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**NORTH HARLEM**

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**SLUM CLEARANCE PLAN  
UNDER TITLE I OF THE  
HOUSING ACT OF 1949**

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JANUARY 1951



# REPORT TO MAYOR IMPELLITTERI AND THE BOARD OF ESTIMATE

## BY THE COMMITTEE ON SLUM CLEARANCE PLANS . . . . .

This Committee was appointed on December 17, 1948 to study and expedite specific slum clearance projects by private capital under anticipated Federal law, later known as Title I of the National Housing Act of 1949. Our Committee made a preliminary report on July 14, 1949 and was instructed to continue its studies and prepare a definite program for public discussion.

On January 23, 1950 a further interim report was made, outlining the problem and recommending eight specific projects for further investigation. Two resolutions were adopted by the Board of Estimate on January 26, 1950 Calendar No. 170, one requesting the reservation of \$16,000,000 in Federal funds — being the City's share of \$200 Million available nation-wide for 1950-51 — and the other directing the Committee to continue with its work. Subsequently the Federal Housing and Home Finance Agency reserved earmarked funds for this purpose and the City of New York set aside its share, \$8,000,000 in capital funds, to meet the proposed Federal grants.

This field is new, untried and experimental. The initial procedure therefore is necessarily slow and cumbersome. Neither Federal nor municipal funds are available in sufficient volume to do more than blaze the way for a larger future program. The size of New York's problem can be measured by the acres of recognized slums which cannot be eradicated by ordinary private, speculative building. This slum acreage is over 9,000. The present clearance program through public and quasi-public housing completed, under way and scheduled will be approximately 1,328 acres by 1955 — 15% of

the total. Obviously, private capital under a new Federal law must be brought into the picture on a large scale if we hope to escape a tremendously enlarged public housing program with all the implications which go with it.

Following is a review of the law and procedure and of progress made since the last report:

Title I of the National Housing Act of 1949 provides that any loss incurred by a City or local agency in acquiring and clearing slum sites and making them available for private redevelopment will be shared two-thirds by the Federal Government and one-third by the local government. To enable the City to proceed with this program, this Committee advanced, and the State Legislature, at the request of the City Administration, adopted Chapter 784 of the Laws of 1949. Local Law No. 104 of 1949, amending Section C41-1.0 of the Administrative Code, authorized the Mayor to execute Federal slum clearance contracts. To remove completely any further doubts of our authority to take advantage of the Federal law, at the request of the Federal Housing and Home Finance Agency the City Administration requested, and the State Legislature adopted, Chapter 799 of the Laws of 1950, which amended Section 72k of the General Municipal Law.

In the meantime, with the approval and by direction of the Board of Estimate, this Committee applied for Final Advance Planning funds for eight projects listed in our Second Report. The Housing and Home Finance Agency approved these funds in the amount of \$174,500 on June 30, 1950. Sufficient work had already been accomplished so that it was possible to by-pass an application for Pre-



liminary advance funds and go directly into the final investigation of these eight projects.

Subsequently, contracts were let to architects, engineers, real estate firms and relocation experts, and plans have proceeded. Briefly, the procedure under the Federal, State and local legislation is to present the data analyzing these slum areas to establish eligibility under the National Housing Act of 1947 for clearance and redevelopment by new private and public facilities mainly devoted to housing, but including also, if and where desirable, business and manufacture. A comprehensive plan for the redevelopment of each area must be prepared and approved by the City Planning Commission and Board of Estimate on behalf of the City, and by the Administrator of the Housing and Home Finance Agency of the Federal Government. This redevelopment will then be subject to an agreement between the City and Federal Government under which the Federal Government will absorb two-thirds of any loss incurred in acquiring and making a site available, and the City one-third.

Provisions of the Federal Law permit guaranteed loans for acquisition and site clearance, and construction of various site improvements such as utilities and public facilities, as well as the Planning Advances already provided. To induce private investors to redevelop these sites, losses will be incurred in offering the property for sale or lease. Normally it is anticipated that these losses would represent the value of the existing old buildings, cost of demolition and the expense of relocating tenants.

Tenant Relocation, the cost of which will be borne by the developers, will be under the control of the Board of Estimate through this Committee and the Bureau of Real Estate. Tenant Relocation Offices will be established on each site and site tenants will be interviewed as to their needs and preferences. Experienced and reliable real estate firms, such as the firm which made the Tenant Relocation studies on these projects, are available and will be employed by the Director of the Bureau of Real Estate. Low-income site tenants will have first priority in the 55,000 dwelling units of Federal Public Housing provided for New York City in the National Housing Act of 1949, and will be eligible also for other New York City Housing Authority Projects. Moderate-income site tenants will have priority in the 11,000 dwelling units constructed on the 7 sites included in the Slum Clearance Program. Further, they will receive special consideration for admission to tax-exempt developments throughout the City. Financial assistance will be given to tenants where necessary.

This Committee now submits for public consideration seven projects. An eighth project, in the Morningside section of Manhattan, will be the subject of a separate report at a later date.

Prices used in the estimates of the architects are current as of late Fall, and rental rates for the various projects are based upon them. In the light of

possible national emergency conditions, construction costs may need to be revised before completion of these projects. All projects could support somewhat higher rentals if necessary. It has been the aim of this Committee to keep rentals down.

Our Committee does not recommend that the Board of Estimate take action on any specific project until there is a bona fide offer from responsible private developers to purchase and redevelop the site in accordance with a plan acceptable to the City and Federal governments. Upon receipt of such offers, the Committee will make recommendations to the Board of Estimate. The matter must then go to the City Planning Commission for report upon the redevelopment plan. After this report, the Board may accept, reject or modify offers. Redevelopment plans and an application for capital grants from the Federal Government are then presented to the Housing and Home Finance Agency. Upon approval, the City may proceed with acquisition of property, presumably by condemnation, and sale to the developer, provided no higher offer is received at the public auction required by Law.

Following is an outline of the seven projects submitted at this time:

#### 1 WASHINGTON SQUARE SOUTH

An area of approximately 40 acres south of Washington Sq. in the Borough of Manhattan, generally bounded by West Houston St., Avenue of the Americas, West Third St., and Mercer Street.

#### 2 SOUTH VILLAGE

An area of approximately 14½ acres in the Borough of Manhattan, generally bounded by Avenue of the Americas, West Houston St., West Broadway, and Spring Street.

#### 3 DELANCEY STREET

An area of approximately 11 acres in the Borough of Manhattan, generally bounded by East Houston St., Allen St., Delancey St., and Forsyth St.

#### 4 CORLEARS HOOK

An area of approximately 12 acres in the Borough of Manhattan, generally bounded by Delancey St., Franklin D. Roosevelt Drive, Cherry St., Jackson St., Grand St. and Lewis St.

#### 5 HARLEM AREA

An area of approximately 12 acres in the Borough of Manhattan, generally bounded by Fifth Ave., West 132nd St., Lenox Ave., and West 135th St.

#### 6 NORTH HARLEM

An area of approximately 12 acres in the Borough of Manhattan, generally bounded by Lenox Ave., West 142nd St., Fifth Ave., and West 139th St.

#### 7 WILLIAMSBURG SECTION

An area of approximately 45 acres in the Borough of Brooklyn, generally bounded by Wilson Ave., Division Ave., Marcy Ave., Hewes St. and Wythe Ave.

This report outlines a redevelopment plan for the North Harlem Project. Basically the studies indicated that a population density of about 100 families per acre would be required in order to produce an economically feasible project. In order to avoid congestion common to Harlem, the plan requires that buildings cover not over 20% of the land. Retail and business uses are included to meet local needs and to produce additional income so that residential rents may be held down.

Together with the Metropolitan Life Insurance Company's Riverton Houses, New York City's Abraham Lincoln Houses and one proposed Harlem Project (four blocks to the south), this project is part of a major neighborhood redevelopment of highly congested East Harlem. A considerable portion of this conversion will be under private ownership with varying degrees of assistance from the City and Federal Government.

The typical plan proposes construction of 1113 dwelling units in 20-story buildings and demolition of almost 1,000 substandard tenement dwellings. Part of the land is now vacant, and a part is occupied by one-story garages, generally not of substantial construction, storage yards and parking fields. The population density per acre would be considerably lower than in present crowded 6-story, non-fireproof tenements. The new buildings are to be fireproof, about 200 feet apart with landscaped areas and occupying under 20% of the land. The required rental would be \$29 per room at today's construction prices.

Financial analysis shows that in order to rent such apartments for \$29 per room per month, the resale value of the land must be about \$2 per sq. ft. for residential areas and \$2.50 per sq. ft. for retail and business areas. The Committee's real estate consultants advise that there is a sufficient market for such apartments and that the land values are proper.

Accordingly, the Committee recommends that the land be offered for redevelopment at the price of \$2 for residential and \$2.50 per sq. ft. for retail and business, the purchaser to demolish buildings and relocate tenants other than those eligible for public housing.

The Committee has received a satisfactory offer from a reliable builder. He will meet these land prices and construct 1280 dwelling units in fire-resistant buildings. His proposed rental is \$25 per room. He proposes to include relocation of tenants and agrees to complete the entire development in a reasonable time. His plan has 22.6% land coverage and 109 families per acre, slightly more than we propose.

Since they propose low rents, \$2.00 per square foot is a reasonable offer for the land. It would also provide lower rentals than the \$29.00 per room our proposal would necessitate. Site tenants will have a priority in relocation. We have had no offers to date on the type of project we prefer, despite the publicity in our second report. The unit plan of the apartments proposed by the developer is not as good as ours, but it is adequate and is the type of apartment this group wants to build and which they know has been acceptable in other areas. The layout plan follows our own development plan and meets the land use requirements recommended. We therefore recommend that the Board of Estimate refer this project to the City Planning Commission for approval, with the understanding that the sponsor will guarantee to make a bid based on the general terms of their offer, when the land is offered for sale at auction.

We also have an understanding that this group will grant priority to tenants in other Title I projects who normally come within this rental range. There will be no discrimination in the selection of tenants because of race, creed or color. The sponsor's plan is described and shown in the appendix.



Chairman

Robert Moses

Construction Co-ordinator and Planning Commissioner

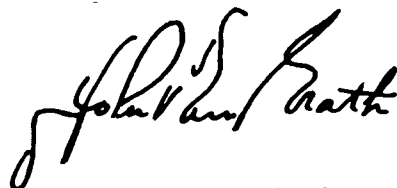


Philip J. Cruise

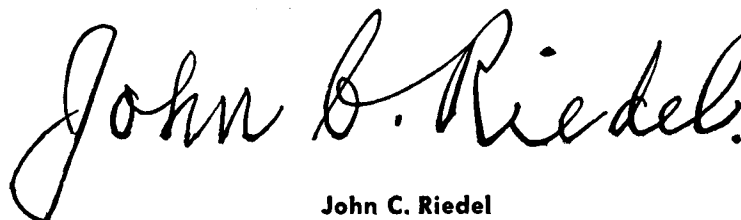
Chairman, New York City Housing Authority



Lazarus Joseph  
Comptroller



John P. McGrath  
Corporation Counsel



John C. Riedel  
Chief Engineer, Board of Estimate

# **HOUSING AND HOME FINANCE AGENCY OF THE UNITED STATES**

RAYMOND M. FOLEY, *Administrator*

N. H. KEITH, *Director, Slum Clearance and Urban Redevelopment*

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JOHN P. McGRATH, *Corporation Counsel*

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GEORGE E. SPARGO, *Assistant to Chairman*

HARRY TAYLOR, *Director*

JOHN J. BEGGS, *Assistant Director*

## **CONSULTANTS**

SKIDMORE, OWINGS & MERRILL, *Architects-Engineers, Coordinating Architects*

CHARLES F. NOYES COMPANY, INC., *Real Estate Consultants*

WOOD, DOLSON COMPANY, INC., *Real Estate Consultants*

# REDEVELOPMENT PLAN

Approximately 2½ blocks of old, overcrowded tenements, vacant lots and deteriorating commercial structures will be replaced by modern apartments, new stores, off-street parking spaces, play areas for children, and grass and trees in the open spaces between buildings, allowing plenty of light and air. The new stores on Lenox Avenue and the parking space on West 142nd Street form a buffer along the busiest streets, protecting most of the residential buildings from noise. Closing one and one-half streets eliminates uneconomic street areas, protects the children within the project, and makes more space available for landscaping.

The problem of the site plan is to establish a sufficient density to afford a proper financial return on the investment without producing excessive coverage of the site. To achieve this, considering the high land values in Manhattan, it has been found expedient to use twenty-story structures rather than the conventional fourteen-stories. There is a slight increment in cost for the twenty-story height, due largely to the need for increased elevator size and speed. However, the lower percentage of land coverage, giving more light and air to each apartment is worth this difference in cost.

For the net area of approximately twelve acres to be redeveloped, a density of close to 100 families

per acre, with not more than 400 persons per acre, is proposed. This net area includes the beds of closed streets. The site plan presents seven buildings, each 20-stories high, with eight apartments per floor, making a total of 1,113 dwelling units.

In reviewing the economic and marketing conditions in the general area of the site, population trends had to be taken into consideration. The general population trend throughout Manhattan started downward in 1910. The census returns show a moderate drop from 1910 to 1920 and a sharper drop from 1920 to 1930 as people moved to other boroughs. In this 20-year period Manhattan lost roughly 20% of its population, but from 1930 to 1940 it rose 1.2%.

At the North Harlem site, the average density of population in 1940 for the 2 census tracts that divide the site was 293 persons per residential acre. This showed an increase of 2.4% during ten years for the northern tract, but a drop of 6% for the southern one. In 1950 the findings of Wood, Dolson Co., Inc. show a drop of 52% for both tracts, which is probably explained by the quantity of vacant land. Vacant land now comprises 29% of what was formerly residential area.

The 1940 racial distribution on the site was .1% native whites, .1% foreign-born whites, and 99.8% non-white.

While the population was decreasing, the rentals at the site remained almost constant. The 1940 census showed an average family rental of \$33.00 per month. Wood, Dolson Co., Inc. found in 1950 a slight rise to an average family rental of \$34.40 per month.

The percentage of owner occupied dwelling units in Manhattan was 1.2% at the time of the 1940 census. At the North Harlem site in 1950, Wood, Dolson Co., Inc., found only .4% of the dwelling units owner occupied.

The 920 families living on the site in 1950 have an average annual income of \$3,866, according to the figures of Wood, Dolson Co., Inc.

Stores on the North Harlem site consist almost entirely of conversions of the street floor of residential structures. There are 38 occupied stores and 1 vacant store of this type on the site. Using the Consolidated Edison Survey of New York City (1944) as a basis, the different types of stores in the 14 blocks including and surrounding the site are as follows:

<i>Type of Store</i>	<i>Total Number</i>
Food .....	60
Wearing Apparel .....	2
General Merchandise .....	0
Drug Stores .....	6
Home Furnishings .....	1

These figures indicate that there are insufficient stores for the density of the population. The redevelopment plan therefore includes two local retail stores. The Harlem site four blocks to the south will have other new stores fronting on West 135th Street and on Lenox Avenue.

Additional space could be used for stores on the north site in the small section of the block between West 142nd Street and 143rd Street, facing on Lenox Avenue, which is zoned for business. Or this section might be used as a possible relocation for the Savoy Ballroom.

All new stores and commercial buildings will serve not only the families on the site but the surrounding neighborhood as well.

Studies by the Board of Education Staff, the Architects and the Committee Staff have led to the conclusion that provision of adequate grade school facilities for this site and the Harlem Project just to the south will require reconstruction of Public School 89 at Fifth Avenue and 135th Street. Consideration was given to the modernization of this old grade school, but cost and other practical factors indicate that reconstruction is advisable. About one-third of the registration in this school will come from the North Harlem Project and about one-third from the Harlem Project.

<b>I</b>	<b>LOCATION</b>
<b>II</b>	<b>SITE PLAN</b>
<b>III</b>	<b>AERIAL VIEW</b>
<b>IV</b>	<b>UNIT PLAN</b>
<b>V</b>	<b>TENANT RELOCATION</b>
<b>VI</b>	<b>COST ESTIMATES &amp; FINANCIAL PLAN</b>

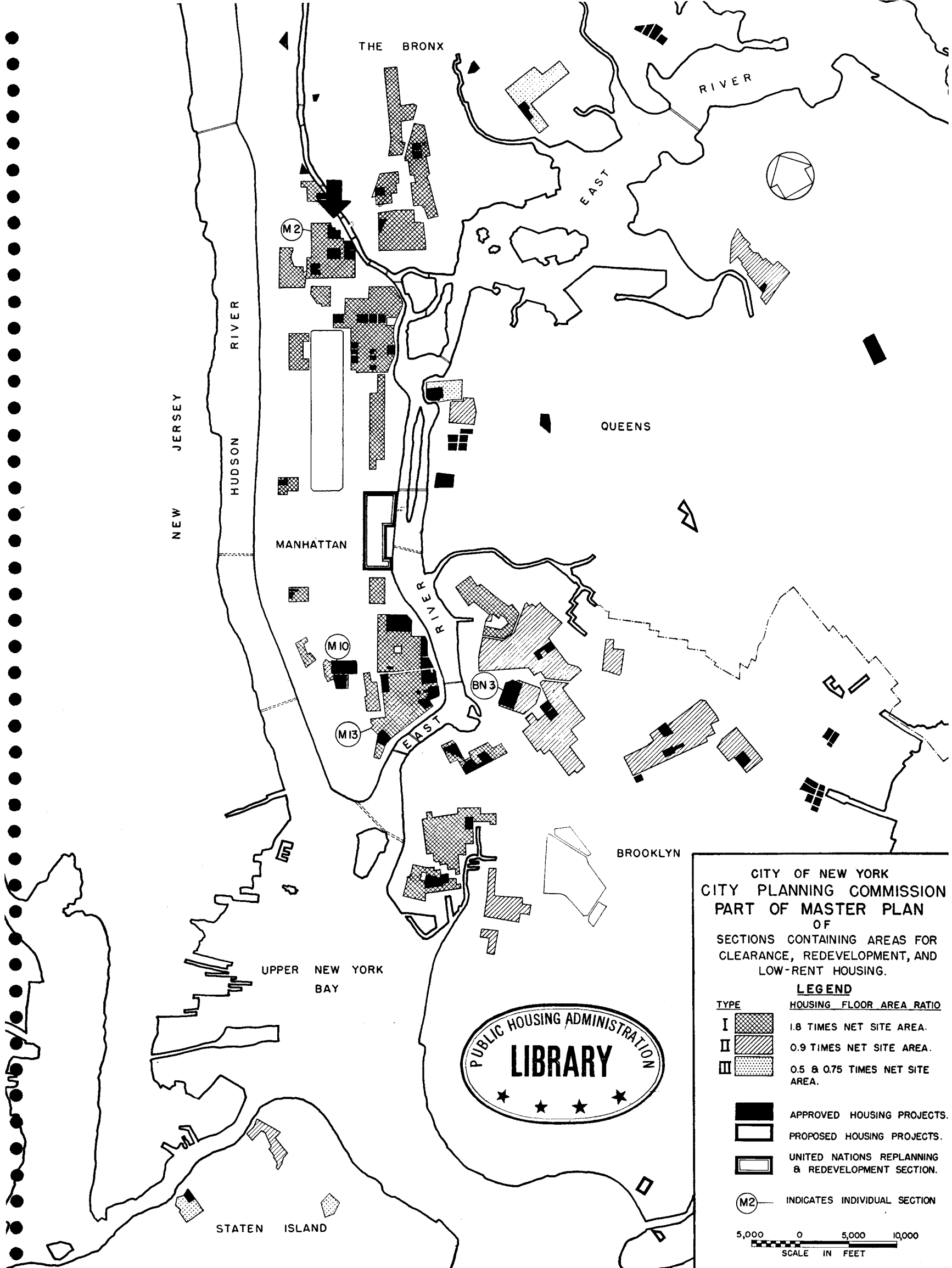
## LOCATION

The North Harlem site is a mixed neighborhood of 6-story tenements, retail stores and manufacturing, between Lenox and Fifth Avenues from West 139th Street to West 142nd Street, excluding the Borden's Ice Cream Company which occupies the eastern half of the block between West 141st Street and 142nd Street. The Borden factory provides employment in the community and would be uneconomic to move. Also to be acquired and assigned to commercial use is a portion of the next block to the north, facing Lenox Avenue and extending back from Lenox Avenue 185 feet. The remainder of the block is occupied by the Nedick Company and the 369th Infantry Regiment Armory.

The site lies in Section M2 of the Master Plan of Sections Containing Areas for Clearance, Redevelopment, and Low-Rent Housing.

Immediately south of the North Harlem site there is a large vocational high school. Four blocks south of the site lies the Harlem site for slum clearance and across Fifth Avenue from that are the Abraham Lincoln Houses, a low-rent housing project operated by the New York City Housing Authority with rentals subsidized equally by the State of New York and the City of New York, and Riverton, a moderate rental housing development of the Metropolitan Life Insurance Company.





THE BRONX

RIVER

EAST

QUEENS

MANHATTAN

RIVER

EAST

BROOKLYN

UPPER NEW YORK BAY

STATEN ISLAND

NEW JERSEY

HUDSON RIVER



CITY OF NEW YORK  
CITY PLANNING COMMISSION  
PART OF MASTER PLAN  
OF  
SECTIONS CONTAINING AREAS FOR  
CLEARANCE, REDEVELOPMENT, AND  
LOW-RENT HOUSING.

**LEGEND**

- | TYPE | HOUSING FLOOR AREA RATIO                           |
|------|--|
| I    | 1.8 TIMES NET SITE AREA.                           |
| II   | 0.9 TIMES NET SITE AREA.                           |
| III  | 0.5 & 0.75 TIMES NET SITE AREA.                    |
|      | APPROVED HOUSING PROJECTS.                         |
|      | PROPOSED HOUSING PROJECTS.                         |
|      | UNITED NATIONS REPLANNING & REDEVELOPMENT SECTION. |
| M2   | INDICATES INDIVIDUAL SECTION                       |

5,000 0 5,000 10,000  
SCALE IN FEET

# SITE PLAN

W. 143 STREET

W. 142 STREET

W. 141 STREET

W. 140 STREET

W. 139 STREET

12.30

AVENUE

13.20

14.00

LENOX

14.80

STORES

PARKING

369th INFANTRY REGIMENT ARMORY

STORES

PARKING

PLAYGROUND

STORES

PLAYGROUND



HARLEM  
RIVER  
DRIVE

AVENUE

8.70

7.30

8.00

8.70

FIFTH

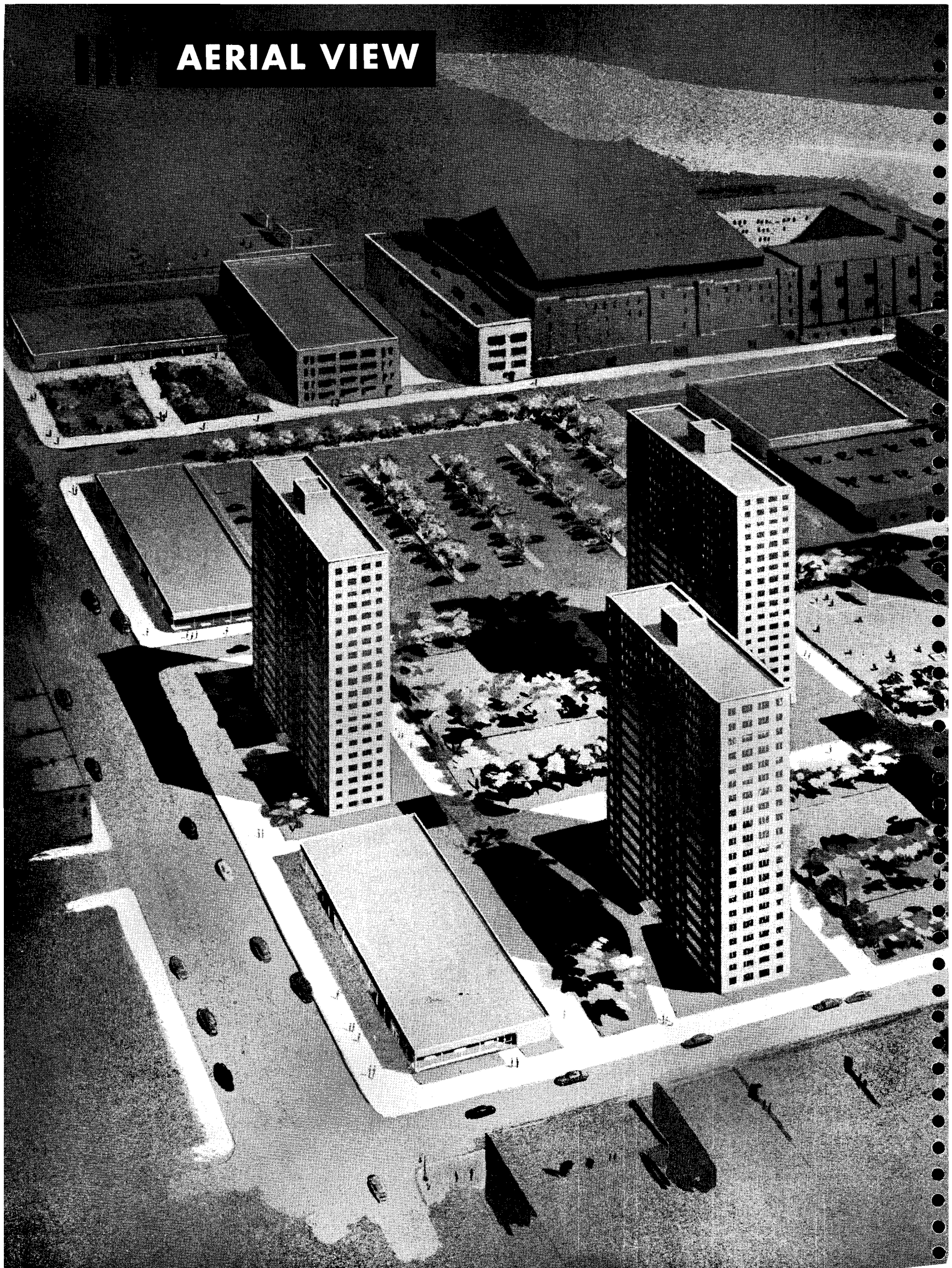
ORDEN'S ICE CREAM COMPANY

DEPARTMENT OF SANITATION

E. 139 STREET

SKIDMORE OWINGS & MERRILL  
ARCHITECTS ENGINEERS  
50 0 50 100 150  
SCALE IN FEET

# AERIAL VIEW





SKIDMORE OWINGS & MERRILL  
ARCHITECTS ENGINEERS

# **IV UNIT PLAN**

In developing a practical and economical unit plan for apartment buildings several cost studies were made. After analyzing various heights of buildings, the study was narrowed down to fourteen stories versus twenty stories. A comparison was made between the cost of building three fourteen-story structures as against two twenty-story structures with variations of eight, ten and twelve apartments for each floor.

The advantage to the site plan of achieving the same density of population in fewer buildings was obvious. It meant taller buildings with more space between them for light and air. Some of the space was indeed mandatory for off-street parking to meet the new requirements of the Zoning Resolution of the City of New York.

The cost analysis was developed in three main divisions, namely the relative costs of building construction, of the three mechanical trades, and of elevators. For the first, the relative costs of the reinforced concrete structural frame-work were analyzed by Strobel & Salzman, structural engineers. The other features of construction costs were analyzed by the Architects' estimating department. For plumbing, electrical, heating and ventilating work, the analysis was made by Sears & Kopf, mechanical engineers. The Otis Elevator Company engineering department analyzed the comparative costs of elevators for the different height buildings.

The result of the analysis of these three main divisions of cost was the discovery that two twenty-story buildings cost no more than three fourteen-story buildings as far as construction goes. If concrete of 4000 pound strength is used for the six lower floors of a twenty-story building and the conventional 3000 pound strength elsewhere, no cost is added. The mechanical cost also remains the same.

There is, however, a slight increment in the cost of elevators due to the greater speed needed to service twenty stories. The elevators recommended have cars of 2500 pounds instead of the conventional 2000 pounds, and a speed of 350 feet per minute. The larger cars with wider doors speed up the moving of both furniture and passengers.

The analysis of elevator efficiency helped to determine the number of apartments that would be economical for each floor of a twenty-story building. A unit plan of eight apartments per floor was arrived at with the apartments on each side of a center corridor. This resulted in buildings of a length that fitted advantageously on the site, without overlapping

closed streets or disturbing existing utilities under the streets.

Fifty percent of the apartments on each floor have two exposures to light and air. The others, although having only one exposure, are oriented so as to have either morning or afternoon sun and look out across an unusually wide expanse between buildings. The height of the buildings adds to the view and the general feeling of space.

The proposed unit plan takes advantage of the current practice of providing interior bathrooms. This assigns the maximum light and air to living rooms, bedrooms, and kitchens, leaving the inside area for halls, storage closets, bathrooms, and other space not in continual use.

The apartment layout allows the maximum of privacy to both living and sleeping areas, having entrance foyers between the two. There is also direct access in all cases from the foyer to the kitchen for delivery of packages and the removal of rubbish and garbage.

All apartments have a dining alcove adjoining the living room, sharing the advantage of the long window.

Bedrooms are generous in size, large enough for two occupants, except for one bedroom on each floor. This exception is in the largest apartment where the third bedroom is ten feet by eleven and a half feet. The large apartments also have an additional lavatory and toilet.

At the opposite end of each floor from the three-bedroom apartments are two two-bedroom apartments. These are specially arranged so that it is possible to convert them into a three and a one-bedroom apartment by means of a minor rearrangement of doors and the addition of an interior wall to form a passageway to the third bedroom. Such an arrangement allows flexibility in the size of apartments in each building to meet the fluctuations in demand of new tenants and even the increased needs of growing families already living in the building.

The distribution of different size apartments is balanced according to the family statistics on the site. The most numerous are two-bedroom apartments with one three-bedroom and one one-bedroom apartment on each floor. More one-bedroom units occur on the ground floor of each building where the entrance lobby reduces the available living space.

Tenant facilities such as bulk storage space, perambulator storage, and laundries will be provided for each building.

## APARTMENT DISTRIBUTION:

### APARTMENTS PER FLOOR

### APARTMENT TOTALS

Apt. Types	Bed Rooms	First Floor	2nd Thru 20th Fl.	Per Bldg.	Project Totals
3 Room	1	1	1	20	140
3½ Room	1	2	0	2	14
4½ Room	2	3	6	117	819
5½ Room	3	1	1	20	140
		<u>7</u>	<u>8</u>	<u>159</u>	<u>1113</u>

Apt. Types	Bed Rooms	Percentage	Total Construction Rooms	Total Rental Rooms	Rental Rooms Added
3 Room	1	12.6	420	420	
3½ Room	1	1.3	42	49	½ Per Apt.
4½ Room	2	73.5	3276	3685 ½	½ Per Apt.
5½ Room	3	12.6	700	770	½ Per Apt.
		<u>100.0</u>	<u>4438</u>	<u>4924 ½</u>	

## LAND:

	Sq. Ft. Area	Area In Acres
Total area of Site, excluding Streets:	490,379	11.26
Area of Streets to be closed:	78,900	1.81
Total Area of Site including Streets:	569,279	13.07
Land retained by City—conveyed for street widening:	40,736	.92
Net Area of Land for Redevelopment:	528,543	12.15
(Net Area for Housing	452,574)	10.41
(Net Area for Commercial	75,969)	1.74
Land covered by Apartment Buildings:	55,412	1.27
Land covered by Commercial Buildings:	47,200	1.08
Total Land Covered by Buildings:	102,612	2.35
Percentage of Coverage of Land		
Percentage of Coverage of Land for Redevelopment:		
By Apartments only:	10.4%	
By Commercial only:	8.9%	
By All Buildings:	19.3%	
Parking Area (224 Cars)	63,425	1.58
Total land area per Apartment:	472 Sq. Ft.	
Total land area per Constr. Room:	118 Sq. Ft.	
Land cost as if cleared:	\$3.00 per Sq. Ft.	
Land cost in present condition:	\$2.04 per Sq. Ft.	

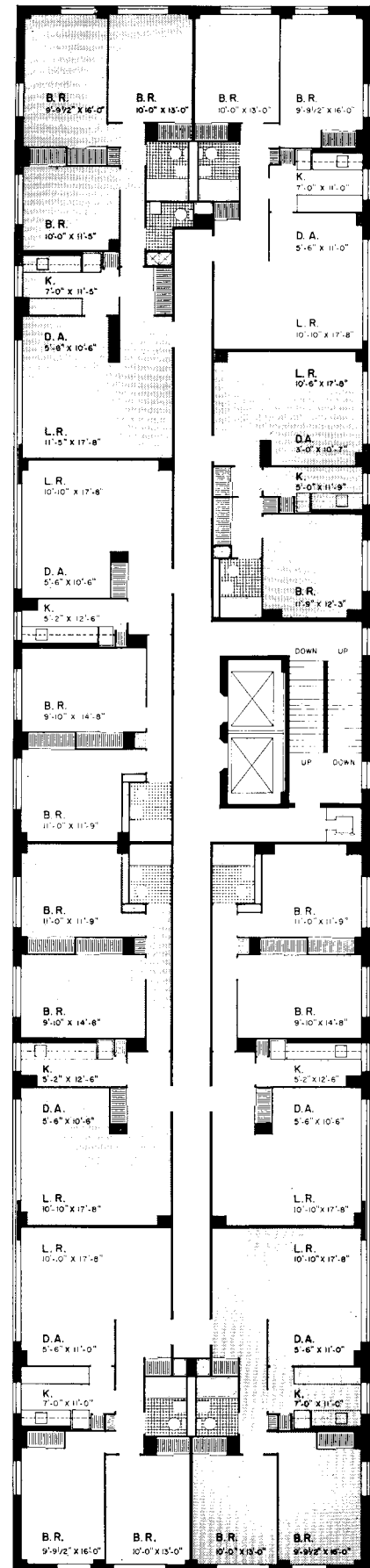
## BUILDINGS:

Number of Buildings:	7-20 Stories
Number of Apartments:	1113
Number of Construction Rooms:	4438
Rental Rooms:	4924 ½
Gross area per Construction Room:	247.4 sq. ft.
Estimated Population:	4340 persons
Population Density:	

357 persons per redeveloped acre (92 families)  
417 persons per net residential acre (107 families)

Cubage:	11,669,426 Cu. Ft. total
	10,388,434 Cu. Ft. Apartments
	1,280,992 Cu. Ft. Commercial

Total Sq. Ft. floor area:	1,152,212 Sq. Ft.
Total Sq. Ft. Residential area (20 Stories):	1,057,812 Sq. Ft.
Total Sq. Ft. Commercial area (1 Story):	94,400 Sq. Ft.
(Includes cellar areas in each)	



TYPICAL FLOOR PLAN

SCALE IN FEET  
0 5 10 15 20 25



# TENANT RELOCATION

NEW YORK CITY HOUSING AUTHORITY  
63 Park Row New York 7, N. Y.

October 16, 1950

Title I of the Housing Act of 1949 fixes the conditions and responsibilities regarding relocation by a local public agency under Section 105 (C) as follows: "Contracts for financial aid . . . which require that . . . there be a feasible method for the temporary relocation of families displaced from the project area, and that there are or are being provided in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and reasonably accessible to their places of employment."

Information of a social and economic nature was ascertained regarding the families to be relocated, complete reports of properties on the sites were verified through building by building field inspections, listed by block numbers, lot numbers, addresses, conditions, numbers of apartments, owner occupants, occupied and vacant stores in residential buildings, non-residential properties were designated and corresponding summaries were made. Apartment data was broken down according to numbers of rooms per units related to rents, and apartment facilities were broken down according to central heat, hot water and lack of heat, cold water and lack of heat and hot water, complete bathrooms and separate toilets. Estimates were made of family income brackets related to rental ranges. Further estimates were made of the numbers of persons occupying specific numbers of rooms and the relocation preferences of all families.

Site tenants who will have to be displaced in the Slum Clearance Program fall into two broad groups each of which requires different methods. One group, due to low earnings, consists of families ELIGIBLE for public housing. The other group, earning above applicable limits, is INELIGIBLE.

To cover families ELIGIBLE for publicly assisted housing an inquiry was directed by the Chairman of the Committee on Slum Clearance Plans to the Chairman of the New York City Housing Authority as to accommodations the Authority could offer these ELIGIBLE families. Under the Housing Act of 1949 priority is given ELIGIBLE site tenants on proposed Title I projects for admission to any Title III Federally aided local project. A reply to the letter of inquiry indicates that 50,000 to 55,000 units under Title III Federally aided housing will be preponderantly more than enough to take care of the estimated 3,911 families ELIGIBLE. A copy of the reply follows:

Honorable Robert Moses, Chairman  
Committee on Slum Clearance Plans  
Office of City Construction Co-Ordinator  
Randall's Island  
New York 35, New York

Dear Mr. Moses:

In accordance with your request of October 2nd, 1950, we have carefully reviewed the Tenant Relocation Surveys of the Title I Slum Clearance Projects. Our analysis indicates the following estimated relocation possibilities for low-rent housing.

Site	Total No. Families	Families Eligible for Low-Rent Housing (Est.)	
South Village	1680	587	35 %
Washington Square			
South	2464	370	15 %
Corlears Hook	718	172	24 %
Delancey Street	1569	581	37 %
North Harlem	920	368	40 %
Harlem	1683	1010	60 %
Williamsburg	3292	823	25 %
Totals:	12326	3911	31.7 %

The Authority's anticipated schedule of construction is estimated at 50,000 to 55,000 units under Title III of the Federal Housing Act, and an additional 24,000 units in the New York State Housing Program. It is the Authority's intention to have this program provide suitable dwellings for all Title I site families eligible for low-rent housing. The Authority expects that its construction schedule will be timed so that the necessary apartments are available as required during the site clearance process.

The above relocation analysis was based on the following factors which our experience has indicated to be most applicable to the problem:

Generally families earning up to \$2500 per annum were considered eligible for low-rent housing at present income limits for admission. Single person families, most of whom are estimated to earn less than \$2500, were treated as ineligible as such individuals may not be admitted to Federally-aided Housing Developments, and there are only a limited number of such units in State-aided Projects. Consideration was given to the fact that income limits for the smaller non-veteran families are less than \$2500, while income limits for non-veteran large families (five persons or more) range up to \$3024. In addition, income limits at State-aided Projects for veteran families of all sizes are higher than the income limits for non-veteran families.

The effect of each of these factors on eligibility with respect to each site studied were estimated to arrive at the result indicated.

Authority experience at our operating sites is that the proportion of families relocated to self-acquired accommodations in privately owned real estate ranges from 42 % to 81 % of those vacating; varying in accordance with differences in site occupancy and other site conditions.

Sincerely yours,

PHILIP J. CRUISE  
Chairman

Of the tenants INELIGIBLE for admission to public housing more than half will receive preferential status and can be taken care of fully in the 11,000 dwelling units proposed to be built under Title I itself. The remaining INELIGIBLE tenants, according to the experience of the New York City Housing Authority as indicated by the following survey "Removal Experiences of the New York City Housing Authority in Tenant Relocation" indicates that this group of tenants will prefer to relocate themselves. Available to this group are approximately 20,000 annual vacancies occurring in the normal course of events through deaths, circulation within the City and removal from the City of other families. According to recent construction figures about 80,000 new dwelling units are being or will be built within the City of New York within the near future.

In addition, it is contemplated that a private local relocation service be engaged to establish an office at each slum clearance site. This private agency is to be directed, supervised and controlled by the City of New York Bureau of Real Estate to assure compliance with the intent of local and Federal laws and regulations, eviction procedures, and management policies and the encouragement of speed in clearing the sites for eventual Title I redevelopment. Listings of vacancies will be solicited and, if necessary, purchased from local real estate brokers. The cooperation of local welfare agencies, newspapers, radio and television stations, real estate boards and agencies, civic organizations, and religious groups will also be enlisted.

In stimulating independent relocation, emphasis must be placed upon site families making every reasonable effort to relocate themselves in apartments of their own choosing. Where such tenants are not able to relocate themselves the relocation service will assist them. Obviously the work of site clearance will be relieved and accelerated if a great number of tenants relocate themselves. Self-relocation also reduces to a great extent the difficult relations arising out of urging on families a choice which is not their own. Useful in expediting such relocation is piece-meal demolition of buildings as vacated and financial contribution to the site families who relocate themselves.

Provisions of Title I also require a feasible method

for the Temporary Relocation of families living in a project area. This provision is intended to meet a situation in which it may not be possible in undertaking a project to fulfill immediately all the standards specified for the permanent rehousing of such families. Temporary rehousing is required to be at rents comparable to those paid by displaced families to be relocated and generally no less desirable as to standards. These requisites are met by progressing the construction in sections through rearranging the tenants in partially vacated buildings combined with the use of vacant land and business and commercial properties. The conditions will vary in each project.

In order to set at rest any fears, families are assured that relocation help will be readily available and there is a frank desire to be of maximum assistance in carrying out the individual wishes of each family. Emphasis is placed on the preferential eligibility of site tenants to return to the project when completed, or if eligible, to be admitted to publicly aided housing. Letters in simple understandable language will be circulated to the site tenants advising them of relocation policy, and their rights to admission in the proposed projects or in existing dwelling units. Consistent with a policy of keeping the site occupants well informed, personal interviews will be conducted to help and encourage occupants to move.

The total number of families break down as follows:

	Total Families	Eligible for Public Housing	Will Relocate in Project	Will Relocate Outside of Project
South Village	1,680	587	546	547
Washington Square	2,464	370	1,047	1,047
Corlears Hook	718	172	273	273
Delancey Street	1,569	581	494	494
North Harlem	920	368	276	276
Harlem	1,683	1,010	336	337
Williamsburg	3,292	823	1,234	1,235

#### Removal Experiences of the New York City Housing Authority in Tenant Relocation — as of 9/1/50

Site	Date of Acquisition	Total Relocated No. %	Self-Relocated No. %
Smith	7/25/46	1,716 100%	748 44%
Melrose	8/3/46	1,213 100%	504 42%
Foster	8/2/46	1,433 100%	676 47%
Flushing	10/18/49	220 100%	103 47%
St. John's	3/15/50	126 100%	69 55%
St. Nicholas	10/1/49	1,339 100%	1,080 81%

Included in "A Guide to Slum Clearance and Urban Redevelopment Under Title I of the Housing Act of 1949" as revised July 1950, on page 27 is a requirement that the local agency describe the adequacy of the relocation service established or utilized by the local public agency. Typical of firms adequate for relocation service is Wood, Dolson Company, Inc., which has prepared this tenant relocation report. It is a real estate service organization established for more than half a century. It maintains fully staffed departments in listing and renting apartments, tenant relations, management, brokerage, maintenance engineering, accounting, appraising and insurance. It has available trained personnel, exhaustive records and up to date tax maps. It will be advantageous to combine the functions of tenant relocation, management and demolition in a single office. The types of properties such companies currently deal with cover the types found on the slum sites and those proposed to be erected.

In redeveloping an area such as North Harlem, it is feasible to carry out both demolition and new construction in at least two progressive stages. By demolishing only one section of the site it is possible to leave the other residences undisturbed until the first section of new apartment buildings is completed. The first section is chosen to include vacant land and a large proportion of industrial and commercial buildings. The last section to be demolished can be that where future stores or parking areas will be situated.

The first step in tenant relocation is to ascertain which tenants are eligible for public housing and to help them move into existing projects. Of the 920 families on the North Harlem site, it is estimated that 368 or 40% will be eligible for public low rent housing and can move as soon as vacancies are available. This will leave empty apartments on the site for the temporary use of those families who are waiting to move into the first of the new apartments in the redevelopment.

On the North Harlem site demolition could start with block 1738 (refer to map of block, lot, and house numbers in the Appendix) and the eastern end of block 1737, from lot 46 east. This area contains the most vacant land and the most non-residential structures. Five new buildings could be started here without disturbing the remaining residential buildings so that some new apartments would be ready for occupancy before any more demolition is started.

The last land to be cleared would be the portions of blocks 1740 and 1739 which are to be replaced by new stores and a parking area.

Of the tenants not eligible for public housing there will be an estimated 276 or at least 30% who will prefer to relocate themselves and who will be given all possible assistance. It is estimated that an equal number will choose to rent in the redevelopment itself and will be given preferential status. These families may need only temporary accommodations until the project is completed.

In addition to this group it is estimated that 174 families could move into the redevelopment from the Harlem site if, as anticipated, the North Harlem construction is the first to be completed. There will be more apartments available for site tenants if more than the number we have estimated do prefer to stay within the project. There will be 1113 new apartments whereas we have only estimated approximately 276 families will wish to relocate in the project. They will also be given preference in other Title I projects, and the converse will also be true.

# VI COST ESTIMATES & FINANCIAL PLAN

## ESTIMATED COST TO PRIVATE REDEVELOPER — (TYPICAL PLAN)

### LAND:

Appraised Resale Value as if Cleared: 528,543 sq. ft.	\$ 1,585,629
Less: Estimated Cost of Obtaining Possession: (Demolition and tenant relocation)	507,000
Resale Value of Land in its Present Condition	<u>\$ 1,078,629</u>

### BUILDING:

Field Cost of Structures	\$11,532,832
Architects' Fee (3.5 %)	403,649
Total Structural Cost	<u>\$11,936,481</u>
Cost of Landscaping and Site Improvements	183,500
Total Cost of Buildings and Site Improvements	<u>\$12,119,981</u>

### PROJECT:

Interest on Land during Construction	\$ 95,138
Interest on Building during Construction	363,599
Total Interest on Working Capital	<u>\$ 458,737</u>
Real Estate Taxes on Land during Construction	77,400
Finance, Legal and Organization Expense	242,400
Total Interest, Taxes and Financing during Construction	<u>\$ 778,537</u>
Total Estimated Cost of Building	<u>\$12,898,518</u>

### TOTAL ESTIMATED COST OF PROJECT

\$14,484,147

## FINANCIAL PLAN FOR PRIVATE REDEVELOPER — (TYPICAL PLAN)

Cost of Land at Appraised Resale Value as if Cleared	\$ 1,585,629
Estimated Cost of Buildings as of Date of Completion, including all fees, taxes and financing	12,898,518
Total Estimated Cost of Project	<u>\$14,484,147</u>

### Estimated Rental Value:

Apartment: 4,924½ rental rooms @ \$29.50 per room per month, or \$354 per room per annum	\$ 1,743,273
Stores: 47,200 sq. ft. basement @ 30c	14,160
47,200 sq. ft. grade fl. @ \$3.00	141,600
Parking Space: 224 cars @ \$120	26,880
Total Estimated Rental Value	<u>\$ 1,925,913</u>
Less: Vacancy Reserve of 7 %	134,814
Effective Rental Value	<u>\$ 1,791,099</u>

### Operating Expenses:

Apartment: 4,924½ rental rooms @ \$90	\$ 443,205
Stores: 94,400 sq. ft. @ 20c	18,880
Total Operating Expenses	<u>\$ 462,085</u>
Real Estate Taxes	345,000
Total Operating Expenses and Taxes	<u>\$ 807,085</u>

Net Return on a Free and Clear Basis	\$ 984,014
Percentage of Net Return on Investment	6.79 %

# **EFFECT OF REDEVELOPMENT PLAN ON AREA**

- I TRANSPORTATION**
- II STREETS & LOCAL  
TRANSPORTATION**
- III COMMUNITY FACILITIES**
- IV EXISTING ZONING**
- V PROPOSED ZONING**
- VI UTILITIES**
  - 1 SEWER**
  - 2 WATER**
  - 3 GAS**
  - 4 ELECTRIC AND  
TELEPHONE**

# TRANSPORTATION

The existing transportation facilities will not be materially affected by the redevelopment of three blocks. No streets carrying buses are to be closed. The Lenox Avenue branch of the West Side I.R.T. Subway provides an express stop at 135th Street and a local stop at 145th Street. Bus lines on Lenox Avenue, Seventh Avenue, West 145th Street, and nearby Madison Avenue, provide convenient connections to other transportation lines. These include the 125th Street Station of the New York Central Railroad and the New York, New Haven & Hartford Railroad.

The 145th Street crosstown bus runs west to Broad-

way and east over the 149th Street bridge to the Bronx. The 135th Street crosstown bus and the Madison Avenue bus both cross the Madison Avenue Bridge at 138th Street, two blocks from the corner of the site.

142nd Street, although a two-way street, is being used as access to the Harlem River Drive southbound, with 143rd Street being used for the exit of northbound traffic. Both of these streets are to be widened, as well as 139th Street which will be changed to a two-way street.

## STREETS & LOCAL TRANSPORTATION

No streets carrying buses will be closed by the redevelopment plan. West 140th Street and part of West 141st Street will be closed within the project area to add to the space available for residential use. West 142nd Street will be a two-way street from Lenox Avenue as far as the Borden Ice Cream Company and will then change to east bound only, leading into the Harlem River Drive. The main exit from the Harlem River Drive northbound is onto West 143rd Street, a block north of the site.

Westbound traffic will be carried from Fifth Avenue on 141st Street and north around the Borden Ice

Cream Company to continue west on 142nd Street. This route will also carry eastbound traffic and both 141st and 142nd Streets will be widened. 139th Street will also be widened, and will become a two-way street.

Off-street parking spaces for tenants' use, to meet the new requirements of the Zoning Resolution of the City of New York, are placed in the half-block between 141st and 142nd Streets behind a store building facing on Lenox Avenue. Access to the parking area is from Lenox Avenue or from 141st Street.

## COMMUNITY FACILITIES

The redevelopment of the site with the resultant lower density of population will reduce the demand on neighborhood facilities. These have been considered adequate in general for the present extreme density.

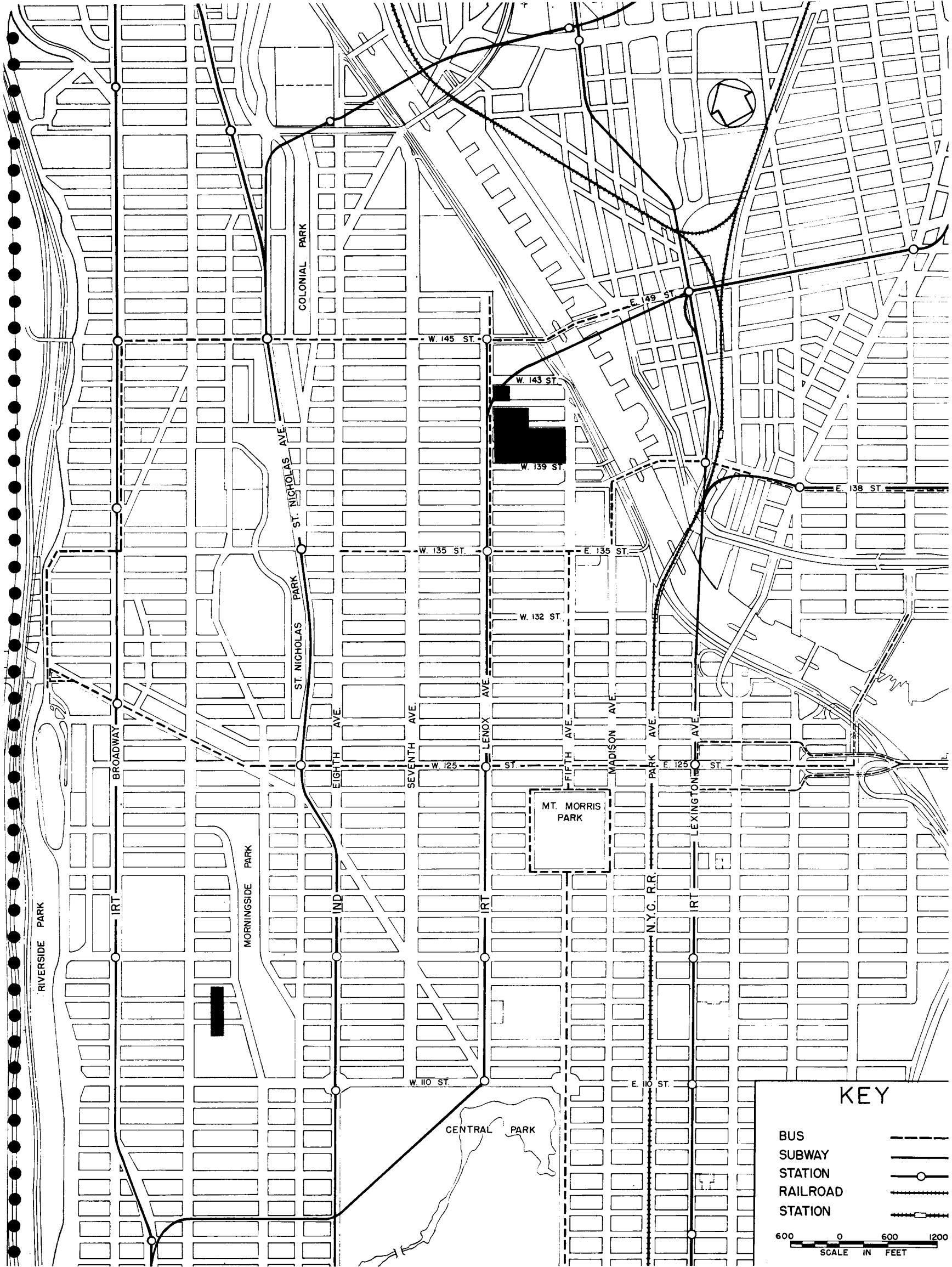
The new stores proposed in the redevelopment plan will help to alleviate the shortage of shopping facilities for the entire neighborhood. Statistics on available stores are included in the first section of this report.

The accompanying map shows the public facilities of service to the community located within a half mile of the North Harlem and nearby Harlem sites. Within this area on the Manhattan side of the Harlem River there are eight public schools, two junior high schools, a vocational high school, several large churches, five fire stations, five police stations, the Harlem Hospital and two health stations, three branches of the Public Library, a large branch of the Y.M.C.A., four public parks, and seven public playgrounds of varying sizes including a large one for which a recreation building is proposed. This building will include a swimming pool, auditorium, gym-

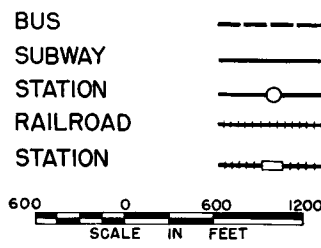
nasium, and club rooms.

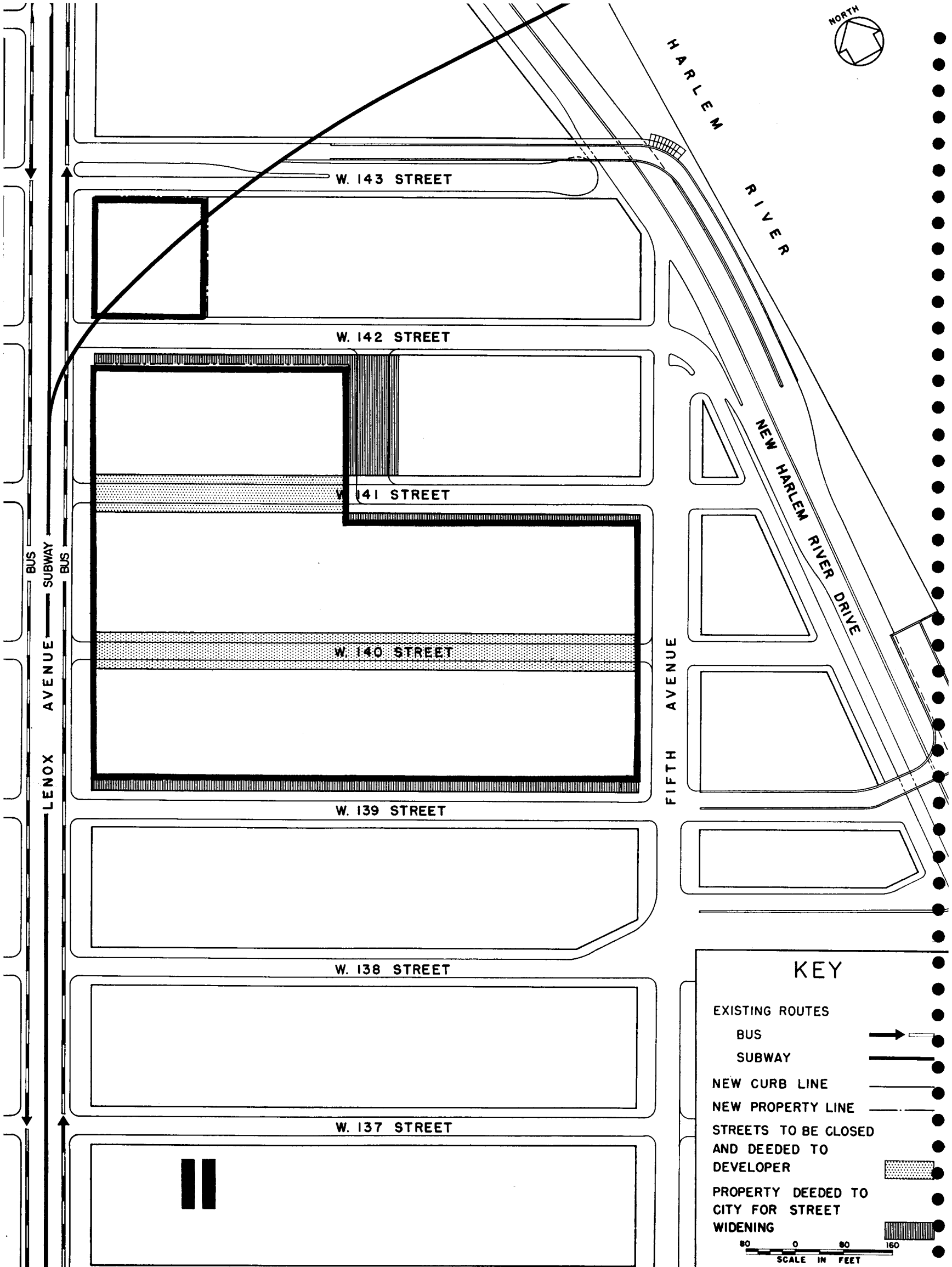
Included in the Harlem development four blocks to the south is a theater, the Harlem Children's Center operated by the Children's Aid Society, and a public Bath House and Swimming Pool operated by the Department of Parks. A total of three low-rent public housing projects and one moderate rental project, operated by the Metropolitan Life Insurance Company are in the area. An additional low-rent public housing project, East Harlem Houses, is also proposed for this general area.

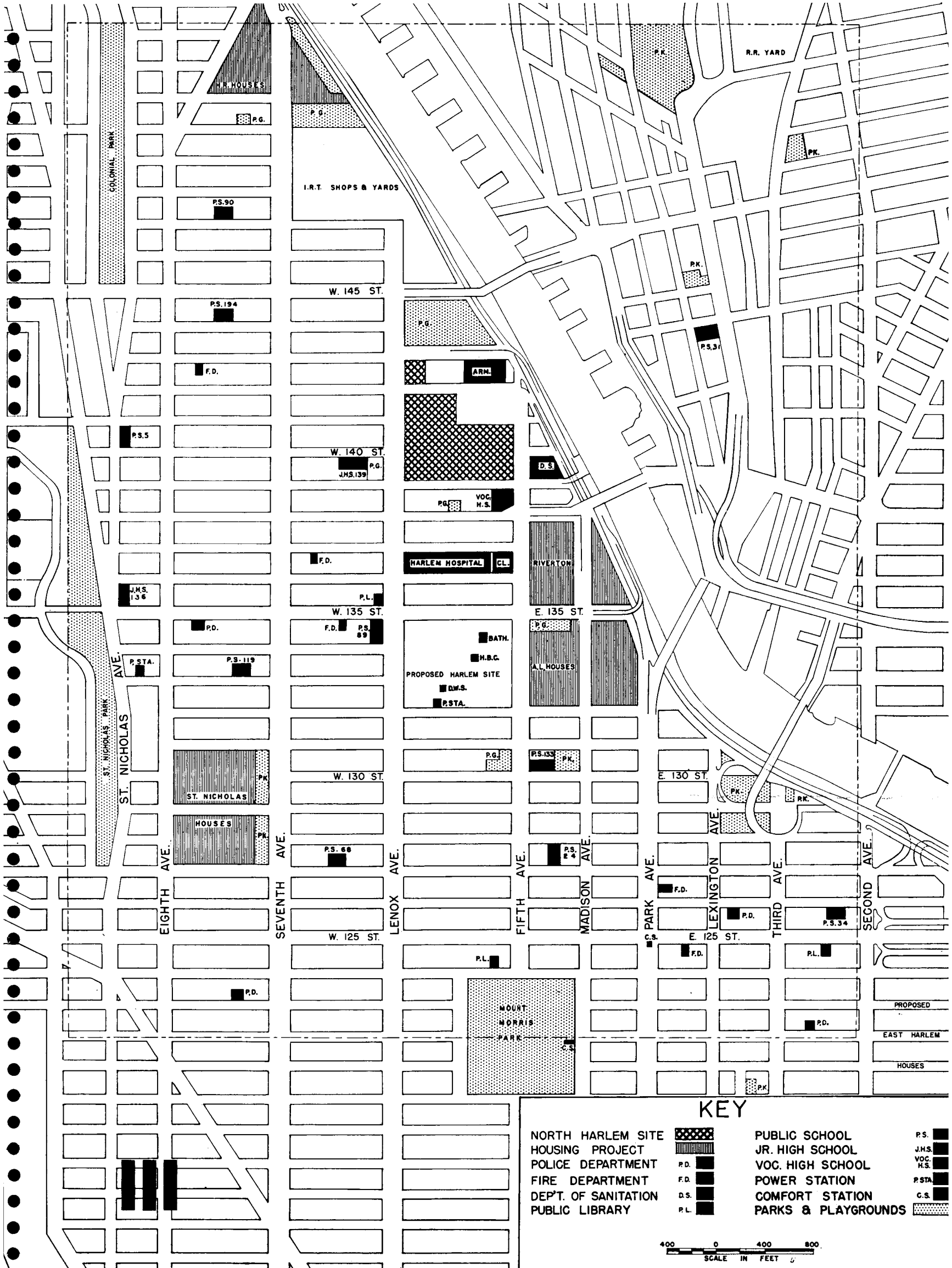
Special consideration was given to the grade school problem by the staff of the Board of Education, the Architects and the Committee Staff. Public School 89 at 135th Street and Fifth Avenue, which will serve this project and the Harlem Project, is old and inadequate. As indicated in the Redevelopment Plan, rehabilitation of this school was found impractical and, accordingly, complete replacement is recommended. The cost of reconstruction on an estimated registration basis would appear to be chargeable one-third to this project and one-third to the Harlem Project.



KEY







COLONIAL PARK

ST. NICHOLAS PARK

ST. NICHOLAS AVE.

EIGHTH AVE.

SEVENTH AVE.

LENOX AVE.

FIFTH AVE.

MADISON AVE.

PARK AVE.

LEXINGTON AVE.

THIRD AVE.

SECOND AVE.

I.R.T. SHOPS & YARDS

W. 145 ST.

W. 140 ST.

W. 135 ST.

W. 130 ST.

W. 125 ST.

E. 135 ST.

E. 130 ST.

E. 125 ST.

J.R. HOUSES

P.G.

P.S. 90

P.S. 194

F.D.

P.S. 5

J.H.S. 136

P.D.

P.S.T.A.

P.S. 119

ST. NICHOLAS

HOUSES

P.S. 68

P.D.

ARM.

VOC. H.S.

HARLEM HOSPITAL

BATH.

H.B.C.

PROPOSED HARLEM SITE

D.W.S.

P.S.T.A.

P.S. 133

P.K.

P.S. 4

P.L.

MOUNT MORRIS PARK

C.S.

R.R. YARD

P.K.

P.K.

P.S. 31

D.S.

RIVERTON

P.G.

A.L. HOUSES

P.K.

P.K.

F.D.

P.D.

P.L.

P.S. 34

P.D.

PROPOSED

EAST HARLEM

HOUSES

# KEY

- |                     |      |                     |           |
|---------------------|------|---------------------|-----------|
| NORTH HARLEM SITE   |      | PUBLIC SCHOOL       | P.S.      |
| HOUSING PROJECT     |      | JR. HIGH SCHOOL     | J.H.S.    |
| POLICE DEPARTMENT   | P.D. | VOC. HIGH SCHOOL    | VOC. H.S. |
| FIRE DEPARTMENT     | F.D. | POWER STATION       | P.S.T.A.  |
| DEPT. OF SANITATION | D.S. | COMFORT STATION     | C.S.      |
| PUBLIC LIBRARY      | P.L. | PARKS & PLAYGROUNDS |           |

400 0 400 800  
SCALE IN FEET

## **IV EXISTING ZONING**

The existing zoning for the site is classified in three main divisions under the Zoning Resolution of the City of New York (1916) namely Use Districts, Height Districts, and Area Districts. Residential structures are further subject to the Multiple Dwelling Law of 1929, and wherever an inconsistency between the Zoning Resolution and the Multiple Dwelling Law occurs, the more restrictive of the two codes applies.

Under Use Districts, the North Harlem site is zoned for four uses: Retail, Business, Manufacturing, and Unrestricted. Retail includes both sides of West 139th Street, Business includes all property facing on Lenox Avenue, and the balance of the site is zoned for Manufacturing. Although not on the site, it is of interest that the east side of Fifth Avenue is in an Unrestricted Use District.

Retail Districts exclude certain specific types of uses, notably manufacturing, but permit a limited amount of manufacturing in a retail establishment. Business Districts exclude certain specified types of industries, trades, and uses, and limit types of advertising signs. They permit light manufacturing except types specifically excluded. Manufacturing Districts permit certain specified types of industry or use excluded from Business Districts. Unrestricted Districts have no statutory regulations or restrictions under the Zoning Resolution of the City of New York.

Height Districts establish a ratio between the height of buildings at the property line and the width of streets on which the property faces, limiting the height of a building accordingly. Height Districts also regulate the angle and position of setbacks which allow a building to go higher than the limit set at the property line. These regulations account for some of the "wedding cake" buildings in New York City.

In addition the Multiple Dwelling Law of 1929 restricts the height of residential buildings by setting a limit on the total height in relation to the width of

the widest street on which a building faces.

Area Districts limit the percent of coverage on a given lot and the sizes and proportions of courts or yards required for ventilating a building. Area Districts also regulate the percentage of off-street parking space required for the total number of dwelling units on a site.

On the North Harlem site, all the proposed land uses come well within the restrictions of the Zoning Resolution and the Multiple Dwelling Law. The stores on Lenox Avenue are low and the apartment building is set back enough from the property line to come within the height limit of 178 feet.

The North Harlem Site all lies within a one and one-half Height District. At a few points the new buildings might exceed the height limits but Section 21C of the Zoning Resolution provides that large residential developments on sites of 75,000 square feet or more may be granted variances from the Use, Height and Area restrictions. These are granted by the Board of Standards and Appeals of the City of New York following public notice and hearings, and a favorable report from the City Planning Commission. However, it is still required that a ratio be maintained between the height of buildings and the distance between them, and that the equivalent of the minimum provision of light and air is offered, and that the maximum floor areas permitted by the Zoning Resolution are not exceeded.

All of these requirements are met by the proposed site plan. Under Title I of the Housing Act of 1949, the whole redevelopment plan has to be approved by the City Planning Commission.

The "B" Area Districts permit 65% lot coverage including open spaces in rear yards and courts required for ventilation. Far less of the North Harlem site will be covered and all buildings will stand detached, surrounded by landscaped yards and play areas.

## **V PROPOSED ZONING**

The changes in zoning suggested for the protection of the redevelopment involve some rezoning on the site itself and some on streets facing the site.

The site itself would be rezoned for Residential use except the frontage on Lenox Avenue which would be changed from Business to Local Retail, re-

taining only the strip above 142nd St. as Business.

Facing the site, the east side of Fifth Avenue from West 140th Street to West 142nd Street would be changed from Unrestricted to Business use. The change on Fifth Avenue would not only protect the redevelopment but also the Harlem River Drive.

## **VI UTILITIES**

The existing utilities are to be undisturbed by the redevelopment. All buildings are to be located within the existing property lines, so none will stand over the beds of closed streets. Easement rights will be extended to the various utility companies, and man-holes and other means of access provided on the site.

Alterations to existing utility lines will consist

largely of the capping and discontinuance of some local branches, and the provision of new branch connections for the new buildings. The essential utilities have proved adequate for the requirements of the present population and will take care of the less densely populated redevelopment.



IV

COL. CHARLES YOUNG PLAYGROUND

W. 143 STREET

A  
1  
2

W. 142 STREET

A  
1  
2

W. 141 STREET

A  
1  
2

W. 140 STREET

B  
1  
2

W. 139 STREET

W. 138 STREET

W. 137 STREET

HARLEM  
RIVER

NEW HARLEM RIVER DRIVE

FIFTH AVENUE

LENOX AVENUE

## KEY

### USE DISTRICT

RESIDENTIAL

BUSINESS

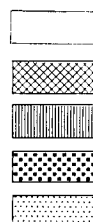
RETAIL

MANUFACTURING

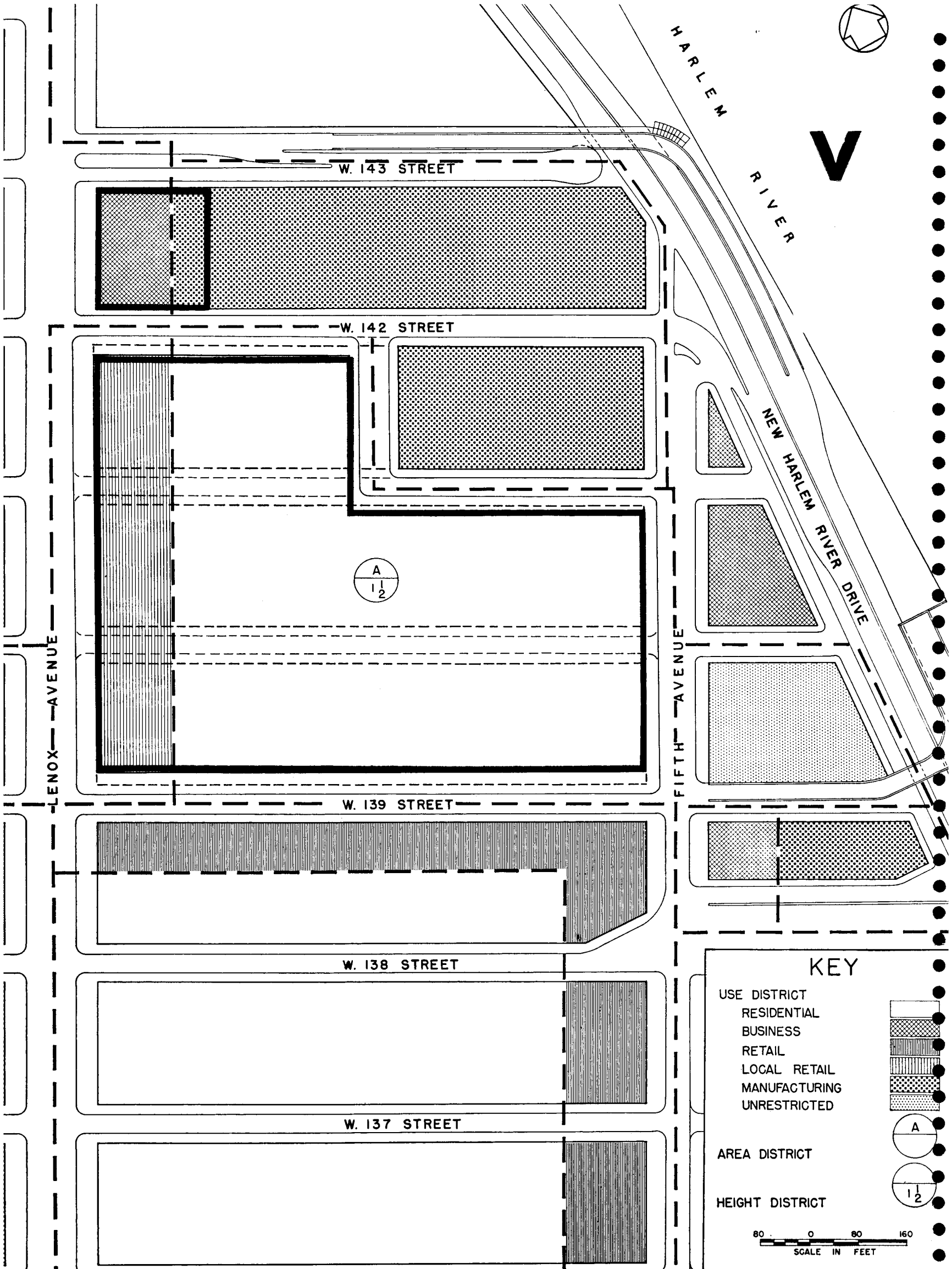
UNRESTRICTED

### AREA DISTRICT

### HEIGHT DISTRICT



80 0 80 160  
SCALE IN FEET



W. 143 STREET

W. 142 STREET

W. 139 STREET

W. 138 STREET

W. 137 STREET

LENOX AVENUE

HARLEM RIVER

NEW HARLEM RIVER DRIVE

FIFTH AVENUE

### KEY

- USE DISTRICT
  - RESIDENTIAL
  - BUSINESS
  - RETAIL
  - LOCAL RETAIL
  - MANUFACTURING
  - UNRESTRICTED

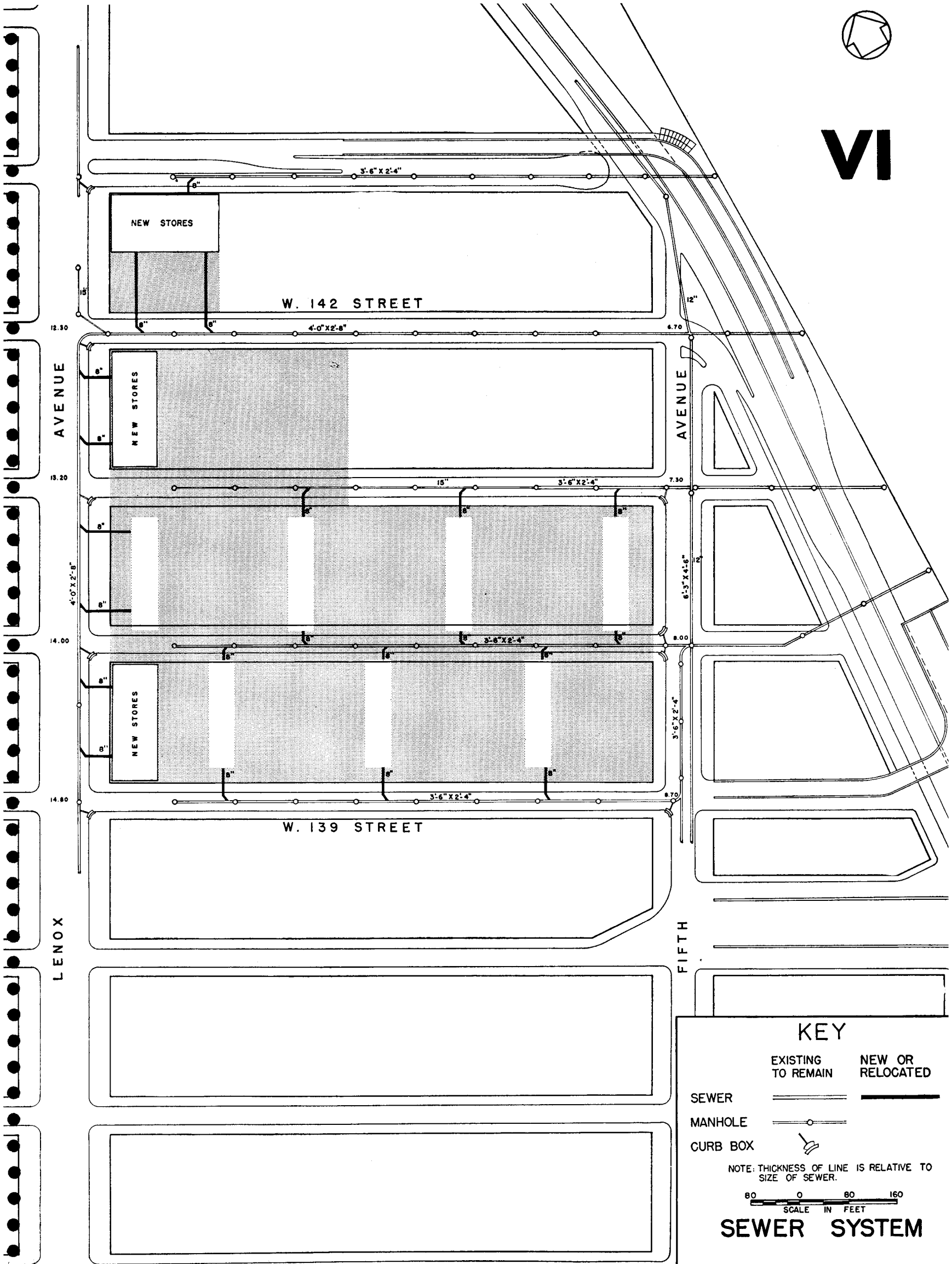
AREA DISTRICT

HEIGHT DISTRICT





VI



KEY

EXISTING TO REMAIN      NEW OR RELOCATED

SEWER          

MANHOLE     

CURB BOX     

NOTE: THICKNESS OF LINE IS RELATIVE TO SIZE OF SEWER.



SEWER SYSTEM



VI

AVENUE

LENOX

AVENUE

FIFTH

NEW STORES

W. 142 STREET

NEW STORES

HOUSE AND FIRE TANK

NEW STORES

W. 139 STREET

### KEY

EXISTING  
TO REMAIN

NEW OR  
RELOCATED

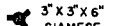
LOW PRESSURE

HYDRANT

FIRE STANDPIPE

VALVE & CURB BOX

POST INDICATOR VALVE



3" x 3" x 6"  
SIAMESE



NEW OR  
RELOCATED



NEW OR  
RELOCATED



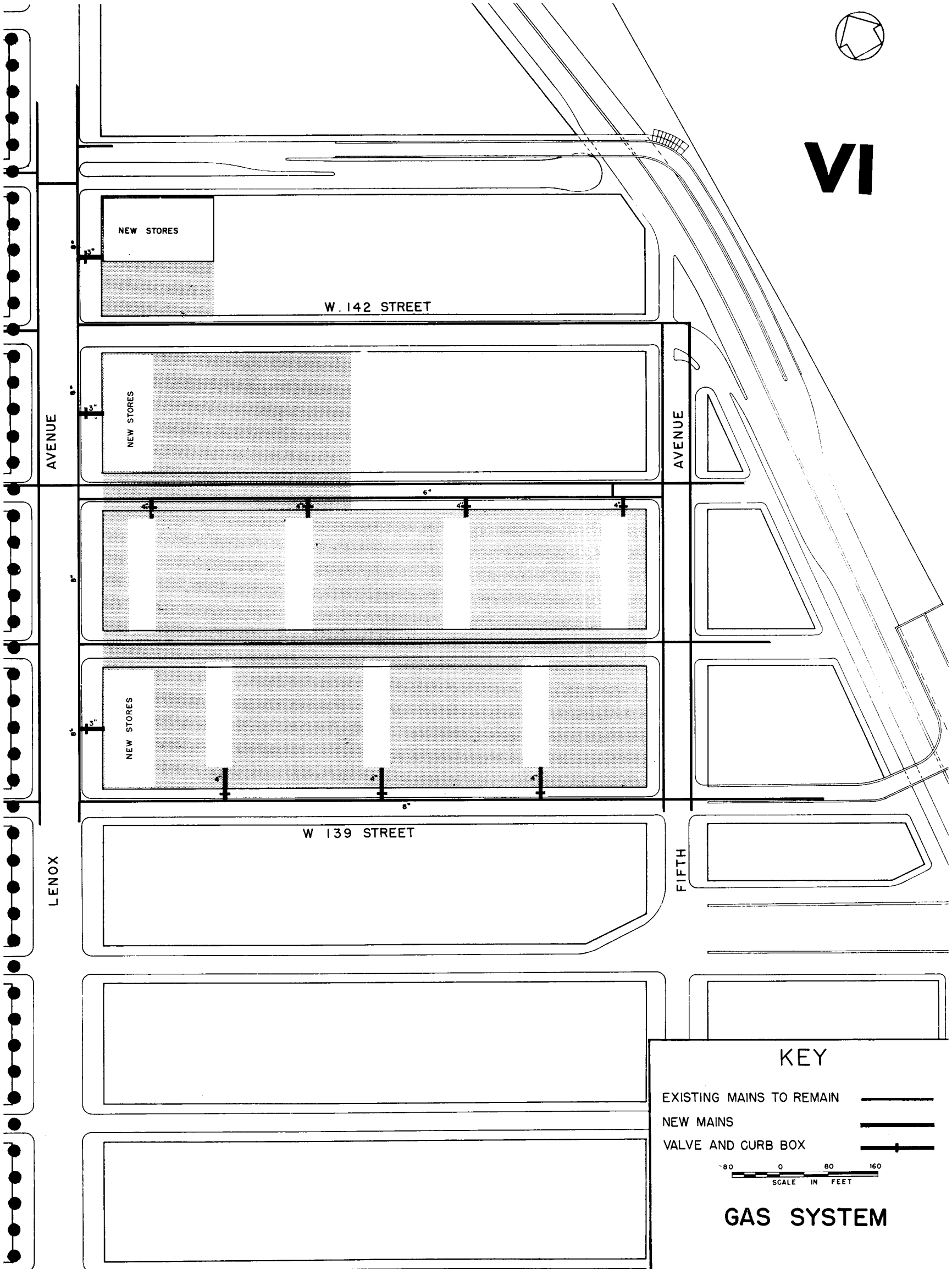
NEW OR  
RELOCATED

80 0 80 160  
SCALE IN FEET

WATER SYSTEM



VI



KEY

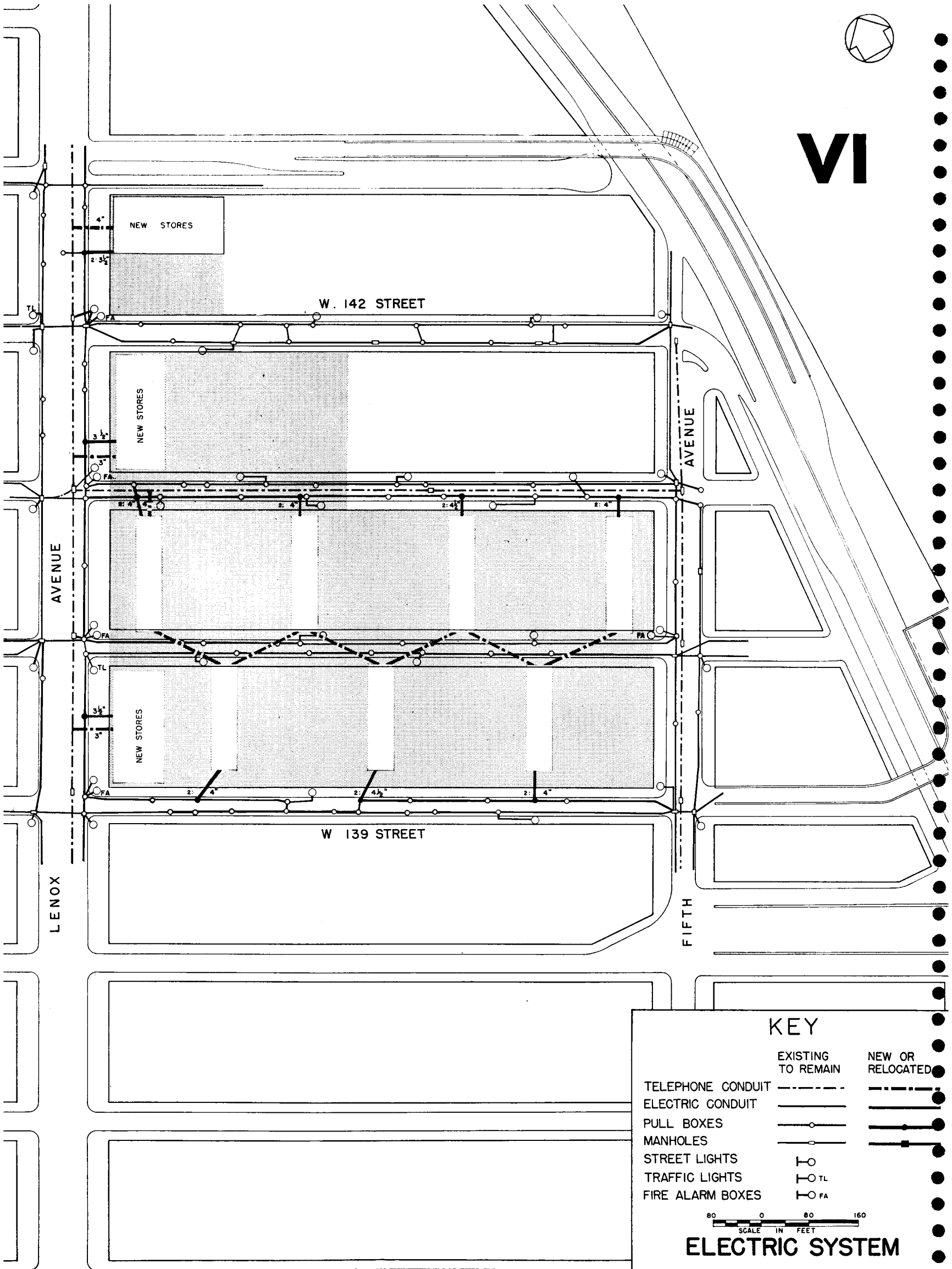
- EXISTING MAINS TO REMAIN
- NEW MAINS
- VALVE AND CURB BOX



GAS SYSTEM



VI



KEY

	EXISTING TO REMAIN	NEW OR RELOCATED
TELEPHONE CONDUIT	---	- - - -
ELECTRIC CONDUIT	—	—
PULL BOXES	○	●
MANHOLES	□	■
STREET LIGHTS	TL	TL
TRAFFIC LIGHTS	TL	TL
FIRE ALARM BOXES	FA	FA



ELECTRIC SYSTEM

# **DEMONSTRATION OF SLUM CONDITIONS**

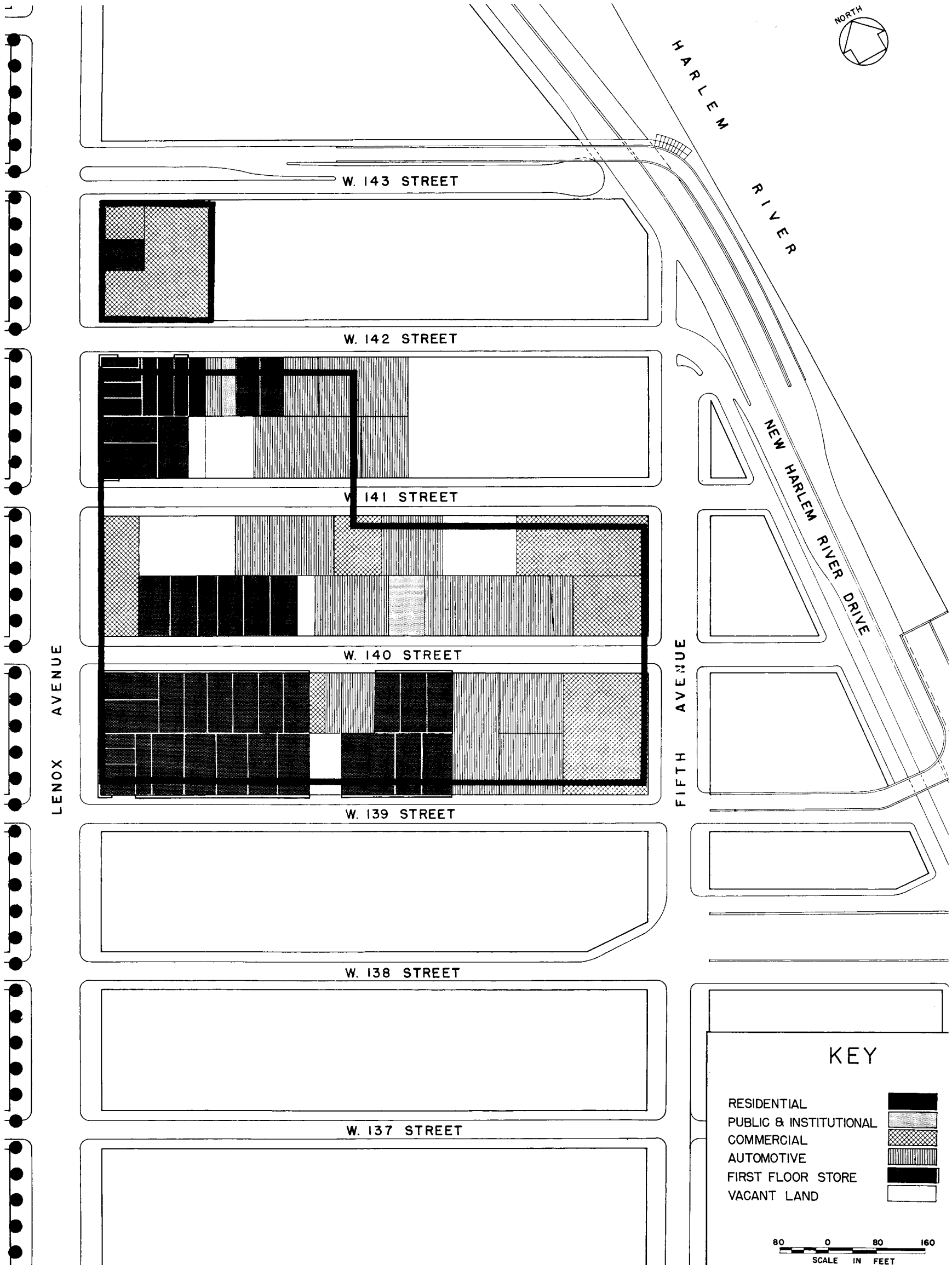
- I LAND USE**
- II CONDITION OF  
EXISTING STRUCTURES**
- III AGE OF  
EXISTING STRUCTURES**
- IV LAND COVERAGE**
- V POPULATION DENSITY**
- VI TENANT DATA**
  - 1 FAMILY COMPOSITION IN  
RELATION TO SIZE OF  
DWELLING UNIT**
  - 2 FAMILY INCOME IN RELATION  
TO RENTALS**
  - 3 RENTALS**
  - 4 TYPES OF DWELLING UNITS**
  - 5 HEATING AND SANITARY  
FACILITIES**

# LAND USE

Deterioration of property characteristic of "blighted areas" can be seen throughout the site. Zoning changes that have been made since the area was predominantly residential now result in a mixed variety of land use. In the same block old-law tenements abut on one-story garages, metal sheds for automobile repairs, parking lots, vacant lots, and good-sized loft buildings used for manufacturing. This is true of the three main blocks of the site, with varying amounts of each land use.

Of approximately 12 acres of the site to be cleared, only 31.5% is used for residential purposes, and of these buildings 38% have had the ground floor converted into stores. One church and one residence converted into a church occupy 1.8% of the site. Vacant land comprises 9.1% of the site. The balance is divided between commercial use, 24.9%, and garages or sheds for automobile repairs, 32.5%.





W. 143 STREET

W. 142 STREET

W. 141 STREET

W. 140 STREET

W. 139 STREET

W. 138 STREET

W. 137 STREET

HARLEM RIVER

NEW HARLEM RIVER DRIVE

LENOX AVENUE

FIFTH AVENUE

### KEY

- RESIDENTIAL
- PUBLIC & INSTITUTIONAL
- COMMERCIAL
- AUTOMOTIVE
- FIRST FLOOR STORE
- VACANT LAND

80 0 80 160  
SCALE IN FEET

# CONDITION OF EXISTING STRUCTURES

The classifications of residential buildings shown on the accompanying map indicate buildings as "well-kept," "fair" and "run-down." It must be emphasized that these descriptions are purely relative and apply to a group of buildings which are almost all ancient, poorly lighted, badly laid out, inadequately ventilated, and generally occupied by more families than they were originally designed to accommodate.

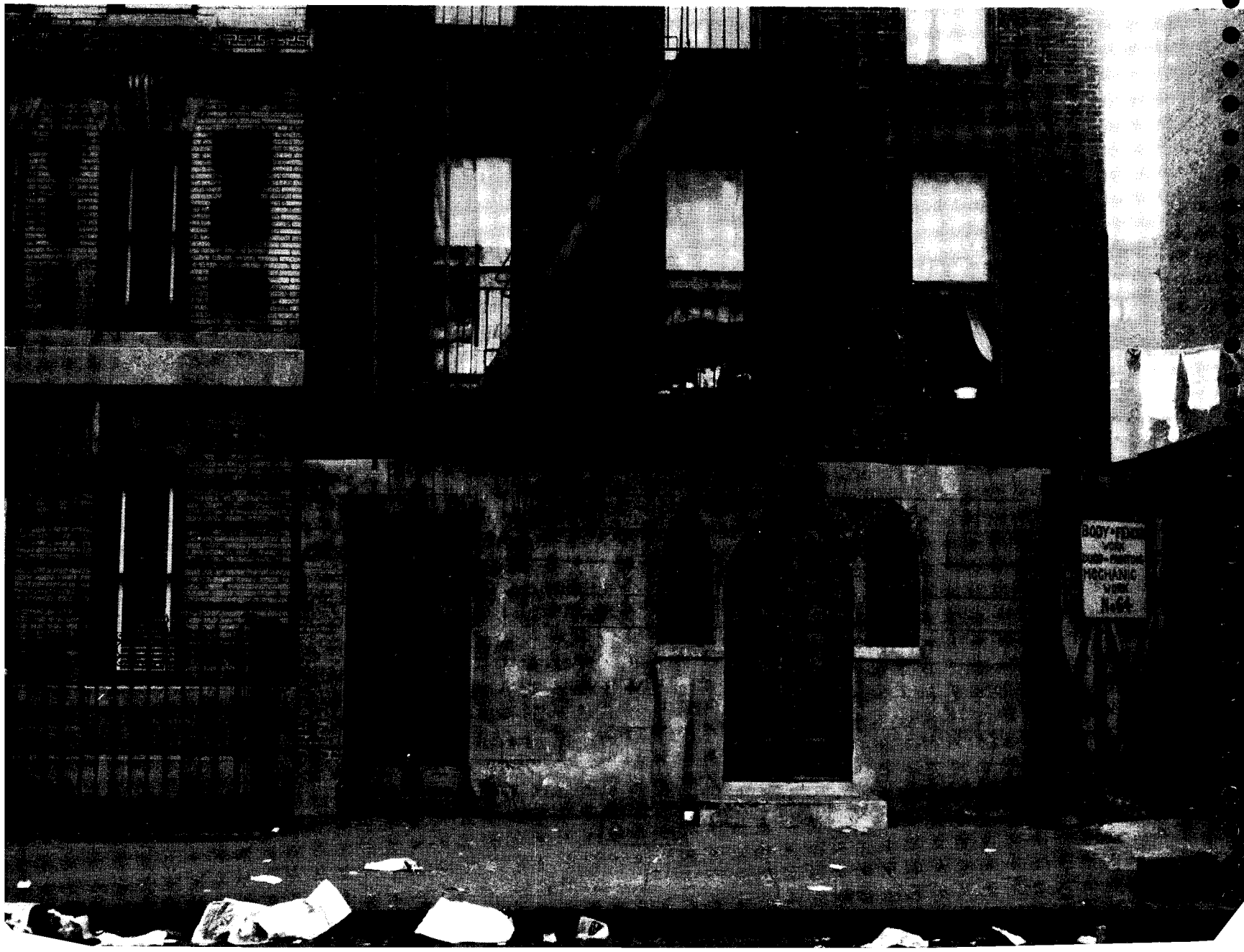
The condition of the structures was determined during a house to house survey and the ratings are from the tenants' point of view. These tenants are accustomed to living conditions existing on the site and to paying the prevailing rents. Their point of view was required to establish criteria for tenant relocation in comparable accommodations.

To be graded as "well-kept" an older building had to be very clean requiring no major repairs or painting.

A "fair" grading meant a building that was moderately clean and tidy, perhaps requiring some painting and repairs.

To be graded as "run-down" a building would need drastic restoration to be brought into decent shape. Such a building might have deteriorated to the stage of being an object for demolition.

On the North Harlem site no residential buildings were found that met the requirements of "well-kept." Only 12 out of 45, or 27% were found in "fair" condition. The balance, 33 out of 45, or 73% were classified as "run-down."





HARLEM RIVER

NEW HARLEM RIVER DRIVE

W. 143 STREET

W. 142 STREET

W. 141 STREET

W. 140 STREET

W. 139 STREET

W. 138 STREET

W. 137 STREET

LENOX AVENUE

FIFTH AVENUE

KEY

- RUN DOWN
- FAIR
- NON-RESIDENTIAL
- VACANT LAND



# AGE OF EXISTING STRUCTURES

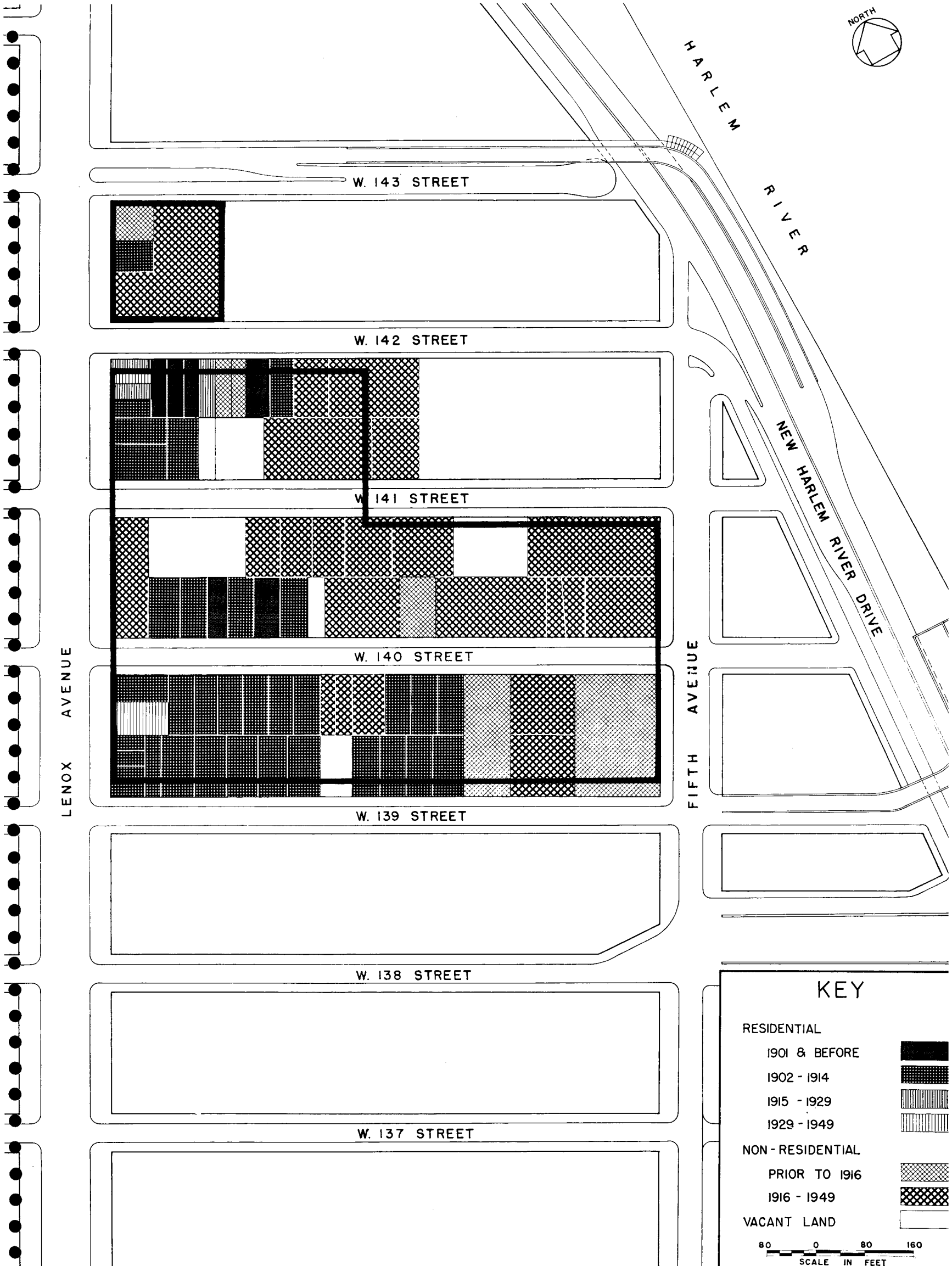
The date of construction of every building on the North Harlem site was obtained. 13% of the residential buildings were erected before 1901, 76% between 1902 and 1914, and only 1% since that time.

Of the non-residential structures 21% were built prior to 1916 and 79% since that date.

The so-called "model tenements" built before 1901, with their excessive coverage of the lot, and inadequate courts and air shafts, were only slightly improved by the Tenement House Law of 1901. The notorious "dumb-bell" plan and variations of it are found in most five and six story tenements until 1916.

Since the Zoning Resolution of the City of New York of that year and the Multiple Dwelling Law of 1929 the trend has been toward larger courts and more open space between buildings.





HARLEM RIVER

NEW HARLEM RIVER DRIVE

W. 143 STREET

W. 142 STREET

W. 141 STREET

W. 140 STREET

W. 139 STREET

W. 138 STREET

W. 137 STREET

LENOX AVENUE

FIFTH AVENUE

### KEY

- RESIDENTIAL
- 1901 & BEFORE
  - 1902 - 1914
  - 1915 - 1929
  - 1929 - 1949
- NON - RESIDENTIAL
- PRIOR TO 1916
  - 1916 - 1949
- VACANT LAND

80 0 80 160  
SCALE IN FEET

# IV LAND COVERAGE

Land coverage has been considered both as to residential and non-residential use. Where the buildings are residential, including those with first-floor stores, the land coverage averages approximately 73 % of the lot.

Non-residential structures approach 85 % average coverage with a number of one-story and a few multi-story buildings having 100 % coverage.

The redevelopment plan proposes 10.4 % coverage for residential structures on the area of land to be acquired, and 19.3 % coverage when stores and apartments are considered as a whole.





HARLEM RIVER

NEW HARLEM RIVER DRIVE

W. 143 STREET

1740

W. 142 STREET

1739

W. 141 STREET

1738

W. 140 STREET

1737

W. 139 STREET

W. 138 STREET

W. 137 STREET

LENOX AVENUE

FIFTH AVENUE

KEY

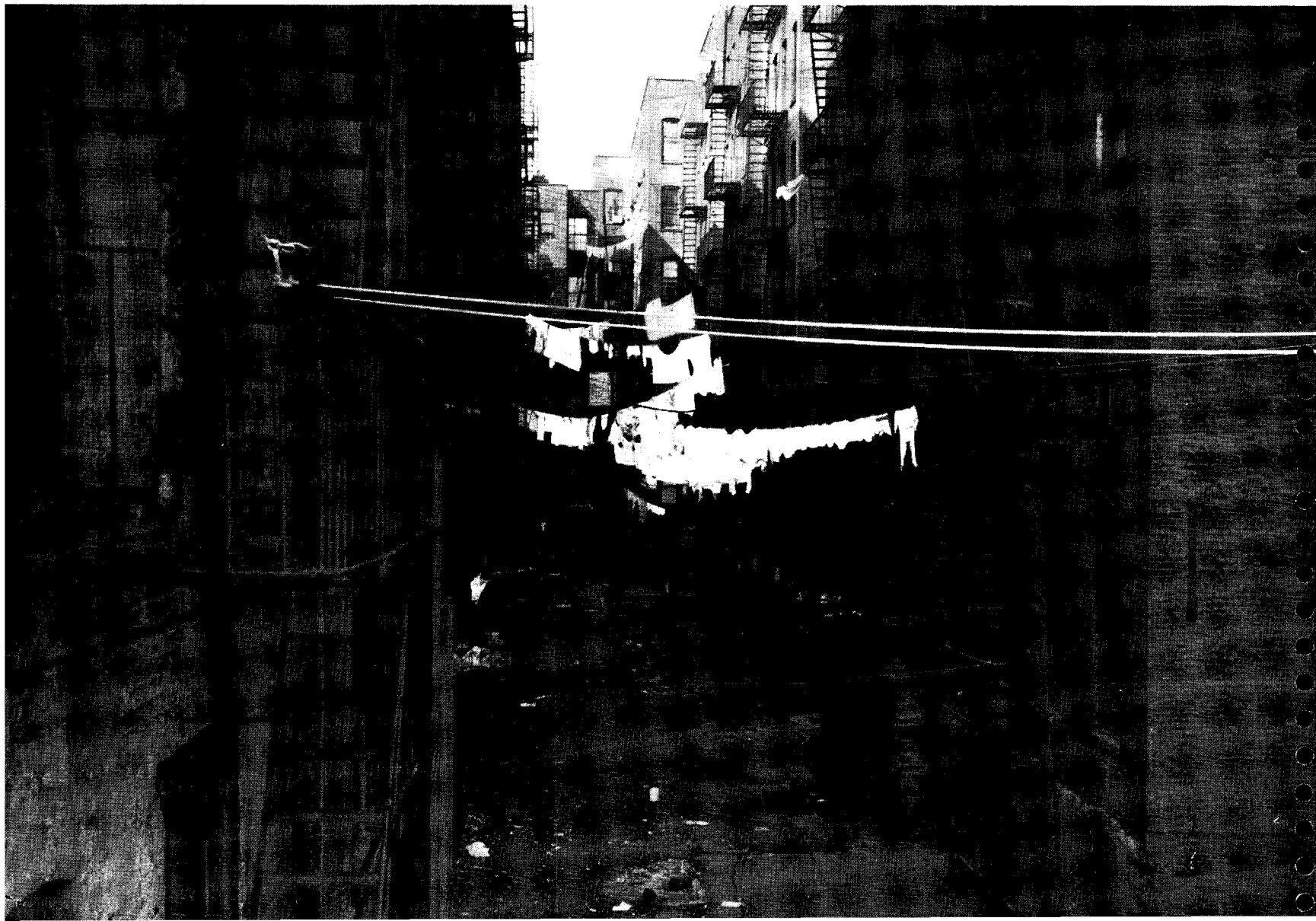
- EXISTING BUILDINGS
- VACANT LAND



# V POPULATION DENSITY

Population density has been analyzed on the basis of present residential areas only, within property lines, for comparison with the proposed density within net residential areas. This is at variance with the practice used in the census maps, which report on residential use, but give densities per acre, taking areas to the middle of streets. As a result, the 1940 census categories that show over 400 persons per acre on the North Harlem site, actually indicate densities of over 594 per net acre of residential use.

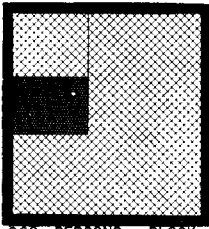
Contrasted to this is the Wood, Dolson Co., Inc., finding of a total population of 4,934 persons in the four blocks of the site, including rooming houses. This indicates a present population of 1,385 persons per net acre of residential use, showing the residential acreage as it has been gradually reduced since 1940. The proposed redevelopment will have a density of 417 persons per net residential acre, or 357 persons per acre for the entire acquired area including new one-story stores.





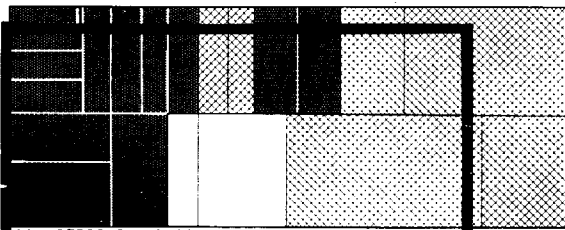
HARLEM  
RIVER

W. 143 STREET



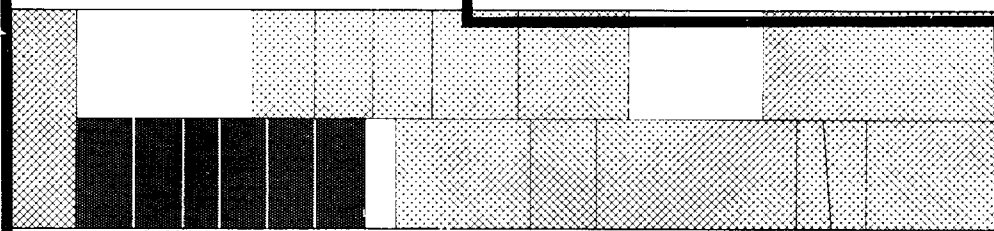
968 PERSONS - BLOCK NO. 1740

W. 142 STREET



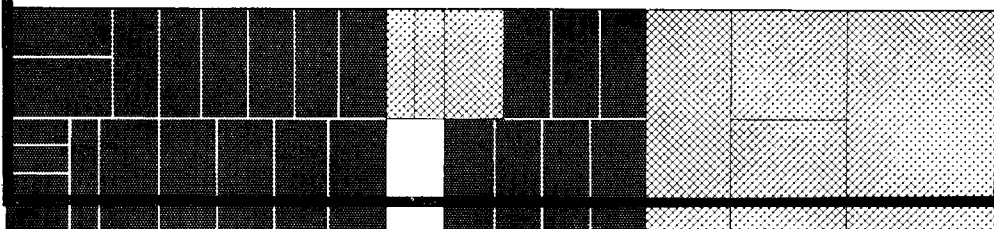
1037 PERSONS - BLOCK NO. 1739

W. 141 STREET



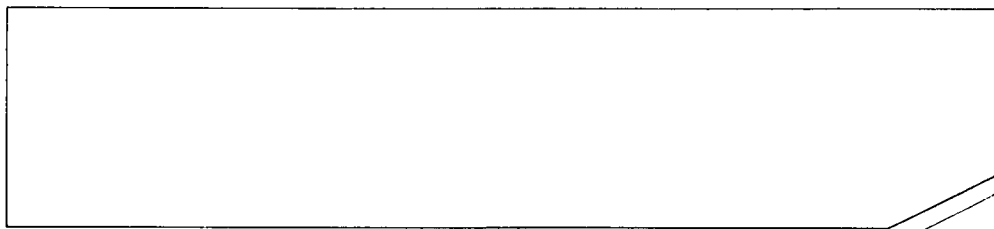
1562 PERSONS - BLOCK NO. 1738

W. 140 STREET

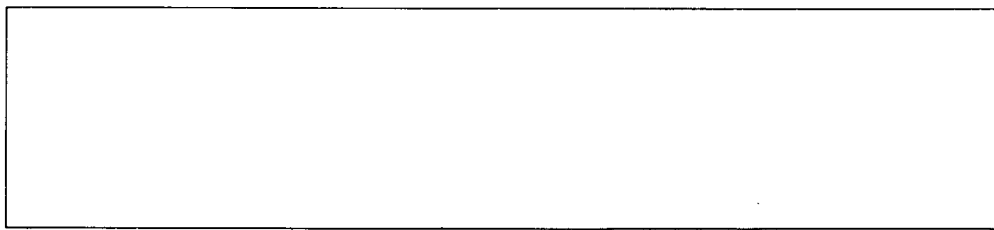


2366 PERSONS - BLOCK NO. 1737

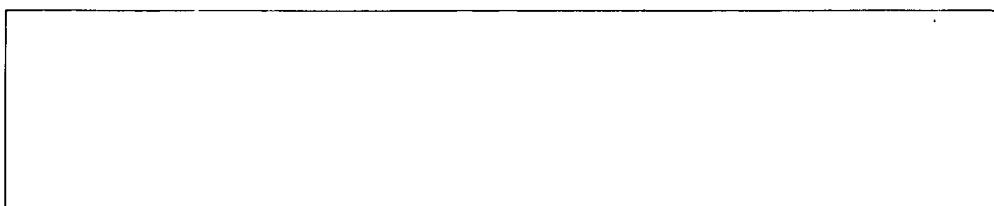
W. 139 STREET



W. 138 STREET



W. 137 STREET



LENOX AVENUE

FIFTH AVENUE

NEW HARLEM RIVER DRIVE

## KEY

400+ PERSONS / ACRE



NON-RESIDENTIAL

BUILDINGS



VACANT LAND



80 0 80 160  
SCALE IN FEET

# VI TENANT DATA

Tenant data was collected, compiled and analyzed by the Wood, Dolson Co., Inc. Field surveys were conducted and records of the State Rent Commission and of various city departments were investigated.

The charts on the next pages demonstrate graphically family composition in relation to the number of rooms occupied, family income in relation to rentals, distribution of rents paid, types of dwelling units, and standards of heating and sanitation.

The following tabulation supplements the chart of family composition by showing in percentages the size of the family in relation to the number of rooms occupied.

Persons per Family	NUMBER OF ROOMS				% of Total
	Three & Under	4-4½	5-5½	6+	
1	.5	1.6	.5	.5	3.1
2	1.1	5.3	2.2	.5	9.1
3	1.9	15.1	7.3	1.1	25.4
4	1.5	9.7	8.0	2.7	21.9
5	1.1	5.2	6.5	3.2	16.0
6	.5	3.7	2.2	2.8	9.2
7 & over	.5	5.4	5.2	4.2	15.3
	7.1	46.0	31.9	15.0	100.0

The figures below the dividing line show the large percentage of dwelling units that are overcrowded (more than 1.5 persons per room, counting all rooms except bath, halls, and storage). 100% of these dwelling units are in walk-up tenements, the majority of which are six-story.

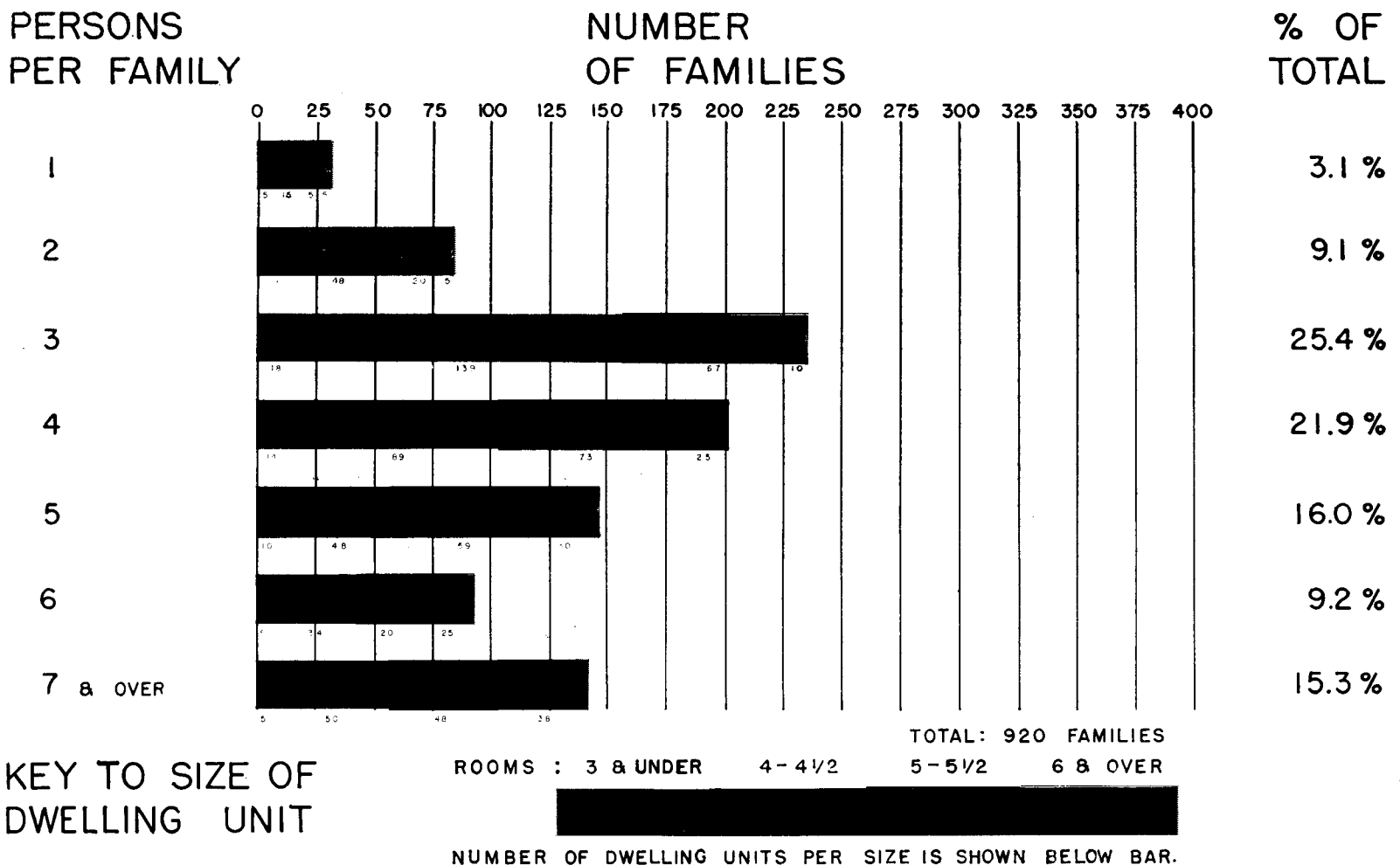
The average family size derived from these figures is 4.27 persons. The unit plans for the redevelopment of the site are scaled for an average family size of 3.88 persons.

The chart shows a relatively low level of rent compared to income. The average annual income is \$3,866 and the average monthly rent is \$34.40.

A majority of the dwelling units have central heat and hot water, and a complete bathroom, but the age and condition of these facilities were not covered by the Wood, Dolson Co., Inc. survey.

Some of the 920 families (4,934 persons) now on the site will want to move into the redevelopment which will house a total of 1,113 families (approximately 4,340 persons). Eighty-seven percent of the present residents expressed a desire to stay in the same neighborhood. Others will be eligible to move into low rent housing projects.

## FAMILY COMPOSITION IN RELATION TO SIZE OF DWELLING UNIT

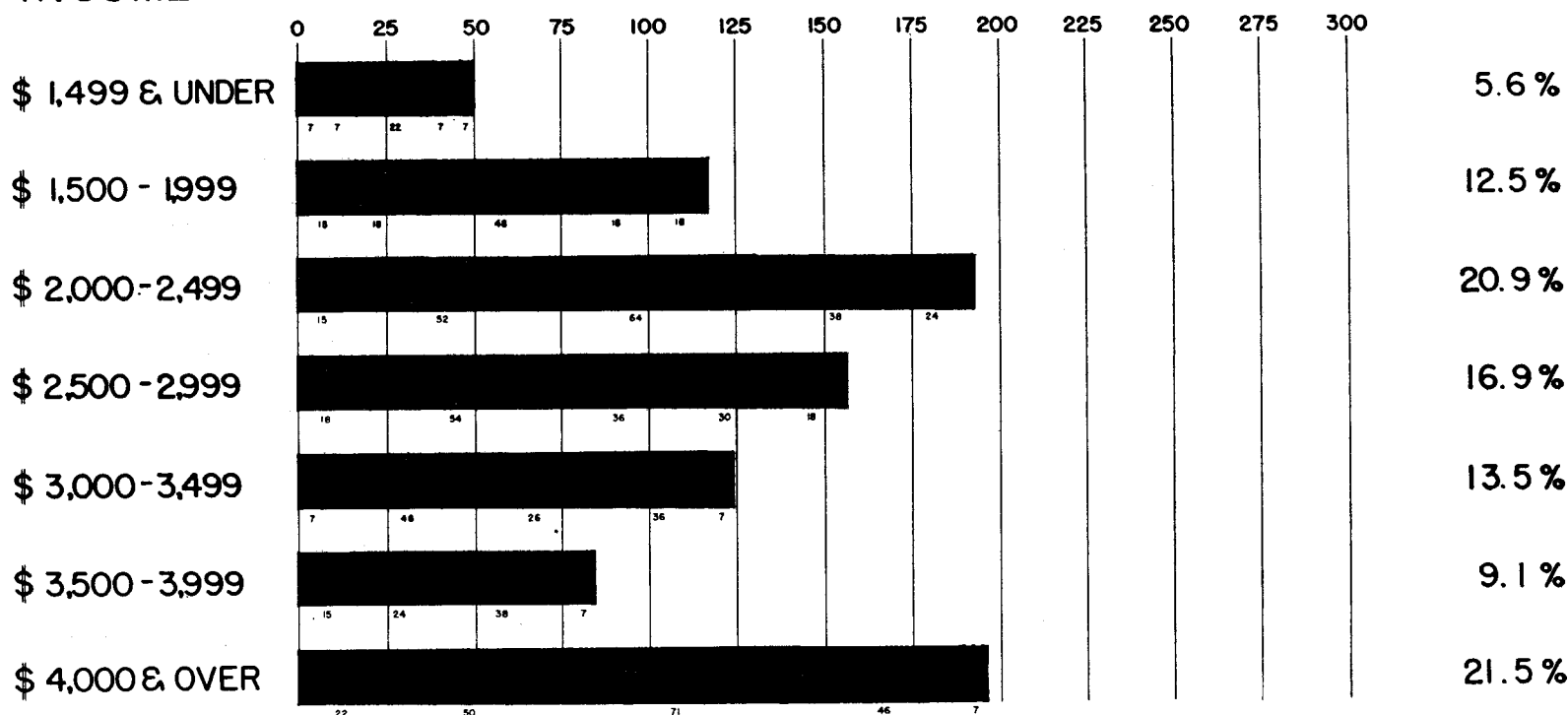


# FAMILY INCOME IN RELATION TO RENTALS

YEARLY  
INCOME

NUMBER OF  
FAMILIES

% OF  
TOTAL



KEY TO AMOUNT OF  
MONTHLY RENTALS

\$ 25. & UNDER    26. - 30.    31. - 35.    36. - 40.    41. - 50.    51. & OVER

NUMBER OF APTS. PER RENTAL RANGE IS SHOWN BELOW BAR

## RENTALS

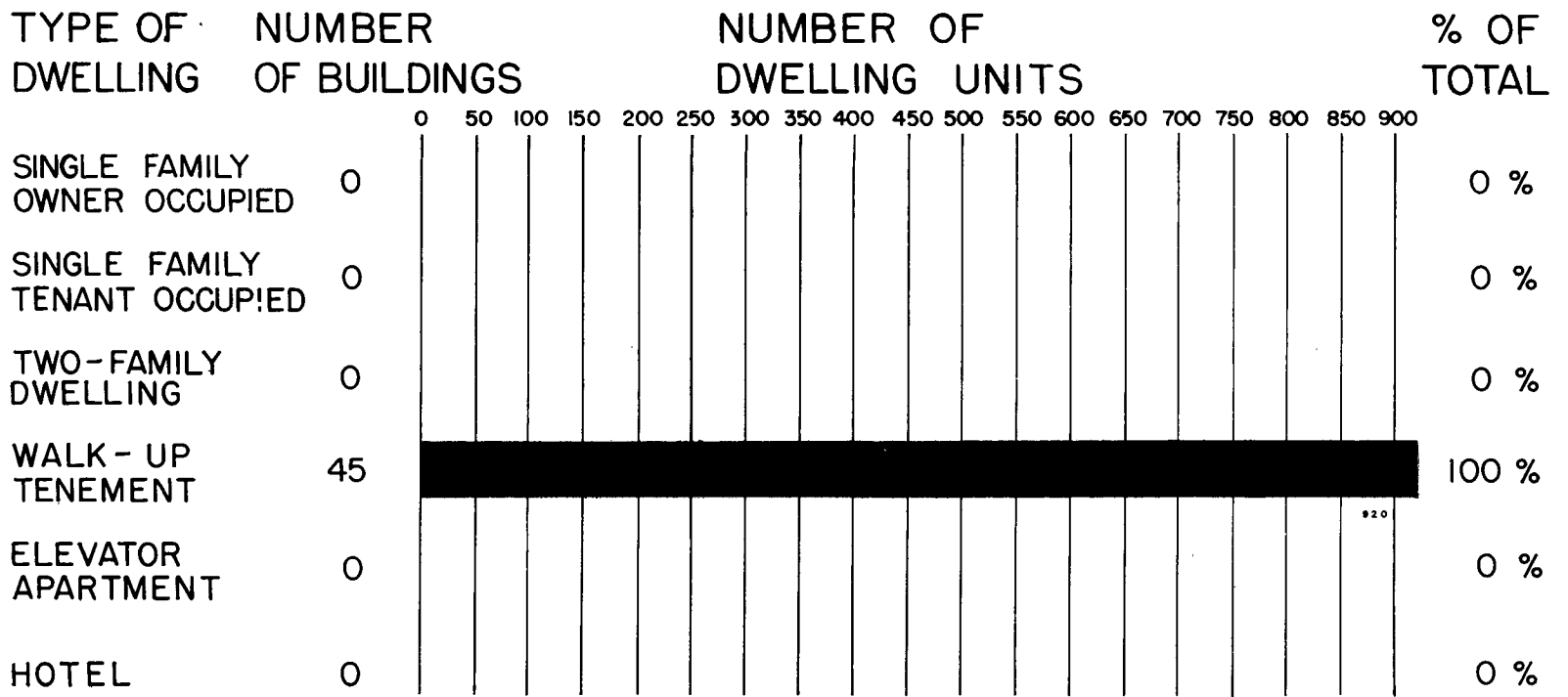
MONTHLY  
RENTALS

NUMBER OF  
DWELLING UNITS

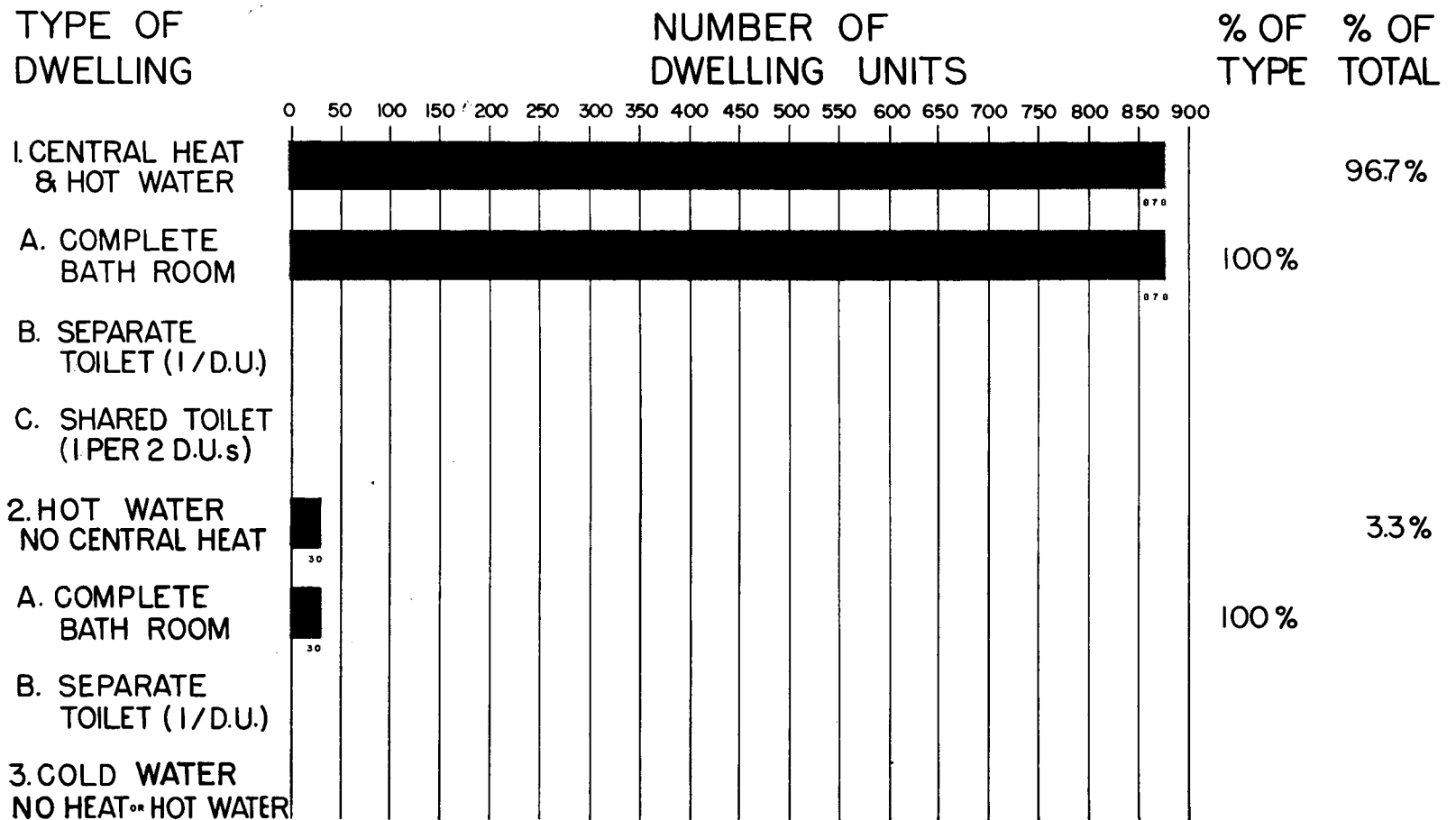
% OF  
TOTAL



## TYPES OF DWELLING UNITS



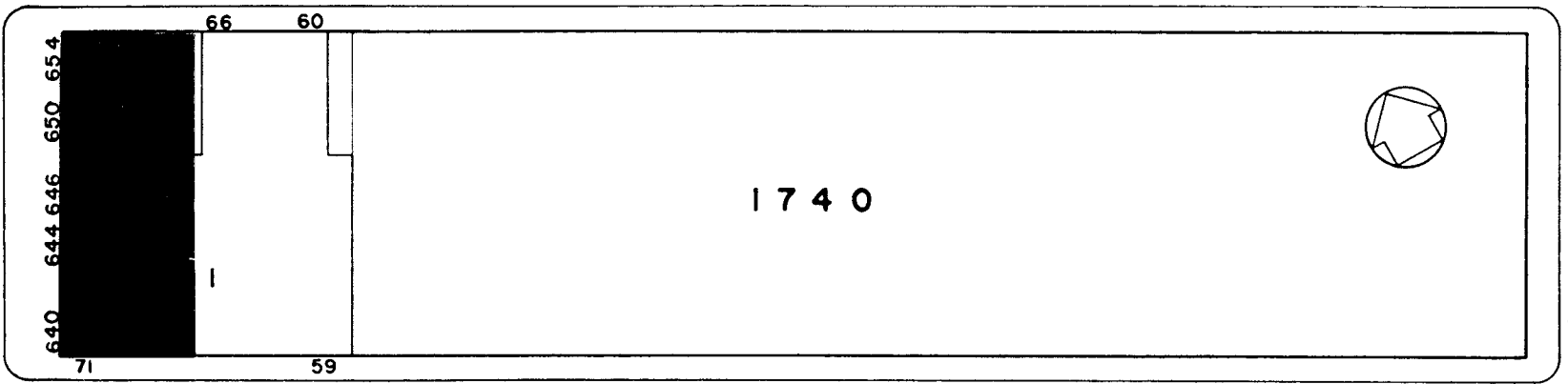
## HEATING AND SANITARY FACILITIES



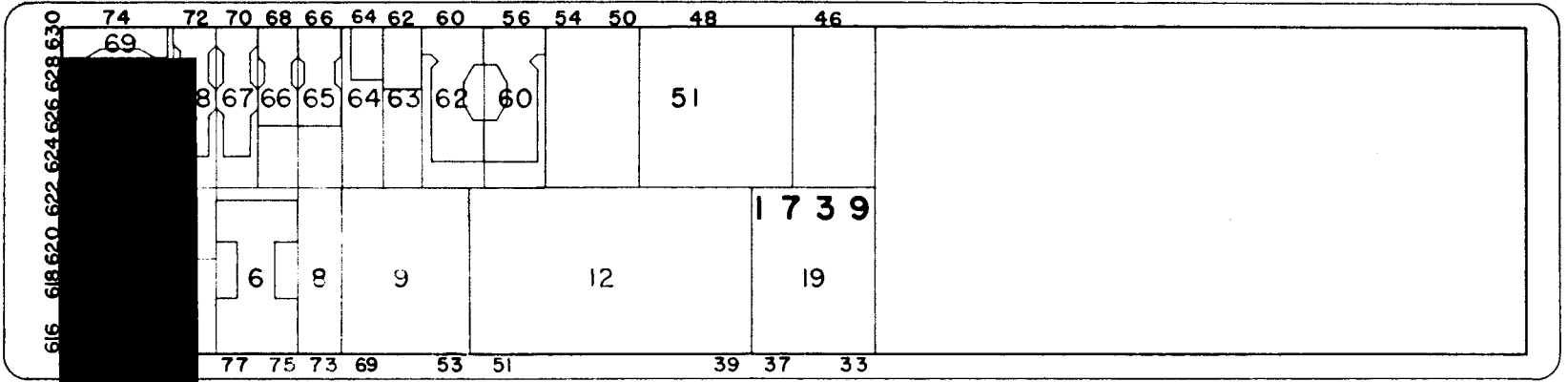
# **APPENDICES**

- I     BLOCK, LOT &  
HOUSE NUMBER MAP**
- II    ACQUISITION APPRAISAL**
- III   RESALE APPRAISAL**
- IV   SPONSORS PROPOSAL**

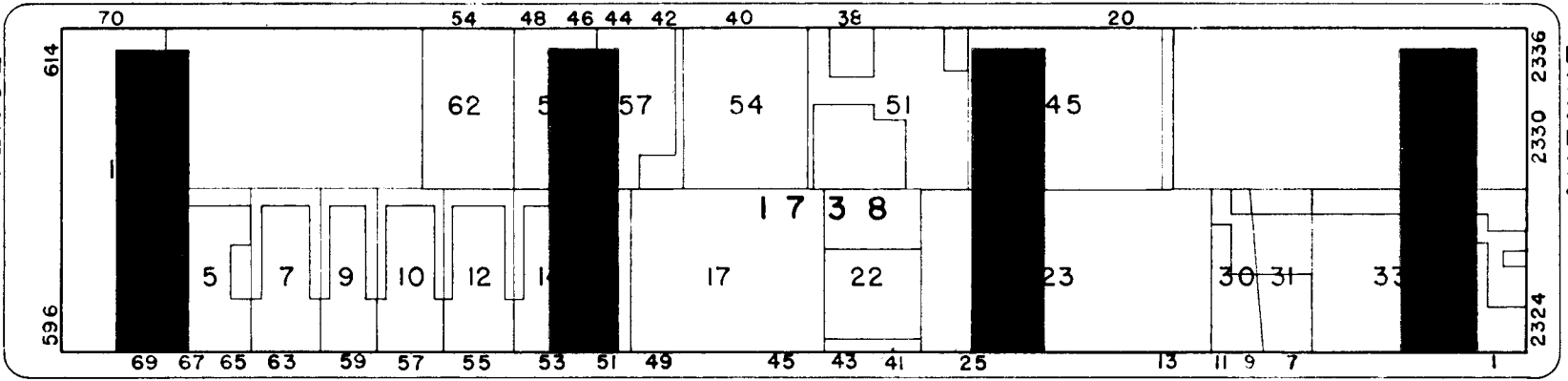
# W. 143 STREET



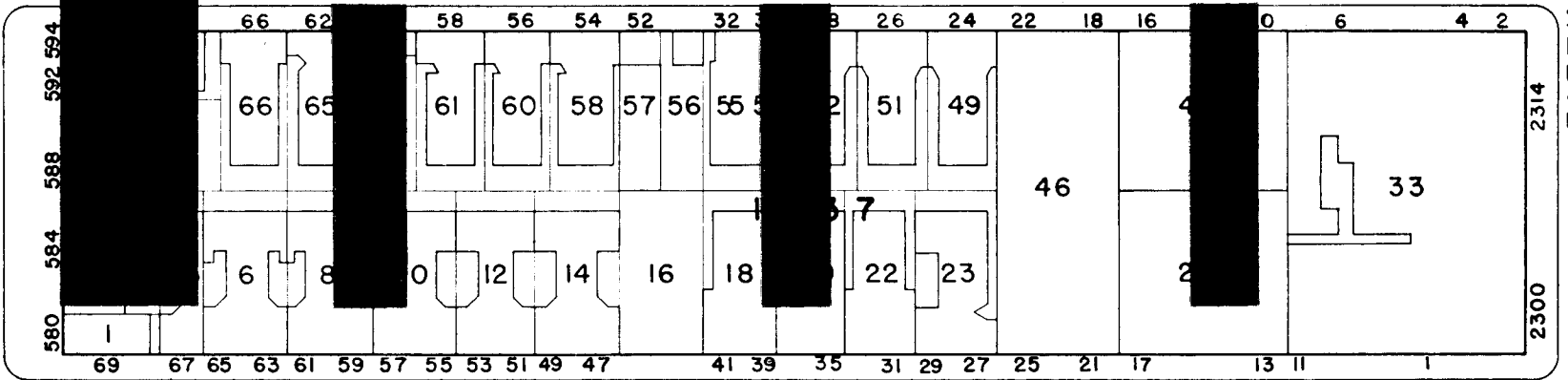
# W. 142 STREET



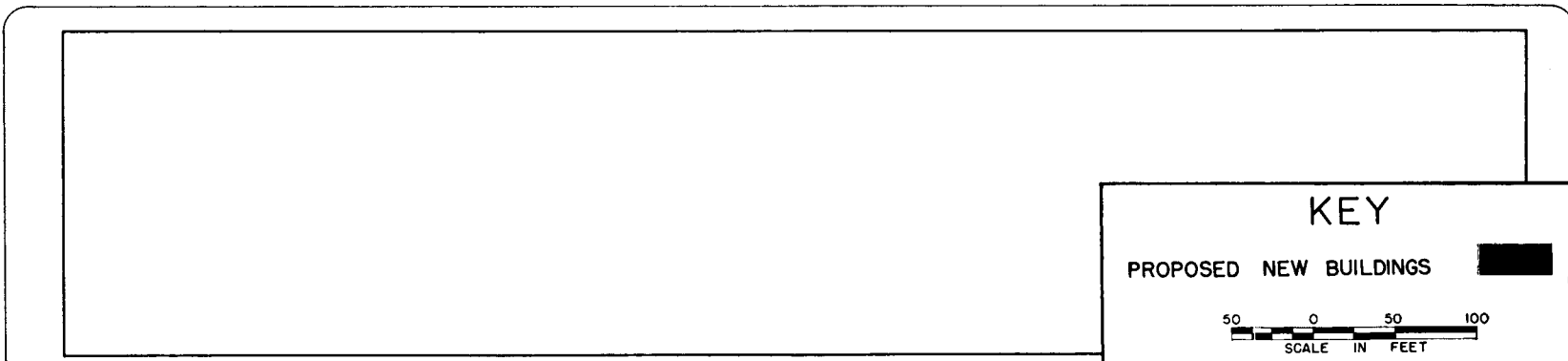
# W. 141 STREET



# W. 140 STREET



# W. 139 STREET



# W. 138 STREET



## KEY

PROPOSED NEW BUILDINGS



# BLOCK, LOT & HOUSE NUMBER MAP

## ACQUISITION APPRAISAL

Within the boundaries of this site there are 78 separate parcels of real estate held in private ownership, in addition to 1 parcel owned by the City of New York. It is estimated that as of this date it would cost \$4,100,000 to acquire the site. On a square foot basis, this works out to a cost of \$7.26 per square foot of private property acquired.

In arriving at this estimate as to the probable cost of acquisition, the realtor was concerned with the method of acquisition, and also took into account all of the many factors affecting the value of the properties under consideration, such as the present use and condition of the improvements on the site, the general neighborhood including transportation, educational, cultural and religious facilities, prevailing rentals, value as evidenced by recent sales of properties within the site, and decisions of the Court in condemnation proceedings.

As to the method of acquisition, it is considered probable that by far the larger portion of this land will have to be acquired by the City of New York through the exercise of its right of eminent domain. Extensive study of the assemblage of substantial plots within the City during the recent past leads to the conclusion that it is virtually impossible to assemble a site more sizeable than two acres without resorting to condemnation.

No doubt it will be possible to acquire individual parcels within the site through purchase or option at an amount somewhat below the assessed valuation; however, it is impossible to predict how successful such activity will be, or to what extent the savings so effected may be offset by higher awards on the condemned portion than are now foreseen.

### Present Use and Condition of Buildings on Site:

The three block area which comprises this site is divided almost equally between residential and commercial use. The westerly section consists of 5 and 6 story tenement buildings, with stores in the buildings fronting on Lenox Avenue. There is also a ballroom on Lenox Avenue.

The tenements for the most part are in run down condition, although about a quarter of them are in fair condition. Virtually all of the apartments, however, supply central heating and have complete bathrooms. The rental range for the majority of the apartments is between \$26.00 and \$50.00 per month. Over half of the present site tenants have family incomes of less than \$3,000 per year.

The easterly section of the three blocks is improved with a number of garages and repair shops, a four story loft building, an ice plant, and an ice

cream plant which may be left remaining on the site. There are also several vacant parcels on the site.

### Surrounding Neighborhood:

To the north of the property is one block containing an armory, a warehouse, and a theater. North of this block is the Colonel Charles Young Playground, covering two square blocks, and providing two playgrounds for small children as well as facilities for sports and games for older children.

To the east, along the Harlem River Drive, there are three coal yards, a garage, and an incinerator and station of the Department of Sanitation. These are all low buildings.

Southeast of the site are two large housing projects; Riverton, an Insurance Company development and Abraham Lincoln Houses, a New York State project. South of the site is a tenement area, with Harlem Hospital below that.

West of the site there is a school and playground, and a number of walk-up apartments of more modern design than the tenements on the site.

Transportation facilities are fair. There are stations of the West Side I. R. T. on Lenox Avenue at 135th Street and at 145th Street. There are bus lines on Lenox Avenue and on Seventh Avenue, and a cross town bus line on 145th Street.

New York Vocational High School is on 139th Street near Fifth Avenue. There is a public school between Lenox Avenue and Seventh Avenue, running through from 139th Street to 140th Street. There is a parochial school and a Catholic Church on 138th Street near Lenox Avenue, and a Congregational Church and a Presbyterian Church in the next block south. There is a small church on 139th Street, and another on 142nd Street, within the site.

### Prevailing Rentals:

The existing rentals in the neighborhood of this property for apartments in tenement buildings and for stores and lofts in commercial properties, although showing a rather satisfactory yield based upon the depressed value of these old buildings, would nevertheless be insufficient to return a reasonable profit upon the reconstruction value of the various structures. In other words, the rentals are on a very low level which reflects a satisfactory yield for sub-normal properties. This unique condition is one of the factors preventing the elimination of slums by the investment of private capital without the intervention of the municipality charged with the well being of its citizens.

### Value as Evidenced by Sales:

A search of recorded conveyances revealed that since January 1, 1947 there were 15 bona fide sales of properties within the boundaries of this site in addition to 1 foreclosure of a mortgage. These sales were analyzed in detail and revealed the following indications of value:

The sales were made at considerations averaging 73% of the assessed valuation at the time of conveyance, and 66% of the 1950/51 assessed valuation of properties conveyed.

There was a total area of 119,592 square feet involved in these sales; the total consideration applicable to land was \$224,800, showing an average land price of \$1.88 per square foot. It might be well at this point to explain the method used in deciding what proportion of the consideration was attributable to land value. The consideration was allocated to land and building in the ratio existing between the land and building assessments at the time of the sales. While it might be argued that this method of analysis presumes too heavily upon the correctness of the assessed valuation, there is no other objective approach to a proration of the consideration. It would be fallacious for the appraiser to estimate the replacement cost of the building and deduct it from the total consideration, thereby finding a residual land value, since (a) the building may well be worth substantially more or less than its replacement cost, from an economic standpoint, and (b) the appraiser cannot project himself into the minds of both parties to each transaction in order to ascertain the opinion of the parties as to the relative worth of land and building in establishing the consideration to be paid by the buyer and accepted by the seller.

In a further study designed to determine the extent, nature, and trend of the market, the following figures were disclosed:

The sales covered 23% of the area of the site, and 16% of the 1950/51 assessed valuations of the site. The 15 sales covered 14 tax lots; there are 77 privately owned tax lots in the site, therefore the market covered 18% of the total number of tax lots in the site.

The distribution of sales with respect to type of improvement was as follows:

Type of Improvement	No. of Sales	% of Total
Residential, no stores	4	26.7%
Residential, stores on grade	1	6.6%
Unimproved plots	3	20.0%
Commercial properties	7	46.7%
	15	100.0%

In 1947 there were 7 transactions averaging 78% of assessed valuation; in 1948 there were 2 transactions averaging 67% of assessed valuation;

in 1949 there were 5 transactions averaging 68% of assessed valuation; in 1950 there was 1 transaction averaging 67% of assessed valuation; a total of 15 transactions averaging 73% of assessed valuation.

### Decisions in Condemnation Proceedings:

Since it is deemed probable that virtually all of the land for the proposed development will have to be acquired through condemnation, particular study was made of the relationship between awards made by the New York State Supreme Court in the First Judicial District and the assessed valuation of properties condemned in the recent past. The appraiser consulted with members of the Corporation Counsel's staff, and studied the awards made in condemnation proceedings for the acquisition of land for public use, both for housing and other purposes, such as street widening, and for the acquisition of land to be resold to private investors for use in the public interest in the creation of new housing.

Statistical data in connection with the most pertinent of these awards has been made available to the Committee. It is sufficient to note here that during the past decade such awards have ranged from 83% of the assessed valuation to 128%, and that since the general improvement in the real estate market in 1947, in no instance have awards been lower than the assessed valuation.

### Assessed Valuation:

In connection with this site, detailed studies were made of the assessed valuation of each tax lot for the tax years 1949/50 and 1950/51. A brief summary of the 1950/51 assessed valuations involved follows:

	No.	Land	Building	Total
Unimproved Lots:				
Private				
Ownership	6	\$57,010	----	\$57,010
N.Y. City Owned	0	----	----	----
	6	\$57,010	----	\$57,010
Improved Properties:				
Private				
Ownership	71	\$1,395,500	\$2,251,000	\$3,646,500
N.Y. City Owned	1	42,000	16,000	58,000
	72	\$1,437,500	\$2,267,000	\$3,704,500
Totals for Site:				
Private				
Ownership	77	\$1,452,510	\$2,251,000	\$3,703,510
N.Y. City Owned	1	42,000	16,000	58,000
	78	\$1,494,510	\$2,267,000	\$3,761,510

Detailed studies upon which we have based our opinion as to the probable cost of acquisition of this site, and from which the foregoing information has been abstracted, have been made available to the Committee.

CHARLES F. NOYES CO., INC.  
George A. Hammer,  
Vice President

# RESALE APPRAISAL

In order to estimate the resale value of the land within this site, we have made an analysis of the proposed redevelopment plans for this area, and have made a careful study of all factors affecting the value of the land in this site for the proposed redevelopment. We have come to the conclusion that the over-all reuse value of the land as if cleared is \$3.00 per square foot, or \$130,600 per acre. Since the area to be developed for middle cost housing consists of 528,543 square feet, the total resale value as if cleared, of this portion of the site, would be \$1,585,629. It should be borne in mind that since it is intended to sell this site encumbered with the present improvements, it will be necessary to apply a discount to the above value in order to compensate the purchaser for the attendant cost of obtaining possession from the present occupants of the buildings, and for the cost of demolition. It has been estimated that the resale value of the land in its present condition would amount to \$1,078,629 or approximately \$2.04 per square foot.

It has been planned by the Committee to develop an area of approximately 12.1 acres as a housing project, with a two-fold purpose.

- (1) The elimination of a slum area.
- (2) The alleviation of the shortage of residential space in the middle income brackets within the Borough of Manhattan in the City of New York.

We, as realtors, have been asked to exercise our judgment as to (a) the suitability of this area for housing of the desired type, (b) the economic feasibility of such an undertaking, and (c) the price which could be realized by the City of New York for the site if offered at public auction to private investors after its acquisition by the Committee through the use of its right of eminent domain.

Before reaching a conclusion in relation to the above points, we made a careful survey of the site and its surrounding neighborhood. The results of this survey as to the site and the surrounding neighborhood have been incorporated in our report relative to the probable acquisition cost of the property. Another factor to which we gave considerable study before reaching our conclusions was the present market value of the land as used today, through an analysis of all sales of property within the site occurring since January 1, 1947. The data relating to these sales were also fully discussed in our report concerning acquisition cost, and it would seem unnecessary to develop the point further herein.

Additional factors considered before reaching our final conclusions included a study of the cost attendant to the construction of the project, the rentals which could be obtained upon completion of the improvement, the expenses attendant to the operation of the completed structures, the yield that could reasonably be anticipated by a private investor on

the over-all investment, and the potential value inherent in this land for the projected use.

## Construction Costs:

Estimates as to the cost of constructing the proposed buildings, including all professional fees, as well as the cost of landscaping and site improvements, were supplied to us by the architects for the project. To these figures were added allowances for costs involved in the completion of the projected buildings, such as interest on land and on capital invested in the building during construction, real estate taxes on land (based on the present assessed valuation of the land), and finance, legal and organization expenses involved in a project of this size. This latter item includes inspection and examination fees, and title and recording charges.

## Rental Values:

In connection with the estimation of the rental value of the projected apartments, intensive study was made of the prevailing rentals in other large apartment developments both within the Borough of Manhattan and in the New York metropolitan area generally. Particular attention was given to rentals in new buildings which are not subject to rent controls. Within Manhattan, almost all new apartment construction, other than subsidized and tax exempt housing, is in the luxury class, with very few rentals at less than \$50 per room per month, and a large number of rentals ranging up to \$100 per room per month. However, in suburban New York, there are a large number of apartments renting at between \$30 and \$40 per room.

The apartments within the projected development for this site can be rented very readily for \$29.50 per room per month. In fact, on the present rental market, they could undoubtedly be rented at higher rates. However, since one of the objectives of the Committee is to provide housing at the lowest possible rental consistent with sound financial planning, and since the approach to value through the capitalization of a stream of income presumes the continuance of that income on a reasonably steady plane, we have used this minimum rental of \$29.50 per room per month as a basis for our calculations as to the capitalized value of this projected development.

It was also necessary to determine the rental value of certain other space in the projected buildings, including stores and parking facilities. The rental values of this commercial space were established after a consideration of all pertinent factors such as the nature of the space, the market for such space created by the projected housing, and rental value of similar space in the vicinity.

## Operating Expenses:

We estimate that the proposed improvement for

this site could be operated at a cost of approximately \$90 per room per annum by a private investor. This figure is based on current rates for labor, materials and utilities and includes the following items:

Payroll, Payroll Taxes, Fuel, Water, Insurance, Repairs, Gas and Electricity including tenants' consumption, Painting and Decorating, Reserve for Replacements, Supplies, Management and Brokerage, and Miscellaneous Expenses. Payroll estimates are predicated on the use of automatic rather than manually controlled elevators.

The figure of \$90 per room does not include real estate taxes or amortization of the investment, which have received consideration in the projection of the net return applicable to the proposed development.

This estimate was made after extensive study as to the cost of operating somewhat comparable buildings in the recent past, including a number of large projects within the City operated by such investors as insurance companies.

#### Anticipated Yield:

Based on the foregoing estimates of rental value and operating costs and computing real estate taxes on the basis of a reasonable approximation of the assessable value of the proposed project, the estimated net return on a free and clear basis shows a yield of approximately 7% on the total investment involved. We believe that this represents an adequate return on an investment of this character. Since it will probably be possible for a potential investor to secure a substantial mortgage at considerably lower interest than 7%, the percentage of return on the equity would be proportionately higher than 7%.

#### Projected Use:

We consider this site to be an excellent location for a moderate rental housing development. It is near existing schools and recreation centers, and near two existing housing developments.

Abraham Lincoln Houses provides housing at a scheduled rental of \$8.63 per room, through the medium of subsidies, to families in the lower income brackets. Riverton apartments rent at \$16.33 per room, with partial subsidies in the form of tax exemption.

There is still a great demand for housing accommodations at moderate rentals in this district. The Harlem area is the most densely populated in the

City, with the worst slum conditions. The program of development planned for this and the nearby Harlem Site would aid in the amelioration of these notorious slum conditions, already implemented to some extent by the housing projects mentioned above.

The land if so developed will have a greater value as if unimproved than sales in the area would now indicate. Such development would tend to stabilize value at a higher level than could be maintained if the existing old buildings were left remaining on the plot.

The economic feasibility of private development of this site has been investigated, and study reveals that the projected development is economically sound.

#### Comparative Approach to Value:

Another type of appraisal procedure usually applied in determining the valuation of land is the comparative method, through which analogies are drawn between the assets and benefits inherent in the site being appraised and those found in similar sites suitable for the same purpose and offered concurrently for sale or lease.

This method of appraisal could not be applied in this manner in the instant case due to the fact that no similar assemblage of land presently improved with sub-standard housing, is to be found on Manhattan Island, which is susceptible to private negotiation as distinguished from acquisition through the use of the right of eminent domain.

It was possible, however, to ascertain the acquisition cost of other housing projects, both private and public, and to compare the assets and benefits of those sites (as to their relative location, transportation facilities, neighborhood conditions, and desirability) with those of the subject site.

In order to establish a value on this site for resale purposes, at a level consistent with its market value for the use envisioned by the Committee on Slum Clearance, the comparative method was applied to this extent. In the application thereof, the records and statistics of many private and public projects were studied and analyzed to determine (a) acquisition cost, (b) construction cost, (c) operating expenses incurred, (d) rentals obtained, and (e) the resultant monetary yield.

All of the foregoing study is reflected in the resale value which we have placed upon this site.

CHARLES F. NOYES CO., INC.  
George A. Hammer,  
Vice President

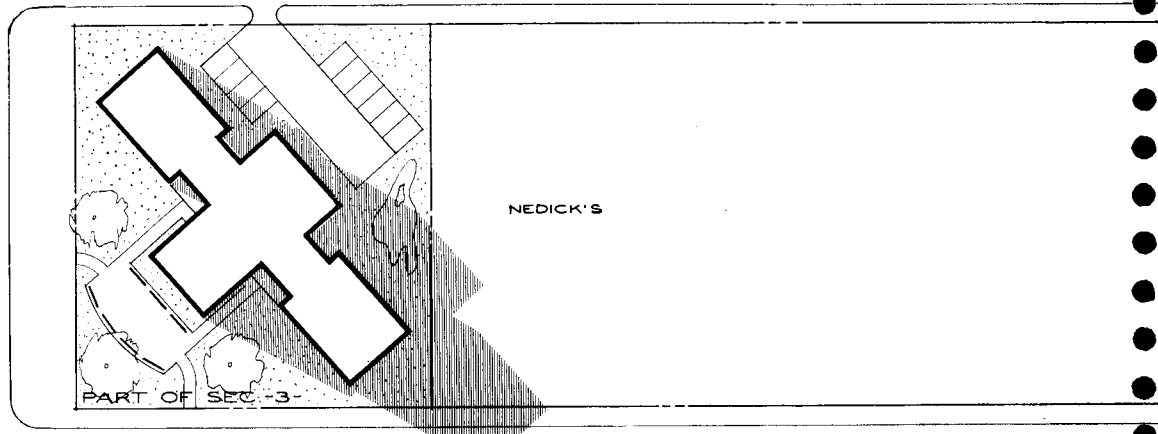
# **IV SPONSORS PROPOSAL**

In their solution for this project the Architects faced a three-fold problem: to satisfy FHA regulations and requirements; to evolve a scheme with adequate open space between buildings; to produce a plan essentially economical in layout and construction. In some instances the various ends to be met presented a conflict. The Architects believe, however, that this scheme offers a well-balanced layout of rooms within the buildings, a better than average open area in relation to buildings (for this metropolitan area) and a room count and area per apartment which is economical for operation. By limiting the height of the proposed buildings to eight stories, it is possible to use fire-resistive construction, known as Class 2 under the New York City Building Code. Under these regulations the use of bar joists and pre-cast concrete planks is permitted, resulting in a very speedy and most economical construction.

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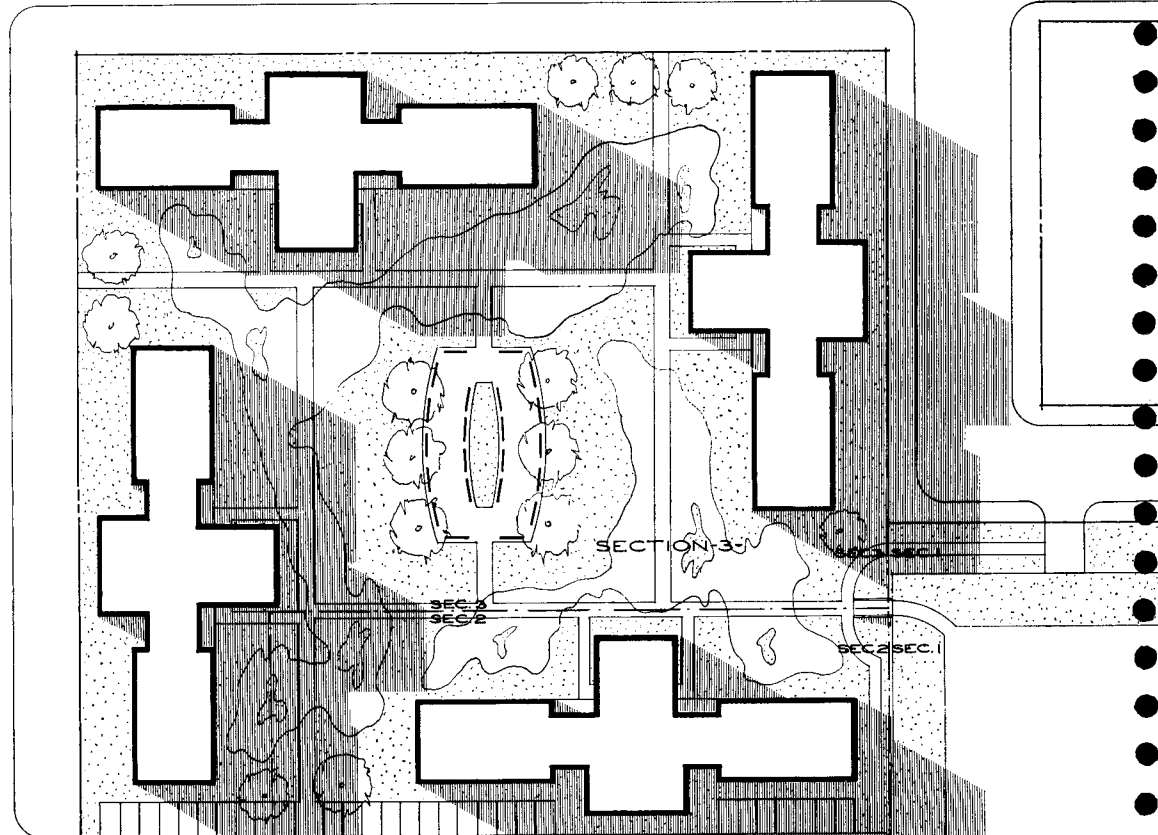
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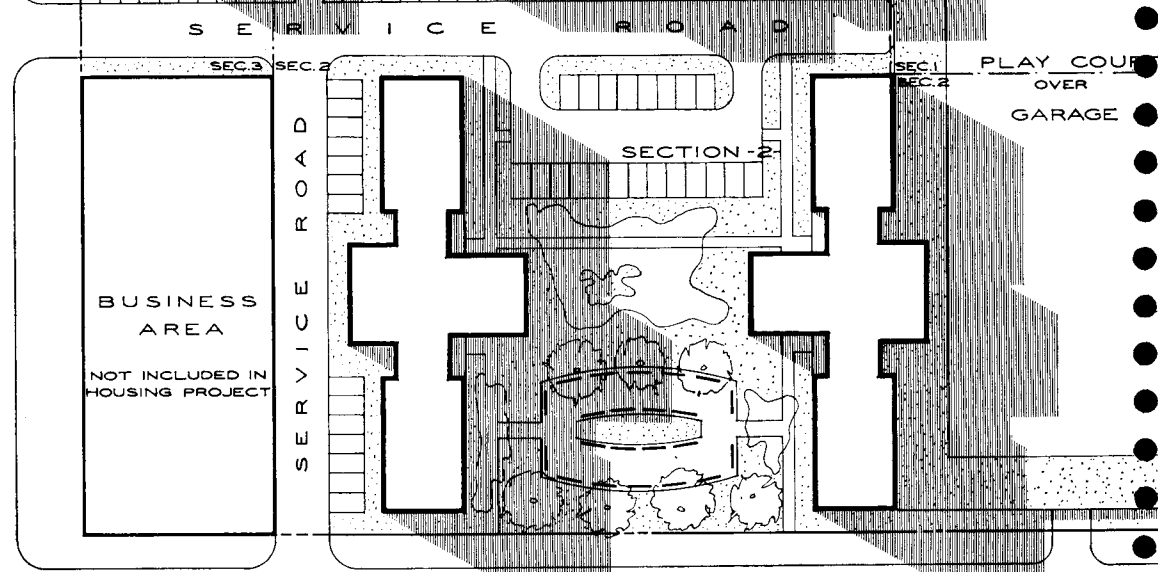
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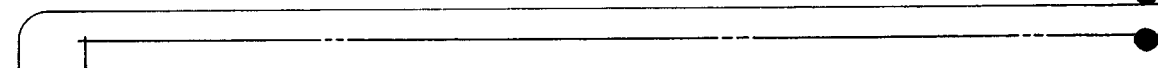
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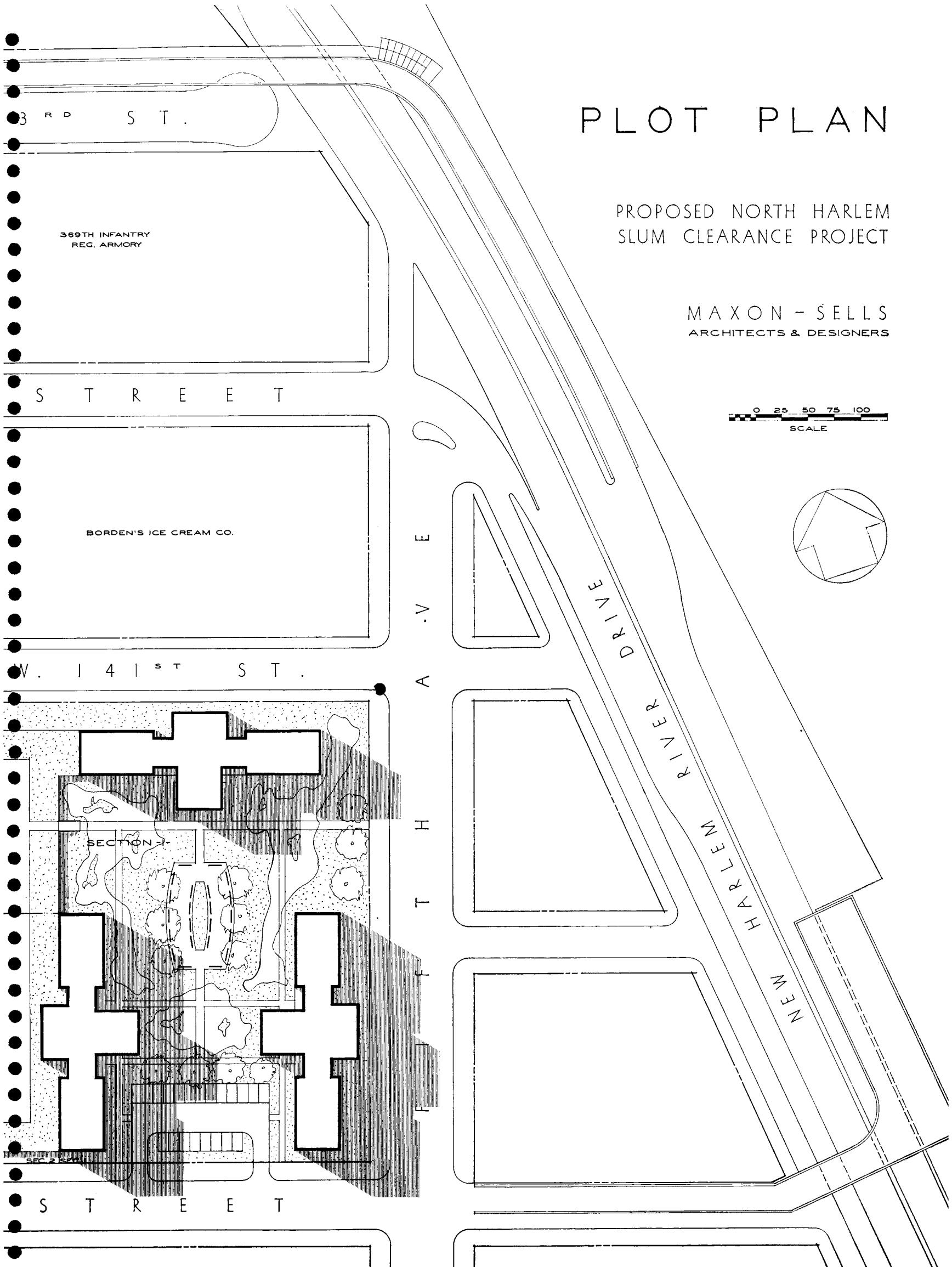
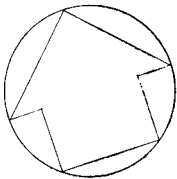
W. 139<sup>TH</sup> ST.

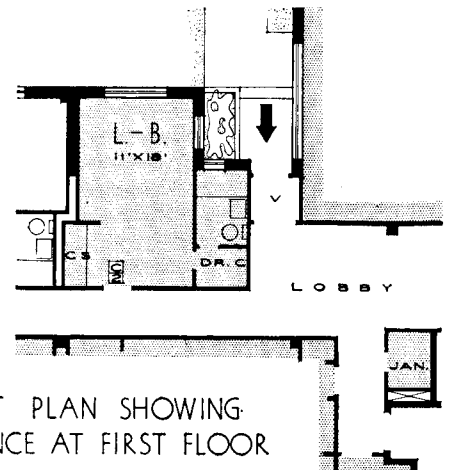


# PLOT PLAN

PROPOSED NORTH HARLEM  
SLUM CLEARANCE PROJECT

MAXON - SELLS  
ARCHITECTS & DESIGNERS





#### STATISTICS

10 8-story bldgs., 128 apts. each, total 1,280 apts.

Total Area: 531,544.5 sq. ft.

Business: 23,800 sq. ft.

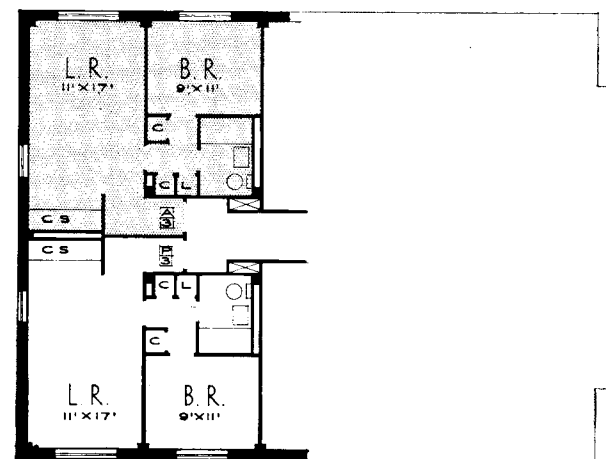
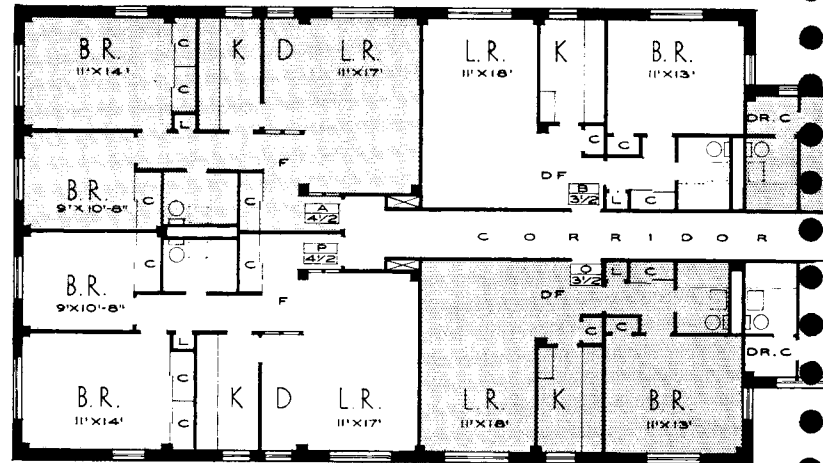
Total Net Area: 507,744.5 sq. ft.

Total Coverage: 114,989 sq. ft. (22.6% coverage to net area)

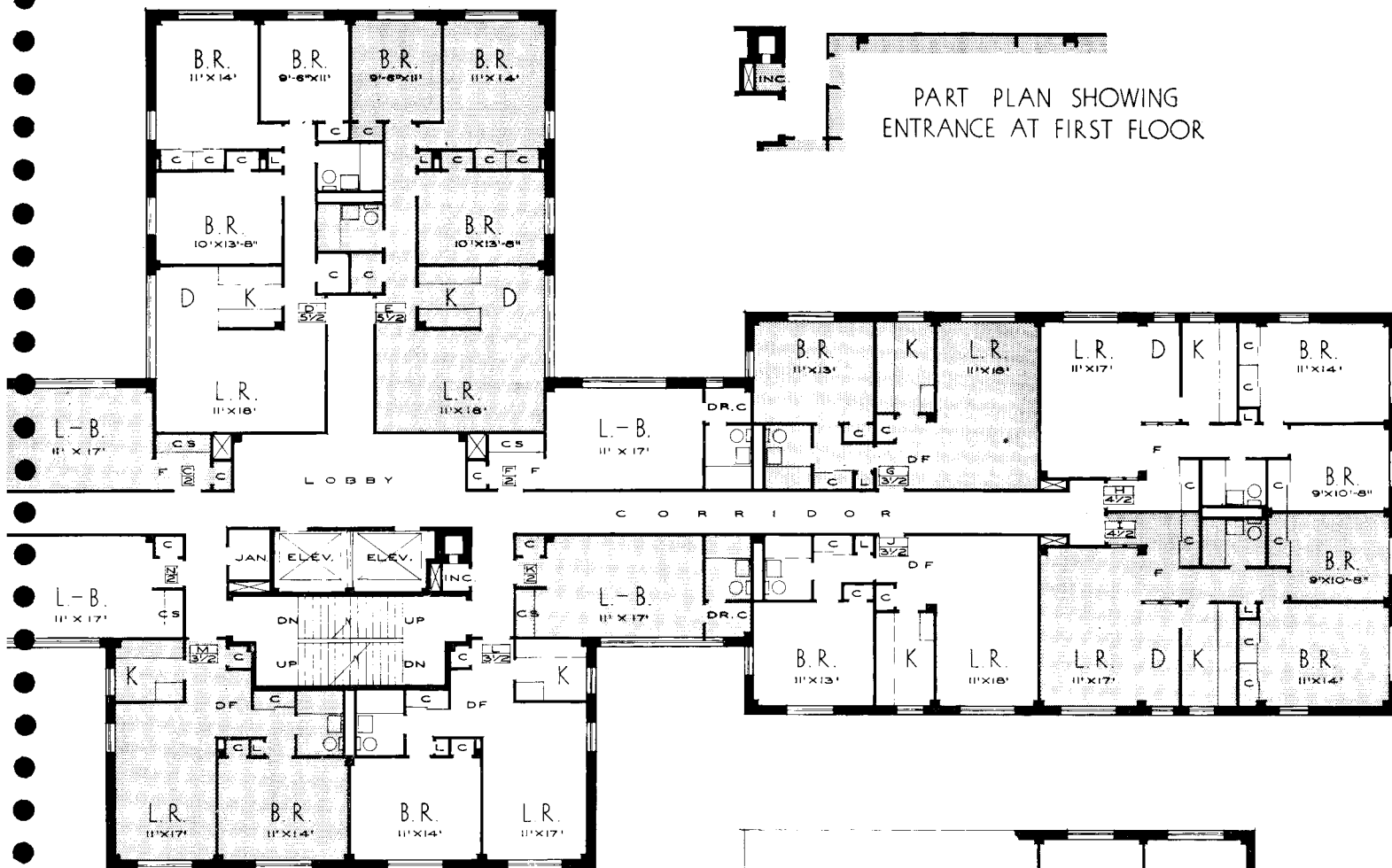
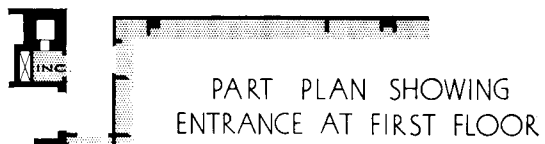
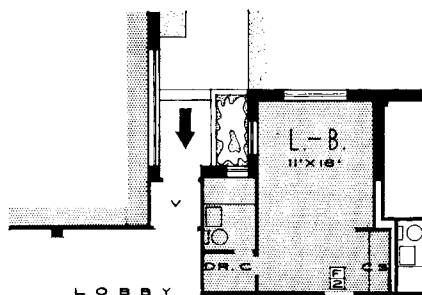
Density: 109.2 amilies per acre

Garage: 300 cars

Parking Space: 95 cars



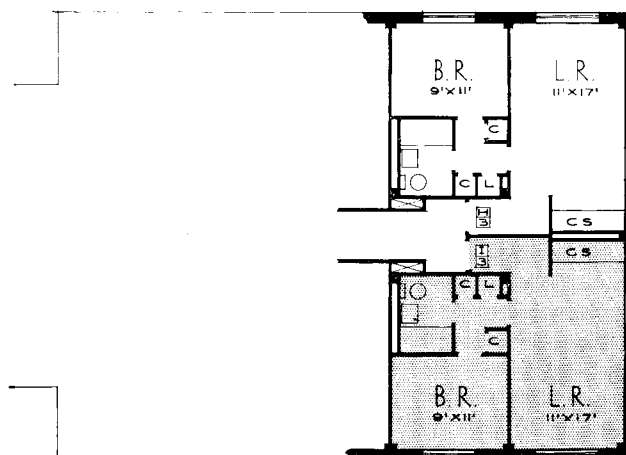
VARIATION IN PLAN FOR SINGLE BUILDING AT NORTH END OF PROJECT



TYPICAL FLOOR PLAN  
(9 BUILDINGS)



MAXON - SELLS  
ARCHITECTS & DESIGNERS



VARIATION IN PLAN FOR SINGLE  
BUILDING AT NORTH END OF PROJECT