

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

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 West Brighton Plaza
 other names/site number _____
 name of related multiple property listing N/A

Location

street & number Generally, Henderson Ave, Broadway, Castleton Ave, and Alaska Ave not for publication
 city or town Staten Island vicinity
 state New York code NY county Richmond code 085 zip code 10310

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	
16		buildings
1		sites
		structures
		objects
17	0	Total

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
- DOMESTIC/secondary structure

Current Functions
 (Enter categories from instructions.)

- DOMESTIC/multiple dwelling
- LANDSCAPE/parking lot
- LANDSCAPE/plaza
- DOMESTIC/secondary structure

7. Description

Architectural Classification
 (Enter categories from instructions.)

No style

Materials
 (Enter categories from instructions.)

foundation: Concrete
 walls: Concrete, brick, ceramic tile
 roof: Rubber, asphalt
 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

West Brighton Plaza is a federally funded, low-rent housing project located within a predominately residential area in the West Brighton neighborhood of Staten Island, New York. West Brighton Plaza was developed as a two-phased housing project consisting of West Brighton I (1962) and West Brighton II (1965) for the New York City Housing Authority (NYCHA). West Brighton I consists of eight rectangular eight-story buildings situated on approximately twelve-and-a-half-acres bounded by Henderson Avenue to the north, Broadway to the east, West Brighton II to the south, and Alaska Street to the west. Constructed as the second phase within the West Brighton Plaza, West Brighton II, consists of eight rectangular one-story buildings situated on approximately four-acres to the south of West Brighton I. Early development plans have Irwin Clavan listed as the architect for both phases of the project; however, by 1964 the architects for West Brighton II were noted as Simeon Heller and George Meltzer. Notable landscape architects Clarke and Rapuano designed the landscape throughout West Brighton Plaza, unifying both projects with walkways. The West Brighton Plaza has served as public housing since its completion and has undergone minimal alterations, retaining high integrity.

Narrative Description

Site

The West Brighton Plaza includes the West Brighton I and West Brighton II housing complexes, which are bounded by Henderson Avenue to the north, Broadway to the east, Castleton Avenue to the south, and Alaska Street to the west (Tax Lot 1/Tax Block 196)

Rows of nearly identical two-story residences and an auto body shop constructed ca. 1940 are located along the northwest boundary of the public housing development fronting Alaska Street. A paved drive separates 159 Alaska Street (West Brighton II; Building 9) from the buildings outside the complex. The drive continues north behind the Alaska Street houses to an outlet on Henderson Street. The paved drive provides access to two parking lots to the west of West Brighton I. Two small parking lots are located between Buildings 2 and 3 and Buildings 3 and 4 (West Brighton I) and they are accessible from Henderson Avenue. A historic one-story two-bay garage clad in brick is in the parking area between Buildings 2 and 3.

Concrete walkways connect each building within the West Brighton Plaza to the public sidewalks and exterior communal spaces. A combination of chain-link and simple wrought-iron fencing surrounds the property's perimeter and walkways, abutting the public sidewalk. Dense tree growth occurs throughout the landscaped area. Although a relatively flat landscape, the grade changes slightly throughout the site. Walkways radiate from a horseshoe shaped walkway between Buildings 5 and 6. Recreational features are limited to the landscape within West Brighton I, including a kidney bean-shaped play area in the north portion of the horseshoe-shaped walkway. Additional play areas are located between Buildings 1 and 2, Buildings 3 and 4, as well as a basketball court between Buildings 2 and 3.

The buildings in West Brighton 1 are generally arranged in three ranges and then in pairs, facing each other, with wide landscaped green spaces and walkways in between. The buildings in West Brighton 2 are generally arranged in two rows, forming an L-shaped enclave around the southern boundary of the site. There are landscaped areas in the spaces between the rows, which serve as the front yards of the single-story buildings.

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West Brighton I - Exteriors

Buildings included in West Brighton I are as follows: 820 Henderson Avenue (Building 1), 806 Henderson Avenue (Building 2), 780 Henderson Avenue (Building 3), 778 Henderson Avenue (Building 4, also includes 770 Henderson Avenue and 210 Broadway), 810-814 Henderson Avenue (Building 5), 230-240 Broadway (Building 6), 1077 Castleton Avenue (Building 7), and 1075 Castleton Avenue (Building 8).

All buildings are uniform in style, scale, and material with minor deviations related to building orientation. Buildings along Henderson Avenue were constructed on a slope exposing the basement level. All exterior walls are faced with red brick and without ornamentation, which emphasizes the utilitarian nature of the design. The buildings have an irregular rectangular footprint with slight bump-outs centrally located on the east and west elevations. The buildings rise eight stories to a flat roof lined with metal fascia with a historic guardrail surrounding the perimeter. A centrally located brick-faced bulkhead and connected chimney flue is on top of each roof. A large brick chimney flue extends past the roofline on the south wall of Building 6 where the boiler house is located.

The north and east elevations are fourteen bays wide with a single projecting entry bay. The north and south elevations are four bays wide. Windows are a combination of slightly recessed single and paired aluminum one-over-one non-historic windows with safety gates installed on the bottom sash and slate sills. Ventilation openings occur throughout the basement level. Primary entrances face the landscape within the project and are sheltered by a flat roof awning supported by half-walls clad in non-historic ceramic tile. Raised egress single-light metal doors are accessible by concrete stairs faced in brick with a simple metal railing. Basements are accessed from the exterior by an entry on the same elevation as the egress door; these are accessible by a combination of concrete ramps or stairs.

An entrance on the southeast corner of Building 4 (the historic management office) is accessible by a concrete walkway directly connected to the city sidewalk. A flat awning is supported by three painted steel posts connected by a historic decorative steel fence. Exterior walls beneath the awning are clad in non-historic ceramic tile. A two-light flush metal door is set within the entryway.

The one-story community center constructed in 2006 is a non-historic addition on the east elevation of Building 6. The annex is contemporary in design and spans the width of Building 6. The lower portion of the east elevation is clad in bluestone with a recessed row of narrow fixed windows separating the metal upper portion. The entrance is recessed within a bluestone clad entryway. Secondary exterior walls are clad in red brick.

West Brighton I Interior – First Floor, Buildings 1, 2, 3, 5, 7, and 8

The interior layout of Buildings 1, 2, 3, 5, 7, and 8 are nearly identical, with the minor deviations in plan according to building orientation on the site. The façades of Buildings 1, 3, 5, and 7 face east, while the façades of Buildings 2 and 8 face west. A central hall running north to south is repeated throughout floors one through eight. The central hall is characterized by historic and non-historic cream-colored ceramic tiled walls and VCT flooring. Although areas of the historic VCT flooring remain throughout the buildings, sections have been replaced over time. The flooring in the central hall of the first floor has the historic terrazzo flooring intact. Circulation is provided by an elevator and an enclosed switchback stair on the west side of the public central hall on Buildings 1, 3, 5 and 7 on the east side of Buildings 2 and 8, which provide access to all floors, including the roof. Stairwells have concrete stairs with an interior metal railing and painted concrete block walls. An egress door on the west elevation of Buildings 1, 3, 5 and 7 and the east elevation of Buildings 2 and 8 provides access to a hallway that terminates within the stairwell. Centrally located main entrances (on the east elevation of Buildings 1, 3, 5 and 7 and on the west elevation of Buildings 2 and 8) open into entrance halls

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leading to the central corridor. In 1996 alterations were made to the entrance halls, including the ADA accessible ramps. The entrance halls were historically characterized by terrazzo floors and a combination of light blue and cream-colored ceramic tiled walls. The materials used during the 1996 renovations matched the historic materials. In 1978 the historic mailboxes within the entrance hall were replaced by horizontal mailboxes and ceramic tile matching the historic was installed within the open cavity. Wood blocking was installed where the back of the replacement mailboxes do not meet the existing wall, creating a small bump-out. A large room abuts the entrance hall, historically used as storage for strollers, and is accessible from the exterior by a ramp. Two four-bedroom apartments are on either side of this room along the exterior wall. In each unit, the kitchen/dining room, living room, and bedrooms are situated along the exterior walls. A hallway spans the width of the apartment, which provides access to the rooms along the exterior wall as well as two bathrooms. Two three-bedroom apartments are located on the northwest and southwest corners of Buildings 1, 3, 5 and 7 and northeast and southeast corners of Buildings 2 and 8. Bedrooms are located along the north and south exterior walls, with the kitchen/dining room and living room on the west wall of Buildings 1, 3, 5 and 7 and east wall of Buildings 2 and 8. A hallway connects the rooms along the exterior wall and an interior bathroom. A two-bedroom apartment and a one-bedroom apartment are along the west exterior wall of Buildings 1, 3, 5 and 7 and east exterior wall of Buildings 2 and 8. The smaller units feature a living room, a bathroom, and a kitchen/dining room connected by a hallway. All apartment units are finished with painted gypsum wallboard and a variety of VCT flooring. Bathrooms have non-historic ceramic tiled floors. Both the corridors and apartment units have hard ceilings with fluorescent lighting.

West Brighton 1 Interior – First Floor, Building 4

Unlike the other buildings, the first floor of Building 4 was constructed to house the management offices. The renovations and materials used in the common spaces of Buildings 1, 2, 3, 5, 7, and 8 are repeated in Building 4. The primary entrance of Building 4 is centrally located on the west façade, which opens into an entrance hall. The entrance hall is flanked by two spaces historically used as storage rooms for strollers, both accessible from the exterior by ramps. The southernmost stroller room spans the width of the building, separating the residential space from the management offices. A public hall runs north to south, terminating at the southernmost stroller room. The public hall houses an elevator and an enclosed switchback stair accessible from the entrance hall and an egress door on the east elevation. The management offices are not internally connected to the residential spaces or southernmost perambulator room. The entrance to the management offices is located on the southeast corner of the building, which opens directly into a vestibule to the waiting room. A corridor connecting to the waiting room provides access to a series of rooms along the exterior walls historically operating as the cashier's room, clerks room, management office, staff room, and four office rooms. A bathroom is located west of the corridor. A stair running east to west along the north wall of the management offices provides access to the lower level.

To the north of the northernmost stroller room and situated along the west wall is a four-bedroom apartment. The entrance from the public hall opens directly into a hallway, which provides access to a kitchen/dining room, living room, two bathrooms, and four bedrooms. A three-bedroom apartment is along the northeast corner of the building, including a bathroom, kitchen/dining room, and living room. A two-bedroom apartment is along the east wall, which includes a living room/dining room, a narrow kitchen, bathroom, and two bedrooms. All apartment units are finished with painted gypsum wallboard and a variety of VCT flooring. Bathrooms have non-historic ceramic tiled floors. Maintenance throughout the years has resulted in minor alterations, such as new VCT in selected spaces. Both the corridors and apartment units have hard ceilings with fluorescent lighting.

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West Brighton 1 Interior – First Floor, Building 6

Unlike the other buildings, the first floor of Building 6 was constructed to house the boiler room and community center. The renovations and materials used in the common spaces of Buildings 1, 2, 3, 5, 7, and 8 are repeated in Building 6. The primary entrance of Building 6 is centrally located on the west façade, which opens into an entrance hall. The entrance hall is flanked by two spaces historically used as stroller rooms, both accessible from the exterior by ramps. The southernmost stroller room spans the width of the building, separating the residential space from the boiler room. A public hall runs north to south, terminating at the southernmost stroller room. The public hall houses an elevator and an enclosed switchback stair accessible from the entrance hall and an egress door on the east elevation. The boiler room is not internally connected to the residential spaces. An entrance offset west on the south elevation provides access to the boiler room. The community center was constructed as a wing on the east wall of the boiler room; however, it was rebuilt in 2006 and today spans the width of the building. The one-story annex was designed by architect Beckhard Richland Szerbaty.

Apartments units on the first floor of Building 6 follow the same layout as Building 4. All apartment units are finished with painted gypsum wallboard and a variety of VCT flooring. Bathrooms have non-historic ceramic tiled floors. Maintenance throughout the years has resulted in minor alterations, such as new VCT in selected spaces. Both the corridors and apartment units have hard ceilings with fluorescent lighting.

West Brighton 1 Interior – Second through Eighth Floors, Buildings 1, 2, 3, 4, and 6

The second through eight floors in Buildings 1, 2, 3, 4, and 6 follow a similar layout and materials as the first floor of Buildings 1, 2, 3, 5, 7, and 8 with minor deviations. The façades of Buildings 2, 4, and 6 face west and the façades of Buildings 1 and 3 face east. Apartments are situated along the exterior walls with a central public corridor running north to south which holds the elevator and switchback stair. All apartment units are finished with painted gypsum wallboard and a variety of VCT flooring. Bathrooms have non-historic ceramic tiled floors. Maintenance throughout the years has resulted in minor alterations, such as new VCT in selected spaces. Both the corridors and apartment units have hard ceilings with fluorescent lighting. Two one-bedroom apartments are centrally located along the east wall of Buildings 1 and 3 and the west wall of Buildings 2, 4, and 6. The unit entrance from the public corridor opens directly into a narrow kitchen, which connects to a dual living room/dining room. The bedroom and bathroom are accessible from the living room. Flanking the one-bedroom units are two three-bedroom units. The entrance from the public hall opens into a hallway which provides access to a living room, kitchen/dining room, a bathroom, and three bedrooms. A three-bedroom apartment is located along the northwest and southwest corners of Buildings 1 and 3 and the northeast and southeast corners of Buildings 2, 4, and 6. The entrance from the public hall opens into a hallway that provides access to the living room, kitchen/dining room, bathroom and the three bedrooms, which are oriented along the north and south walls. Two two-bedroom apartments are centrally located along the west wall of Buildings 1 and 3 and the east wall of Buildings 2, 4, and 6. The entrance from the public hall opens into a hallway which provides access to a living room/dining room, narrow kitchen, bathroom, and the two bedrooms.

Interior – Second through Eighth Floors, Buildings 5, 7, and 8

The second through eight floors in Buildings 5, 7, and 8 follow a similar layout and materials as the first floor of Buildings 1, 2, 3, 4, and 6 with minor deviations. The difference occurs on the east façade of Buildings 5 and 7 and the west façade of Building 8. Two two-bedroom apartments are centrally located on the exterior wall with the unit entrance from the public corridor opening into a hallway which provides access to two bedrooms, a bathroom, a living room/dining room, and a narrow kitchen. Flanking the two-bedroom apartments is a one-bedroom and a two-bedroom apartment. A four-bedroom apartment is along the south wall of Buildings 5 and 7 and the north wall of Building 8, all other apartment layouts remain the same.

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West Brighton I - Basements

The basements of the West Brighton I buildings house utilitarian spaces such as incinerators, electric rooms, a variety of storage spaces, gas meter rooms, and maintenance rooms. The basement of Building 5 housed the laundry room which was shared by all eight buildings. Basements are characterized by concrete floors and painted block walls.

West Brighton II - Exteriors

The eight buildings within the West Brighton II complex are uniform in scale and material with slight alterations to the exterior design. All eight buildings are one-story tall with a concrete foundation and have exterior walls faced with a combination of buff and painted brick. Each features a low pitched hipped roof with wide, overhanging eaves. In some cases, the hipped roofs flank a central gable or are broken with roof vents. Each long rectangular building is divided into multiple small apartment units accessed independently from the long elevations. The buildings are as follows: 159 Alaska Street (Building 9), 157 Alaska Street (Building 10), 155 Alaska Street (Building 11), 1115 Castleton Avenue (Building 12), 1085 Castleton Avenue (Building 13), 1065 Castleton Avenue (Building 14), 260 Broadway (Building 15), and 244 Broadway (Building 16).

Buildings 9, 10, 11, and 16

Buildings 9, 10, 11, and 16 have an irregular roof consisting of two low-pitched hipped roofs that flank a central low-pitched gabled roof clad in asphalt shingles. Wide overhanging eaves are intersected by rectangular brick columns on the east and west elevations. A cupola roof vent is centrally located on the hipped roofs' ridgeline and two square roof vents are on the gabled roofs. Building 11 was constructed on a slope and, therefore, the building rises slightly to the south. The east and west elevations of all three buildings are faced with buff brick, while the north and south elevations are faced with painted brick. Non-historic single and paired one-over-one windows are regularly arranged across all elevations. Entrances on the east and west elevations provide access to apartment units. Flush metal doors are on the north elevations. Over the years Buildings 9 and 10 have fallen into disrepair and have been deemed unsafe. All openings have been boarded on Buildings 9 and 10. Evidence of the historic decorative canopy feature remains within the fencing. When the canopies were removed, the decorative posts were cut at the height of the surrounding fencing.

Building 12

Building 12 has a rectangular footprint and rises one-story from a concrete foundation to low-pitched hipped roof with a wide overhanging eave. The hipped roof is clad in asphalt shingles and rises slightly on the easternmost portion of the building. Four cupola roof vents are located along the ridgeline. The east and west elevations are faced with painted brick while the north and south elevations are faced with buff brick. Four half-hipped overhangs supported by posts with concrete bases faced in buff brick shelter the entryway of each apartment unit on the north and south elevations. Eight bays of non-historic paired double-hung one-over-one windows separate the entryways across the south elevation. The east and west elevations have two bays of non-historic one-over-one windows, with an egress door on the east elevation. A simple wrought-iron fence surrounds the building and creates a garden space for each unit.

Building 13

Building 13 has an irregular rectangular footprint with an angled wing on the east elevation which houses the Community Operations Storage (historically known as the Community Center). The design and building materials mimic those on Building 12; however, the building was constructed on a slope, which resulted in the building gradually rising towards the easternmost portion. The change in slope impacted the roofline and the middle portion of the building features a low-pitched gabled roof. Historically the gabled portion of the building featured an ornamental iron canopy, which has since been removed and replaced by two flat roof overhangs

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supported by posts with concrete bases faced in buff brick that shelter the entryway on each apartment unit on the north and south elevations. Remaining entrances feature half-hipped overhangs supported by posts with concrete bases faced in buff brick. The Community Operations Storage wing is topped with a low-pitched gabled roof with an exaggerated overhanging eave. The southeast elevation of the Community Operations Storage wing features four bays infilled with brick; however, historic architectural drawings show that the bays were built with full-height fixed windows and an entryway. A brick half wall surrounds a courtyard along the east elevation.

Building 14

Building 14 mirrors the design of Building 13 but does not include the Community Operations Storage wing. Historically the building featured an ornamental iron canopy along the gabled portion of the north and south elevations. This has since been replaced by two flat overhangs supported by posts with concrete bases faced in buff brick sheltering the entryways.

Building 15

Building 15 is a long rectangular building on the corner of Broadway and Castleton Avenue. The building is constructed on a slope resulting in an irregular roofline. The outer north and south portions are topped with a low-pitched hip roof which transitions into two low-pitched gabled roofs with a central low-pitched, multi-eave hipped roof. The gabled roofs have retained their historic ornamental iron canopies on the east and west elevations.

West Brighton II Interior – Buildings 9, 10, 11, and 16

The interior layout of Buildings 9, 10, 11, and 16 are identical. Each building is divided into twelve small apartment units, each accessed independently. The east and west elevations have six entrances that provide access directly into each apartment's living room. A kitchenette and bathroom are oriented along the central shared wall. A single bedroom is located along the outer rear wall, accessible from the living room. A single closet is near the entryway, with a larger closet in the bedroom. A small utility room on the north wall intersects the northernmost units and is accessible from the exterior. Apartment units are finished with painted gypsum wallboard, a variety of VCT flooring, and vinyl baseboard. Bathrooms have non-historic ceramic tiled floors. The buildings are devoid of corridors and stairs.

West Brighton II Interior – Building 12

The north and south elevations have eight entrances that provide access directly into each apartment's living room. Units on the outer east and west walls have a secondary entrance. A kitchenette and bathroom are oriented along the central shared wall. Closets are located along the inner wall and at the entryway. Apartment units are finished with painted gypsum wallboard, a variety of VCT flooring, and vinyl baseboard. Bathrooms have non-historic ceramic tiled floors. The building is devoid of corridors and stairs. Building 12 was constructed as studio apartments but they were converted to one-bedroom apartments in the 1990s.

West Brighton II Interior – Building 13 & 14

The north and south elevations have sixteen entrances that provide access directly into each apartment's living room. A small utility room on the west wall intersects the westernmost units and is accessible from the exterior. A kitchenette and bathroom are oriented along the central shared wall. Closets are located along the inner wall and at the entryway. The Community Operations Storage wing is located on the east wall of Building 13, which includes a large open space identified as the 'club room' on historic drawings. Openings on the west wall of the club room provide access to a communal kitchen, coat room, and a foyer. Restrooms and chair storage are to the west of the foyer. Apartment units are finished with painted gypsum wallboard, a variety of VCT flooring, and vinyl baseboard. Bathrooms have non-historic ceramic tiled floors. The building is devoid of corridors and

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stairs. Buildings 13 and 14 were constructed as studio apartments but they were converted to one-bedroom apartments in the 1990s.

West Brighton II Interior – Building 15

The east and west elevations have twelve entrances that provide access directly into each apartment's living room. A kitchenette and bathroom are oriented along the central shared wall. A single bedroom is located along the outer wall, accessible from the living room. A single closet is near the entryway, with a larger closet in the bedroom. A small utility room on the north wall intersects the northernmost units and is accessible from the exterior. Apartment units are finished with painted gypsum wallboard, a variety of VCT flooring, and vinyl baseboard. Bathrooms have non-historic ceramic tiled floors. The building is devoid of corridors and stairs.

Integrity

The West Brighton Plaza housing project (Project No. NY5-40) retains overall integrity of location, design, setting, materials, workmanship, feeling, and association that convey its significance as mid-twentieth century public housing project developed in two phases for NYCHA that incorporates both high-rise buildings and one-story garden apartments. The one-story buildings are especially rare in NYCHA's catalogue and reflect the open and low-scale character of Staten Island, a contrast to the city's other four boroughs. Each phase can be described as a group of identical buildings housing tenants in a utilitarian design; however, careful siting and a landscape plan by renowned planners Clark and Rapuano both unite the complex and provide a substantial amenity that mitigates the somewhat standard building designs. Distinctive features include the differences in size and purpose of the buildings and the contrast in their scale and ornamentation. While Brighton I features large-scale buildings housing multiple tenants in a utilitarian design, West Brighton II is composed of single-story buildings providing an individual unit for each occupant and features ornamental elements such as the distinctive rooflines and cupolas. The materials and workmanship of all the buildings have been only minimally altered, allowing the complex to continue to convey the feeling and association of a mid-twentieth century public housing project. Later renovations matched materials to the historic. The buildings have remained in use as affordable housing since they opened.

The historic landscape design of West Brighton I, with its connecting walkways and designated play areas, remains somewhat intact; however, the historic play equipment has been replaced and the basketball court expanded after the period of significance. Aerial imagery shows that the historic curved walkways within the interior landscape of West Brighton II were altered between 1996 and 2001, but the walkways directly off the city sidewalk remain intact. Unfortunately, the original rusticated wood benches, tables, and fences within West Brighton II have been removed and replaced with chain-link and iron fencing. Despite some changes in the walkways and play equipment and the removal of the rusticated wood exterior features on West Brighton II, the general design qualities of the landscape can be understood.

Resource List

The following is a list that includes the building number and addresses of the buildings within the West Brighton Plaza, as well as one contributing site. Since the project essentially includes two types of buildings, we have provided the descriptions above and noted the differences within the resource list.

- Building 1 - 820 Henderson Avenue (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
 -

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- Building 2 - 806 Henderson Avenue (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
- Building 3 - 780 Henderson Avenue (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
- Building 4 - 778 Henderson Avenue, 770 Henderson Avenue and 210 Broadway (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
 - Historic management office is within the south portion of the first floor.
- Building 5 - 810-814 Henderson Avenue (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
- Building 6 & non-historic Community Center - 230-240 Broadway (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
 - Historically the community center was constructed as a wing on the east wall of the boiler room; however, it was rebuilt in 2006 and today spans the width of the building. The one-story annex was designed by architect Beckhard Richland Szerbaty.
 - The boiler room is situated on the southwest corner of the building and extends from the basement to the first floor.
- Building 7 - 1077 Castleton Avenue (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
- Building 8 - 1075 Castleton Avenue (West Brighton I), 1 contributing building
 - Type: eight-story building, completed in 1962
 - Windows were replaced in 1985.
- Garage - (West Brighton I), 1 contributing building
 - Type: one-story garage, completed in 1962
 - The structure is situated between Buildings 3 and 4, within the parking area off Henderson Avenue. The one-story garage has a flat roof and is faced in brick, which has been partially painted. Two roll-up garage bays are on the east elevation.
- Building 9 - 159 Alaska Street (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Currently condemned and all exterior openings are boarded.
- Building 10 - 157 Alaska Street (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Currently condemned and all exterior openings are boarded.
- Building 11 - 155 Alaska Street (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Windows were replaced in 1985.
- Building 12 - 1115 Castleton Avenue (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Windows were replaced in 1985.

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- Building 12 was constructed as a studio apartment but was converted to a one-bedroom apartment in the 1990's.
- Building 13 - 1085 Castleton Avenue (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Windows were replaced in 1985.
 - Community Operations Storage (historically known as the Community Center) is situated on the east portion of the building.
 - Building 13 was constructed as a studio apartment but was converted to a one-bedroom apartment in the 1990s.
 - Building 14 - 1065 Castleton Avenue (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Windows were replaced in 1985.
 - Building 14 was constructed as a studio apartment but was converted to a one-bedroom apartment in the 1990.
- Building 15 - 260 Broadway (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Windows were replaced in 1985.
 - Ornamental iron canopies are intact.
 - Building 16 - 244 Broadway (West Brighton II), 1 contributing building
 - Type: one-story building, completed in 1965
 - Windows were replaced in 1985.
- Overall landscape – 1 contributing site
 - Although designed as two separate landscapes, landscape architects Clarke and Rapuano integrated both landscapes through walkways.
 - The historic curved pathways between Buildings 9, 10, 11, 16, and 15 were replaced by straight walkways between 1996 and 2001.
 - Four of the five historic plays areas within West Brighton I remain; however, the fifth was replaced by the construction of the 2006 annex on Building 6.

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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.

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Areas of Significance

(Enter categories from instructions.)

Social History

Politics/Government

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Irwin Clavan (West Brighton I Architect)

Simeon Heller and George Meltzer (West Brighton II Architects)

Clarke & Rapuano (Landscape Architects)

Period of Significance

1960-1965

Significant Dates

1962 (West Brighton I completed)

1965 (West Brighton II completed)

Period of Significance (justification)

The period of significance is 1960-65, the period in which the two sections were constructed.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph

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

West Brighton Plaza is significant at the local level under Criterion A in the areas of Social History and Politics/Government as an example of a public housing project that reflected several important themes in the history of NYCHA-sponsored low-income and elderly housing in Staten Island during the 1960s. The West Brighton development was conceived of as a whole but developed as two separate projects, in 1960 and 1965. The project is unusual in NYCHA's catalogue because of its combination of eight-story towers and one-story garden apartments. The original architect, Irwin Clavan, designed the first phase (West Brighton I), eight, nicely sited eight-story brick-faced towers with H-shaped plans, and proposed additional rows of two-story brick townhouse-like buildings with flat roofs for the elderly housing. For unknown reasons Clavan was replaced by architects Simeon Heller and George Meltzer in 1964. The latter reconceived the elderly housing (West Brighton II) as rows of rectangular, one-story brick apartments with low-pitched hipped roofs, occasional cupolas or decorative gables, and wide overhanging eaves that form porches supported on decorated iron posts. These fronted wide landscaped areas and walkways. The interiors were equipped to meet state requirements for elderly and disabled occupants. Not only was this a fairly early example of a NYCHA complex for the elderly (its first opened in 1964), but it is NYCHA's only example to feature one-story rows of similar garden apartment cottages; West Brighton I and West Brighton II were unified by landscape designs from renowned designers Clarke and Rapuano that incorporate open, parklike space, connecting paths, and specific activity

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areas. Together, they relate to the specific physical context of the Staten Island neighborhood, which was lower and less dense than sites in Manhattan or Brooklyn.

West Brighton is also significant because its conception and location illustrates long term-patterns of segregation and discrimination on Staten Island. West Brighton is a neighborhood in the northern portion of Staten Island that evolved from farmland to industrial uses before becoming a mixed-use neighborhood in the 1870s. Near the end of the nineteenth century, the future site of West Brighton Plaza was divided into parcels of varying sizes and developed with one- and two-story wood-framed dwellings and stables. In the decades just prior to construction of the project, images reveal a predominately commercial neighborhood with some newly constructed wood-framed dwellings along Alaska and Chappell Streets and a combination of wood-framed residential and commercial buildings along Henderson Avenue and Broadway. The scale was lower and development less dense than in more urban boroughs such as Manhattan. Nevertheless, in 1938, the Home Owners Loan Corporation identified West Brighton, along with other parts of northern Staten Island, as "declining." The corporation based its "redlining" in part on the "increasing Negro population," and these designations generally had the effect of lowering property values and discouraging investment. This set in motion a long-term pattern of disinvestment, job loss, and increasing poverty in the area. As Blacks continued to migrate from the southern states, those settling in Staten Island were consciously steered to its northern, more industrial edges, where the once reliable jobs in the shipping and other industries were declining. During the 1960s, the proposed construction of the Verrazano-Narrows Bridge (opened in 1964), which opened the borough to intensive suburban development, engendered open fear and outright discrimination in borough residents, who made it clear that immigrants and Blacks were to be kept north of the mid-island expressway. They addressed their fears by fighting zoning and other initiatives intended to create a more inclusive community. While residents of the southern portion of Staten Island acquired detached, single-family housing on independent lots, those in the north faced urban problems, had fewer options and virtually no chance of mobility. NYCHA, which chose to construct the majority of its Staten Island public housing north of the mid-island expressway, was just one of many individuals and agencies that contributed to the long-term results of these various policies, which effectively reinforced racial hierarchies and perpetuated spatial inequality.

In the same years, it also became apparent that there was a lack of affordable housing for elderly residents in all boroughs, as lifespans increased and living arrangements of nuclear families changed. The need to provide specialized housing for older Americans became a national imperative during the 1950s, particularly for those with limited financial means. The Federal Security Administrator initiated the first National Conference on Aging in August 1950 to discuss the increasing housing challenges for elderly citizens, and the Housing Act of 1956, which included increased funding for public housing projects and encouraged public housing projects designated for elderly residents. In 1959, NYCHA announced plans to construct a housing project with a projected cost of ten-million-dollars in West Brighton. A news release reveals the design intentions behind the project. The key points were that the project was intended to "harmonize with the suburban character of the Staten Island community" in design, materials, and landscaping. It also incorporated most of the special accommodations recommended for elderly apartments in the era, and the one story form was a particular bonus, as it eliminated stairs and allowed residents direct access to the exterior from both front and back. In addition, the lush landscaping, which featured porches, benches, wide paths and gathering places, was especially generous and geared to appeal to residents.

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Narrative Statement of Significance

Staten Island

Staten Island is both New York City's largest and least populated borough. The earliest European settlement began with the arrival of Walloons from Belgium in 1624; however, the Dutch were the island's first permanent European settlers in 1630. The island had a large population of Loyalists during the Revolution, and it remained largely rural, characterized by small villages and large swaths of open agricultural land through the nineteenth century. As early as the late 1800s, after the Staten Island Ferry (1886) opened to provide relatively fast transportation to Manhattan, suburban development occurred in the portions of the island nearest New York, which were built up with cottages in the popular styles of the age. A number of prominent New Yorkers established residence, among the Frederick Law Olmsted and H.H. Richardson. However, it was not until the Verrazano-Narrows Bridge opened in 1964 that rapid and large-scale suburban development began, largely in the southern portion of the island, where the earliest settlement had occurred. Other transportation connections to the island include three vehicular bridges and one railroad bridge. Transportation opportunities allowed residents to commute to Manhattan, Brooklyn, and New Jersey. The areas closest to Manhattan remained the most urban, while the north and west became the most industrial. Within the island, the population was served by a railroad running its length and several highways. The Staten Island Expressway, which divided the island into north and south quadrants, became a political divide as well, with the population to the north tending to be more liberal and that to the south remaining more conservative. During the years in which the southern portion of the island became heavily suburbanized, the population remained predominantly white, with large percentages being of Italian and Irish descent. While there were virtually no Black residents on Staten Island in 1950, by 1970, 5.3 percent of Staten Islanders were Black and the number rose to 19.6 by 2020. The Black population remained largely concentrated north of the expressway.

The West Brighton Neighborhood

West Brighton Plaza is in the West Brighton neighborhood in the northern portion of Staten Island. Farmland along the north shore was converted into an industrial area in 1818, primarily consisting of textile dye and printing factories. The area became known as Factoryville, which eventually became West Brighton in 1871.¹ Following the Factoryville development, other industrial hubs were established along Staten Island's shoreline. Present-day Travis had its beginnings as Linoleumville, which derived its name from the American Linoleum Manufacturing Company factory in 1873, and by 1874 the area now known as Charleston had become Kreischerville when Balthazar Kreischer established the New York Fire-Brick and Staten Island Clay Retort Works.² Port Richmond's location on the north shore of Staten Island and directly across from New Jersey's southernmost tip created an ideal location for shipyards and industry.

In 1898, the land that became the West Brighton Plaza was divided into parcels of varying sizes. One- and two-story wood-framed dwellings and stables occupied most of the parcels. Prior to the construction of West Brighton Plaza, Richmond, Market, State, Chappell, and Union Streets intersected the site bounded by Alaska Street, Henderson Street, Castleton Avenue, and Broadway. Within the residential neighborhood were a few commercial buildings and a saloon. By 1937 the parcels became more uniform, and a stone church stood on the corner of Market and State Streets. Additional dwellings were constructed, and stores lined Castleton Avenue. Rows of nearly identical two-story frame dwellings were constructed on the previously undeveloped land on

¹ Staten Island Advance, "Industrial complexes once thrived here," *SI Live*, September 26, 2010, https://www.silive.com/memories_column/2010/09/industrial_complexes_once_thrived_here.html

² Staten Island Advance, "Industrial complexes once thrived here."

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Alaska and Chappell streets by 1940. An auto shop was constructed within the rows of dwellings along Alaska Street, all of which remain today. The site was documented by New York City's Department of Taxation and the Works Progress Administration (WPA) between 1939 and 1941 during a city-wide survey. The images depict a predominately commercial neighborhood with newly constructed dwellings along Alaska and Chappell Streets (Figures 1 and 2). A combination of wood-framed residential and commercial structures lined Henderson Avenue and Broadway (Figure 4).

In 1938 Staten Island was appraised by the federal Home Owners Loan Corporation (HOLC). After the Housing Act of 1934, the FHA had requested that HOLC create "residential security maps" to guide the federal agency in unwriting mortgages. The Staten Island appraisal included the future site of West Brighton Plaza in an area labeled D-6. Forty-one percent of Staten Island was identified as 'definitely declining' and thirty-four percent as "hazardous," including all of D-6. According to the area description form that accompanied the map, the detrimental influences within D-6 were described as, "Dilapidated industrial area to the north. Run down business in easterly part. Lumber yards within. Racial changes. Lack of employment in local industries. Old cemetery."³ Although "Racial Changes" was not explained, the form broke down the district's population into 90 percent Italian with an increasing number of African Americans from the south. A more detailed write up specifically stated that the neighborhood's downward trend was in part based on the "lack of employment opportunities and increasing Negro population." However, it also mentioned a new training shipyard and the need to house new workers who would be relocating. Apparently, the increasing African American population would not be welcome at the shipyard and thus would present only a housing problem. The report described the trend of desirability in D-6 as "downward" in the next ten to fifteen years despite potential shipyard jobs and found that the sales demand for buildings within D-6 was poor, eventually making the site eligible for slum clearance. Despite the concentration of minority residents within D-6, Staten Island overall was, at that time, identified as 78 percent Caucasian.⁴

Although Staten Island's north shore was not entirely redlined, this area became the focus of Black settlement, eventually leading to a well-known demarcation between the northern and southern sections of the island and significant racial tension in later years. While the northern areas developed a denser and more urban feel, the southern areas remained almost exclusively single and double family detached houses that were strictly off-limits to Blacks, who were prevented by both official and unofficial codes from prevailing in the real estate market.

Long Term Patterns of Segregation on Staten Island⁵

Staten Island has remained New York City's whitest and least integrated borough. In 2017, the population was still more than 60 percent white and in 2022 the white population remained at 55.7 percent [with 9 percent Black, 18.8 percent Hispanic and 13 percent Asian]. Not only that, but, at the same time, of the borough's Black residents, more than 63 percent of them lived in neighborhoods classified as low to moderate income, among them West Brighton, which was 53 percent Black, Mariner's Harbor, 54 percent Black, and Stapleton, 47 percent Black. Each of those neighborhoods had a population less than 10 percent white; each also had a public housing project. In a well-argued piece written in 2017, Danny Sjursen, a retired army major and Staten

³ NS Form 8 10-1-37. Area Description – Security Map of Staten Island (New York City) Supplemental Information. October 1, 1937. https://dsl.richmond.edu/panorama/redlining/map/NY/StatenIsland/area_descriptions/D6#mapview=full&loc=13/40.6093/-74.2108&adview=full&scan=3/75.2082/-67.1484

⁴ **Footnote for redlining**

⁵ Much of the information in this section is based on Danny Sjursen, "Disturbing, deep-rooted patterns in Staten Island's racial geography," May 22, 2017, silive.com/news/2017/05/disturb_deep-rooted_pattern.html

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Island native, attributed this pattern of “spatial inequality” to a “confluence of individual community and government decisions [that] deliberately shaped...explicit racial housing patterns in Staten Island.”⁶

While Staten Island had remained rural through the nineteenth century and become more industrial in its northern reaches in the early twentieth, it was the opening of the Verrazano-Narrows Bridge, which connected Staten Island to Brooklyn, in 1964 that ushered in a bevy of new residents who could now easily commute via automobile [owned by a high percentage of residents] to metropolitan New York. Apparently, the proposed bridge caused a good deal of anxiety for island residents. According to Djursen, during the bridge’s construction, “hundreds of local newspaper articles...decried the influx of migrants from other boroughs” with a particular focus on Blacks.⁷ These prejudices revealed themselves most explicitly in discussions of rezoning, during which south shore communities, themselves largely middle and lower middle class and of Italian and Irish descent, fought tenaciously to preserve regulations requiring single-family detached residences on forty by sixty foot lots. Black citizens who wished to buy in these areas were both discouraged by realtors and made unwelcome by neighbors, occasionally with tactics such as arson. There was nothing subdued or secret about these widely held feelings and attitudes. Djursen, a mid-island resident, recalls open bullying in schools, widespread use of the “N word,” even by teachers, and the fact that the Staten Island Expressway, the mid-island divide, was almost universally referred to as the “Mason-Dixon line.”

Thus, it was probably not a coincidence that NYCHA built nearly all of its public housing projects after 1960 in the more urban north shore areas and almost none in the south. To Staten Islanders, “apartments means Negroes, people they did not want south of the expressway.”⁸ Djursen contended that the thousands of Black and Puerto Rican citizens seeking the tranquility of living in a less crowded and more suburban neighborhood were instead “corralled in duplicate ghettos.” However, his analysis went further, noting that factory closures and idle piers in the northern sections of the island in the late twentieth century along with the long ingrained real estate biases and spatial inequality led to inherited poverty, overcrowding, mental health issues, and other woes among the Black residents. The inference that public housing, even with the best of intentions, may reinforce racial hierarchies and perpetuate a “complex, subtle and highly pervasive system of racial and spatial caste” is an important aspect of the history of public housing in New York City and it is particularly relevant to a discussion of NYCHA’s efforts on Staten Island.

Public Housing in Staten Island

The earliest NYCHA development on Staten Island was Markham Houses, also in West Brighton, built in 1943 to house shipyard and defense workers. These were low-rise, two-story duplexes with front and rear yards. They were converted for public housing after the war; however, long-term deterioration led to their demolition in 2009. The site was completely rebuilt as a more contemporary-looking apartment complex. **In the period after the war, NYCHA created**

West Brighton Plaza

According to the property cards documenting the demolition contracts within the project site, approximately 125 buildings were demolished for the construction of West Brighton Plaza between 1958 and 1960 (see Appendix 1). Many of the buildings were two-story wood-framed structures with garages on the same parcel but they also included a church (Figure 5). The 1950 census and the residential security map documented that residents within the site were working class, generally mechanics and laborers, who were born in New York,

⁶ Djursen, “Disturbing deep-rooted patters.”

⁷ Djursen, “Disturbing, deep-rooted patters.”

⁸ Djursen, “Disturbing, deep-rooted patters.”

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Italy, Poland, as well as Blacks from a variety of southern states.⁹ Of course, these patterns changed in the 1950s and 60s, as noted above, and in 2017, West Brighton was 53 percent Black.

In 1959 NYCHA announced plans to construct a housing project with a projected cost of ten million dollars in West Brighton, using federal aid, and the City of New York deeded the land on Tax Block No, 196/Tax Lot No. 1 to the New York City Housing Authority on October 30, 1959. Although the West Brighton I and West Brighton II Houses were designed in collaboration under Project No. NY 5-40, the two projects were treated as standalone developments. A groundbreaking ceremony on October 27, 1960, initiated the development of West Brighton I on the northernmost portion of the site. The housing project was one of fourteen housing developments that would be financed through the NYCHA's sale of \$45,728,000 temporary loan notes.¹⁰

As first conceived, the project was to include fourteen identical attached two-story brick houses with flat roofs, basements, and individual yards and eight, eight-story elevator buildings.¹¹ Early plans stated that the two-story buildings would range from four to eight rooms per unit, while the eight-story buildings would range from three to five rooms per unit.¹² Initially, Irwin Clavan was the architect for the entire project. Clavan's concept was that the two-story buildings would be uniform in style, simple in embellishment, and feature flat roofs and basements (Figure 8).

However, by 1964, Simeon Heller and George Meltzer had replaced Clavan as project architect. While the eight-story buildings remained as planned and were completed as West Brighton I in 1962, Heller and Meltzer reconceived the two-story buildings [West Brighton II] as long, rectangular single-story buildings containing multiple individual units. It is unclear why the architects and design for West Brighton II was altered before the final designs were submitted.

A news release published at the start of the project reveals the underlying design intentions. The key points are that the project was intended to, "harmonize with the suburban character of the Staten Island community" in design, materials, and landscaping.¹³ The announcement goes on to highlight how the plans for West Brighton Plaza were unlike other public housing projects:

Two existing housing developments, Clason Point Houses in the Bronx, and the Edwin Markham Houses in Staten Island, consist of garden-type row houses exclusively. West Brighton will be the first development in New York City to combine elevator apartment houses and individually occupied row houses.¹⁴

However, neither of those projects incorporated a one-story form; each consisted of long rows of two-story buildings that resembled townhouses. The one-story form used at West Brighton appears to be the only example of a NYCHA project that employed this feature. After settling on the form and size, the design for West Brighton II changed numerous times, with each design further adapting the complex to elderly tenants. Eliminating the stairs was only one feature that took into consideration the mobility of the future residents.

⁹ 1950 Census of the United States. ED 43-38, New York, Richmond.

¹⁰ "Housing Agency Plans Financing," *New York Times*, March 11, 1961.

¹¹ "Row Houses Slated for a City Project," *New York Times*, November 26, 1959,

<https://timesmachine.nytimes.com/timesmachine/1959/11/26/88840436.html?pageNumber=56>

¹² "Row Houses Slated for a City Project," *New York Times*, November 26, 1959.

¹³ New York City Housing Authority New Release dated November 25, 1959. NYCHA Archives, New York.

¹⁴ New York City Housing Authority New Release dated November 25, 1959. NYCHA Archives, New York.

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Because West Brighton I and II were separate projects, Clarke and Rapuano approached both landscapes differently while maintaining circulation and continuity between them. West Brighton I was laid out and landscaped in a way familiar to urban residents. Buildings were in rows facing each other. The landscape within West Brighton I included typical NYCHA features, such as a combination of chain-link and iron fencing, concrete benches, and tables, as well as recreational spaces such as a playground, sandpit, handball court, and a basketball court. In contrast, West Brighton II's siting and landscape was much more informal and suburban in feeling. The landscape included curved walkways, individual lawns, rusticated wood fencing, benches, and tables. Historic architectural drawings illustrate that a shuffleboard court was designed for West Brighton II; however, it is unclear whether it was included in the final design. Although selected apartment units within West Brighton I were designated for elderly residents, West Brighton II was constructed with the sole purpose of housing elderly residents.

A news release announcing that applications were being accepted was released on March 15, 1962, and occupancy was expected to begin in June of the same year.¹⁵ Eligibility for tenants was based on their yearly income; \$3,600 for a one-person family, \$4,320 for a two-person family, \$4,680 for a three-or-four-person family, \$5,712 for a five-or-six-person family, and \$5,964 for a family of seven or more persons.¹⁶ The development of West Brighton I altered the neighborhood's scale, which had consisted of small-scale, primarily two-story buildings up to that point. The adjacent land on the east side of Broadway was sold to the Board of Education by 1959, and the construction of the three-story John G. Whittier school began in 1960. The Edwin Markham Houses (constructed 1942; rebuilt in contemporary style) were northeast of the project site and were operating under NYCHA ownership while West Brighton I was being constructed. West Brighton I opened for occupancy on August 13, 1962, becoming the city's 105th public housing development.¹⁷

The eight-story buildings in West Brighton I contain 490 apartments with forty-eight apartments dedicated to housing elderly residents. The West Brighton I buildings' general interior plan consists of a central shared corridor that holds a stairwell and elevator that provides access to all floors with apartment units along the outer walls. The buildings featured basements which housed spaces such as tenant storage, laundry, electric rooms, incinerator rooms, paint storage, an engineer's room, and a boiler room. Building 4 housed the management and staff offices and a wing constructed on the southeast corner of Building 6 housed a community center. The community center included four meeting rooms, an office, a staff room, coat check, bathrooms, and a kitchen space. Stroller rooms were included in the plans to accommodate families. The forty-eight apartments designed for elderly residents included skid tile in bathrooms, grab bars by toilets and in bathtubs, and automatic shut-off devices on kitchen ranges.¹⁸ When the project first opened there was one housing officer who operated out of the staff lunch room. In 1963 two additional officers were added, and Sergeant O'Leary was appointed to supervise the patrol. The additional staff operating at the project resulted in a perambulator room in Building 6 being converted into a record room.¹⁹ In a 1962 News Release, William Reid described the amenities of the complex and the convenience of its location:

Apartments in the new development range in size from three-and-a-half to six-and-a-half-rooms, and rents range from fifty-nine to ninety-dollars a month, including gas and electricity. The apartments feature tiled baths with showers; cabinet-type kitchen sinks; space for washing machines; ample dining

¹⁵ New York City Housing Authority Correspondence March 15, 1962. West Brighton I News Release. NYCHA Archives, New York.

¹⁶ New York City Housing Authority Correspondence March 15, 1962. West Brighton I News Release. NYCHA Archives, New York.

¹⁷ New York City Housing Authority New Release dated August 13, 1962. West Brighton I News Release. NYCHA Archives, New York.

¹⁸ New York City Housing Authority Correspondence March 15, 1962. West Brighton I News Release. NYCHA Archives, New York.

¹⁹ Correspondence between James W. Loughlin/James Myers and W.I.Poulson/R.A. Ambrose dated August 26, 1963. West Brighton Plaza II-NY5-40. NYCHA Archives, New York.

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areas; and aluminum framed awning windows. Other features of the development are a laundry room, a baby-carriage room in each building, and off-street parking facilities.

The grounds will be beautifully landscaped and will include large play areas for children and sitting areas for adults.

West Brighton Plaza is convenient to churches of all denominations, public and parochial schools, and many parks and beaches. Excellent shopping facilities are located across the street. A post office is one block away, and a public library two blocks away.

The twelve-minute bus service to the Staten Island Ferry makes West Brighton Plaza a convenient location for persons who work in lower Manhattan as well as on Staten Island.²⁰

In architectural expression, the exterior of the West Brighton I buildings was typical of public housing buildings of the period, smaller, less adorned and utilitarian in style. By this date, NYCHA was turning away from the tower in the park model in favor of smaller scale developments, and this one is similar to four others built on Staten Island between 1950 and 1959, all of which are six to eight stories in height.

In contrast to West Brighton I, West Brighton II consisted of small-scale buildings, each with minor differences such as roof type and ornamental iron canopies. The West Brighton II building interiors were only accessible from the interior and did not include features such as circulation, lobby, staff offices or tenant storage. These individual apartments were intended to foster independence and mobility for elderly residents. Unlike West Brighton I, the architectural drawings for West Brighton II identify them as 'all apartments for the aged.' While the exterior of the buildings had distinctive architectural features, the interior plans were simple. Apartment units were oriented along the front and rear of the building, each with its own garden entrance. Units in Buildings 9, 10, 11, 15, and 16 featured a single entryway that opens directly into a living room with an open kitchenette and an adjoining single bedroom and bathroom, while Buildings 12, 13, and 14 were studio apartments. A Community Center was constructed on to the east wall of Building 13 which provided residents with a shared kitchen, storage, telephone booth, and a large open space known as the club room.

A letter written by Douglas H. Logan, director of construction, dated April 29, 1965, and sent to W.R. Di Pietro, the chief of construction for the federal Public Housing Administration, describes the delays in the construction of West Brighton II. Logan states, "As you are aware, the type of construction on this project is unique, (a), because of its one-story design and spread over a large ground area, and (b), Because of the special requirements of compaction of granular material on which these buildings are founded."²¹ The letter goes on to describe the delays due to the winter weather conditions. However, despite the contractors' hardship, the first structural slab was completed on February 18, 1965 and the last structural slab poured on April 12, 1965.

Applications for occupancy at West Brighton II began in June of 1965. The studio apartments ranged from forty-six dollars to fifty dollars a month including gas and electricity. The three-and-a-half room apartments

²⁰ New York City Housing Authority New Release dated August 13, 1962. West Brighton I News Release. NYCHA Archives, New York.

²¹ Correspondence between Douglas H. Logan and W.R. Di Pietro dated April 29, 1965. West Brighton Plaza II-NY5-40. NYCHA Archives, New York.

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ranged from sixty-two dollars to sixty-four dollars a month including gas and electricity.²² Applications were reviewed under the following requirements:

Admission of single person shall be limited to person sixty-two years of age or older, or to persons who are disabled pursuant to the definitions contained in the Social Security Act. In the case of persons who are disabled, no minimum age limitation applies. Admission of couples or families shall be limited to those in which at least one person is sixty-two years of age or older or in which at least one person is disabled pursuant to the definitions contained in the Social Security Act.²³

Although the sparse interior design was typical of NYCHA housing projects, the exteriors of West Brighton II featured architectural details uncommon in public housing projects. The buildings featured varying roof slopes and ornamentation, such as ornamental iron canopies and columns that intersect selected rooflines, designed in a contemporary style (Figure 9, 10, and 11). Low-pitched gabled and hipped roofs were clad in asphalt shingles and topped with cupola and boxed ventilation. Instead of leveling the site, the buildings along the corner of Castleton Avenue and Broadway were built on a sloping grade, which altered the overall site design. Historic drawings illustrate that the southeast façade of the Community Center was originally constructed with full-height fixed windows and an entryway. Designed as garden-style apartments, each unit included a small private garden space and shared community spaces. The shared spaces in front of the apartment rows were especially decorative and encouraged communal activities, with picnic table, benches, gardens, and other amenities.

By 1959 there were four NYCHA housing projects on Staten Island: Berry Houses (1950, determined eligible in 2024), South Beach Houses (1950), Todt Hill Houses (1950), and Mariners Harbor Houses (1954). These generally resembled West Brighton I, though the latter was completed a few years later. Each was a small group of six to eight buildings, six stories tall with red brick exteriors and H-shaped forms. Each project occupied a nicely landscaped site.

There was a lull in public housing developments on Staten Island following 1954 until the construction of the Stapleton Houses (1962). This was considerably larger, with twenty-two buildings, and the buildings are closer together with a far less interesting plan. NYCHA constructed three housing projects following the West Brighton Plaza project, Richmond Terrace Houses (1964), Cassidy-Layfayette Houses (1971), and the New Lane Shores Houses (1984).

Housing for the Elderly in New York City²⁴

The need to provide specialized housing for older Americans became a national imperative during the 1950s, particularly for those with limited financial means. As lifespans increased due to “improved nutrition, medical care and knowledge,” the population of Americans over sixty-five years of age jumped from 4.1 percent in 1900 to 7.6 percent in 1950.²⁵ At the same time, the rise of the nuclear family meant that “the custom of aging parents living with one or another or the married children was tending to disappear,” and “the difficulty always

²² Correspondence between Irving Wise and All Division Heads and Housing Managers dated June 21, 1965. West Brighton Plaza II-NY5-40. NYCHA Archives, New York.

²³ Correspondence between Irving Wise and All Division Heads and Housing Managers dated June 21, 1965. West Brighton Plaza II-NY5-40. NYCHA Archives, New York.

²⁴ This section prepared by Christopher D. Brazee, NYSHPO, 2024.

²⁵ “State-Aid Housing Must Take in Aged,” November 26, 1951, “Our Aging Population,” *New York Times*, June 9, 1950.

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confronting aging persons of finding suitable reasonably priced housing had been increased manifold for older persons in the lower income groups.”²⁶

In 1950, President Harry Truman convened the first National Conference on Aging, which was facilitated by the Federal Security Administration. Although the event did not produce any definitive findings on concerns or issues with the elderly citizens in the United States, the 815 delegates concluded that “the situation of the aging was so critical that it required the immediate attention of all appropriate groups and interests.”²⁷ That same year, *The New York Times* stressed the need for elderly housing, stating, “In the field of housing for the aging, the widow or the widower whose children have grown up, the story is of retrogression rather than progress.” The article continued, “Social workers and housing experts appear to agree that special housing should be created for the aging.”²⁸

Although federal law did not yet address the housing needs of the elderly, NYCHA from nearly the beginning had its own policy of reserving some of its units for older residents. The Red Hook Houses (opened 1938), for example, had an entire wing of apartments designated for the elderly, the Fort Green Houses—NYCHA’s first state-funded housing complex, opened in 1944—had fifty three of its 3,501 apartments set aside for older tenants.²⁹ One newspaper article in 1950 noted that New York was the only state in the union that “has set aside apartments in public housing projects especially for oldsters.”

New York State implemented its own policies supporting elder housing in the late 1940s and early 1950s. It created the Joint Legislative Committee on the Problems of the Aging—headed by State Senator Thomas C. Desmond of Newburgh—which had among its chief concerns to lobby for the inclusion of the elderly in public housing.³⁰ These efforts bore fruit in 1951, when the New York State Division of Housing announced that going forward, all state-funded housing developments would be required to set aside a minimum of 5 percent of apartments for the elderly, a policy the *New York Times* reported, “reflects the growing interest of the state in the problems of the aged and recognizes the changing family relationships.”³¹

Not only would state-funded developments be required to include senior housing, but the new policy also stipulated that these units must contain special accommodations for elderly residents including:

...bathrooms with nonslip floors, square bathtubs with seats and hand grips in the walls to facilitate getting in and out, showers with seats and hand grips for persons who would feel insecure in getting into or out of a tub, the elimination of thresholds to lessen the danger of tripping, and electric instead of gas stoves to prevent asphyxiation from escaping gas.

Housekeeping will be simplified by placing the shelves and cabinets at low levels. Life will be made easier by mechanically operated casement windows. Apartments will face the sunny side and more heat will be provided than in other apartment.”³²

NYCHA more than met its requirements under the new state law. Between 1951 and 1956, the authority constructed eight state-funded public housing complexes. NYCHA statistics, unfortunately, do not indicate the exact number of units reserved for the elderly but do provide enough information to ascertain an approximation.

²⁶ “State-Aid Housing Must Take in Aged,” November 26, 1951.

²⁷ Dale Vinyard, “White House Conferences and the Aged,” *Social Service Review* 53, no. 4 (Dec. 1979): 661.

²⁸ Warren Moscow, “Community Study of Aged Stressed,” *New York Times*, April 20, 1950.

²⁹ “State is Put First in Helping of Aged,” *New York Times*, August 13, 1950.

³⁰ “State-Aid Housing Must Take in Aged,” November 26, 1951

³¹ “State-Aid Housing Must Take in Aged,” November 26, 1951.

³² “State-Aid Housing Must Take in Aged,” November 26, 1951

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The eight developments consisted of a total of 9,286 apartment units; if 5 percent of the units were reserved for the elderly, it can be surmised that NYCHA added approximately 464 units specifically designed for the elderly during that time.³³ In fact, the *New York Times* reported in 1957 that 1,700 public housing units across the state were occupied by the elderly.³⁴

The federal government implemented its own laws supporting senior housing in 1956, when President Eisenhower signed the Housing Act of 1956 into law. The act expanded upon the previous legislation and increased funding to local housing authorities for both the development of housing and the relocation of those displaced through Urban Renewal initiatives. The true significance of the law, however, lies in its expansion of the public housing program to include elderly citizens, specifically, single elderly persons. The act stipulated that housing authorities could spend additional funds to provide for the special conveniences required for older residents, such as ramps, handrails, and grab bars.³⁵ As such, the federal government opened the door to local housing authorities across the country to increase their unit counts and construct housing developments for the elderly.

In 1957, State Housing Commissioner Joseph P. McMurray announced that New York “is raising the reservations for elderly persons in its low-rent housing project from about 5 per cent of the total units to 10 per cent.”³⁶ He also noted that for the first time, “some new projects will be entirely for the aged,” rather than being incorporated into larger developments. In July of that year, McMurray unveiled plans “for a public housing project to be tenanted entirely by elderly couples and individuals,” comprising “360 specially designed apartments at the northwest corner of Second Avenue and 104th Streets.”³⁷ As the *New York Times* noted, “The project, if carried through in its present form, would be the first rental public housing to be built here exclusively for the aged.” It took several years, but the development was ultimately completed in 1964 and given the name Gaylord White Houses.³⁸

The Gaylord White Houses (NRE 2023) consist of a twenty-story senior center and a three-story building, which included the Leggett Memorial Children’s Center, completed in 1964. During the planning of the Gaylord White Houses, NYCHA’s second state-funded senior public housing project, the Bernard Haber Houses, was underway (eligibility is undetermined).³⁹ Located in Coney Island, the Bernard Haber Houses was completed in 1965 as three fourteen-story buildings.

In 1961, the housing act was amended again to expand opportunities for elderly housing development under Title II- Housing for Elderly Persons and Low-Income Families. Under Title II, “permits one-hundred percent loans; increases the elderly housing direct loan authorization from fifty-dollars to one-hundred-and-twenty-five million dollars and eliminates the specific dollar limitation on the portion which can be used for related facilities.”⁴⁰ The incentive for funding elderly housing resulted in the construction of the Mary McLeod

³³ “Project Statistics,” New York City Housing Authority, June 30, 1955.

³⁴ “Housing for Aged Gains,” *New York Times*, October 17, 1957.

³⁵ “Public Housing in War on Poverty,” *CQ Press*, July 22, 1964.

³⁶ “Housing for Aged Gains,” *New York Times*, October 17, 1957.

³⁷ “Housing Planned for Elderly Only,” *New York Times*, July 3, 1957, 48.

³⁸ Though planned first, the Gaylord White Houses were completed several months after Van Dyke II became NYCHA’s first purpose-built, exclusively senior housing development to officially open.

³⁹ Cindy Hamilton, Erin Ward, Michael LaFlash, “Mary McLeod Bethune Gardens,” National Register of Historic Places Registration Form, 2021.

⁴⁰ “Legislative Summary: Housing.” JFK Library. Accessed January 3, 2024, <https://www.jfklibrary.org/archives/other-resources/legislative-summary/housing>

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Bethune Gardens in the Washington Heights neighborhood in Manhattan (NRHP listed in 2021). Plans for the project began in 1962 and the project was completed in 1967; it remains an elderly affordable housing project.⁴¹

In 1962 the executive secretary for the National Council on the Aging, Geneva Mathiasen, observed that the population of persons eighty-five years and over had increased 92 percent since 1920, in turn increasing the need for senior housing.⁴² In the same year 20 percent of public housing was occupied by seniors and 53 percent of public housing projects under contract in 1962 were designed for seniors.⁴³

One interesting aspect of NYCHA's program for elderly housing is that, as with West Brighton, specific buildings for seniors were often added as the second phase of a project. The following list includes those second-phase elderly housing projects that have been identified to date:

- Van Dyke II (1964) 23 bld – 1 sr housing tower
- Harlem River II (1965) – 1 vry lag tower
- Douglass Addition (1965) 2 large bldg
- LaGuardia Addition (1965) 1 16 story
- **West Brighton II (1965)**
- Bronx River Addition (1966) 2 building 6 and 12 stories
- Kingsborough Extension (1966) 2 bldg
- Chelsea Addition (1968) 1 lg
- Baruch Houses (1977) 1 extra bld
- Stuyvesant Gardens II (1986)
-

With the exception of West Brighton, all of these constitute the addition of one of two large buildings to an existing complex. In some cases, these were simply the addition of another building in a similar or identical style that was reserved for the elderly; in others, something quite different was building. Occasionally, many years following initial construction before senior housing was added. At Harlem River Houses, for example, one very tall tower was added in 1965 to the low-scale 1936-37 complex.

Of course, all of these would have complied with the interior requirements for elderly housing. In 1957 the *New York Times* reported on elderly public housing projects stating, "A different set of design standards was required for senior housing that included both safety precautions and a community setting. Accessibility to public transportation, hospitals, and shopping centers was essential to the location of senior housing projects, and developers recognized the importance of not isolating senior residents. According to the executive secretary of the National Council on Aging, approximately eight million seniors were either widows, separated, divorced or

⁴¹ Cindy Hamilton, Erin Ward, Michael LaFlash, "Mary McLeod Bethune Gardens," National Register of Historic Places Registration Form, 2021.

⁴² Geneva Mathiasen, "Trends in Housing for Older People," *Architectural Record*, December 1962.

⁴³ Geneva Mathiasen, "Trends in Housing for Older People," *Architectural Record*, December 1962.

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single in 1962.⁴⁴ This fact was integral both to the apartment size and to the specific spatial divisions. For example, in West Brighton II, the apartment units are not accessible by a communal hallway; but instead, each has an individual door from the exterior. This promotes the independence and self-sufficiency of the residents and encourages them to come out and socialize with the community, as many enhancements to outdoor gatherings are provided. On the interior, the policy in state-aided projects has been to put into five to ten percent of the apartments special facilities for the elderly, such as nonskid bathroom tile, electric instead of gas stoves, lower kitchen cupboards, increased heat radiation and other features that are not standard in low-rent public housing.”⁴⁵

Design Context for the West Brighton Plaza Project

Although many of NYCHA’s projects included apartments designed for senior tenants, West Brighton II is one of the few that were designed exclusively for seniors. A year before the completion of West Brighton II, the Gaylord White Houses, the first state-funded housing project designed specifically for seniors, opened for occupancy. The Bernard Haber Houses, consisting of three fourteen-story buildings in Coney Island, became the second state-funded senior housing project and opened the same year as West Brighton II. The LaGuardia Addition in the Lower East Side of Manhattan was constructed as an extension of the LaGuardia Houses (1957) in the same year as West Brighton II and consisted of a single, sixteen-story building with one hundred and fifty apartments. Several senior-only housing projects were completed following 1965; however, many of the other projects were single-building extensions of established housing projects (see above list). The Mary McLeod Bethune Gardens was constructed as a single, twenty-two-story project in the Washington Heights neighborhood of Manhattan in 1967. The Chelsea Addition, located in the Chelsea neighborhood of Manhattan, was completed in 1968 as an extension of the Elliot Houses (1947) and the Chelsea Houses (1964). The Chelsea Addition consisted of a single, sixteen-story building, which included ninety-six apartments. In 1973, the Corsi Houses were constructed in East Harlem as a single, sixteen-story building with one hundred and seventy three apartments. The Robbins Plaza was completed in 1975 as a single, twenty-story building in the Lenox Hill neighborhood of Manhattan. In 1977, the Baruch Addition was constructed as an extension of the Baruch Houses (1959) in the Lower East Side neighborhood of Manhattan. The Baruch Addition consisted of a single, twenty-story building with one-hundred-and-ninety-seven apartments. In 1984 the Fort Washington Avenue Rehab was constructed in Washington Heights as a single, seven-story building.

Before the construction of West Brighton II, NYCHA had constructed garden style housing projects; however, these developments were two-stories in height and not exclusively intended for senior housing. The design team for the Clason Point Gardens included architects York & Sawyer, Aymar Embury II, and Burton & Bohm, with landscape architects Jo Ray and A. Carl Stelling (determined eligible in 2016). Located in the Soundview neighborhood in the South Bronx, the Clason Point Gardens opened for occupancy on March 8, 1941, becoming the first NYCHA housing development in the borough. The design of the project emphasized green space and the forty-five two-story buildings only occupied 21.4 percent of the site.⁴⁶ The two-story buildings are oriented in a barrack style pattern and each apartment featured front and backyards, as well as communal gardens. The Clason Point Gardens remain in use today as an affordable housing project.

⁴⁴ Geneva Mathiasen, “Trends in Housing for Older People,” *Architectural Record*, December 1962.

⁴⁵ Charles Grutzner, “Housing Planned for Elderly Only,” *New York Times*, July 3, 1957.

<https://timesmachine.nytimes.com/timesmachine/1957/07/03/84968078.html?pageNumber=48>; Cindy Hamilton, Erin Ward, Michael LaFlash, “Mary McLeod Bethune Gardens,” National Register of Historic Places Registration Form, 2021.

⁴⁶ “Clason Point Plans Housing Ceremony,” *New York Times*, March 5, 1941.

<https://timesmachine.nytimes.com/timesmachine/1941/03/05/85243415.html?pageNumber=37>

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The Edwin Markham Houses were constructed in 1942 as Defense Worker Housing to accommodate the families of shipyard workers but later became low-income housing. Federal funding was used under the Lanham Act of 1940, which accelerated the construction of the project.⁴⁷ The Edwin Markham Houses were built northeast of the present-day West Brighton Plaza site and designed by Architects De Young & Moskowitz and Frederick Mathesius. They designed the Edwin Markham Houses as two-story garden apartments in rows with flat roofs and abstracted brick embellishment. The project consisted of thirty buildings with three hundred and sixty apartments; the rows were arranged in U-shaped cul-de-sacs within a landscaped area. After its use as World War II worker housing, NYCHA converted the project to low-income housing. During the late twentieth century the buildings had fallen into severe disrepair and were demolished in 2007. Today, the privately owned Markham Gardens apartments occupy the site. The multiple-building, single-story, garden-apartment design concept was not repeated after West Brighton II.

Garden Apartments

Garden style apartments were popularized in the United States during the first half of the twentieth century. Garden style apartment complexes were derived from the Garden City Movement that began in Europe during the late nineteenth century following Sir Ebenezer Howard's 1898 publication titled *To-morrow: A Peaceful Path to Real Reform*.⁴⁸ Howard's writings romanticized planned communities away from the pollution and overcrowding of the urban environment. In 1903 Howard's concept became a reality in the form of Letchworth, located approximately thirty miles outside of London.⁴⁹ The community combined elements of town and country away from industrialization. Letchworth was a self-sufficient town with shopping centers, schools, and recreational community spaces and each house included a private garden. The Garden City Movement continued with the establishment of the Garden City Association in 1899 and similar communities were developed.

Urban planners in the United States adopted the concept as a potential resolution for the crowded tenements constructed during the Industrial Revolution. Clarence S. Stein and Henry Wright designed Sunnyside Gardens in Queens, New York, between 1924 and 1929. The project included more than 600 low-rise brick buildings within seventy-seven acres with shared walls and individual gardens. Following the success of Sunnyside, the Radburn development in New Jersey began in 1929, which featured primarily detached houses with internal shared gardens and separate pedestrian and automobile circulation.⁵⁰ One of the most successful urban examples is Jackson Heights in Queens (Jackson Heights Historic District (NR listed), a 1913 complex of high-rise apartments that followed the urban grid but were built around large, open landscaped gardens.

The FHA defined garden apartments as being "composed of individual buildings forming a group of at least three buildings designed and constructed specifically to function as a multiple dwelling. These small buildings were designed to contain at least four self-sufficient dwelling units. The group is designed and sited to relate to the surrounding landscape."⁵¹ Garden apartments offered elements of a private dwelling that residents of high-rise apartments were deprived of. West Brighton II included these design characteristics, which differentiated

⁴⁷ Julie Abell Horn, *Phase IA Archaeological Assessment Markham Gardens Proposed Residential Development, Block 169, Lot 1, Bounded by Richmond Terrace, Broadway, North Burgher Avenue and Wayne Street, Staten Island, Richmond County, New York, NYSOPRHP 06PR00935;LPC NYCHA/ER.R*, July 2006, http://s-media.nyc.gov/agencies/lpc/arch_reports/939.pdf

⁴⁸ Charles E. Chase and Katie E. Horak, "Garden Apartments of Los Angeles: Historic Context Statement," *Los Angeles Conservancy* (October 2012) <https://www.laconservancy.org/wp-content/uploads/2022/11/Garden-Apartment-Context-Statement.pdf>

⁴⁹ Charles E. Chase and Katie E. Horak, "Garden Apartments of Los Angeles: Historic Context Statement."

⁵⁰ Charles E. Chase and Katie E. Horak, "Garden Apartments of Los Angeles: Historic Context Statement."

⁵¹ Charles E. Chase and Katie E. Horak, "Garden Apartments of Los Angeles: Historic Context Statement."; Karen E. Hudson, *Paul R. Williams, Architect* (New York: Rizzoli, 1993), 11.

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the project from the high-rises of West Brighton I. They had front and rear yards and faced wide gardens and walkways. Following the construction of West Brighton II, NYCHA developed another garden apartment complex in the East Flatbush neighborhood of Brooklyn. Completed in 1969, the Fenimore-Lefferts Houses consisted of eighteen two-story row houses faced in brick, each with its own private garden. Although NYCHA returned to small-scale developments during the second half of the twentieth century, two-story projects were limited to the Clason Point Gardens, Edwin Markham Houses, and the Fenimore-Lefferts Houses. The multiple-building, single-story, garden-style apartment design concept was not repeated after West Brighton II, making this a very rare example of the type. Its use here may be related to its location in State Island, which had a distinctly lower scale feel than the other New York boroughs or it may have resulted from the architects' own design sensitivities.

West Brighton I Designer – Irwin Clavan

Born in Virginia, Irwin Clavan (1900-1982) studied architecture at the University of Pennsylvania before working with the architecture firm of Shreve, Lamb, and Harmon from 1926 until 1933.⁵² While at the firm, Clavan acted as the projects manager, working on monumental projects such as the Empire State Building (1930-1931). In 1934 Clavan established his own architectural firm and worked as a consulting architect on many of America's major large-scale projects during the mid-twentieth century, including the twenty-five story Equitable Life Assurance Society Building in San Francisco, California and the first section of Pittsburgh's Gateway Center.⁵³

In addition to his expertise in skyscrapers, Clavan was involved with the design of several large-scale housing projects. NYCHA held an open competition for the design of the Williamsburg Houses in 1934 (designated a New York City Landmark in 2003; NRHP 2021), which would be presented to the NYCHA architectural board, including Richmond H. Shreve of Shreve, Lamb, and Harmon. Harmon Gurney, of Gurney and Clavan, was one of five architects selected to be a part of the Williamsburg Houses project, and Irwin Clavan would become office manager of the project.⁵⁴ Between 1936 and 1938 twenty, four-story buildings were constructed within twenty-five acres in Brooklyn. There is limited information on the architectural firm Gurney and Clavan; however, they are listed as architects approved by Mayor La Guardia to work on city projects under the jurisdiction of the Department of Public Works in 1940.⁵⁵

In 1938, the Metropolitan Life Insurance Company's (MetLife) began planning a massive, privately owned, planned community on 129 acres in the East Bronx. The community derived its name from the adjacent neighborhoods, Park Versailles and Westchester Heights, becoming Parkchester. MetLife appointed a design team including R.H. Shreve, of Shreve, Lamb, and Harmon, Henry C. Meyer, of Meyer, Strong and Jones, city planner and landscape engineer Gilmore D. Clarke, and Irwin Clavan.⁵⁶ The community was constructed for

⁵² "Irwin Clavan, Architect, Dies," *New York Times*, November 5, 1982, <https://timesmachine.nytimes.com/timesmachine/1982/11/05/010441.html?pageNumber=94>

⁵³ "Irwin Clavan, Architect, Dies," *New York Times*, November 5, 1982.

⁵⁴ "Williamsburg Houses," Landmarks Preservation Commission, June 24, 2003, https://www.nyc.gov/assets/nycha/downloads/pdf/Williamsburg%20Houses_LP-2135.pdf.

⁵⁵ "Architects Listed as Approved by City," *New York Times*, January 18, 1940, <https://timesmachine.nytimes.com/timesmachine/1940/01/18/112738617.html?pageNumber=41>

⁵⁶ "Housing Project Owned by Metropolitan Life," *Pencil Points* Volume XIX, Issue 5 (May 1938): 39. [https://aut.ac.nz/libguides.com/turabian/journalarticles#:~:text=Author's%20First%20Name%20Last%20Name,of%20Publication\)%3A%20page%20range.](https://aut.ac.nz/libguides.com/turabian/journalarticles#:~:text=Author's%20First%20Name%20Last%20Name,of%20Publication)%3A%20page%20range.)

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middle-class families and equipped with stores, a theatre, parks, schools, and recreational facilities, becoming the largest integral housing project in the United States.⁵⁷

In the same year MetLife collaborated with New York City Parks Commissioner Robert Moses to create the largest superblock housing development, Stuyvesant Town, within the Gas House District along the East River in Manhattan (determined eligible for the NRHP in 2004).⁵⁸ Eighteen city blocks within seventy-five acres were demolished, which displaced approximately 12,000 people.⁵⁹ The design team included Irwin Clavan, as chief architect, Gilmore D. Clarke, as chair, along with Henry F. Richardson, George Gove, and Andrew J. Eken.⁶⁰ Construction of the thirty-five buildings began in 1945. The twelve-to-fourteen story buildings were faced in red brick and topped with flat roofs. The buildings were set within Clarke's picturesque landscape, creating an idealistic Towers-in-a-Park design. The high-rise buildings radiate from a central oval with winding tree-lined walkways that communicate between landscape features, apartment buildings, and the city street. Benches, recreational spaces, and a large fountain are within the park-like superblock. The first families moved in on August 1, 1947, and approximately ninety-eight percent of the tenants were World War II veterans.⁶¹ In 1947 Peter Cooper Village (determined eligible for the NRHP in 2016) was constructed within a superblock north of Stuyvesant Town, forming Stuyvesant Town-Peter Cooper Village. Peter Cooper Village consisted of twenty-one fifteen-story buildings, situated at an angle within a parklike setting, following similar design features as Stuyvesant Town. The projects were constructed as a segregated middle-class housing project with the goal of providing housing for returning World War II veterans.

West Brighton II Architects – Simeon Heller and George Meltzer

New York based architects, Simeon Heller and George Meltzer, designed West Brighton II in 1964. The design team was familiar with NYCHA standards as the firm had worked on other housing projects such as the 95 West 119th Street Rehabilitation Program (NY 5-52J) between 1960 and 1961, as well as plans for the unrealized Utica Houses.⁶² Following the completion of West Brighton II, George Meltzer designed NYCHA's Millbank-Frawley rehabilitation project in East Harlem (1973-1977).

A native of Queens, Simeon Heller (1907-1969) studied at the New York University School of Architecture and Allied Arts and established his architectural practice three years after graduating in 1936.⁶³ Heller was an active member of the New York Society of Architects, where he served as both president and secretary. In addition, Heller served as the president of the New York State Association of Architects, the Queens Chapter of the American Institute of Architects, and the Queens Chamber of Commerce.⁶⁴ Heller's experience with NYCHA

⁵⁷ "Model of Housing Displayed at the Fair," *New York Times*, May 5, 1939, <https://timesmachine.nytimes.com/timesmachine/1939/05/05/93908916.html?pageNumber=47>; "Housing Project Owned by Metropolitan Life," *Pencil Points* Volume XIX, Issue 5 (May 1938): 39.

⁵⁸ Sandra Levine, "Stuyvesant Town DOE 06101.015023," August 11, 2004.

<https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=W1aEys2HO9jvCbdeyn1aBbTvSmMxJZdkfiZ1+5B4OGNeZ43Xoft6yIvy3RbK2Z1WIHZDOVA27xQ4aegSaDWJDTcFwNBfZ2tYDUqFht4Z6kb7GmuTb5O1t4VGB0yksnMc&q=false>

⁵⁹ Sandra Levine, "Stuyvesant Town DOE 06101.015023."

⁶⁰ "Stuyvesant Town," *Building and Engineering* Volume 5 (May 24, 1947): 45. <https://nla.gov.au/nla.obj-299584200/view?sectionId=nla.obj-314658897&partId=nla.obj-300200467#page/n46/mode/1up/search/clavan>

⁶¹ Sandra Levine, "Stuyvesant Town DOE 06101.015023."

⁶² New York Housing Authority, "Project Statistics June 30, 1961," Accessed September 21, 2023.

<https://www.nyc.gov/assets/nycha/downloads/pdf/pdbjune1961.pdf>

⁶³ "Simeon Heller, An Architect 62," *New York Times*, October 25, 1969,

<https://timesmachine.nytimes.com/timesmachine/1969/10/25/81868424.html?pageNumber=33>

⁶⁴ "Queens Modern: The Architects; Simeon Heller," *Queens Modern*, accessed September 13, 2023,

<https://queensmodern.com/architecturalfirm/simeon-heller/>

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began with the Arverne Houses (today known as Ocean Bay Apartments-Oceanside), which consists of seven six-story buildings completed in 1951.

Another New York University School of Architecture and Allied Arts alumni, George Meltzer (1922-1991) went on to study at the prestigious Ecole des Beaux-Arts.⁶⁵ In 1955 Meltzer partnered with Heller and together they designed many commercial and residential buildings in New York.⁶⁶ They designed the NYCHA Redfern Houses in Far Rockaway, which consist of nine six-to-seven-story buildings and were completed in 1952. The architectural firm was hired by NYCHA to design the Utica Houses in Brooklyn; however, the plans never came to fruition. In addition to his partnership with Heller, Meltzer was a professor of architecture at the New York Institute of Technology and in 1984 established the architectural firm Meltzer and Nielson.⁶⁷ From a design perspective, West Brighton II seems to be an anomaly among their works.

West Brighton Plaza Landscape Architects – Clarke and Rapuano

The prominent landscape architecture firm of Clarke and Rapuano was one of the first interdisciplinary design and engineering firms in the country.⁶⁸ City planning historian Thomas J. Campanella describes Clarke and Rapuano as "...two of the most powerful landscape architects of the twentieth century."⁶⁹ Gilmore D. Clarke (1892-1982) was a pioneer in public landscapes that integrated the introduction of the automobile.⁷⁰ He became the superintendent of construction for the Bronx River Parkway Commission and designed parkways throughout Westchester County. In 1934 Clarke was hired as a landscape architect for the New York City Parks Department and, in the same year, recruited fellow Cornell University alumni Michael Rapuano (1904-1975). Clarke was involved with the 1939-1940 World's Fair as a member of the board of directors, and the architectural landscape firm of Clarke and Rapuano designed several private exhibits at the 1939 World's Fair.⁷¹ Clarke returned for the 1964-1965 World's Fair as a consultant. They collaborated on numerous projects, including the 1937 Henry Hudson Parkway along the west side of Manhattan before establishing a firm of their own in 1939. Together they designed much of the infrastructure of New York City, working closely with Robert Moses to design numerous public spaces, including parkways, housing projects, and parks.⁷² Significant public spaces designed by Clarke and Rapuano include Bryant Park, the United Nations, JFK International Airport, Conservancy Gardens and Zoo in Central Park, Washington Square in Greenwich Village, and the promenade in Brooklyn Heights.⁷³

Clarke and Rapuano designed the landscape within public housing developments proposed by the Metropolitan Life Insurance Company, such as Parkchester in the Bronx (1938-1942), Stuyvesant Town-Peter Cooper Village in Manhattan (1945-1947), and the Riverton Houses in Harlem (1947). In addition to privately owned public housing projects, the team designed the landscape within several NYCHA projects, including the Kingsborough Houses (1941), the Woodrow Wilson Houses (1961), and the West Brighton Plaza (1962-1965).

⁶⁵ "George Meltzer, Architect," *Newsday (Nassau Edition)*, April 7, 1991,

https://www.newspapers.com/image/712346662/?clipping_id=119218026&fcfToken=eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJmcmVILXZpZlXctaWOiOjcxMjM0NjY2MiwiWF0JjoxNjk0NjlyNzY2LCJleHAiOiJlOTQ3MDkxNjZ9.ksYj-Hp0k1lFFIjYBIs8Gf5CLyym6AnvsySHpNnuxDw

⁶⁶ "Queens Modern: The Architects; Simeon Heller," *Queens Modern*.

⁶⁷ "George Meltzer, Architect," *Newsday (Nassau Edition)*.

⁶⁸ Thomas J. Campanella, "The Rise and Fall of Edward G. Lawson." *Landscape Architecture Magazine* (March 2012)

http://web.mit.edu/~tomcamp/Public/articles/CAMPANELLA_Lawson.pdf

⁶⁹ Campanella, "The Rise and Fall of Edward G. Lawson."

⁷⁰ Campanella, "The Rise and Fall of Edward G. Lawson."

⁷¹ New-York Historical Society Museum & Library, "Guide to the Clarke & Rapuano Landscape Architecture Collection 1935-2002," Accessed September 20, 2023.

⁷² The Cultural Landscape Foundation, "Clarke & Rapuano," Accessed March 3, 2023, <https://www.tclf.org/pioneer/clarke-rapuano>

⁷³ New-York Historical Society Museum & Library, "Guide to the Clarke & Rapuano Landscape Architecture Collection 1935-2002," Accessed September 20, 2023.

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Although the firm worked primarily in New York City, it designed thoroughfares in Virginia, Pennsylvania, New Jersey, and Tennessee. The firm continued following the deaths of Clarke and Rapuano under the name Clarke & Rapuano, Inc., which was active until 1993.⁷⁴

The functionality and integration of the buildings and landscape design was an important design feature in NYCHA's housing projects; the landscaped setting was intended to provide residents with an urban escape into a natural setting while walkways within the development connected to the city sidewalk. Plant species were chosen based on limited maintenance required and survival in an urban environment.⁷⁵ Landscaping within NYCHA properties was extensive and by 1961 the buildings occupied just 300 acres of the 1,540 acres of the housing projects.⁷⁶ Maintenance was not the only complication with the copious plantings, they also became a hazard when children took to climbing them. This issue was addressed by introducing larger playgrounds and recreational spaces in the complexes.⁷⁷ The buildings within West Brighton I only occupied 18 percent of the grounds and the remainder of the parcel was the designed landscape.⁷⁸ The site plan for West Brighton I included several play areas, a basketball court, a handball, and a sandpit (Figure 10). It is evident that the play equipment was an integral part of the overall landscape design. Play equipment wasn't limited to the typical swings and slides, although they were also included; however, NYCHA play areas also featured play equipment intended to stimulate the imagination.⁷⁹ Historic architectural plans detail every aspect of the play areas, from the concrete play steps to the concrete saddle and turtle (Figure 11 and 12). Concrete benches and concrete game tables with a checkerboard pattern on top were installed throughout the park. Unlike other projects, West Brighton II did not include the typical playground and basketball court design since the project was intended to house elderly residents. Historic drawings dated 1965 detail plans for a shuffleboard court; however, it is unknown if this feature was installed. This section did have extensive wide plaza areas with seating and tables.

Clarke and Rapuano's expertise in landscape design resulted in a harmonized balance between the large-scale buildings within West Brighton I and the one-story buildings of West Brighton II. Although designed as two separate landscapes, the walkways provide seamless circulation between the two projects. It is evident from historic site plans that careful consideration was made when designing the flow of the walkways. A combination of curved and straight walkways create diversity within the circulation pattern (Figures 13, 14, 15).⁸⁰ Specific landscape features, such as rusticated wood benches, tables, and fences, presented a refreshing contrast to the surrounding urban environment and recalled a rural setting (Figures 11,13). Rusticated wood fencing was installed abutting the city sidewalk along the length of Castleton Avenue, and along Broadway and Alaska Street, terminating at a walkway separating West Brighton I from West Brighton II. The rusticated wood fencing also lined the walkway between Buildings 13 and 14, terminating at the preexisting walkway in West Brighton I. Rusticated wood benches and tables were installed within the curved pathways between Buildings 9, 10, 11, 16, and 15. The original rusticated wood benches, tables, and fences have been removed and replaced with chain-link and iron fencing.

⁷⁴ The Cultural Landscape Foundation, "Clarke & Rapuano."

⁷⁵ Bloom, *Public Housing that Worked: New York in the Twentieth Century*, 66.

⁷⁶ Bloom, *Public Housing that Worked: New York in the Twentieth Century*, 163.

⁷⁷ Bloom, *Public Housing that Worked: New York in the Twentieth Century*, 163.

⁷⁸ New York City Housing Authority Correspondence March 15, 1962. West Brighton I News Release. NYCHA Archives, New York.

⁷⁹ Nicholas Dagen Bloom, *Public Housing that Worked: New York in the Twentieth Century* (University of Pennsylvania Press: Philadelphia, PA, 2008), 67.

⁸⁰ Aerial imagery shows that the curved walkways were replaced between 1996 and 2001.

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Conclusion

The West Brighton Plaza housing development represents several important trends in New York's public housing history. It reflects new attention to elderly housing in the late 1950s and 60s and is a singular example of a NYCHA complex incorporating one-story garden apartments on a single site. It also represents NYCHA's typical public housing of this period, which showed a tendency towards smaller scale buildings with very restrained decoration, especially outside of Manhattan. Finally, it illustrates post-World War II public housing on Staten Island constructed during the period in which construction of the Verrazano-Narrows Bridge highlighted the island's deep-seated racial divide, which kept African Americans in the more densely developed northern shore areas and out of the more suburban south shore areas, as well as provoking conflict between the ethnic groups who arrived earlier, primarily Italians and Irish, and those who came later, such as Blacks and Puerto Ricans.

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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): _____

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10. Geographical Data

Acreage of Property 12.39 acres

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 40.63548 | Longitude: -74.120187 |
| 2. Latitude: 40.636777 | Longitude: -74.117702 |
| 3. Latitude: 40.634649 | Longitude: -74.117445 |
| 4. Latitude: 40.634439 | Longitude: -74.120152 |

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to encompass the property containing West Brighton I and West Brighton II during the period of significance and today.

11. Form Prepared By

name/title Kendal Anderson; Revised and edited by Kathleen LaFrank, NYSHPO

organization Ryan, LLC

date August 2024

street & number One International Plaza, 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.)

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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: West Brighton Plaza

City or Vicinity: Staten Island

County: Richmond

State: New York

Photographer: Kendal Anderson

Date Photographed: January 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 0001 of 30. West Brighton Plaza, facing north.
- 0002 of 30. Building 2, looking southwest.
- 0003 of 30. Basketball court, looking northwest.
- 0004 of 30. West Brighton Plaza, looking southeast.
- 0005 of 30. Building 6, looking northeast.
- 0006 of 30. Looking west from Building 2 towards Building 1.
- 0007 of 30. Looking southeast from Building 1 towards Buildings 2 and 6.
- 0008 of 30. Main entrance on Building 7, facing west.
- 0009 of 30. Looking north with Building 10 to the left and Building 11 to the right.
- 0010 of 30. Building 9, looking north.
- 0011 of 30. West Brighton Plaza, looking east and showing Buildings 10, 11, and 7.
- 0012 of 30. Looking west with Building 13 to the left.
- 0013 of 30. Building 14, looking west.
- 0014 of 30. Detail of historic decorative canopy on Building 15.
- 0015 of 30. Building 14, looking east.
- 0016 of 30. Community Center on Building 13, looking northwest.
- 0017 of 30. Building 2, typical first floor lobby, looking west.
- 0018 of 30. Building 2, typical first floor lobby, looking northeast.
- 0019 of 30. Looking north down the switchback stair in Building 2.
- 0020 of 30. Building 8, sixth floor corridor, looking north.
- 0021 of 30. Building 8, sixth floor, typical two bedroom apartment, looking north.
- 0022 of 30. Building 8, sixth floor, typical two bedroom apartment, looking southwest.
- 0023 of 30. Building 8, sixth floor, typical two bedroom apartment, looking west.
- 0024 of 30. Building 8, sixth floor, typical two bedroom apartment, looking east.

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- 0025 of 30. Building 8, sixth floor, typical two bedroom apartment, looking east.
- 0026 of 30. Building 16, looking west.
- 0027 of 30. Building 16, looking northeast.
- 0028 of 30. Building 16, looking northwest.
- 0029 of 30. Building 16, looking northeast.
- 0030 of 30. Building 16, looking west.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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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Appendix 1: Information from Property Cards Documenting Demolition Contracts within the Project Site⁸¹ This list documents those buildings demolished to make way for the public housing project

Parcel No.	Location	Block/Lot	Description (in feet)	Building Vacant	Demolition started	Demolition Completed
1	Vacant land	196/42	N/A	N/A	N/A	N/A
2	36-38 Chappell Street	196/43	Residential Wood frame 18x30x25	12/12/58	3/3/59	3/25/59
3	32 Chappell Street	190/45	Residential Wood frame 16x30x25	7/31/58	11/25/58	12/18/58
3	34 Chappell Street	190/45	Residential Wood frame 16x30x25	7/31/58	11/25/58	12/18/58
4	48 Chappell Street/28 Chappell Street	196/48	Residential Wood frame 18x30x25	12/19/59	3/3/60	5/25/60
5	26 Chappell Street	190/50	Residential Wood frame 18x30x25	11/8/58	11/25/58	12/18/58
6	98 Richmond Street	196/125	Wood framed garage 25x45x25	8/6/59	9/22/59	11/27/59
7	Vacant land	196/63	N/A	N/A	N/A	N/A
8	108 Richmond Street	196/66	Stucco 20x40x25/Wood garage 20x10x10	2/26/59	6/2/59	8/19/59
8	104 Richmond Street	196/65	Residential Wood frame 20x40x30/Wood Garage 15x15x15/Brick garage 25x15x15	2/28/59	6/2/59	8/19/59
9	112 Richmond Street	196/67	tucco 20x20x20/Wood Garage 20x10x10	11/12/58	3/4/59	3/25/59
10	114 Richmond Street	196/69	Stucco frame garage 18x40x25	11/22/58	3/10/59	3/25/59
11	116 Richmond Street	196/70	Wood framed 18x40x20/wood garage 20x15x40	7/31/59	9/22/59	11/27/59
12	120 Richmond Street	196/72	Wood framed 20x35x20/Con. Block garage 30x10x10	4/25/59	9/22/59	11/27/59
13	122 Richmond Street	196/74	Residential Wood frame 20x45x25	7/31/59	9/24/59	11/27/59
14	124 Richmond Street	196/75	Residential Wood framed 20x40x20	8/3/59	9/24/59	11/27/59
15	126 Richmond Street	196/76	Wood frame 25x45x30/Frame garage	4/11/59	9/24/59	11/27/59

⁸¹ Department 00871000 Box 0000575. Land Acquisition. West Brighton Houses WB-390 Parcel1-6. NYCHA Archives, New York.

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16	140-142 Richmond Street	196/78	Wood frame 35x30x20/frame shed	8/31/59	10/30/59	11/27/59
17	150 Richmond Street	196/82	Wood frame 25x55x25/Wood frame garage 15x30x15	4/16/59	6/4/59	8/19/59
19	158 Richmond Street	196/86	Brick Com. 15x25x20	3/31/59	6/30/59	8/19/59
20	158 Richmond Street	196/87	Brick. Com. 45x75x20 (interior parcel at rear of lot)	6/15/59	8/11/59	8/19/59
21	175 Alaska Street	196/7	Frame 15x40x25/brick & wood garage	5/31/59	9/25/59	11/27/59
22	171 Alaska Street	196/9	Residential wood frame 20x50x25	8/31/59	9/25/59	11/27/59
23	167 Alaska Street	196/11	Res. Wood frame 20x20x25/frame garage	8/29/59	10/27/59	11/27/59
25	86 Richmond Street	190/52	Res. Wood frame 25x40x25	9/12/58	11/20/58	12/18/58
26	88 Richmond Street	190/50	Res. Wood frame 20x30x20	10/31/59	1/12/60	4/1/60
27	90 Richmond Street	190/49	Res. Wood framed 20x30x20	5/31/58	11/19/58	12/18/58
28	Vacant land	190/46	N/A	N/A	N/A	N/A
30	Vacant land	190/5	N/A	N/A	N/A	N/A
31	768 Henderson Avenue	190/7	2 ½ story wood frame 20x45x30	12/15/58	2/26/59	3/25/59
31	768 Henderson Avenue	190/7	Rear garage 20x20x10	12/15/58	11/19/58	12/18/58
32	Vacant land	190/8	N/A	N/A	N/A	N/A
33	Vacant land	190/14	N/A	N/A	N/A	N/A
34	17 W Union Street	190/26	Com. Wood frame 25x40x20	1/27/60	2/4/60	4/1/60
36	Vacant land	10/29	N/A	N/A	N/A	N/A
37	33 W Union Street	190/33	Res. Wood frame 20x40x15	3/9/60	3/14/60	5/25/60
38	95 Richmond Street	190/35	Res. Wood frame 20x40x15/cindere block garage	1/20/59	3/4/59	3/25/59
39	93 Richmond Street	190/37	Res. Wood frame 20x40x15	10/13/59	1/12/60	4/1/60
40	Vacant land	190/38	N/A	N/A	N/A	N/A
41	Vacant land	190/39	N/A	N/A	N/A	N/A
42	Vacant land	190/41	N/A	N/A	N/A	N/A

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43	85 Richmond Street	190/42	Res. Wood frame 20x50x20	11/10/58	2/27/59	3/25/59
45	192 Broadway	189/2	Res. Com. Wood frame 15x45x25	12/9/58	2/27/59	3/25/59
46	196 Broadway	189/3	Res. Brick & stucco 20x70x30	12/17/59	3/14/60	5/25/60
47	198 Broadway	189/4	Res. Wood frame 20x40x30/garage	4/30/59	10/8/59	11/27/59
48	200 Broadway	189/5	Res. Wood frame 20x35x30	9/9/58	11/28/58	12/18/59
49	202-204 Broadway	189/6	Res. Wood frame 50x45x35	5/31/59	10/9/59	11/27/59
50	208-210 Broadway	189/9	Res. Wood frame 50x60x35	12/15/59	1/20/60	4/1/60
52	1-3 State Street	191/1	Res. Wood frame 25x40x25	1/31/59	6/4/59	8/19/59
52	220 Broadway	191/1	Res. Com. Wood framed 30x60x20	1/20/59	6/4/59	8/19/59
53	224 Broadway	191/3	Res. Brick 20x40x20	7/31/58	11/28/58	12/18/58
54	226-228 Broadway	191/4	Res. Com. Wood frame 50x40x20	9/30/58	11/28/58	12/18/58
55	7-9 State Street	191/26	Res. Stucco 30x50x25	11/10/59	1/19/60	4/1/60
56	232 Broadway	191/7	Res. Com. Wood & stucco 35x65x20/cinder block garage	1/31/60	3/14/60	5/25/60
57	234 Broadway/15 State Street	191/9	Res. Com. Brick 20x60x30/stucco garage	1/8/59	6/2/59	8/19/59
58	19 State Street	191/10	Res. Wood framd 20x75x28	8/12/59	10/21/59	11/27/59
59	242-244 Broadway	191/12	Res.Com. brick & stucco 40x40x35	6/10/59	10/2/59	11/27/59
60	25 State Street	191/17	Res. Stucco 25x40x25	12/18/59	3/11/60	5/25/60
61	23 State Street	191/18	Res. Stucco 18x40x24	12/11/59	1/19/60	4/1/60
63	Vacant land	193/1	N/A	N/A	N/A	N/A
(Part of) 64	254-256 Broadway	193/part of 4	Stucco 50x60x30/Garage 25x15x10	12/19/59	1/26/60	4/1/60
(Part of) 64	47 State Street	193/4	Wood 18x30x10	10/31/58	3/5/59	3/25/59
65	51 State Street	193/24	Residential wood frame 25x50x30	10/31/59	1/26/60	4/1/60
65	260 Broadway	193/6	Residential Wood frame 25x40x20	1/29/60	3/14/60	5/25/60

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66	262-264 Broadway	193/7	Res. Com. Stucco 35x55x20	1/15/60	3/28/60	4/1/60
66	53 State Street	193/7	Res. Wood frame 30x50x30	N/A	11/19/58	12/18/58
67	266 Broadway/55 State Street	193/9	Res. Brick/Stucco 22x40x74	1/31/60	3/30/60	5/25/60
68	268 Broadway	193/11	Com. Wood 15x65x15	8/31/59	9/23/59	11/27/59
68	272 Broadway	193/14	Res. Com. Wood framed 30x30x20	11/14/59	1/21/60	4/1/60
68	1047-1045 Castleton Avenue	193/14	Res. Com. Wood framed 45x30x15	N/A	1/21/60	4/1/60
68	270 Broadway	193/11	Res. Com. Brick 25x75x20	9/30/59	10/19/59	11/27/59
70	141 Richmond Street	194/39	Stucco 40x30x20/wood framed garage	11/30/58	3/5/59	3/25/59
71	280 Market Street	194/1	Wood framed 25x35x20	7/10/58	11/20/58	12/18/58
72	278 Market Street	194/3	Res. Wood framed 25x40x25	1/29/60	3/11/60	5/25/60
73	40 State Street	194/5	Res. Stucco 35x40x30	9/11/58	11/20/58	12/18/58
74	46 State Street	194/8	Res. Wood framed 25x50x30	9/15/58	11/26/58	12/18/58
75	50 State Street	194/10	Res. Wood framed 20x50x30	1/16/59	6/5/59	8/19/59
76	54-56 State Street	194/12	Res. Wood framed 20x50x20/stucco and wood garage	11/13/58	12/10/58	12/18/58
77	58 State Street	194/15	Vacant land	N/A	N/A	N/A
79	153-55 Richmond Street	194/32	Com. Cinder block 40x100x15	6/15/59	9/15/59	11/27/59
80	149-151 Richmond Street	194/34	Res. Brick 20x70x20/garage	12/1/59	1/13/60	4/1/60
81	145-147 Richmond Street	194/37	Res. Wood framed 35x50x20	11/13/59	1/13/60	4/1/60
83	101 Richmond Street	192/39	Res. Stucco 20x40x25	10/14/59	1/13/60	4/1/60
84	28 W union Street A & B	192/4	Res. Brick framed 30x30x25	1/23/60	3/14/60	5/25/60
84	N/A	192/1	House foundation	N/A	N/A	N/A
85	2 State Street	192/6	Res. Wood frame	1/22/60	1/29/60	4/1/60

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86	6 State Street	192/8	Res. Wood frame	8/16/58	11/17/58	12/18/58
87	8 State Street	192/10	Res. Wood frame 20x35x25	11/24/59	1/13/60	4/1/60
88	10 State Street	192/12	Res. Wood frame 20x35x20	8/31/58	3/4/59	3/35/59
89	12 State Street	192/14	Res. Wood frame 20x50x25	7/16/58	11/28/58	12/18/58
90	16 State Street	192/15	Com. Wood 20x20x12	9/30/59	10/23/59	11/27/59
90	16 State Street	192/15	Wood garage 30x10x10 (rear)	12/12/59	3/25/60	5/25/60
91	20 State Street	192/17	Res. Wood 20x50x25	12/31/59	3/25/60	5/25/60
92	22 State Street	192/19	Brick church 20x50x25/Brick stucco church 45x90x30	1/31/60	3/38/60	5/25/60
93	281 Market Street	192/23	Res. Stucco 20x35x25/garage	7/2/59	7/7/59	8/19/59
94	Vacant	192/26&27	N/A	N/A	N/A	N/A
95	117-121 Richmond Street	192/29	Res. Stucco 54x50x20	11/4/59	1/13/60	4/1/60
96	115 Richmond Street	192/32	Res. Stucco	3/18/59	6/3/59	8/19/59
97	113 Richmond Street	192/33	Res. Wood framed 20x45x25	12/10/58	3/5/59	3/25/59
98	109 Richmond Street	192/35	Res. Wood frame 15x30x20	7/31/58	12/8/58	12/18/58
99	105 Richmond Street	192/36	Res. Stucco 20x50x25	10/26/59	1/12/60	4/1/60
99	107 Richmond Street	192/36	Res. Wood frame 15x30x15	11/21/59	1/12/60	4/1/60
100	187 Broadway/740- 744 Henderson Avenue	176/27	Res.Com. brick 25x40x20	12/5/59	1/15/60	4/1/60
101	191 & 195 Broadway	176/28	Com. Frame and Cinder Block 75x100x20	2/12/60	3/31/60	5/25/60
102	738 Henderson Avenue	176/29	Res. Stucco 20x35x35	12/19/59	1/19/60	4/1/60
103	732 Henderson Avenue	176/30	Res. Wood frame 20x45x35	12/8/58	12/10/58	12/18/58
104	730 Henderson Avenue	176/33	Res. Com. Stucco 20x40x35	11/28/59	1/18/60	4/1/60
105	728 Henderson Avenue	176/34	Res. Com. Brick & Stucco	1/29/60	4/1/60	5/25/60

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			20x50x35/Cinder block garage			
106	726 Henderson Avenue	176/35	Res. Wood frame 20x40x35	11/30/58	3/2/59	3/25/59
107	724 Henderson Avenue	176/36	Res. Wood frame 20x40x30	12/14/59	1/12/60	4/1/60
108	722 Henderson Avenue/140 Campbell Avenue	176/38	Res. Com. Wood frame 25x60x35	12/15/59	4/4/60	5/25/60
108	148 Campbell Avenue	176/38	Res. Cinder block & wood 40x20x20	1/2/60	4/4/60	5/25/60
110	1117-1119-1121 Castleton Avenue	196/1	Res. Com. Wood frame 75x50x20	10/31/59	1/14/60	4/1/60
110	1123-1127 Castleton Avenue	196/1	Com. Wood frame 35x40x15	3/18/59	6/18/59	8/19/59
110	179 Alaska Street	196/1	Res. Wood framed 15x25x25/garage	8/14/59	9/25/59	11/27/59
111	1111-1115 Castleton Avenue	196/101	Res. Com. Wood & brick 50x55x25/garage	4/27/59	6/16/59	8/19/59
112	1105 Castleton Avenue	196/97	Res. Com. Brick 25x40x20/wood shed	7/31/59	10/15/59	11/27/59
112	1107 Castleton Avenue	196/98	Res. Com. Brick 25x60x30	12/1/59	3/10/60	5/25/60
113	1101 Castleton Avenue	196/94	Res. Com. Wood framed 20x40x30	10/7/58	11/28/58	12/18/58
113	1103 Castleton Avenue	196/94	Res. Com. Wood framed 20x40x30	5/31/58	12/28/58	12/18/58
114	109-99 Castleton Avenue	196/92	Res. Com. Wood framed 40x60x20	9/30/59	10/5/59	11/27/59
115	1091 Castleton Avenue	196/89	Res. Com. Wood framed 30x45x25	3/21/59	6/22/59	8/19/59
115	160 Richmond Street	196/89	Com. Brick 30x60x20	7/31/59	9/29/59	11/27/59
115	1095 Castleton Avenue	196/89	Wood framed 15x40x20	3/21/59	6/22/59	8/19/59
116	1079-1083 Castleton Avenue	194/26	Res. Com. Brick & stucco 60x50x25	11/13/59	1/21/60	4/1/60
117	1077 Castleton Avenue	194/23	Res. Com. Wood framed 40x60x30	9/12/59	10/7/59	11/27/59

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118	1071 Castleton Avenue	194/22	Res. Com. Brick & stucco 30x50x30	9/1/59	1/1/5/60	4/1/60
118	1075 Castleton Avenue	194/22	Com. Wood framed 10x50x10	9/1/59	9/29/59	11/27/59
119	1069 Castleton Avenue	194/21	Com. Res. 20x35x10	7/31/59	9/18/59	11/27/59
120	1067 Castleton Avenue	194/20	Res. Wood framed 20x50x20	12/31/59	1/18/60	4/1/60
121	1065 Castleton Avenue	194/19	Res. Wood framed 20x50x20	11/10/59	1/19/60	4/1/60
122	1063 Castleton Avenue	194/18	Res. Com. Wood framed 20x50x20	10/31/59	1/19/60	4/1/60
123	1061 Castleton Avenue	194/16	Res. Com. Wood frame and stucco	12/18/59	1/20/60	4/1/60
124	1051 Castleton Avenue	193/17	Res.Com. wood framed 25x60x20	7/31/59	9/25/59	11/27/59

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Figures

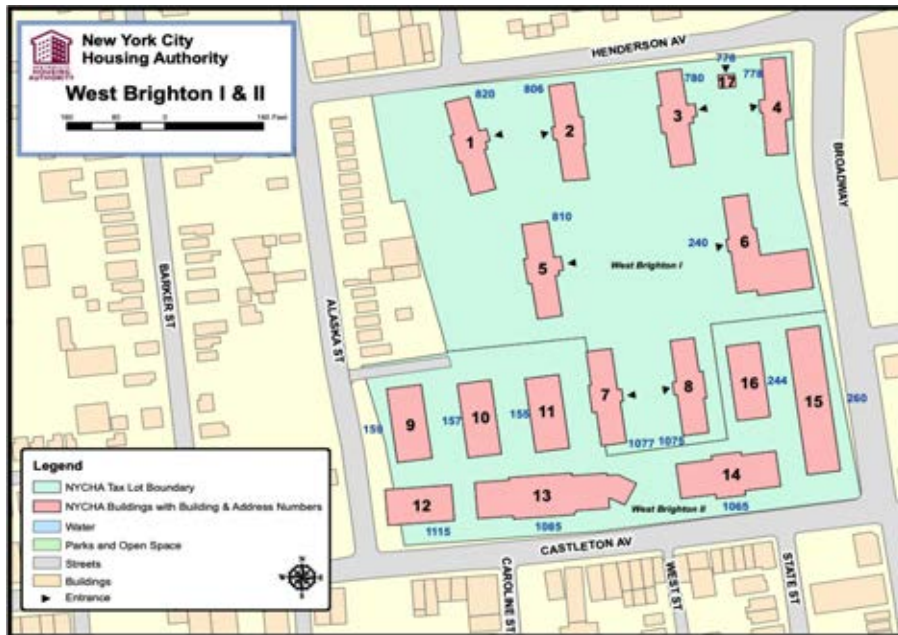


Figure 1. Map of the West Brighton Plaza identifying the relationship between West Brighton I and II. *Courtesy of NYCHA.*



Figure 2. Street views on Castleton Avenue taken during the 1939-1940 survey. *Courtesy of NYC Municipal Archives.*

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Figure 3. Street view on Alaska Street showing the newly constructed development. *Courtesy of NYC Municipal Archives.*



Figure 4. Street view on the corner of Henderson Avenue and Broadway taken during the 1939-1940 survey. *Courtesy of NYC Municipal Archives.*

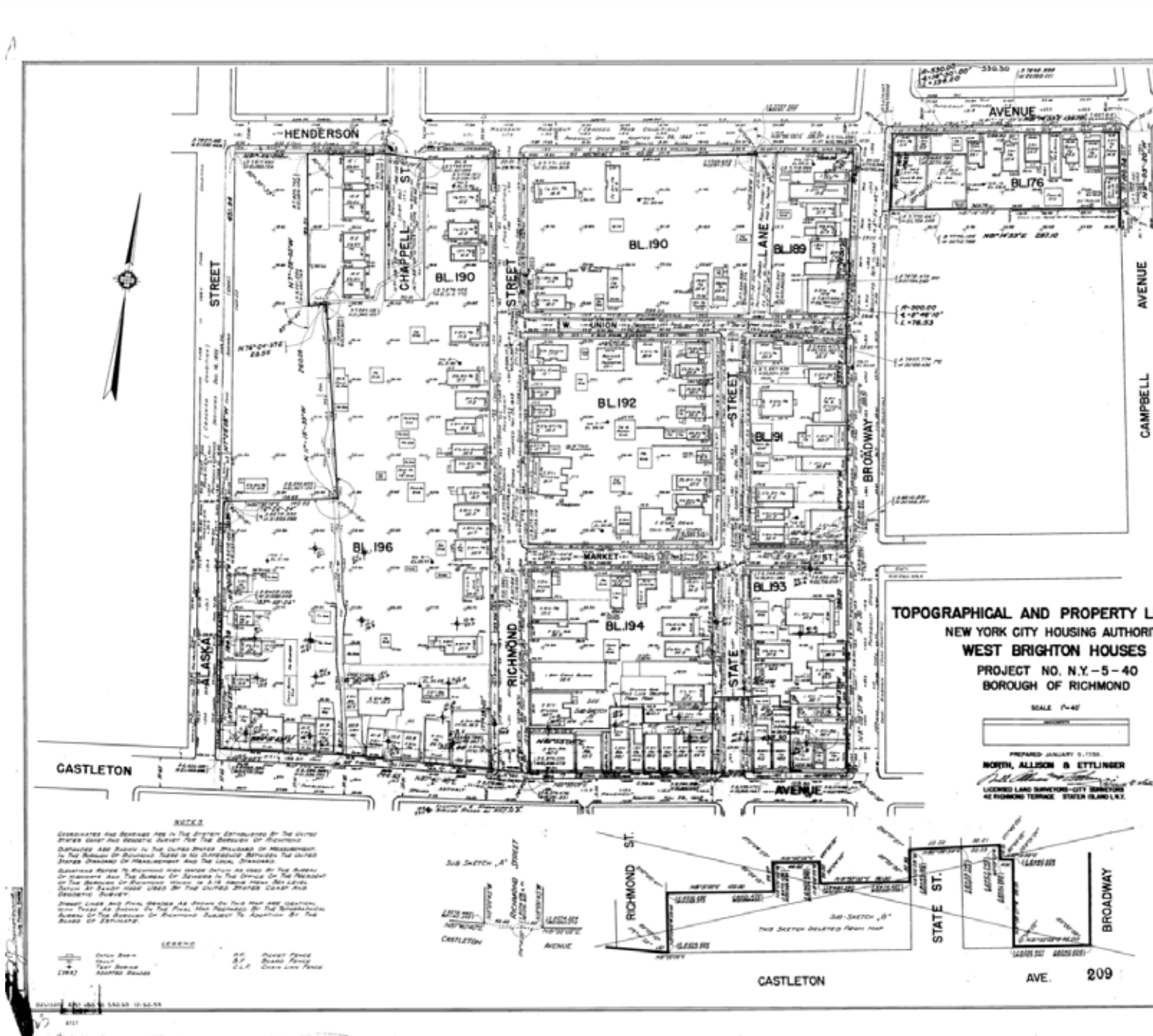
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Figure 5. Map dated January 9, 1958, showing buildings demolished. *Courtesy of NYCHA.*



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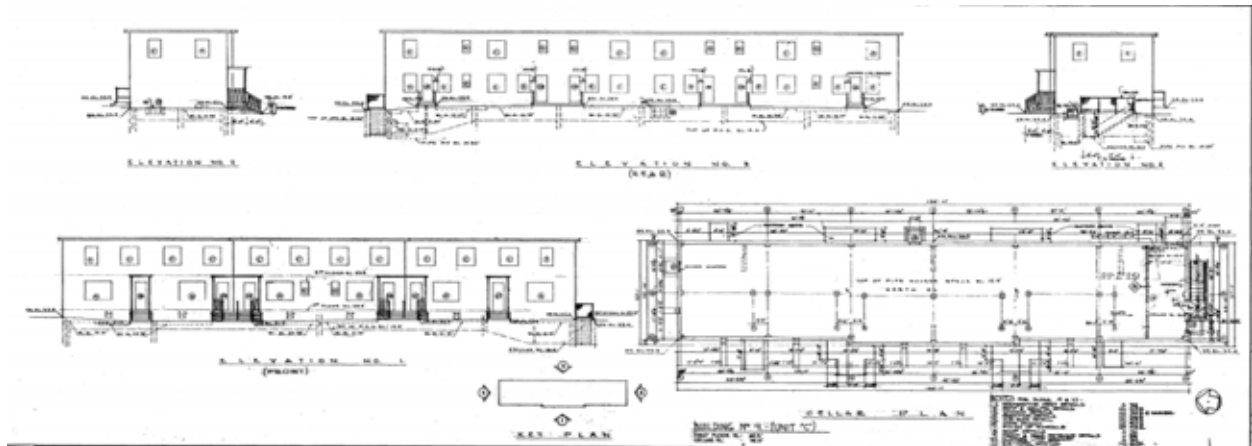


Figure 6. Irwin Clavan's early concept for West Brighton II. *Courtesy of NYCHA.*

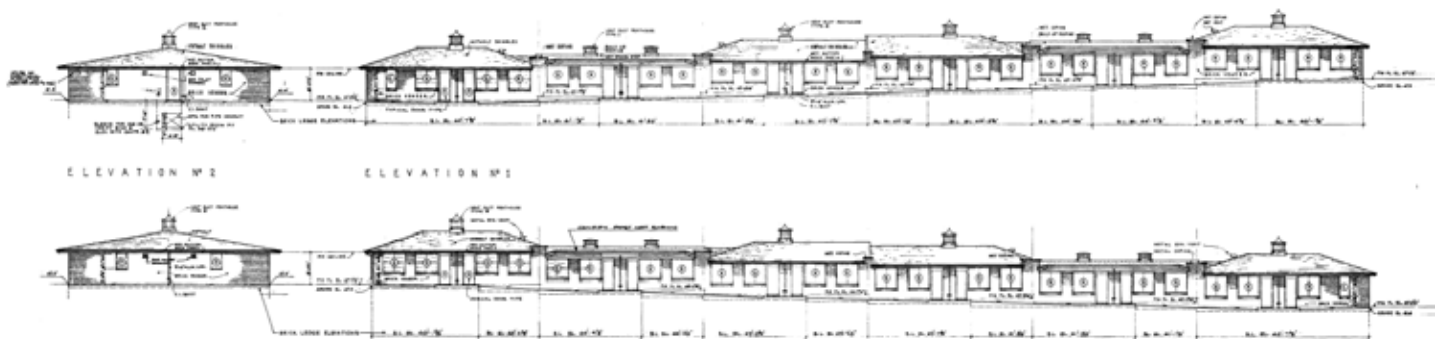


Figure 7. Architectural drawing dated 1965 showing the elevations of Building 15. *Courtesy of NYCHA.*

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Figure 8. 1966 photograph of West Brighton II showing the ornamental iron canopy and rusticated wood fencing. *Courtesy of NYCHA.*



Figure 9. Photograph dated 1978 showing the ornamental iron canopy. *Courtesy of NYCHA.*

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Figure 10. Undated aerial view showing the centrally located play area. *Courtesy of NYCHA.*

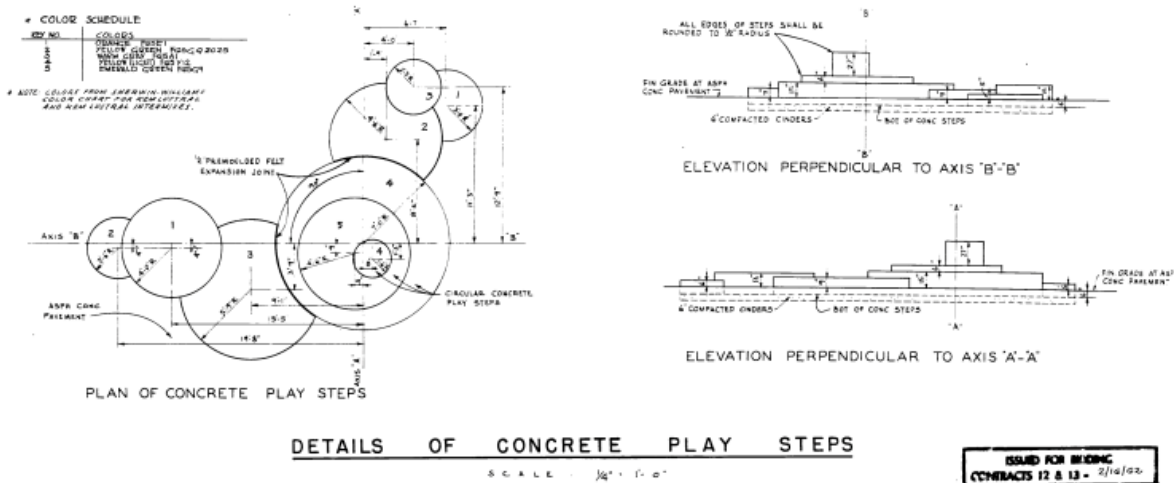


Figure 11. Detail of the concrete play steps from historic architectural drawings dated 1962. *Courtesy of NYCHA.*

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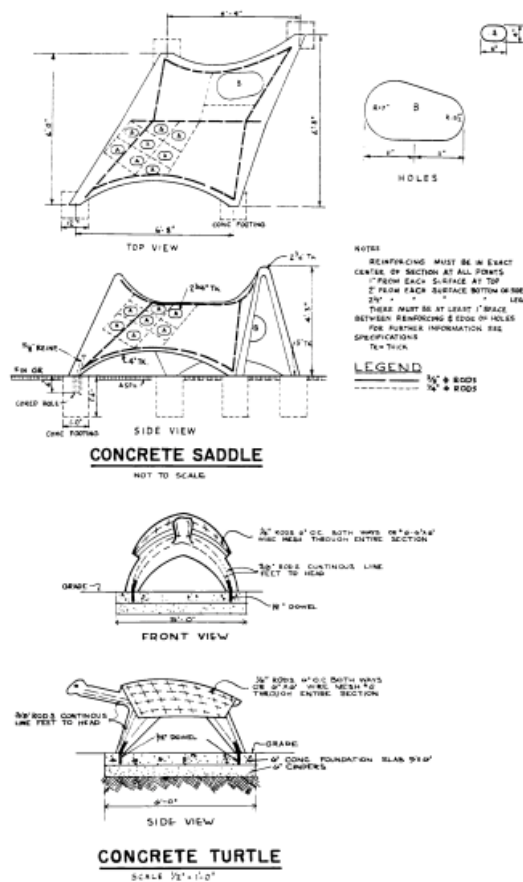


Figure 12. Detail of the concrete saddle and turtle from historic architectural drawings dated 1962. *Courtesy of NYCHA.*



Figure 13. 1965 photograph of West Brighton II showing original curved walkways. *Courtesy of the LaGuardia & Wagner Archives.*

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Figure 14. Photograph dated 1962 showing typical walkways and landscaping within West Brighton I. *Courtesy of NYCHA.*



Figure 15. Photograph dated 1963 looking west from Broadway, between Buildings 4 and 6. *Courtesy of NYCHA.*

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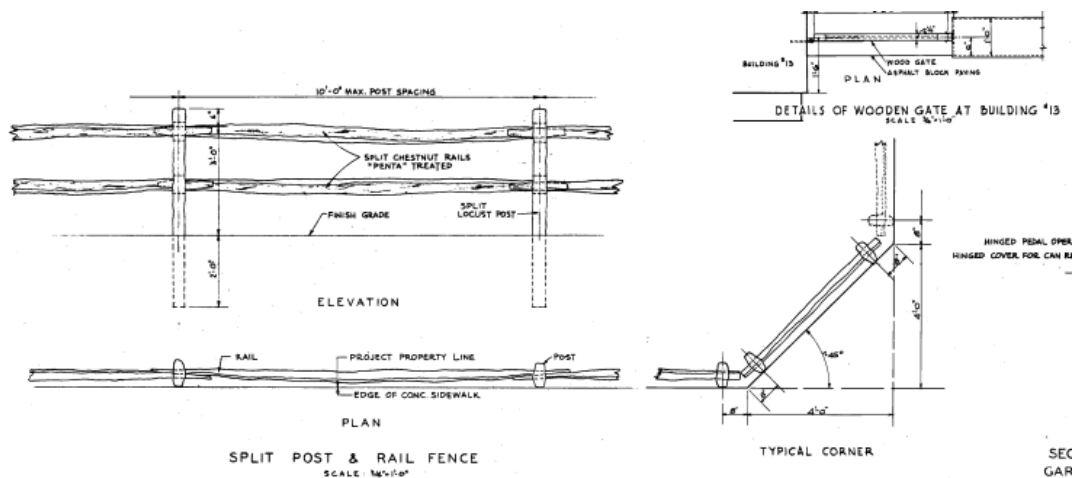


Figure 16. Detail of the rusticated wood fencing from historic architectural drawings dated 1965. *Courtesy of NYCHA.*

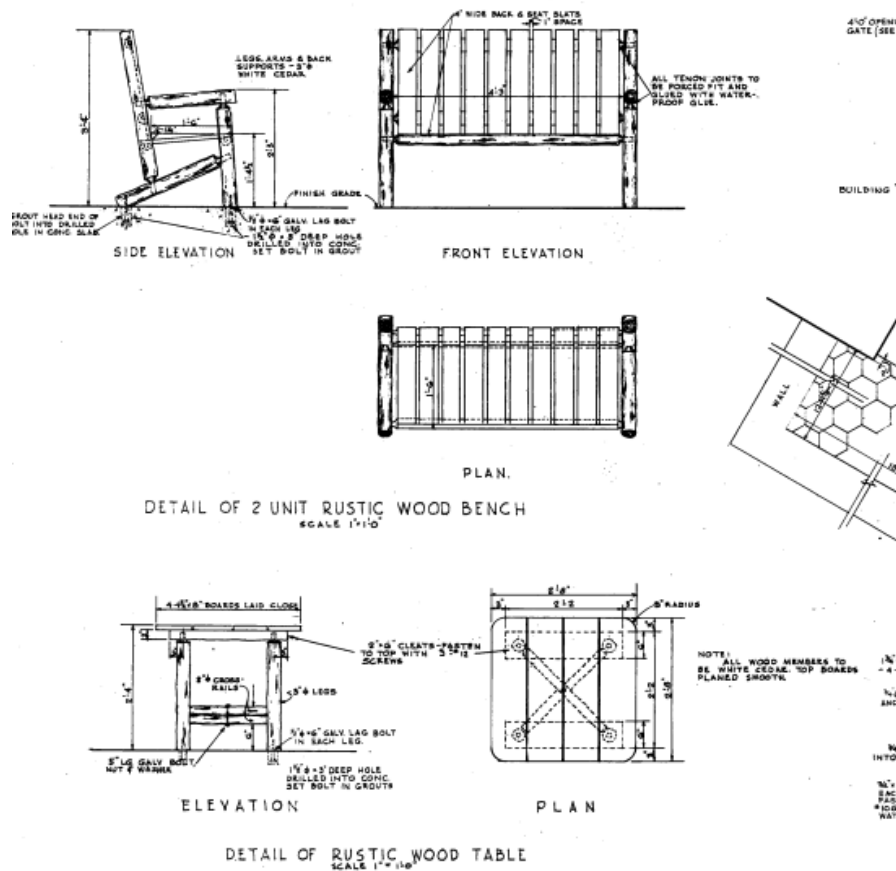


Figure 17. Detail of the rusticated wood bench and table from historic architectural drawings dated 1965. *Courtesy of NYCHA.*

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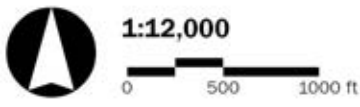
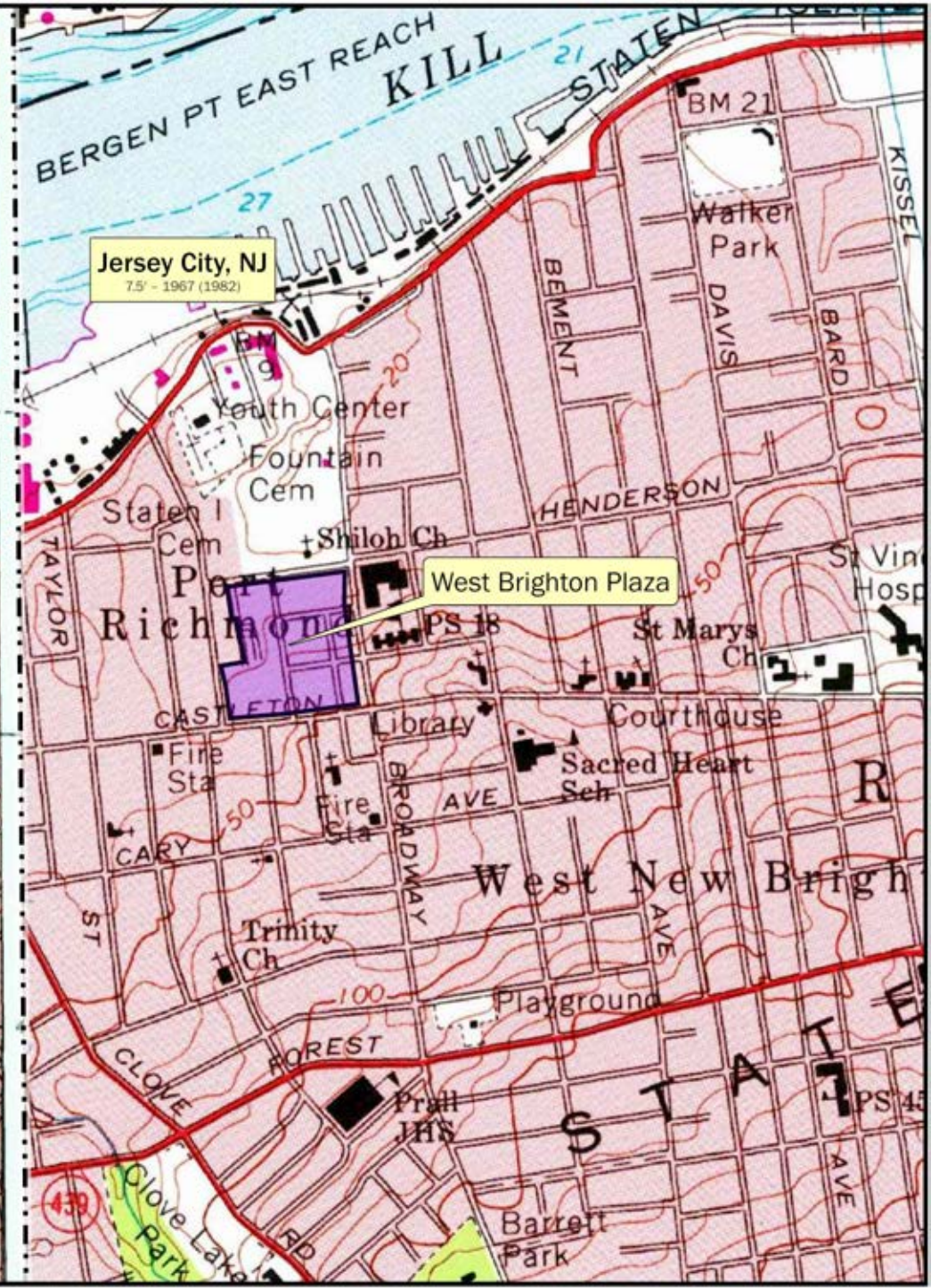
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Figure 18. Photograph dated 1966 showing the rusticated outdoor furniture and communal space. *Courtesy of NYCHA.*



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Point	Latitude	Longitude	Point	Latitude	Longitude
1	40.636548	-74.120187	3	40.634649	-74.117445
2	40.636777	-74.117702	4	40.634439	-74.120152



 Nomination Boundary (12.39 ac)





N.Y.C.P.A.
WEST BRIGHTON HOUSES
PARK CLOSES
AT DUSK



240 BROADWAY



100 W 10th St





1077 CASTLETON AVENUE

E

79

E

D

D





159-7

159-8







1065-5

Blue sign with text and QR code

Light blue sign on the wall



260-21

260-22

Handicap Accessible
No Smoking



1085-9

1085-10



EXIT

West Brighton PACT Partners

EVERY ONE IS WELCOME

West Brighton PACT Partners
1110 West Brighton Ave.
West Brighton, PA 15086
Phone: 412-261-2200



1110 West Brighton Ave.
West Brighton, PA 15086
Phone: 412-261-2200



NO LOBBY OR BOOM.
ALL WAYS AND STAIRS.
NO STANDING.
VIOLATORS WILL BE
SUBJECT TO ARREST.

EXIT

EXIT





























