

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 13, 1916

WEST SIDE IMPROVEMENT MEANS MUCH TO FUTURE GROWTH OF THE CITY

Real Estate Board Asks Hearings So That Entire Project May Be Thoroughly Understood

THE plans for changing the New York Central's West Side trackage system, now before the Board of Estimate and Apportionment, have been considered jointly by the Committee on Railroads and Transportation and the Committee on Docks, Terminals and Water Fronts of the Real Estate Board of New York. The following statement has been issued:

"The Real Estate Board, in the short time available, has given considerable study to the question of the proposed plans for the New York Central's West Side tracks. The growth and prosperity of New York has been in a very large measure due to the facilities for receiving freight by rail and water from all parts of the world. Conditions are now changing. Submarine tunnels are to a great extent replacing lighterage. Shippers now expect and require, in many instances, that freight cars run up to or into their buildings. Grade crossings in a large city have become a great source of danger to life, and in this instance the removal of the tracks from grade is the paramount issue.

"If New York is to remain the first city of the country, it must compete with other cities in giving facilities for receiving freight from all railroad and steamship lines that can enter the city in ways compatible with present day needs.

"With these points in view, it would seem that the granting of a franchise such as is proposed and the conserving of the rights of the people of New York so far as opportunities for the entering of other railroads are concerned, should be given great care and opportunity for discussion by public bodies that are interested, and reasonable time allowed for this purpose. Resolutions to this end the Real Estate Board of New York has passed and presented to the Board of Estimate."

The Policy Adopted.

At Monday's hearing Chairman Prendergast announced that the committee had adopted the policy of giving the fullest opportunity for remarks from citizens, but not engaging in any dialogue at this time. In due time the committee would reply to the criticisms in one document, and in categorical order if need be.

President Coleman of the West End Association read a report to the association from Charles Downing Lay, landscape architect, upon the effect of the proposed track changes upon the landscape of Riverside Park. Mr. Lay estimates that the cost of the restoration of the park, where injured by building the railroad structure through it, will be \$572,906. He further says:

"It seems to me of infinitely greater importance to remove the docks at 79th and 96th streets, and to fill out the bulkhead line, making this large area close to the water useful to the people, than it does to deck the railroad right of way, when decking means the spoliation of the park, for a small increase of not very useful park area.

"The present docks are to many people more objectionable than the railroad, which can everywhere be overlooked and forgotten, and once electrified, will seldom be heard.

"It is important, too, to keep the pres-

BOARD ASKS HEARING.

Resolved: That it is the opinion of the Real Estate Board of New York that the City of New York should give to the public the city's views of the relative estimated value of the present franchise of the New York Central Railroad Company on the West Side of the Borough of Manhattan, as compared with the estimated value of the franchise proposed in the report of the Committee on Port and Terminal Facilities, made to the Board of Estimate and Apportionment on April 22, 1916; that the city should likewise prepare and make public the tentative agreement with the Railroad Company; and that hearings on the subject should be continued until ample time has been given for the consideration of such franchise values and tentative agreement.

Resolved further: That, after such information has been made public, the Real Estate Board of New York be given a public hearing on the question.

ent line and width of the railroad right of way. Encroachment east of the present wall with its consequent injury to the park should not be tolerated, except at Grant's Tomb, where the rising grade make a location further to the east more desirable.

"The crossing of the railroad for access to the river is not a difficult matter, as anyone knows who has studied the many beautiful bridges in Central Park. There is no doubt but what the railroad can be made as inconspicuous in Riverside Park as the transverse roads in Central Park. Indeed, with skillful planting, well-designed bridges and some modelling of the surface on the westerly side of the railroad, the park will be more picturesque and beautiful than with the wide strip of more or less badly disguised covering of the deck.

Developing Bulkhead Line.

"That the city's money would be spent to better advantage in developing to the bulkhead line and improving this area than in decking the railroad.

"It must be seriously considered whether such a large terminal as proposed for 133rd-155th streets could not be placed in some other and less beautiful spot. So little of New York is reserved from commercial development that it seems a pity to give up any of the beauties of our famous drive.

"Giving the city a bridge at 70th street does not mean that the docks above will be abandoned without a fight, and certainly 70th street should not be made a thoroughfare to the new dumps when 68th street is so much better."

Charles L. Craig, chairman of the Law Committee of the West End Association, made an extended criticism of the plan so far as it relates to Riverside Park. He said some of the published reports of the plans had been vitally misleading in respect to landscaping outshores of the park after the railroad had been

Mr. Craig said: "Where the published illustrations show a finished park and promenade outside of the railroad tracks, the plans indicate merely an unfinished sloping off from the tracks, without landscaping or surfacing of any kind west of the tracks."

"The fact is that a great stretch of the present park east of the railroad, approximately 100 feet in width and nearly three miles in length, extending from 73rd street to 129th street, is cut away; thousands of trees, bushes and shrubs are excavated in order to move the railroad tracks eastward from their present location, so as to occupy the present landscaped park, widening at the south end into a railroad yard of twenty tracks, over which rises a roof 35 feet above the rails. This roof, north of 72nd street, consists of four and one-half acres of gravel six inches thick, which is called a playground. To accomplish this result requires an excavation approximately twenty feet deep running from 72nd street to 129th street, and extending eastward into the present park in some places more than 100 feet and on an average throughout the park approximately 75 feet."

Questions Statement.

Mr. Craig further said: "In its report the Terminal Committee says: 'These advantages will be secured to the City of New York without the expenditure of city funds and without the surrender of any of the city's waterfront to the exclusive use of the railroad company.' (Report, p. 28).

"It is incredible that such a statement should be made. From 42nd street to 51st street, in order to provide a right of way for the railroad company, the city obligates itself to the relocation of Twelfth avenue so as to move it eastward a considerable distance. In order to do this, condemnation proceedings must be taken and a large amount of private property thereby acquired for the relocation of Twelfth avenue. Every dollar of the damages to be awarded against the city in such condemnation proceedings must be paid by the city. The railroad pays nothing. Change of grade damages are also involved in the intersecting cross streets resulting from the relocation of Twelfth avenue. It is impossible accurately to state in this report the extent of the foregoing damages, but as the private property to be acquired extends for nearly a half a mile along the waterfront, the awards for damages will be large.

"In the present right of way through Riverside Park the railroad tracks can be depressed from 5 to 10 feet, and when so depressed the park improvement can be easily and inexpensively carried over them. In fact it is not indispensable if the tracks are depressed that they should be roofed over at every point when electrically operated. This is vastly preferable to the arrangement proposed. It involves practically no expense, for the very work that the railroad must do to electrify its lines will depress the tracks.

"The extension of the stockyards and 60th street yard northward into Riverside Park, whether east or west of the present tracks, should be eliminated from further discussion.

"No man can foresee the future New

York City far enough to say that irreparable injury will not result from the alienation of its waterfront to the railroad. As for closing and selling the city's streets to the waterfront, such a thought should never be uttered.

"If the present plans become operative, then the railroad's rights are fixed in perpetuity under the plans, and the control and compulsion which the Legislature now has under the old franchise will no longer exist."

The United Real Estate Owners' Association took the stand in favor of the improvements. Through President Stewart Browne it claimed that the subject should be considered from a railroad, manufacturing and mercantile standpoint and none other. It was not a local matter but one that affected the interests of the entire city, the port and the State of New York.

Mr. Browne's Report.

The substance of Mr. Browne's remarks were submitted to the Mayor and the members of the committee in the form of a brief, which says in part:

"New York City's waterfront is the greatest and the most unique in the world; its waterfront must be owned by the city in perpetuity for all time.

"New York City is the greatest manufacturing city in the United States, and its port the greatest.

"The city properly retained two experts to consider the proper development from a railroad, manufacturing and mercantile standpoint, of the port of New York and the West Side tracks must be considered from this standpoint.

"The railroad tracks north of 59th street may be a local nuisance, but it is exaggerated. The railroad's tracks below 59th street are a menace to life and limb and should be removed. But both of these are local questions.

"The railroad must get better track and terminal facilities than it has now; the city's necessities also require that it should have these. The tracks should run south to the Battery, and not stop at or north of St. John's Park. Unquestionably, the railroad wants to get passenger connection with its 42nd street terminal for its West Side tracks.

"The city ought to and must own at least a two hundred feet wide land waterfront or marginal way from Spuyten Duyvil to the Battery with the right to the city to go over or under the railroad's tracks at every cross street; this is the principal, if not the sole essential in this entire question.

Money Not Considered.

"It is better for the city to spend \$10,000,000 or \$20,000,000 to maintain this essentially necessary 200 foot of land waterfront on marginal street than sacrifice the latter to the railroad for the sole purpose of the Administration being able to say, 'the deal cost the city nothing in money.' No man can say what the future of New York City or even what Manhattan will be twenty or fifty years hence; both today are in their infancy.

"A 200-foot waterfront marginal way for all time must be preserved for the city, irrespective of its cost; the proposed plans do not provide for such; the railroad tracks must be pushed further east than contemplated, so as to provide for this waterfront marginal way west of the tracks.

"The present railroad tracks are on two-thirds of land owned by the city; the railroad is a squatter; adverse possession does not run against the city; these lands cannot even be legally alienated, though the city tried; the Legislature cannot give the city such power.

"The railroad maps and all maps show correctly what land is owned by the city and bear out the above statement of ownership; the legends or explanations on these land maps don't tell the truth, the whole truth and nothing but the truth, they are misleading.

"We have carefully gone over those land maps, kindly lent us by the President of the Board of Aldermen for the purpose, and have gone over them with Mr. Craig, of the West End Association, and we endorse almost every argument and statement made by Mr. Craig, but

think the effect of the destruction of trees and shrubbery has been exaggerated, even although replacement of these cost the city \$300,000.

"If the tentative agreement is signed based upon the maps before you, the railroad will be given an absolute monopoly. All railroads at present terminating on the Jersey side will and must ere long by tunnel, run to New York City; the proposed plan will prevent it; this would be suicidal for the city's best interest."

Future Should Be Considered.

Calvin Tomkins, ex-Commissioner of Docks, said this week:

"A settlement of the West Side terminal plan which shall safeguard the future and relieve present needs is a matter of profound concern for the real estate interests of New York.

"Do not let us forget that Manhattan and Brooklyn are island communities, separated from the mainland, and that the principal continental railroad terminals are in New Jersey, while shipping, industry and population are for the most part in New York. This necessitates a daily transfer, by expensive lighterage, of an enormous quantity of food, fuel, raw materials, finished products and national exports and imports such as is not necessary at any other seaport in the world. At present the railroads are paying part of the expense of this lighterage by absorbing it in their freight rates, but they are asking the Interstate Commerce Commission to be permitted to charge it against the merchants and manufacturers of New York. By improving their terminals in New Jersey, they are also inducing factories and shipping to leave this side and go to New Jersey in order that they may avoid the expense of lighterage.

"The State of New Jersey is likewise petitioning the Interstate Commerce Committee to permit the railroads to charge the lighterage costs against New York and Federal authority has already trimmed down some of the transfer expenses against the railroads by saddling them upon private business.

"The Jersey City Chamber of Commerce in its letter to the Interstate Commerce Committee says: 'The permanent cure for port congestion at New York is to attract ships, terminals and factories to New Jersey and away from New York.' A statement of these facts should make it clear that the insular disabilities of Manhattan and Long Island must ultimately be overcome by bringing the rails over in tunnels, as is already done with passenger traffic, or else the ships, factories and population will progressively move to New Jersey, and this movement has already started.

"It should be the policy of the City of New York to make it easy for the New Jersey railroads to enter Manhattan by the same in-shore type of terminals which the New York Central Railroad will use. This cannot be done at once, but the New York Central's plans should be so adapted as to leave convenient terminal sites along the river front available for the New Jersey roads as well as the Central Railroad.

Damage Will Be Done.

"This is not provided for in the present plans presented by the Board of Estimate. If the city shall permit the Central Railroad as planned to build a private road along a private right of way through private property, with exclusive access to the terminal sites south of 30th street, it will have destroyed the value for the best railroad terminal purposes of every block of property south of that point.

"A glance at the Board of Estimate's plan will show the incomparable advantages of the New York Central's terminals, north of 30th street, in comparison with its own proposed Canal street terminal.

"If the plan shall be changed so as to run the railroad along the marginal way and not through the blocks, it will entirely and beneficially alter its character. Then switch offsets can be conducted from the marginal way into each block along the line, as far east as Ninth avenue,

"The New York Central originally did plan to put the tracks along the marginal way with turn-outs into every block where necessary along the line instead of cutting up the blocks as it does by its present plan and making them unavailable for other roads, and in a measure spoiling them for its own best terminal service.

"I recommend a comparative study of the old plan and the new plan. As far as 30th street the city and railroad have followed the old plan, which is correct. They should do so all the way down. I am not so much arguing against a monopoly of the best facilities. The New York Central is likely to obtain that in any event. I am seeking to avoid the imposition of a radically bad plan upon the city which will perpetuate the obstructive and expensive car float nuisance along the west side of Manhattan, and by compliment along the opposite New Jersey Shore, and which will restrict the best use of in-shore terminal sites in every block south of 30th street, and which will tend to discourage the New Jersey roads from coming to New York."

J. Bleeker Miller, counsel for the League to End Death Avenue, declared that much as the residents of the West Side desired the removal of the steam engines from the tracks on the surface of the streets, they did not desire it so ardently as to induce them to sacrifice the whole future development of the Port of New York by turning over the eight miles of water front from 59th street to Spuyten Duyvil to the New York Central; the proposed plan would cut off commercial development from the waterfront on this side of the Hudson River as completely as had been done in Jersey City and Hoboken, by the railroads taking possession of the whole of that waterfront.

Opinion Criticized.

Mr. Miller dwelt particularly on the unsatisfactory character of the opinion of the Corporation Counsel, attached to the report, claiming that, while it admitted the contention which he made three years ago, to be correct, namely, that the city owned two-thirds of the fee of the land occupied by the railroad's tracks between 59th street and Spuyten Duyvil, nevertheless the Corporation Counsel held that this fee title in the city was subject to the use of the railroad. In the same way, the Corporation Counsel now admitted that the city owned the fee of Twelfth avenue, but added that the railroad had a right to use the land in the avenue.

That this part of the opinion which claimed a right of use by the railroad was utterly without support of legal decisions was pointed out by Mr. Miller, and he insisted that it was as improper for the city to close this transfer of immense values now as it had been to attempt to close three years ago without any such opinion and that the League to End Death Avenue would oppose the former plan as energetically as it had opposed the latter.

The necessity of a fuller report on titles of the railroad to the land which it did own, on the waterfront, was insisted upon, Mr. Miller claiming that in many deeds there were covenants or reservations which vitally affected the values to be placed upon the land under water which is to be transferred under the present plan between the railroad and the city. He cited two instances where the railroad had given back agreements, on receiving its deeds from the upland owners, requiring the railroad to transfer any additional lands under water which it might acquire to the upland owner, and yet the railroad proposes to sell to the city blocks of the land under water, as though its title to these blocks were free and unencumbered. The whole plan of putting the tracks in a park at Inwood Hill was due, Mr. Miller contended, to the existence of a similar agreement covering the waterfront north of Dyckman street; the original plans made by the railroad demanded additional land in this section and it was only after the attention of the railroad was called to this agreement that they changed their plans and undertook to lay their tracks through a covered cut in the future Inwood Park."

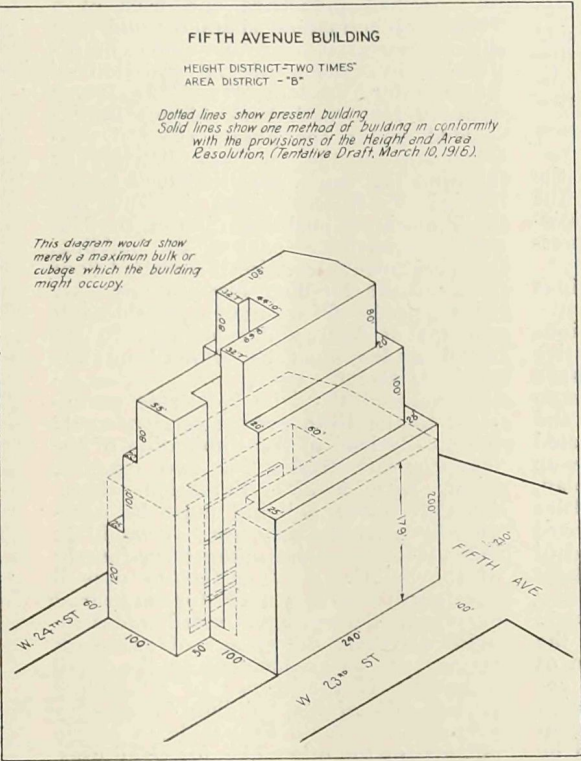
TWO TYPES OF MODERN OFFICE STRUCTURES AND HOW THEY MIGHT BE DUPLICATED

United States Realty and Fifth Avenue Buildings Shown As They Exist Today and What Effect the Resolution Would Have

THE accompanying diagrams show how two prominent buildings might be duplicated were they erected in conformity with the resolution as proposed by the Commission on Building Heights and Districts. In one case the structure is erected in the heart of the skyscraper district, where the streets are of usual width, and in the other case the building is in the midtown section facing a park.

The United States Realty Building, which occupies the entire block bounded by Broadway, Thames street, Church street, and Cedar street, is twenty-one stories, or 290 feet, high. Under the proposed zone ordinance this building would be in the two and one-half times height district and in the "B" area district. If constructed under the proposed regulations so as to have the maximum cubage, this building would base its height on Broadway, which though not the widest abutting street, would nevertheless on account of its grade, allow the greatest height. Broadway at this point is 75 feet wide. The building fronting on it may therefore, rise to a height of 187.6 feet on the building line. Church street, though 80 feet wide and consequently a street allowing buildings a height of 200 feet on the building line, has an elevation about 14 feet lower than Broadway. This fact would keep the building, if erected so as to front in Church street, down to a lower height than it might rise to if erected so as to front on Broadway. Above the limiting height of the street wall the building could go still higher through the application of the five to one setback provision. With a setback of 15 feet girdling it the building could go up an additional 75 feet. This would bring the height of the building up to 276 feet above the curb level of Church street. This is only 14 feet lower than the present height of the building. No courts or yards are required for this building.

The diagram at the lower left-hand corner of the page shows the building erected without any setback at the curb level. The diagram at the lower right-hand corner shows the building erected with a setback at the curb level. If the owner would erect a building with the maximum possible bulk on this plot he



would find it greatly to his advantage to set back his building both on Broadway and in Church street at the curb level, so as to make 100 foot streets of them. This would involve a setback of 25 feet on Broadway and a setback of 20 feet in Church street. Under this arrangement the building on the Broadway front could go up 250 feet instead of 187.6 feet at the street line. This would allow an additional height of 62.6 feet, or about five stories below the limiting height of the street wall. The result of setbacks above the height limit at the street wall would be the same whether the building is or is not set back from the street at the curb level.

The gain in cubical contents resulting from setbacks at the curb level is most interesting. Without a setback at the curb level the maximum cubage of the building below the limiting height of the street wall is 3,196,875 cubic feet. With a setback at the curb level it would be 3,565,000 cubic feet. In other words, the building, below the limiting height of the street wall, would benefit by an increase in its maximum cubical contents to the extent of 368,125 cubic feet.

Above the limiting height of the street wall the cubical contents within any given height would be less with the setback at the curb level, the building being as much shorter as the sum of the two setbacks. But even then it would be to the advantage of the owner to set back at the curb level as the increase below the limiting height of the street wall would more than offset any decrease above it.

Above the limiting height of the street wall the cubical con-

tents without a setback at the curb level are 588,000 cubic feet. With a setback they are 480,000 cubic feet, 108,000 cubic feet less than without a setback at the curb level.

To counterbalance this loss in bulk above the height limit at the street line is a gain of 368,125 cubic feet in the building proper, making a net gain of 260,125 cubic feet in the aggregate bulk of the building.

In this instance it is clear that both the owner and the city would profit through a setback at the curb level, the owner in obtaining a larger building, and the city in securing two wider streets.

The Fifth Avenue Building, which is located between 23rd and 24th streets, on Fifth avenue, is in the two times height district, and the "B" area district. It occupies a front of 136 feet on Fifth avenue, 66 feet on Broadway, 240 feet in 23rd street and 265 feet in 24th street. It has a height of 179 feet.

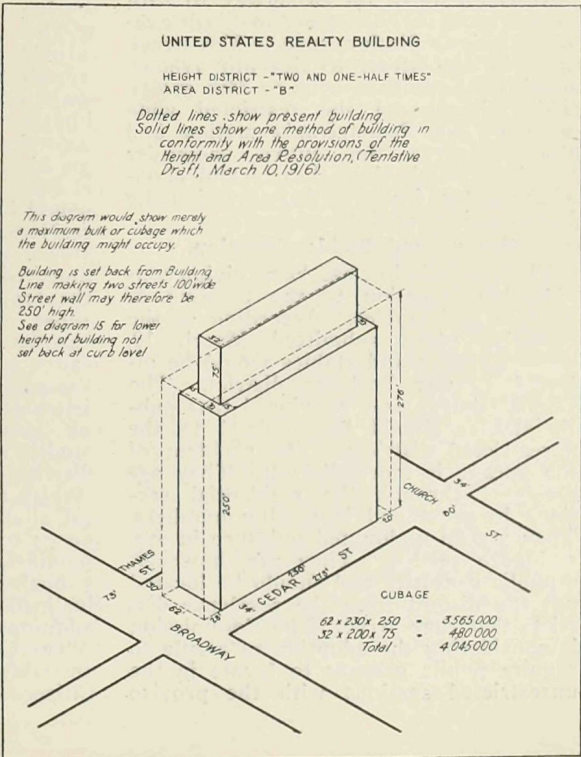
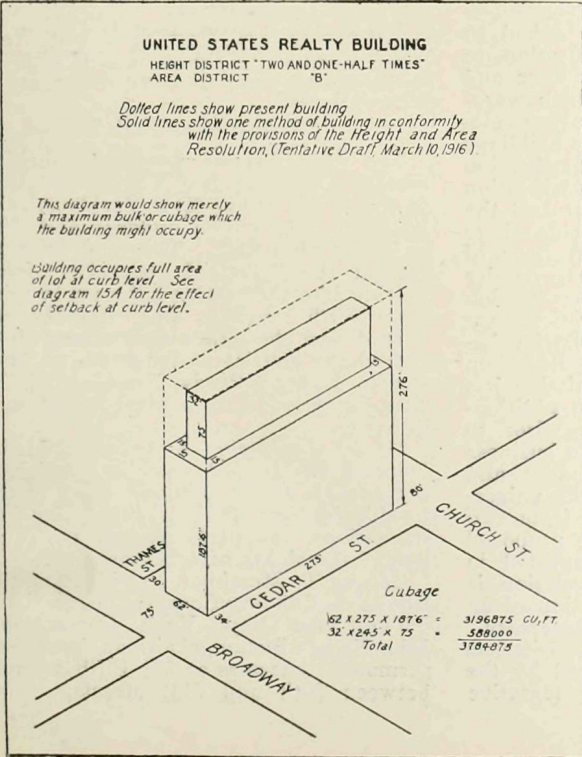
Under the proposed regulations it could rise to a height of twice the width of the street on each front. This would allow a height of 200 feet on Fifth avenue, Broadway, 23rd street and in 24th street, 150 feet back of Broadway. On these fronts the height limit would be 21 feet in

excess of the present height of the building. The rear portion of the building in 24th street 150 feet back of Broadway could, however, only rise to a height twice the width of 24th street, or 120 feet. The frontage length in 24th street, subject to a lower height limit than that allowed on the other street frontages, would be 115 feet.

Through a setback of 25 feet, the frontages on Fifth avenue, Broadway, 23rd street and 24th street 150 feet back of Broadway could rise to a height of 300 feet and through one or two setbacks of 45 feet to a height of 380 feet. To reach this latter height the rear 115 feet in 24th street would set back 65 feet from its present position.

The present court at the top of the building has a width of 60 feet. Under the proposed regulations it need have a width of only 44 feet 10 inches, at a height of 200 feet above the top of the present building.

The Fifth Avenue Building is particularly interesting as being one of the concrete examples existing today in New



York of an increase in the width of the court as the building goes up in height. The existing court is 20 feet wide at the bottom; then at the height of the second story it is increased by 5 feet on either side; again, at the third story it is increased by 5 feet on either side; again at the seventh story it is increased by 5 feet on either side; it is increased again by 5 feet on either side at the eleventh story, until it reaches its ultimate width of 60 feet at the top. All of the yard and court regulations as proposed in the districting resolutions would make this type of court or yard both possible and practicable in many buildings.

Hope for Early Final Report.

Robert H. Whitten, Secretary of the Committee on the City Plan of the Board of Estimate, gave out the following statement in relation to the present status of the building plan:

Since the close of the public hearings two weeks ago, the Districting Commission has been considering the various recommended changes to its tentative plan. The Commission hopes to have its final report ready for submission to the Board of Estimate before the end of the present month. It is expected that the Board of Estimate will take up promptly the consideration of the plan, and that, unless unforeseen difficulties arise, it may be possible for the Board to act on the proposal before the end of June. The borough presidents have kept in close touch with the plans affecting their own boroughs and this should greatly facilitate final action by the Board. Mayor Mitchel, as Chairman of the Committee on City Plan, has co-operated in the work of the Commission and has approved in principle its general plans. Many feel that it would be a great mistake to let the final adoption of the plans go over until autumn. Much damage might be done to many blocks and sections as yet unspoiled.

The Commission has considered carefully the demand for an extension of the Fifth avenue restricted zone south from 33rd to 23rd street and from Fourth avenue on the east to Sixth avenue on the west. The Commission has realized the very great advantages of such an extension from many viewpoints. It realizes, too, that there are serious difficulties in the way of a full compliance with this demand. The blocks between Broadway and Sixth avenue from 24th street to 28th street are given over largely to factory use. The mere prevention of the erection of additional factories in these blocks can have little practical value. It has seemed to the Commission that it must accept this condition and in drawing its new zone lines omit these blocks from the factory restriction. If this plan is adopted the extension of the restricted zone will go south on Fourth avenue to 23rd street, west in 23rd street to Broadway, north on Broadway to 29th street, west in 29th street to Sixth avenue, north on Sixth avenue to 31st street, west in 31st street to Seventh avenue, north on Seventh avenue to 34th street. This will extend the restricted zone west to the Pennsylvania station and thus preserve the entire passenger terminal, hotel, club, theatre and shopping center from further invasion by inappropriate trades.

Garage and Stable Question.

The Commission has been giving considerable attention to the location of garages and stables. According to the tentative plans submitted March 10, public garages and stables would be allowed in any business district. The Commission is now convinced that public stables should be confined to the unrestricted districts. The problem of the garage is more difficult. They are scattered through the residential sections in great and increasing numbers. They are an undoubted nuisance in any residence section. They are, however, a public necessity and should be located not too distant from the residence districts that they serve. The Commission is considering the adoption of a rule to require public garages to locate in the unrestricted sections with the proviso

that in any block frontage in a business district in which a garage now exists the Superintendent of Buildings may after notice and hearing permit additional garages to be erected.

The question of the extent to which factory use will be permitted in a business district has been the subject of some criticism. The tentative plans exclude from the business district a list of specified industries and uses of a clearly objectionable character and also all other uses that are obnoxious or offensive by reason of the emission of noise, odor, dust or gas. The larger type of factory that would not be excluded under the above rules, is excluded from the business districts by limiting the floor space that may be occupied for factory uses in any one building in a business district to 25% of the total floor space of the building, but space equal to twice the ground floor area of the building may in any case be so used. Of course a considerable amount of factory use incident to the retail trades must be allowed on any business street.

It seemed that the 25% rule as applied to the Fifth avenue section would practically lead to the elimination of the inappropriate trades for two reasons: First, with a 25% limitation, three-fourths of the building must be occupied by a non-factory use. It would be difficult to rent the other three-fourths of the building for non-factory uses if one-fourth were rented for industrial purposes. Second, most retail trades require a certain percentage of space for factory use as an incident to the retail business. If the owner of a building rented 25% of his building for factory purposes he would be unable to obtain tenants for the other 75% for retail uses, as such tenants would not be permitted to use any space for the factory purposes incident to most retail trades. As affecting other sections of the city and particularly the outlying residential sections, the provision that space equal to twice the ground floor area may in any case be used for factory purposes, has been criticised on the ground that it might turn the business streets of a suburban section into factory districts.

Industry and Business Districts.

This seems very improbable inasmuch as most of the heavier, and all of the more objectionable types of industry are entirely excluded from business districts. The Commission has, however, felt that a devotion of two floors to factory uses was unnecessarily liberal and it seems probable that the Commission will revise this rule so as to permit but one floor to be so used. It seems desirable that some provision should be made for light manufacturing on the retail business streets in the residence sections, as there are various small industries that are best accommodated on such street and do not injure the neighboring property in any way.

The Commission has been asked to provide a fourth use classification to permit stores on the ground floor and dwellings above and from which warehouses, garages, stables, moving picture shows and other business buildings permitted in the business classification should be excluded. This classification would be intended to better protect the residence sections of the east side where stores now exist on the first floor of most of the tenement houses. Under the tentative plans of the Commission these east side tenement sections are thrown into the business district because of the existence of the stores on the ground floor. The Commission has felt that instead of creating an additional classification it would be wiser to modify the proposed rules for a business district so as to exclude garages and stables and so as to reduce the universal allowance for factory use from two floors to one floor. With the proposed modifications of the uses permitted in a business district, the Commission is inclined to hold that the creation of an additional classification is unnecessary.

The Commission on Building Districts and Restrictions is being urged by the Citizens Union to revise the tentative

report which the Commission has made to the Board of Estimate, so as to increase the restrictions as to height and area of buildings in certain sections of the outlying boroughs. The Union urges that the highest standards which can properly be established should be adopted now.

William Jay Schieffelin, Chairman of the Union, in a recent letter to the Commission, commended it upon the progress which has been made, as follows:

View of Citizens Union.

"The Citizens Union recognizes in the work of your Commission the first belated step on the part of the city toward an orderly development and the protection of property owners. Your tentative report indicates the care and thoroughness with which the work has been conducted. The principles followed and recommendations made in this report must, in the main, meet with the approval of every person seriously concerned in the safeguarding of property values and a growth which will insure better and more stable working and living conditions.

"The districting of the city, as finally determined by the Board of Estimate, should represent the highest standards which can properly be established throughout the city, based upon a study of community conditions and a forecast of the character of future growth. It would manifestly be unfair to a locality to set its standards too low and attempt to raise them later after the mistake had become apparent as a result of extensive building operation. Under such circumstances the city would be placed in exactly the same position in which it now is with respect to much of its built up territory. It is in the hope that this possibility may be reduced to a minimum that we urge your serious consideration of the recommendations of the City Club to your Commission, as contained in the communication of Frank B. Williams, Chairman of its City Planning Committee, dated April 11, 1916, in which we most earnestly concur.

"We desire to emphasize briefly what we consider the three most serious defects in your proposals, knowing that your tentative report was made public primarily for the purpose of honest criticisms:

(1) We believe you are inviting the defeat of your purpose to exclude industry from business districts by permitting the use of twenty-five per cent., or two floors, of any building in a business district for industrial purposes. Two-story factories are possible, in fact common, in outlying boroughs. To insure strictly 'business districts,' this allowance must be materially reduced.

(2) Examination of the height district maps convinces us that there are many districts, particularly in Brooklyn, where the height limit should be set at a much lower point. When an area is generally built up with two to four-story residence buildings, are you not encouraging an unnecessary invasion by permitting eight and nine-story structures? The stricter standard should be established where possible. It is easier to lift a restriction than to impose, it later if experience proves it to be undesirable.

Moreover, we must not overlook the fact that the height restrictions imposed by your plan are not maxima. By stepping back higher buildings may be erected if they are economically necessary. But if there must be such additional congestion, some amelioration should accompany it. That is provided by the stepping back and increased court and area requirements.

(3) The area limitations for residence buildings under Class 'C' should be more stringent; especially for buildings under eight stories in height. The requirements should be increased wherever possible. We believe you will find it possible in a great many districts.

"We consider these phases of your report deserving of reconsideration; in fact, we feel that a revision along these lines is essential if the principles underlying your work are to be carried out."

"Saving New York."

The Fifth Avenue Association held a luncheon meeting last Tuesday at Delmonico's and "Save New York" was the keynote. About two hundred and fifty members attended. The movement to restrict the industrial concerns from moving into the section adjacent to midtown Fifth avenue was heartily endorsed and the committee proposed to extend the district as far south as 22nd street. Lawson Purdy, President of the Tax Commission, was present and said in part:

"It is absolutely essential that no building be allowed anywhere which is not suitable to the section. Most of the trouble in New York is due to lack of regulations. Property owners are careless of the rights of other owners."

George T. Mortimer, president of the Equitable Building Corporation, presided.

The "Save New York Committee," John Howes Burton, chairman, has taken permanent quarters at 291 Fifth avenue, between 30th and 31st streets,

IMPORTANT BILLS INFLUENCING REALTY

Laurence McGuire Reviews Measures in Which the Real Estate Board is Interested

LAURENCE MCGUIRE, President of the Real Estate Board of New York, has issued the following statement on the status of bills in which the Board has been specially interested:

"As the limit of the time approaches in which the Governor may act upon bills before him, the Real Estate Board begins to feel that the hard work put in by it during the recent session will be productive of substantial results.

"The Lockwood-Ellenbogen bill was signed by the Governor on Wednesday last. Great credit is due to the Conference Committee of Real Estate and Commercial Organizations for getting this measure through the Legislature. This conference, however, was originally called together, in November, 1914, by the Real Estate Board, and included taxpayer and business organizations throughout the five boroughs. The bill presented to the legislature of 1915 passed, but was vetoed by the Mayor. The present bill is substantially the same measure, except that it does not affect the Tenement House Department. Its provisions are now generally known.

"The bill changing the dates for the assessment and collection of taxes was

vigorously opposed by the Real Estate Board, both before the Mayor and before the Governor. It would have completely disarranged our tax system, with no commensurate benefit, and added greatly to the tax burden on real estate owners. The Mayor's veto on Wednesday last killed the bill.

"The Marsh bill, removing the necessity for fire alarm signal systems and fire drills in sprinklered buildings, approved and urged by the Board, has been signed by the Governor.

"The Marsh bill, requiring foreign insurance companies to pay a two per cent. tax on premiums on reinsured risks, has been vetoed by the Mayor and thus killed. This bill would have added greatly to the insurance paid by real estate owners and was opposed by the Board. Under its provisions the tax on a \$100 premium, now \$2, would have run as high as \$4.40 on a distributed risk.

"Among the other bills now before the Governor, there seems little doubt that the amendments to the Torrens Act for registering titles will become law.

"It is also believed that the Governor will sign the bill, introduced by the Special Legislative Committee to In-

vestigate Labor Legislation, amending the Labor Law generally.

"This redefines a factory, making six persons the required number under which the factory law affecting structural changes may apply, and a factory building as a structure in which at least one-tenth of all the persons employed are engaged in work for a factory. It also excludes a building used exclusively for dwelling purposes above the first story. In other ways it will give needed relief to owners of factories in New York City.

"In quite a number of other instances the action of the Legislature and of the Governor and the Mayor has coincided with the views of the Board, so that, taking it by and large, the Board may well feel that its close attention to legislative matters has this year, more than in any previous one, been well rewarded.

"This is an object lesson which should not be lost upon the taxpayers of the city, as showing the value of united effort through a central organization accurately reflecting the attitude of those who pay the enormous sums in taxes necessary, or at least demanded, to carry on the government."

LEGAL NOTES AFFECTING REALTY

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

WHERE, in a proceeding to condemn land, the landowners assert that the award of the commissioner of estimate and appraisal is insufficient, the New York Court of Appeals holds in re Courthouse in City of New York, 111 N. E. 65, that his acceptance of the amount awarded, the report being confirmed, does not deprive him of his right to appeal. It merely limits the grounds upon which he can seek a reversal. He may not assail the order for irregularity or so far as it adjudges the right of the condemning party to acquire his land. He is confined to an attack upon the award for insufficiency.

Regularity of Tax Sale.

The purchaser at a tax sale received five deeds, which he recorded. On a petition by the owner, the county treasurer, four years later, ordered the tax deeds cancelled because the warrant issued to the receiver of taxes for the town was not under the seal of the county as required by law. The New York Appellate Division, *People v. Hegeman*, 157 N. Y. Supp. 1054, holds that the failure to affix the county seal was fatal to the tax warrant, and to the attempted sale under it, and, the defect being jurisdictional, the tax deeds might be canceled within five years after redemption period. The presumption of regularity of tax sales, and the proceedings prior thereto, declared by section 132 of the Tax Law, as to tax deeds for two years recorded, does not cure jurisdictional defects, for which cancellation of deed is allowed within five years.

Right to Apportionment of Rents.

The purchaser of property sold in a partition action sued an owner for the proportionate share of rents paid by tenants in advance for the period after the plaintiff was entitled to possession, under New York code Civ. Proc., section 2674, providing that all rents shall be apportioned, so that on the death of any person interested therein, or on determination by any other means of the interest of such person, he or his executors, administrators, or assigns shall be entitled to a proportion of the rents. The New York Appellate Division holds,

Sacandaga Realty Corp. v. Henes, 157 N. Y. Supp. 689, that the true rule is that a purchaser at a judicial sale is entitled to an apportionment only as against a person whose estate is determined by the delivery of the deed, but not as against a person whose estate or interest is merely transferred. Any other construction would seem to require an apportionment of rent between mortgagor and purchaser on foreclosure, between vendor and vendee upon a voluntary sale, or between the personal representatives of a decedent and his heirs or devisees.

Change of Grade.

In an action against a railroad by an abutting owner for damages resulting from a change of grade, there was an express finding of the court, supported by the evidence, that the change of grade was not made by the railroad acting for its own benefit, but for the Common Council of the city. The case did not therefore fall within the rule that when the change of grade in a street is not made for a public purpose, but for the benefit of a private corporation such as a railroad company, the private corporation may be liable for the damages sustained. The contract between the city and the railroad company, however, whereby the city allowed the company to elevate a new viaduct over its tracks and increase its length, contained a covenant by the company to pay any damages resulting from change of grade by the approaches to the bridge. It was held, *Rigney v. New York Central*, New York Court of Appeals, 111 N. E. 226, that this meant more than a covenant to indemnify the city. It was in addition an assumption of liability for damages which might result to any person from carrying out the contract for the bridge, and an abutting owner injured by a change of grade was entitled to sue; the contract for the city being for his benefit.

Portable Garage.

The owner of a tract of land platted and improved it for a high class residence district, and included in all deeds restrictions as to the kind and position of buildings which might be erected on

the lots. The New York Supreme Court, *Seibert v. Ware*, Special Term, Nassau County, 158 N. Y. Supp. 229, holds that the restrictions were for the mutual benefit of the purchasers of the lots, and should not be frustrated by the court by a strained construction of the language. Among them was a restrictive covenant that only one dwelling of the character specified in the deed should be built upon each parcel of land 60 feet in width by 100 feet in depth; and each deed also contained a covenant in the following words: "No stable or garage shall be built unless appurtenant to a house on a plot not less than 100 feet in width by 150 feet in depth." The purchaser of a plot 60 feet by 100 feet built upon it a portable garage in the rear of the dwelling house and 2 or 3 feet distant therefrom, connected with the dwelling house only by strips of wood and not communicating therewith. It was held that the garage was a violation of the restrictive clause, and the fact that the building was portable and constructed elsewhere, so that the violation might only be temporary, did not prevent an injunction.

Repair of Leased Premises.

A lease provided that the tenant should take good care of the premises and do all of the inside repairs at his own cost and expense, and at the end or other expiration of the term should deliver up the demised premises in good condition. The tenant sued for the amount expended by him in repairing the roof of the premises. The tenant did not claim that any express agreement was ever made to charge the landlord with the obligation of making outside repairs, but contended that because the landlord had formerly made repairs to the roof, and was apparently willing to make them again, when the tenant himself had them done, the landlord thus recognized his duty under the lease to make outside repairs. The New York Appellate Division, *Rheims v. Dolley*, 157 N. Y. Supp. 213, holds that there was no uncertainty in the covenant requiring the tenant to "take good care of the premises," which included the roof, and deliver them up in good order, and the apparent recognition by the landlord of an obligation to do outside repairs, in the absence of an express agreement, was not sufficient to charge him with the legal duty to repair the roof.

BUILDING MANAGEMENT

MAKING REAL ESTATE APPRAISALS

By DAVID PORTER

NEEED I say that the position of the appraiser is the most responsible position anyone can occupy in the real estate business? It depends upon the appraiser, in case of loans, whether the lender gets his interest and principal, or whether he is compelled to take the property to satisfy the debt. Lenders, especially institutions, do not want to take the property; what they do want is the principal and interest.

It will very often depend upon him whether in case of a sale the seller gets a proper price, and in case of a purchase whether the purchaser pays too much. It will depend upon him, to a great extent, whether in condemnation proceedings too much or too little is paid by the condemning authority. It will depend upon him whether in certiorari proceedings, the owner is compelled to pay too much or too little taxes. It will depend upon him whether in the settlement of estates the estate pays too much or too little transfer tax, and so on.

Honesty Absolutely Necessary.

An appraiser, therefore, to be of any value, must be a man of sterling honesty. He must not be what is known as a real estate broker. He must be a man of good judgment and common sense. He must be a worker, and a close student of conditions. He must be a man who will not allow his judgment to be swayed by the wishes of anyone. He must not be a man who will make an appraisal with the sole object of pleasing his client, unless perchance his sound judgment suits his client's interest, but when it does not, he must be man enough to use his own judgment, even at the expense of displeasing, or even losing a client.

In condemnation proceedings the owner, and especially his attorney, often have exalted opinions as to the value of the property taken, and will try to get an appraiser and especially one with a good reputation, to testify to this exalted value; and as an inducement, will offer the appraiser tempting fees. On the other hand, the attorney for the condemning authority will do the opposite. Let me advise any young man who contemplates this line of business to fight shy of propositions of this kind; if you do not I can predict that your career as an appraiser will be a short one. Aside from the great wrong and perjury—for it is nothing else—you will soon be found out, and your usefulness will come to an end. In no position that I know of does truthfulness and integrity count for more than in a position of this kind, and there is no position that I know of where it pays better to be honest. True, you may lose temporarily but in the long run you will gain.

Many Methods of Appraisal.

As to the best methods of appraising real estate: I can only touch upon this subject in an article and indeed I do not expect that everyone will agree with me in the suggestions I make. There is perhaps no subject on which there are so many differences of opinion. You might ask six appraisers to appraise the same property, and unless they consulted there might be six different sets of figures, but if they were all competent I cannot conceive that their figures would differ to any appreciable extent.

In appraising vacant land (which must not be appraised from the map, but must be physically examined, because the map does not tell its grade), the following general principles are to be considered:



DAVID PORTER.

What are the street improvements? If there are street improvements, are they paid for; very often a street is improved physically and no assessment has been levied and may not be for a considerable time, dependent upon the energy and industry of the computers.

What are the transit facilities, both existing and contemplated, and especially those that are under way and are pretty sure to come? It is not safe to put much dependence on contemplated improvements; administrations change and "new kings make new laws." I know of a piece of property purchased by the city 36 years ago as part of a site for a building and that building has not been erected yet; it is still in contemplation.

Whether the neighborhood is likely to improve or decline.

To what use could the land be put.

Whether this land is restricted or unrestricted; if restricted, whether they are sensible restrictions and whether they are an improvement or a detriment.

Whether the vacant land in the vicinity is similarly restricted and whether the surrounding improvements conform to the character of the neighborhood or otherwise.

What has similar property in the neighborhood sold for under ordinary circumstances.

What is the condition of the building, determined by a careful inspection, and has it been properly constructed.

Is the building suitable? If so, then the cost of construction enters into the calculation; if not suitable, and of the type known as "white elephant," then the cost of construction.

If the building is suitable and there is vacant land adjoining or in the vicinity (especially in the case of a private residential district), is this vacant land restricted to similar private residences, and if not restricted, what is the reasonable use to which this land may be put considering the character of the neighborhood; but the appraiser should always advise his client of the risk in such cases and let him take the responsibility, for I need scarcely say some builders have peculiar ideas as to the best kind of buildings to erect in certain localities. I remember a case where a builder erected a row of private houses to sell at \$15,000 each, in a neighborhood where there was unrestricted vacant land and he wanted to borrow \$9,000 on each house, which was a reasonable loan under ordinary circumstances; but a careful observance of the foregoing principles led me to the conclusion that the most suitable buildings for are vacant land, and indeed what should have been built on the land in question, was cheap tenements, for the reason that there was a railroad car barn about 1,000 feet away, where 800 employees had to report for work very early each morning and it would be good business to provide homes for them in the immediate vicinity. The result was that the loans were declined, by my client, but were obtained elsewhere, and now the mortgagees own the property.

Of course, the income has considerable to do with the value of improved

property, especially business and tenement property, but this can only apply where the building is suitable for the land. In that case, the rentals should be carefully looked into and the appraiser must determine from experience whether the rentals are adequate or otherwise; if adequate, the next thing to be considered is the running expenses, with an allowance for loss of rents and repairs, dependent upon the location and condition of the property. If inadequate, whether there is a possibility of raising the rents so they will be adequate, but great caution will have to be exercised here, for experience tells us that it is a very difficult matter to raise rents, and the running expenses go on just the same; if the building is poorly constructed the repair bill each year will be much larger than if well constructed.

Business Property.

In the case of business property, whether the class of the property itself will insure substantial or unsubstantial tenants and in the case of tenements practically the same. I need not tell those of experience that it is harder to collect from tenants who pay \$10 per month than from those who pay \$500 per month.

Having examined and weighed carefully all of the foregoing and other things that will doubtless suggest themselves to an intelligent appraiser, he is pretty certain to arrive at a fair and intelligent conclusion as to the value of the property.

Again, in appraising waterfront, entirely different elements are to be considered:

Its location, in reference to the business centers of the city and the ocean.

Its accessibility as regards transit facilities.

The depth of the water outside the bulkhead line.

The distance between the bulkhead line and the pierhead line.

The amount of upland connected with it to the next adjoining street.

The tides in the river or bay, whether they are troublesome or not.

The shoals in the river—in the East River, for instance, there are several.

The possibility of being permitted to build a pier or piers on a given piece if they are not already built.

What similar property has been sold for under ordinary circumstances.

For the benefit of those who may not know, perhaps I should state some of the general rules and regulations, regarding waterfront:

Waterfront Lines.

Around a greater part of the waterfront of the City of New York there are two lines fixed by the Secretary of War. The inner line is called the Bulkhead Line and along it the owner of the adjoining upland can build a bulkhead and fill it out to it, provided he has first obtained a grant of the land under water, from the State, the method of which I will explain hereafter. The outer line is called the Pierhead Line and out to it the owner of the upland and the land under water to the Bulkhead Line can build piers, but only subject to the rules and regulations of the Dock Department, which has the power, subject to the confirmation of the Sinking Fund Commission, to regulate the distance between the piers, and has supervision over the construction of the piers; in fact it has about the same jurisdiction over them as has the Building Department over the erection of houses.

Referring to the grants of land under water from the State; there are two kinds, one for beneficial enjoyment and the other for commercial purposes;

(Continued on page 740.)

NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Circulation of Water Increased.

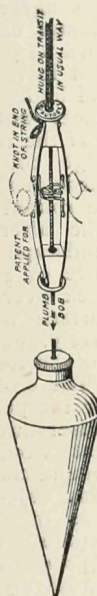
NOTEWORTHY among the devices for increasing the circulation of water in a hot water heating system by creating a pressure, is the temperature booster which is illustrated herewith. The manufacturer of this appliance claims that expansion is started just as soon as the water begins to warm and that all of the hot water is confined to the system; in this manner creating and maintaining a pressure until a total of ten pounds plus that due to the elevation is secured. The water then passes to the expansion tank as may be seen by the illustration, and when the temperature of the water in the system lowers, it passes from the expansion tank to the system through a by-pass valve at the side of the device.

This device consists of a cast iron shell tapped for connection with both expansion tank and the system. Within the shell is a ten-pound weight containing in its lower half a check valve of the ball type. The bottom of this weight is provided with a hard rubber disc which rests on a brass seat. The bearings on these valves on the seats are very small

the wall to which it is applied to a greater extent than might be expected from expanded laths.

Time Saved by Plummet Adjuster.

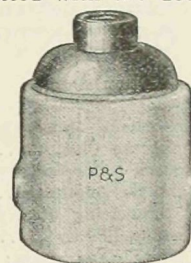
MANY minutes of valuable time may be saved to the engineer by the use of the plummet adjuster which has recently made its appearance on the market. The inventor of the device states that when it is attached to the plum-bob string, it becomes an easy matter to shift the plummet up or down with one hand while the other hand is used for shifting the transit to a position over the center point. The operator of the transit is relieved from the necessity of tying or untieing knots in the plummet string to obtain the proper height, and further relieves the transit man from tiresome stooping and bending. This appliance holds the plum-bob true and positive at the desired height by gripping the string which passes through the center of the adjuster. A slight pressure of the thumb and finger on the side spring releases the string and permits of a free up and down movement of several feet, while holding the adjuster, which grips instantly when the pressure is released. The claim is made for this device that it will hold equally well a thick or a thin plummet string or a light or a heavy transit bob.



softer and more pleasing light where needed, and makes possible both upper and lower ventilation. A further feature is that by their use the shades are prevented from flapping and tearing, and as they operate on a dead center the edges are saved from fraying, thus increasing the life of the shade.

Shurlok Sockets.

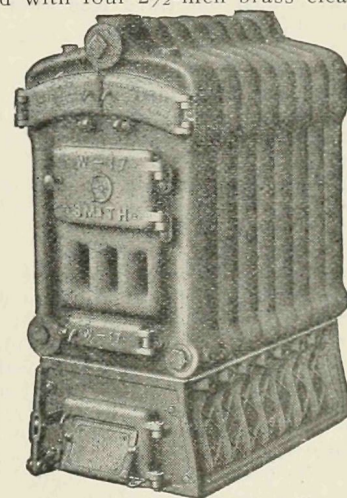
FOR a long time there has been a considerable demand for a mogul base socket from which it is impossible for an unauthorized person to remove the lamp. This demand has been met with the new Shurlok socket now offered to the trade and which is shown in the accompanying illustration. The socket is fitted with the double Shurlok



device which holds the lamp base rigidly without distorting it in any manner. The lamp thus remains straight at all times. The ease with which the lamp may be locked or removed by the proper person is one of the principal advantages claimed for the device, and those not having the key are unable to remove it from its place.

Boilers for High Water Pressures.

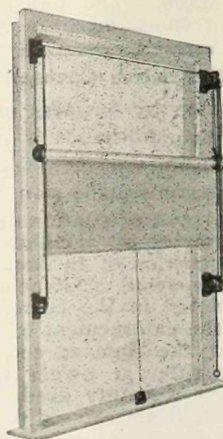
AMONG the recent improvements in the hot water boiler line is the one which has been designed primarily to meet the increasing demand for a boiler that will withstand the high water pressures now being established. This boiler is of the cast iron sectional type and is tested to 500 pounds hydrostatic pressure, American Society of Mechanical Engineers Standard, and has a maximum allowable working pressure of 200 pounds. This boiler has also been provided with four 2½-inch brass clean-out



plugs, two located in the front and two in the rear. This feature permits the cleaning out of the sediment usually found in the boilers generally used for this type of work.

A New Slide Rule.

THERE has lately appeared on the market a slide rule designed for the use of the non-technical man in industrial pursuits, who has heretofore been more or less confused by the number of scales on the regular rule used by architects and engineers. From the new rule all of the scales used for the computation of square and cube root, powers, sines, tangents and other problems necessary for the engineer are eliminated and instead have been used scales which may be used in problems of multiplication, division and proportion. The scale may be used for calculations, such as discount, simple and compound interest, pro-rating and problems of a similar nature. The rule is double faced, the front face carrying four scales and the reverse has two scales.



correspond with the different finishes, nickel, brass and oxidized copper.

The use of these shade adjusters is said to prevent sunlight glare, giving a

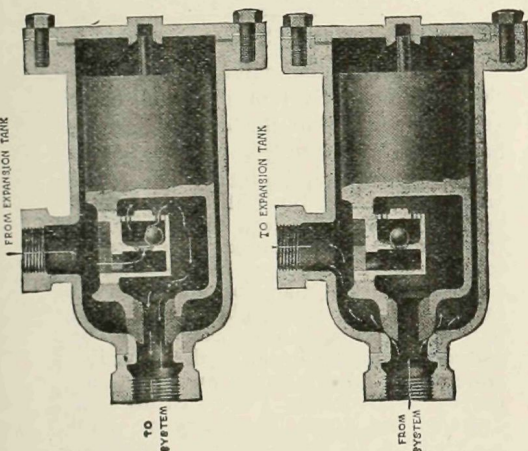
Window Shade Efficiency Increased.

WINDOW shades amount to a considerable item in the cost of upkeep in an apartment house or office building and as building managers are constantly on the lookout for methods of reducing expense they will no doubt be interested in a shade adjuster that is said to possess a number of virtues. The manufacturer declares that the device is strictly modern, efficient, economical and inexpensive.

The adjuster permits of raising or lowering the entire shade roller to any desired height and by a slight pull of the cord the shade is secured automatically or released automatically in any position. All metal parts are made from heavy cold rolled steel, burnished and plated in three finishes. The rods are 3-16 in. in diameter and 4 feet long, made from basic steel and are plated to

A Rigid Metal Lath.

TWO forms of expanded metal lath have recently been brought out for which the manufacturer claims extreme rigidity. One is known as the trough sheet metal lath and the other as the expanded cup lath. This lath is said to produce a solid wall with the very least amount of plaster. The trough lath is recommended for use on ceilings as the trough is said to form a vacuum which prevents the plaster from falling off when wet. The further claim is made that the expanded cup lath is heavier than other laths made from the same gauge of metal because of its wider strands. This type of lath reinforces



and they are guaranteed by the manufacturer against corrosion and leakage. A guide in the top of the weight travels in a corresponding boring of the cap. The maker claims that the device is so simple in its construction that it cannot get out of order and requires no attention.

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Building Construction and Building Management
in the Metropolitan District

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The Bronx has acquired a reputation among the city boroughs for efficiency with economy in public administration. Its latest economy is the installation of a plant for making its own asphalt repairs, at a cost one-third less than the former contract price.

Dividing large buildings formerly occupied by one firm into sections for a number of tenants is a policy that is contributing largely to the resumption of business activity in the old retail section, and would probably do the same for the old wholesale section farther south if tried out there.

Was it not said, without official contradiction, when the Catskill aqueduct scheme was under advisement, that the additional supply would furnish so much water for household use that water-meters would not be necessary? It may be correct in principle, if the supply has already become limited, to make every consumer pay according to the amount of water he uses, but not to make landlords pay for what tenants waste.

On Monday Bishop Greer turned the first shovelful of earth for the nave of the Cathedral of St. John the Divine, which so far has been twenty-eight years in building. Notwithstanding that few churches have come down to us from Colonial or even more recent times, no one can set a limit to the duration of the noble pile on Morningside Heights, where it stands apart, out of the current of business life, and where it is never likely to be either displaced or deserted.

Secretary Redfield of the U. S. Department of Commerce can see no loss of trade after the war. The war business is only 5 per cent. of the total output of our mills, shops, farms and mines, and would never be missed from the country's growing commerce. This should encourage hesitating real estate investors and builders, as well as all business interests generally. Forget about what is not going to happen after the war and get busy.

The Riverside Park Problem.

The incalculable benefit to the commercial and property interests of the city to follow from the West Side terminal improvements of the New York Central Railroad should not be held back by objections not vital to the main issue. The railroad company should not be furnished with an excuse for another postponement of the work. It should not have reason again to reply to Legislative inquiry that it has been unable to prevail on the city authorities to decide upon engineering plans.

Somewhere or somehow a route for the tracks through Riverside Park should be found that will not have as a contingency either a serious impairment of the landscape or an unwarranted disarrangement of the lines for the Manhattanville district, immediately north of the park, where the company has agreed to shift its main line and sidings back from the water's edge, discard its plans for piers and float bridges, and leave room for a municipal marginal highway to be built upon lands now under water outshore of the tracks.

If the tracks are to be taken from the edge of the river where they pass through the park, they must necessarily be routed through the abutting upland. The alternative is inevitable. Skilful landscape architecture, with an abundance of soil for foliage on top of the deck over the tracks, might improve a surface which would otherwise be unlovely, but it would not wholly atone for the loss of the trees.

The solution of the civic associations for the perplexing problem of landscape preservation was a tunnel for the tracks that would leave the surface of the ground unbroken, but the railroad company objected to a tunnel route for reasons of excessive expense and incompatibility with plans for the rest of the improvements. The Terminal committee tentatively accepted the midway course through the park slope as a fair compromise. It is obvious that detached and merely destructive criticism in this connection, without consideration for the arrangements elsewhere along the line, will not weigh heavily with a committee whose duty calls upon it to balance carefully one part of the project with another and to co-ordinate the whole upon the basis of a fair average between the opposing claims of city and railroad.

The primal aims of the negotiations respecting Riverside Park have been to eliminate the noises of steam locomotives and to make the waterfront accessible to the public. Electrification and subway construction achieve these aims, but under present plans at the sacrifice of many trees which will take years to replace, if they ever can be replaced, and approximately one-half the present area of the park slope.

If the price be considered too much to pay, a line of deviation may yet be found which, while not disturbing the present Manhattanville arrangements, will utilize the existing right-of-way in large part (by sinking and covering the roadbed) and leave the landscape almost unscathed. The difficulty ought not to be irremediable.

When Restrictive Covenants Fail.

The invasion by business interests of residential neighborhoods is having the effect of putting to the legal test restrictive covenants made many years ago with the purpose of continuing the residential character of neighborhoods. A building restriction of an unusual nature has been uncovered in some court proceedings (noted in the current law reports) for the enforcement of a contract of sale. At the time agreed upon for closing the title the owner tendered a full covenant warranty deed, which the intending purchaser refused to accept on account of a restrictive covenant contained therein.

The premises are situated on Second avenue, Manhattan, and were once in the possession of the Stuyvesant family.

When Peter G. Stuyvesant and wife conveyed them, in the year 1846, they passed along a restriction, which runs with the land and stipulates that there should never be erected on the plot a building the front wall of which would come within eight feet of the line of the avenue, and that whenever the premises should be improved with a new building two stories thereof should be twenty-four feet in the clear, and finished for "a genteel residence," or else for a church.

Two dwellings were subsequently erected on the lots, which set back from the avenue the stipulated number of feet, with a courtyard in front enclosed with a stone coping. Similar courtyards were long maintained in front of the other houses in the neighborhood, but beginning about twelve years ago the neighborhood gradually changed, and is now dominated by tenements, boarding-houses and business places. The courtyards have mostly disappeared. In other words, the restricted covenants have been ignored and are probably unenforceable at this late day.

The only question left for adjustment in such a case, where the material facts are agreed upon, as they were in this suit, concerns the marketability of the title. When covenant restrictions render a title unmarketable the courts will not inquire into the further question whether the restrictions are beneficial and enforceable. And when the title to property is subject to restrictive covenants which impose greater restrictions on the use of the land than those imposed by law, it is rendered unmarketable, as was decided by the Appellate Division in this case.

In the abstract perpetual restrictive covenants in deeds are binding and enforceable at law, but in practice for one reason or another they often fail in after years to withstand the assaults of commercial progress in a growing metropolis. Those for whose benefit they are made must be ever ready to defend them, and when beneficiaries become quiescent the wall of protection is soon broken down. The only sure protection for residential neighborhoods is promised by the new districting law soon to be put into operation. It will protect when restrictive covenants fail.

Importance of the Crosstown Subways.

In weighing the value and effect of the new Dual System of rapid transit real estate men in the central borough have been prone to give more consideration to the longitudinal than to the lateral lines to be embraced in the system, and to profess to see in their forthcoming operation far more benefit for the real property interests of the outer boroughs than for the realty of their own borough. They perceive, at first glance, many lines extending like arteries from the heart of the city, lines which will take families away to new homes in Brooklyn, the Bronx and Queens, but none that can be surely counted on to build up new residential districts or very much improve old ones in New York.

But there is another aspect to consider when estimating the value of the new system, and that is its effect upon central business districts. There are more kinds of growth than that represented by apartment house construction. There is commercial growth and industrial growth, which require for their accommodation numerous buildings of various types other than dwellings and apartment houses. Numerous forms of subsidiary activities follow in their train and require similar housing facilities.

The new crosstown subway lines have received very little public attention in Manhattan, but nevertheless they will have a surprisingly improving effect upon the borough's business activities, as there will be more lateral than longitudinal underground roads when all are in operation. No line of rapid transit was ever completed which did not influence eventually, and most often immediately, either residential or business growth. Is

it unreasonable to expect similar results from the lines in the Dual System, whether they run north and south or east and west? While the residential growth that will be carried to the outer boroughs by the new subways will be widely distributed, and for a period rather thinly spread, the business growth they will bring to the central borough will be concentrated in the districts south of 59th street, and to a large extent at and near the intersections in the traffic system.

That part of the borough will have five times the rapid transit facilities it has today. It will have connections with five new tunnels under the East River and eight new tracks over the bridges. Cross-town railways will run through Canal, 14th, 42nd and 59th streets, not counting that part of the Seventh avenue route extending through Park Place and Beekman street. The Canal street subway will connect the Broadway line in Manhattan with the Centre Street Loop, and the Fourth avenue subway in Brooklyn. The 14th street subway, which will have a connection by tunnel under the East River with the Eastern District route to East New York, will bring a large buying population to what was at one period the foremost retail shopping center of the city. From Times Square through 42nd street into the Steinway Tunnel, and from Seventh avenue eastward through 59th street via the Queensboro tunnel, two other crosstown lines will connect with the elevated divisions in Queens and the Long Island Railroad system.

What the concentration of new rapid transit routes at 42nd street has meant for the improvement of property interests in that part of the city ought to have in time a counterpart at every center in Manhattan where there is a similar concentration of urban traffic facilities, and this should more than recompense the borough for the suburban drift of residential population. All of these hopes are predicated, however, upon the continued rapid growth of the city, which can be stimulated by improved port facilities, by an economical administration of municipal affairs, and by due consideration on the part of the State for the interests of the city.

An Engineer's Criticism of the New York Central's Plans.

Editor of the RECORD AND GUIDE:

The plan of the New York Central Railroad West Side track development proves to be disappointing from several points of view. Those who had followed the course of events since 1913 had been led to expect that the plan which was under preparation would follow to a considerable extent the Citizens' Plan for a complete tunnel north of 72nd street. In fact, the Committee of Civic Organizations was allowed to see a city plan which was in course of preparation last year that followed to a substantial extent the project of a tunnel under Riverside Drive.

Instead of this plan having been adhered to the railroad has been permitted to substitute the 1913 plan with but slight modifications. As a result, the proposal now takes the form of maintaining the railroad substantially on its existing lines and covering it over at the cost of the appearance of the parks and at the expense of the City of New York. The result is disappointing from a railroad point of view and does not seem to be conceived in the true interests of that corporation. All that results from the changes is a two-track line from Canal street to 30th street; four tracks from 30th street to 59th street; six tracks from 72nd street to 170th street; four tracks from 170th street to Spuyten Duyvil, and a swing bridge limiting the entire operation in the same manner as the Park Avenue line is now limited.

For such a patchwork, the sum which the railroad alleges it is about to expend does not seem an adequate return. From a purely railroad operating standpoint it would seem that the money of the New York Central Railroad stockholders could be better expended upon a clear right-of-way for at least six tracks north

of 72nd street, in solid tunnel below the Riverside Drive and Park, and extending under Spuyten Duyvil Creek to the main line at Riverdale.

The expenditure of the railroad's funds on this project would produce permanent and lasting results and admit of future extension, if required. The main line service from the Grand Central Terminal would then be permanently provided for and unrestricted by the proposed bridge. As the plan stands, the railroad's development for all future time is restricted and limited. Both the city officials and railroad officials seem to lack the vision of future needs and present opportunity.

So far as the citizens' contribution to the cost of the work is concerned, the eleven millions of dollars' worth of lands on the present valuation are thrown into a form of construction which is neither satisfactory nor desirable from the point of view of the city's or railroad company's interests, and constitute only a compromise in both directions. In all probability, further investigation will increase the value of the properties to be contributed by the city as its share of the cost of the plan, and if that is the case, the question arises upon what features of the plan or additions thereto shall the city's additional contribution be expended?

If the city is to contribute whatever amount the lands it contributes are worth should not this money be expended to secure the plan which will promote its interest in the highest degree, and at the same time secure to the railroad the maximum effective results in operation? The city's contribution as proposed by the Port and Terminal Committee produces only the covering over of part of the tracks upon which six millions of dollars on the proposed valuation are to be expended. If the tunnel plan were followed, this money would go into the construction of the tunnel, and all the expense connected with regrading and re-parking the Riverside frontage would be saved. In addition, the entire waterfront could by following the citizens' plan, be relieved of railroad occupation and the value of all the lands thus released can be contributed towards the tunnel construction.

These considerations do not seem to have been fully weighed by either of the parties to the proposed arrangement, because no figures are adduced by either of them to show that this consideration has been given. The public will not be satisfied to have the tunnel plan set aside by mere assertions.

REGINALD PELHAM BOLTON.

Railroad Realty.

Prejudice against a "railroad" hotel has long since ceased. The superb examples of the Orleans Station Hotel in Paris, the Canadian Pacific chain of hosteleries and other similar institutions in many parts of the world, have taught the possibilities of railroad efficiency applied to entertaining. Seventh Avenue is one of the finest boulevards of the city. Its rapid transit extension will make it a part of the traffic veins of the city. The printing and publishing trades, which have chosen this district as their centre, will bring into the district similar businesses and others of high character. Travel on the Pennsylvania will be helped by the presence of a hotel of the highest type. There should also be a quickening of real estate values, not only in the Pennsylvania Station district alone, but in the whole city as well.—Wall Street Journal.

Annual Golf Tournament.

The Real Estate Board of New York will hold its annual spring golf tournament at the Essex County Country Club on Tuesday, May 23. It will be a one-day tournament, conducted as an eighteen-hole middle-play handicap event. Albert B. Ashforth, chairman, and Joel S. De Selding, secretary, are in charge of the tournament. The other members of the committee include H. H. Hazelton, John P. Kirwan, W. J. Van Pelt, Walter Stabler and Russell Marston.

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, though legal questions will not be answered in this column. Arrangement has been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin, President New York Building Managers' Association.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 62.—Was there any bill introduced at the last session of the Legislature for the licensing of real estate brokers? If there was, what was its final disposition? Broker.

Answer No. 62.—Yes. Senate Bill, Int. 805, Newton,—Died in Finance Committee; Assembly Bill, Int. 906, Davis,—Died in Ways and Means Committee.

Question No. 63.—Will you please let me know what became of the bill introduced in the last session of the Legislature which had for its purpose the removal of the taint of usury from interest on second mortgages? A. J. L.

Answer No. 63.—Senate Bill, Int. 557, Slater,—Died in Judiciary Committee; Assembly Bill, Int. 998, Ellenbogen,—Died in General Laws Committee.

Question No. 64.—Would you kindly inform the writer through the columns of your valuable paper if architects' plans can be copyrighted? E.P.B.

Answer No. 64.—There is no question but that a plan or a set of plans can be copyrighted. This has been discussed in the columns of the various architectural journals from time to time. Copy-righting a set of plans would give an architect protection against their use by another, but would not protect him against some person taking ideas from the plans and incorporating them into another set of plans.

Question No. 65.—When does the Tenement House Law take precedence over the proposed districting resolutions of the Commission on Building Districts and Restrictions? E. C. B.

Answer No. 65.—On April 26th Governor Whitman signed an amendment to Section 171 of the Tenement House Law as follows:

"Wherever the provisions of any local ordinance or regulation impose requirements for lower height of buildings or a less percentage of lot that may be occupied, or require wider or larger courts or deeper yards, the provisions of such local ordinance or regulation shall govern. Where, however, the provisions of this chapter impose requirements for lower height of building or a less percentage of lot that may be occupied, or require wider or larger courts or deeper yards than are required by such local ordinance or regulation, the provisions of this chapter shall govern."

Question No. 66.—What does "undetermined" mean on the Use District maps of the Commission on Building Districts and Restrictions? E. C. B.

Answer No. 66.—"Undetermined" means that at the present time plans for the development of the tracts in question are not sufficiently determined to enable the commission to decide what portions shall be devoted to unrestricted use, what to business and what to residence. The undetermined sections are almost exclusively along the waterfront, where nothing can be determined until the plans of the Port and Terminal Committee of the Board of Estimate are more nearly fixed.

—Six bureaus operate under the control of the Department of Finance. They are the bureau for the collection of city revenue and of markets, for the collection of taxes, for the collection of assessments and arrears, auditing, the Chamberlain and municipal investigation and statistics,

REAL ESTATE NEWS OF THE WEEK

New Construction of Industrial Plants Continues Despite the High Cost of Materials

By J. P. H. PERRY, of the Turner Construction Co.

DURING the last few months there has been a decided uplift in the building market throughout the United States and the renewal of business activity is being felt all along the line, especially in industrial buildings. In work of this class the metropolitan district has come in for a large share of the prosperity, but New England and the northern portion of New York State is also receiving its fair share. As an example our concern has closed more new business during the first four months of the current year than during any similar period in the existence of the firm. This condition is also true of some of the other large companies.

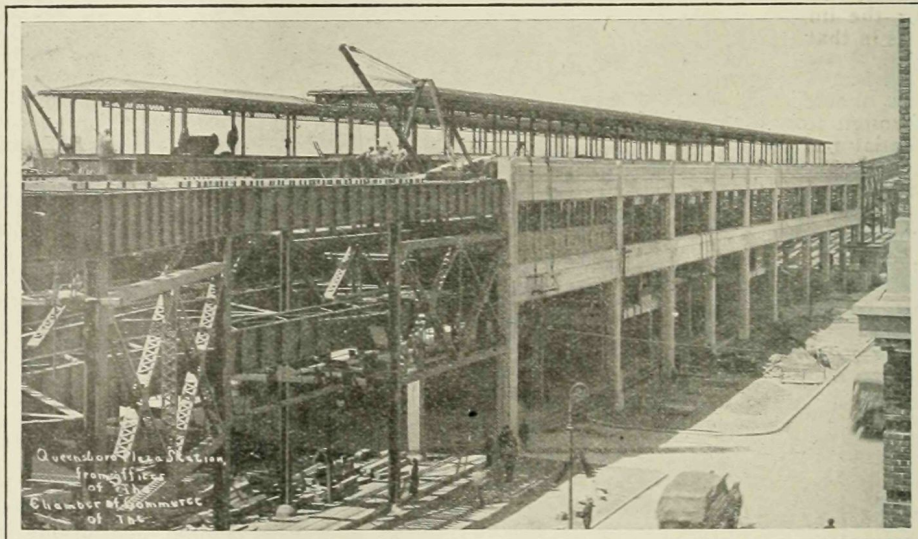
There is a general impression that the industrial activity is largely confined to munition plants and industries which depend upon the war for their sustenance. This is not our experience. The increase in building activity is on its merits, for I can say that out of something like thirty buildings under way at the present time, only two are in any way allied with the war buying.

A considerable portion of our work is in connection with large privately owned terminals in the port of New York. The renting demand for loft and warehouse space in structures of this character, I am informed, is better than ever before, and there seems every prospect of its continuance.

Unless all present signs fail the next six months should bring out a large amount of new reinforced concrete industrial building construction, though the building activity should not, by any means, be confined to this line alone.

Except in some isolated cases we have not seen any indication that the present high price of building materials has interfered with proposed construction. There seems to be a legitimate demand for industrial structures and they are being built because of real need and are not governed by the cost of construction. The concerns, which intend to occupy the buildings, demand new housing facilities and so are willing to push the projects even should the initial cost be increased over normal. An increase in the price of building of about 10 per cent., which is about the present cost as compared to the low point of the last few years, is not sufficient to prevent the authorization of work of this kind.

In the matter of speculative building there are cases where the operations might be deferred for the time being, until prices recede from their present level, but in those cases where there is a strong and insistent demand the present price level should not interfere or stop the work. The money situation is apparently in splendid shape and there seems to be plenty obtainable on easy terms, where suitable improvements are contemplated.

QUEENSBORO PLAZA STATION
OF THE DUAL SUBWAY SYSTEM

QUEENSBORO PLAZA STATION, LONG ISLAND CITY.

THE latest view of the Queensboro Plaza station, Long Island City, the big central transfer station from which the rapid transit lines now nearly completed will radiate, is shown in the accompanying picture. The structure is completed with the exception of a few details of station finish work. The laying of ties and tracks is rapidly being advanced, the station should be ready for operation of trains by about August 1.

The station is 480 feet long, with two levels, each having four tracks, or eight tracks in all. The lower level will be for trains to Manhattan, while the upper level will be for trains to Astoria, Corona and to Brooklyn. The north platforms on both decks will be for the Brooklyn Rapid Transit trains from the 60th street subway, while the south platforms on both sides will be for the Interborough trains from the Queensboro subway, at 42d street, and the Second avenue elevated extension across the Queensboro Bridge. The station will have entrances in North and South Jane streets, and at Crescent and Prospect streets.

The entrances will lead to a mezzanine floor, and above will be the levels of the station, all trains on the same deck going in the same direction. The express running time from this station through Queensboro subway to Grand Central station will be approximately six minutes, or less than it now takes to go from Borough Hall, Brooklyn, to Park Row, New York.

In order to hasten every detail of the completion of the rapid transit lines in Queens that are part of the Dual Subway System, so that operation may be started by next October, the Transit Committee of the Queens Chamber of Commerce held a conference this week with Chairman Straus and Commissioner Hodge of the Public Service Commission. Among those present at this conference were John Adikes, chairman; George J. Ryan, M. J. Degnon, E. A. MacDougall, Henry A. Kearny, James Frank, William T. Yale, F. R. Howe and Walter I. Willis, secretary.

Commissioner Hodge stated that the contract for the subway under the East River, at 60th street, for the B. R. T.

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trains will be advertised in two weeks. The contract will provide for completion in 30 months, but if contractor completes same in 24 months, certain percentages will be released. In other words, operation of the Brooklyn Rapid Transit trains to Queens can be expected by the summer of 1918.

PRIVATE REALTY SALES.

THE market this week was active and the trading general. Builders, operators and investors figured as important factors. While some of the larger deals involved exchanges, a number of the smaller ones were closed on a cash basis, and new money released into real estate. The sales market concerned itself in a large measure with apartment houses, both present and future, and several transactions were consummated as a result of which several high class multi-family houses of reliable income producing capacity passed into new ownerships.

A leading deal of the week involved about \$2,000,000 and concerned a fourteen-story apartment house on the upper East Side along the line of the new Lexington avenue subway. In part payment the purchasers gave two old hotel properties some blocks to the south, which are destined to furnish a site for the erection of another tall modern apartment house. Builders also acquired desirable plottages on West End avenue and on Washington Heights for similar projects and in the midtown section an option was obtained which may result in the erection of a tall bachelor apartment hotel.

The real estate outlook is slowly but surely becoming more encouraging despite the impression in some quarters that the situation remains unchanged. It is a fact that there is plenty of money available for loans, but the lenders are still exercising caution. It is felt that they will continue to assume this attitude as long as there is such keen competition between real estate and the other mediums for investment.

There is a well defined belief based upon the past history of the New York market that there must eventually come a buying movement, purely on an investment basis and it is only a matter of time when the large buyers who are at present interested in various fields of activity will conserve their surplus funds by placing them in improved and well located New York City real estate. In the meantime real estate must continue to be "marking time."

The auction room continued to be the centre of considerable activity. On Wednesday, Bryan L. Kennelly offered a number of properties at voluntary sales. Among the buyers were G. Simons, who paid \$51,750 for the dwelling at 131 West 72d street; T. F. Doyer, who bid \$34,000 for the dwelling at 42-44 Broome street, and the Metropolitan Holding Corporation, which acquired the dwelling at 517 West 161st street for \$17,100; George A. Plympton paid \$31,200 for the four-story dwelling at 15 West 12th street. He owns the adjoining property at No. 13, and also a group of houses at the southwest corner of Fifth avenue and 13th street.

Considerable interest centers in an executor's sale to be conducted on Tuesday, May 16, by Joseph P. Day, in the Real Estate Exchange Sales Room at 189 Montague street, Brooklyn. He will offer for the estate of Henry M. Gescheidt, eighty-one Brooklyn lots, located on Ocean Parkway, 62d and 63d streets, Sixteenth, Seventeenth, F and H avenues, and adjacent streets. Mr. Gescheidt was a prominent lawyer of New York, who died in January, 1914, and under his will created several trust funds to be devoted to charitable purposes. One of these funds was to be administered either by the Trinity Church Corporation or the Five Points House of Industry for the establishment of a bread line.

The total number of sales reported and not recorded in Manhattan this

week were 39, as against 28 last week and 45 a year ago.

The number of sales south of 59th street was 11, as compared with 10 last week and 14 a year ago.

The sales north of 59th street aggregated 28, as compared with 18 last week and 41 a year ago.

From the Bronx 10 sales at private contract were reported, as against 8 last week and 21 a year ago.

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

\$2,000,000 Apartment House Deals.

Souerbee, Inc., Ferdinand E. M. Bullock, president, has purchased from Julius Tishman & Sons, the fourteen-story apartment house now under course of construction at 156-164 East 79th street, between Third and Lexington avenues. The house is expected to be completed about October 1, and is said to be about 40 per cent. rented from the plans. In part payment for this property the Messrs. Tishman took the St. Lorenz Hotel and the Lexington Hotel adjoining at the northeast corner of Lexington avenue and 72d street covering a plot with a frontage of 155 feet in 72d street and 102.2 on Lexington avenue. These buildings are to be demolished and on the site a fourteen-story apartment house is to be erected. The deal in its entirety will represent an investment of close to \$2,000,000. The broker was H. J. Kantrowitz. Stoddard & Mark represented the purchasers as attorneys.

\$1,500,000 Broadway Operation.

Marcus Brown has purchased from the City Investing Company, Robert E. Dowling, president, the plot measuring 93.6x162.7 at the northeast corner of Broadway and 91st street. On this site, the purchaser plans the erection of a high-class twelve-story apartment house, with stores on the Broadway frontage. It is expected to have the building completed and ready for occupancy about October 1, 1917. The deal in its entirety will involve about \$1,500,000. The selling corporation acquired the plot several months ago from the Deering estate. The brokers in the present transaction were Barton Chapin and Slawson & Hobbs, who have also negotiated the building loan. The attorneys for the seller and buyer were, respectively, E. F. Clark and Arthur G. Frank.

Park Avenue Apartment House Sold.

John C. O'Neill has sold through Douglas L. Elliman & Co., the new thirteen-story apartment house at 929 Park avenue on a plot 53.4x100. The structure is arranged into apartments of twelve rooms and four baths, each occupying an entire floor. The building is fully rented and shows a rental of about \$44,000 per annum. The holding price has been \$375,000. The same brokers also sold the three-story building at 122 West street on a lot 30.3x54.7x irregular at the southeast corner of Dey street, owned by members of the Redmond family and the closing of the two deals led to a report that these interests had acquired the Park avenue property. Douglas L. Elliman & Co. have been appointed managing agents of the apartment house by the new owner.

Sells \$175,000 House.

Morris Gumpel, has sold through N. Brigham Hall & Wm. D. Bloodgood, Inc., the nine-story apartment house, known as the "White Court," at 203 West 107th street on a plot 50x111, which is fully leased and has been held at \$175,000. The house was erected by the Hennessy Realty Company, and sold to Mr. Gumpel in May, 1912.

New West End Avenue Apartments.

A new corporation in which Anthony Campagna is interested, has purchased the residence of Walter Luttgren at the northeast corner of West End avenue and 93d street, with a frontage of 75.6 on the avenue and 100 feet in the street. The broker was William H. Archibald.

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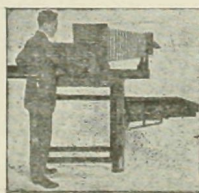
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The same interests recently acquired the two adjoining private houses at Nos. 690 and 692 West End avenue and now control a plot with a frontage of 129.6 on West End avenue and 100 in the street. This site will be improved with a four-teen-story apartment house, the total investment approximating about \$1,000,000.

Investor Adds to Holdings.

Joseph F. Cullman has purchased through the Charles F. Noyes Company, from the Farmers' Loan & Trust Co. as trustee, the one time Abott A. Low property at 31-35 Burling Slip, covering a plot of 3,775 square feet, which has been held at \$75,000. Mr. Cullman has purchased nine parcels of real estate through the same broker within the last few months. He is now reconstructing five buildings at 32-38 Burling Slip and 86 South street, opposite, and also is building a one-story office building for Cullman Brothers at the corner of Front and Fletcher streets.

Big Private House Deals.

The Alrose Realty Company purchased through Horace S. Ely & Co. from the estate of John Sloane, the nineteen three-story dwellings at 222-258 West 135th street, each on a lot 18.5x99.11, the entire plottage measuring 350x99.11. The property was acquired in 1911 by the sellers as the result of foreclosure proceedings, for \$200,000. The Alrose Realty Company later resold the eastern six houses in this row, comprising Nos. 222-232 West 135th street, on a plot 110.6x99.11, to the Merit Realty Company, Marcus L. Osk.

Mid-Town Dwelling Sale.

Francis G. Lloyd, president of Brooks Bros., has purchased from the 9 East 44th Street Company, the four-story dwelling at 9 East 44th street, on a plot 27x100, which was acquired by the seller from the Blakeman Estate in 1913, for a stated consideration of \$140,000. Mr. Lloyd has no immediate plans regarding the property. The house is between Madison and Fifth avenues; Delmonico's occupies the Fifth avenue corner of the block and the new building of Brooks Bros. is at the Madison avenue corner.

Option for Bachelor Hotel.

T. W. Stemmler, Jr., Inc., has obtained an option to purchase the four-story building at 41 West 35th street on a lot 18.9x98.9. The property is assessed by the city at \$55,000. On this site the purchaser contemplates the erection of a twelve-story bachelor apartment hotel at an estimated cost of about \$80,000, to be arranged in suites of one and two rooms and bath, from plans by George Keister. Wm. A. White & Sons were the brokers in the transaction.

Big West Side Deals.

The Raymond Construction Company has sold through the F. R. Wood, W. H. Dolson Company, the two five-story apartment houses at 630-642 West 172d street, each on a plot 65.4x100. The properties house 6ftv families, and have been held at \$200,000. The purchaser is the Estate of James C. Fargo, which gave in part payment the nine three-story dwellings at 303-321 West 139th street, each on a lot 17x100, with a total assessed valuation of \$76,500.

Heights Builders Active.

The Gustavus Construction Company has purchased from I. H. and W. H. Jenny the plot 54x147xirregular, on the east side of Riverside Drive, 425 feet west of Broadway. The purchaser will erect on this plot a six-story apartment house to be ready for Fall occupancy. Riverside Drive at this point is very winding and the property lies about mid-way between 158th and 159th streets.

Sells Park Avenue Residence.

Gifford A. Cochran has purchased, for occupancy, from John Sherman Hoyt, the five-story residence, 101 East 65th street, at the northeast corner of Park avenue, on lot 20x80. The house

has been held at \$160,000. The broker in the deal was Worthington Whitehouse (Inc.). Mr. Hoyt is building a new home at the northwest corner of Park avenue and 79th street.

Manhattan—South of 59th St.

BROOME ST.—Cruikshank Co. and P. H. J. Daly sold for the New York Life Insurance & Trust Co. as trustee, the 4-sty business building, 398 Broome st, on plot 25.6x117.10, under lease to one tenant. The buyer is reported to be George W. Loft.

WASHINGTON ST.—Charles F. Noyes Co. has sold for Henry Leeburger to John J. Burton, of Burton & Davis, 466-470 Washington st, an 8-sty building covering plot 70x100. The building has recently been modernized and has been leased to the Coastwise Storage Company at an aggregate rental of \$120,000. Mr. Leeburger held the property at \$150,000. The purchaser owns considerable property on the West Side, including the corner of Hudson and Vestry sts.

46TH ST.—Hugo Gutfreund repurchased from Rose Schwartz 404 West 46th st, a 6-sty tenement, 25x100. The buyer recently sold the property to Mrs. Schwartz, in exchange for the 6-sty apartment house at 351 West 41st st.

49TH ST.—John Finneran and P. J. Ryan sold for the Eckhardt estate 613 West 49th st, a 2-sty building, on lot 25x100.5.

53D ST.—Lawyers' Mortgage Co. has sold 417 West 53d st, a 5-sty tenement, on lot 25x100.5.

8TH AV.—An investor bought from the estate of John H. Livingston the two 4-sty buildings 883-885 8th av, on plot 44x80, through Charles Van Oppen.

11TH AV.—Adams Express Co., which recently took a lease of the de Belxodon estate property, 200x175, on the west side of 11th av, between 24th and 25th sts, purchased the leasehold from the 25th St Realty Co. The property will be used for garage and storage purposes. Leo Hess was the broker.

Manhattan—North of 59th St.

JACOBUS PL.—Jacobs & Simon sold for Robert Neil and William Fisher, a plot, 50x100, in Jacobus pl, 100 ft. north of 225th st, Marble Hill, to a builder for improvement with a 5-sty apartment.

62D ST.—Douglas Robinson, Charles S. Brown Co. sold for Henry M. Hoyt, Jr., 144 East 62d st, a 4-sty remodeled dwelling, on lot 20x100.5.

70TH ST.—Douglas L. Elliman & Co. have sold for Dr. H. B. Wilcox 159 East 70th st, a 4-sty dwelling, on lot 19x100, formerly held at \$60,000.

73D ST.—William B. May & Co. sold for Sophie H. Kaffenburg and Berthe Hummell, 52 East 73d st, a 4-sty residence, on lot, 22x102.2, modernized a few years ago by the present owners. The new owner will alter and occupy.

75TH ST.—Douglas L. Elliman & Co. sold for N. A. Prentiss 39 East 75th st, a 4-sty dwelling, 20x102. The purchaser is H. B. Wilcox, for whom the same brokers sold the 4-sty residence at 159 East 70th st this week.

81ST ST.—Negotiations are pending for the purchase by Grassi Brothers of two apartment houses in the south side of East 81st st, east of Park av. If the deal is closed, a 9-sty apartment house may be erected on the site. The recently completed tenement at the southeast corner of Perry and Bleecker sts is also figuring in the deal, as part payment for the 81st st property.

120TH ST.—Isaac Lowenfeld Realty Corporation has resold 127 West 120th st, a 3-sty dwelling on lot 21x100.11, purchased last week, at the Everard Estate sale for \$11,100.

127TH ST.—Nichols & Hobbie sold for the Bank of Savings, of Ossining, N. Y., the 3-sty dwelling, 1610x100, at 125 East 127th st, to St. Bartholomew's Church. The property adjoins the St. Bartholomew Swedish Church edifice.

131ST ST.—Tucker, Spevers & Co. resold for H. Sanford to William Brown 121 West 131st st, a private house, on lot 18.6x100.

140TH ST.—Moore, Schutte & Co. sold for Clara B. McMullin the plot, 50x100, in the north side of West 140th st, 100 ft. east of Broadway, to the Davton Building Co., Eli & Jacob Maran, who will build a 6-sty walk-up apartment house.

142D ST.—W. J. Huston & Son sold for the Bond and Mortgage Co. the 5-sty flat 217 West 142d st, on a lot 25x99.11.

149TH ST.—Daniel Birdsall & Co., and J. S. Maxwell sold for Isaac H. Clothier, of Philadelphia, to the Nason Realty Co. the plot, 75x100, on the south side of 149th st, 100 ft. west of Broadway. Mr. Clothier has owned the property for several years and held it at \$40,000. Negotiations are said to be pending for the re-sale of the plot to apartment house builders.

150TH ST.—A. Blumenthal has sold for the Jannet Realty Co. to the Academy Construction Co. the vacant plot, 100x100, in the north side of 150th st, 200 ft. east of Broadway. The property will be improved with two 5-sty apartment houses.

176TH ST.—Charles S. Kohler and William Fleming have sold for the Ambrose Realty Co., the 5-sty flat, on plot 43.6x100, at 506 West 176th st.

BRYANT AV.—M. Haberle bought from A. C. Bragaw, 1446 Bryant av, a 2-fam. house, on lot 20x100, taking in part payment a dwelling occupying a plot 100x148, on the west side of Broadway, between 2d and 3d sts, Bayside, L. I. J. B. Wohlfarth and Edward Pearsall negotiated the trade.

COLUMBUS AV.—F. V. Calder sold for the Halcyon Real Estate Corporation the Evelyn apartments, a 7-sty apartment house structure, 102x101, at the northwest corner of Columbus av and 78th st, opposite the Museum

of Natural History. The property was held at \$325,000.

SEAMAN AV.—Arnold, Byrne & Baumann sold for the Smada Realty Corporation to Albert R. Lesinsky 56-62 Seaman av, two 5-sty apartment houses, each on a plot 55x95. Both houses are fully rented, and have been held at \$130,000.

SEAMAN AV.—John R. and Oscar L. Foley sold for the Provincial Alliance Realty Co. to the D. Z. Realty Co., the vacant plot, 100x100, on the east side of Seaman av, 96.7 ft. north of 215th st.

Bronx.

242D ST.—E. William Eggert sold for Fred Stahl, of Philadelphia, a vacant lot, 50x100, in the south side of East 242d st, 300 ft. east of Barnes av.

BATHGATE AV.—Cahn & Pittman sold for Mrs. Louise McC. Kirby the 5-sty new law apartment house, 54x55.6, at 1888 Bathgate av.

FRANKLIN AV.—A. I. Shapiro sold for James Mills the 5-sty tenement at 1415 Franklin av to the Podgur Realty Co., which gave in exchange the 5-sty tenement at 1451 Prospect av.

OGDEN AV.—The Halcyon Real Estate Corporation purchased from Mary Haight four lots on the eas side of Ogden av, between 167th and 168th sts, through to Nelson av.

UNIVERSITY AV.—Smith & Phelps and H. Kadenberg sold the plot 120x168 ft., with a 2-sty dwelling, on the easterly side of University av, 512 ft. south of Burnside av.

VALENTINE AV.—Alexander Selkin and David Mintz sold for the Nista Construction Co. the 5-sty apartment house at the southwest corner of Valentine av and 184th st to the Henry Morgenthau Co., which gave in part payment the plot 75x100 at the northeast corner of Jerome av and 169th st and the plot 100x262x irreg at the southwest corner of Walker av and Seddon st.

WEBSTER AV.—J. B. Schalfarth, with David Mintz, sold for Henry Morgenthau two lots, 50x100, on the east side of Webster av, 125 ft. south of St. Paul's pl, to Solomon M. Herrup, who gave in exchange a 57-acre farm at East Nassau, Rensselaer County.

WEBSTER AV.—August Busch sold through W. L. Varian to James J. Gihuly three lots on the west side of Webster av, 360 ft. north of 204th st.

3D AV.—James McEchen bought from J. Wilkins, the 5-sty tenement at the northwest corner of 3d av and 174th st, on plot 40x100. He gave in part payment an 185-acre farm in Rockland county. A. I. Shapiro was the broker.

Brooklyn.

LINCOLN PL.—Charles E. Rickerson sold for Mrs. Nellie A. L. Ross, 206 Lincoln pl, a 3½-sty dwelling.

8TH ST.—Charles F. Noyes Co. has sold the 3-sty dwelling 990 East 8th st, on plot 40x120.6, to James J. Moore.

46TH ST.—I. Salzberg sold for Umans & Seide to J. Lurie a 2-fam. cottage, 1362 46th st, on plot 40x100.

68TH ST.—Realty Associates sold 22 lots in the south side of 68th st, 78 ft. west of 5th av, to the 68th St. Building Corporation, Henry Seiden, president, which will improve with 3-sty double apartments, each apartment having four rooms. A good demand is reported for apartments in this section since the opening of the 4th av subway. Realty Associates have also sold 175 Crown st to Miss Emily T. Rowl and 177 Crown st to Mrs. Anna K. Moehling.

CROPSEY AV.—F. A. Pellegrino has sold for the Bond & Mortgage Guarantee Co. the old landmark known as "Captains Pier," at Cropsey and 20th avs, Bath Beach.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 2-sty business building, on the west side of Flatbush av, 20 ft. north of Ditmas av, on lot 20x100, for the L. & A. S. Building Corporation.

RALPH AV.—Brooks & Momand sold for Katherine Kruger to Pincus Glickman, the northeast corner of Ralph av and Herkimer st, a vacant plot, 80x100. The purchaser intends to erect two 4-sty flats.

ST. MARKS AV.—Frank H. Tyler has sold 574 St. Marks av, a 2-sty dwelling, to John Lonergan; also the plot of 24 lots on Montauk av and Wortman av.

ST. MARKS AV.—Brooks & Momand have sold for Harvie Blair to Edward F. Curtis, 1435 St. Marks av, a 3-sty flat on lot 20x100.

VANDERBILT AV.—Bulkley & Horton Co. sold 134 Vanderbilt av, a 3-sty dwelling, for Mrs. Sarah E. Morris.

4TH AV.—Frank A. Seaver & Co. sold a lot on the east side of 4th av, 20 ft. north of Bay Ridge av, opposite the 4th av subway station, for the Bay Ridge Land & Improvement Co. The buyer will erect a 3-sty flat with store.

5TH AV.—Samuel Galitzka Co. sold for the Morris Green Co. the 3-sty building, 8816 5th av, on lot 20x100.

LEASES.

Piano Firm in \$300,000 Lease.

Clinton H. Booth, as broker, has leased to Paul G. Mehlin & Sons, piano dealers, for Klein & Jackson, the seven-story store and office building under construction at 4 East 43d street, on a lot 25x65.5, just east of the new Postal Life Building, also in course of construction at the southeast corner of Fifth avenue and 43d street. The lease is for a term of twenty years and will involve an aggregate rental of about

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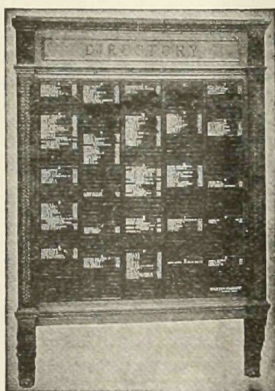
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OWNER, 371 South Grove St., Freeport.
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W. D. F., 104 St. James Place, Brooklyn.

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Gentleman's Estate of 56 1/2 acres. Location unsurpassed; modern home; fruits, grains, asparagus, potatoes, beside land in order for other crops; selling on account of other interests; buyer makes no mistake. **Box 72, Record and Guide.**

FOR SALE.

Delightful Island for sale; 12 miles from New Haven; telephone connection with city; five acres, cottage of 11 rooms, boat-house and other buildings; good bathing beach and harbor; stone docks and break-water; unfailing well of good water, shade trees, gardens, &c; no noise; no dust; no hay fever; price \$20,000. Address

ADDISON E. VERRILL, New Haven, Conn.

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Township; 28,000 acres; over 300 million soft and hard woods; income paying; **INCREASED VALUE EACH YEAR**; low taxes; easy to market; unusual opportunity for cash investor; no brokers. Address owner.

C. W. S., 36 Exchange St., Portland, Maine.

FOR RENT—SECOND STORY

of fireproof building, 12,000 feet of floor space, in business centre of city 18 miles from New York City. Suitable for any kind of manufacturing; rent reasonable.

P. O. Box 283, Perth Amboy, N. J.
Phone 219.

**SMALL CHOICE APARTMENT HOUSE
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New building, 40x100; all improvements; no vacancies; price \$42,500; new first mtg \$32,500 at 5%; obtainable; appraised valuation \$52,500; \$10,000 cash required, yield about 20%; Sound investment, suitable for widow, trust funds, estate or institution. No proposals desired.

ANNUITY, Box 45, Record & Guide.

WILL SACRIFICE BELOW VALUE.

Beautiful, modern Dwelling, half hour from New York, in New Jersey, consisting of 14 spacious rooms, with large glass covered conservatory; five baths, six lavatories; interior finish very handsome; large two story garage, with servants' living quarters on the property; beautiful lawns, trees and shrubbery; corner plot, about 14 lots, in best section of town; 10 minutes railroad station; terms arranged; a rare opportunity. Inquire

H. ASENDORF, 11 Broadway,
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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.

BARGAIN

Owner offers for sale in restricted section of Mount Vernon almost new house of nine large rooms, bath and attic, in perfect condition; house recently painted and decorated inside and outside; within a block of two transportation lines, and of easy access to other lines. Address

Box 74, Record and Guide.

\$300,000. The firm of Paul G. Mehlin & Sons has been for the last twenty-five years established at 27 Union Square, and H. Paul Mehlin, now treasurer and general manager, decided upon a new location after a careful consideration of the new retail shopping center. The new building will be of unique construction, including among other details an entire front and side of white marble. The 25-foot alley adjoining on the west affords unusual light and air facilities, and also makes available a private shipping entrance.

Permanent Quarters for Committee.

The "Shall We Save New York" committee, J. Howes Burton, chairman, has leased through Geo. R. Read & Co., quarters at 291 Fifth avenue, to be used as offices for its permanent organization. A clearing house for reports and information regarding the various manufacturers in which the committee is interested will be established. Records will be kept not only regarding those manufacturers who intend to remove from the zone to be restricted, but also a record of vacancies which will be available to firms who are desirous of changing their location, either to or from this area.

Manhattan.

ALBERT B. ASHFORTH (INC.) has leased space at 105 West 40th st to Edward J. Skou and Herman I. Serensen; 2d floor at 11 West 30th st for the Mutual Life Insurance Co. to Mrs. J. McDowell; 2d floor at 72 West 36th st to Makstein Bros.; space at 200 West 118th st to Edward Miller; 2d and 3d floors at 85 5th av to Dent Alcroft & Co.; space in the Brokaw Building, Broadway and 42d st, to Dr. Joseph C. Watson, and with George A. Bowman space to the Independent Electric Lighting Corporation.

CAMMANN, VOORHEES & FLOYD have leased the building 32 Moore st to Healey & Callahan; also the store, basement and sub-basement at 73 Barclay st to Samuel Lewis; the building at 28 Moore st to the Simpson Trucking Co.; the store at 114 Centre st to Mario Carbone; and in conjunction with Wm. A. White & Sons the building at 30 Moore st to Geo. A. Zabriskie.

CAMMANN, VOORHEES & FLOYD have leased the entire building at 35 Front st for the Amos F. Eno estate to the Washburn-Crosby Co., of Minneapolis, Minn.

FIRM OF LEONARD J. CARPENTER rented a loft at 51 West 3d st to Skroder Bros. & Cohen.

CARSTEIN & LINNEKIN have leased space at 24-26 East 21st st to Benjamin H. Hermann and the Royden Marble Machinery Co.; at 347 5th av to Morton G. Blum and Edgar H. Long; at 230 5th av to Manufacturers' Co-operation Association; for Albert B. Ashforth at 366 5th av to Marie Pons; for Johnson Adams and Greacen at 118 East 28th st to the Maxim Construction Co. and for Brett & Goode Co. in the new Printing Crafts Building to Bromfield & Co.

CARSTEIN & LINNEKIN, in conjunction with Heil & Stern, have leased two floors, containing about 22,000 sq. ft., at 900 Broadway to G. Reis & Bro., manufacturers of labels, now located at 640 Broadway. This completes the renting of this 10-sty building.

CROSS & BROWN CO. have leased space on the 6th floor at 2 West 4th st to Blank & Stoller; at 1790 Broadway to Perlman Rim Corp., Normandy Trading Co., Grant Motor Car Corp., Marguerite D. Kitchen, George W. Peters, Stephen A. Jennings, Adams-Williams Mfg. Corp.; the entire 2d floor at 727 7th av to Melvor's Billiard Parlor Co.; space on the 6th floor to the Unity Sales Co.; entire 8th floor to International Film Service Co. (Inc.); space on the 12th floor to Charles Abrams; also to Joseph Sampliner and Ephraim R. Behrend; the entire 17th floor to Samuel B. Whittington.

CROSS & BROWN CO. has leased 2,600 sq. ft. on the 8th floor of the Foster Building, 38th st and Madison av, for the F. R. Woods-W. H. Dolson Co., to the Bronx Parkway Commission.

FARM—106 ACRES,

half woodland, rest tillage, meadow, pasture; house, 9 rooms and bath; 2 large barns; all clapboarded and painted; lawn, shade trees, fruit; borders river, overlooks lake; 1 1/2 miles to B. and A. station, main line N. Y. and Boston; cuts 15 tons English hay; suitable for stock, fruit, vegetables or poultry; an ideal country home; for quick sale, price \$5,500.

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AND MANAGEMENT OF ESTATESJ. CLARENCE DAVIES leased for the Dennett
Surpassing Coffee Co. the top loft at 33 Maiden
la to E. Shere; also the 1st loft at 150 Cham-
bers st to the Goodell Co.THOMAS DEVINE has leased to the Exide
Battery Depots Co. a 4-sty garage to be erected
on plot, 100x125, at the northeast corner of
West End av and 64th st.DUROSS CO. leased the parlor floor and base-
ment of 139 West 14th st to the Iroquois Club
as headquarters for the Democratic County
Committee and Organization of the 25th As-
sembly District; also the parlor floor 318 West
14th st to the regular Republican Club of the
5th Assembly District, and the store 218 West
14th st to the Congressional Union for Women
Suffrage, and the store 203 West 17th st to
the Witkin Trucking Co.DOUGLAS L. ELLIMAN & CO. have leased
apartments at 970 Park av for Bing & Bing to
Walter M. Rothschild; at 40 East 83d st, for
the Fort Green Co. to Henry Bodenheimer; in
the new building under construction at 108 East
82d st for Samuel A. Herzog to Sterling T.
Foote; renewed the lease of a large furnished
apartment at 535 Park av for Dr. Bache McE.
Emmet to Roland L. Redmond; at 969 Park av,
a large duplex apartment for the Randolph
Walker Corporation to Miss Ethel Zabriskie;
at 901 Lexington av, to Mrs. William M. Ros-
siter, and at 840 Park av, for Frederick John-
son to Mrs. Cornelius Fellowes.DOUGLAS L. ELLIMAN & CO. have leased
a large apartment at 375 Park av to George G.
Heye; also apartment at 383 Park av for
Theodore Cassebeer to Walter H. Tappan; and
at 122 East 76th st for Miss Marjorie Williams
to Mrs. C. M. Garrison.DOUGLAS L. ELLIMAN & CO. have leased
the entire 1st and 2d floors in the new business
building at 22 East 54th st, for Geo. R. Reed &
Co., agents, to Thomas & Atwood, children's
clothing, now at 16 East 48th st.DOUGLAS L. ELLIMAN & CO. have leased
an apartment at 420 Park av, consisting of 20
rooms and 5 baths, for the Fullerton-Weaver
Realty Co. to James H. Snowden.J. ARTHUR FISCHER has leased for the
Mitchell estate to M. J. Cohen, haberdasher, the
store and basement at 217 6th av.B. FLANAGAN & SON, in conjunction with
the uptown office of Joseph P. Day, rented 354
and 356 West 58th st, two 4-sty dwellings, to
Martin Martin, for a restaurant.FREDERICK FOX & CO. have leased the 9th
loft at 40-6 West 20th st to Arthur Seigman;
the 1st loft at 216 East 26th st to G. Mehringer
& Co.; the 10th loft at 729-31 Broadway to the
Henry G. Allen Hat Co, and the 2d loft at 814
Broadway to Jacob Glasgow.GOODWIN & GOODWIN rented for Aaron
Adler to Dr. Ernest Gluck for five years the
3-sty dwelling at 116 West 118th st.A. KANE CO. rented for the Lawyers Mort-
gage Co. 237 West 120th st and for Sophie De
Wolf 365 West 116th st.GOODWIN & GOODWIN rented for Leonora
B. Natkins to Emily Puerschner the 3-sty
house at 24 West 120th st.N. BRIGHAM HALL & WM. D. BLOODGOOD
(INC.) leased for Katharine A. Kingsland to
Thomas Dragna the store and basement at 897
8th av.HARRIS & VAUGHAN leased for Frederick
P. Delafield the dwelling 123 East 74th st.HEIL & STERN leased for the Hasco Build-
ing Co. in the Building now being erected by
Kram & Match, manufacturers of women's
garments, who have begun to assist in the
"Save New York movement," by procuring
new quarters outside of the proposed restricted
zone. The same brokers also leased in the
same building the 10th loft to I. Beiley & Co.M. & L. HESS (INC.) AND HOMER FOOT,
JR., have leased for the estate of Joseph Mil-
bank at 334 4th av the 12th floor containing
12,500 sq. ft., at an aggregate rental of \$50,-
000. The lessees are the H. W. Gossard Co.,
of Chicago, large corset manufacturers. This
is to be the headquarters and salesroom for
their Eastern territory.M. & L. HESS (INC.) leased for the N. Y.
Life Insurance Co. to the John M. Smyth Mer-
chandise Co. of Chicago, a large mail order
firm, the southerly portion of the 11th floor at
141-147 5th av, to be used as a general pur-
chasing office.M. & L. HESS (INC.) have leased for Philip
Braender at 315 4th av the 13th, 14th and 15th
floors, containing an area of 45,000 sq. ft., for
a further term of years, at an aggregate rental
of about \$150,000. The lessees are Schefer,
Schramm & Vogel, commission merchants, who
will use the space for their various woolen and
silk departments.HUBERTH & HUBERTH have leased space
in the Motor Mart, 1876 Broadway, to the United
Auto Radiator & Lamp Works for 21 years.LOUIS KEMPNER & SON leased for the A.
C. and H. M. Hall Realty Co. the store at 2443
Broadway to the Eagle Shoe Co., Jacob Gold-
stein, president, for seven years, at a total
rental of about \$22,400.CHARLES S. KOHLER has leased for Francis
S. Thrane, as trustee of the Hitchcock estate,
the 2-sty dwelling at 509 West 185th st.McDOWELL & McMAHON rented the store
at the northeast corner of Broadway and 173th
st to Martin Gibbons for ten years.SAMUEL H. MARTIN has leased for the West
60th Street Realty Co. the 3-sty dwelling at 37
West 60th st to Vincent and Lucille Nicholas.GEO. W. MERCER & SON have leased the
store and basement of 129 8th av to M. Fein-
berg, Five & Ten Cent Store; also the store at
1 Worth st to Julius Kaplan, canned goods.MOORE, SCHUTTE & CO. have leased
dwellings at 474 West 145th st for Mrs. M.
Goddard and for the Jondrock Realty Corp.
504 West 142d st; also for Mrs. Catherine C.
Herne 347 Convent av, and leased the follow-
ing stores: 252 West 64th st; 1689 Amster-
dam av and 1740 Amsterdam av.

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NEHRING CO. has leased apartments to Mrs. H. Crohn at 530 West 174th st.; to D. E. Copping at 558 West 164th st.; to J. Goldhammer, Miss L. Post and Joseph Masino at 500 West 177th st.; to E. D. Budd at 171 Audubon av.

NEHRING CO. has leased the private house 616 West 180th st to Dr. John G. Grimley, of 452 Fort Washington av.

CHARLES F. NOYES CO. has leased for the Civic Center Co. a floor at 54-60 Lafayette st to the Chamberlin Supply Co., and a floor in the same building to F. Hubner & Co.; at 25 Ferry st a floor to Viziou Brothers; at 221 Pearl st a loft to John E. Fox; at 213-217 Grand st for P. H. Gregory, receiver, a floor to A. Gussow & Co.; and at 61 Ann st for Leslie R. Palmer a floor to Joseph Snyder.

CHARLES F. NOYES CO. has leased the entire 4th floor in the Delmonico Building, 56-58 Beaver st; to Leonard B. Shoenfeld & Co. for five years; space in the Masonic Buildings to George J. Ginsburg, American Film Corporation and the Lone Star Corporation; offices at 37-39 Liberty st to Ernest A. Lehigh; and additional space in the Market & Fulton Bank Building to Barnet Leather Co.

CHARLES F. NOYES CO. has leased for Charles G. Edwards, representing the Siebrecht Realty Co., the store 1 East 38th st, to the Belmore Lunch Co., at an aggregate rental of about \$50,000; for John J. Burton, the store 61 Gold st, to the Western Union Telegraph Co., and for Josephine del Drago, the store and basement of 72 West 109th st to Thomas Lavin.

CHARLES F. NOYES CO. has leased the store and basement 541-547 Pearl st to the Bishop Paper Co.; the store at 85 Maiden lane to C. H. Koenig and A. E. Rosenfeld; the store 92 Broad st to Lunham & Moore; and space at 116 Fulton st to Samuel Rovinsky.

CHARLES F. NOYES CO. has leased the building 172 Cherry st for George W. Bond, Jr., to Pietro Quinto for five years; additional space at 50 West st for B. Crystal & Son to the Broad Electric Co.; and a portion of the 3d floor to R. M. Ford & Co.

THOMAS J. O'REILLY has leased the following apartments unfurnished: for J. Axelrod at 215 West 88th st to Lawrence Doyle; 19 West 130th st to Misses S. and E. Walker; 503 West 121st st to Samuel W. Hughes; 101 East 123d st to Charles I. Bromberg; and has leased for Morris Fogel, furnished, an apartment at 229 West 109th st to Mrs. Margaret Mills.

THOMAS J. O'REILLY has leased for the Fargo estate the dwelling at 317 West 139th st to Mrs. B. Robitchier.

PEASE & ELLIMAN have leased for Harry Fischel as president of the Park Avenue Improvement Co., in the 12-sty apartment house under construction on the block front on the west side of Park av, from 50th to 51st sts, an apartment of 13 rooms and 4 baths, on the 51st st corner, to Arthur Norton, treasurer of the National Chemical and Analine Works, who is moving to New York from Boston; also as agents for Mrs. J. Newton Perkins have renewed the lease held by Baron A. E. De Meyer of the 3-sty dwelling at 59 East 52 st; leased, in the house which the Jatison Construction Co. is building in the south side of 70th st, between Columbus av and Central Park West, apartments to W. A. Keyes, Jr., and to Aaron Lauterbach; an apartment at 103 East 75th st to Howard Greenley, and for the James Humes Construction Co., Mrs. E. L. Reaney, president, in the house which it is building on the south side of 36th st, near Lexington av, apartments to R. B. Banton and to Mrs. R. Schwed.

PEASE & ELLIMAN have leased for Frederick W. Whitridge to John H. Rondebush the 4-sty dwelling at 29 East 11th st; apartments at the southeast corner of 78th st and Park av to Arthur Cowen and to George W. Stetson; a loft at 13 West 39th st to Wilmer Freres, ladies' tailors; as agents for Gustav & Hugo, Blumenthal, a grade store in 18 West 47th st to Carl C. Ulmcke novelties; and made the following renewals of leases of apartments at 145 East 35th st to Henry G. Barbey; at 21 East 82d st to Max B. Brummer; at 49 West 57th st to Homer T. Joy; at 178 East 70th st to R. C. C. Reynolds; at 829 Park av to Edwin S. Leask; to Howard S. Rodgers and to John Reilly, Jr.; at 565 Park av to Charles E. Adler; at 103 East 75th st to Augustus Kelly, Jr.; at 178 East 70th st to James L. Kenway; at 11 East 68th st to Henry S. Wardner; and at 133 West 11th st to Mrs. Florence L. Fleischer.

PEASE & ELLIMAN have leased the 4-sty dwelling at 268 Madison av for George McCullough Miller to John W. Brett; for Vincent Astor apartments at 89th st and Broadway to Benjamin E. Chase and to J. D. Pickslay; subleased for Artemas Holmes his apartment at 122 East 76th st to J. Ferris Lockwood; have subleased, furnished, for Mrs. Howard McWilliams her apartment in the southeast corner of Park av and 61st st to W. A. Kissam; leased apartments at 411 West 114th st to Roger Howson; at 829 Park av to William Stanton; and at 804 West End av to Mrs. N. B. Coulter.

PEASE & ELLIMAN have leased, furnished, for E. H. Landon to Benjamin Armstrong, of New London, Conn., the 5½-sty dwelling at 40 East 51st st; for Samuel A. Herzog apartments at 108 East 82d st to Dr. Frederick Coerr; for the James Humes Construction Co. in its house under construction in the south side of 36th st, near Lexington av, to J. H. Krauser; and have renewed for the Billings estate the lease of the stable at 29 East 40th st held by Mrs. William Pierson Hamilton.

PEASE & ELLIMAN have leased at 55 Liberty st space to William T. Dougan and Joseph E. Vincent, Jr.

WERTHEIM & CLEAR have leased the 6-sty and basement store and loft building at 258 Grand st for the Elka-Jack Realities (Inc.) for a long term to M. Cruminsky & Son, furniture dealers, who will occupy after extensive alterations, from plans by Maximilian Zipkes, architect.

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PORTER & CO. leased 3-sty dwellings at 218 West 127th st for Florence Besthoff to Katherine Bourke; also for William Colgate at 2111 Madison av to Ellen F. Wright; and at 235 West 131st st to Mary Ganaway.

MARK RAFALSKY & CO. have leased the store, basement and 2d floor at 126-28 5th av to J. K. Stiefel & Co., laces and embroideries; at 479-85 5th av a floor to Kent Costikyan Co.; at 16-18 East 40th st the 8th floor to H. H. Hornfeck & Son, furrier; at 6-8 East 38th st one-half the 9th floor to the Federal Miniature Lamp Division of the General Electric Co., and the store and basement at the southeast corner St. Nicholas av and 178th st to Walter Drey & Co., phonographs.

RICE & HILL, in conjunction with the Douglas Robinson, Charles S. Brown Co., leased for the American Telephone & Telegraph Co. to Patterson, Gottfried & Hunter, for a long term, the store and basement at 170 Fulton st, in the Fulton st wing of the new Telephone & Telegraph Building. The store is to be occupied by the branch of Patterson, Gottfried & Hunter's business, known as the Frasse Co., for many years at 30 Church st, and which is one of the

oldest hardware concerns in New York, having been organized in 1806.

RICE & HILL have leased for Dr. L. Duncan Buckley for a long term the two 7-sty elevator apartment houses, comprising the block front on the east side of Manhattan av, from 117th to 118th st, known as the "Parthenon" and "Hesperus." The two houses have accommodations for 93 families and the rental to be paid by the lessee approximates \$150,000.

HIRAM RINALDO leased for Charles Freedneberg to L. Rabinowitz the building at 13 and 13½ Division st and space to J. Dessauer at 68 Bowery.

WILLIAM J. ROOME & CO. have leased for James D. Black the store and basement at 1147 Broadway to Wally Wolf, importer, now located at 123 5th av.

WILLIAM J. ROOME & CO. have rented from John Gellatly the 1st floor at 175 Madison av.

THE FIRM OF MORRIS ROSE has leased the 2d loft at 124 West 18th st to B. Liman, Inc.

LOUIS SCHRAG leased for the estate of Frederick Egler the stable and dwelling at

230-2 West 10th st to the William J. Kennedy Express Co.

JAMES A. SHEERAN leased dwellings for Fulton Trust Co. at 133 East 94th st to Frances Downing; for Alice Duff Conger at 441 East 84th st to Manuel Mendoza, and for Edward C. Sheehy at 1265 Lexington av to J. Garcia.

LOTON H. SLAWSON CO. has leased for F. R. Wood, W. H. Dolson Co. offices at the southwest corner of Madison av and 40th st to The Woman's World Magazine; and has sublet for J. B. Linder an office at 171 Madison av to E. B. Davidson, of Kansas City, advertising.

FREDERICK SOUTHACK & ALWYN BALL, JR., have rented for William L. Skidmore the entire 5-sty building at 210-212 Franklin st for a long term; for Frederick F. Ayer the store and basement at 52-54 Walker st for a long term.

SPEAR & CO. have rented for the Westinghouse Lamp Co. the 7th loft at 1261 Broadway to Jacobus Bros. & Co.; at 699 Broadway the 3d and 6th lofts to Robinson Bros. and Greenman & Eisner; and the 3d loft at 31-35 West 15th st to David Cohen.

CHARLES B. VAN VALEN leased the 4th and 5th lofts at 114 William st to Oliver G. Blaber; offices at 95 William st to T. R. Bagot, Z. L. Hawkins & Barker and Hewins & Beyer; also space at 50 John st to Handley & Co.

Thursday, May 25th

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY

Great Auction Sale of Foreclosed Real Estate

BELONGING TO

BOND AND MORTGAGE GUARANTEE CO.

The Bond and Mortgage Guarantee Co. has been in business for 24 years. In that time it has guaranteed in Manhattan and the Bronx \$219,000,000 of mortgages, and in Brooklyn and Queens \$390,000,000. It has at present outstanding guarantees in the former Boroughs totalling \$70,000,000 and in the latter \$187,000,000.

The total amount of foreclosed real estate accumulated by the Company in that period and now owned by it is \$670,000 in Manhattan and the Bronx and \$305,000 in Brooklyn and Queens. It has decided to offer at auction its total holdings in Manhattan and the Bronx, consisting of 35 separate parcels.

Manhattan Parcels

E. S. AMSTERDAM AVENUE
1,050 Ft. N. of 188th St.
N. W. COR. PLEASANT AVENUE
& 123D STREET
266 BOWERY
256 EAST BROADWAY
20 WEST 15TH STREET
229-231 WEST 30TH STREET
216 WEST 34TH STREET
8 WEST 104TH STREET
362 WEST 116TH STREET
117 WEST 120TH STREET
51 EAST 122D STREET
250 WEST 131ST STREET
216 WEST 132D STREET

E. S. AMSTERDAM AVENUE
1,251 Ft. N. of 188th Street
209 BOWERY & 3 RIVINGTON ST.
151 CROSBY STREET
19 MERCER STREET
113-115 MERCER STREET
358 WEST 30TH STREET
132 WEST 78TH STREET
160 EAST 109TH STREET
159 WEST 121ST STREET
107 WEST 131ST STREET
254 WEST 131ST STREET
208-210 WEST 141ST STREET
406 WEST 145TH STREET

Bronx Parcels

S. S. PELHAM AVENUE
50 Ft. West of Belmont Ave.
1062 FRANKLIN AVENUE
1015 WASHINGTON AVENUE
912 WHITLOCK AVENUE

E. S. RIVER AVENUE
100 Ft. S. of 150th Street
1128-30 SOUTH'N BOULEVARD
910 WHITLOCK AVENUE
950 WHITLOCK AVENUE

3786 THIRD AVENUE

Facts About This Sale

The titles will be guaranteed by the Title Guarantee and Trust Company free of cost to purchasers. 60% of purchase money may remain on mortgage at 4½% for three years, and a further amount, if desired, not exceeding 20%, at 5% interest, with principal payable in three equal annual instalments.

This sale will be **ABSOLUTELY WITHOUT RESERVE OR PROTECTION**, save only that the Bond and Mortgage Guarantee Company retains the right, as the sale progresses, to make openly and from the stand, in its own name, one bid and one only, on any given piece.

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CHARLES B. WALKER has leased for Pierce, Huidert & Hopkins, attorneys, the store floor of 410-412 Bleecker st to Philip Goldman & Co.; for the estate of John R. Graham space at 300 Canal st to the Union Suit Case Co.; for Edward E. Dessar at 394 Canal st to the Grand Art Glass Works; for Alfred Seton and Henry G. Barbey a loft in 119-121 Lafayette st to the Preston Machine and Tool Co.; and space at 146-148 Centre st to Christopher Willnus.

WM. A. WHITE & SONS rented building for Cammann, Voorhees & Floyd at 30 Moore st to eGeorge A. Zabriskie; also 247 East 33d st to Patrick Cliford and 317 Washington st to Rae & Hatfield.

WM. A. WHITE & SONS have rented office space in the Franklin-Hudson Building, at the southeast corner of Franklin and Hudson sts, to George J. Edwards; also space at 414 Broadway to Eli Franco.

WHITE-GOODMAN leased the store, basement and sub-basement at 40 Vesey st to the Vesey Hardware Co.; also the store and basement at 228 West Broadway to the Puritan Food Product Co.

WOLFSOHN & AUGUST leased for the National Hosiery Co. the south half of the store at 1379 St. Nicholas av; also to Leopold Oppenheimer the store at 2611 8th av.

F. R. WOOD, W. H. DOLSON CO. has leased apartments to Olga Lasko at 170 West 75th st; David B. Shering at 170 West 75th st; N. P. Durass at 72 East 77th st; Aliredo J. De Leon at 331 West 101st st; Philip S. Allen at 152 West 91st st; Joseph Lanny at 583 Riverside dr; Sophie Brandt at 462 Convent av; Peter Hayes at 660 St. Nicholas av; Benjamin Freudenthal at 560 West 114th st; Harry V. Patterson at 248 Audubon av; and Oscar Sufrin at 720 West 180th st.

F. R. WOOD, W. H. DOLSON CO. has leased to Brown and Bigelow an office at 280 Madison av.

WORTHINGTON WHITEHOUSE (INC.) has leased for Adelina Pell Sargeant to Laura D. Bacock the dwelling at 61 West 50th st.

Brooklyn.

PEASE & ELLIMAN and the Lewis H. May Co. have leased for a client to the Schulte Realty Co., for ten years, the property on Grant sq, at the corner of Bedford and Rogers avs and Bergen street. The lessee will make extensive alterations and open a branch establishment. The same brokers have subleased for the Schulte Realty Co. to Herman Bode a large portion of the ground floor and basement, and have also subleased the upper floors of the building.

CHARLES W. SEITZ has leased the 3-sty business building at the southeast corner of Livingston st and Boerum pl for Charles Schaper to George A. Campbell; also the store 587 Fulton st and running through to the Extension to Hopkins & Russell; and the store 411 Fulton st for D. A. Schulte (Inc.) to Phillips & Co., clothiers.

REAL ESTATE NOTES.

WILBUR L. VARIAN has moved his offices to Webster av, corner Oliver pl, Bronx.

RALPH H. WADDELL, mortgages, has moved his office from 220 Broadway to 115 Broadway.

JOHN J. MEENAN has been appointed agent for 153 West 103d st, 236 East 126th st and 116 West End av.

EDWARD C. H. VOGLER has moved to his new offices at 453-455 Amsterdam av, at the southeast corner of 82d st.

M. & L. HESS (INC.) have been appointed managing agents for the 10-sty mercantile building 704-706 Broadway.

THE TENTH ANNUAL conference of the National Tax Association will be held at Indianapolis, Ind., on August 28 to 31, next.

HOUGHTON COMPANY has been appointed agent for 135 West 64th st and 155 West 94th st.

A CERTIFICATE of incorporation has been issued to the Brooklyn Civic Club. The incorporators are the officers and directors.

THOMAS J. O'REILLY has been appointed agent for 413 West 25th st by the Emigrant Industrial Savings Bank.

FREDERICK L. HURT, real estate and insurance, has moved his offices to 33 West 42d st.

JOHN C. TRAVIS, the John C. Hart Realty Co., the Index Realty Co., the Roesler Realty Co. and the Longshore Realty Co. have moved their offices to 32 Nassau st.

WM. D. BLOODGOOD & CO. have been appointed agents for 256-272 Barclay st, 60-62 Ditmars av and 63-65 McClellan pl, at East River Heights, Astoria, L. I.

AUSTIN A. DECKER, formerly connected with the real estate office of Manning & Trunk, is now associated with the Cross & Brown Co., at its main office, 18 East 41st st.

WM. A. WHITE & SONS has been appointed agents for 122, 124 and 126 West 23d st, 119, 121 and 123 West 22d st and 148 and 150 Greene st.

WM. D. BLOODGOOD & CO. (INC.) have been appointed managing agents for the Queens Plaza Court, a bank and office building, located on Bridge Plaza, between Radde and Academy sts, Long Island City.

WILLIAM J. ROOME & CO., were associated as brokers in the lease of 23 West 73d st for the Clark estate to Dr. Robert Watts; also in the lease of the store and basement at 177 Madison av to the United Dairy Lunch Co.

CAMMANN, VOORHEES & FLOYD have sold for Willard Roby, the two 5-sty buildings, 187-189 Pearl st, at the northwest corner of Cedar st, on plot 35x71. The property is assessed at \$47,000.

S. A. ISRAEL and R. M. De Leeuw have joined for the purpose of transacting a general mortgage and real estate business, with offices at 35 Nassau st. The new firm will be known as the S. A. Israel, R. M. De Leeuw Co.

CHARLES F. NOYES CO. has been appointed managing agent for the office building, 413 Broadway, corner of Lispenard st, and the loft buildings, 303 Canal st, 411 Broadway and 64-66 Lispenard st.

McDOWELL & McMAHON have been appointed agents for the 6-sty apartment house at the northeast corner of Audubon av and 170th st and 515-517 West 170th st, also for the new taxpayer just completed at the northeast corner of 184th st and Audubon av.

ERNEST A. HOWARD, formerly associated with the offices of several prominent real estate firms in the Park Slope section, has opened an office at 61 7th av, corner of Lincoln pl, Brooklyn, where he will transact a general real estate business, specializing in the selling and renting of Park Slope properties.

ACCORDING TO THE RECORDS the New York Title Insurance Co. has made thirteen loans aggregating \$325,000 to the Vermilyea Realty Co., Charles Hensle, president, in the form of building and permanent loans, to be used in financing the erection of thirteen 5-sty apartment houses to be erected on the east side of Grant av, south side of 169th st and west side of Morris av, these apartments to be ready for occupancy in the late summer.

CRUIKSHANK CO. has sold for the Ingraham Corporation the 4-sty business building 228 Pearl st, size 23.7x96.9x irreg. The property has been bought by the same interests which acquired recently through the same brokers the adjoining property at 174-182 Water st, 2-10 Burling sl and 232 Pearl st, from Joseph Cullman, and 172 Water st from A. M. Bing, executor. Excavations are now under way for a new building—the Water st side to be improved with a power house. Title passed on Wednesday to a grantee understood to represent the New York Steam Co.

OBITUARY.

HOWARD W. NICHOLS, head of the real estate firm of Nichols & Hobbie, of 7 East 42d st, died at his home in Tarrytown, N. Y., on Tuesday. Mr. Nichols was widely known for his activity as broker representing John D. Rockefeller in the acquisition of the huge estate at Pocantico Hills. Mr. Nichols was born in Middletown, Vt., in 1859 and began in the real estate brokerage business in 1886. He is survived by his widow and three children.

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 May 5 to 11	1915 May 7 to 13
Total No.....	140	147
Assessed value.....	\$6,536,600	\$8,951,800
No. with consideration..	12	22
Consideration.....	\$312,000	\$1,013,325
Assessed value.....	\$337,000	\$1,026,000
Jan. 1 to May 11.....		Jan. 1 to May 13
Total No.....	2,743	2,638
Assessed value.....	\$153,209,850	\$150,680,619
No. with consideration..	402	372
Consideration.....	\$19,115,830	\$18,818,652
Assessed value.....	\$20,228,013	\$19,813,950

Mortgages.

	1916 May 5 to 11	1915 May 7 to 13
Total No.....	60	80
Amount.....	\$1,018,250	\$2,870,508
To Banks & Ins. Cos....	21	15
Amount.....	\$315,400	\$1,218,047
No. at 6%.....	16	32
Amount.....	\$168,250	\$514,778
No. at 5½%.....	3	3
Amount.....	\$29,750	\$556,000
No. at 5%.....	14	21
Amount.....	\$303,000	\$1,569,330
No. at 4½%.....	3	1
Amount.....	\$156,000	\$6,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	1
Amount.....	.....	\$15,000
Interest not given.....	24	22
Amount.....	\$361,250	\$209,400
Jan. 1 to May 11.....		Jan. 1 to May 13
Total No.....	1,384	1,491
Amount.....	\$40,810,438	\$34,783,753
To Banks & Ins. Cos....	329	288
Amount.....	\$19,004,075	\$14,355,069

Mortgage Extensions.

	1916 May 5 to 11	1915 May 7 to 13
Total No.....	40	45
Amount.....	\$3,149,000	\$3,007,650
To Banks & Ins. Cos....	15	17
Amount.....	\$2,496,000	\$2,076,000
Jan. 1 to May 11.....		Jan. 1 to May 13
Total No.....	758	762
Amount.....	\$40,338,845	\$40,010,073
To Banks & Ins. Cos....	389	259
Amount.....	\$30,113,600	\$24,819,650

Building Permits.

	1916 May 6 to 12	1915 May 8 to 14
New buildings.....	16	12
Cost.....	\$8,340,000	\$10,976,375
Alterations.....	\$212,982	\$192,322
Jan. 1 to May 12.....		Jan. 1 to May 14
New buildings.....	193	190
Cost.....	\$32,863,195	\$33,191,190
Alterations.....	\$7,396,791	\$3,446,878

BRONX. Conveyances.

	1916 May 5 to 11	1915 May 7 to 13
Total No.....	123	119
No. with consideration..	12	18
Consideration.....	\$190,649	\$80,691
Jan. 1 to May 11.....		Jan. 1 to May 13
Total No.....	2,181	2,240
No. with consideration..	292	277
Consideration.....	\$2,094,694	\$2,377,898

Mortgages.

	1916 May 5 to 11	1915 May 7 to 13
Total No.....	67	60
Amount.....	\$892,508	\$856,236
To Banks & Ins. Cos....	20	4
Amount.....	\$465,000	\$160,500
No. at 6%.....	42	23
Amount.....	\$726,408	\$431,510
No. at 5½%.....	3	5
Amount.....	\$35,000	\$117,700
No. at 5%.....	4	7
Amount.....	\$24,500	\$141,200
Unusual rates.....	.....	2
Amount.....	.....	\$1,575
Interest not given.....	18	22
Amount.....	\$106,600	\$164,251
Jan. 1 to May 11.....		Jan. 1 to May 13
Total No.....	1,223	1,208
Amount.....	\$12,330,424	\$11,275,317
To Banks & Ins. Cos....	126	88
Amount.....	\$3,050,000	\$2,000,750

Mortgage Extensions.

	1916 May 5 to 11	1915 May 7 to 13
Total No.....	19	13
Amount.....	\$526,250	\$172,500
To Banks & Ins. Cos....	1	4
Amount.....	\$9,000	\$34,500
Jan. 1 to May 11.....		Jan. 1 to May 13
Total No.....	307	296
Amount.....	\$6,752,907	\$6,016,415
To Banks & Ins. Cos....	1,005	77
Amount.....	\$3,145,500	\$2,024,250

Building Permits.

	1916 May 5 to 11	1915 May 7 to 13
New buildings.....	17	19
Cost.....	\$568,210	\$780,200
Alterations.....	\$10,800	\$3,800
Jan. 1 to May 11.....		Jan. 1 to May 13
New buildings.....	271	392
Cost.....	\$7,951,050	\$11,944,875
Alterations.....	\$366,475	\$211,485

BROOKLYN. Conveyances.

	1916 May 4 to 10	1915 May 6 to 12
Total No.....	479	445
No. with consideration..	22	44
Consideration.....	\$167,655	\$150,788
Jan. 1 to May 10.....		Jan. 1 to May 12
Total No.....	8,148	7,927
No. with consideration..	746	831
Consideration.....	\$5,837,269	\$7,359,510

Mortgages.

	1916 May 4 to 10	1915 May 6 to 12
Total No.....	376	369
Amount.....	\$2,024,214	\$1,365,922
To Banks & Ins. Cos....	104	91
Amount.....	\$989,700	\$609,800
No. at 6%.....	187	205
Amount.....	\$523,874	\$554,639
No. at 5½%.....	115	103
Amount.....	\$704,680	\$608,200
No. at 5%.....	55	42
Amount.....	\$742,075	\$159,790
Unusual rates.....	1	1
Amount.....	\$1,000	\$3,400
Interest not given.....	18	18
Amount.....	\$52,585	\$49,900
Jan. 1 to May 10.....		Jan. 1 to May 12
Total No.....	5,909	5,831
Amount.....	\$24,857,887	\$22,951,815
To Banks & Ins. Cos....	1,362	1,020
Amount.....	\$9,422,989	\$6,207,176

Building Permits.

	1916 May 5 to 11	1915 May 7 to 13
New buildings.....	94	100
Cost.....	\$667,075	\$780,800
Alterations.....	\$111,645	\$87,050
Jan. 1 to May 11.....		Jan. 1 to May 13
New buildings.....	2,110	1,937
Cost.....	\$17,187,525	\$15,558,065
Alterations.....	\$1,788,866	\$1,326,429

QUEENS. Building Permits.

	1916 May 5 to 11	1915 May 7 to 13
New buildings.....	111	105
Cost.....	\$460,250	\$289,080
Alterations.....	\$23,685	\$13,343
Jan. 1 to May 11.....		Jan. 1 to May 13
New buildings.....	2,055	1,945
Cost.....	\$8,728,347	\$7,094,516
Alterations.....	\$592,464	\$329,938

RICHMOND. Building Permits.

	1916 May 5 to 11	1915 May 7 to 13
New buildings.....	14	14
Cost.....	\$12,060	\$44,326
Alterations.....	\$4,260	\$3,140
Jan. 1 to May 11.....		Jan. 1 to May 13
New buildings.....	326	377
Cost.....	\$553,963	\$867,933
Alterations.....	\$79,324	\$70,250

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE building material situation was quiet this week. New business was less pressing, and fewer building plans and contracts of note were coming out. Something had cast a spell over the building trades for the time being. Labor troubles, freighting difficulties and international friction all have had their effect. All may have contributed something to form an opinion in the minds of intending builders that nothing will be lost by waiting a few months until conditions are more settled. A large amount of work is being held up by the strikes of carpenters, painters and ironworkers. Among the buildings affected are several apartment houses on Park avenue.

For many operations, such as involve large expenditures, it is important that they should be begun at such a time as will insure their completion at a certain future date when they can, without unnecessary loss of interest on the investment, be promptly marketed or leased. Efficient building construction must give thought to these considerations. If there is no chance of getting steel for five or six months, if strikes are to continue in the mechanical trades, and if material prices have reached their zenith and may recede, why be in a hurry?

These questions are being asked in architects' offices, and yet some of our most prominent and successful speculative builders have testified this week to their satisfaction with existing conditions by giving out important contracts, while the railroads, industrial works and other large corporations continue to go forward with what they have to do.

The New York Central filed plans for a hotel to be erected at 42d street and Lexington avenue, to cost \$6,000,000. Plans were also filed for the Bush Terminal Company's building in 42d street, to cost \$750,000, and for an office building in West 44th street, to cost \$750,000.

Suburban engagements grow in importance. Costly country houses, large industrial works and institutional buildings are included. The real estate conditions in the surrounding counties have been good this spring. Reports to the

Record and Guide are to the effect that there is a pronounced suburban drift. The total quantity of money being expended for building operations in city and country together is not lessening. An immense business is being done in some lines, and the prospect for the future in other lines is bright.

The demands of labor for higher wages and shorter hours are the most unsettling forces at work at present. The strike of harbor boatmen continues, but is not now interfering seriously with the distribution of brick, cement, lime, stone and the other materials which need to be moved about the harbor.

Strikes have broken out among the brickyards on Newburgh Bay and Haverstraw Bay. Three to four thousand light ironworkers went on strike on Wednesday for higher wages and shorter hours, the negotiations which were in progress until Tuesday not having brought about an agreement. These men are those designated as "housesmiths." They do the ornamental iron and bronze work in buildings and the metal trim work. They are asking \$5.50 a day.

The painters and decorators have refused a concession of 25 cents every quarter until the increase amounted to \$1 a day. They are now on strike in all the boroughs for \$4.50 and \$5 a day.

The carpenters are still out, but are expected to return to work on Monday, under a general agreement made in their behalf by the general president and other national officers of the brotherhood with the six employers' associations which employ them. On the afternoon of May 5 the general president submitted to the employers a proposition providing for the wage scale to be increased 25 cents per diem on the first of July and further increased 25 cents on the first of September. The proposition was accepted by the employers, but the men have been instigated by certain local representatives to ignore the decision of their national officers. The employers have been assured by these officers that the agreement will be carried out, but they are not counting on it yet.

Brick—The demand for North River brick was only fair this week. An improvement was noted on Thursday. Taking advantage of a supposed shortage of labor, the laborers at a number of yards at Haverstraw and on Newburgh Bay went on strike, notwithstanding offers of concessions in wages. The men at the Hammond, Brockaway, Aldridge and Dugan yards at Denning's Point are out.

Barges carrying brick and other building materials are getting unloaded this week more speedily than last week. Prices are firm and unchanged in the wholesale market at \$7.50 to \$7.75 per M. Shipments were light and only 39 cargoes were sold, as compared with 50 for the week before.

SUMMARY.—Official transactions in the wholesale market for North River brick, for week ending Friday A. M., May 12:

Condition of market, firm; demand, fair. Prices, \$7.50@7.75 (in cargo lots to dealers, alongside wharf, N. Y.). Number of cargoes sold, 39. Distribution: Manhattan, 13; Brooklyn, 14; Bronx, 3; New Jersey, 4; Flushing, 1; Astoria, 2; outside points, 2. Cargoes left over, Friday A. M., 6.

Cement.—Much work is in prospect which will take natural cement, but for the moment, with the interference of strikes and the postponement of speculative work that manufacturers have to contend with, the very much increased demand which the difference in the present prices of Portland and natural cement is expected eventually to create has not made itself noticeable on the

books of the natural cement trade. The time was when natural cement was the only kind in general use in this country. Most of what was used in this district was manufactured on Rondout Creek. The foundations of the Brooklyn Bridge and of many of our older monumental structures were laid with Rosendale. For twenty years Portland has been the master of the cement field.

The headquarters of the Association of American Cement Manufacturers have been moved from Philadelphia to Chicago, where offices have been opened at 111 West Washington street.

The higher wages now obtaining at munition and other works in the Lehigh Valley seem to make an advance in the price of cement from that region imperative for the near future, if the cement mills are to get sufficient labor to meet the demands upon them. But for the freight congestion and the consequent shipping difficulties the advance would probably be in operation now. Temporarily the market is quiet, with quotations unchanged.

Crushed Stone.—Rockland Trap Rock Company has received from commissioners in condemnation proceedings an award for damages to land and works of \$2,650,000. The land, consisting of 130 acres, has been taken for the Palisade Park. Of the total sum \$300,000 was allowed for machinery. The company asked \$700,000 and proved that it had an income of \$300,000 from the quarry.

Under the influence of larger shipments from up the river the price of crushed stone in the wholesale market has been shaded 5 cents a cubic yard by some crushers. The minimum quotation on 3/4-inch size is 95 cents.

Steel.—The demand for steel products has not been so pressing since the first of the month. A large number of consumers have covered their requirements and others are disposed to hold off for awhile, seeing that deliveries cannot be made for several months in any event. Price advances are less frequently announced, and there is an idea abroad that the opening of new mills and the enlargement of old ones will yet relieve the tension.

For several days the local structural steel market was undeniably quiet, so far as new business was concerned. Whether this was owing to the unsettled international situation or not, more activity has been reported since the note of the German Government was favorably interpreted at Washington. Fabricators ordinarily are still unable to give deliveries under four or five months, but there are exceptions to all rules.

Current business for speculative work is not large. Otherwise there is considerable offering here and at nearby places, especially for institutions, railroads and industrial works. Contractors and builders report that conditions are this week a little more favorable for them, as some fabricators have been found who have room for more business.

Bing & Bing have given their order for the structural steel for the apartment house they are erecting on Park avenue at 55th street to Passaic Steel Company. The Hay Foundry and Iron Works will furnish 100 tons of reinforcing bars for the concrete building for the Nathan Mfg. Co. in Flatbush. The Hedden Iron Construction Co. will fabricate 200 tons for the John Catlin School in Newark.

Bids will soon be taken for 300 tons for a residence for Henry Phipps at Great Neck. Klein & Jackson received bids, this week for the steel for their apartment house on Madison avenue, at 72nd street. The Carpenter apartment at 62nd street and Park avenue will take 1,500 tons. The contract is still pending.

Levering & Garrigues have booked 1,000 tons for a telephone building at New Haven, and 600 tons for column cores for a concrete building at Philadelphia. The steel (500 tons) for an apartment house at 48th street and Park avenue will come from the Passaic Steel Company.

Copper.—Buying for domestic use continued large, but is less pressing. The report that the allied powers are negotiating for 200 million pounds for the first quarter of 1917 seems to be confirmed.

Locally all prices of the finished product have advanced to conform with higher copper quotations. The base price of copper wire has been raised to 36c. and of sheet copper to 37½c., sheet brass being quoted at 43c.

Gypsum Products.—Revised building activity is typified in the April output of the U. S. Gypsum Company, which totaled 41 per cent. increase over March business, which was 30 per cent. better than February's. This year's shipments promise to break all records. Net earnings have not been so good as gross, as the cost of raw materials advanced rapidly, but the company has advanced prices enough to equalize this hereafter.

Iron and Steel Bars.—Warehouse prices have been moved \$3 a ton higher for iron and steel bars, making them 3.25c. out of New York warehouse. Bolts and nuts have been advanced 10 to 15 per cent.

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.....\$7.50@**\$7.75**
Raritan common.....@ **7.75**
Second hand common, per load

of 1,500.....4.25@ 4.50
Front or face, in car lots.....20.00@36.00
Paving brick.....24.00@—

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$1.67@—
Over 30 days.....@**\$1.72**
Rebate on bags returned, 10c. bag.
Mill base.....1.05@—
Rosendale, natural, net, to dealers, wood or duck bags 1.00@—
Rebate on bags returned, 10c. bag.
Aisen'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......90@.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 boiled......79@.81
Five-gallon cans......91@—

LUMBER (Wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f.o.b. N.Y.).
8 to 12 in. 16 to 20 ft.....\$28.00@35.50
14 to 16 in.....35.50@ 37.50
Heart face siding, 4-4 & 5-4.....@ 32.00
Flooring, 13-16x2½ & 3 ins. 16.50@ 26.50
Hemlock, Pa., f. o. b. N. Y.
base price, per M.....@ 24.00
Hemlock, W. Va., base price
per M.....@ 23.50
Hemlock, Eastern mixed
cargoes.....22.00@—
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, base price...@28.00
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.....\$4.30@4.50
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@—
Quartered oak.....\$88.00@95.00
Plain oak.....58.00@ 60.00

PLASTER—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lb. bags, per ton.....\$10.50@11.00
Mill base.....8.50@—
Dry Mortar, in bags, returnable at 10c. each, per ton.....6.00@ 6.50
Blocks, 2 in. (solid), per sq. ft....\$0.06
3 in. (hollow)......06
4 in. (hollow)......07½
Boards, ¾ in. x 8 ft......11
¾ in. x 8 ft......145
½ in. x 8 ft......185

SAND—
Screened and washed Cow Bay. 500 cu. yds. lots, wholesale.....\$0.40@—
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.2.769@3.169
Beams & channels over 14 in..2.769@3.169
Angles 3x2 up to 6x8.....2.769@3.169
Zeels and tees.....2.769@3.169
Steel bars, half extras.....2.769@3.169

TURPENTINE:
Spot, in yards, per gallon...\$0.42@**\$0.43½**

WHITE LEAD (dry and in oil):
100-lb. keg.....\$10.50
25 and 50-lb. kegs.....10.75
12½-lb. keg.....11.00
1 to 5-lb. cans.....12.50

ORTHODOX GREEK CHURCH EDIFICE FOR BROOKLYN HEIGHTS SECTION

Structure to be Erected in Moorish Style
of Architecture at a Cost of About \$50,000

BUILDINGS of a religious and philanthropic nature make up a large part of the construction work now underway or contemplated in Brooklyn, and among the group are structures which will add greatly to architecture of the borough and increase its prestige as the City of Churches. The foundations have recently been completed for the new St. Constantine Greek Church, whose congregation has been worshipping at 66 Lawrence street. The new structure will be located at 64-66 Schermerhorn street, east of Court street, on a plot about 50x75 feet. The plans for this project have been prepared by William A. Parfitt, architect, 26 Court street,

and the work of construction is proceeding under a general contract awarded to the Levin & Levin Contracting Co., 320 Fifth avenue, Manhattan. The church building will be the first one of its kind in the borough of Brooklyn. The design, which has been selected by the architect for this structure is Moorish in style, with a facade built of light-colored face brick with trimmings of polychrome terra cotta and Indiana limestone. The cost of the new building will be approximately \$30,000, and with the land will represent an expenditure of about \$50,000. The building will be completed and ready for occupancy by September 1, 1916.



Levin & Levin Cont. Co., Builder.

W. A. Parfitt, Architect.

RESOLUTION PASSED.

National Fire Protection Association Meets at Chicago, Ill.

The National Fire Protection Association, which assembled in Chicago for its twentieth annual meeting on May 9, called attention to the disastrous fires of the past few months which destroyed whole sections of cities in the South and elsewhere and which further emphasize the need for better building construction and the avoidance of wooden shingle roofs and other combustible materials in the exterior of buildings.

The association heartily commends the growing movement for city planning as likely to produce better conditions as to building heights and congested areas, and provide the open spaces and broad avenues, which, beside their human and esthetic values, are excellent checks to sweeping fires.

In its warfare against the needless sacrifice of human lives and property by fire the association advocates the following measures:

1. The adoption by municipalities of the Standard Building Code of the National Board of Fire Underwriters to the end that fire resistive building construction may be encouraged, the use of inflammable roof coverings prohibited, adequate exit facilities from buildings assured, and interiors so designed and fire-stopped as to make easy the extinguishment of fires therein.

2. The adoption by all states of minimum building requirements for the protection of State and County hospitals, asylums and similar institutions outside city limits and of small communities in which the establishment and enforcement of a building code is impracticable.

3. The enactment by each state of the

fire marshal law advocated by the Fire Marshals' Association of North America to the end that official investigation may be made of the causes of all fires, preventable fires may be eliminated by public education, and the crime of arson stamped out.

4. The adoption of the association's suggested ordinance providing for the systematic inspection of all buildings by city fire marshals or local firemen to insure the vigorous enforcement of rules for cleanliness, good housekeeping, and the maintenance of safe and unobstructed exits, fire-fighting apparatus and other protective devices.

5. The enactment of ordinances similar to that of Cleveland, Ohio, fixing the cost of extinguishing preventable fires upon citizens disregarding fire prevention orders, and a more general legal recognition of the common law principle of personal liability for damage resulting from fires due to carelessness or neglect.

6. The wider general use of the automatic sprinkler as a fire extinguishing agent and life saver and the more general adoption of the fire division wall as an important life saving exit facility.

7. A careful study of the technical surveys of cities made by the engineers of the Committee on Fire Prevention of the National Board of Fire Underwriters covering the items of water supplies, their adequacy and reliability, fire department efficiency, fire alarm systems and conflagration hazards; and of the possibility of co-operation among neighboring cities through mutual aid and the standardization of hose couplings.

8. The adoption of the association's suggested laws and ordinances for state and municipal regulation of the transportation, storage and use of inflammable liquids and explosives.

9. The universal adoption and use of the safety match and legislation prohibiting smoking in all parts of factories, industrial and mercantile buildings except in such fireproof rooms as may be especially approved for the purpose by fire departments.

10. The education of children and the public generally in careful habits regarding the use of fire.

REALTY APPRAISALS.

(Continued from page 724.)

these grants are made by the Land Office, and can be made only to the owners of the adjoining upland—no one else can obtain these grants under any circumstances, and the applicants must produce evidence that they are the upland owners and state in their applications to what use they are going to put the land, and what piers or improvements they contemplate constructing. The State then employs an appraiser to determine the amount to be charged for this grant, and when the price is paid therefor, the grant is made out. If the applicant fails to make the improvements specified in his application within five years, from the date of the grant, the property reverts to the State, but the grant can be renewed on application to the Land Office. If he does make the improvements the land not occupied by such improvements is still open and free to the use of the people of the State, just the same as if the grant had not been made at all, the only difference being that boats cannot tie up to the piers or bulkheads without paying wharfage at the legal wharfage rates, but they could (if they had room) anchor between the piers; this however, is scarcely ever done.

Another provision in these grants in late years (which was not in them prior to about 1904, I think), is that if the City of New York ever requires, for public purposes, any of the land so granted, the amount it shall pay is the amount paid to the State for the grant, plus interest, plus the value of the improvements, if any, plus the cost of obtaining the grant, which I believe is limited to \$250.

This water front proposition is an interesting study and to intelligently appraise it all of the foregoing will have to be considered, as well as others, which I have not the time to mention.

In fact, the whole appraisal proposition is a big study and the more a person studies it he becomes the more conscious of how little he does know—compared to what there is to learn.

New York is a great city, with an area of 315.73 square miles, and 445 miles of waterfront, with a population of nearly 5,000,000 and that population increasing at the rate of about 200,000 per year; whose population exceeds the combined population of 12 states—Maine, New Hampshire, Vermont, Rhode Island, Delaware, Idaho, Montana, Nevada, Oregon, North Dakota, Utah and Wyoming, with an assessed real estate valuation of close to \$10,000,000,000.

To make appraisals in a territory, or even a small part of a territory like this, I think you will agree with me that an appraiser has got to keep his eyes and ears open so that he may be conversant with the rapid changes that are constantly taking place and causing an enhancement or diminution in values in different localities and must keep himself posted as to sales of property all the time, the prices paid therefor and the terms and conditions of the sales.

Lexington Avenue Project.

The announcement has been made that Julius Tishman & Son, 18 East 41st street, have acquired, through an exchange, the plot measuring 155x102.2 feet, at the northeast corner of Lexington avenue and 72d street, and intend to improve it by the erection of a fourteen-story apartment house. The plans for the improvement have not been definitely determined, but will no doubt be for a building providing suites of from seven to twelve rooms with baths. Announcement as to the architects who will have charge of the preparation of the plans for this operation has not been made at this time, but as the firm of Schwartz & Gross, 347 Fifth avenue, has planned previous buildings for these operators, it is more than likely that the design for the contemplated structure will be worked out in the same office. The project will represent an investment of approximately \$1,300,000, including the cost of the land,

Baseball League.

Commercial and Real Estate Baseball League will open the season of 1916 on May 20. The organizations consist of teams from the American Can Company; Austin, Nichols & Co., Inc.; Brooklyn Board of Real Estate Brokers, Dieckerhoff, Raffloer & Co., R. G. Dun & Co.; Ingersoll-Rand Co., Turner Construction Co. and R. C. Williams & Co.

At the annual meeting the following officers elected were: J. E. Snyder, President; J. W. Armstrong, Treasurer; Thomas F. Rooney, Secretary, and George H. Gray, Chairman of Board of Governors.

The games will be amateur contests and played at: Dun Oval, Church avenue and East 57th street; Taft Oval, Church and Rockaway avenues; New Lotts Field, Rockaway and Church avenues; Real Estate Baseball Field, Ocean Parkway and Avenue S.

New Hotel in Terminal Zone.

Plans have been filed in the Building Department for a twenty-six story hotel to be erected on the block bounded by 42d and 43d streets, Lexington avenue and Depew place. The project will be known as the Terminus Hotel and will be built by the New York State Realty & Terminal Co. The plot involved measures 275 x 208.4 feet, and the structure will probably cost in the neighborhood of \$6,000,000. According to the plans the building has been designed in the style of the French Renaissance and the materials of construction will be marble, face brick, terra cotta and limestone. The architects for the operation are Warren & Wetmore, 16 East 47th street, who have had charge of the planning of all of the other buildings in the terminal zone.

L. A. Abramson to Plan Hospital.

The Jewish Maternity Hospital, 270 East Broadway, has retained Louis Allen Abramson, architect, 220 Fifth avenue, to prepare the plans and specifications for the new hospital building to be erected on the property recently purchased at 1897-1901 Madison avenue at the southeast corner of 123rd street. The structure will probably be built to a height of eight stories, practically covering a plot 60 x 100 feet, and the materials of construction will be brick with trimmings of limestone and terra cotta. The building will be fireproofed and the plans will include the most modern appliances in the line of hospital equipment. The project will cost in the neighborhood of \$200,000.

PERSONAL AND TRADE NOTES.

Samuel Cohen, architect, has moved his offices from 503 Fifth avenue to 32 Union Square.

Clarence L. Sefert, architect, has moved his offices from 110 West 40th street to 2010 Broadway.

F. H. Boyd, lime, has moved his office from 573 Water street to the Morton Building, 116 Nassau street.

Ford Pulley & Hardware Co. has moved its offices from 241 West 20th street to 432 Fourth avenue.

Couse & Bolton, leather belting, have moved their offices from 150 Chambers street to 84-86 Barclay street.

Arthur T. Remick, architect, formerly located at 15 West 38th street, has moved to 162 West 34th street.

Rensselaer Valve Co. has moved its general sales office from 180 Broadway to new quarters at 50 Church street.

Marshall N. Shoemaker, architect, has moved his offices from the Union Building to 810 Broad street, Newark, N. J.

Jardin & Company, general building contractors, have moved their offices from 489 Fifth avenue to 507 Fifth avenue.

Louis N. Millman, architect, has recently moved his offices from the Stoll Building to the Pioneer Building, Troy, N. Y.

Pennsylvania Wire Glass Co., of Philadelphia, has moved its New York office from 70 Fifth avenue to 20 West 34th street.

Kerner Incinerator Company, Milwaukee, Wis., has moved its Eastern office from 30 East 42d street to 351 Lexington avenue.

Arthur Lee Cook, specialist and dealer in rugs, has moved his office from 507 Fifth avenue to new quarters at 10 East 47th street.

Dunn & Sheridan, general building contractors, have recently moved their offices from 1121 Broadway to 168 East 32d street.

U. S. Mineral Wool Co. has moved its New York office from 140 Cedar street to the Foster Building, 280 Madison avenue.

H. J. Sprung, architect, formerly located at 126 West 118th street, Manhattan, has moved his offices to 44 Court street, Brooklyn.

H. B. Smith Company, steam heating apparatus, will move its office and showroom from 39 East Houston street to 10 East 39th street.

Buchartz Fireproofing Co., Inc., has moved its offices from 17 Battery place to Suite 1318, Havemeyer Building, 26 Cortlandt street.

A. F. Lansing, architect, has moved his offices from the Burdick Block to the Northern New York Trust Co. Building, Watertown, N. Y.

Mowbray & Uffinger, architects, 56 Liberty street, were recently qualified under the Florida State Law to practice their profession in that state.

George Hamilton, architect, has recently moved his offices from the Otis Building, to new quarters in the Jefferson County Bank Building, Watertown, N. Y.

Paul L. Dodge, architect, formerly located in the Franklin Building, has moved his offices to larger quarters in the Asbury Park Trust Building, Asbury Park, N. J.

George F. Moore, Inc., manufacturer of mouldings, announces that the business has been moved from 408 Gates avenue to the new building at 680-682 Gates avenue, Brooklyn.

Henry C. Lang, formerly connected with the Public Service Commission for the First District, has resigned to become associated with the Graves Engineering Co., Inc., 35 Pine street.

E. F. Pallme, architect, formerly associated with the late Walter Cook, is practicing the profession of architecture at 3 West 29th street. Mr. Pallme has charge of the unfinished work of Mr. Cook.

H. King Conklin, 665 Broad street, Newark, N. J., and Neil J. Convery, 207 Market street, have formed a partnership for the general practice of architecture under the firm name of Conklin & Convery, with offices at 665 Broad street.

Morris Perlstein, architect, 37 Fulton avenue, Middle Village, L. I., has recently taken into partnership Oscar Perlstein and will continue the general practice of architecture under the firm name of Perlstein & Perlstein at the former address.

C. Alfred Foster and Emanuel Kaiser, architects, have formed a partnership for the joint practice of their profession and have opened offices at 1 West 34th street, under the firm name of Foster & Kaiser. Mr. Foster formerly conducted his practice at 2810 Newkirk avenue, Brooklyn, and Mr. Kaiser was previously located at 68 East 94th street.

Youngstown Sheet & Tube Co., of Youngstown, O., has recently purchased the stock of the Andrews & Hitchcock Iron Company, acquiring the furnace plant of that company at Hubbard, O., together with a large acreage of coal and twelve per cent. interest in the Mahoning Ore Co. The acquisition of this property will increase the annual production of pig iron by more than 1,000,000 tons. The concern also announces that effective May 1, in lieu

of Profit Sharing and as an advance in wages, it will pay all employees, except salaried employees, an extra ten per cent. of their earnings each pay period. This will be paid by a separate check with the regular pay or as soon after as possible. This notice includes the employees of the Western Conduit Co., and the Andrews & Hitchcock Co. subsidiaries of the Youngstown Sheet & Tube Co.

PLANS FIGURING.

CHURCHES.

HOBOKEN, N. J.—Max Beyer, 2nd Natl Bank Bldg., Hoboken, is taking estimates on general and separate contracts for alterations and additions to the 3-sty brick synagogue at 80 Grand st, for The Moses Montifore Synagogue, Bernhard Siegel, pres., 232 Washington st, Hoboken. Cost, approximately \$10,000.

DWELLINGS.

LOCUST VALLEY, L. I.—Tooker & Marsh, 101 Park av, Manhattan, are taking estimates on general contract, to close May 17, for the 2½-sty brick and limestone residence, 40x110 ft, for A. D. Carver, owner, 39 Water st, Manhattan. Cost, approximately \$60,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—D. Newman Collins, 29 Broadway, Manhattan, is taking estimates on general contract, to close May 15, for a 2-sty brick laundry building, 68x137 ft, at 278-288 South 12th st, for the Columbia Steam Laundry Co., 129 Halsey st, owner. Cost, approximately \$18,000.

NORTH BERGEN, N. J.—F. J. Schwarz, Colt Building, Paterson, N. J., architect, is taking estimates on general contract for a 4-sty brick factory building, 60x100 ft, at Hudson blvd and 13th st, for the Hoboken Ribbon Co. Cost, approximately \$35,000.

MUNICIPAL.

FREEHOLD, N. J.—The Board of Chosen Freeholders of Monmouth County are taking estimates on general contract to close 11 a. m., May 19, for the construction of a brick and frame addition to the courthouse in Main st, from plans by Warren H. Conover, 114 Liberty st, Manhattan. Cost, approximately \$40,000.

SCHOOLS AND COLLEGES.

GARFIELD, N. J.—The Board of Education of Garfield, Chas. W. Wright, pres., is taking estimates on general contract to close 8 p. m., May 18, for rebuilding the 3-sty brick school, 76x140 ft, containing 18 class rooms, at Market and Gitty sts, from plans by J. F. Kelly, Post Office Bldg., Passaic, N. J., architect. Cost, approximately \$45,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
190TH ST.—Kreymborg Architectural Co., 1029 East 163d st, has completed plans for two 5-sty brick apartments, 80x90 ft, in the north side of 190th st, 60 ft west of Audubon av, for the J. R. Building Co., Inc., Jacob Reich, secretary, 509 Willis av, owner and builder. Total cost, \$160,000.

PARK AV.—Emery Roth, 119 West 40th st, is preparing plans for a 12-sty brick and limestone apartment, 75x100 ft, at southeast corner of Park av and 55th st, for the Bing & Bing Construction Co., 119 West 40th st, owner and builder. Cost, \$400,000.

152D ST.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 5-sty brick apartment, 90x100 ft, at 461-469 West 152d st, for the Presto Realty Corp., Oliver Moore, president, c/o architects.

WEST 16TH ST.—G. A. & H. Boehm, 7 West 42d st, are preparing plans for three 6-sty apartments, 100x100 ft, at 115-137 West 16th st, for William Lustgarten & Co., Inc., 68 William st, owners. Total cost, \$360,000.

WEST END AV.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 13-sty apartment, 40x100 ft, at 584-586 West End av, for owner and builder to be announced later.

15TH ST.—Rouse & Goldstone, 38 West 32nd st, have completed plans for a 6-sty brick apartment, 50x90 ft, at 257-261 West 15th st, for Charles Rubinger, 220 Bway, owner and builder. Cost, \$50,000.

15TH ST.—Rouse & Goldstone, 38 West 32nd st, have completed plans for two 6-sty apartments, 48x90 ft, at 244-252 West

15th st, for Charles Rubinger, 220 Bway, owner and builder. Total cost, \$100,000.

HOTELS.

58TH ST.—J. M. Felson, 1133 Bway, has been retained to prepare plans for a 9-sty brick and limestone hotel and bachelor apartment, 37x100 ft, at 131 East 58th st, for Bernhard Turtel, 135 East 58th st, owner. Cost, \$175,000.

35TH ST.—Adolph Martin, 34 West 28th st, is preparing plans for alterations to the hotel at 45 West 35th st, for the Collingwood Hotel on premises.

STABLES AND GARAGES.

64TH ST.—J. C. Cocker, 2017 5th av, is preparing plans for a 4-sty brick and concrete garage, 100x125 ft, at the northeast corner of 64th st and West End av, for Thomas F. Devine, 83 West End av, owner. Lessee, Exide Battery Depots, Inc., 527 West 23d st. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Cross & Cross, 10 East 47th st, have completed plans for alteration to the 8-sty bank and office building, 99x135 ft, at 140 Broadway, for the Guaranty Trust Co., 140 Broadway.

NASSAU ST.—Hoppin & Koen, 244 5th av, have completed plans for alterations to the bank and office building at 2733 Nassau st, corner of Cedar st, for the Bank of Commerce. Cost, \$8,000.

MISCELLANEOUS.

15TH ST.—William B. Austin, 46 West 26th st, is preparing plans for a 1-sty reinforced concrete boiler house, 40x100 ft, in East 15th st, for the City of New York Department of Health, Haven Emerson, Commissioner. Cost, \$125,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

COLLEGE AV.—J. P. Boyland, Tremont and Webster avs, is preparing plans for a 5-sty brick apartment with stores, 50x99 ft, at the southeast corner of College av and 170th st, for the Verdon Building Co., C. J. Carey, president, 1359 Findlay av, owner and builder. Cost, \$55,000.

CLINTON AV.—Goldner & Goldberg, 149th st and 3d av, are preparing plans for a 5-sty brick apartment, 66x111 ft, in the east side of Clinton av, 132 ft north of 181st st, for owner and builder to be announced later. Cost, \$65,000.

Cost of Private Plant Operation Goes Up 33⅓%

The increased cost of labor and material the year past has forced this rise in the expense of Private Plant operation. Coal has lately gone up 18¾ per cent. Oil, repair parts, and other working material have risen still more. Skilled engineering ability is recognized as deserving better pay and is receiving such

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DAVIDSON AV.—J. M. Felson, 1133 Broadway, is preparing plans for two 5-sty brick apartments, 75x100 ft, and 50x100 ft, on the west side of Davidson av, north of Fordham rd, for the Hopewell Building Co., 1 East Fordham rd, owner. Total cost, \$125,000.

MINERVA PL.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 5-sty brick apartment, 40x85 ft, at the southeast cor of Minerva pl and Preston av, for the Creston Bldg. Co., 2763 Webster av, owner and builder. Cost, \$40,000.

DWELLINGS.

FIELDSTON, N. Y.—Clarence W. Brazer, 1133 Broadway, has completed plans for a 2½-sty tile and stucco residence, 30x70 ft, for Fred Sutherland, owner, c/o architect. Cost, about \$20,000.

UNIVERSITY AV.—Walter C. Martin, Tremont and Arthur avs, has been retained to prepare plans for the construction of a number of 2½-sty frame dwellings on the west side of University av, 100 ft north of Hall of Fame Terrace, for Wm. C. Bergen, Tremont and Arthur avs, owner and builder. Details later.

187TH ST.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 2-sty brick dwelling and snap, 25x72 ft, in the south side of 187th st, 100 ft west of Blvd., for E. Cristaldi, 536 Trinity Pl, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

HAVEN AV.—John Hooper, 2240 Broadway, has completed plans for a 3-sty brick garage, 25x95 ft, on the east side of Haven av, 51 ft south of 171st st, for the Emma Holding Co., 27 West 130th st, owner. Cost, approximately \$20,000.

STORES, OFFICES AND LOFTS.

DAVIDSON AV.—Gronenberg & Leuchtag, 503 5th av, have completed plans for eight stores and moving picture theatre, 1 sty, 118 ft frontage, at the northwest corner of Davidson av and Fordham rd, for the Creston Holding Co., Irving Judas, pres., 7 East 42d st, owner and builder.

STEBBINS AV.—L. Pisciotta, 391 East 149th st, is preparing plans for a 1-sty brick store, 50x42 ft, at the southeast cor of Stebbins av and Jennings st, for Mrs. Mary Stevens, 1372 Stebbins av, owner. Cost, \$5,000.

GRAND BLVD.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 1-sty brick store and bakery, 110 ft x irreg, on the west side of Grand Blvd and Concourse, 50 ft north of 176th st, for the 183rd St. Holding Co., 135 Broadway, owner and builder. Cost, \$10,000.

GRAND BLVD.—M. W. Del Gaudio, 1910 Webster av, has completed plans for four 1-sty brick stores, 100 x irreg, on the west side of Grand Blvd and Concourse, 100 ft south of 176th st, for the 183rd St. Holding Co., 135 Bway, owner and builder. Total cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

STERLING PL.—Cohn Bros., 363 Stone av, are preparing plans for a 4-sty brick apartment, 54x81 ft, in the north side of Sterling pl, 46 ft east of Rochester av, for owner and builder to be announced later. Cost, \$25,000.

EAST 9TH ST.—P. Tillion & Son, 381 Fulton st, are preparing plans for two 4-sty brick apartments, 40x86 ft, in East 9th st, near Ditmas av, for Smith & Son, Inc., M. E. Smith, president, 1673 President st, owner and builder. Total cost, \$50,000.

COLUMBIA HEIGHTS.—Slee & Bryson, 154 Montague st, are preparing plans for alterations to the 4-sty building, 25x60 ft, into bachelor apartments, at 76 Columbia Heights, 75 ft north of Cranberry st, for A. Adamson, owner, c/o architect. Architect builds. Cost, \$6,000.

LIVINGSTON ST.—W. T. McCarthy, 16 Court st, is preparing plans for a 6-sty elevator apartment, 96x138 ft, in Livingston st, between Clinton and Court sts, for Wolfinger & Lasberg Building Co., Inc, 346 Broadway, Manhattan, owner and builder. Cost, approximately \$300,000.

78TH ST.—Cohn Bros., 363 Stone av, have plans in progress for a 4-sty brick apartment, 75x90 ft, at the corner of 78th st and 2d av, for Oscar Palmleaf, 2017 Caton av, owner and builder. Cost, \$35,000.

80TH ST.—Cohn Bros., 363 Stone av, are preparing plans for two 4-sty brick apartments, 54x90 ft, at the corner of 80th st and 2d av, for Oscar Palmleaf, 2017 Caton av, owner and builder. Cost, \$30,000 each.

EASTERN PKWAY.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty brick apartment, 26x90 ft, on the north side of Eastern Pkway, 204 ft east of

Rochester av, for Samuel Miller, 78 Belmont av, owner and builder. Cost, \$12,000.

BAY RIDGE.—Max Hirsch, 391 Fulton st, will prepare the plans for a 4-sty brick apartment, 50x89 ft, to be erected in the Bay Ridge section by Gilbert Johnson, 100 Livingston st, owner and builder. Details will be announced later. Cost, \$35,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have plans in progress for three 4-sty brick tenements, 48x100 ft, in the south side of President st, 258 ft east of Troy av, for Chas. H. Aaron, owner and builder, c/o architects. Cost, \$30,000 each.

16TH AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for six 3-sty brick apartments, 20x90 and 23x75 ft, at the southeast cor of 16th av and 57th st, for the Melvin Holding Co., S. Bernstein, pres., 2088 Douglass st, owner and builder. Cost, total \$45,000.

15TH AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for five 3-sty brick tenements, 25x70 ft, on the east side of 15th av, 25 ft north of 37th st, for Charles H. Luckenbell, 1091 East 3d st, owner and builder.

DWELLINGS.

BEDFORD AV.—P. Tillion & Son, 281 Fulton st, are preparing plans for a 3-sty brick dwelling with stores, 20x55 ft, at 633 Bedford av, near Hewes st, for Minnie V. Tillion, owner and builder, c/o architect. Cost, \$7,000.

68TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for fifteen 2-sty brick dwellings, 19x35 ft, in the north side of 68th st, 19 ft west of 17th av, for the Webster Building Corp., 390 Saratoga av, owner and builder. Total cost, \$42,000.

AV N.—A. E. Parfitt, 233 Broadway, Manhattan, has completed plans for two 2½-sty frame dwellings, 32x46 ft, in the north side of Av N, 40 ft west of East 13th st, for Calendo & Cordi, 6005 14th av, owners and builders. Cost, \$3,500 each.

ARLINGTON AV.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 2-sty brick dwelling, 20x56 ft, on the north side of Arlington av, 80 ft west of Shepherd av, for Rebecca Abrams, 1263 45th st, owner. Cost, \$4,500.

80TH ST.—Slee & Bryson, 154 Montague st, have completed plans for three 2½-sty frame dwellings, 22x46 ft, in the south side of 80th st, 200 ft east of Colonial rd, for Morrison & Allardy Co., 539 48th st, owner and builder. Cost, \$4,500 each.

MARINE AV.—Thomas Bennett, 5123 3d av, has completed plans for a 2-sty brick dwelling, 20x67 ft, on the east side of Marine av, 229 ft north of 3d av, for Jacob Schaefer, 4014 3d av, owner and builder. Cost, \$6,000.

EAST 35TH ST.—Otto Thomas, 354 Fulton st, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 24x60 ft, on the east side of East 35th st, 200 ft north of Farragut rd, for J. C. Fries, 460 Graham av, owner and builder. Cost, \$4,000.

83D ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for two 2-sty brick dwellings, 20x55 ft, in the north side of 83d st, 256 ft west of 6th av, for the Brooklyn Investors Corp., Geo. Schummer, pres., 1164 49th st, owner and builder. Total cost, \$10,000.

WEST 7TH ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for two 2½-sty frame dwellings, 17x37 ft, in the east side of West 7th st, 175 ft north of Av S, for Jos. Abramson and Hyman Koslowitzky, 647 Warwick st, owners and builders. Total cost, \$8,000.

FLATBUSH AV.—Cohn Bros., 361 Stone av, have plans in progress for sixteen 3-sty brick dwellings, 20x80 ft, with stores, on Flatbush av, Nostrand av and Av B, for the Beekman Holding Co., 5 Beekman st, Manhattan, owner and builder. Total cost, \$130,000.

81ST ST.—Slee & Bryson, 154 Montague st, have completed plans for five 2-sty frame dwelling, 17x42 ft, in the south side of 81st st, 220 ft west of 20th av, for the Biltmore Const. Co., 30 East 42d st, Manhattan, owner and builder. Total cost, \$20,000.

16TH AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty brick store and dwelling, 20x60 ft, on the north side of 16th av, 20 ft east of 57th st, for the Melvin Holding Co., Samuel Bernstein, 2088 Douglas st, pres., owner and builder. Cost, \$7,000.

EAST 26TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for eight 2½-sty frame dwellings, 18x38 ft, in the south side of East 26th st, 180 ft south of Av M, for Verona H. Lynch, 803 West 180th st, Manhattan, owner and builder. Total cost, \$28,000.

ALBEMARLE RD.—H. C. Severance and Wm H. Van Alen, 4 West 37th st, Manhattan, are preparing plans for a 2½-sty brick residence, 38x45 ft, in Albemarle rd, for owner to be announced later. Cost, about \$20,000.

MERMAID AV.—H. J. Sprung, 44 Court st, has plans in progress for nine 3-sty frame dwellings, 20x60 ft, on Mermaid av, for Rosenberg & Cohen, owners, c/o architect. Cost, \$5,500 each.

FACTORIES AND WAREHOUSES.

2D AV.—W. H. Harrington, 510 57th st, has completed plans for a 2-sty brick factory, 25x60 ft, on the east side of 2d av, 75 ft south of 39th st, for Arthur Cale, 2451 84th st, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

11TH ST.—B. F. Hudson, 319 9th st, has completed plans for a 1-sty brick garage, 38x95 ft, in the south side of 11th st, 353 ft east of 5th av, for John Van Kanst, 309 5th av, owner and builder. Cost, \$10,000.

FLUSHING AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 1-sty brick stable to be built on the south side of Flushing av, 275 ft west of Tompkins av, for the Tion Realty Co., owner and builder.

STORES, OFFICES AND LOFTS.

4TH AV.—Joseph Hartung, 548 2d st, has completed plans for a 1-sty brick store, 23x72 ft, at the northeast corner of 4th and Prospect avs, for William Heffermann, 596 4th av, owner and builder. Cost, \$3,500.

THEATRES.

SHEFFIELD AV.—A. G. Carlson, 222 Henry st, has completed plans for a 1-sty brick theatre, 55x195 ft, seating 1,200, on the west side of Sheffield av, 87 ft north of Sutter av, for the Sheffield Amusement Co., S. Miller, president, 1923 Eastern Parkway, owner. Cost, \$40,000.

MISCELLANEOUS.

NOBLE ST.—William Higginson, 41 Park row, Manhattan, has completed plans for a steel and galvanized iron pier shed, 1-sty, 600x100 ft, at the ft of Noble st, for the American Mfg. Co., Noble st, owner and builder. Cost, \$40,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

RIDGEWOOD, L. I.—F. C. Zero & Co., 1829 Cornelius st, contemplate the erection of two 3-sty brick apartments, 20x80 ft each, at southwest corner of Somerfield st and Forest av. Architect's name will be announced later. Cost, \$8,000 each.

LONG ISLAND CITY.—Frank Chemlik, 796 2d av, has completed plans for a 3-sty brick tenement, 24x68 ft, on the north side of Paynter av, 70 ft west of Van Alst av, for Francisco Albano, 328 East 63d st, Manhattan, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a 3-sty brick apartment with stores, at the southwest corner of Jamaica av and Sutphin rd, for Carrie Essenbreis, owner and builder.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., is preparing plans for a 2-sty brick flat, 17x50 ft, with stores for the Ivywood Corp., Richmond Bldg., Jamaica av and Park st, Richmond Hill, owner and builder. Exact location will be announced later. Cost, \$15,000.

DWELLINGS.

CORONA, L. I.—R. W. Johnson, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 20x54 ft, in the north side of Washington pl, 50 ft east of 40th st, for Thomas Daly, Corona, L. I., owner and builder. Cost, \$4,500.

CORONA, L. I.—Robert W. Johnson, Corona, L. I., has completed plans for two 2½-sty brick dwellings, 22x54 ft, at the southwest corner of Park av and 41st st, for Thomas Daly, Corona, L. I., owner and builder. Total cost, \$7,000.

ELMHURST, L. I.—E. Rose & Son, Elmhurst, have completed plans for a 2-sty frame dwelling, 19x35 ft, in Dewey st, near Queens Blvd, for Joseph Amzalak, Weemar st, Elmhurst, owner and builder. Cost, \$3,500.

FLUSHING, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for four 2½-sty brick dwellings, 26x35 ft, at the northeast corner of Chestnut st and Parsons av, for John W. Crawford, corner State and Parsons sts, owner. Total cost, \$33,000.

BAYSIDE, L. I.—Katz & Feiner, 505 5th av, have completed plans for a 2½-sty brick residence, 53x32 ft, at the southwest corner of Oakland Blvd. and Lake Drive, for the Oakland Estates, Inc., 1541 Broadway, Manhattan, owner and builder. Cost, \$15,000.



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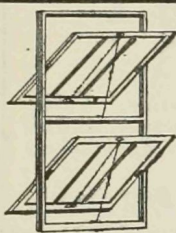
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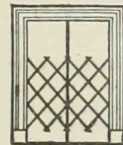
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CORONA, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 2-sty brick store and dwelling, 25x110 ft, at Fiske and Prospect avs, for Louis Bennett, 55 Fiske av, owner and builder. Cost, \$7,000.

FLUSHING, L. I.—F. Johnson, 46 Prospect st, has completed plans for a 2½-sty frame dwelling, 36x38 ft, in the south side of Geranium st, 554 ft west of Jamaica av, for Ralph M. Hammer, 390 Broadway, owner. Cost, \$4,500.

QUEENS, L. I.—John Boese, Queens Plaza, Court Bldg., L. I. C., has completed plans for a 2½-sty frame dwelling, 24x28 ft, on Madison av, 240 ft east of Spruce st, for William Roman, 244 Stanhope st, Brooklyn, owner and builder. Cost, \$3,500.

KEW GARDENS, L. I.—Plans are being prepared privately for a 2½-sty dwelling, 35x35 ft, for Samuel Hopkins Hadley, 71 West 23d st, Manhattan, owner. Cost, \$12,000.

QUEENS, L. I.—James E. Meek, 470 4th ave, is preparing plans for a 2½-sty brick residence, 34x36 ft, with 1-sty brick garage, 12x19 ft, at the northeast corner of Greenway North and Rockrose pl, for Francis G. Robinson, 63 Bway, Manhattan. Cost, \$12,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have plans in progress for two 2-sty brick dwellings, 20x56 ft, in the west side of Slocum st, 380 ft south of Glasser st, for Beckett & Gluckert, Onderdonk av and Himrod st, Brooklyn, owners and builders. Cost, \$5,000 each.

KEW GARDENS, L. I.—G. E. Crane, 4710 Jamaica av, Richmond Hill, is preparing plans for a 2½-sty frame dwelling, 24x43 ft, for owner, to be announced later. Cost, \$8,000.

MORRIS PARK, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 17x38 ft, on Jefferson av, north of Broadway, for Wm. Mohrman, Belmont and Beach sts, Morris Park, owner and builder. Cost, \$4,000.

BAYSIDE, L. I.—De Rosa & Savigano, 150 Nassau st, Manhattan, are preparing plans for a 2½-sty brick residence, 35x41 ft, in the east side of Enfield Pl, 230 ft north of Oakland av, for the Oaklands Estates, Inc., 1451 Broadway, Manhattan, owner. Cost, \$12,000.

RICHMOND HILL, L. I.—C. M. Nelson, 16 Oakland pl, Woodhaven, L. I., has completed plans for two 2-sty brick dwellings, 24x104 ft, with stores, at southeast corner of Jamaica av and Oxford st, for Albert Boltz, Manor av and Oakland pl, Woodhaven, L. I., owner. Cost, \$18,000.

BEECHURST, L. I.—Reynolds & Stewart, 27th st, have completed plans for a 2½-sty brick residence, 34x55 ft, on the north side of the blvd, 260 ft east of 16th av, for Mrs. L. Thurston, Beechurst, L. I., owner. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—William Higginson, 21 Park row, Manhattan, has completed plans for a 4-sty brick and reinforced concrete factory building, 230x100 ft, at the northeast corner of Anabel av and Creek st, for the Degnon Realty & Terminal Co., 30 East 42d st, Manhattan. Kindel Bed Co., Chicago, Ill., lessee. Cost, \$125,000.

LONG ISLAND CITY.—H. A. Walker, 437 5th av, Manhattan, has completed plans for a 3-sty brick and reinforced concrete addition to storage building, 25x50 ft, in 9th st, for Thibaut & Walker, West av and 9th st, L. I. City, owner. Cost, \$12,000.

LONG ISLAND CITY.—Plans have been prepared privately for a 4-sty brick and steel factory building, 154x300 ft, on 14th st, Harris av and Ely av, for Frederick Ayer, 141 Milk st, Boston, Mass, owner. J. O'Dell Whitenack, 231 West 18th st, Manhattan, general contractor. Cost, \$250,000.

LONG ISLAND CITY.—W. W. Bosworth, 527 5th av, Manhattan, has completed plans for a 2-sty brick factory, 50x200 ft, on Vernon av, for the Welin Marine Equipment Co., 305 Vernon av, owner.

THEATRES.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, has completed plans for a 1-sty brick moving picture theatre, 50x100 ft, in the north side of Union av, 93 ft west of Toledo av, for Samuel Gallucci, 30 North Railroad av, Corona, owner and builder. Cost, \$12,000.

RIDGEWOOD, L. I.—L. Allmendinger, 20 Palmetto st, Brooklyn, is preparing plans for a 1-sty brick moving picture theatre, 57x100 ft, seating 600, at the northeast corner of Fresh Pond rd and Halleck st, for H. Dackman, 164 Foxall st, Ridgewood, owner and builder. Cost, \$17,000.

Richmond.

DWELLINGS.

DONGAN HILLS, S. I.—P. Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame residence, 32x59 ft, for the Dongon Hills Reservation, 40 West 32d st, Manhattan, owner. Cost, \$14,000. C. W. Eisner, Concord av, White Plains, N. Y., general contractor.

DONGAN HILLS, S. I.—P. Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty brick dwelling, 28x75 ft, for the Dongon Hills Reservation, 40 West 32d st, Manhattan, owner. C. W. Eisner, Concord av, White Plains, N. Y., general contractor. Cost, \$16,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—S. J. Stammers, 320 5th av, Manhattan, has completed plans for a 2½-sty frame dwelling, 26x40 ft, for the Estate of Ralph Blitzter. Morell Smith, Old Court House rd, Manhasset, superintendent in charge for owner. Cost, \$7,000.

HEMPSTEAD, L. I.—I. P. Card, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 22x28 ft, for August Anderl, Hunt st, Corona, owner. Cost, \$3,500.

GREAT NECK, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, have completed plans for a 2½-sty brick residence, 50x100 ft, for Sherwood Aldrich, owner, c/o architects. Olmstead Bros., Brookline, Mass., landscape architects.

HALLS AND CLUBS.

LOCUST VALLEY, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a 1-sty brick and stucco tennis court house, 60x120 ft, for H. P. Davison, owner, c/o architects.

SCHOOLS AND COLLEGES.

HICKSVILLE, L. I.—I. E. Baylis, Hempstead, L. I., has completed plans for a 1-sty brick school house containing two rooms, at Hicksville, L. I., for the Town of Oyster Bay, Geo. Fligel, trustee. Cost, \$8,000.

THEATRES.

FREEPORT, L. I.—A. S. Edmond, 373 Fulton st, Brooklyn, is preparing plans for a frame and concrete airdome, 80x150 ft, seating 1,400, in South Main st, for C. E. Kemble, J. E. Burton and S. J. Hansan, owners and builders. Cost, \$4,000.

Suffolk.

DWELLINGS.

CENTERPORT, L. I.—Palmer, Hornbostle & Jones, 63 William st, Manhattan, are preparing plans for a 2½-sty residence, 80x80 ft, and outbuildings, for John Stewart, owner, 52 Vanderbilt av, Manhattan. Details will be announced later.

OAKDALE, L. I.—George E. Crain, 4710 Jamaica av, Richmond Hill, has completed plans for a 1½-sty dwelling, 34x39 ft, for George H. Steinmetz, 1111 Portland av, Ozone Park, owner. Cost, \$5,500.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, is preparing plans for a 4-sty brick and limestone apartment, 50x40 ft, for Van Nest Bros., 42 Warburton av, owners and builders. Details and exact location will be announced later. Cost, \$18,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, is preparing plans for a 3-sty brick apartment on Lockwood av for John Ferencz, Ashburton av, owner. Cost, \$8,000.

NEW ROCHELLE, N. Y.—F. E. Winter, Main st, has completed plans for a 2-sty frame tenement, 36x47 ft, in Bayard st, for John P. Donahue, New Rochelle, owner and builder. Cost, \$5,500.

DWELLINGS.

NEW ROCHELLE, N. Y.—Smith & Ross, 15 East 40th st, Manhattan, have completed plans for a 2½-sty brick and frame residence, 80x36 ft, with wing 20x20 ft, in Rochelle Heights, for Louise Kahn, owner, c/o architect. Cost, \$25,000.

LARCHMONT, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 28x35 ft, for F. J. Ozab, 1020 East 179th st, N. Y. C., owner. Cost, \$6,000.

YONKERS, N. Y.—Plans are being prepared privately for a 2½-sty frame and stucco dwelling, 38x25 ft, in the Crestwood section for Ralph Hayhirst, Tuckahoe, N. Y., owner and builder. Cost, \$7,500.

MT. KISCO, N. Y.—Benjamin W. Morris, 101 Park av, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 34x60 ft, with garage, between Mt.

Kisco and Bedford, for Seth B. Hunt, c/o Standard Oil Co., 226 Broadway. Cost, approximately \$30,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x25 ft, in Cole Terrace, for Mrs. H. E. Mason, 123 Clinton av, New Rochelle, owner. Chas. Rosenblatt, 22 Hillside av, general contractor. Cost, \$5,500.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame residence, 32x24 ft, with garage, in the Petersville rd, for Philip Colton, 24 Clove rd, owner and builder. Cost, \$5,500.

SCARSDALE, N. Y.—Ph. Resnyck, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame dwelling, 26x36 ft, on the Edgemont Estate, for C. W. Eisner, Concord av, White Plains, N. Y., owner and builder. Cost, \$7,000.

NEW ROCHELLE, N. Y.—Aug. Sundberg, North av, has plans in progress for a 2½-sty frame and stucco dwelling, 29x63 ft, in Forest Heights, for owner, to be announced later. Cost, \$8,000.

NEW ROCHELLE, N. Y.—F. E. Winter, 270 Main st, is preparing plans for a 2½-sty frame and stucco dwelling to be erected on Neptune av, for owner, c/o architect.

Factories and Warehouses.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has plans in progress for a 2-sty brick or concrete block bakery building, 25x50 ft, at 77-79 Jefferson st, for F. W. Wendel, 105 Oliver st, owner. Cost, \$7,000.

Stables and Garages.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, is preparing plans for a 2-sty frame stable and office building, 24x75 ft, for the Slavonian Coal Association, Stephan Porach, president, 432 Walnut st, owner. Exact location to be announced later. Cost, \$5,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—William Tilton, 76 Montgomery st, has completed plans for a 4-sty brick and terra cotta apartment, 50x68 ft, at 2957 Blvd, for James Billington, 2614 Blvd, owner and builder. Cost, \$30,000.

RIDGEFIELD PARK, N. J.—M. W. Del Gaudio, 401 East Tremont av, N. Y. C., has completed plans for a 2-sty brick apartment, 25x45 ft, with store, at the southwest corner of Lincoln av and Austin st, for Mrs. E. Keegan, 1762 Washington av, N. Y. C., owner. Cost, \$4,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, has plans in progress for a 2-sty frame apartment, 25x60 ft in 15th st, near Bergenline av, for Henry Schwartz, 15th st, West New York, Owner and builder. Cost, \$6,500.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for a 3-sty brick flat, 24x80 ft at the northwest cor, Baldwin av, and Academy st, for Wm. Byron, 34 Warren av, Jersey City, owner and builder. Cost, \$12,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, is preparing plans for a 3-sty brick apartment, 50x90 ft, with stores, at the northeast cor of 16th av and 16th st, for Harry H. Blum, 48 South 21st st, Irvington, N. J., owner and builder. Cost, \$20,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty brick apartments, 31x77 ft, in Woodward st, bet Communipaw and Lafayette avs, for Samuel Dewitch, 40 West 16th st, Bayonne, N. J., owner and builder. Cost, \$15,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for three 3-sty brick apartments, 33x80 ft, at 77-83 Crescent av, for Richard Dorison, 90 Bostwick av, owner and builder. Total cost, \$40,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 5-sty brick apartment, 41x80 ft, at 51-53 Mercer st, for Parker Bentley, 75 Montgomery st, owner and builder. Cost, \$40,000.

NEWARK, N. J.—S. Cohen, 163 Springfield av, has completed plans for a 3-sty frame flat, 22x53 ft, at 194 Ridgewood av, for Joseph Bell, 182 Ridgewood av, owner and builder. Cost, \$6,000.

Dwellings.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, Manhattan, are preparing plans for a 2½-sty frame or tile and stucco dwelling at Stelle and Central avs, for E. L. Holman, 424 Stelle av, owner. Details will be available later.

MONTCLAIR, N. J.—Edward C. O'Neil, 164 Chestnut st, Montclair, contemplates the erection of six frame dwellings on Gordonhurst av. Name of architect and details will be announced later. Cost, \$8,000 each.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2-sty frame dwelling, 20x50 ft, on Godwise av, for J. W. Jones, 8 French st, owner. Cost, \$4,500.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2½-sty frame dwelling, 22x34 ft, in Georges rd, for Charles Everhard, c/o National Musical String Co., New Brunswick, owner. Cost, \$3,500.

MIDDLETOWN, N. J.—Hiss & Weeks, 452 5th av, Manhattan, are preparing plans for a 2½-sty brick residence on Riverside av for William B. Kinney, 308 Kinney Bldg., Newark, N. J., owner. Cost, approximately \$50,000. Olmstead Bros., Brookline, Mass., landscape architects.

EAST ORANGE, N. J.—Hobart A. Walker, 437 5th av, Manhattan, has completed plans for a 2½-sty brick and frame

dwelling, 38x38 ft, on Glenwood av, for C. E. Noe, 39 Chelsea Pl, owner. Cost, approximately \$12,000.

BAYONNE, N. J.—William Lodge, 270 Morris av, Elizabeth, N. J., is preparing plans for six 2½-sty frame dwellings, 18x35 ft, in the south side of 48th st, between Av C and Broadway, for W. D. Salter, 948 Broadway, Bayonne, owner. Cost, \$3,000 each.

Factories and Warehouses.

PATERSON, N. J.—J. De Rose, 119 Ellison st, is preparing plans for a 1-sty brick dyehouse, 50x100 ft, at Wood and East 7th sts, for Harry Mazzaro and Anthony Pepper, 38 Garfield av, owners. Cost, \$8,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, has plans in progress for a 2-sty brick factory addition, 50x140 ft, on Tonnele av, for the Brunswick Laundry Co., 71 Germania av, owners.

TOMS RIVER, N. J.—Preliminary plans are being prepared privately for a hydro electric plant including a reinforced concrete dam, 30 ft high, for the Ocean County Electric Co., H. M. Witmeyer, presi-

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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.

NOTICE TO CONTRACTORS: Sealed proposals for Water Main at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock P. M., on Thursday, May 18th, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specification No. 2465. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary, State Hospital Commission.
May 2, 1916.

NOTICE TO CONTRACTORS: Sealed proposals for Electric Conduit and Outside Connections, and Electric Work, Rewiring Chapel at the New York State Training School for Girls, Hudson, N. Y., will be received by Mrs. Annie Winsor Allen, President, Board of Managers, New York State Training School for Girls, Hudson, N. Y., until 1:30 o'clock P. M., on Wednesday, May 17, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of each proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2375 and 2373. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Training School for Girls, Hudson, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

May 2, 1916.

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dent. Cost, approximately \$200,000. Details will be announced later.

HOBOKEN, N. J.—Max Byer, 2nd Natl Bank Bldg., Hoboken, has completed plans for a 2-sty brick warehouse, 50x90 ft, at 15th and Adams sts, for Travers & Co., owners, on premises. Cost, \$25,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—Clinton & Russell, 32 Nassau st, Manhattan, have plans in progress for a 4-sty brick clubhouse, 50x100 ft, at the corner of Duncan av and blvd. for the Carteret Social Club, J. B. Throckmorton, 51 Glenwood av, president. Cost, \$125,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

HASTINGS, N. Y.—Carl Krave, Hastings, has the general contract for a 4-sty frame flat, 47x73 ft, with stores, on Warburton av, for Frank Zimkowitz, from plans by William Heapy, 288 Hawthorne av, Yonkers, N. Y. Cost, \$17,000.

JERSEY CITY, N. J.—Norman Christie, 70 Charles st, Jersey City, has the general contract for a 3-sty frame flat, 25x70 ft, at 12 Poplar st, for Edw. Hackman, 543 Palisade av, from plans by Emil Guhl, 19 Charles st, Jersey City, architect. Cost, \$8,000.

BANKS.

COLLEGE POINT, L. I.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 1-sty brick and limestone bank building, 25x90 ft, in the west side of 13th st, 130 ft north of 4th av, for the College Point Savings Bank, from plans by A. Wallace McCrea & Co., 23 West 15th st, Manhattan, architects. Cost, \$18,000.

CHURCHES.

MANHATTAN.—Siebrand H. Nieuwenhuis, 163d st and Park av, has the general contract for extensive alterations to the Church of the Holy Redeemer, 175 East 3d st. Cost, about \$12,000.

DWELLINGS.

MANHATTAN.—Grant Construction Co., 7 East 42d st, has the general contract for alterations to the 4-sty brick residence, 20x85 ft, at 111 East 69th st, for J. A. Stursberg, from plans by E. W. Mason, Jr., and Carrere & Hastings, associated architects, 52 Vanderbilt av. Cost, approximately \$30,000.

MANHATTAN.—Patrick Reynolds, 102 East 12th st, has the general contract for alterations and additions to the 3-sty residence at 123 East 74th st, for F. P. Dellafeld, 121 East 74th st, from plans by Donn Barber, 121 Park av, architect. Cost, about \$12,000.

BROOKLYN.—E. F. Hemberger, Surf av, has the general contract for the construction of a 2-sty brick dwelling, 26x64 ft, on the north side of Oceanic av, 140 ft west of Sea Gate av, for Mrs. Ida Levien, 164 5th av, Manhattan, from plans by R. I. Dodge, 233 Broadway, Manhattan. Cost, \$7,000.

BROOKLYN.—Jacob Sommers, Manhattan Beach, has the general contract for a 2½-sty frame dwelling, 39x30 ft, in the west side of Coleridge st, 180 ft north of Oriental blvd, for Constance T. Stammers, Sea Cliff, L. I., from plans by S. J. Stammers, 320 5th av, Manhattan. Cost, \$7,500.

DOUGLAS MANOR, L. I.—Barzaghi Vought Co., 299 Madison av, has the general contract for a 2½-sty frame and stucco residence, 46x54 ft, for E. W. Marlow, 63 Wall st, owner. Office of E. Burnett, F. S. Marlow in charge, 11 East 24th st, architect. Cost, \$18,000.

MALBA, L. I.—The Standard Building

Co., Inc., 70 East 45th st, has the general contract for two tile and brick residences, 27x60 ft, and 45x26 ft, for the Malba Estates Corp., from plans by Mann & MacNeille, 70 East 45th st, Manhattan. Cost, \$17,000 each.

GLEN COVE, L. I.—Harvey Murdock, 116 Nassau st, Manhattan, has the general contract for alterations and additions to the 2½-sty frame residence for E. L. Young, owner, on premises, from plans by Davis, McGrath & Kiessling, Fuller Building, Manhattan. Cost, \$10,000.

SEA CLIFF, L. I.—J. M. Martin, Sea Cliff, has the general contract for alterations to the 2½-sty frame dwelling, 30x36 ft, for James M. Burton, owner, from plans by S. J. Stammers, 320 5th av, Manhattan, architect. Cost, about \$4,500.

GREAT KILLS, S. I.—D. T. Corson, 21 Waters av, West New Brighton, has the general contract for a 2½-sty frame and stucco dwelling, 24x31 ft, for John Fletcher, 86 Midland rd, from plans by W. H. Mesereau, 32 Broadway, Manhattan. Cost, \$4,000.

PERTH AMBOY, N. J.—Anton Ekrader, 717 Catherine st, has the general contract for a 2-sty brick store and dwelling at the corner of Alpine and Becke sts, Joseph Toth, 321 Alpine st, owner, from plans by Goldberger & Greisen. Cost, \$5,000.

SHORT HILLS, N. J.—Nelson Construction Co., 196 High st, Orange, N. J., has the general contract for alterations and additions to the 2½-sty brick and stone residence in Taylor rd for James Bacon, owner, on premises, from plans by Grosvenor Atterbury, 20 West 43d st, Manhattan, architect. Cost, \$40,000.

NEW BRUNSWICK, N. J.—Geo. Adams has the general contract and Flynn Bros. the mason work for the 2-sty brick store and dwelling, 37x100 ft, at the corner of George and Liberty sts, for Alvin Hastings, 289 Burnett st, owner, from plans by Alex Merchant, 363 George st, architect. Cost, \$12,000.

SOUTH ORANGE, N. J.—E. W. Blanchard, 114 East 28th st, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling and the construction of a new garage, 30x30 ft, at 65 Hayward av, for Mrs. Sheppard, owner, on premises, from plans by W. G. Lawrence, 225 5th av, Manhattan. Cost, \$10,000.

GREENWICH, CONN.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract for a 2½-sty frame farm building, 30x110 ft, for H. J. Fisher, owner, on premises, from plans by Edward Burnett, 11 East 24th st, Manhattan.

NEW ROCHELLE, N. Y.—Michael Bartnett, 47 Kings Highway, New Rochelle, has the general contract for a 2½-sty brick residence, 60x28 ft, in Mt. Tom Rd, for W. Collins, 55 Liberty st, Manhattan, from plans by Donn Barber, 121 Park av, Manhattan. Cost, \$12,000.

SCARSDALE, N. Y.—W. H. Mumford & Co., Scarsdale, have the general contract for a 2½-sty frame dwelling, 30x40 ft, on Greenacres av, for the Sterling Homes Co., 18 East 41st st, Manhattan, from plans by E. J. Lang, 477 5th av, Manhattan, architect. Cost, \$10,000.

JERICHO, L. I.—Bernard Robinson, 1368 Broadway, has the general contract for a 3-sty marble, tile and stucco residence, 86x54 ft, with gardener's cottage and garage, for Walter E. Maynard, 200 5th av, Manhattan, from plans by Ogden Codman, 340 Madison av, Manhattan. Cost, approximately \$40,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has the general contract for alterations and additions to the 6-sty storage building, 62x37 ft, at 154-158 Maiden la, for Anne W. Kenfield, owner, Philadelphia, Pa, from plans by F. H. Bosworth, Jr., 597 5th av, architect. Cost, \$40,000.

BROOKLYN.—Turner Construction Co., 11 Broadway, Manhattan, has the general contract for a 7-sty reinforced concrete factory building, 100x85 ft, on Grand av, between Flushing and Park avs, for the Pathe Freres Phonograph Co., 29 West 38th st, Manhattan, from plans by Helmle & Corbett, 190 Montague st, architects.

PERTH AMBOY, N. J.—Levering & Garriques Co., 552 West 23d st, Manhattan, has the general contract for the construction of a 2-sty reinforced concrete warehouse, 65x120 ft, at 104 Sheridan st, for the Chesebrough Mfg. Co., owner. Private plans. Cost, \$30,000.

WATSESSING, N. J.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, have the general contract for the factory

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building for Scott & Bowne, from plans by John E. Nitchie, architect.

ELIZABETH, N. J.—F. J. Schmieder, 514 Jersey av, Elizabeth, has the general contract for a 1-sty cement block warehouse, 59x120 ft, at 79-81 West Grand st, for L. F. Hersh & Bro., 207 Broad st, owners, from plans by Nathan Myers, Newark, N. J. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—H. C. Stowe Const. Co., 221 Greenpoint av, Brooklyn, has the general contract for alterations to the hospital building at the foot of E. 26th st, for the Bellevue and Allied Hospitals of the City of New York, from plans by McKim, Mead & White, 101 Park av. Cost, \$50,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Sobray Contracting Co., 115 Av A, has the general contract for alterations and additions to the convent and church at 62 St. Marks pl, for St. Cyril's R. C. Church, from plans by Frederick J. Schwarz, Colt Building, Paterson, N. J. Cost, \$15,000.

RICHMOND HILL, L. I.—Frank Drosch, Woodhaven, L. I., has the general contract for the 2-sty brick and limestone parochial school, 60x115 ft, at the corner of Greenwood and Brandon avs, for the R. C. Church of the Holy Child, from plans by Gustave E. Steinbach, 15 East 40th st, Manhattan, architect. Cost, \$55,000.

STABLES AND GARAGES.

BROOKLYN.—R. Von Lehn & Sons, 2701 Av G, have the general contract for a 1-sty brick garage, 40x74 ft, at 542-544 Vanderbilt av, for John Berre, 310 Park av, owner, from plans by Voss & Lauritzen, 65 De Kalb av, architects. Cost, \$8,000.

BAYONNE, N. J.—Herman Ahlfeld, 34 West 26th st, Bayonne, has the general contract for a 1-sty concrete block garage, 65x75 ft, at 549-551 Broadway, for Alfred Stahler, owner, on premises, from plans by J. J. Schmidt, 352 Av C, architect. Cost, \$5,000.

THEATRES.

MANHATTAN.—Jardin & Co., 489 5th av, have the general contract for a 1-sty brick moving picture theatre, 43x100 ft, seating 600, at 115-119 8th av, for A. & G. Rudd, 20 West 73d st, owners. S. B. Eisengrath and B. Horwitz, associated architects, 500 5th av. Cost, \$18,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

NATIONAL WARM AIR HEATING & VENTILATING ASSOCIATION will hold its annual convention at Detroit, Mich., June 14.

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.

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 13, 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 22-24. 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.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

Week Ending May 6.

MANHATTAN.

- Beekman st, 20—Est Mgt L Foote, c E, 1 E 39, Spr(R)
- Broad st, 50—N Y Life Ins Co, 346 Broadway, St(R)
- Broadway, 632-4—Helen C Juilliard, 11 W 57, FD
- Broadway, 810—Surety Realty Co, 135 Broadway, Spr(R)
- Cortlandt st, 88-92—Cortwest Realty Co, 261 Broadway, FE(R)-FP-WSS-D&R-Ex(R)
- Dutch st, 12—Edw A Ronaldson & Co, Rec-GE-El
- Dutch st, 12—Higgins & Higgins, Rec-El
- Dutch st, 12—Walter Sparks, Rec-El
- Dutch st, 12—Fredk L Willis, FA
- Dutch st, 12—S & S Window Corp, Rec-FA
- Dutch st, 12—Barr & Hayfield, Rec-El
- Dutch st, 12—Isaac Goldman, GE-El
- Dutch st, 12—Nat'l Label & Box Co, Rec
- 8 av, 373—Nathan Satrianto, ExS
- 4 st, 190 E—Max Ewerding, El
- 5 st, 730, P S 15 An—C P J Snyder, Supt of Bldgs, Park av & 59, A-FP-ExS-D&R-Rec-FA-ExWSS(R)-Rub
- 5 st, 730, P S 15 An—Consolidated Gas Co, 130 E 15, GE
- 11 st, 54 E—A T Wm Pilgrim et al, 288 Greenwich, FD
- 12 st, 8 E—David Haviteh, Spr-Stp(R)
- 30 st, 249 E—Ch of the Incarnation, A
- 32 st, 228-30 E—Presentation Day Nursery, A
- 59 st, 227 E—St Thomas Church, 3 W 53, A
- 111 st, 17-21 E—Warren Delano, 1 Broadway, A
- 112 st, 252-4 E—Virginia Marassi, 250 E 112, A
- 118 st, 204-8 E—Est Elizabeth Wood, c A L Laird, 14 Mt Morris Pk W, A-Tel
- 121 st, 326-8 E—Elias H Bartley, 65 So Portland av, Bklyn, A
- 4 av, 439—Lens Curiosity Shop, O-Rub-FA-GE
- 4 av, 441—Ginsburg & Levy, FA-Rec-GE-O
- Grand st, 301—Meyer Goldberg, FP-DC
- Pearl st, 32—Hungarian Relief Soc, A
- Ridge st, 46-8—7th Presbyterian Ch, 136 Broome, A
- 2 av, 236—Little Mothers Aid Assn, 16 Greenwich, A
- 3 av, 1114—Louisa M Gerry, c E T, 258 Bway, WSS-FE(R)-Ex(R)
- 3 av, 2098—Simon Gottschall, 15 Claremont av, WSS-O
- 3 av, 2315-17—Isidora Cublier, FA
- University pl, 124—Emmelin C Baxter, 333 W 86, GE
- West Broadway, 419-21—Adolph Ode, FD
- 22 st, 40-2 W—Edw J Vilsack, c Iron City Brewery, Pittsburgh, Pa, FD
- 22 st, 126-30 W—Henry R Drowne, 306 W 78, FD
- 26 st, 213-17 W—Corrugated Paper Products Co, 221 W 26, El
- 34 st, 152-4 W—Mrs Adelaide B Fitch, WSS-FP
- 45 st, 451 W—Wessel, Nickel & Gross Corp, 457 W 45, FD
- 74 st, 232 W—Gustave Oberderfer, Rec-Rub
- 99 st, 143 W—Colonial Storage Whse Co, Rec-O
- Ann st, 37—Est Manly A Ruland, c Irving, 5 Beekman, Ex(R)
- Bowery, 273—Est Robt M Weed, c Mrs E Ferris, 23 3 av, New Brighton, S I, Ex(R)
- Broadway, 2101-15—Hotel Ansonia, Spr-Stp(R)-FP-SA-Ex(R)-FP(R)-FP-FE(R)-Stp(R)-ExS-Rub
- Broadway, 1223—Est Oliver L Jones, c Mary E, 116 W 72, Rub

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Rec-1238-Jas Elmer Baker, M D.....Rec-Rec-44 st, 271-Chas J Woodward, Jr, 4506 3 av, FA-D&R-WSS-FP
47 st, 510-Jacob Wachsmann, 514 47th, FA-El(R)-WSS(R)
5 av, 4516-Harry Segaroff.....Rec-NoS-FP
Fulton st, 692-Geo B Case, 688 Fulton.....D&R
Fulton st, 70-2 Geo Pool & Son, Inc.....CF-Rec
Grand st, 738-Fred Roeder, 846 Grand, FA-Rec-FP-WSS
Hawthorne st, 134-Kenneth W Nichols, NoS-FA-Rec
Hart st, 436-Jos B Davis, 1036 Bway.....Rec
Hoyt st, 217-Yetta Isbutsky.....FA-FP
Jefferson av, 862-4 Edgar H Chinnock, Sr.CF
Kent av & N 3 st-Austin, Nichols & Co.....Rec
Kent av & Cross st-Bklyn Union Gas Co, 176 Remsen.....CF-FP-StSs(R)
Linden st, 396-Sylvester Shaw.....NoS-FA-Rec
Henry st, 29-Thomas Loto.....D&R
Lafayette av, 431-Woods Garage & Sales Co, FA-Rec-CF
Lexington av, 271-Frank C Meyer, FA-Rec-FP
Liberty av & Berriman st-Standard Oil Co of N Y, 26 Bway, Man.....StSs(R)-Tel-SA
Lexington av, 421-John Bedson.....El(R)-NoS
Lynch st, 36-8-N Y & Brooklyn Casket Co, 703 Bedford av.....FP
Lewis av, 231-Samuel Slatsky.....NoS-FA-Rec
Metropolitan av, 704-Giby-Schwarz Co, Rec-CF-WSS-StSs(R)
Moore st, 188-Philip Osborn.....RQ-FA
Myrtle av, 99-Strassburger-Brennan & Stiles, Inc.....FA-A-SA
Manhattan av, 364-Valentine & Co, FA-Rec-StSs(R)-FA-FP-WSS(R)-SA
Ft of N 12 st-Bklyn Union Gas Co, 176 Remsen.....CF-FA-StSs(R)-SA
Nevins & DeGraw sts-Bklyn Union Gas Co, 176 Remsen.....StSs(R)-SA
New Utrecht av, 5714-Henry F Pottberg.....RQ
Prospect pl, 907-Ludwig Nissen, 810 St Marks av.....D&R-El(R)
Prospect Pl, 789-Healy Prospect Garage Co.....FA
Park av, 807-Hyman Rubin.....RQ-NoS-FA
Rockaway av, 661-Sarah Antopolsky.....D&R
Rogers av, 143-Powell-Elliott Auto Repair Co.....FP-CF
Rogers av, 1163-Anton Schmidt.....D&R-El(R)
Rogers av, 792-Familitch Drug Co.....FA-Rub
Sandford st, 11-J W Oelerich & Son.NoS-Rec
St Marks av, 362-Patrick J Mahoney.FA-Rec
Sedgwick st, 72-John M Noedee, NoS-FA-GE(R)
2 av, 166-8-Bergstrom & Base, 158 2 av, CF-D&R
S Portland av, 116-Five Boro Pkge Delivery (Inc).....NoS-FA-CF-El(R)-Rec-FP-StSs
6 av, 4902-Chas B Laspia.....D&R-Rub
Somers st, 114-Wesley Bibble.....Rec
Skillman st, 81-Franklin Brewing Co, 414 Flushing av.....CF-StSs(R)-WSS(R)
Sutter av, 318-Fannie Goldstein.....D&R
7 av, 420-John Reilly.....D&R
Suydam st, 27-Chas A Vollmer.....FP-CF-D&R
12 st & Connors Canal-Bklyn Union Gas Co, 176 Remsen.....StSs(R)-D&R-SA
12 av, 4521-Mrs M Dreiblatt.....D&R-El(R)
3 av, 649-Henry Heumann.....RQ
3 av, 4524-M Kaplan.....D&R
3 av, 606-Isaac Blitzer.....RQ
Vanderbilt av, 329-John I Van Iderstine.CF
Waverly av, 382-Callo & Tallardy.....FP-SA
Wolcott st, 59-A J Hildebrand.FA-Rec-RQ
Waverly av, 29-Vincenzo Valva.NoS-FA-NoS
Walworth st, 152-Jacob Dangler & Son, 722 Myrtle av.....FA-CF-FP
Adelphi st, 446-Wm J Kelly.NoS-FA-Rec-FP
Atlantic av, 227-Max Shick.....FP-Rec-Rub
Bedford av, 1108-Benjamin Herer.....CF-FP
Bristol st, 304-Morris Rosenberg.....FP
Bushwick av, 1010-Anna H Huss.NoS-FA-Rec
Bedford av, 308-Rose & Co, 295 Bedford av, NoS-FA-CF-Rec-FP
Court st, 383-Benj Cullerlin.....Rec-NoS-Rub
Court st, 355-Roberts, Wilmot & Co.....Rec
Carroll st, 1207-Walter J Egan.....Rec
Clymer st, 77-Commercial Chem Co, NoS-FA-CF-Rec-FP-SA
Coney Island av, 582-A F Lewis.....FA-NoS
Clinton st, 336-Geo C Fischer.....Rec-Rub
Court st, 522½-Chas Pukshansky Co, NoS-FA-Rec
Columbia st, 159½-David Rafalowitz, NoS-FA-Rec-RQ-Ex
Clifton pl, 197-9-James C Smith.....Rec-CF
Carroll st, 1208-Henrich Renners.....Rec
Driggs av, 235-S Bixon & Co.....NoS-FA-Rec
Driggs av, 152-Samuel Levine.....FA
Decatur st, 1404-Bklyn Master Bakers' Purchasing Assn.....FA
Decatur st, 1047-Fred Bauries.....Nos-FA-Rec
DeKalb av, 1251-Chris Schneider & Son, Rec-FA-FP(R)
New York av, 1357 E-Morris Boodman.....Rec
Erie Basin, Long Dock-James E Hurley, FA-Rec
8 st, 289-H Ingram.....Rec-El
15 st, 1563 E-John J O'Hara.....El
Flatbush av, 624-Jos A Bennett, 24 Chester, ct.....Rec-FA-NoS
Frost st, 53-5-James Arnone.....NoS-FP
59 st, 745-Anson W Neely.....FP(R)-Rec
Flatbush av, 508-Geo A Read.....Rec
46 st, 1245-Morris Bergman.....D&R
14 st, 25-John C Kelly.....FA-NoS
Pt Hamilton av, 7002-Bernard M Murray.Rub
1 av, 5613-Bay Ridge Specialty Co.Rec-FP(R)
Flushing av, 940-Louis Edelstein.....NoS-FA
Graham av, 294-6-Walter R Cooke, 40 Buckingham rd.....FP(R)-RQ-A-FD
Gates av, 717a-Elias Krefetz.....Rec
Graham av, 456-Samuel Kleinman.....FA
Harmon st, 254-Pasquale Lobasco, RQ-NoS-FA
Hart st, 572-Dr Edwin F Gissler, 32 Cedar.Rec
Hopkinson av, 540-Leo S Schwartz, NoS-FA-Rec
Hamilton av, 14-Jas V Auditore.....NoS-Rec
Hunts Alley, 11-Jas H Mairs.....FP(R)-D&R
Hendrix st, 198-Henry Baverman.....Rec
Humboldt st, 25-Humboldt Pkg Box Co, FA-FP(R)
33 st, 32-6 (Bldg 8)-Eisemann Magneto Co, CF-D&R-FA-RQ-Rec
Union st, 843-Samuel Michael, 1431 45 st, NoS-Rec
Union st, 814-M Cedarholm.....NoS-Rec
Utica av, 194-A Goldenberg.....Rec
Union st, 246-F D Harvey.....El-F

Vanderbilt av, 595—Sam Seklir.....Rec
Van Brunt st, 284—Frank F Boulton,
NoS-Rec-D&R
Wyckoff av, 133—Wilensky & Gottfried,
NoS-Rec
Walworth st, 46—Cromie & Palmer Co.....CF
Johnson st, 205—Mathias Costello...FP(R)-FA
Johnson av, 555—W H BowerD&R
Jamaica av, 75—Samuel Kaufman.....D&R
Jefferson st, 177—Dr. Francis A Kalcher....El
Love la, 48—B D Benson.....CF
Lincoln rd, 80—C E Mader.....NoS-FP(R)

Marcy av, 460—Jacob Zemel.....NoS-Rec
Myrtle av, 1349—Albert Crenz...NoS-FA-Rec-El
Marcy & Flushing avs—Moller & Schumann
CoEl(R)-CF
Montgomery st, 390—Thos Roche...NoS-FA-Rec
Myrtle av, 970—A S Blaustein.....Rec
Montague st, Ft—International Typesetting
& Machine CoRec-FA-FP(R)
92 st, 361—Robt Wahl....GE-Rec-NoS-RQ-SA
Nelson st, 104—American Bitumastic Enamels
CoNoS-FA
Ocean av, 357—Henry FleerNoS-FP

Ocean av, 20—Evelyn Seaman,
FA-NoS-Rec-Rub-D&R-FP(R)-El
Ocean pkway, 391—Edwin Bayha, 219 Atlantic
avEl-D&R
Pacific st, 604-S—Mutual-McDermott Dairy
CoFP
Pearl st, 135—M KamensteinFA
Pennsylvania av, 132—Dr Louis Fisher.NoS-FA
President st, 138—Peter Pondola.....FA-Rub
Pacific st, 163—Adam Moran,
NoS-FA-Rec-El-D&R
Richardson st, 87—B Helfend...FA-FP(R)-El

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.

Asbestos.

NEW YORK ASBESTOS CO., 203 Front St. Tel. Murray Hill 4795.

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.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
CENTRAL BLUE PRINT CO., INC., 47 W. 42nd St. Tel. Bryant 2919.
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.
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.
MANAGING REALTY CORP., 97 Varick St. Tel. Spring 8187.

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.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
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, F. 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 Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

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.

ALLIANCE FIREPROOF DOOR CO., 245 Java St., Brooklyn. Tel. Greenpoint 1631.
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.
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Dumbwaiter Builders and Repairs.

ODIN DUMBWAITER CO., 507 E. 144th St. Tel. Melrose 735.

Electrical Contractors.

BRUSSEL, D. G., 39 West 38th street. Tel. Greeley 189.
PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.

Electrical Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl street, Brooklyn.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
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.

Elevator, Alterations and Repairs.

MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.

PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

PEELLE CO., THE, Stewart Ave. and Harrison Pl., Brooklyn. Tel. Stagg 366.

Elevator Signals and Mechanical Indicators.

ELEVATOR SIGNAL CO., 116 West St. Tel. Cortlandt 5377.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.
WHEELER-McDOWELL ELEVATOR CO., 97 Varick St. Tel. Spring 6085.

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.

Fireproof Partitions.

A. J. CONTRACTING CO., 452 W. 38th St. Tel. Greeley 4130.

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., 301 E. 94th St. Tel. Lenox 6938.

Fireproofing, Hollow Tile.

THE ANNESS & 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.

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4333.

Glass.

WERBELOVSKY, J. H., 85 Meserole street, Brooklyn. Tel. Stagg 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.

GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2881.
RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Decorator.

BENGTSON, JOHN P., 30 E. 42nd St. Tel. Murray Hill 7512.

Interior Woodwork.

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

CLASSIFIED BUYER'S GUIDE—Continued

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.

Iron Work (Structural and Repairing).

WILLIAMS, INC., THOMAS A., 160 West 99th street. Tel. Riverside 3531.

Janitor Supplies and Disinfectant.

SANIFORM 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.

Marble and Tile.

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Metal Bars for Store Fronts.

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

Metal Ceilings.

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

BRIER-HILL STEEL CO., INC., 521-523 W. 23rd St. Tel. Chelsea 8020.

BROOKLYN METAL CEILING CO., 283 Greene Avenue, Brooklyn. Tel. Prospect 1402.

COHEN BROS., 410 W. 42nd St. Tel. Bryant 1498.

NORTHROP, COBURN & DODGE CO., 40 Cherry St. Tel. Beekman 4181.

WHEELING CORRUGATING CO., 16 Desbrosses St. Tel. Spring 5935-5937.

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.

Office Partitions.

MOUNT & ROBERTSON, INC. Made by the mile sold by the foot. 53 Beaver street. Tel. Broad 1957.

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.

Parquet Floors.

ERBE, WILLIAM J., 254 Lexington Ave. Tel. Murray Hill 1092.

HASBROUCK FLOORING CO., 507 E. 70th St. Tel. Lenox 920.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plumber Contractor.

DOELLNER, CHAS. A., 280 Eighth Ave. Tel. Chelsea 4109.

Pumps with Gasoline Engines to Rent.

GEORGE & CO., INC., E., 194 Front St. Tel. John 3889.

Ranges and Accessories.

SOUTHARD ROBERTSON CO., 257 Water St. Tel. Beekman 850.

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 CORP., 605 5th Ave. Tel. Vanderbilt 1124.

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.

SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.

TUCKER, SPEYERS & CO., 435 5th avenue. Tel. Murray Hill 2750.

TYNG & CO., STEPHEN H., JR., 41 Union Square West. Tel. Stuyvesant 4000.

WELLS' SONS, J. N., 191 9th avenue. Tel. Chelsea 5266.

WHITE & SONS, W. A., 46 Cedar street. Tel. John 5700.

WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.

WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

Real Estate Brokers (Manhattan and The Bronx).

ARMSTRONG, J., 1984 3d avenue. Tel. Harlem 211.

BECHMANN, A. G., 1053 Southern Boulevard. Tel. Melrose 3975.

BOYLAN, J. J., 402 West 51st street. Tel. Columbus 1970.

BROWN, INC., W. E. & W. I., 3428 3d avenue. Tel. Melrose 43.

COKELEY, W. A., 1325 Fort Schuyler road. Tel. Westchester 407.

CUTNER & LIPSET, 1181 Broadway. Tel. Mad. Sq. 9329.

DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.

DIKE, O. D. & H. V., 220 West 42d street. Tel. Bryant 8556.

DOWD, JAMES A., 874 6th avenue. Tel. Plaza 3722.

FORD'S SONS, FRANCIS W., E-20 James street. Tel. Worth 1021.

GOODWIN & GOODWIN, Lenox avenue and 123d St.; 148 W. 57th St.

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.

SMMONS, 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 3372.

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, 215 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.

SEAUVER & 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.

RYAN, GEO. J., 46 Jackson Ave. Tel. Hunterspoint 3451-2.

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.

Refrigerators.

MONROE SOLID PORCELAIN REFRIGERATOR, 114 Liberty St. Tel. Rector 5039.

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.

Roofing.

MANHATTAN ROOFING CO., 133 E. 118th St. Tel. Harlem 1518.

Roofing and Quarry Tile.

PEARSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

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.

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KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.

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KANE, EDWARD J., 59 Ann St. Tel. Beekman 5436.

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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.

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CORONA TYPEWRITER CO., 141 W. 42d St. Tel. Bryant 7150.

Uniforms and Caps.

BROOKS UNIFORM CO., 143-145 W. 40th St. Tel. Bryant 7140-7141.

Urinals.

HILL SIMPLEX WATER SAVING SLATE URINAL, 70 Wall St. Tel. Hanover 7458.

Vault Lights.

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

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BUHRING WATER PURIFYING CO., 68 Murray St. Tel. Barclay 7137.

Waterproofing.

UNIVERSAL COMPOUND CO., INC., 245 W. 26th St. Tel. Chelsea 5370.

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MINNET & CO., 365 Lexington Ave. Tel. Murray Hill 5439.

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.