

REAL ESTATE RECORD AND BUILDERS GUIDE.

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HOME RULE FOR CITY IMPERATIVE

New York City Should Have Control Over Local Expenditures—Efficient Government and Saving the Result

By JOHN PURROY MITCHEL, Mayor, City of New York

IT is impossible for one to occupy a responsible position in the government of the City of New York without being compelled daily to consider some aspect of the very difficult problem of the relations between this city and the State of which it is an integral part. Even a casual observer of our political and civic life must realize that there are objectionable elements in this relationship as it now exists. Personally I have given a great deal of time and attention to this problem. I feel very deeply that the city cannot work out its own salvation in the matter of effective and economical government until its relation with the State Legislature has been established upon some more satisfactory basis than now prevails.

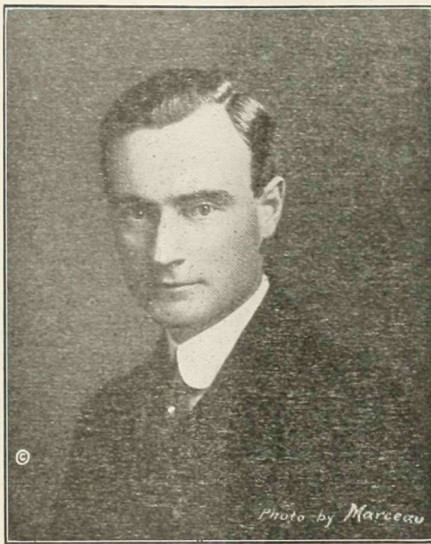
Vigilant Lobby Necessary.

Nobody appreciates more fully than I the value of the protection which the city enjoys by reason of the power vested in the Mayor to exercise a suspensive veto on special legislation affecting the city. In spite of this, however, it is well known that we are compelled to maintain a vigilant lobby at Albany in order that we may be kept in touch with proposals for city legislation that are introduced, in order that we may oppose in their inception such proposals as are deemed to be deleterious to the best interests of the city, and in order that we may promote those proposals which are regarded as necessary or advisable.

It should always be borne in mind that the City of New York is operating under a charter and group of laws that are exceedingly complicated and detailed in character. In this charter and these laws there are many provisions which have no place whatever in the fundamental law of a city—provisions concerning matters of detail which should clearly be left to the discretion of the officers who are actively engaged in the conduct of the city's business. The net result of all this is that whenever the city, acting through its own officers, desires to put into effect any piece of constructive reform, application must almost invariably be made to Albany for a change in the charter or laws applicable to the city. The proposed change may relate to a matter of most intimate and, if I may so put it, personal concern to the city as such.

Ridiculous Supervision.

We are, nevertheless, compelled to plead our cause before members of the Legislature from all parts of the State—members who for the most part have little interest in or knowledge of the conditions and requirements of this city and its government. To my mind it is little short of ridiculous that these members should have any part whatever in determining whether New York City shall purchase its supplies through the medium of a central agency, or whether we shall have a centralized department of markets, or whether we shall enter into a contract for the disposal of our garbage, or whether we shall have one Commissioner of Accounts instead of two, or whether the office of City Chamberlain shall be reconstructed so as to



HON. JOHN PURROY MITCHEL.

make it a more effective agency in our government.

This city contains approximately half of the population of the State of New York. More than seventy per cent. of the people of the State reside in incorporated cities. If the people of the State are capable of self-government, it is obviously absurd to say that the people of the cities are not capable of self-government. It is simply a fact that the people of the State are in major part the people of the cities of the State.

New York City Capable.

I am ready to concede that the State government is sometimes of higher grade and tone than the government of this or that city, but this is subject to change as the wheel of politics revolves. It is often true that the government of a particular city is superior to the government of the State in point of character, ability and devotedness to the public weal. It seems to me that against the proposal to grant home rule to the cities of New York State no argument worthy of consideration can be drawn from the notion that the people of our cities, and especially the people of New York City, need to be protected against themselves by the representatives of the State. If instances of the well-working of such protection may be cited, so also have there been numerous instances of its ill-working. I make bold to declare that the people of the City of New York are capable of producing and maintaining, without assistance from Albany, a government appropriate to their own needs.

Familiar With Difficulties.

I am under no delusions about the difficulties that inhere in the proposal to grant to the City of New York the power to regulate those affairs which are primarily, if not wholly, of local interest and concern. It would be well, indeed, if the people of the city should clearly understand the particular elements of difficulty that are found in this problem. I think I can set these forth with clearness even in an article as brief as this must of necessity be,

In the first place, we can rely upon a constitutional amendment to afford us the complete relief that we seek. There is a fundamental doctrine of our law that the Legislature may not delegate Legislative powers. Generally speaking, it may doubtless be said that while the Legislature can delegate to a city the power to enact local ordinances, which power is unquestionably Legislative in character, the Legislature may not delegate to the city the power to make a charter. We cannot, therefore, appeal to the Legislature for a thorough-going grant of the right to make our own local charter. Just how far, however, the Legislature may go in the direction of conferring upon the city broader power over certain matters that are dealt with in the charter is a matter which is as yet not clearly and definitely settled in our law. Personally, I am of the opinion that the Legislature may by simple statutory enactment greatly broaden the powers which the city now has with respect to the organization and operation of its own government. At least, I am convinced that the time has come when this whole question should be thoroughly threshed out before the courts.

City Under Handicap.

The simple and obvious fact is that the Legislature may grant to a city a charter which establishes merely the skeleton of its government and it may confer upon the corporate authorities of such city the power to transform this skeleton into a complete organism. On the other hand, the Legislature may decide not only to provide the skeleton of the city's government but may also deal with every minute detail relating to the organization and operation of that government. This latter is what the Legislature has done with the City of New York. The result is that the corporate authorities of the city are placed under a tremendous handicap. I am inclined to believe that in spite of the elaborations of the city's charter the Legislature could extend to us the power to remould and reshape certain aspects of the city government and this could be done through the medium of one or more brief amendments to the charter. I believe that we should ask the Legislature to extend to us every power of local self-government that is within its power. But this is not all. The Legislature can go only a little way. The constitution must be changed to meet our further needs.

Scope of Powers.

In the second place, assuming that a constitutional amendment for this purpose is to be drafted, we are face to face with the problem of the scope of powers that we want granted to us. I am not one of those who believe that this question of the scope of the city's power can be determined by the use of any general phrases giving the city control over "matters of local concern" and reserving to the State Legislature the right to enact laws in "matters of State concern." Such phrases are entirely too general and vague to accomplish an adequate separation of powers between the city on the one hand and the State on the other.

Take any group of thoughtful persons and they will differ as to whether matters relating to the police, health, education, control of public utilities, municipal ownership of utilities, municipal elections, civil service, taxation, etc. are matters of State or of local concern. Whether the city should be given complete control or partial control over such matters as these (and I have by no means exhausted the list) involves large and difficult questions of policy. We should not put these questions up to our courts for settlement. The slightest knowledge of the difficulties that have arisen in the twelve states which have already granted charter-making powers to some or all of their cities is sufficient to show that the use of general phrases in any constitutional grant of home rule powers only serves to throw the whole development of the scope of home rule powers into the hands of the courts. The courts do not desire to have this tremendous burden laid upon their shoulders, and those who are responsible for the drafting of a home rule provision should certainly settle definitely these questions of policy to the extent that they can be foreseen.

Should Have Broad Powers.

For my own part I am convinced that the City of New York should be granted comprehensive powers in respect to most, if not all of those matters which the city undertakes as a so-called agent of the State government. I think that we should throw over this whole vague distinction between the city as an agent of the State and the city in its private or local capacity. We should take up each of these matters and consider merely the question of policy that is involved. But we cannot approach this consideration with fairness and helpfulness unless we throw off the spirit of partisan politics and abandon the notion that the capacity of the city for self-government is under suspicion. The question and the whole question is whether the city should not be endowed with power over such matters as are obviously of chief concern to its people. The corporate authorities of the city and the people of the city cannot be held to the proper share of responsibility for the conduct of the city's affairs unless they possess the powers that are reciprocal of such responsibility. I firmly believe that if this city be thrown upon its own resources it can and will develop a government that is in many respects better suited to its needs than that under which we are now operating.

I am not of the opinion that very long changes in the fundamental features of the government of New York City are to be desired—certainly not for the immediate present. It is with reference to matters that are individually of comparatively minor significance but are collectively of large bulk that the city demands liberation from the restrictive requirements of the existing charter and laws.

Fundamental Law Necessary.

In the third place, it is no easy matter to devise a satisfactory machinery for the exercise of home rule powers. An ideal plan would be to substitute for our present charter an instrument of much briefer character—a genuine fundamental law for the city. This charter should go into effect only upon a referendum to the people and should thereafter be amended only by such referendum. Under such a plan many of the provisions of our existing charter, which are in fact not fundamental at all, would be subject to change by the corporate authorities of the city while those features of our government which are of prime importance would, like the constitution of the State, be subject to change only by a vote of the electorate. Whether this ideal arrangement can be reached at once I am not prepared to say.

The City of Portland, Oregon, recently simplified its charter by transforming, upon a vote of the people, large sections of the existing charter into ordinances. Perhaps there may be a lesson of importance for New York in this act of a self-governing city in the far west. This question of machinery certainly involves difficulties; but they are by no means insuperable. We are prepared to grapple

earnestly with them and to solve them in a satisfactory way.

Finally I realize that it is no easy matter to set the metes and bounds of the power of the Legislature with respect to the city. There are certain fields of governmental control which need not be considered when we are attempting to extend the powers of local self-government to the city. There is not the slightest probability that the city would ever attempt to exercise control generally in the various branches of the private law that are subject now to statutory regulation. The city would never seek to draw unto itself the entire powers of the State—to deal with such matters as wills and administration or contracts generally, or insurance, or banking, or corporations or domestic relations. The subjects that are commonly and properly included within a municipal charter are fairly well known.

Legislature Generous.

It is in respect to these only that the authority of the Legislature would have to be clearly delimited. In point of fact the Legislature has been exceedingly generous in the construction which it has placed upon the "special city laws" which the constitution requires should be submitted to the veto of the Mayor. If it is decided that some power must be retained in the hands of the Legislature with respect to such matters as the regulation of public utilities or education or the organization of magistrate's courts, and other matters, we should by no means be willing to part with the salutary protection in such matters which we now have in the form of the mayor's veto. If a sphere of autonomous government be set aside for the city, and if that sphere be not as large as we should like to have it, it would obviously be necessary to retain the local veto power on those special laws which are beyond that sphere but which are nevertheless of vital interest to the city.

In all of what I have said I have been viewing the subject of home rule as if it were identical with power to frame a charter. Personally I believe that a substantial grant of home rule power cannot be made without conferring the power to make and adopt the local charter. The charter is the fundamental law of the city in precisely the same way that the constitution is the fundamental law of the state. We could not conceive of the State's exercising self-governing powers without having the authority to adopt a constitution; for this constitution fixes the full power of the governmental authorities which it sets up. So also with the city charter.

But the charter of this city is far more restrictive in character than the constitution of the State. While we do not hesitate to frame and adopt a fairly simple document to furnish the fundamental law of the entire state, we nevertheless proceed to the utmost extremes in the matter of detail when it comes to the charter of the city. This is due almost wholly to the fact that the charter is a statute or rather a heterogeneous and somewhat conglomerate group of statutes. All this should be changed. Our city charter should deal only with things of a fundamental character; and quite as much power to deal with the affairs of the city should be conferred upon the corporate authorities of the city, subject to the charter, as is now conferred upon the state legislature to deal with the affairs of the state, subject to the constitution of the state.

Step in Right Direction.

Our recent Constitutional Convention dealt with the subject of home rule in the fundamental law. I was by no means satisfied with the proposal which they made. In view, however, of the defeat of this constitution at the polls it is unnecessary for me to discuss that proposal in detail. The Convention recognized that the time had come when the cities of this State should be given a larger share of power in the shaping of their own destinies. This in itself was an important gain for the cause of home rule. I am convinced, however, that the constitution was defeated in part because the home rule article which it contained was defective, principally in that it failed

to grant a sufficiently complete and effective measure of home rule to cities.

I am much immersed in the various important problems that arise in connection with the work of the office which I now fill. I do not forget, however, that the problem of home rule for this city is not only vitally related to most of these other problems but is in fact bigger and broader than any of them. I shall continue to fight with earnestness and with hope for the realization of genuine and comprehensive self-government for this city.

AFFAIRS AT ALBANY.

Legislative Activity at State Capital During the Present Week.

(Special to the Record and Guide.)

Albany, February 11.—Six weeks of this year's session of the Legislature have passed. The attitude of the leaders in Senate and Assembly towards legislation for the relief of New York City taxpayers is friendly, but the enactment of measures granting Home Rule and restricting mandatory expenditures has been put over at least for another week or two, with the probability that nothing will be done until the end of March.

Real estate interests will be gratified to learn that Governor Whitman is anxious to aid owners of factory properties by centralizing the power of inspection and supervision.

No opposition has arisen to this proposal and a bill carrying out the Governor's recommendation will be passed by the Legislature.

The proposed legislation by Senator Brown is under way and bills will be introduced during the latter part of this month for the enactment of the following measures:

Bill changing time for collection of taxes from May and November to January and July.

Bill enacting the "pay-as-you-go policy" into law.

Bill conferring on the city power subject to referendum to fix the salaries of its officers and employees other than judicial officers.

Bill placing county expenses, including salaries, subject to referendum, under control of the city.

Constitutional amendment making county bills in the City of New York, city bills.

Bill or bills giving control of all expenditures by the water supply board, court house board and First District Public Service Commission to the city government.

Bill charging the State with the regulative expenses of the Public Service Commission of the first district.

Bill prohibiting further construction by the State of roads in cities and prohibiting the maintenance of county roads by the State.

Bill to take over the city's normal schools and maintain them at State expense.

Bill to divide the automobile tax with the counties, subject to the restriction that it be expended on roads.

Bill providing that any additional excise tax be divided between State and city.

Bill to turn sheriff's fees of New York County into the city treasury.

Bill abolishing the civic jail.

No direct State tax will be levied this year. Senator Brown has taken occasion to emphasize this fact. He stated that the finances of the State must be so managed as to keep the direct tax levy upon real property as low as possible by economy and by increasing the revenue from other sources. "A direct tax," he said, "is as unwelcome in Albany with a rate of \$2.46, Buffalo with a rate of \$2.61, Rochester with a rate of \$1.99 and Utica with a rate of \$2.22 as in New York with a rate of \$1.87. But the primal right of the State to look to real estate for the expenses of government cannot be abandoned by reason of excessive municipal indebtedness or expenditure."

The State is in need of new sources of revenue and the tax problem has become a serious or rather troublesome affair. A Joint Legislative Committee, consisting of three Senators and five Assemblymen, was appointed in 1915 to examine the laws of this State and of other States and countries with regard to the best methods of equitably and effectually reaching all property which should be subjected to taxation. This committee, of which Senator Ogden L. Mills is chairman, will submit its report next Monday to the Legislature.

Senator Mills has declined to indicate the nature of his findings.

SILENT REVOLUTION IN MORTGAGE WORLD

A Plan to List Real Estate Amortization Bonds on the Stock Exchange, to Attract Banking Money to the Realty Market

By CYRUS C. MILLER

A SILENT revolution is going on in the mortgage world of New York City which bids fair to replace the old method of handling mortgages here as surely as the railroad replaced the stage coach or the newspaper the town crier. Times change, methods change, and wise is the man who changes with them.

From many causes New York real estate has suffered tremendous losses whenever we have had periods of financial depression, but chief among them is the fact that mortgages have been held by private individuals and companies which have been forced by their creditors, or have been lured by the chance of gaining higher rates of interest, to call the mortgages or exact higher rates of interest. The unhappy situation of the owner has been described very aptly by a recent writer on the subject:

Sometimes This Happens.

"The owner who finds himself in the unfortunate position of having his mortgage fall due at such a time is compelled to reduce the principal, pay excessive interest rates and submit to other onerous exactions as a condition for extension; or he may be called upon to pay off the entire mortgage while every avenue for the replacement of the loan has been closed to him, with the inevitable result that he is either compelled to make tremendous sacrifices or lose his property altogether."

Many holders of mortgages have invested their surplus funds in them upon which they are compelled to draw as soon as they are pressed by bad times. The mortgages themselves may be good enough security, but they are not marketable in such times, so the holders are forced to collect the principal. This results in hardship and loss to property owners and real estate suffers generally.

How, then, can we adjust things so that the mortgagee will not be compelled or induced to call his mortgage in bad times? The answer is by providing a method whereby he can liquidate his security without troubling the property owner.

Get on Safe Ground.

I am led to believe that a system of amortization of mortgages whereby a small annual, semi-annual or quarterly payment is made to reduce the principal, is the first step. The rate of such payment will depend of course upon the character of the property and other facts, but generally speaking, the rate in order to be acceptable to both lender and owner should be that part of the net income which may be left after taking out a reasonable return on the equity.

Long-term mortgages are desirable, but hardly practicable generally at present, while real estate values change so rapidly, but they are not necessary under the plan hereinafter outlined, as the mortgagee is likely to extend the mortgage readily, if the loan has been reduced to a point of safety, and if he is freed from the pressure which forces him to demand the principal.

This is proved by the larger savings banks, which have a vast number of short-term mortgages and seldom, if ever, call them. They can check withdrawals, and their resources are so large that they are not forced to call on their mortgages. This is not the case with mortgages generally, however, so we must find a way to cover the whole mortgage field and give security to the owner of property in bad times.

The substitution for the present mortgages, of debentures (bonds) issued by large companies, based on the mortgages in which they invest, and which they hold, will furnish a source of investment for the public having the necessary liquidity and ensuring safety to the property owner.

There is a great deal of banking money in New York which has refused to go into real estate because the bankers require their investments to be in a liquid form so that they may be changed into money if need be, either because of money stringency or the appearance at times of more desirable forms of investments.

Idle Banking Money.

If such money were invested in real estate it could not be changed back without loss and delay, and if it were invested in mortgages it could not be recovered quickly without possible loss to the mortgagee or the owner of the property. As has been shown, one of the chief causes of trouble in the real estate market in bad times is the calling of mortgages when their replacement is difficult and expensive, yet there is no other way for the mortgagee to get his money. Even if such banking money were invested in participation certificates, they are only shares in individual mortgages, and are not readily marketable in good or bad times.

How then can such money be induced to enter the real estate market? Evidently it can be done only by affording it some easily convertible security based on real estate. When a depositor puts his money in the savings bank he knows that it will be invested in a mortgage, yet he does not expect any ownership in the mortgage. What he has is a claim against the bank for the amount of his money. His experience and public confidence justify him in looking upon his claim as one of the safest possible forms of investment, but it is not salable in the open market. When he buys a railroad bond secured by a mortgage he does not expect to demand his money from the railroad in bad times. His intention is to get a good security which is readily salable in the open market.

Realty Bonds on 'Change.

Now, suppose his claim were against a savings bank having \$100,000,000 in gilt-edged New York City first mortgages, each one being gradually reduced by amortization and becoming a better security, and such a savings bank were to issue its bonds or debentures to the amount of \$75,000,000, payable in ten or twenty years at a slightly less rate of interest than the average rate of its mortgages, and such debentures were listed on the Stock Exchange and examined by the Banking Department of the State of New York, would anybody have any doubt that such bonds would be salable?

Of course we know that a savings bank could not do anything of the sort, but a company having large capital and using the same methods and under the same control as a savings bank could do it. On account of their security these bonds would bear a low rate of interest. Such bonds would be dealt in by bankers, because they would be salable at any time, while the underlying mortgages in times of panic would not be disturbed at all. All the bondholder would have to do would be to send his bond to the Stock Exchange or some banker and sell it.

The history of such debentures is that they fluctuate very little and provide the most stable sort of security. It would be a boon both for New York real estate and for bankers if there were a large volume of such securities on the market into which money could be invested in slack times, instead of accumulating in the vaults of the banks, drawing little or no interest, and convertible again readily into money as soon as the demand for it became active.

A Blessing in Panic Times.

Think what a blessing in panic times such tranquility would be to the owner

of property who has a mortgage on it. The debenture companies would not be forced to call their mortgages, as there would be no pressure on them, because instead of making a demand on the companies the holders of the debentures could sell them and thus secure the necessary funds. Merchants and others who find it advisable to keep convertible securities on hand to sell or give as collateral when they need cash would find them very convenient.

The strictest safeguards should be thrown around the actions of such companies, so as to ensure their stability; but such safeguards are thrown about business banks, savings banks and trust companies, and could be about debenture companies based on real estate mortgages. The business must be done on a larger scale to be profitable and stable.

To be sure, the laws of the State must be changed before executors and trustees could invest in such bonds. At present executors, administrators and holders of trust funds may invest in the same kinds of securities as savings banks are allowed by law to invest in, and in bond and mortgages on unencumbered real estate worth fifty per centum more than the amount loaned thereon (Sec. 111 Decedent Estate Law). Savings banks have a considerable field of investment (Sec. 146 Banking Law), but are not allowed to invest in such debentures. With proper safeguards there is no reason why such debentures should not be the best form of investment for executors and trustees, combining safety and stability and easy change into money when the trust is at an end.

A Limited Field.

The coming into the investment field of two or three large debenture companies would widen the field for large loans on large operations. At present this field is extremely limited, few lending institutions being willing to invest a large part of their capital in one loan, but if they could issue debentures against such a loan and get their capital back they might make the loan. If the present lenders of large sums have loaned all their money for the time being, the borrower may be put to much expense before he can get the necessary money.

In Europe it is customary for such loaning companies to loan on long-time mortgages, some as long as 40, 50 or 80 years, with no thought of getting the principal back except by amortization. As conditions are less stable here it is unlikely that many lenders or borrowers would be willing to make such long loans, but that is not necessary. Shorter loans, with power of substitution under the supervision of the Banking Department, for mortgages upon which debentures were issued, would meet the case. Mortgages reduced by annual payments would be renewed without difficulty.

The Certain Effect.

The effect of such a system of mortgages is bound to be beneficial to building in general, as it will tend to prevent the erection of freak or uneconomic buildings. Bankers who are about to purchase an issue of debentures will have reports from their building experts as to whether the buildings are likely to pay for the terms of the mortgages on them.

Architects who will make it a business to advise financiers of the economic features of buildings will advise their professional colleagues that one of the most important elements of a building will be its economic value for a term of years. Under the present system, a builder cares only for the building until he can sell it, and the short-term mortgagee cares little because he thinks the property will be good enough security for him.

DIGEST OF RECENT LEGISLATION

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

AMONG the more important bills acted on at the weekly meeting of the Real Estate Board's Special Committee on Legislation and Taxation, were Assemblyman Marsh's bill relieving New York City from certain expenditures in connection with the Public Service Commission of the First District, and a bill by Assemblyman Kelly further extending the scope of the Workmen's Compensation Law. The Marsh bill is in accord with the principles laid down in the legislative programme announced some time ago by the Real Estate Board, and is approved.

The following is a summary of the bills acted on and the reasons for such action:

Bills Approved.

Senate, Int. 199, introduced by Mr. G. F. Thompson, an act adding a new section to the Railroad Law, prohibiting the use of steam as a motive power for the operation of railroad trains for freight or passengers in the borough of Manhattan, New York City, at grade, after January 1, 1919, and authorizing the change of motive power notwithstanding any other provisions of law respecting such operation. Such change of motive power is authorized immediately.

The bill is approved on the ground that it is decidedly in the best interests of the City of New York.

Senate, Int. 281, introduced by Mr. Dunnigan, an act adding a new section to the Greater New York Charter, providing that the proceeds from the sale of a building on land, the expense of acquiring which is assessed wholly or partly on benefited property, shall be applied to the cost of such acquisition, either as a part of the purchase price or award, or if at the time of sale this payment has already been made, in reduction of the assessment.

This bill is approved. The proceeds from the sale of buildings are now deposited to the credit of the Sinking Fund Commission. Under this bill the proceeds of such sales will be applied to the cost of acquisition or in reduction of assessment of benefits on account of improvements.

Assembly, Int. 299, introduced by Mr. Marsh, an act amending section 14, Public Service Commissions Law, by providing that all the salaries and expenses of the First District Commission shall be paid by the State, except salaries and expenses incurred in the exercise of the jurisdiction conferred upon the Commission by subdivision 2, section 5, and by section 123 (powers formerly exercised by the Board of Rapid Transit Commissioners).

This bill is approved on the ground that it is a wholly proper and fair measure. The salaries and expenses of the Public Service Commission, First District, except those chargeable to the operation of purely local railways, should be paid by the State at large, instead of by the City, as at present.

(Assembly, Int. 325, introduced by Mr. Donohue, a bill to accomplish the same result as Assembly Bill, Int. 299, was also considered. Although the principle of the bill is approved, this committee prefers Assembly Bill, Int. 299, because it is so much better drawn than Assembly Bill, Int. 325.)

Bills Disapproved.

Senate, Int. 206, introduced by Mr. Brown, an act adding new sub-division 3-a to section 4, Tax Law, exempting the property of free public libraries from taxation.

This bill is disapproved on the ground that there should be no further extension of the principle of exemption. Exemption from taxation should be restricted within narrower lines, not extended.

Senate, Int. 234, introduced by Mr. Lockwood (same as Assembly Bill, Int. 297, introduced by Mr. Tallett), an act to amend subdivision 7, section 4, and section 221, Tax Law, by including libraries in the list of properties exempt from transfer tax and providing that real estate owned by a library corporation or association, situated in a town outside of an incorporated village shall not be taxed on that part which is leased where the income is necessary to support the library.

This bill is disapproved also on the ground that there should be no further extension of the principle of exemption from taxation.

Senate, Int. 325, introduced by Mr. Gilchrist (same as Assembly Bill, Int. 465, introduced by Mr. Duff), an act amending section 10, chapter 133, Laws of 1847, as amended, by striking out the exemption of cemetery land and properties from taxation, and providing that the cost of opening the street or parkway from the eastern terminus of Eastern Parkway, Brooklyn, to the western boundary of Forest Park, in the borough of Queens, shall be borne half by the city at large, one-quarter by the borough of Brooklyn and one-quarter by the borough of Queens.

This bill is disapproved on the ground that the city should not be compelled to pay half of the cost of constructing a roadway in Brooklyn and Queens.

Senate, Int. 299, introduced by Mr. Patten (same as Assembly Bill, Int. 126, introduced by Mr. Nehrbauser), an act to amend certain sections of the Greater New York Charter, by providing that deputy tax commissioners shall commence to assess real and personal property

on June 1, each year, instead of April 1, and making other changes relative to dates.

This bill is disapproved on the ground that no change in dates for payment of taxes should be made at the present time.

Assembly, Int. 156, introduced by Mr. McGarry, an act declaring the new diagonal street from Jackson avenue, opposite Blackwell's Island bridge approach, to Thompson avenue, Vandam street as widened and the new diagonal street from Vandam street to Greenpoint avenue, and Greenpoint avenue as widened from Review avenue to Newtown creek, first ward, borough of Queens, New York City, to be a public thoroughfare, the cost of which is to be borne by the boroughs of Manhattan, Brooklyn and Queens. It provides for vacating assessments heretofore imposed upon lands in the first ward of Queens for the improvements, and provides for the refund of any such assessments heretofore paid.

This bill is disapproved on the ground that the owners abutting and immediately benefited by such improvements should bear the expense of such improvements. These owners received large awards for damages. Property owners throughout Manhattan Island and Brooklyn should not be asked to bear the expense for an improvement where the benefit is so remote.

Assembly, Int. 161, introduced by Mr. McGarry, an act amending sections 31, 100, and subdivision 12, section 3, and repealing subdivision 3 of section 50, Workmen's Compensation Law, by abolishing self-insurance.

This bill is disapproved. It abolishes self-insurance and it also removes the provision authorizing employers to pay compensation directly without insuring, upon furnishing suitable proof of financial ability to pay such compensation. A large number of industries are now taking advantage of this provision.

Assembly, Int. 232, introduced by Mr. Kelly, an act adding a new section to the General Municipal Law and a new section to the State Finance Law, providing that no contract for public work, the employees on which are required to be insured under the Workmen's Compensation Law, shall hereafter be executed by any municipal corporation or by the State, or by any department or official of either, until the successful bidder has secured such compensation for the employees; and providing that upon failure of the successful bidder to execute the contract, furnish bond or secure such compensation, the amount of deposit accompanying his bid shall be forfeited to the

State or municipality, as the case may be.

This bill is disapproved. The purpose of the bill is to prohibit contracts for public work, unless the contractor has given security for payment of compensation. Inasmuch as the law now provides that the employer must take out compensation insurance there is no necessity for making him put up additional insurance.

Assembly, Int. 233, introduced by Mr. Kelly, an act amending subdivision 7, section 3, Workmen's Compensation Law, by providing that "injury" and "personal injury" mean injuries arising in the course of employment and such diseases or infection as may naturally and unavoidably result therefrom.

This bill is disapproved on the ground that the State has gone far enough in compensating employees for injuries arising out of and in the course of their employment. This bill is intended to bring occupational diseases within the Compensation Law without the necessity of amending the constitution. If all occupational diseases are brought under the Compensation Law, the burden placed upon the employers of the State in insurance cost is going to be very great. No further radical changes should be made, at least not until further opportunity is afforded to see how the present law works out.

Assembly, Int. 268, introduced by Mr. Kieran, an act amending section 837 of the Greater New York Charter, by directing the Commissioner of Docks to set apart the pier on the East River at the foot of East Ninety-sixth street as a recreation pier.

This bill is disapproved on the ground that it involves a considerable expenditure of money, which the city cannot afford at the present time, that it is mandatory legislation, and that it is unnecessary. At present there is a very good open pier at this place, used for commercial purposes. Ninety-sixth street, from First avenue to Second avenue, and from that street to Ninety-seventh street, is covered by the car barns of the First Avenue Surface Railway. For some time past the entire neighborhood has had a bad reputation, by reason of the activities of the so-called "Car Barn Gang." A recreation pier might possibly furnish that gang with further opportunities to enjoy life, but there is no reason why the taxpayers should pay for it. The neighborhood does not, from the character of its occupation, particularly demand any such pier, any more than it might be said that such a pier was needed in innumerable other places along the waterfront.

TO SIMPLIFY FACTORY INSPECTION

Governor Whitman's Message to Legislature Suggests Remedies Which Should Save Duplication of Work

Albany.—In a special message Governor Whitman recommended to the Legislature that it take action that will remove from the State Industrial Commission its supervision of factory buildings in New York City. This accords with the desires of the real estate and commercial bodies in New York City for a general consolidation of building inspection departments under the control of the city and borough authorities. The Governor's message is given here in full:

At the present time there is much duplication in supervision and inspection of factory buildings in the city of New York, and I respectfully recommend to your honorable bodies legislation on lines which I will hereafter outline for the purpose of doing away with this duplication of supervision and inspection resulting, as it does, in needless expense to both State and city.

At the present time a landowner in the City of New York who desires to improve his property by the erection of a factory building files his plans with the State Industrial Commission and with the Department of Buildings for the borough in which the property is situated. Thereafter the Fire Department inspects the plans in regard to fire risks; the Health Department inspects the plans in regard to plumbing arrangements, and the Department of Water Supply, Gas and Electricity must approve the plans for electric wiring before the plaster and covering can be put on the walls.

In regard to existing buildings the same duplication of inspection exists, the Industrial Commission as well as local boards and officers being charged with the duty of inspection.

It is plain that this decentralized control with respect to construction and structural changes is not an efficient means of carrying on the work by rea-

son of the division of responsibility, and also that the cost of reinspection is unnecessarily extravagant.

I, therefore, recommend that legislation be enacted transferring the powers of inspection and supervision now vested in the Industrial Commission under Sections 79-b, 79-c (except subdivision 4), 79-d, 79-e and 79-f of the Labor Law, in addition to the jurisdiction under Sections 83-a and 83-b of Article VI of the Labor Law, so far as they relate to alterations and structural changes in existing buildings in the City of New York, be transferred to a department under the jurisdiction of the mayor, and that the jurisdiction now vested in the building departments in each borough in regard to construction of factory buildings hereafter erected under Section 79-a remain as heretofore, except that the State Industrial Commission should have no jurisdiction thereover.

I further recommend that if there be practical difficulties or unnecessary hardships in carrying out the provisions of Sections 79-a, 79-b, 79-c, 79-d, 79-e, 79-f, 83-a and 83-b of Article VI of this chapter or rule or regulation adopted by the State Industrial Commission thereunder affecting the construction or alteration of buildings of exits therefrom in the City of New York, that the proper authorities of the said city, under the jurisdiction of the Mayor, be given power to make variations in the law, rules and regulations if the spirit of the rule or regulation shall be observed and public safety secured.

There are in the City of New York 35,849 factories in which there are 782,566 employees. The surroundings and structural conditions under which these factories are operated differ from those in other localities and can be more clearly understood by the local authorities than by a state board.

BOARD CELEBRATES TWENTIETH BIRTHDAY

Representative Gathering of Realty Men at the Annual Banquet of the Real Estate Board of New York, Held Last Saturday

THE Real Estate Board of New York gave its annual dinner last Saturday evening at the Waldorf-Astoria. The occasion was of special interest inasmuch as it commemorated the twentieth birthday of the organization. There was a record-breaking attendance, the figures given out by the committee being 1,135, which surpasses the total number of diners at any of the previous banquets by more than two hundred people.

It is doubtful whether a more representative gathering of real estate men ever assembled at one time in New York City. Special interest seemed to be manifested because Governor Whitman had promised to be present and deliver an address on "Appropriation Methods."

The Governor stated that through the new system of budget making the cost to the government had been

stock during 1914 and 1915 as compared with the average annual authorizations of the eight preceding years. I have also described the salutary effect upon the city's finances which will result from the 'pay-as-you-go' policy adopted by the city administration in September, 1914. These three forward steps will, I am convinced, operate as potent factors in the improvement of real estate conditions."

But the interest in the speechmaking centered in the one delivered by the Rev. Charles Alexander Richmond, president of Union College. He confessed to having crammed up on history lately and said that reading of Washington, Jefferson and other Presidents furnished some interesting and significant comparisons with the present situation. These few introductory remarks seemed to stimulate the crowd, which immediately came to attention, awaiting re-

which governs its conduct, the rules which furnish its guidance, have irresistibly drawn together those who intend to follow faithfully and honestly this business and profession.

"When three years ago we enlarged the scope of our work and activities, and added new classes of membership, it was not without some concern and misgiving upon the part of those of little faith. That apprehension happily has disappeared. Our large and representative membership is ample evidence.

"We never in the past have had, nor will we in the future have, anything to conceal from public view. It is difficult at times to be patient and moderate, specially under the pressure of excessive taxation and meddlesome regulation with which real estate has been struggling for the past few years. Nevertheless, it is our aim fairly and impartially



REAL ESTATE BOARD OF NEW YORK'S BANQUET, COMMEMORATING TWENTIETH BIRTHDAY.

reduced more than \$5,000,000, through recommendations made in 1915, and that the legislature could make further reductions of between one and two million dollars. The financial plan should result in large economies, through the minimizing of opportunities for waste and extravagance, by the application of business methods. After the governor finished his address the consensus of opinion was that if real estate men were to obtain real relief, Home Rule was the goal at which they were to aim.

Mayor Mitchel hoped, up to the last minute, to be present and address the assemblage. Owing to indisposition, he was unable to attend, but sent a letter which was read by Mr. McGuire. The tenor of the communication was that millions of dollars had been eliminated from the budget and much more could be saved were the city to have complete jurisdiction over its intimate expenditures. The letter, in part, was as follows:

"On several occasions in the past, notably before the Brown Committee, I have pointed out the economies which the present administration has been able to effect in the two years it has held office. I have explained how we were able to reduce by more than three millions the budget allowances to those departments over whose appropriations we had complete control. I have called attention to the tremendous decrease in the annual authorizations of corporate

sults. Dr. Richmond drew forth a poem which he admitted he was the author of and read.

Brother Jonathan sat by the kitchen fire,
Nursin' his foot on his knee,
"It's a turrible fight they's havin' out there,
But they can't get over to me."
And Jonathan jingled the coins in his hand,
And thanked the good God for the sea.

The next two stanzas told of Jonathan's concern for the Belgians, after which:

Then he heard they'd drowned a thousand men,
And some from Amerikee.
So he said right out: "If you do that again
You'll get me mad," says he.
And he kept on jingling the coins in his hand,
And thanking God for the sea.

They did it again and then again.
"You quit that now," says he.
"I'll give you fellers a piece of my mind
If I get hol' o' ye."
And he winks one eye with his tongue in his cheek:

"I'm too proud to fight," says he.
He might be helpin' them cousins of hisn
To fight for liberty,
And he might get in a few licks hisself
Jest for humanity.
Anyhow, I wish he'd quit jinglin' them coins.
And thankin' God for the sea!

In his opening address President Laurence McGuire, who was the toastmaster, welcomed the brokers and their guests. He gave a short history of the Board and held out every hope for future prosperity. He said in part:

"The active membership of this Board comprises all the really dominant factors in the real estate business in this city, and this is because of the code

to deal with all public officials and civic bodies.

"I feel confident that we are approaching a period of general prosperity such as we have not had for years. The threatening clouds of a year ago are being happily dissipated in the advancing light which comes from the rising sun of real prosperity."

Haley Fiske, vice-president of the Metropolitan Life Insurance Company, spoke upon the vast amount of monies collected annually by the insurance companies of the country and also about the reinvestment of these funds in real estate bond and mortgages, not only in this section, but also throughout the farming districts.

A. N. Kingsbury, vice-president of the American Telephone and Telegraph Company, spoke about preparedness of the country in case of war being declared. He asserted that in at least one department the country was in readiness. He referred to the telephone systems throughout the land.

Connections were then made with San Francisco, through Pittsburgh, Chicago, Omaha, Salt Lake City and other points, and, by means of individual receivers placed at the place of each diner, conversations could be heard plainly.

The dinner committee comprised the following: Elisha Sniffin, chairman; Joseph P. Day, Robert T. McGusty, Frederick D. Kalley and Robert R. Rainey.

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Building Construction and Building Management
in the Metropolitan District

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In the vaults of a single Broadway bank there is over six billions of dollars in idle money, twelve tons of gold and thirty tons of silver. Why is not a large share of that horde going into New York City real estate? Whose fault is it?

Brooklyn city planners are again urging the creation of a civic center at Borough Hall, as if these historic corners were not a civic center already. It would be a good beginning if they would turn the Beecher statue around.

The State of New York has gone to the U. S. District Court with actions against the New Jersey corporations which send out noxious odors. It is time indeed that the State came to the defense of its citizens in this matter.

Two million dollars could be saved to the taxpayers of New York City in the cost of administration through the abolition and consolidation of departments, in the opinion of the Brown Investigating Committee. The city's heavily over-manned civil service is the first unpardonable extravagance that strikes a Legislative investigator.

The members of the Illuminating Engineering Society were honored by the presence of Thomas A. Edison at their annual dinner on Thursday night. The world is indebted to Mr. Edison for much of the material progress of the present generation, and the society honored itself in bestowing a life membership upon the great inventor. The presence of Dr. Charles P. Steinmetz, eminent in the field of electricity, and Prof. Munsterberg, of Harvard University, added further distinction to the occasion.

Long Island City grows rapidly as a manufacturing center, but apartment houses for the workmen in the new factories have been slow in coming for some reason. At last M. J. Degnon and some associates have concluded to take this work in hand. They will also erect loft buildings and carry forward real estate development work at whatever rate may be financially warranted. They will in fact test the question whether the families of the men who work in Long Island City are ready to live there.

Home Rule for New York City.

The one thing which the property owners of this town seem to be able to count on for certain each year is that taxes will be higher than they were the year before. When your agent spends too much, you can at least get rid of him. But you don't ever know who spends your taxes. The Board of Estimate says, "This item in the budget is the direct result of mandatory legislation at Albany; that item is the indirect result of such legislation." The Legislature replies, "A majority of your own Assemblymen and Senators voted for these so-called mandatory measures."

The members of the Board of Estimate and of the Board of Aldermen are elected on platforms outlining local administrative policies. The acceptance by the electorate of a given policy constitutes a deliberate choice between two or more alternatives. This sort of choice by the electorate is the only sound and lasting basis of good government in a democracy. If the officials elected on a city platform do not have sufficient authority over local expenditures, they cannot properly carry out the instructions which they have received.

The Legislature at Albany has no mandate from the New York City electorate on local matters. Its members from this city have no such mandate. Even with the best of intentions, the Legislature cannot act in a representative character for this city on local matters.

To secure economy in the municipal government it is necessary to obtain unity of administrative policy, coupled with direct responsibility of elective officials to the local electorate. Such unity of policy and direct responsibility, we are told, call for "home rule." But the principle of home rule is one thing, and a working scheme of home rule is another. Most taxpayers are already converts to the principle, which means substantially the same to them as "no taxation without representation" meant to an earlier generation of New Yorkers. Given an acceptable working scheme, they will help to carry it through.

The Record and Guide is not competent to devise such a scheme. It has therefore asked some of the leaders of opinion in the matter of home rule, including the Mayor, to tell its readers what division of functions between the State and the city is to be advocated and what changes of law are required. From the Mayor's answer, which appears on another page, we learn what a complex problem home rule is as a scheme of government. But it will have to be studied out. There can be no relief until taxpayers understand the remedy and unite in demanding it.

Winning Out.

Finally perceiving the injustice and extravagance in the duplications under the present system of inspecting factory buildings, Governor Whitman would do away with them, and, as a means to an end, he recommends to the Legislature that the powers now vested in the Industrial Commission under certain sections of the Labor Law which he mentions in his special message, so far as they relate to the alterations and structural changes in existing buildings, be transferred to a department under the jurisdiction of the Mayor. In other words, the Governor advises that the enforcement of the law concerning exits, stairway enclosures, doors, fire-escapes, the limitation of occupants, fire-alarm signal systems and automatic sprinklers in factory and mercantile buildings in this city be taken out of the hands of the Industrial Commission entirely.

It will be a great relief to the owners and tenants of the business buildings of this city to have this program enacted into statute law; for one reason, because they have become convinced that the principal purpose of the State Industrial Commission was to make lucrative positions for up-State politicians; and for a second reason, because New York City is entirely competent to in-

spect and keep in order its own factories. The recommendation of the Governor does not go as far as it should in stating definite objects, but the inference that it implies a consolidation of a number of existing departments into one under the jurisdiction of the Mayor is strong. That the Industrial Commission shall have no supervision over the erection of factory and mercantile buildings here is definitely stated. The fundamentals are all there; the details are left to be worked out by the Legislature.

The Governor has evidently been converted to the cause of the taxpayer, the rentpayer and the great business activities depending on healthy real estate development. Perhaps this new insight into the economic problem of the City of New York opened up before him at the dinner of the Real Estate Board. He must have been impressed there with the fact that it is a problem which can be solved only from a business and not a political or social basis. It is not difficult to imagine whence he derived the impression which kept him from coming sooner to the relief of New York City property interests. The social and political forces at work against economy in government are powerful and cunning. Few aspirants for high places in public life have been able in the past to resist their sorceries. But at last the government in both city and State is being drawn back to firm ground by the cords of common business principles. The allied real estate associations are winning out.

Building Codes Here and Abroad.

The recent publication in Scotland of what is there popularly termed "a national building code" serves to illustrate how different from the American idea is the conception in other lands of what a building code should be. In the notices of the work which have appeared in the Scottish press doubt is innocently expressed if anything quite so ambitious in relation to building has been previously attempted on a national scale in any country. On examination this Scottish national building code is found to be entitled, "Regulations for entering into and carrying out contracts for building works in Scotland, together with general conditions of contract and form of contract." Its stated object is to ensure uniformity of practice in entering into and carrying out contracts for building works from the preparation of the schedule of quantities on which the contractor's tender is based to the payment of the final balance. It does not, this code, undertake to direct, as our codes do, the manner in which buildings shall be constructed, as it does not have the status or possess the force of parliamentary law, being the product merely of a convention composed of members of the national architectural and building societies.

A prefatory note by Sir G. R. Askwith who was the chairman of the convention, explains that these "general conditions" of contract for ordinary use have been drafted upon the basis that it is essential to provide (1) that the drawings and specifications shall represent the work to be contracted for and shall not be taken merely as showing what is at present contemplated or intended, subject to such modifications and alterations as may be hereafter made; and (2) that the sum which shall become due to the contractor on completing the works embodied in such drawings and specifications shall be fixed as far as practicable before the contract is entered into.

The architects and builders of Scotland evidently live in a little world all their own, with their building laws and practices in a primitive state. Scotland, with only half the population of the State of New York, of course never heard of our State codes for regulating the construction of tenements, factories and mercantile buildings. It seems that in Scotland they are trying to establish what is and has been from time immemorial, the practice in America on contract

work. The drawings and specifications have always, with us, been the basis of the contract, which has invariably specified either the lump sum or the percentage above cost, which the contractor is to receive for his work. On the authority of a British contemporary, it can be said that the secret of the trouble they have been having in Scotland over the performance of building contracts springs out of their practice of making bills of quantities or measurers' schedules part of the contract, because too often the computations are inaccurate.

But such matters as these have no part in a real building code. Two eminent examples of the American idea of the function of a general building code have been recently produced here, one being the official New York City code, of which R. P. Miller, C.E., was chief editor, and the other the model code of the National Board of Fire Underwriters, of which Prof. Woolson was the chief editor. Neither considers it necessary to attempt a regulation of matters so well settled as forms of contract, and confines itself solely to rules for safe and good construction, a course which the codes of our principal American cities have always persisted in and which has resulted finally in the highest perfection of building laws as well as of building construction.

A dinner in Mr. Miller's honor given by the Joint Committee on City Departments on Tuesday night was a pleasant celebration of the successful completion of the new revision of the New York City code, and a proper recognition of a meritorious public service.

Making the Torrens Law Workable.

Editor of the RECORD AND GUIDE:

The fight for a workable Torrens law has begun again in the Senate and Assembly. The effort which I made last year to induce the Legislature to amend the Torrens law so as to make it workable failed of that object, but served greatly to increase the public knowledge and to arouse interest in the system.

The widespread demand for the true Torrens law is shown by the fact that four different sets of amendments have been introduced at this session of the Legislature. Senator Simpson in the Senate (No. 89) and Assemblyman Cotillo in the Assembly (No. 200) have introduced amendments which have received the approval of Register Hopper. These amendments correct the fundamental mistakes of the present law and are substantially the same as the amendments advocated by Register Hopper last year.

There are four fundamental mistakes in the present New York statute that must be corrected before it can be said that New York has a true Torrens law.

First. Title companies were made official examiners and were allowed to charge any fee they pleased.

Second. The State assurance fund was emasculated by making payment into it optional, while at the same time payment into a title company insurance fund was made practically compulsory by a provision requiring applicants employing a title company as official examiner to purchase a policy of title insurance and attach it to the application. This had to be done before registration proceedings could be started. The public assurance fund in New York County totals only \$18.30.

Third. Registrations were not made permanent. Titles could be withdrawn from registration. No owner, of his own will, desires to withdraw his title from registration. This withdrawal privilege in its operation is unfair to property owners who are pressed for money. It was tried in England and in Ireland more than forty years ago, causing the failure of the early Torrens laws there, and was scathingly denounced by Sir Robert Torrens himself. Sir Robert quotes the testimony of the official in charge of the Registry in Ireland in 1879:

A gentleman applied to me to remove his land from the register, and assigned as his reason for so doing that he wished to effect a loan, and the solicitors through whom he was to obtain the loan required him to remove his title from the record. I think when a title is once on the register it should, in the public interest,

always stay there, otherwise owners are exposed to unfair pressure.

Fourth. The initial application proceedings were made a lawsuit. The applicant must go to court twice even though his title is perfectly good.

Each one of these four things is a departure from the original Torrens plan and the true principle at each point is restored by the Simpson-Cotillo bill.

Examiners are made true officials of the court and registrar's office. The assurance fund is made adequate, being built up by pro rata contributions from every applicant, and backed by the city or county treasury. Registration is made permanent. The coercive and unfair withdrawal clause is eliminated.

The initial proceedings are made direct and simple. The Massachusetts law which has been wonderfully successful has been closely followed. The cost of the initial registration is cut down more than one-half and the time required is cut down at least two-thirds.

I approve the Simpson-Cotillo bill and urge its adoption. JNO. J. HOPPER,

Registrar, New York County.
February 9, 1916.

St. Paul's in 1848.

The Record and Guide is indebted to Mr. J. Clarence Davies for the gift of an extremely fine print of St. Paul's in 1848 with its back to Broadway. In the foreground is the churchyard, on the Church street side, and in the background are the buildings on the east side of Broadway, between Ann and Fulton, four of them, respectively two, three, four and five stories high, like stepping stones on a terrace. The largest in the picture was Barnum's Museum, afterward the Herald office, now the site of the St. Paul Building. Through the trees to the left is the old Astor House, which has just given place to the new Astor House building, in which the Real Estate Board has opened quarters. Thus the picture comes at the opportune moment to signalize the change.

Mr. Davies' hobby is collecting prints of old New York, for he is a New Yorker from the ground up. His Grandfather Phillips was a real estate operator here back in the forties, and his paternal grandfather also had a stake in New York realty. So by inheritance as well as lifelong experience in buying and selling land and buildings in every part of the city, J. Clarence Davies knows his New York as few other men know it to-day. It is the active interest which men of Mr. Davies' rank in the profession take in the Real Estate Board which has strengthened and brought it to its present high position of influence.

Fifth Avenue Association.

In order to keep Fifth Avenue a retail-shopping center, to maintain values and prestige, financiers will be asked not to loan money for new building operations on the thoroughfare, unless it is stipulated that no undesirable tenants will be tolerated. This was a feature of the annual meeting of the Fifth Avenue Association held last Tuesday at Delmonico's. Following the election of officers, several important matters were taken up, including the recent campaign for new members, more than two hundred having been added. It was announced that the total membership since the recent campaign is about six hundred, which is divided into ordinary members, paying annually dues amounting to \$20, and sustaining members of four classes, A, B, C and D, whose annual dues are \$1,000, \$500, \$250 and \$100 respectively.

Those elected on the Board of Directors are R. Ross Appleton, Ansel H. Ball, Curtis Bell, H. A. Bliss, Paul B. Boden, Henry J. Cochran, Michael Friedsam, J. M. Gidding, Theodore Hetzler, George T. Mortimer, Leslie R. Palmer, Gage E. Tarbell, George C. Howe, Roland F. Knoedler, Richard W. Meade, Ogden L. Mills, William Post Sackett, John A. Sleicher, Walter Stabler, Frank D. Veiller, Arthur Williams, Samuel Raeburn, J. Howse Burton, Douglas L. Elliman, George McAneny, John D. Rockefeller, Jr.; Jacob H. Schiff,

R. M. Haan, Irving E. Raymond and F. S. Turnbull.

The board of directors then elected the following as the executive committee: Mr. Ball, chairman, and Messrs. Hetzler, Friedsam, Elliman, Cochran, Stabler and Sleicher.

Other officers elected for the coming year were Michael Dreicer, first vice-president; John D. Crimmins, second vice-president; George C. Boldt, third vice-president; William W. Hoppin, secretary, and Thomas B. Clarke, Jr., treasurer. Mr. Ball was elected chairman of the board of directors.

Districting the City.

It will take an all-wise commission with almost superhuman foresight to redistrict the city with fairness to present owners and with adequate provision for the city's future needs and its social and economic requirements, says the February bulletin of the R. E. Owners' Association of the Twelfth and Nineteenth Wards. Further it says:

"Conceding the desirability of the plan, the stability that would undoubtedly give it value, the forward step it would take to make the city a city beautiful, it is seriously to be questioned whether any committee of men can be gathered together who are able to satisfactorily perform so herculean a task.

"It behooves property owners to carefully watch each step of the work of the commission and to study its report in every detail. Let the commission experiment for the time being, solely in the outlying sections of Queens, Richmond and the Bronx, and on the waterfronts. While encouraging its work, let realty owners see that the commission make progress but slowly in this important and far-reaching undertaking which so vitally affects the city's future growth."

Certificates of Occupancy.

Ex-Superintendent Miller regards the "certificate of occupancy" as the chief step forward in the new Building Code. Henceforth a building may not be occupied until the Superintendent of Buildings has issued a certificate stating that the structure complies with all the rules made to govern construction for a particular use; the certificate states in what way the building may be used, what loads are permitted on the floors, and the number of people who may live or work on each floor. In effect, it extends to all buildings the provisions that for a long time have applied to tenement houses.

The next most important change gives the Superintendent power to adopt new rules with respect both to materials and to methods of construction, to an extent defined in the code. To protect the public from the issuance of arbitrary orders it is provided that no new rule may become effective until it has been published for eight successive weeks in the City Record. A public hearing must be granted upon request.

A Fascinating Vision to Wall Street.

(Wall Street Journal.)

In New York City there is no land that can be added to the extent already there save as the extension of dock space, and the reclamation of some underwater strips may help for a few commercial feet. The fascination of the vision of its realty remains. No spot on the earth can equal the Island of Manhattan, seen with the imagination of its future greatness. Alone, it possesses a double entrance and exit to the magnificence of its harbor. Its very confines give it stability and surety of investment value. Its business palaces tower skyward. Already it concentrates business as no other place of the globe, in splendor of housing and in influence. Its skyline awes in the super-imposition of force, engineering skill and aesthetic massing of pinnacles and of power. To question the place, the energizing, and the potential of such a city is impossible. It stands at the meeting of the avenues of world intercourse. Its human future is assured.

BUILDING MANAGEMENT

ECONOMY IN BUILDING DESIGN

By MAURICE DEUTSCH and SAMUEL L. POLIS

PART II.

The bearing walls must not be discarded without a thorough examination, unless the loss of space due to thicker walls is considered as too great. Curtain walls require that the floor loads be carried down by steel columns placed at the walls, but the extra thickness of bearing walls makes them sufficiently strong to serve the same purpose as these columns. It is necessary, therefore, to compare the cost of the bearing wall with the cost of the curtain wall plus wall steel plus fire-proofing, additional plastering, etc., before a decision is arrived at. In a skeleton wall it becomes necessary to consider the cost of wall supporting girders and columns to carry both the floors and walls, extra cost of foundation, etc.

Up to the present time it has been customary for buildings up to and including seven stories in height to be built with bearing walls, those from seven to twelve stories with curtain walls, and higher buildings with skeleton walls. A sufficient number of exceptions occur to indicate that where a proper study of the choice of walls has been made, the designer has found it advantageous to vary from the above custom.

Designing Economically.

Designing economical walls requires that the designer should be familiar with the market prices of masonry and steel work in place. On the assumption that brickwork in bearing walls is worth \$16 per thousand and in other walls \$17 per thousand, also pricing steel at \$50 per ton and plastering at 40c per square yard, and using wall column spaced 16 feet apart for curtain and skeleton walls, the value and table of costs per linear foot of wall for different heights of buildings where story heights average about 11 feet, would be as follows:

Stories.	Bearing walls.	Curtain walls.	Skeleton walls.
4	\$19.71	\$24.47	\$30.90
5	28.33	29.85	39.12
6	38.19	36.99	47.41
7	44.35	44.75	54.81
8	58.06	51.35	62.57
9	68.99	58.17	70.52
10	77.63	62.49	78.60
11	86.27	71.00	86.68
12	107.33	79.97	94.96
13	88.00	100.62
14	95.40	111.13

An examination of this table shows that under the above conditions a six-story building could presumably be built cheaper with curtain walls than with bearing walls, besides giving more clear space because of the smaller space consumed by these walls; also that a 14-story building could be built more cheaply with curtain walls than with skeleton walls. Further changes would occur if the walls and interior columns were spaced differently or if the walls had large window openings, etc., because the sizes of wall girders and columns would vary the wall cost per linear foot. This shows that the choice of wall should not be considered in a haphazard manner but should be decided upon after careful study by a designer familiar with steel engineering design and costs of construction, and before the plans have progressed too far.

Height of Stories.

Cases where insufficient attention has been paid to heights of stories have been noted by the writer. A small excess per story in a low building may not effect the cost very much, but when the floors are six inches too high in a twelve-story building, the result is a total of 6 feet of excess height for the structure. The items effected are masonry, partitions, steel, plastering, fireproofing, founda-

tions, etc. Most designers now confine themselves to reasonable limits in high structures of all kinds, but stories several feet too high in low buildings are frequently noticed.

The various Borough Presidents of this city are empowered by law to grant permission to appellants to vary from the strict requirements of the Building Code for good and sufficient reasons that would not produce inferior construction. The architect or engineer who is familiar with the various modifications granted can often make a substantial reduction in the cost of a building by taking the time to obtain the benefits of this provision of the law.

A typical example of such modification is where additional stories are to be added to an existing structure without lining the present walls so as to make them of lawful thickness. These walls, though unlawful, would be accepted in certain cases. The principal condition for acceptance would be that the existing walls are of sufficient strength to carry the additional loads.

Another example is where a dwelling is changed to a business structure. The walls of the latter are legally required to be thicker for the changed occupancy, but a modification could usually be obtained permitting the use of the existing walls without additional brick linings provided they were of sufficient strength.

Appeals are made to the Board of Examiners, a body of experts empowered by the Charter of the City, to judge as to whether the superintendent has exceeded his rights in objecting to certain parts of a design, and also empowered to permit substitution of equally good methods of construction that which would be unlawful without its approval. Very large savings in masonry construction are sometimes possible where the architect or engineer is familiar with such matters.

As an instance, the old requirements for skeleton walls were that the upper 75 feet be made 12 inches thick and that the wall thicknesses be increased 4 inches for each 60 feet below the top 75 feet. For a building 20 stories or 250 feet high, this would mean 24 inch walls from the first to the fourth floors, 20 inch walls from the fifth to the ninth floors, 16 inch from the tenth to the fourteenth floors, and 12 inch above. An appeal would usually permit these walls to be built 12 inches thick throughout. There are numerous other examples available that are of equal importance, but these modifications and appeals are not resorted to as often as they should be.

Fireproof Floor Construction.

Few owners appear to understand how important the matter of fireproof floor construction is as an economical factor in a building. The usual type of floor construction used in this city is a flat reinforced cinder slab placed between the steel floor beams, i. e., steel rods or other steelwork are surrounded by cinder concrete in such a manner as to support the live loads to be placed on the floors. These flat slabs must have a minimum thickness of 4 inches since the law requires that they be figured as weighing nine pounds for every inch of thickness, such flat slab work would weigh 36 pounds. On top of this floor is usually placed about 2 inches of cinder concrete fill; a weaker and lighter mixture than that used for floor filling, and which the law requires should be figured to weigh 5 pounds per inch of depth. In this floor fill the builder buries electric, gas and other piping, also wood sleepers, and

places a finished floor of either cement or wood on top. Cinder concrete floor slabs 4 inches deep can be used for all ordinary spans that are met with in building construction. Every additional inch of floor slab adds 9 pounds to the dead load of the floor, and this ordinarily means that from 5 to 8 per cent. additional weight of steel will be required in the building besides the extra cost of slab. If one inch extra fill weighing 5 pounds is added, this would mean that from 2 to 4 per cent. of additional steel will be required in the building to carry the weight.

The above shows that dead weights should be kept as low as possible and this can be done by giving some attention to the system of flat floor slabs that are to be used for the building and also the quantity of fill. An owner seldom realizes how much money is needlessly spent for an additional inch of fill in his building. Assuming a 12-story loft building 50 feet wide and 100 feet deep, we have 13 floors, including the roof, that would cover a total floor area of say 60,000 square feet. An extra thickness of 1 inch of fill would require 60,000 divided by 12, or 5,000 cubic feet (about 190 cubic yards) of needless material. At \$4 per cubic yard in place, the extra cost of 1 inch of fill for the above mentioned building would be about \$750, and the extra weight to be carried by the steel work would be 150 tons.

The above example should show why the question of economical design for buildings should be made a matter of greater importance in this city. Small savings per unit of floor area, when multiplied by the large superficial floor area in a loft or office building, or in an apartment house or hotel, soon assume proportions that become attractive to an owner. Cinder concrete floor five inches thick, fill three inches and more in thickness, are often seen on plans.

Steel Work Design.

Possibly the greatest economies that would not effect the strength or utility of a building could be found in a careful design of the steel work. There are a number of highly technical principles that need not be gone into in detail here, but the more elementary matters will be touched on.

Any reader of this article knows that the steel framework of any building consists of a great number of pieces, sometimes several thousand. Since most floors of the average building are of similar design, it follows that the steelwork on any one typical floor is usually duplicated on all stories excepting the roof, and usually the first floor. Thus in a 12-story loft building, duplicate steel work is found from the second story to the twelfth floor.

The steel beams commonly used are shaped like the capital I, and are known as I beams. The depths and weights per foot of various standard beams are as follows:

4-inch I at	7½	pounds per foot.
5-inch I at	9¾	pounds per foot.
6-inch I at	12¼	pounds per foot.
7-inch I at	15	pounds per foot.
8-inch I at	18	pounds per foot.
9-inch I at	21	pounds per foot.
10-inch I at	25	pounds per foot.
12-inch I at	31½	pounds per foot.
12-inch I at	40	pounds per foot.
15-inch I at	42	pounds per foot.
15-inch I at	60	pounds per foot.
15-inch I at	80	pounds per foot.
18-inch I at	55	pounds per foot.
20-inch I at	65	pounds per foot.
20-inch I at	80	pounds per foot.
24-inch I at	80	pounds per foot.
24-inch I at	100	pounds per foot.

An inspection of the beams shows that while the difference in weight be-

tween a 6 inch beam and a 7 inch beam is $2\frac{3}{4}$ pounds per foot, the difference between an 18 inch I-beam and a 20 inch I-beam is 10 pounds, or that the difference in weight between a large beam and the next higher size is several times that between a small beam and its next higher size.

Size of Beams.

The required size of any beam depends on the distance between its ends, that is on the span of the beam, and also on the total weight supported by it. The weight that can be supported on any steel beam of a given span is found in the "Steel Handbooks" and if by chance the load happens to be slightly in excess of the permitted safe load, then the next higher size would have to be substituted.

This would not be so serious a matter if small members could be used, say 6 inch, 7 inch, 8 inch and 9 inch beams, but in business buildings conditions usually are such that the average is a 12 inch-I at $31\frac{1}{2}$ pounds to the foot, and if it becomes necessary to change to the next size because of a slight overload or because of a span that is a little too long, then the next required size is either a 12 inch beam at 40 pounds per foot, or a 15 inch beam at 42 pounds per foot. Supposing one such beam had to be replaced by a 12 inch beam at 40 pounds, with the length equal to 20 feet:

$40-31\frac{1}{2}$ lbs. = $8\frac{1}{2}$ pounds per foot difference.

$8\frac{1}{2} \times 20$ feet = 170 pounds per floor.

170×11 floors = 1870 pounds.

After allowing for connections we find that a loss of one ton is produced by the design for only one beam. For 100 beams this would amount to 100 tons.

It is not possible to design all beams on a floor to just the correct size, so that every steel beam in the floor will be just right for its load, but the writer knows that it is very nearly possible to do so by proper co-operation between an architect and a competent engineer. The first rule for steelwork is, therefore, as follows:

Rule No. 1. Each piece of steel should be of such size as to have a working efficiency as nearly equal to 100 per cent. as possible, that is, the weight to be carried by it, and its safe carrying capacity should be as nearly equal as possible. If the next higher size must be used, because of a slight overload, then it would be so strong as to carry a much greater load than is necessary. Thus a 10 inch I-beam at 25 pounds per foot on a 20 foot span will safely carry 13,020 pounds. If the load to be carried were 14,000 pounds, the designer would have to use a 12 inch I-beam at $31\frac{1}{2}$ pounds, which could carry 19,180 pounds. This means that because there is an overload of 7 per cent. the weight of steel must be increased 25 per cent.

100% Efficiency Impossible.

It has been stated that an efficiency of 100 per cent. throughout is practically impossible, but it is clear that the nearer a designer approaches this figure the more economical is the steel layout. A poor steel layout will show some parts of a loft floor capable of carrying 120 pounds per square foot, others 150 pounds, others 135 pounds, etc. A good layout will have the steel uniformly designed to support 120 pounds per square foot.

For a span of 20 feet, a 12 inch-I at $31\frac{1}{2}$ pounds per foot can safely support 19,180 pounds, and a 15 inch-I at 42 pounds can carry 31,410 pounds. This shows that if the total dead and live loads per square foot on a floor area such as a loft floor, equalled 200 pounds, then the 12 inch beams would have to be spaced 4 feet 9 inches apart and the 15 inch beams about 8 feet apart. The amount of steel required for each square foot of floor area would be $31\frac{1}{2} \div 4\frac{3}{4} = 6.4$ lbs. for 12 inch beams, and $42 \div 8 = 5\frac{1}{4}$ pounds per square foot for 15 inch beams.

The limiting distance between beams for usual types of concrete floor fillings is 8 feet and the above example shows that beams as deep as possible should be used which would be 100 per cent. efficient in work performed, and that

they should be spaced as nearly 8 feet apart as possible. These points are often neglected without reason.

Spacing Columns.

Since the spans of the floor beams are generally dependent on the location of columns in any building it follows that columns should be so spaced as to develop the full efficiency of the beams and girders in the floors, which again demands proper co-operation between the architect and engineer.

The writer has seen numerous cases where the owner could have saved thousands of dollars if, for example, the stairs had been shifted one foot, or the column spaces reduced 6 inches, which saving would not have been immediately apparent to the owner unless the plans were referred to an expert engineer.

The object of columns is to carry the floors and roof loads to the foundation. In a twelve-story building the twelfth floor columns carry the roof, the eleventh floor columns support the 12th floor and the roof, and the columns below carry all the floors above them and the roof. The lowest columns, therefore, support the greatest loads, and the top floor columns the least. The columns, therefore, increase in size from the top floor to the cellar.

Elementary engineering knowledge would show one that if the columns on any floor are supposed to jointly support 10,000 tons, the total weight of metal in the columns would practically be constant, whether 10 columns or 100 columns were used. The use of the larger number of columns, however, would reduce the spans of the floor beams and girders and permit the use of lighter members. It, therefore, appears to be advantageous to use as many columns as possible, the limiting point being where the extra cost of column fireproofing, plaster and the loss of space become too great. Experience in design and knowledge of costs, also the co-operation of the architect and engineer are essential to locate columns advantageously. We, therefore, have the following rule:

Rule No. 2. Within reasonable limits it is economy to use as many columns as possible.

Use of Cast Iron.

The use of cast iron to support walls and floors is usually uneconomical. The permitted loads on cast iron columns would not greatly exceed 50 per cent. of those on steel when compared by weights of materials; even their use as lintels to support walls over window and door openings has been discontinued. Plans are still made showing cast iron columns and column bases where steel would be far cheaper.

There are other more technical matters of equal importance involved in the design of steel work. The writer has on several occasions been able to take plans that were apparently of excellent design and without affecting the strength of the building a particle, has been able to reduce the tonnage by 20 per cent. to 35 per cent. of the total amount. Since steel is one of the most expensive parts of the structure, a considerable reduction in this material will appreciably reduce the total cost of the building. The writer has been in a position to note the methods used by leading architects and engineers to save steel and has pursued the matter far enough to realize that insufficient attention has been paid to the study of proper steel layouts and to know that a vast sum of money is yearly wasted by lack of knowledge of what constitutes economical designing.

The common timbers in use are spruce and yellow pine. The latter is divided into two kinds, short leaf or North Carolina pine, and long leaf or Georgia pine. The short leaf pine is an inferior timber.

Rule No. 2 applied to the location of wooden posts, would produce economy in construction, that is, there is an advantage in using a large number of posts which would give short spans for floor beams and girders. This application of the rule is also of great importance for the reason that standard timber prices increase with lengths and also the depths

of members. A reduction in span usually results in lighter and cheaper timber work.

The main item of saving in timber construction is in floor beams. Standard practice dictates that wood floor beams should be spaced either 12 inch or 16 inch on centres, because wood lath to cover ceilings comes in 4 foot lengths and can be nailed to beams spaced as above without chopping the lath. A great deal of metal ceiling work is now done and in some buildings the wood floor beams are left exposed. In either of the above cases the standard spacing given above, irrespective of the floor loads to be carried, often produces uneconomical conditions. If beams spaced 14 inch on centres were figured to be of sufficient strength, the use of 12 inch spacing which would require 15 per cent. more timber, is not proper.

To spread wall and column loads over a sufficient area of foundation to safely support the loads is always an important problem in a tall building, and requires the work of a specialist where good rock is not encountered near the cellar or lowest floor level.

There are various methods of proceeding when the rock is down a considerable distance. The choice of pneumatic caissons, or of open caisson work and concrete piers, of concrete piles or of spreading the loads over a considerable earth area without going down to rock presents a problem that should be put before an engineer of ability, familiar with costs.

Tests Must Be Made.

The first step is to have test pits dug or borings made to determine nature of the soil and the water level. The next is to obtain the costs of the various forms of foundation from actual designs, care being taken in caisson work to figure the excavations of sufficient length to permit of a man handling a shovel, which length should not be less than 4 feet 6 inches. An economy immediately noticeable is that of making the piers long and narrow instead of square, and yet this is seldom done.

Where piers are to be built adjoining other buildings, underpinning of the adjoining walls may be avoided by supporting the columns on steel or concrete piles, and carrying the walls on girders supported by these piles. The girders can with advantage be built of reinforced concrete and made any height since they take the place of brick foundation walls.

The day of the cast iron column base placed under the lowest column to distribute the load on the piers, is past, this form of construction having been replaced by small steel grillages, which are easily set and cheaper. This also applies to the large steel grillages used to distribute loads over earth foundations, as such work is done equally well by reinforced concrete at less cost.

The subject of foundations is a delicate matter of extreme importance and conditions are so variable as to make each foundation a problem in itself. Obsolete methods using steel grillages, cast iron column bases, etc., are still seen here and there, though more expensive than equally good modern designs.

\$5,000,000 Wasted Yearly.

Only the elements of economical design have been touched on, but it is to be hoped that the readers have learned that improvements in present methods are possible. The Building Department objects to walls that are too thin, or to steel that is too weak, but says nothing about thicker walls or stronger steel. The writer has calculated that in a normal year of construction in Greater New York, about five millions of dollars are wasted for needless masonry and steel.

This matter should be carefully considered by those who build, and proper steps should be taken to reduce the waste to a minimum. Some examples of savings are as follows:

In an 8 story loft building 12 inch beams on four foot centres were changed to 15 inch beams on 7 foot 6 inch centres, and bearing walls were reduced in thickness through an appeal.

USEFUL APPLIANCES

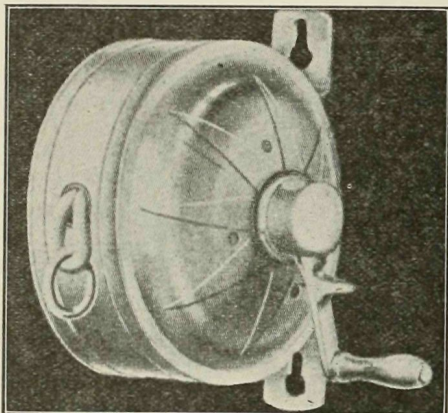
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

First Aid to the Uninjured.

EVERY time the clock ticks somebody is injured in the United States. A. J. Van Brunt, Director of Safety Education of the Public Service Corporation of New Jersey, says that "accidents" should not happen. What are called "accidents" occur because somebody forgets. The man who climbs up to clean the coping in a hallway, the floor of which is paved with tile, forgets that tile is slippery and is only reminded of it when he wakes up a cripple for life in a hospital ward with his spine fractured.

The laborer wheeling a barrow of brick into a basement forgets that his fingers and knuckles are exposed to the ashlar wall as he passes through the temporary opening with his load. His fingers are crushed and he collects liability damages if he can prove that undue regard for his safety did not make proper provision for his knuckles at the moment of his forgetfulness.

The servant who leans out the apart-



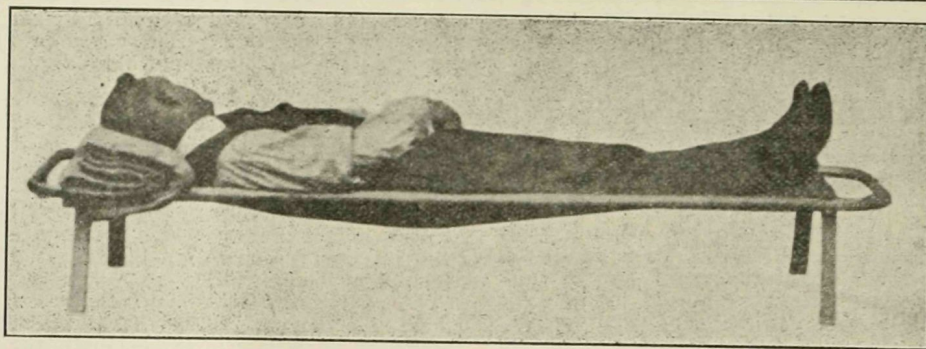
ment window to hang out the week's wash forgets that the sole of her shoes are slippery and that she has no foothold. So if the employer has not provided a good clothes reel that will make this part of her daily vocation safe, she may be able to recover damages.

Finally the man who has "forgotten" something and has to be taken care of in a prostrate position must needs have an adequate something to recline on for if, in a helpless position, he should be further injured, then his case in court is doubly strong.

To show the building manager, contractor, architect and others who employ help in any capacity what has been provided to help take care of those who forget in the daily discharge of their duties and require first aid, there are shown herewith several descriptions of appliances that can be procured at small cost and which in themselves are insurance when a suit for damage is brought into court. It is difficult to convince a jury that an employer is utterly devoid of all consideration for his help when he maintains a first aid kit in the form shown in one of the pictures, in addition to a suitable stretcher, a wheelbarrow knuckle guard for those having that sort of work to do or a burrod-footed ladder that will be proof against the slipperiest floor.

The first aid kit shown is compact, convenient, sanitary and effective. It is used by a large number of big manufacturing and mercantile concerns. Its initial cost is trivial. The materials in the jar and the first aid instructions printed on the back of the cover were recommended to the N. A. S. O. conference board of physicians. It contains all the equipment necessary for use until the doctor arrives.

The stretcher is made all of metal and when not in use can be hung upon the wall. There is a closely woven wire



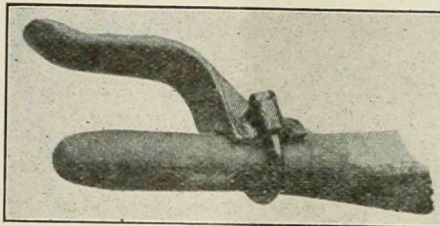
mattress stretched over tubular steel. It can be easily carried.

The wheelbarrow knuckle guards cost less than a dollar a pair and are equally applicable for men wheeling trucks and freight wagons in warehouses or offices.

The ladder foot equipment shown have hardened metal toothed wheels which are rigidly secured, but can be changed into different positions depending upon the angle at which the workman has his ladder fixed. They are applicable to ladder rails 12 inches wide or wider.

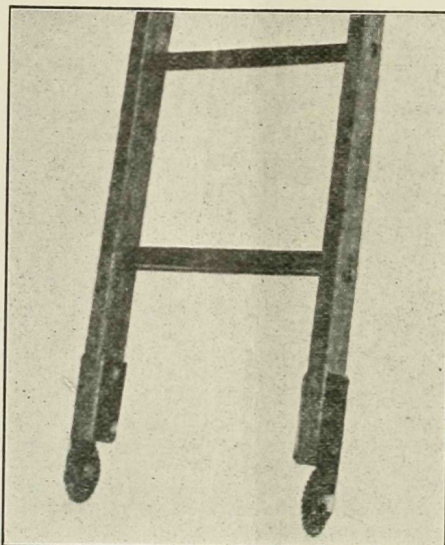
The clothes reel shown in the cut goes a little farther, however, and has the qualification of being a tenant getter.

This clothes line reel is equipped with 75 ft. of specially braided line that is perfectly round, smooth and strong, it is claimed. Any amount of this line can be used, and the line can be tightened



and locked securely with only one hand by merely throwing the prong on the handle casting in one of the four holes on the side of the reel. It is claimed that the very best of materials are used in this reel and that it is simple in construction, durable, compact, neat in appearance and handsomely finished. It is furnished complete with screws and hooks ready to put up.

Hundreds of thousands of accidents occur in buildings every year because some manager has not taken to heart the theory that the greatest conservation of his own resources is to provide first aid to the uninjured. The injured



man probably needs more heroic treatment than first aid. The real first-aid treatment, in the judgment of Mr. Van Brunt, is to provide against those contingencies that mar the general efficiency of the business organization.

"Safety first, is father to the thought of economy," says the man who has been trying to make people see that it is more economical to install the necessary appliances that will conduce to

the greatest amount of consecutive work in business organizations." On the market today are many appliances that could be installed very inexpensively that would save employers large sums each year.

"The only loss to an employer when his help gets sick is not the salary that usually is paid during the interim. It is the loss of time, patience and money in putting into the temporary vacant place someone who cannot work as quickly or as well."

The appliances that are shown on this page have been approved by the national safety conference and have been selected from a large list as being those primarily new and yet having a general application in the average business of-



face, contractor's equipment or in the modern apartment house or hotel.

Tile Reinforcing Lath.

RECOGNIZING the increasing use of metal reinforcement for vitrified tile flooring a well known concern is introducing a special type of expanded metal for use in this connection. Its distinctive feature is its moderate depth combined with positive hold on the mastic. The diamond shaped openings are small and expand in such a manner as to permit of a perfect clinch of cement. A minimum amount of cement is required by the use of this reinforcement. It is made from open hearth steel or toncan metal painted or galvanized. This reinforcing material is especially adapted by reason of its truss backing for reinforcing of all sorts of flooring, side wall, partition and other forms of tile work.

Artificial Ventilation.

ARTIFICIAL ventilation cannot be secured by dependence on assumed natural conditions, which are as variable as temperature and as inconsistent as the movements of the atmosphere, but it involves expense in ample apparatus and an expenditure of sufficient power in order to accomplish definite results. The ventilation of any building is a problem involving space, expense and power.

Automatic regulation of temperature is now accomplished with certainty, although some of the earlier apparatus was faulty. The demand for such a facility is increasing. Its complete success is dependent upon the development of definite ventilation in connection with heat.

There is on the market a device that insures positive ventilation at all times by the use of a small motor that exhausts the foul air from the room and sucks in fresh air.

REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

ACTION BY ADVISORY COUNCIL

On Pending Legislative Bills—Street Encroachments and Manufacturing in Tenements.

The Advisory Council of Real Estate Interests, through its Law Committee, Walter Lindner, chairman, approves of the passage among others of the following bills now introduced into the Legislature, and makes the following comments:

Senator Simpson's bill (Int. No. 108) to amend the act relating to the Speedway. This bill removes the restrictions now imposed on the use of the Speedway, and as the particular use for which it was originally laid out is not now important, the committee believes that this bill should be favored.

Assemblyman Kelly's bill to amend the Tax Law in relation to lands acquired by municipal corporations for water supply, without the limits thereof, providing that such properties shall thereafter be assessed at their value as land, without assessing the improvement. This bill has been up in other years and has been approved.

The Council opposes the passage of the following bills:

Senator Sullivan's bill to amend Section 50 of the Charter, by including among the things which may be sold on stands within the stoop line, cigars, cigarettes, tobaccos, candies and confectionery articles. Attention is called by the committee to the fact that the entire principle of permitting the sale of merchandise upon permanent stands within the stoop line is wrong and an unjustifiable incumbrance upon the public streets. Objection is made not only to the extension of the principle, but it is recommended that action be taken calling for the repeal of that portion of this section of the charter which permits the erection and occupation of such stands.

Senator Bennett's bill (Int. No. 26), proposing a constitutional amendment to give to the Legislature power to regulate or to prohibit manufacturing in tenement houses. The Legislature has ample power, the committee says, to deal with this subject, under the police power, if there be evidence upon which to find that such manufacturing is dangerous to the public health or safety. Such power existing, it is improper to equip the Legislature with another power to prohibit absolutely manufacturing in tenement houses, without its being required that such prohibition be found within the police power.

Assemblyman Nehrbauser's bill (Int. No. 126), to change the provisions of the Charter in relation to the levying of taxes, so that the first half of the tax shall become due on July 1, and the second half on January 1. The committee says this is wrong in principle, as it lengthens the time during which the city may operate upon money borrowed, in anticipation of the collection of its taxes. What should be done is to move the date when taxes become a lien and are payable forward, not more than one month in each successive year, until the first half of the tax is due and becomes a lien on January 1 and the second half becomes a lien and is due on July 1.

Bronx Brokers Organize.

Bronx real estate brokers, comprising representative men in the field, have organized a new association to be known as the Bronx County Real Estate Board. Following several preliminary conferences, an organization meeting was held

on February 3 in the office of George Price, and the following officers elected: William A. Cokeley, president; George Price, vice-president; William A. Smith, treasurer, and James J. Donovan, secretary. The Board of Directors include William A. Cokeley, William Peters, Edward F. Fitzgerald, Peter S. O'Hara, Charles Schano, John A. Steinmetz, Robert Moran, George Price and George Donnelly.

The aims and objects of the organization as outlined are "to bring together those interested in the advancement of the business of real estate brokers, residing in and doing business in the Bronx, for mutual protection, and to bring about a better feeling socially with a view of desirable co-operation among the members." Various problems that come up in connection with the business will, from time to time, be considered by the Board, and it is expected that the organization will be an effective and efficient one.

The next meeting will be held in the office of George Price, in the Areco Building, 391 East 149th street, on Thursday evening, February 17, at 8 o'clock. Register Edward Polak will be present and will talk on the organization of his department, what it has accomplished and what it hopes to accomplish.

Urge Manhattan Bridge Transit.

Further action in the campaign for better transit over the Manhattan Bridge was taken on Thursday at the meeting of the newly-organized Manhattan Bridge Transit Improvement Association. Not only was the membership enlarged, but there was a lively discussion in which it was urged that the Brooklyn Rapid Transit transfer some of the car lines now operating on the Brooklyn Bridge over to the Manhattan Bridge.

It was pointed out by Charles H. Shulman, president of the association, that Joseph Johnson, of the Public Service Commission, had made this recommendation in his 1914 report which showed that lower Fulton and Livingston streets in Brooklyn were greatly congested during the rush hours and that a measure of relief could be obtained by making better use of the Manhattan Bridge.

Other speakers explained how traffic congestion had been further aggravated since that time. Statistics were cited relative to the number of daily trips—3,700—on the two tracks of the Brooklyn Bridge, as compared to only 700 on the four tracks of the Manhattan Bridge.

It is probable that in the near future mass meetings in Manhattan and Brooklyn will be held for public discussion and action with regard to the situation. The officers of the Manhattan Bridge Transit Association are: Charles H. Shulman, president; Nathan Marcus, first vice-president; Henry A. Bade, second vice-president; John H. Jube, treasurer, and Jacob Finkelstein, secretary.

Bronx Board of Trade Dinner.

The annual dinner of the Bronx Board of Trade will be held on Saturday evening, March 11, at the McKinley Square Casino, 733 East 169th street. Governor Charles S. Whitman will speak on State matters. Hon. George M. S. Schulz will speak from the standpoint of the county.

The business interests of the Borough of the Bronx are represented at the fourth annual meeting of the Chamber of Commerce of the United States, held

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in Washington this week, by a delegation from the Bronx Board of Trade, headed by President Eugene H. Rosenquest, who has been appointed a National Councillor of the Chamber. The other members representing the Board of Trade are Messrs. E. B. Boynton, Richard W. Lawrence, George J. Murray, Charles F. Minor, George S. Ward, Secretary Charles E. Reid, Congressman Murray Hulbert, Henry Bruckner and Wm. S. Bennet.

The meetings of the Chamber of Commerce were held at the New Willard Hotel. The headquarters of the Board of Trade's delegation were at the Hotel Raleigh. Sessions were held on the 8th, 9th and 10th.

Property Owners to Dine.

The Upper Manhattan Property Owners' Association, through its dinner committee, has completed arrangements for the holding of its third annual banquet at the Hotel Majestic, Central Park West and 72d street, on Thursday evening, March 30.

The attendance at the banquet last year was 625, and the committee anticipates that about 800 people will be present on this occasion. Invitations to address the meeting have been extended to Mayor Mitchel, Borough President Marks, Comptroller Prendergast, Walter Stabler, Frederick A. Snow and several others.

Special automobile bus service has been arranged to run from all sections of Washington Heights, and also from the subway station at Broadway and 72nd street, to the hotel.

Applications for tickets may be made to John Knox McAfee, president of the association, William Goebel, vice-president, Frank B. Lasette, chairman of the dinner committee, Harry Goodstein or T. Ward Wasson.

Bronx Chamber of Commerce.

At the February meeting of the Bronx Chamber of Commerce on Thursday evening, resolutions were adopted urging the Board of Aldermen not to approve of the garbage disposal plant on Riker's Island. A committee of twenty-five was appointed to confer and co-operate with the Harlem Board of Commerce in celebrating in April the running of Bronx surface cars over Willis avenue bridge, through 125th street, to Fort Lee ferry.

The bill requiring future Public Service appointments to recognize each of the counties on the commission was approved as was the Merchants' Association bill prohibiting the location of institutions where their sewerage would pollute the city's water shed.

PRIVATE REALTY SALES.

MANY encouraging elements manifested themselves in the week's trading, and the good showing of the last few weeks, was equalled, if not bettered. There continued to be a general demand, although several sections, notably the Fifth avenue and Park avenue districts, contributed the more important transactions. Leasing was especially active, the remarkable demand for apartments being reflected in more leasing from the plans. Business leases also figured prominently in the news and indicated the improvement in trade conditions.

Renewal of confidence in real estate on the part of both the large and small investors, as indicated by the diversified character of the trading, was the chief contribution of the week, and while the business did not establish any new records, it yet was substantial and productive of considerable optimism.

A leading transaction concerned a fine Fifth avenue corner acquired by a lawyer, representing a client, in a section which has witnessed a great deal of activity within the last few months. The evident desire of large investors to place their surplus funds into high class Manhattan real estate was never better exemplified than by the recent buying on Fifth and Park avenues, and on other

thoroughfares, whose future seems assured in spite of all the pessimistic chatter that real estate is "dead." Some sections are far from dead, and when buyers are found for \$2,000,000 Fifth avenue corners, William Ziegler, Jr., buys and interests identified with the Title Guarantee & Trust Company, assemble Park avenue block fronts, there is some foundation for optimism.

While it is true that individual transactions of such a kind may not be cited as indicating a trend, it is also true that they are individuals in a chain, of similar deals, coming in the form of one or two a week. Collectively, and extending over a period of weeks, they undeniably indicate a trend. Fifth and Park avenue properties are in demand and are of such a class that only the most desirable purchasers can afford to acquire them. Hence, a real reason for optimism, the return of high class buyers into the market.

Coupled with this tendency is to be noted a fair demand for smaller properties. The week's business represented considerable trading in tenements and dwellings of more moderate character, besides high class apartment house purchases. All told, the business was encouraging, and should continue to be so, unless all signs fail.

Auction room offerings for the coming week comprise a number of residential and business properties. They include the ten-story office building at 3-7 West 29th street, to be sold as a result of a foreclosure action brought by the United States Trust Company to recover \$316,768; and the apartment houses at 3291-3295 Broadway, 2320 Seventh avenue and 410 West 124th street.

The total number of sales reported and not recorded in Manhattan this week were 41, as against 37 last week and 17 a year ago.

The number of sales south of 59th street was 17, as compared with 12 last week and 7 a year ago.

The sales north of 59th street aggregated 24, as compared with 25 last week and 10 a year ago.

From the Bronx 20 sales at private contract were reported, as against 12 last week and 11 a year ago.

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

Big Fifth Avenue Deal.

The Theodore A. Havemeyer Estate has sold, through Bryan L. Kennelly, the six-story building at the northeast corner of Fifth avenue and 44th street, occupied by Delmonico's. The buyer is Albert S. Ridley, associated with the office of Sullivan & Cromwell, who is reported to represent a prominent investor. The owners are said to have been asking between \$1,600,000 and \$2,000,000 for the property, which represents one of the last available building sites on Fifth avenue suitable for high-class commercial improvement. The 1915 assessed valuation for the plot was \$1,470,000. The building is under lease to Delmonico's for a long term with renewal privileges; the first period of which has still twelve years to run. Although no information was available with regard to the identity of the real purchaser or to his immediate plans, it is felt that the unusual location of the corner on so important a thoroughfare must eventually mean an improvement of a character that the section warrants. Later, it was learned, that Hughes & Hammond had obtained for the purchaser a first mortgage loan of \$900,000, on the property, for five years, at 5½ per cent.

Assemble Park Avenue Plot.

Henry T. Smith has sold through the Douglas Robinson, Charles S. Brown Company and Frederick Winant, 584 Park avenue, a four-story flat, with stores, on lot 20x75, also 598 Park avenue, a four-story flat, with stores, on a lot 20.5x75, to the City Real Estate Company, a subsidiary of the Title Guarantee & Trust Company. The purchasing corporation at present owns the remainder of the block front on the west



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 No. 2 Columbus Circle

To the Editor of Record and Guide:

February 7, 1916.

I was impressed with some of the short, terse and truthful sayings of Herbert Kaufman in the Sunday American of January 30th. I noticed particularly the sentences about "some people wearing distance glasses and others being short sighted, but that one could not expect those who are short sighted to acknowledge their short sightedness as yet, because they could not see." I thought another good sentence was, "if your vision is broader and your plan of operation ahead of standard practice, in the name of Progress Almighty, don't compromise; we'll grow up to your size, provided you don't meanwhile shrivel down to ours," and another good line was, "the prospector of Death Valley did not lack for companionship after he had discovered gold in the wastes."

IN reading these sentences, it struck me forcibly how well it applied to Columbus Circle as a section. I have pioneered in Columbus Circle for the past seven years and watched it grow from day to day. I use this term literally because there isn't a day that something does not happen in and around Columbus Circle which makes it grow. Seven years ago when I first came to the section, if I saw five or six people around the Circle, I became excited and thought that it was a crowd. The recent figures given out by Police Commissioner Woods on traffic throughout the City, shows that to-day, an average of 40,000 vehicles pass around the Circle and between 81,000 and 82,000 pedestrians pass in front of the American-Circle Building every day between the hours of 8 A. M. and 8 P. M. Still, I find it extremely difficult to convince the average merchant that Columbus Circle is an opportunity for an increase in his business. They don't want to pioneer. This has been the case in New York. We have grown from square to square and invariably some outside merchant has come into New York City and "blazed" the way.

This is why Herbert Kaufman's message impressed me so forcibly. That line about the

distance glasses was a particularly good one, because it so aptly applies in this instance. I do feel that the average merchant to whom I have talked is short sighted when it comes to pioneering in a section such as Columbus Circle. The clothier, haberdasher, hatter, drug man, shoe man or high-grade candy man who will come to Columbus Circle and blaze the way will find a fertile field and reap a rich harvest, and like the prospector of Death Valley, will not lack for companionship after he has discovered the gold, but will then have the advantage of having been first in the field, and having secured the best location at a prospecting, pioneering price.

Remember, the Circle has a limited amount of space; the entire Circle frontage of property is controlled by only five people; there are not very many store frontages on the Circle and in a short time Columbus Circle stores will be renting at a premium. Leases that have any time to run will be worth a large bonus.

I write the above for the Record & Guide, not to attract the merchant, but to attract the real estate broker who, like the merchant, has overlooked Columbus Circle as a fertile field to work for "big" commissions.

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side of Park avenue, from 63d to 64th streets, and now controls the entire block front, measuring 200.10x75. The two houses were acquired by Mr. Smith in 1878 and 1879 for stated considerations of \$12,000 and \$17,500, respectively. If as has been reported, he received about \$200,000 for the property in the present deals, the purchase price would indicate an increase of about 700 per cent. in the value of the property in the last thirty-seven years.

Big Brooklyn Deal.

M. Solomon & Son have purchased thirty-one lots, including the entire block front, on the east side of Schenectady avenue, between Union and President streets, Brooklyn, having an avenue frontage of 215 feet and a frontage in each street of 300 feet. They sold 100 feet of this plot in President street to the Rodney Improvement Corporation, which will erect two four-story apartment houses. M. Solomon & Son are about to file plans for the improvement of 100 feet in Union street, with similar properties. They also contemplate improving the entire block front on Schenectady avenue with eleven three-story flats and stores. The entire project including the cost of the land, will involve about \$350,000.

William Ziegler, Jr., Buys.

Ferguson Brothers & Forshay, the builders, have sold to William Ziegler, Jr., the nine-story apartment house, 104-110 East 40th street, on a plot 100x100, adjoining the corner of Park avenue, which has been held at \$750,000. The brokers were Jesse C. Bennett, J. Curry Watson and Arnold, Byrne & Baumann. Stoddard & Mark, as attorneys, represented the sellers. The deal marks the fourth valuable investment purchase Mr. Ziegler has made in the Park avenue zone within the last year. He owns the new twelve-story apartment houses at the southeast corner of Park avenue and 54th street, the southeast corner of Park avenue and 61st street, and the southeast corner of 72d street.

New Y. M. C. A. Branch.

The Young Men's Christian Association has purchased, through Nail & Park, from Charles H. Southard and Freda Lewin, the property at 179-183 West 135th street, on plot 75x99.11, to be used as the site of a new home for the colored Y. M. C. A., now in West 53d street. Plans for the structure are being prepared by John F. Jackson. The building, with the land, will represent an investment of approximately \$180,000 and will contain all the features of an association building.

Rumored Cedar Street Deal.

Negotiations are reported to be pending for the sale of the New York Clearing House property at 77-83 Cedar street, on a plot 92x92, between Broadway and Nassau street, which is assessed at \$1,000,000 for the land and \$250,000 for the building. It is also reported that if the deal is closed a sixteen-story office building will be erected on the site, in which large space will be taken by the Guaranty Trust Company. No definite information could be obtained yesterday regarding the transaction.

Estate Sells Costly Parcel.

The United States Trust Co., as trustee of the estate of Byam K. Stevens, has sold 570 Fifth avenue, a six-story building, on lot 20.8x100, in the heart of the high class Fifth avenue retail colony. The property has been held at \$425,000. The purchaser is a client of the law firm of Stern & Gotthold. The store and basement of the building, which is fully rented, are under lease to Pickslay & Company, diamond dealers. The buyer, C. Grayson Martin, resold the property to a client of Albert B. Ashforth. The broker in the first transaction was Clark T. Chambers.

Buyers Fifth Avenue Home.

The Estate of James D. Layng has sold, through William B. May & Com-

pany, 931 Fifth avenue, a four-story dwelling on a lot 25x150 irregular, adjoining the north corner of 74th street. It is reported that the new owner will build a modern house on the site for his own occupancy. Adjoining owners include Simeon D. Chapin, Mortimer L. Schiff, L. V. Harkness, A. W. Hoyt and Edwin Gould. The buyer, it was learned later, is Arthur D. Weekes, of the law firm of Weekes & Weekes.

Merchant Enlarges Business.

Henri Bendel has purchased through Frank D. Veiller from Edward A. Wicks 14 West 57th street, a four-story dwelling, on lot 25x100.5, which has been held at \$250,000. The house adjoins the ten-story business building occupied by the buyer and held by him under a long term lease. The site will be used for the erection of an addition to that structure, with which it will architecturally conform.

Sell Madison Square Apartment.

The 135 Broadway Corporation, a subsidiary of the New York Title Insurance Company, has sold the two eight-story apartment houses, on a plot 75x113, at 39 and 45 East 27th street, facing Madison Square Garden and adjoining the French Church du St. Esprit. The property has been held at \$300,000. The buyer is a client of Marks & Marks, attorneys.

\$175,000 Bronx Purchase.

E. Osborne Smith sold for the J. L. S. Building Co., John La Spina, president, the new five-story Imperial Court and Bedford Hall apartments at the northeast corner of the Concourse and 198th street. The property has been held at \$175,000, and was bought by Charles Koeppl for investment.

West End Avenue Project.

Samuel A. Herzog purchased through Slawson & Hobbs and the Hall-Berwin Corporation, the two private houses, 253 and 255 West End avenue, forming a plot 42x100. It is reported that he will build a fourteen-story apartment hotel on the site, to contain small suites.

"Luxonia" Changes Ownership.

The A. Campagna Construction Company has sold through Earle & Calhoun the "Luxonia," a twelve-story elevator apartment house at 303-307 West 72d street, on plot 60x84.2. The house contains thirty-six suites, all of which are rented, and has been held at \$550,000.

Manhattan—South of 59th St.

BROOME ST.—Jacob Finkelstein & Son sold for the Lawyers' Mortgage Co., 318 Broome st, a 4-sty commercial building, on lot 22.7x100, which the buyer, Abraham Wertkin, will occupy for his business.

MANGIN ST.—Charles Buermann & Co. have sold the 4-sty private dwelling 57 Mangin st for Mrs. Elizabeth Freund, who has lived there for more than 50 years, and in whose family this property has been since the latter part of the 18th century. The buyer is J. Meyers.

WASHINGTON PL.—Pepe & Bro., in conjunction with Cruikshank Co., have sold for David B. Ogden and Thomas E. Phelps 71 Washington pl, on lot 22.6x97, 4-sty building to Alice Loughran. This property may be altered into studios.

15TH ST.—Duross Co. has sold for Julia P. Thornton, of New Bedford, Mass., and Eliza W. Morgan of Oakland, Cal., the vacant lot 163 West 15th st, 105 ft. west of 7th av, adjoining Street & Smith's Publishing House, size 20x 103.3, to the Lawyers Realty Co. This is the first sale of this unimproved property in more than fifty years, it having been inherited by the present owner from the Parmelee estate. The real buyer is rumored to be the firm of Street & Smith.

19TH ST.—Ralph Holding Co. is reported to have sold 274-276 West 19th st, a 6-sty apartment house, "the Chesterfield," on plot 40x128.2 x irreg.

19TH ST.—The Nason Realty Co. has resold to Frederick Brown, the 12-sty store and loft structure at 106 East 19th st, on lot 25x92. This makes the third sale of the parcel within a month. The selling company acquired the property recently from the 557 5th Av Corporation, Benjamin Mordecai, which secured it in January from Charles E. Johnson in part payment for the business building at 557 5th av

34TH ST.—Estelle G. Winston sold 314 East 34th st, a 6-sty tenement, on lot 21.3x98.9.

36TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the estate of John E. Parsons, 30 East 36th st, 30 ft. by half the block, the 3-sty residence occupied by the late John E. Parsons, together with his stable in the rear at 29 East 36th st, size 23 feet x half the block. In addition, the same brokers have sold an undivided interest which the late John E. Parsons acquired in the property 211-213 Madison av. This plot was acquired through the same brokers some years ago by Messrs. John E. Parsons, J. P. Morgan, Morris K. Jessup and other residents in the neighborhood. The brokers stated that they were unwilling to give the name of the purchaser, but it was learned that it was a corporation.

53D ST.—The Goelet Realty Co. purchased from Frederick C. de Veau 59 East 53d st, a 4-sty dwelling, 16.8x100, adjoining the realty of R. W. Goelet, who owns the block front on the west side of Park av, from 53d to 54th st. Douglas Gibbons and Harris & Vaughan were the brokers.

LExINGTON AV.—The F. and M. Schaefer Brewing Co. has purchased from the estate of Ellen A. Corcoran 617 Lexington av, a 4-sty dwelling. After extensive alterations the building will be used for offices by the buyers. H. Neison Flanagan and James Kyle & Son were the brokers.

Manhattan—North of 59th St.

63D ST.—Harris & Vaughn sold for the Lexington Realty Co. the dwelling 151 East 63d st to Dr. Waiton Martin, who recently returned from the war zone in France. The purchaser will occupy, after the house has been remodeled, after plans by Frederick Sterner, architect.

67TH ST.—Henry L. Armstrong, of Oswego, N. Y., sold 39-40 West 67th st, three 5-sty flats, on plot 7x100.5.

80TH ST.—Bryan L. Kennelly sold for Mrs. Anna A. Peet to Blanch B. Humphreys 129 West 80th st, a 4-sty dwelling, with extension, 21x102.2. This property was scheduled to be sold at auction by Mr. Kennelly on February 16.

92D ST.—Eliza F. Kick is reported to have sold 142 West 92d st, a 3-sty dwelling, on lot 19.6x100.8.

96TH ST.—Henry M. Moeller sold to the Transborough Realty Co. the dwelling, 19.9x 101.2, at 68 West 96th st, for the estate of Martha L. Chilton.

114TH ST.—O'Reilly & Dahn resold for Agnes Farrell, 237 East 114th st, a 5-sty flat, on lot 25x100.

117TH ST.—The Dodge Realty Corporation purchased from the Martonbert Realty Corporation, Herbert R. Snyder, president, 146 West 117th st, a 5-sty apartment house, on lot 25x 100.11. The property was held at \$50,000. Alexander Selkin, as broker, represented the seller and Timme & Knoepe, as attorneys, the buyer.

131ST ST.—Kick & Sharrott sold for Henry Middendorf 131 West 131st st, a 3-sty dwelling, on lot 16x100.

134TH ST.—Philip A. Payton, Jr., & Co. sold for Estella A. Winston 28 West 134th st, a 5-sty flat, on plot 26x99.11.

141ST ST.—Kurz & Uren have sold for Lowenfeld & Prager the vacant plot in the southerly side of West 141st st, 225 ft. east of Lenox av, having 56.3 frontage in West 141st st by 70.5 in the rear and 99.11 deep on either side.

141ST ST.—Rose Schwartz has contracted to sell to Hugo Guttreund 351 West 141st st, a 6-sty tenement, on plot 30.9x100x irreg. He will give in exchange 404 West 46th st, a 6-sty tenement, on lot 25x100.5.

147TH ST.—Nason Realty Co. sold 547-553 West 147th st, a 6-sty elevator apartment house, on plot 100x99.11.

162D ST.—L. J. Phillips & Co. and Henry M. Moeller sold for James E. Hopkins, representing Coudert Brothers, as attorneys, 562 West 162d st, a 3-sty dwelling, on lot 19x99.11.

181ST ST.—The Sterling Building and Operating Co., J. J. Schwartz, president, has sold the Sterling Court apartment house at the northwest corner of 181st st and Audubon av, a 6-sty elevator structure, with stores, on plot 75x100. The purchaser is Thomas Ward, who gave in part payment the vacant plot 103x110, at the southeast corner of Haven av and 170th st, the sale of which was reported in last week's Record and Guide. George F. Fowler negotiated the deal, which involved about \$275,000.

MANHATTAN AV.—Robert A. Chesebrough sold the southeast corner of Manhattan av and 112th st, a 5-sty apartment house, on plot 32.11x100. The buyer is Elbert Miller, who owns the adjoining property at 314 West 112th st.

SEAMAN AV.—Seaman Construction Co. sold to a client of Julius H. Zieser 78-82 Seaman av, two 5-sty apartment houses, on plot 55x 100, which have been held at \$140,000. The buyer is Frederick Brown.

WEST END AV.—Philip A. Payton, Jr., Co. has sold for A. K. Wright, 672 West End av, a 5-sty dwelling, on lot 17x84.

Bronx.

FAIRMOUNT PL.—Joseph A. Wasserman has sold for Albert M. Banker the vacant plot 100x 100, in the north side of Fairmount pl, 128 ft. west of Southern blvd, to a builder, who will improve with two 5-sty new law apartment houses.

FREEMAN ST.—Joseph A. Wasserman sold for Meyer Futterman, 970-972 Freeman st, a 5-sty new law apartment house, on plot 41x135.

ROGERS PL.—James T. Barry sold to the Gerard Holding Corporation the 5-sty building 982 Rogers pl, on plot 60x82.

147TH ST.—Kurz & Uren sold for Lowenfeld & Prager 436 East 147th st, a 5-sty flat, on lot 25x100.

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Brooklyn, N. Y.

151ST ST.—Kurz & Uren have sold for Katherine S. Du Bois estate the plot 50x132 in the north side of 151st st, 100 ft. west of Courtlandt av.

179TH ST.—Lowenfeld & Prager sold to builders, for improvement, the plot, 240x50x92, forming the block front in the north side of 179th st, between Monterey and LaFontaine av.

185TH ST.—Lowenfeld & Prager have bought from H. Fish the two 5-sty new law flats, each 40x130, in the north side of 185th st, 120 ft. west of Southern Boulevard. In part payment the buyers gave the plot of twelve lots, 300x100, at the northeast corner of Monterey av and 178th st. Mr. Fish will improve the site with 5-sty apartment houses.

236TH ST.—Brady & Reale sold to Walter H. Rutter the plot, 100x100, on the southwest corner of 236th st and Napier av, Woodlawn Heights. The same brokers, in conjunction with D. A. Trotta, resold the plot to the Bronx Development Co., who gave in part payment 2490 Hoffman st, a 3-sty building, with store, on a plot 25x117.

BRIGGS AV.—Henry Shapiro has sold for M. A. Tynberg the triangular plot at Briggs av and 197th st, fronting 105 ft. in 197th st and 85 ft. paralleling Briggs av. This is part of an old farm owned by Mr. Tynberg before Briggs av was cut through. A strip 27 inches wide by 85 ft. 8 inches long, separates the westerly line from Briggs av. The purchaser has commissioned Katz & Feiner, architects, to prepare plans for a 1-sty brick garage building.

CLINTON AV.—Lawyers' Mortgage Co. has sold, through Clement H. Smith, 1975 Clinton av, a 2-sty house, on lot 16.8x100.

CRESTON AV.—Gaines-Roberts Co. has sold the row of apartment houses at 2534-2550 Creston av, according to report.

GRAND BOULEVARD AND CONCOURSE.—H. A. Douglas & Co. have sold for a client of McLernon Brothers, the dwelling, 2268 Grand Boulevard and Concourse, on plot 50x34, to Carl Rouvenac.

GRAND BOULEVARD AND CONCOURSE.—Henry Schwiebert sold for the Concourse Court Corporation to Henry Bassen the newly finished apartment house at the southwest corner of Grand Boulevard and Concourse and East 184th st. The house is on plot 56x96 and contains twenty-one apartments and seven stores.

SOUTHERN BOULEVARD.—The Martonbert Realty Corporation, Herbert R. Snyder, president, has purchased from the Cedar Construction Co. 1555 Southern Boulevard, a 5-sty new law house, with stores, on plot 40x100. The property was held at \$45,000.

VALENTINE AV.—S. Osgood Pell & Co. sold for Frederick Brown, a plot with a frontage of 268 feet, on the west side of Valentine av, 100 ft. north of 196th st. The buyer is a builder who plans to erect apartment houses.

WASHINGTON AV.—Roseff Realty Co. has sold 1312-1314 Washington av, two 5-sty flats, on plot 90x105.

Brooklyn.

McDONOUGH ST, ETC.—John Woodenbury and the Albany Av. Real Estate Co. sold dwellings at 243 McDonough st for Julia V. Yeoman to DeWitt C. Squires; at 175 10th st for E. H. Bennett to Patrick. McGonigle, and for Annie Liroff to Dominick Edmoy at 76 Utica av.

RYERSON ST.—Bulkeley & Horton Co. sold for the estate of John Bush 92 Ryerson st, a 3-sty dwelling.

43D ST.—Borough Hall Realty Corporation sold the vacant plot in the north side of 43d st, 200 ft. west of Fort Hamilton av, to a builder, who will erect two 4-sty apartment houses.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co. the 2-fam. house 553 77th st, on lot 18x100.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co., the 2-sty house, 573 77th st, on lot 18x100.

77TH ST.—Horace S. Ely & Co. sold for the estate of Emily H. Tubman sixteen lots in the south side of 77th st, near 15th av, to Roth & Morgen (Inc), who will improve with detached dwellings, with private garages.

BATH AV.—Meister Builders (Inc.) purchased from the F. & M. Construction Co. the five 2-sty buildings and stores at the corner of Bath av and Bay 16th st.

CONEY ISLAND AV.—Louis Gold has sold from the plans the 3-sty store building to be erected at the northwest corner of Coney Island av and Av U.

FLATBUSH AV.—Delack-Levey Co. report the sale of the entire block bounded by Flatbush av, Glenwood rd and Nostrand av. This property has a frontage of 300 ft. on Flatbush av and 248 ft. on Nostrand av, at junction of the Flatbush av and Nostrand car lines, and the terminus of the Nostrand av subway. This plot will be improved by the new owners with stores and apartments.

RIDGE BOULEVARD.—Frank H. Malone and H. O. Harris sold for Fannie L. Vanderhof the half block on the southeast corner of Ridge Boulevard and 76th st.

5TH AV.—Tutino & Cerny have sold for Levy Brothers (Inc.) to Ray Sugarman the two 3-sty stores and dwellings now in course of construction on the west side of 5th av, on plot 20x100, distant 95 ft. south of Ovington av.

GOWANUS CANAL.—Joseph P. Day sold to the Standard Oil Co. for the Frank Byrom Co., representing the heirs, Frank D. Creamer and J. Byrom Creamer, the waterfront property, with improvements having 100 feet on Gowanus Canal and 340 feet in 2d st. This sale gives the Standard Oil Co. control of a property extending northward to 1st st, and of a waterfront block extending from 1st to 2d sts on the Gowanus Canal.

Queens.

EDGEMERE.—The Lewis H. May Co. has sold to Belle Lichterman for the Clementine Silverman estate the property on the west side of Beach av, a 3-sty Colonial house, on a plot 80x155. This house was originally built by the late Clementine Silverman for her own occupancy. Mrs. Silverman was a prominent builder of New York. Emanuel S. Cahn, as attorney, represented the seller.

JAMAICA.—R. A. Schlesing sold to W. John Regling the 2-fam. houses, with store, at 236 New York av.

Rural and Suburban.

COLD SPRING HARBOR, L. I.—The one-time Harjes property, comprising about 170 acres, with Colonial residence, on the North Hempstead turnpike, between East Norwich and Cold Spring Harbor, L. I., has been sold by Otto H. Kahn to T. Ashley Sparks, of the Holland-America Steamship Co., for a summer home. The property was held at \$165,000, and was purchased by Mr. Kahn about two years ago. E. S. Willard & Co. were the brokers in the last transaction.

GREENBURGH, N. Y.—The Fox Realty Co. sold the estate of Eva B. Close on White Plains av to Miss Elizabeth B. Ginty, of New York, who will make extensive alterations and occupy. The property was held at \$60,000, and is located on one of the highest points in the Pocantico Hills, overlooking the estates of John D. Rockefeller and General Howard Carroll.

GREENWICH, CONN.—Charles Field Griffin & Co., in conjunction with L. Timmons, sold for D. A. Calhoun one of his two new residences in Calhoun drive, Greenwich, Conn., to G. Warland, of New York. The property consists of about two acres, a large modern Colonial house and garage, and was held at \$45,000.

LOCUST VALLEY, L. I.—Cocks & Willets sold a property for William D. Guthrie to I. Cozzens.

MT. KISCO, N. Y.—Julia Beverley Higgins has sold to Seth Bliss Hunt, of New York, five parcels of land between Mt. Kisco and Bedford belonging to the following persons: Willis Clark, Merritt Clark, estate of Jacob Miller, Magdalena Smith and estate of Jackson Light, about 40 acres in all. Mr. Hunt, who is connected with the Standard Oil Co., expects to build a handsome residence.

MT. VERNON, N. Y.—Burke Stone (Inc.) sold for the McLernon Realty & Construction Co. 521 Gramatan av, a 12-room residence, on a one-half acre plot.

ORANGE, N. J.—Feist & Feist (Inc.) sold for the Linwood Co. to Thomas T. Walsh the 2-fam. house, 21 Kenilworth pi; also for Thomas T. Walsh to Charles A. Morrell the vacant plot, 40x100, on the east side of Hillcrest terrace, 200 ft. north of South Orange av, East Orange.

RYE, N. Y.—S. Osgood Pell & Co. sold for the Van Wagenen estate a tract of about twelve acres on the north shore front at Milton Point. The property adjoins the estate of Piny Fisk and is in the immediate vicinity of the homes of Messrs. Wainwright, Crow, Denny and McCullon. This is the first sale of the Van Wagenen holdings in many years. The purchaser is A. C. Gwynne, who will improve the property with a residence.

SCARSDALE, N. Y.—Fish & Marvin sold for Davis Welsh a property on "Walnut Grange" to William O. Jarvis, who will improve for residential purposes.

WEST ORANGE, N. J.—Payson McL. Merrill Co. sold for the estate of George W. Stern to Dr. D. Webb Granberry a plot of four acres, with a large dwelling and stable, on Wildwood av, Llewellyn Park.

LEASES.

Complete Sun Building Rental.

The Monroe Clothes Shop has leased from the New York Sun through the Charles F. Noyes Company, at an aggregate rental of more than \$250,000, two upper floors of the new three-story fireproof building in course of construction on the old Sun site at Park Row and Frankfort street. The third floor will probably be subleased to a commercial school. This lease completes the rental of the building, which is not yet finished. Store and basement tenants include Cafe of the Hour, the Riker-Hegeman Company, Jewelry Shop of New York, the Park Row Restaurant, and Schulte. Negotiations are pending, through the same brokers, for the lease of the roof sign privilege on this building to a combination of American manufacturers at \$5,000 per annum, and Frederick Putnam Platt is now preparing sign schemes for this proposition.

Large Automobile Rental.

The Carl H. Page Motors Company, distributors for the Mitchell Motor Cars,

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
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SITES

Developers of

Queens Borough Real Estate

has leased, through Huberth & Huberth, from the Veronica Realty Corporation, the large point store at the junction of Columbus Circle, Broadway and Central Park West in the American Circle Building. The store which contains a little more than 2,000 square feet has been held at \$30,000 per annum or at the rate of \$15 a foot. This is said to be one of the largest rentals ever paid for automobile show room purposes and may set a new record for store space in that locality.

Firm to Change Location.

Stephen H. Tyng, Jr., & Company have leased the corner store in the Hotel Buckingham at Fifth avenue and 50th street to the Roseville Pottery Company, of Zanesville, O., which is now located at 133 Fifth avenue. The lease dates from March 1, 1916. The lessee, one of the leading potteries of the country, is making the change for the purpose of putting before the retail trade a special line of Paul-le-o pottery. The company will continue to carry its usual wholesale lines, as heretofore, at the new location.

Phipps Estates May Build.

The group of dwellings forming a plot 100x100.5 at the northwest corner of Madison avenue and 45th street may be razed and a tall mercantile building erected on the site, to be leased for the occupancy of Abercrombie, Fitch & Co., according to a report this week in real estate circles. The property is owned by the Phipps Estate. It is rumored that the lease, if closed, would involve close to \$1,500,000 in the aggregate.

Banker Takes Costly Apartment.

Eugene Meyers, Jr., the banker, has leased a twenty-four room apartment covering a floor and a half in the apartment house under construction at the northeast corner of Fifth avenue and 63d street. The lease is for ten years and is reported to involve a rental aggregating close to \$300,000 for the term. The brokers were the Douglas Robinson, Charles S. Brown Company, and Douglas L. Elliman & Company.

Hosiery Dealers to Move.

Peck & Peck, hosiery dealers, leased from the Oceanic Investing Company, through Frank B. Taylor, a store in the twenty-story building to be built at the southeast corner of Fifth avenue and 42d street. It will flank the entrance to the Astor Trust's banking room. They will pay about \$19,000 a year for 15 years.

New Branch for Lunch Co.

The Hartford Lunch Company has leased through Henry Shapiro and the Brett & Goode Company, a large store, on Eighth avenue, with an "L" to 33d street, in the Printing Crafts Building for fifteen years, at an aggregate rental of about \$100,000. The lessee will operate its seventeenth branch.

Manhattan.

AMES & CO. have leased for Samuel Sachs the two artists' studios in 128 West 34th st to M. L. Parker.

ALBERT B. ASHFORTH (INC.) leased apartments in 22 East 33d st to Vernon Steel; in 19 West 35th st to B. Bitskey; in 12 Gramercy Park to Mrs. Wilfred Rieber; in 10 West 32d st for the F. R. Wood-W. H. Dolson Co., and in 140 West 55th st to Charles C. Gerhardt.

ALBERT B. ASHFORTH (INC.) leased offices in the new Brokaw Building, 1457 Broadway, to the Northwestern Electric Co.; also the 9th floor of 7 East 38th st, through to 10 East 39th st, to A. Keyes & Co.; and in conjunction with Cozzens & Pierson the 3d loft at 32 West 32d st to Rapoport & Blumenfeld.

AARON BACHARACH has leased the store at the northwest corner of 2d av and 105th st to E. Vafiadis; also the store at the northwest corner of 7th av and 147th st to L. Ballington & Co.

BASTINE & CO. have leased the 8th floor at 36 East 22d st to the Advance Cloak Co., and the 4th floor at 91-93 5th av to B. O. Wright & Co., umbrellas.

BASTINE & CO. have leased the 6th floor at 29 West 21st st to the National Garment Co.; at 15 West 26th st the rear of the 11th floor to Friedman & Glotzer, furs; the front of the 3d floor to A. H. Kliyan & Co., and at 112 East 19th st space to the Schuman Textile Co., cotton fabrics and embroideries, R. H. Hays & Co. and the United States Worsteds Sales Co.

GEORGE A. BOWMAN has leased for Edward W. Browning space in the World's Tower Building, 110 West 40th st, to Dijon de Waray and Leon Mayer, who will conduct an aviation school.

FIRM OF LEONARD J. CARPENTER has rented for Mrs. Susan F. Catlin an apartment at 331 East 17th st to Mrs. Sue Barnett.

CROSS & BROWN CO. has leased at 211-215 West 19th st 30,000 ft. to George Harvey Co. as an automobile warehouse; at 56 West 45th st the 8th floor to Herbert S. Horde; at 314 West 34th st the 3d floor to Jacob Reffes; at 220 5th av space on the 18th floor to the Cloak, Suit and Skirt Manufacturers' Protective Association, in conjunction with Herbert Schley.

DUROSS CO. leased for John Leonard the 4-story building 340 West 16th st to Patrick Mullins for five years; for John W. Whelan the 3-story dwelling 182 Waverly pl to the Catholic Protective Society of the Archdiocese of New York, Ladies' Auxiliary, Rev. Thomas J. Lynch, treasurer.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 14 rooms and 3 baths from October 1, 1916, in the new 17-story house being constructed by S. Fullerton Weaver, on the Park av block front, 55th to 56th sts, to Richard C. Colt; also an apartment from October 1, 1916, in the building under construction at 470 Park av for Samuel A. Herzog to W. W. Mil-

ler, and in 116 East 63d st for Mrs. J. L. Durant to Lawrence Gourlay.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment of 12 rooms and 4 baths, formed by joining two single apartments, in the building under construction at 570 Park av for Bing & Bing to Joseph M. Macdonough; also an apartment in the building under construction at 156 East 79th st for Julius Tishman & Sons to Herbert F. Eggert, in conjunction with Malcolm E. Smith & Co.; renewed lease for a duplex apartment at 830 Park av to Raymond B. Price, and leased an apartment at 149 East 40th st to Miss Conway.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 18 rooms and 5 baths on the 17th floor of the new 18-story apartment house being erected on the block front between 55th and 56th sts, on the west side of Park av, for S. Fullerton Weaver to Lewis H. Lapham; an apartment of 14 rooms and 4 baths from Oct. 1 in the building under construction at 470 Park av to Ten Broeck M. Terbune; and in the building under construction at 101 East 74th st for Charles Mayer to J. Franklyn Myers.

EQUITABLE BUILDING CORPORATION rented large space at 120 Broadway to the United States Smelting and Refining Co., Mexican Petroleum Corporation, France and Canada Steamship Company, Ltd., Wabash Railway

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Co., Henry M. Ward, the Registrar and Transfer Co. and to Pittsburgh Steel Products Co.

JAMES J. ETCHINGHAM has leased for Robert Goellet the store at 1932 Broadway to the Economical Tire & Supply Co.

EWING, BACON & HENRY leased space to David P. Saltzman in 250 West 54th st; to Dr. George F. Kunz in 11 East 36th st to Willard Day, through Huberth & Huberth; in 136 West 52d st, and to the American La France Fire Engine Co. store at 250 West 54th st.

J. ARTHUR FISCHER has leased the 2-sty garage 882 St. Nicholas av; also for Peck & Zucca the three apartments in 120 West 49th st to Dr. Brewster, Clara Goodhart and Almire Muir respectively; and to J. Kaifer an apartment in 52 West 36th st.

M. FORMAN & CO. leased in 158-60 West 29th st a lot to Joseph Haynich; in 12-6 East 22d st to Moskowitz Brothers; in 18-22 West 24th st to J. Blumenthal & Brothers; and in 116-8 West 29th st a lot to the Annetta Waist and Dress Co.

FREDERICK FOX & CO. have leased the 1st loft at 29-33 West 36th st to S. Heim & Sons; the 9th loft at 20-24 West 37th st to Muller & Hochland; the 10th loft at 135-7 West 26th st to Adolph Schwartz; the 5th loft at 38-44 West 26th st to Kreiger Cloak & Suit Co.; the 4th loft at 127-33 West 26th st to Cobert & Knoller and Grauer & Horskowitz; the 4th loft at 147 West 26th st to Sternman & Hand, and the 10th floor at 41-43 West 25th st to Jacob Chapman & Bro.

A. N. GITTERMAN CORPORATION rented apartments in 200 Central Park South to Alexander S. Greig, vice-president of the St. Louis & San Francisco R. R. Co.; Joaquin I de a Lisboa, Hon. David F. Murphy, of the City Court, Richard Timmerseheid, Hugh Willoughby, Mrs. C. R. Robinson and J. C. Walker.

M. M. HAYWARD & CO. have leased for the estate of Thomas E. Crimmins a store in the building at the northeast corner of 99th st and Broadway to Samuel Davis, electrical supplies.

M. M. HAYWARD & CO. have leased for the Tudor Realty Co. for a long term the entire 5-sty building at 247-249 West 69th st to the American Storage Co., which have been at 604 West 48th st for the last 15 years. The aggregate rental is about \$100,000. The adjoining property, at Nos. 243-245, was sold a month ago by the same brokers to Robert Podgur who will erect a 6-sty apartment house.

M. & L. HESS (INC.) rented the 3d floor at 24-6 Wooster st to the Illumination Development Co.; space on the 8th floor at 112-14 East 19th st to the Schuman Textile Co.; on the 11th floor at 148-56 West 23d st to Carrie M. Jones; on the 3d floor at 53 West 24th st to Kirzon & Barstin; and in conjunction with B. Canning Miller on the 3d floor at 134-40 West 29th st to Joseph Meyer.

M. & L. HESS (INC.) have leased space for Charles Hirschhorn on the 11th floor at 148-56 West 23d st to Arthur Waist Co., the Arrow Novelty Co. and Schlessinger Steiner Co., and on the 8th floor to Hyman & Kahn; for Charles & Fred Hirschhorn space on the 5th floor at 13-15 East 22d st; space on the 3d floor at 134-40 West 29th st to the Queen Petticoat Co., and on the 8th floor at 30-2 West 15th st to Jacob M. Brennan.

J. C. HOUGH & CO. leased the upper floor at 18 Bowery, southwest corner of Pell st, to the Mann Fong Low Co. at an aggregate rental of about \$35,000.

HOUGHTON COMPANY has leased to Elizabeth W. Ehgott the 3-sty dwelling 304 West End av for the Paterno Construction Co.

CHARLES S. KOHLER has leased the large double store at 1389 St. Nicholas av for Mrs. Rose C. Newman to the Beck Shoe Co. for a long term.

E. H. LUDLOW & CO. have leased the 5-sty building at 123 Bowery, corner of Grand st, to the Manhattan Enameled Ware Co.

MARSTON & CO. leased apartments at 645-647 Madison av for the Blaskower estate to Edward F. Curtis and Marcia McClurg.

MARSTON & CO. leased the store and basement at 9 West 35th st to Julius Swartzwald for a 10-year term; also offices in 315 5th av to John T. Holmes.

SAMUEL H. MARTIN has leased offices in the Simpson Building, Broadway and 6th st, to the Charity Organization Society of New York.

SAMUEL H. MARTIN has leased for Thomas Simpson the store and basement at 1974 Broadway to the Kess Bright Manufacturing Co. of New Jersey.

HENRY M. MOELLER leased the store at 122 West 34th st for M. Michaleno, also the building at 146 West 34th st for a client of J. Romaine Brown & Co., 142 West 34th st for J. V. Mott and also 630 6th av.

MOORE & WYCKOFF leased a store at 993 Lexington av to M. Levides & Brother, dealers in Oriental rugs.

NEHRING CO., Jules Nehring, president, has leased the westerly store in 605-609 West 181st st at an aggregate rental of about \$3,000 per annum.

CHARLES F. NOYES CO. leased in 56 Beaver st the 3d floor to the Vessel Agency (Inc.). Extensive alterations are to be made to the building and it is to be rented to marine insurance interests.

CHARLES F. NOYES CO. has leased the building 211 Duane st for Edwin A. Ely to the Worcester Salt Co. for a long term of years; and the store 118 Maiden la to the Fairley Davidson Steel Co., occupants of 122 Maiden la.

CHARLES F. NOYES CO. has leased for Anna Hollander to Isaac Gerson the building 249 Front st; also a floor at 161-163 Grand st for R. J. Turnbull to the K. & M. Lithographing Co.

CHARLES F. NOYES CO. has leased for M. M. & A. Hall the 12th floor of 147-153 Waverly

pl to the American Refrigeration Co., and a floor at 19-27 West 21st st to S. Gelt, and a floor at 118-120 Maiden la to Edwin Alexander & Co.

CHARLES F. NOYES CO. has leased for M. M. & A. Hall the 12th floor of 147-153 Waverly pl to the American Refrigeration Co.; and a floor at 19-27 West 21st st to S. Gelt; and a floor at 118-120 Maiden la to Edwin Alexander & Co.

PEASE & ELLIMAN have leased for Harlan Stone, as attorney for the owners, the 5-sty dwelling 15 East 77th st to E. K. Dalziel.

PEASE & ELLIMAN have leased for Edgar A. Levy a large apartment in his new house at Park av and 81st st to Henry B. Gayley; also rented apartments in 601 Madison av to Miss D. C. Lemee; in 550 West 153d st to Robert Rowley; in 570 West 156th st to Mrs. Ida B. Kelley; in 723 St. Nicholas av to S. P. Guttridge; in 46 East 41st st to George H. Pride; and in 60 West 58th st to C. V. McGuire.

PEASE & ELLIMAN have rented, furnished, for Miss Norma Phillips her apartment in 149 East 40th st to Lorber B. Laidlaw; for Theodore T. Myers, as receiver, an apartment in the new house at 200 West 59th st to Aria Lechten; for O'Brien, Boardman & Platt, as attorneys, an apartment in the "Paul Revere," at Convent av and 147th st to Frederick O. Fuller.

PEASE & ELLIMAN have leased for Albert A. Newman, of Chicago, the 2d loft of 178 Fulton st; also at 131 Liberty st for G. R. Smith, represented by firm of Leonard J. Carpenter, 3d loft to the Inter-Seal Corporation; and offices in 44 Broad st to Stockholders' Service Corporation, Commercial Telegraphers Union, F. F. Ames, Gabriel Gengler, and additional space to L. L. Winkelman & Co.

PEASE & ELLIMAN have rented, furnished, for Mrs. A. C. Penfield the 5-sty dwelling 336 Riverside dr to Sidney Homer, the composer, and Madame Homer, of the Metropolitan Opera Co.; also for the estate of Francis Delafield to Miss Elizabeth Briers the 5-sty dwelling at 5 West 50th st; for Mark Rafalsky & Co., as agents, an apartment in the "Dorchester," at the north corner of Riverside dr and 85th st, to Albert C. Hoy.

PEASE & ELLIMAN have leased the 4-sty house 45 West 51st st for Dr. Thomas A. Howell to William E. Wheelock; also for the Morewood Realty Holding Co. an apartment in the "Admaston," at the northwest corner of 89th st and Broadway to B. E. Mayer; and apartments in 510 Park av to Mrs. Lillian Jones; in 1123 Park av to L. Epstein; in 150 West 80th st to Mrs. L. S. Strang; and in 570 West 156th st to Mrs. J. H. Eagle.

PEPE & BRO. have leased for the Levia Realty Co. the rear studio at 124 Waverly pl to R. F. Breuer for 1½ years at \$900 per annum.

JOHN PETERS has leased for Louise H. Clausnitzer to the Elite Coat & Apron Supply Co., 308 East 25th st, a 3-sty building.

JOHN PETERS rented for William Halladay to Mrs. N. McCarthy the 4-sty dwelling 309 East 14th st.

JOHN PETERS leased to Reinis & Rolland the store and basement at 210 East 14th st for a buffet lunch room; leased for Mary C. Therry parlor store at 216 East 14th st, and for Nicholas M. Daly to E. Berger store and basement at 436 East 9th st.

F. & G. PFLOMM leased the westerly store in the building now nearing completion at 32 and 34 West 29th st to the Domentz Fur Co.

L. J. PHILLIPS & CO. have rented 619 West 142d st for the M. Wilbur Dyer estate.

PORTER & CO. have leased for D. & J. H. Tonjes to Morris Weissman the store at 310 West 125th st; also for Ezekiel Fixman to Matthew C. Hanley the 3-sty dwelling 268 West 130th st; and leased for William Colgate to George T. Minor the 3-sty dwelling 247 West 131st st.

LEWIS B. PRESTON (INC.) leased an apartment in 214 West 92d st to Dario Resta.

M. ROSENTHAL CO. leased the 9th floor at 236-238 5th av to the H. H. Hamilton Co., and the 4th floor to the Jacobs Wechsler Co.

M. ROSENTHAL CO. leased the Perfect Patent Folding Box Co. the store and basement at 30-32 West 24th st, and to Goldstein & Sattig the 9th floor at 39-41 West 38th st.

M. ROSENTHAL CO. leased to the Baer Mfg. Co. the 2d loft in 36 East 31st st; also to the Zeeco Waist Co. the top floor in the building at the northwest corner of 6th av and 28th st.

M. ROSENTHAL CO. leased to M. Katcher & Brothers the 6th floor at 67-9 Irving pl; also to William Stickle & Co. the 9th floor at 140 5th av; space in 24-26 East 21st st to Peerless Metal Decorating Co., Robert August, Morris Drachman and Columbia Button Works.

MORRIS ROSE and LEWIS L. ROSENTHAL have leased for Lewis Reihman the store and basement at 1368 Broadway to Sol Mintz, haberdasher.

ALFRED J. ROWANTREE has leased for M. M. Hayward & Co., as agents for the Hayward Estate, the entire four lofts and the rear basement at 427-429 Broadway to Robbins Bros. and the National Carpet Manufacturing Co.; for the Equitable Life Assurance Society the top loft at 520-522 Broadway to Walsh Brothers; for Alfred Duane Pell the 1st loft at 626 Broadway to M. Kaplan, completing the renting of the building; for Bastine & Co., as agents, the 3d loft at 91-93 5th av to B. O. Wright & Co., completing the renting of the building; for Thomas & Eckerson, as agents, the 3d loft at 110-114 West 32d st to E. B. Goodman & Co. (Inc.), completing the rental of all lofts of the building; and for Bastine & Co., as agents, the top loft at 29 West 21st st to the National Garment Co.

SHAW & CO. have leased for Mrs. Mary W. R. Dohrman for 21 years the entire building at 340 Lenox av, at the southeast corner of 127th st.

ROY SCHERICK and Cross & Brown Co. leased the 7th floor of 33-35 West 46th st to S. Schwarsenski, furrier, of 8-14 East 38th st.

ROY SCHERICK has leased for the Ritz Realty Corporation to Gottle Co., jewelers and goldsmiths, who have been for thirty years at Union sq and 17th st, the 8th floor in 32-36 West 46th st for ten years.

ROY SCHERICK has leased in 12 East 46th st the 5th floor to N. Imandt, merchant tailor, and the 3d floor to George H. Inglis, merchant tailor, for long terms; also to E. H. Finman, importer of upholstery fabrics, the 5th floor in 33 West 46th st, in conjunction with the Cross & Brown Co.

SLAWSON & HOBBS leased for Burlock E. Rabell, as attorney, the 3-sty dwelling, 234 West 71st st, to Gilbert Elliott.

SLAWSON & HOBBS have rented the private house 309 West 84th st for George W. Fuller to E. H. Kohn.

SLAWSON & HOBBS have leased dwellings at 108 West 69th st for John J. Sweeney to James Toomey, and at 48 West 71st st for Mrs. E. Robert to Mrs. C. C. McQuade, and 15 West 82d st to Mrs. M. C. Lee.

SPEAR & CO. have rented for the George Backer Construction Co. the 4th loft in 99-103 Madison av to Miller & Co., dress manufacturers.

UNITED MERCHANTS REALTY & IMPROVEMENT CO. leased the store at 239 Broadway to Lawrence Riesner, who will take possession on May 1, after making extensive improvements, and will open a gents' furnishing establishment. Mr. Riesner now conducts chain stores throughout the middle West. This is his first store in the East, which he intends to make his main headquarters.

VAN VLIET & PLACE have leased for five years 15,000 sq. ft. in 407-409 West 13th st to Aubert & Sons.

CHARLES B. WALKER has leased for the Third St. Realty Co. the 10th floor of 570-574 West Broadway to the Improved Stay Co.; for the Graham estate space in 206-208 Canal st to I. Bickman; in 209 Centre st to the Champion Shoe Machinery Co.; for P. Murphy loft in 86 Walker st to the General Bindery; and for the estate of James Bruce a loft in 206 Centre st, through Hall-Berwin Corporation.

WM. A. WHITE & SONS have rented the entire building at Nos. 106-108 Beekman st to Mr. Arthur C. Robertson.

WM. A. WHITE & SONS have rented the 3d loft at 541 Broadway to Alexander & Co.; the 4th loft at 483-485 Greenwich st to W. K. Jahn; the 6th loft in 97 Wooster st to Kahane & Sandman; the 7th loft at 25 East 4th st to Sarasohn & Berkowitz, and associated with Spear & Co. the 6th loft at 25 East 24th st to White-Freiman (Inc.); also office space in the Anderson Building at 12-16 John st to Joseph Klimpl.

Bronx.

JOSEPH A. WASSERMAN leased for E. C. Spear, the Park Theatre, in East 180th st, near Southern Boulevard to A. J. Fookes.

Brooklyn.

BULKLEY & HORTON CO. leased the 3-sty factory 12 Steuben st to the Berg & Beard Mfg. Co.; also the large corner store at 253 Myrtle av to Mary Callen; in the same building a store to the City of New York; and the 3-sty dwelling 1084 Dean st to Mrs. William Weichum.

PEASE & ELLIMAN have leased for the Schulte Realty Co., for a long term, the store and basement 575 Fulton st, to the Beck Shoe Co., for a branch.

CHARLES E. RICKERSON has leased 44 Lincoln pl, a 2-sty dwelling, to Henry S. McIlvain, and 539 Baltic st, a 2-sty stable, to Dominick Doherty.

RULAND & WHITING CO. leased for C. H. Wohlens the store and basement in 764 Broadway to the Golden Shoe Co.

Queens.

LEWIS H. MAY CO., Rockaway Park Office (Inc.) has leased for Jacob J. F. Ehrgett cottage on Washington av, Rockaway Park, L. I., to W. J. Musselman.

LEWIS H. MAY CO. has leased for Catherine E. McKenna her property on Broadway and Oak st, Far Rockaway, L. I., to Dr. Joseph Weiner, of New York, for the season.

CROSS & BROWN CO. has leased for Frederick Ayer, for a long term of years, with purchase privilege, the plot taking in the entire block on the south side of Harris av, between the Boulevard and Sherman pl, Long Island City, containing about 23,000 sq. ft. The tenant is the Northeastern Supply Co. and substantial buildings will be erected for its business.

Suburban.

HARRY ADLER (INC.) and Leon Feist leased for the estate of Stephen H. Plum the store and basement in 843 Broadway, Newark, to the Quality Clothes Shop (Inc.), Samuel J. Unger, president.

AMES & CO. have leased for M. E. McNair the 3-sty dwelling and acreage on Myrtle av, Great Neck Estates, to S. T. Henry.

AMES & CO. have leased the entire 4-sty building at 477 6th av for the Wendel estate to Christ Rompapes, stationer, as an uptown branch of his present business now located at 25 Madison st; also have leased the store and loft at 520 6th av for M. J. Murphy to Locker Brothers & Cohn for a clothing business.

JULIA BEVERLEY HIGGINS has let for Pierre Jay his cottage at Mt. Kisco to Henry B. Parsons for the summer.

FEIST & FEIST (INC.) leased for the Public Service Gas Co. the store at 11 Central av, Newark, to Miss Mae E. McKee, ladies' apparel; also for the Universal Caster & Foundry Co.

the upper part of the building, 135-139 Jackson st, Newark, to the French Mfg. Co.

PAYSON McL. MERRILL CO. has rented for Mrs. Thomas F. White to Frederick Mullerschnall her property at Cedarhurst av and Aueroach la, Cedarhurst, L. I.

PEASE & ELLIMAN leased to W. B. Devereaux, Jr., the "Homestead Farm," at Syoset, L. I., for one year.

PELL & TIBBITS have leased for the Wampage Realty Co. to L. A. D. Percival, president of the Amalgamated Paint Co., the California bungalow on Rium Beach dr, at Sands Point, L. I.

JOHN F. SCOTT, in conjunction with Douglas L. Elliman & Co. and E. S. Voss, rented for the Hewlett Bay Co. one of its new houses, on the East Rockaway rd, Hewlett, L. I., to Herbert I. Foster, of Dednam, Mass.

HERBERT A. SHERMAN has rented for Henry E. Duncan, of the Mutual Life Insurance Co., his residence in Grace Church st, Rye, N. Y., consisting of a large house, garage and about five acres of land, to Robert B. Symington, for the summer, furnished.

WAMPAGE REALTY CO. has leased the large Colonial house at Wampage Shores, Port Washington, through Baker Crowell (Inc.) to A. E. Norden for the season of 1916.

L'ECLOSE, WASHBURN & CO. have leased the James W. Jacobus' house at Great Neck, L. I., to William Hodge, of New York.

REAL ESTATE NOTES.

AMES & CO. have been appointed agents of the store and apartment property at 491 7th av.

CHARLES F. NOYES CO. has been appointed agent for the Delmonico Building, 56 Beaver st.

DUFF & CONGER have been appointed agents for 16-20 East 9th st.

WM. A. WHITE & SONS have been appointed agents for 17 West 54th st.

CHARLES F. NOYES CO. has been appointed managing agent for 123 Stanton st, 25 Park pl, also 191-201 Barclay st, Newark, N. J.

IRA A. LURIE and John M. Thompson have removed their offices to the new Astor House Building, 217 Broadway.

HOUGHTON COMPANY has been appointed agent for 137 West 64th st, 147 West 71st st and 218 West 72d st.

FREDERICK WINANT was the broker in the recently recorded sale of 345 East 121st st for Henry E. Jones to Morris Schlossheimer.

CROSS & BROWN CO. has been appointed managing agent for 211-215 West 19th st; also for 49-53 West 39th st.

GERMANIA LIFE INSURANCE CO. is issuing a service bulletin for the benefit of its field force. The first bulletin was sent out last month.

JOHN A. STEINMETZ was the broker in the sale of 2081 Vyse av, 4-sty apartment house, for Frederick Hoffman to Thomas J. Kavanaugh.

G. TUOTI & CO. were the brokers in the recently recorded sale of 305 East 63d st for the Bond & Mortgage Guarantee Co. to Angelo Lombardo and Joseph Casale.

EDWARD M. LIVINGSTON and Montgomery P. Crook have incorporated under the firm name of Crook & Livingston Co., to transact a general real estate and insurance business at 10 East 43d st.

LOWENFELD & PRAGER have just issued a booklet containing a list of their properties, together with prices and description. Brokers and others interested may obtain a copy of this booklet upon application at 149 Broadway.

RICHARD DICKSON reports the sale of \$100,000 worth of Bronx real estate, contracts for which have been entered into, at his office this week. Full particulars of the deals will appear within the next two weeks.

LOGAN O. TIMBERLAKE of Brooklyn is the buyer of the property at 50 and 52 West 69th st, reported sold last week by Arthur Curtiss James. Plans have been filed by Henry C. Pelton for erecting on the site a 5-sty residence to cost \$75,000.

ALPHONSE MOUTANT is the buyer of the Burrill apartment house at 638-644 West 160th st, sold by the Podwil Realty Co. through Arnold, Byrne & Baumann. The 4-sty loft building at 49 West 22d st was given in part payment.

WOLFSOHN & AUGUST have been appointed agents by the Fordham Road Corporation for the taxpayer now being erected at the northeast corner of Fordham rd and Grand Boulevard and Concourse, and by the Concourse Estates Corporation for the four 5-sty apartment houses now being erected on the plot, adjoining.

PEASE & ELLIMAN announce that Clement H. Burnap, who has for years been in the mortgage brokerage business and was formerly associated with them, has renewed his connection with the firm, and is at the 55 Liberty street office. They also announce that since his return, he has placed close to \$1,000,000 in loans.

WILLIAM M. THOMAS, for many years well known in real estate circles in Manhattan as senior member of the firm of Thomas & Eckerson, and who died July 1 of last year at Bay-side, left real estate valued at \$149,925 and personal belongings and money in the bank amounting to \$16,916.35. The entire estate was left to his widow, Mrs. Mary R. Thomas.

NELSON, LEE & GREEN have added to their organization as brokers Albert M. Crowe, until recently with Brown Brothers; Walter J. Rich, who has been operating in real estate in New Jersey from his Westfield office; Francis E. Sutphen, who for five years conducted a brokerage business at 110 West 34th st; Arthur Pelletier, of the Mutual Life Insurance Co., and A. J. Cagin, formerly with E. J. Hanley, of 161 Broadway.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ONE of the most remarkable features of the present building material market is the absence of concessions in every line. It is to be expected that structural steel might be relieved of the necessity of making concessions for new business and even seek a premium for prompt deliveries because of the heavy orders affecting various steel capacities from the belligerent countries. The layman as well as the specifier may well ponder the reflected stiffness in such lines as common and front brick, stone, slate, lime, plaster, linseed oil and study the results such trends will have upon future building.

One year ago at this time the building material market was full of fear because of lack of forthcoming building construction. There were assurances given on February 7 that the then meager supply of brick on hand would be sufficient to carry the market through until the brick manufacturing season got under way. Prices had gone up fifty cents to \$5.75@ \$6.25 but were hard to maintain. Today the price in this market for even ordinary Hudson river brick is \$3 higher a thousand, and there would not be many who would be very much surprised if the price touched ten dollars again before the season opened.

The coal situation is much to blame for present stiff prices. Labor also has considerable to do with the firmness. But every manufacturer of building material is and has been for some time laying up large quantities of fuel. In the Hudson river district the brick manufacturers have been stacking coal, but not to the same extent that other lines have been doing. This means that if the coal supply is clogged in any way when the brick manufacturing season starts there is likely to be a continuation of the present high levels of basic building materials, especially of brick.

Reports from 139 cities of the United States to Bradstreet's show a total of 12,818 permits filed in January this year, with an estimated total expenditure of \$52,761,278. This is a decrease of seven-tenths of 1 per cent. in number of permits, but a gain of 19.8 per cent. in values. Compared with 1914 the decrease in permits is 22 per cent., but the gain in values is 7 per cent. It is probable, indeed, that complete figures for January may swell expenditures so that the high record total for January, that for the year 1913, may be exceeded, whereas the latter year's total is 5 per cent. larger. Following is the usual summary of permits and expenditures by groups:

	No. of		Values		Compared with last year	
	1916	1915	1916	1915	I	D
New Eng'd..	21	1,083	\$7,774,452	I 12.4	I 3.1	
Middle.....	28	3,029	17,492,963	I 2.1	D 1.2	
Western.....	19	2,314	6,084,555	I 44.9	I 42.3	
Northwestern	17	1,218	12,362,268	I 8.2	I 88.0	
Southwestern	11	980	2,034,014	I 10.4	I 11.8	
Southern....	24	2,067	3,068,358	I 24.3	I 34.2	
Far-western..	19	2,127	3,944,673	D 42.7	I 3.6	
Total U. S.	139	12,818	\$52,761,278	D .7	I 19.8	

Building material manufacturers themselves are evidencing some uneasiness about the effect high costs of building materials may have upon spring construction. But they say they are between two fires; shortage of coal and scarcity of labor. Dealers maintain that it will be dangerous to advance prices any higher because it will scare off new construction.

As a matter of fact neither high cost of materials nor over-abundance of plan filings is going to govern the spring and summer building movement in this dis-

trict. The real dominant factor is the ability to fund the operation. The key to the eastern building situation today is the mortgage situation. Once the money is provided the cost of materials will bear little relation as to whether the structure is to go ahead or not.

In every building operation there are three primary factors, demand, cost and availability of funds. Given all three in favorable form and the operation will take building materials whether they are high or low. But the greatest of these is money. Since the first of the year there has been a liberal supply of available money, but the holders, looking with disfavor upon the rapid changes in character of various locations, have been

insisting upon greater equity in exchange for the accommodation or have been restricting the size of the loan. Even higher rates of interest have not been able to swerve this policy.

But if the demand is there the restrictions regarding the money factor can be removed for actual demand makes for good rents and a quick turn over on a building investment is, after all, practically the major consideration of the projector. Judging by the volume of estimating being reported by architects, there is a healthy demand for certain types of new buildings today and, that being the case, there ought to be a demand for building materials this year practically regardless of price.

COMMON BRICK.

Storm Holds Back Movement in Wholesale Market.

COMMON brick movements out of the wholesale market have been seasonable. Arrivals exceeded sales, but a great deal of brick has been moving out of dealers' stacks. Brick-laying has been intermittent, owing to weather conditions, which are partly responsible for the poor wholesale showing made. At Haverstraw one of the Cornell tugs was expected to come down with a few barges yesterday morning, but up to the hour of going to press it had not started.

Official transactions for Hudson River brick covering the week ending Thursday, Jan. 27, in the wholesale market, with comparison for the corresponding period last year, follow:

1916.			
Open Barges, left over, Friday A. M., Feb. 4-15.			
	Arrived.	Sold.	
Friday, Feb. 4.....	0	0	1
Saturday, Feb. 5.....	7	0	2
Monday, Feb. 7.....	0	0	1
Tuesday, Feb. 8.....	0	0	1
Wednesday, Feb. 9.....	0	0	0
Thursday, Feb. 10.....	0	0	5
Total.....	7	0	10

Reported en route, Friday, Feb. 11-4. Condition of market, firm. Prices: Hudsons, \$8.50 and \$9; covered Hudsons, \$9 and asked; Raritans, \$8.50 and \$9 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$8.75 and \$9.75 (yard). Cargoes left over Friday A. M., Feb. 11-28. Covered sold, 1. Covered, 0. Left over covered barges, 7. Open barges left over, 12.

1915.			
Left over, Friday A. M., Feb. 5-8.			
	Arrived.	Sold.	
Friday, Feb. 5.....	0	0	0
Saturday, Feb. 6.....	0	0	0
Monday, Feb. 8.....	0	0	0
Tuesday, Feb. 9.....	0	0	0
Wednesday, Feb. 10.....	0	0	0
Thursday, Feb. 11.....	0	0	2
Total.....	0	0	2

Condition of market, steady. Prices: Hudson, open cargoes, no quotations; covered, \$5.75 and \$6.25. Newark, yard, \$7.00 and —. Left over Friday A. M., Feb. 12-66. Covered, 0. Covered sold, 4. Left over covered barges, 36. Left over open barges, 6.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1916.....	29
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 10, 1916..	114
Total No. bargeloads sold Jan. 1 to Feb. 10, 1916.....	86
Total No. bargeloads left over Feb. 11, 1916	28
Total No. bargeloads left over Jan. 1, 1915	64
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 11, 1915.....	92
Total No. bargeloads sold Jan. 1 to Feb. 11, 1915.....	26
Total No. bargeloads left over Feb. 12, 1915	66

PLAN FILINGS.

	Week ending,			
	Feb. 10, 1915.		Feb. 11, 1916.	
	No.	Cost.	No.	Cost.
Manhattan.....	6	\$1,127,000	3	\$300,000
Bronx.....	41	1,459,300	14	543,000
Brooklyn.....	65	338,750	81	565,400
Queens.....	31	66,650	45	82,805
Richmond.....	10	65,650	14	11,080
Totals.....	153	\$3,057,350	157	\$1,502,285
Last week, 198. Estimated value, \$1,801,380.				

Tile.—At the thirteenth annual convention of the Interstate Mantel and Tile Dealers' Association this week new standards were proposed for protecting the architects of the country against indiscriminate dealers who figure on bids for standard quality tile and then supply inferior grades. This is in line with the effort of the ceramic interests, led by Emil Kohler, of the American Encaustic Tiling Company; F. W. Walker, of the Beaver Falls Tile Company; George Esp, of the Robert Rossmau Company; N. E. Loomis and R. E. Jordan, of the Mosaic Tile Company; B. F. Eskesen, of the Matawan Tile Company; W. B. Cheney, of the Robertson Art Tile Company, and others, to protect the tile standards and thereby save the industry from falling into disfavor among architects.

The convention was the largest ever held. Robert Beck, of Chicago, was re-elected president. Mr. Beck holds the office for the third successive term. In the working out of the plan for shutting out the irresponsible dealer the Tile Manufacturers' Representatives Club of this city, of which R. E. Jordan is president, will play a large part in that complaints by architects regarding quality and standards, etc., may be filed with that organization.

Wood Mantels.—The National Wood Mantel Manufacturers' Association in its official report to the credit branch of the organization reported this week that during the last year a sharp return to favor of this commodity has been noted and firms that formerly were in the wood mantel business on a large scale and later took on other wood working lines are again throwing in larger capacity for the manufacture of these lines. The Columbia Mantel Company, of Louisville, is devoting practically all of its capacity to this line and the old firm of Steul & Thuman, which has, of late years, been devoting most of its capacity to bed-room furniture, is again manufacturing wood mantels on an increasingly large scale. J. W. Lantry, of the firm of William H. Jackson Company says he has felt the improvement in inquiry and ascribes it to the large space devoted in the popular magazines to home furnishings showing in almost every picture a fireplace of some sort and almost invariably with a wood mantel.

Fireplace Fixtures.—Frank H. Graf, of the Frank H. Graf Manufacturing Company, has given informal warning to the trade that higher prices will soon have to be listed for andirons in brass, steel and copper, because of the increasing cost. He intimated that if the situation becomes any more acute it may be necessary to sell these products by weight.

CURRENT WHOLESALE PRICES.

TESTIMONIAL DINNER TO R. P. MILLER

By the Joint Committee on City Departments,
Celebrating Completion of Building Code Revision

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Feb. 10, 1916.

Note.—Current price changes are indicated by black-face type.
Hudson common\$8.50@9.00
Raritan common 8.50@ 9.00
Second hand common..... 4.00@ 5.00
Newark (yard) 8.25@ 8.50
Front or face20.00@36.00
CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland, Spot.....\$1.67@ —
Over 30 days.....@ \$1.72
10c. bag; returns on bags.
Mill base 1.05@ 1.15
Con. Rosendale Nat. to dealers. 1.00@ —
Dealers price to job..... 1.20@ —
7½c. bag; returns on bags.

Alsen's GermanNo Quotation
Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in.....stiff 1.10
Trap rock, ¾ in.....stiff 1.00
Bluestone, 1½ in.....firm .90
Bluestone, ¾ in.....firm 1.00

GLASS, Window—from jobbers' list—
Discounts.
Window, 1st three brackets.....90-10
All other single thick.....89
Double thick90- 5
Plate, discounts off lists up to 5 ft.90-10
Plate, discounts off lists over 5 ft.90-10-5

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in.\$0.85
¾ in.80
P. S. C. gravel..... .95

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

Exterior—
4x12x12 in..... \$0.0875
6x12x12 in..... .0875
8x12x12 in..... .006
10x12x12 in..... .125
12x12x12 in..... .156
Interior—
2x12x12 in..... \$0.044
3x12x12 in..... .044
4x12x12 in..... .05
6x12x12 in..... .066

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing.\$1.55@ \$1.60
Eastern common 1.15@ 1.37½
Hydrated finishing 8.50@ 9.50

LINSEED OIL—
American Seed City Raw.....\$0.73@ \$0.77
American Seed City Boiled..... .72@ .76

LUBRICANTS (Mineral):
Black, refined, summer.....\$0.12½@ \$0.13
Black, reduced, 27 gravity,
35@30, c. t.....\$0.15@ —
Wax, crudeper lb. .04@ \$0.05
Cylinder, light filtered..... .25@ .28
Cylinder, dark, steam, refined.. .17@ .25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in.....\$21.00@ \$25.50
14 to 16 in..... 28.00@ 32.00
Heart face siding 4-4 & 5-4@ 28.00
Flooring, 13-16x2½ & 3 ins. 13.50@ 26.25

Hemlock, Pa., f. o. b. N. Y., base price, per M.....@ 21.50
Hemlock, W. Va., base price per M.....@ 19.50
Hemlock, Eastern mixed cargoes@ 20.00
(To mixed cargo price add freight \$1.50.)
Spruce Canadian\$24.00@ \$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4, 18 and 20 ft.....\$27.00
9 in., 16 ft. and under..... 28.00
Add \$1.00 per M. for each inch over 13 ins.
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side\$26.00
LATH (Eastern spruce f. o. b. N. Y.):
1½-in. slab\$3.75@ 4.00

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton.....\$9.50@ \$10.50
Mill base 8.50@ —

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

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

SLATE (Per Square, N. Y.):
Penn. Bangor ribbon.....\$4.12@ \$4.75
Munson, Maine, No. 1..... 5.50@ 7.75
Munson, Maine, No. 2..... 4.50@ 6.75
No. 1 red..... 10.00@ 12.00
Unfading green 4.00@ 6.00
Genuine Bangor 4.75@ —
Pen Argyle 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (Tidewater):
Beams & channels up to 14 in.2.169c@ 2.569
Beams & channels over 14 in.2.169c@ 2.569
Angles 3x2 up to 6x8..... 2.169c@ 2.569
Zeas and tees2.169c@ 2.569
Steel bars, half extras.....2.169c@ 2.569

THE testimonial dinner to Rudolph P. Miller by the Committee on City Departments attracted a notable gathering of the men who have most to do with building the modern New York. The one hundred and fifty—all that the banquet hall at the Building Trades Club could hold—who enjoyed the fine menu which Steward Forbes had provided, was a very representative "cross-section" of the architects, engineers, builders and fire underwriters of the city.

The six societies represented by the Committee on City Departments are: New York Chapter, A. I. A., the Building Trades Employers' Association, American Institute of Consulting Engineers, Brooklyn Chapter, A. I. A., New York Society of Architects, National and New York Boards of Fire Underwriters.

D. Everett Wade, chairman of the committee, as presiding officer, introduced the Toastmaster, Public Service Commissioner Henry W. Hodge, of national engineering fame, who had with him at the high table, Hon. George McAneny, Hon. Henry H. Curran, Robert D. Kohn, President Crawford of the Building Trades Employers' Association, Secretary Samuel B. Donnelly, C. F. Shallcross and George W. Babb of the National Board of Fire Underwriters. Messrs. Alfred Ludwig, P. J. Carlin, Robert J. Morehead, John W. Moore and William J. McDermott, Superintendents of Buildings, who were consulted by Mr. Miller in the preparation of the code, were also honor guests.

An Appreciation.

The testimonial to Mr. Miller was given in appreciation "of the efficient and tactful service rendered by him to the City of New York, and particularly to the architectural, engineering and building professions, in drafting a building code." Incidentally the dinner was also in celebration of the seventh anniversary of the Committee on City Departments, which has performed and will continue to perform an important public service.

It was a pleasure to note the presence of such men as Francis Kimball, architect of the beautiful Trinity Building; Daniel E. Moran, improver of the pneumatic caisson used in modern foundation work; C. G. Smith, secretary of the German-American Fire Insurance Company, who has made the cause of safe construction almost his life work; Frank E. Conover, George E. Morris, Robert Christie, Otto M. Eidlitz, Lewis Harding, Francis N. Howland, Benjamin D. Traitel, Ronald Taylor, M. F. Westergren, all foundation stones in building trade organizations.

Among the engineers of various orders, besides Moran and Hodge, there was Owen Brainerd of the firm of Carre & Hastings, and Reginald P. Bolton, Guy B. Waite, who built the first reinforced concrete building in Manhattan; Albert Oliver, J. P. H. Perry, of the Turner Construction Company; George A. Just, long president of the Board of Examiners; Robert W. Boyd and Charles N. Kent, H. F. J. Porter and A. L. A. Himmelwright.

Of architects, there were C. B. J. Snyder, who builds our public schools; Billie Emerson, who President McAneny says was the first to mention Mr. Miller's name to him as the man for Superintendent of Buildings in Manhattan; Julius Franke, J. Riley Gordon, Frank Goodwill, L. C. Holden, F. Livingston Pell, Emery Roth, T. E. Snook, A. P. Windolph, Frederick C. Zobel, Oscar Lowinson, Adam Fischer, Samuel Sass.

Chairman Wade of the Joint Committee, in calling the gathering to order when the cigars had been lighted, said this was the first social affair in the history of the committee, which was made up of thirty picked representatives of seven associations of architects, engineers, builders and underwriters with a view of co-operating with the various

city departments for the best interests of the public.

Its first serious undertaking was an effort to prevent the adoption of a faulty building code. That effort developed into the constructive work of formulating an acceptable code. The committee held long and frequent sessions. It sat upon the work of sub-committees and struggled with the pros and cons of material men whose interests might be helped or jeopardized by this or that provision.

Fruitless Work.

"After some four years of continuous effort our work was set aside," continued Mr. Wade. "Our wives began to organize anti-code societies and said: 'What is the use of your deserting your families, sitting up nights and formulating ordinances which will never be passed?'"

"All our work apparently thrown away did seem discouraging, but a turn came and in the light of the new building code which New York finally adopted in 1915, a code which is having an influence in all cities throughout the country, we may feel that our six years of work had some little value after all.

"To-night we celebrate the achievement of that code by honoring its chief author, with whom we have been glad to co-operate during the work of many years. It is gratifying to have the presence of Mr. McAneny upon this occasion since it was he who has accomplished many things affecting building affairs of New York. We may recall now that one of his first acts in public office was to appoint as Superintendent of the Bureau of Buildings, Rudolph P. Miller, and one of his last acts was to achieve a new building code under the guidance of Rudolph P. Miller."

Mr. McAneny's Talk.

An ideal toastmaster was Mr. Hodge, brimful of jest, story and reminiscence, and he introduced as the first speaker the Hon. George McAneny.

Mr. McAneny is a famous speaker when he is in the mood, and on this occasion he was. He spoke for half an hour on the inside history of building code revision. He referred to the Building Department as "a great creating force," and to the work of code revision as "a work of more consequence to every man, woman and child in New York City than anything else."

"It means, by the rules it lays down, that there shall be consideration for the safety, health and comfort of every person. There is not one who will not feel the beneficence of this patriotic man, who devoted six years of his life to this work."

The speaker referred also to Mr. Miller's work, in an advisory capacity, in connection with the proposed limitation of building height and the districting of the city, and described the time when all these things were being done as epochal.

Alderman Curran spoke of Mr. Miller as having been selected to revise the code because it had been found that he could be trusted. The Alderman knew little about building regulations, they had learned to trust him, and they delegated to him this work.

Other speakers were Robert D. Kohn, who on this occasion spoke of the appreciation which the architects of the city had for Mr. Miller's work; George W. Babb, of the National Board of Underwriters, and President Crawford of the Building Trades Association.

Mr. Miller's Response.

The speech of the guest of honor, Mr. Miller, was, first, an expression of appreciation of the honor paid to him; second, a disclaimer that the new code was his work only, and, third, a narrative of the way the revision was carried to successful completion.

Among those who had aided him in his duties he mentioned first of all President McAneny, Robert D. Kohn and the Joint Committee, Julius Franke, Henry W. Hodge and Otto M. Eidlitz, the Advisory Council's committee; C. B. Meyers, the

late Charles Israels, Prof. Woolson, whose model code he had ever before him; the committee of the Real Estate Board, the committee of the Building Managers, and the Superintendents of Buildings.

Mr. Miller said some of the sections were re-written fifteen or sixteen times, and none less than three times. At the outset he had recognized the necessity of carrying forward the work step-by-step instead of trying to revise the code as a whole. Two dangers would confront the code. One was the danger of mis-interpretation; the other was the danger of a defiant official.

In behalf of the Joint Committee, Chairman Wade presented Mr. Miller with a gold watch, a further testimonial of appreciation of his public service.

During the speaking, occasional appreciative references were made to the latest revision of the Underwriters' National Code, recently completed by Prof. Woolson as chief author. Mr. Babb in his address spoke of the national board's appreciation of Woolson's work in that relation. On this occasion the former head of an engineering department of Columbia University was chairman of the dinner committee. Associated with him in this function were Messrs. R. P. Bolton, William Emerson, J. Edward Snook, J. C. Schaeffler and Fred G. Webber.

WILL THE CIVIL ENGINEERS MOVE?

The Question Now Being Voted on by Members of the American Society.

The house of the American Society of Civil Engineers in West 57th street, now appraised at \$325,000, was the first engineering building in the country. Now the question is going out to the members of the society if they are willing to leave it and go to the Engineering Societies Building in West 39th street. Thirteen years ago when the same question was voted on the answer was in the negative.

There have been two offers made which are briefly stated in the Engineering Record as follows:

(A) That a two and one-half story addition be made to the United Engineering Society Building at a cost estimated at \$225,000, and not to exceed \$250,000. That the American Society of Civil Engineers shall pay for this addition if the cost does not exceed the latter figure, and if said cost does exceed \$250,000, the additional expense shall be borne by the United Engineering Society.

That the American Society of Civil Engineers shall then become an equal owner in the whole enlarged property on the same terms as each of the three present founder societies, and occupy as much space as it may need on the two floors to be added.

(B) That the American Society of Civil Engineers become one of the founder societies by the payment into the United Engineering Society treasury of a sum of money equal to that which each of the three founder societies has paid, the estimated amount being \$240,000. This sum to be invested in interest-bearing bonds and held for the benefit of the United Engineering Society, of which the American Society of Civil Engineers would then become a part. That these bonds would be available in case it should later be found necessary to enlarge the building; otherwise, the income would be available for the activities of the United Engineering Society as the founders may determine. The American Society of Civil Engineers to occupy such part of the sixth and seventh floors as it needs.

The property of the United Engineering Society now stands free and clear of all debt, and there is a reserve fund of \$70,160.89 for amortization of the building and for depreciation and repairs, and if the first offer is accepted this society will have an equal ownership in the entire enlarged property with the three other societies for practically the same amount of cash which each of

them has expended up to the present time.

If offer B is accepted many of these present occupants will necessarily have to seek other quarters, and, as the work of the four societies grows, eventually there will be room only for the four founder societies. It is true that the proposed addition may be made when necessary, but in the meantime the building will have lost the character of a headquarters for all professional activities, and will be only the home of the four founder societies.

WAGE INCREASES.

Seventy-five Per Cent. of Union Men Have Work to Do This Winter.

The structural steel erectors employed in New York City and vicinity, who belong to Local Union No. 40 of the order of Housesmiths and Bridgemen, have received an advance in wages of \$5 to \$5.30 a day, taking effect February 1.

Other recent increases are reported by Secretary Tomkins of the Building Trades Council:

On January 1 the metallic lathers were raised from \$5.30 to \$5.50, and the mosaic workers, from \$4.50 to \$5. Machinists were advanced from \$5 to \$5.50 on November 1. Last October the slate and tile roofers were raised from \$5 to \$5.50. The plasterers have been accorded an increase of \$5.50 to \$6, to take effect April 1, and the rockmen and excavators will be raised at the same time from \$2.50 to \$2.80. Next January tile layers will be advanced from \$5.50 to \$6, according to an agreement just concluded with their employers.

Secretary Tomkins from reports made by business agents estimates that about 75 per cent. of the union men in the building trades have work to do, subject only to weather conditions. And judging from plans filed he expects a busy year, especially in the Bronx, in Long Island City and Queens generally, and in the Bay Ridge districts.

Reasons for the Abandoned Plant

A private electric plant costs \$6200 a kilowatt exclusive of the foundation. Yet these plants, still in good condition, are being abandoned for Edison Service and sold for what little they will bring

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Prize Plans for Workingmen's Houses.

The Immigrants in America Review announces a prize competition and public exhibition of plans, sketches, grouping and arrangement for the housing of immigrants in America.

The prizes are offered by the Roosevelt America First Fund and are divided into two groups: I, Housing Plans; II, Plan for a Railroad Construction Gang Boarding Car.

The Housing Plans are divided into three groups: A, Single Family House; B, Combined Family and Lodging House; C, Boarding House or Community Dwelling. The first prize is \$1,000; the second prize \$500; and the third, fourth and fifth prizes \$100 each.

The prizes for the best plans for the Railroad Construction Gang Boarding Car are: First prize, \$200; second prize, \$100.

The members of the Jury and the times and places of the exhibitions will be subsequently announced. The contest closes May 1, 1916. All inquiries with reference to this competition should be addressed to the Immigrants in America Review, 20 West 34th street, New York City.

"BALL OF THE GODS."

Society of Beaux Arts Architects Celebrate—Proceeds to Help Students.

Last night, at the Hotel Astor, the Society of Beaux Arts Architects gave the "Ball of the Gods," the proceeds from which are to be devoted to advancing the educational work of the society, in helping young architects, sculptors and painters, and the general advancement of the arts. Last night's affair surpassed, if possible, in conception and splendor the famous Venetian Fete which was given two years ago by the same society.

The character of the ball was mythological and the guests were all in costumes, which ranged widely from Egyptian to Greek. The ball was opened with a pageant, which was divided into three parts, Hindu, Egyptian and Greek, which were each in turn subdivided into a further number of groups. The pageant was intended to realize a fanciful conception of some Olympus where all the gods who were supposed to exist might be supposed to meet. The Goddess Hera was represented by Mrs. John Jacob Astor, and Artemus, by Mrs. Leonard M. Thomas. The band of Bacchantes was led by Mrs. Gordon Knox Bell, and the band of young women in the rainbow ballet was led by Miss Juliana Cutting as Iris. General dancing followed.

The scenery and decorations of the ballroom were beautiful in the extreme, and demonstrated clearly the talent and ability of those responsible for them. J. M. Hewlett deserves the credit for the artistic effect obtained, as the designs and execution were directly under his supervision. The scenario of the pageant was prepared by Howard Greenley and George Chappell, and the music was arranged by Kenneth M. Murchison. The costuming of the Hindu tableaux was under the direction of Mrs. George F. Brush, assisted by Paul Manship, Barry Faulkner and Homer St. Gaudens. Mrs. John W. Alexander arranged the scenes from Greek mythology.

The following are included in the list of patronesses: Mrs. Henry Payne Whitney, Miss Janet Scudder, Mrs. Albert Herter, Miss Elsie de Wolfe, Mrs. Leonard M. Thomas, Mrs. Payne Whitney, Mrs. Douglas Robinson, Mrs. Archer M. Huntington, Mrs. Price Post, Miss Ethel Barrymore, Miss Dorothy Donnelly, Miss Mary Pearsall Field and Mrs. Pablo Casals.

Plans for New Dwelling.

Henry C. Pelton, architect, 8 West 38th street, is preparing the plans and specifications for a five-story, fireproof dwelling to be erected at 50-52 East 69th street, opposite the new home of Commodore Arthur Curtiss James, which is now nearing completion. The projected

dwelling will be for Logan O. Timberlake, of Brooklyn, and will be built of brick, with a facade of limestone and granite. The structure will occupy a plot 37x100 feet. The cost is estimated at \$75,000.

New Quarters for the Grolier Club.

Bertram G. Goodhue, architect, 2 West 47th street, will prepare the plans and specifications for the proposed new clubhouse to be erected at 47-49 East 60th street for the Grolier Club, Edward G. Kennedy, president. This club is now located at 29 East 32d street. The site of the projected structure is in the new club center of Manhattan and within a short distance of the recently completed buildings for the Knickerbocker and Colony Clubs. The details of the operation are not available at this time and will be announced in a later issue.

West End Avenue Project.

The Philton Holding Co., Inc., care of Edward Isaacs, attorney, 55 Liberty street, has purchased the property, No. 672-678 West End avenue, at the southeast corner of 93d street, and it is expected that the site will be improved by the erection of a high-class apartment house. No definite details of this project have been determined to date, and it is likely that active operations will not be started for some time.

Costly Dwelling Planned.

Plans will soon be started by McKim, Mead & White, architects, 101 Park avenue, for a handsome residence to be erected at 13-14 East 79th street for Mrs. Thomas Newbold, 289 Madison avenue. The proposed structure will be five stories in height and will be built on a plot 38x100 feet. The cost is expected to exceed \$100,000.

PERSONAL AND TRADE NOTES.

Robert Gaw was recently appointed town engineer of North Bergen, N. J.

Hyde-Murphy Co., Ridgeway, Pa., has moved its Eastern office from 507 Fifth avenue, to 10 East 43d street.

Walter S. Schneider, architect, has recently moved his office from 12 West 31st street to 345 Fifth avenue.

P. T. Frankl, interior decorator, formerly located at 101 Park avenue, has moved his studio to 28 West 63d street.

Francis X. Cleary has been made New York manager for the Electric Service Supplies Co., with offices at 50 Church street.

Charles Whitley Mullin, architect, has moved his offices from 153 Remsen street, Brooklyn, to 507 Fifth avenue, Manhattan.

George P. Bender, consulting engineer, has opened offices for the practice of his profession in the Equitable Building, 120 Broadway.

Herbert O. Weigand, architect, Forest Hills, L. I., desires catalogues and samples from manufacturers and jobbers interested in the building trades.

Callahan, Kingsley Co., Inc., 343 West 52d street, steam heating, has taken over the business heretofore conducted by M. J. Callahan Co., at the same address.

Thomas L. Gleason, architect, formerly of the firm of Shattuck & Gleason, has opened offices for the independent practice of his profession at 12 Pine street, Albany, N. Y.

H. G. Balcom, consulting structural engineer, 10 East 47th street, is continuing the practice formerly conducted by the firm of Balcom & Darrow, at the same address.

Cox & Lafferty, representatives of the Imperial Glass Co., Bellaire, Ohio, have moved their offices and showrooms from 25 Park place, to larger quarters at 1140-1146 Broadway.

T. M. Bryan, architect, formerly at Key West, Fla., is now located in his new offices in the Elliston Building, Lakeland, Fla., and desires catalogues and samples from manufacturers.

Sheridan & Co., heating and plumbing contractors, have moved their office and shop from 412 Tompkins avenue to larger and better equipped quarters at 421 Tompkins avenue, Brooklyn.

Kent-Costikyan Trading Co., Inc., importer of Oriental rugs, has moved its showroom from 8 West 38th street to new quarters at 485 Fifth avenue, opposite the New York Public Library.

G. W. Buchholz, formerly chief engineer for the North Eastern Construction Co., 225 Fifth avenue, has joined the staff of the Snare & Triest Company, contracting engineers, 233 Broadway.

Wise & Ginsburg, architects and civil engineers, 11 Bloomfield avenue, Passaic, N. J., have opened a branch office in the Post Office Building, Nutley, N. J., and desire samples and catalogues from manufacturers.

Stone-Wood Engineering Corporation has moved its offices from 30 East 42d street, to 775 First avenue, where it has two floors devoted to offices, laboratory for the testing of raw materials and storage rooms.

Robert Keich, architect, who has been identified with the firm of Owsley, Boucherle & Owsley, and later with Owsley & Owsley at Youngstown, Ohio, will open an office for the independent practice of his profession at Warren, Ohio.

John Ihlder, who for the past five years has been field secretary of the National Housing Association, resigned that office in order that he might take up the work of executive secretary of the Ellen Wilson Homes Company, in Washington.

C. Burt Clark, formerly manager of sales for the Schroeder Lamp Works, has recently become sales agent for Salem Bros., manufacturers of art glass domes, and Henrich Sentker & Co., manufacturers of reflectors, and has opened an office and showroom at 110 West 34th street.

Walter L. Clarkson, city engineer of Bayonne, N. J., has been instructed by the City Commissioners to prepare a new building code. Districts will be determined in which no frame structures will be permitted to be erected and other steps will be taken to lessen the danger from fire.

Frank H. Williams, State Engineer, in his annual report, states that he intended to submit to the Canal Board plans for the construction of additional canal terminals in New York City, where \$9,740,000 is to be expended. He says that he has entered into negotiations with the city officials for the acquiring of the necessary land.

Prof. William H. Burr will retire next June after long service as professor of civil engineering at Columbia University. He will be eligible for a pension from the Carnegie Foundation for the Advancement of Teaching. Professor Burr, born in Watertown, Conn., in 1851, has been professor of civil engineering in Columbia since 1893. He served on the Isthmian Canal Commission of Presidents McKinley and Roosevelt, and in 1911 was appointed by Governor Dix, of New York, to the advisory board for the consideration of the State Barge Canal project.

Architectural League.—In connection with the annual exhibition now being held in the Vanderbilt Galleries of the Fine Arts Building, 215 West 57th street, a series of lectures by prominent architects and painters is to be given. The series will begin tonight, with Ralph Adams Cram's lecture on "An Experiment in Mediaeval Building Methods Near Philadelphia." Next Saturday evening, February 19, Edward Howland Blashfield will lecture on "Preparedness and Efficiency in the Fine Arts." On Saturday evening, February 26, the last of the series will be the lecture on "Landscape Architecture in America," by Ferruccio Vitale.

Walter I. Willis.—Upon the invitation of Wm. C. Redfield, United States Secretary of Commerce, the Queens Chamber of Commerce appointed its Secretary, Walter I. Willis, to attend a conference in Washington on February 4 and 5, to study the work of that department.

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Personal and Trade Notes (Continued).

More than thirty secretaries of the leading commercial organizations of the largest cities of the United States were shown the work of the various bureaus of the Department of Commerce. Mr. Willis says: "The work of the Bureau of Foreign and Domestic Commerce in promoting the foreign trade of the United States was of especial interest. This bureau has recently appointed many new commercial attaches to countries both in Europe and South America in order to develop the business opportunities for the manufacturers in the United States. As a result of this conference there will undoubtedly be a close co-operation in the future between the Department of Commerce and the various Chambers of Commerce throughout the United States in the work of foreign trade promotion."

OBITUARY.

Thomas Frederick Day, a building contractor, died of pneumonia, at his home, 42 St. Marks avenue, Brooklyn, Thursday, February 3. He was born in London, England, fifty-two years ago and had lived in Brooklyn for the last thirty years. He is survived by his widow and a son.

Charles Van Riper, a retired building contractor, who had been active in his profession in the Bronx for more than fifty years, died at his home, 414 East 144th street, Wednesday, Feb. 9. He was born in this city seventy-two years ago. Mr. Van Riper was a pioneer in the development of the Bronx and built many apartments and private houses in that section. He is survived by his widow, a son and three daughters.

NO ARCHITECTS SELECTED.

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

MECHANICSVILLE, N. Y.—The Ondawa Lodge, No. 820, F. & A. M., Field S. Clute, 411 Broadway, contemplates the erection of a 3-sty Masonic temple here. Architect and site not selected.

SARATOGA SPRINGS, N. Y.—The Adirondack Landlord Corp., D. W. Mabee, president, 54 Circular st, is receiving competitive sketches for a 1-sty bank building, 70x46 ft, at the southwest corner of Broadway and Church st, to cost about \$75,000 to \$100,000.

WEST HOBOKEN, N. J.—St. John's Episcopal Church, on premises, contemplates the erection of a parish house at 314 Palisade av. No architect selected.

HOBOKEN, N. J.—The Consumers Ice Co., A. J. Volk, president, care of A. J. Volk Co., 670 Bergenline av, West New York, N. J., contemplates the erection of an ice manufacturing plant here to cost about \$200,000. No architect selected.

COHOES, N. Y.—Mater Misericordiae French Catholic Church, Rev. Father Geo. E. Gagne, 122 Vliet st, pastor, contemplates the erection of a 1½-sty brick church in Vliet st. No architect selected.

ALBANY, N. Y.—The Albany Medical College, Thos. Ordway, dean, 58 Eagle st, contemplates the erection of a college building here. No architect selected. Project will probably not go ahead for two or three years.

OGDENSBURGH, N. Y.—The Combined Lodges, F. & A. M., Ed. Pearson, 115 Washington st, Porter Johnson, trustee, in charge, contemplates the erection of a 3-sty masonic temple, 50x90 ft, at Washington and State sts. No architect selected.

NEW BRUNSWICK, N. J.—Temple Anshe Emeth, Max Lederer, president Board of Trustees, contemplates the erection of a synagogue here to cost about \$25,000. No architect selected.

BINGHAMTON, N. Y.—The City of Binghamton, Board of Education, M. R. F. McCarthy, 43 Main st, president, contemplates the erection of a school in Oak st to cost about \$200,000. No architect selected. Common Council will be asked for an appropriation.

BUFFALO, N. Y.—The Second United Presbyterian Church, care Rev. Walter Hopping, 509 East Utica st, Buffalo, is raising funds for the erection of a church here to cost about \$25,000. No architect retained.

SCHENECTADY, N. Y.—A company to be formed, Sol Levi, 322 State st, interested, contemplates the erection of a theatre and store building at 206-210 State st, to cost about \$125,000. No architect selected.

ALBANY, N. Y.—The Cathedral of the Immaculate Conception, Rev. Fr. Jos. A. Delaney, pastor, 12 Madison pl, contemplates the erection of a parochial school at 130-136 Elm st. No architect selected.

PLANS FIGURING.

BANKS.

MARCELLUS, N. Y.—Harry D. Phoenix, 417 Union Building, Syracuse, architect, is taking bids to close March 15 for a 2½-sty bank and public library building, 35x50 ft, in Main st, for the First National Bank of Marcellus, Dr. John Parsons, president. Cost, about \$100,000.

PLAINFIELD, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, architects, are taking bids to close Feb. 17 for a 3-sty bank and office building at the northwest corner of North and Park avs, for The State Trust Co., R. Henry Depew, president. Cost, about \$50,000.

CHURCHES.

MANHATTAN.—Cram & Ferguson, 15 Beacon st, Boston, Mass., and 33 West 42d st, Manhattan, architects, are taking bids for a cathedral nave at Morningside Heights, Amsterdam av and 112th st, for the Cathedral of St. John the Divine, Bishop D. H. Greer, 7 Gramercy Park. Cost, about \$2,000,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Bids will close Feb. 23, at 2 p. m., for furnishing and delivery of all furnishings and equipment for the northeast wing of the Newark City Hospital in Camden st. H. J. & J. V. King, Union Building, 9-15 Clinton st, Newark, architects.

MUNICIPAL WORK.

NEWARK, N. J.—The Passaic Valley Sewerage Commissioners, Jos. H. Quigg, Essex Building, clerk, is taking bids to close March 14 at 2 p. m. for part of section 4 of the outfall sewer works, consisting of sedimentation basins, effluent and intake conduits and all appurtenant work. Wm. M. Brown, care of owner, chief engineer.

LEWISTON, N. Y.—The Village of Lewiston, Board of Water and Light Commissioners, Michael Burke, president, is taking bids to close Feb. 15, at 8 p. m., for a water system here to cost about \$39,000. A. O. Peabody, Lewiston, N. Y., engineer.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael I. Fagen, city Clerk, City Hall, is taking bids for repaving Grand st to Lehigh Valley Railroad, Johnston av, from plans by Chas. A. Van Keuren, City Hall. Bids will close Feb. 17 at 2 p. m.

STATEN ISLAND SOUND, N. Y.—The U. S. Government, Col. W. M. Black, U. S. Engineer, Army Building, 39 Whitehall st, Manhattan, is taking bids to close March 7 at 12 m. for dredging and removal of rock and boulders.

PUBLIC BUILDINGS.

MANHATTAN.—A. B. Fry, 731 Custom House Building, supervising chief engineer, is taking bids to close Feb. 23 at 2 p. m. for rearrangement of mezzanine floor and painting of Federal Court House and Post Office building at Broadway and Park row, for the U. S. Government, Washington, D. C. James A. Wetmore, Washington, D. C., acting supervising architect.

BATAVIA, N. Y.—Bids will close Feb. 24, at 3 p. m., for the 1-sty post office building at the northwest corner of West Main and Jefferson sts for the U. S. Government, Hon. W. G. McAdoo, secretary, Jas. A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect. Cost, about \$85,000.

SAG HARBOR, L. I.—The Village of Sag Harbor, William R. Reimann, is taking bids for a 1-sty jail, 20x30 ft, in Division st. Bids will close at 4 p. m., Feb. 21.

SCHOOLS AND COLLEGES.

RICHMOND HILL, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, has completed plans for a 2-sty brick and limestone parochial school 60x115 ft, to be built at the corner of Greenwood and Brandon avs, for the Roman Catholic Church of the Holy Child, Rev. Father Thos. A. Nummy, pastor. Cost, \$25,000. Architect will be ready for bids about Feb. 15.

BALDWIN, L. I.—Bids will close Feb. 28, at 8 p. m., Tredwell T. Smith, secretary, in charge of bids, for a 2-sty brick school here for the Board of Education of Baldwin. Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, about \$40,000.

LACKAWANNA, N. Y.—Bids close Feb. 21 for an addition to the 3-sty high school, also to the grade school in Johnson st, near Poland st, grade school in Holbrook near Ingham st, and grade school in C st, near 11th st. Neal Dunning, Builders' Exchange, Buffalo, architect.

DUNKIRK, N. Y.—F. J. Berlenbach, 260 Graham av, Brooklyn, architect, is taking bids for a preparatory school here for the Passionist Fathers, Provincial Rev. Father Clement Lee, West Hoboken, N. J. Cost, about \$125,000.

MORRISTOWN, N. J.—The Board of Education of Morristown, John Conklin, 133 Speedwell av, chairman of building committee, is taking bids to close Feb. 25, at 8 p. m., for the 3-sty public high school at Early st and Aton av, from plans by Guilbert & Betelle, 665 Broad st, Newark. R. D. Kimball Co., 15 West 38th st, Manhattan, heating, ventilating and electrical engineer. Cost, about \$215,000.

ROCHESTER, N. Y.—Bids will close February 21 at 12 m. for School No. 37 at Post av and Congress st, for the Board of Education, Municipal Building, J. S. Mullen, secretary. Gorden & Madden, 300 Sibley Block, architects. Cost, about \$90,000.

AMSTERDAM, N. Y.—Bids will close March 1 at 8 p. m. for a 2-sty school, 135x50 ft, on Vrooman av, near Edson st, for the Board of Education of Amsterdam, Wm. McCleary, president. Leland Niles, 81 Minaville st, architect. Cost, about \$40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

38TH ST.—Wortmann & Braun, 114 East 28th st, have completed plans for alterations to the bachelor apartments at 24 East 38th st, for Edward Leasehold Co., Inc., 111 Broadway, Frank J. Feffel, president. Cost, about \$25,000.

84TH ST.—Geo. F. Pelham, Inc, 30 East 42d st, has been commissioned to prepare plans for a 9-sty apartment at 40-42-44 West 84th st, for Herman Axelrod, 200 West 72d st.

23D ST.—James S. Maher, 431 West 14th st, has been commissioned to prepare plans for a 6-sty apartment, 357-359 West 23d st, for James J. Riordan, 347 West 18th st.

84TH ST.—Chris. J. Jeppeson, Inc., 62 West 45th st, has been selected as steel engineer for the 9-sty apartment at 40-44 West 84th st, for Herman Axelrod, 200 West 72d st. George F. Pelham, Inc., 30 East 42d st, architect.

BROADWAY.—C. B. Brun, 405 Lexington av, has completed plans for alterations to the 6-sty apartment, 100.11x100 ft, at 2574 Broadway, for S. Borchardt, 230 West 97th st. Cost, about \$2,750.

DWELLINGS.

61ST ST.—Raleigh C. Gildersleeve, 303 5th av, has completed plans for alterations to the 4-sty brick residence at 8 East 51st st, for M. Taylor Pyne, Jr., 520 Park av. Walter C. Collins, 15 West 38th st, general contractor. Cost, about \$15,000.

86TH ST.—Excavating is under way for the 6-sty residence, 99x49 ft, in the north side of 86th st, 100 ft east of 5th av, for Morton S. Plant, Groton, Conn. Guy Lowell, 22 East 47th st, architect. H. C. Meyer, Jr., 101 Park av, heating engineer. M. Reid & Co., Inc., 114 West 39th st, general contractors. M. McGrath & Co., Broadway, Astoria, L. I., granite. Cost, about \$300,000.

PARK AV.—Frederick Junius Sterner, 154 East 63d st, has completed plans for alterations to the 5-sty residence, 20x75 ft, at the northeast corner of Park av and 71st st, for Henry A. James, 20 West 12th st. Cost, about \$25,000.

HALLS AND CLUBS.

110TH ST.—Louis A. Abramson, 220 5th av, is preparing plans for a Y. W. H. A. building, at 31 West 110th st, for the Y. W. H. A., on premises. Mrs. Israel Unterberg, president. Cost, about \$12,000.

HOTELS.

7TH AV.—McKim, Mead & White, 101 Park av, are preparing preliminary plans for a 12 or 16-sty hotel, 200x200 ft, on the east side of 7th av, between 32d and 33d sts, for the Pennsylvania R. R. Co., 7th av and 32d st. Cost, about \$4,500,000.

STABLES AND GARAGES.

161ST ST.—Elisha H. Janes, 124 West 45th st, is preparing plans for a 4-sty garage, 50x99 ft, at 519 West 161st st, for James E. Bradley, 1 Madison av, owner, who will take bids on separate contracts about Feb. 16. Cost, about \$30,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—H. C. Pelton, 8 West 38th st, has completed preliminary plans for a 12-sty store and loft building at the southeast corner of Madison av and 32d st for the 149 Madison Av Corp., Thos. O'Gallaghan, president, 96 Broadway. F. A. Burdett & Co., 16 East 33d st, steel engineers. Marc Eidlitz & Son, 30 East 42d st, general contractors. Cost, about \$250,000.

LEXINGTON AV.—Preliminary plans are in progress by engineers for alterations and additions to the department store at Lexington av and 58th st for Bloomingdale Bros., 59th st and 3d av. Buchman & Fox, Madison av and 42d st, and Benj. W. Levitan, 20 West 31st st, associate architects. C. Matlock, 30 East 42d st, steam engineer. Thos. Barwick, 126 Liberty st, electrical engineer.

16TH ST.—George & Edward Blum, 505 5th av, are preparing plans for a 12-sty store and loft building, 53x125 ft, at the northeast corner of 16th st and Union sq for M. S. & I. S. Korn, 505 5th av. Chas. E. Mayer, 30 East 42d st, engineer. Cost, about \$200,000.

BROADWAY.—Renwick, Aspinwall & Tucker, 8 West 40th st, have completed plans for alterations to the 5-sty office building at 63-65 Broadway, 78 ft south of Rector st, for the American Express Co., 63 Broadway. Cauldwell-Wingate Co., 331 4th av, general contractor. Cost, about \$75,000.

GREENE ST.—The Low-Parker Engineering Co., 45 Broadway, is preparing plans for a 12-sty store and loft building, 87x100 ft, at 104-110 Greene st, for P. W. Rouss, 549 Broadway. Architect will take bids on general contract and steel about Feb. 15. Northern Wrecking Co., 103 Park av, has wrecking work. Cost, about \$110,000.

LISPENARD ST.—James S. Maher, 431 West 14th st, has completed plans for alterations to the loft and office building at 50 Lispenard st, for Gertrude W. Vanderbeck, 431 West 14th st. Total cost, about \$20,000.

118TH ST.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for additions and alterations to the store and loft at 146 East 118th st, for the Trinity M. E. Church, Inc., Geo. B. Ketcham, 393 East 161st st, treasurer. Katz & Leibowitz, 271 West 125th st, general contractors, who desire bids on subs and materials. Wrecking will start March 1. Cost, about \$25,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

FINDLAY AV.—Wm. Koppe, 830 Westchester av, has completed plans for a 5-sty apartment, 62x88 ft, on the west side of Findlay av, 178 ft north of 169th st, for the Ivor Realty Corp., 150 Nassau st, owner and builder. Cost, about \$50,000.

PARK AV.—Frank J. Schefcik, Park av and 176th st, has been commissioned to prepare plans for two 5-sty apartments on the west side of Park av, 102 ft north of 179th st, for the J. W. Cornish Construction Co., Morris av and 177th st.

170TH ST.—George & Edward Blum, 500 5th av, are preparing plans for three 5-sty apartments at the northwest corner of 170th st and Grand Blvd and Concourse, for H. S. & S. O. Crystal, Inc., 47 West st, owners and builders. Cost, about \$200,000.

198TH ST.—M. W. Del Gaudio, Tremont and Webster avs, has completed plans for a 5-sty apartment, 41x107 ft, at the northeast corner of East 198th st and Creston av, for the Bush Realty Co., care of architect. Cost, about \$40,000.

HOME ST.—Gold er & Goldberg, 149th st and 3d av, are preparing sketches for two 5-sty apartments in Home st, between Longfellow and Westchester avs, for Max Cohen, 790 Riverside Drive. Cost, \$15,000 to \$20,000 each.

CHURCHES.

178TH ST.—B. H. & C. N. Whinston, 148th st and 3d av, are preparing plans for a 1-sty temple, 45x85 ft, at 77 East 178th st, for the Sons of Israel, Herman Berkowitz, president, 77 East 178th st. Cost, about \$30,000.

DWELLINGS.

MT. VERNON AV.—Chas. Schaefer, Webster and Tremont avs, is preparing plans for two residences on Mt. Vernon av, near 241st st, for William Peters, East Tremont av and Boston rd.

FACTORIES AND WAREHOUSES.

174TH ST.—Buchman & Fox, 30 East 42d st, are preparing plans for a 6-sty factory, 40x97 ft, in the north side of 174th st, 136 ft west of Park av, for the Tremont Silk Co., 428 4th av, Carl A. Jacobs, president. Cost, about \$70,000.

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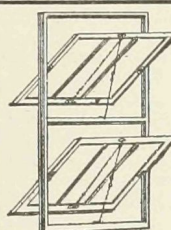
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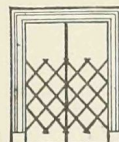
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Contemplated Construction (Continued).

HOSPITALS AND ASYLUMS.

167TH ST.—Louis Allen Abramson, 220 5th av, is preparing plans for a home for the aged at 167th st, between Teller and Findlay avs, for the Daughters of Jacob, 301-303 East Broadway. Chauncey Matlock, 30 East 42d st, mechanical engineer. Cost, about \$400,000.

SCHOOLS AND COLLEGES.

MT. ST. VINCENT-ON-HUDSON, N. Y.—The College of Mt. St. Vincent, Mother Josepha, Mother Superior, contemplates the erection of a \$100,000 school here.

STABLES AND GARAGES.

PROSPECT AV.—M. J. Garvin, 3307 3d av, has completed plans for a 1-sty public garage on the east side of Prospect av, 175 ft north of 177th st, for Nathan and Louis E. Levy, 3287 3d av. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

FEATHERBED LA.—Katz & Feiner, 305 5th av, have completed plans for a 1-sty brick store, 25x60 ft, on the north side of Featherbed la, 58 ft east of Nelson av, for David Kaufman, 937 Hoe av. Cost, about \$3,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

14TH AV.—Laspia & Salvati, 525 Grand st, are preparing plans for a 4-sty apartment, 65x96 ft, at the southwest corner of 14th av and 35th st, for Rinze Vanderveen, 961 52d st, owner and builder. Cost, about \$25,000.

60TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty apartments, 20x80 ft, in the north side of 60th st, 280 ft east of 7th av, for the D. & A. Realty Co., David Linder, 5204 5th av, president and builder. Cost, about \$10,000.

BEVERLY RD.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 50x90 ft, at the northwest corner of Beverly rd and East 29th st, for Chas. Donin, 618 Hopkinson av, owner and builder. Cost, about \$5,000.

HOWARD AV.—Cohn Bros., 363 Stone av, are preparing plans for a 4-sty apartment, 73x70 ft, at the northeast corner of Howard and Sutter avs, for Nathan Halperin, 822 Eastern Parkway, owner and builder. Cost, about \$50,000.

HOWARD AV.—Cohn Bros., 363 Stone av, are preparing plans for a 4-sty apartment on the east side of Howard av, 73 ft north of Sutter av, for Nathan Halperin, 822 Eastern Parkway, owner and builder. Cost, about \$25,000.

LEWIS PL.—B. F. Hudson, 319 9th st, is preparing plans for a 3-sty apartment, 24x55 ft, at the northeast corner of Lewis pl and Coney Island av for David Crimmins, 9 Lewis pl, owner and builder. Cost, about \$10,000.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 28, 1916.—Sealed proposals will be opened in this office at 3 p. m., March 13, 1916, for the extension, remodeling, etc., of the United States Post Office and Courthouse at Oklahoma, Okla. Drawings and specifications may be obtained from the custodian at Oklahoma, Okla., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., February 8, 1916.—Sealed proposals will be received at this office until 3 p. m., March 21, 1916, and then opened, for the interior finish (except mechanical equipment and elevators) and completion of the approaches of the United States post office, at New Haven, Conn., in accordance with drawings and specifications, copies of which may be had at this office or at the office of the architect, James Gamble Rogers, 470 Fourth Avenue, New York City, in the discretion of the Acting Supervising Architect. The building is of approximately 28,000 square feet ground area; three stories and basement; fire-proof construction. Jas. A. Wetmore, Acting Supervising Architect.

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2D AV.—F. W. Eisenla, 147 Remsen st, is preparing plans for four 3-sty apartments at the northwest corner of 2d av and 55th st for Owen McCormick, 347 East 49th st, owner and builder. Cost, about \$30,000.

UTICA AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 35x94 ft, at the northwest corner of Utica av and Sterling pl for the Crandall Construction Co., Isaac Kleinfeld, 24 East 99th st, Manhattan, president and builder. Cost, about \$25,000.

7TH AV.—Louis Beers & Sons, 1318 Fulton st, contemplate the erection of five 3-sty apartments and stores at the northwest corner of 7th av and President st, from plans by William Debus, 86 Cedar st.

COLUMBIA HEIGHTS.—Slee & Bryson, 154 Montague st, have completed plans for a 5-sty tenement, 50x82 ft, on the east side of Columbia Heights, 50 ft south of Cranberry st, for the Heights Operating Co., 177 Remsen st, owner and builder. Cost, about \$40,000.

41ST ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for a 4-sty apartment, 40x89 ft, in the south side of 41st st, 140 ft west of 5th av, for Chas. Luckey, 649 59th st, owner and builder. Cost, about \$30,000.

PITKIN AV.—L. J. Frank, 206 Crescent st, is preparing plans for a 3-sty tenement, 25x72 ft, on the north side of Pitkin av, 100 ft east of Pennsylvania av, for Louis Lafreniere, Linwood st and Atlantic av, owner and builder. Cost, about \$7,000.

DWELLINGS.

75TH ST.—Plans have been prepared by Shampan & Shampan, 772 Broadway, for a 3-sty store and residence, 21x53 ft, at the southwest corner of 75th st and 5th av, for the A. & S. Brooklyn Building Co., 44 Court st, owner and builder. Cost, about \$8,000.

75TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty store and residence, 33x18 ft, in the south side of 75th st, 53 ft west of 5th av, for the A. & S. Brooklyn Building Co., 44 Court st, owner and builder. Cost, about \$6,000.

54TH ST.—Plans are being prepared by S. Millman & Son, 1780 Pitkin av, for two 2-sty residences, 20x55 ft, in the south side of 54th st, 420 ft west of 8th av, for the Perfect Building Co., Sol Levine, 1269 73d st, president and builder. Cost, about \$6,000.

CARROLL ST.—Slee & Bryson, 154 Montague st, are preparing plans for six 2-sty residences, 16x30 ft, in the north side of Carroll st, 100 ft west of Bedford av, for Chas. A. Chase, 553 Lincoln pl, owner and builder. Cost, about \$5,000 each.

AV. M.—George E. Crane, Jamaica av, Richmond Hill, is preparing plans for three 2½-sty residences, 18x37 ft, at Av M and East 7th st, for John J. McCormack, 215 Montague st, owner and builder. Cost, about \$12,000.

21ST ST.—Emanuel Kaiser, 68 East 94th st, Manhattan, is preparing plans for 2-sty residences, 25x40 ft, on the east side of East 21st st, 100 ft south of Av M, for Melville A. Pounds, on premises, owner and builder. Cost, about \$6,500 each.

15TH AV.—A. A. Damian, violinist, has commissioned Glucroft & Glucroft, 671 Broadway, to prepare plans for a 2½-sty hollow tile residence on the west side of 15th av, near Bath av, Flatbush.

49TH ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for a 2-sty frame residence, 25x55 ft, in the north side of 49th st, 160 ft west of 16th av, for the Kornblum Building Corp., Morris Kornblum, 1323 46th st, president and builder. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

PLYMOUTH ST.—Walter Pfandler, care of owner, 1st av, has completed plans for a storage building, 50x133 ft, in the north side of Plymouth st, 130 ft east of Washington st, for the E. W. Bliss Co., James W. Adams, 1 Adam st, president. Cost, about \$10,000.

ATLANTIC AV.—L. J. Frank, 206 Crescent st, is preparing plans for a 3-sty factory, 88x97 ft, on the south side of Atlan-

tic av, 45 ft east of Essex st, for the Knorpp Candy Co., 56 Scholes st, owner and builder. Cost, about \$30,000.

STABLES AND GARAGES.

73D ST.—Francis W. Stork, 7416 3d av, is preparing plans for a 1-sty garage, 40x100 ft, in the north side of 73d st, 463 ft north of 7th av, for Louis Siebert, care of architect. Owner builds. Cost, about \$10,000.

ROGERS AV.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 1-sty garage, 45x90 ft, on the east side of Rogers av, 130 ft south of Church av, for Wm. Sievers, Rogers and Church avs. Cost, about \$8,000.

THEATRES.

LIBERTY AV.—L. J. Frank, 206 Crescent st, is preparing plans for a 1-sty moving picture theatre, 47x100 ft, on the north side of Liberty av, 97 ft east of Crescent st, for H. Toborg, 1047 Liberty av, owner and builder. Cost, about \$10,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—E. Hahn, Bridge Plaza, Astoria, L. I., is preparing plans for a 5-sty apartment, 100x88 ft, in the east side of Academy st, between Grand av and Elm st, for Frank E. Zvanovec, 70 Wilson av, Astoria, owner and builder. Cost, about \$100,000.

DWELLINGS.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, have completed plans for a 2-sty residence, 20x50 ft, in Elm st, near 5th av, for John Cerny, 6 Washington st, Cost, about \$4,000.

FLUSHING, L. I.—H. E. Richardson, Flushing, is preparing plans for a 2½-sty frame residence, 20x35 ft, in 14th st, near Mitchell av, for the Cambrian Realty Co., 100 Amity st, owner and builder. Cost, about \$3,500.

HEMPSTEAD, L. I.—Oscar Orford, this place, is preparing plans for a 2-sty store and residence, 55x91 ft, at Front and Main sts, for Alfred Frank, this place, owner, who is taking bids on general and separate contracts. Cost, about \$20,000.

ELMHURST, L. I.—I. P. Card, Corona, L. I., has completed plans for two 2½-sty frame residences, 20x48 ft, in the south side of Justice st, 365 ft west of Horse Brook rd, for J. H. Rapelyea, Queens Boulevard, owner and builder. Cost, about \$10,000.

ROCKAWAY BEACH, L. I.—W. F. Kennedy & Co., 462 Boulevard, Hammels, L. I., are preparing plans for a 2½-sty frame residence, 20x28 ft, at the southeast corner of East 88th st, for J. Dennings, So. Eldridge st, owner and builder. Cost, about \$3,500.

RICHMOND HILL, L. I.—L. Danancher, Washington st, Jamaica, has completed plans for a 1½-sty residence, 30x53 ft, on Cedar av, north of Brandon av, for Mrs. L. T. Thomas, 64 Garfield av. C. E. Brown, 2378 Jamaica av, general contractor. Cost, about \$7,000.

WOODHAVEN, L. I.—Glucroft & Glucroft, 671 Broadway, have been commissioned to prepare plans for a 2½-sty residence and garage at the southeast corner of Ocean View av and Brandon st, for F. J. Berberick, of Taylor Instrument Companies.

RIDGEWOOD, L. I.—F. W. Eisenla, 147 Remsen st, Brooklyn, is preparing plans for two 2-sty residences, 20x55 ft, on the east side of Beta pl, 90 ft south of Myrtle av, for the Rose Building Co., Morris Stromminger, 1402 44th st, Brooklyn. Cost, about \$4,000.

LITTLE NECK, L. I.—Plans have been prepared privately for a 2½-sty residence, 28x34 ft, on Bayview av, near Cutter av, for Seth Burrows, Little Neck, owner and builder. Cost, about \$5,000.

BAYSIDE, L. I.—John Coe, this place, contemplates the erection of a 2½-sty residence, 24x34 ft, on Linden av, from private plans, to cost about \$5,000. Owner will handle general contract.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Pierce Motor Realty Corp., care of Harrolds Motor Car Co., 233 West 54th st, Manhattan, contemplates the erection of an annex to the auto factory in rear of Freeman and Webster avs, 5th to 6th sts. Plans will be prepared by Griffin & Wynkoop, 30 Church st, Manhattan.

AQUEDUCT, L. I.—Plans have been about completed privately for rebuilding the 2-sty factory, 50x75 ft, for Isadore Ravich & Sons. Cost, about \$25,000.

LONG ISLAND CITY, L. I.—Ballinger & Perrot, 17th and Arch sts, Philadelphia, Pa., and Marbridge Building, Manhattan, are preparing plans for a 6-sty factory at Jackson av and Paynter st, for Philip H. Lindgren, care of Stewart Speedometer Co., Chicago, Ill.

THEATRES.

CORONA, L. I.—C. L. Varrone, 166 Corona av, is preparing plans for a 1-sty brick moving picture theatre, 40x95 ft, on Shoper av, for Chas. Ruppert, Shoper av, owner and builder. Cost, about \$8,000.

Nassau.

CHURCHES.

MANHASSET, L. I.—Fred H. Briggs, Plandome, L. I., is preparing final plans for a 1-sty church for the Church of St. Mary's, Rev. Father Wm. Dwyer, this place, pastor. Cost, about \$25,000.

DWELLINGS.

ROCKVILLE CENTRE, L. I.—Lawson & Longnecker, this place, contemplate the erection of twenty residences from private plans, to cost about \$80,000. Owner will handle general contract.

ROCKVILLE CENTRE, L. I.—Wm. A. Sperling, Hillside av, contemplates the erection of a 2½-sty residence, 30x33 ft, to cost about \$5,000. Sperling & Bennett, this place, general contractors.

GREAT NECK, L. I.—Katherine Foley, care of J. Edward Brewer, this place, contemplates the erection of a 2½-sty residence, 30x34 ft, on Erewa av, from plans by O. T. Carman, this place. Cost, about \$5,000.

GREAT NECK, L. I.—Excavating is under way for a 2½-sty residence, 30x38 ft, on Linden Boulevard, for Mrs. Henrietta Oates, this place. Shay & Little, this place, general contractors. Cost, about \$7,000.

Suffolk.

DWELLINGS.

PATCHOGUE, L. I.—Chas. Olsen, 1762 69th st, Brooklyn, is preparing plans for a 2½-sty residence, 20x51 ft, for A. Gugleimelli, 69th st, near 15th av, Brooklyn, owner and builder. Cost, about \$4,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
MT. VERNON, N. Y.—Frank Marion Wright, 36 Claremont pl, is preparing sketches for a 4-sty apartment, 50x90 ft. Owner's name for the present withheld.

TUCKAHOE, N. Y.—Clarence J. J. Wolf, South 3d av, Mt. Vernon, is preparing sketches for a 2½-sty community house, 150x36 ft, at Westchester Park, for John Boswell, Lincoln av. Cost, \$20,000 to \$25,000.

DWELLINGS.

MAMARONECK, N. Y.—Chas T. Oakley, 54 West Boston rd, has been commissioned to prepare plans for a 2½-sty hollow tile residence, 70x35 ft, and garage at Shore Acres, for Daniel Warren, care of American Trading Co., 25 Broad st, Manhattan.

MT. VERNON, N. Y.—C. J. J. Wolf, 3 South 3d av, is preparing plans for a 2½-sty community residence for John Boswell, Tuckahoe, N. Y., owner and builder.

BRONXVILLE, N. Y.—Chas. A. Luprian, 180 Main st, New Rochelle, is preparing sketches for ten 2½-sty residences on Kraft av, for F. W. Kraft, Kraft av.

SCARSDALE, N. Y.—Chas. A. Platt, 101 Park av, Manhattan, is preparing plans for a 2½-sty residence for Alonzo Cottier, Plaza Hotel, 59th st and 5th av, Manhattan. Cost, about \$60,000.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 2½-sty stone and brick residence, 33x120 ft, for W. V. Lawrence, this place. Cost, about \$30,000. Bids on general contract will be received by architects about March 1.

RYE, N. Y.—Alfred C. Bossom, 366 5th av, Manhattan, is preparing plans for a 2½-sty residence, 30x70 ft, for Paul Bayne, care of architect. Cost, about \$25,000.

PELHAM, N. Y.—Frank Marion Wright, 36 Claremont pl, Mt. Vernon, is preparing sketches for a 2½-sty frame residence, 20 x60 ft, for Manning Stires, 45 Cedar st, Manhattan. Cost, about \$5,500.

MT. KISCO, N. Y.—Benj. Morris, 101 Park av, Manhattan, is preparing plans for an addition to the 2-sty residence at Bedford Four Corners, for J. C. Baldwin, on premises. John K. Turton, 101 Park av, Manhattan, general contractor.

NEW ROCHELLE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, have completed plans for a 2½-sty residence, 50x34 ft, on Laurel av, for Peter Cameron, 21 Morris st, owner and builder. Cost, about \$6,000.

SCHOOLS AND COLLEGES.

SCARSBOROUGH, N. Y.—W. W. Bosworth, 527 5th av, Manhattan, is preparing sketches for a 1-sty school for F. A. Vanderlip, 55 Wallst, Manhattan,

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for two 4-sty apartments, 66x90 ft, at the northwest corner of Palisade av and 18th st, for Simon Abrahamson, 116 West 26th st, Bayonne, owner and builder. Cost, about \$30,000.

PATERSON, N. J.—Frederick Schwartz, Colt Building, is preparing plans for three 3-sty stores and apartments, 51x100 ft, at Cross and Market sts, for Jos. Petrosi, care of architect. Cost, about \$14,000.

NEWARK, N. J.—J. B. Acocella, Union Building, has completed plans for a 3-sty tenement, 30x53 ft, at 50 Jefferson st, for Giovanni Pallitta, care of Jos. J. Pallitta, 320 Union Building. Cost, about \$7,000.

WEST HOBOKEN, N. J.—Emil Guhl, 19 Charles st, Jersey City, is preparing plans for a 3-sty apartment, 22x50 ft, at 601 Hill st, for Ermete Sighinolfi, 603 Hill st. Cost, about \$8,000.

CHURCHES.

MOUNTAIN VIEW, N. J.—A. H. Thomson, 222 Market st, Newark, has completed plans for a church at Pompton Turnpike, for the Mountain View Methodist Episcopal Church, Rev. Chas. Hunt, pastor. Cost, about \$8,000.

DWELLINGS.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty residence, 20x48 ft, at 42 Grove st, for Friedman & Bookbinder, 614 Court st, owners and builders. Cost, about \$4,000.

WOODCLIFFE, N. J.—Chas. Muller, 322 15th st, West New York, is preparing plans for two 2½-sty residences, 22x50 ft, on Park av, between 30th and 31st sts, for A. Thourot, 588 Bergenline av, West New York, owner and builder. Cost, about \$5,000 each.

WEST ORANGE, N. J.—Herman Fritz, 237 Main av, Passaic, has completed plans for three 2½-sty frame residences for the New Jersey Materials Co., West Orange. Cost, about \$5,000.

KEARNY, N. J.—Carl F. Zachan, 45 Clinton st, Newark, is preparing plans for three 2½-sty frame residences, 24x40 ft, at Stewart av and Chestnut st, for Carl Lacker, Arlington, L. I., owner and builder. Cost, about \$4,500 each.

MAPLEWOOD, N. J.—Walter B. Anderson, 185 Amherst st, East Orange, has completed plans for a 2½-sty residence, 30x28 ft, on Beech pl, for Elizabeth A. Anderson, care of architect. Cost, about \$6,000.

SHORT HILLS, N. J.—Wm. K. Wallbridge, care of La Mont Corliss & Co., 131 Hudson st, Manhattan, contemplates the erection of a residence here from plans by Benj. V. White, 110 East 23d st, Manhattan.

ELIZABETH, N. J.—Berman Bros., 723 Jefferson av, contemplate the erection of a 2½-sty residence here, from plans by C. Godfrey Poggi, 2 Julian pl. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—E. Allen Wilson, 1208 Chestnut st, Philadelphia, Pa., is preparing sketches for a 4-sty factory for Bayuk Bros., 3d and Spruce sts., Philadelphia, Pa., lessees.

DOVER, N. J.—W. S. Barstow & Co., 50 Pine st, Manhattan, is preparing plans for a 1-sty power plant, 50x90 ft, in Essex st, for the Pennsylvania Utilities Co., 50 Pine st, Manhattan. Cost, about \$150,000.

PLAINFIELD, N. J.—Plans are being prepared privately for a 2-sty reinforced concrete machine shop and brass foundry, 60x176 ft, at 1112 North av, for The Vitaphone Co., W. C. Simpson, purchasing agent and in charge. Cost, about \$40,000.

HALLS AND CLUBS.

BURLINGTON, N. J.—Floyd Y. Parsons, 1133 Broadway, Manhattan, Henry Baechlin, 865 Broad st, Newark, and C. W. Oakley, 280 North Broad st, Elizabeth, associate architects, have been commissioned to prepare plans for an addition to the masonic lodge building, to cost about \$75,000.

HOTELS.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, is preparing plans for a 3-sty hotel and cafe, 30x90 ft, at 78-82 East Jersey st, for Wm. Laurie, 91 Marshall st. Cost, about \$20,000. Bids will be received by architect about Feb. 15.

MUNICIPAL WORK.

SPRING LAKE, N. J.—John T. Simpson, Essex Building, Newark, is preparing plans for a bridge over Wreck Pond, at 1st av, to Sea Girt, N. J., for the Board of Chosen Freeholders of Monmouth Co., Freehold, N. J., John M. Corlies, Oceanic, N. J., director. Geo. D. Cooper, 60 Broad st, Red Bank, county engineer. Cost, \$25,000 to \$30,000.

PUBLIC BUILDINGS.

NEWARK, N. J.—Neil J. Convery, Union Building, has been commissioned to prepare plans for interior alterations to the Board of Health Building, at Plane and William sts, for the City of Newark, Thos. L. Raymond, Mayor. Cost, about \$14,000.

SCHOOLS AND COLLEGES.

SOUTH ORANGE, N. J.—William Fanning, Colt Building, Paterson, has been commissioned to prepare plans for a 3-sty school, 80x115 ft, in 4th st, for St. Mary's Parochial School of Church of Our Lady of Sorrows, Rev. Father Wm. F. Grady, rector.

MONTCLAIR, N. J.—Starrett & Van Vleck, 9 West 40th st, Manhattan, are preparing plans for alterations and additions to the 2-sty brick school on Fullerton av for the Board of Education of Montclair, Arthur Harris, president.

STABLES AND GARAGES.

MONTCLAIR, N. J.—A. Ginsburg, 11 Bloomfield av, Passaic, has completed plans for a 1-sty garage, 50x120 ft, on Bloomfield av, near D. L. & W. station, for David Stein, 175 Graham av, Paterson, owner and builder, who will take bids on subs. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—A. Ginsburg, 11 Bloomfield av, Passaic, is preparing plans for a 4-sty furniture store at the southwest corner of Main av and Washington pl, for the Argo Realty Co., David Stein, 175 Graham av, Paterson, president. Cost, \$75,000 to \$80,000.

PASSAIC, N. J.—A. Prieskel, Hobart Trust Building, has been commissioned to prepare plans for a 3-sty store and office building, 26x112 ft, at 252-54 Main av, for Chas. Levy, 194 Jefferson st, owner and lessee. Cost, about \$15,000.

Other Cities.

BANKS.

NASHVILLE, TENN.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a new 5-sty building for the 4th and 1st National Bank at Nashville. Foster & Creighton Co., Nashville, have general contract.

CHURCHES.

BINGHAMTON, N. Y.—T. I. Lacey & Son, 1110 Kilmer Building, have been commissioned to prepare plans for a church and Sunday school at 19 Park av, for the Park Av Baptist Church, G. H. Thompson, 17 Park av, pastor. Cost, about \$25,000.

ROCHESTER, N. Y.—Chas. W. Eldridge, 412 Cutler Building, Rochester; John T. Comes and John E. Kaurz, Renshaw Building, Pittsburgh, Pa., have completed plans for a church and parish house on Lexington av, near Oriole st, for the Church of the Holy Rosary, Rev. Father Hughes, pastor. Cost, about \$60,000.

DWELLINGS.

SAUGERTIES, N. Y.—Gerard W. Betz, 51 John st, Kingston, is preparing sketches for a 2½-sty brick residence, 60x80 ft, for John Washburn, this place. Cost, about \$25,000.

HALLS AND CLUBS.

BINGHAMTON, N. Y.—T. I. Lacey & Son, 1110 Kilmer Building, have been commissioned to prepare plans for a masonic temple for Kalurah Temple, F. & A. M., Frank E. Newell, care of Broome County Trust Co., Court and Collier sts, chairman of building committee. Cost, about \$75,000.

HOSPITALS AND ASYLUMS.

SUFFERN, N. Y.—Robert Sutherland, Wayne av, will prepare plans for a 2-sty addition to the hospital here for the Good Samaritan Hospital, Sister Marie Denise, Superior. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

ALLEGHANY, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, are preparing plans for a college building here for St. Bonaventure's College, Rev. Father Fidelis, at site, in charge. Cost, about \$100,000.

COHOES, N. Y.—M. F. Cummings & Son, 501 State Bank Building, Troy, have completed plans for a 2-sty parochial school, 100x70 ft, at the southeast corner of Johnston av and Mangan st, for St. Agnes R. C. Church, Rev. Father Michael C. Gavin, in charge, Johnston av and Mangan st. Cost, about \$40,000.

MECHANICSVILLE, N. Y.—The Board of Education of Mechanicsville, Arthur L. Strang, president, contemplates the erection of a new school building in Main st, from plans by John T. Simpson, Essex Building, Newark. Cost, about \$75,000. Taxpayers' election March 10, to vote on bond issue.

THEATRES.

OLEAN, N. Y.—Leon Lempert, Cutler Building, Rochester, has been commis-

Contemplated Construction (Continued).

sioned to prepare plans for a 3-sty theatre, 100x125 ft, in North Union st, for Bordonaro Bros., 444 No. Union st.

NEWBURGH, N. Y.—Jas. P. Whiskeman, 30 East 42d st, Manhattan, is preparing plans for a 1-sty moving picture theatre for the Paragon Theatres Corp., care of American Film Laboratories, Inc., 69 West 90th st, Manhattan.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Morris Wolf, 303 West 117th st, has received the general contract to alter the store and bachelor apartments at 112 West 125th st, for Marx Ottinger, care of Goodwin & Goodwin, 260 Lenox av. Gronenberg & Leuchtig, 303 5th av, architects. Cost, about \$7,000.

MANHATTAN.—Goodwin & Goodwin, 260 Lenox av, have received the general contract to erect three stores and tenements, 40x66 ft, at 2593-2603 8th av, for Georgia E. Mills, Woodhaven, L. I. Gronenberg & Leuchtig, 303 5th av, architects. Cost, about \$5,500.

BRONX.—The J. C. Lyons Sons Co., 30 East 42d st, has received the general contract to alter the apartment and store at the southwest corner of 138th st and Brook av, for Dr. George L. Rohdenburg, 222 West 136th st. Dodge & Morrison, 135 Front st, architects. Cost, about \$6,000.

DWELLINGS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, have received the general contract to alter and erect an addition to the residence at 118 East 76th st, for Artimas H. Holmes, Esq., 111 Broadway. S. E. Gage, 28 East 49th st, architect.

OYSTER BAY, L. I.—J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has received the contract for alterations and additions to the 1½ and 2½-sty residence at Cove Neck rd, for Misses Amy M. and Edith M. Kohlsaat, 25 East 73d st, Manhattan. Edward Pearce Casey and Arthur Durant Sneden, 149 Broadway, Manhattan, associate architects.

NEW WINDSOR, N. Y.—Geo. A. Shedden Co., 37 East 28th st, Manhattan, has received the general contract to erect a 3-sty addition to the 3-sty residence for Mrs. Peter Cooper Hewitt, 11 Lexington av, Manhattan. Wm. H. Beers, 17 Madison av, Manhattan, architect. Cost, about \$125,000.

ELBERON, N. J.—John White, Long Branch, has received the general contract to alter and erect an addition to the 2½-sty summer residence on the west side of Ocean av, south of Park av, for Walter H. Liebmann, 233 Broadway, Manhattan. Edward Necarsulmer, 507 5th av, Manhattan, architect. Cost, about \$5,000.

WHITE PLAINS, N. Y.—Samuel Gibson, Proctore Building, Mt. Vernon, has received the general contract to erect a brick residence for H. Kaufman, 110 West 23d st, Manhattan. Gross & Kleinberger, 72 Bible House, Manhattan, architects. Cost, about \$12,000.

RYE, N. Y.—Albert Swanson, Sherwood Park, Yonkers, has received the general contract to alter the residence on Highland av for Jas. D. Foote, on premises. Frank A. Moore, 542 5th av, Manhattan, architects. Cost, about \$9,000.

LARCHMONT, N. Y.—Chas. W. Eisner, Concord av, White Plains, has received the general contract to erect a 2½-sty residence on Mayhew av for Jas. R. Bate-man, 74 Flower av, New Rochelle. Cost, about \$6,000.

GREENWICH, CONN.—F. S. & George Smith, this place, have received the general contract to erect a 2½-sty residence for Samuel F. Pryor, 233 Broadway, Manhattan. Cross & Cross, 10 East 47th st, Manhattan, architects.

ROSLYN, L. I.—Jacob & Youngs, 116 West 32d st, Manhattan, have received the general contract to erect a 3-sty residence on Old Westbury Turnpike, for Nicholas F. Brady, 34 Wall st, Manhattan. John T. Windrim, Commonwealth Building, Phila., Pa., architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Jacob A. Zimmerman & Son, Inc., 18 East 41st st, have received the general contract to alter the warehouse, 95x60 ft, at 32-38 Burling Slip and 86 Water st, for Joseph F. Gullman, 174 Water st. James F. Maher, 431 West 14th st, architect. Aymar Embury 2d, 132 Madison av, advisory architect. Cost, about \$20,000.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect a 1-sty factory building, 80x

93 ft, on Ditmas av, East 83d and East 84th sts, for the Beckers Analine & Chemical Works, on premises. Benj. Driesler, on premises, architect. Cost, about \$8,000.

LONG ISLAND CITY.—The Hedden Iron Construction Co., Lyons Farms, has received the general contract to alter and erect an addition to the warehouse, 88x200 ft, in the south side of Dock st, west of River st, for the National Sugar Refining Co. of N. J., Front st, L. I. City, and 129 Front st, Manhattan. H. Engle, care of owner, chief engineer. Cost, about \$18,000.

LONG ISLAND CITY (sub.).—Jacob Abrams & Bro., Inc., 166 West 99th st, Manhattan, have received the plumbing contract for a new Degnon Terminal building at Hunts Point and Van Alst avs, for the Degnon Contracting Co., Albert Thompson, architect. C. H. Nichols, engineer.

IRVINGTON, N. J.—Wm. H. Connelly Co., Inc., 495 12th av, Newark, has received the general contract to erect a 1-sty forge shop, 50x100 ft, at 124 Coit st, for the Irvington Mfg. Co., on premises. Frederick A. Phelps, Union Building, Newark, architect and engineer. Cost, about \$10,000.

HOSPITALS AND ASYLUMS.

BRONX.—Reid-Palmer Construction Co., 30 East 42d st, has received the general contract; Gillis & Geoghegan, 537 West Broadway, heating, and James Armstrong, 219 East 38th st, plumbing, for the 5-sty Hebrew Infant Asylum and Nurses' Home at Kingsbridge rd and University av. Ed. Necarsulmer, 507 5th av, architect.

ROCHESTER, N. Y. (subs.).—A. Hope-man, 569 Lyell av, has received the mason work; John Luther, 176 North st, carpenter; Arnsmeier, Warnock & Zahrandt, 114 Monroe av, heating, and Wm. J. Meyers Co., 14 Monroe av, roofing and sheet metal work for the dental dispensary, in the east side of Main st, east of Alexander st, for the Rochester Dental Society and City of Rochester. Gordon & Madden and Wm. G. Kaelber, 300 Sibley Block, architects and steel engineers. Allen S. Crocker, 15 Audubon st, heating engineer. Cost, about \$250,000.

PUBLIC BUILDINGS.

HACKENSACK, N. J.—Frymier & Hanna Co., 25 West 45th st, Manhattan, has received the general contract to erect a post office building at State st and Banta pl, for the U. S. Government, Hon. W. G. McAdoo, Treasury Department, Washington, D. C. Jas. A. Wetmore, Washington, D. C., acting supervising architect. Cost, about \$72,761.

HORNELL, N. Y.—Geo. W. Stiles Construction Co., 209 La Salle st, Chicago, Ill., has received the general contract to erect a post office building at the southwest corner of W. Genesee and Seneca sts, for the U. S. Government, Hon. W. G. McAdoo, Treasury Department, Washington, D. C., secretary. Cost, about \$61,863. Jas. A. Wetmore, Treasury Department, Washington, acting supervising architect.

STORES, OFFICES AND LOFTS.

MANHATTAN (sub.).—A. E. Norton Co., 105 West 40th st, has received the steel erection contract for the 16-sty loft and store building, 98x95 ft, at 244 Madison av, southwest corner of 38th st, for Aug. Heckscher, 576 5th av. Jardine, Hill & Murdock, 3 West 29th st, architects. Russell B. Smith, 305 Madison av, supervising engineer. H. H. Oddie, Inc., 251 4th av, mason. Cost, about \$550,000.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has received the contract and desires bids on subs for fire repairs to the 5-sty loft at 107 Greene st, for the Gutman Co., on premises.

BROOKLYN.—The Caye-Hosford Co., 1123 Broadway, Manhattan, has received the general contract to erect a 2-sty office building, 60x200 ft, on the north side of 1st av, opposite 56th st, for the Morse Dry Dock & Repair Co., foot of 56th st, Brooklyn. Cost, about \$60,000.

MISCELLANEOUS.

MANHATTAN (sub.).—The Waterproofing & Construction Co., 101 Park av, has received the waterproofing contract for the bank in West st, for E. Morgan Sons & Co., from plans by John B. Snook Sons. R. H. Casey, general contractor. Also for the building at 324 West 39th st. Brooks & Co., general contractors. Building at 8th av and 40th st, apartment at 72d st and 5th av, and hotel at 3-9 West 67th st, for the Hotel Des Artistes, Inc. W. J. Taylor Co., general contractor.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at the Auditorium Hotel, Chicago, Ill., February 14-17.

NEW JERSEY ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Newark, N. J., May 22-24, inclusive.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting at the Hotel Astor, New York, Wednesday, February 16.

NEW YORK RETAIL HARDWARE ASSOCIATION will hold its annual convention at Buffalo, N. Y., February 15-18. Secretary, John B. Foley, Syracuse, N. Y.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at Cleveland, O., February 17-19. Headquarters at the Hotel Statler.

NATIONAL CONFERENCE on Concrete Road Building will be held at Chicago, Ill., February 15-18. J. B. Beck, 208 South La Salle st, Chicago, secretary of the Advisory Committee.

NATIONAL HOUSING ASSO.—The directors at their meeting on January 11, voted to hold the next housing conference in Providence, R. I., on October 9, 10 and 11, 1916.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual meeting and convention at Syracuse, N. Y., March 22-23. Headquarters at the Hotel Onondaga.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting in New York City Wednesday, February 16. Particulars in regard to the program will be announced in a later issue.

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 ASSOCIATION OF BUILDERS' EXCHANGES will hold its annual convention at the Hotel Emerson, Baltimore, Md., February 22-24. Secretary, J. M. Vollmer, Louisville, Ky.

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 JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at Columbus Institute Hall, Newark, N. J., May 22-24, inclusive. Plans are under way for an interesting exhibition of plumbing fixtures and appliances to be held in connection with the convention.

SANITARY PLUMBERS' CLUB OF MANHATTAN, at its recent annual meeting, elected the following officers for the ensuing year: Julius Braunstein, president; Herman First, vice-president; Samuel Friedlander, financial secretary; William Bornstein, recording secretary; and Joseph Klein, treasurer. Louis Sonkin was elected chairman of the executive board, and M. Youchnow, Simon Strunin and M. Feirstein were elected to the board of trustees.

MECHANICS & TRADERS EXCHANGE, at its recent annual meeting, elected the following officers for the ensuing year: Francis N. Howland, president; Frank E. Conover, vice-president; Edwin Outwater, treasurer, and Charles E. Chenev, secretary. Trustees elected include Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Francis M. Weeks and Ronald Taylor. William Crawford and Lewis Harding were elected representatives on the Board of Examiners of the Building Department.

BUILDING TRADES COUNCIL OF THE ORANGES, at its recent annual meeting, elected the following officers for the ensuing year: Henry Whitehouse, president; John O. Swenson, vice-president; Edward F. Neary, recording secretary; Thomas Rousaville, financial secretary; Edwin Enright, treasurer, and William Hunter, sergeant-at-arms. Samuel Pedrick, J. H. Winters and William Hunter were elected trustees. Members elected to the Executive Board included Thomas Rousaville, George F. Spencer, R. P. Fleider and E. R. Lee.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 6 of 1916, Alteration 2850 of 1915, premises 519 East 86th Street, Manhattan. William S. Miller, appellant.

Obj. No. 1. If the present porch at the east side is enclosed with "wooden storm sash" in the second and third stories, the same becomes a frame extension and is unlawful within the Fire Limits.

"Whenever a Superintendent of Buildings to whom such questions have been submitted shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure."

Question: It is proposed to enclose with temporary wooden storm sash the present porch on the east side of this building. The porch is now used for sleeping purposes during the daytime only in connection with the nursery occupying the main building.

The sash in question will be only temporary for use during bad weather in winter, and so arranged that they can be readily removed. This sash will take the place of the present awnings.

Appellant's reasons: By putting in this temporary storm sash I claim the present porch does not become a frame extension as stated in the disapproval, as the present construction is not in any way altered, the storm sash being a substitute for the awnings now used.

The porch is an open sleeping porch and used during the daytime only, and the storm sashes

