

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 15, 1916

MUNICIPAL HOME RULE, WHY IT IS NEEDED, AND HOW IT MAY BE OBTAINED

By LAURENCE ARNOLD TANZER

PART TWO.

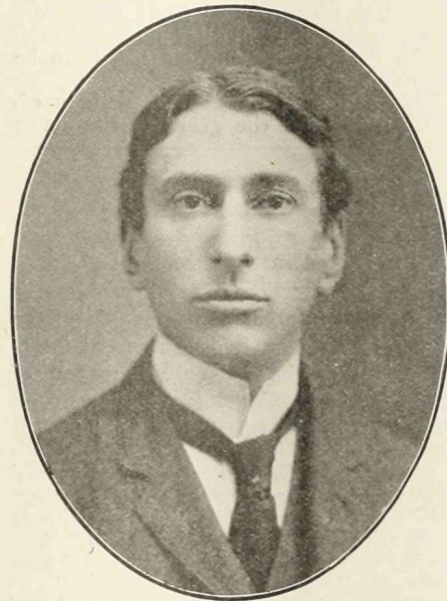
A HOME rule constitutional provision should contain these two essential elements: A grant of power to cities over their local municipal affairs and a prohibition against special legislation which would interfere with the exercise of that power. The one supplements the other.

The grant to cities of the power of local self-government does not involve, as is supposed by some, the setting up of the city as a community independent of the sovereignty of the State or having powers in derogation of the legislative authority of the State Legislature. Cities would still continue subject to legislative authority in the exercise of the powers granted, as in all other respects. Private business corporations are not made exempt from regulation by the Legislature because they are organized under charters authorized by general law empowering their stockholders and directors freely to manage their internal affairs. They must all, none the less, obey the laws of the State provided for their regulation.

Regulation of Banks.

The regulation of banks and insurance companies, for instance, is recognized as of great public importance; yet the Legislature would not think of passing a law providing what should be done with regard to the business of any particular bank or insurance company, but protects the public interest by enacting general rules of conduct for all banks or for all insurance companies, leaving those in charge of each company to conduct its transactions as they may deem wise, subject to observance of those general rules. No one supposes that banks or insurance companies are thereby made independent of law or of the sovereignty of the State. In like manner, the constitutional grant to cities of the power of local self-government, coupled with a prohibition of special legislation regulating the internal affairs of particular cities, would leave the legislature clothed with plenary power to enact all such laws for the government of cities as might from time to time seem desirable, regulating city governments in relation to municipal affairs as well as in their relation to the State; and all cities in exercising the power granted them over their own affairs would continue to be subject, as are all private corporations and all citizens generally, to the power of the Legislature to pass State laws. Cities would be subject, for example, to State laws prescribing uniform systems of municipal accounting, placing limits on municipal indebtedness and the like, as well as to all laws applicable to the State as a whole. The fear that the grant of the power of local self-government would in some way be in derogation of the sovereignty of the State is a mere bugaboo.

The form which the grant of power shall take presents some difficulties. Three different ways of conferring the power have been proposed. The first way is by enumeration of specified subjects which cities may regulate for themselves to the exclusion of the legislature; the second by a grant in general terms of the power of regulating local municipal affairs; and the third by a



LAURENCE ARNOLD TANZER.

mere declaration of the principle of local self-government, leaving the extent of the power and the manner of its exercise to be prescribed by the Legislature.

The first of these methods—that of enumerating specified subjects over which cities are to have exclusive power, is impracticable, because the same subjects of legislation interest both the city and the State and should be given exclusively to neither. Take, for example, the subject of public health. The State must retain power to pass general laws on this subject applicable to all cities and directing the activities of local health authorities in relation thereto, while each city should have power to adopt additional local regulations dealing with its own local problems and the organization and government of its local health department. As it is with health, so with most other subjects of importance: Cities should be empowered to deal with them in their purely local aspects, leaving in the Legislature power to pass State laws on the general subject. Any attempt, therefore, to set apart subjects of legislation to be dealt with exclusively by cities would, if the subject matter be broad, unduly diminish the powers of the State Legislature, or if narrow, grant inadequate powers to cities. This method of enumeration would, in the first case, be dangerous, and in the second case it would be futile.

Second Method Better.

The second method, that of granting to cities power, subject to the general laws of the State, to regulate their own affairs and adopt their own charters, is preferable. It is the method which has been adopted in the constitutions of twelve States of the Union—Arizona, California, Colorado, Michigan, Minnesota, Missouri, Nebraska, Ohio, Oklahoma, Oregon, Texas and Washington—that is, in all the constitutions having any home rule provisions at all. The principal objection urged against this method, that it would require judicial decisions to determine the extent of the power of local self government and to draw the line between local municipal af-

fairs and State affairs, is not so serious as those who raise it would have us believe. Constitutional grants of power are almost universally and of necessity couched in general terms; and recourse must be had to the courts to apply them. But the litigation which would be necessary to interpret and apply a constitutional grant of home rule power to cities would present no greater difficulties than constantly arise today in the numerous litigations involving the validity of local ordinances and conflicts between such ordinances and State laws; and it would have this great advantage, that a judicial determination as to the extent of municipal power would settle the point involved for all cities of the State, instead of binding only the particular city where the case arose.

The third method, of merely declaring the principle, leaving its application and definition to the Legislature, leaves fewer questions to be determined by the courts, but, on the other hand, makes the cities dependent on legislative action to make effective the grant of power. This disadvantage tends to disappear if there is an adequate prohibition against special legislation dealing with local municipal affairs.

Evils of Special Legislation.

In fact, from the practical standpoint a prohibition of such special legislation is of greater importance than the precise form of the grant of power. As has been pointed out, legislative domination of municipal affairs has been operative for evil in this State, mainly through the practice of passing such special legislation. If the power and the temptation to pass these special laws are removed, the evil will tend to correct itself. In addition to the general laws governing all cities, which the Legislature should in any case retain power to enact, each city needs its own special legislation to meet its own peculiar local conditions. If the legislature is deprived of the power of itself adopting this legislation, it will be forced by the practical exigencies of the situation to confer that power on the cities. In view of this, it becomes less important whether the grant of power be in the form of a direct self executing grant of power to the cities of the State or whether it be in the form of a mandate to the Legislature to pass legislation granting such power to cities, provided only the Legislature is deprived of the power to interfere in local affairs by special act.

It is this point of view which underlies the latest proposal for a home rule constitutional amendment, introduced in the Legislature by Senator Mills and Assemblyman Welsh. This proposal is in the nature of a compromise between the advocates of a sweeping constitutional grant to cities of home rule powers on the one hand, and those, on the other hand, who fear lest the power of the State Legislature suffer through an unduly large grant of power to cities. The proposal has been introduced at the instance of the Mayors' Conference and has been endorsed as an acceptable compromise by the Municipal Government Association of New York State, by the Citizens Union and by the City Club and other home rule advocates.

The Mills-Welsh proposal confers home rule powers in the form of what

may be called legislative home rule rather than constitutional home rule—that is to say, it adopts the third of the three methods discussed above. It avoids the necessity of judicial determination of the extent of the power granted to cities by commanding the Legislature to provide by a general law for the carrying of its provisions into effect. It indicates in a general way the character of the legislation which the Legislature is required to enact, but leaves the details to the Legislature. The Legislature is required to enact legislation giving to every city, first, power to adopt and amend local laws, not inconsistent with the constitution and laws of the State, relating to the powers, duties, qualifications, number, mode of selection and removal, terms of office and compensation of all officers and employees whose compensation is paid directly or indirectly out of the city treasury, other than justices of courts of record, the transaction of its business, the incurring of its obligations, the presentation, ascertainment and discharge of claims against it, the acquisition, care, management and use of its streets and property, the wages or salaries, the hours of work or labor, and the protection, welfare and safety of persons employed by any contractor or sub-contractor performing work, labor or services for it, and the government and regulation of the conduct of its inhabitants and the protection of their property, safety, health, comfort and general welfare; second, power to draft, adopt and amend its own charter, but no new charter is to become effective in any city until it shall have been approved by vote of a majority of the electors of the city. In the third place, the Legislature is commanded to provide by general law for the conditions under which and the method by which villages or the inhabitants of unincorporated territory may incorporate as cities and the manner in which territory may be annexed to or separated from cities.

The powers which the Legislature is thus required to grant are protected against legislative interference by a provision prohibiting the Legislature from passing any law relating to the property, affairs or government of cities which shall be special or local either in its terms or in its effect, the requirement being that the Legislature shall act in relation to such local municipal affairs only by general laws which shall in terms and in effect apply alike to all cities. With respect to matters other than the property, affairs or government of cities, the Legislature retains full power to legislate by laws general or special; but any such law affecting cities, which does not in terms and in effect apply alike to all cities, must be submitted to the city authorities for approval in the same manner in which special city bills are now so submitted, and if disapproved by the local authorities of any city affected, must be re-passed by the Legislature before it can become law.

The sovereignty of the State and the power of the State Legislature are fully safeguarded by an express declaration that the power of the Legislature to enact laws relating to matters other than the property, affairs or government of cities shall not be deemed to be restricted in any way; and even so far as cities are concerned, the power is restricted only to the extent of requiring general legislation where purely municipal affairs are in question and if other matters affecting cities are involved, by making the legislation, if not general in application, subject to the suspensive veto by the local authorities. The Legislature thus retains the fullest freedom to deal, (1) with city affairs by general laws; (2) with matters of State concern relating to cities, (a) by general laws, or (b) by special laws subject to the suspensive veto; and (3) with affairs of State concern generally by any form of law, general or special. In addition, the Legislature is expressly granted power to confer on cities, by general laws, such further powers of local legislation and administration as it may from time to time deem expedient. This provision

can be used in the discretion of the Legislature, not only to further extend the powers of cities, but also to extend the use of city officials as agents of the State, by delegating to them powers and duties in the execution of State laws.

Not only is the Legislature left full power of legislation, as above indicated, but it is commanded to pass general laws to guard against abuses in assessments and in contracting debt by municipal corporations, and it retains power to regulate, by general laws, labor conditions, including salaries and hours of labor in cities as well as in all other divisions of the State.

The counties within the City of New York are to be treated as a part of the city government, so that the power of local self-government conferred on the City of New York is to extend over the counties within its boundaries. The separation of municipal from State elections, which now applies only to cities of the first and second classes, is to be extended to all cities.

This proposal, if adopted, will, in effect, provide for the grant to the seven

million people in the cities of this State of power to govern themselves, leaving the details of the exercise of the power for the Legislature to determine. It will free cities from much legislative interference and will free the Legislature from bondage to local affairs, enabling it to fulfill its proper function of legislating for the entire State. It will preserve unimpaired the proper powers and functions of the State Legislature, retaining in it full power of control over cities and enlarging its power to use cities as instrumentalities to serve the State. It will do this without in any way interfering with existing charters or other laws, all of which are by express provision to continue in force until repealed, amended, modified or superseded in accordance with the provisions of the constitution.

The Mills-Welsh proposal affords a sane, safe and practical means of a gradual transition from the legislative government of cities to local self government in municipal affairs. Its adoption will be of great benefit both to the cities and to the State.

BRONX SCHOOL SYSTEM.

About 100,000 Children Are Being Educated in the Borough.

THAT the public school problem is of vital interest to the people of the Bronx was shown by the unusual interest taken in the monthly luncheon of the Members' Council of the Bronx Board of Trade, which was held in Ebling's Casino, Thursday, April 6. President William G. Willcox of the Board of Education was the principal speaker. His subject was "The Public Schools from a Business Man's Standpoint." Borough President Mathewson also spoke on "The Public Schools of the Bronx."

Few people realize the magnitude of the public school system in the Bronx. Few realize that 100,000 are today receiving their ground work for future usefulness in the public schools of the Bronx. This with a population of 700,000. As the population of the borough should reach 900,000 by 1920, the urgency of preparedness is all the more evident.

The following facts and figures are of interest at this time:

Number of schools.....	53
Number of schools leasing additional space.....	16
Number of school pupils.....	99,532
Number of school teachers....	2,360
Number of school pupils on part time (less than five hours per day).....	14,327
Value of sites and school buildings	\$16,000,000
Cost of maintenance (exclusive of teachers' salaries) ..	\$450,000
New buildings being erected (3 elementary schools, 1 high school—Evander Childs)....	4
Number and location of new schools: No. 48, Coster and Faile streets; No. 54, Intervale avenue and Chisholm street; No. 55, Washington avenue and St. Pauls place; Evander Childs High School, 184th street and Creston avenue.	
Approximate cost of construction of new buildings.....	\$1,250,000
Seating capacity of new elementary schools	5,300
Additional teachers required under full time.....	150
Number of schools operated under the Wirt plan—Nos. 2, 5, 6, 28, 42, 44, 50 and 53.....	8

REMOVAL OF INSANE ASYLUM.

SENATOR ELON R. BROWN has sent to the Real Estate Board of New York the following letter in relation to the removal of the State Insane Asylum from Mohansic.

Laurence McGuire, president of the Real Estate Board, is having a very careful investigation made into the whole matter and believes with Senator Brown that in a matter involving a loss to the city of approximately \$1,200,000

the Legislature should proceed very slowly. There can be no damage to the watershed at present, because the buildings are empty, and the Real Estate Board feels that Senator Brown is justified in going carefully into the matter before he arrives at a decision.

Senator Brown's letter follows:

In reply to your request for a statement from me as to Mohansic, I have to say that there is not now, and has not been, during this session of the Legislature, any disposition on the part of the Legislature to force the Mohansic project. All work on the hospital and training school has been stopped in response to the New York City demand against pollution, and there is no idea of starting it again in opposition to the wishes of the city. The Legislature has refused to pass the Wagner bill from other considerations, which I will attempt briefly to outline.

The Mohansic hospital was located under a clause in the statute for the special accommodation of the City of New York in 1908 and 1909, without objection from any source. Dr. Ferris, of the City of New York, was then a member of the Hospital Commission. Between sixty and seventy patients have been kept there for the past few years, but have been removed in the last ninety days in deference to the city's wishes. In 1914, on account of the grave and serious shortage of accommodations for insane patients, I proposed an appropriation of a million dollars for the construction of a State hospital. Mohansic was suggested, but Senator Wagner said it would not be agreeable to the city. I accordingly framed a bill for the location of a hospital elsewhere, and a bill for the sale of the Mohansic property. Both bills passed the Legislature and both were vetoed by Governor Glynn. Senator Wagner was then temporary president of the Senate, and Sheriff Smith minority leader of the Assembly. It has been publicly stated that these vetoes were due to assurances from the Mayor of the City of New York and other public spirited citizens that the objection to Mohansic had been withdrawn. The vetoes, however, postponed the much-needed addition to the State's accommodations for the insane.

In 1915, partly through my efforts, a million dollars was appropriated for buildings at Mohansic, the bill being passed without opposition in the Legislature and approved by the Governor. No objection came from any source to this measure. Later in the year objection was made and all building under the new appropriation stopped.

I learned from public officers at Albany that the State has already invested in Mohansic \$1,300,000, and that the immediate sale of the property will entail a loss of approximately one million dollars. I have hesitated to consent to accepting this loss until two important questions were decided: First, whether the State can put this property at Mohansic to any public use agreeably to public opinion and save part or all of the threatened loss.

Second, whether the city is under any obligation, in view of the State's past expenditure, to indemnify the State, partly or wholly, by reason of its stopping the development of Mohansic after it had had a controlling voice in pushing the development.

And I might add a third inquiry, as to whether it would be wise precipitately to dispose of the property before it was ascertained whether the city could use the property advantageously.

I am sure you will appreciate that taxes result from expenditure, and that if the State charges off a million dollars loss on Mohansic, and invests a million to establish a hospital elsewhere, sixty-eight per cent. will fall upon taxable property within the City of New York.

While it is good business and admirable sentiment to respect the wishes of the City of New York in connection with its water supply, it is important that the State do the best it can with this property, and that there be a just and equitable settlement and adjustment between the State and the city. It is disconcerting after having made so large an investment for so necessary a public service, particularly designed for the convenience of the city, to receive a warning of threatened injury, which, if given in time, would have prevented all loss to the taxpayer. It seems to me it was clearly the duty of the city to have given such a warning.

ZONING MOVEMENT ON STATEN ISLAND

Entire Borough of Richmond Provided With Two Classes of Height Districts—Area Districts Also Considered

TWO classes of height districts are provided for the Borough of Richmond by the Commission on Building Districts and Restrictions. A height limitation of $1\frac{1}{2}$ times the width of the street, the present limit for tenement and apartment houses, is applied where the present and prospective height and intensity of use is greatest, that is, in a broad band along the Narrows and the North Shore, between Rosebank and Mariner's Harbor, and at the Southern end of the borough, at Tottenville.

Buildings in a $1\frac{1}{2}$ times height district may attain a height of 150 feet on a 100 foot street, 90 feet on a 60 foot street, and need never be, whatever the width of the street, less than 75 feet high and by setting back 12 feet buildings other than tenements and apartments, to which the Tenement House Law applies, can go three stories higher, or for any other set back a proportionate amount.

For the remaining areas of the borough the height at the building line, to which buildings may be erected, is limited to the width of the street, but by setting back the height may be increased by twice the amount of the set-back.

On a street 100 feet wide a building can be erected to a height of 100 feet at the street line and on a street 50 feet wide or less to a height of 50 feet, and by setting back the upper portion 12 feet it can go two stories higher, or in proportion for a less set back. Only a very few buildings at the present time approximate the height limitations proposed, which have been planned in anticipation of very considerable growth.

Area Districts.

To provide a certain minimum amount of light and air on the rear and sides of a building when the vicinity is fully developed with buildings appropriate to the intensity of use 25 or 50 years hence, is the principal purpose of these area restrictions. As the provision of an adequate amount of light and air to a building is generally of equal benefit to the adjoining structures when the vicinity is fully occupied, it is only proper that they should equally contribute to the common stock of light and air. In establishing these area provisions it has been recognized that it is not practicable to require the same amount where the intensity of use and land values will probably be greatest, as where intensity of use and land will be least. The minimum requirements for light and air have consequently been graduated according to probable intensity of use, so that they will probably not exceed what economical considerations, or the mutual advantage of property owners and tenants, will require.

These light and air requirements are effected by regulations governing the minimum size of yards and courts, which to preserve a minimum angle of light in any district and to obtain adequate ventilation, increase in size in proportion to the height of building.

The court and yard requirements are in general more strict for "residential" than for "non-residential" buildings, which are defined for the purpose of area districting only as follows: A residential building is one used for residential purposes only, or for residential purposes in part, containing apartments for more than two families. All other buildings are non-residential. Five classes of area districts are established, denominated "A," "B," "C," "D," and "E."

The "A" districts are essentially warehouse districts and are confined to belts along the waterfront and narrow strips along railroads. Storage buildings therein can generally cover the entire

lot to the full height allowed, and industrial buildings generally need have no yard and no court unless required to light work rooms. Where courts are required they must be not less than one inch in least dimension for each foot in height of building. Residential buildings in this district while not expected in any great numbers, would be subject to the court and yard provisions of the "B" districts described below.

The "B" area district includes an area from Clifton to New Brighton bounded on the west approximately by York avenue, Cebea avenue, St. Paul's avenue, Van Duzer street, Young street and Warren street, including St. George, Stapleton and Clifton, where it is expected on account of accessibility to lower Manhattan and its view of the bay and harbor, that many high class elevator apartments will locate therein.

Yards Required.

In these districts a yard is required only when a building 55 feet deep or more is back to back with another property 55 feet or more in depth. They must be not less than two inches in least dimension for each foot in height of building above the street, nor less in depth than 10 per cent. of the depth of lots less than 100 feet deep, or less than 10 feet on lots of greater depth.

The least dimension of outer courts must not be less than one inch for every foot in height above the street, but never less than 4 feet, and the area of an inner court at any height not less than the square of the depth of the required yard due to that height. These requirements as to yards and courts apply both to residential and non-residential buildings; for industrial buildings, however, the yard is required only above the first story, while in the case of residential buildings it must extend for its full area down to the curb level except that usual accessory buildings one story high may cover one-half the yard area.

Slightly deeper yards and larger courts are required for buildings above 90 feet in height than are now required by the Tenement House Law. This will only affect elevator apartments above 8 or 9 stories in height. The rear yard for a building 120 feet high, or about 10 stories, will be 20 feet, and for one 90-foot high 15 feet. This is believed to be in harmony with the best practice for either office buildings, loft structures, or elevator apartments.

"C" Area Districts.

"C" area districts are somewhat more distant from the business center of the city and are in the rear of the "A" and "B" districts which skirt the shore. They include a broad belt extending from New Dorp Beach on the south shore to Chelsea on Arthur Kill. The area is bounded in the rear approximately by Southside Boulevard, Amboy Road, Richmond Road, Clove Road, College avenue, Indiana avenue, Exeter street and Old Stone Road, and includes the whole or large portions of Dongan Hills, Grasmere, Arrochar, Fort Wadsworth, Rosebank, Concord, New Brighton, West New Brighton, Port Richmond, Graniteville and Bloomfield.

An area north of Southside Boulevard as shown on the city map extending from Arthur Kill to 1,000 feet west of Huguenot avenue, and lying south of Elliott avenue or Arents avenue, Church street, Amboy road, Bayview avenue, Laforge avenue, Horton street and Amboy road, including parts of Tottenville, Pleasant Plains and Princes Bay, is also designated as a "C" district.

For non-residential buildings the restrictions are the same as in the "B" districts already described. It has been deemed, however, that both normal building and the public health and convenience, demand a greater provision

for light and air for residential buildings than in districts nearer the business center, where economic pressure and land values are generally much greater. Provision is made that yards shall be at least two and one-half inches in least dimension for each foot in height, and outer courts at least one and one-quarter inches in least dimension for each foot of height; except as to these dimensions provisions as to yards and courts are the same as mentioned above under "B" districts.

Residential buildings in these districts may be built with the courts and yards required by the Tenement House Law up to five stories in height, but above that limit their size is somewhat greater. A six-story building (70 ft.) will ordinarily require a yard 14 feet 7 inches deep, 1 foot 7 inches more than required by the Tenement House Law, and an eight story building will require a yard 18 feet 9 inches deep, 3 feet 9 inches more than that required by existing laws. These proposed regulations have been made after a careful study of probable future growth, to allow sufficient area for apartments and tenements for many years. It is expected that for a considerable time to come many one and two-family houses will be built in the above mentioned districts.

"D" area districts include all the remainder of the borough except a small elevated area on Grymes Hill and another in the vicinity of the Country Club, at Dongan Hills, which are in "E" districts, have "D" area restrictions. These districts which include a very large proportion of the borough, generally in the interior, and including the elevated areas and the shore as well between Great Kills and Huguenot, are intended generally for one or two-family houses, singly or in rows. Apartments are not excluded, but restrictions as to percentage of lot which can be occupied and size of yards and courts, place economic limitations as to the size to which they can be profitably built on ordinary lots.

Limitation on Dwellings.

A residential building may not cover more than 60 per cent. of the area of an interior lot at the street level, or 80 per cent. of the area of a corner lot above the first story, and the yards of residential buildings must be at least 5 inches in least dimension for each foot in height of building, and courts half this amount. The depth of a required yard shall be not less than 20 per cent. of the depth of a lot, for lots less than 100 feet in depth and 20 feet for all lots 100 feet and more in depth; yards, however, are required only when a building 55 feet or more in depth is back to back with another property 55 feet or more in depth. The area of an inner court at any height must not be less than the square of the required depth of the yard due to that height.

Non-residential buildings are not limited in the percentage of the area which may be covered, but their yards above the first story must be at least four inches in least dimension for each foot in height and courts half this amount. Yards for industrial buildings are required only above the first story, while in the case of residential buildings they must extend for their full area down to the street level, except that usual accessory buildings one story high may cover one half the yard area. An outer court cannot be less than four feet in least dimension.

A four story residential building on a lot 100 feet or more in depth will require a yard 20 feet deep, outer courts 10 feet in least dimension and inner courts not less than 400 square feet in area, whenever a yard and such courts are required; and a five story residential

(Continued on page 583.)

MEASURES AFFECTING REAL ESTATE

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

THE Real Estate Board's special committee on legislation at its weekly meeting took action on the following bills:

Senate, Int. 847, introduced by Mr. Wagner, a concurrent resolution amending article 12, Constitution, by providing for home rule for cities and villages. The Legislature may not pass any special or local bill affecting the municipal government of a city or village. The classification of cities is abolished.

The bill is approved.

Senate, Int. 1144, introduced by Mr. Brown, an act amending sections 96, 100, 594, 595, 599, 601, 602 and 603, Greater New York Charter, by changing the name of the Department of Bridges to the Department of Plant and Structures. The Bridge Commissioner is continued as the Commissioner of Plant and Structures. The Board of Estimate and Apportionment in its discretion is authorized to transfer to the department the powers and duties of the Police, Street Cleaning, Parks, Charities, Correction, Fire and Health departments, and the Board of Trustees of Bellevue and Allied hospitals, relative to construction, maintenance and repair of buildings and structures. There are also certain other changes.

This bill is disapproved. The powers and duties of the Bridge Department should not be extended. The department should be abolished and its few remaining duties should be transferred to the Dock Department. No saving would be effected by the formation of the proposed Department of Plant and Structures.

Senate, Int. 1197, introduced by Mr. Brown (same as Assembly Bill, Int. 1512, introduced by Mr. Law), an act creating a commission to investigate certain matters concerning the Mohansic State Hospital and the New York State Training School for Boys, suspending the work of construction of such institutions, authorizing such commission to select and acquire a site for a new State hospital, and making an appropriation for the expenses of the commission.

The bill is approved.

Senate, Int. 1206, introduced by Mr. Mills, an act amending the Greater New York Charter by authorizing the Board of Estimate and Apportionment in its discretion to establish a Department of Purchase, headed by a Board of Purchase, composed of the Mayor, the Comptroller, a member of the Board of Estimate designated by the Mayor and two other members appointed by the Mayor. The department is to have charge of the purchase, storage and distribution of all supplies, materials or equipment for any city department, office or commission or any county office of a county within the city, for which payment is made from the city treasury. There are other provisions regulating the powers and duties of the department.

This bill is approved, as it means a great saving to the City of New York.

Senate, Int. 1212, introduced by Mr. Christman (same as Assembly Bill, Int. 1528, introduced by Mr. Pratt), an act legalizing the official acts of notaries public and commissioners of deeds since March 1, 1915, so far as affected by change of residence made after appointment or by misnomer or misspelling of name or failure to take the oath within the required time or by reason of certain other errors where the notary or commissioner has acted in good faith.

The bill is approved.

Senate, Int. 1228, introduced by Mr. Mills, an act authorizing the New York City Board of Estimate and Apportionment, in its discretion, to set apart for the use of the International Garden Club, lands in Pelham Bay Park, now occupied by the club, together with adjoining lands for the establishment of a horticultural garden, which is to be free to the public four days each week, including Sunday.

This bill is disapproved on the ground that no public parks should be appropriated to the use of any particular society.

Senate, Int. 1263, introduced by Mr. Mills, an act creating a Health Insurance Commission to investigate sickness and accidents among employees of the State not covered by the Workmen's Compensation Law, and the present methods of caring for injured and sick by mutual or stock insurance companies or otherwise, and health insurance legislation of other countries, with a view to recommending remedial legislation on the subject. \$25,000 is appropriated.

This bill is opposed on the ground that it is unnecessary.

Senate, Int. 1277, introduced by Mr. G. L. Thompson (same as Assembly Bill, Int. 1571, introduced by Mr. Murphy), an act amending section 1969, Code of Civil Procedure, by providing that an action for the recovery of public funds or property illegally obtained or converted, may be maintained by any person or

The accompanying report on bills before the Legislature is furnished by a special committee of the Real Estate Board, composed of members of its Committee on Legislation and Taxation and Committee on Real Estate Laws:

Henry R. Chittick, assistant solicitor, Lawyers Title Guarantee & Trust Co.

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

Robert E. Dowling, president City Investing Co.

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.

B. E. Martin, president, Building Managers' Association.

George W. Olvany, special counsel to the Real Estate Board.

William J. Tully, general solicitor to the Metropolitan Life Insurance Company.

Harry Percy David, attorney.

Carlisle Norwood, attorney.

corporation or any member thereof jointly, the sum of whose assessments amounts to \$1,000, and requiring such a plaintiff to furnish bond to secure payment of any costs awarded defendant.

The bill is approved.

Senate, Int. 1285, introduced by Mr. Mills, amending section 182, Tax Law, by providing that the franchise tax on corporations shall be payable by both domestic and foreign corporations, joint stock companies or associations doing business or exercising their corporate franchise in the State, and providing that for the purpose of such tax a corporation shall be deemed doing business in the State until legally dissolved or otherwise legally divested of its corporate franchise.

This bill is disapproved. It would be very difficult to collect a tax from corporations which are no longer doing business although they have not been

legally dissolved, and it would be a great waste of money to try to make such collection.

Senate, Int. 1290, introduced by Mr. Hewitt, an act amending sections 177 and 193, Military Law, by providing that armory property may be assessed by a municipality for its share of the cost of pavements, curbs, gutters, sidewalks, sprinkling streets and lighting district charges, such assessments to be a charge upon the counties composing the brigade district.

The bill is approved.

Assembly, Int. 1546, introduced by the Committee on Taxation and Retrenchment, an act amending section 183, Tax Law, by striking out the provision exempting laundry corporations, manufacturing corporations to the extent of the capital actually employed in the State in manufacture and the sale of manufactured products, mining corporations engaged in mining ores in the State, and agricultural and horticultural societies, from the franchise tax on corporations.

The bill is approved.

Assembly, Int. 1547, introduced by the Committee on Taxation and Retrenchment, an act amending sections 182 and 193, Tax Law, by substituting a new schedule of rates of the franchise tax on corporations, and providing that the valuation of the stock for franchise tax purposes shall in no case be less than (1) the par value of the stock, (2) the difference between assets and liabilities exclusive of capital stock, or (3) the average price at which the stock sold during the year for which the tax is to be computed, whichever of these three values is the highest.

The bill is approved.

Senate, Int. 1065 introduced by Mr. Lockwood (same as Assembly, Int. 145, introduced by Mr. Ellenbogen), an act to amend the Greater New York Charter, in relation to the teachers' retirement fund.

This bill was referred to the Board of Governors with the recommendation that it be disapproved. Disapproval of the measure was subsequently confirmed by the Board of Governors.

LEGAL NOTES AFFECTING REALTY

Findings of Committee on Real Estate Laws of Real Estate Board, Samuel P. Goldman, Chairman

Damages for Change of Grade.

IT is well settled in the State of New York that where the property of an abutting owner is damaged by reason of an improvement in a public street, pursuant to lawful authority, a change in the grade of the street does not constitute a taking of property within the meaning of the Constitution, and the abutter is without remedy unless provision therefor is made by statute.

The Greater New York City Charter provides, Section 951, that "there shall be no liability to abutting owners for originally establishing a grade; nor any liability for changing a grade once established by lawful authority, except where the owner of the abutting property has subsequently to such establishment of grade built upon or otherwise improved the property in conformity with such established grade, and such grade is changed after such buildings or improvements have been made." Few decisions of general interest have been rendered on this provision. The most important is that of McCabe vs. City of New York (1915), 213 N. Y., 468, where an abutting owner was denied damages for a change of grade at Thomson avenue, Long Island City. Mr. Justice Collin dissented, on the ground that the improvement was not made in the public interest, but in the interest of the Pennsylvania and Long Island Railroads, in connection with their adjacent freight yards and terminus.

Streets as Boundaries.

The language in a conveyance which bounds and describes lands by reference to a public highway is to be interpreted most favorably to the grantee, and, under ordinary circumstances, where the conveyance is of a lot abutting on a highway, or where the descriptive lines

run to or along the highway, the presumption is of an intent on the part of the grantor to convey title to the centre of the highway. This presumption, however, must yield to language which shows an intent on the part of the grantor to exclude from his conveyance title to the bed of an abutting street, and to limit such title to the exterior lines thereof.

The description of premises in a conveyance placed the starting point at the "northwesterly corner of Walnut street and Second avenue," New York City, as laid down on the map referred to in the description. This meant that the starting point was in the exterior line and on the side of Walnut street rather than in the centre. While the starting point might not be conclusive, and would yield where inconsistent with other lines in the description, it must control the other parts of the description in the absence of some irreconcilable inconsistency, and the New York Court of Appeals held, Matter of City of New York, 209 N. Y., 344, that the effect of the language used was to convey title only to the exterior line of Walnut street and to exclude title to the bed of that street.

Right to Insurance Money.

A lease of a store for five years required the lessor to build an addition to the store and to make repairs, which was done at an expense of \$700, and gave the lessee the option to purchase the premises for \$5,000 at any time during the lease, but it did not provide for the application of insurance money received in case of damage to the building by fire. A fire destroyed the larger part of the building, rendering it untenable. Soon after the fire, the lessor received \$3,925 for insurance under policies payable to

(Continued on page 579.)

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, April 14.—“The power to manage their own local affairs” was denied to the cities by the Senate in yesterday's session. Laurence Arnold Tanzer, who told in last week's issue of the Record and Guide how Home Rule may be obtained and in his closing paragraph offered as a remedy for the evils arising out of city government the restoration to municipalities of the power of making its own charter provisions and statutes, has given the right prescription. But, sad to relate, the Legislature declines to prepare it.

The Home Rule bills introduced during this session were discussed yesterday in the Senate and one of these, the weakest and least beneficial, was advanced to third reading. It is Senator Brown's amendment to the constitution, giving the Legislature power to confer upon cities such powers of local legislation and administration as the Legislature may from time to time deem expedient and power to confer upon counties not wholly included in a city different forms of county government subject to approval of the electors.

Senator Wagner and other legislators representing New York City opposed this amendment, stating that it was misleading and not a genuine Home Rule law. Senator Wagner asked that either his own or Senator Mills' amendment be substituted. The latter had proposed the following measure: A concurrent resolution amending Article 12, Constitution, by requiring the Legislature to prescribe conditions under which, and methods by which, villages or the inhabitants of unincorporated territory may

incorporate as cities and to provide means by which cities may adopt and amend their own charters. No new charters, however, shall become effective in any city until approved by vote of the majority of electors therein. The Legislature may not enact laws affecting cities which are local or special, either in terms or in effect.

This amendment would permit cities to legislate on all local affairs without interference on the part of the Legislature. It was not thus to be. Brown as majority leader demanded the adoption of his proposal and cracked the party whip. The result was the defeat of Mills' amendment and the placing of Brown's amendment on the order of third or final reading.

To refer again to last week's Record and Guide, which contains a list of bills approved or disapproved by a special committee of the Real Estate Board: The action of the board does not figure or count for anything in the deliberations of the men who decide the fate of the bills. If bad legislation has been suppressed this year, the credit should go to the city officials, who have been more active during the past six months than any preceding administration in their demands for protection of the rights of taxpayers of New York. The few good bills which have been passed are the result of an investigation of the finances of the city by the Joint Legislative Committee, headed by Senator Brown, and under pressure from the Merchants' Association, the Citizens' Union and other affiliated civic bodies of which the Real Estate Board is a cog in the wheel.

The workmen, the retail dealers, the insurance companies, the railroad corporations, the banking interests and every trade and every profession, even the medical men, take careful notice of the men who are candidates for office, and if anyone inimical to their interests should seek election they will rally to the support of his opponent. During the session, they have legal or other talent conversant with the tricks and procedure of the Legislature stationed at the Capitol. The Real Estate Board did occasionally send its president or some of the other officers to Albany to oppose or favor bills. After the hearings were held, the representatives of the board went home. The legislators, who did not have any personal or impersonal interest in the bills advocated or disapproved by the board, forgot all about them. Mind you, there are two thousand bills before both houses and only five or six weeks' time to take action on them. If the board would maintain one or two men of high standing continually at the Capitol during the last two months of the session, some results could be achieved. Look back fourteen years and see how the first tenement house legislation was forced through the Legislature. Mr. Veiller was keeping at it day and night until he won out.

The railroad corporations, and chiefly the New York Central Railroad, send their best legal talent to Albany to guard against oppressive measures. Their representatives have been able to ward off enactment of laws which would compel a speedy determination of the question of how to rid the parks and streets on the West Side of Manhattan Borough, in the Riverside district, of railroad tracks. Year after year bills declaring the operation of trains on tracks at grade along the West Side a nuisance have been introduced—and defeated. The same bill is again before the Legislature, and its advocates appeared this week before the Public Service Committee to urge the adoption of the measure. Julius Henry Cohen, counsel for the Citizens' Union, and Reginald P. Bolton, consulting engineer for the West End Association, asked the members of the committee to pass the bill, declaring that Mayor Mitchel and the Board of Estimate were dilatory in ousting the railroad from Eleventh avenue. Mr. Cohen argued that the railroad is maintaining a nuisance; and that it is endangering lives and reducing real estate values in the Riverside Drive and Washington Heights sections is beyond dispute. It has for the past ten years capitalized its nuisances by insisting that the nuisance would be abated only upon the granting of additional rights to the railroad. Its attitude is similar to the attitude of the owner of a piece of real estate upon which he is committing a nuisance to his adjoining neighbor, who has an additional piece of property which the nuisance-maker desires. He says to his neighbor: “I will abate my nuisance if you will sell me the additional land at my price.” The proper answer is: “You will abate the nuisance. You will buy the property at the right price, but you will abate the nuisance.”

The litigation in 1911 determined that the Legislature could so regulate the railroad in the City of New York as to remove the nuisance. This bill is an intelligent effort to apply this power of the State by transmitting it to the constituted officers of the city.

The bill is not likely to pass. The representatives of the railroad have announced that Mayor Mitchel will settle the dispute. If the Real Estate Board could command the services of a few men as well versed in the ways and means of the legislators as the counsel of the New York Central Railroad, it might not be difficult to accelerate bills

S. L. S.

LEGAL NOTES AFFECTING REAL ESTATE

(Continued from page 578.)

her, which she had placed on the building subsequent to the execution of the lease, and for which she had paid the premiums. The lessee wrote the lessor, stating that he elected to accept the option given by the lease, and offering to pay her \$5,000, less the amount of the insurance moneys received by her. The lessor demanded the full sum of \$5,000. The New York Appellate Division, *Trumbull vs. Bombard*, 157 N. Y., Supp. 794, holds that the lessee could not require the lessor to apply on the purchase price the proceeds of the insurance policies. To require such application to be made, the court said, not under a contract of purchase between the parties, but under a mere option to purchase, which the lessee had not seen fit to accept until it became apparent to him, more than two months after the fire, that it would be profitable for him to do so, is demanded by no principle of law or of equity. The court cited, among others, as the basis of its opinion, the leading case of *Edwards vs. West*, L. R. 7, Chan. Div. 858, 47 L. J., Ch. 463, where the facts were very similar to those existing in the present case.

Illegal Alterations.

In an action for a penalty under the New York Tenement House Law, for a violation of Section 120, prohibiting the making of alterations not in accordance with plans and specifications filed with and approved by the department, there was evidence that the plans had been filed, but no evidence as to whether the alterations had been made before or after the filing.

The New York Appellate Division in *Tenement House Department vs. White-law*, 157 N. Y., Supp. 277, holds this insufficient to support a judgment for the penalty. In order to recover, the city must prove: (1) The filing of specific plans and specifications and their approval by the Tenement House Depart-

ment; (2) the doing of the work or alterations subsequent to such filing and approval, and (3) the non-conformity of the work or alterations with those plans and specifications.

Building Line Restrictions.

In 1888 and the succeeding years a number of lots outside of the improved and settled territory of Chicago were sold, subject to a restriction that the building line should be 30 feet back from the street. Suit was recently brought by several of the lot owners against the purchasers of a number of these lots on Monroe street to restrain them from erecting a building on the lots, on the ground that the action would be in violation of the restrictions. Cicero avenue adjoined these lots on the west side. On the last named street there was an electric line, and it was a semi-business street. It appeared, however, that the building restriction had been observed on Monroe and other streets in the subdivision, with the possible exception of one block. Since the sale subject to the restrictions, there had been much building in the neighborhood, and the property was within the city. It was held by the Illinois Supreme Court that, while equity will not, as a rule, enforce a building restriction where by the acts of the grantor who imposed it, or those who derived title from him, the property and that in the vicinity has so changed its character and environment and the use to which it may be put as to make it unfit or unprofitable for use if the restriction be enforced, there were no such changes in the character of the neighborhood as estopped other lot owners from enjoining the defendants from violating the building line restriction, since the character and condition of the adjoining property must have been so changed as to render the building restriction inapplicable according to the intent and spirit of the contract—*Wiegman vs. Kusel* (Ill.), 110 N. E., 884.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

W. C. STUART, Vice-Pres't & General Manager

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

Copyright, 1916, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One)

	Page
Municipal Home Rule, Why It is Needed, and How It May Be Obtained; Laurence Arnold Tanzer.	575
Bronx School System.....	576
Measures Affecting Real Estate.....	578
Digest of Recent Legislation.....	579
Legal Notes Affecting Realty.....	577
Zoning Movement on Staten Island.....	577
Editorials.	580
Query Department.	581
Real Estate Situation; Frederick M. Hilton.	582
Chalif School of Dancing.....	595
Building Material Market.....	594
Classified Buyers' Guide.....	605
Current Building Operations.....	594
Departmental Rulings.	603
Leases.	589
Personal and Trade Notes.....	596
Private Realty Sales of the Week.....	586
Real Estate Notes.....	593
Statistical Table of the Week.....	593
Trade and Technical Society Events.....	602

The New Haven Railroad lifted its embargo from most domestic freight last night. This will let through a lot of building material from the East for which the city is waiting, but is only a fraction of the relief needed.

The return movement to the old wholesale district is getting a quick start. Several important new building operations and a large number of alteration jobs scheduled within a few weeks, together with the Clafflin Company's repossession of its old premises, testify to it.

The report of the Committee on Port and Terminal Facilities has not yet been printed, though the drawings are on exhibition. The Comptroller has predicted that realty interests will be satisfied with the way the great problem has been solved. The first public hearing will be held on April 25.

Dr. Werner Hegeman, secretary of the commission for the architectural development of Berlin, at present lecturing in this country, stated before our City Club that he preferred elevated railways to subways, when the elevated structures are not unsightly and too noisy. He may have had New York in mind when he further said a city should not be judged by external accidental conditions, but by its willingness to improve those conditions.

The owner of a tenant factory, whether he be one of the occupants or not, is responsible under Section 94 of the State Labor Law for the observance of certain provisions of the law. Both owner and tenant are made responsible for the observance of certain other provisions, and punishable for their non-observance. Under a recent decision of the Appellate Division, Second Department, in the case of Goetz vs. Duffy, these are held to be proper regulations. Even after a lease has been executed the owner is bound to see that adequate exits and fire protection are provided, and if accident or death to an employee of the tenant results, both owner and tenant are jointly liable for damages.

Comparative Building Costs.

Critics of the present building situation undoubtedly place too much emphasis upon the recent rise in the cost of some materials, and give too little consideration to factors which, if less obvious to the public, are of greater moment. Commodities naturally cost more in busy times than when business enterprise is panic stricken. The really serious portents in the present situation are the growing difficulty of getting deliveries for certain primary materials, the apparent shortage of common labor and the larger wages being demanded by the skilled trades at every opportunity.

As for building costs as a whole, a little figuring will disclose to an analytical mind that they have not yet risen higher than in former busy periods. In 1902 the official quotations on structural steel were as high as they are today, and the premiums paid for prompt deliveries a great deal more. Portland cement was then selling in car lots to dealers at \$2 to \$2.25, f. o. b., New York. In 1906 Hudson River brick, now quoted at \$8 @ \$8.25 for the best grades, was selling in cargo lots to dealers at the wharf for \$11.25 per M. In that same year, 1906, a very thorough investigation of building construction costs by the Record and Guide, in collaboration with the office of Ernest Flagg, disclosed a general advance of 33 1-3 per cent. over the costs prevailing in the year 1898, the year of the Spanish war.

In 1908, the year following the panic, when building costs had again fallen as far as they could go, a second inquiry into the subject by the Record and Guide was based upon three elements: (1) material prices, (2) workmen's wages, and (3) contractors' profits. And it was found that office buildings could then be produced for 15 per cent. less than in the year 1906; apartment houses for 10 to 15 per cent. less; high class residences, 18 to 20 per cent. less; warehouses and factories, 18 to 20 per cent. less; suburban dwellings, 10 to 12 per cent. less, and concrete buildings, at least 15 per cent. less than in the best building year the city ever knew.

An office building actually under construction in 1908 cost only 28 cents per cubic foot, when two years before the same building would have cost to erect 32 cents per cubic foot, or 14.3 per cent. more. A residence on Park avenue, near 86th street, cost to build in 1906 \$105,000, or 38 cents a cubic foot. Two years later it could have been duplicated for 33 cents a cubic foot. A fireproof factory of ordinary rough construction was completed in Jersey City in 1908 at a cost of 9 cents per cubic foot, exclusive of lighting and heating. Had it been contracted for in 1906 it would have cost 15 cents per cubic foot, or 77 per cent. more. The cargo price of common brick in 1908 was but \$5 per M. Hemlock had receded from \$22, base price, to \$19. Cement had dropped 12 per cent., and stonework (including material and labor) 20 per cent.

Eight years have passed since building costs started to rise from their previous low level. With the possible exception of steel and rough lumber none of the fundamental materials has yet reached its former maximum price. Interior woodwork, stonework, marblework, brickwork and most of the operations in building construction can still be done for less than at some previous active epoch.

By far the larger total cost of the materials entering into the construction of a first-class building are chargeable to steel, and for this war conditions are responsible. And if war conditions are to be blamed for the high price of steel products, they must at the same time be credited with having been one of the principal causes of the business revival.

Aspects of the Tenement Situation.

Fifteen years have passed since the advent of the Tenement House Law marked a great advance in the construction and maintenance requirements of houses occupied by more than two families each. In the interim approximately 27,000 buildings under the tenement

classification have been erected within the bounds of the city, providing accommodations for 1,500,000 people and representing an investment of \$840,000,000 or more for construction purposes, exclusive of the investment in the land.

The building movement which produced this great architectural array has had the widest social and economic consequences of any in the history of American cities. It has made the rented apartment, instead of the private dwelling, the accepted style of city residence. It has completely reversed public opinion in this respect, and in more ways than can be here enumerated has changed household arrangements and personal habits.

It is interesting to note in the statistics of the Tenement House Department, as they appear in the three annual reports which have just been printed in one volume, some other directions which the civic evolution represented by the new type of housing has taken. One of the primal objects of the law was a safer building by specific requirement. The obvious economic consequences of this have been, successively: a larger average financial outlay, a greater capacity of building, higher rental rates in order to produce a commensurate income from the investment, higher realty values, and, finally, a higher cost of living because of the higher rentals.

Less obvious is the interesting fact that the average number of apartments in a tenement house has increased since 1901, from 23.5 to 34.7 in Manhattan; in the Bronx, from 13.5 to 24.3; in Brooklyn, from 6.4 to 14.2. A table showing the number of families per floor in the houses of most recent design corrects a mistaken impression that very tall apartment houses in Manhattan are increasing at an alarming rate, inasmuch as it reveals that the five and six story houses are the most popular with both builders and tenants, that those having only four families on a floor were most numerous among all the buildings newly erected in the period named, and that only fifteen per cent. of the total number appearing in 1913 were more than ten stories high. Other tables show that the four-room apartment continues to be the one most popular, as to size, with the renting public; but ever since 1909 there has been a slight annual decrease in the average number of rooms per apartment in Manhattan, as in 1909 the average was 5, and in 1913 it had fallen to 3.8.

The lot units used for tenement houses have steadily grown. When the law was enacted the fifty-foot frontage was the prevailing unit, but in 1912 no less than 27 per cent. of the buildings erected in that year were more than 100 feet wide, and 14 per cent. were 75 to 100 feet wide. One of the worst effects of the very large frontage was the development for a time, until the law was amended, of long dark halls. The large frontages used in many cases, having resulted naturally in a large number of apartments per floor, it was not only considered necessary after a time to provide in the law for additional fireproofing but also for the separation of halls and stairways in such a manner that the interiors of some huge structures strongly resemble separate buildings. The larger lot unit used in many cases has also resulted in a liberal use of the street court, and many court apartments now have a view of the street.

The most praiseworthy recent tendency in construction, in the Commissioner's opinion, is represented by four and five story fireproof apartment houses, which the law does not require to be fireproof. Builders and architects, since they have found that fireproof construction costs very little more than non-fireproof work, are building more after this plan.

On Basement Apartments.

Editor of the RECORD AND GUIDE:

Will you permit a statement with reference to the editorial and the letter from Mr. Huberth in the issue of the Record and Guide for April 1.

The New York Congestion Com-

mittee, at whose instance the two bills were introduced, empowering the Tenement House Department in one instance to vacate rooms that are defective in lighting and in means of escape in case of fire, and in the other requiring the same standard of living in cellars in old-law tenements as in new, has made careful inquiry as to the results of living in dark rooms, and in cellar dwellings.

It is recognized that these two measures would tend to reduce somewhat the rentals now received by owners who hold such properties. This is the result of most restrictive legislation.

It is noteworthy that the cities of Cleveland, Newark, St. Louis, Philadelphia, Chicago, San Francisco and Milwaukee prohibit living in cellars, although, of course, these regulations affect the property owners in those cities, just as in New York City.

Mr. Huberth, in the latter part of his letter, refers to the "fanatic reformers" who say that the poor people should live in cellars or go farther north in the city; and we quite agree that a family that cannot afford to pay more than \$10 a month for an apartment cannot afford to live where carfare is an item. But this is no reason why these families should be condemned or even permitted to live, let alone bring up children, in basements or in dark rooms where the chances are that the health of the wage earner will be so impaired that he cannot even afford to pay \$10 a month rental.

If there are people in this city so destitute that they cannot afford to pay for decent housing, then New York City should face the situation and take care of them. It is a very shortsighted policy which permits people to become sick because they cannot afford to keep well.

It is not conceivable that the enactment of either or both of these bills would result in more than a few, if any, foreclosures. The basement (or cellar) which does not conform to the standards set down in these laws can still be used for business or commercial purposes, and will yield quite a little return to the owner, although possibly not so much as at present.

There are, of course, many tenements complying with the present requirements of the law earning 4 per cent. to 6 per cent. per year, and it is unfair competition to permit old, dilapidated, worn-out tenements to compete with these, because the owners of better tenements are taxed to help pay for the sickness created by the unhealthy conditions in some of the poorer tenements.

WILLIAM EMERSON.

A Trans-Hudson Tunnel.

Editor of the RECORD AND GUIDE:

Jersey City's Chamber of Commerce has requested the Interstate Commerce Commission to hold a public meeting to consider abolishing free lighterage service between the New Jersey railway terminals and the Manhattan and Brooklyn waterfronts, with the object of having freight transferred to ships directly from the New Jersey shore.

This plan is said to be the one permanent cure for port congestion and the deflecting of traffic from New York to the Southern seaboard cities. The present system is declared to be a Federal subsidy to prevent New Jersey from taking advantage of its natural advantages.

It takes no prophet to foresee that if once this system of free lighterage on the waters of the harbor of New York is abolished it can never be restored, and what then is to prevent New York becoming Newark's suburb?

What are the Merchants' Association, the Board of Trade and Transportation and other business men's associations doing about it? Should not the property owners' associations also take a hand in this most vital of city problems?

Why not bring the New Jersey freight across the Hudson by tunnel to a downtown East Side freight terminal?

What is the use in having built the passenger subways for a population of many millions, if there is not also a freight subway system to enable the

passengers to compete with other cities and make a living?

The rent now paid by the railroad for freight piers and harbor transportation represents the interest on enough capital to build this freight tunnel and subway. All that is needed is to find men with foresight and public spirit sufficient to arouse the public to this vital immediate question.

J. BLEECKER MILLER.

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. 34.—A devise of 60 acres of ground was left to a widow in Bledsoe County, Tennessee—value about \$250. Nominal taxes about \$1 yearly. These have been paid for the last 30 years by a certain party, who, in 1907, received permission to remove a certain amount of timber, half of which he paid in cash and the balance was to be used as a tax-fund for meeting future expenses. This we have in writing. A letter has been received lately from this party, stating that a certain amount was still due, but that in the meantime, the property had been sold for taxes and several transfers have since taken place. The reason is given that a visit to Brooklyn did not succeed in finding her, though she has lived within the limits of the same postoffice station for over thirty years, and the department has been promptly informed of any address changes. Under the laws of Bledsoe County, what rights has the widow in the premises, and what legal steps are necessary to enforce her claims?

A. C.

Answer No. 34.—The manner in which this question is stated leaves much to be inferred. For instance, in the last sentence in the first paragraph is "this we have in writing." It is fair to conclude that "this" refers to an agreement between "a party" and "a widow." Again in the second paragraph it is stated that "a letter has been received" (it is not stated by whom) to the effect that the premises have been sold, not (as stated in paragraph 2) because a visit to Brooklyn did not result in finding her, but more probably because such taxes were in arrears, and the 60 acres in question were under the law liable to be sold in such case.

As far as the question can be understood, and subject to jurisprudence in Bledsoe County, concerning which a local attorney should be consulted, assuming that there was an agreement between these two persons (whom we will call A and B), A could take certain timber from the lands of B, for which a sum of money was to be paid, one-half of such sum in cash, and the balance to be held by A for the payment of taxes, that A did not pay the taxes and the premises were sold for arrears of taxes (and the sale was regular and the time for redemption, if any exists, is past) the present holder of the lands has good title. The remedy of B would be a suit on the agreement which it appears from the statement is in existence.

Question No. 35.—A owns a building which is mortgaged. A leases building to B, a saloon keeper, who in turn, sells his lease and business to C, another saloon keeper. C invests money in good will, fixtures, etc.; also assumes mortgage held by brewer. A recognizes C as tenant and has given him extension of original lease. Property is to be foreclosed by D, the mortgagee. Has C any claim against A in consequence of loss of lease and money, in the event of the new owner ejecting him? There is the usual clause in the lease guaranteeing C peaceful possession during the term of lease, providing C lives up to terms of lease. W. H. A.

Answer No. 35.—From the question it is left to be assumed that the mortgage to be foreclosed is the mortgage made prior to the lease, but it is not stated whether the lease was made expressly subject to the mortgage. If it was expressly subject to the mortgage, C probably has no remedy. If the lease was not expressly subject to said mortgage, C may have a cause of action against A.

Question No. 36.—What will be the effect of the restrictions imposed by the Commission on Building Districts on existing contractual restrictions?

I. M.

Answer No. 36.—The proposed restrictions cannot, of course, abrogate or in any way interfere with existing pri-

vate restrictions and wherever there was a conflict between the two, the private restrictions, if more restrictive, would govern during their life.

Question No. 37.—What does it mean when it says in the resolution of the Commission on Building Districts and Restrictions that no yards shall be required unless buildings are back to back?

J. L.

Answer No. 37.—In filing his plans the owner may elect by statement on the plans which street frontage he will call his front. The wall at the opposite end of the building to that becomes the rear. Unless this rear wall is back to back with another rear wall, no rear yard shall be required. This would mean in practice that rear yards would very rarely be required in corner buildings, or in buildings that run through the block from street to street.

Question No. 38.—Where does the prospective builder have to go in order to find out if he is providing the right sort of yards and courts?

J. L.

Answer No. 38.—If it is a building that comes under the Tenement House Law, he would have to go to the Tenement House Department and the Borough Superintendent of Buildings.

Question No. 39.—If there is a conflict between two laws, which would govern?

J. L.

Answer No. 39.—Wherever the Tenement House Law requires larger open spaces and permits less height or area of the lot to be covered by a building it will govern, but wherever the Districting Resolution calls for larger open spaces or permits less height or area of the lot to be covered, then it will govern.

Question No. 40.—Is there any appeal?

J. L.

Answer No. 40.—Of course there is no change in the procedure of anything that comes under the Tenement House Law, but any other matter that comes up may be appealed from the Building Superintendent to the Board of Examiners, or if the Consolidated Inspection Bill is passed, to the Board of Appeals.

Question No. 41.—Do these districting regulations have to go before the Legislature at Albany before they become effective?

J. L.

Answer No. 41.—No, in the acts of 1914 the Legislature delegated to the Board of Estimate and Apportionment the full and exclusive rights to create districts such as these proposed.

Question No. 42.—Will there be any other chance to be heard on the districting proposals?

J. L.

Answer No. 42.—Yes, the Districting Commission is holding public hearings on its tentative district maps and resolutions every Monday, Tuesday, Wednesday and Thursday morning in the Board of Estimate Chamber until April 18th, inclusive, and they will hold as many more after that as may be desired. They are most anxious to receive any suggestions in writing or in conference at their offices at Room 501 Municipal Building. The Commission expects to consider all of these suggestions during the latter part of April and embody as many of them as practicable into a final report which it hopes to submit to the Board of Estimate early in May. Then the Board of Estimate is required to hold statutory hearings after which it may, if it so wishes, put the districting provisions into effect.

Question No. 43.—Once the districting is put into effect, will there be any possibility of making changes in it?

J. L.

Answer No. 43.—The districting once put into effect would remain in effect for all time. It is generally recognized that the provisions once in effect must remain stable so that a man may know what to count on. It is also apparent, however, that mistakes are bound to be made in some instances and that we cannot foresee all conditions which are likely to arise in the future. To meet these contingencies, machinery is being provided whereby the restrictions may be changed from time to time by the Board of Estimate, when the need becomes obvious, but at the same time it is arranged so that the provisions cannot be changed too easily. Roughly, it is provided that if 20 per cent. of the property frontage affected objects to the proposed change, then it should require a unanimous vote of the Board of Estimate to make the change.

REAL ESTATE NEWS OF THE WEEK

Opportunity Exists Today for the Man With
Foresight—Many Bargains To Be Found

By FREDERICK M. HILTON, of Wm. A. White & Sons

THERE is at present a splendid opportunity for the man with imagination, nerve and cash to purchase real estate at a price which should net him a handsome profit. This condition has come about as the result of several causes, one of which is that many owners, during the past ten years, have held on to their properties through all the period of stress and are discouraged by all the hardships with which they have had to contend. This fact alone has created the opportunity for the development of these parcels along logical lines, either by modernizing the existing structures, or by erecting new buildings on the site to fit the present demand.

It is apparent to those who have made a study of real estate and economic conditions that the ownership of land is a strong appeal to almost everyone who has acquired wealth. There are thousands of people in this class at the present time, for many people have become

affluent during the past eighteen months from the war industries. There is no more suitable way for this class of people to invest their monies than in centrally located realty, which should bring a fair return on the outlay.

I firmly believe that we will have a more active sales market in the near future. This will be partly due to the fact that prices, in many cases, have fallen to a point where buyers are attracted. With so much money in this country it is bound to seek investment, and New York City property is sure to receive its consideration, if it will compete in return with other forms of securities.

Renting conditions have improved. This has been thoroughly demonstrated. It is possible to show a good return on many classes of buildings, which is bound to attract the investor. Owing to the willingness of most owners to take moderate prices, a broker can present propositions that should be attractive.

Cable Address
Cruikshank, New York

Established 1794
Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President

William L. DeBost, Vice-President

William B. Harding, Treas.

Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank

Robert L. Gerry

Warren Cruikshank

R. Horace Gallatin

William H. Porter

William L. DeBost

William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK.

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1890

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.
NEW YORK

Irving Ruland, Pres.

Jas. S. Anderson, Vice-Pres.

Richard L. Beckwith, Secy. A. Rene Moen, Treas.

Edgar A. Manning

Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York

Telephone 6834 Murray Hill

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 140 Broadway

IMPORTANT MEETING.

The Real Estate Board of New York has called a special meeting, to be held at the Board Rooms on Monday, April 17, at half past three o'clock, for the purpose of impressing upon the Legislature and the Governor the views of the taxpayers of the City of New York on important bills now either before the Legislature or already before the Governor for signature. Many of these bills are of the greatest importance and their passage or defeat will mean economy or greater tax burden, as the case may be. It is purposed that the sense of the meeting be forwarded to the Senate, the Assembly and the Governor, supplementing the work already done by the board through its Committee on Legislation and Taxation.

Harlem in Development Movement.

Harlem is to have an industrial survey. The Harlem Board of Commerce is one of the live commercial organizations of the city, interested in the district from 110th street to 155th street, with 800 active members. The survey idea has been brought forward as a means of capitalizing interest in a vigorous movement for achieving the advancement to which the advantages of the section properly entitles it.

For the purpose of conducting the industrial survey, the Harlem Board of Commerce has created a "Committee of One Hundred" prominent business men, the chairman of which is Frank A. Shaw. The committee has retained Dr. B. M. Rastall, who is a well-known civic expert, having conducted a number of such surveys successfully in other sections. The survey is to determine what opportunities Harlem has to offer for all lines of business; what specially new openings there are in the territory, and what advantages are offered for persons who seek a home near Manhattan.

To ascertain these opportunities and advantages, a great amount of detail work will naturally be required. A traffic census is to be made in streets and compared with other important centers; real estate and building values and rentals are to be analyzed and compared with conditions elsewhere; a large map will be prepared of the section showing the vacant sites available for manufacturing purposes; lists will be prepared showing all properties available for rentals and the rates of charge for both business and residential property. These are simply examples of the detailed ma-

terials to be gathered. A large number of schedules of information will be completed and worked into a filing system at the Board of Commerce. For this reservoir, there will be offered a practical information service to any inquirer relating to all phases of business and living conditions. Inquiries of wide variety and great detail come continually to organizations such as the Board of Commerce, and this body proposes in the future to be able, as few commercial bodies are, to answer such questions with definite detailed information.

The second part of the survey work will relate to analyses of the information gathered so that definite prospectuses can be worked out for the various interests. Occupancy studies will be made so that real estate values and rentals, together with advantages of location, can be compared between this and other sections.

Bronx Owners Protest.

Property owners and residents of the South Bronx are up in arms over the condition of East 138th street, from Alexander avenue to Southern Boulevard. They claim that the building of the Southern Boulevard branch of the Broadway-Lexington avenue subway under East 138th street has caused many shops to be idle. That while this was to be expected, the work has been practically completed, while no steps have been taken by the contractors to remove the shoring, repave the street as well as removing the mass of overhead pipes which constitute an unsightly appearance.

Investigation by the Bronx Board of Trade as to conditions existing show that the temporary board flooring is in some instances so flimsy and insecure as to constitute a menace to vehicular traffic, and that several trucks have crashed through during the past few months. At the time of the accident on Broadway and 38th street, 138th street was ordered closed to heavy traffic by the Public Service Commission, whose engineers and Superintendent of Buildings, Robert J. Moorehead, made a thorough examination of the shoring, but shortly afterwards the street was ordered opened for heavy traffic and that since that time practically nothing has been done to restore it to a normal condition.

Work in some sections of 138th street has been completed for more than six months. The Public Service Commission has ordered Chief Engineer Ridgway to make an immediate investigation and examination of the street, and promises to give the store keepers and householders in that section immediate relief from this menace to human life and obstruction to the merchants and property values in the section.

ZONING RICHMOND.

(Continued from page 577.)

building will require a yard 25 feet deep and outer courts 12 feet 6 inches in least dimension, inner courts not less than 625 square feet in area whenever required. Castleton Corners, Westleigh, Emerson Hill, Grant City, New Dorp, Richmond, Great Kills, Eltingville, Huguenot, Little Farms, Woodrow, and portions of Princess Bay, Pleasant Plains, Richmond Valley, Kreischerville, Rossville and Greenridge are in "D" districts.

"E" area districts include two high class villa sections which have some of the most elevated land in the borough, have been tentatively indicated as "E" districts, one on the top of Grymes Hill and the other on Todt Hill, between the Country Club and Ocean Terrace. They are both in residential use, districts where business and industry are not permitted.

A residential building with its porches, wings and accessory buildings cannot on an interior lot cover more than 50 per cent., nor on a corner lot more than 70 per cent. of the area for the first story, and not more than 30 per cent. on an interior, or 40 per cent. on a corner lot, above the first story. Yards are required only when a building 55 feet deep or more is back to back with another property 55 feet or more in depth. For all buildings they must be at least 5 inches in least dimension for each foot in height of building, nor for residential buildings can they be less than 25 per cent. of the depth of a lot less than 100 feet deep, or less than 25 feet for lots of greater depth. Courts must be at least two and one-half inches in least dimension for each foot in height of building and on at least one side of every residential building an outer court not less than four feet in least dimension is required along the side lot line for the full depth of the lot. Existing single family detached house areas in the borough with few exceptions conform to these requirements. The Commission does not propose to retain these "E" districts unless they are satisfactory to those immediately interested.

Brokers Win Suit.

The firm of Grand, Liebert & Co., complaining that it suffered damage to its merchandise to the extent of \$5,000, resulting from an overflow due to defective plumbing while a tenant in the premises, No. 795 Broadway, was non-suited and its complaint against Spear & Company was dismissed today before Justice John W. Goff in Part VI. of the Supreme Court, New York County.

The contention of Grand, Liebert & Co. was that one of the pipes in the toilet of the tenant occupying the floor above them had sprung a leak during the early morning hours of May 7, 1914, and that the overflow was so great that it almost completely ruined their stock of goods which consisted of dresses and wrappers.

David L. Podell, who represented Spear & Company, the lessors of the building, brought out on cross-examination of the plaintiffs that Grand, Liebert & Co. had dissolved their co-partnership and had sold their stock at public auction. The plaintiffs could not give the name of the auctioneer, nor could they give an itemized statement of what the goods brought. Mr. Podell also forced the plaintiffs to admit the items of damage claimed were not taken from their books, nor could they tell where their books were, when asked why they were not brought in court.

The defendant's attorney in his argument to the court, claimed that the defective piping was not one used in common by the tenants, but was exclusively on the premises and in the control of the tenant above Grand, Liebert & Co. Under these circumstances, the lessor could not be chargeable with liability. Mr. Podell further argued that the only time when the landlord or lessor is liable for damage caused by overflow is when a leak is caused through the omission or act

of such landlord or lessor in piping that is used in common by all the tenants as in that case the landlord would be in control and would be forced to keep same in repair.

Judge Goff, in dismissing the case, said that the plaintiff did not prove that the defective piping was under the control of the lessor; on the contrary, the evidence showed that the pipes from which the overflow came was exclusively within the control of a co-tenant. That the fact that there was an overflow was not sufficient to cause the landlord to be liable for any damages resulting to a tenant's goods. It was the duty of the plaintiff to show a specific act of negligence or omission to make proper repairs by the lessor where the piping was under the lessor's control. A judgment for costs will be entered against the plaintiffs.

Suggestions for Queens.

The Chamber of Commerce of the Borough of Queens through its Borough Planning Committee, Oscar Erlandeen, chairman, after holding several hearings, has submitted to the Commission on Building Districts and Restrictions various suggestions for modifications in the restrictions proposed for Queens Borough. The sentiment expressed at all of the meetings held by the Chamber's Committee were favorable to the general plan, as it is believed the time has arrived for a forehanded plan of this character which will mean a conservation of values and the assurance that certain districts will be able to preserve their characteristics for a reasonable length of time.

The modifications suggested by the Queens Chamber of Commerce include various streets that are now shown as business, should be allowed to remain as residential streets and vice versa. This request includes many streets in Jamaica, Far Rockaway, Corona, Forest Hills, Long Island City, Woodside, Flushing and other sections. The Commission has already approved the suggestion made by the Chamber that certain areas in Long Island City adjacent to the East River and the Long Island Railroad be placed in the class where the heights of buildings will be permitted to be twice the width of the street.

In regard to the First Ward of Queens, the report of the Commission to the Board of Estimate states:

"The areas indicated as industrial districts embrace approximately two-thirds of the 4,650 acres in the First Ward of Queens. The reason for including so large a proportion of Long Island City is found in its many natural advantages favoring factory development. Foremost among these are its excellent railroad and waterfront terminals, its proximity to the Manhattan markets, and its large tracts of cheap land available for such improvement."

Growth in Nassau County.

Probably no better index of the residential growth of Nassau County, Long Island, during the year 1915 is available than the number of registeries of automobile licenses for private cars. They totaled 7,035, or an increase over 1914 of 2,781 cars, representing about one-third more than in the previous year.

Inhabiting the county are 161,825 persons; so that there is one private car to every fifteen persons. There were 1,888 chauffeurs registered in 1915 from Nassau County, of which 460 were first registrations, or an increase of one-fourth over the previous year. Incidentally this shows a prosperous element coming into the county. Most of the addition to the list of automobile owners are persons who either bought or built homes in Nassau County in the last two years.

Another evidence of the influx of population is the increase in the number of commercial cars in the county and an increase in the number of public garages. There are 585 commercial cars registered, about one-half of which represent a year's increase, and there are 67 public garages, 29 of which are new registra-

Business Established 1853

Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET
489 FIFTH AVENUE**

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.
NEW YORK

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 31 WEST 58th STREET

Established 1887 Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

Main Office
901 Columbus Avenue—Corner 104th Street
Branch Office
1428 St. Nicholas Avenue—Near 181st Street
NEW YORK

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of
Caughy, Hearn & Co., Baltimore and Washington

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**Special Attention Given
To the Management of Estates
Rental and Sale of Property
Collection of Rents
Ground Rents, Interest, Etc.

30 EAST 42d ST., Cor. Madison Ave.

J. B. ENGLISH

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET1531-7 Broadway
N. W. Corner 45th St.
Astor Theatre Building
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE
Gramercy 2293—Phones—Murray Hill 523**CUTNER & LIPSET**

REAL ESTATE

1181 BROADWAY

South West Corner Twenty-eighth Street
Telephone—Mad. Sq. 9329*Spear & Co.*
REAL ESTATE

ECONOMICAL INVESTMENT OF BUSINESS PROPERTY

840 BROADWAY

This Company acts as agent for Trustees,
Executors and Owners in taking entire
charge of Real Estate**FRANCIS W. FORD'S SONS**

City Surveyors

Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

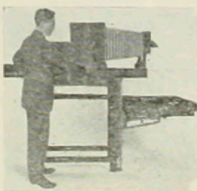
HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C. E. HAROLD S. FORD**Langton Co.**

PHOTO PRINTERS

Cort. 6221. 30 Church St.

Direct copies of Blue
Prints, Pencil Draw-
ings, Tracings, Con-
tracts and Legal Docu-
ments.

tions, representing about an increase of one-third during 1915. In proportion to area and population, no other suburban county of the state surpasses this record.

As one travels through such incorporated villages as Baldwin Harbor, Freeport and adjacent communities, he will observe numerous new private garages near new homes.

Because of the increasing use of automobiles in southern Nassau County, more than ten miles of new streets at Baldwin Harbor are being paved in a way to meet the demands of automobile traffic.

PRIVATE REALTY SALES.

TRADING was excellent this week and reflected practically every sign of a rising market. Not only was there a good demand for properties large and small, but many of the deals involved building projects, and several went above the \$1,000,000 mark.

The improvement over last week was marked; so great in fact that it places greater emphasis on that peculiar side to the New York market which makes it so difficult to analyze the business at weekly regular intervals. Those who have kept in touch with the developments each week, have long since become aware of these quick turns. One week there is an excellent showing, with an especial demand for all classes of properties, and all the desirable elements are present. Then the next week, there is a decided reaction and a perceptible lull. This flow and ebb has been characteristic of the market for a long time and the real estate man, with his usual optimism, hails each good week, as the dawn of a new era.

Whether this week's rather remarkable showing is but another of these sporadic buying movements or whether it is really the beginning of a brilliant spring season, is, of course, problematical. In any event, there has been an improvement and one of the most general demands for New York real estate in many months.

Builders were active and claimed a number of desirable frontages for both residential and commercial improvement. The old Berkeley Lyceum in West 44th street and the one-time Lewis & Conger store in West 42d street, passed into new ownerships, which plan important business improvements. On the West Side, apartment house builders bought on West End avenue and on Washington Heights. In the old drygoods district, the H. B. Claffin Company, in taking back its old store registered its faith in the future of the old district, thereby strengthening realty in that section of the city.

In general, real estate men can be most sanguine of the prospects of the immediate future. Even if the week's record is only "a flash in the pan," it yet serves to show that there is money available for investment. The really encouraging development is the activity of the builder, whose presence as a factor in the trading, evidences his ability to get loans.

Auction room business for the coming week concerns the usual variety of foreclosed holdings in several parts of the city. Joseph P. Day will offer on Tuesday, April 18, at executor's sale, the holdings of the estate of Max Ams at 399 Washington street and 64-66 North Moore street in Manhattan, and other properties in Brooklyn and Mt. Vernon.

The total number of sales reported and not recorded in Manhattan this week were 53, as against 21 last week and 32 a year ago.

The number of sales south of 59th street was 13 as compared with 13 last week and 16 a year ago.

The sales north of 59th street aggregated 40, as compared with 8 last week and 16 a year ago.

From the Bronx 13 sales at private contract were reported, as against 14 last week and 22 a year ago.

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

Millions in Lyceum Deal.

A newly formed corporation known as the Forty-fourth Street Company, William Jeffers, president, has purchased the Berkeley Lyceum property, 19-23 West 44th street, a three-story structure on a plot 75x100.5; also the three abutting four-story dwellings at 18-22 West 45th street on a plot 62x100.5. The sellers are Al. Hayman and Henry Dazian, represented by William R. Rose, as attorney, who have been holding the property at between \$875,000 and \$1,000,000. The two plots will be combined and the new owners will erect a sixteen-story store and office building which will cost in the neighborhood of \$1,000,000, bringing the cost of the entire project close to the \$2,000,000 mark. The Berkeley Lyceum within recent times has been known as the Theatre Francais. The Lyceum was opened in February, 1888, and since that time has been actively identified with theatrical and club life in the city. It contains studios, reading rooms, and a stage measuring 30x30 feet, with an auditorium seating 500. It was later reported that the construction work on the proposed building would be carried on by a syndicate which intended to take a long term lease of the property from the new owners. If this new deal is closed, which is said to call for a net yearly rental of \$75,000, for twenty-one years, with two renewals, the aggregate rental would involve about \$4,725,000.

Claffin Co. Takes Back Store.

In a highly significant deal, which was made known through the recording of deeds in the Register's office on Wednesday, the H. B. Claffin Company took title from the Mercantile Stores Company, to its one-time store property occupying the greater part of the block bounded by West Broadway, Worth, Thomas and Church streets, for a stated consideration of \$1,200,000. Of this \$450,000 was loaned by the Mutual Life Insurance Company. This property, as part of its assets, was taken over several years ago when receivers assumed charge of the Claffin affairs and subsequently turned it over to the Mercantile Stores Company to continue the business. The significance of the transaction for the future of real estate in the section is considered of the highest importance. A. D. Juilliard, Amory, Browne & Company, Lawrence & Company, Bliss, Fabyan & Company, and Minot Hooper & Company all spoke enthusiastically of the matter, saying it was the best thing that has happened in the old wholesale district in years, and was testimony to the fact that the district is still a most suitable one for the wholesale trade. The Claffin Company is reported to have done a successful jobbing business since its reorganization, larger, in fact, than under the previous regime.

\$1,350,000 Apartment Trade.

William R. Rose, as executor of the Max E. Bernheimer estate, has purchased from the Princeton Construction Company, Isaac Polstein, president, the new twelve-story apartment house at the northwest corner of West End avenue and 97th street, on a plot 126x100. The structure was built last year from plans by Schwartz & Gross and is fully rented, carrying an annual rent roll of about \$87,400. In part payment, the estate gave the seven-story apartment house at the northeast corner of Broadway and 124th street, 75x100.10; the five-story apartment house at 49-51 West 106th street, northwest corner of Manhattan avenue, 52.6x100.11, and the adjoining similar property at 50-56 West 107th street, southwest corner of Manhattan avenue. The deal involved about \$1,350,000, the West End avenue house figuring at \$900,000 and the others at \$450,000. The brokers in the deal were Lauten & Meyer and L. Sherwood Palmer.

Buys Heights Block Front.

T. W. Stemmler, Jr., (Inc.), has purchased from Gertie A. Gorman the en-

Complying with the Smoke Ordinance Saves You Money!

New York's smoke ordinance really says to building owners—"Stop wasting fuel." It doesn't say what kind of coal can or cannot be used but it does prohibit smoke. Smoke is wasted fuel—so the ordinance really says "Stop wasting good fuel up the stack."

You can eliminate smoke by burning hard coal but it costs you a lot of money to do it that way. To get your heating costs down to a minimum burn soft coal and burn it smokelessly



Apartment being erected S. E. Corner 5th Avenue and 72nd Street, New York City.

J. E. R. Carpenter, Architect.

J. F. Musselman, Consulting Engineer.

2 Kewanee Smokeless Boilers, each 12,000 square feet steam capacity installed by M. J. Callahan Co.

KEWANEE Smokeless Boilers CUT HEATING COSTS

Soft coal contains more heat than anthracite, it is easier to handle—and it costs less. And a Kewanee Smokeless Boiler burns cheap soft coal so perfectly that none of it is wasted and makes smoke.

The apartment building now being erected at the South East Corner of 5th Avenue and 72nd St. (Designed by Mr. J. E. R. Carpenter) is another notable example of the high class New York buildings heated with soft coal burned smokelessly in Kewanee Smokeless Boilers.

KEWANEE BOILER COMPANY

Kewanee, Illinois

Steel Heating Boilers, Water Heating Garbage Burners
New York City, 47 W. 42nd Street

Classified Advertisement Department

Wants and Offers

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

Price 15c Per Line.

Discounts for two, three and five insertions.

For Sale and To Lease

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and To Lease section of the Record and Guide.

WANTS AND OFFERS

COPY WRITER and lay-out man, experienced on trade paper work. One competent to prepare tentative copy for salesmen to sell. Steady position with opportunity for advancement. Write stating experience and salary expected. Box 998, Record and Guide.

TRADE PAPER of unexcelled reputation in New York City has opening for first class advertising solicitor, favorably known in Metropolitan banking circles. To one who can produce business and do it at once—not a year from now—an unusual opportunity presents itself. Terms, drawing account on liberal commission arrangement. Only experienced, first-class solicitors need apply. Address Box 994, Record and Guide.

WANTED Fire Insurance Writer familiar with New York City field for trade paper work. Applicant must possess good economic education along modern industrial lines. Address stating experience and salary expected. Box 990, Record and Guide.

WANTED—An unusual opportunity is offered to a salesman with an extensive acquaintance in the Building Trades by the Metropolitan Mutual Liability Insurance Co. of New York; insurance experience not necessary, but salesmanship and aggressiveness essential. Apply in person, Room 1027, 165 Broadway, Monday April 17th, 9 A. M.

YOUNG man wishes position, as superintendent or assistant; understands building construction thoroughly; can estimate, and is well recommended. Address Box 30, Record and Guide.

TRADE PAPER has unusual opening for advertising solicitor familiar with fire insurance field. Splendid opportunity for a man who can produce and do it quickly. Address stating experience and salary expected. Box 992, Record and Guide.

ASSISTANT to Builder or Contractor. Young man, 12 years' experience in office and outside, thoroughly familiar with all details of the business; superintending, estimating, listing and buying, wants engagement. Address Box 988, Record and Guide.

RETIRING from business. Will sell Record & Guide Quarterly, 1900-1911, 12 Vols., \$50.00; Annual, 1868-1910, 84 Vols., \$125.00. Mortgage expiration card cabinet, over 40,000 open, expiring, extension Mortgages, Manhattan; cost over \$5,000. Take time payments, \$500.00. Write **RETIRING**, Room 440, 42 Broadway, City.

PLANS, specifications and detail drawings for new and alteration work. Plans filed, permits obtained and violations removed. Terms very reasonable. Box 26, Record and Guide.

BOOKKEEPER and stenographer, experienced in real estate line, takes trial balances, familiar with all office details, desires position not to work on Saturdays. Box 31, Record and Guide.

ASSURED RESULTS—Masonry, Carpentry, Building Construction; will guarantee to produce results. Desires connection with active Contractor. Box 35, Record and Guide.

FOR SALE OR TO LEASE

TO RENT, furnished, all year round, House, ten rooms, two baths; modern improvements. Particulars

H. C. B., 250 West 91st St.

HUDSON RIVER ESTATE, 900 acres, one mile water front, for sale at a bargain figure.

Box 980, Record and Guide.

WE SOLICIT entire management any properties; one per cent.
Box 984, Record and Guide.

FOR SALE, Twenty farms, near Bridgeport.
E. C. SHELTON,
Monroe, Conn.

LITCHFIELD COUNTY FARMS, Cottages and lots at Highland Lake.
REAL ESTATE EXCHANGE, Station A, Winsted, Conn.

15-ROOM 2-family brick house at bargain; inquire
REGAL, 1976 Morris Ave., Bronx.

THREE LOTS, Glen Head, L. I., near station; restricted property.
WESCHE, 224 Livingston St., Brooklyn.

\$8,500—NEAR PROSPECT PARK, two-story and basement, two-family, limestone front, box stoop; hardwood floors; perfect condition.
OWNER, 447 15th St., Brooklyn.

SYNDICATES TAKE NOTICE, Finest Plot for subdivision in Westchester County; high ground improvements.
H. R. ROCKWELL, Bronxville, N. Y.

STATEN ISLAND ACREAGE, \$200 and upward; book of 79 tracts mailed free.
J. STERLING DRAKE, 29 Broadway, N. Y.

FARM OR SUBURBAN HOME Wanted; will exchange New York City property.
BOX 5, Hillsdale, N. J.

RELIABLE PARTY wishes to lease apartment or tenement houses; security; Christian.
BOX 32, Record and Guide.

L STATION BUSINESS CORNER, East Harlem, with equity of \$11,000, exchange for cash and other equity; one mortgage.
OWNER, Box 946, Record and Guide.

MODERN TWO FAMILY HOUSE, fine location Brooklyn, exchange for paying garage up-State; full particulars first letter.
A. B., Box 33, Record and Guide.

EIGHT-ROOM HOUSE on Connecticut River; all modern improvements; electric lights, garage; price reasonable; splendid opportunity.
W. C. ROOT, East Haddam, Conn.

CAPE COD BALLSTON BEACH BUNGALOWS by the ocean surf. Choice location. Moderate rents season.
S. W. BALL, 198 Broadway, N. Y.

DUTCHESS COUNTY Summer residence, fruit, dairy and general purpose farms.
J. E. BAKE,
34 Academy St., Poughkeepsie, N. Y.

COLORED TENEMENT, Bronx, one mortgage, for a small one family, free and clear, within commuting distance; owners only.
D. F., Box 29, Record and Guide.

DWELLING HOUSE TO LET, 952 East 156th.—Two family brick House, 12 rooms, two baths, steam plant. Inquire
NEACH, 797 East 156th St.
Telephone Orchard—5318.

FARM, 2,200 ACRES, 1,300 acres forest, 650 acres as farm, meadow and pasture land; feed 100 cattle in winter; 3-mile lake. For sale or exchange for city property.
C. SEEDORFF, 33 Suydam St., Brooklyn.

MONEY ADVANCED on notes, commercial accounts, assignments of rents, negotiable storage receipts, and other collaterals.
ROYAL COMPANY OF NEW YORK, Private Bankers, 95 Nassau St.

GENTLEMAN'S ESTATE AND STOCK FARM, 300 Acres; modern throughout; one of the Finest Estates in New England; \$25,000 is the Price.
HENRY E. FOOTE, Winthrop, Maine.

FLAT FOR SALE, 84 Clinton Ave., Brooklyn, four-story single flat, brown stone, 28 rooms, 4 baths; bargain. Inquire
CORR.

TWO FAMILY BRICK HOUSE Lot 23x100, all improvements, steam heat and hot water service, 11 rooms and baths, in High Bridge section; price reasonable.
VAN, 920 Record & Guide.

NEW MODERN NINE ROOM Moorish stucco Bungalow, beautifully furnished; large grounds; vegetables planted; screened porch; bathing, fishing; hour out. Long Island; \$425 season. For sale or rent.
BOX 28, Record and Guide.

FOUR LOTS, Excavated, ready for builder, one block west of Broadway and Van Cortlandt Park, to exchange for small modern private residence; Westchester or Long Island preferred.
OWNER, Box 950, Record & Guide.

SPLENDID SITE for institution or home; 30 miles city, hills N. J.; good roads; telephone; mile from two stations; first class commutation. Particulars write
P. O. BOX 272, Suffern, N. Y.

BUNGALOW TO RENT or for sale, 8 rooms and laundry; sanitary plumbing, steam heat, Blau gas attachments; one mile south of Winsted, Conn.; an ideal place for summer.
CARL SWENSON, Winsted, Conn.

MUST SELL TWO CORNER LOTS in Brooklyn, two blocks from new Subway; few hundred feet from car and elevated. Price \$1,500 above installment mortgage. Your own terms. Address
OWNER, Box 27, Record & Guide.

BUSINESS PROPERTY TO LET, Lofts, 59-61 Orchard street, 50x87 feet; electric elevator. Apply **JANITOR, 57 Orchard Street**, or address
E. RIDLEY, 59 Allen Street.

BEST BARGAIN TO-DAY, Country Estate, 12 rooms, bath; modern; 23' acres, lawns, gardens, drives, &c.; \$15,000; worth \$25,000; exclusive neighborhood; make appointment.
FREDERICK A. DIETZ, Sayville, L. I.

TO RENT For the summer season on west shore of Budd Lake, New Jersey; furnished residence of 16 rooms; all improvements, with large garden, boat house and garage, situated on an estate of 400 acres. Address
A. SMITH, P. O. Box 46, Brooklyn.

FOR SALE OR RENT FURNISHED, Gentleman's country place; house 12 large rooms, 2 baths, extra toilet; strictly modern; near golf club and bathing beach; one hour from New York, via N. Y., N. H. & H.
F. W. TRIGGS, Darien, Conn., owner.

FOR SALE, On account of change of business location of owner, fine 3-family brick dwelling; heat, all improvements; finest location in Astoria, near best of transit lines; rents well at best rentals; price and terms attractive. Write or call.
EMIL G. SANTEL,
395 Steiny Ave., Long Island City.

SUBURBAN HOME SEEKERS, I have two family house for \$6,200 and other houses from \$2,500 and \$2,700 up \$5,500; prices to suit all people in all sections of town. Address
M. SWARTWOUT, 136 Jefferson Ave., Hasbrouck Heights, New Jersey.

A NEW HOUSE.

7 rooms, all improvements, with a quarter of an acre of ground; price \$2,800, with a little cash.

MRS. JAMES L. MOTT,
Franklin Square, L. I.
R. F. D. No. 2, Box 43.

FOR SALE OR EXCHANGE

Modern 16 room 2 family house, electric lights, parquet floors, 2 baths, 2 steam plants, 2 large piazzas, storm windows, screens, 40x100; rent \$82 per month; beautiful location; East Midwood, Flatbush; exchange for paying garage preferred, up-State.

BOX 34, Record and Guide.

**MURRAY HILL,
NEW JERSEY.**

For sale ideal country residence; house, 11 rooms and bath, laundry in basement, steam heat, electric light; modern barn or garage; about 4 acres; fruits and shrubbery; high elevation; macadam road; about 10 minutes' walk from station; terms to suit. Address

BOX 65, Murray Hill, N. J.

BARGAIN.

Semi-detached Houses, 17-19 Madison Ave., Arrochar, Staten Island, for sale or rent; 5 minutes' walk from train, trolley and Beach; all modern improvements. Seen Sundays or write

MME. SPARKS, 2 Stuyvesant Place,
New Brighton, Staten Island.

FOR SALE

TWO LARGE PLOTS,

Suitable for manufacturing building or other improvements; situated on Grand St., Queens Co., only two miles from the Williamsburgh Bridge; terms easy; brokers protected; particulars and diagrams upon request.

CHAS. A. JOHNSON & BRO.,
276 Broadway, Brooklyn.

HOUSE, 10 ROOMS.

All improvements and garage, lot 50x100, high ground, with pine trees, at West Keansburg, near beach, sale for \$3,700 cash and balance to suit you, rent for season \$350 unfurnished; house, 7 rooms, all improvements, lot 50x170, nearby other house, sale for \$2,600 cash and balance to suit you, rent for season \$250 unfurnished. Send for pictures to

BOX 361, Keansburg, N. J.

HAVE ADJOINING FARM,

82 acres, productive, adaptable for poultry, truck, dairy; near Lakewood; markets nearby; highest prices paid; house 9 rooms, outbuildings, implements; orchard; near station, stores, churches, schools; price \$6,000; cash, \$1,000, easy terms.

ROUTE 2, Box 33, Farmingdale, N. J.

PLAINFIELD, N. J.

GENTLEMAN'S ALL YEAR COUNTRY PLACE.

About an acre in beautiful restricted section. Worth \$35,000. To quick buyer for \$21,000. Agents protected.

Full particulars and photos.

A. T. STRONG, 953 3d Ave., New York.

FOR SALE

on account of removal from city; two-family brick house, bay windows, parquet floors, light rooms, tiled kitchens and baths, open plumbing, furnaces, Dutch dining rooms, one block from Bushwick High School; 20 minutes Manhattan, near Subway. Owner, lower bell, 369 Cornelia St.

EAST SIDE RESIDENCE

IN 56TH STREET, JUST OFF PARK AVE. FOR IMMEDIATE SALE OR RENT.

MODERN 5-STORY ENGLISH BASEMENT WITH ELEVATOR. SEEN ONLY BY APPOINTMENT.

CROOK & LIVINGSTON CO.,
MURRAY HILL 8454,
10 EAST 43RD STREET.

LAKE PLACID CAMP.

For sale to close estate, only \$8,000, 11-room picturesque house, guide house, boat house; 6 acres; 350 feet shore front; fine trees.

VAN NORDEN & WILSON, 1 W. 34th St.

TO LET FURNISHED

17-room house, 10 bedrooms, tile bathroom, open fire places. All modern improvements. High ground. Fine lawn and garden. Good water supply, or would sell with acreage; 1 mile from station, 25 miles from N. Y. City.

PARK RIDGE, N. J., P. O. Box 67.

TO RENT

For the summer season on Ashonaken Beach, Northport Harbor, Long Island, a furnished semi Bungalow, 10 rooms, garage attached; all improvements; boating privilege. Address

A. SMITH, P. O. Box 46, Brooklyn.

FOR SALE CHEAP.

Small Foundry Property, 83 feet by 90 feet, large brick stack, in the heart of the CITY OF NORWALK, Connecticut. Railroad passes property. Water transportation easily accessible. Gas, electricity and city water in street. Will be sold at a very low price. Apply to

R. S. VAN BUREN, Mechanic St., Norwalk.

NEW HOUSE AND GARAGE.

All improvements; fine view; very healthful; 400 ft. elevation; about one acre; 20 miles (33 minutes) from Jersey City; fruit, flowers, lawn; vegetables, chickens; ideal for any one with lung trouble; \$4,000 cash, \$4,000 on 5% mortgage; owner will guarantee, if desired, a tenant for any part of three years at \$50 per month rent; full information and scale drawing on request; any part of all of a six acre Tract, ten minutes' walk from Upper Montclair station, \$12 per front foot; about 450 ft. elevation; fine view; will make big reduction on entire tract; terms anything reasonable; either of the above fine locations for commuters' home or homes. Call or write owner,

R. G. Cory, 39 Cortlandt St., N. Y. City.
Phone 3252—Cortlandt. Agents protected.

BRONX BUYERS.

MUST SELL TO CLOSE ESTATE.

STEBBINS AV. and East 170th St., north-east corner; four vacant lots, 100x105 feet; free and clear.

JEROME AV., west side, 100 feet north-west 183 St., at subway station; 2 vacant lots, 50x100 feet; free and clear.

WEBSTER AV., Nos. 3073, 3075 and 3077, northerly side, 350 feet west 204th St.; three 3-story and cellar frame attached one family dwellings; 8 rooms and bath; plot 50x120 feet; free and clear.

HENRY ALBERS, JR.,

74 Broadway, New York City.
Tel., Rector 9086.

LARGE WATER FRONT

on Hudson River with riparian rights and railroad siding at Edgewater, N. J., immediately south Fort Lee Ferry; free lighterage limits; size, 187x840; price \$150,000; brokers protected.

JOSEPH T. MULLIGAN,

135 Broadway.

YES, YOU COULD CONDUCT YOUR REAL ESTATE OR BUILDING BUSINESS WITHOUT THE RECORD AND GUIDE, LIKEWISE YOU MIGHT BE ABLE TO GET ALONG WITHOUT A TELEPHONE —BUT IN EITHER CASE IT WOULD BE MIGHTY HARD SLEDDING.

WANT

Particulars of Business Property FOR SALE OR TO LEASE

Canal to 59th Street

HEIL & STERN

1165-1167 BROADWAY

N. W. Cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

Established 1879

William G. Morrissey REAL ESTATE

BROKER APPRAISER
189 MONTAGUE STREET

Telephone 5856 MAIN
5857

tire block front on the east side of Wadsworth avenue from 189th to 190th street, a plot 180x100. The property has been held at \$100,000. Work will start at once for the erection of three five-story apartments from plans by George Keister. A building loan of \$170,000 for the operation has been obtained through Wm. A. White & Sons. The Stemmler Corporation at present is erecting five five-story apartment houses, each on a plot 50x100 on the east side of Webster avenue, between 184th and 187th streets in the Bronx, and is contemplating several more operations this spring on Washington Heights.

New West End Avenue Apartments.

The A. Campagna Construction Company has purchased from Rosie Jacobs and the estate of Dr. George T. Jackson, the two private dwellings at 690 and 692 West End avenue, forming a plot 53x100, and adjoining the northeast corner of 93d street. On the site a fourteen-story apartment hotel will be erected under the title of the No. 690 West End Avenue Corporation. It is reported that the building will be leased to a well known hotel man for a long term. The broker in the deal was the H. C. Senior Company. Walter F. Peacock, as attorney, represented the purchaser and Frederick Jackson, the seller.

Buys Five Apartment Houses.

Ralph L. Spotts has purchased, through Louis Starr, from the U. S. Rubber Company, Yorktown Court, a six-story elevator apartment house at 613-621 West 162d street, northeast corner of Fort Washington avenue, on a plot 164.11x99.2; the Sunderland and the Norman, six-story apartments at 520-534 West 136th street; the Springfield, a six-story apartment, 100x100, at the northeast corner of 125th street and Claremont avenue, and the six-story structure, on plot 62.6x100.11, at 507-511 West 111th street.

\$375,000 Manhattan Trade.

Irving Judis has sold to Albert Thompson Dayton Court, a six-story apartment house, at the northwest corner of Fort Washington avenue and 160th street, on plot 102x121.6. In part payment the purchaser gave 354-360 West 17th street, old buildings, on plot 75x92, adjoining the southeast corner of Ninth avenue, and extending to 355 West 16th street, where the frontage is 25 feet. The transaction, which involves approximately \$375,000, was negotiated by J. Elgar.

\$300,000 Manhattan-Bronx Trade.

The Henry Morgenthau Company, Robert E. Simon, president, purchased from Henry R. C. Watson the four four-story dwellings at 121-127 West 88th street, forming a plot 77x100.8. The buyer gave in exchange, the six-story elevator apartment house, 100x108, known as the Lorem, at the southwest corner of 163d and Fox streets, Bronx. Warren & Skillin and Harry Aronson were the brokers in the transaction, which involved about \$300,000.

Apartment Builder May Buy.

The Afton Holding Company, Claudius C. Pinney, president, has purchased from Martha Lemon and the Wilmore Realty Company, respectively, the dwellings at 136 and 138 West 75th street, on a plot 42x100. The broker was Electus T. Backus. The property is reported to be under negotiation for re-sale to an apartment house builder, who plans a thirteen-story structure.

Synagogue Acquires Option.

The Congregation of B'Nai Jeshurum, which recently disposed of its synagogue property on Madison avenue near 65th street, is reported to have selected and taken an option upon a site in West 88th street, between Columbus and Amsterdam avenues, with a frontage of 80 feet, for a new house of worship.

Rumor of New Harlem Theatre.

A newly formed corporation is reported to be negotiating for the purchase

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843

The Chauncey
Real Estate Co.

187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers
AGENTS AND GENERAL

Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

DAVID PORTER, Inc.
Real Estate Agents
Brokers, Appraisers

APPRAISERS FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 The U. S. Title Guaranty Co.
 The Home Trust Company, etc., etc.

189 MONTAGUE STREET
 Telephone, 828 Main BROOKLYN, N. Y.

Firm Established 1874

CORWITH BROS.
Greenpoint
Real Estate

FACTORY SITES
 A SPECIALTY

Mortgage Loans, Appraisals, Insurance
 Entire Management of Property

851 Manhattan Avenue, Brooklyn

BROOKLYN
ESTATE MANAGERS

Members
 Brooklyn Board of Real Estate Brokers
 CHAS. L. GILBERT, Pres.
 ROBT. E. PATTERSON, Sec'y

NOAH CLARK, Inc.
Real Estate—Insurance
 Water Fronts, Factory Sites, Appraisals
 Main Office
 837 Manhattan Avenue
 Branches
 545 Morgan Avenue 753 Nostrand Avenue
 BROOKLYN, N. Y.

Member Allied Real Estate Interests
 Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
 BROOKLYN
 Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

from Arthur Brisbane of the property at 233-235 West 125th street, through to 228-236 West 126th street, four and five-story buildings, as the site for a new theatre. The property has a frontage of 50 feet in 125th street and 150 feet in 126th street.

Manhattan—South of 59th St.

BLEECKER ST.—Crist & Herrick have sold for George Doyle to John H. Cooper, the 4-sty building 370 Bleecker st, on lot 22x70.

HENRY ST.—The Supreme Court has granted permission to the trustees of St. Vincent's Hospital to sell 156 Henry st, a 3-sty dwelling, on plot 26.1x100, to the Minsk Independent Old Men's Benevolent Association.

MANHATTAN ST.—Empre City Mortgage & Holding Co., Samuel Barkin and Adolph Weiss, resold to Dr. A. Liebstein, 7 Manhattan st, a 5-sty tenement, on lot 25x65.

10TH ST.—Robert M. Bush & Co. sold for Alan R. Hawley to J. Frank McDavitt 37 West 10th st, a 3-sty dwelling, on lot 22x103.

25TH ST.—Julius Friend, Edward M. Lewi Co. sold for Catherine W. Sandford 130 East 25th st, a 3-sty dwelling, on lot 15.6x49.

30TH ST.—J. P. Finneran and P. J. Ryan sold for Charles Rosenthal 216 East 30th st, a 3-sty dwelling, on lot 18.9x100. Mr. Rosenthal recently acquired this property in exchange for his residence at Cedarhurst, L. I.

42D ST.—Frederick Winant has sold for the estate of Marion Cutting 433-435 West 42d st, on plot 50x100.5, covered with old buildings.

48TH ST.—H. H. Frazee and G. M. Anderson have bought from the L. A. T. Corporation, Graf, Goldstone & Pincus, the Longacre Theatre, at 220 West 48th st, on plot 99.6x74.2, abutting the Strand Theatre.

55TH ST.—Dr. George M. Swift sold 20 West 55th st, a 4-sty dwelling, on lot 20x100.5, to Dr. Frederick E. Sondern. Horace S. Ely & Co. were the brokers.

WEST BROADWAY.—The Pendleton estate sold 361 West Broadway and 499 Broome st, at the southeast corner of these thoroughfares, two 3-sty buildings, on lot 20x46, to Otto L. Arps, who has been a tenant for ten years.

2D AV.—Benenson Realty Co. sold to Lowenfeld & Prager 769 2d av, a 5-sty tenement, on lot 24.8x80. The buyer gave in exchange the dwelling at 214 West 136th st.

Manhattan—North of 59th St.

70TH ST.—O'Reilly & Dahn sold for Samuel Stein to the Finance Operating Co, 220-222 East 70th st, two 4-sty buildings on plot 28x100 each.

73D ST.—Douglas L. Elliman & Co. have sold for the Montrose Realty Co. 48 East 73d st, a 4-sty dwelling, on lot 20x100.2, to Mrs. Walter Anderton. This house was recently bid in at auction by the seller for \$38,000, but which was resold at a figure said to be well over this. Mrs. Anderton expects to make extensive alterations in the premises, converting it into an American basement house, which she will occupy next fall.

74TH ST.—W. H. Jeffreys sold, through Slawson & Hobbs, 132 West 74th st, a 4-sty dwelling, on lot 20x102.2.

74TH ST.—Dr. Charles V. Paterno has purchased from the Realty Holding Co, through Slawson & Hobbs, the 3-sty dwelling, 251 West 74th st, on lot 20x102.2, to protect the light of the tall apartment which Dr. Paterno is planning to build at the northwest corner of West End av and 74th st.

77TH ST.—Emma B. Acker, of Rutherford, N. J., sold 151 West 77th st, a 3-sty dwelling, on lot 20.8x102.2, through Slawson & Hobbs, to Ennis & Sinnott.

97TH ST.—Isaac Hattenbach sold for Mrs. I. Guillot, of Paris, France, 144 East 97th st, a 5-sty flat, on plot 27x100.

98TH ST.—The Phelan Estates, W. L. Phelan president, sold 208 East 98th st, a 4-sty flat, on lot 25x100.11.

105TH ST.—Daniel H. Jackson bought from Herman Baer 152 West 105th st, a 5-sty flat, 25x100.11. Mrs. L. Covert was the broker.

131ST ST.—The Henry Morgenthau Co has purchased 53 East 131st st, a 3-sty dwelling on lot 17x99.11, taking it in part payment for 932 Kelly st, a 4-sty flat on plot 37x100. The brokers were Alexander Selkin, David Mintz and H. T. Kay.

171ST ST.—The Dayton Building Co., Harris & Ely Maran, sold Paulmer Court, 643 West 171st st, a 6-sty apartment house, on plot 77x95. The sale completes the disposal of a row of similar structures erected by the sellers on land bought from the Hoyt estate.

181ST ST.—Wesslau Brothers, who own the 6-sty apartment house at 509 and 511 West 181st st, have purchased from Mrs. Emma S. Moore, of Flushing, L. I., the adjoining vacant lot at No. 507, 25x170, extending to 182d st, where it has a similar frontage, 125 ft west of Amsterdam av.

181ST ST.—Charles C. Marshall has purchased through L. J. Phillips & Co., from the Wadsworth Building Co., the estate of Edward Rafter, the lot 25x100 at the northeast corner of 181st st and Wadsworth av, which was purchased in 1891 at the Morton Bliss auction sale. By this purchase Mr. Marshall has assembled 125 ft, having in 1909 acquired the adjoining 40 and 60 ft respectively. No announcement has been made as to the contemplated improvement of this property. The balance of Mr. Marshall's property is occupied by the department store of L. Wertheimer & Co., and the Naegeli Furniture Co.

191ST ST.—Peter E. Maguire and Leo Bishop bought from the 191st St. Construction Co. the northeast and southeast corners of 191st st and Wadsworth av, two 5-sty apartment houses, 63x

100 and 50x100, respectively. In part payment the buyers gave the block front, 177x203, in the north side of 157th st, between Gerard and Walton av's, facing Franz Siegel Park.

192D ST.—Norman Denzer sold for the heirs of the Emma L. Jacob estate nine lots on 192d st, between St. Nicholas and Audubon av's. The property is divided into two plots. One of these measures 150x100 and comprises the block front in the north side of the street, with the exception of two corners. The other plot is directly opposite and measures 75x100, being located in the south side of 192d st, 175 ft. east of St. Nicholas av. The property has been owned by the selling family since 1890.

213TH ST.—Frederick Brown sold to the George A. Field estate 432 and 438 West 213th st, two 5-sty flats. The seller gave in exchange 2½ acres and a 16-room mansion on Palisade and Independence av's and Sigma pl. It adjoins the homes of George W. Perkins, D. P. Kingsley and Percy R. Pyne. John A. Wood was the broker.

AMSTERDAM AV.—Ambrose F. Becker sold the southwest corner of Amsterdam av and 215th st, a 5-sty apartment house with stores, 99.11x60. The buyer, Katherine Lehr, gave, in part payment, 517 West 124th st, a 5-sty flat, 27x100.11.

AUDUBON AV.—The Grecco Co sold the vacant plot, 64x175, at the northwest corner of Audubon av and 186th st, to a builder who will improve the site with high grade apartment houses. The plot is a part of the one-time holdings of the Haggerty estate. The buyer is the Manhattan Heights Improvement Co., which gave in part payment the 5-sty flat at 204 St. Nicholas av. The brokers were Hall J. How and Harry Lilly.

CENTRAL PARK WEST.—Margaret Furlong sold to Max Brill, 464 Central Park West, a 7-sty apartment house. In exchange the seller took the plot 100x105.4xirreg in the south side of 181st st, 100 ft. of Vyse av, reported sold last week. The broker was Joseph A. Wasserman.

COLUMBUS AV.—The Henriquez estate is reported to have sold 558-564 Columbus av, a 5-sty flat, on plot 100.8x25, at the northwest corner of 87th st.

ST. NICHOLAS AV.—The Seco Realty Co. has acquired from Samuel Elsemann the block front on the west side of St. Nicholas av, between 173d and 174th sts, comprising eight lots, with a frontage of 200 ft. on the avenue and 100 ft. in the street. It is planned by the Seco Co. to build two 5-sty structures on the block front.

Bronx.

135TH ST.—James Montgomery & Son sold for Patrick Goodman the plot 50x100, in the south side of 135th st, 275 ft east of Lincoln av.

ALEXANDER AV.—James Montgomery & Son resold the northwest corner of Alexander av and 138th st, a two-story building, 75x100, formerly occupied as a police station.

BOSTON RD.—O'Reilly & Dahn sold for Nathan Lowenstein to the Finance Operating Co. 1444 Boston rd, a 4-sty flat, on lot 25x100.

GRAND BOULEVARD.—John Pfluger sold for Merle J. St. John a plot, 102x37x irreg, on the west side of the Grand Boulevard and Concourse, between 174th and 175th sts, at the proposed extension of Clifford.

INTERVALE AV.—Joseph P. Day sold for the estate of Isaac T. Carpenter the 5-sty apartment house with four stores at 1242 Intervale av, occupying the triangular plot, 97x95x62, at the corner of Intervale av and Fox st.

MORRIS AV.—William H. Mehlich sold for Alotto Realities (Inc.), A. J. Schwarzler, president, the northeast corner of Morris av and 168th st, a 6-sty apartment house, nearing completion, on plot 40x100, and has leased it for the new owner for three years.

SOUTHERN BOULEVARD.—Hyman Berkowitz sold for the Simpson Construction Co. the 5-sty apartment house, 50x100, at 1506 Southern Boulevard.

WEST FARMS RD.—Alexander Selkin, David Mintz and H. T. Wood have sold for the Henry Morgenthau Co. the three 5-sty apartments at 1166, 1170 and 1174 West Farms rd, each on plot 38x91x irreg, to the Thornton Brothers Co.

3RD AV.—The Metropolitan Roofing Supply Co bought, through James Montgomery & Son, from Charles A. Flammer, the plot on the west side of 3d av, extending through to 134th st, with frontages of 70 and 60 ft respectively, adjoining a 21-foot parcel at the northwest corner of those thoroughfares. The property will be improved with a 4-sty loft building.

Brooklyn.

ALBEMARLE RD.—The Arthur J. Scholz Co. sold for Dr. Sherman W. Bates the Albe-marle Court, at 2608 Albemarle rd, a 4-sty apartment house.

BOERUM PL.—Nicholson & Co have sold for Frederick Meinke 124 Boerum pl, and for King and Weis 122, adjoining, the two parcels comprising 4-sty tenements on plot 50x100. The purchaser is the American Express Co. The purchase adjoins the large property on Boerum pl and Dean st, through to Bergen st, which the same brokers sold to the company some years ago.

ELBERT LA.—Henry Rockmore sold the following 2-sty dwelling in Elbert la to Joseph R. Walter at 317; James A. MacNaugh at 325; Mary A. Ehlinger, 327; Alfred C. Boycen at 329, and to George T. Wolf, at 337.

2ND ST.—Joseph P. Day sold to the Standard Oil Co 119-127 2d st, forming the northeast corner of 2d and Bond sts, comprising five tenements, 129.10x90.5. The purchasers last month acquired through the same broker the adjoining site from the Frank-Byron Co. at the northwest corner of Gowanus Canal and 2d st. This purchase gives the company control of the entire block, having a frontage on Gowanus Canal of 200 ft, 470 ft in 1st and 2d sts and 180.10 ft

in Bond st. Douglas Eskell represented Mr. Day's office in the negotiations.

45TH ST.—Tutino & Cerny sold for George Wedekind the plot, 59.8x100, at 535 45th st, for improvement with a 4-sty apartment house.

49TH ST, ETC.—I. Salzberg sold for Mrs. M. Russell to S. Harris a plot 40x100 at the southeast corner of 49th st and 16th av. Mr. Harris gave in exchange a 10-room cottage, on plot 40x100, at 1627 50th st. I. Salzberg also sold for Mr. Kornblum to Mr. Phillips a 2-fam. cottage at 1548 47th st.; and for O. Gueth to H. Salwen a cottage at 1320 45th st.

65TH ST.—The Alco Building Co. has sold to Alexander J. Silberstein 1930 65th st, Mapleton Park, a 1-fam. dwelling, on plot 25x100, near the 20th av station of the Sea Beach Subway for a reported price of \$6,000.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. dwelling 2103 66th st, Mapleton Park, on plot 24x100, to A. Peter, for about \$6,000.

68TH ST.—Edward J. Hollahan sold for Henry Knutson, 130 68th st, a 1-fam. cottage on plot 67x145. It is reported that the buyer will build apartment houses.

75TH ST.—Wolfinger & Lasberg Building Corporation purchased, through the Borough Hall Realty Corporation, the plot 330x100, in the south side of 75th st, 100 ft. west of 3d av, for improvement with five 4-sty apartment houses, from plans by W. T. McCarthy. The same brokers obtained from the Lawyers Title & Trust Co. a building and permanent loan of \$200,000.

77TH ST.—F. F. Brauns sold for Margaret Donovan the 3-sty building on a plot 40x100, in the north side of 77th st, 123.8 ft west of 5th av, and also the plot 60x100 in the north side of 78th st, 149 ft east of 4th av, to be improved with two 4-sty apartment houses.

BAY RIDGE AV.—Frank A. Seaver & Co sold three lots on the south side of Bay Ridge av, 280 ft east from the Shore rd, for G. W. Awerell.

20TH AV, ETC.—Frank A. Seaver & Co sold fourteen lots at the northeast corner of 20th av and 71st st and two lots in the north side of 70th st, 180 feet east of 20th av, for Fannie F. Quinn.

Rural and Suburban.

BRONXVILLE, N. Y.—Burke Stone (Inc.) sold for a client a house on Front av, Bronx Manor, to Paolo Zucconi, of France.

NEW ROCHELLE, N. Y.—Loton H. Slawson Co. sold 3½ acres at Premium Point for Miss Ada Nisson to Dr. Charles Weber.

LEASES.

Bush Terminal Co. in 42d Street.

The Bush Terminal Company, Irving T. Bush, president, has leased from John Hoge of Zanesville, Ohio, 132-134 West 42d street, and abutting property at 135 West 41st street, a plot fronting 50 feet in 42d street and 25 feet in 41st street, with a depth of about 200 feet, for twenty-one years, with the privilege of four renewals and an option to purchase. The deal was negotiated by John P. Kirwan and E. S. Willard & Company. On this site, which has been taken, practically for eighty-four years, the Bush Terminal Company will build a twenty-five-story building, from plans by Helmle & Corbett. The structure will cost about \$1,000,000 and will be constructed to house the sales departments of all classes of American products. Besides its commercial advantages, other features are contemplated, including a permanent exhibit of American manufactures. The site is one of the most central in the city. The present buildings were at one time occupied by Lewis & Conger, but have been vacant since that firm moved to its new Sixth avenue home.

Lease Pending in Johnson Building.

A deal is on for the lease, by a newly formed corporation in which Henry Siegel is rumored to be interested, of the store, 66x187, at the northwest corner of Broadway and 35th street, in the Johnson Building; also of other space on other floors. At the offices of F. & G. Pfomm, managers of the building, it was admitted that negotiations were going on, but no information was available regarding the identity of the prospective lessee.

Lease for Sixty-Three Years.

Menschel Bros., caterers, have leased through Frederick Zittel & Sons, from E. N. Dickerson for sixty-three years at an annual rental of \$15,000 net, 62 and 64 East 34th street, four-story dwellings, on plot 43.8x98.9, adjoining the Vanderbilt Hotel. The lessees will erect a twelve or fifteen story structure at an estimated cost of \$200,000. The first four floors will be occupied by their catering establishment.

Foreign Firm Changes Location.

Jardine, Matheson & Co., Ltd., of Hong Kong, China, with New York offices at 63 Wall street, have leased through Stephen H. Tyng, Jr., & Co., and Pease & Elliman, for their import and export departments, the twentieth floor in the Madison Avenue Building, at 25 Madison avenue, comprising about 15,000 sq. ft.

Florist Takes Watt Block.

The Massas Floral Company has leased from the New York Life Insurance Company, through Charles Edelson, for five years, the entire block bounded by Lenox and Seventh avenues and 139th and 140th streets, known as the old Watt homestead block.

Manhattan.

AMES & CO. have leased for the J. Romaine Brown Co. the store and basement at 481 6th av to M. Gold; also for John H. Henshaw the store at 489 3d av to Matt Gagliardi for barber shop; for William H. Hussey & Sons the store at 453 7th av to James H. Jarrett for barber shop; for Leslie P. Gillies the store and 2d floor of 153 West 34th st to the Schwartz Leather Goods Co.

AMES & CO. have leased for Lucy E. Mirick the 3-sty dwelling at 74 West 12th st to Mrs. E. M. Mouraille; also for Potterton Brothers the 4-sty dwelling at 220 West 28th st to Mrs. Mary Dupay.

DANIEL BIRDSALL & CO., rented for the estate of John E. Parsons the store, basement and sub-basement at 388 Broadway to the Walker-Keenan Co., representing the Hall's Safe Co. This lease is for five years at an aggregate rental of about \$20,000.

DANIEL BIRDSALL & CO. (INC.) leased the entire building 371 Broadway for Mrs. Carson C. Peck to W. H. Ostrander & Co., electrical supplies. The lease is for a long term at an aggregate rental of approximately \$70,000.

WM. D. BLOODGOOD & CO. (INC.) leased for M. L. C. Ernst the 6-sty building at 155-157 West 34th st to M. H. T. Tierney.

BRETT & GOODE CO. has leased at 9-15 Murray st the westerly half of the 6th floor to the Downing Letter Co.; also at 7-11 West 45th st space on the 10th floor to S. Charles, Inc., and at 406-26 West 31st st about 10,000 sq. ft. on the 7th floor to Brooks & Porter.

BRETT & GOODE CO. has leased for Frederick Fox & Co., as agents, the westerly store at 7r West 23d st to Elias Solomon; also the parlor floor store at 51 West 45th st to Catherine B. Reed, and the 4th floor in the same building to Jacob Leitner; also space at 7-11 West 45th st to Fried & Ungar and Christian F. Groth.

CARSTEIN & LINNEKIN have leased the 5th loft at 202 East 29th st to Max Berman; space at 24-26 East 21st st to Kaufman & Cohen; at 35 6th av to Julius J. Kling; at 3-7 West 29th st to the American Braid Co.; at 347 5th av to William H. Ammerman and the 5th loft at 465 Broome st to the Standard Muslin Underwear Co.

SIDNEY S. COHEN leased part of the large double store at the southeast corner of 7th av and 49th st to J. H. Hallberg; also, temporarily, the store at 1612 Broadway to H. M. McCullough.

CROSS & BROWN CO., in conjunction with Spear & Co., leased the entire 2d story and portion of the basement in the new building, covering the site of the old Wallacks Theatre, at the northeast corner of Broadway and 30th st, to Heinrich, Merriam & Weiss, who have been located at the corner of Broadway and Broome st for nearly 30 years.

CUTNER & LIPSET leased for Klein & Jackson the 11th loft at 37-45 West 19th st, to Schwab Bros & Baer (Inc.); for the Bradkin Realty Co. at 6-8 West 32 st, the 17th floor to Philip Stromberg; and to the Southern Travelers' Association, for a New York City club room, two floors at 1179 Broadway for Schwab Bros.

DOUGLAS L. ELLIMAN & Co. have leased for Robert L. Bacon his apartment at 755 Park av to William F. Morgan, of Boston, Mass.; and also for William Zeigler, Jr., a small apartment on the entrance floor of the same building to the same tenant; have renewed leases for Frederick Johnson at 830 Park av to Frederick L. Richards, and at 840 Park av to Wilfred V. N. Powelson; also the store at 605 5th av, temporarily, for Mrs. J. F. Kernochan to Siebrecht, the florist, who recently leased his store at 619 5th av to Dee & Fukushima (Inc.).

DOUGLAS L. ELLIMAN & CO. have leased apartments at 103 East 86th st for the State Construction Co. to John F. Ellsworth; at 122 East 76th st for Philip O. Mills to William Stackpole; in conjunction with C. P. L. Huston, an apartment in the new building under construction at 156 East 79th st for Julius Tishman & Sons to Burr K. Brown; renewed leases at 122 East 82d st to Charles W. Camp and George W. Goldberg; at 830 Park av to Mrs. R. M. de Acosta; and at 3 East 85th st to S. Fullerton Weaver.

DOUGLAS L. ELLIMAN & CO. have leased from the plans an apartment at 1000 Park av for Bing & Bing to Max Pollack; also for Mrs. William C. Gulliver an apartment at 383 Park av, furnished, to Walter E. Trent.

J. B. ENGLISH has leased from plans for the James-Miller Realty Co. to W. J. O'Hearn the entire 3d loft of 1552 Broadway, northeast corner of 46th st.

J. B. ENGLISH has leased for Ada Underwood, through Louis Carreau, the second loft at 162 West 48th st to M. Shields, hairdresser, for five years.

ESTABLISHED 1879

William P. Rae Co.

Woolworth Building | 180 Montague Street
New York | Brooklyn, N. Y.
Tel. Barclay 7451 | Tel. Main 4390

Real Estate

Auctioneers, Appraisers

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Telephone 661 Bedford Established 1890

Member Brooklyn Board Real Estate Brokers

**CLARENCE B. SMITH
Real Estate Agent**

Appraiser for
State of New York City of New York
Long Island Railroad

1424 FULTON STREET
AT BROOKLYN AVENUE
BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

**JOHN E. HENRY, Jr.
REAL ESTATE
BOUGHT AND SOLD**

Mortgages Secured Insurance
1251 BEDFORD AVENUE
Telephone 5500 Bedford BROOKLYN

Member Brooklyn Board of Real Estate Brokers

Frank A. Seaver & Co., Inc.

Specializing in the Bay Ridge District
Bush Terminal Factory Sites

6806 THIRD AVENUE
Tel. 1474-5 Bay Ridge Brooklyn, N. Y.

J. B. ENGLISH has leased for the estate of William Knight to Caesar A. Rivoli the 3-sty dwelling 231 West 51st st.

J. B. ENGLISH has leased for Albert R. Smoot to F. D. Fairchild, the dwelling, 151 West 64th st.

EWING, BACON & HENRY leased space at 250 West 54th st to Maurice Follot.

J. ARTHUR FISCHER has rented for the Heklmen estate to Isadore Berliner the store at 200 West 40th st; also to Theodore Hofstatter & Co. a portion of the premises at 1735 7th av; for K. Simon the 1st floor apartment

and also the top floor apartment at 140 West 49th st; to the S. Waste Products Corporation the building at 382 St. Nicholas av for a warehouse; to Max Biedermann the 3-sty building at 143 East 55th st; and to Mrs. A. Holte the 3-sty dwelling at 164 West 50th st.

FROMAN & TAUBERT leased for Royal Houghton the 3-sty dwelling at the northwest corner of Lexington av and 94th st.

Goodale, Perry & Dwight, (Inc.), leased the old Koster & Bial corner, at the southwest corner of 24th st and 6th av, for a long term, for Elmer A. Darling, to Lansing B. Anderson, for a restaurant and cafe.

E. M. GOODMAN rented lofts at 138 West 27th st to M. Toif & Co.; at 388 Broadway to Bliss Laboratories, Inc.; at 108 Wooster st to Nathan Perlman; at 73 West Houston st to Gilbert Underwear Co.; at 152 Wooster st to L. & B. Manufacturing Co.; at 138 West 14th st to Bernheimer & Blumenthal; at 34 West 15th st to Singerman & Cohn; at 12 West 21st st to William Schlüssel; at 14 West 17th st to Goldsmith & Brother; at 24 East 22d st to M. Milstein; at 114 West 17th st to Ladies' Garment Manufacturing Co.; at 537 Broadway to M. M. Bernstein & Co.; at 19 West 24th st to Mittenenthal & Tannenbaum; also 17,000 sq. ft., at 902 Broadway to Charles D. Joffre & Co., and additional space for factory purposes at 310 to 318 6th av to same concern; and space at 38 West 32d st, through to 39 West 31st st, to S. Bernstein & Co.

HERBERT GULICK & CO. leased the store at 8 East 43d st to A. A. Houseman & Co.

HECKSCHER & DE SAULLES have leased the entire 12th floor in the new building, now in course of construction, at 50 East 42nd st to the Anglo-American Cotton Products Corporation.

HEIL & STERN have leased for the Empire Holding Co, the 12th floor at 153-9 Madison av, to Carl Bonwit (inc.), for a long term.

M. & L. HESS (INC.) leased for the 29th Street Realty Co. the store and basement at 134-40 West 29th st, containing 10,000 sq. ft., to Ferdinand Gutman & Co., Inc., dealers in cork and bottlers' supplies. This concern has been for the past 14 years at 175 Franklin st.

EDWARD J. HOGAN leased to the American Steel Export Co, of Delaware, the 30th floor in the Woolworth Building tower.

EDWARD J. HOGAN leased space in the Woolworth Building to the Great Western Smelting and Refining Co., the Chase Bag Co., Richard B. Owen, Alphonse L. Gosselin, the Falulah Paper Co., Commercial Box and Envelope Co., the Building Violations Corporation, the Ajax Metal Co., the Canadian Northern Railroad, Alfred and Charles Steckler, Denver and Rio Grande Railroad Co., Isaac B. Owens, Patent Vulcanite Roofing Co. and the Northern Lumber Co.

HOUGHTON COMPANY has leased for William S. Patten the 3-sty dwelling 147 West 71st st to Kate McCrea.

HOUGHTON COMPANY has leased to Mary H. Squire the 4-sty dwelling 161 West 76th st, for Herbert A. Hirsch.

MANNING & TRUNK have leased for the George Kemp Real Estate Co., to Miss I. M. Rust, in laces and novelties, the 1st loft at 613 5th av, and for the 727 Seventh Av Realty Co., Cross & Brown Co., agents, space on the 12th floor of the building at the southeast corner of 49th st and 7th av to the New York Metro Film Service (Inc.).

SAMUEL H. MARTIN has leased for E. Volhardt, the buildings at 307-309 West 67th st to the Federal Aeroplane Co.

H. L. MOXLEY & CO. have leased offices at 1 Liberty st to the United States Construction Co., Charles Fischer and Melvin G. Palliser.

NEHRING CO. has leased apartments to Robert H. Henry at 579 West 177th st; to George Reynolds at 501 West 176th st; to Mrs. F. Walker at 605 West 181st st; to George H. Reed at 82 Wadsworth av, and to A. Dreyfus at 558 West 164th st.

CHARLES F. NOYES CO. has leased space for the Niagara Fire Insurance Co. at 52-54 Maiden la to Thomas D. Leonard; at 45 John st to Philip Coniglio; at 71 West 23d st to the Trustees of Scottish Rite, and offices at 37-39 Liberty st to Fredico Scot de E.

CHARLES F. NOYES CO. has leased, in connection with Horace S. Ely & Co., the store and basement at 144 Water st to W. H. Brown & Co.; for Morris Landsman the store 198 South st to John B. Cartwright; for John V. Black store at 30 Frankfort st to Leo Lang; a loft at 228 Pearl st for the Ingraham Corporation to M. A. Sola; a loft at 417 Lafayette st for Condit & Hall to the Buchan Manufacturing Co., and at 74-80 Washington st a loft for B. Crystal & Son to E. H. Tiffany & Co.

CHARLES F. NOYES CO. has sub-leased for the Remington Typewriter Co. a portion of the 19th floor at 291 Broadway for five years to Neufeld & Leiman, and space on the same floor to Rose Fals Bres; for the Lawyers Title & Trust Co. space at 160 Broadway to Frederick J. Griswold, and offices at 6 Maiden la to Wechsler Bros., Jacob Schoen and Irving N. Planick, and for the Jacob Ruppert Realty Corporation space on the 20th floor of the Madison Square Building to Frederick Berju.

PEASE & ELLIMAN have leased for the estate of T. W. E. de Lemos the 3-sty dwelling 63 West 92d st to Lawson V. Moore, New York manager of the Shearer Piano Co.; also for George C. Tuttle, of Minneapolis, his apartment at 535 Park av to Miss Gladys Cromwell; and renewed the leases of apartments at 829 Park av, held by Mrs. Daisy McVickar and by Henry G. Leach.

PEASE & ELLIMAN have leased furnished to Charles D. Halsey for Mrs. William Barclay Parsons, Latham G. Reed and S. Albert Reed the 5-sty dwelling at 37 East 50th st; also for the James Humes Construction Co. in its house under construction in East 36th st, near Lexington av, an apartment to David P. Babcock; and in the "Avonmore," on Broadway, between 74th and 75th sts, an apartment for Mrs. Emily I. M. Frame to Hendrick P. deVries.

PEASE & ELLIMAN have rented furnished for Mrs. Madge W. Goss her apartment in the "Chatsworth," at 72d st and Riverside dr, to Miss Helen Lansdowne; also for W. L. Findley to Mrs. Edward S. Knapp the 4-sty dwelling 31 East 63d st; an apartment at 116 East 63d st to James Couper Lord; through Cross & Brown Co. a loft at 814 Broadway to the Manhattan Neckwear Co., and renewed the lease of

The Queensboro Corporation
LOTS PLOTS ACREAGE BRIDGE PLAZA LONG ISLAND CITY HOUSES FACTORY SITES
Developers of
Queens Borough Real Estate

FIRE ESCAPES Erected and Repaired to meet all requirements of The Department of State Labor
FACTORY VIOLATIONS REMOVED
GRAND CENTRAL IRON WORKS
L. B. GESCHEIDT, Proprietor
Phone, Plaza 3583 **212 EAST 52nd STREET, N. Y.** **REPAIRS**

HALL-BERWIN CORPORATION
Maintenance of Buildings by Contract
Operating Cost Guaranteed One Year in Advance
Estimates Furnished on Loft and Office Buildings
To Agents and Owners
Office 35-37 West 39th Street Tel. 7895 Bryant
Warehouse 206 Centre Street N. Y. City
Established 1863

Real Estate Board of New York Incorporated 1908 Organized 1896

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.
AMES & COMPANY
Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

DE SELDING BROTHERS
Real Estate, Loans, Appraisals
128 BROADWAY

Real Estate Experts
DUROSS
155 WEST 14TH ST.
Management—Sales—Collections
Mortgages—Appraisals—Insurance
Down Town Office, 156 Broadway

AUSTIN FINEGAN
Real Estate—Insurance—Appraisals
35 NASSAU STREET. Tel. 1730 Cortlandt

KNAP and WASSON CO
SPECIALISTS IN
Washington Heights
Real Estate
Broadway at 181st Street
Broadway at 156th Street

OGDEN & CLARKSON
Corporation
Real Estate and Insurance
657-659 FIFTH AVENUE, Corner 52d Street

LOUIS SCHRAG
Agent, Broker and Appraiser
Real Estate
Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

TUCKER, SPEYERS & CO.
Real Estate
435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS
(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

A. V. AMY & CO.
REAL ESTATE AGENTS
BROKERS and APPRAISERS
Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

Established 1856
J. ROMAINE BROWN CO.
REAL ESTATE
299 Madison Avenue New York City
Telephone 1481 Murray Hill

A. M. CUDNER
REAL ESTATE CO.
Real Estate Brokers and Managers
254 WEST 23D STREET

J. CLARENCE DAVIES
BRONX BOROUGH
REAL ESTATE
149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.
Member of Board of Brokers

Joseph Day

Auctioneer
31 NASSAU STREET

an apartment on the 7th floor and one on the 1st floor at 178 East 70th st held by Dr. Hugh Auchincloss.

PEASE & ELLIMAN have leased to Schulte Cigar Co, a large portion of the ground floor at 1326 Surf av southwest corner of Oceanic Walk, Coney Island, The Schulte Company upon completion of alterations will open a branch establishment. This is the first Schulte store in Coney Island, and negotiations are now reported pending for other space.

PEASE & ELLIMAN have leased in the new house being built in the south side of 36th st near Lexington av by the James Humes Construction Co, an apartment to Mrs. Edmond Kelly and Miss Harriet M. Soule; also for Gustav & Hugo Blumenthal a floor at 20 West 47th st, to Mrs. Rose Mendelson.

PEASE & ELLIMAN have leased for Mrs. Edward Delafield to Mrs. A. Mason Jones the 4-sty dwelling at 53 East 64th st; and sub-let for Frederick Slocum his apartment at 116 Central Park South to Miss Wanda Lyon.

PEASE & ELLIMAN have leased for Walter H. Knapp, Commissioner of Taxes for the State of New York, the 4-sty dwelling at 217 East 19th st to the Netherland Benevolent Society of New York.

F. & G. Pflomm leased 112 East 29th st to W. J. Minor for an undertaking establishment, and the store at the northeast corner of 5th av and 27th st to the Sterneau Co., dealers in metal goods.

PORTER & CO have leased for Cora L. Cockey to Henry F. Shadd, the 3-sty dwelling at 225 West 127th st; also for the estate of Ada Howe, to Julia Gregg, the 3-sty dwelling at 218 West 129th st.

H. B. RANKEN AND E. ELLERY, JR., have leased for Augustus P. Day, of Brooklyn, the property at 372 and 374 3d av and 156 and 158 East 27th st at an aggregate rental of about \$125,000, to a client, who will erect a moving picture theatre and stores.

REAL ESTATE MANAGEMENT CO. has leased for the City Real Estate Co. the two buildings at 516-518 Broome st, for five years to B. Bianchini.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have leased to the Schulte Cigar Co. for a term of ten years, on the lower main corridor of the Telephone & Telegraph Building, at Broadway and Dey st, through to Fulton st, a large space situated at the entrance to the subway and adjoining the promenade and elevators, for a new branch establishment.

DOUGLAS ROBINSON, Charles S. Brown Co, leased an apartment at 310 West 86th st for Thomas Fleming Walsh, Jr., completing the renting of the building.

WILLIAM J. ROOME CO. (INC.) have leased for Mrs. Marie Friedlander the 4-sty dwelling at 66 East 79th st to Vanderbilt Webb. The lease contains an option to purchase and also the privilege of a further renewal. The house is directly opposite the residence of George L. Rives and the new residence of John Sherman Hoyt now being erected at the northwest corner of Park av and 79th st.

CHRIS. SCHIERLOH leased the private house 337 West 46th st for the estate of Peter McDonohue to Cassie Fawcett.

SCHINDLER & LIEBLER have leased for R. L. Blumenthal the tenement, 231 East 80th st.

JOSEPH F. SEITZ has leased the store at 1077 2nd av to Henry A. Steinach, druggist; also the parlor store at 750 Lexington av to Isaac Gevertz, ladies' tailor, and the parlor store at 138 East 60th st to Dr. Charles Wolf and Dr. Maurice Ferdinand, dentists.

EVERETT M. SEIXAS CO. leased for Christian F. Tietjen the apartment building at 115 Hamilton pl at an approximate rental of \$42,000.

SHAW & CO. have leased for Benjamin C. Faulkner et al to Max Levitt the 5-sty apartment house on the southwest corner of 99th st and Central Park West at the aggregate rental of approximately \$40,000. Extensive alterations will be made and the property will be ready for occupancy about July 15.

SHAW & CO. have leased for Henry J. Storrs the 3-sty dwelling 211 West 129th st, to N. Mendez.

SHAW & CO. have leased for M. Louise Hammond the 3-sty dwelling 223 West 129th st, to Randolph M. Smiley.

UNITED STORES REALTY CO. has leased to M. Bowe, florist, the store at 332 5th av; also the store at 98 Liberty st to Jose M. Toral, hats.

VAN VLIET & PLACE rented for three years the 5-sty building at 495 West st, with store on the first floor, for M. W. Malone.

JOHN E. WEISS has leased for the Freedman Camera Co. the store at 59 Nassau st; also for the Gotham Shops (Inc.) the basement store at 49 Nassau st for five years to Charles Fillingier, barber.

WM. A. WHITE & Sons have rented the entire building at 4-6 Jones la for the Cruikshank Co, to David Brooks; also offices at 100 Hudson st, to the Marston-Sewell Corporation; to Charles N. Bursteiner, space at 22 Thames st, to the Hanover Press; also the entire building at 7-9 Water st to Henry D. McCord & Son.

WM. A. WHITE & SONS have rented space in the Hays Building at 21-23 Maiden la, to Tobias Feldman, and at 12-16 John st, to Porter & Odell; also the 1st loft at 146 Liberty st to the New York Coin Card Co.

WM. A. WHITE & SONS have rented an apartment at 412-420 West 148th st to Winifred N. Conroy.

WM. A. WHITE & SONS have rented for Zabriskie, Murray, Sage & Kerr, the entire building at 20 South st to Theodore Crowell.

WM. H. WHITING & CO. have rented the top loft at 157-159 William st to the Gotham Book-binding Co.; also the 1st loft 16-18 Reade st to the Reliable Finishing Co.; 1st loft 75

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein

REAL ESTATE AGENT
BROKER, APPRAISER

242 East Houston Street

Tel. 1930 Orchard Near Avenue A

Entire charge taken of property
26 years' experience

S. DE WALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

GOODWIN & GOODWIN

Real Estate and Insurance

Management of Estates a Specialty
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'l'm

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate

Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

BRONX

KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street
East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD

One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc. Est. 1867

Real Estate Brokers and Appraisers

3428 THIRD AVENUE, bet. 166th and 167th Sts.

WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY

1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY
Tel. 615 Fordham WEBSTER AVE. & 200th St.

Telephone 36 Wmsbridge ULLMAN

Real Estate in All Branches

White Plains Ave., North of 207th St. or Burke St.

OPERATORS

ELIAS A. COHEN

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE

MANDELBAUM

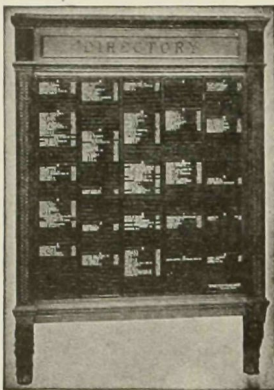
Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt



Willson's Building Directory

The only system that is kept alphabetically accurate and up-to-date in every particular. Letters uniform, correctly spaced and every name on alignment.

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

DOUGLAS L. ELLIMAN & CO.

REAL ESTATE BROKERS

FIFTH AVENUE AND EAST SIDE SECTION

FOR SALE—HIGH CLASS DWELLINGS AND INVESTMENT PROPERTY
FOR RENT—HOUSES, APARTMENTS, STORES, LOFTS AND OFFICES

414 MADISON AVENUE

AT 48th STREET

Telephone 5600 Murray Hill

NASSOIT & LANNING

BROADWAY AT 89TH STREET

WISH TO ANNOUNCE THAT THE FIRM OF

CALDER, NASSOIT & LANNING

HAS BEEN DISSOLVED AND THAT THE UNDERSIGNED

WILL CONTINUE TO CONDUCT A

GENERAL REAL ESTATE AND INSURANCE BUSINESS

AT THE ABOVE ADDRESS

HIGH CLASS INVESTMENTS
APPRAISERS MORTGAGE LOANS
APARTMENT HOUSE MANAGEMENT
INSURANCE

JOSEPH H. NASSOIT
R. LEONARD LANNING

Warren st to Adam G. Inness; the 2d loft 53 Vesey st to Frederick W. Frey, and the 2d loft at 40 Fulton st to Herman Ahrendt.

F. R. WOOD, W. H. DOLSON CO. has leased apartments to J. Bryant Leak at 225 West 86th st; Herman Sumner Sternberg at 225 West 86th st; Henry A. Sharp at 225 West 80th st; Harry D. Long 609 West 114th st; to Julius H. Seymour at 61 Hamilton pl; A. Lincoln and Hannah Lavine at 61 Hamilton pl; to Bertha C. Garrett at 660 Riverside Drive; Emily C. Regan at the Kenway, 462 Convent av; George F. Ludwig at 601 West 151st st; Frederick Villar at 572 West 187th st.

F. R. WOOD, W. H. DOLSON CO., leased offices in the Foster Building to Mrs. Mary P. Offutt, Mrs. Marguerite C. McKenna, Gilmer Realty Co. and Carl E. Trulock; also at 1368 Broadway, to J. Windish and to David Lurie; at 373 5th av, to Mme. Katherine and at 1328 Broadway to "Christian Science Practitioner."

Bronx.

SIDNEY S. COHEN has leased stores at 866 and 868 Westchester av to S. Irving Lubash; at 874 Westchester av to A. Podyen and at 876 Westchester av to Ferdinand Boller. These rentals complete the tenancing of the seven stores in the Empire Theatre Building, at 161st st and Westchester av.

Brooklyn.

PEASE & ELLIMAN have leased for the Schulte Realty Co. to Gillette Bros., haberdashers, the store at 10 Myrtle av. This is part of the property at 353-5 Fulton st recently leased to the Schulte Realty Co. by the same brokers.

CHARLES E. RICKERSON has rented the 3-sty building 63 Flatbush av, through to Rockwell pl, to C. Bauer & Sons, pianos, for ten years.

Queens.

FEIST & FEIST leased for the Universal Caster & Foundry Co. to H. E. Rainaud & Co., 135-139 Jackson st, Newark; also for the Aetna Realty Co. to the C. T. Silver Motor Co. the 1-sty service station to be erected at 243-245 Central av.

LEWIS H. MAY CO. has leased at Lawrence, L. I., for Joseph Fried a cottage on Muriel la, Lawrence, L. I., to Adam Klopot.

LEWIS H. MAY CO. has leased cottages at Arverne, L. I., for Jennie S. Simon on Jerome av to Simon Shapiro, and for Thomas Kelly on North Clarence av to H. Silverman.

LEWIS H. MAY CO., Rockaway Park office (Inc.), has leased cottages at Rockaway Park, for Anne Brown on N. West End av, to A. J. Ullman; for Louis Werle on S. West End av, to W. J. Guthrie; for Catherine V. Stoltz, on N. 8th av, to Oscar Hollander.

LEWIS H. MAY CO. leased cottages at Edgemere, L. I., for Henry Merkel on Harriman av to D. Bernstein; for Malcolm R. Lawrence on the Boulevard to Augustin A. Rosenbloom; and for Louise De Mott on Rochester av to W. Lewinson.

JOHN STICH & CO. rented cottages at Far Rockaway for Karoline Fitter at 136 Mott av to Dr. Charles L. Fox; for estate of Saul Shakin in Pinson pl to William Henkel; for Mr. Conerty in Hollywood av to J. M. Cohn; for Fred Fitter 172 Mott av to William M. Eisen; for B. Schoen 553 Central av to Henry Harris; for Mrs. F. C. Norton on Mott av to C. H. Spear; and for H. C. Gunther in Prospect st to Simon Asher.

Suburban.

H. SCHUYLER CAMMANN leased for Theodore W. Arms, retired paymaster of the Navy, his "Locust Grove Farm," comprising 21 acres, with large dwelling and outbuildings, at Merrick, L. I., for five years to Frederick C. Simes.

DOUGLAS L. ELLIMAN & CO have leased to John Wanamaker of New York and Philadelphia for Hartmann Bros. Mfg. Co. of Mt. Vernon, a large plot covering 10,000 sq ft, on White Plains rd, Mt. Vernon, for a long term, with renewals. On this plot Hartmann Bros. Mfg. Co., will erect for Mr. Wanamaker a large garage, from which suburban deliveries of this district will be made for his New York stores.

DOUGLAS L. ELLIMAN & CO., through George L. Hubbell, as agent, have rented the residence of Albert R. Parsons, at Garden City, Gilbert M. Plymton, of Plymton, Gardiner & Co., bankers.

FOR REAL ESTATE ON SUBWAY EXTENSIONS IN QUEENS

INQUIRE

THE QUEENSBORO CORPORATION

MAIN OFFICE: BRIDGE PLAZA, LONG ISLAND CITY
TELEPHONE NUMBER—ASTORIA 801

MANHATTAN OFFICE; THIRTY EAST FORTY SECOND STREET
TELEPHONE NUMBER—MURRAY HILL 4877

FISH & MARVIN have leased for Margaret E. Williams her property at Briarcliff Manor, for the summer season, to Arthur J. Newberry; also for the summer, furnished, the property of Mrs. Francis S. Marshall at Briarcliff Manor, "The Legend," to Arthur Ware; for Walter W. Law, Jr., his property, "Six Gables," at Scarborough, to William H. Kiernan, of the National City Bank; for Paul G. Thebaud, her estate, "Hillair," at White Plains to Jerome J. Hanauer, of Kuhn, Loeb & Co.; for Mrs. W. E. Merrill, "Oaksmere," at Orienta Point, Mamaroneck, to Carl M. Loeb, vice-president of the American Metal Co.; for John D. Daly, "Sedgwick," on Soundview av, White Plains, to Richard B. Sheridan, of Cleveland, Ohio; and in conjunction with Douglas L. Elliman & Co. for George Greer, one of his cottages at Rye, to A. H. Hagemeyer, furnished.

FISH & MARVIN have rented furnished for the summer for Madame V. Carmody her property "Monplaisir" on the White Plains rd, Bronxville, to Miss Nora Bayes, also furnished for the summer, for Mrs. F. H. Gunning her property on Oxford rd, Scarsdale to Mrs. Paul W. Orvis.

FISH & MARVIN have leased the property of Mrs. Edith B. Brockelmann at Scarborough, N. Y., to George A. P. Oliver; also the property of William McGowan at Briarcliff Manor to Garrett W. Owens.

FISH & MARVIN have rented for the Bronx Co. (Inc.) "House 4" in Vine st, Lawrence Park, to Fielder J. Coffin.

L'ECLUSE, WASHBURN & CO. leased at Plandome Heights, a house to Mrs. Grace Jerome; also a large residence for Regis H. Post to S. E. Reynolds.

PAYSON McL. MERRILL CO. sub-leased the Samuel P. Hinckley property on Ocean av, Lawrence, L. I., known as "Marigolds," to Charles H. Lee for the season.

SAMUEL H. MARTIN has leased the Johnston residence 4648 Hudson County Boulevard, Union Hill, N. J., to Martin Fieland.

PEASE & ELLIMAN rented furnished at Shippan Point, Stamford, Conn., for E. E. Rinehart, Jr., his place to Henry C. Lamb.

PEASE & ELLIMAN have rented, furnished, for Mrs. Jean Cooper, of Stamford, her house at Shippan Point to R. Graham Biglow.

PEASE & ELLIMAN have rented for Mrs. J. V. Cauldwell her place at Hartsdale, N. Y., to David Metzger. The place is fully furnished.

S. OSGOOD PELL & CO. leased for Mrs. L. P. Jones her house at East Putnam av, Greenwich, Conn., to the American School of Metaphysics, Mrs. E. S. Stephenson, resident.

JOHN F. SCOTT has rented for Mrs. J. H. Scanlon her house on Cedarhurst av, Cedarhurst, L. I., to Augustus D. Shepard.

JOHN F. SCOTT has rented for Mrs. James L. Livingston her house on Washington av, Lawrence, L. I., for one year to H. E. Winlock, and has sublet for H. E. Winlock the same house for the summer season to Lansing B. Reed; also rented for the Cedarhurst Estates their large stone house No. 2 in Sealy la, Cedarhurst, L. I., to Gerald M. Livingston.

BURKE STONE (INC.) has leased for Mrs. Goodrich Smith her apartment, furnished, at Gramatan Court to H. T. Brownell.

L'ECLUSE, WASHBURN & CO. leased at Greenwich, Conn., for the season the estate of Frederick Whitney on Byram Shore to Leopold Frederick, of the American Smelting and Refining Co. This is one of the show places at Greenwich.

REAL ESTATE NOTES.

GOODWIN & GOODWIN have been appointed managing agents for 413 and 514 West 56th st.
J. B. ENGLISH has been appointed agent for 27 West 93d st and 333 West 50th st.

HIRAM RINALDO will move his offices on May 1 to 230 Grand st.

CAMMANN, VOORHEES & FLOYD have been appointed agents for 20 South st and 124 Water st.

ROBERT M. BUSH & CO. have been appointed agents for 37 West 10th st and for 444 East 147th st.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for the Cedarcliff, 48 St. Nicholas pl, by the receiver, Samuel Marks.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD (INC.) have been appointed agents for 133-135 West 100th st by Abraham Benedict, as receiver, pending foreclosure proceedings.

DAVID PORTER, for many years at 189 Montague st, Brooklyn, has moved to larger quarters in the Mechanics Bank Building, 215 Montague st.

S. ALVIN PIZA has moved his office to 7 East 42d st. His Bronx branch will be maintained in the A-Re-Co Building, 3d av and 149th st.

HALL-BERWIN CORPORATION negotiated the sale reported last week of the three dwellings at 140-144 West 58th st to Edgar A. Levy, who will build a 9-sty apartment house on the site. The property was held at \$200,000.

MRS. MOSES T. CAMPBELL is the purchaser of the dwelling, 44 East 74th st, reported sold last week by Samuel Kempner. She gave in part payment her dwelling, adjoining the Westchester County club grounds.

THE FIRM OF CALDER, NASSOIT & LANNING, which has been transacting a general real estate business at Broadway and 105th st, has been dissolved, Nassoit & Lanning forming a partnership with offices at the southeast corner of Broadway and 89th st, and F. V. Calder opening temporary offices at 2010 Broadway.

NEW YORK TITLE INSURANCE CO. has made three loans of \$20,000 each to John J.

Tully Construction Co. on the west side of Findlay av, 42 ft. north of 166th st. This makes in all seven loans of \$20,000 each recently made by the New York Title Insurance Co. on the row of houses recently completed by the above company.

NEW YORK TELEPHONE CO. is the buyer of the Broad st block front, between Pearl and Water sts, reported sold in last week's Record and Guide. The brokers were the Ruland & Whiting Co., Wm. A. White & Sons, and the Cruikshank Co. A 10 or 12-sty building will be erected by the purchaser for its own use at the expiration of present leases, the entire project, including the land, to cost in the neighborhood of \$1,000,000.

MERCHANTS' AND TAXPAYERS' ALLIANCE of the East Bronx, at a meeting held on Thursday evening, April 6, called attention to the local school situation and pointed out how inadequate the facilities were; that some of the buildings were unsanitary and unsafe and so located that children had to ride to school. It was decided to petition the Board of Estimate for relief, and resolutions were made asking that body to take the necessary steps toward the end that the conditions now prevailing be alleviated.

ROY SCHERICK AND WILLIAM H. MENDEL, JR., have formed a corporation under the firm name of Scherick & Mendel for the transaction of a real estate, brokerage and management business. They have been appointed agents for the 16-sty building now nearing completion at the southeast corner of 43d st and 5th av, the new home of the Postal Life Insurance Co. and the Guaranty Trust Co. They have taken offices at 507 5th av, and upon completion of the new building will make their permanent address there.

OBITUARY.

CHARLES C. FOSTER, for twenty-five years associated with George H. Prentice, insurance broker, died on Sunday, at his home, 437 3d st, Brooklyn, aged fifty-six. He was one of the Board of Directors of the Franklin Trust Co. and a member of the First Reformed Church, 7th av and Carroll st, and was president of the Farrar League, connected with that church. He is survived by his widow.

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 Apr. 7 to 13	1915 April 9 to 15
Total No.	130	134
Assessed value	\$6,788,800	\$6,163,300
No. with consideration	21	18
Consideration	\$1,818,680	\$596,700
Assessed value	\$2,475,400	\$686,500
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
Total No.	2,106	2,004
Assessed value	\$120,538,950	\$109,913,210
No. with consideration	326	271
Consideration	\$16,332,402	\$14,536,392
Assessed value	\$17,343,938	\$15,172,250

Mortgages.

	1916 Apr. 7 to 13	1915 April 9 to 15
Total No.	47	73
Amount	\$1,660,260	\$2,532,687
To Banks & Ins. Cos.	8	17
Amount	\$1,021,250	\$1,601,000
No. at 6%	13	23
Amount	\$441,300	\$563,500
No. at 5½%	3	4
Amount	\$31,750	\$583,000
No. at 5%	7	16
Amount	\$131,500	\$431,950
No. at 4½%	1	4
Amount	\$30,000	\$487,000
No. at 4%	2	2
Amount	.....	\$3,000
Unusual rates	2	.....
Amount	\$17,250	.....
Interest not given	21	24
Amount	\$1,008,460	\$464,237
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
Total No.	1,064	1,171
Amount	\$32,269,621	\$26,175,003
To Banks & Ins. Cos.	247	220
Amount	\$15,139,425	\$10,474,182

Mortgage Extensions.

	1916 Apr. 7 to 13	1915 April 9 to 15
Total No.	84	50
Amount	\$3,683,476	\$3,393,500
To Banks & Ins. Cos.	61	19
Amount	\$2,932,750	\$1,870,000
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
Total No.	613	572
Amount	\$31,988,320	\$28,336,743
To Banks & Ins. Cos.	332	201
Amount	\$24,037,100	\$16,521,850

Building Permits.

	1916 Apr. 8 to 14	1915 April 10 to 16
New buildings	15	18
Cost	\$2,274,200	\$1,636,840
Alterations	\$438,050	\$184,630

	Jan. 1 to Apr. 14	Jan. 1 to April 16
New buildings	124	140
Cost	\$15,272,295	\$17,881,065
Alterations	\$6,160,994	\$2,466,613

BRONX.

Conveyances.

	1916 Apr. 7 to 13	1915 April 9 to 15
Total No.	113	108
No. with consideration	22	21
Consideration	\$103,283	\$152,385
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
Total No.	1,689	1,721
No. with consideration	236	186
Consideration	\$1,575,953	\$1,513,439

Mortgages.

	1916 April 7 to 13	1915 April 9 to 15
Total No.	66	64
Amount	\$535,380	\$536,530
To Banks & Ins. Cos.	5	2
Amount	\$90,000	\$14,500
No. at 6%	34	33
Amount	\$196,930	\$227,950
No. at 5½%	9	8
Amount	\$106,700	\$38,650
No. at 5%	7	6
Amount	\$86,600	\$93,700
Unusual rates	.....	2
Amount	.....	\$5,192
Interest not given	16	15
Amount	\$145,150	\$171,038
Jan. 1 to April 13 - Jan. 1 to April 15		
Total No.	965	925
Amount	\$9,809,345	\$7,827,452
To Banks & Ins. Cos.	85	59
Amount	\$2,258,700	\$1,527,550

Mortgage Extensions.

	1916 April 7 to 13	1915 April 9 to 15
Total No.	21	11
Amount	\$543,250	\$304,100
To Banks & Ins. Cos.	4	6
Amount	\$162,000	\$161,000
Jan. 1 to April 13 - Jan. 1 to April 15		
Total No.	236	243
Amount	\$5,135,190	\$4,988,515
To Banks & Ins. Cos.	88	63
Amount	\$2,669,400	\$1,643,750

Building Permits.

	1916 April 7 to 13	1915 April 9 to 15
New buildings	18	27
Cost	\$340,500	\$704,550
Alterations	\$25,650	\$19,350
Jan. 1 to April 13 - Jan. 1 to April 15		
New buildings	203	291
Cost	\$6,315,690	\$8,475,030
Alterations	\$303,875	\$244,805

BROOKLYN.

Conveyances.

	1916 Apr. 6 to 12	1915 April 8 to 14
Total No.	404	402
No. with consideration	47	41
Consideration	\$146,248	\$331,239
Jan. 1 to Apr. 12 - Jan. 1 to April 14		
Total No.	6,222	5,983
No. with consideration	601	627
Consideration	\$4,614,639	\$3,473,208

Mortgages.

	1916 Apr. 6 to 12	1915 April 8 to 14
Total No.	316	282
Amount	\$1,325,052	\$993,699
To Banks & Ins. Cos.	71	62
Amount	\$449,450	\$271,200
No. at 6%	179	163
Amount	\$578,578	\$493,579
No. at 5½%	75	79
Amount	\$421,600	\$321,800
No. at 5%	32	21
Amount	\$178,550	\$82,750
Unusual rates	1	.....
Amount	\$800	.....
Interest not given	29	19
Amount	\$145,524	\$95,570
Jan. 1 to Apr. 12 - Jan. 1 to April 14		
Total No.	4,564	4,313
Amount	\$18,927,249	\$15,089,180
To Banks & Ins. Cos.	1,024	689
Amount	\$7,074,625	\$3,956,591

Building Permits.

	1916 Apr. 7 to 13	1915 April 9 to 15
New buildings	138	119
Cost	\$1,067,550	\$1,225,450
Alterations	\$208,800	\$56,875
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
New buildings	1,840	1,486
Cost	\$14,199,750	\$11,867,815
Alterations	\$1,331,006	\$1,048,414

QUEENS.

Building Permits.

	1916 Apr. 7 to 13	1915 April 9 to 15
New buildings	152	197
Cost	\$795,675	\$708,545
Alterations	\$11,784	\$11,702
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
New buildings	1,526	1,406
Cost	\$6,959,519	\$5,232,976
Alterations	\$380,492	\$257,974

RICHMOND.

Building Permits.

	1916 Apr. 7 to 13	1915 April 9 to 15
New buildings	31	46
Cost	\$62,795	\$232,930
Alterations	\$12,270	\$11,354
Jan. 1 to Apr. 13 - Jan. 1 to April 15		
New buildings	242	217
Cost	\$394,160	\$638,103
Alterations	\$58,469	\$41,803

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

WHILE some speculative builders are holding their plans for a possible lower level of costs, non-professional builders—corporations and individuals—having improvements to make are generally pressing forward with their arrangements. Time is required to visualize large jobs, especially with the present congestion of orders for certain materials.

Always some plans are being postponed, withdrawn or amended after being filed in the building bureaus. The appropriations for new buildings, held up this year in the city as a whole, may not aggregate more than 10 per cent. above the normal total, but to some material lines the loss is a matter of real importance. If there should be a considerable further stoppage of speculative housing operations in Brooklyn, for example, the effect would be very noticeable to the lumber and brick interests.

More trades are likely to be held up by inability to get prompt deliveries on structural steel for big buildings in central sections than from any other cause. In most cases the steel now under contract will not be delivered before fall, and all the other trades must wait until the steel is going up before they can start in. On the other hand, the special facilities and abilities of some steel contractors will doubtless have striking exemplifications in early deliveries. Front brick, stone and lumber are also being subjected to delay in shipments.

Price quotations for materials that have had a considerable rise are generally steady and seem to have reached the limit. Prices will yet work higher in lines which have as yet scarcely felt the push of the new building wave. Most of the visible operations are young. The stream of buying orders cannot be checked, but will be better distributed as to time and more expeditiously handled as to deliveries, as the freight blockade is gradually broken up.

Many barges have been pressed into service as store ships for freight cleared out of railroad yards in an endeavor to break the jam. For this service the

barge rate, ordinarily \$8 to \$12 a day, has been advanced in some cases to \$100 a day. A considerable number of these barges are ordinarily at the service of the trade in building materials. The Jersey City Chamber of Commerce, as a measure of relief from congestion at this port, has asked the Interstate Commerce Commission to abolish free light-erage between the railroad terminals on the Jersey side of the river and the New York shore. The chamber says it is the insular disabilities of Manhattan and Long Island traffic which interfere with the free movement of commerce through this port.

The car supply seems to be improved. Money is easy for material men as well as builders and investors. There is nothing to be said any more against the money situation if the proposition of the applicant is sound. Real estate loans are in demand. Bank clearings continue to surpass those of a year ago. Common labor is, however, scarce. Wages have been advanced recently in half a dozen mechanical trades, but old agreements in most trades have one or more years yet to run.

The strike of painters, decorators and paperhangers in Brooklyn for higher wages has caused a large amount of spring renovating work to be postponed. So far, the trouble has not extended beyond the limits of the borough.

A conciliatory offer from the Master Carpenters' Association of an increase of 30 cents a day in Manhattan and 25 cents in the other boroughs (to take effect October 1) has not been accepted by the men, who demand 70 cents an hour in Manhattan for outside work, and 62½ cents in Bronx, Brooklyn and Queens, to take effect May 1. The district council of the brotherhood has voted to raise a war fund of \$200,000. A strike may yet be averted, but the employers say they can offer no more.

The Master Carpenters' concession would make the rate of wages \$5.30 a day in Manhattan, \$4.75 in the Bronx, Brooklyn and Queens, \$4.25 in Richmond, and \$4.25 in all cabinet and kalameine shops. The men say they have not had a raise in nine years.

advantage of Rosendale natural cement. The export trade in Portland is about the same in amount as before the war. But for the almost prohibitive ocean rates and shortage of vessels there would be an extremely large outgo to Central and South America. The Cuban Portland Cement Company is building a plant near Havana. The president of the corporation is S. H. Bassett, who is also president of the Knickerbocker Cement Company, which has works at Hudson, N. Y.

Structural Steel.—Under a belief that any further serious increase in material costs is unlikely, and that nothing will be lost by waiting until deliveries are better, local buying of structural steel has eased off. The orders taken by the fabricating shops of the entire country during March aggregated 102 per cent. of the total shop capacity for the month, according to statistics given out by Secretary Gifford of the Bridge Builders and Structural Society, who in further remarks to the Record and Guide said that it is true that New York fabricators are not so well supplied with orders as the fabricators in the cities of the Middle West.

Under present conditions, new contracts for structural steel will not be translated into buildings before the fall months, unless special circumstances are put to work, as when the plain material necessary for the job is ready to hand, in the warehouse, or otherwise obtainable without going to mill for it, or

when the fabricator's facilities for obtaining prompt deliveries for his customers are of an exceptional nature. Premiums above the official tonnage quotations naturally figure in the current transactions. As high as 5½ cents (mill) has been paid for prompt deliveries of small lots.

The steel for a considerable number of new city buildings has recently been awarded; others are now being figured, and still other work is in prospect. The movement is yet new, but all the indications are that there will be busy times hereabouts when it gets in full swing. Among the new contracts not heretofore mentioned are: To the Hedden Construction Company, 400 tons for the Felcourt Realty Company, 42 West 38th street; to Eidlitz & Ross, 300 tons for a dormitory for Christ Church, in West 36th street; to the Harris, Silvers & Baker Company, 400 tons for the Henri Bendel store and loft at 14 West 57th street; to the Hay Foundry & Iron Works, 1,100 tons for a twelve-story loft building in Houston street for the Ayer estate of Boston.

Stone.—No change in building quotations from first hands has occurred in a long period, but the quarrymen report that the cost of operating has increased, owing to the higher prices of labor, supplies, machinery and repairs. City contract work in cut stone, marble and granite is still on the moderate basis of the past few years. The overshadowing problem of the trades at present is presented by the freight embargoes. A large dealer in limestone, who has 32 carloads somewhere on the way, has found that the most persistent efforts have been unavailing to get them through.

Ninety-nine per cent. of the orders for cut stone specify limestone nowadays. Only a few of the large jobs that the season will yet bring forth have so far been figured. No large jobs, exceeding \$25,000, are anywhere in sight for the granite building trade. New England manufacturers have had considerable small work, but have been blocked by the freight situation. Advices from Barre state that stock rooms are piled high with work completed and boxed since last November. In anticipation of the advance in labor costs, a large amount of stock was ordered from all parts of the country, to be completed before March 1, with shipments in April and May. The monument trade has been brisk during the winter.

Window Glass.—With the manufacturing season approaching its close, the new discounts from the official price list are being firmly held. Practically all the factories will be out of blast in the next six weeks. Their product for the most part is sold ahead, and the general market is in better shape for the trade than in years.

The new discounts, which went into effect on March 10, equivalent to an advance in prices, are: Single strength, first three brackets, A quality, 89%; first three brackets, B quality, 90-10%. Above sizes, A and B quality, 88%. Double strength, all sizes, A quality, 89%; all sizes B quality, 90%.

Freight Rates.—On finished steel products from the Pittsburgh district, structural shapes, merchant steel, bars, pipe, fittings, plain and galvanized wire nails, rivets, spikes, bolts, flat sheets (except planished), chains, etc., the freight rate to New York City (tidewater) is \$16.90 per cwt.

Tin Plate.—Prices are held steady, with store dealers quoting \$5.75@ \$6.00 per 100 pounds for Bessemer plates ex-store, New York. The base price at mill is now quoted officially at \$4.00@ \$4.50 per 100 pounds for coke tins.

Brick.—Fine spring days had a decidedly good effect on the demand for brick. Dealers took no less than 45 cargoes of North Rivers during the week; or 25 more than last week. Quotations were firm at \$8.00 to \$8.25, representing a small recession for the top figure. Brooklyn was a large buyer.

A large number of barges, estimated by a shipper at one-quarter of the total number formerly in the trade, have been chartered by other interests this season. This circumstance is expected to have a decided bearing on the available supply of brick when building operations are in full swing. Front brick is being delayed by railroad congestion.

It is too early to get frightened over the labor supply for manufacturing purposes, as the season is behind time this year. Eventually, this may be a formidable problem. The summary follows:

Official transactions in the wholesale market for North River brick, for the week ending Friday a. m., April 14:

Condition of market, firm; demand, good. Prices, \$8.00@ \$8.25 (in cargo lots to dealers, alongside wharf, N. Y.). Number of cargoes sold, 45. Distribution: Manhattan, 5; Bronx, 6; Brooklyn, 20; New Jersey, 12; Flushing, 2. Cargoes left over Friday a. m., 12.

Cement.—A steadily improving demand has not appreciably changed price quotations. The tone of the market is strong. The requirement of cement in road construction will probably consume whatever extra quantity of Portland may be manufactured this year. The tightness of the Portland market and the shipping difficulties are working to the

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

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

BRICK (Cargo lots, alongside dock, to dealers only), per M.:

North River common.....\$8.00@ \$8.25
 Raritan common 8.50@ —
 Second hand common, per load

of 1,500 4.25@ 4.50
 Front or face, in car lots.....20.00@36.00
 Paving brick24.00@ —

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. yds. lots f. o. b. alongside dock N. Y., wholesale):

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

Bluestone flagging, per sq. ft. .17@ \$0.18
 Bluestone curbing, 5x16..... .40@ —

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

LINSEED OIL—

City Raw, car loads, per gallon \$0.78@ \$0.80
 City boiled79@ —

Five-gallon cans91@ —

LUMBER (Wholesale prices, N. Y.):

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

8 to 12 in. 16 to 20 ft..... \$28.00@34.50

14 to 16 in..... 35.50@ 37.50

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..... 24.00@ 25.00

Hemlock, W. Va., base price per M..... 23.00@ 24.00

Hemlock, Eastern mixed cargoes 22.00@ —

(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 to 8x8, 18 and 20 ft..... \$30.00

9 in., 16 ft. and under..... 32.00

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

Lath (Eastern spruce f. o. b. N. Y.):

1½-in. slab \$4.50@ \$5.00

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in. \$46.00@2—

Cypress shingles, 6x18, No. 1 Hearts 8.75@ \$9.00

Cypress shingles, 6x18, No. 1 Prime 7.25@ —

Mahogany Lumber, Honduras and Mexican:

First and seconds, ¾ in. \$85.00@ —

No. 1 common..... 65.00@ —

No. 2 common..... 42.50@ —

NAILS—Wire nails f. o. b. Pittsburgh sell at \$2.40; galvanized, 1 in. and longer, \$4.40, and shorter, \$4.90. These prices are to regular customers and delivery is made at the mill's convenience. From warehouse, New York, wire and cut nails sell as follows: Wire nails, \$2.90; cut nails, \$2.90.

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

Masons' finishing in 100 lb. bags, per ton..... \$9.50@ \$10.50

Mill base 8.50@ —

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@ 6.75

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 (Plain material at tidewater):

Beams & channels up to 14 in. .2.669@ 3.169

Beams & channels over 14 in. .2.669@ 3.169

Angles 3x2 up to 6x8..... .2.669@ 3.169

Zees and tees2.669@ 3.169

Steel bars, half extras..... .2.669@ 3.169

WHITE LEAD (dry and in oil, in cents per pound):

100-lb. keg \$10.50

25 and 50-lb. kegs..... 10.75

12½-lb. keg 11.00

1 to 5-lb. cans..... 12.50

**CHALIF SCHOOL OF DANCING
 IN WEST FIFTY-SEVENTH STREET**

New Structure in District Largely Devoted to the Cultivation of the Arts

THE foundations are well under way for the construction of the five-story building which will house the Chalif Normal School of Dancing. This structure is being erected on a plot 39x 100 feet, at 163-165 West 57th street, in a neighborhood where a number of buildings devoted to art in its various branches are located.

The new building, which embodies a number of interesting features, has been designed and planned by G. A. & H. Boehm, architects, 7 West 42d street, and the engineer for the structural steel work is S. C. Weiskopf, 68 William street. The active construction is progressing under the direction of the Murphy Construction Co., 50 Church street, which has a general contract for the completion of the building.

Among the sub-contractors who are supplying labor and materials are in-

ing and electrical installation, and Lieberman & Sanford Co., 623 West 57th street, ornamental iron work. Other contracts for the completion of this building will be awarded as the work progresses.

In the design of the facade a purely modern style has been followed, which has been relieved by decorations, classical in character, and taken from the Greek and Roman periods. For the first story marble will be used, and the construction of the upper stories will be of buff brick and polychrome terra cotta, topped by a colonnade, which forms a loggia and supports the Spanish tile roof. The facade will add considerable interest to the locality in which it is being erected as the design is pleasing and denotes in a characteristic manner the purpose of the structure of which it is a part.

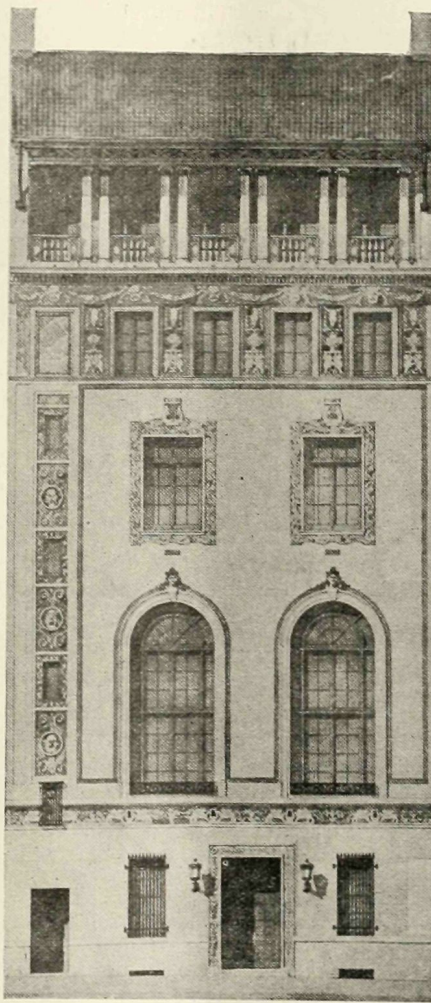
On the first floor the space has been devoted to offices, reception foyer, coat room, dressing rooms, lavatories with four shower baths, and a large studio. The second floor will be used entirely as a large ball room with a mezzanine gallery at the south end. The third floor has been planned for use as a banquet room and is equipped with a serving pantry which includes all conveniences for properly serving a dinner or supper, luncheon, etc. The service will be from a kitchen located in the basement, by way of the service elevator.

On the fourth floor, Louis H. Chalif, principal of the school, will have his living apartments. This floor has been planned as a nine-room housekeeping apartment, with three baths. The layout and arrangement of the rooms is an excellent one and in its equipment is included all of the features now to be found in apartments of the highest type. The fifth floor has been designed for use as a sun parlor, which will be glass enclosed and heated in winter, and open on all sides when the weather is favorable. This roof will be used for recreation purposes and may also be used for a variety of social functions during the warm weather.

Structurally, the building is fireproof, and it has been so planned that the future addition of two extra stories will be possible should the necessity for more space arise. The structure will be heated by steam and ventilated by a system of intake and exhaust fans which circulates the air after it has been filtered and washed. Two electric elevators will be installed, one passenger and the other for service. Both will be operated so as to include the fifth floor or sun parlor. In addition to these elevators, communication between the floors will be possible by means of a fully enclosed stairway, and in the event of a fire panic egress may be had by way of an exterior stairway which extends from the sun parlor to the street level and which is screened for its entire length.

The decorations of the principal rooms, reception foyer, ballroom and banquet-room, will be Classic in every feature, and will harmonize in all respects.

The neighborhood in which this building is being erected abounds in structures devoted to the cultivation of the arts, including Carnegie Hall and studios, the National Arts Building and many studio buildings which are well rented. The ball room of the new structure is said to be about the same size as the Mendelssohn Glee Club Hall, which was demolished a few years ago and which has never been replaced by another building of similar character. The owner of this building intends to permit the use of this room for small private dances, recitals, chamber concerts and functions of a like nature, feeling that there is a demand for accommodations of this kind.



G. A. & H. Boehm, Arch'ts.
 CHALIF NORMAL SCHOOL OF DANCING.

cluded the following concerns: R. D. Coombs & Co., 30 Church street, excavating and foundations; Otis Elevator Co., 26th street and Eleventh avenue, electric elevators; B. A. & G. N. Williams, Walnut avenue and 133d street, exterior marble; Federal Terra Cotta Co., 111 Broadway, ornamental terra cotta; P. J. Durcan, Inc., 128 West 52d street, plain and ornamental plastering; McLaury Tile & Marble Corporation, Walnut avenue and 141st street, interior marble and tiling; Empire City-Gerard Co., 265 Greenpoint avenue, Brooklyn, trim and cabinet work; Liberty Sheet Metal Works, 584 Jackson avenue, copper roofing and skylights; Standard Arch Co., 245 West 18th street, fireproof floor arches; American Kalamein Works, Inc., 99 Kent avenue, Brooklyn, kalamein doors and windows; Charles H. Darmstadt, 352 West 43d street, plumbing; Reis & O'Donovan, Inc., 207 East 37th street, steam heating, ventilat-

Building Gaining Moderately.

Reports to Bradstreet's Journal from 107 cities of the United States show 18,721 permits filed during March, with an estimated value of building planned or permitted for of \$68,181,668, a decrease of 12.5 per cent. in permits, but a gain of 14.1 per cent. in value as compared with March a year ago. The returns are irregular, as shown by the fact that every group of cities shows a decrease in permits, while all but two groups show gains in estimated expenditure. In the detailed list by cities, too, it is found that fifty-six cities show gains, while fifty-one show decreases from March a year ago. The record of building expenditures at leading American cities reporting monthly, quarterly and yearly from January, 1914, down to and including March, 1916, shows the ebb and flow in the building industry in the past twenty-seven months, as follows:

	1915.	1914.	Change
			per cent.
Jan., 155 cities..	\$45,764,309	\$49,944,341	D 8.3
Feb., 155 cities..	45,769,864	52,177,227	D 12.2
March, 155 cities.	75,250,465	85,795,424	D 12.2
First quarter..	\$166,784,638	\$187,016,992	D 11.2
April, 155 cities..	\$79,469,221	\$84,565,850	D 6.0
May, 155 cities..	85,513,438	85,212,713	I 3
June, 155 cities..	67,542,904	86,458,820	D 21.8
Second quarter..	\$232,525,563	\$256,237,383	D 9.2
Six months...	\$309,310,201	\$444,154,375	D 10.0
July, 155 cities...	\$71,569,657	\$83,640,692	D 14.4
Aug., 155 cities...	71,803,460	63,448,824	I 13.1
Sept., 155 cities...	69,777,282	53,443,480	I 30.5
Third quarter..	\$213,150,399	\$200,532,986	I 6.2
Nine months...	\$612,460,600	\$644,687,371	D 5.0
Oct., 155 cities...	\$70,254,657	\$52,535,818	I 33.7
Nov., 156 cities...	71,210,294	45,080,438	I 57.9
Dec., 156 cities...	67,892,361	41,788,286	I 62.4
Fourth quarter..	\$209,357,312	\$139,404,542	I 50.1
12 months....	\$821,817,912	\$784,091,913	I 4.8
	1916.	1915.	Change
			per cent.
Jan., 156 cities..	\$55,545,958	\$46,040,876	D 20.6
Feb., 154 cities...	53,872,639	44,479,105	I 21.1
March, 107 cities	68,181,668	59,728,098	I 14.1
First quarter..	\$177,600,265	\$150,248,079	I 18.2

For the first quarter of 1916 expenditures aggregate \$177,600,265, a gain of 18.2 per cent. over the first quarter of 1915, which showed a loss of 11.2 per cent. from 1914. The detailed returns, by groups, show the following:

	No. of permits, 1916.	No. of permits, 1915.	Values, 1916.	Values, 1915.	Permits, 1916.	Permits, 1915.
New Eng....	16	874	\$3,329,111	D 21.2	D 16.1	
Middle	23	4,293	25,524,951	D 24.0	I 10.1	
Western	16	4,952	12,077,646	D 6.2	D 5.1	
Northwest....	14	2,956	17,379,006	D 9.4	I 40.8	
Southwest....	8	1,186	2,269,054	D 14.9	I 41.3	
Southern....	19	2,160	4,576,863	D 8.7	I 40.3	
Far-western..	11	2,300	3,024,947	D 1.3	I 11.0	
Total.....	107	18,721	\$68,181,668	D 12.5	I 14.1	

Reports from individual cities show gains of 26.6 per cent. at New York (three boroughs reporting); Pittsburgh gains 75.6 per cent; Detroit, 29.5 per cent.; Toledo, 34 per cent.; Chicago, 55 per cent.; Milwaukee, 5.5 per cent.; St. Paul, 29.4 per cent.; Washington, 121 per cent., and Los Angeles, 26 per cent. Important cities showing decreases are Philadelphia, 24.8 per cent.; Cincinnati, 32.6 per cent.; Cleveland, 54.3 per cent., and Minneapolis, 28.9 per cent.

Annual Meeting.

The fourth annual meeting of the Chamber of Commerce of the Borough of Queens was held yesterday afternoon in the club rooms, Bridge Plaza, Long Island City. The following new officers and directors were elected: President, C. G. M. Thomas; vice-presidents, George J. Ryan and John Adikes; treasurer, William J. Hamilton; directors to serve three years—Charles G. Meyer, John W. Rapp, Edward Roche, Robert B. Austin and A. L. Langdon.

The occasion was known as "Get Acquainted Day," and the meeting was confined to members of the chamber and no public official was invited to speak.

Sixty-four new members have joined the chamber during the past year. This means an increase of 33 per cent., giving a net membership of about 225.

In addition to the annual reports of the important work of committees on

transit, commerce, borough planning, legislation, highways, etc., there was a general discussion on the plans of the chamber for the ensuing year. The board of directors is now considering the advisability of establishing two new bureaus, to be known as the Traffic Bureau and the Industrial Promotion Bureau.

Contemplated 42d Street Project.

Tentative plans have been prepared by Helmle & Corbett, 190 Montague street, Brooklyn, for a twenty-five story structure devoted to show and sales rooms to be located at 132-134 West 42d street, and which will be known as the Merchandise Hotel. The building will be owned and operated by the Bush Terminal Co., 100 Broad street, which will maintain a specially trained sales force for work in connection with the project. The plans call for a structure which occupies a plot with a frontage of fifty feet and ninety feet in depth. The construction will be of the steel skeleton type with brick walls and partitions of terra cotta. The facade will be of face brick, limestone and terra cotta, designed in the Gothic style. It is proposed to make this building the headquarters in this city for western manufacturers, and it will be operated along the lines of a permanent exhibition building. The basement and ground floors will be devoted to a rathskeller and restaurant and the second floor will be used for club and conference rooms. The balance of the structure with the exception of the four upper floors will be used as display booths, offices and reception rooms for manufacturers and their products. The four top floors will be occupied by the sprinkler tanks, pumps, elevator machinery and ventilating apparatus. This improvement, which will represent an expenditure of approximately \$1,000,000, is expected to be started in the near future and will be completed within a year.

Rudolph P. Miller Re-elected.

The annual meeting of the New York Chapter of the National Fire Protection Association was held at the City Club, Monday evening, April 10, and was attended by a representative gathering. The reading of the reports of the standing committees demonstrated that the chapter was in a flourishing condition and has had a successful year from every standpoint. In the election of officers for the ensuing year, which followed, Rudolph P. Miller and Edward R. Hardy were unanimously re-elected president and secretary-treasurer. Howard Chapman and Lawrence I. Neal were elected members of the executive committee for a three-year period.

The address of the evening was delivered by Rudolph P. Miller, who spoke on the New Building Code. The talk was extremely interesting from the fact that the work in connection with its revision was traced from the codification of the Code of Ordinances to the completion of the new code, and an altogether different viewpoint was obtained by the members of the chapter, on many of the articles from that which appeared in the daily press.

Plans for Auto Service Building.

Walter Haefeli, architect, 245 West 55th street, is preparing plans for a twelve-story auto service building on a plot 148x100 feet in the north side of 64th street, 75 feet west of Broadway. The site occupies 109 to 123 West 64th street and is owned by the estate of Mary E. Pinchot, which has awarded a general contract for the erection of the structure to the Hasco Building Co., 245 West 55th street. The construction will be fireproof throughout, with walls of brick and terra cotta and floors of reinforced concrete. The facade will be of face brick and limestone. The cost of the operation is estimated to be in the neighborhood of \$500,000. Cross & Brown Co., 18 East 41st street, has been appointed rental agent of the projected building.

Bay Ridge Apartments Planned.

W. T. McCarthy, architect, 16 Court street, Brooklyn, is preparing the plans for five high class apartments, to house sixteen families each, which will be erected in the south side of 75th street west of Third avenue, Brooklyn. The owner of this improvement is the Wolfinger & Lasberg Building Co., 346 Broadway, Manhattan, which has been identified with a number of important operations in Flatbush during the last two years. The proposed buildings will be five stories in height, 66x83 feet each, and planned along lines similar to those which made the Flatbush buildings such complete successes. The owner will build and sublet contracts for materials. The estimated cost is placed at approximately \$300,000.

Another Park Avenue Apartment.

Announcement was made this week that the thirteen-story apartment house scheduled for erection at the southeast corner of Park avenue and 55th street would soon be started and that a general contract for its construction has been awarded to F. T. Ley & Co., 52 Vanderbilt avenue. The plans and specifications for this project were prepared nearly two years ago by Cross & Cross, 10 East 47th street, and the old buildings upon the site were demolished, but the active construction has been deferred until now. This operation will occupy a plot 100x108 feet and will have facades of face brick with trimmings of Indiana limestone. The name of the owner is withheld for the present.

Thompson-Starrett Co. Obtains Contract.

A general contract has recently been awarded to the Thompson-Starrett Co., 49 Wall street, for the erection of a fifteen-story office building at 60-62 Liberty street. The owner of this project is the 60 Liberty Street Co., Wm. Henry Barnum, president, 111 Broadway, and William Everdell. Cross & Cross, 10 East 47th street, are the architects. The building will occupy a plot 71 x 81 feet, and will have a facade of brick and terra cotta with trimmings of limestone. The cost is estimated to be in the neighborhood of \$300,000.

Contract for City Residence.

A general contract has been awarded to the Thompson-Starrett Co., 49 Wall street, for the erection of a handsome private dwelling in 91st street, for C. M. McNeil, president of the Utah Copper Company, 25 Broad street. The house will occupy a plot 75 x 100 feet in the north side of 91st street, 40 feet west of Madison avenue, and will be built from plans and specifications prepared by Frederick Junius Sterner, 154 East 63d street. The plans call for a structure five stories in height, constructed of brick and marble and estimated to cost in the neighborhood of \$250,000.

Plans for Theater and Studio Building.

Lord & Hewlett and William La Zinsk, associated architects, 347 Fifth avenue, are preparing the plans and specifications for a twelve story theater and studio building to be erected on a plot 100 x 143 feet at 1614-1620 Broadway, and 748-752 Seventh avenue. The owner of this project is the Barney Estate Co., A. H. Barney, president, 111 Broadway, and the lessee and builder is said to be George Backer, 729 Seventh avenue. The theater will have a seating capacity of 1,260. The cost of this operation has been placed at \$500,000.

PERSONAL AND TRADE NOTES.

Harold L. Young, architect, has moved his offices from 345 Fifth avenue, to 32 Union square.

Otto A. Staudt, architect, has moved his offices from 945 Second avenue, to 309 East 34th street.

W. Wiegand, architect, announces that he is now located in the Monolith Building, 45 West 34th street.

R. S. Conant, architect, has moved his offices from 14 Geddes street, to 159 Warburton avenue, Yonkers, N. Y.

Christian Bauer, Jr., architect, 861 Manhattan avenue, Brooklyn, desires literature pertaining to coal conveyors.

Davis Construction Co., general contracting, has moved its office from 52 Vanderbilt avenue, to 240 West 23d street.

Richmond Radiator Company, of New York, has opened a new warehouse at American and Dauphin streets, Philadelphia, Pa.

Louis N. Millman, architect, will move his offices about May 1, from the Stoll Building to the Pioneer Building, Troy, N. Y.

Angster & Lynch, jobbers in plumbing and heating supplies, have recently established a business at 470 Market street, Newark, N. J.

Stewart Wagner, architect, formerly a member of the firm of Young & Wagner, is now practicing his profession at 381 Fourth avenue.

Francis G. Hasselman and Herbert S. Harde, associated architects, have moved their offices from 30 East 42d street to 56 West 45th street.

A. F. Lansing and H. W. Greene, architects, have moved their offices from the Burdick Building to better equipped quarters in the new Sherman Building.

Clark & Appelman, general contractors, will move their offices from 419 East 16th street, to the new Foster Building, Madison avenue and 40th street.

C. N. Harrub, formerly connected with the New York Continental Jewell Filtration Co., has been appointed a consulting engineer for the United States Public Health Service.

Parker Supply Co., manufacturer of expansion bolts, screw anchors and sheet metal workers specialties, has moved its headquarters from 517 West 45th street to 785 East 135th street.

T. H. De Lion, architect, formerly chief draughtsman for Slee & Bryson, 154 Montague street, has opened an office for the practice of his profession at 200 Montague street, Brooklyn.

Whitney Warren, of the firm of Warren & Wetmore, architects, sailed for Europe last Saturday, taking with him 2,000 "comfort kits" provided by the Lafayette Fund for the French soldiers in the trenches.

Teran, Mahaney & Munro, Inc., engineers and contractors for heating, ventilation and power plant installations, have recently moved their offices from 601 First avenue to the Grand Central Terminal Building.

Equitable Office Building Corporation at its recent annual meeting elected the following directors: T. C. du Pont, L. L. Dunham, J. A. Haskell, L. J. Horowitz, B. B. McAlpin, George T. Mortimer and P. E. Wilson.

Harold L. Alt, heating and ventilating engineer, formerly connected with R. D. Kimball Co., has become associated with Westinghouse, Church, Kerr & Co., 37 Wall street, where he will have charge of the design of plumbing work.

Herman N. Lubet, architect and engineer, has recently returned to this city from an extended trip to California where he has been recuperating from a serious illness. He has resumed the practice of his profession at 1271 Park place, Brooklyn.

F. H. Shaw, consulting engineer, of Lancaster, Pa., has opened a New York office in the Woolworth Building where he is prepared to practice in all branches of civil engineering, including the design and construction of water, gas, sewerage, railway and hydro-electric installations.

Ernest P. Goodrich, consulting engineer for the Borough of Manhattan since 1910, recently resigned to accept retainers from several private organizations that have to do with city planning and advisory work affecting the municipal administration. Prior to entering the service of the city Mr. Goodrich was

the chief engineer for the Bush Terminal Co., and was formerly a civil engineer officer in the United States Navy.

Theatre Code Revision.—For the purpose of carrying on the work of revising the article of the code of ordinances dealing with theatres, the Building Committee of the Board of Aldermen, has obtained through the courtesy of Bridge Commissioner Kfacke the use of Room 1822 in the Municipal Building. Former Supt. Miller, of the Bureau of Buildings, will assist the committee. Mr. Miller, it will be remembered, was the expert of the Building Committee of the last Board of Aldermen in its revision of the Building Code. The article on theatres was one of those that had not been contemplated as a part of that revision. It was considered, however, advisable by this present Board of Aldermen that this work be undertaken so that all the articles dealing with building matters might be brought up to date.

NO ARCHITECTS SELECTED.

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

NEW BRUNSWICK, N. J.—The Board of Commissioners of the City of New Brunswick contemplates the erection of a city hall in Bayard st, the details of which have not been decided. Architect not selected.

JERSEY CITY, N. J.—The Hebrew Orphan Asylum of Hudson County, Dr. S. S. Pollak, chairman Building Committee, contemplates the erection of an orphan asylum building on property recently purchased on the Boulevard, Fowler and Stevens avs. Details not decided. Architect not selected.

WOODBIDGE, N. J.—The Township Committee of Woodbridge, Andrew Keyes, clerk, contemplates the erection of a town hall to cost in the neighborhood of \$35,000, architect for which has not been selected.

Planning Improvements ?

The remodeling of property, in whole or in part, presumes to-day one great essential. Renovation and rearrangement of the building are desirable and usually expected. On the other hand, the installation of Edison Service is demanded

Prospective tenants at present have a wider field to choose from than ever before. New buildings and improved properties are in 97 cases out of 100 using Central Station current. Your building, to compete in the high rental-class, must be modern in plan and provide light and power service from the Edison mains

Call in our engineers with every assurance of prompt and efficient service

The New York Edison Company

At Your Service

General Offices

Irving Place and 15th Street

Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

- | | |
|----------------|---------------|
| New York | Baltimore |
| Boston | Washington |
| Philadelphia | Chicago |
| Chattanooga | Detroit |
| Kansas City | Milwaukee |
| Montreal, Can. | Atlanta |
| Winnipeg, Can. | Toronto, Can. |

PLANS FIGURING.

DWELLINGS.

RED BANK, N. J.—Nathan Myers, architect, Newark, N. J., is taking estimates on general contract to close April 13 for the construction of a 2½-sty brick and tile residence, 75x35 ft, at 247 Broad st, for J. Lester Eisner, owner. Cost, \$30,000.

HARTSDALE, N. Y.—Caretto, Forster & King, 30 East 42d st, Manhattan, are taking estimates on general contract to close April 17, for a 2½-sty frame dwelling, 56 x32 ft, in Greenacres, for C. O. Baring, owner, c/o architects. Cost, approximately \$9,000.

GLEN COVE, L. I.—Walker & Gillette, architects, 128 East 37th st, Manhattan, are taking estimates on general contract for the erection of a 2½-sty brick residence, 32x106 ft, gardener's cottage, garage and outbuildings for Francis L. Hine, 2 Wall st, Manhattan.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—The Board of Education, Franklin L. Peale, president, is taking estimates on general contract to close April 24, for alterations and additions to the P. S. No. 2, on Park av, from plans by R. S. Shapter, Maple st. Cost, approximately \$20,000.

JERSEY CITY, N. J.—The Board of Education of Jersey City, Thos. Loughran, pres., is taking estimates on general contract to close 8 p. m., May 3d, for the construction of Public School 16 at Sussex and Washington sts, from plans by J. T. Rowland, Jr., 100 Sip av. Frank Sutton, 7 Wall st, Manhattan, steam engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract and desire estimates on all subs at once for interior fire prevention alterations at 68 Geen st and 53 Walker st, from plans by A. E. Nast, 546 5th av.

MANHATTAN.—Henry Otis Chapman, architect, 334 5th av, is taking estimates on general contract for the erection of a 10-sty brick addition to the store and loft building at 14 West 57th st, for Henri Bendel, 10 West 57th st, Robert W. Boyd, 149 Broadway, structural engineer. Bids close April 14.

MISCELLANEOUS.

BRONX.—McDermott & Hanigan, Inc., 103 Park av, desire estimates on all subs by April 19, for the alterations and additions to the Putnam Terminal, at High-bridge, for the New York Central Railroad.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
90TH ST.—Geo. F. Pelham, Inc., 30 East 42d st, is preparing plans for a 9-sty brick apartment, 75x100 ft, at 115-119 East 90th st, for Robt. M. Silverman, 725 Riverside dr, owner and builder. Cost, \$140,000.

RIVERSIDE DR.—Geo. F. Pelham, Inc., 30 East 42d st, has plans in progress for a 6-sty brick and limestone apartment, 230 x130 ft, on Riverside dr, 350 ft north of 158th st, for Jacob Axelrod, 200 West 73d st, owner and builder. Cost, \$300,000.

58TH ST.—Edgar A. Levy, 505 5th av, contemplates the erection of a 9-sty brick and limestone apartment on plot 72x100 ft, at 140-146 West 58th st. Details and architect's name will be announced later.

WEST END AV.—Anthony Campagna Const. Co., 601 West 115th st, contemplates the erection of a 14-sty apartment, on a plot 53x100 ft, at 690-692 West End av. Details and architect's name will be announced later.

FORT WASHINGTON AV.—Kreymborg Architectural Co., 163d st and Southern Blvd., is preparing plans for a 5-sty brick apartment house, 90x88 ft, at the northwest cor Fort Washington av and 171st st, for the Namerh Building Co., Herman Olsen, pres., 1558 Crotona Park East, owner and builder.

ST. NICHOLAS AV.—Sass & Springsteen, 32 Union sq, are preparing plans for two 5-sty brick apartments, 90x100 ft, on the west side of St Nicholas av, 173d and 174th sts, for the Seco Realty Co., 132 Nassau st, owner and builder. Cost, \$160,000 each.

WADSWORTH AV.—Geo. Keister, 56 West 45th st, has been retained to prepare plans for three 5-sty brick and stone apartments, 66x100 ft, on the east side of Wadsworth av, between 189th and 190th sts, for T. W. Stemler, Jr., Inc., owner, c/o architect. Cost, \$175,000.

DWELLINGS.

69TH ST.—E. W. Mason and Carrere &

Hastings, 52 Vanderbilt av, have completed plans for alterations to the 4-sty brick residence, 20x86 ft, at 111 East 69th st, for Julius A. Stursberg, 18 East 67th st, owner. Cost, \$30,000.

PARK AV.—Francis F. Palmer, 40 Wall st, has bought a plot, 64x100 ft, at the northwest corner of Park av and 93d st, and contemplates the erection of a private dwelling. Architect's name and details will be announced later.

69TH ST.—Henry C. Pelton, 35 West 39th st, is preparing sketches for a 5-sty brick and stone residence on a plot 37x 100 ft, at 50-52 East 69th st, for L. O. Domerich, 254 5th av, owner. Details will be announced later.

FACTORIES AND WAREHOUSES.

117TH ST.—Albert Ullrich, 371 Fulton st, Brooklyn, has completed plans for alterations and extensions to the 5-sty brick dairy plant in the south side of 117th st, 125 ft east of 2d av, for the Borden's Condensed Milk Co., 100 Hudson st, owner. Cost, \$60,000.

STABLES AND GARAGES.

87TH ST.—Euell & Euell, 125 Sherman av, have completed plans for reconstruction and alterations to the 7-sty brick stable, 50x100 ft, into a garage, at 267-269 West 87th st, for Annie M. Rozell, 267 West 87th st. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

16TH ST.—Geo. & Edw. Blum, 505 5th av, are preparing plans for remodeling the store and loft building at the northeast corner of 16th st and Union sq for the Edgewood Realty Co., Isidor Korn, president, 31 Nassau st. Chas. E. Mayer, 30 East 42d st, engineer. Cost, \$30,000.

42D ST.—Harry Leslie Walker, 103 Park av, is preparing plans for a 6-sty brick and limestone store and office building, 22x98 ft, at 22 East 42d st, for the Defiant Mfg. Co., 22 East 41st st. Alex Brociner, 104 West 42d st, consulting structural engineer. Cost, \$60,000.

3D AV.—James & Cordes, 124 West 45th st, are preparing plans for a fireproof loft building at the southeast corner of 3d av and 19th st, for Eimer & Amend, 205 3d av, owners. Cost, \$225,000. Details will be available later.

THEATRES.

CANNON ST.—L. A. Abramson, 220 5th av, has been retained to prepare plans for a 2-sty brick moving picture theatre, 40x 100 ft, at 112-114 Cannon st, for Louis Schwartz, 347 5th av owner. Cost, \$20,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BRIGGS AV.—Chas. Schaeffer, 401 East Tremont av, has completed plans for three 5-sty brick apartments, 40x88 ft, at the northwest corner of Briggs av and 201st st, for John Fox, 3623 3d av, owner and builder. Total cost, \$140,000.

BRYANT AV.—Kreymborg Architectural Co., Southern blvd. and 163d st., is preparing plans for two 5-sty brick and limestone apartments at the southwest corner of Bryant av and 105th st, for the Marmor Construction Co., Morris Herman, president, 929 East 163d st, owner and builder. Total cost, \$100,000.

RYER AV.—Wm. Koppe, 830 Westchester av, is preparing plans for two 5-sty brick apartments, 50x88 ft, on the east side of Ryer av, 40 ft north of 182d st, for the Ryer Building Co., S. Garry, president, 836 Westchester av, owner and builder.

FAILE ST.—C. E. Meyers, 1 Union sq, has completed plans for two 5-sty brick apartments, 75x90 ft, at the southeast corner of Faile and 165th sts, for Adolstein & Averutine, 71 Nassau st, owners and builders. Cost, \$150,000.

FREEMAN ST.—Goldner & Goldberg, 391 East 149th st, is preparing sketches for two 5-sty brick apartments in the south side of Freeman st, west of Westchester av, for the Esther Realty Co., Max Cohen, president, 390 Broadway, owner and builder. Cost, \$100,000.

MERRIAM AV.—Geo. F. Pelham, Inc., 30 East 42d st, has completed plans for five 5-sty brick apartments, 50x100 ft each, on the west side of Merriam av south of 170th st, for the Haven Construction Co., Chas. Flaum, pres., Broadway and Elwood st, owner and builder. Total cost, \$250,000.

HAVEN AV.—Rouse & Goldstone, 40 West 32d st, have completed plans for two 5-sty brick and limestone apartments, 70 x123 and 66x104 ft, on the west side of Haven av, 250 ft north of East 172d st, for the Alto Realty Co., Jos. P. Zurla, president, 320 5th av, owner and builder. Cost, \$200,000.

DYCKMAN ST.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-sty brick apartment, 100x88 ft, in the south side of Dyckman st, 300 ft west of

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE

AND

BONDS

FOR

BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

103 PARK AVE., NEW YORK
(Tel. 5128 Murray Hill)

Architectural Iron and Bronze

BROWNE WINDOW

Fire—Weather—Dust and Fool Proof

Works

2101 Flushing Ave., Maspeth, N. Y.
Tel. 3100 Williamsburgh

Telephone Orchard 6629

JOSEPH G. YONKESE

CONTRACTOR OF
CEMENT SIDEWALKS AND
FLOOR CONSTRUCTIONS

16 BROOME STREET, NEW YORK

Jobbing a Specialty
Cellar and Stable Floors
Violations Removed
Small Repairs

Special Finished Floors
in Colored Cement, for
Theatres, Offices and Loft
Buildings

RAPP CONSTRUCTION CO.

(Incorporated)

Fireproof Arches

30 EAST 42D ST. Phone, Murray Hill 1831
F. D. Rapp, Pres. J. F. Rapp, Vico-Pres. W. J. Rapp, Sec. & Treas.

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION

FOR LIGHT—HEAT—POWER

Office and Works
39-41 West 38th Street
Interior Fire Alarm Systems Installed

Telephones
189-190 Greeley

Sherman av, for Martin H. Goodkind, 42 Broadway, owner. Cost, \$90,000.

DWELLINGS.

YATES AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2½-sty frame dwelling, 21x50 ft, on the east side of Yates av, 275 ft south of Neill av, for Louis Walsh, Jr., 1015 East 179th st. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

STEBBINS AV.—S. J. Kessler, 1037 Teller av, has completed plans for a 1-sty brick and frame artificial ice plant, 85x225 ft, in the east side of Stebbins av, between Freeman and Jennings sts, for the Community Ice Co., Ralph Horton, president, 524 West 57th st, owner. Cost, \$25,000.

STABLES AND GARAGES.

150TH ST.—Moore & Lansiedel, 148th st and 3d av, are preparing plans for a 1-sty brick and concrete garage, 100x99 ft, at the southeast cor 150th st and St. Anns av, for the Steinmetz Construction Co., 1416 Glover st, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

134TH ST.—Albert E. Davis, 258 East 138th st, is preparing plans for a 4-sty brick and reinforced concrete loft building, 71x135 ft, at 134th st and 3d av, for owner to be announced later. Cost, \$60,000.

FREEMAN ST.—L. Pisciotta, 391 East 149th st, is preparing plans for a 1-sty taxpayer, 81x44x110 ft, containing 6-stores, at the northwest corner of Freeman st and Stebbins av, for the Lopard Building & Construction Co., 883 Trinity av, owner and builder. Cost, \$15,000.

THEATRES.

DAVIDSON AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a moving picture theatre and eight stores, built of brick, at the northwest corner of Davidson av and Fordham rd, for the Clifton Realty Corp., Irving Judis, president, 7 East 42d st, owner and builder.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

REEVES PL.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty brick apartment, 78x100 ft, at the southwest corner of Reeves pl and Coney Island av, for the Alto Holding Co., 44 Court st, owner and builder. Cost, \$50,000.

CONEY ISLAND AV.—Plans have been prepared privately for two 3-sty brick flats with stores, 20x55 ft, at Coney Island av and Cortelyou rd, for the Biltmore Construction Co., 30 East 42d st, Manhattan. Greenwald & Pollak, 30 East 42d st, Manhattan, general contractors. Cost, \$10,000.

LINCOLN PL.—Clarence L. Sefert, 110 West 40th st, Manhattan, is preparing sketches for two 4-sty brick apartments, 50x100 ft each, in the south side of Lincoln pl, 522 ft west of Washington av, for owner to be announced later. Total cost, \$75,000.

62D ST.—Thos. Bennett, 5123 3d av, is preparing plans for five 3-sty brick apartments, 20x82 ft, on the south side of 62d st, 100 ft east of 8th av, for Wm. P. Bennett, West 8th st and Coney Island av, owner and builder. Total cost, \$30,000.

HOYT ST.—Plans have been prepared privately for a 5-sty brick and limestone apartment, 40x100 ft, at 163-165 Hoyt st, for Andrew Nicola & Co., 50 Church st, Manhattan, owners and builders. Cost, \$55,000.

66TH ST.—Chas. A. Olsen, 1762 69th st, is preparing plans for two 3-sty brick apartments, 20x70 ft, in the south side of 66th st, 80 ft east of 15th av, for Domenico Cosenza, 1762 69th st, owner and builder. Cost, \$12,000.

ST. MARKS AV.—Kallich & Lubroth, 215 Montague st, have completed plans for three 4-sty brick tenements, 50x92 ft, in the south side of St. Marks av, 125 ft west of Underhill av, for Otto Holding Co., 44 Court st, owner and builder. Total cost, \$75,000.

NEW LOTS AV.—E. M. Adelson, 1776 Pitkin av, has prepared plans for a 4-sty brick apartment, 42x95 ft, on the north side of New Lots av, 63 ft west of Powell st, for Samuel Koenig, 1687 St. Johns pl, owner and builder. Cost, \$25,000.

37TH ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 3-sty brick apartment, 25x70 ft, at the northeast corner of 37th st and 15th av, for the Van Adrian Building Co., 109 East 3d st, owner and builder. Cost, \$10,000.

60TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty brick apartments, 20x80 ft, in the north side of 60th st, 280 ft east of 7th av, for the D. & A. Realty Co., David Linder, president, 5205 5th av, owner and builder. Total cost, \$15,000.

CONTRACTORS

When you require Bonds and desire prompt and efficient service, eliminating all details, consult us

WILLIAM T. RITCH

(INCORPORATED)

Upper Manhattan Branch—National Surety Co.

Phone 3060 Mad. Sq.

BUILDERS' EXCHANGE
34 West 33rd Street



Facsimile of Label

Just As Good?

There is None.

Why halt between two opinions?

Dark Rosendale Natural Cement is the Best
Because 100% is Cementing Material
It does not work short.
It is a fireproof material.
It has strong adhesive quality.

Noted for Strength, Fineness and Elasticity.

MADE IN NEW YORK STATE.

CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See Page 149 Sweet's Catalogue for particulars



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 8 WEST 40th STREET
Phone, Bryant 5370

OTIS ELEVATORS

All Types for Passenger and Freight Service, including Geared and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK
Offices in All Principal Cities of the World.

CHARLES BRADY COMPANY

NEW BUILDINGS **GENERAL CONTRACTORS**

ALTERATIONS **171 MADISON AVENUE**
FIREPROOFING **PHONE: MURRAY HILL 5486**

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK **Office, 261 BROADWAY, Cor. Warren Street,**
HOLLOW AND FIRE BRICK **Telephone, 6750 Barclay NEW YORK**

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC. St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone, M. H. 3338

KNOBURN

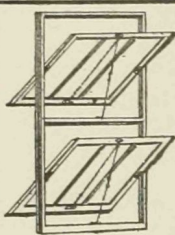
METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

Knoburn Company

359-365 14th St., Hoboken, N. J.
Phone Hoboken, 965



FIREPROOF WINDOWS

M. F. Westergren
Incorporated

213-231 East 144th St.
NEW YORK

Telephone { 3291 } Melrose
{ 3292 }
{ 3293 }

FIRE PREVENTION BUREAU AND
STATE LABOR LAW WINDOWS
Metal Covered Doors, Windows
and Mouldings
Standard Firedoors a Specialty

ECLIPSE Fireproof Sash & Door Co.

273-277 RUSSELL STREET, BROOKLYN
Phone, Greenpoint 3182

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron
Bank and Office Railings

587 Hudson St., New York

Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

"HAYES"

SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

GEORGE HAYES CO.

Office and Works: 71 Eighth Ave., N. Y. C.

Business Established 1832

The Lawrence Cement Co.

No. 1 Broadway New York

Selling Agents for



PORTLAND CEMENT

In Successful Use Upwards
of a Quarter-Century

Book on request showing uses and
testimonials

NEWPORT AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 3-sty brick apartment, 20x80 ft, on the north side of Newport av, 100 ft west of Powells st, for the Mellville Realty Corp., 60 Liberty st, Manhattan, owner and builder. Cost, \$7,500.

ROSS ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment at 196-202 Ross st, 215 ft east of Division av, for the Barsel Realty Co., Karl Shapiro, 110 Keap st, owner and builder. Cost, \$55,000.

BELMONT AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick apartment, 50x90 ft, at the northwest cor Belmont av and Hendrix st, for Morris Katz, 420 Van Sicklen av, owner and builder. Cost, \$40,000.

5TH AV.—Shampan & Shampan, 772 Broadway, will prepare plans for a 4-sty brick apartment with store, at the northeast cor of 5th av and 63d st, for L. Hudson, owner and builder.

SUMPTER ST.—Wm. Debus, 86 Cedar st, has completed plans for a 3-sty brick apartment, 18x72 ft, in the south side of Sumpter st, 371 ft west of Stone av, for Chas. Welcher Co., 60 Patchen av, owner and builder. Cost, \$6,000.

DWELLINGS.

BAY RIDGE.—Slee & Bryson, 154 Montague st, are preparing plans for thirteen 2-sty brick dwellings, 17x36 ft, to be erected in the Bay Ridge section by Chas. A. Chase, 553 Lincoln pl, owner and builder. Total cost, \$2,000. Exact location will be announced later.

AV. D.—B. F. Hudson, 319 9th st, is preparing plans for five 2-sty brick dwellings, 20x35 ft, at the southwest corner of Av D and East 34th st, for E. I. Dickinson, 1139 East 19th st, owner and builder. Total cost, \$17,500.

DRESDEN ST.—Wm. C. Winters, 106 Van Sicklen av, has completed plans for four 2-sty brick dwellings, 18x36 ft, in the west side of Dresden st, 200 ft north of Ridgewood av, for Geo. Schmidt, 5 Winton st, Queens, L. I., owner and builder. Total cost, \$16,000.

58TH ST.—F. W. Eisenla, 147 Remsen st, has completed plans for five 2-sty brick dwellings, 20x55 ft, in the north side of 58th st, 100 ft west of 8th av, for the Edwin Construction Co., 579 50th st, owner and builder. Cost, \$3,500 each.

MILL LA.—Chas. Infanger, 2634 Atlantic av, has completed plans for twelve 2-sty brick dwellings, 17x35 ft, at the southwest cor Mill la and East 63d st, for the Atlantic & Pacific Gulf Co., 13 Park Row, Manhattan, owner and builder. Cost, total \$30,000.

PROSPECT AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 3-sty brick residence, 25x100 ft, at Prospect av and Fiske st, for Louis Bennett, care architects, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

GRAHAM AV.—Laurence M. Loeb, 37 East 28th st, Manhattan, has completed plans for a 5-sty reinforced concrete factory, 40x95 ft, at Graham av and Le Grange st, for the Fred Roeder Mfg. Co., 846 Grand st, owner. Cost, \$45,000.

STABLES AND GARAGES.

VANDERBILT AV.—Voss & Lauritzen, 65 De Kalb av, are preparing plans for a 1-sty brick and concrete garage, 40x74 ft, at 542-544 Vanderbilt av, for John Berie, owner, c/o architects. Cost, \$8,000.

78TH ST.—Thos. Bennett, 5123 3d av, is preparing plans for a 1-sty brick garage, 60x100 ft, in the north side of 78th st, near 4th av, for J. Robt. Gordon, 7505 5th av, owner. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

SCHOLES ST.—Jas. A. Boyle, 367 Fulton st, is preparing plans for a 2-sty brick and concrete office and storage building, 25x85 ft, for the Universal Iron Works, 287 Scholes st. Cost, \$12,000.

MYRTLE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 3-sty brick loft building, 25x100 ft, at the cor of Myrtle av and Nostrand av, for Blecher Bros., 49 Nostrand av, owners and builders. Cost, \$20,000.

KOSCIUSKO ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 3-sty brick loft, 25x100 ft, at 618 Kosciusko st, for Louis Bernstein, owner, c/o architects. Cost, \$20,000. Owner builds.

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., Bridge Plaza, Long Isl-

and City, owner and builder. Total cost, \$168,000.

RIDGEWOOD, L. I.—Jas. F. Ely, 422 St. Marks av, Brooklyn, is preparing plans for a 3-sty brick apartment, 30x70 ft, on the west side of Prospect av, 20 ft south of Woodbine st, for Francis McClenalian, 329 Sandol st, owner and builder. Cost, \$8,500.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza, Long Island City, has completed plans for a 3-sty brick store and flat, 19x55 ft, and a 3-sty store and dwelling, 19x57 ft, at the southeast corner Hunt st and Junction av, for the Denton Construction Co., 119 Nassau st, Manhattan, owner and builder. Total cost, \$52,000.

DWELLINGS.

RICHMOND HILL, L. I.—Geo. E. Crane, 4710 Jamaica av, has completed plans for five 2-sty frame dwellings, 16x38 ft, on the north side of Hillside av, 20 ft east of Breevoort st, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Cost, \$15,000.

CORONA, L. I.—W. T. McCarthy, 16 Court st, Brooklyn, has completed plans for a 3-sty brick store and dwelling, 12x 61 ft, on the south side of Corona av, 314 ft south of Parcell st, for the De Kalb Construction Co., 1935 Bedford av, Brooklyn, owner and builder. Cost, \$6,000.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., has completed plans for a 2-sty brick dwelling, 20x50 ft, on Madison av, for Julius Droye, Monteverde av, owner and builder. Cost, \$4,500.

ELMHURST, L. I.—Jas. A. Boyle, 367 Fulton st, Brooklyn, is preparing plans for a 2½-sty terra cotta block and stucco dwelling, 24x50 ft, for P. Donohue, owner, c/o architect. Cost, \$8,000.

RICHMOND HILL, L. I.—Geo. E. Crane, 4710 Jamaica av, has completed plans for five 2-sty dwellings, 16x36 ft, in the east side of Danube st, 289 ft north of Rockaway Blvd., for the Cozine Building Co., Richmond Hill, owner and builder. Cost, total \$12,500.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for twenty-eight 2-sty brick dwellings with stores, 20x56 ft, on the west side of Folsom av, 92 ft north of Myrtle av, for the west side of Merrian av south of dale, owner and builder., Total cost \$168,000.

LONG ISLAND CITY.—L. C. Licht, 548 4th av, L. I. City, has completed plans for a 2½-sty brick dwelling, 22x44 ft, in the south side of Temple st, 166 ft west of Crescent st, for Lilly R. Weeks, 225 Grand av, owner. Cost, \$6,000.

EDGEWATER, L. I.—A. H. Knolls, 10 Beach 97th st, Rockaway Beach, L. I., has completed plans for three 2½-sty frame dwellings, 23x24 ft, in the west side of Beach 44th st, 602 ft south of the boulevard, for Mrs. I. Levy, 247 Gaston av, Arverne, L. I., owner and builder. Cost, \$7,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—H. Engle, care owner, is preparing plans for a 9-sty brick and steel addition to factory building, 70x156 ft, at Pidgeon and Front sts, for the National Sugar Refining Co., Front st, owner. Cost, \$100,000.

LONG ISLAND CITY.—Wm. Higginson, 21 Park row, Manhattan, is preparing plans for a 4-sty brick and reinforced concrete factory and warehouse, 230x100 ft, at the northeast corner of Anabel av and Creek st, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st, Manhattan, Kindel Bed Co., Chicago, Ill., lessee. Cost, \$125,000.

LONG ISLAND CITY.—Wm. Higginson, 21 Park Row, Manhattan, is preparing plans for a 4-sty reinforced concrete factory, 270x88 ft, in the east side of Pearson st near Meadow st, for the Degnon Realty & Terminal Imp. Co., 30 East 42d st, Manhattan, owner. Lessee, Defender Mfg. Co., 214 Av C, Manhattan. Cost, \$100,000.

LONG ISLAND CITY.—Hopkins & McEntee, 37 East 28th st, Manhattan, have completed plans for a 1-sty brick dyeing and printing factory at the northeast cor of Paynter av and Boulevard for the Beyer Dyeing & Printing Co., 507 West 50th st, Manhattan. Johnson Sherrane, 38 Park Row, Manhattan, general contractor. Cost, \$25,000.

Nassau.

APARTMENTS, FLATS & TENEMENTS.
GLEN COVE, L. I.—Rowe & Smith, 1123 Broadway, Manhattan, have completed plans for a 3-sty brick apartment, containing 5 stores, 100x60 ft, in West Main st, for the Crystal Springs Ice Plant, Chas. Banis, pres., South st, owner. Milton O. Wicks, Nassau av, general contractor.

DWELLINGS.

GARDEN CITY, L. I.—Carl L. Otto, 45 Broadway, Manhattan, has completed plans for a 2½-sty brick, stucco and local stone residence and garage, for John Bossert, 1335 Grand st, Brooklyn, owner. Tenny & Ohmes, 101 Park av, Manhattan, heating engineers.

GREAT NECK, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a 2½-sty brick residence, 50 x100 ft, for Sherwood Aldrich, owner, care architects. Olmstead Bros., Boston, Mass., landscape architects.

MUNICIPAL.

PORT WASHINGTON, L. I.—Harold C. Stevens, 150 Nassau st, Manhattan, is preparing plans for a water supply system for the Village of Port Washington, Cornelius Gallagher, Commissioner. Details will be announced later.

Suffolk.

DWELLINGS.

BABYLON, L. I.—Geo. F. Leonard, 5 Beekman st, Manhattan, is preparing plans for a 2½-sty frame and stucco dwelling, 30x35 ft, in Cedar la, for Jos. V. Witherbee, 1406 Union st, Brooklyn. Cost, \$5,000.

SYOSSETT, L. I.—F. A. Moore, 542 5th av, Manhattan, has plans in progress for alterations and additions to the 2½-sty frame residence and stable, 76x34 ft, for T. A. Sparks, owner, c/o architect.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, has completed plans for a 3-sty frame and stucco apartment, 50x47 ft, on Sherman av, near McLean av, for Louis Johnson, Yonkers, owner and builder. Cost, \$14,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Smith & Ross, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty brick and frame residence, 80x36 ft, including a wing 20x20 ft in Rochelle Heights, for Louise Kahn, owner, c/o architects. Cost, \$25,000.

SCARSDALE, N. Y.—Eugene Lang, 477 5th av, Manhattan, is preparing plans for a 2½-sty frame residence, 30x40 ft, on Greenacres av, Greenacres, Scarsdale, for the Sterling Homes Co., 18 East 41st st, Manhattan. Cost, \$10,000.

TARRYTOWN, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, have completed plans for a 2½-sty dwelling, 30x40 ft, in Philipse Manor, for H. P. Bemis, Tarrytown. Cost, \$7,000.

HARTSDALE, N. Y.—The Sterling Homes Co., 18 East 41st st, Manhattan, contemplate the erection of a 2½-sty frame dwelling in Greenacres to cost about \$10,000. Architect's name and details will be announced later.

TARRYTOWN, N. Y.—Taylor & Levi, 105 West 40th st, Manhattan, are preparing preliminary plans for a 2½-sty brick and stone residence on Benedict av, for J. S. Halle, 30 Broad st, Manhattan, owner. Cost, \$50,000.

WESTCHESTER COUNTY.—Caretto, Forster & King, 30 East 42d st, Manhattan, are preparing preliminary plans for a 2½-sty tile and stucco residence, to cost about \$17,000. Details and owner's name will be announced later.

BRONXVILLE, N. Y.—H. J. Robinson, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame dwelling on Sussex av and Argyle av for Roger Sherman, owner, c/o architect. Architect builds.

HALLS AND CLUBS.

SCARSDALE, N. Y.—Upjohn & Conable, architects, 456 4th av, Manhattan, are preparing plans for a 2-sty brick and field-stone parish house, 48x112 ft, for the Church of St. James the Less, Rev. W. C. Jarvis, Church la, Scarsdale, rector. Cost, \$20,000.

SCHOOLS AND COLLEGES.

MT. KISCO, N. Y.—Ernest Sibley, Palisade Park, N. J., is preparing plans for a 2-sty addition to the public school, containing 8 class rooms, for the Board of Education of Mt. Kisco, Chas. Gregory, pres. Cost, \$40,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 3-sty brick apartment, 24x75 ft, for Daniel Scala, 288 Av B, Bayonne, N. J., owner and builder. Cost, \$9,000. Exact location will be announced later.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for two 3-sty brick tenements 37x80 ft, in Fleet st, between Baldwin and Oakland avs, for Bernard Rudolph,

19 Andrews st, Bayonne, N. J., owner and builder. Total cost, \$25,000.

WEST NEW YORK, N. J.—Plans are being prepared privately for a 5-sty brick tenement, 40x80 ft, at the southeast corner of 18th st and Monroe pl, for Samuel Horwech, 568 Blvd., Bayonne, N. J., owner and builder. Cost, \$30,000.

UNION HILL, N. J.—Geo. McIntyre, 511 15th st, West New York, N. J., is preparing sketches for a 4-sty brick apartment, 47x81 ft, at Humboldt st and Park av, for Henry Magg, 422 Lewis st, owner and builder. Cost, \$25,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 4-sty brick tenement, 25x90 ft, at the northeast corner of Park av and 7th st, for Chas. Goldberger, 415 Lewis st, Union Hill, N. J., owner and builder. Cost, \$25,000.

CLIFFSIDE, N. J.—Ernest Sibley, Palisade, N. J., is preparing plans for a 3-sty brick apartment, with two stores, 30x70

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912, OF REAL ESTATE RECORD AND BUILDERS' GUIDE, published weekly at New York, N. Y., for April 1, 1916.

State of New York, County of New York, ss.
Before me, a Notary Public in and for the State and county aforesaid, personally appeared F. T. Miller, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, Publishers of the Real Estate Record and Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor and business managers are:
Publisher, Record & Guide Company, 119 West 40th St., New York, N. Y.
Editor, None.

Managing Editor, A. K. Mack, 119 West 40th St., New York, N. Y.
Business Manager, W. C. Stuart, 119 West 40th St., New York, N. Y.

2. That the owners are:
F. W. Dodge Company, 119 West 40th St., New York, N. Y.
F. T. Miller, President, 119 West 40th St., New York, N. Y.
J. W. Frank, Secretary and Treasurer, 119 West 40th St., New York, N. Y.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

F. T. MILLER,
President of Record & Guide Company, Publishers of Real Estate Record and Builders' Guide.
Sworn to and subscribed before me this 1st day of April, 1916.

(Seal) P. H. JUNGHANS,
Notary Public No. 60, N. Y. County. Register's No. 8003.
(My commission expires March 30, 1918.)

ft, on Anderson av, for Wm. Kelly, Cliffside, N. J., owner. Cost, \$12,000.

WEST NEW YORK, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for a 4-sty brick apartment, 50x90 ft, at the southwest corner of Palisade av and 20th st, for Geo. Yamin, 98 West 18th st, Bayonne, N. J., owner and builder. Cost, \$40,000.

BAYONNE, N. J.—Carl I. Goldberg, 347 Broadway, has completed plans for three 4-sty brick apartments, 100x110 ft, in 16th st and Boulevard, for Jos. Napelbaum, 126 West 16th st, owner and builder. Cost, \$50,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, will prepare plans for a 5-sty brick apartment on a plot 98x105 ft, at the southwest corner Boulevard and Highland av, for Alexander Kaplan, owner, c/o architect. Cost, \$50,000.

DWELLINGS.

NEWARK, N. J.—Guilbert & Betelle, 655 Broad st, are preparing preliminary plans for a 2½-sty brick and frame residence, 60x40 ft, in Ridge st, 190 ft south of Balantine Pkway, for Clement Keys, 704 Parker st, owner. Cost, \$15,000.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, is preparing plans for a 2-sty brick store and dwelling, 25x75 ft, at Prospect av and 22d st, for A. Silberberg, 56 Prospect av, owner and builder. Cost, \$7,000.

SOUTH ORANGE, N. J.—E. H. Fougner, 800 Broad st, Newark, N. J., is preparing plans for a 2½-sty frame dwelling, 34x24 ft, on South Orange av near Turrell av, for Betram A. Ham, 738 Broad st, Newark, owner. Cost, \$6,000.

RIDGEWOOD, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 36x28 ft, in North Van Dien av, for Wilbur Morris, 14 East Dayton st, owner. Frederick Neuhs, 12 Godwin av, general contractor. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—Ballinger & Perrot, 1328 Broadway, Manhattan, are preparing plans for a 1-sty reinforced concrete factory building, 66x300 ft. Owner's name and details will be announced later.

TREMBLY POINT, N. J.—Plans are being prepared privately for a 1-sty brick and steel power house, 50x100 ft, at Trembley Point, near Carteret, N. J., for the Ames Phos. Corp., 200 5th av, Manhattan. Westinghouse, Church & Kerr Co., 37 Wall st, Manhattan, steam and electric engineer. M. Byrnes Building Co., 430 Westfield av, Elizabeth, N. J., general contractors. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

HOBOKEN, N. J.—The German Hospital and Dispensary Association, Dr. Jos. Rector, 307 York st, in charge, contemplates the erection of a 2-sty brick hospital to cost about \$30,000. Architect's name and exact location will be announced later.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., have been retained to prepare plans for a 3-sty brick addition to the Silver Lake Public School, to contain nine class rooms, in Magnolia st, for the Board of Education of the Town of Belleville, David A. Clearman, president.

NEWTON, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been retained to prepare the plans for a 3-sty brick school for the Board of Education of Newton, N. J., R. Tuttle, secretary.

Idle Moments

Many an idle moment can be turned to profit with a Corona.

Real Estate success depends upon keeping up with the times. Coronatyped letters are graciously received and the sender enjoys writing them.

Every real estate man should have a Corona at his elbow.

Call, phone or write for a demonstration.

Corona Typewriter Co.
141 W. 42nd Street
Bryant 7150



CORONA

The PERSONAL WRITING MACHINE

COSTS \$50 IN TRAVELING CASE

WEIGHS ONLY SIX POUNDS

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

HENRY MAURER & SON

Manufacturer of EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 31, 1916.—Sealed proposals will be opened in this office at 3 p. m., May 15, 1916, for the construction complete of the United States post office and customhouse at Newport, R. I. Drawings and specifications may be obtained from the custodian of site at Newport, R. I., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 5, 1916.—Sealed proposals will be opened in this office at 3 p. m., May 17, 1916, for the construction, complete, of the United States post office at Little Falls, Minn. Drawings and specifications may be obtained from the custodian of site at Little Falls, Minn., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

BERGER'S METAL D & CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

402 East 152d Street

Telephone, 2853 Melrose

BERGER'S METAL LATH

ARTISTIC HIGH GRADE

METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Immediate Deliveries Guaranteed

The Brier Hill Steel Co., Inc., of N. Y.

521-523 West 23d Street, New York

Telephone 8020 Chelsea

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone Madison Square 8718 1182 Broadway

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.

J. H. WERBELOVSKY, 86 Mezerole St., Brooklyn

Cost, \$75,000. Details will be available later.

STABLES AND GARAGES.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, is preparing plans for a 3-sty brick garage, 35x50 ft, for Cohen & Grimsky, owners, c/o architect. Cost, \$15,000. Exact location will be announced later.

Other Cities.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—Merrick & Randall, S. A. & K. Building, Syracuse, are preparing preliminary plans for a printing and office building, 3 or 4-sty, 98x198 ft, for the Syracuse Journal Co. Cost, \$200,000. Details will be announced later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—Louis Johnson Building Co., Lee av, Yonkers, has the general contract for two 4-sty brick apartments, 50x44 ft, on Von Cortland av, for J. Romaine Brown, 299 Madison av, Manhattan, from plans by Charles S. Peck and Elliott Brown, 7 East 42d st, Manhattan. Cost, \$38,000 each.

JERSEY CITY, N. J.—Samuel Gorlin, 105 Orient av, has the general contract for the erection of a 4-sty brick apartment, 50x79 ft, at 2869-2871 Boulevard, for B. S. Gorlin, from plans by John T. Rowland, architect, 100 Sip av. Cost, \$30,000.

DWELLINGS.

MANHATTAN.—Amsterdam Building Co., 140 West 42d st, has the general contract for alterations and additions to the 4-sty brick and stone residence at 109-111 East 91st st, for I. Townsend Burden, Jr., 290 Broadway, from plans by F. J. Sterner, 154 East 63d st. Cost, about \$30,000.

BROOKLYN.—Peter Guthy, 926 Broadway, has the general contract for the erection of a 2-sty brick dwelling and garage, 45x42 ft, on the east side of Waverly av, 250 ft south of Willoughby av, from plans by Frank Freeman, architect, 132 Nassau st, Manhattan. Cost, \$5,000. Owner, Wallace T. Jones, 88 Washington av.

WHITE PLAINS, N. Y.—W. S. Fitz-Randolph, Inc., 1328 Broadway, Manhattan, has the general contract for the 2½-sty residence and garage on Sound View av and Old White Plains rd, for L. W. Mayer, 14 Wall st, Manhattan, from plans by Frank E. Newman, architect, 1123 Broadway, Manhattan. Cost, \$80,000.

BOGOTA, N. J.—Geo. Collins, 1st st, Hackensack, N. J., has the general contract for a 2-sty brick and tile store and dwelling for Geo. Hebler, Bogota, N. J., owner. Private plans. Cost, \$10,000.

DOUGLAS MANOR, L. I.—John P. Whitehead, Bon Air Park, New Rochelle, N. Y., has the general contract for a 2½-sty frame dwelling, 23x39 ft, at the northwest corner of West dr & Kenmore rd, for Emma P. Withers, Hollywood av, Douglas Manor, from plans by Phillip Resnyk, 40 West 32d st, Manhattan. Cost, \$8,000.

MAMARONECK, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, N. Y., has the general contract for a 2½-sty frame residence, 30x75 ft, for H. C. Perrin, 7 East 42d st, Manhattan, from plans by Patterson & Dula, 15 East 40th st, Manhattan, architects. Cost, \$15,000.

FANWOOD, N. J.—Anthony Albert, Scotch Plains, N. J., has the general contract for a 2½-sty frame and stucco dwelling, 24x28 ft, in Patterson rd, for Wm. Moore, Scotch Plains, owner, plans for which were prepared privately. Cost, \$3,500.

KEW GARDENS, L. I.—John K. Turton, 101 Park av, Manhattan, has the general contract for a 2-sty addition, 7x28 ft, and garage, 24x33 ft, with hollow tile and stucco, at Abingdon and Loefferts avs, for Fredk. J. McIsaac, care Smith, Hauser & McIsaac, Inc., 18 East 41st st, Manhattan, plans for which were prepared privately. Cost, \$10,000.

FLUSHING, L. I.—Warren E. Green, 29 West 38th st, Manhattan, has the general contract for the erection of a 2½-sty frame dwelling, 60x29 ft, on the south side of Jamaica av, southwest cor Hillside av, for Duff G. Maynard, from plans by York & Sawyer, architects, 50 East 41st st, Manhattan. Cost, \$19,500.

ROSLYN, L. I.—Jacob & Youngs, 116 West 32d st, Manhattan, has the general contract for the 2½-sty brick and marble

residence, 90x130 ft, for Wm. Sheehan, owner, care architects, Hoppin & Koen, 244 5th av, Manhattan. Cost, \$50,000.

ANNADALE, S. I.—A. Boniello has the general contract for the 1½-sty frame bungalow on Rathbun av for A. Halbfass, owner, from plans by Wm. Wiegand, architect, 47 West 34th st, Manhattan. Cost, \$2,290.

WESTEURY, L. I.—Rogers & Blydenburg, Babylon, L. I., have the general contract for the erection of a 2½-sty tile and brick residence, stable and garage, in Jericho rd, for Mrs. J. E. S. Hadden, Hempstead, L. I., from plans by Peabody, Wilson & Brown, architects, 389 5th av, Manhattan.

FACTORIES AND WAREHOUSES.

BROOKLYN.—S. Niewenhaus, Inc., 412 8th av, Manhattan, has the general contract for a 1-sty brick storage building at Banker st and Norman av, for L. F. Fechtman & Co., from plans by J. B. Snook Sons, 261 Broadway, Manhattan.

LONG ISLAND CITY.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for a 1-sty brick barrel shop, 102x160 ft, at the southwest corner of Haywood st and 4th st for Meurer Bros., 575 Flushing av, Brooklyn, from plans by Louis Allmendinger, architect, 20 Palmetto st, Brooklyn. Cost, \$10,000.

ELMHURST, L. I.—John T. Woodruff & Son, 1 Bridge Plaza, Long Island City, has the general contract for the 1-sty brick and concrete artificial ice plant, 80x100 ft, at Oliver st and Shell rd, for the Crystal Ice Mfg. Co., 45 West 34th st, Manhattan, owner, from plans by Friedmann, Robertson & Keeler, 90 West st, Manhattan. Cost, \$25,000.

JERSEY CITY, N. J.—Blome & Sinek Co., Chicago, Ill., has the general contract for the 8-sty brick and reinforced concrete cold storage warehouse, 118x133 ft, at the corner of 9th st and Provost st, for Swift & Co., 154 9th st, Jersey City, owner. Cost, \$75,000.

JERSEY CITY, N. J.—Turner Construction Co., 11 Broadway, Manhattan, has the general contract for the erection of a 7-sty tank building, 60x118 ft, of reinforced concrete, for Colgate & Co., owners. Private plans.

HOSPITALS AND ASYLUMS.

BRONX.—S. Niewenhaus, Inc., 412 8th av, has the general contract for alterations to the dormers, sun parlor and porches of St. Josephs Hospital, 143d st and Brook av, from plans by Thos. J. Duff, architect.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Wells Construction Co., 237 5th av, has the general contract for the 10-sty brick and marble school, 39 x102 ft, at 52-54 East 78th st, to 61-63 East 77th st, for the Finch School, from plans by Hasselman & Harde, 56 West 45th st, architects. Cost, \$100,000.

STABLES AND GARAGES.

MANHATTAN.—Andrew Brose, 1 Madison av, has the general contract for the 4-sty brick stable and garage, 50x100 ft, at 14-18 Lawrence st, for Cushman's Sons, Inc., 517 West 59th st, from plans by Chas. Stegmayer, 168 East 91st st. Cost, \$50,000.

MANHATTAN.—Riley & Courtney, 232 East 179th st, have the general contract for a 1-sty brick garage, 60x100 ft, at 723 West 125th st, for Martin Garlocker, owner, care architect, from plans by C. F. Peck, 7 West 42d st. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Wm. J. Yennie & Co., 45 East 42d st, has the general contract for alterations and additions to the 14-sty office building at 90-92 West Broadway, from plans by David M. Ach, architect.

WHITE PLAINS, N. Y.—Wm. A. Sergeant, Mt. Vernon, N. Y., has the general contract for the erection of a 1 and 2-sty brick and tile store, office and garage in Depot sq, for the Central Transfer Co., from plans by Frank Horton Brown, architect, National Bank Building. Cost, \$8,000.

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

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in the auditorium of the Insurance Exchange, Chicago, Ill., May 9-11. The program for this meeting will be announced in a later issue of this paper.

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.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION OF THE UNITED STATES will hold its annual convention at the Hotel McAlpin, New York, July 18, 22. Secretary, G. W. Duffield, 41 Martin Building, Utica, N. Y.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 22-23. The headquarters will be at the Hotel Breakers. The program for this convention will be announced later.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at Columbus Institute Hall, Newark, N. J., May 22-24, inclusive. Plans are under way for an interesting exhibition of plumbing fixtures and appliances to be held in connection with the convention.

AMERICAN MUSEUM OF SAFETY has changed the date of the third National Exposition of Sanitation and Safety from the week of April 17 to the week of May 22. The exposition will be held in the Grand Central Palace and will be open from Monday, May 22, until Saturday, May 27.

MASTER BUILDERS' ASSOCIATION OF NEW JERSEY has been reorganized and has established permanent quarters in the Essex Building, Newark, N. J. The office contains a bureau of general information, bureau of labor and statistics, legislative bureau, legal department, collection bureau, transportation bureau, insurance department and accident prevention bureau. J. H. Scharff, the general manager, is a specialist in co-operative work and has had 25 years' experience along those lines. The officers of the association are: J. S. Anderson, president; A. J. Crowder, treasurer; V. P. Christofferson, secretary, and the following vice-presidents: W. W. Schouler, Newark; H. A. Rath, Elizabeth; A. D. Freiberg, New Brunswick; George Collins, Hackensack; Jacob Englishman, Paterson; H. Moosbrugger, Somerville. The advisory committee numbers 50 members. It is felt that the steps now being taken will result in a manifold increase in the benefits which result from membership in the association.

Objection No. 6. The placing of a restaurant or store under auditorium of a theatre.

No rules and regulations governing this case, and provisions of law do not apply.

Question: The occupancy of small part of the basement under the auditorium for "Automat" restaurant.

A precedent has been established. The plans have been approved and a permit issued by the Fire Department. The portion which will be occupied by the Automat will be sprinkled; no food will be prepared on the premises, and such food as will be heated will be done by steam from the boilers and by electricity.

Appearance: William C. Hoffman and L. E. Fleischman.

On motion, APPROVED on the following CONDITIONS:

1st. That the "Automat" be entirely separated from all other parts of the building by fireproof construction at least twelve inches (12") in thickness.

2d. That all structural steel and iron work shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

3d. That the exits from the "Automat" be made direct to the street, and arranged to the satisfaction of the Fire Department.

4th. That the floors, fixtures, furnishings and decorations be made of incombustible materials.

5th. That no cooking or heating be done on the premises by direct combustion.

Mr. Shallcross recorded not voting.

APPEAL 23 of 1916, Alteration 493 of 1916, premises 120 Broadway, Equitable Building. C. H. Klein for Equitable Office Building Corporation, appellant.

Objection No. 1. Wainscoting and flooring in buildings over 150 feet high should be of fireproof wood or other incombustible materials.

The provisions of the law or said ordinances do not apply. An equally good construction will be employed.

The installation of highly ornamental wood flooring and wainscoting to comply with the demands of tenant in one suite of offices on the third floor of said building, consisting of:

About 1,600 square feet of oak wood flooring and about 300 lineal feet of wood wainscoting about seven feet high.

Wood flooring will be laid on fireproof under-flooring and wood sleepers imbedded in cinder concrete. No air spaces will exist. Wood wainscoting will be installed tight against finished plaster walls, flush on the back without air spaces; all in the best possible manner.

The above described finish for one suite of offices might be deemed a part of the furnishings; it is ornamental trim, not part of the construction proper. In a high class building of this character the tenants demand finish suitable to their needs; and it is impossible to give the class of finish desired using fireproof materials; also the nature of the wood to be used for flooring is such that it is not adaptable to the fireproofing process.

Appearance: Chas. H. Klein and Bertram Cunningham.

On motion, APPROVED.

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.

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 Receipts. 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. FHSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RO.....Reduce Quantities. St Sys.....Storage System.

*NOTE-The symbols-A-FE-FP-Spr-Stp-Tel-WSS-FilSy-OS-St Sys-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 April 8.

MANHATTAN ORDERS SERVED.

- 79 st, 185 E-John Lewin.....Rec 79 st, 185 E-Frederick D Dinaie.....Rec-FA 107 st, 409 E-Scarcella & Gregorio.....El 107 st, 409 E-Tinpanno & Co.....El 110 st, 58 E-Thomas Hammill, 22 City Hall pl.....GE 114 st, 319 E-Samuel Luckes.....El 124 st, 354 E-Mrs Della P Wiesbader, 23 E 117.....O-GE-DC-WSS(R)

- 125 st, 205 E-Jacob A Smith, 50 W 128, Ex(R)-FP 126 st, 102 E-Luigi Zuizi.....NoS 126 st, 151 E-H G Loeber & Co.....El 2 av, 386-88-Somer Lighting Fixture Co. Rec-FA-NoS Sutton pl, 38-Madison Av M E Church, 659 Madison av.....D&R 10 av, 102-Michael McGuire, 100 10 av. RQ-NoS-Ex-O 3 av, 1398-Jacob Wertheim, 1020 2 av.....Ex(R) 3 av, 1421-23-Holzwasser & Co.....Rub-Rec-O 3 av, 2235-37-Andrew Davey, 350 Greenwich, FP Reade st, 57-Sonora Phonograph Corp.....Rub-Rec Reade st, 78-Elizabeth L Edgar, c Wm. Newport, R I.....Stp(R)-FD Rivington st, 330-Joseph Weledniger, FP-FA-NoS-O-RQ 67 st, 400 E-Consol Gas Co, 130 E 15.....GE 75 st, 312 E-Schambach Bros, NOS-FA-D&R-Rub 75 st, 417-19 E-William Babor.....Rec-GE-ExS-FA-D&R-Rec 42 st, 134 E-Atlas Paint Co.....FA-NoS 43 st, 232-S E-N Y Edison Co, 130 E 15.....A(R) 59 st, 227 E-St Thomas' Church, 3 W 53, ExS-WSS-FP-Ex(R)-D&R-O 128 st, 105-11 E-Adelbert S Nichols, 2005 Madison av.....A 128 st, 155 E-Harlem Card & Paper Co, El-CE-Rec 5 av, 84-90-H & G Klots & Co.....Rub-Rec(R) 5 av, 436-S A A Vantine & Co.....D&R 1 av, 2132-Dean Holding Co, 378 Grand.....FE(R) Forsyth st, 84-Standard Library Table Mfg Co.....Rec-FP Forsyth st, 86-88-Aaron Adler.....FP-GE Forsyth st, 86-88-Goldman & Posner.....GE 42 st, 220 W-Knickerbocker Film Co.....RQ 43 st, 558 W-Gus C Calset.....FA 42 st, 220 W-Vanoscope Co.....El-FA 45 st, 505 W-Peerless Welding Co.....CF 47 st, 614 W-Standard Building Supply Co, FA-NoS 48 st, 546 W-Chr Wollersen, 514 W 46.....Ex(R) Lewis st, 179-83-Isaac S Strauss Est, 132 E 93.....WSS(R) Mulberry st, 5-9-Est Wm Nelson, c Marie C, 5 E 86.....Rub Park Row, 194-David Rothschild, 196 Park Row.....FE(R)-WSS(R)-FP(R) 3 av, 2258-60-Reformed Low Dutch Church of Harlem, 182 E 122.....FP-WSS(R) W Broadway, 337-Est Ephraim Drucker, 544 W 157.....FE 27 st, 18 W-Harry L Fraser, 103 Gates av, Bklyn.....Stp(R)-Ex(R)-FP(R)-WSS(R) 34 st, 144 W-Daniel A Loring, 29 W 34, FE-WSS(R)-O 35 st, 23 W-Consol Gas Co, 130 E 15.....GE 35 st, 23 W-Mrs S Van Buren Meer, 65 5 av FD Bowery, 99-Est John R Ackerman, c Arthur, Gt Barrington, Mass.....A Broadway, 306-Est Jas L Barclay, 299 Bway WSS-FE(R) 82 st, 155 E-Est Magdalena Herrmann, c H Leis, 1251 Lex av.....DC 86 st, 164-66 E-John Spies.....A West End av, 599-Catherine F Wright, 65 Central Pk W.....Tel 72 st, 236 E-Angela M C Worden, 114 E 76.....FP 83 st, 5 W-Ferdinand B Hanck, Pasadena, Cal.....DC-FP 98 st, 124 W-Mary N Hanrette.....DC Bowery, 44-Joseph Finkelstein.....Rec-FA(R) Broadway, 810-F Schulberg & Son.....Rec Broadway, 810-G Vorzimer & Son.....Rec Broadway, 1926-Louis V D Henden.....D&R Canal st, 403-Louis Piegari.....Rub Cedar st, 16-Feruss Press.....Rec Cedar st, 18-Jacob Hessler & Son.....Rec Gold st, 29-Wm M Holmes.....Rec(R)-FA-NoS Grand st, 269-Weinstock & Schreck.....Rec Grand st, 309-11-Leon Matza.....GE Greene st, 74-73-Century Paper Box Co.....Rec Greenwich st, 107-Mrs Alfreda Brown, TD-ExS-D&R-FA 4 av, 65-69-Herman Gutjahr.....FA 4 av, 65-69-Morris Letzter.....Rec-GE-FP 4 av, 65-69-Felds Button Works.....Rec 4 av, 65-69-Dembro & Tannenbaum Cloak Co., Rec-GE-FP 4 av, 65-69-Collins Levy Button Co.....Rec 4 av, 65-69-Paul Dubin.....Rec-FP 4 av, 65-69-Bernhard & Co.....Rec-FP 4 av, 65-69-The Perfect Tailoring Co, Rec-GE-FP 4 av, 65-69-Morris Cohen.....El-Rec 4 av, 65-69-Wilh & Schwartz.....GE-FP 104 st, 435-37 E-Giuseppe Fusco, NoS-El-CK-D&R-Stp(R) 110 st, 230 E-Sam Rosenberg, FA-RQ-FP-GE-NoS 116 st, 505 E-Dept Street Cleaning, Municipal Bldg.....NoS-FA-Rec 123 st, 309 E-Charles A Kearns.....FA-Rec 126 st, 103 E-Edward J Clark.....CF 127 st, 245 E-L Zinze.....RQ-NoS 129 st, 231 E-Wm H Payne & Son.....NoS-FA-RQ 137 st, 253 W-Mrs Mary Mellen, Rub-C-ExS-FA-TD-D&R 138 st, 22 W-Harlem Auto Brokers.....FA 141 st, 4-6 W-John Delventhal.....FA-RQ-GE Allen st, 25-S Werstien Co.....FA Amsterdam av, 450-Rudolph Federman.....NoS Attorney st, 102-10-Leventan & Reuben.....Rec Attorney st, 102-10-Louis Sideman.....Rec Attorney st, 102-10-Pincus Diamond & Son, Rec Attorney st, 102-10-Marginsky & Awruch.....Rec Attorney st, 102-10-Harry Blum.....Rec Av A, 1397-9-Louis Pappa.....El Av A, 1397-9-Deutch Bros.....D&R Bayard st, 1-3-Schneider & Warchlewsky, Rec Beekman & Water sts, s w cor-Volunteer Hospital, 93 Gold.....FA-NoS-Rec Bleeker st, 119-21-Chas W Endel, 100 5 av, FP(R)-WSS-GE-FP Bleeker st, 119-21-M Cohen & Sons, FA-FP-El-GE Bleeker st, 119-21-Franklin Pants Co, Rec-El-GE Bleeker st, 119-21-J Goldman & Co.....Rec Bleeker st, 119-21-L & D Workman, Rec-G-FP

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 20 of 1916, New Building 46 of 1916, premises north side Walker avenue, 36.76 feet west of St. Raymond's avenue, The Bronx. Matthew W. Del Gaudio, appellant.

Objection No. 1. Non-fireproof construction of proposed garage is unlawful.

1. That the building will be located outside of the Fire Limits.

2. The building will be one story high, and less than 15' high.

3. The construction of building is as approved by the Bureau of Fire Prevention.

4. Article II, Chapter 10, of the Code of Ordinances relating to garages permits of the erection of a one-story garage of non-fireproof construction.

That in view of the height and location of building, the construction as proposed would incur no great fire risk.

That as location of building is outside the Fire Limits, and as building is only one story high, and furthermore, the fire risk is materially lessened.

Also owing to the greatly increased cost of steel the additional cost required for fireproofing building would be very great.

APPEAL 20 (laid over).

Appearance: Matthew W. Del Gaudio.

On motion, APPROVED on the following CONDITIONS:

1st. That all window and door openings in the side and rear walls be made fireproof and glazed with wireglass.

2d. That the office enclosure be built of terra cotta blocks with fireproof doors and windows, glazed with wireglass.

3d. That the underside of the roof-beams be covered with two thicknesses of asbestos millboards, one-quarter inch (1/4") thick.

4th. That the interior columns be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 21 of 1916, Alteration 169 of 1916, premises 1441-1449 Broadway, s w cor 41st street, Manhattan, "Broadway Theatre." Wm. H. Hoffman Co., appellant.

Bleecker st, 119-21—B Rosenblatt...Rec-El-FP
 Bleecker st, 119-21—Solomon Cohen & Co. GE-Rec
 Bowery, 70-72—John A Carey...Rub
 Bowery, 70-72—Robert Curry...ExS
 Bowery, 88—Chas H Shulman, 45 W 110.FE(R)
 Broadway, 203-195 Broadway Corporation, 195 Bway...FD
 Broadway, 308—Samuel Schlessler...FA-Rec
 Bowery, 334—S Buck...A-FP
 Delancey st, 173—General Carbonic Co.NoS-FA
 Dominick st, 23—Corp of Trinity Church, 187 Fulton...DC
 Eldridge st, 92—Simon Jaret...GE-FP
 Eldridge st, 236-44—Blatter & Zuckerman.D&R
 Eldridge st, 236-44—Oppenheim & Segan...D&R
 11 av, 495-503—N Y Butchers Dressed Meat Co...D&R-CF
 11 av, 685—Tire Reconstruction & Supply Co, 1834 Bway...NoS-FA
 Crosby st, 79-83—Butterfield-Barry Co. FA-Rec-D&R
 Crosby st, 79-83—Hampel & Lipner, Rec-GE-FA-D&R-El-FP
 Crosby st, 79-83—Rubin Schumann Co, Rec-GE-D&R-Rec-FA(R)
 Crosby st, 79-83—Geduld Bros, Rec-GE-FA-D&R-Rec
 Crosby st, 79-83—I Wale & Son, Rec-GE-FA(R)-GE
 Crosby st, 79-83—Loeb & Allmayer, Rec-GE-FA
 Crosby st, 79-83—C M Cecil Co, Rec-GE-FP-FA-El
 Crosby st, 79-83—Joseph Friedman, Rec-GE-D&R-FP-Rec-D&R-FA-El
 Crosby st, 79-83—Henry Miller...FA-GE-Rec
 Chatham sq, 6—James Tobin...ExS-RQ-FP
 Chrystie st, 87—Commercial Novelty Co...FA
 Chrystie st, 119—Metropolis Bottling Co, GE-FA-NoS-FP
 Chrystie st, 131—Joshua A Herzog, 157 W 119...WSS-El-DC-GE
 Cooper sq, 60—Zelman & Fruchtmann...Rec
 25 st, 29 W—Samuel Denker...Rec
 25 st, 29 W—High Grade Pleating Co...Rec
 25 st, 29 W—Traub Bros...Rec
 25 st, 41-3 W—Jacob Chapman & Bros...Rec
 26 st, 515-17 W—Harris H Uris...GE
 34 st, 114 W—Mary E Bell...ExS-FA
 34 st, 220 W—Isabella Wilson, 407 Central Park West...Ex(R)
 36 st, 141 W—S D Seliger...FA-NoS
 40 st, 123 W—Edward H Van Ingen, 160 5 av Rub
 41 st, 530-4 W—Cains Transfer Co...NoS-FA
 41 st, 652-4 W—N Y Butchers Dressed Meat Co, 11 av & 39...FP(R)-D&R-Rec
 42 st, 511 W—J Livingston & Co, Rec(R)-FA-NoS
 43 st, 127-29 W—Woodstock Hotel Co, FA-NoS-Rec
 43 st, 311 W—N Y Electrotyping Co...Rec
 45 st, 25 W—Pathe Exchange, Inc...CF
 45 st, 132-34 W—132 W 45th St Realty Co, FP-Ex-Stp-Ex(R)-FE(R)
 45 st, 141-47 W—Palmer & Kamen Film Co, D&R-CF
 45 st, 502 W—The U S P Chemical Mfg Co, D&R
 46 st, 107 W—Leo Rosenberg et al...Q
 46 st, 531 W—John Cort, 1476 Bway...FA
 50 st, 507-13 W—West Side Laundry Co...El
 50 st, 507-13 W—Directors Investment Co, FP-WSS(R)-DC
 52 st, 351 W—Bender, Robinson Co, Rub-FA-Rec(R)-NoS-El-O-FP
 53 st, 538 W—Est John Wilson, c W H, 60 Wall...WSS(R)-FP
 103 st, 202 W—The Clendening, Inc, Rec-ExS-FA-D&R
 114 st, 22 W—Abraham Heiser...Rub-FP-FA
 114 st, 22 W—Elias Willisky...ExS-O-FA
 Pier 28, E River—New England Steamship Co, Pier 14...Rec
 Pier 34, E River—N Y Central Railroad Co, Grand Central Term...Rec
 Pier 46, E River—Quebec Steamship Co, 32 Bway...Rec
 Pike slip, 77—Jarsnow & Tobman...Rec
 Pike slip, 77—Samuel Berkowitz...Rec
 Pike slip, 77—Jacob Herman...Rec
 Pike st, 71-73—Max Bernstein...Rec
 3 av, 2071—Charles Guzy...El
 Thomas st, 68—Louis Engelberg...NoS-FA
 Vesey st, 44—Lincoln Mounting & Finishing Co...Rec-DC
 Vestry st, 54—D Monfredo...WSS-NoS-D&R-FP
 Prince st, 123—William R Lake...Rub-FD
 6 av, 900—Circlet Realty Co, 331 Central Pk W...Rub
 Spring st, 134—Eli Baldwin & Son, 84 Wooster...SA
 Spring st, 223—The Butterick Publishing Co, Rec
 3 av, 845—The 16th District Tammany Club, FA
 3 av, 845—The Nelson Storage & Express Co, FA
 3 av, 845—Lincoln Laundry...FA
 Washington pl, 21—Automobile Raincoat Co, Rec
 Washington st, 74-80—F A Richter & Co...Rec
 West st, 80—Mill Remnants Co...RQ
 West st, 357—W S Dorothy...CF-Rec
 West st, 425—John Moonan, 428 West...PQ-FP
 W Broadway, 378-80—Chas Weiland, FP-D&R-Rec-FA-NoS
 West End av, 110-14—Walton Body Co, FA-Rec-NoS
 West End av, 320—Thos F Clarke, ExS-D&R-O-Rub
 W Houston st, 57-61—Bernard Trosky, 21 E Houston...Stp(R)
 W Houston st, 73-5—Basket Novelty Co, FP-Rec-FA
 W Houston st, 100-2—J Rossi & Sons...Rec
 Wooster st, 6-10—Chambers Paper Stock Co, FA(R)
 Wooster st, 160-2—Ernest L Kahn, 15 W 94, El
 Wooster st, 175-77—Franbro Realty Co, 318 E 32...Stp(R)
 Worth st, 100-2—C S Nathan & Bros.O-FA-Rub
 Worth st, 183-5—Guisepe Brindisi...Rec
 Worth st, 183-5—Vincenzo & Dimichele...Rec
 8 st, 56 W—Mary H Tompkins, 502 Forest av, Lakewood, N J...Spr(R)
 11 st, 207 W—Daniel H Jackson, 35 Nassau, Ex(R)

11 st, 366-68 W—T W Stemmler...FA-Rec
 15 st, 250 W—Joseph L Buttenwieser, 220 Bway...O-Ex(R)
 15 st, 250 W—Margaret Mena...ExS
 17 st, 17-19 W—Wearbest Raincoat Co...Rec
 21 st, 132-34 W—Polonaise Waist & Dress Co, Rec
 21 st, 132-4 W—Straus & Hohenstein...Rec
 22 st, 235 W—Mrs Mary Hall...DC
 23 st, 356 W—Chas L Wray, Highland Falls, N Y...FE-O
 Greenwich st, 346—Henry D Bultman, 130 Washington pl...Ex(R)
 Greenwich st, 368—Leon Hirsh & Son, O-GE-RQ-Rec-NoS
 Harrison st, 17—Alex B Halliday, 44 Pine, Ex(R)
 Hester st, 91-93—Kanowitz Bros...RQ
 Lenox av, 411—Jacob Bernstein, 151 W 26.FE-O
 Lewis st, 69—Michael Weisman...FP
 Lexington av, 857—Helen M Brogan, Glen Morris, L I...DC-FP
 Lexington av, 1449—Helen M Post, FP-FE-O-Ex(R)
 Mangin st, 73-75—Berkman & Solomon, Rec-El-GE-FP
 Mangin st, 73-75—Grossman Bros...Rec-GE-DC
 Mangin st, 75—Isaac Rothstein...FP-CL-GE
 Mangin st, 73-75—B Rashkind & Karpishuk, Rec-FP-El-GE
 Mangin st, 73-75—Isadore Auster...FA-DC
 Mangin st, 73-75—Samuel Levine, GE-FP-DC-GE
 New Chambers st, 21-27—Abe Wald...Rec-FA
 9 av, 845—West Side Congregation...FA-ExS
 Norfolk st, 96—Bessie Blinderman...FP
 Park av, 640—Shafpa Realty Corp...Stp(R)
 Park pl, 26-30—James De Wolf...Rec
 Park pl, 28-30—John C Stewart...FP
 Park Row, 108—William Wiser...Rec-GE
 Park Row, 160-62—Frank Campbell.Rub-DC-FP
 Park Row, 160-62—Sillocks Realty Co, 165 Bway...FE(R)-DC(Ex(R)
 Pearl st, 458—Abraham Sternberg...Rec
 Broadway & 61 st—Packard Motor Car Co, NoS-Rec
 Broadway, 594-6—Adams Land & Building Co, 61 Bway...FP(R)-WSS(R)
 Broadway, 649—B G Behrman Co, Inc.FA-NoS
 Broadway, 1926—Service Engineering Co, El-FA-NoS
 Broadway, 1941-47—Louis Stein...O-Rub
 Broadway, 2726—John McCormack, 270 Columbus av...Rub
 Broadway, 3147—F T Landor, O-D&R-FA-NoS-Rec
 Broome st, 482—John Gaba...Rec
 Broome st, 495—Union Sample Card Co, 359 W Bway...Rec
 Canal st, 454—Corp of Trinity Church, 187 Fulton...DC
 Carlisle st, 5—Mill Remnants Co, 80 West...RQ
 Chambers st, 81—Daniel A Stillwagon..GE-Rub
 Chambers st, 97—John H Somers...Rub
 Division st, 96-8—Welinsky Bros...Rec
 Division st, 225—Aaron Rafalovsky...Rec-GE
 Division st, 225—Julius Aetreak...FP-GE
 Tompkins st, 15—Berchman & Jacobs.FA-NoS
 Union Sq W, 33—Est Pincus Lowenfeld, 149 Bway...Stp(R)
 Washington st, 76-82—B Crvstal & Son, 47 West...Rub-FP(R)-Stp(R)
 Washington st, 521—John Lucas & Co, DC-NoS-O
 Water st, 26—Boston Provision & Ship Supply Co, 44 Whitehall...FA-FP
 Water st, 383—Dominick Benedeth, 346 Water Rec-FA-D&R-WSS(R)-FP(R)DC
 West st, 149-50—Wm Brockhousen...Rub
 W Broadway, 176—Albert D Hoxie...Rec-FA
 W Broadway, 177—Martin Meyer, FA-ExS-DC-D&R
 W Broadway, 557—Mazzini Restaurant...FA
 West End av, 87-89—Doty Demos Co, CF-FA-Rec-FP(R)
 William st, 200—Snyder & Black...FA-NoS
 14 st, 207 W—Herman Bershadsky...FP
 14 st, 207 W—Michael Ouzouonic...FP
 14 st, 207 W—Mrs Sarah Wilson.Rub-FA-ExS
 16 st, 55 W—Rubinstein & Tochter..El-CF-Rec
 18 st, 3-9 W—P K Wilson & Son, 130 5 av.Rec
 18 st, 7-9 W—Seasonwein & Rabinowitz.Rec-El
 18 st, 7-9 W—Cantor Mfg Co...Rec
 18 st, 7-9 W—Stafkes & Toskar...Rec
 18 st, 7-9 W—Feldman, Stern & Gordon...Rec
 18 st, 7-9 W—A Levv & Co...Rec
 18 st, 7-9 W—Yale Waist Mfg Co...Rec
 18 st, 144-150 W—Security Mortgage Co, 56-A W 45...FD-A
 20 st, 458 W—Barclay Est, DC-FP-WSS-FE-Ex-GE
 22 st, 126 W—Henry W Fishel & Sons, CF-Rec-D&R
 24 st, 546-50 W—Autocar Sales Co...Rec-Rub
 25 st, 151 W—Consolidated Engraving Co, NoS-Rec-D&R-FA
 26 st, 416 W—Pelham Operating Co...FA-Rec
 34 st, 32-34 W—Wm Reuter...D&R
 40 st, 110 W—Feature Film Co, CF-MA-D&R-Rec(R)-FP
 40 st, 110 W—New Educational Soc, RQ-Rec-D&R-CF-Rub
 40 st, 110 W—Timely Feature Film Corp, RQ-Rec-D&R-CF-FA-El-FP-Rub
 42 st, 511 W—Co-operative Dept Stores Svnd NoS-Rec
 42 st, 3 W—Louise L Gerry, 258 Bway...FP-DC
 42 st, 220 W—The Am Correspondent Film Co...El
 44 st, 640-42 W—The Geo S Holmes Co.Rec-FA
 35 st, 23 W—John Potter...FA
 35 st, 23 W—Samuel Jarkow...Rec-FP-FA
 35 st, 23 W—Trecro Mfg Co...Rec-FA
 35 st, 224 W—Frank Bodart...Rub
 Hester st, 91-93—Simon Schwartz...Rec-GE
 Lafayette st, 363—Louis Camardella, CF-FA-Rec(R)
 Lewis st, 102—J Frederick Kernochan, 44 Pine...A-FD
 Lewis st, 177—L Fertik...NoS
 Ludlow st, 188—Myrtle E Jones, 3942 Prospect, Cleveland, O, WSS(R)-FP-FE(R)-Ex-O-GE
 Macdougall st, 130-32—Elizabeth A Galway...FE
 Mercer st, 21-3—F W Bedell...GE-El-Rec-NoS
 Nassau st, 49—Nassau Lunch.ExS-Rec-O-GE-FA
 Nassau st, 49—Mary Henderson...D&R
 9 av, 845—Mrs H V Maitland...D&R-DC

North Moore st, 56-62—Max Schlesinger, Rec-CF-D&R-Rub-FA(R)
 Orchard st, 26—Henry Wolff...GE
 Park av, 993—Charter Construction Co, 119 W 40...Stp(R)
 Pitt st, 53—Fredk Schneider...FA
 Pitt st, 53—First Austiler Aid Society, FA-GE-FP-ExS
 Pitt st, 53—Arnold Bassin...GE-Rec-FA
 Pitt st, 53—Harris Klein...Rec-GE-FP-GE
 Pitt st, 53—Samuel Kirschner...Rec-GE-FP-GE
 Pitt st, 53—Jonas Kresner...Rec-GE-FP
 Pitt st, 53—The United Children's Shoe Co, Rec-FP-El
 Pitt st, 53—Morris Kleinman...Rec-FA-PP-GE
 Pitt st, 53—Langholtz & Gottfeish...Rec-GE-FP
 Pitt st, 53—Cohen & Levinson...GE-FP
 Pitt st, 53—Max Kobin...Rec-GE-FP
 91 st, 422-4 E—Fisher's Garage, Inc, FA-Rec-NoS-FP-WSS-CF-Ex(R)
 73 st, 165 W—Consol Gas Co, 130 E 15...GE
 45 st, 137 W—Harry C Hallenbeck, 477 Pearl.El
 114 st, 22 W—Brooklyn Trust Co, 90 Bway, Tel-FP-FE-Ex(R)-DC
 115 st, 38 W—Consol Gas Co, 130 E 15...GE
 137 st, 253 W—Leybuck Co, 141 Bway, DC-FP-FE-SA-O-WSS-Ex(R)
 Chambers st, 118—Est Samuel A Wood, c Kath A, 372 Clinton, Bklyn...FP
 Crosby st, 79-83—Clara J Keech, 7 Wall...FD
 67 st, 400 E—Madison Av Ref Church, 659 Madison av...WSS(R)-FP(R)-ExS
 101 st, 205-7 E—Mamie Marks, 202 E 103, FP-WSS(R)-D&R
 117 st, 249-51 E—Silver Cross Day Nursery.A
 4 av, 65-69—Metropolitan Life Ins Co, 1 Madison av...FD
 Hester st, 105—Anna M Budelman, 390 Monroe, Bklyn...WSS
 4 st, 382-4 E—Edw L Finch, 250 W 78...Rub
 9 st, 4 E—C F Stromeyer Co...Rec-FP
 10 st, 46 E—Dings & Schuster...Rub-FP
 12 st, 130 E—Rotary Intaglio Corp.NoS-Rec-FA
 13 st, 12 E—John Moschoni...CF-FA
 14 st, 431 E—Sebastianio Carcione...FA-NoS
 15 st, 203 E—Cosmos Co...Rec
 19 st, 322 E—Gramercy Nursery...ExS-FA
 20 st, 216 E—Wayside Day Nursery...A
 21 st, 301 E—Louis M Hartog, 362 2 av...A
 Attorney st, 54—B Besserman...RQ
 Attorney st, 54-58—Henig Bros.FA-Rec-GE-FP
 Av A, 361-71—Auto Truck Garage Co, O-CF-FA-Rec
 Bowery, 87—J Halbren Son...FA-Rub-Rec-O
 Bowery, 193—I Schulman & Son, Rub-FP-FA-NoS-Rec-El-D&R-WSS
 Bowery, 257—N Novinsky...RQ
 W Broadway, 174—Joseph Camperlengo, NoS-GE-D&R
 W Broadway, 307-9—A Kimball Co...Rec
 White st, 123—Kulenkampff & Co, GE-FA-Rec(R)
 William st, 165-67—Peck & Durham...FA
 William st, 195—William Zinsser & Co, El-WSS(R)-FE(R)-NoS-FA-Rec-O-Rub-D&R-Ex(R)
 McDougal st, 169—David H. Knott, 103 Waverly pl...Rec-FP-FE-FA-Ex(R)
 Madison av, 1567—H & L Weinberger, NoS-FA-FP
 Mangin st, 79-81—Bernstein & Laske.FA-NoS
 Mangin st, 81-83—M Kleinfeld...FA-NoS
 Mangin st, 87-89—Kleinfeld & Wallach.FA-NoS
 Mott st, 197—H Herrmann Furniture Co, 368 Broome...NoS-Rec-GE
 Park pl, 19—Variety Polish Co...GE-FA
 Pitt st, 96—B Flohr...D&R-FA-NoS
 Rivington st, 100—Feibert Bros...NoS-D&R
 Suffolk st, 20—N Ratner...FP-GE-FA-NoS
 68 st, 418-24 E—Consol Gas Co, 130 E 15...GE
 73 st, 502 E—N Y Daily Printing Co...Rec-FA
 85 st, 417 E—Mrs Frances Gold...FP-Ex(R)
 116 st, 179-85 E—S Charles Welsh, 217 Bway, FD
 5 av, 213-31—Brunswick Site Co, 68 William, FP-WSS-Spr(R)Ex(R)-FE(R)-ExS
 5 av, 542-44—J Tuckerman Tower, Tuxedo Park, N Y...FA
 5 av, 705-705 5th Av Corp...FE-El-WSS(R)
 Goerck st, 34—S Cohen...NoS
 Gold st, 8—Imperial Produce Co...D&R
 Grand st, 269—Sam Zahler...FP-GE
 Grand st, 273-75—Kranzof & Shemin...DC-Rec
 Grand st, 273-75—Shapiro & Sons...FP-Rec
 Grand st, 273-75—Grand Mfg Co...DC
 Grand st, 277-79—American Trading Co.Rec
 Grand st, 281—Ben Berger...Rec-GE
 Greene st, 67—S & M Underwear Co...Rec
 Greene st, 81—The Perfection Infants' Wear Co...Rec
 Greene st, 81—The Central Garment Co...Rec
 Greene st, 81—Max Citron...Rec
 Greene st, 261—Mutual Cloak & Suit Co...Rec
 Greenwich st, 248-50—Shuttleworth, Kuller & Co...RQ
 15 st, 22 W—Human Hair Goods Industry, Rub-FA-NoS
 19 st, 428-30 W—Richard Fitzpatrick Garage, CF-Rec-NoS-FA(R)-Ex(R)
 19 st, 251 W—Nicholas Hartert...FP-Rec
 23 st, 521 W—Eclipse Film Laboratories, Rec(R)-D&R-El-CF-NoS
 23 st, 549-51 W—William B Elliott...FA-FP
 33 st, 128 W—Gimbel Bros, Bway & 33...Rec-FA
 65 st, 136 W—Chas B Cosse...FA-Rec-FP
 68 st, 302 W—Edw Klipper's Sons, D&R-El-FP-Rec-NoS-FA
 76 st, 215 W—Lillian Russel's Own Toilet Preparations...FA-NoS
 150 st, 413 W—John H Hogan...FA
 Bowery, 28-2814—Max Handel, 517 16, Bklyn...A
 Madison st, 40—Est Robert Martin, c Mrs R, O'Brien, Cropsey av & Bay 42, Bklyn...A
 51 st, 115 W—John S Rogers, 27 Cedar, FA-D&R-FP-Rec-NoS
 51 st, 159 W—Robert D Whitman...NoS-FP
 52 st, 549 W—Brown & Kraynes...Rec
 55 st, 249 W—Jones Pneumatic Tire Spring Co...Rec-FA
 56 st, 239 W—Jandorf Auto Car Co, 1763 Bway...CF-FA(R)-WSS-D&R
 55 st, 252 W—Leon Jaffes...Rec
 56 st, 132 W—Gotham Stable...NoS-FA(R)
 56 st, 609-15 W—John Theurer Wagon Wks, D&R-Rec
 56 st, 618 W—Saxon Motor Co of N Y, 251 W 57...D&R
 Park Row, 108—Fredk J Desseri...Rec-El

58 st, 513-19 W—Wm Zinsser & Co, 195 William.FA(R)-FP-WSS(R)-Rec-D&R
 Park av, 1845-47—Thos C Edmonds & Co, 1828 Park av.FA-Rec-FP-D&R-WSS(R)-NoS
 Park Row, 108—Moonfooo Jung.Rec-El
 12 st, 52 W—Hobart Keeler.DC-FP
 14 st, 207 W—Met Trust Co, 49 Wall.FE-WSS(R)-Ex(R)
 30 st, 630-32—Jas C Crawford, 152 Prospect, Mt Vernon, N. Y.FP-WSS(R)
 69 st, 239 W—Wilson Industrial School. WSS-FP
 115 st, 238 W—John Wood,Tel-WSS(R)-FP-FE-Ex(R)
 Grand st, 395—Est Wm A Spencer, c W G Lane, 15 E 74.FE(R)
 Greenwich st, 107—Cornelius Hayes, 79 Varick Tel-FP-WSS-FE(R)
 Mangin st, 73-75—Rothstein (Inc). WSS-DC-GE
 9 av, 845—Winthrop Chanler et al, 32 Liberty FE(R)-DC-GE
 Pearl st, 309—Est Thomas Suffern, 99 Franklin.A
 Ridge st, 46-48—7th Presbyterian Ch, 136 Broome.WSS-FP-FE(R)-Ex-Ex(R)-GE
 Rivington st, 166—Joseph D Goldstein, 62 W 119.DC-FP-D&R-ExS
 7 av, 2132-34—M Gustine Reiser Realty Co, 427 E 57.FA
 South st, 91—Mrs Wm F Milton, 405 Park av. A 3 av, 2195—Jas H Purdy, 14 W 122.FP
 West st, 102—Emma Raub Est, 775 West End av.D&R-FP-FE(R)-Ex(R)
 67 st, 202 W—H Ginsburg.Rec-Rub
 83 st, 46 W—Hennessy Realty Co, 220 Bway. Stp(R)
 83 st, 150 W—Bretton Hall Garage Co.CF
 101 st, 102 W—Multiphone Operating Co.Rec
 103 st, 202 W—Mrs Mortha,FP-Ex-O-WSS-Ex(R)-FE(R)-Stp(R)
 Division st, 225—Julius Aefreck.Rec
 Division st, 223—Consol Gas Co, 130 E 15.GE
 Division st, Morris Ellman.DC-Rec
 Duane st, 48-50—Geo McCauley.Rec
 Duane st, 66-68—Frank Pickup.Rub-El
 Duane st, 66-68—Jos E Hetch.El-Rec
 Duane st, 78—Ackley & Dill.El-Rec
 Duane st, 82—Arthur Whitting.Rec
 Dutch st, 12—Hat Box Label Co.FA
 E Broadway, 40—Morris Wisoff, 42 E Bway. FD
 E Broadway, 171—I Goldberg (Inc).FA-NoS

Eldridge st, 58—Witty Realty & Const Co, 50 Eldridge.FD
 Essex st, 50—Jacob S Baum, 501 5 av. FE(R)
 16 st, 629-33 E—F Rudnick, Inc. FA-El-GE-Rec
 17 st, 20 E—Key Realty Co, 59 Wall.FD
 30 st, 13 E—Monte Christo Cosmetic Co. NoS
 32 st, 11 E—Stratford House.ExS-FA-TD
 32 st, 11 E—Albert Herter, Easthampton, L I Stp(R)-FP-FE(R)-Ex-Ex(R)-WSS-Tel
 39 st, 237 E—Rest Rais.DC-FP
 48 st, 14 E—E & H L Host.Rec
 45 st, 502-8 W—J Berkowitz,Rec-FA-WSS-FP-CF-NoS
 46 st, 514-16 W—J & A Wilson Co.FA-Rec
 48 st, 318-20 W—Chas J Richter, 119 W 73, WSS-FD
 49 st, 301 W—Harry Thal.D&R-FA-(R)-OS(R)-Rec(R)-WSS(R)-FP-CF-Rub
 50 st, 212 W (rear)—S & S Welding Co,FA-Rec-CF
 51 st, 537 W—Peter Rudolf & Son.FA-GE
 52 st, 136 W—Circle Auto Body Builders & Painting.NoS-Rub-FA-Rec
 53 st, 244 W—Jacob Mattern Wagon Co,FA-NoS-Rec-D&R
 53 st, 306 W—P J Martin.NoS-FA-Rec-FP-St
 54 st, 250 W—Brooks-Osturk Ex-FA(R)-El-NoS
 56 st, 154 W—Est M C D Borden, 90 Worth, Rub-FA(R)
 57 st, 512 W—Morris R Stern.NoS-FA-GE
 57 st, 518-22 W—Frank Grundy.D&R-Rec
 60 st, 248 W—Sheffield Farms-Slawson-Decker Co, 524 W 57.NoS-FA
 62 st, 19 E—Graesam Auto Co. FA-Rec-NoS-D&R
 110 st, 145-151 W—Cathedral Park Garage Co.Rub
 110 st, 207 E—Dimartino & Miranti.FA
 114 st, 56 W—Est Geo Erff, c Cath, 352 W 46, WSS-Ex(R)-FP
 115 st, 38 W—Harlem Hebrew Day Nursery, ExS-FA-D&R
 116 st, 110 W—Austrian & Hungarian Progressive Club.FA-O-ExS
 132 st, 541-549 W—Julius Kaufmann.A
 136 st, 130 W—Wm D Brown, 146 W 53.DC
 143 st, 246 W—Congregation Talmud Torah Cueses Israel.ExS-FA-O
 Broadway, 313-15—Est Thos Suffern, 99 Franklin.FP-FE-Ex-O-Ex(R)-WSS(R)
 76 st, 417 E—Isaac S Straus, 132 E 93.A

Clarkson st, 67—Est Patrick Skelly, 650 1 av, FP-WSS-Ex-FE-Ex(R)
 23 st, 328-32 E—Henry Meyer, 332 E 23, FE(R)-Ex(R)-ExS-DC-FP
 28 st, 107 E—Geo Tiemann & Co.DC-FP
 123 st, 186 E—Reformed Low Dutch Church of Harlem, 113 Fulton.FE-FP-Ex(R)
 40 st, 110 W—Greens' Feature Photo-Plays, Inc.Rec(R)-El-FA-CF-NoS
 40 st, 110 W—Sunbeam Feature Film Co, D&R-Rec(R)-FA-CF
 40 st, 110 W—Lewis Pennant Features, El-RQ-Rec-D&R-FA-CF
 40 st, 110 W—The True Feature Co, CF-RQ-Rec-D&R-Rub
 40 st, 110 W—Merry World Film Corp, Rub-RQ-Rec-D&R-CF
 40 st, 110 W—Leading Photo Play Exhibitors RQ-Rec-CF
 40 st, 110 W—M H Blackwell, Inc. RQ-D&R-CF
 40 st, 110 W—Excelsior Illustrating Co, RQ-Rec-CF
 40 st, 110 W—Motion Picture Exhibitors League of Am.RQ-Rec-CF
 Front st, 62—William E Williams.NoS-FA
 Front st, 223—S Bernstein & Son. RQ-NoS-FA
 Grand st, 71-73—Grand Novelty Co, FP-Rec-El-CF-FA
 Grand st, 610—Abraham Shevitz, GE-Rec-NoS-FP-O
 Greenwich st, 806-10—Universal Chain & Metal Stamping Co.FA-NoS
 Horatio st, 48—Fair, Lennon Co, RQ-FA-NoS-D&R
 John st, 109—N Piro.FP-GE-NoS
 Lafayette st, 155—Victor Photo Eng Co.Rec
 11 st, 57-59 E—Norwich Pharmaceutical Co, FP-FA-NoS
 12 st, 130 E—Diamond Press.Rec-NoS-FA
 23 st, 212 E—Herman Geller.D&R
 63 st, 105 E—N Y Steam Co, 140 Cedar, FA-Rec-FP-El-NoS
 75 st, 403 E—G Schwartz, Rub-D&R-FP-FA-El-NoS-Rec
 76 st, 61 E—John McEwan, Rec(R)-D&R-WSS(R)-FA(R)-FP
 Stanton st, 337—A Smith.FA-GE-NoS-D&R
 62 st & Central Pk W—N I Electric Garage Co.Rec(R)
 Walker st, 88-90—Majestic Printing Co.NoS-FA

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.

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.

Bank and Office Fixtures.
 BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

Blue and Black Prints.
 CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
 NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

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.

Bronze Tablets and Memorials.
 (Cast, etched and engraved)
 ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

Builders.
 CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill, 7071-7072.

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

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

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.

Cabinet Work.
 BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

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.
 LANGTON CO., 30 Church St. Tel. Cortlandt 6221.
 ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.
 UNDERHILL, IRVING, 239 Broadway, Tel. Barclay 5921.

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

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

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.
 YONKESE, JOSEPH G., 16 Broome St. Tel. Orchard 6629.

Cornice and Skylights.
 HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

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

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

Dumbwaiters.
 FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.

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.

CLASSIFIED BUYER'S GUIDE—Continued

Elevator, Alterations and Repairs.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.

Elevators (Passenger and Freight).
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.

Excavators.
NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

Fire Brick and Clay.
PULS, CHAS. H., 131-133 East 23d Street. Tel. Gramercy 5360.

Fire Escapes.
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 ANNES & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

Folding Gates.
BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.

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

Glass.
WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stag 3500.

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

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.)
GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., 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. Stag 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.
NOTHROP, COBURN & DODGE CO., 40 Cherry St. Tel. Beekman 4181.

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.

Paint Removers.
EZ LABORATORY, 264 West 43d St. Tel. Bryant 3359. Varnish Remover, \$1.00 per gallon. Bleach for wood or stone, 25c. a pound.

Plumber Contractor.
DOELLNER, CHAS. A., 280 Eighth Ave. Tel. Chelsea 4109.

Ranges and Accessories.
WILLS & SON, WILLIAM H., 148 E. 27th St. Tel. Madison Square 963.

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.

KOHLER, 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 WALLEARSS, 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.

ELLIMAN, DOUGLAS L. & CO., 421 Madison Ave. Tel. Murray Hill 5600.
FORD'S SONS, FRANCIS W., 8-10 James street. Tel. Worth 1021.

GOODWIN & GOODWIN, Lenox avenue and 123d street. Tel. Harlem 6500.
HEIL & STERN, 1165-1167 Broadway. Tel. Madison Sq. 9570.

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, DAVID, 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.

Real Estate Operators.
CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.

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.
REALTY CO. OF AMERICA, 2 Wall street. Tel. Rector 275.

Refrigeration
NEW YORK DOMERLE CO., THE, 210 Bryant Park Bldg. Tel. Bryant 1061.

Reports (Building).
DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.

Sand and Gravel.
ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill, 5787.

Screens.
PROTECTIVE VENTILATOR & SCREEN CORP., 330 E. 23d St. "G." Tel. Gramercy 2052-2053.

Stained and Leaded Glass.
SPIERS LEDERLE GLASS CO., 900 Sixth Ave. Tel. Circle 5689.

Surveyors, City.
FORD'S SONS, FRANCIS W., 8-10 James street. Tel. Worth 1021.

Terra Cotta.
NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

Tile.
WEST END TILE & MARBLE WORKS, 125 W. 116th St. Tel. Morningside 4917.

Title Insurance.
LAWYERS' TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.
NEW YORK TITLE INSURANCE CO., 135 Broadway. Tel. Cortlandt 6880.

TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.
UNITED STATES TITLE GUARANTY CO., 32 Court street, Brooklyn. Tel. Main 7370.

Uniforms and Caps.
BROOKS UNIFORM CO., 143-145 W. 40th St. Tel. Bryant 7140-7141.

Urinals.
HILL SIMPLEX WATER SAVING STATE URINAL. Tel. Hanover 7458.

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

Waterproofing.
UNIVERSAL COMPOUND CO., INC., 245 W. 26th St. Tel. Chelsea 5370.

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

Windows, Fireproof.
POMEROY CO., INC., S. H., 30 East 42d street. Tel. Murray Hill 3338.

RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.