CHANGING STREETSCAPES
New Architecture and Open Space in Harlem
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Harlem is undergoing a metamorphosis, a Second Renaissance as some have called it.

Whether this is an overstatement or not, universally welcomed or widely feared, the streetscapes of Harlem offer stark testimony to the radical changes taking place. Block by block and neighborhood by neighborhood, one sees restored brownstones, renovated apartment buildings and new construction on land cleared years earlier. Less evident than bricks and mortar are the intricate partnerships formed over the past two decades that brought these changes about. This meeting of the minds between state and local government, community leaders, commercial and nonprofit lenders, philanthropies, community-based and for-profit developers was essential to reversing long periods of neglect and realizing the seemingly sudden transformation of recent years.

Of course, change in Harlem is not new. Growing from Dutch “Nieuw Haarlem” of 1658, the early 1800s saw Harlem as a magnet for affluent New Yorkers who built large estates. With the construction of reliable rail service in the 1880s, middle-class families settled here, seeking relief from crowded conditions. The concentration of buildings dotting the landscape—some blocks looking alien, while others appear spruced-up but familiar.

Riots in the 1930s, 40s, and 50s, while reflecting a community’s desire for recognition and equal rights, exacerbated Harlem’s economic problems. After WWII, “redlining” and other forms of institutionalized racism in new suburban housing encouraged whites and the middle class to leave, while trapping the poor and minorities in urban neighborhoods with limited financial resources. As a new migration from the South, Puerto Rico and elsewhere in the Caribbean brought low-skilled workers to New York just as its manufacturing base was declining, urban renewal tore vast swaths from the fabric of the community. These conditions left Harlem ill-equipped for the energy shortages and financial collapse that hit the city in the 1970s, accelerating housing abandonment and destruction to a crisis point in the 1980s.

Echoes of earlier struggles and resilience are found in Harlem’s street names. “After the civil rights movement of the 1960s, the names of many of Harlem’s streets were changed to honor prominent African Americans. Eighth Avenue became Frederick Douglass Boulevard; Seventh Avenue was renamed Adam Clayton Powell, Jr., Boulevard; and Sixth Avenue, originally named Lenox Avenue, became Malcolm X Boulevard, while 125th Street was renamed after Martin Luther King, Jr.” (The Big Onion Guide to New York City, NYU Press, 2002). For consistency, this exhibit employs the usage of names that surfaced most regularly in our research: Frederick Douglass Boulevard; Adam Clayton Powell, Jr., Boulevard; Lenox Avenue; 125th Street. Incidentally, St. Nicholas Avenue was named for the patron saint of New Amsterdam.

The current revival in Harlem represents merely another stage in its evolution. This exhibit highlights some of the most visible changes through a selection of projects and developments in five areas: neighborhood planning; housing; landscape and open space; commercial development; and institutions serving educational, cultural and social service missions.

The projects selected, though not exhaustive, are representative of the following themes and trends in each of these areas:

- A spirit of cooperation among city agencies—City Planning, Transportation, Economic Development—and recent administrations in partnering with Harlem’s civic leaders and residents to establish priorities based on environmental justice, community participation and equity in planning for the community’s stabilization and revitalization.

- An ongoing, dramatic push from city government in response to the community to provide housing across a broad spectrum of income levels, starting with those most in need and reaching middle- and upper-income residents who now see Harlem as a viable option; reflecting this trend, new apartments and townhouses and substantially rehabilitated buildings dot the landscape—some blocks looking alien, while others appear spruced-up but familiar.

- A demand for greater access to usable parks and recreation, as well as a higher quality of design and detail in the creation and maintenance of public space in general; this translates into cleaning up and restoring Harlem’s varied and historic landscapes, whether within the bounds of its naturalistic parks, along its boulevards or on its waterfronts.

- The expansion of retail sales and commercial office space, answering a demand for recognition of the community’s buying power and employment opportunities—though perhaps fewer than might be desired; development is bringing name-brand stores and attracting shoppers from outside Harlem, while keeping more of the community’s purchasing power locally.

- The maturing of existing cultural, educational, and social service institutions within Harlem, requiring space to expand for the future, while new institutions and others from outside the community seek to establish a foothold here.

Further changes are on the horizon. Welcoming the future while retaining Harlem’s unique identity will require a delicate balance, as community leaders, government officials, nonprofits and residents work together and debate the path that Harlem will follow. The City College Library and City College Architectural Center present this exhibit as both an overview and a sampling of changes taking place. We will continue to monitor this evolution and augment the information as part of the library’s Archives, accessible to students and others who cherish the legacy and future of Harlem.
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In the 1980s the Federal Government drastically cut spending on programs for low and moderate income housing. At the same time the City of New York inherited approximately 60% of the property in Harlem because of landlock abandonment and tax delinquency. Disinvestment in Harlem and other neighborhoods left this housing stock deteriorated and many areas were wastelands of empty lots and vacant buildings.

Faced with solving this problem without federal funds, the city needed a plan. The administration of Mayor Ed Koch evolved an innovative and aggressive approach to restoring and developing affordable housing for low, moderate and middle-income families. The plan was a $5.5 billion dollar commitment of city funds called the Ten Year Plan.

In 1986 New York City’s Department of Housing Preservation and Development assumed the task of administering the plan. HPD set out to improve the availability, affordability and quality of housing by using a variety of preservation and enforcement strategies. As the nation’s largest municipal housing agency, HPD worked with private, public and community-based organizations to strengthen neighborhoods, restore buildings and create affordable homeownership.

Ibo Balton, Director of Project Planning for Manhattan, and his staff utilized a number of strategies to address the blighted conditions. The Sanction map above was an early planning tool used to identify HPD ownership and investments. It now serves as a snapshot in time of the extent of disinvestment and redevelopment by the mid 90s.

The various colors on the map tell the condition and ownership of the property. Red signifies that the property is either completed or still under construction. Rust brown represents privately owned vacant buildings in disrepair. Chocolate brown signifies city-owned vacant buildings, while Yellow represents city-owned occupied buildings and black signifies city-owned vacant buildings. Gray represents private vacant land, and no color means the property required no immediate intervention.

Today, due in large part to the shared vision and efforts of HPD and community-based organizations, vacant and boarded-up buildings that were once eyesores have been transformed into affordable homes for stable and healthy communities.
The blocks between Frederick Douglass and Adam Clayton Powell Jr. Boulevards, shown near left, illustrate the magnitude of deterioration and rehab involved in building-out the Bradhurst Urban Renewal Plan. Red properties along 145th Street and Frederick Douglass Boulevard were completed under Bradhurst Phase 1 (1994-7). Most of the “brown” and “black” properties on 145th Street were completed by HPD in partnership with HCCI and private developers by 2003.

The detail at left of West 140th Street between Frederick Douglass and Adam Clayton Powell Jr. Boulevards depicts the extent to which properties that had fallen into city ownership were being renovated by HPD and community developer Harlem Congregations for Community Improvement (HCCI).

At left is composite photo of hand-colored Sanborn Maps used by HPD to track abandonment and rehab projects in Harlem starting in 1995. The fifth section covering Morningside Heights and southern Central Harlem was lost.

Colors representing physical condition and ownership status are as follows: red denotes projects completed or under construction; rust brown is for privately owned buildings in disrepair; chocolate brown is for city-owned vacant buildings and yellow city-owned buildings in disrepair; black is for city-owned vacant land and gray privately owned vacant land.
Neighborhood Planning

The success and volume of recent development in Harlem reflects a change in thinking about neighborhood planning that has evolved over the past 20 years. During the 1940s through 60s under Urban Renewal, Harlem saw extensive top-down redevelopment that radically altered the landscape, often displacing residents from their homes and communities with little knowledge of or voice in this process.

The rethinking in government came in part from the insistence by Harlem’s citizens groups and elected officials on residents having a say in planning and land use decisions that affect their communities. The Bradhurst Urban Renewal Plan was an example of this change and, as such, its adoption by the city is a watershed event in the history of New York city planning. The plan of operation adopted by city agencies grew out of the community’s vision to restore vacant buildings and blocks to an improved image of the neighborhood as it once had been—rather than as a wholesale clearance and rebuilding. The 1992 study that formed the basis for the city’s plan was undertaken jointly by City College Architectural Center and Columbia University’s Urban Technical Assistance Program (UTAP) at the request of the community-based organization Consortium for Central Harlem Development.

More recent planning initiatives described in this exhibit reflect a similar path, in which the impetus for change in zoning and land use policy comes from within the community. Where members of the community have organized and led, the city has followed. A current planning initiative in which the city is boldly leading is the 125th Street River to River Study. Here, the city’s Department of City Planning and Economic Development Corporation are working closely together in coordinating a process that involves numerous city agencies and seeks broad community input in developing the best possible planning framework for the future of Harlem’s main commercial corridor, “river to river.”

Photo credits:
Philip J. Carvalho, Aero-Industrial Communications (near left, top panel); TEN Arquitectos (near left bottom panel, rendering); CCAC (second from right); HPD (all others)

Fredrick Douglass Boulevard Rezoning

The rezoning of the residential blocks centering on Frederick Douglass Boulevard and the area from 118th Street and 124th Street between Adam Clayton Powell Jr. Boulevard and Morningside Park followed a planning study sponsored by Manhattan Borough President C. Vivian Hall. The plan was developed by Columbia University’s Urban Technical Assistance Program (UTAP) in two phases. The first generated opportunity sites for development of new housing and remodeled housing to be sponsored by HPD. The second phase elaborated on what should be built and informed HPD’s request for proposal process on the various sites by recommending urban design guidelines for new development.

Along with the East Harlem Rezoning, City Planning’s adoption here of changes from existing residential zoning designations R2-1 and R-8 (see map above left to EYA and EBA yellow NHM) established the precedent for “contextual zoning” in residential neighborhoods with a low- or mid-rise historic fabric. These new zoning set minimum and maximum streetwall heights and control overall building height in order to discourage “tower in the park” development.

Community Board 9 197a Plan

CB9 completed its 197a Plan in 2004, authorized under a provision in the City Charter enabling Community boards and other entities to submit community-based plans for consideration by the NYC Department of City Planning and, ultimately, by the City Council. As an alternative to their plans, Community Boards seek to provide community members with a chance to speak at community meetings. CB9’s plan was developed in compliance with the Public Act (197a) process, allowing for public hearings and the opportunity to submit comments to the Department of City Planning. CB9’s plan was adopted by the Community Board and submitted to the Department of City Planning for review.

CB9’s plan offers recommendations on issues from land use to preservation to the environment. The zoning scheme recommends “contextual zoning” for most existing residential areas and a more finely tuned approach for Manhattanville to be achieved through designation of a special purpose district.
Housing abandonment and disinvestment swept across Harlem in the 1960s and 1970s, displacing residents and leaving thousands of housing units empty, vacant lots, and entire blocks in city hands.

By the 1980s, New York City Department of Housing Preservation and Development (HPD) was the de facto owner of 60% of Harlem’s residential real estate due to tax delinquency and abandonment by owners.

Beginning in 1986 with Mayor Ed Koch announcing the city’s “Ten Year Plan,” HPD began developing innovative partnerships to return deteriorated and vacant properties to active life and private hands, while meeting the community’s demand for decent affordable housing. Harlem’s impassioned churches and other civic organizations created community development corporations charged with developing and managing housing produced through myriad public and private funding programs. Harlem Congregations for Community Improvement (HCCI), formed in 1986, and a network of religious organizations from across Harlem. Abyssinian Baptist Church in Central Harlem established Abyssinian Development Corporation in 1989 to sponsor much needed housing and commercial ventures.

Together with HPD, private developers, banks and national intermediaries (the Local Initiative Support Corporation (LISC) and the Enterprise Foundation, community-based organizations have transformed neighborhoods through the creation of decent housing for low- and moderate-income residents. Adding to the city’s help, New York State’s Harlem Community Development Corporation (HCDC) – a successor organization to the Harlem Urban Development Corporation – is collaborating with local nonprofits and for-profit developers to produce opportunities for moderate and middle-income homeowners. In sum, these developments have sparked a renaissance in the private real estate market, which raises a new set of concerns about gentrification and affordability for long-time Harlem residents.

HPD reports that since 1987, approximately 40,000 units of affordable housing have been created in Harlem. Six thousand of these offer some form of home ownership as condominiums, co-ops or freestanding townhouses – many with rental income units. (NYC Department of Housing Preservation and Development, Harlem Neighborhood Tour, Spring 2004) Many new apartment buildings also provide ground-floor retail, reestablishing an active street life in Harlem and responding to the community’s insistence on including neighborhood commercial services in new developments.

In 2001, Mayor Michael Bloomberg issued a renewed public commitment, pledging to spend more than $3 billion citywide by 2007 “to preserve and create 65,000 units of housing for low, moderate and middle-income New Yorkers, including providing City-owned land for new construction of over 7,000 units of housing.” (NYC Department of Housing Preservation and Development, The New Housing MARKETPLACE, 2002) Harlem will continue to benefit from this initiative.
Mount Morris Park

The Mount Morris Park Historic District, stretching from West 119th to West 124th Streets between Lenox Avenue and Mt. Morris Park West, has some of the finest examples of 19th century residential architecture in the city—as well as some of Harlem’s grandest religious buildings. Through a period of gradual disinvestment and neglect, many of these houses fell into disrepair, ending up in city ownership through foreclosure. The most prominent symbol was “The Ruins,” a row of nine buildings facing Marcus Garvey Park (formerly Mt. Morris Park) that stood vacant for decades until completely restored as the Mount Morris Park Condominiums.

Today, throughout the district, many of the once-abandoned brownstones have been renovated, first with public investment spearheaded by HPD and in recent years through the interest of private buyers. The Mount Morris Park Community Improvement Association, a grass-roots organization of neighborhood residents known for their activism, preservation and promotion efforts, has been instrumental in garnering needed resources and investment for the historic district and the park.
1 West 121st Street

A formerly vacant 19th century brownstone at 1 West 121st Street (pictured top in 1999) was renovated into a four-family home in 2003. The house features granite kitchen countertops and brand-name appliances, a new deck, hardwood floors, and 5.5 baths. This distinctive bay-front townhouse was created by the City of New York Department of Housing Preservation and Development through the Housing First program. See complete project descriptions online. For more information about housing opportunities in the city, please visit the Department of Housing Preservation and Development online. Visit the city's website for more information about housing opportunities.

Credit: Courtesy of HPD

19-21 West 123rd Street

The two formerly vacant brownstones on West 123rd Street (pictured top row in 1999) were renovated into three-family homes in 2003. Each house features solid wood interior details, granite kitchen countertops and brand-name appliances, a new deck, hardwood floors, and 3.5 baths. The homes were renovated through the HPD’s Housing First program, an initiative to rehabilitate small vacant city-owned buildings to create one- to three-family houses for sale to individual homeowners at below market price.

Credit: Courtesy of HPD

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203-211 West 145th Street

- The gut rehab of these two apartment buildings forming a shared entry courtyard completed Phase I of the Hamilton Revitalization Plan along the east side of 145th Street between Frederick Douglass Boulevard and Adam Clayton Powell Jr. Boulevard. New stoystairs at ground level and a secured entry to the shared courtyard have helped restore the original architectural arrangement, bringing interest and activity back to the life of the street.

The Hamilton

- The south side of 145th Street at Bradhurst Avenue pictured in 1992 with vacant and abandoned buildings (top left).
- The Hamilton, recently completed, filling the same block between Bradhurst and 145th Streets (bottom right).

The Hamilton is a 77 unit cooperative of two and three-bedroom apartments ranging in size from 600 to 1,400 square feet. Amenities include a fitness center, a landscaped garden, 24-hour attended lobby and underground parking. Harlem Communities for Community Improvement (HCCI) conducted outreach to ensure that Harlem residents received 30% of the units. The Hamilton was developed through HDFC’s Conventional Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

67 Macombs Place

67 Macombs Place (pictured above in 1992) is a formerly vacant apartment building that was renovated into 34 one-, two- and three-bedroom apartments for moderate-income families. The ground floor commercial space provides neighborhood services and activity at street level. The building was renovated through HDFC’s Participation Loan Program (PLP), an initiative that provides low-interest loans to private owners for the rehabilitation of multiple dwellings with more than twenty units.

Bradhurst Court

- Buildings along Frederick Douglass Boulevard mostly vacant in 1992 (top left).
- The Bradhurst Court development nearing completion in 2004 (bottom right).

Bradhurst Court is a 54 unit cooperative of one, two, three-bedroom apartments that fall between 313,000 and 333,000. The development includes a 6,800 square foot supermarket, credit union, parking garage, 24 hour attended lobby and a conditioned 3,000 square feet of retail space. Bradhurst Court was developed through HDFC’s ANCHOR program, which creates opportunities for new commercial and residential development on vacant city-owned land.
Frederick Douglass Boulevard Corridor

The Frederick Douglass Boulevard Corridor features new construction and renovation projects between West 110th and West 139th Streets. The developments provide new rentals, cooperatives and condominiums for moderate and middle-income residents. The Douglass, a rental apartment project on West 116th Street, opened in 2004, Harriet Tubman Gardens, once the site of Harlem Little League, now offers cooperative apartments. The St. Charles Condominiums on West 139th Street and Morningside Park and Court provide residents with home ownership opportunities. The soon-to-open Strivers Gardens and Brownstone Lane will offer affordable home ownership opportunities to more people in the community.

St. Charles Condominiums

St. Charles Condominiums is a newly constructed development consisting of four complexes of 116 two- and three-bedroom apartment. The total cost of the project was $17.5 million. The project was financed by the City of New York, the New York State Housing Finance Agency, and the New York City Housing Authority. The project was completed in 2005. The development includes on-site parking, a community room, and outdoor space. The units are occupied by families with incomes ranging from $30,000 to $60,000. The project was developed by the New York City Housing Partnership.

Morningside Court and Morningside Park Condominiums

Morningside Park is comprised of six adjoining buildings that have been renovated and combined into one complex of 40 one- to three-bedroom condominium apartments. Morningside Court consists of one renovated building with 40 one- to three-bedroom condominiums. The apartments range in size from 785 to 1,500 square feet. The average sale price was $500,000. The project was developed by the New York City Housing Partnership and the Metropolitan Life Insurance Company. The project was financed by the New York State Affordable Housing Corporation and the New York City Housing Authority. The project was completed in 2003. The development includes a community room, a playground, and outdoor space. The units are occupied by families with incomes ranging from $30,000 to $60,000. The project was developed by the New York City Housing Partnership.

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Harriet Tubman Gardens

Once the baseball field for Harlem's Little League, Harriet Tubman Gardens is a 14-unit cooperative of two- and three-bedroom apartments targeting middle-income families earning no more than 250% of the area median. The subsidised cooperatives sold by lottery for prices ranging from $210,000 for the two-bedroom apartment to $312,000 for the three-bedroom apartment. Harriet Tubman Gardens is also certified as LEED Silver on the site. Amenities include a parking garage, community room, and a back yard patio area. There is also 8,500 sf of commercial and retail space. Construction financing totaling over $14 million was provided through the New York City Housing Development Corporation and the J. Morgan Chase Community Development Group. Harriet Tubman Gardens represents one of the first efforts to provide financing for a traditional cooperatives. Puchasers were required to obtain loans from banks, a departure from the earlier limited equity cooperative structure where HSD provided the end loan in the form of an underlying mortgage. The project was developed through HPD's Continuum Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

The Douglass

Formerly a vacant lot pictured above in 1990, The Douglass represents new construction of 138 rental apartments completed just last year. Forty-five units are reserved for low-income tenants, with initial rents ranging from $389/month for a studio to $679/month for a three-bedroom apartment. The remaining units are available to middle-income tenants at rents ranging from $660/month for a studio to $1,099/month for a three-bedroom apartment. Amenities include: a fitness center with modern equipment, 24-hour attended concierge, a landscaped garden area and pets. The Douglass also has 15,000 sf of retail space. The New York City Housing Development Corporation's affordable housing financing program provided long-term lending and Citibank's Community Development Group provided $13 million in construction financing. The Douglass was developed through HPD's Continuum Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Brownstone Lane

Brownstone Lane represents new construction of 48 two and three-bedroom townhouse condominiums. The units are for sale by lottery with prices ranging from $220,000 to $470,000. In the event the buyer seeks financing, the minimum annual household income is anticipated to be $65,000. There are no maximum income requirements. There are 6,000 sf of commercial floor space in the building, assuming a down payment of no less than 5%. Amenities include: underground parking, 24-hour concierge, a courtyard garden, laundry facilities, a gym, and a fitness center with children's play area.

Strivers Gardens

Strivers Gardens is a 197-unit condominium development of one- to three-bedroom apartments (75%) of which are subsidized to remain affordable for middle-income residents. The site pictured above in 1990 had remained mostly empty since the building for more than 10 years. The new apartments are air-conditioned, energy efficient, and include in-unit laundry, a community garden, a fitness center, and a children's play area. Strivers Gardens is a four-story building with rooftop terrace. The development includes 17,000 sf of retail space, underground parking for 140 cars, 24-hour concierge, two lobby buildings, a new full courtyards, and state-of-the-art fitness center. Strivers Gardens is being developed through HPD's ARCH308 program, a neighborhood revitalization program that creates commercial and residential construction on vacant city-owned land.
Building Blocks: West 140th Street West 148th Street

The rebuilding of West 140th and West 148th Streets between Frederick Douglass Boulevard and Adam Clayton Powell Jr. Boulevard illustrates the incremental yet dramatic change Harlem has seen over the past 15 years. Vacant and dilapidated buildings have been transformed into desirable places to live. Once abandoned by private owners and thought of as the worst blocks in Harlem, today they see new residents and life on the street. To date, 425 rental and 103 cooperative apartments have been developed on these two blocks. These projects illustrate how neighborhoods throughout the city local government, community-based organizations, and private developers have come together to revitalize, renovate and restore pride one block at a time.
**Housing: Lenox Avenue Corridor**

New construction in the Lenox Avenue Corridor is changing the streetscape of Harlem. Malcolm Shabazz Gardens, located on 117th and 118th Streets, was developed as affordable single-family homes for moderate-income families. Renaissance Plaza opened in 2001 as the largest residential/commercial development built in Harlem in the last 20 years. “1400 on 58th” offers luxury condominiums for middle-income buyers in an environmentally sustainable and technologically smart building, employing geothermal heating and cooling and delivering filtered fresh air to every apartment. Still under construction, Malcolm Shabazz Court and Lenox Gardens Condominiums are evidence that more affordable home ownership opportunities are to come.

**Malcolm Shabazz Gardens**

Malcolm Shabazz Gardens represents new construction of 31 townhouses each consisting of an owner’s unit (a three-bedroom duplex with two baths, finished cellar and landscaped rear yard) and a one-bedroom rental unit. The houses measure approximately 1446 ft² and are sold for an average price of $195,000. Malcolm Shabazz Gardens was the result of a private-public partnership between the Malcolm Shabazz Organization, the New York Housing Development Corporation, and the New York City Housing Authority. The site was developed under the Partnership for New Homes Program, a joint effort between HPD, New York State and the New York City Housing Partnership to provide homeownership opportunities to families earning between $32,000 and $75,000 a year.

**Renaissance Plaza**

At its opening, Renaissance Plaza was the largest residential/commercial development built in Harlem in 20 years. The project consists of 241 one- to three-bedroom limited-equity co-op apartments, ranging in size from 720 ft² to 1200 ft² and priced from $42,000 to $315,000. Monthly maintenance charges range between $318 and $875 with on-site parking and a private off-street garage. Approximately 60,000 ft² in retail space. Commercial tenants include CVS, Petco, Discounters, Ashley Furniture, Capital One Bank and Barnes & Noble Supermarket. Renaissance Plaza was developed through HPD’s ARCHx program, a neighborhood revitalization program that creates commercial and residential space on vacant city-owned land.

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“1400 on 5th” is an eight-story, 120-unit condominium of two- and three-bedroom apartments developed on a full-block site between 51st and 53rd Streets (pictured above) in 2005. It is the first “green, clean and smart” building in Harlem and the first urban affordable multi-family rental project to meet LEED silver certification. The building includes a community center, a 24-hour attended fitness center, an underground parking garage, and retail space. The building has a roof deck, a building entrance, commercial office space, and an underground parking garage. The building is LEED certified and is part of the ANCHOR Mixed Use Program. The project is being developed through HPD’s ANCHOR program, a neighborhood revitalization program that creates commercial and residential spaces on vacant city-owned land.

Lenox Gardens

Lenox Gardens consists of two six-story buildings with a total of 44 condominium apartments, 6,000 sq ft. of commercial space and underground parking. The development provides affordable home ownership opportunities to middle-income families. A mix of one-, two-, and three-bedroom units provides the families with a variety of housing options. The project is being developed through HPD’s ANCHOR program.

Malcolm Shabazz Court

Occupying a site that was once a vacant lot filled with abandoned cars, Malcolm Shabazz Court is an eight-story building now under construction. It will consist of 58 rental apartments and 1,300 sq ft. of commercial space. Apartments start at $1,250 for a studio, $1,395 for a one-bedroom, and $1,615 for a two-bedroom unit. The project is being developed through HPD’s Continuum Program, a multi-family housing construction initiative to produce affordable housing on city-owned land financed through private sources.

The Kalahari Condominiums

Planned for the site of a former baseball field, the Kalahari is a two-towers, twelve-story 210-unit condominium development that will meet the MWS requirements for a Green Building Tax Credit. The building will have 68,000 sq ft. of retail space. The design recognizes African-American contributions to the country and to the city of New York through a series of public art elements on the public street facades and the private courtyards. The Kalahari is being developed through HPD’s Continuum Program, a multi-family housing construction initiative to produce affordable housing on city-owned land financed principally through private sources.
**Housing Madison Avenue Corridor**

The Madison Avenue Corridor consists of newly constructed rental apartments, townhouses, cooperatives, and condominiums from East 116th to 124th Streets between Madison and Park Avenues. Tony Mendez Apartments are low-income rentals. Maple Court, Maple Plaza, Madison Court, Madison Plaza, and Madison Park are cooperatives and condominiums. Townhouses providing owners with rental apartments are offered by Fifth Avenue Homes. Madison Court Townhouses, Mount Morris Townhouses, and Madison Park Townhouses.

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**Maple Court**

Maple Court is a 130-unit cooperative apartment building surrounding a landscaped courtyard. Developed as a publicly assisted limited equity cooperative, it contains 7,000 sf of medical office space and an on-site parking for 80 cars. The project is the area’s first for-sale, middle-income residential construction in many years. The cooperative structure allows affordable prices and requires little money from the shareholder up-front. The New York City Housing Development Corporation financed the project through tax-exempt bonds.

**Maple Plaza**

A vacant lot pictured here in 1996 is now an eight-story, 155-unit cooperative apartment building that fills an entire block bounded by Park Avenue, Madison Avenue, East 123rd Street, and East 124th Street. The apartments are targeted for middle-income families with annual incomes between $37,000 and $65,000. The New York City Housing Development Corporation financed the project through tax-exempt bonds.
Tony Mendez Apartments

A vacant lot (pictured top left in 1996) is now the site of the newly-constructed Tony Mendez Apartments, a low-income, 150-unit apartment building with 1,880,000 sf of retail space. The project was financed through the New York State Housing Trust Fund, an initiative to renovate or demolish residential buildings or purchase vacant city-owned land and construct new residential buildings.

Location: 33 East 110th Street at Madison Avenue
Completed: 2004
Developer: East Harlem Building for the Community
Unit Type: Mixed income
Bedrooms: 1, 2, 3
Rent: $400-
Sources: New York City Housing Authority
Credits: Courtesy of MPO

Fifth Avenue Homes

Fifth Avenue Homes consists of 42 townhouses. Each includes a 3,600 sf, three-bedroom owner’s unit, as well as two two-bedroom rental units. Funds from the City, the New York State Affordable Housing Corporation (NYSHC) and the U.S. Department of Housing and Urban Development (HUD) helped fund the project. The New York Housing Authority (NYHA) provided funding through an Affordable Housing Finance Association (AHFA) Community Facility Loan Program, jointly sponsored by NYHA and the New York City Housing Partnership. The program brings affordable home ownership to low and moderate income buyers, leveraging public and private investment in New York City neighborhoods.

Location: 1354-605 East 49th Street, 3rd & 4th Avenue
Completed: 2004
Developer: East Harlem Rehabilitation
Owner: East Harlem Rehabilitation
Project: New York Housing Authority
Credits: Courtesy of MPO

Madison Court

A vacant lot (pictured above in the 1990s) is now a 16-story, 234-unit condominium apartment building with 18,000 sf of retail space. The condominiums consist of 115 one-bedroom units for middle-income families. Amenities include a 24-hour doorman, fitness center and community room. Retail spaces include a wine shop, dry cleaners, pharmacy, medical offices and a coffee shop. Madison Court was developed through AHF’s Condominium Program, a multi-family new construction initiative to produce affordable housing on city-owned and financed principally through private sources.

Location: 1711 Madison Avenue between East 110th and 111th Streets
Completed: 2004
Developer: BRT Developers, LLC Equity Partners
Unit Type: Condominium
Bedrooms: 1, 2, 3
Rent: $500-
Sources: New York City Housing Authority
Credits: Courtesy of MPO

Madison Court Townhouses

Madison Court Townhouses were developed on a formerly vacant lot (pictured above in 1999). In 2004, the project opened with 19 townhouses and 55 rental apartments. Each townhouse includes an owner’s unit, as well as two rental units. The townhouses provide affordable home ownership opportunities and rental income for middle-income families. They were developed through the New York City Housing Partnership, an initiative to create new homes for families earning between $25,000 and $75,000 a year.

Location: 85-95 East 110th Street
Completed: 2004
Developer: L.R. Tenney Enterprises and Stone Development
Owner: New York City Housing Partnership
Project: New York City Housing Partnership
Credits: Courtesy of MPO
Madison Plaza

Madison Plaza is an 88 unit cooperative apartment building with 5,000 s.f. of commercial space. The apartments consist of one and two bedroom units separated families with incomes up to $110,000. Amenities include a 24 hour doorman, a fitness center, and a community room. Madison Plaza was developed through HPD's Coopmates Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Madison Park

Replacing a vacant lot once filled with garbage and weeds, Madison Park is a nine-story, 150,000 s.f. cooperative apartment building. The 130 units, priced at $105,000 for one-bedroom and $115,000 for two bedrooms, target families with incomes up to $115,000. Amenities include a 24 hour doorman, fitness center and a garden room for parties. Partnering with local developers, JP Morgan Chase provided $14 million of a total $37 million construction cost to build Madison Park. The building was developed through HPD's Coopmates Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Mt. Morris Townhouses

The Mount Morris Townhouses filled an once-vacant lot between 119th & 119 1/2 Streets (picted top row in 1900) with 26 townhouses, each contains an owner's unit and two rental apartments. The townhouses provide affordable home ownership opportunities for middle-income families as well as rental income that helps cover the owners' carrying costs. The project was developed through the New York City Housing Partnership, an initiative to create new homes for families earning between $30,000 and $75,000 a year.

Madison Park Townhouses

The site of the Madison Park Townhouses was one of several vacant lots between Madison and Park Avenues (picted below in 1900). In 2004, the development opened with 26 townhouses offered for sale. Each townhouse includes an owner's unit and two rental apartments, providing home ownership opportunities with rental income for middle-income families. The townhouses were developed through the New York City Housing Partnership, an initiative to create new homes for families earning between $30,000 and $75,000 a year.
Landscape & Open Space

Providing a setting for the building boom, civic groups, residents and elected officials have shown leadership and ingenuity in improving Harlem's open space network. These efforts extend from Harlem's historic landscape parks revealing Upper Manhattan's rugged terrain, to the infrastructure of its streets and boulevards, to its abundant shoreline.

Neighborhood coalitions and "Friends" groups have been instrumental in adapting parks to assist with safety, clean-up and seeking outside funds to supplement over-stretched Parks Department budgets. The Historic Harlem Parks Initiative is one of four "catalyst programs" of Partnerships for Parks, a public-private venture that provides capacity building support and community organizing around programming and targeted improvements in Jackie Robinson Park, Marcus Garvey Park, St. Nicholas Park and Morningside Park (pictured above, clockwise from top). "Take Me to the River" is an initiative sponsored by Borough President C. Virginia Fields, the Riverside Park Fund, the West Harlem Art Fund and a coalition of community groups has engaged in planning to improve access to the Hudson River in Riverside Park north of 145th Street.

On the waterfront, community groups have begun to see victory in recent years as the city's approach has evolved from top-down and developer-driven to one that is asset-based and rooted in a community's vision. This change has allowed for the conversion of disused, former industrial stretches of shoreline to be rebuit for the community's enjoyment.

Within neighborhoods, too, many of Harlem's streets are experiencing a makeover. Complementing historic preservation of the building fabric and a contextual approach to infill construction, the streetscape itself is being rebuilt with sensitivity to Harlem's scale, architecture and history. Projects of the Harlem Gateway Initiative along 110th Street set a rigorous standard in streetscape design that should inspire quality and attention to detail as other corridors are rebuilt. These projects also demonstrate how a sense of Harlem's cultural and historical heritage can be expressly in its open space through public art that is both contemporary and relevant to its context.

Riverbank State Park

An urban rooftop 100 feet above the Hudson River, the award-winning Riverbank State Park sits atop the North River Sewage Treatment Plant, built between 1960-7. The only state park in Manhattan, Riverbank offers a wide variety of recreational facilities including an Olympic-size pool, a top pool, skating rink, tennis and basketball courts, and full-size playing fields.

The park's opening in 1989 was controversial as it represented a give-back to the community for having forced the unclaimed treatment plant. A 1985 investigation revealed operational flaws, supporting claims that emissions from the facility were causing increased respiratory illness among area residents. A lawsuit brought by West Harlem Environmental Action (WEACT) and others yielded a $15 million settlement to the plant and a $1.1 million fund for environmental health and quality of life programs. Today the park is heavily used by the community, attracting four million visitors yearly. A unique feature is the totally Air-Conditioned from 1986 designed to house MTA MetroCards with 30 local elementary school students and commissioned under the NYC Department of Cultural Affairs Percent for Art Program.

Malcolm X Plaza and Malcolm X Boulevard Improvements

Malcolm X Plaza is a relatively new open space at the former triangle where St. Nicholas Avenue meets Lenox Avenue and Central Park North. With the closure of one short block, the extra space allowed for this lively urban garden framing views in several directions. The view up St. Nicholas Avenue is toward Harriet Tubman Square at Frederick Douglass and 121st Street. This space is to be rebuilt with a monument to the abolitionist (Manhattan Borough President C. Virginia Fields is sponsoring the project).

The opportunity for Malcolm X Plaza came about through Cityscape Institute's leadership in seeking federal transportation funds to supplement the final phase of the rebuilding of Lenox Avenue/Malcolm X Boulevard from 100th to 145th Street. The reconstruction occurred in phases over several years. The supplemental funding allowed for upgrading the plantings of the median and street trees, as well as new historic roadway and sidewalk lighting between 110th and 118th Streets.
Harlem Gateway / Frederick Douglass Circle

The goals of the Harlem Gateway are two-fold: to evoke the historic landscape of Central Park and to celebrate entry to Harlem by commemorating important figures from its history. Phase 1 consists of streetscape and lighting enhancements for Central Park North, 120th Street from Fifth Avenue to Frederick Douglass Boulevard. Designs for tree planting, street furniture and paving on both sides of the street with vistas into the park, while specially designed light standards will incorporate interpretive signage. Phase 2 consists of the reconstruction of Frederick Douglass Circle where 110th Street and Central Park West meet Frederick Douglass Boulevard. The design creates a traffic rotary and a central plaza honoring Douglass. The design uses abstract symbolism and text with a figurative sculpture of the 19th-century abolitionist and writer.

Although it preceded this project by a few years, the creation of a landscaped plaza and sculptural monument to Ulysses Grant at Fifth Avenue and Central Park North lent inspiration to the Harlem Gateway project.

Location: Central Park North, West 130th Street between Fifth Avenue and Frederick Douglass Boulevard / Central Park West


Phase 1 Complete: Street Furniture, Trees, Lighting, Street Lighting Equipment, Sidewalks, Street Trees, Landscape Elements, Signage, Decorations

Phase 2 Complete: Trees, Sidewalks, Signage, Decorations, Street Furniture, Street Lighting Equipment

Date: April 2008

Source: New York City Department of Transportation

Harlem Memorial

A memorial sculpture honoring writer Ralph Ellison stands on a landscaped island alongside Riverside Drive between West 149th and 153rd streets. The sculpture by the distinguished African American artist Elizabeth Catlett occupies a panel plaque facing the Bevan Apartments where Ellison lived with his wife for many years. The artwork depicts the silhouette of an “invisible man” removed from the aura of a monolith; bronze tablet 15 feet high by 10 feet wide. The island has plantings, benches and walkways refurbished as part of the project.

This intimately scaled but significant open space is truly of its place and is a gift from the author’s neighbors. Ellison frequented the island, which offers views of the Carousel, Riverside Park and the Palisades. He was a member of the American Academy of Arts and Letters, which located nearby at 15th Street and is buried in Trinity Cemetery. The Ralph Ellison Memorial Committee worked with the Riverside Park, the Parks Department and a broad-based coalition of community residents on selecting, preparing the design of the island and landscaping.

Location: Ralph Ellison Island, Riverside Drive between West 149th and 153rd Street

Designer: Ralph Ellison Memorial Committee and the Riverside Park East with New York City Department of Parks and Recreation

Date: April 2008

Source: New York City Department of Parks and Recreation

Harlem Park

This park represents the reclamation of a sliver of land between the Harlem River Drive and the waterfront formerly controlled by the Department of Ports and Trade. The goal is to create continuous waterfront access with a dedicated bikeway, seating and landscaping between 120th and 116th Streets - connecting the East River and Harlem River waterfronts. The Harlem Park Task Force has broad representation from Community Boards 10 and 11 and elected officials at all levels. NYSC Harlem Community Development Corp. and East Harlem community and economic development organizations; tenants associations of nearby housing complexes and city parks and waterfront advocacy groups.

Phase 1, complete from 116th to 120th Streets, is a linear park with stairs, plantings, seating and generous bikeway adjacent to a restored edge of the bulkhead foundation obtained for Phase 2. The park will extend the park north to 140th Street. Phase 2 will feature a naturalized edge of stones and native plantings south to 116th Street. Although this task phase avoids repairs on the roadway and Harlem River Bridge, the HPP Task Force calls for a temporary path alongside DOT construction sites between 120th and 116th Streets.

Location: Harlem River Drive between East 120th Street and 130th Street (Phase 1); 130th St to 140th Street (Phase 2); 140th St to 130th Street (Phase 1)

Date: Opened 2009

Source: New York City Department of Parks and Recreation

East Harlem Park

Completed 2009

Designer: East Harlem Park, Perkins Eastman Architects

Cost: $5.0 million in-phase 1, with additional improvements sought $5 million and the Phase 2 construction bid at Phase 2 $1.5 million estimated

Source: Courtesy of the East Harlem Community Development Corp. (EHCDC)

West Harlem Piers Master Plan & Waterfront Park

Construction of a park and piers along the Hudson River waterfront in West Harlem represents the partial realization of a long-term community-planning process. WEST ACT for Environmental Justice and Community Board 9 kicked off the Harlem on the River initiative in 1998, resulting in a community-based planning framework for waterfront access and usable open space, as well as economic development, transportation, education and culture, urban design, environmental restoration and historic preservation. These ideas formed the basis for NYC Economic Development Corporation’s West Harlem Master Plan.

The park itself, designed by W Architecture and Landscape Architecture, who also led the Master Plan team, will offer open green space and new plans for floating and excursion along the water, a bike path making a crucial "missing link" in Manhattan’s Waterfront Greenway/Arts Facilities, and likely a small, multi-use structure for commercial and/or community use. Streetcar improvements on West 126th Street from Broadway to the park are also envisioned. The city and state are both providing funding for construction, and the Upper Manhattan Improvement Zone (UMIZ) has pledged $5 million to the project.

Location: West Harlem Piers between St. Clare Place and West 126th Street

Date: September 2004

Source: West Harlem on the River

WEST ACT for Environmental Justice and Community Board 9

Hudson River Park Trust

West 126th Street Waterfront Piers

NYC Economic Development Corp. 2005

HPE Energy Development Corp., 2005

W Architecture

West Architecture

Harlem on the River: Making a Community Path Real

.Source: Courtesy of the East Harlem Community Development Corp. (EHCDC)
Institutions
Culture, Education and Service

Institutions: Culture, Education and Service

Accompanying the development in residential and commercial areas are noticeable changes in the institutional landscape. The first newly constructed public high school in Harlem in 50 years opened its doors in February 2004. The Thurmond Marshall Academy now stands where Small’s Paradise once welcomed jazz lovers at West 135th Street and Adam Clayton Powell, Jr. Boulevard.

Nonprofit groups are responsible for some of the most striking new architecture. Harlem Children’s Zone is a comprehensive social service organization that has built its new headquarters, which will include a charter school, at Madison Avenue and East 125th Street. The 10-story building offering a glassy facade to Hancock Place at 125th Street and Morningside Avenue is devoted to health care for hotel and restaurant workers, provided by their unions.

Higher education is also expanding in Harlem. The City College of New York is home to four major projects, both new construction and adaptive reuse. "CCNY" will build its first dormitory in over 50 years, as well as a new, permanent home for its School of Architecture. Aaron Davis Hall is creating experimental performance and rehearsal space in the Old Croton Aqueduct gatehouse, and a consortium of scientific research institutions has sponsored a cutting-edge facility that continues to grow. Columbia University proposes a new performing arts center, part of its proposed planned expansion in Manhattanville in West Harlem.

Many cultural projects are planned as existing institutions grow and others seek a base in Harlem. A new home is planned for the Museum for African Art, temporarily housed in Long Island City. The Studio Museum in Harlem will complete its 10-year master plan of renovation and expansion, while El Museo del Barrio will undergo a facelift on Museum Mile. Work continues on restoration of the famed Apollo Theater. Just steps away on 125th Street developers are focused on the shuttered Victoria Theater, a long-time fixture in the cultural life of Harlem residents.

Studio
Museum in Harlem

The Studio Museum is a prominent contemporary art museum that features artists of African descent and work inspired by African-American culture. The current phase of expansion and renovation by Rogers Marvel Architects complements the original interior renovation of 1984. Significant changes to the museum’s exterior and interior have been carried out to create a more functional, flexible, and accessible environment. The museum has been able to accept a larger number of visitors and increase its exhibition capacity. The building now houses a new café, a vaulted auditorium, and a sculpture garden. The Upper Manhattan Empowerment Zone (UMEZ) provided funding of $150,000 for development of the museum’s gift shop.

Apollo Theater
Exterior Restoration

Phase 1b of the renovation of the Apollo’s south façade recently commenced with the dismantling and removal of the landmark Apollo blade sign and the historic Apollo marquee. Future phases will include, among other things, renovation and restoration of the façade of the theater; the installation of new marquee and signage; the completion of the new gift shop; the installation of new exit signs; new HMRC system and complete restoration of the audience and lobby areas.

—Apollo Theater Foundation Web site, accessed December 2004

The Upper Manhattan Empowerment Zone (UMEZ), New York City Economic Development Corporation (EDC), and Bank of America are assisting with financing.

2005 Copyright: The City College of New York Libraries / City College Architectural Center (CUNY)
135th Street Gatehouse

Aaron Davis Hall, known as Harlem’s Center for the Performing Arts, is responsible for converting the Cotton Aqueduct Gatehouse at 135th Street and Seventh Avenue into a 200-seat experimental theater. A national landmark, the Gatehouse began life in the 1890s, marking the end of the aqueduct system and regulating the supply of water to the growing city.

Aaron Davis Hall, Inc. (ADH), an independent nonprofit organization that manages the original 25-year-old theater complex with the cooperation of the City College of New York, will oversee the Gatehouse’s program of performances, rehearsal, and support space; the group has raised private funds for the project. In addition to securing financial assistance from the Upper Manhattan Empowerment Zone (UMEZ), and city funds through the Bloomberg administration, ADH is working with the City College and the City Council. Construction on this creative, adaptive reuse of a historic structure is currently underway.

El Museo del Barrio

Founded in 1969, El Museo del Barrio focuses on the art and culture of Latin America and the Caribbean. It is located on Museum Mile in the former Reading Building, which was constructed in 1923 as an orphanage and which also houses offices for the New York City Parks Department and the Central Park Conservancy.

A five-year, building-wide renovation plan is underway for the museum. Designs include insertion of a week, indoor “park” overlooking the Fifth Avenue facade; a transparent glass entry wall; and a new visitor space facing onto the courtyard and overlooking Central Park. Work on the entry court and reclaims in the facade are scheduled to begin this summer. The Upper Manhattan Empowerment Zone (UMEZ) is assisting with financing.

Victoria Theater

The new vacant Victoria Theater, designed by noted architects Thomas M. Lamb, opened in 1917 as a vaudeville and movie house. After falling into disrepair by 1967, the auditorium was divided into a multi-screen movie theater that closed after just a few years. New York State acquired the property and currently manages it through the Hudson Community Development Corporation (HDC).

In December 2006, development teams were selected to assess the property and prepare a responsive master plan. The teams were selected after a competition to perform this work.

The Victoria is not a designated landmark, preservationists and others in the community are watching closely to ensure that as much of the original structure is maintained as possible. HDC is expected to announce its selection in March 2005.

Museum for African Art

This important museum, originally in SoHo and now housed in temporary quarters in Long Island City, had planned to be part of a development on Duke Ellington Circle at the southeast corner of Fifth Avenue and East 110th Street. The complex would have included a laboratory school and the headquarters of the nonprofit Education Schools Corporation.

In 2003, El Museo withdrew from the project, leaving the fate of the museum up in the air. However, the museum is now moving forward as the city’s developers have been approved by the New York City Economic Development Corporation (EDC). Situated at the northern end of the Museum Mile and facing Central Park, the project will include a residential tower with the art museum in its base. The Upper Manhattan Empowerment Zone (UMEZ) has committed a grant of financial support to the project.

2005 Copyright: The City College of New York Libraries / City College Architectural Center (CUNY)
New York Structural Biology Center

The New York Structural Biology Center (NYSB) was founded in 1999 by a consortium of nine of New York’s premier biomedical research institutions—Albert Einstein College of Medicine, Columbia University, The City College of New York, Memorial Sloan Kettering Cancer Center, Mount Sinai School of Medicine, New York College of Osteopathic Medicine, Rockefeller University, the Sloan Kettering Institute, and Weill Medical College of Cornell University. The State University of New York later joined the consortium.

NYSB, a world leader in structural biology, initially focused on magnetic resonance spectroscopy. The facility opened in late 2002, with its high-field magnetic resonance spectrometers (MRSs), installed in the renovated Park Gymnasium on The City College of New York’s campus (Phase I). Subsequent grant awards allowed for the purchase of two more MRSs, an 180 MHz system and the expansion of the original 22,000 ft² facility (Phase II) in 2005.

NYSB continues to add new programs, thanks to public and private grants. A recent commitment of funding has enabled the center to purchase three new microscopes at 300 and 300 kV and to build an additional 12,000 ft² of space to house them.

Location: The City College of New York South Campus
Date: 2005
Architects: Stark Bronzy Beck
Credits: Courtesy of Empire State of New York Structural Biology Center

School of Architecture, Urban Design and Landscape Architecture

The City College of New York School of Architecture, Urban Design and Landscape Architecture will have a new, permanent home in the former Cohen Library building. "Cohen" has the only public, professional architectural school in New York City and is located on 130th Street between Convent Avenue and St. Nicholas Park and is located adjacent to the San Gennaro Festival venue. It is named for the former president of the college's philanthropic board, the late Michael Cohen, a successful real estate investor. The 65,000 square foot building which once housed the library is being renovated to house the architecture program.

The newly renovated building will house classrooms, studios, computer labs and offices for the school's undergraduate and master's degree programs. Design features include a new, lowered glass facade, three-story, interior atrium, rooftop meeting space and an expanded studio. Construction is scheduled to begin in 2008 with occupancy expected in 2009.

Location: The City College of New York South Campus, Convent Ave and W 130th St.
Date: 2007
Architect: Rafael Viñoly Architects
Cost: $40 million
Credits: Courtesy of the City College of New York (top left); Raul Lozada (top right); Rafael Viñoly Architects (bottom row)

Columbia University Master Plan

Columbia University has undertaken a master planning process for a campus expansion in the area of Morningside Heights—north of 132nd Street between Broadway and Morningside Heights, Columbia University.

White Squared Architects is working closely with the university on this project, which includes the design and construction of new academic buildings, student housing, and a new student center. The project will also include the renovation of existing buildings and the creation of new public spaces.

Credits: Courtesy of Raul Lozada (top left); Columbia University (bottom row)

The City College of New York Dormitory

Construction is to begin this year for the first dormitory to house City College students since Arma Hall was demolished in 1990’s. It will offer 900 rooms to students and residential advisors in a small number of buildings that will range in size from 1,000 to 1,500 square feet. Located at the corner of Broadway and 130th Street, the dormitory will feature a student lounge, fitness center, and community room. Each level will offer a lounge and study area in addition to suites of rooms.

This will be the only new dormitory in the City University of New York system. Hunter College currently occupies a residence hall at 215 St. 23rd Street near First Avenue. The New York State Dormitory Authority is currently working with the City College to develop a new dormitory that will be located near the main campus. The facility will be designed by Capital Development Corporation and managed by the City College. The City College has contracted with Capital Development Corporation to build and manage the facility. The dormitory will offer a range of living options, from singles to suites, with prices ranging from $1,300 to $1,800 per semester. The facility will also include a community center, laundry facilities, and a computer lab.

Location: The City College of New York South Campus
Date: 2009
Architects: Capital Development Corporation Design Collective and Casson Arquitectos
Cost: $53 million
Credits: Courtesy of Arkin Tanx (top left); Design Collective (all other images)
Harlem Health Center

Nicknamed “The Finian of 125th Streets,” the Harlem Health Center casts a luminous nighttime presence on the triangle formed by West 125th Street, Morningdale Avenue and Hancock Place. The 1930s tax photo above, top left, shows this site in earlier days.

Unions for Hotel and Restaurant Workers developed this building to provide health care for members’ families and retirees. The facility offers dental, OB/GYN, pediatrics and general medicine, currently using 65% of the building for these activities. The remaining space is rented to small and commercial offices tenanted on a short-term basis, until the time when health services expand to occupy the entire building.

Location: 253 West 125th Street between Morningdale Avenue and Hancock Place
Date: Completed 1934
Developer: The New York City Hotel Trades Council and Hotel Association of New York City
Architect: Pedersen & Hansen
Cost: $1.0 million
Notes: T.F. Bowers (top right)
Credit: Courtesy of NYC Municipal Archives, top left; Woodliff/Bluem, courtesy of Pedersen Hansen, bottom center; Pedersen & Hansen, courtesy of Pedersen Hansen (top right)

Harlem Children’s Zone

This dynamic architectural composition anchors the former vacant northeast corner of Madison Avenue and East 123rd Street. The tax photo from the 1930s above, top left, depicts a building that once stood on the site. The new building, which is nearing completion, will house headquarters of the Harlem Children’s Zone, the nation’s first comprehensive community-based school reform model and the nation’s leading nonprofit organization for children and their families in Harlem neighborhoods. It will also be home to the Promise Academy, a charter school for middle and high school students.

Location: 123 East 123rd Street at Madison Avenue
Date: Completed 2011
Developer: The Harlem Children’s Zone
Architect: David Childs/Reed Northrup & Associates, Associated Architects
Cost: $100 million
Notes: T.F. Bowers (top right)
Credit: Courtesy of NYC Municipal Archives, top left; Woodliff/Bluem, courtesy of David Childs/Reed Northrup & Associates, Associated Architects, bottom right; T.F. Bowers (bottom left); top left (top right)

Thurgood Marshall Academy

Thurgood Marshall Academy for Learning and Social Change serves middle and high school students in grades 7-12. The Academy is the first new public high school to be built in Harlem in over 40 years. It features wireless classrooms, a multi-media library, a greenhouse, and ground floor commercial space located on the first floor of the building.

The Thurgood Marshall Academy is a new building that housed the former Roosevelt, the landmark Jazz Club made famous during the Harlem Renaissance of the 1930s and 40s. Architects created a lobby structure that sits within the shell of the old building, preserving its two street facades on 13th Street and Adam Clayton Powell Jr. Boulevard. Situated at this cross, the new school takes its cue from classic Harlem institutional architecture and the landmark “R” and the Schomburg Center for Research in Black Culture.

Location: 258-260 East 133rd Street at Adam Clayton Powell Jr. Boulevard
Date: Completed 2004
Developer: Manhattan Development Corporation in partnership with New Horizons for Public Schools and the NYC Board of Education
Architect: Gruber/Seminar LLC
Cost: $15.5 million
Notes: T.F. Bowers
Credit: Courtesy of NYC Municipal Archives, bottom left; Judy Crenshaw and Natalie Crenshaw, bottom center and right

2005 Copyright: The City College of New York Libraries / City College Architectural Center (CUNY)
Commercial Development

The upsurge in commercial activity is most evident on 125th Street. "Superstores" are anchoring new developments, as national retailers are eager to tap under-served, urban markets like Harlem. Local entrepreneurs, national chains and franchises are also changing the look of Harlem's avenues and major cross streets like 116th, 135th and 145th Streets. However, change is not always welcome, as some residents raise concerns about the continuing viability of smaller, long-time merchants.

One can trace the most prominent commercial developments to the creation of the federally designated Upper Manhattan Empowerment Zone (UMEZ) in 1994. Providing tax incentives and direct investment, the zone's creation helped leverage federal funds to garner additional resources from New York City and State—totaling more than $240 million from all three sources, available for economic development and targeted social service and cultural initiatives. UMEZ covers areas of Central, West and East Harlem, Washington Heights and Inwood. It is part of the larger New York City Empowerment Zone that takes in sections of the South Bronx as well. Congressman Charles Rangel wrote the legislation creating empowerment zones as vehicles for revitalizing low-income communities across the country.

Partnering with UMEZ, community-based organizations like Abyssinian Development Corporation (ADC) have also been a leading force in developments that bring needed retail services and economic opportunities to Harlem. New York State contributes targeted resources through its Harlem Community Development Corporation (HCDC) and with incentives offered by the Empire State Development Corporation. To counteract the adverse impact of new development on small businesses, UMEZ formed the Business Resource and Investment Service Center (BRISC), offering technical assistance and loans for small business. Since 1990, ADC has operated the Central Harlem Local Development Corporation to foster a stronger commercial climate through loans and grants to existing small businesses and to prospective low-income entrepreneurs. Groups like the Harlem Business Alliance, East Harlem Business Capital Corporation and the 125th Street Business Improvement District (BID) support commercial activity through loan programs, promotions and streetscape enhancements.
**Gateway Building**

This three-story, mixed-use building houses office space and two floors of retail at the corner of Lexington Avenue and East 125th Street. The final project resulted from a design-build competition conducted by the New York City Economic Development Corporation (EDC) for this site. Current retail tenants include "The Children’s Place" and "Petland Discounts." Office tenants include The Department of Motor Vehicles and the (now-defunct) organization "Empire." The Upper Manhattan Empowerment Zone (UMEZ) New York City and States, and First Bank provided financing. This 1930s-era photo above, top left, depicts the look of the block in an earlier era. The 60-story building on the northeast corner of Lexington Avenue and East 125th Street is still standing today.

**Gotham Plaza**

Another low-rise, mixed-use project, Gotham Plaza combines two floors of office space with ground-level retail. Current retail tenants include "The Children’s Place and Petland Discounts." Office tenants include the Department of Motor Vehicles and the (now-defunct) organization "Empire." The Upper Manhattan Empowerment Zone (UMEZ) New York City and States, and First Bank provided financing. This 1930s-era photo above, top left, depicts the look of the block in an earlier era. The 60-story building on the northeast corner of Lexington Avenue and East 125th Street is still standing today.

**Harlem Center**

This project completes the renewal site that was left only partially redeveloped by the Adam Clayton Powell, Jr. State Office Building complex. The base of the new building has two levels of chain store shopping, contracts to an existing one of street-level retail and structured parking. A two-story building for the European discount clothing chain H&M fits in a block site adjacent to the open space of the State Office Building. Above the two-story base at Lexington Avenue, a new ten-story office building was constructed on a 10-story shell, helping to balance the scale of the older tower and bringing more daytime workers to 125th Street.

**Harlem Auto Mall**

The Harlem Auto Mall, currently under construction (see photo above, bottom left), will be the largest auto sales and service center in New York City. An African-American owned Buick dealership will manage Chrysler and Saturn operations here through the GAA Minority Dealer Development Program, and Rosenberg Motors, a Ford and Lincoln Mercury dealership, will also be part of the complex. The development is partially funded through the UMEZ Harriet Tubman South program. The Upper Manhattan Empowerment Zone (UMEZ) New York City Economic Development Corp. (EDC) and the NYC Industrial Development Agency are among those assisting with financing.

The 1930s-era photo above, top left, shows the typical character of tenements and large brownstones that once lined this block of East Harlem.
East River Plaza

This complex is planned to house national “big box” retailers and “megastores” on former industrial land alongside the East River Drive. The Madison Wine Factory had occupied the site, having ceased operations in 1976 and then remaining briefly under the direction of a community development corporation until the early 1990s. The New York City Planning Commission and City Council approved the East River Development Group’s proposal for the property in 1993, citing that redevelopment of the long-vacant site would help spur economic growth in East Harlem. City Planning required some traffic plan changes and also asked that the facade facing the drive be clad in masonry rather than metal panels. Previous development proposals for the site included a TV production center and a community college campus for CUNY. Some East Harlem residents opposed the plan, claiming that public access to the waterfront, affordable housing and smaller-scale retail development would benefit the neighborhood more than what is proposed, which they fear will greatly increase traffic congestion and pollution.

Although several buildings on the site have been demolished in the last few days, development has progressed slowly. This is partly because of difficulties in financing a multi-story parking garage and because of the developer’s desire to acquire a few adjoining sites to complete the site more pleasantly.

Harlem Park

Ground was broken in February for Harlem Park, a development facing the elevated Metro-North Railroad station at Park Avenue and East 125th Street. The project includes a glass and steel-faced tower that will house a 300-room Marriott Courtyard Hotel along with office space, apartments, shopping and restaurants. Heating and cooling for the tower will be provided by the rooftop mechanical space. Harlem Park will be one of the latest builds in Upper Manhattan at over 400 feet. At its base, two levels of retail shopping will wrap the corner and over the footbridge along Park Avenue, with the intention of bridging the divide between Central and East Harlem. The hotel’s tower is planned to house family-friendly units in its upper floors with the hotel occupying the lower sections. To date, project assistance has been committed by the New York City Industrial Development Agency.

Corn Exchange Bank Building

The former Mount Morris Bank Building (also a branch of the Corn Exchange Bank, and now Chemical Bank) sits empty storefronts and desert waiting to re-think as a mixed-use building contributing to Harlem’s new commercial renaissance. The original design of this nineteenth-century building, now resting in its longue, dates back to the 1890s and reflects the ideas of the Corn Exchange Bank. Its grandness is now that of the location’s historic pre-eminence opposite the 125th Street station that currently serves all trains on the Metro North (Green, Orange and Riverbend trains).

As part of the redevelopment plans the aptly named community development partner: Resurgence, Inc., intends to incorporate a culinary institute to train Harlem residents as chefs. Private equity and “new market” and historic preservation tax credits will help make up the financing needed for this project.

Uptown NY

Uptown NY extends the wave of new development east along 125th Street to Second Avenue. The two-block site currently encompasses a range of use: gas station, bus parking, small businesses, tenements, empty lots and at least one church. The 1935 Larence D. S. house shows the fabric of housing, garages and warehouses that was common in East Harlem from the turn of the century.

The developers of Uptown NY, who created Harlem USA at the opposite end of the corridor, currently have plans for three levels of pedestrian-oriented shopping featuring discount and outlet stores, “megastores” and restaurants. The proposed would provide 700 square of underground parking. This location, which is well-served by public transportation and offers easy access from the Harlem River Drive and Triborough Bridge, merits particular attention for development because of the anticipated Second Avenue Subway. The prospects of new lines adds to the areas attractiveness for more intensive development.
Harlem Streetscape

In addition to major commercial developments, the small entrepreneur has made a mark on Harlem streets. Scattered throughout the area, delightful stores and locally-owned restaurants have opened, welcoming Harlemites, tourists, and other New Yorkers. Bank branches have spread their presence competing for customers while offering convenience in neighborhoods long under-served by major financial institutions. Here are just some of the newly filled storefronts that have added additional life to Harlem’s streets over the past few years.
CHANGING STREETSCAPES

New Architecture and Open Space in Harlem

Harlem is undergoing a metamorphosis, a Second Renaissance as some have called it. Whether this is an overstatement or not, universally welcomed or widely feared, the streetscapes of Harlem offer significant changes to the radical changes taking place today. New housing and neighborhood by neighborhood, new restored brownstones, renovated apartment buildings and new construction on land cleared years earlier. Less evident than bricks and mortar are the intricate partnerships formed over the past two decades that brought these changes about. This meeting of the minds between state and local government, community leaders, commercial and nonprofit leaders, philanthropists, community-based and for-profit developers was essential to reworking long periods of neglect and realizing the seemingly sudden transformation of recent years.

Of course, change in Harlem is not new. Growing from Dutch “Nieuw Haarlem” of 1608, the early 1800s saw Harlem as a magnet for affluent New Yorkers who built large estates. With the construction of reliable rail service in the 1880s, middle class families settled here, seeking relief from crowded conditions downtown. A speculative boom in the turn of the century led to overbuilding and an ensuing bust, encouraging blocks from Manhattan’s Tenderloin and San Juan Hill sections to move uptown in large numbers—lured by landlords anxious to fill their buildings. Whites protested and many fled, beginning in 1916, Harlem saw an influx of migrants from the South that created the largest urban community of African Americans in the US. This concentration yielded the cultural flowering of Harlem’s famed “Renaissance” in the 1920s, but soon felt the full blow of the Great Depression.

Riots in the 1930s, 40s, and 60s, while reflecting a community’s desire for recognition and equal rights, exacerbated Harlem’s economic problems. After WWII “rebuilding” and other forms of institutionalized racism in new suburban housing encouraged whites and the middle class to leave, while trapping the poor and minorities in urban neighborhoods with limited financial resources. As a new migration from the South, Puerto Rico and elsewhere in the Caribbean brought low-skilled workers to New York just as its manufacturing base was declining, urban renewal tore vast swaths from the fabric of the community. These conditions left Harlem equipped for the energy shortages and financial collapse that hit the city in the 1970s, accelerating housing abandonment and destruction to a crisis point in the 1980s.

Echoes of earlier struggles and resilience are found in Harlem’s street names. “After the civil rights movement of the 1960s, the names of many of Harlem’s streets were changed to honor prominent African Americans. Eighth Avenue became Frederick Douglass Boulevard; Seventh Avenue was renamed Adam Clayton Powell, Jr., Boulevard; and Sixth Avenue, originally named Lenox Avenue, became Malcolm X Boulevard; while 125th Street was renamed after Martin Luther King, Jr.” (“The Big Onion Guide to New York City, NYU Press, 2002). For consistency, this exhibit employs the usage of names that surfaced most regularly in our research: Frederick Douglass Boulevard; Adam Clayton Powell, Jr. Boulevard; Lenox Avenue: 125th Street. Incidentally, St. Nicholas Avenue was named for the patron saint of New Amsterdam.

The current revival in Harlem represents merely another stage in its evolution. This exhibit highlights some of the most visible changes through a selection of projects and developments in five areas neighborhood planning: residential housing; landscape and open space; commercial development; and institutions serving educational, cultural and social service missions.

The projects selected, though not exhaustive, are representative of the following themes and trends in each of these areas:

- A spirit of cooperation among city agencies - City Planning, Transportation, Economic Development - and recent administrations in partnership with Harlem’s civic leaders and residents to establish priorities based on environmental justice, community participation and equity in planning for the community’s stabilization and revitalization.

- An ongoing, dramatic push from City government in response to the community to provide housing across a broad spectrum of income levels, starting with those most in need and reaching middle- and upper-income residents who now see Harlem as a viable option; reflecting this trend, new apartment buildings and townhouses and substantially rehabilitated buildings dot the landscape - on some blocks looking alien, while others appear spruced-up but familiar.

- A demand for greater access to urban parks and recreation, as well as a higher quality of design and detail in the creation and maintenance of public space in general; this translates into cleaning-up and restoring Harlem’s varied and historic landscapes, whether within the bounds of its naturalistic parks, along its boulevards or on its waterfronts.

- The expansion of retail services and commercial office space, answering a demand for recognition of the community’s buying power and offering employment opportunity - though perhaps fewer than might be desired; development is bringing name-brand stores and attracting shoppers from outside Harlem, while keeping more of the community’s purchasing power locally.

- The nurturing of existing cultural, educational, and social service institutions within Harlem, requiring space to expand for the future, while new institutions and others from outside the community seek to establish a foothold here.

Further changes are on the horizon. Welcoming the future while retaining Harlem’s unique identity will require a delicate balance, as community leaders, government officials, nonprofits and residents work together and debate the path that Harlem will follow. The City College Library and City College Architectural Center present this exhibit as both an overview and a sampling of changes taking place. We will continue to monitor this evolution and augment the information as part of the Library’s Archives, accessible to students and others who cherish the legacy and future of Harlem.
New Architecture and Open Space in Harlem

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