

CONTENTS



41 Christmas Gifts

BY CORKY POLLAN

Some people on your Christmas list may be satisfied with two front teeth, but others are sure to be more demanding. So Corky Pollan searched the avenues and scoured the shops, and Nancy McKeon scouted the malls, and they've come up with 246 gift suggestions. There are trinkets for men and baubles for women. Gifts for those who've been good and even rewards for those who've been naughty, from 30-cent chocolate cars to a diamond bracelet. And toys for children—and adults, including a \$32,250 Jaguar XJ6. The still-life pictures were photographed by Brian Hagiwara, the silhouettes by David Kelley.

80 Blood Brothers

BY JESSE KORNBLOTH

On September 3, 1961, when Athol Fugard and Zakes Mokae gave the first performance of Fugard's *Blood Knot*, they drew 150 people to an abandoned factory in Johannesburg. This week, for the first time since 1966, they'll appear together in *Blood Knot*, this time on Broadway. "Zakes and I—white South African, black South African—are still together. Still working together, still relating," says Fugard. "That's the curtain call."

96 The Battle of Yorkville

BY JONATHAN GREENBERG

In April, developer Peter Kalikow fired the first shot in the Battle of Yorkville. Kalikow announced plans to evict the 2,000 tenants of City and Suburban Homes. The complex was built nearly 90 years ago to provide affordable housing for the city's working class. Today, many of the tenants are first-generation immigrants. Most have moderate incomes. And almost all of them say they're not leaving.

DEPARTMENTS

18

THE BOTTOM LINE

By Dan Dorfman

Smith Barney is quietly trying to peddle its rival, E. F. Hutton—without getting Hutton's okay.

22

ON MADISON AVENUE

By Bernice Kanner

Seagram labels its alcohol-equivalency test a "public service" ad. But is it?

122

UNDERGROUND GOURMET

By Colette Rossant

A tour of Ethiopian, Peruvian, Afghan, and Burmese cuisines.

138

WINE

By Alexis Bespaloff

The 50 or so Australian wines available here suggest the quality of that country's bottlings.

THE ARTS

115

MOVIES

By David Denby

White Nights is bad art, but great pro-Baryshnikov propaganda.

132

CITYSCAPE

By Carter Wiseman

The proposed addition to the Guggenheim is a skillful example of creative evolution.

146

ART

By Kay Larson

Time has erased the shock value and heightened the purity of Toulouse-Lautrec.

150

MUSIC

By Peter G. Davis

It was Aaron Copland's eighty-fifth birthday, and the week was filled with celebrations.

152

THEATER

By John Simon

Anteroom is bloodless and witless. *Russia* is surreal idiocy.

156

TELEVISION

By John Leonard

John & Yoko exploits the Lenons without explaining them.

158

DANCE

By Tobi Tobias

Three premieres by Béjart were not great, even though some of the dancing was.

MISCELLANY

Letters 6

Intelligencer, by Jeanie Kasindorf 15

Fast Track 32

Ruth Recommends, by Ruth Gilbert 36

Sales & Bargains, by Leonore Fleischer 160

Cue Listings 166

New York Real Estate 217

New York Classified 221

Strictly Personals 229

New York Competition, by Mary Ann Madden 234

London Times

Crossword 236

Cue Crossword, by Maura B. Jacobson 236

Cover: Photograph by Tohru Nakamura.

Santa: Kermi Love. Santa's helper: Alexandra of Elite Model Management. Hair and makeup: Tomoko.

Top: Liz Claiborne at Macy's N.Y.

Pants: Betsey Johnson. Jewelry: J. Antonio.

Boots: Susan Bennis Warren Edwards. Santa's belt: Betsey Johnson.

Gloves: Vicky Davis for Grandoe.

Boots: Claude Montana at To Boot.

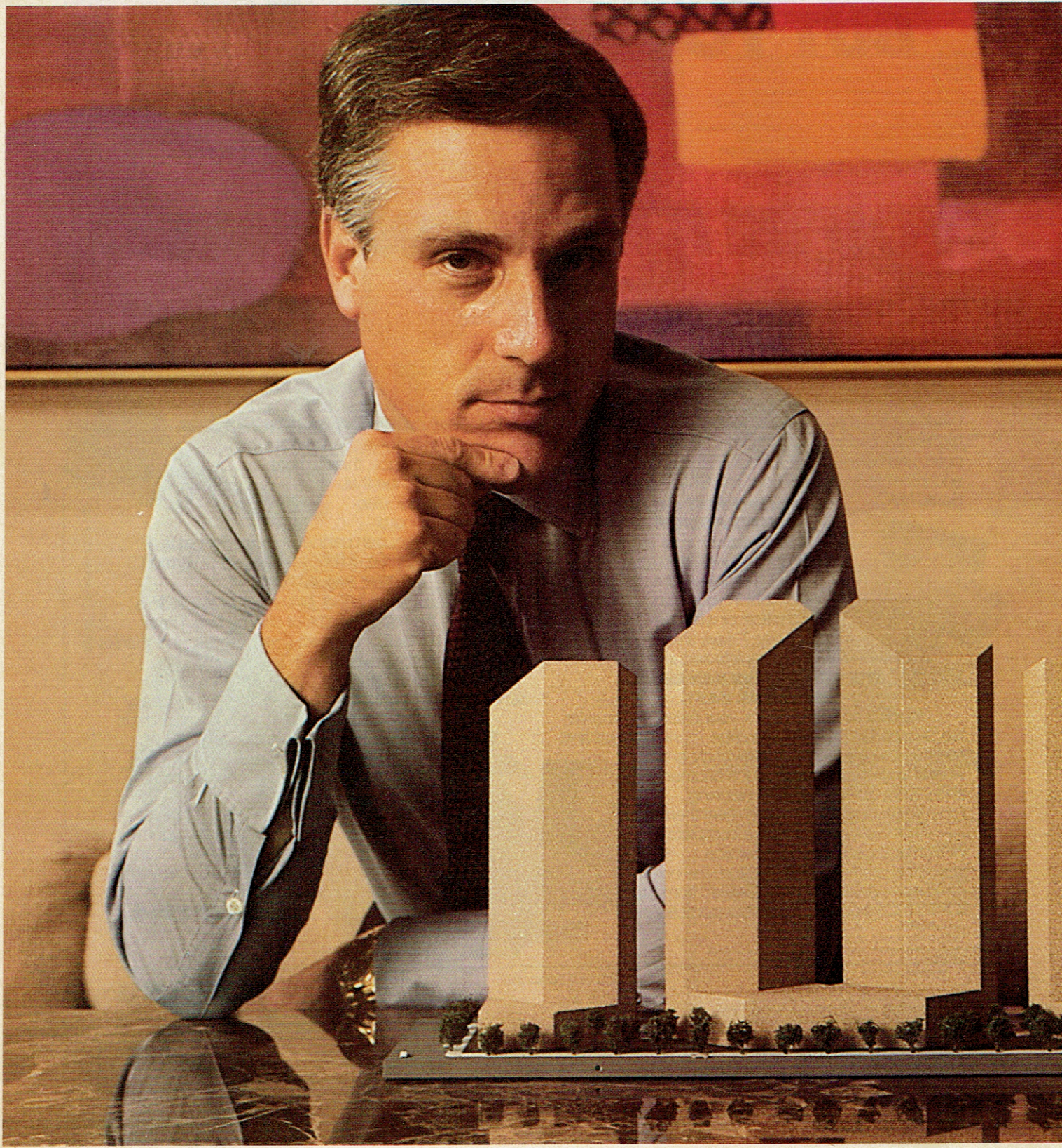
Glasses: Cohen's Fashion Optical.

Mustang skid steer loader from Owatonna Manufacturing, Inc., Owatonna, Minnesota.

Gift packages from Dennison's Party Bazaar. Photographed at Kaufman Astoria Studios, Inc.

DECEMBER 2, 1985—VOL. 18, NO. 47. The following are registered trademarks, and the use of these trademarks is strictly prohibited: Best Bets, Between the Lines, The Bottom Line, Brief Lives, The City Politic, Cityscape, Cityside, Cue, Cue New York, In and Around Town, Intelligencer, Legal Aid, Love Times, The National Interest, New York, New York Intelligencer, New York Journal, Page of Lists, The Passionate Shopper, The Sporting Life, The Underground Gourmet, and The Urban Strategist. New York (ISSN #0028-7369) is published weekly (except for combined issues the last week of December and the first week of January, and the first two weeks in July) by News Group Publications, Inc., 755 Second Avenue, New York, New York 10017. Copyright © 1985 by News Group Publications, Inc. All rights reserved. Reproduction without permission is strictly prohibited. Officers of News Group Publications, Inc.: K. R. Murdoch, Chairman; Martin Singerman, President; Jeffrey A. Leist, Vice-President and Treasurer; David DeVoe, Secretary. Second-class postage paid at New York, New York, and additional mailing offices. Editorial and business offices: 212-880-0700. POSTMASTER: Send address changes to New York, Box 2979, Boulder, Colorado 80302. Subscription rates in the United States and possessions: 50 issues, \$33; 100 issues, \$60. For subscription information, write Joseph Oliver, New York Magazine, Subscription Department, Box 2979, Boulder, Colorado 80322. Printed in Canada.

The BATTLE



PHOTOGRAPHED BY DANA FINEMAN

of YORKVILLE

A BRASH DEVELOPER TAKES ON 2,000 TENANTS

**BY
JONATHAN
GREENBERG**

ALMOST 90 YEARS AGO, A GROUP OF NEW York's leading multimillionaires took on a challenging, modern project: to build clean, affordable housing for the city's fast-growing working class. The idea was to establish an inexpensive, though profitable enterprise, a monument to the benevolence of capitalism.

The rich men chose a square-block site in Yorkville—a plot now bounded by 78th and 79th Streets, York Avenue and the FDR Drive. They put up 26 buildings, nearly all of them identical six-story structures, and their project became

known as City and Suburban Homes. Its board of directors included members of the Astor, Auchincloss, Iselin, and Lewisohn families.

The 1,338 apartments in the complex incorporated a design conceived by Ernest Flagg, a well-known architect of the period and an outspoken critic of dark, unsanitary railroad flats. The units were small and simple, but wider and more comfortable than the typical tenement. All the apartments had windows facing either the street or a courtyard. The light and cross-ventilation helped keep the rate of tuberculosis low. Wide, stone steps provided hospitable stoops, which soon be-

came the outdoor living rooms of members of the newly emerging Yorkville community. Rents started at about \$10 a month.

Earlier this year, real-estate developer Peter Kalikow, a New York multimillionaire, undertook his own challenging, modern project: to evict the 2,000 tenants who live in the City and Suburban Homes development, tear the buildings down, and erect four luxury towers. Kalikow bought the well-maintained buildings last December for nearly \$43 million. Although the apartments are filled with rent-controlled and rent-stabilized tenants—more than 500 of them senior citizens—the new owner argued that the law gives him the right to displace each one. He cited a provision that allows the landlord to demolish his property if he's not getting an 8.5 percent return.

"Nobody's focused on the law like this before," Kalikow said in May. "Although many people don't agree with me now, eventually people will say, 'He's right, he's entitled to it, and who cares?'"

The tenants cared, as it turned out. And they persuaded an impressive array of supporters—including Mayor Koch, Andrew Stein, State Senator Roy Goodman, and Assemblyman Pete Grannis—to care, too. The Kalikow plan was so bold—and, seemingly, so impolitic in an era of deeply strained landlord-tenant relations—that even some rival developers were hostile. "He's contaminating a worthy industry and defying the elements—we'll have another French Revo-



The City and Suburban Homes complex (above) was built nearly 90 years ago for the city's working class. New owner Peter Kalikow (left, with the original model for his project) wants to develop the property for luxury apartments. "Why should I move one tenant and cause one old lady discomfort so Kalikow can make money?" asks the tenants' lawyer, David Rozenholc (right, with beard, with some of his clients).



©Sygma

A black and white photograph of a hand holding a bottle of Wyborowa vodka. The hand is positioned vertically, with the thumb and index finger gripping the bottle. A large, brilliant-cut diamond ring is visible on the ring finger. The bottle is clear with a red and white label. The top of the bottle is encased in a clear, spherical, ice-like structure. The background is dark.

Good taste can be acquired™

100% Grain Neutral Spirits. 80, 90 and 100 proof. Imported from Poland by the Sazerac Company, Inc., New Orleans, LA. Jewelry by David Webb.

Acquire a bottle of Premium Wódka Wyborowa® (say Veeba-rova) and experience the ultimate in vodka. In 80, 90, or 100 proof, it is imported from Poland, the country that first created vodka over five centuries ago.

Wyborowa.
The ultimate imported vodka.

To send a gift of WODKA WYBOROWA® call 1-800-BE-THERE. Void where prohibited.

lution," said one. Another put it this way: "We're living in a free marketplace, but you've got to be conscious of the political realities, and you can't antagonize people like this. The negative publicity could be damaging to us all." (Neither developer would let his name be used.)

A month ago, Kalikow announced he was bowing to the pressure and offered a "compromise." The new plan called for demolishing only a third of the complex, putting up one luxury tower, and either relocating or buying out—for \$12,000 a unit—the displaced tenants.

"The bottom line," said Kalikow, "is that nobody who does not want to leave this block will have to. I weighed the harm that I might cause with what I believe to be my legal and correct position and came up with this solution."

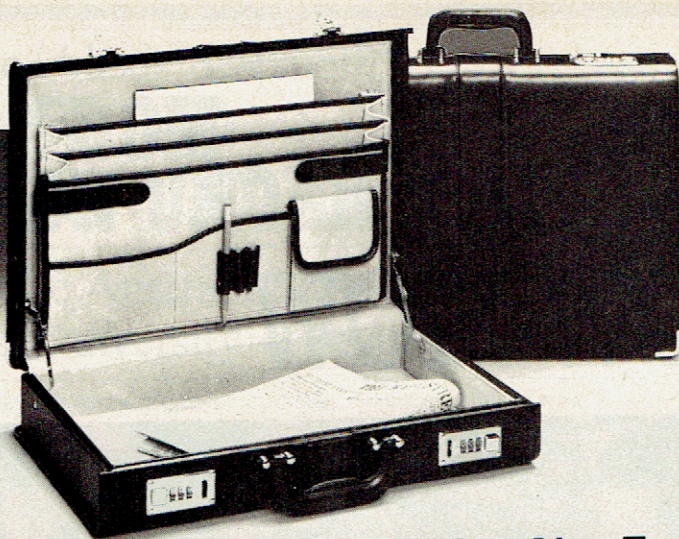
So far, anyway, the tenants aren't mollified. "There is absolutely no possibility that this plan will go," said David Rozenholz, a lawyer hired by the tenants. "My instructions are not to allow the demolition of this housing, period."

The new battle of Yorkville is turning into a test case, a contest between the right of rental tenants to stay in their homes and the right of owners to develop their "underutilized" property. The battle so far has been noisy and bitter, but there's a certain clarity to it. Kalikow could probably co-op the buildings, for example, and he estimates that over time he could gross \$100 million. But that's not what he wants to do; he wants to build a tower, and he insists he has the right. "This is the best site in the city," he said. "It's a project you don't look at on the short term. This is something that you just keep forever."

The tenants, meanwhile, think a Kalikow victory could spell the end of rent regulation in the city, and they are treating the dispute as a crusade. "The heartless and unfeeling nature of this whole thing will be revealed," vowed Rozenholz. "There's no moral justification to what he's doing."

JOSEPH DELEHANTY, A RETIRED cabinetmaker, is not panicking about his predicament, but he is clearly worried. At 80, he lives with his 73-year-old wife, Bertha, in a tidy three-room apartment in the City and Suburban Homes complex. They have been living in the project for 30 years and pay \$312 a month in rent. "The immigrants came here from Europe and pushed the Indians out," he said, sitting in his small kitchen. "The population surge now is the yuppie middle class, and they're going to push us out. I didn't mind going from place to place when I was younger, but as you get older it's a burden."

Delehanty's discourse on demographics was interrupted by a neighbor, who yelled up the staircase that he was going



A Pinstripe Suit and Tie Are Not Enough

Altman Luggage offers a 50% saving on this saddle leather attache by Benchcraft.

Regularly \$180. **Now \$90.**

This deluxe 4" deep case is leather lined and features a padded interior, double combination locks, calculator and card pockets plus reinforced edges for years of use. Specify Brown or Burgundy.

Altman Luggage features a full line of first quality, name brand luggage and business cases—always at guaranteed best prices. Ask for our free color catalog.

ALTMAN LUGGAGE CO.

Fine Luggage since 1920.

135 Orchard Street • New York, NY 10002 • (212) 254-7275

Phone and mail orders promptly filled. Major credit cards accepted. **CALL TOLL FREE 800-372-3377**
We ship anywhere in the U.S.



GIVE THEM THE WORLD.

Our world is a brightly colored wall map populated by velcro attached finger puppet dolls representing different nationalities. Each is in native costume and can travel by boat or plane to visit one another.

It's fun to watch children make up stories then act out their adventures. We have five other charming scenarios. All hand sewn cotton from Denmark. \$69 each.

In stock for immediate pickup, or request free color sheet with order form. Sorry, no charges.

the children's room

318 East 45th Street, New York, NY 10017 212-687-3868



FRIENDLY SPACES: *Relaxing on a stoop.*

to a nearby Chinese restaurant. The building's elderly tenants keep a watch on one another's apartments—a practice that keeps the complex relatively crime-free. "When you write the article, you can't say nothing bad about Kalikow," Delehanty continued. "He sees an opportunity to make a buck—everybody's out for a buck. I have nothing against him making a few million more dollars. The only trouble is that he's disrupting so many people's lives."

Seventy-eight-year-old Lyman Appleby, a retired gym director who has lived in his three-room, \$113-a-month apartment in the project for 44 years, is equally philosophical. "Where big money is concerned, people don't count," he said. "To a builder, we're just another obstacle to be removed, like a tree in the way of a bulldozer. The more money that's involved, the less concerned they are."

The younger tenants tend to be angrier. "The Yorkville community is going to fight this tooth and nail," insisted Marie Beirne, a 39-year-old computer programmer who's lived in the complex for 7 years and pays \$403 a month in rent. She grew up in a six-room railroad flat on East 83rd Street and feels a strong bond to the Irish community of her childhood. In 1972, Beirne's mother was forced out of her rent-controlled apartment after the landlord began renovating. "She was totally devastated," said Beirne. "Her life was downhill from there. I'm staying in my apartment until the bulldozer goes right through my window, because this is not going to happen to my family twice!"

Beirne and her neighbors think they represent the last vestige of the old Yorkville community, with its historic mix of German, Irish, and Eastern European immigrant families. Many of the City and

MARKET DINING ROOMS & BAR

On The Concourse
5 World Trade Center

Reservations (212) 938-1155
Free dinner parking for Dining Room Patrons

From the Market Dining Room and American Express A Time for Feasting

It is our time to feast. The time when we marry the past to the present. When we embrace tradition by gathering together. A time when we revel in the land and all its riches from its fields and forests and waters.

It is a time for tender young turkey roasted with chestnut and sausage stuffing; for braised leg of veal and broiled salmon steak and hearty sirloin of beef. A time for fresh-picked vegetables in plenty and autumn salad greens. A time for sauces of thick stock and spices and rich red wine.

It is a time for steaming bread and melting butter. A time for pâté with apples; for soups and ripe fruits and seafood in its shell. For cranberry sauce with cranberries that crunch. It is a time for cheeses and cakes filled with nuts, for warmed flaky pies and sweet whipped cream.

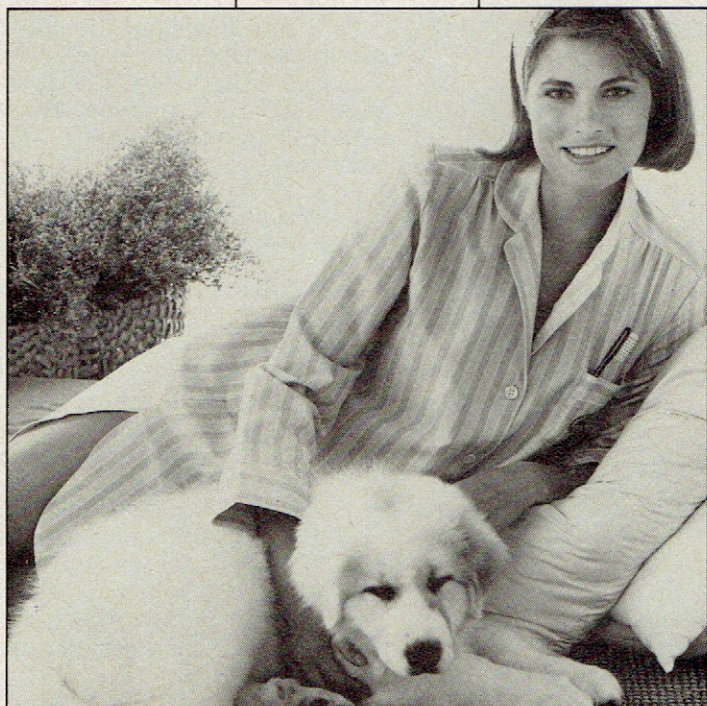
It is a time for gentle light and laughter. A time for full table settings and oversized napkins and deeply hung tablecloths and friendly faces all around. It is a time for myths and memories; a time for contentment and for sharing.

It is a time for feasting. A time for the Market Dining Room and time to use the American Express® Card. It adds convenience to everything you do. Don't leave home without it®

Our Market Dining Room Thanksgiving will be served from Noon. Prix Fixe \$22.50. Phone 938-1155 for reservations. Or you can have a Market Dining Room Feast at home. Each year, we make up a festive take-home basket: an 18-pound fresh turkey, and everything to go with it. All you do is heat it up. Complete dinner costs just \$75.00. Call 775-0582 to reserve yours.



THE
BERMUDA
SHOP LTD



Holiday travelers. Roomy nightshirt with handy pocket toothbrush. Pure cotton in blue & white oxford stripes. SML. \$58. By British Khaki. Add local sales tax and \$2 shipping. Major credit cards.

605 MADISON AVE., NYC (212) 355-0733/26 W. MAIN ST., MYSTIC, CT (203) 572-0527/81 NEWBURY ST., BOSTON, MA (617) 266-2428

Suburban Homes tenants are first-generation arrivals from Hungary, Germany, Ireland, and Cuba. Most tenants have moderate incomes. (Kalikow claims the median household income in the 26 buildings is \$31,000; the tenant leaders estimate the figure to be half that.) The average rent is about \$400 a month. Tenants still socialize on stoops, maintain charge accounts with local merchants, and wheel baby carriages around nearby John Jay Park.

"This is a moral issue over what you want to do with Manhattan," said Steven Barnwell, 33, the head of the tenants' grievance committee. "Are they going to send all those who aren't wealthy out of Manhattan, to commute in from the boroughs like serfs in the olden days, coming to the castle to work for the princes and princesses during the day, and going back to their farms at night?"

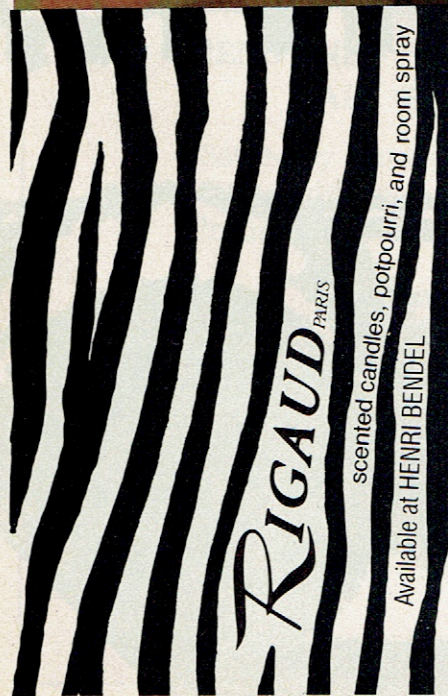
PETER KALIKOW, 42, MAY NOT be a real prince, but he inherited a small real-estate domain. His grandfather, a Russian immigrant, began building in the boroughs in the twenties and brought his three sons into the business. Together, the family built more than 12,000 middle-income apartments in the city. A decade after the grandfather died, the family concern dissolved into three companies. Peter was eager to prove himself, and tension among the cousins had begun to build.

Peter went into business with his father, Harold. In the past fifteen years, they have built nearly a dozen luxury rental apartment buildings, all in Manhattan. Harold, who died two years ago, was a more conservative investor than his son, but he took himself less seriously. He gave Peter a free hand to expand the company's activities, and Peter did so, without bringing in other partners.

Today, Peter Kalikow is a man accustomed to having his own way. "He's not an easy person to deal with, obviously," said Eli Attia, Kalikow's favorite architect. "He's very particular in a building, with everything from A to Z. But he can make a decision on the spot—which is a gift from heaven in this industry."

Kalikow stands out as one of the brash-est developers in an industry known for its mavericks. For example, he risked most of his fortune to build 101 Park Avenue, between 40th and 41st Streets, in 1980, when other builders thought the area was in decline. The office building has since become one of the most successful in the city, earning Kalikow nearly \$15 million a year.

Kalikow's net worth hovers near \$400-million (the only person under 45 in New York with as much money is Donald Trump), and his life-style reflects his wealth. He lives with his wife and their young son in a luxurious triplex apart-



RIGAUD
PARIS

scented candles, potpourri, and room spray
Available at HENRI BENDEL



RERUN: Tenant Elizabeth Pinter, with pictures of herself as a child at the complex.

ment in a building he built on Fifth Avenue—not far from the 79th Street complex. Kalikow has a yacht, which he keeps in Montauk, and a top-of-the-line Learjet 55.

He loves cars and owns dozens of them, including Ferraris, a Jaguar, and a Mercedes. In the early seventies, he owned a small automobile company. He helped design a sports car, the Momo Mirage, and had it manufactured in Italy. He couldn't sell the cars for as much as they cost to make, and his father persuaded him to drop out of the business and concentrate on real estate. Nonetheless, in 1982 he was prepared to give John DeLorean \$35 million to bail out his company. He withdrew the offer because of a disagreement with the British government, and he hasn't been distracted by other kinds of business since.

Like a number of the city's other major real-estate figures, Kalikow likes to play politics. He occasionally has dinner with Mayor Koch, and contributed \$65,875 to Koch's campaign this year. He's a leading fund-raiser for Senator D'Amato, and last year he was a major contributor at a dinner at the Grand Hyatt that raised \$1-million for D'Amato's 1986 re-election campaign.

The 79th Street situation is not the first time that Kalikow has been caught up in a real-estate dispute. In the early seventies, his company was brought up on charges of harassing tenants; the charges were eventually dropped. And seven years ago, he had a run-in with the City Planning Commission after it discovered that his company had added an unapproved floor to an Upper East Side building that had been granted a tax break. As penance, he agreed to provide 37 subsidized apartments to local people in other buildings he owned.

THE FIGHT OVER CITY AND Suburban Homes began last April, when Kalikow sent a letter announcing his eviction plan to all rent-controlled tenants. "I was really shocked that after all these years such a thing could happen," recalled Bertha Delahanty. The tenants had reason to be surprised. About 450 of the apartments are rent-controlled, and another 750 are rent-stabilized. The law gives broad protection against eviction to tenants living in such apartments.

But Kalikow's strategy relies on a careful use of the so-called hardship exception, the provision that lets a landlord evict tenants to gain possession of his building if he's not getting an 8.5 percent return. On this point, Kalikow's position is helped by his recent purchase. When someone buys a piece of property, the city's tax assessment automatically changes to reflect the price of the sale. Before Kalikow bought the buildings, they were assessed at \$14 million. The new assessment is \$22 million, to be phased in each year for five years in 20 percent increments. That means that even though the property may have returned 8.5 percent to its old owner (Richard Scheuer, whose family owned the buildings for years, won't say), it may not return that much to Kalikow, at least not as the increased assessment kicks in.

Kalikow has not disclosed his numbers, but he said his accountants doubt the City and Suburban Homes buildings will return 8.5 percent of the new assessed value. Qualifying for hardship, he insisted, won't be a problem.

David Rozenholc, the tenants' lawyer, has had one notable success fighting a hardship claim. In 1982, when Donald Trump tried to prove hardship to evict 80

rent-regulated tenants at 100 Central Park South, Rozenholc showed that Trump was earning more than 8.5 percent. "I thought Trump was crazy taking on 80 tenants," said Rozenholc. "Kalikow's crazier—he's taking on the whole system."

The City and Suburban Homes case is somewhat different, however. "On Central Park South, there was a question of the true market values of the commercial stores [in the building]," said Donald David, a lawyer for Kalikow. "Here, we're not going to make the 8.5 percent almost no matter what we do."

THE ANNOUNCEMENT OF KALIKOW's plans quickly drew the attention of a number of local politicians. Several have argued that if the law allows Kalikow a loophole so large he can drive a wrecking crane through it, then the law needs to be changed.

"Obviously, he knew he couldn't get an 8.5 percent return when he bought the property," argued tenant leader Steven Barnwell. "If this action is allowed, why can't anybody buy any property at an inflated price, then claim poverty and evict all the tenants?"

On May 31, after meeting with tenants from the buildings, Mayor Koch announced he was proposing state legislation that would deny evictions if the hardship claim were based on an inflated purchase price. Assemblyman Grannis, whose Upper East Side district includes the complex, introduced the bill in the Assembly, where it passed several committees but failed to make it to floor votes in the session that ended last June. Despite anticipated resistance in the Senate, Grannis will reintroduce the measure next year.

"I don't know what Kalikow thought he was doing, but this is galvanizing a unanimity of support," said Grannis, who is chairman of the Assembly's Committee on Housing. "There's no greater reminder why rent-stabilization laws are necessary than an effort like this, to throw 2,000 people out of their affordable homes to make way for luxury apartments."

Even if Kalikow were to win—in the Legislature and the courts—on the 8.5 percent issue, he would face even greater barriers down the road. In particular, if he wants to tear his buildings down, the law insists that he relocate the tenants—and the state Division of Housing and Community Renewal has broad discretionary power to determine how this is done. For example, the agency could require Kalikow to move all the displaced tenants into his new buildings or into nearby apartments at the tenants' former rent levels. It wouldn't make any difference that the relocation conditions could kill the deal economically. "This is a

As we wound our way through the sultry, steamy streets of Singapore, she murmured faintly that the exotic scents of the orient mingled with the fragrance of my Azzaro was almost intoxicating.

I told her to take a few deep breaths.



© 1984 The Wilkes Group Inc. N.Y., N.Y. 10022

At Bamberger's and other fine stores

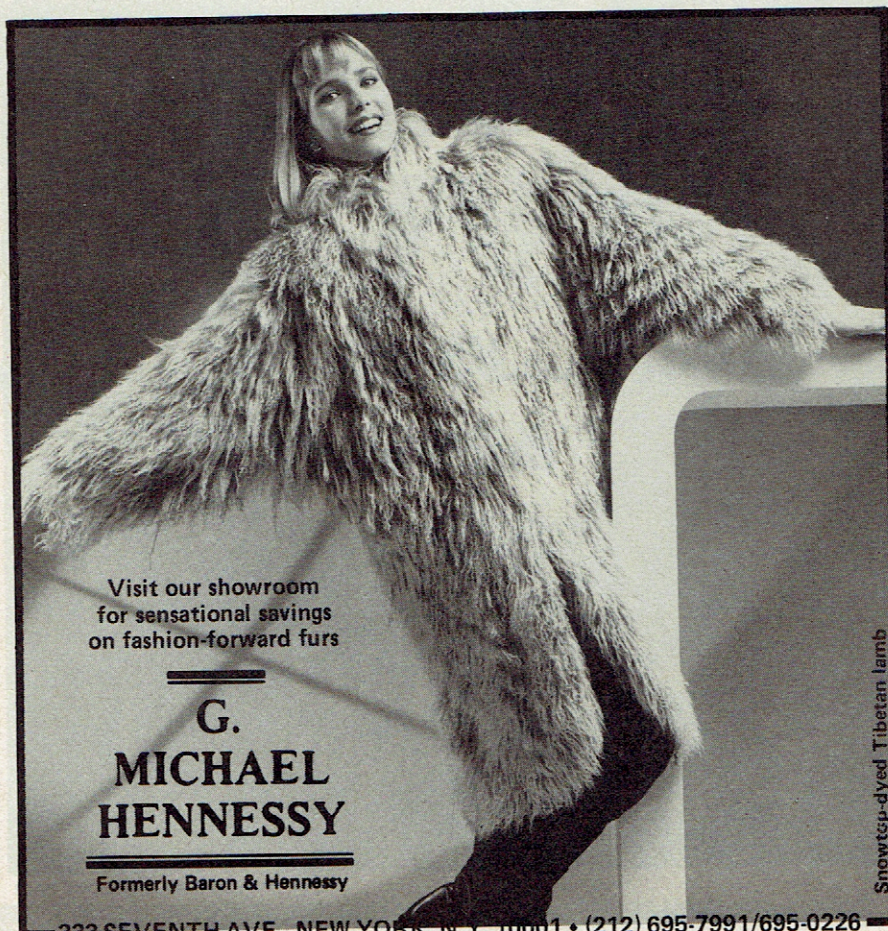
*"A sleek, sophisticated restaurant...
Jake's serves some of the best beef
in town..."*

**New York Times
November 8th, 1985**

Jake's
Manhattan Cuisine

Lunch ☐ Dinner ☐ Pre-theater menu.
Private Parties ☐ Piano Bar ☐ Free Parking

801 2nd Avenue, at 43rd St., New York, NY 10017 212-687-5320



Visit our showroom
for sensational savings
on fashion-forward furs

**G.
MICHAEL
HENNESSY**

Formerly Baron & Hennessy

333 SEVENTH AVE., NEW YORK, N.Y. 10001 • (212) 695-7991/695-0226

Snowtop-dyed Tibetan lamb

knowledgeable business investor who knows what risks are involved," said Martin Shlufman, the deputy counsel for rent administration at the Division of Housing.

KALIKOW'S OPENING SHOT IN the battle of Yorkville was a hard, clear signal of his intentions. But as the opposition to his plan grew stronger, his tactics changed. Lately, he's moved more deftly, putting together a public-relations campaign designed to show politicians and the public that he's doing all he can to resolve the situation without evictions. He hired political-P.R. consultant Marty McLaughlin, a veteran of campaigns for both Koch and Stein, to shape the Yorkville effort. And on October 28—at least a day before the tenants got the letter of explanation—Kalikow notified the press of his willingness to hold back the bulldozers, or most of them, anyway. He called his new plan a compromise—though the tenants had had no part in formulating it.

The proposal calls for the demolition of six buildings (including the two largest) containing a total of 337 occupied apartments. In place of the buildings, Kalikow wants to put up a single 65-story monolith with 1,425 luxury apartments. It would be one of the tallest apartment buildings in the world, and in order to build it, Kalikow would have to jam all his development rights for the block onto 30 percent of the complex. The plan would require major zoning variances and the cooperation of a number of city agencies. In the end, Kalikow estimates that he would make about as much as he would if he tore the whole place down—about \$8 million a year in profits.

The new proposal also has a complicated formula for taking care of the tenants in the 337 apartments that would be torn down. Kalikow says he will move all the old people and rent-controlled tenants from the buildings scheduled to come down and put some of them into 119 vacant apartments he's been warehousing in the buildings that will remain. For the rest of the displaced tenants, Kalikow is offering 150 apartments on the lowest floors of the proposed tower. The tenants would pay the same rents they paid in their old apartments and have full use of a health club and other facilities in the building. For the two to three years that the tower is being planned and built, however, these displaced tenants would have to fend for themselves. Kalikow will not pay their interim living expenses; he insisted that such costs would be a small price for tenants to pay for what he claimed is "the greatest deal in the history of the city."

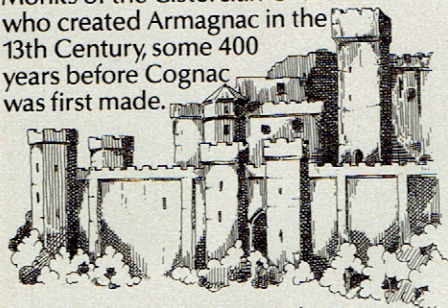
Kalikow is also offering a \$12,000 cash payment to any tenant who leaves the complex altogether. It's clear that

The lore of LARRESSINGLE.

In the heart of Armagnac, France, lies the medieval castle of Larressingle.

Here, generations of the Pape-lorey family have guarded the secret of Larressingle Armagnac.

The family owes part of that secret—the ancient distillation ritual—to the Monks of the Cistercian Order who created Armagnac in the 13th Century, some 400 years before Cognac was first made.



As the Monks did then, the Pape-loreys do today. They distill mellow brandies from the wines of Bas-Armagnac and more vigorous brandies from wines of the Ténarèze. The Cellarmaster's vigilance over the traditional copper stills assures the constancy of this ancient ritual. Then, the brandies are blended in proportions which achieve a perfect balance of their virtues.

The Armagnac is aged in cool cellars in casks hand-hewn from the mighty black oaks of the Gascony countryside...to add subtle nuances and further complexity to Larressingle. Finally, years later, with the alchemy of time completed, Larressingle is brought forth.

Softened by aging, Larressingle is delicate and marvelously smooth—with an essence that lingers on the palate to be savored for a long, long time.

And that is the lore of Larressingle.



LARRESSINGLE V.S.Q.P., 80 PROOF, AND X.O., 86 PROOF IMPORTED FROM FRANCE IN THE TRADITIONAL FLAGON BY KOBRAND CORP., N.Y., N.Y.



UNMOVED: Lawyer David Rozenholc and members of the tenants' committee.

\$12,000 is not much in an age of \$100,000 holdouts, but Kalikow argues that the price is sweet enough for people who are intending to buy a co-op or considering moving away.

"This is our best compromise," said Marty McLaughlin. "Our position is going to be 'Take it or leave it, guys—this is the best you're going to get. It's pretty f----- good, but if you don't want it, it's back to our original proposal.'"

SO FAR, THE TENANTS DON'T seem to want it. "This is not a Monopoly game, where you move your houses and hotels from one part of the site to another," said Dita Albert, leader of the tenants' association. "You're dealing with people's lives. I've had old ladies calling me crying about this."

Above all, the tenant and community leaders said, they don't want any of the buildings torn down. "Everyone feels that what's going to happen here is going to happen everywhere, and no neighborhood will be safe," said Betty Wallerstein, a leader of the Coalition to Save City and Suburban Housing. "We want to retain what Yorkville is all about. There should not be any demolition."

But the tenants also think they see signs of manipulation in the new proposal from Kalikow. Although his press release promised that "virtually" every tenant would be allowed to remain in the complex, the letter to tenants didn't say that. Instead, it gave rather worrisome details of how the relocation plan would work. To begin with, the plan seemed to leave a number of displaced tenants out in the cold. (The 119 replacement units in the complex and the 150 new luxury units account for only 269 of the 337 apartments scheduled for demolition.)

The 150 luxury apartments would be reserved on a "first-come-first-serve" basis, the letter said, and agreements to relocate had to be made by December 30, 1985. "Although we hope to accommodate all tenants who wish to avail themselves of the above offer, there is a limit on the number of apartments available," the letter added. "For that reason, we will offer all other qualified exiting tenants a cash payment of \$12,000 if they choose to vacate their apartments."

The letter seemed to be saying that if tenants did not act quickly, they might lose the opportunity for relocation and be forced to settle for the \$12,000. "He's offering a chase in which they're supposed to kill one another to get the 150 apartments," said Rozenholc. Tenant leader Dita Albert called the offer "an ugly way to destroy our unity and create dissension."

Talking to a reporter, Kalikow sounded quite accommodating and suggested that the number of reserved luxury apartments could be expanded to, say, 170, and that the year-end deadline could be extended. If he seriously wants his new proposal to be accepted, he apparently has to be accommodating: By law, all leaseholders in the 337 affected apartments would have to agree to move before the deal could go ahead. Even one holdout could scuttle the whole thing and drive Kalikow back to the complicated eviction process. Two weeks after the offer, he said he'd reached agreement with about a dozen tenants—which leaves a long way to go.

Why didn't his letter to the tenants just promise to relocate everyone? Albert thinks she knows. "He knew from the beginning that this offer was a charade and we wouldn't accept it," she said. "This is a public-relations smoke screen to make

him come out looking as though he's bent over backward for us." Albert argued that the proposal for the 65-story tower was doomed—that it could never get past environmental standards and community opposition. But by floating it, she claimed, Kalikow gets to pretend he's being reasonable and also smoke out those tenants who are most agreeable to a compromise.

Kalikow admitted that he expected his offer to cause dissension among the tenants. "We'll start to get them as individuals, then groups, then floors," he predicted. "A lot of tenants don't want to live in a war zone, pay a lawyer, go to meetings every month, picket and yell like a nut. And I don't see a handful of people stopping a project that will save 938 affordable homes. They have a responsibility to their neighbors."

THREE DAYS AFTER KALIKOW announced his new proposal, hundreds of tenants packed the recreation room of Yorkville's P.S. 158. They were there to hear their lawyer go over the landlord's offer, point by point, and to listen to a few encouraging words from local politicians.

Less than 24 hours later, Peter Kalikow faced a far smaller audience in the same room. He'd invited the tenants to this meeting so he could answer their questions and provide details of his offer. Few tenants accepted his invitation, however, and Kalikow's statements went out to a sparse collection of local people, reporters, curious bystanders, and Kalikow's small army of security guards, lawyers, executives, video technicians, and public-relations specialists. It looked as if his pacification plan had failed.

But had it? He later called the meeting "successful beyond my wildest expectations," and insisted that he'd won an important public-relations victory. Obviously, Kalikow is planning for the long run, chipping away where he can. "He could be thinking of this thing as a site for his grandchildren," said another developer. "These people believe they're dynasties." Besides, when you ask for a lot—for example, the largest eviction in the city's history—there's plenty of room to compromise.

The tenants, of course, insist there will be no compromise. "Why should I move one tenant and cause one old lady discomfort so Kalikow can make money?" asked Rozenholc.

What this means, probably, is that the battle of Yorkville will continue for years, in the newspapers and in the courts. In the end, the City and Suburban Homes complex, which was designed as a tribute to capitalism, may turn into a different sort of monument—a war memorial that silently testifies to the distance between landlords and tenants in this city. ■



We're not surprised when a connoisseur like Alexis Lichine says nice things about our Rhum. Rhum Barbancourt has been honored for centuries as the "Rum of Connoisseurs," and has won numerous awards for its quality and excellence.

Our Rhum is made in Haiti, according to 200-year-old French distilling methods—the same methods used to make cognac. It's made directly from sugar cane, not molasses. It's distilled twice in copper pot stills. Then aged in white oak barrels.

The result is a rum of incredible smoothness, one Mr. Lichine describes as having "exquisite balance."

The best way to enjoy our Rhum is on the rocks, or straight, in a snifter. No matter how you drink it, you'll agree it really is "one of the fine rums of the world."

Rhum Barbancourt. Available in 4, 8 and 15 years old.

"One of the fine rums of the world."

Alexis Lichine
Alexis Lichine's New Encyclopedia of Wines & Spirits

For a free recipe brochure send name and address to Rhum Barbancourt Brochure, P.O. Box 1006, Paramus, N.J. 07652.

ABERCROMBIE & FITCH®

Established 1892 • The adventure goes on.



The A&F complete dart game adventure.

This traditional English favorite is America's fastest growing indoor sport. The world's best equipment from Accudart begins with an 18" diameter dart board, constructed of the finest self-healing bristles, and praised as the longest lasting board available. It is the only board approved by the British Darts Association, the world's largest dart sanctioning body. The fine wood cabinet, crafted exclusively for A&F, contains double scoreboards & dart storage racks. Nickel-silver alloy darts, offering the feel and qualities of brass, though heavier & stronger, provide improved balance. Cabinet, \$85; dartboard, \$50; Set of 3 darts, \$20. The adventure goes on.

Phone orders: 1-800-231-9715; South Street Seaport-NY 212-809-9000; Albany; Short Hills; Stamford; Hartford; Philadelphia; Washington, DC; Fairfax; Chicago; St. Louis; Kansas City; Atlanta; Houston; Dallas; Las Vegas; San Diego; Costa Mesa; Los Angeles; Seattle.

Shipping & handling charges: dart cabinet, \$5.95; dart board, \$4.95; darts, \$1.95