

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, APRIL 1, 1916

## PARTIAL HOME RULE NEEDED BY CITY

Many of Existing Errors Could Be Righted Under Present Form of Government—Must Agree Among Ourselves Before Albany Will Act

By HON. CYRUS C. MILLER

As the Legislature may not delegate legislative powers, it may not give us the power to make our own charter, without an amendment of the State Constitution; but is it necessary that we make our charter free of the Legislature? If we can agree among ourselves upon the form of charter we wish, there is every probability that the Legislature will pass it. A charter should be an instrument for the guidance of the majority and the protection of the minority.

home rule. That present methods might be improved, and can be improved, there is no doubt, but to do this it is not necessary to arouse the opposition of the rest of the State or of the residents of the City who see the futility of complete home rule.

Article XII of the State Constitution provides that special laws relating to any city shall be referred to the mayor of the city for his approval or disapproval within fifteen days. Upon his disapproval or failure to disapprove within fifteen days, the bill may be passed by both houses of the Legislature.

It must not be forgotten that the City of New York is a governmental agency of the State of New York, and that so long as it is so, complete home rule is out of the question. Indeed independence of the city from the rest of the State would be a misfortune for the city. While New York City is the great financial and commercial center of the country, its interests must be protected in Congress and with foreign countries, and this may be done only through the State.

ONE of the peculiarities of certain schools of political philosophers is that when they wish to escape from the results of past errors they jump to the conclusion that if they had something new—although untried—it would be better than to try to improve old methods to which the people had become accustomed. It needs no argument to prove that the city has suffered in the past from mandatory legislation, but I doubt that the present day burdens from this source are any greater than those which may be traced directly to our own stupidity and lack of foresight. Nor does it need any argument to prove that many of our purely administrative acts, such as making and adopting a budget, and fixing the salaries and other expenses therein, should be within the power of the city, without the absurdity of having such items fixed at Albany for certain groups of city employees.

The fact will develop after a very cursory examination of the question that the advocates of home rule do not desire home rule at all. They will admit at once that they do not wish home rule in matters of civil service, education, taxation, indebtedness, contracts, decedent estates, insurance, excise, health laws and many other things in which the interests of the city are so intertwined with the interests of the State and the Nation that to separate them would be impossible. What they want is "More Home Rule" and not "Home Rule." The term home rule does not express what is wanted, and only raises unnecessary opposition.

It must not be forgotten that the City of New York is a governmental agency of the State of New York, and that so long as this is so, complete home rule is out of the question. Indeed, independence of the city from the rest of the State would be a misfortune for the city, while New York City is the great financial and commercial center of the country, its interests must be protected in Congress and with foreign countries, and this may be done only through the State.

While our ears are resounding with the cries of "Home Rule," it might pay us to stop and think that in most of the functions which this city performs for its internal government, we have



HON. CYRUS C. MILLER.

There is a considerable list of these special laws, and many of the laws over which we now groan were approved by our mayors and would be repealed if the city demanded it.

It would be wiser if the advocates of greater freedom in the conduct of the city's affairs were to define exactly what measure of increased self-government would be necessary to better conditions, rather than to content themselves with the catch words "Home Rule."

Perhaps, after all, the question is one of degree and not of kind, and perhaps the advocates and opponents of home rule will find upon comparing their views that they are not so far apart. For example, I do not understand that the most ardent home ruler favors full power in the city to incur bonded indebtedness and to fix taxation, while they who oppose home rule because they think its limits to be too broad will agree that budget making and salary fixing and other administrative acts should be lodged in the city alone.

Many of the same men who are so anxious for home rule for the city are opposed to home rule in the boroughs—thereby creating a centralized government far from the scene of purely local functions, and resulting in practically the same evils they claim ensue to the city from control from Albany. Why the laying out, regulating, grading and paving of streets and the construction of

sewers, water systems and docks, the maintenance of parks and other purely local acts should be performed by a centralized government and not by local borough officials directly responsible to the people of the locality is difficult to see. On the other hand, such general functions as police, fire, finance, education and the like must be performed by a centralized government.

It is fashionable to lay to "Up-State Domination" about all the ills we suffer, but it is clear that rarely has any act affecting the city been adopted without the concurrence of the legislators from the city, and the approval of the mayor. When to this is added the fact that most of our citizens are indifferent to public affairs and interest themselves in legislation only when it affects them directly, we can see that home rule or any other rule in itself is not sufficient for good government. The machinery we have now is good enough if it is operated intelligently.

We have observed a remarkable growth in this city during the past ten years of what are called "Social Workers," whose work consists in what they deem social betterment. The world progresses, and some of this work has been necessary and helpful, but there is a tendency among all human beings who spend the money of others, especially when they themselves are the recipients of that money, by way of salaries, to overdo it. This, in conjunction with the increase in the number of our voting population, who agree with the social workers that something for nothing is desirable, tends to raise a suspicion in the minds of conservatives, that "home rule" without the restraining vote of the up-State farmer may not be so desirable after all. The past has shown the pressure which has been brought to bear upon city officials by the social workers and other well intentioned people, who have not realized the fact that all things no matter how desirable, must be paid for. There may be times when the veto power of a Governor of the State will be a very valuable check on the legislation of a city. All through our government runs the idea of checks and balances upon legislation affecting the lives and property of our citizens, by others who are not responsible for the legislation.

(Continued on page 513.)

# DIGEST OF RECENT LEGISLATION

## Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

**Albany, March 31.**—Robert E. Dowling, president of the City Investing Co.; Herman A. Metz, formerly a Comptroller of the City of New York and a representative in Congress from a Brooklyn district, and Laurence McGuire, president of the Real Estate Board, urged the Legislature to pass some more mandatory bills and saddle an additional expenditure of \$500,000 on New York City.

Mr. Dowling and Mr. Metz appeared personally at a hearing before the Cities' Committee, and Mr. McGuire expressed his desire to support the bills in a telegram addressed to W. B. Ellison, counsel for patrolmen, who will benefit by the measures.

The bills provide salary increases for patrolmen and weaken the qualifications for retirement. Assistant Corporation Counsel Edward J. McGoldrick, representing the Mayor, and W. E. Youker, secretary of the Citizens' Union, protested against the favorable consideration of this mandatory legislation.

Majority Leader Brown and Senator Argentsinger, of Rochester, chairman of the Cities' Committee, looked rather puzzled when the aforementioned gentlemen demanded that the law-makers should fasten another \$500,000 on the pay-roll of the city. Not a word of explanation was asked, not a syllable was mentioned to point out to the good citizens of the metropolis that their actions were not in keeping with their words. But punishment came quickly, not in malice, but more in line with the old policy. The Cities' Committee reported out ten of Senator Brown's bills relating to the New York City matters and buried Senator Wagner's bills, which proposed to extend real Home Rule to the metropolis.

The city will not be permitted to manage its own affairs, at least not to such an extent as to give autonomy in all local matters. Brown's bills provide for a slight measure of self-government. These laws will make possible a referendum vote to be taken at next year's election on the question of permitting the local authorities, in this instance the Board of Estimate, to fix salaries for teachers, policemen, firemen and all other borough and county employees.

The Lockwood-Ellenbogen bill, which centralizes the jurisdiction of city and State departments with respect to building construction, was reported favorably this week and has been placed on the calendar for final adoption. A striking feature of the bill is the provision that no new building may be occupied and no building changed from one class to another, until a certificate of occupancy has been issued by the building superintendent. Such certificate will be binding upon all departments, except the tenement house department, until set aside by the Board of Appeals. The bill creates a Board of Standards and Appeals, consisting of the Fire Commissioners, the five Borough Superintendents of Buildings, the Chief of the Fire Department, an architect, an engineer, a fire underwriter, a builder, a chairman, who must be an architect or structural engineer of fifteen years' experience, and one lay member.

At a hearing before the Judiciary Committee of the Senate a large number of real estate men appeared in favor of a bill, which will abolish the law of usury as to second or third mortgages in amount of \$1,000 and more on real estate in cities of the first and second class.

The Advisory Council of Real Estate, represented by Louis Franklin Levy, Walter Lindner, solicitor for the Title Guarantee and Trust Co.; John Stoddard, of the Real Estate Board, and Joseph Schwab, for the Taxpayers' Association,

presented arguments in support of the measure.

The law in its present form allows any rate of interest where the borrower is a corporation. The result is that when an individual desires to borrow money on second mortgages he is not able to obtain the funds, because the lender runs the risk of losing his principal on account of usury. The borrower therefore must incorporate at a great expense if he wishes to obtain the loan. Should he fail to get the loan he chances to lose his property. He cannot obtain a loan on second mortgage at the legal rate, because lenders will not take the great risk involved on such precarious security.

The second mortgagee must always consider the possibility that he will be called upon to take care of the first mortgage and the taxes. At the present time many lenders will not lend money on second mortgage under any circumstances, because they will not do anything which may possibly be tainted with usury. This takes away from the lending market a vast amount of money and consequently greatly increases the rate for second mortgages. If the proposed amendment is enacted into law the legal taint will be removed and lenders will be willing to enter into this business.

The Legislature will close its session about April 15, not later than April 22. The remaining ten or fifteen days of its existence will be crowded with work. One thing is certain: No city bill can become a law unless Mayor Mitchel gives his consent. On the other hand, not very many of the important bills demanded by the Mayor and introduced by Senator Wagner will become part of our statutes. In this case the Legislature will not consent to the enactment of these bills.

A few things have been achieved. The Brown bills are a step in the right direction, and the Lockwood-Ellenbogen give relief to real estate owners and builders. Much will have been left undone when the Legislature adjourns sine die. Announcement of a direct tax to be levied this year has been made. The tax may be \$3,000,000 or \$10,000,000. No decision will be made until the last few days of the session, when the finance bills come out of Committee Room No. 332 and are rushed through both houses, not more than a half dozen of the members knowing its contents or the total amount of the proposed expenditures. It seems that the direct tax has come to stay.

S. L. S.

### Bills Introduced.

(Special to the Record and Guide.)

**Albany, March 31.**—The following bills of interest to real estate owners and dealers were introduced this week:

#### In the Assembly.

1522. Fish. Inserting in the Insurance Law a new section (68), by prohibiting corporations from requiring borrowers on mortgage to negotiate insurance through particular brokers.

1549. Fearon. Amending the Labor Law (Section 79-b) by providing that a factory building equipped with one or more outside fire escapes and upon which additional means of exit are required, may be furnished with auxiliaries to the fire escapes in the form of automatic safety devices operated from the outside of the building with steel cables.

1564. Evans. Amending the Civil Code (Section 1678), by providing that when real property is to be sold under a judgment of foreclosure, and the amount due is less than \$2,000, notice of the sale shall be published more than once in the counties of New York, Bronx, Kings, Queens and Richmond, in two daily newspapers, not more than two weeks or less than one week before the sale.

#### In the Senate.

1249. Simpson. Amending the Tenement House Law (Sections 120, 124 and 171), by providing that, pending the approval of plans and specifications for the construction of a tenement house, a permit may be issued for the erection of the cellar walls, but no work shall be done under such a permit above the first tier of beams. The penalty for incumbering the

fire escape of a tenement house is reduced from \$10 to \$2. When local ordinances impose lower requirements for height and percentage of lot to be occupied by a building or less stringent requirements as to size of courts or yards, the provisions of the Tenement House Law shall govern; if the reverse is the case, the local ordinances shall govern. To Cities Committee.

1257. Mills. Amending the Labor Law (Section 83a) by making unnecessary the maintenance of fire alarm signal systems and fire drills in factory buildings equipped with automatic sprinkler systems and in which the maximum number of occupants of any one floor does not exceed by more than 50 per cent. the capacity of the exits. To Labor Committee.

1270. Special Committee on Labor Legislation. Amending the Labor Law generally. The term "factory" is extended to include the making, altering, repairing, finishing, bottling, canning, cleaning or laundering of any articles. The provisions of the Labor Law affecting structural changes and alterations, and the installation of fixtures and apparatus, other than for the safeguarding of machinery, are made inapplicable to factories where less than six persons are employed at manufacturing, except as prescribed by the State Industrial Commission in its rules and regulations. The term "factory building" as extended to include any building used for a factory in which at least one-tenth of all the persons employed are engaged in factory work. It does not include, however, a building used exclusively for dwelling purposes above the first story. The Industrial Commission may, by rules and regulations, designate as a factory building a structure any part of which is used for factory purposes. To Labor Committee. S. L. S.

### Queens Becoming Shoe Center.

Seven new shoe factories, employing nearly 2,500 men and women, and occupying more than half a million square feet of floor space, have located in Queens during the past eighteen months. All of these plants have moved to Queens in order to obtain cheaper and better manufacturing facilities, due to the ample supply of labor, excellent shipping and rapid transit facilities, and the availability of cheap factory sites and loft space convenient to the heart of the wholesale and retail center of New York City.

It is estimated that these new shoe factories alone will add at least 10,000 to the population of Queens. The industrial development and the expectation of early rapid transit service have also caused a new era of building development, for the number of plans filed for new buildings during the first three months of 1916 is 25 per cent. ahead of a similar period of 1915.

Four of the shoe concerns erected their own buildings and three rented loft space in new buildings recently completed. The following table shows the new shoe factories, the number of employees and the floor space occupied:

Name	No. of employees	Floor space sq. ft.
Rosenwasser Bros....	1,300	200,000
Kozak & McLoughlin.	350	30,000
A. Garside & Sons....	400	80,000
Comfort Sandal Co....	60	8,000
R. H. Hoskins Co....	100	14,000
Wm. Greilich & Sons.	175	15,000
Frank Barber Shoe Co.	60	16,000
Total.....	2,445	503,000

### Park Avenue Changes.

The Committee on City Plan of the Board of Estimate this week decided upon the general features of the proposed improvement of Park avenue, at 33d and 34th streets. The plan prepared by Ernest P. Goodrich, consultant engineer in the office of Borough President Marks, was amended by the elimination of the proposed cut along 34th street and the proposed loading space for surface cars underneath.

The plan now provides for opening Park avenue to through vehicular traffic by the construction of a ramp on the east side of the avenue. On the west side the grade will be lowered sufficiently to permit the opening of 33d street across Fourth avenue. The stairways at the 34th street level to Park avenue will be replaced by ramps.

# MEASURES AFFECTING REAL ESTATE

## Bills Which Have Been Approved or Disapproved By Committee Appointed by Real Estate Board of New York

**T**HE Real Estate Board's special committee on legislation, at its weekly meeting, strongly endorsed several bills introduced by Senator Spring to amend the Labor Law. If these bills are passed, they will considerably aid real property owners in New York City. A bill introduced by Senator Wagner repealing certain sections of the Labor Law relative to reviews by the Industrial Commission, review by the courts and limited reviews of the orders and rules of the commission, was opposed. A number of other bills were acted upon.

The following is the action of the committee in detail:

Senate, Int. 479, introduced by Mr. Mills, an act adding new chapter 18-a to the Greater New York charter, authorizing the Board of Estimate and Apportionment in its discretion to establish a department of markets, in charge of a Commissioner of Markets, to be appointed by the Mayor. The department is to have control of all public markets, market places and market lands of the city, and may make rules and regulations for their conduct, to be approved by the Board of Estimate and Apportionment.

This bill is opposed on the ground that no good can come of it, and there are large possibilities of baneful results.

Senate, Int. 542, introduced by Mr. Wagner (same as Assembly Bill, Int. 717, introduced by Mr. Callahan), an act repealing sections 52-a, 52-b and 52-c, Labor Law, relative to reviews by the Industrial Commission, review by the courts and limited reviews of the order and rules of the commission.

This bill is opposed on the ground that it would take away one of the remedies in the way of modification of orders.

Senate, Int. 628, introduced by Mr. Boylan (same as Assembly Bill, Int. 775, introduced by Mr. Marsh), an act to amend chapter 531 of the Laws of 1884, as amended by chapter 531 of the Laws of 1887, in relation to the bond of the Register of the County of New York, and official searches in his office.

This bill has been amended since the former recommendation, and in its amended form is not disapproved by this committee.

Senate, Int. 925, introduced by Mr. Lawson (same as Assembly Bill, Int. 1175, introduced by Mr. Burr), an act amending subdivisions 1, 2 and 3, section 1, chapter 125, Laws of 1906, New York City Eighty-Cent Gas Act, by providing for eighty-cent gas in the 30th and 31st wards of the borough of Brooklyn.

This bill is approved.

Senate, Int. 948, introduced by Mr. Simpson, an act amending sections of the Code of Civil Procedure, by regulating the release of the inchoate of dower of infant or incompetent persons.

This bill is disapproved on the ground that the existing law is sufficient and the proposed amendment is of doubtful validity.

Senate, Int. 949, introduced by Mr. Simpson (same as Assembly Bill, Int. 1233, introduced by Mr. Brennan), an act amending section 247, Greater New York Charter, by providing that before any public improvement involving the acquisition of real property is authorized, except those pursuant to the Rapid Transit Act, the Board of Estimate may determine whether the cost shall be borne by the city or one or more boroughs, or assessed against benefited property, and in what proportions, and regulating the levying and collecting of taxes and assessments for such improvements.

This bill is approved.

Senate, Int. 961, introduced by Mr. Wagner (same as Assembly Bill, Int. 1242, introduced by Mr. Callahan), an act adding new chapter 12-b to Greater New York Charter, creating a boiler inspection bureau in the Department of Licenses, to be in charge of a Superintendent of Boiler Inspection appointed by the License Commissioner, and regulating the jurisdiction and procedure. It also prescribes the qualifications of engineers and firemen of boilers and provides that only licensed engineers and firemen may operate boilers under the jurisdiction of the bureau.

This bill is opposed on the ground that it imposes an additional burden on owners of realty for which there is no justification.

Senate, Int. 966, introduced by Mr. Dunnigan, an act adding a new section 436-a to Greater New York Charter, providing that when the cost of a temporary sewer is assessed against benefited property the amount of such assessments shall be credited toward the payment of subsequent assessments against such property for a permanent sewer thereafter constructed.

This bill is approved.

Senate, Int. 975, introduced by Mr. Cromwell, an act amending section 391, Greater New

**T**HE accompanying report on bills before the Legislature is furnished by the Real Estate Board's Committee on Legislation. The members of the committee are:

Henry R. Chittick, assistant solicitor of the Lawyers Title & Trust Company.

David A. Clarkson, of Ogden & Clarkson, real estate brokers.

Robert E. Dowling, President City Investing Company.

William B. Ellison, ex-Corporation Counsel.

Samuel P. Goldman, of Goldman, Heide & Unger, attorneys.

Stanley M. Isaacs, of M. S. & I. S. Isaacs, attorneys.

John P. Leo, architect.

Laurence McGuire, President Real Estate Board of New York.

George W. Olvany, Special Counsel to the Real Estate Board.

William J. Tully, General Solicitor to the Metropolitan Life Insurance Company.

Carlisle Norwood, attorney.

York Charter, by providing that a borough president before issuing a permit for removal of pavements may require a deposit sufficient to cover the expenses incidental to issuing a permit and making refunds thereon, in addition to other deposits required.

The bill is disapproved because it inflicts an additional tax upon the owner who mends the street pavement. The individual owner is treated harshly enough at present.

Senate, Int. 992, introduced by Mr. G. F. Thompson (same as Assembly Bill, Int., 1292, introduced by Mr. McCue), an act amending section 9, Membership Corporations Law, by providing that no member of a membership corporation shall be expelled or suspended except for non-payment of dues or other debt to the corporation, until he has been given a public hearing before the trustees or governing board, at which hearing he may be represented by counsel.

This bill is disapproved on the ground that it is entirely unnecessary.

Senate, Int. 1029, introduced by Mr. Dunnigan (same as Assembly Bill, Int. 1203, introduced by Mr. Evans), an act granting to the City of New York the State's interest in lands under water of Eastchester creek, Eastchester bay and creeks emptying into the same, between the pierhead line and the high water line.

This bill is approved.

Senate, Int. 1100, introduced by Mr. Spring (same as Assembly Bill, Int. 1305, introduced by Mr. A. Taylor), an act amending section 83-a, Labor Law, by making the provision relative to fire alarm signal system in factories more than two stories in height applicable only to such factories employing more than 25 persons above the second floor, and the provision relative to fire drills in such factories applicable only to those employing more than 25 persons above the third floor, instead of above the ground floor as at present. The provisions of this section are not to apply to buildings six stories or less where the requirements of section 79-a or 79-b have been complied with and an automatic sprinkler system installed.

This bill is approved.

Senate, Int. 1102, introduced by Mr. Spring (same as Assembly Bill, Int. 1306, introduced by Mr. A. Taylor), an act amending subdivision 1, section 79-b, Labor Law, by providing that one of the two required fire exits in buildings over two stories in height may lead to a fire escape, or fire escapes, outside the building when the fire escape is properly constructed and maintained in accordance with subdivision 4, section 79-b, except when otherwise specifically prescribed by the Industrial Commission in individual cases. It provides that no point on any floor of such factory shall be more than 150 feet, or if there is an automatic sprinkler system more than 200 feet, from the entrance to such exit. The Industrial Commission may decrease the maximum distance in any case.

This bill is approved.

Senate, Int. 1103, introduced by Mr. Spring (same as Assembly Bill, Int. 1310, introduced by Mr. A. Taylor), an act amending subdivision 10, section 79-f, Labor Law, by substituting entirely new provisions regulating exterior screened stairways.

This bill is approved.

Senate, Int. 1104, introduced by Mr. Spring (same as Assembly Bill, Int. 1309, introduced by Mr. A. Taylor), an act amending subdivision 8, section 79-f, Labor Law, by providing that exterior enclosed fireproof stairways must be not less

than eight inches thick if made of brick, tile, stone or terra cotta, and not less than four inches thick if made of re-enforced concrete. Fire doors to the balconies or vestibules for entrance to such stairways must be not less than forty inches wide, instead of not less than forty-four inches, as at present. Such stairways and the balconies and vestibules must be properly lighted.

This bill is approved.

Assembly, Int. 12, introduced by Mr. Donohue, an act amending section 197, Tax Law, and adding new section 197-a, relating to the collection of corporation taxes.

The bill as amended is approved as the amendments accord with the suggestions made by this committee.

Assembly, Int. 1178, introduced by Mr. Simpson, an act adding new subdivision 10 to section 301, Real Property Law, relative to the form of acknowledgements and proofs in foreign countries.

The end sought to be accomplished by this measure may be good, but the text of the bill needs revision. It should not be passed in its present form.

Assembly, Int. 1223, introduced by Mr. Bell, an act amending section 255, Greater New York Charter, by abolishing the offices of counsel to county officers in New York City and providing that the corporation counsel shall act as counsel to the county officers.

This bill is approved.

Assembly, Int. 1224, introduced by Mr. Bell, an act abolishing the office of Commissioner of Records of New York County and transferring his powers to the County Clerk.

This bill is approved.

Assembly, Int. 1225, introduced by Mr. Bell, an act abolishing the office of Commissioner of Records of the Surrogate's Court in New York County and transferring his powers to the Surrogate.

This bill is approved.

Assembly, Int. 1226, introduced by Mr. Bell, an act abolishing the office of Commissioner of Records of Kings County. The County Clerk, Register and Surrogate, with reference to records under their jurisdiction, are to exercise the powers heretofore exercised by the Commissioner of Records.

This bill is approved.

Assembly, Int. 1272, introduced by Mr. Simpson, an act adding certain new sections to the Code of Civil Procedure, providing a schedule of costs and fees to be charged by county clerks and registers in counties within New York City.

This bill is disapproved on the ground that it increases the cost of recording and the cost of official searches.

### Order Rescinded.

The Real Estate Board is informed by the Police Department that no further orders will be issued for the removal of signs on temporary bridges erected over the sidewalk during the construction of buildings, until an opinion has been obtained from the Corporation Counsel as to whether or not paragraph 11, section 1423 of the Penal Code applies to these signs.

Some time ago the attention of the Real Estate Board was called to the fact that these orders were being issued. This was a new form of order and the owners of the signs were not aware that any law was being violated, the custom of erecting such signs being of long standing.

The matter was taken up with the Police Department. In the meantime some of these orders had been presented to the Corporation Counsel for legal action and some owners had received notice to show cause why they should not be fined for maintenance of their signs.

The matter was again presented to the Police Department and Third Deputy Commissioner Dunham on Thursday last informed the Real Estate Board that instructions had been given not to issue any more of these orders until the Corporation Counsel's opinion had been presented. It is unlikely that any penalties so far laid will be enforced until this opinion is received.

In the event that this opinion is adverse, it is likely that an effort will be made to amend the section which it is not believed was intended to apply to the signs in question.

## ZONE MOVEMENT GETS NEW IMPETUS

Large Number of Wholesale Concerns Now Outside District  
State Their Intention of Keeping Without Prescribed Limits

WHEN the retail merchants in the Fifth avenue zone first conceived the idea of starting a campaign to eliminate the wholesale manufacturer from the section, it was thought that a storm of protest would arise and that trouble would be encountered from many sides and factions. The fact of the matter is that the justice of the contention, that retail and wholesale trades should not mix in the same district, has been realized by the wholesaler, and a fair-minded position has been assumed by him. There are some concerns which do not transact business with the local retail merchants, and depend upon out-of-town trade for their livings. These concerns are really not affected by the movement, that is if the matter is viewed from a selfish standpoint, but, when all things are taken into consideration, these firms are affected, for there is popular opinion to be contended with, and that is a strong factor.

Through the efforts of the "Shall We Save New York Committee," of which J. H. Burton is chairman, a large number of firms prominent in the various wholesale trades have signified their intention to remain out of the section and refuse to lease space there, even if it is offered to them at attractive terms. This is an important step in the reclaiming of the section, for it does much to prevent the invasion of firms into the section, and with the removal of many concerns now within the proscribed confines the situation will have cleared in no small degree.

### James Henry Gives Opinion.

James Henry, Comptroller of Sailors' Snug Harbor, took the position that there were several logical reasons why the wholesalers invaded the Fifth avenue section, and also that there were several good ones why they should now locate elsewhere. "It has been the rule," said Mr. Henry, "for the wholesale trade to follow the retail trade. This has been true for many years in New York City, and is also true of practically every city in the country. There are some good reasons for this condition, though in the long run realty values suffer. It has been my experience in the past that when wholesale houses follow retail concerns that it is always the retail firms that give way in the long run.

"This principle has been one of the causes for the northward growth of Manhattan, from a business standpoint. It is not so many years ago that residences were south of 14th street, east and west of Broadway. Retail concerns came into the section and the families moved further uptown. Then came the wholesalers and the other business houses moved away. It was thought that Union Square was a barrier, but only for a few years.

"In my opinion the real solution lies in two channels, one being the loaning institutions and the other the restricting and districting of the city. The loaning institutions practically control the situation, for if they refuse to put out their money on buildings for which there is no real demand, then either one of two things comes to pass, the property is foreclosed upon, for the number of vacancies is out of proportion to the running expenses, or a different class of tenancy must be found, one which will absorb the vacancies, even though the entire neighborhood changes in character.

"I believe the principle of restricting and zoning the city to be a good one. The trustees have not taken any action on the report compiled by the present commission, but in principle the zoning idea is good. It should tend to preserve and stabilize real estate values.

"There is much property in the city which is suitable for improvement along

logical lines. The organization of which I am comptroller has a large amount of property in the district around 10th street and Broadway. We prefer to lease the land and let the tenant improve the property with suitable structures. I say, we prefer to follow this plan, though we are open to business propositions looking toward our developing the property for the use of the tenant. There are a number of plots which we control which are ripe for such improvement and there is land controlled and owned by others which might be similarly developed.

"The trustees are considering a unique development of a block front, which, when completed, should form a garden spot in the heart of the city.

"Every city must work out the solutions to its problems. New York City has many at the present time, and while some may be solved others are sure to rise which will take their places. But we are looking forward to a better city all the time. Personally I feel that business should be segregated, and if this principle is followed out, proper development and upbuilding of the city can result. For many years the furriers have been located south of 14th street. At the present time there seems to be a tendency for some of them to move away and locate further uptown. It is highly desirable from the property owners' standpoint that trades of this character be kept intact and not allowed to scatter all over the city."

### RESOLUTION PASSED.

The following resolution was passed by the Central Fifth Avenue Committee on March 25:

Be it Resolved, After a careful consideration of the preliminary report of the Commission on Building Districts and Restrictions, by representatives of the interests concerned within the Central Fifth avenue district, that letters be addressed to the Commission and to each member thereof, as well as to the members of the Board of Estimate and Apportionment, approving of the proposed regulations with a recommendation, however, in view of the fact that no vested rights of property owners or those engaged in the manufacturing business are to be materially affected; that the best interests of the whole city, and, indeed, the real objects for which the commission was originally created, will be best served by changing the south boundary line of the restricted area so as to include therein that portion of the city south of 34th street, between 4th and 6th avenues extending south to 22d street.

The resolution was approved by the following: Fifth Avenue Building Company, W. E. Maynard, vice-president; Stern Brothers, Louis Stern, president; Lincoln Trust Company, A. S. Webb, president; Andrew J. Connick; Second National Bank of the City of New York, Edward H. Peaslee, vice-president; Holland House, T. C. Munroe; Reed & Barton Co.; W. A. McLaughlin; Trustees of the Estate of Charles A. Baudouine, Charles A. Baudouine; 230 Fifth Avenue Corporation, Victoria Building, George F. Johnson, Jr., treasurer; Waldorf-Astoria Hotel Co., by W. N. Hallock; United States Realty & Improvement Co., H. O. Winsor, vice-president; Garfield National Bank, W. L. Douglass, vice-president; Theodore B. Starr, Inc.; Bradley J. Bloodgood, Martin Trust; Poland Spring Company, by L. B. Shackford; Robert Walton Goelet; William Vincent Astor, E. Nicholas Bidle; Croisic Realty Co., L. M. Jones; Fifth Avenue & 26th Street Company, George F. Johnson, Jr., president; Brunswick Site Co., Leslie R. Palmer, secretary; James McCutcheon & Co.; Pacific Bank, O. H. Cheney, president; E. B. Meyrowitz, Inc., Edward B. Meyrowitz, vice-president; B. Altman & Co., M. Friedsam, president; Mills & Gibb, William T. Evans, treasurer; A. F. Hyde; William Iselin & Sons; Passavant & Co.; Park Avenue Hotel, by Fred A. Reed, Inc.; and Richard E. Thibaut, C. H. Hull, manager; Hotel Seville, O. D. Purchas, treasurer.

Henry J. Scheuber, who has lived in the section south of 14th street for many years and has been in business in the district for more than a generation said:

"The tentative plans submitted by the commission on redistricting, contemplate reserving and setting apart for strictly residential purposes, large areas immediately adjoining the new Seventh avenue subway, and the widened Varick street, directly in line of approaching and contemplated improvements, of a substantial and beneficial kind. While admitting that the plans and suggestions made are only tentative, if no reasonable and intelligent objection to same is made, the plans and suggestions are apt to become permanent and enacted into ordinances.

### Changes Cause Havoc.

"Many of us know, to our sorrow, the deplorable conditions resulting from the change of locations of the silk, lace, clothing, hosiery, millinery and fur trade from the down-town section on Broadway, Mercer, Greene and Wooster streets, below 14th street, to locations further north more favored by transit and other facilities; and how property owners have struggled to retain their holdings, cut to 50% of former value and income. They hailed, with delight, the extension of Seventh avenue, and widening of Varick street, with consequent more adequate transit facilities, as a revitalizer of these dead properties, and knowing and far-sighted builders and operators have been, and are now, considering propositions to improve old properties for the accommodation of the shoe and leather industry, lithograph and printing, drug and chemical, hardware and kindred businesses along the line of the new Seventh avenue subway south of 14th street and within 500 or 1,000 feet on either side of same. To set aside any part of this area for strictly private residential purposes would not alone be unnecessary and unappreciated, but a distinct hardship to property owners in this section.

"With the exception of small areas far removed from the present subway construction, the old native element who occupied the small private dwellings in this district a generation or more ago, are now conspicuous by their absence, having made their gradual exodus to more congenial quarters upon the encroachment of business. These old dwellings are now mostly given over for cheap rooming and boarding house purposes, and a number of stables, vacant lots, old factory buildings, and the cheaper class of cold-water, walk-up tenements and a few modern business buildings compose the bulk of area proposed to reserve for strictly residential purposes.

### All Types and Nationalities.

"The present residents in this section, compelled, on account of proximity to work, to live there, are mostly dock, market, freight, terminal and street and subway laborers, and the poorer paid clerks and salesmen and women in department stores, with many factory and sweat-shop workers. The rent paying capacity of these people is about \$4 a month a room. They are of all types and nationalities, Italians largely predominating.

"The tendency of resident and tenement rentals has been gradually downward the past decade or two, and it is readily understandable that to construct new habitations in the proposed restricted districts is not a flattering business prospect for investors or builders, and it would be impractical and a hardship and a depreciation of values to reserve or restrict any portion of land within 500 feet of the extended Seventh avenue or widened Varick street, south of West 12th street."

## ZONE PLAN HEARINGS TO BE HELD

Commission Will Consider Both East and West Bronx, Also Large Area in Brooklyn

Meetings on the zoning problem were held Monday, Tuesday, Wednesday and Thursday of this week, and many interesting views and suggestions were made by prominent men identified with the real estate market. The Commission on Buildings, Districts and Restrictions, which held the meetings, limited the speakers to five minutes each, but when it was found that the time limit was too short, an extension was granted at another time, so that no injustice would be done.

Albert R. Shattuck, president of the Washington Square Association, and R. H. Johnston, president of the Automobile Dealers' Association, commended the work of the committee, although each thought that some minor changes might be made which would benefit those concerned. J. E. Kean, secretary of the Central Mercantile Association, also endorsed the plan as a whole but stated that his organization thought that 13th, 14th and 15th streets, from Sixth avenue to the North river should not be restricted against factories. Seth Sprague Terry, representing downtown owners, protested against the heights of buildings, west of Broadway. Mr. Terry pointed out that east of Broadway, as far as Pearl and Gold streets, buildings two and one-half the width of the street can be erected, while west of Broadway buildings of this height is limited to the block between Broadway and Church street. He asked that the zone be extended to Greenwich street and West Broadway.

### Advocates One Height.

Joseph L. Bittenweiser, Henry W. Berg and Robert Anderson Polk spoke against the restrictions. Mr. Berg thought that the committee should establish one height of building for the entire city.

President Marcus M. Marks stated that sixteen neighborhood commissions which he has organized, had studied the tentative report and approved of the scheme of restrictions.

Robert Greer Cooke, the president of the Fifth Avenue Association, presented two important suggestions. He thought that manufacturing should be extended within an area bounded by 23rd, 34th streets, Madison avenue and Broadway and Seventh avenue, on the west; also that the heights of buildings be restricted to two and one-half times the width of the street in the area roughly bounded by 41st street, Lexington and Madison avenues, Fifth avenue and Broadway, and irregularly by 49th, 50th, 58th, 59th, 60th and 63d streets.

Edmund L. Baylies, representing the Murray Hill Property Owners' Association commended the commission on its work but criticised the proposal to permit business buildings at the corners of Madison avenue and 35th street and Madison avenue and 40th street? He said he believed the rule should be a block front from either residential or business purposes.

### Uneven Restrictions.

Herbert Marples, representing 34th street owners, said it would be unfair to permit a building on the north side of that street to 200 feet, and to restrict buildings on the south side to 150 feet.

F. A. von Moschzisker, representing the Pennsylvania Railroad, requested that the section surrounding the railroad station from Eighth avenue to Broadway be placed in the area restricted to business and that no manufacturing be permitted.

Reginald Pelham Bolton and other members of the Washington Heights Association, urged that that body provide for restricting the banks of Spuyten Duyvil Creek from becoming a manufacturing section and also that provision be made for connecting Inwood Park and Isham Park. A. H. Favour, representing the Inwood Land and Improvement Company, opposed restricting the shore front, and mentioned that a boat-building plant was already in operation there.

Cabot Ward, Park Commissioner, said if factories were built in between the two parks the value of both the present park spaces would be depreciated.

THE Commission on Building Districts and Restriction announces public hearings on the tentative height, use and area districts for the Bronx. The first hearing, which is to be devoted to that part of the borough west of the Bronx River, will be held at 10:30 A. M. Monday, April 3, and the second hearing will be devoted particularly to that part of the borough east of the Bronx River and will be held at 10:30 A. M. Wednesday, April 5. Both meetings will be held at City Hall.

In the West Bronx the whole Riverdale section has been reserved for exclusive residential use, except the low land in the vicinity of Tibbett's Brook, which has been indicated as an industrial district. The large area between the Harlem River and Park avenue, too, speaking generally, has been restricted to residential use. The only streets indicated as business streets throughout this extensive territory are the crosstown streets running back from the stations on the Jerome avenue and Third avenue elevated lines. The north and south avenues, with the important exceptions of Jerome, Ogden, Cromwell, Boscobel and Webster avenues, have been restricted against both business and industry. The residential streets include University avenue and the Concourse.

The industrial area west of the Bronx River embraces practically all of the low land in Mott Haven south of Macomb's Dam Park and East 153d street to Sheridan avenue. West of Morris avenue it includes most of the territory south of 149th street. This area contains the Barge Canal terminal, the freight depots of the Lehigh Valley, the Erie, the Lackawanna and the Central Railroad of New Jersey, the several railroad yards of the New York Central & Hudson River Railroad, the New York, New Haven & Hartford Railroad and the New York & Harlem River Railroad. All of the Hunts Point section south of the New York, New Haven & Hartford tracks is in the industrial district. The industrial area also includes narrow strips of land paralleling the Harlem Division and the Spuyten Duyvil & Port Morris Branch.

The whole waterfront of that part of the borough east of the Bronx River is in the unrestricted district. As there are many creeks and rivers in this section—Bronx River, Pugsley's Creek, Westchester Creek, Baxter Creek, Weir Creek and Eastchester Creek, not to mention the East River, Long Island Sound and Pelham Bay—this means that a very considerable portion of this part of the borough is in the factory district.

South of the New York, New Haven & Hartford Railroad, the only areas reserved for residential purposes are: An area north of the Clason Point Military Academy; an area in Unionport north of Randall avenue, between Pugsley and Havermeier avenues; and an area north-west of Weir Creek. North of the New York, New Haven & Hartford Railroad, the principal industrial areas are three: (1) An area between the New Haven tracks and Van Nest and Stilwell avenues; (2) an area between Eastchester Creek, the New York, Westchester & Boston Railroad and Bruner and Gunther avenues, and (3) a narrow, small strip paralleling the Bronx River.

The proposed area districts in the Bronx are everywhere so liberal with reference to yards and courts that any five-story tenement that can now be erected under the Tenement House Law may in the future be erected in all parts of the borough, except in City Island and a large section of Riverdale. South of Spuyten Duyvil Parkway, Van Cortlandt Park, Mosholu Parkway and Bronx Park, tenements may be erected to a height of 90 feet (eight or nine stories) without providing any larger yards or courts than those now demanded under the Tenement House Law. A large section in the East Bronx is also in the "B" district. This area is bounded by Ludlow avenue, Pugsley avenue,

Storrow street, Baker street, Bronxdale avenue and the Bronx River. City Island is the only part of the Bronx in the "D" district. Riverdale is in the "E" district, west of the line formed by Kappock street, Edgehill avenue, Johnson avenue, West 232d street, Spuyten Duyvil Parkway, West 242d street, Tibbetts avenue, Cayuga avenue, West 253d street, Iselin avenue, West 256th street, Liebig avenue, 257th street and Netherland avenue. With these two exceptions, the proposed regulations for residential buildings up to a height of 60 feet are nowhere in the Bronx more stringent than those required by the Tenement House Law.

So far as height is concerned, only that part of the Bronx waterfront bordering on the East River, as far east as the Bronx River, is in the "two-times" district. The remainder of the borough is in either the "one and one-half times" district or the "one-time" district. The "one-time" district in the West Bronx embraces the larger portion of Riverdale, Bedford Park and Woodlawn Heights. In the East Bronx it includes an area south of Pelham Bay Park, between the Sound and Eastchester Creek, and the territory north of the Bronx and Pelham Parkway and west of Gunther, Allerton and Boller avenues.

The first public hearing relative to the proposed height, area and use districts in Brooklyn will be held at 10:30 A. M. on Tuesday, April 4, at City Hall. This session of the Commission will be devoted particularly to the Heights, Red Hook, Park Slope and Clinton avenue sections. Everything between Flushing avenue and 15th street, west of Bedford avenue, Eastern Parkway and Prospect Park West will be considered.

The area skirting the waterfront, as well as the Heights and downtown business section, are in the "two-times" height district. The remaining portion of this area is in the "one and one-half times" district.

This part of Brooklyn includes three classes of area districts: "A," "B" and "C." The "A" districts embrace the waterfront and the Fulton street retail business section. The section between Hicks and Hoyt streets, from Luqueer street to Baltic street, is subject to the "C" area regulations. The area south of 3d street, and between Prospect Park West and Fifth avenue, is also in the "C" district. Exclusive of these three districts, the area under consideration is subject to the "B" district area provisions.

The only difference between the area provisions of the "A" and "B" districts is with reference to the court and yard requirements in the case of non-residential buildings, and more especially warehouses. In the "A" districts no building not used for residential purposes is required to have a yard. In the "B" districts all non-residential buildings are governed by like area provisions, irrespective of the fact whether they are or are not warehouses. The same is true of the "C" districts. Non-residential buildings in the "C" districts are subject to identically the same provisions as in the "B" districts.

Subject to these conditions and the provisions of the Tenement House Law, yards must increase in size with the height of buildings, being not less than 2 inches in the "A" and "B" districts and 2½ inches in the "C" districts in least dimension for every foot of height above the curb level. No yard is required behind any part of a building less than 55 feet from a street line. Courts, like yards, must also increase in size with height of building. The area of inner courts at any height is fixed at not less than the square of the depth of the yard required at that height. The least dimension of any court must at every point be at least equal to 1 inch in the "A" and "B" districts and to 1¼ inches in the "C" districts for every foot of building height above the curb level.

# BUILDING MANAGEMENT

## CONDEMNATION IN STREET IMPROVEMENTS

By HERBERT S. SWAN

THE case for excess condemnation rests primarily upon two considerations: the replotting of remnants and the control of land adjacent to improvements.

The importance of this power as a means to obtaining a convenient and well-considered plan, especially in the older and built-up sections of a city, can hardly be overestimated. The wisdom of many a street improvement hinges upon the exercise of excess condemnation. The land adjacent to a street is generally divided into plots, the shape and size of which are adapted, as well as might be, to the street's present use and condition.

When Delancey street was widened to provide for the bridge approach, a tapering strip, with an area of some 90.8 square feet, was left extending along the street for more than a hundred feet, with an average width of 10 $\frac{1}{2}$  inches. Several other strips less than 10 feet in width were left fronting along the widened thoroughfare for an equal distance. These strips robbed the lots adjoining them in the rear of their natural frontage on Delancey street.

The following are a few examples of plots left by improvements actually made in New York City: At the corner of Elizabeth and Delancey streets, a triangular segment, 9.10 by 1.51 feet in dimension, or 6.87 square feet in area; between Mulberry street and Cleveland place on Delancey street, a segment, 1.47 by 8.98 feet, or 6.59 square feet in area; between Barclay and Vesey streets, on West Broadway, a segment, 2.6 by 13.5 feet, or 17.27 square feet in area; on Prince street and Flatbush avenue, one 4.3 by 10.3 feet, or 21.96 square feet in area; on Lafayette avenue and Flatbush avenue, one 1.7 by 6.4 feet, or 5.28 square feet in area, and on Lafayette and Pearl streets, one 4.8 by 9.2 feet, or 21.63 square feet in area.

It is self-evident that the utility for commercial purposes of the lots fronting on these street extensions and widenings is greatly impaired. Lots which, if united under single ownership, would afford sites for substantial business blocks commensurate with the importance of the street and which would bring in large rents are now on or very near the margin of no-rent land. They are so small and irregular in size as to be totally unfit for improvement. "There are streets in New York today," says Tax Commissioner Lawson Purdy, "which have been widened for ten years but still look as though they had been devastated by an earthquake. The reason is that when the map is inspected it is found that there are all sorts of small bits of land in separate ownerships, just as they were when the street was widened."

Since each parcel, by the mere fact of its adjacency, commands the values of the neighboring plots, every owner becomes, as it were, a monopolist. Knowing the strategic position of his own remnant and that its union with its neighbor would immediately, without any effort on his own part, result in a greater value than the sum of the two separately, each proprietor overestimates the true importance of his own plot and shrewdly bargains to get not only the proportion that his own parcel contributes to this increased value, but also as much more as he is able to wring from the purchaser. Not succeeding in

his designs by legitimate means, the owner, if he be unscrupulous, sometimes erects so objectionable a building on his land or puts the land to such use as practically to coerce the adjoining owner into either purchasing it at an exorbitant price or selling his own at a great sacrifice. A limited power of eminent domain often serves to make the ultimate development of the city dependent upon petty jugglery. In some instances, remnants owned by estates may be so tied up as to make it impossible to sell or develop them.

### Concentrated Ownership.

Until a concentration of ownership takes place, the ripening of the unearned increment is held in abeyance; if the separate parcels are never united, it is completely stopped. Sometimes the increment which would naturally be expected is never enjoyed by anyone to its full extent, and the city, which creates the benefit, reaps none at all. Even though the property owners are deterred from realizing upon the unearned increment, they are nevertheless obliged to pay the special assessments levied to pay the cost of the improvement. Excess condemnation not only relieves the land owners from this burden, but accelerates the city's growth and prosperity by insuring the quick and sure development of its thoroughfares.

The advantage of control over the character and use of the buildings fronting on an improvement also justifies excess condemnation. By placing suitable restrictions when reselling the surplus land, the city will secure harmony in the treatment of streets.

The question is largely one of municipal aesthetics. The effect of an improvement is to a very considerable extent dependent upon the beauty of its surroundings. To secure the greatest harmony, it is necessary that each building be designed with regard to the general final result.

### Remnants Left.

Leaving shallow and misshapen remnants in the possession of private owners hampers the city's economic advancement. As much can be said of its aesthetic development. Frontages which, if connected with adjacent land, would furnish sites for substantial and ornamental structures are now occupied by ugly shanties or billboards.

If our cities are ever to be consistently beautified, it is certain that the State will have to take a hand in the matter. Leaving the unrestricted choice of structural material, height and use of building and design of facade to the owner means anarchy in architectural treatment. Were it not for the failure of our courts in most instances to recognize aesthetic considerations as a ground for exercising control over property, such statutory regulation would be far preferable to the indirect and cumbersome procedure of excess condemnation. It is not likely, however, that such regulation can be made available in this country in the near future, nor is it to be expected that architectural control will ever, except on the rarest occasions, be the primary motive for exercising excess condemnation. Americans have so little appreciation for the aesthetic city.

Recoupment through excess condemnation and the subsequent sale of excess lands at an enhanced value is justified on essentially the same grounds as the tax on unearned increment. The increased value being a growth exclusively due to the enterprise and initiative of the community, it is entirely proper and

just that the city, and not the property owners abutting on the improvement, should obtain the benefit.

A lot often has what may be called an integral or unit value, and, so far as cost is concerned, it matters little, if at all, to the city whether the whole or only a part is taken. This is especially true of improved land. Where part of a structure has to be taken, the city is invariably obliged to pay for the whole. In such cases, the city might utilize recoupment to exceedingly good advantage. As the initial cost of the improvement would not be augmented by such extra takings, the sums realized by their sale would be clear profit.

In the period between 1889 and 1913 the London County Council exercised the power of excess condemnation in forty-five street proceedings. The aggregate gross cost of these improvements was \$44,246,125. Of this amount, \$23,511,740, was recouped through the sale of surplus lands, reducing the total net cost to \$20,734,385. In other words, the monies received from recoupment amounted to 53 per cent. of the total gross cost and to 113 per cent. of the total net cost.

The per cent. recoupment obtained is proof that the power of excess taking has in the majority of improvements been exercised only incidentally for pecuniary profit. In thirty-one of the forty-five improvements effected with excess condemnation between 1889 and 1913, the recoupment realized was less than 10 per cent. of the gross cost; in four between 11 and 20 per cent.; in two between 21 and 30 per cent.; in four between 31 and 40 per cent.; in two between 41 and 50 per cent., and in two over 50 per cent.

The small per cent. recoupment obtained in most of the proceedings in London is indicative not so much of the financial success or failure of excess condemnation as of the comparatively small quantity of additional lands taken over the absolute minimum required for improvements.

In one improvement, Northumberland avenue, completed 1876, the recoupment exceeded the gross cost. This street was cut through a central area, the ground of which was not built upon and which at the time did not have a business value. The operation, therefore, did not involve any compensation for disturbed trade interests. The gross cost of this undertaking was \$3,557,455. The recoupment obtained was \$4,156,550, leaving thus a surplus of \$599,095, or a net profit of 16 per cent.

The most notable instance of recouping in recent years is the Holborn-Strand, or Kingsway improvement. It was considered for many years by the Council, but was not undertaken until 1899. The total area of the property dealt with was 28 acres, of which 12 $\frac{1}{4}$  were dedicated to the public in the form of new streets, leaving 15 $\frac{3}{4}$  acres available for building sites. The length of the street is 1,100 yards, the width 100 feet. The total gross cost of the improvement was about \$24,330,000. Through a recoupment of \$20,459,000 the net cost has been reduced to \$3,871,000. The recoupment is, therefore, 84 per cent. of the total gross cost.

The percentage of recoupment obtained in making improvements will vary with the amount of land taken in excess of that required, the general shape and size of the parcels, the character of the neighborhood through which the thoroughfare is cut and the honesty and good judgment with which the scheme is carried out.

\*This article is a summary of a report prepared for the National Municipal League.

## NEW AND USEFUL APPLIANCES

Novelties and New Applications of Familiar Devices,  
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

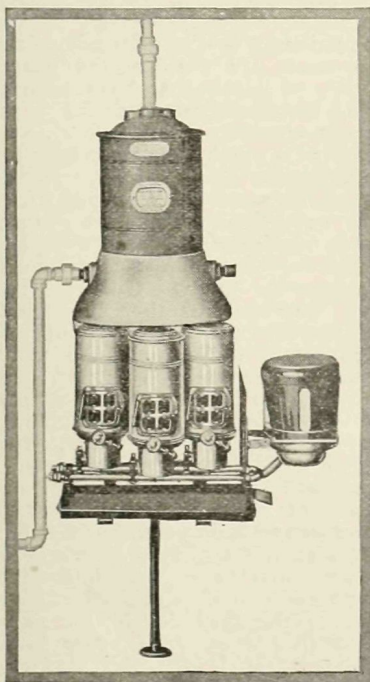
### Improved Flexible Non-Metallic Conduit

**A**N improved method of construction in the manufacture of a flexible non-metallic conduit has recently been followed which the manufacturer claims has a number of advantages. The conduit tube is woven of natural warp-twist cotton yarns on tubular looms which have been constructed especially for this purpose. The tube is treated with waterproofing and fireproofing compounds of reliable make, thus providing in the finished conduit the maximum amount of safety from damage by water or fire. By virtue of the fact that the body of the tube is made from high-grade cotton yarns, the resultant structure permits the insulating and protective compounds to thoroughly permeate the entire structure. In the ordinary method of making fibre conduit this thorough permeation is not possible and only a surface protection is obtained.

This conduit is said to be superior to that required by the regulations of the National Electric Code or any other rules. By this improved construction, both the interwoven wall and the roller-bearing wireway, which have made this product favorably known in the past, have been retained.

### Kerosene Burning Water Heater.

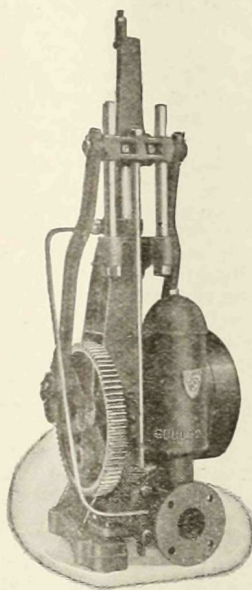
**A**MONG the devices for heating water for general use, a kerosene burning heater is numbered, which has some interesting features. This heater is especially adapted to household use, but is also a useful adjunct to barber shops, dentists' offices, stores and other places where a moderate supply of hot running water at low cost is frequently needed. This device, it is claimed, is light in



weight, very efficient and can easily be connected to any circulating water system. The use of common kerosene as fuel renders it safe and economical. The cost of operation is rated at one-third that of a heater using artificial gas. This device is equipped with a patented reversible glass reservoir, which simplifies the operation of refilling. The heating unit is a patented copper coil which is enclosed in an asbestos-lined sheet-metal jacket.

### Pump for Pneumatic Water Systems.

**A**NEW attachment has recently been brought out for adapting pumps with deep well working heads to use with pneumatic water supply systems as well as with elevated tank systems. The attachment is made only for the small size pumps which have an adjustable stroke of 6, 8 and 10 inches. This attachment, which is shown in the illustration mount-



ed on the pump, consists of a brass cylinder with leather crimp packed plunger and cast iron operating yoke bolted to the cross head on the pump. The plunger of the air attachment should always be adjusted to suit the stroke of the pump. That is, if the pump is set for a stroke of 8 inches, the attachment plunger should also be set for an 8-inch stroke. Two spacing pieces which are shown under the nut at the top of the air attachment plunger rod are furnished for this purpose and are all that is needed for making the adjustment.

### Waterproofing Concrete and Mortar.

**A**RCHITECTS and engineers now appreciate the necessity of waterproofing both concrete and mortar, not only for obvious waterproofing reasons, but also to increase the strength and durability of the work. In the past the most satisfactory method of accomplishing the work was the application of surface waterproofing. This, if done correctly and thoroughly, is expensive both in materials and the labor of preparation.

The great objection to surface waterproofing is that if it is ever marred or destroyed the natural porosity of the concrete will permit of the absorption of water from the smallest crack or opening, and will distribute it throughout the mass, thus creating a condition of dampness oftentimes inexplicable. In waterproofing walls, the integral method has been found to be satisfactory. By this method every portion of the mass acts as a bar to the water, instead of merely a surface skin. The difficulty often found with integral waterproofing has been the lack of uniformity in the mass, and has necessitated the services of experts in handling the material, which in most cases is impractical for general use and prohibitive on account of the increased cost.

A patented material can now be obtained which, if used integrally in work

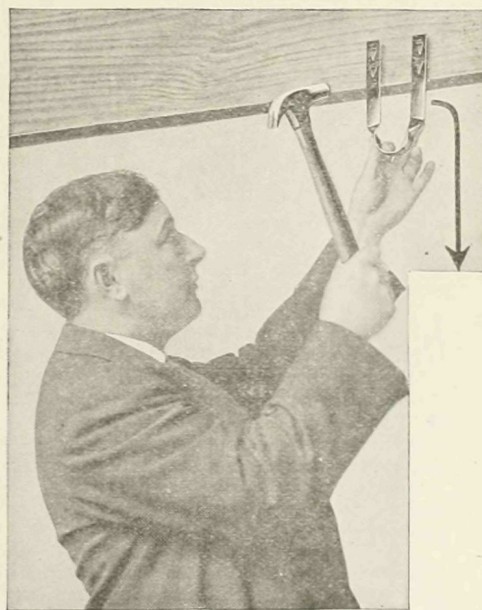
more than three inches in thickness, will not only damp-proof a wall, but will resist a water pressure of forty pounds to the square inch. This is the claim of the manufacturer. It is further stated that its use is so simple that any laborer accustomed to mix concrete should be able to manipulate the material with satisfaction. Another advantage claimed for this product is that it overcomes some of the other faults of the concrete as a building material. It counteracts the slight contraction of the mass in setting, thus making it possible to be used in repairing old cracks and in coating old walls for waterproofing purposes. Used with cement in mortar in which bricks are laid, it is said an airtight as well as a watertight job results, and also there is less danger of white stains and other defacing spots, due to the re-precipitation of dissolved salts, on the surface of the wall. The use of this product, it is stated, does not add materially to the initial cost of the construction of the building.

### Elastic Glazing Compound.

**S**KYLIGHTS should be carefully glazed as they are more prone to leaks than any other part of a building. Special precautions must be taken to guard against these leaks which cause so much damage and discomfort. For use in work of this character there is obtainable an elastic glazing material which has been used in all kinds of glass work, and which has also been used with success in placing tile, and in pointing up stone work, terra cotta and brick. A claim made for this material is that it never becomes hard, and that by remaining flexible reduces the danger of breaking the glass. The manufacturer of the product states that it adheres readily to materials of any kind, including iron, steel, wood, glass, stone, concrete or brick. When it is desired to use this material in connection with stone, brick or artificial stone work, a special liquid is made to paint between the pieces so that the oil that keeps the material flexible will not be drawn out.

### A New Pipe Hanger.

**A**DEVICE for rapid and easy hanging of pipe has recently been patented, an illustration of which is shown herewith. It is made in various sizes and permits of hanging pipe of different sizes. The device is made in one piece, of hoop steel, with four sharp V-shaped reinforced prongs that are driven into the wood at the desired height. The



arms are of ample length to allow the pipe to be suspended from the joist, thus doing away with loosely driven nails. The construction of the prongs on this article is such that no vibration of the pipe is able to jar them from the wood. It is stated that these hangers provide a neat and strong job, and help to save money by saving time and energy.

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The demand for guaranteed mortgages has for some time been in excess of the supply, according to the annual report of the Bond & Mortgage Company, and they are steadily increasing in favor with the investing public.

The State authorities have at last found a way of reaching the owners of the factories on the Jersey shore which offend the nostrils of the residents of Riverside Drive with their extraordinary odors. The Gilroy bill, which the Assembly has passed, gives the Governor power to revoke the license of the corporations to do business in this State. It is time.

A satisfactory solution seems to have been found to the long-standing engineering puzzle of how to join with ample and easy gradients the ends of Park and Fourth avenues without blocking either the 34th street crossing or the Park avenue tunnel. The neighborhood owners and associations, as well as the City Plan Committee and the Interborough authorities, have approved of the plan, which means a really serviceable and handsome approach to the Grand Central gateway to the city.

Neither New York nor Brooklyn has seen in recent years many edifices of a monumental character begun. A pleasant change from the monotony of ordinary construction is reported this week. Operations for the \$4,500,000 Pennsylvania Hotel were started and the contract for the foundations of the nave of the Cathedral of St. John the Divine was awarded, in New York, while in Brooklyn plans have been filed for the \$600,000 wing of the Central Library Building on a superb site opposite Prospect Park Plaza.

The Compensation Law is figuring in the higher cost of doing business and, consequently, in the added prices of materials. As the insurance premium is eventually shifted, in theory at least, to the general public, in some of its aspects the law is not unfavorable to employers. Nevertheless, it means something more added to the cost of construction, and therefore it is reputed to be playing a part among the considerations which are deterring some builders from making a start.

### The Legislative Menace.

New York City real estate will be exposed to Legislative interference with purely local administrative functions at the instigation of social welfare workers until there is a definite grant of large home rule powers to the city government. The hope and expectation is that this relief will be vouchsafed by the present session of the Legislature, but in the meantime certain well-meaning but sometimes impractical agencies for social uplift are busy with bills which they are having introduced in anticipation of the new order. Our real estate committees whose self-imposed task requires them to watch out for bills inimical to property interests need to be constantly on the alert.

Typical legislation of the kind referred to is the Lawson-March bill prohibiting living in basements in old-law tenements unless they comply with the requirements for basements under the existing Tenement House Law, and repealing the amendment permitting janitors to continue the custom of living in basements having ceilings less than four feet six inches above the level of the street. The Real Estate Board has shown that the measure would seriously affect the owners of a large number of small flat houses, and a correspondent further sets forth in this issue the injustice that would be done to many owners, by the passage of the measure.

While it may be proper in plans for new buildings to require compliance with the highest known standards of construction, it is clearly unfair to insist that buildings once erected in conformity with the laws, as they then were, shall be vacated in part, and the owners deprived of a part of their income, because of the impossibility of bringing such houses by alterations into compliance with modern codes. The Record and Guide quite agrees with the compiler of the Building Code of the City of New York, Rudolph P. Miller, who in a letter to the chairman of the Cities Committee of the Assembly has pointed out the fact that if this principle were to be followed out logically it would be necessary to reconstruct, sometime in the future, every existing building in the city, in order to bring it into accord with standards which professional practice will evolve at some future time.

The Shiplacoff bill in the Assembly, making the provisions relative to exits in buildings of more than two stories, and those relative to stairway enclosures in buildings more than five stories, applicable to all factory buildings over one story in height, would cause an expense to the owners of factory buildings quite beyond their financial ability to meet, with any consideration for the value of the buildings. The Pearlman bill in the Assembly is another questionable measure, in that it takes completely from under the control of the city authorities practically all motion picture exhibitions using a certain type of machine. The city is able to exercise a certain limited control now which serves to protect neighborhood real estate to some extent, but under this bill, should it become a law, the government would lose complete control, even over the character of the exhibitions, the overcrowding and the other important phases of the business. Commissioner Bell of the Department of Licenses says this is one of the most vicious bills ever brought to his attention.

The Spring bill in the Senate, designed to make steam boilers subject to further rules by the State Industrial Commission, means another set of rules and more inspectors to enforce them; and possibly steam boilers in factories would have to be different from what they are in other buildings, which would be a decided detriment. And the Cromwell-Marsh bill, empowering the Tenement House Department to vacate rooms which may be deemed defective in their arrangements and means of escape from fire, offers in the opinion of the Real Estate Board an opportunity for further oppression of realty owners.

These are specimens of the bills which the public needs to be constantly warned

and protected against. Some are thoughtless, impractical or altogether impossible; others are unjust if not vicious or intended to serve some ulterior motive. Real estate interests do not charge the Legislature with error because of their introduction, but would lose confidence in the government if by chance they should be enacted.

### "Why Encourage Hotel Builders?"

The announcement of the award of the contract for the construction of a great hotel opposite the Pennsylvania Station has revived an interesting controversy in hotel and building circles over the need of more hotels in this city. Contrary opinions are voiced even by the publications devoted to the interests of hotel-keeping. For example, the International Stewards' Bulletin holds to this view:

"The projection of the Pennsylvania Railroad Company of a large new hotel on its property serves to contradict the impression which certain interests have tried to create, that the hotel business is overdone in New York. There is plenty of room and business for up-to-date fireproof hotels to replace the old firetraps which daily dice with death. The tendency of the hotel trade is always upward; the losers are left stranded on the shores of improvement."

The Hotel Review, taking the opposite side, propounds the question, "Why encourage new hotel builders?" and proceeds to answer it by saying that unless the hotels already here are to lose their patrons there is no room for more; that in this country old hotels are torn down and replaced by new at a time of life when in Europe they would be considered in their prime, and that the number of hotels of standing which can be referred to as "firetraps" is so small as to be negligible. Finally, the Review admonishes its readers in these words: "Let it not be said that anyone in the hotel business, either as steward or manager, has encouraged the hotel promoters in their dangerous game."

The reflection upon old hostelries was assuredly uncalled for; nevertheless hotel buildings, as well as buildings designed for other uses, have their period of greatest usefulness, beyond which they may become a charge, instead of continuing to be producers of income proportionate to the increasing value of their sites. In the last ten years the number of hotels that have been obliterated is several times as large as the number erected. While the new buildings have a much larger capacity on the average than those which have disappeared, it must be conceded that the total number of rooms now available for a multiplied demand on the part of the traveling public is considerably less than the total of ten years ago.

The fact that in other cities, both in this country and abroad, hotels sometimes retain their popularity and usefulness for generations, is not a reason for retaining in New York a hotel or any other kind of business building beyond its profit earning period, as measured by the increment in land value. Prominent hotels necessarily occupy prominent sites, where utilitarian soil grows in aesthetic value rapidly, but the period during which they can produce rentals equal to current interest rates computed on the capitalized market value of the land, is shorter than the economic life of some other kinds of buildings. It is for this reason that some of the old hotels were replaced by offices and lofts, and not because they were considered hazardous places of entertainment, or even because guests were fewer and gross incomes less than the books showed in other days.

Again, the owners of hotels, like the owners of other classes of income properties in New York, have had to contend with shifting business centers. The currents of city life have sometimes worked new channels and left them to one side, in locations less fashionable or advantageous for the hotel business



than they were before, and therefore less profitable.

In a word, it is the appreciation of the value of the land and the shifting currents of trade and fashion, far more than the physical deterioration of a building, which limit the term of its financial usefulness and inexorably call for its demolition, it may be after a comparatively short span of years. An eminent authority estimates the economic existence of a modern hotel in New York City at only fifteen to eighteen years. As many of the present-day hotels have survived this period and their sites could be more profitably used, the question at issue would seem to be answered by the logic of facts. In New York realty affairs we lack the security which comes from permanent conditions. Whether this will always be so, no one can now tell, but the promise is that the new districting regulations will prevent anarchy in values and give permanency, and that the economic and physical life of the buildings now being erected will last indefinitely.

### On the Height of Basement Ceilings.

Editor of the RECORD AND GUIDE:

I read in your issue of March 4, under the heading of "Measures Affecting Real Estate," that a bill has been introduced into the Assembly amending Section 95 and repealing Section 96 of the Tenement House Law, pertaining to the ceiling height of basement apartments, so that they must be at least 4 feet 6 inches above the surface of the street or ground outside, instead of a height of 2 feet as under the present law. I feel that this proposed law is wholly unnecessary. To a great many owners of tenement property of the old type, built before 1901, it would mean confiscation of whatever equity they have.

I have had considerable experience with tenement properties, in both Manhattan and the Bronx, and know of a number of tenement houses built before 1901 (referring particularly to the ten, twelve and fourteen-room houses) where they have two apartments in the basement, fronting on an areaway of at least 4 feet in width. The ceiling height is somewhere from 2 feet to 2 feet 6 inches above the grade of the street, and these apartments usually contain four rooms and rent at an average of \$10 per month. Two such apartments mean an income of \$240 per annum to the owner. I know of instances where a decrease in the income of a tenement house of \$240 per annum would mean the abandonment of the equity in a house of that kind by the owner, and an entire loss to him.

There was a time in the early part of the century when tenement houses earned anywhere from 10 to 30 per cent. per annum. The house that earned less than 10 per cent. was a rarity. The house which earns more than 6 per cent. is now a rarity. The number of foreclosures that have taken place since 1907 prove to what a plight the average owner of tenement property has come. Tenement house owners have been harassed by all sorts of iniquitous legislation, making it more and more undesirable to own tenements.

Still, we must have tenement property; the time has not come when there are to be no dwellings on Manhattan Island. A man who has bought property of this kind in perfect good faith, under the laws which existed, and has since then complied with the over-burdensome laws which have been enacted from time to time (and each new law enacted has curtailed his income), should not be compelled to further lose, very likely, 10 to 15 per cent. of his income from a tenement.

The menace of this bill is very serious, in that it not alone affects the present owners, but it would mean, if passed, more foreclosures than we have ever had before for property of this kind. It would affect, to a certain extent, loaning institutions, estates and individuals who have loaned money on property of this kind, and, last, but not least, it would bring untold hardship to the tenant, who after all must "pay the piper."

I know of instances where families have been brought up in basement apart-

ments (which are permitted under existing laws) where they have very few sicknesses and no deaths. The head of the family earns a small wage, which has not increased in proportion to the cost of living; yet he has had to bring up quite a family. How, on Manhattan Island, could he do otherwise than occupy a basement apartment where he can get four rooms with hot and cold water for \$10 per month? He surely could not afford to hire four rooms in the upper part of a tenement house and pay anywhere from \$14 to \$22 per month and bring up a family.

While sunshine and air are absolutely essential to one's good health, good food and clothing are also vital, and one cannot live on sunshine and air alone. Children must have shoes; people must have decent food and clothing, and the extra \$4 to \$6 which would necessarily have to be paid for apartments in the upper part of a tenement house usually go toward clothing and feeding the family. But wiping out the use of the old type basement apartment where the ceiling height is at least 2 feet above the grade of the street will create the hardship mentioned above.

Some of our fanatic reformers may say that these people should live in the suburbs or go farther north in the city. That is all very well, but in this instance poor people cannot choose. An item of carfare to a family is considerable, and people who are not familiar with the conditions will be surprised how every penny is counted by families of this kind. They can tell you for months ahead just how much they have laid by for each particular item—of course, sickness and death excluded. A family which cannot afford to pay more than \$10 per month for an apartment necessarily cannot afford to live where carfare is an item. That is their object in occupying a basement apartment, and that same apartment must necessarily be near the wage-earner's work.

I feel that everything that possibly can be done has been done to make these basement apartments habitable and healthy, and where they are not it has been my experience that the Tenement House Department has been diligent in seeing that they are vacated. In addition to the Tenement House Department we have the Health Department and the various workers of the charity organizations, who are constantly making recommendations for the welfare of these people. I know that where the attention of the real estate managing agent or landlord has been called to the defects they have in most cases been immediately remedied.

The basement apartments that are 4 feet 6 inches above the street level are in the minority, and the demand for these, should the old apartments be placed out of commission, would be so great that in the end the tenant would be the sufferer through having to pay greatly increased rentals on account of the greater demand.

With this in view I feel that the owner of real estate in Manhattan should not be placed under greater hardship, additional to being over-taxed, over-legislated and harassed at every point.

MARTIN F. HUBERTH.

### Waste Products and By-Products.

Editor of the RECORD AND GUIDE:

I note Victor Herbert's excellent letter upon those Jersey fumes.

It is undoubtedly a piece of commercial stupidity to allow valuable acids to go to waste in poisonous fumes.

There was a similar case some years ago where a lead-smelting company, compelled by a damage suit to suppress its fumes, set chemists to work who found that the main profit of the furnace was being wasted to make desert air.

I have no doubt that the properties injured have a good case for damages, but the easiest way is usually the best, and if some competent chemist could be set to find out how that waste-product can be turned into a by-product it would probably solve the question and benefit not only the West Side real estate but the value of the site of the factory, since

## QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management. Arrangement has been made through which such questions will be answered by a committee of the Real Estate Board of New York.

*Question No. 21.—A tenant claims damages to property in leased premises caused by the freezing and bursting of the stand pipe line in the hall of the building. The lease contains the following clause: "The Lessee will not hold the Lessor liable for any damage to property, caused by a leakage of or defects in the roof, or such other part of the interior or exterior of said premises, as may remain under control of the Lessor, or for any damages resulting from the acts or omissions of other occupants of the building and other causes not caused by the negligence of the Lessor, its Agents or Servants." Could freezing of the stand pipe line, which occurred during an extreme cold snap, be understood as negligence on the part of the landlord, and would the tenant, having the above clause in mind, have a claim for damages in court?*

J. C.

Answer No. 21.—The landlord is liable unless lessee was sole tenant of the building.

*Question No. 22.—The deed of a row of dwellings reads that the lot runs partly through an 8' party wall. Can any of the owners continue up the party walls without the permission of the adjoining owner?*

V. S. T.

Answer No. 22.—Yes, but he does so at his own risk, as he is practically a co-insurer of the party wall. If, in his addition he overweights or damages the wall, he must make good. If you can agree with your neighbor in advance, it is wise to do so.

*Question No. 23.—Can restrictions as to style and price of building to be erected be wiped out by a tax sale of development property in the State of New Jersey?*

*Restrictions were put on by development company. Property is taxed at — per lot. P. K.*

Answer No. 23.—A tax title is a misnomer. What the State or municipality sells at a tax sale is its prior or underlying lien for taxes subject to the title conditions. Get a copy of the Martin Law of New Jersey for further information.

*Question No. 24.—You show a house with a garage attached to the main body of the house. I would like to know if it is possible to get insurance on a house of this type, as it is a frame house. I am designing a house of Fiskehook brick with a garage attached to the house, but propose to make the garage as nearly fireproof as possible. The insurance men say they cannot insure this house at a reasonable rate on account of the garage. What must I do? I think they are wrong. As I notice in all of your modern houses, the garages are built as a part of the house. Will you kindly look into this matter and advise me, as I do not want to give up the idea of putting the garage on the house.*

R. I. P.

Answer No. 24.—Submit your architect's plans to the insurance company, and ask the company to quote a rate. The excess rate on the combined house and garage, if properly planned, should be about 5 cents per \$100.

*Question No. 25.—Will you kindly inform us whether you have found in the growth of New York City that a university campus or large park attracts a better class of residence development. Are real estate values near a well-kept park or university campus high? Is such real estate in demand? What effect in general does the location of a university campus or park have on any section of a city?*

I. M. T.

Answer No. 25.—Park development, as a rule, attracts the best class of residence development. A college campus may be either a benefit, or, in some cases, a nuisance. Usually the former, and as such it has a desirable effect on neighborhood property values. The layout of a campus and the conditions, which are a matter of local judgment, must determine what the benefit, if any, may be. Naturally, benefitted or desirable real estate is in demand and the prices high. The general effect of a university campus or park is always beneficial to a city, although there may be conditions where a campus does not improve the neighborhood locally.

every improvement in the condition of the earth, whether agricultural, mechanical, political, ethical or even religious, must go eventually and mainly to the profit of the owners of the earth.

BOLTON HALL.

## REAL ESTATE NEWS OF THE WEEK

### High Prices of Building Materials a Retardant Factor—Cheap Money Will Stimulate Market

By FRANCIS S. BANCROFT, of Pease & Elliman

NEVER, in my twenty years' experience in the real estate business, have I seen such a demand for small apartments renting for less than \$1,500 to \$2,000, as exists at the present time. A change was noticed a couple of years ago when inquiries were made by prospective tenants before they went out of town for the heated term. But this year all records seem to have been broken. In several houses that I know of, small apartments have been leased from the plans before the construction was well under way—I mean, before the tenant could get an idea how the finished building would look. This is rather an unusual condition as applied to small suites, though in the cases of very large apartments, where high rentals are obtained, it has been the custom, for in many instances suites are built "to order" when long term leases are signed.

There is a case in point which comes to my mind, and while it may be somewhat of an extreme case, still in principle it holds good in many of the newer houses. There is a certain building, of which we are the managing agents, which contains apartments of six and seven rooms each. Every suite in the building has been leased, and in two cases sub-leases were made, before the steel work was completed. There is nothing particularly extraordinary about the building, except that it is well located and well designed. But it struck a popular demand and seemed to fill present-day requirements.

The small apartments, those containing three or four rooms and bath, rent from \$900 to \$1,500 a year, and at the present time there are but few to be had. There is also a specific demand for the very expensive suites which range from \$3,000 to \$30,000 a year.

It is questionable, in my mind, just how long the present building movement will continue, for speculative builders are afraid of the material market. Prices have been on the ascendancy for some months, and in some cases, notably steel, remarkable advances have been noted. A certain builder, one who has been identified with several large operations, and who knows his business, told me the other day that in a sixty-foot structure which he is erecting it is going to cost him about \$20,000 more than would have been the case had the work been done a year ago.

The building material prices are certainly a retardant factor and I look to see a quiet building movement next year. There is one bright spot in the market: If the builders can finish and dispose of their structures to investors, then they will continue to operate, otherwise I look for a cessation of operations. Investors have come into the market and have purchased practically all of the buildings which have been finished, especially on the East Side. We are receiving more inquiries than for many months past, and it is only a question of time before some large deals are put through. These should give courage to others to follow suit.

There will not be many new loft or office buildings erected during the next few months, and the loaning institutions will be the dominant factor which will govern this situation. They are, as a rule, disinclined to loan money on this class of improvement, specially at this time when hearings are being held relative to the zoning of the city.

About two years from now I look to see a revival along this line, and by that time many of the present vacancies should be taken out of the market. I think this building movement will be south of 34th street, in the twenties and thirties, and following this, there should be an extension of the operations south of 14th street.

There are two important factors in the market, one being the cheapness of

money and the other the private dwelling situation.

I certainly look to see 4 per cent. money within a reasonable short space of time. This will have a strong bearing on the attitude of investors, for cheap money on mortgage plays a most important role in the financing of a deal.

The private house situation is better today than it has been for many years past. There is a strong demand for residences, and it is largely the owner's fault that more houses of this character are not rented. Why if an agent attempted to rent an apartment on the same basis that an owner does his residence, we would have a long list of vacancies. As a general rule a dwelling offered for rent is the dirtiest, dingiest place imaginable, and a prospective tenant is supposed to be impressed, because assurances are made that such and such improvements and decorations will be made. I have preached for years that the owner should at least clean the walls and put on a lining paper, if nothing else. The first impression of a tenant is lasting, and prejudices hard to overcome. Decorations will be made anyway and the cleaning off of the old paper and a coat of fresh paint will probably be the best renting agents imaginable.

I am strongly in favor of the Fifth avenue movement, and also the zoning movement as a whole. Fifth avenue will certainly suffer severely if care in tenancy is not taken, and not only will the avenue itself suffer, but the harm will be extended to the adjacent side streets. The city should be zoned, restricted and districted. I do not go as far as to say that I approve in toto with the present report, but in principle it is correct. There may be certain streets and districts which might, in my opinion, be improved along different lines from those set forth by the committee, but without careful analysis of the entire report I do not feel justified in passing an opinion. But I will say that, as far as I have looked into the matter, the committee has used good judgment, especially considering the tremendous problem with which they were confronted.

### BRONX STATION PROBLEM.

#### Conference on 149th Street Transfer Point Held This Week.

THE fight that the Bronx Board of Trade is waging, caused by the insufficiency of platform space at the 149th street station of the Third avenue line, has at last reached the stage when action will be taken. The insistency of the Traffic and Waterways Bureau of the board, of which Olin J. Stephens is chairman, has succeeded in having the Public Service Commission hold a public hearing on the problem. The time has been set for 10:30 o'clock, Monday.

Prior to this, a conference was held with Interborough officials and the Traffic and Waterways Bureau for the consideration of ways and means to improve the platforms and stairways at 149th street.

Chairman Stephens opened the conference by stating that the residents of the Bronx demanded immediate relief at the 149th street station. The reports received from investigators show that there is a great danger of a serious loss of life, unless something is done immediately to relieve the crowding of passengers on the station platform.

Professor Alexander Haring, of the New York University, and the engineering expert of the bureau, placed three propositions before the conference. The first plan showed four platforms at 149th street, one on the west, the other on the east, and two in the middle. The second showed an engineering feat along the same lines as that at 143d street station: the express tracks to be elevated above

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the local tracks. The third plan provides for mezzanine platforms from 148th street to the north corner of 149th street, with frequent exits and stairways.

Professor Haring said that the congestion would be partially relieved by building a ten-foot wide easterly platform in the Willis avenue plaza from 148th street to 149th street, long enough to accommodate an eight-car train, where passengers could be discharged to enter the subway.

The plans submitted by Professor Haring were critically examined by Superintendent Smith of the Interborough elevated lines and Engineer Standfast of the Public Service Commission. They agreed that each one of them would materially relieve the menacing conditions at 149th street.

The Interborough representative admitted that Professor Haring's plan to elevate the express tracks would remove for all time the congested condition at 149th street, but he objected to it because of the exorbitant cost, which he said would aggregate at least \$200,000.

**Cannot Get Cars.**

Mr. Smith also stated to the conference that the Interborough had ordered 575 new cars for the express service on the elevated lines, but they were unable to obtain them because of the steel demands made by the European war.

At the end of the conference the chairman suggested that the Interborough officials draw up some definite plan to relieve the congestion at 149th street. Mr. Smith said that Vice-President Frank Hedley would pass on that phase of the question.

Mr. Hedley has communicated the following to the Public Service Commission:

"We have been making additional studies in reference to the handling of the passenger traffic at the 149th street station of the Third avenue elevated, and we believe that the temporary congestion at this point due to the delays in completing the new elevated and subway extensions and additions can be relieved very materially by having all passengers disembarking from northbound centre track express trains, after 5:00 P. M. use the west station platform."

**HOME RULE**

(Continued from page 503.)

Notwithstanding a well defined belief in the mind of the public to the contrary, I think the days of graft in public office, to any large amount, are gone. Waste there still is, but the questions of government of the city in the future in my opinion will arise over which of two or more fairly good methods shall prevail, and not over graft. Differences of opinion will arise over the best method of doing anything, but that only leads to healthy discussion.

As the legislature may not delegate legislative powers, it may not give us the power to make our own charter, without an amendment of the State Constitution; but is it necessary that we make our charter free of the legislature? If we can agree among ourselves upon the form of charter we wish, there is every probability that the Legislature will pass it.

A charter, like a constitution, should be an instrument for the guidance of the majority and the protection of the minority. The city is in a constant state of evolution. From time to time, changes in the charter will be necessary to meet new conditions. These should be made slowly, with due regard to the fact that what has been worked out on the anvil of time and experience should not be cast aside lightly. I should suggest the formation of a permanent Charter Commission on the lines of the Municipal Art Commission, to which all questions of changes in the charter could be referred for examination and report. I have no doubt that there are many capable citizens who would volunteer to serve on such a commission. If the rule could be adopted that legislation to amend the charter must be submitted first to the Charter Commission, it would do away with the hit-or-miss methods of the present.

**Offices Consolidated.**

The Jere Johnson, Jr., Co. announces that after April 1, their principal offices will be located at 193 Montague street, Brooklyn. Their Manhattan offices will be discontinued on that date. The Jere Johnson, Jr., Co. has specialized in Brooklyn and Queens real estate since 1866, the business having been incorporated in 1892. For purposes of centralization and in order that the officers may give more personal attention to the details of an increasing business, all business will be transacted in the future, at 193 Montague street.

**PRIVATE REALTY SALES.**

**S**CATTERED selling of large and small properties in many sections of the city, the usual number of trades and a general wider interest in investment properties, briefly summarizes the week's trading. Business was clearly better than last week, the market was broader and not only were there more deals consummated but buying was more general.

Several deals involving large amounts and affecting several of the most prominent holdings in the city are, it has been learned on very good authority, in advanced stages of negotiation and their closing should go a long way toward encouraging other big buyers to invest similarly.

No effort can be made to discuss the several contributing factors which have been advanced to explain the present condition of the market, nor to the attempts that have been made from time to time to remedy the situation, but it is safe to say that it is a long time since there was more cause for real optimism. It is obvious that some of the burdens and difficulties that have been attendant upon the ownership of real estate will soon be lightened or entirely eliminated either by state or municipal legislation, and appreciable progress is being made in this direction.

It is inevitable, then, that there come a readjustment of the view point of lenders, who control in a great measure the market. If the great drawback to a resumption of buying activity has been the timidity of capital, this deterrent should be overcome just as soon as realty's burdens are removed.

In the Vesey Street Exchange Salesroom, Joseph P. Day sold the old buildings at 149-153 West 31st street, extending through to West 32d street, near the Pennsylvania Station, for \$125,000, or about \$107,400 less than existing encumbrances. The buyers were the plaintiffs in the foreclosure action, Felix Marcotte and others.

Joseph P. Day will hold a Special Sales Day on next Thursday at the Exchange Salesroom, 14-16 Vesey street, at 12 o'clock noon. This sale will include the offering at absolute and voluntary auction sale, to close various estates, of many well-located dwellings, apartment houses, factories and loft buildings in Manhattan and the Bronx. Among the estates whose properties are being offered is the estate of Isaac T. Carpenter, deceased. In his will he named over twenty-five charities as beneficiaries, including many hospitals.

The properties to be included are 468-470 Cherry street and 300-302 Monroe street, two 6-story brick factory buildings, on a plot 50x195; 364 West 120th street, a 3-story brownstone front dwelling, on a lot 17x100.11; 45 Dominick street, a 2½-story brick dwelling, on a lot 20x87.6; the corner of Intervale avenue and Fox street, a 5-story brick tenement, with four stores, on a plot 97.90x95.36x62.02; 295½ Pearl street, a 4½-story brick loft building, with 1-story brick extension, on a lot 17.5x98.5 x irreg.; northeast corner Water and Beekman streets, a 4-story brick loft building, with 4-story frame extension, and a 4 and 5-story brick loft building on a plot 50.3½x53.11½x93.6x irreg.; 894 Cauldwell avenue, a 3-story frame 3-family house on a lot 20x125; 208 West 54th street, a 5-story brick apartment house on a lot 25x100.5; 1169-1171 Fox street, two 2-story frame 2-family houses on

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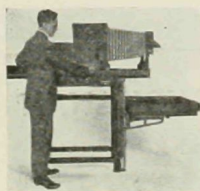
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a plot 50x94.07x irreg., and a 2½-story frame dwelling at Bar Harbor, Maine.

On Tuesday, April 18, at 12 o'clock noon at the Exchange Salesroom, 14-16 Vesey street, Joseph P. Day will offer at absolute executor's auction sale the properties to close the estate of Max Ams, deceased, who died several years ago, leaving many heirs.

The decedent started in the canning and packing business in 1868 at 372 Greenwich street. He was a progressive man, starting with a force of four men and two boys, he continually increased his establishment, embracing factories in New York City, Mt. Vernon and Bridgeport, and employing many hundreds.

The properties to be offered include a modern manufacturing plant at Mt. Vernon next to the main line of the New York, New Haven &amp; Hartford R.R. and the New York, Westchester &amp; Boston R.R., consisting of brick buildings, comprising 54,170 square feet floor space and about 1½ acres of land; 399 Washington street, a 5-story and cellar brick loft building on a plot 25x80; 64-66 North Moore street, a St. Mark's leasehold, consisting of a plot 50x87.6 improved with a 5-story and cellar brick loft building; southeast corner Atlantic avenue and De Russey street and adjoining parcel, Brooklyn, a vacant plot 71.100 and a vacant plot 60.5½x85.6½; also the following Mt. Vernon parcels: northeast corner North Columbus avenue and School street, a vacant plot 50x114; west side of West street, 110 ft.; north of Stuyvesant plaza, two vacant plots 50x127 each; east side North Columbus avenue and west side of Hudson avenue, 125.88 ft.; north of Sidney avenue, seven vacant plots, average size of each 50x125, and a plot 60x125, improved with a 2½-story frame dwelling.

The total number of sales reported and not recorded in Manhattan this week were 44, as against 33 last week and 28 a year ago.

The number of sales south of 59th street was 15 as compared with 13 last week and 11 a year ago.

The sales north of 59th street aggregated 29, as compared with 20 last week and 17 a year ago.

From the Bronx 18 sales at private contract were reported, as against 19 last week and 20 a year ago.

Statistical tables indicating the number of recorded instruments will be found elsewhere.

**Bronx Theatre Deal.**

Charles F. Conover and Edith C. Neuroth, have sold eight lots, measuring 100x165 in the north side of 161st street, running through to 162d street, 117 feet east of Melrose avenue; also four lots 100x100, in the south side of 162d street, 164 feet west of Elton avenue. The purchaser is the Harborn Realty Company, which gave in part payment, the two five-story apartment houses at 2440-2444 Valentine avenue, on a plot 106x100. The East 161st street frontage was later resold to the No. 837 Washington Avenue Realty Company, which will improve with a theatre and store building to cost about \$125,000. The playhouse, according to report, will have a seating capacity of 3,500, and will be operated by Ascher's 161st Street Theatre Corporation. The broker in the deals, which involved about \$700,000, was Lauter-Lodes, (Inc.).

**Rockefeller Holdings Enlarged.**

John D. Rockefeller, Jr., has increased his holdings in West 54th street by acquiring through Wm. A. White &amp; Sons, the two four-story dwellings at 22-24 West 54th street, on a plot 50x100. The seller was George Blumenthal. The houses are reported to have been held at \$200,000. They are assessed respectively at \$90,000 and \$88,000. Mr. Rockefeller's residence is at No. 10 and adjoins that of his father at Nos. 2-8. With his present purchase, he controls all the property to the west up to the houses just purchased, except the three dwellings at Nos. 12-18-20. On the opposite side of the street, he also controls four

houses from Nos. 13-19 inclusive, the last acquisition being the one-time home of Dr. Walter B. James, at No. 17.

**Builders Sell and Buy.**

The Henry Morgenthau Company has purchased from the F. M. S. Corporation Mose Goodman, president, the northeast corner of Audubon avenue and 170th street, a six-story apartment house on a plot 55 x 100; also the similar house at 513-515 West 170th street, on a plot 65x100. In part payment the selling company took the plot of eight lots comprising the block front on the east side of St. Nicholas avenue, between 191st and 192nd streets. The deal involved properties which had been held at about \$360,000. The St. Nicholas avenue frontage is to be improved with three five-story apartment houses from plans by George F. Pelham. The brokers in the deal were M. I. Strunsky &amp; Co., and Barnet London.

**Madison Square-Montclair Trade.**

Edward W. Martin of Newark, N. J., has resold the two eight-story elevator apartment houses at 39-45 East 27th street, on a plot 75 x 113, opposite Madison Square Garden, and adjoining the French Church du St. Esprit. The purchaser is William Wickstrom of Montclair, N. J., who gave in exchange an estate of fifty acres, including a large dwelling and out-buildings at Montclair. The deal was negotiated by the Simpson Merritt Company and Elston E. Pearce. The Manhattan property was acquired by Mr. Martin last February from the 135 Broadway Company. He recently purchased the eighteen story office building at the southeast corner of Broadway and Maiden Lane.

**New Jewish Community Building.**

The Jewish Centre, Inc., a new religious institution, under the direction of Joseph H. Cohen, president of the Beth Israel Hospital, has acquired from Leonard L. Hill, Eliza A. Flanagan and Hannah Friedman, the three private dwellings at 131-133-135 West 86th street, forming a combined site of 77x100.8 feet which will be improved with a structure to house the various activities of a settlement house, school, synagogue, and social centre. This property was reported sold in the Record and Guide of March 11, 1916, but at that time no confirmation could be obtained.

**Warehousemen in Big Deal.**

Baker &amp; Williams, warehouses, have purchased, through Goodale, Perry &amp; Dwight, 510-514 West 21st street, three four-story tenements, on plot 75x92, from Sophie Hart; also 516 West 21st street, a three-story stable, on lot 25x92, from James S. Herrman, and 518-524 West 21st street, two tenements and a one-story factory, on plot 100x92, from Charles Laue. It was an all-cash transaction. On the combined site, 200x92, the purchasers will build a fireproof warehouse.

**Sell Heights Apartment.**

The Wesley Realty Company has sold, through Slawson &amp; Hobbs, the Wesley apartment house at 158 West 81st street, a nine-story apartment house on a plot 56.3 x 100. The house was built about two years ago by the seller and has been fully tenanted since its completion. The property has been held at \$300,000. Slawson &amp; Hobbs have been appointed agents by the new owner.

**Take Back Fifth Avenue Parcel.**

Title was passed this week to the eleven-story building recently finished, at the northeast corner of Fifth avenue and 37th street, from the Murray Hill Investing Company to the M. L. Improvement Company. Henry L. Tift, president, representing the heirs of the Lewis estate, original owners of the building site.

**Bronx-Rye Exchange.**

James F. Meehan has sold the two five-story apartment houses at 1632-1640 University avenue, each covering a plot

56.6 x 100, to Charles Dilz, who gave in part payment his country estate on a plot 150 x 200, at Oakland Beach, overlooking Rye Park and the Sound. The brokers were McLernon Brothers.

**Acquire \$700,000 Apartments.**

The Ramona Realty Company has sold through the F. R. Wood, W. H. Dolson Company, the two eight-story apartment houses at 528-536 West 111th street, known as the "Charlemagne" and "Ramona," on a plot 166x100, which have been held at \$700,000.

**Manhattan—South of 59th St.**

WEST WASHINGTON PL.—Pepe & Bro. sold for Alice Loughran, the 4-sty dwelling, 71 West Washington pl, on lot 22.6x97, to Rudolph Evans, the sculptor, for a studio.

WASHINGTON ST.—Ellen Clark has sold 726 Washington st, a 4-sty building, on lot 25x80.

WASHINGTON ST., ETC.—Sarah M. Chapman has sold 718 Washington st, a 4-sty dwelling, on plot 27x61x irreg., at the southwest corner of 11th st; also the similar house adjoining at 350 West 11th st, on lot 19x53.

WOOSTER ST.—Wm. A. White & Sons have sold for the Seamen's Bank for Savings, 70-72 Wooster st, a 6-sty building on plot 59.10x100, which has been damaged by fire. The bank acquired the property at foreclosure last year for \$50,000.

9TH ST.—Victor Gerhards sold, through Charles R. Faruolo and E. N. Polak, 421 East 9th st, a 5-sty tenement on lot 25x100.

17TH ST.—Joseph Silverson sold for Hubert Herzfeld the 10-sty store and loft building, 25x92, at 29 West 17th st. The new owner gave in addition to a cash consideration a property in Yonkers.

20TH ST.—Thomas Lynch sold, through William H. Archibald, 219 West 20th st, a 5-sty apartment house.

34TH ST.—J. Arthur Fischer sold for the Lawyers' Mortgage Co., 355 West 34th st, a 4-sty dwelling, on lot 17x98.9.

9TH AV.—William H. Archibald sold for Thomas Lynch, 132-134 9th av, two 4-sty buildings, with stores, on plot 44.8x80.

MADISON AV.—Daniel B. Freedman bought from the estate of Eveline W. Meserole, the United States Trust Co., executor, 539 Madison av, a 4-sty dwelling, on lot 25x100. The property was held at \$100,000. The broker was J. F. O'Donnell.

**Manhattan—North of 59th St.**

96TH ST.—Edward C. H. Vogler sold for cash, for a client of Harry N. Kohn, to Joseph S. Ward, president of the Thomas Ward Coal Co., 320 West 96th st, a 6-sty new law house, on plot 41x100.

103D ST.—Joseph P. Day sold for Rabbi Noah W. Bresser, Aron Samuels and Mrs. Bertha Peters the four houses at 115 to 121 East 103d st, 3-sty buildings, forming a plot 70x100. Henry J. Hemmen is the purchaser.

111TH ST.—F. R. Wood, W. H. Dolson Co. sold for the Ralona Realty Co. the Charlemagne and Ramona, two 8-sty apartment houses, 166x100, at 528 to 536 West 111th st, on plot 166x100.

113TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Mrs. Helen F. Hubbard, 318 West 113th st, a 3-sty dwelling, on lot 16.8x100.11.

114TH ST.—Marcus Helfand has sold 55 West 114th st, a 5-sty flat, on lot 25x100, to the Mack Construction Co., which gave in exchange 650 Fox st, a 5-sty apartment house, on plot 40x100.

127TH ST.—Barnett & Co. sold for Celia Wolf the 3-sty dwelling 13 West 127th st, on lot 19x100, to Susan C. Savage.

137TH ST.—Harris & Maurice Mandelbaum purchased from Caroline E. Hewlett, of Cold Spring, N. Y., the 5-sty dwelling, on lot 18x100.5, at 243 West 137th st. Douglas Robinson, Charles S. Brown Co. was the broker.

145TH ST.—The Darrow Realty Co. sold to the newly formed 137 West 145th Street Corporation, 137 West 145th st, a 6-sty apartment house, on plot 43.9x99.11.

212TH ST.—Myron W. Robinson, president of the Crex Carpet Co., represented by James E. Barry, of Knap & Wasson's office, has purchased, through Charles W. Smith and Max Blau, 433-439 West 212th st, two 5-sty apartment houses, on plot 85x100, near 10th av, held at \$120,000. The seller is Frederick Brown, who took in part payment a country estate of 12 acres, mansion and outbuildings on Teaneck rd and Robinson av, Engelwood, N. J., held at \$50,000.

AUDUBON AV.—Ennis & Sinnott resold the 6-sty apartment house at the southeast corner of Audubon st, and 170th st on a lot 25x95. F. William Sohns and O'Reilly & Dahn were the brokers. The property was taken in exchange by the sellers early this week for the 75 ft. plot at 115 to 119 East 90th st.

AUDUBON AV., ETC.—Ennis & Sinnott bought from Robert M. Silverman the southeast corner of Audubon av and 170th st, a 6-sty apartment house, 25x95. In exchange the buyers gave Nos. 115 to 119 East 90th st, two 4-sty and one 5-sty flats, on plot 75x100.

**Bronx.**

KINGSBRIDGE TER.—E. Osborne Smith sold for James Farron the plot of three lots at the junction of Kingsbridge ter and Sedgwick av.

SIMPSON ST.—J. P. Finneran and P. J. Ryan sold the 5-sty flat at 1024 Simpson st, 40x100, for the Windermere Real Estate Co.

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For sale; largest on Long Island; 16 miles from New York City line; established 44 years ago by late A. T. Stewart; 255 acres; in operation year round; clay, mixing and moulding sand on property; clay, 23 per cent aluminum.

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Attractive manufacturing property, water front and railroad siding midway between New York and Boston; village 5,000 population; good buildings, covering about 18,000 square feet with ample room for expansion.

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Automatic snow-removing device; a labor-saving machine, with unlimited possibilities; scoops up the snow off streets, walks, &c., and deposits same into wagons more rapidly than a thousand men; U. S. patent rights for sale; a perfect working model here.

ECKARDT, 17 South Essex St., Dover, N. J.

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Up-to-date Bungalow, 5 rooms, bath, heating system, all improvements. Gas and electric light, large plot, restricted neighborhood, near station and trolley; high location; 30 minutes from Manhattan; \$1,995; small payment down; balance monthly—like rent.

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Corner lot, 65x130; two story substantially built frame building, about 17,000 square feet, 30x130, with extension 30x30; sewer, gas and electricity.

Facing Pennsylvania Station, main line. Five (5)

minutes from

station and freight yard.

Immediate possession. Price \$8,500.

Brokers protected.

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271 BROADWAY, N. Y.

137TH ST.—Samuel Cowen sold to M. Brooks and H. Shapiro, 376 East 137th st, a 4-sty flat, on lot 25x100.

148TH ST.—Eugene J. Busher has sold the double flat, 241 East 148th st, on lot 25x106, for Antonio Catri to M. Heck.

156TH ST.—L. Goldberg bought, through Samuel Cowen, 1015 East 156th st, a 5-sty apartment house, on plot 40x100.

ARTHUR AV.—Heller & Sussman and Cahn & Pittman resold for Morgenstern Brothers 2110 and 2112 Arthur av, a 5-sty new law flat, on plot 50.2x93.

BEAUMONT AV.—Kurz & Uren (Inc.) sold for the Isaac Lowenfeld Realty Corporation 2321 Beaumont av, a 2-sty dwelling, on plot 50x100.

BRYANT AV.—Charles E. Dempsey sold 519 Bryant av, a 5-sty apartment house, on plot 40x100, for Andrew J. McAuliffe to Mrs. Clara Young, who gave in part payment a dwelling on a half acre plot at Huntington, L. I.

BRYANT AV.—Daniel H. Jackson purchased from the Podgur Realty Co., 1021-1031 Bryant av, three new 5-sty apartment houses, on plot 42.6x100. The property has been held at \$150,000.

FORDHAM RD.—A. L. Guidone & Son have sold the southeast corner of Fordham rd and Grand av, a 5-sty apartment house, one of two similar structures recently completed by the sellers at that point. B. H. Weisker, Jr., was the broker.

JEROME AV.—Louis Schrag sold for the Elway Realty Co. a plot of 61 ft. frontage on the east side of Jerome av, between 172d and Belmont sts.

ST ANNS AV.—The plot, 100x100, at the southwest corner of St. Ann's av and 150th st, has been sold by Sharrott & Thom for Frederick Pench, to Samuel B. Steinmetz and Max Hoffman, who will build a 2-sty garage. It is reported that negotiations are pending for the leasing of the proposed building.

VYSE AV.—Louis Schloss and John D. Kroog have sold for Emily Levy and others the plot, 100x100, on the east side of Vyse av, 114 ft. north of Home st. The purchaser is the Galveston Building Co., Philip Herschowsky president, which will erect two 5-sty apartment houses.

**Brooklyn.**

DEGRAW ST.—Joseph C. Bonadonna sold 676 Degraw st, a 3-sty dwelling, for Ida Marcus to Albert Fusco.

HANCOCK ST.—Frank A. Seaver & Co. sold for the Lamore Realty Co. the 3-sty dwelling 481 Hancock st.

NAVY ST.—Burling Realty Co. has sold for Edward A. Titus the four buildings at 188-190 Navy st, on plot 50x100.

RICHARDS ST.—Frederick Winant has sold for the estate of Marion Cutting, four lots, comprising a plot 100x100 at the northeast corner of Richards and Delevan sts, to the Atlantic Smelting & Refining Works, Inc., which intend to erect a building for their own use.

SOUTH ELLIOTT PL.—Bukley & Horton Co. sold 24 South Elliott pl, a 3-sty dwelling, for L. I. Grimes.

2D ST, ETC.—O. L. & W. G. Perfect report the sale of an apartment house in 2d st, between 5th and 6th avs for Mrs. Esther Kressh; also for Mrs. Helen Blake, the store property at 3d av and 19th st and for Jacob Miller, his apartment house in West 27th st, Coney Island.

SOUTH 4TH ST.—Charles Buermann & Co. sold for the Herrman estate 147 South 4th st, plot 25x95, to B. Siegel, who also has purchased the adjoining building, 145, and will erect on a plot 50x95, a 6-sty apartment house with four 3-room apartments and two 4-room apartments on a floor.

9TH ST.—Realty Associates have sold to Dr. James P. Glynn 474 9th st, a 3-sty dwelling, on lot 19.11x82.

72D ST.—Tutino & Cerny sold for John R. Ryan the 2-sty house 1327 72d st.

82D ST.—Frank H. Malone sold for William F. Purdy the 1-fam. dwelling, at 82d st and Ridge blvd.

83D ST, ETC.—Kick & Sharrott have sold for Annetta Villari the two semi-detached dwellings on plot 60x100, at 2165 and 2167 83d st, Bensonhurst, to the Lawmor Realty Company, which took same in part payment for 247 West 101st st, Manhattan, reported sold recently. Kick & Sharrott have been appointed agents for the Bensonhurst property.

84TH ST.—Frank A. Seaver & Co. sold for Theodore Schneider the plot, 160x100, in the north side of 84th st, 76.6 ft east of 4th av.

UNDERHILL AV.—Miss Grace O'Brien purchased, through Charles E. Rickerson, 161 Underhill av, a 3-sty dwelling.

**LEASES.**

**Silk Firm Remains Downtown.**

Charles A. Gould, represented by the Cross & Brown Company, has leased to J. K. Steifel & Co., lace importers, represented by Mark Rafalsky & Company, 20,000 feet of space in the store, basement and first loft of the twenty-story building at 126-128 Fifth avenue, corner of 18th street. The lessees are at present located in 19th street, and their announced intention of staying in their present neighborhood is regarded as an indication that the lace importing trade will not join the up-town movement. Another large firm, Krower & Tynberg, recently took space in the old Stern Building in 23d street, and will give

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# SHALL WE SAY

THE co-operative movement to preserve the head-ends of Seventh Avenues, from destruction by factories in New York City, has met with an unprecedented response not only from every part of this city but from all over the country behind this great civic movement. One of the results of the plan is illustrated by the unselfish and public-spirited action of the

*The following is a petition of the Manufacturers' Association, signed*

*We, the undersigned, do hereby express our unqualified endorsement of a movement of far-reaching importance to the City of New York, having for its purpose the protection and preservation of the section of this City located above 33rd Street, and pledge ourselves to lend our personal co-operation to maintain this section for residential and shopping purposes and to restrict the erection of manufacturing plants in that district.*

*We believe that the plans outlined will be of untold benefit and for the general welfare of the entire City of New York, and must ultimately result in the maintenance of real estate values in that section, the improvement in values below*

Samuel Abrams & Co.  
S. Althofz & Co.  
Amsterdam & Sachs  
B. & S. Cloak & Suit Co.  
Maurice Bandler  
H. Baron  
Belle Cloak & Suit Co.  
A. Beller & Co.  
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Harry P. Belsinger & Co.  
I. Berman  
M. Bernstein  
Morris Bernstein & Co.  
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Bernstein & Icove  
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Block & Levy  
Blogg & Littauer  
Bernard Bloom & Bro.  
D. Bloomberg & Co.  
Blumenthal, Uhren & Sherlip, Inc.  
Isaac Bodenstein  
J. M. Brady & Co.  
W. Brand  
Brody & Funt Co., Inc.  
Henry Burstein, Inc.  
I. & L. Chauser.  
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Joseph H. Cohen  
Lazarus Cohen & Co.  
M. E. Cohen & Co.  
Cohen Bros.  
Cooper & Grapes  
Crescent Cloak Co.  
Hyman Davis  
A. Davis and Son

Dilloff & Zimmerman  
Dreyer & Turkel  
Drourr Dretzin & Co.  
J. Dunn Co.  
Edelman & Edelstein  
Edmonds & Lefkovic  
Ehrlich & Aul  
S. Einhorn & Sons  
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Faber & Hein  
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Henry H. Finder  
Louis Finfer & Co.  
Jonas Finger  
Louis Finkelstein  
The Finkelstein Skirt Co.  
Chas. Fischman  
Freed & Shore  
Freed & Zucker  
Freedman Wolbarst Skirt Co., Inc.  
L. Friedrich  
G. & S. Skirt Co.  
Garfinkel & Rosenblatt  
A. Garfunkel  
A. Gershel & Co.  
Ben Gershel & Co.  
Harold S. Gerstner  
Getskay & Dann, Inc.  
Simon Ginsburg Bros., Inc.  
Gittleman & Greenfield  
Adolph Gittler  
Gittleson & Steinhaus

Samuel Gladstone  
S. & S. Goldberg  
H. Goldberg Co.  
Goldberg & Eisen  
Julian Goldman Co.  
Goldman & Reich  
Goldshein Bros. & Druckner  
Aaron Goldstein & Co.  
J. A. Goldstein & Co.  
L. Goldstein & Co.  
Max Goldstein  
Sam Goldstein  
Goldstein & Finkelstein  
Al. Goldstone & Co.  
H. Goldwater & Co.  
M. & H. Gordon  
A. Greenberg & Co.  
Greenberg Bros.  
I. Grossman & Sons  
Hall & Rosenzweig, Inc.  
Jacob Heimowitz & Son  
Charles Heineman  
J. Heit & Sons  
J. R. Herstein  
Herzig & Rappaport  
Hiller Bros. & Hiller  
Hirsch & Bro.  
Hirschhorn Bros.  
Louis Hirschowitz  
Louis Hochstein  
A. Honig & Sons  
Hyman & Wasserman  
I. & B. Sapiro Cloak Co.  
Isaacson Bros.  
Jacobs & Jacobs  
Jos. Jonasson Co.

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Hyman Levin  
Bernard Levine  
M. W. Levine & Co.  
A. Levy & Co.

*The people of New York owe a debt whose public-spirited stand ensure.*

Their co-operation is of supreme importance and guarantees the rapid success of this plan for a finer and better City. To many of them their removal from the uptown section to the downtown location means temporary inconvenience but they will secure lower rents, save time for and add to the convenience of their workers, centralize their industry and permanently benefit the entire City.



# THE NEW YORK?

the City, from 33rd to 59th Streets and from Third Street to rehabilitate the lower and deserted part of New York City. The citizens, business firms and other organizations, throughout the United States. The public has put itself squarely on the side of the significant evidences of the general acceptance of the new attitude of the cloak and suit manufacturers.

## *Cloak, Suit and Skirt Manufacturers The leading firms of the City*

33rd Street, and a practical benefit to the industry represented by us by enabling it to centralize in a section most adapted to its purpose.

We endorse the plan for the encouragement of the erection of proper factory buildings in the location between 14th and 33rd Streets.

As a matter of civic pride and a spirit of public duty, we therefore request that all citizens, irrespective of private interest, join with us in giving their moral support to this movement.

New York, March, 1916.

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Michaelson & Davis  
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Pomeranz Bros.  
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J. Zimmerman & Son  
M. & S. Zucker

*Attitude to the above-mentioned firms,  
Success of this great civic movement*

**The entire City must be aroused. All manufacturers, all organizations and every individual must help**

**We ask all to co-operate and send letters endorsing this plan to the  
HALL WE SAVE NEW YORK COMMITTEE," J. H. Burton, Chairman, 267 Fifth Ave., New York**

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**Rental Three Dollars a Foot.**  
 The United Cigar Stores Company, has leased through Nelson, Lee & Green, the corner store in the Rialto Theatre Building, now being completed on the site of Hammerstein's Victoria Theatre. The lease is for ten years from May 1, at an aggregate rental of about \$75,000, which would indicate a rental of \$3 a month for each square foot of store space, without a basement. The inside width of the store is nine feet and the inside depth eighteen feet.

**High Class Apartment Rentals.**  
 Pease & Elliman have leased three high priced apartments in the new house being built at the southwest corner of Park avenue and 58th street by the 600 Park Avenue Company, Samuel A. Herzog, president. Frank W. Freuauff, vice-president of H. L. Dougherty & Company, has leased thirteen rooms and four baths. A suite of nine rooms and three baths were rented to C. C. Goodrich, and a similar apartment was taken by Miss Mabel P. Walker.

**To Leave Murray Street.**  
 William R. Noe & Sons, lamps and glassware, who have been for eighteen years in Murray street, have leased from the Seamen's Bank for Savings, through Wm. A. White & Sons, the six-story store and loft building at 53-55 West 21st street, for a long term. The lessee will occupy the entire building. Extensive alterations will be made at an estimated cost of \$14,000 from plans by A. S. Hedman.

**Harlem Open Air Movie.**  
 The X. Amusement Company, Michael Frei, manager, has leased for ten years from the Mary G. Pinckney estate, Clarence H. Kelsey, administrator, two lots, 50 x 120 x irregular, in the north side of West 126th street, west of the public library, and extending through to Manhattan street. The lessee will operate an open-air moving picture theater, to seat about 3,000 persons. The broker was the J. Romaine Brown Company.

**Long Term 42d Street Lease.**  
 The Dehance Manufacturing Company has leased, through Homer Foote, Jr., and Horace S. Ely & Company, from the Bishop estate, the six-story building at 22 East 42d street, for twenty-one years at a yearly rental based on a valuation of \$300,000. The property is to be reimproved with a six-story structure at an estimated cost of \$50,000. The plans for the proposed building have already been drawn and the building contract awarded.

**May Take Sixteen Story Building.**  
 Lane Bryant, dealer in gowns, is reported to have leased from Arthur Brisbane the sixteen story building to be erected at 21-23 West 38th street. It is said that he will occupy the store and about nine floors, and will sublet the balance of the space for lofts and offices.

**Leases Fourth 42d Street Store.**  
 The Mirror Candy Company has leased for ten years, the store at 61 West 42d street, which has been held at \$15,000 a year. The same company already operates three stores in 42d street. The broker in the present deal was Albert J. Moore.

**Manhattan.**  
 WM. D. BLOODGOOD & CO. leased for F. B. Stearns Co. the store and basement at 243 West 57th st to the Falls Tire Co.  
 VASA K. BRACHER has leased the entire 2d floor at 82 Broad st for Samuel Untermyer to Frank G. Bennett, proprietor of the Bennett Press.  
 CARSTEIN & LINNEKIN have leased part of the 10th floor at 230 5th av to Akawo, Morimura & Co.; space at 874 Broadway to the Kilburn Mills, Inc., and George Gypser; offices at 24-26 East 21st st to Max Wasserman; half the 2d floor at 341-347 5th av to John Mehl & Co., and offices in same building to Grand Rapids Brush Co., Union Collecting and Reporting Assn., Jos. H. Meyer Bros., Federal Parqueting Mfg. Co., and Bellows-Reeve Co.; space at 1161-1175 Broadway to Marshall F. Simpson and Hicks and Morehouse; and an office at 320 5th av to Eiring-Struebig Mfg. Co.

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**William P. Rae Co.**  
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# Factory Properties For Sale

JOSEPH P. DAY, 31 Nassau Street

## Bayonne, N. J.

**THE BAYONNE BOLT & NUT COMPANY PLANT.**  
EQUIPPED AND IN FULL OPERATION, located at the foot of Trask Avenue, fronting on Kill-van-Kull, WITHIN FREE LIGHTERAGE LIMITS of New York Harbor; deep water and railroad siding; 400-FOOT PIER; additional land for expansion; one-story buildings; A-1 POWER PLANT.

## Bridgeport, Connecticut

**NEW REINFORCED CONCRETE PLANT.** (Flat slab construction.) Built three years ago along modern lines; three stories and basement; main building 220x40—wing 165x52; 70,000 square feet of floor space, with CARRYING CAPACITY of 350 LBS. per square foot; New York, New Haven & Hartford RAILROAD SIDING; excellent light, open on all sides; power plant; trolley passes door. UNUSUAL OPPORTUNITY. SPRINKLER SYSTEM.

## Improved East River Waterfront

**ENTIRE BLOCK.**  
THE AMERICAN MALTING COMPANY'S property on Avenue A, between 63rd and 64th Streets, running through to the East River; excellent bulkhead; POWER PLANT; ENTIRE BLOCK FRONT ON EAST RIVER; large brick buildings; SUITABLE FOR MANUFACTURING, STORAGE OR TERMINAL PURPOSES.

## Plainfield, N. J., Plant

**OF THE SPICER MANUFACTURING COMPANY.**  
Plant is located on West 4th St., three minutes from the Central Railroad Station. The buildings are of brick, steel frame, and a few wood frame buildings, having a total floor area of 15,000 square feet; also two-story office building; power plant in excellent condition; large water supply from private well; READY FOR IMMEDIATE OCCUPANCY.

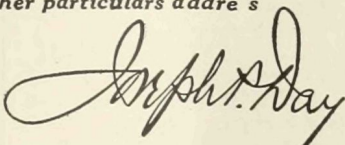
## Manganese Steel Safe Company's Plant

**SOUTH PLAINFIELD, N. J.**  
Large, modern plant, located on tract of TEN ACRES, HAVING 2,200 FEET FRONTAGE on the CENTRAL RAILROAD OF N. J. MAIN BUILDING 80x325, with travelling crane; concrete floor; total floor area 50,000 square feet; modern brick buildings; high ceilings; railroad siding; power plant; GOOD LABOR MARKET; steam heat; electric lights.

NOTE:—I MAKE A SPECIALTY OF HANDLING FACTORY PROPERTIES THROUGHOUT THE UNITED STATES. IF IN THE MARKET FOR A FACTORY SEND ME YOUR REQUIREMENTS. IF YOU HAVE ONE TO SELL, SEND FOR MY SELLING PLAN.

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31 Nassau Street  
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Industrial Department

## Elizabethport, N. J., Plant

**OF UNITED STATES PRINTING AND LITHOGRAPH CO.**  
Located in the industrial centre of Elizabethport, near the large plant of the Singer Sewing Machine Co. and the Elizabethport R. R. Station. EXCELLENT LABOR MARKET. ONE AND TWO-STORY BRICK BUILDINGS, RAILROAD SIDINGS; 125,000 SQUARE FEET OF FLOOR SPACE. Steam heat—power plant—electric lights—SPRINKLER SYSTEM.

## Connecticut Factory

Within 60 miles of New York City, in the heart of New England's Industrial Centre. Plant at present in full operation; completely equipped; modern brick buildings; having 69,000 sq. ft. of floor space; EQUIPPED with SPRINKLER SYSTEM; electric lights; EXCELLENT POWER PLANT; artesian well.

## Schaghticoke Woolen Mills

**SCHAGHTICOKE, N. Y.—12 MILES FROM TROY, N. Y.**  
Located along the Hoosick River, in the Hoosick Valley; between Troy and Johnsonville, N. Y.; reached by Boston & Maine R. R.; FREE WATER POWER for about four months in the year. Electric power at very low rates. Brick buildings; 100,000 square feet of floor space. Boilers; SPRINKLER SYSTEM; electric lights. EXCELLENT MILL PROPERTY.

## Josephine & Wahneta Mills

**CEDARTOWN, GA.—60 MILES FROM ATLANTA, GA.**  
Well located along a creek from which water for manufacturing purposes can be obtained and into which sewage can be disposed. The buildings are heavy, slow burning, mill construction; EQUIPPED WITH SPRINKLER THROUGHOUT; good power plant; steam heat; electric light; railroad sidings; about fifteen acres of ground and twenty-eight tenant houses.

## East River Waterfront

On Brooklyn Shore, next to N. Y., N. H. & H. R. R. Freight Yard, near Williamsburg Bridge, foot of North Fourth St. Plot about one acre, with 110 feet frontage on East River.

## Bronx Factory Site

**ENTIRE BLOCK ON EAST 138TH ST.,** between Mott Ave., Walton Ave. and Cheever St. One block from Mott Haven Station of N. Y., N. H. & H. R. R., 3 blocks from Harlem River; RIGHT AT SUBWAY STATION.

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Buildings

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## GARMENT TRADES

Ask the Industrial Bureau

## BRONX BOARD OF TRADE

137th Street and 3d Avenue

CROSS & BROWN CO. has leased for Abram V. Whiteman the entire building at 35 Vestry st to the Northwestern Electric Equipment Co.; at 164 5th av the 2d loft to the Far Eastern Trade Co.; at 98-100 5th av space to M. Williams; at 57 Chambers st and 35 Reade st the store and basement to the M. B. Brown Printing & Binding Co.; at 90 Warren st the 2d, 3d and 4th lofts for James Benedict; at 101 Reade st store, basement and sub-basement to Israel Mandel; at 205-9 West 19th st the 10th and 11th floors to the Hammond Printing Co.; at 427 4th av store and basement, in conjunction with Horace S. Ely & Co. to Bulmers Limited; at 80 Warren st the store, basement and sub-basement to Webb & Meyer; at 396 Broadway space on the 4th floor to Arthur W. Kretschmar; at 108-110 Duane st 10,000 ft. the 1st and 2d lofts to Lasher & Lathrop.

DUROSS CO. leased for Domenico Cella his houses 122 West 13th st to Dr. Wm. C. Halleck for five years and 47 West 12th st to Teresa Bradshaw for two years; also 151 West 13th st to Michael Gleason; 243 West 19th st to George T. Howard, and 239 West 19th st to Mary Schickle.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. G. Morgan Browne 64 East 54th st, a 5-sty house, to E. Farrar Bateson.

DOUGLAS L. ELLIMAN & CO. have leased a parlor floor store at 924 Madison av for David Korn to Newman & Knierim (Inc.), decorators.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment, comprising an entire floor, at 540 Park av to Mrs. Eli K. Robinson; also, in conjunction with Walter Kobbe, two apartments to be made into one at 108 East 82d st for Samuel A. Herzog to Mrs. Martha A. Leavitt; apartment at 414 Madison av for Mrs. M. J. Baxter to Miss Edna Gruver; and renewed the lease of a large apartment at 830 Park av to Frank E. Hagemeyer.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building under construction at 340 Park av, 51st to 52d sts, for the Potter-Mordecai Syndicate to M. W. Thompson; also an apartment at 106 East 85th st to Herman Hyman; also an apartment in the new building under construction at 55 West 55th st for S. Morrill Banner to Dr. McCall Anderson; at 156 East 79th st for Julius Tishman & Sons to Harry I. Caesar; and also renewed the lease of an apartment at 840 Park av to J. Culbert Palmer.

FREDERICK FOX & CO. have leased the store and basement at 54-8 East 9th st to Schloss & Greenbaum; store 110 West 28th st

to Beaber Bros.; 2 stores in the building at the southeast corner of 6th av and 23d st to Elias Solomon and Wiener Busy Cloak Co., respectively, and the store 62 East 12th st to Halliwell & Co.

GOODWIN & GOODWIN rented for Carrie Gismar to Doctors Hugo and Louis Kunz, for five years, the 3-sty dwelling at 2 West 123d st.

HENRY HOF has leased for Dr. Thomas F. Quinlan to Anna C. Capuno the building at 629 2d av; also the 3d loft at 155-157 East 42d st for Walter G. Butler to M. Grieve & Co.

HOUGHTON COMPANY has leased for Helen Card the 4-sty dwelling 339 West 70th st to Honor E. Woulfe.

HOUGHTON COMPANY leased for Thomas H. Raywood, as agent, the 4-sty dwelling 216 West 72d st to Robert Hosea, as a conservatory of music.

C. F. W. JOHANNING leased stores for the Texas Realty Co., No. 7, at the Circle, Cathedral Parkway and 8th av; also for Mrs. Rose Witt at 2080 8th av; also for Emil F. Breiha at 494 Manhattan av.

A. KANE CO. rented for Frank J. Cassidy the 3-sty dwelling 259 West 121st st to Mary Bradley.

JOHN J. KAVANAGH leased the 4-sty dwelling 113 East 80th st to Edward Dodge; also apartments in 1142 Madison av to George M. Bayne; in 963 Madison av to C. B. Woticky, and in 931 Madison av to E. O'May.

SAMUEL H. MARTIN has leased the store and basement at 867 9th av to Carl Fischer.

SAMUEL H. MARTIN has leased for the estate of Charles E. Garneau the 4-sty dwelling 167 West 64th st to A. E. Becker.

NEHRING CO. has leased apartments to A. P. Goldstone at 548 West 164th st (this house is now fully rented); to I. Roberts and W. C. Stringer at 558 West 164th st; to A. Werneck at 171 Audubon av; to F. Feuerstein at 502 West 176th st; to A. Jacobson at 650 West 177th st.

CHARLES F. NOYES CO. has leased for Edward S. Savage to C. M. Smith & Son the 5-sty building 96 Pine st through to Depeyster st; for the William Zinsser Realty Co. the 4 lofts at 191 William st with basement, to the National Leather Goods Co., and for Leslie R. Palmer a floor at 59 Ann st to Gustav Finck.

CHARLES F. NOYES CO. has leased space in the Delmonico Building, 56-58 Beaver st to the Association of Average Adjusters of the U. S.; space on the 16th floor of the Hilliard Building, 55 John st, to M. H. Aterite Co.; a portion of the 6th floor to Joseph L. Prager, and a floor at 37-39 Liberty st to the Hon. Charles W. Unger.

PEASE & ELLIMAN have leased the store and basement at 128 Park Row to the Success Post Card Co.

PEASE & ELLIMAN have rented for the Guarantor Realty Corporation, as agents, offices at 437 5th av to John W. Brett; also for Samuel A. Herzog an apartment at 108 East 82d st to Mrs. Charles H. Eaton.

PEASE & ELLIMAN have leased for the Clausen-Flanagan Brewery to Henry W. Savage (Inc.) the 4-sty building at 306-10 East 47th st, for storage purposes; also for Douglas B. Green an apartment at 128 West 72d st to Mrs. Mona Harmon; renewed the lease of a store at 601 Madison av held by Mary B. Nicholson & Luigi Cecchi; renewed the apartment lease of J. M. Lichtenauer, Jr., at 24 West 59th st, and that of Otto Wagner at 565 Park av.

PEASE & ELLIMAN have leased for Bing & Bing in the new house which they are building at the northwest corner of Park av and 84th st an apartment of 12 rooms and 4 baths to E. Halsey Malone; also apartments for Douglas B. Green 128 West 72d st to M. H. Roberts; for Robert Thorne and others as owners at 863 Park av to F. A. Gill Wylie; at 60 West 58th st to Mrs. Isabella Latimer; and at 315 West 115th st to Miss Gertrude Hoffheimer.

ALFRED J. ROWANTREE, represented by Daniel J. Greenwald and the Brett & Goode Co., has leased to the Abbott Press the 34th st corner loft on the tenth floor in the Printing Crafts Building at 461-479 8th av.

LOUIS SCHRAG has leased for the Rhineland Real Estate Co. the 3d loft in the building northwest corner 6th av and 13th st to Barnett Adler; for David Steiner & Son the store at 146-8 West 27th st to Alexander Susskind; for Joseph W. Cushman & Co. the 1st loft at 130 West 23d st to the French Novelty Co.

SHAW & CO. have leased for Cecelia L. A. Slater the store 201 West 130th st to Mark Sacks.

SHAW & CO. have leased for Peter J. Devine the 2-sty building 513 West 131st st to the Ullman and Hank Dairy Co.

SHAW & CO. have leased for the estate of H. M. Sheffelin the 3-sty dwelling 150 West 130th st to Ellen M. Brogan.

SHAW & CO. leased for the William Krauss Garage Corporation the store at the southwest corner of Central Park West and Cathedral Parkway to Joseph Schwartz and Henry Holstein.

VAN NORDEN & WILSON have leased for the estate of Emma A. Hopkins, the building 1153 Broadway to Max Schwarz, wholesale and retail dealer in cigars, who has at present several stores in the city. The adjoining building, 1151, owned by the same estate, was leased by these brokers a year ago, to the Haims Restaurant Co.

UNGER & WATSON (INC.) have leased the building at 315 East 53d st to Mittman & Fineberg, mattress manufacturers; also the store at 796 2d av to the Great Atlantic & Pacific Tea Co.; also the store at 675 Lexington av to Harry Asher.

H. M. WEILL CO. has leased for Walter Salomon the store 104 West 44th st to Hall & Setty; also the buildings 340 West 27th st for the Hamilton estate; 256 West 34th st for A. & L. Pincus to the Chelsea Business Men's As-

## ESTATE PROPERTIES AT PUBLIC AUCTION

**Special Sales Day Next Thursday, April 6**

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. C.  
**SPECIAL SALE**

**468-470 Cherry St. and 300-302 Monroe St.**

(Bet. Jackson and Corlears Sts.)

To be sold as one parcel.

Two six-story brick factory buildings (running through from Cherry St. to Monroe St., connected by bridges); steam heat, gas and electricity; 2 freight elevators. Size of plot, 50x195. Leased to one tenant.

WILLIAM CRUIKSHANK'S SONS, Agents, 37 Liberty St., N. Y.

### ABSOLUTE TRUSTEES' SALE

Estate of ISAAC T. CARPENTER, Dec'd.

**45 Dominick Street**

(Near Hudson Street)

A 2½-story and basement brick dwelling. Size of lot, 20x87.6.

**Cor. Fox St. and Intervale Ave.**  
(Known as 1,242 Intervale Ave.)  
BRONX BOROUGH

A 5-story brick tenement and a 1-story brick extension with 4 stores; steam heat and hot water. Size of plot, 97.90x95.36x62.02.

### ABSOLUTE EXECUTRIX SALE

ESTATE OF THEODORE R. SHEAR, Dec'd.

**364 West 120th Street**

(Bet. Morningside Ave. East and Manhattan Ave.)

A 3-story brownstone front dwelling. Size of lot 17x100.11.

70% may remain on mortgage for 5 years at 5%

WILSON M. POWELL, Esq., Atty.,  
7 Wall St., New York City

### ABSOLUTE EXECUTOR'S SALE

ESTATE OF LINA MAYER, Dec'd

**894 Cauldwell Avenue**

(Bet. 161st and 163d Streets)

BRONX BOROUGH

A 3-story frame three-family house; furnace heat. Size of lot 20x125.

LOUIS WERNER, Esq., Atty.,  
42 Broadway, New York City

### EXECUTOR'S SALE

ESTATE OF MORRIS GOLDSTEIN, Dec'd.

**N. E. cor. Water & Beekman Sts.**

(Known as 227-229 Water Street)

A 4-story and 5-story brick loft building, leased to one tenant; steam heat and electricity; freight elevator. Size of plot 50.3½x 53.11½x93.6x irreg.

**295½ Pearl Street**

(Bet. Beekman and Ferry Sts.)

A 4½-story brick loft building with one story brick extension. Size of lot, 17.5x98.5.

ASCHER & GOLDSTEIN, Attys.,  
261 Broadway, N. Y. City

### EXECUTRIX SALE

Estate of Mary G. Barrymore Valentin.

**208 West 54th Street**

(Bet. 7th Ave. and Broadway)

A 5-story and basement brown stone front apartment house. Steam heat and hot water. Size of lot 25x100.5.

66 2-3% may remain on mortgage for 3 years at 5%

WILLIAM F. S. HART, Esq., Atty.,  
35 Wall Street, New York City

### SPECIAL SALE

**1169-1171 Fox Street**

(Adj. cor. Fox St. and Intervale Ave.)

BRONX BOROUGH

To be sold as one parcel.

Two 2-story and basement frame two-family houses with 1-story frame extension. Plot 50x94.07x irreg. (running through to Intervale Ave.).

JAMES FRANK, Esq., Attorney,  
30 East 42d St., N. Y. City.

### EXECUTOR'S SALE

ESTATE OF CHRISTINE KEAN GRIFFIN, Dec'd.

**BAR HARBOR, MAINE**

Kebo Street (Opposite the Malvern Hotel)

A 2½-story frame cottage, containing 11 rooms and 3 baths; electricity. Plot contains 62 square rods, more or less.

Also pew No. 159, Calvary Church, New York City

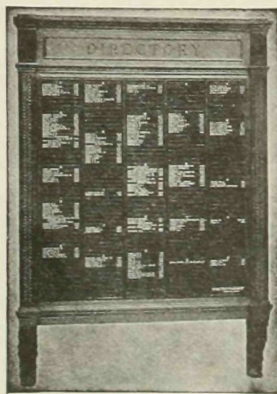
FREDERIC MAY, Agent, 806 Seventeenth St., Washington, D. C.  
MARVIN, HOOKER & ROOSEVELT, Attys., 52 Wall St., N. Y. City.

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The best service for your building—large or small.

See owners, agents or managers now using our system.

Catalogue and full particulars on application.

**The Tablet & Ticket Company**

**381-383 Broadway, New York**

CHICAGO

SAN FRANCISCO

sociation; 252 West 31st st to Hewlett B. Moore, and a loft in the same building to Nisnewitz & Paskin.

WM. A. WHITE & SONS have rented the entire building at 243 Washington st to Popek & Ludwig; also the entire building at 195 Duane st to Louis Winsansky.

WM. A. WHITE & SONS have rented the store and basement at 31 West 125th st, which, when alterations are completed, will be occupied by George R. Supancic; also have rented office space at 163-165 West 125th st to Vincent Jervis.

E. S. WILLARD & CO. rented space at 52-58 Duane st to the McConnell Press (Inc.) and to the Planograph Equipment Co.

PEASE & ELLIMAN have leased to John Carstensen, vice-president of the New York Central Railroad, a duplex apartment of 14 rooms and 4 bathrooms in the new house being built by the Park Avenue Improvement Co., controlled by Harry Fischel, on the west side of Park av, from 50th to 51st sts. The same brokers also leased in the same building a simplex apartment of 16 rooms and 4 baths on the 50th st corner to William Ottman, president of the United States Lithographic Co., of Brooklyn. Pease & Elliman have renewed the loft lease held by Treber & Co. at 148-50 East 42d st for Rees & Rees.

**REAL ESTATE NOTES.**

GOLDBERG & KRAMER have moved from 5 West 37th st to 103 Park av.

E. S. WILLARD & CO. have been appointed agents for the 12-sty loft dwelling at 684 Broadway.

WM. A. WHITE & SONS have been appointed managing agents for 119 Broad st and 30-31 West st.

NEHRING CO. has been appointed agent for the three apartment houses, 1867-1869 Bathgate av and 499 East 176th st.

WILLIAM S. SUSSMAN (INC.) has opened offices at 908 East 163d st, for the transaction of a general real estate and insurance business.

DUROSS CO. has been appointed agent for 73 8th av by Catherine Cross and for 43 7th av by William Howenstine.

"SHOULD CHURCH PROPERTY BE TAXED?" Stewart Browne and Lawson Purdy will speak on this subject at the Church of the Messiah, 34th st and Park av, tomorrow evening.

PEASE & ELLIMAN have been appointed by Isaac Polstein agents for the "Schermerhorn," a 12-sty apartment house which occupies the entire block front on the west side of Madison av from 82d to 83d sts.

LOUIS CARREAU has been appointed agent for 310 West 35th st, 441 East 118th st, 370 West 116th st, 1460-1462 Wilkins av, 738 East 180th st, 2076 Clinton av and the southwest corner of Brook av and 137th st.

**JERE. JOHNSON JR. CO.**



Real Estate Operators,  
Appraisers, Brokers  
and Auctioneers

Business Established 1866  
(Incorporated 1892)

**ANNOUNCES THAT**

for purposes of centralization to permit its officers to give more personal attention to the details of an increasing business

**IT HAS GIVEN UP ITS MANHATTAN OFFICE**

at 187 Broadway, and will hereafter have but one principal place of business, viz.: **193 Montague St., Brooklyn**, close to the Borough Hall station of the Subway.

In the near future several important auction sales of properties in the Boroughs of Brooklyn and Queens will be announced.

**JERE. JOHNSON JR. CO.**  
193 Montague St., Brooklyn

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**Particulars of Business Property**

**FOR SALE OR TO LEASE**

Canal to 59th Street

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**HEIL & STERN**

**1165-1167 BROADWAY**

N. W. Cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

MAURICE WERTHEIM and Pierre M. Clear move today to 405 Lexington av, at 42d st, where they will engage in a general real estate business under the firm name of Wertheim & Clear. Mr. Wertheim is now president of the A. N. Gitterman Corporation and Mr. Clear, secretary and treasurer.

SCHWAB & CO. were the brokers in the recently recorded sale of 2120 Honeywell av for the Trojan Building Co. to John H. J. Ronner, who gave in exchange a plot 100x100 at Walton av and Grand blvd and Concourse, near 161st st and a plot 170x100 on Gerard av, near 161st st.

NEW YORK TITLE INSURANCE CO. has made several loans aggregating \$120,000; \$47,500 on a 5-sty apartment at northwest corner of 174th st and Amsterdam av; \$42,000 on the southeast corner 165th st and Amsterdam av; \$16,000 on two 4-sty apartments at the southeast corner of 175th st and Webster av; \$9,500 on 208-10 West 108th st, and \$5,000 on 424 East 161st st.

MERCHANTS' ASSOCIATION will hold its regular members' council monthly luncheon meeting on Monday, April 10, at the Hotel Astor, beginning 12.30. The subject of the discussion will be the "Merchants' Association, What It Is and What It Is to Be." The speakers will be William Fellowes Morgan, president, Arthur Williams and Edward F. Trefz.

CHARLES F. NOYES CO. has been appointed managing agent for the 12-sty Fahys Building, 52-54 Maiden la and 29-31 Liberty st; the store and loft building 78x80 Cortland st; 93 Warren st; 501 8th av; 1121 2d av; 23 Columbus av; the 5-sty tenements 200 West 62d st; 201 West 66th st; 258 East 112th st; 72 West 109th st; 360 West 41st st, and the property 111th st and 8th av. During the past twelve months the Noyes Co. has made a number of additions to its agency staff, and in addition to its regular organization carries two trained plant engineers who are experts in the handling of power plants and elevators as well as of Fire Prevention and Labor Department requirements.

**REAL ESTATE STATISTICS**

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1915. Following each weekly table is a resume from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
Total No.....	111	157
Assessed value.....	\$7,331,000	\$9,984,200
No. with consideration..	20	23
Consideration.....	\$1,551,922	\$1,621,968
Assessed value.....	\$2,019,500	\$1,923,000

Jan. 1 to Mar. 30     Jan. 1 to April 1

Total No.....	1,828	1,727
Assessed value.....	\$105,432,050	\$97,260,510
No. with consideration..	278	224
Consideration.....	\$13,135,172	\$12,978,992
Assessed value.....	\$13,440,538	\$13,429,750

**Mortgages.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
Total No.....	57	83
Amount.....	\$770,609	\$1,590,229
To Banks & Ins. Cos....	12	22
Amount.....	\$139,000	\$625,500
No. at 6%.....	15	30
Amount.....	\$79,903	\$348,829
No. at 5½%.....	3	3
Amount.....	\$201,000	\$76,000
No. at 5%.....	13	30
Amount.....	\$221,000	\$799,300
No. at 4½%.....	3	.....
Amount.....	\$69,000	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	23	20
Amount.....	\$199,706	\$366,100

Jan. 1 to Mar. 30     Jan. 1 to April 1

Total No.....	921	1,002
Amount.....	\$27,479,611	\$22,577,900
To Banks & Ins. Cos....	221	196
Amount.....	\$12,867,775	\$8,799,682

**Mortgage Extensions.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
Total No.....	38	49
Amount.....	\$2,152,350	\$2,398,250
To Banks & Ins. Cos....	13	15
Amount.....	\$1,091,750	\$862,250

Jan. 1 to Mar. 30     Jan. 1 to April 1

Total No.....	489	485
Amount.....	\$24,933,094	\$21,369,543
To Banks & Ins. Cos....	255	163
Amount.....	\$18,520,850	\$11,963,250

**Building Permits.**

	1916 Mar. 25 to 31	1915 Mar. 27 to April 2
New buildings.....	17	8
Cost.....	\$848,000	\$2,189,500
Alterations.....	\$2,662,489	\$267,585

Jan. 1 to Mar. 31     Jan. 1 to April 2

New buildings.....	99	108
Cost.....	\$11,479,095	\$16,078,025
Alterations.....	\$5,377,089	\$2,079,206

**BRONX.**  
**Conveyances.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
Total No.....	110	113
No. with consideration..	24	11
Consideration.....	\$212,105	\$58,900

	1916 Jan. 1 to Mar. 30	1915 Jan. 1 to April 1
Total No.....	1,449	1,464
No. with consideration..	190	151
Consideration.....	\$1,332,319	\$1,288,319

**Mortgages.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
Total No.....	57	74
Amount.....	\$816,622	\$1,034,400
To Banks & Ins. Cos....	8	6
Amount.....	\$244,200	\$513,800
No. at 6%.....	26	30
Amount.....	\$363,908	\$125,750
No. at 5½%.....	4	13
Amount.....	\$37,500	\$519,500
No. at 5%.....	7	8
Amount.....	\$238,300	\$101,500
Unusual rates.....	1	.....
Amount.....	\$214	.....
Interest not given.....	19	23
Amount.....	\$176,700	\$287,650

Jan. 1 to Mar. 30     Jan. 1 to April 1

Total No.....	840	789
Amount.....	\$8,644,150	\$6,368,194
To Banks & Ins. Cos....	72	49
Amount.....	\$1,973,200	\$1,386,050

**Mortgage Extensions.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
Total No.....	12	21
Amount.....	\$224,000	\$605,700
To Banks & Ins. Cos....	3	10
Amount.....	\$62,500	\$405,500

Jan. 1 to Mar. 30     Jan. 1 to April 1

Total No.....	187	217
Amount.....	\$3,805,840	\$4,155,615
To Banks & Ins. Cos....	76	52
Amount.....	\$2,073,400	\$1,223,450

**Building Permits.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
New buildings.....	13	26
Cost.....	\$263,000	\$547,350
Alterations.....	\$49,350	\$5,050

Jan. 1 to Mar. 30     Jan. 1 to April 1

New buildings.....	162	245
Cost.....	\$5,274,450	\$7,262,980
Alterations.....	\$247,425	\$196,730

**BROOKLYN.**

**Conveyances.**

	1916 Mar. 23 to 29	1915 Mar. 25 to 31
Total No.....	440	412
No. with consideration..	48	48
Consideration.....	\$233,035	\$315,701

Jan. 1 to Mar. 29     Jan. 1 to Mar. 31

Total No.....	5,272	5,141
No. with consideration..	491	547
Consideration.....	\$4,074,418	\$2,900,131

**Mortgages.**

	1916 Mar. 23 to 29	1915 Mar. 25 to 31
Total No.....	234	303
Amount.....	\$940,914	\$1,257,481
To Banks & Ins. Cos....	61	63
Amount.....	\$460,000	\$367,250
No. at 6%.....	110	158
Amount.....	\$238,885	\$509,238
No. at 5½%.....	71	103
Amount.....	\$469,164	\$564,150
No. at 5%.....	26	25
Amount.....	\$132,275	\$102,250
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	27	17
Amount.....	\$100,590	\$81,843

Jan. 1 to Mar. 29     Jan. 1 to Mar. 31

Total No.....	3,823	3,676
Amount.....	\$16,043,489	\$12,899,021
To Banks & Ins. Cos....	871	553
Amount.....	\$6,059,275	\$3,303,441

**Building Permits.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
New buildings.....	87	111
Cost.....	\$1,829,200	\$1,079,700
Alterations.....	\$102,040	\$73,197

Jan. 1 to Mar. 30     Jan. 1 to April 1

New buildings.....	1,569	1,234
Cost.....	\$12,287,930	\$9,732,485
Alterations.....	\$1,041,041	\$940,864

**QUEENS.**

**Building Permits.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
New buildings.....	100	97
Cost.....	\$707,190	\$272,286
Alterations.....	\$10,082	\$19,285

Jan. 1 to Mar. 30     Jan. 1 to April 1

New buildings.....	1,277	1,070
Cost.....	\$5,827,294	\$4,073,611
Alterations.....	\$239,534	\$218,999

**RICHMOND.**

**Building Permits.**

	1916 Mar. 24 to 30	1915 Mar. 26 to April 1
New buildings.....	23	27
Cost.....	\$31,100	\$27,493
Alterations.....	\$7,410	\$12,999

Jan. 1 to Mar. 30     Jan. 1 to April 1

New buildings.....	191	171
Cost.....	\$286,125	\$405,173
Alterations.....	\$38,699	\$30,449

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**N**AVIGATION on the Hudson for the building material interests was opened as far north as Haverstraw this week. Steamers of the Cornell Steamboat Company took a tow of empty barges up the river on Monday, and brought back a string of loaded ones on Tuesday night. The arrival of the first consignments of new brick is always an important event to the building trades. Not only does it mark the beginning of the building season, it also brings a lower price for the leading material. Navigation to Troy will be opened in the ordinary course of events next week.

A factor in the higher cost of some materials is the increased charges for towing which are being enforced by the New York Boat Owners' Association. While the factor is not a large one, when compared with the total value of most cargoes, it yet adds something to the cost. One concern informed the writer that its towing rate for a given service had been increased from \$35 to more than \$100. The official schedule, as furnished to the Record and Guide, imposes the following base rates:

For towing all classes of coast barges and sailing vessels, under 100 gross tons register, one nautical mile, \$8 when light and \$10 when loaded; for larger vessels, up to 200 tons, \$10 when light and \$12 when loaded; for vessels over 200 tons gross register, 2 cents per ton for each additional ton. These rates are for the first zone. An additional pro rata charge is made for each other zone entered. When occasion requires the service of an additional tug the charge for it will be by the hour.

The head of a towing line in explaining the necessity for the advanced rates said:

"Under the higher expenses imposed on tug-boat owners the only alternative left to us was to make a uniform schedule of rates or lay our boats up and go out of business, for we could not make ends meet under the old plan of free competition, with the new expenses added. The Compensation Law has required us to increase our insurance. The Government has limited the working day of a crew to thirteen hours. When that

**Brick.**—The first tow of the season on Wednesday morning, brought down from Haverstraw eighteen cargoes of North River brick. Some of the cargoes had been engaged in advance. Twelve were sold by Thursday night, leaving 6 in the market on Friday morning. Prices receded slightly from the winter schedule for covered barges, \$8.25 to \$8.50 being the quotation for cargo lots to dealers alongside the wharf on Friday.

Harold Hammond, of the William K. Hammond interests, an authority on market conditions, said the recession in values was merely equivalent to the difference between covered and uncovered brick. The action of the market under the large receipts showed firmness. He looks for a growing demand if the weather continues favorable. Summary:

Official transactions for North River brick covering the week ending Thursday, March 30, in the wholesale market.

Cargoes.	Friday, A. M., March 24—0.	Arrived.	Sold.
Friday, March 24.....	0	0	0
Saturday, March 25.....	0	0	0
Monday, March 27.....	0	0	0
Tuesday, March 28.....	0	0	0
Wednesday, March 29.....	18	9	9
Thursday, March 30.....	0	3	3
Total .....	18	12	12

Reported en route, Friday, March 31—0.  
Condition of market, firm; demand, fair.  
Prices, \$8.25 to \$8.50 (wholesale, dock, N. Y.).  
Cargoes left over Friday A. M., March 31—6.  
(For plan filings of the week see Table of Real Estate Statistics on preceding page.)

time is up owners must either have another crew to go on watch or lay up their tugs. The captains, engineers, and deckhands are also demanding more wages, and we have to pay 45 cents more a ton for coal.

"In addition to these expenses, we are obliged to pay more for coal this year than last. Here is a copy of my coal contract for the coming season. I am charged \$3.60 a ton for bituminous coal, or 45 cents a ton more than last year. The repairs which we had to make during the winter, to fit the boats out for the coming season, cost us more than heretofore, owing to the higher wages now paid to ship carpenters, machinists and other mechanics."

Several specific instances of the effect upon the volume of building operations of the higher cost of materials and labor as a whole are reported. One is furnished by the decision of a speculative builder in Brooklyn, who has plans filed in the Building Bureau for fifty-one buildings, estimated to cost \$380,000, who publicly declares that he will not start the construction of any of them under present circumstances. He says a one-family brick dwelling costs \$400 more to construct, and a four-story 50-foot wide apartment building costs close to \$5,000 more than it did a year ago.

Peter Collins, formerly Superintendent of Buildings in Brooklyn, says he has abandoned plans for several groups of buildings which he intended to erect in the Flatbush section, because of the present prices of materials. He has plans filed for a row of houses in New Utrecht which he will hold up to see how the market goes. Louis Gold says he will abandon plans filed and approved by the Building Bureau for buildings estimated to cost \$900,000 unless there is a reduction in prices.

The employing plasterers have conceded a raise of \$3.35 to \$3.50 a day to plasterers' helpers. The Brotherhood of Painters, Decorators and Paperhangers in Brooklyn have made a demand for higher wages, which if conceded by the employers, will go into effect on April 1. Negotiations are in progress. The Brotherhood of Carpenters and Joiners are also negotiating for a raise on May 1, as heretofore reported.

**Cement.**—The opening of navigation to the upper Hudson, probably next week, will let down cement boats already loaded and waiting and greatly increase the available supply, but it is not at all likely to over-supply the demand. If any builders are waiting for a recession in quotations they will be disappointed. The inquiries for Portland have been in large figures, and the demand, with favorable weather, is expected to be correspondingly large.

The current price of \$1.67 for Portland, in cargo lots to dealers, is, after all the advance it has had, only a normal price, manufacturers are saying:

"In the year 1902 we were getting \$2.00@2.25 for all we could bring to New York. At the price we were getting a year or less ago we were actually losing money. Portland cement has had no such advance as copper, steel and other materials, which did not have to rise from a losing basis. Cement was selling below the cost of manufacture. On account of the railroad embargo dealers have had difficulty in getting cement, and the weather hindered constructions. Conditions will only be normal when navigation opens and construction operations get into full swing.

"I expect rather an increase in price than a reduction. The latter is not possible under the increasing costs of manufacture and delivery. Labor, coal, and towing are all costing more. I hear talk from the Valley of a 5-cent raise when the material is in free circulation."

Reinforced concrete builders are having the best business in their career opening up before them. An unusual number of projected factories and shops are being figured.

**Electrical Goods.**—It is understood that the Westinghouse Electric Company has followed the example of the General Electric in making a horizontal advance in the price of electrical goods. General Electric is booking contracts at the rate of \$3,000,000 weekly. Certain classes of colored and tinted glassware for electrical purposes have been advanced in price, as much as 50% in some lines, owing to the higher price of chemicals and dyes and the conditions underlying the glassware market as a whole. There has been no change in the price of carbon products.

**Structural Steel and Iron.**—No let-up in the demand for steel is noted, and the authorities say none is in sight. Considerable work of the larger kind continues to come out in spite of the higher cost of the material. Fabricating interests estimate that the cost of constructing steel buildings has increased 15% since last November, 12½% of the increase being chargeable to the structural steel, and only 2½% to the advance in the cost of the other materials used in the building.

The increase in the cost of fabricated structural steel has been about \$30 a ton, as the present f. o. b. price is about \$70 a ton, although some contracts have been taken at a few dollars less. Plain material is quoted at \$2.619, New York, for attractive tonnage orders for delivery in a few weeks, but with a range to 3 cents, depending on the delivery and the size of the order.

The contract for fabricating and erecting the 1,600 tons of steel required for the Peter W. Rouss building in Greene street has gone to Levering & Garrigues. The Passaic Steel Company has closed for 700 tons required for a loft in West 39th street. The Interborough Rapid Transit Company has awarded to the American Bridge Company an order for 700 tons for its elevated railroad work. The Eastern Steel Co. has booked the order for the 600 tons needed for the residence of Otto W. Kahn at Cold Spring Harbor. Post & McCord will erect the 4,200 tons for the West 44th street pier shed. The New York Central R. R. has asked bids on a pier shed at the foot of Barclay street. What seems like a large number of other jobs are being figured, including some apartment houses.

Milliken Brothers, Inc., will furnish 1,400 tons required for the 15-story office building in Liberty street adjoining the Guarantee Trust, to be erected for Barnum & Everdell, owners. The same firm have the order of the New York Central for 200 tons needed for the viaduct to be erected in Depew place. The steel contract for the viaduct on the Vanderbilt avenue side of the Grand Central Station has not yet been placed. The American Bridge Company will furnish 1,400 tons for the loft building to be erected for Abercrombie & Fitch on Madison avenue at 44th street.

In the line of ornamental architectural ironwork, A. S. Richey of Richey, Browne & Donald, says the prospect for the spring season is better than it was last year, there being more buildings of importance to be let and more talked of.

**Naval Stores.**—Turpentine being temporarily scarce in this market, owing to the freight embargo, the local quotation for immediate delivery has been advanced one cent a pound, to 56@56½ cents. Rosins are unchanged in price, at \$5.55 a barrel for good grades. Only moderate interest is shown in tar and pitch. Tar is quoted unchanged at the basis of \$5.75 to \$6.00 for kiln burned and retort. Pitch is steady at \$4.00.

**CURRENT WHOLESALE PRICES.**

**CURRENT** wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district, are as follows:

Note.—Price changes are indicated by black-face type.

North River common .....\$8.25@**\$8.50**  
 Raritan common ..... **8.50@** —  
 Second hand common.....@ **5.25**  
 Front or face.....20.00@**36.00**

**CEMENT** (Wholesale, 500 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$1.67@ —  
 Over 30 days.....@**\$1.72**  
 10c. bag; returns on bags.

Mill base..... 1.05@ —  
 Con. Rosendale net, to dealers, wood or duck bags..... 1.00@ —  
 Dealers' net prices to job..... 1.20@ —  
 7½c. bag; return on bags.

Alsen's German .....No Quotation  
 Dyckerhoff German .....No Quotation

**CRUSHED STONE** (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.....**\$0.90@** —  
 Trap rock, ¾ in..... **1.00@** —  
 Bluestone, 1½ in..... .90@ —  
 Bluestone, ¾ in..... 1.00@ —

**GLASS**, Window—from jobbers' list—Discounts.

Window, 1st three brackets......89  
 All other single thick......88  
 Double thick......89  
 Plate, discounts off lists up to 5 ft..90  
 Plate, discounts off lists over 5 ft..90

**GRAVEL** (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in. ....\$0.80  
 ¾ in. .... .85  
 Paving gravel..... 1.25  
 P. S. C. gravel..... .95

**HOLLOW TILE** (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—  
 4x12x12 in..... \$0.0625  
 6x12x12 in..... .0875  
 8x12x12 in..... .106  
 10x12x12 in..... .125  
 12x12x12 in..... .156

Interior—  
 2x12x12 in..... \$0.042  
 3x12x12 in..... .042  
 4x12x12 in..... .0475  
 6x12x12 in..... .063

**LIME** (Standard 200 lb. bbls. wholesale):

Eastern common .....\$1.15@**\$1.37½**  
 Eastern finishing ..... 1.65@ 1.67½  
 Hydrate common ..... 6.50@ 7.00  
 Hydrated finishing ..... 8.50@ 9.50

**LINSEED OIL**—

American Seed City Raw.....**\$0.77@****\$0.78**  
 American Seed City Boiled.... .78@ —

**LUBRICANTS** (Mineral):

Black, refined, summer.....\$0.13@**\$0.14**  
 Black, 20 gravity, 15 cold test. .14@ .15  
 Cylinder, light filtered..... .21@ .23  
 Cylinder, dark, steam refined.. .15@ .17

**LUMBER** (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 in.....\$28.50@**\$35.00**  
 14 to 16 in..... 36.00@ 38.00  
 Heart face siding 4-4 & 5-4 @ 31.00  
 Flooring, 13-16x2½ & 3 ins. 13.00@ 25.00

Hemlock, Pa., f. o. b. N. Y. base price, per M.....@ 23.50  
 Hemlock, W. Va., base price per M.....@ 23.00  
 Hemlock, Eastern mixed @ 21.00  
 cargoes.....@ 21.00  
 (To mixed cargo price add freight \$1.50.)  
 Spruce, Eastern, base price...@**\$27.00**  
 Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4, 18 and 20 ft.....\$30.00  
 9 in., 16 ft. and under..... 31.00

Add \$1.00 per M. for each inch over 12 ins.  
 Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side .....\$26.00  
**LATH** (Eastern spruce f. o. b. N. Y.):

1½-in. slab .....\$4.50@**\$5.00**

**PLASTER**—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton.....\$9.50@**\$10.50**  
 Mill base ..... 8.50@ —

**BLOCKS**—  
 2 in. (solid) per sq. ft.....\$0.06  
 3 in. (hollow) ..... .06  
 4 in. (hollow) ..... .07½  
 Boards ½ in. thick, per sq. yd..... .16

**SAND**—  
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale....\$0.40@**\$0.45**

**SLATE** (Per Square, N. Y.):

Penn, Bangor ribbon .....\$4.10@**\$4.50**  
 Munson, Maine, No. 1..... 5.50@ 5.75  
 Munson, Maine, No. 2..... 4.50@ 5.75  
 No. 1 red.....10.00@13.00  
 Unfading green ..... 4.00@ 6.00  
 Genuine Bangor ..... 4.00@ 4.75  
 Pen Argyle ..... 4.00@ —  
 Vermont, sea green..... 3.00@ 4.35

**STRUCTURAL STEEL** (Tidewater):

Beams & channels up to 14 in.....\$2.619@**\$3.00**  
 Beams & channels over 14 in. 2.619@ 3.00  
 Angles 3x2 up to 6x8..... 2.619@ 3.00  
 Zees and tees..... 2.619@ 3.00  
 Steel bars, half extras..... 2.619@ 3.00

**Increased Pay Offered.**

At a joint meeting of the Master Carpenters' Association, the Master League of Cement Workers, the Association of Manufacturers of Metal Covered Doors and Windows and the Interior Decorators' and Cabinet Makers' Association, held on March 28, the following resolution was adopted:

At a meeting held on March 3, the committee representing the employers' associations offered the Carpenters' District Council committee an increase of wages, to go into effect on October 1, 1916, and to extend to December 31, 1917. The pay will be as follows:

Borough of Manhattan.....\$5.30  
 Boroughs of Bronx, Brooklyn and Queens ..... 4.75  
 Borough of Richmond..... 4.25  
 In all cabinet and kalamein shops ..... 4.25

**Hebrew Religious and Social Center.**

Louis Allen Abramson, architect, 220 Fifth avenue, is preparing the plans and specifications for a unique building operation which will be erected at 131-135 West 86th street. The project will be known as the Jewish Center and will combine the features of a synagogue, settlement house and social center. The proposed building will contain a gymnasium, swimming pool, kindergarten and school rooms. The plans call for a structure five stories in height on a plot about 60 x 100 feet, with a facade of brick and Indiana limestone. The operation is estimated to cost in the neighborhood of \$300,000.

**Contract for Store and Loft Building.**

A general contract has been awarded to Fountain & Choate, builders, 110 East 23d street, for the erection of a twelve-story store and loft building at 104-110 Greene street, for Peter W. Rouse, 549 Broadway, owner. The plans and specifications for this project have been prepared by the Low-Parker Engineering Co., 45 Broadway, and call for a structure of fireproof construction, with a facade of granite and brick, built on a plot 87 x 100 feet. The estimated cost of the operation is approximately \$110,000.

**Store and Loft Building in 38th Street.**

Holabird & Roche, architects, 2 West 47th street, and Chicago, Ill., have been retained to prepare the plans for a sixteen story store and loft building to be erected at 21-23 West 38th street, for the A. B. S. Company, Arthur Brisbane, president, 238 William street. The structure will occupy a plot 43 x 98 feet, built of brick with a facade of limestone and terra cotta and will be strictly modern in every particular. Further details of this operation will be announced in a later issue.

**Residence for William Sloane.**

The colony of handsome private residences on Park avenue will soon be augmented by the erection of a five-story dwelling for William Sloane, of the firm of W. & J. Sloane, Fifth avenue and 47th street. The proposed building will occupy 686-688 Park avenue, which was recently purchased by Mr. Sloane, and will be planned by Delano & Aldrich, architects, 4 East 39th street. The plot on which this dwelling will be located measures 37x100 feet. The details of construction have not been decided at this time nor is it definite when the work of construction will be started.

**Painters' Strike Threatened.**

District Council No. 29, of the Brotherhood of Painters, Decorators and Paperhangers, threaten to go on strike in Brooklyn and Long Island to-morrow, April 1, if their demands for an increase in wages is not granted. The Employing Painters' Association of Brooklyn, and Long Island, at a meeting on Tuesday night, held at 14 Graham avenue, rejected the demand, which has been pending since February 6. The increase asked amounts to \$1 a day in some branches of the craft. About six thousand men are concerned. The scale demand is: Plain painting and varnishing, \$5 a day; outside scaffold work,

\$5.50; decorating and gilding, \$5.50; graining (day's work) \$7. The season promises to be very busy and a large amount of work would be held up by a strike.

**PERSONAL AND TRADE NOTES.**

**Frank A. Moore**, architect, will move his offices from 542 Fifth avenue to 52 Vanderbilt avenue.

**Sayles Electrical Company**, electrical contracting, has recently opened an office at 736 East 163d street.

**Morris Levi & Co.**, electrical contractors, have moved their office and shop from 147 East 55th street to 227 East 57th street.

**Joseph Swanell**, architect, has moved his offices from the Davidson Building, to the Pach Building, Broad street, Red Bank, N. J.

**Walter Lamphere**, architect, has recently moved his offices to larger quarters in the Iroquois Building, Buffalo, N. Y.

**Boring & Tilton**, architects, will move their offices from 32 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

**Richard L. Tobin Company**, general building contracting, has opened a branch office at 11 Washington place, Brick Church, N. J.

**Frederick von Osthoff**, architect, formerly located at 618 West 239th street, is now connected with the office of Guy Lowell, 225 Fifth avenue.

**A. G. Zimmerman**, architect, has moved his offices from 11 East 24th street, Manhattan, to the Otis Building, 10 South La Salle street, Chicago.

**W. H. Mowery**, of the American Abrasive Metals Co., 50 Church street, has been made chairman of the publicity committee of the National Safety Council.

**Thomas T. Hopper Co.**, general contracting, has moved its offices from the Marbridge Building, to larger quarters on the ninth floor of the Foster Building, 280 Madison avenue.

**P. P. Bourne**, formerly chief engineer of the Blake & Knowles Steam Pump Works, East Cambridge, Mass., is now Associated with the International Stamp Pump Co., 115 Broadway.

**Donald M. Liddell**, formerly the managing editor of the Engineering and Mining Journal, has become a member of the staff of Merrill, Lynch & Co., 7 Wall street, as consulting engineer.

**Alonzo B. See**, president of the A. B. See Electric Elevator Co., 220 Broadway, has been elected vice president of the Machinery Club of the City of New York, to succeed the late John A. Hill.

**Donald & Meier**, architects, Penobscot Building, Detroit, Mich., have recently admitted to partnership in their firm Alexander G. Donaldson and Walter R. Meier. The style of the firm name will remain as heretofore.

**L. O. Koven & Brother** will soon move from their old quarters at 50 Cliff street, Manhattan, to 154 Ogden avenue, Jersey City, N. J. The new location for the general offices of this concern provides better accommodations for the rapidly growing business.

**P. J. Berckmans Co.**, landscape architects, announces that its offices and equipment in the Chronicle Building, Augusta, Ga., has been almost entirely destroyed by fire. The firm desires samples and catalogues of materials used by landscape architects, from manufacturers and jobbers.

**Ernest McCullough**, for many years a well known consulting engineer who has specialized on reinforced concrete design and construction, has recently become identified with the Portland Cement Association, 111 West Washington street, Chicago, Ill. Mr. McCullough will be known officially in his new connection as chief engineer, fireproof construction bureau. Mr. McCullough received his engineering training in California where he was graduated in 1887

as a civil engineer, and his first work was drafting on a piece of reinforced concrete construction. He has served in many engineering capacities and has been well known as a writer for many years, having been connected in an editorial capacity with Engineering and Contracting and Railway Age Gazette. In addition, Mr. McCullough is the author of several well-known books, among them being "Practical Surveying," "Engineering as a Vocation," "Engineering Work in Towns and Cities," and "Practical Structural Design." He is a member of the American Society of Civil Engineers, the Chicago Engineers Club and the Western Society of Engineers, having served the last as second vice president in 1914, first vice president in 1915, trustee in 1911, 1912 and 1913, and at present as trustee of the society for a three years' term ending 1918.

#### OBITUARY.

**Walter Cook**, architect of a number of the libraries in this city, and consulting architect of the Court House Board, died after an illness of several months, at his home, 135 East 37th street, Saturday, March 18. He was seventy years of age and had been actively engaged in the practice of his profession for the last thirty-five years. Mr. Cook was at one time the consulting architect for the City of New York, and had served on the Municipal Art Commission. Mr. Cook was born in New York, July 23, 1846, and received his education at Harvard University, Royal Polytechnic School, in Munich, and at the Ecole des Beaux Arts, in Paris, France. He was a former president of the American Institute of Architects, and of the New York Chapter, and also of the Society of Beaux Arts Architects. He was a member of the National Academy of Design, an officer of the National Institute of Arts and Letters, and a Chevalier of the Legion of Honor. Prominent among the buildings which were designed by the firms of which Mr. Cook was a member and which were erected under his supervision are numbered the residences for Andrew Carnegie and F. B. Pratt, the De Vinne Press Building in this city, the New York Life Insurance Company's buildings in Montreal and Minneapolis, the Stadium and a number of other buildings at the Pan-American Exposition at Buffalo, N. Y., and churches in different parts of the country. He was a member of the Harvard and Century Clubs.

#### NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

**AMSTERDAM, N. Y.**—The Board of Education of Amsterdam, N. Y., Wm. McClear, president, contemplates the erection of a 2-sty brick grade school to contain 16 class rooms, to be located in Academy st and to cost approximately \$80,000. No architect selected.

**OCEAN GROVE, N. J.**—The Methodist Episcopal Home for the Aged, Mrs. J. H. Parker, president, 24 East 62d st, Manhattan, contemplates the erection of a 3-sty brick home, 60x80 ft, exact location for which has not been decided upon. Cost, about \$30,000. No architect selected.

**ORISKANY, N. Y.**—Oriskany Lodge, 799, F. & A. M., Thos. F. Walbran, Master, contemplates the erection of a 2-sty brick masonic temple to cost approximately \$20,000. No site selected, no architect selected.

**RENSSELAER, N. Y.**—The Board of Education of Rensselaer, John G. Salt, clerk, contemplates the erection of a brick school containing 20 class rooms and auditorium seating approximately 900, at the corner of Washington av and 3d st. Approximate cost, \$80,000. No architect selected. Owner now receiving competitive plans.

**JAMESTOWN, N. Y.**—The Manufacturing Association, Cyrus Jones, chairman building committee, are receiving competitive plans for an 8-sty brick furniture exposition building, 120x125 ft, at 2d and Washington sts, to cost approximately \$200,000. No architect selected.

**ELIZABETH, N. J.**—Y. M. C. A. of Elizabeth, E. B. Moore, president, contemplates the erection of a 4-sty brick association building, 135x145 ft, at 322-328 North Broad st, to cost about \$150,000, architect for which has not been selected.

**NEW YORK MILLS, N. Y.**—The Board of School Trustees, O. J. Goff, Chestnut st, president, contemplates the erection of a 2-sty brick school, containing 16 class rooms, to cost about \$75,000. Site not selected. Architect not selected.

#### PLANS FIGURING.

##### APARTMENTS, FLATS & TENEMENTS.

**PATERSON, N. J.**—Fredk. Schwartz, Colt Building, is taking estimates on general contract to close April 15, for a 3-sty brick store and apartment building, 51x100 ft, at the corner of Cross and Market sts, for Jos. Petrosi, owner, care architect. Cost, \$14,000.

##### DWELLINGS.

**WESTBURY, L. I.**—Peabody, Wilson & Brown, 389 5th av, Manhattan, are taking estimates on general contract to close April 4, for 2½-sty tile and brick residence, 140x140 ft, garage and stable, on Jericho rd, for Mrs. J. E. S. Hadden, Jerusalem av, Hempstead, L. I.

##### SCHOOLS AND COLLEGES.

**HOBOKEN, N. J.**—The Board of Education of Hoboken, Wm. A. Kerr, secretary, is taking estimates on general contract to close April 12 for alterations and additions to the school at 4th and Garden sts, from plans by Fagen & Briscoe, 95 River st, architects. Cost, approximately \$125,000.

**WEST NEW BRIGHTON, S. I.**—Fred L. Metcalf, 143 North av, Plainfield, N. J., is taking estimates on general contract to close May 1, for a 2-sty and basement brick parochial school, 124x155 ft, for the Church of the Sacred Heart, Rev. Thos. J. Heafy, pastor. Cost, about \$100,000.

##### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—W. Weisenberger, Jr., 15th st and Irving pl, is taking estimate on general contract for a 3-sty store and office building, 30x98 ft, at 13-15 East 125th st, for Henry J. Hemmons, 50 Wall st, owner. N. Y. Edison Co., 15th st and Irving place, lessee. Cost, \$50,000.

#### CONTEMPLATED CONSTRUCTION.

##### Manhattan.

##### APARTMENTS, FLATS & TENEMENTS.

**189TH ST.**—J. C. Cocker, 2017 5th av, is preparing plans for a 5-sty brick apartment, 50x100 ft, at the southeast corner of 189th st and Audubon av, for the M. & H. Corp., Southern Blvd. and 143d st, owner and builder. Cost, \$50,000.

**173D ST.**—C. B. Meyers, 1 Union sq, is preparing plans for two 5-sty brick apartments, 75x88 ft, each in the south side of 173d st, 159 ft east of Fort Washington av, for the V. R. Bldg. Corp., S. Rosenberg, president, 1029 East 163d st, owner and builder.

**162D ST.**—Sass & Springsteen, 32 Union sq, are preparing plans for two 6-sty brick apartments, 87x125 ft each, in the south side of 162d st, 140 ft west of Fort Washington av, for Brody, Adler & Koch Co., 6 West 32d st, owners and builders.

**11TH ST.**—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty brick apartment, 59x80 ft, at the northwest corner of 11th st and Waverly pl, for the Martha Building Corp., S. Lipman, 1018 East 163d st, owner and builder. Cost, \$50,000.

**ST. NICHOLAS AV.**—Geo. F. Pelham, Inc., 30 East 42d st, is preparing preliminary plans for three 5-sty brick apartments to occupy the block front on the east side of St. Nicholas av between 191st and 192d sts, for F. M. & S. Corp., E. Goodman, 117 West 119th st, owner.

##### HOTELS.

**BOWERY.**—Geo. McCabe, 96 5th av, is preparing plans for a 5-sty brick lodging house, 25x100 ft, at 100 Bowery, for B. Flynn, owner, care architect. Cost, about \$25,000.

##### STABLES AND GARAGES.

**ATTORNEY ST.**—Horenburger & Bards, 122 Bowery, have completed plans for alterations to the 4-sty brick stable, 50x100 ft, into a garage, at 54-56 Attorney st, for David Hening, 177 Delancey st, owner. Cost, \$15,000.

##### STORES, OFFICES AND LOFTS.

**33D ST.**—J. F. Burrowes, 410 West 34th st, has completed plans for a 6-sty fire-proof brick and limestone store and loft building, 75x92 ft, at 27-31 West 33d st, for the William Waldorf Astor Estate, care Farmers Loan & Trust Co., 22 Will-

iam st, John I. Downey, Inc., 410 West 34th st, general contractor. Cost, about \$150,000.

**42D ST.**—Harry Leslie Walker, 103 Park av, has been retained to prepare plans for a 6-sty brick and limestone store and office building, 22x98 ft, at 22 East 42d st, for the Defiance Mfg. Co., 22 East 41st st. Cost, about \$60,000.

**57TH ST.**—Henry Otis Chapman, 334 5th av, has completed plans for a 10-sty brick and limestone annex to store and loft building, 25x100 ft, at 14 West 57th st, for Henri Bendel, 10 West 57th st. Robert W. Boyd, 149 Broadway, steel engineer.

**CLINTON ST.**—Geo. Dress, 1931 Madison av, is preparing plans for alterations to the 5-sty brick stores, office and dwelling, 20x50 ft, at 98 Clinton st, for Aaron Rosenberg, on premises. Cost, about \$6,500.

**32D ST.**—Walter Haefeli, 245 West 55th st, is preparing plans for a 12-sty store and loft building, 66x98x110 ft, at 44-50 East 32d st, for the Hasco Building Co., 245 West 55th st. Cost, \$275,000.

**57TH ST.**—Henry Otis Chapman, 344 5th av, is preparing plans for an 11-sty store and office building, 65x100 ft, with wing 25x100 ft, at 6-8 West 57th st, for Michael Dreicer, 560 5th av, owner. Steel engineer, Robt. W. Boyd.

**BOWERY.**—Geo. McCabe, 96 5th av, has completed plans for alterations to the 4-sty brick store, restaurant and apartment, at the northwest corner of the Bowery and Pell st, for the Canton Realty Co. Cost, \$10,000.

##### THEATERS.

**48TH ST.**—E. C. Horn & Son, 1476 Broadway, are preparing plans for a 1½-sty theatre, 75x100 ft, at 148-154 West 48th st, for Edwin F. Rush, 1482 Broadway. Cost, \$150,000.

##### Bronx.

##### APARTMENTS, FLATS & TENEMENTS.

**178TH ST.**—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick apartment, 50x78 ft, in the north side of 178th st, 97 ft east of Haven av, for the Nevak Construction Co., Inc., 1509 Bryant av, owner and builder. Cost, \$40,000.

**DAVIDSON PL.**—Geo. H. Greibel, 81 East 125th st, has prepared plans for a 5-sty brick apartment, 100 ft front, at the northeast corner of Davidson av and Buchanan pl, for the Jessup Construction Co., S. W. Auld, president, 1397 Jessup av, owner and builder. Cost \$25,000.

##### DWELLINGS.

**FIELDSTONE, N. Y.**—Clarence W. Brazier, 1133 Broadway, is preparing plans for a 2½-sty tile and stucco residence, 30x70 ft, at Fieldstone, N. Y., for owner to be announced later. Cost, about \$20,000.

##### STABLES AND GARAGES.

**MORRIS AV.**—Chas. Schaefer, Jr., 401 Tremont av, is preparing plans for a 5-sty brick garage, 152x85 ft, on the east side of Morris av, 438 ft north of 174th st, for Chas. Weihe, Bay st and William av, Brooklyn. Cost, \$25,000.

**ST. ANN'S AV.**—Samuel B. Steinmetz & Max Hoffman, 14-16 Glovers st, have purchased property at the southwest corner of St. Ann's av and 150th st, and contemplates the erection of 2-sty brick garage on a plot 100x100 ft. Cost, \$20,000. Architect's name will be announced later.

##### STORES, OFFICES AND LOFTS.

**198TH ST.**—M. Jos. Harrison, 63 Park row, is preparing plans for a 1-sty brick taxpayer, 42x98 ft, at the southwest corner of 198th st and Grand Blvd. and Concourse, for the Dayton Building Co., Harris Maran, 132 Nassau st, owner and builder. Cost, \$10,000.

**FORDHAM RD.**—William Koppe, 830 Westchester av, is preparing preliminary plans for a 2-sty brick store and office building, 106x145 ft, on the north side of Fordham rd, Creston av to Grand Concourse, for the Level Realty Co., Morris Muller, president, 935 Intervale av. Cost, \$75,000.

##### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

**42D ST.**—S. Millman & Son, 1780 Pitkin av, have plans in progress for four 4-sty brick apartments, 50x89 ft, in the south side of 42d st, 204 ft east of 8th av, for D. Becker Real Estate Corp., Davis Becker, president, 1152 41st st, owner and builder. Total cost, \$120,000.

**UNION ST.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick apartment, 46x100 ft, in the south side of Union st, 183 ft east of Franklin av, for Samuel Kellner, 1538 Union st, owner and builder. Cost, \$50,000.

**UNION ST.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick apartment, 46x90 ft, in the south side of



Union st, 229 ft east of Franklin av, for Samuel Kellner, 1538 Union st, owner and builder. Cost, \$45,000.

55TH ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 4-sty brick apartment, 50x59 ft, in the south side of 55th st, 275 ft east of 14th av, for the Davey Erecting Co., H. Mankin, president, 442 55th st, owner and builder. Cost, \$45,000.

HINSDALE ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for two 3-sty brick apartments, 25x70 ft, at southwest corner of Hinsdale st and Newport av for Epstein & Metz, 467 Jerome av, owner and builder. Cost, \$10,000 each.

NEW LOTS AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x95 ft, on the north side of New Lots av, 20 ft west of Powell st, for the Koenig Construction Co., 1687 St. John's pl, owner and builder. Cost, \$30,000.

PACIFIC ST.—Koch & Wagner, 26 Court st, are preparing plans for a 4-sty brick apartment, 50x100 ft, in the south side of Pacific st, 253 ft east of Nostrand av, for Chas. E. Reynolds, Inc., 1385 Union st, owner and builder. Cost, \$45,000.

13TH AV.—Chas. Olsen, 1762 69th st, is preparing plans for a 3-sty brick apartment and store, 20x70 ft, on the east side of 13th av, 80 ft south of 66th st, for Dominick Cosenza, 1354 63d st, owner and builder. Cost, \$8,000.

8TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty brick apartment, 46x103 ft, in the south side of 8th st, 161 west of Driggs av, for the Roebing Land Co., 461 Bedford av, Brooklyn, owner and builder. Cost, \$55,000.

VERNON AV.—Slee & Bryson, 154 Montague st, has completed plans for a 5-sty brick apartment, 45x87 ft, on the south side of Vernon av, 55 ft east of Nostrand av, for Chas. A. Chase, 553 Lincoln pl, owner and builder. Cost, \$45,000.

EASTERN PARKWAY.—Cohn Bros., 363 Stone av, are preparing plans for a 4-sty brick apartment, 120x100x100 ft, on Eastern Pkway, from Stone av to Dean st, for Jas. V. Acquilla, 2339 Pacific st, owner and builder. Cost, \$60,000.

CHURCHES.

ST. NICHOLAS AV.—Julius J. Deimer & E. G. W. Deitrich, associated, 118 East 28th st, Manhattan, have completed plans for a 2-sty brick and stone church, 40x80 ft, at the southwest corner of St. Nicholas av and Harmon st, for the St. Andrews English Evangelical Lutheran Church, Rev. S. Yerger, 196 St. Nicholas av, pastor. Cost, \$40,000.

DWELLINGS.

BARBEY ST.—Wm. C. Winters, 106 Van Sicklen av, is preparing plans for two 2-sty brick dwellings, 19x44 ft, at the southwest corner of Barbey and Laurel sts, for Chas. Lehmann, 199 Sunnyside av, owner and builder. Total cost, \$9,000.

EAST 5TH ST.—B. F. Hudson, 319 9th st, has completed plans for two 2½-sty frame dwellings, 18x34 ft, in the east side of East 5th st, 280 ft south of Ditmas av, for Peter Fay, 735 Foster av, owner and builder. Cost, \$4,000 each.

AV K.—A. Weiss, 156 5th av, Manhattan, is preparing plans for five 2½-sty frame dwellings, 22x40 ft, on Av K, from East 25th to East 26th st, for John W. Eagan, 27 Winthrop st, owner and builder.

19TH ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco dwelling, 24x39 ft, on the west side of East 19th st, 60 ft south of Av K, for E. T. Dickinson, 1139 East 19th st, owner and builder. Cost, \$8,000.

FOREST AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 3-sty brick store and dwelling, 20x97 ft, at the northwest corner of Forest and Putnam avs, for the Grand Building Co., Louis Gold, president, 44 Court st, owner and builder. Cost, \$9,000.

80TH ST.—B. F. Hudson, 319 9th st, is preparing plans for two 2-sty brick dwellings, 20x55 ft, in the south side of 80th st, 100 ft east of 4th av, for Geo. A. Bunnell, 465 6th st, owner and builder. Total cost, \$8,000.

AV N.—A. F. Norris, 624 East 15th st, has completed plans for two 2½-sty frame dwellings, 16x36 ft, on the south side of Av N, 42 ft west of East 2d st, for Wm. Leavey, Jr., 4523 16th av, owner and builder. Cost, \$4,000 each.

32D ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame and stucco dwelling, 16x38 ft, in the east side of 32d st, 220 ft north of Av K, for Himer-Stolt Co., Henry Himer, president, 2501 Clarendon rd, owner and builder. Cost, \$4,000.

FOREST AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for four

3-sty brick dwellings with stores, 20x55 ft each, on the west side of Forest av, 20 ft north of Putnam av, for the Grand Building Co., Louis Gold, president, 44 Court st, owner and builder. Total cost, \$26,000.

BEDFORD AV.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 29x28 ft, on the east side of Bedford av, 165 ft north of Farragut rd, for Edward R. Strong, 1715 Foster av, owner and builder. Cost, \$5,000.

MERMAID AV.—A. H. Hinsdale, 4010 12th av, has completed plans for a 3-sty brick store and dwelling, 25x50 ft, at the southwest corner of Mermaid av and Warehouse av, for Lakner & Co., 2850 Warehouse av, owner and builder. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

PACIFIC ST.—H. E. Magnisen, 175 Pacific st, is preparing plans for a 1-sty brick storage building, 50x100 ft, in the north side of Pacific st, 100 ft west of Court st, for Reilly & Latimer, 175 Pacific st, owners. Cost, \$7,000.

RUTLEDGE ST.—Henry Holder, 242 Franklin av, has completed plans for a

1-sty brick factory, 32x95 ft, in the south side of Rutledge st, 30 ft west of Bedford av, for Walter T. Scott, 1453 Fulton st. Cost, \$4,500. Architect builds.

ATLANTIC AV.—Chas. B. Wessel, 38 Ormond pl, has completed plans for a 3-sty brick factory addition, 80x48 ft, at the southeast corner of Atlantic and 5th avs, for E. G. Webster & Son, 622 Atlantic av, owner and builder. Cost, \$10,000.

STABLES AND GARAGES.

NORTH 6TH ST.—Max Cohn, 280 Bedford av, has completed plans for a 1-sty brick garage and storage building, 25x100 ft, on the north side of North 6th st, 100 ft east of Berry st, for A. F. Yacenda, 129 North 6th st, owner. Cost, about \$5,000.

THEATRES.

FLATBUSH AV.—A. G. Carlson, 157 Remsen st, is preparing preliminary plans for a 2-sty brick moving picture theatre, in the rear of the Carlton Theatre, Flatbush av, near 7th av, for the St. Mark's Amusement Co., 292 Flatbush av. Cost, \$100,000.

MISCELLANEOUS.

BROOKLYN.—Geo. Butler, 62 West 45th st, Manhattan, is preparing plans for a 1-

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sty brick and steel wagon shed, 100x100 ft, for the Wells-Fargo Express Co., 51 Broadway. Exact location to be announced later. Cost, \$50,000.

### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

ELMHURST, L. I.—G. H. Wells, 10 East 43d st, Manhattan, has completed plans for four 5-sty brick apartments, 55x87 ft, in the west side of 25th st, 115 ft south of Fillmore av, for the Jackson Heights Apartment Corp., Queens Borough Bridge Plaza, L. I. City. Cost, total, \$168,000.

### BANKS.

COLLEGE POINT, L. I.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, are preparing plans for a 1-sty brick and limestone bank building, 25x90 ft, for the College Point Savings Bank, Fredk. W. Grell, president.

### DWELLINGS.

BAYSIDE, L. I.—F. P. Platt, 1123 Broadway, Manhattan, is preparing plans for a 2½-sty tile and stucco dwelling, 30x50 ft, on Belle av, for Matthew Rock, Lawrence Blvd, owner.

RICHMOND HILL, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., has completed plans for six 2-sty brick dwellings, 20x56 ft, on the east side of Briggs av, 220 ft north of Metropolis av, for L. Dobboch, Investors, Inc., 323 Lafayette av, Glendale, L. I., owner and builder. Total cost, \$24,000.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 3-sty brick store and dwelling, 25x58 ft, on the north side of Continental av, 125 ft east of Austin st, for the Cord Meyer Development Co., Forest Hills, owner and builder.

DOUGLAS MANOR, L. I.—Norman McGlashan, 1123 Broadway, Manhattan, is preparing plans for a 2½-sty frame dwelling, 30x45 ft, to cost \$8,500, for owner to be announced later. D. McDonald, Murray Hill, Flushing, L. I., general contractor.

LONG ISLAND CITY.—Wm. Debus, 86 Cedar st, Brooklyn, has completed plans for five 3-sty brick dwellings and stores, 19x55 ft, on the west side of 2d av, 69 ft north of Grand av, for the Rockbound Construction Co., 1318 Fulton st, Brooklyn, owner and builder. Total cost, \$25,000.

JAMAICA, L. I.—W. H. Spaulding, 34 Bergen av, has completed plans for a 2½-sty frame dwelling, 25x34 ft, on the east side of Ackoyd av, 280 ft north Hillcrest av, for Dr. C. F. Barnes, 16 Brenton ct. Cost, \$5,500.

JAMAICA ESTATES, L. I.—R. T. Schaffer, 1526 Flatbush av, Brooklyn, is preparing plans for two 2½-sty frame dwellings, 18x40 ft, on Hillside av, for J. Berkleman, 998 Flatbush av, owner and builder. Cost, \$4,000 each.

ELMHURST, L. I.—G. W. Dexter, Palisade Building, Palisade, N. J., has completed plans for a 2½-sty tile and stucco dwelling, 25x40 ft, at the northeast corner of Ketcham pl and Elmhurst av, for Leo Propper, 206 East 61st st, Manhattan. Cost, \$8,500.

### STABLES AND GARAGES.

CORONA, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 1-sty brick garage, 40x99 ft, on the north side of Jackson av, 60 ft east of Clinton st, for Frank Blair, Kingsland av, Corona, owner and builder. Cost, \$5,000.

### STORES, OFFICES AND LOFTS.

ELMHURST, L. I.—G. H. Wells, 10 East 43d st, Manhattan, has completed plans for a 1-sty brick assembly and store, 20x84 ft, at the southwest corner of 25th st and Polk av, for the Roosevelt Av Building Co., Queensboro Bridge Plaza, L. I. City, owner and builder. Cost, \$7,000.

### Richmond.

#### FACTORIES AND WAREHOUSES.

TOTTENVILLE, S. I.—The Hilliard Mfg. Co., Fredk. W. Hillyard, president, 287 Broadway, Manhattan, and Johnson av, Tottenville, S. I., contemplates the erection of a large brick and concrete machine shop. Architect and details will be announced later.

### HOSPITALS.

SEA VIEW, S. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have plans in progress for a group of 21 cottages and two larger buildings, at Sea View, for the Dept. of Public Charities of the City of New York, John A. Kingsbury, Commissioner, Municipal Building, New York City. Details will be available later.

### STORES, OFFICES AND LOFTS.

TOTTENVILLE, S. I.—Lockwood, Greene & Co., 101 Park av, Manhattan, are preparing revised plans for a 2-sty brick office building, 40x50 ft, for the Tottenville Copper Co., Church st, Tottenville, S. I. Cost, \$7,000.

### Nassau.

#### DWELLINGS.

WESTBURY, L. I.—Howard Major, 507 5th av, Manhattan, has completed plans for alterations and remodeling the 2½-sty frame dwelling for Cornelius N. Bliss, Jr., 32 Thomas st, Manhattan. Cost, about \$10,000. Walter M. Collins, 15 West 38th st, Manhattan, general contractor.

PORT WASHINGTON, L. I.—H. Van Buren Magonigle, 101 Park av, Manhattan, is preparing plans for a 2½-sty brick residence, 100x100 ft, for Isaac Guggenheim, 165 Broadway, Manhattan. Thompson-Starrett Co., 49 Wall st, Manhattan general contractor.

FREEPORT, L. I.—Chas. M. Hart, Main st, Bayshore, L. I., has completed plans for a 2½-sty frame dwelling, 26x34 ft, for Stephen P. Pettit, South Grove st, Freeport, L. I. Cost, \$6,000.

### Suffolk.

#### APARTMENTS, FLATS & TENEMENTS.

BABYLON, L. I.—A. Wichman, West Babylon, L. I., will prepare plans for a 2-sty brick store and apartment on Deer Park av for S. Molebegat, Babylon, L. I., owner. Cost, approximately \$6,000.

### DWELLINGS.

WYANDANCH, L. I.—W. Wiegand, Monolith Building, West 34th st, Manhattan, has completed plans for five 2½-sty frame and stucco dwellings, 24x34 ft, for owner to be announced later. Cost, \$3,000 each.

### SCHOOLS AND COLLEGES.

RIVERHEAD, L. I.—The Board of Education of School District No. 10, Riverhead, L. I., F. A. Scerine, chairman, contemplates the erection of a 2-sty frame school to cost \$5,000 on Sound av. Details and architect's name will be announced later.

PATCHOGUE, L. I.—The Board of Education of Patchogue, Frank Guttridge, chairman, contemplates the erection of a brick school house at this place. Details have not been decided. Architect's name will be announced later.

### Westchester.

#### APARTMENTS, FLATS & TENEMENTS.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, will prepare plans for a 4-sty brick terra cotta and stucco bachelor apartment, 50x90 ft, in Penfield rd, for Fredk. McGrath, Swain st, owner. Cost, about \$50,000.

### CHURCHES.

NORTH PELHAM, N. Y.—Fred. R. Loney, Pelham Manor, N. Y., has completed plans for additions to the church and parish house on 2d av for the Church of the Redeemer, Rev. Herbert H. Brown, 107 2d st, North Pelham, N. Y., pastor. Cost, \$17,000.

### DWELLINGS.

PELHAM MANOR, N. Y.—Wm. H. Orchard, 9 East 40th st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for A. P. Walker, owner, care architect. Details later.

BRONXVILLE, N. Y.—Wm. H. Orchard, 9 East 40th st, Manhattan, is preparing plans for a 2½-sty frame dwelling, 35x42 ft, for Mrs. L. Bossard, owner, care architect.

HARTSDALE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty frame residence, 56x32 ft, at Green Acres, Hartsdale, for C. O. Baring, care Scarsdale Estates, Grand Central Terminal, Manhattan. Cost, about \$9,000.

OSSINING, N. Y.—H. Lansing Quick, 18 South Broadway, Yonkers, N. Y., is preparing plans for three 2½-sty frame dwellings on Highland av, for the Highland Av Realty Co., H. P. Fleck, 141 Main st, owner. Cost, \$5,000 each.

LARCHMONT GARDENS, N. Y.—Wm. T. Towner, 366 5th av, Manhattan, is preparing plans for a 2½-sty tile and stucco residence, 40x50 ft, for Mrs. E. L. Johnson, care E. L. Johnson, 131 East 26th st, Manhattan.

SCARSDALE, N. Y.—G. & H. Boehn, 7 West 42d st, Manhattan, are preparing plans for a 2½-sty frame dwelling, 48x35 ft, on Walworth av, south of Berkeley av, Greenacres, Scarsdale, N. Y., for Geo. V. McNally, 7 East 42d st, Manhattan, owner.

YONKERS, N. Y.—Plans have been prepared privately for a 3½-sty frame dwelling, 26x50 ft, at 138 Elliott av, for Roscoe C. DuMond, 77 McLean av. Geo. Robinson, 99 Ash st, general contractor. Cost, \$6,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x37 ft, on Lorenz av, for Robt. Paterson, New Rochelle, owner and builder. Cost, \$4,000.

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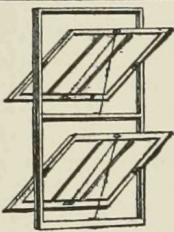
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### HOTELS.

PEEKSKILL, N. Y.—Beverly S. King, 103 Park av, Manhattan, is preparing plans for a 3-sty brick hotel, 100x100 ft, at the corner of South and Depew sts, for Wm. G. Lawson, president, Peekskill Chamber of Commerce. Cost, about \$50,000.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

PERTH AMBOY, N. J.—Goldberger & Griesen, Angle Building, have completed plans for a 2-sty frame flat, 32x45 ft, in Sheridan st, near Market st, for Gluck Bros., 186 Meade st, owner and builder. Cost, \$5,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for two 3-sty brick apartments, 39x84 ft, and 30x75 ft, at the northeast corner of Communipaw av and Woodward st, for Jacob Welitoff, 13 Wegman Court, Jersey City, owner and builder. Total cost, \$34,000.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, Hoboken, N. J., are preparing plans for a 4-sty brick tenement and store, 28x60 ft, at the southwest corner of Spring st and Tournard la, for Siro Tagialbue, 241 Spring st, owner and builder. Cost, \$16,000.

GUTTENBERG, N. J.—John P. Messmer, Neilson Building, Union Hill, N. J., has completed plans for a 3-sty brick tenement, 25x90 ft, at 26th and Madison sts, for Mrs. Sophie Roth, owner, care architect. Cost, \$15,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, has completed plans for a 3-sty brick flat, 32x60 ft, at 524-528 South 12th st, for Jos. Kremer, 531 South 13th st, owner.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing preliminary plans for three 4-sty brick apartments, 100x110 ft, at 16th st and blvd, for Jos Naplebaum, 126 West 16th st, owner and builder. Cost, \$50,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, have completed plans for a 3-sty frame and stucco flat and stores, 30x84 ft, at 220 Hillside av, for Ellis Himber, 25 Milford av, owner and builder. Cost, \$11,000.

IRVINGTON, N. J.—Frank Grad, American National Bank Bldg., Newark, N. J., has completed plans for a 3-sty frame flat and store, 22x48 ft, at Springfield av and 21st st, for the United Developing Co., Nathan Carris, 72 William st, owner. Cost, \$5,000.

### DWELLINGS.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, N. J., is preparing plans for two 2½-sty frame and stucco dwellings, 24x53 ft, in South Burnett st, south of Central av, for Kelly-Ackerson Co., Inc., 23 South Burnett st, owner and builder. Cost, \$6,000 each.

NORTH BERGEN, N. J.—Edward Manahan, 954 Bergenline av, Woodcliff, N. J., is preparing plans for a 2½-sty brick residence, 26x33 ft, on the Boulevard, opposite Van Vorst pl, for Nicholas De Risor, 217 3d st, Union Hill, owner and builder. Cost, \$10,000.

MONTCLAIR, N. J.—E. H. Lyall, 334 5th av, has completed plans for a 2½-sty frame dwelling, 44x36 ft, for Walter Bonner, 97 Midland av, owner. Cost, \$8,000.

PASSAIC, N. J.—E. H. Lyall, 334 5th av, Manhattan, is preparing plans for a 2½-sty tile and stucco dwelling, 40x45 ft, on Bloomfield av, for owner, care architect. Cost, about \$18,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for two 2½-sty frame dwellings, 24x26 ft, at the northeast corner of Bayway and Rahway avs for Peter Joulino, Roselle, N. J., owner and builder. Cost, \$4,500 each.

FORT LEE, N. J.—Frank E. Vitolo, 16 East 23d st, Manhattan, has completed plans for two terra cotta block and stucco dwellings, 31x32 ft, for owner to be announced later. Cost, \$6,000 each.

PASSAIC, N. J.—A. Prieskel, Hobart Trust Building, has completed plans for three tapestry brick dwellings, 36x38 ft, on Passaic blvd, for Milinsky Sons & Co., 5 Jefferson st, owner. Cost, \$8,500 each.

### FACTORIES AND WAREHOUSES.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, N. J., is preparing plans for a 2-sty cement block and concrete garage and factory, 50x110 ft, in Nassau pl, near Central av, for the Kelly-Ackerman Co., Inc., 23 South Burnett st, East Orange, N. J., owner and builder. Cost, \$10,000.

SOUTH RIVER, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, N. J., are preparing plans for a 2-sty brick factory, 50x80 ft, for the Porto Rican American

Tobacco Co., 17 Madison av, Manhattan. Cost, \$15,000.

WASHINGTON, N. J.—Preliminary plans are being prepared privately for a 1-sty brick and concrete factory building, 200x250 ft, for Sommer Co. (woodworking), John H. Sommer, president. Cost, about \$50,000.

### HALLS AND CLUBS.

UNION HILL, N. J.—John P. Messmer, Neilson Building, is preparing preliminary plans for a 2-sty brick club house, 50x110 ft, for the Palisade Council, 387, Knights of Columbus. Dr. H. H. Tyndall, 228 Park av, Weehawken, N. J., chairman building committee. Exact location to be announced later. Cost, about \$30,000.

### SCHOOLS AND COLLEGES.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing sketches for a 1½-sty brick auditorium, 70x120 ft, on Broadway, 18th to 19th sts, for the Board of Education of West New York, J. Stilz, 687 Bergenline av, president. Cost, about \$25,000.

### STABLES AND GARAGES.

ALPINE, N. J.—Edward Manahan, 954 Bergenline av, Woodcliff, N. J., has completed plans for a 2-sty brick stable and garage, 40x84 ft, for Thadeus Walker, Alpine rd, Alpine, N. J., owner. Cost, \$6,000.

PASSAIC, N. J.—E. E. Twist, 229 Main av, is preparing plans for a 1-sty tile and stucco garage and warehouse, 62x90 ft, to cost about \$5,000. Exact location and owner's name will be available later.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

### APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank J. Wall, 241 Flushing av, has the general contract for a 4-sty brick apartment with stores, 25x87 ft, on the south side of Newton av, 165 ft east of Van Alst av, for Anna Gleason, 39 Weil pl, from plans by Frank Chmelik, 796 2nd av. Cost, \$15,000.

NEWARK, N. J.—E. M. Waldron, Inc., 207 Market st, has the general contract for the 4-sty brick apartment, 44x67 ft, at 246-248 Roseville av, for Jas. E. Bathgate, 254 Roseville av, from plans by F. F. Ward, 203 Broadway, Manhattan. Cost, \$26,000.

### DWELLINGS.

GLEN HEAD, L. I.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has the general contract for alterations and additions to the 2½-sty frame dwelling for Geo. W. Baxter, Long Branch, N. J., from plans by Harrie T. Lindeberg, 2 West 47th st, Manhattan. Cost, \$20,000.

LONG BEACH, L. I.—Richard H. Carman, Myrtle av, Jamaica, L. I., has the general contract for a 2½-sty tapestry brick residence at Long Beach, to cost about \$60,000. Owner's name will be announced later. A. N. Allen, 2 West 47th st, Manhattan, architect.

GREENWICH, CONN.—Warren E. Green Co., 49 West 38th st, has the general contract for the 2½-sty frame residence, 32x100 ft, on Glenville rd, for Chas. B. Rafferty, owner, care Rowe & Smith, architects, 1123 Broadway. Cost, \$40,000.

GREENWICH, CONN.—C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a 2½-sty brick and stone dwelling, 150x40 ft, and outbuildings, for A. L. Dommerich, 254 4th av, Manhattan, from plans by C. P. H. Gilbert, 1123 Broadway, architect.

BAYSIDE, L. I.—Smith & Leo, 103 Park av, has the general contract for a 2½-sty tile and stucco dwelling, 27x50 ft, on the east side of Belle av, 200 ft north of Vista av, for V. F. M. White, 235 West 58th st, Manhattan, from plans by L. S. Weeks, 101 Park av, Manhattan. Cost, \$13,000.

### FACTORIES AND WAREHOUSES.

BRONX.—A. J. Robinson Co., 123 East 23d st, has the general contract for a 1½-sty brick and reinforced concrete still house, 75x127 ft, at the northeast corner of 146th st and Park av, for Sigmund Ullman & Co., on premises, from plans by Richard R. Wright, 101 Park av. E. E. Seelye, 101 Park av, consulting engineer. Cost, \$15,000.

SNAKE HILL, N. J.—Guarantee Construction Co., 140 Cedar st, Manhattan, has the general contract for the construction of a group of brick, frame and concrete buildings to be used as a chemical plant, on the Hackensack River, Snake Hill, N. J., for the Dennis Martin Co., 859 Sumner av, Newark, N. J., owner. Private plans. Cost, \$75,000.

### HALLS AND CLUBS.

MANHATTAN.—Fredk. Pollak, 405 Lexington av, has the general contract for alterations to the association building at

31 West 110th st, for the Y. W. H. A., Mrs. Israel Unterberg, president, from plans by Louis A. Abramson, 220 5th av. Cost, about \$12,000.

HARTSDALE, N. Y.—H. H. Vought & Co., Grand Central Terminal, Manhattan, have the general contract for a 2-sty frame club house addition, 44x152 ft, for the Hartsdale Gold and Country Club, from plans by Chas. H. Gillespie, 1123 Broadway, Manhattan. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

HACKENSACK, N. J.—W. H. Whyte Construction Co., 382 Railroad av, has the general contract for the 3-sty brick nurses' home, 38x79 ft, on Hackensack Heights, for the Hackensack Hospital Association, from plans by Crow, Lewis & Wickenhoefer, architects, 200 5th av, Manhattan. Cost, \$45,000.

HOTELS.

MANHATTAN (Sub.).—Baker-Smith & Co., 83 West Houston st, have the contract for heating the 13-sty apartment, 200x99 ft, at 23-51 East 48th st, from plans by Warren & Wetmore, 16 East 47th st. Cost, \$600,000.

LAKEWOOD, N. J.—Kerner & Goldstein, 405 Lexington av, Manhattan, has the general contract for a 3-sty frame and stucco hotel, 111x120 ft, at the northwest corner of Lexington av and 5th st for L. Bieger, 304 3d st, Lakewood, N. J., owner, from plans by Maximilian Zipkes, 405 Lexington av, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Chas. A. Cowan & Co., 30 East 42d st, have the general contract for alterations and additions to the 3-sty store and restaurant building at 1628-30 Broadway, for Jacob Wertheim, 30 East 42d st, owner. John C. Westervelt, 36 West 34th st, architect. The Far East Tea Garden Co., 300 West 34th st, lessee. Cost, \$10,000.

MANHATTAN (Sub.).—Hedden Iron Construction Co., 30 Church st, has the contract for the structural steel for the 4-sty store and loft building at 42-46 West 38th st, for the Felcourt Realty Co., 48 West 25th st, from plans by Geo. & Edw. Blum, 505 5th av.

MANHATTAN (Sub.).—Hay Foundry & Iron Works, 15 Madison sq North, has the contract for structural steel for the 6-sty store and loft building at 16-18 West 60th st, for Holzman Bros., 26 Exchange pl, owners. The Laidlaw Co., Inc., 126 West 46th st, lessee, from plans by Sommerfeld & Steckler, 31 Union sq.

MANHATTAN.—Frederick Constr. Co., 391 East 149th st, has obtained the contract for the installation of office partitions and range, shelvings, counters, etc., in the basement and first store of 318 West 39th st, for the Beekman Paper & Card Co.

MANHATTAN.—Frederick Constr. Co., 391 East 149th st, has the contract for the installation of partitions and banking fixtures for John Nemeth, at 227 10th av, 1597 2nd av and 395 Broadway.

HUNTINGTON, L. I.—E. E. Paul Co., 101 Park av, Manhattan, has the general contract for the 2-sty and basement brick telephone building, 60x60 ft, for the N. Y. Tel. Co., 15 Dey st, Manhattan, from plans by E. A. Munger, care owner. Cost, \$20,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HOUSING ASSOCIATION will hold the next housing conference at Providence, R. I., Oct. 9-10-11, 1916.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual meeting at the William Penn Hotel, Pittsburgh, Pa., May 8-9.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its eighth annual convention at the Hotel Martinique, New York City, May 16-19.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its spring meeting at New Orleans, La., April 11-14. Secretary, Calvin W. Rice, 29 West 39th street.

AMERICAN WATERWORKS ASSOCIATION will hold its thirty-sixth annual convention at the Hotel Astor, June 5-9. An excellent program of papers has been prepared.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month except July, August and September, at the Fine Arts Building, 215 West 57th st.

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## DEPARTMENTAL RULINGS.

### BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

#### Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

- \*A.....Interior Alarm System.
- DL.....Locked Doors.
- El.....Electrical Equipment.
- Ex.....Exits.
- FA.....Fire Appliances, Miscellaneous.
- FD.....Fire Drills.
- \*FE.....Fire Escapes.
- \*FP.....Fireproofing.
- Rec.....Fireproof Receptacles.
- GE.....Gas Equipment and Appliances.
- DC.....Heating or Power Plants (Dangerous conditions of)
- O.....Obstructions.
- Rub.....Rubbish.
- ExS.....Exit Signs.
- NoS.....No Smoking Signs.
- \*Spr.....Sprinkler System.
- \*St.....Stairways.
- \*Stp.....Standpipes.
- SA.....Structural Alterations.
- \*Tel.....Telegraphic Communication with Headquarters.
- TD.....Time Detector for Watchman.
- Vac.....Vacate Order (Discontinue use of)
- \*WSS.....Windows, Skylights and Shutters.
- CF.....Certificates of Fitness.
- D & R.....Discontinuances or Removals.
- \*Filsy.....Approved Filtering and Distilling Systems.
- \*OS.....Oil Separator.
- RQ.....Reduce Quantities.
- \*StSys.....Storage System.

\*NOTE—The symbols—A—FE—FP—Spr—Stp—Tel—WSS—Filsy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending March 25.

#### MANHATTAN ORDERS SERVED.

Named Streets.

- Attorney st, 37—D Roshevsky  
DC-GE-FA-RQ-O-NoS
- Attorney st, 126-8—K Eckenham...RQ-FA-NoS
- Battery pl, 3-7—Edw F Searles, 1 Bway....A
- Beaver st, 9—Mrs Emily McLoughlin....DC
- Beekman st, 48—Chas B Hewitt Est, 48 Beekman.....WSS(R)
- Beekman st, 28-30—Marie E Servoss Est, c A C Postley, 449 Greenwich.....A
- Beekman st, 72—Wm H White et al, 85 Neperan rd, Tarrytown, N Y.....A
- Bleeker st, 43-49—Clarence W Seamans, 293 Bway.....SA
- Broad st, 71—Bennett Press (Inc).....Rec
- Broome st, 265-9—Belle Halbren, c J, 137 Bowery.....WSS
- Broome st, 524—Nicola Natera.....FP-FA-GE
- Canal st, 54-58—Jacob Goldstein.....Rec
- Canal st, 99-105—Louis Rubenstein, 215 4 av. FD-FP(R)
- Canal st, 193—Canal Mackinaw House, FA(R)-GE
- Canal st, 380-4—Herman Rawitser.....FD
- Canal st, 343—David Lichtenstein.....Rec
- Canal st, 343—Henry Haumann.....Rec
- Canal st, 343—Paul Goldstein.....Rec
- Canal st, 343—Emma F Temple & V Brett. FD
- Cannon st, 48—M Gorzinsky.....RQ-FA
- Centre st, 65—Dennis Shea.....GE-FA-NoS
- Centre st, 224-8—Olivia P Hoe, 57 E 58....FD-A
- Cherry st, 297-303—David Blank.....Rec
- Cherry st, 297-303—Mirsky Bros.....Rec
- Christie st, 61-63—Wmsburg Land Co, 73 Allen.....FP
- Christie st, 195-7—Troskin & Haimowitz. Rec
- Desbrosses st, 20—Genl Reduction Co, 80 Maiden la.....El
- Doyers st, 15-17—Barbara Porges et al, 237 Division.....A-Tel
- Duane st, 138-40—Est Martin E Greene, c Alister, 19 Liberty.....Rub-FP-DC-D&R
- Duane st, 138-40—Ginzberg & Gordon Co....DC
- E Broadway, 89—David Shaff et al, 33 E 27GE
- E Broadway, 89—David Glaser.....FP
- E Broadway, 89—Lewis Smith.....FP-DC
- E Broadway, 89—Morris Abelsky.....FP-DC
- E Broadway, 25—Samuel Fine.....WSS(R)
- E Broadway, 155—St Theresa R C Church, Rutgers, cor Henry.....FD
- Elizabeth st, 1-3—Asher Braibosky....NoS-FA
- Forsyth st, 117—Louis Neumann.....Rec-FA
- Frankfort st, 59—Fred C Thomas, 25 Madison av.....FE-Ex(R)
- Goerck st, 35—Herman Goldman.....FP
- Goerck st, 35—Goodman Bros.....FP
- Goerck st, 35—Harris Schainman.....FP
- Goerck st, 35—Louis Green.....FP
- Gold st, 28—J Manheimer.....GE-FA
- Gold st, 90—Nicholas Power Co.....El-Rec
- Grand st, 313—Paris Art Mfg Co.....Rec-FP-DC-GE
- Grand st, 313—Chas Solow, Rub-GE-DC-D&R-Rec
- Grand st, 313—Henry Morgenstein. GE-FP-Rec
- Grand st, 345-7—Grand Hat Frame Co. El-D&R
- Grand st, 580—Mrs Emma Geizler, 56 W 112. O
- Great Jones st, 55—Etaglog Holding Co, 57 William.....FP
- Greene st, 15-7—Louis Lefkowitz.....O
- Greene st, 213—Herman Strauss, 73 E 90. A-FD
- Greene st, 46-50—Aetna Doll & Toy Co. FA-Rec
- Greene st, 81—Louisa Minturn Est, c F de P Foster, 44 Wall.....WSS(R)-FD
- Greenwich st, 64—Louise W Augustin, Hicks-ville, L I.....A
- Greenwich st, 232-34—Henry Wellbrock Co. D&R
- Greenwich st, 110—Edw J Hancy, 40 Wall, A-Tel
- Henry st, 262—Hebrew Day Nursery, FP-FE-ExS-FA-Ex(R)-D&R
- Hester st, 130-32—Robt W Goelet, 9 W 17. FD
- Jane st, 124-32—Mutual Warehouse Co, 799 Washington.....O-FA(R)
- Jay st, 34—California Essence Distl Wks. D&R
- Lafayette st, 157—Wm Ryan & Son. FP-NoS-FA
- Lewis st, 69—Louis Sireich.....FP
- Lispensard st, 45-7—S B Leonardi & Co, El-FA-NoS
- Lispensard st, 45-51—N Y Edison Co, Irving pl & 15.....El
- Ludlow st, 9-11—Simon Bros.....Rec
- Ludlow st, 17—Regat Realty Co, 48 W 27. FD
- Ludlow st, 179—Est of Gertrude Palmer, c J C (e), 840 Park av.....Rub
- Ludlow st, 188—Cons Gas Co, 130 E 15.....GE
- Maiden la, 51-53—Saml P Tull, 309 Bway. FD
- Moore st, 32—Joseph Crowell.....D&R
- Mulberry st, 164—N Y Chair Co.....A
- Nassau st, 115-17—Michael A Rich.....Rec
- Nassau st, 115-17—Wm Lipman.....DC
- Nassau st, 115-17—Emerson M Hoyt.....GE-Rec
- Nassau st, 115-17—Olliver & Shepherd.....Rec
- Nassau st, 115-17—Solender Printing Co, FA-Rec-GE
- New Bowery, 24—Martin T Garvey, 36 New Bowery.....WSS-FP
- Pearl st, 68 (P S 134)—C B J Snyder, Supt Schl Bldgs, Park av & 59, A-D&R-FP-WSS-Rec-FA(R)-DC-Ex
- Pell st, 20-24—Stephen Peirano, 32 Mulberry, A-Tel
- Pike st, 71-73—Friedman & Radnow.....Rec
- Prince st, 123—Louis Kreisler.....Rec
- South st, 40—Chas Kohler.....Rub
- South st, 40—Cons Gas Co, 130 E 15.....GE
- Stanton st, 8—Henry Hollman, 249 Bowery, D&R-Ex(R)
- Stanton st, 209—Y Eminger.....RQ
- Tompkins st, 31-41—Manhattan Metal Bed Co, Rec-FA(R)
- Vandewater st, 24-26—Ilton Co, 59 Wall, FP-WSS-Stp(R)-FD
- Vesey st, 28-30—Jno T Underwood.....A
- Washington st, 81-85—Manhattan Kimono Co.....Rec
- Water st, 128—Cigarette Paper Printing Co. Rec
- Watts st, 117—Postal Tel Cable Co, 253 Bway, Rec-FA
- W Houston st, 19—Lathlore & Lansger.....Rec
- W Houston st, 65-7—65 W Houston St, Corp, 60 Wall.....Stp(R)
- Wooster st, 83-5—Mary L Barbey, c Hy G, 13 W 38.....FD-SA
- Wooster st, 149-53—Chisolm Rlty Co, 128 Bway.....A
- Wooster st, 149-53—Postman Hat Co, D&R-Rec-NoS-El-FP
- Wooster st, 149-53—Saml Steinberg.....CF
- Numbered Streets.
- 2 st, 295 E—Saml Harris.....Rec
- 4 st, 59 E—Guarantee Roofing Co, FP-WSS(R)-FA-Rub
- 11 st, 58 E—Met Life Ins Co, 1 Madison av. Stp
- 11 st, 65 E—Jas Cochran, 2 W 125.....A
- 11 st, 718-20 E—Weiss Bros.....Rec-FA
- 11 st, 718-20 E—Joseph Dubin.....Rec-GE
- 11 st, 718-20 E—American Antique Brass Co, Rec-GE-DC
- 11 st, 718-20 E—Joseph Kaufman. Rec-GE-FA
- 11 st, 201 W—Hoistman & Alaimo.....ExS-FA
- 11 st, 271 W—Cons Gas Co, 130 E 15.....GE
- 11 st, 311 W—Melissa Harvey et al, c H H Glass, 49 Chambers.....GE
- 11 st, 364 W—John Barrel.....Rub-O
- 14 st, 126-30 W—Wm P Douglas, 257 Bway, Spr-Ex(R)-FP-FE(R)-WSS-DC
- 14 st, 126-30 W—Evangeline C Booth, Rub-D&R-TD-ExS-O
- 14 st, 126-30 W—Wm Wollman.....Rec
- 14 st, 154-60 W—Adams Land & Bldg Co, 61 Bway.....FD
- 14 st, 222-8 W—Hyman Bros & Co. Rec(R)-NoS
- 15 st, 210 E—Jos Haight est, c Geo H Foster, 143 Liberty.....FE-FP-FA-ExS-GE
- 15 st, 58 W—D B Stewart (e), 115 Bway....A
- 17 st, 634-40 E—A Goodman & Sons.....A
- 17 st, 15 W—Manhattan Life Ins Co, 66 Bway, Spr-WSS-Stp(R)
- 20 st, 458 W—Lisa Day Nursery.....ExS-D&R
- 21 st, 11 W—Manitoba Rlty Corp, 149 Bway, FE
- 21 st, 123 W—Cons Gas Co, 130 E 15.....GE
- 21 st, 123 W—Mrs Nellie Lyons.....DC
- 21 st, 123 W—Gottlieb Bros.....O-FP-FA
- 21 st, 123 W—Wilhelmina Neilley, Stony Point, N Y.....FE-FP-WSS(R)-DC-GE-O
- 21 st, 206 W—Alvah H Doty, 195 Bway, St(R)-GE-O
- 22 st, 40-42 E—Rand, McNally & Co.....D&R
- 22 st, 313-23 E—Est Jacob & Julius Fleischer, 341 E 44.....Rub-FP
- 23 st, 235-43 E—Helmuth Kranich et al, 235 E 23.....A
- 23 st, 356 W—Minnie De Arteaga.....FA-ExS
- 24 st, 525-31 W—Stephans est, c Grace B Underwood, 336 Washington, Bklyn.....A
- 25 st, 432-38 E—Hon J A Kingsbury, Municipal Bldg. Ex(R)-FP(R)-ExS-A-WSS(R)-O
- 25 st, 18-20 W—Grace D Litchfield, c E H, 44 Wall, FP-FE(R)-Ex(R)-WSS(R)-Stp(R)-Tel
- 25 st, 18-20 W—Hotel Arlington, FA-ExS-TD-Rec
- 27 st, 13-15 W—Mathias Rock Est, c Mat-thew, 315 5 av.....FD
- 27 st, 34-8 W—Lutz & Horwitz.....Rec
- 27 st, 34-8 W—Biltmore Waist Co.....Rec
- 27 st, 34-8 W—Chas Kafka & Co.....Rec-El
- 27 st, 34-8 W—Jacobus Bros.....Rec
- 27 st, 34-8 W—Panard Co.....FA
- 27 st, 34-8 W—Plaza Waist Co.....El
- 27 st, 34-8 W—Lin Pong & Co.....Rec
- 27 st, 34-8 W—Hollstein, Young & Co, Rec-Rub-El
- 27 st, 34-8 W—Dual Holding Co, 907 Bway, FD-FP(R)-Stp(R)
- 27 st, 346 W—Chelsea Day Nursery. ExS-D&R
- 27 st, 346 W—John L Hamilton, Bayside, L I, FE-FP-Ex(R)-GE
- 27 st, 516-18 W—International Milk Prod Co, FP(R)-NoS-F

- 27 st, 346 W—Cons Gas Co, 130 E 15.....GE  
 28 st, 418 W (P S 33)—C B J Snyder, Supt  
 Sch Bldgs, Park av & 59, ExS-Rub-FP(R)-  
 Rec-DC-GE-FA-Spr-Ex(R)-WSS  
 29 st, 11½ E—Est Walden Pell, c Alfd D et  
 al, 929 5 av.....FP-WSS-Ex-GE-O  
 29 st, 11½ E—Fred E Davis.....Rec-FA  
 29 st, 11½ E—Art Hand Laundry.....FA  
 29 st, 29 E—Women's Hotel Co,  
 FE(R)-FP-WSS(R)-ExS-O-Ex(R)  
 29 st, 327-33 E—Bush Terminal Bldgs Co,  
 100 Broad.....Stp(R)  
 29 st, 327-33 E—Little & Ives (Inc).....Rec  
 29 st, 327-33 E—Lippe & Co.....Rec  
 29 st, 327-33 E—Kent Paper Co.....Rec  
 29 st, 327-33 E—Juvenile Cloak Mfg Co, Rec-GE  
 29 st, 327-33 E—Geo C Lynch Co, 236 5 av, Rec  
 29 st, 327-33 E—Einson & Co.....Rec-FA  
 30 st, 127 W—Morris Jonis.....El  
 30 st, 127 W—Joseph Friedman.....El  
 32 st, 228-30 E—Presentation Day Nursery,  
 FP-ExS-WSS(R)-Ex(R)-FA-DC-D&R  
 33 st, 127 W—Levin Bros.....D&R  
 34 st, 245 W—Ottillie M Biehn et al, 2150 Uni-  
 versity av,  
 (R)-FP-Ex(R)-FE-FA-ExS-WSS(R)  
 35 st, 36-8 W—N Y Life Ins Co, 346 Bway,  
 FE(R)  
 37 st, 261 W—Rosanna C Hafner, c L C, 154  
 W 24.....A-Tel  
 40 st, 110 W—N Y Metro Film Serv Co,  
 Rec-D&R-DC-El-CF-WSS(R)-NoS  
 40 st, 110 W—Bway Film Co.....D&R-CF  
 40 st, 110-2 W—Renfax Film Co.....CF  
 40 st, 110 W—R Prierur Co.....CF  
 40 st, 110 W—Ideal Film Service, Inc,  
 RQ-Rec-D&R-Rub-CF  
 40 st, 110 W—Merit Film Corp,  
 RQ-Rec-D&R-FP-DC-FA-CF  
 43 st, 206 W—Morris Newgold, 1295 Madison  
 av.....Tel  
 43 st, 311 W—Redfield-Kendrick-Odell Co.....Rec  
 44 st, 247 E—Cons Gas Co, 130 E 15.....GE  
 44 st, 247 E—Children's Aid Society, 105 E  
 22.....WSS-FP-Stp(R)-Ex(R)  
 44 st, 114 W—Max Siegelman.....ExS-FA-Rub  
 44 st, 114 W—Cons Gas Co, 130 E 15.....GE  
 44 st, 114 W—Rocky Mountain Realty Co, 15  
 Broad.....FP-WSS(R)-FE-O-GE-Ex(R)  
 47 st, 9 W—Wm McNair, 5 E 79.....Ex(R)  
 47 st, 244-8 W—Adams Express Co, 73 Bway,  
 FE-Stp(R)  
 48 st, 10 W—Sally P Sampson.....FP-Rub  
 50 st, 335 W—N Y Polyclinic Hospital,  
 FP-FE-WSS(R)-Ex  
 50 st, 337-9 W—N Y Polyclinic Hospital,  
 FP-FE-WSS(R)  
 50 st, 351 W—N Y Polyclinic Hospital,  
 FP-FE-WSS(R)  
 50 st, 629 W—Auto-Pneu Auction Co, FA-Rec(R)  
 52 st, 214-16 E—Michael Harrison.....A  
 54 st, 25 W—Jansen (Inc).....FA  
 54 st, 241 W—John Hennion.....GE  
 55 st, 637-45 W—Schloss Bros.....Rec-GE  
 55 st, 637-45 W—Thos G Patterson (Inc),  
 GE-Rec  
 56 st, 118 W—Harry A Roberts,  
 NoS-D&R-FP-El  
 57 st, 409-11 W—Mary L Seaton, West Som-  
 ers, N Y,  
 FP-FE(R)-O-GE-Ex(R)-WSS(R)-Tel  
 59 st, 227 E—Cons Gas Co, 130 E 15.....GE  
 59 st, 420-26 E—N Y Orthopaedic Hospital,  
 Stp(R)-FA-FP(R)-Tel  
 62 st, 23 W—Wagner Specialty Co.....Rec(R)  
 63 st, 137 E—Anna M Galbraith, 824 Lexing-  
 ton av.....FE-FP-WSS(R)-Ex(R)-ExS-TD-Tel  
 63 st, 329-35 E—Dominican Convent of Our  
 Lady of the Rosary.....O-FP-ExS(R)  
 64 st, 317 W—West End Factory Co.....FA  
 69 st, 228 E—Finch Day Nursery & School,  
 ExS-FA-D&R  
 70 st, 332 W—K T Lever Spring Co,  
 St-WSS-D&R  
 72 st, 165 E—Crimmins Realty Co, 624 Madi-  
 son av.....O-FP-FA-ExS  
 74 st, 427 E—A Friedman, 101 Bleecker...D&R  
 76 st, 542-6 E—East Side Settlement,  
 Rub-O-Ex(R)  
 77 st, 111 E—G Shirmer.....FP-Rec-FA-NoS  
 78 st, 101 W—Frank Travers.....FA-GE-FP-Rec  
 79 st, 220 E—Equality Constr Co, 10 Wall...DC  
 83 st, 411 E—Louis Eisenberg, c M, 224 Cent-  
 re.....Rub  
 86 st, 1 E—Emily F Griggs.....DC  
 86 st, 3 E—Louise Gwynne, c Edw E, Park  
 Hill, Yonkers, N Y.....DC  
 91 st, 401-5 E—F Aue Co.....Rec(R)-GE  
 91 st, 401-5 E—Eandorf & Oxberry Co, Rec-GE  
 91 st, 401-5 E—Emil Popper & Co.....Rec-GE  
 91 st, 401-5 E—Frances L Friedman & Wm  
 R Stewart, c Hartman & L, 116 Nassau...FD  
 92 st, 52 W—Annie Davis, 168 E 93.....Ex(R)-O  
 103 st, 105-7 E—Jesheva Tlarsos Chaim of  
 Harlem, 62 E 104,  
 Tel-FP-WSS-O-GE-FA-ExS-D&R-Ex(R)  
 103 st, 202 W—Martha A Lawson, 601 W 113,  
 FE(R)  
 105 st, 221 E—Cons Gas Co, 130 E 15.....GE  
 105 st, 221 E—St Cecelia's Church, 120 E 106,  
 FP-WSS-ExS-GE-Ex(R)-D&R  
 107 st, 339 E—Filippa Rizzo, 229 E 106...Rub  
 109 st, 341 E—Antonio Buonocore.....GE  
 111 st, 17-21 E—Cons Gas Co, 130 E 15.....GE  
 113 st, 41 W—Germania Life Ins Co, 50 Union  
 sq.....FE-FP-Ex(R)  
 115 st, 173 E—Borden's Condensed Milk Co,  
 108 Hudson.....DC  
 116 st, 616 W—Jason Westerfield et al, 115  
 Bway.....Stp(R)  
 117 st, 508 E—Max Rabinowitz.....Rec-FA-El  
 121 st, 354 E—Cassell est, c Edw La Comber,  
 Ex(R)-ExS-WSS(R)-GE  
 125 st, 8-14 W—Est Jas M Horton, 205 E 24,  
 Rub  
 128 st, 157-9 E—August Kirchner.....Rec  
 128 st, 218 E—Annie A Hayes.....O  
 131 st, 31 W—Edgar A Deacon.....WSS(R)  
 131 st, 31 W—Mrs Eva Walcott.....Rub  
 135 st, 19-21 W—Cons Gas Co, 130 E 15.....GE  
 135 st, 19-21 W—Mrs Hannah C Walker & Jas  
 Press.....Rub  
 Amsterdam av, 280-4—Subway Lunch..FA-D&R  
 Amsterdam av, 280-4—Aaron Reuben.....FA  
 Bowery, 42—Jacob Goldflam.....DC-GE  
 Bowery, 87—Robt Goelet et al, 9 W 17.....WSS  
 Bowery, 89—Jacobs & Mark.....O  
 Bowery, 121—Isaac Levine.....O  
 Bowery, 227—Bowery Mission..TD-ExS-FA-Rec  
 Bowery, 310—Garber Bros.....GE-DC-FA  
 Bowery, 310—H Kutshkewsky..GE-FA-NoS-FP  
 Bowery, 317—Ignatz Fleischer.....FA-Rec  
 Broadway, 194-6—Childs Co, 200 5 av.....D&R  
 Broadway, 326-30—Tower Mfg & Novelty Co,  
 DL-O  
 Broadway, 588-90—Henry Pollak.....NoS  
 Broadway, 594—Chas Goldstein Hat Co,  
 Rec-NoS-D&R-FP  
 Broadway, 594—Wm Wermes.....Rec-FP-D&R  
 Broadway, 644-46—Manhattan Savgs Inst..O-Rub  
 Broadway, 783-5—Henry Metcalf, 147 4 av..FD  
 Broadway, 1427—Brown Novelty Co.....Rub  
 Broadway, 1520 (N Y Thea Roof)—Mostern  
 Amusement Co.....O  
 Broadway, 1600—Universal Film Mfg Co,  
 D&R-RQ-Rec(R)-FP(R)-DC  
 Broadway, 2520—C B Lunch Co.....El  
 Greenwich av, 29—A N Wexler.....FA-Rec-D&R  
 Lexington av, 1056—Est Abbie L Henshaw, c  
 John H, 20 Nassau.....O  
 Lexington av, 1229—Geo M Clarke.....DC-Rub  
 Madison av, 1075—City of New York,  
 TD-Ex(R)-FP-WSS(R)-ExS-FE  
 Madison av, 1075—Cons Gas Co, 130 E 15...GE  
 Park av, 872-76—Mason-Seaman Transp Co,  
 622 W 57,  
 D&R-Rec-Rub-FA-NoS-WSS(R)-FE-FP  
 Park Row, 53-55—J Angus Shaw,  
 Spr-WSS-FP-Rec-Stp(R)  
 Park Row, 108—Chinese Republic Works...Rec  
 W Broadway, 454—Grovanni Cella & Bro,  
 O-Rec-D&R-Rub  
 West End av, 599—Hamilton Institute,  
 Rub-ExS-FA-GE-Rec-D&R-O-FP  
 West End av, 599—Catherine F Wright, 65  
 Central Pk W.....O  
 Numbered Avenues.  
 1 av, 150 (P S 122)—C B J Snyder, Supt Sch  
 Bldgs, Park av & 59,  
 FP-WSS-Ex(R)-D&R-Rec-FA(R)-DC-GE  
 1 av, 2113—Frank Robilotta.....NoS-FA-D&R  
 1 av, 2247—Joseph Lovaglia.....FE(R)  
 2 av, 180—Polish Natl Alliance of U S A...A  
 2 av, 1615-17—Edw C Sheehy et al, 1374 Lex-  
 ington av.....A  
 3 av, 479—Morris Pismenitzer.....FA  
 3 av, 841—Byram L Winters, Waverly, N Y,  
 Tel-FP-WSS(R)-DC  
 3 av, 2067—Louis Burger.....El-FP-DC  
 3 av, 2252-54—Reformed Low Dutch Church  
 of Harlem, 182 E 122.....FP  
 3 av, 2338-40—Alex L Sinsheimer et al, 30  
 Broad.....A  
 5 av, 67—Hy Spingler est, 65 5 av.....FP-Spr  
 5 av, 527—Robt B Dula.....FD  
 5 av, 630—Henry Clews, 11 Broad...WSS(R)  
 5 av, 630—Joseph (Inc).....FA  
 5 av, 630—Walter B Stage.....Rec  
 5 av, 2158—Est Gevert Wendelken, c John W,  
 605 W 137.....FP-O

# Classified Buyer's Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

## Alteration Work.

HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.

## Auctioneers.

DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.  
 KENNELLY, BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

## Awnings and Canopies.

SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912.

## Boilers.

KEWANEE BOILER CO., 47 West 42nd street. Tel. Bryant 6106.

## Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.  
 GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.  
 PFOTENHAUER-NESBIT CO., 1133 Broadway. Tel. Farragut 8952.  
 SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

## Building Directory.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

## Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.

CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.

KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.

PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

## Building Reports.

DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.

A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

## Carpenters, Contracting.

COOK & SON, N. A., 127 West 40th street, New York.

## Cement.

ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.  
 CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.  
 LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.  
 LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.  
 VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5370.

## Cement Work.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.

TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

## Commercial Photography.

COLLINS & SHABBROOK, 134 W. 23d St. Tel. Chelsea 5159.  
 ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.

## Concrete Reinforcement Bars.

CORRUGATED BAR CO., Mutual Life Bldg., Buffalo, N. Y. N. Y. Tel. Rector 4685.

## Contractors' Bonds.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.  
 RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

## Contractors (General).

BRADY CO., CHARLES, 171 Madison avenue. Tel. Murray Hill 5486.  
 FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.  
 FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.  
 PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.

## Consulting Engineers.

KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

## Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

# CLASSIFIED BUYER'S GUIDE—Continued

## Directory Building.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

## Directory, Manhattan Owners.

RECORD AND GUIDE CO., 119 West 40th street. Tel. Bryant 4800.

An ownership book of Manhattan realty. Front Sections arranged geographically with city sections. Lot and house number followed by name and address of owner of record together with date of taking title. Back section contains alphabetical arrangement of owners followed by listing of properties to which each holds title.

## Doors and Sashes.

EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.  
SOLAR METAL PRODUCTS CO., Columbus, O.

## Electrical Contractors.

BRUSSEL, D. G., 39 West 38th street. Tel. Greeley 189.

## Electrical Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl street, Brooklyn.  
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.  
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

## Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.

## Fire Brick Clay.

PULS, CHAS. H., 131-133 East 23d Street. Tel. Gramercy 5360.

## Fire Escapes.

BERNSTEIN, INC., H., 338 East 95th street. Tel. Lenox 4261.  
GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

## Fireproofing.

MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.  
OLIVER, ALBERT, & SON, INC., 101 Park avenue. Tel. Murray Hill 5562.  
RAPP CONSTRUCTION CO., 30 East 42d street. Tel. Murray Hill 1831.

## Fireproofing, Hollow Tile.

THE ANNESS & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

## Gas.

CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

## Glass.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

## Hardware, Builders'

FORD PULLEY & HARDWARE CO., 241 West 20th street, New York. Tel. Chelsea 8987.

## Heaters, Safety.

KIDDE & COMPANY, 90 West Broadway. Tel. Barclay 6422.

## House Mover and Shorer.

VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

## Insurance.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.  
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

## Interior Woodwork.

EMPIRE CITY-GERARD CO., Greenpoint avenue & Provost St, Bklyn. Tel. Greenpoint 818.

## Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

## Iron Work (Arch. and Struc.)

BERNSTEIN, INC., H., 338 East 95th street. Tel. Lenox 4261.  
GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.  
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.  
PERLMAN IRON WORKS, A., 1735 West Farms road. Tel. Intervale 2167.  
RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.  
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.  
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.

## Janitor Supplies and Disinfectant.

SANIFORUM CO., 71 Marshall St., Newark, N. J. N. Y. Tel. Greeley 4022.

## Lath, Metal.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.

## Lumber.

FINCH & CO., CHAS. H., Coney Island avenue and Avenue H, Brooklyn. Tel. Flatbush 2301.  
ORR CO., J. C., India street and East River, Brooklyn. Tel. Greenpoint 948.

## Metal Bars for Store Fronts.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

## Metal Ceilings.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.  
BROOKLYN METAL CEILING CO., 283 Greene Avenue, Brooklyn. Tel. Prospect 1402.  
GARRY IRON & STEEL CO., 521-523 West 23d street. Tel. Chelsea 8020.

## Metal and Metal Covered Work.

ECLIPSE FIREPROOF SASH & DOOR CO., 273 Russell street, Brooklyn. Tel. Greenpoint 3162  
KNOBURN CO., 359-365 14th street, Hoboken. Tel. Hoboken 965.  
MANHATTAN FIREPROOF DOOR CO., Winfield, L. I. Tel. Newton 911.  
WESTERGREN, INC., M. F., 213 East 144th street. Tel. Melrose 3291.

## Mortgages.

BUCHANAN, H. W., 49 Wall street. Tel. Hanover 6484.  
LAWYERS' MORTGAGE CO., 59 Liberty street. Tel. Cortlandt 7905.  
McLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.  
McMAHON, J. T., 188 Montague street, Brooklyn. Tel. Main 834.

## Real Estate Board (Manhattan).

AMES & CO., 26 West 31st street. Tel. Madison Sq. 3570.  
AMY & CO., A. V., 7th avenue, corner 115th street. Tel. Cathedral 8147.  
BROWN CO., J. R., 299 Madison avenue. Tel. Murray Hill 1481.  
BUCKLEY & HORTON CO., Myrtle and Clinton avenues, Bklyn. Tel. Bedford 5500.  
CAMMANN, VOORHEES & FLOYD, 84 William street. Tel. John 2260.  
CARPENTER, L. J., FIRM OF, 25 Liberty street. Tel. John 4360.  
CHAUNCEY REAL ESTATE CO., 187 Montague street, Brooklyn. Tel. Main 4300.  
CARSTEIN & LINNEKIN, 321 4th avenue. Tel. Gramercy 2293.  
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.  
CRUIKSHANK'S SONS., W., 37 Liberty street. Tel. John 6047.  
CUDNER, A. M., R. E. CO., 254 West 23d street. Tel. Chelsea 1276.  
DAVIES, J. C., 149th street and 3d avenue. Tel. Melrose 3462.  
DAY, J. P., 31 Nassau street. Tel. Cortlandt 744.  
DE SELDING BROS., 128 Broadway. Tel. Cortlandt 8408.  
DOYLE & SONS, J. F., 45 William street. Tel. John 2368.  
DUROSS CO., 155 West 14th street. Tel. Chelsea 2377.  
ECKERSON, J. C. R., 299 Madison avenue. Tel. Murray Hill 5151.  
ELY & CO., H. S., 21 Liberty street. Tel. John 222.  
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.  
FINEGAN A., 35 Nassau street. Tel. Cortlandt 1730.  
FISCHER, J. A., 690 6th avenue. Tel. Bryant 1423.  
FOX & CO., F., 14 West 40th street. Tel. Bryant 8240.  
KENNELLY, B. L., 156 Broadway. Tel. Cortlandt 1547.  
KIRWAN & SONS, J. P., 138 West 42d street. Tel. Bryant 341.  
KNAP & WASSON, Broadway at 181st street. Tel. Audubon 4420.  
KOHLE, C. S., 901 Columbus avenue. Tel. Riverside 5504.  
LEAYCRAFT & CO., J. E., 30 East 42d street. Tel. Murray Hill 500.  
McLAUGHLIN, T. F., 1238 3d avenue. Tel. Lenox 1063.  
MANNING & TRUNK, 489 5th avenue. Tel. Murray Hill 6834.  
MORRISSEY, Wm. G., 189 Montague street, Brooklyn. Tel. Main 5856.  
NOYES CO., C. F., 92 William street. Tel. John 2000.  
OGDEN & CLARKSON, 659 5th avenue. Tel. Plaza 6241.  
O'HARA BROS., Webster avenue and 200th street. Tel. Fordham 615.  
PEASE & ELLIMAN, 340 Madison avenue. Tel. Murray Hill 6200.  
PORTER & CO., 159 West 125th street. Tel. Morningside 958.  
RAE, WM. P. CO., 180 Montague street, Brooklyn. Tel. Main 4390.  
RULAND & WHITING CO., 5 Beekman street. Tel. Cortlandt 1132.  
SCHRAG, L., 142 West 23d street. Tel. Chelsea 1700.  
SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.  
TUCKER, SPEYERS & CO., 435 5th avenue. Tel. Murray Hill 2750.  
TYNG & CO., STEPHEN H., JR., 41 Union Square West. Tel. Stuyvesant 4000.  
WELLS' SONS, J. N., 191 9th avenue. Tel. Chelsea 5266.  
WHITE & SONS, W. A., 46 Cedar street. Tel. John 5700.  
WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.  
WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

## Real Estate Brokers (Manhattan and The Bronx).

ARMSTRONG, J., 1984 3d avenue. Tel. Harlem 211.  
BECHMANN, A. G., 1053 Southern Boulevard. Tel. Melrose 3975.  
BOYLAN, J. J., 402 West 51st street. Tel. Columbus 1970.  
BROWN, INC., W. E. & W. I., 3428 3d avenue. Tel. Melrose 43.  
COKELEY, W. A., 1325 Fort Schuyler road. Tel. Westchester 407.  
CUTNER & LIPSET, 1181 Broadway. Tel. Mad. Sq. 9329.  
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.  
DIKE, O. D. & H. V., 220 West 42d street. Tel. Bryant 8556.  
DOWD, JAMES A., 874 6th avenue. Tel. Plaza 3722.  
FORD'S SONS, FRANCIS W., 8-10 James street. Tel. Worth 1021.

GOODWIN & GOODWIN, Lenox avenue and 123d street. Tel. Harlem 6500.

KURZ & UREN, 370 East 149th street. Tel. Melrose 2140.

McNALLY, G. V., 7 East 42d street. Tel. Murray Hill 8154.

O'DONOHUE, L. V., 25 West 42d street. Tel. Bryant 3555.

O'REILLY, THOS. J., Broadway & 109th street. Tel. Riverside 9700.

PAYTON, JR., CO., P. A., 67 West 134th street. Tel. Harlem 917.

SCHINDLER & LIEBER, 1393 3d avenue. Tel. Lenox 3436.

SIMMONS, E. DE FOREST, 2 East 58th street. Tel. Plaza 837.

STEIN, HENRY C. B., 242 East Houston street. Tel. Orchard 1930.

ULLMAN, C. L., White Plains avenue, north of 207th street. Tel. Williamsbridge 36.

## Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague street. Tel. Main 2372.  
BULKLEY & HORTON CO., Myrtle and Clinton avenues. Tel. Bedford 5500.  
CHAUNCEY REAL ESTATE CO., 187 Montague street. Tel. Main 4300.  
CLARK, INC., NOAH, 837 Manhattan avenue. Tel. Greenpoint 2000.  
HENRY, JOHN E., JR., 1251 Bedford avenue. Tel. Bedford 5506.  
KETCHAM BROS., 129 Ralph avenue. Tel. Bushwick 86.  
McMAHON, JOSEPH T., 188 Montague street. Tel. Main 834.  
MORRISSEY, WM. G., 189 Montague street. Tel. Main 5856.  
PORTER, DAVIS, 189 Montague street. Tel. Main 828.  
PYLE CO., H. C., 201 Montague street. Tel. Main 3385.  
RAE CO., WM. P., 180 Montague street. Tel. Main 4390.  
SEAVER & CO., INC., FRANK A., 6806 3d avenue. Tel. Bay Ridge 1474.  
SMITH, CLARENCE B., 1424 Fulton street. Tel. Bedford 661.  
WELSCH, S., 207 Montague street. Tel. Main 2738.

## Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan avenue. Tel. Greenpoint 632.  
REALTY ASSOCIATES, 162 Remsen street. Tel. Main 3385.

## Real Estate. (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.  
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## Real Estate Operators.

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COHEN, ELIAS A., 182 Broadway. Tel. Cortlandt 5005.  
LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.  
LOWENFELD & PRAGER, 149 Broadway. Tel. Cortlandt 7803.  
LUSTGARTEN & CO., Wm., 68 William street. Tel. John 6120.  
MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.  
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## Screens.

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