

THE REAL DEAL

NEW YORK CITY REAL ESTATE NEWS

Danforth enlists Ariel Aufgang for design of large-scale Harlem development

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Danforth Development Partners has brought on architect Ariel Aufgang to handle the design of a \$143 million commercial development on 125th Street in Harlem with a special emphasis on historic preservation. The 300,000-square-foot project will include two 26-story office towers, a 210-room hotel and a 230-unit apartment building above the historic Victoria Theater. But Aufgang will also be focused on restoring the theater's original 1917 terra cotta facade and decorative lobby.

“The whole idea of developing this mixed-use structure is that we are trying to make a destination for the community and for people from outside the community,” Aufgang said. “It will be the center of attention.”



From left: Ariel Aufgang and a rendering of the Victoria Theater project

Aufgang + Subotovsky Architecture told GlobeSt.com that it intends to restore the lobby's original fountain, marquee, grand staircase, paint colors and lighting. He is also basing his restoration on original plans and designs. When completed the mixed-use space will house the Classical Theater of Harlem, JazzMobile, the Apollo Theater Foundation and the Harlem Arts Alliance.

Danforth Development Partners' project [was approved in July](#) by Empire State Development, following an extended period of delays due to financial difficulties.

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