



# NICHOLAS HISTORIC DISTRICT





# THE ST. NICHOLAS HISTORIC DISTRICT

JAMES R. DOMAN JR., A.I.A. & ASSOCIATES  
ARCHITECTS AND PLANNERS, NEW YORK

PREPARED FOR  
THE NEW YORK CITY  
HOUSING & DEVELOPMENT  
ADMINISTRATION

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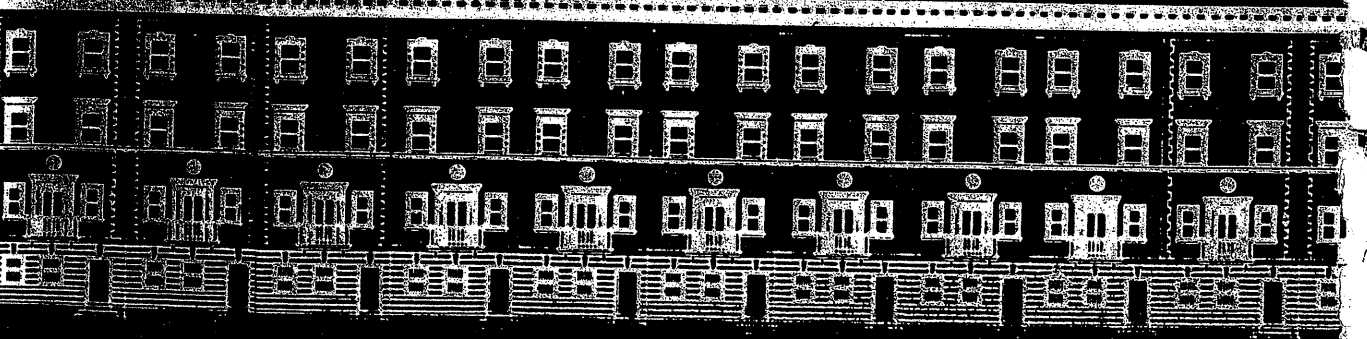
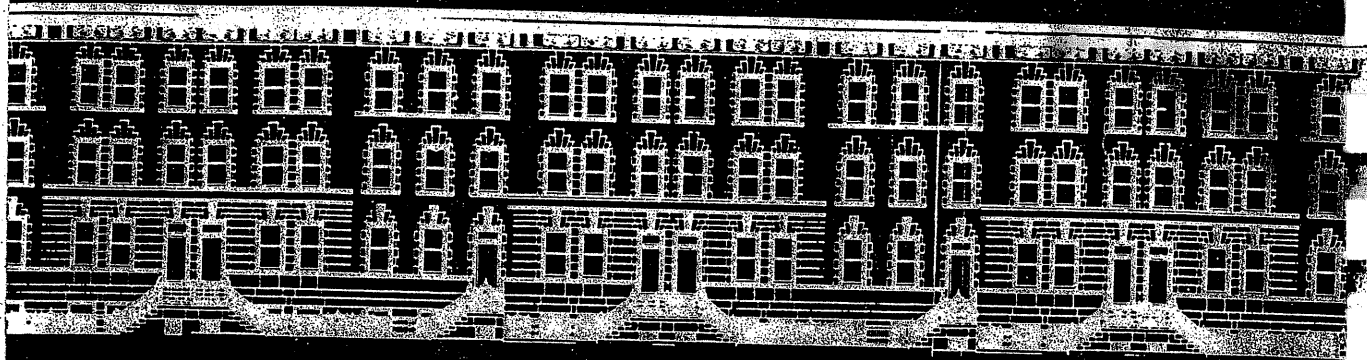
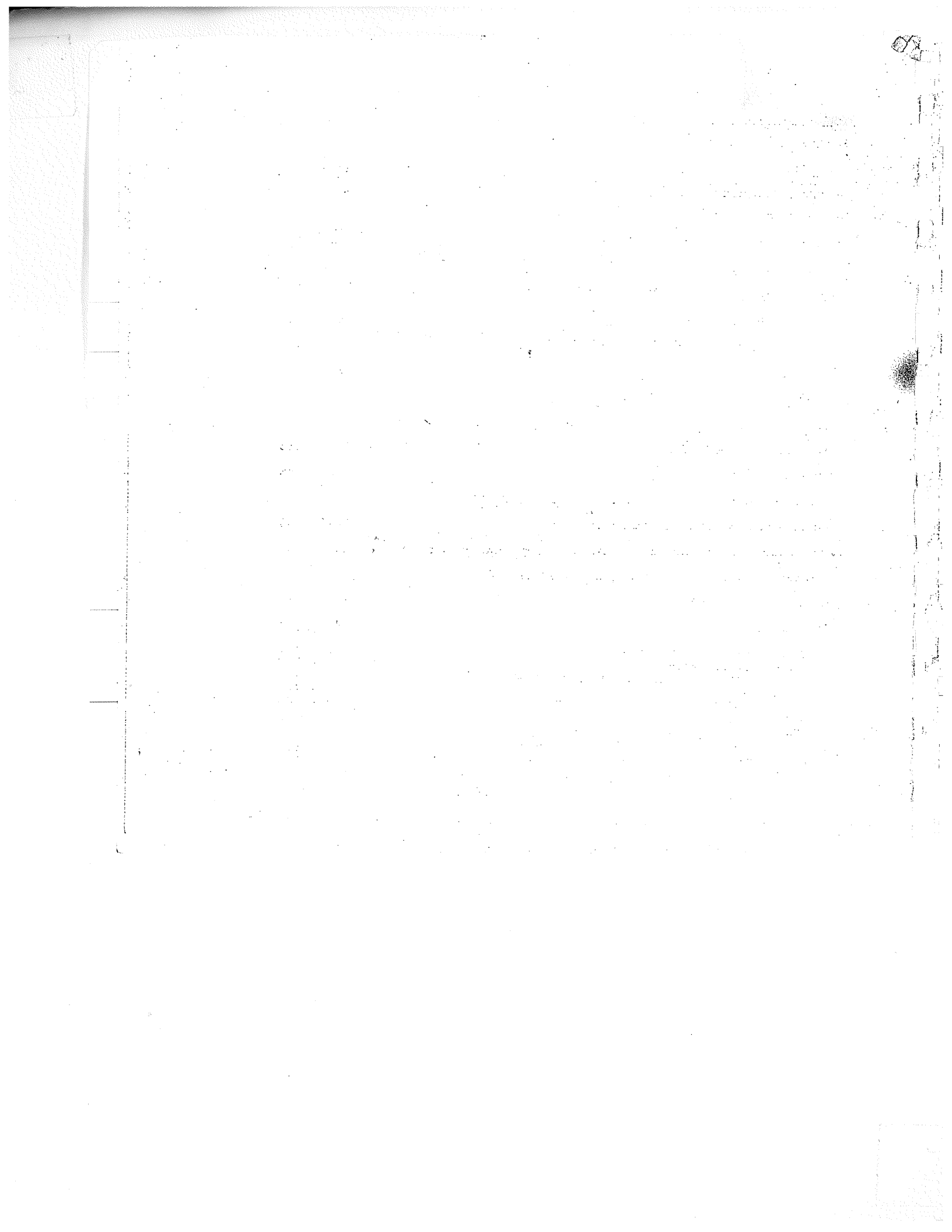


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#### ACKNOWLEDGMENTS

In the course of any study, research, project, or report, there is a list of people whose interest, zeal and earnest cooperation and participation make possible the end result. In our study, the first of those individuals to be so acknowledged is the director of this project for our firm, James S. Strawder, Jr., for it was almost singularly, in office, through his efforts that this report was possible. The historical data uncovered by Henry Hope Reed and Beverly Foster provided the background against which the recommendations made in this report are directly played. The interviews with those residents currently living in the District and included under the section entitled "People: Past and Present" were conducted again by Beverly Foster and by James Strawder. The investigation of the files and records of the architects who designed the buildings as well as the records of the Department of Buildings failed to produce a clear and accurate record of the intricacy of the design of the facades of these buildings. Through a series of photographs by Carl Danese and sketches, Narelle Townsend and Jed Decker were able to reconstruct the drawings of the buildings as they existed both then and now and as are included in the body of this report. Further to those people listed above, the residents and homeowners themselves who have actively participated in this planning effort are certainly to be heralded. We take this opportunity also to express our heartfelt and sincere appreciation for the assistance offered to us. The individuals listed below include some of those persons mentioned above through whose efforts we present this report.

We are grateful to the following for their kind assistance:

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Mrs. D. L. Havighurst, Archivist

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Architects, successor firm to  
McKim, Mead and White

William S. Luce

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Staten Island, New York

The editing of this report was a team effort, the team members including James A. Strawder, Jr., Beverly Foster, Narelle Townsend, Helena Newman, and Debra Hansen, through whose editorial assistance we are pleased to present this report.

Recommendations and plans and drawings are presented through the efforts of James R. Doman, Jr., Henry K. Wong, Amado Ortiz, James Strawder, Leslie McKenzie, Ronald Carter, Narelle Townsend, and Carl Danese, all of the firm commissioned to make the study.

## FOREWORD

This report certainly fulfills a most necessary description of a small, unique, and almost unrivaled, residential section in New York City. The actual area is only two blocks, -- two blocks of townhouses with some attendant commercial accommodations on the Seventh and Eighth Avenue sides. It is here that we observe an area of residences in the center of the Harlem district so rightly declared landmarks, that as such may not be externally altered.

These sedate and elegant residence buildings have acquired the status of landmarks not by virtue of age but on account of their exceptional architectural merit. The report delves into the history of the area with keen penetration. What might be termed the anatomy of a neighborhood is reported clearly and in detail. Besides describing the district from an architectural point of view it also analyses the economical and social factors producing this two block enclave, the forces producing change from the original first ownership to the now all-Black ownership and occupancy.

What the enclave has meant to Harlem and to the city at large is most interestingly projected. What makes a neighborhood? Let us say that it is the communal feeling of understanding of people with compatible ideals who live in close proximity. This area is a distinct neighborhood. In the remembrance of things past, my first New York abode was 202 West 138th Street in 1922. The owner, typical of the area, was cultured and gracious and directed me to the YWCA just across Seventh Avenue



blocks. The owners of 112 and 114 Edgecombe Avenue, one block west, are proud that their houses were designed by the architects of this landmark area.

Here we observe the origin of a neighborhood influenced by the concern of the architects for design. Historically, the art of architecture and the development of a neighborhood or town proceed hand in hand. This study offers an in-depth and abiding emotional involvement in this very small part of New York. The great architects and the builder met the challenge. What is more, the owners, people of the blocks, have met the challenge with ideals, appreciation of the buildings, and great respect for the neighborhood.

John Louis Wilson, FAIA

## INTRODUCTION

In February of 1972, as a result of the efforts of dedicated residents, homeowners, and community organizations, our firm was commissioned to appraise, analyze, study, research and present recommendations for the preservation and restoration of the group of buildings included in that district known as the Saint Nicholas Historic District. We were, in subsequent months, to have the opportunity of entering the parlors and hearts of several families there in the District. Our research carried us through the genealogy of some of Black America's greats. It was to have us seek out and find living relatives of members of the renowned architectural firms who in 1891 were commissioned by David H. King, Jr., to create a neighborhood within a neighborhood. We were to reflect upon childhood memories and experiences there in the Harlem community and uncover, perhaps better understand, why the maintenance of this enclave is of particular importance to Black Americans in this country, specifically in this city.

We have attempted to set down accurately the facts surrounding the movement of Blacks from other parts of the city to the Harlem community at large and to these blocks, singled out during the early nineteen hundreds as that place which Blacks determined to make it, elected to settle. We will see the intent of the builder, D. H. King, Jr., the respect afforded to him by subsequent owners, and the way in which only slight changes to the conditions and covenants were made. The 1920's brought, with the movement of Blacks to this area, the change of the community from one of predominantly white to one of predominantly Black people. Blacks immediately adapted to

the kind of lifestyle dictated by the physical forms of these rows of houses. Clearly, it was the more affluent Blacks who bought homes here. Further, it was those Blacks

particularly concerned with righting the existing wrongs who elected to concentrate in these two blocks. Nowhere ever again to date would there be this kind of concentration of Black intellect and leadership.

The chapters dealing with the history and the people, past and present, together with the list of owners from 1891 to the present, list the individuals, Black and proud, who continue to wage war against all those things which tend to oppress us.

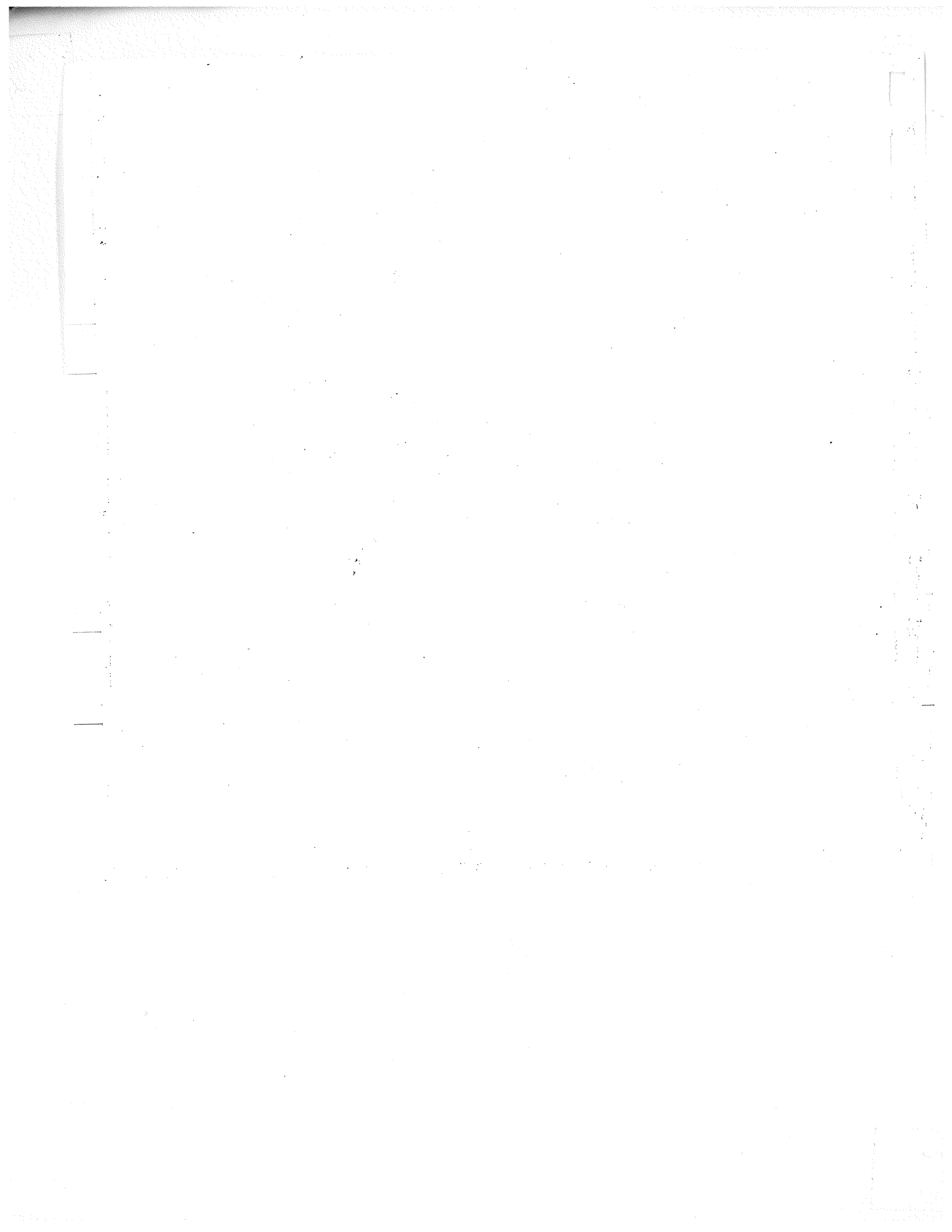
The dynamic personalities of the present block associations' presidents, James A. Banks and Frederick Samuel, continue to echo those ideals, ideas, and hopes expressed in the District as early as the 1920's.

We, as architects, were asked to address the physical conditions existing in both the rear and front yards to develop schemes that would address the present and future

needs of residents of this District, while respecting the historical merits of this area. Visual surveys, coupled with meetings, personal interviews, responses to questionnaires, and historical research provided for us the bases upon which recommendations for the maintenance and preservation of this area would come forth. To arrive at a solution to those problems identified, satisfactory and acceptable to the 147 owners in the District, indeed, was a challenge. Further, to attempt to identify sources for funds through which the particular recommendations could be implemented was again another challenge.

Presented herein are the fruits of those efforts set down as agreed to.

# Summary of Recommendations





SUMMARY OF RECOMMENDATIONS

SUMMARY OF THE PROJECT

The four blockfronts included in the historic district were built in the 1890s as a unified group of brownstone houses with common courtyards or alleys. The high standards of the builder were reflected in the quality of the architects he retained. Each firm was responsible for a part, and each produced a distinctive row that nevertheless still harmonized with the neighboring rows, which were further unified by gates, alleys and walkways.

The success of the builder's concept is attested by the fact that the development has endured substantially unchanged through nearly 80 years, while the city and the immediate neighborhood have grown and altered. A whole series of residents has taken pride in living in Strivers' Row, and the current residents carry on this tradition, having collaborated in getting it designated as a historic district, and in arranging for the present consultancy in an endeavor to restore the quality of the brownstones which, after 80 years, are showing their age.

In the course of meetings and interviews, we have concluded that the main concerns of the residents are the physical condition of the houses and courtyards and the problem of safety and sanitation, and have addressed ourselves to the solution of these problems concluding with the following recommendations:

#### PHYSICAL CONDITIONS

The brownstone facades have deteriorated, one cornice has been removed, and a fire escape has been applied to one building.

We contacted expert restoration contractors, and in the report detail their estimates for restoration of all facades to their original condition, which works out to \$1700 to \$1950 per building. We assume that any restoration or modification of interiors will be up to the tastes and budgets of the individual owners. Methods of treating the facades are detailed in the appendix. We suggest that the special expense of restoring the missing cornice, installing a sprinkler system and removing the offending fire escape, could perhaps be funded through the 312 loan program that is administered in New York City by the Housing and Development Administration.

Excluding these two special cases, the total cost of restoration and repair work for all the houses would amount to \$420,000.

#### AVENUE FRONTAGES

The shops in the buildings along the avenues have changed hands many times and show the effects, not only of the variety of goods sold, but also in the variety of tastes exhibited. We recommend an incentive program to induce these proprietors to take some measures to unify their storefronts. Some control of the signage would ensure at least a future unity, and could perhaps reflect the standards of

quiet and reserve that are obtained on the side streets.

#### THE GARAGES

Although outbuildings and additions were originally excluded by restrictive covenants, by the time Black people started moving in, just after World War I, automobiles were becoming popular. As a result, this particular restriction was relaxed, and owners started to build garages facing the rear alleys. There was no control exercised on building materials or methods. Later, as cars grew longer, the garages were expanded to accommodate them, sometimes in a very crude manner. These frequently unsightly structures, many no longer useful, have contributed to reducing the once-elegant courtyards to functioning only as alleyways for the use of cars and of the sanitation trucks which pick up at back doors.

We strongly recommend that all unsound garages be removed forthwith, and that the parking function be transferred to the street front, releasing the courtyards for other uses. We suggest that the sound garage structures that remain be converted (for the time being) to other uses, such as storage or supplementary house space, and that their roofs be converted, by the addition of parapets, into protected private outdoor terraces, accessible from the bedroom floor by the addition of a short flight of steps.

We further recommend that all rear exterior walls, including the garages, be

painted a uniform beige color. This will serve to unify the courtyard scene. With planters along the parapets, set with flowering bushes according to the tastes of individual house-owners, color and linear continuity would be established. This unity would be enhanced by replacing the disused garage doors with concrete block walls, also painted beige, then painted with a continuous theme of supergraphics designed to tie the garages together visually, and to tell the story historically of this enclave and its residents.

#### SANITATION

Having removed the automobile from the courtyards, we now recommend elimination of the heavy sanitation trucks which now drive through, destroying the pavement, without eliminating the convenience of reardoor disposal which the residents are anxious to retain. To accomplish this purpose, we recommend installation of a pneumatic disposal system designed by ECI Air-Flyte. This consists of an 18" horizontal tube, that can be placed underground, with a number of deposit tubes spotted along it, so that each householder would have to walk no more than, say, 50 feet from his own gate to deposit waste, bagged or unbagged. The waste moves (at speeds of up to a mile a minute) to the collecting hopper that would in turn deposit it in a compactor and bagger. There would be a collection room at the Eighth Avenue end of each courtyard, where the Department of Sanitation would pick it up. The total cost of this system is \$100,000 per courtyard, or \$300,000 for all three, and averages \$2050 per house. It provides a quiet and efficient service which frees the courtyards from noisy, dirty, and dangerous

trucks, and furthermore, will provide a much cleaner service.

#### SECURITY

We recommend that all gates be restored and reactivated, and that residents be supplied with keys. Gates should be equipped with self-closing devices, so that they would lock automatically behind the entering tenant. Furthermore, the gates facing Eighth Avenue could be equipped with a gate-opening device which would be activated by the weight of the sanitation truck, and deactivated by its departure.

#### OTHER USES FOR COURTYARDS

By removing automotive traffic from the alleys, we make it possible to use the courtyards in more positive ways. We recommend that the north-south entrances to the courtyards originally installed by the builder be reactivated, dividing the long block, in terms of pedestrian movement, into thirds. Repaving of the courtyards, with square brick pavers set off with concrete paving strips, can be designed to direct pedestrian movement and to define areas for such uses as quiet play, active play, quiet sitting areas, adult games, and general meeting areas.

To enhance the courtyards, we recommend, besides the planters along the parapets, already mentioned, the planting of trees, such as small honey locusts, or ginkgoes, that have wispy leaves and provide greenery and grace without being so dense as to obscure the pavement and the activities in the public area.

#### PRIVATE YARDS

The private yards would continue in private use, as deemed appropriate by the individual owner, though the block associations might wish to make recommendations and should have the authority to review the treatments proposed by individual owners. We recommend the use of a standard modern fencing between and around such yards, again in order to contribute to the unity and continuity of the whole.

#### DISTRICT LIMITS

Since the courtyard behind the houses on the south side of 138th Street abuts the yards of those on the north side of 137th, we suggest in the interests of making that courtyard viable that the district be extended to include the said north side of 137th Street. Although the houses on that street are not of the caliber of those in King's development, they are a fairly unified row of brownstones. We also recommend including the Victory Tabernacle Church on West 138th Street, which was once the office of the Equitable Life Assurance Society, original owner of the buildings of the historic district. These houses could only be upgraded by their inclusion in the district.

#### COURTYARD LIGHTING

The security required to make the courtyards usable will already have been increased by the installation of gates and the elimination of public traffic. The other requisite for security is good lighting. Our studies have shown that

the incidence of crime in the courtyards, indeed in the entire neighborhood, is in inverse proportion to the amount of illumination on the spot where the incident occurred.

We therefore strongly recommend that at the roof edge of each house there be mounted two remote floodlights, activated by time switches and directed at the surface of the common courtyard. We have recommended a uniform light beige paint for rear walls in part because this has relatively high light reflectivity, and will contribute to the security of the area. With trees restricted to the feathery kind we recommend, surveillance of the courtyard would be comparatively easy, even in summer.

#### STREET LIGHTING

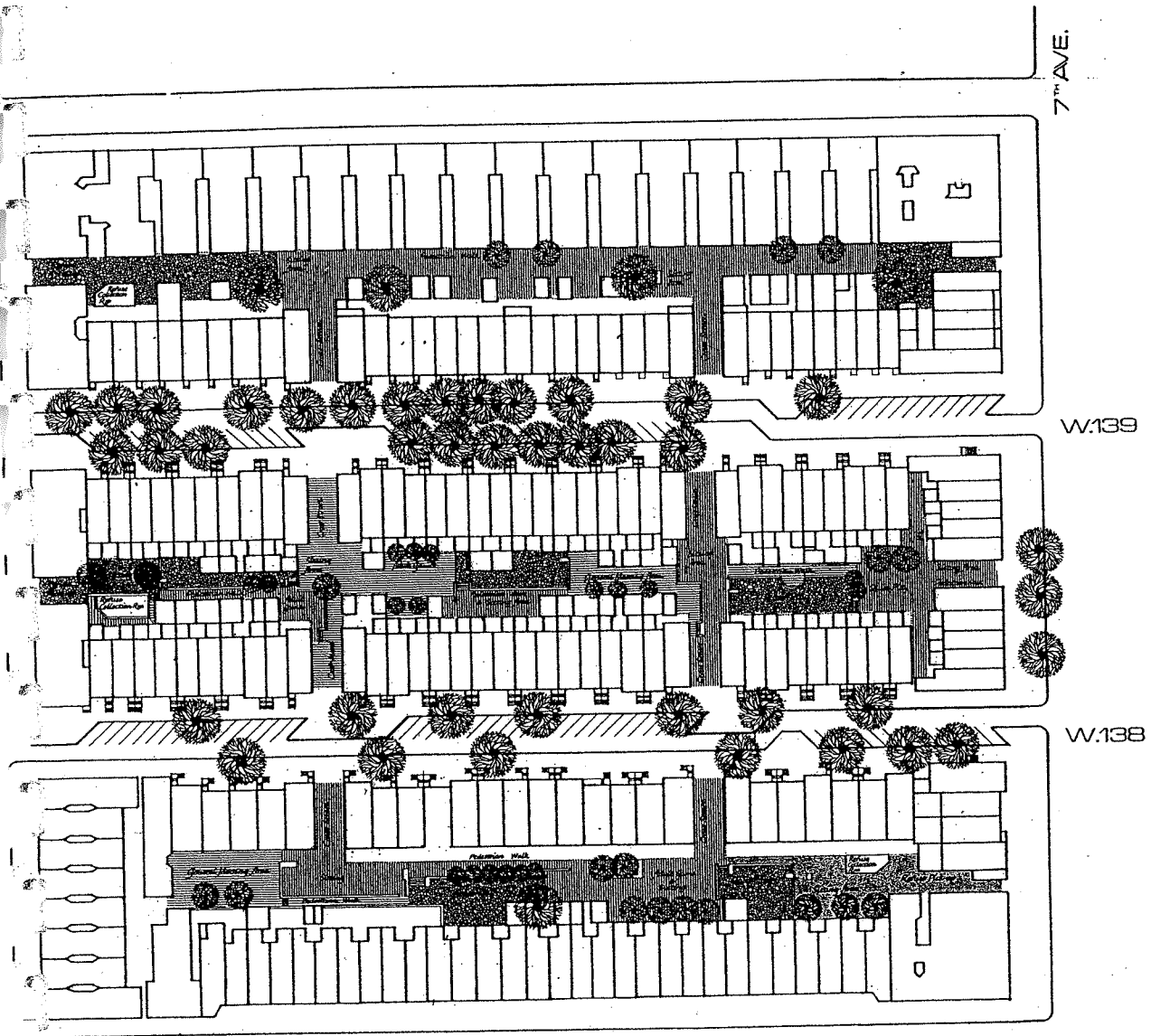
We recommend that existing inadequate street lights be supplemented by the addition of high-intensity lights to lighting standards, and that in addition lighting fixtures be placed in each of the bollards defining the parking spaces as described in the next paragraph. Thus we could achieve full illumination of the street fronts. We estimate that this lighting proposal would cost about \$10,000.

#### PARKING

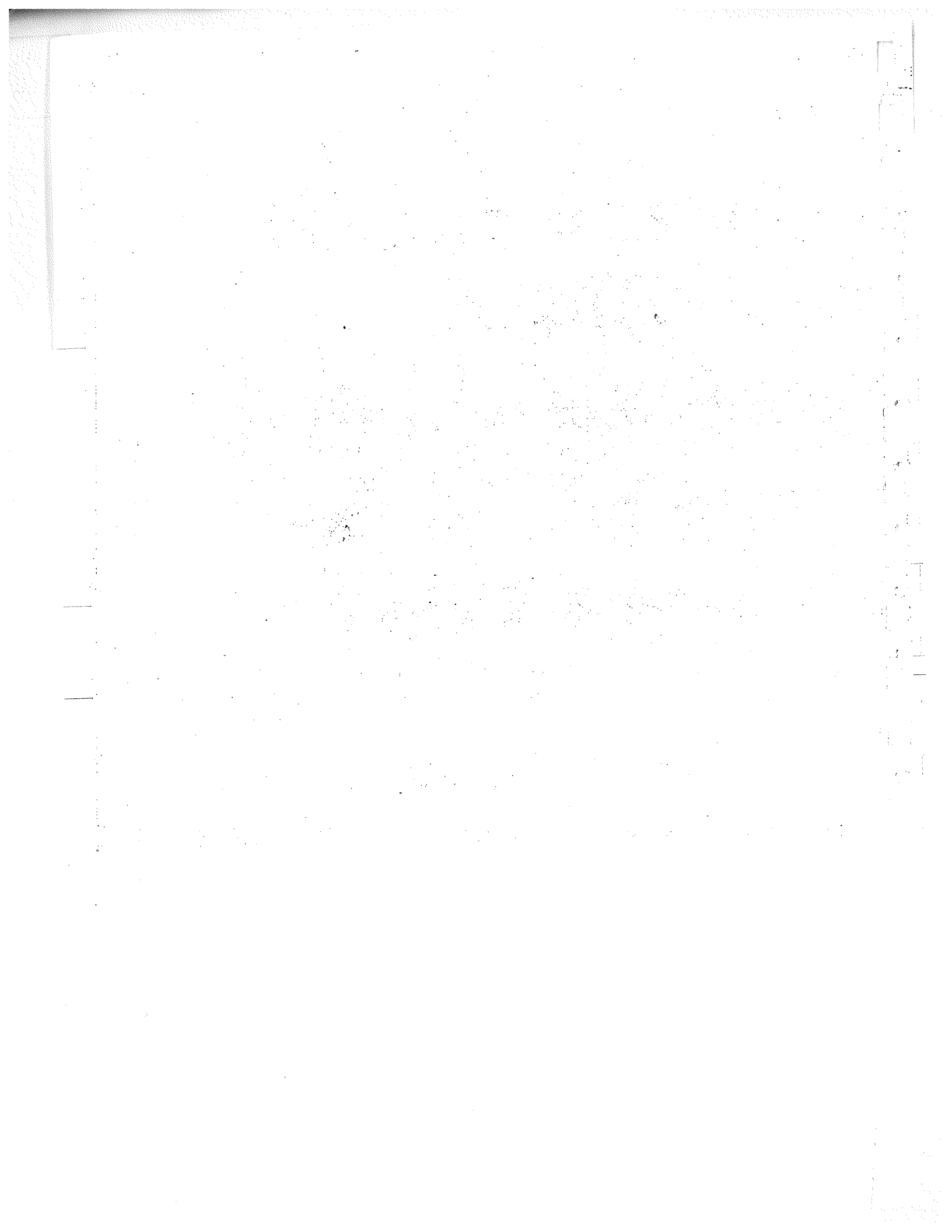
We recommend that all cars be accommodated with on-street diagonal parking. This would provide a 75% parking-to-house ratio, which equals the present rate of

demand by the owners. We suggest that the street be narrowed at each end, and that through traffic be further slowed down by a series of depressions in the road surface to discourage the hot-rodders who at present disrupt the tranquillity of Strivers' Row. The parking could be provided in a series of parking bays, defined by bollards. Thus each houseowner could chain off his own parking space.





STREET AND COURTYARD RECOMMENDATIONS - STUDY AREA



## ALTERNATIVE PROPOSALS

An alternative course of action is outlined below:

### PHYSICAL CONDITIONS

Recommendations for restoring the blockfronts remain the same as those outlined above.

### COURTYARD SCHEME

Private yards would remain as existing, but we would recommend installation of uniform metal steps with handrails of uniform design leading from private yards to the courtyards. Existing masonry fences should be repaired. Structurally unsound garages should be demolished and sound ones repaired, at an average cost of \$500 per garage.

### REFUSE PICK-UP

The current ad hoc arrangement would be maintained, with sanitation trucks having access to courtyards through gates at both avenue ends.

### LIGHTING AND PAINTING OF COURTYARDS

Two remote floodlights should be installed at the courtyard edge of each house roof, in order to illuminate the courts automatically at night. Total cost would be \$44,100. All rear facades and garages should be painted uniformly in light beige, with supergraphics imposed, as already described.

PAVING

Existing sidewalks and walkways should be demolished and repaved with 4" reinforced stone concrete over a cinder base, provided with steel curbs. The driveways should be repaved with standard bituminous paving.

STREET LIGHTING AND STREET TREES

High intensity spotlights should be added to the existing street lighting standards.

No recommendations are made for additional street trees, but maintenance of existing ones should be improved.

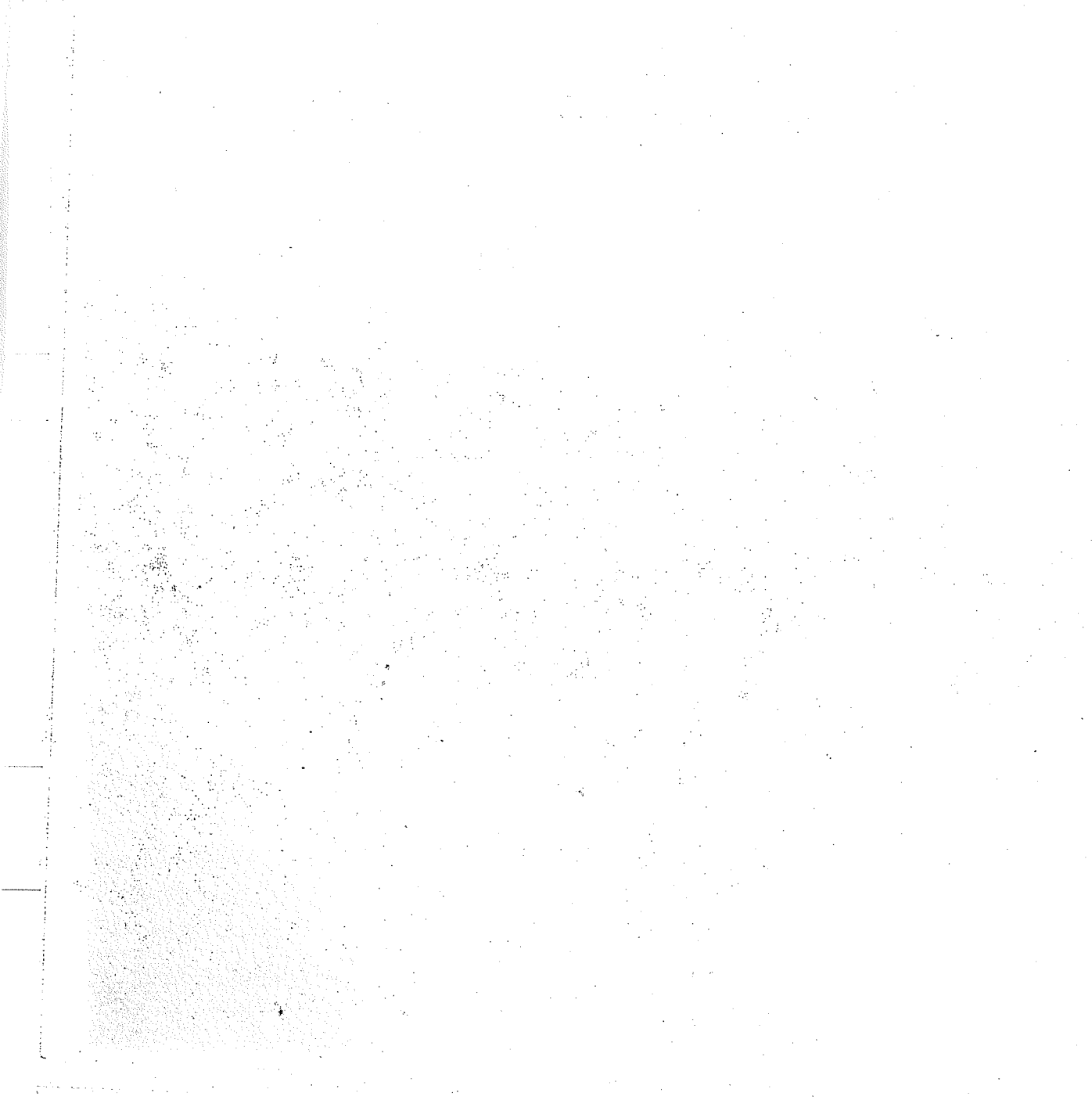
OTHER

The other elements of the prime recommendations remain the same.

# The Sales Brochure of 1891



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**DAVID W. WICKHAM, Jr.**

Branch Office on the Premises, No. 217 West 135th Street, where the Superintendent,  
EDWARD J. WICKHAM, JR.  
will be at all times (day and night) to show the houses to visitors.

One of these houses (No. 217 West 135th Street) is completely furnished, and open  
to inspection at all times.

Nearest Elevated Station, 135th Street, reached by either  
Sixth or Ninth Avenue Elevated Road

Apply to CHARLES F. WINGATE, Chief Engineer, in relation to all sanitary  
questions. Office: 135th Street, near Hanover Square.

PARTICULARS  
CHAS. F. WINGATE  
N. E. CORNER  
WICKHAM

# THE KING MODEL HOUSES

138th & 139th Streets.

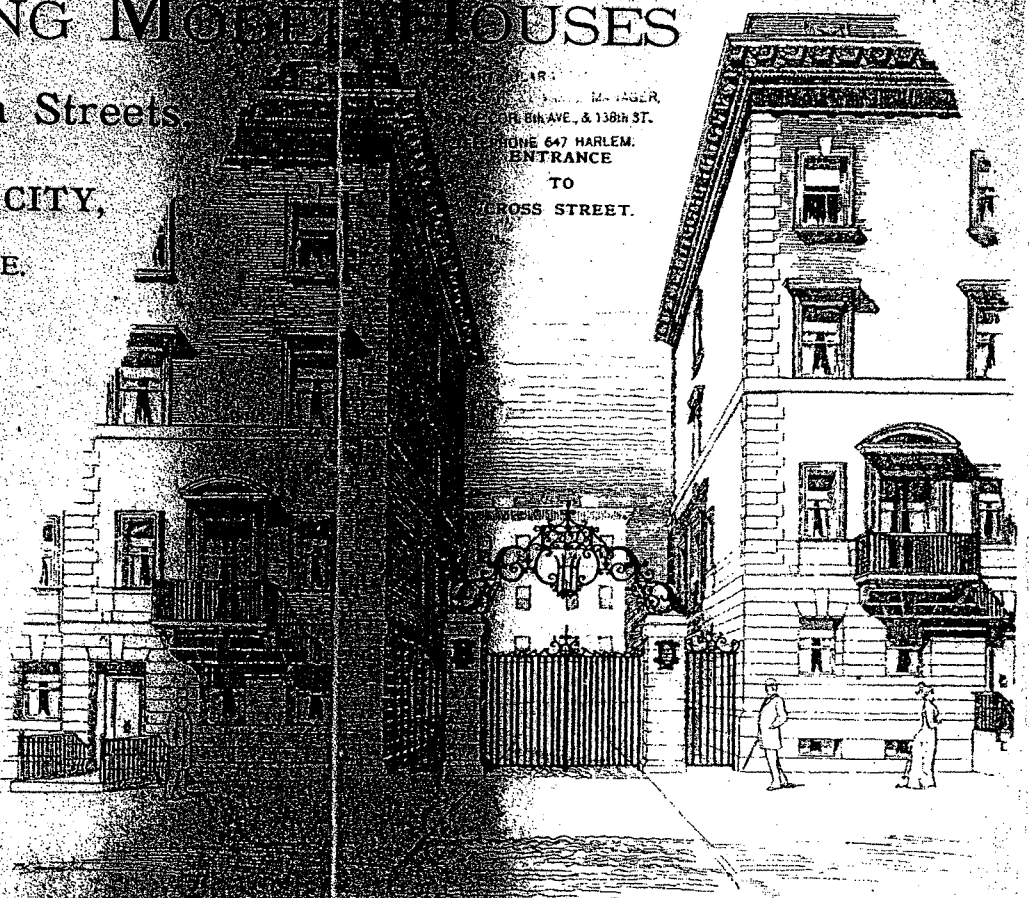
NEW YORK CITY,

WEST SIDE.

MANAGER, C. F. CHANDLER  
138 EAST 54TH STREET  
NEW YORK

WOULD YOU LIKE  
TO LIVE IN A  
MODEL HOUSE  
AND OWN  
IT  
?

MANAGER, C. F. CHANDLER  
138 EAST 54TH STREET  
NEW YORK  
PHONE 647 HARLEM.  
ENTRANCE  
TO  
CROSS STREET.



H. 8657



The King Model Dwellings,  
situated on  
138th and 139th Streets,  
Seventh and Eighth Avenues.

**A MODEL DWELLING**—the name sounds inviting and suggests much. How imperfect, rather say, defective, are most city residences; so lacking in the essentials of a home—beauty, comfort, convenience and healthfulness! Are they not "models" which should not be imitated, and survivals of the unfittest, rather than of the fitting?

Who can contemplate typical New York dwellings with satisfaction—ranged in grim rows of unvarying brown stone, like Egyptian sepulchres—tasteless in design, heavy and clumsy in construction, cheerless without, and cramped, gloomy, inconvenient and uncomfortable within? They are the product of an era of speculative building; simply sham houses, "built to sell," and sure to give the owner a heavy annual bill of expense to keep them in repair.

Foreign visitors comment unfavorably upon the unvaryingly gloomy colors and lack of harmony in our domestic architecture, and wonder that our wealthy citizens can be content with such surroundings.

With the growth of popular taste, there has come a demand for dwellings more in keeping with our climatic conditions and social needs. Why should not the homes of New Yorkers be sunny, tasteful, convenient, and commodious, even if their occupants are not millionaires?

Any one who looks down from the superb tower of the Madison Square Garden upon the packed jumble of brick and mortar, stretching far and wide below, must wonder that our citizens have so long submitted to such domestic surroundings.

#### A CAPTAIN OF INDUSTRY.

The 19th century has evolved a new class of business men, who have been happily called "Captains of Industry;" leaders in improvement, projectors of commercial enterprises, carried on upon a colossal scale, with every benefit that is conferred by energy, experience, skill, capital, and the best modern resources. Such men have constructed our great railroads, steamships, canals, bridges, docks, warehouses, elevators, pipe lines and monster buildings. They build not only quickly, but thoroughly. A twelve-story office building or apartment house, costing one or two millions, which formerly would have taken years to construct, can be erected in a twelvemonth. They employ an army of mechanics—none but the best—under skilled foremen, wasting neither time nor material, buying on the largest scale, and, by paying cash, at the lowest prices. They take a natural pride in their work, and, as their services are in constant demand, they select the cream of what is offered them, and command their own price. Such men

public benefactors. They set an example which others are forced to imitate, and they have revolutionized the landscape of New York by the superb and substantial structures which they have recently erected.

David H. King, Jr., is the most notable example of this type of industrial leaders in the metropolis. His work has given him a deservedly wide reputation and speaks for itself; witness the following structures: the Madison Square Garden, Washington Memorial Arch, Bartholdi Statue, Postal, Mills Building, United States Trust Co., Racquet Club, Hotel Renaissance, Times Building, Equitable Building, Merchants' Loan & Trust Co., Mechanics' Bank, Union Trust Bank of America, and the Delaware, Lackawanna & Western Building. He is notable no less for his refined taste than for his thorough mastery of every building detail.

*He will not build excepting in the most thorough manner, with the best material.* His houses, consequently, stand as solidly as monuments, and require as little annual expense to keep them in order. There are no better buildings on Manhattan Island.

Hitherto this class of constructors have confined their operations to commercial buildings, such as those just mentioned, or to the private residences of the very rich. Now, however, the master builder of them all, has turned his

attention toward the erection of homes for professional and business men who appreciate the best, and who can pay a reasonable price for it.

The erection of two entire blocks of such dwellings, in the centre of the future metropolis, is something unprecedented, both for the magnitude of the work and the economy and rapidity with which it has been carried out. It is a striking example of the energy and the resources of the 19th century.

The result is seen in the King Model Houses, which are adapted to persons of moderate incomes, and which are equal in every respect to houses costing double as much money in other sections of the City.

#### A NEW DEPARTURE.

It is a new and most notable departure, which promises to effect very potent results upon future building, both here and elsewhere. Who will buy, or live in, a cheap, flimsy, cramped and ill-planned dwelling, when for far less money he can secure a perfectly constructed and admirably designed residence, with every advantage that can be desired for comfort and convenience?

These houses are situated on the site of the famous Watt Estate, formerly part of the old Cadwalader D. Colden

farm, comprising the blocks between 137th and 140th Streets, and extending from Seventh to Eighth Avenue. The land is high, healthful and accessible, swept by the westerly breezes from the Hudson, and within easy reach of the Elevated.

It is almost an ideal locality, and it has been laid out on such a large scale and with such ample resources as to "Create a Neighborhood," independent of surrounding influences. It is the largest enterprise of its kind ever undertaken by any one builder on Manhattan Island.

Instead of piling story on story, in apartment-house fashion, and massing scores of people, like sardines, under one roof, nearly two hundred families are here supplied with separate homes, complete in every particular and adapted to every need.

No less than three different architects have been engaged to make the designs for these buildings—Messrs. McKim, Mead & White, Mr. Bruce Price and Mr. James Brown Lord—all ranking among the first in their profession. Their names are a sufficient guarantee of the architectural style of these buildings.

#### THE SOIL.

A dry soil is the first requisite to a healthful house. "Live on gravel" was Punch's famous advice, and a damp

site invariably breeds disease. The foundations of these buildings were dug in sand so pure, that it was used in the construction, a happy chance both for the builder and future occupants, while, as an additional safeguard, the cellars have been thoroughly concreted and made dry as a bone.

#### SUNLIGHT AND AIR.

Did you ever think that the rarest thing in the dwellings, even of our millionaires, is an abundance of sunlight and air? God's best gift is sacrificed to bricks and mortar. Our wealthiest people are content to live in twilight perpetual gloom, and sacrifice their own and their children's health to the craze for the non-essentials of life—expensive furniture, upholstery and bric-à-brac.

Here, however, a different plan has been followed, consequently, every room in every house is bright, cheerful and wholesome—a place to be happy in, and where children will thrive, and servants be contented.

These are the real luxuries, to which everything else should be subordinated. Too many palatial mansions are mere "whited sepulchres," and, in many cases, the source of untold misery and pain.

Here is a noteworthy effort to supply what thousands of buyers are seeking—moderate-priced houses, with all the essentials and none of the sham luxuries or pretenses. It is no wonder that applications have been numerous from intending buyers and that the experiment promises to prove a financial success.

#### TERMS OF PAYMENT.

Each purchaser will pay down twenty per cent. of the price of the house, with an agreement to pay thirty per cent. additional in five annual payments, which will be equivalent to six per cent. yearly, or about the usual rent of an ordinary dwelling. The balance, or one-half the total price, will remain on bond and mortgage at five per cent., and the buyer to pay interest quarterly. He must also pay taxes regularly as they fall due.

The cost of repairs, in the case of such thoroughly built houses as these, will be merely nominal, while such desirable property is bound to rapidly advance in value, so that all will pay handsomely as an investment.

It is the opinion of the most experienced real estate operators that within five years these houses will so advance in value, that they will be worth twenty per cent. more than they are at present, and immediate buyers will therefore occupy them rent free, for that period. No better investment for a

thrifty man's savings could be devised, and no better method for retaining some, at least, of the landlord's large revenue.

#### ECONOMY IN FURNISHING.

Arrangements have been made by which the purchasers of these houses can buy everything needed to furnish them, from cellar to roof—carpets, bedding, furniture, linen, curtains, hardware, china, etc.—at hotel rates, with a discount of from 10 to 20 per cent., no matter how small the purchase, and from the following firms: W. & J. Sloane, carpets, 884 Broadway; Lewis & Conger, hardware, 130 West 42d Street; The Archer & Pancoast Mfg. Co., gas fixtures, 898 Broadway; Robert J. Horner & Co., furniture, 63 West 23d Street; Warren, Fuller & Co., paper hangings and decoration, 129 East 42d Street.

House No. 217 West 138th Street will be furnished throughout by the above-named firms, in a tasteful yet inexpensive manner, and be open for public inspection. This will enable intending buyers to see exactly how the houses will look when occupied, and to judge what it will cost to furnish them according to their means. An arrangement may be made to furnish any house purchased in a similar style at a definite price if the purchaser should desire it.

The houses facing Seventh Avenue are especially attractive and roomy. The artificial stone sidewalks are thirty feet wide, which gives a handsome frontage and a broad sweep of view, either up or down the avenue. There are balconies and casement windows on the first floor. The living rooms are spacious, particularly in the corner houses. The entrances and hallways show much ingenuity in arrangement. All the houses will be warmed by furnace heat and ventilated by open fire-places.

#### INTERIOR FINISH.

In most cases, the entire parlor floor will be finished in oak, the second story in mahogany, and the upper floor in clear pine, painted. There are ample clothes closets on each floor, to delight the heart of the housewife. The halls and stairways are especially well lighted, and the bath rooms are of ample size, and lighted either by shafts of sufficient area, or in the case of corner houses, directly from out-doors. The plumbing will be exposed to view, and the fixtures will stand on marble slabs.

#### SUMMARY OF ATTRACTIONS.

The most marked characteristics of these buildings are three-fold: First, their artistic architecture, which immediately attracts the visitor's eye and grows upon one with

further study. From whatever point of observation buildings are viewed, their aspect is harmonious, well proportioned and tasteful. Even the rear elevation is sight and there is nothing visible to offend the most fastidious taste. Second in importance, is their solid and substantial construction. There is no sham work, nothing flimsy, ginger-bread, but everything has been executed in the most thorough, workman-like manner. What is most significant is that, through the aid of ample capital, by buying material on the largest scale and employing the best mechanics, these perfectly constructed houses have actually cost less than the average "Cheap-John" dwellings. Third, nowhere on Manhattan Island can one find such moderate-priced houses, erected with such careful attention to sanitary requirements, dryness of site, thorough drainage, perfect ventilation, abundant sunlight, and the best plumbing appliances.

#### A SAFE INVESTMENT.

No better investment could be recommended to parties seeking property which will bring a large and certain return and which is sure to advance rapidly in value. It would be an excellent plan for corporations, having trust funds to invest, to buy one of the smaller groups of buildings, and thus control a portion of this most attractive property.

#### A NOVEL FEATURE.

Every man of family would like to own a home, and every man who is paying rent can now do so, provided he can save sufficient to make a first payment on account.

It is always easy to economize in other directions, under the strong incentive to pay for one's home, and the head of a family will readily put by far more for that purpose than he would be willing to pay for rent.

Many men put off buying a home, and keep on paying rent, from the natural fear that they may die before completing the purchase, and that their family or heirs may not be able to make the necessary purchase payments, and may suffer loss by foreclosure.

Provision has been made against this contingency in the case of the King Model Buildings, by a clause in the deed, which, subject to certain reasonable conditions, guarantees that if the purchaser should die at any time after making his first payment of twenty per cent., any of the five installments remaining unpaid will be canceled.

This is, of course, subject to the provision that any installment or installments, which have fallen due *during his lifetime*, have been promptly paid, and subject also to the provision that he has paid his taxes, interest on his bond and fire insurance premiums promptly.

For example, if a purchaser should die after making his first payment, of 20 per cent., but before the first of the five remaining installments falls due, all five of the installments will be canceled, and his family will receive a clear title to the house (subject to the permanent mortgage of 50 per cent. of the cost price).

#### SAFEGUARDS.

Unlike most buyers of city property, the purchaser of one of these houses need not be in constant dread lest his neighbor on either side, or at the rear, may suddenly conclude to build an extension or addition that will bar out all available light, and force him to constantly endure the sight of hideous blank walls from his rear windows, and make his back-yard reek with damp.

Again, no nuisances can spring up near these buildings, such as have proved so detrimental to property interests in other equally desirable localities. One need have no fears of a stable, factory, tenement or over-shadowing hotel or apartment house, rising along-side of his home, to be a perpetual annoyance and injury.

As two entire blocks are built upon, and there are no vacant lots left, it is impossible for any one to threaten the future of the locality and destroy the value of individual

investments by such vandalism. More than one pioneer in building upon unfinished blocks has had to suffer grievously from such causes.

In one case \$10,000 was extorted by a livery stable owner, to prevent his building, and thereby creating a nuisance in a fine neighborhood. Few persons realize these dangers until they have gained the knowledge by bitter experience.

The interests of each property owner are carefully protected by stipulations against the building of additions or altering any house, in any way, that may obstruct the view of adjacent owners, so that intending buyers have a security which is not afforded in ordinary cases.

No liquor stores are allowed on the avenue front, nor any kind of business that may be objectionable to tenants.

#### CAREFUL PLANNING.

Women, who spend most of their time at home, and who understand household arrangements better than men, will appreciate the skill shown in planning these houses; the abundance of sunlight, the convenience of access, number of clothes closets, and like features, all the result of experience and forethought, and not imitating the stereotyped inconvenience of the average city dwelling.

#### LIBERAL TERMS.

It is because of the great economy secured by building on so large a scale and with abundant resources that it is possible to make such favorable terms to buyers. These houses are offered at a great bargain, not because they must be sold at a sacrifice, but because the margin for profit is so ample, and because their owner can afford to wait the future advance in value of those houses, which are not immediately sold. Naturally, as soon as a certain number of these dwellings have been disposed of, prices will advance, and the first buyer will share with the projectors of this magnificent improvement, the "unearned increment."

#### PIONEERING FOR PURE AIR.

Many persons who appreciate the privacy, purity of air, and other advantages of the West Side, as a place of residence, especially for children, have been deterred from buying there, because they did not want to be pioneers in a new locality, or to be subject to the annoyance and turmoil of constant building in the vicinity, with streets torn up, not to mention the danger from blasting and from the continual turning of the soil.

Such fears are needless in the case of this property, where the march of improvement has already supplied all



essentials of home comfort, and where the pioneering long past.

King dwellings have sprung up like Aladdin's ce, not in a single night, for the work has taken time been carefully and substantially done, but homes whole community have been completed in a brief od, and the nucleus of a small town established upon a d permanent foundation.

#### SPECULATION HOUSES.

ity dwellings of the same size and general appearance houses are usually built by speculators who have pital and only moderate credit. Hence they are e to engage competent architects to make plans, or to the best mechanics to do the work. As they buy on credit, they must pay high for material and appli of all kinds, and they naturally seek to make the show with the least outlay, and to hide their omissions ly surface display.

*The Real Estate Record & Guide* remarks:—

The great effort of such builders is to spend money rificial decoration, and in places directly under the he rest is furnished as crudely as possible." as a matter of course, such houses soon go to pieces,

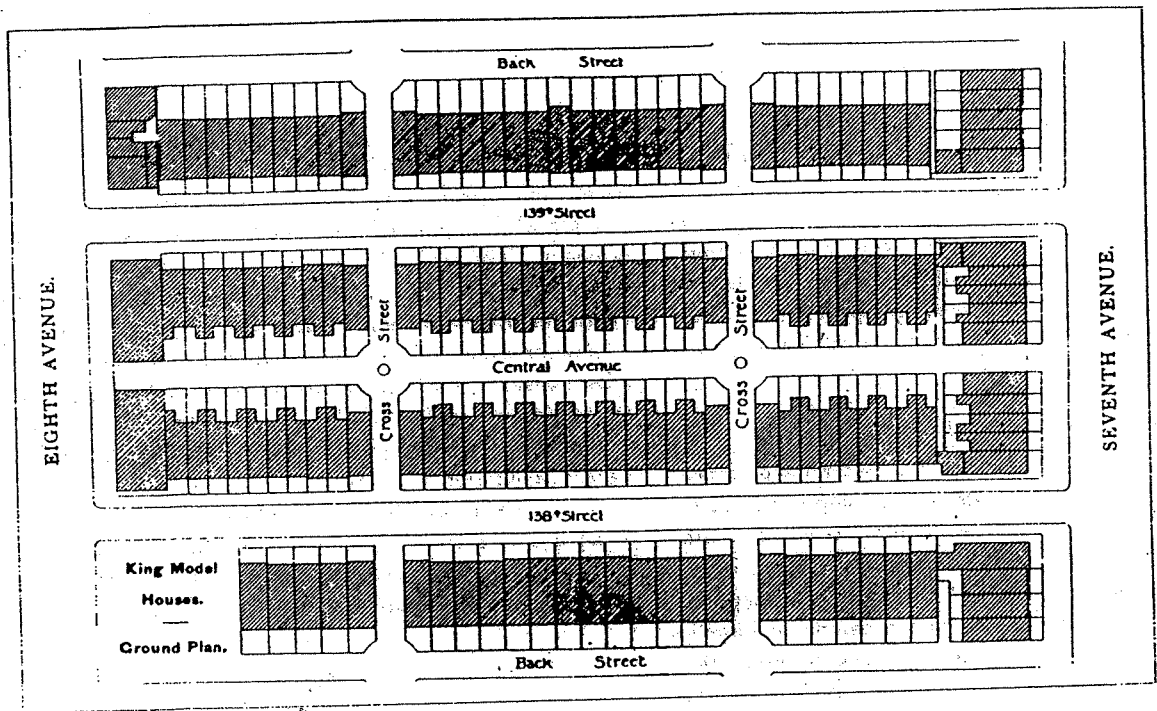
the walls settle, the plastering cracks or flakes off, the wood-work warps, roofs leak, chimneys smoke viciously, and the plumbing gives way, and possibly causes sickness or death. The cost of repairs becomes a constant tax, and the unfortunate buyer learns too late that the house, like Peter Pindar's razors, was "made to sell" and not to last.

Hundreds, nay, thousands, of innocent buyers of "speculation houses," have been swindled in this fashion, and their only security is to deal solely with respectable persons who have resources and capacity to do good work, and who have a reputation to sustain.

It is safe to say that no individual could build a house at all equal in style and material to one of these dwellings for half again as much money as they have cost, or in double the time that they have occupied.

*For further information, apply on the premises, or address*

EDWARD W. SCOTT, JR., *Superintendent,*  
*No. 213 West 138th Street.*



PLAN OF BLOCKS SHOWING CROSS STREETS.

The material chiefly used is buff brick, from the Perth Amboy Terra Cotta Company, and the effect is bright and cheery. The architectural design is simple, yet harmonious. There is no monotony or baldness. Each house is set back from the street twelve feet. The long front, from avenue to avenue, is broken up by cross-streets, and another street runs at right angles the entire length of the block, as in Philadelphia, so as to give access to the rear of each house, for grocery wagons and ash carts, and thus permit the "business" part of housekeeping to be kept out of sight. These cross-streets are not mere alleys, but broad enough for two wagons to pass, and are smoothly asphalted, and closed by ornamental iron gates. The yards are inclosed with brick walls with handsome copings.

The angles where the interior streets meet, are rounded, and the rear outlook is sightly and pleasing, with fountains and flowers at the intersections of the cross-streets.

CLASSIFICATION.

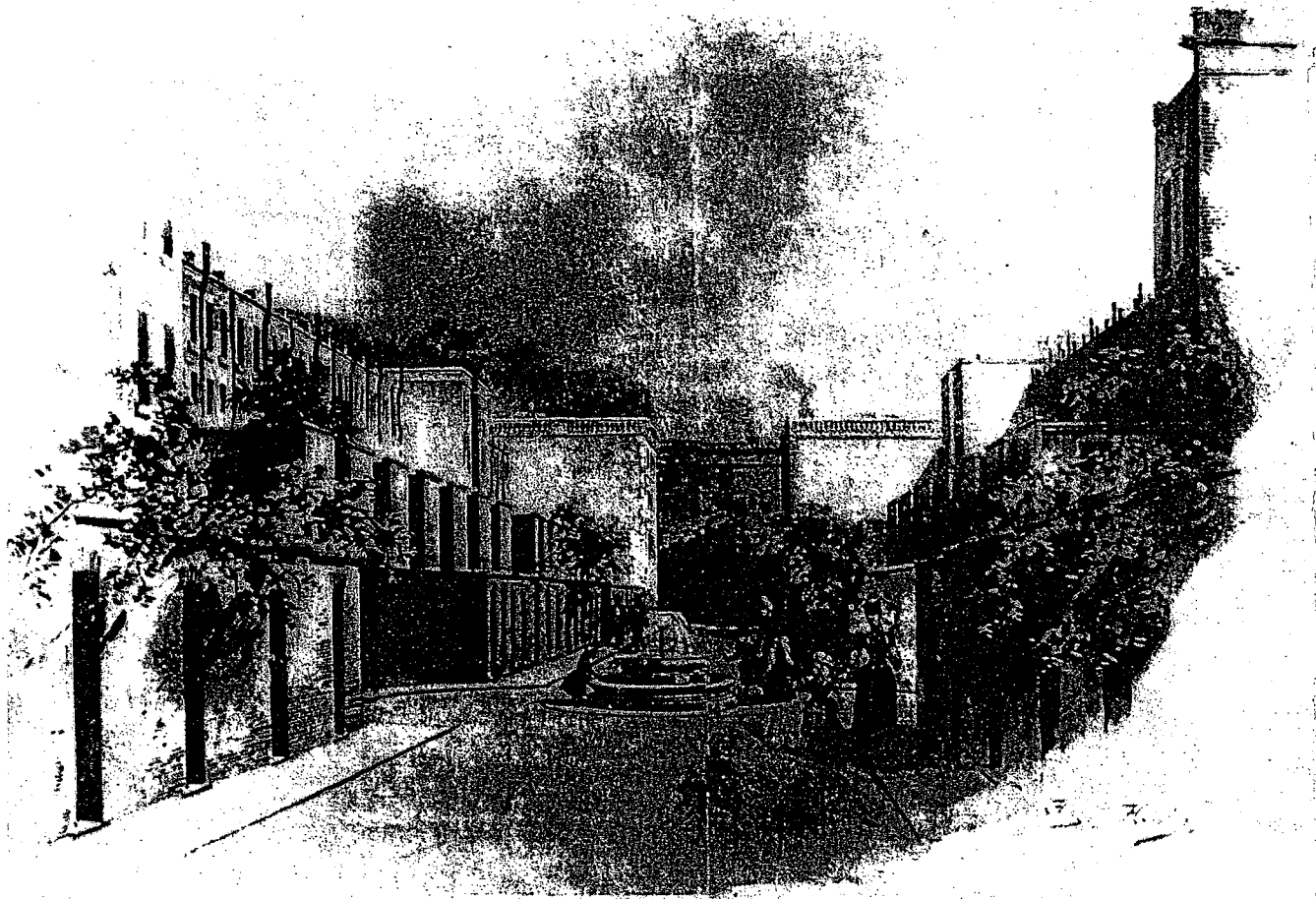
There are twelve corner houses on each street, which compensate for the apparent sacrifice of space. The Eighth Avenue front is occupied by apartments for two families on a floor.

The dwellings vary from 17 to 23 feet in width, and have ample accommodation for the average family. The plumbing is carefully planned and has been executed under the official supervision of the Board of Health. All modern appliances and improvements will be found.



MAIN HALL - HOUSE  
ON BLOCK.

Edison Ltd  
Arch



INTERIOR VIEW. SHOWING INTERSECTION OF CENTRAL AVENUE AND ONE OF THE CROSS-STREETS.

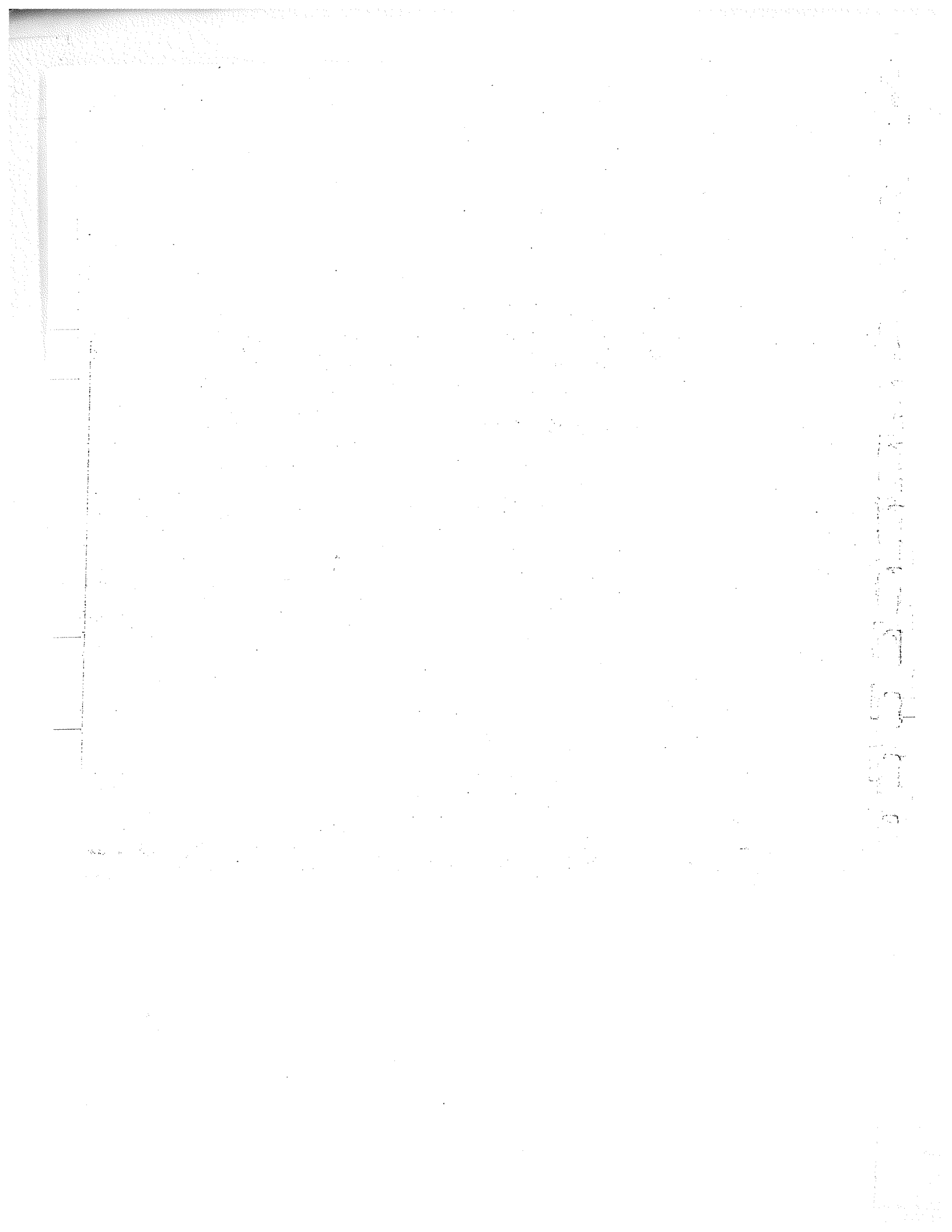
*I have been asked to make a professional examination of the KING MODEL DWELLINGS and to report upon their sanitary and other features. It is a great satisfaction that I can speak of them with such unstinted praise. I am glad to find one undertaking conducted upon so large and liberal a scale, where the interests of health and comfort have been fully regarded.*

*CHARLES F. WINGATE,*

*Sanitary Engineer.*

*No. 119 Pearl St.,  
New York.*

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7511  
K58



# Description of Study Area and Environs



absentee landlords as opposed to resident owners. This last fact of absentee landlords, coupled with the low economic viability and transitory nature of the populace, manifests itself in the low level of building maintenance. Add to this the infrequent sanitation pick-up as a determinant of this community's physical appearance.

In contrast, the Strivers' Row resident has very definite roots in his community by virtue of homeownership, economic viability as a result of a profession, and the power through ownership of property to bring taxpayers' pressures to bear that will insure a greater measure of security through the aid of such central services as police and fire protection, garbage pick-up, etc. The district homeowner has the added advantage of not having to contend with the noise level and graffiti that manifest themselves around the corner on 140th Street, (which houses 1000 children between Seventh and Eighth Avenues) because the child population in the district is very low. Added to this, the children of the surrounding areas seem to be aware of the significance of this beautiful district and have adopted a hands-off attitude toward it. Unfortunately, the criminal and drug-addicted portion of the outside community have not similarly adopted such an attitude. As many assaults, forced entries, and other illegal acts plague the Saint Nicholas Historic District as plague the surrounding communities. The upshot of this is that the area surrounding the historic district has changed the life-style of its residents and the architectural character of its buildings both inside and out. As a result of the criminal activity most residents do not go out after dark and are very leery about being on the street alone. As concerns the outward appearance of the buildings, one readily notices the attempts to protect property through the employment of bars on windows, iron gates on entrance doors, broken-glass-topped fences,



barking dogs, and burglar alarm tapes on windows. These are methods that the many doctors in the area employ to protect possessions in their homes and prevent the illegal seizure of drugs that are necessary to their medical practices.

As has been stated, most of the external pressures on the homeowners have been negative in nature. The consensus of opinion of homeowners interviewed was that these problems could be alleviated by better education, more job opportunities, greater community control of businesses and central services, and greater national and local action toward the elimination of drug trafficking. Most of the residents feel that they can offer positive pressures on the surrounding community by providing positive role models in their relations with each other and cooperative attempts at community improvement.

DESCRIPTION OF THE SITE

As set out by the Landmarks Preservation Commission, March 16, 1967. Number 2,  
LP-0322.

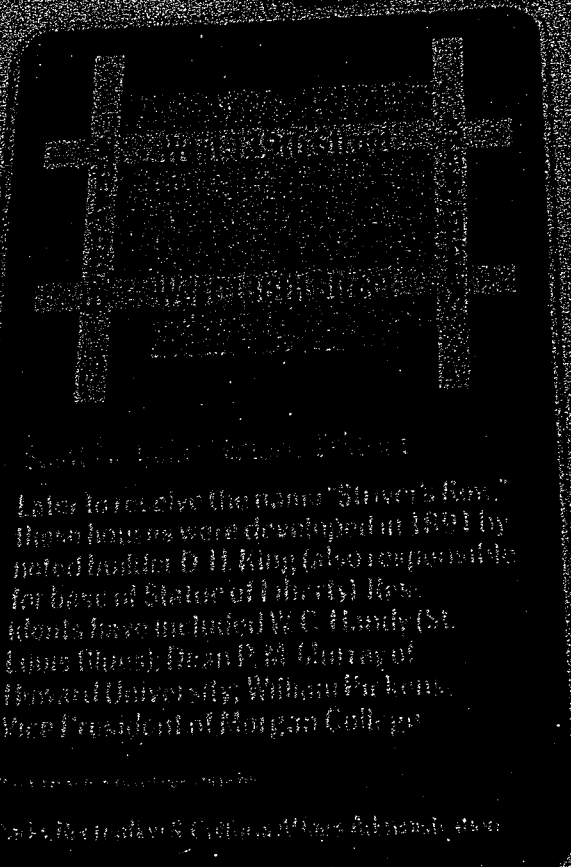
ST. NICHOLAS HISTORIC DISTRICT, Borough of Manhattan.

"The property bounded by the western property line of 250 West 138th Street, the rear lot lines of 250 through 202 West 138th Street, part of the eastern property line of 202 West 138th Street, the southern property line of 2350 Seventh Avenue, 2350 through 2390 Seventh Avenue, the northern property line of 2390 Seventh Avenue, the rear lot lines of 203 through 265 West 139th Street, the northern property line of 2610-2618 Eighth Avenue, 2610-2618 through 2590 Eighth Avenue, West 138th Street to the western property line of 250 West 138th Street.

The four rows of houses comprising the Saint Nicholas Historic District, remain an outstanding example of excellent nineteenth century urban design executed by the three architectural firms of Bruce Price and Clarence S. Luce, McKim, Mead and White and James Brown Lord, built by David H. King, Jr., carefully maintained by the residents so that the rows remain a source of pride and prestige to all residents of the District and its vicinity.

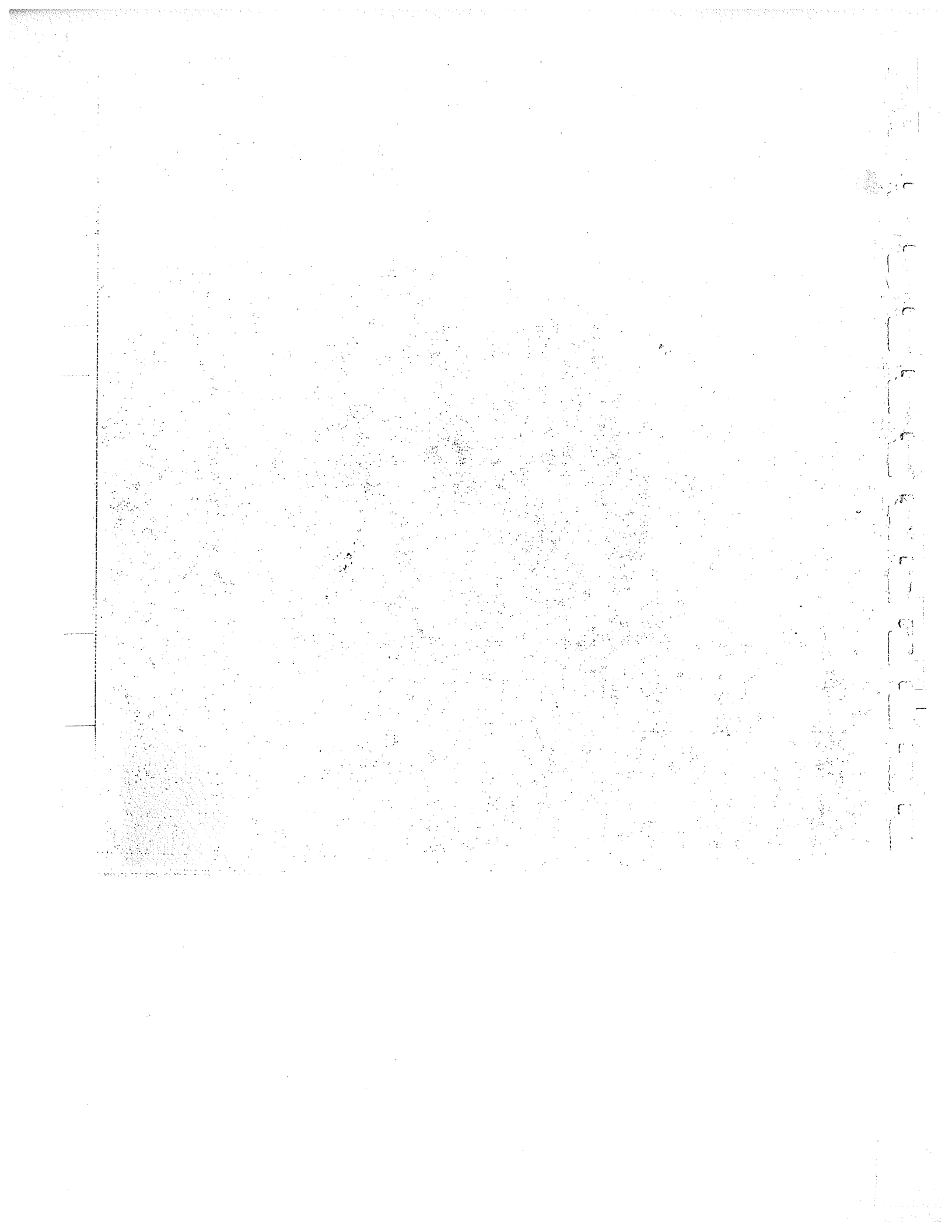
Except for the welcome sight of trees there is an unobstructed view of the buildings of New York's City College, situated on the heights overlooking St. Nicholas Park. This location and the low-rise character of the east-west axis conveys a feeling of openness which is actually contradicted by the evidence of five and six story tenements on Graphic No. 7 . The strong cohesive element resulting from this row-house concept in planning has been imparted to the residents by their perseverance and appreciation of official recognition of this handsome and unique area.

# The Designation



Labels to receive the name "Strayer Row."  
These buildings were developed in 1991 by  
noted builder D. H. King (also responsible  
for base of Statue of Liberty). Resi-  
dents have included W. C. Handy (St.  
Louis Blues), Dean P. W. Murray of  
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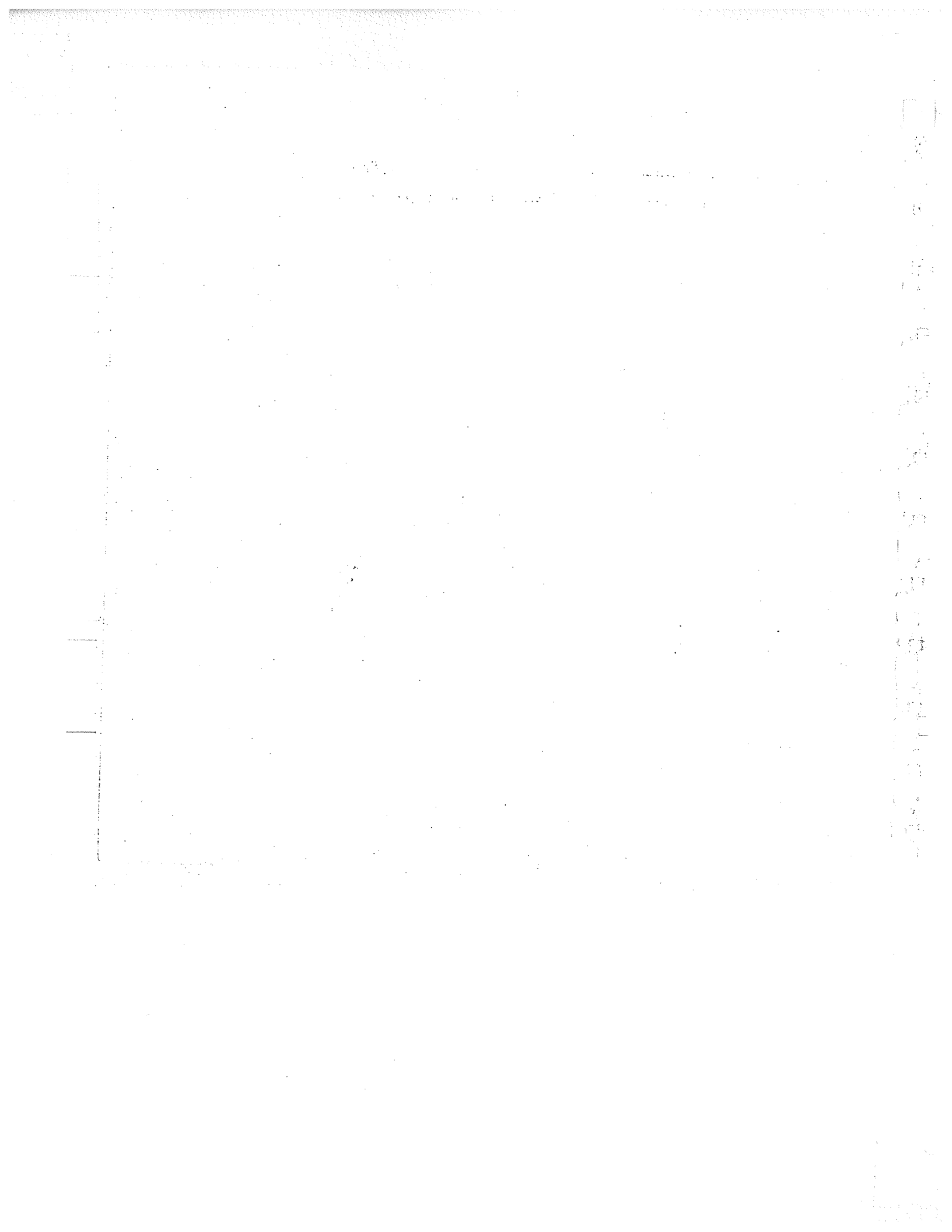


## HISTORIC DESIGNATION

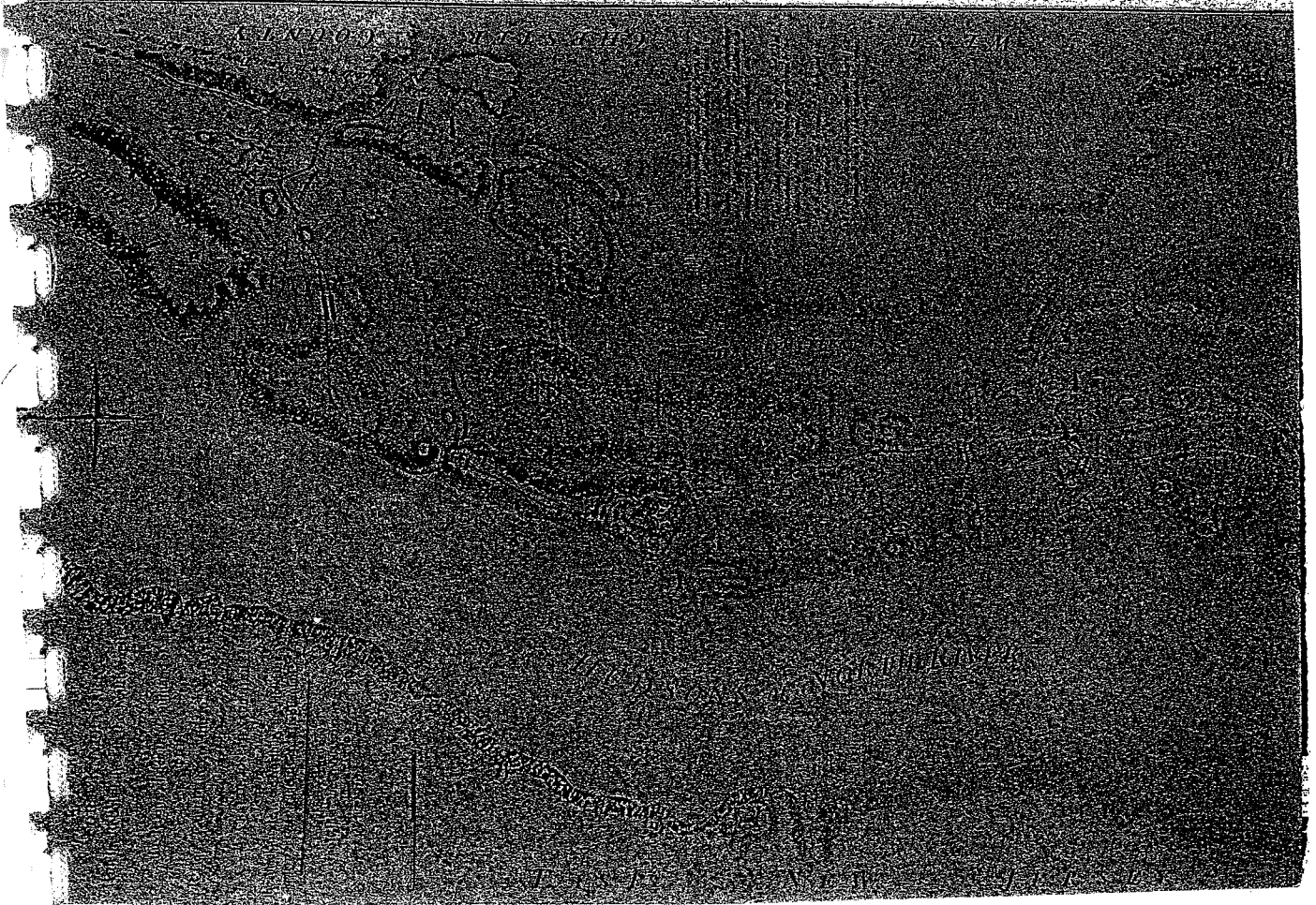
In March 16, 1967, the New York City Landmarks Preservation Commission designated the two Harlem blocks known as "Strivers' Row" as the St. Nicholas Historic District on the basis of their architectural merit and their historical significance. The Commission recommended a background study that would not only detail the genesis of this pioneering venture in building both architectural and human quality into a neighborhood, but would also collect evidence of the equally high quality of the people who chose to live there - an impressive cross-section of the Black elite, past and present.

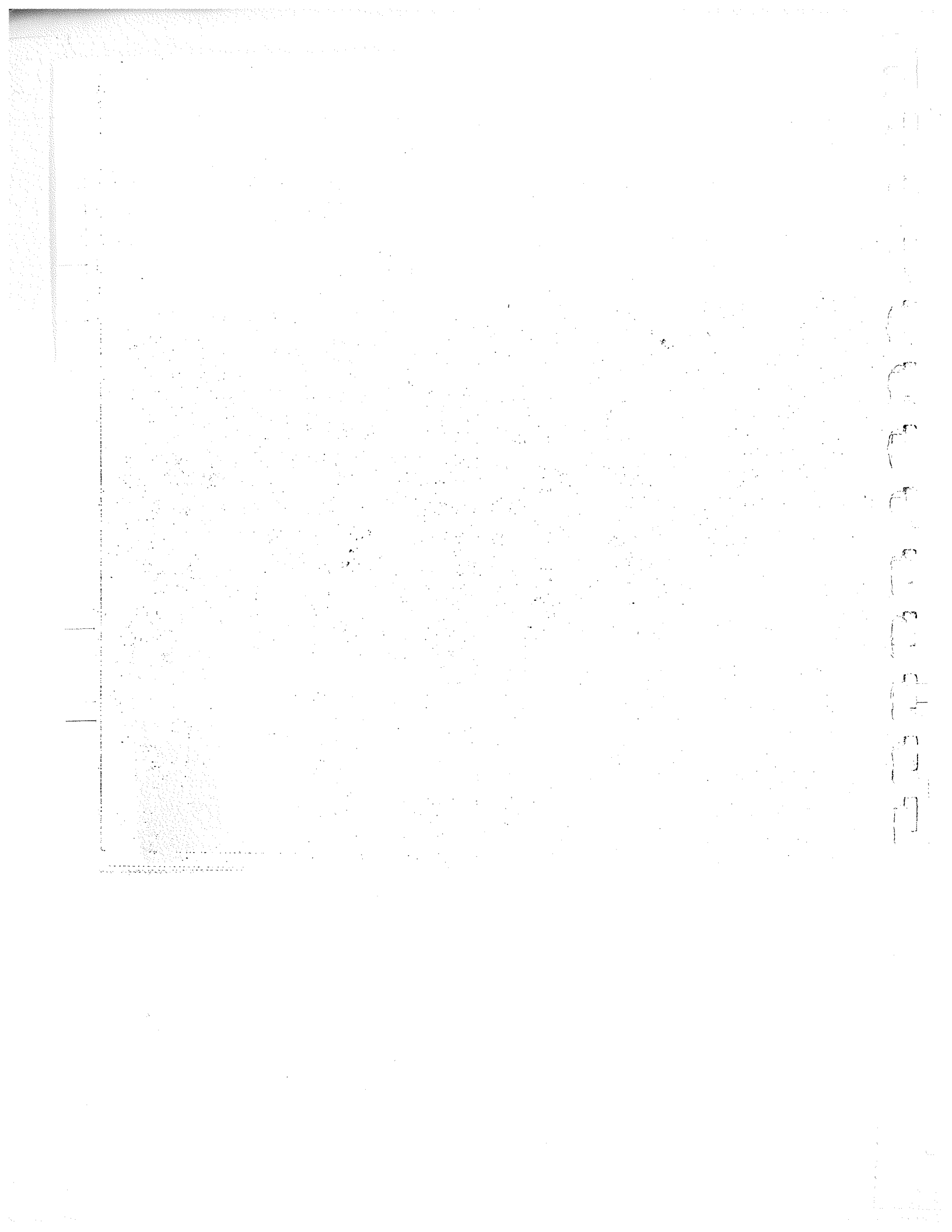
To begin with the history of the development, the area involved had originally formed part of Mayor Cadwaller Colden's estate. After several changes of ownership, in 1890 it attracted the attention of a dynamic builder, David H. King, Jr., who was the prime moving factor in bringing the project into being. King was a leading entrepreneur of the day, responsible for the first Madison Square Garden, the base of the Statue of Liberty, and Washington Square Arch, among other important structures.

The architectural firms employed by King to design this development were also significant, including Bruce Price, Clarence S. Luce, James Brown Lord, and Kim, Mead and White. Each firm added a sense of individuality to the row of houses it designed, while still recognizing the need for a cohesive and functional plan in the development of the two streets. These factors, along with their



# The History



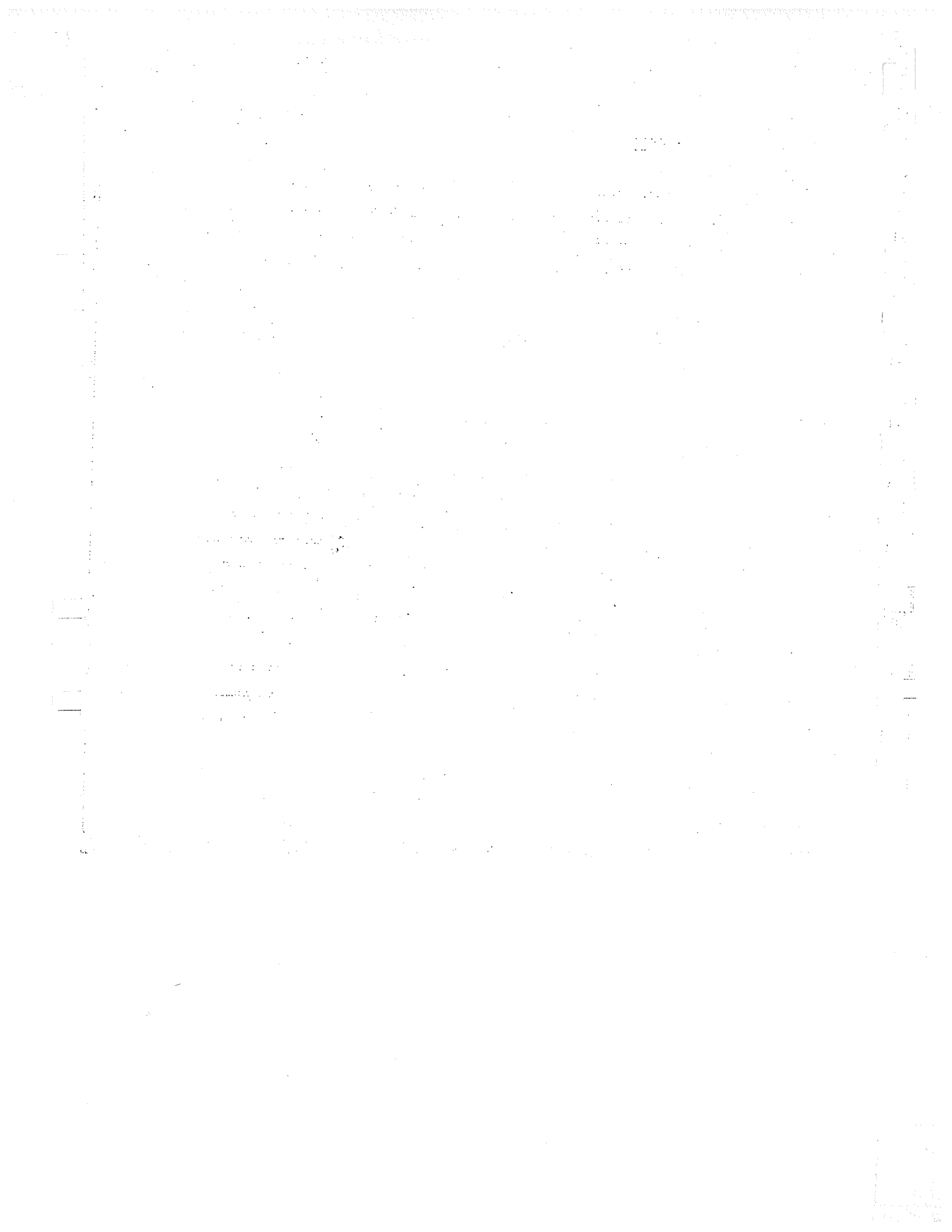




### SIGNIFICANCE OF THE PROJECT

The Saint Nicholas Historic District is composed of 147 buildings on West 138th and 139th Streets between Seventh and Eighth Avenues in Harlem. Except for three apartment buildings at the Eighth Avenue end of the blocks involved, they are all single-family row houses. Originally known as King Model Houses, and more recently called Strivers Row, this enclave constitutes the largest example, and one of the finest in terms of design, of row housing developments in the country. It is also the first example, as far as is known, of a life insurance company underwriting a major housing development.

If we glance at a few row housing developments that preceded it in New York we can easily see the importance of the King Model Houses. On LeRoy Place (the name once given to Bleecker Street between Mercer and Greene Streets) there were 27 houses built by one person around 1827. One of the more expensive rows (although small as it had only nine large residences) was LaGrange Terrace on Lafayette Street dating from 1831. Some of the houses survive today as Colonnade Row. In 1845 one developer put up 54 houses on the block bounded by Ninth and Tenth Avenues and 23rd and 24th Streets. About half of the houses formed London Terrace, facing 23rd Street, which lasted until 1929; Alexander Jackson Davis, the best known architect of the era, was the designer, as he was also of LaGrange Terrace. Around 1850, 40 houses were built as a unit on the block bounded by Seventh and Eighth Avenues and 14th and 15th Streets. None of these developments approached the size of the King Model Houses, and very few approached their high



standard of architectural excellence.

Only outside the city were David King's efforts surpassed and then it was by Pullman, Illinois, the company town built in 1884 south of Chicago by George Pullman. A more valid comparison, in terms of investment, purpose, and quality, would be Forest Hills Gardens in Queens, built by the Russell Sage Foundation in 1912 with an initial investment of \$1,250,000, and Sunnyside Gardens, which ultimately occupied nearly twelve city blocks in Queens. This provided 1202 modest dwellings in a mixture of single-family, two-family and garden apartment units, all three stories or under, with community gardens. These were built by the pioneers in this country of the garden city movement, the City Housing Corporation, 1924-1928, and by planners/architects Clarence Stein, Henry Wright and Frederick Ackerman. Of course, in the last twenty-five years there have been extensive urban developments, but most have been large-scale apartment complexes, built by institutional sponsors such as cooperatives, insurance companies, or public authorities, which have been compelled to sacrifice human scale and architectural distinction to the high densities dictated by both expanding development costs and shrinking urban space. The fact remains that there was nothing in New York in the last century to rival the King Model Houses in extent of investment, and there is nothing to rival them in quality in this century.

#### NEGLECT OF PROJECT

For this reason it may be wondered why the King Houses did not receive more attention at the time and at least some notice in the history books since. Only

Montgomery Schuyler signaled their presence in an article on the New York house that appeared in The Architectural Record. There are a number of explanations of the neglect, but chief among them is that the Houses were overshadowed by the other work of the participating architects. Bruce Price, for example, was at work on Tuxedo Park, an immense suburban community in Orange County. The firm of McKim, Mead and White was, by this time, the acknowledged leader in the profession, tied up with many commissions. The builder, King, very busy, was at work on the Hotel Renaissance (now the Columbia University Club) on West 43rd Street, the towers of the original Madison Square Garden designed by Stanford White, the Collis P. Huntington residence on the southeast corner of Fifth Avenue and 57th Street (on the site now occupied by Tiffany's) and the Metropolitan Club, also by Stanford White.

In more recent times the neglect of the King Model Houses has reflected the general neglect of our architectural heritage in New York, which the Landmarks Preservation Commission was set up to combat. Thanks to the Commission's designation of the Saint Nicholas Historic District, the King Houses have finally achieved long overdue recognition.

#### ACQUISITION OF THE LAND

The history of the Saint Nicholas Historic District goes back to May, 1888, when the Equitable Life Assurance Society of the United States of America bought the three blocks running from West 137th to West 140th Street between Seventh and

Eighth Avenues from Mrs. Mary T. Pinkney for \$1,500,000, according to the Real Estate Record and Builders Guide. Actually the site was only one parcel of several which the Equitable Life bought in 1887 and 1888 from West 135th to West 142nd Street between the same avenues for nearly \$4,000,000. In the conveyances, now in the Hall of Records, there is no mention of the company which bought and resold the land through a series of individuals, William S. Maddock as of May 7, 1888, then Eugene T. Lynch as of December 24, 1888. Eugene T. and Mary C. Lynch subsequently conveyed it to Frank G. Hallet on September 12, 1890, and Hallet conveyed it to David H. King, Jr., the builder, on November 10, 1890. The Real Estate Record and Builders Guide reported that King paid \$482,000 for the one complete block in his property, i.e. the one bounded by the four streets; the price for the two flanking half blocks which completed his holdings is not recorded.

Before proceeding it should be pointed out that the property figured in the testimony given the New York State Legislative Insurance Committee (Armstrong Committee) of 1905 by the superintendent of the Bond and Mortgage Department of the Equitable Life, that King had bought the land from one Maddox (sic) who had actually been holding the land for the company.

#### THE BUILDING PERMITS

Evidently the relationship between the insurance company and the builder was close. It explains why King was able to file four building applications with the Department of Buildings on 16 October 1890 although he was not the legal owner of the site at the time. All four were for residences and apartments to be designed by

Bruce Price and Clarence S. Luce. This marked the true beginning of the Saint Nicholas Historic District.

#1720 was for 31 one-family houses with 17-foot fronts on West 139th Street, at an estimated cost per unit of \$8,000.

#1721 was for four one-family units with 20 foot fronts to flank the two north-south alley entrances cutting through the block. The estimated unit cost was \$10,000.

#1723 and #1724 were to repeat this pattern on the 138th Street side of the block. All the houses were to be three stories high, 43 feet from curb level to the top of the roof beams. The 17-foot houses were to be 49'-6" deep, the 20-foot houses, 56' deep.

In addition, there were buildings to go along the avenue frontage.

#1722 called for two apartment buildings, each to house six families, at a cost of \$50,000 to be constructed facing Eighth Avenue.

#1725 provided for four one-family houses costing \$19,000 each, and

#1726, six one-family houses at \$10,000 each, all to face Seventh Avenue.

Altogether, the estimated investment in development of this block, exclusive of land cost, was to be \$702,000. The houses, designed by Bruce Price and Clarence S. Luce, and built of brick, Indiana limestone, and terra cotta, were begun on 3 March 1891 and finished 30 July 1892.

The next group of houses to be built was the row designed by James Brown Lord for the south side of West 138th Street. This row includes frontage on Seventh Avenue

but not on Eighth Avenue.

#1258, filed 24 September 1891, was for 29 one-family houses, four of which face Seventh Avenue. Fronts vary from 20'-2½" to 23'-10". In height they were to be 44'-6" from curb to top of roof-beam, a foot and a half higher than their neighbors to the north. There was also some variation in material, brownstone being substituted for limestone. The estimated cost was \$12,000 each, or a total of \$348,000 for the row. They were begun 10 October 1891 and finished 31 August 1892. (The southernmost of the four houses on Seventh Avenue and the westernmost of the 138th Street row are not included in the historic district. This explains why there are 147 buildings in the district, not 149.)

The last row of buildings, on the north side of West 139th Street, was designed by McKim, Mead and White. Being the most distinguished of the architectural firms involved, they have been credited in guidebooks with the design of the entire enclave. They were in fact responsible for the following:

#1298, filed 1 October 1891, was for 32 one-family houses, 26 of them costing \$10,500 each, one at \$11,000, one at \$12,000, and four at \$12,500.

#1296 was for one \$15,000 building on the corner of Seventh Avenue, and

#1297 for four one-family houses at \$10,750 each, facing Seventh Avenue;

#1299 had one six-family apartment house with a store to be built at the corner of Eighth Avenue at a cost of \$50,000.

Materials were brick, terra cotta and brownstone. For the last, the architect

specified Belleville stone, meaning brownstone or Jersey freestone from the banks of the Passaic River north of Newark. In height, from curb to top of roof-beam, the houses were to be 48'-0", five feet taller than the two across the street.

The houses facing 139th Street were begun 1 December 1891 and finished 31 August 1892; the five houses facing Seventh Avenue were begun on 10 October 1891 and finished 31 August 1892; the apartment house at the corner of Eighth Avenue, begun 16 December 1891, was finished 30 September 1892. The total development cost of all of them was estimated at \$481,000. (In the job book of McKim, Mead and White the cost was fixed at \$500,000.)

#### COSTS OF BUILDING

Whether the estimated costs are accurate or not, the figures given are the only ones available on the whole job. Altogether, if we make use of them, we may assume that Mr. King spent \$1,531,000 exclusive of the cost of the land. In terms of today's dollar this is no great sum considering the continued escalation of building costs. However, by comparing labor costs then and now, it is possible to gain some idea of the value of the construction dollar in those days. In 1892 New York, a bricklayer worked 48 hours a week at \$.50 an hour, yielding a weekly wage of \$24.00. Today, the bricklayer gets \$9.27 an hour and works a 35 hour week. The bricklayer's gross salary, therefore, is \$324.45. In King's time, a carpenter received \$20.92 a week, which represented a 48 hour work week at \$.436 an hour. Today, a carpenter receives \$329.00, getting \$9.40 an hour for a 35 hour work week. Thus the dollar amounts for labor of these two trades have risen 13½ and 16 times respectively.



### ARCHITECTURAL SIGNIFICANCE

Let us examine the qualities which give the development its undeniable distinction. The single overwhelming impression of the rows is the visual sense of repose resulting from stylistic unity. Three architectural firms were at work, but at no point is there any visual clash. The American Renaissance was moving into high gear and the designers had reached maturity when the houses were begun. This meant that the three firms were in full command of planning skills and of the Classical vocabulary. They broke away from the standard Classical front of the Civil War and from the Richardsonian Romanesque, and from the standard plans. The outward expression of the break is in the different stoops employed by James Brown Lord and by Price and Luce. In the case of McKim, Mead and White, there are no stoops at all, that firm's row having the English basement instead of the New York one, meaning that the basement was fully sunk below street level.

Admittedly, any row of standard brownstone or brownstone-and-brick fronts, being all the same, offers a certain unity, but it is the unity of the accordion pleat. In the Saint Nicholas Historic District, other than the basic elements of unity such as common height and common cornice, there is the device of belt courses and the common height of the stonework of the basements or the first stories. What the eye beholds is one long unified facade, not a series of individual ones. It also means that there is a careful disposition of the stoops and entrances, of window bays and of ornament. In this way, the cluttered appearance of the standard rows of the Civil War is overcome.

The great danger to such a unified scheme is the threat of monotony. By simply advancing certain facades a foot or so, the architect interrupted the long wall and, in so doing, gave a certain visual rhythm to what might have been an over-long cornice. Each row of houses is separated into three major parts by two handsome wrought iron gateways, ornamental and functional, leading to accessways for private use by the residents and to serve the houses at the rear.

The work of each firm is different, making possible a certain minimal variety within the over-all unity. James Brown Lord, on the south side of 138th Street, used red brick, brownstone and sandstone derived from the Georgian tradition. He placed stoops parallel to the facades, instead of perpendicular, serving both entrances. In this way, he was able to link the wrought iron railings of the stoops with those of the areaways, achieving a pleasing horizontal effect and the illusion of a wider, more elegant facade at street level. His decorative details are restrained, being confined to brownstone trim around doorways and windows. Their side trim alternates long and short stones, stepped splayed lintel and dominating keystone within each of the square arches. The use of egg and dart moulding surrounding entrance door frame and first floor window frames give an unexpected elegance to the house facade. The third floor level is separated from the lower floors by a string course at sill level. The top of each tier of windows is emphasized by an interlaced pattern, and the entire facade is topped by a slightly overhanging dentilled cornice. The simplicity of this row sharply contrasts with the houses on the opposite side of the street.

On the north side of 138th Street, Bruce Price and Clarence S. Luce supply a contrast in yellow brick and limestone with terra cotta trim at the doorways and windows, designed in Georgian style of the Eclectic period. The low stoops are at right angles to the facades and there are many attractive decorative elements. The corners of those houses that extend as punctuation points from the main facade have stone quoining. The doorway and window treatment is more elaborate than that of Lord's row. The round-arched doorway is slightly recessed with an elongated keystone. The first story windows, narrow windows at the second and third stories have terra cotta splayed lintels with elongated keystones. The second story windows of the houses on either side of the gateways have a distinctive treatment, with two Ionic columns dividing the window, supporting above the garlanded lintel an arch-form above the columns. The wrought iron work of the balconies which extends from the base of the full length first story windows is repeated at the top platforms of the stoops and in the handrails for the steps. An important distinction is the use of stone parapet walls and balusters above the cornice, which unify the individual, attached buildings. Price and Luce repeated the scheme exactly on the south side of 139th Street.

To their work, McKim, Mead and White offered a complete contrast on the north side of 139th Street. The chief distinction is the total absence of stoops, as mentioned before. The firm made use of a wholly different brick, violet orange-brown in color and slightly rough in texture. The stone they adopted was brownstone, used in the rusticated stonework of the ground floor. The center house of the block, 233 West 139th Street, provides a focal point to the row. It has an arcade-type entrance, the round arched entrance flanked by two rectangular openings, in contrast to the simple rectangular doorway of the other houses. Around the windows they used molded brick

of the same violet orange-brown color as the ordinary brick, and this is also found in the rosettes set in frames of pearls to be found punctuating the whole facade. The four houses on either side of the gateways have instead a round-arched pediment emphasizing these terminal buildings. In addition, they made use of wrought iron balconies and wrought iron grilles as part of the decoration to the second floor openings. In all, the row is a fine example of 16th century Italian architecture, the style White preferred for much of his residential work. An attractive cornice with medallions crowns the row of houses and adds to the sense of unity and cohesion of the composition. Interestingly enough, the cornices of all the four rows are of sheet metal, with each architect using a different, although Classical, design. Acanthus leaf brackets, dentils, anthemia, rinceaux - these and other details were stamped out in metal, giving variety. It is astonishing that the metal has survived.

#### ALLEYS OR "COURTS"

Although they are not noticeable at once, there are two 24-foot entrances in each row, leading to alleys behind the houses. The entrances have fine wrought iron fences which complement the ornament of the houses. The alleys at the rear were very much of a novelty in the 1890's. Unlike Boston and Chicago, New York has very few alleys. It must be remembered that the standard back yard had very specific functions in that period. Until the coming of the Croton Aqueduct in 1842, most of the toilets were outdoors, placed in an outhouse at the rear of the yard. The yard was also used for storing logs and for drying laundry. With the toilet located indoors, as running water became available, and coal, which replaced wood, being

stored in the cellar, the use of the back yard was limited to laundry. David King felt that the large back yard was unnecessary, so he reduced it in his rows, leaving just enough space to take care of the laundry.

The alleys were to be private ways. From a rendering of one of them it can be seen that King provided two fountains with basins on the axes of the two street entrances. King put certain restrictions and easements into the conveyances, thus dictating the alleys' use. No property owner was permitted to build in the alley nor, for that matter, at the back of his house. The alley was to be open to all house residents on the block, but not to the apartment dwellers at the Eighth Avenue end. Deliveries were permitted via the alleys but no garbage or other refuse was permitted in them. Garbage removal was to follow the dictates of public authority and, if possible, it was to be taken out via the Eighth Avenue entrances. King further agreed to keep the alleys free of refuse up to 1 May 1897. These restrictions and easements were to remain in force to 1 May 1917. As they are not to be found in later conveyances, it is assumed that they were allowed to lapse. This explains why small garages and other structures came to be built in the alleys after 1919.

## THE ARCHITECTS

The architects whose talents were so successfully harmonized in the King Model Houses were these:

Clarence S. Luce, who, with Bruce Price, designed the center block, was born in Chicopee Falls, Massachusetts, in 1852. Though there is no record of his education and training, his precocity is demonstrated by the fact that at the age of 24 he was commissioned to design the Massachusetts State Building at the Centennial Exposition in Philadelphia in 1876. He later did the New York State buildings at the St. Louis, Jamestown (Virginia), and Portland expositions. He is credited with thirty "villas" in Newport, Rhode Island, and with buildings in Washington. Aside from his work on the King Model Houses, his most familiar New York building is the Columbia University Club, formerly the Hotel Renaissance, at 4 West 43rd Street. In the 1890's, Mr. and Mrs. James Roosevelt and young Franklin D. used to stay in this hotel when they came to New York from Hyde Park.

Of the two partners, Bruce Price is much better known. He was born in Cumberland, Maryland, in 1845, and trained in the architectural office of J. R. Niernsee of Baltimore. After a year in Europe, he returned to Baltimore and entered into partnership with George Baldwin. Four years later, in 1873, he was practicing in Wilkes-Barre, Pennsylvania. In 1877, he came to New York. His two best known works in the city are 100 Broadway (formerly the American Surety Building) and the monument to Richard Morris Hunt on Fifth Avenue across from the Frick Collection between 70th and 71st Streets. His out-of-town work gave him national prestige. The Chateau Frontenac in Quebec, made familiar to all through advertisements, came from his drawing board, as did a number of buildings in Montreal. He was also the architect and planner of the 8,000-acre Tuxedo Park, the still fashionable enclave in Orange County, which he designed in 1885 and 1886 for Pierre Lorillard, the tobacco millionaire.

James Brown Lord, architect of the southernmost row in the Historic District, was a native New Yorker. Born in 1859, he went to Princeton and studied under the architect William A. Potter. Dying young, he left few buildings. He is remembered above all for the Appellate Division of the Supreme Court of the State of New York, at Madison Square and 25th Street. It is rare among American buildings in that had two-thirds of its cost was spent on mural decoration and sculpture.

Of all the architects associated with the Saint Nicholas Historic District, the most widely known are the three men who made up the firm of McKim, Mead and White.

Charles Follen McKim, was born in Chester County, Pennsylvania, in 1847. He went to the École Nationale des Beaux Arts in Paris from 1867 to 1870, and worked in several offices, including that of Henry Hobson Richardson, before practicing on his own. In 1878, he formed a partnership with William Rutherford Mead and an architect named Bigelow. Two years later, Stanford White succeeded Bigelow, and the firm became the famous McKim, Mead and White. Among the buildings which must be credited to the firm, as well as to McKim, are the Villard Houses, still standing on Madison Avenue to the east of Saint Patrick's Cathedral, the Army War College in Virginia, the Boston Public Library, several rooms in the White House, the Rhode Island State Capitol, and the campus of Columbia University. This last, which is only twenty blocks south of the Saint Nicholas Historic District, is considered by many to be the best designed urban university campus in the country.

William Rutherford Mead was born in Vermont in 1846. After graduation from Amherst College in 1867, he studied architecture in New York. Although he never figured as prominently as his two partners, he was a key member of the firm.

Stanford White, the third partner, was born in New York in 1853. He originally aspired to be a painter, but was persuaded to turn to architecture by the noted artist, John La Farge. He worked for Henry Hobson Richardson in Boston and then entered into partnership with McKim and Mead. He has been described as "...an engine for energy, promising recklessly impossible things, and causing everyone he came in contact with to accomplish them." Philip Sawyer who worked with White as an apprentice said that "Office hours meant nothing to him nor to anyone identified with the work in which he was interested." White was a big man, large-boned, with a fiery personality and a love for his work which kept him at the office often twelve to sixteen hours a day. His fine sense of proportion and his abilities to combine sensitively light and shade and color and texture are well known facts to both students and connoisseurs of architecture. Another of his apprentice-draftsmen said of the work of Mr. White, "He associated with a keen appreciation of architectural proportions a sense of appropriate ornament and of decorative light and shade, and his designs so apparently carry conviction of mastery that to all appearances he was allowed free play to his imagination."

White has two very important monuments to his personal credit, the Washington Arch in Washington Square and the Prison Ship Martyrs' Monument in Brooklyn's Fort Greene Park. No other city in the country boasts such splendid monuments. He



was also the designer of the original Madison Square Garden (built by David H. King, Jr.) which stood at Madison Square and 26th Street until 1926.

#### THE BUILDER

In these days when art history is given such importance, the client, the man who pays for the work, and, indeed, may have conceived the idea for it in the first place, is often forgotten. Unfortunately, little is known about David H. King, Jr. He was born in New York in 1849 and educated here. In 1870, he decided to go into the contracting business and evidently was successful, as by the 1880's he was working with McKim, Mead and White and with George Brown Post, another successful architect. Among the buildings he built were the old Madison Square Garden mentioned above, the old Times building still standing at 41 Park Row, the Herald building which at one time occupied the north side of Herald Square, the Long Island Historical Society, and the Metropolitan Club, still on the northeast corner of Fifth Avenue and 60th Street. He also built the Hotel Renaissance, already mentioned. For brief periods, he was a member of the Board of Education and of the Parks Commission.

While the King Model Houses were by far his most ambitious undertaking, there were two which are much better known, namely the base or pedestal of the Statue of Liberty and the Washington Arch in Washington Square. In both instances he did the work at cost, waiving the customary 10 per cent fee. The base of the great statue was done in 1885. Thanks to his contribution he was given the honor of assisting the statue's sculptor, Frederic-Auguste Bartholdi, in removing the French flag from

the head of Liberty at the dedication on 29 October 1886. For one brief moment, David H. King, Jr., had his place in history. In 1890, he was at work on the Washington Arch; all but the carving and sculpture came under his contract. Despite his association with two of the nation's greatest monuments, one of them world-renowned, very little is known about King himself.

With such a notable career as a builder and with such a display of initiative in commissioning the Model Houses, one would think that King would have been well rewarded. But, as sometimes happens, attempts to achieve quality are not necessarily answered by financial success. The development on West 138th and West 139th Streets was completed just in time for the panic of 1893 and, as always with such panics, New York builders and others in construction and real estate were badly hit. King was able to dispose of only a few of the houses. In August 1893, three mechanics' liens were served on him for over \$18,000 due for work done on the houses. On 10 October 1895, he ceded all the houses and apartment buildings, except the few already sold, to the Equitable Life Assurance Society. It is not entirely certain that King lost money on the construction, as the Equitable had advanced a large enough building loan for him to make a profit, a fact brought out by the Armstrong Committee investigation in 1905. Still, he was forced to sell his private collection of pictures, which was quite extensive, in February 1896. (He received more than \$272,000 for them, a tidy sum in those days.) In any event, the cession of his houses obviously robbed him of much of what he had hoped to achieve in building them.

#### THE EQUITABLE LIFE ASSURANCE SOCIETY

Equitable Life, which, as we have seen, appears to have underwritten the whole development, took title to 138 properties in 1895, King having previously sold nine. During the next decade, the company leased the houses to individuals. Then in 1905, while under investigation by the Armstrong Legislative Insurance Committee, Equitable sold thirty-one houses. It continued to keep the remainder, leasing them while attempting to sell them, on a market that was quite evidently overbuilt in terms of houses. Harlem generally was considered a depressed real estate market, partly due to inadequate transportation. The poor condition of the local market made it possible for the Black real estate man, Philip A. Payton, Jr., to obtain apartments for Blacks on West 134th Street in 1904, and from this modest start developed the Black Harlem of today. The Black community slowly and then more rapidly expanded in all directions, first to the north and then to the south of 134th Street.

For a while the King Model Houses formed a white enclave at the northern edge of the Black community. Then in 1919 and 1920, the Equitable Life's representative, James J. Halleron, quickly disposed of the remaining properties.

#### THE CHANGING HARLEM COMMUNITY

The ethnic makeup of the community into which Blacks were moving from 1904 onwards can be gauged from the 1910 census statistics. As in many New York neighborhoods, the population of Harlem from 110th Street to 155th Street between the Hudson and the East Rivers was overwhelmingly foreign-born or had foreign-born parents. Here

are some statistics for the district:

	83,551	Russians, meaning Russian Jews
	51,681	Italians
	51,057	Irish
	54,385	Germans
	11,256	English
	22,025	Austrians, meaning also Hungarians, Czechs, and others coming from the Austro-Hungarian Empire
	<u>43,134</u>	Other foreign-born
Total	320,089	

In addition, there were roughly 75,000 native whites and 50,000 Blacks. The south-east corner of the district, meaning south of 119th Street and east of Third Avenue, was Italian. The central south section, i.e. north of Central Park and extending to Third Avenue, was largely Russian-Jewish. The Germans and the Irish were to be found in the center and in the north. Into this varied population migrated Blacks. By 1918, the Black population of Harlem, numbering 60,000, was living between Park and Eighth Avenues from 131st to 144th Streets.

Of course, Blacks desiring to live in Harlem met with considerable opposition. There were numerous block associations organized to keep Blacks out, but the most important overall organization to oppose the in-migration for a number of years after 1910, was that of the Harlem Property Owners' Improvement Corporations. When these organizations failed, panic selling often followed. Still, despite the relatively low prices for property, Blacks were seldom in a position to buy. An editorial in the New York Age of 1918 gives some notion of the difficulty facing a Black person trying to move into the real estate market: "There is nowhere in the

city of New York where colored owners of real estate or white owners of colored tenements, seeking mortgage accommodations, can receive the same considerations that owners of other properties receive, and wherever such mortgages are secured the owners are compelled to accept a smaller mortgage, pay a higher rate of interest, a bigger bonus, in short, terms that are unequitable."

In spite of the numerous hurdles, many Blacks came to own houses and even multiple dwellings. One of the important aspects of the new Harlem was this fact of land ownership by Blacks.

With the expanding community Black congregations moved into former white churches. In 1914, the African Methodist Zion Church bought the Church of the Redeemer, in 1918 the Metropolitan Baptist Church bought the Harlem Presbyterian and in 1923 the Salem Memorial Methodist Episcopal Church bought the Calvary Methodist Episcopal. As the churches represented the most solid element of the earlier Harlem, the change in ownership meant the consolidation of the new Harlem.

On the cultural side, the Black community took somewhat longer to make itself felt. In 1913, the Lafayette Theater at Seventh Avenue and 132nd Street was integrated and it eventually became the national showcase for Black entertainers. This was due to Lester A. Walton who was lessee, manager, and producer until 1928. Another important showcase was the Renaissance Casino, which opened in 1922. The more famous places, which many can still recall, were of a later date, such as the Savoy Ballroom which opened in 1926 (it closed in 1958). Today's best known theater in Harlem, the Apollo, did not offer continuing Black entertainment until 1934.

#### RESIDENTS OF KING MODEL HOUSES

The majority of the new Harlem homeowners were professional people and businessmen, including those who bought the houses from Equitable Life Assurance Society. Most of the latter were professionals, including doctors; there was also a number of musicians and entertainers. Among them were many leaders in the Black community.

#### COMMUNITY ORGANIZATION

At the time that Blacks were becoming residents of the enclave, the most significant physical change occurred not in the houses, but in the alleys, on which the former restrictions had been lifted in 1917. Many residents who owned automobiles built garages in the alleys behind their houses, except on the north side of West 139th Street where determined efforts were made to keep the alley, as well as the street, clean and pleasing. In 1922, the King's Court Association of 139th Street was founded to that end. Here is the list of rules which the members drew up for the residents:

1. Use uniform furnished room signs in windows.
2. Keep front of houses clean and brass polished.
3. Do not throw paper, rubbish or refuse out of windows, or on streets, courts or sidewalks.
4. Beautify fronts with grass lawns, flowers, shrubbery or other plant life.
5. Keep hedges trimmed.
6. Discourage peddlers vending on the street by refusing to buy of them unless they use the courts.
7. Do not permit wet wash wagons to pick up or deliver laundry on street - make them use the courts.

8. Have all deliveries of groceries, ice, laundry, etc., made through courts.
9. Discourage children or grown-up persons not residents of this property from using street or court for playgrounds.
10. Do not permit trees to be injured or destroyed.
11. Roomers in houses should not be permitted to lean out of windows or to dress without pulling down shades.
12. Remember that "Eternal Vigilance" is the price; the "Block Beautiful" is your reward.

The Association made a strong point of having flowers in the courts, as they termed the alleys. It also had a zoning law committee to see that the street was kept strictly residential.

There were instances, such as that remembered by Harry H. Pace, of business being conducted in the basement of a house. At one point, in 1925, the police shut down a 100-gallon still at 235 West 139th Street. In addition, only a year before, Federal agents had padlocked 2360 Seventh Avenue because it had been leased to a bootlegger. Considering what a plague speakeasies, or as they were called "hootch joints", were in parts of Harlem, the residents were remarkably successful in keeping them out of their neighborhood.

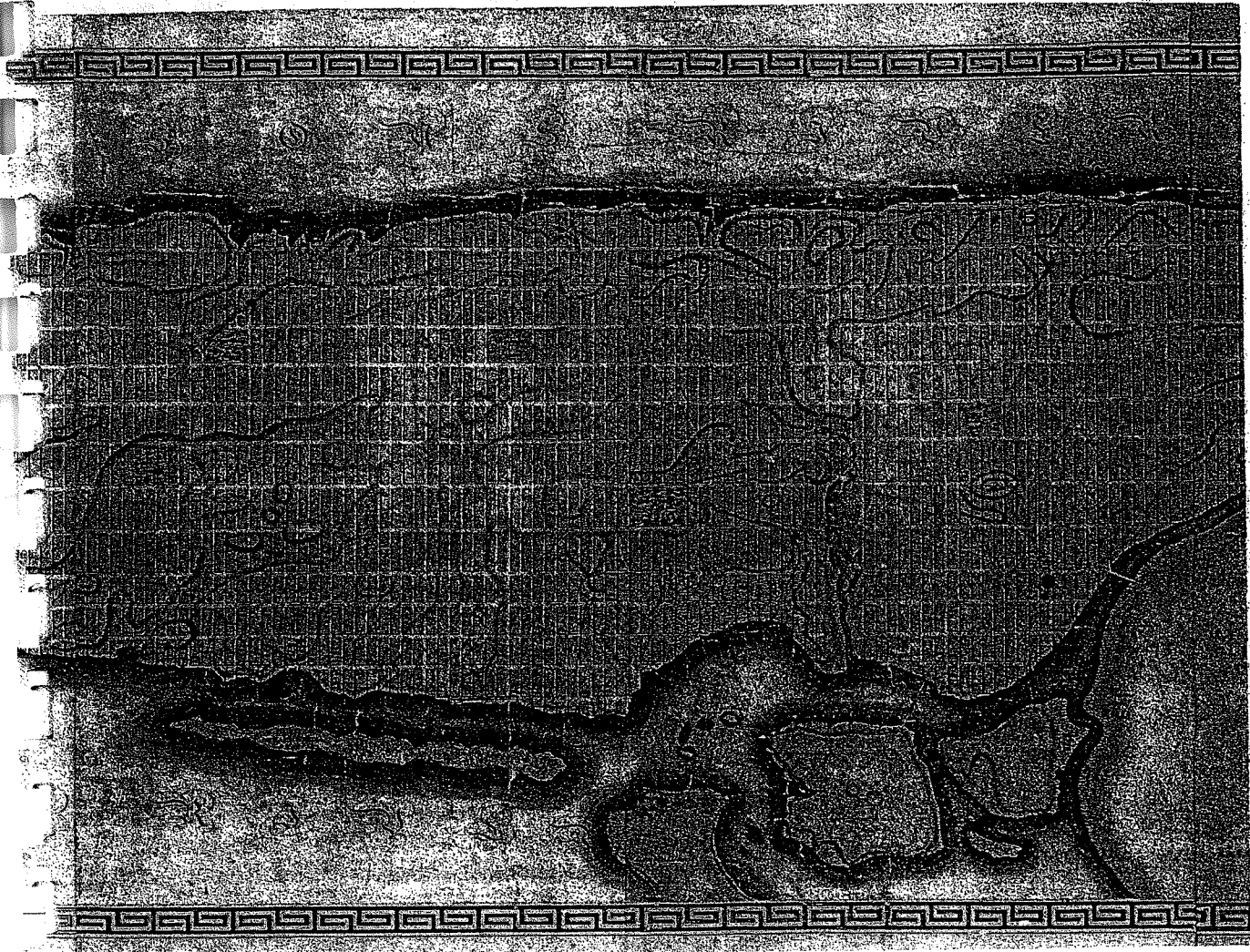
The first mention of the District as "Strivers' Row" occurred in March 1925 in the pages of the New York Age, and then the first letters of the two words were printed

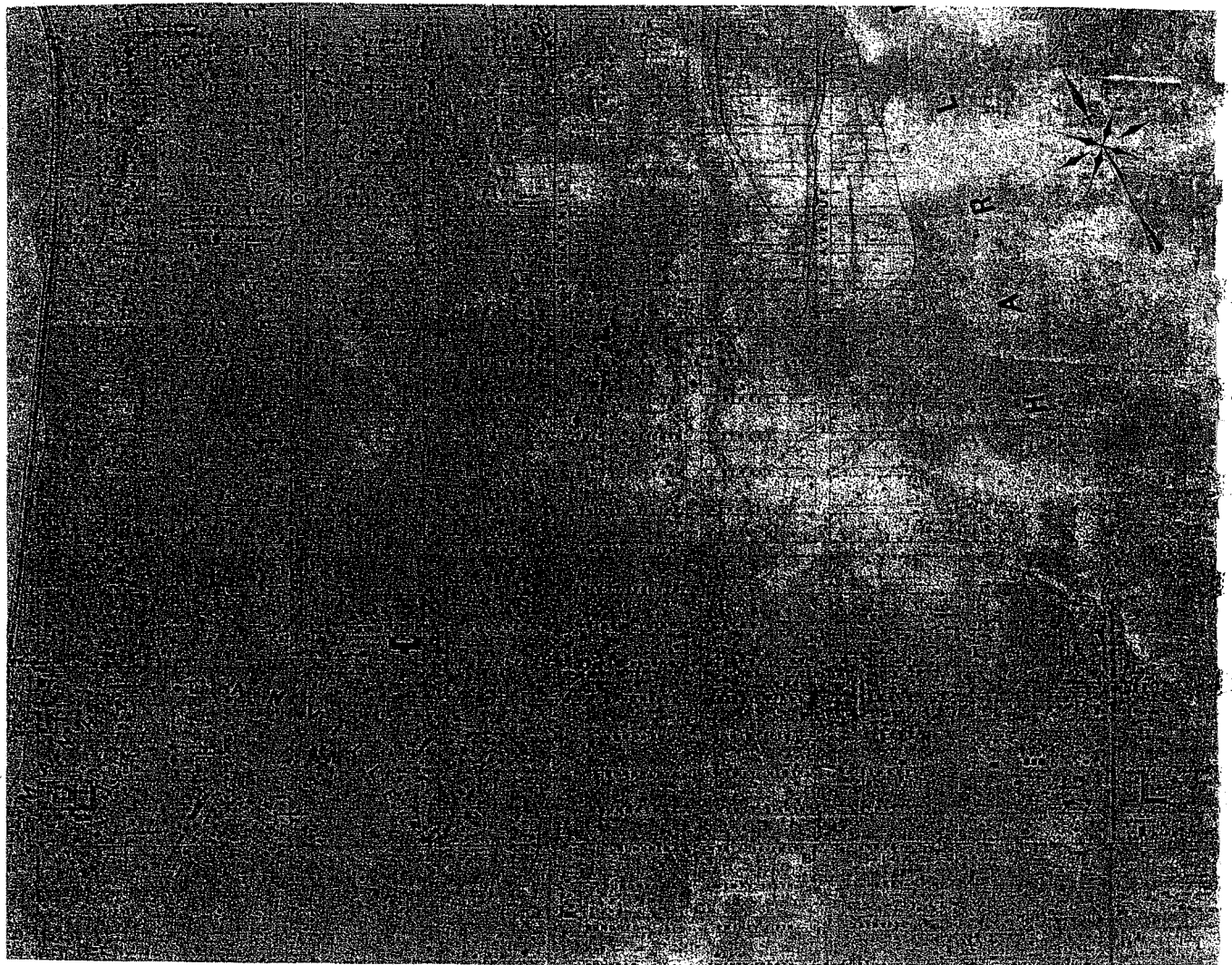
in lower case. The phrase, pinned on the district in mockery, reflected, nonetheless, the intense pride of those who lived there. It is this pride which has preserved the neighborhood so well that the Saint Nicholas Historic District remains one of the finest residential areas in New York City.

#### SUMMARY

It would be well to review the significant aspects of the Saint Nicholas Historic District. First, as mentioned above, it was the largest development of residential row houses in the city executed by one builder in the last century. Second, three of the city's leading architectural firms were responsible for the designs, namely McKim, Mead and White, Bruce Price, Clarence S. Luce, and James Brown Lord. In addition, the builder, David H. King, Jr., was one of the best known of his time. Third, the District stands out as the first direct attempt of a life insurance company, the Equitable Life, to provide housing, not only in the city but also in the nation. (Life insurance companies did not step directly into the housing market until the 1920's.) The District is a landmark in the history of the life insurance business as well as in the city's heritage. In sheer quality none of the housing since sponsored by life insurance companies can equal the District. And last, but by no means least, the District became, in 1919 and 1920, the neighborhood where the leading members of the city's Black community, both in Harlem and elsewhere, made their home. No other Black neighborhood has such a continuing record of attracting businessmen, professionals and community leaders.

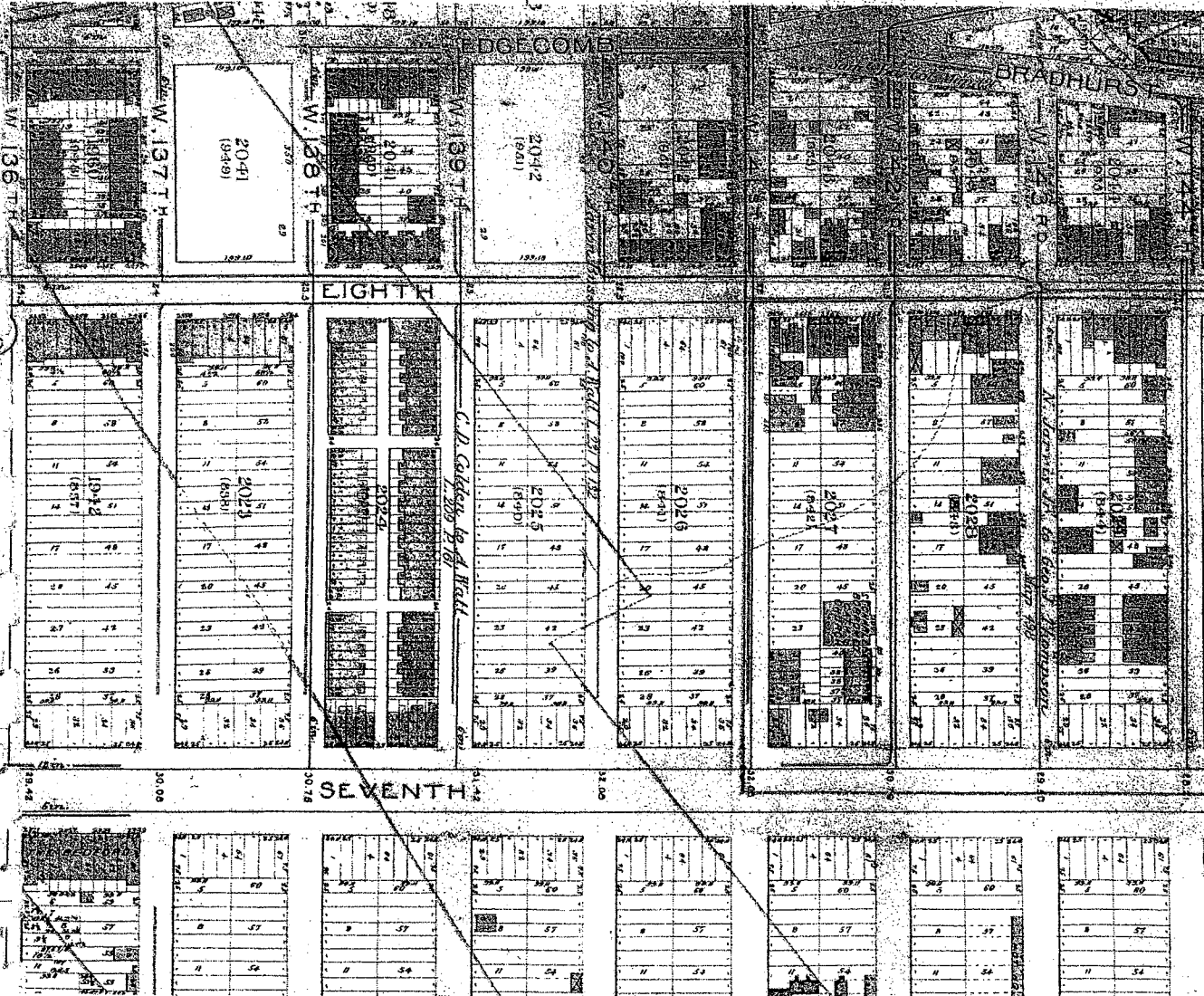




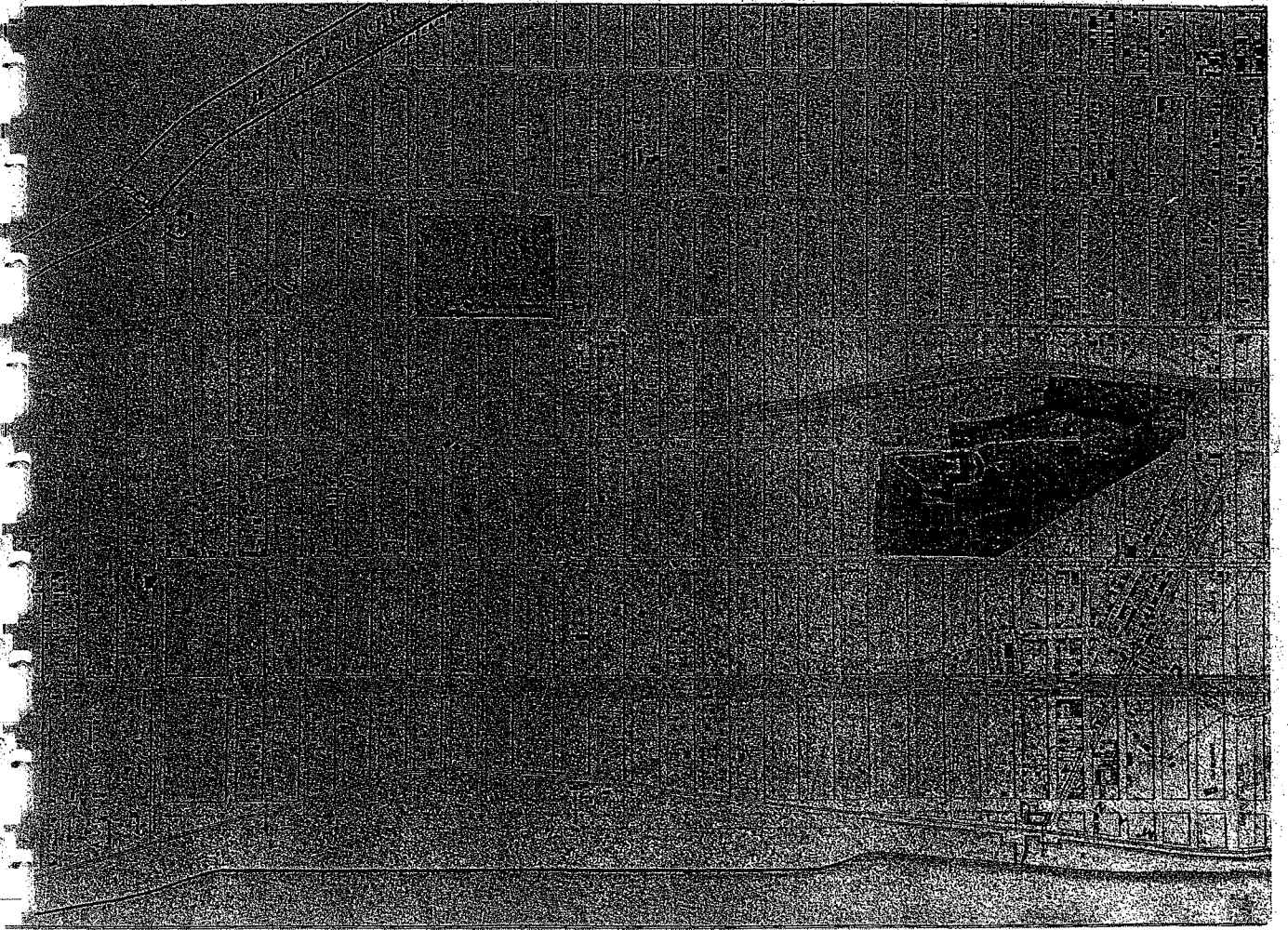


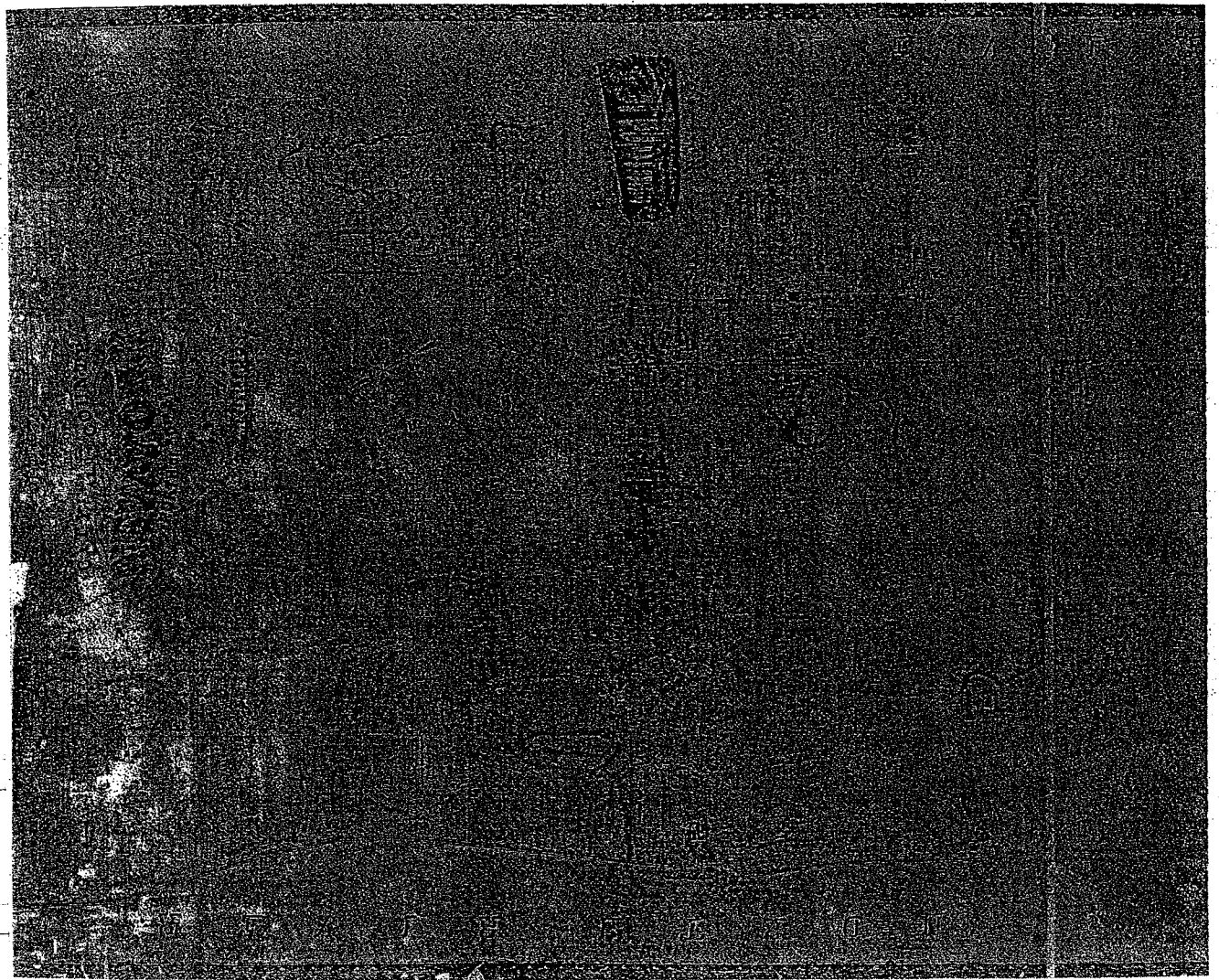
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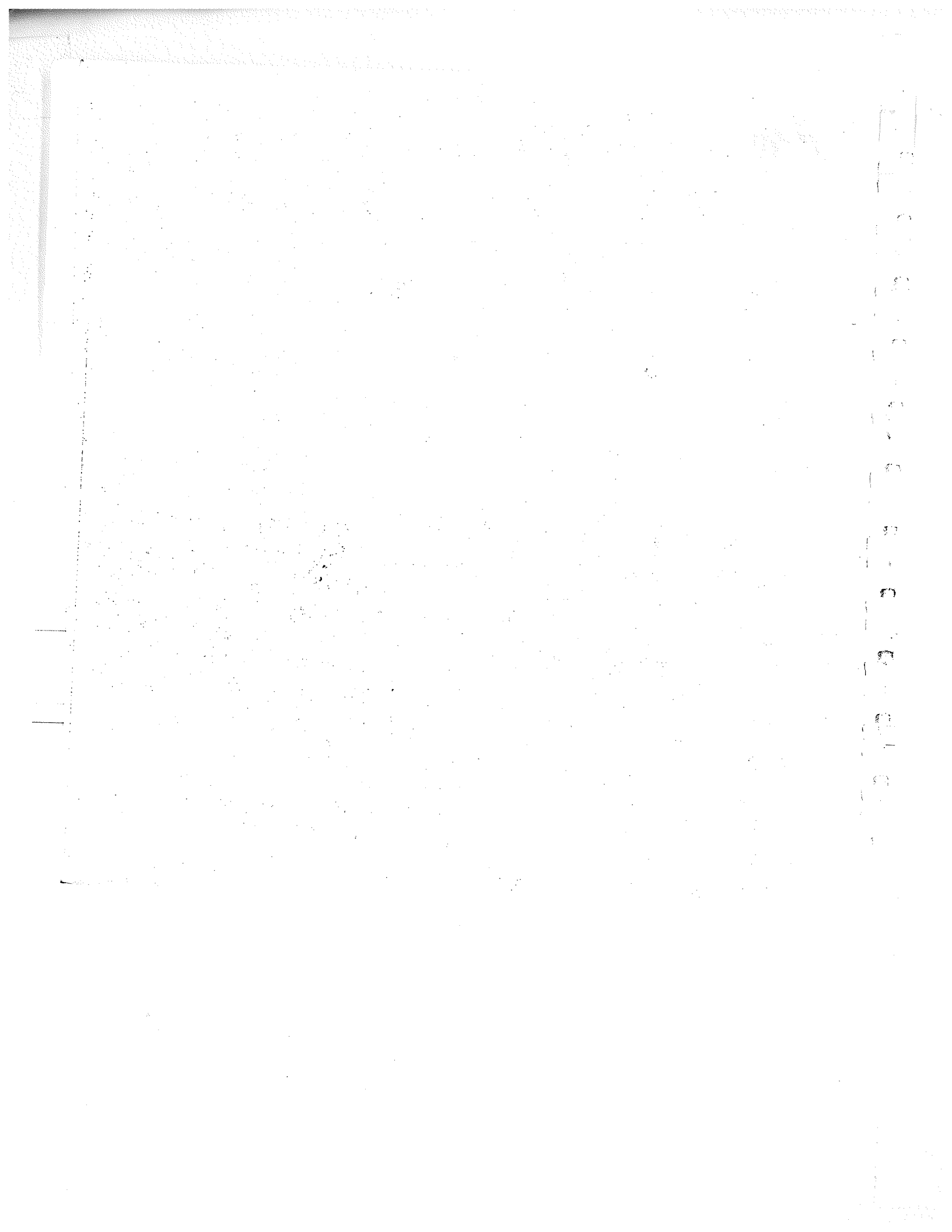






# People Past and Present

tner Tandy, William Pickens, Dr. Louis T. Wright, Samuel J. Battle, Juanita E. Johnson, Dr. Wiley Wilson, Eubie Blake, Sidney Bechet, W.C. Handy, Scott Joplin, F. C. Pace, William "Bojangles" Robinson, William N. Spiller, James Dixon Carr, Clarence Benjamin Curley, Florence Smith Gamette, Geraldyn Hodges Dismond, William Preston Hayes, Lucille Maude Edwards, Myrtle Ashe Passon, Benjamin F. Thomas, Watt Terry, Dr. James Russell Westheimer, Will Marion Cook, Richard B. Harrison, Hall Johnson, Lawrence Hudson, Willie Lewis, Lincoln "Stepin' Out" Perry, Sam Patterson, Noble Sissle, Cricket Smith, Rex Stewart, Marie Lynne, Dr. William Carter, James A. Banks, Robert P. Braddicks, Walter DeLeon, Dr. James Jones, James Kinloch, Dr. Floyd C. McGurnig, Dr. Raymond Rawls, Dr. F. Theodore Reid, Thelma C. Robinson, Frederick Samuel's attorney, Isabella Taliaferro Spiller, John Walker, John Louis Wilson F.A.I.A., Estella V. Wright, J





THE EARLY PROFESSIONALS



#### RESIDENTS' RESPONSIBILITY

The residents of the Saint Nicholas Historic District have been the staying force behind the continuity of the life style which has been maintained in these homes during the eighty-one years of their existence. Often, when the subject of study or research is brought into very specific focus, as it is here, the human element is pushed far into the background or forgotten altogether. However, particularly in an architectural study which encompasses recommendations for the maintenance and betterment of the human environment, the human element is primary. In fact, the existence of these beautiful homes today and the excellence of their condition is due to the many people, both famous and unknown, who have lived in them over the years.

In this case, our study has proved that the struggles of the people made possible not only the upkeep of each specific house but also the continuation of the neighborhood as an entity. Owners and tenants alike, over the years, have brought active caring in the form of hard work to the block associations. Owners have often shouldered the responsibilities of heavy mortgages in order that they might own and thus have full control over their property. Under the circumstances, they frequently took in boarders but almost always continued to live on the premises themselves. Tenants too have cooperated in making the area a better and more beautiful place in which to live. The Saint Nicholas Historic District is a unique example of how people of different social, cultural, and economic levels can work together in order to achieve a common goal. The people of this neighborhood, being Black, were forced to fight against great odds in their own careers

and to bear the additional burden of living in a society which denied them every right, civil and human. That they not only succeeded in considerable personal achievement in a variety of careers, but also managed to spare the energy and devotion to sustain their community, is an extraordinary accomplishment.

While it has been the people who live in the area who have kept up an idea of living, the houses were built by men who also believed that a certain way of life was possible for urban dwellers. Their work is described in the account of the development of the King Model Houses.

For fifty years, the people of West 138th and 139th Streets have maintained a standard of excellence in business, in the professions, and in the arts which is rare for any comparable group of people anywhere. The fact that they have been concentrated into two square city blocks reveals much about the American scene in general and about the history and determination of the Black people in this country in particular. A partial list of the talented artists and professional people who lived in the historic district over the years is included here.

There have also been, within these two blocks, many solid citizens whose lives and works may not be well known but who have contributed spiritually and materially to their neighborhood and to Harlem. These are the people, quietly and unobtrusively going about their daily lives, who help make and keep New York City strong and livable.

James Dickson Carr of 238 West 138th Street (July 31, 1920)

Mr. Carr was born in Baltimore in 1868. He was first Black graduate of Rutgers College, Class of 1892, and later Class of 1895 at Columbia Law School. He was Assistant District Attorney from 1897 to 1900, then served in the Corporation Counsel's Office from 1904 to 1920. He was Treasurer of the United Colored Democracy, the Black affiliate of Tammany Hall.

Clarence Benjamin Curley of 203 West 138th Street (March 31, 1920)

Mr. Curley was born in Memphis, Tennessee, in 1889. He attended Howard University from 1906 to 1914, graduating from Howard Law School. He also went to the New York University School of Business Administration, Class of 1922. During World War I he was the Assistant Disbursing Officer of the 92nd Division, the only Black to have such an assignment overseas. He was later Assistant Supervisor in the New York Department of Public Markets.

Mrs. Florence Smith Garnette of 224 West 139th Street (December 9, 1919)

Born in Jacksonville, Florida, and a graduate of Atlanta University, she was the founder and principal of the Florence Garnette Training School for Girls.

Jerome P. Ottley of 239 West 138th Street (November 3, 1919)

Born in Grenada, B.W.I., in 1882, and educated in private schools in Grenada and New York, he settled in New York in 1904. In 1916 he became a real estate broker with an office at 200 West 135th Street.

William Pickens of 260 West 139th Street (June 8, 1920)

Born in Anderson County, South Carolina, in 1881, he went to Yale University, Class of 1904, and became Professor of Classics and later Dean of Morgan College, Baltimore, Maryland. In 1920, he was named Field Secretary and Director of the NAACP, a position he held until 1942. He was the author of a number of books on Lincoln, Frederick Douglass, and aspects of Black history.

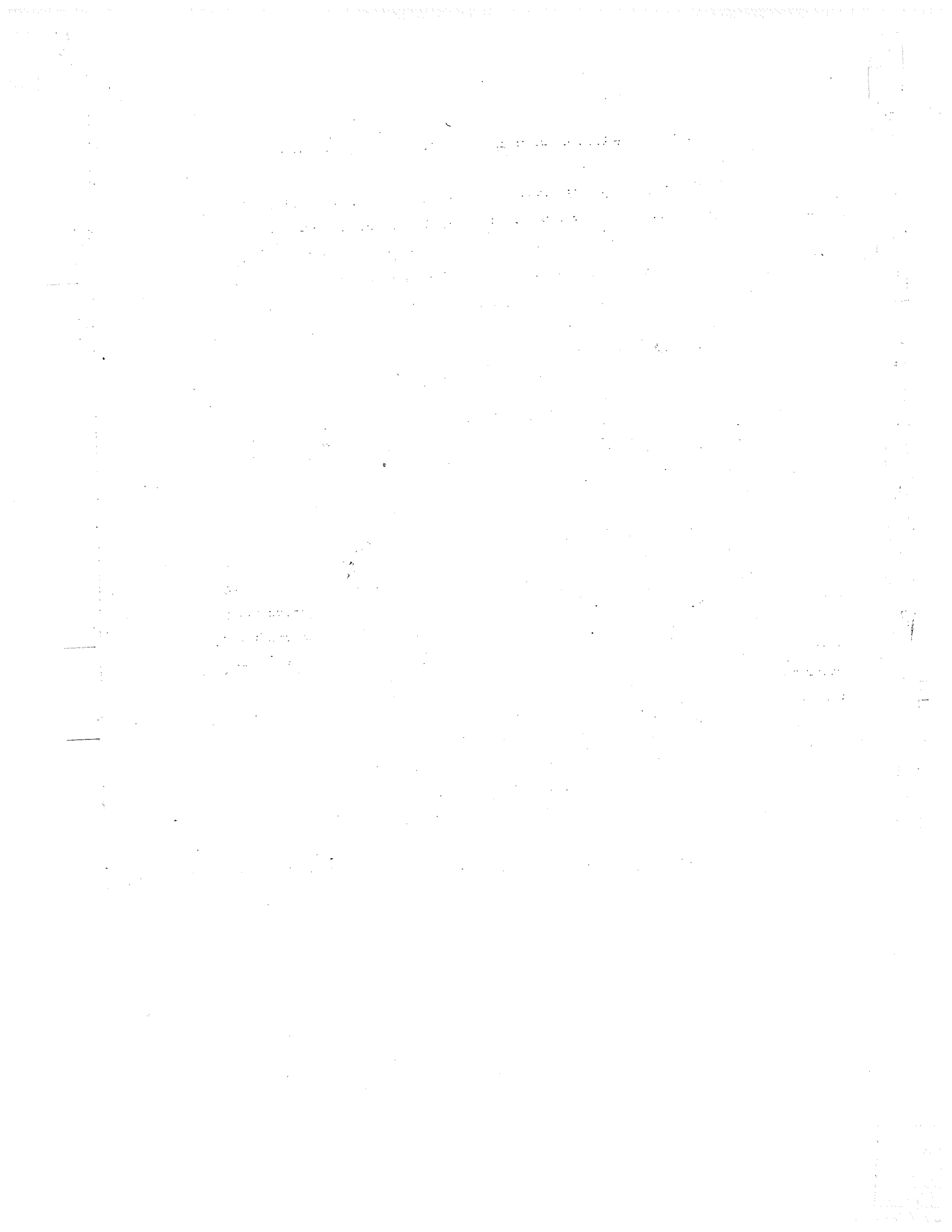
Vertner W. Tandy of 221 West 139th Street (January 6, 1919)

Born in Lexington, Kentucky, in 1885, he was the first Black architect to be licensed in New York State and to practice in New York City. Tuskegee, Class of 1904, Cornell University School of Architecture, 1908, he served as a colonel in the Army before going into architectural practice. Although his main interest was residential buildings, and he favored the Spanish stucco style, he was also the designer of the Gothic-style brick St. Philip's Church on West 134th Street, which remains one of the most important churches in Harlem. He was equally at home in the design of a town house, a country mansion, or a low-rent housing project. Examples included a town house (now replaced by the Countee Cullen Branch Library) and an imposing country place in Irvington-on-Hudson for Mrs. A'Lelia Walker, the Black beautician who made a fortune in cosmetics. He was an associated architect for the New York Public Housing Authority's Abraham Lincoln Houses, at 134th Street and Madison Avenue. He also brought his practice nearer to home by designing alterations for some of his neighbors, and took a very active interest in the community, being one of the organizers of the Kings' Court

Association, for which he helped to draw up the rules and regulations.

Dr. and Mrs. Louis T. Wright of 218 West 138th Street (May 8, 1930) moved into West 138th Street in 1930. Dr. Wright was born in LaGrange, Illinois in 1891. Graduating from Clark University, Atlanta, in 1911, he went on to Harvard (M.D. 1915), and then served as a captain in the Army Medical Corps during the First World War. He set up practice in New York after his discharge. Dr. Wright, besides being the first Black doctor on the staff of Harlem Hospital, and later chief surgeon there, was also the first Black police surgeon in New York. He performed the first operation at the Booker T. Washington Sanitarium when it was opened as a clinic for the use of Black doctors (about 1920 or 1921). Dr. Wright was a brilliant heart and brain surgeon and a pioneer in cancer research. The Wrights' two daughters followed in their father's footsteps and both are practicing medicine in New York today.

Dr. and Mrs. Wright were both active in the Civil Rights movement from the beginning and did much work for both the NAACP and the New York Urban League, Dr. Wright serving as Chairman of the Board of the NAACP for about twenty years. Mrs. Wright, who has become something of a sociologist over the years, says that there were usually as many as seventeen to twenty doctors in Strivers' Row during the twenty years that she lived in the neighborhood. Most of her neighbors, in fact, were upper-middle class professionals, at least half of whom sent their children to private schools, in order to give them the best available education and equip them for the upward mobility that all Americans seek to take advantage of in our society. Mrs. Wright, a teacher, sought to educate as many as fifty elementary school pupils at a time, thereby helping their upward mobility in society.





THE PROFESSIONALS OF THE MIDDLE YEARS

Among the professionals who moved in during the 1930s were the following:

Dr. Ernest R. Alexander of 234 West 139th Street, born in Nashville, Tennessee, Fisk 1914, University of Minnesota 1916, and M.D. Vermont 1919, was on the staff of Harlem Hospital.

Samuel J. Battle of 255 West 138th Street was born in Newbern, North Carolina. He became a member of the New York Police Force in 1911, the first Black officer in Manhattan since the creation of Greater New York in 1893. He was later the first Black sergeant, retiring as a lieutenant, to become a member of the New York City Parole Commission.

Mrs. Geraldyn Hodges Dismond of 245 West 139th Street, born in Chicago in 1894, University of Chicago 1915, she became a teacher and then a columnist, writing "New York Social News" for the Pittsburgh Courier and "In New York Town" for the Chicago Bee. She later entered the field of public relations. She was the first Black woman announcer on commercial radio, with her own program, the Negro Achievement Hour, on WABC of the Columbia Broadcasting System. Her husband was Dr. H. Binga Dismond. He was born in Richmond, Virginia in 1891, and studied at Virginia Union University, Howard, and the University of Chicago. After serving as a lieutenant in the American Expeditionary Forces in the First World War, he earned his M.D. at Rush Medical College, 1921.

Mrs. Lucille Maude Edwards of 229 West 138th Street, was born in Georgetown, British Guiana. She had a brilliant scholastic record in high school and won scholarships to attend the college of her choice. Hunter 1923, New York University Law School 1927, even before she finished law school Mrs. Edwards had a real estate business and an employment agency. She was the first Black to own and conduct an employment agency outside Harlem. Her husband, Dennis Edwards, was born in Barbados, B.W.I. and came to New York in 1915. A realtor, licensed in 1924, he managed properties for the Central Savings Bank, the Wall Street firm of Sullivan & Cromwell, and others.

Dr. Adolph Fisher of 2352 Seventh Avenue was born in Washington, D.C., in 1897. Brown University 1920, medical school Howard 1924, besides conducting his medical practice, he wrote many articles for the Atlantic Monthly, The Crisis and other magazines.

Reverend William Preston Hayes of 214 West 139th Street was born in Bullocks, North Carolina in 1881. He went to Bennett College, Greensboro, North Carolina, and later to Union University in Richmond. He became pastor of Mount Olivet Baptist Church in 1911 and was instrumental in the congregation's obtaining the present church at Lenox Avenue and 120th Street.

Miss Juanita Elizabeth Jackson of 225 West 139th Street was born in Hot Springs, Arkansas, in 1913. M.A. Pennsylvania 1935, while at the university she fought against discrimination in the dormitories. She later led boycotts against chain stores

for not employing Black clerks and helped end race barriers in the Baltimore Police Department. She served a number of years as Special Assistant to Walter White, Secretary of the NAACP.

Dr. Kelly Miller, Jr., of 2376 Seventh Avenue, Clark University, Worcester, Massachusetts, M.D. Howard 1928, was founder and editor of the Howard Medical News.

Dr. John Edmond Moseley of 222 West 138th Street, was born in New York in 1908. (This makes him an exception among Historic District residents). A.B. Harvard 1932, M.D. Chicago 1936, he was on the staff of Mount Sinai Hospital and later Sydenham Hospital.

Miss Myrtle Ashe Passon of 220 West 138th Street was born in 1891 in Austin, Texas. A graduate of Tillotson College, she was a teacher and then went to Freedman's Hospital Training School for Nurses in Washington, Class of 1920. She was the private nurse of Colonel Edward M. House, war-time adviser to President Woodrow Wilson.

Dr. Charles H. Roberts of 233 West 139th Street, a dentist, was a Republican alderman who was credited with getting the 369th Regiment Armory located in Harlem.

Aston I. Sewell of 271 West 138th Street, a realtor, was born in 1895 in Jamaica, B.W.I., went to Townsend Harris High School and graduated from New York University in 1924.

Benjamin F. Thomas of 241 West 139th Street was born in 1874 in Yemassee, South Carolina. He was owner of the Hotel Maceo on West 53rd Street when that part of the city was the center of the Black community. He was later an automobile dealer and owner of the Broadway Auto School, the first of its kind to be operated by a Black. His wife, Carlette Catherine Thomas, New York born, attended Columbia University, and studied under the famous Black singer, Harry T. Burleigh. She taught piano and organ and was the first Black member of the American Guild of Organists.

Dr. James Russell Westheimer of 209 West 138th Street was born in 1895 in Americus, Georgia. Class of 1917 at Cornell, then Harvard Medical School and University of Toronto, Class of 1927, he was in the Medical Department of Harlem Hospital. He was also on the editorial staff of the New York News.

Dr. Robert Shaw Wilkinson, Jr. of 232 West 139th Street was born in Orangeburg, South Carolina, in 1899. Dartmouth 1924, and M.D. Harvard 1927, after interning at Harlem Hospital he established his own practice.

Harry Wills of 245 West 139th Street was a boxer who turned to the real estate business.

Dr. Wiley W. Wilson had his office at 200 West 138th Street. He had been married briefly to A'Lele Walker, daughter of the famous Madame C. J. Walker, who made a fortune in the cosmetic business.

Other than the residents and the doctors who had offices in the Historic District, there were additional owners and tenants who had a part in Harlem history. 2366 Seventh Avenue, for example, had been the Mulderig Sanitarium up to the early part of 1920. It seems to have been a private clinic. In any event, it drew the color line. It was then purchased by the Ruli Leasing Company, owned by S. J. Branch and J. O. Matthews, and converted to the Booker T. Washington Sanitarium under Dr. F. H. Buckner of Newark. His intention was to make a clinic available for Black physicians denied access to hospitals. The first operation performed there was by Dr. Louis T. Wright of 218 West 138th Street.

In 1926, Watt Terry of the Terry Holding Company moved his offices to 2380 Seventh Avenue. A forgotten figure today, Watt Terry was the most successful real estate man in Harlem in the 1920s. Born in Mecklenburg County, Virginia, in the early 1880s he went to Brockton, Massachusetts, at the age of nineteen. First a coachman, then a janitor, later a machinist in a shoe factory, he decided at 24 to go into real estate. He came to New York and by 1928 it was estimated that he owned \$3,000,000 worth of property. Unfortunately he was to lose it after the panic of 1929.

Many of the people who moved into the Saint Nicholas Historic District in the twenties and thirties still live there, providing a sense of continuity and stability in an otherwise changing urban scene. Many of those who have moved in most recently are people of high professional status who continue the tradition of excellence in their work and in the maintenance of these beautiful homes by their way of life.

Mr. and Mrs. James A. Banks have lived in 222 West 138th Street for years.

Mr. Banks is President of the West 138th Street Block Association and Mrs. Banks has also been very active in this organization. She now works for the City and Mr. Banks for the Board of Elections.

Mr. and Mrs. Robert Braddicks moved into their home at 225 West 138th Street in 1922 and Mrs. Braddicks lives there still. Mr. Braddicks was a banker and real estate broker.

Mr. and Mrs. James Kinloch, both working people, moved into 246 West 138th Street in 1921 and raised their family there. Still living there today, the Kinlochs have been witness to many famous people who have either lived or stayed on the block. In fact, they rented their own house to the widow of Scott Joplin, the well-known jazz composer, for about six years while they lived in the Dunbar Apartments.

Dr. and Mrs. Floyd C. Mourning moved into 220 West 139th Street in 1952. Mrs. Mourning has been extremely active in the Block Association.

Mr. Fred Samuel, of 248 West 139th Street, is Chairman of the 139th Street Block Association, attorney, District Leader, and Chairman of Haryou Act.

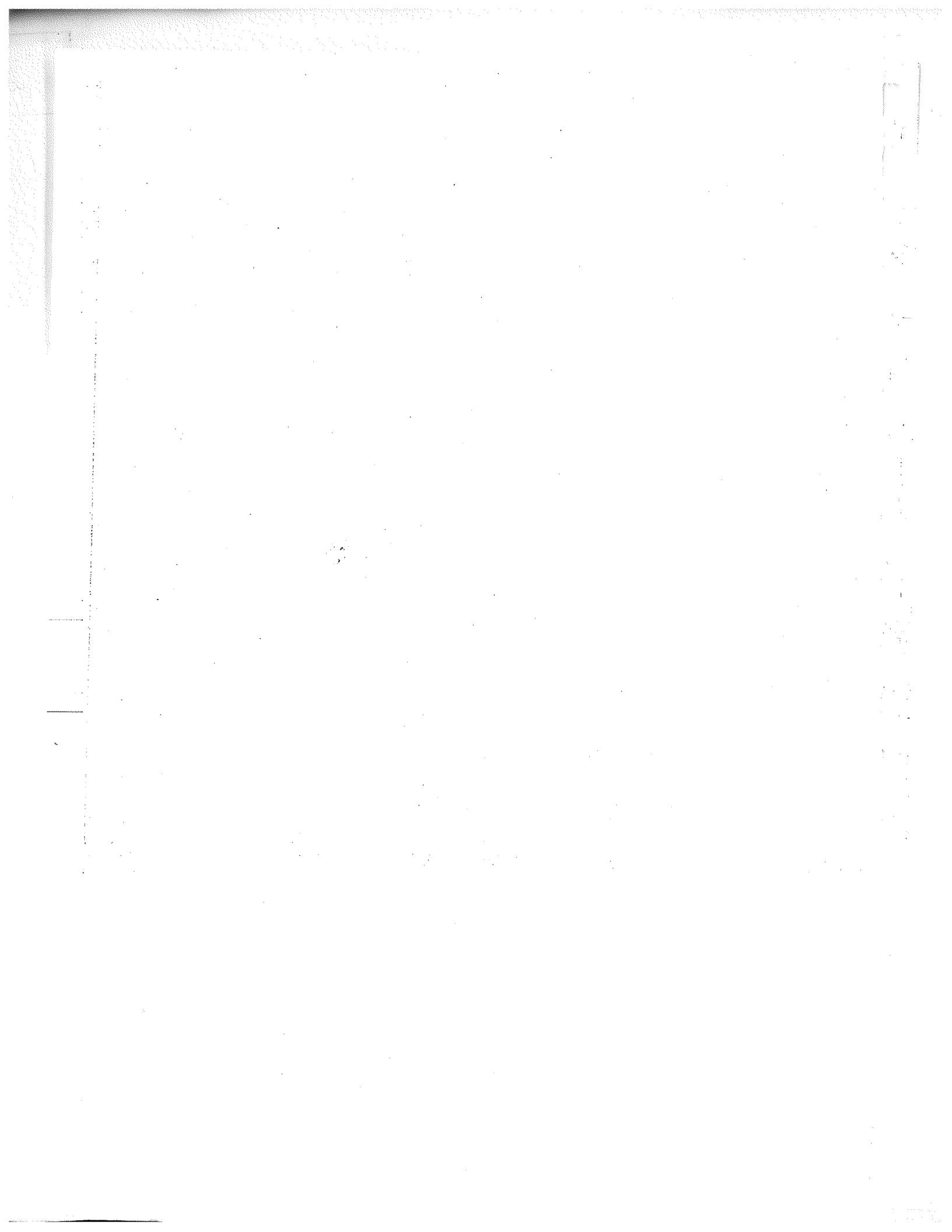
Mr. and Mrs. Howard Sanders, who live in 233 West 139th Street, are the third family to own this house and have completed some major renovations to suit their needs. They have a young son and an uncle, Mr. Hicks, also lives with them. Mr. Hicks worked for ABC media for many years and was a prominent local caterer. Mr. Sanders is a pioneer in the world of Black business and enterprise, being one of few Black men to own his own advertising agency with offices located at 527 Madison Avenue.

Supreme Court Justice Oliver Sutton, the newest resident on West 139th Street, is a prominent New York judge and brother of Manhattan Borough President Percy Sutton.

Mrs. Estella V. Wright moved into 226 West 138th Street in 1936. This is the home of the Harlem Rosicrucian Anthroposophic League. The philosophy of this group of people advocates "a keen mind, a compassionate heart and a healthy body". Mrs. Wright is head of the League at present and organizes many community functions such as philosophy classes, talks, lectures and poetry readings.



THE MUSICIANS AND ACTORS



From the beginning, the King Model Houses attracted musicians and other stars of show business. Among the more prominent, who have been written up at greater length, were W. C. Handy and his partner, Harry J. Pace, and the Musical Spillers of whom Mrs. Spiller and her sister, Miss Taliaferro are still very much a part of the scene. There follows a list of notes on some of the galaxy of stars who passed and stayed.

Sidney Bechet, composer, clarinetist, and soprano saxophonist, who first came up from New Orleans in 1919 on the way to perform in London and Paris with Will Marion Cook's Southern Syncopated Orchestra, in the course of a busy career in the U.S. and abroad in the twenties and thirties stayed often at the Spillers' house when he was in New York. By the end of the forties he had settled down in France, where he died in 1959, having been the toast of Paris, off and on, for about forty years.

Eubie Blake was born in Baltimore in 1883 and is still going strong, as he recently demonstrated in a special feature on Channel 13. In 1907, he was assistant conductor to James Reese Europe, and later he formed a vaudeville team with Noble Sissle and the two turned to song-writing. Among his songs are "I'm just wild about Harry", "Love will find a way", and "Loving you the way I do". He lived for years at 236 West 138th Street, the beautiful home of Mrs. Carrie McCrae, which sheltered many talented people. Blake's room was on the second floor front, and the piano stood near the window. Miss Taliaferro recalls

the street ringing with the sound of his piano, and passersby stopping, spellbound, to listen to the magic floating out to the street.

Will Marion Cook, a naturally gifted violinist, who had been discouraged from a classical career because of his color, turned instead to composing and conducting, with great success. He went on world-wide tours with his Southern Syncopated Orchestra, which included violins as well as the more normal complement of wind instruments. One such tour starred young Sidney Bechet at a command performance for a foot-tapping King George V. Mr. Cook was often a visitor in the Spiller household between tours.

W. C. Handy of 232 West 139th Street (11 November 1919) was perhaps the best-known of the first Black residents of the King Model Houses. Born in 1873, Handy was the first musician to set down the blues, and wrote such favorites as "St. Louis Blues", "Memphis Blues", and "Beale Street Blues". Already popular as a musician and as the Father of the Blues, he had persuaded Harry C. Pace, a successful insurance man, to join him in launching the Pace and Handy Music Company, Inc. When they opened a New York office in 1918, Handy decided to live in New York. On seeing the King Model Houses, he committed himself to buying two of them, one for himself and the other for his partner, who joined him in New York. (For the story of the business, see the entry on Pace). Handy lived for some years at West 139th Street. He finally died in 1958, old and blind, but honored in his own time by jazz-lovers around the world.

Richard B. Harrison was an actor who lived at the Spillers' for a time. He had been personally selected to play "De Lawd" in "Green Pastures" by Marc Connelly, author of this Pulitzer-prize-winning play. It depicted the Creation and the Fall of Man in a fundamentalist Southern Black setting. The cast was of course all Black, and the musical settings were provided by the Hall Johnson Choirs. This preceded "Porgy and Bess" by five years.

Donald Heywood, a musician, composer, and conductor, was an early resident of 246 West 138th Street.

Lawrence Hudson started as a student conductor of the Spiller School orchestra, went on to play with the Monarch Band, and later formed his own group. Like other Spiller products, he found easy acceptance, without, sometimes, the formality of auditions, in seeking jobs, because of the respect generally accorded the school by the world of professional musicians.

Hall Johnson, who died tragically in a fire only a few years ago, played violin in a quartet and later directed vocal choirs which achieved world-wide fame. He was a prolific composer of spirituals and a highly respected arranger. He was responsible for the music in "Green Pastures".

Scott Joplin, who was at his peak at the time Blacks first moved into Strivers Row, was an early resident there. He was not only a great jazz and ragtime

composer, but also was the first to bring these elements into "classical" music for the first time. Among his better-known works are "Pineapple Rag" and the opera "Treemonisha", which was recently revived at Columbia University. His widow later leased 246 West 138th Street from Mr. and Mrs. Kinloch for several years, and took musical roomers there.

Willie Lewis was a Spiller student who later formed his own band. He played not only the United States, but Europe and Africa with the band. He still lives in New York, though not in Strivers' Row.

Miller and Lyle, a vaudeville comedy team in the twenties and thirties, lived in West 139th Street for a time. Mr. Miller is currently writing a history of the theater.

Harry C. Pace of 257 West 138th Street (November 18, 1919) was a partner with W. C. Handy (q.v.) in the Pace and Handy Music Company, Inc. When the company opened its New York office in 1918, the partners moved with it to New York, and Handy bought two houses in the King Model Homes, one for himself and one for his partner. They were good neighbors on Strivers' Row for some years, although the partnership itself did not last long because Pace was drawn to the record business. He founded the Pace Phonograph Company which issued records under the Black Swan label. The story of his venture is very much part of the history of the district in the early 1920s. In his own words,

"The organization was the outgrowth of my observation as President of the Pace and Handy Music Company located at 1545 Broadway, New York, that phonograph companies were not recording the voices of Negro singers and musicians. It was my job as President of the company to contact all phonograph companies so that our own numbers might be recorded from time to time. I ran up against a color line that was very severe. The only colored voice that had been recorded was that of Bert Williams on Columbia, and soon after Mamie Smith on O.K. The Victor Company would not entertain any thought of recording a colored musician or colored voice, and I therefore determined to form my own company and make such recordings as I believed would sell.

It took me a long time to find a place where records could be pressed. All of the bigger companies refused to press records for outsiders and I finally learned of the New York Recording Laboratory located at Port Washington, Long Island, which was willing to press the records for me if I would have them recorded and furnish them a complete master.

I organized Pace Phonograph Corporation Incorporated under the laws of New York some time in March, 1921, with a capital stock of \$30,000. Associated with me as directors were Dr. W.E.B. Du Bois, Mr. John E. Nail, Dr. Matthew Boute, and Mrs. Viola Bibb. I opened offices in my basement at 257 West 138th Street, New York, where I did all of the preliminary work and correspondence necessary to locate recording laboratories, pressing laboratories, singers, musicians and folks who would supply incidentals like wrapping paper and corrugated boards.

The first record which I made was by Carol Clark of "Dear Little Boy of Mine", and Revella Hughes of "Thank God for a Garden", Kate Crippen in "Blind Man Blues". Shortly thereafter, while in Atlantic City in connection with some development of the work, I went to a cabaret on the West Side

at the invitation of a mutual friend who stated that there was a girl there singing with a peculiar voice that he thought I might use. I went into the cabaret and heard this girl and I invited her over to my table to talk about coming to New York to make a recording. She very brusquely refused but at the same time I saw that she was interested and I told her that I would send her a ticket to New York and return on the next Wednesday. I did send such a ticket and she came to New York and made me two records, "Down Home Blues" and "Oh Daddy". This girl was Ethel Waters and the records were enormously successful. I sold 500,000 of these records within six months. The next month I had her make two other records and thereafter for a long time she made a record a month. But none of them ever measured up to the "Down Home Blues" record... Before we had been in business six months we had completely outgrown my basement..."

Sam Patterson, who stayed with the Spillers occasionally, had been a Spiller student, and helped Spiller with orchestral arrangements and with the organization of his Level Jazz Band in the early years. He was president of the Clef Club, a musicians' center, from which Spiller found many of the performers for the Musical Spillers.

Lincoln Perry, a Black comedian known on stage and screen as Stepin Fetchit, always stayed at 246 West 138th Street (which was leased by Mrs. Scott Joplin at the time) except for occasions when he would make a little money and disappear temporarily from the neighborhood. Mrs. Spiller recalls one of his funniest routines: sitting lazily on the porch, being bothered by a fly which buzzes about



and lands on him. He lazily pulls the handle of a cord which is attached to a machine with a whisk on the end to brush the fly away.

William "Bojangles" Robinson, who lived at 236 West 138th Street, was a comedian and dancer who achieved international fame, both as a vaudeville performer and as a movie personality. He was nicknamed "Bojangles", which seems to mean someone who is always getting involved in a squabble, because, apparently, he always was. Nevertheless, they must have been fairly minor squabbles, because he was so popular that he was unofficially known as the Mayor of Harlem.

Noble Sissle, a well-known pianist, was a close friend of Eubie Blake, and frequently did vaudeville acts with him.

Cricket Smith lived for some time at the Spillers. He was a member of the Musical Spillers act, a cornet player of the old school who went on to become a first-rate musician. He was the first to play "Cavalleria Rusticana" in ragtime, and he pioneered in ragtime jazz.

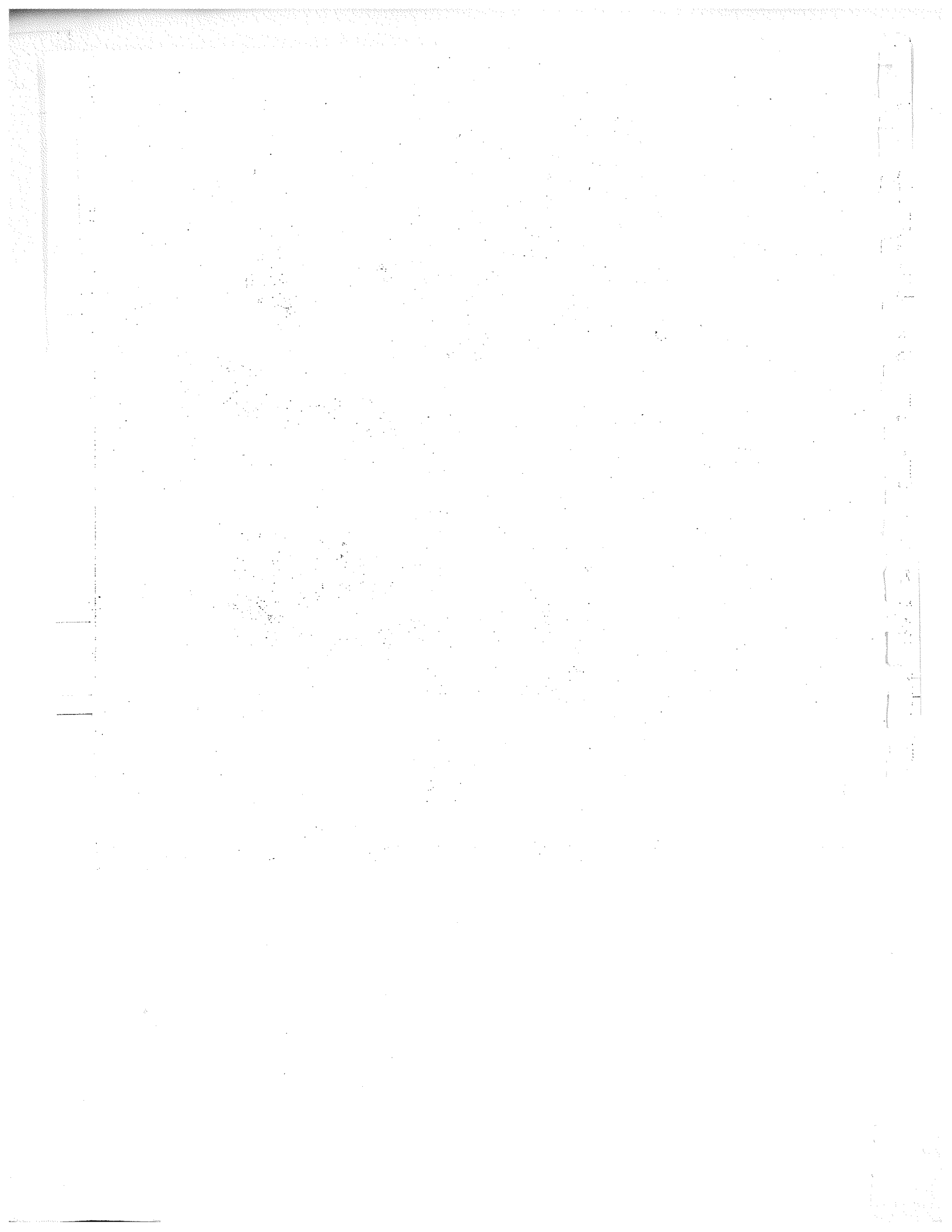
William N. Spiller, who bought the house at 232 West 138th Street in 1920, was head of the Musical Spillers, a vaudeville and musical act which toured the world in the twenties and thirties. He was proficient on practically every instrument, and taught them all to his talented wife and to the students in the school that she ran with the help of her sister. He conducted, performed, and composed, but

his strongest talent was for arrangements. For more details, see the interview with Mrs. Isabelle Taliaferro Spiller, whose reminiscences, with those of her sister, Miss Bessie, have furnished us with many of the facts on all the musicians who have frequented Strivers' Row.

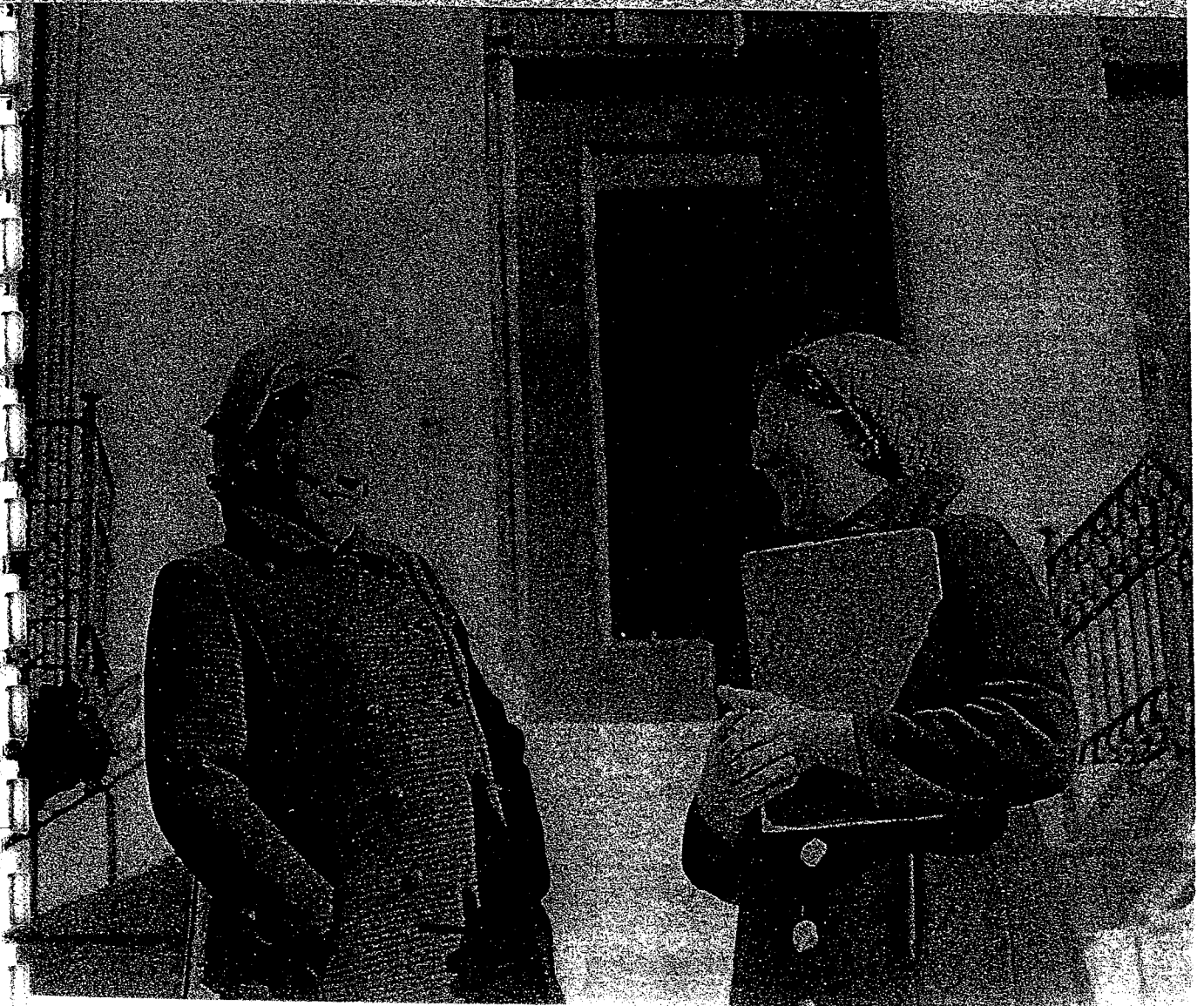
Rex Stewart was a cornetist who lived with the Spillers for some time in the twenties. He later played for Duke Ellington, and finally formed his own group.

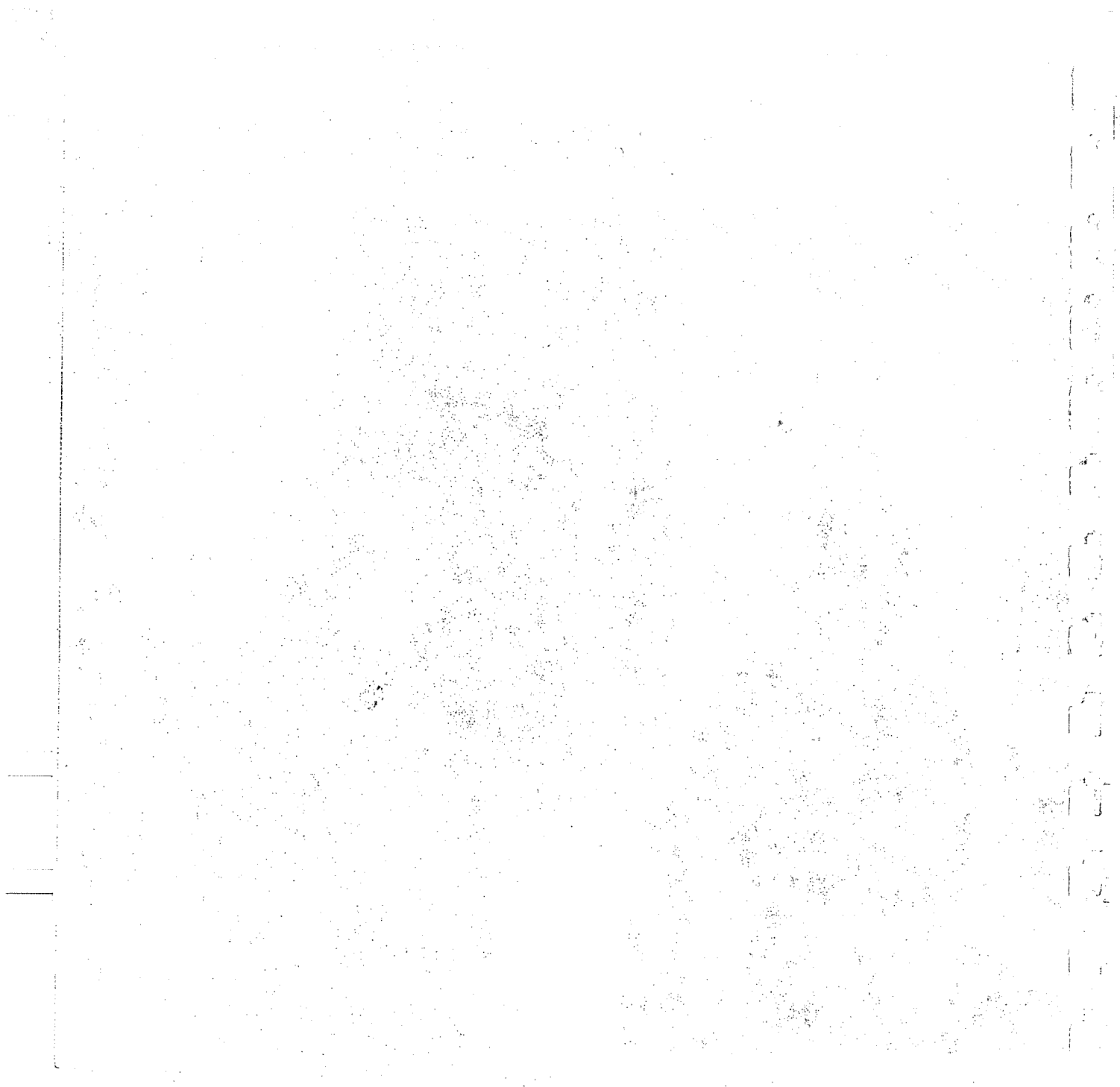
Marie Wayne was a violinist and conductor who lived on West 139th Street for a time in the twenties. She conducted the orchestra at the Lafayette Theater for many years.





# The Interviews





MRS. ROBERT P. BRADDICKS

225 West 138th Street

Mrs. Robert Braddicks has lived at 225 West 138th Street for fifty years and raised four children there. One of the first Black families to live in the immediate neighborhood, she and her husband, a bank employee and real estate broker, bought number 225 in 1922. Now living with four relatives, (Mr. Braddicks died seven years ago), Mrs. Braddicks wouldn't think of selling her home. "Where would I go?" she asks, "I haven't lived in an apartment for fifty years and I'm not about to start now. Besides, I'm deathly afraid of elevators."

Mrs. Braddicks feels that Black people initially moved to Harlem because that's where they could afford the rent. Now there are many people in her immediate neighborhood who both own and live in their homes. While the four rows of houses on these two streets were largely owned by whites when the Braddickses moved in, and are now for the most part Black-owned, Mrs. Braddicks says that the turnover of ownership has been relatively small.

Mrs. Braddicks feels that the designation of her neighborhood as a Landmark Area has made a difference to the residents, not in terms of getting outside money to make repairs and renovations, but in terms of the homeowners taking better

care of their properties and communal spaces. For instance, incidents of vandalism are numerous in the neighborhood, but the gates which provide entrance to the interior courts have been repaired twice in the last two years at community expense. The vandalism, Mrs. Braddicks says, is due to the lack of training of today's children. Many grow without proper parental guidance and therefore cannot cope with life on their own. While the heavy wood and thickness of the old glass in windows and doors contribute to security, children often throw bottles through the panes merely for destruction's sake. While Mrs. Braddicks raised her children in this neighborhood, not always under ideal conditions, they are all college-educated professionals.

Homeowners in the Saint Nicholas District often take boarders. Mrs. Braddicks feels that this is due not only to financial necessity, (taxes have risen to be almost ten times what they were fifty years ago), but also to the fact of "living in a lot of house". A single family unit simply has a hard time filling five stories of living space.

For her own neighborhood, Mrs. Braddicks feels that more trees planted, and better care for the existing ones, would enhance her block. She says that most of the original trees have died and the one immediately in front of her house, which her husband planted eight years ago, has died because of the carelessness of the oil deliverymen. More lights in the courtyards would contribute to the safety of residents and visitors alike, but right now, implementation of these long-needed



improvements is what Mrs. Braddicks would like to see. For the future, Mrs. Braddicks hopes to see more family planning to help control the population so that life will be of better quality for everybody.

MR. AND MRS. WALTER DELEGELL

217 West 138th Street

If Mr. Delegell is typical of the new generation of homeowners, he and his ideas will have as revolutionary an impact on this community's development as his profession of computer technology has had on virtually every phase of modern life.

The neighborhood's problems reflect in part the impact of the drug culture on the entire Harlem community. What Mr. Delegell observes as universal, or not so individualistic about drug addicts, (in contrast to a wide variety of root causes of addiction), is their need for drugs which constantly drives up the price of this hard-to-come-by commodity. The overwhelming majority of addicts resort to crime in order to support their costly habit, which accounts for the increase of muggings and burglaries in many cities. While this is a logical analysis of the cause and effect of this national problem, Mr. Delegell feels that the nationally accepted remedy is not so logical. He asserts that Strivers' Row, his home for one year, provides a microcosmic view of the feelings and reactions of the nation. He says junkies will cease to be created when the flow of drugs is stopped on a national level. Short of this, it is impossible to stop addiction; on a local level, police crack-downs only drive up prices, and this in turn drives the addict to more theft and probably greater violence. Therefore, increased emphasis on police protection of wealth only increases the addict's chances of conflict with the law but is not deterrent from his engaging in criminal activities. Mr. Delegell espouses the view that a more constructive solution to the problem would be to

make drugs legally available to addicts in pharmacies for the price of a pack of cigarettes. This would remove their need to commit crime to support their habits. It would also remove the tremendous profit of the underworld and reduce price corruption. Mr. Delegell feels the medical and social value of this method to be at least equal if not superior to the Methadone program.

Asked how the community can mold attitudes away from drug use, Mr. Delegell responded that it is important for parents to set their children an example of positive alternatives to the life of drugs.

Delegell also analyzed the plight of Black businessmen in urban America. He believes that the new Black businesses in his native Philadelphia and his new Harlem community which have been initiated by community organizations and/or subsidized by the government, will not flourish unless they are economically viable. Using his own profession as an example, he points out that most Black communities cannot utilize such services to the extent that the business could successfully compete with white-owned companies in buying sophisticated new equipment or offering competitively low bids on jobs.

Delegell makes it clear that the larger corporations should be persuaded to give some of the action to Black concerns. This is a valid area for a community to exercise its political muscle. The neighborhood is only as viable as its economy in this society, i.e. money means power and power is the grease that oils the

machinery of general living. In our particular society, the residents of Strivers' Row could wield significant influence in terms of their collective investment in the neighborhood.

Mr. Delegell's feelings as to the correct courses of action are not new but his emphasis is a little different from those commonly held today. Maybe this is the hope held out for future generations - the hope that a fresh point of view or a shift in emphasis can produce the desired remedy for the situation. This is certainly Mr. Delegell's confidence in his generation and himself.

As to his ideas on Strivers' Row and its houses, he is a little conservative in advocating keeping both exteriors and interiors the same, and progressive in that he feels the courtyards and the sidewalks should be given over to the celebration of life and not the sanctification of the auto.

Mr. Delegell and his wife have affirmed their satisfaction with the atmosphere and livability of their new home by stating that they plan only to improve the electrical wiring and do some odds and ends in the way of renovating. Delegell points this out to be the universal drawback to the otherwise great joy of owning an original condition home.

The courtyards and the opportunities for social interaction they afford form too important and viable a space to be allocated to sporadic and sparse use by

vehicles. Mr. and Mrs. Delegell, like other young parents, would appreciate a space close at hand that would afford diversified activities for their children, coupled with space for parents who enjoy sports and outdoor activity.

DR. AND MRS. JAMES JONES

219 West 138th Street

Dr. and Mrs. James Jones have lived at 219 West 138th Street for fifteen years, and are acutely aware of the problems of the neighborhood. They have definite ideas as to the causes and possible cures for them.

Dr. Jones practices at home and several attempts have been made to break into his office with the theft of drugs as the possible motive. It is fortunate for the burglars that they didn't encounter Dr. Jones, for his reputation in the community is that of a "person who doesn't seem too well acquainted with fear." The boastful neighbors speak of the thrashing he gave several toughs who had taken an elderly lady's worship money. It is a great source of pride to them that Dr. Jones is not only an excellent oral surgeon but a courageous and responsible individual who has the courage to force the mob-connected owner of a fleet of trucks to stop parking them on the block. One might say Dr. Jones sounds as tough as Doc Holliday of the Old West, but his tactics have accomplished much for his community and many of his neighbors acknowledge that they may owe their lives to his aggressive tactics.

Mrs. Jones, who is a parole commissioner, would rather have her husband thought of as an excellent dentist first, and second as the community-minded individual who, along with James Banks, reactivated the 138th Street Block Association. Mrs. Jones, whose job often calls for her late return home, also feels that greater emphasis should be placed on adequate lighting in the neighborhood. The Joneses themselves

, have installed lights to make Mrs. Jones' walk from the courtyard to her home a little safer.

Dr. Jones says, besides the continual problem of chasing thieves away from the courtyard, he is concerned with the problem of weekend accumulation of refuse in the courtyard, and is acutely aware of the hazards to health that the mounting garbage presents. It is primarily as a result of his constant prodding that the community has been agitating so vigorously over the elimination of this weekend problem.

It is Dr. Jones' contention that automobiles abandoned in the courtyard are the reason that other vehicles lose essential parts, such as wheels. He feels that once strippers come into the courtyard to strip an abandoned vehicle of usable parts, they attack other vehicles parked in the courtyard safely out of view of the police. Six months of constant calls to the police did not achieve the removal of one such abandoned car.

Dr. Jones would prefer that the experts in crime fighting take the lead in that area. The feeling of urgency in checking the rise of crime in his community has motivated him to assume a role, with other dedicated homeowners, that he would ordinarily shun. With the removal of this duty, by means of increased police protection, Dr. Jones would be able to devote more time to his wife and career in dentistry.

A contention of both Dr. and Mrs. Jones is that homeowners should be made aware of the duties and responsibilities inherent in living in an area such as Strivers' Row. The Joneses state that only after the residents are made aware of their stake in the neighborhood and the advantages of both individual and collective action, can the improvements so necessary to safe and comfortable living be instituted.



MR. AND MRS. JAMES KINLOCH

246 West 138th Street

Mrs. Nellie Kinloch lives with her husband in 246 West 138th Street, almost next door to the Seventh Day Adventist Church on the corner. She had heard that this church was to be torn down by the city and she says that some of her neighbors seem concerned about it. Thus, some confusion among the residents in the Saint Nicholas Historic District becomes apparent as to what is happening and what is planned for their neighborhood. The Saint Nicholas Urban Renewal Area encompasses not just the two blocks which have been designated an Historic District by the Landmarks Preservation Commission, but includes them in the larger urban renewal area. Several years ago, some students from the Columbia University School of Architecture came around asking questions of the residents of Strivers' Row and making suggestions as to what should be done to improve the blocks' appearance and safety. From this and the present Study, together with personnel from, and advertisements about, the Urban Renewal Area, some residents have gotten the idea that money will be made available to improve the interior of their homes. People have applied to the city for loans through the offices of the Urban Renewal Area and have waited literally for years to get even a negative response; it turned out that the Columbia students were merely making a study for their degrees; and nothing concrete has been done by anybody besides the residents themselves to improve their living conditions and their comfort.

Mrs. Kinloch is retired from her job of mail sorter for the railway mail and Mr. Kinloch is also a retired post office clerk. One of their sons lives in an apartment on the ground floor of their house, and another son and his family are buying their own home. There are two kitchenette apartments on the top floor. These tenants help to defray the expenses of running such a large house, and in the early years, also helped to educate the children. One son is a civil engineer with a large Park Avenue firm, and a daughter is comptroller for the Modern School on West 153rd Street.

While living on 138th Street, which she has done almost steadily since 1921, with a six-year interval in which she lived in the Dunbar Apartments, Mrs. Kinloch has seen many people move into the neighborhood and then move on. She mentioned the names of eight doctors, several of whom are now dead. While the Kinlochs were living in the Dunbar, composer Scott Joplin's widow leased their house from them. Samuel Battles, who began as the first Black policeman on the force of New York City and ended as Police Commissioner, lived with his wife in number two fifty-seven.

Mrs. Kinloch would like to see more greenery on her block, and like her neighbors, feels that added lighting would contribute to greater safety. However, the answer to larger social problems which bring about the unsafe and insanitary conditions of crowded and frustrating living, she feels, will come from Black people helping each other with greater community feelings than ever before. The majority of the property owners on her block have always been aware of their advantages and have worked

to keep their environment clean and safe. But they are now also being awakened to widening social consciousness. From small but highly significant beginnings such as these comes the hope for a cohesive and flexible family of man.

DR. AND MRS. FLOYD C. MOURNING

220 West 139th Street

Dr. and Mrs. Floyd C. Mourning moved into their house at 220 West 139th Street twenty years ago. The architect Vertner Tandy altered the interior to create a front parlor. Offices on the ground floor suitable for accomodating Dr. Mourning's practice already existed. Besides his private practice, Dr. Mourning has worked for the city's HIP program for many years, and also set up a clinic with several of his colleagues for the benefit of Harlem residents. Mrs. Mourning herself worked for the city of New York for many years.

When the Mournings first moved to 139th Street, they felt free to leave their front door unlocked, and never thought of being robbed. There were few children on the block, and certainly no dope peddlers. Even now, when things are much less safe, they wouldn't consider selling their home. "We'd only end up paying \$300 to \$400 a month for less spacious living," says Mrs. Mourning.

Mrs. Mourning pinpoints three specific areas which contribute to the growing fear of robbery and personal attack in the neighborhood. First, while residents of 139th Street have done much privately to keep their neighborhood clean and safe, the tenements of nearby streets are overcrowded and run-down, breeding places for potential crime of all sorts. Dr. Mourning has been held up twice in his ground floor office. Mrs. Mourning now feels trepidation at going to the post office on the corner. In 1962-3, the three rows of houses from 140th to 143rd Streets,

between Seventh and Eighth Avenues, were supposed to be torn down to make way for new and better housing. However, nothing came of the plans for those houses on 140th Street, and crime has steadily risen.

Mrs. Mourning also points to a particular store which has become a menace to the neighborhood. All sorts of unsavory people congregate there. This store provides a haven for criminals. A section of the block tends to be more run-down and less well taken care of because most of the houses are owned by absentee landlords. Where some of these people may formerly have been persuaded to sell to buyers who would live in their own homes, this is no longer the case. Since the area's designation as an Historical District in 1967, Mrs. Mourning feels, the absentee landlords have recognized the value of their property and have refused to sell.

A third factor which makes it easier for people with bad intentions to operate is the fact that the shade trees obscure the street lights at night. Still a great advocate of trees on the block (which incidentally has many more trees than 138th Street) Mrs. Mourning feels that added lighting would contribute to safer evenings for residents. She has received a verbal promise from the City for added lighting. While it has been suggested that these two streets be closed off to make the blocks quieter, Mrs. Mourning pointed out that they are thoroughfares for the Harlem Hospital ambulance, and as such must be kept open. Too, the patients of the ten doctors on the block rely on automobiles to reach the doctors' offices.

DR. AND MRS. RAYMOND RANSOM

204 West 139th Street

Dr. Raymond Ransom, a young doctor, who recently (in September 1972) moved with his wife and two young girls from Riverdale into Strivers' Row, is quite conscious of the import of his move. Although Dr. Ransom had some reservations about setting up a private psychiatric practice at his residence, he is resolute in his conviction that young Black professionals must become aware of the problems facing the Black community, recognize the opportunities to build a good practice and, in so doing, help build a socially and economically viable Black community.

Dr. Ransom's convictions developed while he was growing up in South Carolina and New Jersey, and blossomed during his training at Harlem Hospital. His active interest and participation in drug rehabilitation programs in the community has further reinforced his belief that the community should induce young Black doctors to 1) take their training in Harlem or other Black communities, and 2) stay in those communities after training, to provide expertise and economic stability. Ransom feels that this can be accomplished by educating doctors to the possibilities of making an adequate income in a pleasant, secure environment.

Dr. Ransom agrees with Walter Delegell, a Howard University classmate, that individual interests should be represented by a larger neighborhood association, since all their problems are basically the same, and the possibilities of affirmative action are greater when large groups apply the pressure. "It's

ludicrous," he says, "to spend so much time and money on beautification of two blocks and turn the corners of Seventh and Eighth Avenues and be visually assaulted by some of the worst conditions in urban living..."

In starting his practice in his residence at 204 West 139th Street, Dr. Ransom is aware of the problem it poses to family life, in that his office will be the scene of emotion-charged encounters and the problem, shared by all doctors in the area, of the possibility of break-ins for drugs. His solution to the first problem is to cordon off living area from work area and have a receptionist monitor visitors' movements. The latter problem is addressed by a screening process and other security measures, coupled with advertisement of the fact that there are no drugs on the premises. Dr. Ransom makes it quite clear that these are only localized ad hoc methods and that real curtailment of the drug menace is better addressed on a national level. Unlike Delegell, Dr. Ransom doesn't feel that it's possible to take profit motive out of the billion dollar a year drug business and that the easy attainment of a drugs for addicts program would meet with no more success than it met in England. His feeling is that only through positive national action, on many levels, can the problems causing drug addiction and drug-related crime be resolved; and that current drug-maintenance programs are merely national ad hoc solutions.

Dr. Ransom feels there is a tremendous need for more psychiatric expertise in the Harlem area. With the exception of Harlem Hospital's psychiatric services, there

are only two other practicing psychiatrists in the central Harlem area. He feels the community should be able to provide most, if not all, of the necessary services.

Aside from these over-riding concerns with their new neighborhood, Dr. and Mrs. Ransom intend to maintain their home, bought from a retiring doctor who wanted another doctor to have it in its present condition with only a few modifications. The home will be a place of intense use just as is their back-yard. Mrs. Ransom agrees with her husband and the Delegells that the courtyard is much too valuable a space to be utilized just for parking cars. They also realize that a preliminary step to increased utilization must be added lighting to make both front and back-yard spaces safe.

Just as Dr. Ransom is quite confident that the future holds group medical practice as the most viable private practice system, he is just as confident that group participation in community affairs is the key to success. In both instances, the members reduce individual expense by sharing costs and liabilities, while also sharing the benefits of a diversity of pooled skills and economic operation, and profiting from the political effectiveness of strength in numbers.



DR. AND MRS. F. THEODORE REID

211 West 138th Street

Dr. and Mrs. F. Theodore Reid bought their house at 211 West 138th Street in 1927. Dr. Reid, who graduated from McGill University with an MD degree, maintained a general practice in his home for fifty years. Though semi-retired now, Dr. Reid's practice was city-wide at one time. He has been affiliated with both Mt. Morris and Mt. Sinai Hospitals and has done some work at Harlem Hospital. Besides serving his community through his general practice, with a specialty in obstetrics, he was on the Selective Service Board under six different presidents. The Reids, always concerned and active citizens, moved to the study area primarily because it was a quiet and safe place to raise a family.

While Dr. Reid maintained a large and busy practice, he also found time for contributing much of his time to such philanthropic organizations as the Jamaican Benevolent Association and the Jamaican Progressive League. The Benevolent Association is a local organization which was formed to aid Jamaicans who reside in New York. The Jamaican Progressive League is an international concern which sponsors civic, social, and political affairs both here and in Jamaica. The Board of Directors, presided over by the son of one of the original founders, forms the policy guidelines by which the League operates. Jamaican by birth, Dr. Reid also acted to alleviate the problems rampant in his adopted country. He and his wife have given scholarships to Campers' Aid, an organization which made it possible for city children to visit the country during summers. They have held

drives in the basement of their own home to raise money for these things and also for collecting clothes to send to American sharecroppers.

Mrs. Reid was born in East Orange, New Jersey. Her father, William H. Thompson, was the first Black postman in that state. After her marriage, Mrs. Reid, besides organizing and contributing much to the charity work her husband was involved with and raising two children, supervised the modernization of their home. New wiring and heating facilities were necessary with the wide-spread use of electricity. New plumbing facilities were required.

Despite the fact that Dr. Reid was denied access to hospitals in the early days, his practice continued to grow. With obstetrics as a specialty, he often had to make house calls. Both he and his wife have always been motivated by a desire to help Black people, dedicating their lives to this purpose.

With respect to the designation of the neighborhood as an historical district, Mrs. Reid feels that repair and rehabilitation of facades should have priority. Since absentee landlordism really got a foothold during the Depression, the caliber of tenants varies in the neighborhood. Nevertheless, there has been an unusual sense of community over the years. At the present time, under the study which is now in progress, the garages should be fixed up or torn down to make way for new ones. At the same time, the designation represents a long-overdue acknowledgment of the historical and human importance of the neighborhood.

Dr. Reid feels that the historic designation will make a difference in terms of the community's approach toward city agencies and organizations. The present study will enable residents to speak with authority on the history and architecture of their neighborhood. Also, he feels it important that the general appearance of the neighborhood be uniform. However, the most important and significant aspect of the study will be the possibility of individual residents receiving loans to effect repairs.

MRS. THELMA C. ROBINSON

213 West 138th Street

The house at 213 West 138th Street came into the possession of the William J. Carter family in 1919. Dr. Carter was a chiropodist and practiced with his brother Emmett J. Carter at 213 for over forty years. Dr. William Carter was one of New York's leading chiropodists, licensed in two states. He was affiliated with the New York School of Podiatry over his long career, and students were often sent to him to learn his techniques. Besides treating hundreds of local people, Dr. Carter also had such well-known Broadway theater people as Marilyn Miller, Florence Mills, Bojangles Robinson, and many others as patients. Even though he was kept extremely busy by his large and successful practice, Dr. Carter found time to contribute much of his time to the Grand Street Boys. In fact, he made a bronze cast of the famous feet of dancer Bojangles Robinson which is on display at the club today. He was also a member of both the Elks and the Alpha Bowling Clubs.

Though he was born in the south and lived in both Massachusetts and New Jersey during different phases of his life, Dr. Carter moved to West 138th Street in Manhattan for several reasons. He was primarily motivated by a desire to have his office in his home. Also, of course, the neighborhood provided a safe and quiet place for a growing family. Though he often put in a twelve to fourteen hour work day, Dr. Carter donated some of his time to the blind. At the same time, he spent a great deal of time making house calls. In those days, doctors felt safe in making house calls due to adequate neighborhood police protection and the fact that crime rates were relatively low to begin with.

Dr. Carter's wife, Ottawa, to whom he was married for almost fifty years, was also very active in community service. She was the first president of the 138th Street Block Association. Dr. Carter is well remembered in his neighborhood as a dedicated physician and a kind man. Upon his death in 1953, he left his home to his daughter, Mrs. Thelma Robinson, who continues to live in this house.

Mrs. Robinson, a graduate of Hunter College, worked for the Department of Labor for many years. She has been very active also in community affairs and is a member of the 138th Street Block Association. Remembering what the courtyards between neighborhood houses used to look like, Mrs. Robinson has definite ideas of what changes she would like to see in terms of renovation and rehabilitation work in the immediate environs. When the Carter family moved into the house the courtyards were paved, and in the intersections of the long and transverse alleys were mounds some fifteen feet in diameter filled with fountains and flowers. While these mounds had later to be removed in order to permit passage of Sanitation Department trucks, the condition of the courts could now be improved. One way to do this would be to renovate or rebuild existing inadequate garages. New paving and increased lighting would both enhance the beauty of the courts and improve safety. Simultaneously, perhaps, a few more trees would add to the beautification of the area.

However, Mrs. Robinson, who uses her backyard extensively, feels that the courtyards should be kept for neighborhood use as the problem of vandalism might increase if the courts were turned into recreational spaces. Too, she feels that part of the

solution to recently increased crime rates will come when the city decides finally to take action on putting up better housing in the neighborhood just north of the study area. At the same time, she reports, robberies and incidents of brick-throwing vandalism have been cut down with the repair of the gates in the ends of each block.

In terms of the future of her neighborhood, Mrs. Robinson will continue to contribute unstintingly, as she has all her life, and as did her parents before her, to the betterment of the community and its residents.

MRS. ISABELE TALIAFERRO SPILLER AND MISS BESSIE TALIAFERRO

232 West 138th Street

On 9 February 1920, a talented family of musicians moved into Strivers' Row. They were William N. Spiller, leader of the Musical Spillers, and his wife, a Philadelphian who had graduated from the New England Conservatory in 1909.

It all began around 1912, when Spiller organized a band, consisting of three men and three women, called the Musical Spillers, which had considerable success on the vaudeville circuit. In 1918, when the Musical Spillers were about to leave for an engagement in London, one of the girls sprained her ankle and had to be replaced immediately. Spiller had heard of Isabele Taliaferro and invited her to join the troupe. Upon their return after a successful tour in Europe, Spiller and Miss Isabele Taliaferro decided to marry.

Then, in 1920, they bought the house at 232 West 138th Street, where Mrs. Spiller still lives with her sister, Miss Bessie Taliaferro. Having lived on the block for more than fifty years, the sisters have seen many famous people who lived there, and have been intimate friends of many of the most talented and well-known among them.

Before she had joined the Musical Spillers, Isabele Taliaferro had given music lessons at her home in Philadelphia and had cherished a dream of starting

a music school. As Spiller shared this vision, they decided to start one together in their home. It was called the Spiller School for Music (in order to distinguish it from the group of musicians) and was opened in 1926. Isabelle had a degree from the New England Conservatory of Music and from Teachers' College of Columbia University. She also studied piano with Melville Charlton, a student of Dvorak, and she learned many other instruments from Spiller. By this time, she was proficient on the organ, piano, and mandolin, all three of which she had grown up with, and had learned zylophone, E<sup>b</sup> sax, B<sup>b</sup> tenor sax, trumpet, trombone, clarinet, oboe, and bassoon from her husband. She taught all these instruments, as well as percussion, to students who entered the school. At the same time, Miss Bessie Taliaferro was secretary for the school, ran the household, and taught theory and elementary piano. She was the main organizing force behind much that went on in the Spiller School for Music.

In the twenties, while the two sisters ran the school, Spiller himself was touring Europe, Africa and America, finding tremendous success and acclaim through that decade and the next. His headquarters were at 144 West 53rd Street, very near to the Clef Club, which boasted over a hundred Black musicians. As they would pass Spiller headquarters on the way to and from work, Spiller often picked up performers for his act from the Clef Club. The Musical Spillers Act grew rapidly from six to seven to eleven members and kept growing larger. Spiller ran the group with a tight rein, and actors were fined for being late to rehearsal, for missing shows, etc. It was billed as the biggest vaudeville musical act, Black or white, to tour



Europe and America in the twenties.

The Musical Spiller act and the school which the Spillers ran with the aid of Miss Taliaferro attracted musicians from all over the country. Thus many talented, creative people came, visited or stayed at 232 West 138th Street over the years. Musicians who might come for several lessons were given food and shelter and those who came to study in New York for longer periods were always welcome for longer. (For a list of those people who stayed or lived at number 232, see the Section "People: Past and Present" of this report.)

In 1939, while her Spiller School for Music prospered, Mrs. Spiller became deeply involved in the musical end of the New York World's Fair. In her capacity of administrator and subject supervisor, she was in charge of the World's Fair music educational program. She also organized classes for professional musicians who were out of work. Miss Taliaferro, while immersed in her work of teaching and helping to run the house and school, was a First Aid Instructor during the World War which broke out soon after the 1939 Fair, and she was a Grey Lady at Harlem Hospital for many years. The Spillers had pupils coming from as far as New Jersey for lessons and they sent many students on to conservatories in New York, such as Juilliard and the Manhattan School of Music. Many of the musicians made their livings by playing for weddings and parties. Once Mary Lou Jackson came to the school from Oberlin and made a living to support her mother by playing frequently at social functions, often until three or four in the morning. She went on to NYU for a higher degree and is now head of the Music Department of JHS 136.

Later, in the thirties and forties, Spiller students took part in the Music Education League, winning medals in all competitions given there. These years were hard ones for many students for it was hard for Black musicians to get jobs. However, one of Mrs. Spiller's students went on to become President of the Musicians' Union.

Mrs. Spiller and Miss Taliaferro are financially hard-pressed to keep up their home, and age has taken its toll, but they continue to contribute to the world of music. They are writing a book for Howard University about Mrs. Spiller's experiences, and they make it possible for students to live in their home. In these ways, both women have contributed immeasurably, and have lived lives dedicated, to music.

MR. AND MRS. JOHN WALKER

246 West 139th Street

Mr. John Walker and his wife Dolores have the advantage of seeing the Saint Nicholas Historic District from the vantage point of residence and business ownership. Mr. and Mrs. Walker have lived at 246 West 139th Street for 16 years and have operated their Sugar Bowl Luncheonette at 2340 Seventh Avenue for 26 years, and are therefore able to evaluate the changes the community at large has undergone.

Mr. Walker feels that the historic designation of the study area has the advantage of stabilizing property values and regulating the standards of work done to the facades of the buildings within the district. Unfortunately, the designation has not been able to eliminate those problems that plague him and other businessmen of the area. Therefore direct personal action is called for. One of these problems is armed robberies, which he avoids, in part, by an early closing hour. Another problem which all business establishments of the area must contend with are forcible entries. Mr. Walker has answered this problem with the installation of an expensive and elaborate burglar alarm system. Patrons have also been discouraged from frequenting a few businesses because drug addicts and dealers have utilized them as places of transactions. Mr. Walker has circumvented this problem by asking these individuals out of his establishment, when he has satisfied himself that an attempt to transact is taking place. He has taken a further step of eliminating the phone numbers from his bank of phone booths so that no one can

use his luncheonette as a switchboard for their incoming calls.

Unfortunately Mr. Walker cannot take such direct actions as previously illustrated to protect his business when it comes to the reluctance of the residents to come out of their homes, much less patronize any businesses, after sundown for fear of being mugged or otherwise violated. Walker feels that much of the crime that plagues the community is a direct result of the drug traffic and addiction problem of the youth. It is true that he cannot single-handedly correct this ill, but in his long history as a basketball coach in Harlem's amateur leagues and his association today with the Biddy Leagues (ages 9 to 13) he has attempted to address one of the causes of addiction. This cause he feels is a lack of positive alternative activities which athletics provide. These items, briefly discussed, stand out in Mr. Walker's mind as those considerations the Harlem businessman must be constantly aware of. The elimination of these social ills along with the upgrading of the business skills of the new Black businessmen would do much to insure the success of the Harlem-based establishment.

As regards their residence in the historic district, Mr. and Mrs. Walker feel that they could be satisfied living nowhere else in New York as they are in Strivers' Row. They speak of being fortunate in raising two sons to their ages of maturity without them falling prey to the hazards facing the youth today. Mr. Walker feels that the designation, the feasibility study and the implementation of recommendations into concrete physical changes would go a long way to insure the viability

of family life in his community. As Mr. Walker is a man of direct action in meeting specific problems, he feels that return of the interior courtyards to use as common meeting spaces would adequately address the problem of low community communication levels. If the community has more of an opportunity for social discourse, the possibilities of concerted cooperative actions are greatly increased. Mr. Walker feels that parking is the next problem to be addressed. His solution is that part of the courtyard be given over to parking and a retiree be employed to oversee the operation.

Mr. and Mrs. John Walker are among the many residents of Strivers' Row who worked uncessingly towards the betterment of their community. The historic designation is one of the fruits of their labors. They state that this designation without physical change to bring the area up to desired and/or designation standards, would make the fruits of their labor bitter indeed.

MR. JOHN LOUIS WILSON, FAIA

209 West 125th Street

Early in the summer of 1922, a young man from New Orleans arrived in New York to study at Columbia University. Just as he was leaving the station, he ran into a friend who suggested that he might find a room with some people who lived at 202 West 138th Street. He was thrilled to be able to stay in a neighborhood of such high social and professional reputation, and he has maintained connections with the neighborhood ever since, both through friendships with the people who live there and through his work on the buildings. That young man was John Louis Wilson who is now a Fellow of the American Institute of Architects.

After his first summer, living at 202 and eating at the local YWCA, Mr. Wilson moved nearer to Columbia to pursue his architectural studies. While studying, he worked for the eminent Black architect, Vertner Tandy, whom he remembers as an extremely articulate man. Tandy told him that while he had been an undergraduate at Cornell University, around 1905, there had been seven Black students there, of whom three had been interested in either architecture or engineering. Mr. Wilson views this as indicative of the fact that sons of middle- and upper-middle class Black families were pursuing the American dream.

Graduating in the midst of the Depression, young Wilson, like most of his classmates

discovered that employment in a private firm was hard to find. For many years, he worked for the city. He has had his own practice at 209 West 125th Street for the past twenty years. His connection with the Saint Nicholas Historic District, going back to 1922, continues to the present day. In the course of his practice, he has done many alterations on houses in Strivers' Row, installing sprinkler systems in some that were converting to multiple-dwelling use, or converting ground and second floor rooms into office space, as he did for his friend, Dr. George D. Cannon, who still practices in his home at 216 West 139th Street. Wilson also divided the house of Dr. Hudson Oliver on West 139th Street into apartments, and did less drastic alterations also at 245 and 250 West 138th Street.

Even as he altered the interiors of his friends' houses, however, Wilson fought the Building Department to keep the buildings classed as single-family dwellings. There has always been strong feeling in the neighborhood that multiple dwellings would tend toward instability and greater tenant turn-over. Thus, when he drew up the plans for his friends the Turners, both of whom were very active in New York City public education, he attempted to maintain the building as a single-family unit. Though in later years economic circumstances forced many of the owners to keep rooming houses, the strong feeling remained that the homes should be kept as homes. While taking in roomers started as an ad hoc solution to the crushing financial burden of maintaining a private home in an urban setting, it has turned out to be a permanent "structure of survival". It is amazing that, despite this development, the atmosphere of stability and caring has been so well preserved.

Mr. Wilson feels that the designation as an Historic District has not yet made much difference to the residents. First, while it might have been expected that the designation would stimulate a rise in property values, that has not been the case. Second, there already existed strong and cohesive community feeling among the residents of these two blocks. This feeling has been turned into constructive and far-reaching action by the formation of two block associations. Thus, there has always been awareness and activity on the part of the residents in keeping up their blocks. Mr. Wilson feels that, now, for the first time, it is possible for the designation to become an effective tool in the upkeep of the exterior and communal spaces which the area encompasses. The present Study is under the auspices of the Landmarks Preservation Commission through the Housing and Development Administration, and the Study could make possible the implementation of carefully studied and permanent changes which would not be dependent on the financial resources of the residents.

Mr. Wilson's practice naturally expanded far beyond interior alterations in Strivers' Row. He has done many commercial alterations in the Harlem area, and also is responsible for a good deal of fine residential work. He designed the recently completed Beth-el Houses on 132nd Street between Lenox and Fifth Avenues, which are noteworthy for the beautiful as well as functional details which spell the difference between mere living and good living. His firm was also one of the seven which were associated in the design of Harlem River Houses, one of the earliest, and still considered one of the best-designed, public housing projects in the city.



He recently attended the New York City Housing Authority's thirty-fifth anniversary celebration for Harlem River Houses, and reports proudly that the sycamore trees on the grounds have now reached a height of 40 to 45 feet.

Having worked successfully in so many facets of his profession, Mr. John Louis Wilson has managed to combine, very successfully, art and business in a society which is often alien to the former. His success has just been crowned with the ultimate honor of his professional peers, who have elected him to the College of Fellows of the American Institute of Architects.

MS. ESTELLA V. WRIGHT

226 West 138th Street

The Harlem Center of the Rosicrucian Anthroposophic League is located at 226 West 138th Street. The Rosicrucian Order blends philosophy and religion into works which are dedicated to the amelioration of man's psychological plight. The philosophy of the Rosicrucians encompasses a mixture of Christianity and mysticism. Its ethics are based on Christ's teachings and there is a very positive emphasis on helping others. The Rosicrucians believe that as we approach the truth, we also become free; free of delusions, free of prejudice against other people, free of much of the desire for material things which now clouds our minds and makes us greedy and hateful. (Material needs are met, in any case, as needed.) At the same time, in order to attain the highest truth, one must be in accord with the forces of Nature. A real adept is so in tune and thinks so positively that he is able to harness the forces of Nature and make them work for him. Christ was a true adept, in fact, himself a natural force given physical form. The philosophical foundation of the Rosicrucians, as stated in the sacred books, is the belief that knowledge is freedom. As one attains knowledge, through reading the Rosicrucian treatise, Towards Self-Mastery, through discussion and good works, and through comparison of personal knowledge already attained with Rosicrucian knowledge, one must necessarily share it with others. Knowledge cannot be kept to oneself.

At the head of this humanity-oriented organization in Harlem is a woman of many talents. Ms. Estella V. Wright moved to the Rosicrucian headquarters in October

of 1936. The League was incorporated in March 1935, and before that time, Ms. Wright says, she wasn't attending church. But the philosophy of the Rosicrucians appealed to her and made sense. Since that time, and in the spirit of the Rosicrucian philosophy, Ms. Wright has lived a life devoted to the betterment of others, both through art and through positive actions. Born in the South, she came to New York at an early age to become a nurse. However, finding that she had a great deal of natural artistic talent, she turned to the Art Students' League to study. She has been a prolific sculptress, and her work includes a bronze bust of Eubie Blake at the Museum of the City of New York. Pictures of some of her work are on display at the Historical Society.

In addition to working at her own art and teaching art to others at the Art Students' League, Ms. Wright was a Red Cross worker at Harlem Hospital for seventeen years and headed the workers for some time. This past summer she worked for the Afro-Arts Cultural Center. Always concerned for others and for the environment in which we must live and work, Ms. Wright is a member of a multitude of organizations dedicated to the preservation of natural things. She also belongs to the YWCA, the Art Students' League of New York, the Carnegie Institute, the American Red Cross, and, of course, the Rosicrucian Anthroposophic League. Ms. Wright is listed in Who's Who in America.

Concerned as she is with mankind in general, and the people of Harlem in particular, Ms. Wright still finds time also to be deeply concerned about her immediate neighborhood. She has found that the residents of 138th and 139th Streets

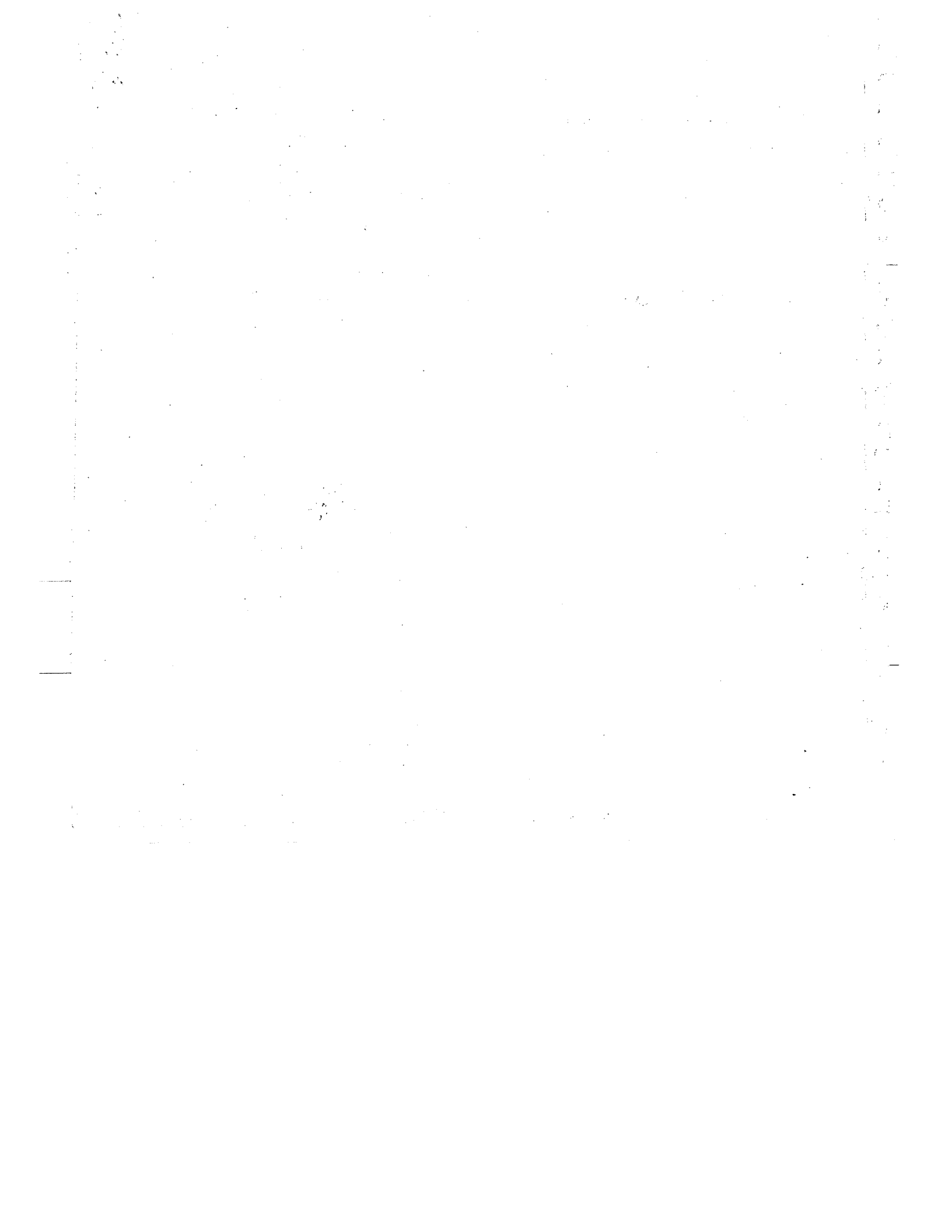
have always been aware and have always cared about the upkeep of their properties and the safety of their neighborhood. The Block Associations have been very useful in channeling action and in making the people more cohesive in dealing with common problems. As Ms. Wright says, "Organization in the right direction works." Thus she sees the present Study and historical designation as being vital in terms of the results they can achieve in conjunction with the efforts of the residents themselves.

She feels that the alleyways could well be turned into communal spaces, which would enhance not only the physical beauty of the neighborhood but also the human ties between neighbors as they participate in community activities or just sit quietly, conversing and getting to know each other.

At the same time, and as could be expected, Ms. Wright takes a serious interest in the welfare of the trees on the block, and would like to see more of them. She feels that beautiful teachings should have beautiful surroundings, and maintains a lovely garden of ivy, colea, and hydrangeas in back of 226. She feels that window boxes in front of individual homes should not be uniform, but should reflect the taste and desires of the owner. After all, she says, what she finds beautiful might not be so to another. More lighting would contribute to the safety of the people at night and a "broom brigade" would make certain of the cleanliness of the block. Retired men and women could retain their usefulness to themselves and to society by helping with the maintenance of cleanliness

and by giving lectures to others on the necessity for and the accomplishment of it. In these ways, then, the relationships between people would be reinforced in positive ways, and the historical preservation of the facades of the buildings, while important, would be secondary to the recommendations for bringing people together.

Thus Ms. Wright, who has selflessly dedicated herself to work for others all her life, has a comprehensive view of the multiple and varying ways in which man may be brought closer to God, to the natural world, and to himself.



# The Block Associations





ONE HUNDRED THIRTY EIGHTH STREET BLOCK ASSOCIATION

STANFORD WHITE LANDMARK AREA

The most striking features that the 138th Street Block Association shares with the King's Court Association are their common ideals and purpose and deep commitment to each other as well as the preservation of their neighborhood.

The 138th Street Block Association is aware and justifiably proud of the history and architectural significance of its homes. Members have been striving to maintain the appearance of the buildings to the best of their ability since the Block Association was organized almost 45 years ago. James Banks, one of the five members of the Board of Directors of the Association, can testify to the fact that the area has seen considerable change. Mr. Banks was born in his family's house on West 138th Street, and his mother helped organize the Block Association. She can report on the changes in the block and the activities of the Association since its inception.

Mr. Banks states that the residents of that era of the Association's history were Dr. Conrad Vincent, first organizer of group practices to address local needs; Dr. Wiley Wilson; St. Samuel Battles, first Black lieutenant on the New York City police force; Dr. Carter, a chiropodist; Dr. Roberts, first Black dentist in the area; and Mr. James Banks, Sr., also a dentist. Mr. Banks further recounts that the prime concern of the Association, in that period of its history, was the maintenance of the beauty of the area. Maintenance

of the area is still of paramount importance, but the Association has found that encroaching sanitation problems, violence and criminal activities have become greater concerns.

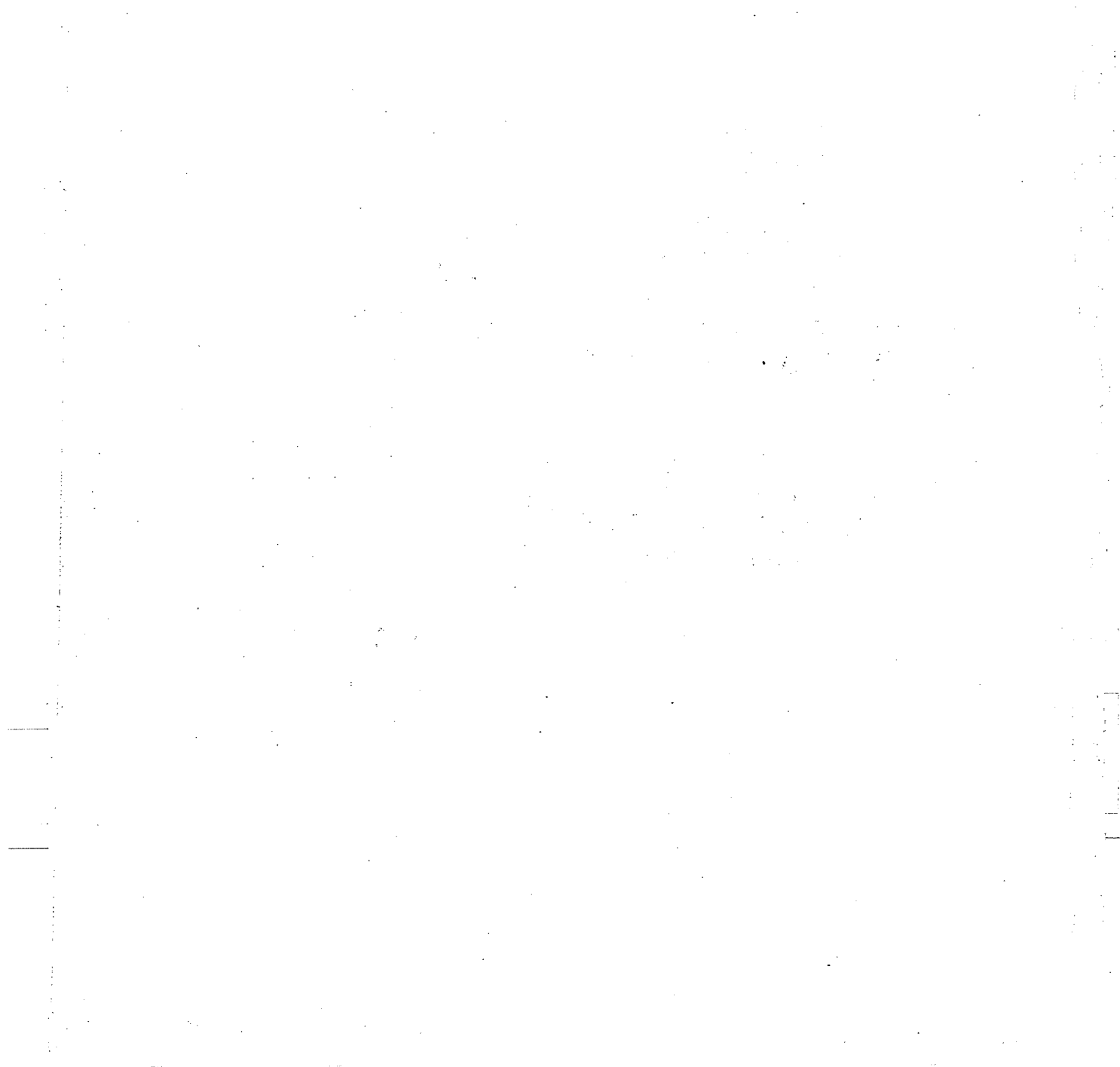
This Association acts in close cooperation with the King's Court Association because both organizations have this common goal of gracious living and the safety of individuals, using every tactic possible to attain this ideal. The fight has been waged on a broad front, from saving homes from demolition to continued courtyard sanitation pick-up after the Sanitation Department made attempts to have pick-up take place in front of the homes. The Landmark designation was a result of their agitation and protest. Increased foot patrols are the result of the organizations' constant pressure on the Police Department for protection. Spokesmen for the Block Association do not see this protection as sufficient to deter the violence in the courtyard. Several muggings and assaults have taken place recently, some resulting in death to residents.

Mr. Banks states that the Association has used its treasury resources to pay for the courtyard gates bought jointly with the 139th Street Block Association. He feels it important that, even though many of the homeowners are on fixed incomes, they still feel that it is their responsibility to maintain the standards. This contribution of personal resources for the good of the community is a continuing attitude of the neighborhood. The financial resources of the Association are to be utilized to buy out the few absentee landlords remaining

in the community. As a result, the Association hopes to find homeowners who share the same community ideals.

As an indication of the honest commitment these residents have made to their block and fellow residents, each and every homeowner has the phone numbers of those residents in front and back of him in order to alert that neighbor to some danger of which he might not be aware. Sometimes, when there is no response to the alarm, the caller takes preventive action, often at considerable personal risk.

The latter attitude seems to be the most characteristic of this Block Association as it is with the 139th Street Association. During a period when the urban byword is often "mind your business and don't get involved", these neighbors are concerned with their neighborhood and very definitely getting involved.



KING'S COURT ASSOCIATION OF 139TH STREET

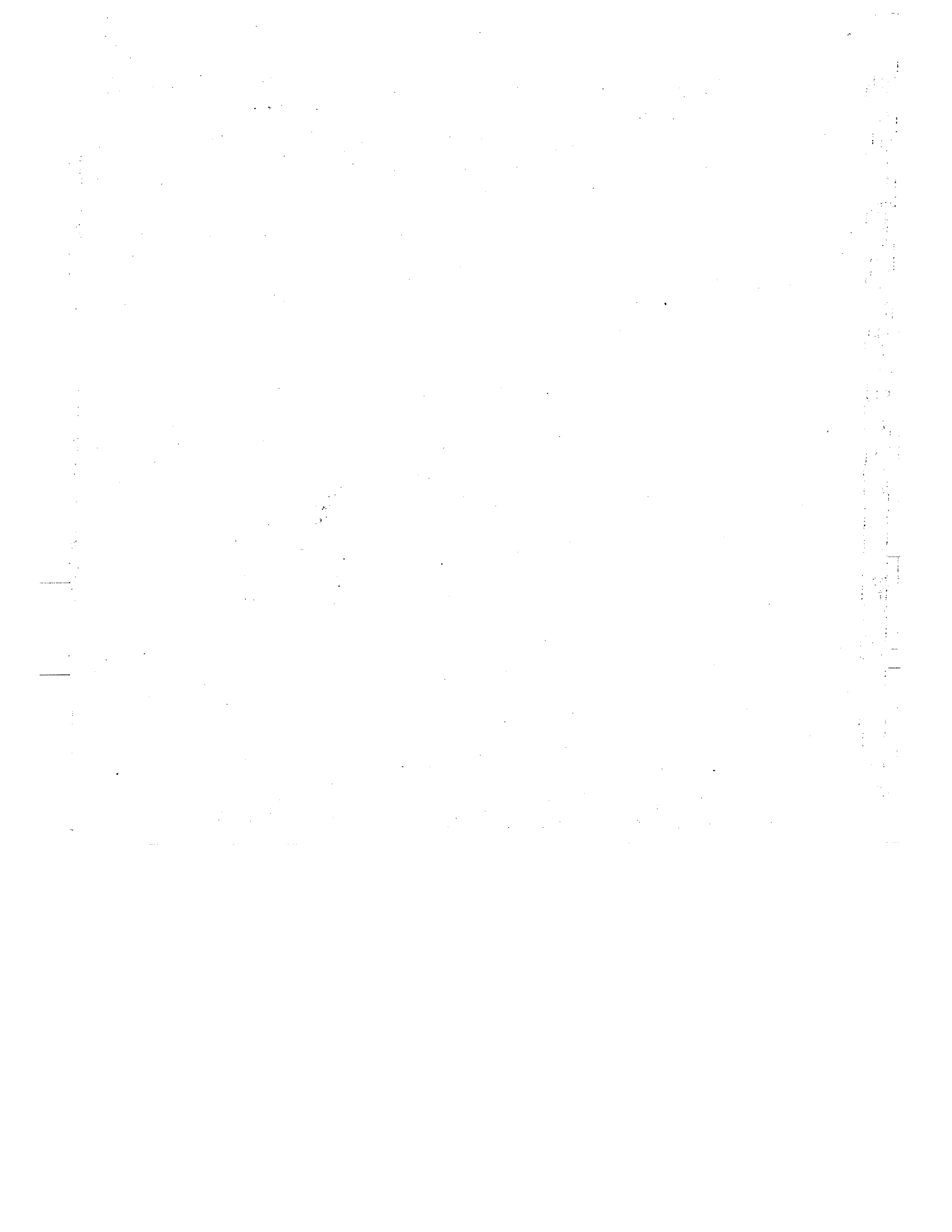
"We, of the 139th Street Block Association, intend to bring the block back to its original state of dignity and gracious living with all the attendant benefits of safe living." These were the words of Attorney Frederick Samuel, President of the Association, indicating the future direction of his organization. This attitude seems to be in complete harmony with the program which awards a prize to individual homes for Christmas decoration. This program was begun as a prime concern of the Association at its inception. The differences between the original organization and that of today, however, can be measured by the size and seriousness of the problems confronting Mr. Samuel and his Association.

The King's Court Association of 139th Street formalized the locally famous array of house-front Christmas decorations with an award for the best individual display. The young Association, which includes such distinguished homeowners as Fitzgerald Devonish, Booker T. Washington, III, Supreme Court Justice Oliver T. Sutton, Howard Sanders, Reverend James Hicks, and Drs. Patrick, Samuel Jenkins, James Parris, and Floyd Mourning, soon was involved in making lasting improvements for the benefit of the entire block. One of the first such projects, which marked the turning point in the Block Association's attitude from social events to community responsibility, was the replacement of some gates to the interior courts. The new gates improved the appearance and the safety of the community as a whole and significantly, were paid for by the homeowners as a collectively self-taxed body.

This precedent-setting action has been followed by other community-minded projects. The thirty active members who meet each month at 200 West 139th Street are struggling to obtain increased police patrols, greater courtyard security and improved sanitation pick-up, to name a few of their current concerns. The members feel that their concerted action is essential to combat such occurrences as the frequent burglaries of homes; the dumping of garbage into the shared courtyard; and the increased street violence, which culminated on Thanksgiving Day, 1971, in the finding of two bodies in the courtyard. There are many testimonials to the problems. One house was broken into twice in ten days, and several armed homeowners have detained persons caught in the act of entering their homes from the courtyard. The reported figures on the increase of violence, as the association stresses, do not accurately reflect the enormity of the situation, since most incidents are not reported. Doctors who have been victims in their own offices and homes state that they practice now with arms at hand. Homeowners take it upon themselves to clean up wind-blown trash or pick up spillage in an effort to maintain the appearance of the neighborhood. These few individual efforts are augmented by the concerted political pressure the Block Association brings to bear on those agencies responsible for action.

The members of both the 139th Street and 138th Street Block Associations are familiar figures in the sanitation and police precincts in their agitation for better service. Mr. Samuel reports that service has improved in direct proportion to the agitation, saying, "This is the best weapon we have in this war for the protection of our families and homes...political cohesiveness and action." A

further prerequisite for success is replacement of absentee landlords by concerned and responsive resident-owners. It is the resident-owners who have achieved many of their demands, not the least of which is this very landmark designation, which came after a long and arduous struggle on their part.





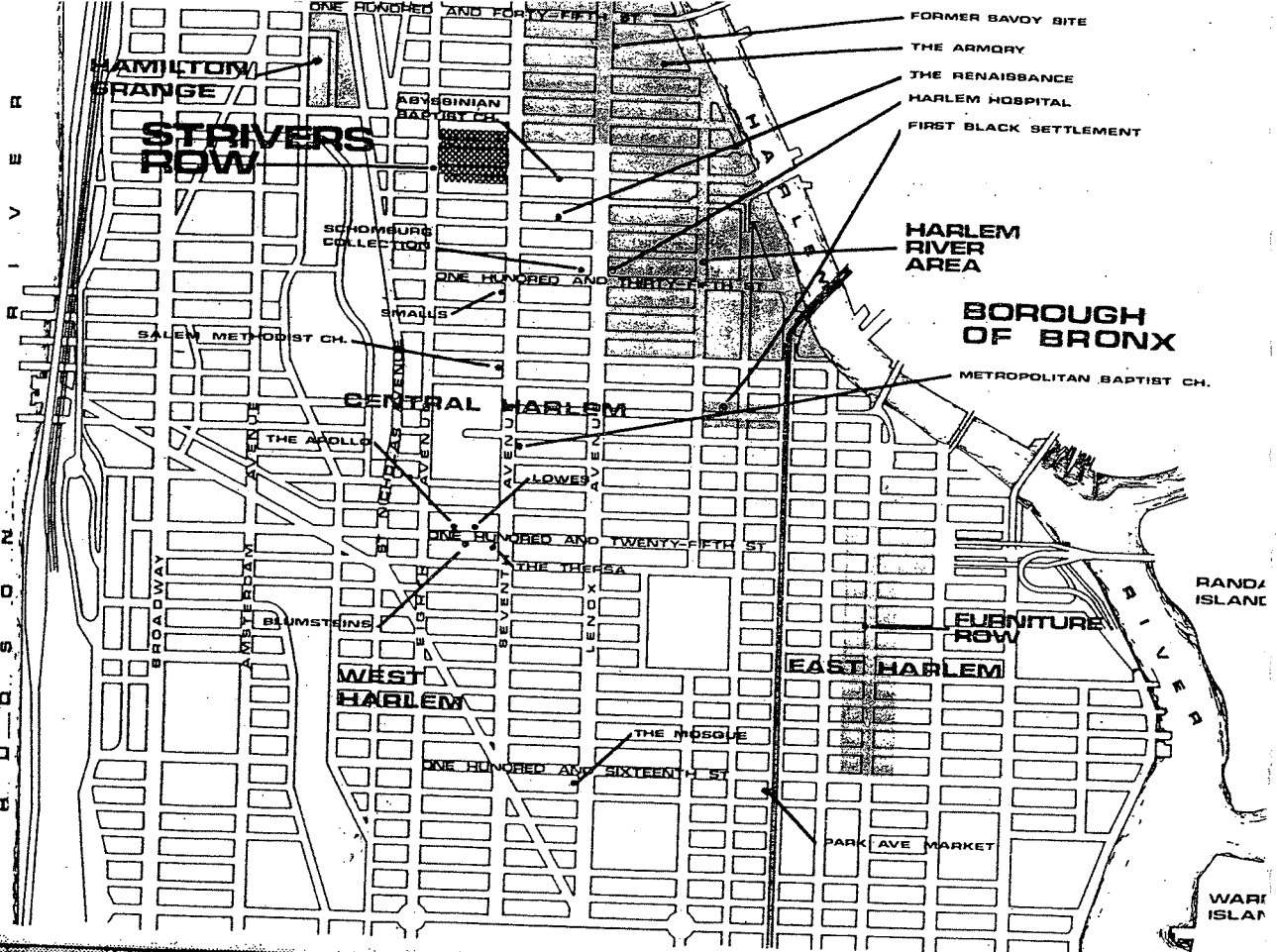
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SOME LANDMARKS

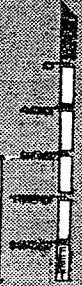
The accompanying GRAPHIC is presented to specifically highlight again some of those points and places within the Harlem community having particular historical importance to the Black experience. It is not our attempt here to present all such landmarks as in acknowledgments this becomes virtually impossible, but rather to single out those more generally familiar to the majority.

In fact, any individual home of a Black family, or even a room within that home, as it becomes a witness to the struggle for survival, becomes a landmark.

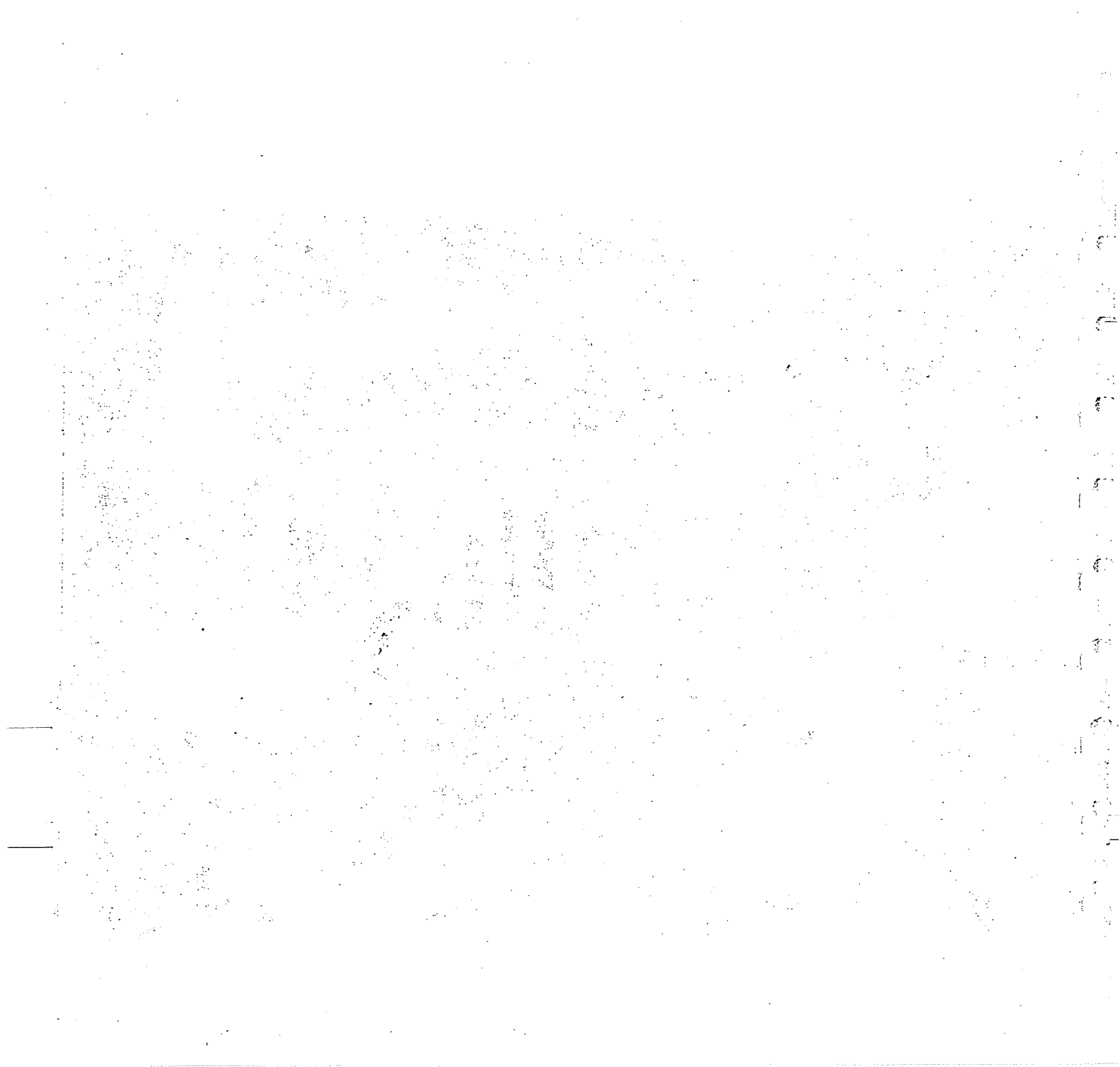


# SOME LANDMARKS

ST. NICHOLAS HISTORIC DIST.  
STRIVERS ROW STUDY

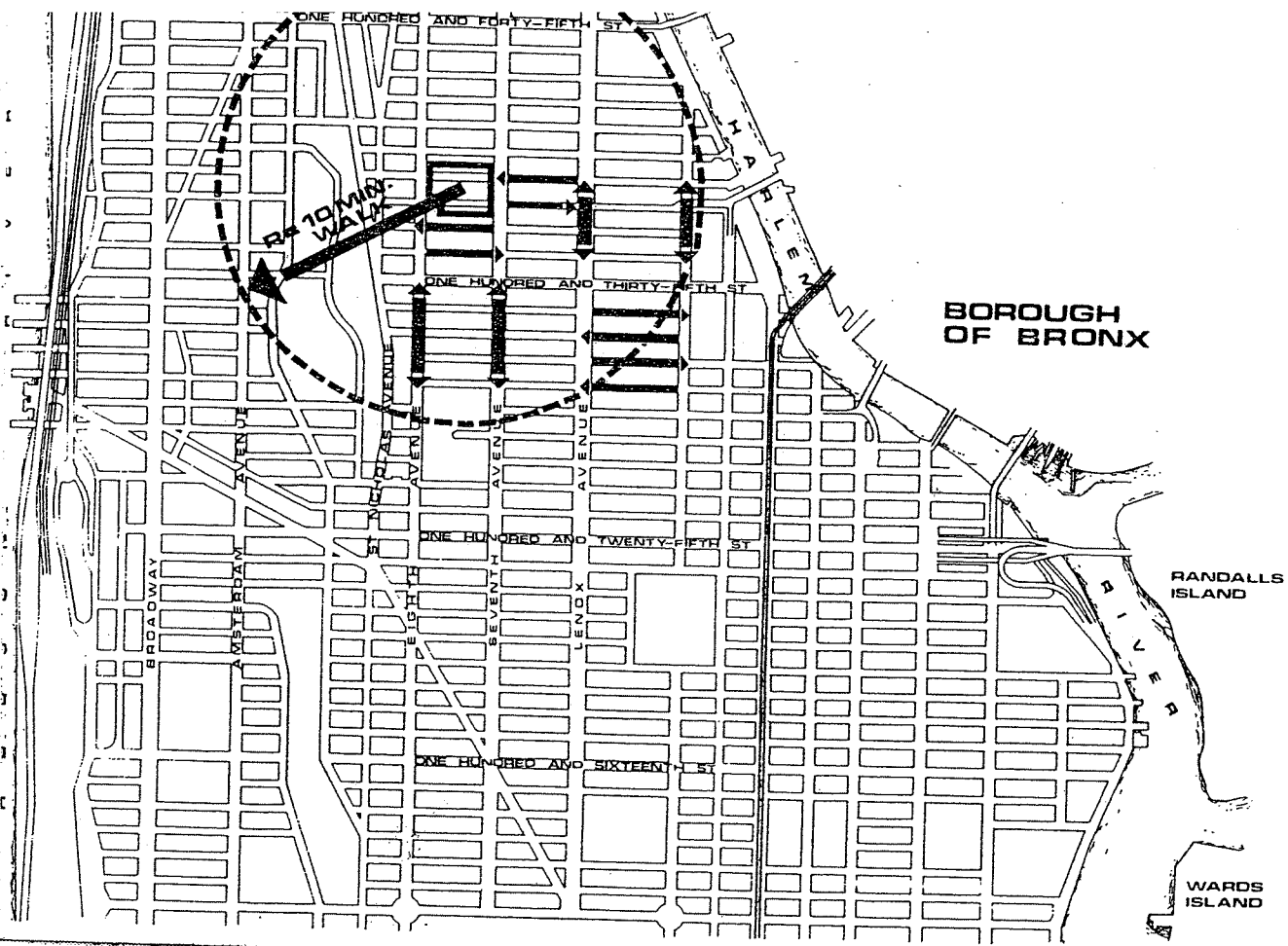


Jack's Place  
RESTAURANT  
Cocktail Lounge



STREET DIRECTIONS

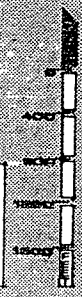
The direction of traffic flow in and around the study area echos the strong gridiron pattern of the Borough of Manhattan, that is, the east-bound traffic is carried by the even-numbered streets; the west-bound by the odd-numbered; while the north and south vehicular traffic is carried by the broader avenues. With few exceptions to this vehicular movement, within a 10-minute walk from the district, this pattern prevails, pedestrians being the natural violators of this orderly street system.



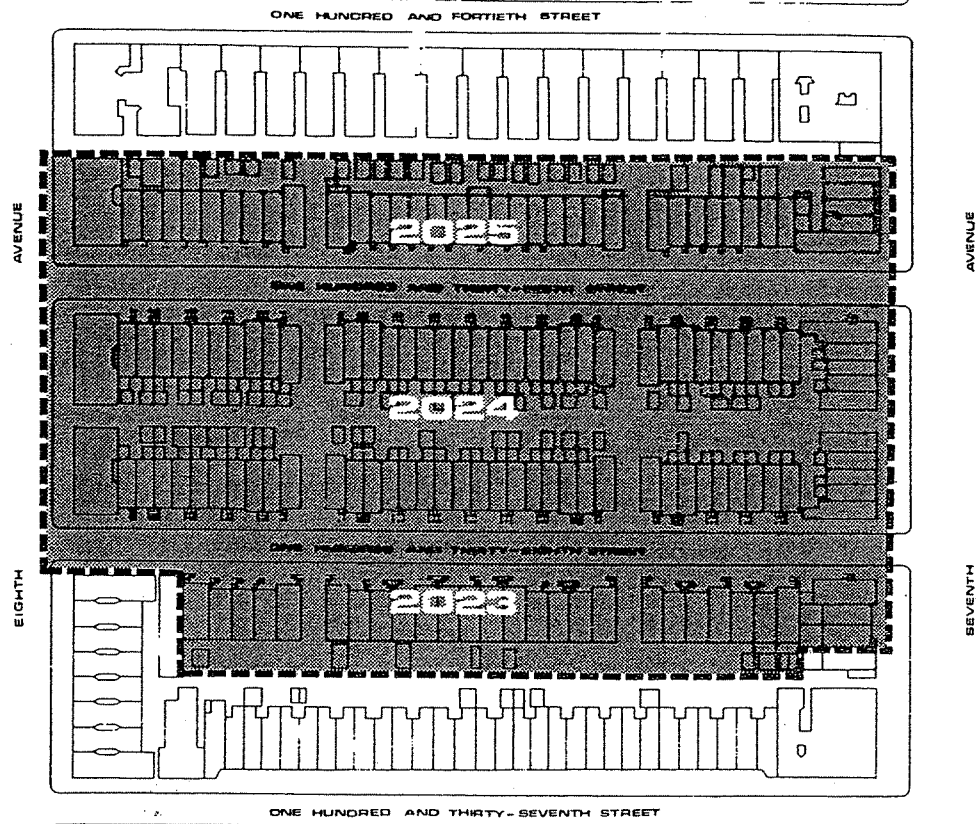
# STREET DIRECTIONS

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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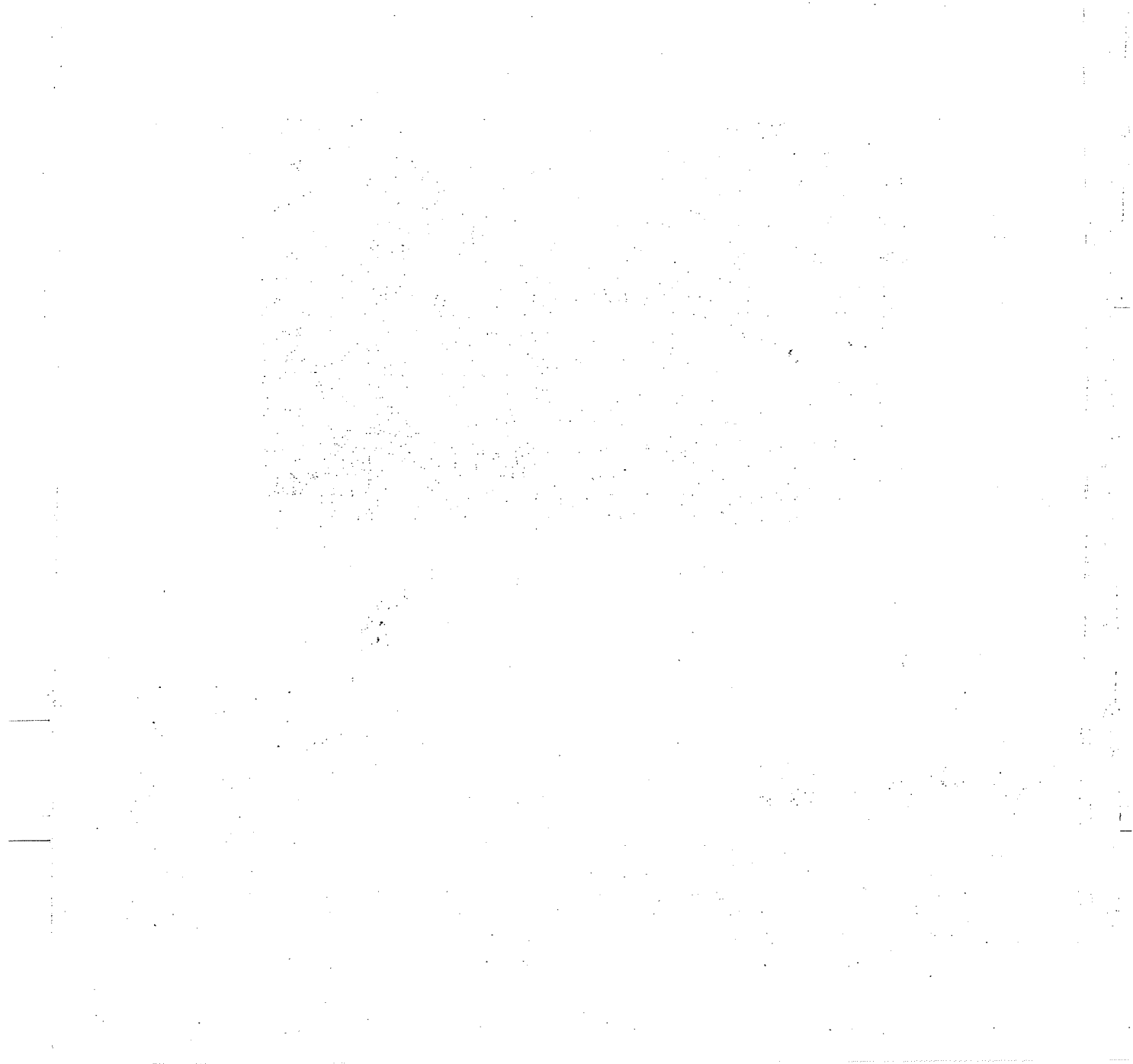


# STUDY AREA

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

3





EIGHTH AVENUE

SEVENTH AVENUE

2025

ONE HUNDRED AND THIRTY-NINTH STREET

EIGHTH AVENUE

SEVENTH AVENUE

2024

ONE HUNDRED AND THIRTY-EIGHT STREET

ONE HUNDRED AND THIRTY SEVENTH STREET

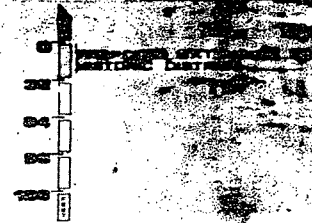
STUDY AREA BOUNDARIES

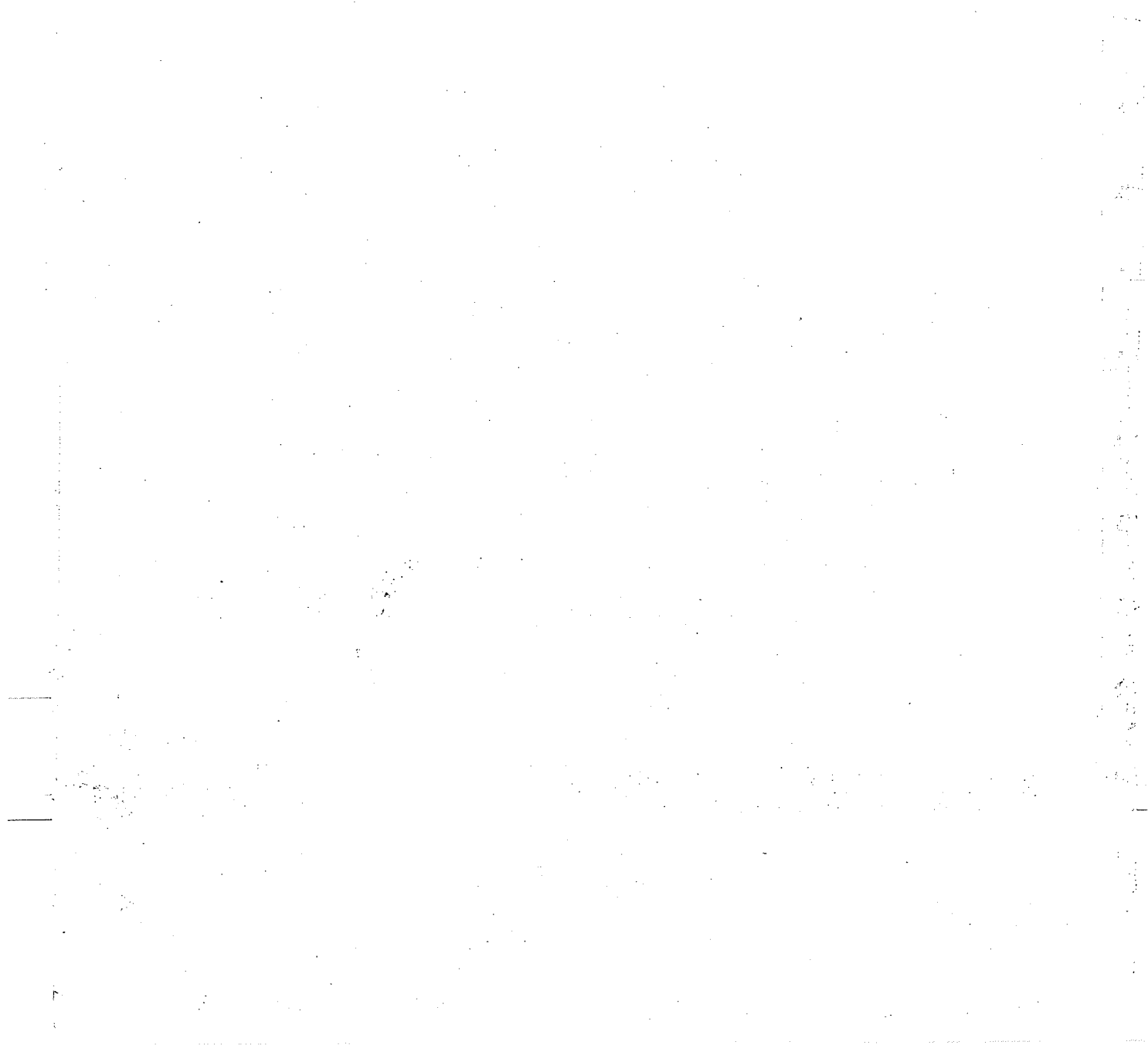
PROPOSED EXTENSION TO HISTORIC DISTRICT

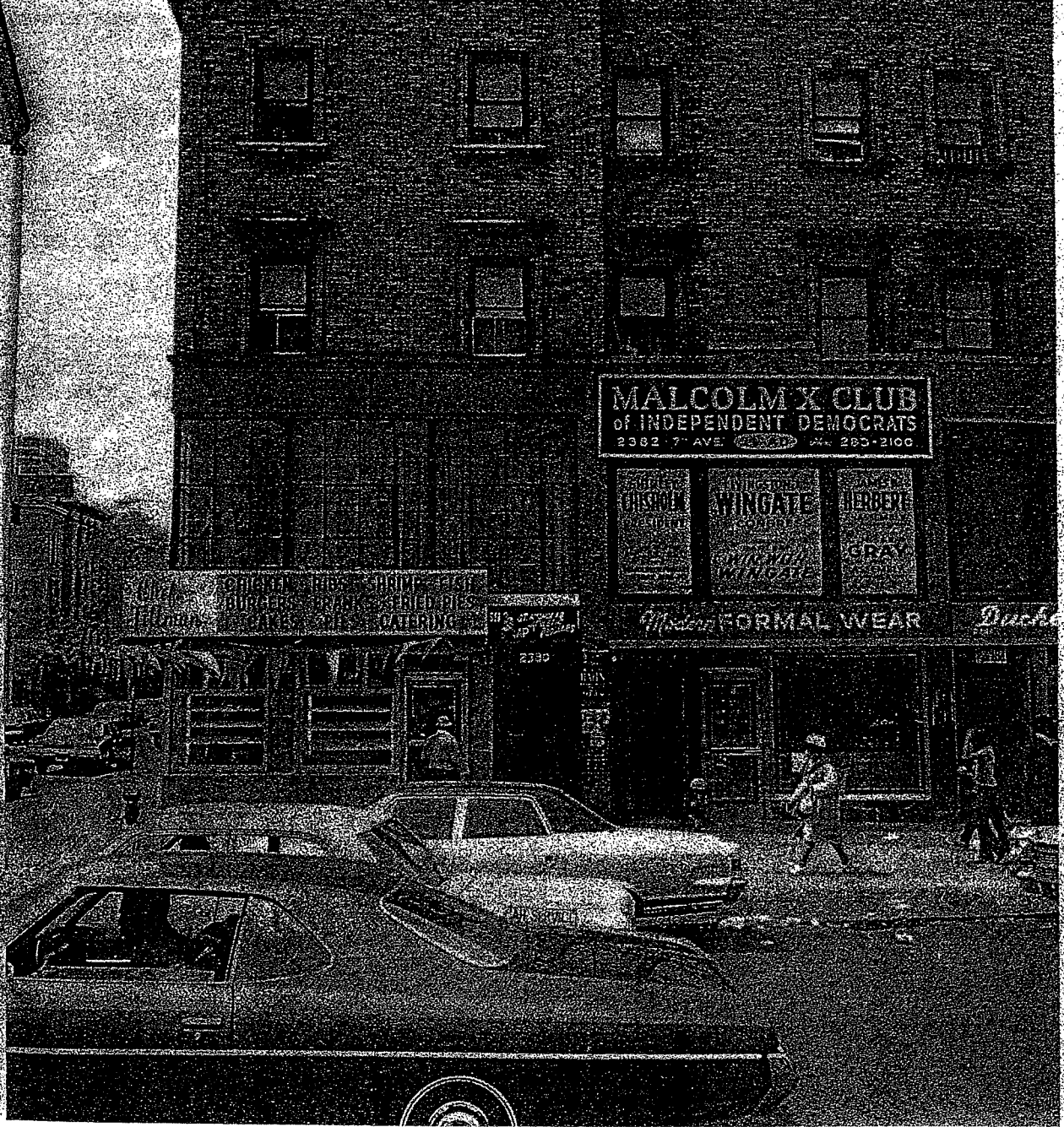
# LEGAL DESCRIPTION

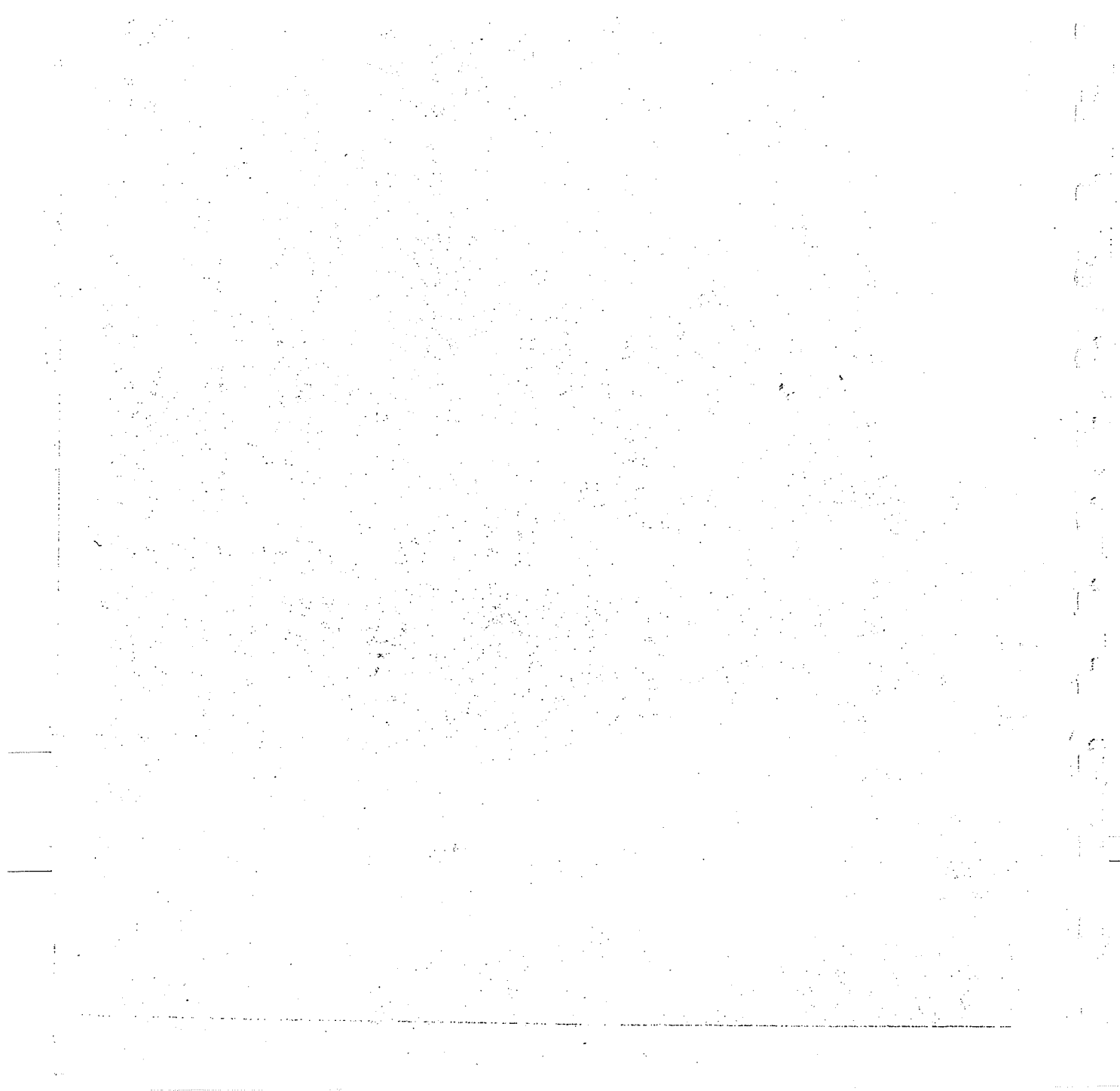
## ST. NICHOLAS HISTORIC DISTRICT STRIVERS ROW STUDY

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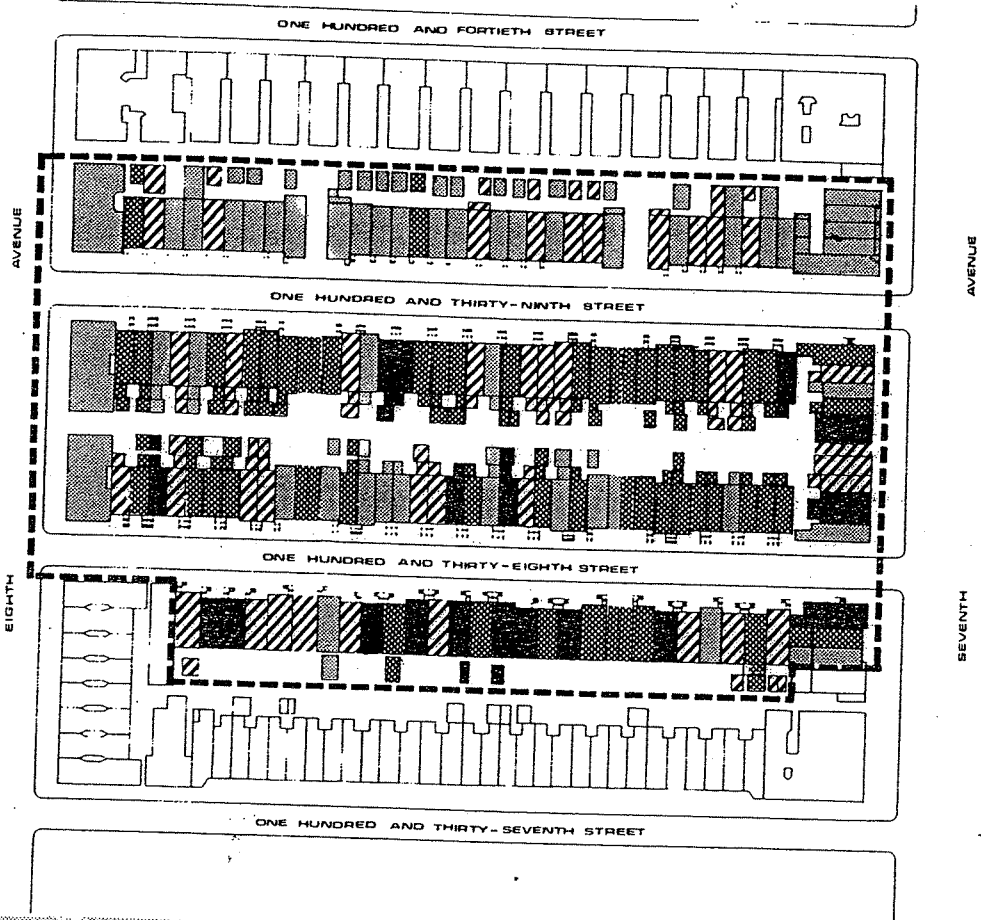




STABILITY OF AREA

The accompanying graphic illustrates the frequency with which buildings within the study area have changed hands. (Included in the Appendix is a full list of all owners from first owners to present).

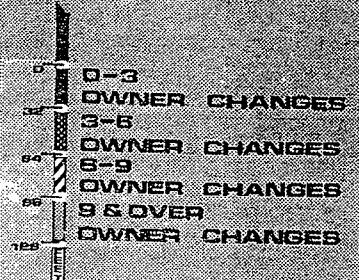
One clearly sees that the south side of West 138th Street has changed hands least, with Block No. 2024 (N/S of West 138th Street to S/S of West 139th Street, Seventh and Eighth Avenues) changing slightly more frequently, while the north side of West 139th Street has no building that has changed less than four times.



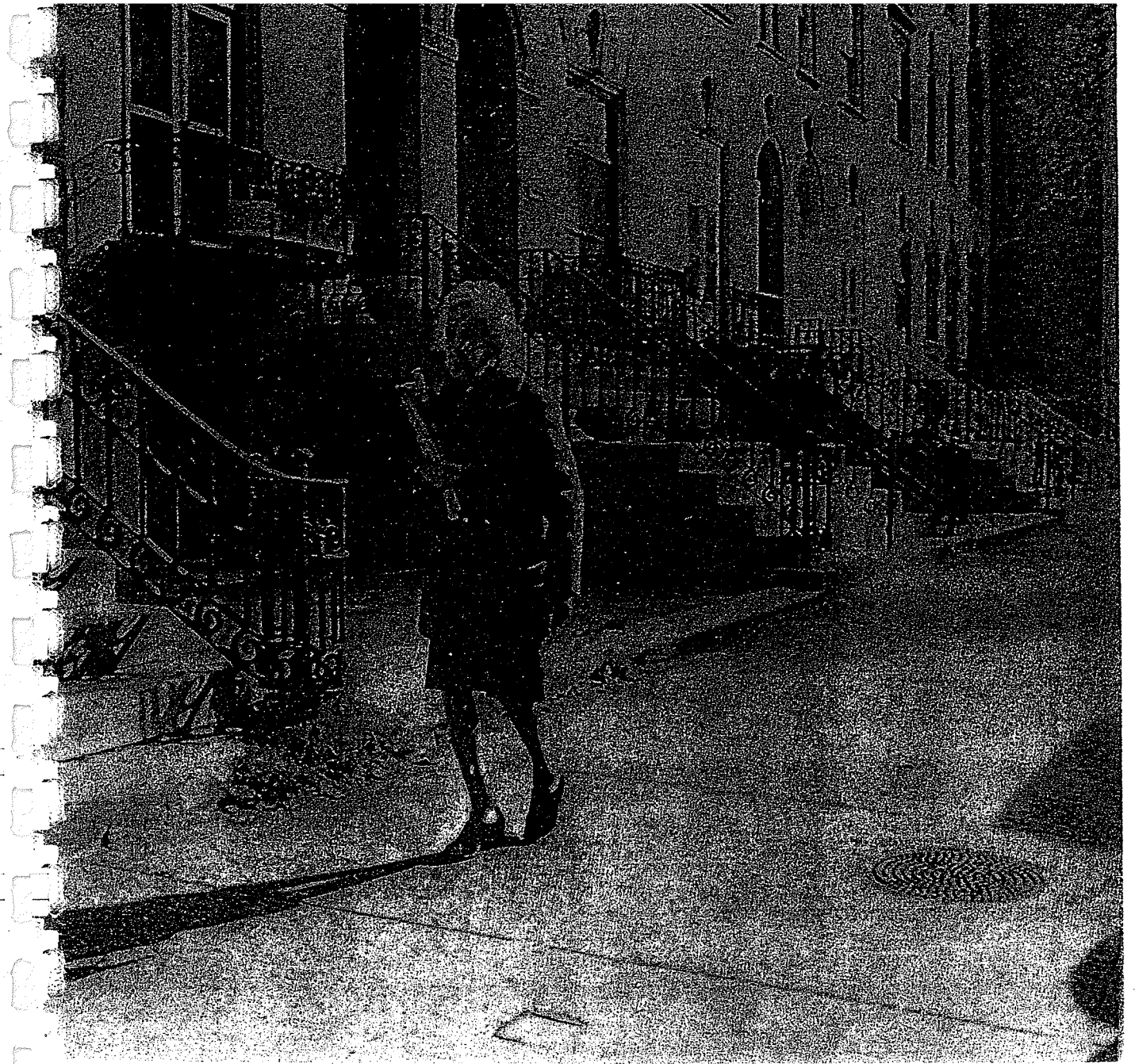
# STABILITY OF AREA

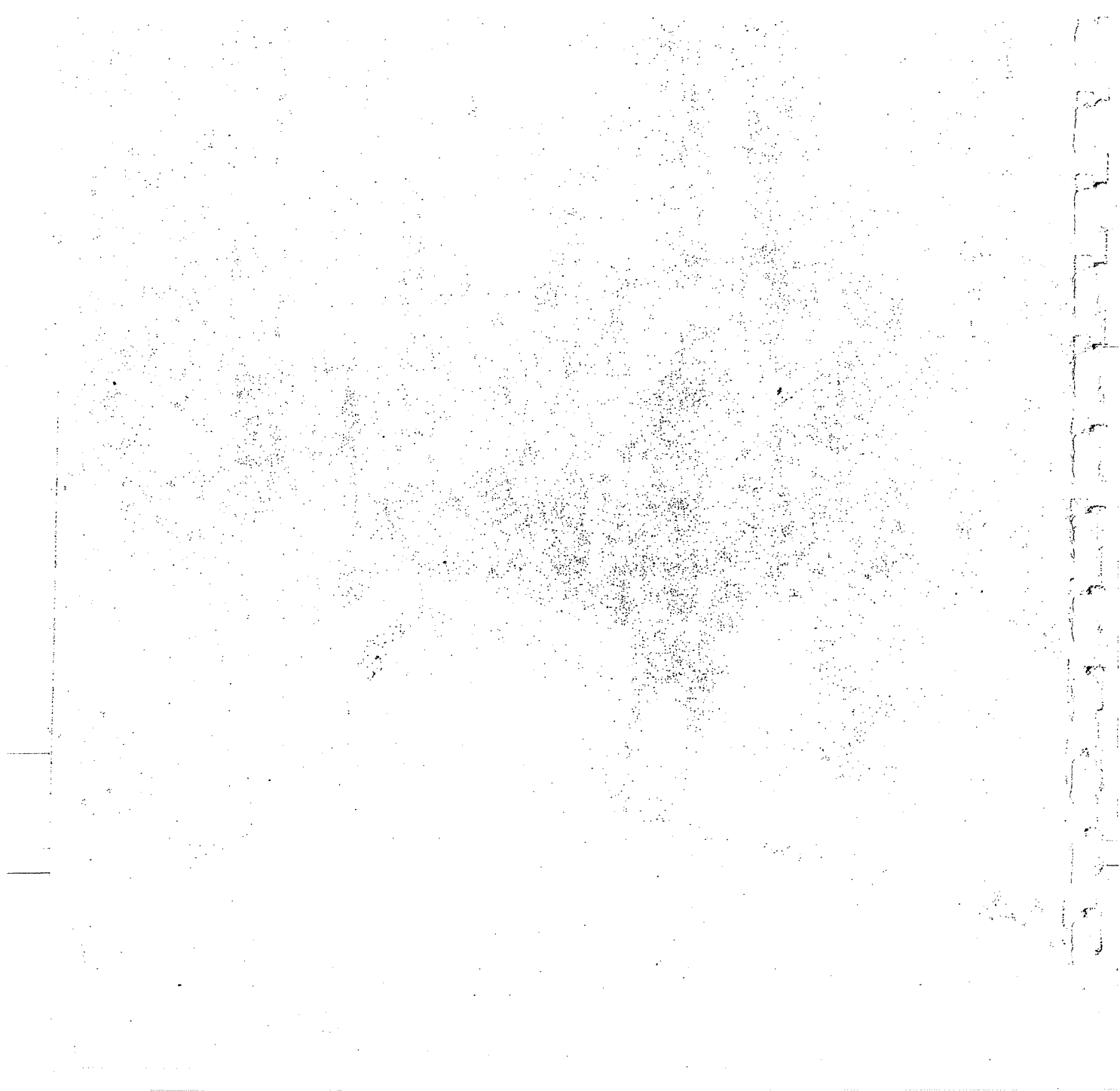
ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

6





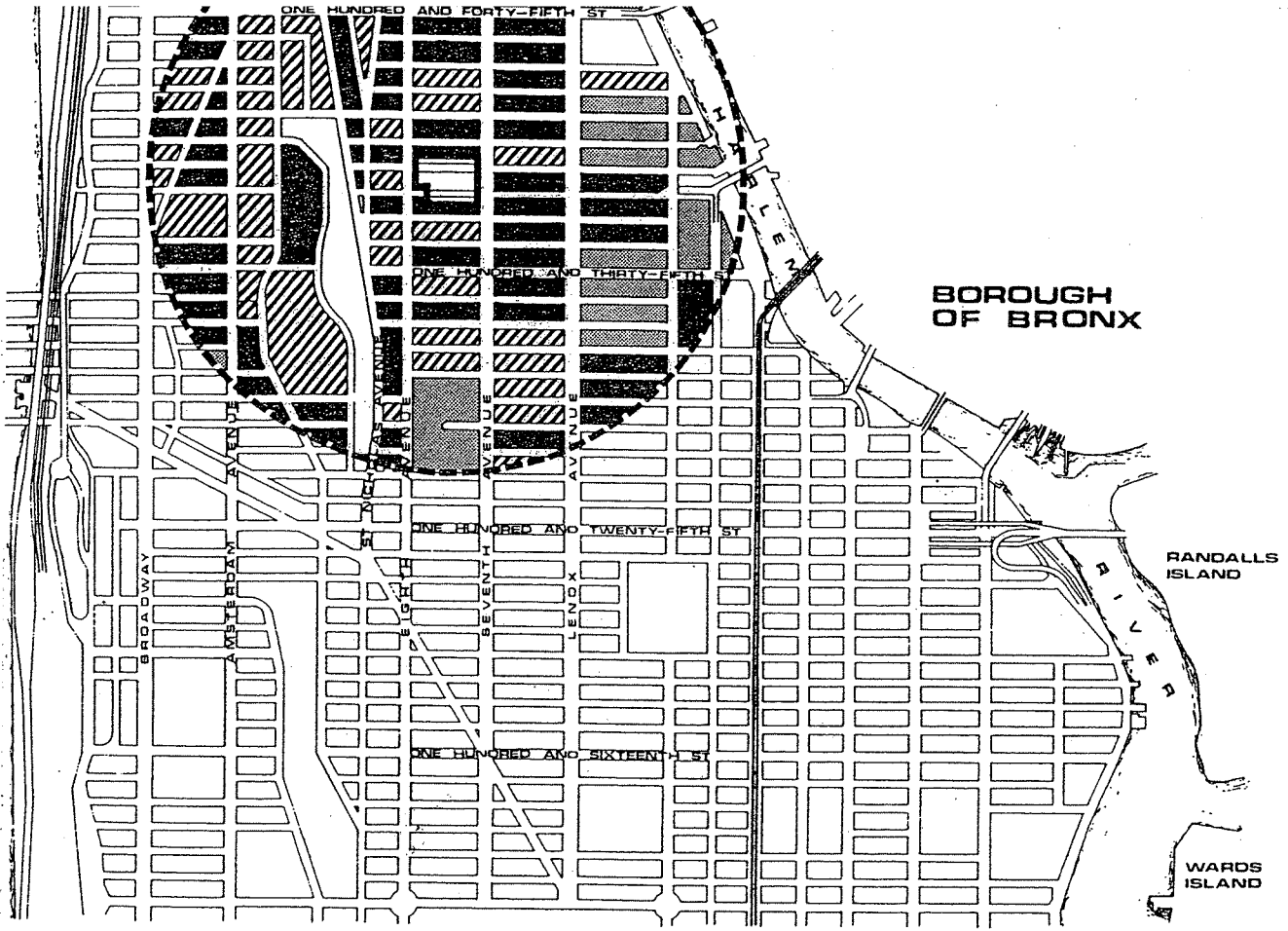




## BUILDING HEIGHTS

Most recently through a series of varying kinds of experiences, the Black and the poor have reacted and responded to such matters as scale and heights of buildings sometimes with violence and sometimes without. In Model Cities areas throughout the city, Model Cities committees and members of the community have mandated a limit to the height of new structures proposed. What was being said then is still not clear to the design professionals; perhaps it was felt that anti-social behavior patterns of adults and young people was directly proportional to heights of buildings, or, physical forms dictate, contain, and direct behavioral patterns, or, that high buildings are socially inhibiting and not conducive to viable life and living.

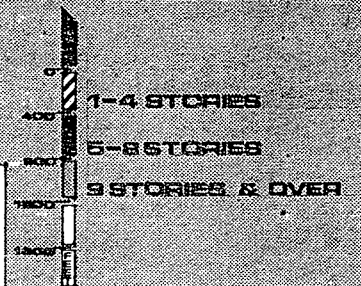
The accompanying GRAPHIC illustrates the heights of buildings surrounding the district.

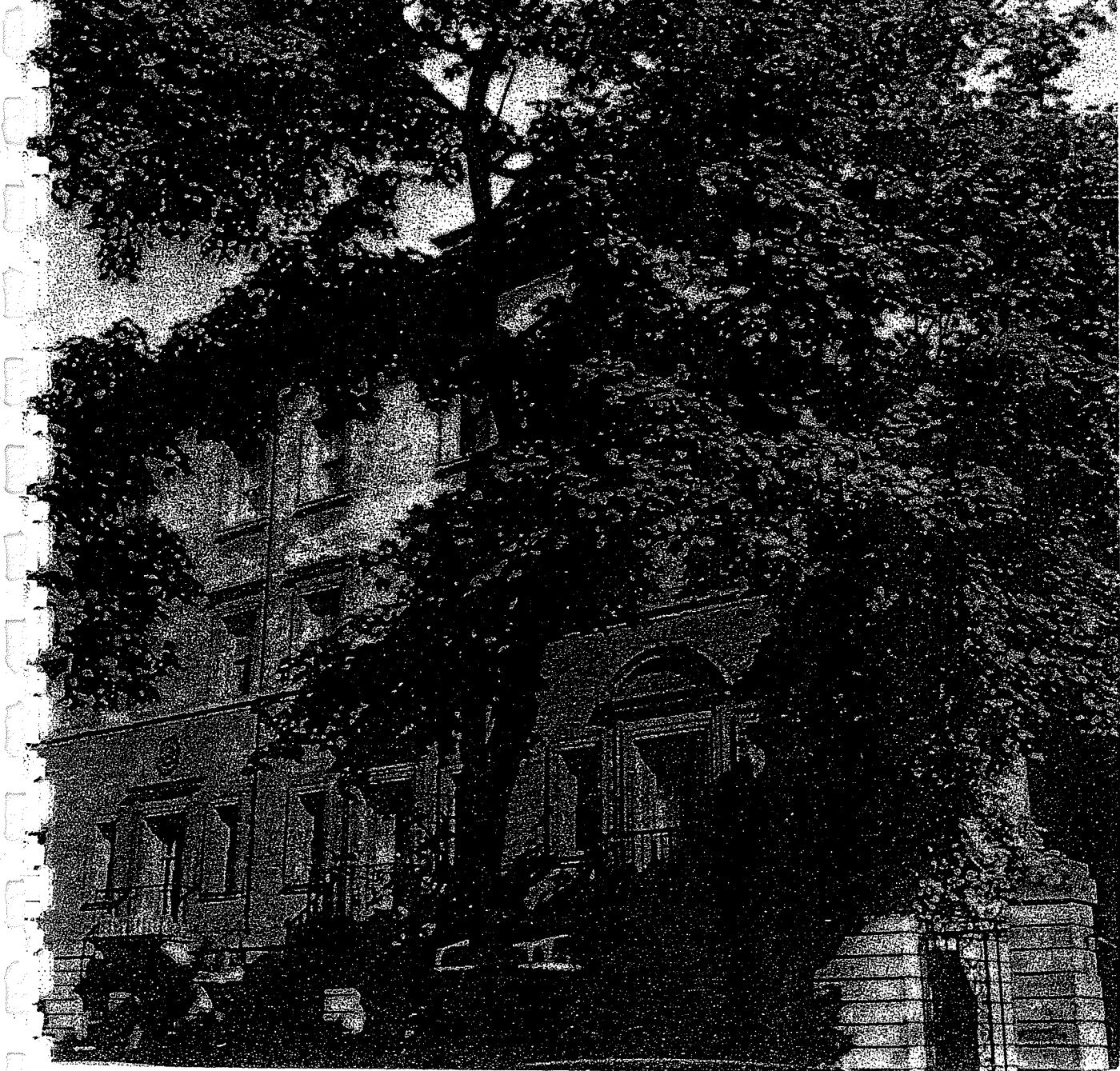


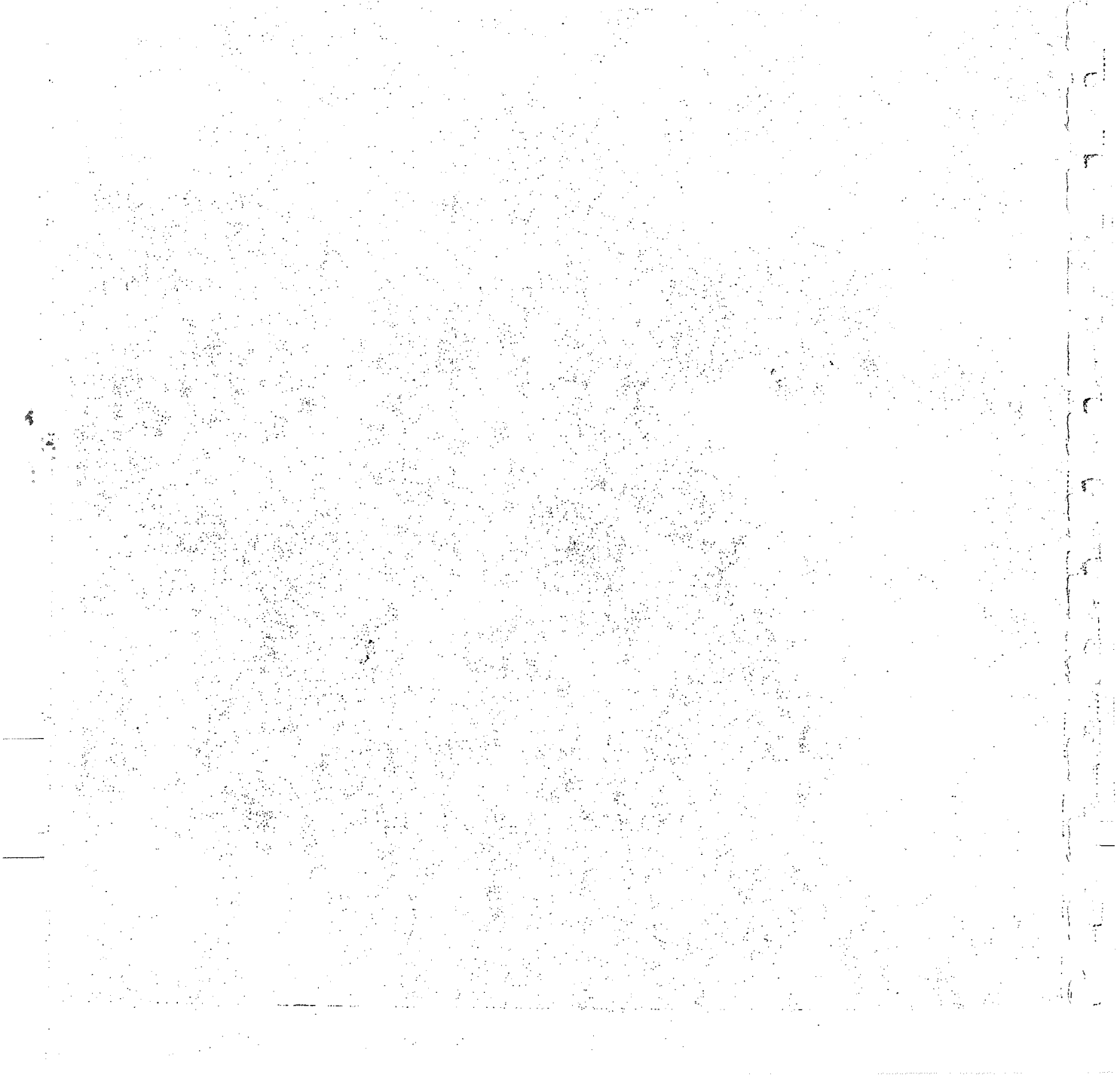
# BUILDING HEIGHTS

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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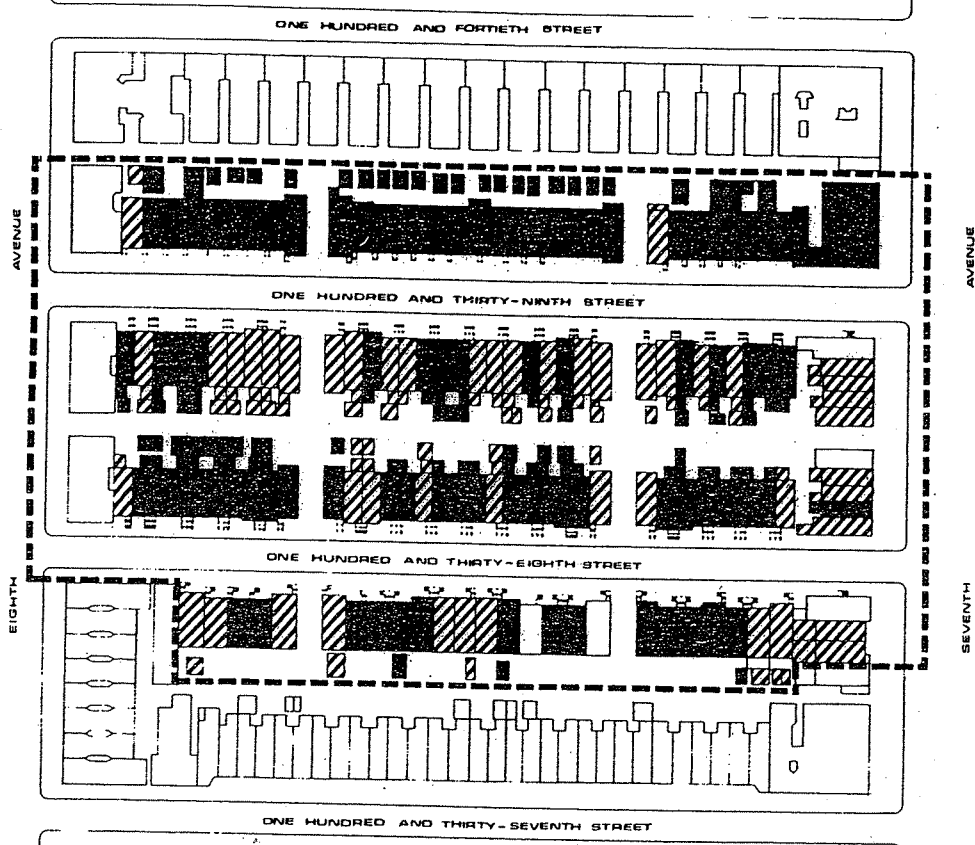






ASSESSED VALUATION

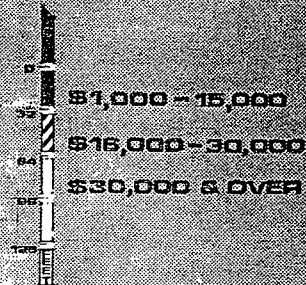
The assessed values shown on the accompanying GRAPHIC are those current (1972) as listed by the New York City Department of Taxation and Finance for values of land with improvements within the district. Multiplying the assessed valuation by the commonly used factor of 1.67 to approximate the market value, properties within the district assessed at \$15,000 would command only \$25,000 in sales. Further considering the architectural quality and historical significance and worth of these houses, this may be considered a buyers' market.



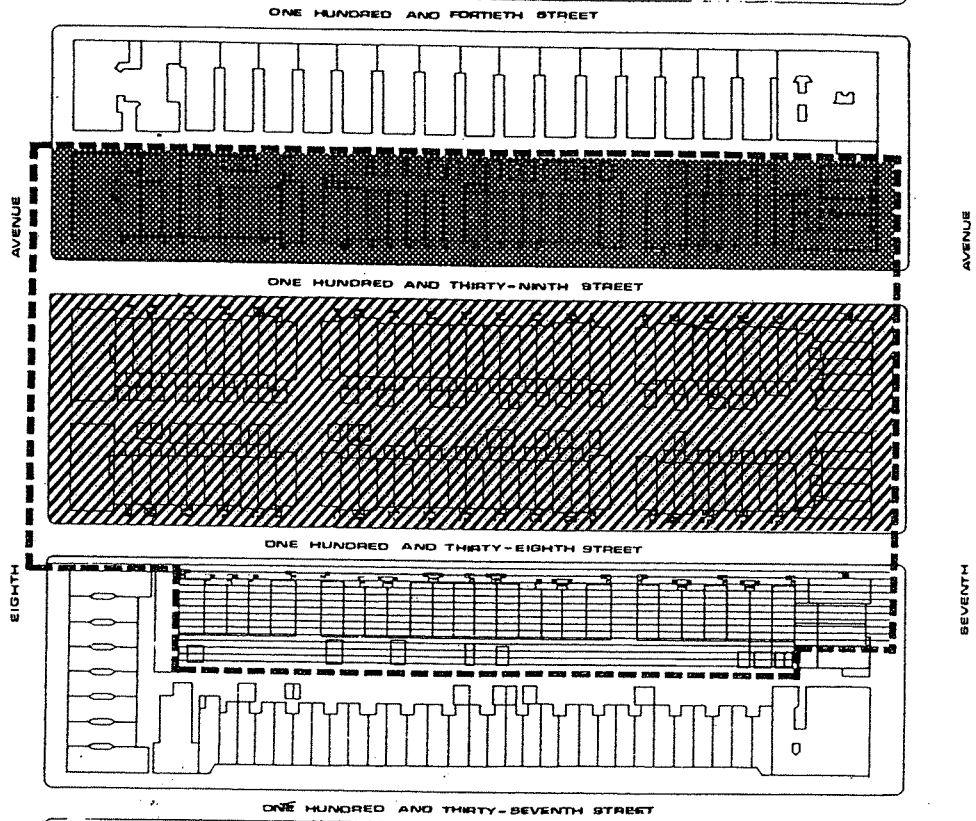
# ASSESSED VALUATION

ST. NICHOLAS HISTORIC DIST.  
STRIVERS ROW STUDY

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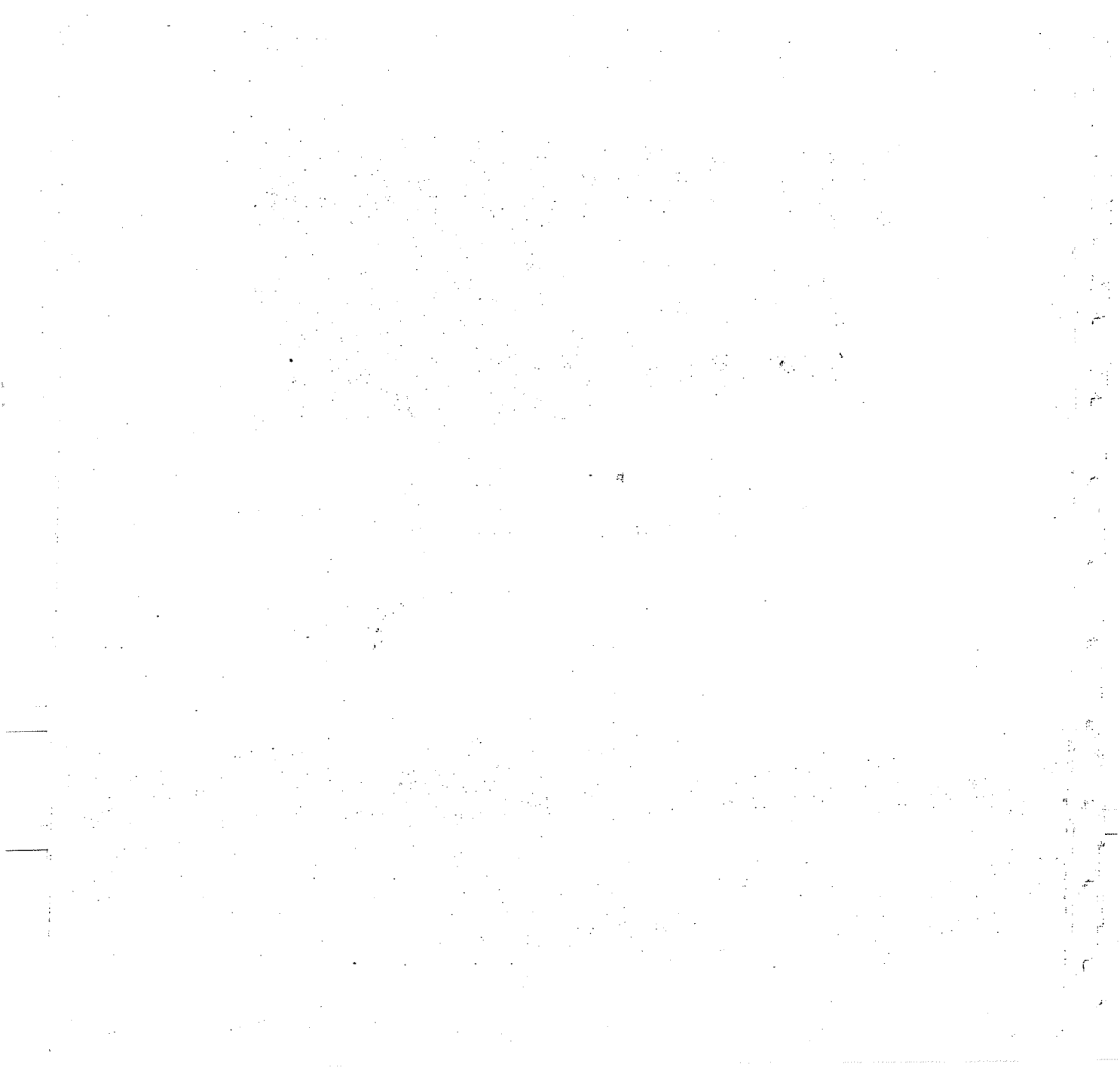


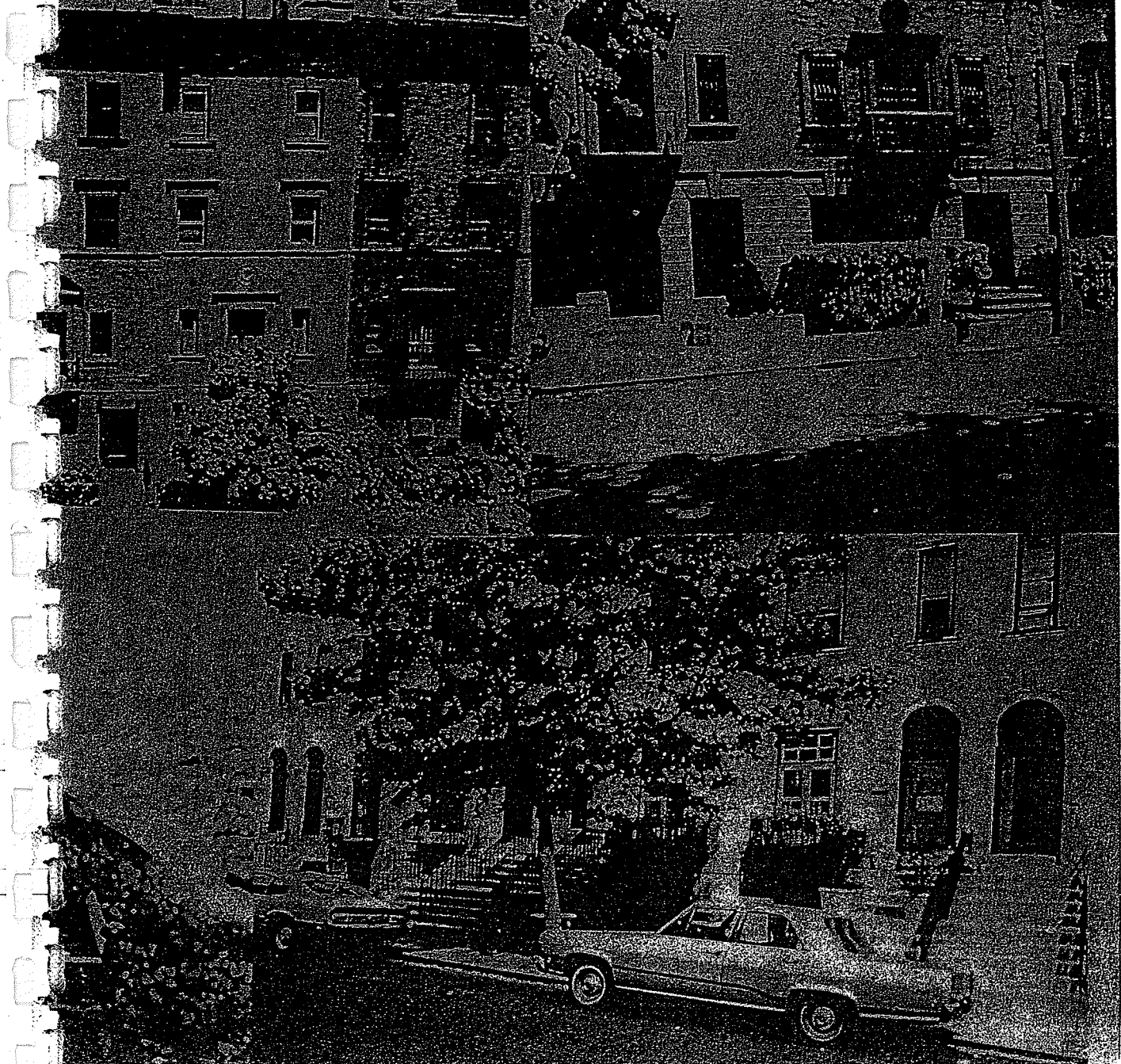
**DENSITY/D.U.'S PER ACRE**

37 D.U.'s per ACRE  
 48 D.U.'s per ACRE  
 49 D.U.'s per ACRE

ST. NICHOLAS HISTORIC DIST.  
 TRIVERS ROW STUDY

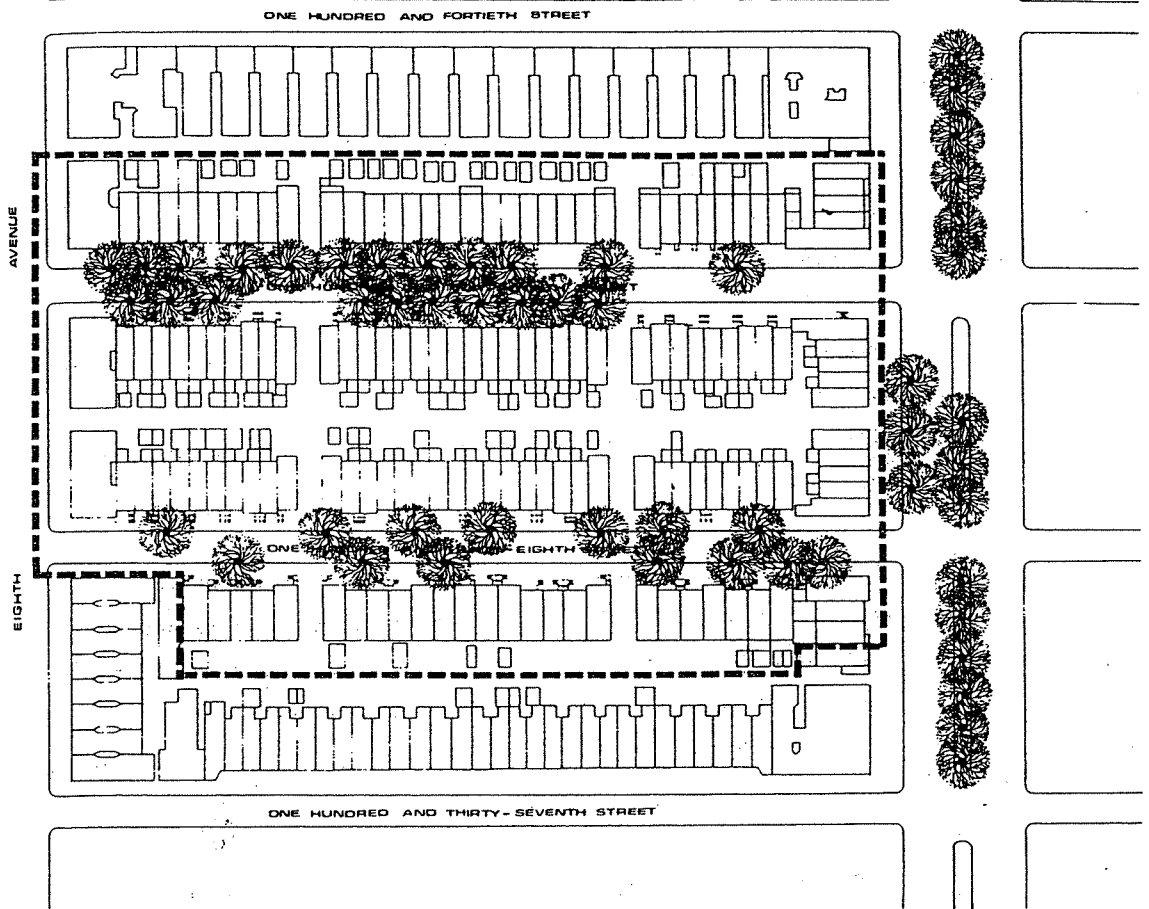
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# TREE LOCATIONS

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

10



### TREE LOCATIONS

It is immediately apparent on each of the two blocks that any removal or reduction of the abundance of green would change the character of the area as drastically as denuding the buildings of their ornate limestone and terra cotta work.

The trees are sycamores with average spread of 30 feet. Most of the trees were planted about 50 years ago. Their health and hardiness are apparent even to the lay horticulturist. The respect offered to these trees by all community residents is indeed warming.

Ms. Estella V. Wright who has lived in the district since 1936 took the floor at the first meeting with the community to report her particular personal effort made over the many years to care for and water "our trees". Her own garden at the rear of 226 West 138th Street bears witness to her sincerity. She has been dubbed by her fellow residents the District's Official Nurseryman and Landscape Architect.

For many Christmases now, the owners of Strivers' Row houses have celebrated by placing Christmas trees in their front yards or on their balconies. The residents of this and neighboring communities, as well as the press, look forward with pleasant anticipation to this spectacle of the holiday season. It is indeed a splendid display of cooperation and esthetic concern.

PROFESSIONALS

Professional residents in Strivers Row are certainly not a new phenomenon. History bears witness to the fact that some of Black America's most distinguished men and women have lived and worked here. Today, the same mixture of Black professionals still exists, some are older residents, some newer ones.

The "OTHERS" indicated on the accompanying GRAPHIC include:

Judge - Supreme Court Justice Oliver Sutton

Advertising Executive - Howard Sanders

Musicians - Mrs. Isabele Taliaferro Spiller and Miss Bessie Taliaferro

Architect - Booker T. Washington, III

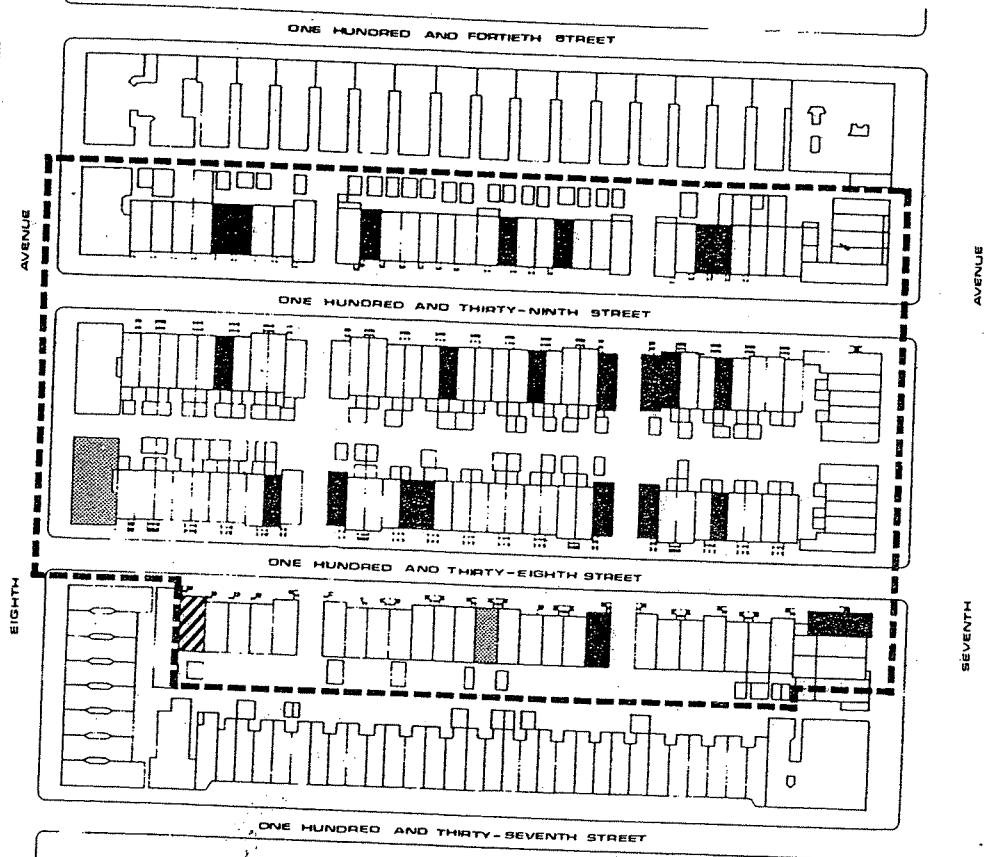
Sculptress and Philosopher - Estelle V. Wright

Attorney, District Leader and Block Association President - Fred Samuel

Community Organizer and Block Association President - James Banks

Lawyers, Doctors, and Dentists dot the study area, making up nearly 20% of its residents - significant indeed.

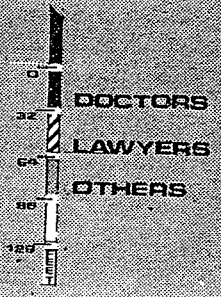
The ratio of professionals is a great deal higher than it is in other Harlem communities.



# PROFESSIONALS

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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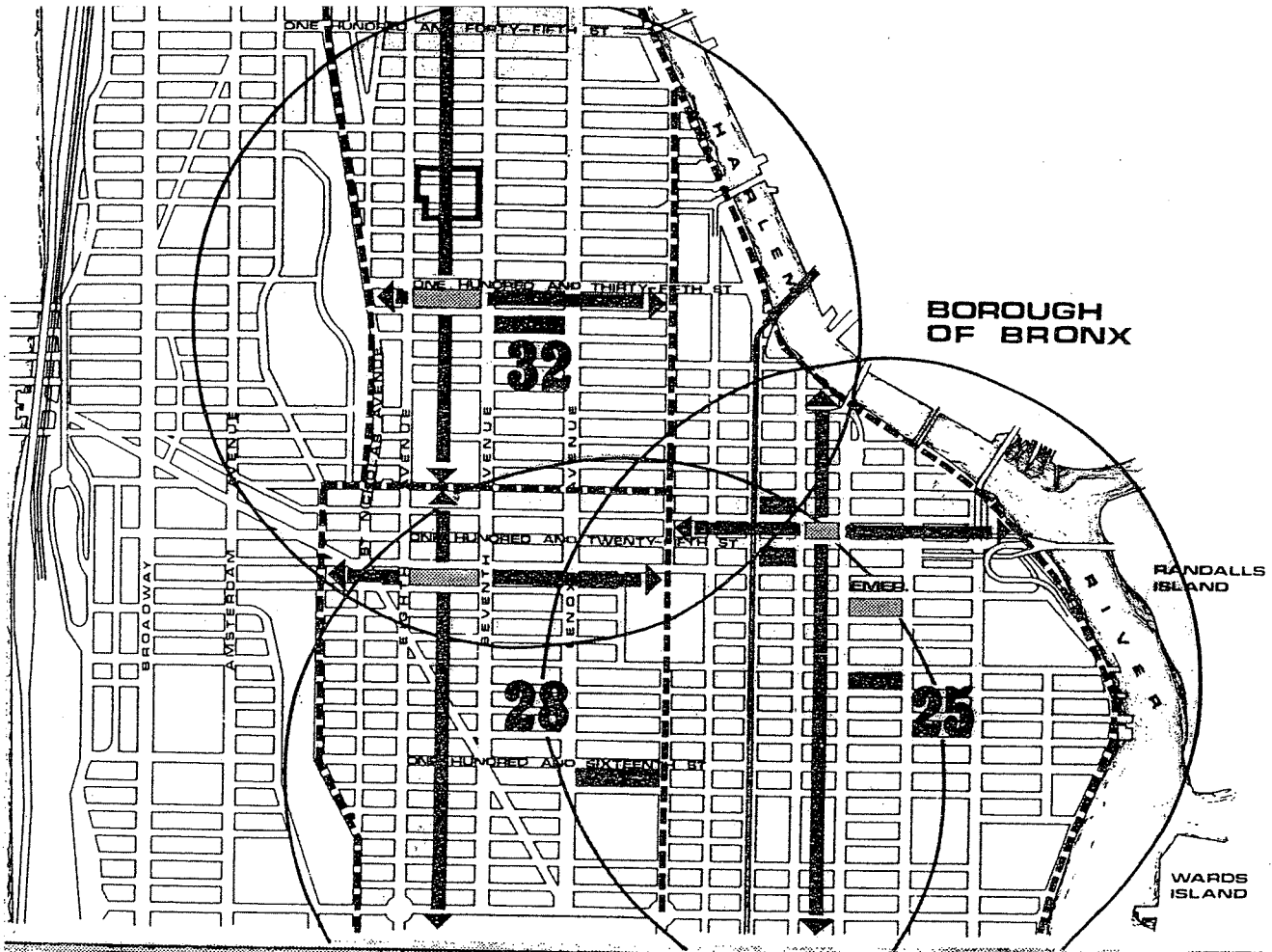
**UPPER HARLEM  
MEDICAL ASSOCIATES**

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POLICE & FIRE STATIONS

The area shown on the accompanying GRAPHIC covers more than 95% of the Harlem community. In an area so large, with a high population density, staggering rates of crime and increasing numbers of fires, three precincts each of police and firemen are totally inadequate.

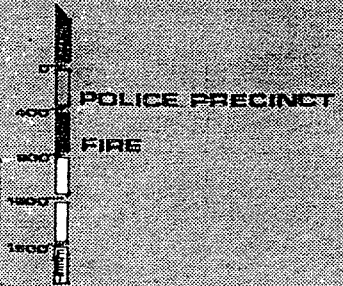
The federal, state and city commitment to improving or increasing central services is non-existent. Indeed, the near lack of central services is a real problem overwhelming the undermanned, underequipped and widely spread precincts and districts. This GRAPHIC is a call to action for individuals, groups and organizations to direct their energies to the obvious priorities of police and fire protection. Such problems as the relationship of staffing patterns to population, and dollar commitment and equipment inventory to density, land area and incidents of crime and fires should be taken into consideration.



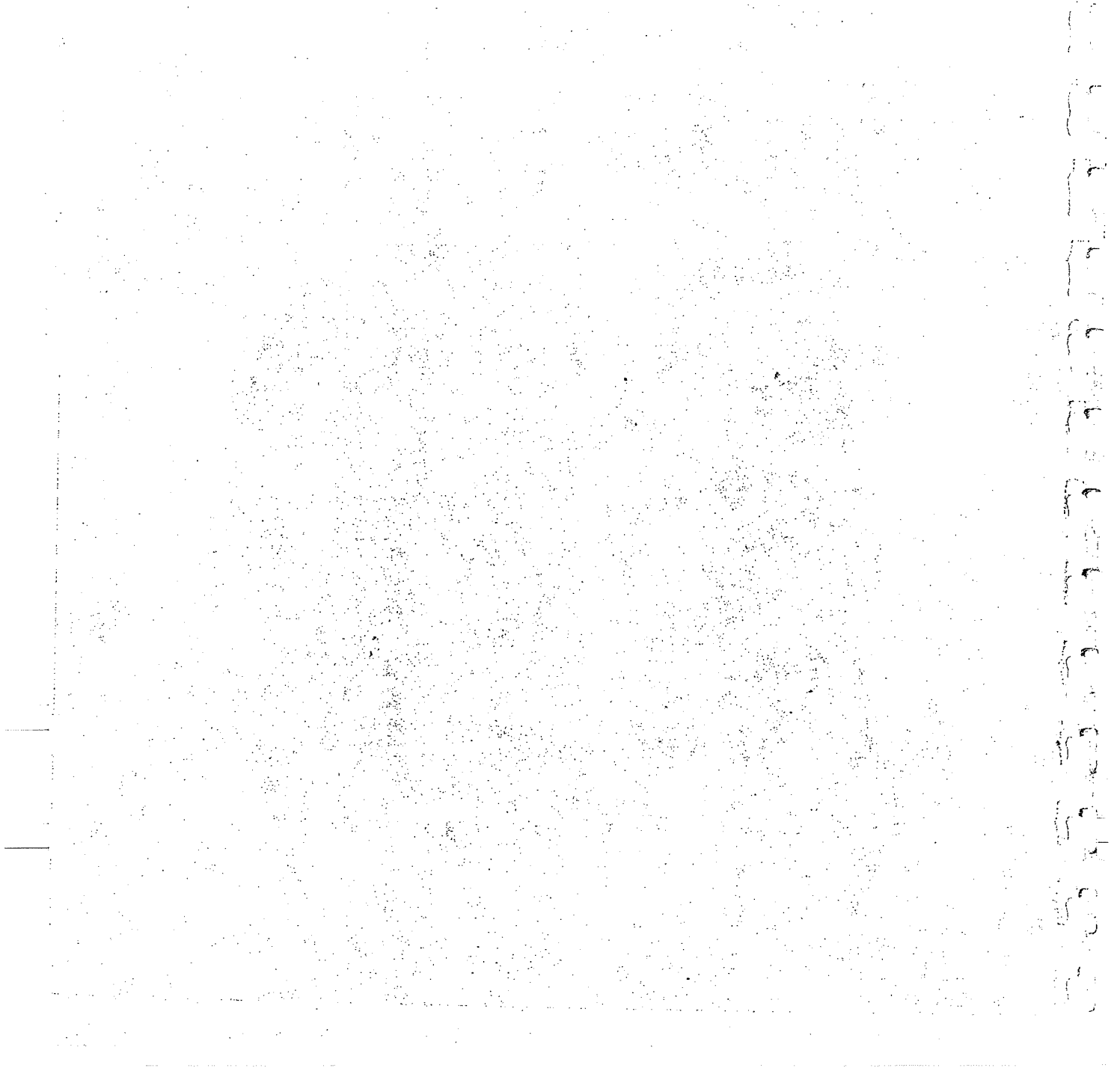
**POLICE & FIRE STATIONS**

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

12

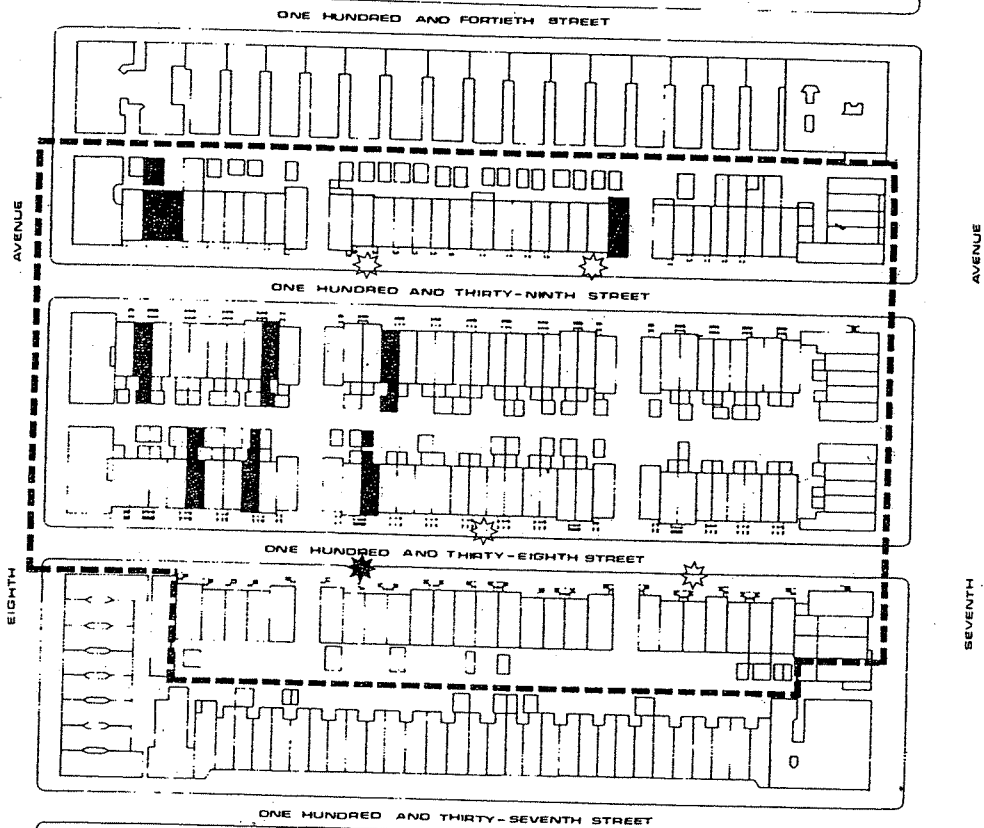






INCIDENCE OF CRIME

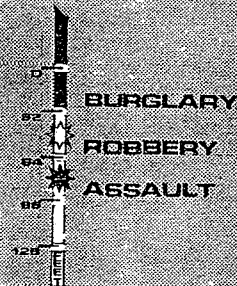
Permitted to extract data from the records of the 32nd Precinct of the New York Police Department, we were able to assemble and plot those incidents of anti-social behavior reported to the Police Department during the course of this study. It should be noted that these totals differ dramatically from those accounts given to us by the residents of the area. Respecting the wishes of the residents, we have plotted on the map only those incidents which were reported to the precinct house. The homeowners reached were almost unanimous in stating that in house burglaries, entry was gained through the courtyard areas at night. This is important when one looks at the maps of BACKYARD LIGHTING, BACKYARD USE, and GARAGE USE . for together they further point up the need for those elements that contribute to security.



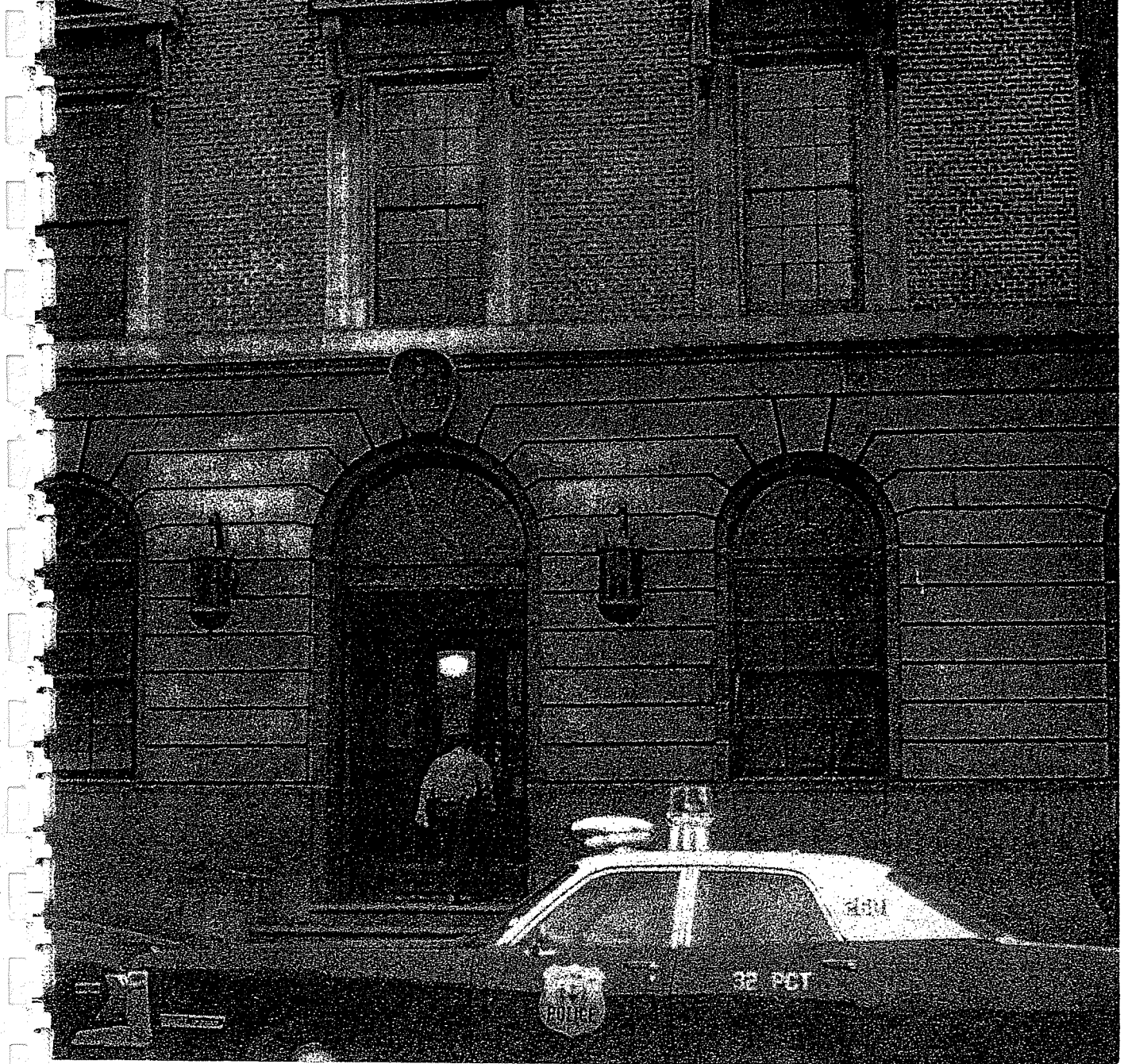
# INCIDENTS OF CRIME

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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STREET LIGHTING

Given that the effective illumination of the street lamps of Strivers' Row has a 20 to 30 foot radius, and given that the street lamps are placed 80 feet apart, the resultant areas of blackness occur as indicated by this GRAPHIC. It is evident that this condition makes criminal activity easier and pedestrian movements more hazardous. It is hoped that officials will not only understand the connection between inadequate lighting and increased crime, in this and other neighborhoods, but also do something about the problem.

ONE HUNDRED AND FORTIETH STREET

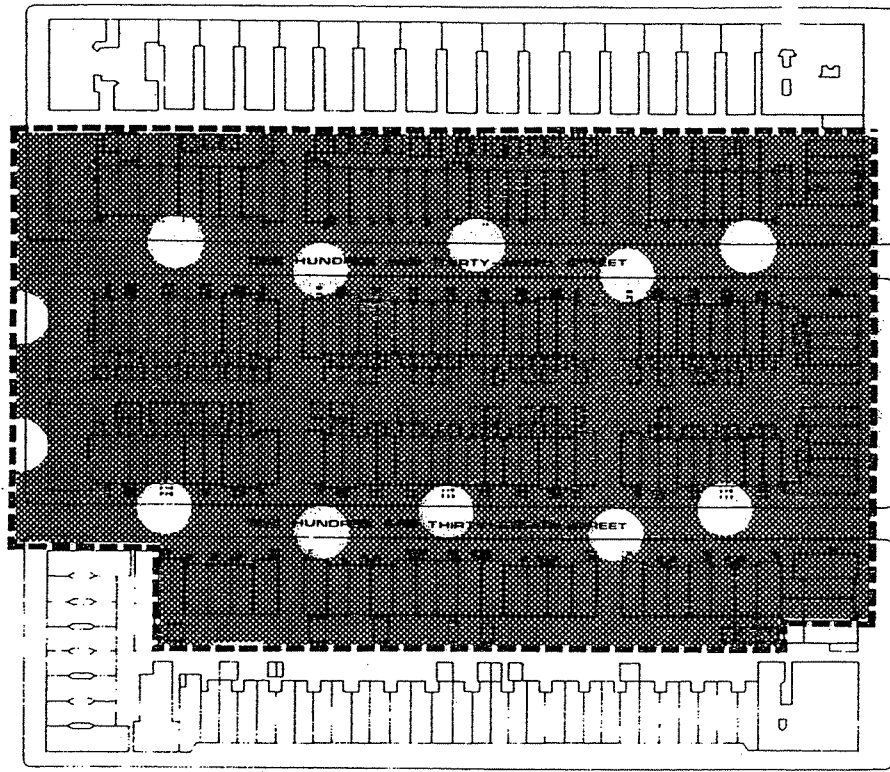
EIGHTH AVENUE

SEVENTH AVENUE

EIGHTH AVENUE

SEVENTH AVENUE

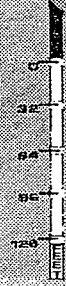
ONE HUNDRED AND THIRTY-SEVENTH STREET

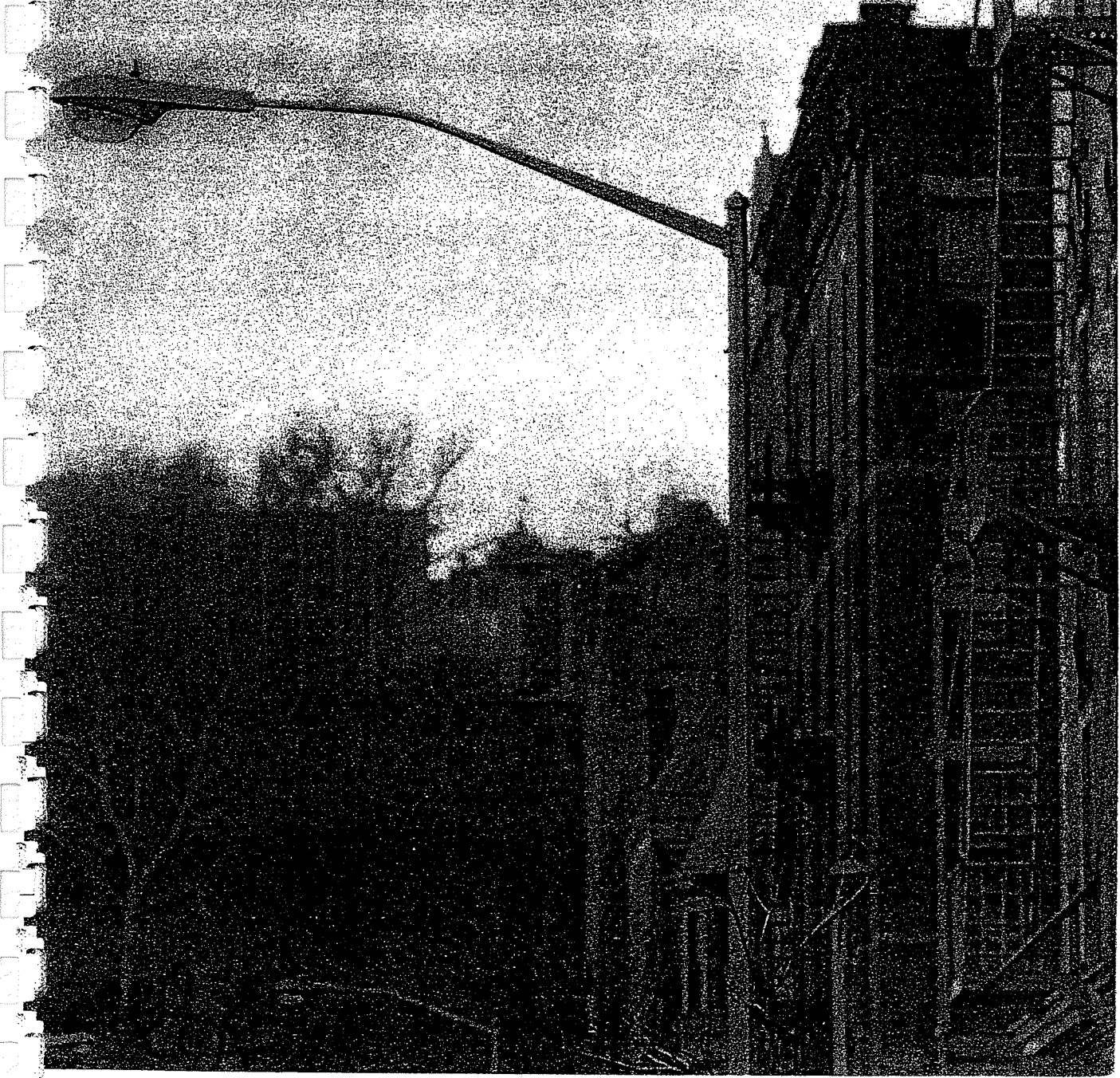


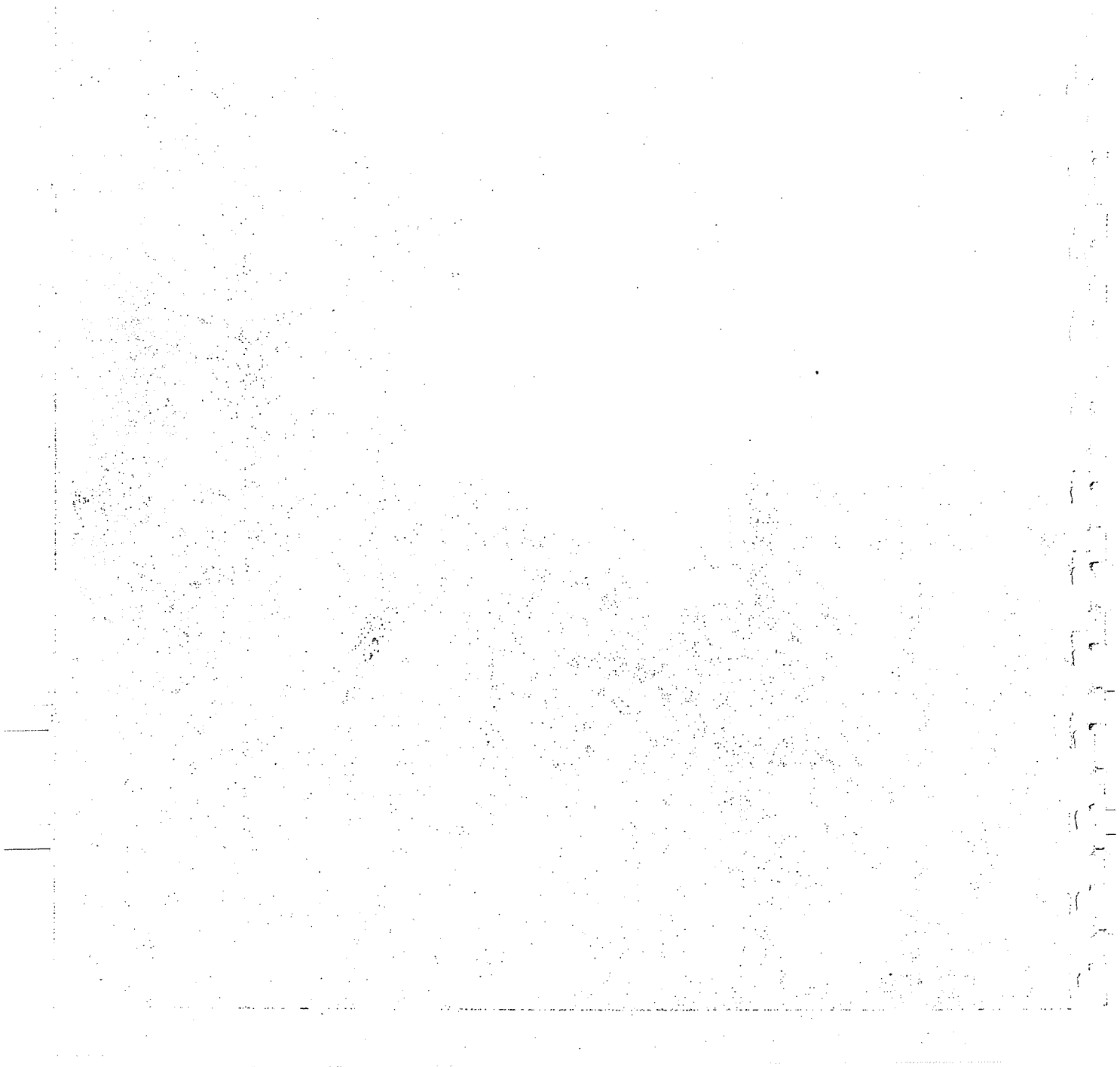
# STREET LIGHTS

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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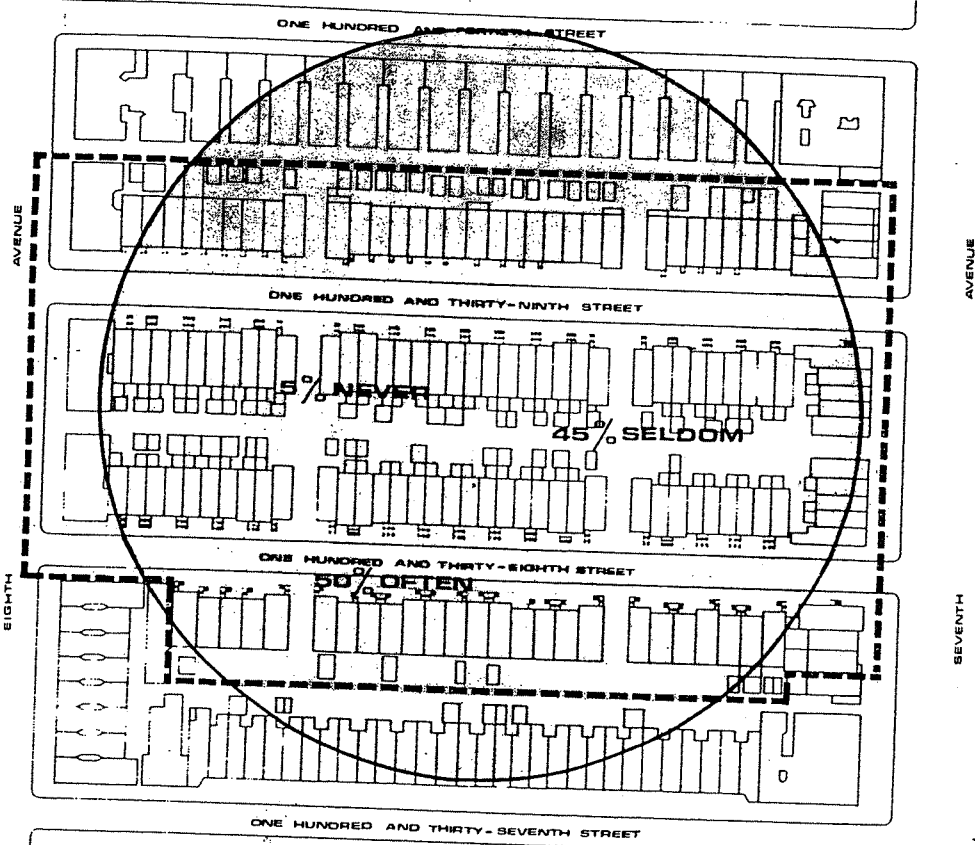






BACKYARD USE

Of the total number of private backyards within the Study Area, only 50% are frequently used, and 45% seldom used, while 5% are never used. Visual surveys and written responses to questionnaires, together with interviews of the residents, enabled the consultants to establish that of those private backyards used, the majority activities were gardening, picnicking, sunning, or sitting - all daylight, warm-weather activities. As dusk approaches and winter months come on, virtually all active or passive use of the backyards ceases. This is important considering that the courts and alleyways are contiguous to these yards and that they also are not being used at night save for the occasional person chancing to park a vehicle. Hence these rear and exterior areas at this hour are now turned into unsafe and insecure areas directly threatening and indeed opposing the tranquil life style of the residents.



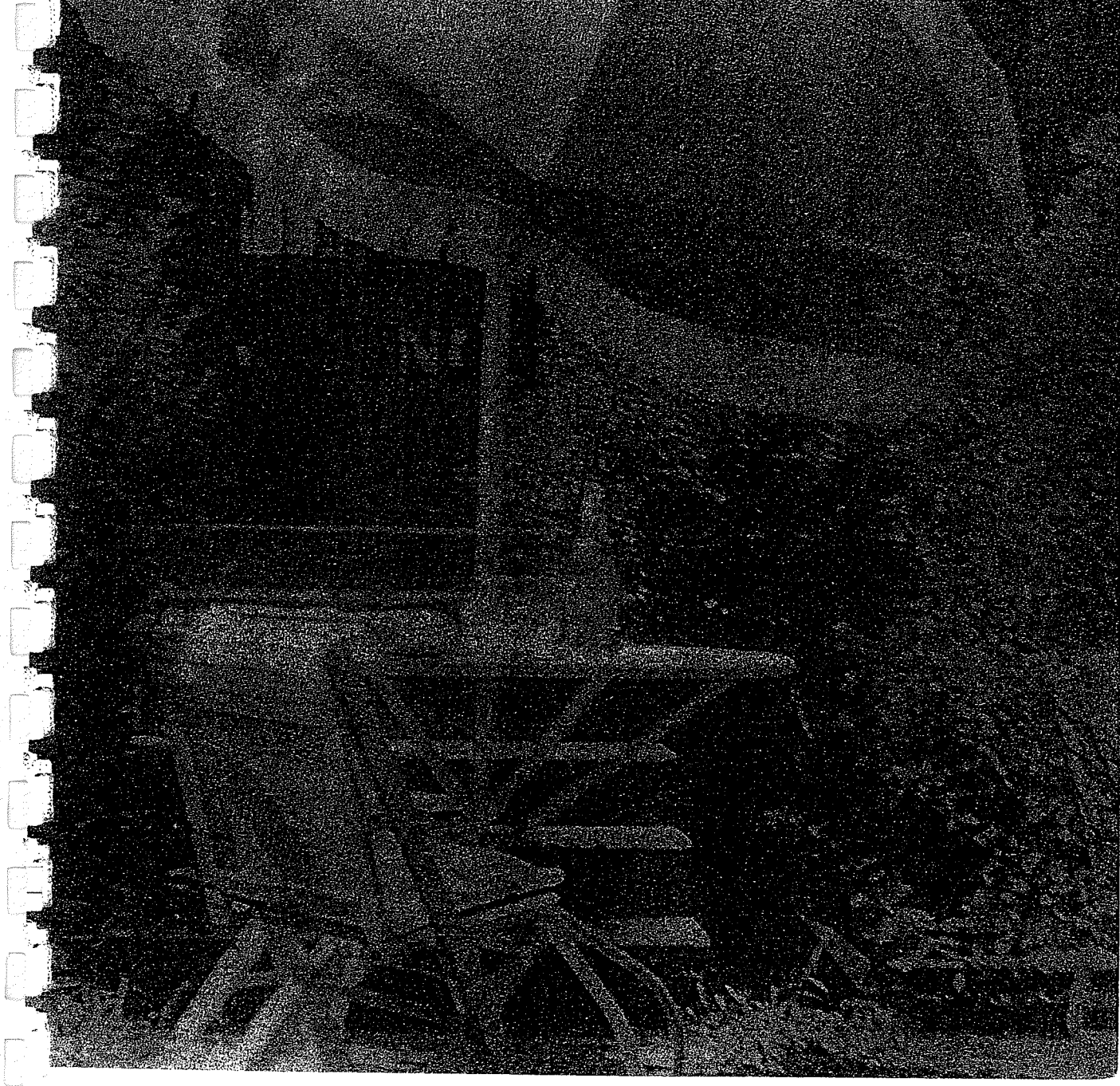
# BACKYARD USE

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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BACKYARD LIGHTING

Of the approximately 2500 linear feet that the courtyards, alleyways and cross streets comprise, only 320 linear feet are illuminated by a combination of ad hoc and sometimes more sophisticated wall bracket lighting fixtures, measuring the effective radius of illumination as an average of 20 linear feet per light location. The 320 linear feet effectively illuminated leaves 87% of the areas behind the district's houses in total darkness throughout the night.

ONE HUNDRED AND FORTIETH STREET

EIGHTH AVENUE

EIGHTH AVENUE

SEVENTH AVENUE

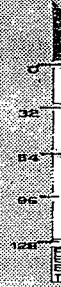
SEVENTH AVENUE

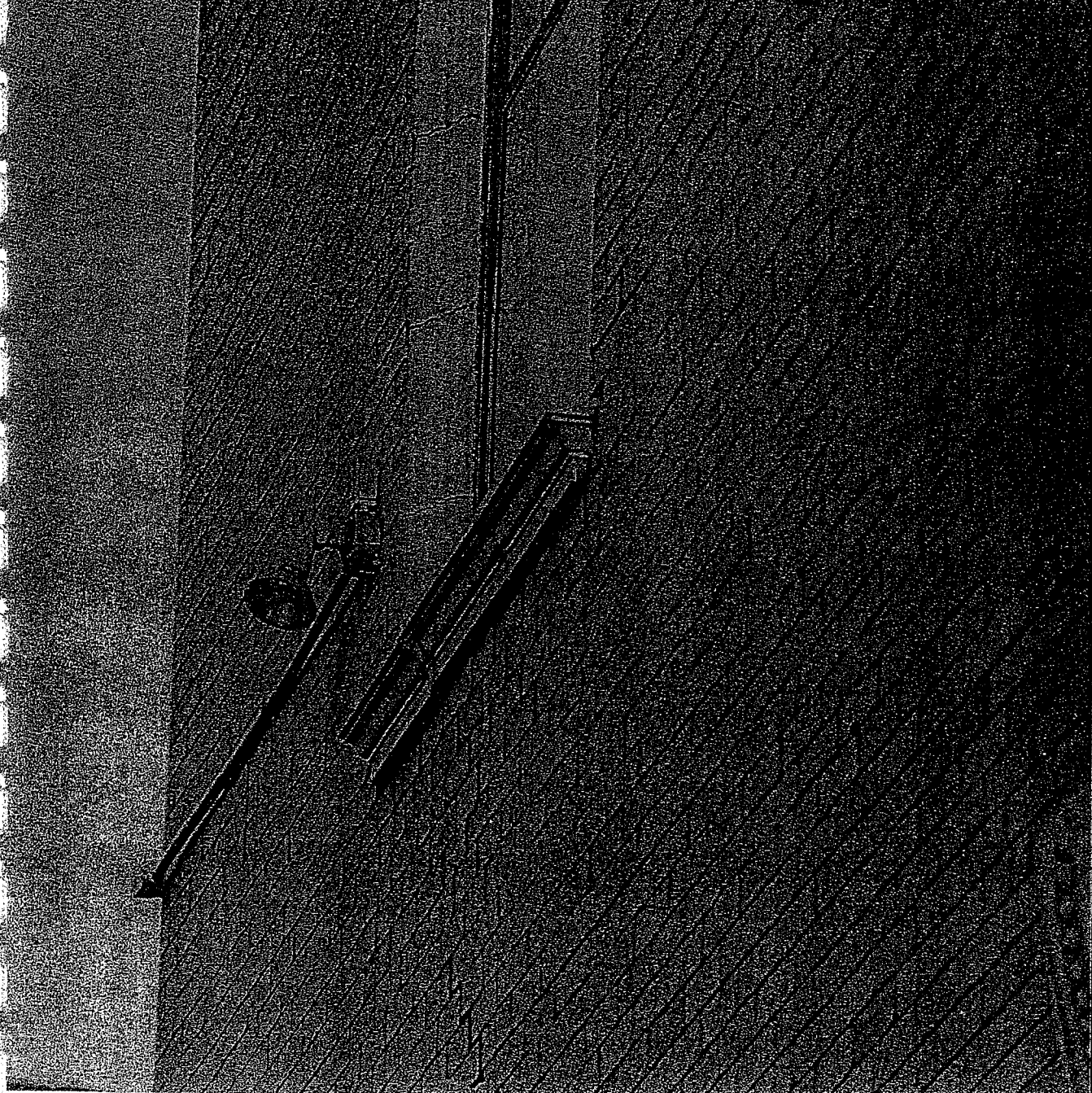
ONE HUNDRED AND THIRTY-SEVENTH STREET

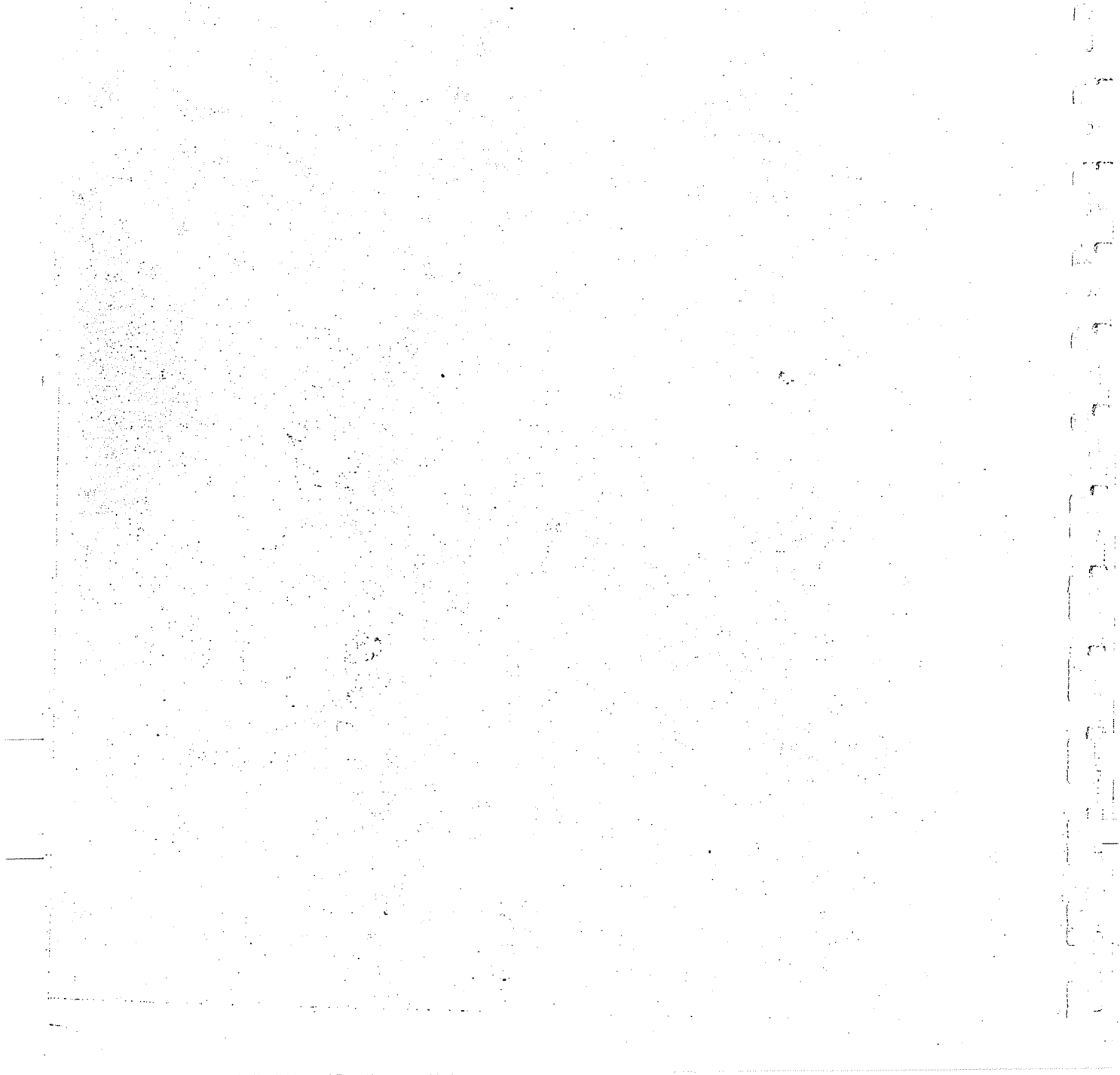
# BACKYARD LIGHTING

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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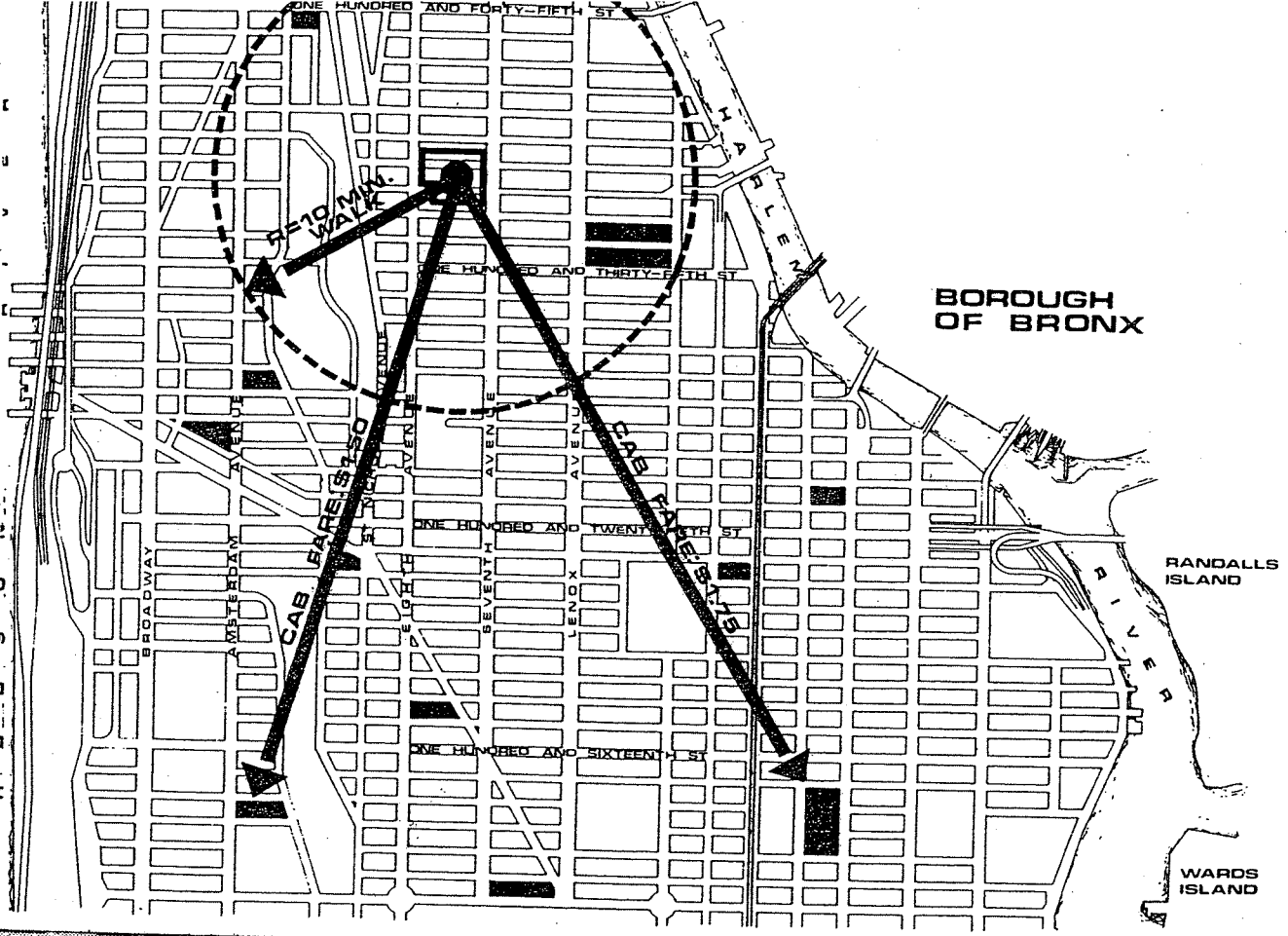




HOSPITALS

Notwithstanding the presence of hospitals and other health care facilities, the ability of the residents to reach these facilities rests directly upon their ability to pay double fares and wait for extended periods of time for arrival of public transport, drive by private car, walk, or pay the fares indicated on the accompanying GRAPHIC.

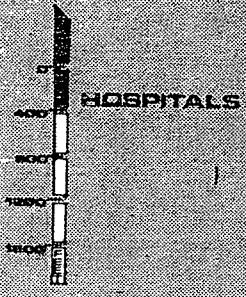
The maps for IN-AREA MEDICAL and PROFESSIONALS should be referred to in order to better understand the health care picture in the study area. It should be noted that no attempt was made to evaluate these health care services or facilities.



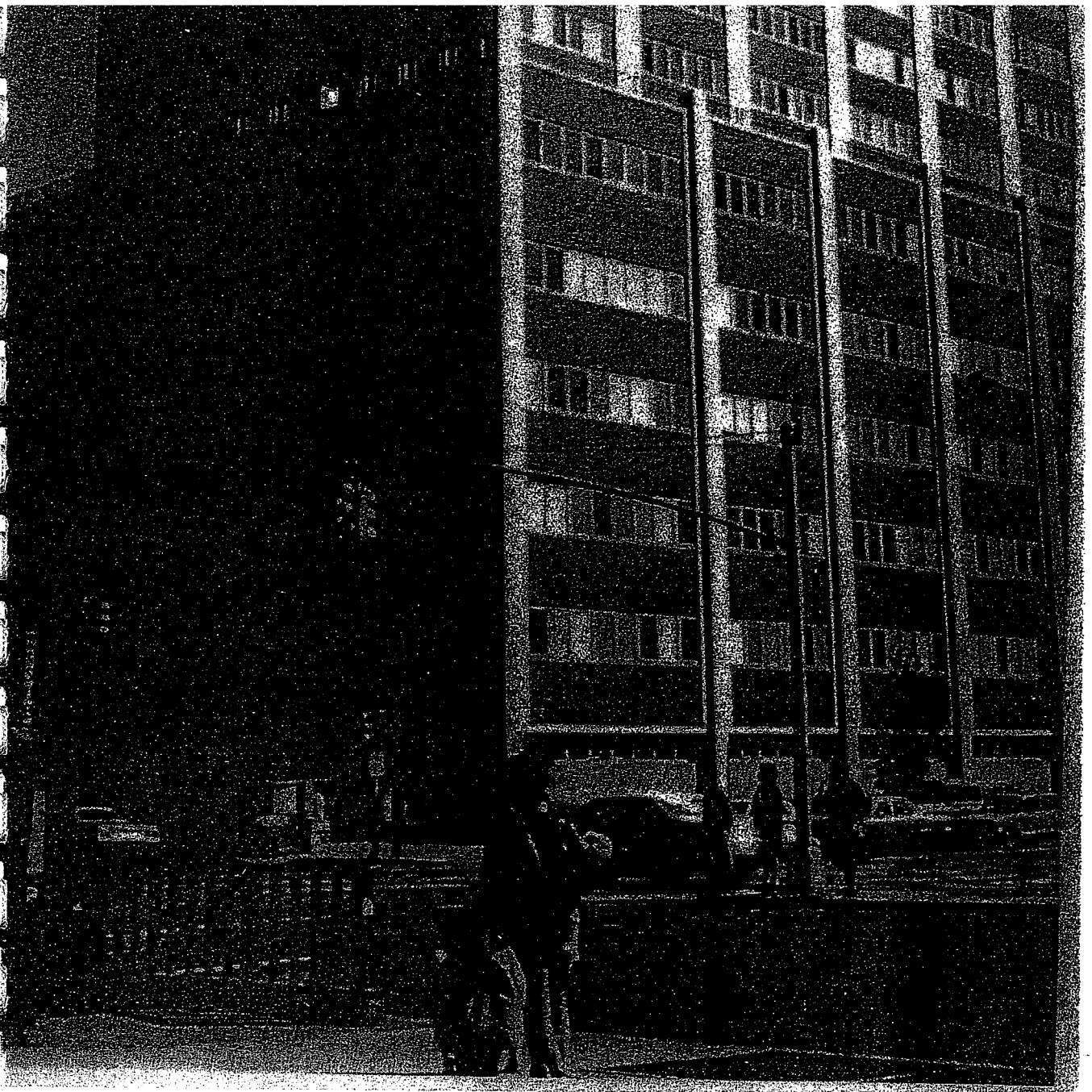
# HOSPITALS

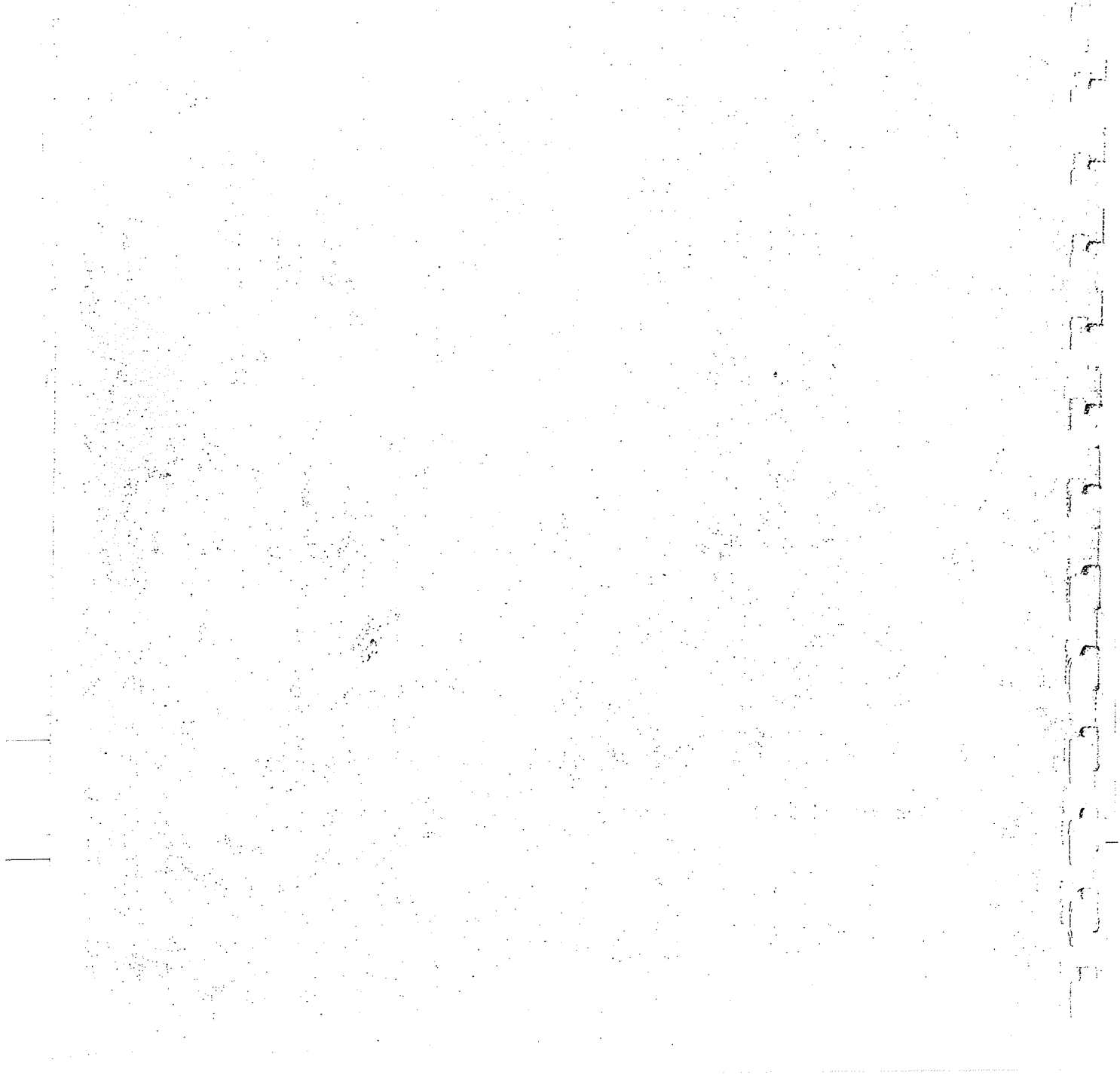
ST. NICHOLAS HISTORIC DIST.  
 DRIVERS ROW STUDY

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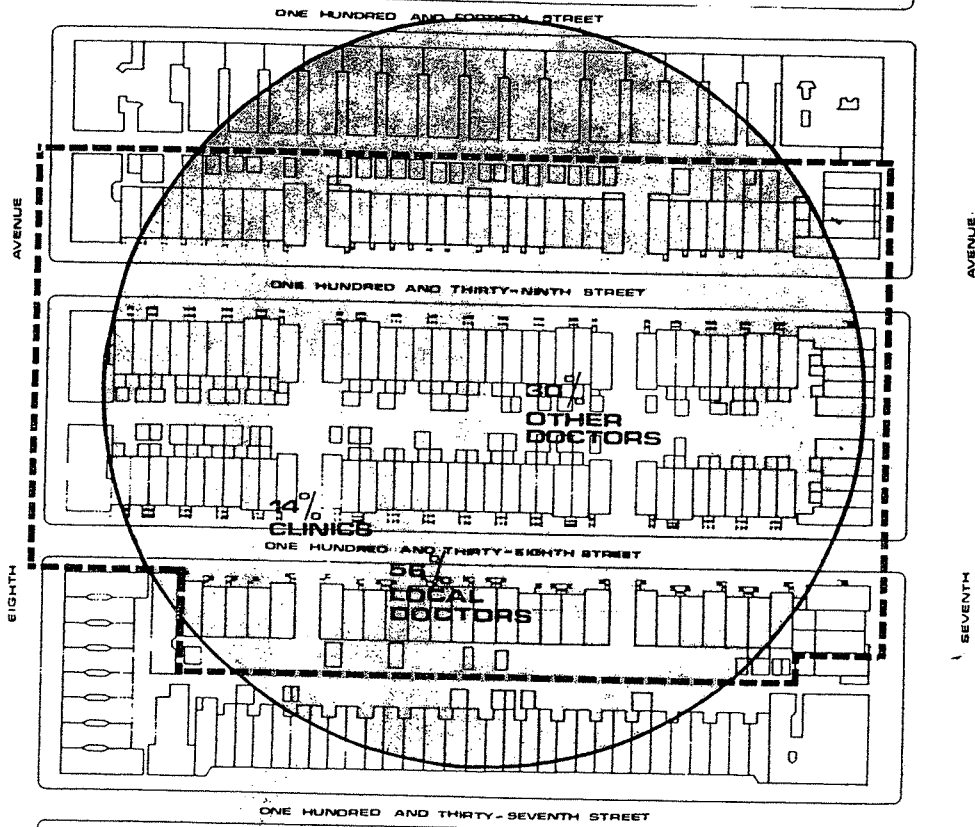






IN-AREA MEDICAL

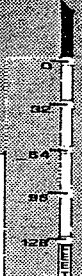
The medical profession is well represented in the Saint Nicholas Historic District; in fact, doctors constitute 20% of all homeowners, and many practice at home. 56% of their neighbors take advantage of this fact, while 30% seek doctors elsewhere, and only 14% attend clinics.

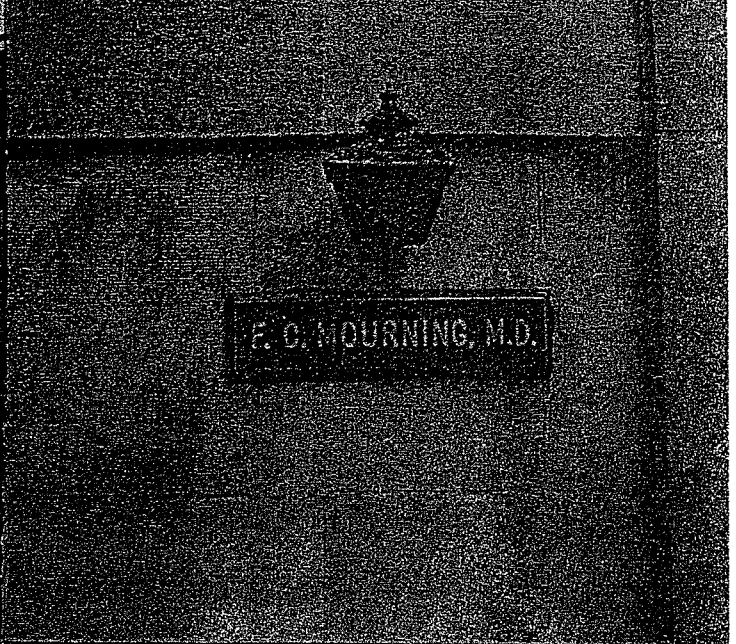


# IN-AREA MEDICAL

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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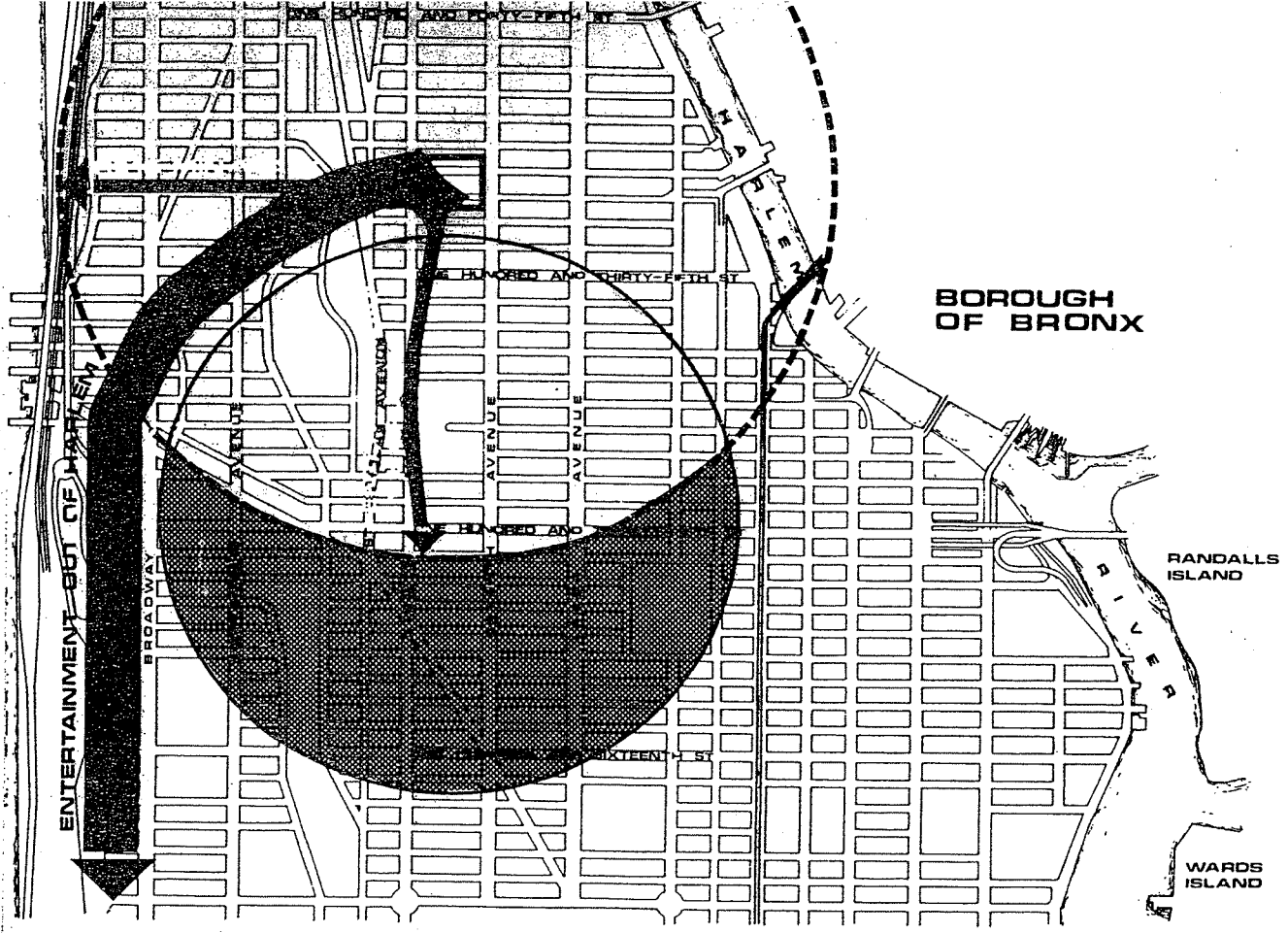
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ENTERTAINMENT

Public facilities for formalized evening entertainment in this section of Harlem are virtually non-existent, particularly those that might attract the family or the senior citizen. For example, the caliber and number of restaurants in Harlem make dining outside of the Harlem area more attractive.

A quick 15-minute walk from the center of the study area will immediately substantiate this fact. Regarding schools, theatres, churches open and offering various forms of entertainment, the number is less. This perhaps explains why the directional arrow going out of the Harlem community is dramatically different in size from the arrow in Harlem.



# ENTERTAINMENT

ST. NICHOLAS HISTORIC DIST.  
STRIVERS ROW STUDY

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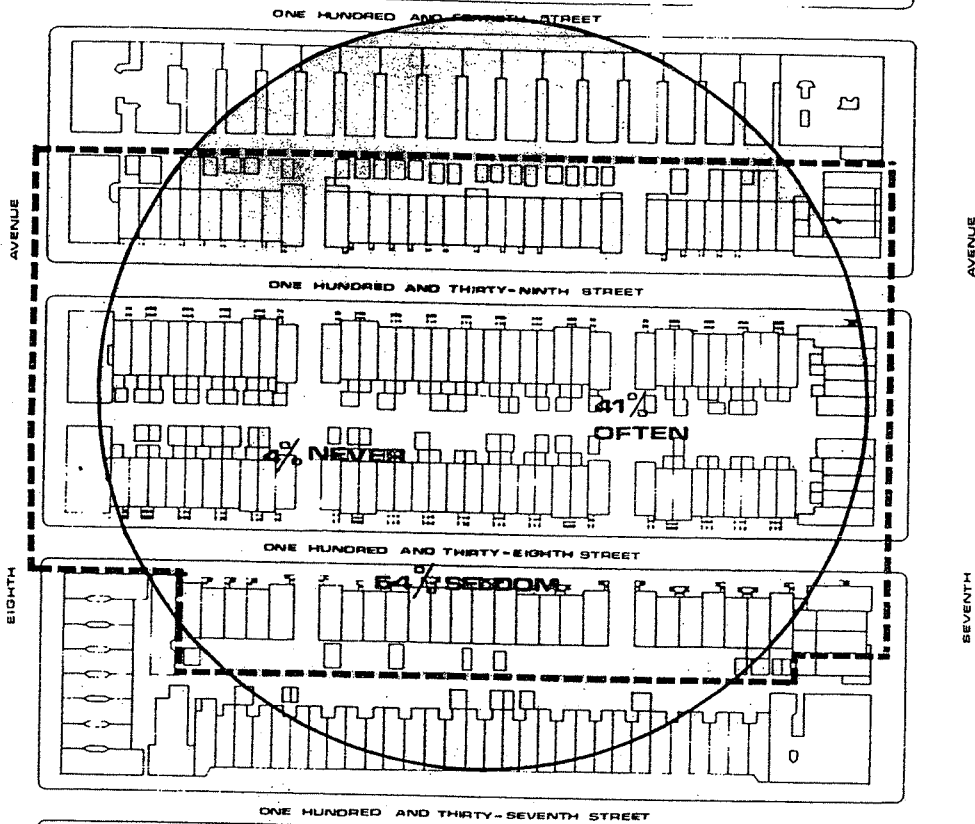
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IN-AREA SOCIALIZING - OUT-OF-AREA SOCIALIZING

Shown on the following two GRAPHICS are the conclusions of the surveys and questionnaires taken and updated during the course of the study. The frequency of meeting neighbors was counted in order to see if a particular pattern evolved. The surveys indicated that only 41% of the residents socialized often with their neighbors in Strivers' Row, while the social activities of 12% of the residents carried them out of the area.

These figures seem to suggest that many - perhaps half - of the residents socialize seldom, and some not at all.

One concludes from these data that the homes of the residents are both castles and traps, that is, television perhaps provides certain social satisfactions but inhibits natural social intercourse between people. It may be possible to design and promote improvements of the public areas of the neighborhood in such a way as to encourage and facilitate socializing among the residents.

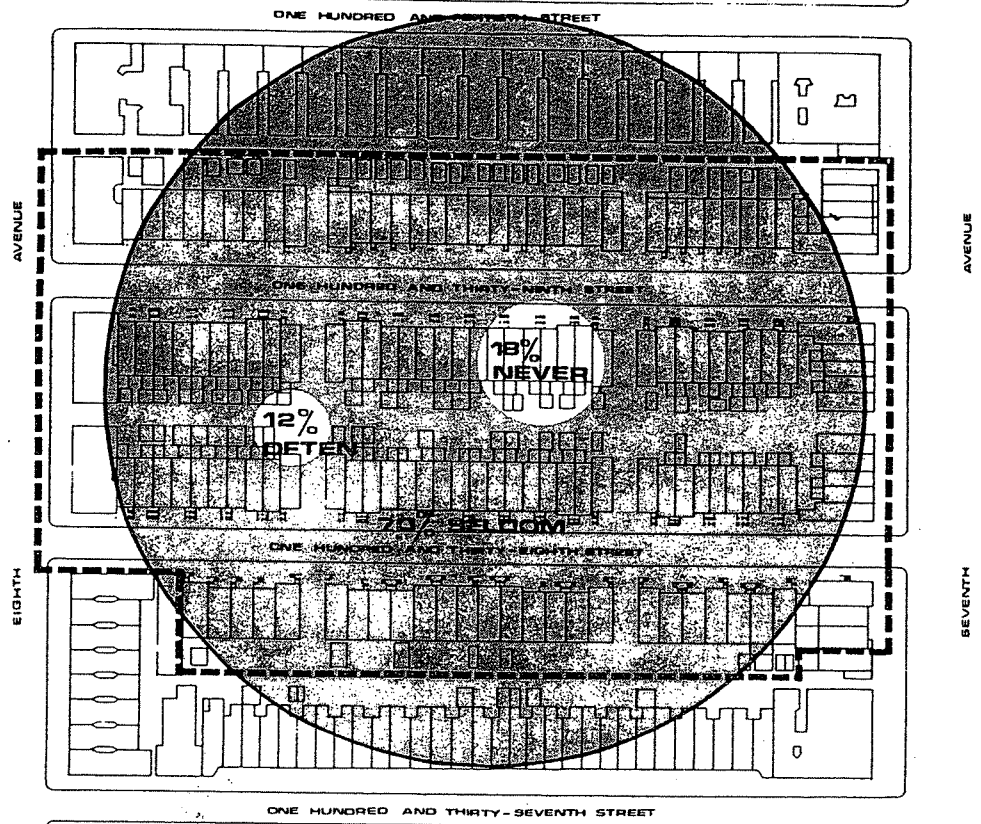


# IN-AREA SOCIALIZING

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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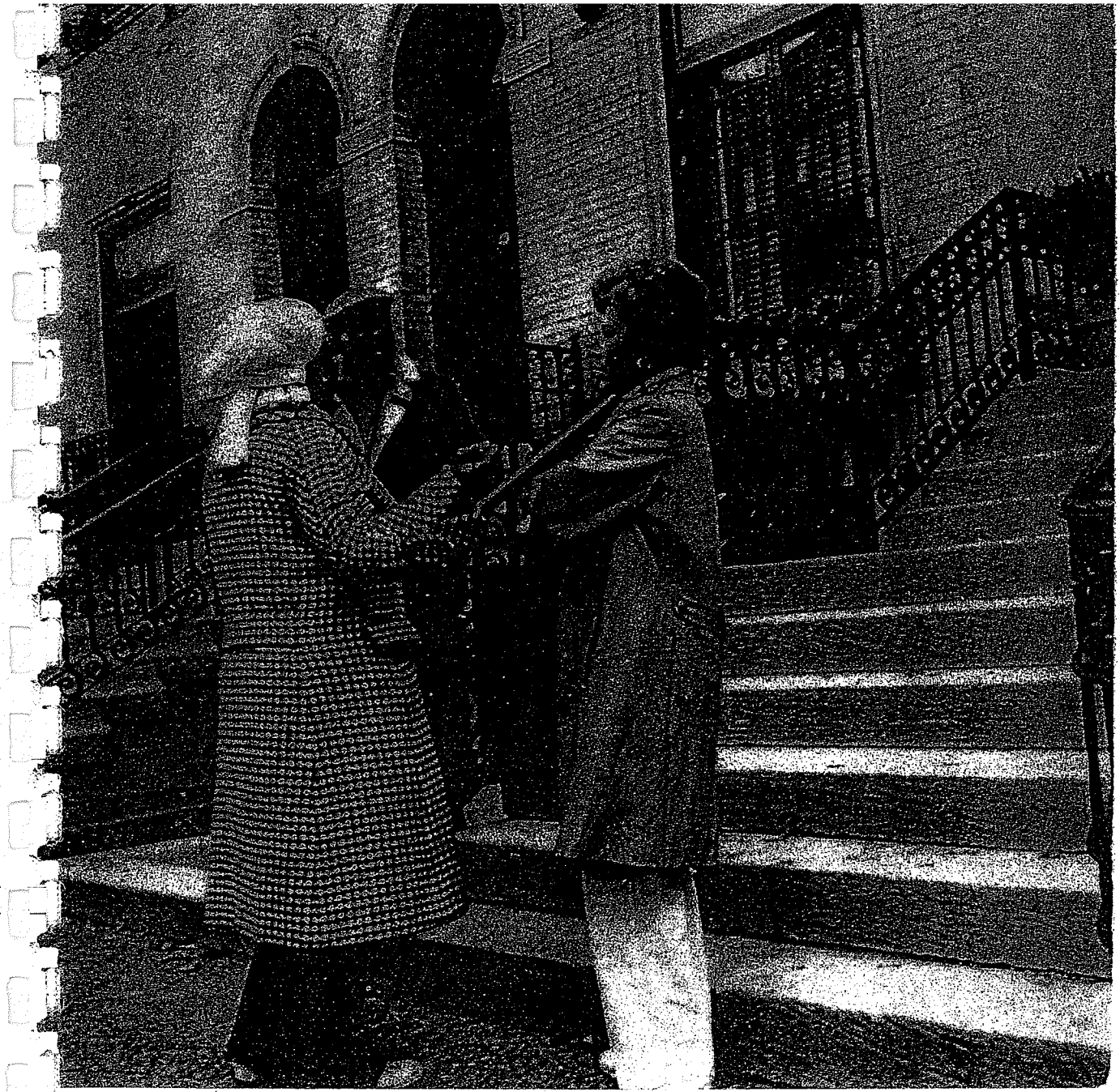
# OUT OF AREA SOCIALIZING

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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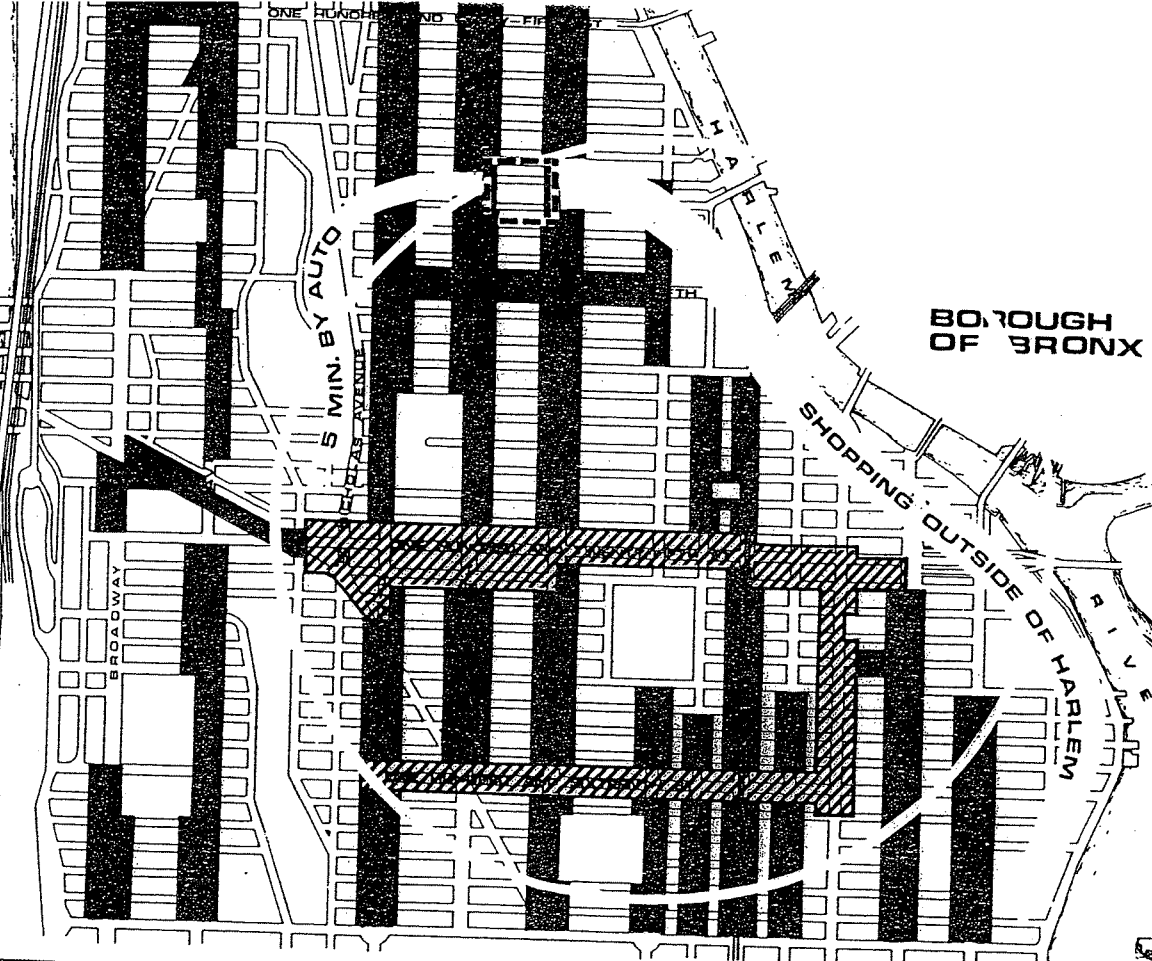
Handwritten text, likely bleed-through from the reverse side of the page. The text is difficult to decipher due to the grainy quality of the scan, but appears to be a list or set of notes.



SHOPPING PATTERNS

The residents of the study area have indicated that they are dissatisfied with the cost and quality of merchandise found in the Harlem area. Despite the fact that the farthest (116th Street) shopping district is but a five minute car ride away, the residents of the District have elected to spend the much longer driving time required to shop in central Manhattan, Bronx, Westchester, Long Island, or New Jersey.

H M U D S O N R I V E R



BOROUGH OF BRONX

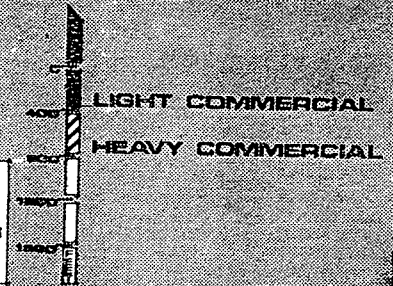
RANDALLS ISLAND

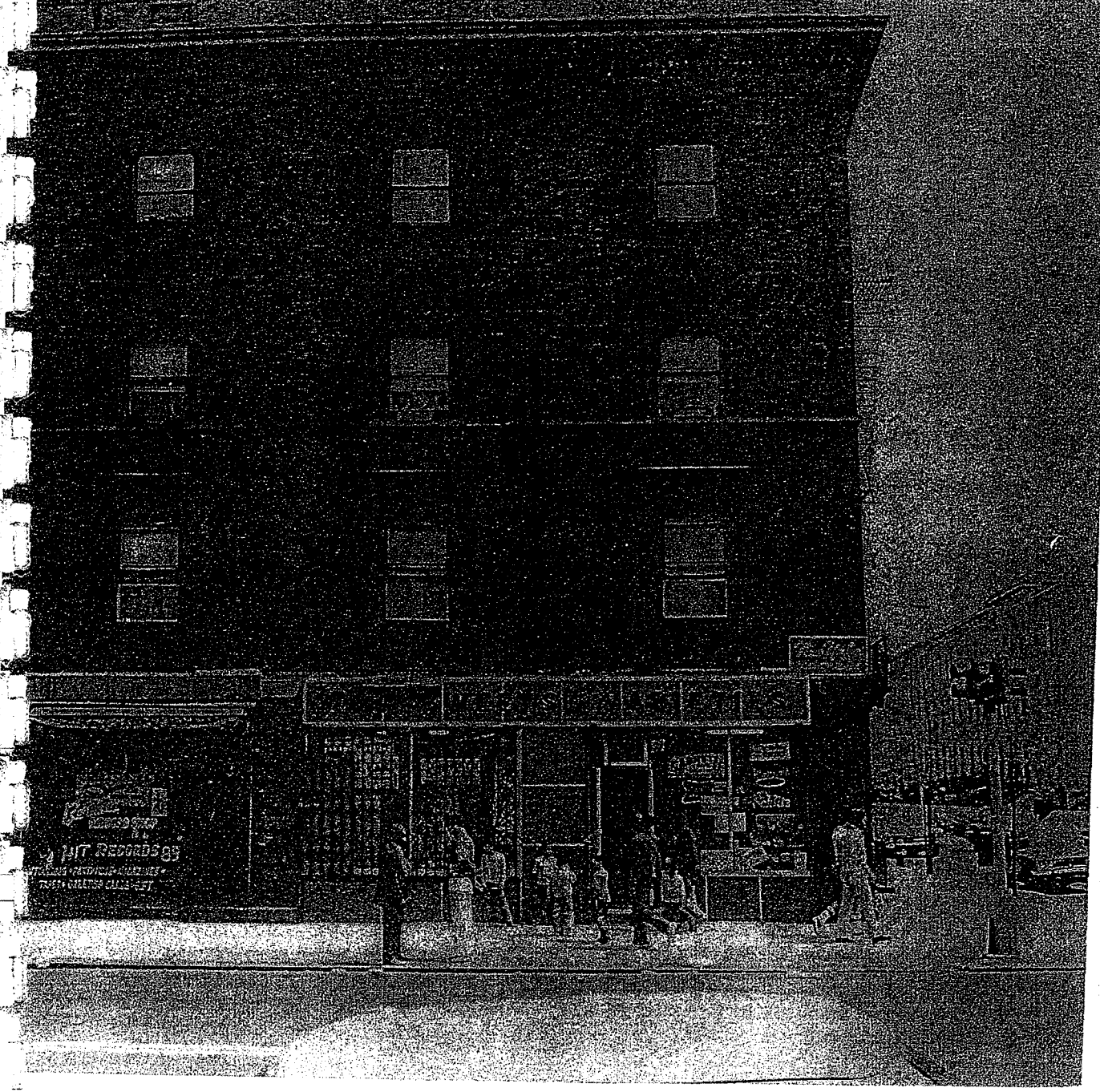
WARDS ISLAND

# SHOPPING PATTERNS

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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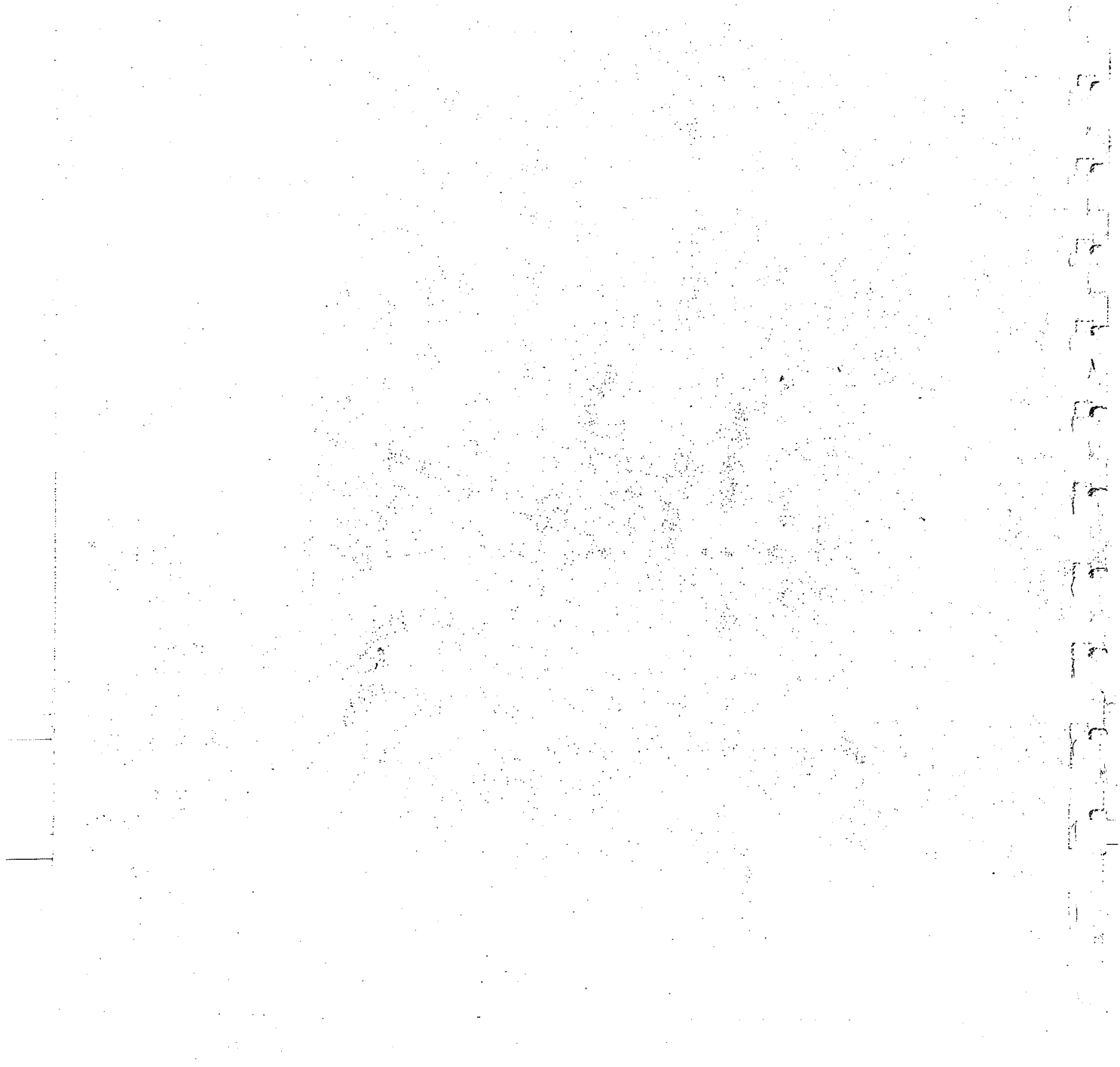




MT RECORDS 85  
TAPES • RECORDS • CD'S  
TRUCK • CARS • CALL 4-1111

MT RECORDS 85  
TAPES • RECORDS • CD'S  
TRUCK • CARS • CALL 4-1111

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TAPES • RECORDS • CD'S  
TRUCK • CARS • CALL 4-1111



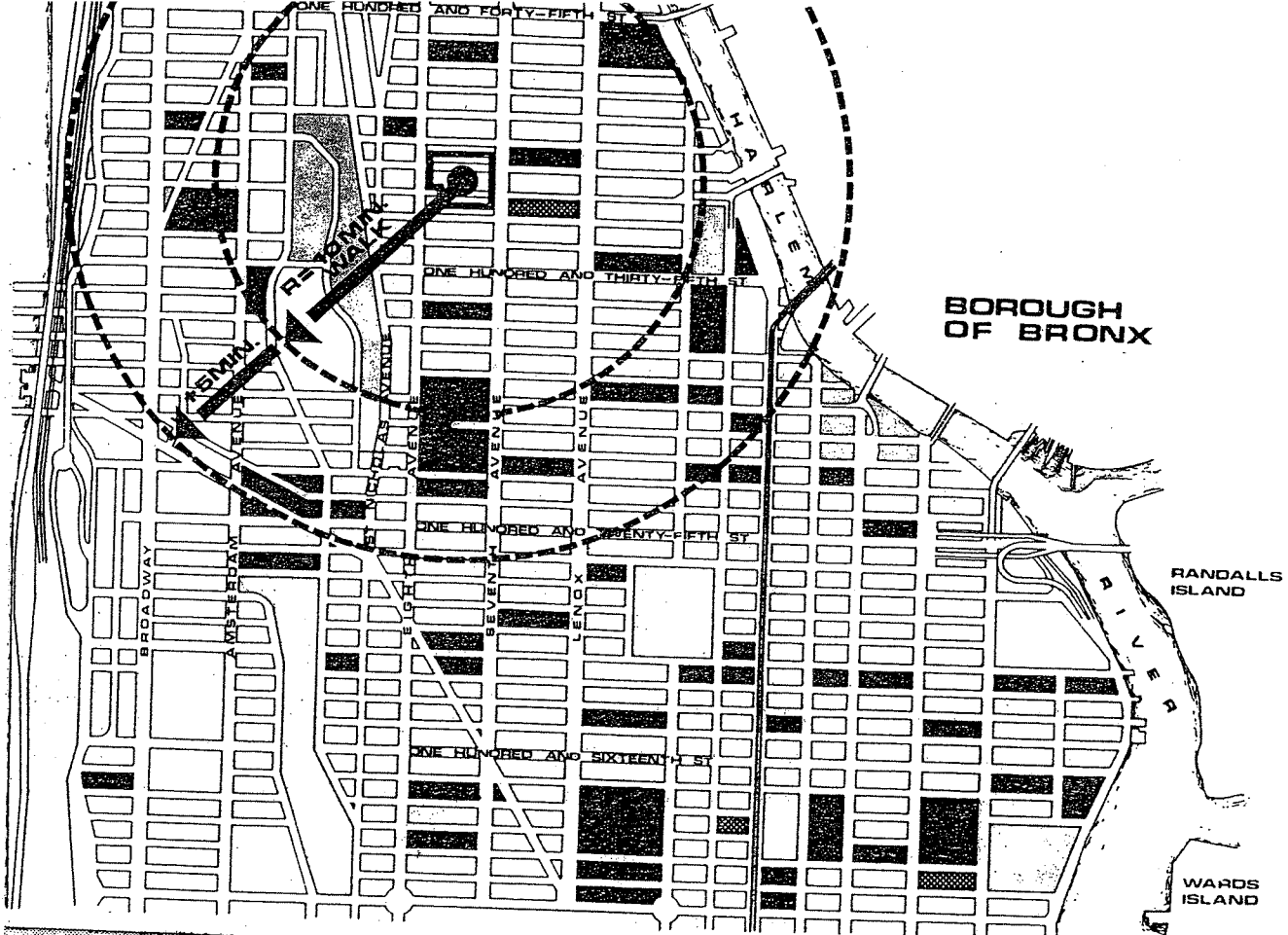
RECREATIONAL FACILITIES

This GRAPHIC is not intended to report the physical conditions or the degree to which maintenance functions are carried out or the adequacy or abilities of the supervisors of any of the parks, playgrounds, or centers shown, but rather simply to locate them in relation to the study area, respecting reasonable walking distances of 10 and 15 minutes.

What becomes apparent is that excellent recreational opportunities do exist. The potential is certainly astounding, when one adds on the acreage of the sidewalks and street bed themselves. Historically these ad hoc street parks are the recreational outlets most used by active neighborhood kids.

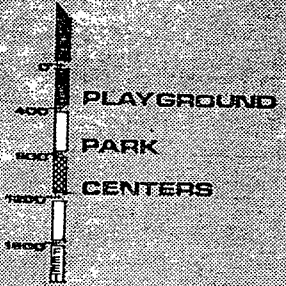
The city's present financial crisis has directly limited those funds which might otherwise have reached the Parks, Recreational and Cultural Affairs Administration to use in various neighborhoods for the improvement of old facilities even perhaps the creation of new ones.

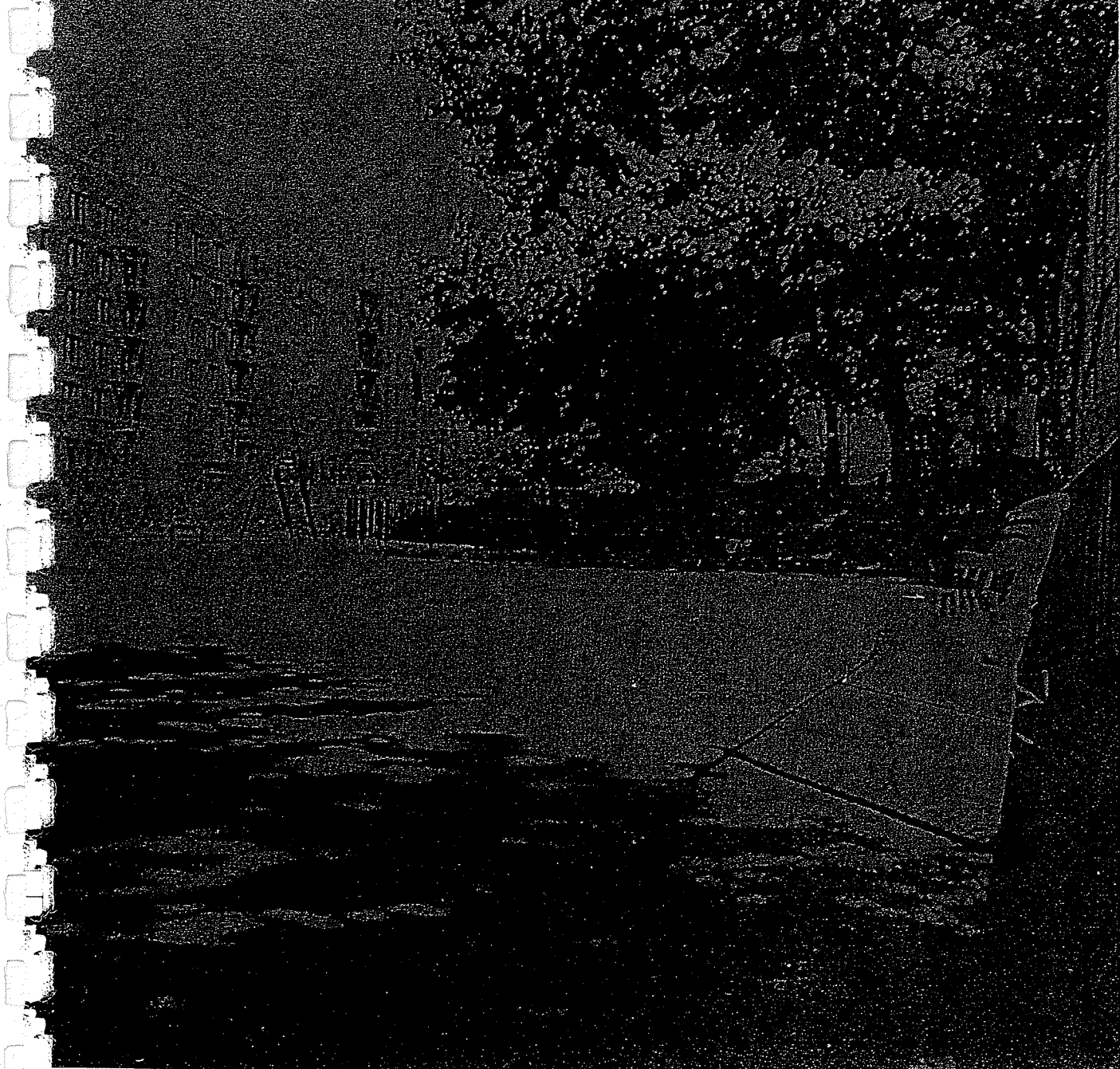
Here, rather than belabor the point of attitudes, commitments, practice, priorities, and policies of the city concerning recreational facilities for communities such as Harlem, we prefer to simply present this GRAPHIC which indeed might provide background data for those individuals or organizations inclined to bring this problem into sharper focus.



# RECREATIONAL FACILITIES

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY





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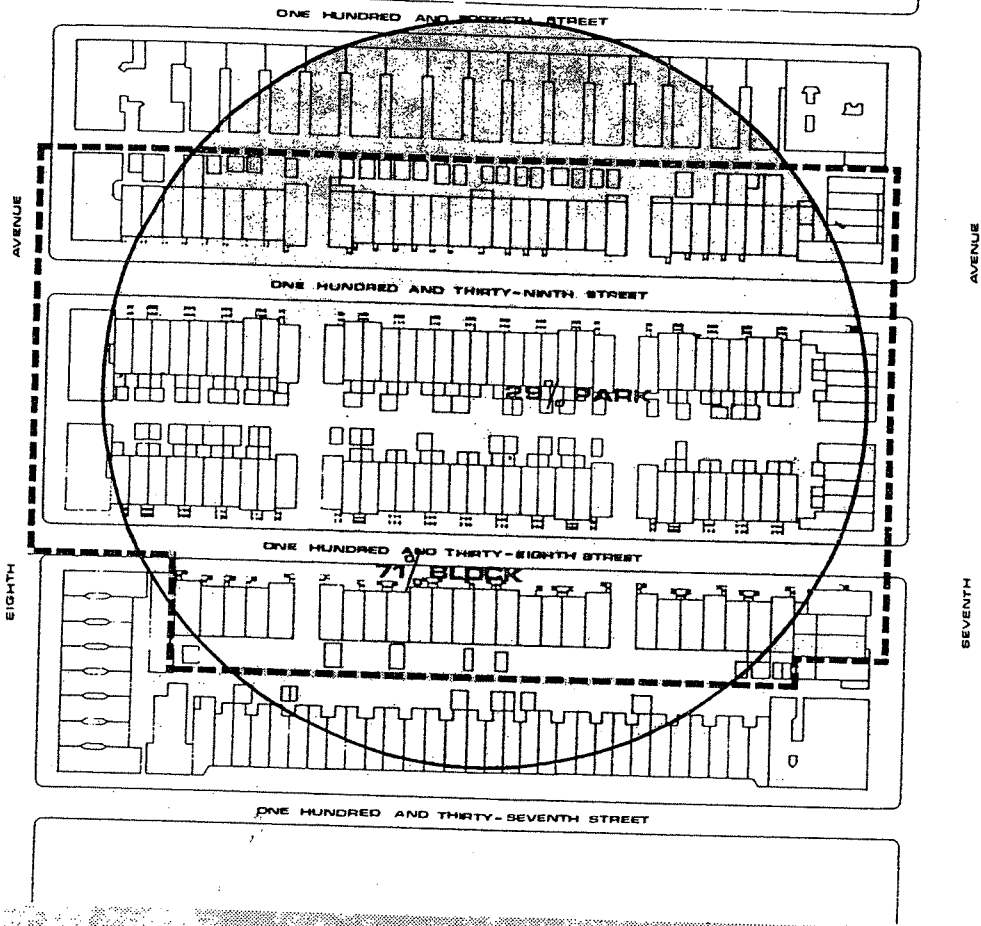


CHILDRENS' PLAY

The big and little kids of Harlem have assigned a descending priority of use to the spaces available to them for play as follows: the block, the back yards, the roofs, the neighborhood centers, school yards, and parks.

At present, the age distribution of residents in the study area shows only a minority of parents with children under the age of fifteen, so the need for providing children's play space is less crucial within the historic district than it is in the surrounding neighborhood, where the proportion of young children is much higher.

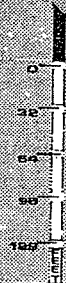
Nevertheless, the potential for developing protected play space in the courtyards should not be overlooked. It has been recommended by those residents who do have small children, and its provision would certainly enhance the attraction of the neighborhood for other young families; serving to stabilize and revitalize the community as the houses now occupied by the elderly return to the market in the future.

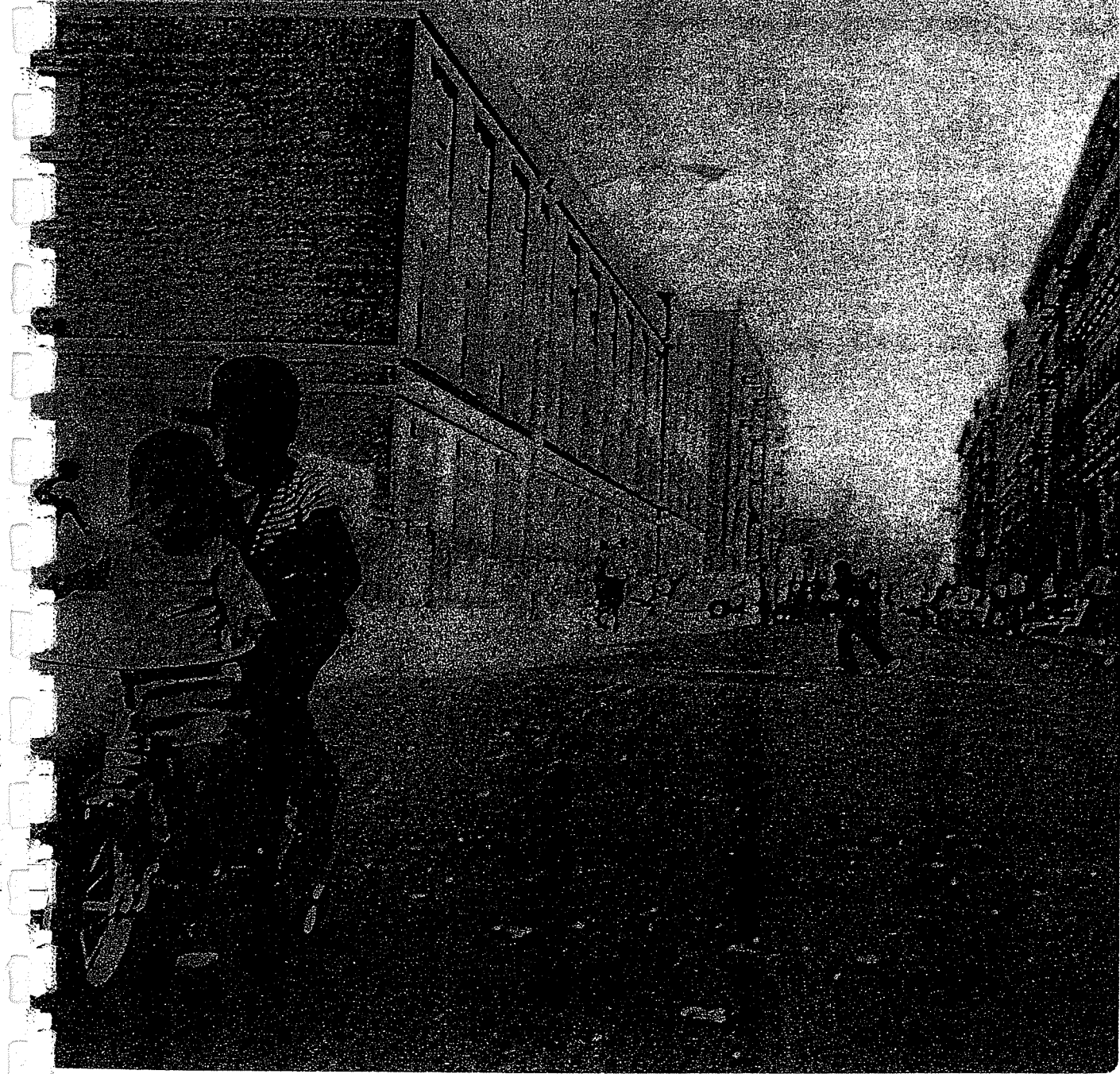


# CHILDREN'S PLAY

ST. NICHOLAS HISTORIC DIST.  
 DRIVERS ROW STUDY

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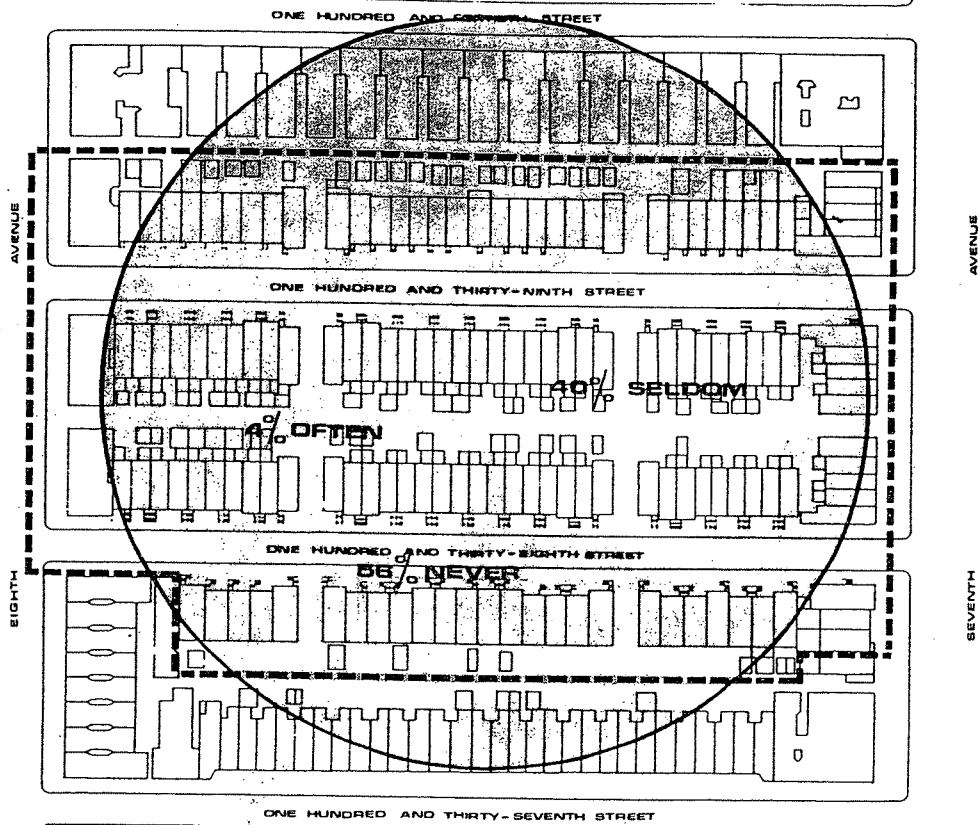


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ADULT USE OF PARKS

The increase in anti-social behavior in the city's parks is primarily directed at adults, and more specifically at those who are least able to offer resistance, the female and the elderly. As a result, the majority of the elderly residents of the area indicated that they never or seldom used the St. Nicholas Park facilities for fear of falling prey to the "strong". This is important, since it suggests a need for a safe outdoor meeting space to serve this sizable portion of the local population.



# ADULT USE OF PARKS

ST. NICHOLAS HISTORIC DIST.  
STRIVERS ROW STUDY

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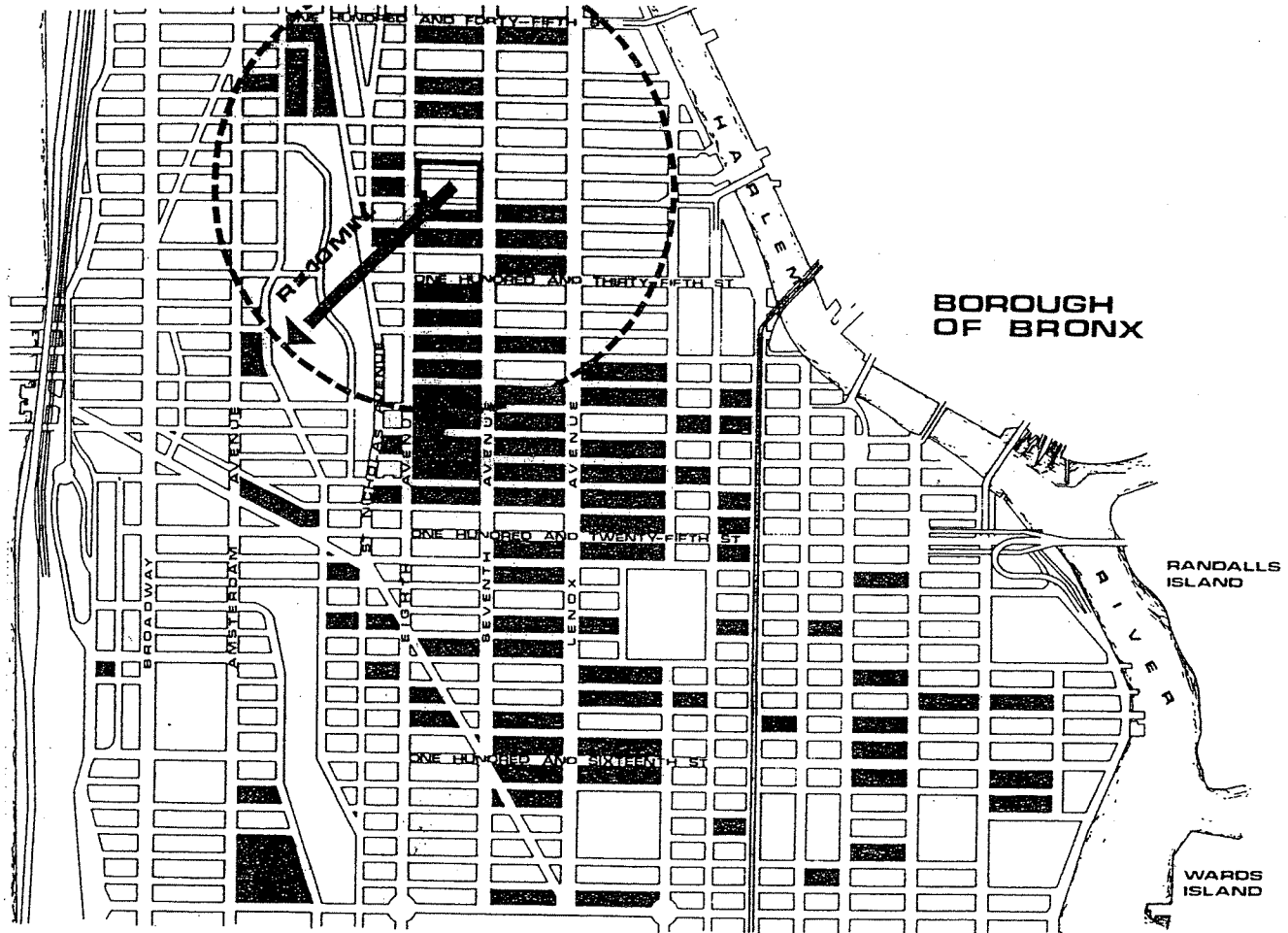
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CHURCHES

The church is probably the most important single institution that has united Black people in the past. Traditionally it has been the social center through which the community was directed. The number of houses of worship, running the gamut from newly established storefronts to longstanding elaborate edifices, catches the attention of the most casual of observers on a walking tour through the "Harlems". The adjoining map indicates those blocks on which two or more houses of worship exist.

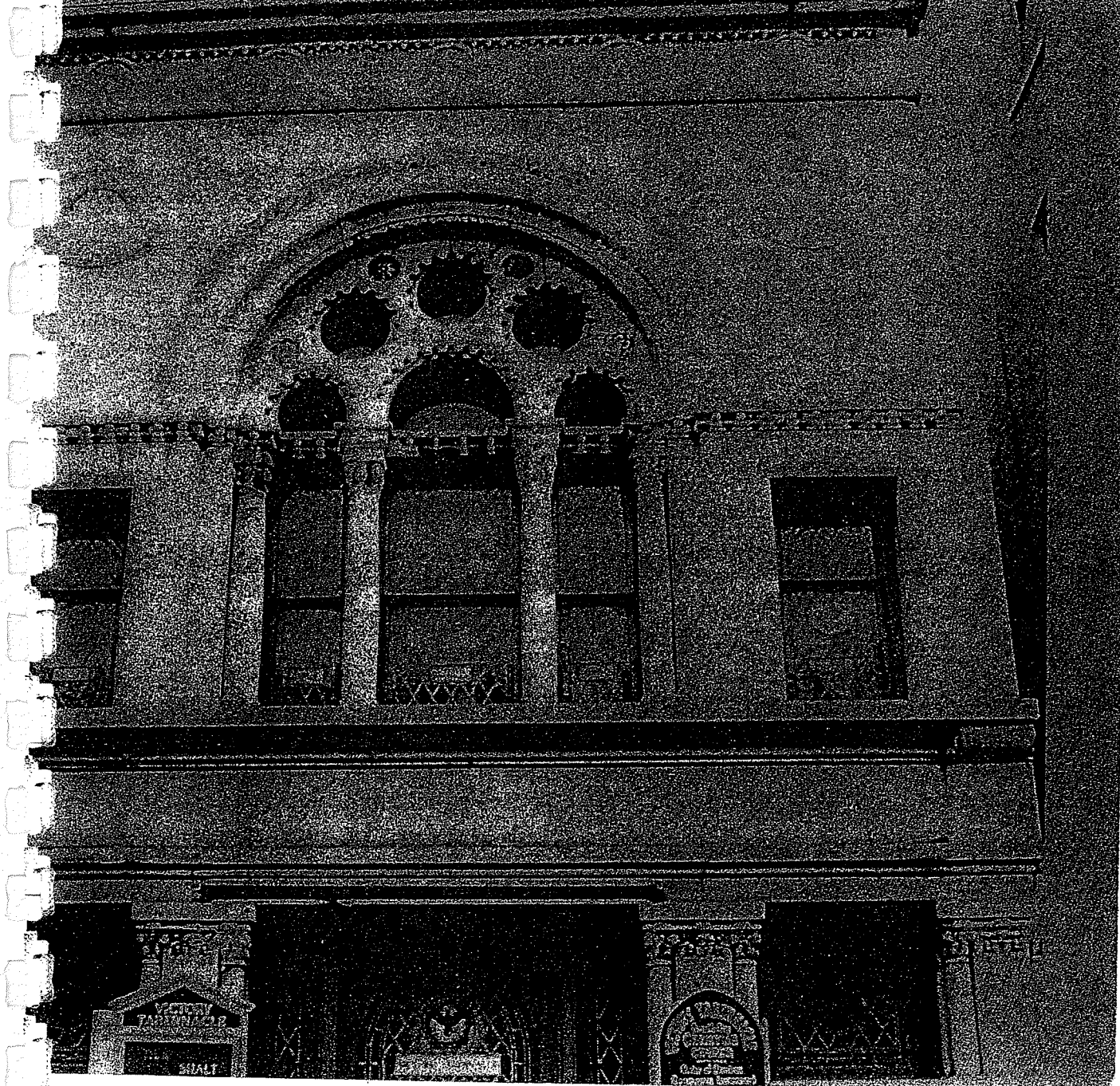


# CHURCHES

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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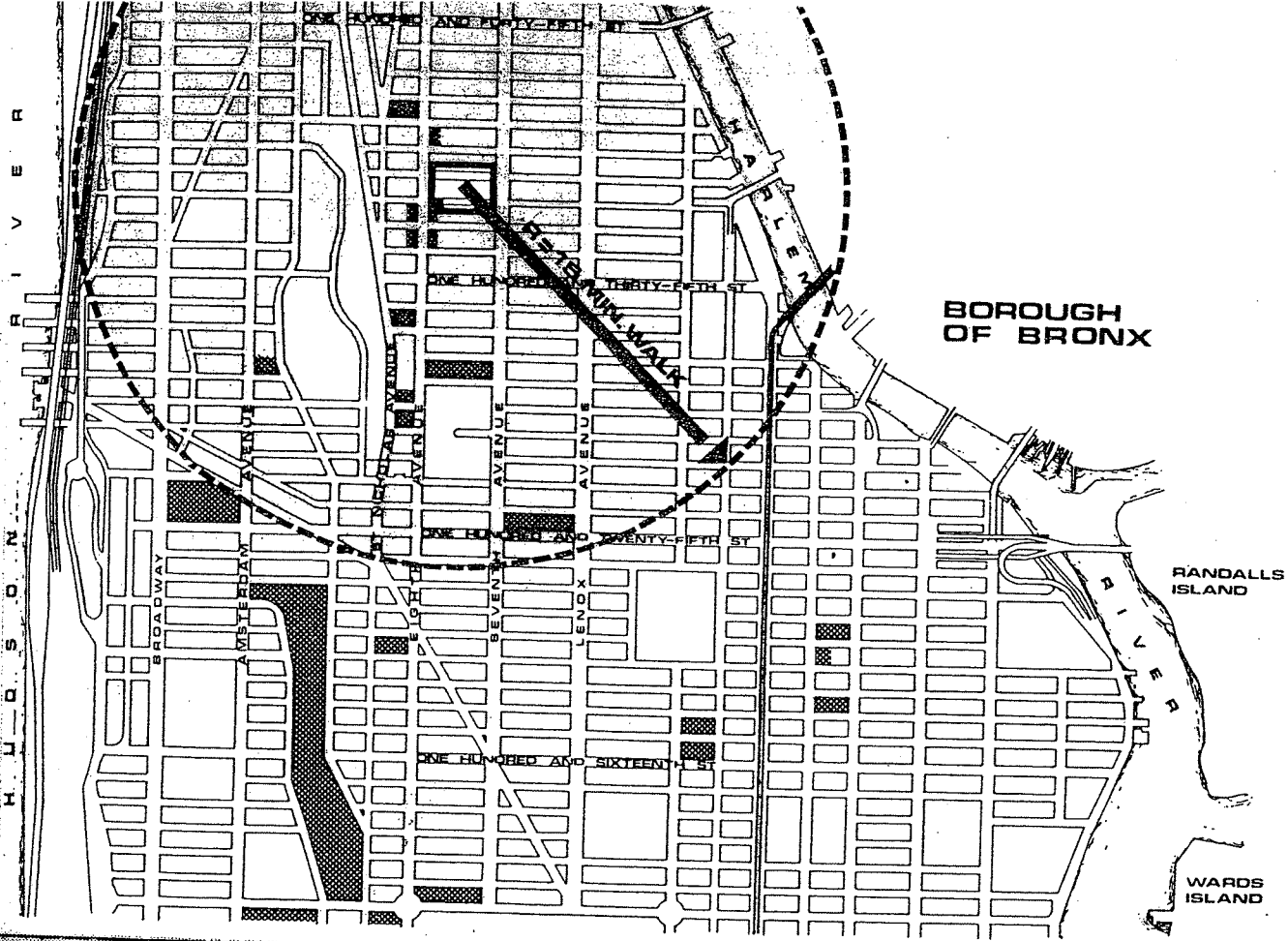


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FUTURE HOUSING SITES

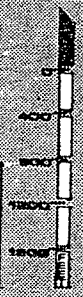
Government commitment to construction of low-and moderate-income housing for minority people has traditionally been slow, sometimes resulting in no new housing at all. If the accompanying GRAPHIC is indeed an indication of Government's new direction over the next five years, then certainly the Housing and Development Administration as well as the New York State Urban Development Corporation through its subsidiary the Harlem Urban Development Corporation have positive and immediate plan projections for Harlem in general and for the area surrounding the study area in particular. With this kind of interest, financial participation in the preservation of the fine structures of the study area becomes the next most logical step in the redevelopment process.

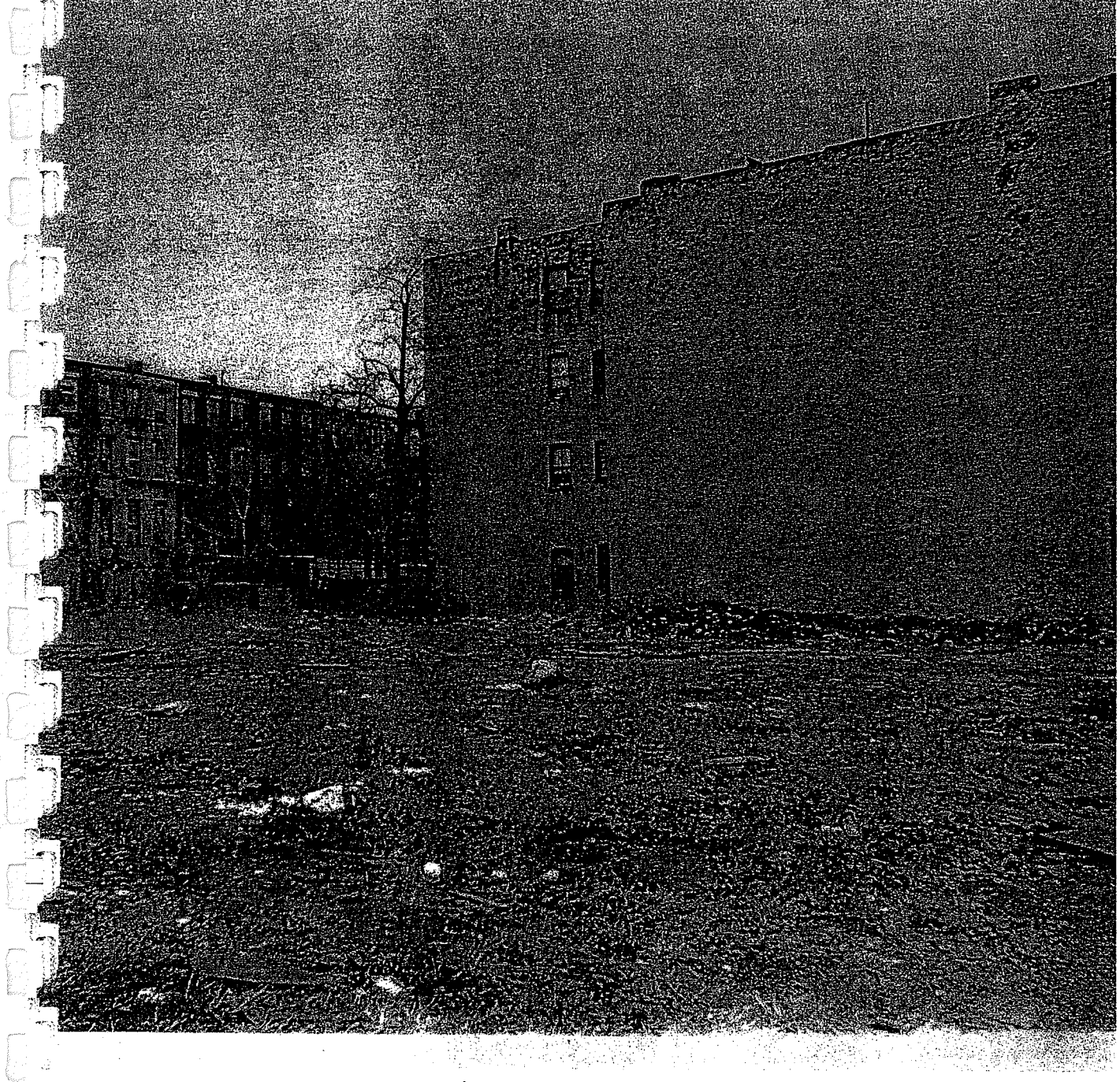


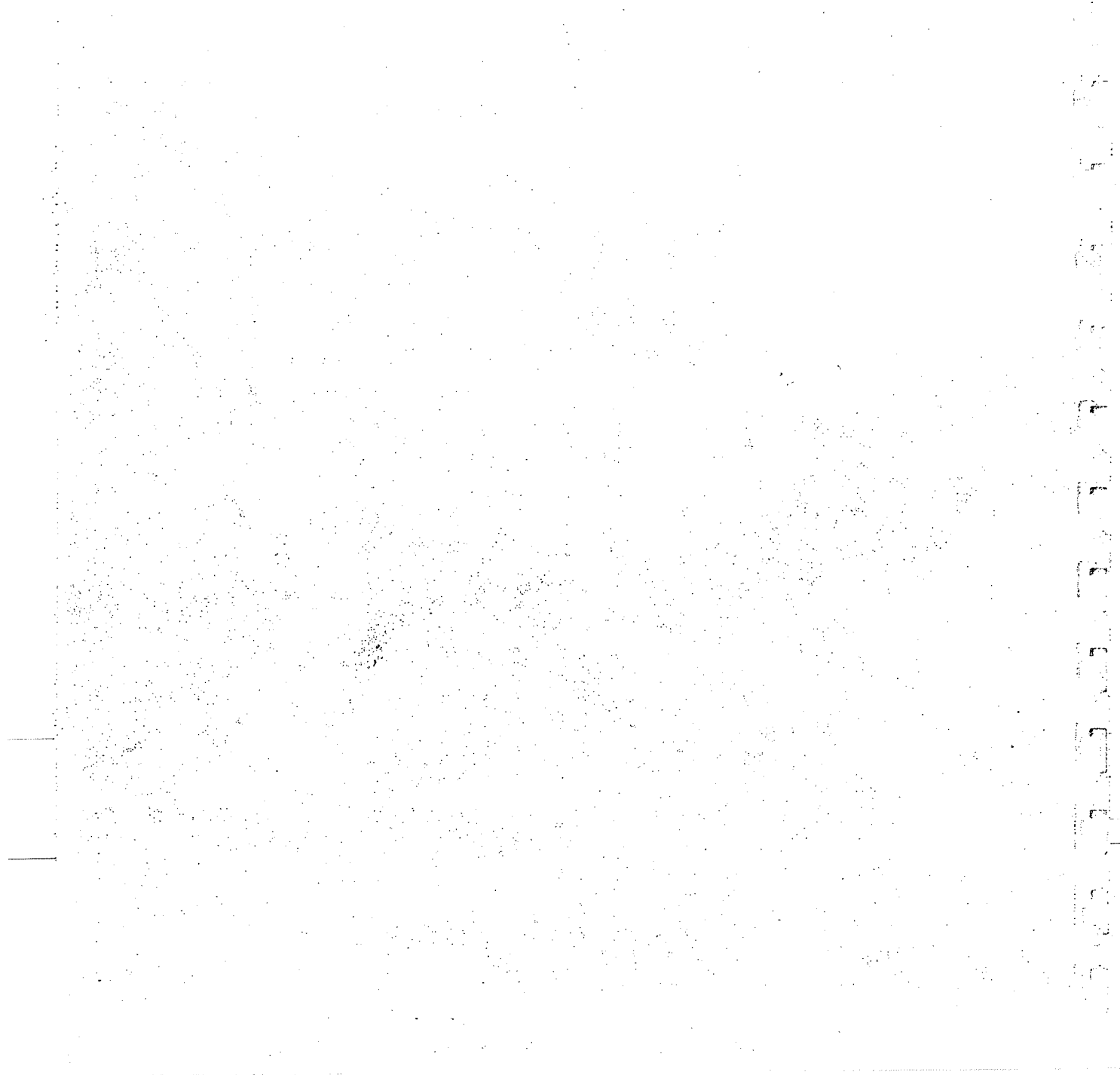
# FUTURE HOUSING SITES

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

27







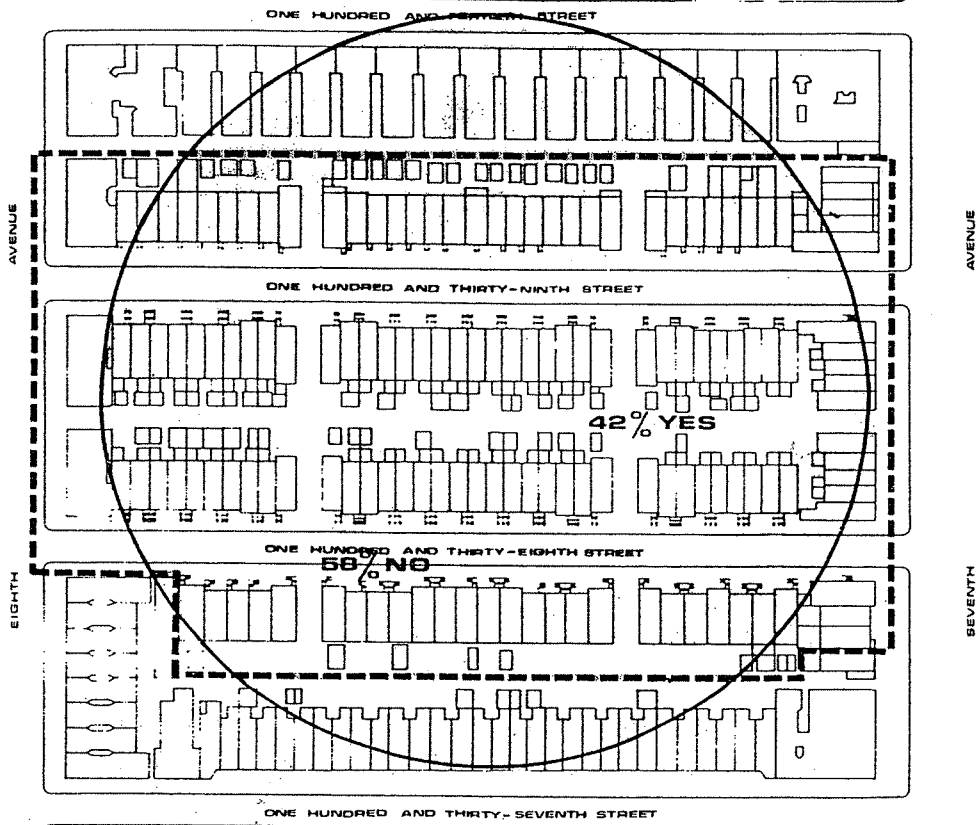


BOARDERS

The structures originally designed as single-family dwellings within the study area have been over the years, from 1920 to present, occupied in the following ways:

- As single-family houses
- As single-family houses with offices at home, i.e. doctors' or dentists' offices
- As single-family houses with parents or in-laws as part of the family
- As rooming houses
- As converted multiple dwellings
- As single-family houses with family boarders

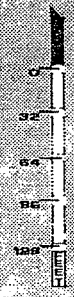
This GRAPHIC indicates that today approximately 42% of the resident owners are forced to take in boarders as children grow up, marry, and move away, or by the economic restraints of limited fixed incomes which many senior citizens find they must supplement in order to meet the rising costs of living..

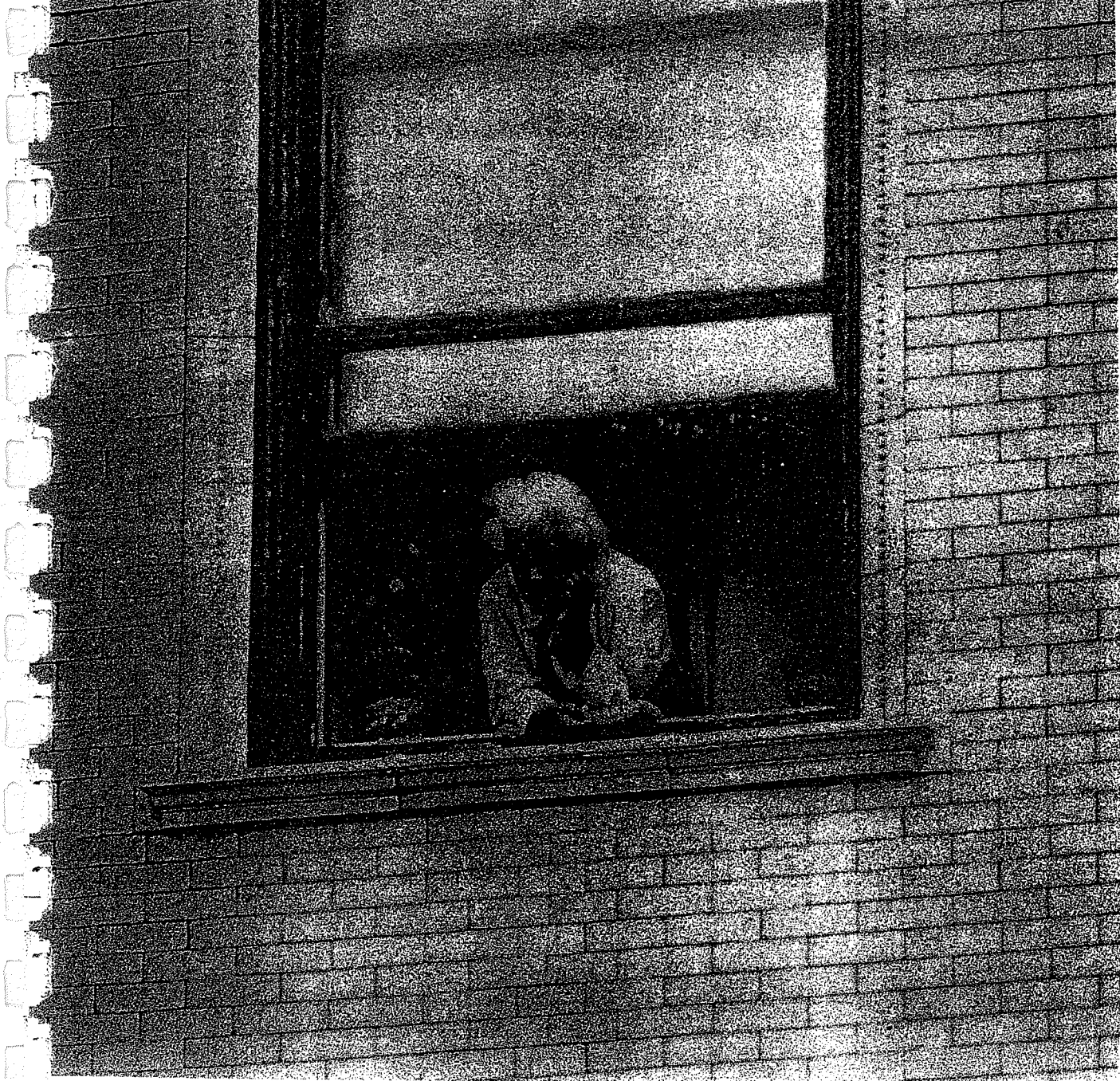


# BOARDERS

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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## VEHICULAR VOLUME

Within the district a cacophony of sound rises up from the avenues, Seventh and Eighth, as they struggle to handle the peak-hour volume of 816 and 896 cars per hour respectively. The streets on the other hand dramatically differ in traffic volume, with 138th Street taking only 42 vehicles per hour and 139th Street 47 per hour. However, this blessing of reduced traffic has its drawbacks in that the streets fairly regularly become dangerous dragstrips with the sound of "hot" cars testifying to the power of their engines as they race down to the corners. It is by far the loudest and most disturbing of sounds to be heard within the study area.

Narrowing the streets and placing regular depressions in the road should deter this activity, which is indeed a hazard to the personal safety of the residents and their children.

C = 68  
 B = 10  
 TX = 40

TC = 214  
 T = 15  
 B = 3  
 TX = 31

1C

AVENUE

4C

ONE HUNDRED AND THIRTY-NINTH STREET

IN 21C

AVENUE

2C

12C

16C

12C

ONE HUNDRED AND THIRTY-EIGHTH STREET

OUT 21C

1C

2C

1C

5C

EIGHTH AVENUE

16C

SEVENTH AVENUE

18C

C = 134  
 B = 10  
 TX = 20

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 B = 4  
 TX = 10

ONE HUNDRED AND THIRTY-SEVENTH STREET

# VEHICULAR VOLUME

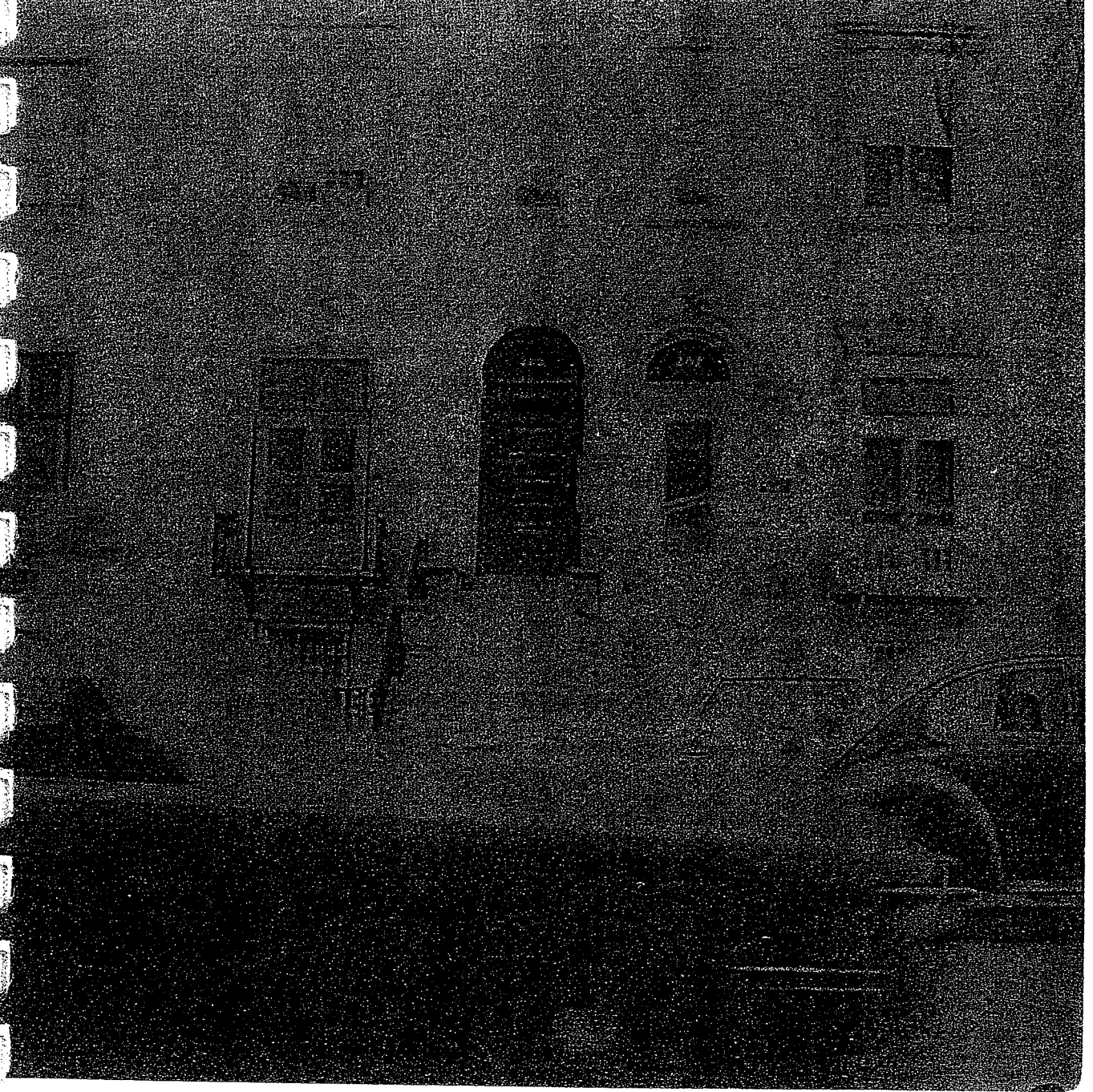
ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

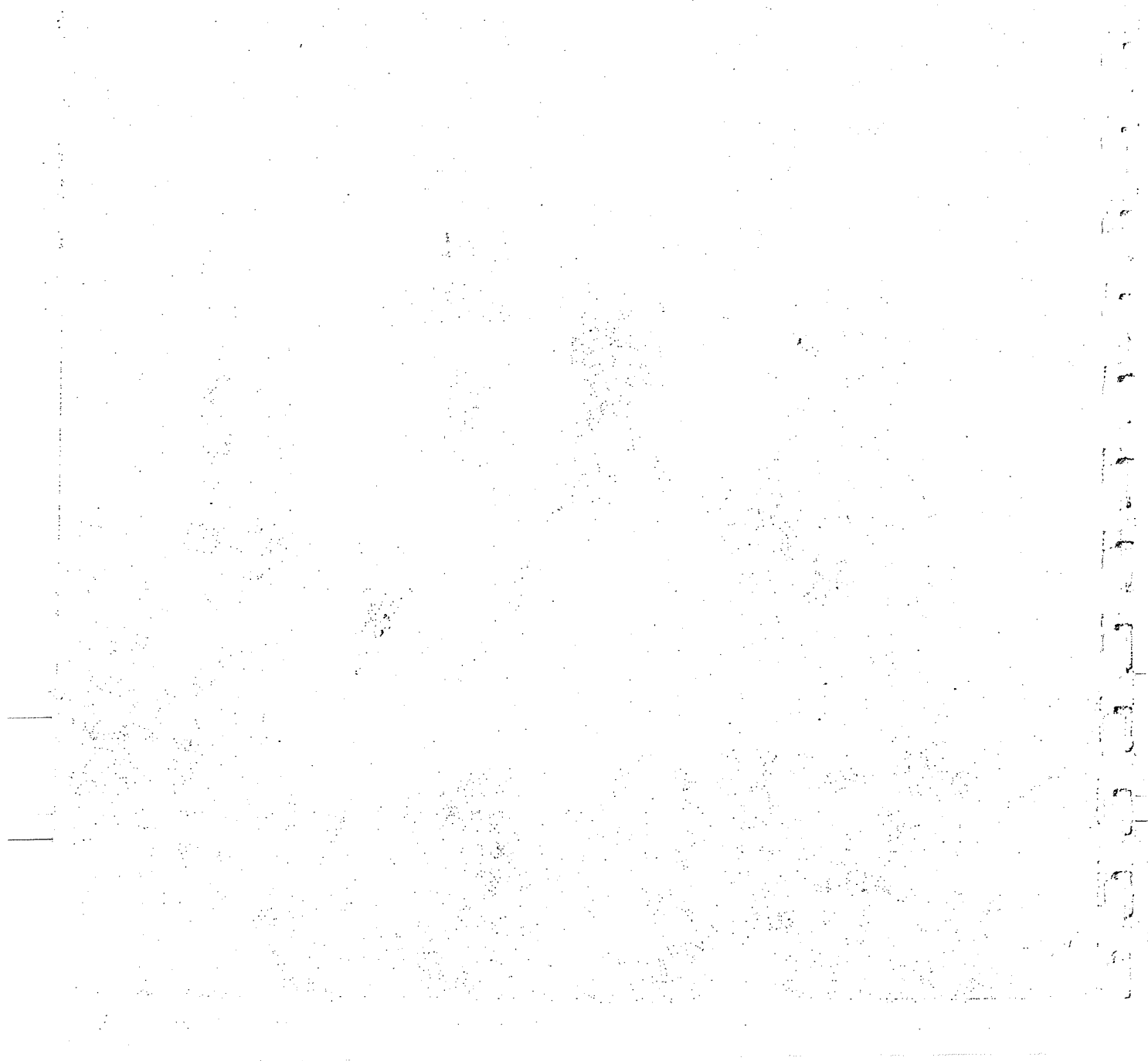
29

NOTE:  
 FIGURES SHOWN  
 REFLECTS 30 MIN.

- C = CAR
- T = TRUCK
- B = BUS
- TX = TAXI



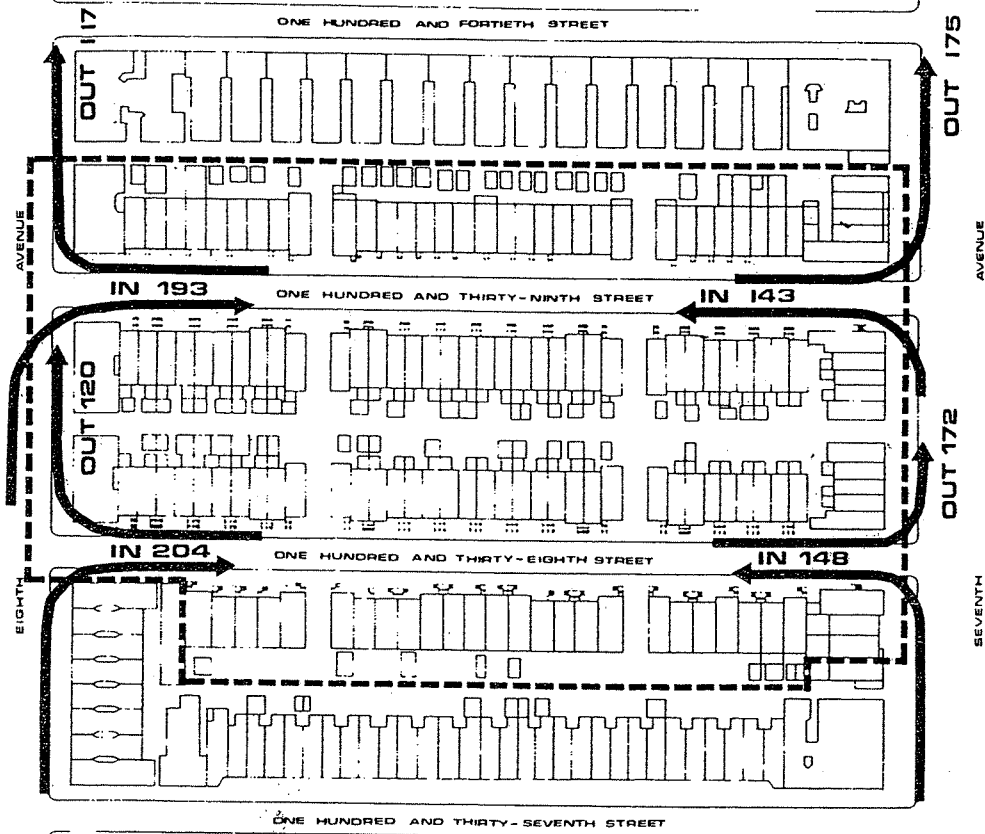






PEDESTRIAN VOLUME

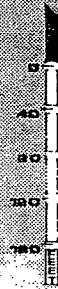
The amount of traffic that enters 138th Street and 139th Street at their peak times is approximately 352 and 336 people per hour respectively, indeed considerably less than most east-west Harlem blocks. This relatively low level is due to the respect granted to these blocks by Harlem residents. These streets do not serve as paths for any activity other than visits to the many professional offices, social visits to the residents by outsiders, and residents returning, plus the occasional person walking through simply to admire the relaxed park-like turn-of-the-century atmosphere.

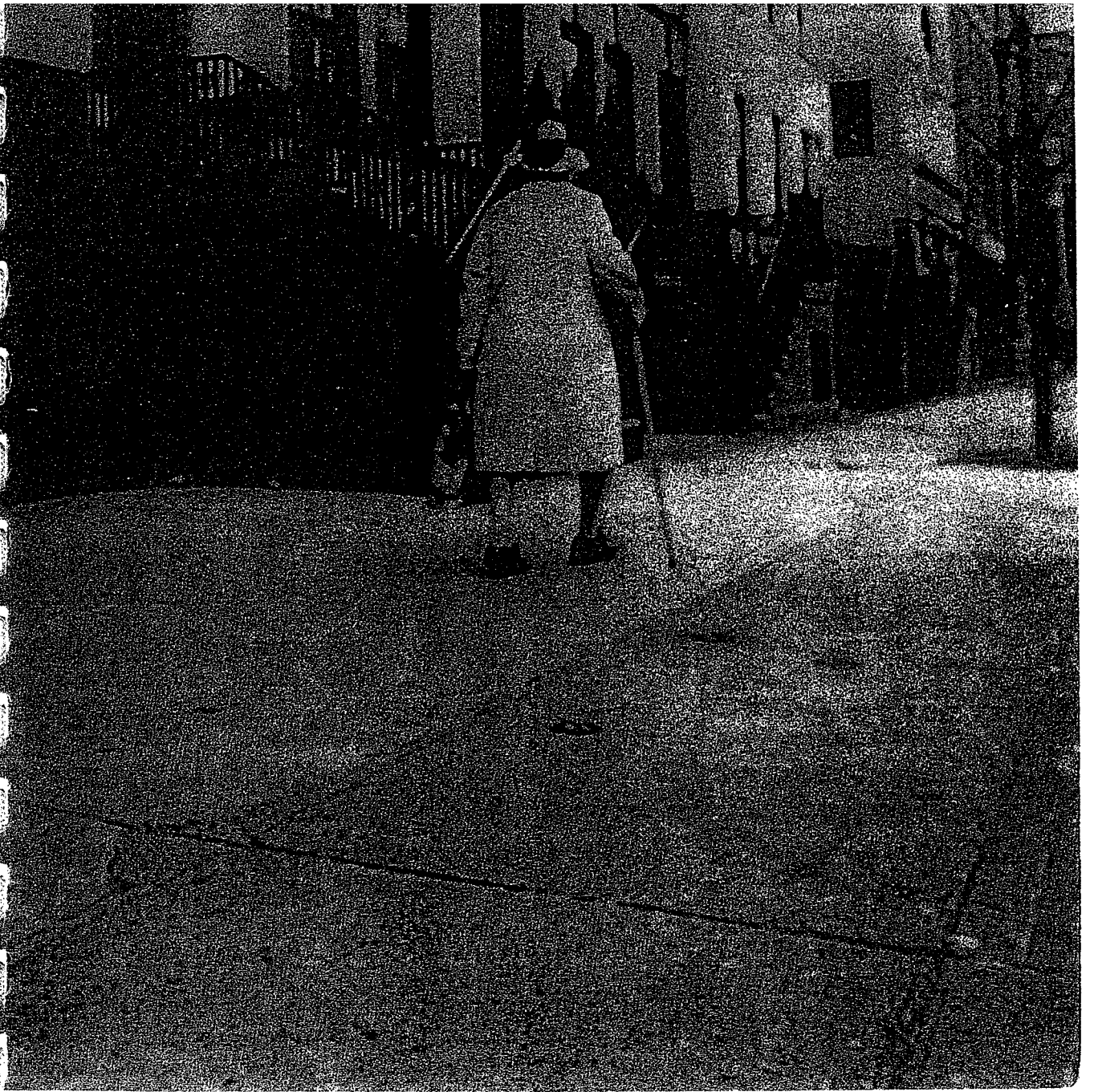


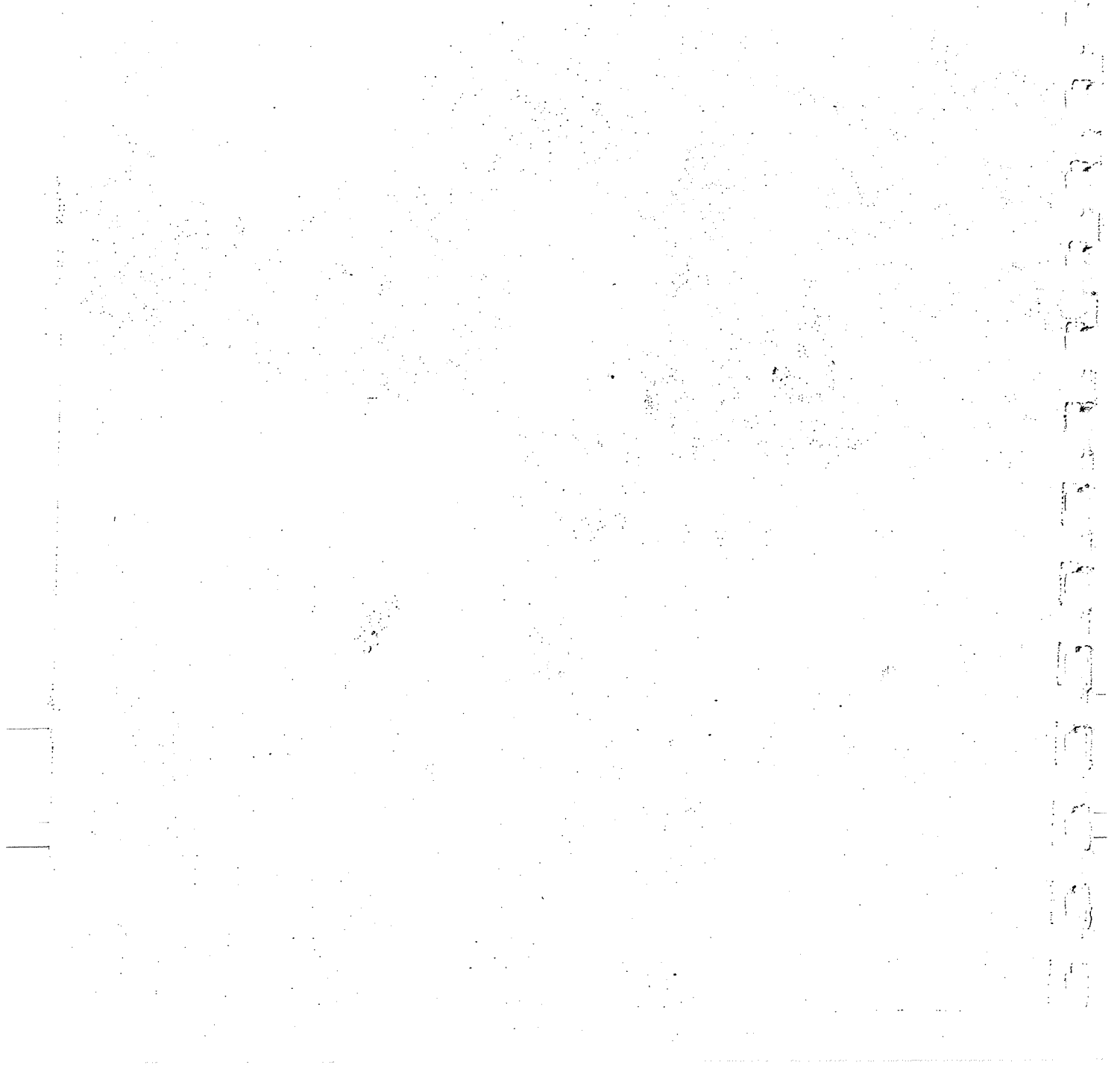
# PEDESTRIAN VOLUME

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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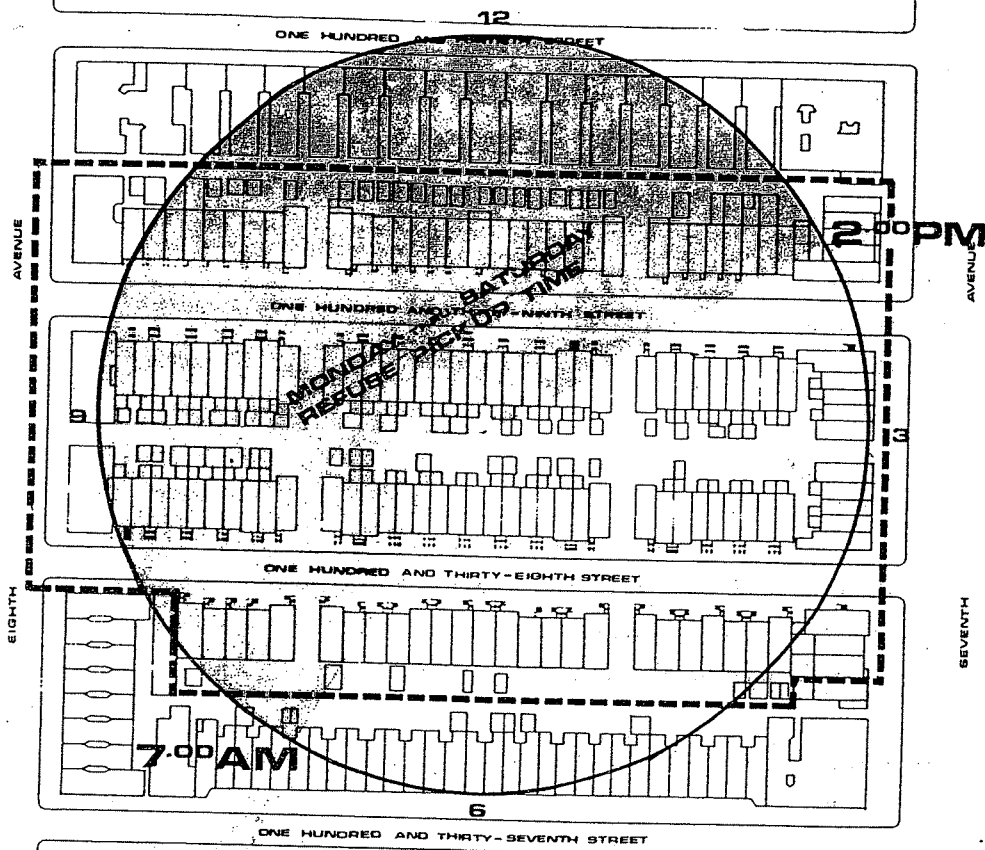


SANITATION COLLECTION

Mondays through Saturdays, between the assigned hours of 7:00 a.m. and 2:00 p.m., refuse is picked up within the district, in accordance with a cooperative arrangement between the homeowners and the Department of Sanitation. This dates back to the founding years of the 139th Street Block Association, when the rules relating to garbage pick-up in the alleys were established.

The residents point with pride to the dramatic difference between their streets and sidewalks and those one or two blocks away. The residents sweep their own walks daily, and the streets are hosed down and swept at least once a week by Department of Sanitation trucks. It is clear that the impeccable condition of the streets is largely due to the pressures exerted on the city by the residents to restrict garbage cans from being placed or left on the sidewalks.

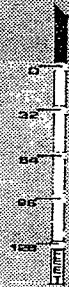
There are equally dramatic contrasts within the District, between conditions in front of the houses and those in back. Conditions in the back-yards and alleys are not so good, partly because of refuse spillage by the sanitation men. Most residents have indicated that they would like this problem of untidy refuse collection discussed.

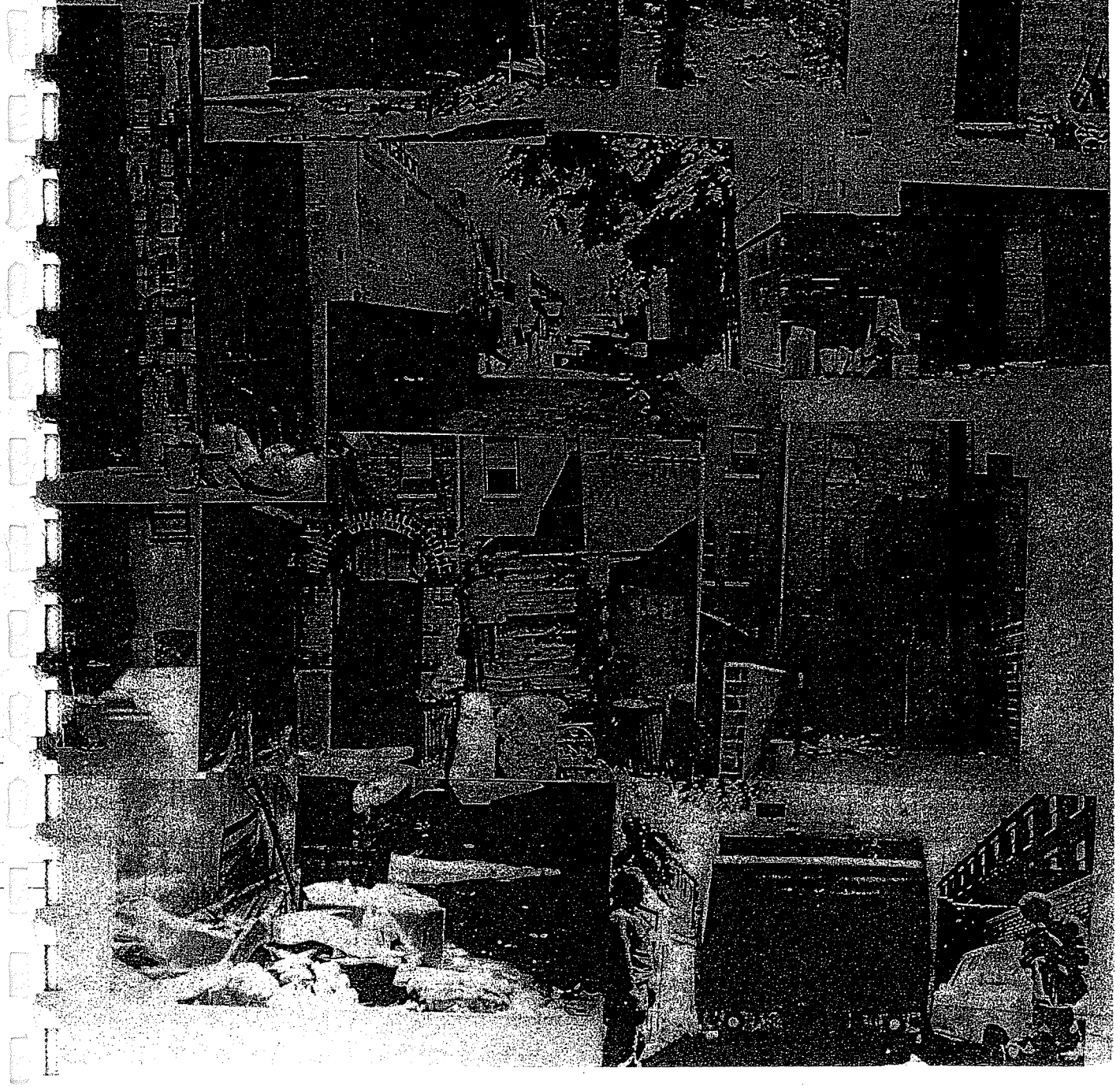


# SANITATION COLLECTION

ST. NICHOLAS HISTORIC DIST.  
 STRIVERS ROW STUDY

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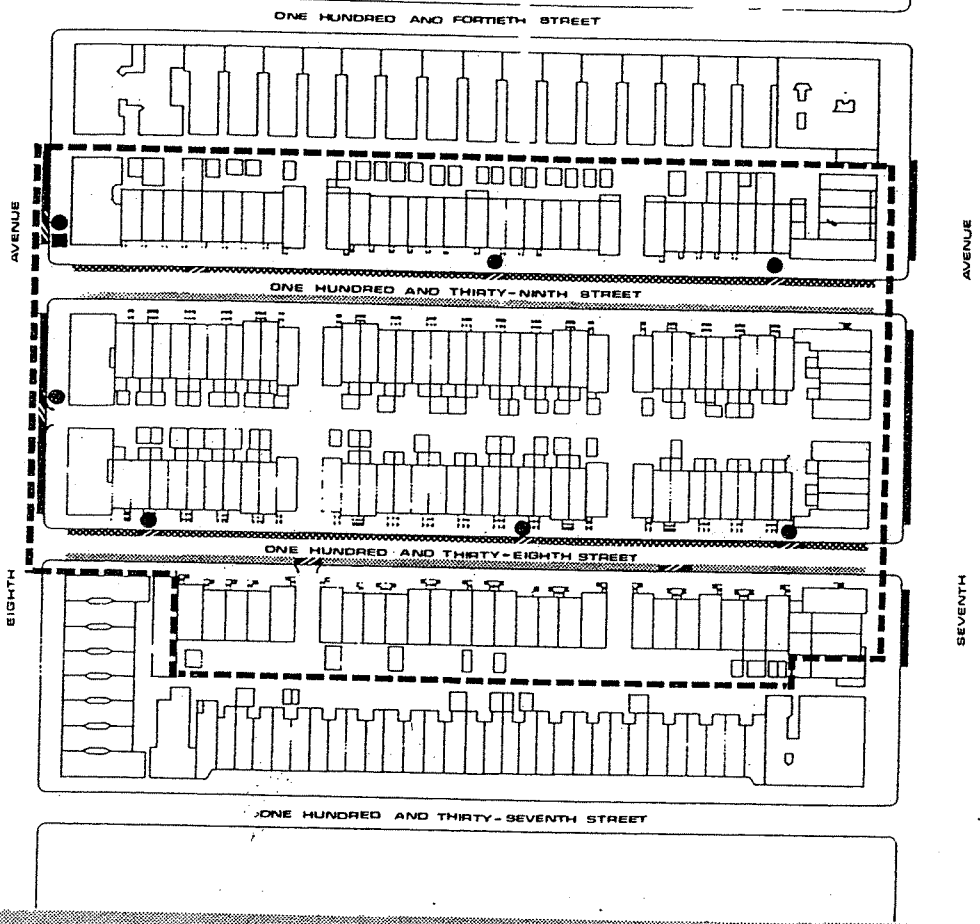


PARKING RESTRICTIONS

The car census shows approximately one automobile per house in Strivers Row. Boarders who own cars must park in the street, and as we have seen, homeowners themselves use less than half of the existing rear garages, many of which are too small to house modern cars. Therefore many homeowners are also using the street for parking, turning the streets into car parks.

As in almost every other New York street, the municipal services vie with the cars for street space. Car owners engage in the daily routine of jockeying for parking space early in the morning (when some cars are driven away to work), late at night, or just before alternate-side parking goes into effect at 11:00 a.m.







In spite of these familiar handicaps, the streets of the study area, immaculately clean, bear witness to the fact that this ad hoc adjustment, while not very efficient, does permit the street cleaners to do their job, while allowing the street to function as both car park and thoroughfare.

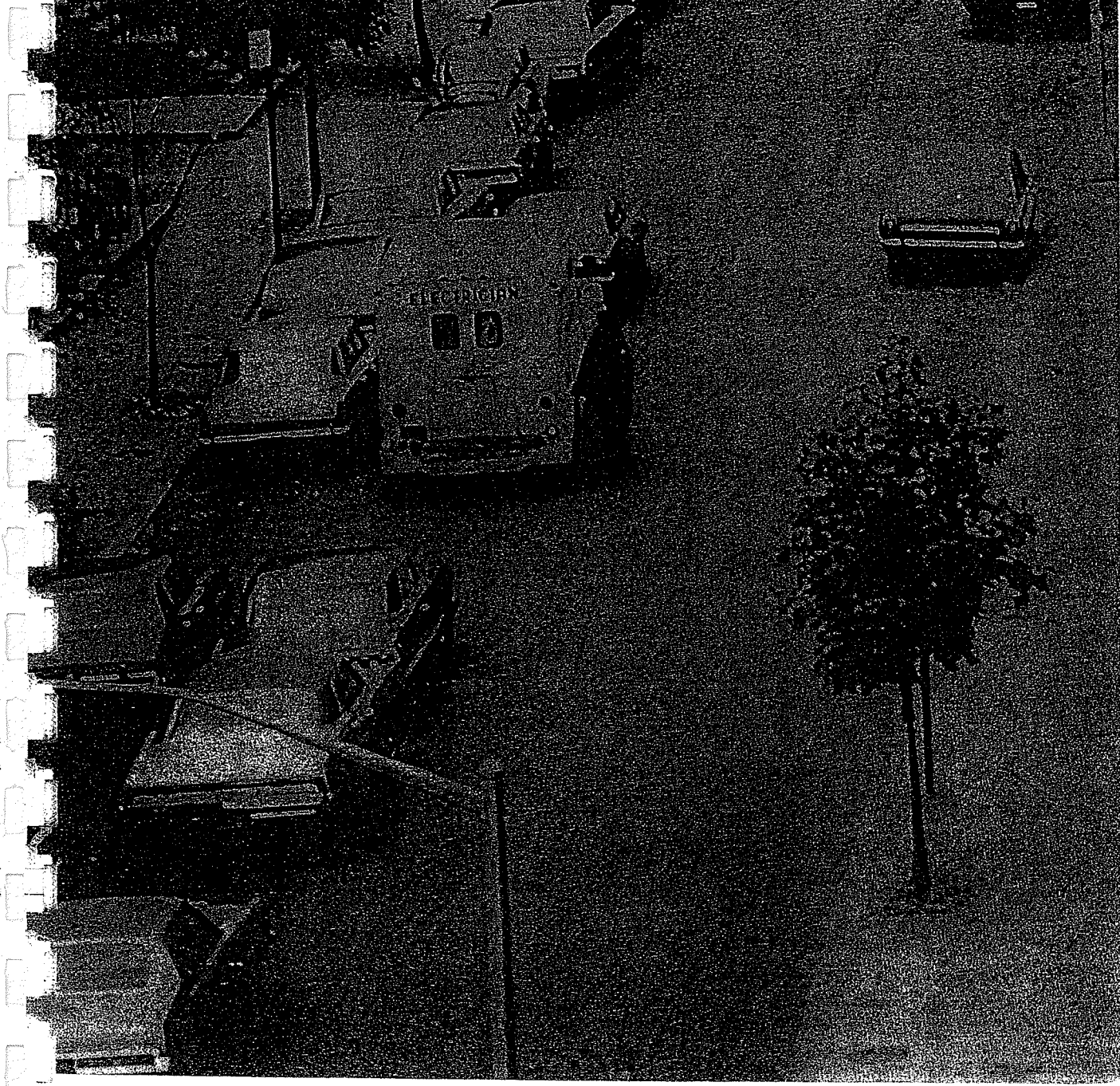


# PARKING RESTRICTIONS

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

39

-  NO PARKING 11-2 TUE THUR SAT
-  NO PARKING 11-2 MON WED FRI
-  FIRE HYDRANT
-  BUS STOP
-  NO PARKING
-  METERED PARKING



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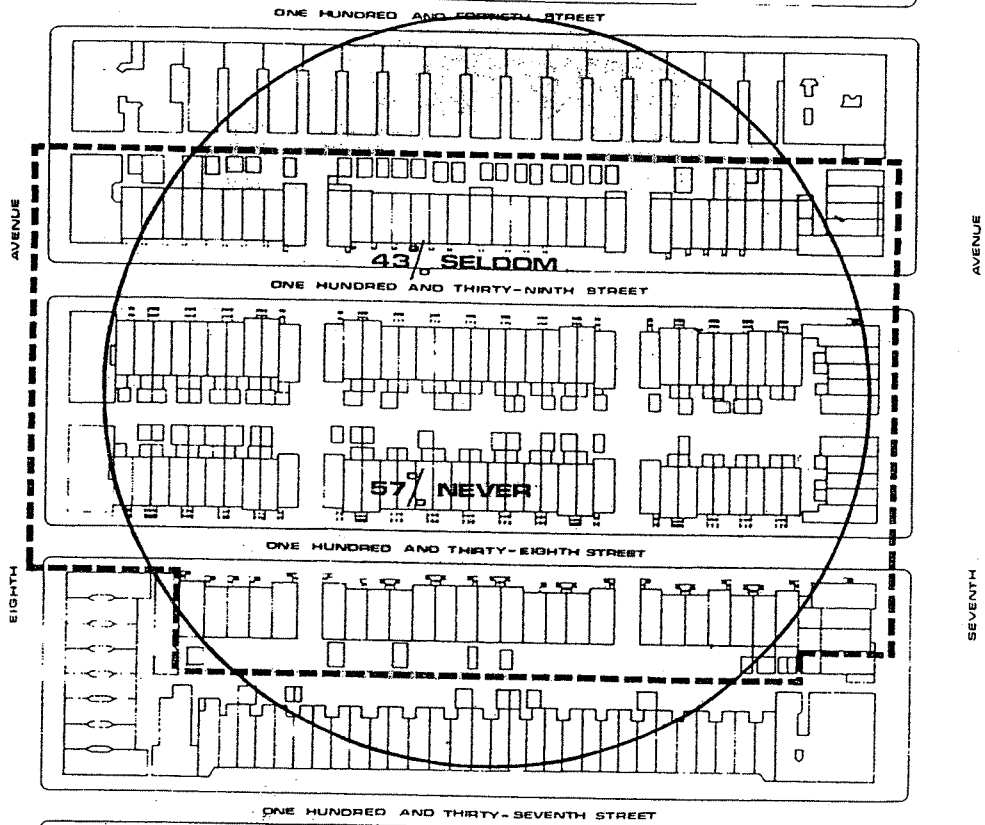
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GARAGE USE

The high percentage of disused garages is probably due to any one of the following conditions:

- a) Garage not able to accommodate today's cars
- b) Garage being used for storage
- c) Garage structurally unsound
- d) Rear yard court not lighted
- e) Rear yard court unsafe
- f) Rear yard court pavements in disrepair
- g) Unsightly conditions of outdoor spaces

All of this clearly indicates the need to provide for the parking of cars in some other way:



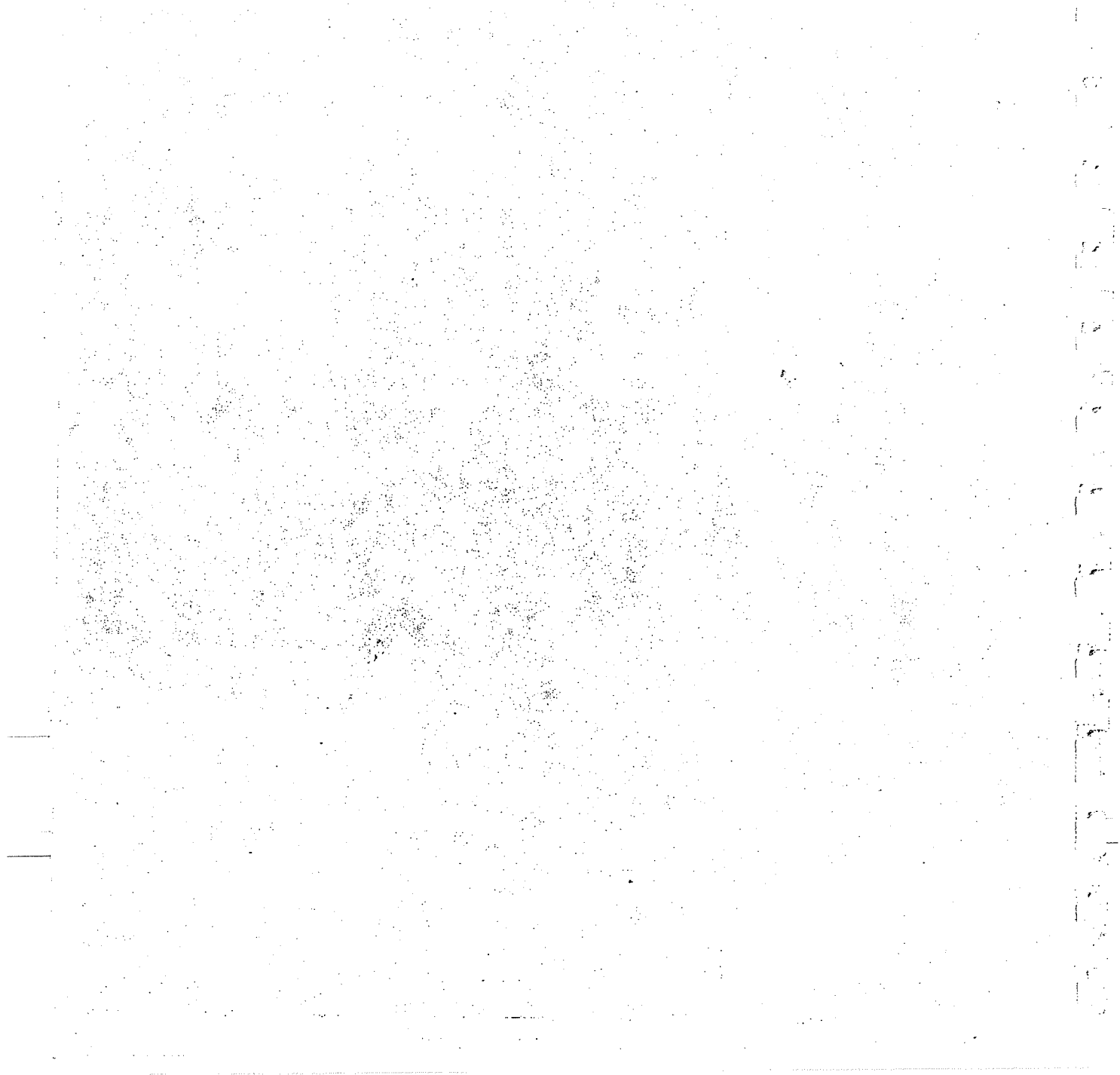
# GARAGE USE

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

55









CONDITIONS OF GARAGES

Through a series of walking tours and visual surveys and photographs taken and continually updated during the course of this study, an appraisal of the conditions of the garages existing in the courts and alleyways was made. The criteria used in making the appraisal included but was not limited to the following:

Garages not in use

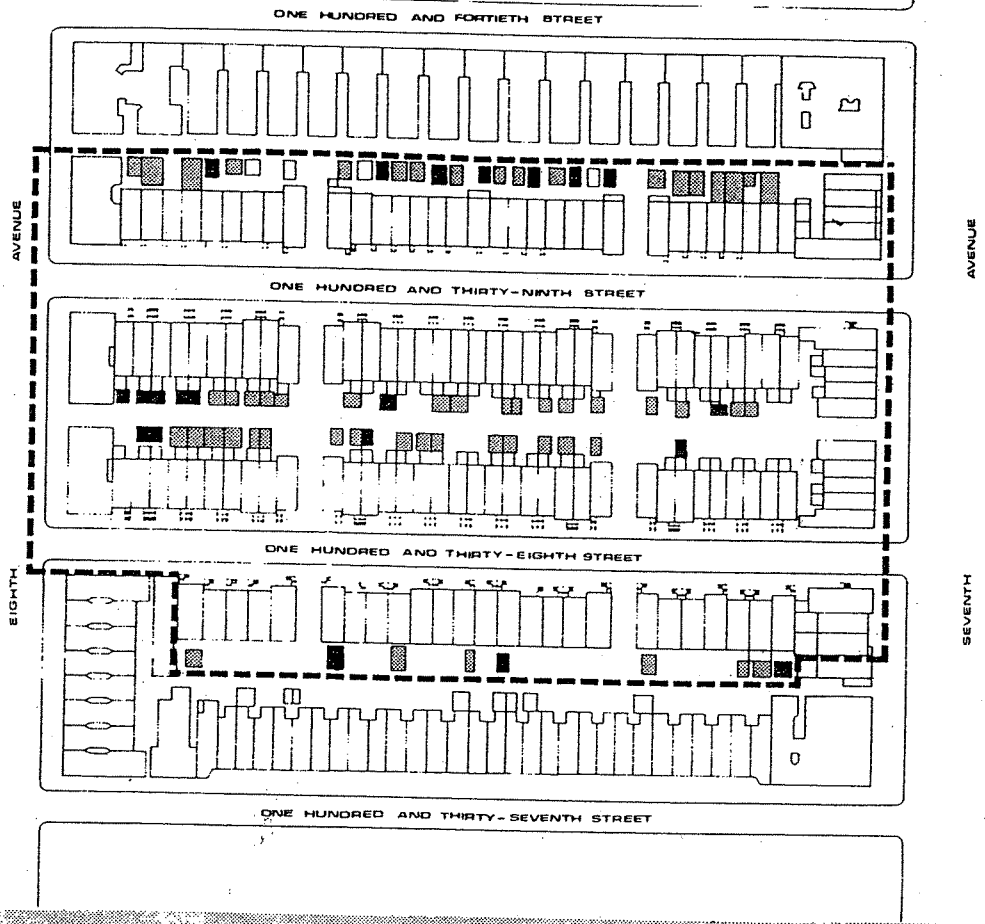
Garage doors missing or defective

Masonry walls structurally unsound

Ad hoc garage extensions requiring maintenance and repairs

Extensive repairs required

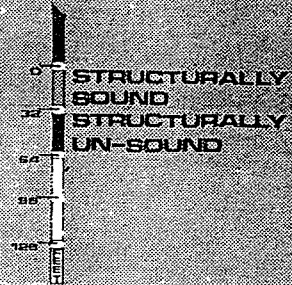
The accompanying GRAPHIC compares the number of these unsound structures with those that are structurally sound.

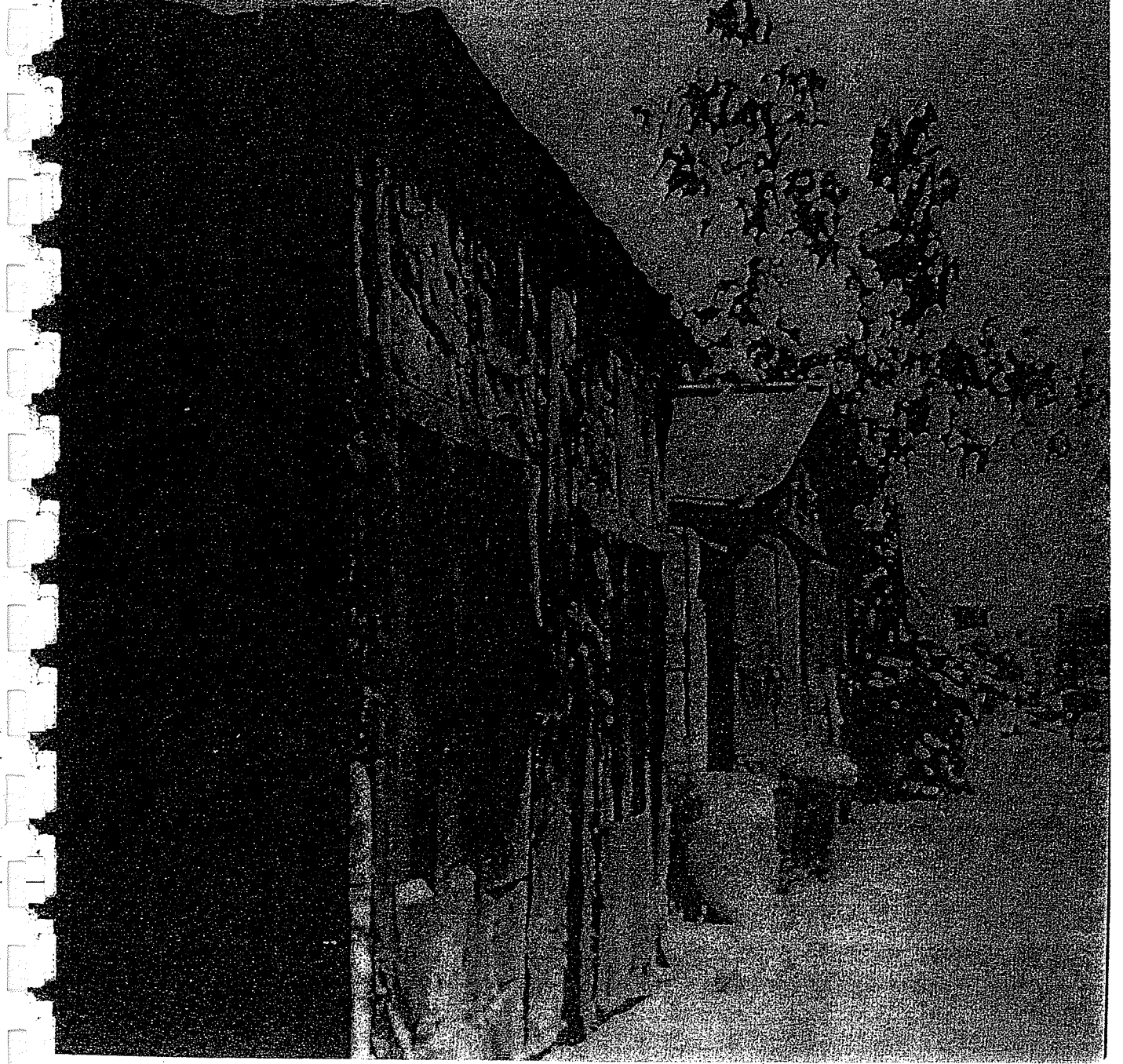


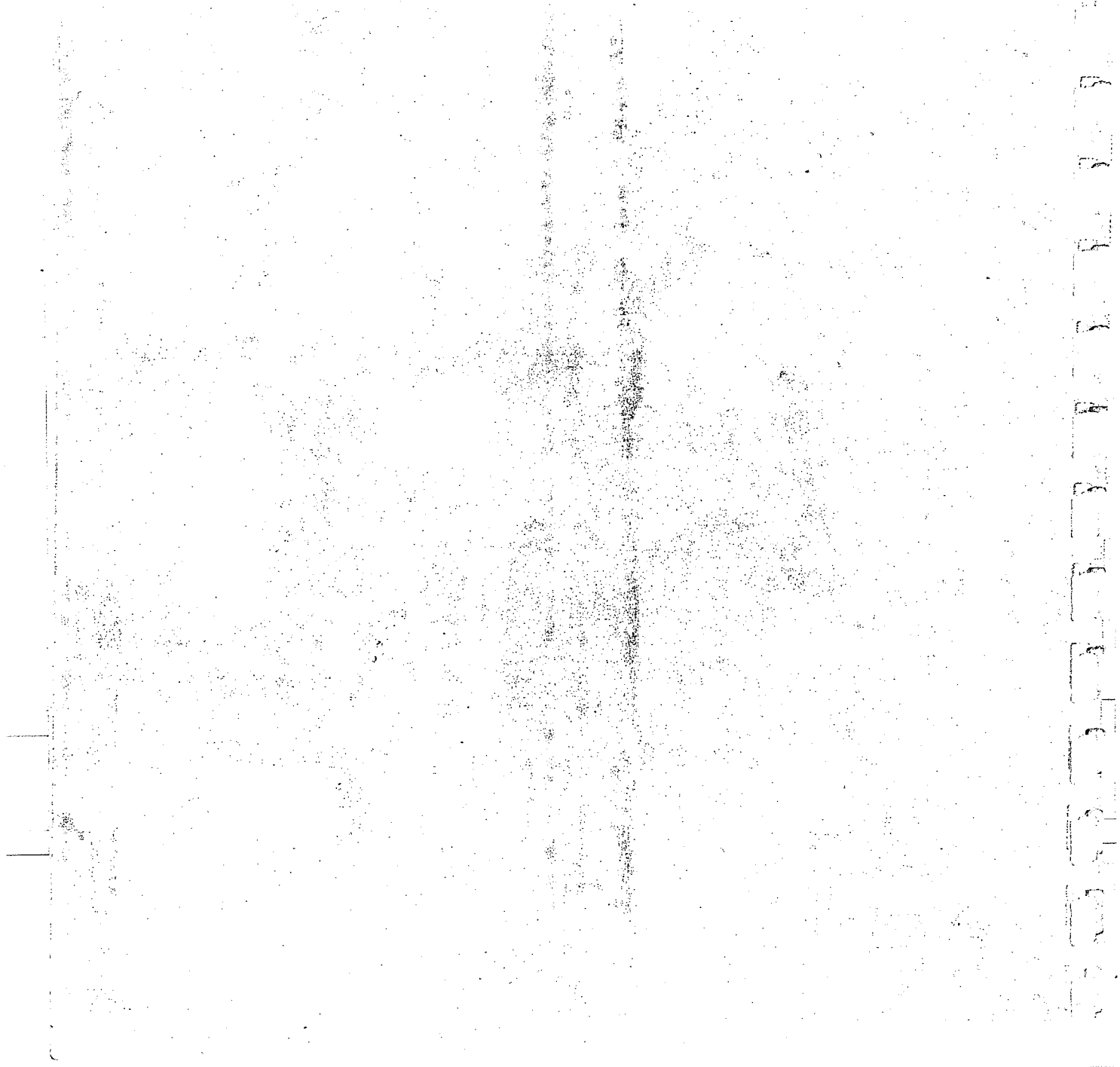
# CONDITION OF GARAGES

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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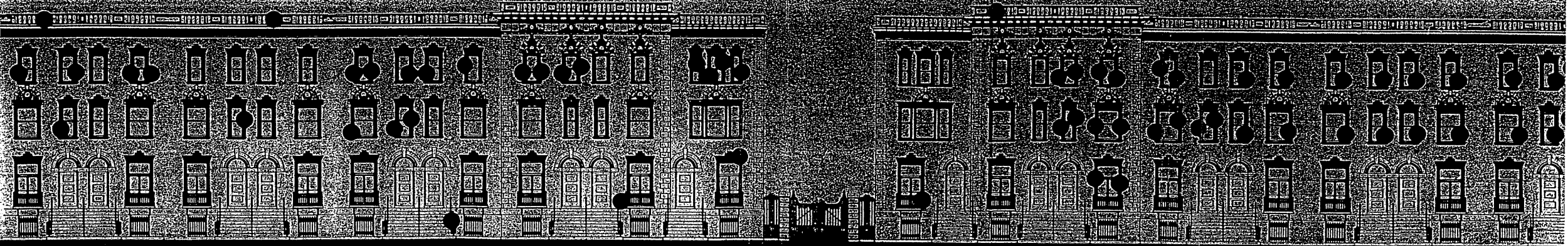




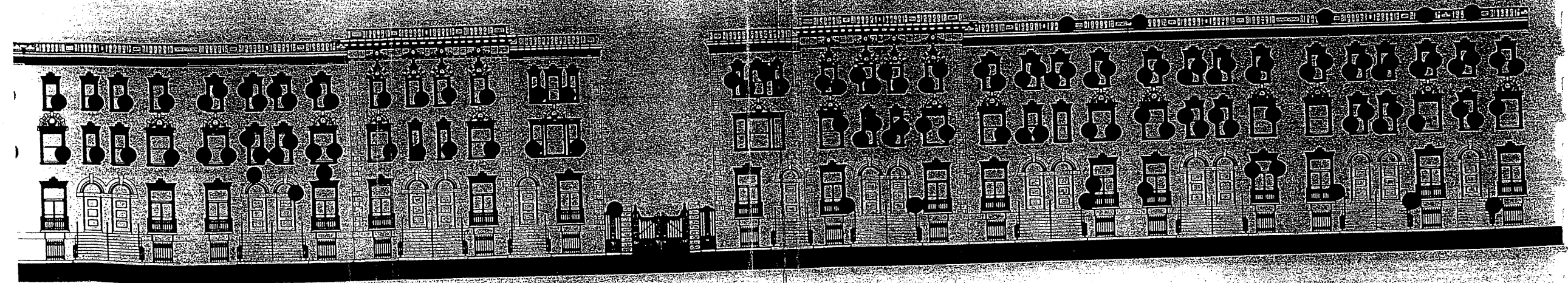
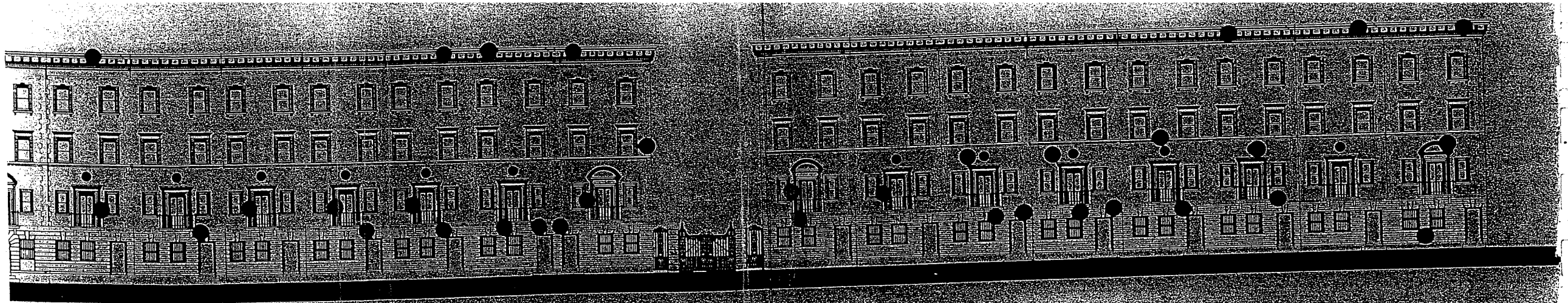


NORTH SIDE · WEST 139 STREET

202



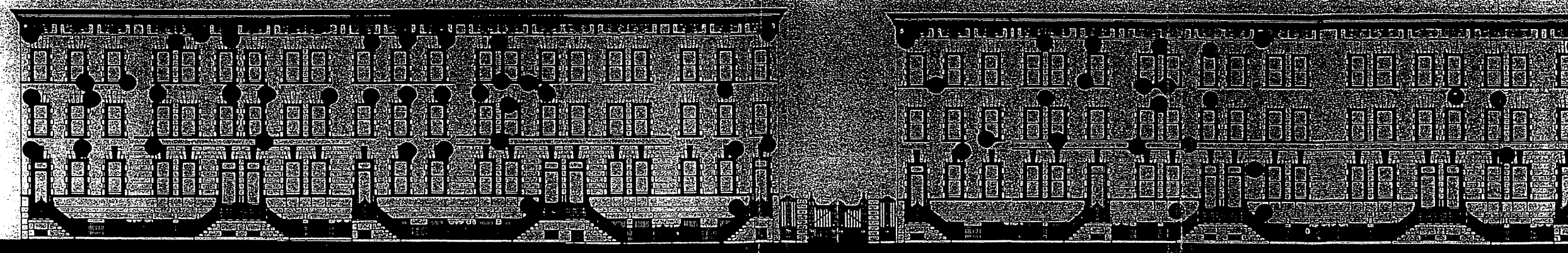
SOUTH SIDE · WEST 139 STREET





NORTH SIDE · WEST 138 STREET

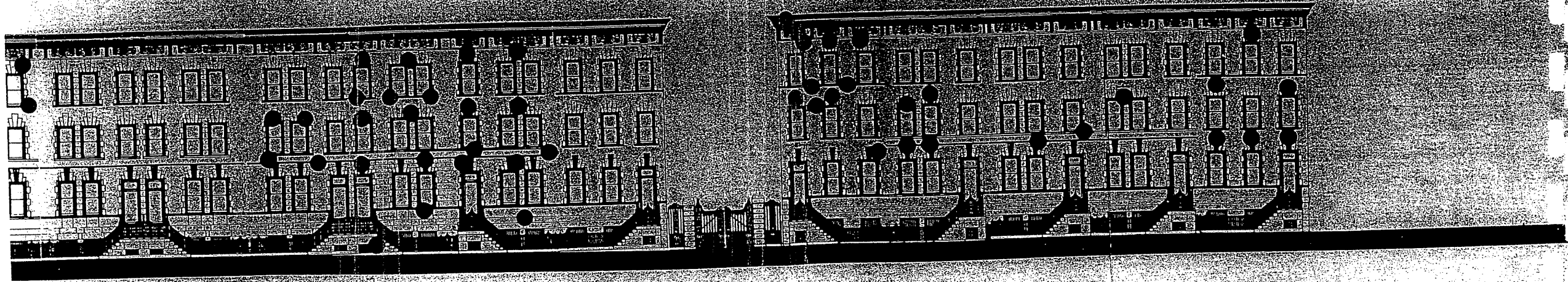
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SOUTH SIDE · WEST 138 STREET



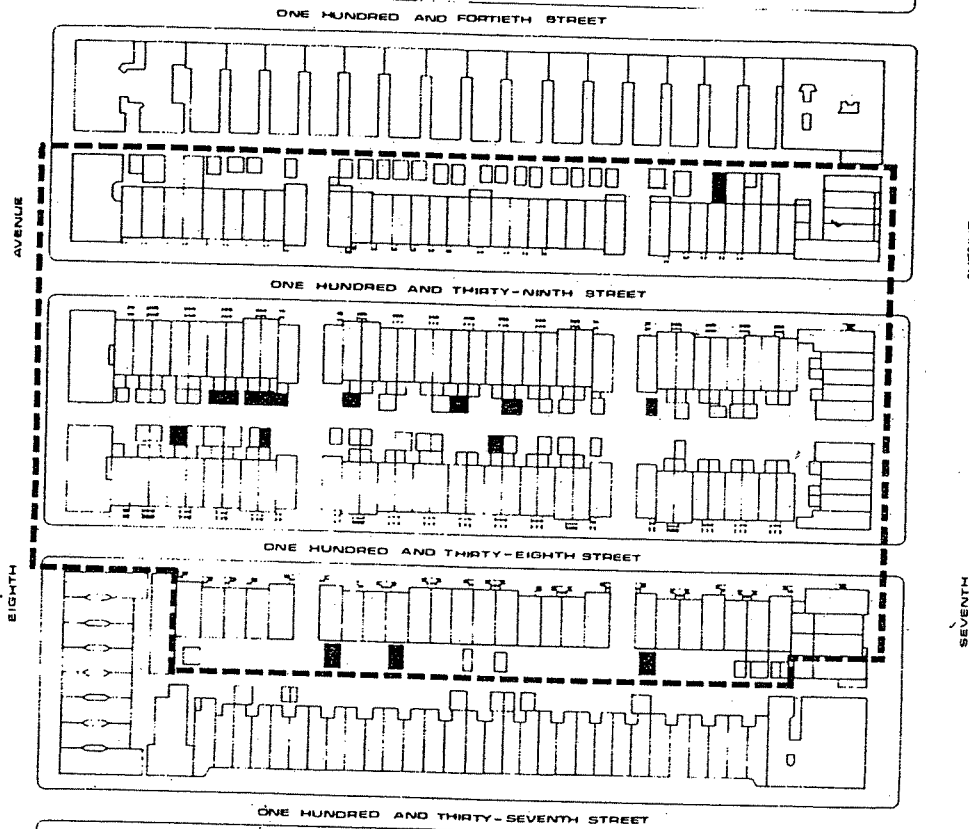
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GARAGE EXTENSIONS

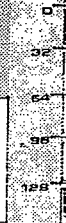
In the early nineteen hundreds, as new residents took over the ownership of the district's houses, garages (banned until then in restrictive covenants initiated by the builder) began to appear. As automobile ownership grew, the number of garages also increased. When the length of the automobiles increased, the garages, now too small to accommodate the new cars, were expanded usually with one and one-half feet of crude materials and especially crude building methods. The accompanying GRAPHIC shows how frequently this was done.



# GARAGE EXTENSIONS

ST. NICHOLAS HISTORIC DIST.  
DRIVERS ROW STUDY

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EXTENSIONS

# Principal Findings and Analysis

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## PRINCIPAL FINDINGS

In order to make recommendations for renewal and betterment of living conditions in the Saint Nicholas Historic District, detailed study and research of existing conditions was necessary. The consultants needed to know about the people living in the project area so that they could directly relate and transform this information into a blueprint for restoration. They needed to know whether and in what ways the people make use of the parks and streets and back-yards in the area for parking, recreation and socializing so that they could recommend plans for optimum use of these spaces. They needed to know if people use the available medical, social, and commercial services in the immediate area in order to know in what ways their recommendations would affect those services involved. They needed to know the frequency of crime and violence in the area so that they could best recommend toward the elimination of these phenomena. They needed to know the general economic status of the people so that recommendations regarding daily living, transportation, recreation and entertainment, and security would make the most sense. And, most important, they wanted to find out the preferences of the resident owners - what were those things felt to be vital to their well-being and to the beautification of their neighborhood.

In addition, the consultants wanted to study existing physical conditions in the area so that their recommendations would be both relevant to present and future needs and historically in keeping with the original intent of the builder. It was necessary for several people to collaborate in order to find the best methods of obtaining

the required information. The methods decided upon varied and, taken together, were felt to more than satisfactorily address all areas of vital statistics necessary to make the best possible suggestions for improvement. First, a detailed questionnaire was devised and sent to all owners in the District. It was designed to give the owners opportunity to express their ideas on such things as planning, parking and back-yard use, while providing opportunity for the consultants to obtain statistics pertaining to garage use, street parking, and incidents of crime. At the same time, the consultants were able to get an over-all view and intuition of the people with whom they were working. Then, interviews were conducted with long-time residents of the area as well as many others who have not lived in the neighborhood as long. The interviews were carried out with the purpose of obtaining more detailed information as to the feelings, experiences and desires of the residents and owners. In addition, the interviews were used as a means of disseminating information to the citizens in terms of the meaning of the historical designation and the services available under the charter of the larger Urban Renewal Area.

In conjunction with the above, a great deal of effort went into historical research, not only in terms of letters sent to many people connected with the District, but in terms also of detailed and careful search of all the vast resources of the museums, libraries and historical societies here in the city. Too, many visits were made to the site for photographing, sketching and first-hand observations. Following is an attempt to recap those principle areas of findings and concerns which form the basis upon which architectural solutions were begun.

- 1) 65% of residents and homeowners are senior citizens.
- 2) Most are living on a fixed income (pensions and savings) and must take in boarders to make ends meet.
- 3) The general system is set up not at all in their favor - from the fact that today we have a nation of youth worshipers (emphasis on cosmetics, youth, and colorful dress), to the point that almost everything necessary to their well-being costs them heavily.
- 4) Most senior citizens of this particular area have meager yearly incomes which are severely eaten into by transportation expenses since 55% do not own automobiles. Therefore, they are at the mercy of mass transit (double fares) and taxis.
- 5) Mass transit appears to be unsatisfactory for this same group because of many factors. Therefore, most senior citizens must bear heavy yearly taxi costs.
- 6) 56% of adults don't use the parks for relaxation or socializing out of fear for their safety.
- 7) 42% of these residents don't use the courtyard for parking because they feel it is dangerous.
- 8) Most of the older residents' socializing is done outside of Harlem or within a few blocks.
- 9) Garages in courtyard are:
  - a) 27% structurally unsound
  - b) 43% used as they now exist
  - c) 20% with 18" extensions
- 10) Courtyard and street violence opportunities aided by lack of adequate lighting and lack of pedestrian activity in these areas.

- 11) Continued sanitation pick-up in courtyard is necessary to maintain clean streetside but the weight of the sanitation truck is greatly responsible for the paving damage of the courtyards.
- 12) Waste should be mechanically transported to a centralized point of pick-up for sanitation trucks to:
  - a) eliminate uncontrollable spillage
  - b) reduce damage to paving surface of courtyard
  - c) avoid traffic jams with cars wishing to exit or pedestrians wishing to utilize the space
  - d) effectively increase the efficiency of pick-up and decrease time involved
- 13) Use and safety of courtyard makes it a barrier to social discourse between blocks just as the very active automobile traffic makes a barrier between opposite sidewalks.
- 14) 50% of the homeowners use their back-yard areas intensively until darkness.
- 15) Residents state that in most of the burglaries, entry is made through the courtyards.
- 16) Younger homeowners in favor of communal courtyard space.
- 17) Most residents shop out of Harlem area for major items or weekly food needs but pick up supplementals at the corner which amount to 20-30% of food dollar.
- 18) 50% of residents use doctors of the area.
- 19) Other homeowners in the area are the 20% with a professional background and they maintain offices in their homes.
- 20) No significant fire in 40 years.
- 21) Both streets are subject to very little traffic which is usually of the hot-rod type.



## GOALS AND OBJECTIVES

The goals and objectives, very early on in the course of our study, had to be identified. What repeatedly came out as prime concern of the resident owners was for the maintenance of the rear yard sanitation truck pick up, improvement of sidewalks and paving, and lighting in the back-yards and courts toward the end of eliminating or certainly reducing the kinds of anti-social behavior that has tended to plague the present residents homeowner. The objectives of the majority of the owners were to address immediately these few concerns and the solutions to these problems were simply to repave the rear yards, paint and fix up fronts, put some lights in the back-yards and put some new locks on the courtyard gates. Immediate goals and objectives, therefore, are as outlined above.

The consultants felt that simply to hold the line in this way would not begin to address seriously the problems and concerns identified throughout this report. They rather felt that the competition that exists relative to the courtyard turf, i.e. parking, sanitation pick up, private yards and public courts, and pedestrian movement, should be programed and projected in such a way into the future as to maintain the quality of the concerns that contributed to the uniqueness of this enclave. Hence, the goals were identified as those that would respect the historical significance, both architecturally and culturally, address the newer and different ways of picking up refuse and respect the communal nature of the back-yards and courts earlier established by the builder, King, and the architects, address the parking in these rear yards

in different ways, respecting the rights of private property, and understanding covenants and deed restrictions. All of the above were therefore identified as longer-range goals. In all of this, an understanding of the frequency of sale or change of ownership in the District has occurred (See Graphic 6 , Stability of Area.)

The Recommendations section of this report addresses these goals and objectives.

the velocities mentioned above, the refuse system maintains a clean and sanitary condition on its travel down to the refuse collection room where it is collected in a collecting hopper, which in turn deposits it into a compactor for compaction and bagging for subsequent pick up by the New York City Department of Sanitation.

This proposal recommends the retention of three residents, perhaps retirees, to man this system at the three collection points, thereby directly providing employment for at least three local residents while also releasing the courtyard areas for common use by all of the residents and simultaneously eliminating one of the major causes, the large and heavy sanitation trucks, of deterioration of any pavement existing or that might be placed in these common courtyard areas. By this proposal, the sanitation department's efficiency of garbage collection will be greatly increased by the decrease in pick-up points. The proposal further respects the wishes of the residents by keeping refuse pick-up at the rear while answering the concern of the sanitation workers who have had to cross private property in order to pick up in the courtyards. To increase security in the courtyards and eliminate the need for keys by sanitation workers, gates will be placed at the Eighth Avenue refuse pick-up points which can only be electronically activated by the weight of the sanitation truck. On leaving, after pick-up, the sanitation truck will release the device, and the gates will automatically close, thereby restoring the security temporarily broken by the required pick-up of refuse. The refuse deposit points along the east-west length of the blocks will occur at frequent intervals either in low walls or as free-standing decorative elements,

so that a homeowner will come out of her back door, cross her yard, go up some steps into the common rear yard area, and walk no more than the width of two or three houses in either direction, east or west, to a refuse station. The refuse, bagged or unbagged, will then be carried by air-stream to the refuse collection room for compacting. This clean, quiet, modest, modern manner of garbage collection is proposed for the handling of refuse within the district. The total cost of this system per courtyard is \$100,000, or \$300,000 for the three courtyards, or \$2050 per building.

#### STREET LIGHTING

Our data showed a clear inverse correlation of the incidence of reported crime or reported anti-social behavior with street and backyard lighting. To address this point, and thereby reduce these incidents, it is proposed that additional high-intensity type lighting be added to the existing street lighting standards and that, in addition, lighting fixtures of high-intensity be placed in the base of each of the bollards used to define the parking spaces mentioned above under parking recommendations. This has the advantage of providing a bath of light directed at the pedestrian level, thereby fully illuminating the streets of the district, directly identifying it as one of Harlem's historic districts and simultaneously promoting security and hopefully reducing anti-social behavior. The cost of this lighting proposal is estimated at \$10,000.

#### STREET TREE PLANTING

At those areas where the street-bed is reduced, thereby producing widened sidewalks, we recommend the planting of additional trees, American sycamore 6-8" caliper together with permanent street furniture, i.e. seating with tables. The cost of this would be \$10,000.

#### GATES

To permit the kind of north-south movement suggested by the cross streets, we propose that all gates be put in good repair and keys to these gates be provided to every homeowner. Further, the gates should be provided with self-closing devices which would insure their closing once opened by key, thereby maintaining the security of the courtyard areas established by the presence of the gates at both the Seventh and Eighth Avenue ends of the block as well as the north-south points of the cross streets.

#### ZONING

The district is now zoned R7-2. To maintain the quality established by the scale of the district, we recommend that the area be down-zoned from the present R7-2 to R-5 so as to insure and preserve the quality of the district and that subsequent requests for waivers of zoning which might transform the area into something other than that which exists not be entertained by the City Planning Commission.

#### DISTRICT LIMITS

Since the courtyard behind the buildings on the south side of 138th Street is contiguous to those buildings on the north side of 137th Street, and that

development recommendations made herein could only be logically carried out through a cooperative arrangement with those homeowners on the north side of 137th Street, we strongly urge and recommend that the logical expansion of the historical district to include those buildings on the north side of 137th Street be made. In addition, the Victory Tabernacle Church, former office of the previous owner, the Equitable Life Assurance Society, also be included in the district. The accompanying graphic indicates the recommended increase to the district. Data supporting the inclusion of the Victory Tabernacle Church are presented in the appendix of this report. The buildings on the north side of 137th Street are represented in the adjacent photograph. Though the quality and character of their architecture is not as distinctive as that of the buildings already included in the district, their quality is comparatively high for speculative housing, and includes two rows of consistent facades. For the reasons mentioned above, their inclusion in the district could be justified even though they might not pass the prequalifying architectural criteria established by the Landmarks Preservation Commission.

#### AVENUE FRONTAGES

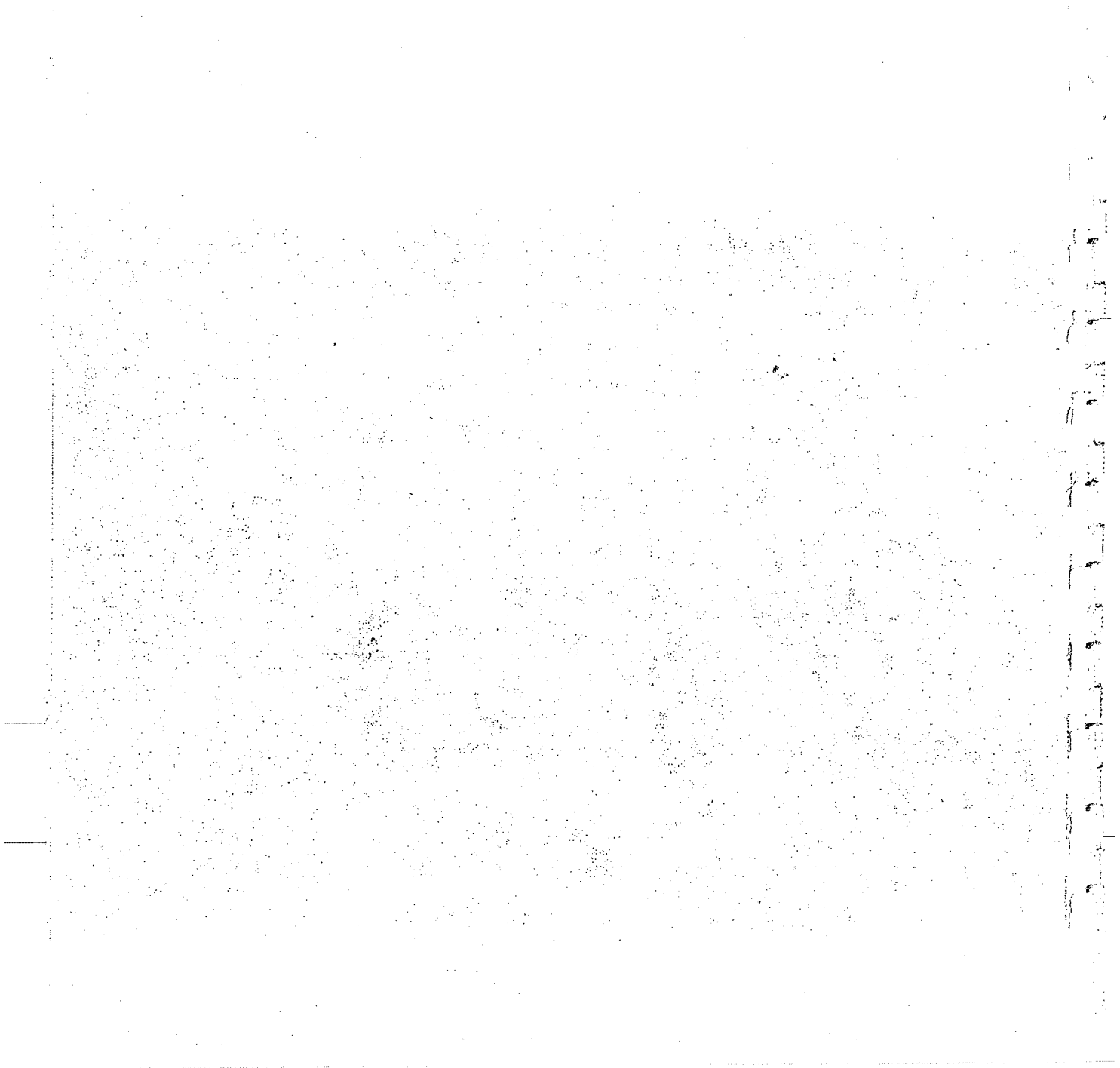
The Seventh and Eighth Avenue frontages of the buildings within the district at the first floor levels house a wide variety of neighborhood shops. These shops traditionally have changed hands over the many years from 1891 to the present. To attempt to legislate or mandate a unified or architecturally or aesthetically pleasing series of fronts for these shops would indeed be revoking the rights of private enterprise. Rather, then, we elect to recommend that an incentive program











# Costs

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to induce these private shopkeepers to unify their storefronts be initiated. Suggestions for this program would include sign control legislation that would, by its very nature, subsequently require future shopkeepers to adhere to a predetermined system of graphics and signage, as well as materials and displays.

We strongly feel that, given the implementation of the above recommendations, the prominence brought to the area will induce shopkeepers of their own volition to enhance their shopfronts in accord with the quiet and reserve that would be established through the implementation of the recommendations mentioned above. Also, this kind of recommendation for these facades would allow for the variety of creative ideas that would meaningfully merge into the order and discipline recommended for the physical treatments of the facades, streets, and courtyard areas of the district. The cost of this recommendation would be borne by the individual shopkeepers or through programs or policies established by a collective of shopkeepers.

#### INTERIORS

The major tool that can be used to deal with such interiors as require improvement, restoration, or alteration, is the 312 loan program administered by the New York City's Housing and Development Administration. A recap of our understanding of this program follows.

312 PROGRAM OUTLINE

Breakdown by H.D.A. Director, Mr. Bernold:

- a) Personal loan taken for 20 years @ 3%
- b) Maximum allowable is \$17,400/living unit
- c) 40% of loan can be utilized for General Improvements, e.g. courtyard scheme
- d) No age limitation for applicants (senior citizens o.k.)

Loan Calculation: (Example)

- a) Take the outstanding in debtedness \$10,000
- b) Add estimated renovation cost \$70,000

\$80,000 must be supported by:

Renovation Cost                      \$70,000  
and current Appraised Value \$30,000

$\$100,000 \times 90\% = \$90,000$  (312 value of home)

- c) If 5 living units are developed @ \$17,400 each, total loan = \$87,000, therefore (since it is within 312 value) loan can be granted.

Grant:

Up to \$3,500 can be granted to bring monthly payment under 25% of his monthly income.

## SECONDARY RECOMMENDATIONS

As a second alternative to the recommendations listed above, it was felt by the consultants that an alternate proposal should be made. The summary of principal findings, providing the bases for this alternate recommendation, however, remains the same as that given above under the first series of recommendations, as do those items included under "Restoration Work". The total cost for all restoration and repair work to the facades of the district's buildings ranges from \$250,000 to \$284,000 for all of the buildings in the area. On a per-building basis, this amounts to roughly \$1700 to \$1950.

## COURTYARD SCHEME

With respect to the private rear yards at the common courtyards, the recommendations made under alternate one above shall remain as to the treatment and provisions for the installation of metal steps with handrails of uniform design from the private yards to the common courtyards or alleyways, in order to negotiate the existing grade transitions, as well as to the fences with gates. The masonry fences existing at some of the courtyards should remain and be repaired. Graphic No. 34, "Conditions of Garages", is used to establish the number of structurally sound garages there are. The required repairs to roofs, garage entrance doors, and garage doors have been estimated at an average of \$1000 per garage structure yielding a total amount for the required repair to the garages of \$21,000. Those garages structurally unsound should be demolished.

#### LIGHTING

At the roof edge of each of the houses are to be mounted two remote floodlights activated by time switches and directed at the surface of the common court. The cost of this installation is estimated at \$300 per building or a total cost of \$44,100.

#### PAINTING

The rear facades of all of the buildings should be painted in a common color similar to Pratt & Lambert Inc. sandy beige #6017. All exposed exterior walls of the remaining structurally sound garages should be similarly painted, over which should be painted a continuous wall of supergraphics in such a way as to track the historical significance of these buildings and their residents and visually tie together the abutments of garages existing or extensions to the buildings also presently existing. The cost of the painting of these rear facades is estimated at \$75,000. The lump sum allowance for the design and painting of the supergraphics is \$15,000.

#### PAVING

The three-foot sidewalks or walkways behind some of the buildings should be demolished and repaved with 4" reinforced stone concrete over a cinder base and provided with steel curbs. The vehicular driveway or roadbed existing in each of the courtyard areas should be repaved with bituminous paving in accord with the standard specifications of the Department of Highways. The cost for this



total repaving of sidewalks and vehicular driveways is \$ 37000.00

REFUSE PICK-UP

To address the mandate of the residents with regard to maintaining the refuse pick-up at the rears of these buildings, it is recommended that the existing, though ad hoc, situation be maintained, that is, the movement of the sanitation vehicles through each of the common courtyards and that access to these courtyards be maintained through the gates to the courtyards at both the Seventh and Eighth Avenue ends.

STREET LIGHTING

We recommend that additional floodlights of high intensity be added to the existing street lighting standards.

STREET TREE PLANTING

No recommendations are made for the addition of street trees but rather that the maintenance of existing trees be improved.

OTHER

Recommendations for GATES, ZONING, DISTRICT LIMITS, AVENUE FRONTAGES, and INTERIORS remain the same as for the prime recommendations.

TOTAL COST OF SECONDARY RECOMMENDATIONS

A breakdown of the cost of the secondary recommendations is documented below.

COST

The cost breakdown following is essentially divided into two areas: those costs that relate directly to the restoration and preservation items, and those costs that relate to specific recommendations made for the rear yards and courts. The combined total approaches 2½ million dollars, or, dividing it by the number of buildings within the District, approximately \$17,000 per building.

RESTORATION WORK

Terra Cotta and Stone . . . . .	\$250,000
Iron Work (lump sum) . . . . .	50,000
Painting @ \$500/bldg . . . . .	75,000
Steamcleaning . . . . .	44,100

COURT & SIDEWALK TREATMENT

Street Lighting . . . . .	20,000
Refuse System (underground) . . . . .	300,000
Excavation . . . . .	5,000
Court landscaping and lighting . . . . .	1,000,000
Street parking and bollards . . . . .	20,000
Planting and trees & street furniture (lump sum) . . . . .	40,000
Supergraphics . . . . .	15,000
	<u>1,819,100</u>
Contingencies @ 10% . . . . .	<u>181,910</u>
	2,001,010
G. C. profit @ 10% . . . . .	<u>200,101</u>
	\$2,201,111

Say, \$2.5 million or \$17,000 per building.

POSSIBLE SOURCES FOR FUNDING

A survey of "Possible Sources of Funds for the Restoration and Preservation of the Area Known as Strivers' Row", was prepared by the consultants. The report listed those foundations which express a specific interest in historical preservation, community development in urban areas and special urban projects among their professed fields of concern and endowment.

Letters were sent to these foundations from the neighborhood associations on the first of August 1972 (See Appendix). The letters described the unique neighborhood, its historical significance and the reasons for its restoration and preservation.

To date, the foundations have responded poorly to this initial appeal. This may reflect a timidity towards historic preservation in New York City, where insensitive, short-sighted developments have been allowed to raze viable residential neighborhoods and destroy the fabric of our urban society. Soft commitments and expressions of interest in participation have been received from Consolidated Edison Company of New York and the Harlem Urban Development Corporation.

We are hopeful that this final presentation will spark further interest and enthusiasm among appreciative residents and champions of New York City. This in turn will encourage a response from funding sources for the realization of the historic restoration and preservation of Strivers' Row.

POSSIBLE SOURCES OF FUNDS FOR THE RESTORATION OF THE AREA KNOWN AS "STRIVERS' ROW"

Abelard Foundation Inc.  
575 Madison Avenue  
New York, New York 10022

The Acorn Foundation  
c/o Boyce, Hughes & Farrell  
Five Dey Street  
New York, New York 10007

The Akbar Fund Inc.  
c/o Howard A. Seitz  
345 Park Avenue, 27th floor  
New York, New York 10022

Allen (Vivian B.) Foundation  
30 Broad Street  
New York, New York 10004

American Airlines Foundation  
633 Third Avenue  
New York, New York 10017

Allied Chemical Foundation  
1411 Broadway  
New York, New York 10018

American Conservation Association  
Inc.  
30 Rockefeller Plaza, Room 5425  
New York, New York 10020

American Metal Climax  
Foundation, Inc.  
1270 Avenue of the Americas  
New York, New York 10020

The Arca Foundation  
c/o Battle, Fowler, Stokes & Kheel  
280 Park Avenue  
New York, New York 10017

The Vincent Astor Foundation  
405 Park Avenue  
New York, New York 10022

Atlantic Richfield Foundation  
717 Fifth Avenue  
New York, New York 10022

Avalon Foundation  
140 East 62nd Street  
New York, New York 10021

The Cameron Baird Foundation  
8877 Jennings Road  
Eden, New York 14057

The George F. Baker Trust  
20 Exchange Place  
New York, New York 10005

The Henry Rogers Benjamin Fund,  
Inc.  
Four East 66th Street  
New York, New York 10021

The Bernhard Foundation Inc.  
280 Park Avenue  
New York, New York 10017

Bodman Foundation  
c/o Morris & McVeigh  
300 Park Avenue  
New York, New York 10022

Booth Ferris Foundation  
40 Exchange Place  
New York, New York 10005

Harry Brandt Foundation Inc.  
240 West 42nd Street  
New York, New York 10036

Carrier Corporation Foundations  
Inc.  
Carrier Parkway  
Syracuse, New York 13201

The Charlpeg Foundation Inc.  
c/o Meyer, Handelman Company  
80 Pine Street  
New York, New York 10005

The Chase Manhattan Bank  
Foundation  
One Chase Manhattan Plaza  
New York, New York 10005

Robert Sterling Clark  
Foundation Inc.  
100 Wall Street  
New York, New York 10005

Charles E. Culpeper Foundation  
Inc.  
866 United Nations Plaza  
Room 408  
New York, New York 10017

Cummins Engine Foundation  
Indiana  
301 Washington Street  
Columbus, Indiana 47201

Carnegie Corporation of N.Y.  
437 Madison Avenue  
New York, New York 10022

The De Coppet and Doremus  
Fund  
72 Wall Street  
New York, New York 10005

Dell Publishing Company  
Foundation  
750 Third Avenue  
New York, New York 10017

The Doris Duke Foundation  
Inc.  
41 East 57th Street  
New York, New York 10022

Eastman Dillon, Union  
Securities & Co. Foundation,  
Inc.  
One Chase Manhattan Plaza  
New York, New York 10005

The Field Foundation Inc.  
100 East 85th Street  
New York, New York 10028

First National City Bank  
Foundation  
399 Park Avenue  
New York, New York 10022

The Ford Foundation  
320 East 43rd Street  
New York, New York 10017

Eva Gebhard-Gourgaud  
55 Liberty Street  
New York, New York 10005

Guggenheim (Murry and Leonie)  
Foundation  
420 East 72nd Street  
New York, New York 10021

Charles Hayden Foundation  
140 Broadway  
New York, New York 10005

The Hearst Foundation Inc.  
959 Eighth Avenue  
New York, New York 10019

Hochschild Fund Inc.  
1270 Avenue of the Americas  
New York, New York 10020

The Herbert Hoover Foundation  
Inc.  
420 Lexington Avenue  
New York, New York 10017

Inmont Foundation Inc.  
1133 Avenue of the Americas  
New York, New York 10036

Ittelson Family Foundation  
660 Madison Avenue  
New York, New York 10021

W. Alton Jones Foundation Inc.  
60 Wall Street  
New York, New York 10005

JDR 3rd Fund  
50 Rockefeller Plaza  
Room 1034  
New York, New York 10020

The J. M. Kaplan Fund Inc.  
Two East 34th Street  
New York, New York 10016

Samuel H. Kress Foundation  
221 West 57th Street  
New York, New York 10019

L. A. W. Fund Inc.  
"High Winds"  
Byram Lake Road  
Mount Kisco, New York 10549

Estee and Joseph Lauder  
Foundation Inc.  
767 Fifth Avenue  
New York, New York 10022

Lavanburg (Fred L.) Foundation  
277 Park Avenue  
Room 4702  
New York, New York 10017

Adele R. Levy Fund Inc.  
100 Park Avenue  
New York, New York 10017

The Henry Luce Foundation Inc.  
111 West 50th Street  
New York, New York 10020

James A. Macdonald Foundation  
c/o Edward Handelman  
Two Broadway  
New York, New York 10004

Maya Corporation  
535 Fifth Avenue  
32nd floor north  
New York, New York 10017

The Andrew W. Mellon Foundation  
Inc.  
140 East 62nd Street  
New York, New York 10021

Charles E. Merrill Trust  
P.O. Box 488  
Ithaca, New York 14850

Merrill Lynch, Pierce, Fenner  
& Smith Foundation Inc.  
70 Pine Street  
New York, New York 10005

New York Foundation  
4 West 58th Street  
New York, New York 10019

Edward John Noble Foundation  
32 East 57th Street  
New York, New York 10022

Scriven Foundation  
30 Wall Street  
New York, New York 10005

Stern Fund  
21 East 40th Street  
New York, New York 10016

The New York Community Trust  
415 Madison Avenue  
New York, New York 10017

Olive Bridge Fund Inc.  
40 Wall Street, Room 4201  
New York, New York 10005

William S. Paley Foundation Inc.  
51 West 52nd Street, Room 3490  
New York, New York 10019

Pew Memorial Trust, Pa.  
c/o The Glenmede Trust Company  
1608 Walnut Street  
Philadelphia, Pennsylvania

Rockefeller Brothers Fund  
30 Rockefeller Plaza  
New York, New York 10020

Rockefeller Family Fund, Inc.  
49 West 49th Street  
New York, New York 10020

The Singer Company Foundation  
30 Rockefeller Plaza  
New York, New York 10020

Alfred P. Sloan Foundation  
630 Fifth Avenue  
New York, New York 10017

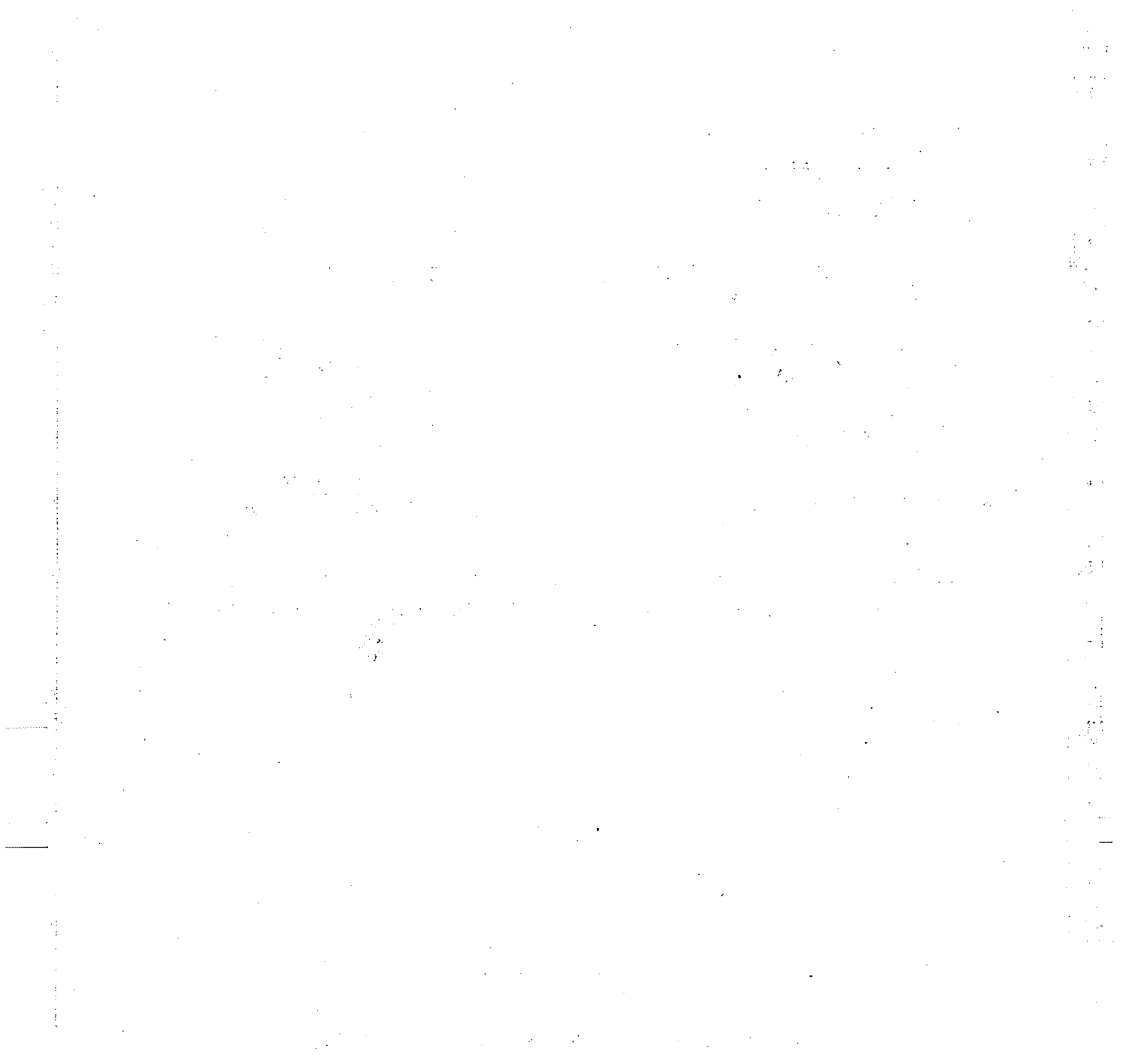
Taconic Foundation Inc.  
745 Fifth Avenue  
New York, New York 10022

Mrs. Giles Whiting Foundation  
One Wall Street, Room 4100  
New York, New York 10005

Winfield Foundation  
Ten Rockefeller Plaza  
Room 726  
New York, New York 10020

van Ameringen Foundation Inc.  
509 Madison Avenue  
New York, New York 10022

The information presented herein was derived from records and data at the library  
of the Foundation Center, 888 Seventh Avenue, 26th Floor, New York, N.Y. 10019.







**OWNERSHIP PATTERNS**



BLOCK #2023

1654 - 1747 No Instruments of Record  
Waldron, Johanna to Waldron, Samuel 12/30/1748  
(Properties not lotted)

1749 - 1793 No Instruments of Record  
Myer, Samuel to Delancey, John 12/31/1794

1795 - 1809 No Instruments of Record  
Delancey, John to Colden, Cadwallader 1/14/1810  
Yates, Joseph to Delancey, John 1/14/1811  
Delancey, John to Colden, Cadwallader 7/31/1812

1813 - 1825 No Instruments of Record  
Colden, Cadwallader to Watt, Archibald 9/20/1826

1828 - 1887 No Instruments of Record  
Pinkney, Mary to Maddock, William 5/4/1888  
Maddock, William to Lynch, Eugene 12/24/1888  
Lynch, Eugene to Hallet, Frank 9/12/1890  
Hallet, Frank to King, David H., Jr. 11/30/1891

BLOCK #2023

LOT #32, p.o. 33

GRANTOR

GRANTEE

DATE

Equitable Life	Tener Co., Inc.	9/12/20
Tener Co., Inc.	Thomas, Albert	11/19/20
Thomas, Albert	Bourke, Joseph	1/26/23
Bourke, Joseph	Josephus Co., Inc.	2/15/23
Josephus Co., Inc.	Vintula Realty Corp.	8/18/26
Vintula Realty Corp.	7th Avenue Holding Co.	1/8/30
7th Avenue Holding Co.	Nanking Realty Corp.	5/14/35
Nanking Realty Corp.	Harlem Professional Building Corp.	5/1/41
Harlem Professional Building Corp.	Washington, Sara	3/8/46
Washington, Sara	Milady Health & Beauty Center, Inc.	12/9/48
Milady Health & Beauty Center, Inc.	Star of Bethlehem Grand Chapter of the State of New York, Order of the Eastern Star	7/9/58
Order of the Eastern Star	Bullard, Theodore H., Jr.	11/29/71

LOT #34

Equitable Life	Tener Co., Inc.	11/4/20
Tener Co., Inc.	Mahood, Hardenia	12/1/21
Tener Co., Inc.	Vintula Realty Corp.	8/18/26
Vintula Realty Corp.	Tener Co., Inc.	5/12/32

BLOCK #2023

LOT #34

GRANTOR

GRANTEE

DATE

Tener Co., Inc.	Josephus Co., Inc.	7/26/34
Josephus Co., Inc.	Fraser, Aletha	2/9/35
Fraser, Aletha	Austin, Oliver	5/12/39
Austin, Oliver	Austin, Clifford	9/2/42
Austin, Clifford	Austin, Edmund	1/28/52
Austin, Edmund	Austin, Thelma	6/21/62

LOT #35

Equitable Life	McNeill, Ida	10/6/20
McNeill, Ida	Dyckman-Arden Realty Co., Inc.	6/7/26
Dyckman-Arden Realty Co., Inc.	Tener Co., Inc.	6/17/26
Sher, Sylvia	Dukes, Lena A.	5/3/38

LOT #36

Equitable Life	Wilson, Wiley M.	8/10/20
Wilson, Wiley M.	Merlio Realty Corp.	1/7/26
Merlio Realty Corp.	Sanders, Howard	12/30/69

LOT #37

Equitable Life	Birmingham, Twiss	11/10/1894
Birmingham, Kate	Warner, Henry S.	4/2/20
Warner, Henry S.	Manning, Ada	2/7/28
Manning, Ada	Pole, Mary Louise	10/26/44

BLOCK #2023

LOT #37

GRANTOR

GRANTEE

DATE

Pole, Mary Louise

Edwards, Nathaniel

12/29/50

Caines, Norma

Caines & Edwards, Inc.

8/6/69

LOT #38

Equitable Life

Payne, Annie

12/23/19

Payne, Annie

Mebane Realty Corp.

10/31/27

Mebane Realty Corp.

Deronda Holding Co.

9/21/29

Deronda Holding Co.

Lenore Holding Co.

10/4/29

Lenore Holding Co.

Clarke, Stanley

11/1/29

Clarke, Stanley

St. Catherine's  
Spiritualist Church, Inc.

7/7/44

LOT #39

Equitable Life

Greene, James E.

1/7/20

Greene, James E.

White, John A.

4/15/20

White, John A.

Heydorn, Hugo

5/25/27

Heydorn, Hugo

Ed-Bow Realty Corp.

8/9/27

Ed-Bow Realty Corp.

Sayles, Della

3/30/28

Sayles, Della

Semon, Della  
Simon

3/18/68

Semon, Simon

Wilson, Velma

12/12/69

LOT #40

Equitable Life

Wallach, Bella

2/27/02

Wallach, Bella

Waith, Stanley

6/10/18

BLOCK #2023

LOT #40

GRANTOR

GRANTEE

DATE

Waith, Stanley	Jarrett, Alma	9/23/21
Jarrett, Alma	Heyliger, Samuel	2/4/28
Heyliger, Charles	Buhlen, Albert	11/6/31
Buhlen, Albert	Foster, Adeline	1/14/36
Foster, Ruth	Cruikshank Realty Corp.	6/28/48
Cruikshank Realty Corp.	Bledman, Clarence	7/14/48
Cruikshank, J.H. (Estate of)	Long Island Humane & Dog Protective Society	12/31/69

LOT #40 1/2

Equitable Life	Craigwell, Hallie B.	12/5/19
Craigwell, Hallie B.	Martin, Cecil	7/10/22
Martin, Cecil	Turner, Bessie	3/27/24
Turner, Bessie	Martin, Cecil	4/26/26
Martin, Cecil	Chappelle, Everett	3/2/27
Chappelle, Everett	Lowe, Kathryn	4/9/28
Lowe, Kathryn	Orient Realty Corp.	4/9/28

LOT #41

Equitable Life	Jones, William	11/1/19
Jones, Reginald	Jones, Blanche	10/20/39
Jones, Blanche	Price, Willette Jones, Reginald	7/31/68

BLOCK #2023

LOT #42, p.o. 43

GRANTOR

GRANTEE

DATE

Equitable Life	Waddell, John	8/28/20
Waddell, John	Harris, Florence	12/2/27
Harris, Florence	Cruikshank Holding Co.	12/2/27
Cruikshank Holding Co.	Henderson, Randolph	4/8/33
Henderson, Reilda	Saunders, Wilson	6/10/69

LOT #44, p.o. 43

Equitable Life	Jeffrey, Emeline	9/17/20
Jeffrey, Emeline Gazner, Olive	Jeffgaz Realty Corp.	6/18/30
Jeffgaz Realty Corp.	216 West 138th Street Realty Corp.	11/6/64
216 West 138th Street Realty Corp.	Bullard, Theodore H., Jr.	11/28/67

LOT #45

Equitable Life	Stiles, Walter, Jr.	9/3/19
Stiles, Walter, Jr.	Branch, George	7/16/43

LOT #46

Equitable Life	Moscatelli, Joseph	1/26/20
Moscatelli, Joseph	McDaniel, Benjamin	2/9/20
Bowery Savings Bank	Croom, Bernard	1/21/71

BLOCK #2023

LOT #47

GRANTOR

GRANTEE

DATE

Equitable Life  
Osborne, Michael

Osborne, Michael  
Banks, James A.

4/14/20  
5/4/22

LOT #47 1/2

Equitable Life

Huff, Felix

4/21/20

LOT #48

Equitable Life  
Williams, Lucy  
Matthews Holding Co.  
Williams, James

Williams, James  
Matthews Holding Co.  
Williams, Lucy  
Rosicrucian Anthro-  
posophic League

10/15/19  
12/26/22  
2/14/23  
7/10/35

LOT #49

Equitable Life  
Lord, Joseph  
Lord, Ada (McGee)

Lord, Joseph  
McGee, Ada  
Lord, Joseph

4/10/20  
8/11/26  
8/11/53

LOT #50

Equitable Life  
Perkins, Hilliard  
Amac Realty Corp.  
BAP Realty Corp.

Perkins, Hilliard  
Amac Realty Corp.  
BAP Realty Corp.  
Campbell, Pearl

1/12/20  
10/19/26  
12/21/26  
5/18/28



BLOCK #2023

LOT #50

GRANTOR

GRANTEE

DATE

Campbell, Pearl	BAP Realty Corp.	8/16/28
BAP Realty Corp.	Cohen, Jacob	12/24/31
Cohen, Jacob	Steinberg, Irene	11/16/32
Steinberg, Irene	Campbell, Alfred	11/16/32
Campbell, Alfred	Cohen, Jacob	6/2/33
Cohen, Jacob	Wade, George	3/3/41

LOT #51

Equitable Life	Spiller, William	2/6/20
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LOT #52

Equitable Life	Hooper, Archibald	5/6/20
Hooper, Archibald	234 West 138th Street Realty Corp.	5/27/37
234 West 138th Street Realty Corp.	Masque Realty Corp.	4/3/41
Masque Realty Corp.	Gibson, Maggie	4/20/48

LOT #53

Equitable Life	McCray, Carrie	11/20/19
McCray, Carrie	Myers, Joseph	5/1/50

BLOCK #2023

LOT #53 1/2

GRANTOR

Equitable Life  
Fleming, Morton  
Fairplay Realty Co.  
R. G. Heron, Inc.  
Green, Arthur  
Kreutzer, Leo  
238 West 138th Street  
Holding Co.

LOT #54, 55

Equitable Life  
Chaderton, Norman  
Timen, Alfred  
Banks, Louise  
Loubane Holding Co.  
Goodname Realty Corp.  
Sargeant, Lillian  
Rodman, Hattie  
Hamays, Dorothea  
Cisaretta Realty Corp.  
O'Neal Dorothea

GRANTEE

Fleming, Morton 1/12/20  
Fairplay Realty Co. 9/10/20  
R. G. Heron, Inc. 1/5/23  
Green, Arthur 6/14/27  
Kreutzer, Leo 6/1/31  
238 West 138th Street  
Holding Co. 6/23/31  
Lee, Percy 11/13/44

DATE

Chaderton, Norman 9/29/20  
Timen, Alfred 5/3/21  
Banks, Louise 7/10/23  
Loubane Holding Co. 11/27/28  
Goodname Realty Corp. 1/14/29  
Sargeant, Lillian 1/22/29  
Rodman, Hattie 1/30/31  
Hamays, Dorothea 10/6/31  
Cisaretta Realty Corp. 2/1/44  
O'Neal, Dorothea 8/8/45  
Field, Leonie 12/22/54

BLOCK #2023

LOT #54, 55

GRANTOR

GRANTEE

DATE

Field, Leonie	Millicent Realty Corp.	12/15/65
Millicent Realty Corp.	McNair, Charles	5/10/66

LOT #56, p.o. 55

Equitable Life	Jordan, Willie	11/4/20
Jordan, Willie	Sargeant, Lillian	4/20/22
Sargeant, Lillian	Bagley, Thomas	7/21/30
Bagley, Thomas	Sargeant, William	2/27/31
Sargeant, William	Moran, Eva	2/5/46
Moran, Eva	Gonsalves, Ivan	2/11/64
Gonsalves, Ivan	Moran, Melvin	12/26/67

LOT #57

Equitable Life	Lee, Anna	4/3/20
Lee, Anna	Goodname Realty Corp.	7/12/28
Goodname Realty Corp.	Sargeant, William	7/12/28
Sargeant, William	Wolf, Evelyn	12/23/37
Wolf, Evelyn	Simon, Margaret	2/2/38
Simon, Margaret	Sargeant, William	4/8/39
Sargeant, William	Moran, Eva	2/5/46
Moran, Eva	Moran, Theodore	9/6/51

BLOCK #2023

LOT #58

GRANTOR

GRANTEE

DATE

Equitable Life

Johnson, Albert

3/18/20

Johnson, Albert

Crutchfield, Lillian

6/29/21

Crutchfield, Lillian

Kinloch, Nellie

12/5/21

LOT #59

Equitable Life

Lee, Anna

4/3/20

LOT #60

Equitable Life

Dyer, Namie

4/27/20

Dyer, Namie

Ferguson, James

8/15/22

Ferguson, Alice

Bolden, Orastine

6/5/56

Hines, Howard

Pratt, Pauline

6/11/65

Pratt, Pauline

Carver Federal Savings  
& Loan Association

6/2/71

BLOCK #2024

1654 - 1747 No Instruments of Record

Waldron, Johanna to Waldron, Samuel 12/30/1748  
(Properties not lotted)

Myer, Samuel to Delancey, John 12/31/1794

1795 - 1809 No Instruments of Record

Delancey, Mary to Colden, Cadwallader 6/14/1810  
(Properties not lotted)

Yates, Joseph to Delancey, John 1/14/1811  
(Properties not lotted)

1812 - 1825 No Instruments of Record

Colden, Cadwallader to Watt, Archibald 9/20/1826  
(Properties no lotted)

Delancey, John to Watt, Archibald 2/20/1827

Bussing, Aaron to Watt, Archibald 2/1/1828

1829 - 1836 No Instruments of Record

Watt, Archibald to Pinkney, Mary 10/10/1838

1838 - 1844 No Instruments of Record

Emmet, Thomas Adder to Talman, George 9/13/1845

Talman, George to Pinkney, Mary 2/8/1860

1861 - 1887 No Instruments of Record

Pinkney, Mary to Maddock, William 5/7/1888

Maddock, William to Lynch, Eugene 12/24/1888

Lynch, Eugene to Hallet, Frank 9/12/1890

Hallett, Frank to King, David H., Jr. 11/30/1891  
(Lots 1-64 inclusive)

BLOCK #2024

LOT #1 and 64

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Equitable Life Assurance Society	Silberman, Samuel J.	3/16/1905
King, David H., Jr.	Equitable Life Assurance Society	3/16/05
Silberman, Samuel J.	Carajanes, George	5/31/06
Silberman, Samuel J.	Shaff, David	2/11/09
Shaff, David	Chase Realty Co.	1/16/13
Chase Realty Co.	Gollobin, Morris	11/25/19
Gollobin, Morris	Mendlewitz, Norman Burns, Herman D. Goodelman, Simeon	7/7/22
Silberman Realty Corp.	D. J. J. Realties, Inc.	6/19/63
D. J. J. Realties, Inc.	Silberman Realty, Inc.	4/18/66

LOT #2

Equitable Life Assurance Society	Elizabeth Realty Co.	4/12/20
Elizabeth Realty Co.	Whitney, Adelaide	8/3/20
Whitney, Adelaide	Vincent, Cora	2/28/23
Fields, Roscoe	Guion, Mamie	7/1/25
Guion, Mamie	271 West 138th Street Holding Corp.	4/5/30
271 West 138th Street Holding Corp.	Mackeown, Chancellor	8/5/32
Mackeown, Chancellor	Burneal Holding Co.	11/19/32

BLOCK #2024

LOT #2

GRANTOR

GRANTEE

DATE

Burneel Holding Co.

Regman, Mattie

12/20/68

LOT #3

Equitable Life  
Assurance Society

Elizabeth Realty Corp.

4/12/20

Elizabeth Realty Corp.

Gibbs, Horace

6/24/20

Gibbs, Horace

Kendrick, Clarence

8/4/20

Kendrick, Clarence

Vaughn, Elizabeth

9/29/21

Vaughn, Elizabeth

Kendrick, Clarence

6/9/30

Kendrick, Clarence

Panzar, John

12/8/59

LOT #4

Elizabeth Realty Corp.

Johnson, Charles

3/20/20

Equitable Life

Elizabeth Realty Corp.

3/20/20

Glasgow, Bessie

Carter, Albert

LOT #5

Equitable Life

Youngblood, William  
Dugas, John

3/9/20

Dugas, John

Dugas, Tamar

4/8/41

Dugas, Tamar

Youngblood, William

Morgan, Josephine

8/6/43

Youngblood, Liggie

Morgan, Josephine

8/6/43

Morgan, Josephine

Clark, James

7/9/47

BLOCK #2024

LOT #5

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Clark, James	Bennett, Rufus	12/9/47
Bennett, Rufus	265 West 138th Street Realty Corp.	6/3/54

LOT #5 1/2

Equitable Life	Calhoun, Katherine	12/29/19
Calhoun, Katherine	Buck, John Willie	7/2/28
Buck, Willie	Wade, Jean	12/15/70
Wade, Jean	Buck, Willie	12/15/70

LOT #6

Equitable Life	Elizabeth Realty Corp.	4/12/20
Elizabeth Realty Corp.	Clark, Morris	5/22/20
Clark, Morris	Green, Artemus	8/12/20
Green, Artemus	Zadek, Selma	9/29/32
Green, Margaret	Relief lien NY Estate Tax	4/4/52

LOT #7

Equitable Life	Outram, Charlotte	12/19/19
Outram, Charlotte	Outram, Olive	11/13/44
Hazel, Olive O.	Samuel, Fred	12/24/69

LOT #7 1/2

Equitable Life	Pace, Harry	12/19/19
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BLOCK #2024

LOT #7 1/2

GRANTOR

Pace, Harry  
Goodman, Jacob  
Tabb, Samuel  
Simmons, Josephine  
King, Albert

GRANTEE

Goodman, Jacob  
Tabb, Samuel  
Simmons, Josephine  
King, Albert  
Initial Business Corp.

DATE

1/19/25  
1/19/25  
10/6/39  
11/21/60  
4/29/70

LOT #8

Equitable Life  
Stokes, John  
Jones, Julia  
Chaderton, Norman  
Battle, Florence

Stokes, John  
Stokes, Emma  
Jones, George  
Battle, Florence  
Johnson, Wesley

12/18/19  
6/18/20  
4/2/21  
7/15/22  
7/24/68

LOT #9, p.o. 10

Equitable Life  
Johnson, Jennie  
Goodname Realty Corp.  
Supreme Court, NY County  
Block, Bertha  
vs  
Goodname Realty Corp.  
Block, Bertha

Johnson, Jennie  
Goodname Realty Corp.  
Calliate, Rachel  
Block, Bertha  
Block, Herbert

6/4/20  
12/2/27  
2/24/28  
4/8/33  
7/5/33

BLOCK #2024

LOT #9, p.o. 10

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Block, Herbert	Block, Ethel	9/11/41
Block, Ethel	Block, Isaac	1/13/44
Lang, Ethel	Galloway, Simon	10/18/60
Galloway, Simon	Galloway, Hattie	8/15/61
Galloway, Hattie	253 West 138th Street Realty Corp.	8/15/61

LOT #10, 10 1/2

Equitable Life	Vincent, Ubert	11/11/20
Vincent, Ubert	Ubna Realty Corp.	9/8/26
Ubna Realty Corp.	251 West 138th Street Realty Corp.	3/28/28

LOT #11

Equitable Life	Bruington, Samuel	12/19/19
Gasque, Priscilla	Bruington, Alethia	11/18/36
Bruington, Alethia	Roberts, Eliza	5/15/39
Roberts, Eliza	Bowman, Lottie	6/19/58
Bowman, Lottie	Leader, Alva	8/8/68

LOT #12

Equitable Life	Bruington, Samuel	11/7/95
Gasque, Priscilla	Bruington, Alethia	11/18/19

BLOCK #2024

LOT #12

GRANTOR

GRANTEE

DATE

Bruington, Alethia  
Roberts, Eliza

Roberts, Eliza  
Bowman, Lottie

5/15/39  
6/19/58

LOT #13 1/2

Equitable Life

Scott, Maggie

4/8/05

Scott, Maggie

Capehart, Lovelace

2/8/22

Capehart, Lovelace

Hewlett, Flora

4/17/22

Hewlett, Flora

Hewland Holding  
Co., Inc.

1/10/27

Hewland Holding  
Co., Inc.

Goodname Realty Corp.

8/3/27

Goodname Realty Corp.

Howland, James

10/25/27

Supreme Court, NY County  
Ruth Strasser  
vs

Strasser, Ruth

2/9/38

James Howland

Berkeley Realty Corp.

Goodman, Jacob

9/1/39

Goodman, Jacob

Bolden, Joel V.

9/1/39

Bolden, Joel V.

Bolden, Joel G.

11/28/40

LOT #14

Equitable Life

Brady, James

4/19/1894

Brady, James

Monks, John

11/3/1906

Elizabeth Realty Co.

Ivinson, Hoage

6/4/19

BLOCK #2024

LOT #14

GRANTOR

GRANTEE

DATE

Smallwood, Lois

Hoage, Daisy

10/9/47

Hoage, David

Bruyning, Eustace

10/9/51

Bruyning, Eustace

Garvin, Thomas

3/3/70

LOT #15

Equitable Life

Ottley, Jerome

12/23/19

Ottley, Jerome

Seabrook, Luther

1/9/29

Seabrook, Luther

Berome Holding Corp.

12/9/29

Berome Holding Corp.

Bergonzi, Louise

1/22/30

Supreme Court, NY County

Allerstein, Anna

vs

Bergonzi, Louise

Balaban, Sarah

Balaban, Sarah

Marsh, Dennis

1/16/32

LOT #15 1/2

Equitable Life

Weil, Sarah

11/14/19

Hebrew Orphan Asylum  
of the City of New York

Rexhold Realty  
Corp.

1/15/37

Rexhold Realty Corp.

Rollins, Naomi

1/15/37

LOT # 16

Equitable Life

Dabney, Ford

10/24/19

BLOCK #2024

LOT #16

GRANTOR

GRANTEE

DATE

Supreme Court, NY County  
Harlem Savings Bank  
vs  
Howland, James, et al

Harlem Savings Bank

12/5/34

Harlem Savings Bank

Taplan Realty  
& Holding Corp.

2/1/35

Taplan Realty  
& Holding Corp.

Jacob Goodman Realty

12/29/36

Beechan, Conrad

Wauls, Thelma

3/5/48

Wauls, Thelma

Foster, Doris

8/22/50

LOT #17

Equitable Life

Duncan, Vivian

5/3/20

Duncan, Vivian

Walton, Anniebell

5/28/23

Walton, Anniebell

Annbell Realty Corp.

5/26/27

Annbell Realty Corp.

Louis, James L.

7/24/30

Louis, James L.

Jones, Louise

7/24/30

Jones, Louise

Jacob Goodman Realty

10/2/53

Jacob Goodman Realty

Hutchins, William

12/3/53

Hutchins, William

Jacob Goodman Realty

3/28/56

Jacob Goodman Realty

Clarkson, Douglas

4/18/56

LOT #17 1/2

Equitable Life

Dabney, Ford

10/24/19

Dabney, Ford

Dabney, Ford, Jr.

2/7/62

Dabney, Ford, Jr.

Dabney, Irene

10/29/63

BLOCK #2024

LOT #18

GRANTOR

GRANTEE

DATE

King, David H., Jr.

Gardiner, Eliza A.

1/7/1893

Supreme Court, NY County  
Meyer, Oscar R.

Meyer, Oscar R.

5/7/02

vs

Gardiner, Eliza A.

Meyer, Oscar R.

Mahon, Jessie

6/15/05

Supreme Court, NY County  
Equitable Life  
Assurance Society

Equitable Life  
Assurance Society

4/12/18

vs

Mahon, Jessie

Equitable Life  
Assurance Society

Miller, Frederick

11/3/19

Slack, Meyer

Ensley, Irene

4/16/69

LOT #19

Equitable Life

Hart, Oliver

4/13/05

Hart, Oliver

Hart, Lillian

12/24/06

Hart, Lillian

Fleig, Reuben

9/1/10

Hart, Lillian

Day, Mary

5/5/20

Day, Mary

Frank, Anna

10/19/31

Frank, Anna

227 West 138th Street

9/9/40

227 West 138th Street  
Realty Corp.

Roberts, Eliza

5/31/45

BLOCK #2024

LOT #19 1/2

GRANTOR

Equitable Life  
Shaw, Frank  
Cadwell, Laura  
Bogart, William  
Gernsheimer, Caroline  
Vaupel, Oscar

LOT #20

Equitable Life  
King, David H., Jr.  
Wingate, Charles  
Equitable Life  
Wright, Corrine  
Goodname Realty Corp.

LOT #22 1/2, 23

Equitable Life  
Tillman, Clara  
Williams, Miriam  
  
Holly, Anna  
Zadek, Selma  
Holly, Anna

GRANTEE

Shaw, Frank  
Cadwell, Laura  
Bogart, William  
Gernsheimer, Caroline  
Vaupel, Oscar  
Braddicks, Robert

DATE

5/3/1893  
6/6/95  
1/7/96  
1/31/96  
1/7/1909  
4/28/22

Wingate, Charles  
Wingate, Charles  
Equitable Life  
Wright, Corrine  
Goodname Realty Corp.  
Warwick, Rosa

7/28/1892  
7/28/92  
11/8/94  
11/3/19  
4/9/29  
12/17/29

Tillman, Clara  
Williams, Miriam  
Dahl, Peter  
Holly, Anna  
Zadek, Selma  
Holly, Anna  
Jones, James P.

6/6/1892  
11/4/1901  
10/1/18  
6/13/33  
1/16/34  
10/10/57

BLOCK #2024

LOT #23 1/2

GRANTOR

GRANTEE

DATE

Equitable Life

Vigil, Cesareo

5/19/1892

Vigil, Cesareo

Perez, Amable

1/9/45

Perez, Amable

Delago, Walter

4/16/71

LOT #24

Equitable Life

Smith, George

9/3/19

Supreme Court, NY County  
Franklin Society for  
Homebuilding & Savings

Franklin Society for  
Homebuilding &  
Savings

4/12/34

vs  
George Smith

Franklin Society for  
Homebuilding and Savings

Green, Fitz

4/1/38

Green, Fitz

Bennett, Julian

4/6/51

Bennett, Julian

215 West 138th Street  
Realty Corp.

6/3/54

LOT #25

Equitable Life

Carter, William

10/3/19

Mullings, Jack

Carter, William

7/30/24

Carter, William

Carter, Ottawa

5/25/31

Carter, Ottawa

Robinson, Thelma

6/8/64

LOT #25 1/2

Equitable Life

McDermott, John

4/13/1894

McDermott, John

McDermott, Mary

1/6/96

McDermott, Mary

Reid, Daisy

10/1/26



BLOCK #2024

LOT #26

GRANTOR

GRANTEE

DATE

King, Jr., David H.	Griesel, Nellie	10/29/1892
Griesel, Nellie	Dart, Edward	1/11/1901
Klein, Abraham	Golden, Jessie	1/8/25
Golden, Jessie	Robinson, Robert	9/9/25
Supreme Court, NY County Kaplan, Aaron vs Golden, Jessie	Kaplan, Aaron	5/24/29
Kaplan, Aaron	Ecila Realty Corp.	2/14/39
Ecila Realty Corp.	Title Gaurantee & Trust Co.	8/29/41
Title Guarantee & Trust Co.	Leger, Joseph	10/2/41
Leger, Sarah	Penn, Stanley	8/27/62
Penn, Stanley	209 West 138th Street Realty Corp.	8/30/62
LOT #27		
Equitable Life	Mosbacher, Rosa	3/12/1894
Mosbacher, Rosa	Cooke, Winifred	4/10/1900
Supreme Court, NY County Valentine, Elizabeth vs Mosbacher, Rosa	Mosbacher, Adolph	3/12/20
Mosbacher, Adolph	Johnson, Thomas C.	6/23/20

BLOCK # 2024

LOT #27 1/2

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Equitable Life	Strauss, Ida M.	1/26/1893
Strauss, Ida M.	Equitable Life	10/1/1900
Equitable Life	Hilton, George	10/24/19
Hilton, George	Steele, Corrine	12/30/40
Steele, Corrine	Stroud, Elizabeth	9/5/69

LOT #28

Equitable Life	Curley, Clarence	3/31/20
Curley, Clarence	Curley, Alma	12/19/22
Curley, Alma	Duncan, Cora	3/21/33
Duncan, Cora	Curley, Alma	7/17/36
Curley, Clarence	203 West 138th Street Realty Corp.	8/4/70

LOT #29

King, Jr., David H.	Laytin, William	5/17/1892
Laytin, Susan	Suydam, Mabel	10/2/93
Suydam, Mabel	Strange, William C.	4/20/94
Strange, William C.	Payne, Bertha	4/20/94
Payne, Bertha	Evatt, Frank	12/29/94
Evatt, Frank	Thompson, Adelaide	2/16/95
Thompson, Adelaide	Strange, William C.	3/11/95
Strange, William C.	Fitzsimmons, James	5/2/95

BLOCK #2024

LOT #29

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Fitzsimmons, James	Bitterman, Isaac	9/1/96
Bitterman, Isaac	Bernstein, Tillie	12/12/96
Bernstein, Tillie	Fitzsimmons, James	1/18/1900
Supreme Court, NY County Equitable Life vs Fitzsimmons, Matilda	Equitable Life	2/16/17
Equitable Life	Willis, Robert	8/9/20
Willis, Francis	Silver, Claire	7/27/50
Silver, Claire	Willis, Francis	7/27/50
Willis, Francis	Willard, Joseph	11/1/66
Willard, Joseph	Errico, Anthony	11/1/66
Errico, Anthony	201 West 138th Street Realty Corp.	12/2/66
LOT #29, 1/2 Equitable Life	Norman, Clifton A.	6/11/20
LOT #30 Equitable Life	Vaughan, Annie	6/10/20
LOT #30 1/2 Equitable Life	Wescott, Alice	4/5/20
Wescott, Alice	Ruli Leasing Co., Inc.	4/6/20

BLOCK #2024

LOT #30 1/2

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Wescott, Alice	Lancelot Holding Corp.	11/30/25
Lancelot Holding Corp.	Renaw Realty Co.	3/8/26
Renaw Realty Co.	Westall Co., Inc.	8/6/35
Westall Co., Inc.	Sampson, Flora T.	7/7/49

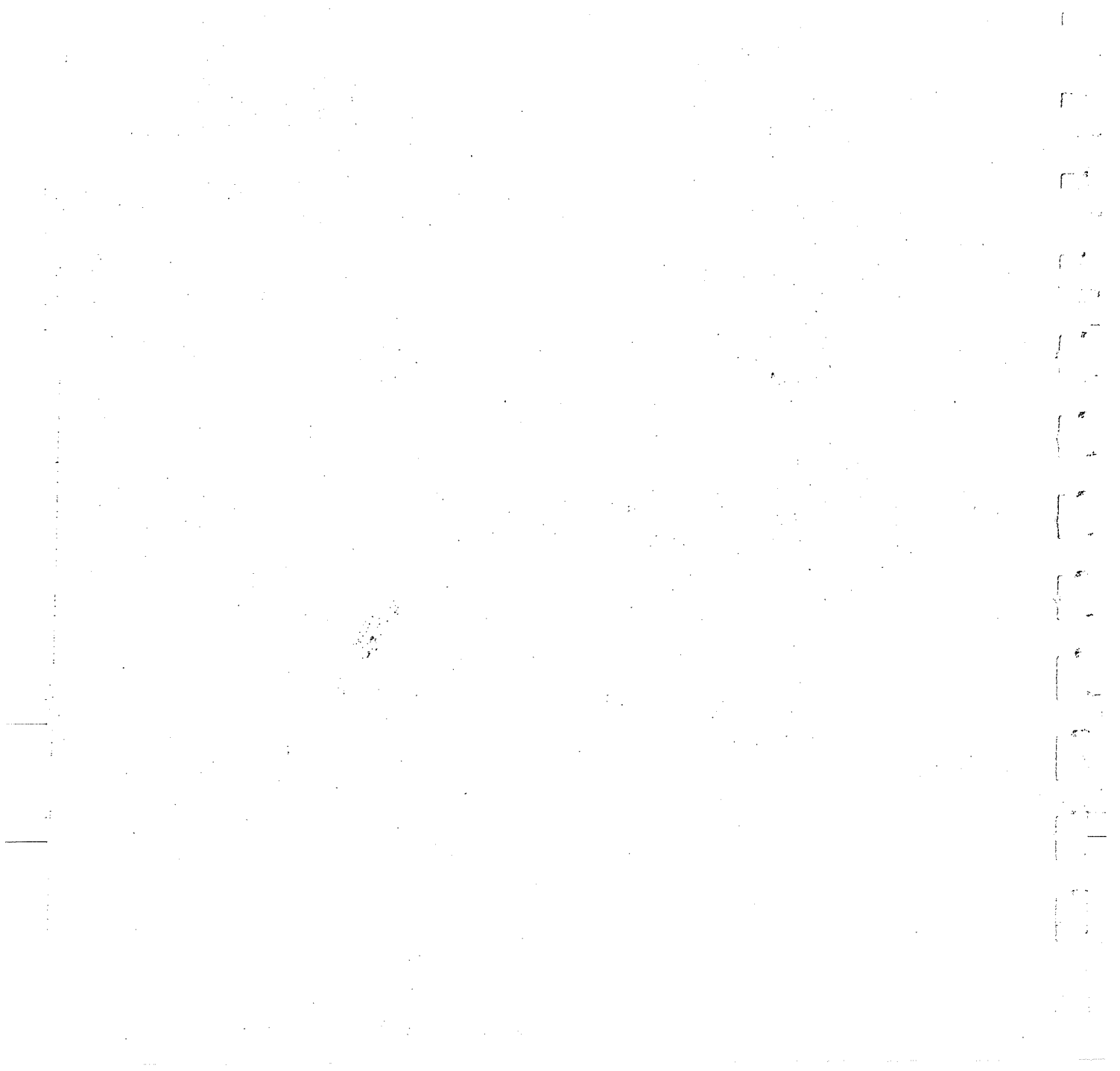
LOT #31

Equitable Life	Wescott, Alice	4/5/20
Wescott, Alice	Powell, Clilan	4/3/28
Powell, Clilan	Agreement: Empire Savings Bank	4/3/28
Lancelot Holding Corp.	Relief Mortgage Corp.	5/3/28
Relief Mortgage Corp.	Ross, Ann E.	1/7/31
Ross, Ann E.	Wescott, Alice	6/7/32
Westall Co., Inc.	Letcher, Henry M.	4/1/49
Letcher, Henry M.	Wells, Aaron O.	6/9/54
Wells, Aaron O.	2368 Seventh Avenue Properties, Inc.	2/11/64

LOT #31, p.o.32

Equitable Life	Wescott, Alice	4/5/20
Wescott, Alice	Lancelot Holding Corp.	11/30/25
Lancelot Holding Corp.	Relief Mortgage Corp.	5/3/28
Relief Mortgage Corp.	Ross, Ann E.	1/7/31

# Appendices



JAMES R. DOMAN, Jr., A.I.A. and ASSOCIATES  
ARCHITECTS and PLANNERS

Associates

HENRY K. WONG, A.I.A.

GLEAN CHASE | PLANNING  
CONSULTANT

7 July 1972

Re: St. Nicholas  
Historic District  
New York, NY

Dear

Following exhaustive efforts on your part as owners and residents of the St. Nicholas Historic District, in 1966 the District was designated as an Historic District. The history of involvement of owners, residents and community leaders bears witness to the kinds of efforts necessary to evoke change or realize those particular things desired by community residents. Early in 1969, our firm met with community individuals and organizations toward the end of attempting to assist in addressing the particular needs as then identified by residents of the area. Three and a half years later, again through efforts of the residents and insistence by them, our firm was awarded a contract by the Housing and Development Administration to study the District toward the end of arriving at specific recommendations reflecting the desires of the residents and also toward the end of saving the architectural vestiges of an area that housed some of the more well known figures that contributed to the annals of Black history from the 1920's to present day.

Toward the end of identifying the specific concerns present among all the residents of the four blocks of row houses defined by the north and south sides of 138th and 139th Streets, bounded by Seventh and Eighth Avenues, popularly known as Striver's Row, we have structured a questionnaire designed to investigate and determine the most appropriate, as defined by the residents and homeowners, and the most historically accurate treatment of these buildings and their alleyways, sidewalks and frontyards, and we respectfully request a continuation of your participation and interest in your community and its life by completing the enclosed questionnaire.

202 EAST 25th STREET, NEW YORK, N. Y. 10010 (212) 689-7610

JAMES R. DOMAN, Jr., A.I.A. and ASSOCIATES

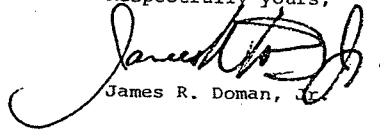
-2-

7 July 1972

We would like to firmly and positively state that these questionnaires will be kept in the strictest confidence and that their purpose is strictly to identify those areas of greater and lesser concern that you have relative to your home and your community.

We cannot adequately express 1) the importance of your individual input (in the form of this questionnaire) to the overall success of this project and 2) our gratitude in your taking the time to answer these questions and return the questionnaire, on or before 17 July 1972, by means of the enclosed self-addressed envelope. We again extend our most sincere appreciation of your cooperation as we remain

Respectfully yours,



James R. Doman, Jr.

JRD:bhf



**WORKS CONSULTED**

WORKS CONSULTED

Clearly to be added to those items, individuals, organizations, agencies, sources and observations heretofore mentioned in the body of this report, should be prominently mentioned those particular works specifically consulted during the course of this study.

BOOKS

Allegemeines Kunstler-Lexikon (Thieme-Becker)

American Art Annual

American Art Association, Catalogue of Master Works...Belonging to Mr. David H. King, Jr. (New York, 1896)

American Art Association, Illustrated Catalogue of the Art Collection of Mr. David H. King, Jr. (New York, 1905)

American Committee of the Statue of Liberty, Inauguration of the Statue of Liberty. (New York, 1887)

Buley, Carlyle R., The Equitable Life Assurance Society of the United States, 1859-1964. (New York, 1967) 2 vols.

Clarke, John Kenrik, ed. Harlem. (New York, 1970)

Fletcher, Tom. 100 Years of the Negro in Show Business. (New York, 1954)

Garland, Phyl. The Sound of Soul. (New York, 1971)

Gries, John M. and James Ford, ed. Negro Housing. (Washington D.C., 1932)

JAMES R. DOMAN, Jr., A.I.A. and ASSOCIATES  
ARCHITECTS and PLANNERS

Associates

HENRY K. WONG, A.I.A.  
GLENN CHASE, PLANNING  
CONSULTANT

QUESTIONNAIRE FOR

ST. NICHOLAS HISTORIC DISTRICT

A. PERSONAL

1. What are the ages of those members presently in your household? \_\_\_\_\_
2. Are you married \_\_\_\_, divorced \_\_\_\_, single \_\_\_\_, widow(er) \_\_\_\_?
3. Are you an employe \_\_\_\_, self-employed \_\_\_\_, professional \_\_\_\_, retired \_\_\_\_?
4. Do you work in Harlem \_\_\_\_, another part of Manhattan \_\_\_\_, other \_\_\_\_?
5. How long have you lived in Striver's Row? \_\_\_\_\_
6. Did you live in Harlem previous to living in Striver's Row?  
Yes \_\_\_\_ No \_\_\_\_
7. Do you have boarders? Yes \_\_\_\_ No \_\_\_\_

B. COMMUNITY ORIENTATION

1. Are you a patient of one of Striver's Row's physicians \_\_\_\_, a private doctor in another area \_\_\_\_, a clinic \_\_\_\_?
2. How often do you see your physician? \_\_\_\_\_
3. Do you bank in Harlem? Yes \_\_\_\_ No \_\_\_\_ If yes, which bank? \_\_\_\_\_
4. Are you an active member of the PTA \_\_\_\_, your Block Association \_\_\_\_, or other community group \_\_\_\_\_?
5. Do you utilize neighborhood parks? Frequently \_\_\_\_, seldom \_\_\_\_, never \_\_\_\_.
6. Do your children play in the park \_\_\_\_ or on the block \_\_\_\_?
7. Do you shop by the week \_\_\_\_, less frequently \_\_\_\_, more frequently \_\_\_\_.

202 EAST 25th STREET, NEW YORK, N. Y. 10010 (212) 689-7610

JAMES R. DOMAN, Jr., A.I.A. and ASSOCIATES

B. COMMUNITY ORIENTATION con't.

8. Where is this shopping done? \_\_\_\_\_
9. Do you leave Harlem to shop? Yes \_\_\_ No \_\_\_ If yes, is it for food \_\_\_ or clothes \_\_\_?
10. Do you socialize with your Striver's Row neighbors? Frequently \_\_\_\_, seldom \_\_\_\_, never \_\_\_\_.
11. Do you socialize with your neighbors of the blocks surrounding Striver's Row? Frequently \_\_\_\_, seldom \_\_\_\_, never \_\_\_\_.
12. Do you leave Harlem for entertainment? Frequently \_\_\_\_, seldom \_\_\_\_, never \_\_\_\_.

C. HOME OWNERSHIP

1. What inspired you to buy your home? A good deal \_\_\_\_, a desire to live in Striver's Row \_\_\_\_, other \_\_\_\_\_
2. Did you get satisfactory purchase terms? Yes \_\_\_ No \_\_\_
3. How long did you have to wait in order to purchase into Striver's Row? \_\_\_\_\_
4. Do you own the property free and clear? Yes \_\_\_ No \_\_\_ If no, what percentage of the original mortgage is outstanding? \_\_\_\_\_ %
5. Do you feel your maintenance costs are low \_\_\_\_, moderate \_\_\_\_, high \_\_\_?
6. Have you made major repairs to your home? Yes \_\_\_ No \_\_\_ If yes, what repairs and when? \_\_\_\_\_
7. Are you considering relocating? Yes \_\_\_ No \_\_\_ If yes, is it due to dissatisfaction with the neighborhood \_\_\_ or to other reasons \_\_\_\_\_?
8. Would you consider selling if a satisfactory price could be negotiated? Yes \_\_\_ No \_\_\_
9. Is your home oil \_\_\_\_, gas \_\_\_\_, or electrically \_\_\_ heated?

BLOCK #2024

LOT #31, p.o. 32

GRANTOR

GRANTEE

DATE

Ross, Ann E.

Wescott, Alice

6/7/32

Wescott, Alice

Westall Co., Inc.

12/4/35

LOT #33, p.o. 32

Equitable Life

Association of  
Trade & Commerce  
of New York City, Inc.

12/12/20

White, William

Ginsburg, Nathan

8/30/23

LOT #34

Equitable Life

Clay, David

6/22/20

Clay, David

Cerrito, Antonio

9/18/30

Cerrito, Antonio

Cerullo, Luigi

12/2/30

Cerullo, Luigi

Alexander, Ira T.

4/10/47

Alexander, Ira T.

Alexander, Thomas

10/29/47

LOT #34 1/2

Equitable

Randall, Robert W.

4/22/20

Randall, Robert W.

Haskins, Alma

9/25/26

Randall, Lillian F.

2374 Seventh Avenue  
Realty Corp.

12/19/28

2374 Seventh Avenue  
Realty Corp.

Randall, Robert W.

8/23/34

Supreme Court, NY County  
Rosa Steinberg  
vs

Steinberg, Rosa

8/20/40

Robert W. Randall

BLOCK #2024

LOT #34 1/2

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Steinberg, Rosa	Magnolia Realty Corp.	11/1/40
Magnolia Realty Corp.	Manhattan Savings Bank	3/5/1943
Manhattan Savings Bank	Randall, Robert W.	7/14/43
Carter, Catherine	Randall, Catherine	1/7/57
Randall, Catherine	Howard, Elizabeth	12/10/69

LOT #35

Equitable Life	Braithwaite, Isaac	8/21/20
Braithwaite, Isaac	Rose, Melvin	9/25/20
Braithwaite, Isaac	Newbro Holding Corp.	7/10/30
Newbro Holding Corp.	308 West 138th Street Realty Corp.	11/7/63
308 West 138th Street Realty Corp.	Brigade Realty Co., Inc.	11/7/63
Newbro Holding Corp.	Fimag Realty Corp.	10/19/66

LOT #36

Equitable Life	Anderson, Coleman	8/4/20
Anderson, Coleman	Anderson, Margaret	9/28/23
Anderson, Margaret	Devonish, Fitzgerald	11/18/66

LOT #37

Equitable Life	Gretsch, Anna	3/25/20
Gretsch, Anna	Gretsch, Paul	10/9/36

BLOCK #2024

LOT #37

GRANTOR

GRANTEE

DATE

Gretsch, Paul

Hecht, Ruth

10/17/39

LOT #37 1/2

Equitable Life

Courtney, Elizabeth

4/19/1894

Cook, Valentine

Barley, Louis M.

6/8/97

Barley, Louis M.

Boyle, John

9/15/98

Boyle, Frances

Winter, Walter

6/20/1939

Winter, Walter

Ransom, Raymond

6/11/72

LOT #38

Equitable Life

Cooke, Wendell

12/4/19

Cooke, Wendell

Cooke, David

6/1/20

Cooke, David

Goodname Realty Corp.

4/19/29

Goodname Realty Corp.

Warwick, Rosa

5/2/29

LOT #39

Equitable Life

Homberger, Rosa

8/6/03

Homberger, Rosa

Rosenthal, Bertha

9/21/21

Rosenthal, Bertha

Smith, Margaret

9/21/21

Smith, Margaret

St. Louis, Vivian

2/7/45

LOT #39 1/2

Equitable Life

Kellogg, Alexander

12/19/19

BLOCK #2024

LOT #39 1/2

GRANTOR

GRANTEE

DATE

Holly, Isla

Garris, Boatman

8/3/67

LOT #40

Equitable Life

Pinckney, Lenore

12/19/19

Pinckney, Lenore

Pinckney, Rosalie

3/28/25

Pinckney, Rosalie

Pinckney, Charles

3/30/48

Pinckney, Charles

Pinckney, Rosalie

7/14/66

LOT #41

Equitable Life

Mitchell, Julia

12/23/19

Mitchell, Julia

Gomez, Leon

2/1/24

Gomez, Leon

Krulack Realty Corp.

5/28/25

Krulack Realty Corp.

Hayes, William

8/13/25

LOT #41 1/2

Equitable Life

Billups, Edna P.

12/23/19

Billups, Edna

Rayford Holding Corp.

4/30/20

Cannon, George D.

Geocan Realty, Inc.

8/17/59

Geocan Realty, Inc.

Cannon, George D.

2/21/65

LOT #42, p.o. 43

Equitable Life

Wright, Louis T.

5/10/20

Wright, Louis T.

Wright, Corrine

7/30/47

Wright, Corrine

Clarke, Beulah B.

1/26/55

Clarke, Beulah B.

Campbell, Cyrus E.

5/14/64



BLOCK #2024

LOT #49

GRANTOR

Equitable Life  
Ragmon, George  
Quinton, Arden  
Alexander, Lillian  
Alexander, Ernest  
Harmon, Sallie

LOT #49 1/2

Equitable Life  
Goodman, Jacob  
Magill, Janey

LOT #50

Equitable Life  
Stevens, Walter  
Wolfe, Annie  
Holdbrooks, Mattie

LOT #51

Equitable Life  
Harris, Anthony  
Radin, Moses

GRANTEE

Ragmon, George 12/5/19  
Quinton, Arden 6/8/22  
Alexander, Lillian 11/15/22  
Alexander, Ernest 2/26/60  
Harmon, Sallie 2/21/66  
Washington, Booker T.III 9/22/70

Robinson, Azel 5/23/20  
Magill, Janey 3/30/26  
Whittaker, James C. 3/16/32

Stevens, Walter 11/10/19  
Wolfe, Annie 9/29/20  
Holdbrooks, Mattie 7/7/49  
Holdbrooks, Alonzo A. 4/5/63

Harris, Anthony 3/4/20  
Radin, Moses 5/5/22  
Harris, Anthony 7/31/22

BLOCK #2024

LOT #51

GRANTOR

GRANTEE

DATE

Harris, Anthony

Tompkins, Hastings

8/24/22

Tompkins, Hastings

Hayes, William

10/3/22

Hayes, William

Allen, Emma

9/14/25

LOT #51 1/2

Equitable Life

Booker, Albert

3/11/20

Booker, Lillian

242 West 119th Street  
Realty Corp.

1/24/46

242 West 139th Street  
Realty Corp.

Smith, Lillian

1/4/63

LOT #52

Equitable Life

Rogers, Blanche

3/11/20

Rogers, Blanche

Sills, William

9/21/27

Sills, William

Franklin, Dora  
Dixon, B. D.

10/27/64

LOT #53

Equitable Life

Heath, Cyril

2/6/20

Heath, Cyril

Florant, Lorraine

11/7/21

Florant, Lorraine

Goodman, Jacob

3/3/27

Goodman, Jacob

McGuire, George

3/15/27

McGuire, George

Tapay Realty &  
Holding Corp.

8/19/32

BLOCK #2024

LOT #53

GRANTOR

Tapay Realty & Holding  
Corp.

Goodman, Jacob

Barnes, George

Hines, John

Davis, Ruth

LOT #53 1/2

Equitable Life

Maginley, Nellie

Reid, Susie

Orical Holding Corp.

Moorman, Marguerite

Hicks, Hugh

LOT #54, p.o. 55

Equitable Life

McPherson, Gertrude

Jacob Goodman & Co.

Hanners, Arzelia

Nacht, Ruth

GRANTEE

Goodman, Jacob

Barnes, George

Hines, John

Davis, Ruth

Walker, Dolores

Maginley, Nellie

Reid, Susie

Orical Holding Corp.

Moorman, Marguerite

Hicks, Hugh

Samuel, Fred

McPherson, Gertrude

Jacob Goodman & Co.

Hanners, Arzelia

Nacht, Ruth

Hanners, Arzelia

DATE

12/29/36

5/12/38

9/1/51

11/1/56

6/4/57

1/26/20

4/30/26

7/21/27

10/3/62

1/20/67

5/15/67

7/3/20

12/19/44

7/9/46

10/10/60

4/6/61

BLOCK #2024

LOT #56, p.o. 55

GRANTOR

Equitable Life  
Holmes, Robert  
Miller, Bessie  
Tapay Realty & Holding  
Armand, Joseph

LOT #57

Equitable Life  
Jones, George  
Hatton, Kathleen  
Warwick, Rosa  
Dragoon, Ruth

LOT #57 1/2

Equitable Life  
Archer, Elizabeth  
Archer, Alonzo  
Overton, Erma  
Jacob Goodman & Co.  
Chambliss, Leano

GRANTEE

Holmes, Robert  
Miller, Bessie  
Tapay Realty & Holding Corp.  
Armand, Joseph  
Wells, Carrie

Jones, Julia  
Hatton, Kathleen  
Warwick, Rosa  
Rowar Realty Corp.  
Jenkins, Samuel

Archer, Elizabeth  
Archer, Alonzo  
Overton, Erma  
Jacob Goodman Realty  
Chambliss, Leano  
Chambliss Realty Corp.

DATE

5/7/20  
10/15/24  
2/28/31  
3/17/31  
5/28/35

10/3/19  
5/12/27  
6/22/27  
12/31/34  
6/23/43

11/20/19  
5/2/40  
5/2/40  
12/1/44  
12/1/44  
6/7/51

BLOCK #2024

LOT #58

GRANTOR

GRANTEE

DATE

Equitable Life	Johnson, Charles	12/12/19
Johnson, Charles	Dornstreich, Joseph	12/5/32
Dornstreich, Joseph	Harmon Holding Corp.	10/22/37
Harmon Holding Corp.	Clarke, Blanche	6/26/47
Clarke, Blanche	Cleroz, Inc.	12/18/57

LOT #59

Equitable Life	Pickens, William	6/3/20
Pickens, William	Pickens, Minnie	11/15/54
Pickens, Minnie	Pickens, William, Jr.	6/3/71

LOT #60

Equitable Life	Brown, Josie	10/31/19
Block, Jacob	Rhine Realty	11/30/25
Thompson,, Marie	Manhattan Lodge No. 451 BPOEW - Elks	10/7/26
Manhattan Lodge No. 451 BPOEW - Elks	Corbett, Olivia	7/23/37
Corbett, Olivia	Gussberg, Charles	6/24/42
Gussberg, Charles	264 West 139th Street Realty Corp.	7/19/43

LOT #61

Equitable Life	Elizabeth Realty	4/12/20
Sargeant, Lillian	Olenick, Irving	1/10/24

BLOCK #2024

LOT #61

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Olenick, Irving	Hernandez, Cardenas	5/3/24
Hernandez, Cardenas	Block, Jacob	9/9/25
Rhona Realty	Gant, Rebecca	12/17/25
Gant, Rebecca	Manhattan Lodge - Elks	6/25/26
Manhattan Lodge - Elks	Tapay Realty & Holding Corp.	10/30/36
Tapay Realty & Holding Corp.	Jacob Goodman & Co.	12/29/36
Jacob Goodman & Co.	Gray, Sallie	4/12/37
Gray, Sallie	Dickinson, Archibald	10/5/44
Dickinson, Archibald	Dickinson, Rosa	11/28/58

LOT #62

Equitable Life	Elizabeth Realty	4/12/20
Elizabeth Realty	Smith, Bettie	5/1/20
Smith, Bettie	Clark, Fletcher	7/27/37

LOT #63

Equitable Life	Scott, Harry	2/25/20
Scott, Harry	Scott, Louise	4/25/55

BLOCK #2025

1654 - 1747 No Instruments of Record

Waldron, Johanna to Waldron, Samuel 12/30/1748  
(Properties not lotted)

1749 - 1775 No Instruments of Record

Myer, Samuel to Delancey, John 1/1/1776

1776 - 1827 No Instruments of Record

Colden, Cadwallader to Watt, Archibald 9/19/1826

1827 - 1842 No Instruments of Record

to Pinckney, Mary 3/27/1843

Pinckney, Mary to Maddock, William 5/4/1888

Maddock, William to Lynch, Eugene 12/24/1888

Lynch, Eugene to Hallet, Frank 9/12/1890

Hallet, Frank to King, David H., Jr. 11/30/1891

## BLOCK #2025

## LOT #1

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Shaff, David	2/9/05
Shaff, David	Albers, Henry	4/3/05
Albers, Dorothea	Getz, Herman	3/1/30
Getz, Herman	Spanier, Victor	11/13/31
Albers, Margaretta	MAD Realty, Inc.	12/30/35
MAD Realty, Inc.	Albers, Henry	12/31/38

## LOT #2

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Albers, Henry	3/22/06
Albers, Henry	MAD Realty, Inc.	12/30/35
MAD Realty, Inc.	Albers, Henry	12/31/38

## LOT #3

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Overton, Helen	3/15/06
Overton, Helen	Sweetwine, Mary	5/5/22
Sweetwine, Mary	Saunders, John	9/1/37



BLOCK #2025

LOT #3

GRANTOR

Saunders, Cecelia  
Sweetwine, Mary  
Dickens, Lloyd

GRANTEE

Sweetwine, Mary  
Dickens, Lloyd  
Johnson, Rufus

DATE

8/26/48  
4/3/58  
6/17/59

LOT #4

Equitable Life  
Hanson, Alfred  
Lexington Avenue Co., Inc.  
Dodge, Elizabeth  
Lanier, Charles  
Fletcher, Susan  
Shurr, Lillian  
Brewer, William  
Penn, F.  
Wilbrew Realty Corp.  
Wilbrew Realty Corp.  
Brewer's Check Corp.  
Findlay Estate Corp.  
Findlay, Helen  
Dickens, Lloyd

Hanson, Alfred  
Lexington Avenue  
Co., Inc.  
Dodge, Elizabeth  
Lanier, Charles  
Fletcher, Susan  
Shurr, Lillian  
Brewer, William  
Penn, F.  
Wilbrew Realty Corp.  
Sweetwine, Mary  
Brewer's Check Corp.  
Findlay Estate Corp.  
Findlay, Helen  
Sweetwine, Mary  
Eversley, Lucille

2/7/05  
4/25/05  
10/3/05  
8/21/12  
10/4/20  
10/4/20  
3/6/26  
10/29/27  
10/29/27  
9/23/30  
12/8/38  
1/9/47  
10/20/50  
6/11/52  
5/3/59

BLOCK #2025

LOT #5

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Weiss, Sarah Harris, Herrman	6/15/06
Weiss, Sarah Harris, Herrman	Orcutt, Emmat	1/14/07
Orcutt, George	Gordon, John	5/19/11
Gordon, John	Gobber, Henry	2/26/12
Gobber, Henry	Offermann, Ernst	8/17/22
Offermann, Ernst	Richards, Lorna	8/3/26
Richards, Lorna	Maier, Pauline	1/13/34
Maier, Pauline	Paulton Holding Corp.	1/13/34
Paulton Holding Corp.	Leota Realty Corp.	5/16/36
Leota Realty Corp.	Pugh, Miriam	7/3/47
Pugh, Miriam	Roett, Iris	9/15/67

LOT #6

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Ford, Gertrude	6/1/06
Ford, Gertrude	Equitable Life	5/31/19
Equitable Life	Oliver, Hudson	5/7/20

BLOCK #2025

LOT #6

GRANTOR

GRANTEE

DATE

Oliver, Hudson  
Oliver, Orville

Oliver, Orville 2/24/32  
Omeltchenka, Orville 10/30/59

LOT #7

Equitable Life  
Von Eberhard, Julia  
Bailey, Louis  
Equitable Life  
Varga, Vendel  
Stokes, John  
Lee, Ruth  
Stokes, Elizabeth

Von Eberhard, Julia 7/25/1895  
Bailey, Louis 8/28/13  
Equitable Life 12/4/13  
Varga, Vendel 1/3/20  
Stokes, John 3/19/23  
Lee, Ruth 1/2/29  
Stokes, Elizabeth 1/2/29  
Parris, James 10/7/68

LOT #7.1/2

Equitable Life  
Hanson, Alfred  
Lexington Avenue Co., Inc.  
Brightman, Henry  
Holzwasser, Herman  
Burnham, Louise  
Shepperson, Ryamond

Hanson, Alfred 2/7/1895  
Lexington Avenue  
Co., Inc. 4/25/05  
Brightman, Henry 7/11/05  
Holzwasser, Lena 1/24/13  
Burnham, Alexander 11/7/32  
Shepperson, Raymond 5/4/71  
Fimag Realty Corp. 4/6/72

BLOCK #2025

LOT #8

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Weil, Sol	5/1/05
Weil, Sol	Equitable Life	11/13/13
Equitable Life	Miller, Frederick	1/23/20
Miller, Frederick	Nail, Grayce	3/2/25
Nail, Grayce	547 West 137th Street Realty Corp.	4/6/27
547 West 137th Street Realty Corp.	Metropolitan Savings Bank	3/12/36
Metropolitan Savings Bank	Tapay Realty Corp.	4/2/36
Tapay Realty Corp.	Sweetwine, Mary	12/1/36
Sweetwine, Mary	Saunders, John	9/9/37
Saunders, Cecelia	Sweetwine, Mary	8/26/48
Sweetwine, Mary	Hill, Lyndon	11/21/50
Hill, Lyndon	Etheridge, Jasper	12/3/53
Etheridge, Jasper	MW Realty Corp.	2/13/62

LOT #9

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Hirsch, Leon	10/3/07
Hirsch, Leon	Spitzer, Aline	10/14/18

BLOCK #2025

LOT #9

GRANTOR

GRANTEE

DATE

Spitzer, Aline	McLean, Florence	6/28/19
Washington, Horatio , Florence	Kinloch, Nellie	7/24/23
Kinloch, Nellie	Washington, Horatio	11/5/23
Washington, Estelle	Ellis, Florence	10/9/24
Ellis, Florence	Cooper, Morris	6/13/25
Cooper, Morris	Rosenberg, Daniel	8/6/25
Rosenberg, Daniel	Cooper, Morris	2/27/26
Cooper, Morris	Kirkland, Anna	9/18/44
Cooper, Morris	Bowers, Cassie	12/15/49

LOT #11

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Grossman, Isidore	7/31/07
Grossman, Isidore	Delta Holding Corp.	5/17/17
Delta Holding Corp.	McDaniel, Benjamin	10/30/17
McDaniel, Benjamin	Justrite Realty & Holding Corp.	7/28/19
Justrite Realty & Holding Corp.	Feggans, Ida	11/11/19
Feggans, Ida	Haskell, Charles	11/11/19

BLOCK #2025

LOT #11

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Haskell, Charles	Cruikshank, James	12/5/19
Cruikshank, James	Ament, Elsie	12/5/19
Ament, Elsie	Southgate Corp.	12/12/19
Southgate Corp.	Feggans, William	12/13/19
Feggans, William	Morris, Hannah	2/19/26
Morris, Hannah	Atlas Enterprises	9/18/29
Atlas Enterprises	Thrift Funding Corp.	11/13/29
Thrift Funding Corp.	Berger, Yetta	8/26/32
Berger, Yetta	Skluth, Alfred	4/25/34
Skluth, Alfred	Altschul, Ester	4/25/34
Altschul, Ester	Kunin, Gussie	4/25/34
Kunin, Gussie	Kirkland, Anna	10/28/41
LOT #11 1/2		
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Feist, Henrietta	11/10/05
Feist, Henrietta	Thompson, Allen	6/5/18
Thompson, Allen	Wills, Sarah	6/26/ 22
Wills, Sarah	Dismond, H. Binga	3/24/30
Dismond, H. Binga	Carlisle, Ann	1/17/34
Carlisle, Ann	Dismond, H. Binga	1/17/34

BLOCK #2025

LOT #11 1/2

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Diamond, H. Binga	Dukes, Edward D.	2/27/50
LOT #12		
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Gould, Sydney	11/28/05
Gould, Sydney	Foxlocher, Paul	7/2/18
Foxlocher, Paul	Thomas, Lillian	8/16/18
Thomas, Lillian	Parson, Claiborne	5/29/23
Parson, Lettie	Grace Congregational Church of Harlem, Inc.	8/29/58
Grace Congregational Church of Harlem, Inc.	Nelson, Marjorie	5/25/60
Nelson, Marjorie	Jordan, Minnie	1/30/61

LOT #13

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Chalmers, Sophie	4/29/05
Chalmers, Thomas	Davis, Elphalet	2/7/13
Chalmers, Thomas	Equitable Life	5/21/18
Equitable Life	Thomas, Benjamin	11/7/19

BLOCK #2025

LOT #13

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Thomas, Benjamin	Pierce, May	2/17/41
Pierce, May	Alleyne, Edith	5/27/48
Alleyne, Edith	Julius Realty Co., Inc.	2/13/70
LOT #13 1/2		
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Curtis, Alice	2/5/06
Curtis, Alice	Hudson P. Rose Co.	5/16/18
Hudson P. Rose Co.	Post, Ira	12/23/21
Post, Margaret	Stroud, Aida	3/13/34
Stroud, Aida	St. Mark's Methodist Church	6/4/65
LOT #14		
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Fuks, Carrie	11/10/05
Fuks, Carrie	Engel, Lottie	2/2/09
Engel, Lottie	Willner, Edward	6/22/17
Willner, Edward	Quiller Morgan Co.	6/27/17
Quiller Morgan Co.	Memhill Realty Co., Inc.	12/14/17



BLOCK #2025

LOT #14

GRANTOR

GRANTEE

DATE

Willner, Edward

Equitable Life

5/7/18

Equitable Life

Fraser, Aletha

8/16/19

Fraser, Aletha

Austin, William

5/18/23

Austin, Bernia

Sparr, Leon

7/27/67

LOT #15

Equitable Life

Hanson, Alfred

2/7/05

Hanson, Alfred

Lexington Avenue  
Co., Inc.

4/25/05

Lexington Avenue Co., Inc.

Maguire, Thomas

10/2/05

Maguire, Thomas

Maguire, Mary Irene

7/31/06

Maguire, Thomas

Equitable Life

3/31/19

Equitable Life

Michael, Daniel

9/2/19

Michael, Daniel

Brewer, William

3/10/23

Wilbrew Realty Corp.

Brewer's Check Corp.

12/8/38

Brewer's Check Corp.

Findlay Estate Corp.

1/9/47

Findlay Estate Corp.

Michael, Pearl

3/17/47

Michael, Pearl

Michael, Gwendolyn

4/30/64

LOT #16

Equitable Life

Hanson, Alfred

2/7/05

Hanson, Alfred

Lexington Avenue  
Co., Inc.

4/25/05

BLOCK #2025

LOT #16

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Lexington Avenue Co., Inc.	Carroll, Thomas	6/28/05
Carroll, Thomas	Stern, Ray S.	7/13/05
Stern, Ray S.	Davidovitz, David	6/26/08
Davidovitz, David	Roberts, Charles	9/16/18
Roberts, Charles	Roberts, Hattie	11/21/31
Roberts, Hattie	Roberts, Beatrice	12/23/63
LOT #16 1/2		
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	McGuire, Bernard	10/2/05
McGuire, Bernard	McElrath, Robert	6/15/08
McElrath, Robert	Stability Realty	11/6/08
Stability Realty	Ellison Realty Co.	5/25/09
Ellison Realty Co.	Thedford, Robert	11/11/10
Thedford, Robert	Donfini, Minnie	8/1/11
Donfini, Minnie	Thedford, Robert	1/3/13
Thedford, Robert	Bailey, Louis	10/5/15
Bailey, Louis	Equitable Life	12/31/15
Equitable Life	Wilson, Agnes	11/7/19
Wilson, Agnes	Trotter, Jack	7/16/24
Trotter, Jack	Spencer, Carrie	3/31/26

BLOCK #2025

LOT #16 1/2

GRANTOR

Darch, Anna  
Holdbrooks, Mattie  
                    , Alonzo A., Jr.  
231 West 139th Street  
Realty Corp.

LOT #17

Equitable Life  
Hanson, Alfred  
Lexington Avenue Co., Inc.  
Vance, Lillie  
Cannon, George  
Cooper, Harriet  
Turner, Francis  
Turner, Maude

LOT #18

Equitable Life  
Hanson, Alfred  
Lexington Avenue Co., Inc.  
Beckon, Maurice  
Cohen, Joseph

GRANTEE

DATE

Holdbrooks, Mattie           9/9/26  
231 West 139th Street       9/9/26  
Realty Corp.  
Holdbrooks, Mattie           7/16/59  
                    , Alonzo A., Jr.

Hanson, Alfred               2/7/05  
Lexington Avenue             4/25/05  
Co., Inc.  
Vance, Lillie                 8/30/05  
Cannon, George               8/1/07  
Cooper, Richard              1/19/20  
Turner, Francis               7/20/23  
Turner, Maude                 6/22/36  
Turner, Francis               2/17/54

Hanson, Alfred               2/7/05  
Lexington Avenue             4/25/05  
Co., Inc.  
Beckon, Maurice              8/1/05  
Cohen, Joseph                 12/30/09  
McCulloch, Charles          4/1/10

BLOCK #2025

LOT #18

GRANTOR

GRANTEE

DATE

McCulloch, Charles	Margo, Marie	4/4/19
Margo, Marie	Ferguson, George	10/22/19
Hill, William	Presmil Realty Corp.	3/19/54

LOT #19

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Levin, Emma	11/10/05
Levin, Emma	Marsh, Thomas	7/19/18
Marsh, Thomas	Dyckman, Arden	4/2/26
Dyckman, Arden	Edwards, Conrad	4/28/26
Edwards, Conrad	Edwards, Willie	7/26/32
Edwards, Willie	Convil Realty Corp.	8/19/32
Convil Realty Corp.	Noel, Belle	12/31/37
Noel, Belle	Alphenoel Realty Corp.	4/17/40
Alphenoel Realty Corp.	Edwards, Conrad	7/24/51

LOT #19 1/2

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	McCulloch, Kate	9/7/05

BLOCK #2025

LOT #19 1/2

GRANTOR

McCulloch, Kate  
Sampson, Daisy  
Sampson, John

LOT #20

Equitable Life  
Hanson, Alfred  
Lexington Avenue Co., Inc.  
Bendheim, Clothilde  
Tandy, Sadie  
Tandy, Vertner, Jr.

LOT #21

Equitable Life  
Hanson, Alfred  
Lexington Avenue Co., Inc.  
Coelos, Julius  
Brady, Mary  
Tobias, Minna  
Willis, Merral  
Goldseal Service Corp.  
Neal, Ola

GRANTEE

Sampson, Daisy  
Sampson, John  
Nospinas Realty Corp.

Hanson, Alfred  
Lexington Avenue  
Co., Inc.  
Bendheim, Clothilde  
Tandy, Sadie  
Tandy, Vertner, Jr.  
John, Willie

DATE

5/5/24  
5/8/28  
11/19/52

2/7/05  
4/25/05

1/22/06  
1/6/19  
5/23/55  
2/1/56

2/7/05  
4/25/05

11/9/06  
4/24/08  
2/2/11  
8/1/19  
2/17/23  
2/17/23  
2/26/23

BLOCK #2025

LOT #21

GRANTOR

GRANTEE

DATE

Neal, Ola

Defrantz, Seria

7/18/23

Defrantz, Lena

Falling, Pearl

10/18/24

Falling, Pearl

Harrison, Lillian

3/28/25

Harrison, Lillian

Defrantz, Robert

2/10/44

Defrantz, Robert

Brown, William

12/2/49

Brown, Katie

Griffin, Edward

6/30/69

LOT #23

Equitable Life

Hanson, Alfred

2/7/05

Hanson, Alfred

Lexington Avenue  
Co., Inc.

4/25/05

Lexington Avenue Co., Inc.

McQuade, Arthur

9/12/05

McQuade, Arthur

Smith, Bessie

9/28/06

Smith, Bessie

Robinson, Robert

11/16/20

Robinson, Robert

Coffer, Sadie

6/30/22

Coffer, Sadie

Defrantz, Lena

5/8/24

Coffer, Sadie

Bolden, Orastine

1/5/50

Bolden, Orastine

Hairston, Fred

8/17/55

Hairston, Fred

217 West 139th Street  
Realty Corp.

3/8/56

LOT #23 1/2

Equitable Life

Jordan, Mary

7/31/1894

Jordan, Mary

O'Brien, Edward

7/12/1905

BLOCK #2025

LOT #23 1/2

GRANTOR

GRANTEE

DATE

O'Brien, Edward

Fuks, Louis

7/25/11

Fuks, Louis

Jordan, Martha

5/13/18

Jordan, Martha

George, Czarina

9/28/20

George, Czarina

Wollheim, Albert

4/24/22

Wollheim, Albert

George, Czarina

7/17/23

George, Czarina

Turittz, Mark

9/19/27

Burgin, Mossie

Boyd, Mary

2/23/66

LOT #24

Equitable Life

Blair, Mary

5/12/1894

Blair, Frank

Heydorn, Hugo

1/30/1929

Heydorn, Hugo

Millicent Realty Corp.

9/20/29

Millicent Realty Corp.

Edwards, Lucille

6/19/34

Edwards, Lucille

Millicent Realty Corp.

5/1/35

LOT #25

Equitable Life

Kemp, James

6/16/1894

Kemp, James

Wells Holding Corp.

1/26/18

Wells Holding Corp.

Butler, Leroy

1/25/18

Butler, Leroy

211 West 139th Street  
Realty Corp.

9/19/32

Thompkins, Samuel

Bell, Evelyn

12/17/63

LOT #26

Equitable Life

Hanson, Alfred

2/7/05

BLOCK #2025

LOT #26

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Hanson, Alfred	Post, Mary	2/16/05
Post, Mary	Bernstein, Abraham	1/18/12
Bernstein, Abraham	Cohen, Cassel	10/14/12
Cohen, Cassel	Cassel Cohen & Sons, Inc.	3/9/20
Cassel Cohen & Sons, Inc.	Smith, Simon	1/5/23
Smith, Simon	Smith, Minnie	2/17/36

LOT #26 1/2

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Cohen, Cassel	11/28/05
Cohen, Cassel	Cassel Cohen & Sons, Inc.	3/9/20
Cassel Cohen & Sons, Inc.	Herbert, Alice	8/2/22
Herbert, Alice	Herbert, Gertrude	7/15/31
Herbert, Alice	Slipper and Shoe Repair Co., Inc.	6/22/49

LOT #27

Equitable Life	Stiffsonn, Rosa	7/17/1895
Stiffsonn, Rosa	Levy, Annie	10/31/1906
Levy, Annie	Merlis, Baruch	2/5/14



BLOCK #2025

LOT #27

GRANTOR

GRANTEE

DATE

Merlis, Baruch	Gottlieb, Morton	10/1/14
Gottlieb, Morton	Munson, Samuel	3/9/15
Munson, Samuel	Moffett, Marion	3/31/15
Moffett, Marion	Farwell, William	5/22/15
Farwell, William	Stern, Selma	7/10/16
Stern, Selma	Willis, Robert	1/3/19
Willis, Robert	Silver, Claire	7/27/50
Silver, Claire	Willis, Francis	7/27/50
Willis, Francis	Willard, Joseph	11/1/66
Willard, Joseph	Willis, Vietta	3/6/67

LOT #28

Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Lexington Avenue Co., Inc.	4/25/05
Lexington Avenue Co., Inc.	Fox, Mortimer	5/2/06
Fox, Mortimer	Kingmodel Realty Corp.	10/26/16
Kingmodel Realty Corp.	Cohen, Cecelia	9/24/19
Cohen, Cecelia	South Jersey Land Co.	3/11/21
South Jersey Land Co.	Mt. Calvary Independent Methodist Church, Inc.	3/11/21
Mt. Calvary Independent Methodist Church, Inc.	Cohn, Hyman	4/30/25

BLOCK #2025

LOT #28

GRANTOR

GRANTEE

DATE

Jacob Goodman & Co., Inc.	Wells, Carrie	7/16/48
Wells, Carrie	Smith, Jennie	9/15/49
Smith, Jennie	Hochberg, Maurice	4/2/68
Hochberg, Maurice	Boys of Yesteryear, Inc.	7/29/68

LOT #29

Equitable Life	Fox, David	1/24/06
Fox, Mortimer	Kingmodel Realty Corp.	10/26/16
Kingmodel Realty Corp.	Cohen, Cecelia	9/24/19
Cohen, Cecelia	South Jersey Land Co.	3/11/21
South Jersey Land Co.	Mt. Calvary Independent Methodist Church, Inc.	3/11/21
Mt. Calvary Independent Methodist Church, Inc.	Sterling Holding Corp.	12/23/21
Sterling Holding Corp.	Lee Investing Corp.	4/9/24
Lee Investing Corp.	Long Beach Operating Corp.	4/25/24
Long Beach Operating Corp.	Oras Realty Corp.	2/2/25
Oras Realty Corp.	Terry Holding Co., Inc.	10/26/25
Taylor, Ralph	Franklin Thrift, Inc.	3/17/26
Franklin Thrift, Inc.	SWK Holding Corp.	11/16/26
SWK Holding Corp.	Gussman, Bertha	2/3/27

BLOCK #2025

LOT #29

<u>GRANTOR</u>	<u>GRANTEE</u>	<u>DATE</u>
Gussman, Bertha	Wise, Charles	3/17/27
Wise, Charles	Jacob Goodman Realty & Co., Inc.	1/12/48
Jacob Goodman Realty & Co., Inc.	Berkeley Realty Corp.	7/28/48
LOT #29 1/2 through 32 inclusive		
Equitable Life	Hanson, Alfred	2/7/05
Hanson, Alfred	Fox, Mortimer	4/28/05
Fox, Mortimer	Kingmodel Realty Corp.	10/26/16
Kingmodel Realty Corp.	Cohen, Cecelia	9/24/19
South Jersey Land Co.	Mt. Calvary Independent Methodist Church, Inc.	3/11/21
Mt. Calvary Independent Methodist Church, Inc.	Sterling Holding Corp.	12/23/21
Sterling Holding Corp.	Lee Investing Corp.	4/9/24
Lee Investing Corp.	Long Beach Operating Corp.	4/25/24
Long Beach Operating Corp.	Oras Realty Co., Inc.	2/2/25
Oras Realty Co., Inc.	Terry Holding Co., Inc.	10/20/25
Terry Holding Co., Inc.	Jacob Goodman & Co.	1/12/48
Jacob Goodman & Co.	Berkeley Realty Corp.	7/28/48
Berkeley Realty Corp.	Jacob Goodman & Co.	12/14/48



SOME CONTRACTORS FOR RESTORATION WORK

ARCHITECTURAL METAL CONTRACTORS

Able Metalcraft Co., Inc., 408 Bryant Avenue, Bx., N.Y. 10474 842-4140  
DeVoe Iron Works, Brooklyn, N.Y.  
Esco Iron Works, 428-30 E. 92nd St., N.Y.C. 10028 AT 9-8110  
P.A. Feibigger Co., 10th Avenue & 31st Street, N.Y.C.  
Grossman Steel & Aluminum Corp., 375 West Highway, Tappan, N.Y. (914) 359-4300  
Meyer Welding & Fabricating Corp., 241 Laird Ave., Cliffside Park, N.J.  
(201) 945-2460  
Paxton Metalcraft, Inc., 451 E. 173rd St., Bx., N.Y. 10457 731-6700  
Rambusch Decorating Co., 40 W. 13th St., N.Y.C. 675-0400

TERRA COTTA CONTRACTORS

Earley Studio, 691 East Quarry St., P.O. Box 210, Mannassas, Va. 22110  
Hastings Pavement Co., 49 Water Mill Lane, Great Neck, N.Y. (516) 466-5020  
Interpace, 260 Cherry Hill Road, Parsippany, N.J. 07054 (201) 335-1111  
United Construction Co., 305 W. 53rd St., N.Y.C. 10019 CI 6-3196  
Virtue, W.D., Co., 66 River Road, Summit, N.J. 07901 273-6936

STEAM CLEANING CONTRACTORS

Building Maintenance Corp., 168 E. 144th Street, Bx., N.Y. 665-6098  
Gatti & Lopez, Inc., 350 W. 52nd St., N.Y.C. CI 6-7656  
Gotham Building Cleaning, Inc., 18 E. 41st Street, N.Y.C. MU 5-4433  
Horn Waterproofing Corp., 201 E. 42nd Street, N.Y.C. 697-7337

Univ. Restoration (Restoration & Preservation), 1010 Vermont Ave., N.W.,  
Washington, D.C. (202) 783-9090

BRICK MASONS

Carron, Inc., 21 East 65th Street, N.Y.C.	288-7835
D'Adderio Construction Co., 2012 Williamsbridge Road, Bx., N.Y.	792-2148
Franmar Construction Corp., 1220 Utica Ave., Brooklyn, N.Y.	629-0917
Guari Construction Co., 295 Humboldt Street, Brooklyn, N.Y.	782-2288
Horn Waterproofing Co., 201 E. 42nd Street, N.Y.C.	697-7337
O'Brien Waterproofing Corp., 2394 Grand Concourse, Bx., N.Y.	CY 5-1127





SOME FACTS ON TERRA COTTA

## TERRA COTTA

Terra cotta is a manufactured material that is primarily used for decorative purposes. This material was first employed extensively by the Romans and Greeks in their manufacture of tracery, gutters, cornices, plaques, roof tiles and ornamental facing. The Renaissance architects also made particularly good use of terra cotta when surfaces of intricate modeling and polychrome glazes were demanded.

This clay product is highly fire resistive, light in weight and non-absorbent (when glazed). The architectural firms employed in the study area were chiefly interested in the intricacy of designs obtainable from terra cotta. The highly decorative work around the openings of the buildings in the district demonstrate their success with this medium.

High quality clay is mixed in definite proportions with infusible fire clay and a finely pulverized burnt clay commonly known as grog. When turning out repetitive pieces, this mixture is hand-pressed into a plaster mold and baked in a downdraft or beehive kiln at a temperature of 2000 to 2400 F. If a special color is desired, two firings are necessary. Once the piece has been removed from the kiln and the mold, the hollow, open or closed back product is ready for installation. Usually these blocks, which have a shell and web thickness of  $1\frac{1}{4}$ ", are open-backed and the backing wall is built into the terra cotta simultaneously as the piece sets.

The hollowness of the units and freezing action of rain are the prime reasons for the damage evident in the study area.

#### TRIM PIECES AND MOULDING REPLACEMENT

In making the trim and moulding of a uniform appearance, the damaged pieces must be repaired or replaced. Repairing or patching these numerous elements is eliminated as a possibility because the cost of the skilled labor is prohibitive. Therefore, replacement of these repetitive pieces presents itself as the best method of restoration in terms of economy of time, labor and money. In replacing or making new pieces a mould must be made anew to cast these elements because the original moulds are no longer available.

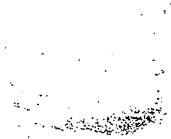
The mould for these pieces can be made by one of two processes. The first is expensive for it entails a skilled workman making a plaster impression of a piece that is the duplicate of the damaged one. This process is delicate and time-consuming therefore costly. From this impression a "positive form" is made that duplicates the piece desired, in every dimension. This positive form is placed in a mould and a void is created in the mould that once filled with terra cotta, produces the desired replacement element. This process costs \$350 per mould.

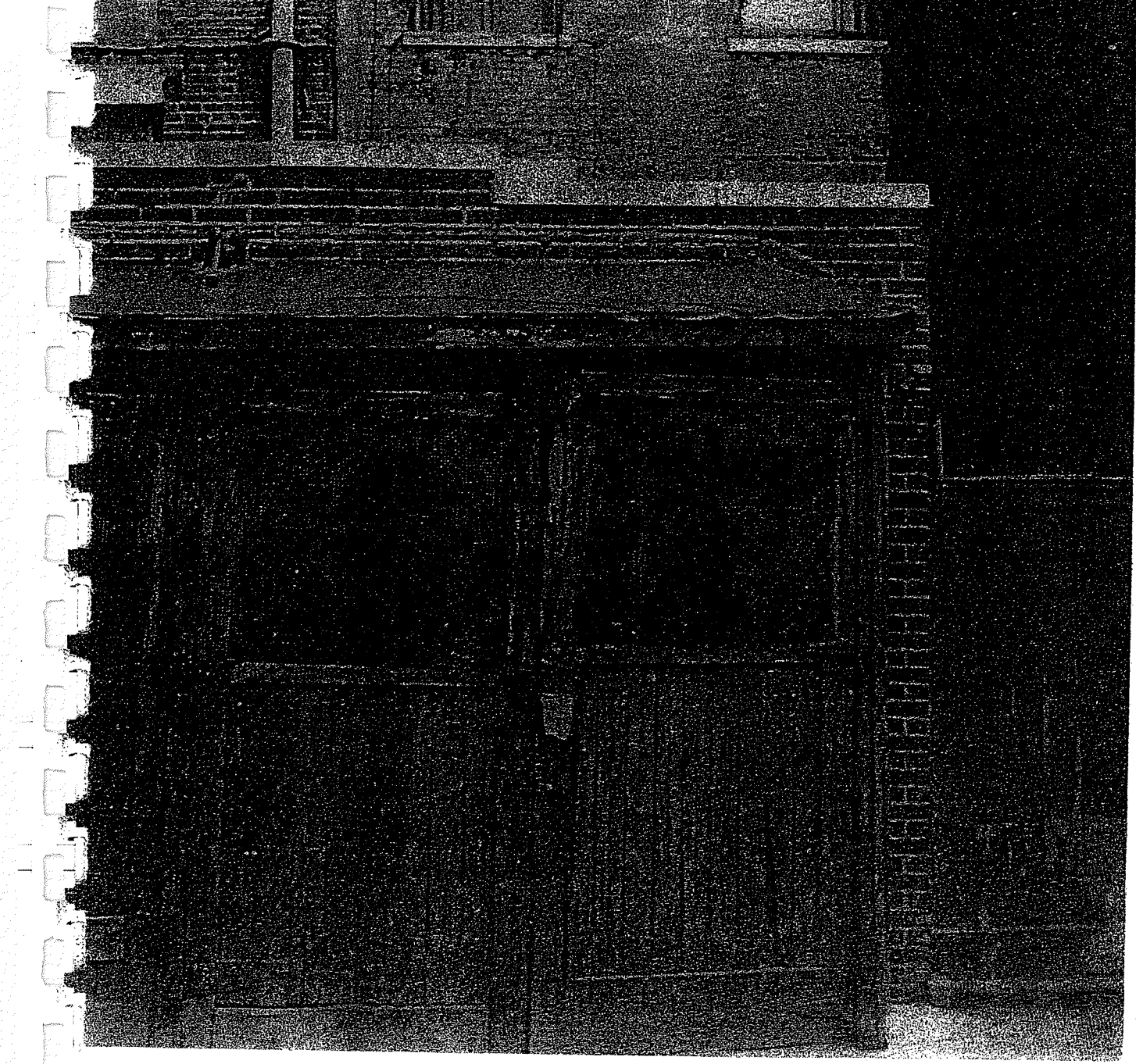
The second process is to remove a perfect duplicate of the damaged element from the facade. This then becomes the "positive form" from which the mould is made.

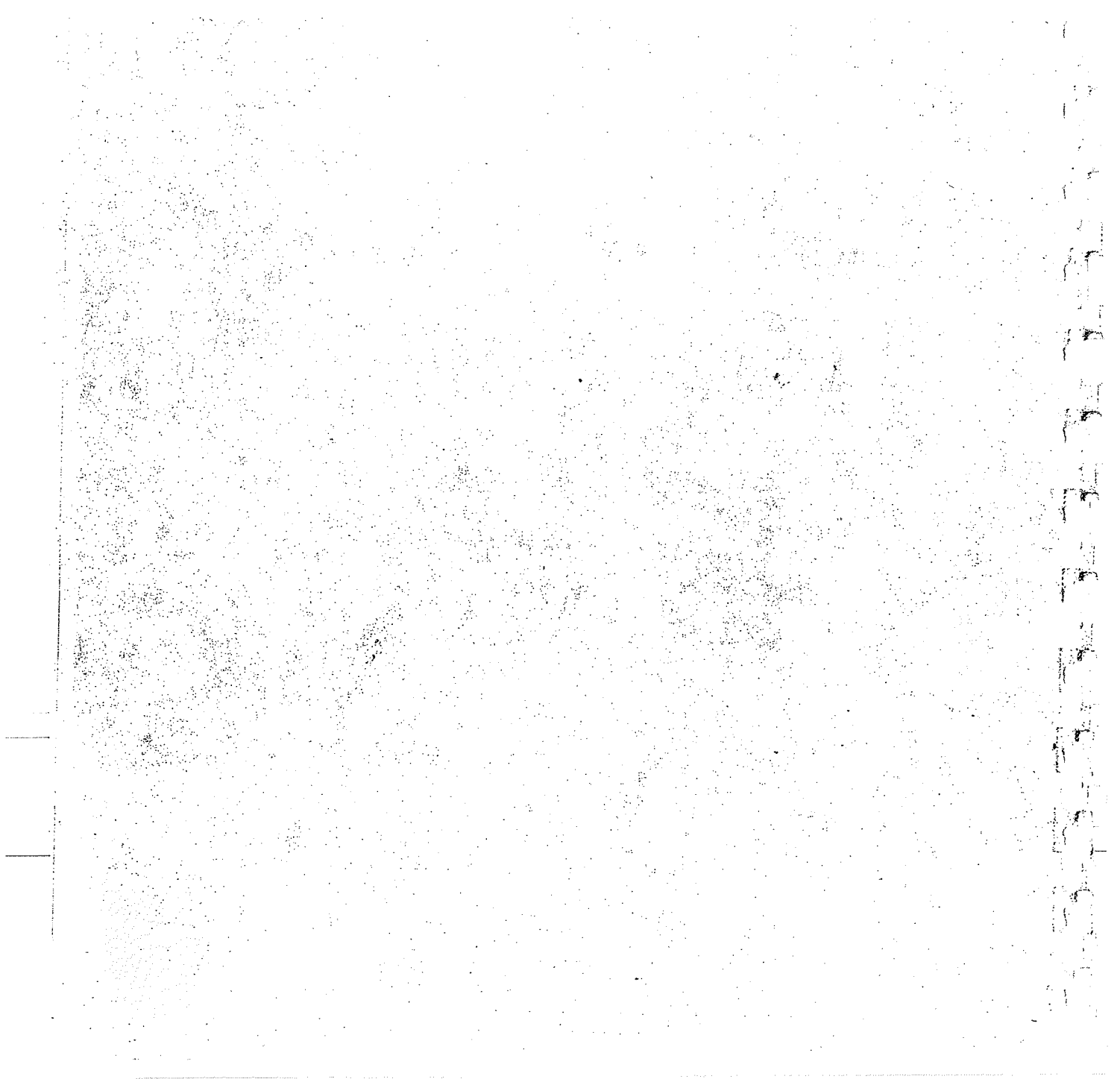
This is an obviously superior method in that it is: 1) faster because it eliminates the delicate plaster operation, and 2) obviates the expense of the skilled worker to make the plaster impression.

In duplicating missing or damaged metal cornices, the process is the same except that a die is made from the impression and the metal is stamped rather than poured. The second process is not applicable in this situation because of the costs involved. A mould of a section would cost approximately \$350 to make.

SCOPE OF CONTRACTORS FACADE WORK







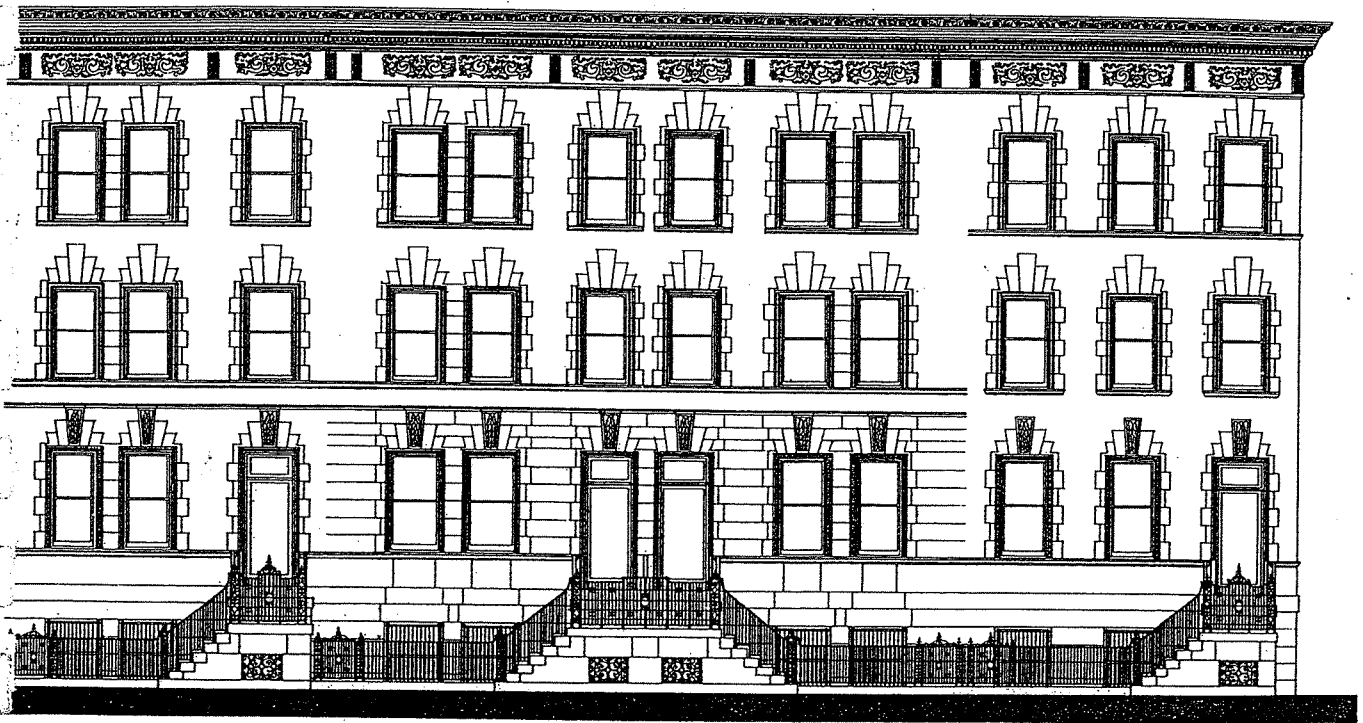


# Building Conditions

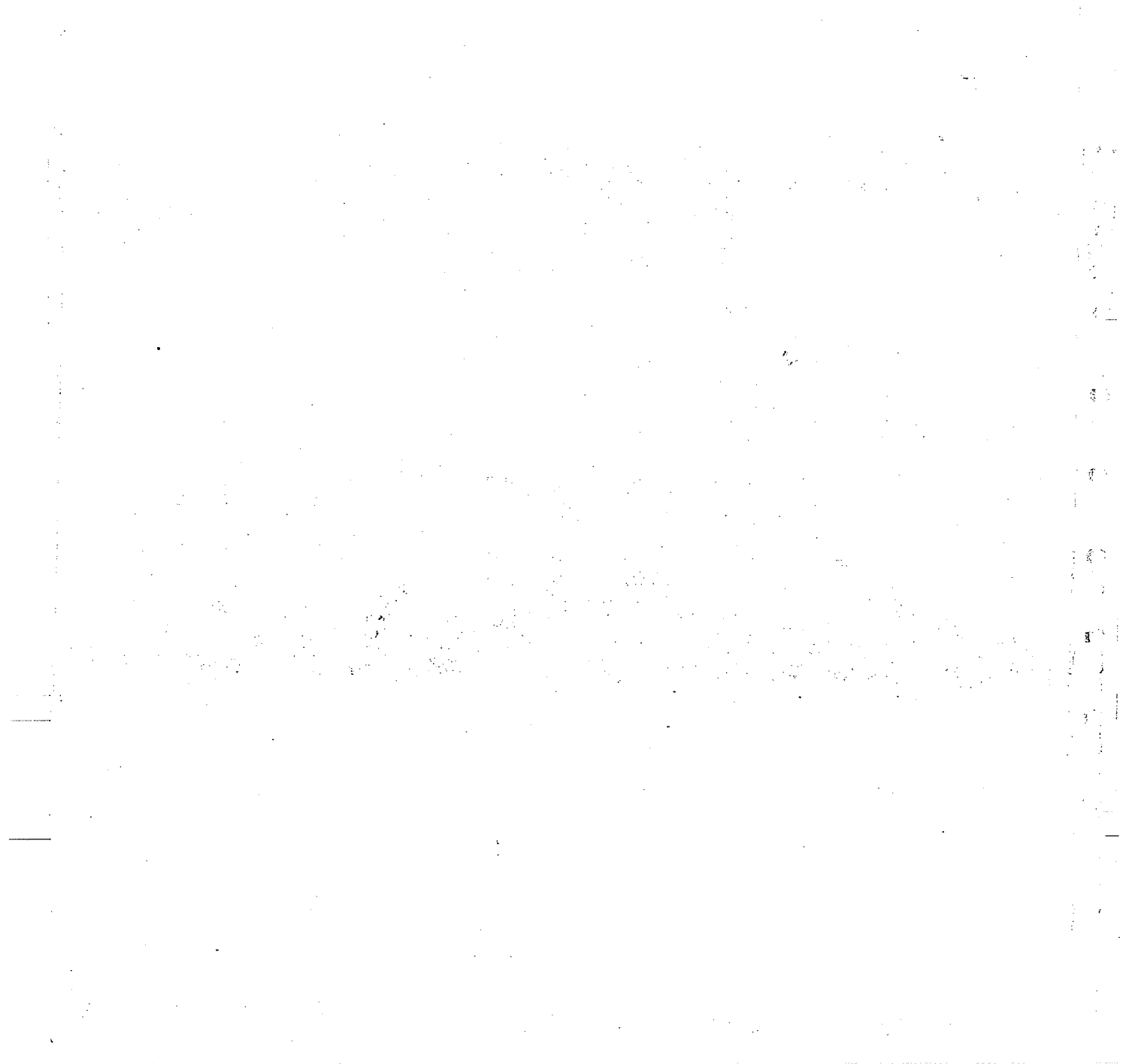


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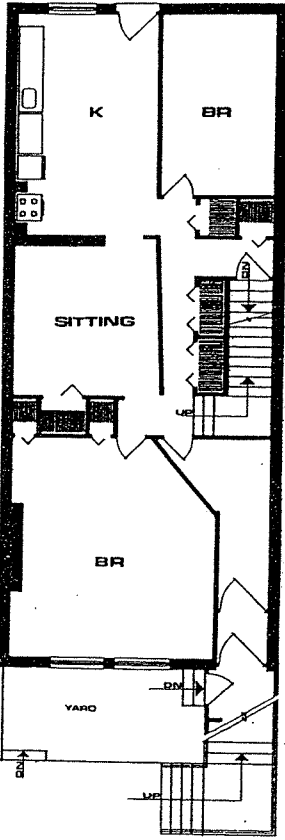
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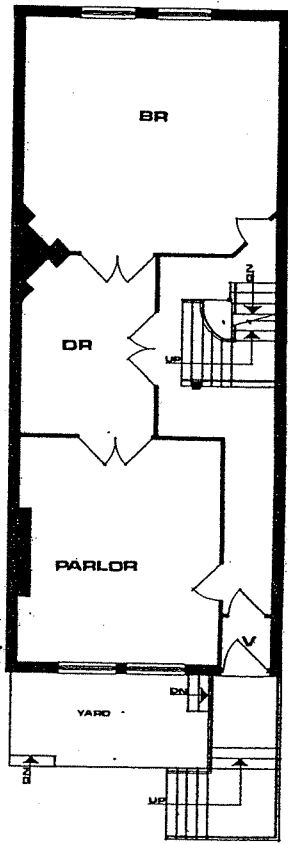
TYPICAL FACADES · SOUTH SIDE · WEST 138 ST.



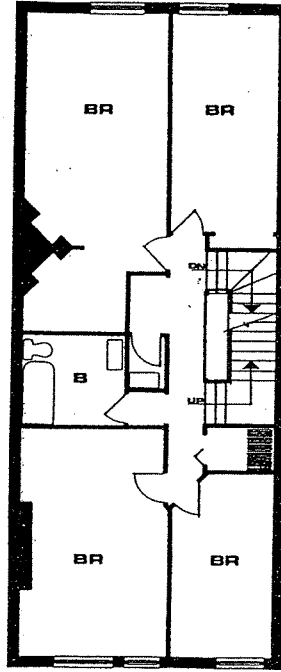
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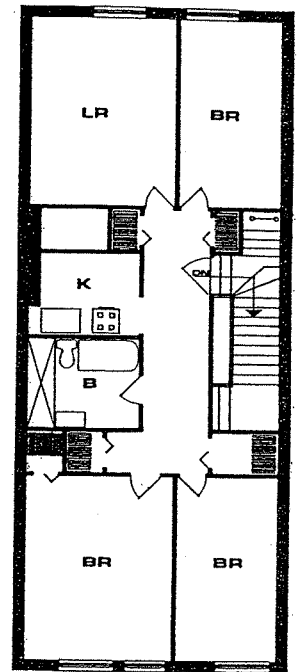
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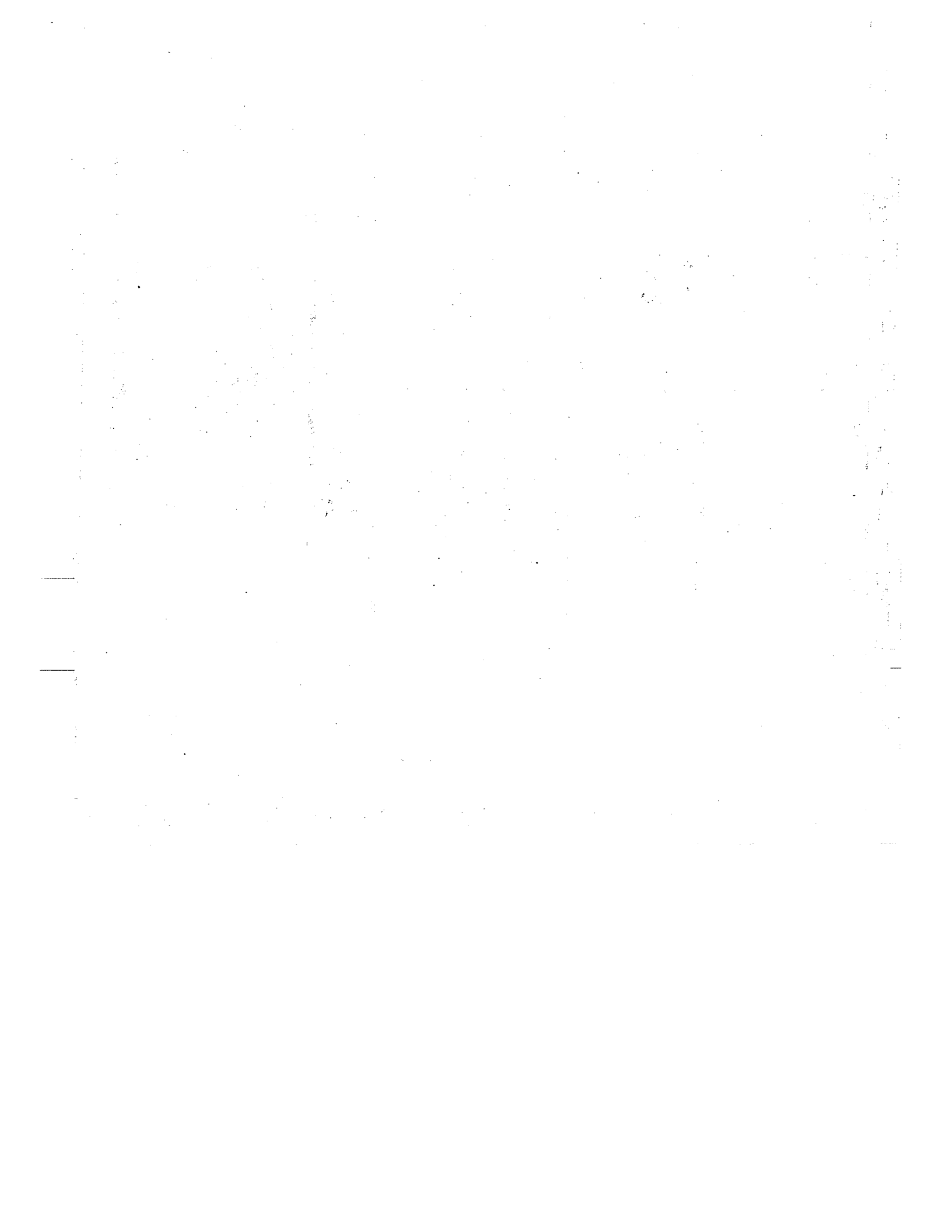
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3



TYPICAL FLOOR PLANS-SOUTH SIDE-WEST 138 ST.

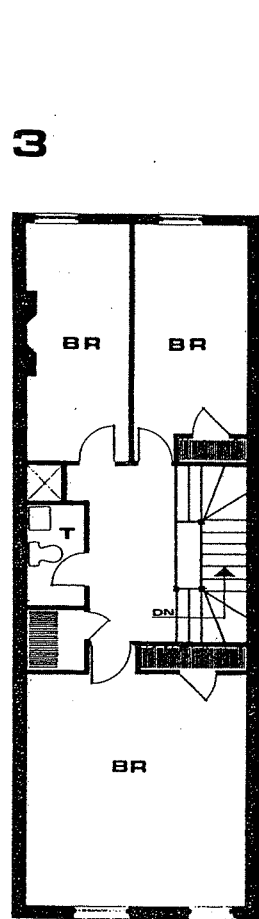
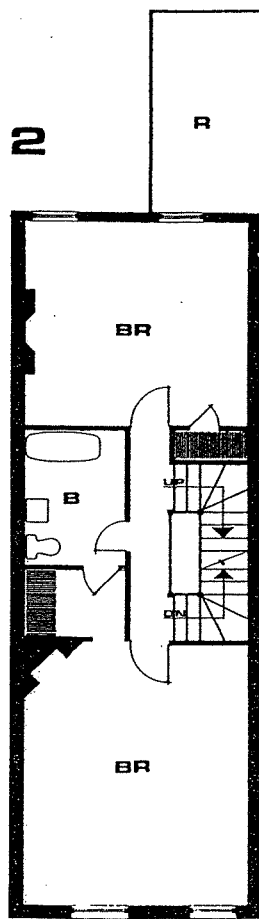
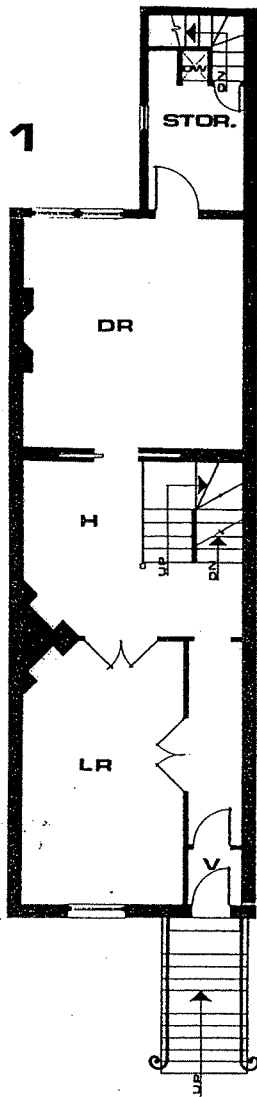
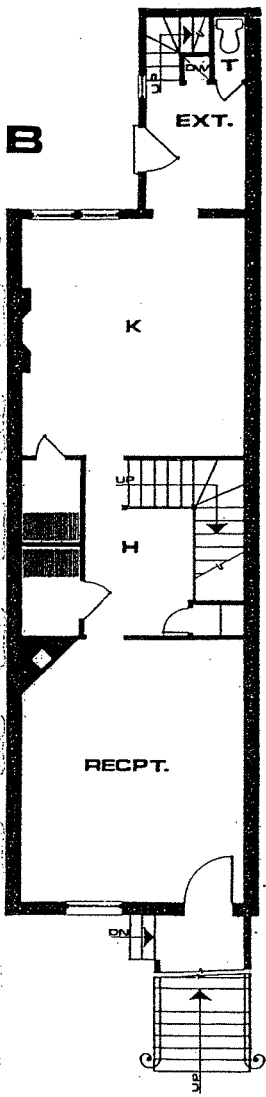




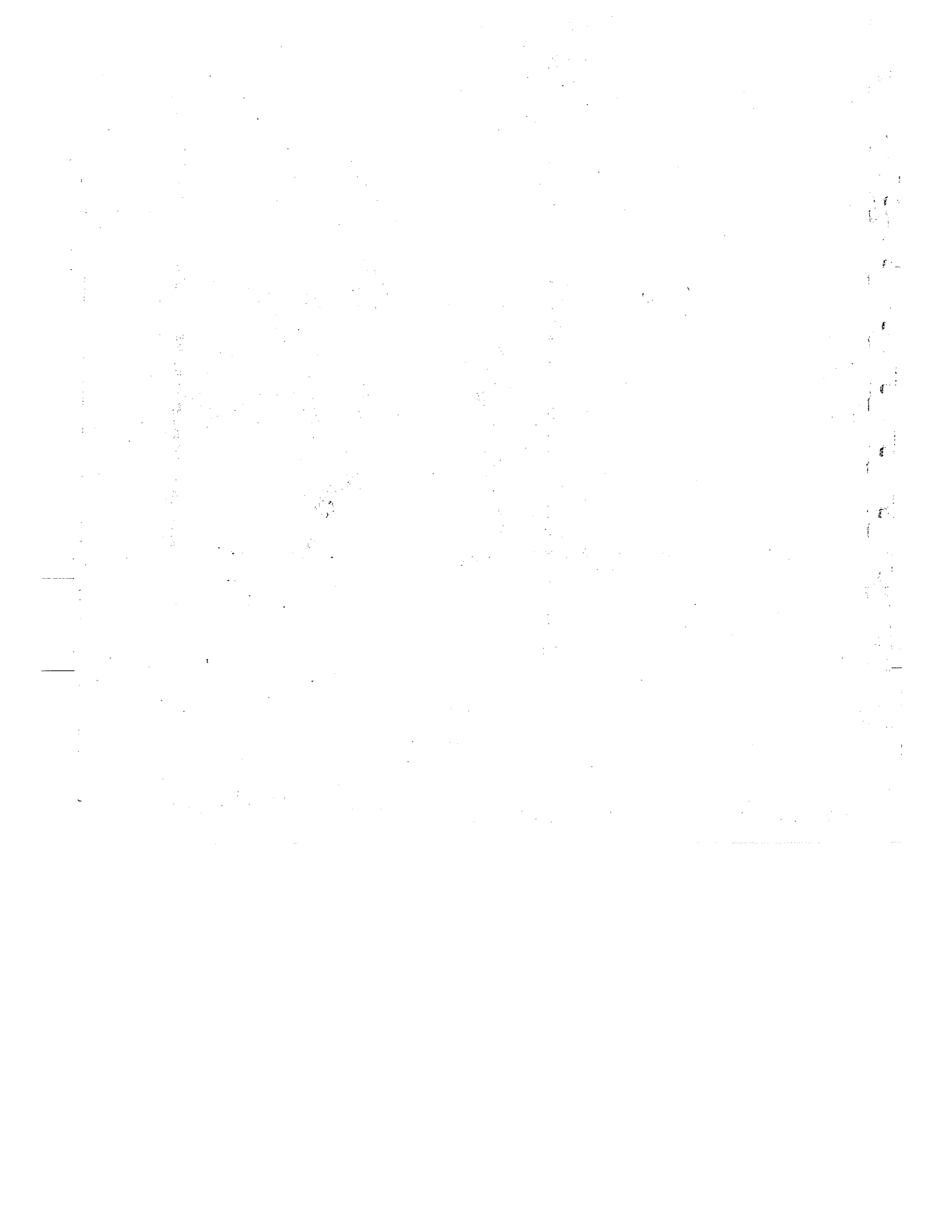
TYPICAL FACADES · NORTH SIDE · WEST 138 ST.







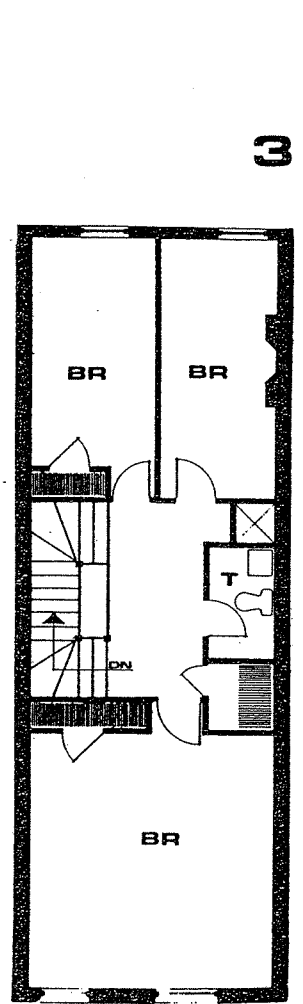
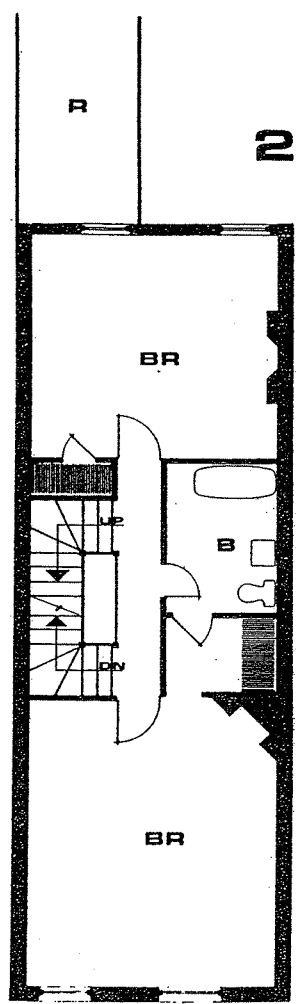
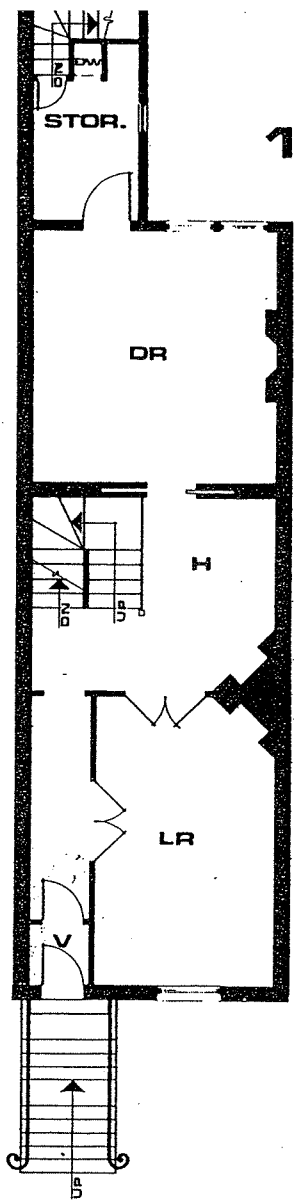
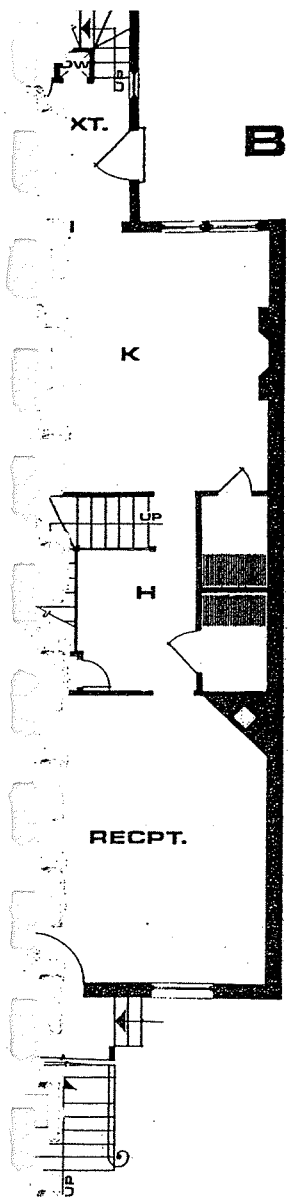
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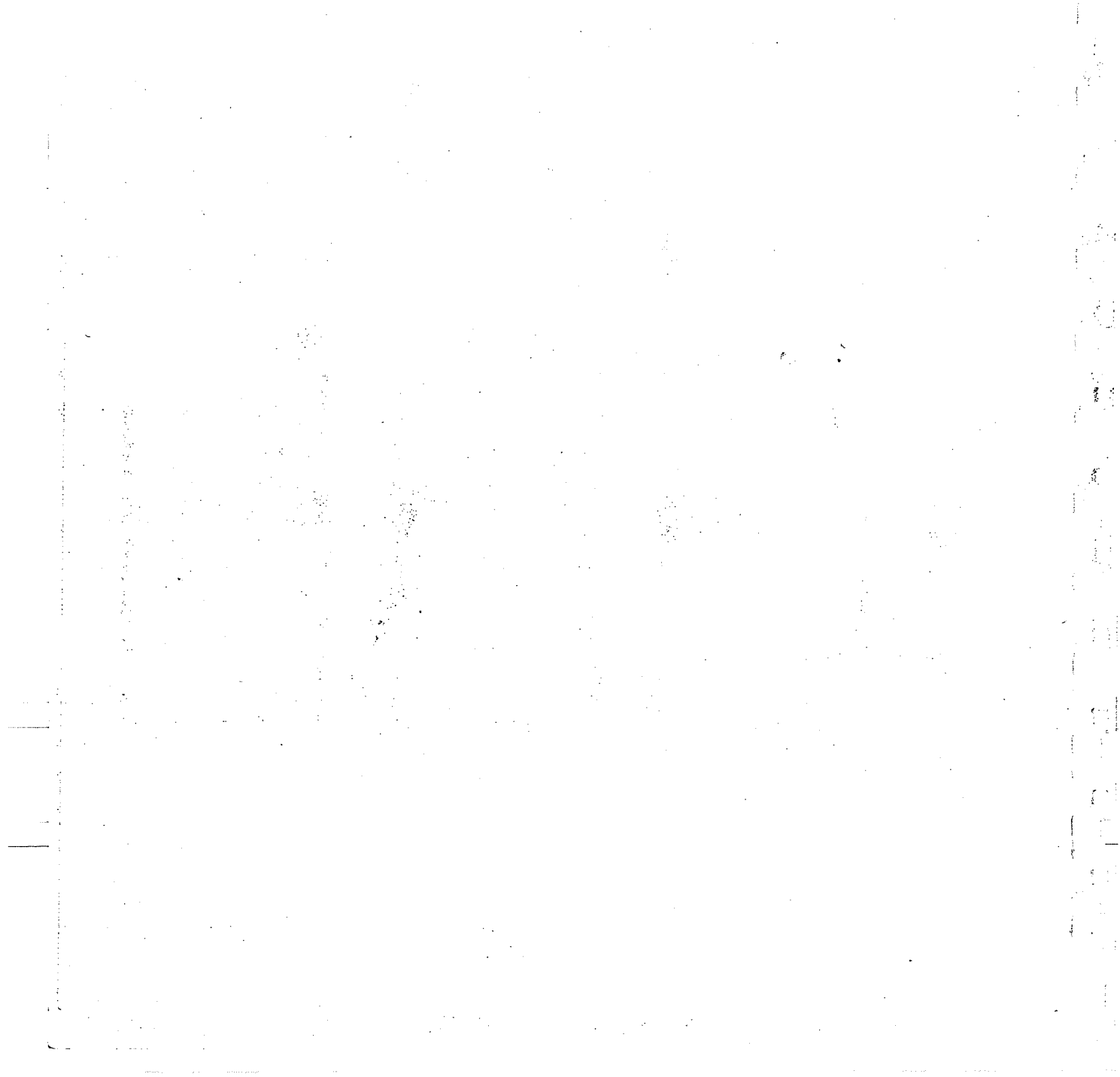


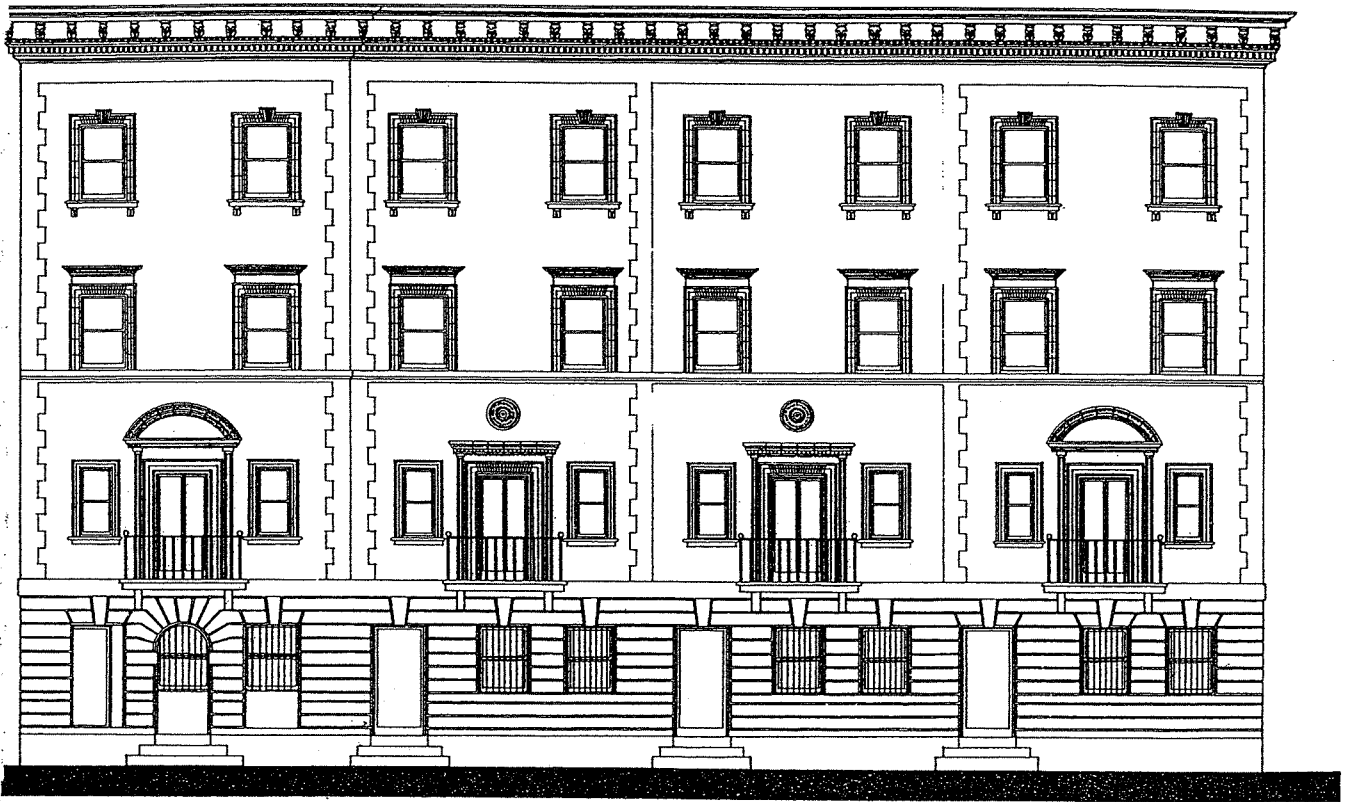
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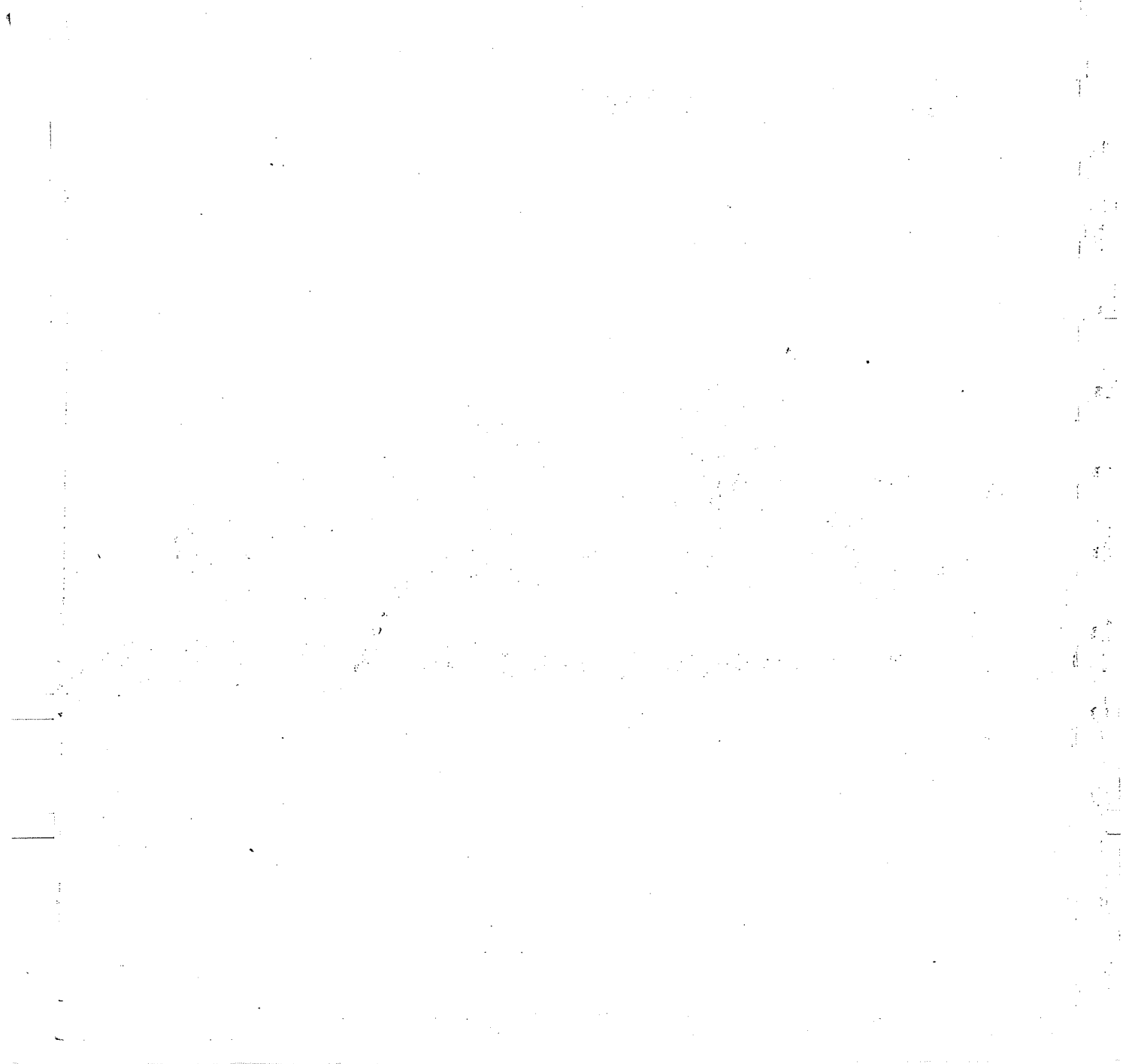


TYPICAL FLOOR PLANS · SOUTH SIDE · WEST 139 ST.

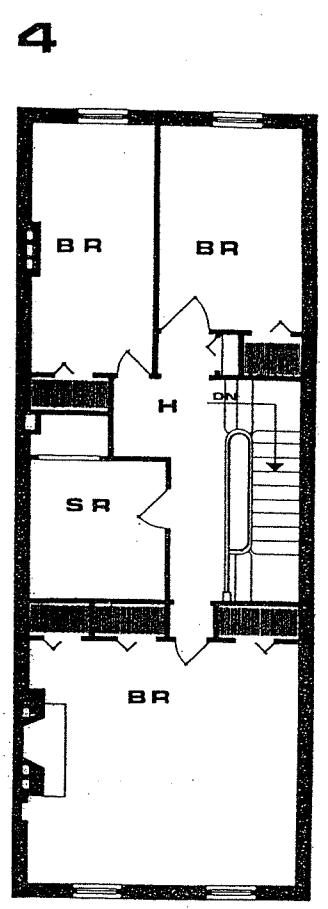
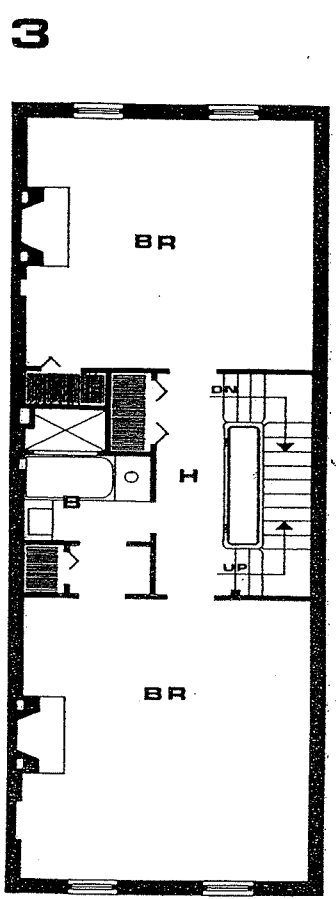
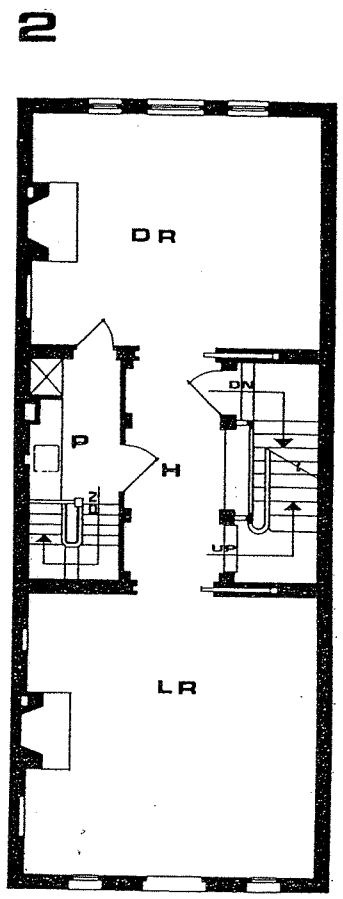
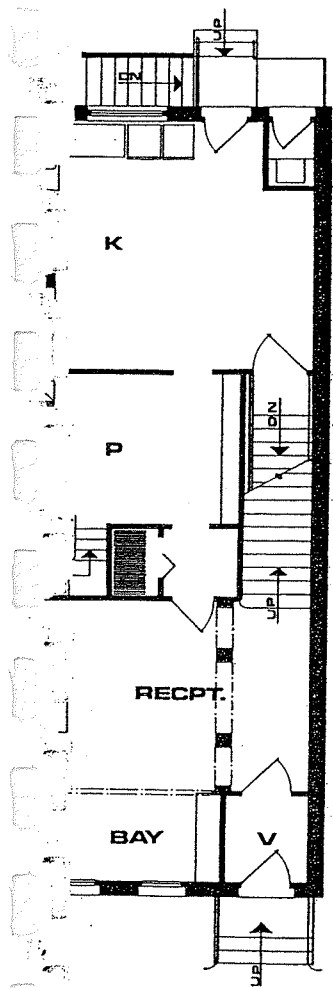




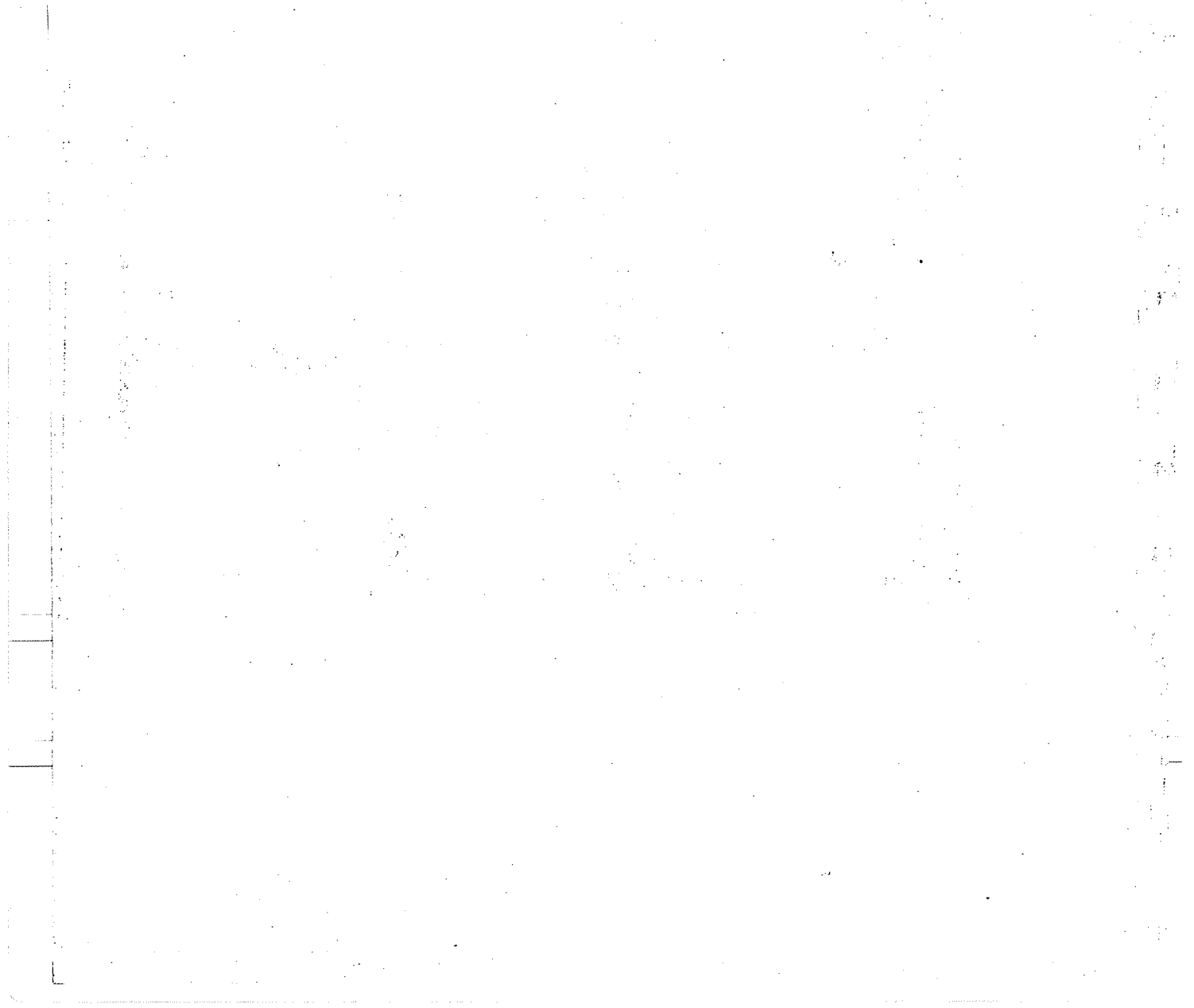
TYPICAL FACADES · NORTH SIDE · WEST 139 ST.







TYPICAL FLOOR PLANS · NORTH SIDE · WEST 139 ST.



SOME POSSIBLE FUNDING SOURCES

