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If you're thinking of living in:

By LISLIE BROOKS BERGER

FROM a neighborhood that in 1900 was second in the world only to Berlin in the number of German residents, the area of the Upper East Side known as Yorkville has been transformed into a mostly upscale community that is more still stock than ledgerbook.

The dispersion of the Germans — and the Hungarians, Irish and Slavs who followed them — resulted from the demolition of the Third Avenue El in 1955 and the ensuing boom in high-rise apartment construction. High rents altered the neighborhood's character, bringing more of a cross section of people to live in housing that ranges from the million-dollar co-ops of East End Avenue to decrepit rental buildings to low and middle-income housing.

Today's Yorkville is a bustling area, with streets that provide the diversions that a run-of-the-mill, heterogeneous community desires. Glimble's Department Store rises 11 stories at 86th Street and Lexington Avenue. There are squash clubs, first-run movie houses and restaurants that offer all varieties of cuisine.

But Yorkville is more than its "action" for those who settle there. The area possesses a certain cachet — it is an address that confers status. "If you've arrived, said Assemblyman Alexander B. Granata, an East Side Democrat, "you go to the Upper East Side."

"It's a very solid community," he added. "It's perceived as safe. It's got good transportation. It's been a traditionally strong neighborhood, with more of a sense of community and stability — with the real-estate boom. A solid community, made up of people of all ages and of social conscience. There are people that have traditionally civil-libertarian sentiments — the kind of people that elected Lindsay and Koch."

Yorkville — bounded by 78th and 90th Streets between Lexington Avenue and the East River — is typically associated with the German community that lived there when it was first settled. It was a place where many new immigrants arrived (particularly those around 86th Street, Third Avenue) their ethnic character.

The German influence was established in the early 1800's by prosperous families like the Ripperts, Kinglinds and Ehrets, who had their homes in the area. It was by other aristocrats like the Astors, Primes and Rhinelanders, who occupied river and country estates close by.

Immigrants and tenement houses began to go up by 1855 following the opening of the New York and Harlem Railroad and a stagecoach line. The new housing attracted both prosperous and working-class Germans, and many laborers found employment in Yorkville's plants and breweries.

The ethnic legacy can be seen amid the high-rise developments, the smart shops and antique stores. Nations posted outside churches advise that services can be taken in German or Hungarian. In a few stores, Yorkville old-timers still buy delicacies that were once common staples.

Schiller & Weber, on Second Avenue between 88th and 90th Streets since 1907, sells wieners, knackwurst, backwurst, bismark and varieties of kielbasa and hams, as typical "pork stores" in the neighborhood since then. From the front door of Lévy-by-the-Barrel, at First Avenue and 82nd Street since 1926, drift the scents of spices and herbs — including the Hungarian paprika that the store's catalogue boasts is "perfect for soups, salads — and, of course, the most popular Hungarian dish of all — goulash!"

Bremen House, at 220 East 86th Street, does a brisk business not only in gourmet fare, but also in German-language magazines and records. And for those whose palates are enticed by Wiener schnitzel, sauerbraten or maybe chopped chicken livers, there are German restaurants like Cafe Geiger at 206 East 86th Street and,

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Yorkville



The New York Times/Star Photo

One of Yorkville's remaining ethnic-food outlets, and view of 86th Street looking west.

for a less formal atmosphere, the Ideal Cafe at 238 East 86th Street.

"Yorkville back when, Third Avenue as it was by war damaged," recalled Helen Ruppel, who grew up there and still attends services with her husband at the Hungarian Baptist Church. "There were different ethnic groups and wonderful odors from the restaurants and bakeries, and you could stroll past downtown where continental music could be heard — performed by violinists and gypsy musicians."

The economic pressures on the community's housing stock brought on by a growing population is one of Yorkville's biggest concerns. Sprinkled among the middle- and upper-middle-class buildings are many old rent-controlled tenement buildings and walk-ups with poor and elderly tenants, many of whom are being bought out or harassed into moving to make way for new high-rise buildings.

When three- to five-room walk-ups and railroad flats are vacated, they rent for \$400 to \$700 a month, according to Robert Henry of Method Realty.



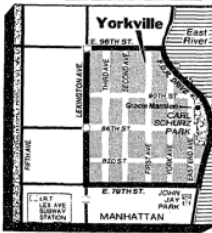
Adley Patal, director of rentals at J. J. Sopher, said rents on one- to three-bed-

room apartments in elevator buildings with doormen ranged from \$300 to more than \$2,800. Edith Sachs, vice-president and director of co-op sales for Sopher, said it was possible to find one- and two-bedroom apartments for \$110,000 to \$160,000 on the "very low end of the market." But most co-ops are more costly, especially in buildings offering river views above East Avenue and Grace Square.

BY comparison with other parts of the city, Yorkville is not particularly afflicted by violent street crime: Its most conspicuous problems — prostitution and drug sales — are visible on East 86th Street. Burglaries are numerous, particularly in old tenement and walk-up buildings, which offer an intruder easy access, said Detective Jack McGuire of the 19th Precinct. "It is a neighborhood that is safe to go out and walk in."

Yorkville still has the conveniences and comforts that attracted hordes of young people in the late 1960's before the rental market stiffened. Many of those residents say they intended to move to larger apartments but found themselves with Yorkville as their permanent address when the market tightened up at the same time that the city's fiscal crisis began.

"That's when people realized they had to take charge of their lives and not de-



pend on government," said Pauline Gennacopolous, director of community services at the Lenox Hill Neighborhood Association. The feeling was, "Here, we're here now, and we're going to be here in five years because we can't afford to be anywhere else. In five years, the problems are going to be worse, so let's start working on them now."

That meant working with the neighborhood's black associations, which by establishing programs to beautify streets, aid the elderly and curb crime, have at least partially restored the community feeling for which Yorkville was once famous. "One way we fight crime is to put stickers on store windows," said Dawn Sullivan, president of the 400 East 86th Street Block Association. "These stickers let people know this is a place they can go to if they are being followed, a place where they can use the telephone or just wait until the danger passes."

Yorkville has more than two dozen public, parochial and private schools, including P.S. 158, which had the highest reading scores in Manhattan this past year. Many parents tend to send their children to private schools after the sixth grade — Brearley and Chapin are among the better-known. Speaking of the junior high school that serves the Yorkville area, however, Charles N. Wilson, superintendent of Community School District 2, said, "The majority of students graduating from Wagner Junior High School go on to the specialized high schools such as Stuyvesant, Bronx Science, Brooklyn Tech and Music and Arts."

Yorkville has recently responded to the growing problem of the homeless, with organizations like the Coalition for Shelter, Lenox Hill Neighborhood Association, Jan House, The Community Pantry and the Stanley Isaacs Neighborhood Center working to give street people places to stay. In Assemblyman Granata's words, "Yorkville is a very socially compassionate area."

In that neighborhood spirit, Manhattan Savings Bank, on Third Avenue and 86th Street, offers daily music for a mostly elderly audience that gathers midday to hear a pianist play on bank premises.

And for those who love the outdoors, there are other amenities. At Carl Schurz Park, a walkway overlooking the East River is trafficked by joggers, strollers and bench jockeys who watch the gulls and barges go by.



The Employer as Landlord

Question: The building in which I rent an apartment is owned by a hospital, which is also my employer. The hospital, as my landlord, did not provide me with a lease for my apartment and asked that I pay an "occupancy fee" each month I have been subject to annual rent and fuel-cost increments that have almost disabled my rent. Am I entitled to a lease? Is there an agency where I can seek help? ... K.K.R., Manhattan

Answer: The Emergency Tenant Protection Act excluded from rent-control regulations apartments owned or operated by certain institutions, including hospitals. Whether or not you are entitled to a lease depends on the terms of your employment, according to Ellis S. Frankel, executive director of the Conciliation and Appeals Board. He suggests that you check your employment contract, if you have one, to see what provisions are made concerning housing accommodations.

No Stove or Refrigerator

Question: I am a Polish refugee and have lived in this country for two years. I moved into a three-room apartment in April, but the landlord has not yet delivered a stove or refrigerator. I have to eat out, which costs more than the rent.

Answer: Whom shall I complain to, and can I be reimbursed for expenses? ... S. S. Astoria, Queens

Answer: Assuming that your apartment is covered by rent stabilization, you could complain to the C.A.B. to have these services restored. You also could complain to the Department of Housing, 100 W. Broadway, New York, for a rent reduction based on a violation of the warranty of habitability whether the apartment is rent-stabilized or not.

Stephen Epstein, a lawyer who represents tenants, suggests that you withhold rent, forcing the landlord to take you to Housing Court. He added that although judges have ruled that a tenant is not entitled to "consequential damages," they might grant a rent abatement.

A Chronic Delinquent

Question: I own a 30-unit apartment building in Manhattan. One of my tenants has no steady income and never pays his rent on time. We take him to court after he is three months late; a show-cause order is issued and he eventually pays his rent by the fifth or sixth month. I have to pay attorney's fees every few months. Do I have any recourse? ... T. G., Hollywood, Queens

Answer: Barry H. Mandel, a lawyer for several landlords in New York, points out that some leases, such as the standard lease of the Real Estate Board of New York, allow landlords to recover legal fees in connection with enforcing lease terms. In addition, courts have ruled that habitual late payment of rent and the requirement of frequent legal proceedings is a basis for hold-over proceedings, in which a tenant could be held in default of the lease and the tenancy terminated.

Unlimited Rent Increases

Question: Can a landlord raise the rent as much as he wants when the building has only two apartments and is not rent-controlled or stabilized? ... E. E., Manhattan

Answer: Yes, say lawyers for both landlords and tenants, who point out that the only rent-increase limitations on New York City apartments are imposed by the rent-control and rent-stabilization regulations.

Readers are invited to send questions to Real Estate Q & A, The New York Times, 229 West 43rd Street, New York, N.Y. 10036. Questions can be answered only through the Q & A column, not by mail or telephone. Please include your full name and address with each question.