

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

# DRAFT

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name East 152nd Street-Courtlandt Avenue Houses

other names/site number \_\_\_\_\_

name of related multiple property listing \_\_\_\_\_

## 2. Location

street & number 372 East 152nd Street and 370 East 153rd Street

city or town New York

state New York code NY county Bronx code 005 zip code 10455

<input type="checkbox"/>
<input type="checkbox"/>

not for publication

vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets      does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

     national      statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property      meets      does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

     entered in the National Register

     determined eligible for the National Register

     determined not eligible for the National Register

     removed from the National Register

     other (explain:)

\_\_\_\_\_

Signature of the Keeper

Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

☐ private  
☒ public - Local  
☐ public - State  
☐ public - Federal

**Category of Property**

(Check only **one** box.)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
1		sites
		structures
		objects
3	0	<b>Total</b>

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

LANDSCAPE/parking lot

LANDSCAPE/plaza

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

LANDSCAPE/parking lot

LANDSCAPE/plaza

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

MODERN MOVEMENT

**Materials**

(Enter categories from instructions.)

foundation: Concrete

walls: Concrete

Brick

roof: Rubber membrane

other:

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The East 152nd Street-Courtlandt Avenue Houses is a federally aided, low-rent public housing development in a predominately residential area in the Melrose neighborhood in the South Bronx, New York. The complex consists of two contributing residential buildings and a contributing landscaped site. The residential buildings comprise the fourteen-story Building 1 at 372 East 152nd Street and the eleven-story Building 2 at 370 East 153rd Street. The buildings were completed in 1973 as a part of the Urban Renewal Turnkey Housing Project in the Melrose Community Development Plan Area for the New York City Housing Authority (NYCHA) and designed by the architectural and engineering firm of Ames Kagan Stewart. The buildings have served as public housing since their completion and have undergone minimal alterations, retaining a high degree of integrity.

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**Narrative Description**

**Site**

The East 152nd Street-Courtlandt Avenue housing project is a vest pocket development located on two mid-block parcels on two adjacent city blocks. The complex is generally bounded by East 153rd Street to the north, Melrose Avenue to the east, East 151st Street to the south, and Courtland Avenue to the west. Building 1, at 372 East 152nd Street, is located on Bronx Tax Map Block 2398, Lot 14. Building 2, at 370 East 153rd Street, is located on Bronx Tax Map Block 2399, Lot 10, to the north of Building 1.

Both buildings run east to west abutting the city sidewalk. Landscaping is limited to several trees and some shrubbery surrounding the buildings. Historic site plans identify a combination of privet, buckthorn, and blackhaw hedges; forsythia, and flowering quince were planted along the exterior features of both Buildings 1 and 2. The minimal green space within the property is delineated by simple metal fencing. Paved parking lots are to the south of both buildings and are lined with a combination of wrought-iron and chain-link fencing. Paved walkways extend from the parking lots, connecting to the rear secondary entrances and communal sitting areas.

Several NYCHA projects are within a half-mile radius of the East 152nd Street-Courtlandt Avenue housing project, including the Melrose Houses (1952), Jackson Houses (1963), Morrisania Air Rights (1980), Patterson Houses (1950), Mott Haven Houses (1965), Saint Mary's Park Houses (1959), and Adams Houses (1964).

**Exteriors**

Both buildings in the East 152nd Street-Courtlandt Avenue housing project are uniform in style and materials with simplified exteriors that emphasize the utilitarian nature of the design. Both buildings are faced in corduroy concrete and metal spandrel panels.

*Building 1 Exterior*

Building 1 rises fourteen stories from a concrete foundation to a flat roof lined with metal fascia and guardrail. The building has an L-shaped footprint with a one-story community center, offset east, on the south elevation. A

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water tower, slightly offset to the west on the roof, is faced with corduroy concrete with alternating horizontal panels and is surrounded by a series of fans. The façade faces north onto East 152nd Street and is six bays wide with regularly arranged alternating panels of corduroy concrete and metal spandrel panels. Within the spandrel panels are five bays of one-over-one aluminum windows with safety gates installed on the bottom sash (windows throughout the complex were replaced ca. 1993). The main entrance is located in the fourth bay and consists of a metal-framed, single-light door with a transom that reads “372” within a partial metal and glass surround. A slightly projecting metal header spans the width of the entryway with an angled panel terminating at the windows of the second story. Based on drawings dated 1994, the header and angled aluminum panel are not original features of the building.

A secondary entrance, which provides access to the community center described below, is within the second bay and consists of commercial double-doors with a one-over-one aluminum window to the west. The entire entrance is covered by a security gate. A shed-roof awning supported by steel posts shelters the entrance. Flush metal doors and a large vent are in the two westernmost spandrel panels. A concrete walkway lined with simple metal fencing connects all entrances along the north elevation.

The east and west elevations are unfenestrated and faced with the same corduroy concrete with alternating horizontal panels as the façade.

The south elevation faces a paved parking lot lined with chain-link and wrought-iron fencing. The east portion of the south elevation incorporates a one-story ell, constructed as a community center. The one-story ell has a flat roof lined with metal fascia. The elevation facing the projects’ landscaped area has three bays of spandrel panels separated by panels of corduroy concrete. Within the spandrel panels are three bays of one-over-one aluminum windows with safety gates installed on the exterior. A flush metal door is offset north. The south elevation of the main building follows a similar design pattern as the façade. Unlike the façade, the south elevation has a slight bump-out, four bays wide, on the easternmost half of the elevation. Metal spandrel panels with five bays of one-over-one aluminum windows with safety gates installed on the bottom sash are in the first, fourth, and fifth bays. Remaining fenestration includes paired one-over-one aluminum windows with safety gates installed on the bottom sash.

*Building 2 Exterior*

Building 2 rises eleven stories from a concrete foundation to a flat roof lined with metal fascia and a guardrail. The building has a rectangular footprint. The elevator overrun is centrally located on the roof with stair bulkheads to the east and west. An interior chimney rises above the roofline directly to the west of the elevator overrun. Building 2 was built on a sloping grade, making the easternmost part of the building twelve stories. The façade faces north onto East 153rd Street and is divided by three bump-outs. The façade is thirteen bays wide with regularly arranged alternating panels of corduroy concrete and metal spandrel panels. Within the spandrel panels are a combination of one, three, and four bays of one-over-one aluminum windows with safety gates installed on the bottom sash.

The main entrance is within the central bump-out and mimics the design of the entrance on Building 1. A transom above the entry door reads “370.” A metal header with an internal gutter and downspouts spans the width of the entryway. An angled metal panel rises above the header, terminating at the second story windows

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above. A flush metal door with a single glazed window is to the east of the main entrance. A flush metal door with a single glazed window and a roll-up door is to the west of the main entrance. A concrete walkway that slopes below grade, lined with a metal balustrade, provides access to flush metal doors in the outer east and west bays.

The east and west elevations are faced with corduroy concrete with alternating horizontal panels and are without fenestration. The first through eight floors on the east elevation directly abut the adjacent building.

The south elevation is fourteen bays wide with a central bump-out containing six bays of spandrel panels with paired one-over-one aluminum windows. Two spandrel bays with triple and paired one-over-one aluminum windows are to the west of the bump-out. East of the bump-out are two spandrel bays with paired one-over-one aluminum windows that flank a spandrel bay with triple one-over-one aluminum windows. The remaining fenestration is paired one-over-one aluminum windows. Most windows have security gates on the bottom sash.

## **Interiors**

### *Building 1 Interior*

The first floor of Building 1 is dedicated to the lobby, community center, utility rooms, and laundry room. The main entrance on the façade opens into a lobby that is characterized by painted historic CMU block walls, and terrazzo flooring. Recessed mailbox wall mounts are on the west wall. Circulation is provided by two elevators and an enclosed switchback stair, located south of the elevators, within the lobby. A corridor on the east wall of the lobby provides access to the community center wing, which is also accessible by an entrance on the north façade. Finishes in the community center include vinyl composition tile (VCT) flooring, painted gypsum wallboard, and acoustic drop ceilings with fluorescent lighting. A series of rooms situated along the outer walls of the community center operate as office spaces, an arts and crafts room, restrooms, club rooms, food areas, a kitchen, a lounge, and a dining room. A corridor along the lobby's west wall provides access to the laundry room, gas meter room, and electric meter room. A compactor room, located along the south wall, is only accessible from the exterior.

The layout and condition of the second through fourteenth floors are identical. A central public corridor, running east to west, provides access to the apartment units oriented along the outer walls. Six one-bedroom apartments are along the north wall, with a seventh one-bedroom apartment in the southwest corner. Entrances for the one-bedroom units open into a foyer and a shared dining room and living room space. The bedroom is along the outer wall with the bathroom and kitchen flanking the entrance. A two-bedroom apartment is in the southwest corner. The unit's entrance opens into a foyer which provides access to the two bedrooms, a bathroom, and the shared dining and living room. The small kitchen is in the shared dining and living room. Two studio apartments are located along the south wall, to the east of the elevators and switchback stair.

The central public corridor is finished with painted CMU block walls, VCT flooring, and hard ceilings with fluorescent lighting. Areas of the VCT flooring have been replaced over time. Apartment units are finished with painted gypsum wallboard, painted CMU block, a variety of VCT flooring, vinyl baseboard, and hard ceilings with fluorescent lighting. Bathrooms have a variety of ceramic tile flooring and ceramic tiles within the full baths. Many of the units were not accessible at the time of the site visit, although all apartments within the project were constructed with the same materials.

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*Building 2 Interior*

The basement of Building 2 is accessible by way of an exterior door, offset east, on the façade and an entrance, offset west, on the south elevation. The entrances open into a foyer that connects to a corridor that runs east to west through the basement, terminating at the boiler room along the west elevation. The maintenance locker and lunchroom, bathroom, tenant storage rooms, electric meter room, gas meter room, project storage room, refuse compactor room, small parts and bulk storage room, and maintenance shop are situated along the north and south exterior walls. The basement is characterized by painted CMU block walls, hard ceilings, and concrete floors.

The primary entrance of Building 2 is centrally located on the first floor of the north elevation which opens into a lobby with the mail room to the west. A corridor on the east wall of the lobby provides access to the apartment units along the exterior walls. A pair of elevators within the lobby provide access to all floors. The lobby is characterized by painted historic CMU block walls, and terrazzo flooring. Recessed mailbox wall mounts are on the west wall. Two storage rooms flank the vestibule and mailman's room along the north wall. A switchback stair is on either side of the storage rooms which communicate to all upper floors. The upper floor of the boiler room occupies the west wing of the first floor. A three-bedroom apartment unit is to the east of the easternmost pram storage room along the north wall. The apartment entrance opens into a hallway which leads to a combined kitchen and living room space. Three bedrooms are to the west of the combined kitchen and living room space. The bathroom is along the north wall of the public corridor. A four-bedroom apartment unit is along the public corridor's southeast corner. The apartment entrance opens into a hallway with the living room to the south. The kitchen is west of the living room and three bedrooms are in the southeast corner. The fourth bedroom is in the northeast corner, to the north of the two bathrooms. A five-bedroom unit is along the south wall, accessible by an entrance on either side of the lobby elevators. The westernmost entrance opens directly into the living room, which shares a wall with the kitchen to the west. The easternmost entrance opens into a hallway which provides access to the five bedrooms along the south wall. Two bathrooms abut the pair of lobby elevators to the east. First floor units were not accessible at the time of the site visit, although all apartments within the project were constructed with the same materials.

The second through eleventh floor plans are identical in Building 2. A central public corridor, running east to west, provides access to apartment units and is finished with painted CMU block walls, VCT flooring, and hard ceilings with fluorescent lighting. Areas of the VCT flooring have been replaced over time. Circulation is provided by a pair of elevators centrally located in the public hall and two enclosed switchback staircases along the north wall. Five two-bedroom apartments, three three-bedroom apartments, and one four-bedroom apartment are situated along the outer walls. Apartment units are finished with painted gypsum wallboard, painted CMU block, vinyl baseboard, and hard ceilings with fluorescent lighting. Flooring in units is a combination of VCT and ceramic tile. Bathrooms have a variety of ceramic tile flooring and ceramic tiles within the full bath. Many of the units were not accessible at the time of the site visit, although all apartments within the project were constructed with the same materials.

**Statement of Integrity**

The East 152nd Street-Courtlandt Avenue public housing project (Project No. NY5-154) retains overall integrity of location, design, setting, materials, workmanship, feeling, and association that convey its

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significance as a public housing project developed for NYCHA during the second half of the twentieth century. The buildings retain their original location and design, with key design elements intact. Character-defining design features include the towering scale of the buildings as well as the spare modern building façades that eschew embellishment in favor of functional forms, elements commonly employed in NYCHA public housing projects. Entryways, fenestration, roof configurations, and interior layouts of the buildings remain unaltered. The materials and workmanship of the buildings have been minimally altered, allowing the complex to continue to convey the feeling and association of a public housing project constructed during the second half of the twentieth century.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Community Planning & Development

Politics/Government

**Period of Significance**

1973

**Significant Dates**

1973

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Ames Kagan Stewart (Buildings)

Abel & Bainnson (Landscape)

**Period of Significance (justification)**

The period of significance is 1973, the year the housing complex officially opened with a ribbon-cutting ceremony on August 31, 1973.

**Criteria Considerations (explanation, if necessary)**

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**Statement of Significance Summary Paragraph**

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The East 152nd Street-Courtlandt Avenue Houses is an intact public housing development in the Melrose neighborhood, a predominately residential area of the South Bronx. The complex was designed by the architectural and engineering firm of Ames Kagan Stewart and officially opened on August 31, 1973. It is locally significant under National Register **Criterion A** in the areas of ***Community Planning and Development*** and ***Politics/Government*** as an affordable housing project constructed during a time of urban decay and racial tension in the South Bronx.

In the area of *Community Planning and Development*, the complex reflects local efforts to revitalize the South Bronx. The housing development was part of the larger Melrose-Morrisania Study, which sought to revitalize this important but declining north-south corridor of the Bronx. Beginning in 1968, the New York City Planning Committee worked closely with the Melrose Planning Council, formed by residents of Melrose, to develop an urban renewal plan that would benefit their community. The planners conducted extensive surveys and held public hearings about individual urban renewal sites scheduled around residents' availability. This process represents a successful collaboration between local government and neighborhood residents.

In the area of *Politics/Government*, the East 152nd Street-Courtlandt Avenue Houses is a representative example of NYCHA's vest pocket and turnkey programs. Vest pocket housing developments were defined by their size—sites were a city block or less and the complex comprised one to four residential buildings. This approach aimed to address criticism of larger high-rise public housing projects by minimizing demolition and displacement while promoting neighborhood-scale redevelopment. The turnkey program allowed a private developer to construct a housing project and then turn the keys over to the housing authority, ideally speeding construction and reducing costs. The East 152nd Street-Courtlandt Avenue housing project was constructed by private developer Sovereign Construction Company, Ltd.

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**Narrative Statement of Significance**

*Development of the Melrose neighborhood*

The neighborhood of Melrose originated as part of the Morris family property known as Morrisania, which was developed during the seventeenth century. The Morris property encompassed approximately 2,000 acres along the Harlem River in present-day South Bronx.<sup>1</sup> The Melrose neighborhood derived its name from a town in Scotland, following Scottish-born Andrew Finley surveying the land.<sup>2</sup> German and Irish laborers flocked to the area throughout the second half of the nineteenth century into the mid-twentieth century. At the turn of the twentieth century, Italian, Russian, and Jewish immigrants began to move into the neighborhood. Urbanization of Melrose increased in 1908 with the introduction of the subway system, which provided accessibility to Manhattan.

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<sup>1</sup> "Morrisania: The South Bronx and the old days of American aristocracy," *The Bowery Boys*, September 28, 2016, <https://www.boweryboyshistory.com/2016/09/morrisania-south-bronx-old-days-american-aristocracy.html>.

<sup>2</sup> "Melrose Playground," NYC Parks, accessed January 25, 2024, <https://www.nycgovparks.org/parks/melrose-playground/history>.

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By that time, the neighborhood surrounding the present-day East 152nd Street-Courtlandt Avenue housing project included a mix of wood framed and brick dwellings, commercial, and industrial buildings. A Roman Catholic Church, Roman Catholic School, Rectory, St. Mary's Hall, Catholic Club, and Sisters of Charity Convent occupied the city block bounded by East 150th Street, Courtlandt Avenue, East 151st Street, and Melrose Avenue, with a block of storefronts and dwellings along Courtlandt Avenue (Figure 1). The site was documented by the New York City's Department of Taxation and the Works Progress Administration (WPA) between 1939 and 1941 during a city-wide survey. The images of the site depict a predominately residential neighborhood (Figures 2 and 3). Development and urbanization increased during the first quarter of the twentieth century. Tenements were rapidly constructed to provide housing for the influx of the workers that relocated to the industrial waterfront.

*Economic decline of the South Bronx*

In 1933 the Home Owner's Loan Corporation (HOLC) was established as part of the New Deal for the purpose of encouraging white middle-class families to buy single-family homes and helping existing homeowners struggling to make mortgage payments following the Depression. The HOLC offered to purchase mortgages that were at risk of foreclosure and issued low-interest mortgages that included principal and interest in monthly payments, which provided borrowers with the opportunity to own the home after the mortgage was paid off. The HOLC developed a grading system, primarily based on the racial composition of the neighborhood, to assess the risk of the property depreciating.<sup>3</sup> The four categories—best, still desirable, definitely declining, and hazardous—identified what the HOLC considered the quality of the neighborhoods for investment. The “high-risk” or hazardous neighborhoods were outlined in red, a tactic that would become known as redlining. Many minority neighborhoods were redlined, making it much more difficult for residents to obtain mortgage loans; this practice isolated minorities while creating a segregated middle class.

The HOLC evaluation process became the foundation for the Federal Housing Administration (FHA), which was created in 1934. The FHA ensured bank mortgages were attractive as they covered 80 percent of purchase prices, had a twenty-year term, and were amortized.<sup>4</sup> The requirements to be eligible for the FHA mortgage insurance program included having an appraisal for the property, which followed the same grading system as the HOLC and therefore legalized and institutionalized segregation. An *Underwriting Manual* was distributed to appraisers with guidelines on how to assess a property for the federal mortgage insurance program. A 1935 publication of the *Underwriting Manual* states, “If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes.”<sup>5</sup> The federal government denied minorities access to homeownership by systematically redlining neighborhoods. Not only did this enforce the segregation of neighborhoods, but it also maintained segregation in the school system and prevented minorities from accessing resources and opportunities. These and other programs geared towards middle-and upper-class white residents sent millions of white homeowners to the suburbs in the mid-twentieth century.

<sup>3</sup> Richard Rothstein, *The Color of Law* (New York: Liveright Publishing Corporation, 2017), 63.

<sup>4</sup> Rothstein, *Color of Law*, 64.

<sup>5</sup> Rothstein, *Color of Law*, 65.

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Neighborhoods redlined by the HOLC were also excluded from federal funds to improve the existing structures, and entire communities fell into disrepair, making them targets for slum clearance programs. In 1938, the Division of Research and Statistics appraised the Bronx and identified redlined areas for the HOLC. Most of what is now considered the South Bronx was within the redlined D-6 area that spanned from East 133rd Street to East 163rd Street (Figure 4). According to the Area Description form that accompanied the map, D-6 was 50 percent Irish and German and 6 percent African American, with a note that there was an “infiltration of Italian” immigrants.<sup>6</sup> The Division of Research and Statistics described the trend of desirability in the next ten to fifteen years as “down fast” and found that the predominate building type was multi-family housing. The Division of Research and Statistics determined that there was “very limited” availability of mortgage funds for home purchases in the area.<sup>7</sup> Features that negatively impacted the desirability rating included industrial encroachment, the elevated railroad, heavy traffic, and congestion.

The redlining of the Melrose neighborhood likely contributed to the demographic shift that occurred during the mid-twentieth century. Many white residents moved out, choosing to leave a neighborhood experiencing systematic disinvestment and attracted to the suburbs by generous federally subsidized mortgages. This particularly affected public housing, and the percentage of white tenants in NYCHA’s developments citywide fell from 42.7 percent to 27.9 percent during the 1960s.<sup>8</sup>

At the same time, many Black and Puerto Rican citizens were moving to New York City and the South Bronx specifically.<sup>9</sup> Technological advancements in cotton farming resulted in the displacement of Black residents in the south. Established Black neighborhoods became overcrowded as the population in New York went from 450,000 Black residents to 800,000 after World War II.<sup>10</sup> Available work was sparse and white union groups prevented minorities from securing labor jobs.<sup>11</sup> Puerto Ricans became citizens of the United States with the passing of the Jones Act of 1917. During the first quarter of the twentieth century Puerto Ricans sailed to the United States, but relocation ceased when the Depression hit in 1929. Puerto Rico was experiencing an economic downfall during the mid-twentieth century. Many Puerto Ricans fled their country with the rise in flight availability after World War II; however, when they arrived in the United States they were faced with limited options and impoverished neighborhoods. By 1950 more than 60,000 Puerto Ricans called the Bronx home and in 1953 approximately 500,000 Puerto Ricans resided in New York City.<sup>12</sup>

Federal housing policy denied the incentives offered to white citizens to Black, Puerto Rican, and other minority home seekers, effectively barring them from moving to the suburbs. At the same time, redlining

<sup>6</sup> Form 8 D-6 Area Description Map – Security Map of New York City, October 1, 1937.

<sup>7</sup> Form 8 D-6 Area Description Map.

<sup>8</sup> Joseph Heathcott, Lawrence J. Vale, Gregory Holcomb Umbach, and Nicholas Dagen Bloom, *Public Housing Myths: Perception, Reality, and Social Policy* (London: Cornell University, 2015), 111.

<sup>9</sup> “Melrose Playground,” NYC Parks, accessed January 25, 2024, <https://www.nycgovparks.org/parks/melrose-playground/history>.

<sup>10</sup> Jill Jonnes, *South Bronx Rising: The Rise, Fall and Resurrection of an American City, Third Edition* (New York: Empire State Editions, 2022), 41.

<sup>11</sup> Jonnes, *South Bronx Rising*, 41.

<sup>12</sup> Jonnes, *South Bronx Rising*, 42.

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prevented them from obtaining mortgages for property within the city. Housing problems increased and minority neighborhoods became overcrowded. Public housing was one of few options accessible to them.

Melrose changed significantly following World War II as demographics changed and locally owned businesses closed. Industrial warehouses and auto shops replaced small retail stores, which created a break in the neighborhood. The 1960 census documented that 25 percent of the residents in the Melrose neighborhood had resided there for at least twenty years and over half of the residents had lived in the same apartment for at least seven years.<sup>13</sup> In addition, the 1960 census documented that 42 percent of the apartments in Melrose were in deteriorated or dilapidated condition.

The neighborhood would continue to decline throughout the 1960s. Approximately a quarter of the residents of the South Bronx were receiving welfare by 1960.<sup>14</sup> A 1967 study conducted by Fordham University found that the South Bronx was in a dire economic decline largely due to white flight and the closure of many of the industrial businesses along the waterfront.<sup>15</sup> Racial tension intensified, and Puerto Rican communities were faced with hostility. Neighborhoods that were developed by European immigrants transitioned into Spanish speaking communities and bodegas were established to accommodate the residents with imported products from home. Landlords subdivided already crowded tenements in order to profit from the influx of families without actually investing in their accommodations. Lacking investment and support, residents of the South Bronx suffered; former thriving communities were fragmented by demolition, lack of public services, crime, and vandalism.

Many additional factors contributed to this decline. The Cross Bronx Expressway, initiated by Robert Moses and constructed between 1948 and 1972, physically divided neighborhoods, and allowed for vehicular traffic to bypass the South Bronx. Robert Caro's biography, *The Power Broker: Robert Moses and the Fall of New York*, emphasizes the scale of the residents' displacement by the project:

What was most significant about the Cross-Bronx Expressway was not that seven miles of brick and mortar and steel and iron had to be removed from its path but that seven miles of people had to be removed, removed from homes which in a time of terrible housing crisis in New York were simply irreplaceable.<sup>16</sup>

Moses-led Title 1 slum clearance projects in other parts of the city also contributed to the changing fortunes of the South Bronx. As former lower-income neighborhoods—such as the Upper West Side of Manhattan—were redeveloped into middle- and upper-income areas, many of the displaced residents moved to the South Bronx.<sup>17</sup>

Amid this upheaval, NYCHA was demolishing large tracts of land in the South Bronx for housing projects. The first of these, built in the 1950s, were all large-scale, towers-in-the-park style developments, including the Patterson Houses (1950), Melrose Houses (1952), Forest Houses (1956), Mill Brook Houses (1959), and Saint

<sup>13</sup> New York City Planning Commission, "Bronx Community Planning District 1: South Bronx, Melrose, Mott Haven, Port Morris," *Plan for New York City 1969* (New York, 1969), vol. 2.

<sup>14</sup> Evelyn Gonzalez, *The Bronx* (New York: Columbia University Press: 2004), 119.

<sup>15</sup> Gonzalez, *The Bronx*, 118.

<sup>16</sup> Robert A. Caro, *The Power Broker: Robert Moses and the Fall of New York* (New York: Random House, Inc., 1974), 848.

<sup>17</sup> Jonnes, *South Bronx Rising*, 48.

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Mary's Park Houses (1959). In the 1960s, the authority began shifting toward a mix of small- and large-scale developments; these included the McKinley Houses (1962), Jackson Houses (1963), Adams Houses (1964), Moore Houses (1964), Mott Haven Houses (1965), and Mitchell Houses (1966). Between 1950 and 1977, 9,000 low-income apartments, most of them in high-rise public housing buildings, were constructed in the South Bronx.<sup>18</sup>

*Model Cities, vest pocket housing, and community-lead urban planning*

A major shift in government urban renewal policy occurred in the mid 1960s, both at a local level under New York City Mayor John Lindsay, and nationally under President Lyndon Johnson's Great Society Program. These changes sought to improve the physical condition of urban neighborhoods, while maximizing community involvement in the planning process and minimizing displacement of existing residents. One of the most visible results was the Model Cities program, launched by President Johnson in 1966. The following year, in 1967, New York City designated three areas—Harlem, Bedford-Stuyvesant, and the South Bronx—as the city's most affected areas, making them eligible for aid under the Model Cities Program.<sup>19</sup> Other contemporaneous urban renewal programs, though not technically part of the Model Cities program, also embraced the community-centered planning concepts. The East 152nd Street-Courtlandt Avenue Houses was just outside the South Bronx Model Cities area but within the related Melrose Urban Renewal Area.

The Model Cities Program was developed to rectify the physical and socioeconomic damage caused by mass slum clearance and urban renewal and contributed to the transition to smaller-scale vest-pocket projects in the South Bronx. In 1968, architecture critic Ada Louise Huxtable described vest-pocket housing as the “most progressive housing theory” and detailed its four basic principles as scattered sites, low-rise, cohesive with the size and scale of the surrounding buildings, and exterior open space.<sup>20</sup> Vest-pocket housing was designed to be integrated into established communities instead of isolating the residents of the public housing projects as had resulted in earlier developments. Unlike the large-scale Towers-in-a-Park projects, vest-pocket housing did not require mass demolition and therefore resulted in minimal displacement. Early vest-pocket designs were constructed as isolated, if smaller, Towers-in-a-Park projects. These projects were characterized by one to four buildings not exceeding a city block.<sup>21</sup> Although the early vest-pocket projects were less destructive than Towers-in-a-Park superblocks, they were not entirely successful at achieving their goals. In 1959, Richard Miller commented that early vest-pocket projects, “turned out to be merely a junior version of the dreary giants of the past.”<sup>22</sup> In an attempt to address the complex issues plaguing the neighborhood, the South Bronx Model Cities project was initiated in 1969. The project included the construction of vest-pocket housing, new educational buildings, a new hospital, and social programs.<sup>23</sup>

<sup>18</sup> Michael Sterne, “Low-Rise Buildings Urged in South Bronx,” *New York Times*, October 22, 1977.

<sup>19</sup> “Charges of Bigotry Fly at Hearing on Housing for Poor,” *New York Times*, August 3, 1967.

<sup>20</sup> Ada Louise Huxtable, “Model Cities Construction to Start Here by Fall,” *New York Times*, April 19, 1968.

<sup>21</sup> “Public Housing to Get New Look,” *New York Times*, May 5, 1957.

<sup>22</sup> Nicholas Dagen Bloom, *Public Housing that Worked: New York in the Twentieth Century* (University of Pennsylvania Press: Philadelphia, PA, 2008), 153; Richard Miller, Draft Article, *Architectural Forum*, March 6, 1959, Box 73B4, Folder 2, NYCHAR, 1.

<sup>23</sup> New York City Planning Commission, “Bronx Community Planning District 1.”

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Without funding and poorly served by early public housing design, crime and social unrest in the South Bronx continued to increase throughout the 1960s. Apartment buildings were in poor condition and overcrowded and arson became common beginning in 1968. Landlords observed the city's employment of eminent domain to raze blocks of buildings and therefore were not motivated to maintain their own buildings. Recklessly, they abandoned their buildings and committed arson to claim insurance money, leaving the residents of the South Bronx in a dire predicament. In desperation, renters too turned to arson in an attempt to obtain an apartment unit in the newly constructed public housing buildings.<sup>24</sup> During this period, 80 percent of housing was razed due to the fires, resulting in the displacement of 250,000 people.<sup>25</sup> Ten million dollars was paid to building owners out of the state pool insurance.<sup>26</sup> Exacerbating the problem, the city cut funding for fire departments, police departments, and sanitation services. The City of New York installed a subpar fire alarm system and terminated fire stations in the South Bronx during the period they were needed most.<sup>27</sup> Eight months before the opening of the East 152nd Street-Courtlandt Avenue project, Dr. Harold Wise, the founder of the Martin Luther King Jr. Health Center said, "The South Bronx is a necropolis-a city of death."<sup>28</sup> Three hundred companies employing 10,000 people in the Bronx closed or relocated in the years between 1970 and 1977.<sup>29</sup> President Jimmy Carter's infamous visit to the derelict Charlotte Street in 1977 brought attention to the state of the South Bronx. Following the visit, Carter said, "It was a very sobering trip for me to see the devastation that has taken place in the South Bronx in the last five years. But I'm encouraged in some ways by the strong effort of tenant groups to rebuild. I'm impressed by the spirit of hope and determination by the people to save what they have I think they still have to know we care (Figure 5)."<sup>30</sup> In the same year, sports journalist Howard Cosell famously summarized the general public impression of the Bronx during a Yankees game, while looking at the skyline of the South Bronx, "There it is ladies and gentlemen, the Bronx is burning." What Cosell was referring to, and attendees of the Yankees game witnessed, was the abandoned Public School 3 on fire. The school was situated on the block bordered by Melrose and Courtlandt Avenues and 157th and 158th Streets, just five blocks north of the East 152nd Street-Courtlandt Avenue housing project. The following year urban planner Ed Logue was hired to manage the South Bronx Development Office, which focused on Charlotte Street. Today the blighted area has been redeveloped into rows of two-story single-family homes. Community groups rose out of the devastation of the South Bronx. In 1975 Roman Rueda founded the People's Development Corporation, a sweat equity group that rehabilitated the abandoned and vandalized buildings. Other groups, such as the Banana Kelly Community Improvement Association, followed the same formula. Community activists organized grassroots initiatives and utilized government work programs to initiate the revitalization of the Bronx.

The public housing developments were developed with good intentions; however, they gradually became a center of crime, violence, and vandalism. The Utopian design of a safe community transformed into an isolated crime hub. The lack of preventative maintenance and limited staff resulted in poor living conditions, the same

<sup>24</sup> Gonzalex, *The Bronx*, 126.

<sup>25</sup> Deiogomaye Ndiaye, "How the Bronx Burned," *Bronx River Alliance*, September 14, 2020, <https://bronxriver.org/post/greenway/how-the-bronx-burned>.

<sup>26</sup> Ndiaye, "How the Bronx Burned."

<sup>27</sup> Gonzalez, *The Bronx*, 125.

<sup>28</sup> Martin Tolchin, "South Bronx: A Jungle Stalked by Fear, Seized by Rage," *New York Times*, January 15, 1973.

<sup>29</sup> Gonzalez, *The Bronx*, 118.

<sup>30</sup> Lee Dembart, "Carter Takes Sobering Trip to the South Bronx," *New York Times*, October 6, 1977.

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conditions that the NYCHA housing projects were designed to solve. Housing project designers turned to low-rise projects in an effort to prevent crime and social issues attributed to high-rise design. Between 1950 and 1977, 9,000 low-income apartments, most of them in high-rise public housing buildings, were constructed in the South Bronx.<sup>31</sup> The South Bronx experienced an exodus of the middle class during the 1970s, leaving many buildings abandoned, in turn becoming victims of vandalism. The population in the South Bronx decreased from approximately 150,000 in 1970 to 117,000 in 1974.<sup>32</sup> In 1979 a \$375-million rehabilitation plan was drafted for the South Bronx to create jobs and renovate existing housing that had fallen into disrepair.<sup>33</sup> The few new construction projects in the plan were low-rise buildings constructed in proximity to existing NYCHA projects.

*The East 152nd Street-Courtlandt Avenue Houses*

In February of 1968 Melrose residents approached the New York City Planning Commission about the failing condition of their neighborhood, the lack of housing, and their exclusion from urban renewal programs. This would become the first phase of the Melrose-Morrisania Study, which was created to revitalize the north to south corridor of the Bronx, which had become victim of decay and poor living conditions. The Melrose planning area was roughly bounded by Park Avenue, Third Avenue, East 153rd Street, and East 145th Street. In addition to the declining condition of the neighborhood, its location between the government-sponsored Bronx Model Cities Program, Bronx Chester Urban Renewal Program, and Concourse Action Program areas made it a favorable area for improvement (Figure 6). The Grand Concourse had historically been a desirable neighborhood; however, by the late 1960s the encroaching deterioration and demographic changes unsettled residents. The Concourse Action Program was initiated by community groups "...to plan their own remedies to deteriorating housing, poor recreational facilities, and rising crime."<sup>34</sup>

The site for the future Lincoln Hospital Medical Center (completed in 1976), bounded by East 149th Street to the north, Morris Avenue to the East, East 144th Street to the south and Park Avenue to the west, included an outpatient clinic, community mental health service, and neighborhood family care center. New educational facilities were in the planning stages, including P.S. 156, I.S. 151, South Bronx High School and Hostos Community College, which would be constructed west of Park Avenue. The community college opened its doors to 623 students in 1970 and 2,000 students were in attendance by 1974.<sup>35</sup> The emergence of the new medical facility and educational buildings required additional housing and services to support the increase in students and employees, further supporting prioritizing the Melrose Urban Renewal project.

The introduction of new educational and medical buildings provided the area with a newfound sense of optimism. The Melrose Planning Council was formed by residents to work with the planning department and government agencies to develop an urban renewal plan that would benefit their community. The efforts made

<sup>31</sup> Sterne, "Low-Rise Buildings Urged in South Bronx."

<sup>32</sup> Sterne, "Low-Rise Buildings Urged in South Bronx."

<sup>33</sup> Ari L. Goldman, "New Plan Submitted for Housing and Jobs in South Bronx Area," *New York Times*, August 14, 1979.

<sup>34</sup> David K. Shieler, "Bronx residents help community," *New York Times*, August 10, 1969.

<sup>35</sup> "History of Hostos Community College," *Hostos Community College*, accessed April 22, 2025, <https://www.hostos.cuny.edu/About-Hostos/The-History-of-Hostos>

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by the Melrose community were unlike typical community planning. The Melrose Planning Council exceeded expectations by holding local hearings for individual urban renewal sites which were scheduled based on the availability of the residents directly affected. In addition, the Bronx Office of the Department of City Planning interviewed 43 percent of the residents within the proposed sites to identify the fundamental issues affecting the neighborhood.<sup>36</sup> The Melrose Planning Council chose three community issues to tackle based on complaints from residents: housing; parks and recreation; and police protection.<sup>37</sup> A committee was established to focus on each issue, a strategy that further indicated the meticulousness with which the Melrose Planning Council addressed community planning.

The New York City Department of City Planning published *The Melrose Report: A neighborhood plans for change*, which summarizes the planning process and strategies to avoid the encroaching commercial area from threatening the residential neighborhood, in 1969. The Department of City Planning used a three-tier categorization system: strong, with minimal problems related to maintenance and environment; stable, with some problems related to maintenance, land-use conflicts, and environment; and weak, with problems related to maintenance, structure, land-use conflicts, and environment (Figure 7). The land that would become the sites for the East 152nd Street-Courtlandt Avenue housing development was identified as a weak area with industrial and residential buildings. Residents of East 152nd Street expressed their desire to leave their homes due to their poor condition. Although the residents on East 151st Street did not want to relocate, they were in favor of a housing development being constructed on East 152nd Street.<sup>38</sup> *The Melrose Report* documents that the buildings on East 152nd Street were in extremely poor condition, "One was a burnt-out shell, another had been vacated and condemned due to violations uncovered by the Planning Department survey. The families from this building had been helped to find decent housing thus lowering the amount of relocation necessary."<sup>39</sup> The Department of Relocation provided residents with moving expenses and offered relocation bonuses if they did not have to assist with finding apartments.

Early housing guidelines created by the council included limiting low-income housing to thirty percent of the new development with the remaining seventy percent for middle-income residents. These plans were altered when surveys showed that the average family income of existing residents fell within the low-income range. Since residents were opposed to introducing more public housing buildings, the council sought other low-income options.<sup>40</sup> In 1968 the council selected seventeen sites that had existing buildings in poor condition, vacant land, or required minimal relocation (Figure 8; East 152nd Street-Courtlandt Avenue is identified as fifteen and sixteen). The Melrose Planning Council worked with the Planning Department to create the initial three development options:

Scheme A:

<sup>36</sup> Beatrice S. Martin, Elizabeth D. Oliver, and Susan G. Sawyer. *The Melrose Report: A neighborhood plans for change* (New York: New York City Department of City Planning, 1969), 12.

<sup>37</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 13.

<sup>38</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 32.

<sup>39</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 33.

<sup>40</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 17.

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- 400 apartments
- One community center
- One shopping center
- One parking garage
- Three sitting areas
- Pedestrian walkways

**Scheme B:**

- 400 apartments
- Efficiency apartments for 500 students
- Two community centers
- Two shopping centers
- Two parking garages
- Five sitting areas
- Modest system of walkways
- Support for offices on 149th Street
- Limited amount of light industry

**Scheme C:**

- 400 apartments
- Efficiency apartments for 1000 students
- 200 apartments for hospital personnel
- Two community centers
- Two shopping centers
- Three parking garages
- Eight sitting areas
- Extensive pedestrian walkways
- Support for existing and new offices
- High performance industrial complex on Park Avenue to subsidize residential rents<sup>41</sup>

Of the three options it was decided that the option Scheme C would be the most beneficial to the Melrose neighborhood; however, pushback from the community about the expansion of industrial buildings forced the committee to create a Scheme D, described as the Triangle Concept, referring to the triangular shape the mixed-use area along Morris Avenue created:

**Scheme D:**

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<sup>41</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 19-20.

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- 1,800 apartments (approximately)
- Efficiency apartments for 100 students
- 200 apartments for hospital personnel
- One community center
- Two shopping centers
- Three parking garages
- Eight sitting areas
- Pedestrian walkways
- Support for existing commercial uses
- Office and commercial space<sup>42</sup>

The Melrose Plan continued to be altered in response to community feedback. Nine sites were selected between December of 1968 and February of 1969 (Figure 9). The sites would become known as A through H and were divided into two phases, the first phase being A through E. The East 152nd Street-Courtlandt Avenue housing project would be constructed on sites A and B. Unlike other projects, the Department of Relocation conducted a survey of 45 percent of the residents within the proposed sites A-E.<sup>43</sup> The survey concluded that 74 percent of the residents were in favor of the temporary relocation, and more than half of the residents would move into public housing if available. The commercial buildings and social clubs along the west side of Morris Avenue were initially planned to be retained, but unexpectedly the merchants within the section fronting Morris Avenue requested to be included in Site D on the basis that their businesses would ultimately suffer during the surrounding demolition.<sup>44</sup> Although the decision to demolish the frontage on Morris Avenue surprised the council, it agreed to include the demolition in the first phase. Most of the opposition came from residents within Site E, located between East 148th and East 149th Streets. Unlike other site areas, few residents within Site E attended public meetings. Only four of the thirty-three residents attended the hearing, and all four attendees voted unopposed to the proposed plan. Ten of the fourteen merchants were present with eight being opposed to the plan. Twelve of the sixteen landlords were present with five being opposed. Although the final count was fifteen unopposed and thirteen opposed, earlier surveys showed that residents within Site E adamantly opposed the plan, and the site was omitted.<sup>45</sup>

The first phase was altered to include sites A, B, C, and D. Surveys showed that 80 percent of residents were eligible for public housing; therefore, the percentage of low-income units increased.<sup>46</sup> The final Melrose Plan was limited to sites A, B, C, and D and consisted of approximately 1,870 new apartments, 40 percent of which would be low-income and 60 percent would be a combination of moderate-and-middle income. Construction on Sites C and D would include office and commercial space. Although Phase 2 was modified due to local

<sup>42</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 22.

<sup>43</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 29.

<sup>44</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 36.

<sup>45</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 35.

<sup>46</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 40.

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opposition, the plan continued to receive hostility due to the relocation. Phase 2, Sites F-H, was the redevelopment along Morris Avenue, which required the relocation of tenants from 266 apartment units.

The Executive and Housing Committees of the Melrose Planning Council worked diligently to circulate the details of the final plan to the community. Ninety-three percent of residents, 87 percent of landlords, and 62 percent of merchants were in favor of the final Melrose urban renewal plan.<sup>47</sup> Although the greater percentage of the community approved of the plan, several merchants and the Our Lady of Pity Church group vocalized concerns about the changes. Our Lady of Pity Church was located at 276 East 151st Street, situated between Sites D, E, and F, and served the Italian community.<sup>48</sup> The church feared that displacing long-term residents and disrupting the established community would negatively impact the church's attendance. Opposition of the plan grew as the church and other concerned members of the community distributed fliers and pamphlets.

The City Planning Commission hosted a public meeting on August 13, 1969, with more than 200 attendees. Although there was no question about the need for housing, the extensive relocation process was brought into question, and the vest pocket approach was suggested to relieve this issue, which resulted in further consultation being conducted by the City Planning Commission. The City Planning Commission accepted a modified plan on September 24, 1969. The final plan allowed for the merchants and residents within Stage One (Sites A and B, and most of Sites C and D) to relocate after housing and relocation had been completed. Sites A and B would be replaced with 180 low-income units, Sites C and D would be replaced with 150 low-income units for the elderly, and 200 moderate-income units would be privately developed as Christopher Towers along Morris Avenue.<sup>49</sup> Stage Two consisted of the Morris Avenue frontage within the Triangle Plan and buildings along 149th Street (Figure 10). Merchants and residents within Stage 2 were given three to five years to relocate. The dedication of the City Planning Commission and community residents was remarkable. The involvement from residents significantly impacted the redevelopment of the Melrose neighborhood. The Melrose Plan represents a successful approach of local government working with the existing neighborhood to create a plan to improve the quality of life for residents. Although the final changes did not appease the entire community, modifications were made to satisfy the greater population.

As a measure of enthusiasm at the start of the new project, the East 152nd Street-Courtlandt Avenue housing development was featured in New York City's first and only six-volume comprehensive plan in 1969. The intention of the publications was to identify issues within each borough and find a solution to solve them. The plan included "a film broadcast on public television, an unparalleled editorial endeavor bringing together writers, designers, and a star-studded cast of photographers to translate the city into a unique media artifact: six oversized books containing 450,000 words, 800 photographs, and 200 maps."<sup>50</sup> Mayor Lindsay was eager to include community participation in the development process for the comprehensive plan. The incorporation of graphic design and media was used to engage the public. The Bronx volume described the area identified as the Melrose renewal plan as a delapidated neighborhood in need of redevelopment, "Decay, intensified by an

<sup>47</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 47.

<sup>48</sup> The church, rectory, and associated school were demolished in 2018.

<sup>49</sup> Martin, Oliver, and Sawyer, *The Melrose Report*, 55.

<sup>50</sup> Greg Foster-Rise, "The Big Picture," *Urban Omnibus*, December 4, 2019, <https://urbanomnibus.net/2019/12/the-big-picture/>.

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unworkable mixture of housing, auto body shops, rag processing plants and factories, has spread in the triangular area bounded by East 149th Street and Park and Morris Avenues.”<sup>51</sup> The publication goes on to describe the proposed plan for the present site of the East 152nd Street-Courtlandt Avenue Houses, stating that 180 units of public housing would be constructed on two small, dilapidated sites.<sup>52</sup> An educational complex and the Lincoln hospital would also be constructed along the Mott Haven Railroad Road. Fourteen acres within the Melrose neighborhood were designated eligible for urban renewal. The plan included 1,800 apartment units, as well as select commercial and industrial areas.<sup>53</sup> The project was phased to avoid mass displacement of residents and businesses.

In addition to the construction of projects described in the comprehensive plan publication, the Neighborhood Family Care Center at St. Ann’s Avenue and East 143rd Street and educational buildings, Hostos Community College, South Bronx High School, three intermediate schools, and two public schools were constructed at this time.<sup>54</sup> A survey of the educational facilities in proximity to the proposed site for the East 152nd Street-Courtlandt Avenue public housing project was conducted in 1969. The survey revealed that there were not adequate educational facilities nearby to accommodate the estimated seventy-five to one hundred kindergarten through fourth grade students and forty to sixty students in fifth to eighth grade that would reside in the housing project.<sup>55</sup> The 1970-1971 School Building Program and 1971-1976 Capital Improvement Plan included the construction of additional primary schools in the South Bronx; however, these facilities would not be completed in time to accommodate the students at East 152nd Street- Courtlandt Avenue.<sup>56</sup> In 1969 Intermediate School 151 (East 151st Street and Sheridan Avenue) and Intermediate School 162 (Eagle Avenue and East 149th Street) were under construction, along with Intermediate Schools 183 and 184.<sup>57</sup>

During the Summer of 1971, NYCHA began to have informal conversations about the possibility of a Turnkey housing approach on the East 152nd Street-Courtlandt Avenue housing project's future site. Initially the project objective was to create a 216-unit public housing development exclusively for the elderly. It was proposed that the design replicate the Carter G. Woodson Houses in Brooklyn, which consists of two buildings that are ten and twenty-five stories completed in 1970. For reasons that are not documented, the plan did not come to fruition. In a letter dated January 28, 1972, Biagio Farese, representing the Melrose Community Action Council, urged NYCHA Chair Simeon Golar to prioritize construction of housing projects in the Melrose neighborhood due to the lack of housing and poor housing conditions.<sup>58</sup> Farese’s World War II draft registration card from 1942 lists his address as 309 East 153rd Street, the current location of NYCHA’s Melrose Houses. Slum clearance surveys began in 1945 for the construction of the Melrose Houses, and it is likely that Farese and his family were displaced for the construction of the public housing complex. According to census records Biagio

<sup>51</sup> New York City Planning Commission, “Bronx Community Planning District 1.”

<sup>52</sup> New York City Planning Commission, “Bronx Community Planning District 1.”

<sup>53</sup> New York City Planning Commission, “Bronx Community Planning District 1.”

<sup>54</sup> Martin Tolchin, “Future Looks Bleak for the South Bronx,” *New York Times*, January 18, 1973.

<sup>55</sup> Correspondence between Adrien Blumenfeld and Joseph J. Christian dated November 13, 1969. 407- East 152nd Courtlandt Avenue Melrose Urban Renewal Area. NYCHA Archives, New York.

<sup>56</sup> Correspondence between Adrien Blumenfeld and Joseph J. Christian dated November 13, 1969.

<sup>57</sup> Correspondence between Adrien Blumenfeld and Joseph J. Christian dated November 13, 1969.

<sup>58</sup> Correspondence between Biagio Farese and Simeon Golar dated January 28, 1972. 900F- Melrose Urban Renewal Area. NYCHA Archives, New York.

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had immigrated from Italy and the Farese family had lived in the Melrose neighborhood since at least 1930. Biagio was a concerned member of the community and the chair of the Melrose Community Action Council.

Following the initial site surveys, NYCHA hired the architectural and engineering firm of Ames Kagan Stewart (also referred to as Ames Associates) under the direction of Max B. Schreiber, the Director of Design, on January 12, 1971. The firm consisted of New York based architects Marvin Ames, Harvey Kagan, and William C. Stewart. Ames Associates was also selected as the architects for projects under the Model Cities Program in the East New York section of Brooklyn.<sup>59</sup> Prior to the formation of Ames Associates, Marvin Ames partnered with Charles E. Greenberg to create the architectural firm Greenberg & Ames in 1949. Greenberg & Ames were responsible for a variety of modern apartment buildings in New York City, including several NYCHA projects such as the John Purroy Mitchel Houses (1966), John James Audubon Houses (1962, NRHP 2022), Morrisania Houses (1963), and the Boston Secor Houses (1969, Greenberg & Ames were commissioned to design the project; however, by 1966 Greenberg left his role as partner and the firm became Ames Associates).<sup>60</sup> These projects were relatively small and considered to be early examples of “scatter site” projects, a concept that would be repeated in the design for East 152nd Street-Courtlandt Avenue. Like the concept of vest-pocket projects, scatter site projects eliminated the need for mass demolition and integrated the projects into established neighborhoods.

In 1968 George Schermer, notable as a pioneer in racial relations and for his work at the Chicago Housing Authority, suggested that efforts to improve the Federal involvement in public housing would be to encourage new approaches to public housing, such as rent supplements, turnkey housing, leased housing, and scattered sites programs.<sup>61</sup> Although the scattered sites program was not a new concept, an emphasis was placed on the program with the introduction of the Model Cities program in 1966. In 1970 the *New York Times* published an article highlighting the Melrose Development area urban renewal projects located between Park and Third Avenues and 145th and 153rd Streets (Figure 11).<sup>62</sup> The East 152nd Street-Courtlandt Avenue project would be the first of the proposed housing developments to be constructed. The Michelangelo Apartments, a Mitchell-Lama affordable housing development, was completed in 1974. The area north of the Michelangelo Apartments between 150th and 153rd Streets was designated for the elderly and low-and moderate-income housing; however, it wasn't until 1982 that the Christopher Court and Maria Plaza housing projects were constructed.

The East 152nd Street-Courtlandt Avenue was converted into a turnkey development during the early stages of planning and sold to the private developer Sovereign Construction Company, which had experience with projects in New York, New Jersey, Massachusetts, and West Virginia.<sup>63</sup> NYCHA executed the Turnkey Contract of Sale on December 30, 1971, which terminated the architect's contract; however, the Sovereign

<sup>59</sup> Huxtable, “Model Cities Construction to Start Here by Fall.”

<sup>60</sup> Lindsay Peterson, “Boston Secor Houses,” National Register of Historic Places Registration Form (Washington, DC: US Department of the Interior, National Park Service, 2024).

<sup>61</sup> National Commission on Urban Problems, “More than Shelter: Social Needs in low-and moderate-income housing,” Research Report No. 8, Washington, DC, 1968.

<sup>62</sup> Edward C. Burks, “3,500 Housing Units Cleared for Renewal Projects in City,” *New York Times*, May 24, 1970.

<sup>63</sup> “Sovereign Construction Chooses a Key Officer,” *New York Times*, December 13, 1966.

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Construction Company continued to work with Ames Kagan Stewart to finalize the architectural design.<sup>64</sup> Under the architect's guidance, the New York based firm of Abel & Bainnson designed the landscape and consulting engineers, Miller & Serot, were hired. Historic architectural plans dated January 9, 1972, list the housing project as *Turnkey Housing Project; Project No. NY5-154; Melrose Community Development Plan Area East 152nd Street- Courtlandt Avenue; Bronx, New York*. Early documentation refers to the project as Melrose Development Sites A & B. Early plans proposed the construction of two six-story buildings, which followed the vest-pocket housing intentions of the time; however, NYCHA found that six-story buildings would not provide an adequate number of residential units to meet the demand.<sup>65</sup> The housing crisis affected the entire borough and in April 1972 Biagio Farese contacted NYCHA once again with concerns about the housing conditions in the Melrose area. On behalf of NYCHA, Walter S. Fried informed Farese that sites A and B in the Melrose Urban Renewal Area, which was the East 152nd Street-Courtlandt Avenue housing project, were to be developed into housing using the limited federal funds available.<sup>66</sup>

Traditional public housing methods were in a transitional state during the late 1960s. Private sectors became increasingly more involved with the construction of public housing projects. The Turnkey Public Housing program was introduced on January 20, 1966, as a pilot program which allowed a local housing authority (LHA) to contract a developer to construct a public housing project on private land in agreement that the LHA would purchase the project upon completion.<sup>67</sup> The idea was to have the private developer construct the housing project, then turn the keys over to the housing authority. Joseph Burnstein, lawyer for HUD, explains in his 1967 publication *New Techniques in Public Housing*, "The housing authority does not require any special guarantee, performance bond, or other assurances of the competency of the developer; its safeguard is that it makes no advances to the developer and does not pay until it is provided with the finished result in compliance with the requirements of the Contract of Sale." Once the LHA had approved a developer's proposal, the developer received a "Letter Designating Turnkey Developer," at which point the developer could submit preliminary drawings and cost estimates. Two cost estimates would be submitted by the developer, and in the case that the medium cost estimate exceeded what was stated in the Letter of Intent price, the developer was obligated to sell the project for the Letter of Intent price.<sup>68</sup> The developer must sell the project for the medium price if the medium price is within 5 per cent below the price established in the Letter of Intent. Both parties withdrew from the deal if the medium price was less than 95 percent of the established price. In the case that the developer and LHA cannot agree on a price, the developer was able to sell the land and proposed plans to the LHA for the initial agreed upon price and be reimbursed for expenses.<sup>69</sup> This process minimized the risk for both the

<sup>64</sup> City of New York Housing and Development Administration Department of Buildings Amendment dated November 11, 1971. 522.2- East 152nd Courtlandt Avenue Melrose Urban Renewal Area. NYCHA Archives, New York.

<sup>65</sup> Minutes of Meeting No. 2, Melrose Community Development Plan Area. February 5, 1971. 450.2-E. 152nd Street-Courtlandt Ave Architects' Meetings. NYCHA Archives, New York.

<sup>66</sup> Correspondence between Biagio Farese and Walter S. Fried dated April 3, 1972. 900F Melrose Urban Renewal Area. NYCHA Archives, New York.

<sup>67</sup> Joseph Burnstein, "New Techniques in Public Housing," *Law and Contemporary Problems* 32 (Summer 1967), 528-549.

<sup>68</sup> Burnstein, "New Techniques in Public Housing," 534.

<sup>69</sup> Burnstein, "New Techniques in Public Housing," 534.

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developer and LHA. NYCHA constructed only six thousand units between 1965 and 1970, and in the early 1970s the Turnkey Program developed ten thousand units.<sup>70</sup>

President Johnson approved the Turnkey II method on August 17, 1967, which allowed private management firms to operate public housing projects. The Kaiser Committee emphasized that, “private management concept could encourage the development of a management industry skilled in handling the special problems of operating low-income housing.”<sup>71</sup> Turnkey III was introduced in September of the same year. This allowed an LHA owned public housing project to offer low-income residents the opportunity for ownership. In this case, tenants were given a lease-purchase arrangement, and the tenant paid 20 percent of their annual income; however, tenants could contribute more than the standard 20 percent to obtain ownership more quickly.<sup>72</sup>

Richard Nixon’s presidential term began in 1969, and the distribution of federal funding continued to be modified. The Nixon Administration minimized the control the federal government had on local decision making by offering block grants directly to local governments which would allow cities to prioritize where funding was needed and incite local initiative. This would develop into the Community Development Block Grant Program (CDBG), which was enacted in 1974 under Title I of the Housing and Community Development Act. The new method of revenue sharing was met with controversy, mainly because of the reduced funding, and therefore LHAs were forced to limit maintenance in public housing and rents were raised. NYCHA chair Simeon Golar was vocal about his disdain for the treatment of public housing under the Nixon Administration. Golar accused Nixon of dismantling and destroying the federal program under “a so-called Southern strategy that has allied public policy with ancient bigotry and racism.”<sup>73</sup>

President Nixon initiated an eighteen-month moratorium, including subsidized housing programs, Sections 235 and 236, urban renewal funding, Model Cities programs, and Federal Housing Administration (FHA) programs in response to the steep inflation the United States was experiencing in 1973.<sup>74</sup> In addition to inflation, public housing had become dilapidated, overcrowded, and inequitable, and a change in policy was intended to solve the problem. Nixon described the failure in the programs, “All across America the Federal Government has become the biggest slumlord in history.”<sup>75</sup> In a 1973 interview with the *New York Times*, Mayor Lindsay discussed the shortage of low-income housing and the dependency the South Bronx had on public resources. He also described how the moratorium on public housing funds would negatively impact improvements in the South Bronx. “The freeze on Model Cities funds, slated to go into effect on July 1, will cut off one of the few rays of hope in the South Bronx, not only for improvement in services and facilities, but for incentives to self-help.”<sup>76</sup> It was estimated that New York City lost twenty-nine projects that totaled \$500 million due to the moratorium.<sup>77</sup> This greatly impacted the city’s Model Cities program, and the development of housing projects

<sup>70</sup> Nicholas Dagen Bloom and Matthew Gordon Lasner, *Affordable Housing in New York: The People, Places, and Policies That Transformed a City* (Princeton, NJ: Princeton University Press, 2016), 125.

<sup>71</sup> Burnstein, “New Techniques in Public Housing,” 536.

<sup>72</sup> Burnstein, “New Techniques in Public Housing,” 539.

<sup>73</sup> David K. Shieler, “Golar Criticizes Nixon on Housing,” *New York Times*, May 18, 1970.

<sup>74</sup> “The 1970s,” HUD User, accessed December 27, 2023, [https://www.huduser.gov/portal/hudtimeline\\_1970.html](https://www.huduser.gov/portal/hudtimeline_1970.html).

<sup>75</sup> “No to the Old Maybe to the New,” *New York Times*, September 23, 1973.

<sup>76</sup> Tolchin, “Future Looks Bleak for the South Bronx.”

<sup>77</sup> Bloom, *Public Housing that Worked*, 207.

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decreased. Federal programs following the moratorium were primarily dependent on private and public partnerships when developing public housing. The East 152nd Street-Courtlandt Avenue project was constructed during the phase of public housing that utilized the programs that allowed for private and public partnerships.

A benefit of the Turnkey method of public housing was that a private developer could complete a project at a more rapid pace than a public agency. A typical housing project would take approximately three to four years to complete, whereas a private developer averaged a mere nine months.<sup>78</sup> Turnkey developments were often constructed at a lower cost than traditional public housing since they did not have to follow the same standards and could hire private builders. The combination of inexperience constructing public housing buildings, quick construction, and cheaper building materials often had a negative impact on the quality of the buildings, however, including the East 152nd Street-Courtlandt Avenue development. The superintendent of the project created a list of operational problems just four months after the opening of the buildings. The list included inoperable light stanchions, a missing roof door, compactor operational difficulties, a missing panel board in the electric meter room, issues with house pumps, a defective sump pump in the tank room was out of alignment, missing hardware, heating system air vent in the community room leaking, boilers taking on water defective gate valves, community center door was installed incorrectly and had a defective lock, and the heating system zone control valves were installed incorrectly.<sup>79</sup> Letters to the Director of Design document tenant complaints about the windows that were installed at the East 152nd Street-Courtlandt Avenue project. Elderly tenants had difficulty operating the windows and many apartments experienced rain leaks due to poor window design.<sup>80</sup> Upon inspection it was found that some of the leaks were caused by missing screws or poor caulking.<sup>81</sup> Complaints about defective construction would continue in the years after the housing project opened for occupancy.

Issues with the turnkey development approach for the East 152nd Street-Courtlandt Street project were also apparent during the construction process. The Department of Buildings denied temporary Certificate of Occupancy applications near the completion of the project due to lack of clarity about ownership, the amount of parking spaces provided, and insufficient exterior lighting. In a letter dated June 4, 1972, Max Schreiber addressed the concerns of the Department of Buildings, explaining that NYCHA could not be listed as the owner until they secured the title for the buildings, and if the private developer remains the owner, they will comply to the laws applicable to privately owned buildings. The Department of Buildings requested a covenant for the parking lots; however, since the buildings were designed as a single development, despite being separated by East 152nd Street, Section 25-52 of New York City's Zoning Resolution allowed for the proposed parking lots. Schreiber noted that although the exterior lighting had not been installed at the time of the application, there was existing street lighting around the site. Schreiber vocalized concerns that squatters would

<sup>78</sup> Burnstein, "New Techniques in Public Housing," 535.

<sup>79</sup> Correspondence between Clarence Robinson and F. Lowry dated December 6, 1973. 900- East 152nd Courtlandt Avenue Misc. Agencies. NYCHA Archives, New York.

<sup>80</sup> Correspondence between Sidney Schackman and Max B. Schreiber dated June 3, 1975. 900- East 152nd Courtlandt Avenue Misc. Agencies. NYCHA Archives, New York.

<sup>81</sup> Correspondence between Sidney Schackman and Max B. Schreiber dated October 7, 1975. 900- East 152nd Courtlandt Avenue Misc. Agencies. NYCHA Archives, New York.

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occupy the buildings if the Temporary Certificate of Occupancy was not granted and went on to say, “We have had considerable pressure from the community to occupy the buildings in question and we would appreciate your cooperation in authorizing issuance of the Temporary Certificate of Occupancy without the parking or yard lights.”<sup>82</sup> Despite the various challenges that were associated with turnkey projects, the East 152nd Street-Courtlandt Avenue project was one of thirty Federal Turnkey projects in operation in New York City and one of twenty Turnkey projects in the Bronx in 1973.<sup>83</sup> Other projects were a combination of new construction and rehabilitations of existing buildings.

In addition to being a Turnkey project, the East 152nd Street-Courtlandt Avenue project was also an urban renewal project. Urban renewal zoning was significant in the dense urban environment of New York City, where undeveloped land was sparse. Burstain states, “Especially important and unusual are the possibilities of utilizing the state statutory powers of acquisition, clearance, and rehabilitation for generation of sites and properties for Turnkey development *apart from federal urban renewal assistance*.”<sup>84</sup> Private developers were not obligated to follow the federal urban renewal requirements. East 152nd Street-Courtlandt Avenue, Coney Island I, Site 8 (NY 5-157, undetermined eligibility), Coney Island, Site 1B (NY 5-161, undetermined eligibility), and Jackie Robinson Houses (NY-173; extant, not surveyed) were completed in 1973 and listed as Urban Renewal Federal Turnkey Projects in operation.<sup>85</sup> Unlike the other three listed as Urban Renewal Federal Turnkey Projects, East 152nd Street-Courtlandt Avenue project was constructed as a multiple building housing project. The two Coney Island Housing Projects are located on East Brooklyn’s waterfront. Coney Island I, Site 8 was constructed as an eight, eleven, and fourteen story building with an irregular L-shape footprint. Coney Island Site 1B (now known as the Unity Towers) was constructed as an eleven and eighteen story building with an L-shaped footprint. The Jackie Robinson Houses were constructed in East Harlem as a two eight-story sections connected by a hyphen.

The two buildings that compose the 152nd Street-Courtlandt Avenue project, which held 221 apartment units, with the management office located at the nearby Melrose Houses, cost a total of \$7,755,000 to construct.<sup>86</sup> The buildings housed twenty-five efficiency apartments, ninety-one three-and-a-half room apartments, fifty-nine four-and-a-half room apartments, thirty-one five-and-a-half room apartments eleven six-and-a-half room apartments, and three seven-and-a-half room apartments. The average monthly cost of rent per room was \$17.16 when the project opened for tenants.<sup>87</sup> The community center located at 372 East 152nd Street included a large multi-purpose room, arts and crafts room, club room, lounge, a kitchen and two offices. Community activities at the East 152nd Street-Courtlandt Avenue project included the senior center. Senior residents of the newly

<sup>82</sup> Correspondence between Max B. Schreiber and Isadore M. Cohen dated June 4, 1973. 527- East 152nd Courtlandt Avenue Completion of Occupancy Data Certificate of Occupancy. NYCHA Archives, New York.

<sup>83</sup> New York City Housing Authority, “Project Data December 31, 1973,”

<https://www.nyc.gov/assets/nycha/downloads/pdf/pdbdec1973.pdf>

<sup>84</sup> Burnstein, “New Techniques in Public Housing,” 535.

<sup>85</sup> New York City Housing Authority, “Project Data December 31, 1973.”

<sup>86</sup> New York City Housing Authority, “Project Data December 31, 1973.”

<sup>87</sup> New York City Housing Authority, “Project Data December 31, 1973.”

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opened project were a part of the Melrose Committee for Senior Citizens and in November of 1973 wrote a letter in favor of the construction of the Melrose-Mott Haven Senior Citizens Center.<sup>88</sup>

Today approximately 382 residents occupy the 221 apartment units in the East 152nd Street-Courtlandt Avenue public housing project.<sup>89</sup> The Melrose neighborhood has remained a predominately Hispanic area and according to the American Community Survey (2017-2021) the median household income is about 56 percent less than the median household income than in other areas of New York City.<sup>90</sup>

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<sup>88</sup> Correspondence to Ms. Florence Lackhen from the Melrose Committee for Senior Citizens. 680- East 152nd St-Courtlandt Ave. Community Activities. East 152nd Street-Courtlandt Avenue, NYCHA Archives, New York.

<sup>89</sup> "What We've Heard," Planning for PACT, New York City Housing Authority, accessed January 29, 2024, <https://www.nyc.gov/assets/nycha/downloads/pdf/e152whatweveheard.pdf>

<sup>90</sup> "Mott Haven/Melrose," NYU Furman Center, accessed January 29, 2024, <https://furmancenter.org/neighborhoods/view/mott-haven-melrose>.

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**Previous documentation on file (NPS):**

☒ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☒ Other  
Name of repository: **NYCHA Archives**

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 1.54 acres

(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 40.818293

Longitude: -73.917765

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nomination boundary is indicated by a heavy line on the attached map with scale.

**Boundary Justification** (Explain why the boundaries were selected.)

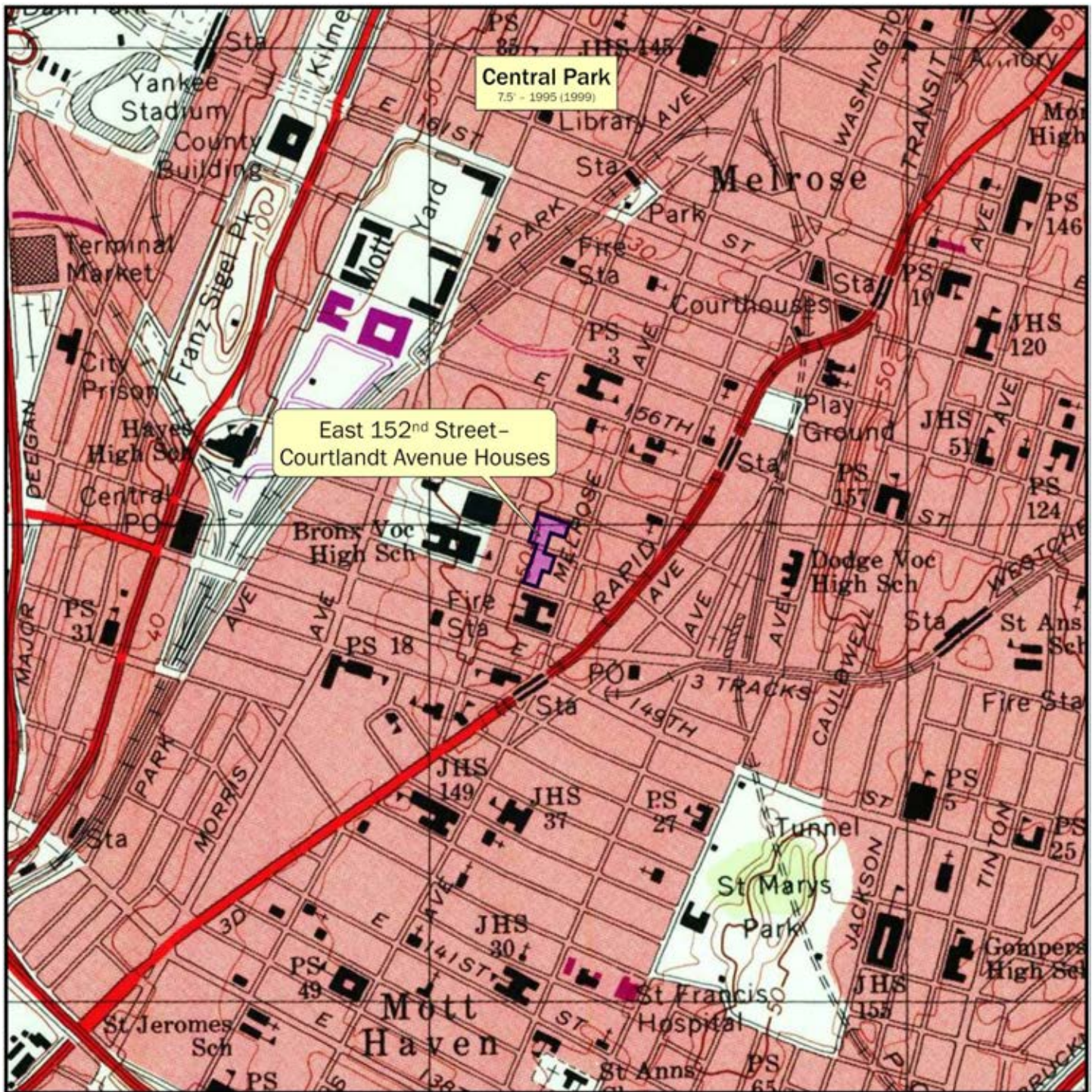
The boundary encompasses the entire housing project—residential buildings and surrounding landscape—and reflects the boundary of the property during the period of significance.

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1:12,000

0 500 1000 ft



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New York State  
Parks, Recreation and  
Historic Preservation

Projection: WGS 1984 UTM Zone 18N

Mapped 06/30/2025 by Matthew W. Shepherd, NYSHPO

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1:1,200

0 50 100 ft



Nomination Boundary (1.54 ac)



New York State  
Parks, Recreation and  
Historic Preservation

Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2023

Mapped 06/30/2025 by Matthew W. Shepherd, NYSHPO

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1:1,200

0 50 100 ft

Projection: WGS 1984 UTM Zone 18N



Nomination Boundary (1.54 ac)



Tax Parcels

Bronx County Parcel Year: 2024



New York State  
Parks, Recreation and  
Historic Preservation

Mapped 06/30/2025 by Matthew W. Shepherd, NYSHPO

**East 152nd Street-Courtlandt Avenue Houses**

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**11. Form Prepared By**

name/title Kendal Anderson, edited and revised by Christopher D. Brazee, NYSHPO

organization Ryan, LLC

date September 2025

street & number 100 Oliver Street, Suite 1840

telephone (207) 593 3008

city or town Boston

state MA

zip code 02110

e-mail Kendal.anderson@ryan.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Figures**



Figure 1. 1908 Sanborn map.

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**Figure 2.** Site of present-day Building 1.



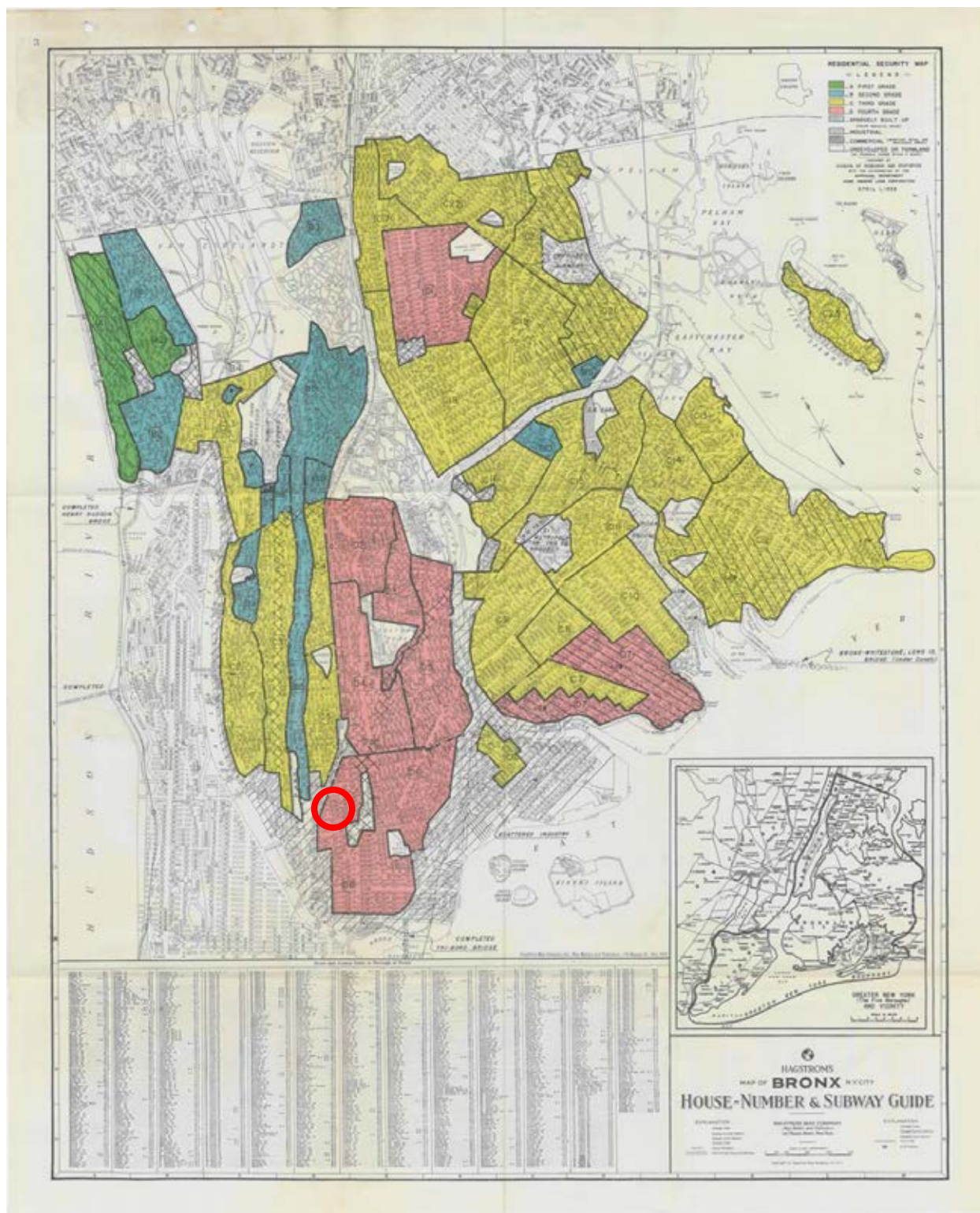
**Figure 3.** Site of present-day Building 2.

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**Figure 4.** Home Owner's Loan Corporation Map dated April 1, 1938.

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**Figure 5.** President Jimmy Carter on Charlotte Street in 1977. *Courtesy of the New York Times.*

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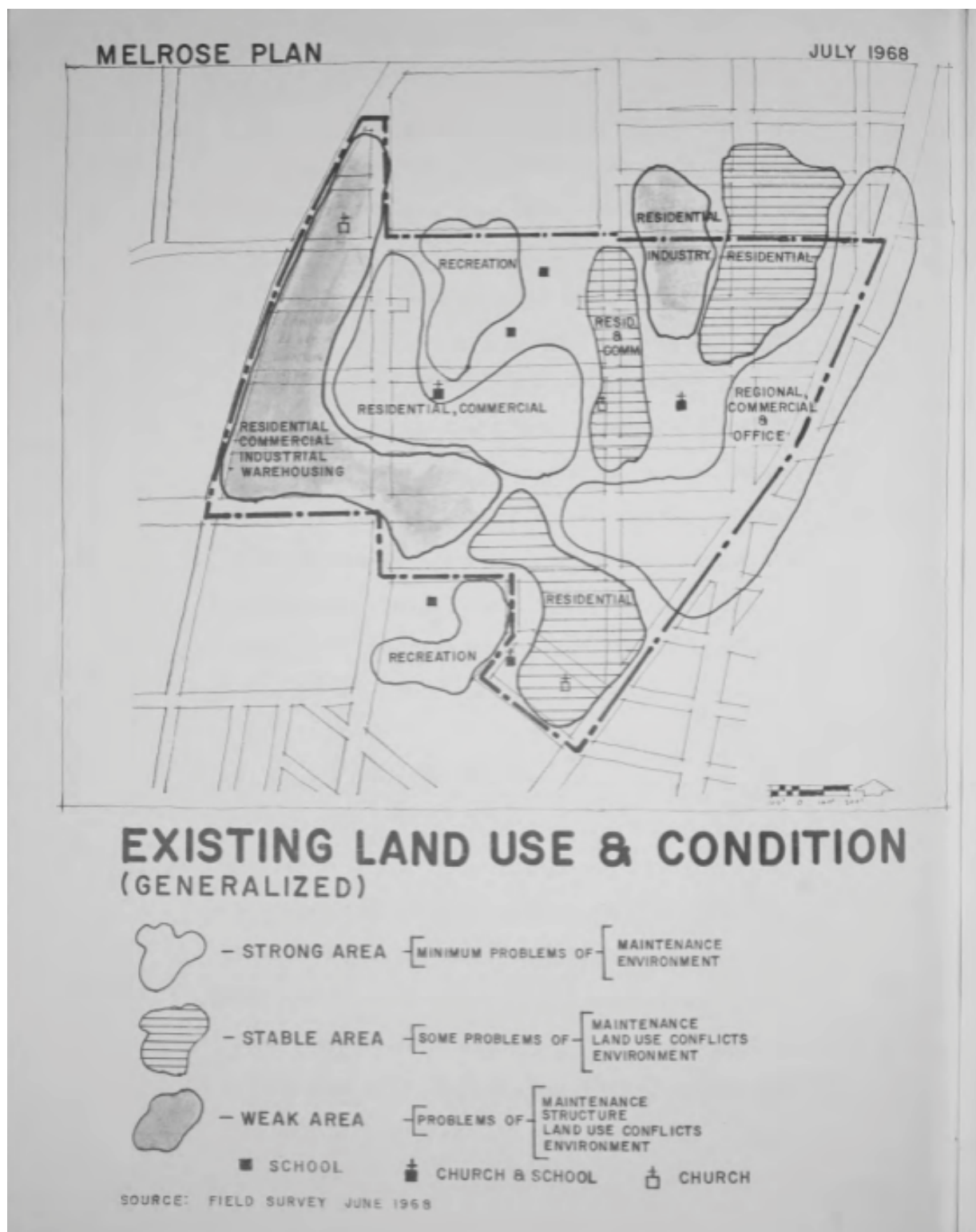
**Figure 6.** Map from *The Melrose Report: A neighborhood plans for change* identifying the regional programs in the Melrose area.

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**Figure 7.** Map from *The Melrose Report: A neighborhood plans for change* identifying the existing land use and conditions.

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**Figure 8.** Map from *The Melrose Report: A neighborhood plans for change* showing possible redevelopment areas.

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**Figure 9.** Map from *The Melrose Report: A neighborhood plans for change* showing proposed housing sites.

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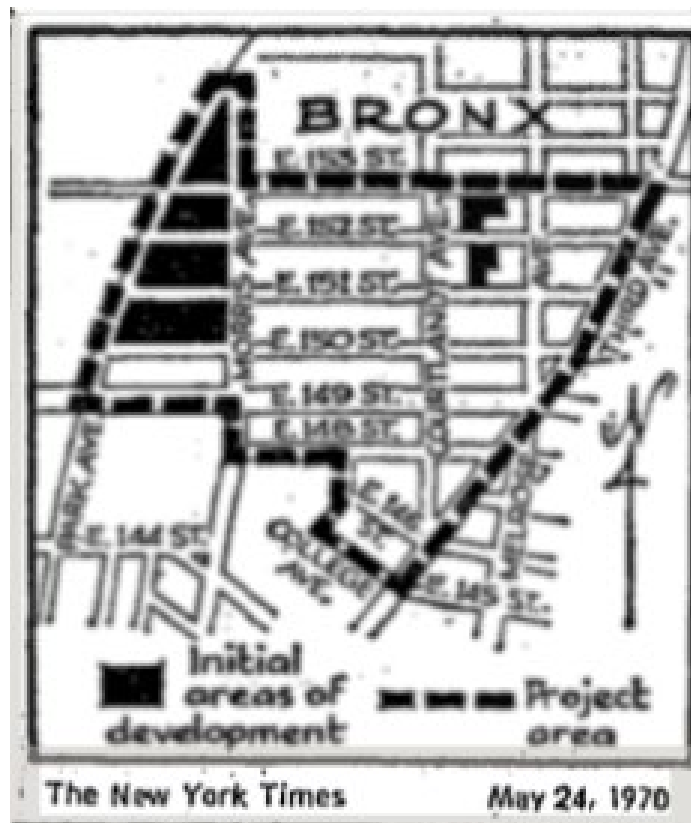
**Figure 10.** Map from *The Melrose Report: A neighborhood plans for change* showing the final two phases for construction.

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**Figure 11.** Melrose Development Area housing project locations. *Courtesy of the New York Times.*

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: East 152nd Street-Courtlandt Avenue Houses  
City or Vicinity: New York  
County: Bronx County State: New York  
Photographer: Kendal Anderson  
Date Photographed: January 2024

Description of Photograph(s) and number:

- 1 Building 1, looking south.
- 2 Entrance on Building 1.
- 3 Building 1, looking south.
- 4 Building 1, looking southeast.
- 5 Building 1, entrance to the Senior Citizen's Center.
- 6 Building 1, looking east.
- 7 Building 2, looking north.
- 8 Building 2, looking southwest.
- 9 Entrance on Building 2.
- 10 Building 1, fourth floor, typical studio apartment, looking west.
- 11 Building 1, fourth floor, typical studio apartment, looking north.
- 12 Building 1, fourth floor, typical studio apartment, looking west.
- 13 Building 1, fourth floor, typical studio apartment, looking southeast.
- 14 Stairwell in Building 1, looking west.
- 15 Typical corridor in Building 1, looking west.
- 16 Building 2, lobby, looking north.



East 152nd Street-Courtlandt Avenue\_0001



East 152nd Street-Courtlandt Avenue\_0002



East 152nd Street-Courtlandt Avenue\_0003



East 152nd Street-Courtlandt Avenue\_0004



East 152nd Street-Courtlandt Avenue\_0005



East 152nd Street-Courtlandt Avenue\_0006



East 152nd Street-Courtlandt Avenue\_0007



East 152nd Street-Courtlandt Avenue\_0008



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