

# 7TH AVENUE SUBWAY TO BE READY IN YEAR

Section Between 30th St. and  
Times Square Will Be Run-  
ning Before 1917.

## SPUR TO BUILDING ACTIVITY

Opening of New Transit Route Will  
Materially Aid In Booming  
Pennsylvania Station Zone.

The Public Service Commission announced yesterday that there is every indication that the new Seventh Avenue subway will be completed and in operation in twelve months and that the section between Thirtieth Street and Times Square, on which the work is being rushed with all possible speed, is to be opened to the public during the latter part of the present year.

This statement, coupled with the announcement that the Pennsylvania Railroad Company has finally decided to erect a \$9,000,000 hotel on Seventh Avenue facing its station, will, it is predicted, start a revival of speculative and building activity on the avenue and the adjacent side streets.

For years this section of the city, which has come to be known as the Pennsylvania Station zone, has waited and traded upon the development possibilities of the new subway and the improvements the Pennsylvania Railroad would make on its vast holdings in the section.

The Pennsylvania Station was completed in 1910, but with the exception of a few minor improvements the railroad company made no effort to do any construction work that had any bearing on the future character or development of the surrounding property. This apparent lack of interest on the part of the railroad company to enhance the value of its holdings, as compared with the extraordinary and costly improvements made by the New York Central Railroad Company on the property it held adjacent to its new terminal, was severely condemned by realty men and property owners.

### Much Property Held by Company.

In addition to the site on 200 by 400 feet on the east side of Seventh Avenue between Thirty-second and Thirty-third Streets, upon which the company will start shortly to erect its new hotel, a large amount of property is controlled by it under the names of various holding companies. These holdings consist primarily of:

The Pennsylvania Station, extending from Thirty-first to Thirty-third Street, Seventh to Eighth Avenue, and its depressed yards, running from Ninth to Tenth Avenue, extending for a distance of a half block, both north and south of West Thirty-second Street; thence under Thirty-second Street to the North River.

Property known as 215 to 230 West Thirty-first Street, located in Block 780, Lots 52, 53, 54, 55, 56, 57, 58, and 59, having a frontage of 167 feet 6 inches on the south side of West Thirty-first Street, west of Seventh Avenue, by a depth of 98 feet 9 inches.

Service plant of the Pennsylvania Railroad Company, located in Block 780, having a frontage of 225 feet on the south side of West Thirty-first Street by a depth of 98 feet 9 inches.

No. 202 West Thirty-first Street, Block 780, Lot 45, located 75 feet west of Seventh Avenue, with a frontage of 25 feet on the south side of West Thirty-first Street, by a depth of 97 feet 6 inches.

Block 783, Lot 31, 215 West Thirty-third Street, with a frontage of 20 feet on the north side of West Thirty-third Street, by a depth of 98 feet 9 inches.

Block 783, Lot 29, 219 West Thirty-third Street, with a frontage on the north side of West Thirty-third Street of 20 feet by a depth of 98 feet 9 inches.

Block 783, Lots 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 72, having a frontage of 249 feet on the south side of West Thirty-fourth Street and a frontage of 314 feet 11 inches on the north side of West Thirty-third Street, containing in all 53,081 square feet.

Block 807, with a frontage of 143 feet 9 inches on the east side of Seventh Avenue, 125 feet on the south side of West Thirty-second Street, 65 feet on the north side of West Thirty-first Street, consisting of Lots 4, 5, 82, 81, 80, 79, 78, 77, 76, 9, 8, and 7, with a total area of 21,462 square feet.

Block 808, Lots 1, 2, 3, 4, 5, 7, 8, 9, 12, 14, 15, 16, 17, 18, 19, 20, 66, 67, 68, 69, 70, 71, 72, 73, 74, 77, 78, 79, 80, 81, 83, 84, 85, 86, and 87, with a frontage of 197 feet 6 inches on the east side of Seventh Avenue, 400 feet on the south side of West Thirty-third Street, and 400 feet on the north side of West Thirty-second Street, with a total area of 79,040 square feet.

The Pennsylvania Station, which covers a plot 435 by 800 feet, from Thirty-first to Thirty-third Streets, between Seventh and Eighth Avenues, is assessed by the city for taxation purposes at about \$16,350,000. The land without the improvements has an assessed valuation of about \$6,200,000. A valuation of \$1,285,000 is placed by the city on the company's service building occupying the property, 232 to 250 West Thirty-first Street. In this instance the land is valued alone at \$250,000. The property adjacent to the company's holdings is in small parcels, held by individuals.

Among the largest holders is the John G. Mendel estate, which owns the block front on the east of Seventh Avenue between Thirty-eighth and Thirty-ninth Streets, and several other fifty and one hundred-foot plots; William H. Hussey, who owns 449 to 459 Seventh Avenue, between Thirty-fourth and Thirty-fifth Streets; the United States Realty and Improvement Company, 494 to 498 Seventh Avenue; Eliza W. White, who holds title to the block front on the west side of Seventh Avenue, between Thirty-seventh and Thirty-eighth Streets. The Gridley and Deming estates also hold large parcels. The majority of the property in this section, however, is old-fashioned four and five-story brick tenements.

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The lower half was leased to the American Bookbindery before construction began.

### Demand for Modern Buildings.

"All of these, except the National Cloak and Suit Company's building, were put up in response to the demand of modern buildings with great strength and large floor areas for the modern printer, who requires buildings of special construction, combining strength and rigidity with unobstructed light and air, good shipping facilities, and close proximity to the Post Office, docks, railroad terminals, and freight depots. The locating of the General Post Office at Eighth Avenue and Thirty-first to Thirty-third Street, construction of new docks in the Chelsea district, and the opening of the New York Central and Pennsylvania Stations drew the printing trades into the west side district.

"By far the largest recent deal in the zone was the sale of the old Haeger warehouse, occupying the block front on the west side of Eighth Avenue, between Thirty-third and Thirty-fourth Streets, and the improvement of the site, together with adjoining property, with a twenty-two-story office structure known as the Printing Crafts Building. Archibald D. Russell and Percy R. Pyne, who bought the block some years ago, sold it to a company headed by Edward L. Larkin and associates who have been instrumental in building up the west side district with printing buildings. A loan of \$1,800,000 was made by the Metropolitan Life Insurance Company to finance the operation, and the structure will be completed in a couple of months."

Negotiations were recently reported pending for the sale of the southeast corner of Seventh Avenue and Thirty-sixth Street, a plot 100 on the avenue by 140 on the street, adjoining the old New York Arsenal on the Thirty-fifth Street corner. The property is covered with ten old buildings. It is owned by the estate of Theophile Kick, and is held, it is said, at \$600,000.

Larkin Brothers are the prospective buyers, and if the deal goes through the site will be improved with another high-class building for printing trades, similar to the new structures of that type already erected by the Larkin interests in the Pennsylvania zone vicinity.

## WAR ORPHANS FOR ADOPTION

Household Exposition Will Open a  
Registry Bureau.

War orphans for adoption will be one of the features of the Home Conference and Household Exposition which is to open in Madison Square Garden this week, but the orphans themselves will not be on exhibition. Instead there will be a registry bureau and any person with a warm heart wishing to share it with a child can put down the name and address and Judge Ben Lindsey is expected to arrange to send over the orphans later. The \$10,000,000 for which Judge Lindsey has appealed, in behalf of the children war sufferers, the Exposition people think will put 1,000,000 children in the way of being adopted.

Something definite it is expected will also be done during the exposition toward bringing over refugees to fill the need for domestics in America. In connection with the servant problem, prizes will be offered for both men and maid servants who have remained for long periods with one family.

Every phase of home life will be considered at the exposition, from cooking, marketing, and mothering the children, to eugenics and birth control. There will be exhibitions of household goods and furnishings, and talks on weights and measures. Mrs. Woodrow Wilson has been asked to open the Conference and Exposition.

## GOT THE REMINGTONS MIXED

Typewriter Concern Confused with  
Armsmakers in War Lands.

Confusion has arisen in the foreign business of the Remington Typewriter Company, an official of that company said yesterday, because of a report circulated all over the world that the Remington Typewriter Company was connected with the Remington Arms concerns. This report was even circulated in Australia, and word reached here yesterday that the Remington Company, on information supplied to the British Government, had been put on the enemy list. It was stated that the British Government objected to the firm because it traded with Germany.

"We have had great trouble because of the confusion of names," said James M. Gifford, counsel for the Remington Typewriter Company, last night. "The German Government took the rumors up officially several months ago and our firm sent a Vice President to Germany to straighten out the false reports. Our firm is not in any way connected with Remington-Arms, and never was, and we are not making any ammunition for that concern."

### Income Tax Payers Warned.

The Collector of Internal Revenue for New York sent out notice yesterday that tomorrow is the last day on which special taxpayers may file forms 11a and forms 457 under the income tax regulations.