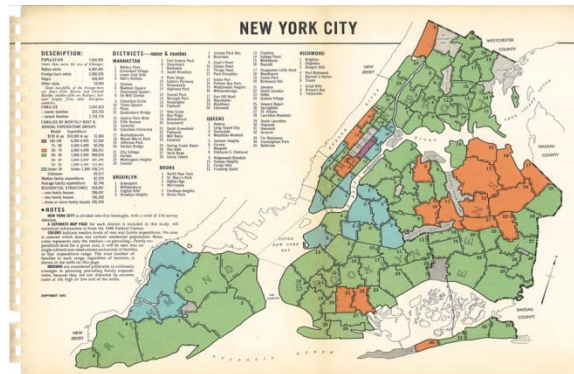


1943 Profile of the Yorkville, Manhattan area

from the 1943 *New York City Market Analysis*



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MANHATTAN 15

Yorkville



Above: Looking southwest down 2nd Avenue from East 71st Street



Left: 86th Street and East End Avenue looking north

Right: East 87th Street looking down 2nd Avenue

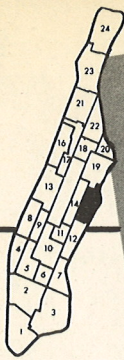


Right: Looking down York Avenue from East 73rd Street



Above: East side of 3rd Avenue from 86th Street to 87th Street





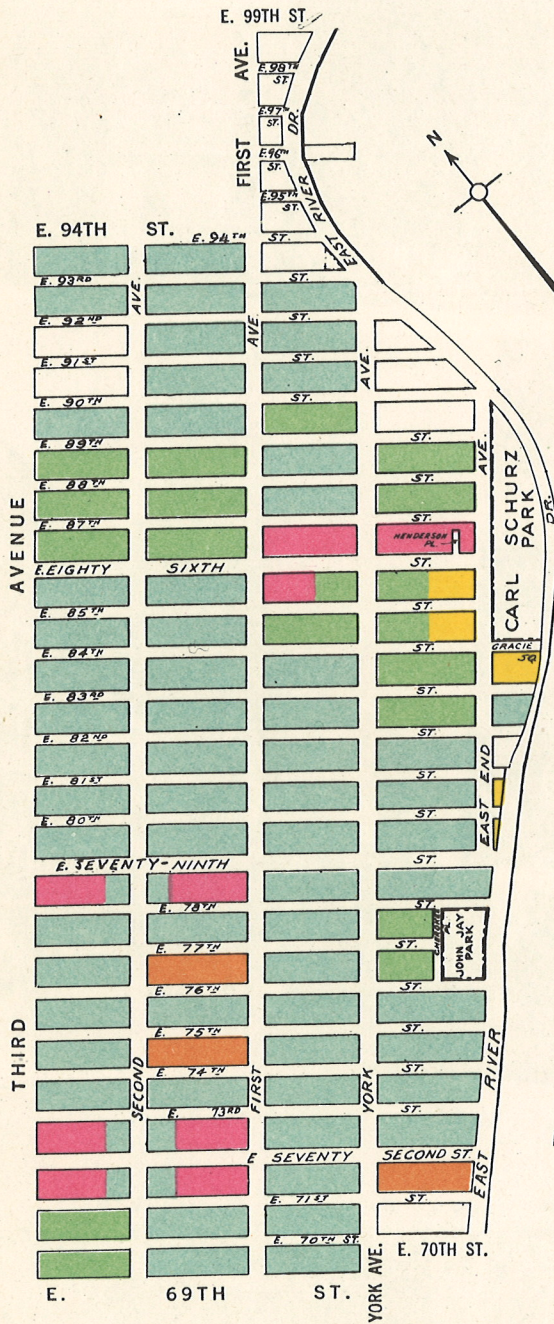
NEW YORK CITY MARKET ANALYSIS

Compiled by
 THE NEWS
 THE NEW YORK TIMES
 DAILY MIRROR
 JOURNAL-AMERICAN

MANHATTAN

15

Yorkville



POPULATION 100,702
 (larger than Utica, New York)
 Native white 61,679
 Foreign-born white 38,718
 Negro 202
 Other races 103

Foreign-born Germans around 86th Street and other Central Europeans to the south.

FAMILIES 33,500
 —owner families 198
 —tenant families 33,302

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
Yellow	\$150 & up / \$10,000 & up	514
Light Green	100-149 / 6,000-9,999	731
Pink	75-99 / 4,500-5,999	1,007
Orange	50-74 / 3,000-4,499	2,168
Dark Green	30-49 / 1,800-2,999	9,988
	40-49 / 2,400-2,999	2,699
	30-39 / 1,800-2,399	7,289
Light Blue	Under 30 / Under 1,800	18,638
	Unknown	454

Median family expenditure . . \$1,704
 Average family expenditure . . \$2,213

RESIDENTIAL STRUCTURES . . 3,557
 —one-family houses 415
 —two-family houses 89
 —three-or-more-family houses . 3,053

EAST

Yorkville has a dense population of varied nationalities including German, Czechoslovakian, Hungarian, Italian, and Irish. The largest population segment is German. This district has a complete range of income groups from low to high. Apartments at maximum rentals for the district are located on East End Avenue facing Carl Schurz Park and the Gracie Square-section. Low-rent tenements line the north and south-bound avenues, while the higher-rental apartments are sandwiched between them on the side streets. On Third Avenue, the main shopping street, there are numerous food, clothing, hardware, shoe, and drug stores. First and Second Avenues also have a variety of stores. The New York Hospital occupies the block from 70th to 71st Streets. Doctors' Hospital occupies almost half a block on East End Avenue between 87th and 88th Streets.