunct bar/ restaurant and Squibb Park's retaining wall. Alleyways and cartpaths that existed through a neighborhood's evolution have the potential for yielding significant resources. However, we feel that the alley between #67 and Squibb Park was disturbed greatly during the foundation construction of the park's massive ashlar retaining wall, thus losing its archaeological integrity.

The basement of the extant structure is only about five feet or less below street grade. From borings logs for #65 we know that the natural soil-sand layer is no more than nine and a half feet below current street level; it is possible that it is considerably less if the 9.5' of building debris fills the cavity of what was once the basement of the coffee warehouse. There is no record of the depth of the cooper's shop that occupied the site from at least 1848 for an unknown time span, but it is highly unlikely that it would have been deeper than the existing cellar which we know to have been enlarged within the past 35 years. How much it was enlarged was not noted on the Building Alteration document in the Buildings Department, and our brief examination (with poor lighting) of the space which is crammed with old restaurant equipment and personal items told us little.

In light of the possibility that #67 may be - or contain part of - a very early 19th century structure and is known to have housed cooper's shop - one of those trades that often leaves physical traces - for a

quarter of a century if not more, the basement area should be tested for resources if no documentary evidence is found to indicate otherwise. There is also the possibility that the same tests could produce information about the early river beach and its elevation.

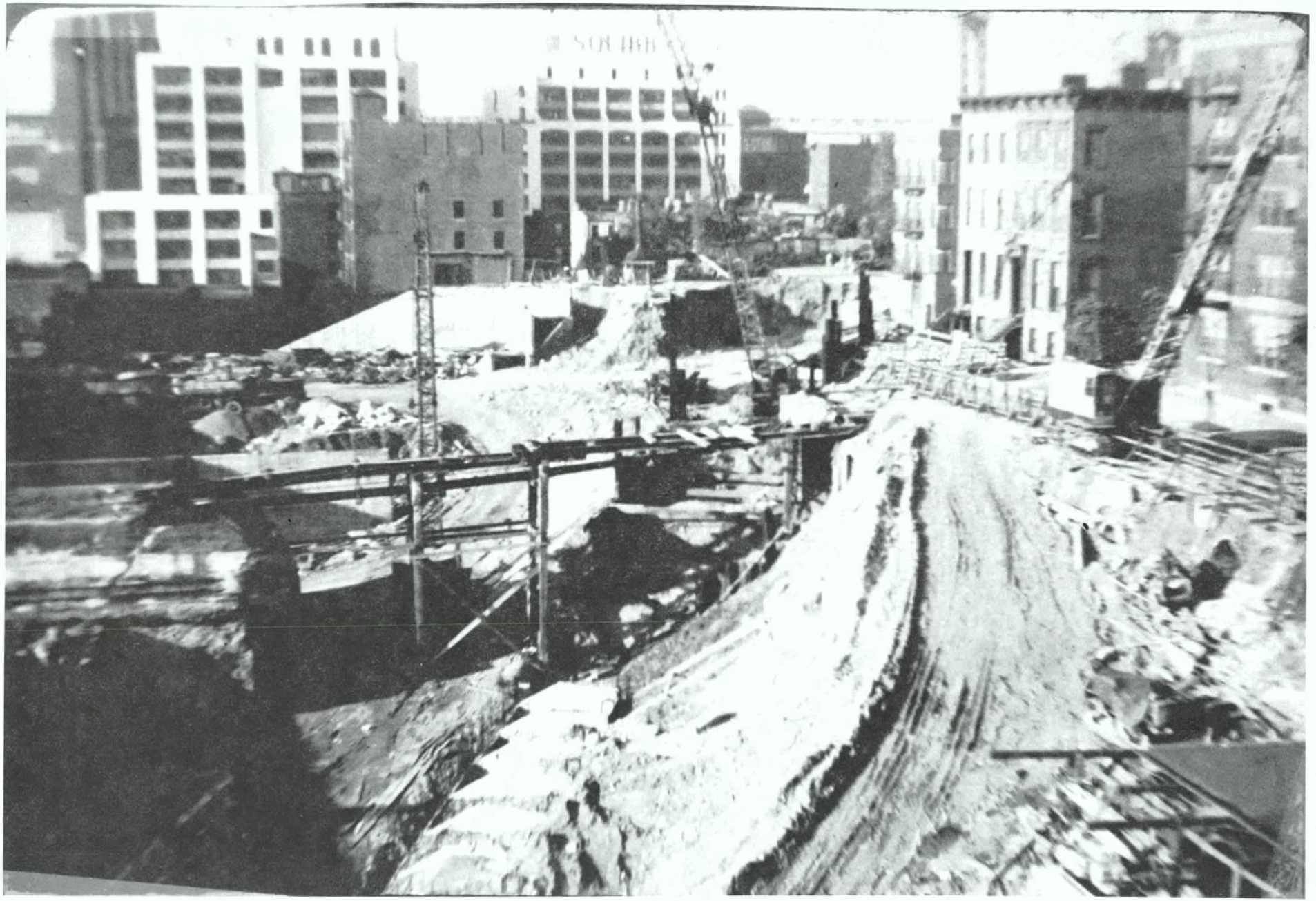
The creation of viable realestate not only developed along the shoreline but also within land-locked blocks. External landfill has been studied by several major archaeological investigations (e.g. Old Slip, Schermerhorn Row, Telco Block, 175 Water Street). The New York Landmarks Preservation Commission's research report "Towards an Archaeological Predictive Model for Manhattan: a Pilot Study," identifies internal landfill as a potentially valuable archaeological resource that might result in a better under - standing of the social conditions and interactions of the City's past. (Baugher-Perlin, et.al.,19) Internal landfill was normally a practice aimed at producing a marketable parcel from a low marshy area. Archaeo- logists can study the fill contest and artifacts within the fill in order to connect the filling episode with events, patterns, and people of an earlier time.

The unique topography of the study area coupled with its geographic position in an area containing both prime commercial and residential pro- perties resulted in a unique form of internal landfill - or land manipulation - the creation of deep garden beds in the rear of Columbia Heights residences that rested on the brick arched roofs of the Furman Street commercial structures. The fifty foot elevation difference between Columbia Heights and Furman allowed this symbiotic relationship within the project's one block. Nineteenth century entrepreneurs created a commercial strip -

the east side of Furman Street - out of an untenable parcel of land. The faces of the high sandy bluffs were gouged out and retaining walls and warehouses were erected in the hollows.

Two blocks adjacent to the project site (Middagh - Orange Streets) of the Heights containing these structural phenomena were destroyed when a section of the Brooklyn Queens Expressway was built in 1947. A newspaper write-up of the time gave a first-hand account (Fig. 39 is a reproduction of the article, but it is so difficult to read that it is excerpted here. Fig.39A)is a photograph from the Brooklyn Eagle taken a few weeks earlier): "...Historic homes edging the bluff top ...have been demolished...Already destroyed are the houses' quaint rear gardens, planted on the earth-covered roofs of old warehouses. Until the attack of the wreckers' sledges, some of these thick-walled vaults built at the foot of the bluff with their backs nestling into the hillside, were redolent with the products of a hundred years of the spice trade... [there were eight foot thick walls in one warehouse] The warehouses were built from 1841 to 1844 after Furman Street was cut through. Merchants who occupied the mansions of the Heights could sit in their gardens and watch their own ships unload the merchandise of the world into their warehouses...At places where no vaults were built against the bluff, an eight feet-thick wall retained the hillside. Laborers digging near this wall a few days ago uncovered a human skeleton. The decomposed bone fragments contained no suggestion of whether they might have been the remains of a member of the Canarsie Indian tribe which had a settlement on the heights called Ihpetonga, or of a British or Hessian soldier, some of whom were buried on the heights after the Battle of Long Island in 1776. The skeleton was returned to its burial place..." (Herald Tribune, Friday, May 9,1947,p.109)

This photo and the one on the following page (provided by Watchtower) shows the blocks south of Block 208 before and during BQE construction. The project area is in the background.



RECOMMENDATIONS

The purpose of a Phase 1-A Documentary Study is to research the documentary record and to compile and synthesize and assess the data so obtained so as to identify the potential kinds and location of possibly significant archaeological resources. On the basis of this acquired information and the probable existence of archaeological resources, research topics addressing their significance must be generated before testing should and can take place. To accomplish this goal for the Watchtower site was a tortuous process. It is an interesting but very complex site - one that yields its secrets grudgingly, reluctantly. Pulling the mass of material into workable shape which would make it accessible to every reader was difficult; already assimilated data had to be constantly re-evaluated, re-scrutinized in light of new bits of evidence.

The completed Phase 1-A research has successfully provided both negative and positive information on the Watchtower project's site. Most of the impacted area of the block, although it was developed early in Brooklyn's history and retained a central position in later commercial activity, cannot be considered significant in the evolution of the borough as could be said of the northern neighboring properties. The succession of processing and industrial complexes fronting Furman Street and the later residential units facing Columbia Heights most probably would not yield archaeological resources of sufficient research value to warrant their retrieval.

This Phase 1-A work did locate three areas that warrant further investigation. The unique method of land manipulation that successfully bridged

the elevation span between the bluffs and the beach is, as outlined above, worthy of further study. The possibility of the survival of a very early industrial shop - fronting on original river beach - and its associated detritus should be investigated. Normally subsequent to a Phase 1-A is a Phase 1-B field investigation if necessary. The two small vacant areas, one to the rear of 58 Columbia Heights and one in the vacant lot next to it, and 67 Furman Street are pinpointed as the areas for potential fieldwork. But field investigations in this instance may be found to be unnecessary - or at least limited - if the answers to specific research questions raised can be answered by additional intensive, topic-oriented research.

Specific questions that would guide future scrutiny of the small area of the southern end of Block 208 that has seemingly retained evidence of a unique internal landfill method and a very early building would include the following.

1) What was the function of these open spaces? Did they support gardens, or privies/refuse deposits, or some other material? and if so, did the selection of one of those usages reflect socio/economic factors? In fact, was the directing force for creating these gardens social or economic and can it be detected in these lots? This form of internal landfill or alteration may be idiosyncratic to the Brooklyn Heights bluffs/Furman Street area, but the causal factors involved and an understanding of the human factors involved may be broadly applicable to the development of an urban center.

2) In view of the dangers involved in these gardens (fires and landslides), why was the practice continued.

3) Research indicates that on the Heights lower level warehouses were owned

by businessmen living in the upper level homes. The project block apparently did not host this relationship. What dictated the creation, ownership and function of the garden area and warehouse areas on the project block?
4) Did the internal landfill on the project block antedate or postdate the rest of the Heights' similar manipulation of the topography?
5) Was all the soil removed when the bluffs were cut for the brick warehouse construction and exotic fill introduced for the backyard spaces?

Areas A and B shown on Figure 41, the site map, indicate areas that could possibly provide researchers an opportunity to study two separate and distinct land manipulation techniques and approach the questions raised above. Area C is possibly a mid-nineteenth century cooper's shop adapted for diffuse purposes over a 125 year span. Verification of the age of this structure and a photo documentation by an architectural historian should be undertaken before destruction. It is possible that artifactual remains from a mid-nineteenth cooper's shop could be found underneath the portion of #67 Furman that has not been re-excavated in this century. The importance of these resources must be weighed by NYCLPC against the available resource data on mid-nineteenth industries and Brooklyn commercial sites.

This intensive research would entail, but would not be limited to:
1) locating and interviewing long time residents of the area whose memories could supplement the written record. (It is regretable that Mrs. Curzon lately of 48 Columbia Heights declined to be interviewed by Historical Perspectives);
2) locating and interviewing the BQE engineering firm on the details of their work and of the disturbed burial;
3) researching the microfiche of Brooklyn newspapers during the time of the burial discovery for any additional clues on the faunal remains and

how the find might impact the focus of the research/testing.

4) detailing, for each of the three areas, any tax and deed records not evaluated to date; and

5) working with the Watchtower Bible and Tract Society in further refining the location of potentially undisturbed stratigraphy (e.g. Area B).

The above described plan entails research beyond the scope of the 1-A Documentary Survey here presented. We estimate that it would take between five and ten working days for the research effort and another few days to assess and write up the results. An alternative plan would be to go directly to a testing phase on areas A,B, and C with the additional research done concurrently with field work. However, we strongly urge that the data gathering take place prior to sub-surface testing. It is possible that additional research would produce enough information to obviate the need for, or at least narrow the scope of, subsequent excavations.

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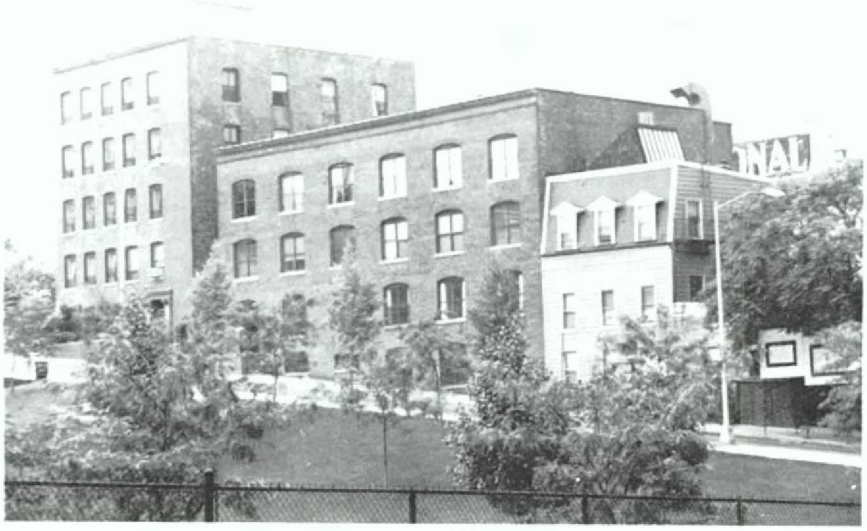
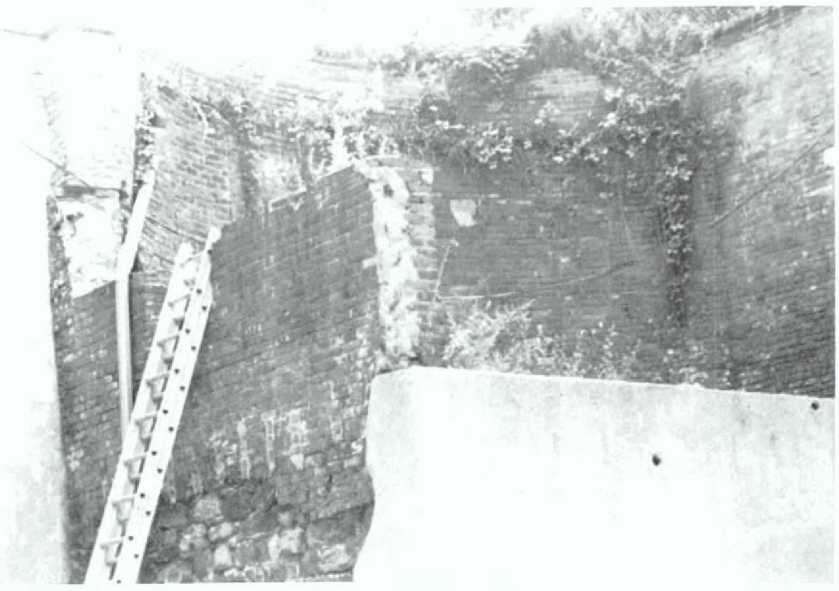


#58 #50 #48

COLUMBIA HEIGHTS, from the southeast at Vine St.

Vacant Lot on Columbia Heights at the rear of 67 Furman Street. Brick Building to the right is #58 Columbia Heights, Squibb Park to the left. View from intersection of Columbia Heights and Middagh.

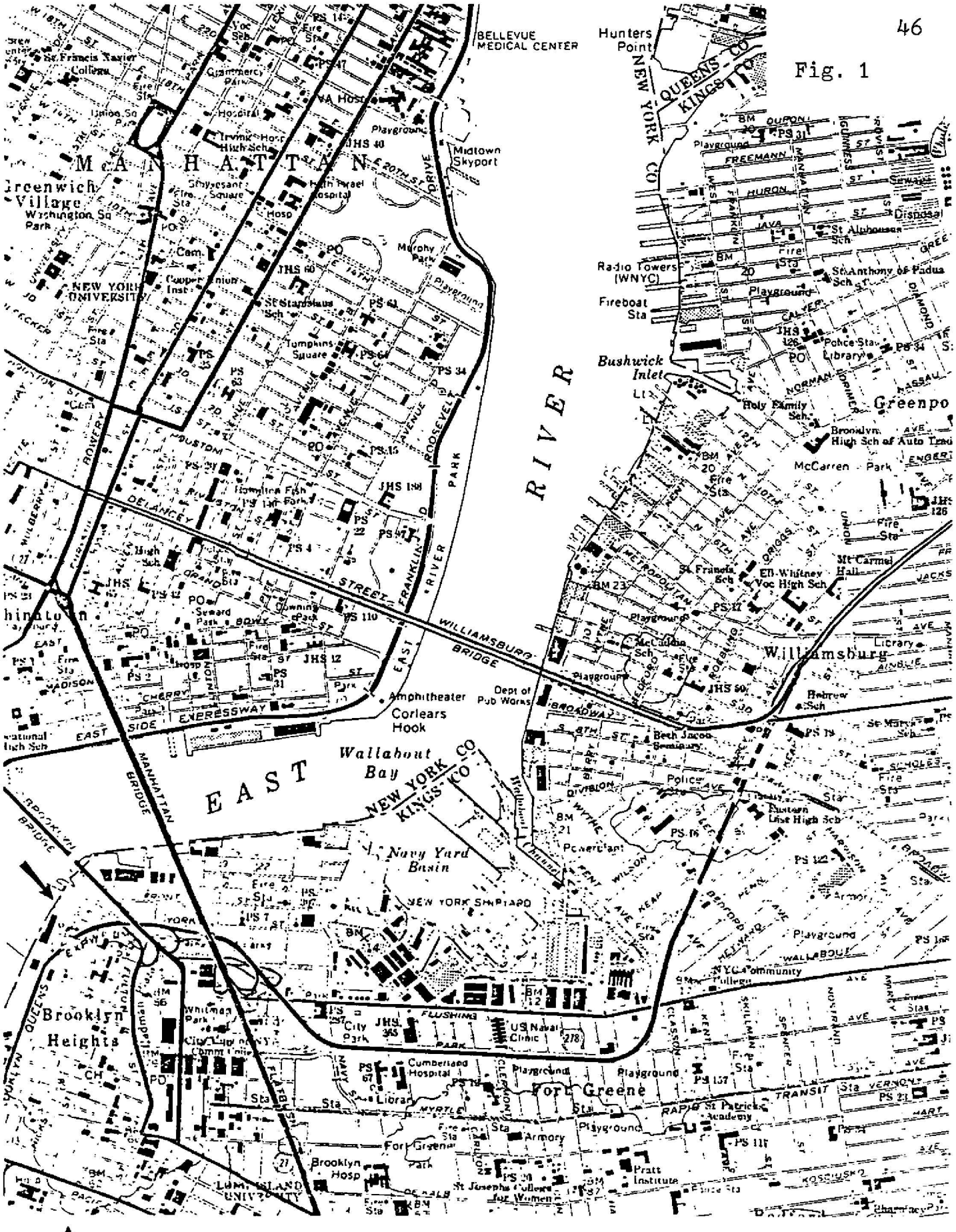


Brick retaining wall on 65 Furman Street.
View north to south.

Southwest
corner of
building at
#58 Columbia Heights.

view from the north
to the south

Fig. 1



WATCHTOWER BIBLE AND TRACT SOCIETY SITE

Brooklyn Quadrangle, USGS 7.5' series

Fig. 2

WATCHTOWER BIBLE AND TRACT SOCIETY

PHASE II PROJECT

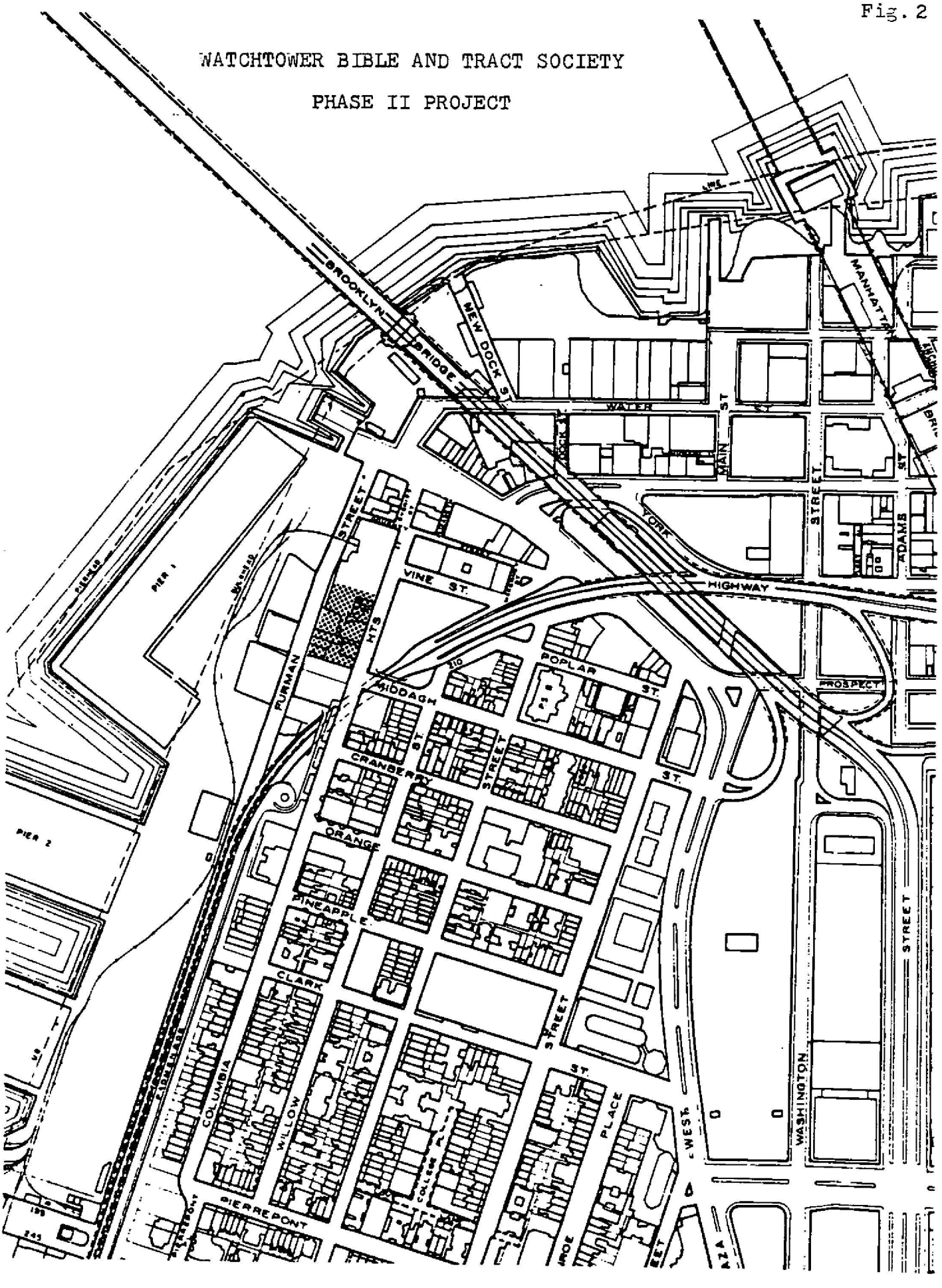
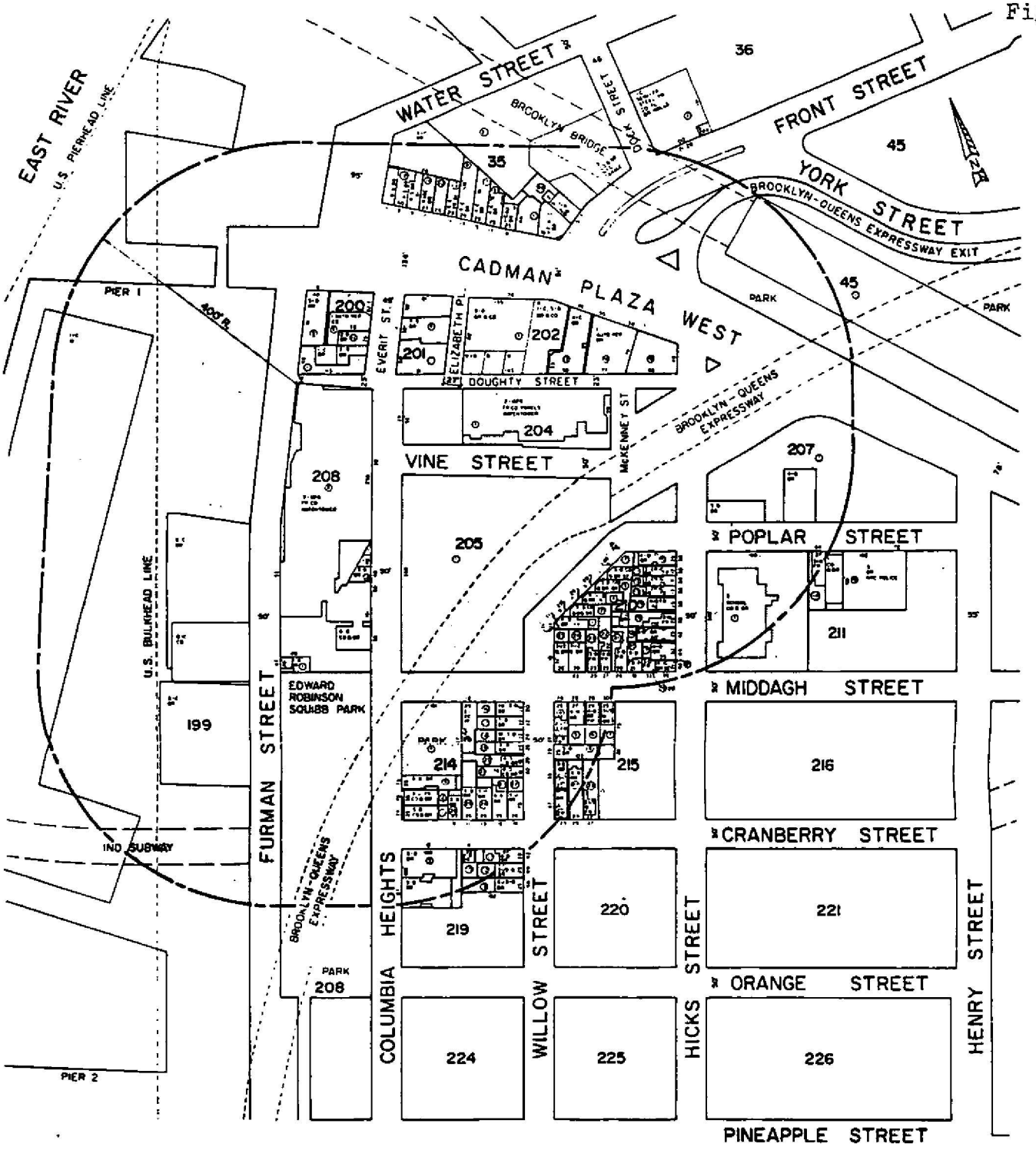


Fig. 3



WATCHTOWER COMPLEX
FIGURE #8
SANBORN MAP

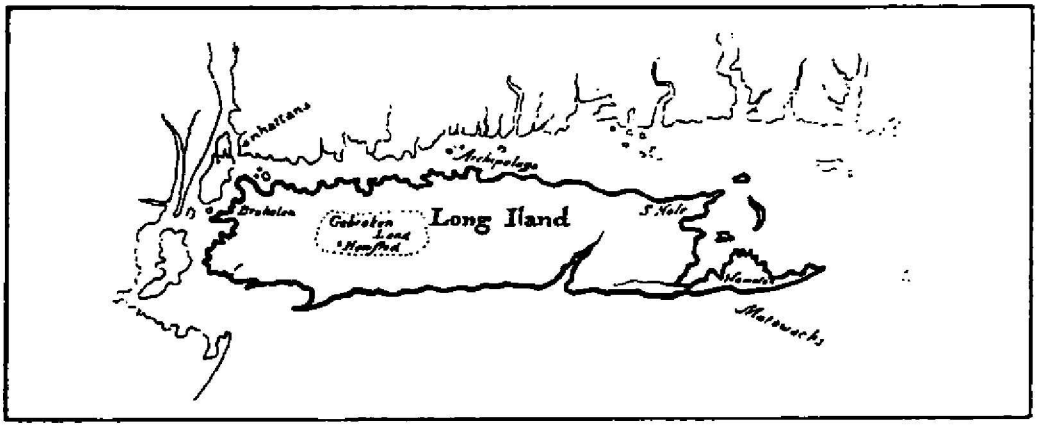
Photocopied from the Watchtower Bible and Tract Society Rezoning Proposal, September 1983.

LEGEND

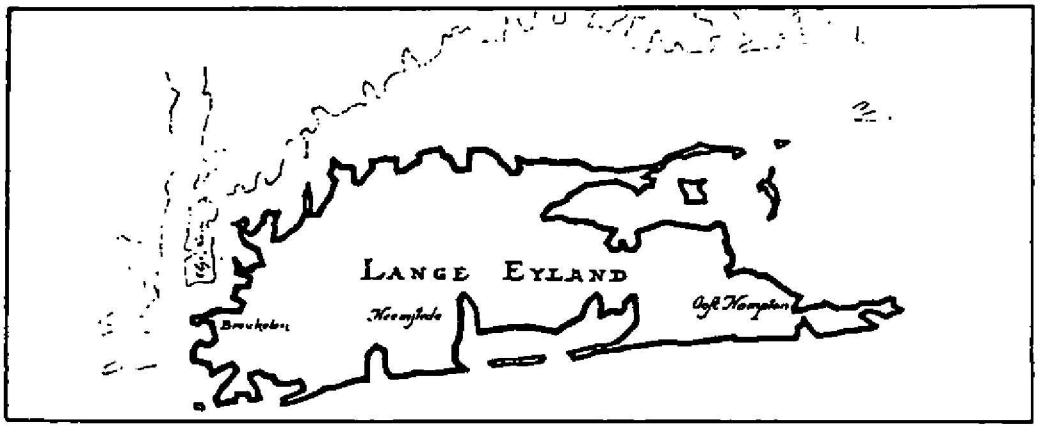
BR-BRICK	FR-FRAME
C-COMMERCIAL	M-METAL
CB-CONCRETE BLOCK	MFG-MANUFACTURING
CO-CONCRETE	R-RESIDENTIAL
D-DWELLING	S-STORE
FL-FLOOR	VAC-VACANT
FP-FIRE PROOF	1,2,3, ETC.-NUMBER OF STORIES

LARGE NUMBERS ARE BLOCK NUMBERS.
CIRCLED NUMBERS EX. (3) INDICATE LOT NUMBERS.
NUMBERS OUTSIDE OF BUILDINGS INDICATE STREET ADDRESS.
FRONTAGE OF LOTS DIMENSIONED TO NEAREST FOOT.
OPEN SPACES WITHIN 400' RADIUS ARE SHADED.

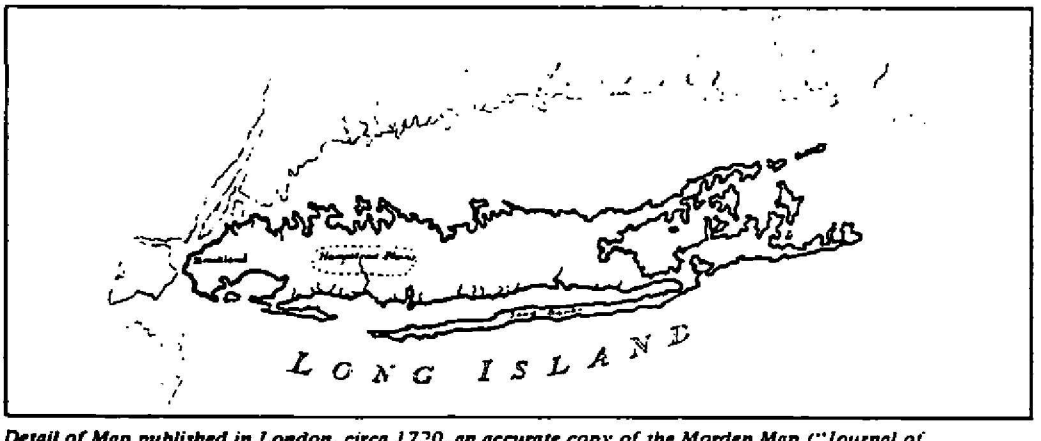
Photocopied from Weigold, 1974, p. 9.



Detail of Map by Nicollaum Visscher of Amsterdam 1662 ("Journal of Long Island History," 1967)



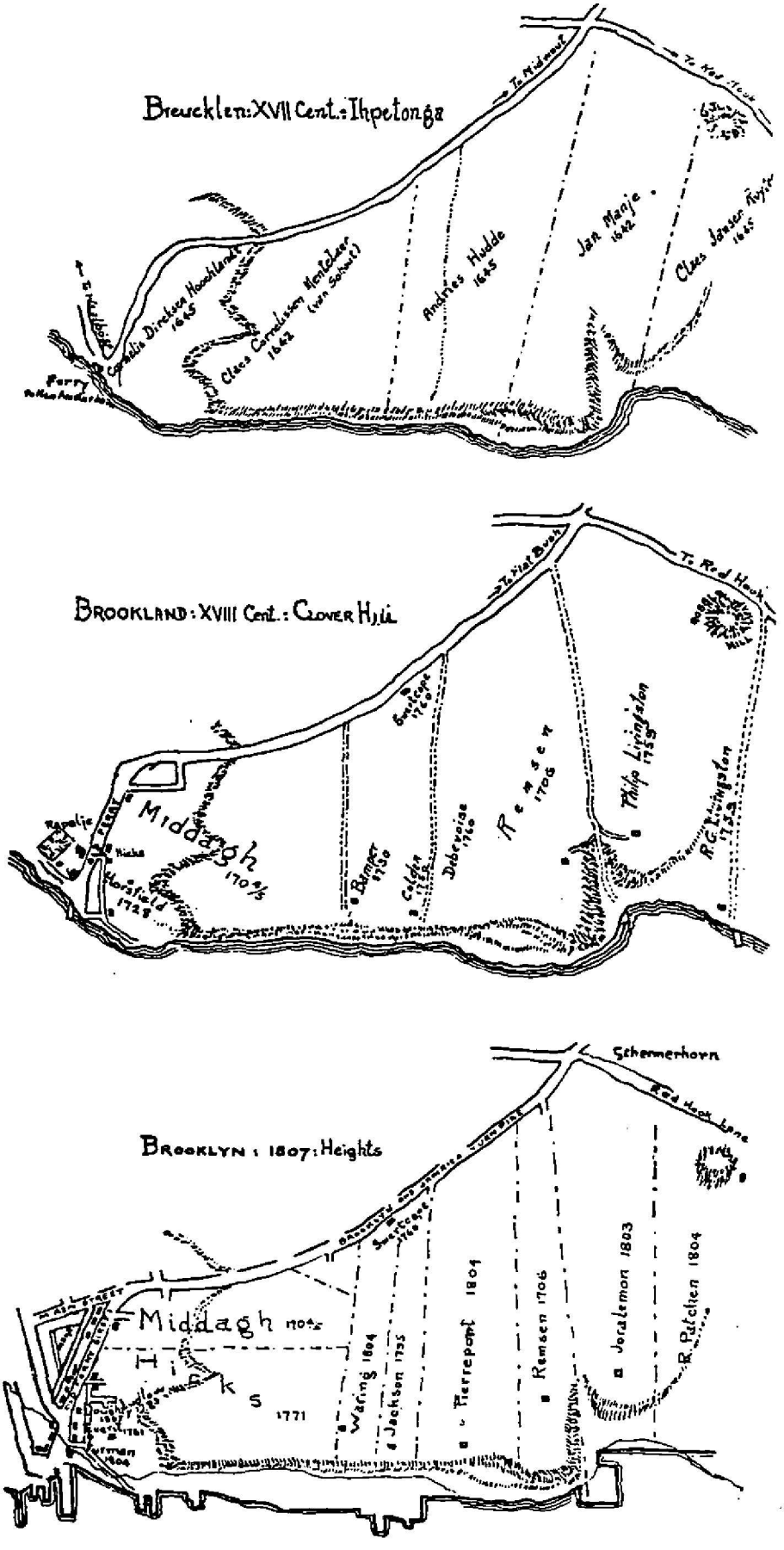
Detail of Map of "Niew Nederland" by Johannis Van Kevlin of Amsterdam, 1685 ("Journal of Long Island History," 1967)



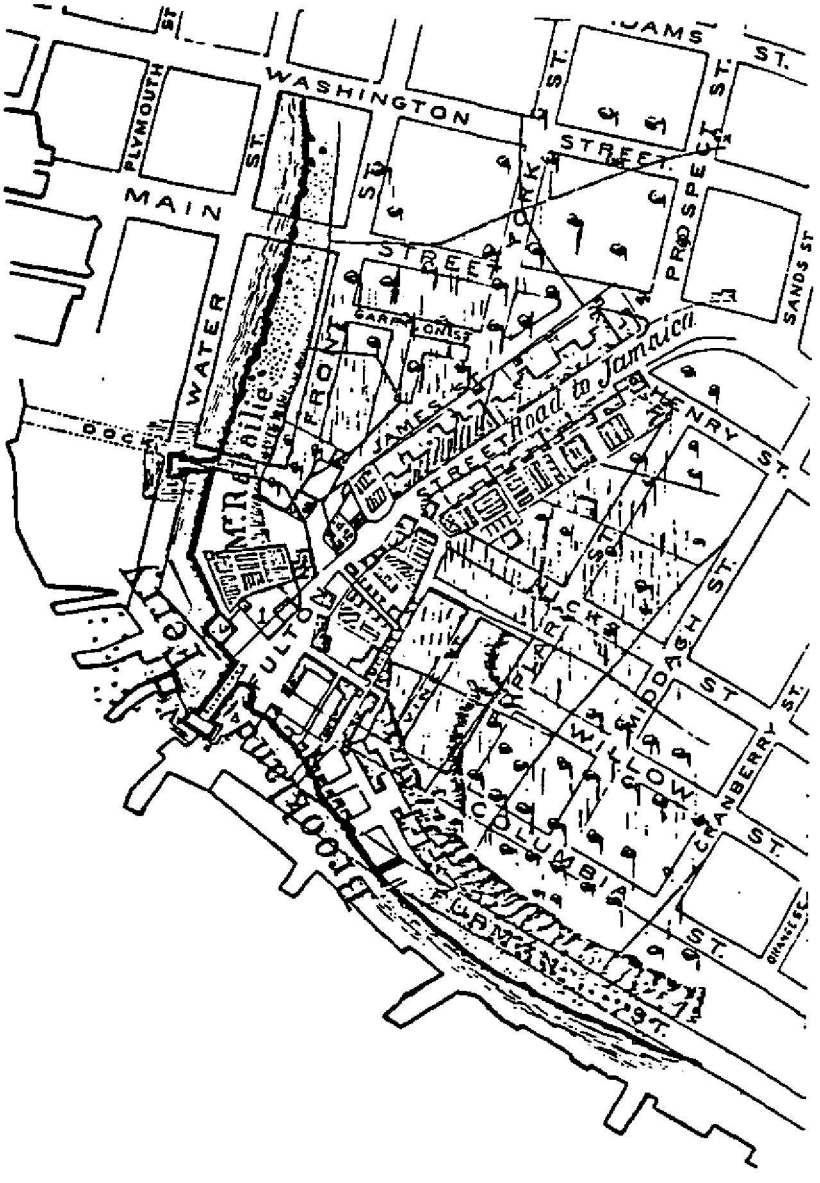
Detail of Map published in London, circa 1720, an accurate copy of the Morden Map ("Journal of Long Island History," 1967)

Copied from Langstaff, 1937, pp. 7-8.

Fig. 5



Photocopied from Stiles, 1884, p. 311.



The number 8 at the intersection of Columbia Heights and Everit Street corresponds to the position of the Whalebone Gate.

FARM PLAN E
Kings County

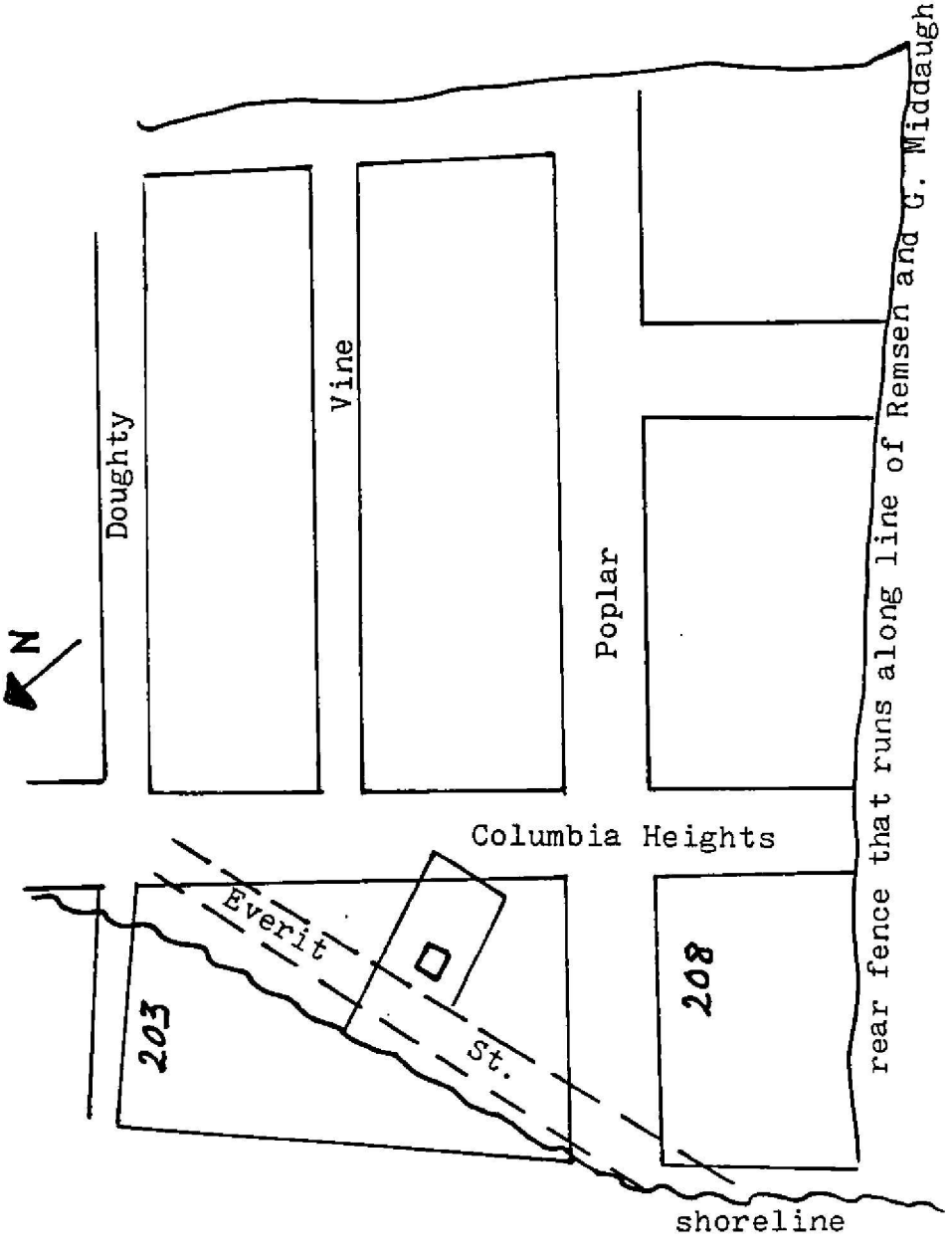
Photocopied at Docket Room,
Superior Court Building in
Brooklyn.

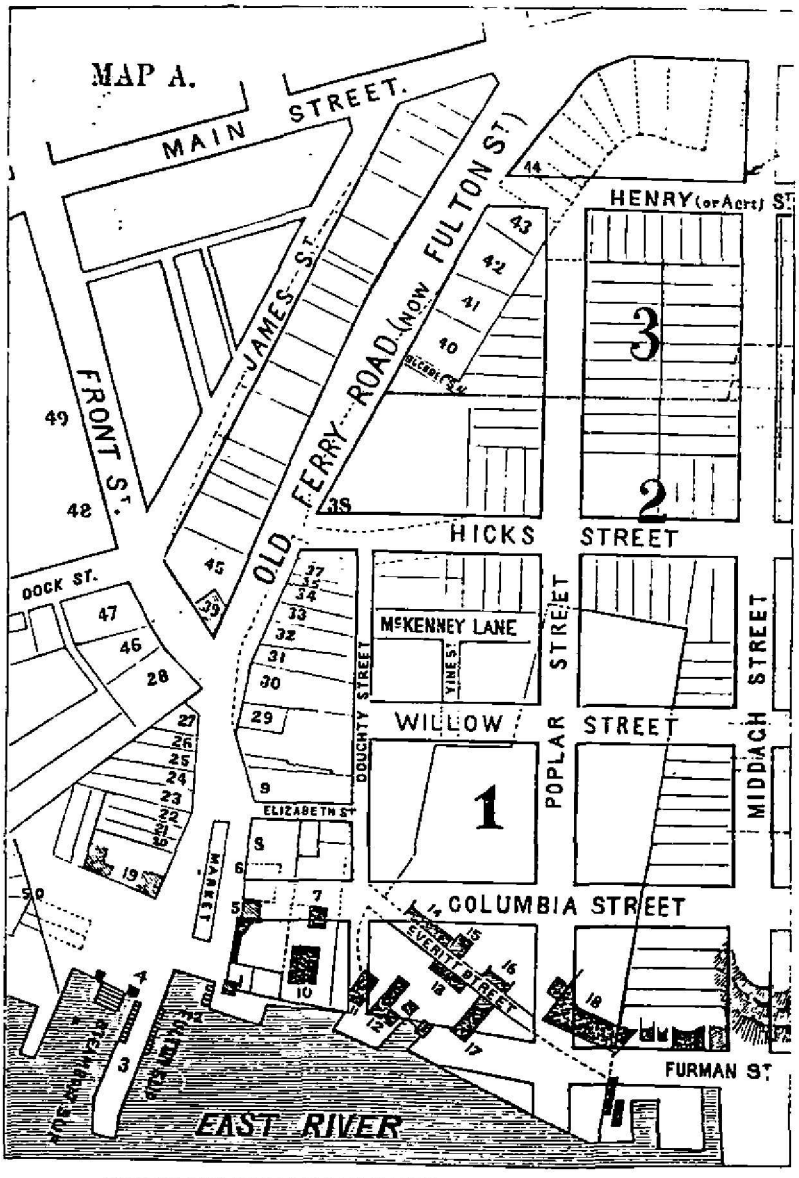
Fig. 7

Tracing from the Long Island Historical Society Block Folder.

Property transfer from Garrett Middagh and wife to Machiell Hansen (L. 3, page 264/old, 178/new):

"house orchard and homelot adjoining at the Ferry" along the "salt water river."

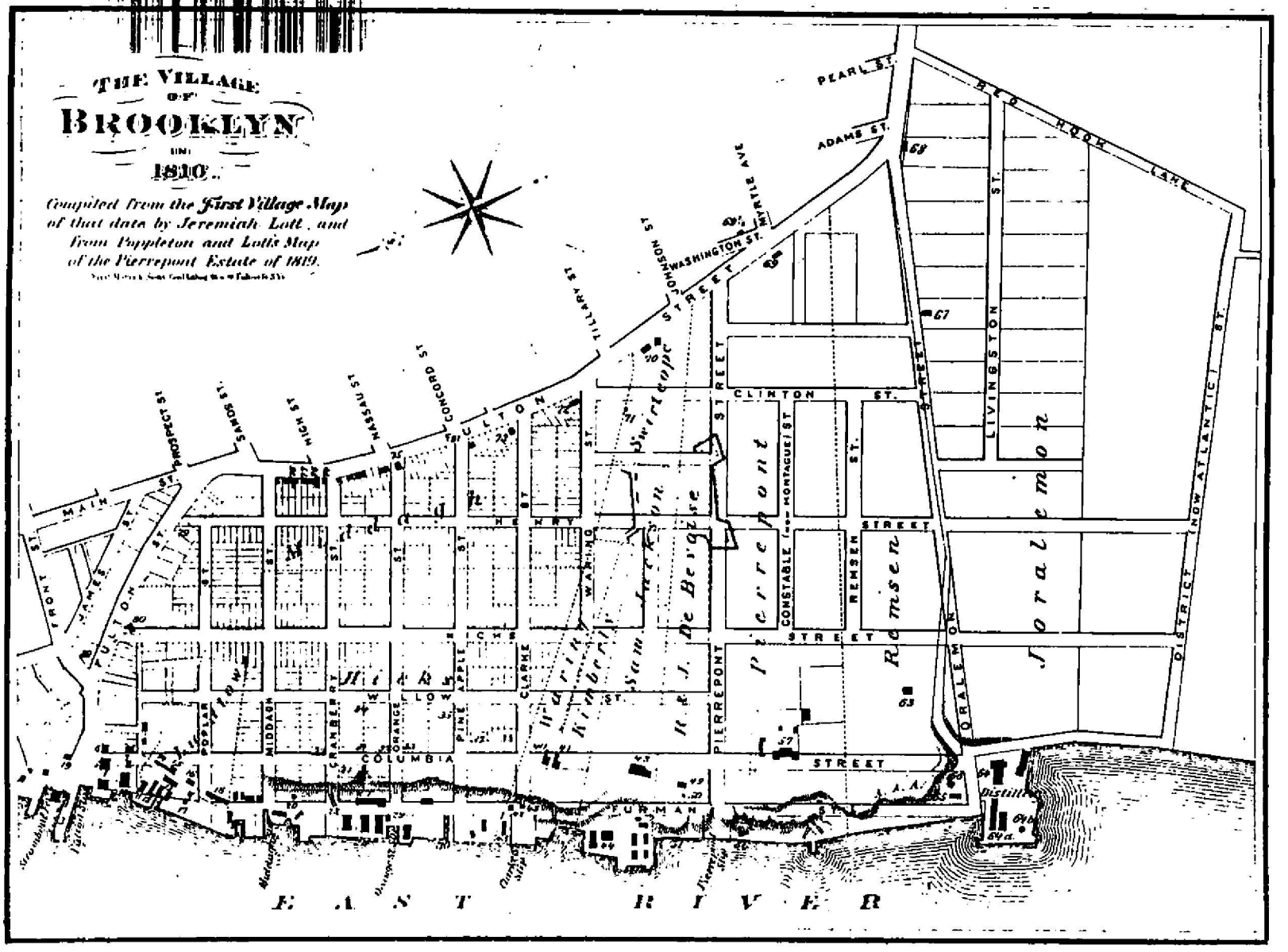




MAP OF THE OLD FERRY DISTRICT OF THE VILLAGE, IN 1816.

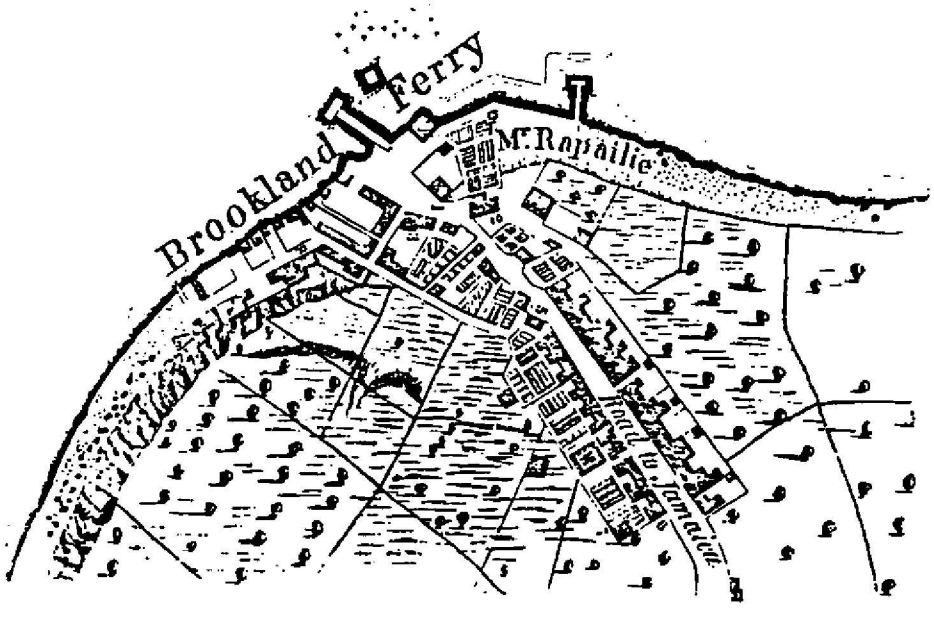
(The dotted lines designate old roads, lots and estates. Figure 1, the Ludlow Estate; Fig. 2, the Hicks Estate; Fig. 3, the Middagh Estate. The smaller figures are referred to in the text.)

Photocopied from Stiles, n.p.



Photocopied from Stiles, n.p.

Fig. 10



Detail showing the ferry district in "Brookland" from Ratzer's "plan of the City of New York," 1776-67.

Photocopied from Ment, 1979, p. 26.

Tracing of A MAP OF PROPERTY OF J. AND J. HICKS
1806, Jeremiah Lott

Property Map File 222
Registrar's Office
Municipal Building
Brooklyn

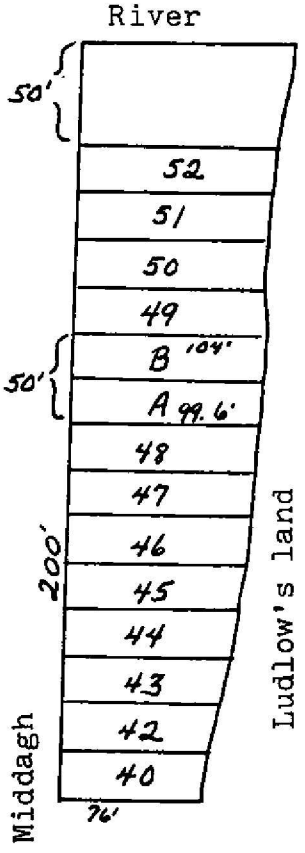
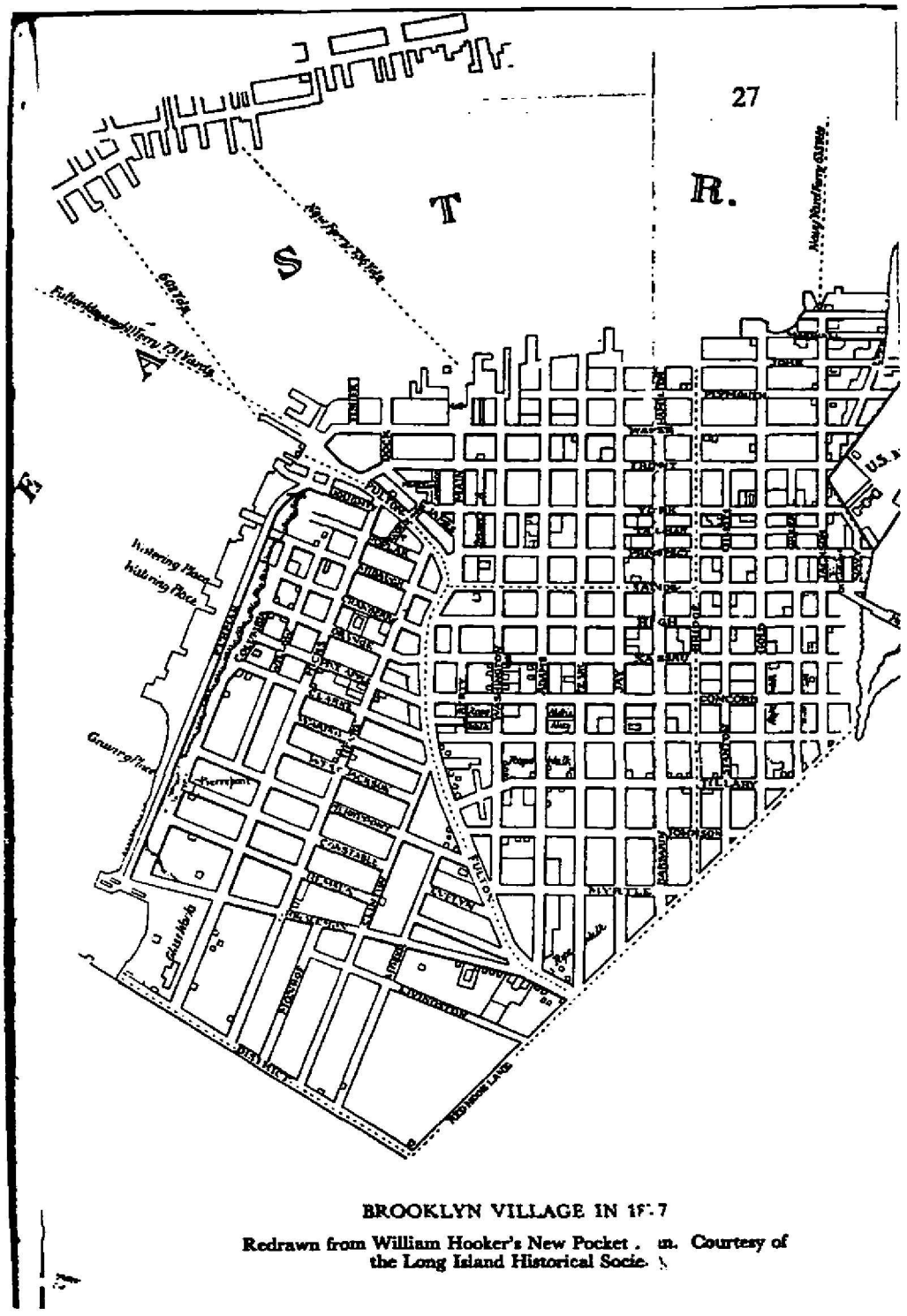


Fig. 13



BROOKLYN VILLAGE IN 1[illegible]7

Redrawn from William Hooker's New Pocket . . . n. Courtesy of the Long Island Historical Socie[illegible]

Fig.14

Columbia Heights

Poplar St.

SURVEY OF THE ESTATE OF ROBERT BACH, dec'd.
Silas Ludlam
April 1856

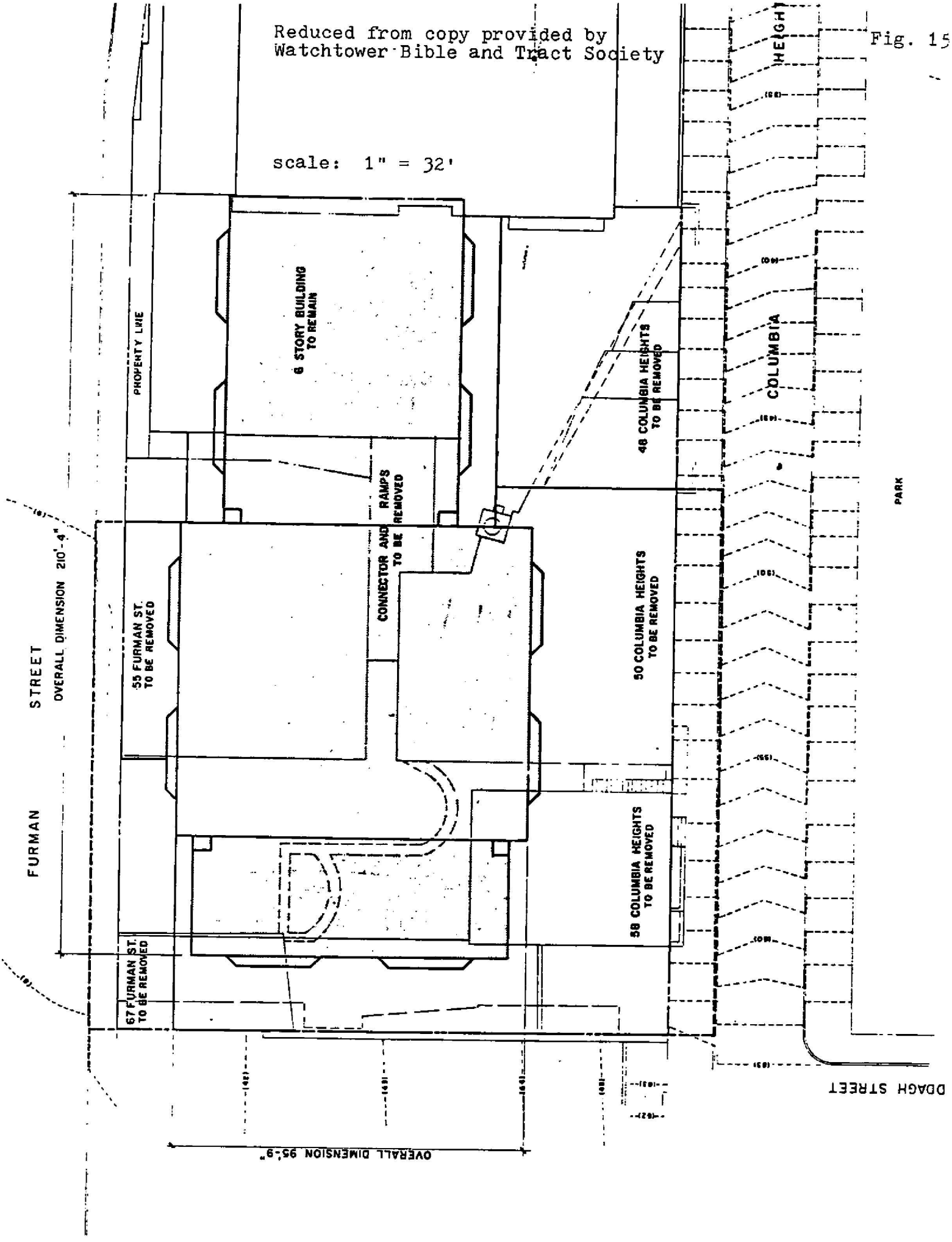
Property Map File # 646
Registrar's Office
Municipal Building
Brooklyn

X - part of Bach Estate

Reduced from copy provided by
Watchtower Bible and Tract Society

Fig. 15

scale: 1" = 32'



Tracing of COMMISSIONER'S SHEET 65
Street Openings and Closings, c.1820-1900

Brooklyn Topographic Bureau
16 Court Street, floor 2A (temporary office)
Brooklyn

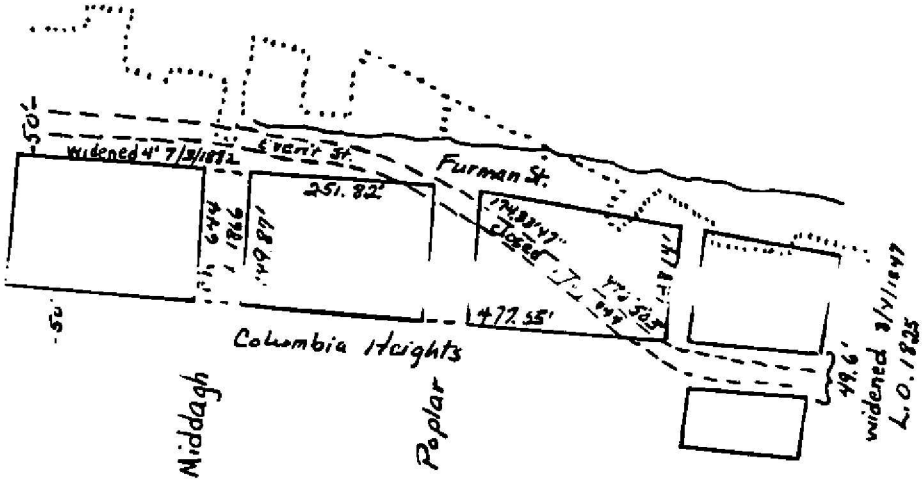


Fig. 17

MAP OF EXISTING GAS LINES
Furnished by the Brooklyn Union Gas Company
Brooklyn, NY

brick or stone
frame
hazardous site

x framed, first class light manuf.

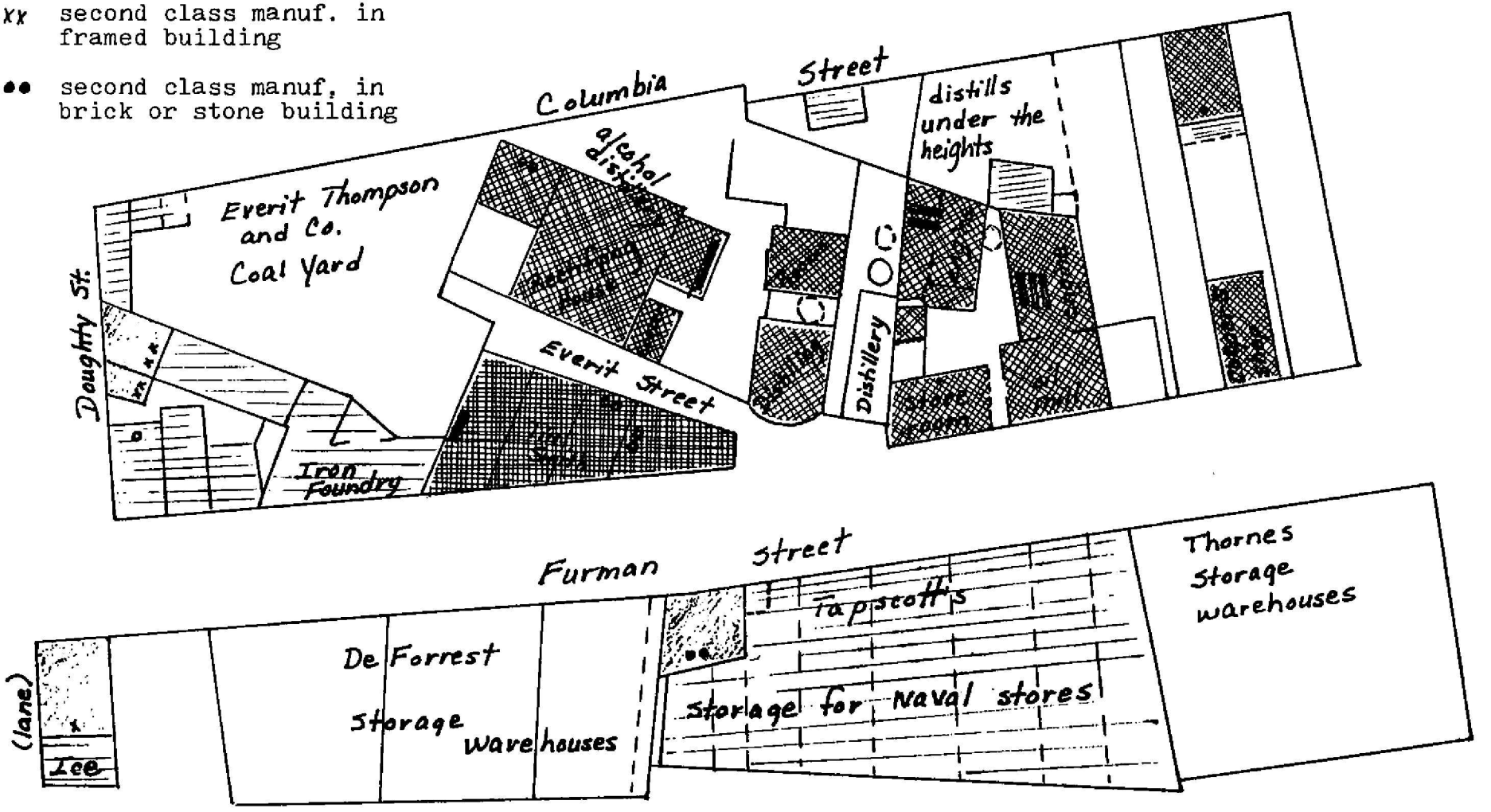
engine/boiler

oo second class dwelling with stores underneath

• first class dwelling

xx second class manuf. in framed building

•• second class manuf. in brick or stone building



Tracing of MAP OF THE CITY OF BROOKLYN, Vol. 1, pl. 5

1855 William Perris

Fig. 18

Tracing of map from property transaction on file at the Long Island Historical Society - Block Folder.

Ludlow to Henry Western, 1830 or 1833
L. 36 p. 178/180.

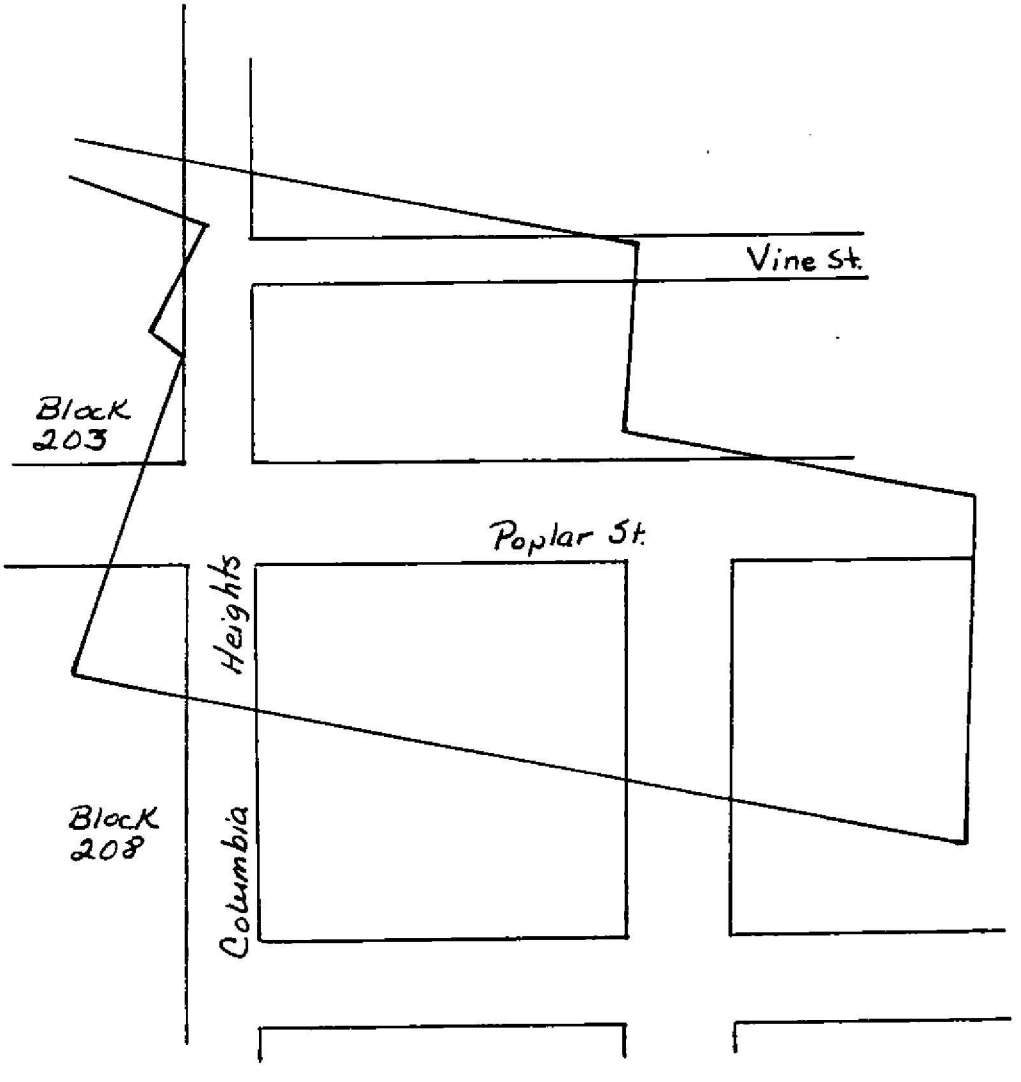
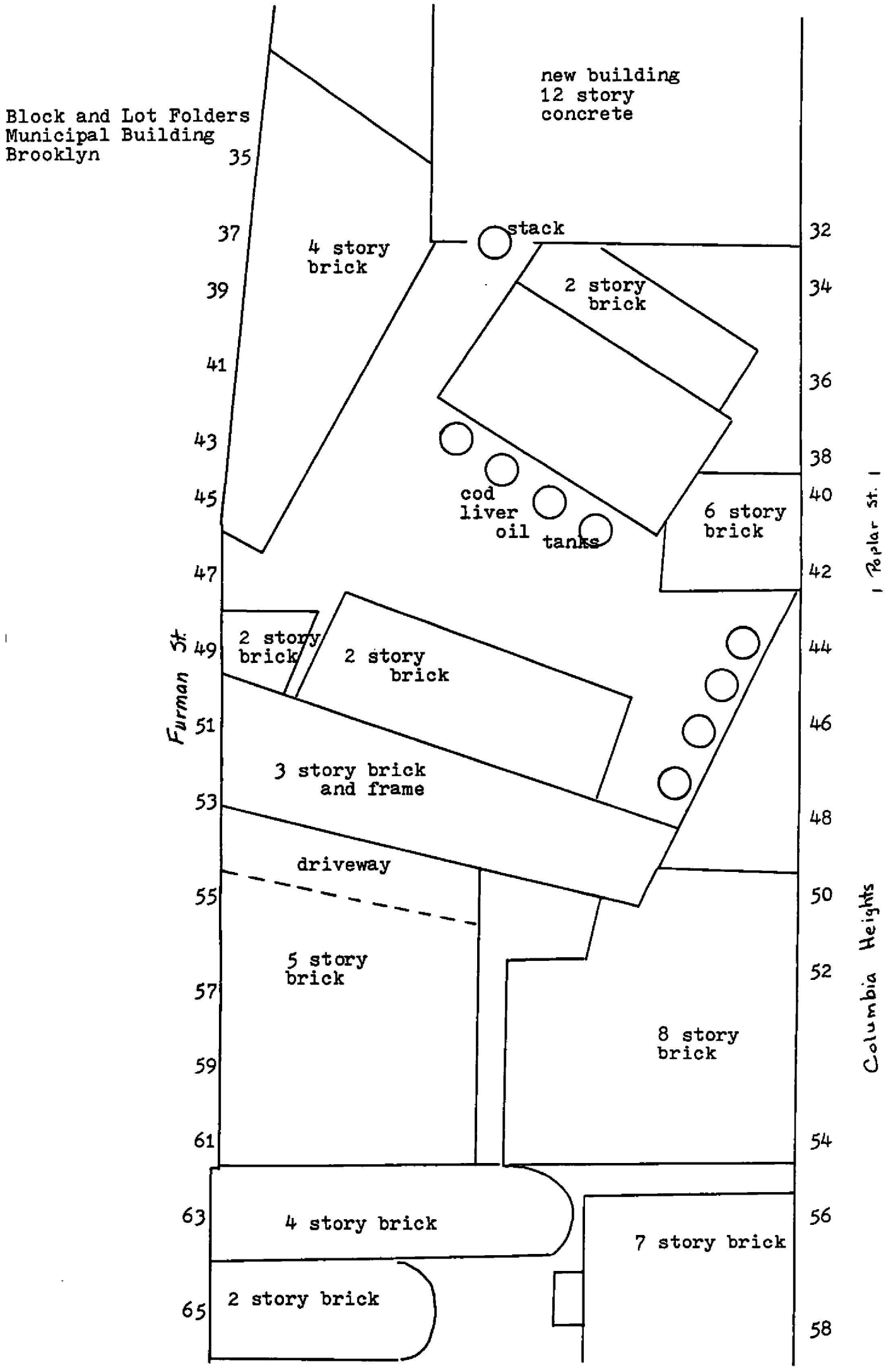


Fig. 20

E. R. Squibb Property
October 13, 1928



FURMAN STREET

63 61 59 57 55 53 51 49 47 45 43 41 39 37 35 33 31 29 27 25 23 21 13 17 15

RR STRIPING

2 4 6 8 10 12 14

3-STORY BRICK BLDG.

5-STORY BRICK BUILDING

LENTHERIC BLDG.
6 STORY

WEST BLDG EXTENSION
12 STORY CONCRETE

STACK

WEST SQUIBB BLDG.
12-STORY CONCRETE

8-STORY BRICK BUILDING

7-STORY BRICK BLDG.

STONE RESTAURANT
FRAME BLDG.

58 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18

BRIDGE & TUNNEL

208.0 FT

252 FT TO CORNER

BLOCK 208 LOT 2 SEC. 1; VOL. 3

COLUMBIA HEIGHTS

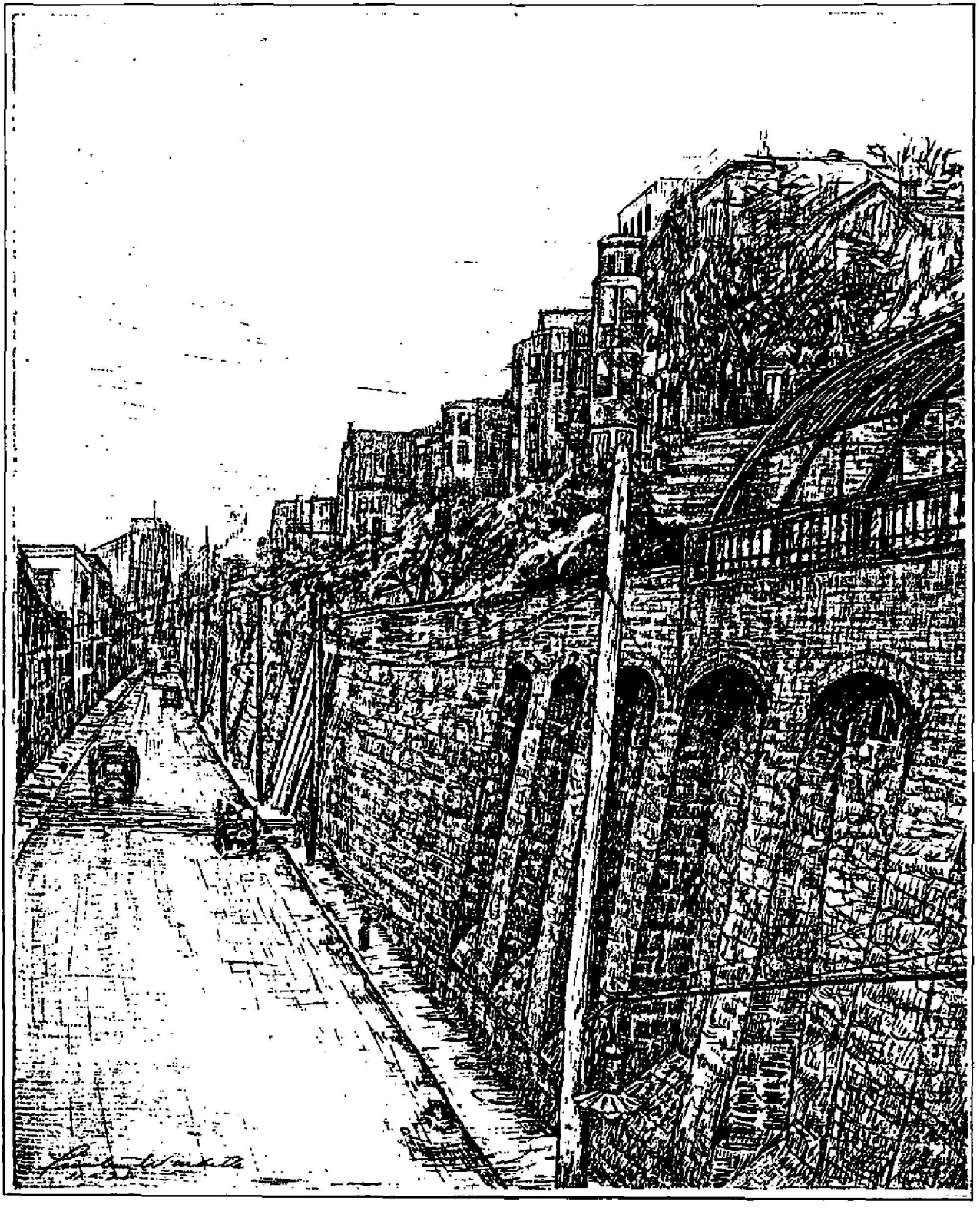
29 27 25 23 21 19 17

Photocopy provided by Dr. W. B. McDowell, Director, Squibb, Inc. Archives, Princeton, NJ
c. 1940

Fig. 21

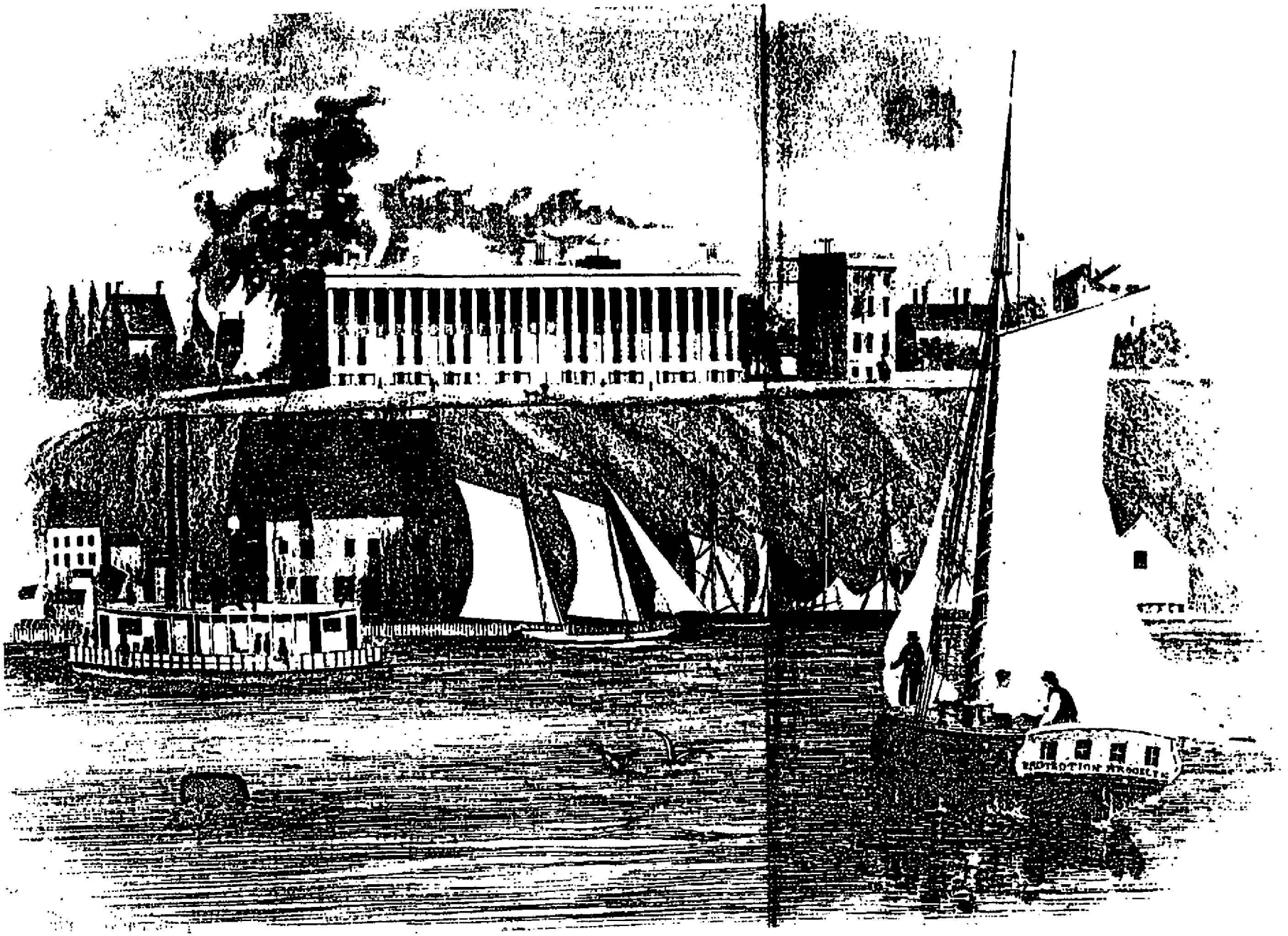
23. The Leavitt-Bowen mansion from Columbia Heights. Razed in 1904. Courtesy Long Island Historical Society.

Long Island Historical Society files.
January 1930.



A QUIET MOMENT ON FURMAN STREET—AN OFTEN BUSY ARTERY

Bisecting the Rush and Turmoil Associated with Waterfront Activities and the Peace and Quiet of Brooklyn Heights Aristocratic Neighborhood. Along the Stone Facade Are Old Warehouses Topped by the Gardens and Homes of the Old Regime. In the Background Looms One of the Towers of Brooklyn Bridge.



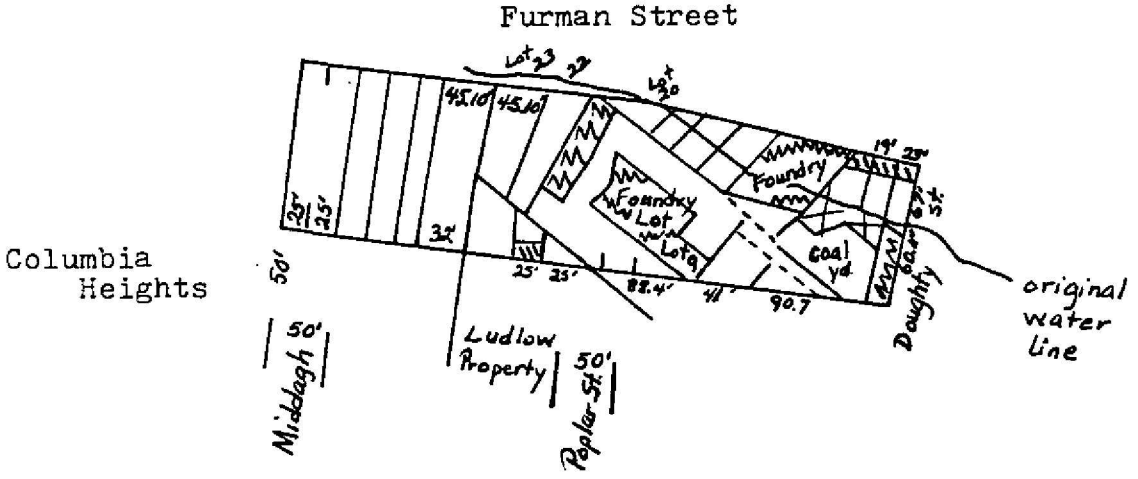
1. Brooklyn Heights in 1853. Engraving showing Underhill's Colonnade Row and the burning of the Gowanus Building. Courtesy Long Island Historical Society.

Fig. 24

Traced from ATLAS OF THE CITY OF BROOKLYN, 1880
New York: G. W. Bromley and E. Robinson
Plate 1

\\\\ frame construction
MM brick construction
X shed, stable
street railway on Furman Street

BLOCK 5



Tracing of SUPPLEMENTAL SURVEY, MAP AND PROFILE OF ADDITIONAL GROUNDS REQUIRED AND INTENDED TO BE TAKEN FOR RAILROAD PURPOSES BY THE BROOKLYN ELEVATED AND ATLANTIC BEACH RAILWAY COMPANY. William Kowalski, C.E., Brooklyn, May 25, 1880

Registrar's Office
Municipal Building
Brooklyn

Property Map File #50

B - brick

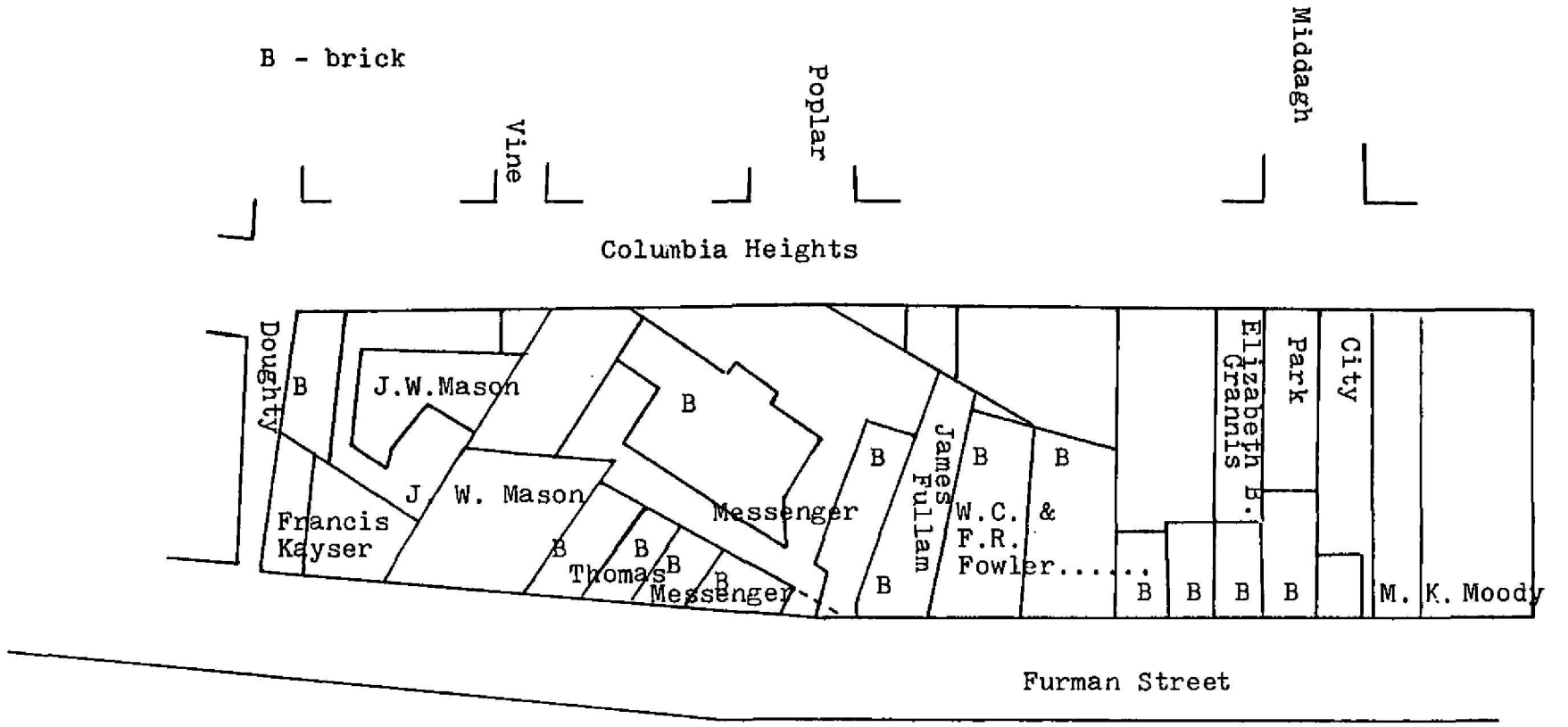


Fig. 26

Tracing of ATLAS OF BOROUGH OF BROOKLYN
Brooklyn: E. Belcher Hyde
1911

Blocks 203 and 208 are old Block 5.
10 Lot numbers
II number of stories
B basement
≡ frame construction
▬ vacant land
▱ brick construction

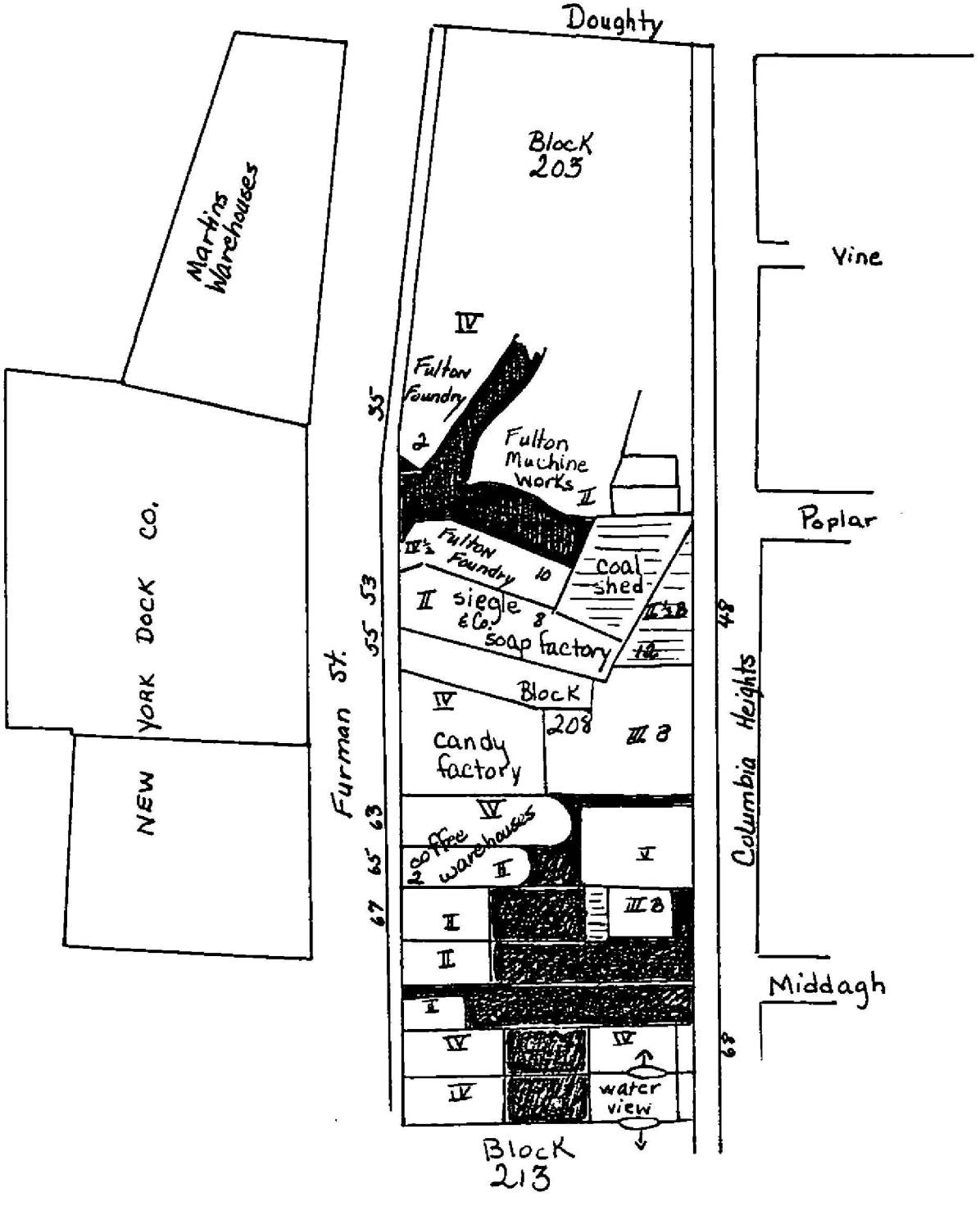
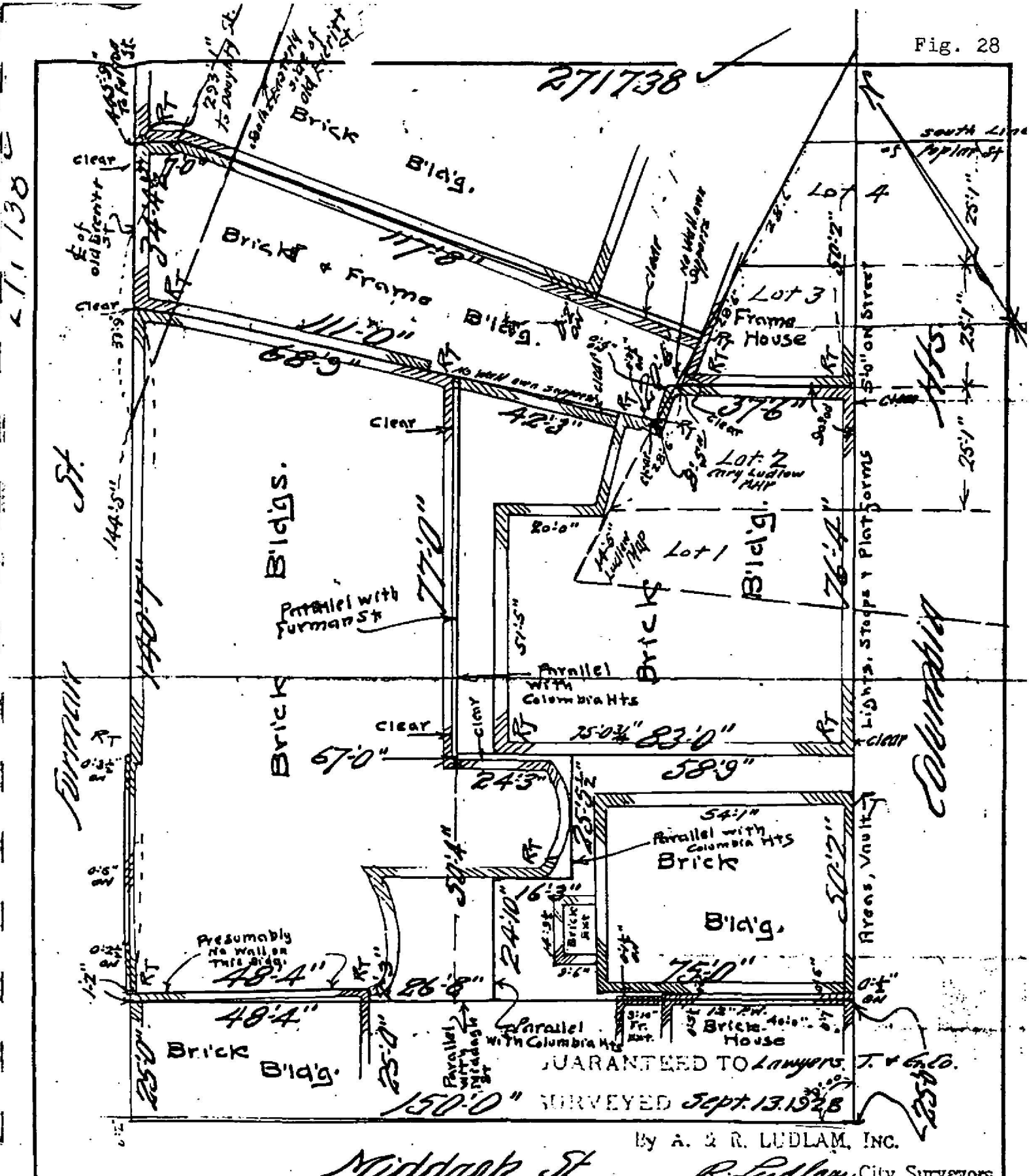


Fig. 28


271738
Brick B'ld'g.
Brick & Frame B'ld'g.
Frame House
Brick B'ld'gs.
Brick B'ld'g.
Brick B'ld'g.
Brick House
Lot 4
Lot 3
Lot 2
Lot 1
Columbia
Furman St.
Middagh St
Parallel with Furman St
Parallel with Columbia Hts
Presumably No Wall on This B'ld'g.
Lights, Steps & Platforms
Ayers, Vaults
clear
GUARANTEED TO Lawyers T. & G. Co.
SURVEYED Sept. 13. 1928
By A. & R. LUDLAM, INC.
R. Ludlam City Surveyors.
189 MONTAGUE STREET
BROOKLYN, N. Y.
BLOCK MAP #94 PRINT

Photocopy of photograph provided by Dr. W. B. McDowell, Director, Squibb, Inc. Archives, Princeton, NJ

Fig. 29

Furman Street, south to north.
Post 1903.

Photocopy of photograph provided by Dr. W. B. McDowell, Director, Squibb, Inc., Archives, Princeton, NJ (no date provided)
"Looking up Columbia Heights from Poplar St., showing the 2 DeHaven buildings facing C.H. The wooden dwelling house in the center of the picture is not Squibb property, but the tanks shown behind it stands on Squibb property."

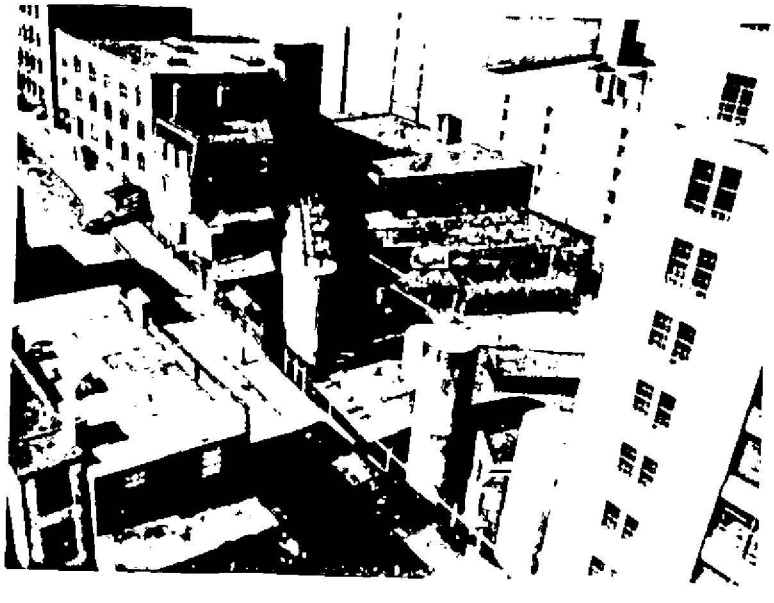
Fig. 30

Photocopy of photographs provided by Squibb Archives, Princeton, NJ

Fig. 31

"general view of the site looking from Furman St. toward Columbia Heights" 1940

"view from roof of "Furman St. office bldg." toward the intersection of Poplar St. and Col. Hts. showing cod liver oil refinery bldgs and tanks in yard" April 1940



"another view from the roof of the East Bldg." April 1940

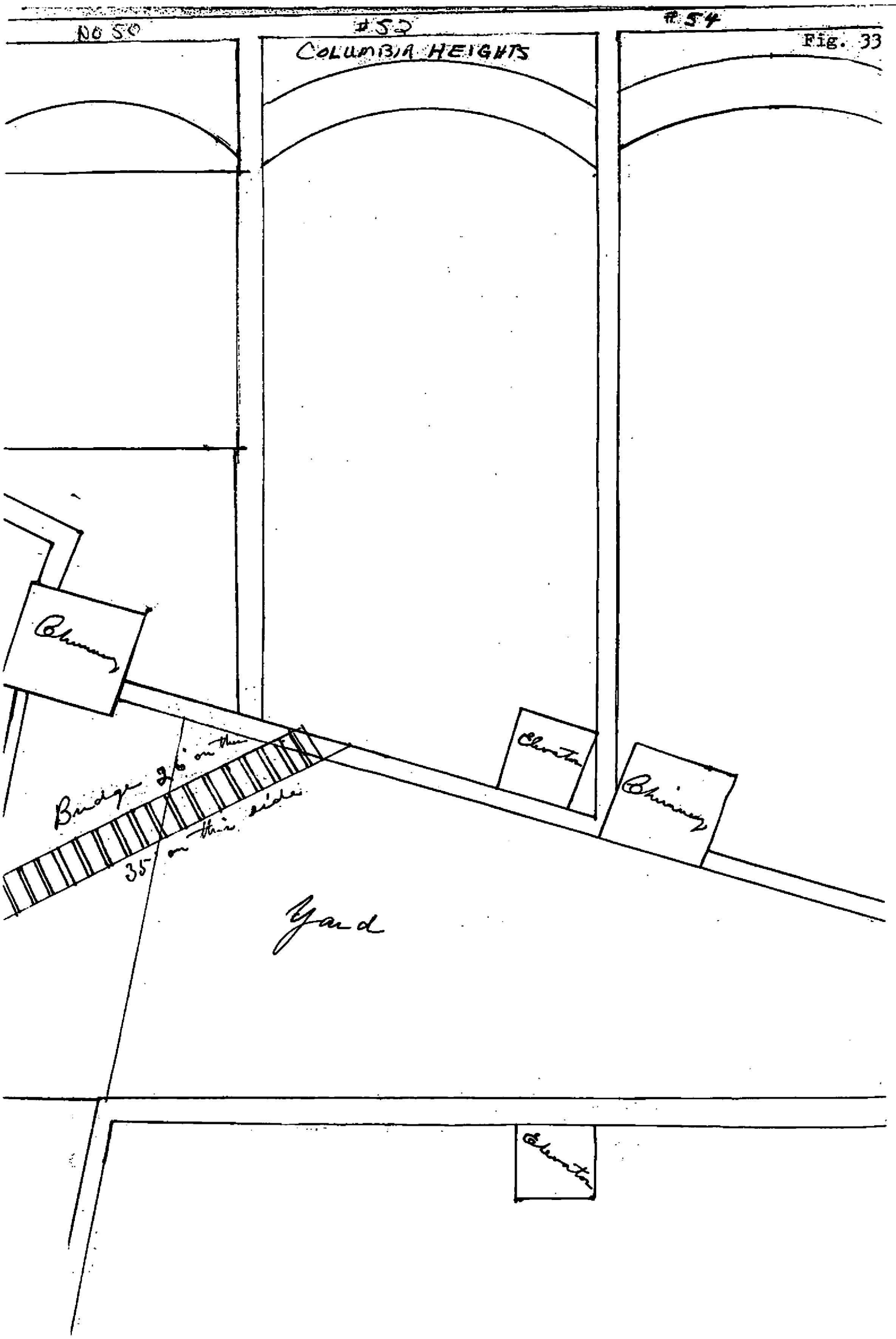
Photocopy of photographs provided by Squibb Archives, Princeton, NJ

Fig. 32

"another view from West Bldg. into c.l.o. yard"
April 1940

"view of cod liver oil yard looking northeast"
April 1940

"another view of the site looking north. The concrete octagon is a tank foundation that has been tipped up by the steam shovel"
1940


NO 50
#52
COLUMBIA HEIGHTS
#54
Fig. 33
Chimney
Bridge 26' on this
35' on this side
Yard
Chimney
Chimney
Chimney

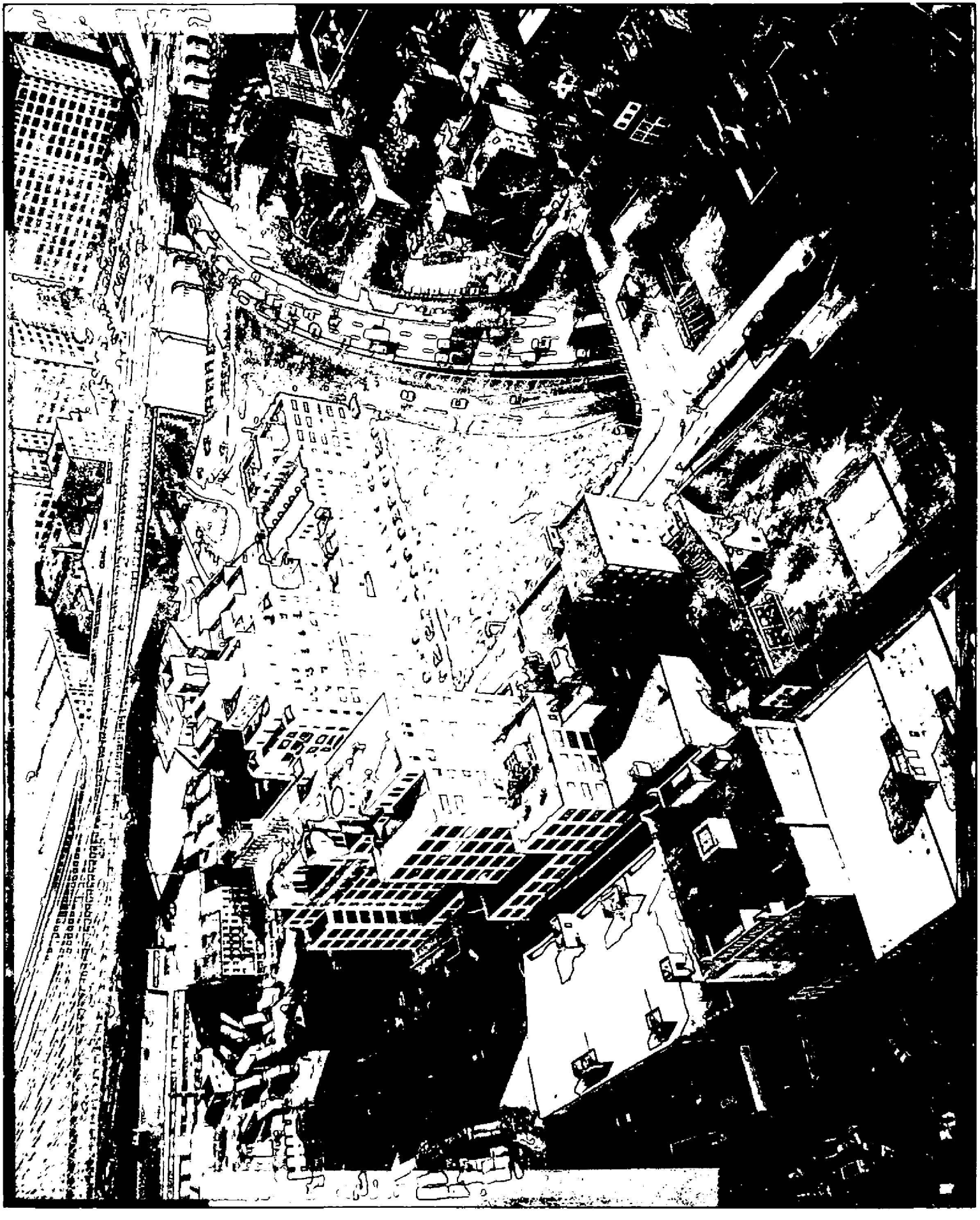
1/8" = 1 FT

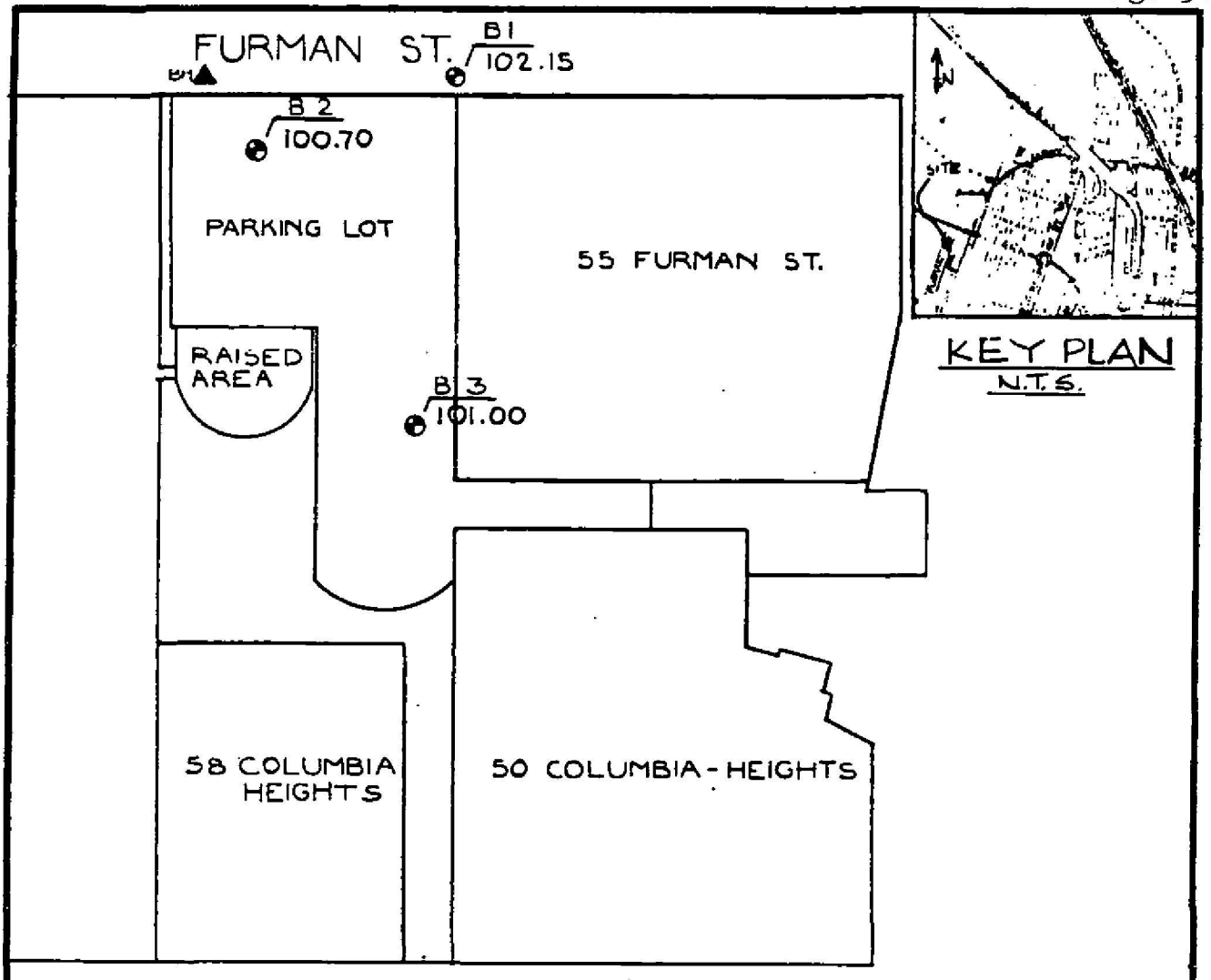
1898

Photocopy of photograph provided by Dr. W. B. McDowell, Director, Squibb, Inc., Archives, Princeton, NJ

"Another view looking down Columbia Heights which is similar in general to view in Photo. 16 except that it was taken from farther up the hill and includes the two brick buildings facing Columbia Heights shown to the left of the picture which are now Squibb property. The building which appears to be 5 stories high is rented to other concerns. The building which appears to be three stories high is largely occupied by Lentheric, a perfume house owned by owners of Squibb.

Photograph provided by Watchtower Bible and Tract Soceity Fig. 35





COLUMBIA - HEIGHTS

NOTES:

BORING ELEVATION & LOCATION DETERMINED IN THE FIELD BY THOR ENGINEERS. P.A.

LEGEND:

B1 / 102.15 — INDICATES BORING LOC. & ELEV.

BM▲ — INDICATES BENCHMARK TOP OF MANHOLE ON FURMAN ST. ASSUME EL.=100.0

WATCHTOWER

BROOKLYN, NEW YORK

BORING LOCATION PLAN

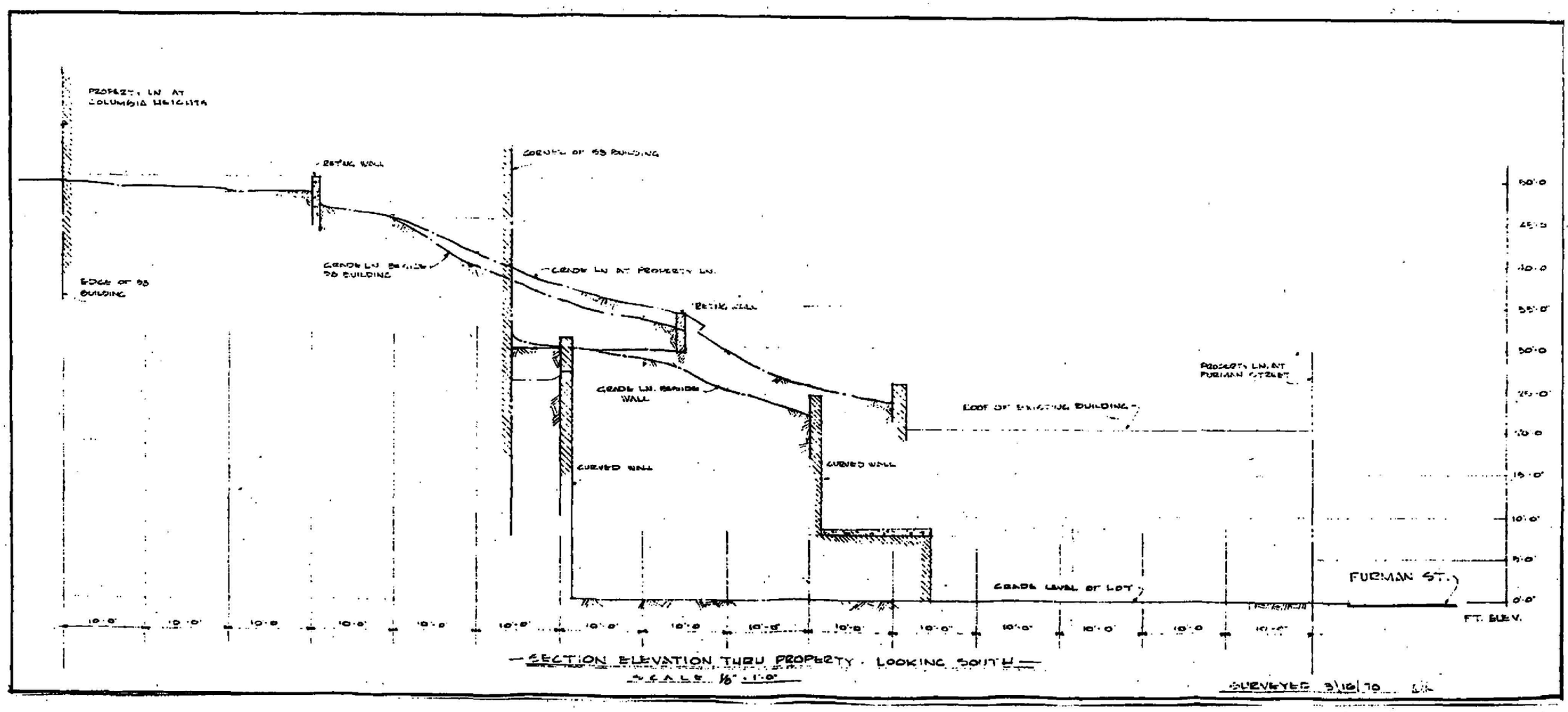
THOR ENGINEERS P.A.

513 W. MT. PLEASANT AVE.
LIVINGSTON, N.J. 07039

DRAWING 1

SCALE: N.T.S. | DATE: 12-29-82 | PROJECT 07982

DRAWN: C.S. | CHECKED: PTW



SECTION ELEVATION THRU PROPERTY · LOOKING SOUTH

SCALE 1/8" = 1'-0"

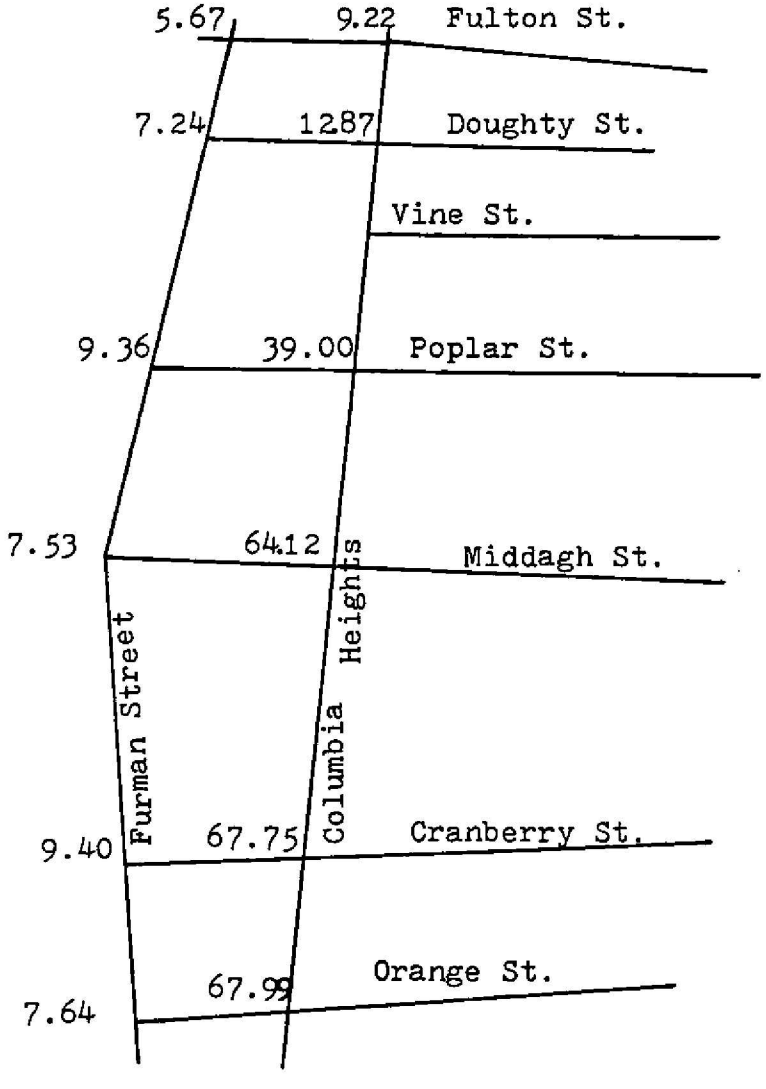
SURVEYED 3/16/70

scale of copy reduced
to 65% of original

Fig. 37

Elevations at street intersections as recorded in an 1898 Atlas.

(in feet)



Photocopied from Long Island Historical Society's micro-fiche files--Clippings Scrapbook.

Brooklyn Eagle April 20, 1947

caption:

The rear of the century-old warehouses which have been demolished, showing the arched roof and eight-foot-thick walls. The rear wall was slanted and served as the retaining wall for the houses above. These houses, facing Columbia Heights, will not be demolished.

Herald Tribune May 6, 1947

E HERALD TRIBUNE, FRIDAY, MAY 6, 1947

Brooklyn Heights Gets Ready for Triple-Tiered Highway

Looking north [illegible] toward Furman Street, whose north sidewalk has started for the Brooklyn-Queens connecting highway. On the left are apartment houses and on right the site of the triple-tiered highway, the top floor of which will be level with the bluff on which some of Brooklyn's historic homes stand

Historic Homes Are Demolished For 3-Level Brooklyn Highway

The fifty-foot bluff of sand at the site for Andrews & Clark of Brooklyn Heights, overlooking the East River, is undergoing alterations as bulldozers and steam shovels scrape away century-old structures to make way for the modern features of the triple-tiered Brooklyn-Queens connecting highway.

Historic homes edging the bluff top with its peerless view of New York's skyline and the harbor have been demolished and others are slated to go. Already destroyed are the houses which years ago dotted on the earth-covered roofs of old warehouses. Until the attack of the wreckers' sledges some of these thick-walled vaults built at the foot of the bluff were their backs resting into the hillside were redolent with the produce of a hundred years of the spice trade.

In place of these red-brick and dark-granite structures, remnants of the era of sailing ships, rising like steel and concrete [illegible] ports of the highway, will rise rising to the face of the bluff in three overhanging levels the topmost of which will be a promenade.

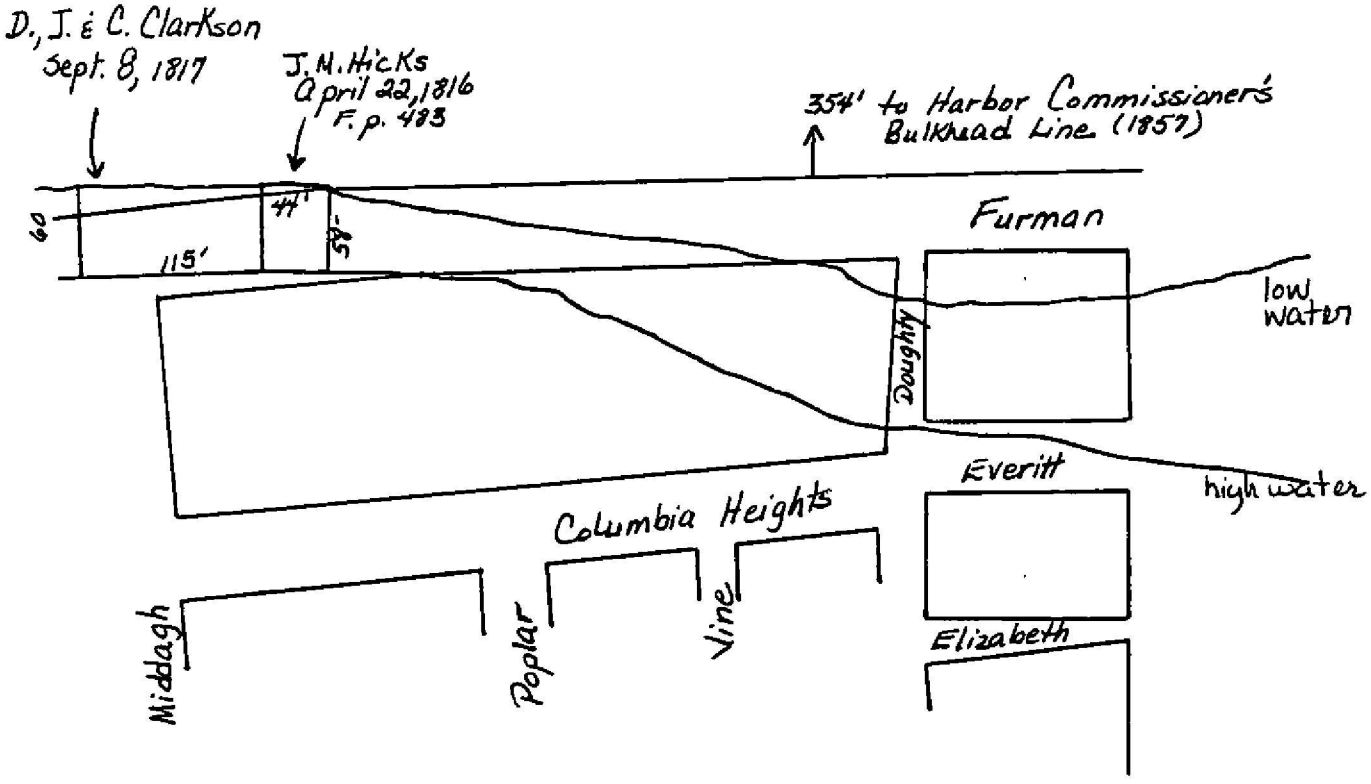
[illegible] Prana J. [illegible] and watch their own ships unload the merchandise of the world into their warehouses. Every brick by hand and it hasn't been easy to keep some watches [illegible] he added.

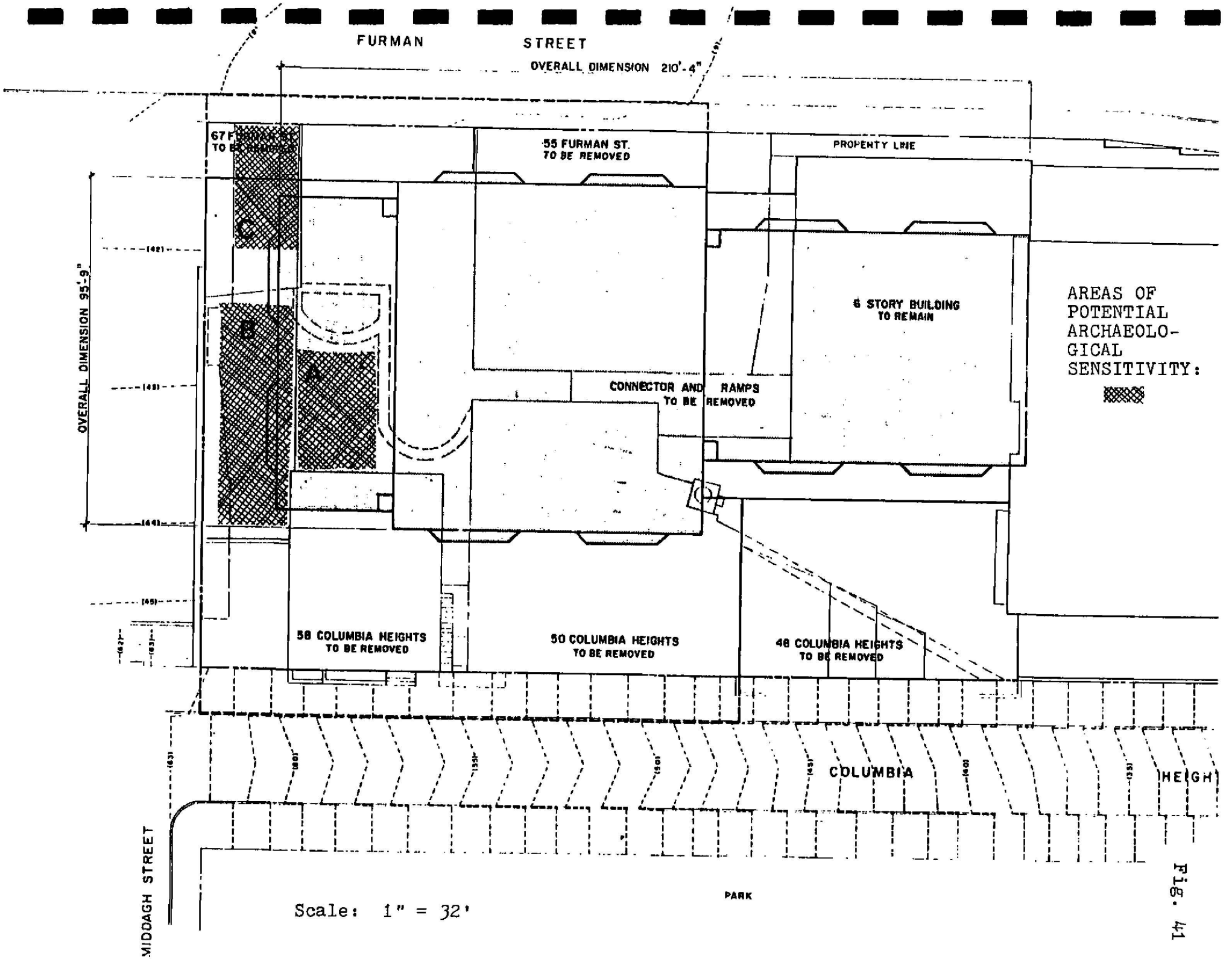
At places where no vaults were built against the bluff an eight-foot-thick wall retained the earth. Laborers digging near one such a few days ago uncovered a human skeleton. The decomposed bone fragments contained no suggestion of whether they might have been the remains of a member of the Canarsie Indian tribe which had a settlement on the heights called Lapetonga, or of a British or Hessian soldier, some of whom were buried on the heights after the Battle of Long Island in 1776. The skeleton was reburied in its original place.

[illegible] slated for removal on Mr. Burden said are only [illegible] from Willow Street to Clark Street on the north side of Columbia Heights. This includes 110 Columbia Heights, one from which Washington A[illegible] looked on the building of the Brooklyn Bridge after he was elected [illegible] President. One at Pierrepont Street has a [illegible] of Brooklyn Heights [illegible] of the promenade [illegible] grass.

Tracing of MAP SHOWING BROOKLYN WATER GRANTS, HIGH AND LOW WATER LINES AND PIER AND BULKHEAD LINES BETWEEN RED-HOOK AND WALLABOUT BAY.

Map File #B-24
Docket Room
Superior Court Building
Brooklyn




FURMAN STREET
OVERALL DIMENSION 210'-4"
55 FURMAN ST.
TO BE REMOVED
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6 STORY BUILDING
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CONNECTOR AND RAMPS
TO BE REMOVED
OVERALL DIMENSION 95'-9"
C
B
A
58 COLUMBIA HEIGHTS
TO BE REMOVED
50 COLUMBIA HEIGHTS
TO BE REMOVED
48 COLUMBIA HEIGHTS
TO BE REMOVED
AREAS OF POTENTIAL ARCHAEOLOGICAL SENSITIVITY:
COLUMBIA
HEIGH
PARK
MIDDAGH STREET
Scale: 1" = 32'

Fig. 41

TOPIC INTENSIVE

ARCHAEOLOGICAL RESEARCH REPORT

PHASE 1-B

WATCHTOWER BIBLE AND TRACT SOCIETY

BROOKLYN PROJECT

HISTORICAL HP PERSPECTIVES

TOPIC INTENSIVE

ARCHAEOLOGICAL RESEARCH REPORT

PHASE 1-B

WATCHTOWER BIBLE AND TRACT SOCIETY

BROOKLYN PROJECT

Historical Perspectives
P. O. Box 331
Riverside, CT 06878

April 8, 1985

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PHASE 1-B TOPIC INTENSIVE STUDY FOR THE WATCHTOWER SITE

Pursuant to the recommendations made in the Phase 1-A study and then in the Proposal for 1-B Study, topic intensive archival/informant research was conducted by Historical Perspectives in order to further refine and define both the physical and theoretical focus of the project before any sub-surface testing was undertaken.

One task was to track down the origin of an incident reported in the Herald Tribune, May 9, 1947 (see page 33 of 1-A report) in which human skeletal remains were uncovered and subsequently replaced in a block somewhere in the path of the Brooklyn-Queens Express elevated highway then being constructed through the Heights area. The newspaper of record in Brooklyn at that time was the Eagle. The editions for April 29 through May 9, 1947 were thoroughly examined; there was no reference to the alleged discovery.

The Herald Tribune article mentioned a Frank J. Buckley as chief engineer for Andrews and Clark, engineers for the project. Several phone calls to Andrews and Clark, now located on West 37th Street in New York City, produced the following results. Mr. Andrews is deceased and Mr. Clark retired. Frank Buckley left Andrews and Clark many years ago to start his own firm and his whereabouts are unknown. Adolph Trinidad, now executive vice- president of A&C, worked on the BQE project as a very young man, but remembers nothing about a skeleton being found. Several years ago, A&C moved to its present location; prior to the move a lot of "house cleaning" of files, records, and so forth took place. Mr. Trinidad couldn't think of anything helpful he might have, but promised to contact Historical Perspectives if something occured to him. (see appended letter)

None of the other informants interviewed - especially Louise Casey, an avid and perceptive observer of the Heights scene for the past half-century - recalled anything about such an incident. Also, Ralph Solecki, professor of anthropology at Columbia University, who has done a substantial amount of archaeology in Brooklyn and whose interest in Brooklyn history dates back to the 40s when he was a very young man, has never heard of any such occurence. We therefore conclude that the incident as reported was

apocryphal or exaggerated or a genuine find now lost to time.

Some promising avenues of research led to dead ends, but others provided enough information so that the remaining goals as set out have been accomplished.

1. While interesting and corroborative general data was obtained from persons who once/now live in the neighborhood, no testimony about Block 208 was specific enough to stand as evidence about land usage over time in the three archaeologically sensitive areas. (See site map A)

2. However, other sources yielded enough data to complete lot histories sufficient to satisfy the Phase 1-B objectives. These lot histories were pieced together from: block and lot files in both the Long Island Historical Society and the Brooklyn Buildings Department, property transaction records, tax assessment rolls from the earliest in 1866, census records, city directories, maps and atlases. An attempt was made to use probate records, wills and final accountings in order to ascertain more specifically what was on each parcel (e.g. outbuildings, gardens, wells), but the documents were either missing or the data was irrelevant or inadequate. If the reader wants verification or amplification of the following summaries, he should refer to the various charts appended to this report. In doing so, he will note certain inconsistencies, contradictions and gaps in the record. After careful comparisons among the archival sources, we feel that these lacunae do not alter the basic form of the general land/owner use chronologies here presented.

62 Columbia Heights

A large portion of what is now Block 208 was owned by the Hicks family prior to about 1830. Sometime between 1834 and 1836, they sold a parcel 50' by 163' to Charles Ball. (This includes 58-60 and 62 Columbia Heights through from C.H. to Furman Street. See Maps A and B.) At some point, Ball sold off half of the plot (#60 Columbia Heights) to the Elderts who, like the Hicks and Ball, apparently never lived on the block. And there were no structures on Columbia Heights which was not opened between Middagh and Poplar until 1841. There are no listings for that block of C. H. in the 1840 to 1842 Brooklyn Business Directories.

Charles Ball was a physician who lived for years on the Colonnade Row block of Columbia Heights (between Middagh and Cranberry). He or his widow (she is listed in the 1842 directory as residing at 11 Willoughby) sold the present 62 C.H.-67 Furman lot to Joseph Carter in the late 1840s and he must have built a house on it by 1850 when he is first listed in the directory at "46 Columbia,c.Middagh." He had a party wall agreement in 1848 with the Elderts, owners of the parcel to the north which was evidently not built upon at this time. Carter was a minister and the entry in the 1857-58 directory reads "chaplain K Co., penitentiary and poorhouse." The 1855 Perris Atlas labels the structure as a first class brick or stone dwelling with a frame extension.

In 1857 Peter and Hannah Longley bought the property from Carter who must have died shortly thereafter since his will was probated in 1860. The Longleys lived there for only a couple of years before selling to Reuben Denny c.1860. Lydia Denny sold to Helen Russel in 1864-5 who in turn sold to Edward Richmond in 1867. Richmond may have had financial difficulties and sold or mortgaged his land according to deed records, but probably lived in the 3½ story home until the late 1870s. In 1880, the property is transferred from Elizabeth Grannis to Albina Goodspeed although the resident is Orland(o) Griggs from c1879 until sometime in the 80s. When exactly the Goodspeeds became occupants of their own building is unknown, but they were there in 1894. It is tempting to speculate that in 1884, when there is a comment in the tax books that the property is in "very poor condition," the Goodspeeds kicked out their tenant, refurbished the house, and moved in themselves. (They owned the property until 1916.)

However, that does not address what may or may not be an inconsistency in the record. Through 1888, the structure on 62 Columbia Heights is noted in the tax rolls as having "3½" storys, the building material not mentioned. The 1855 Atlas shows "brick or stone," but not number of storys. Neither number of storys nor material is entered on the 1907 tax lists, but a 1911 atlas shows a 3 story brick building with basement and rear frame extension. The 1913,16,and 27 tax books call it a 4-story brownstone. Probably this is merely a difference in reporting over the years. Also, it really doesn't matter whether or not the structure was refurbished or even replaced at some point in time. The essential fact is that the open area behind 62 C.H. served as a backyard for a series of families from c.1850 until the building was demolished in 1938.

For archaeological purposes the first decade of the ninety year history of 62 Columbia Heights is crucial - that from 1849-50 to 1859-60. Circumstanstial evidence outlined above shows that Joseph Carter erected a 3½ story building of stone or brick in 1849 or 50 in which he lived until at least 1857 when Peter and Hannah Longley moved in to reside there until about 1860. Both families were solid middle class; Carter was a chaplain and Longley listed himself as an "agent" and then as a "broker" in the business directory.

What material evidence of the occupation of these two families might one expect to find still surviving on the site? According to Henry Stiles, Brooklyn historian, a reservoir system to furnish piped in water to Brooklyn residents was formally opened on November 18, 1858 and water became generally available during 1859. (Stiles, 1870, vol.3, p. 594) Prior to that time water had been obtainable from 157 public cisterns and 547 wells and pumps. (ibid., vol. 2, p. 418-19) Neither had sewer lines existed before 1859 except for 13 sewers extending 5 miles "evidently built to relieve certain depressed portions of the city of the accumulations of water...The house drainage was, at that time, otherwise disposed of..." (ibid., vol 3, p. 596) Stiles also notes that the introduction of the water system led to the adoption of a drainage and sewerage plan in 1859. He does not state when the plan was implemented, but presumably about 1860.

Conversations with city personnel Mr. Staino of the Water Department and Mr. Grasso of the Sewer Department confirmed Stiles' account and the dates. According to a map in the water department, a 12"water main was laid in Columbia Heights between Middagh and Vine in the fall of 1858. Mr. Grasso said that there were no sewer department records for Brooklyn prior to annexation by New York City (1889), but that sewer service came, if not concurrently, soon after water service.

A privy system, therefore, would have been necessary to service the inhabitants of 62 Columbia Heights from the time the house was erected c. 1849 until city facilities were available c. 1859. It is certainly possible that one or more of these features, productive sources of archaeological data, could be located in the back yard area. If found, their contents would comment - through discarded material remains - on the everyday lives of middle class Brooklynites at the mid-point of the 19th century. This would have been the last time that back yards were functional. Other archaeological studies have shown that when functional usage ceases, yards are often transformed by various means for other uses such as recreational. It would be a valuable contribution to the archaeological record to identify and study such a transition at the Watchtower site.

58-60 Columbia Heights

This parcel was part of property owned by the Hicks in the early 19th century from whom it passed to an Eldert and thence to the Fowlers- of whom there were several - in 1864-5. The first building to appear in the record was a two story structure listed at 60 C.H. in 1873. From 1876 through 1888 one building each was listed on the tax rolls at 58 (two storys) and 60 (three storys) and belonged to the Fowlers. What happened thereafter is unclear; those two buildings may have been demolished and the lots left vacant for some time. A five story structure is shown on the Hyde Atlas of 1911. Two Squibb Co. maps (1928 and 1940) show a seven story brick building with two bayed ones behind it facing Furman which is the same configuration as today except that the bayed warehouses have been demolished and the rear addition behind 58-60 has disappeared.

Various Furman Street buildings were in place much earlier, but there is little reason to think that they made use of the area between them and Columbia Heights since it was precipitously up hill from them. Even if all the construction activity outlined above had not destroyed the integrity of any archaeological resources, there is now little reason to think that what might be found would be of any significance. During a walk-over of the recently cleared portion behind the existing building (see photographs), a mix of cultural debris from a Roosevelt dime, to various sherds of ceramics of a wide date range, to pre-20th century bottle glass, to plastic was obeserved. There is every reason to believe that only more of the same meaningless mix would be found in any further examination of Area A which we therefore consider unwarrented.

67 Furman Street

Despite intensive research, we were unable to clarify the early history of this property. As noted in the 1-A report (p.27), a small structure of approximately the same dimensions as what exists today was shown on 1816 and 1819 maps. The lot belonged to property owned by the Hicks family, part of which was sold to Charles Ball in 1834-36. By the time that original purchase of a 50' by 163' lot came into Joseph Carter's possession, it had become (at 62 Columbia Heights-67 Furman) 25' by 150' to Carter and the 58-60 portion (C.H. through to Furman) was owned by the Eldert family.

In the 1840 city directory James Doherty, who owned the First Ward Hotel a few doors north, is shown as being next to the entrance of the CollonadeGardens, which would be where 67 Furman is now. Whether Doherty resided or had a business there is unknown, but presumably he leased it from Carter.

By 1848 we know that the property is used as a "cooperage" by William McDonald who was succeeded by Richard McDonald who was joined by James Baldwin who outlived Richard and sold out in 1860.

There is no further record in any archival source until 1879-80 when John Buck, a dealer in liquors, has a shop and also resides there with his family. (See appended copies of 1879-80 City Directory and 1880 U. S. Census listings.) Bernard Buck (John's son? brother?) operated the liquor shop in a two story brick building until c. 1913 when it was acquired by the Excelsior Brewing and eventually found its way into the possession of the Watchtower Bible and Tract Society.

Over time, whenever a building on this parcel is shown or referred to, it always covers the 25' by 49.5' lot which is bounded on the rear by a retaining wall. Some of the ambiguities surrounding the building sequence were resolved by a visit to the site by architectural historian Andrew Dolkart (see his appended report). We know that there is a 20th century structure at least partially underlain by much earlier elements. The thin concrete floor of the cellar may seal material once part of the river shore subsequently covered by layers of fill; on the other hand, all early fill deposits may have been excavated in order to erect the modern building and to modify the existing cellar to accomodate it.

RECOMMENDATIONS

See Maps And Photographs For Visual Presentation

1) Report of Human Skeletal Remains: Because of the lack of any corroborating evidence whatsoever, no further research on this topic is indicated.

2) 58-68 Columbia Heights: The area behind the extant 58 c.H. is no longer considered archaeologically significant and may be stricken from the sensitive list.

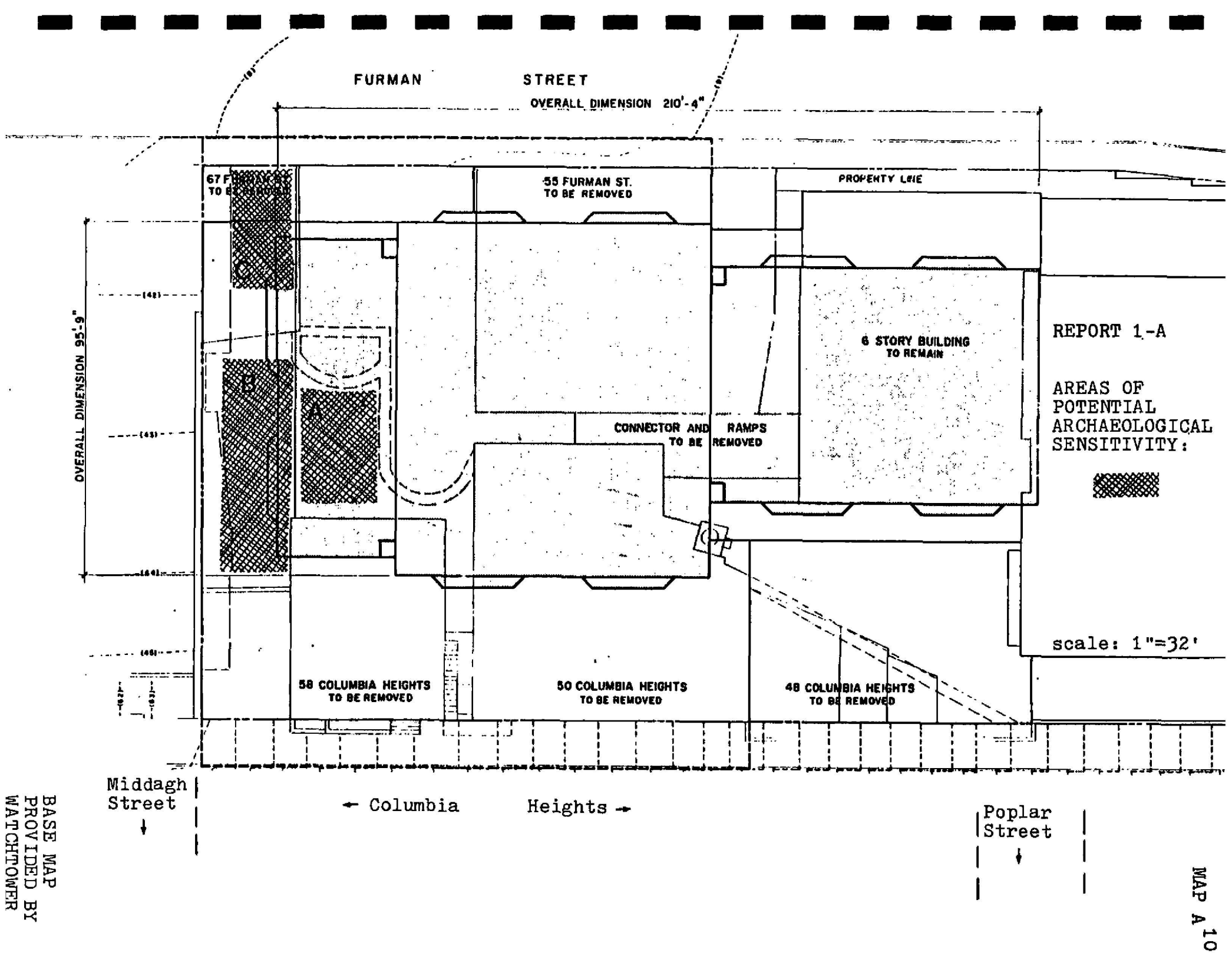
3) 67 Furman Street: A 4 foot square test unit near the foot of the cellar stairs should be excavated by hand. The concrete cellar floor is easily removable in this location and it should give the workers ample room to maneuver with non-mechanical equipment. The goal is to ascertain whether there exists stratified deposits reflecting one or more episodes of early fill activity over the original shoreline or whether such evidence has been destroyed by modern construction. Such a determination can be made by excavating no further than the level where the naturally occurring base layer is reached, in this case the sandy layer.

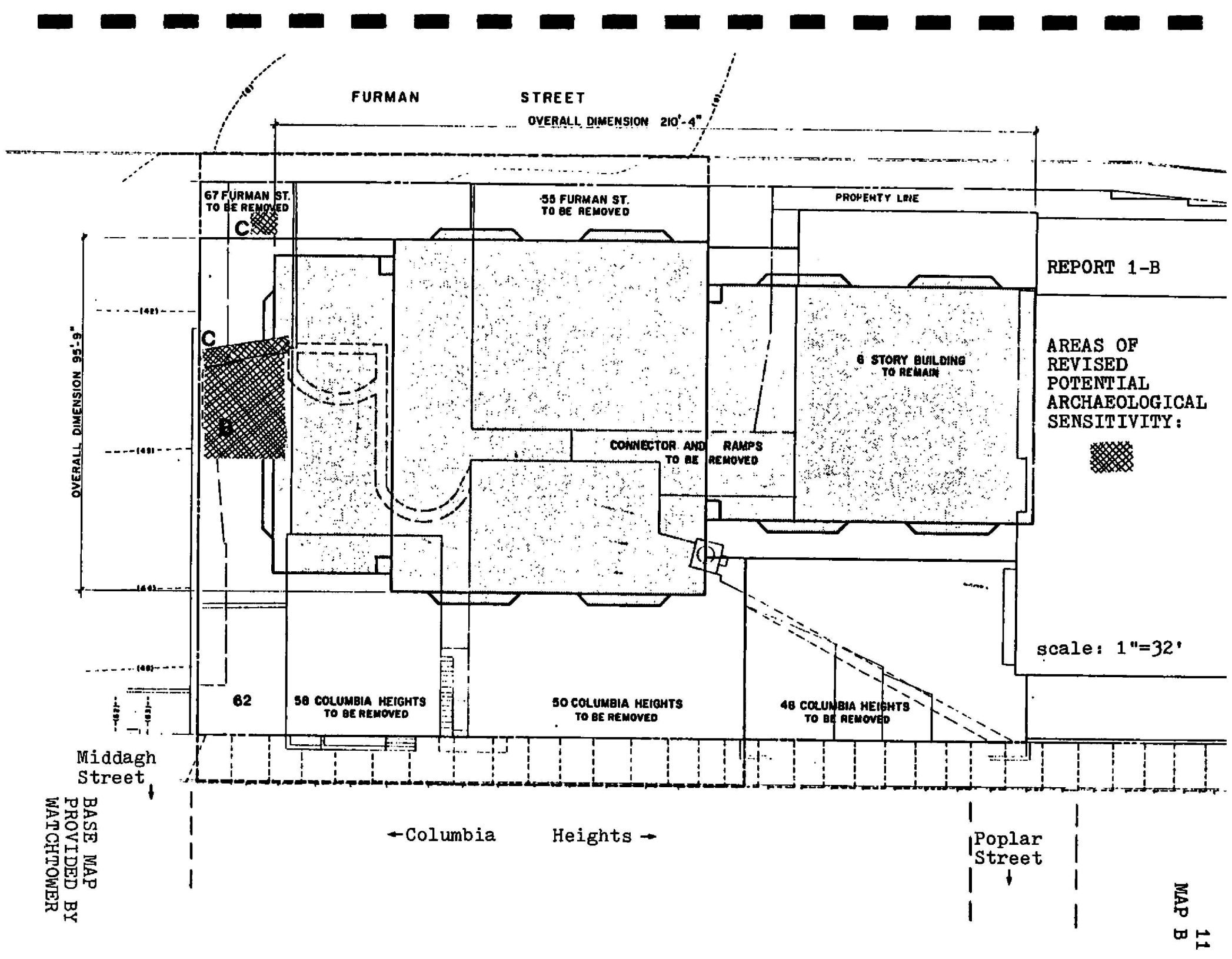
It is also recommended that two areas adjacent to the stone retaining wall at the eastern rear of the cellar be photographed and investigated for evidence of remaining artifacts within a builder's trench around the retaining wall. The investigation could be conducted concurrently with demolition on the site, provided the demolition crews are apprised that operations may be temporarily interrupted should the on-site archaeological consultant wish to conduct investigations from time to time. The coordination of demolition with investigation might actually facilitate efforts to determine whether significant resources exist within the locus of the original retaining wall. It may also be feasible to investigate this area prior to demolition provided there is no hazard posed to workers doing the hand excavation.

4) 62 Columbia Heights: It is recommended that the plant growth on this entire parcel be cleared by hand, under an archaeologist's direction, to reveal the existence of any previous structural elements, such as the "ghosts" of walls or foundations. This would also make the lowest terrace more

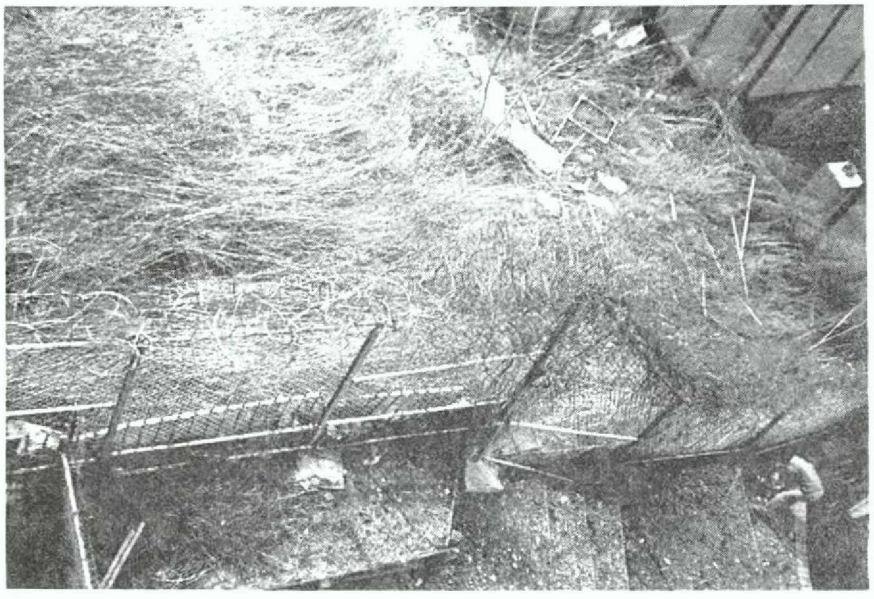
accessible from the parking lot at street level. Test units or trenches within a 25' x 27' flat area of the fourth terrace at the rear of the lot should be excavated by hand to determine the prior existence of features, such as privies, that may contain evidence from prior occupants of the site. The fourth terrace being a relatively flat area in the sloping backyard, could provide an opportunity to research material remains of known individuals within a confined time frame.

The existence of privies is generally ascertained by a change in soil coloration or a remaining "footprint", which may occur near the surface of the site. It is possible that a capped and/or filled privy, which would have been located to the rear of the dwelling, may be extant and may reflect the decade before indoor plumbing arrived on Columbia Heights. This excavation would also afford an opportunity to record and analyze the stratigraphy of a portion of the former backyard area.

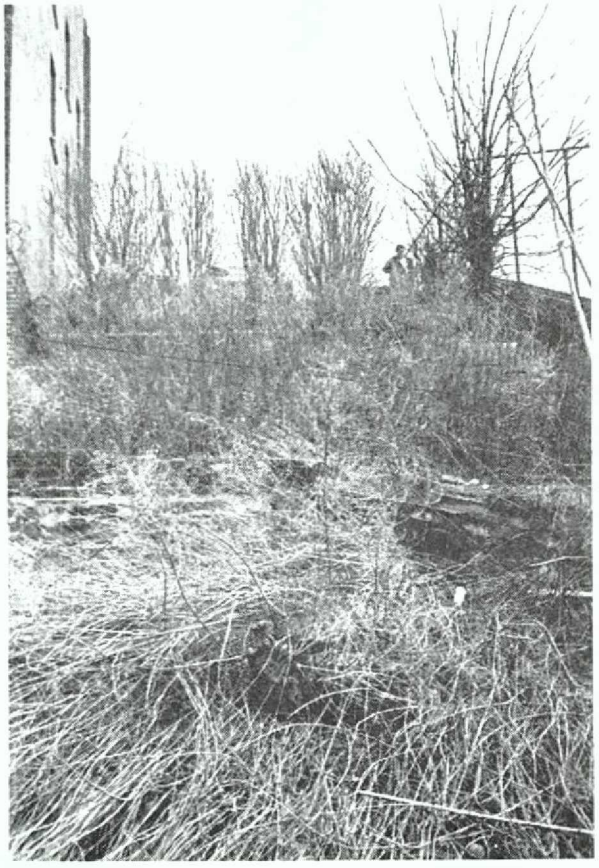

FURMAN STREET
OVERALL DIMENSION 210'-4"
OVERALL DIMENSION 95'-9"
67 FURMAN ST. TO BE REMOVED
55 FURMAN ST. TO BE REMOVED
PROPERTY LINE
6 STORY BUILDING TO REMAIN
CONNECTOR AND RAMPS TO BE REMOVED
58 COLUMBIA HEIGHTS TO BE REMOVED
50 COLUMBIA HEIGHTS TO BE REMOVED
48 COLUMBIA HEIGHTS TO BE REMOVED
A
B
C
REPORT 1-A
AREAS OF POTENTIAL ARCHAEOLOGICAL SENSITIVITY:
scale: 1"=32'
Middagh Street
← Columbia Heights →
Poplar Street
BASE MAP PROVIDED BY WATCHTOWER
MAP A 10


FURMAN STREET
OVERALL DIMENSION 210'-4"
67 FURMAN ST. TO BE REMOVED
55 FURMAN ST. TO BE REMOVED
PROPERTY LINE
REPORT 1-B
AREAS OF REVISED POTENTIAL ARCHAEOLOGICAL SENSITIVITY:
6 STORY BUILDING TO REMAIN
CONNECTOR AND RAMPS TO BE REMOVED
OVERALL DIMENSION 95'-6"
C
B
62
58 COLUMBIA HEIGHTS TO BE REMOVED
50 COLUMBIA HEIGHTS TO BE REMOVED
46 COLUMBIA HEIGHTS TO BE REMOVED
scale: 1"=32'
Middagh Street
←Columbia Heights→
Poplar Street
BASE MAP PROVIDED BY WATCHTOWER
MAP B 11

#62 Columbia Heights/exterior views/rear of lot

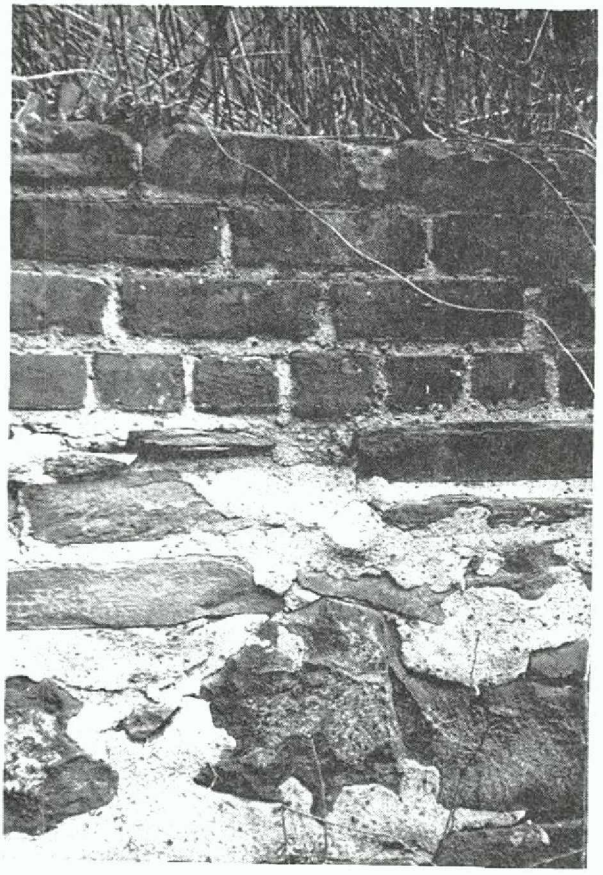


view of fourth terrace of rear lot/ taken from fire escape at #58-60 Columbia Heights/ chimney top of #67 Furman Street visible in upper right corner/east to west view



view northwest to southeast from rear boudary of lot on fourth terrace toward street level at Columbia Heights/ note tree and hedges shielding cars parked at street level lot/ crushed retaining wall in center of photo/ #58-60 Columbia Heights in extreme upper left corner

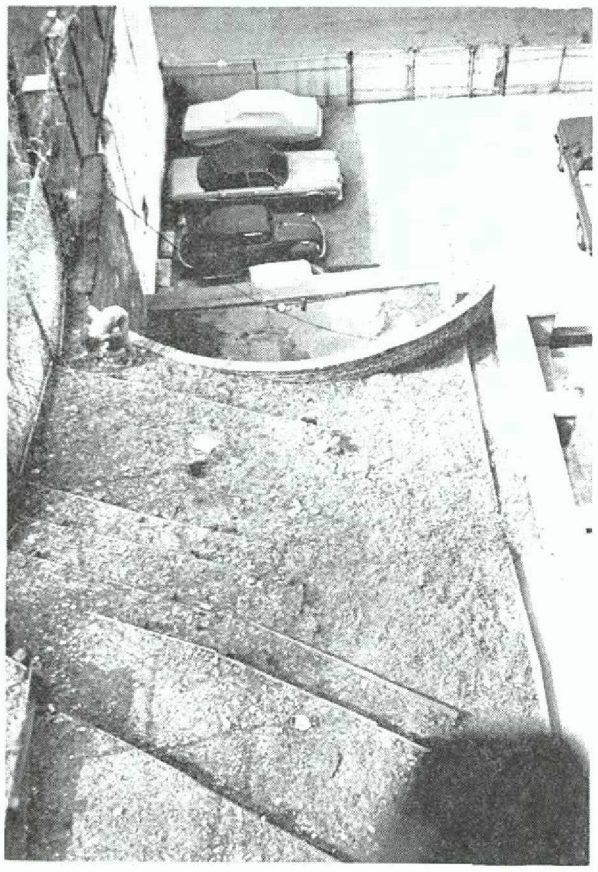
#62 Columbia Heights/exterior view/retaining wall



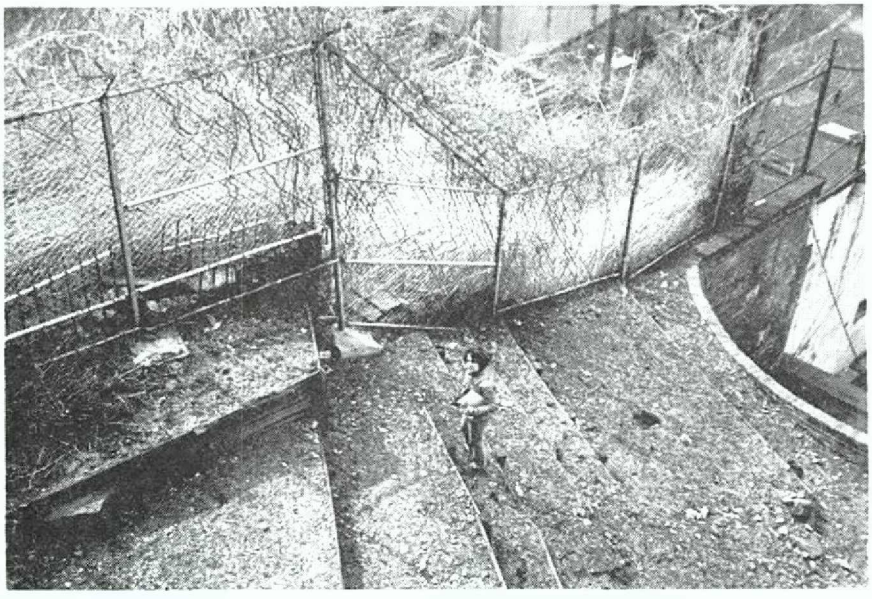
northwest to southeast view of retaining wall separating third and fourth terrace

#58-60 Columbia Heights/exterior views/rear of lot/

taken from attached fire escape at same address



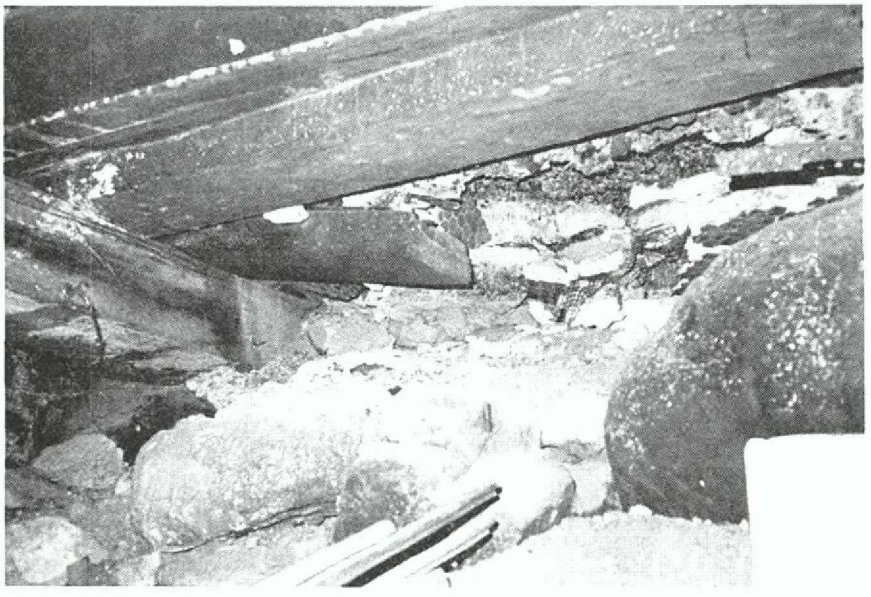
note concave bay/ rear lot in cleared state/ Furman Street across top of photo



east to west view with #62 Columbia Heights rear lot across top of photo/note difference in cleared and non-cleared lots

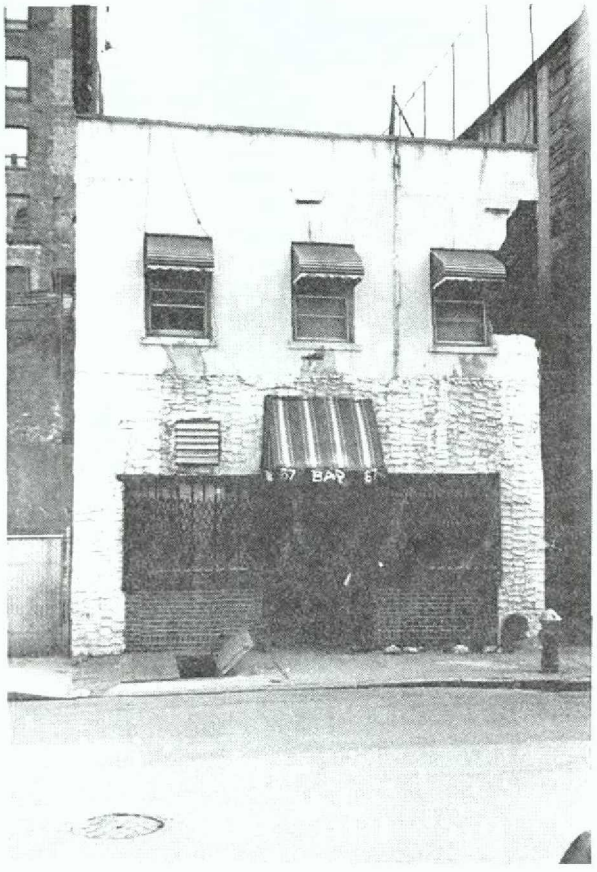
#67 Furman Street/interior views/basement level

extreme southeast corner/horizontal timbers across top of photo/ portion of rubble retaining wall in view

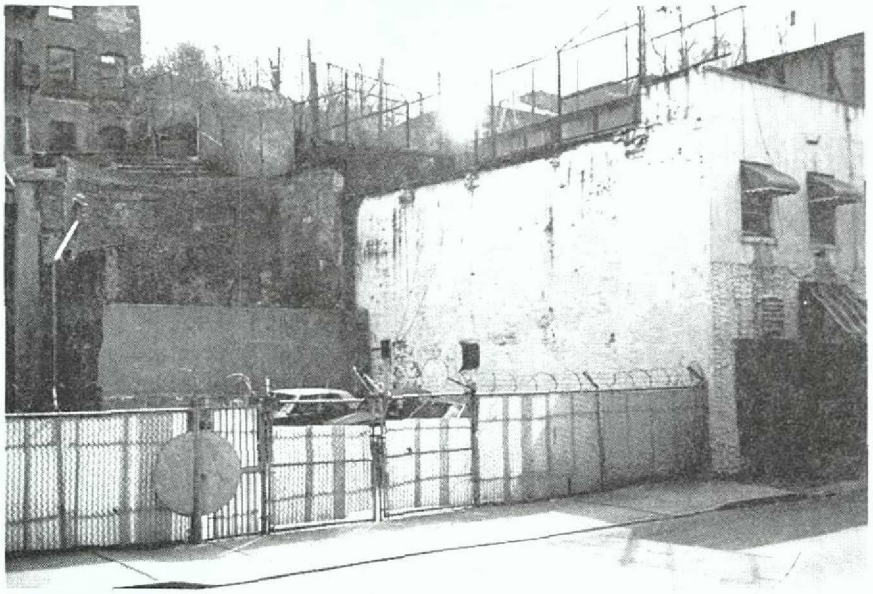


extreme northeast corner/horizontal timbers across top of photo/ institutional tile in center of photo

#67 Furman Street/exterior views/from Furman Street



Squibb Park retaining wall rises on the right/ metal basement staircase door open



east side of #67 Furman showing concave bay at rear of parking lot/ corner of #58-60 Columbia Heights in upper left corner/ note elevation variance between street levels

DOCUMENTS AND PERSONS CONSULTED

A. Documents

1. Brooklyn Tax Assessment Rolls for 1866 (earliest extant) through 1888 inclusive, 1907,1913,1916, 1927 and 1928
2. Brooklyn City Directories - 1823, 1829-1854 inclusive, 1857-62, 1867-8, 1870-71, 1873-4, 1879-80, .885-6, .894-5, 1903-4
3. United States Census - 1840,1850,1860,1870,1880
4. Maps, atlases and photographs from Long Island Historical Society, New York City Public Library, New York Historical Society, Squibb Archives, and Watchtower Archives
5. Brooklyn Daily Eagle - April 29 through May 9, 1947
6. Block Files - LIHS
7. Block and Lot Files - Brooklyn Buildings Department
8. Indexes and Mircrofiches/microfilms of property transactions and probate records

B. Persons

1. Andrew Dolkart, architectural historian
2. Ralph Solecki, professor of anthropology, Columbia University
3. Adolph Trinidad of Andrews and Clark Engineering Firm, NYC (See appended letter)

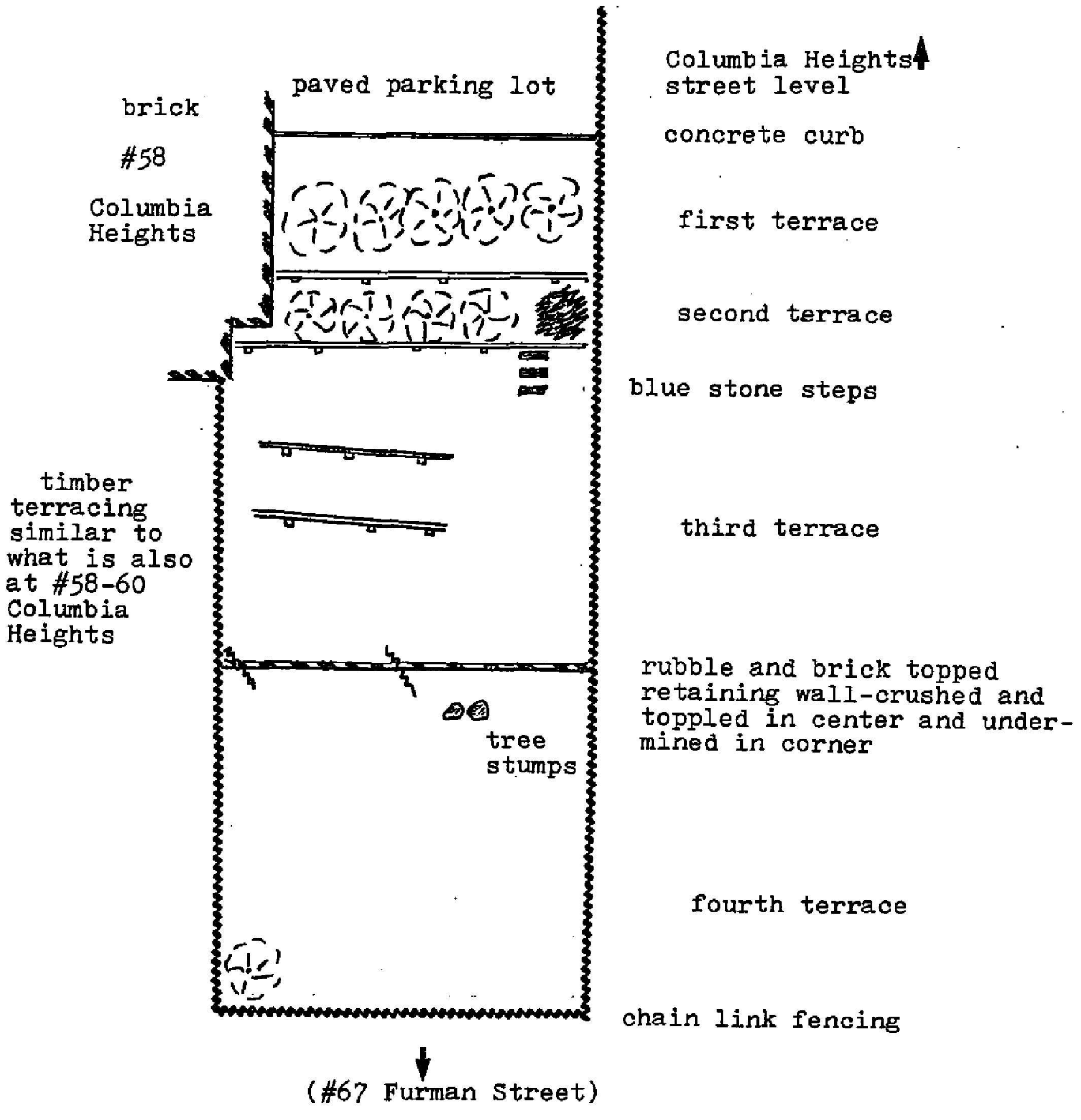
Neighborhood Informants

4. Mrs. Louise Casey
5. Mrs. Helen Conolley
6. Ray Rose
7. Eugene Fisher
8. Russel Cursin
9. Employees of the Brooklyn Topographic Bureau, the Water and Sewer Departments

Stiles, Henry R.

1870 A History of the City of Brooklyn. Brooklyn, N.Y. Vols.1-3.

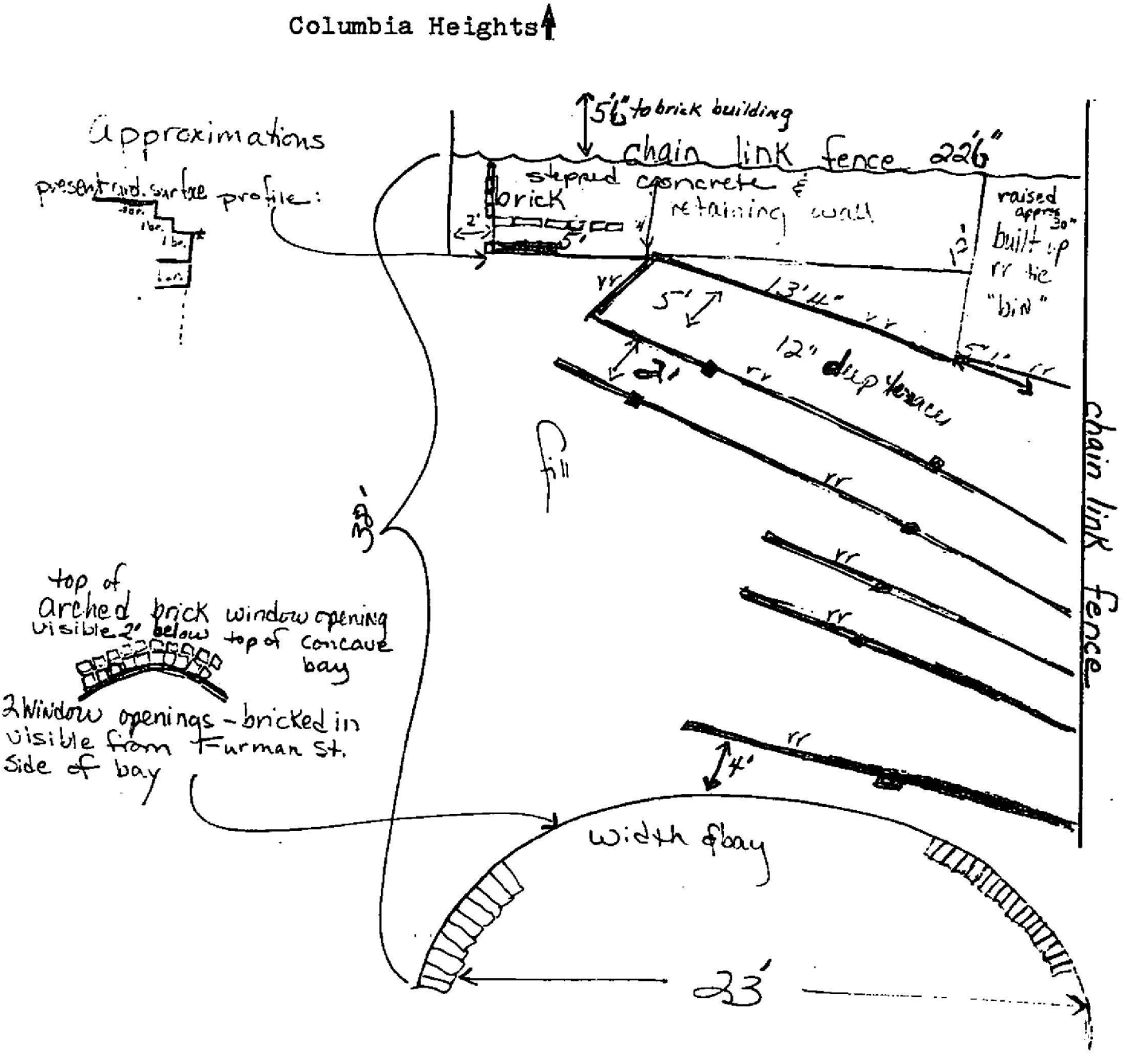
#62 COLUMBIA HEIGHTS. . . . . FIELD SKETCH



scale:

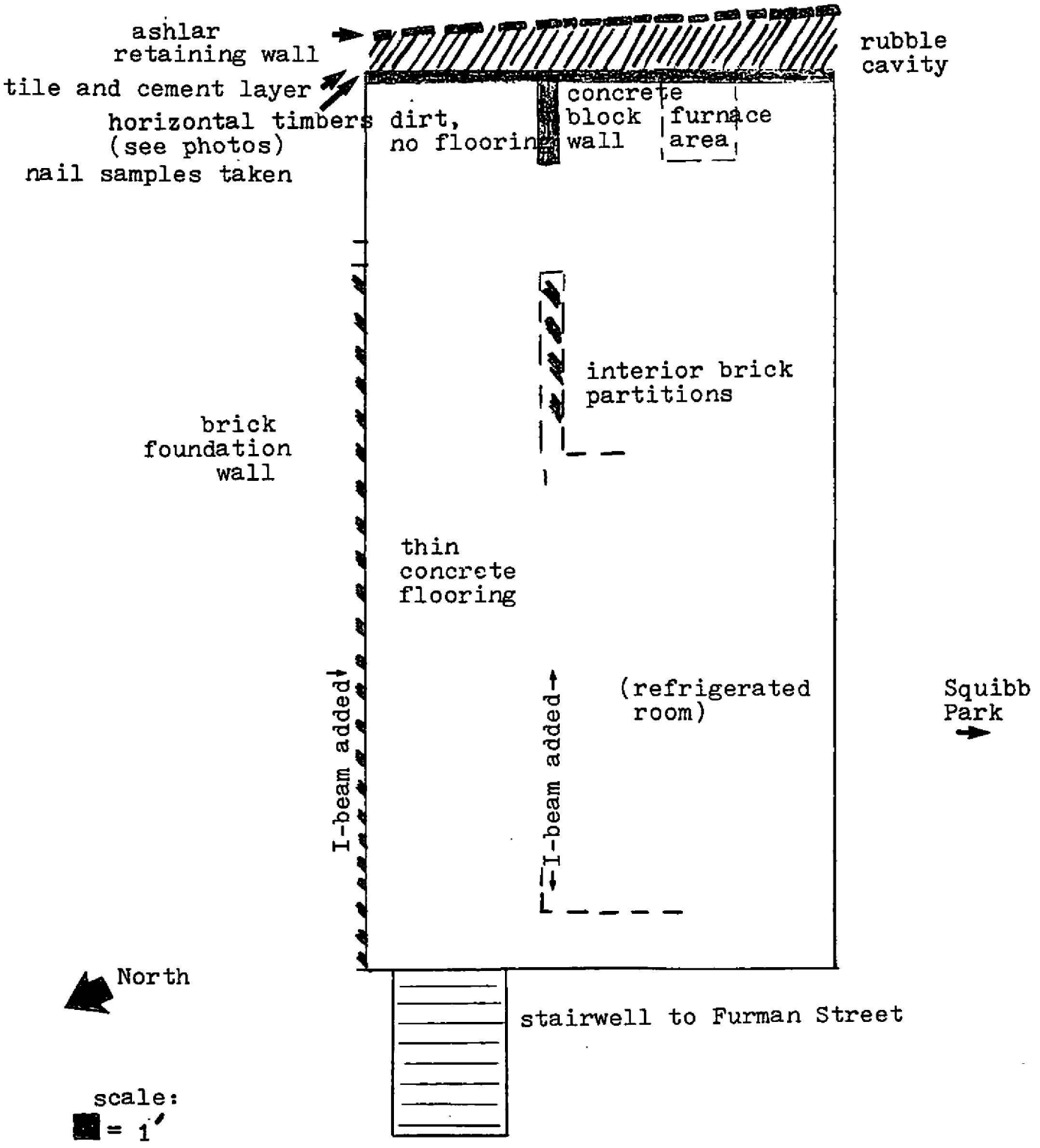
3/16" = ■ = 2 feet

#58-60 COLUMBIA HEIGHTS. . . . . FIELD SKETCH



(not to scale, measurements recorded)

#67 FURMAN STREET . . . . . FIELD SKETCH



interior measurements only

RECORD OF NOTES TAKEN FROM BROOKLYN CITY DIRECTORIES 1823-1903 **

1823 Ball, Charles, physician, 112 Fulton, h. Columbia near Cranberry (NO Hicks' seem to have lived here, ever, though they owned the property and lived all around.) This is the first directory existing.

1829 Charles Ball, physician at 59 Columbia
Eldert, Henry - tavern on Fulton

Same situation until 1834-5
Ball listed at Columbia, corner Cranberry. Same variety of Elderts and Hickses, but none in project area.

1836-39 Same situation with Elderts and Hickses. No Charles Ball or Joseph Carter.

1839-40 Charles Ball, physician on Colonade Row, Columbia, corner Cranberry. More Carters then before, but no Joseph.

1840-41 Ball, same as above. Joseph Carter on Main. Same Elderts. Has block listings: nothing on Columbia Heights across Middagh going north. On Furman, James Doherty (sometimes with a "g") next to the entrance to the Colonnade Gardens with Cooke and Adams Distillers on other side going north, and then Doherty again who has a hotel at Furman and Everitt.

1841-42 Dr. Ball at 29 Front. No Carter. Same Doherty.
Block listings: no Ball. No one on CH block. Furman listing shows Micheal Connalogue next to Doherty, but he is not individually listed in directory.

1842-43 Charles Ball dead; his widow at 11 Willoughby. No Joseph Carter or Connalogue. A Johnson Eldert has "house of refreshments" at Sands, corner Gold.
No block listing for this year or any following.

** These are working notes only. In many cases shows absence as well as presence.

1843-44 No Carter. James Doherty still in Hotel, corner Everitt. Hicks and Eldert basically unchanged.

1844-45 No Joseph Carter. Cook and Adams, turpentine distillers at Furman and Everitt. Same Doherty. No Richard McDonald, but William McDonald is a cooper Dock and Water, home on Middagh.

1845-46 No J. Carter. Same Cook and Adams, Doherty and McDonald. A Smith Eldert on Henry, corner Cranberry.

1846-47 No Carter. Cook and Ingles. R. McDonald, laborer on Doughty corner Everitt.

1847-48. No Baldwin, Carter, Eldert, or Longley on project area. Same Doherty. Wm. McDonald as above.

1848-49 No Baldwin,Eldert or R. McDonald. Joseph Carter at 23 Talman. William McDonald, cooperage at 38 Furman, home on Hicks. Cook Distillers at 37 Furman.

1849-50 No Carter, Eldert or Longley. McDonald as before; he is Alderman of the First Ward.

1850-51 James Baldwin, cooper at 117 Concord. Joseph Carter at 46 Columbia, corner Middagh. No Eldert or Longley. McDonald and Baldwin Cooperage at 38 Furman. William McDonald, city gauger at 38 Furman, home on Doughty.

1851-52 James H. Baldwin still at Concord. Same Carter and McDonald. No Eldert or Longley at all.

1852-53 James H. Baldwin, cooper at 36 Furman, home 32 Fleet. Rev. Joseph Carter, 46 Columbia. No Eldert. Elizabeth Longly on Gold. Mary McDonald, widow of William. McDonald and Co., coopers at 36 Furman. Richard McDonald, cooper at 36 Furman, home 138 Livingston.

1853-54 James H. Baldwin, cooper at 36 Furman, home 32 Fleet. Rev. Joseph Carter and Rev. William Carter at 46 Columbia. No R. McDonald

1857-58 Same Baldwin. Rev. Joseph Carter, chaplain K Co., penitentiary and poorhouse, home 46 Columbia. No William Carter or any Fowlers.

1858-59 No Longly or Carter. Fowler in NYC

1859-60 No McDonald or Fowler. Baldwin, cooper at 38 Furman. Peter W. Longley, agent, 46 Columbia.

1860-61 No Richmond, Russel, McDonald, Denny, Carter, Doherty. James Baldwin on Nassau. James Fullam, distiller 35 Furman, home N4th. Fowler, F.R. & W.C., linseed oil - manufacturer at 37 Furman, home Peekskill. Peter Longley, broker, home 46 Columbia.

1861-62 No McDonald, Longley, Carter, Denny. Fowlers, linseed oil, 37 Furman. James Baldwin, gaugher at 111 Front, home 1401 Nassau.

1867-68 No Buck, Carter, Denny, Grannis, Halsted. Frederick R. Fowler, oil, at 37 Furman and 142 Fulton, home 68 Columbia. V. Fowler, oil, 37 Furman. James Fullam Jr. and Co. distillers at 35 Furman and Hamilton Ave., home 235 Jay. James Fullam, turpentine at 35 Furman, home 264 Jay. Edward Richmond, home 46 Columbia. Orlando Griggs, grocer at Degraw, corner Hicks

1870 Edward Richmond, 110 Broadway, New York, home 46 Columbia.

1873-74 Orlando Griggs at 224 DeGraw. No Buck, Fullam, Goodspeed or Grannis. Frederick Fowler, oils at 57 Furman, home 100 Columbia Heights. William C. Fowler, oils, 57 Furman and pres. 47 Furman, home Willow, corner Pierrepont.

1879-80 (See copies for Buck and Fowler) No Goodspeed. Griffen Halsten, hardware at 53 Furman and 55 Cliff, NY, home 166 Scher. Halsten Manf. Co. (Griffen B. Halsten), 53 Furman and 55 Cliff. Thomas Messenger, pres't Fulton corner Front, home 27 Pierrepont. Orlando Griggs, home 62 Columbia Heights.

1885 Bernard Buck, laborer, home 455 Baltic. John Buck, liquors at 67 Furman. No Fowlers or A. E. Goodspeed. Griffen B. Halsted, hardware at 51 Furman, home 166 Scher.

1894 Bernard Buck, liquors, 67 Furman St., home Hoboken, N.J. Buck & Ohlendt, liquors, 67 Furman St. Sylvanus L. Fowler, steampower at 55 Furman and 50 Columbia Heights, home Peekskill, N.Y. H'y S. Goodspeed, publisher at 180 Cherry, NY, home 62 Columbia Heights. No Halsted or Messenger.

1903 No Bernard Buck, Messenger or Halsted. Harry Goodspeed, lawyer, home 62 Columbia Heights. Jessie L. Goodspeed, manager 180 Cherry M'htn, home 62 Columbia Heights. S. L. Fowler, power at 55 Furman. DeHaven (see Copy of advertisement)

TAX ASSESSMENT

OWNER	SIZE OF HOUSE	STORIES	STREET #	HOUSES ON LOT	NUMBER ON WARD MAP	1866	1867	1868	1869
Sarah J. Carter		2	shop		164	$2000	4000	----------	
(partially erased) Denney		3 1/2	46		164	6500	8000	8500	----------
W. C. and Fr. Fowler					165	2000	3500	----------	
heirs of Michael Flannagan		3			166	3500	5500	----------	
" "									
" "									
" "									
" "									
O'Neil					39	2500	----------		
James Fullam	39 x 67					1300	----------		
heirs of Robert Bache									

Columbia Heights

Furman

TAX ASSESSMENT

OWNER	SIZE OF HOUSE	STORIES	STREET #	HOUSES ON LOT	NUMBER ON WARD MAP	1869	1870	1871	1872	1873
Sarah G. Carter		2	shop		164a	$ 5000	Ex	Ex	Ex	Ex
Edmund Richmond		3 1/2			164	10700	11000	----------		
W. C. and F. R. Fowler					165	4400	----------			
" "		3			166	6900	----------			
" "										
" "										
" "										
" "										
James Fullam	39 x 67				39	31000	----------			
heirs of Robert Bache	126 x 15				37					
" "	"									
" "	"				36	16000	----------			
" "	"	4			35					
					34					

Columbia Heights

Furman

OWNER	SIZE OF HOUSE	STORIES	STREET #	HOUSES ON LOT	NUMBER ON WARD old...	MAP new	VALUATION OF REAL ESTATE 1873	1874	1875	REMARKS
Ed. Richmond		3 1/2	62		164	1	$11,000	----------		
W.C. & F.R. Fowler		2	60		165	2	4,400	----------		
(Appears to be 4 or 5 other lots but difficult to determine presence/absence of buildings. Probably did have buildings in consideration of the evaluation and post '76 reportings.)							3,700	----------		
O'Neil			50							
J. W. Fullam	39 x 67	1	51/53		39	22	(?) 3,100	4,000	----------1873	alteration in
Thos. Messinger	15 x 36	4	29-45					16,000	10,000	

Columbia Heights

Furman

TAX ASSESSMENT

OWNER	SIZE OF HOUSE	STORIES	STREET #	HOUSES ON LOT	NUMBER ON WARD MAP	VALUATION OF REAL ESTATE 1876	1877	1878	1879	1880	REMARKS
E.B. Grannis to A.E. Goodspeed (4/8/1880) $2000; L2p319	B 25 x 40	3 1/2	62		1	$11,000					
W.C.& F.R. Fowler	B 18 x 28	2 ex	60		2	4,400					
" "	28.9 x 46	3	58		3	6,900					
			54/56		4						
			52		5						
O'Neil			50		25	3,700					greater part of bldg burned 5/79; foundations only listed as of 6/80 at $10,000.
E. B. Halsteed			51/53		22	4,000					
Thos. Messinger	15 x 36	4	29-45			10,000					

Columbia Heights

Farman

TAX ASSESSMENT

OWNER	SIZE OF HOUSE	STORIES	STREET #	HOUSES ON LOT	NUMBER ON WARD MAP	REAL ESTATE VALUATION 1880	1881	1882	1883	1884	REMARKS
A.E. Goodspeed	25 x 40	3 1/2	62			$11,000	12,000	12,000	12,000	9,000	very poor condition in 1884
Sylvanus L. Fowler	18 x 28	2 Ex	60		2	44,000	----------				
(difficult to decipher- most probably:)	28.9 x 40	3	58		3	6,900	------	8,000	----------		
W.C. & F.R. Fowler to S.L. Fowler, 2 transactions:8/81 & 7/81.	25.4 x __	4	56/54		4						
" "	"	4	52		5						
" "	"	4	50		23						
O'Neil											
Goodspeed to Bernard Buck (1/20/81:L1p110)	20 x	2			24	____	4,500	5,000	5,000	5,000	
G. B. Halsted		2	51/53		22	4,000	----------				
Thos. Messenger											
" "											
" "											
" "			29								

Columbia Heights

Furman

total valuation for all properties: $14,000

OWNER	SIZE OF HOUSE	STORIES	STREET #	HOUSES ON LOT	NUMBER ON WARD	MAP	1884	REAL ESTATE VALUATION 1885	1886	1887	1888	REMARKS
A.E. Goodspeed	25 x 40	3 1/2	62		25		$9,000	$9,000	$9,000	$7,000	$8,000	
Sylvanus L. Fowler	18 x 28	2 Ex	60		2		4,400	----------				
" "	28.9 x 40	3	58		3		8,000	----------				
" "	25.4 x __	4	56/54		4							
" "												
" "												
O'Neil												
Bernard Buck	20 x __	2			24		5,000	----------				
		2			26							
		2			27							
G.B. Halsted		2	51/53		22		4,000	----------				
Thos. Messenger												
" "												
" "												
" "			29									

total valuation of $14,000
He also owned stables at #42 Columbia Heights, north of O'Neil's 3 parcels.

Columbia Heights

Furman

TAX ASSESSMENT FOR 1907

OWNER	SIZE OF LOT	SIZE OF HOUSE	STORIES	HOUSES ON LOT	STREET #	VALUE UNIMPROVED	VALUE IMPROVED	REMARKS
Bernard Buck	25x49.51/2	covered	2 B		67	$ 2,000	$ 5,000	2 other parcels listed going north
S. S. Troler	50x150	42x54	5 B			15,000	35,000	
" "	91.8x150.10	covered	4			25,000	50,000	
C. O'Neil	76.6x___					1,000	2,000	total listing
Goodspeed	25x100.61/2	25x40				6,000	9,000	for
City of NY	25x150	city park				8,000	exempt	Columbia Heights

Furman

Columbia Heights

TAX ASSESSMENT FOR 1913

OWNER	SIZE OF LOT	SIZE OF HOUSE	STORIES	HOUSES ON LOT	STREET #	VALUE UNIMPROVED	VALUE IMPROVED	REMARKS	
Bernard Buck	25x49.51/2	covered	2 B	1	67	$ 3,000	$ 6,000		Furman
Hugh DeHaven	50x150	25x95	4 B	3	65	12,500	35,000		
" "		45x55	7 B		63				
" "									
" "									
C. O'Neil	69.6xirr.	15x15 22x25	1 Fr,Ext.	1	44				Columbia Heights
AEGoodspeed	25x100.61/2	25x12 25x36	1 Fr,Ext. 4 B S	1	62	5,000	1,000		
N. Y. City	25x150	park	2 B (?)	1(?)	69	2,000	2,500	partly exempt	

TAX ASSESSMENT OF 1916

OWNER/OCCUPANT	SIZE OF LOT	SIZE OF HOUSE	STORIES	HOUSES ON LOT	STREET #	VALUE UNIMPROVED	VALUE IMPROVED	REMARKS
Excelsior Brewing	25x49.51/2	covered	2 Bk	1	67	$ 3,000	$ 6,000	
Hugh DeHaven	141.8x150irr.	25x90	4 Bk	7	65/51	37,000	135,000	
" "		45x55	7 Bk					
" "		25x70	2 Bk					
" "		91x75irr.	4 Bk					
" "		75x75irr.	8 Bk					
" "		35x111irr.						
" "		20x100						
C. O'Neil	69.6x78.11irr.	15x15 25x36	1 Fr Ex. 3 Fr	1	44	3,700	5,200	
Henry S., Jessie L., and Gertrude C. Goodspeed	25x100.61/2	25x12 25x36	1 Fr Ex. 4 brownst.	rear 1	62	5,000	9,000	
N. Y. City	25x150	25x50 park	2 Bk	1	69 Furman & Col. Hgh.	2,000	2,500	partly exempt/partly assessed

Furman

Columbia Heights

TAX ASSESSMENT OF 1927 AND 1928

OWNER/OCCUPANT	SIZE OF LOT	SIZE OF HOUSE	STORIES	HOUSES ON LOT	STREET #	VALUE UNIMPROVED	VALUE IMPROVED	REMARKS
A. Cain	25x49.51/2	covered	2 Bk	1	67	$ 2,500	$ 5,500	
H. DeHaven	176.8x150irr.	25x90	4 Bk	7	65/51	50,000	200,000	
" "		45x55	7 Bk					
" "		25x70	2 Bk					
" "		91x75irr.	4 Bk					
" "		75x75irr.	8 Bk					
" "		35x111irr.						
" "		20x100						
D. Curtin	69.6x78.11irr.	15x15	1 FrEx	1	44			
		22x25	3 Fr			5,000	8,000	
Col. E.H.R. Green	25x100.61/2	25x12	1 FrEx	rear	62	7,500		
		25x36	4 brownst.	1			14,000	
N. Y. City	25x150	park				EXEMPT		
		25x50	2 Bk	1	69			

Farman

Columbia Heights

Andrew S. Dolkart
201 West 92nd Street - 3F
New York, N.Y. 10025
212-877-2088

March 31, 1985

To: Historical Perspectives
Re: 67 Furman Street

On March 20, 1985 I visited the building at 67 Furman Street, Brooklyn, which is to be removed for construction of a new Watchtower building. The structure is an undistunguihsed brick building probably dating from the early years of the twentieth century. It is of no architectural interest. In the cellar of the building there is some evidence confirming the presence of an earlier building on the site. Much of the cellar structure seems to date from the period of the present buildings construction, but at the rear, abutting the cliff that forms Brooklyn Heights, are some older elements. At the northeast corner of the cellar are old wooden beams with what seem to be early machine cut nails. The heavy closely-placed beams are clearly earlier than the remainder of the cellar structure. From visual evidence alone I would date this section to the early nineteenth century. This area has been disturbed and there is rubble and mid twentieth-century tilework below the beams. This probably occurred when a portion of the cellar was dug out and a concrete retaining wall added. The tiles (typical bathroom tiles) may have been added to stop leakage or seepage. Remaining in much better condition is a stone wall at the south-east rear corner of the cellar. This stone wall, laid in random ashlar, appears to be a part of the original Brooklyn Heights retaining wall. This wall section should be photographically recorded if it is to be lost to new construction.

HISTORICAL HP PERSPECTIVES

January 21,1985

Adolph Trinidad
Andrews and Clark
49 West 37th Street
New York, N.Y. 10018

Dear Mr. Trinidad,

Thank you for giving me some of your time on the telephone last Thursday. As I told you then, I am doing archaeological/historical research on Block 208 in Brooklyn which is adjacent to a block which is now part of the Brooklyn-Queens Expressway. I am enclosing a copy of the newspaper article which I found in the Long Island Historical Society files which directed me to your firm. I am especially interested in what the block which is bounded by Furman, Columbia Heights, Cranberry and Middagh Streets looked like before and during construction of the BQE. Also, of course, I would very much like some information about the "skeletal remains" reportedly found somewhere along the path of construction.

If you are able to locate Frank Buckley or should you come across any photographs, drawings or anything you think pertinent in your files, please drop me a note or call me at 203)655-8680. I would be glad to come to your office to look at any materials you might have.

You're very kind to offer to help and I hope to hear from you.

Sincerely,

Betsy Kearns

Betsy Kearns

encl.

P.O. BOX 331 RIVERSIDE, CONNECTICUT 06878

Supervisor's Dist. No. 2

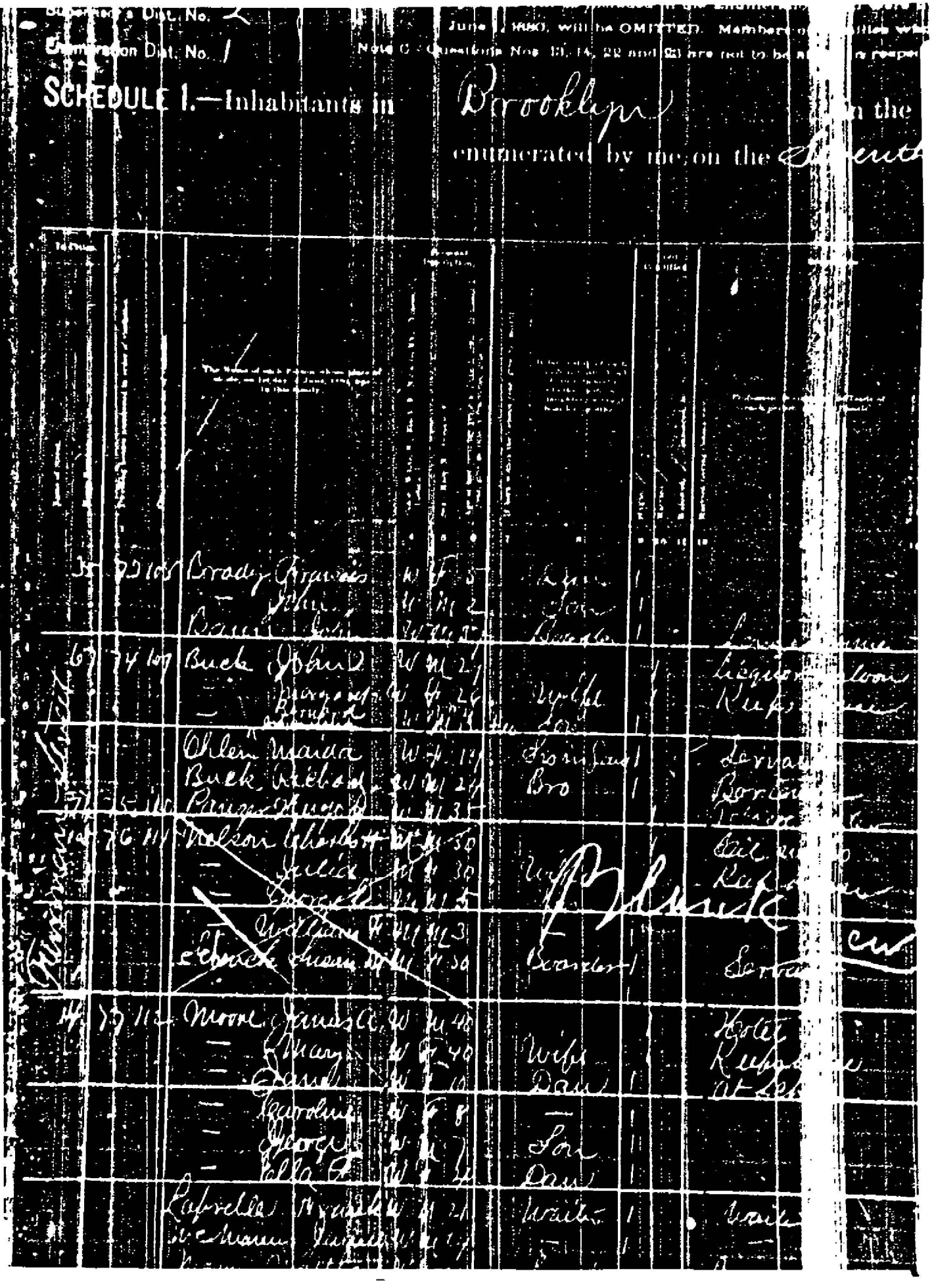
Enumeration Dist. No. 1

June 1, 1880, will be OMITTED. Members of ... while wh...

Note C - Questions Nos. 13, 14, 22 and 23 are not to be a... a respon...

SCHEDULE 1.—Inhabitants in Brooklyn ... in the ...

enumerated by me, on the ... Enume...



Brooklyn City Directory-1879,80

Fountain & Churchill (James E. Fountain & Churchill) weighers, 107 Furman
Fountaine Mary E. wid. Howard, h. 448 Carlton av
Fourcar Frederick W. drugs, 615 DeKalb av
Fourl John, com. mer. h 141 Lewis av
Foust John, lab. h r 67 Ewen
Foular Thomas, driver, h 80 Greenpoint av
Fowle Josiah F. ins. N.Y. h 459 Washington av
Fowler Augustus, brushmkr. h 74 Duffield
Fowler Amelia, wid. Bernard, 26 S. Elliott pl
Fowler Augustus, cooper, h 283 2d E.D.
Fowler Benjamin, bookkpr. h 166 S. 5th
Fowler Benjamin, shipcarpenter, h 187 Huntington
Fowler Charles, h 135 Hewes
Fowler Charles, broker, 66 Broad N.Y. h 121 S. Elliott pl
Fowler Charles, gent's furng. 1311 B'way N.Y. h 163 Washington
Fowler Charles, salesman, h 312 Throop av
Fowler Charles H. milk, h Bushwick av n Fairfax
Fowler Charles S. machinist, 87 Elizabeth N.Y. h 253 11th
Fowler Chauncey, physician, 75 State
Fowler Daniel, real estate, 357 Fulton, h 406 Cumberland
Fowler David H. bldr. h 355 Lewis av
Fowler David H. lumber, ft India, h 115 Kent
Fowler Edward B. clk. Board of Audit, 178 Fort Greene pl
Fowler Edwin P. springmattresses, 61 Greenpoint av, h 51 S. 6th
Fowler E. L. coal, N. 2d c 5th, h 184 S. 8th
Fowler Frederick, agt. h 96 Hooper
Fowler F. R. oil, 55 Furman, h Peekskill N.Y.
Fowler George, sailmkr. h 22 Carlton av
Fowler George B. general agt. h 72 Ryerson
Fowler George R. physician, 457 Marcy av
Fowler George S. bookkpr. h 29 Cumberland
Fowler George W. slate, 104 West N.Y. h 230 Throop av
Fowler Henry T. shoemkr. h 83 Baltic
Fowler Hickson, bookkpr. h 178 Quincy
Fowler H. J. broker, N.Y. h 179 Livingston
Fowler Jacob, city weigher, h 236 Rodney
Fowler Jacob, rice, h 352 Pacific
Fowler James, h 237 Carroll
Fowler James, clk. h 352 Pacific
Fowler James, junk, h 44 S. 5th
Fowler James, seaman, h 475 Atlantic av
Fowler Jas. D. bookkpr. h 446 Lafayette av
Fowler James E. printer, h 516 Lorimer
Fowler John, butcher, h 256 7th E.D.
Fowler John, machinist, h 180 N. 3d
Fowler John H. h 604 Henry
Fowler John H. truckman, h 107 Union av
Fowler John W. carpenter, h 251 14th
Fowler John W. clk. h 119 Willoughby
Fowler Joseph H. lab. h 599 Grand
Fowler J. William, ins. 377 Fulton, h 14 Bainbridge
Fowler Levi, real estate, 377 Fulton, h 4 Bainbridge
Fowler Libertus, stenographer, h 160 Nevins
Fowler Margaret, wid. John, h 352 Pacific
Fowler Mark, h 374 Union
Fowler Mary, wid. Simeon L. h 21 Nassau
Fowler Oliver P. clk. h 84 Ryerson
Fowler Orville S. h 604 Henry
Fowler Petsel, broker, h 341 Union
Fowler Samuel T. inventor, h 165 10th
Fowler Stephen, shoemkr. h 104 Norman av
Fowler Susan, wid. Clinton, h 62 St. John's pl
Fowler S. K. undertaker, 89 Myrtle av, h N.Y.
Fowler S. P. com. mer. h 350 Tompkins av
Fowler Thomas, supt. h 141 Tompkins av
Fowler Thomas B. clk. h 115 Noble
Fowler William, bookkpr. h 555 Leonard
Fowler William, clk. h 100 Vanderbilt av
Fowler William A. mer. N.Y. h 137 Joralemon
Fowler William C. oils, 55 Furman, h 100 Columbia hgts
Fowler William J. bookkpr. h 124 N. 2d
Fowler William J. oils, 55 Furman, h 100 Columbia hgts
Fowler William M. arms, 300 B'way N.Y. h 224 Carlton av
Fowler Woolsey R. boxmkr. h 124 Calyer
Fowler W. H. h 184 S. 8th E.D.
Fowler, Crampton & Co. (F. R. Fowler, M. B. Crampton & W. C. Fowler) oils, 55 Furman
Fox Alfred, fancygds. 295 4th E.D.
Fox Alfred R. newsagt. 89 Flatbush av
Fox Andrew, driver, h 280 Warren
Fox Ann, wid. James, h 244 Bond
Fox Annie M. wid. Thomas, h 89 Flatbush av
Fox Baldwin N. grain, 4 Bowling Green N.Y. h 46 Willow
Fox Bernard, lab. h 482 Baltic
Fox Bernard, lab. h 117 Wyckoff
Fox Byron L. clk. h 32 42d
Fox Charles, lawyer, h 23 Cheever pl
Fox Charles, real estate, h 174 Taylor
Fox Charles J. baker, 724 Myrtle av
Fox Charles J. lapidary, 1 Maiden la N.Y. h 178 Adelphi
Fox Christopher, lab. h 489 Baltic
Fox Edward, jeweler, h 62 Fort Green pl
Fox Eward A. drygds. 328 B'way N.Y. h 402 Bergen
Fox Edward J. crockery, 139 Court, h Smith c Division av
Fox Ferdinand, cutter, h 21 Graham av
Fox Francis, driver, h 1094 Prospect pl
Fox Frank, lab. h President n Classon av
Fox Fred. A. lawyer, 67 B'way, h 71 S. 3d
Fox George, fish, Fulton mkt. N.Y. h 408 De Kalb av
Fox George, lab. 376 3d E.D.
Fox George L. lawyer, 67 B'way h 71 S. 3d
Fox George W. news agt. 89 Flatbush av
Fox George W. & Co. (Alfred R.) news agts. 89 Flatbush av
Fox G. L. & F. A. lawyers, 67 B'way
Fox Henry, bookkpr. h 36 Jackson
Fox Henry M. baker, 1035 Fulton
Fox Henry O. printer, h 125 N. Oxford
Fox Hugh, driver, h 44 Clymer
Fox James, baker, 208 21st

Delmar Fredk. deliveryman, 377 7th av
John, engineer, h 64 Rimrod
Dela Alege, wid. John, h 242 Iwan
Jobo, hotel, Ocean pkway e Webster av
Delser Lewis A. plumber, 325 Division av & 3rd H'way, h 327 Division av
" Lewis A. jr. plumber, 325 Division av & 3rd H'way, h 327 Division av
Delse Edw'd, salesman, h 34 Van Buren
Delmig Ignatz, drugs, 659 Grand
Delmler Wm. baker, 184 Gent'l av
Delsteaberg John A. razor-strops, r 70 Troutman
Deltsch M. h 169 Hall
Deja Matthias, h 140 26th
De Jough Simon, agt. h 100 Bergen
Dejovanna Chas. barber, 133 Utica av
Jos. barber, 433 4th av
Dekarski Frank, undertaker, 196 Driggs av
Dekker M. cigars, 239 Sands
Dekpatel Elisabeth, wid. Thierry, h 681 Laf. av
" Francois, clk. h 681 Laf. av
" H'y, jeweler, 22 Howard Mbtn, h 665 St. Mark's av
" John, jewelry, 22 Howard Mbtn, h Edgmont av n E. 34th
De Krafft Wm. R. physician, h 251 15th
Delebanta Romeo, wid. David, h 148 Penn
Delack John H. realestate, 16 Court, h 463 10th
Dela Cova Victor A. packer, 48 Stone Mbtn, h 1438 Bedford av
Delacy J. C. & Co. electricians, 37 Pineapple av
Delahan Kate, wid. John, h 407 State
Delahanty Chas. salesman, h 306 Bay't av
" Dan'l, police, h 496 Lor. av
" John F. gardener, h 222 16th
" John J. plasterer, h 186 Iodia
" Jos. h 280 Gold
" Lawrence J. h 217A Graham
" Matilda J. wid. John F. h 222 16th
" Mich'l, printer, h 1006 DeKalb av
" Timothy, h 186 Iodia
" ... L. engineer, h 1440 50th
Delahay Wm. patternmkr, 74 Elm Mbtn, h 127 Gates av
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" Robt. h 342 Macon
" Robt Jr. steaman, h 252 Macon
Delamar Anna A. embalmer, 28 Fleet pl
" Kellie, express, 28 Fleet pl
" Sarah F. dressmkr, 540 Warren
" Wm. J. trackman, 474 Hudson av & 540 Warren
Delamater C. insp. h 771 McDonough
De Lamothe Lewis G. plater, h 522 Greene av
De La Motta H'y, broker, h 173 Adelphi
De la Motte Anna C. physician, 70 S. 10th
" John, h 70 S. 10th
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" Morris, waters, 56 Frost, h 79 Withers
" W. Gill, h 233 Bay Ridge av
De Land Albert V. salesman, h 293 Laf. av
" Chas. M. comp. mstr. 29 Thomas Mbtn, h 47 S. Oxford
" Helen C. wid. Chas. W. h 293 Laf. av
" Lavertt C. dentist, h 199 Howard
Delaney Albert, clk. h 256 12th
" Alfred, ironwkr, h 294 16th
" Chas. h 74 Iodia
" Chas. bookkpr, h 206 Willoby av
" Cornelius M. clk, h 514 Warren
" Dan'l, asst. eng. h 81 St. Mark's pl
" David, clk, h 478 18th
" David W. painter, h 294 16th
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" Edw'd J. pres't, 847 Fulton, h 2016 7th av Mbtn
" Edw'd T. coppersmith, h 157 Garfield pl
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" Geo. lumber, h 539 Herkimer
" Jas. clk. h 236 16th
" Jas. A. druggist, 112 Roebling
" Jas. H. lawyer, 371 Fulton, h 488 10th
" Jas. W. clk, h 804 Halsey
" Jane, wid. Jeremiah, h 219 Warren
" Jeremiah, h 644 17th
" John, machinist, h 976 Pacific
" John, undertaker, 566 Quincy
" John F. acct. h 700 Chauncey

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Buckhouse Frederick, hairdresser, 47 Main, h 40 Main
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Buckley Denais, shoemkr. 37 Hicks
Buckley Edmund F. h 378 Clinton
Buckley Edward, shoemkr. h 328 Warren
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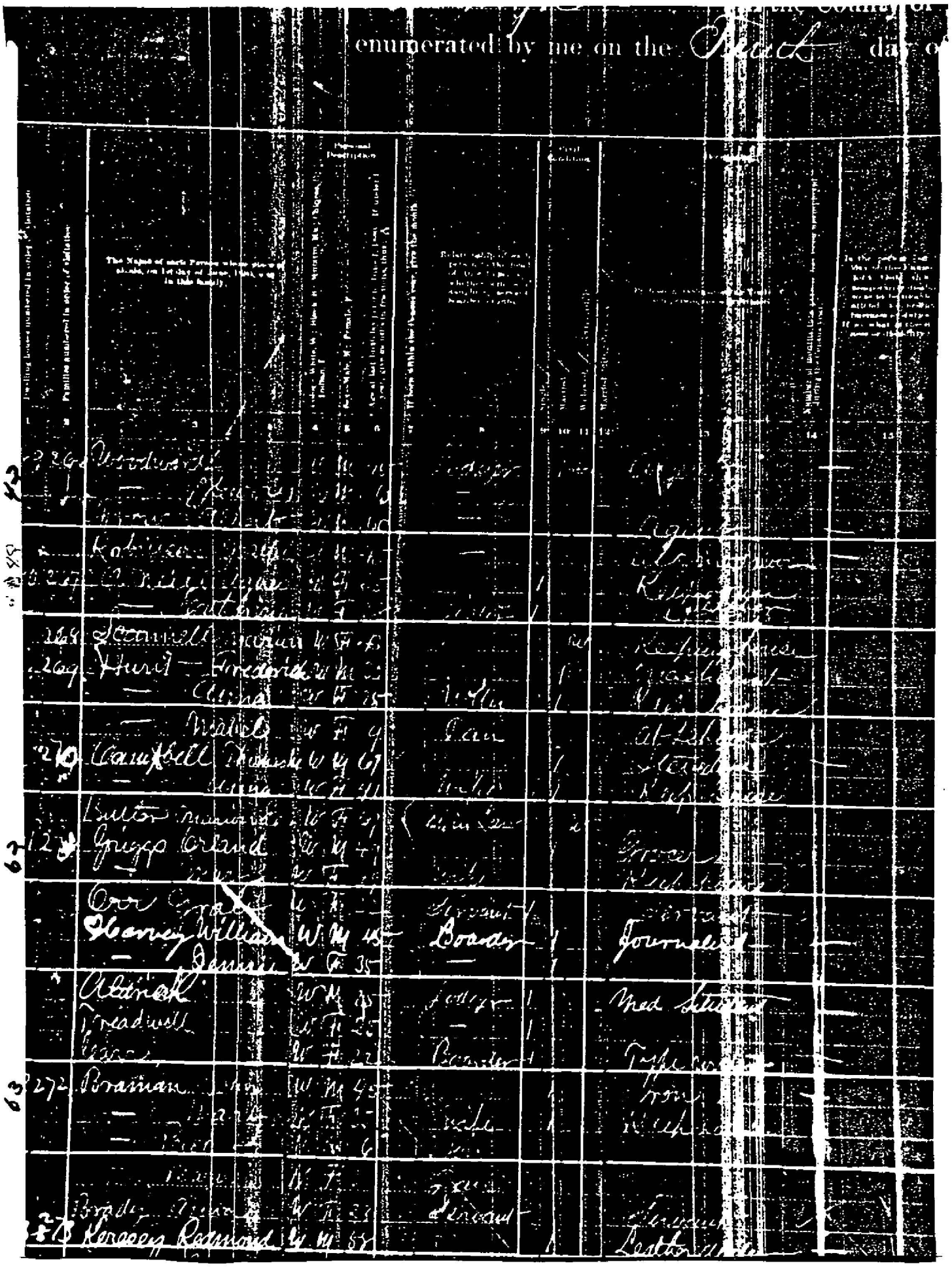

No. .....

Department of Buildings of the Borough of Brooklyn

Court and Joralemon Streets
Brooklyn, New York

BAH COPY

OFFICE OF THE COMMISSIONER

ACTING BROOKLYN BORO SUP'T.

Brooklyn, June 3, 1938 193

IN THE MATTER OF THE UNSAFE BUILDING

Number 67 Furman st.,
ES 461' S. of Doughty st.,

Lot 21; block 208

No building or part of building shall be removed or demolished without a permit from this Department.

To

Miss Anna Carr,
99 Gates ave.,
Brooklyn, NY.

You will please take notice that the building situated on the front of the lot on the east side of Furman st., 461' south of Doughty st., known as 67 Furman st., being about 25 ft. front and rear, 40 ft. deep, and 22 ft. high, occupied as bar and furnished rooms, is in an unsafe and dangerous condition in violation of 2.2.4.1 of the building code and C26-193.0 of the administrative code. in that:

Demolition of 69 Furman st. reveals that 2nd floor and roof beams of 67 Furman st., have been extended south and have bearing on north wall of 69 Furman st.

Demolition of 69 Furman st. leaving north wall standing two stories high, will leave an improperly supported brick wall that will be unsafe and dangerous in violation of 2.2.4.1 of the building code and C26-193.0 of the administrative code.

You are required to remove 2nd floor and roof beams bearing on the north wall of 69 Furman st. back to bearing on own south wall so north wall of 69 Furman st. can be removed or make safe and secure the north wall of of 69 Furman st. for beam bearing, with the owners consent, or this department will proceed as in sect. 2.2.4.4.1 of the building code C26-194.0 of the administrative code.

You will also take notice that unless you immediately certify to the Commissioner of Buildings your consent or refusal to the making safe of

same, I shall immediately cause to be commenced in the name of The City of New York an action, as law directs, to have the aforesaid structure declared dangerous and unsafe, and to compel the removal or making safe of the same, and all costs and expenses incurred therein will become a lien on said building.

OVER

[signature]
Commissioner of Buildings, Borough of Brooklyn.

The above amended:

"Brick fill between studs of present walls and apply one inch P. C. plaster or wire lath, remove present wooden stairs and replace with new iron stairs."

(This is a photocopy of a working outline assembled from a number of sources and included in order to illustrate part of the process used to assemble the lot histories.)

#67 Furman Street	62 Columbia Heights	58 Columbia Heights/ 63-65 Furman Street	Dates
----------	Hicks' Estate late eighteenth and early nineteenth century	----------	
Dr. Charles Ball lives across the street on Colonnade Row near Cranberry, Directory			1823-41
Deeds: various parcels from Hicks to Charles Ball incl. 163' x 50' along Middagh and Columbia H.			1834-46
James Doherty (City Direct.) He is also listed as 1st Ward Hotel near Furman & Everitt	1840 Census---no street addresses. Lists lots of Hicks, Chas. Ball, Joseph Carter, 3 Elderts, but wrong first names		1840 1840
City Direct.---widow of Chas. Ball at 11 Willoughby			1842-43
Deed: mentions a frame cooper shop on the rear	Joseph Carter and party wall agreement	Executors of Luke Eldert (He never shows in Direct. or census ---too far back for tax rolls.)	1848
City Direct.--Wm. McDonald at 38 Furman, cooperage			1848-49
Estate of Charles Ball to Joseph Carter, deed			1849 (?re-corded, see '48
(Know Brooklyn only---no street addresses, no McDonald, Susan Eldert only, Hannah Longley)			1850census
	City Direct.--Joseph Carter at 46 Columbia Heights		1850census
McDonald & Co. at 36 Furman also H. Baldwin, cooper and Richard McDonald, cooper	Rev. Joseph Carter at 46 Columbia Heights		1852-53 census
cannot discern	small 3½-4 story building	on C.Heights--tall, 4 stories, can't tell about Furman	1854--B.F.Smith "view of Brooklyn"
brick or stone cooper's shop	1st class brick or stone dwelling, frame extension in rear	nothing on #58 or #65--something on #63, but in no manner identified, outline only	1855 Perris Atlas
James Baldwin	Joseph Carter---"Chaplain, etc."		1857-58 City Dir.
	Joseph Carter to Hannah and Peter Longley (Col. Heights 150' to Furman)		1857-58 deed
Joseph Carter's will probated	May 3, 1860		1860
James Baldwin at #38	Peter W. Longley, agent, at #46		1859-60 City Dir.
Baldwin moved to Nassau St.	Peter Longley, broker, at #46	Fowler's for 1st time--Furman No Doherty	1860-61 City Dir.
----------census no help at all----------			1860census
indenture between Baldwin to Pentz & Herring to sell lot on Furman---cooper's shop shared with McDonald, now dec'd, 25' across and back to stone wall, tools and implements(1/31/60)	Hannah Longley to Reuben Denny: 25' x 150'		1860-61 property transfers
Pentz & Herring to Ryan (5/16/61)			
		Fowler---Linseed--#37 Furman	1861-62 City Dir.
	Lydia B. Denny to Helen Russell (deed) 25'x150'	Luke Eldert to John Doherty(deed) Doherty to F.R. Fowler (deed)	1864-65
no listing	Denny (partially erased) 3½ story building	Fullam, 1st on Furman, then Bache (heirs)with several parcels toward Everitt	1866-7-8 Tax

#67 Furman Street	#62 Columbia Heights	#58 Columbia Heights #63-65 Furman Street	Dates
		Fowler--several parcels on Col. Hghts.	
	E. Richmond h. #46 Col. Hghts (Orlando Griggs is on DeGraw as grocer.)	Fullam at #35 Rurman--turpentine & distiller-- Fowlers--Oils--#37 Furman	1867-68 City Dir.
	Helen Russel to E. Richmond'67; '68-Richmond to Chas. E. Lambart, but back again in '69. Foreclosure? '71 mentions referee sale, 25'x150'		1867-71 deeds
no listing	Edward Richmond 3½ stories	(same as above 1866-68)	1869-73 Tax
----------almost impossible	to read the microfilm even to find names, no street addresses--------		1870census
	Edward Richmond h. # 46 Col. H.		1870 Dir.
	Referee sale to Albion Man, foreclosure		1871
	Albion P. Man to Grannis8/17/72		1872deed
no Buck	no Grannis	Fowlers--Oils--#57 Furman	1873-74 City Dir.
no listing	Ed. Richmond 3½ stories	Fullam at #51-53 Furman is 1st Fowlers several lots on C.Heights--2 story bldg. at #60 C.Heights	1873-5 Tax
no listing	E. B. Grannis to A.E. Goodspeed 4/8/80 3½ stories, house 25'x40'	G. B. Halsted at 51/53 Furman Fowlers with bildgs. at #58 and #60 C. Heights	1876-80 Tax
John Buck and family	Orlando Griggs h. #62 C. Heights	Halsted Manufacturing--#53 Furman Fowlers--#55 C. Heights	1879-80 City Dir.
brick building--outline only	Elizabeth B. Grannis-owner possibly also owner of #67	no building at #58; one each at #63 and #65; but no bays; brick	1880 map

#67 Furman	#62 Columbia Heights	#58 Columbia Heights #63-65 Furman	Dates
(age) Buck, John- 29 liquor(?) Margaret- 28 wife(keeps house) Bernard- 4/12 son Ohlen, Maida- 19 sister-in-law (servant) Buck, Richard- 24 brother(bartender)	(see below for contemporaneous listing)		1880 census
(all above born in Germany except Bernard-born in U.S.)	Griggs, Orlando- 49 grocer Mary- 49 wife 1 servant and 5 lodgers	no residents listed on Furman or at #58 Col. Heights	1880 census
	Eliza. Grannis to Albina Goodspeed		1880 deed
Goodspeed to Bernard Buck, 1/20/81, 25' widex49.5½' up to retaining wall deed		Fowler from Col. Heights through to Furman (deed drawing)	1881
Goodspeed to Bernard Buck, 2 stories, 1/20/81	A, E. Goodspeed, 3½ stories, was noted as "poor condition" in '84	Fowlers at C.H.--seems to go thru to Furman, no bldgs. listed on Fur. Halsted at #51/53 Furman	1880-84 **Tax**
John Buck, liquors (A Bernard Buck lives somewhere else.)	no Goodspeed	no Fowler	1885 City Dir.
B. Buck 2 stories	A. E. Goodspeed, 3½ stories	Fowler at Col. Heights--probably through to Furman	1884-88 Tax
Buck & Ohlendt, liquors Buck, Bernard, " #67Furman h. Hoboken, NJ	Goodspeed, publisher h. #62 Col. Heights	Fowler, Sylvanus L.--steampower #55 Furman & 50 Col. Heights no Halsted	1894 City Dir.
		group of Halsteds to Marckwald (at least #63-65,Furman, maybe more)	1895deed
no B. Buck	Goodspeed, Harry lawyer Goodspeed, Jessie manager	Fowler, S. L.--power #55 Furman DeHaven #50,52,54 Col. Heights	1903 City Dir.
B. Buck 2 story, brick covers 25' x 49½'	A. E. Goodspeed house is 25'x40'	no listing for #56-58, apparently part of Furman parcels owned by S. S. Troler	1907 Tax
II story brick	III story brick with rear frame extension and basement	#63 (IVstory) and #65(IIstory) bayed coffee warehouses #58-60 Col Heights are V story	1911Hyde Atlas
Bernard Buck to Excelsior Brewing			1913deed
Buck	A. E. Goodspeed 25'x12' rear extension 25'x36 4BS	DeHaven at #65 & 63 and apparently through to Col. Heights	1913 Tax
Excelsior Brewing (same building)	H., J., & G. Goodspeed	DeHaven---Col. Heights to Furman	1916 Tax
	Goodspeed to Westminster Co.		1916deed
Excelsior Brewing to Realty Corp.	Westminster to Wilks		1917deed
Realty Corp. to Anna Carr			1923 deed
A. Cain (same building) (?Carr)	Col. E.H.R. Green (same building)	DeHaven---Col. Heights to Furman	1927 Tax
brick building	brick house	#63 & #65---2 brick bldgs. with bays #56 brick bldg.	1928 map
	Demolition Permit (Index Cards)		1938
	parcel sold to Squibb		1939
"store"	empty lot	#63 & #65---2 brick bldgs. with bays #58-7 story brick building	1940 Squibb ma

C

APPENDIX C

INDEX TO COMMENTS

NO.	ORGANIZATION/INDIVIDUAL
1.	Berle, Kass & Case, Attorneys - Attorneys, Behalf of Brooklyn Heights Assoc.
2.	E. Hutton, Buckhurst Fish Hutton Katz Inc.
3.	Parents and Teachers Assoc. of P.S. 8 - Erica Zuren
4.	Lisa Donneson, Henry Weisburg
5.	The Assembly State of New York Albany , Eileen Dugan
6.	H. Jay Sommerkamp
7.	Ms L. Nakdimen
8.	Ben Goldin
9.	Williams & Geiger - Mark E. Feinberg
10.	Residents of North Heights In Brooklyn
11.	Morgan Guaranty Trust Co. of NY - Thaddeus T. Beczak
12.	Dr. David J. Gross
13.	Elkenberry Futterman & Herbert
14.	Earl D. Weiner
15.	Laurie Evans
16.	Annie Mary Bailey
17.	William B. Pennell
18.	Walter A. Miller
19.	Leon A. Milman
20.	Annie McKay
21.	Studio 33 - Maggie Schucker
22.	Maria A. Skerlavay, MD
23.	Elaine P. Roth
24.	George Diela Latta
25.	Ursula J. Hahn
26.	Concord Village Owners Inc. - Michael C. Cotter, Secretary
27.	Buckhurst Fish Hutton Katz Inc.
28.	Drexel Burnham Lambert - Stephen M. Winningham
29.	Frances Needles
30.	Jeanette Mendleson
31.	Joseph G. Reinis
32.	Elliott Becker
33.	Sheila and Joseph Buff

SUBMISSION 1

STATEMENT
ON BEHALF OF BROOKLYN HEIGHTS ASSOCIATION IN OPPOSITION TO THE REZONING APPLICATION OF THE WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC.

July 15, 1988

BERLE, KASS & CASE
ATTORNEYS AT LAW
45 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10111

(212) 765-1800

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STATEMENT
ON BEHALF OF BROOKLYN HEIGHTS ASSOCIATION
IN OPPOSITION TO THE REZONING APPLICATION
OF THE WATCHTOWER BIBLE AND TRACT
SOCIETY OF NEW YORK, INC.

INTRODUCTION

This statement is submitted by Berle, Kass & Case on behalf of the Brooklyn Heights Association ("BHA"), a not-for-profit organization dedicated to preserving and enhancing the Brooklyn Heights neighborhood, in opposition to the application of the Watchtower Bible and Tract Society of New York, Inc. ("Society") to rezone all of Block 204 and Lots 1, 2 and 12 of Block 208 in Brooklyn (Land Use Review Application No. 840362 ZMK).

At the outset, it must be stated that the Society's announcement of a "revised" application at the public hearing held by the City Planning Commission (the "Commission") on July 6, 1988, raises serious procedural questions under both the State Environmental Quality Review Act ("SEQRA") and the ULURP Guidelines. At the hearing, the Commission told the public that the revisions had been submitted so recently that it had been unable to make copies of the revised application for public review, although the Commission staff apparently had time to review the revised application before the hearing. The submission of the "revised" application caused substantial confusion about the subject matter of the hearing. The Society testified on the revised, rather than the original, application. Yet the public

could not have been expected to discuss revisions which it had not seen. Because of these circumstances, the public was denied a meaningful opportunity to comment on the Society's application, as is required by both SEQRA and the ULURP Guidelines. A new set of public hearings is required. a

The Commission will not decide whether to treat the revised application as a major modification requiring public review until July 18, 1988, after the expiration of the CEQR comment period on the original application. For this reason, we are submitting these comments on the original application and draft environmental impact statement ("DEIS"). To the extent that the C6-3 district proposed in the revised application allows the same bulk, use and height as the C6-4 district proposed in the original application, these comments apply as well to the proposed C6-3 district. However, because we have yet to see the detailed plans, we reserve our right to submit additional comments on the revised application.

The Society proposes to rezone Blocks 204 and Lots 1, 2 and 12 of Block 208 from M2-1, a medium performance standard manufacturing district with a floor area ratio ("FAR") of 2, to C6-4, a general central commercial district, with a FAR of 10; to construct a 35-story residential tower on the southern end of Block 208; and to complete the conversion of the buildings on the northern end of Block 208 from manufacturing to

office space. The resulting residential tower/office complex, which would be located between the Brooklyn Heights Historic District and the Fulton Ferry Historic District, would provide 500 residential units, housing 1,000 individuals, 260,000 square feet of offices and community facilities, and 247 below-ground parking spaces. It would augment the 220,000 square feet of office space on Block 204 that the Society converted from manufacturing use in 1984.

BHA opposes the rezoning application on the grounds, inter alia, that (1) the bulk allowed in a C6-4 zone (or, for that matter, a C6-3 zone) is wholly inappropriate to the site; (2) the proposed residential tower is entirely out-of-scale and out-of-place on the site; and (3) the proposed residential tower will have significant adverse impacts on the neighborhood character of Brooklyn Heights, on the views of the Brooklyn Bridge, and on the Brooklyn skyline. The accompanying comments prepared by the planning firm of Buckhurst Fish Hutton Katz Inc. ("BFHK") describe and analyze these substantive problems with the proposed rezoning.

BHA also opposes the rezoning application on the ground that the Society has failed to comply with the requirements of CEQR and SEQRA. The Society's DEIS is seriously deficient in three respects. It improperly analyzes the proposed rezoning from a user-specific basis. It fails to discuss meaningful alternatives to either the proposed rezoning or the

residential tower/office complex that the Society intends to construct on the rezoned parcel. And it inadequately analyzes the potential impacts of the proposed residential tower/office complex. This statement focuses on these deficiencies in the DEIS.

Because of the major procedural and substantive deficiencies in the DEIS and the rezoning proposal, the Commission must reject the Society's rezoning application. If the Society submits a new application, the Commission must require the preparation of a proper DEIS analyzing the impacts of the rezoning on a non-user-specific basis, the impacts of any particular proposed structure, and reasonable alternatives. Until it has such a DEIS, the Commission cannot make an informed decision on the current proposal or on any other proposal the Society might submit as a modification of its current application.

DEFICIENCIES IN THE DEIS

A. Improper Use of User-Specific Analysis

The DEIS has a basic analytical flaw. It is premised on the mistaken assumption that an environmental impact analysis of a proposed rezoning can be based on the specific identity of and use proposed by the current owner, rather than on the generic use allowed under the zoning for the land. Affirming ancient

doctrine, the Court of Appeals recently once more struck down attempts to link a zoning decision to a particular owner or user. Matter of Marcel St. Onge, cons. with Matter of Daniel Driesbaugh, N.Y.L.J. page 1, col. 6 (April 8, 1988). In its opinion, the Court of Appeals adhered strictly to "the fundamental rule that zoning deals basically with land use and not with the person who owns or acquires it." Id. Because this fundamental rule governs the Society's request for a rezoning, it also must govern the DEIS, the function of which is to analyze the environmental impacts of the rezoning. The Society must analyze the environmental impacts of its proposed rezoning using a reasonable worst-case scenario determined on a user-blind, rather than a user-specific, basis.

Because of its improper user-specific analysis, the DEIS analyzes all impacts of the proposed rezoning on the basis of an assumption that only the Society will use the rezoned property. For example, the DEIS concludes that because Society members do not drive cars during peak hours, the rezoning and residential tower/office complex would have no traffic impacts, and because Society members do not use the public schools, the proposed actions would have no impacts at all on schools. The DEIS does not even consider open space impacts on the ground that the Society provides all the recreational facilities used by its members. (DEIS at S-3.)

b

However, if this assumption were removed and the proposed rezoning evaluated in terms of the use it would allow, the DEIS would have to analyze the impacts of the proposed rezoning and residential tower/office complex under a reasonable worst-case scenario. To determine this scenario, the DEIS would have to consider the foreseeable spectrum of potential uses of a 500-unit residential tower and a 240,000 square-foot office building. The DEIS then would choose from this spectrum a reasonable worst-case scenario and analyze its impacts. Such a DEIS is a prerequisite for the Commission's determination of the environmental impacts of the proposed rezoning and residential tower/office complex.

Substantial precedent exists for requiring a DEIS that analyzes the impacts generated by the reasonable worst case rather than by the specific user. One example is the DEIS for the Lincoln Center North project. Although the dormitory portion of that project, like that proposed by the Society, was designed for an institutional population -- students from the Julliard School and the American School of Ballet -- the EIS considered the environmental impacts under the reasonable worst-case scenario in which each dormitory unit would be used as an apartment occupied by a typical individual or couple. Under this analysis, the project generated substantially more traffic and other impacts than it would have under a student-based analysis.

The same must be done here. The Commission must require the Society to prepare a DEIS that analyzes fully the potential impacts of both the proposed rezoning and the proposed residential tower/office complex, without regard to the limitations imposed by Society use. Without such an EIS, SEQRA and CEQR are not satisfied, and the Commission will not be able to act affirmatively on the proposal.

B. Alternatives

The DEIS fails to discuss meaningful alternatives to the proposed rezoning, relying instead on the veiled threat that, if the Commission denies its application, the "Society would need to acquire additional residential property in Brooklyn Heights" which could "adversely affect" the "existing neighborhood character of Brooklyn Heights" and "adversely affect local businesses." (DEIS at 5-1; see also, DEIS at 5-3, 5-4, 5-6.)[1] Even disregarding this threat, the discussion of alternatives contains misleading information or fails to provide sufficient information to allow a meaningful choice to be made, as is required by SEQRA. C

The DEIS fails to present a range of reasonable alternatives, and the alternatives which are presented are incompletely described and evaluated. The "as-of-right" discussion states

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[1] If the Society considered such actions an alternative to the proposed rezoning, the DEIS fails to analyze this alternative.

that the Society would "convert the existing 30 Columbia Heights building entirely to office use," adding at least 1,300 workers, for whom "[h]ousing ... would be acquired or leased within the Brooklyn Heights area." (DEIS at 5-3.) The discussion suggests that the as-of-right alternative would have a negative impact on the community because the Society would purchase additional housing from the existing stock in the area, thereby suggesting that the proposed residential tower is better than the alternative. Yet the DEIS fails to analyze the feasibility, let alone the impacts, of acquiring additional housing for 1,300 workers. In fact, because the DEIS fails to indicate whether all of the workers for the commercial space would be housed in the residential tower, the commercial conversion may generate housing impacts whether or not the tower were built. The "as-of-right" discussion should cover all these issues. This is particularly relevant because the Commission in its scoping session asked that the DEIS assess the proposed actions' "[e]ffect on demographics of the local neighborhood." (Parsons Brinckerhoff Memorandum dated August 21, 1984, at 4, attached hereto as Exhibit A.) No such assessment has been done.

The DEIS suggests only one alternative site for a residential structure to meet the Society's asserted need for additional housing: the triangular lot owned by the Society at York and Front Streets. However, the DEIS states that this site is not feasible because only 175 residential units could

be built. This unit count apparently is derived by dividing 175,000 square feet by 1,000 gross square feet/unit. However, the DEIS does not explain the basis for this figure. Would the Front-and-York site contain the same library and office space that the proposed building would? If not, then more residential units would be possible. The alternative discussion should explain the alternative building design, not just describe the site.[2]

In addition, the DEIS dismisses the York-and-Front alternative because it would pose difficulties for pedestrian crossing on Front Street. Although the DEIS states that the problem is "security" (DEIS at 5-7), the Society defined the problem in terms of pedestrian safety at its presentation to Community Board 2's subcommittee on May 3, 1988 and at the informational meeting held on May 16, 1988. Society representatives stated that safety was a concern at the York-and-Front site because the Society plans to use the residential tower to house its elderly members. However, this representation does not appear in the DEIS or any other document. It seems misleading to discredit the alternative site on the basis of an apparently hypothetical situation. Pedestrian crossing signals,

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[2]The unit count for the alternative apparently contradicts the project description. If 420,000 square feet of residential space is divided by 500 units, the gross square feet/unit is 850. Using this figure, the York-and-Front site would accommodate 200 units.

which residents of the Fulton Ferry area have been requesting from the City for some time, would remedy this problem easily.

If, in fact, the Society is contemplating housing for the elderly, then, assuming the elderly would not work in its commercial buildings, the Society's need to have housing adjacent to those buildings diminishes substantially. The alternatives discussion fails to mention any other area in or out of Brooklyn where the Society could house 1,000 elderly members. At the informational meeting, the Society emphasized that as much as 75% of its growth is occurring outside the Brooklyn Heights area. The discussion of alternatives to house the Society's elderly members should include the reasonable alternative of moving some of the Society's housing outside of the Brooklyn Heights neighborhood.

Lastly, the DEIS fails to consider as an alternative the rezoning proposal submitted by the Commission's staff, which proposes a combination of C6-2 and C4-3 zoning districts for the area between Brooklyn Heights and Fulton Ferry, including the sites in question here. (Land Use Review Application 880746 ZMK). SEQRA requires that impacts be analyzed under existing and foreseeable future conditions. Thus, any proposed land use change which would affect the analysis of the proposed rezoning must be included in the environmental review. The alternatives section is one logical location for this discussion. Regardless of the place, the DEIS must include a discussion of the

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C6-2/C4-3 alternative to the proposed C6-4 rezoning, including the effect that the Society's proposal would have on the residential development in Fulton Ferry contemplated by the Commission staff's proposal.

C. Project Specific Impacts

The DEIS must, of course, disclose and assess the impacts that can be attributed to the proposed action. Because the Society is proposing the rezoning in order to make possible a particular residential tower/office complex, the DEIS must analyze the impacts of both proposed actions. As is explained above, the DEIS improperly analyzes the proposed rezoning. As is explained below, it also inadequately analyzes the impacts of the proposed residential tower/office complex.

1. Traffic

The traffic analysis in the DEIS is so insufficient as to be entirely meaningless. First, it is based solely on Society use of the residential tower/office complex. As a result, it posits that 1.9 cars will enter and exit during the A.M. peak hour. This number bears no relation to reality. In order to assess the actual impact of the proposed rezoning and residential tower/office complex, the DEIS must analyze traffic impacts assuming typical residential and office use. It must include accepted trip generation estimates for roughly 500

units[3] and 240,000 square feet of commercial space. These numbers obviously would be significantly higher than the 1.9 trips that the DEIS estimates Society residents and workers will generate in the A.M. peak.

Second, even the analysis of the traffic impacts that the Society would generate is inadequate. Analyzing the "business" and residential vehicular traffic that the proposed residential tower would generate, the DEIS concludes that the project would have no impact on existing traffic. The analysis has two major problems: (1) it ignores the truck, van, and bus traffic generated by the Society; and (2) it fails to explain the need for a 247-car garage.

The Society's current activities on Blocks 204 and 208, and throughout Brooklyn Heights, generate substantial truck, van, and bus traffic. The DEIS refers to "tour bus" traffic in the discussion of existing conditions, but denies that the Society is responsible for such traffic, stating that "[b]uses carrying visitors to the various Society buildings are not scheduled by the Society." (DEIS at 2-27.) Thus, in the impact analysis, the DEIS states that "[n]o vehicular tourist activities, including tour buses, would be generated by the proposed project." (DEIS at 3-14.) This statement conflicts with the fact that, regardless of who schedules the tours, the

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[3]If a commercial developer retrofitted some of the units into one and two bedroom apartments, the total unit count would be somewhat less than 500 units.

Society's facilities in Brooklyn Heights attract a significant number of tourists. The neighborhood residents, many of whom spoke at the public hearings conducted by Community Board 2, complain of constant bus traffic that not only creates traffic congestion on Willow Street and Columbia Heights, but also creates air pollution as the buses idle for long periods waiting for Society members, particularly on Willow Street between Pineapple and Clark Streets.

Society-operated vans transport workers between their workplaces, residences, and communal dining facilities. This traffic presumably would continue and perhaps even would increase after the completion of the residential tower/office complex. Yet the only mention of vans in the entire DEIS is in the discussion of the York-and-Front alternative. (The Society currently uses this property as a parking lot and shuttles members between the lot and the various Society facilities in Brooklyn Heights.)

Society-generated truck traffic also would be likely to increase with the addition of 1,000 residents and 240,000 square feet of office space. Because the Society is self-sufficient, it obtains two-thirds of its food supplies from Society-based operations outside of Brooklyn Heights. (DEIS at 3-11.) The estimate in the DEIS that the proposed residential tower/office complex would generate only two trucks in each peak traffic period seems very unrealistic. If truck traffic would occur at

other times, then the DEIS must analyze these traffic periods as well.

The DEIS must describe current and projected levels of bus, van, and truck traffic during both peak and non-peak hours in order for the Commission to evaluate the traffic impacts of the proposed residential tower/office complex. Without this discussion, the DEIS traffic analysis is incomplete and inadequate.

The DEIS also fails to explain the need for a 247-car garage when, according to DEIS figures, fewer than two cars would be entering and exiting the residential tower during the A.M. peak hours. Either a large number of cars would be entering at some other time, in which case that traffic period should be analyzed, or the parking garage would be 90% empty most of the time, in which case there is no need for such a large garage.[4] Because the DEIS states that 110 cars will exit the garage during the P.M. peak, the former scenario is more likely; in which case the DEIS should include at a minimum a mid-day traffic analysis. Whatever the answer, the DEIS must address the need for such a large garage. In addition, the impact of the garage traffic on Columbia Heights and Furman Streets at the garage

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[4]It also is possible that the Society intends to replace its parking spaces on Front and York with those in the residential tower. If so, it raises the question of what the Society plans to do with the lot at Front and York. This question is relevant to the discussion of alternatives, as is indicated above, and generates a potential project impact that is not evaluated.

entrance and exit points must be analyzed. As one of only two exit routes out of Brooklyn Heights towards the north, Columbia Heights is already congested. According to the DEIS, Columbia Heights would provide access to the garage, adding to the congestion. However, in its presentation to the Community Board on May 3, 1988, the Society stated that the garage would be accessed from Furman Street only. This contradiction must be clarified, and the traffic impacts analyzed accordingly.

The DEIS traffic analysis also is deficient because it fails to define a meaningful traffic study area and covers only four intersections at the north and south ends of Brooklyn Heights. The traffic study area includes the portion of the north end of Brooklyn Heights surrounding Blocks 204 and 208, the Old Fulton Street ramps on and off the Brooklyn-Queens Expressway ("BQE"), and one intersection at the south end of Brooklyn Heights around the Atlantic Avenue exit and entrance to the BQE. It does not include the local streets within Brooklyn Heights, particularly such crucial intersections as Middagh and Columbia Heights, and it does not consider the safety impacts of traffic on Columbia Heights or its vicinity, particularly near P.S. 8 on Middagh and Hicks, which is only one block from the site. As the local streets leading to the project location -- Columbia Heights, Middagh, Cranberry, Willow and Hicks -- are relatively narrow and already congested, the DEIS must analyze the impacts of the proposed residential tower/office

complex on these streets.[5] The DEIS also fails to analyze the traffic impacts at the 3-way intersection of Old Fulton, Hicks and Doughty Streets, as the Commission requested at the scoping meeting on July 19, 1984. (See Memorandum from Parsons Brinckerhoff regarding scoping meeting dated July 27, 1984, attached hereto as Exhibit B.)

The traffic analysis fails to consider such major development projects as Metrotech and the Atlantic Terminal Urban Renewal Plan, both of which the Commission staff identified for inclusion in the DEIS. (See Exhibit A, at 3.) The Metrotech FEIS estimates that Metrotech alone will bring to a standstill traffic at certain intersections within the Society's study area. The Metrotech FEIS analyzed traffic under no-build and build conditions for the 1989 and 1993 build years (which overlap the Society's 1990 build year). It identified numerous significant traffic impacts from the Metrotech project, and various mitigation measures. One intersection which Metrotech would significantly affect is the intersection of Old Fulton Street and the BQE ramps. The Metrotech FEIS concluded that "the significant impacts resulting in 1989 at Old Fulton Street/BQE Ramps cannot be mitigated, and these impacts would remain un-

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[5]Particularly relevant to this analysis is the fact that Middagh narrows down to one lane across the BQE overpass, due to the presence of traffic guards. These guards may indicate structural problems with the overpass, and in any event, make the crucial Middagh/Columbia Heights intersection extremely problematic.

mitigated under 1993 Build Conditions." (Metrotech FEIS Executive Summary at I-15.) (Emphasis added.) In addition, the FEIS states that traffic at Atlantic and Hicks, just outside the Society's traffic study area, will worsen to the point that mitigation will be required. (Id. at I-10F.) This data indicates that the no-build traffic conditions in the DEIS's study area, let alone in the expanded study area that the DEIS should have analyzed, are significantly worse than is stated in the DEIS. In addition, the DEIS fails to discuss the scheduled repairs on the Williamsburg Bridge, which will divert traffic into the DEIS's traffic study area well beyond 1990.

Finally, the DEIS traffic analysis fails to consider the traffic impact of two and one-half years of construction. Columbia Heights is the primary vehicular entrance into the Fulton Ferry area, and a primary exit from Brooklyn Heights northbound. In addition, it is the primary pedestrian route between Fulton Ferry and the nearest shops and services in Brooklyn Heights. Residents of Fulton Ferry are concerned about obstruction of this route. The DEIS must analyze the impacts that parked construction trucks and equipment will have on Columbia Heights and on other local streets within Brooklyn Heights.

2. Air Quality and Noise

The DEIS states that air quality modeling using ten receptor locations surrounding the project location shows that

federal and state carbon monoxide ("CO") levels would not be exceeded in the 1990 build year either with or without the proposed residential tower/office complex. (Table 3-5, DEIS at 3-19.) This conclusion seems overly optimistic in view of the facts that all of Brooklyn is a CO non-attainment area under the Federal Clean Air Act and State Implementation Plan ("SIP"), and that the Metrotech FEIS concludes that the addition of that project will create several violations of the SIP at locations near the Society's study area, including Tillary and Adams, Tillary and the Brooklyn Bridge, and Tillary between Adams and Cadman Plaza. (Metrotech FEIS at VI-39 to VI-42.) Thus, the air quality modeling may have been based on an insufficient no-build scenario. It must include in its baseline analysis the major projects identified by the Commission's staff, such as Metrotech, and the Williamsburg Bridge repairs, that will have adverse impacts on air quality in the study area.

For the same reasons, the Society's DEIS probably understates noise conditions in the future no-build, even though it admits that the "major source of noise in the study area is the traffic movements along the [BQE]." (DEIS at 2-43.) The noise analysis also fails to discuss the echo effect of a tall building at that site.

3. Visual Impacts and Land Use

While acknowledging that the proposed 380-foot-high residential tower would have significant impacts on views,

urban design, and community character, the DEIS attempts to minimize the extent of those impacts by omitting several key vantage points and by using misleading graphics. Although the accompanying comments by BFHK fully set forth the deficiencies in the visual-impact and land-use and planning analyses, those deficiencies are summarized below. k

The DEIS inadequately evaluates the impact on the Brooklyn skyline of constructing a 35-story tower one block east of the Promenade. The existing skyline has a consistent scale, especially adjacent to the Brooklyn Bridge tower. On the Promenade, the buildings rise, generally, 110 to 160 feet above the water. In the Fulton Ferry Historic District north and south of the Brooklyn Bridge adjacent to the piers, the general height is 70 to 180 feet above water. By comparison, the proposed residential tower would rise an estimated 430 feet above the water, clearly dominating the tower of the Brooklyn Bridge.

In fact, the dominant visual effect of the residential tower is evident from a drawing that the Society submitted to the Commission with its ULURP application. This drawing, annexed hereto as Exhibit C, is not included in the DEIS.

The DEIS not only omits this key drawing showing the adverse visual impacts of the residential tower, it also contains misleading graphics which understate the extent of the impact of the residential tower on views. In many cases, the tower is

outlined with a dotted line, rather than presented as a solid mass. In some of the graphics, the dotted line stops at the top of the photograph although the actual building would extend much higher. (DEIS at P6, P7, P8, CH6 and M2.) This graphic technique misrepresents the height of the building and the visual impact of that height. Finally, the photographs (as reproduced) of the Brooklyn Promenade are so dark that all detail, including pedestrians, is lost. The darkness camouflages the scale and oppressiveness of the residential tower. If the photographs showed the Promenade as the light and airy space that it in fact is, they would more accurately convey the impact that the proposed tower would have on the Promenade.

The Society should not be allowed to minimize the significant visual impacts of the proposed tower by graphic sleight-of-hand. The deficiencies in the DEIS must be corrected if the Commission is to have sufficient information for a reasoned decision.

In addition to misrepresenting the adverse impacts of the residential tower on views, urban design, and community character, the DEIS proposes to mitigate these impacts with architectural features. However, architectural features cannot mitigate the negative effect that the proposed tower would have on the skyline of Brooklyn as seen from many important public places, on the views of the Brooklyn Bridge, and on the low-to medium-scale, historic character of the Brooklyn Heights and

Fulton Ferry neighborhoods. New York would feel these effects forever.

The Society's proposed residential tower/office complex is sandwiched between two established historic districts, and is surrounded by a designated scenic-view corridor and a limited-height district. These districts represent a strong planning policy and a commitment to the low-scale, historic character of the Brooklyn Heights and Fulton Ferry areas. The DEIS fails to indicate that, rather than serving as a transition between these two established historic districts, the proposed residential tower instead would loom above and separate them.

The comments by BFHK amply demonstrate that the proposed tower, or any development at the scale permitted by the proposed rezoning, would be wholly out of scale and out of character with its context.

4. Project Description and Need

The DEIS contains contradictory and incomplete information on project need and description. Indeed, the Society's use of inconsistent growth projections casts doubt on the need for a 35-story residential tower. For example, during its presentation to Community Board 2's subcommittee on May 3, 1988, the Society indicated that it will need 120-125 residential dwelling units/year. At this rate, the proposed residential tower would satisfy the Society's projected growth for 5 years. However, at a different point, the Society indicated that it

projects a growth rate of 120-125 people/year, in which case the tower would satisfy its needs for 10 years (assuming two people/unit). This inconsistency must be clarified, so that the need for and benefits of the project can be weighed against the adverse impacts.

In addition, the DEIS does not explain whether the housing which the residential tower would provide would supplement or replace the residential buildings in Brooklyn Heights that the Society currently leases.[6] Again, this information is necessary in order to understand whether the impact of the residential tower would be to add 1,000 residents to the area or to relocate existing residents. Moreover, the DEIS does not indicate which sector of the Society's population the proposed residential tower will serve. This is directly relevant to both need and alternatives, as is discussed above.

Finally, the DEIS refers to various appendices describing the history of the proposal and particularly the scoping sessions. (DEIS at 1-10.) However, these documents are not included in the DEIS. This omission violates the requirement in 6 N.Y.C.R.R. § 617.10(d) that "the draft EIS, with any appendices, together with a notice of completion, shall be filed and made available for copying." At least, the DEIS must contain a

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[6]The Society stated at the public hearings conducted by Community Board 2 that the building would provide supplemental housing.

summary description of the documents in Appendices D, E and F. 6 N.Y.C.R.R. § 617.14(n).

CONCLUSION

The proposed rezoning of Blocks 204 and 208 from M2-1 to C6-4 is wholly inappropriate and violates all reasonable planning criteria. For these reasons, the Commission should deny the Society's rezoning application. Even if the Commission does not accept this conclusion, however, it may not grant the rezoning application until the Society has cured the fatal analytical and substantive deficiencies in the DEIS. The nature and extent of these deficiencies are such that the Commission's only reasonable and lawful action at this point is to require the Society to prepare an entirely new DEIS, and to schedule a new public hearing on that document after it is certified in accordance with CEQR and SEQRA.

Dated: New York, New York
July 15, 1988

Respectfully submitted,

BERLE, KASS & CASE
Attorneys for Brooklyn Heights Association
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Of Counsel:
Stephen L. Kass
Leslie Allan
Anne C. Weisberg

1206:001

Watchtower Bible and Tract Society Proposed Rezoning
of Blocks 204 and 208, Brooklyn, N.Y.

Minutes of Meeting with Brooklyn Office of City Planning

Date: August 21, 1984

Attendees: Parsons Brinckerhoff Quade & Douglas, Inc.:

Sig Grava - 613-5259
Jim Brown - 613-5225
Claire Grossman - 613-5241

Watchtower Bible and Tract Society:

Joe Feruzzi, Tom Kelinaris - 625-3600

Brooklyn City Planning:

Victor L'Eplattenier - 643-7536

Issues Discussed:

I. Alternatives to be evaluated in project EIS

II. Projected development in the vicinity of the project site

III. Issues to be assessed in community impact section of project EIS

IV. Lead

V. Other items

EXHIBIT A

I. Alternatives to be evaluated in EIS

1. No Action - Existing conditions modified to reflect expected land use development in the area that will occur prior to 1988. This will be based on the following assumptions:

   . Commercial development at Fulton Landing, including full occupancy of One Main Street.

   . No development at Port Authority piers 1 through 6 (Use of these piers is currently being studied by the Port Authority. The Port Authority will be contacted to confirm that no development will occur prior to 1988).

   . Development, by the New York Department of Ports & Terminals, of the Fulton Ferry Landing Pier and Firehouse in accordance with the specifications of a request for proposals to be released within the next two to six months. (For purposes of this EIS the development will be assumed to be for a maritime use consistent with existing zoning and density restrictions).

   . Industrial development of the Gair property.

   . Commercial development (reuse) of the Sweeney property.

   . As-of-right residential development of Block 207 of the Cadmen Plaza Urban Renewal Area (site located between Poplar and Old Fulton Streets).

   . Acquisition or lease of additional properties in Brooklyn Heights for use as residences for Watchtower Bible and Tract Society personnel.

   . Conversion of the existing 30 Columbia Heights building to an as-of-right commercial development.

   . No general increase in other nearby residential uses.

2. Proposed Action - Rezoning of Blocks 204 and 208 from M2-1 to C6-4.

3. Rezoning of Blocks 204 and 208 from M2-1 to C6-3, or other zoning classification that will yield less intense development that with the Proposed Action.

4. Rezoning of Blocks 204 and 203 from M2-1 to C6-3 or other zoning classifications that will yield less intense development that with the Proposed Action, and the residential development of the Watchtower-owned Front and York site, currently occupied by a parking lot.

5. Rezoning 30 Columbia Heights from M2-1 to C6-3.

II. Projected development in the vicinity of the project site

The developments listed below will be used to define the general development trends in the study area.

A. Recent developments in the waterfront area include:

- Eagle building - This building was a permitted change of use from a warehouse to residential.
- 7 Everett Street - A 74.7.11 Landmarks conversion from a stable to 8 units of co-op housing.
- 8 Cadmen Plaza West - This corner building, now called Old Fulton Street, was converted to housing.

B. Ongoing developments in the upland area include:

- Liberty Plaza - 68 Jay Street - Located between Bridge, Jay, York and Front Streets, this building is a conversion from manufacturing to commercial condominium office space.
- The Gair and Sweeney manufacturing buildings were recently bought by Two Trees Company and are now vacant.
- Block 207 between Poplar and Old Fulton Street is residential "as of right". This is the last vacant site in Cadman Plaza Urban Redevelopment Area (URA) and will be a low-rise building of 100 units of co-op housing.
- Polytechnic Institute of New York - Metro Tech - An EIS of this high tech research/science center is under review. TAMS prepared the EIS for PDC; certification is expected in late fall or early winter.
- Brooklyn Center UR Plan - A negative declaration on the proposed amendment was given by the City.
- Atlantic Terminal UR Plan - This site has been amended to accommodate Daily News expansion.
- E.F. Hutton site - There has been talk of building a commercial/office complex on Block 239.
- Hotel site near Metro Tech - There has been discussion about replacing the existing building with a 30+ story 350 room tower and parking garage.

C. City Policy

- Fulton Landing - Through an RFP, the City and State sought proposals to develop a mixed-use zone on the waterfront (including commerical zones). A developer was selected (Walentes) but was dedesignated by the City (not the State) for lack of financial backing. The land use policy has remained the same.

  The "Fulton Ferry" report by City Planning (January 1983) was a response to Fulton Landing (before Walentes was dedesignated). The report discusses the area's shift away from an active manufacturing district and the City's overall goals to retain manufacturing activity in the area. The current status of the report is not certain.

- Space Available - There is roughly 7,000,000 square feet of vacant space from Greenpoint to Sunset Park including 2,000,000 square feet at Fulton Ferry.

- Residential use has occurred by exception only by special variance.

- There has been a trend towards residential and institutional uses in the area.

III. Issues to be assessed in the community impact section of the EIS

Mr. L'Eplattenier summarized issues of concerns to the community based on letters and discussions with local people. At a minimum these include the following:

A. Neighborhood scale and physical context. Analysis of light, air, open spaces, Squibb Park and existing views of the bridge from the Promenade and the Heights.

B. The impact of the proposed tower on the two adjacent historic districts and scenic view district.

C. The effect of the proposed zoning change on future growth in the area.

D. Effect on demographics of the local neighborhood.

E. Effect on traffic and transportation including impacts on traffic volumes, parking and pedestrian volumes. Measures to mitigate adverse impacts should be developed.

F. Effect on municipal services including utilities (e.g., street and park lighting and lighting of tower) and waste collection (Watchtower has its own license).

G. The impact on local retail establishments, based on an analysis of the amount spent historically and on what types of retail by Watchtower, projections of the money spent which benefits NYC companies, and jobs to be created (e.g., construction).

IV. Evaluation of potential effect of lead on community health

Discussions have taken place between Department of Health (Steve Schultz) and the Department of City Planning (Doug Rice). A letter is being drafted scoping health concerns. In a study in the Vinegar Hill area (next to Brooklyn Navy Yard) 32 dust samples were taken on rooftops, in buildings, and on the street.

V. Other items

A. Mr. L'Eplattenier requested information about the growth of the Watchtower worldwide and in Brooklyn Heights from 1909 into the foreseeable future.

B. All press inquiries should be referred to Robert Balzer (625-3600) of the Watchtower news service.

C. Mr. L'Eplattenier requested an opportunity to review early drafts, and another meeting when substantial work has been completed.

PARSONS BRINCKERHOFF

Memorandum

to	Participants at the Watchtower Scoping Meeting, July 19, 1984	from	S. Grava
subject	Items Discussed	date	July 27, 1984

The attached memorandum records the discussion that took place and decisions that were reached, according to notes taken by members of the Parsons Brinckerhoff team.

If there are any reservations or corrections to be made, please let us know as soon as possible.

Sigurd Grava

SG/md

Attachment

3. Venting and configuration within the garage should consider standards for public garages. The impact of exhaust venting on residents in the proposed building should also be analyzed.

B. Area Development/Growth Impacts

Occupancy of the building is expected in 1988. Discussions with Brooklyn City Planning office will take place to determine what should be considered in the study. Buildings under construction, as well as those firmly in the pipeline for completion before 1988, will be considered. Growth issues and the Port Authority's plans regarding Piers 1-6 should also be addressed.

C. Water Supply

There is uncertainty whether the Columbia Heights main has been replaced recently. This will be investigated, and if not done, proper remedies will be necessary. Problems regarding water supply will be documented as well as the City's possible commitment towards the elimination of the problems.

D. Landmarks

The participants were informed that Watchtower will hire an urban design consultant to provide analysis and documentation of all visually related issues.

Photos, drawings, and narrative will be prepared to assess the impact of the building. This includes aerial and street level views from both the Brooklyn and Manhattan sides. Impacts on the two adjoining historic areas and the Brooklyn Bridge will also be noted, even though the site is not within the historic districts themselves.

E. History and Archaeology

A look into the history of the site is required. The research (level 1A analysis) will determine if archaeological field work is necessary, and a memorandum outlining the findings will be prepared. Any impacts from the construction work on the area will be discussed.

F. Noise

Traffic studies will provide the base for noise analysis. Measurements of current levels will be provided in day and night time, particularly those generated by the Expressway. Also, the positive impact of the rerouting of trucks to Furman Street will be described. If there are points with an increase in truck traffic, possible vibration effects on local buildings will be considered. Noise levels of the Brooklyn Bridge should also be discussed.

WATCHTOWER SCOPING MEETING

July 19, 1984

I. INTRODUCTION

A. J. Ferruzzi of Watchtower opened the meeting with a short description of the purpose of the Watchtower project and a request for a zoning change.

B. S. Grava of Parsons Brinckerhoff explained that few or no environmental impacts are likely to be generated by the project. In many cases, because of the consolidation of activities, external loads will be reduced. The main concerns would be visual impacts and the height of the tower. A targeted EIS was requested. All information already collected will be consolidated and submitted to the City. It was proposed that new surveys and analyses be done only in those sectors where problems exist or are anticipated.

II. SPECIFIC ISSUES

A. Transportation

All of the data (including volume/capacity ratios, speeds, and other transportation information) required to make assessments of the environmental impacts will be submitted. Information already collected by Watchtower or available from City agencies will be the principal sources: the Consultant will prepare a technical memorandum that records the baseline conditions and records the fact - if possible -- that no measurable vehicular and pedestrian negative impacts can be expected.

In addition to submitting data on the study area, City representatives expressed the following concerns:

1. Two nearby intersections are already (allegedly) at Level of Service F:
   a. Water and Furman Street
   b. 3-way intersection of Old Fulton, Hicks, and Doughty Streets

2. Curb cuts in the garage should meet City standards (25 feet).*

* There was a discussion regarding the request to meet City Standards for public garages although it is not required. Only building code and zoning resolution requirements apply to private garages.

G. Land Use

1. Open Space

A technical memorandum and other documentation will be provided outlining the reasons why no open space inventory is necessary.

2. Lead

There is a concern on how past and present manufacturing uses and their associated lead levels will impact residential uses. (This relates to the Vinegar Hill area and the district near the Brooklyn Bridge.) Meetings will be held with the Brooklyn Health Department to gauge the severity of the potential problem.

3. Recent trends in land use will be provided in narrative and map form.

4. The apparent departure from previous policies regarding the Brooklyn waterfront (dedicated to manufacturing and cargo handling) will be discussed.

5. Information will be provided on the entire foreseeable scope of Watchtower operations, particularly as related to the program of integration and consolidation.

H. Study Area

It was agreed that the study area will be Census Tracts 1, with portions of 3.02 and 21. The latter extensions are necessary to include all of the nearby properties owned by Watchtower.

I. Other Impacts

1. Impacts of the proposed residential facility on local businesses and commercial enterprises in the area will be addressed.

2. Information will be provided on current and future levels of visitor traffic (independent of the residential tower). Particular attention will be paid to the operations of charter and tour buses.

J. Alternatives

It was agreed (tentatively) that the following alternatives will be considered:

1. No action on the proposed site.
   This includes preliminary determinations of where the additional Watchtower volunteers might be housed within Brooklyn Heights instead of residential expansion of the proposed site. This alternative will consider the conversion of the existing 30 Columbia Heights building into offices "as of right" within the existing zone.

2. Rezone the proposed area at medium intensity. Different zoning, bulk and open space layouts will be considered. C6-3 is one of several possibilities. A search will be made for a less prominent building that can still satisfy Watchtower housing requirements.

3. Rezone the proposed site only at C6-3 level.

4. Preferred Alternative

K. Other Items

1. A series of memoranda will be sent to relevant City agencies on the specific issues mentioned above. These include: meetings with Brooklyn offices about soft sites, health concerns, traffic conditions, air quality and noise levels, project alternatives, open space documentation, and others.

2. A list of those attending the scoping meeting is attached.

3. J. Ketas noted that the City representatives retain the right to modify the scope at a later time if changes in any of the conditions known to exist today are discovered or take place, or if requirements change.

WATCHTOWER SCOPING MEETING

July 19, 1984

Name	Organization	Phone Number
James Brown	Parsons Brinckerhoff	613-5225
Samuel Less	DEP/OEI	566-2735
Joseph Ferruzzi	Watchtower	625-3600
Ronald Maxwell	Watchtower	625-3600
Stanley Snail	Watchtower	625-3600
Sigurd Grava	Parsons Brinckerhoff	613-5229
Edwin Friedman	Landmarks	566-7577
Joseph Ketas	DCP	566-0777
Darrell Schultz	Landmarks	566-7577
Yakov Kushner	DEP/Water Supply	971-6844
Wendy Dorf	DEP/Water Supply	971-6844
Millicent Herrera	DCP/Transportation	566-8589
Maxine Bender Dovere	DEP/BST	566-5915
Claire Grossman	Parsons Brinckerhoff	613-5241
Judy Wattestein	DEP/Noise	248-8552
M. W. Valenta	NYC Noise Abate	248-8557
Victor L'Eplattenier	Brooklyn City Planning	643-7536

VIEW LOOKING WEST

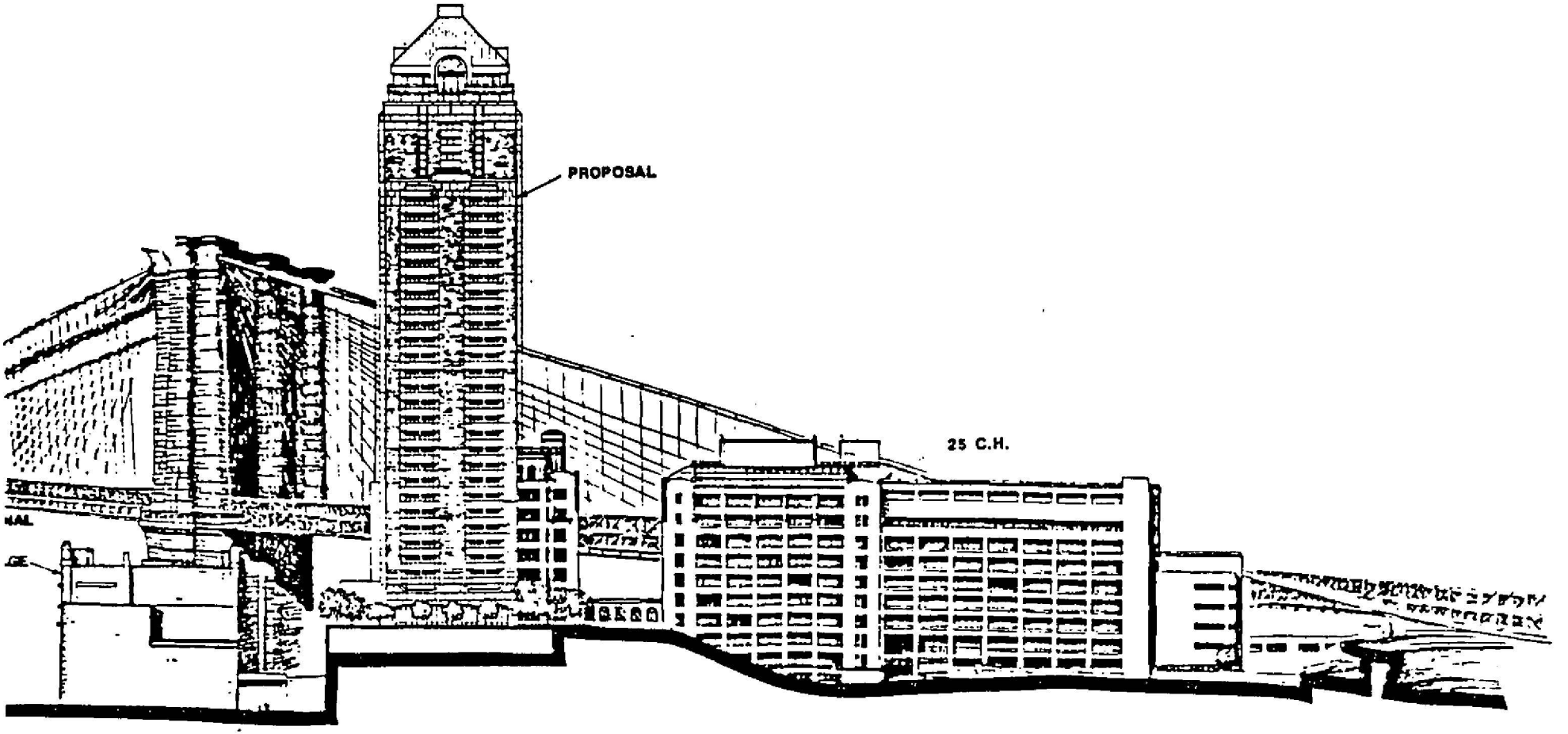

EXHIBIT C

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July 18, 1988

BY HAND

Ms. Gail Benjamin, Director
Office of Environmental Impact
Department of Environmental Protection
Municipal Building
1 Centre Street, Room 2420
New York, New York 10007

DEIS Comments on Watchtower Society Application

Dear Ms. Benjamin:

Enclosed please find a copy of comments submitted by the Brooklyn Heights Association on the draft environmental impact statement prepared by the Watchtower Tract and Bible Society of New York, Inc. for their ULURP rezoning application (No. 840362 ZMK).

Respectfully submitted,

Anne C. Weisberg

encl.

cc: Hon. Sylvia Deutsch
Mr. Mark London

BFHK Buckhurst Fish Hutton Katz Inc.
72 Fifth Avenue
New York, New York 10011
(212) 620-0050

Planning-Urban

SUBMISSION 2

ENVIRONMENTAL MANAGEMENT

JUL -- 1988

JUL 15

DEPARTMENT OF CITY PLANNING

JG

Memorandum

To: Sylvia Deutch, Chairperson, NYC Planning Commission

From: E. Hutton, Buckhurst Fish Hutton Katz Inc.

Job: Watchtower Bible & Tract Society: Rezoning/DEIS

Date: July 15, 1988

Enclosed please find the following:

1. Watchtower Bible & Tract Society: Comments on Proposed Rezoning.
   Buckhurst Fish Hutton Katz Inc.
   July 6, 1988

2. Supplemental memo to NYC Planning Commission regarding proposed C6-3 revisions dated July 15, 1988.

We respectfully request that you make these items part of the record of the application, for consideration by the commission.

cc w/enc: Gail Benjamin,
Director, Office of Environmental Impact
NYC Department of Environmental Protection
Mark London
Director, Environmental Review Division
NYC Department of City Planning
Wilber Woods
Director, Brooklyn Office
NYC Department of City Planning
Ann Weissberg, Berle Kass & Case

Watchtower Bible and Tract Society

Comments on Proposed Rezoning

Buckhurst Fish Hutton Katz Inc.
July 6 1988

Submitted July 15 1988

1. Introduction

1.1 The Proposed Action

The Watchtower Bible and Tract Society has submitted an application for an amendment of the New York City Zoning Map affecting Blocks 204 and 208, Section 12d, to be remapped from an M2-1 zone to a C6-4 zone, permitting the construction of a 35-story building as a community facility dormitory on Block 208. The Brooklyn Heights Association opposes this amendment. Buckhurst Fish Hutton Katz Inc. has been asked to comment on the proposal from the perspective of its planning implications.

1.2 Qualifications of Buckhurst Fish Hutton Katz Inc.

Buckhurst Fish Hutton Katz Inc. (BFHK) is a firm specializing in planning, urban design, and development advisory services to a wide range of public, private, and not-for-profit clients. Recently the firm was retained by the Brooklyn Heights Association to prepare a planning analysis and definition of development criteria for the Brooklyn Piers 1-6 area immediately adjacent to the subject area in question. While this study did not result in recommendations regarding the Watchtower site, it provided an analysis of a study area surrounding the piers site. This area consisted of the immediate Brooklyn Heights, Promenade,.and downtown Brooklyn context, including the proposed Watchtower rezoning and development site.

Ernest Hutton is a founding principal of BFHK and was the principal-in-charge of the Piers 1-6 study in 1987. A graduate of Princeton University and recipient of masters degrees in both planning and architecture from the University of Pennsylvania, he has over eighteen years' experience in urban design and planning issues.

Examples of other recent projects and references for Buckhurst Fish Hutton Katz Inc., as well as a resume of Mr. Hutton, may be found in supporting material for these comments.

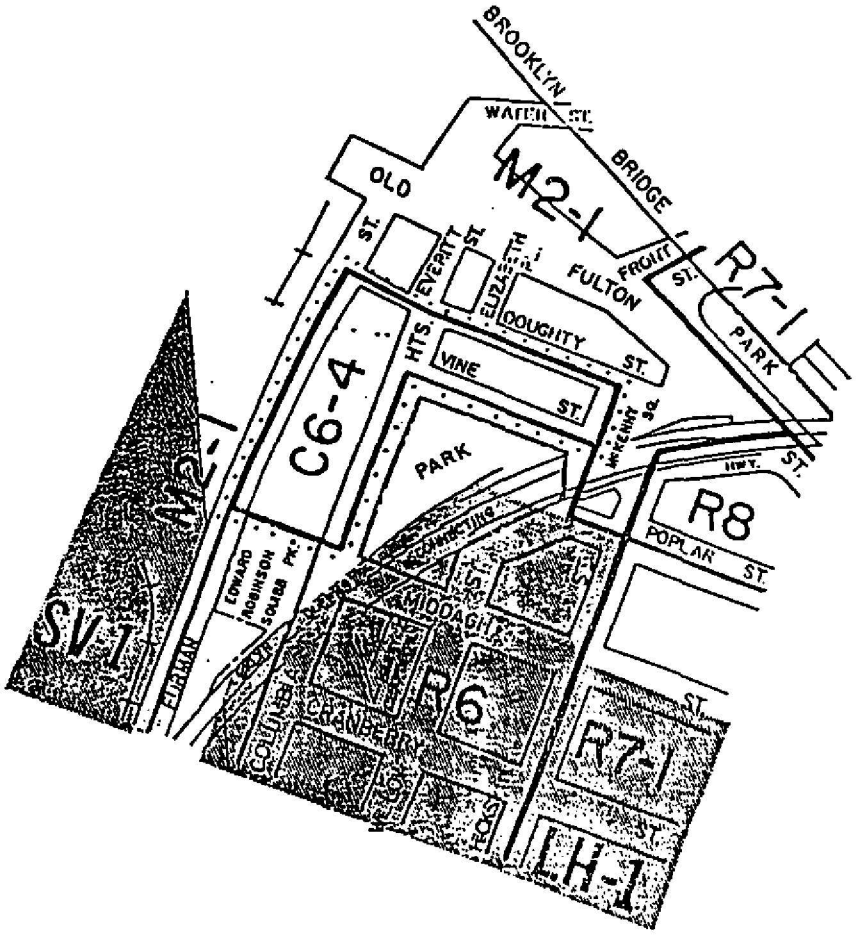
1.3 Major Issues

The issues examined include both planning issues raised by the proposed rezoning and impact issues concerning the proposed development (some but not all of which were discussed in the Draft Environmental Impact Statement (DEIS) prepared in conjunction with the rezoning application).

1) Sequence of Analysis

Although these two documents, the rezoning application and the DEIS, have been submitted simultaneously, they should be considered sequentially. Each refers to a different action: the rezoning application refers to the proposed change in use and bulk for the site itself, new development criteria that will ride with the land in perpetuity; the DEIS has been written to refer to the development which is proposed assuming the requested rezoning is granted.

The first order of business is to examine the primary action requested of the planning commission, the rezoning, which will define the terms under which development can take place on the site. The general must precede the particular: only after the rezoning is



CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
12 d

BOROUGH OF
BROOKLYN

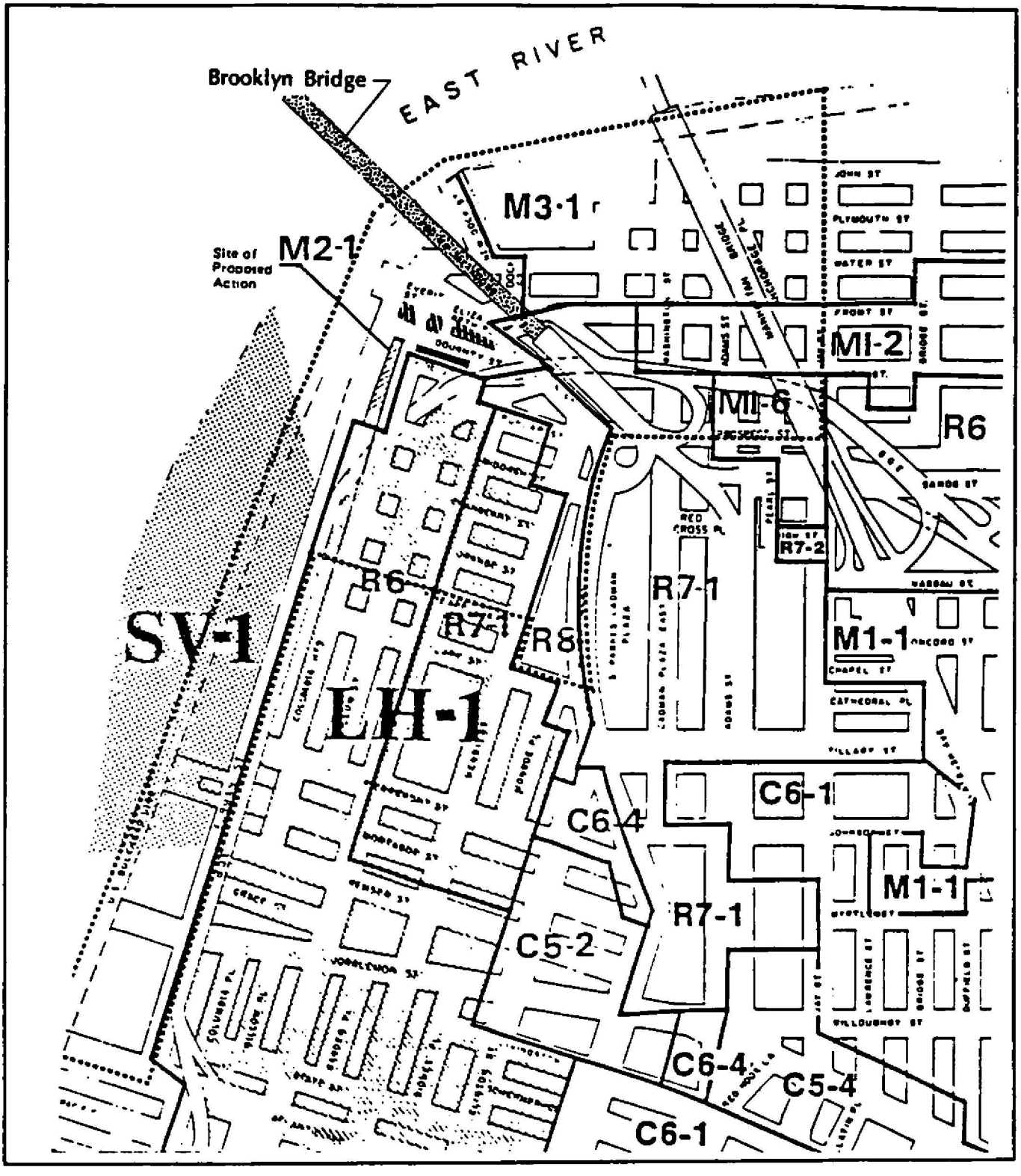
Watchtower Bible and Tract Society
Brooklyn Heights, New York

Buckhurst Fish Hutton Katz Inc.
July1988

Proposed Zoning

——— Indicates Zoning District boundary
..... The area enclosed by the line dotted line is proposed to be changed from an M2-1 District to a C6-4 District.
Indicates a Limited Height District.
Indicates a Special Scenic View District.

Source: Application to Planning Commission



Watchtower Bible and Tract Society
Brooklyn Heights, New York

Buckhurst Fish Hutton Katz Inc.
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Proposed R7-1
(Fulton Ferry Report 1983)
[added by BFHK]

Existing Zoning

Study Area
Scenic View District
Limited Height District

Source: DEIS

analyzed as a reasonable exercise of planning judgment should specific proposed development which might take place under these revised criteria be examined.

And we submit that as the rezoning cannot be justified, due to the inappropriateness of the site and context for the bulk and uses allowed under the proposed zone, the specific building proposed (itself an inappropriate bulk and use) is irrelevant to the basic zoning decision at hand.

2) Focus of the EIS

A second related issue grows from the fact that the Draft Environmental Impact Statement (DEIS) has been structured with a focus not on the action at hand-- the rezoning of the site --but on the secondary action, the construction of the proposed building, which flows from the first.

Moreover, this building impact analysis focuses not on the general building, taking into consideration the variety of uses to which it might be put under the revised zoning, but concentrates instead on the specific use contemplated by the present owner: although described in the DEIS as a "residential building" (p S-1), it is analysed as a community facility dormitory, with vastly reduced impacts compared to those of a normal residential building.

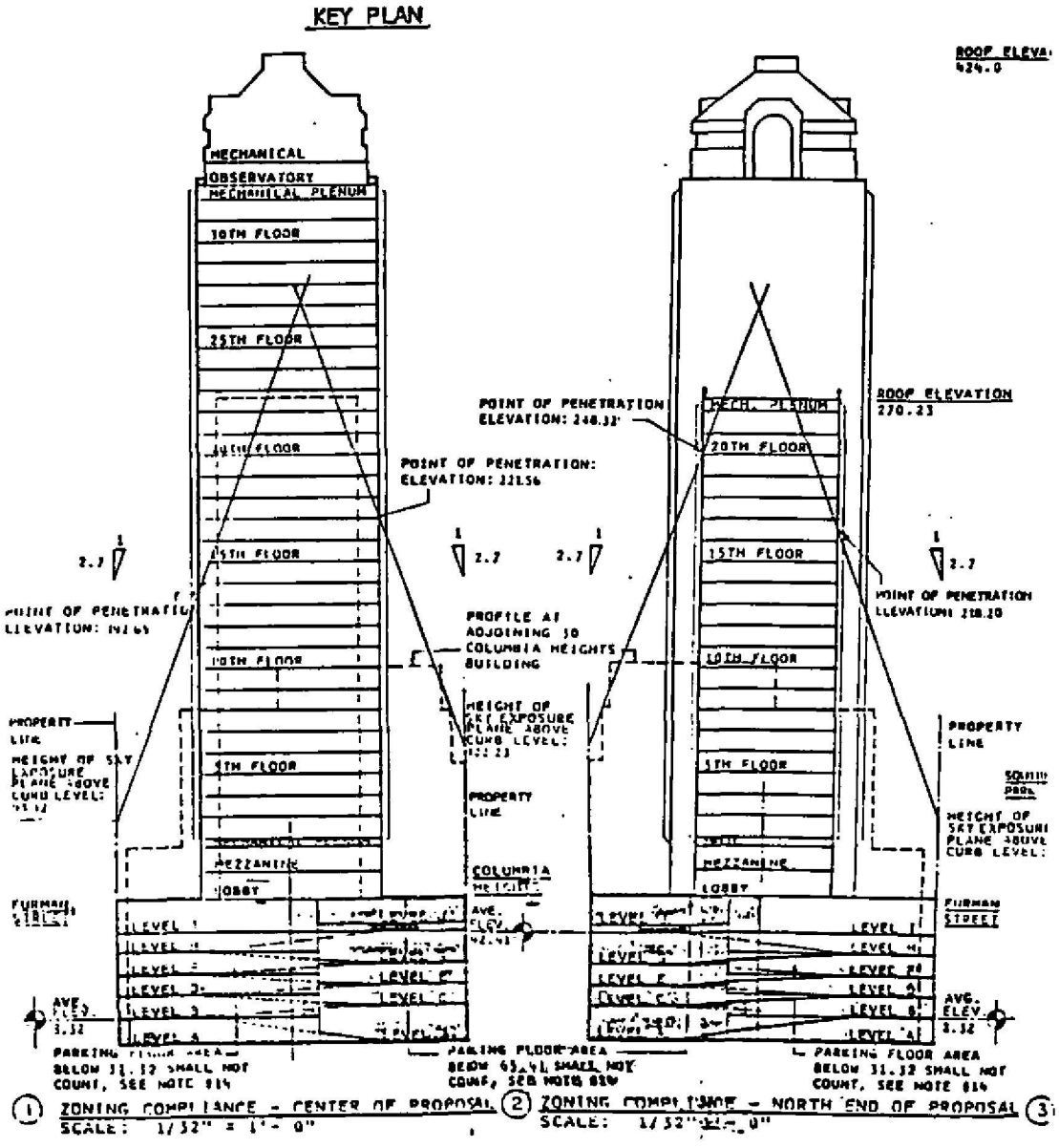
3) Bulk of the Proposed Development

The major objection to the proposed rezoning is that it will make possible a building out of scale with its context, inappropriate to its prominent site adjacent to two historic districts and the Brooklyn Bridge, and of a size which can generate substantial and as yet unanalysed impacts on the surrounding residential neighborhoods and larger urban context.

This increased bulk and impact is made possible through the revised C6-4 regulations, which expand the allowable square footage on the site from the existing 337,000 square feet (itself more than twice the 141,000 square feet allowable in the current M2-1 zone) to the proposed 682,000 square feet (twice the existing bulk and almost five times the currently allowable bulk).

The building's physical impact is compounded by the fact that the site, due to its size, qualifies for exemption from normal light and air restrictions on its shape and height: as the proposed tower is less than 40% of the site area, it can pierce the usual sky exposure plane which would restrict its design to a graduated pyramid with initial setback at 85' above street level . This it proposes to do, resulting in a building of 382' in height above the Columbia Heights street level.

This proposed building will be approximately 100' more in height than that ordinarily allowed in a C6-4 zone under normal sky exposure plane regulations. It will be more than 200' higher than the adjacent 25 Columbia Heights building (part of the same zoning action), and more than 300' higher than the height of a typical five-story brownstone-- the publicly-regulated 50'-0 height limit of the adjacent Brooklyn Heights historic district.



Watchtower Bible and Tract Society
Brooklyn Heights, New York

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Project Elevations
Note penetration of sky exposure plane

Source: Application to Planning Commission

4) Spot zoning

A critical issue with any rezoning is that of potential "spot zoning": bestowal of publicly-created benefits on a single-owner site without the justification of compatible adjacent zoning or city-wide benefit based on broadly-applied planning principles. C

It has been suggested, for instance, that any inconsistencies arising from the proposed zoning can be eradicated through various conditions or restrictions placed on the proposed development. It would be a cause for concern if the established process of review and comment defined by the Uniform Land Use Review Procedure (ULURP) were modified, through riders and restrictions negotiated without public input. In addition, restrictive declarations added to zoning negotiations constraining future uses or bulk have a basic problem of enforceability once the original parties to the agreement are no longer actively involved.

2. Rezoning

2.1 Purpose of rezoning: criteria

The consideration of a proposed rezoning should examine the same criteria as any zoning decision:

- o Is there a problem with the existing zone which requires adjustment or change? Have allowable uses or bulk become inappropriate as conditions have changed in the site area?
- o If so, what allowable uses, bulk, or other zoning criteria are appropriate and proper to protect the public interest, without regard to who future developers or building owners might be?
- o Is the proposed action reflective of broad city-wide planning principles and does it enhance and reinforce other public actions, such as the establishment of adjacent historic districts and limited-height zoning overlays?

2.2 Proposed C6-4 Zone: Description

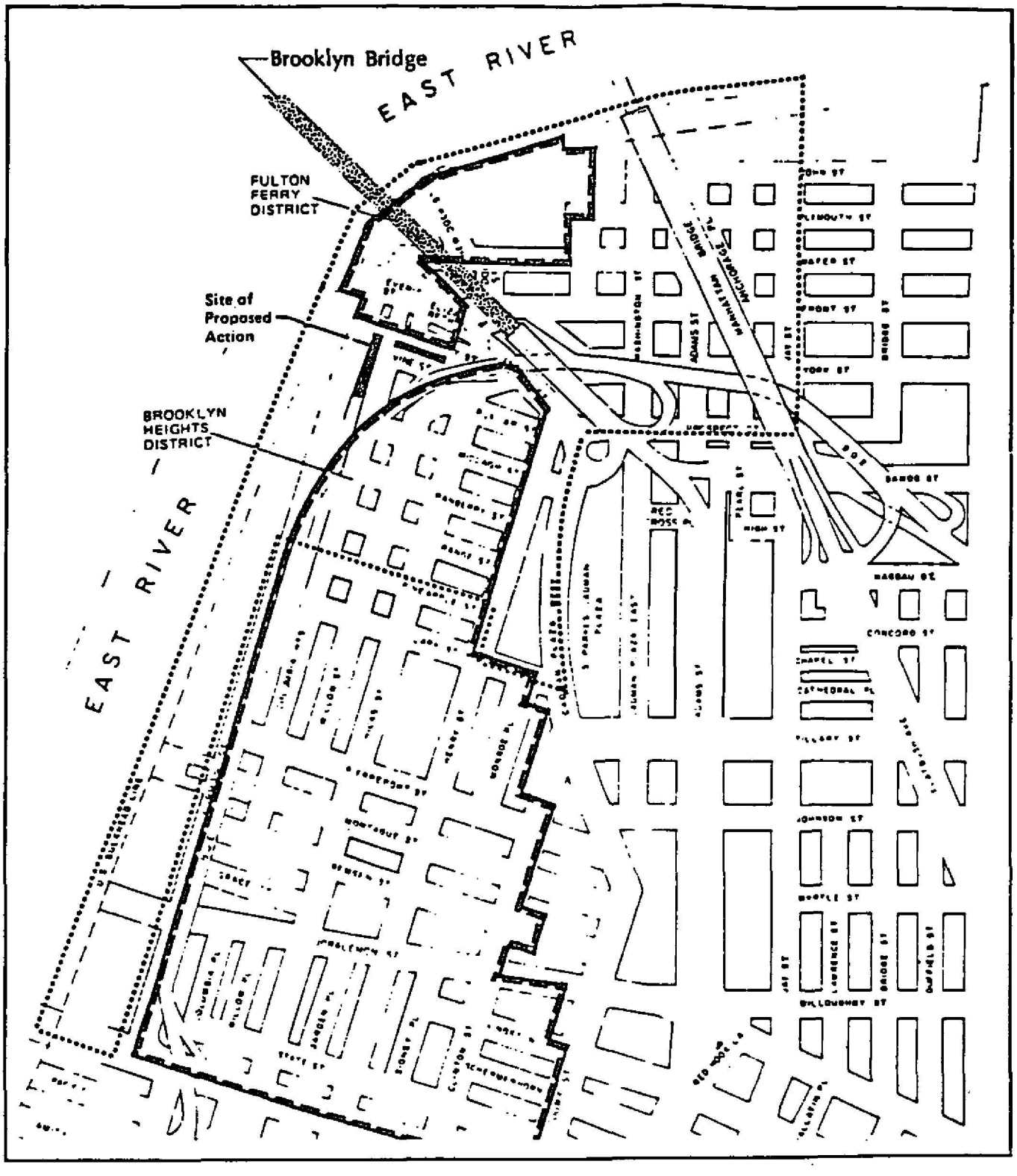
The proposed zone, C6-4, is a General Central Commercial District zone, a category defined to

> "...provide for the wide range of retail, office, amusement service, custom manufacturing, and related uses normally found in the central business district and regional commercial centers, but to exclude nonretail uses which generate a large volume of trucking."
> (Zoning Resolution, 31-16)

An examination of zoning maps of the city reveals that C6-4 zones are found in such areas as the Wall Street business district (adjacent to South Street Seaport), midtown Manhattan (areas along Eighth Avenue), or downtown Brooklyn . These areas are not comparable or compatible with the present site location, presently an M2-1 zone (FAR 2.0) surrounded by R6 and R7 residential development areas and historic districts (see section 2.3 of this memo for a discussion of the relationship of the proposed zone to site context).

According to the NYC Zoning Ordinance, the equivalent commercial zones to the adjacent residential areas are as follows (based on comparable community facility F.A.R.s --similar to the proposed application):

o	R6	C4-1
o	R8	C4-2/ C4-3
o	R9	C4-4/ C4-5/ C6-1/ C6-2
o	R10	C4-6/ C4-7 /C5-1/ C5-2/ C5-4/ C6-3/ C6-4



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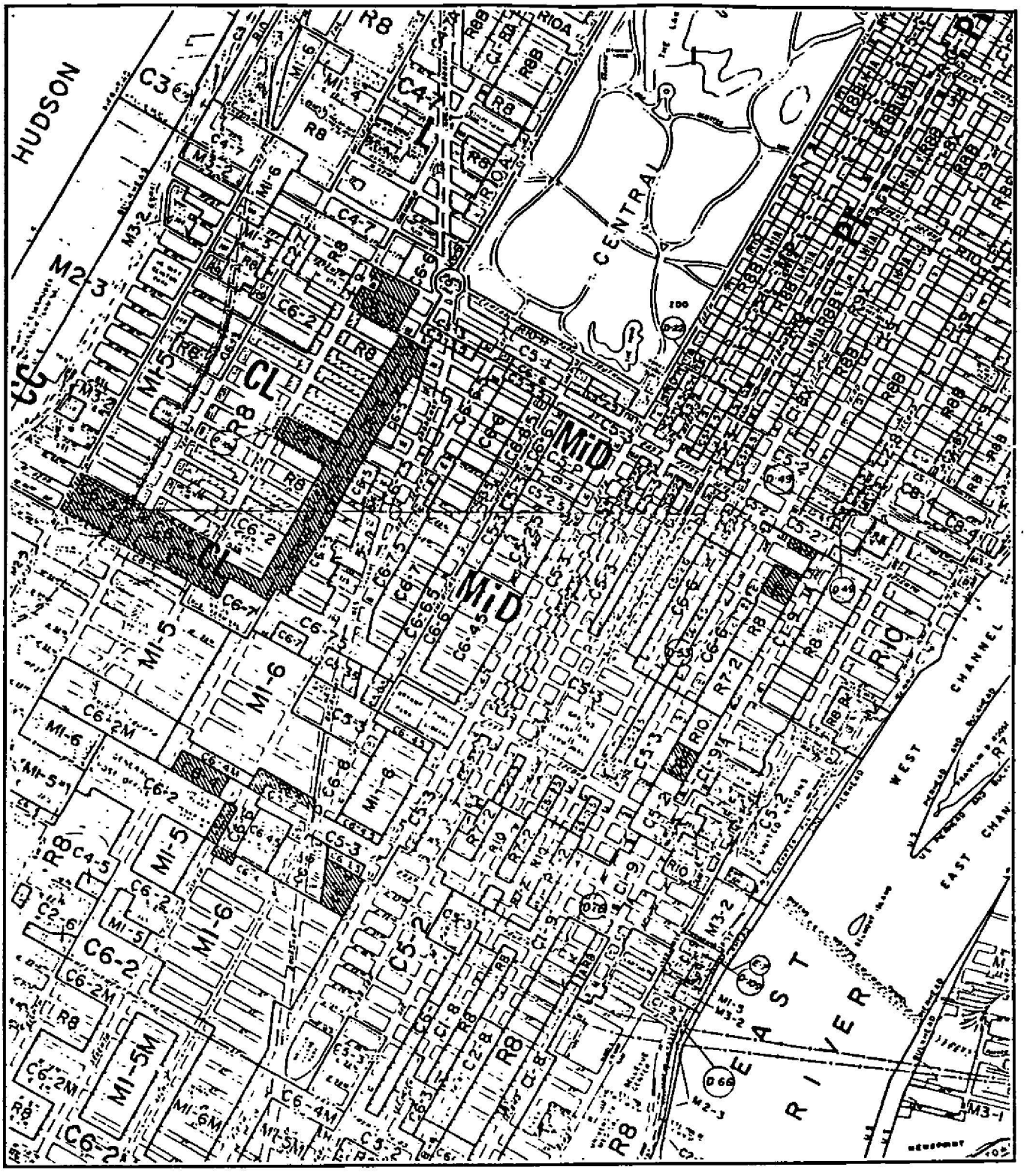
Historic Districts
City
National Site
Study Area

Source: DEIS (Brooklyn Bridge added)



Watchtower Bible and Tract Society
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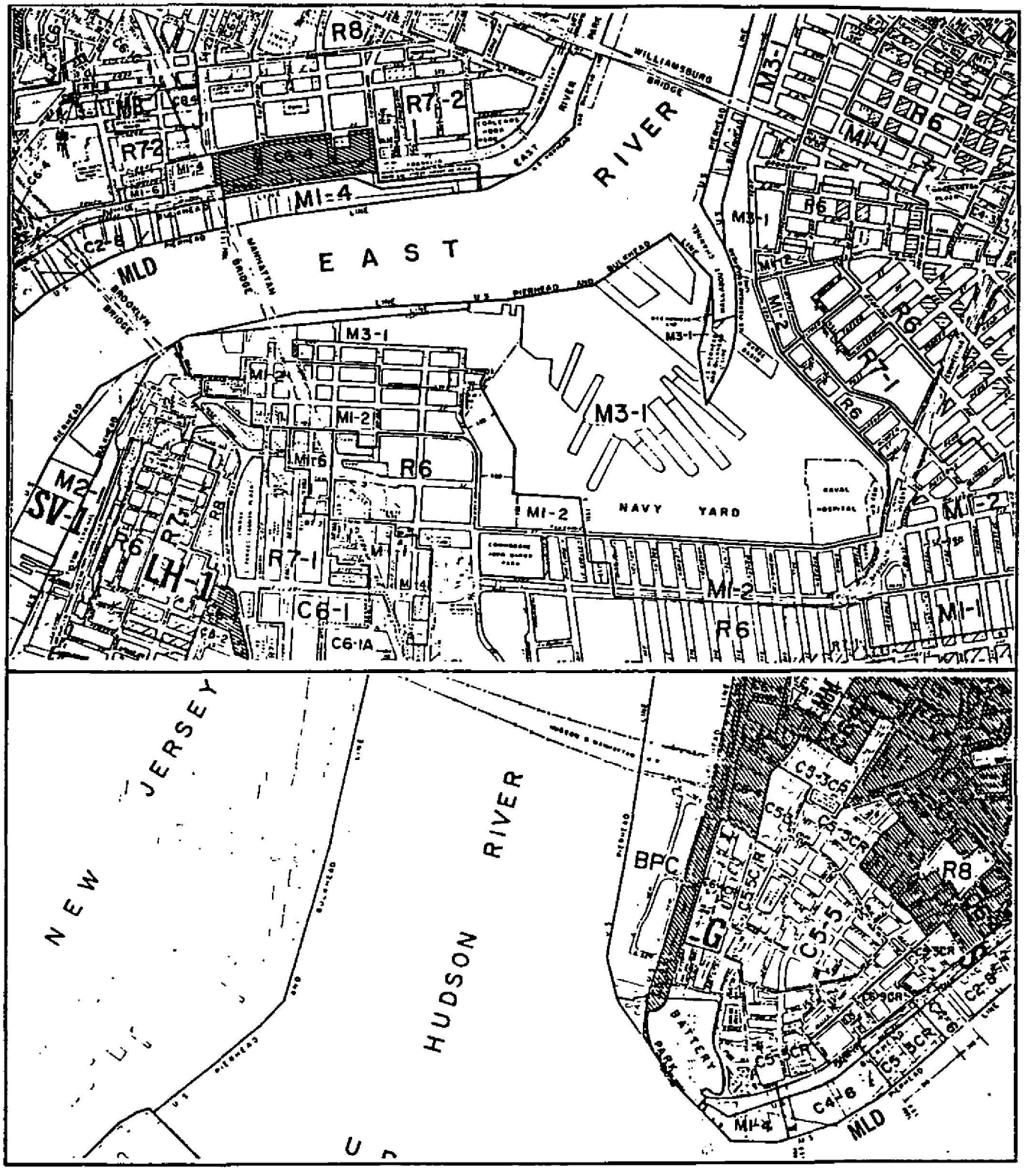
0 600 3000 ft

C6-4 Locations:Midtown

C6-4

Source:NYC Zoning Resolution



Watchtower Bible and Tract Society
Brooklyn Heights, New York

Buckhurst Fish Hutton Katz Inc.
July1988

0 600 3000 ft

C6-4 Locations:Downtown

C6-4

Source:NYC Zoning Resolution

The allowable bulk in a C6-4 zone is controlled by its F.A.R . of 10.0 for commercial, residential, and community facility uses. There is no required minimum open space ratio for residential development.

2.3 Planning issues

1) Character of Surrounding Neighborhood Context

The surrounding context of the proposed rezoning is the Brooklyn Heights/Fulton Ferry area. The site itself is an anomaly, falling between the two historic districts of Brooklyn Heights and Fulton Ferry. Its appropriate future should therefore act as a transition between these two areas. This is recognized by the DEIS: e

> The area around the site functions as a transition zone, in terms of land use, between these two distinctly different types of historic districts.
>
> (DEIS, p.2-1)

It is logical, however, that this transition operate in terms of bulk (the main issue at controversy) as well as use.

The two historic districts have different existing development and different bulk restrictions for future development :

- Brooklyn Heights is a primarily residential district made up of predominantly row houses up to five stories in height, especially in the immediate area adjacent to the proposed project . Part of the historic district controls include a limited height zone of five stories for new construction. The allowable F.A.R. in the R6 zone closest to the site is a maximum of 2.48; the R7-1 zone three blocks away allows 3.44.

- Fulton Ferry is a primarily manufacturing district with some recent commercial conversions and the potential for future waterfront-related growth. While its zoning allows F.A.R. of up to 2.0, actual existing development more typically is up to 8-10 stories over a full block, with an effective F.A.R. of between 2.5 and 9.6, and a height of up to 160'-0. However, these structures are for the most part at lower waterfront-level elevations, so that their effective height with reference to the 42.0' elevation of Columbia Heights near the project is closer to 100'-0 to 120'-0.

The zone now being proposed, C6-4 with its allowable F.A.R. of 10.0, as well as the proposed building elevation of 420.0 above water level (380'-0 at Columbia Heights), are clearly not able to serve as a transition between these two areas, Brooklyn Heights with its maximum F.A.R. of 3.44 and mandated height limit of 50'-0, and Fulton Ferry with its allowable F.A.R. of 2.0 and effective height of up to 120'-0.(measured from the Columbia Heights level). In fact, it will likely become a visual barrier, creating a new intermediate zone and accentuating the difference between the two.

2) Appropriateness of Allowable Development

Given the relationship between proposed zoning, which regulates bulk, and site size, which allows through the 40% exception a taller than usual structure, the resulting structure is a proposed project grossly out of scale with the surrrounding context. Were the question f

simply one of as-of-right development with no request for a zoning change, there would be little way to prevent such a project.

However, the 70,000 square foot site is now zoned M2-1; its existing development creates an effective F.A.R. of almost 5.0 , or 337,000 square feet (only 3.5 F.A.R., or 259,000 square feet, is proposed to remain as a base and adjacent support building for the new development). The question therefore becomes whether the additional 6.5 F.A.R., or 423,000 square feet, requested (1.5 F.A.R., or 78,000 square feet of existing floor area, to be replaced and 5.0 F.A.R., or 345,000 square feet, of "new space" to be created) can be justified as appropriate development on this key site.

Based on the above discussion, from the generalized zoning perspective we feel it is not. A second useful way to analyze the project, however, is from the point of view of impact. From this vantage, as well, we feel the proposal falls short. A discussion of both the shortcomings of the DEIS impact analysis and our own conclusions follows in the next section.

3. Project Impacts and the Draft Environmental Impact Statement

3.1 The DEIS: Basic Assumptions

The DEIS process is intended to provide a definition of impacts so that they can be analysed through the NYC Uniform Land Use Review Procedure (ULURP). Although we feel that the DEIS as submitted falls woefully short of accurately defining the potential impacts of the zoning change, it does provide an initial basis for gauging the implications of construction under the proposed zoning.

However, a series of flawed assumptions have led to a resulting inaccuracy as to potential impacts:

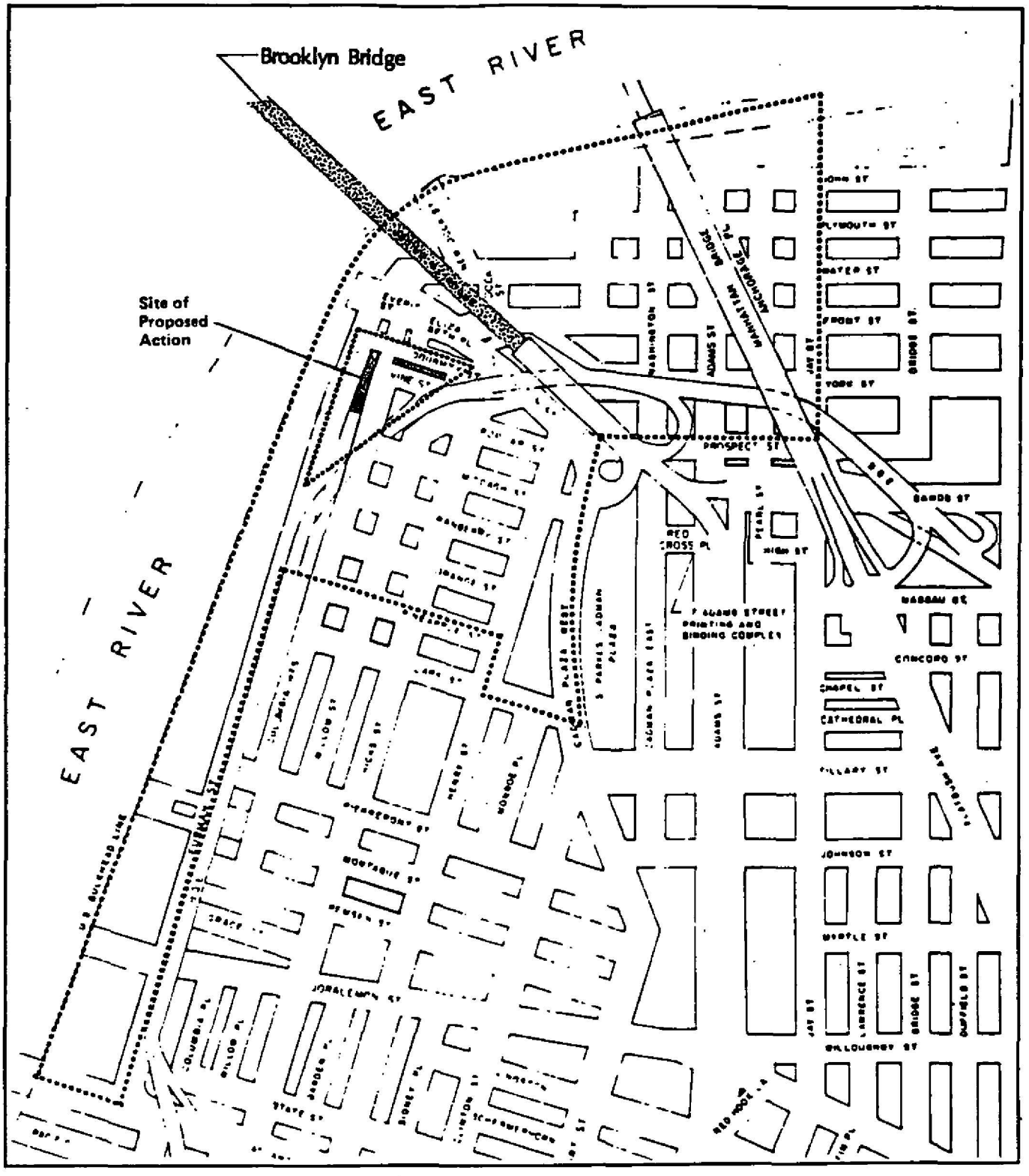
- First, the DEIS deals only with the specific building project proposed as result of the zoning change, and not with the zoning change itself (and its potential short and long-range impacts on the site and its context) . In addition, the specific building analyzed is examined only for its currently-intended use, that of community facility dormitories, although it appears possible that such a residential-like community facility structure could in the future be renovated or rebuilt as housing units. g

- Second, the downtown Brooklyn context within which these impacts were defined and examined is too small to sufficiently represent the likely context within which the development would be constructed or operate.

- Finally, the alternatives selected for comparative analysis do not provide a representative range of realistic optional choices, including other uses possible under the new zoning requested or under other less intensive zoning districts. Further, the analysis of the C6-3 district presented as an alternative appears not to take into account the potential of its also resulting in a tall tower. h

The first point, raised in previous sections, is critical to defining what impacts are defined and analysed. The concern is that the site, once rezoned, could even with the best good faith efforts of the applicant fall into other hands for redevelopment or be programmed for other uses. By dealing only with a specific building, and a specific use for the building which may or may not remain into the longer term, the DEIS limits the impacts to be examined. For instance, based on the specific "novitiate" use as a community facility dormitory, the DEIS presupposes that auto arrivals and departures from the project will be essentially nil (DEIS, p3-14); this impact is discussed in more detail below.

The second concern, that of the definition of context, is equally important; this sets the stage for the analysis of impacts. The main issue is the definition of the study area. The DEIS defines the study area as a census-tract delimited area (one full census tract and half of two others) immediately surrounding the site area but not including most of downtown Brooklyn. While, as the DEIS states, this selection of boundaries "facilitates analysis of census data"(p 2-1), it omits the need to take into account the cumulative implications of other major developments taking place in downtown Brooklyn: Metrotech, Atlantic Center, and other hotel or office development.



Watchtower Bible and Tract Society
Brooklyn Heights, New York

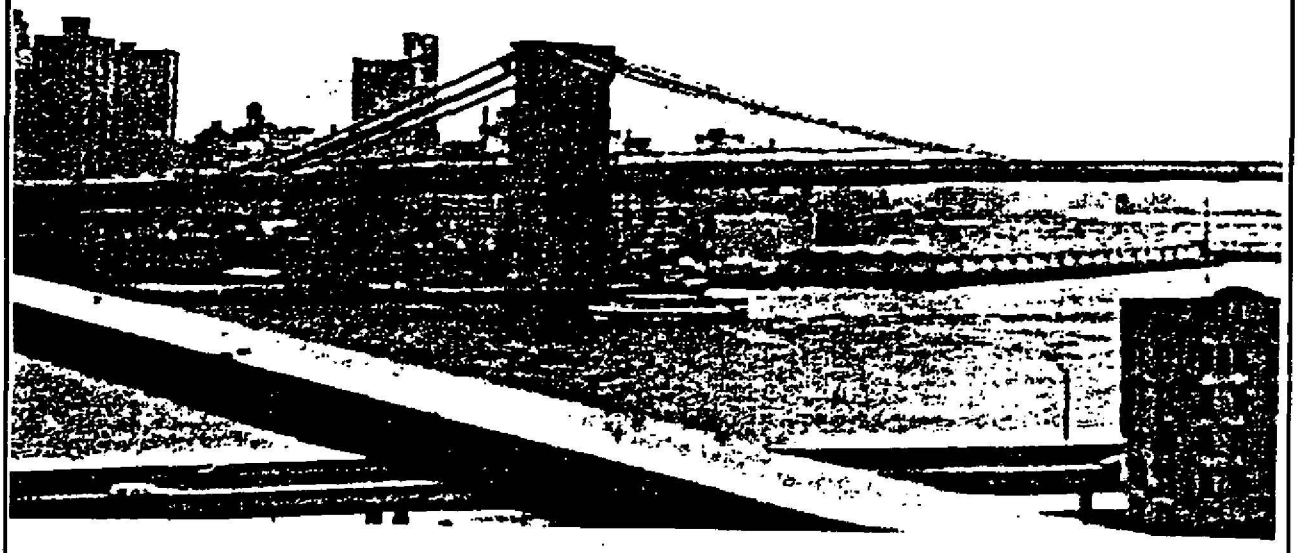
Buckhurst Fish Hutton Katz Inc.
July1988

DEIS Study Area

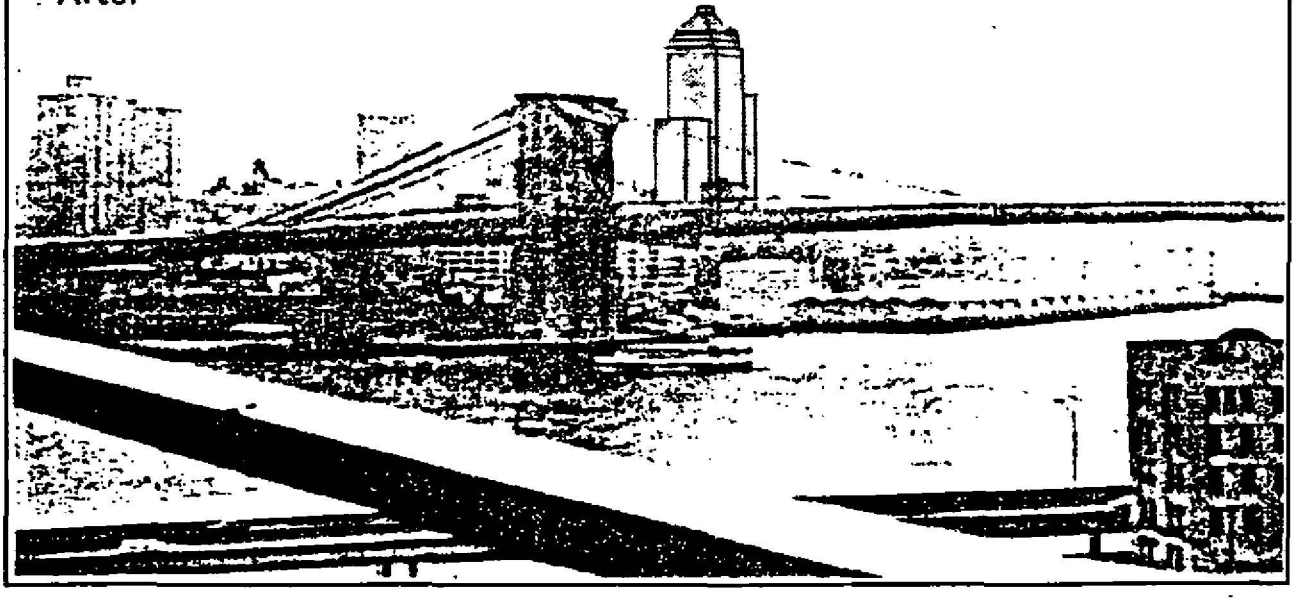
Study Area

Source: DEIS

Before



After



Watchtower Bible and Tract Society
Brooklyn Heights, New York

Views: Manhattan Bridge

Buckhurst Fish Hutton Katz Inc.
July1988

Source: BFHK

Investigation of this context for the Brooklyn piers pointed out that the planned mitigation of these impacts, through construction of road widenings, vertical traffic separations, and other methods, will themselves have a major further impact on downtown Brooklyn as a whole, including the currently-defined study area and site. Were the defined impacts as minimal as assumed, this would make little difference; however, if other uses, as allowable under the proposed zoning, were to occur, they could add substantially to overall traffic and air quality impacts.

The final concern is that there are other potential alternatives that could be analysed. The first is the potential impact of the site should it be rezoned and later redeveloped. The other is to investigate other realistic zoning alternatives to the action proposed.

The only substantive zoning alternative considered (no-build and as-of-right being defined as essentially identical), that of a C6-3 district, is only one of a series of potential zoning options, and of a range of possible alternatives is actually almost identical to the C6-4 proposal. The only other descriptions of alternatives (the various split or spread building options) do not consider zoning or impact implications but deal only with the "economic infeasibility" of accomodating portions of the program in new construction on adjacent sites. They each appear to assume at a minimum C6-3 zoning and do not consider other potential zoning actions.

With reference to the C6-3 zoning, a corollary issue is that the C6-3 alternative itself is not adequately analysed: this zone allows the same 10.0 F.A.R. for community facilities as C6-4, and therefore given the exemption from height requirements made possible by the site size, it appears that the same size tower (31 stories rather than the bulky 11-story structure described) could also result from that district designation. The DEIS implies that only an option resulting in a squatter, lower tower could be built under C6-3, one of the impacts of which are that it blocks more of the bridge cabling. The fact that a similar building to that proposed under C6-4 could also be built is not analysed as information on which the public can make a decision.

3.2 Examination of Potential Impacts

1) Urban design/ view

One of the most critical aspects of the proposed project is its impact on existing views, both to and from the site, and its implications for the historic ambiance of the area, especially the two historic districts and the adjacent National Landmark, the Brooklyn Bridge.

The importance of these impacts is recognized by the DEIS, which not only devoted a major section of the report to the urban design/community appearance issue, but supplemented this analysis with an additional volume of study. Because of this emphasis, for the views and area covered, the analysis has been complete and thorough. The result of the analysis can best be conveyed by quoting from its summary:

> In summary, the height and bulk taken together would have significant impacts on the existing character of the surrounding neighborhoods. While there is no visual impact on any protected views [i.e., the Promenade viewshed] , the open space to the east and south of the proposal creates view corridors from within Brooklyn Heights from which the building would be visible in its spatial isolation. This impact either diminishes the uniform visual scale of two streets (Middagh and Poplar) or slightly decreases the view of the Brooklyn Bridge cabling as seen from the Promenade.

Massing, profile, color and material, the decorative and textured aspects, and the formal architectural elements can mitigate to some degree these visual impacts; *however, the impact of the proposed building on the existing neighborhood character would remain significant.*
(DEIS, Urban Design Impact Analysis, p 10-11; emphasis added]

One view in our opinion which was insufficiently covered, however, is the impact of the new building on the Brooklyn Bridge. This historic structure, a National Historic Landmark as well as a city treasure, is best appreciated as a whole, its massive towers punctuating the majestic sweep of its cables, bridging the East River and linking Manhattan to Brooklyn. The protection of this irreplaceable view from the Promenade was a major part of the development criteria defined for the Brooklyn Piers 1-6; while the view of the Bridge from this particular vantage point has already been analysed in the DEIS, it should be concluded by inspecting the photomontage studies that the insertion of a massive building in this location will greatly reduce the visual impact of the Bridge towers from the Promenade.

The impact on views of the Bridge from other major public vantage points are even more threatening. One such view is from the Wall Street area waterfront of Manhattan south of the Brooklyn Bridge. The photomontage provided in the main DEIS document shows the proposed tower in a before/ after analysis with respect to the Brooklyn Bridge. The photo should be inspected closely; the new building will not only appear as the highest structure on the skyline, but it will also be closest to the shoreline (a distinction more easily perceived in person than by photograph), the other taller buildings in the area being substantially inland. There is a consistent scale to the existing skyline: on the Promenade, buildings rise generally 110 to 160 feet above the water, while at Fulton Ferry and adjacent to the piers, the general height is 70 to 180 feet above the water. Given this context, with the proposed building, the Bridge towers (height 278'-0) will no longer be the largest and most dominant foreground element on the Brooklyn skyline, but will be irretrievably diminished by their association with the new 420'-0 Watchtower Society building.

This impact is particularly acute with respect to views from public vantage points north of the Bridge from Manhattan or especially from the Manhattan Bridge. Here the situation is worsened by the fact that from north of the Brooklyn Bridge the new building would be seen juxtaposed against the Bridge towers as a backdrop to the Bridge, not merely horizontally adjacent to the towers as in the views from south of the Bridge. This view from the north accentuates even more the height differential, as seen in the attached graphic.

2) Transportation

Traffic impacts are explained away by the assumption that the specific proposed use will generate little auto traffic. Existing traffic problems in the area are described, but few impacts are expressed. If it were to be assumed instead, for instance, that the project be analysed as market residential units (also possible under the proposed zoning), this condition will change, and traffic increases and air quality implications could create substantial unanalyzed impacts. The expansion of the study area to take into account the implications of major new development in downtown Brooklyn, as well as the existing general deterioration of traffic conditions getting on or off the major bridges or the BQE, would set a more realistic base against which to measure these impacts.

One area that also bears further analysis is that of the parking garage(s). It appears that in order to provide a larger garage, two garage areas have been created by subdividing the proposed garage and providing separate entrances, as technically allowed by zoning. The question is that with 500 apartments and a total of 247 accessory off-street parking spaces,

who will be using these cars and when? And if there will be (under whatever assumptions) increased use of the garage space, what will be the impact on Columbia Heights or Furman Street?

3) Community Facilities and Open Space

Similar comments may be made regarding community facilities and open space. By self-definition, the proposed use will house only residents who will use few community facilities, such as schools. As long as the proposed program is in place, this may well be true, but again the possibility of other future uses for the property should be taken into consideration.

It is more questionable, as asserted in the DEIS that the 1000 new residents will use only Watchtower-provided on-site recreation and open space facilities.

4. Conclusion

In conclusion, the proposed development should be considered primarily in terms of whether the proposed zoning makes sense, based on reasonable planning criteria.

These criteria should analyze the following implications:

- City-wide benefit or cost
  Does the proposal provide a substantial net benefit to the city, especially in light of its admitted negative and only partially mitigatable impacts?

- Implications for surrounding area
  Does the proposal contribute to its surrounding area in terms of positive economic activity or meeting a general community need?

- Best use of site with respect to its context
  Does the proposal represent a positive addition to the area, reinforcing or enhancing public policies such as adjacent historic districts or limited height zones?

Based on our analysis of the proposed zoning, the proposed project and the site context, we conclude that as presently constituted, the application does not satisfy these criteria.

SUBMISSION 3

PARENTS AND TEACHERS ASSOCIATION OF P. S. 8

37 HICKS STREET

BROOKLYN, NEW YORK 11201

July 6, 1988

As a resident of the Brooklyn Heights community and a co-president of Public School 8 P.T.A I wish to express my concern regarding the Watchtower Society's proposed plans for a Zoning Change. The Proposed Zoning Change is not in keeping with the small scale historic nature of Brooklyn Heights. As a parent of children who attend P.S. 8 I am particularly concerned with the environment effects of this proposal. The proposed building is situated near an area that includes a public school, a firehouse and many small homes. The streets in this area are very narrow. Since The Watchtower trucks supplies to all of it's residences we must assume that truck traffic will increase in this area and all adjacent areas. The increased truck traffic will create more noise, more pollution (in an area already heavily hit by highway emissions) and a potential hazard to school children. The proposed building also impinges on a breathtaking view of the Brooklyn Bridge and Manhatten enjoyed by both residents and visitors to the area. I ask that this proposal

be turned down for the sake of all the residents of Brooklyn Heights and especially the future well being of our children

Thank-you

Erica Green

Co-president P.S. 8 P.T.A

SUBMISSION 4

200 Hicks Street
Brooklyn, New York 11201

July 11, 1988

Mark London
Director
Environmental Review Division
Department of City Planning
22 Reade Street - Room 4E
New York, New York 10007

Dear Mr. London:

We are long-time residents of Brooklyn Heights, and oppose the proposal of the Watchtower Society to build a 34-story tower on Columbia Heights. A tower of that size will dwarf everything else in the neighborhood, will introduce an inappropriate "tilt" in an otherwise even building height, and will strain a small urban street. Further, a skyscraper on the Promenade and adjacent to the Brooklyn Bridge will blight what is certainly one of America's premiere urban landscapes. In a City our size, the Watchtower Society can certainly find a more appropriate location for their expansion. a b

Lisa Donneson
Henry Weisburg

ENVIRONMENTAL MANAGEMENT

JUL 13

JUL -- 1988

DEPARTMENT OF CITY PLANNING

SUBMISSION 5

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

EILEEN C. DUGAN
ASSEMBLYWOMAN 52ND DISTRICT
356 COURT STREET
BROOKLYN, NEW YORK 11231
(718) 875-2311

310 79TH STREET
BROOKLYN, NEW YORK 11209
(718) 745-3999

744 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12248
(518) 455-5426

CHAIRWOMAN
HOUSE OPERATIONS COMMITTEE

COMMITTEES
CORPORATIONS
GOVERNMENTAL EMPLOYEES
LABOR
WAYS AND MEANS

STATEMENT BY ASSEMBLYWOMAN EILEEN C. DUGAN TO THE CITY PLANNING COMMISSION CONCERNING REZONING APPLICATION BY THE WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK FOR REZONING OF SITE ON COLUMBIA HEIGHTS, DELIVERED JULY 5, 1988

Good morning, my name is Eileen Dugan, I am the Assemblywoman for the Fifty-Second Assembly District, which includes all of Brooklyn Heights. I am here to express my firm opposition to the proposed zoning change before the Commission today.

The issue here is simple: a developer, any developer, has an obligation to respect the integrity and fundamental character of the surrounding community. The

purpose of zoning regulations is to ensure that no developer can impose an unwanted and inappropriate structure on any community.

The proposed rezoning you have before you would stand the whole purpose of prudent urban planning on its head. Rather than safeguard our community, it would permit an oversized structure to be imposed on a residential neighborhood. a

It is poor planning at its worst. If permitted, the proposed building would cast a shadow over Brooklyn Heights. It is clearly out of proportion with the surrounding community, would increase vehicular and pedestrian traffic and disturb the integrity of the neighboring Brooklyn Heights and Fulton Ferry Historic Districts. b c, d e

As the Chairwoman of the Assembly Subcommittee on Waterfront Development, I am deeply concerned that this unwise and inappropriate development would hinder this

community's efforts to see that the Brooklyn Heights Piers are developed in a manner consistent with the needs and character of Brooklyn Heights. We have a one time opportunity to mold the future of this prime, undeveloped waterfront property. Nothing must be permitted to compromise the extraordinary possibilities offered at that location. This blatant example of mindless overbuilding would certainly do that.

Finally we would call on the Watchtower Bible and Tract Society to be a good neighbor. The society is a strong presence in our community. They could be a positive force if they so choose. By withdrawing this unwise application, and developing its property in a manner compatible with the character of Brooklyn Heights, the Watchtower can become a force for the improvement of our community.

However the Watchtower decides to proceed, the City Planning Commission should reject this proposal. If

anything, current zoning permits too large a building. Any rezoning should move toward residential, not commercial, uses.

Thank you.

SUBMISSION 6

ENVIRONMENTAL MANAGEMENT

JUL 14

DEPARTMENT OF CITY PLANNING

H. JAY SOMMERKAMP
24 ORANGE STREET
BROOKLYN HEIGHTS, NEW YORK 11201

July 11, 1988

Mr. Mark London
Director of Environmental Review Division
Department of City Planning
22 Reade Street
Room 4E
New York, New York 10007

Dear Mr. London: Re: Item 31, C 840362 ZNK

My wife and I own the Brooklyn Heights home at the above address and support the local community and merchants. My concerns regarding the proposed zoning request by the Jehovah Witnesses are as follows:

- Increase in vehicular traffic in a residential area. a
- Increase in noise from the BQE. b
- Destruction of the scenic views from the Heights. c

TRAFFIC

Currently the North Heights' streets are used by many Jehovah Witnesses' busses, cars and trucks as they transport personnel, food, materials, etc. from their sites outside NYC to their Heights' headquarters. Additionally, many nights during the week both Orange and Willow Streets become parking lots for Jehovah Witnesses' cars waiting to transport their individual members to other sites. This traffic problem will only increase if the requested zoning is approved.

NOISE

The noise from vehicular traffic from the Brooklyn Bridge, especially during the spring, summer and fall months, was finally relieved by repaving the roadway. This problem will again begin as the noise from the BQE bounces off the proposed new building back into the Heights.

SCENIC VIEW

Several years ago the NYC Landmarks Commission with some foresight made the Brooklyn Heights area a landmark historic district. This plan set forth a 50 foot limit on construction in this area. The Brooklyn Bridge celebrated its 100th birthday in a ceremony seen throughout the USA noting the charm and scale within a major city of the Brooklyn Heights historic district. The proposed building is out of scale with its surrounding area, blocks the views from not only the North Heights but also the Promenade and is not in concert with the current nor hopefully future environment.

Please do not approve any zoning change which will destroy the fabric of my and others homes, in an area called Brooklyn Heights.

Sincerely,

H. Jay Sommerkamp

HJS/kar

SUBMISSION 7

ENVIRONMENTAL MANAGEMENT

JUL 11

DEPARTMENT OF CITY PLANNING

cc: Ms. Gail Benjamin, Dir.
Office of Environmental Impact
Dept. of Environmental Protection
One Centre Street
Room 2420
New York, NY 10007

Action Report

BROOKLYN COMMUNITY BOARD TWO

Committee: Housing, Zoning, Variance and City Property

Committee Chairperson: Ms. Libbie Wills

Date of Meeting: June 1, 1988

* *

IN THE MATTER OF AN application submitted by Watchtower Bible and Track Society of New York, Inc. pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d changing from an M2-1 District to a C6-4 District, property bounded by McKenny Square, Vine Street, Columbia Heights, Edward Robinson Squibb Park, Furman Street, and Doughty Street, to facilitate the expansion of a religious institution, Borough of Brooklyn, Community District 2.

ACTION # 1

The Housing, Zoning, Variance and City Property Committee recommends that the application by the Watchtower Bible and Track Society for an amendment of the zoning map affecting Block 204, and 208 to change the existing zoning from M2-1 to C6-4 and to construct a 35 story building on block 208 be denied for the following reasons:

1. The site's location between two historic districts, overlooking New York Harbor and the Manhattan skyline, and adjacent to a scenic view district and a national landmark, the Brooklyn Bridge makes the rezoning of this site of unique importance and not only to the neighboring communities, the City and the region, but also a matter of national and international significance. The size and density that would be allowed under the proposed zoning change is inconsistent with the character of these precious adjacent historic districts, landmarks and public amenities, including

   a - the limited height district of Brooklyn Heights to the south of this site.

   b - The Fulton Ferry Historic District to the North of this site.

   c - The legislatively protected scenic view easement from the promenade to the immediate south of the site; and

   d - The Nationally landmarked Brooklyn Bridge, with its pier approaches to the north of the site;

a

2. The proposal seeks only to accomodate the needs of a specific user, rather than to consider appropriate planning and zoning considerations affecting not only the sites but also adjacent blocks also zoned M2-1; and

3. The proposal would set an adverse precedent for the development of the adjacent waterfront areas.

The Committee further recommends that:

In view of the site in question being of unique character, no alternative zoning changes be approved by the City Planning Commission and the Board of Estimate unless they go through the full ULURP process.

The Committee denies the application by a vote of 12 - 0 -0

July 5, 1988

cc: Mr. Mark London, Director
Environmental Review Division
Dept. of City Planning
22 Reade Street - Rm. 4E
New York, NY 10007

I've been a resident of Brooklyn Heights for 14 years and I am a concerned, native-Brooklynite.

I support the above action report. Please do all that you can to support it, too.
Thank you, in advance,

MS L. NAKDIMEN
35 ORANGE STREET 2B
BROOKLYN HEIGHTS, NY 11201

SUBMISSION 8

10/22/86

To whom it may concern:

The Brooklyn Heights Association failed notably to contain the situation with the Margaret Hotel - However the Courts did not foresee the community events we established. Again, we are faced with a dilemma. The encroachment of a projected "High Rise" in our midst. The "Witnesses" are sponsoring this grotesque pursuit. Further evidence of their overwhelming ambition to create - absorb and consolidate their money holdings to the detriment of this area's community life-style.

The "Witnesses" appear to be omnipotent and self-anointed. As a consequence their goals are truly boundless. Backed their "suckle" obnoxious [illegible] - yet enormously fruitful - with no apparent end in sight. The tentacles of this voracious octopus should be cleared, otherwise the [illegible] historic destiny which we cherish, may become tarnished and difficult to restore - for the future for those who may follow in our steps - the children of tomorrow.

The Real Estate Division of the City of New York

in the past sought fit to unwittingly squander
our precious property in this area and thereby
remain dormant and unproductive to the
growth of this still appealing territory.
Solicit the active support of our elected
officials to stir from their complacency and join the
Bilgy Height Assn and the community the
support to stay and remain viable & thriving.

Ben Hardin 7-6-88

SUBMISSION 9

WILLIAMS & GEIGER
ATTORNEYS AT LAW
26 COURT STREET
BROOKLYN, N. Y. 11242
718-625-5860

NORMAN WILLIAMS
E. MARVIN GEIGER

MARK E. FEINBERG*

LEO SINGER, COUNSEL

* ALSO ADMITTED IN N.J. AND FLA.

L. I. OFFICE:
423 WOODMERE BOULEVARD
WOODMERE, N. Y. 11598
516-374-6126

July 14, 1988

Department of City Planning
Environmental Review Division
22 Reade Street - Room 4E
New York, N. Y. 10007

Attention: Mr. Mark London, Director

Re: WATCH TOWER SOCIETY - Proposed High-Rise

Dear Mr. London:

I am writing to you on behalf of my firm and for my wife and myself --residents of Brooklyn Heights.

We are adamant in our opposition to the construction of any structure exceeding the fifty-foot-height restriction required by law in the Brooklyn Heights Historic District.

Religious freedom does not permit the religious to insist upon the contruction of a building which would destroy our enjoyment of our community. Each day we are forced to turn away from the Morgan Stanley Building with its orange donuts set against its laughable green plastic facade. We do not need another monstrosity polluting our neighborhood. a

We have recently learned that the Watch Tower Society believes they will add significant revenues to the coffers of our local merchants. We do not need another Burger King, vegetable store or ice cream store which the Watch Tower (spuriously) claim their members will support. We miss the Mom and Pop operations lost to the progress of our continued economic growth. We would truly be served b

if the clock would be turned back and buildings were once again fifty feet or less.

Feel free to contact me if you wish to discuss this matter at length.

Very truly yours,

WILLIAMS & GEIGER

By: Mark E. Feinberg
Mark E. Feinberg

MEF:es

cc: The Brooklyn Heights Association Inc.
55 Pierrepont Street
Brooklyn, N. Y. 11201

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

Because of its height, the 35 story tower would be out of character with the neighborhood, would cast enormous shadows on the North Heights, and would dwarf the majesty of the stone gothic towers of the Brooklyn Bridge.

For these reasons we urge you to reject the application for a zoning variance.

Mark Sherman	Suzanne Goss
Esther Freeberg	
Barbara Giacinto	Sylvia Kahn
Sal Nemer	Michael Formica
Theodore Quatrin	Mildred Young
QUARTIN	
Paul Schatz	Magdalena Conde
Barbara M. Kelly	Lydia Voci
Rebecca D. Tallad	
Barbara Reed	Rosalind Fleckman
	Ralph Fleckman

SUBMISSION 10

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

Because of its height, the 35 story tower would be out of character with the neighborhood, would cast enormous shadows on the North Heights, and would dwarf the majesty of the stone gothic towers of the Brooklyn Bridge.

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b
c

For these reasons we urge you to reject the application for a zoning variance.

Lola Kehoe	Leslie Kahn
Pauline L. Vila	Helen Robins
Helen Cohen	Margaret Danziger
Ann Wagner	Helen R. Sack
Lee Saltzman	Theodore Schwartz
Irma Gene	Fannie G. Schwartz
Gertrude Loebl	Edith E. Fredericks
Carol Fine	Miriam Blumenthal
Frieda Stenzler	Paul Blumenthal
Sophie Schwartz	Milton A. Bernstein
Ben Schwartz	Edna Bernstein
E. Jeby	Gertrude Rogoff
Alma Lipetz	Frieda Mirman

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

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For these reasons we urge you to reject the application for a zoning variance.

David Sherman	Edith L. Dasher
Esther Parker	Seymour M. Pachlnick
Agnes Caplin	Edward Fuller
Arleen Gordon	Bertha Baden
Doris Stoor	Joseph Baer
Leon Bezel	Adam J. Rachlaum
Ruby Austin	S. Augustin
Robert B. Walker	Jonas Nicet
Ida Mandell	Sarah Wagner
Walter Johnson	Khaday Nekhimsky
Frank Esposito	Virginia Foster
Barbara Esposito	[illegible]
[illegible]	Ellen Bloom

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

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For these reasons we urge you to reject the application for a zoning variance.

Lillian L. Bromberg	Pauline F. Silverman
Eva Stanfield	Sylvia Walters
Blanche Scheer	Celeste Boyce
Hilde Reiss	Frank Lagos
Claudine Lewis	Samuel Stern
[illegible]	John Schaus Jr.
Donald Boyle	Frank Panken
Josefa McClain	Tony Greenfield
Selma Reisner	Edward Cramer
David Kaplan	Joe Lopez
Michele Medina	Dora L. Cuneo
Rosie Hennessy	Elinore Pellman
Estelle Silverman	Irene Pellman

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

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For these reasons we urge you to reject the application for a zoning variance.

Frieda H Bell	Jean Goettfried
Susan Dowling	Anna [illegible]
[illegible]	Notre Thomas
Edward A Steinberg	Floral McArthur
Etta Steinberg	Lilly Simkin
Emery Rubenstein	Jerry Simkin
R. J. Parker	Carol Toscano
Jack Mayer	Lillian Zeigler
Irene Allen	Gary Brzel
Belle Mandel	Agnita Lewis
[illegible]	Lillian Engle
Julian R. Frost	Joseph Engle
Gertrude Fuller	Clarence Lustman

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

Because of its height, the 35 story tower would be out of character with the neighborhood, would cast enormous shadows on the North Heights, and would dwarf the majesty of the stone gothic towers of the Brooklyn Bridge.

For these reasons we urge you to reject the application for a zoning variance.

Tom Stern	Bertha Levitt
Edith Fish	Brett Luttman
Arnette Silberman	Phyllis L. Pressler
Myra R. Dubiner	Jane Lockard
Laura Rivera	Donald M. Jones
Laura Laura	Melvin Millington
Phyllis Walsh	Kristin Z. Miller
Jane Ventura	Aida Millington
Renée Wohl	Sylvia Levy
Dennis Tierney	Miriam Evans
Selma Stern	Phyllis Levithal
Eliot Reif	Gertrude Levithal
Anne Reif	Sadye Pankin

We the undersigned, residents of the North Heights in Brooklyn, at 140 Cadman Plaza West, protest the proposed change in zoning which would allow the construction of a 35 story residential tower by the Watchtower Bible and Tract Society.

Because of its height, the 35 story tower would be out of character with the neighborhood, would cast enormous shadows on the North Heights, and would dwarf the majesty of the stone gothic towers of the Brooklyn Bridge.

For these reasons we urge you to reject the application for a zoning variance.

Esther Steinberg	Murray Festch
Michael Steinberg	Miriam Greenhut
Carol Hans	Shirley Kramaroff
Emma Epstein	Martin J. Seaford
Bess Lazarus	Ruth Levitt
Sarah Herscowitz	Al Levitt
Millie Hirschberg	Leon Lubin
Marilyn Brown	Sylvia Lubin
Keren Brown	Rafael Ostarita
[illegible]	Bess Fox
Allen Halpern	Beatrice Green
Helen A. Halpern	Dana Warshaw
Dorothy Festch	Eleanor Merchik

SUBMISSION 11

JPMorgan

Thaddeus T. Beczak
Vice President

Morgan Guaranty
Trust Company of
New York

23 Wall Street
New York NY 10015
Tel: 212 483-5140

June 27, 1988

ENVIRONMENTAL MANAGEMENT
JUN -- 1988

JUN 28

DEPARTMENT OF CITY PLANNING

Ms. Gail Benjamin
Director
Office of Environmental Impact
Department of Environmental Protection
1 Centre Street, Room 2420
New York, New York 10007

Dear Ms. Benjamin,

I am writing about the proposed Watchtower building on Columbia Heights and proposal hearing on July 6, 1988. As residents of the North Heights we find the Jehovah Witness' proposal unbelievable. Do you appreciate how dramatically this organization is changing the character of Brooklyn Heights?

The building at any height above the current structure would impact the light in Squibbie Park and the Middagh Playground. It would also increase noise, traffic and general congestion. Finally, that sense of openess from the Heights looking toward the Brooklyn Bridge and Manhattan! Please remember that the building would not increase services or taxes to benefit the residents of the Heights. In addition, aren't you concerned about the unprecedented religious concentration in the area?

We urge you to help preserve the unique Heights character and neighborhood and not approve <u>any</u> change. An eighteen story compromise is equally damaging. Why not suggest that the Watchtower Society be socially responsible and develop any site for a dormitory <u>north</u> of the Brooklyn Bridge.

Thank you in advance.

Sincerely,

cc:
Mr. Mark London
Director
Environmental Review Division
Dept. of city Planning
22 Reade Street, Room 4E
New York, New York 10007

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b
c
d
e
f

SUBMISSION 12

Dr. David J. Gross
MEDICAL ARTS BUILDING
142 JORALEMON STREET
BROOKLYN, N.Y. 11201

DIPLOMATE AMERICAN BOARD OF ORTHODONTICS

MAIN 5-2299
MAIN 5-2116

ENVIRONMENTAL MANAGEMENT
JUN 30 JUN -- 1988
DEPARTMENT OF CITY PLANNING

June 29, 1988

Mr. Mark London, Director
Department of City Planning
22 Meade Street - Room 4E
New York, New York 10007

Re: Watchtower Society request for a zoning change to allow construction of a 35 story building

Dear Sir,

As a resident of Hicks Street, as well as one who pursues his livelihood in Brooklyn Heights, I strenuously object to the proposed increase in height of existing structures owned by the Society. It will cast a vast shadow on the area, literally and figuratively, including residential buildings and a children's playground. a

As a member of HALT (Heights Alliance to Limit Traffic), I also find fault with the proposal since it would cause a significant increase in pedestrian and vehicular traffic in an area that is already overburdened. The garage in the structure would be on a south bound street, thus necessitating that the Society's vehicles (as many do now) travel through the length of residential Brooklyn Heights in order to reach that facility. b c d

I sincerely hope that you will reject this request or any modification of same.

Sincerely,

David J. Gross

DJG/bap

SUBMISSION 13

EIKENBERRY FUTTERMAN & HERBERT
99 WALL STREET
NEW YORK, NEW YORK 10005
(212) 344-6030

PETER G. EIKENBERRY
STANLEY FUTTERMAN
PETER A. HERBERT

PAUL R. LEVENSON
MARILYN B. FAGELSON
KEVIN S. RHOADES
BEVERLY AU

RICHARD SCHOOLMAN
COUNSEL

EIKFUTHER NEWYORK
CABLE ADDRESS

212-248-5291
TELECOPIER

July 7, 1988

ENVIRONMENTAL MANAGEMENT

JUL 11

DEPARTMENT OF CITY PLANNING

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade Street - Room 4E
New York, New York 10007

Re: Draft Environmental Impact Statement of Application of the Watchtower Society for Zoning Variance and to Build 34-Story Building

Dear Mr. London:

I am a resident of Brooklyn Heights and submit this letter in opposition to the application of the Watchtower Society for a zoning variance and to build a 34-story high rise dormitory for its members at the North end of the Brooklyn Heights Promenade.

Several weeks ago, the Mayor's office in conjunction with New York City's Landmark Preservation Commission proudly erected a street sign at the foot of Montague Street declaring Brooklyn Heights and the Promenade with its wide open scenic views of the Manhattan skyline one of the City's most treasured areas. This was the first such sign to be erected in the more than 600 sites which have achieved landmark status, signifying the very special recognition which the City accords this area and its character.

The 34-story high-rise which the Watchtower Society proposes to build will have the effect of walling-in the Promenade, eliminating views to the North, severely altering its expansive qualities and making this unique urban boardwalk terrace-like. a

Second, Brooklyn Heights only recently permitted the erection of such a massive high rise at the corner of Pierrepont and Clinton streets to house office equipment and supporting personnel of Morgan Stanley. This was a contribution which this small community made to the development of Downtown Brooklyn at great sacrifice to the character of the neighborhood and to the Brooklyn skyline. We should not be asked to suffer this again.

Third, the erection of the proposed building would represent a another brick in a slowly but surely developing wall encircling the Brooklyn Heights community. b

Fourth, the proposed building would establish an unacceptable precedent and signal at a time when the City and private companies are planning development of the Brooklyn piers and waterfront. If the community were to permit the Watchtower high-rise, its efforts to prevent similar encroachments in this area of vital significance would be irreparably compromised. c

Fifth, the Watchtower Society has admitted that there is no limit in sight to their expansion activities in this small community. This continuous expansion has brought a density to the neighborhood population which is transforming this peaceful family community into an institutional bee-hive. Human streams of Jehovah's Witnesses flow rapidly through the streets at designated hours in compliance with common work and meeting schedules. Mini-vans dart through the community's streets delivering Witnesses from one destination to another. Moreover, unlike a college community which utilizes the local commercial enterprises and shops, the Witnesses service their own needs, thus depriving shop owners of potential customers. This intolerable intrusion of a non-tax paying organization peopled with non-consumers is worsening at a continuous pace. d e

All in all, we of the community implore you not to aid or abet efforts which promise the certain destruction of one of New York's most cherished neighborhoods, both in terms of its architecture and the quality of its environment for living.

Thank you for your consideration.

Sincerely,

PAHerbert
cd
cc.: Brooklyn Heights Association
Attn: Denise Clayton, President

SUBMISSION 14

July 6, 1988

STATEMENT OF EARL D. WEINER BEFORE THE CITY PLANNING COMMISSION ON THE PROPOSED REZONING OF BLOCKS 208 AND 204

My name is Earl Weiner. I am the immediate past president of the Brooklyn Heights Association and co-chair of its committee on the proposed rezoning of Blocks 208 and 204, and I am speaking for the BHA today.

The BHA was organized in 1910 and is the oldest community organization of its type in New York City. Its current membership consists of approximately 1,100 family, individual, merchant and institutional members. The BHA was instrumental in the designation of Brooklyn Heights as the City's first historic district and its first limited height district. It also led the opposition to Robert Moses's plan to build the BQE through Brooklyn Heights that resulted in the construction of the widely-acclaimed Brooklyn Heights Promenade.

The BHA strongly opposes the application of the Watchtower Bible & Tract Society both in terms of the requested zoning map change and the building to be erected if the change were approved. We believe that the requested rezoning and resulting building are incompatible and grossly out of scale with the low-density, low-rise character of the neighboring historic and scenic view districts. They will separate and have a disruptive rather than a mediating effect on the adjacent Brooklyn Heights and Fulton Ferry historic districts. a

The proposed building will also be massively out-of-scale with the Brooklyn Bridge, the nearby national landmark and symbol of Brooklyn, and will greatly diminish the view and effect of the Bridge as viewed from the Promenade and the streets of Brooklyn Heights. Not only will the building be a looming and inappropriate presence as viewed from all surrounding low-rise districts, but it will also set an extremely unfortunate precedent for future development along the adjacent waterfront - a consideration that is more than theoretical at this time. b c

The strength of the community's views on this issue is illustrated by the extraordinary and overwhelming vote by Community Board No. 2 of 38-0, with one abstention, against the proposal. The CB2 resolutions recognize the uniqueness and importance of the site in question and recommend not only that the requested zoning map change be

denied but that no zoning map change be permitted without another full ULURP review.

The planning and zoning issues presented by the application seem very clear to us. The Watchtower Society acquired the site in question in 1969 with full knowledge of its zoning designation. Now, solely to provide for its short range housing needs, the Society is requesting a limited, spot zoning map change that will permit the erection of a massive, disruptive building destined to loom over the environs for 50 or 100 years or more. No offsetting benefit to the affected communities or the general public is or can be suggested to justify this inappropriate application of the City's zoning powers. d e

Our planning adviser and legal counsel will address orally and by subsequent written submissions the planning issues presented by this application and the numerous inadequacies in the draft EIS. I will only underscore what we believe to be a fatal flaw in the DEIS--the assumption that the site will be occupied in perpetuity by the Watchtower Society. As a result, the analysis of the impact of the zoning change and the proposed building on traffic, parking, community facilities, and so forth, in this already congested and overburdened area is clearly inadequate. f

We think that blocks 208 and 204 and other contiguous blocks should be considered for appropriate rezoning to take account of developments and variances granted since the original 1961 zoning designation, particularly those reflecting the growing commercial, as opposed to manufacturing, and residential uses in the vicinity. However, this should not be done on a spot basis but only as part of a comprehensive plan.

To permit the zoning change before the Commission today will in our view constitute bad zoning and bad planning and will separate and disrupt the neighboring low-rise historic districts. The zoning change will also permit the erection of a massive, obtrusive and out-of-scale structure that we all will regret and have to live with for many years to come. g

We strongly urge the Commission not to approve this application and not to approve any alternative proposal without full ULURP review.

SUBMISSION 15

July 12, 1988

111 Hicks St. 11G
Brooklyn, NY 11201

Mr. Mark London
Director-
Environmental Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

Dear Mr. London:

I have been a resident of Brooklyn Heights for 8 years and reside in the St. George with over 300 families.

I vehemently oppose the Watchtower Society's request for a zoning change and a permit to construct a dormitory and parking garage at 50 Columbia Heights.

The view from the promenade is spectacular. Americans and foreigners visit Brooklyn Heights to stroll on the promenade and enjoy the view of the skyline and Brooklyn Bridge, an historic landmark. Residents and fellow New Yorkers enjoy it daily by strolling, jogging and watching the sunset. a

Many commercials, movies and tv and news scenes include a picture from this area.

This construction, including the alternative proposal, would have a negative environmental impact on our neighborhood.

Pedestrian congestion would be aggravated as the Witnesses go to and fro at similar times to eat and attend religious functions. This is of particular concern to me as a mother of a child who will soon be attending school. b

Traffic congestion would be worse, since once again, the vehicles come and go at similar times. In addition, the added vehicles would create more air pollution. c d

The influx of 500-1000 more people would create more garbage and sewage in an already overly congested area. The increased demand of water is of concern as once again we are on a 'water alert'. e

After living in Europe and enjoying the architecture of so many cities, I remember realizing with regret, that there are so few places in the United States which have such striking beauty. European cities have charm because buildings were planned in context with adjacent buildings A site was not seen by itself but as part of a whole. Brooklyn Heights has some of this charm. Let us keep it that way.

It is true that there are already some tall buildings in proximity to the proposed construction site. Unfortunately they are there to stay. No one demolishes them to construct smaller buildings to enhance views or lessen environmental impact. It is better to prevent something than to regret the change that we will all have to live with for centuries to come.

Space is a priority for all New Yorkers. Priority for any one group is unjust especially when the proposal will have a negative environmental impact on so many more people than the site would benefit.

I strongly urge you to veto this proposal and any of its modifications.

Sincerely,

Laurie Evans

Laurie Evans
Resident 8 years
mother

SUBMISSION 16

MEMO from ANNIE MARY BAILEY

Dear Sir,

I am an invalid and not able to attend the meetings. I would therefore like to cast my vote against the Watchtown plan. I fully support the Bklyn Rights Assoc. I am against any building that will mar our historic part of our city. Please make

sure my intentions are known & whenever it is exercised. I would gladly sign my petition against this Atlantic proposal.

Thank you
Very truly yours
A. M. Bailey
43 Willow St.
Bklyn, N.Y. 11201

SUBMISSION 17

WILLIAM B. PENNELL
18 Cranberry Street
Brooklyn, NY 11201

June 28, 1988

Ms. Gail Benjamin, Director
Office of Environmental
Impact
Department of Environmental
Protection
One Centre Street, Room 2420
New York, NY 10007

Proposed high-rise Watchtower Society Building
in Brooklyn Heights

Dear Ms. Benjamin:

My wife, Peggy, and I, who have been residents of Brooklyn Heights for some 27 years, write to oppose the zoning change request being made by the Jehovah's Witnesses in seeking to construct a high-rise building on Columbia Heights, next to Squibb Park, in Brooklyn Heights. This will be on the calendar for hearing before the City Planning Commission on July 6, 1988.

Brooklyn Heights, New York's first suburb, is a unique treasure in our city. It offers, not only to its residents but also to the citizens of the city as a whole, possibly the best man-made view in the world. The high-rise for which the Watchtower Society seeks a zoning change is inconsistent with the adjacent historic districts of Brooklyn Heights on the south and Fulton Ferry to the north. It is important to the quality of life in this city that the views of the Manhattan skyline from the Brooklyn Heights Promenade North be preserved and not blocked to serve the interests of a single user. Indeed, erosion of that view by permitting high-rise construction on the periphery would, no doubt, become the excuse for later destruction of the entire perspective in connection with the development of adjacent waterfront properties.

a

b

c

We strongly believe that the proposed zoning change should be denied.

Yours very truly,

William B Pennell

William B. Pennell

rh

cc: Mr. Mark London, Director
Environmental Review Division

SUBMISSION 18

WALTER A. MILLER
COUNSELOR AT LAW
32 COURT STREET
BROOKLYN, N. Y. 11201
(718) 875-1902

June 28, 1988

Mr. Mark London
Director
Environmental Review Division
Department of City Planning
22 Reade Street,
Room 4E
New York, NY 10007

ENVIRONMENTAL MANAGEMENT
JUN 30 JUN -- 1988
DEPARTMENT OF CITY PLANNING

Dear Sir:

I have resided at 160 Columbia Heights since 1964.

I am concerned about the Application by the Watchtower Bible and Tract Society of New York, Inc., seeking an amendment of the Zoning Map to permit the construction of a 35-story building on Block 208.

The erection of such a building at that site will be a serious detriment to the neighborhood. It violates the concept of the limited heights district of Brooklyn Heights. Just because it is immediately outside of that District does not justify a zoning amendment which would permit the damage to the neighboring district.

The present zoning was a part of the plan to preserve the entire area in an appropriate manner. I strongly urge that the application be denied.

Very truly yours,

Walter A. Miller

WAM/s

SUBMISSION 19

LAW OFFICE OF
LEON A. MILMAN
44 COURT STREET
BROOKLYN, NEW YORK 11201
(718) 625-1015

July 6, 1988

Mr. Mark London
Director
Environmental Review Division
Department of City Planning
22 Reade Street-Room 4 E
New York, N.Y. 10007

ENVIRONMENTAL MANAGEMENT
JUL 07
DEPARTMENT OF CITY PLANNING

Dear Mr.London:

I have resided at 250 Henry Street since 1970.

I am concerned about the application by the Watchtower Bible and Tract Society of New York, Inc., seeking an amendment of the zoning map to permit the construction of a 35-story building on Block 208.

The erection of such a building at that site will be a serious detriment to the neighborhood. It violates the concept of the limited heights district of Brooklyn Heights. Just because it is immediately outside of that District does not justify a zoning amendment which would permit the damage to the neighboring district.

The present zoning was a part of the plan to preserve the entire area in an appropriate manner. I strongly urge that the application be denied.

Yours very truly,

LEON A. MILMAN

LAM:cpp

SUBMISSION 20

80 Cranberry Street, 7E
Brooklyn, NY 11201

June 26, 1988

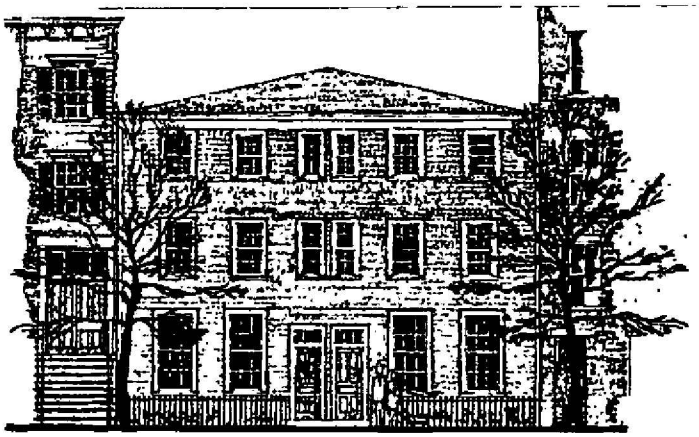
Ms. Gail Benjamin, Director
Office of Environmental Impact
Dept. of Environmental Protection
1 Centre St., Room 2420
New York, N.Y. 10007

Dear Ms. Benjamin:

Regarding the proposal by the Jehovah's Witnesses of Brooklyn Heights to build a high-rise dormitory building on Columbia Heights at Squibb Park, I ask that yourxx agency exercise extreme caution and restraint in your deliberations. I have no doubt that such a project would negatively affect my neighborhood by adding to the congestion of its narrow streets, obstructing views which attract and delight New Yorkers and visitors day and night, year-round, and that it would contribute nothing to our collective well-being. a b c

Sincerely,
Anne McKay

SUBMISSION 21



Studio 33

33 MIDDAGH STREET · BROOKLYN HEIGHTS
NEW YORK 11201

~~[illegible]~~ · paintings · ~~boutique~~
(Open Saturday and Sunday 2 to 6 p.m.)

To: Mark London, Dir
Env. Rev. Div
Dept of City Plan.

and for my husband,
I am speaking for myself, a resident of Studio 33 Middagh for 40 years,

Professor of Art, Pratt Institute qnd for my friends and neighbors on Middagh Street, composer, musician, 2 book stores, organist, public relations, Catholic Church, fire department, against the further encroachment at Squibb Park, and the end of Middagh Street, and our glorious Bklyn. Bridge, by the insatiable and devious and very wealthy non-tax paying, non-contributing Jehovah Witnesses, who admit there is no end in sight for the space they need for their recruits and temporize by promising not to show too much, but to go underground where our slave tunnels still exist, our sewage crowds, pushing back those ancient alligators lurking way down under. Promising, or is it ~~bribing~~ threatening?

No. 7 Middagh Street, the "Audenary House" torn down in 1945 so the approach to the Brooklyn Bridge could be widened, housed some of the most brilliant creative talents of the time as reported in the Harpers & Queen Magazine (article enclosed), March 1988, and this precious heritage is being continued today, especially by Charles Schucker, now 80 and painting some of his most brilliant kinetic stain paintings.

#7 housed precious artifacts, still undug by archiologists, which may be lost forever. Still unsung by Bklyn historians

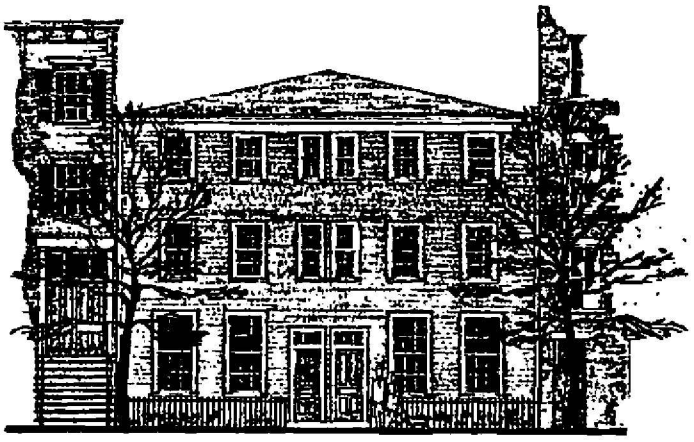
To further engulf this lively community with a sect that exists like an an army of ants, with an unwelcome and unwanted miasma of unintelligible jargon

Maggie Schucker

718 MA5-5906

Studio 33

33 MIDDAGH STREET · BROOKLYN HEIGHTS
NEW YORK 11201
fashions · paintings · boutique
(Open Saturday and Sunday 2 to 6 p.m.)



Murmuring "Awake!" is an insult to our intelligence, ~~and ase~~ a blot **b**
on our view, an erosion of our blue stone pavements, a drain on our **c**
facilities, a stagnation of our energies and all pervasive stifling of our
belief that life is here and now.

Maggie Schucker

Signed Maggie Schucker

July 18, 1988

Maggie Schucker

① An Indenary House
Eric- Harper's & Queen Mag article
② N.Y. Times June 12-
Controversial Sect Again
Seeks Retreat
Unification Church in
New Castle

Maggie Schucker 212 MA5-5906

Benjamin Britten accompanying Peter Pears in a New York drawing-room

AN AUDENARY HOUSE

Number seven Middagh Street, a little terraced house in the shadow of Brooklyn Bridge, would now be covered in engraved plaques if it had not been torn down. George Davis, literary editor of 'Harper's Bazaar', bought it in the 1940s, and people we have heard of, such as W. H. Auden and Benjamin Britten, lived there and dropped by. RICHARD CHANNING excavates it

Salvador Dali, a guest at Middagh Street parties

DURING the 1940s 'New York, New York' really was a 'wonderful town'. The Empire State Building, Rockerfeller Centre and Chrysler Building dominated a skyline of individual towers, a skyline now replaced by solid slabs of curtain walling in the international style. But the New York of the Forties was uniquely itself and enjoying a golden age. The great swing bands played for dancers in the major hotels, new jazz forms rocked 52nd Street, the antics of café society, nightly carousing in Twenty-One, El Morocco and the Stork Club, were reported the next day by Winchell, Earl Wilson and Cholly Knickerbocker. The great musicals were about to hit New York and then the world. The theatre was entering a great creative period and young actors with a particular American quality had taken the stage. The arts were booming; American music, ballet and especially painting were finding individual forms and a style that is still influential today. Added to this was an influx of European musicians, painters, writers and intellectuals, stimulated by and stimulating the native talents.

Someone who knew everyone, Americans and Europeans, in Forties New York was George Davis, the literary editor of *Harper's Bazaar* and something of a cultural groupie. George Davis had a dream. Not an unusual event, particularly in Manhattan at this time, for dreams, after all, were in. Freud, Jung and psychoanalysis were reaching a wider audience. Broadway shows, films and ballets all featured obligatory dream sequences, usually surreal and inspired by Dali, if not actually designed by him. Ids, egos and libidos were conversational topics, along with Fiorello La Guardia, the World's Fair and the war in Europe.

George Davis's dream, however, was ahead of the fashion, closer to ESP and precognisance than Freud, not loaded with symbols but impressively simple and straightforward. George dreamed of a house, an old large brownstone on a tree-lined street, a house bearing a 'For Rent' sign. The dream was so vivid that, on awakening, George knew exactly where he might find the house. He took the subway to Brooklyn Heights, where, in fact, a good friend, W. H. Auden, was living. He diligently checked every street between the Heights and the Navy Yard and then, close to 'honky-tonk' Sand Street, his tenacity paid off.

Within the shadow of the Brooklyn Bridge he found a short dead-end street, lined with Victorian houses, graced with gingerbread façades, shaded by tall maple trees, and there it was, the dream house, complete with its 'For Rent' sign – number seven, Middagh Street.

When George signed the lease he took on a piece of American history. In 1710 Aert Middagh, a Dutchman, built a mill on a bluff facing what was to be Manhattan.

▶210

George was helping Gypsy Rose Lee to write a novel

The very foundations of Middagh Street date from before 1776. By 1914 it retained the quality of a neighbourhood. Carson McCullers, who, together with Auden, moved in with George (paying a rent of $25 a month), wrote later of Middagh Street's 'quietness and nineteenth-century atmosphere'. She described its 'gracious façades and pleasant backyards', its corner drugstore, the convent and the fire station. She tells of buying furniture for her rooms from the dozens of antique and junk shops that lined Fulton Street.

George Davis had a passion for Victoriana. He too visited Fulton Street and by 1943 he had filled the house with good pieces and knick-knacks. So much so that Anaïs Nin, after a visit, wrote in her diary that the assembled collection of 'brass beds, copper lamps, grandfather clocks, and lace doilies' was like 'a museum of Americana'. Seven Middagh Street was a large house, with at least twelve rooms spread over three floors and a basement, not including the attics (which were destined to be occupied most of the time by Oliver Smith, the stage designer).

GEORGE, Auden, and Carson McCullers were the first settlers; then another of George's friends, Gypsy Rose Lee, the strip-tease artist, was invited to move in. George was helping Miss Lee to write a novel, *The G-String Murders*. Gypsy Rose also painted; she knew Max Ernst and Pavel Tchelitchew, and she brought a great deal of style to the household. Middagh Street was a 'hideaway' for Gypsy, quotes Virginia Spencer Carr, Carson McCullers's biographer. From this point on the residents and the visitors who found themselves in number seven represented a cross-section of the artistic scene not only in New York but America and Europe.

Benjamin Britten, Peter Pears and Louis MacNeice moved in. Christopher Isherwood visited from California. Golo Mann moved in. The other Mann Kinder, Erika (married to Auden) and Klaus visited. Klaus Mann started a literary magazine, *Decision*, which brought Janet Flanner ('Genet' of the *New Yorker*) and other contributors to the house.

The composer and short-story writer Paul Bowles, and his wife Jane, a novelist, moved in with their piano to occupy the rooms vacated by Gypsy Rose. Number seven was a very musical house; besides Britten and Bowles, Auden and McCullers played the piano. Soon the American music world arrived en masse: Aaron Copland, Virgil Thomson, Lincoln Kirstein and Leonard Bernstein visited; Marc Blitzstein moved in.

MUCH has been written about nearby Sand Street. Carson McCullers described it in slightly sanitised tones: 'At 3 am it is as vivacious as a county fair.' Its length from the Brooklyn Bridge to the gates of the Navy Yard she describes as 'gaudy' – 'sunburnt sailors, girls, bars, dancing music.' This sounds like *Fancy Free* and *On the Town*, the Bernstein-Robbins ballet and the musical that grew out of it. The Middagh Street group were frequent visitors to Sand Street. Carson McCullers, a collector of life's more colourful unfortunates, befriended some of the women there. Two of the famous old-timers, Submarine Mary and the Duchess, whom Carson called 'the dowagers', would be knitting amongst the younger talents. Submarine Mary had filled her mouth with gold teeth; a sympathetic listener, she was truly the whore with, if not a heart, a head of gold.

She might have appealed to Salvador Dali and his wife Gala, rival surrealist of Tchelitchew and one of the many artists to be found at the large living-room parties. Kurt Weill and Lotte Lenya, old friends of George, were regular visitors. Weill was to have a huge success with *Lady in the Dark* (all dreams and psychoanalysis, by the way). George later married Lotte Lenya after Kurt Weill died in 1950. One final resident, another friend of George's, Richard Wright, had moved in with his wife and daughter. George had published Wright in *Harper's Bazaar* before *Native Son* made him famous.

Whilst W. H. Auden was in residence he ruled the household, which included a black cook named Eva and two cats. Auden rose at six most mornings, organised the meals, collected rents and 'dinner moneys' and when they held parties or musicals he acted as bouncer at his appointed time – 'Carriages at 1 am'. In the early days the ménage was described as 'raffish', gay in every sense of the word. Britten and Pears moved out because of the atmosphere, though they seemed to have spent a great deal of time travelling to, and in, the music library on Manhattan. Auden eventually moved out with Chester Kallman. By '43 the heyday of what Anaïs Nin called

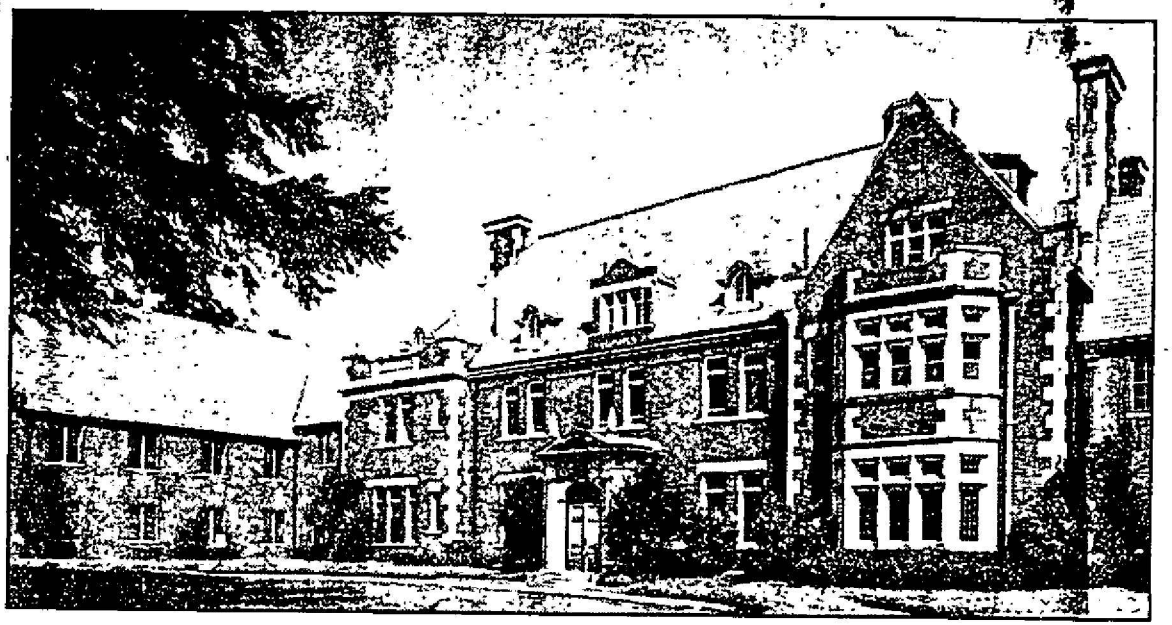
'February House' (because Davis, Auden and McCullers were Pisceans) was over; only Oliver Smith remained, still living in the attic. However, February House and the entire, charming maple-lined street was condemned in 1945 and pulled down so that the approach to the Brooklyn Bridge could be widened.

Today New York is international. Little of the old charm remains. There is no harbour traffic as in the old days when all the liners would arrive together in the fall, bringing Americans back from Europe. Now there are English pubs, French boutiques, Italian clothing stores, multinational corporations, banks and airlines. Broadway theatres are discothèques and television studios; Broadway shows start life in London. Spanish is essential as a second language. Nostalgia is big business; on the Manhattan side of the Brooklyn Bridge the South Street seaport revives the spirit of the nineteenth century. What a great pity that on the Brooklyn side of the bridge the old Middagh Street neighbourhood has gone. Pride of place would have gone to number seven, George Davis's Museum of Americana, a life-style furnished from the 1840s and lived in stylishly in 1945: 'Step up and see Auden's top-floor parlour . . . Carson's two back rooms . . . Benjamin's piano . . .' On second thoughts, perhaps not. ■

Top: W. H. Auden, who collected the rent and acted as bouncer, and (inset) Virgil Thomson. Left: Richard Wright, who moved in with his wife and daughter. Below: Gypsy Rose Lee brought a great deal of style to the household

In the Region: **Westchester and Connecticut**

Controversial Sect Again Seeks Retreat



The New York Times/Jack Manning

Part of 120-room mansion off Route 128 in New Castle that the Unification Church wants to use as a retreat.

Moon's Church Asks New Castle To Ease Its Rules

By GARY KRISS

NEXT Thursday, the New Castle Zoning Board of Appeals will again consider an application by a religious sect for a special-use permit to create a retreat center.

Because the applicant is the controversial Unification Church, the New Castle Town Board voted unanimously last March to retain special legal counsel, at the cost of $200 an hour, to advise the zoning board on this and all other related actions.

At the time, the Town Board noted that nearly a decade ago a similar application by the church resulted in "lengthy and complex hearings" as well as "substantial litigation involving an issue of constitutional law."

In 1979, the applicant, known formally as the Holy Spirit Association for the Unification of World Christianity, sought unsuccessfully to make a retreat center out of an 84-year-old, 120-room Tudor-style mansion on 98 rural acres off Route 128. The estate, which is in an area zoned for two-acre residential development, once belonged to the Sisters of the Cenacle, a Roman Catholic order.

Now, once again, the sect, which was founded by the Rev. Sun Myung Moon, is seeking to use the property as a "religious seminar and retreat center" for as many as 80 people who could stay as long as 40 days. The town, however, has a zoning ordinance that would limit such stays to three days.

The church has already said that this regulation "is an unconstitutional restraint of the free exercise of religion and an unwarranted exercise of the zoning power." Still, it is asking for a variance should the zoning board adhere to the ordinance.

Should the variance be denied, the church has asked for a special-use permit that would comply with the three-day limit.

"The issue is the proposed user of the land and not the manner in which they are proposing to use it," said Norman Sheer, a White Plains lawyer who represents the church. "If it were some other organization that was making this proposal, it certainly wouldn't engender the kind of controversy that the Unification Church has brought."

In denying a special-use permit the last time, the five-member zoning board cited the church's practices, which, it held, constituted a form of brainwashing. These, it said, would be "deleterious to those persons who will be brought to New Castle to participate in the workshops."

"THE use was determined to be detrimental to the health, safety and welfare of the community," said Dr. Bruce Gilchrist, New Castle's Supervisor, who was a zoning board member at the time.

But Mr. Sheer said that "things like brainwashing are not the province of the Zoning Board of Appeals to worry about."

The board also ruled that the church had been deceptive, violating the zoning ordinance by holding retreats on the property while its application was pending.

"The Unification Church had not come with clean hands," Dr. Gilchrist said. "It had lied to the Zoning Board of Appeals."

It was this aspect of the decision that was upheld in the Appellate Division of State Supreme Court in 1980. The Court of Appeals refused to review the decision.

"The case reiterated an old principle of law, that an applicant for zoning privileges must act in good faith and when the applicant acts deceptively, on that basis alone it can be denied any zoning privilege," said Arthur S. Olick of Anderson Russell Kill & Olick, a Manhattan law firm specializing in zoning that serves as the town's special counsel.

"It wasn't a new principle, but the cases involving it are really quite rare," said Mr. Olick, who represented the Town of New Castle in the suit.

Mr. Sheer, who was also the church's attorney in 1979, said of the property's use, "My clients literally jumped the gun without the knowledge of counsel." He added that he knew of no zoning law violations since then.

A church member and his family currently live in a small part of the estate. Mr. Sheer said that the church pays about $50,000 a year in taxes.

Mr. Olick said that he had "no reason to believe at this juncture that the Unification Church has acted in bad faith in making its application."

"As far as the zoning board is concerned, this is a new application and it will be treated as such on its merits," he added.

BUT the church's request is still expected to rouse passions in this affluent northern Westchester town of 16,291 residents.

"We provided the zoning board with outside legal counsel because the church, in its application, said it expected the matter to raise considerable controversy," Dr. Gilchrist said. "So I think its very reasonable for the board to have appropriate advice."

Mr. Sheer acknowledged that the church was "anticipating a battle." He noted that New Castle residents were scheduling meetings on the matter but, to his knowledge, had not invited any current church members to speak. He said such gatherings were "organizational, not informational."

"Religious freedom is not the issue in this," said Herbert Rosedale, a lawyer who is representing, on a pro bono basis, the Society of Neighbors, formed in 1979 to oppose the church's first application and recently reactivated. "I have the right to believe whatever I want. I may have the right to act out whatever I want in furtherance of those beliefs as long as it doesn't affect you. But when I start affecting you, then my religion's freedom is subject to certain inhibitions that allow you to preserve your own rights."

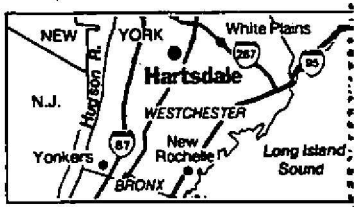
"I would expect that the case will be controversial but I cannot tell at this point," Mr. Olick said. "I don't believe that there has been as much adverse publicity of recent vintage about the Unification Church or the so-called 'Moonies' as there was 10 years ago. For that reason, maybe times have changed and maybe they've mellowed. I really don't know."

"I would like to think that people are more realistic about these things than they were," Mr. Sheer said. "But we shall see." ■

Recent Sales

Hartsdale, N.Y. — **$290,00**

9 Sherbrooke
3-bedroom, 2-bath, 33-year-old ranch; fireplace, patio, finished basement, 2-car garage, 0.3 acre; taxes $4,919



New Rochelle, N.Y. — **$337,50**

27 Ridge Road
4-bedroom, 2½-bath, 23-year-old colonial; powder room, eat-in kitchen, den, full basement, 2-car garage, 0.2 acre, taxes $5,01[illegible]

Scarsdale, N.Y. — **$545,00**

3 Sylvan Lane
4-bedroom, 3-bath, 28-year-old brick/frame split level, eat-in kitchen, den, playroom, alarm system, 2-car garage, 0.28 acre, taxes $7,995

Ridgefield, Conn. — **$365,00**

55 Hayes Lane
3-bedroom, 2½-bath, 38-year-old Cape Cod, totally renovated, new roof and furnace, 1.3 acres, taxes $2,412

Stamford, Conn. — **$528,00**

Stone Hill Drive
4-bedroom, 4-bath, 40-year-old colonial, heated pool, screened porch with flagstone floor, 2.7 acres, taxes $4,390

Stratford, Conn. — **$248,50**

300 Arrowhead Place
4-bedroom, 2½-bath, 8-year-old center-hall colonial, cul de sac, 0.25 acre, taxes $2,34[illegible]

OTHER AREAS

Madison, N.J. — **$649,00**

32 Park Lane
4-bedroom, 3-bath, 24-year-old colonial, deck, c/a, garage, family room, taxes $5,934

Maplewood, N.J. — **$224,00**

10 Lee Court
6-bedroom, 2-bath, 50-year-old, 2-family colonial; 2-car attached garage, recently remodeled interior, taxes $3,817

Selden, L.I. — **$110,50**

24 Peconic Street
3-bedroom, 1½-bath, 20-year-old Cape Cod, eat-in kitchen, basement, taxes $960

SUBMISSION 22

200 Cadman Plaza West
Brooklyn, N Y 11201
July 10, 1988

ENVIRONMENTAL MANAGEMENT
JUL 19 JUL -- 1988
DEPARTMENT OF CITY PLANNING

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade St.
Room 4E
New York, NY 10007

Dear Mr. London:

Although the Watchtower has modified its original proposal to construct a 35 story building on Columbia Heights and now proposes construction of a 26 story one, I feel the negative environmental effect has not in fact been reduced.

It remains inappropriate in height and bulk for the landmark and historic areas of Brooklyn Heights and Fulton Ferry. a

It will create an influx of residents and cars adding to the air pollution levels and population density of an already overcrowded area. b

It will seriously impact on the views of the waterfront and the Brooklyn Bridge which are not only unique to our area but are unique in all the world. c

It will destroy the gains we have worked to win in preserving our neighborhoods and saving our cities.

I see absolutely no benefits to the community. d

Therefore, I strongly recommend that the Watchtower's proposal be denied.

Sincerely,

Maria A. Skerlavay, MD

SUBMISSION 23

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade St.
Room 4E
New York, NY 10007

Dear Mr. London:

Although the Watchtower has modified its original proposal to construct a 35 story building on Columbia Heights and now proposes construction of a 26 story one, I feel the negative environmental effect has not in fact been reduced.

It remains inappropriate in height and bulk for the landmark and historic areas of Brooklyn Heights and Fulton Ferry. a

It will create an influx of residents and cars adding to the air pollution levels and population density of an already overcrowded area. b

It will seriously impact on the views of the waterfront and the Brooklyn Bridge which are not only unique to our area but are unique in all the world. c

It will destroy the gains we have worked to win in preserving our neighborhoods and saving our cities. d

I see absolutely no benefits to the community.

Therefore, I strongly recommend that the Watchtower's proposal be denied.

Sincerely,

ELAINE P. ROTH
7/16/88

SUBMISSION 24

ENVIRONMENTAL MANAGEMENT

JUL 15

DEPARTMENT OF CITY PLANNING

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade St.
Room 4E
New York, NY 10007

Dear Mr. London:

Although the Watchtower has modified its original proposal to construct a 35 story building on Columbia Heights and now proposes construction of a 26 story one, I feel the negative environmental effect has not in fact been reduced.

It remains inappropriate in height and bulk for the landmark and historic areas of Brooklyn Heights and Fulton Ferry. **a**

It will create an influx of residents and cars adding to the air pollution levels and population density of an already overcrowded area. **b**

It will seriously impact on the views of the waterfront and the Brooklyn Bridge which are not only unique to our area but are unique in all the world. **c**

It will destroy the gains we have worked to win in preserving our neighborhoods and saving our cities.

I see absolutely no benefits to the community. **d**

Therefore, I strongly recommend that the Watchtower's proposal be denied.

Sincerely,

George Della Latta
75 Henry ST apt 20C
Brooklyn N.Y. 11201

SUBMISSION 25

URSULA J. HAHN
175 ADAMS STREET, 14-B
BROOKLYN, NY 11201

ENVIRONMENTAL MANAGEMENT

July 1, 1988

JUL 05

DEPARTMENT OF CITY PLANNING

Mrs. Sylvia Deutsch
Chairperson
City Planning Commission
New York, NY 10007

RE: Application by Watchtower Bible and Tract Society of New York, Inc., for Amendment of Zoning Map (C840632 ZMK)

Dear Mrs. Deutsch:

I wish to express my opposition to approval by the City Planning Commission of the above application which covers Blocks 204 and part of Block 208 in Brooklyn Heights.

Approval of the requested zoning change with a proposed classification of C6-4 and an FAR of 10 would allow the Watchtower Society to erect a building which, with its planned 35-story height and 247-space parking garage, is inappropriate for the site and inconsistent with the neighboring Brooklyn Heights and Fulton Ferry Historic Districts by severely affecting their character and ambience because of the close proximity to both. **a**

Unfortunately, the eastern half of the Brooklyn Bridge, including the Brooklyn tower, lies outside the fan-shaped scenic view area and therefore does not have the SV-1 protection, although it is an integral part of the scenic view. As you well know, thousands of visitors come to Brooklyn Heights and the Promenade from all over the world each year to enjoy the 180° panoramic view of the Upper Bay, and the downtown and midtown Manhattan skyline. We must not allow this international asset to be impinged upon. Furthermore, the proposed building would compete with, and challenge, the prominence of the Brooklyn tower of the Bridge, to the latter's detriment. **b**

Although the Watchtower Society states that a rezoned Block 204 would remain unchanged, the stage would be set for mammoth development in the future, possibly in as little as 10 years, or as soon as the Watchtower Society runs out of space again. **c**

Spot zoning is synonymous with poor city planning. Approval of this application would set a precedent for other large-scale developments. **d** Another factor speaking against the application is the Port Authority-planned development of Piers 1-6 which is still at an early stage of conception, and any physical changes in the area must await resolution of the final development plans. **e**

Blocks 35,200,201,202, 204 and 208 on either side of Old Fulton Street are currently zoned M2-1. All existing buildings enjoy "grandfather" status. In view of the fact that the Department of City Planning is preparing a rezoning application covering the six blocks, acknowledging the change in area utilization and bringing the existing buildings into compliance, I urge you and your colleagues to reject the Watchtower Society application.

Sincerely yours,

Ursula J. Hahn

Mailed to: Ms. Gail Benjamin
Mr. Mark London ✓

SUBMISSION 26

ENVIRONMENTAL MANAGEMENT
JUL 18
DEPARTMENT OF CITY PLANNING

JUL -- 1988

CONCORD VILLAGE OWNERS INC.

215 ADAMS STREET
BROOKLYN, N.Y. 11201

(718) 625-3288
(718) 625-3289

JULY 18, 1988

MS. GAIL BENJAMIN, DIRECTOR
OFFICE OF ENVIRONMENTAL IMPACT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
MUNICIPAL BUILDING, #2420
NEW YORK, NY 10007

STATEMENT OF THE BOARD OF DIRECTORS OF CONCORD VILLAGE OWNERS, INC. REGARDING AN APPLICATION FOR AMENDMENT OF THE ZONING MAP BY THE WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC. (C840632 ZMK)

CONCORD VILLAGE OWNERS IS A RESIDENTIAL COMMUNITY CONSISTING OF OVER 1,000 APARTMENTS IN SEVEN BUILDINGS SITUATED ALONG ADAMS AND JAY STREETS, AT THE APPROACH TO THE BROOKLYN BRIDGE. CONCORD VILLAGE WAS CONVERTED TO COOPERATIVE STATUS IN 1980 AND IS HOME TO APPROXIMATELY 1700 RESIDENTS OF ALL AGES WHO TAKE PART IN THE CULTURAL, EDUCATIONAL AND SOCIAL LIFE OF BROOKLYN HEIGHTS. HISTORY, ARCHITECTURE AND AMBIENCE OF, AND OUR CLOSE PROXIMITY TO, THE BROOKLYN HEIGHTS HISTORIC DISTRICT, AS WELL AS SPECTACULAR VIEWS OF THE MANHATTAN SKYLINE, HAVE BEEN AND CONTINUE TO BE THE MOST FREQUENTLY CITED REASONS WHY PEOPLE BECOME SHAREHOLDERS OF CONCORD VILLAGE.

ALMOST ONE HALF OF ALL CONCORD VILLAGE APARTMENTS FACE WEST. MOST OF THESE APARTMENTS BENEFIT FROM THE SPLENDID VIEWS OF THE MANHATTAN SKYLINE. THE DEVELOPERS AND ORIGINAL OWNERS OF CONCORD VILLAGE, WHICH WAS BUILT IN THE EARLY 1950s, WERE WELL AWARE OF THE VALUE OF THESE VIEWS. THIS IS BORNE OUT BY THE FACT THAT THE FIVE BUILDINGS FRONTING ADAMS STREET HAVE, COMBINED, ONLY TWO STUDIOS PER FLOOR FACING WEST, COMPARED WITH 20 ONE- AND TWO-BEDROOM APARTMENTS PER FLOOR FACING IN THE SAME DIRECTION.

THE BOARD OF DIRECTORS OF CONCORD VILLAGE OWNERS OPPOSES THE PROPOSED CLASSIFICATION OF C6-4 WITH A MAXIMUM FLOOR AREA RATIO (FAR) OF 10, COVERING LOTS 1, 2 AND 12 (NOW TERMED LOT 2) OF BLOCK 208 AND COVERING BLOCK 204, FOR THE FOLLOWING REASONS:

1. THE BUILDING PROPOSED BY THE WATCHTOWER SOCIETY, TO BE SITUATED ON LOT 2 OF BLOCK 208 ADJACENT TO THE SOCIETY BUILDING AT 30 COLUMBIA HEIGHTS, IS TOTALLY INCONSISTENT WITH THE CHARACTER AND AMBIENCE OF THE BROOKLYN HEIGHTS AND FULTON FERRY HISTORIC DISTRICTS. THERE IS NO DOUBT THAT THE VISUAL IMPACT OF HEIGHT AND BULK OF THE PROPOSED BUILDING WILL ADVERSELY AFFECT THE CHARACTER OF THESE TWO NEIGHBORHOODS, TO THE DETRIMENT OF THE ENTIRE COMMUNITY OF NORTH BROOKLYN.

a

Ms. Gail Benjamin, Director
Department of Environmental Protection
July 18, 1988

2. Although the Watchtower Society declares in its Draft Environmental Impact Statement that there is no plan to alter the use and bulk of the existing building at 25 Columbia Heights, occupying Block 204, the proposed zoning change to C6-4 will permit the Society to erect a building with a maximum FAR of 10 in the future. An additional structure of such dimensions will further diminish the character, ambience and quality of the Brooklyn Heights and Fulton Ferry Historic Districts. b

3. As stated before, a large number of Concord Village shareholers benefit from spectacular views of the downtown Manhattan skyline. Approval of the requested zoning change to C6-4, allowing the Society to erect the proposed building, will deprive Concord Village shareholders of a highly desirable amenity and may have a deleterious effect on the value of their property. c

For these reasons, the Board of Directors of Concord Village Owners opposes approval of the requested zoning change to C6-4 with an FAR of 10.

Very truly yours,

Michael C. Cotter, Secretary

Board of Directors of
Concord Village Owners, Inc.

cc: Mr. Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade Street #4-E
New York, NY 10007-1216

BFHK **Buckhurst Fish Hutton Katz Inc.**
72 Fifth Avenue
New York, New York 10011
(212) 620-0050

Planning Urban Design. Development Advisory Services

SUBMISSION 27

ENVIRONMENTAL MANAGEMENT
JUL 15 JUL -- 1988
DEPARTMENT OF CITY PLANNING

Memorandum

To: NYC Planning Commission

From: Buckhurst Fish Hutton Katz Inc.

Job: Watchtower Bible & Tract Society: Rezoning/DEIS

Date: Submitted: July 15, 1988

Attached is a memorandum prepared in support of the Brooklyn Heights Association's opposition to the proposed rezoning of blocks 204 and lots 1, 2, and 12 of block 208 in Brooklyn from M2-1 to C6-4. A Draft Environmental Impact Statement (DEIS) was prepared in support of that rezoning based on a specific building to be built under the new zoning were it to be granted. As the information in the DEIS was presented as the basis for the rezoning, this information was also the basis for some of our comments on the results of that rezoning.

Our memorandum was prepared prior to July 6 1988 as a basis for our firm's testimony before the Planning Commission at the public hearing on that date.

At that hearing it was announced by representatives of the Watchtower Bible and Tract Society that they were amending their application to propose a rezoning to a C6-3 rather than a C6-4zoning district, and that, with reference to the building which would be built were that zoning granted, they would reduce the height by 90'-0 and the square footage by 20,000 square feet, reducing the resulting F.A.R. from the previously-proposed 9.8 to 9.4. No written description of these changes or the detailed programmatic or design implications were made available at the hearing.

a

At the public hearing the verbal comments of Buckhurst Fish Hutton Katz on the proposed project were amended to attempt to take into account, on the basis of this inadequately-described proposed change, the continuing adverse and unmitigated impacts of the new proposal.

Our previous comments are enclosed; they continue to be valid not only with reference to the original proposal, but also, as far as we can discern based on information provided to date, for the new proposal as well: the proposal before the Commission still remains a request for a zone which permits a building out of scale with its context, inappropriate for its site location, and not in support of the surrounding public policy decisions made to date regarding adjacent historic districts, limited height overlay zones, recognition of scenic views, and zoning bulk.

The following more specific comments speak to the revised proposal as a supplement to our previously-prepared comments on the prior proposal.

1. The proper sequence in which to consider the issues of rezoning and certification of the DEIS remains in that order: the general should precede the specific. As rezoning continues with the land as a user-blind designation (there can be no guarantee that the Watchtower Society will be the permanent owner/developer of the property), a consideration of potential uses under any zoning revision must be a major consideration in approving a zone change. This point was underscored by the comments of Mr. Marrero, lawyer for the Watchtower Society, in describing at the public hearing the reasons for not retaining the M2-1 zone: surely the adjacent community does not want bottling plants or other uses allowed under M2-1. Neither does it want to risk the sort of inappropriate large-scale residential, office (or community facility) uses possible under C6-3. b

2. The proposed C6-3 zone, like the C6-4 zone, is a general commercial district found only in isolated high density locations such as 23rd Street and 2nd Avenue in Manhattan. The sole reason for its proposal in the Brooklyn Heights area seems to be that it allows the community facility use and10.0 F.A.R. needed for the desired Watchtower program. c

3. This 10.0 F.A.R. is the same F.A.R. allowed under the previously-proposed C6-4. Therefore the "compromise" in terms of the zoning request itself, the reduction from C6-4 to C6-3 , represents a change in form only rather than substance.

4. A C6-3 zone is still an inappropriate neighbor to the adjacent limited height historic residential neighborhood of Brooklyn Heights (zoned R6 and R7), and an inappropriate transition between that neighborhood and the historic district of Fulton Ferry to the north (zoned M3-1). The equivalent residential zone, in terms of similar residential F.A.R. to that for community facility use in the C6-3 zone, is an R10 zone (the same holds true for a C6-4 zone). d

We do not agree with the applicant's application statement that the proposed rezoning is in harmony with the objectives of the NYC Planning Commission as delineated in its report entitled "Fulton Ferry" dated January 1983. That report recommended (p.59) rezoning of blocks 200, 201, and 203 (immediately north of blocks 204 and 208) to R7-1 use, thus placing the subject sites between two R7-1 (or R6) zones. As noted in the attached memorandum, the equivalent commercial zone (in terms of community facility F.A.R.) to an R7-1 zone is somewhere between a C4-3 and a C4-1 zone. From this we conclude that the proposed zone cannot be a transition between either the existing M2-1 zone or the proposed R7-1 zone and the adjacent R6 and R7-1 zones. The proposed zone will rather become a barrier, accentuating the difference and in effect creating a new and discordant area between the two existing historic districts.

5. The bulk and height of the proposed building, which serves as an example of what can be built as-of-right under the proposed zone, remain (as revised) out of scale with the adjacent areas as currently built. Even at 330'-0 (the assumed new height), the proposed building will be: e

- o more than 50'-0 higher than the adjacent 278'-0 Brooklyn towers of the historically-landmarked Brooklyn Bridge;
- o more than 100'-0 higher than the adjacent Watchtower buildings now prominent on the skyline;
- o more than 200'-0 higher than the typical buildings along the adjacent and historically-designated Brooklyn Heights Promenade.

The unmitigatable visual impact (admitted in the DEIS) of the originally-proposed building, as seen from various Brooklyn Heights locations, will be little changed by the revised building; its impact on the Brooklyn Bridge and related skyline as seen from the Manhattan Bridge or other Manhattan-related public areas will remain inappropriate.

Its bulk will be almost twice what is now existing on the site and more than four times what is allowable under current zoning.

In conclusion, we feel that the proposed zoning change is not a change at all. The proposed reduction in building height will still leave a 330'-0 tall building; the proposed 3% reduction in building bulk will do little to reduce the potential impact of its program. The potential issue of spot zoning still remains a consideration (the comments at the public hearing regarding the 'protected status' of religious organizations notwithstanding), unless the proposed zone can be shown to be a logical response to compatible adjacent zones or respond to a city-wide benefit complementary to other public actions in the area.

The revised C6-3 zone and the proposed building that can and will result from this zone remain out of scale with the surrounding context and cannot be justified by the reasonable planning criteria described on page 11 of the attached memorandum.

Drexel Burnham Lambert

SUBMISSION 28

Drexel Burnham Lambert Incorporated
55 Broad Street
New York, NY 10004
212 480-6000

July 15, 1988

Mr. Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade Street
Room 4E
New York, NY 10007

ENVIRONMENTAL MANAGEMENT
JUL 19 JUL -- 1988
DEPARTMENT OF CITY PLANNING

Dear Mr. London:

I am a Brooklyn Heights resident and am very strongly opposed to the Watchtower's proposal for a high rise building. It would be totally out of place in the community. I suggest the Watchtower consider renovating the St. George Hotel instead.

Sincerely,

Stephen M. Winningham

SMW/pk

SUBMISSION 29

ENVIRONMENTAL MANAGEMENT

JUL 14

DEPARTMENT OF CITY PLANNING

15 Henry St.
Brooklyn, NY 11201
July 12, 1988

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade St.
Room 4E
New York, NY 10007

Dear Mr. London:

Although the Watchtower has modified its original proposal to construct a 35 story building on Columbia Heights and now proposes construction of a 26 story one, I feel the negative environmental effect has not in fact been reduced.

It remains inappropriate in height and bulk for the landmark and historic areas of Brooklyn Heights and Fulton Ferry. a

It will create an influx of residents and cars adding to the air pollution levels and population density of an already overcrowded area. b

It will seriously impact on the views of the waterfront and the Brooklyn Bridge which are not only unique to our area but are unique in all the world. c

It will destroy the gains we have worked to win in preserving our neighborhoods and saving our cities.

I see absolutely no benefits to the community. d

Therefore, I strongly recommend that the Watchtower's proposal be denied.

Sincerely,

James Keeler

SUBMISSION 30

ENVIRONMENTAL MANAGEMENT

JUL 14 JUL -- 1988

DEPARTMENT OF CITY PLANNING

July 12, 1988

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade St.
Room 4E
New York, NY 10007

Dear Mr. London:

Although the Watchtower has modified its original proposal to construct a 35 story building on Columbia Heights and now proposes construction of a 26 story one, I feel the negative environmental effect has not in fact been reduced.

It remains inappropriate in height and bulk for the landmark and historic areas of Brooklyn Heights and Fulton Ferry. **a**

It will create an influx of residents and cars adding to the air pollution levels and population density of an already overcrowded area. **b**

It will seriously impact on the views of the waterfront and the Brooklyn Bridge which are not only unique to our area but are unique in all the world. **c**

It will destroy the gains we have worked to win in preserving our neighborhoods and saving our cities.

I see absolutely no benefits to the community. **d**

Therefore, I strongly recommend that the Watchtower's proposal be denied.

Sincerely,

Jeanette Mendelson

75 Henry St
Apt 27
11201

SUBMISSION 31

75 Henry Street
Brooklyn, N Y 11201
July 9, 1988

Mark London, Director
Environmental Review Division
Department of City Planning
22 Reade St.
Room 4E
New York, NY 10007

Dear Mr. London:

Although the Watchtower has modified its original proposal to construct a 35 story building on Columbia Heights and now proposes construction of a 26 story one, I feel the negative environmental effect has not in fact been reduced.

It remains inappropriate in height and bulk for the landmark and historic areas of Brooklyn Heights and Fulton Ferry. a

It will create an influx of residents and cars adding to the air pollution levels and population density of an already overcrowded area. b

It will seriously impact on the views of the waterfront and the Brooklyn Bridge which are not only unique to our area but are unique in all the world. c

It will destroy the gains we have worked to win in preserving our neighborhoods and saving our cities.

I see absolutely no benefits to the community. d

Therefore, I strongly recommend that the Watchtower's proposal be denied.

Sincerely,

Joseph G. Reinis

SUBMISSION 32

7-18-88

Elliott Becker
111 Hicks St
Brooklyn, N.Y.
11201

Mark London
Environmental Review Division
Department of City Planning
22 Reade Street
New York, N.Y.

ENVIRONMENTAL MANAGEMENT
JUL 19
DEPARTMENT OF CITY PLANNING

Dear Mr. London and the City Planning Commission,

I am a resident of Brooklyn Heights and I am totally against the construction of any structures in this area which would destroy the View of the Landmark Brooklyn Bridge. a

The proposed WATCHTOWER monstrosity will contribute nothing to the community of Brooklyn Heights and should be denounced for the invasion it represents. b

I might have had more sympathy for the proposed Building if no other site location were possible (available), but in reality the WATCHTOWER Society can build in many other locations in Brooklyn. c

Why must their building be in front of everyone else? Why can't it be where new development is needed, such as Downtown Brooklyn, or even where their printing facility is currently located?

I am looking to city Government to protect not only religious Freedom, but also the environmental needs of its TAXpaying – Voting citizens who created this city to begin with.

Sincerely,

Elliott L. Becker
Apt 21 F
111 Hicks St
Brooklyn,

P.S. CARS + TRUCKS create a lot of Soot and Pollution in the Heights Section of Brooklyn. I don't WANT to breath even more CARbon Monoxide when hundreds more vehicles find reasons to drive to the WATCHTOWERS Buildings. No More Traffic

SUBMISSION 33

195 Adams Street

Brooklyn, NY 11201

30 June 1988

Mark London

Director, Environmental Review Division

Department of City Planning

22 Reade Street #4-E

New York, NY 10007-1216

Dear Mr. London,

The Watchtower Bible and Tract Society has applied for a zoning amendment to construct a 35-story building on block 208 in Brooklyn Heights. This amendment should be denied for several reasons.

The proposed tower will be located between two historic districts, the limited height district of Brooklyn Heights to the south of the site and the Fulton Ferry Historic District to the north of the site. The architecturally undistinguished tower will be inconsistent with the character of these historic areas. In addition, the tower will block the spectacular skyline views enjoyed by many residents of the area, including those in Concord Village, and will have a seriously detrimental affect on real-estate values. The tower will also affect the beautiful views of Manhattan and the Brooklyn Bridge (a national landmark) enjoyed by the many thousands of visitors who

a

b

come to see them from the legislatively protected promenade scenic easement immediately to the south of the site.

Because the proposed building is so tall, it will also cast damaging shadows onto the beautiful tree-lined streets of Brooklyn Heights and into the many back and front gardens of the neighborhood. It will destroy the sunny, leafy quietness that makes these landmark streets so charming. c

The proposed tower will contain 500 dwelling units and a 247-car parking garage. The increased vehicular traffic this will bring will only worsen the neighborhood's existing street congestion problems. d

The proposed tower accommodates only the needs of the Watchtower Bible and Tract Society. As a religious organization, the society pays no taxes in the city or state. The members who would live in the proposed tower will mostly be temporary residents from outside the city. As such they will pay no taxes here. Watchtower members spend very little money in the community and employ no one from it. In short, the Watchtower makes no contribution to Brooklyn Heights that would begin to justify the granting of the requested zoning amendment. e

Although their proposals are unfortunately still in the study stages, both the Department of City Planning and the Port Authority have excellent suggestions for development of the area into badly needed recreation facilities. These facilities would certainly benefit more New Yorkers than would a 35-story

building used solely by the Watchtower. The nearby Fulton The nearby Fulton Landing industrial area contains several buildings that could be suitable for the Watchtower's purposes without requiring new construction. Surely this would be preferable to erecting a new building that no one except the Watchtower wants. f

To allow this zoning amendment would destroy the uniqueness and ambiance of one of New York City's most historic neighborhoods. It would also set a dangerous precedent for ugly and unwanted development of the adjacent waterfront areas. The proposal benefits no one except the Watchtower and is strenuously opposed by the residents and businesses of the area. We strongly request that you consider carefully the adverse impact of this proposal on the environment of Brooklyn Heights and recommend against approval of the zoning amendment. g

Sincerely,

Sheila Buff

Sheila and Joseph Buff