



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor
New York, NY 10027
T: 212-749-3105 F: 212-662-4215

RESOLUTION

Manhattan Community Board 10 NYCHA Harlem River Houses Historic Rehabilitation

RESOLUTION: To provide a resolution of support to the NYC Landmarks Preservation Commission for Harlem River Preservation LLC to rehabilitate the historic NYCHA Harlem River Houses.

WHEREAS, Harlem River Preservation LLC, consisting of Curtis and Ginsberg Architects; Higgins Quaesbarth & Partners LLC; NV5 Civil and Landscape; Rand Engineering & Architecture; and MEPF Inglese Architecture & Engineering (hereafter known as “HRP”) are seeking a resolution of support for their historic rehabilitation of the NYC Harlem River Houses; and

WHEREAS, the comprehensive restoration of the NYC Harlem River Houses will include landscape, pathway and stair modifications, playground updates, site-wide fencing improvements, furniture, lighting and security camera, building entry and façade rehabilitation, storefront replacement and signage; and

WHEREAS, the NYCHA Harlem River Housing complex between West 151st Street and West 153rd Street, Macombs Place to the Harlem River Drive, is a nine acre complex opened in October 1937 as one of the first two NYC housing developments funded by the federal government with the goal of providing affordable housing for African-Americans; and

WHEREAS, the complex was designated a New York City Landmark in 1975 and was listed on the National Register of Historic Places in 1979, and in 2014 was designated a Special Planned Community Preservation District which is a zoning category created in 1974 “to preserve and protect... superior examples of town planning or large-scale development;” and

WHEREAS, the Harlem River Houses are said to be the most successful public housing in New York City due to the modern, spacious design of the buildings which provide, according to architecture critic Lewis Mumford, “the equipment for decent living that every modern neighborhood needs: sunlight, air, safety, play space, meeting space, and living space. The

families in the Harlem Houses have higher standards of housing, measured in tangible benefits, than most of those on Park Avenue.” and

WHEREAS, Archibald Manning Brown was the chief architect for the project, with other contributing architects including Will Rice Amon, Richard W. Buckley, Frank J. Forster, Charles F. Fuller, Horace Ginsbern, and John Louis Wilson Jr. . Mr. Wilson was one of the first African American architects to be registered in New York State; and

WHEREAS, on September 20th, 2021 the Executive Board of the Harlem River Resident Association submitted a letter of support of the HRP’s plan to rehabilitate and modernize Harlem River Houses and have regularly engaged with HRP since it was designated by NYCHA as the Harlem River PACT Partner in early 2020; and

WHEREAS, the Executive Board of the Harlem River Resident Association has both reviewed HRP’s plans for redevelopment of the Harlem River Houses and have seen the Board’s insight and feedback reflected in HRP’s design plans, including the rehabilitation of the Harlem River Houses in accordance with the site’s original design, and the addition of contemporary features, finishes, and amenities that will make the development a healthier, safer, and more comfortable place to live, and look forward to continuing to work with the Harlem River Preservation team and are excited for the renovation work to commence; and

WHEREAS Community Board 10 through its Transportation, Landmarks and Historic Preservation Committee held a public meeting on September 14, 2021, affording HRP the opportunity to present to the board and the public, and affording the community at large to review the planned rehabilitation and to comment on same; and

WHEREAS, on September 22, 2021, the Executive Committee after hearing all of the views, including written submissions, for and against the project voted 13 Yes, 0 No, 1 Abstention, and 0 Recusal to approve the application; and

NOW THEREFORE, BE IT RESOLVED

Community Board 10 grants this resolution of support to the NYC Landmarks Preservation Commission for Harlem River Preservation LLC to rehabilitate the NYCHA Harlem River Houses. During the October 6, 2021 General Board Meeting, the board voted to approve by vote of **30 Yes, 7 No, 1 Abstention, and 1 Recusal.**