

HASTE TO FILE PLANS TO AVOID ZONE LAW

Total Value of Building Specifications Received Yesterday Exceeds \$10,000,000.

\$16,000,000 IN FOUR DAYS

List Includes a Number of Skyscrapers and Largest Apartment House in the City.

Plans for new office buildings, lofts, and apartment houses to cost more than \$10,000,000 were filed in the Manhattan Building Bureau yesterday. A number of them were of the so-called skyscraper type, three of the commercial buildings being of sixteen stories, one of eighteen stories, and one of twenty stories. Most of the apartments ranged from twelve to fourteen stories.

Not in many months have so many plans for costly structures been filed in the Building Bureau. The rush began last week. Since Thursday, and including yesterday, the total cost of the proposed buildings for Manhattan Island exceeds \$16,000,000.

The reason for this unusual boom in building operations is to be found in the fact that today the Board of Estimate will hold what is expected to be the final hearing on the last report and recommendations of the Commission on Building Districts and Restrictions. Many owners, including speculative builders, who have opposed the proposition to place reasonable restrictions on buildings in certain localities of the city, fearing that the report of the commission will soon be adopted by the Board of Estimate, have filed plans for prospective operations on their properties.

In many cases, the architects said yesterday, they did not expect to begin work immediately, and in the opinion of many realty brokers some of the projected structures may never be erected according to the present plans.

Practically all of the new structures for which plans have been filed for a height exceeding twelve stories are in districts which will be more or less restricted, and if the report of the Building Commission is adopted the excessive heights planned for some of them would not get through the Building Department. Among these are a twenty-story office building planned for 110 to 112 William Street by a corporation of which H. Randolph Anderson is President, estimated to cost \$2,810,000; an eight-story building for the northeast corner of Fifth Avenue and Thirty-second Street, for George L. Rives and James A. Burden, owners of the property, to cost \$400,000, and three sixteen-story structures, one at 6 and 8 West Forty-eighth Street, to cost \$250,000; another at 7 to 11 West Thirty-ninth Street, to cost \$300,000, and the third on the site of the present Racquet and Tennis Club, Forty-third Street, between Fifth and Sixth Avenues, to cost \$1,100,000.

With the exception of a twelve-story addition to cost \$1,500,000 filed on Saturday by the New York Central Railroad for the four-story express building on the westerly Lexington Avenue block front between Forty-fifth and Forty-sixth Streets, the proposed commercial building for the Racquet Club site is the costliest business operation for which plans have been filed during the last week. The club, a short time ago, voted to move to the new east side club centre and leased for its new \$400,000 home the block front on the west side of Park Avenue, between Fifty-second and Fifty-third Streets, owned by Robert Goelet. A syndicate of members, including Charles H. Sabin, the President of the Guaranty Trust Company; Frank V. Burton, and E. Townsend Irvin, known as the managers of the Racquet and Tennis Club, agreed to buy the present property, on the approval of the members, for \$600,000, and Justice Hendrick of the Supreme Court last week gave the club permission to sell its property. The price is far below the assessed value, which is \$1,100,000, of which \$815,000 represents land value. The plot has a frontage of about 142 feet at 21 to 23 West Forty-third Street with a fifty-foot extension at 26 and 28 West Forty-fourth Street.

Of the plans filed yesterday the largest individual operation was for a twelve-

story apartment house, to cover the entire block bounded by Park and Lexington Avenues, Forty-eighth and Forty-ninth Streets, to cost \$2,500,000. If erected, it will be the largest building of its kind in the city. The Belnord, which now covers the greatest apartment house area, has frontages of about 208 feet on Broadway and Amsterdam Avenue and 340 feet on Eighty-sixth and Eighty-seventh Streets. The New York Central Railroad is the owner of the block, and the proposed building would be erected over the track yards. Plans are pending, it was learned, to lease the block to a syndicate. The architects, Warren & Wetmore, said that they expected to begin work in a short time. The house will be built U-shaped, the open portion being about ninety feet wide, facing Park Avenue, and leading into a great garden court.

Plans were filed for a \$1,500,000 twelve-story apartment on the northeast corner of Riverside Drive and Claremont Place, and a thirteen-story apartment to cost \$1,000,000 is projected for the southeast corner of Park Avenue and Ninetieth Street. At 206 to 216 West Seventieth Street, just beyond Amsterdam Avenue, plans were filed for a fourteen-story apartment hotel to cost \$800,000.

General Lloyd S. Bryce, who filed plans on Saturday for a \$900,000 twelve-story apartment house on the northeast corner of Fifth Avenue and Ninety-seventh Street, had plans filed yesterday by his architects, Shape & Brady, for another twelve-story apartment two blocks below, covering a smaller plot, 70.6 by 90 feet, at the northeast corner of Fifth Avenue and Ninety-fifth Street, at an estimated cost of \$300,000.

The University Club filed plans yesterday for a \$100,000 addition to its clubhouse at the northwest corner of Fifth Avenue and Fifty-fourth Street. It is intended to begin work at once. The addition will be nine stories high, covering the two lots immediately in the rear of the club and extending through to Fifty-fifth Street, in the rear of the Hotel Gotham. The addition will be 50 feet on each street by 200 deep. McKim, Mead & White are the architects, and the cost is placed at \$100,000. The club purchased the property several months ago, and the addition is intended to provide extra sleeping rooms.

Wireless Communication Stopped.

The Western Union Telegraph Company announced yesterday that wireless communication by way of Sayville, L. I., and Tuckerton, N. J., had been suspended until further notice. It was said last night that this was done at intervals to allow the cleaning up of business that had accumulated because of delay due to static conditions.