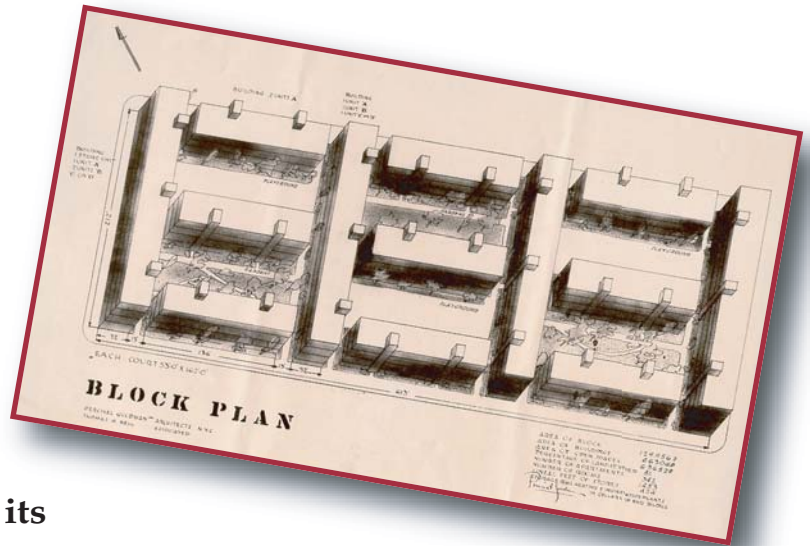


The History of NYCHA building design closely reflects the distinctive architectural development of New York City.

A city of high-density, high-rise apartment houses and tenement buildings, New York presented a challenge to NYCHA officials. The Authority's first development, First Houses, on the Lower East Side, took a series of 1846 tenements and demolished every third building to provide adequate light and air, and rehabilitated or rebuilt the remaining buildings. At the same time, by combining yards, an attractive common courtyard and recreation area was created. Dedicated in December 1935, its architectural design was considered "unsurpassed."



"The Design, plans and specifications come up to every modern standard."

...The apartments are equipped with every modern convenience, and from the point of view of health and safety to life there is no building in New York City that can better it."

Langdon W. Post, *Chairman, New York City Housing Authority* to the Editor of *The Nation* September 24, 1935



First Houses

Two years later, Harlem River Houses and Williamsburg Houses opened.

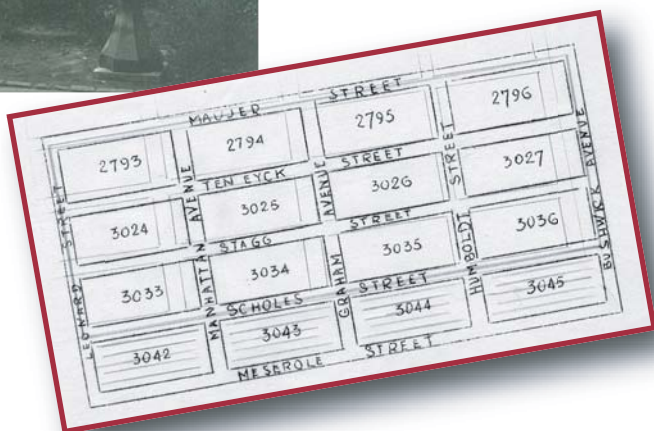


Harlem River Houses

Williamsburg Houses was laid out in a geometric design, and cross-streets were closed to create "super-blocks." The design was included in an exhibit at the Museum of Modern Art in 1939.



Harlem River Houses is considered an oasis in a metropolis.



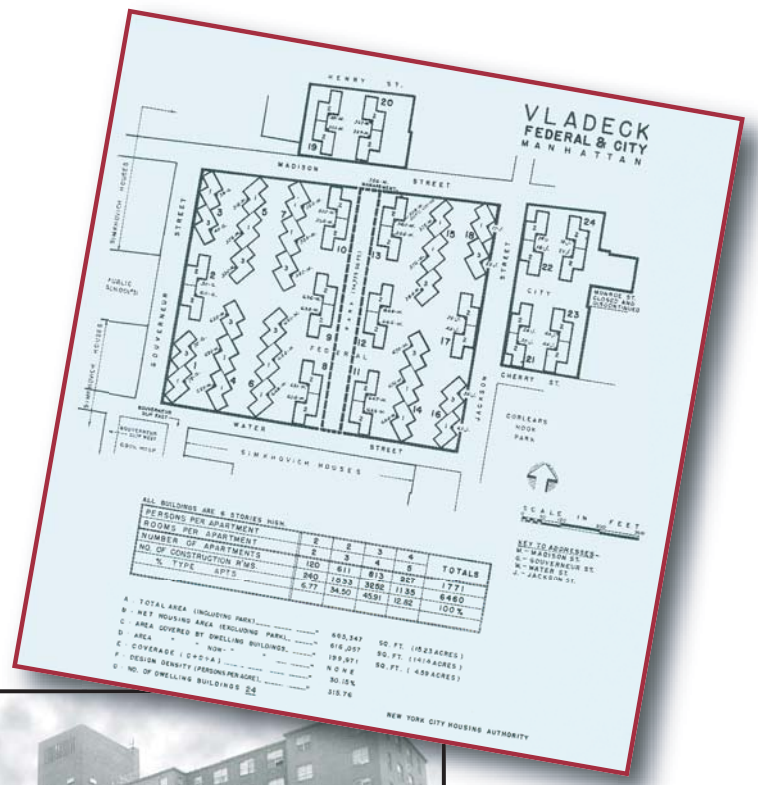
Williamsburg Houses





Brownsville Houses

In the early 1940s, a new architectural design concept emerged - the "Tower in the Park" idea - with high-rise buildings built in park-like settings, to permit maximum light and ventilation. Brownsville Houses offered the best example of the "X" or "cross" plan.



Carleton Manor Houses

In 1961, Jane Jacobs' famous book, *The Death and Life of Great American Cities*, urged a return to smaller scale, diverse housing developments that would blend in with their communities, such as Carleton Manor Houses in Rockaway, Queens, which opened in 1967.



Baruch Houses

In the 1950s, in-line layouts and random spacing characterized NYCHA's housing design, including Gun Hill Houses and culminating with Baruch Houses in 1959, scattered over fifteen blocks in a random fashion.

Since the 1980s, NYCHA's focus has been the preservation and modernization of its existing housing stock, the rehabilitation of abandoned buildings and the construction of low-rise buildings that are integrated into local communities.



Lower East Side III



Gun Hill Houses



University Macombs Apartments rendering

Today, Mayor Michael R. Bloomberg has made the preservation and expansion of affordable housing a major priority. As part of the Mayor's New Housing Marketplace

Plan, NYCHA is a partner with the Department of Housing Preservation and Development (HPD) and the Housing Development Corporation (HDC) to generate homes for New Yorkers. University Macombs Apartments in the Bronx is one example already under way.



1930s - 1940s

East River Houses - one of the last "low-rise" buildings



1940s

Kingsborough Houses is an example of the "Tower in Park" concept



1950s

Coney Island is a good example of the "In-Line" layout



1950s - 1970s

Riis Houses clearly shows the "Random" layout approach



1980s

PS 139 - a public school transformed into new senior housing



2004

Prospect Plaza HOPE VI - the rehabilitation of existing buildings and the construction of new townhouses