

CO-OP BUYERS GET TENANT TRAINING

Meetings, Newspaper and Studies Prepare Them for Life at Queensview West

CIVIC GROUP IS SPONSOR

Committees Also Organized to Discuss Schooling and Pool Purchasing Power

By THOMAS W. ENNIS

An intensive pre-occupancy training course in cooperative living has been taken by the tenant-owners of a cooperative apartment development that will open in Queens tomorrow.

The project is Queensview West in Long Island City. It consists of seven fourteen-story buildings with a total of 364 apartments.

The nonprofit project, under the sponsorship of a civic group, is a member of the United Housing Foundation. The latter organization, founded in 1951, has done much to foster the growth of the cooperative housing movement in the New York area.

Every effort has been made to prepare the residents of Queensview West for the responsibilities of living in a cooperative, where they will be not only apartment dwellers but the joint owners of a \$5,500,000 corporation.

For the last twelve months the future tenant-owners have met to discuss the general aspects of the cooperative set-up. A newspaper published for the cooperative has kept them informed on the progress of the development.

Various Committees Formed

A committee was organized to determine whether schooling was available in the area. A decorating committee chose the basic colors for the apartments, public halls and lobbies, and a purchasing group organized the tenant-owners' joint purchasing power to buy kitchen equipment, furniture and air conditioners at the lowest possible cost.

Roger Schaffer, secretary of the United Housing Foundation, believes the pre-occupancy training course may well have set an educational pattern for other cooperatives.

Queensview West was built under the State Redevelopment Companies Act, which permits the city to use its condemnation powers to assemble a housing site for private builders. The law allows partial tax exemption on the development.

Queensview West occupies almost five acres bounded by Twenty-first Street, Thirty-fourth Avenue and Fourteenth Street. It is a sister project of the 728-family Queensview cooperative near by, which was completed in 1951 and was one of the first cooperatives built here under the Redevelopment Companies Act.

Because all the apartments in the development were designed for families with children, they have either four and one-half or five and one-half rooms, with two and three bedrooms.

Payments and Charges

The apartments were bought with down payments of about \$2,900 for four and one-half rooms, and about \$2,500 for the larger units. Monthly carrying charges run from \$86 to \$110.

These charges include each tenant-owner's share of expenses for gas and electricity, building maintenance and care of grounds, as well as his share of the interest and amortization of the \$4,250,000 mortgages and insurance. The tenant-owners invested a total of \$1,100,000 in the development. Their annual income limit was set at \$6,950, but preference was given to persons whose incomes were under \$5,500.

Each of the seven apartment buildings, designed by the architectural firm of Brown-Guenter-Booss, has only four apartments on each floor, a feature usually found only in luxury buildings. Because each apartment is set into a corner of a

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Adaptation of Circular Dwelling Bows on Long Island

Front Wall Is Curved in Ranch Homes at Roslyn Hills Site

When the dust settled in the wake of some 125,000 visitors who flocked to see a circular house shown at Country Estates in Roslyn Hills, L. I., the builders of the colony decided to retain some salient features of the radically different home in a more conservatively designed model.

They did just that in their first 1958 model, which has most of the characteristics of a conventional ranch house, combined with curved exterior and interior partitions retained from the model's immediate predecessor. In some of its aspects, the latest design by Michael L. Radoslovich, architect, reflects the opinions expressed by the visitors.

Perhaps the most prominent feature retained from the circular house is the curved front wall of the new model's living room. It is a series of five large windows set into a wall that arcs along the twenty-foot length of the room. The middle window is a picture panel, flanked by two smaller windows on each side.

Fireplace Is Added

While the circular house does not have a fireplace, a hearth has been included in the new design. It is opposite the curved wall, off to one side of the living room. In this location, it tends to de-emphasize the L-shaped arrangement of the living and dining rooms, which has threatened to become a stereotype of current home design.

The circular house's round entry hall, with its plastic sky-view dome, has been replaced by a more conventional foyer, but one which also has some curved walls. One of these provides the adjacent den with a novel entrance from the foyer. The opposite wall performs a similar function for the kitchen, which lies across the hall from the den.

The center island in the kitchen, which attracted much attention when the circular home was opened, has been repeated in the latest design at Country Estates. So has the recessed laundry area within the center of the kitchen. As in the earlier model, the island accommodates the cooking range and has an overhead exhaust hood, which is as much decorative as it is functional. The island also can double as a breakfast bar.

A new feature of the kitchen is the enclosure of the wall cabinets with shoji screens. The screens are of translucent alkyne set in furniture-finished walnut frames.

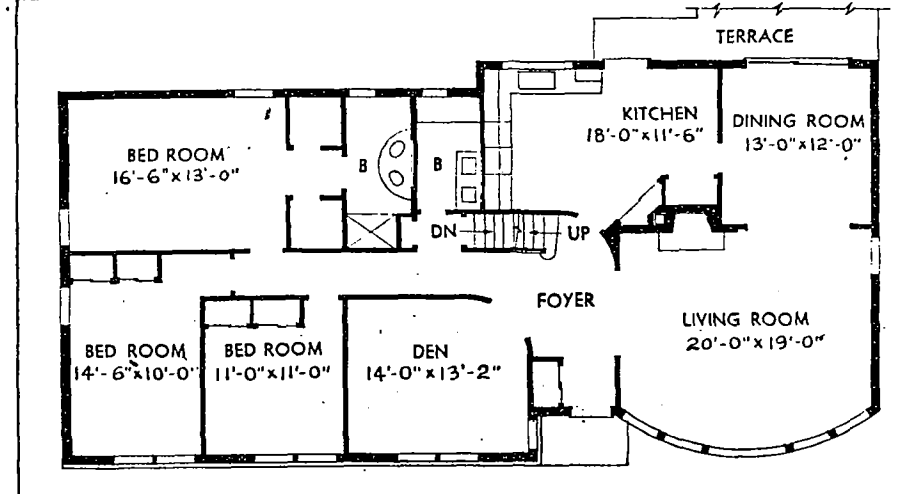
The three-bedroom model has two baths, one of which is near



New model home at Country Estates in Roslyn, L. I., is a conservative adaptation of a novel circular house designed by Michael L. Radoslovich



Rounded wall is used by builders, Seidenwurm & Schwartz, as a detail in the new house, whose plan is at right.



enough to the daytime area of the house to serve as a powder room for guests. The bath serving the master bedroom is a revision of the plan used in the circular house.

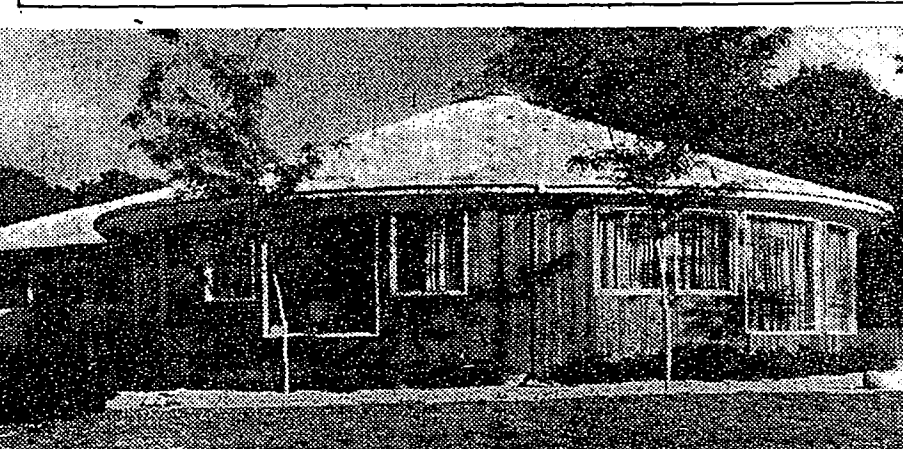
This time, Seidenwurm & Schwartz the builders, have connected the master bedroom and bath with a vestibule, flanked by walk-in closets on both sides. This leads to the bathroom itself, in which a crescent-shaped vanity table containing twin wash basins is dominant. Each of the other two bedrooms has two closets.

The home's exterior, like that of its circular predecessor, is a combination of vertical redwood siding, whitewashed brick and cedar shingles. A rear terrace

is accessible through sliding glass doors from the dining room. The home, along with other Country Estates models, is on display on Glen Cove Road, south of Northern Boulevard (Route 25A). It is priced at \$34,990. The circular home, also open for inspection, has a \$45,000 price tag, marking the upper limit of the price range at the development. The decor of the new model was done by Sophie Chasser, interior designer.

The introduction of the first model in the 1958 series at Country Estates is in line with the policy of Seidenwurm & Schwartz to offer new designs seasonally. The circular house

was, perhaps, the best known of the series. As new styles are being shown at the colony, some of the older ones are withdrawn in order to keep variety in the community as it continues to



This is the circular house, introduced in September and priced at \$45,000. Modified version costs \$34,990. Both are on display on Glen Cove Road, south of Northern Boulevard.

grow. As a result of this policy, the completed streets contain a sprinkling of two-story houses among split-levels and ranchers. According to the builders, introducing new models periodically

sustains buyer interest far longer than opening a development with a large line of designs and sticking with the original models all the way to the completion of the colony.

Jersey Builder Seeks to Insure Colonial Flavor in Community

Unhampered by the economic considerations that beset large tract developers, a builder in Bergen County, N. J., is attempting to bring back a Colonial atmosphere in a suburban community.

To accomplish this, he has turned to speculative building and to a rigid policy of not duplicating a design in that portion of Upper Saddle River over which he has control.

Speculative building differs from development building in that no model homes are shown for reproduction. Instead, the builder constructs one or more houses and offers each for sale directly.

Henry E. Wulster, president of Wulster & Wulster, Inc., has no objection to many split-level and moderate contemporary styles. In fact, some attractive residences in these categories provide variety along the hilly roads that wind through the 1,300 acres, divided among separate subdivisions in Upper Saddle River, in which the building organization has been active.

However, the builder considers his present inventory of eleven homes novel, because it consists entirely of authentic Colonial and related designs. There are two Dutch Colonial houses, a Cape Cod, a Salt Box, four Early American homes, and a New England farm house.

Each of them is representative of its period and locale,

but none is destined for use in an exact reproduction. If, for example, the present salt box home is sold, Mr. Wulster will build another one on a site well removed from the first. But the second will be true to its characteristics, will have a different interior layout and as many exterior changes as faithfulness to the architectural style will permit.

The builder believes that the classic styles are likely to retain their inherent charm much longer than some of the designs that pass through popularity cycles. He considers this principle important when planning a community of large properties—seven-eighths of an acre is the minimum plot—that will eventually be closed to future expansion because the supply of land is limited.

Mr. Wulster's organization is not building all the homes on the tract he owns. Other contractors are permitted, but each plan must have Mr. Wulster's approval before a spade can be turned by another builder.

He reports that this has not caused any friction but, in fact, generated a good relationship among contractors, because none need fear that a competitor will spoil the area with an inappropriate structure.

Most Cost \$40,000

The price range of the Upper Saddle River colony and the type of purchasers have dictated this policy to some degree. Mr. Wulster explains that the houses, ranging from \$30,000 to \$60,000, with most at about \$40,000, are being sold to buyers in their late thirties, most of whom have owned houses before. They are now seeking larger, permanent, more attractive but unpretentious quarters, he notes.

These requirements have ruled out the ostentatious designs that are popular at large developments in the same price bracket elsewhere, according to Mr. Wulster. They have also ruled out use of faddish building styles sought by buyers who are willing to make another move whenever their present home goes out of style.

NEW HAVEN SPURS RENEWAL PROJECT

Acquisition of Real Estate for Midtown Redevelopment Will Start on March 1

Special to The New York Times. NEW HAVEN, Jan. 18—Acquisition of real estate in the four key blocks of the city's \$85,000,000 midtown redevelopment program will start March 1.

There are forty-one properties in the area bounded by Church, Chapel and Temple Streets and the Oak Street Connector. The Connector is being built by the State Highway Department to link the heart of the city with the Connecticut Turnpike. The only property in the four blocks that will not be taken for redevelopment is the Edward Malley Company department store.

Amos G. Hewitt, head of the Amos G. Hewitt Company, a real estate firm, has been appointed negotiator for the properties by the redevelopment agency. The agency considers Mr. Hewitt, as former president of both the New Haven Chamber of Commerce and the New Haven Real Estate Board and still active in both organizations, to be well qualified for the assignment.

Final Appraisals Made

Final appraisals are being made. This phase of the program is in charge of Adrian McDonald of Hartford, international president of the Society of Real Estate Appraisers and a member of the American Institute of Real Estate Appraisers. Preliminary appraisals, for use in computing the estimated cost, were made by William H. Ball of New Haven.

The city will attempt to acquire all of the needed property in the four blocks by purchases. Where such sales agreements cannot be reached, the property can be taken by condemnation, with the courts determining the price to be paid.

It appears that the city will not be able to acquire all forty-one properties in the key blocks through direct negotiations. The Bahr Corporation, owner of a building at 88 Church Street, has started Superior Court litigation challenging the right of the city to take its property.

Mayor Richard C. Lee said the engagement of a negotiator placed the Church Street project "well into the action stage." He said the speed with which

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How to Use a Broker

An Analysis of the Various Terms On Which Agents Will Sell a Home

By WALTER H. STERN

Home owners who wish to sell their property are frequently puzzled about the manner in which they should deal with real estate brokers. Should the prospective seller give one broker an exclusive listing, or should he list the property with as many brokers as possible?

The best solution for a given seller will depend on several factors—location, the current state of the realty market, and the availability of such special arrangements as multiple listing systems, in which a group of cooperating brokers share the listing.

Most home owners who seek to sell are unfamiliar with the services brokers offer them. This is because, more likely than not, their only previous connection with a broker has been in the opposite relationship, as a prospective buyer.

Brokers Hasten Deals

While many owners consider the possibility of selling a home without the aid of a brokerage concern, brokers contend that their services are essential if the owner wants to sell speedily, efficiently, and at a good price.

They feel they can offer a larger pool of potential buyers than other sales methods, that they can obtain financing for the purchase, that they can provide access to services such as title insurance that are necessary to conclude a sale, and that they can bargain more effectively with buyers than the seller himself can.

Assuming that these contentions of brokers are correct, the prospective seller of a private home has several courses he can

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RENTAL HOUSING REMAINS SCARCE

Survey of 218 Cities Shows Fees Up in Good Buildings, Down in Poorer Ones

Vacancies in rental housing remain scarce in many of the nation's cities, according to the National Association of Real Estate Boards.

In a study comparing 1957 vacancy and rent levels with those of 1956 in 218 cities, the association found that rents generally have gone up in well-maintained buildings and declined in substandard ones. The report notes that since 1950 about 8,000,000 rental units had been added to the nation's supply of housing.

The vacancy rate in multi-family buildings is reported at or below 2 per cent in 57 per cent of the 218 cities. The vacancy rate is 3 to 5 per cent in 29 per cent of the communities, 6 per cent or more in 14 per cent.

One-family homes available for rent are very scarce—in 88 per cent of the cities the vacancy rate in this category is 2 per cent or less.

Where apartment vacancies were found, they were attributed to make-shift conversions, poorly maintained or inadequately

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WIDER STATE BILL ON BIAS IS SOUGHT

Discrimination in Private Housing Decried in Drive for Stronger Ban

EARLIER LAW TESTED

Landlords Lose First Round in Courts but Further Appeals Are Expected

By GLENN FOWLER

A campaign for enactment of a state-wide ban on racial discrimination in private housing was opened by anti-bias forces last week. They hope to win passage by the State Legislature of a bill modeled on the anti-discrimination law that will go into effect in New York City in April.

At the same time, the first court decision was handed down in a test of the constitutionality of an earlier, less inclusive state law against discrimination in housing. The law was held constitutional in State Supreme Court. The decision, however, is considered only preliminary, since the case is expected eventually to be carried to the United States Supreme Court.

The new bill introduced in the Legislature on Thursday would make unlawful discrimination based on race, color, creed or national origin in the rental of privately-owned apartments and in the sale of single-family homes in developments of ten or more houses.

Same as City Law

The housing accommodations covered by the state bill are the same as those covered by the New York City law that was passed by a vote of 20 to 1 in the City Council last month. But the enforcement power of the state measure is potentially greater, although just how much greater will depend on the outcome of the constitutional attack on the earlier state law.

The city anti-bias bill relies largely on conciliation and mediation to bring about integration of Negro families into apartment houses and home colonies. Complaints against landlords will be screened by the Mayor's Commission on Intergroup Relations, which will attempt to settle the issue amicably.

If this fails, a Fair Housing Practices Board will review the case. Should the board find that the complainant is being discriminated against, it may direct the city's Corporation Counsel to go into Supreme Court for an injunction against the landlord.

The landlord would face a penalty only if convicted of contempt of court.

In the state law, enforcement would move along a similar route, but there would be a contempt difference. The State Commission Against Discrimination would handle cases of alleged discrimination, and would go into court for an injunction if it felt that a prospective tenant had been unlawfully discriminated against.

The state commission, unlike the city's enforcement arm, has been handling discrimination cases for several years, not only in housing, but in employment and in housing. In housing, it is the plaintiff in the court test of constitutionality of the earlier state anti-bias law, which prohibits discrimination in housing financed with Government mortgage insurance.

The outcome of this case may well determine how effective a state-wide anti-discrimination statute would be—provided that such legislation is passed this year.

In this case, State Supreme Court Justice Samuel W. Eager, sitting in White Plains, ruled that a New Rochelle apartment house, Rochelle Arms at 300 Palmyra Road, must rent to a Negro, Norris G. Shervington. Justice Eager upheld the contention of the State Commission Against Discrimination, which had found bias against Mr.

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Interlocking Cities in the East Are Forecast for Next Decade

Sweeping real estate changes in the next decade are predicted by John C. Tysen, president of Previews, Inc., who has returned from a 28,000-mile tour of the United States, the Bahamas and Canada.

He envisions cities in the East that will interlock in 600-mile strips, and the industrialization of arid lands in the West. These changes, among others, he says, will greatly expand the realty market.

Mr. Tysen, in his market study tour, found some western areas, notably Denver, Colo., already in the transitional stage. But in other areas all the way to the West Coast, he found new cities rising, with the impetus furnished by industry.

Believing that the four-and-one-half-day work week will be common by 1965, Mr. Tysen sees a trend toward week-end farming. Rural areas will be

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3 Buildings in Greenwich Village To Span Wooster and Greene Sts.

By JOHN F. CALLAHAN

To avert the closing of two streets that cut through the site of three skyscraper apartment buildings under construction in Greenwich Village, the builders have constructed the longest steel spans ever used in residential construction.

Trusses at the third-floor level of each of the three seven-story buildings will cover Wooster and Greene Streets. The two streets run through the twelve-acre site of Washington Square Village between West Third and Houston Streets.

One of the bridges already has been set in place. It is made of eight trusses, each fifty-one feet long and weighing ten tons. The trusses are set in pairs. Each of the four sets of trusses carries three concrete columns to support 1,800,000 pounds. Together, the columns on each bridge support 7,200,000 pounds

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