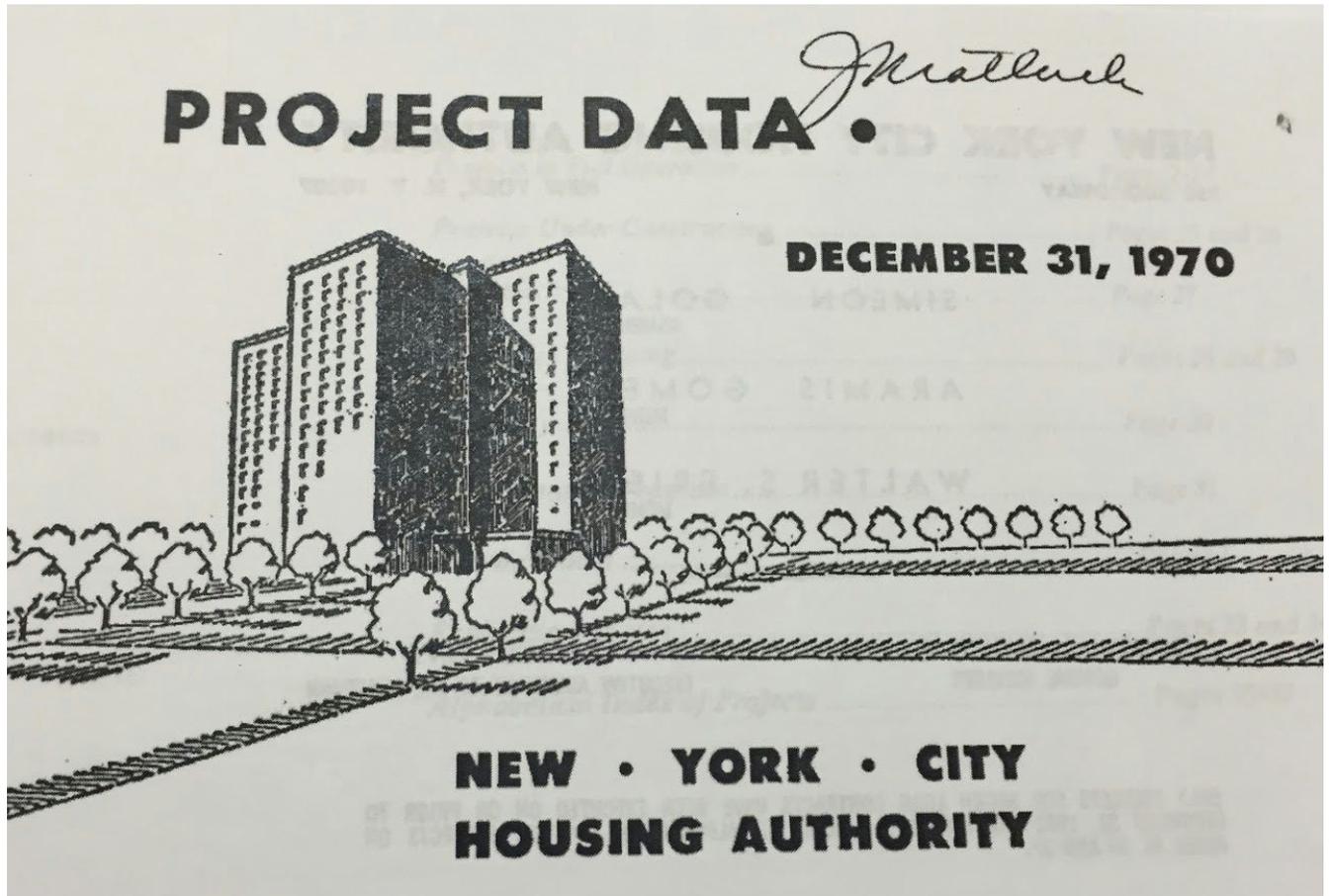


Learning Places Fall 2015

# SITE REPORT

Brooklyn Public Library



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11.02.2015

## INTRODUCTION

The visit of Brooklyn Public Library opened my eyes on how much information they provide and how easy to use their system. I found a lot of information, old articles and historical pictures that gave me a chance to see the life how it was those days.

## PRE-VISIT REFLECTION

As a main div. of Libraries of Brooklyn which is exactly that neighborhood that we are interested in I'm expecting more deep sources about site that we are observing. It would of be pretty hard to find deeper information about Brooklyn in Manhattan but I think it will be easier in Brooklyn division. I'm guessing the most information will be in the books. I hope they have some collection of the old pictures that we can look at for our research.

I want to find more information about currently state of the Farragut Houses as well as time right before renewal.

## SITE DOCUMENTATION (photos/sketches)

*Handwritten:* One of Our Shows *Hardy*

*Handwritten:* *6-17-50*

**slum into** *Garden Spot*

**YOUR AUTO HELPS TO RE-ARRANGE A CITY**



**HELL'S HALF-ACRE** was long Sands Street's more graphic name. Brooklyn street was scene of gang wars, dope peddling, prostitution. Seventeen acres of slums (like tenement shown above) have been cleared to make way for \$15,000,000 state-financed Farragut Houses. Fort Greene (below) is another great housing project nearby

**ALL IN ALL**, the passing of Sands Street is a happy event. The hundreds of decrepit slum buildings have disappeared. Most of the dingy saloons, so riotous yesterday, have been padlocked forever. The gamblers, thieves and drug peddlers have moved on; the harpies who once peopled the area have been replaced by young housewives with families. The roving gangs of sailors, just in port on leave and out to raise hell, have given way to bands of playing children. And the saloons and tenements have been supplanted by the Farragut Houses—ten modern, attractive buildings where people can now live graciously—surrounded by lawns and playgrounds instead of garbage dumps.

Indirectly responsible for this almost-magical transformation are Mr. and Mrs. Car Owner. For Sands Street was doomed by traffic, as well as housing, progress. Its downfall began the day approval was given the Brooklyn-Queens Expressway, now under construction. Planned to relieve congested traffic, the Expressway helped wipe Sands Street off the map of Brooklyn. Soon the Expressway's neat ribbons will completely skirt the area of the housing project. *(Continued on page 23)*

# Realty Board Head Hits City, State Housing Plan

Continued from Page 1  
 status not require the immediate removal of all the tenants from the entire site.

## Commissioner Wagner Speaks

Commenting upon the serious housing shortage, Commissioner of Housing and Buildings Robert F. Wagner Jr. said it was one of the most pressing problems of the city. "Your city officials are deeply concerned with the severity of the situation, knowing that it jeopardizes the health and family life of our people," the building official said.

"Those hardest hit are veterans and their families. In such a critical situation it becomes the duty

of your city administration to plan a course of action and take necessary steps to solve the problem."

Discussing the general real estate situation, Frank Fox, president of Realty Associates, Inc., expressed the opinion that although realty is in a dull period now, the prospects are bright for several years ahead.

"There are certain difficulties in the present situation," said Mr. Fox, "that will have to be cleared up or removed before prosperous activity in the real estate field will be resumed." He predicted that the difficulties should be overcome to the necessary extent within the next six months or so.

## Asks Cut in Labor Costs

Mr. Fox suggested the removal of all rental ceilings on newly constructed buildings and a substantial reduction in the high cost of labor entering into construction as a good beginning to a healthy and active construction period.

Other speakers were Wallace W. True, vice president of the Lincoln Savings Bank of Brooklyn, who discussed appraising for mortgage lending purposes; George J. Bender, vice president of the Brooklyn Savings Bank, who discussed the legal aspects of savings bank investments; Lillian R. Moebus, borough realty broker and chairman of the Women's Council of the National Association of Real Estate Boards, who spoke of the women's viewpoint in selling, and James M. Glimm, treasurer of the Brooklyn Real Estate Board, who explained the relationship of attorney and broker.

At the luncheon, Supreme Court Justice Jacob H. Livingston related some amusing incidents associated with the transfer of real estate, including one of his own, when he purchased 80 acres in Monroe, N. Y., and, failing to get "an accurate survey of the property," later found out that part of the land was "dedicated to cemetery purposes."

## Eagle Articles Praised

In her address, Lillian R. Moebus

**WANT TO PLAY A MUSICAL INSTRUMENT?**

—then investigate our remarkable "TALENT TEST PLAN"

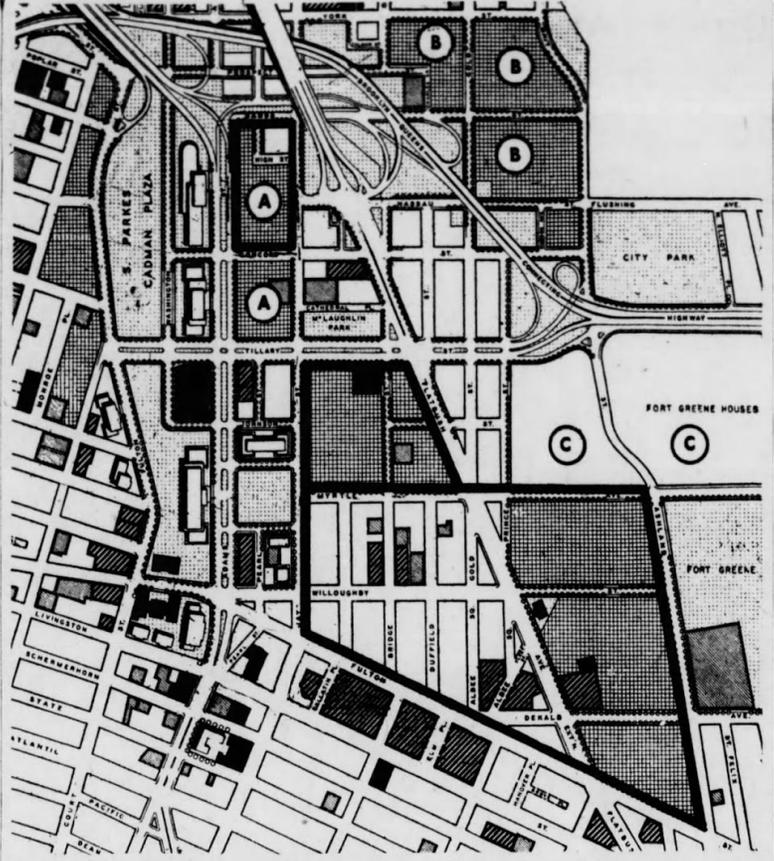
Your favorite Musical Instrument

LOANED FREE OF CHARGE

for studio practice with private lessons



**Pants Matched TO Your Jacket**  
 STOCK SIZES



**DOWNTOWN BROOKLYN REDEVELOPMENT**—Map shows layout of Brooklyn Civic Center when completed, with dark lines enclosing areas which would have been condemned by city and sold for redevelopment under the McGoldrick plan. (A) shows site actually condemned for Concord Village. (B) shows site of proposed Farragut houses, and (C) the existing Fort Green houses, both public housing projects. Other cross-hatched areas are those marked by City Planning Commission as desirable for clearance and redevelopment.



## SITE OBSERVATIONS

1. Church of the Open Door was built after Farragut Houses and people were fighting to have a church in their community
2. Many projects were built in that years by NYCHA
3. NYCHA didn't support development of the Church of the Open Door
4. There were different windows in the beginning
5. There were still some old buildings not destroyed while the construction of the Farragut Houses
6. Also we found a great article "Slum into Garden Spot". It can be the top in our primary sources for this project.
7. Picture from the article of the Farragut Houses in progress.

## QUANTITATIVE DATA

Subject	Data
Coverage	13.9%
Density (per acre)	347
Land cost	\$2.7M
Construction Cost	\$9.9M
Site improvements & other	\$2.6M
Development cost	\$15.3M
Average monthly rent on 1950	\$17.5
Competition date	4/30/1952

## QUESTIONS:

1. How much money NYCHA spent for the Farragut Houses project?
2. What was the rent for the apartments when they were just built?
3. Was a Church of the Open Door the part of the plan for this project?
4. Was there a fridge in the apartments at the time they were built?

## HYPOTHESIS:

1. NYCHA spent about \$15.3M for the project including \$9.9M just for the construction.
2. The rent was around \$20-\$30 per month in the 1950.
3. The Church of the Open Door was not a part of the project and the finances were collected from people to build it.
4. I think that maybe there are wasn't any fridges in the apartments at the time they were built. This thought based on the pictures of the apartment and the kitchens. I didn't see the fridge on any of them.

## SUMMARY / POST VISIT REFLECTION

I read a lot about Church of the Open Door and about people who participated in the construction. I found many articles about old streets from database of Brooklyn Eagle Newspaper as well as many historical pictures. Buildings had different type of windows at the time they were built. Also I noticed that a lot of low income communities were built within few years in the same area of Brooklyn close to Navy Yard. On the Farragut Houses NYCHA spent about \$15.3M and the rent for the apartments was about \$20-\$30 per month.

## REFERENCES TO EXPLORE HYPOTHESIS

Brooklyn Public Library

<http://www.bklynlibrary.org/>