

BUILDING IN MANHATTAN SINCE THE PANIC.

Only One Tenement House Was Planned, According to the Building Bureau Report for November—Other Lines of Construction Made a Good Record.

To his comprehensive official statement issued on Monday, showing the building operations in Manhattan for the eleven months just closed, Building Superintendent Murphy added yesterday a supplementary table prepared by James W. Spencer, statistician of the department, presenting the classified record of the operations for the so-called "panic month" of November. As in the case of the larger statement for the eleven months, the significant feature of the November compilation is the falling off in tenement house construction, representing the sudden cessation of what is designated by the Building Department officials as "speculative" building. This decrease was offset in a measure by continued activity in the line of office building, dwelling house and miscellaneous construction, which presumably stood for continued employment of labor during the period of excessive financial stringency.

It is a fact not without careful significance for the wage earners interested in building operations that on every working day in the whole month of depression plans were filed, representing either certain new building prospects or improvement work planned for quick consummation. For example, there was very little if any statement whatever in the November work, covered by what are known as slip applications, a special form of specifications, designed by Chief Clerk William H. Class of the department, to embrace alteration work not exceeding \$500 for any particular job. These applications, which are not included in Statistician Spencer's tables, numbered a total of 206 for the month, representing an average cost of from \$150 to \$200 for each "slip" architect's plans to accompany such slip application. These slip applications, by the way, have proved a decided convenience to the public in the particular that they are much simpler and easier to prepare than the regular building permit applications, which are necessarily extremely comprehensive in respect to the detailed information required previous to any action by the superintendent and his deputies on any application.

That sweeping decrease of tenement construction is evidenced by the department figures showing that during the month single apartment houses only was projected, to cost \$15,000, as against twenty-one tenements of the different types of elevator apartments, flats and tenements without bath or shower, which were filed in November, 1908, and the estimated cost of which was \$1,233,000.

On the other hand four office buildings were projected, representing an investment of \$1,578,000, as against a single office building, to cost \$250,000, planned in 1908. Of this increase \$1,000,000 is accounted for by the new twenty-story Murray Hill six-story building, planned by Alfred Gwynne Vanderbilt for the City Loan Company on the Park Avenue block from Thirty-third to Thirty-fourth street.

During November also six high class private residences, to cost an aggregate of \$100,000, were projected, as against only three dwellings, to cost \$132,000, called for by 1908 plans.

The miscellaneous building plans filed in November of this year represent twenty-five building undertakings, involving an expenditure of \$485,440, the month's record in 1908 being eighteen buildings erected at a cost of \$31,850.

In the matter of store and loft buildings the panic month fell behind 1908, the sum invested and the number of buildings projected being respectively \$778,000 for store and loft buildings this year, as against \$835,300 for the ten loft buildings planned in 1908.

Municipal building operations were wholly at a standstill in November so far as new projects were concerned, whereas in the same month in 1908 plans were submitted to the department for eleven edifices, aggregating \$312,275 in value.

The records of alterations filed show an increase in the number of projected improvements, although the estimated cost of these was less than in the corresponding month in 1908, the comparative figures being 147 buildings with \$274,774 worth of improvements this year, as against 160 buildings with \$252,750 worth of improvements in November, 1908.

The grand total for the month in both years is \$3,083,000 in forty new buildings of all kinds this year, as against \$4,031,425 for seventy-one new buildings planned in 1908, a decrease against 1907 of \$988,188, representing a total of 111 buildings almost wholly to speculative building.

As against this is placed in the department estimate the increase in alteration and improvement work, which in November amounted to \$1,014,050 for 230 buildings, as compared with \$538,350 expended in improvements for 205 buildings in 1908, the increase to the credit of the month of November being the amount of investment and 25 in the number of buildings improved.

The November tables issued by the Superintendent are:

Table with columns: No. of Buildings, Cost, etc. for various building types.

THE REAL ESTATE MARKET

CHARLES B. PRATTMAN'S PHILADELPHIA HOTEL.

Charles B. Prattman of Philadelphia, the hotel builder, has secured a lease on the beach in front of the Vermont avenue, Atlantic City, N. J., for a term of years to build a hotel on the beach. The hotel will be owned and known as Hotel Dorean.

E. H. Ludlow & Co. have sold for the Santa street, Brooklyn, a two-story brick building, on lot 2510. This is the first sale of the property to date.

G. Tuoli & Co. have sold No. 8825 Bay Thirteenth street, Bay Ridge, one of a row of ten two-family brick houses.

The Clifton Construction Company reports the sale of a two-family brick dwelling on the west side of Croton street, 91 feet north of Broadway, Long Island City, to C. Seis.

Plans have been filed with Building Superintendent Murphy for remodeling the two-story flat house at No. 108 East Sixty-sixth street, southeast corner of Third avenue, owned by William S. Smedley.

Plans have been filed for remodeling the lot building at the northwest corner of Morningside avenue and 124th street and refitting the ground floor store, the improvements to be made in the building to be made for Donato & Fasani as owners.

The Bronx plans for new buildings filed yesterday comprising a row of eight two-story frame dwellings to be built for Mrs. S. Sullivan on Concord avenue north of Dager street, by a cost of \$94,000.

Plans for the Dacorn Realty Company at the corner of St. Ann's avenue and 149th street, to cost \$100,000, for a row of eight two-story frame dwellings, with stores, for Joseph J. Gleason at the corner of Westchester avenue and 172d street, to cost \$200,000, for two-story dwellings for the same owner on 172d street south of Westchester avenue, to cost \$100,000, for a two-story flat for John McNulty on Arthur avenue south of 172d street, to cost \$45,000, a two-story warehouse on 172d street, to cost \$100,000, a two-story stable at the corner of Hunt's Point road and Lafayette street, to cost \$11,000, and two one-story store buildings on Wilkins avenue north of Southern Boulevard and on Fordham road east of Jerome street, to cost \$15,000 and \$1,500 respectively.

No plans for new buildings were filed with the Manhattan bureau.

Yesterday's Auction Sales. (At 14 Vesey Street.)

Sixty-first street, No. 221, north side, 2 1/2 lots east of Third avenue, 18x100 1/2, five-story brick building, with stores, 1st floor, N. W. Mosher, Jr. sold, due on judgment, \$2,200, subject to \$1,000, to \$1,200, to \$1,400, to \$1,600, to \$1,800, to \$2,000, to \$2,200, to \$2,400, to \$2,600, to \$2,800, to \$3,000, to \$3,200, to \$3,400, to \$3,600, to \$3,800, to \$4,000, to \$4,200, to \$4,400, to \$4,600, to \$4,800, to \$5,000, to \$5,200, to \$5,400, to \$5,600, to \$5,800, to \$6,000, to \$6,200, to \$6,400, to \$6,600, to \$6,800, to \$7,000, to \$7,200, to \$7,400, to \$7,600, to \$7,800, to \$8,000, to \$8,200, to \$8,400, to \$8,600, to \$8,800, to \$9,000, to \$9,200, to \$9,400, to \$9,600, to \$9,800, to \$10,000, to \$10,200, to \$10,400, to \$10,600, to \$10,800, to \$11,000, to \$11,200, to \$11,400, to \$11,600, to \$11,800, to \$12,000, to \$12,200, to \$12,400, to \$12,600, to \$12,800, to \$13,000, to \$13,200, to \$13,400, to \$13,600, to \$13,800, to \$14,000, to \$14,200, to \$14,400, to \$14,600, to \$14,800, to \$15,000, to \$15,200, to \$15,400, to \$15,600, to \$15,800, to \$16,000, to 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