

Chapter 2

Bushwick:

A Neighborhood History and Preservation Issues

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Acknowledgments and Contributors

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1. Background and Methodology

Bushwick has a very diverse history, encompassing a variety of periods and populations, and a wealth of buildings survive today that reflect this history. Today, Bushwick is a dynamic neighborhood, struggling with social and economic challenges in its rich historic landscape. This has raised a number of important questions for us to address as preservationists.

- **Significance and interpretation** – What are we preserving and for whom are we preserving it?
- What are the **goals of the community?** – Can this history inspire the neighborhood to define and reach its goals?
- **Architectural and functional integrity** – How does the physical condition of the historic fabric affect our preservation strategies?
- **Meaning for the community** – What is the current community's perspective on the history and preservation of Bushwick?
- What are the **threats** to the historic environment? – Development, gentrification, incompatible uses

In approaching the questions set out above, we followed a methodology focused on the study of the built environment, ie the neighborhood and particularly the historic buildings. Through understanding the story of this environment, we tried to form a narrative of Bushwick's history, which could be the basis of proposals for the preservation of Bushwick as a neighborhood and a community. The steps of this process are outlined below:

- Site survey
 - Observation of overall characteristics of the neighborhood
 - Selection of approximately 25 sample historic buildings for more in-depth study and observation
- Research on Bushwick's history and historic buildings
 - Archives, collections, libraries and online resources consulted for primary and secondary sources
 - Oral history resources and community outreach to gain insight into the community's understanding of its history (surveys and interviews with Youth Power and Community Board 4 – Housing and Land Use committee)
- Analysis of findings
 - Based on our knowledge and understanding of preservation principles, and the information gathered on the neighborhood, holding discussions and working together toward developing proposals for strategies and tools

2. Milestones in the History of Bushwick

The history of Bushwick gives us a long timeline of milestones, sometimes marking the beginning of intense change, other times only the highlights of a gradual growth process. In trying to construct a clear account of these milestones, we have presented them below under four main period headings. It should be noted that this account is given from our own viewpoint, and other alternatives for marking significant periods in Bushwick's history are certainly possible.

a. Mid 17th century – end of 19th century: Growth and prosperity

Bushwick remained rural until the 1850's. The chartering of new lots came about in the following decades, after Brooklyn's attraction as a quiet, pleasant, middle-class area accessible to Manhattan was discovered, and ferry lines increased between the two cities. After the merge with the City of Brooklyn in 1854, population doubled and tripled every 20 years and industry grew, and by the later part of the 19th century, Bushwick had developed as a fashionable residential center. Buildings erected by the end of the 19th century included large mansions for the owners of the local breweries (the Brew Barons), modest rowhouses for workers in the local factories, mixed use buildings with stores on the ground floors and residents above them, churches, theaters, and other cultural centers.

- Early beginnings:
 - August 1638: Territory within the town of Bushwick purchased from Indian proprietors by the West India Co.
 - March 14, 1661: Town of Boswijck (Town of Woods) chartered

- Growth of Bushwick:
 - 1827: Williamsburg annexed by Bushwick
 - October 3, 1849: Cemetery of the Evergreens incorporated
 - 1854: Williamsburg, Bushwick, and Brooklyn consolidated into Brooklyn
 - 1897-98: The Borough of Brooklyn consolidated into Greater New York City

- First wave of immigration:
 - 1840-1860: German immigration: More than a million German-speaking immigrants arrived in the United States, most settling first in the Lower East Side and eventually moving into Bushwick.

- Developments in transportation infrastructure:
 - April 18, 1836: First steam railway in Brooklyn (Brooklyn and Jamaica Rail Road Co.)
 - April 1860: Grand Street and Newton Rail Road Co. organized
 - May 26, 1874: Brooklyn Elevated Railroad Co. incorporated, connecting Brooklyn and Woodhaven, Queens

- 1883: Brooklyn Bridge trolley cars beginning public service
- 1888: Broadway and Myrtle Elevated Railway
- January 19, 1896: Brooklyn Rapid Transit Corporation (BRT) established

- Developments in technical infrastructure in Brooklyn:
 - March 27, 1848: First gas introduced
 - 1859: First piped water introduced

- Growth of industries
 - 1890-1940: Growth of the brewing industry (Obermeyer and Lieberman, Vicelius and Ulmer and their continental Lagerbier, Leonard Eppigs, Trommers, Rheingolds)
 - Late 19th century: Growth of other industries (glass, steel, iron works)



Fig. 1: Old Bushwick Church (Source:H. Stiles)



Fig. 2: An early house in Bushwick (Source:H. Stiles)

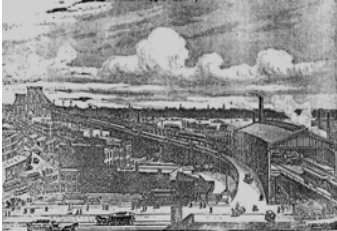


Fig. 3: Brooklyn Bridge and elevated train line (Source:H. Stiles)



Fig. 4: Guy's 'Snow Scene in Brooklyn' (Source:H. Stiles)



Fig. 5: Immigrants arriving in New York (Source: www.bklyn-genealogy-info.com)



Fig. 6: Early train commute (Source:www.arrts-arrchives.com)



Fig. 7: Train tracks on Brooklyn Bridge (Source:www.nycsubway.org)



Fig. 8: Trommer's Factory (Source: www.beerhistory.com)



Fig. 9: Rheingold beer delivery trucks (Source: www.nyc.gov/html/hpd)

b. End of the 19th century – Mid-20th century: Changing hands

Bushwick continued to thrive with its brewing and other industries well into the early decades of the 20th century. At the same time, the neighborhood was steadily changing hands and character, as new groups of immigrants continued to arrive, and some of the earlier groups started to leave for other parts of the city. Numerous outside factors, such as the Prohibition, strikes, growing transportation technology and energy costs, contributed to the decline of Bushwick's vital industries from the 1920's through the 1970's, accompanied by the general decline in the social and economic status of the new populations. The building stock of Bushwick

reflected these changes, with the continued development of modest housing for incoming immigrants, alterations made to older buildings to suit new lifestyles and the addition of amenities for the community such as libraries, firehouses, and movie theaters, etc.

- Second wave of immigration:
 - Roughly 1880-1940: Italian and other European (English, Irish, Polish, and Russian) immigration
- Continued development of transportation and amenities
 - January 21, 1901: Elevated trains beginning to run over Brooklyn Bridge
 - Sept 11, 1911: Opening of B.F. Keith's Bushwick Theater (vaudeville)
 - 1913-1915: Subway introduced to Brooklyn.
- World War I (1914-1918)
- Blows to Bushwick industries:
 - January 16, 1920- February 20, 1933: The Prohibition
 - September 1929: Stock market crash and onset of the Depression
- World War II (1939-1945)
- 1949: Beer union strike



Fig. 10: Second wave of immigration (Source: www.nypl.org/digital)



Fig. 11: Continuing immigration (Source: www.nypl.org/digital)



Fig. 12: Continued Development of Transportation (Source: upload.wikimedia.org)



Fig. 13: Continued Development of Amenities (Source: www.cinematreasures.org)



Fig. 14: Blows to industries: Prohibition (Source: www.sheppardsoftware.com/images)



Fig. 15: Blows to industries: Depression (Source: www.hugosuboarchitects.com)

c. Late 20th century: City's economic decline impacts Bushwick

As a result of gradual decline, with property owners moving to other areas and caring less and less for the neighborhood, Bushwick came to be seen as the place of last resort for New Yorkers who could not afford to live elsewhere. The neighborhood was faced with the problems of a crowded and deteriorating housing infrastructure, and neglect by the city that greatly reduced the quality of basic services and general support for Bushwick residents. By the 1970's crime and drug trafficking had exploded throughout the neighborhood. Bushwick hit 'rock bottom' with the 1977 blackout which erupted into a period of arson and looting.

- Post-WWII: New demographic changes:
 - White flight experienced in all five boroughs, including Brooklyn
 - African American population rising
 - Third wave of immigration: Hispanic and Caribbean immigration
- 1960's-1980's: Population decline, housing deterioration, urban renewal and public housing projects (eg: Bushwick Houses, 1960; Hope Gardens, 1982)
- 1974: Rheingold closes
- 1977: The blackout, followed by fires and looting



Fig. 16: Closing of breweries (Source: The New York Times)



Fig. 17: End of brewery era, though not beer consumption (Source: www.baseball-fever.com)



Fig. 18: Urban decline: Looting following the Blackout (Source: Jonathan Mahler)

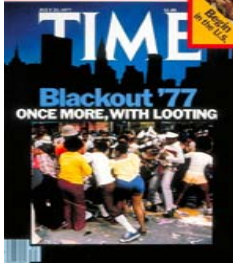


Fig. 19: Troubled image for Bushwick after the Blackout (Source: www.time.com)

d. Toward the 21st Century: The changing neighborhood

As a reaction to the violence and decay in the neighborhood, localized improvement efforts emerged in the neighborhood, allowing the community to begin to take charge of the redevelopment of Bushwick. These efforts resulted in the development of local institutions, the construction of low-cost public housing projects, efforts to keep manufacturing jobs within the neighborhood, and encouraging mixed-use development. A range of parties were involved in this process including local residents, political figures, universities, professionals and community art projects.

Today, Bushwick is returning to the limelight as 'the next new neighborhood', with great dynamism and potential, but also other unsettling consequences. High unemployment rates and insufficient schools are still a problem, but the crime rate is greatly reduced. Many social facilities and support institutions are now provided for the population. Numerous local organizations are providing additional services and are gaining ground in addressing local problems. In the meantime, the latest wave of gentrification started through artists and real-estate agents may become a threat to its social, demographic and historic character.

- 1980's-2000's: 'Urban renaissance' initiatives, new investments and revitalization
 - Community organizing begins to address local problems, with churches as community centers and stabilizers
 - Local groups gain power and influence with political leaders, yielding improvements
- Present day:
 - Wave of gentrification underway
 - Improvements sought and won by local groups attract outsiders
 - City's housing shortage pushes middle income families, students and artists to look here affordable housing
 - Market demand makes rents rise, potentially displacing local community

A telling indicator of the changing times in the city can be seen in the recent blackout of 2003, which was experienced in a more celebratory mood than one of chaos and violence like the one in 1977. This improved atmosphere presents new opportunities for a community like Bushwick, which must step up to the occasion and use the opportunities to overcome the current challenges.



Fig. 20: New investments: Hope Gardens (Photo by Shannon Haltiwanger)



Fig. 21: New investments: Rheingold Site Redevelopment (Source: www.nyhomes.org)



Fig. 22: Community organizing: Make the Road by Walking (Photo by Elly Goetz)

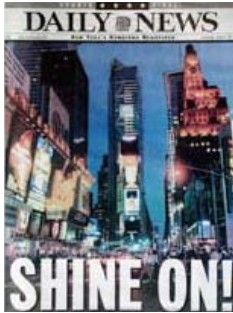


Fig. 23: Positive mood of the 2003 Blackout (Source: www.metropole-paris.com)

3. Building Typologies

An overview is given here of the buildings that constitute Bushwick's built heritage, as a reflection of the neighborhood's historical evolution. The historic buildings have been examined under several typologies, based mainly on the type of use.

The construction of most buildings in Bushwick precedes the mid 20th century, but there has been a recent rise in development activity and therefore newer buildings can also be found among the use typologies below. The style of these new buildings greatly distinguishes them from the historic building stock. New construction in Bushwick consists primarily of new residential buildings aimed at alleviating the housing shortage in the neighborhood. A majority of the new buildings are not affordable for low income groups, and are aimed toward a new neighborhood demographic. A big exception is the new development on the Rheingold site along Bushwick Avenue and near the Wyckoff L/M station, which was developed by the city for moderate income residents.

a. Residential

Bushwick is primarily a residential neighborhood, with a variety of architectural styles represented, and a historic but aged infrastructure. A good mix of housing types can be found throughout the neighborhood. The brownstones and row houses make up the majority of the neighborhood's residential buildings. Other notable housing types include multi-unit apartments, high and medium density public housing, and new lower-density housing developments, such as the former Rheingold site. A few single-family homes are located along Bushwick Avenue, including the Cook Mansion. These large mansions were built by the industrial entrepreneurs who developed the breweries and other factories in the late 19th century. Industrial and other large-footprint buildings are currently becoming residential, as some are being transformed into loft units in the predominantly industrial sections of the neighborhood.



Fig. 24: Example of single-family mansion (Photo by Jennifer Moon)



Fig. 25: Example of multi-family rowhouses (Photo by Shannon Haltiwanger)

b. Mixed Use (Residential/Commercial)

Mixed-use buildings can be found all throughout Bushwick. These may include any combination of uses, but usually consist of commercial and residential use. This type is most commonly found along the commercial streets, where residential units are located above storefronts. Of this type, the corner bodega is perhaps the most ubiquitous. Further conversion of the upper stories of commercial buildings can create more affordable housing units.

Some interesting examples of historic mixed-use buildings are 815 and 786 Hart Street, both designed by Louis Berger in 1906 and c1910 respectively. No. 815 is currently a GNC on the ground floor and 6 units of housing on upper floors; 786 Hart Street is currently a Met Foodmarkets on the ground floor, while the upper floors are vacant since the 1977 blackout.

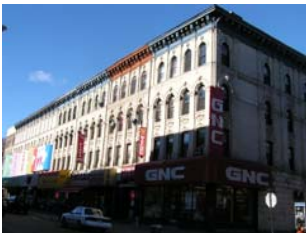


Fig. 26: 815 Hart Street (Photo by Katie Nolan)



Fig. 27: 786 Hart Street (Photo by Katie Nolan)

c. Industrial

Industrial buildings have been a significant part of the neighborhood's history. In particular, the breweries were a trademark of Bushwick, and were institutions with considerable social and economic influence on the neighborhood. Buildings for various other types of industries, were also part of the industrial building stock. Industrial and manufacturing uses have continued in many of these buildings, although taken over by other types of businesses and the sites being altered to fit the new industries' needs.

Today, one of the few remaining examples of physical brewery structures is the former Vicelius & Ulmer's Continental Lagerbier Brewery, later William Ulmer's Brewery, which was built in 1872. Ulmer's brewing business was one of the relatively larger breweries of the area, but today it is also significant because his mansion (the William Ulmer House) a few blocks east on 670 Bushwick Ave, is well-known and loved as Cook's Mansion.



Fig. 28: Former William Ulmer Brewery (Photo by Ege Yildirim)



Fig. 29: Former Oakland Knitting Mills (Photo by Keenan Hughes)

d. Religious

Religious buildings remain an important part of Bushwick's historic landscape. They serve as symbolic and visual anchors in the neighborhood, and are important institutions in parts of the community, with their many social service offerings, community outreach and training. Bushwick possesses a great variety of religious buildings; from grand Catholic churches such as St. Barbara's, to woodframe Protestant churches suggesting the neighborhood's historically rural character. In 1869, Ahwis Achim was organized as the neighborhood's first Jewish congregation. Most recently, a large influx of Muslim immigrants has led to the creation of a notable Islamic community along Bushwick Avenue.



Fig. 30: St. Barbara Church (Photo by Mark Davison)



Fig. 31: St. Barbara Church (Photo by Mark Davison)

e. Community Facilities

Community facilities include all buildings occupied by government agencies, as well as by secular non-profits and some private groups, for the purposes of education, library, health, police, fire alarm services, entertainment, parks and recreation.

Many schools are located across the neighborhood, and many are noted for their fine architecture. Public Schools 86 and 116 have both been designated by New York City as official historic landmarks, as has the DeKalb branch of the Brooklyn Public Library (see existing designated landmarks, below). Another example is the Grand Street Settlement Day Care Center (783 Knickerbocker Ave), the former Alhambra Theatre, built in 1918, converted to a supermarket in 1960 and serving as a day care center since 1971.



Fig. 32: Brooklyn Public Library DeKalb branch (Photo by Ege Yildirim)



Fig. 33: Grand Street Settlement Day Care Center (Photo by Keenan Hughes)

4. Present Values of the Community

Having examined the array of buildings that represent the historic values of Bushwick, we have then turned our attention to the question, **“what are the places of importance for the community today, and how do these places correlate with the heritage presented by the historic buildings?”**

This question departs from our understanding that what is “worth preserving” is a subjective issue open to many interpretations. Many layers of history seem to separate today's community from the origins of the built environment. On one hand, we have wondered whether or not the Hispanic, African-American and Asian immigrant populations present in Bushwick are at all interested in the Dutch and German-American heritage of their neighborhood. On the other hand, we like to think that once one realizes Bushwick's dynamic history, characterized by changing hands between cultural groups many times over the years, one can more easily appreciate the history that is being made now, as part of the same continuum. Thus, we can approach the current demographic conditions and the trends of change in a more constructive light, one of managing the change, rather than fighting to keep the status quo exactly as it is or return the “look” of the area to a time long past.

To find some more grounded answers to our questions, we have conducted some basic community outreach work in the form of workshops with young people and adults. The results of these workshops show that links do exist between the heritage of the ‘past’ and the present lives of the community, while the points of convergence are only one part of the residents’ vision of preservation, which includes components not traditionally considered as historic values.

When asked “what is important to preserve in Bushwick today,” many people have immediately responded “everything”. Given more time to consider the question, the answers have quickly transformed from this simple retort to detailed neighborhood descriptions. These conclusions include both physical places, as well as intangible, nearly spiritual, responses, indicating the interconnected nature of the neighborhood's residents, along with the desire to combat gentrification, that display a great degree of civic ownership.

The more physical of responses, including both visual entities and use types, indicate the desire to retain Bushwick's low-rise character; the appreciation of street trees; the preservation of views toward Manhattan, of parks as centers of social activity, and of train stations; and the support of local businesses, especially those along Knickerbocker and Myrtle Avenues. Sites specifically identified by residents as essential to the neighborhood and worthy of preservation include such diverse places as the Cook Mansion (along with a grief expressed over the loss of a similar adjacent mansion, the Catherine Lipsius House), the churches throughout the neighborhood, the angled streets and monuments along Myrtle Avenue, the neighborhood schools, the lively and diverse character of Knickerbocker Avenue, the local library branch, and the more esthetic murals and graffiti found in the neighborhood.

The less physical of the responses indicate the strong sense of community found within the neighborhood, as a place where friends and family spend time together at home. Tied closely to the strong interconnected nature of Bushwick's residents is the concern over

the recent dubbing of the neighborhood by speculators as East Williamsburg; this is rightfully viewed as a very real threat to the current residents and their collective sense of identity.



Fig. 34: Cook Mansion (Photo by Ege Yildirim)



Fig. 35: Maria Hernandez Park (Photo by Katie Nolan)



Fig. 36: Central Avenue Train Station (Photo by Ege Yildirim)



Fig. 37: Iglesia Cristiana Canaan Church, Flushin Avenue (Photo by Ege Yildirim)



Fig. 38: Fruit store, Myrtle Avenue (Photo by Ege Yildirim)



Fig. 39: Mural art, off Wilson Avenue (Photo by Ege Yildirim)

5. Preservation Strategies and Tools

Based on our studies and discussions, we have attempted to propose a combination of conventional and innovative tools toward an optimal preservation strategy. This can lead to a customized model for Bushwick with regard to the needs and conditions of the neighborhood and community, such as the threats of gentrification / displacement and irresponsible development. Within this scope, both the preservation of historic buildings and their reuse for housing and community facilities have been addressed; these proposals can be considered in concert with those of the Planning Studio groups to be rendered more effective and comprehensive.

a. Traditional Preservation Tools

Looking firstly into the traditionally used tools in historic preservation, we have explored the possibilities for **landmark and historic district designation**. These tools may seem to have limited scope for being applied to the situation in Bushwick. However, there may still be a potential for landmark designation for some buildings, and historic district designation for sections of the neighborhood having relatively more integrity and easy rehabilitation potential.

There is a small number of individual buildings in Bushwick that are already designated as New York City landmarks, which comprise the following:

- Reformed Church of South Bushwick, 855-867 Bushwick Avenue (Messrs, Morgand, 1853), (Chapel and Sunday School by J.J. Buck, 1881; Church enlargement, 1883); designated 1968
- 20th precinct Police Station House and Stable, later the 83rd Precinct Station House, now Brooklyn North Task Force, 179 Wilson Avenue (William B. Tubby, 1894-95); designated 1977
- Public School 86 (also known as the Irvington School), 220 Irving Avenue (James W. Naughton, 1892-93); designated 1991
- Public School 116, 515 Knickerbocker Ave (James W. Naughton, 1897-99); designated 2002
- Brooklyn Public Library DeKalb Branch, 970 Bushwick Avenue (William Tubby, 1905), originally built as Carnegie Library; designated 2004
New York Fire Department Squad Company 252, 617 Central Avenue (Parfitt Brothers, 1896); designated 1995



Fig. 40: Reformed Church of South Bushwick (Photo by Katie Nolan)



Fig. 41: Grand Street Settlement Day Care Center (Photo by Katie Nolan)



Fig. 42: Grand Street Settlement Day Care Center (Photo by Keenan Hughes)



Fig. 43: Grand Street Settlement Day Care Center (Photo by Keenan Hughes)



Fig. 44: Grand Street Settlement Day Care Center (Photo by Ege Yildirim)

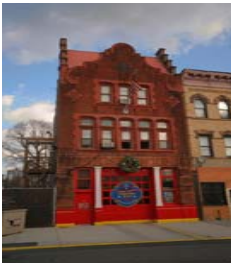


Fig. 45: Grand Street Settlement Day Care Center (Photo by Keenan Hughes)

There are many benefits to National Register listing. Owners of commercial buildings may receive a 10% tax credit for the proper restoration of their historic building, while owners of homes listed on the National Register may also be eligible for a wide variety of private grant opportunities. Local landmark designation provides greater protection to the buildings, but can also place stringent requirements on rehabilitation that may bring financial burden to residents and owners without the means to complete proper restoration. Thus, selective action should be taken in the designation of historic buildings as local landmarks.

For expanding the list given above, we propose several other buildings for possible designation, on local (City), State and National Register listing. This is based on only a rudimentary survey of priority buildings with historic significance; it should be expanded for a more comprehensive survey and a more specific analysis of what level of designation would be appropriate.

- Former William Ulmer Brewery, 81 Beaver Street (1872)
- Cook Mansion, 680 Bushwick Avenue (c1885)
- Arion Mansions, 13 Arion Place (1887)
- John Welz Residence, 74 Cornelia Street (c1890)
- St. Mark's Lutheran Church, 226 Bushwick Avenue (1892)
- St. Barbara's Roman Catholic Church, Central Avenue and Bleeker Street (1910)
- St. Brigid's Roman Catholic Church, 409 Linden Street (1922)
- Bushwick National Bank, Broadway & Halsey Street (1923)



Fig. 46: Former William Ulmer Brewery (Photo by Ege Yildirim)



Fig. 47: Cook Mansion (Photo by Ege Yildirim)



Fig. 48: Arion Mansions (Source: www.forgotten-ny.com)



Fig. 49: John Welz Residence, 74 Cornelia Street (Photo by Shannon Haltiwanger)



Fig. 50: St. Mark's Lutheran Church (Photo by Ege Yildirim)



Fig. 51: St. Barbara's Roman Catholic Church (Photo by Mark Davison)



Fig. 52: St. Brigid's Roman Catholic Church (source: www.propertyshark.com)



Fig. 53: Bushwick National Bank (Source: www.forgotten-ny.com)

As for district designation, there is one National Register historic district already existing in Bushwick, named the 'Willoughby-Suydam Historic District' and designated in 1983. This is a very small district, comprising 50 buildings in one block border by Suydam Street, Willoughby Avenue, St. Nicholas Avenue and Wyckoff Avenue. It is an inevitable point to question, if whether or not the district might be expanded, and further sections in the neighborhood might have historic urban fabric deserving similar status designation, at least on the national level. This question becomes all the more highlighted when comparing Bushwick with other neighborhoods in Brooklyn such as Sunset Park, where a very similar urban streetscape, on a much larger physical scale, is designated as a historic district at city level.



Fig. 54: Sunset Park streetscape (Photo by Katie Nolan)



Fig. 55: Bushwick streetscape (Photo by Walter South)

Adaptive reuse is another method used widely and established as a traditional preservation tool today. Buildings of historical significance and importance for the community should be considered for appropriate and feasible reuse, in concert with the proposals

made by the other Bushwick study groups, which establish the needs for housing and educational and community facilities in Bushwick.

As the continued occupation of buildings with new uses is a natural part of changing conditions, many existing examples can be found of adaptive reuse. Some of these are quite successful in preserving and appropriately using the buildings, such as the RKO Vaudeville Theatre that has been converted into the Acorn School for Social Justice. However, there are also buildings which are still vacant or underused, such as the building on 59 Jefferson Street (better known with the 'Knitwear' sign it bears on its façade) and ways of utilizing these buildings more fully should be explored.



Fig. 56: Former RKO Vaudeville Theatre (Source: www.forgotten-ny.com)



Fig. 57: Current Acorn School for Social Justice (Photo by Keenan Hughes)

b. Non-Traditional Preservation Tools

To support the tools proposed above for more effective and feasible results in preservation, more **non-traditional preservation** tools have also been proposed. These tools are more often used in reference to planning and community development, involving the real

estate and development market, but can also be used by preservationists to assist communities in preserving salient features of the neighborhood.

- **Zoning adjustments:** Working with city agencies to support zoning that is in accordance with preservation strategies, as a legislative method to address physical intervention and reuse of historic buildings, and new building within a historic context
 - Upzoning around main commercial avenues
 - Contextual zoning or preserving the low-rise character of the neighborhood's side streets
- **Community empowerment for preservation:** Community consensus building, guidance and education regarding preservation
 - Organizing a neighborhood preservation association, and getting residents involved in it, which will help strengthen awareness of keeping ownership or residency in the buildings against real estate 'flippers' and displacement (Make the Road by Walking, which already does this successfully, can extend its activities to history and preservation)
 - Community-based landmark and historic district recommendations: reports and applications made by groups such as the above-mentioned local preservation association to express the importance of certain sites in Bushwick and their need for designation
 - Further building research, education projects for local history and preservation basics
- **Interpretation and celebration of Bushwick's history**
 - Converting Cook Mansion into Bushwick History Museum
 - Activities such as installing street markers and placing public art installations throughout the neighborhood
- **Leveraging private real estate development** to reach preservation goals: Creating new programs to enable restoration and rehabilitation of historic buildings and provision of affordable housing, utilizing available funding sources and partnering with suitable organizations
 - A 'Housing Trust' model, whereby the Trust could buy, on the open market, buildings of historical note in Bushwick, then sell shares to either a co-op or condo associations. This could feature both low and middle income housing, to ensure feasibility, longevity and mixed-income integration (a pricing structure that has middle income at its center of gravity, with lower and higher price levels at lower amounts); it could also receive governmental assistance but be free of governmental control, and be based on ownership rather than rental to induce more neighborhood stability
 - The Neighborhood Homes Program (NHP), which is funded by the New York City Department of Housing Preservation and Development (HPD) could be adapted in part to create a preservation model
 - Funding sources which could be found for such a models include grants from government bodies such as HPD and the Department of Housing and Urban Development (HUD); federal and city housing subsidies and tax credits; credits from banks and funds from private donors

6. Conclusion

In presenting the preservation strategies and tools above, we have aimed to present **preservation as a positive agent**, with a preservation strategy that does not put added social burdens on the area, but supports the empowerment and identity of the neighborhood, and its improvement for current residents. We believe that an awareness of the Bushwick's history can strengthen community pride and help the residents of Bushwick deal with threats such as gentrification. An effective preservation plan could introduce the community to its rich and varied history, control the demolition of historic resources, create tangible links across the centuries and between varied cultures, and identify places important to the community that generate and foster a sense of ownership and civic pride.



Fig. 58: The spire of St. Mark's looking out over Bushwick (Photo by Mark Davison)

Credits and References

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