Says Overinspection of Buildings Kills Realty

Builder Tells of "Outrageous Customs" of Labor Department.

HARM DONE IN THE PLACING OF NOTICES

Owners Should Be Notified Before Signs Are Posted in Buildings, He Declares.

By ANDREW J. KERWIN, JR.

At a meeting recently called by the Mayor's Building Inspection Committee on the overinspection of buildings I was both surprised and disappointed at the poor showing made by the real estate owners of this city on a question of such vital importance to them. Even those most interested seemed afraid to speak plainly and to quote specific cases. Although I had attended expecting to hear the opinions and experiences of other property owners, and, although totally unprepared to speak, I felt obliged to cite and use my own dealings with the departments and explain the damage that had been done to my property through them. I even went so far as to say that I considered deeding certain properties to the city as a solution of the conflicting and unjust violations placed by the various departments.

One of the outrageous customs of the Department of Labor is the placing of notices in loft and factory buildings without first notifying the owners of same. The owners should be afforded an opportunity of bringing their buildings up to the requirements, so that the lofts could be rented for as much income as was originally received.

The only satisfaction you can get out of the departments is that they are carrying out the law. The law means justice. Is it justice to post notices that will injure and reduce the income of an owner's property without first giving him an opportunity of making the changes required by the so-called law? The murderer is not electrocuted without being given a fair trial. Here is a case where damage is done to the taxpayers and builders who are improving the city, giving employment to thousands of laborers and mechanics, without giving the owners a fair trial. It is too late to give it afterward, because, as in my case, the very fact of the notices having been placed in the lofts has caused the loss of thousands of dollars in rent, for the tenants have left the neighborhood. It is impossible to bring them back after the improvements have been made. Nothing can make up to the owners the loss that is sustained thereby.

In the experience with 27-35 West Twenty-fourth Street, an eleven story fireproof building, 100 feet front, having been finished and passed by the New York City departments in January, 1908, annual taxes $9,321 50. Without notification of any kind, during April, 1914, conspicuous notices were placed in the various lofts of the above building stating that not more than sixty employes would be permitted on each floor of the several lofts. I had no knowledge of this notice until my attention was called to the same by the tenants in the building. As many of the leases expired in a short time, my tenants notified me that it would be impossible for them to renew unless I could guarantee that 150 could be employed, and that they could not afford to pay the rental price of a 100-foot loft unless they could employ 150 hands in their busy season.

Afterward I found out that by installing automatic sprinklers, enlarging my stairways and putting in additional ones a greater number of employes would be permitted on the floors. I was given no chance to say whether or not I would make these improvements, and had I volunteered to make them it would have taken five or six months to finish them.

The injury was done to my building, and I was compelled to greatly reduce the rents and lose opportunities to secure tenants. They went elsewhere, thereby establishing new neighborhoods and centres.

Another case, at 45-51 West Twenty-fifth Street, similar to the Twenty-fourth Street building, finished and passed by the New York City departments in January, 1909; annual taxes, $9,400. On November 1, 1912, we sold the above property to an investor. It showed with the lofts rented as per leases an income of $20,000 a year. About one month after the building was turned over to the new owner he received a long list of violations from the Fire Prevention Bureau. To carry out the improvements it would have cost at least $15,000. Over $11,000 has been spent in installing an automatic sprinkler and in complying with other orders, but up to the present the various departments are not satisfied the building is up to their notion of the law, and, despite all the improvements that have been made and the installation of the sprinkler, notices have been placed in the lofts that the tenants could not employ more than ninety people on each floor.

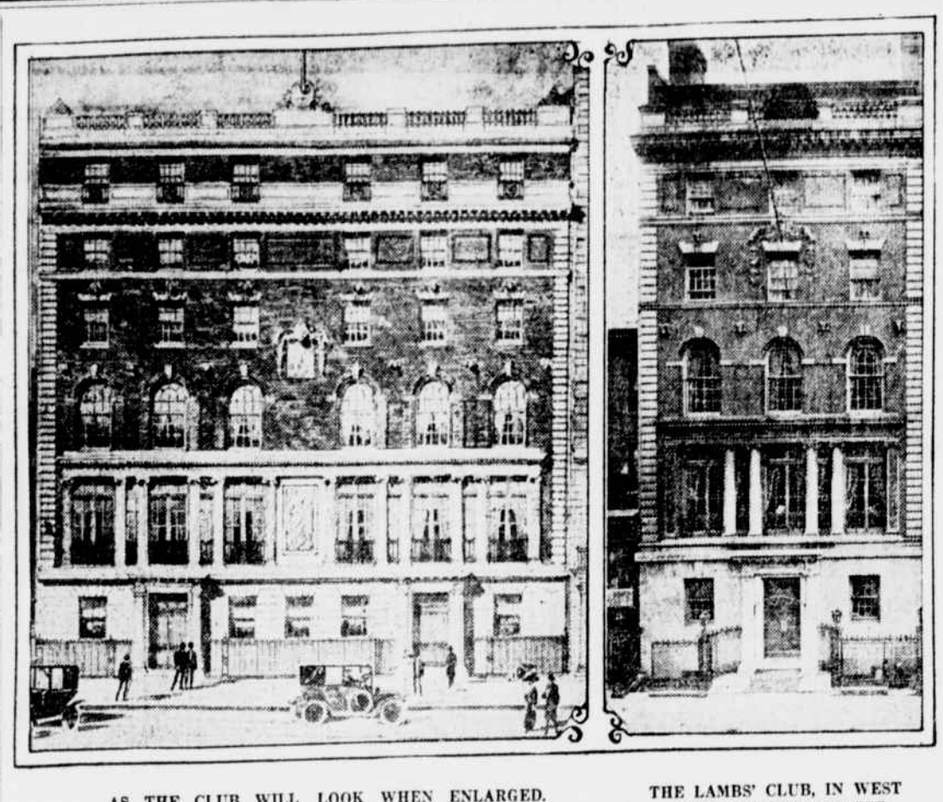
In the case of 928 and 930 Broadway, a twelve story building, with an "L" in Twenty-first Street, passed by the departments of New York City in January, 1910, annual taxes $10,680, we received the usual long list of violations. One case in particular in which there were conflicting orders from the various departments was as follows: We were notified that fire escapes would have to be placed on both the Broadway and street fronts of the building. We wrote to the Fire Prevention Bureau, stating that the building was especially well equipped with exists, as we had one on Broadway and one in Twenty-first Street. They wrote back that they might waive the fire escape on Broadway, but insisted upon our putting a fire escape in Twenty-first Street.

The average owner would undoubtedly have gone to the expense of at least $1,500 to erect the fire escape as per their order, but, fortunately, we held back from so doing. Another department has since declared that it would be a violation of the city ordinance to place any fire escape on the front of the building on account of its obstructing the highway.

In another building, 16 and 18 West Twenty-second Street, running through to 15 and 17 West Twenty-first Street, which building was finished and passed by the departments of the City of New York in January, 1911, being still more up to date, as we had installed an automatic sprinkler, we had exactly the same experience in relation to fire escapes, as we were ordered to place one on each of the street fronts.

Still another case, 40 to 46 West Twenty-fifth Street, a twelve story 100 foot building, finished in 1913, annual taxes $10,300. An automatic sprinkler was installed in this building. About three months after completion of the building we made a contract to sell same to an investor. The title company searching the title asked for reports from the various departments as to violations on the building. At that time all of the departments gave the building, so to speak, a clean bill of health. About sixty days afterward, when we were ready to close title, we were prevented from so doing because of a string of violations that had been placed on the building in the meanwhile by both the Fire Prevention Bureau and the Department of Labor.

In accordance with their custom, when they heard of inquiries regarding the building the departments immediately sent down their inspectors to see if they could not find room for violations, although only two months old and the Buildings Department and Board of Health has passed same. It was necessary for us in order to induce the buyer to take over the building, and thereby avoid a lawsuit, to agree to pay for part of the cost of the violation.



AS THE CLUB WILL LOOK WHEN ENLARGED. THE LAMBS' CLUB, IN WEST FORTY-FOURTH STREET.

TO RUSH WORK ON LAMBS CLUB ANNEX

$250,000 Building Hoped To Be Ready for Occupancy in Fall.

The annex to the Lambs Club, in West Forty-fourth Street, will add another fine structure to this central section of the city. As announced in yesterday's Tribune, the building of this addition was made possible through the M. Morgenthau, Jr., Company in obtaining a building loan of $300,000 from the Dime Savings Bank, of Brooklyn. The loan is for five years at 5 per cent. The proposed building will be six stories and will replace two dwellings at 132 and 134 West Forty-fourth Street, adjoining the club on the west. With this site the club controls a frontage of 76 feet.

Work on the proposed building will start early next month. The plans are by George Albree Freeman, who estimates its cost at $250,000. It will provide for a new kitchen and servants' quarters in the basement. On the ground floor will be an enlarged office, reception room, café, ballroom and lounging room. The second and third floors will contain a miniature theatre and stage.

The Lambs became an organization at Yuletide in 1874 at a supper given by George H. McLean at Delmonico's, then at Fourteenth Street and Fifth Avenue, at which Henry J. Montague, Harry Beckett, Arthur Wallack and Edward Arnott were guests. The good fellowship that prevailed led to a demand for an organization, and it was at Mr. Montague's suggestion that the name "The Lambs" be chosen, this being the name of the London organization founded in 1869 by John Hare, who was its first shepherd.

In 1896, at a dinner in New York, given by the New York Lambs for Mr. Hare, he presented to them the insignia of the London flock, and the surviving English Lambs were elected honorary life members of the New York Lambs.

Delmonico's was the first home of the New York Lambs. In 1875 the fold was at the Maison Dorée, later the Morton House, which has been replaced by a modern loft building. In the fall of the same year the Union Square Hotel was made the headquarters, and a year later there was a migration to 848 Broadway. In 1877 and 1878 19 East Sixteenth Street was chosen for the gatherings which had already become famous, and from 1880 to 1892 the Lambs waxed fat at 34 West Twenty-ninth Street. Still seeking pastures new, the flock ambled in 1893 to 26 West Thirty-first Street. The next moving day fell in 1897 to 70 West Thirty-sixth Street.

Here the flock so thrived and flourished that there was no room for their gambols, and on September 1, 1905, the club entered the present fold, which was especially constructed for its needs.

Joseph R. Grismer is chairman of the building committee which has had charge of the plans for the improvement. It is hoped that the addition will be ready for occupancy this fall.

The Lambs Club now has a membership of over 1,000. Of these more than two-thirds are professionals and about 300 of the members are non-professionals.

PLOT IN NEWARK SOLD

Apartment Planned for Site in Camp Street.

Louis Schlesinger, Inc., has sold for James W. Pitney to the J. H. Mayzel Company the property 20 to 22 Camp Street, Newark, N. J., a plot 50x97 feet.

On the site is a frame dwelling, which the new owners will raze and will then erect a five story brick and limestone apartment, containing thirty suites of three rooms and bath, to be ready for occupancy about September 1, 1915.

REGISTER HOPPER ON TORRENS BILL

Says Proposed Insurance Premium Would Protect Title Forever.

"The bill introduced in the Legislature last week by Senator William M. Bennett, which embodies the amendments for the improvement of the Torrens land registration law, advocated by me, contains several features which have aroused much discussion among real estate lawyers and owners," says John J. Hopper, Register of New York County. "Some of them express especial interest in the provision of the bill affecting the assurance fund which is to be formed in order to secure holders of certificates and other persons against any possible losses occurring by reason of the operation of the law."

He also says: "Under the title guarantee system which is now in vogue in New York City the owner must pay a new insurance premium each time the property is transferred or mortgaged. On a $10,000 piece of property, for instance, this would amount to $100 on the first transaction and $50 for each subsequent transaction.

"Under the Torrens system a single insurance premium of one-tenth of 1 per cent (or $1 for each $1,000) of the value of the property is paid to the Register. This is paid once for all, and forever insures against all title losses, not only for the present owner, but for all future owners, mortgagees and other incumbrancers.

"In view of this enormous difference in expense the question naturally arises whether the Torrens premium of $1 a thousand is enough. Experience has proved that this amount is more than enough. In New York County alone this premium would accumulate a fund of $5,000,000. I have just received a letter from the Hon. Charles T. Davis, judge of the Land Court in Massachusetts, in which he informs me that there have been about 20,000 certificates issued there; that the assurance fund on January 1, 1915, amounted to $248,857 45, and that in the seventeen years since the law went into effect only one claim (which amounted to $1,200) has been recovered against the fund. The experience of Illinois is similar."

HAVE BUILT MANY BIG PRINTERIES

Activity of Messrs. Larkin, Who Are to Improve Block Front.

The 461 Eighth Avenue Realty Company, which is going to erect a twenty-two story printery on the block front on the west side of Eighth av., between 33d and 34th sts., at a cost of more than $2,500,000, is composed of Thomas A. and Edward L. Larkin and other interests.

On the block front to be improved, which measures 197.6x120 feet, are an old six story store building, known as the Haeger Storage Warehouse, and two old private dwellings altered for business. These buildings will be torn down on May 1, 1915, when existing leases expire.

The design of the printery will be simple, and will harmonize with the Pennsylvania station and the Postoffice. The façade will be of granite on three sides up to the fourth floor, above that plain gray face brick, with band courses of fine white terra cotta at the fourth and seventeenth floors, and a substantial balustrade above the twentieth floor. All the roof tanks will be inclosed, and on the twenty-second floor, above the restaurant, will be erected photograph galleries and studios for the use of certain tenants.

The persons who will erect the building are just completing the fifteen story printery at 406 to 426 West 31st st., opposite the west end of the Postoffice and a short distance away from the 34th st. operation. This building has a frontage of 250 feet, and until the Eighth av. front is improved will have the distinction of being the largest structure of its kind in town.

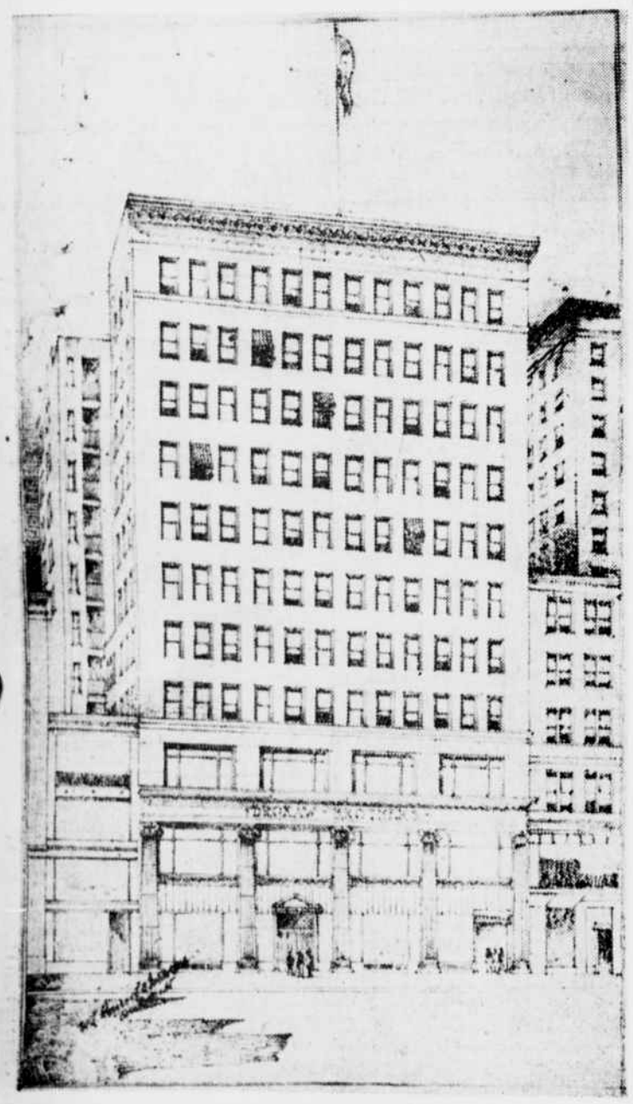
Under various corporate names the Messrs. Larkin have been instrumental in carrying through many big construction enterprises in the Pennsylvania zone in recent years, except those handled by big printing and publishing concerns, who have put up their own homes. Their first trade operation was the eight story building, at 418 to 424 West 25th st., 125x100 feet, which was leased to the Rome Metallic Bed Company for twenty-one years on a net basis. The upper floors in the building were sublet to the Isaac H. Blanchard Company, for many years in Canal st., and the completed building sold to George Loft.

The second operation was the thirteen story structure on plot 131x98.9 feet, at 424 to 438 West 33d st., running through to the Pennsylvania Railroad excavation. This building was leased to the Library Bureau, Zeese Wilkinson Company, and other leading firms, and last year was sold to Joseph Guinet.

Two years ago the Larkins acquired the eleven lots at 406 to 426 West 31st st., and last spring began construction of the fifteen story printery now nearing completion there. The lower six floors were leased from the plans to the American Bookbindery, for many years in Cherry st., by Fenimore C. Goode, of the Brett & Goode Co., who reports that practically all the remaining lofts are expected to be leased by March 1.

To Sell White Plains Site.

One of the largest undivided properties in White Plains is to be sold to the highest bidder on Wednesday noon at the courthouse, White Plains, by order of Charles W. Sinnott, referee. It is the Anderson property, comprising fourteen and a quarter acres, with a large frontage on the Post Road.



DESIGN OF BUILDING TO BE BUILT AT FORTY-FIRST STREET AND BROADWAY FOR BROKAW BROTHERS.

11-Story Home for Brokaws

Main Store Floor Will Be 19 Feet High, with Mezzanine.

The work of building a new home for Brokaw Brothers, clothiers, will be begun on March 1. The structure will be on the west side of Broadway, between Forty-first and Forty-second Streets. It is expected to be ready for use about March, 1916.

The new store will bring the house into closer touch with its customers who live in the uptown districts.

The plans provide for an eleven story fireproof structure, 92 feet front on Broadway and 109 feet on Seventh Avenue, covering an area of approximately 12,000 square feet.

The main store floor will be 19 feet in height, with a mezzanine; the basement ceiling will have a height of 18 feet and will connect directly with a large sub-surface plaza which is planned for the new dual subway system, and will give direct access to the new Seventh Avenue-Broadway subway lines, together with the present Forty-second Street subway system.

The building will be equipped with seven high-speed electric elevators, complete sprinkler and ventilating system, most modern heating, lighting and plumbing installation.

The architecture of the facades will be severely classic, the lower portion consisting of an Ionic colonnade with stone entablature. The space between columns will be treated with bronze and glass grille for show window display. The interior of the building throughout will be of the highest type and designed with the view of extreme durability and simple refinement.

W. L. Rouse and L. A. Goldstone, architects, estimate the cost to be $500,000. The general contract for the entire work has been awarded to A. L. Mordecai & Son, Incorporated.

The business of Brokaw Brothers was founded in 1856 by the late Isaac Vail Brokaw, who was a lineal descendant of Bourgon Broucard, of Huguenot fame, who came to America from France in 1675.

When the business was started at Astor Place it was the farthest uptown at that time of any big clothing store in New York; the location was surrounded by high class dwelling houses, which housed New York's smart set, and the great residential East Side near by, with its multiplicity of genteel homes, afforded a splendid following of customers.

Howard C. Brokaw, who succeeded his father as president of the company, is very enthusiastic concerning the future development of the business at the new location, and he has planned the new building and its fittings with the view of enlarging all departments in anticipation of a marked expansion of trade.

WORK ON ELEVATED LINE

Opposition to Route from Cypress Hills to Jamaica.

The New York Municipal Railway Company, the subsidiary of the Brooklyn Rapid Transit Company, has begun work on the erection of the elevated line in Jamaica Avenue, in Queens, from Cypress Hills to Grand Avenue, Jamaica.

There has been much active opposition to the construction of this elevated line by property owners in the Richmond Hill section, and they have organized and incorporated an association and have prepared an appeal to the courts. No decision has been reached on any of their motions, however.

Another important step in connection with this improvement was the passage of a resolution this last week by the Board of Estimate fixing the width of Jamaica Avenue at 44 feet between the Brooklyn Borough line and Cliffside Avenue, and also another resolution requesting Borough President Connolly to prepare at once a map fixing the width of Jamaica Avenue west of Cliffside Avenue at 44 feet.

BUSINESS LEASES IN VARIOUS ZONES

Lofts and Stores in Buildings on East and West Sides Rented.

Bing & Bing have leased an entire loft, comprising about 16,000 square feet, in the building 902 Broadway, corner of Twentieth Street, to Mme. Irene, corset manufacturer, for a term of years.

The Brett & Goode Company has leased, in conjunction with Daniel Birdsall & Co., the third floor in 103 Fifth Avenue for a term of years to Isaiah Schoffer.

A. A. Hageman has leased the store at 684 Sixth Avenue to J. H. Maguire, optician; a store at 639 Sixth Avenue to the Bank Electrical Company; a loft in 608 Sixth Avenue to Frank O'Gara; the first loft in 639 Sixth Avenue to John Patreky, and a loft in 641 Sixth Avenue to Frank Crawford.

Ewing, Bacon & Henry have leased in 8 West Fortieth Street, now in course of construction, the sixteenth, seventeenth and eighteenth floors to Frank A. Munsey for executive offices for his publications. The Munsey Trust Company recently took the store, first and second floors. Other recent leases in the building include the fifteenth floor to the National Hospital Bureau, the nineteenth floor to the Vulcanite Portland Cement Company.

Will Seek to Repeal the Housing Law

Other Steps To Be Taken by Committee of N. Y. Real Estate Ass'n.

BIG MEETING IN CITY THIS WEEK

Organization Likely To Be Increased by Allied Concerns.

At its meeting held last week at the Hotel Onondaga, Syacuse, the executive committee of the Real Estate Association of the State of New York went on record as opposed to the housing law for second class cities. A delegation was appointed to appear at Albany in favor of the repeal of this law. This delegation was also instructed to take up with the New York City representatives changes suggested by them in the tenement house law of New York City.

It was decided that efforts should be made at once to raise a fund among property owners to provide for the establishment of a bureau at Albany to look after the interests of property owners throughout the year. President Morgenthau reported that some of the largest property owners in New York City have suggested that such an office be maintained to look after their interests and to examine carefully all proposed legislation.

It approved of the proposed changes in the organization in order to permit an affiliation of associations interested in realty matters. A meeting of the members of the association will be held at the office of President Morgenthau to-morrow at 4:30 o'clock formally to approve amendments to the constitution to permit of this.

Applications have been received from a dozen organizations in different parts of the state which desire immediately to take advantage of this affiliation. The state association will keep these affiliated organizations informed as to matters in which they may be interested concerning legislation, departmental rulings, etc. The affiliated organizations will also be able to employ the services of the association's Albany counsel. It is expected that this new programme will develop the state association into a representative of all of the local organizations throughout the state.

The Committee on Registering of Real Estate Brokers, of which Alwyn Ball, jr., of New York, is chairman, and R. A. Borland, of Norwich, vice-chairman, submitted a report showing that the membership of the association is almost unanimous in favor of some system of state registration. They were requested to submit recommendations as to the form of a proposed bill at the next meeting of the executive committee, which will be held in Rochester on March 13.

The executive committee voted unanimously to oppose the taxation bill in the State Legislature. President Morgenthau and De Lancy M. Ellis have since been in conference with the leaders of both branches of the Legislature. They have been assured that their recommendations will receive careful consideration.

Among those present were President M. Morgenthau, jr., and William H. Mills, of New York City; L. D. Woodworth, president of the Rochester Real Estate Association; W. Jay Russell, of Ogdensburg, vice-president of the Farm Brokers' Association; C. A. Hills, of Syracuse, president of the Syracuse association; Charles F. Warner, of Buffalo, and Ten Eyck E. Mosher, jr., of Albany.

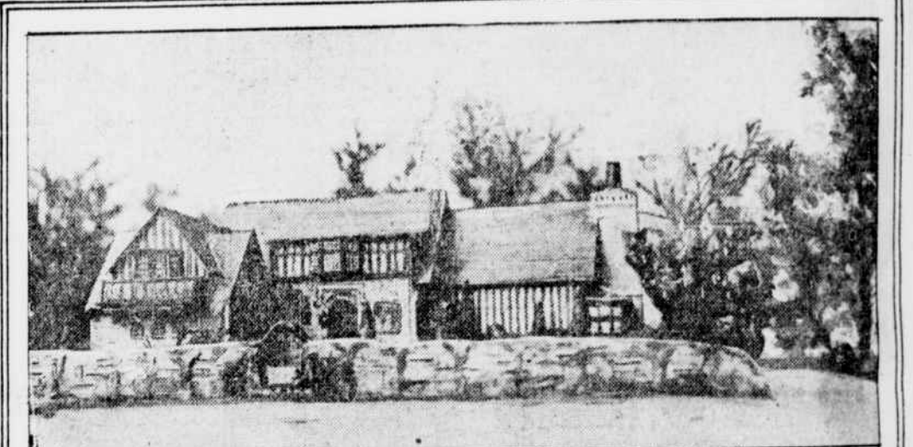
Albert B. Ashforth has leased for Edward Margolies for a term of years to Duncan Fraser, Inc., the parlor floor store at 603 Fifth Avenue; also leased the fourth floor in 438 to 448 West Thirty-seventh Street, containing 11,000 square feet, to Jonas & Naumberg.

Douglas L. Elliman & Co. have leased for Moore & Wyckoff a large apartment in 410 Park Avenue, corner of Fifty-fifth Street, to Howard S. Borden; also an apartment in 105 East Fifty-third Street to Mrs. Smithie Graves.

Slawson & Hobbs have rented the store 501 Columbus Avenue to Andrew Davey, and the store 2453 Broadway to the Wright Laundry.

The Duross Company has leased to the Made-in-America Manufacturing Company the third loft in 10 West Eighteenth Street for a term of years, and the fourth loft in the same building to the J. C. Gillmore Company.

Barnett & Co. have leased the store at 2022 Lexington Avenue, corner of 123d Street, to John Fahy, for five years.



HOUSE TO BE BUILT AT WYKAGYL PARK, NEW ROCHELLE, FOR CLARE BRIGGS.

"WHEN A FELLER NEEDS A FRIEND" MOST

It Is When He Is Building a House for Himself, So Clare Briggs Learns.

Ground will be broken next month for the two story house to be built at Wykagyl Park, New Rochelle, for Clare Briggs, the artist who draws comic and other popular pictures for The Tribune. He is already experiencing all the joys, if there are any, of the persons who put into visible form plans for the building of a home for themselves which they have thought and dreamed about for years. Not only has he a lot and lots on which to build, but lots of trouble.

Never "does a feller need a friend" more than a property owner in these unsettled realty days. Unsettled quickly suggested itself as the qualifying word, because landlords say that many bills sent to occupants remain unpaid, that there is no end to the pyramiding of assessments and taxes, and the burden of taxation, which was long ago intolerable, is much worse than oppressive.

Yet Briggs could not be swerved from his set purpose of adding to the gayety of the landscape of Wykagyl with a house for his own occupancy. He is not afraid of the tax assessor, the tax appraiser or the tax collector.

"There's been tax collectors and other taxmen in New Rochelle," says Mr. Briggs, "ever since New Rochelle was settled by Huguenot refugees from La Rochelle, France, in 1688." Sounds as if between "The Days of Real Sport" and "Kelly Pool" he had memorized a board of trade booklet on the salubrious climate of New Rochelle.

To return to the erection of the country domicile of Mr. Briggs. The most striking feature of the house will be a framework of ship timbers. Now, the conveying of ship timbers from the shores of New Jersey to Wykagyl Park was a feat, if not a feature. Gangs of men, adepts at such work, were engaged for some days on the task. Soon after the excavation and foundation work has been done the timbers will be brought together to form the framework of the house. H. G. Morse, a Manhattan architect, has drawn the plans. The house will be of the old English style, and two stories, with twelve rooms. It will also be of stone and stucco. Another feature will be a grill room, in which will be billiard tables.

Running through the premises is a lovely brook—that is, if a dry spell has not caused it to vanish like misty air. The babbling brook is going to cease murmuring long enough to turn into an artificial hollow, and thereby add a quiet pool to the scenery. This will not be a Kelly pool, although many a Kelly is likely to take a dip in it. Kelly pool is played on a pool table. Consequently, nobody can be expected to exclaim at this pool: "Ah, for the love of Mike, Joe, have a heart!" or "'At's a baby!" No wonder "somebody is always taking the joy out of life." A Kelleyed pool should be outdoors just as much as a Rileyed pool.

The house is forty-six minutes and twelve seconds from Broadway, and in the fall, at the housewarming, prior to the winter months, Clare and his myriad of friends will give a demonstration of "Why Some Men Never Dance."

Want Tenement Act Changed

Amendments Desired So as to Revive Building of 3-Family Houses.

A committee of the Brooklyn Real Estate Board is working energetically to have the tenement house law amended so it would be possible to construct a new type of three family house and also to alter old one or two family dwelling houses into structures for three families. It comprises A. J. Walgron, chairman; James B. Fisher, Joseph M. May, George H. Gray and Robert A. Wright.

No other borough of the greater city has so many old dwelling and three story houses that could be quickly made into serviceable three family houses as Brooklyn. This change cannot now be made so that the houses could be rented at a low and profitable figure.

The committee acknowledges that the opposition to changing the law is strong. Yet it hopes to win the fight that it is making for many property owners. It favors the erection of fewer of the large apartment houses with rooms for many families.

"There are three classes of houses suitable for three families," says the committee. "The buildings in question are old residences in the older parts of the city that cannot be profitably rented as single or two family structures, and three story store properties in neighborhoods in which storekeepers cannot afford to rent rooms outside of store premises. If the storekeeper lives upstairs in the building or elsewhere he has to pay rent for his living rooms like the majority of persons, whereas if his flat was in the rear of his store the rent for the store would be included in the charges for the living rooms. The other class of suitable buildings, it seems needless to say, are new three family houses.

"A pertinent question to be answered now is, Shall we have a city with tenement houses of from twenty to thirty families or shall we be allowed to use our old homes and build three family buildings that are safe, sanitary and have good light and air, but are not prohibitive as to cost and can be erected and maintained without unnecessary supervision and regulation?

"Only a small number of three family tenement houses have been built in the city since the enactment of the tenement house law in 1901. Under this law large courts are necessary, and this and other requirements result in remodelled or new structures for three families, with small and impractical rooms.

"Of the 591 tenement houses put up in Brooklyn last year, only twelve were three family houses. In Queens 281 tenement houses were built, and of that number but 29 were three family houses. In The Bronx in the same period 232 tenement houses were constructed and only one was a three family house."

"The owner who lives in his own house, either a private house or a two or three family house, is, without question, the best citizen for our city. He has an interest in all of our city's local and civic affairs that the rent-payer in the twenty or more family house does not have.

"The new type of three family houses which we propose is superior in every way to the structures that are built for twenty or more families. In our proposed three family house every apartment will extend from street to yard. There will be only one apartment on each floor, and consequently only three apartments in the house. All living rooms will front either on the street side or the yard. In the so-called modern tenement house there are some apartments with all the rooms opening on an interior or exterior court, and therefore there are no rooms facing the street or the rear yard. Does such an apartment compare favorably with an apartment for only three families, like the one described?

"We are striving to acquire the right only to use the old buildings, so as to make them fair investments, and to be able to build the proposed three family houses and rent them without being harassed by too many regulations and inspections."

The committee asks the support of all property owners and other persons who are interested in its work and objects.

SOUTHAMPTON RENTALS

Many Cottages Leased for the Coming Season.

Alfred E. Schermerhorn reports the following additional rentals at Southampton, Long Island, for the season of 1915:

For L. F. H. Betts his Golden Rod to R. A. Franks and his Sandymount to Charles H. Sabin; for Mrs. George R. Schieffelin her Plas Norweryd to Morris W. Kellogg; for Mrs. Charles H. Godfrey her Nighbrink, on the southwest end of Lake Agawam, to Albert Gallatin; for Mrs. N. Thayer Robb her East Knowle, corner of First Neck Lane and Great Plains Road, to Caleb W. Hammill; for Edward J. Corrigan his cottage on Shinnecock Road to Mrs. P. F. Collier; for F. Markoe Robertson his cottage in Main Street to J. I. Blair; for the Peabody estate their Agawam, in Main Street, to Mrs. Louis L. Stanton, and their The Hollyhocks to Edward H. Johnson; for Mrs. Newbold Edgar her cottage in Main Street; for James D Sawyer The Homestead to Mrs. Henry A. Alexander; for Miss K. C. Budd her Wee House, in the Shinnecock art village, to Dr. Walter L. Niles; for Arthur B. Claflin his cottage on the Shinnecock Hills to Joseph S. Clark, and for Mrs. Richard Newton, jr., The Box, at Hayground, to Mrs. William C. Gulliver.

BIG 42D STREET PROJECT

Proposed Building Reported to Involve $1,500,000.

A project, said to involve about $1,500,000, is to be carried on at Forty-second and Forty-third Streets just east of Ninth Avenue, according to reports.

Maynicke & Franke are preparing the plans for the proposed building, which, it is said, will be put up by C. H. Dormstadt. He appears as the owner of record of 351 to 357 West Forty-second Street and 352 West Forty-third Street. The site, as mentioned in the reports, measures 120x120 feet. Mr. Dormstadt's holdings are comparatively smaller than that, but adjoining property will most likely be acquired.

More Industries for Queens

New Plants Will Furnish Steady Work to Many Persons.

From the report made by A. L. Langdon, traffic manager of the Long Island Railroad, at the recent February meeting of the Chamber of Commerce of the Borough of Queens, it is evident that there has been no let up in the great industrial development that is taking place in Queens Borough.

The following is a list of the new industries which have located in Queens in the last few weeks:

The Fickling Enamelling Company, recently incorporated under the laws of the State of New York, has moved to Long Island City, leasing the second floor of the Palmer-Singer Building, Second and Webster avenues. They make a specialty of enamelling automobile bodies and employ about forty hands.

The Standard Oil Company will erect a three story brick building at Duryea Avenue and Newtown Creek, Laurel Hill, to take the place of an old frame structure. The new building, which will cost about $125,000, will be used for storage purposes.

J. A. Scriven & Co., manufacturers of shirts and drawers, offices at 18 East Fifteenth Street, Manhattan, have moved their Brooklyn knitting plant to the second floor of the loft building at 45 Mill Street, Long Island City.

Bernard Emer has erected a coal pocket alongside the Long Island Railroad tracks at Glendale, the capacity of which is 1,600 tons. A sidetrack has been installed.

The John Donaldson Roman Stone Company, Inc., manufacturers of artificial stone, have sold the building they occupied at Hillside Avenue and Sherman Street, Richmond Hill, and have removed to the W. C. Haugaard property, adjoining the Long Island Railroad tracks at Richmond Hill, a portion of which they have leased. They are erecting a frame building 100 by 40 feet at the new location and expect to double its size in the near future. About fifteen hands are now employed. The property is served by a sidetrack.

The Operaphone Company, recently organized, has leased the first and second floors of the Degnon loft building, Long Island City, where it will manufacture phonographs and phonograph records. It expects to be in operation by March 1.

The Arabol Manufacturing Company, 100 William Street, Manhattan, owns the property at Whitestone formerly used by the American Can Company, and is now equipping one of the buildings for the grinding of cork, which is used principally by the shoe trade. The company supplies shoe manufacturers with glue, leather dressings and other accessories from its Brooklyn factory, but heretofore has had to buy ground corks. It expects to be in operation at Whitestone within two or three weeks, and if the operations there prove successful the company may manufacture some of the other articles now being made in its Brooklyn plant.

PERMITS SALE OF EDIFICE

Rose Hill Methodists to Worship Elsewhere.

Justice Page has signed an order permitting the Rose Hill Methodist Episcopal Church to sell its church property, at 221 East Twenty-seventh Street, for $50,000, and to apply the proceeds to paying off a mortgage on the Derbyshire apartments, at 217 and 219 East Twenty-seventh Street, adjoining the church and owned by it.

The congregation intends to consolidate with another church or acquire a new site elsewhere.

Long Island City Factory.

Plans were filed yesterday in Queens by the Everett Realty and Construction Company, of New York, for a twelve story fireproof loft building to be built at a cost of $500,000 at Jackson Avenue and Tenth Street, Long Island City, for a large mail order concern. The new structure will have many novel features, one being large elevators that will carry loaded automobile trucks to every story of the building.