

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JUNE 24, 1916

THE HARBOR AND PORT OF NEW YORK

Urgent Need that Physical Improvements Be
Made in Order to Hold Present Commerce

By HERMAN DE SELDING

THERE are few problems before the country and city at this time of more vital importance than the development and reconstruction of the harbor of New York. If we needed an object lesson to enforce this condition, the war in Europe has provided such.

Either from the standpoint of commercial demands, or of defensive preparation, we confess to a condition that is lamentable. Partly owing to trade rivalry and petty jealousies between the States of New York and New Jersey, not including that of the eight or nine railroads having terminals on the New Jersey side of the Hudson river and the New York Central Railroad, on the Manhattan side, we have seen neglect and delay and this condition has existed for years.

Railroad Congestion.

Suddenly a European war breaks out and as a neutral nation we are called upon to produce and ship foodstuffs, munitions of war and the like, and we awake to the realization that we lack dock room and terminal facilities in the finest harbor in the world, having a dock frontage of more than 450 miles. The result is, railroad trains with loaded cars are held up in the back country for miles awaiting orders to advance and discharge their loads into the holds of vessels ready to sail with their cargoes. And here is one object lesson: The farmer or manufacturer in the West produce their goods, load on trains bound Eastward and await advice as to shipment. When made the banker makes advances on bill of lading and the incident is closed.

So much for the method. All goes well until near the seaboard is reached, and here an obstructed channel of outgo is encountered. Ships arrive and lay out in the harbor awaiting berth room, but alas! they must take their turn, and the slow assignment of the Harbor Master, whose duty it is to note the departing vessel and dock the new arrival. Thus days intervene, with consequent loss. Bear in mind it is this same Western farmer who, through his representative in Congress, has been asking, "Why should the country at large pay for the improvement to New York Harbor? Where do we come in?" I have indicated one of many reasons.

Another thing, navigable water in our harbors and rivers is under the absolute control of the National Government and, as such, should be cared for and expanded where commerce demands it.

Topographical Conditions.

Not all of the conditions complained of is due to the war, though accelerated by that upheaval. The fact that New York Harbor happens to be located at and is the eastern or Atlantic Ocean mouth of this continent, where approximately one-half of the water-borne commerce of the country is carried on, in and out, is apparently lost sight of. Where on all the Atlantic seaboard is there a harbor where vessels of 25-foot to 30-foot draft can enter or leave at any stage of the tide day or night? This being admitted, why is not New York Harbor the prize ward of the whole country and as such entitled to receive generous treatment in the shape of ap-



HERMAN DE SELDING.

propriations that will assist and develop a now much obstructed navigation?

Why should annoying and even dangerous shoals be permitted to exist in the East river, thus hindering navigation, one even at the very entrance of the Navy Yard, preventing free access to vessels except at the top of the tide and in consequence handicapping one of our principle means of defense? What other nation would condone such a condition at its chief navy yard. It is unbelievable. For many years we have been crying for relief, and capable engineers like Colonel Black, U. S. A., have made reports forming and suggesting remedial measures. But Congress, at the cry of "Pork Barrel," throws the matter out, or appropriates so small a sum as to be inadequate.

Is it not possible for an honest, reasonable appeal to receive necessary relief from a rich Government, particularly where the benefit sought is for the entire country?

New York Now a Leader.

In the event of war New York would have to bear the brunt of attack. In times of peace what the country produces for foreign consumption largely departs through this channel, and what is purchased abroad generally seeks entrance through this favored port. The remark is sometimes made, "When the war is over commerce will resume its normal condition." This is a gross error, in my opinion. New York has at last come into its own and has taken first place among the world's capitals—her eyes are open and she sees that her destiny lies with those in the front rank. She has emerged from the state of being a follower to become a leader.

Already we have been made aware the Panama Canal is doing its share in the upbuilding of the commerce of the Orient, as well as of our own west coast. This is beginning to be realized here. What about the new State Barge Canal which a few months will show to be in

operation, bringing without break of bulk 1,000-ton cargoes from the very interior of the far Northwest and at rates that are but a fraction of those prevailing before the entrance of this great benefactor? Where are we to find dock room outside the barge terminals? What are some of the remedies for these ills?

1. An educational campaign extending beyond the borders of the City of New York in order that Congress may realize the folly of longer delay in a work of actual necessity, and have the endorsement of army engineers whereby the East River may come into its natural use and thus be able to give berth room to innumerable ships that there would seek dockage.

2. Some plan should be devised by which the several railroads entering the district might be brought to see the desirability of concerted action, and as a result witness a plan worked out and adopted which will make possible the building of trackage directly on to the piers, and so avoid double handling. On the Brooklyn water front the connecting railroad, if ever completed, will provide such facilities.

Some Progress Made.

Some great progress has been made in the past few years. The Ambrose Channel daily demonstrates the necessity of much of what I have suggested; great ships and small ones enter the harbor, but too many are required to anchor in the Upper Bay and there at heavy cost await a dock at which to discharge their cargoes. The year 1915 witnessed a forward impetus in harbor improvements, under Dock Commissioner Smith's energetic direction, and something is expected in the way of aid from Congress through the repeated efforts of Congressman Murray Hulbert, who seeing the necessity has again and again called on the authorities for action.

In some way the port and city authorities should be urged to united action and at once. The time for planning is past. We have had the practical suggestions of two Dock Commissioners, Messrs. Tompkins and Smith, and while these do not agree in all particulars, there is ample ground work to provide a meeting place, reach a conclusion and then to work.

The marvelous growth as a manufacturing center of the several boroughs and the further realization that New York City today is the greatest manufacturing city in the United States, suggests that here raw material is received and manufactured and then sent out, a finished article, ready for sale. All this is found within an area less than twenty miles from our own City Hall.

Metropolitan Population.

Do people generally realize that within this Metropolitan zone dwell one-sixteenth of the population of the United States? One alone of our representatives in Congress, instead of a united delegation, appears to have a horizon broad enough to take in and develop our natural inheritance.

Awake New York! Get busy and expand along modern lines. Preparedness is in the air and, in all departments of national life, New York should insist on its share.

Another thing we need, modern methods and economical electric devices for loading and unloading cargoes. Let me illustrate this point. I recently witnessed the unloading of a vessel lying broadside along a bulkhead, a broad passage about forty feet in width separated the bulkhead from the warehouse into which the cargo of raw sugar in bags or mats was to be stored, and the following was the method pursued:

After the hatch had been opened, a sling from the ship's mast was lowered (two men in charge) and hooked on to a mat in the ship's hold (two men). On signal the mat was hoisted to the deck and thence to the bulkhead platform. There it was weighed (two men), and on signal lifted into the warehouse (one man), by means of a separate hoist. How many men handled the mat of sugar after being put under the roof I do not know, but to get it on the fourth floor seven men rendered assistance.

Within less than a mile on the same river front, the same day, I was present and saw the unloading of a coal barge from the boat into a power house and under practically the same conditions, and this was the process: From the power house extended a steel crane with running gear, an automatic device lowered a steel rope into the hold of the canal boat, where two men stood, and when they had filled a bucket it was attached to a clutch at the end of the rope; a whistle blown and up went the bucket. By means of a mechanical appliance, as the bucket ascended, it was conveyed by one man into the building on the floor designated. In order to obtain practically the same result, the storing of merchandise, one process required seven men, the other three men. I inquired on the sugar dock why so costly a method was in vogue, an excess, say, of 100 per cent. The reply was characteristic. "This is the way we have always done it." And yet we Americans boast of our economic devices by which both time and money are saved. Would the German merchant at the Hamburg docks, or the Japanese warehouseman, in charge of an up-to-date storehouse, continue this wasteful procedure?

Equipment Needed.

We need badly the mechanical equipment of piers, elevator, dock cranes, for lifting cargo directly from the hold of a ship and placing it on a warehouse floor, motor trucks for distribution, are all necessary in order to expedite the handling of heavy goods. If some such method was adopted cargo ships could be loaded and sent to sea in half the time now required. All this presupposes team work, with modern tools.

We need harbor improvements for our own and the country's welfare and actual safety and we need it right away. "The way to resume is to resume."

Some recently published figures as to the necessity of harbor and river improvements are interesting. During the last hundred years Congress has appropriated on account of New York, in its river and harbor bills, less than 3 per cent. of the whole appropriation, whereas New York Port handles one-half of the imports and exports of the entire country, and annually turns into the United States Treasury double the amount of duties collected by the combined ports of the country. A comparison between the sums expended by the National Government on parts of the harbor of New York in proportion to the business handled by them is interesting:

Interesting Figures.

East River, expended for improvements, \$6,505,203.

East River commerce, year 1914, amounted to \$1,537,239,286.

Hudson River, improvement of the channel, \$641,479.

Hudson River, commerce, year 1914, amounted to \$2,559,185,809.

Harlem River, expended by Federal Government, \$2,068,000.

Harlem River, commerce, year 1914, \$582,383,757.

Had the recommendations of the army engineers been adopted, there would have been appropriated for East

River the sum of (in addition) \$13,400,000; Hudson River the sum of (in addition) \$995,000; Harlem River the sum of (in addition) \$1,520,656.

What we need badly in the East River is a depth of at least 35 feet. To open a channel of this depth, from one end of the river to the other in order that war vessels may safely pass from the bay into the sound, will cost \$32,533,501. Such an appropriation (figures compiled under Federal Government auspices) should be made at once, if the safety of our naval strength at this, the principal seaport and Navy Yard of this country, is to be preserved.

To this argument, ample in itself, might be added the demand of commerce. At present few ships engaged in deep-sea travel can enter and dock in the East River, by reason of shallow water. In the meantime the Hudson River is congested and the demand for wharf space is growing daily. During 1915 no less than 462 war vessels entered and left the Navy Yard alone. On one occasion three

dreadnaughts were detained at Tompkinsville for several days waiting for westerly winds to permit of higher tides and thus be able to enter the Navy Yard. Imagine such a condition in time of war when every hour is of moment.

The total foreign commerce of the country for the year 1915 was \$3,711,073,713, of which New York handled \$2,772,548,473, or about 74 per cent. Truly the Port of New York is a national institution. Publicity such as the Merchants' Association is giving will be beneficial. If Congress and our state legislators can only be aroused, relief will follow.

There never was a better time to make public our needs. The great war has aroused the conscience of the nations, and we are keen to take account of stock. It should be our instant duty not only to properly develop our national resources, but to arrange at the same time means for defending them. We are a "World Power" and New York City is the entrance gate to the entire country.

LEGAL NOTES AFFECTING REALTY

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

Covenant as to Taxes.

A COVENANT for a lease for five years required the tenant to pay all annual taxes. Subsequently, in 1911, the Tax Law was changed to make taxes payable in March, instead of September, resulting in the imposition of six annual levies of taxes within the period of the lease. The New York Appellate Division holds, *Ward vs. Union Trust Company of New York*, 159 N. Y., Supp. 54, that as the parties will be presumed to have had in mind the existing law when making the contract, the obligation of the covenant was satisfied by the payment of five annual taxes assessed during the term.

Claim in Bankruptcy.

In a claim by a landlord against the bankrupt estate of his tenant for rent for premises in Newark, New Jersey, it appeared that the lessee had agreed to pay a fixed rent in monthly installments, together with the annual taxes assessed for each year during the term, the taxes to be paid on or before December 20. The Federal District Court, District of New Jersey, holds in *re Spies-Alper Co.*, 231 Fed., 535, that such taxes, as well as water rates the tenant covenanted to pay, are rent, the agreement to pay them not being a personal one independent of the reservation of rent, and so the landlord might distrain for such sums. At the time of the tenant's bankruptcy the taxes had not been assessed. Section 63-a of the Bankruptcy Act declares that debts of the bankrupt which are a fixed liability absolutely owing at the time of the filing of the petition may be proven and that debts founded on an open account or a contract express or implied may be proven. It was held that, while the landlord was not entitled to priority as to the taxes, he might, when they had been assessed, prove the amount as a claim against the bankrupt's estate.

Acquisition of Tax Title.

A tax title cannot be acquired by one who is under obligation to pay the tax. In a suit to cancel a tax deed, *Hart vs. Schneider*, 156 Pac., 600, the Colorado Supreme Court had under consideration the question whether a tenant may purchase at a sale for taxes which he is not bound to pay. In several States it is held that he may. The Colorado court thought the cases holding to the contrary are supported by the better reasons. The relation of landlord and tenant is not one in which either party may regard alone his own interest. The lessee is let into possession of the demised premises, and holds them for the benefit of both the lessor and himself. During the term of the lease their interests in regard to the premises are, in many respects, identical. The relation implies a fealty on the part of the ten-

ant to his landlord, from which spring well-known legal duties not prescribed in the lease. One of these duties, existing at common law, is that, when sued in ejectment, he shall notify the landlord of such suit. If he neglects to do so, he is guilty of practical bad faith. Although he may attorn to a purchaser of his landlord's title, all the authorities agree that he cannot attorn to a stranger to that title, or purchase or set up a stranger's title, although it may be the paramount title. Under whatever title he may claim, he cannot set it up against his landlord until he has restored the possession he received from him. It is a breach of faith for the tenant to allow the leased property to be sold on execution without notifying the landlord. A tenant may claim under a title derived from his landlord either by grant or operation of law, but not under a title hostile to that of his landlord. For these reasons it was held that a tenant, holding under lease whereby he covenanted to pay all taxes assessed against the property from the years 1899-1903, in addition to a small cash rent, acquired no title to the property by purchasing from the County Clerk an assignment of a tax sale certificate of the land which had been sold to the county for non-payment of the tax of 1898.

Right to Commission.

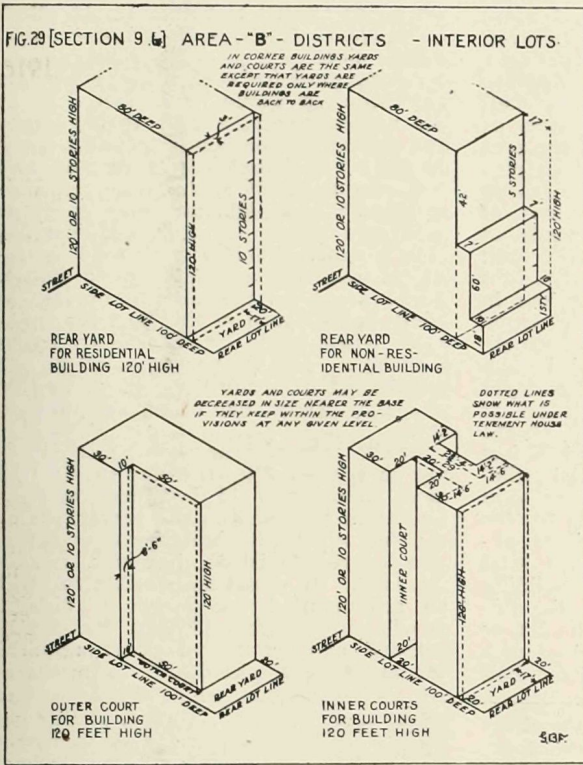
A broker employed to sell realty, knowing that he had not the exclusive agency, had a prospective buyer look at the property. The buyer at the time refused to purchase, and the broker took no further action in the matter, acting, as he claimed, on the representation of a second broker that the purchaser would not be willing to purchase the property if the first broker negotiated the deal, and not on account of any interference of the owner. The property was subsequently sold to the buyer through the efforts of the second broker. In an action against the owner by the first broker for commission, the Texas Court of Civil Appeals, *Jones Hardware, etc., Co. vs. Gunter*, 184 S. W., 342, held he could not recover against the owner, and if he had any legal ground of complaint against the second broker it could not be litigated in this case, unless the latter was made a party, and afforded an opportunity to defend himself.

Waiver of Tender of Deed.

Although a contract for the sale of real estate be treated as one fixing a definite time for delivery of the deed, the Washington Supreme Court holds, *Banning vs. Commercial Orchards Co.*, 156 Pac., 547, that the purchaser, by accepting an insufficient deed and interest payments required by the contract, waives the element of time and concurrent delivery of the deed, and, if he would rescind the contract, must give notice of his intention to do so unless a sufficient deed be tendered.

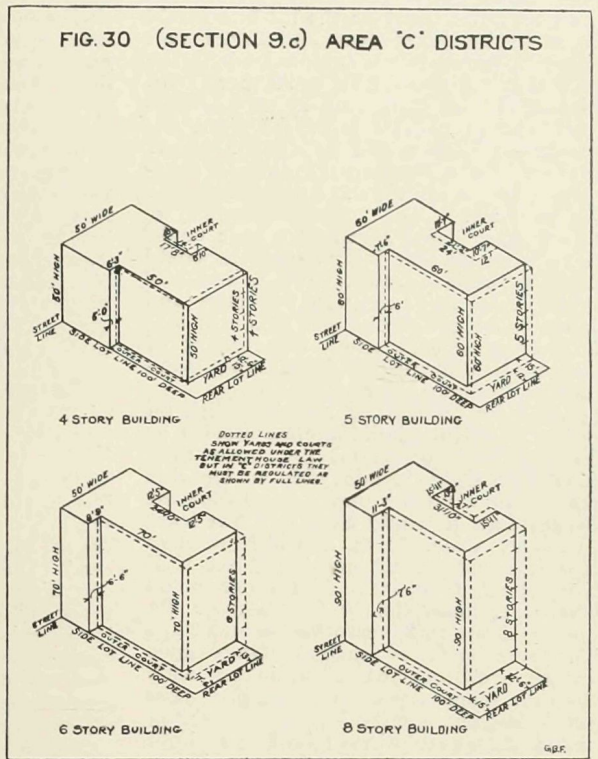
HOW BUILDERS MIGHT IMPROVE PROPERTIES IN THE VARIOUS AREA DISTRICTS

Interesting Examples Prepared by the Commission on Building Heights and Restrictions



in least dimension for each one foot of height. Outer courts and side yards shall be at least one inch in least dimension for each one foot of height. Outer courts shall be at least one and one-half inches in least dimension for each one foot of length from the closed end.

In the B districts all buildings whether stores, offices, factory lofts, hotels or apartments would have to conform to the above provisions with regard to yards and courts which are approximately the same as those required by the Tenement House Law up to between 90



C Districts:—For all buildings, rear yards shall be at least three inches in least dimension for each one foot of height. Outer courts and side yards shall be at least one and one-half inches in least dimension for each one foot of height. Outer courts shall be at least one and one-half inches in least dimension for each one foot of length from the closed end. On a plot 30 feet or less in average width, outer courts and side yards shall be not less than one inch in least dimension for each one foot of height and inner courts shall be not less than two inches in least dimension for each one foot of height or of equivalent area as specified in Section 12b.

In a C district the prescribed minimum size of yards and courts remains about the same as under the Tenement House Law up to and including five stories in height. Above that height, however, they gradually become more stringent than under the Tenement House Law. In a building five stories,

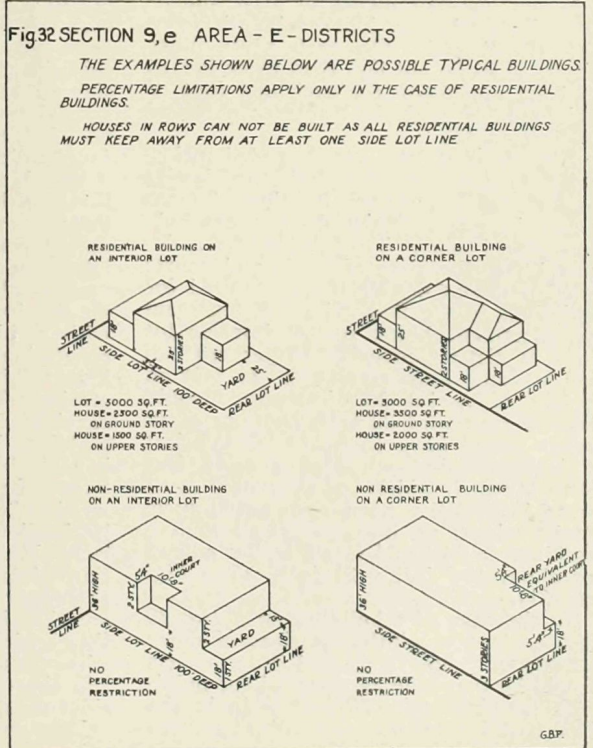
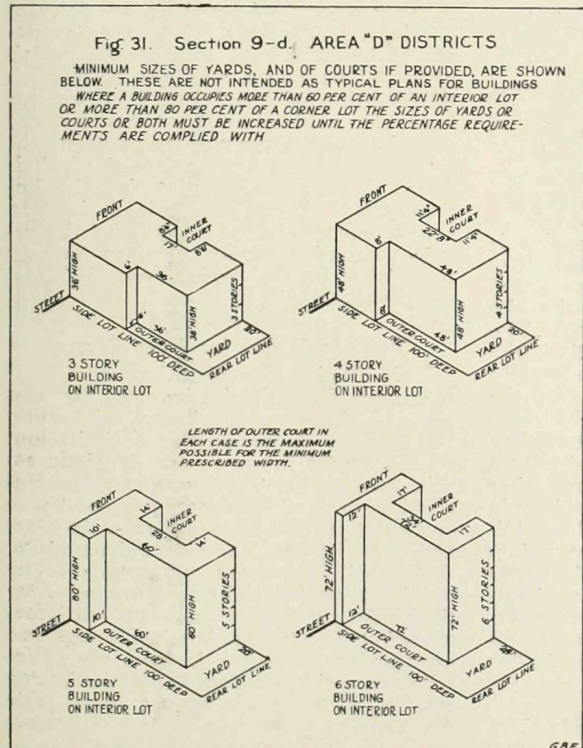
THE diagrams printed on this page represent possibilities in construction, as prepared by the Commission on Building Districts and Restrictions, and indicate the area of the plot which may be covered by a structure of a given type. It is acknowledged by the Commission that some of the models, as prepared, would not be practical from a builder's or owner's standpoint, but they have been drawn to show the percentage of the plot which can be utilized by the building, and also the percentage which must be left for courts and yards.

These models differ materially, in some cases, from the ones originally prepared and presented with the tentative report, the modifications having been made as the result of suggestions submitted either at the public hearings, or at the offices of the Commission. The definitions of the various districts were published in the Record and Guide on March 18.

B Districts:—For all buildings, rear yards shall be at least two inches

and 100 feet in height. Above that height yards and courts under this resolution would have to be a little larger and become increasingly larger as the building went up in height. Where a building is back to back with another building a required rear yard at 150 feet in height would have to be 25 feet in least dimension; at 90 feet in height it would have to be 15 feet in least dimension, all heights being taken from the curb level where they relate to tenements. An outer court at 150 feet in height at the top would have to be 12.6 feet in least dimension if more than eight times its width, in length, it would have to be widened out somewhat at the open end. At 90 feet in height, such outer court would have to be 7.6 feet in width. Inner courts would be about half way between the required yard and the outer court in dimensions. For example, in a building 150 feet high, an inner court at the top could be 25 feet square or a little less

height at the top it would have to be 15 feet square or contain 225 square feet, provided that it were not more than twice as long as it were wide for that area. In the case of a building which was not back to back with another building, an outer court could use the minimum provisions here stated for outer courts only in case the rear yard on which it opened was of the dimensions here given for an inner court; that is to say, at 150 feet in height, 25 feet square or 18x36 feet, or with dimensions somewhere between, giving an area of 625 feet.



or approximately 56 feet in height, a rear yard under these provisions would have to be 14 feet wide at the top or two feet wider than required under the Tenement House Law. An outer court would have to be seven feet wide or one foot wider than required under the Tenement House Law.

An inner court would have to be 14 feet square or a little less than 10x20 feet while under the Tenement House Law an inner court on the lot line would have to be 12x24 feet and 24x24 feet where completely enclosed by the building. However, the 70 per cent. clause in the Tenement House Law is very apt to require increases from the minimum widths and depths of courts and yards greater than the difference between this resolution and the Tenement House Law.

An outer court seven feet wide could be almost 60 feet long before it would have to be widened out at its extreme end. A special exception for outer and inner court provisions was made in lots 30 feet or less in width on account of the extra difficulties of planning practicable buildings for such lots.

On a lot 30 feet or less in width an outer court in a building five stories or 56 feet high need not be more than four feet eight inches wide under this resolution, although under the Tenement House Law it would have to be at least five feet wide. For a width of five feet it could be 40 feet long, but if it were desired to make the outer court sixty feet long, the 20 feet nearest the open end would have to be 7.6 feet wide. The side yard of such building need not be over four feet eight inches wide through from street to prescribed rear yard. An inner court in such a building under this resolution might be about 6.6x13 feet, although under the Tenement House Law it would have to be at least 8x14 feet. These narrow lots are virtually put in the "B" districts except for the rear yards.

D Districts:—The area of a residential building shall not exceed 60 per cent. of the area of an interior lot or 80 per cent. of the area of a corner lot. The depth of a required rear yard for a residential building shall be at least 20 per cent. of the depth of the lot, but in no case need it exceed 20 feet at the base.

For all buildings rear yards shall be at least four inches in least dimension for each one foot of height and courts and side yards at least two inches in least dimension for each one foot of height. Outer courts shall be at least two inches in least dimension for each one foot of length from the closed end.

On a plot 30 feet or less in average width the least horizontal dimension of outer courts and side yards, shall be not less than one and one-half inches horizontally for each one foot of height and outer courts shall be not less than one and one-half inches in least dimension for each one foot of length from the closed end. On such plots inner courts shall be not less than three inches in least dimension for each one foot of height or of equivalent area as specified in Section 12b.

The D districts are intended primarily to preserve one and two family house districts, especially where houses occur in rows. They do not preclude tenement houses. They do, however, demand that the sizes of yards and courts shall be about double those required for buildings in the B districts. A tenement or apartment house on an interior lot in a D district covering 60 per cent. of its lot and four stories or 44 feet in height on a lot 100 feet deep would have a rear yard 20 feet deep, an outer court would have to be at least 7 feet 4 inches wide and not over 44 feet long for such width. If the outer court were longer the open end would have to be wider; an inner court of such a building could be 14 feet 8 inches square or about 10.6 feet x 21 feet. (See Figure 31).

In the case of a building on a plot 30 feet or less in width, the sizes of outer courts and side yards and inner courts would be the same as required for buildings on plots over 30 feet wide in the C districts. In the case of a one or

two family house, three stories or approximately 34 feet in height, the rear yard would be 20 feet deep; an outer court would be 4 feet 3 inches wide and a little less than 34 feet long without being wider at its open end. An inner court would be 8 feet 6 inches square or about 6x12 feet.

E Districts:—On an interior lot the area of a residential building with its porches, wings and accessory buildings shall not exceed at the curb level, more than 50 per cent. of the area of the lot, nor on a corner lot more than 70 per cent. of the area of the lot, and above a level 18 feet above the curb, the building shall not exceed 30 per cent. of the area of an interior lot or 40 per cent. of the area of a corner lot. For all buildings rear yards shall be at least five inches in least dimension for each one foot of height and courts and side yards at least two and one-half inches in least dimension for each one foot of height except that on lots 50 feet or less in average width courts and side yards shall be at least two inches in least dimension for each one foot of height.

For a residential building the depth of a required rear yard shall be at least 25 per cent. of the depth of the lot but in no case need it exceed 25 feet at the base. For a non-residential building the depth of a required rear yard shall be at least 15 per cent. of the depth of the lot, but it need not exceed 15 feet at the base. On at least one side of every residential building there shall be a side yard along the side lot line for the full depth of the lot or back to the prescribed rear yard. Outer courts shall be at least two and one-half

inches in least dimension for each one foot of length from the closed end.

The E districts are intended primarily to preserve detached and semi-detached house districts with light and air on all sides of the buildings. In most cases an E district house would be on a lot not less than 40x100 feet. On such a lot 30 per cent. of the lot area above the ground story would equal 1,200 square feet, giving a house 30x40 feet in size. On a lot 50x100 feet this would allow 1,500 square feet, giving a house 30x50 feet in size.

A rear yard for such a house for lots 100 feet deep would be 25 feet deep at the ground story, except that garages and other out buildings might occupy 40 per cent. of such rear yard area, and in an ordinary 2½ story house, approximately 25 feet high, an outer court or side yard would be at least 5 feet 2½ inches wide. Such a side yard is required only on one side of a house. However, if a lot is 50 feet or less in width, a side yard of this sort for a 2½ story house could be reduced to 4 feet 2 inches. The 50 per cent. allowance on the ground story would allow for one-story wings, bay windows, porches, etc.

In the case of a non-residential building on a 100-foot lot the rear yard would have to be only 15 feet deep and no limitation is placed on the percentage of the lot which the building may cover. The court provisions, however, remain the same. It would be possible to build an apartment house in an E district provided it conformed with these percentage and yard and court requirements. (See Figure 32.)

HEARING ON JUNE 19.

Lawrence McGuire Calls Attention to Serious Phase of the Plan.

AT the first public hearing before the Board of Estimate held last Monday on the report of the Commission on Building Districts and Restrictions, Lawrence McGuire, president of the Real Estate Board of New York, appeared for that organization and approved of the plan in its general outline. He spoke highly of the work of the commission.

Mr. McGuire called attention, however, to a serious phase of the plan which should be considered by the Board of Estimate before the report of the commission is adopted. He urged that the height limiting regulation as proposed in their relation to the effect on the reduction of land values and the result this would produce in reducing the city's borrowing capacity. The adoption of these regulations at this time might prove to be a serious mistake. He said that already those who made a business of securing reduction of tax valuations for owners were looking forward to reaping a rich harvest as soon as the height limiting restrictions were put into effect. He urged that, if this phase of the plan had not been considered very thoroughly after the most careful examination by experts the report be referred back to the commission for detailed information on this point.

Mr. McGuire gave a concrete example of how the height limiting restrictions would affect values. A large downtown parcel, in which the city is interested, is now being appraised. The owners claim a certain valuation based on the logical improvement of the site with a thirty-eight story building. The regulations as proposed would limit the height of this building to twenty-five stories. The site value, based on the earning capacity of a thirty-eight story building, is a million dollars more than it could be reckoned at improved with a twenty-five story building. In other words, the owners could prove a loss in land value of more than a million dollars. Mr. McGuire believed that reduction of land values would result to an extent great enough seriously to hamper the city. This, he said, was a question which the Board of Estimate, on whom sole responsibility rested for adopting the proposed plans, should consider most seriously.

In summarizing his position, Mr. Mc-

Guire said: "This is no doubt one of the most important matters before the Board of Estimate. The appointment of this commission was for the purpose of recommending a city plan for residence and business zones from a civic standpoint.

"The primary basis should be taken from the standpoint of the probable effect on the city's borrowing capacity and its income derived from taxation of real estate. It is well known that the city's present financial condition is such that it can ill afford to have its borrowing capacity reduced or its tax rate increased.

"A careful study of the proposed plan justifies the conclusion that the immediate effect of the adoption by the Board of Estimate of the proposed zoning plan, will be an enormous reduction of taxable land values as a whole, resulting in a reduction of the city's borrowing capacity, and an increase of tax rates.

"I am of the opinion that the plan should be resubmitted to the committee by the Board of Estimate for a special study and report from a taxation standpoint.

"Tax experts who make a specialty of obtaining reductions of taxable values are looking forward with gleeful anticipation of reaping a rich harvest through the creation of conditions that mean a veritable gold mine to them by the adoption of the zone plans as proposed.

"The adoption by the Board of Estimate of a restrictive plan for the improvement of real estate is in itself a simple matter, in comparison to the remoteness of securing changes in any such plan in the future, especially on any large scale."

Predicts Boom for East Bronx.

F. M. Weiss, the Westchester real estate man, is enthusiastic over the success of the recent subway celebration in the East Bronx and as optimistic as ever over the future of the district. He said this week: "The section offers unusual opportunities for apartment house construction and should attract builders and speculators. There is a demand for three and four room apartments. The builder with foresight will not wait for the actual running of trains, which is expected in two years, but buy now. We are turning away people from my office, who are seeking accommodations in this section, because we cannot meet their demands."

INDUSTRIAL GROWTH IN BROOKLYN

Present Trend From River Toward East End of Manhattan Bridge—Needs of Manufacturer and Shipper Are Supplied

MANY signs point to the creation of a new industrial center at the Brooklyn end of the Manhattan Bridge, surrounding what is known as the Manhattan Bridge Plaza. The first indications of the new development are reflected in the character of several of the recent building projects, which will add a new group of industries to the section. These, according to men who are familiar with local conditions, have been attracted by the numerous advantages which the location offers for manufacturing purposes. The waterfront, close at hand, has been responsible for the thriving industrial community now established along the shore; between the river and the Manhattan Bridge, many important manufacturers have located, including firms of the type of Robert Gair & Company, Kirkman & Sons and E. W. Bliss & Company. This growth, it is believed, will continue to progress in the direction of the Bridge Plaza and that is why at this time so much interest attaches to a section, originally residential, which is to all intents and purposes destined to be soon changed into a factory center.

Shippers' Needs Met.

Practically all the needs of the manufacturer and shipper are adequately met and these influences, together with the comparative cheapness of the land, are being advanced to explain and to predict a most encouraging future for the entire district. The various advantages were recently outlined by William Clinton Burling, head of the Burling Realty Company, who has been established as an active real estate broker on the plaza, long before it was a plaza. He said:

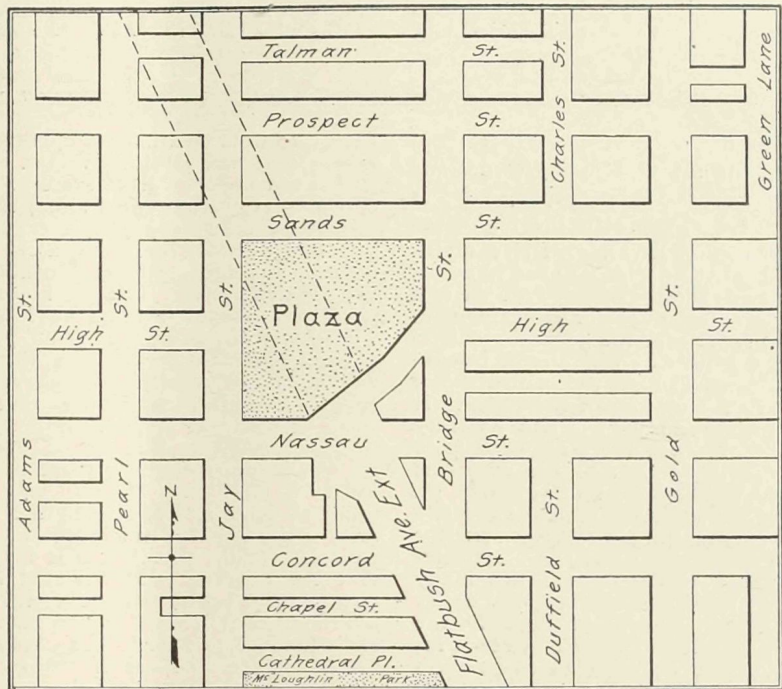
"The question of labor and the transportation of labor is solved by the number of surface lines connecting with many parts of Manhattan and Brooklyn and by the lines on the Brooklyn Bridge. The transportation of goods is expedited by the proximity of the Jay street and Wallabout terminals, with freight rates as low as at any other point in the greater city. Shipment by water is of course close at hand with facilities for reaching all American, Central American and South American ports. Both the Manhattan and Brooklyn bridges are available for trucking purposes for local deliveries and for cartage to and from the docks and warehouses."

The most important of the recent building operations, which is expected to have a far-reaching influence on the neighborhood, concerns the modern factory and loft building now being completed and occupying the entire block on the west side of Flatbush avenue, between Concord and Chapel streets, facing the plaza.

Improvements in Section.

The Sperry Gyroscope Company is finishing, at a cost of \$300,000, an eleven-story structure on the plot which measures 177x109x100x135. Between Concord and Tillary streets on the same thoroughfare the F. A. Koch Company, manufacturers of surgical instruments, have acquired a large plot on which they will shortly erect a seven-story mercantile building for their own occupancy. In Prince street, near Johnson street, in the immediate vicinity, the C. F. Rohman Company, manufacturers of furniture, recently erected a large building, also for their own occupancy. One of the pioneers in this section was the Cary Manufacturing Company, makers of box strappings, which has for several years been housed in its own building, facing the entrance to the bridge.

Flatbush avenue at this point is expected to play a leading part in the future development of the entire locality, not only because it has the advantages of the surrounding and adjacent thoroughfares, but also on account of its



MANHATTAN BRIDGE PLAZA IN BROOKLYN.

width permitting the erection of tall buildings. A lofty mercantile building on a broad thoroughfare, especially in a district where there is an enormous vehicular traffic has a certain advertising value and Flatbush avenue at the entrance to the new bridge has great advertising possibilities.

The streets which intersect and join the plaza are interesting. Sands street extends from Fulton street east of the Brooklyn Bridge and passes along the northerly end of the plaza to the Brooklyn Navy Yard. The northerly end was at one time a high-class community of private houses, since converted into flats and tenements. At the southerly end is the splendid structure housing the various activities of the Naval Y. M. C. A. High street, divided by the plaza, is a residential neighborhood containing buildings of ordinary character, mostly one-family houses or similar structures converted into flats. Bridge street, at one time a prominent retail thoroughfare, still retains a number of small stores catering to the needs of the immediate neighborhood. Other streets include Nassau and Concord and Flushing avenue, the latter thoroughfare continuing out into Long Island.

Labor Attracted.

The proximity of the large manufacturing plants has tended to attract labor to the section, because in most cases the working people seek to establish their homes near their places of employment. The result has been an active demand for moderate price living accommodations. This demand, curiously enough, has not been met by the erection of new buildings, but by the remodelling of present houses that were formerly occupied by one of two families. In view of the growing factory population and the probable continuation of the building movement along similar lines, it is felt that tenement houses arranged to contain four rooms and bath could easily find reputable tenants, providing the rentals were moderate. The section will not be one where houses can be erected to command high rentals, but the tenants would probably be hard working and industrious mechanics who represent an important unit in the city's economic life. While they are not a class which can afford to pay \$10 a room, yet their four or five dollars or even less, may net to an enterprising builder, if he knows his business, a profitable return on his investment. The present nature of the improvements in the immediate neighbor-

hood of the Bridge Plaza and the class of ownership is such that large building plots are available. There are few large individual ownerships. From every viewpoint the section faces a most encouraging future, both for the builder and the investor.

Vehicular Traffic Large.

The vehicular traffic over the bridge is enormous. During the year 1913, the Williamsburgh Bridge, with 7,417, bore the greatest number of vehicles on a typical business day, according to the investigators of the Bridge Department, the Queensboro Bridge being second with 6,574, the Manhattan Bridge third with 6,040 and Brooklyn Bridge, 4,214.

During 1914 the traffic on the Manhattan Bridge increased to an unusual degree and represented, during a single day, 7,616 vehicles of all kinds, except surface cars. During the corresponding period the Queensboro Bridge bore 7,207; the Williamsburgh Bridge 7,191 and the Brooklyn Bridge only 3,983.

The 1915 report of the Department of Bridges, recently made public, shows increases, in the vehicular traffic on all the East River bridges. The figures for the Manhattan Bridge indicate that it carried in a single day 9,400 vehicles, or 1,784 more than in 1914. The Queensboro Bridge also showed a large gain with 9,505, which gives it first place. The Williamsburgh Bridge remains third with 8,838, and the Brooklyn Bridge last with only 4,359.

The Bridge Plaza itself is not in a completed state, although the last two years have witnessed marked and improved changes in its appearance. For a long time the entire section immediately surrounding the bridge had been in a chaotic state and the general aspect was not encouraging either for builders or investors.

Committee Appointed.

In October, 1905, the Board of Estimate appointed a committee of three engineers, Messrs. Nelson P. Lewis, George S. Rice and O. F. Nichols, to prepare plans for the plaza. The construction involved several difficult engineering problems, and from time to time important changes were made. Even under the revised plan there became apparent the possibility of traffic congestion and the city determined to acquire additional property adjoining the east and west sides of the Flatbush avenue extension, between Concord and Nassau streets, thereby enlarging the Bridge Plaza to a considerable extent.

BUILDING MANAGEMENT

WAGES FOR JANITORS IN TENEMENT HOUSES

ONE of the greatest annoyances confronting the present-day owner and agent of apartment house properties is the janitor question. In the high-class Park avenue or Riverside Drive multi-family house the problem is not so acute, because in structures of this type we find either a superintendent or resident manager who supervises the general management of the building and directs instead of actually performing the manual labor incident to the upkeep of the house. It is in the average four, five and six-story "walk-up," of which there are thousands throughout the city, that the owner is encountering the janitor difficulty.

In these buildings, which generally house twenty families or more, the janitor lives in the basement and has practically entire charge of the house, with many duties on his hands. In fact, his duties include everything except possibly the collecting of the rents, and in some instances he is even required to perform this service. The hours are long and the work more or less tedious, and in most cases very little hope for advancement is offered. The future of the average janitor is not a very bright one. He does all the cleaning, removes the garbage and other rubbish, attends to the lighting and heating apparatus, is expected to make small repairs, as necessity requires, from time to time, and in addition he must be at the beck and call of the tenants. In theory, he is the representative of the owner, or his agent, on the premises and in such a capacity is supposed to be at all times neat, obliging and courteous.

Common experience with janitors, however, has taught us that this theoretical status often is not maintained, and, while there are cases of janitors who are highly satisfactory to all parties concerned, as a general rule and probably through no fault of their own they represent a class of labor for which a great deal more could be hoped. In a way, they should not be censured or condemned, because the pay is small—and it is a cardinal principle in business life that the degree of results which the employer gets out of his employees is commensurate with the wages which he is willing to pay, and no employer can expect to obtain the same quality of service from a hundred-dollar-a-month employee as is secured from the thirty-dollar-a-month man.

The average pay of the janitor in the houses under discussion is about \$15 a month, in cash, and the occupancy of an apartment, usually in the most disagreeable section of the building—the basement. His total income, therefore, out of which he must feed and clothe himself and his family is less than \$4 a week. Present economic conditions make it difficult for even a small family to live properly on this amount, and the inevitable result is that the janitor is either eternally struggling and dissatisfied, or is compelled to do odd jobs for the tenants and others to make "a little money on the side." Such a situation interferes with his regular duties and is reflected in a poorer return of service to the landlord.

There is considerable sentiment in some quarters that these conditions might be remedied in some degree if there was a better scale of wages established for janitors. Although for the owner of tenement house property in this city the cost of operation has been gradually rising, until in some cases it seriously menaces the net income return on his investment, the question has been raised as to whether it is the wisest

course to hold down these operating expenses by small janitors' wages.

It is not proposed that there be a general increase in wages all along the line. It may be that many people engaged in this line of work are adequately remunerated and are perfectly satisfied. For the great majority of cases, however, it is urged that some arrangement be made whereby the janitor could be paid an amount commensurate with the work done. The principal reason advanced in support of this suggestion is that there is no incentive at present for the janitor to make small repairs or do odd jobs for the landlord because there is "nothing in it for him." If there was something to look forward to in the nature of financial reward for any extra services which he might perform, it is inevitable that the average janitor would be imbued with a new attitude towards his job, because it is only human nature for an individual to exert more effort when there is more prospect of reward.

Intemperance.

Aside from the question of wages, another difficulty confronting the property owner is the matter of drink. It is sad, but nevertheless true, that a great many janitors seem to have a great deal of time on their hands, and during these idle moments they periodically take liquor in some form or other.

This article seeks only to present a situation which actually exists and which is not denied. It is imperative that some restriction and limitation be placed upon the indiscriminate drinking of janitors, when engaged in the performance of their duties, not only on account of the tenants, but for their own sakes. While it is impossible to eliminate the drinking man from this class of labor, or for that matter from any class of labor, the position could be raised to such a responsible degree that the presence of the "non-boozing class" be discouraged as much as possible. One real estate agent who has experienced a great deal of difficulty with this phase of the janitor problem expressed the opinion that it should be made a felony for any janitor or janitor's helper to be found intoxicated while fulfilling his duties in the boiler-room, where the peculiar nature of the work requires, above all things, a clear head and the complete possession of all the faculties.

Does Owner Get Value?

This phase of work, namely, the management of the boilers, raises another issue: Is the average thirty-dollars-a-month janitor qualified to take care of a high or low pressure steam boiler, even if he is a total abstainer? Can any owner hope to obtain for thirty dollars a month a man who is willing to do all the manual labor incident to apartment house maintenance and in addition qualify to properly manage engines and boilers?

The janitor problem, in its various phases, is worthy of consideration from many viewpoints. It cannot be hoped that the entire situation be changed for the better over night. The only thing that can be hoped for and which can be attained is the new spirit on the part of many owners, who perhaps have not given this problem as much attention as it deserves. The owners may, if they wish it, attract a better class of labor into the janitors' field.

In the last analysis it comes down into the question of money. If an employer wishes a steady, sober, competent and reliable man, he must pay for these virtues. Aside from this aspect of the case, the property owners could materially im-

prove the situation if they co-operated more actively with each other in the matter of recommendations.

INTERCHANGING EMPLOYEES.

System Inaugurated Which Permits the Better Running of Apartments.

EFFICIENCY in building management is becoming more pronounced all the time, and continually new refinements are being put into effect. One of the leading real estate firms, which makes management of apartment houses a specialty, conceived the idea that, should employees of the building be interchangeable, the owner would be benefited, cheaper cost of operation would result and the tenants would receive better service. All these conditions would produce more rentable buildings and do much to relieve families from shifting from one house to another.

The concern employs as superintendents men who are well versed in a given trade. In one house a steamfitter is employed; in another, a man who understands elevators; in a third, a practical plumber, and so on throughout the list. These employees have standard salaries, which in itself simplifies the running of the various buildings.

Should elevator trouble develop in house A, and the elevator expert be located in house B, he is immediately shifted to house A, until the trouble has been overcome. In the same way if the hot water plant in house C needs attention, and the superintendent in charge is not qualified to make the necessary repairs, a man suitable to correct the trouble is placed in the building until the trouble is straightened out.

There is another advantage in the system, because in addition to co-operation of this branch of the force the men, as individuals, learn the various peculiarities of the various buildings and automatically increase their knowledge and thereby become more valuable to the concern.

In houses of the better class, where high rentals are paid, it is of the utmost importance that repairs be made promptly and efficiently. Should an elevator become disabled, the utility elevator would have to be brought into service for the tenants. As a rule, this elevator is well finished, but is known throughout the house as the service elevator, and the tenants dislike using it themselves or having their friends compelled to ride on it. Therefore the sooner the repairs are made, the less dissatisfaction will result.

As a superintendent of a large building in the Park avenue section said this week: "Buildings are like human beings, in a sense—each one has its peculiarities. Take two houses that I know of, which are erected from the same plans, having similar elevators, steam and hot water plants, etc.: These houses are entirely different and must be run by people who understand the little troubles. In one house, for instance, the coal bill was almost twenty-five per cent. more than in the other; and there was a great deal of trouble with the owners, as they controlled both properties. There did not seem to be any good or reasonable explanation as to why the variance should exist, until it was realized that the elevation of the surrounding buildings varied in the two cases. A different grate was put in; another mixture of coal tried, and the results became satisfactory. This is only one case, but it serves to illustrate the point."

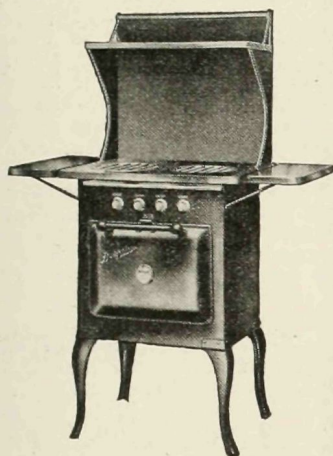
NEW AND USEFUL APPLIANCES

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

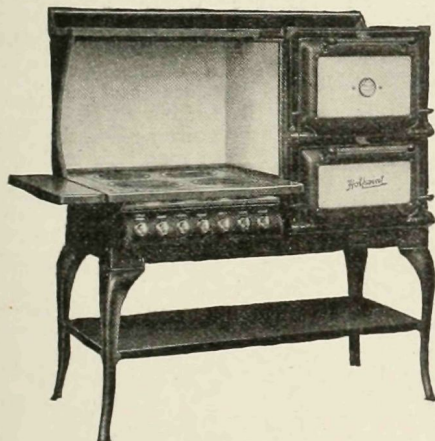
Described without regard to advertising consideration

Cooking by Electricity.

CONVENIENCE, sanitation and economy play a most important part in governing the operation of the modern household, and new ways of doing things are accepted or rejected on the basis of these qualities. The electric range for general use has been perfected and found to be practical in every re-



spect, and its use in the modern kitchen means greater convenience and utmost sanitation and economy. In the operation of the electric range there is no fuel, flame, soot or ashes to contend with and hinder the preparation of meals. By simply turning a switch, electric heat is ready for all methods of cooking. This heat does not vitiate the air of the room and creates no obnoxious odors. Cooking by electricity is a very direct method as there is no waste of heat energy. The accompanying illustrations show two of the electric ranges. They are also made in a number of other sizes



to suit various requirements. The heating equipment or heating elements in these ranges are of the glowing-coil-reflector type. Those on the top of the range, on which the regular cooking is done, are round, while those in the ovens are rectangular in shape. No special cooking utensils are required for use with these ranges and regular kitchen ware may be employed. The intense heat to which the heating elements of these ranges are subjected require that they be made of the best possible materials obtainable for that purpose. The ranges are easily operated and all parts are accessible, so that cleaning is an easy matter.

Testing Floors and Walls.

A DEVICE intended for use in testing floors, walls and columns of buildings in order to determine their carrying

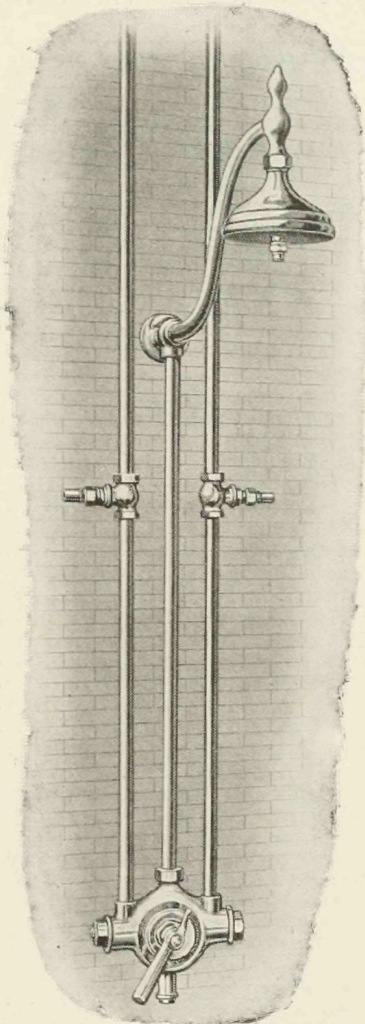
strength and safety was recently described in the "Building Age." This device is the invention of Assistant Superintendent of Buildings D. E. Hooker, of Seattle, Wash., and is known as an Extensometer. The device is of such extreme sensitiveness that it measures the movements of buildings to the ten-thousandth part of an inch. The inventor, in explaining the use and purpose of this instrument, points out that when a floor or column in a structure is loaded a slight movement takes place. This change can only be noticed by the aid of the most delicate of instruments. When a floor slab is loaded the under surface stretches and becomes longer while the upper surface compresses and becomes shorter. By measuring the amount of the change and taking into consideration the kind and quality of the material and the amount of the load, it is possible to figure out the safe carrying capacity of the building. In structures built of reinforced concrete this is particularly important because weakness of construction are not otherwise readily discernible.

Sound-Absorbing Surface Material.

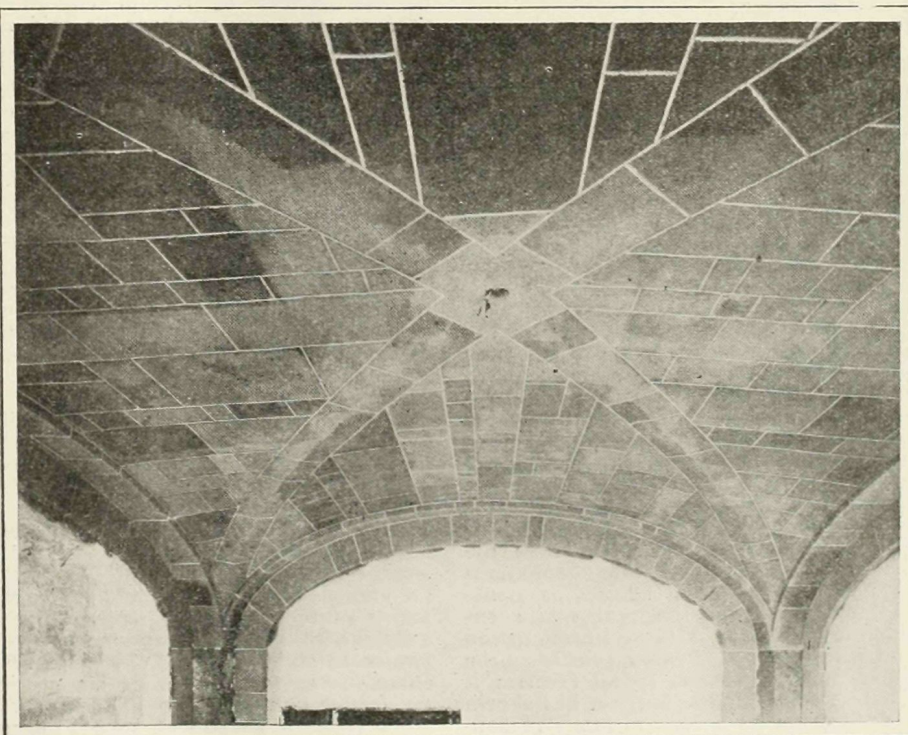
CONSIDERABLE interest is attached to the surfacing material which has quite recently been brought out, which is said to absorb sound waves, and which can be applied to walls and ceilings in such a manner that it becomes an integral part of the building. The product is designed for use on walls and ceilings of auditoriums, school-rooms, churches and other places where the best acoustics are required. In a recent test this material was found to have an absorption coefficient of about 50 per cent, which is 13 per cent. more than for hair felt, usually used for this purpose. The material can be installed so as to imitate the surface of unpolished stone, both as to color, as may be seen by the illustration. The further claim is made that the material will adhere strongly to rough tile or any similar surface and that it may be applied after the walls of the building are erected and the structure enclosed.

Shower Head and Mixer.

OCCUPYING a prominent place among recent improvements in plumbing fixtures is the shower head and mixing valve, illustrated herewith. This device is simple and sanitary, easy to operate and may be installed at a moderate cost. The fixture is a suitable one for installation in hotels, gymnasiums, sanitariums, clubs and residences, and is designed particularly for use in buildings where steam under high pressure is used for shower purposes.



By its use scalding is eliminated as the claim is made that the mixer can be permanently adjusted for a maximum temperature. There is no part of this fixture to foul or clog up, thus it requires no strainer, and the automatic drain clears both the valve and shower pipe of water when the apparatus is not in use, and is a safety signal should anything go wrong.



REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

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

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

Copyright, 1916, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

The Harbor and Port of New York; Her- man de Selding.....	935
Legal Notes Affecting Realty.....	936
How Builders Might Improve Properties in the Various Area Districts.....	937
Hearing on June 19.....	938
Industrial Growth in Brooklyn.....	939
Wages for Janitors in Tenements.....	940
Editorials.....	942
Query Department.....	943
Real Estate Situation; Charles F. Noyes..	944
New \$50,000 Y. M. H. A. Edifice.....	955
Loft Building for 38th Street.....	956
<hr/>	
Building Material Market.....	954
Classified Buyers' Guide.....	966
Current Building Operations.....	954
Department Rulings.....	964
Leases.....	951
New and Useful Appliances.....	941
Personal and Trade Notes.....	956
Private Sales of the Week.....	946
Real Estate Notes.....	953
Statistical Table of the Week.....	953
Trade and Technical Society Events.....	964
Wholesale Material Market.....	955

Coal adds more than a fair proportion to the cost of living. Every little increase in the wages of miners is used as an excuse by the operators for jacking-up the coal price inordinately. The Real Estate Board and the Building Managers' Association are performing a public service in demanding an inquiry by the Federal Trade Commission.

Remarkable growth has rewarded the northern New Jersey counties for encouraging the building-and-loan idea, which enables a man to pay for the fee of his house like rent, in monthly installments. He pays the outside price, to be sure, but requires little capital to start with, which is the great merit of the scheme. A young man without a reserve fund and sure employment takes a chance when he adopts the installment plan, but who ever gets ahead without taking a chance?

The Merchants' Association does not consider any of the objections that have been raised to the West Side improvement plans of sufficient weight to counterbalance the great and manifest benefit that will result from the plans. That is how business men view the question. Nevertheless, the form of contract should be carefully scanned and improved where possible, but the project should not be delayed—least of all by querulous objections.

The New York Central yields on the issue concerning the Jersey roads, and agrees that the plans and stipulations to be adopted for the West Side improvements south of 30th street shall not be a hindrance to such future expansion of terminal facilities as the city may desire to have made. The Central says it has no desire to block any future terminal plan. That point being settled, what is there left to fight over other than the Riverside Park route, the Manhattanville yard roofing and the appraisements of land values in the real estate exchanges? No doubt these questions can and will be adjusted just as easily as the other in due course. In all fairness it must be said that the railroad has shown a disposition to accede to many reasonable requests.

What Is the Full Value of Taxable Real Estate?

In a manual for the instruction of assessors just issued by the New York State Tax Department it is interesting to read, in view of the various answers usually given to one of the most difficult of queries, what the department considers is the full value of taxable real estate. The present State law requires that all property shall be assessed at "full value." The old direction was that real property should be assessed at the sum for which it should be appraised in payment of a just debt from a solvent debtor; and the phrase in the New York City Charter is, "at the sum at which it will sell under ordinary circumstances."

Neither of these tests specify "market value," a term often misapplied by assessors, but the courts have held that both statements mean market value, though there are properties which are unmarketable, as every appraiser knows, and therefore have no market value. A certain dwelling on Second avenue was recently adjudged by the courts to be unmarketable by reason of building restrictions in the deed. How, then, is such a building to be appraised? Notwithstanding, the State Department of Taxation adheres to the old phrase in its instruction to assessors, and gives this direction:

"Real estate does not, like many commodities, such as wheat, flour and marketable securities, possess a definite market value. The full market value, therefore, is a matter of judgment, and it must be conceded that the judgment of different appraisers will vary to some extent.

"The chief rule regarding ordinary marketable property is that full value is such a sum as a willing buyer will pay to a willing seller, but this rule is subject to many variations. If the assessor will forget for the moment that he is an assessor, and, having knowledge of the general conditions of value of the real estate which is the subject of investigation, will ask himself, 'What is this piece of property worth?' and will give his honest judgment as to the fair market value—that will be, so far as he is concerned, the full value of that particular piece of property."

To our mind a clearer direction came from the president of the Board of Taxes and Assessments of New York City at the last State Tax Conference, when he said in the course of an address:

"Every one of you has been obliged to assess property for which there was no market. . . . In the City of New York, where litigation is more common than where values are lower, we have sometimes been obliged to litigate as to the assessment of certain classes of property that may perhaps be said not to have a market value.

"For example, the tank of a gas company by itself has only a scrap value. A corporation in New York once contended that we ought to assess its gas-holders at the scrap value of the iron. Naturally, we said, 'No, we should take their value—their full value—which is to be measured, if the holders are in use, by the sum it would cost to reproduce them, less depreciation for age.' We went to the Court of Appeals with that case, and our assessment was upheld on the principle that the measure of value for such property was the cost of reproduction less depreciation. . . . Now, why isn't that fair?"

To determine the value of new buildings assessors are advised in the manual of the State Department of Taxation to multiply the total number of square feet of floor space by certain factors, instead of applying the factors to the total number of cubical feet contained in the building, as many appraisers do. The factors recommended for hotels and apartments of ten or twelve stories of steel construction are \$3 to \$5 per square foot; twelve to sixteen stories, \$4 to \$6. For common tenements, five or six stories, on inside lots, \$1.25 to \$1.75; for six-story elevator apartment houses on corners, \$2.10 to \$3 per square foot. For

four-story and basement high-stoop brick residences, \$3 to \$5 per square foot of floor space, and for a two and one-half-story frame house with improvements, \$3.50 to \$10 per square foot of ground covered. The extremes are so wide apart as to permit an extraordinary degree of discretion on the assessors' part. In fact, it is true of the instructions of the manual in most particulars that they are characterized by indefiniteness and leave room for the exercise of a too wide a range of individual judgment, a characteristic which has been pronounced in the work of up-State assessors.

Can Buildings Increase in Value?

This is a question which is puzzling real estate appraisers: Can buildings increase in value? The doctrine of no appreciation in value for structures when considered apart from land value has heretofore been thoroughly instilled into laymen. A building can obviously deteriorate, economically and physically, on account of which it is customary among owners to make an annual amortization allowance; but how can a building have more value when old and out of date than when it was new; when its exterior surfaces are weather stained and begrimed, its joints loosened, its beams or timbers rusted or decayed, and its general appearance old-fashioned and unsuited to the times?

An opposite doctrine is now being preached by the fire insurance companies, in admonishing policy holders that the value of a building may increase because of the higher cost of building materials and labor, and that in consequence the owner must take out more insurance in order to bring the amount of his insurance within the 80 per cent. and 90 per cent. provisions of his policy. For it may follow, as a consequence of the higher cost of reproducing a building at one time than another, that a building may be insured for only 70 per cent. of its full value, and that the owner may recover no more than seven-eighths of his loss in the event of its destruction.

The justice of this contention is doubted, and may well be doubted, in real estate circles, for it takes no account of either physical or economic depreciation. It is purely an academic assumption that old buildings have advanced in value because the cost of their reproduction has advanced. Who can cite an instance where a building destroyed by fire has ever been reproduced exactly as it was? The Parker Building, on Fourth avenue, was radically improved by its reconstruction after the fire. St. Luke's P. E. Church in Brooklyn was repaired after the serious fire with different materials and on a different plan, and a number of country mansions which have been victims of the flames in recent years have in every case been rebuilt from new plans.

Conceivably a special structure may increase in value because it is no longer lawful to erect one of that description, but ordinarily old buildings deteriorate so much through changes of fashion and the like as to offset any increase in value alleged to be due to an increase in the cost of reproduction. Moreover, methods of construction change with the times. The laws also intervene to prevent exact reproductions. A business building with but one means of exit, for example, cannot be reproduced legally from its former plans. Nor can one with stairways enclosed with non-fire-proof materials. Wage increases are oftentimes offset by new methods of handling labor. In old plans there was an excess of ornament and of weight of metal which is now eliminated. In brief, it is rare that an owner would reproduce a building exactly as it was.

The subject is one that should have the attention of the next national conference on taxation, with a view to determining, as has been suggested, if the laws contemplate that owners shall watch the fluctuations in the prices of building materials and labor, in order to increase or reduce their insurance.

There is, in fact, good authority for holding to the opinion that the insurance

companies cannot maintain the position that the measure of value of a building is the cost of reproduction, as the Court of Appeals has held that a percentage for depreciation must be deducted.

Auctioneering Oratory.

New York City realty auctioneers are brief and pointed in their remarks. They indulge in no oratory and are careful to make no loose statements of any kind. With moderated tones they calmly present the proposition on its merits, never failing to read every condition of sale and to mention every untoward circumstance affecting the premises. Consequently, they never are confronted afterward with an unjustified statement, or any claim of merit which cannot be proved.

With this policy prevailing, it has often been said that New York City properties when offered at auction sell themselves, and that the strategy of the auctioneer consists almost altogether in drawing together through attractive advertisements a large congregation of buyers, who rarely fail to enthuse and bid prices up to the maximum. In other words, the best work of the modern metropolitan auctioneer has been done before he mounts the block.

In most other cities, and especially in rural communities, different methods prevail. Unlimited lung power and fervid oratory are employed. The auctioneers sell the climate and scenery as well as the premises. A correspondent tells the Record and Guide of a famous orator who once held forth at Santa Monica, Los Angeles County, Cal., named Tom Fitch, a specimen of whose remarks he sends, beginning with these impassioned words:

We will sell at public outcry, to the highest bidder, the Pacific ocean, draped with a Western sky of scarlet and gold. We will sell a bay filled with white winged ships. We will sell a Southern horizon rimmed with a choice collection of purple mountains, carved in castles and turrets and domes. We will sell a frostless, bracing, warm yet unlanguid air, braided in and with sunshine odored with the breath of flowers. The purchaser of this job lot of climate and scenery will be presented with a deed to a piece of land fifty by one hundred feet, known as lot A, block 251. The title to the land will be guaranteed by the present owner. The title to the ocean, the hills and clouds, the breath of life-giving ozone, and the song of the birds is guaranteed by a beneficent God who bestowed them in all their beauty and affluence upon block 251, and attached them thereto by Almighty warrant as an incorruptible hereditament to run with the land forever.

Under this eloquent stimulus a corner plot, fifty by one hundred feet, would bring about six hundred dollars. With a fraction of such eloquence New York City auctioneers draw out bids many times as large in short order, for New York buyers have been educated in a different school.

Employers' Liability Under the Common Law.

Amendments of the Workmen's Compensation Law of the greatest importance to the State Insurance Fund were passed by the Legislature just adjourned, and signed by the Governor. These amendments, which became effective June 1, 1916, settle once for all the much-debated question as to liability at common law.

The amendments that put an end to the controversy about the matter of common-law liability are as follows:

1. An amendment adding nearly fifty occupations to the list of hazardous employments enumerated in the act. These additions to the groups bring definitely under the act many occupations concerning the inclusion of which there was formerly a reasonable doubt.

2. An amendment broadening the scope of the definition of employee in the act to include not only a person engaged in one of the enumerated hazardous employments, but also a person in the service of an employer whose principal business is that of conducting one of such employments.

3. An amendment permitting an employer not carrying on one of the enumerated hazardous employments, or who, while carrying on one of such employments, has in his service an employee not

included within the act, to elect to bring all his employees under the act and thus to include them in the coverage of his compensation insurance policy. Such election on the part of the employer is made by posting notices about his place of business and filing with the commission a written statement signifying his acceptance of compensation for all his employees. The election then becomes binding on the employees, unless one of the latter shall file with the employer and the commission written notice that he elects not to be subject to the act, within twenty days after the election by the employer, or at the time of entering into the contract of service, as the case may be. This amendment enables an employer voluntarily to bring all his employees under the act and thus to include them in his compensation insurance.

4. An amendment making clear, specific and complete the abolition of liability at common law under section II. The amended section provides that the liability of an employer for compensation "shall be exclusive and in place of any other liability whatsoever to such employee, his personal representatives, husband, parents, dependents, or next of kin, or anyone otherwise entitled to recover damages at common law or otherwise on account of such injury or death."

This amendment wipes out every conceivable trace of liability outside the act for employers who come within its provisions and provide insurance in one of the prescribed ways. As the preceding amendment enables an employer to bring all his employees under the act, this amendment of section II relieves an employer making such election of all liability at common law on account of injuries or death sustained by any person in his service. The two amendments taken together make the coverage of a State Fund policy, issued to an employer electing compensation for all his employees, absolutely complete.

Tenement Factories.

According to the annual report of First Deputy Commissioner James L. Gernon, in charge of the Bureau of Inspection, transmitted to Supervising Commissioner James M. Lynch and the State Industrial Commission, 14,365 licenses for tenement house or homework were in effect in New York State on October 1, 1915, as compared with 12,848 in effect October 1, 1914. Of the 1915 licenses issued, 255 represent shops or factory buildings situated on the same lot, but in the rear of a tenement house. In the 14,110 separate tenement-house buildings there are 177,210 living apartments.

The sort of country house that fails to find a buyer or lessee nowadays is the typical genteel residence of two generations back, four or five stories high, with tier upon tier of stairs to keep servants running from basement to attic. And the sort that leases and sells well is the low, spreading villa or bungalow, with few stairs to climb, and a generous piece of land around it for a show of roses, hedges, gardens, stables and walks. The day has passed when many storied dwellings on small sites get by easily in the country realty market.

—Bids will be opened July 15 for the construction of the tunnel under the East River at 60th street, which will be used by subway trains to Queensboro Plaza, and will bind the borough still closer to midtown. Queens Borough, with a five-cent fare for rapid transit, strikes us as a promising real estate proposition, wherever values have not been too far anticipated.

If you are depending on automatic sprinklers for fire protection make sure that the valves are not closed by some mischance. The inspectors of the Manufacturers' Mutual Insurance Company of Boston, which has policies in this city, during the first five months of this year found 141 valves completely closed and 44 partly so.

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. Arrangements have 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. 85:—(1) What is the legal status of the Commission on Building Districts and Restrictions?

(2) What is the probable date or first possible date when the plan can become operative?

(3) If a certain street is named as the southern limit of restriction for business and the northern limit for industry, as West 23rd Street, how will that effect a building extending through the block to 22nd Street, as for instance the McCreery Building at 23rd Street and 22nd Street and Sixth Avenue? J. M. R. C.

Answer No. 85:—(1) Under amendments 242a and 242b of the New York City Charter, the State has delegated to the Board of Estimate and Apportionment complete and final power to district the city. This charter amendment also calls for the creation by the Board of Estimate and Apportionment of an Advisory Commission to work out a plan for them and report back to them. To this commission is legally delegated the power of making plans, but only the Board of Estimate has the power of actually putting them into effect.

(2) The plan will become operative immediately on its passage by the Board of Estimate. At the hearing on June 19 the Mayor intimated that the matter might come up for final consideration within two or three weeks.

(3) The whole building could be used for industry even though the back of the building faces on a street which is restricted against industry, provided that the building is so designed, particularly as to exits and entrances as not to harm the character of the more restricted streets.

Question No. 86:—Exactly what does c. i. f. mean in bills of lading? Does a shipper's responsibility end with delivery of merchandise to the railroad? A. B. M.

Answer No. 86:—c. i. f. means that the shipper pays cost, insurance and freight. The shipper's responsibility ceases with delivery to the transportation company.

Question No. 87:—I live in an apartment house. In the cellar each tenant is supplied with individual space for trunks, etc., and supplied with a key. The other day I went to get some things out of a trunk and found the cellar floor wet, and on opening the trunk discovered that some of my clothes were ruined by the water which had gotten inside. The superintendent says he can do nothing about it, as he has not access to my compartment. What recourse have I? I. M.

Answer No. 87:—Before this question could be answered it would have to be known whether or not the lease has in it the usual clause exempting the landlord from liability.

Question No. 88:—In the bill passed by the Legislature, vesting authority in the Board of Estimate to regulate the height of buildings, etc., does it provide that such action must initiate in the Board of Estimate or in the Local Boards within whose confines the restriction would operate? In other words, can the Board of Estimate initiate reforms of this character without preliminary reference from the Local Boards which represent local sentiment? J. P.

Answer No. 88:—There is nothing in the act that implies that the "Local Boards" have anything to do with restricting. Proposals for changes in districts or changes in the law may be initiated by an individual or group of individuals or any body or organization or they may be initiated by the Board of Estimate itself. If a change in the use district is initiated locally and the petition is signed by 50 per cent. of the property owners affected, then the Board of Estimate must act on it one way or the other within 90 days. This is the only compulsory clause of this sort.

REAL ESTATE NEWS OF THE WEEK

Market Conditions Have Improved Along All Lines
and Realty Once Again Is Coming Into Its Own

By CHARLES F. NOYES, of the Charles F. Noyes Co.

REAL estate conditions have improved greatly during the past six months. Mortgage money is easier, vacancies are rapidly filling up, investment properties of the better type are commencing to find a market for cash, a better sentiment prevails among the professional real estate operators, as well as the investor, and, unless an unexpected setback occurs, a return of normal conditions in the realty market may be expected.

If our own experience is to be taken as a criterion, we have every reason to be optimistic, for during the year just finished we have closed 620 deals, which is the biggest year in the history of the company, extending over a period of eighteen years.

Cash Buying.

We are in a good real estate market, and it will grow better. Actual cash buyers for real estate are to be found for properties of every type. There is no one district which has not witnessed a betterment in conditions. The Record and Guide records each week activities throughout Manhattan. Big, startling deals are a common occurrence and possibly because of the many spectacular transactions which are being made by Heckscher, Oceanic Investing, the Astors, the hotel propositions in which the New York Central and Pennsylvania Railroads are interested, the ambitious plans being consummated for new manufacturing centers for warehousing and distribution in Long Island City, on Jamaica Bay and at South Brooklyn and the huge city undertakings, overshadow the smaller transactions which are continually being closed.

Small Investor Active.

The buying, by the small investor, is the best indication of betterment in the real estate market, which has been dormant or inactive. This buying is now apparent and has been for several months. Our office has handled only one or two comparatively small exchange deals during the past six months, but many cash sales. As stated before the activity is not confined to any one district.

The lower East Side, south of the Brooklyn Bridge, which in my judgment showed only a small recession in value during the last five or six years, is in a very healthy condition. Joseph F. Cullman alone has purchased eight or ten buildings in Burling Slip, Front and South street, and many other sales have been made. On the West Side there have been not a few cash sales, William D. Kilpatrick's purchase of the Lupton Building at 149-151 Franklin street for all cash, and the several other parcels which he has bought, show his confidence in this new field. A new building for the Underwood Typewriter Company, at Vesey and Greenwich streets, can also be referred to. These transactions all represent cash deals of the smaller character.

Lower Broadway Conditions.

Broadway from City Hall to 14th street is undoubtedly "coming back" and this is particularly true of the middle section between Canal street and 4th street. A new building for the Remington Typewriter Company, containing 100,000 square feet, at Broadway and White street, which is being constructed by Vincent Astor; the purchase of 451-453 Broadway, containing 60,000 square feet, by Lester S. Woodward, manager of the Globe-Wernicke Co., and dozens of important leases all signify an activity here that is not imaginary but real.

And so one in daily touch with conditions can go from south to north, referring to sales in the Chelsea district; more transactions for cash in the Wash-

ington Square district during the past year than in any other three previous "years"; a betterment of conditions in the long dormant Pennsylvania district, with its new 22-story "Printing Crafts Building" and the big hotel now under construction opposite the station; along up Broadway from 34th to 50th street and note the new buildings and realize the stiffening of prices that has occurred here; while in 42d street and on Fifth avenue from 42d street to the Circle none will deny the rapid self-apparent increase in rentals and price values.

Contributions to Market.

The many sales and activity that few, three years ago, believed was possible on Madison avenue in the Thirties has contributed to the rising and better market, and as is known those who dared during the past year to risk small fortunes in the construction of the highest grade apartments ever dreamed of on Park avenue, and particularly such houses as at Fifth avenue and 72d street, and Fifth avenue and 63d street, have been rewarded beyond their expectations. At Fifth avenue and 63d street the apartment being designed by Goldwin Starrett of Starrett & Van Vleck, is 70 per cent. rented from October, and the aggregate rentals are reported to exceed \$1,000,000. It was 30 per cent. rented before the steel was set, and in this case it is now a matter of the owners choosing their tenants on account of the demand for apartments ranging from \$20,000 to \$30,000 per annum.

Right at the moment the cost of building construction is unusually high, and personally I feel that this in the long run will be an advantage to the real estate market. I would like to see little in the way of new construction for another twelve months. If this was the case I believe that practically all unrented space would be absorbed, and then this present activity would not only continue but be stimulated. It would bring more buyers into the market for investment buildings and would greatly encourage those who have erected buildings during the last four years. It would make mortgage money still more easy, and probably bring out many 4½ per cent. loans where but few now exist.

Regulatory Legislation.

I believe the wave of regulatory legislation has about run its course. It has, however, left its scars—and they are many. Small loft buildings are worth from a rental viewpoint and as an investment just what they were—and probably somewhat more—than before the factory laws regulating the construction and alteration of buildings were placed on the statute books and the Fire Prevention Bureau was created, but there must be deducted from this rental or sale value what it will cost to comply with these laws if they have not been thoroughly complied with. And in many cases this cost exceeds the equity in the building if the parcel is a small one. This legislation has practically put out of use forever certain types of loft buildings that do not come up to to-day's standards, and many combination office and loft buildings. The people are commencing to realize that it was the state and city which destroyed these investments and real estate as a commodity should not be blamed.

With better buildings, well rented, with a healthy demand for the little space of the better character remaining in the market, with buildings to offer willing buyers, complying with all State and city requirements, and with easy mortgage money, the present satisfactory market for real estate will get better and before long I expect to see the best market for New York City real estate that we have seen in twenty years.

Cable Address
Cruikshank, New York

Established 1794
Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President
William L. DeBost, Vice-President
William B. Harding, Treas.
Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank Robert L. Gerry
Warren Cruikshank R. Horace Gallatin
William H. Porter William L. DeBost
William B. Harding

Camman, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street
Entire Charge of Property

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

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1890

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

Edgar A. Manning Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York
Telephone 6834 Murray Hill

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

REAL ESTATE AND
MORTGAGE LOANS
MANAGERS OF ESTATES

Broadway, cor. 80th St. 140 Broadway

Removal of Ashes.

The vexed question of removal of ashes and trade waste came before the Board of Estimate and Apportionment on Wednesday, June 21, when the city's side of the question was presented by Commissioner Fetherston of the Street Cleaning Department. This matter has for some time been carefully considered by a committee of the Real Estate Board, co-operating with a committee of the Building Managers' Association. Their conclusions were presented at the hearing by B. E. Martin, representing both associations, as follows:

"The Real Estate Board of New York, the New York Building Managers' Association, and many others join in a petition to your Honorable Board to make the necessary arrangements and appropriations as will enable the proper city department to remove steam ashes from office buildings.

"It may be truly said that other buildings are entitled to this service, but our particular claim at this time refers to office buildings only, as such buildings show a more direct discrimination when compared with the apartment house and others which are receiving this service at the present time. Office buildings and apartment houses have steam ashes as a residue of the same service to tenants; 1st, heating, 2nd, elevator. Undoubtedly a largely increased amount of steam ashes could be moved by the city department with the present appropriations if the department was more efficiently equipped, and if the removal of trade waste was eliminated entirely. At present we are not only paying our share toward the removal of ashes, but we are also sharing the expense of the removal of all kinds of waste, etc., from certain buildings.

"It has been stated that the authorities anticipate a charge to private contractors dumping on the city sewers in future. If this is so, it will mean that the already discriminated against office building owner will be compelled to add to the cost of his ash removal. If the authorities claim that we are adding to the budget by asking for this unit of service, we would request that they act literally as the law authorizes, which means discontinuing the ash removal service entirely in this city. We have petitions and letters on file, indorsing our action from owners of over \$200,000,000 assessed value in Manhattan office buildings, none of which receive removal service of either ash or waste. In justice to these taxpayers we ask that ash removal service be rendered them or discontinued entirely. What they particularly object to is the apparent discrimination which compels them to pay their share for services not rendered, namely: ash and trade waste removal.

"We favor the payment for removal of ashes by the scowload instead of by truckload as at present. While the trucks may average a fair amount, the city is quite sure to get better value if payment is made on the scowload basis. In addition to this a large expense is saved by eliminating the unnecessary keeping of records of city department trucks, etc. In case of contracting for outside trucks on a truckload basis, it might be necessary to record same and see to it that trucks were properly filled. This could easily be taken care of by inspectors at the place of dumping. The very fact that contractors reclaim much of the refuse before it goes on the sewers would again bear out our contention of the fairness to the city of payment on scowload basis. For many evident reasons we might suggest that in non-residential sections the ashes be moved at night.

"Would it be efficient to renew the present ash removal contract for two years, on which, we understand, the city has this option?"

A written statement of these views was also delivered to Mayor Mitchel, Comptroller Prendergast, Borough President Marks and President Dowling of the Board of Aldermen.

Transforming the Newark Meadows.

Within the last year and a half a busy industrial center has been created in that section of Newark bordering on Avenue R and the Newark Bay, popularly known as the Newark Meadows. This district, formerly a marshy meadow, has been converted within this comparatively short space of time, into a thriving manufacturing district representing invested capital approximating \$20,000,000, and providing employment for nearly 3,000 men.

Although Newark was experiencing considerable industrial growth even before the war, its expansion within the last two years has been even more remarkable. This condition has been traced to the great demand which has been created in this country for chemicals and other munitions. Among the pioneers who realized the value of this enormous tract of meadow land were the Balbach Smelting & Refining Company, A. Gross & Company, candle works, and the Texas Oil Company.

Among the newer additions to the colony are the American Synthetic Dyes Company, Marden Orth & Hastings Company, aniline dyes; Public Service Railway Corporation, the Aniline Company of Newark, the Columbus Crystal Company, the Amalgamated Dyestuff & Chemical Works, the Keystone Com-

TAX DATES IN JULY.

June 30—Last day to pay income tax. Penalty thereafter. Last day to pay Federal corporation tax to Collector of Internal Revenue, without a penalty. Last day to begin proceedings under certiorari to review determination of Tax Commissioners to reduce assessed valuation.

July 1—A penalty of ten per cent. added to unpaid Croton water charges for 1916, making fifteen per cent. in all. Five per cent. of total amount of tax and one per cent. per month interest added to unpaid Federal Tax income.

July 31—Last day for savings banks and safe deposit companies to report to the Superintendent as of July 1, 1916.

pany, Rockwell Furnace Company, Central Dye & Chemical Company, Harrison Chemical Company and the Sun Oil Company.

Subway Contract Awarded.

The award of the contract for the construction of twelve stations on the Jamaica avenue extension of the Broadway elevated line in Brooklyn by the New York Municipal Railway Corporation to the P. J. Carlin Construction Company, the lowest bidder, at \$280,700, has been approved by the Public Service Commission. The stations are located at Cypress Hills, Elderts Lane, Forest Parkway, Woodhaven avenue, Freedom avenue, Greenwood avenue, Spruce street, Metropolitan avenue, Queens Boulevard, Sutphin road, Newark street and Cliffside avenue. The six stations from Cypress Hills to Greenwood avenue must be completed within five months from the date of the contract; and the others within four months from the time the steel structure is turned over to the station contractor. The work is to be paid for by the New York Municipal Railway Corporation.

Coming Auction Sales.

Joseph P. Day will offer an unusually choice collection of estate and other properties during the coming week. The different parcels are located in Mt. Vernon, Yonkers, Belle Harbor, Manhattan and Bronx. The following is a list of the properties to be offered:

On June 27, at 14 Vesey street, a 2½-story frame dwelling, on the east side of Brighton avenue, 250 feet from the ocean, Belle Harbor, L. I., 60x100; also 62 Cliff avenue, Yonkers, a 2½-story frame dwelling, with stone garage, on a plot 113x150; also 19-19½-21 South Fifth avenue, Mt. Vernon, N. Y., three 4-story brick tenements with stores, with a 3-story business building in the rear, on a plot 50x105; also at administrator's sale 427-9 West 38th street, a 5-story stable, 58.3x98.9.

On June 28, at 3208 Third avenue, Bronx, at administrator's sale, 749-51 Tinton avenue, two 4-story tenements, on lots 27x117.50 and 27x135, respectively, and 3548 and 3550 Park avenue, two 2-story frame 2-family houses, on a plot 50x100, will be offered.

On June 30 Joseph P. Day will offer at absolute executor's sale by order of the Orphans' Court of Bergen County, N. J., to close the estate of Emilie de Loosey Havemeyer, the country estate located at Mahwah, N. J., midway between Ramsey, N. J., and Suffern, N. Y. The property will be sold in two parcels containing 105.254 acres and 170.24 acres, respectively, improved with mansions, villas, outbuildings, etc. The sale will be held on the premises at 4 o'clock in the afternoon.

On Wednesday, June 28, at 189 Montague street, Mr. Day will offer at absolute executor's sale ten choice residence and apartment lots located in 96th street, Third and Marine avenues, in the Fort Hamilton section. These lots average in size 20x80 each and are the balance of a large tract owned by the estate of Helen L. Johnson. They are located one block from the beautiful Shore Road and are within the zone of the new Fourth avenue subway.

Business Established 1853

Horace S. Ely & Company

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

21 LIBERTY STREET
489 FIFTH AVENUE

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

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

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

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

E. DE FOREST SIMMONS

REAL ESTATE

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

Established 1887 Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

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

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET
Telephone, Academy 1600

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

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

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

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

J. B. ENGLISH

Real Estate Broker

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

874 SIXTH AVENUE, Above 49th Street

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

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

1181 BROADWAY

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

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

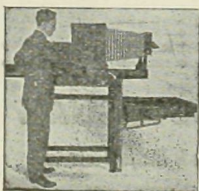
840 BROADWAY

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

City Surveyors

Real Estate and Insurance

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

HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C. E. HAROLD S. FORD**Langton Co.**PHOTO PRINTERS
Cort. 6221. 30 Church St.Direct copies of Blue
Prints, Pencil Drawings,
Tracings, Contracts and Legal Documents.**Methods of Taxation.**

"New methods of taxation, some of which we might adopt are now being devised by the ablest economists in the warring countries of Europe," said W. R. Messenger this week. "The French Minister of Finance, M. Ribot, for instance, has recently presented to the Chamber of Deputies the financial bill to provide the necessary credits of more than \$1,500,000,000 for the third quarter of 1916.

"This provides an increase of from 4 to 5 per cent. of the tax on incomes from real estate, an approximate doubling of the taxes on improved and unimproved real estate, personal property, income tax, patents, mines, vehicles, horses, automobiles, billiard tables, clubs and private hunting grounds; the establishment of a new national tax of 10 francs (\$1.93) on pet dogs (chiens de luxe) and of 5 francs on watchdogs (chiens de garde). This dog tax is expected to produce from four to five million dollars of new revenues.

"The purely military expenditures of the French Government from August 1, 1914 to September 30, 1916, are estimated at more than \$10,000,000,000. The monthly average expenditures from August to December, 1914, were a little less than 300,000,000. The monthly average for 1915 was over \$350,000,000.

"For the first nine months of 1916 the monthly average for military purposes will be over \$500,000,000, or more than seven times the ordinary disbursements of the United States Government for all purposes for similar periods. The normal revenue and expenditures of the French Government before the war was about \$1,000,000,000 or approximately that of the United States.

"The estimated national wealth of France is \$50,000,000,000 or about one-quarter that of the United States. The public debt of France will be increased nearly \$8,000,000,000. The public debt of France before the war was over \$6,000,000,000, or about six times that of the United States."

To Extend Electrification.

The Long Island Railroad managers have taken up for determination the proposition of electrifying the line to Babylon, and engineers are now at work getting up the plans and estimates. The road is now electrified to Lynbrook on the main line, 19 6/10 miles from the Pennsylvania Station. From that point to Babylon is 19 3/10 miles.

PRIVATE REALTY SALES.

SCATTERED selling characterized the trading of the week, with a well maintained demand for city and suburban residences of both the high class and moderate priced quality. The renting of apartments has not slackened and the number of inquiries for space in the newer buildings has not been perceptibly affected by the approach of summer.

There is every indication that the renting season will continue throughout the summer months, and that this phase of business will continue to be a strong feature of the market.

It is only within the last few years that the so-called apartment renting season has expanded and brokers, who formerly did their leasing business only at certain times during the year, are now enjoying the fruits of an uninterrupted stretch of activity during practically every month. The reason for this situation may be explained without difficulty. In former times, most of the leases ran from October 1 to October 1, and tenants were required to give three months notice if they did not contemplate to renew. Most of the old time apartment renting activity was confined to the months of July, August and September, in the interval between the time of notice and the expiration of the lease.

Latterly the entire character of renting has changed, principally on account of the unprecedented demand for living accommodations in New York City and the resultant building movement in sec-

tions which have hitherto not experienced much apartment house activity.

Nowadays, tenants in the costlier buildings, of which a great many have been erected successfully, rent from the plans, and so strong has the trend toward apartment house residence become that there are instances of space being acquired sixteen months in advance of occupancy, and even before any construction work has commenced on the contemplated structure.

Five years ago an apartment lease for three years or more was considered very unusual. It is now common practice for tenants to obligate themselves for terms ranging as long as ten years. In one of the palatial new upper East Side multi-family structures the entire building has been taken on ten year bases by tenants of means, guaranteeing a return for the owner of the property for an entire decade. Such a situation is generally becoming prevalent and signifies a condition unprecedented in the history of New York City real estate.

The same strength is being manifested in apartment houses of less costly construction and in less exclusive locations, but even in buildings of this kind, rentals are holding firm, if not increasing, and leases are also made for longer terms than was hitherto the custom. Since this tendency has become a marked one, new leases have been made at all times during the year, which has created an all-year-round renting period. These leases, however, expire on October 1 except in isolated cases.

The usual spring influx of suburban and outlying borough auction sales ran its course this week when the Jere Johnson Jr., Company sold ninety lots at Sheephead Bay, in the Brooklyn Real Estate Exchange. The lots on Ocean avenue between Avenues U and V brought from \$410 to \$750 each; between Avenue V and Neck Road from \$520 to \$750, and lots on Neck Road between East 21st street and Ocean avenue from \$460 to \$550. A total of \$34,090 was realized. A complete description of the sale, including the names of the buyers, will be found in the Metropolitan Section of the current issue of the Record and Guide.

At the stand of Henry Brady on Tuesday the liquidation sale of the realty assets of the Northern Bank was held under the direction of State Banking Superintendent, Eugene Lamb Richards. Among the buyers were Leonard Weill, the operator, who paid \$1,275 over incumbrances amounting to \$54,750 for the five-story apartment house at the southwest corner of Bristow street and 170th street. Other buyers were Minnie Neuschaffer who paid \$24,800 for the four-story apartment house at the northeast corner of Marion avenue and 195th street, and Clarence B. Kane, who bid \$21,100 for the five-story house at the southeast corner of Davidson avenue and North street.

Bryan L. Kennelly transferred his activity last Saturday to Wilkesbarre, Pa., where he sold 103 lots and three houses to 75 buyers for a total of \$66,460. It was the first public auction sale of real estate ever held in that part of the state, and about 800 people were present and participated in the bidding. Buyers came from a number of the surrounding towns, including Scranton and Pittston. Both the auctioneer and the owners expressed themselves as well satisfied with the result of the sale.

THE total number of sales reported, and not recorded, in Manhattan this week was 27, as against 35 last week and 21 a year ago.

The number of sales south of 59th street was 7, as compared with 14 last week and 10 a year ago.

The sales north of 59th street aggregated 20, as compared with 21 last week and 11 a year ago.

From the Bronx 9 sales at private contract were reported, as against 8 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 953 of this issue.

Important Merger Ratified.

At meetings of the stockholders of the New York Title Insurance Company and the New York Mortgage & Security Company, held this week, the agreement of merger made by the directors of both companies was ratified.

The merger agreement, which was unanimously recommended by all the directors of both companies, designates "New York Title & Mortgage Company" as the name of the merged corporation. The combined assets of both institutions now constitute a guaranty fund for the holders of the company's policies either of title or mortgage insurance.

These two companies, since their organization, had been carried on in intimate association, each contributing to the business of the other. The merger, therefore, is simply a movement toward greater co-operation and a larger guaranty fund for the benefit of clients as well as stockholders.

\$1,500,000 Fifth Avenue Apartment.

Harry Fischel has purchased from the Rev. Alfred Duane Pell, through Pease & Elliman, the four-story dwelling at 929 Fifth avenue, occupying a plot 60.2x125.2 at the southeast corner of 74th street. Mr. Pell has owned the property since 1882. Mr. Fischel will erect on this corner a twelve-story high-class apartment house from plans by Warren & Wetmore. The same builder is now erecting a twelve-story apartment house directly opposite the site of the proposed St. Bartholomew's Church on Park avenue, between 50th and 51st streets. In his new project Mr. Fischel plans a structure which will have one apartment to each floor consisting of sixteen rooms, and which will embody all the latest details of apartment house construction. It will be the fifth modern apartment house operation on Fifth avenue during the last five years. The total amount involved in the new project will be about \$1,500,000.

Rumor of Ball Park Deal.

Rumors were current yesterday that the one-time American League Park property at Broadway and 165th street, has been sold. The property comprises six city blocks. Knowlton place runs through it and 166th and 167th streets intersect. The entire property fronts 702 feet on Broadway, 566.8 feet on Fort Washington avenue, 536.7 feet on 165th street and 674.11 feet on 168th street. To the north is the new Twenty-second Regiment armory, and diagonally across Fort Washington avenue, south on 165th street, is the Deaf and Dumb Institution property.

The property was taken under option last year by the Presbyterian Hospital, but the option was not exercised.

New Dyckman Improvement.

The John Haven Estate has sold to the 135 Broadway Company the plot of about twenty-four lots in the south side of Dyckman street, 100 feet west of Nagle avenue, with a frontage of 400 feet in Dyckman street and extending through to Thayer street. The property immediately adjoins the subway station at Dyckman street and Nagle avenue. Part of the Dyckman street frontage will be improved with taxpayers containing offices and stores, and a theater with a seating capacity of 1500, is contemplated in the rear, fronting in the Thayer street lots, and having an entrance in Dyckman street. The brokers in the deal were Bernard Smyth & Sons, and H. L. Moxley & Company.

May Build on Central Park West.

Maurice Runkle is reported to have purchased from the heirs of the Redmond estate, a plot 100x200 at the south corner of Central Park West and 97th street, adjoining the edifice of the First Church of Christ Scientist, at the north corner of 96th street. This property was acquired in 1911, by Bing & Bing, for improvement with an apartment house, but title was subsequently conveyed to Joseph A. Schulze, and later to Estelle L. Redmond and others. It is under-

stood that in the present deal a resale is being arranged to apartment house builders, but nothing definite regarding the project could be learned this week.

Bronx Builder in New Venture.

James F. Meehan has purchased, through Arnold, Byrne & Baumann, the

two five-story flats at 115 and 117 East 82nd street on a plot 75 x 102.2, from the Hermitage Company, Albert H. Atterbury, president. The purchaser plans to erect on the site a nine-story high grade apartment house from plans by Emery Roth, at an estimated cost of \$200,000. The project will mark the first venture

The Queensboro Corporation

BRIDGE PLAZA LONG ISLAND CITY

Developers of

Queens Borough Real Estate

LOTS HOUSES
PLOTS FACTORY
ACREAGE SITES

HALL-BERWIN
CORPORATION

Maintenance of Buildings by Contract

Operating Cost Guaranteed One Year in Advance

Estimates Furnished on Loft and Office Buildings

Office To Agents and Owners Warehouse
35-37 West 39th Street Established 1863 Centre Street
Tel. 7895 Bryant N. Y. City

CHARLES BRADY COMPANY

NEW BUILDINGS GENERAL CONTRACTORS

ALTERATIONS 171 MADISON AVENUE

FIREPROOFING PHONE: MURRAY HILL 5486

FIRE ESCAPES Erected and Repaired to meet all requirements of The Department of State Labor

GRAND CENTRAL IRON WORKS FACTORY VIOLATIONS REMOVED

L. B. GESCHEIDT, Proprietor 212 EAST 52nd STREET, N. Y. REPAIRS

Phone, Plaza 3583

Real Estate Board of New York Incorporated 1908
Organized 1896

FRANK D. AMES BURTON J. BERRY
Pres. Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers

Telephone 3570 Madison Sq. 26 WEST 31st ST.

Joseph Day

Auctioneer

31 NASSAU STREET

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

128 BROADWAY

Established 1866

J. ROMAINE BROWN CO.

REAL ESTATE

299 Madison Avenue New York City

Telephone 1481 Murray Hill

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel. 1730 Cortlandt

A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

KNAP and WASSON CO

SPECIALISTS IN

Washington Heights

Real Estate

Broadway at 181st Street
Broadway at 156th Street

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843

The Chauncey
Real Estate Co.

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

Appraisers Auctioneers
 AGENTS AND GENERAL
Real Estate Brokers

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

Members Brooklyn Board of R. E. Brokers

DAVID PORTER, Inc.
Real Estate Agents
Brokers, Appraisers

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

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

Firm Established 1874

CORWITH BROS.

Greenpoint
Real Estate

FACTORY SITES
 A SPECIALTY

Mortgage Loans, Appraisals, Insurance
 Entire Management of Property

851 Manhattan Avenue, Brooklyn

BROOKLYN
ESTATE MANAGERS

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

NOAH CLARK, Inc.
Real Estate—Insurance
 Water Fronts, Factory Sites, Appraisals

Main Office
 837 Manhattan Avenue

Branches
 545 Morgan Avenue 753 Nostrand Avenue
 BROOKLYN, N. Y.

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

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
 BROOKLYN
 Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

of Mr. Meehan in this section of the city. Douglas L. Elliman & Company have been appointed agents for the contemplated structure.

Buys Heights Block Front.

The Universal Holding & Leasing Company has bought from David Levine, through the Nehring Company, Jules Nehring, president, and I. Friedman, the Bolton apartment house, a six-story elevator structure, covering a plot 200x100, and occupying the entire block front on Amsterdam avenue, between 176th and 177th streets. The building contains 120 apartments and 12 stores, and has been sold for a reported price of \$400,000. The broker reports that it was a cash sale with no element of trade. The Nehring Company will continue to manage the property.

Operator Buying.

Mary E. Reisig of Larchmont, N. Y., has sold to Daniel H. Jackson the six-story business building at 126-130 Sixth avenue at the southeast corner of 10th street, on a plot 64.6 x 78, now under lease until 1921, to Sayles, Zahn & Company. The same purchaser acquired 140-142 Sixth avenue, a similar building on a plot 64 x 121 from the same seller, and negotiations are reported pending for the leasing of the entire structure for twenty-one years at a net annual rental of about \$15,000, to one tenant. The broker was A. J. Madden.

New York Cordage Company Buys.

Richmond Rochester, of the New York Cordage Company, has purchased from the estate of William H. Hill, through William Cruikshank's Sons and Cammann, Voorhees & Floyd, the five-story store and loft building at 42 South street on a lot 23 x 98 near Old Slip. The property has been held by members of the Hill family for about 125 years. After alterations, the purchaser will occupy.

Syndicate Buys on Madison Avenue.

The Granby Corporation has sold through William A. White & Sons the four-story building at 712 Madison avenue, on a lot 20 x 70, which has been held at \$60,000. The purchaser is a syndicate that has acquired and developed other property in that neighborhood and intends to alter this building for store and apartment purposes, for occupancy some time next autumn.

Manhattan—South of 59th St.

9TH ST.—Pease & Elliman sold for Archibald S. White to Richard S. Childs, 8 West 9th st, a 3-sty dwelling on plot 31.6x93.

23D ST.—William H. Archibald and Goodale, Perry & Dwight, sold for John McNiece, 426 West 23d st, a 4-sty dwelling, on lot 22x98.9.

35TH ST.—National Bible Institute has purchased from the estate of Caroline A. Wilson, 212 West 35th st, a 3-sty stable on lot 18.6x 98.9, adjoining its home at 214-216. No immediate improvement is contemplated.

38TH ST.—A. I. Building Co. has resold 106 West 38th st, a 4-sty dwelling, on lot 20x98.9, to John S. Herrman, owner of 108-110 adjoining, occupied by Maxim's Restaurant.

Manhattan—North of 59th St.

73D ST.—Douglas L. Elliman & Co. have sold for the Frankenberg estate 56 East 73d st, a 4-sty private house, on a lot 17x102.2. This is the third house in this block sold by the same brokers during the past two months. The other two houses were 46 East 73d st, sold for the Bijur estate to L. M. Dickinson, and 48, sold for the New York Title Insurance Co. to Dr. Walter Anderton.

74TH ST.—Slawson & Hobbs sold for Ansell H. Ball, 139 West 74th st, a 4-sty, 22-ft dwelling.

76TH ST.—The estate of Frederick Dietz sold 312 West 76th st, a 3-sty dwelling, on lot 25x 102.2, through L. J. Phillips & Co., to Sidney H. Sonn.

83D ST.—Wm. A. White & Sons have sold 20 East 83d st, a 4-sty dwelling, on lot 20x102.2, which has been held at \$60,000. The purchaser is Gilbert H. Montague. The house is rented until September 1, next.

83D ST.—Duff & Conger have sold for Mrs. Florence C. Bronson to Joseph McNamara the 2-sty garage at 108 East 83d st, on lot 25x 102.2, and adjoining Mr. McNamara's property at the southeast corner of Park av and 83d st.

85TH ST.—L. J. Phillips & Co. sold for Mrs. Florence Mayer 35 West 85th st, a 5-sty dwelling, on lot 20x102.2.

95TH ST.—W. J. Huston & Son and James Kyle & Sons sold for Anna T. Kelly, 125 West 95th st, a 3-sty dwelling, on lot 17x100.8.

125TH ST.—Wm. A. White & Sons sold for the Seamen's Bank for Savings, 31 West 125th st, a 5-sty store and office building, on lot 20x 100. The property has been held at \$50,000.

ESTABLISHED 1879

William P. Rae Co.

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

Real Estate

Auctioneers, Appraisers

Brokers, Attention!

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

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

It will pay you to get in touch with us.

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

Member Brooklyn Board
 of Real Estate Brokers

BROOKLYN
REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
 Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Telephone 661 Bedford Established 1890

Member Brooklyn Board
 Real Estate Brokers

CLARENCE B. SMITH
Real Estate Agent

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

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

Member Brooklyn Board of Real Estate Brokers

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

Mortgages Secured Insurance
 1251 BEDFORD AVENUE
 Telephone 5500 Bedford BROOKLYN

Member Brooklyn Board of Real Estate Brokers

Frank A. Seaver & Co., Inc.
 Specializing in the Bay Ridge District
 Bush Terminal Factory Sites
 6806 THIRD AVENUE
 Tel. 1474-5 Bay Ridge Brooklyn, N. Y.

126TH ST.—Porter & Co. sold for the Olin Realty Co. to the Wells Holding Co., the 3-sty dwelling, 64 West 126th st.

126TH ST.—John B. Haskins Estates (Inc.) purchased, through Porter & Co., the 3-sty dwelling, at 15 West 126th st.

128TH ST.—Louis Rappaport and Barnett Cohen sold for the Lawyers Title Mortgage Co. 54 West 128th st, a 6-sty apartment house, on lot 20x100, to Jacob Smolinsky.

169TH ST.—William H. Archibald has sold the plot 40x86.7, in the north side of 169th st, adjoining the corner of Fort Washington av. The purchaser, who was represented by Goodale, Perry & Dwight, contemplates improving the plot shortly with a 6-sty apartment.

ADRIAN AV.—J. B. Reed has sold the southeast corner of Adrian av and 221th st, a plot 100x100, to the Loyal Building Company. The property was given in part payment for the new 5-sty apartment on plot 50x100 at 645 and 647 Academy st. The Leonard Morgan Co. and Frank Voiz negotiated the trade.

MANHATTAN AV.—Sigmund Saxe sold 107 Mannattan av, a 3-sty dwelling, on lot 18x50, to the Dexter Realty Co., which gave in exchange 111 West 78th st, a 3-sty dwelling, on lot 11x102.2.

WEST END AV.—Slawson & Hobbs sold for William H. Parsons, 324 West End av, a 4-sty dwelling, on lot 18x75, to Ennis & Sinnott.

Bronx.

FOX ST.—Heller & Sussman sold for the Mack Construction Co. 654 Fox st, a 5-sty apartment house, 40x100, to Morris Golstein.

HALL OF FAME TER.—The estate of Fred-eric Baker sold the northeast corner of the Hall of Fame ter and Sedgwick av, a vacant plot 112x114, irreg, and the southeast corner of West 185d st and Sedgwick av, a plot 131x170, irreg, improved with a 2 1/2-sty dwelling, together with the abutting parcel on Sedgwick av, 10x131, to Dr. John H. McCracken, president of Lafayette College. The property sold adjoins the residence of Dr. Henry McCracken, chancellor of New York University, and was originally part of the grounds of the university. Joseph P. Day was the broker.

BATHGATE AV.—Halcyon Real Estate Co., Harry B. Davis, president, sold Bonac Court, a 6-sty apartment house, at 2021-2029 Bath-gate av, on plot 60x94, at the northwest corner of 179th st.

FORDHAM RD.—Joseph P. Day has sold two lots, 20x150x irreg, on Fordham rd, 50 ft. west of Belmont av, to Scala's Private Night Patrol. The southerly lot was sold for the Bond and Mortgage Co. and the adjoining lot was owned by Mrs. Fanny Veith. Mr. Scala proposes to improve the property with a large garage.

MAPES AV.—George Van Orden and Philip I. Hoyer have purchased from the J. W. K. Realty Co. Joseph W. Rowan president, the southwest corner of Mapes av and 178th st.

WALTON AV.—McLernon Brothers sold for a client the plot, 75x66x irreg., at the southeast corner of Walton av and 172d st.

WASHINGTON AV.—Paul Weber and I. Hill-man sold for Mrs. E. Little the 4-sty flat, on lot 16.8x100, at 1115 Washington av.

WILKINS AV.—The Reville-Siesel Co., Pat-rick J. Reville, president, sold 1451 and 1457 Wilkins av, two 5-sty apartment houses, 100x85.8x irreg.

Brooklyn.

DEGRAW ST.—John Pullman sold 697 De-graw st, a 3-sty tenement, for Carl A. Schoen.

HIMROD ST.—R. A. Schlesing sold for Mary Ast to William Lauster the 3-sty tenement at 287 Himrod st.

IRVING PL.—Studwell & Burkhard sold the 2-fam. dwelling at 22 Irving pl, for Thomas Henderson to Mrs. Charlotte Smith.

ST. JAMES PL.—Burling Realty Co. and A. J. Waldron sold 101 St. James pl, a 3-sty dwelling, which has been owned and occupied by the same family since 1867.

EAST 21ST ST.—McInerney-Klinck Realty Co. sold for the estate of Ella M. Robbins the 1-fam. dwelling in the west side of East 21st st, 422 ft. north of Ditmas av, on plot 50x100.

68TH ST.—Frank A. Seaver & Co. and Frank H. Malone sold for the Owls Head Realty Co. the 1-fam. house, with garage, at 176 68th st.

91ST ST.—Simmacros Realty Co. has sold for the estate of James McGlynn the 2-fam. cottage on plot 25x100 in the north side of 91st st, 175 ft. west of 5th av.

BAY RIDGE AV, ETC.—Frank A. Seaver & Co. sold the 4-sty flat 315 Bay Ridge av for Jacob Moskowit, Upton Realty Co., who took from John H. Siebert in part payment the 4-sty double flat 212 Hull st, Brooklyn. Mr. Moskowit resold to Lena Blum this building, also 212 Hull st, and also the apartment house 321 Bay Ridge av.

BEDFORD AV.—The Tollner Building, a 3-sty brick structure containing stores, lodge rooms and dance hall, on the west side of Bed-ford av, between Putnam av and Madison st, Brooklyn, held at \$300,000, has been sold by Hugo Tollner to Henry A. Meyer, president of the Germania Realty Co. The buyer gave in part payment the apartment house at 33 Wood-ruff av, Brooklyn, and 86 acres of land near Hempstead, L. I.

CLINTON AV.—The Ridgewood Realty Co. has purchased the one-time residence of Her-bert L. Pratt, at the corner of Clinton and Willoughby avs, on a plot 137x200. In part payment the purchaser gave 200 lots in the Fresh Pond rd section.

WASHINGTON AV.—Bulkeley & Horton Co. sold 131 Washington av, a 3-sty dwelling, to A. Graham, Jr.

5TH AV.—Tutino & Cerny sold for the Levy Brothers Realty Co., the 3-sty dwelling, 7110 5th av, on lot 20x100. This is the eighth build-

Borrowers

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

Lawyers Title and Trust Company

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

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

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein
REAL ESTATE AGENT
BROKER, APPRAISER
242 East Houston Street
Tel. 1930 Orchard Near Avenue A
Entire charge taken of property
26 years' experience

S. DE WALLTEARSS
Auctioneer, Appraiser, Broker
REAL ESTATE—LOANS
135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY
Real Estate, Insurance, Mortgages
7 EAST 42d STREET
Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG
Real Estate Agent and Broker
Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN
Real Estate Agent, Broker and Appraiser
402 West 51st STREET, Tel. 1970 Columbus
277 BROADWAY, Tel. Worth 590

GOODWIN & GOODWIN
Real Estate and Insurance
Management of Estates a Specialty
Lenox Ave., N. E. cor. 123d St. 148 W. 57th St.

BRYAN L. KENNELLY
Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN
Real Estate and Insurance
1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE
Real Estate
Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company
Real Estate Agents and Brokers
New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER
Real Estate and Insurance
Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

BRONX

KURZ & UREN
INCORPORATED
REAL ESTATE AND MORTGAGE LOANS
370 East 149th Street
East of 3rd Ave.
Title Guarantee & Trust Co. Bldg.

A. G. BECHMANN
Real Estate and Insurance
Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

WALTER E. BROWN, Est.
1867
Real Estate Broker and Appraiser
3428 1/2 THIRD AVENUE, bet. 166th and 167th Sts.

WILLIAM A. COKELEY
APPRAISER EXPERT TESTIMONY
1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS
Real Estate and Appraisers
BRONX PROPERTY
Tel. 615 Fordham WEBSTER AVE. & 200th St.

36 Wmsbridge ULLMAN Subway Station
Real Estate in All Branches
3221 White Plains Ave., at Burke St. (207th St.)

OPERATORS
ELIAS A. COHEN
Real Estate Operator
182 BROADWAY, Corner John Street
Telephone, 5005-5006 Cortlandt

FISHER LEWINE
IRVING I. LEWINE
Real Estate Operators
Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.
68 1/2 WILLIAM STREET
Real Estate Operators
Telephone, John 6120

HARRIS & MAURICE
MANDELBAUM
Real Estate Operators
Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER
Real Estate Operators
149 BROADWAY Tel. 7803 Cortlandt

ing sold in this row by the same brokers in the past few months.

Queens.

EDGEEMERE.—Meister Builders (Inc.) sold to Sabina Schatzlein two lots, 177 and 178, on their map of property on Lucia av.

Rural and Suburban.

DEAL, N. J.—H. M. Kilborn, vice president of the National City Bank of New York, has purchased the property of the Ormiston estate. This property adjoins that of Mr. Kilborn and will give him possession of the entire block bounded by the Esplanade, Milan and Stratford pls and Turf la.

DOBBS FERRY, N. Y.—Bryan L. Kennelly sold for Harry De W. Wilde his property at the northeast corner of Oak st and Broadway, consisting of one acre, with dwelling, to the South Presbyterian Church of Dobbs Ferry, whose property adjoins the property of Mr.

GENTLEMAN'S PLACE.

In the best part of Vermont. This property is the real place for pleasure or profit; run as a dairy and poultry farm at present, and is one of the most up to date places of its kind in the East; acreage about 1,000 acres, with three complete sets of buildings; timber, estimated at \$10,000-\$13,000; will cut 200 to 250 tons of hay, and there are fruit trees enough to harvest 1,000 bbls. or more when all in bearing; price, including stock and tools, \$40,000. C. PFLUGER, Chester, Vt.

CLARENDON SPRINGS, VT.

Large Brick Hotel of 50 rooms, with 3-story veranda on 3 sides; park in front; house in centre of acre of land ornamented with shade trees; fountain in centre; two other houses near main house, one of stone with 16 chambers; other of wood with 25 rooms; more or less furniture in all of them; spring that is noted for its purity and benefit in cutaneous diseases; large supply; new spring house and also good-sized bottling house; 12 acres.

BOX 99, Record and Guide.

FOR SALE,

10 MILES FROM NEW YORK,

4½ Acres, covering entire block; railroad siding on property connecting with Long Island Railroad; trolley services passing property; good labor market; best shipping facilities; ideal location for large manufacturing plant; price and terms to suit.

E. E. SUYDAM, 2d Ave. and 9th St.,

College Point, L. I. Phone Flushing—1800.

INVESTOR'S OPPORTUNITY.

Two high class modern Apartments in Flatbush on block with detached houses, equal to corners, convenient to Woodruff Ave. station, one block from Prospect Park, size 53 ft. 6 in. by 110, renting for \$15,800 per annum, subject to \$35,000 each at 5 per cent., held by savings bank; shows 15 per cent. income; might consider country property, free and clear, or vacant property lightly encumbered; particulars on request.

D. W. HYLAND,

215⁺ Montague St., Brooklyn.

WATERFRONT ACREAGE

Rare opportunity for select and profitable residence development, or gentleman's private estate. Family Homestead with 17 acres, extending from Boston Post Road to protected harbor; long road and water frontage, with sea wall and beach; beautiful Sound view. Close proximity to Yacht Club; convenient to Golf and Country Clubs, railroad station and village; 45 minutes from Grand Central Station; frequent trains. Bargain; easy terms.

Room 801, 10 East 43rd Street.

BRONX BUYERS.

MUST SELL TO CLOSE ESTATE.

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

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

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

HENRY ALBERS, JR.,

74 Broadway, New York City.

Tel., Rector 9086.

Wilde. The estate was held at \$20,000.

WADING RIVER, L. I.—Baker Crowell (Inc.) have sold 33 acres of the Mary R. Spence estate, facing Long Island Sound, to Norris N. Mason, president of the Mason Motor Car Co. of Manhattan.

WHITE PLAINS, N. Y.—Burke Stone (Inc.) sold for Robert C. Hart, secretary of the Harlem Savings Bank, a residence on an acre of ground in Prospect Park to E. W. Bedford.

LEASES.

Berkeley School Will Move.

The Berkeley School, now located at West End avenue and 72nd street, has leased, through Pease & Elliman, from Paul A. McGolrick, the four three-story dwellings at 309-315 West 82nd street, on a plot 66.8 x 102.2 between West End avenue and Riverside Drive. The Berkeley School is one of the oldest boys' schools in the city, having been organized in 1880; it recently combined with the Irving School. The lessee will occupy the buildings after extensive alterations are installed, including a gymnasium and swimming pool. The contract for the alterations has been awarded to the I. Henry Glaser Construction Company.

Takes Apartment from Plans.

Cyril Hatch, who was married this week to Miss Barbara C. Rutherford, daughter of Mrs. William K. Vanderbilt, has leased, from the plans, through Pease & Elliman, from Bing & Bing, an apartment in the house under construction at the southwest corner of Park avenue and 63d street. Mrs. Vanderbilt bought last week a plot in East 63d street, on which she will erect a \$300,000 dwelling, to be presented as a wedding gift. The details regarding this transaction were published in last week's Record and Guide.

Long Fourth Avenue Lease.

Max Auster, president of the Standard Lunch Company, has leased from the Misses Mary T. and Elizabeth V. Cockcroft, through Van Norden & Wilson, for twenty-one years, the five-story building at 469 Fourth avenue. The lessee will entirely remodel the building, using the two lower floors for his business and the three upper floors will be made into small bachelor apartments of two rooms and bath, from plans by Benjamin W. Levitan.

Manhattan.

LEON S. ALTMAYER & Ludwig C. Traube have leased the 3-story dwelling, 184 East 93rd st.

BASTINE & CO., as agents, have leased the 9th floor at 15-17 West 26th st, to Schram & Bendell, manufacturers of cloaks and suits; and at 12 East 32d st, the top floor to the Loeb Dress Co.

CLINTON H. BOOTH leased for G. J. Spatts the store at 169 East 59th st for ten years to Herbert Trigger.

CAMMANN, VOORHEES & FLOYD have leased the store and basement 62 Vesey st for Louis D. Baily to David Shannon.

THE FIRM OF L. J. CARPENTER leased the remaining vacant loft at 26 Waverley pl to Abraham Epstein.

CROSBY & BLEMLY leased for Ellen Downey, the building, 507-509 West 35th st, to Harvey & Gurney, manufacturers of auto bodies, at \$5,000 a year; also the building, 490 8th av, for the Houser estate to a confectioner, for three years, at \$3,000 a year.

CROSS & BROWN CO. has leased a store in the Pasadena Apartments at the southwest corner of Broadway and 61st st. The store will be altered and occupied as a West Side branch of the Chatham and Phoenix Bank.

DUROSS CO. leased for August Silz the property 254-6 West 17th st to M. Barnett; for Frank J. Faherty, 190 7th av to Charles J. McGovern; for Philip Schuyler, the store 75 8th av to George Baker; for John D. Shea, the store and basement 803 Greenwich st to Philip Hano, and for James Bunt, the house 430 West 18th st to Mary Daley.

DOUGLAS L. ELLIMAN & Co. have leased apartments for Samuel A. Herzog, at 108 East 82d st; to Dr. George M. Swift; at 106 East 85th st, to Mrs. Frank Ralston, whose house they recently rented at 134 East 73d st; two apartments at 156 East 79th st, for Julius Tishman & Sons to Dr. J. C. Vaughan, and in conjunction with Seton Henry & Douglas Gibbons, in the same building to H. Hopkins, Jr., renewed leases at 969 Park av, to George A. Vondermuhl and Dr. John T. McCurdy, and sublet for Mrs. Frank Ralston, 134 East 73d st, a 3-story dwelling, to Miss Louise Townsend, and have secured an extension of the lease for Miss Townsend with the owner John K. Turton.

DOUGLAS L. ELLIMAN & CO. have leased apartments in the new building under construction at 108 East 82d st for Samuel A. Herzog to Robert McAllister Lloyd; at 106 East 85th st for I. Mishkind to Mrs. Frank

Ralston, whose house, 134 East 73d st, the same brokers recently leased; at 156 East 79th st for Julius Tishman & Sons to John Wagner, Jr.; at 55 West 55th st for S. Morrill Banner to Charles Edward Spratt, president of the New York Furniture Exchange, and renewed the lease of an apartment at 116 East 58th st to Emery H. Smith.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the building under construction at 930 Park av for Edgar A. Levy to W. J. Spain; also an apartment at 55 West 55th st for S. Morrill Banner to Mrs. George Sumner; and made the following renewals of leases: at 122 East 82d st for David Dows to Peter E. Farnum and to Grenville T. Snelling; at 635 Park av for Mrs. Robert S. Minturn to M. Voruz Baron de Vaux; at 3 East 85th st to Donald W. Brown; and at 130 West 57th st to Louis Ledoux and Louis Mark.

J. B. ENGLISH has leased for Adolph Auerbach the 4-story dwelling 224 West 46th st.

HORACE S. ELY & CO. rented for the New York Life Insurance and Trust Co. the 1st floor banking room of 52 Wall st for a long term to the Bank of Nova Scotia, now at 43 Wall st; also for the Mutual Alliance Trust Co., their 1st floor banking room at 35 Wall st for a long term to Kennedy, Mitchell & Co., now at 15 Wall st.

HERBERT GULICK CO. leased a store at 402 Madison av, to James Robinson, Jeweller, and the 1st floor at 553 5th av, to G. Gazvini Co., rugs and art objects.

M. & L. HESS (INC.), have leased 4,000 sq. ft. on the 18th floor of the Hess building, 354 4th av, as additional space to the J. C. Penny Co., for executive offices, giving this tenant in all two-thirds of an entire floor. This firm operates a chain of about 125 stores throughout the west.

HOUGHTON COMPANY has leased for Frances I. Peller, the 4-story dwelling, 29 West 96th st, to G. France Golding.

HOUGHTON COMPANY has leased for Julia M. Hurtt the 4-story dwelling 24 West 59th st to Agnes L. and Donald Durant.

HOUGHTON COMPANY has leased for the Bond and Mortgage Guarantee Co. the 4-story dwelling at 132 West 78th st, to Ora N. Childress.

JOHN J. KAVANAGH leased for Mrs. S. Valentine Farrelly the dwelling, 53 East 92d st, to Albert M. Patterson for five years; also an apartment at 993 Park av, to Robert H. Patchin.

IRA A. LURIE leased the top floor, at 228 to 232 West 56th st, through to 55th st, to Charles E. Reiss & Co. for a service station.

SAMUEL H. MARTIN has leased for the estate of Charles Garneau, the two 4-story dwellings, 161-3 West 64th st, to Elizabeth Mulcahy.

JOHN J. MEENAN has leased for Hugh Dougherty to A & B Clothes Shop a loft at 136 West 42d st.

NEHRING CO. has rented apartments to F. E. Bradhurst and M. Constantine, at 571 West 175th st; to Miss L. Levison and William Hobson, at 565 West 175th st; to E. Eschwege, at 650 West 177th st; to Mrs. H. Jacobs, at 575 West 177th st, and to Miss Helen Keys, at 171 Audubon av.

CHARLES F. NOYES CO. represented Lasher & Lathrop as brokers in their lease of the former Hubbs Building at 29-33 Lafayette st and 63 Centre st. This is a 7-story and sub-cellar building, containing about 50,000 sq. ft. of space. The lessees will pay an aggregate rental of about \$100,000 for the term. The same brokers have sub-leased for Lasher & Lathrop the 2d and 3d lofts to the Peerless Towel Supply Co. for five years.

THOMAS J. O'REILLY leased apartments at 503 West 121st st to Louise Grube, Cora M. Hill, Rowena Spencer, Irving Zimmer, Mrs. Elizabeth Blodgett, Kate M. Bradley, Thomas B. Hart, Harriette Hurlburt, Mary J. Galt, Anna Bernkopf; also at 526 West 113th st to Eugene Block, N. J. Griffith, Mrs. Hester Woods, Mrs. Ellen Meyers, Mrs. Henry Lilly, William H. Heckman, Arthur Miller, Ida Wingers, Samuel S. Backman, Sophia Tobias, A. L. Ravenscroft, Reuben Greenwald, Chas. D. Searle, and at 510 West 113th st to Edna A. Swan, James C. Brooks, Mrs. Ellen Horter, Nellie F. O'Kane.

THOMAS J. O'REILLY leased apartments at 539 West 112th st to Roy G. Harris, Leonora H. Garretson, Louis Moss, William E. Creiger, John R. Hill, Albert H. Kaiser, Harry I. Potter, John E. Thompson; also at 562 West 164th st to James W. Carroll, Charles B. Wibirt, Charles W. Bender, Albert Cohn, J. Mainzer, Sidney R. Levine, Norman Schloss, Louis Heff; at 7-9 West 108th st to Jennie LaRue, Miss M. and E. Clinton, L. Kervan, I. Joseph, Daniel McDonald, Mrs. Jeanette Banfi, Miss J. Hanley, Albert Firth, Greta Lindstrom, Estelle Hoffman, and at 508-10 West 112th st to Dr. P. J. Rosenbaum, James O'Connor, John E. Crum, M. E. Schoening, Frederick G. Bonser.

THOMAS J. O'REILLY leased apartments at 227 Riverside dr to James H. Stack, H. D. Brown, H. L. Simpson, Gaston M. Bethier, Michael Goldberg, Rudolph Aronson; also at 561 West 163d st to Dr. David Felberbaum, Mrs. Bertha Calisher, Joseph J. Schultz, Jacob Held, D. J. Fagenson, Mendel Schwartz, Marc Gurchowitch; and at 401 West 118th st to Tenny V. Dickson.

PEASE & ELLIMAN have made the following renewals of apartment leases: At 723 St. Nicholas av, to F. A. Harlow; in the "St. Urban," at Central Park West and 90th st, to Samuel Heyman; at 315 West 115th st, to Henry Goldsmith; at 330 West 102d st, to Abraham T. Hardin; at the southeast corner of Broadway and 90th st, to John Montgomery and to Mrs. R. Meyers; at 150 West 80th st, to Dr. Frank M. Hallock and to Albert Baron; at the northwest corner of Madison av and 82d st, to Albert Salomon, to Jonas Weil, and to Royal Victor; at 103 East 75th st, to F. V. S. Crosby; at 11 East 68th st, to David H. Miller, and in the "El Dorado," at Central Park West and 89th st, to H. D. Henkle. Pease and Elliman also renewed

THE RECORD AND GUIDE.
is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

the lease of two lofts held by Charvet & Co. at 50 West 46th st.

PEASE & ELLIMAN have leased for the James Humes Construction Co. at 138-144 East 36th st apartments to Percival Knight, Bechtel Alcock, H. P. Coe and John S. Yates; for 789 West End Av., Inc., at the southwest corner of West End av and 99th st to Thomas B. De Forest; at 56 West 11th st to Stuart H. Gillmore and to Fitz John Porter; in the "Saint James Court," at the southeast corner of Broadway and 92d st, to William G. Root; at 144 East 40th st to Clarence B. Mitchell; at 404 Riverside drive to Mrs. Hermione Sommer-vill; and for the Oberlin Realty Co. at 31 West 11th st to Henry D. Lawton.

PEASE & ELLIMAN have leased to D. A. Schulte (Inc.), in the Marie Antoinette Hotel Building at the northwest corner of Broadway and 66th st, a large corner ground floor and basement space for a long term. Extensive alterations will be made under the supervision of Hiss & Weeks, architects, and on completion, the Schulte Co. will occupy the corner portion of the premises.

PEASE & ELLIMAN have leased for the Schulte Cigar Co., to Henry and Frank Forst, in the property at the northwest corner of 8th av

and 53d st, a large portion of the ground floor and basement. The Schulte Co. recently leased through the same brokers the entire ground floor and basement, and upon completion of the alterations will open in the corner portion, a branch.

PEASE & ELLIMAN have leased for Bing & Bing in their house under construction at the southwest corner of Park av and 84th st, a large apartment to Edgar H. Boles, general solicitor for the Lehigh Valley Railroad Company; and also in the same building a doctor's apartment, to Dr. G. A. Friedman.

PEASE & ELLIMAN have leased to Richman Levering the 5-sty dwelling, at 22 East 67th st. This lease was made for the lessee, Mrs. John A. Black for the balance of her term, and an extension thereafter was negotiated by the same brokers, with the owner of the house, R. Fulton Cutting.

PORTER & CO. rented 3-sty dwellings for S. H. Cohen at 231 West 127th st to Vincenzo Albini; for Joseph Rosenbaum to Annie Kohler at 211 West 128th st; and for the estate of Leah S. Solomon to Frank L. Cole at 2103 Madison av.

LEWIS B. PRESTON (INC.) leased to Acker, Merrill & Condit Co. the store at 2477½ Broadway.

DOUGLAS ROBINSON, CHARLES S. BROWN CO., has rented on a long term net lease the 6-sty factory building at the southwest corner of Av A and 68th st, for the Presbyterian Hospital, to a large manufacturing concern. The building covers a plot 55 ft. on Av A by 150 ft. in 68th st.

MORRIS ROSE and Lewis L. Rosenthal has leased for a long term, the store and basement at present occupied by Aitchison & Company, at 1167 Broadway, to Louis Rosenberg & Son, who will occupy after extensive alterations are made, as a custom tailoring establishment. The same brokers also leased for the "Grammas Sweets," the store at 42-6 East 28th st, to Herman Hirsch, for five years.

SHAW & CO. have leased for Arthur M. Mitchell the 3-sty dwelling, 441 East 122d st, to James Fiola.

SMITH & BLAU leased to the Seigal Leasing Co., 203-209 East 96th st, for Esther Herrman, for five years, at an aggregate rental of about \$36,300. The properties are two 6-sty, 30-family houses.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for Samuel Weil, the entire bldg, at 366 Greenwich st, to the Mercantile Lunch Co. The same brokers sublet for the Mercantile Lunch Co., the 1st, 2d and 3rd lofts of the same building, to J. L. Hasbrook & Sons, and leased for William L. Skidmore the entire bldg, at 220 West st, and for the Douglas Robinson, Charles S. Brown Co., the entire bldg at 21 Lispenard st, to Gilson and Veer.

WHITE-GOODMAN leased, at 26-32 East Houston st, the 2d loft to Edward J. Leib; also one-half of the store floor at 560-562 Broadway to Seide, Dukoff & Schorr, and at 150 Spring st, the store and basement to Joseph Nitzgen.

F. R. WOOD, W. H. DOLSON CO. has leased apartments in the Belnord, Broadway and 86th st, to Joseph L. Rice, Jesse F. Rosenfield, John Ford, Henry Rosenberg, Louis Wormser, Leon Sanders and Charles F. W. Rechenberg; also at 315 West 98th st to Charles W. Haaren, Charles W. Haaren, Jr., and Mrs. William F. Garly; at 817 West End av to Samuel C. Kuhn; at 155 Riverside dr to Edwin O. Wood at 464 Columbus av to Otto Schwarz and Richard Friemann; at 630 West 172d st to D. A. Winter; at 48 St. Nicholas av to Sarah Altman; at 432 West 204th st to Arthur Santer, and at 428 West 204th st to John J. Fay and Frederick R. Buckley.

F. R. WOOD, W. H. DOLSON CO. has rented to the Aerial Age Weekly offices at 280 Madison av; also to William A. Eisle, furrier, at 1368 Broadway; to A. Vogt at 1368 Broadway; to the American Trans Oceanic Co. at 280 Madison av, and to the Indiana Quarries Co. and the Well-lesley Realty Corporation in the same building; and part of a loft to the Adel Embroidery Co. for the Leading Dress & Costume Co. at 63 West 36th st.

NEHRING CO. has rented apartments to Miss O. Lebowitz, Laurence Bosaz and Charles Simmons at 501 West 176th st; to B. Olenick at 740 Riverside dr, and to A. La Belle at 500 West 177th st.

JAMES KYLE & SONS rented the store at 605 Madison av to Nettie Gordon Corporation Milliners, and the store at the southwest corner of 57th st and Lexington av to the Lexington Av Florist Co.

WRIGHT BARCLAY (INC.) leased the 5-sty flats at 418 and 420 West 35th st to Jacob Meadow Real Estate Co.

M. FORMAN & CO. leased space at 131 West 24th st to the Reifeld Cloak & Suit Co.; at 136-

40 West 21st st to Benjamin Ginsberg and Shapiro, Karp & Co.; at 20 West 17th st to Cohen & Klausner; at 36-38 West 20th st to Pincus J. Barash, and at 14-16 West 17th st to B. Schiff & Co.

M. & L. HESS (INC.) have rented space on the 11th floor at 148-56 West 23d st to Jacob J. Gerson; on the 7th floor at 49-53 East 21st st to Jones-Meissner Co, Inc.; half of the 7th floor at 12-14 West 18th st to the Perfect Skirt Co.; additional space at 172 5th av to the Western Union Telegraph Co.; at 30 East 20th st to Howley & Beekman; at 125 East 23d st to J. E. Doughlen Co. and on the 7th floor at 49-53 East 21st st to Joseph Skoler.

SAMUEL H. MARTIN has leased for Walter E. McDonnell, the 3-sty dwelling, 23 West 60th st to S. Owago.

Brooklyn.

CHARLES E. RICKERSON rented 132 Lincoln pl., a 4-sty dwelling, for Mrs. R. Williams to Mrs. F. B. Flater.

E. T. NEWMAN has leased the 3-sty dwelling 407 1st st to A. M. Redmond; and the 2-sty dwelling 113 Garfield pl to Harry Lambert; also 179 8th av to J. B. Gray; 337 4th st to Mrs. Flanagan; 515 5th st to F. N. Vassetz; 557 4th st to M. Finnegan; 273 6th av to W. J. Griffith; 389 4th st to L. Masterson; 943 President st to E. J. Palmer; 449 3d st to J. J. Skeffington; 203 7th av to L. Kerr; 443 1st st to A. Sturges; and 354 4th st to Mrs. Rathbone.

PEASE & ELLIMAN have rented for the Sea Gate Association to E. E. Perkins, of Plainfield, a cottage at Sea Gate.

MORRIS ROSE leased for the Arenkay Amusement Co. to the Strand Corporation, Robert J. Roesler, Jr., president, the Strand Theatre, at 1403 Eastern Parkway, corner Lincoln pl, for a long term.

Queens.

A. E. & D. A. KARELSEN leased at Edgemore, L. I., the cottage at 114 Frank av to William J. Brett for Frederick D. Foote; also for the S. & L. Construction Co., 330 Dickerson av to Joseph Schwenk and 211 Hudson av to Louis Weinstein.

HERMAN FRANKFORT rented cottages at Edgemore, L. I., for Neu & Frankfort to I. Modry, corner Wave Crest and Sprayview avs; for Henry Merkel to S. J. Goldberg, on Maple av; for M. J. Mulgrew to August Goldsmith, 6 Wave Crest av; for I. Modry to Walter Aronstein, on Wave Crest av; also at Far Rockaway, for the Bannister Realty Co. to A. D. Reich, Neilson av; for Philip Conne to B. Guggenheim, in Oak st; for Mrs. May Tolman to M. G. Weiller, in Mill st; for Joseph Cassidy to Julian Fuchs, at Coronado Beach; also at Lawrence, for Peter Robohm to Ben Levy, corner of Washington av and Walter rd; for A. W. Klopot to August Kastor, on Muriel av; also at Cedarhurst, for Albert Berwanger to Leonard Brooner, in West Broadway, corner of Cedarhurst av; for T. G. Rensen to Elias J. Reiss, at the corner of Oak st, and at Woodmere, for David C. Goldberg to Lewis Samuels, in Milton place and for Miss Sadie Davis to Oscar Weingarten, at the corner of Central av and Wood la.

LEWIS H. MAY CO. has leased cottages at Far Rockaway, L. I., for A. C. Levi, at 1152 Sage st to Jules Star; for Sarah A. Gipson, 1045 Gipson st to I. Rosenschein; at Rockaway Park, L. I., for Teresa F. Murray, at the corner of Columbus and Newport avs to J. Shapiro; for Max Heyne on North 6th av to Louis Lahn; at Belle Harbor, L. I., for Conrad Wack, on Suffolk av to William J. Hanrahan; for John P. Hansen, on Essex av to John A. Meehan.

LEWIS H. MAY CO. has leased cottages at Edgemore, for A. A. Weigert, in Beach 33d st, to A. S. Phillips; for Lancaster Sea Beach Improvement Co., in Beach 37th st, to Bellette Regensburg, also cottage in Beach 43d, to A. E. Wright.

LEWIS H. MAY CO. has leased cottages at Arverne, L. I., for Frank Bantle on Bannister av to G. Feig; for Mrs. M. Nolan on Wave Crest av to Max L. Goldberg; for Max Kramer on Summerfield av to H. Cohn.

Suburban.

BAKER CROWELL (INC.) has leased the estate of Mary Fraser, her property on Hempstead Harbor, Port Washington, to Charles H. Pope; also the M. W. Chapman estate facing the waters of Long Island Sound, Port Washington, to E. L. Hengerer.

FEIST & FEIST (INC.) have rented to Terhune and Fry for the Light Car Co., the show-room at 22 Halsey st, Newark, N. J.

FISH & MARVIN have rented, furnished, for the summer, for E. C. Pomeroy, his property at Orienta Point, Mamaroneck, "Oakholm," to George Hunter Smith of Chillicothe, Ohio; also furnished for the summer, the property of J. Allison Kelly, comprising two acres, at Rye, to Harry Cent; for Albert J. Morgan, his property at Larchmont, for the summer, furnished, to E. C. Richards; in conjunction with Charles S. Faulkner, rented "Maple Terrace," the property of Mrs. S. Rodriguez, at Port Chester, to Mrs. Julius Ellinger; for J. G. Phelps Stokes, his brick cottage on Caritas Island, at Wallack's Point, Stamford, to John O'Hara Cosgrave; the property of William B. Treadwell, consisting of 90 acres in the Township of Mount Pleasant, to James W. Hibbard.

FISH & MARVIN have rented for a long term the John H. Shipway estate at Darien, Conn., known as "Fordfield House," to Mrs. Blanche D. Carroll, who has also secured an option to purchase the property. Fish & Marvin also rented for E. J. Wilkins a property at Sagamore, Bronxville, furnished, to Dr. Dumont, president of the American Law Book Co. The tenant also secured an option to purchase.

FISH & MARVIN have rented for D. B. Lawrence his house on Tanglewyld av, Lawrence Park, Bronxville, to Marshall McLean, Deputy Attorney General of the State of New York; also for Mrs. Larkin G. Mead, her house in Lawrence Park, furnished for the summer, to Miss Sophia Gaus of Brooklyn, N. Y.



Real Estate Brokers—Attention!

You are frequently at a loss to satisfy particular clients seeking high-class homes. We offer for your consideration beautiful

MALBA
ON THE SOUND

with actual waterfront, only 26 minutes from the Pennsylvania Station, Manhattan.

Malba is on the beautiful North Shore of Long Island, within the limits of New York City. Railroad Station on the property. Unsurpassed Auto Roads. All municipal improvements.

Brokers Protected

We will handle your clients if desired

Malba Estates Corporation

Associated with Realty Trust

217 Broadway, New York



GEO. J. RYAN

Queens Borough
Real Estate

AGENT

BROKER

APPRAISER

Member Real Estate Board of New York

46 Jackson Ave., Long Island City

Telephone, Hunters Point 3451-2

Willson's Building Directory

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

The best service for your building—large or small.

See owners, agents or managers now using our system.

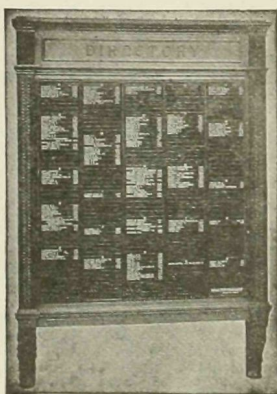
Catalogue and full particulars on application.

The Tablet & Ticket Company

381-383 Broadway, New York

CHICAGO

SAN FRANCISCO



H. GOLDSCHMIDT rented cottages at Cedarhurst and Lawrence, L. I., for John J. Campbell, at the corner of Broadway and Maple av., to Edward Davis; for Emma Wicks, on Summit av., to Edward Blum; for John J. Campbell, on Maple av., to M. Neumark; for Frank W. Saunderson, in Pacific st., to M. Seligman, and for J. Morgan Dodge, in Oak st.

KENNETH IVES & CO. rented at Rye, N. Y., the Catlin place, at Milton Point, known as the Bowery, to Mrs. Joseph H. Tetlow; for Laura W. Wainwright her residence, on Milton rd., to William V. B. Kip; for Henry Davis his residence, on the Boston Post rd., to Walter K. P. Bowman; for Thomas H. Watkins his residence, on Milton rd., to James Harvey Williams, and for John W. Hornor, Jr., his residence, on Evergreen av., to Dyer Pearl, Jr.

L'ECLOSE, WASHBURN & CO. have leased for the season, the Hewlett Homestead, at Roslyn, L. I., to Frank C. Henderson of Oklohma. This place is one of the old historic mansions of Long Island, and has been in the family for more than 200 years. It has been modernized.

UNITED STORES REALTY CO. leased to the Ralph Full Dress & Tuxedo Co., the 1st loft at Broad and Market st, Newark, N. J., at an aggregate rental of about \$40,000, for a long term.

WORTHINGTON WHITEHOUSE (INC.) leased Carpenter Estate in Feeks lane, Locust Valley, to James B. Clews for the season. The property consists of about 13 acres and is between the estates of Frank Bailey and Daniel A. Loring, Jr.

REAL ESTATE NOTES.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for 280 Manhattan av.

LOUIS KEMPNER & SON have moved their offices from 2443 Broadway to 2480 Broadway.

GOODWIN & GOODWIN have been appointed managing agents for 426 West 57th st.

ROBERT L. STEDMAN, mortgage loans, has moved his office to 7 Pine st.

CHARLES BUERMANN & CO. have moved their offices to 140 Harrison av, corner Lorimer st, Brooklyn.

J. ARTHUR FISCHER has been appointed agent for the six 3 and 4-sty buildings, 247-257 West 37th st.

A. A. HAGEMAN has been elected an active member of the Real Estate Board of New York. The same broker has been appointed agent for 305-307 East 40th st and 362 West 116th st.

GRAMONT HOLDING CO., Thomas J. McLaughlin, is the purchaser of 216 West 34th st, bought at auction through L. J. Phillips & Co. at the Bond & Mortgage Guaranty Co. sale recently.

FIRM OF SAUTER & ROLLMAN, real estate and insurance brokers, formerly of Central Park West and 104th st, has been dissolved, F. Rollman retiring. The business will be continued by John G. Sauter, at 713 Columbus av.

EDWARD E. McCALL has been appointed receiver for Madison Square Garden, following the institution of the suit last week to foreclose a mortgage of \$2,300,000, as reported in last week's Record and Guide.

JACOB FINKELSTEIN & SON have been appointed agents for the 11-sty office building at 33 Union Square, known as the Decker Building, acquired by the William Kramer's Sons Realty Co., last week, in the deal involving the old Thalia Theatre and Atlantic Garden.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have been appointed managing agents for the apartment houses at 6 East 132d st, 22-24 Bradhurst av, 311 East 39th st, 109-111 East 56th st, 1842 Madison av, 309 West 147th st and 102 Bradhurst av.

TEN EMPLOYEES of the New York Title and Mortgage Co., members of the State Militia, have been called to the colors. At the initial meeting of the new board of that company held on June 21, 1916, it was determined to give these militiamen a leave of absence at full pay.

J. FREDERIC ARUNDELL is the purchaser of the Sheridan place, on Palisade and Independence aves, and Sigma Pl., Riverdale-on-Hudson sold by Arthur C. Sheridan last week through Herbert A. Sherman, and the Delafield Estate (Inc.). The new owner has plans out to completely remodel the gray stone mansion on the property.

THE THEATRE FRANCAIS has leased from the Shubert Theatrical Co. one of the new theatres, in course of construction, adjoining the Astor Theatre, in the north side of 45th st, west of Broadway. The lease is for ten years. Lucien L. Bonheur is to be director-general. A report of this lease was published in the Record and Guide on April 29, 1916, but gave the term as 21 years.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the new apartment house, which will cover the entire block, bounded by Madison and Vanderbilt avs, 47th to 48th sts. This property was recently leased from the New York Central Railroad, by Dr. C. V. Paterno. The Madison av fronts will contain stores, which will be entirely apart from the balance of the building. It is expected the building will be ready for occupancy, October 1, 1917.

ALFRED R. KIRKUS will be the guest at a dinner being arranged by a committee composed of Laurence McGuire, Charles F. Noyes, Elisha Sniffin, George W. Olvany and Robert Adamson, at the New York Athletic Club next Monday evening. The dinner is given as a mark of appreciation for his efforts in securing legislation to simplify building inspection and for his efforts to gain just factory laws and fire prevention regulations. The dinner will be informal.

CHARLES F. NOYES CO. has arranged a loan of \$625,000 at 5 per cent. for five years on the property at the northwest corner of Park av and 66th st; also a first mortgage loan of \$50,000 at 5 per cent. for five years with a savings bank on 218 West 60th st; and a first mort-

gage loan of \$20,000 at 5 per cent. for five years with a savings bank on 309 West 60th st. The same brokers have been appointed managing agents for 274-276 Church st, 396 Water st, 10 Catherine st, 227 Front st and 261-263 Water st.

SENATOR JAMES A HAMILTON of the Bronx, delivered an address before the Taxpayers' Alliance on "Torrens' Title Registration." He spoke of the development of this system in Australia, by Sir Robert Richard Torrens; how it was working successfully in England, Ireland, Germany, Canada and many of our states; its introduction into New York state almost a decade ago, and the defects which made it unworkable; and how in his opinion the bill recently signed by Governor Whitman, will tend to make real estate as "quick" an asset as a share of stock, or a government bond.

PEASE & ELLIMAN, in conjunction with Willard S. Burrows Co., have secured, for the Schulte Cigar Co., options for long term leases on thirty-seven store locations situated throughout Bridgeport, New Haven, Hartford, New London, New Britain, Springfield, Worcester, Providence, Albany, Syracuse, Rochester, Buffalo, Cleveland, Toledo, Detroit, Union Hill, Camden, Trenton, Pittsburgh, Philadelphia, Scranton, Harrisburg, Washington, D. C., and Baltimore. Negotiations are pending in the above and other cities for an additional number of properties. Pease and Elliman have recently leased to the Schulte Cigar Co. in New York City, Brooklyn, Long Island and Chicago, nine-teen properties for branch store establishments.

OBITUARY.

WILLIAM H. HANLON, aged sixty-eight, for many years in the insurance business in Brooklyn, died, last Saturday, at his home 450 Throop av. He was a member of St. Albans Lodge, F. and A. M., and left a son and two daughters.

JOHN H. KELLY, vice-president and treasurer of the Westchester Insurance Co., died on Wednesday of a complication of diseases at his summer home, 2239 Cornaga av, Far Rockaway, L. I. He was born in Wisconsin sixty-eight years ago, and had his city home at 253A Madison st, Brooklyn. He was a member of the Board of Fire Underwriters, the Crescent Athletic Club, the Invincible Club and the Knights of Columbus. He is survived by his widow.

LEONARD D. WARD, associated with George G. Hallock, Jr. & Sons, died at his home, in Elmhurst, L. I.

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 resumé from January 1 to date.)

MANHATTAN.

Conveyances.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., Assessed value, No. with consideration, Consideration, Assessed value, and Interest not given.

Mortgage Extensions.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., Assessed value, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916 (June 17 to 23), 1915 (June 19 to 25), and Jan. 1 to June 22. Rows include New buildings, Cost, and Alterations.

Summary table for Manhattan with columns: Jan. 1 to June 23, Jan. 1 to June 25. Rows include New buildings, Cost, and Alterations.

BRONX.

Conveyances.

Table with 3 columns: 1916 (June 17 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, and Interest not given.

Mortgage Extensions.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 22. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BROOKLYN.

Conveyances.

Table with 3 columns: 1916 (June 15 to 21), 1915 (June 17 to 23), and Jan. 1 to June 21. Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with 3 columns: 1916 (June 15 to 21), 1915 (June 17 to 23), and Jan. 1 to June 21. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, and Interest not given.

QUEENS.

Building Permits.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 18 to 24), and Jan. 1 to June 21. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

RICHMOND.

Building Permits.

Table with 3 columns: 1916 (June 16 to 22), 1915 (June 17 to 23), and Jan. 1 to June 22. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

BUILDING projects continue to accumulate, in Manhattan as well as in the other boroughs. When they begin to burst their bonds, there will be busy times hereabouts. Unfortunately for the material market, the bonds are not being broken rapidly at present. The summer is passing, and the contracting interests are looking forward to the fall, for the plans now in hand will not be calling for materials much before the fourth quarter of the year.

After ten days of dullness and stoppages, caused by the strike of the bricklayers' helpers, and by adverse weather conditions, business revived on Thursday with the settlement of the strike, and the reappearance of the sun. Quotations on brick and some other masons' materials were in the meantime merely nominal. Nothing can stop the wheels of industry quicker in New York City than a strike in the brick trades.

The most important changes in the material markets are taking place in the metal trades. Props are giving away in numerous places. With the exception of copper, nearly all the metals are descending to a lower basis of quotations, and finished products in their respective lines must inevitably follow. Premiums for early structural steel deliveries are disappearing. Even official prices for plain material are lower, but the market is strongly buttressed by filled-up order books.

Thus, structural steel shapes and bars which in May were unobtainable short of 3c. to 3.50c., mill, are being offered this week at 2.50c. for early delivery, according to Pittsburgh advices. But further concessions will have to be made before the many plans for hotels, office and loft buildings and apartment houses now on file or in the making in New York City will be translated into contracts.

The Public Service Commission rejected all the bids received on June 5 for the supply of 52,000 tons structural steel for the building of subway and elevated lines. It was stated that the commission had reached the opinion that conditions in the steel market were showing signs of easing up and that therefore it was best to buy steel as required from time to time and secure whatever ad-

Brick.—A settlement of the labor dispute with the bricklayers' helpers was reached on Wednesday, and the jobs would all have been manned that afternoon but for the rainstorm. Work was not fully resumed until Thursday. So much brick had accumulated with the dealers in the meantime that the demand has been light for the two full working days left. Prices are firm and unchanged at \$7.50 to \$7.75 as the wholesale quotation to dealers.

Production has been comparatively light at the works this season so far, on account of the bad weather and labor problems. The itinerant colored workers are liable to quit at any time and enter a claim for some concession, and as quickly return to work without getting it, after they have had a day or two's leisure.

Altogether it has been a querulous season so far, without saying that it has been rather seriously crippled as a business proposition for both sides of the market. Under such circumstances as have prevailed for the last fortnight the market statistics are merely nominal:

SUMMARY.—Official transactions in the wholesale market for Hudson River brick, for the week ending Friday, June 23: Condition of market, firm. Demand, light. Quotations, \$7.50 to \$7.75. Number of cargoes sold, 29. Distribution—Manhattan, 9; Brooklyn, 6;

vantage can be obtained from the fluctuations in the steel market.

Architects are fairly busy with plans. Some plans are being filed in anticipation of the forthcoming zoning regulations, but not many on that account solely. The New York Telephone Company is having drawings made and filed for additional stories for all branch telephone buildings, to be utilized or not, as occasion may require.

May was a big month for plan filings, in Manhattan, and brought up the year's record to date about \$5,000,000 ahead of last year up to this corresponding period—without making allowances for subsequent withdrawals and changes in plans. The statistics for the month disclose 3 hotels, 29 apartment houses, 5 loft buildings and 5 office structures.

The strike of the bricklayers' helpers has been settled. The men nominally returned to work on Wednesday, but the downpour of rain on that day prevented a full resumption before Thursday. The basis of settlement was 40 cents an hour on and after the first of July, 42½ cents on and after the first of August, and the present trade agreement to continue until January 1, 1918.

In announcing the settlement, President F. E. Conover of the Mason Builders' Association said he did not expect very busy times in the masonry trades in New York City for some time to come. The present building year had been practically spoiled. Maybe the coming fall would bring a brighter outlook.

The dispute in the carpenter trade is still unsettled at this writing, but favorable developments are believed to be imminent.

The freight congestion threatens to become acute again because of the strikes of freight handlers and other labor difficulties on the railroads. But for the shortage of ships and the high ocean rates, water competition would quickly bring transportation conditions to a proper balance.

A circular from the Reading Coal & Iron Company announces a further increase in the cost of coal to dealers and gives explanations. Omitting the explanations, the substance of the matter is that the average price of five sizes of coal to dealers has risen 18 per cent. since 1903. What the actual increase to consumers has been the circular does not state.

Bronx, 2; New Jersey, 10; Astoria, 1; Port Washington, 1. Cargoes left over Friday A. M., 33.

Lumber.—Except where special circumstances produce a continuing active trade, current retail business in lumber is disappointing in the metropolitan district. With the work of the members of the Master Carpenters' Association and the Manufacturers of Metal Covered Doors and Windows stopped by the carpenters' strike, and the mills of the Manufacturing Woodworkers' Association closed for a reason growing out of the strike, business is decidedly less active than it would be otherwise, especially in the central borough. Many jobs have been postponed that would have helped to make this an exceptionally busy year in the lumber trade. Transportation conditions continue a problem, and the weather has also been a hindrance to business.

The wholesale market, with some exceptions is holding fairly firm. Random cargoes of spruce from the East bring \$22 to \$25 for yard sizes, and ordered schedules \$25 to \$28. Vessel tonnage is scarce and the rates are about 100 per cent. above normal. Actually few random cargoes are arriving.

Pennsylvania hemlock still brings a

base price of \$24. Eastern cargoes are offered quite freely, the 2x4 scantling, being quoted at \$22 to \$23.50. Yellow pine boards, flooring and partition material are not so firmly held as they were, though for the present not quotably changed. White pine from the West brings a steady price. Hardwood values are still firmly held, but retailers report a light demand.

Paints and Oils.—Consumption is slow for this time of the year, with the responsibility laid to high prices and labor troubles. Linseed oil prices have had a decided slump. Dry colors are unsettled as to quotations. Varnish gums are affected by the high transportation costs.

White lead in oil holds at 9¾ cents per pound on round lots, with 10½ asked for 100-lb. kegs. Prices for ordinary zinc oxide for the second half of the year are 9¾ cents a pound for 50-ton lots, and 10 cents per pound for less than carload lots, which are higher quotations than for the first half year. Prepared paints are not changed, though manufacturers claim there is no profit in them at this level. Turpentine is higher than a month ago, 44 cents being the present quotations for carload lots.

Plaster.—The leading producers report an improved demand for plaster and plaster products. New building construction has arrived at a stage when it is taking more and more basic materials. The current quotations on plaster are for immediate delivery and are subject to change in the higher direction, which some authorities believe inevitable. Masons' finishing is quoted at \$10.50 to \$11.00 a ton in 100-lb. bags, as the price to dealers at yard.

Structural Steel.—Building projects requiring structural steel are numerous, but contracts are not being closed in any considerable number. Fabricators, with apprehensions for the future, are competing keenly for new orders. Domestic buying of steel and iron products has fallen off heavily in the last month, and a consequence is that in the structural steel department there is a decided trend toward easier conditions. Premiums for prompt deliveries are becoming a thing of the past.

If certain mills were ever identified with a conspiracy to gouge buyers, they have surely been defeated in their purpose. With the cessation of the feverish domestic demand, offers of early shipments at lower prices are being made from manufacturing centers, especially where productive capacity has been enlarged by new mills and plant extensions.

Apartment house projects in New York City are being revived under the new order of things, and builders are considering winter construction and offers of fourth-quarter deliveries at price concessions. For plain material 2.50c. to 2.75c. about measures the present extremes for new buying for any delivery, mill shipments; with 3.25c. to 3.50c. as the New York warehouse prices.

A long list of jobs could be named that are being figured or refigured for the steel work, but the items of real importance are the awards, and these are yet few: Milliken Brothers have booked 300 tons for the Baltimore & Ohio pier shed; Levering & Garrigues will fabricate and erect 125 tons for a Plainfield job; the Berlin Construction Company has an order for 150 tons for the Oakland Chemical Company at Rossville, S. I.; the Pennsylvania Steel Company will supply 1,500 tons for the municipal pier shed at 55th street; Post & McCord have taken a contract for 350 tons for the St. Thomas parochial school in Brooklyn.

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
 Rarian common 7.50@ 7.75
 Second hand common, per M. . . 4.00@ —
 Front or face, in car lots.....20.00@36.00
 Paving brick24.00@ —

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.67@ —
 Over 30 days.....@ \$1.72
 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. —
 Alsen's GermanNo Quotation
 Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in.\$1.00@ —
 Trap rock, ¾ in. 1.15@ 1.25
 Bluestone flagging, per sq. ft. .17@ \$0.18
 Bluestone curbing, 5x16..... .40@ —
 Bluestone crushed, ¾ in. 1.00@ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in.@ \$0.90
 ¾ in.@ 1.00
 Paving gravel 1.25@ —
 P. S. C. gravel.....@ 1.25

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 brands, raw, 5 bbl lots... \$0.69@ —
 Less than 5 bbls..... .70@ —

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
 N. C. pine 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, random cargoes 22.00@ 25.00
 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 \$4.00@ \$4.10
Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 2-in. . \$51.00@ —
 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..... \$0.50@ —

STRUCTURAL STEEL (Plain material at tidewater):

Beams & channels up to 14 in. 2.669@ 3.169
 Beams & channels over 14 in. 2.669@ 3.169
 Angles 3x2 up to 6x8..... 2.669@ 3.169
 Zees and tees..... 2.669@ 3.169
 Steel bars, half extras..... 2.669@ 3.169

TURPENTINE:
 Car lots, f. o. b. N. Y., per gal. \$0.44@ —

WHITE LEAD (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

WINDOW GLASS:
 Window, A grade, 1st three brackets... .89
 Window, B grade90-10
 All other single thick..... .88
 Double thick, A grade..... .89
 Double thick, B grade..... .90
 Plate, discounts off lists up to 5 ft.90
 Plate, discounts off lists over 5 ft.90

NEW \$50,000 Y. M. H. A. EDIFICE TO MEET INCREASING DEMANDS

BUILDING operations in the Borough of Brooklyn are rapidly increasing in number and importance, and much of the activity can be traced directly to the improving rapid transit facilities. Parts of the borough which have been dormant for a long time are springing to life and echo to the sounds of renewed structural endeavor. The Borough Park and Bay Ridge sections are particularly active as regards construction at this time, and the projects now under way are of a widely varied nature. They include the erection of apartments accommodating from four to forty families, detached and semi-detached dwellings, schools, churches and structures of a similar character. Plans have recently been completed and building operations will soon be started for the new structure to be erected for the Borough Park Young Men's Hebrew Association. The architects for this structure are Shampan &

weights it may be raised and the floor space used for gymnasium purposes. The plans call for a mezzanine gallery in connection with this part of the structure, and the entire room, main floor and gallery, will provide seating accommodations for approximately 900 persons. The building complies in every respect with all the regulations of the Building and Fire departments, and the plans call for emergency exits in excess of the demands of those departments. The mezzanine floor also will provide for a number of clubrooms and a gameroom. The top floor will be used as classrooms, and here the partitions will be of the rolling type, which will make it possible to open the floor into a large room which can be utilized for lectures and other gatherings. The materials used in the construction of this building will be the best obtainable, and the finish and decoration will be harmonious and in keeping with the design and use



Shampan & Shampan, Architects.
 PROPOSED Y. M. H. A. BUILDING FOR BOROUGH PARK.

Shampan, 772 Broadway. The construction will be under the supervision of William Sugarman, president of the association, and Asher Dann, chairman of the Building Committee. The projected building will be located at the northeast corner of 50th street and Fourteenth avenue, and will be three stories in height, with basement. The ground dimensions are approximately 55x90 feet, with a one-story and basement rear extension 30x30 feet. The construction will be semi-fireproof and the materials will be brick and limestone. The facade has been designed in the style of the Italian Renaissance, and will be built of Indiana limestone and granite.

The extension will provide space for the boilers and heating plant, coal storage, kitchen and pantry. The basement of the main building will be used for bowling alleys, billiard room, lounge, locker and toilet rooms, shower baths and a refreshment room.

The space on the first or main floor has been devoted to the entrance corridor, reception room, ladies dressing-room, and a combination auditorium and gymnasium. The stage will be so arranged that by the use of counter-

of the structure. The cost of the building has been placed by the architects at approximately \$50,000, exclusive of the cost of the ground.

Building Activity.

Superintendent of Buildings Ludwig, in commenting on the building situation this week, said: "There has been a decided increase in the number of plans filed since January 1, as compared with the corresponding period last year. At first I was inclined to think that many of the filings were made in order to forestall some possible action which might result from the activities of the Commission on Building Districts and Restrictions. Subsequent events, however, proved to my satisfaction that such was not the case. Last Monday, for example, plans were filed for structures aggregating about \$2,000,000. Several of the buildings are high-class apartment houses, located on both Park and West End avenues.

"Builders are having difficulty in obtaining material, specially structural steel, and this in a measure is retarding construction. In fact, I firmly believe that were it not for the high prices and

the delayed delivery, that we would be today in the midst of the greatest building boom that the city ever saw. Judging from the unfilled orders on the books of the large steel companies, there is but little reason to hope that the situation will change for some months to come. Conditions are fundamentally sound and we are certainly in an era of prosperity."

Harmony in Westchester County.

Recent labor troubles in Westchester County seem to be settled in a satisfactory manner and once again harmony reigns. The troubles were shared by practically all branches of the building trades and it appeared for a time as though a considerable amount of construction work was to be held in abeyance on this account but, prompt action on the part of both employers and mechanics has developed a peace which is hoped will be enduring.

Beginning the first of last April, carpenters, painters and plumbers have successively struck, in all cases for higher wages. The most recent trouble was in Yonkers where the carpenters walked out, with a demand for five dollars per day, or fifty cents more than they had been getting. Their demand was granted after a few days of idleness and the situation has returned to normal.

As a result of the recent labor upheavals in the county the building contractors have decided to become thoroughly organized, and have taken steps toward that end. In a short time it is hoped to complete the organization of a strong association which will enable the employers to be more adequately prepared to meet the demands of dissatisfied employees.

The building situation in Westchester County is in a promising condition at the present time and there is an excellent outlook for a busy summer and autumn. A general opinion prevails among the contractors that there will be no great increase in the prices of structural materials, that the present prices might be considered normal and furthermore that they will not be lowered to any appreciable extent.

PERSONAL AND TRADE NOTES.

Elmer C. Benner, architect, Appleby Building, Asbury Park, N. J., has returned to his office after a serious illness.

Federal Construction Company has moved its offices from 60 Wall street to 17 Battery Place.

Cooper-Hewitt Electric Co., Hoboken, N. J., has moved its legal department from 165 Broadway to 120 Broadway.

H. Brooks Price, architect, 105 West 40th street, has enrolled for the July tour of duty at Plattsburgh, N. Y.

Goldschmidt Thermit Company has moved its general offices from 90 West street to the Equitable Building, 120 Broadway.

Charles Amolick, plumbing and heating contractor, 1025 DeKalb avenue, Brooklyn, desires catalogues and samples from jobbers and supply houses.

Bergen & Lindeman, Inc., contracting engineers, have recently moved their offices from 30 Church street to 189 Broadway.

Krahl Construction Co., Chicago, Ill., has opened an office at 44 West 34th street, where the firm will conduct a general contracting business.

Russell Tracy Walker, architect, 52 Vanderbilt avenue, as a member of Squadron A, N. G. N. Y., has left with his command for Camp Whitman at Beekman, N. Y.

H. B. Smith Co., Westfield, Mass., manufacturer of boilers, radiators and steam and hot water heating supplies, has recently moved its New York office and showroom to 10 East 39th street.

Peter J. McKeon, consulting engineer on fire-prevention and building regulations, has recently moved his offices to the Astor House Building, 217 Broadway.

Charles H. Brettler, heating and plumbing contractor, 62 Tompkins avenue, Brooklyn, desires catalogues and samples from manufacturers and jobbers in heating and plumbing supplies.

Leslie & Miller succeeds John Leslie in the retail business at 158 Prince street. The new firm is composed of Frank Leslie, son of John Leslie, and his son-in-law, George W. Miller.

Merritt Harrison, architect, has recently opened offices in the Board of Trade Building, Indianapolis, Ind., and desires catalogues and samples from manufacturers and jobbers interested in the building trades.

Nathan & Noble, general contractors, have recently opened offices at 105 West 40th street. Both were formerly connected with W. Shelton Swallow in the contracting business. The new concern intends to specialize in up-State construction work.

Captain John B. Rose, president of the Greater New York Brick Company, has offered his services to the Governor to recruit a reserve military company at Newburgh. Captain Rose was formerly the commander of the Tenth Separate Company.

Triangle Conduit Co., 2010 Broadway, was recently formed for the manufacture and sale of armored conductors, flexible steel conduit and non-metallic conduit. The concern is now building a plant which will be ready for operation about August 1.

Glason-Tiebout Glass Co., formerly located at 71 West 23d street, has moved to more spacious quarters at 200 Fifth avenue. This firm is the manufacturer of "Celestialite" which permits the perfect matching of colors and which is used in many of the new department stores throughout the country.

W. S. Webb, for a number of years connected with the firm of Louis Bossert & Sons, Brooklyn lumber and trim manufacturers, has recently become the general manager and buyer for the John R. Carpenter Co., Jamaica, L. I., lumber dealer and manufacturer of sash, doors and trim.

Constantine Schubert, the retiring president of the New York Society of Architects, was presented with a handsome silver mounted gavel in recognition of his past services to the organization, at the regular monthly meeting of the society which was held Tuesday evening, June 20. This meeting is the last to be held before the summer.

J. M. Voss, general contractor, 15 Warburton avenue, Yonkers, N. Y., who in the past has erected a number of schools and other public and semi-public buildings, along the Hudson River, has now turned his attention to the construction of medium priced residences and will in future specialize in this class of building in Yonkers and vicinity.

Architects of Binghamton, N. Y., have taken the preliminary steps toward the organization of the Binghamton Society of Architects. At the recent meeting held in the Binghamton Chamber of Commerce, Arthur T. Lacey was selected as the temporary chairman. The prime object of the society is to raise and maintain the standards of ethics and practice of the profession of architecture in Binghamton and vicinity and to promote a spirit of fellowship and co-operation among the members.

P. S. Van Blum, architect, 527 Fifth avenue, is preparing the plans and will have entire charge of the development at Rosebank, S. I., for the Donald Estate. The project will include the construction of streets, with concrete sidewalks and curbs and the erection of at least ten frame dwellings costing from \$4,000 to \$5,000 each. Recently there has been a number of inquiries in their neighborhood for medium priced houses and the demand is at present greater than the supply.

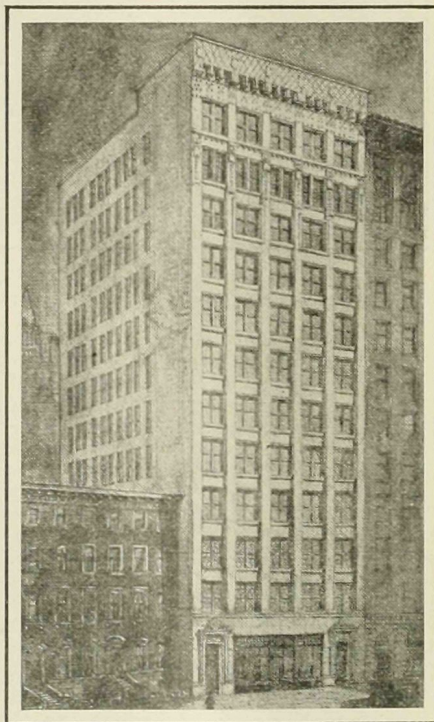
Hecla Iron Works, Brooklyn, has recently obtained the contracts for the architectural iron and bronze work in the following buildings: Abercrombie & Fitch Building, 45th street and Madison avenue, Starrett & Van Vleck, architects; Centemer Building, 400 Fifth avenue, Starrett & Van Vleck, and G. A. & H. Boehm, associated architects; Presbyterian Church House Building, 921 Mad-

LOFT BUILDING FOR 38TH STREET

FOUNDATIONS have been started for the twelve-story store and loft building at 42-46 West 38th street and the erection of the structural steel will be commenced within the next week or ten days. The plans for this operation were prepared by George and Edward Blum, architects, 505 Fifth avenue and the owner and builder is the Felcourt Realty Company, Louis Haas, secretary, 45 West 25th street. The owner is awarding separate contracts for the various branches of the work as the construction of the building progresses. Chris J. Jeppesen, Inc., 56 West 45th street, is the structural engineer.

Among the concerns which have already obtained contracts for the supply of labor and materials for the erection of this building are included the following: Edw. F. Roach, 60 West 90th street, masonry; Hedden Iron Construction Co., 30 Church street, structural steel; W. L. Cosgrove Co., 1267 Broadway, fireproof floor construction; W. Y. Jack Co., 618 Lexington avenue, plumbing; Charles Schlesinger, 1682 Anthony avenue, slag roofing and sheet metal work; Raisler Heating Co., 127 Amsterdam avenue, steam heating and sprinkler installation; Wimpie Electric Co., Inc., 1630 Park avenue, electric work; Waterproofing & Construction Co., 101 Park avenue, waterproofing; Cork & Zicha Marble Co., 813 Vernon avenue, Long Island City, interior marble, and Doty & Orr, 1123 Broadway, tile. Other contracts to complete this building will be awarded as the construction proceeds.

A novel plan has been adopted for this building by which an unusually open loft is obtained without increasing the amount of structural steel. The structure



Geo. & Edw. Blum, Archts.
NEW MIDTOWN LOFTS.

will be available for light manufacturing and sales rooms, with stores on the first floor and mezzanine. The cost of the building is estimated to be in the neighborhood of \$250,000, exclusive of the value of the land and it is expected that the structure will be completed and ready for occupancy about December 1.

ison avenue, J. Gamble Rogers, architect; Logan Trust Company Building, Philadelphia, Pa., Bunting & Shrigley, architects; Huetzler Brothers Building, Baltimore, Md., Baldwin & Pennington, architects, and the Union Trust Company Building, Baltimore, Md., Ellicott & Emmart, architects.

American International Corporation has recently been organized and has established offices in the Equitable Building, 120 Broadway. The officers of the concern are Charles A. Stone, of the Stone and Webster Company, president; George J. Baldwin, W. D. Straight, Wm. S. Kies, Phillip W. Henry and Robert Herrick, vice-presidents; R. T. Tinsley, secretary and treasurer, and Ames Higgins, assistant secretary. Frank A. Vanderlip, the chairman of the Board of Directors, was extremely active in the organization of the concern. This corporation was organized for the purpose of financing and prompting transportation and importation, public service utilities, such as power plants, industrial plants, terminals, railroads and electric railways in foreign countries. Men are now traveling in South America, gathering data for a report on local conditions, and it is expected that active operations will be started in the near future. Practically no European work will be considered until after the war.

OBITUARY.

Charles J. Allen, secretary and executive officer of the New Jersey State Board of Tenement House Supervision, died of Bright's disease and rheumatism of the heart, at his home, 72 St. Paul avenue, Newark, Saturday, June 17. Mr. Allen was born in New York March 19, 1865, and has been a resident of New Jersey for the past thirty-seven years. He was for many years a newspaper man and formerly had been active in the 1st Regiment, N. G. N. J., as the Captain of Company M. In 1903 Governor Murphy of New Jersey named a commission to investigate tenement house conditions in the State and Mr. Allen was named as the secretary. Since that time, through changing conditions, he has served with great interest, personal as well as official. Mr. Allen is survived by his widow, a son and a daughter.

John N. R. Bryant, a member of the firm of C. C. Woodruff & Co., general contractors, Long Island City, L. I., died from apoplexy at his home in Glen Head, L. I., Friday, June 16. He was born in Brooklyn, fifty-three years ago. Mr. Bryant had been a member of the Twenty-third Regiment, N. G. N. Y., for nearly twenty-five years and was a member of the Veteran Association. He was also a member of the Airdale Terrier Club of Long Island and the Airdale Club of America. He is survived by his widow, a son and a daughter.

Apartment in Washington Sq. Section.

Rouse and Goldstone, architects, 38 West 32d street, have been retained to prepare the plans for the nine-story apartment house to be erected at 42-46 West 10th street, for Hyman Schroeder, Brookline, Mass. Harby, Abrons & Melius, 30 East 42d street, have the general contract for the construction of this building. According to the preliminary plans the project will have ground dimensions of 64x88 feet. The construction will be fireproof throughout. The facade will be built of face brick with trimmings of terra cotta and Indiana limestone, designed in the Colonial style. The structure will provide accommodations for forty-five families. The cost of the operation is placed at \$250,000.

Plans for New Park Avenue Residence.

Delano & Aldrich, architects, 4 East 39th street, have been retained to prepare the plans and specifications for the five-story residence to be erected at the northwest corner of Park avenue and 93d street. The structure will become the home of Francis F. Palmer, a broker at 40 Wall street. The details of construction have not been decided upon at this time and will be announced in a later issue of the Record and Guide.

Architects for Park Avenue Apartment.

Rouse & Goldstone, architects, 38 West 32d street, have been retained to prepare the plans for the high-class multi-family dwelling to be erected at the southwest corner of Park avenue and 78th street for the E. A. L. Apartment Management Co., Edgar A. Levy, president, 505 Fifth avenue, owner and builder. This structure, which will provide accommodations for a total of twenty-six families, will be thirteen stories in height and will occupy a plot 76x100 feet. Gunvald Aus Co., 11 East 24th street, has been selected as the structural engineer. According to the present estimate, the project will cost approximately \$500,000.

Contract for Country Residence.

Edwin Outwater, 18 East 41st street, Manhattan, has obtained a general contract for the construction of a residence group at Locust Valley, L. I., in the Piping Rock section, for Paul D. Cravath, lawyer, 52 William street. The plans and specifications for the project

were prepared by Guy Lowell, architect, 225 Fifth avenue, and call for a residence two and a half stories in height, built of wood, and having dimensions of approximately 50x175 feet. The contract includes the erection of a gardener's cottage, outbuildings and a stable and garage.

NO ARCHITECTS SELECTED.

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

ROME, N. Y.—The Polish R. C. Church, of Rome, N. Y., Rev. Father Stanislaus Kaczmarczyk, pastor, 404 South George st., contemplates the erection of a 2-sty parochial school containing four classrooms and auditorium seating 160, in South George st. Details not decided. Architect not selected.

ONEIDA, N. Y.—The Board of Education of Oneida, N. Y., M. Quackenbush, president, contemplates the erection of a brick

Guard Your Border Interests

Nothing infringes on building efficiency as readily as private plant inefficiency. The line of sound electrical service once invaded, your entire property is open to criticism and failure

The one and only way to guard against such an event is by the adoption of Edison Service. With its unmatched resources in apparatus and engineering skill the Central Station protects you absolutely from electrical adversity. Such service is on perpetual and unchanging duty. Give your property the benefit of such protection

The New York Edison Company

At Your Service

General Offices

Irving Place and 15th Street

Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

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

Architectural Iron and Bronze

BROWNE WINDOW
Fire—Weather—Dust and Fool Proof

Works

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

Telephone Orchard 6629

Joseph G. Donkese

Contractor of

Cement Sidewalks and Floor Constructions
16 BROOME STREET NEW YORK

Special Finished Floors Entrance 20 Mangin Street
In Colored Cement, for Cellar and Stable Floors
Theatres, Offices and Loft Violations Removed
Buildings Small Repairs

Jobbing a Specialty

RAPP CONSTRUCTION CO.

(Incorporated)

Fireproof Arches

301 E. 94th ST.

Phone Lenox 6938

F. B. Rapp, Pres. J. F. Rapp, Vice-P

W. J. Rapp, Sec. & Treas.

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION
FOR LIGHT—HEAT—POWER
Office and Works Telephones
39-41 West 38th Street 189-190 Greeley
Interior Fire Alarm Systems Installed

grade school in the north side, to cost approximately \$50,000. No architect selected.

UTICA, N. Y.—The Associated Lodges of the Sons of Italy, Carmine Scala, 612 Elizabeth st, in charge, contemplate the construction of a lodge bldg to cost approximately \$40,000. Bldg committee, site and architect not selected.

UNION HILL, N. J.—St. Johns Lutheran Church, Rev. Herman Weber, pastor, contemplates the erection of a 1½-sty brick and stone church, seating approximately 500 and costing about \$40,000, at 408 Franklin st. No architect selected. Fund now being raised.

KEARNEY, N. J.—The Board of Education of Kearney, Geo. Alexander, pres., contemplates the erection of a public school containing 16 rooms on Stuyvesant av and a high school bldg in Devon st. Details not decided. Architect not selected.

PLANS FIGURING.

CHURCHES.

GRANTWOOD, N. J.—T. F. Dunn, Palisade Junction, N. J., is taking estimates on general contract, to close June 26, for a 1½-sty brick and limestone church, 63x102 ft, seating approximately 700, at Grantwood, N. J., for the R. C. Church of the Epiphany. McDermott & Hanigan, 103 Park av, Manhattan, are figuring general contract and desire estimates on all subs.

DWELLINGS.

MT. VERNON, N. Y.—Rocker & Vate, 15 East 40th st, Manhattan, architects, are taking estimates on general contract to close June 28, for a 2½-sty brick and stone residence, 60x80 ft, and garage, at the southeast cor of Lincoln av and Esplanade, for John F. Whelan, c/o United Cigar Stores Co., 44 West 18th st, Manhattan. Cost, about \$70,000.

WOODMERE, L. I.—S. L. Waller, 154 Nassau st, Manhattan, architect, is taking estimates on general contract to close July 1st for a 2½-sty frame and brick veneer residence, 45x27 ft, at Woodmere, L. I., for S. Meyer, 315 West 98th st, Manhattan, owner. Cost, \$16,000.

RYE, N. Y.—Trowbridge & Livingston, architects, 527 5th av, Manhattan, are taking estimates on general contract to close July 1st for a 2½-sty hollow tile and brick veneer residence 30x100 ft at Milton Pt. Rye, N. Y., for A. C. Gwynne, 15 Broad st, Manhattan, owner. Cost, \$35,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—The Army Commission of the State of New York, Franklin W. Ward, secretary, 174 State st, Albany, is taking estimates on general contract to close 3 p. m., June 27, for the armory and stable to be erected in East Culver rd, near Erie Canal Basin, Buffalo, for Troop H, 1st Cavalry, N. G., N. Y., from plans by Lewis F. Pilcher, State Architect, Albany, N. Y. Cost, \$150,000.

MUNICIPAL.

PLAINFIELD, N. J.—The Common Council of the City of Plainfield, J. P. MacMurray, 149 North av, clerk, is taking estimates on general contract to close July 3rd for extensions to the sewage system, from plans by A. J. Gavett, City Engineer. Cost, about \$70,000.

SCHOOLS AND COLLEGES.

POMPTON LAKES, N. J.—The Board of Education of Pompton Lakes, N. J., W. C. W. Durand, president, is taking estimates on general contract to close 7.15 p. m., June 26, for the construction of a 2-sty brick school containing ten classrooms, on Lenox av, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost, about \$40,000.

CEDAR GROVE, N. J.—The Board of Education of Cedar Grove, W. J. Bradshaw president, E. Jacobus clerk, is taking estimates on general and separate contracts to close 8 p. m., June 29, for an 8-room addition to the public school, 3-stys, 31x119 ft, from plans by John Pier-son & Son, Perth Amboy, N. J., architects. Cost, about \$25,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Albert Kahn & Ernest Wilby, associate architects, 58 Lafayette Blvd., Detroit, Michigan, are taking estimates on general contract to close 12 M., July 6th, for an 8-sty reinforced concrete automobile service station addition, 70x227 ft, at L. I. City, for the Packard Motor Car Co., Bway and 61st st, owner.

STORES, OFFICES AND LOFTS.

MORRISTOWN, N. J.—The New York Telephone Co., 15 Dey st, Manhattan, is taking estimates on general contract to close June 28, for a brick and terra cotta addition to the telephone bldg at Morris-

town, N. J., from plans by E. A. Munger, engineer, c/o owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS
82ND ST.—Emery Roth, 119 West 40th st, has completed plans for an 8-sty brick and limestone apartment, 75x86 ft, at 115-117 East 82nd st, for the 115 East 82nd St. Corp., Jas. F. Meehan, owner and builder, on premises. Cost, \$200,000.

WEST END AV.—Rouse & Goldstone, 38 West 32nd st, have completed plans for a 14-sty brick apartment, 100x129 ft, at the northeast cor of West End av and 93rd st, for the 250 West End Av Corp., Anthony Campagna, pres., 448 Riverside Dr, owner and builder. Cost, approximately \$500,000.

WEST END AV.—Rouse & Goldstone, 38 West 32nd st, have completed plans for a 13-sty brick and limestone apartment on plot 40x100 ft on the east side of West End av, 40 ft north of 88th st, for the Coast Const. Co., S. G. Hess, pres., 149 Bway, owner and builder. Cost, \$240,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 13-sty brick and terra cotta apartment 102x99 ft at the northeast cor of West End av and 74th st for the Paterno Const. Co., Dr. Chas. V. Paterno, pres. Owner builds. Cost, \$250,000.

DWELLINGS

63D ST.—F. J. Sterner, 154 East 63d st, is preparing plans for alterations to the 4-sty brick and stone residence at 152 East 63rd st for Philip G. Gossler, 62 Cedar st, owner. Cost, about \$10,000.

57TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty brick and limestone residence 20x80 ft at 27 East 57th st, 39 ft west of Park av, for Samuel A. Herzog, 299 Madison av, owner and builder. Cost, \$30,000.

86TH ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for a 5-sty brick and stone residence 50x95 ft at 9-11 East 86th st, for Wm. Woodward, pres. Hanover Nat'l Bank, Nassau and Pine sts, owner. Details later.

79TH ST.—McKim, Mead & White, 101 Park av, have completed plans for a 5-sty brick and limestone residence 38x95 ft, at 13-15 East 79th st, for Thos. Newbold, 289 Madison av, owner.

82D ST.—I. E. Ditmars, 115 5th av, has completed plans for alterations and additions to the 4-sty brick and stone residence 20x60 ft, at 2 East 82nd st, for Albert C. Jennings, owner, on premises. Cost, \$15,000.

STORES, OFFICES AND LOFTS

ORCHARD ST.—McKenzie, Voorhees & Gmelin, 1123 Bway has completed plans for a 3-sty brick addition to present 6-sty telephone bldg 100x100 ft at 126-130 Orchard st, for the N. Y. Telephone Co., 15 Dey st, owner. Cost, about \$60,000. Construction is not likely to be started for some time.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

175TH ST.—M. W. Del Gaudio, 401 E. Tremont av, has completed plans for two 5-sty brick and limestone apartments, 55x97 and 63x97 ft, in the south side of 175th st, 95 ft east of Marion av, for the Middleboro Realty Co., Herman Tuckman, pres., 1836 Wallace av, owner and builder. Total cost, \$125,000.

WEBSTER AV.—M. W. Del Gaudio, 401 E. Tremont av, is preparing plans for two 5-sty brick and limestone apartments, 50x93 ft, on the east side of Webster av, 275 ft south of 171st st, for the D. A. T. Realty Co., c/o D. A. Trotta, 391 East 149th st, owner and builder. Cost, \$125,000.

MAPES AV.—Frankfort & Kirschner, 830 Westchester av, have completed plans for a 5-sty brick and limestone apartment on plot 47x100 ft, at the southwest cor of Mapes av and 178th st, for George Van Orden and Phillip I. Hover, 233 West 238th st, owners and builders.

CHURCHES.

189TH ST.—Stoughton & Stoughton, 96 5th av, are preparing plans for a 1½-sty brick and stone church, 58x99 ft, seating approximately 600, at the cor of 189th st and Creston av, for the New York City Baptist Mission Society, 600 East End av. Cost, \$35,000.

STABLES AND GARAGES.

MACOMBS RD.—John H. Friend, 148 Alexander av, has completed plans for a 5-sty brick garage and storage building, 57x153 ft, in the north side of Macombs rd, 126 ft west of Jerome av, for Charles

W Hoffman, 307 West 137th st, owner and builder. Cost, \$40,000.

GRAND BOULEVARD.—Walter C. Martin, 1932 Arthur av, has completed plans for a 2-sty brick and stone garage, 152x88 ft, at the southeast corner of Grand Blvd and 181st st, for Wm. C. Bergen, 1932 Arthur av, owner and builder. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS
20TH AV.—Cantor & Dorfman, 367 Fulton st, have completed plans for alterations to the six 2-sty brick residences into apartments on the east side of 20th av, bet 60th and 61st sts, for the Alco Building Co., W. Sugarman, president, 2267 66th st, owner and builder. Cost, \$45,000.

64TH ST.—W. T. McCarthy, 16 Court st, is preparing plans for five 4-sty brick apartments, 52x88 ft, in the north side of 64th st, 100 ft west of 3d av, for owner and builder to be announced later. Total cost, \$150,000.

COLUMBIA HTS.—J. J. Pettit, 103 Park av, Manhattan, is preparing sketches for a brick and stone apartment in Columbia Hts for Jerome H. Pennock, 177 Remsen st, owner. Details will be available later.

VAN SICKLEN AV.—L. Shillinger, 167 Van Sicklen av, is preparing plans for a 2-sty brick and limestone flat 20x55 ft on the west side of Van Sicklen, 101 ft south of Atlantic av, for Isaac Berman, Atlantic and Belmont avs, owner. Cost, \$5,000.

HAWTHORNE ST.—P. Caplan, 16 Court st, is preparing plans for a 4-sty brick apartment 50x77 ft in Hawthorne st for the Thelma Const. Co., owner and builder, c/o architect. Cost, \$25,000.

4TH AV.—Maximillian Zipkes, 405 Lexington av, Manhattan, has completed plans for a 5-sty brick apartment 50x100 ft, containing 4 stores, at the northwest cor of 4th av and 17th st for the L. R. Realty Co., L. Rosenberg, pres., 189 Montague st, owner and builder. Cost, \$24,000.

NEW YORK AV.—Plans have been prepared privately for a 4-sty brick and limestone apartment 85x115 ft, at the northwest cor of New York av and Prospect Pl for Bird S. Coler, 43 Cedar st, Manhattan, owner. George B. Beaumont & Co., 286 5th av, Manhattan, general contractor. Cost, \$130,000.

GLENMORE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick and limestone apartment, 50x90 ft, with stores, at the northwest cor of Glenmore av and Jerome st, for the High Const. Co., Louis Eiserman, pres., 226 High st, owner and builder.

DWELLINGS.

52D ST.—Kallich & Lubroth, 215 Montague st, have completed plans for thirteen 2½-sty frame dwellings, 17x42 ft, at the northeast cor of 52d st and 19th av, for the Alto Building Co., 44 Court st, owner and builder. Total cost, \$50,000.

SCHENECTADY AV.—Plans have been prepared privately for two 2-sty frame dwellings, 16x42 ft, on the west side of Schenectady av, 480 ft north of Av N, for J. J. Butler, 1178 East 30th st, owner and builder. Total cost, \$5,000.

JEROLEMON ST.—Clark & Arms, 21 West 45th st, Manhattan, are preparing plans for alterations and additions to the 3-sty brick residence in Jerolemon st for Albert de Silver, 10 Pierrepont st, owner.

EAST 10TH ST.—Wm. C. Winters, 106 Van Sicklen av, is preparing plans for four 2½-sty brick dwellings, 18x45 ft, in the east side of East 10th st, 100 ft north of Av I, for the Craftsman Homes Co., A. Singer, president, 262 Kings Highway, owner and builder. Cost, \$4,000 each.

WEST 31ST ST.—S. B. McDonald, 2827 West 15th st, has completed plans for two 2-sty brick dwellings, 20x56 ft, in the west side of West 31st st, 180 ft north of Mermaid av, for Paul Hurdus, 184 Division av, owner and builder. Total cost, \$9,000.

EAST 3D ST.—B. F. Hudson, 319 9th st, is preparing plans for four 2-sty brick dwellings, 20x58 ft, in the west side of East 3d st, 325 ft north of Albemarle rd, for the Dehama Realty Co., F. F. Peterson, president, 26 Court st, owner and builder. Total cost, \$20,000.

83D ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for two 2-sty brick dwellings 20x52 ft in the south side of 83rd st, 181 ft east of Ft. Hamilton av, for the McBen Bldg. Co., J. J. Bensen, pres., 115 Nassau st, Manhattan, owner and builder. Total cost, \$10,000.

DUMONT ST.—S. B. Eisendrath and B. Horwitz, 500 5th av, Manhattan, have completed plans for a 2½-sty frame dwelling 28x53 ft in the east side of Dumont st, 620



Important!

We furnish Bonds that sew up the rents of dishonesty—Bonds of sterling merit and freedom from tricky technicalities.

WILLIAM T. RITCH
 (Inc.)
 INSURANCE SPECIALISTS

Builder's Exchange, 34 W. 33d Street

ATTENTION

Architects and Builders

The Committee and Engineer in charge of the revision of the "Building Code" have acknowledged the merits of



Rosendale Natural Cement

and allowed the free use of this Cement in general construction, viz.: In Footings, Foundations, Piers, Curtain, Skeleton, Enclosure and Exterior Walls, and in all Brick and Stone Masonry.

Use Dark Rosendale for Safety, Strength and Economy

CAELMSEENNT

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

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



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

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

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

OTIS ELEVATORS

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

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

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

SAYRE & FISHER COMPANY

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

MANUFACTURERS OF **Fine Face Brick**

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors

HARD BUILDING BRICK
 HOLLOW AND FIRE BRICK

Office, 261 BROADWAY, Cor. Warren Street,
 Telephone, 6750 Barclay

NEW YORK

ft south of Oriental Blvd, for Moses Marcus, 7 East 12th st, Manhattan, owner. Cost, about \$6,000.

75TH ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for eight 2-sty brick dwellings 20x35 ft in the south side of 75th st, 100 ft east of 13th av, for Louis Miller, 1521 Eastern Pkway, owner and builder. Total cost, \$28,000.

EAST 39TH ST.—R. T. Schaeffer, 1526 Flatbush av, has completed plans for the west 2-sty frame dwellings 17x38 ft in the west side of East 39th st, 337 ft north of Av S, for Gus Svenson, 1039 East 39th st, owner and builder. Cost, \$4,000 each.

59TH ST.—Eric Holmgren, 371 Fulton st, is preparing plans for four 2½-sty frame and stucco dwellings 18x42 ft in the south side of 59th st, west of 22nd av, for Carl Browall, 1420 60th st, owner and builder. Total cost, \$14,000.

PLAZA CIRCLE.—Henry Moore, 738 St. Marks av, is preparing plans for alterations to the 5-sty brick and stone resi-

dence in Plaza Circle, for owner, to be announced later. Cost, about \$8,000.

CLINTON ST.—J. Sarsfield Kennedy, 157 Remsen st, has completed plans for alterations and additions to the 3-sty brick residence, 25x55 ft, at the northeast cor of Clinton and Congress sts, for Wm. J. Golpon, 396 Hicks st, owner. Cost, \$11,000.

MONTAUK AV.—Charles Infanger, 2634 Atlantic av, has completed plans for two 2-sty brick and limestone dwellings, 20x55 ft, on the east side of Montauk av, 110 ft north of Pitkin av, for Solomon Agress, 487 Hendrix st, owner and builder. Total cost, \$7,000.

EAST 8TH ST.—Fred Valentine, 5 Beekman st, Manhattan, has completed plans for ten 2-sty frame dwellings, 18x36 ft, in the east side of East 8th st, 90 ft north of Ryder av, for the 8th St. Bldg. Co., E. J. Reynolds, pres., 59 Wall st, Manhattan, owner and builder. Total cost, \$40,000.

RIDGEWOOD AV.—W. C. Winters, 106 Van Sicklen av, is preparing plans for three 2-sty brick dwellings, 20x38 ft, on the south side of Ridgewood av, 26 ft east of Chestnut st, for the Adelphi Homes Co., P. Kazunarsky, pres., 312 Wyona st, owner and builder. Cost, \$4,000 each.

62ND ST.—L. Rosenberg, 350 Fulton st, has completed plans for four 2-sty brick dwellings, 19x55 ft, in the north side of 62d st, 100 ft west of 18th av, for the A. M. Bonello Const. Co., 2068 Flatbush av, owner and builder. Total cost \$18,000.

FLATBUSH AV.—Cohn Bros., 361 Stone av., have completed plans for twelve 3-sty brick and limestone dwellings with stores, 20x56 ft, and 41x87 ft, on Flatbush av, south of Glenwood rd and vicinity, for the Beekman Holding Co., Isaac Kleinfeld, pres., 5 Beekman st, Manhattan, owner and builder. Total cost, \$65,000.

SCHOOLS AND COLLEGES.

MONITOR ST.—H. M. DeVoe, 131 Livingston st, has completed plans for a 4-sty brick school at the northeast cor of Monitor st and Driggs av, for the Board of Education of the City of New York, 500 Park av, owner. Details later. Cost, \$27,000.

STABLES AND GARAGES

ST. JOHNS PL.—Eugene Schoen, 106 East 19th st, has completed plans for a 1-sty brick garage 50x120 ft in the south side of St. Johns Pl, 283 ft east of Classon av, for Michael Tusch, 855 Park Pl, owner and builder. Cost, \$8,000.

PUTNAM AV.—Joseph Hartung, 548 2nd st, has plans in progress for a 1-sty brick and concrete garage 40x60 ft at the northwest cor of Putnam av and Downing av for Arthur Williamson, 480 Grand av, owner. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

BOERUM ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 6-sty brick addition to the 3-sty telephone building in the south side of Boerum st, for the New York Telephone Co., 15 Dey st, owner. Cost, about \$150,000.

COOK ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty brick loft building at the southeast cor of Cook st and Evergreen av, for the Tion Realty Co., owner and builder, c/o architects.

THEATRES.

DE KALB AV.—Brook & Rosenberg, 367 Fulton st, are preparing plans for a 1-sty brick and limestone moving picture theater, 50x100 ft, on De Kalb av, to cost approximately \$30,000. Exact location and owner's name will be announced later.

SUTTER AV.—Cohn Bros., 363 Stone av, have completed plans for a 1-sty brick moving picture theater 50x100 ft at the cor of Sutter and Alabama avs for Wisch & Reiser, 645 Georgia av, owners. Cost, \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

GLENDAL, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for fifteen 6-sty brick and limestone tenements in Plia pl and Cooper st for the Locust Building Co., Park av, Jamaica, South L. I. Cost, \$8,500 each.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, has completed plans for a 3-sty brick tenement, 28x72 ft, in the

south side of Palmetto st, 20 ft east of Cypress av, for August Bauer, 1647 Myrtle av, Ridgewood, owner and builder. Cost, \$8,000.

DWELLINGS.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 36x26 ft, at the southwest cor of Herkimer and Rutland sts, for E. H. Brown, Bayville, L. I., owner and builder. Cost, \$5,000.

FLUSHING, L. I.—Eric Holmgren, 371 Fulton st, Brooklyn, has completed plans for a 2½-sty hollow tile and stucco dwelling, 36x46 ft, on the west side of Parsons av, 83 ft north of Park av, for Charles F. Edmann, 54 East 59th st, Manhattan, owner. Cost, \$7,000.

COLLEGE POINT, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 40x56 ft, in 17th st, 150 ft south of 5th av, for Albert Frank, 122 17th st, owner and builder. Cost, \$4,000 each.

FLUSHING, L. I.—Plans have been prepared privately for two 2-sty frame dwellings 14x36 ft in the east side of 21st st, 220 ft south of Cypress av, for C. J. Moore, 2123 Jamaica av, Richmond Hill, owner and builder. Cost, \$4,000.

FLUSHING, L. I.—Louis Danancher, 12 Washington st, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling 18x40 ft at the southwest cor of Cypress av and 23rd st for the P. R. B. Const. Co., 452 Bandman av, Jamaica, L. I., owner and builder. Cost, \$3,000.

CORONA, L. I.—A. L. Marinella, 11 East Jackson av, has completed plans for a 2½-sty frame dwelling 18x42 ft on the south side of Way av, 44 ft east of Washington av, for Mrs. Lena John, 7 Way av, owner and builder. Cost, \$4,000.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., College Point, L. I., is preparing plans for a 2½-sty frame dwelling, 20x35 ft, in the west side of 18th st, 100 ft north of 6th av, for John Schrank, owner and builder, on premises. Cost, \$4,500.

COLLEGE POINT, L. I.—Harry T. Morris, Jr., College Point, L. I., has completed plans for a 2½-sty frame dwelling, 20x42 ft, in the west side of 18th st, 50 ft north of 6th av, for Conrad Schmidt, 115 19th st, College Point, owner and builder. Cost, \$5,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 34x31 ft, in the south side of Livingston st, 225 ft, west of Seminole av, for W. S. Fowler, Lynbrook, L. I., owner and builder. Cost, \$5,500.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 40x34 ft, on the west side of Greenway South, 80 ft south of Groton st, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder. Cost, about \$12,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 27x41 ft, on the east side of Greenway North, 100 ft south of Borage pl, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder.

ELMHURST, L. I.—Hoffman & Simpkin Co., Inc, Corona, L. I., have had plans prepared privately for six 2½-sty frame dwellings, 18x38 ft, in the west side of 4th st, 75 ft north of Britton st. Total cost, about \$20,000. Owner builds.

ROCKAWAY PARK, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x34 ft, on the north side of Bayside av, 100 ft west of Dover av, for John A. Lasher, Rockaway Park, L. I., owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 18x36 ft, in the west side of Chestnut st, 68 ft south of Myrtle av, for Harry J. Arnold, 429 North Pine st, Richmond Hill, owner and builder. Cost, \$5,500.

EDGEMERE, L. I.—F. W. Eisenla, 186 Remsen st, Brooklyn, has completed plans for a 2½-sty frame dwelling, 22x37 ft, in the west side of Beach 31st st, 100 ft north of Edgemere av, for the Albin Const. Co., 375 Fulton st, Brooklyn, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—M. Joseph Harrison, 63 Park row, Manhattan, is preparing plans for a 2-sty brick factory, 50x100 ft, in Long Island City, to cost approximately \$10,000. Owner's name and exact location will be announced later.

SCHOOLS AND COLLEGES

ARVERNE, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, is preparing plans for a 1-sty brick and frame school 60x120 ft at Arverne, L. I., for the Arverne Synagogue, owner, c/o architect. Cost, about \$10,000.

BERGER'S METAL CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

402 East 152d Street

Telephone, 2853 Melrose

BERGER'S METAL LATH

ARTISTIC HIGH GRADE

METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Immediate Deliveries Guaranteed

The Brier Hill Steel Co., Inc., of N. Y.

521-523 West 23d Street, New York

Telephone 8020 Chelsea

Dragon PORTLAND CEMENT

THE LAWRENCE CEMENT CO.
1 BROADWAY, NEW YORK

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St. HOUSE MOVERS and SHORERS

Tel. 456 Melrose

House Moving, Shoring and Jobbing Promptly Attended To

Richmond.**DWELLINGS**

ROSEBANK, S. I.—P. S. Van Blum, 527 5th av, Manhattan, is preparing plans for ten 2½-sty frame dwellings 22x33 ft at Rosebank, S. I., for the Donald Estate, owner, c/o architect. Total cost, \$40,000.

Suffolk.**DWELLINGS.**

BELLPORT, L. I.—R. G. Ecob, 299 Madison av, Manhattan, has completed plans for a 2½-sty frame dwelling, 42x26 ft, with wing 13x27 ft, at Bellport, L. I., for Miss Caroline Ten Eyck, owner, c/o architect. Details later.

RESIDENCES.

BRIDGEHAMPTON, L. I.—R. J. Sands, 7 East 42nd st, Manhattan, has completed plans for a 2½-sty frame residence 75x60 ft for Dan S. Downs, owner, Bridgehampton N. Y. Cost, \$50,000. Wm. Crawford Co., 5 East 42nd st., contractor for foundation work.

STABLES AND GARAGES.

BRIDGEHAMPTON, L. I.—R. J. Sands, 7 East 42nd st, Manhattan, is preparing plans for a frame garage and greenhouse to cost approximately \$25,000 at Bridgehampton L. I. for Dan S. Downs. Details will be available later.

Westchester.**CHURCHES**

NEW ROCHELLE, N. Y.—Temple Israel, Dr. Richard Stern, 141 Mayflower av, rabbi, contemplates the erection of a 2-sty brick addition 25x60 ft to the synagogue in Bank st, to be used as a school. Cost, \$10,000. Details and name of architect will be announced later.

DWELLINGS.

SCARSDALE, N. Y.—Aymar Embury, 2d, 132 Madison av, Manhattan, has been retained to prepare plans for a 2½-sty residence and garage at the cor of Popham pl and Evergreen la, for Kalich B. Hyatt, 100 Broadway, Manhattan, owner. Details later.

MAMARONECK, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, is preparing plans for two 2½-sty frame and stucco dwellings, 28x35 ft, at Shore Acres, for Clifford B. Harmon & Co., 51 East 42d st, Manhattan, owner. Cost, \$5,000 each.

NEW ROCHELLE, N. Y.—Dwight J. Baum, Waldo av, Riverdale, N. Y., has completed plans for alterations and additions to the 2½-sty frame residence in Beechmont for Wm. R. Laidlaw, owner, on premises. Cost, about \$7,000.

PELHAM, N. Y.—John V. Van Pelt, 381 4th av, Manhattan, is preparing plans for a 2½-sty stone and frame residence, 110x35 ft, at Pelham, N. Y., for Henry W. Nuckols, 11 Broadway, Manhattan. Details later.

LARCHMONT, N. Y.—W. Halsey Wood, 2 West 47th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 36x24 ft, in Chatsworth Heights, for John Robinson, owner, c/o architect.

SCARSDALE, N. Y.—C. Grant La Farge, 101 Park av, Manhattan, is preparing plans for a 2½-sty frame residence, 150x32 ft, opposite the Country Club, for Dr. Lewis R. Morris, 60 West 58th st, Manhattan, owner.

RYE, N. Y.—Harry J. Robinson, Jr., 30 East 42d st, Manhattan, has completed plans for two 2½-sty frame dwellings in Ryan Park for owner, c/o architect. Architect builds. Cost, \$4,500 each.

NEW ROCHELLE, N. Y.—F. D. Pagan, 224 Main st, has completed plans for a 2½-sty frame dwelling, 37x34 ft, on Emerson av, for Bernard Kirchoff, 33 Church st, New Rochelle, owner. C. Schaad, 193 Washington av, New Rochelle, general contractor. Cost, \$4,500.

MAMARONECK, N. Y.—A. J. Van Suetendael, 15 N. Bway, Yonkers N. Y., is preparing plans for the construction of a large residence at Shore Acres, Mamaroneck. George F. Pentecost Jr., 15 East 40th st, Manhattan, landscape architect. Details and name of owner will be announced later.

YONKERS, N. Y.—E. F. Washburn, 101 Park av, Manhattan, has completed plans for a 2½-sty brick and stucco residence 34x42 ft in Dellwood Rd for Adelbert Babcock, 184th st and 3rd av, owner. J. J. Kennedy, 5808 Mosholu av, N. Y. C., general contractor. Cost, \$12,000.

HALLS AND CLUBS

SCARSDALE, N. Y.—Palmer, Hornbostle & Jones, 40 Cedar st, Manhattan, are preparing sketches for a 2½-sty country clubhouse on White Plains Rd for the Oak Ridge Golf Club, Albert S. Oglesby, sec'y, 51 Chambers st, Manhattan. Details will be available later.

MUNICIPAL.

CHAPPAQUA, N. Y.—Hansen & Coulter, 2 Rector st, Manhattan, are preparing preliminary plans for a sewerage disposal plant for the town of Chappaqua. Details later. Cost, approximately \$100,000.

Nassau.**DWELLINGS**

PIPING ROCK, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, has been retained to prepare plans for a 2½-sty brick and stucco residence and garage for Bertrand L. Taylor Jr., Fresh Pond Rd, Glen Cove, L. I., owner. Details will be announced later.

STABLES AND GARAGES.

WESTBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for a 2-sty brick and stucco garage and chauffeur's quarters, 60x50 ft, at Westbury, L. I., for Willard D. Straight, 17 East 70th st, Manhattan, owner.

MISCELLANEOUS

GREAT NECK, L. I.—J. W. O'Connor, 3 West 29th st, Manhattan, is preparing plans for a group of frame farm bldgs at Great Neck, L. I., for J. P. Grace, owner, on premises. Details will be available later.

New Jersey.**APARTMENTS, FLATS & TENEMENTS**

NEWARK, N. J.—J. B. Acocella, Union Building, has completed plans for a 3-sty brick and limestone flat, 22x65 ft, with stores, at 13 Hillside pl, for Charles H. Walker, Union Building, Newark, owner. Cost, \$8,000.

NEWARK, N. J.—J. B. Acocella, Union Bldg., has completed plans for a 4-sty brick tenement 32x70 ft at 196 New st for Louis Salvator, owner, c/o architect. Cost, \$15,000.

ELIZABETH, N. J.—M. P. Silberstein, 123 Springfield av, Newark, N. J., has completed plans for a 3-sty frame and stucco flat and store, 22x55 ft, at 434 Bayway, for I. J. Gondecki, 425 Bayway, Elizabeth, owner and builder. Cost \$5,000.

ELIZABETH, N. J.—Plans have been prepared privately for a 3-sty frame flat and store, 24x70 ft, at 264 1st st, cor Park Pl, for Antonio Buchecker, 226 1st st, owner and builder. Cost, \$8,000.

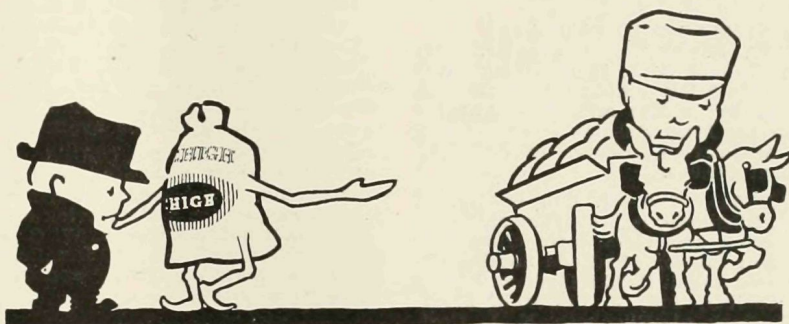
DWELLINGS.

RIDGEWOOD, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 25x35 ft, at Ridgewood, N. J., for the Wilsey Realty Co., Wilsey Building, Ridgewood, N. J., owner and builder. Cost, \$6,000 each.

WESTFIELD, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 26x30 ft, on North Euclid av, for Fred H. T. Treunen, 320 N. Euclid av, Westfield, N. J., owner and builder. Cost, \$5,000 each.

PLAINFIELD, N. J.—Johnson & Burns, Inc., 26 State st, Hartford, Conn., have plans in progress for four 2½-sty frame dwellings, 28x31 ft, for H. C. Lockwood & Co., Plainfield, N. J., owners and builders. Cost, \$5,000 each.

ELIZABETH, N. J.—Plans have been prepared privately for ten 2½-sty frame



Your Reputation May Be On That Load

Your plans may be excellent, your gang of workmen careful and efficient, the resultant structure a delight to the eye; and yet—one measly wagon load of inferior materials placed in a vital spot may submarine the whole business.

A good workman never complains of his tools—because he makes sure they're the variety that won't cause complaint.

Today insurance is considered not a gamble, but an investment. The best method of job insurance is through the careful selection of all materials used.

The wise builder, be he architect, engineer or contractor, has a pretty thorough knowledge of the excellences of various materials—and makes use of this knowledge.

**LEHIGH
CEMENT**

dwellings, 20x28 ft, at 1021-1039 North av, for the North Elizabeth Realty Co., c/o Berman Bros., 723 Jefferson av, Elizabeth, N. J., owners and builders. Total cost, \$25,000.

LEONIA, N. J.—F. G. Lippert, 132 Nassau st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling 30x42 ft in Leonia Hts, for the Leonia Land Co., 1328 Bway, Manhattan, owner and builder. Cost, \$7,000.

SUMMIT, N. J.—B. V. White, 110 East 23rd st, Manhattan, is preparing plans for a 2½-sty frame residence on Hobart av for Charles E. Graham, Greenville, S. C. Cost, \$18,000. Details will be available later.

PATERSON, N. J.—Charles E. Sleight, 136 Washington st, has completed plans for a 2½-sty frame and stucco residence 50x80 ft at 15th av and East 31st st for Joseph Lewis, 148 Water st, owner. Cost, \$15,000.

GUTTENBERG, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, N. J., has completed plans for a 2-sty brick dwelling 22x40 ft in 24th st for August Schulz, owner, c/o architect. Cost, \$5,000.

NEWARK, N. J.—Jordon Green, Essex Bldg., is preparing plans for a 2½-sty hollow tile and stucco residence, 35x35 ft, at the cor of Parker st and 2nd av, for Jacob C. Reiss, 837 Broad st, owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES

DELAWANNA, N. J.—Plans have been prepared privately for a 1-sty brick and concrete factory 100x150 ft at Delawanna, N. J., for the Minwax Co., 18 East 41st st, Manhattan, owner. J. B. Gardener, in charge. Cost, \$25,000.

HALLS AND CLUBS

PASSAIC, N. J.—Frank Pirrone, Midland av, Garfield, N. J., is preparing plans for a 4-sty brick clubhouse, 44x100 ft, containing two stores and offices, at 175 3d st, for the First Russian National Protective Association, owner, on premises. Cost, about \$40,000.

ELIZABETH, N. J.—J. Ben Beatty, 57 Broad st, Elizabeth, is preparing plans for a 3-sty brick and terra cotta clubhouse, 50x100 ft, at the cor of 3d and South Park sts, for the Sokal Palski Gymnastic and Benefit Society, Inc., J. Ciurscak, president, 150 Park pl, Elizabeth, N. J. Cost, about \$40,000.

HOTELS

HOBOKEN, N. J.—Plans have been prepared privately for extensive alterations to the hotel at 230-234 Hudson st, for Maria Reinking, owner, on premises. The work consists of remodeling interior, new grill, banquet room, restaurant, cafe and billiard room. Fred'k W. Fischer, Inc., 1 Newark st, Hoboken, general contractor. Cost, \$40,000.

MUNICIPAL

MORRIS PLAINS, N. J.—A. S. Pierson, Trust Co. Bldg., Morristown, N. J., is preparing plans for alterations and additions to the almshouse at Morris Plains, N. J., for the Board of Chosen Freeholders of Morris County, S. E. Estler, director. Cost, about \$15,000.

SCHOOLS AND COLLEGES

WHITEHOUSE STATION, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, N. J., has plans in progress for a 3-sty brick public school, 69x79 ft, containing four classrooms and auditorium, at Whitehouse Station, N. J., for the Board of Education of Readington Township, Dr. F. L. Johnson, president. Cost, about \$20,000.

NEWARK, N. J.—James S. Pigott, Union Bldg., Newark, N. J., is preparing preliminary plans for a 3-sty brick parochial school in Plane st for St. Bridget's R. C. Church, Rev. Father Masterson, pastor, 406 Plane st, owner. Cost, \$50,000.

FAIRVIEW, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, N. J., is preparing plans for a 2-sty brick school containing 4 classrooms and auditorium for the Board of Education of Fairview, N. J., owner. Cost, about \$40,000.

STABLES AND GARAGES

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, Jersey City, has completed plans for a 2-sty brick and concrete garage and storage building, 40x44 ft, at 451 Communipaw av, for the American Musical Supply Co., owner, on premises. Cost, \$5,000.

WEST HOBOKEN, N. J.—Charles A. Muller, 322 15th st, West New York, N. J., has completed plans for a 2-sty brick garage, 83x100 ft, at the cor of Angeliue st and Clinton av, for N. N. Tabbley, 516 Monastery st, West Hoboken, N. J. Cost, \$25,000.

Other Cities.

DWELLINGS.

NEWBURGH, N. Y.—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for a 2½-sty brick and stucco residence, 87x100 ft, at Newburgh, N. Y., for Frederic A. Delano, owner, c/o architect. Architects will soon take estimates on general contract.

CHURCHES.

ILION, N. Y.—Henry M. Congdon & Son, 18 Bway, Manhattan, have completed plans for a 2½-sty brick and local stone church and parish house seating approximately 450 in Center st for St. Augustines P. E. Church, Rev. L. R. Benson, rector. Cost, about \$60,000.

POUGHKEEPSIE, N. Y.—W. B. Chambers, 109 Broad st, Manhattan, has completed plans for the 1½-sty brick and stone church and parish house, seating 550, at Hooker av and Macomb st, for the First Reformed Church, Rev. Clifford P. Case, pastor, 265 Mills st. Cost, \$100,000.

PHILADELPHIA, PA.—M. Serracino, 1170 Bway, Manhattan, has been commissioned by the Augustinian Fathers, Rev. A. Baldassarre, rector, to prepare plans and specifications for a 1½-sty brick and stone church, 48x115 ft, seating approximately 900, at the cor of 9th and Watkins sts, Philadelphia, Pa. Details will be announced later.

FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—Plans are being prepared privately for a 3-sty brick and reinforced concrete automobile factory, 220 x240 ft, in West Marcellus st, for the H. H. Franklin Mfg. Co., owner. Cost, \$250,000.

BETHLEHEM, PA.—W. S. Barstow & Co., engineers, 50 Pine st, Manhattan, have plans in progress for a 1-sty brick and concrete factory, 115x60 ft, at Bethlehem, Pa., for the Silvex Co., manufacturer of the Bethlehem spark plug and shock absorbers. Details will be available later.

HALLS AND CLUBS

SYRACUSE, N. Y.—Taylor & Bonta, 615 Gurney Bldg, Syracuse, are preparing preliminary plans for a 4-sty brick and stone association bldg for the Y. W. C. A., Miss Martha F. Tracey, secty. Details will be available later. Cost, approximately \$150,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS

MANHATTAN—Bunt & Son, 215 West 125th st, have the general contract for a 6-sty brick and limestone apartment 25x82 ft in the north side of 123rd st, 175 ft east of Lenox av, for the 15 West 123rd St. Co. Inc., W. M. Walter, pres., 127 East 95th st, from plans by Moore & Landsiedel, 3rd av and 148th st, architects. Cost, \$130,000.

CHURCHES

ASBURY PARY, N. J.—Ralph C. Britton, Asbury Park N. J., has the general contract for alterations and additions to the 1½-sty brick church 32x93 ft at the southeast cor of 1st av and Heck st for the Evangelical Lutheran Church of the Atonement, on premises, from plans by W. C. and A. F. Cottrell, Kinmouth Bldg, Asbury Park, architect. Cost, \$8,000.

DWELLINGS.

MANHATTAN (subs).—Phillip Levitt, 21 East 110th st, has the plumbing and heating contract for alterations to the 5-sty brick store and dwelling, 18x63 ft, at 798 Lexington av, for Mark Aronson and Lawrence Steiner, from plans by M. Joseph Harrison, 63 Park Row, architect. Cost, \$5,000.

TENAFLY, N. J.—Oscar Nelson, Newmont, N. J., has the general contract for a 2½-sty frame and stucco dwelling, 42x31 ft, with garage, at Tenafly, N. J., for Mrs. Herbert K. Bourne, Columbus dr, Tenafly, N. J., from plans by C. F. Rosburg, 109 Broad st, Manhattan, architect.

PLAINFIELD, N. J. (Subs).—D. F. Talamy & Bro., 548 West Front st, has the mason work, and John W. Wyman & Son, 404 East Front st, the carpenter work for the 2½-sty frame residence in Prospect av for Henry J. Cochran, 389 5th av, Manhattan, from plans by Marsh & Gette, 46 Cedar st, Manhattan, architects. Cost, about \$20,000.

SOUTH ORANGE, N. J. (Subs).—Richard Kennedy, 31 Clinton st, Newark, has the mason work, and Fred Balau, 138 Tremont st, East Orange, N. J., the carpenter work for the two 2½-sty frame dwellings, 30x44 ft, in Connett pl, for the Scotland Terrace Co., 10 Sloan st, South Orange, N. J., owner, from plans by B. H. Shep-

herd, 564 Main st, East Orange, N. J., architect. Cost, \$6,500 each.

BROOKLYN.—McGough & Hoey, 16 Court st, have the general contract for a 2-sty brick and limestone dwelling, 20x50 ft, in the east side of West 10th st, 150 ft north of Av U, for Mrs. A. Wyckoff, 1294 Church av, owner, from plans by Benj. Driesler, 153 Remsen st, architect. Cost, \$5,000.

GARDEN CITY, L. I.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for the 2½-sty brick residence, 63x71, with garage, at Garden City, L. I., for Herbert L. Smith, owner, from plans by Herbert R. Brewster, 116 Nassau st, Manhattan, architect.

CRESTWOOD, N. Y.—Ralph H. Hayhurst, Crestwood N. Y., has the general contract for a 2½-sty frame dwelling 32x45 ft in Hartman Pl, for Hamden Hoge, 108 Fulton st, Manhattan, owner. Private plans. Cost, \$8,000.

MAPLEWOOD, N. J.—K. W. Dalzell & Co. Inc., Burnett st, have the general contract for a 2½-sty frame dwelling 40x30 ft in the west side of North Terrace for Dr. Francis E. Knowles, 162 South Orange av, South Orange N. J. Private plans. Cost, \$6,500.

NEWARK, N. J.—Armstrong, Hill Const. Co., 109 N. Munn av, has the general contract for a 2½-sty tile and stucco residence 42x31 ft and garage 21x23 ft at the northeast cor of Highland and 2nd avs for Dr. Wm. N. Kohlins, owner, from plans by F. H. Koensberger, 665 Broad st, architect. Cost, \$12,000.

WHITE PLAINS, N. Y.—A. A. Johnson, 56 Davis av, has the general contract for a 2½-sty frame residence, 30x40 ft, in Gedney Farms, for G. Austin Thompson, owner, from plans by W. S. Phillips, 103 Park av, Manhattan, architect. Cost, \$12,000.

NEW ROCHELLE, N. Y.—Peterson Bros., 42 Woodbury st, have the general contract for a 2½-sty frame and stucco dwelling, 34x52 ft, in Broadway av, for J. D. McCann, 221 Huguenot st, owner, from plans by Henri Vallet, Main st, architect. Cost, \$7,500.

BRONX.—G. Barnhardt, 115 Saratoga av, Yonkers, N. Y., has the general contract for a 2½-sty brick residence, 77x41 ft, in the west side of Fieldston rd, 448 ft south of 250th st, for the Delafield Estate, 27 Cedar st; plans by Dwight J. Baum, architect. Cost, \$20,000.

NEWARK, N. J.—Pellegrino Pellicchia, 21 Mt. Prospect av, has the general contract for alterations and additions to the 3-sty brick and stucco residence at 616 High st for Adolph Hollander, 143 East Kinney st, owner, from plans by Frank Grad, architect. Cost, about \$10,000.

RED BANK, N. J.—Wm. H. Henderson, Jr., Inc., 10 East 30th st, has the general contract for a 2½-sty tapestry tile residence, 46x80 ft, at 247 Broad st, for J. Lester Eisner, owner, from plans by Nathan Myers, architect, Newark, N. J. Cost, about \$30,000.

MONTCLAIR, N. J.—William Wickstrom, 58 James st, Montclair, N. J., has the general contract for a 2½-sty frame and stucco residence, 36x60 ft, with garage, 20 x26 ft, at Montclair, N. J., for Henry Bertram, 116 West 14th st, Manhattan, owner, from plans by Davis, McGrath & Kiessling, architects, Fuller Bldg., Manhattan. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—D. I. Muddell, 120 Elm av, Rahway, N. J., has the general contract for the 2-sty addition to brick storehouse at 226 Washington av, for Potts & Kaufman, owners, on premises, from plans by Nathan Myers, architect, Newark, N. J. Cost, \$17,000.

ELIZABETH, N. J.—William Clifford & Sons, 360 Union av, have the general contract for the frame and brick planing mill at Elizabeth, N. J., for the Heidriter Lumber Co., Newpoint rd, Elizabeth, N. J., owner. Private plans.

PEEKSKILL, N. Y.—Peekskill Constn. Co. has the general contract for a 1 and 3-sty reinforced concrete factory addition at Peekskill, N. Y., for the Standard Oil Cloth Co., 320 Bway, Manhattan, owner, from plans by H. L. Quick, 18 S. Bway, Yonkers, N. Y., architect. Cost, \$50,000.

JERSEY CITY, N. J.—James Mitchell, 76 Montgomery st, has the general contract for a 4-sty reinforced concrete factory, 80 x306 ft, in South Cove, for the National Air Cell & Covering Co., 212 Van Brunt st, Brooklyn, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$100,000.

LONG ISLAND CITY.—William Kennedy Const. Co., 215 Montague st, Brooklyn, has the general contract for a 1-sty brick factory, 100x250 ft, in Davis st, for the

POMEROY FIRE RETARDANT WINDOWS

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

S. H. POMEROY CO., Inc.

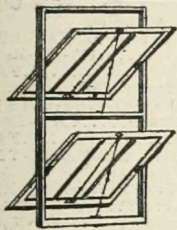
30 East 42nd Street NEW YORK
Telephone, M. H. 3338

CEO. HARRISON JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone Madison Square 8718 1182 Broadway



FIREPROOF WINDOWS

M. F. Westergren
Incorporated
213-231 East 144th St.
NEW YORK

Telephone { 3291 } Melrose
{ 3292 }
{ 3293 }

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

ECLIPSE Fireproof Sash & Door Co.

330-332 GRAHAM AVENUE, BROOKLYN
Phone, Stagg 2961

We Specialize in Removing Fire Prevention
Bureau and State Labor Violations

Manufacturers of
Kalamein Doors, Windows, Interior
Trim and Standard Fire Doors
ALLIANCE Fireproof Door Co.

245 Java St., Brooklyn Phone, Greenpoint 1631

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

Mohegan Tube Co., owner, on premises.
Private plans.

LONG ISLAND CITY.—Carleton Co., Inc.,
151 West 42d st, has the general contract
for interior alterations to the factory
building at Jackson av and Honeywell
st, for the Ford Motor Co., owner, on
premises. Cost, \$15,000. Private plans.

HALLS AND CLUBS.

MANHATTAN.—E. E. Paul Co., 101 Park
av, has the general contract for the 8-sty
brick and limestone settlement house, 75x
80 ft, at 27-31 Barrow st, for the Co-oper-
ative Social Society, 52 William st, Man-
hattan, owner, from plans by Delano &
Aldrich, 4 East 39th st, architects.

MT. VERNON, N. Y.—Sabastian Durr, 316
Locust st, Mt. Vernon, N. Y., has the gen-
eral contract for the 2½-sty tile and stucco
clubhouse 93x89 ft at the cor of 10th and
Stevens avs for the Mt. Vernon Verein, 310
N. 4th av, owner, from plans by Max Kae-
ser, 113 4th av, architect. Cost, \$25,000.

HOSPITALS.

BRONX.—S. Niewenhaus, Inc., 412 8th
av, has the general contract for the erec-
tion of elevator shafts and vestibules to
the east wing of the main building for St.
Joseph's Hospital, 143d st and Brook av,
from plans by Thomas J. Duff, architect.

SCHOOLS AND COLLEGES

BETHPAGE, L. I.—Smith & Beirling,
Conklin av, Farmingdale L. I., have the
general contract for a 1-sty brick school
50x39 ft at Bethpage, L. I., for the Board of
Trustees of School District No. 20, Miss
Carrie W. Smith, chairman, owner, from
plans by I. B. Baylis, 55 Main st, Hemp-
sted, L. I., architect. Cost, \$7,000.

STABLES AND GARAGES.

PELHAM, N. Y.—Smith & Leo, 103 Park
av, Manhattan, have the general contract
for the 2-sty frame garage, 27x22 ft, con-
taining chauffeur's quarters, at 155 Nyack
av, for Mrs. Cecelia A. Coffin, owner, c/o
Lewis S. Weeks, architect, 101 Park av,
Manhattan. Cost, \$4,000.

NEWARK, N. J.—Frank Seerey, 30 East
42nd st, Manhattan, has the general con-
tract for a 2-sty brick garage, 50x160 ft,
at 22-24 Elizabeth av, for Walter Goerke,
321 Washington st, from plans by W. E.
Lehman, 738 Broad st, architect. Cost,
\$18,000.

BRONX.—George Hoffmann, 1071 Wash-
ington av, has the general contract for a
4 and 5-sty reinforced concrete and brick
auto-storage warehouse, 71x133 ft, at the
northwest cor of 134th st and 3d av, for
the Metropolitan Rfg. Metals Co., 203 East
135th st, from plans by Albert E. Davis,
258 East 138th st, architect. Cost, \$60,000.

MANHATTAN.—Champlin Const. Co.,
103 Park av, has the general contract for
a 3-sty brick garage, 100x231 ft, at 312-
326 West 68th st, for the Hudson Motor
Car Co., 1842 Broadway, from plans by
E. H. Janes, 124 West 45th st, architect.
Cost, \$100,000.

STORES, OFFICES AND LOFTS

MANHATTAN.—Lustig & Weil, 338 East
95th st, have the general contract for al-
terations and extensions to the 6-sty studio
and art gallery at 108 West 57th st, for
L. & L. Milch, 101 West 57th st, from plans
by George A. & H. Boehm, 7 West 42nd st,
architects. Cost, \$25,000.

BRONX.—Reid-Palmer Const. Co., 30 East
42nd st, has the general contract for the
1-sty brick and limestone store bldg 25x100
ft at the northeast cor of Wadsworth av
and 181st st for Abby Story and Charles C.
Marshall, 137 East 62nd st, owners, from

KNOBURN

METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

Knoburn Company

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

HOLLOW STEEL DOORS

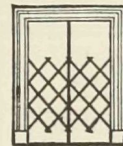
Quality steel doors and
trim at a little over half
former prices; prices defi-
nitely published; definite
standard sizes, styles,
details and finishes; quick
delivery.

Write for Handbook

The Solar Metal Products Co.
2nd Ave., Columbus, Ohio
1182 Broadway, N. Y. C.

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures



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

587 Hudson St., New York
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

"HAYES"

SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

GEORGE HAYES CO.

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

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

HENRY MAURER & SON

Manufacturer
of
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

BRICK

LIME

Dealers in the
Best Brands

LATH

MAHNKEN

BUILDING

Prompt Deliveries

Phone, Bushwick 4600

CEMENT

MATERIAL

COMPANY

MAIN OFFICE, 957 Broadway, Cor. Myrtle Ave., Corn Exchange Bank Building
YARDS, Meserole St. and Newtown Creek and Varick Ave. and Newtown Creek

NEW YORK OFFICE, 103 PARK AVENUE

President, JOHN H. MAHNKEN

Treasurer, JOHN E. SPARROW

V.-Pres. and Secretary, DANIEL W. MOORE

plans by Buchman & Fox, 30 East 42nd st, architects. Cost, \$15,000.

BRONX—Bainbridge Const. Corp., 391 East 149th st, has the general contract for the 1-sty brick and terra cotta store bldg 170x79 ft at the southwest cor of 146th st and 3rd av for the Reformed Prot. Dutch Church of Mott Haven, owner, from plans by Albert E. Davis, 258 East 138th st, architect. Cost, \$20,000.

BROOKLYN—L. Barth & Son, 32 Cooper Sq, Manhattan, have the general contract for alterations and additions to the restaurant bldg at 2214 Church av for Otjen Bros., owners on premises, from plans by J. A. Elliott, 2603 Av D, architect. Cost, \$32,000.

EVERGREEN, L. I.—Gillies-Campbell Co., 101 Park av Manhattan, has the general contract for the 3-sty brick and limestone telephone bldg 46x80 ft at Fairview and Gates avs for the N. Y. Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Bway, Manhattan, architects. Cost, \$35,000.

THEATRES.

BROOKLYN.—Louis Abrahamson Const. Co., 1311 East New York av, has the general contract for alterations and additions to the 1-sty brick moving picture theatre, 65x95 ft, at 621-625 Sutter av, for Mrs. Rose Mandelbaum, 329 Stone av, owner, from plans by Louis Farber, 1715 Park pl, architect. Lessee, Milzer Theatre Co., cor Sutter av and Miller av. Cost, \$20,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its annual meeting at Pittsburgh, Pa., June 27-30. Secretary, Charles Warren Hunt, 220 West 57th St.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual meeting

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.

NEW MUNICIPAL BUILDINGS—HEATING PLANT.

SHANGHAI MUNICIPAL COUNCIL, Shanghai, China.

The Shanghai Municipal Council invites bids for the supplying and installing of a Heating Plant in the Municipal Buildings, which are now in course of construction at a cost of approximately \$700,000, in the Foreign Settlement of Shanghai, China.

Plans and specifications will be issued in response to applications addressed to E. Clinton Jansen, Chief Engineer, The Colorado Power Company, 828 Symes Building, Denver, Colorado, on or before noon, July 1, 1916, to be accompanied by a deposit of \$50.00, which will be returned on receipt of a bona fide bid.

By order J. B. MACKINNON, Acting Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage and Electric Work for Armory for Troop H, First Cavalry, N. G. N. Y., Rochester, N. Y., will be received by Col. Franklin W. Ward, Secretary, State Board of Army Commissioners, 158 State St., Albany, N. Y., until 3 o'clock P. M., on Tuesday, June 27, 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 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. 2396, 2413, 2414 and 2415. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Quarters of the Second Ambulance Co., State Armory, Main Street, Rochester, N. Y.; at the Armory of Troop H, First Cavalry, Exposition Park, Rochester, 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 upon the deposit of a certified check in the sum of \$10.00 made payable to the State of New York for each set of plans and specifications, which check will be returned when plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: May 20, 1916.

at the Robert Treat Hotel, Newark, N. J., August 1-3.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its semi-annual meeting at the Hotel Statler, Detroit, Mich., July 19-21.

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

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

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION OF THE UNITED STATES will hold its annual convention at the Hotel McAlpin, New York, July 18, 22. Secretary, G. W. Duffield, 41 Martin Building, Utica, N. Y.

NATIONAL LUMBER MANUFACTURERS' ASSOCIATION calls attention to the most important railroad rate meeting in the history of the Interstate Commerce Commission, to be held soon after the first of July, in Chicago, when the entire

problem of rates and classification of lumber will be taken up and discussed from every angle.

NEW YORK STATE ASSOCIATION OF MASTER STEAM & HOT WATER FITTERS at its recent annual meeting in Buffalo, N. Y., elected the following officers: William H. McKiever, Manhattan, president; John R. Sheehan, Schenectady, vice-president; William J. Olvany, Manhattan, secretary-treasurer; E. T. Childs, Manhattan, Herman J. Bradesi, Utica, William J. Devendorf, Rochester, N. Loring Danforth, Buffalo, and Joseph D. Riley, Niagara Falls, were elected to the Board of Directors.

ELECTRIC LIGHT ASSOCIATION.—The eighth annual convention of the Brooklyn section of the National Electric Light Association was held at Feltman's, Coney Island, on Wednesday afternoon. In an address delivered at the end of the convention program, William W. Wells, vice-president and general manager of the Edison Electric Illuminating Company of Brooklyn, urging patriotism and loyalty to the country, made a strong appeal for the men of the company to join the National Guard.

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.
GE.....Fireproof Receptacles.
G.....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 Sauters.
CF.....Certificates of Fitness.
D & R.....Discontinuances or Removals.
*FlSy.....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—FlSy—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 June 17.

MANHATTAN ORDERS SERVED.

- Dept of Public Charities, John A Kingsbury, Com, Municipal Bldg, FP-D&R-WSS-Ex(R)
Bleecker st, 33-7—Equitable Life Assur Soc, 120 Bway.....FD
Bowery, 263—Hyman Berkowitz, Ex-FP-WSS-Ex(R)—ExS-FP-DC-WSS(R)—FA-GE
Broome st, 469-71—Est Jas Rufus Smith...A-FD
Chatham sq, 1-4—Harry Kestler.....FA
Elizabeth st, 206-7—Est Jonas Stolts.....DC
Essex st, 47—Joseph Wolfson.....FA-Rec
Essex st, 47—Edw Pearlman.....FA-Rec
8 st, 41 E—N Y Binding Co.....El-Rec
21 st, 41 E—Consol Gas Co, 130 E 15 st.....GE
21 st, 41 E—Regina Mensch.....GE-Rec
21 st, 41 E—Joseph & Max Schoen.....El-Rec
29 st, 135 E—Congregation Adereth El.....Rub
29 st, 135 E—Consol Gas Co, 130 E 15 st.....GE
33 st, 152 E—Robt Hoe Est Co, 15 William st, Rub-FP
65 st, 23 E—City R E Co, 176 Broadway.....DC
73 st, 49 E—Consol Gas Co, 130 E 15 st.....GE
75 st, 420 E—Phoebe & Lydia Briell.....DC
79 st, 535-9 E—M Bartos.....El
89 st, 16-22 E—E Victor Loew, 247 5 av.....Tel-WSS(R)—ExS-TD-FE(R)—Ex-FP(R)—FP-Rub
104 st, 402 E—Moses Schwartz.....WSS-FP
112 st, 121 E—Paul Bunin, FA-El-FP-GE-Rec-Rub
113 st, 247 E—Sbiroli & Bianco.....El-FP
124 st, 114 E—Wm H Malcolm, 5 E 42 st.....Rub
5 av, 542-4—Geo C White.....FA
5 av, 542-4—British War Relief Assn.....FA-Rec
5 av, 542-4—Rufus E Moore.....FA

- 5 av, 542-4—Dugo & Branigan.....FA-FP-Rec
5 av, 542-4—Sanford & Sanford.....FP-Rec
5 av, 542-4—Tappen & Pierson.....FA-FP-Rec
5 av, 542-4—John R Powell's Son, Rec-FP-FA
1 av, 653-7—Est Herman Winter.....WSS(R)
Forsyth st, 868—Simon Sider.....FP-Rec
Fulton st, 115-7—Consol Gas Co, 130 E 15 st, GE
Grand st, 337-9—Regal Hat Frame Co.....Rec
Greene st, 57—Est Louis F Dommerich, Stp(R)—FP(R)
Hester st, 55—Samuel Goldberg.....FP
Hester st, 105—Benj Hoffman.....FA-Rec
Lexington av, 152—Rothman & Pidgeon.....Rec
Lispensard st, 56—Samuel L Abrams.....Rec-GE
Lispensard st, 56—Washington Mills, Rec-GE-FA-D&R
Ludlow st, 36—Isaac Horn.....FA-FP-Rec
Ludlow st, 36—Louis Rosenberg.....FA
Maiden la, 9-13—Flintlock Realty Co, Ex-FP-FE(R)—WSS-Ex(R)
Orchard st, 48-52—Max Sideman.....FP-Rec
Pike st, 3—Julius Bachrach.....FE
Rivington st, 4—Joseph Flynn, ExS-FA-FE-TD
St Marks pl, 90—Rema C Block, GE-D&R-FP-FE(R)—WSS(R)
2 av, 2187-9—Morris Cohen.....FA-GE-Rec
6 av, 528—Lenhart & Borynack.....FA-Rec
6 av, 528—Yale Pleating Co.....El
3 av, 2211-17—Edw Collan.....FA-FD-A
3 av, 2258-60—John J Campbell.....Rub
3 av, 2293-5—Brill Bros.....Rub
West End av, 328-30—Lillian M Soresi, Stp(R)
14 st, 222-8 W—Rhineland R E Co, 31 Nassau st.....A
15 st, 29 W—Balenko Bros.....Rec
15 st, 29 W—Krankowsky & Greenberg.....FA
15 st, 29 W—Modiste Dress Co.....Rec
15 st, 29 W—Stern & Greenberg.....GE
15 st, 29 W—Hanover Sample Card Co.....El
15 st, 29 W—Giant Skirt House.....GE-Rec
36 st, 35-9 W—37 West 36th St Co.....FD
42 st, 437-9 W—Est Robt Fulton Cutting, A(R)
75 st, 241 W—Consol Gas Co, 130 E 15 st.....GE
Amsterdam av, 1969—Wm Rubin.....FA-NoS
Amsterdam av, 2533—M Dichter.....FA-Rec-NoS
Ann st, 61—D Turdo.....NoS-GE-FP
24 st & Bway—Lapfer & Remick.....Rec
Cannon st, 48-50—M Garsinsky.....RQ
Centre st, 138-40—E Tillman.....Rec-GE
Chambers st, 111—United Anchor Tire Co, FA-NoS
Duane st, 116—S T Smith Co.....D&R
8 av, 2361—Leon Gulchowsky.....D&R
Elm st, 25—Marconi Wireless Tel Co of Amer.....Rec-FA-Rub
4 st, 293 E—Perkes Bros Inc, NoS-D&R-Rec-FA
9 st, 57 E—Geo Murphy, Inc.....Rub-FA-NoS
15 st, 525-31 E—Stuyvesant Transportation Co.....CF-Rec(R)—Rub-FP(R)—WSS(R)—StSys(R)
16 st, 133-7 E—Phoenix Engraving Co, 133 E 16.....Rec-FA
20 st, 39 E—Hagopian Photo Eng Co, Rec-FA-NoS
21 st, 30-2 E—Suffolk Eng & Electcp Co.....FA
42 st and 1 av—Postal Transfer Ser, WSS(R)—FP
102 st, 404 E—H Edelstein.....RQ-NoS-FA
104 st, 108 E—Oscar Halperin.....FA-NoS-Rub
117 st, 401-5 E—Eagle Iron Wks.....NoS-FA
120 st, 225 E—Richard Webber, RQ,WSS-NoS-FB
125 st, 232 E—Louis Cohen.....FP
127 st, 313 E—Jas J McAvoy.....FP-D&R-FA
167 st, 907 E—Benj Poliny.....RQ
1 av, 258—S A Touris.....D&R
Front st, 84—Sampler Co.....Ex(R)—FA-FP
Fulton st, 207—E G Washburne, FP-FA-Rec-NoS
Fulton st, 231-3—Electro Importing Co.....FA
Fulton st, 248-50—Williams & Wells Co, Rub-Rec-NoS-FA(R)—O
Gold st, 8—Guisseppe Ferluzo.....D&R-El
Greenwich st, 609—M Toomey, Inc.....GE-NoS
Hall pl, 4-5—Hyman Feit.....FP(R)
Jumel pl, 33-5—Walter J Barke.....Rec-NoS
Murray st, 35—Colonial Rubber Spec Co, FA(R)—NoS
Park av, 593—Carline F Manico.....El-WSS
2 av, 2245—B Silvermann.....FP-FA-NoS-L&R
7 av, 312-14—Amer Button Wks,FA-FC-Rec-Rub
7 av, 729—Geo Kleine.....CF-Rub-DC-NoS-FP
7 av, 729—Film Renovating Co of Amer, DC-El-FP-FA-Rec-CF-D&R-FP(R)
Sheriff st, 57—Julius Herman.....NoS-GE-FP
South st, 159—Nicola Della & Co.....El-FP(R)
Sullivan st, 24—Abraham E Baraschick.....FP
Water st, 276—Import Chemical Co, FA-NoS-Rub
Water st, 445—Bernstein & Kupsenel.....Rec

Classified Buyers' 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.

Architectural & Legal Photographers.
WURTS BROTHERS, 66 W. 35th Street. Tel. Greeley 6947.

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 Management.
HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.
MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

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

Building Material (Masons).
BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
KANE CO., J. P., 103 Park Avenue. Tel. Murray Hill 1467.
MAHNKEN BUILDING MATERIAL CO., 957 Broadway, cor. Myrtle Ave., Brooklyn. Tel. Bushwick 4600.
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 Material (2nd Hand).
SEAGRIST HOUSE WRECKING CORP., 533 E. 18th St. Tel. Gramercy 6584.

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 570.

Cement Work.
CLAIRMONT CONCRETE CO., 103 Park Ave. Tel. Murray Hill 2552.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Coal and Coke.
ALDEN COAL MINING CO., INC., 1 Broadway. Tel. Rector 5540.

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.

Compo-Board.
WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

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.
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.
PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.
YONKESE, JOSEPH G., 16 Broome St. Tel. Orchard 6629.

Cornice and Skylights.
HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

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

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

Dumbwaiters.
FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.
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 St., Brooklyn. Tel. Main 8000.
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.
AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
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).
BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
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.
HOPKINS & CO., 199 Franklin St. Tel. Franklin 3782.

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., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Hardware, Builders'
FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.
VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

House Wreckers.
NORTHERN WRECKING CO., 103 Park Ave. Murray Hill 802. Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Incinerators.
NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

Insurance.
CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2581.
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.

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.