

# 9M in fees for low-income apts.

**T**wo new apartment buildings in lower Manhattan won't be required to set aside units for low-income tenants, even though they're getting federal help through Liberty Bonds.

Instead, the city will charge the developers a fee that will generate \$9 million, enough to create 225 new units for low-income tenants elsewhere.

"It's not perfect. But it's much better than anything the state's offered us," said **Bettina Damiani** of Good Jobs New York, a group critical of subsidies for business.

The government created Liberty Bonds as part of a \$20 billion aid package to the city after the terrorists attacks. The bonds allow developers to borrow cheaply for downtown projects, encouraging them to build.

The two latest projects belong to **Henry Elghanayan's** Rockrose Development and the Moinian Group. Rockrose plans a 650-

apartment, 51-story tower on Gold Street between Platt Street and Maiden Lane. **Joseph Moinian** will build a 386-apartment, 26-story building at 90 Washington St., at Rector Street.

Some Liberty Bond projects fall under the state's bond-issuing power, but these two fall under the

city. The state requires buildings set aside 5% of the apartments as "affordable" housing. The city is taking another route.

According to a spokeswoman for the city's Housing Development Corp., requiring below-market rents would make it impossible for developers to pay off their loans.

"It's just not feasible unless there are other subsidies," said

**Tracy Paurowski.**

The city asked the Lower Manhattan Development Corp. to provide additional subsidies to make low-income units feasible for these buildings, she said, but has not received a reply. An LMDC spokesman did not respond to a request for comment.

The 5% "affordable" apartments required by the state might not be so affordable. In the Related Companies' new Liberty-Bond-funded building in Battery Park City rents on "affordable" units will range from \$1,700 to \$2,400 a month.

## HEARST HOUSE

**T**he Hearst Corp. kicks off construction of its \$500 million, 36-story add-on to its corporate headquarters today. The project will add a futuristic glass-and-steel tower atop Hearst's 76-year-old stone landmark.

London architect **Norman Foster** designed the addition, which will transform the squat, six-story building into a 42-story office tower. Foster ranked among the acclaimed architects

sign proposals for Ground Zero but was passed over in favor of **Daniel Libeskind.**

Some 200 employees have already started vacating the building, 959 Eighth Ave., at W. 57th St. Good Housekeeping — the magazine and its famed "institute," where products are tested for the seal of approval — moved to another Hearst building, 250 W. 56th St.

Top Hearst execs will move to the 10th and 42nd floors of 1345 Sixth Ave., at W. 54th St.

## PICTURE PLACE

**P**hotographer **Timothy White** just sold his townhouse studio, known as "Whitespace," on W. 37th Street near the Javits Center. The price: \$5.85 million.

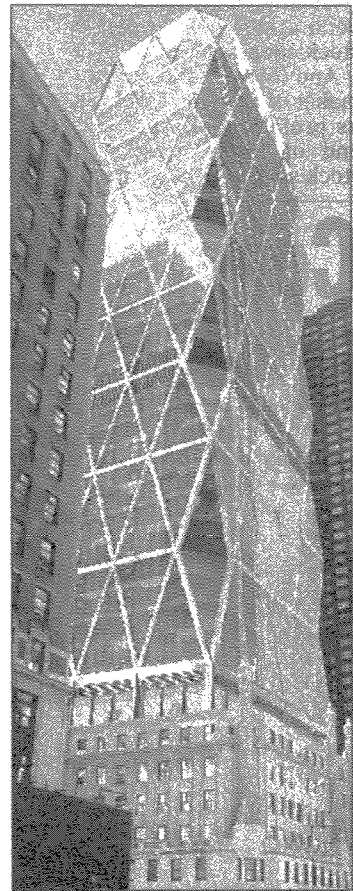
White is known for his celebrity shots, and his book "Portraits" features an introduction by **Harrison Ford.**

**Diane Abrams** and **Christopher Infante** of Brown Harris Stevens represented White, while **Anne-Brigitte Sirois** of the Lerner Group acted for the buyer, an artist.

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## THE REAL THING

**ERIC HERMAN**



Rendering of \$500 million addition to Hearst building at Eighth Avenue and W. 57th

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said first baseman Johnny Mize. "That happens all the time. We all lose about 25 caps a year to fans who grab them off our heads." One Dodger fan insisted he'd seen Durocher gallop toward Boysen, sucker-punch him, kick him hard and then jump up and down on him until Giants coach Frankie Frisch pulled him off. Frisch denied that outright: "I didn't see it."

Boysen was rushed to Sydenham Hospital with what were described as serious internal injuries. "I have terrific pains," he moaned. Meanwhile, as he was Puerto Rican, he had instantly become a civil rights cause celebre, and activists led by dancer Bill (Bojangles) Robinson were demanding that Baseball Commissioner Happy Chandler punish Boysen's attacker at once. Early Friday, Chandler handed Durocher an indefinite suspension, pending a hearing. Suddenly, this was no trivial matter. Leo Durocher was looking at getting banned from the game for life.

**TWO HOURS** after Durocher heard about the suspension, Sydenham released Boysen. There was no evidence of injury, the doctors said, not even bruises; the patient was, in short, faking. The cabbie who had driven him to the hospital came forward to report that Boysen seemed quite fine during the trip and had gleefully talked about nothing but the big lawsuit payoff he was sure to collect. A lawyer Boysen had retained dropped him on the spot. Robinson jumped out of the case as fast as he could.

This now left as the villain of the piece Chandler, who had summarily ordered the suspension without hearing any testimony.



**After the Brawl Was Over.** Leo Durocher and Freddie Frisch, Giants manager, are seen in the photo. The Negro fan who, according to spectators, was knocked down by Durocher at the dugout at center. The injured man, who was taken to Sydenham Hospital, is

"Unjustifiable," ruled the Daily News' Jimmy Powers. "Not that Durocher is an angel, but let's wait, please, until he is convicted of any overt act against a Polo Grounds patron beyond the peradventure of a doubt. ... In our years of writing baseball, we've seen this same thing happen dozens of times. ... The Giant dugout should be more carefully policed."

Remarkably, considering that Durocher was a man for whom it was not always easy to feel affection, fans spontaneously rose up in a mighty show of support, Dodger and Giant rooters alike, voluntarily offering eyewitness affidavits swearing that Boysen had been a punk and Durocher had never socked him. Durocher's lawyers could have collected thousands of such statements; they stopped at 100. The "somewhat startling Durocher

loudspeakers began asking fans to kindly stay off the field until the players had left the diamond.

**ON MAY 4**, Leo Durocher resumed his managership of the New York Giants, and every spectator in the park gave him a standing ovation as he walked to the dugout and the PA system crooned, "I Love You As I Never Did Before." It was seen that Durocher was crimson with embarrassment. Thereafter, the Giants raked the Pirates, 11-4.

# FANS

## The Somewhat Startling Durocher Popularity Movement, 1949

**FRED BOYSEN**, meanwhile, had found another lawyer and lodged an assault charge against Durocher. In court on Monday the 9th, discovering that his witnesses had changed their minds about appearing in his behalf, he dropped his complaint. "I have no case," he shrugged.

Then he mumbled an apology to Durocher, walked out and disappeared from the headlines, insisting to reporters as he vanished that he'd never hurled any abuse at all. "Just the normal razzing of any fan," he said.

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