April 10th, 1955.

Hon. Mark Eisner, Chairman
Board of Higher Education,
20 Exchange Place,
New York, N. Y.

Dear Mr. Eisner:

In accordance with your request I respectfully submit herewith an application for a loan and grant to the City of New York for the sum of $9,000,000 for the project entitled –

Construction and Equipment of Buildings
for Brooklyn College, Borough of Brooklyn,

and in connection therewith I also submit information as required by Circular No. 2 of the Federal Emergency Administration of Public Works.

Yours respectfully,

William A. Boylan,
President, Brooklyn College.
April 10th, 1935.

Hon. Fiorello H. LaGuardia,
Mayor, of the City of New York,
New York, N. Y.

Dear Mr. Mayor:

In accordance with your request I respectfully submit herewith an application for a loan and grant to the City of New York for the sum of $3,000,000 for the project entitled—

Construction and Equipment of Buildings
for Brooklyn College, Borough of Brooklyn,

and in connection therewith I also submit information as required by Circular No. 2 of the Federal Emergency Administration of Public Works.

Yours respectfully,

Mark Eisner, Chairman
Board of Higher Education

Enc.
CITY OF NEW YORK
BUREAU OF THE BUDGET
253 Broadway

RUFUS E. McGAHEEN
Director of the Budget

April 10th, 1935.

State Engineer,
Federal Emergency Administration of Public Works,
New York City.

Sir:

You are respectfully requested to approve application for a loan and grant to The City of New York in the sum of $9,000,000 for the project entitled —

Construction and Equipment of Buildings for Brooklyn College, Borough of Brooklyn,

and in connection therewith we are submitting to you information as required by Circular No. 2 of the Federal Emergency Administration of Public Works.

Respectfully,

____________________________________
Mayor.

____________________________________
Comptroller.

____________________________________
Director of the Budget.
II SUMMARIZED GENERAL INFORMATION

(a) Full corporate name of applicant and the date of its organization.

The City of New York.
Organized under authority of Chapter 378 of the Laws of 1897 entitled "An Act to unite into one municipality under the corporate name of The City of New York.

(b) Name, title and address of the official representative or representatives with whom correspondence should be conducted.

Rufus E. McGahan,
Director of the Budget,
255 Broadway,
New York City.

(c) Name and address of the applicant's attorney.

Paul Windels,
Corporation Counsel,
Municipal Building,
New York City.

(d) Name and address of the applicant's consulting engineer or architect.

Randolph Evans, Architect
Corbett, Harrison & MacMurray, Associated Architects
140 Nassau Street,
New York City.

(e) The applicant's population in 1910 and 1950.

U. S. Census Report — 1910 ..... 4,766,885
1920 ..... 5,620,048
1930 ..... 6,930,446
III  THE LOAN REQUESTED

(a) Amount

$3,000,000.

(b) Security (kind of obligation offered)

Serial Bonds of the City of New York

(c) Period of the loan and maturities (annual amounts if serial maturities)

For General Construction $6,250,000 - 50 year serial bonds
For Mechanical Equipment 2,750,000 - 15 year serial bonds

(d) Preferred method of application of grant if allowed.

Case 5, Section 6, Circular No. 1, grant to be used to reduce loan (with privilege of changing option if desired before signing contract).

(e) Schedule showing dates when funds will be needed and amounts.

After Start of Work

<table>
<thead>
<tr>
<th>Time (months)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$80,000</td>
</tr>
<tr>
<td>2</td>
<td>80,000</td>
</tr>
<tr>
<td>3</td>
<td>160,000</td>
</tr>
<tr>
<td>4</td>
<td>160,000</td>
</tr>
<tr>
<td>5</td>
<td>320,000</td>
</tr>
<tr>
<td>6</td>
<td>320,000</td>
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<tr>
<td>7</td>
<td>320,000</td>
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<tr>
<td>8</td>
<td>320,000</td>
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<tr>
<td>9</td>
<td>320,000</td>
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<tr>
<td>10</td>
<td>320,000</td>
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<tr>
<td>11</td>
<td>320,000</td>
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<tr>
<td>12</td>
<td>320,000</td>
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<tr>
<td>13</td>
<td>320,000</td>
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<tr>
<td>14</td>
<td>320,000</td>
</tr>
<tr>
<td>15</td>
<td>400,000</td>
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<tr>
<td>16</td>
<td>400,000</td>
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<tr>
<td>17</td>
<td>400,000</td>
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<tr>
<td>18</td>
<td>400,000</td>
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<tr>
<td>19</td>
<td>400,000</td>
</tr>
<tr>
<td>20</td>
<td>400,000</td>
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<tr>
<td>21</td>
<td>400,000</td>
</tr>
<tr>
<td>22</td>
<td>400,000</td>
</tr>
<tr>
<td>23</td>
<td>400,000</td>
</tr>
<tr>
<td>24</td>
<td>1,160,000</td>
</tr>
</tbody>
</table>

$3,000,000.
IV THE PROJECT

(a) General description with drawings sufficient for a thorough understanding of the project; and report of consulting or other engineer or architect, if available.

It is proposed to construct on a site, on the north and south sides of Avenue H and generally between Ocean Avenue on the west and Nostrand Avenue on the east, in the Borough of Brooklyn, City of New York. This site has been acquired by the City of New York conditional upon the obtaining of the loan and grant herewith applied for. (See Exhibit "A", or true copy of resolution adopted by the Board of Estimate and Apportionment, of the City of New York, December 21st, 1934.)

Submitted herewith are plots and plans giving the type of structures and layouts.

The following is a description of the buildings to be erected:

1. Academic Building

This building will be "E" shaped, 550 feet long, 65 feet wide. The wing extensions at each end and at the center will be 30 feet by 65 feet. The central part for a distance of about 275 feet will be 4 stories and attic in height, the remainder 3 stories high.

The building will provide the usual facilities for educational purposes including approximately 175 class rooms and rooms for lectures, departmental offices and consultation rooms; toilets, lockers and the other usual facilities.

2. Science Building

This building will be similar in size and character to the Academic Building and will provide locker rooms, shops, maintenance departments, about 24 ordinary class rooms, 12 lecture rooms, laboratories for Physics, Biology, Geology and Psychology.

3. Gymnasium Building

Length 370 feet, width 85 feet, two stories and attic in height. Will provide lockers, showers, toilets, a swimming pool, medical examination rooms, infirmaries and recreation rooms for men and for women, two gymnasiums one 70 feet by 100 and the other 70 feet by 120, two special exercise rooms each 40 feet by 60 feet, two classrooms, storage rooms and balconies for spectators over swimming pool and each gymnasium.

4. Library Building

Length 195 feet, depth 42 feet, a rear extension to be 36 feet by 34 feet. Basement and two upper floors will provide two study halls, each 40 feet by 65 feet and four reading rooms, 40 feet by 65 feet each, stack rooms for 50,000 books, workrooms and offices for librarian and assistants.

The reading rooms will seat 780 readers.
5. **Power House**

This will be approximately 125 feet long by 60 feet wide, entirely below ground, in about the center of the plot. It will provide space for 6 boilers and appurtenances, storage, machine shop, engineer's office, toilets, showers and coal storage. The chimney will rise above the buildings and will be treated as the central feature of the group with a monumental tower and promenade.

6. **Auditorium Building**

This building will provide an auditorium seating 1,828 persons on the orchestra floor and 772 persons on the mezzanine floor making a total of 2,600 persons. It will, in addition, house the Departments of Art, Music and Speech.

7. **Administration Building**

This building will approximate the Gymnasium Building in size and contour. In addition to housing the administrative offices of the college, such as the President's office, the offices of the Deans, Employment office, office of the Curator and Bursar, Summer Session office, Evening Session office, Faculty Room etc. It will provide approximately 100 additional class rooms.

8. **Science Building No. 2**

This building will house the Department of Chemistry and provide for an adjoining Green House for the Department of Biology and an Observatory for the Department of Physics.

9. **Stadium**

The Stadium will be a standard type and will have a seating capacity of approximately 15,000 persons.

10. **Social Hall**

This building will house the cafeterias to provide for approximately 7,000 students and 400 members of the faculty. It will also contain the lounge rooms for students and faculty and provide for all club and extra curricular activities.

The general architectural style proposed for this group of buildings is what is known as the Georgian style of architecture. The exterior of all buildings will be of brick with limestone trimmings, and columns of limestone.
Submitted herewith is a set of preliminary plans of buildings and a plot plan showing these buildings and their locations; also a map of the Borough of Brooklyn showing the location of the site and a tabulation of student registration.

(b) Estimate of the cost of the project subdivided into principal sections or items in sufficient detail to permit checking, showing separately the following sub-totals:

1. Preliminary expenses
   None.

2. Cost of land, rights-of-way and easements
   $2,200,000.

3. Construction cost subdivided into principal structures or classes of work, showing
   (i) Labor and
   (ii) Material cost.

The cost of these buildings is estimated as follows:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Cubic Feet</th>
<th>Cents per Cu. Ft.</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Building</td>
<td>1,650,000</td>
<td>$1,650,000</td>
<td></td>
</tr>
<tr>
<td>Science Building</td>
<td></td>
<td>1,650,000</td>
<td></td>
</tr>
<tr>
<td>Science Building No. 2</td>
<td></td>
<td>500,000</td>
<td></td>
</tr>
<tr>
<td>Gymnasium Building</td>
<td></td>
<td>380,000</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td></td>
<td>275,000</td>
<td></td>
</tr>
<tr>
<td>Auditorium</td>
<td></td>
<td>1,000,000</td>
<td></td>
</tr>
<tr>
<td>Administration Building</td>
<td></td>
<td>700,000</td>
<td></td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
<td>750,000</td>
<td></td>
</tr>
<tr>
<td>Social Hall</td>
<td></td>
<td>400,000</td>
<td></td>
</tr>
<tr>
<td>Tower &amp; Power House combined</td>
<td></td>
<td>350,000</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td></td>
<td></td>
<td>$8,500,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping, roads, walks, underground tunnels, etc.</td>
<td>225,000</td>
<td>$8,550,000</td>
<td></td>
</tr>
</tbody>
</table>

(i) Labor cost $4,286,000.
(ii) Material cost 4,286,000.
(4) Engineering charges, borings, surveys, printing specifications, blueprints, etc. $ 310,000.

(5) Legal, administration and other overhead charges.

None.

(6) Interest during construction. 160,000.

(7) Miscellaneous costs in reasonable detail.

None.

Total of loan and grant $ 9,000,000.

(c) Statement of the economic and social value of the project.

Chapter 407, Article 44-A of the State Education Law which became effective April 16, 1926, provides that the Board of Higher Education shall select a site for Brooklyn College and that when this site is approved by the Board of Estimate and Apportionment, the latter Board shall appropriate the funds necessary for the purchase of such site and for the construction thereon of the necessary college buildings.

The purpose of this project is to provide a suitable group of college buildings for the Brooklyn College which is now operating in several leased buildings in the Borough of Brooklyn, as shown by the following tabulation:-

<table>
<thead>
<tr>
<th>Location</th>
<th>Annual Rent 1934</th>
<th>Floor Area (Sq.Ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 Willoughby Street</td>
<td>$ 75,900.</td>
<td>50,755</td>
</tr>
<tr>
<td>66 Court Street</td>
<td>107,040.</td>
<td>44,600</td>
</tr>
<tr>
<td>385 Pearl Street</td>
<td>46,000.</td>
<td>20,026</td>
</tr>
<tr>
<td>120 Lawrence Street</td>
<td>13,278.</td>
<td>6,659</td>
</tr>
<tr>
<td>159 Joralemon Street</td>
<td>51,210.</td>
<td>22,340</td>
</tr>
<tr>
<td>57 Willoughby Street</td>
<td>51,935.</td>
<td>26,612</td>
</tr>
<tr>
<td>3rd &amp; 4th floors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>109 Remsen Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assembly Hall</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

$326,067. 170,972

The registration of students attending on November 15, 1933, was 9,917 of whom 5,361 (2,417 men and 2,944 women) were day session students, 4,388 (2,990 men and 1,398 women) were evening session students, and 188 (50 men and 138 women) were enrolled in the Extension Division.
At present it is necessary to provide facilities for 5,500 students to accommodate the full number attending during the day sessions. It is practically certain that this number will reach 7,000 by September 1957, the time when completion of the buildings is anticipated.

Under present conditions, it is extremely difficult for the Brooklyn College to function satisfactorily because of the crowded condition of the various widely separated quarters. The construction of the proposed new group of buildings, with proper facilities for administration and for instruction in the various sciences and subjects constituting the college course is essential for the maintenance of conferring of degrees on college graduates.

(d) Statement as to whether or not the project is part of a larger plan or long-range program of development, and if so, give description of other parts or plan of program.

Brooklyn College is part of the system of higher education for the City of New York which includes the College of the City of New York, City College, Hunter College and Brooklyn College. The project is part of the development of this system of higher education.

(e) Statement as to whether or not the applicant has a City or Regional Planning Board, whether this project has been submitted to such Board and the view of such Board, if any, in regard to it.

The Board of Estimate and Apportionment functions as a City Planning Board. As noted under IV-C, the construction of a Brooklyn College is required by State law. When the site is selected and approved by the Board of Estimate and Apportionment, acting as a Planning Board, approval of said Board to the construction of the buildings will follow.

(f) Statement as to whether the community is part of a metropolitan district and, if so, whether the project is coordinated with the plans for metropolitan development.

The Borough of Brooklyn is one of the five boroughs comprising the City of New York. The project is consistent with the development of facilities for higher education in the City of New York.

(g) Statement as to all endorsements that are known to have been made by civic groups and other similar bodies in respect to the project or the application, together with names and addresses of such endorsers.
The project for the construction of a group of buildings for Brooklyn College has been endorsed by the Civic Council of Brooklyn, which represents 70 civic organizations. It has been urged by the Board of Higher Education for years and, as noted heretofore, is mandatory under the State Education Law.

(h) Statement as to all objections that are known to have been made in respect to the project or the application, together with the names and addresses of such objectors; if no such objections have been made that fact should be stated.

No objections are known.

(i) Statement as to whether or not the project will compete with any similar enterprise.

This project will not compete with any similar project.

(j) Statement as to status of drawings and specifications; when construction can be commenced and when project will be completed.

Plans and specifications are well advanced toward the final stage. The architects and engineers have already been engaged. Plans and specifications are in such a state that work could begin practically immediately. The preparation and letting of contracts on part of the work can begin within one month of the obtainment of the grant and loan.

All work should be completed by September 1937.

(k) Statement of estimated average number of men to be employed each month, directly on the project, giving the number of months.

It is estimated that the project will give direct employment amounting to 496,000 man-days, or approximately 3,000 men, for a period of 24 months. Indirect employment at mills and factories is estimated at 250,000 man-days, or 625 men for 20 months.

V REVENUES AND EXPENSES (Information to be submitted where loan, in whole or in part, is to be secured by pledge of revenues derived from the project.)

Whereas Brooklyn College is part of the free Public Education System of the State and City of New York and is therefore not classed as income producing, this project is really a self-liquidating one as the interest on the loan will not exceed the annual rentals at present paid by the City of New York for the hiring of buildings.
CONSTRUCTION AND EQUIPMENT
OF BUILDINGS
FOR BROOKLYN COLLEGE
BOROUGH OF BROOKLYN

Summary of Exhibits

Exhibit "A" - True copy of resolution adopted by the Board of Estimate and Apportionment of the City of New York, December 21, 1934.

Exhibit "B" - Preliminary plans of buildings, including plot plan and map of Borough of Brooklyn.
Whereas, Pursuant to chapter 407 of the Laws of 1926, establishing the Board of Higher Education and defining its powers and duties, including the duty of selecting college sites, that Board at its meeting held on December 13, 1954, by resolution selected as a site for Brooklyn College certain property on the north and south sides of Avenue H and generally between Ocean avenue on the west and Nostrand avenue on the east, in the Borough of Brooklyn, City of New York, the said property comprising about 29 acres in private ownership and having an area of about 40 acres including the land within street lines; and

Whereas, The Board of Higher Education by said resolution has requested this Board to make provision for the acquisition of this property where not already acquired by the City, as the most suitable and desirable site for Brooklyn College; and

Whereas, The Greater New York Development Company, owners of the privately owned property included in this site, this privately owned property having an area of approximately 29 acres, having offered to sell it to The City of New York for the sum of $1,600,000 and having also offered the City an option to purchase the property at this price for a period extending to July 1, 1935; and

Whereas, It is the opinion of the Board that, based upon this offer, the aforesaid property may be secured by The City of New York upon terms and conditions favorable and advantageous to the City; and

Whereas, Application has heretofore been made to the Federal Emergency Administration of Public Works for a loan and grant in the amount of $5,500,000 for the construction of necessary buildings for Brooklyn College, which application has been approved by the New York State Engineer of the Federal Public Works Administration; now therefore be it

Resolved, That this Board approves conditionally the selection of the site chosen by the Board of Higher Education as a suitable site for Brooklyn College, such approval being subject to the making of a loan and grant by the Federal Government or other satisfactory method of financing, for the construction of the college buildings, and in the event of the making of said loan and grant will negotiate with the owners of so much of said property as is not already in City ownership, and upon which the City now holds an option, for the sale of said property to The City of New York.

Resolved, That the Federal Public Works Administration be asked to pass upon the requested allotment of funds for Brooklyn College with reference to the above property as the intended site.

A true copy of resolution adopted by the Board of Estimate and Apportionment, DECEMBER 21, 1954.

Pearl Bernstein
Secretary