

# REAL ESTATE BUILDERS' RECORD AND GUIDE.

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## WHAT KIND OF HOME RULE DOES THE CITY OF NEW YORK REQUIRE AND WHY?

By HENRY BRUERE, City Chamberlain

HOME rule has for many years been a political battle cry in New York. The struggle for home rule began when the State legislature practically took the city government over bodily, even going so far as to make city appropriations from the capitol at Albany. Reformers have demanded home rule, politicians have promised home rule, but after decades of discussion home rule is still an aspiration and not an immediate probability in New York City.

Mayor Mitchel's article last week discussed some of the legal aspects of home rule. These may seem at first glance to be difficult and complicated. Experience has shown that some complexity is necessary in the framing of home rule provisions to avoid judicial overturning of home rule powers. But this is a matter for skilled lawyers to attend to. What laymen need to concern themselves with are the aims and results of home rule and not the legal phraseology necessary to bring it about. These aims and results are easy to comprehend.

### What Home Rule Means.

Home rule for New York City is still a remote possibility chiefly because the demand for it among citizens of New York is vague and undefined. Home rule has been most often discussed as a negative proposal. It has expressed largely rhetorical revolt against up-state control of New York City affairs through the legislature. But genuine home rule is rather a positive responsibility than a negative state of freedom from legislative control. Clearly it does not mean merely the absence of legislative interference. It means, rather, the assumption by the people of the locality of the difficult task of organizing, commissioning and controlling their local government.

If out of five million people in New York City 5,000 were actively concerned with having a city government do work of the most completely effective character, it would not take New York long to obtain home rule. The chief obstacle to home rule in New York is that the number of persons who are intimately concerned about the welfare and effectiveness of city government is so limited that radical reforms such as the substitution of local for legislative regulation of city affairs are slow in coming. In order to inspire a more insistent and coercive demand for home rule it is necessary, in my judgment, for the people of the city to think in terms of the definite responsibilities of home rule instead of in the vague generalities of the doctrines and theories of home rule.

### City a Part of State.

The city is a subdivision of the state. There is no justification for complete municipal self-government by a city unless the city is prepared to discharge its business with greater effectiveness and regard for public welfare under its own complete management than under a form of government and rules of operation prescribed by the state. This can only happen when public interest in government and public desire for government results are so vigorous and insistent as to exercise the same influence for good in the management of local affairs that is presumed to be exercised by the responsibility and disinterestedness of the legislature.



HON. HENRY BRUERE.

I therefore place as a first step in the direction of home rule the development of a genuinely passionate concern for efficient and constructive government on the part of a large number of citizens. This, I think, is coming about, but it is coming slowly in New York, much more slowly than in the cities of the West, where home rule has been achieved.

### Home Rule in Ohio.

The cities of Ohio have availed themselves of their power to obtain home rule when they felt a strong desire to direct and control government in the public interest. Home rule is natural in the city of Cleveland, because Cleveland, under Mayor Johnson's brilliant leadership, learned to think of city government as a publicly owned instrument for dealing with questions of the greatest public moment such as street railway transportation. In Dayton, Ohio, home rule followed inevitably upon the recognition by the citizens of Dayton, compelled by the great flood of 1911, that the rehabilitation of the devastated city would only be possible by vigorous and unprejudiced action of city government.

New York came nearest home rule when it felt the need for working through city government in dealing with its great transportation problem. New York will wish home rule now with greater earnestness as it feels that it can achieve a greater economy and straightforwardness of management through the exercise of home rule powers.

### WHAT HOME RULE DOES.

It imposes restraint upon the legislature of the State with respect to the passage of measures affecting cities.

It grants by constitutional right as opposed to legislative authority, certain definite powers to municipalities which the legislature may not abrogate.

It authorizes the city to frame its own charter.

I venture to say that even the average intelligent man has not set up in his mind a clear picture of what home rule means. Let us first dispose of some possible bogies.

### Some Bogies.

Property owners now look to the State for limitations on the local power to levy taxes. Home rule would not mean release from State taxing limitation. Sometimes local latitude in selecting methods of taxation is considered desirable, but generally it is agreed that the local government should not be given power to increase taxation beyond a definite point fixed by State constitution or State legislature.

Home rule would not mean vesting in elective officials power fundamentally to reconstruct the government or to change the terms or conditions under which public officials were elected. Such powers would be vested only in the electors of the city who through referendum would be obliged to approve a new charter or radical amendments thereto.

Home rule would not vest in local authorities complete control over civil service. It is generally agreed that civil service regulations should be subservient to state control because of the importance of preserving public service from political debauchery.

Home rule would not mean the liberation of the city to do as it chose regarding education. Education is everywhere regarded as a State function to be carried on under State supervision and direction.

Home rule would not mean the freedom of the city to regard or disregard State laws which the local police are called upon to enforce. The city must always continue to serve as an agent of the State in exercising police powers if the State chooses, and home rule would not negative this responsibility.

### Could Frame City Charter.

Briefly these added elements of self-government would be granted by the liberation of the city from State control. Home rule would give to the electorate of the city of New York power to frame the city charter and to commit to elective officials certain authority to amend specific provisions of the charter, or to govern the internal organization of city departments.

Home rule would give to the people of the city power on referendum to engage in any great public service activity such as ownership and operation of a utility—a bus line, lighting plants, subways or ferries. Generally, such power is restricted to specifically named utilities, and in the opinion of those who have studied the question it should always be controlled by the requirement of submission for public approval.

### City Free from Some Burdens.

Home rule would clearly impress upon the State the unwisdom of imposing upon the city mandatory charges in respect of local functions. It would automatically release the city from the burdensome and interfering State regulations in regard to local affairs.

Home rule would increase responsibility on the part of the local electorate and officials for the character of government, because it would remove the opportunity for placing blame upon the legislature for unsatisfactory conditions,

Home rule would permit the city to develop its organization and method of administration under the pressure of its own experience and intelligent judgment as to requirements, without compelling it to educate and persuade a remote authority as to the wisdom of its conclusions.

Home rule would remove the city from its dubious position of inferiority to the State, and would challenge the assumption of superior wisdom of officials chosen to the legislature by small constituencies over the civic wisdom of men who are elected by the great population of the City of New York.

Home rule would force the consideration of local issues in the light of immediate power to execute conclusions regarding them. It now frequently happens that great questions are discussed in local political campaigns, although there is no power vested in the local authorities to make good either promises or proposals.

I think of home rule not so much as the liberation of the city government from State control as the vitalization of the interest of the people of the city in government matters. There is not the slightest reason in the world why the government of New York City should present any occasion for apology or regret, but no one who has not participated in an effort to improve local administrative conditions can fully realize the blighting effect of State control.

#### Matter of Pensions.

I have in mind as a single illustration the problem of pensions for city employees which is one of the most important questions affecting the building up of an efficient personnel. A pension is justifiable only as a means of rewarding long and faithful service, of working justice to employees, and of enabling the city to withdraw from the ranks of employment those who by reason of disability or superannuation are no longer fit to serve. On this basis one principle of justice should apply to all employees. Yet there are nine pension funds in the City of New York for city employees established by the legislature on the insistence of groups of employees, no one of which expresses the point of view or sense of responsibility towards the problem of the city or its officials, no one of which is interwoven with the whole scheme of city service which the city is called upon to carry on, but all of which are so ill-designed and badly constructed as to threaten to defeat the purposes for which they were established, and to impose upon the taxpayers of the city an unjustifiable burden.

#### Solution of Pension Problem.

There should be opened up for discussion in New York City the whole question of compensation, employment, civil service training, promotion and pensioning of city employees. Nothing would so much bring home to the people of the city the magnitude, character and importance of city work. This could and would be done under home rule.

Now these great questions are settled indirectly without local discussion, without education of public opinion, without correlation of one part of the problem with another, merely because the legislature chooses to act, and the representatives of the city choose to acquiesce in its action.

The legislature cannot express the will of the city nor respond understandingly to the needs of the city. The Brown Legislative Committee in its report assumes a position often taken that the legislature is to be relieved of blame for legislation injurious to the city, because members from the city acquiesced in its passage. This view represents a double fallacy. In the first place, the legislature as a whole passes statutes affecting the city and may not escape responsibility because city representatives urge or approve it. The whole argued virtue of State control lies in the power of the legislature as a body to exercise its wisdom regarding local affairs. In the second place, approval of city members does not cleanse city legislation of impropriety if it is oppressive and unsound for the reason that the members are not

chosen on city issues, have no responsibility for city results and are generally woefully ignorant of city affairs. It is one of the absurdities of democratic government that an often ignorant and mediocre person assumes an air of wisdom concerning matters of which he is totally uninformed merely because he has been accorded a seat in the State legislature.

#### Means Popular Government.

Home rule government means popular government, government expressing the intelligence, judgment and experience of the community. It means that local officials will take their commands from their constituents. It means that local elections will be decided on questions solely dependent on the local authority for solution. These things cannot be achieved under government handed down through acts of the legislature.

Let me in summary, therefore, put down three principal aspects of home rule:

1. It imposes restraint upon the legislature of the State with respect to the passage of measures affecting cities.
2. It grants by constitutional right as opposed to legislative authority, certain definite powers to municipalities which the legislature may not abrogate.
3. It authorizes the city to frame its own charter.

Home rule is the logical consequence of the coming of age of American cities. There are two great governmental changes occurring in the United States. State governments are undergoing a rebirth with the assumption of larger duties. Cities are emerging from disorder and neglect to vigorous effectiveness. In New York these changes are conspicuously on foot. The State government is creaking and groaning under its archaic and cumbersome methods, but is approaching a realization of the need for vigorous reconstruction. New York City's government is perhaps the most efficient, well-managed governmental agency in America.

#### Tables Are Turned.

From the standpoint of government effectiveness, fifteen years ago the government of the State was vastly superior to the government of the city. Now the tables are turned. The average public official in New York City is infinitely better equipped to protect the interest of the city, and certainly more directly authorized to represent its desires than is the average State legislator.

The business of city government in New York, as in other parts of the United States, has become too important, too complicated, to be regulated by hard and fast inflexible State rules. The business of the State has developed to such an extent as to demand the undivided attention of legislators. Because of the mutual interest of city and State, it is important that State governments be relieved of the necessity of dealing with city problems in detail, and that cities be armed with power to deal with these problems themselves. Home rule then fixes in the fundamental law of the State the relation of State and city. The home rule section of the State constitution declares what are the things over which the people of a locality organized as a city shall have complete jurisdiction, in what matters there shall be joint jurisdiction between city and State, and when the State shall have paramount exclusive power.

#### Ohio Best Example.

Thus it is provided in the constitution of the State of Ohio that the legislature may pass general laws for the government of the cities to become operative only on the option of the cities themselves as in the case of the Walsh Act in New Jersey. But cities may also frame their own charters if their electors desire to do so.

In Ohio, which is the best example of home rule yet achieved, cities are given authority to exercise all powers of local self-government and to adopt and enforce within their limits local police and

sanitary regulations not in conflict with general laws. Power to acquire, contract, own, lease and operate utilities is specifically given; cities are authorized to adopt or amend a charter; to acquire property by condemnation in excess of the area to be occupied or improved, and to sell such excess.

But to the legislature the constitution specifically reserves the power to limit the authority of cities to levy taxes and incur debt. It is also specifically provided that elections shall be conducted by election authorities prescribed by State law.

#### State Also Profits.

No constitution grants fuller home rule powers than does Ohio and many of them go no further than to prohibit special laws and to grant the power to cities to frame their own charters.

I have said that cities are not alone benefited by home rule, but that the State profits as well. This point deserves emphasis. In submitting the new constitution for the State of Michigan, the committee declared that one of the greatest evils brought to the attention of the convention was the abuse practiced under special legislation. Said the committee: "The number of local bills passed by the last legislature was 414. The time devoted to the consideration of these matters and the time required in their passage imposed a serious burden on the State. The evils of local and special legislation have grown to be almost intolerable, consuming time and energy which should be devoted to the consideration of measures of a general character."

#### Population in Cities.

It is impossible for a State government to give adequate attention to the business of cities demanding legislative consideration in non-home rule States and at the same time to govern the affairs of the States themselves with efficiency. New York furnishes a striking illustration of this difficulty. About 75 per cent. of the population of the State resides in cities. The City of New York itself contains 52 per cent. of the population of the State. The legislature is so much concerned with the government of cities that for several weeks, now extending well into the session of the legislature of the present winter, the leader of the Senate and a number of his colleagues were obliged to devote day after day of their time to the study of local municipal problems. With these problems long ago fully understood by responsible city officials thoroughly competent but legally powerless to deal with them they have no concern except as they are called upon as strangers sitting in the legislature to pass laws affecting local questions in the City of New York.

While the chairman of the finance committee of the State Senate is required to devote his thought to New York City affairs for which competent officials have been elected, there awaits his attention a complicated, and disordered mass of State business which never yet has been placed on a basis equal in efficiency with the management of the leading cities of the State.

#### State Relieved.

The justification of home rule, therefore, lies not merely in the resulting benefits of cities, but in the liberation of the State from intimate responsibility for the government of the cities in order that the State may be better governed.

New York came nearer to obtaining home rule last autumn than ever before in its history. The proposed new constitution contained a home rule amendment that would have been a very far reaching step in the direction of city independence. Despite the fact that the voters rejected the constitution, the home rule provision is worthy of consideration now as a concrete expression of conservative opinion on this vital subject. No section of the constitution received more thought than the cities section. A score of home rule proposals were submitted to the convention, some of these exceptionally meritorious. Unfortunately, the cities committee finally adopted a compromise, adding one more

half-way measure to a constitution that went down to defeat because of its compromises.

In this proposal cities were granted:

1. Exclusive power to manage, regulate and control their property, affairs and municipal government, subject to other provisions of the constitution and the general laws of the State.
2. Power to organize and manage all departments, bureaus and other divisions of its municipal government, and to regulate the terms of employment of all officers and employees.
3. Power to revise or amend their charters.

It was provided, however, that any amendment affecting the frame work of the government must be submitted to the approval of the legislature. No definition of the term "frame work" was included, so that uncertainty must have arisen in the application of this provision.

The legislature was prohibited from passing special laws of any character relating to city government, and the existing provisions allowing special legislation with a local suspensive veto was abolished.

Mayor Mitchel who has devoted a great deal of attention to home rule questions since his election as mayor takes the position that a home rule grant to be substantial must include a specific recital of those powers which the courts have heretofore had difficulty in distributing between the city and State under vague home rule clauses.

Mr. Mitchel prefers a form of home rule provision in which cities are given power to draft and adopt a charter, but pending such adoption remain under the control of the legislature. Cities adopting home rule charters may provide for the exercise of certain specific enumerated powers including:

1. The organization and management of all departments and other divisions of the government, the power being reserved to the legislature by general laws to regulate civil service rules, hours of labor, etc.
2. The organization of a department of education, but the legislature to retain control of all other matters relating to education as now.
3. The nomination and election of city officers.
4. The purpose and manner of the power of eminent domain.
5. The exercise of the power of taxation, according to general State law.
6. Control over matters relating to the acquirement and improvement of streets and other public places.
7. The enactment of local regulations under the police power not in conflict with general laws.
8. Grant of jurisdiction to courts in respect of any matter that is made the subject of regulation by charter, but such grant may not be in conflict with State laws.
9. The acquirement, construction and operation of any public utility—a power wholly omitted from the proposed revised constitution of 1915.
10. The manner in which public utility franchises may be granted and the limiting conditions affecting them.

Taxpayers in the city can bring home rule about if they desire it. Let them organize a home rule conference. Let them not intermingle in the demand for home rule questions of politics. Let them start with the assumption that the people of the city, if they have the matter properly presented to them, will support the cause of efficient government.

The present legislature should adopt a home rule amendment. It will adopt it

if the people of New York through their organized bodies demand it. A state-wide educational campaign in which all the cities of the State might co-operate, should be conducted to persuade the people of the State that home rule does not mean injury to the interests of the State, but the State's advancement through the advancement of the government of its cities.

The legislature now has power to grant New York City complete authority over all its expenditures, \$49,500,000, of which in 1915 were controlled and directed by mandatory State laws. The Brown committee proposes among other measures for remedying existing defects objected to by city representatives to grant to the city government power to fix all salaries and to regulate the expenditures of the county government, provided the people of the city approve this corrective legislation on referendum and without referendum to vest in the city full power over the expenditures of the Water Supply and Court House boards. Apart from the wisdom of submitting half-way measures in reference to the broad subject of home rule to a referendum vote the recommendation at least recognizes the impropriety of certain existing conditions. The committee also goes to the extent of proposing to grant to the Board of Estimate power to consolidate departments and to change the internal organizations of the city government. This step will aid the city but what is needed is a constitutional amendment definitely fixing the status of the cities throughout the State. Such an amendment must pass two successive legislatures and then must be submitted to the people on referendum.

#### Would Exercise Functions.

Under home rule the Board of Aldermen would probably exercise the functions of a local legislature. Personally I believe the Board of Estimate to be really better equipped for charter modification than the larger board. But neither board should have the power to alter the general structure or outline of the city government, nor to prescribe the method of selecting elected officials. These matters should be determined by electorate on the recommendation of a charter commission, either popularly chosen or named by the Mayor.

The problem of charter-making should be taken up at once with vigor. The people should have in mind that home rule does not mean merely a condition of blessed independence, but authority to transform this independence into beneficent results. What is needed is a transformer. Badly organized city government cannot effectively transform public will into efficient results. Therefore, a first requirement is the organization of a government for service. No group of men in America is better equipped to frame a plan of government for New York City than those who have conscientiously devoted themselves to the betterment of its administrative affairs for the last ten years, among whom are the principal officials now in power.

New York should not miss the existing opportunity to utilize this experience and independence of thought in reconstructing its government.

Nothing that the legislature on its own initiative has done for it within these limitations in recent years has promoted either efficiency or economy in city management. All advanced steps have been taken on the initiative of the elective officials of the city. Many of these steps have been postponed or defeated because of the lack of power in local authorities to effectuate them. Governmental efficiency will cease to be a taxpayers' abstraction and become a citizen demand when the public is able to think of local government in terms of ability to act rather than in terms of impotency.

Give the people of the city an opportunity to take part in framing the government of the city and deciding on its policy, and you will have a new character of public opinion which will work day in and day out for better management of city affairs. Home rule, therefore, seems to be an essential part of the constructive program for better govern-

ment in New York City. It is a pre-requisite to lifting New York's government to first place among the municipalities of the world.

I am about to publish a report which will suggest in detail what in my judgment would be an effective organization of city government for the exercise of home rule powers. In order not to anticipate this report, I shall not discuss the reconstruction of the government in this article.

#### Action of the Advisory Council.

The Advisory Council of Real Estate Interests, through its Law Committee, favors the passage of the following bills now introduced into the Legislature:

Assem. In. No. 74 (Mr. Gilroy), in relation to the nuisance caused by smells in New Jersey. We believe this bill to be necessary, for in the case of People vs. the International Nickel Co., 168, Appellate Division 245, it was held that it was no crime for a foreign corporation to maintain a nuisance unless it could be proven that it maintained such nuisance with intent to hurt citizens of another state. The proposed bill makes it unnecessary to prove any such intent.

Sen. In. No. 50 (Mr. Boyland), to amend Section 7 of the Tax Law, by omitting from the real property exempted from taxation property which is contemplated being used but is not yet in use.

Considerable real estate is held by charitable corporations out of use and free of taxation, under a declaration that at some time it is intended to be used for the purposes of the corporation. This is improper. This is one of the measures recommended by the Mayor's Committee on Taxation.

Sen. In. 94 (Mr. Slater), to amend Section 7 of the Tax Law. The object of the bill is to make charitable corporations liable to taxation to the extent of 25 per cent. of their real property. This is a step in the right direction. The new matter at the beginning of the section is inaccurately drafted, however, in that it would exempt from taxation all of the property of such corporations, whereas now only such property as is used for the corporation purposes is exempted. This criticism should be met, and it is also suggested that the machinery for reduction might be simplified.

Sen. In. 51 (Mr. Boylan), to amend Section 197 of the Tax Law, by requiring that corporations' franchise taxes shall not be a lien until filed in the county in which the principal office of the corporation is situated. In view of the fact that these taxes are a lien on all of the real and personal property of the corporations from the time when they become payable, which time varies with respect to different types of corporations, and of the fact that it is difficult and practically impossible to obtain searches within reasonable time, so as to ascertain whether such taxes are paid, it seems just that the state shall be required to make public record of its claim and the lien shall not attach until such record is in an accessible place. The bill is inaccurate, however, in that the old matter of the Section is incorrectly reproduced and this should be corrected.

The Advisory Council desires to record its objection to the passage of the following bills:

Assem. In. 75 (Mr. Gilroy), in relation to the nuisance caused by smells in New Jersey. We believe that this bill is too drastic a measure and might put into the hands of an executive too great power. It fails to provide for a hearing; but even if a hearing were provided, the measure is believed to be too drastic. Moreover, it appears that there is another existing remedy without any additional law. It was held in the case of Georgia vs. the Tennessee Copper Co., 206, U. S. 230, that one state might begin an action in the U. S. Courts against another state for an injunction to prevent any nuisance, committed in the defendant state and affecting the plaintiff state.

Sen. In. 232 (Mr. Spring), to amend the Labor Law by adding a new section, 91-a, requiring that no boiler shall be installed in any factory unless it conforms in all respects to specifications set forth in the rules and regulations of the State Industrial Commission. In view of the general powers of the industrial commission, it is objectionable to make specific requirements of this sort. In addition, this bill is objectionable in that instead of requiring that boilers shall conform to rules and regulations, it prohibits the installation of all boilers in factories until rules and regulations are adopted.

Assem. In. No. 125 (Mr. Nehrbauser), to amend the Real Property Law, by adding a new section 248-a, relating to conveyances containing restrictions upon use. The bill is poorly drafted; it cannot accomplish the purpose at which the draftsman seems to aim and would only make useless complications.

Assem. In. No. 201 (Mr. Bleecker), to amend the Tax Law by adding a new article providing that in cities a referendum may be had and if such referendum is in the affirmative, a third tax may be levied on land values only, exclusive of building values for the amount of expenditures or appropriations over and above the budget of 1915. After an extensive investigation, the Mayor's Committee on Taxation has reported against this proposition.

Assem. In. 202 (Mr. Bleecker), to provide for a reduction of the rate on improvements annually until, finally, the rate on buildings will be of 1 per cent. of the rate on land. This matter has also been the subject of careful investigation by the Mayor's Committee on Taxation and has been opposed.

Assem. In. 193 (Mr. Baxter), to amend Section 11 of the Tax Law, by increasing the exemption from taxation of property of ministers of the gospel from \$1,500 to \$2,000. We have been consistently opposed to increasing tax exemptions.

# DIGEST OF RECENT LEGISLATION

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

(Special to the Record and Guide)

Albany, February 17.—The necessity for reducing the expenditures of State and city is well known among legislators, but no heed will be given to any plan for relief which will tend to disturb the political control of the Legislature over affairs of administration. The tax-paying ability of the city does not enter into the consideration which legislators give to the framing of laws. Any one experienced in the ways and workings of the men guiding the law-making body knows that all the announcements and statements of party leaders in regard to "legislation for the welfare of the people" are made for public consumption only. The legislative body in both houses is a body of politicians, and if the real estate owners of New York City can convince them that it will be to their interest politically to extend Home Rule on a broad scale to the Metropolis, such a law will be passed. But they will have to be "shown" before they will commit themselves.

A good illustration of the workings of the mind of an average lawmaker is given by the forecast of the fate which awaits the recommendations of the Civil Service Committee. This committee has spent \$35,000 in an effort to standardize the salaries of 20,000 State employees, and in its report, which will be submitted to the Legislature next week, the dismissal of more than 1,000 officeholders is urged. The State could save a million dollars or more by cutting off these superfluous tax-eaters. "We are not fools," was the comment of an influential politician at the Capitol, when he was asked if the recommendation would be favorably acted upon. "Which party, whether Democratic or Republican, would do such a thing in a year with Presidential and Gubernatorial elections coming on?" he continued. "You might just as well ask us to cut our own throats."

Political advantage or disadvantage are the only controlling factors, and the Real Estate Board of New York, the city officials and all of the many civic bodies striving to get a full measure of Home Rule for New York City will have to adjust their efforts to these conditions. All other attempts will fail as they have failed in the past.

The inequalities and the injustice of the present system of State taxation towards New York City are known to all legislators. The indignation of the taxpayers against the discrimination in favor of the country, made itself felt in the last election. The large vote received by the Democratic candidate for the Sheriff's office, "Al" Smith, was analyzed by Republicans and Democrats alike as a compliment to him for his efforts in the Legislature to obtain Home Rule for the city. This is the language which politicians understand, and in order to placate the voters, it was decided by the party in control that something had to be done. The report of the legislative committee which re-investigated the city's financial affairs took into account the results of last autumn's campaign. This committee, headed by Senator Brown, recommended the enactment of laws, which will give a slight measure of Home Rule, and also insure a reduction of taxes to be paid by the city to the State.

It can be stated on the best authority that Senator Brown's recommendations will be accepted by the Legislature and receive the final approval of the Governor. Republicans and Democrats alike will support the bills which are being drafted at the present time and which will very likely be introduced next week. In the opinion of Senator Wag-

ner the recommendations of Senator Brown are insufficient to meet the demands of the City of New York. He stated that he will urge the following measures in order to supplement Brown's recommendations:

A bill apportioning to New York City its proper share of State highways.

A bill apportioning the proceeds of the stock transfer tax to the localities where this tax is collected.

A bill repealing the State Aid Law, which compels the City of New York to contribute annually \$1,800,000 for the maintenance of local dirt roads in up-State townships.

A constitutional amendment providing for a two-thirds vote upon all appropriations where the benefits sought are chiefly local, and another constitutional amendment providing for a legislative apportionment which will give New York City a representation in the Senate and Assembly sufficient to protect a majority of the population of the State from the financial domination by a minority.

Senator Wagner's bills have about as little chance of being enacted into laws as the bills introduced by Senator William M. Bennett of the 18th District, who is acting as spokesman for the Real Estate Board of New York. Senator Bennett is a Republican, with Progressive leanings. He is considered an able, sincere and upright lawyer but, under prevailing conditions, not a very successful lawmaker. His independence and outspoken attitude on all political affairs have been the cause of estrangement between him and his associates. He does not stand on Senatorial courtesy and he refuses to line up with his party leaders if he is of the opinion that the party leaders are taking a wrong stand on legislation. The result of this conduct has been that the party leaders have doomed his bills to defeat, and no matter how meritorious his legislation may be, the resolutions and bills introduced by him are never reported out of the committees but die a natural death before they can be debated in open session. In politics the same unwritten laws apply as in the jungle and it may be truly said of Bennett and his kind:

Now this is the Law of the Jungle,

As old and as true as the sky;

And the Wolf that shall keep it may prosper,

But the Wolf that shall break it must die.

The Real Estate Board of New York has asked Senator Bennett to introduce an act abolishing the Board of Water Supply and transferring its power to the Board of Estimate. This bill will not be passed. The Board of Brokers might just as well abandon this project now. The Legislature will not permit Senator Bennett to receive credit for any legislation and thereby strengthen him with his constituents. Another reason for its failure is the fact that Senator Brown, the all-powerful leader, has promised to introduce a bill which will continue the Board of Water Supply but will give the city the control of all expenditures. The same reason can be advanced for the failure of the bill to abolish the Court House Board. This measure is also recommended by the Real Estate Board and will not be passed, as long as Senator Bennett stands sponsor for the act.

The Board has notified a number of legislators that Senator Slater's bill, providing for the reimbursement by the City of New York of property owners within the territory of the Croton watershed for consequential damages caused by the removal of the Mohansic State Hospital for the Insane and the Yorktown Heights Training School for Boys, should not be enacted. Anyone familiar with conditions at the Capitol realizes that Senator Slater's bill never was intended for enactment, as the bill would be declared unconstitutional, and the only purpose the Senator from Westchester County had in view when he drafted this act, was to curry favor with his constituents, the farmers of northern

Westchester County, who oppose the removal of the two institutions which furnish to them a source of livelihood.

Senator Walker's bill, making it a misdemeanor for the owner or agent of a building to rent apartments or flats to families with children, has no chance of being enacted into law.

The Legislature will do very little for the taxpayers in giving relief, but it will do absolutely nothing to make the tax burden heavier, to further restrict property rights or amend the city charter in any way. This is a year with Presidential and Gubernatorial elections awaiting the politicians of both parties, and it would be suicidal to offend the vote-giver unnecessarily.

S. L. S.

### BOARD LEAVES COUNCIL.

#### Real Estate Organization Withdraws from Advisory Council.

The Real Estate Board of New York, as a result of action taken at the recent meeting of the Board of Governors, has withdrawn from the Advisory Council of Real Estate Interests. The decision to withdraw was reached after the relationship existing between the two organizations had been considered in conference by a committee from each body.

In the letter of withdrawal, which is in reply to a statement of its position by the Advisory Council, the Real Estate Board agrees with the council that the latter's method of procedure has been modified and that this change is so radical as to constitute, in effect, a change from the original purpose of the council, as that purpose was understood by the Real Estate Board.

Pointing out that the Real Estate Board never understood that delegates sent to the council by its constituent organizations acted in their individual capacities, but had always considered that such delegates represented their organizations, the Board's letter of withdrawal continues:

In view of this divergence and of the fact that the plan and scope for a long time held by the Real Estate Board parallels to a great extent the work being undertaken by the Advisory Council; and in view of the failure of the Council and the Board to arrive at a more satisfactory understanding, after careful consideration by a special committee from each organization, the Real Estate Board deems it advisable to withdraw from the Council, as of this date.

In doing so, however, the Board of Governors wishes to assure the Advisory Council of its desire to co-operate with the council, whenever this is possible, in any matter that may be of interest to the taxpayer; and the Board of Governors sincerely hopes that the Advisory Council will not hesitate to ask such co-operation whenever it considers that the Real Estate Board may be of assistance in serving the public.

#### For the Protection of the Watershed.

Hearings were held in Albany on Thursday afternoon with regard to the bills of the Merchants' Association for the protection of the city's water supply. These bills were drafted by the Merchants' Association so as to prevent contamination of the watershed by sewage and a number of organizations are supporting them.

Representatives of the Health and Water Departments and the Board of Water Supply and the Corporation Counsel's office were present. The bills which were introduced by Senator Wagner, provide for the following:

The removal of the Mohansic State Hospital from the Croton watershed;

The removal of the New York Training School for Boys from the Croton watershed;

Prohibition of the use of the Croton watershed as a site for public institutions.

Governor Whitman in his annual message recommended to the Legislature the removal of the State Hospital and the Training School to new sites.

# PLAN FOR SIMPLIFYING INSPECTIONS

Agreed On By the Mayor, Borough Presidents and Real Estate Interests—A Bill Prepared For the Legislature

ONE of the greatest drawbacks to real estate ownership is likely to be removed soon as the result of an agreement made by Mayor Mitchel, the Borough Presidents and other members of the Board of Estimate and representatives of real estate and business organizations on a form of a bill intended to consolidate the inspection functions of city and State departments which have to do with building construction, alteration and structural changes.

Ever since a number of girls lost their lives in the Triangle factory fire, several years ago, various boards and commissions have been created, in addition to already authorized authority, to inspect buildings for one purpose or another, until at this time no less than eight independent authorities make inspections, their jurisdiction not clearly defined and their powers frequently overlapping.

The bureaus of building in the various boroughs have been all along the legal authority over buildings in New York City, but the Tenement House Department reserved under a State law authority over tenements; the State Labor Department and the Fire Department held power from the State to inspect and order necessary changes in factories; the Fire Department and the Department of Licenses have authority to inspect and make rulings in regard to theatres and other buildings of a semi-public nature; the Department of Health can by law inspect and order structural changes in any building where such changes may seem necessary; the Police Department inspects boilers, and the Borough Presidents have jurisdiction over sidewalks and vaults.

Under such divided authority, with some departments making rules which frequently clashed with rules of other departments, builders found compliance with all orders impossible, and owners of buildings frequently have been put to it to prevent their tenants being driven out and their buildings shut up.

It was this condition that brought about the formation of the Conference Committee of Real Estate and Commercial Organizations for Consolidating Various Departments Now Having Jurisdiction Over Buildings in New York City, of which Alfred R. Kirkus is chairman.

## Conferences With the Mayor.

A sub-committee of this organization, consisting of Mr. Kirkus, Laurence McGuire, president of the Real Estate Board, and George W. Olvany, counsel, has worked for two months with the Mayor, members of the Board of Estimate, Fire Commissioner Adamson and others to find a plan of consolidation.

They have succeeded, after most persistent application to the problem through almost daily conferences, but only after compromises were reached on demands which completely upset all former attempts at inspection consolidation.

Speaking for his committee, Mr. Kirkus said yesterday that it was hoped in the first instance to consolidate under one department all inspection functions of all city and State departments, but that complete consolidation was seen to be impossible after the first conference with the Mayor. That conference was held in response to an invitation from Mr. Mitchel, who through an investigation by Commissioner Adamson was convinced of the necessity for consolidation.

## The Mayor Yields.

At that meeting the Mayor said that he favored consolidation under borough authority because he felt that a central city department having jurisdiction over all building construction was a political impossibility at this time, and that rather than stand in the way of a much needed

betterment he would work for the borough plan. That settled the matter of jurisdiction.

The Mayor, however, agreed to the borough plan only on condition that inspection of buildings after completion for the purpose of protecting life and property be delegated to the Fire Department. This met with the approval of the conference and has been made a feature of the proposed law.

## Charity Organization Objects.

At that meeting, those interested in tenement house betterment, represented by Robert W. De Forest and Alfred T. White, of the Charity Organization, declared themselves unalterably opposed to any plan for consolidation that contemplated any change whatsoever in the powers, jurisdiction or scope of the Tenement House Department. They declared an urgent necessity existed for consolidation of most inspecting departments and said that they could work for such consolidation if it did not include the Tenement House Department. They even promised a closer working between the building bureaus and the Tenement House Department, but they declared that the absorption of that department into a general inspecting department would be a step backward toward old time tenement conditions and that they could not countenance it. The result was that the Tenement House Department was left out of the plan of consolidation.

## Assignment of Inspection Duties.

When other angles of the consolidation problem were studied, reasons were found for leaving other minor inspections where they now are; for instance, the inadvisability was seen of taking from the Health Department the inspection of properties where sanitary conditions are not right.

And because experts in the Fire Department are best qualified to pass judgment on plans for buildings meant for combustible storage inspection of such structures was left in the Fire Department, as also was the inspection of fire extinguishing apparatus.

It also was decided to transfer from the Health Department to the Tenement House Department the duty of inspecting bakeries in tenement houses.

The inspection of piping and wiring for gas and electricity was left with the Department of Water Supply, Gas and Electricity. That department has largely relied on inspections of the Board of Fire Underwriters, without which no building can be insured, and it was thought unnecessary for the city to go to further expense for independent inspection when the Underwriters do it without cost to the city.

## The Bill Prepared.

Having agreed on these modifications of the original plan of universal consolidation, the conference prepared a bill which the real estate and business representatives in the Mayor's conference believe incorporates every feature for betterment that it is possible to gain at this time.

Mr. Kirkus said yesterday that he hoped the bill will be final, but it will not go to Albany as the Conference Committee bill unless the Conference Committee approves of it. He explained that the Conference Committee had appointed a sub-committee, consisting of Mr. McGuire, Mr. Olvany and himself, to meet the Mayor and his associates to work out a consolidation plan, with the general impression held that such a plan would combine all inspecting departments.

The sub-committee had worked hard for universal consolidation, but when they found that the strong Tenement House interests were against it and that the Mayor's support could only be gained

by the modifications stated, rather than carry on a long fight which seemed to them hopeless of success, they turned their efforts toward perfecting the present bill.

## A Compromise.

"The new bill," Mr. Kirkus said, "will not cure all our troubles until some of the other laws are changed, and it will not allow owners or tenants to break the law, nor will it allow an official to do so.

"Many orders of the Chief of the Fire Prevention Bureau have been far in excess of any law or ordinance, and if continued on this basis will bring great embarrassment to the Fire Commissioner and the administration. The protests have been so general, and so many prominent men have been brought into the courts on orders from the Fire Prevention Bureau that no expert would have issued, that, had not everyone been waiting to see what this bill provides, there would have been concerted action taken to request the Mayor to investigate the condition and suppress it.

"The Mayor should not be burdened with such details as these, and the approval of the bill should bring about immediate conformity with the provisions of the bill, even though it cannot become legally operative until October 1, 1916."

## An Exception for the Tenement House.

Under this proposed law, real estate and business interests get all they demanded, except the consolidation of the Tenement House Department with other inspecting bodies. The other exceptions are so trivial that they were passed over lightly. The great betterment demanded has been gained.

That is, the transferring of the inspection functions of the Industrial Commission and the State Labor Department and that department's authority to order structural changes or alterations of any kind, to the building bureaus in the various boroughs, to the Board of Standards and the Fire and Health Commissions.

Hereafter, if the bill becomes law, the Fire Prevention Bureau will make inspections of housekeeping only. It will have no authority over plans, construction, alterations or structural changes. It will be governed absolutely by the Building Code, the Labor Law and by the rules and regulations of the Board of Standards and Appeals which the bill creates, and can make no independent rulings of its own.

If, under the new law, the Fire Prevention Bureau finds that the Building Code or the Labor Law have been violated, or that the rules of the Board of Standards have not been observed, it is to issue an order for the correction of such conditions, but the changes are to be made under the inspection of the Bureau of Buildings, and according to law. If an owner to whom a Fire Prevention Bureau order is issued feels that he has complied with the law, he may appeal from the order to the Board of Appeals, whose ruling is final. At this time the only relief owners can obtain from Fire Prevention Bureau rulings is through long and costly court actions.

## A Bureau of Standards and Appeals.

While enforcement of the building laws has been centered in the bureaus of buildings in the five boroughs, with the Tenement House Department having jurisdiction over tenements and other departments, having special authorities clearly defined by the law, the real power under the proposed law will be centered in the Bureau of Standards and Appeals, which will be a supreme tribunal to make or unmake all building laws and to exercise authority over all building superintendents, the Fire, Health and other commissioners in their enforcement of the law as regards construction.

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Queens and Brooklyn, with plan filings far in excess of the record for the corresponding period last year, are evidently determined to keep their builders continuously busy during the year. When a big city building campaign is impending, it usually starts in the suburbs.

The exposures of extravagant bonuses, junketing expenses and other wrongs upon tax-paying people are all evidences of the gradual awakening of the moral conscience of the public, and of the evolution of a higher standard of personal conduct when dealing with the city or in its behalf.

William B. Parsons and Robert Ridgway, who have been prominently identified as engineering chiefs in building New York's subways, will get \$30,000 each for making a survey of the needs of Chicago's traction system and outlining plans for a comprehensive system to include underground as well as surface roads. Bion J. Arnold, of Chicago, will be associated with them. Seems as if the days of big fees and commissions were coming back.

Building mechanics asking for higher wages cannot be persuaded that there is no profit in speculative building when apartments are renting for fifteen to thirty thousand a year. Said a labor union official this week, "When we hear of high rentals like these we sit down and figure how much land and building have cost, and we find often that in ten years the net income will pay for the building and in five to ten years more for the land, depending on the location; so you can't make us mechanics believe there is no money in good building."

Workmen in the building trades of the metropolitan district are reported to be fairly well satisfied with the status of employment and the outlook for the year. Offers of a few days' work this week at fighting snow for the Street Cleaning Department did not attract a single laborer ordinarily engaged in building operations, according to official report. Wages in the trades have begun to rise after some years of stagnation, not only as a consequence of the better employment, present and in prospect, but also because of the higher cost of family maintenance.

### Albany Rule and Home Rule.

We invite particular attention to this week's letter from our Albany correspondent. It is an illuminating exposition of the motives which determine what taxes you are to pay.

Please note that you are to support for at least another year one thousand State officeholders whom the Civil Service Committee, after an investigation costing \$35,000, declares to be superfluous. You are to pay out more than a million dollars in taxes to retain this phalanx of supernumeraries, because their votes are necessary in a Presidential year for the political prospects of the Senators and Assemblymen who honor you by representing you at Albany.

Please note also that you are to be punished for having asked the wrong Senator to introduce for you certain bills which are of importance to you, and which you had hoped would be considered. You hired this Senator along with the other Senators, but the other Senators are going to teach you that you must not hire him again.

Perhaps, after reading this Albany letter, you may get up indignation enough to call on the taxpayers whose property you manage and urge them to join the association of which you are a member, and which needs help, to protect their interests.

No stronger argument for home rule could be offered than the contrast presented between the political thought and motives mirrored in our Albany letter and those reflected in City Chamberlain Bruere's article. Many of our readers whom we regard as our staunchest friends have hotly criticised Mr. Bruere's politics, but there are probably few of them who would not prefer to argue their case before men of Mr. Bruere's calibre rather than before the typical Albany legislator. We learn with regret that Mr. Bruere intends to retire from office; the city loses a servant of exceptional ability and of exceptional achievement in the public interest.

### The Mills Report on State Taxation.

Preliminary statements from the members of the Mills Committee on Taxation had prepared the public mind for the final expression of principles and purposes contained in the majority report of the committee submitted this week to the Legislature. We were prepared for the assertion of the economic truth that the general property tax cannot be relied upon for additional revenue and that any considerable increase would threaten to disturb business conditions; that the personal property tax, having failed to produce the revenue hoped for from it, should be abolished, and that a tax on net incomes of both individuals and business corporations should be substituted for it.

Judging from advance reports, the committee has prepared a most complete report of a well-planned and thorough investigation of the subject of State taxation, and its conclusions seem to be the logical and inevitable results of the proof adduced. Once more the public is reminded that the investigation was not primarily made to find new sources of revenue, but to bring about a more equitable distribution of the tax burden; not to impose additional taxation, but to find a substitute for a system which in effect is unfair; all of which is familiar doctrine to those who have followed the work of the committee.

The illustrative bill which accompanies the report provides for an annual tax of 3 per cent. upon the incomes of corporations and a sliding scale tax upon the incomes of individuals derived from within the State, including those of non-residents. For individuals the exemptions amount to \$1,500 in the case of unmarried persons, \$1,800 for man and wife, and \$2,000 when there are children. The rate of taxation on the sums above the exemptions range from \$1 on a surplus of \$200 to \$5 on a surplus of

\$1,000, and a \$20 tax on \$2,000 over the exemption. Twenty-nine million dollars from corporations and nineteen millions from individuals are the sums which it is estimated the tax will produce, or an aggregate of forty-eight million dollars to apply not only to the liquidation of the State's extraordinary engagements after the personal property tax is taken off, but also to the reduction of town and county taxes. New York City will get back \$27,000,000, which will leave after the personal tax is taken off about \$20,000,000 with which to meet local taxes.

Looking at the question only from the standpoint of the average over-taxed owner of real estate, the prospect opened up before him is decidedly encouraging. The means of relief which it was hoped and expected the Mills Committee would find are being offered for acceptance by the Legislature, which may be expected to await the further crystallization of public opinion before taking action. Many objections to State taxation of incomes are to be expected from individuals financially able but who now contribute nothing directly to the support of government. On the other hand, there is a large body of men, and some women, in receipt of net incomes falling between \$1,800 and \$3,000 a year who would be willing to testify to their good citizenship by paying the small sum of \$5 or \$10 annually. More than that will be returned to them by the lower rents which the lower taxes on property will warrant. The argument from up-State that the tax would reach the wages of the ordinary workingman who has no more than enough for his livelihood will not stand the light of experience either in New York city or any other city of this State. On the contrary, an income tax would help every deserving man trying to get on in the world by the aid of real estate investments, as it would assure him of a more moderate taxation of his property. If the recommendations of the Mills report are acted upon by the Legislature the income tax will render an especially good service to the local community by reaching the pocketbook of the non-resident who derives his income from business in the city but under present circumstances contributes nothing to the support of the city. The tax which is recommended would also apprehend those fugitive corporations carrying on business in the city but claiming to have their official offices elsewhere in order to escape city and State taxation. General business corporations now practically exempt from all taxation in this State would be taxed on their income under the law proposed by the Mills committee, but would be relieved of the personal property tax, which most of them manage to elude even under present circumstances. To some extent the Mills law would therefore be a business tax, such as the Mayor's Committee on Taxation here in New York has recommended for city purposes in case the income tax bill should fail.

Opposition to the income tax bill when formally introduced will come from many directions and will be based on various grounds, some of which may prove to be justified, but the fundamental principle and the good intentions of the bill should have the favor of every owner of real property who has felt the injustice of the present system and has hoped for relief from his overburden.

### Why Not a Credit Foncier System in This Country?

The great need of the real estate market to-day is capital in the form of mortgage loans at comparatively low rates. Supplies of banking money are large, but they are not flowing toward the real estate market rapidly enough to make it active. An apparent restricted demand from borrowers is as curious as the seeming indisposition of lenders to compete for business by lowering their quotations. Yet the public desire is to buy property while it is low, with the help of loans, and financial institutions

and private capitalists wish to lend and invest their surplus with safety and the assurance of a fair net return. Why cannot the two parties, those who would borrow and those who would lend, come together and do business more freely and more generally?

Is it not because, as the Hon. Cyrus C. Miller pointed out in his informing and suggestive article in last week's issue, that in this country there is no public market place, or its equivalent, or any exchange place for real estate debentures as there is for railroad and industrial debentures? Here there is no financial institution like the Credit Foncier in France or the Pfandbrief institute in Germany to provide a method of borrowing money on the security of landed property at a low rate of interest, and at the same time provide a safe and sure investment that is a quick asset.

Under the system of the Credit Foncier the borrower takes a loan in return for which he contracts to make certain annual payments, which are so adjusted as to make provision for the interest and the gradual extinction of the principal. These contracts are generally made with companies organized for the purpose of loaning their capital in this fashion. The investors buy the debentures issued by the companies in large or small amounts, and so obtain one of the most popular forms of investments among the thrifty people of France, and at the same time help those who need credit. In Germany loans are made in the same way, but in return for the debt the borrower receives the securities of the association, and he does not actually contract the debt until he sells the securities, which he may do in whole or part.

In every foreign country where some such system is at work to provide real estate mortgage loans the amortization principle is fundamental, and it is this principle which it is proposed to set at work in this country, in order to make mortgage investments more attractive for lenders. If in addition we could popularize the loans by making them directly available for small lenders there would be in New York the same perfect interchange of borrowing and lending that prevails in the most advanced European countries. Real estate money is scarce here at present simply because the financial machinery is lacking for bringing it to those who can give good security and pay a fair interest for its use. Why cannot we have in New York some such system as Mr. Miller has proposed?

**The Income Tax Bill.**

*Editor of the RECORD AND GUIDE:*

The intention of the Income Tax bill is to equalize the burden of taxation. For this intention it should have every support that can be given it within reason. If it succeeds in this the burden on real estate, which is too heavy now, and the inequality and injustice of taxation on various classes of taxpayers will be adjusted so that all profit bearing wealth in the State will pay its full share. It is a substitute for the personal property tax and for other tricky forms of taxation. Our complicated civilization has outgrown the personal property tax, which is no longer possible to enforce and should be abolished.

Space here is too short to present the many reforms to our present chaotic system which will result from the income tax, but suffice it to say that the centralized form of administration which it offers is a decided step in advance over present methods, and its equalization of the burden resulting in a check to the ever increasing charge on real estate are enough to warrant its support.

A fair income tax applied uniformly throughout the State will do away with the present inequalities arising from the fact that the present system of taxation imposes the tax on personal property at the domicile of the owner. A man or corporation involved in a large business in New York City and deriving a large income therefrom may have a domicile in a small town outside of New York and pay a small tax levied by the

assessor of that town. He or it may have a large fortune and pay a smaller tax than a resident of New York City with half the income and half the fortune. These tax evaders make greater burdens on other tax payers in the city. The report of the Mills Committee presenting the bill states this truth:

"All the real estate experts agree that real property is to-day paying all that it can possibly afford; that additional taxes could not be shifted to the tenants, who are to-day paying all that they can; that an increase, therefore, must come out of the capital value of real estate; that such an increase would necessarily wipe out the equities of thousands of owners and might precipitate a panic."

The tax is as follows:

"Section 341. Tax upon and with respect to incomes. A tax is hereby imposed upon every person residing within the State, and shall be collected and paid annually upon and with respect to his entire net income from all sources except that from property located or from any business, trade or profession carried on without the State as hereinafter provided; and a like tax shall be collected and paid annually upon and with respect to the entire net income from all property located and of every business, trade or profession carried on in this State by persons residing elsewhere. Such tax shall first be collected and paid in the year 1917, upon and with respect to the taxable income for the year ending December 31, 1916."

A question of great importance to the City of New York is the share of tax which the Legislature will allow for the City of New York. It is recognized that the city will provide a large proportion of the tax and it will be manifestly against the interests of the city if its allowance is not in proportion to the equalized assessed value of real estate in the city.

Like every other human invention, the proposed income tax has its objections which may develop in its administration and need correction, but it is so great in advance over the present impossible conditions that it should receive support.

CYRUS C. MILLER,

55 Liberty street.

**The Riker's Island Garbage Disposal Plant.**

Messrs Gaffney, Gahagan Van Etten will erect on the southerly side of Rikers Island, which belongs to the city, a plant of 2,800 tons daily capacity, using the Cobwell system of garbage disposal. Under the terms of the contract with the city, if the actual cost of the plant and appurtenances exceeds \$2,500,000, no corresponding increase shall be made in the purchase price (\$1,500,000) to be paid by the city. If the actual cost of plant and appurtenances is less than \$2,500,000, there will be a corresponding reduction in the amount to be paid by the city. Thus, in any event, the city will secure a plant on the termination of the contract at a reduction in actual cost of \$1,000,000; garbage will be disposed of for five years at the expense to the municipality; and the plant can be operated for its remaining life (ten years) at a profit.

The contractors have offered a new process designed primarily for the elimination of odors and nuisances which heretofore accompanied the treatment of garbage. Commissioner Fetherston has examined this process, which is in operation at New Bedford, Massachusetts, and in his opinion the system proposed will meet all requirements of the contract and specifications, and the process can be conducted on Rikers Island without causing public nuisance.

In addition to the power plant for the production of steam, there are only three types of apparatus used in the Cobwell method:

(1) The so-called reducer, which is essentially a closed, steam jacketed kettle, with a revolving arm or agitator, used for stirring the garbage.

(2) Condensers for liquefying water and gasoline vapors.

(3) Vaporizing tanks or stills, con-

sisting of closed vessels, steam heated, for the purpose of separating grease from gasoline or naphtha.

Other parts of the process consist of the usual conveying machinery for transporting raw garbage from the reception point to the reducers; grinders with screens and conveyors to grade the tankage or fibrous residue.

**Allotment of Local Improvements.**

A large number of Local Board resolutions for street improvements have accumulated in the Office of the Board of Estimate and the Offices of Borough Presidents, owing to the limitations upon city expenditures in consequence of the enforced policy of economy. It being deemed advisable to make a definite determination of the policy of the board in giving them consideration, Chief Engineer Lewis has submitted a plan which makes the following allotment of expenditures for the current year:

Manhattan .....	\$1,000,000 00
Brooklyn .....	2,500,000 00
The Bronx.....	2,100,000 00
Queens .....	2,000,000 00
Richmond .....	250,000 00
<b>Total .....</b>	<b>\$7,850,000 00</b>

Further says Engineer Lewis:

"In case the allotment meets with the approval of the Board it is clear that a corresponding adjustment should be made in the allowance for the value of outstanding preliminary authorizations, which on the basis of the apportionment suggested for a smaller volume of work, would be as follows, the amount in each case including the value of improvements for which preliminary authorization is now outstanding but which are not to be converted into final during the present year:

Manhattan .....	\$559,800 00
Brooklyn .....	1,292,900 00
The Bronx .....	864,700 00
Queens .....	1,136,900 00
Richmond .....	96,000 00
<b>Total .....</b>	<b>\$3,950,300 00</b>

"I believe that any effort to curtail this allowance must result in a delay in the development of territory adjoining the new transit lines, the effect of which will not only be seriously prejudicial to the interests of the property owners, but also to those of the City since it will be reflected both in a lower tax value than might have been the case and in a smaller return of revenue from the rapid transit improvement."

**Guessing at the Tax Rate.**

The final figures of the tax rate for 1916 will not be ready before March 1, but they are not expected to vary greatly from the estimates given out by Comptroller Prendergast this week. While these estimates are 12 to 17 points higher in all the boroughs except Richmond, they are still several points below the lowest prediction made several months ago when the announcement of the direct State tax was made and the budget was passed.

The Borough of Richmond will have a lower rate than last year by ten points owing to a reduction in the tax for special assessment and county purposes, Manhattan will be increased 17 points, the Bronx 16, Brooklyn 16 and Queens 12. Here are the Comptroller's figures:

	1916	1915
Manhattan .....	2.04	1.87
The Bronx.....	2.10	1.94
Brooklyn .....	2.08	1.92
Queens .....	2.07	1.95
Richmond .....	2.14	2.24

"If it were not for the direct State tax, which accounts for approximately 16.2 points of the tax, the rates would be about the same as last year," said Mr. Prendergast. "The Manhattan tax rate would be about 1.88, a slight increase over 1915. In all of the other boroughs the rate would be lower than last year, save in Brooklyn, where it would be about the same."

The assessed valuation of personal property will be \$369,000,000.

# BUILDING MANAGEMENT

## EXPENSIVE ERRORS IN BUILDING PLANNING

WHEN a structure is designed and erected for a specific purpose, it is oft times difficult to alter it so that other lines of business can occupy the premises to advantage. Of course there have been many instances where this has been done to advantage, notably old-time stables and churches have been converted into garages and moving picture theaters.

Knowing that there is a constant shift of population, that business centers are continually moving, a property owner will do well to look far ahead in the planning of his building and see if there is not a possibility of so planning his structure that, should the occasion arise, alterations could be made, at the minimum expense, so that he may be able to keep abreast of the times.

Usually there are several forces acting to induce the owner to build to the greatest possible extent. The real estate agent desires to make the property attractive, so he figures a big rent roll from a large area of floor spaces; the architect has somewhat similar ideas of propriety and is anxious to obtain the best possible return to his client, so he plans every possible square foot of floor space, front, rear and interior; light, shaded and dark, and the builder clinches the argument in the general interest of building as much as possible, on the ground that it is cheaper to build by the cubic yard than by the cubic foot.

Thus the site becomes covered with as much building as possible; a fundamental error. Space, irrespective of light, air and access, is of no value at all, but acres of expensive floors have been and are being added on the basis that it is. The stolen light is, of course, responsible for much of this mistaken attitude. When a box of a building can be run up on a site occupying 85 per cent. of the area, it looks like a lot of valuable property on each floor. Much of its interior is, however, dependent for light on side windows overlooking abutting property. Usually this is built upon later, and then the space inside the building is darkened and its value lessened.

As in the other lines of decision the less the commitment the less the effect of a mistake. Property-owners think or are led to think that by excessive building today they can capitalize the increase of value of a site in the future. That view is reflected in the design of some modern skyscrapers, and may continue unless people learn the fact that such a process does not work.

In a crowded city, excess building can go in one direction only which involves an additional rate of expense in cost of every part of a building and a permanent addition to the operating charges.

There are fundamental facts which every owner should assimilate, and, if he wants proof of it let him, when contemplating a new building, prepare three plans—one for a one, two or three-story building, one for a twelve-story building and one for a skyscraper, all of equal character and plain—and take prices.

He will find the cost per cubic foot on per square foot of area that can be occupied will increase in proportion to height from the street and the proportionate depth below which are involved.

If he looks into the details of operating cost he will find that the major portion of a tall building is not earning money to pay for its own cost and that the real support comes from the street level or a few floors above.

Without the upper stories he would have no elevator travel, no pumps for water and lessened costs of upkeep, operation and maintenance throughout.

**WESTERN** owners recognize that it pays to sacrifice a large part of the site in each building floor if higher rentals can be obtained for the space, but more particularly if the building can be kept full. Initial mistakes are most expensive. If a thorough cooperation between architects, builders, building managers and owners could be obtained, the last named would surely be the beneficiaries in the long run; and after all they should reap the reward, for they pay the bills.

In the excessive building he will perhaps have been led into spending tens of thousands of dollars upon expensive power machinery, entering into business of a totally different character to real estate, in order to give away electricity to his tenants as an inducement, really contributing a reduction in their rents, besides giving them steam to waste as they please, shades and awnings, window cleaning and office cleaning, sanitation, hot and cold water, elevator service, cooling fans, iced water, janitor service, police, restrooms, roof garden, nearly every convenience conceivable, except provid-

ing free cigars and matches. Even a club may have to be provided to make the building attractive, and may have to be supported if it does not prove a success.

Then, after the owner feels that everything is serene, along comes the tax commissioner and whoops up the land assessment on the same basis of anticipation of future increment of value, and the city taxes eats up the increment at the rate of one-thirtieth part yearly.

We have beaten the world in skyscraper construction, and have had the best opportunity to learn all about them, and by now it seems time to call a halt.

These considerations apply markedly to over-building in the vertical direction, but in a measure apply also to all classes of structures.

If an office sixteen feet deep will rent for as much as another twenty feet deep, there is no value in the four feet of extra building space.

If a loft can be lighted naturally by raising the ceiling, and will rent better as a result, the extra space may be well worth constructing.

But if the same result can be brought about by keeping the same ceiling height and reducing the dark interior space, then the extra investment will be saved and better returns secured.

Therefore, the fundamental principle in the problem of the building is:

The least possible amount of building for the highest rates of revenue.

## SOME PHASES OF GENERAL CONTRACTING

By STOCKTON B. COLT

GENERAL contractors submitting estimates for the entire work of erecting a building obtain competitive estimates on the various parts of the work from various sub-contractors, either preferred or approved as the case may be, the aggregate of which sub-estimates, together with certain other estimates furnished by the general contractor, plus the total profits to the general contractor, forms the general contractor's estimate for the entire work. It appears very often that general contractors are also masons and carpenters, or both; accordingly, they do not obtain competitive estimates on these items of the work. For example, the schedule of charges usually required by the architect from the general contractor upon the signing of the contract sets forth the various parts of the work subcontracted for and their prices plus their commission to the general contractor. The amount of the work sublet is in the neighborhood of say 70 per cent. of the entire work, and the balance or 30 per cent is that part of the work furnished direct by the general contractors without competition.

If it is desirable to engage a general contractor to supervise the entire work and see to the proper building sequence of the various trades so that all work shall fit and agree and be carried forward harmoniously, efficiently and with dispatch, then why not have him in a professional capacity of supervisor only, with adequate remuneration for his valuable services as such, and have competitive estimates on all the items entering into the make-up of the building, including the mason work, carpenter work, and the like? Each sub-contract could be made directly between the sub-contractor and the owner, the requisitions for payment on the various sub-contracts might come through the general con-

tractor in the form of a certificate, which to become valid for payment, would have to be countersigned by the architect. Such a plan might combine the desirability of a general contract plan and the plan of sub-letting every part of the work directly from the architect's office. Sub-letting directly from the architect's office is theoretically economical, as it eliminates the percentage of profit to the general contractor on these sub-estimates, but it must be borne in mind that the building business is a science in itself requiring long practice and experience, and few are the architects' offices so equipped as to perform this function advantageously.

Steps in the direction of sub-letting have been made for some time in segregating from the general contract many items, such as heating and ventilation, plumbing, electric wiring, elevators, etc., leaving the balance of the work to be cared for by a general contract, and thus obtain that flux which is necessary to proper building procedure, but under this plan these parts segregated from the general contract and sub-let directly by the architect are usually the very works which the general contractor alleges are the causes of all delays and difficulties which may arise in his own work.

The question is, why should not the general contractor sub-let everything on a competitive basis and not personally enter the field for any part of the trade, such as mason work or carpenter work in connection with the entire work which is to be intrusted to his supervision? If the general contractor sub-lets every portion of the work he should be raised to a purely professional sphere and would not have to hold the double function of a purely professional service and a commercial one as being a direct contractor for any part of the entire work.—New Jersey State Journal of Architecture.



## FLOOR SURFACES IN BUILDINGS

### Method of Construction Important Question —Serious Wear Caused By Friction of Feet

By SANFORD E. THOMPSON, Boston, Mass.\*

IN fireproof construction, whether it be office building, factory, or institution, the question of the type of floor surface to select and the method of construction to adopt is a most important one. The constant tread and shuffling of feet cause a friction that it is difficult to withstand without serious wear.

An engineer in consulting practice is called upon frequently not only to design and construct but to investigate defective construction and also to make special tests for the determination of the best methods to employ in a particular case. Following are embraced not only the results of experience in floor construction and repairs, especially as they relate to granolithic surfaces, but also the conclusions derived from special tests and investigations made in connection with services as consultant on the superstructure of the New Technology buildings in Cambridge.

The selection of the type of floor is dependent on the character of the structure, the nature of the wear, and the architectural appearance. Every building must be considered by itself. In giving approximate costs of floors it is recognized that the condition of the market both in labor and materials and the quality of the materials selected, affects the unit price to a very large degree; also the location, size and shape of the rooms to be finished.

#### Granolithic Trowelled.

As ordinarily laid in buildings, granolithic or concrete surfaces are subject to dusting and under heavy traffic, such as trucking, are liable to serious wear. On the other hand, experience with first-class construction and tests of actual floors shows that it is possible, by proper selection of the aggregates and expert workmanship, to reduce the dusting to an insignificant amount and to produce a surface hard enough to stand even severe wear. For factory floors the use of granolithic is largely increasing.

The chief objection to concrete or granolithic surfaces for offices, drafting rooms, class rooms, and certain laboratories, is that it is dull in appearance, hard on the feet for men standing all day, tends to break tools dropped upon it, and it is not adapted to attaching seats and other furniture, readily, especially where they have to be shifted occasionally. The life of a well laid granolithic surface under foot traffic is practically permanent.

#### Granolithic With Ground Surface.

Experimental surfaces, together with laboratory tests made as a check, show that a pleasing surface, approaching terrazzo in appearance and fully as durable under foot traffic, can be obtained by placing granolithic with scarcely any trowelling, and then grinding the surface just enough to expose the grains of sand and stone. The grains which show are finer than in terrazzo and darker colored. Removal of the scum takes away the monotony of the plain gray cement surface, since this is relieved by the various colors of the sand and stone. A glossy effect can be produced, if desired, by the grinding which permits of easy cleaning and gives a surface suitable even for a lavatory at much less cost than tile or terrazzo. Still further to give variety to the appearance, tile can be placed in patterns or as a border. From observations of the time required for grinding the surfaces and allowing amply for delays, the extra cost for grinding is estimated not to exceed 3 cents per square foot of surface area.

The hardness and noise characteristic of granolithic finish are overcome by covering the surface with Battleship linoleum. In offices and several colleges the type of construction meets with favor. At the University of Chicago cork

carpets are used, which answer a similar purpose. Linoleum is laid on a concrete surface, which need not be brought to a fine finish and therefore can be completed at the time the base concrete is laid and at a low cost. Any marring of the surface or sudden rains will not affect its use for the linoleum finish.

#### Method of Laying Linoleum.

The linoleum should be stuck firmly to the granolithic surface and preferably a cove base should be run around the room and sills provided at entrances so that the surface of the granolithic will be flush. In this way the edges are prevented from fraying. The life of first-class quality Battleship linoleum, if edges are not frayed, is probably from 15 to 30 years, depending upon the amount of travel. These ages are estimated from records of linoleum now in use.

Linoleum, after allowing for the better finish required on the concrete, costs substantially the same as a single floor of birch or maple, but it is noiseless, more uniform in appearance, and requires less labor for maintenance in good condition.

Floors of maple, birch, beech, oak, or long leafed Southern pine are used most largely for offices, classrooms, or lecture rooms, and in many of the older colleges for laboratories and halls. Unless the greatest care is taken in selection of materials and workmanship, they are liable to shrink or swell and sometimes to squeak under foot. If at all hollow underneath, they are more noisy than a concrete surface.

There are various methods of laying hardwood floors. For classrooms a single thickness of maple or birch nailed to sleepers with cinder concrete between should be satisfactory. Another type of construction is to use patented metal screeds embedded in the base concrete, and nail the floor boards to splines in the screeds. For rooms subjected to heavy traffic, 2-in. or 2½-in. plank may be placed underneath the hardwood floor.

Terrazzo is made by spreading upon the base concrete a mixture of neat cement and marble chips and grinding the surface to a depth sufficient to cut into stones and expose them on their largest diameters. Marble, sometimes white and sometimes colored, is used, and since no sand is employed the particles may be of fairly uniform size. The joints between the particles being of neat cement are hard and even more durable than the pieces of the marble themselves. Large pieces of marble, from ¾-in. to 1-in. in diameter, give a more distinctive floor but cost more than a floor of the smaller stones, from ¼-in. to ½-in. in diameter. There is more tendency to crack than in a good granolithic properly bonded to the base, but if laid with the best workmanship, this cracking is reduced to a minimum.

#### Magnesium Composition.

When laid with great care, composition is a satisfactory and durable material. Floors six or eight years old have been examined and show satisfactory wear. Composition is more resilient than granolithic, so that there are less complaints of hardness. It is nearly, but not quite, as noisy. Furniture can be screwed directly to the composition.

Tile of various colors is an excellent material for corridors, lavatories, and even for laboratories, but is too expensive to use except where required for architectural treatment. There are various types and qualities of tile, ranging from quarry tile to cork and rubber tile.

In order to compare the materials, that is, the aggregates, available for new Technology, and to determine the best proportions and methods of laying these materials, a series of sample surfaces were laid at the factory of the Simplex Wire & Cable Company, in Cambridge. Also, comparative tests were made with similar materials in other locations. As a result of these experiments, the following recommendations are made for the

granolithic finish of floors for which this material is to be used.

Careful examination and comparisons of the various sections of slab with reference to hardness and appearance led to the selection of Plum Island sand, which should be specified to have not more than 10 per cent. of its grains pass a sieve having 50 meshes to the linear inch, and not more than 2 per cent. pass a sieve having 100 meshes to the linear inch; and crushed granite of a size which has passed the ¾-in. screen in a crusher plant and been caught on the 3-16-in. screen. The Simplex Company has recently advised us that they consider this slab the best piece of granolithic that has been laid in the factory.

#### Proportions.

Different proportions of the materials were employed in the various sample sections, each of which was about 2 ft. wide by 3 ft. long. The principal proportions tested were 1:2, with sand alone; 1:1½ with sand alone; 1:1¼ with sand and fine crushed stone; 1:1½ with the same materials, and 1:¾:1¼. As a result the proportions selected as best are one part cement to three-fourth parts Plum Island sand to one and one-fourth parts crushed granite.

Instead of using a soft, flowing mixture, the best results were obtained by using a fairly stiff mixture, stiff enough to be rammed in place by a square-faced rammer, which would bring the mortar readily to the surface. In this way the surface skin is thinner, there is less liability to dust, and the body of the concrete, which is of a better quality than with a wetter mix, is reached with comparatively little wear, so that the dusting does not continue.

Objections to granolithic finish are dusting of the surface, the dead gray color, and the liability of local defects. Experiments show that these can be overcome by grinding the surfaces with a carborundum machine.

The general plan adopted is similar to that used with terrazzo finish. Instead, however, of grinding off a considerable thickness and thus entailing a large expense per square foot, only a very thin layer is taken off so as to show the grains of sand and the pieces of coarser aggregate.

With this treatment, the surface is of a varied texture, and shows the various colored grains, and permits of different effects by using aggregates of different colors. While the effect is not so conspicuous as the terrazzo, the surface is of a quieter tone, and should be satisfactory for ordinary corridors and halls.

A perfect bond between the granolithic and the base concrete is obtained most easily by placing the granolithic before the base concrete has reached its set. Surfaces thus laid are liable to injury from the workmen who have to go upon them before they have hardened thoroughly, and occasionally an unexpected shower will roughen the surface in such a way that it is very difficult to repair.

#### Use of Other Materials.

If some other material than granolithic is used for the wearing surface, the base concrete must be left in a condition satisfactory for placing the surface. For most materials, such as hardwood finish, compositions, asphalt, and similar treatments, the surface of the base must be brought more nearly level than where granolithic is used. This can be accomplished by very careful screeding of the surface, trowelling of rough places, and filling holes made by footprints before the concrete has hardened. An allowance of 1 cent per square foot is made in the cost estimates for this extra treatment.

For linoleum, a real granolithic is not required, but the surface must be level and true. This should be accomplished by spreading a thin layer of mortar before the base concrete is set, but this need not be of the very best quality of granolithic unless with the object of using portions of the floor without linoleum. This thickness of the mortar may be ½ in. to ¾ in. This should be trowelled at the proper periods, but with less care than for a granolithic that is to be used as wearing surface. Some form of cove base around the walls is advantageous to use with the linoleum,

\*Excerpts from a paper presented at a meeting of the American Society of Mechanical Engineers, New York City, by Mr. Thompson.

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**C**LOSE analyses of chimney conditions and roof defects in many city buildings will show the need of an improvement in flue linings and roof copings. It has been said that of all the perfections in buildings the least progress has been made in chimney linings and in roofs. With the idea of correcting some of these conditions, a manufacturer has, after a great many years' study, brought out something that he believes will effect a cure for rapid depreciation of roofs and chimneys and incidentally make the modern building more safe against fire. He tells his own story about his product in these words:

"Having had an actual experience in designing, erecting both public and private buildings, for over thirty years and also detailing and manufacturing building materials, I have noticed time and time again the inferior construction of the interior of the chimney flue. Last year during one of my visits to the office of the fire prevention bureau in one of our largest cities, I offered a bet with the chief that more than ninety per cent. of the smoke flues in his city were defective; at first he was inclined to accept the wager, but when his first assistant agreed with me he likewise then agreed that there were not ten per cent. fireproof chimneys in that city, which is larger in population than the city of Boston.

"If you have an occasion to examine a chimney, take a good pocket electric searchlight and tie a string to it, and then lower it down some of the flues that you think were built right and note the defects as you lower and raise the light. You will note, if the flues are unlined, that the mortar joints are badly decayed and the partition walls are eaten away by the noxious gases, so much so that they are absolutely worthless. If the flue is lined with a butt joint flue lining you will find a rough irregular chimney flue.

"Bricklayers, you know, are not particular about the interior of the chimney flue. And you will also find the liners are set first to one side, then to the other side, and some of the joints are set close, while the greater part are set from one inch to one foot apart. Many of the flues you examine you will find contain only a few feet of flue lining at the very top of the chimney, and possibly a joint or two where the smoke pipes enter it. As a whole the chimney flue is of very bad construction, and is one of the direct causes of the many fire losses reported to us by the Board of Underwriters. Having had the above experience and having examined a great many chimney flues, I designed the flue lining and coping blocks shown herewith. The flue lining has a deep flush socket joint, made specially so that it can be built in advance of the brick or other masonry work.

"Knowing that the ordinary flue is not fireproof, and that it is a conductor of heat instead of a non-conductor, I invented a way to insulate it with dead air, or, semi-vacuum in sealed air cells. This will prevent the flue lining from becoming overheated, and will also create a much better draught and will insure the owner from having his property burned from a defective or overheated flue."

Most all building codes require eight inches of brick around the exterior of the flue lining, where the code requires less, the walls of attached chimneys with flues not exceeding eight by twelve inches, may be four inches for heights of fifty feet. Thus twelve by twelve inches and larger should have walls eight inches thick to within ten feet of the top, aside from strength or stability. Thick walls are preferable to thin walls.

A chimney has three requirements or purposes: First, to reduce the necessary

draught for the proper combustion of the fuel; second, to furnish a means of discharging the noxious products of combustion into the atmosphere at such a height from the ground that the same may not prove a nuisance to the people living in the vicinity of the chimney; third, that it be so constructed that the noxious gases or heat will not enter the building or its contents to become ignited and also cause explosions when the noxious gases are confined within non-ventilated rooms or space.

To produce an effective draught in the furnace, the chimney requires size and height; a chimney had better be a little too large than too small. Each pound of coal burned yields thirteen to thirty pounds of gas, the volume of which varies with the temperature.

The weight of gas carried off by a chimney in a given time depends upon four things: Size of chimney, velocity of flow, the density of gas, and the temperature of the interior of the chimney.

The density decreases, directly as the absolute temperature, while the velocity increases. Therefore, if a perfected air cell flue lining is used of a proper size the interior becomes warm quicker and therefore increases the velocity of the gases. Thus the rule of the chimney construction is reduced to the height and area.

The size of the flues for house heaters should be ample in size for the heating apparatus and carried as nearly straight as possible from a point near the cellar floor to above the highest projection of the roof. They should be independent, having no connection with other flues or openings, and always of the same area from top to bottom. A well-jointed air cell, flue tile, preferably round, is better than a square flue of larger area. The chimney flue should be carried three or four feet below the smoke pipe entrance and provided with a clean-out door at the base, tightly fitted, to facilitate the removal of the accumulated dust and soot.

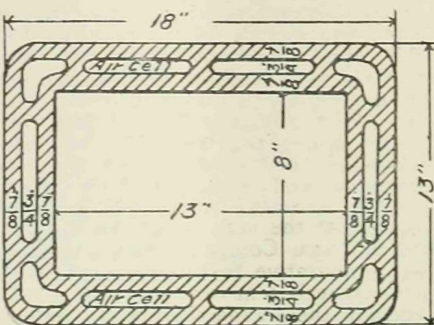
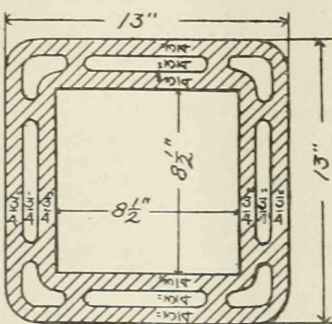
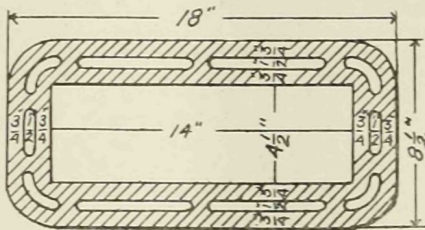
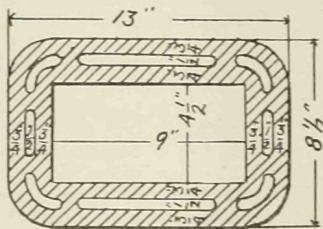
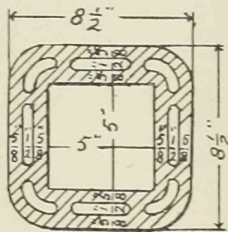
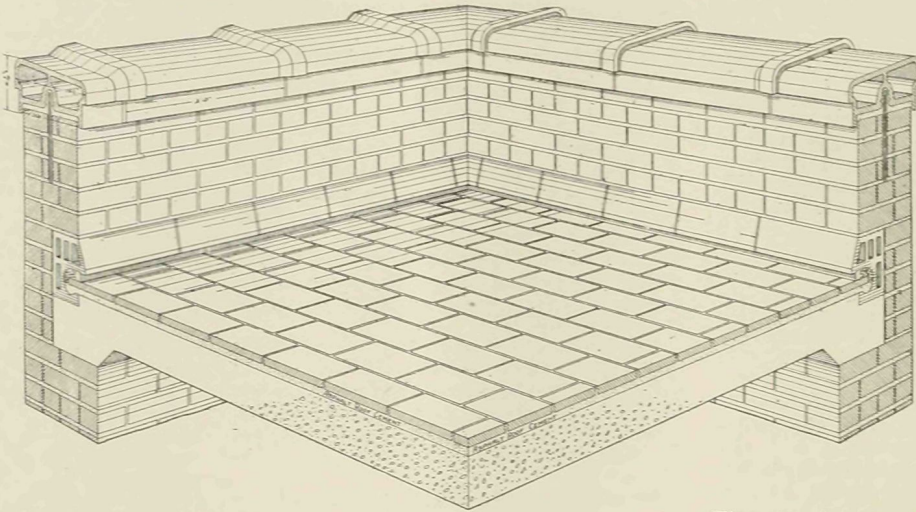
No chimney should have the interior less than eight and one-half inches in depth nor of a smaller size than the smoke pipe form the heater.

For an ordinary kitchen range an eight and one-half by eight and one-half inch interior size flue will generally answer, but an eight by thirteen size is better. For fire-places, the size of the flue should never be less than eight and one-half by eight and one-half interior, and increased according to the size of the opening and grate. It is not safe to construct any flue these days for either wood or anthracite coal. If the flue is made of sufficient size to burn bituminous coal, it will handle the smoke from all flues.

Going a step farther the same manufacturer has developed a new type of raggie block and wall coping which is also shown in detail. The system is equally applicable to a built-up roof. This block is designed for use on any kind of a roof, whether sloping or flat, specification or promenade tile. This form of coping takes care of all expansion and contraction and at the same time provides an ideal anchorage and absolute watertight joining at the wall and roofing connection. There are various applications for special shapes of this tile.

One of these are scuppers which will intersect the standard blocks and which furnish a practical way of fastening the roofing whether it is metal or other material.

All the products shown in the accompanying cuts are from stock and have been designed to fulfill the requirements of safe roof construction.



# PARK AVENUE APARTMENT ACTIVITY

## Two Multi-Family Structures Add to Already Long Chain of High Class Buildings—Demand Still in Excess of Supply

PARK AVENUE still echoes to the staccato report of the steam drill and the pneumatic riveting machine and the screech of hoisting engines which tell the story of the continuation of large structural operations under way on that interesting thoroughfare. The structures being erected are of various types, although the modern multi-family dwelling predominates.

Hon. John J. Murphy, Commissioner of the Tenement House Department, at a recent gathering said, "The cost of tenement houses erected since the Tenement House Law came into effect thirteen years ago has reached the fabulous figure of \$1,000,000,000." This can be realized as true, however, when it is taken into consideration that the figure includes the cost of that wonderful group of high-class apartments which has been built on Park avenue. The total involved in these structures represents a considerable percentage of the figure named by the Commissioner.

### Expansion in Construction.

Apartment houses constructed in New York City during 1915 provided accommodations for approximately 150,000 persons and it is expected that the structures of a similar type built this year will supply living quarters for almost as many, according to the work now in progress and in prospect. There has been no perceptible cessation in the demand for apartments, particularly in the better class structures, and it is presumed that this demand is likely to continue for some time.

Modern apartment houses have experienced a very steady growth in the

street. These operations are both being erected by the Fenlo Realty Company, a subsidiary of Bing & Bing, 119 West 40th street. This firm has occupied a prominent position in the development of Park avenue, in fact were among the first to see the possibilities of the thoroughfare as a residential section of the highest character. The buildings were planned by Emery Roth, architect, 119 West 40th street, and the structural engineer was Gunvald Aus Co., 11 East 24th street.

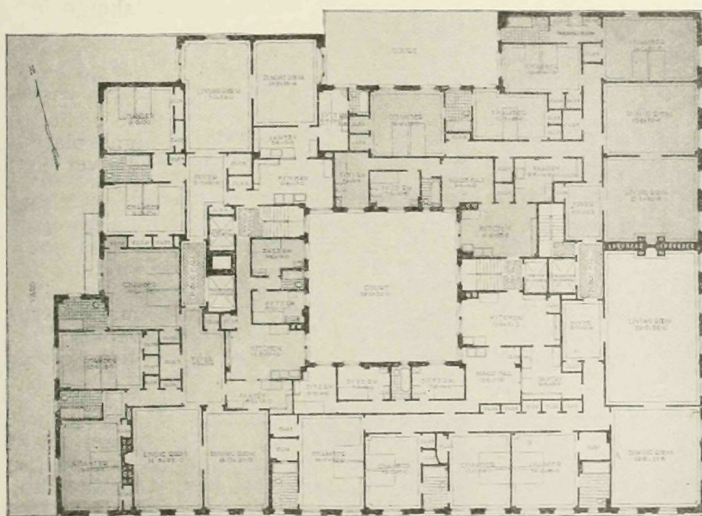
Both of these buildings are being erected under a general contract by the Bing & Bing Construction Co., 119 West 40th street. The excavation work for the structure at 63d street and Park avenue is now in progress and foundations will soon be started. Operations are further advanced on the building at 1000 Park avenue. On this project the steel frame has been erected to the height of the eighth story and the mason

work has been started. Among the contractors who have received contracts for the supply of labor or materials on the latter building are included the following: Jacob Volk House Wrecking Co., 103 Park avenue, wrecking; American Bridge Company, 30 Church street, structural steel; A. B. See Electric Elevator

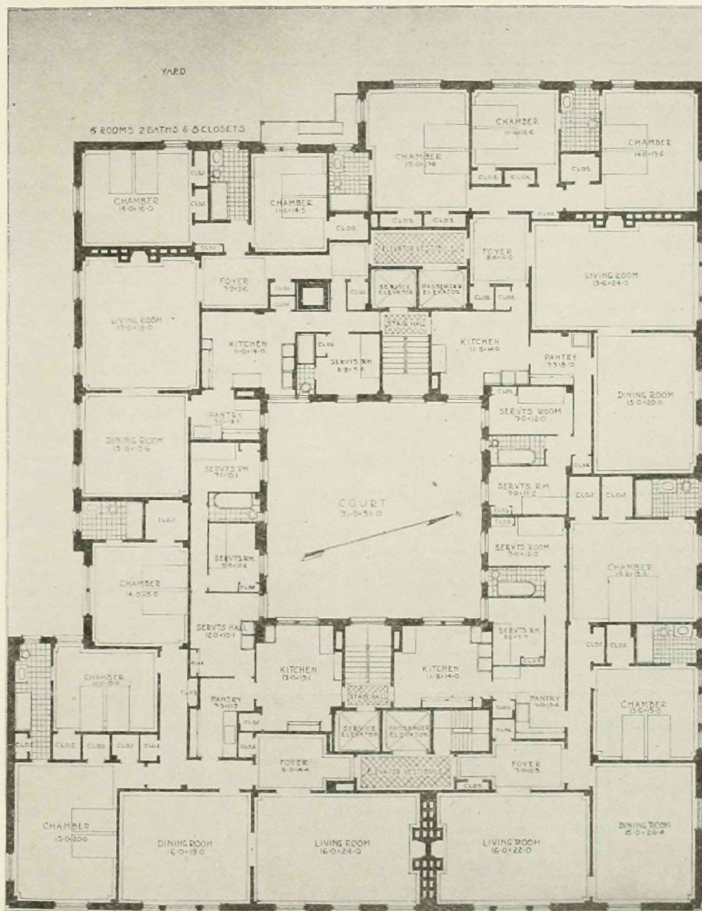
### All Conveniences Installed.

of the building and overlooks the yard and rear courts. These courts, in both structures, are exceptionally large. Both buildings are planned with interior courts more than thirty feet square. The kitchens and servants' bedrooms are arranged on the interior courts. Each building will have two high speed electric passenger elevators and two combination freight and service cars.

In the finish and equipment of the various suites the best modern practice as applied to high-class apartment houses will be followed. Every possible housekeeping help will be installed and in the finish decoration only the best of materials and fabrics will be used. In the living-rooms of the larger suites, wood burning open fireplaces are being installed. The tenants will have a wide choice in the selection of the decorations for their own apartments



Bing & Bing Construction Co., Builder.  
NO. 1000 PARK AVENUE.



Emery Roth, Architect.  
NO. 570 PARK AVENUE.

public favor and the demand for accommodations in such structures is evidenced by the manner in which this type of building is replacing the private dwellings in neighborhoods long devoted exclusively to occupation by the latter class of structures. The great improvement in comfort and conveniences now to be found in the modern structures makes it extremely difficult to live in the old style dwellings after once experiencing the luxuries provided in the newer buildings.

### Two New Operations.

Two new multi-family houses have recently been started on Park avenue which in plan and design will offer a favorable comparison with any heretofore erected. One of these buildings is located at the southwest corner of Park avenue and 63d street, adjoining the new home of the Colony Club. With the latter structure it occupies the entire block front. The other building is at 1000 Park avenue, at the northwest corner of Park avenue and 84th

Co., 220 Broadway, elevators; Charles H. Darmstadt, 352 West 43d street, plumbing; Adam Happle, 418 East 93d street, ornamental iron work; Standard Arch Co., 245 West 18th street, fireproof arches and concrete floors; Edwards Electric Construction Co., 70 East 45th street, electrical installation; Lasette & Murphy, 238 West 108th street, heating system, and M. McGrath & Co., Broadway, Astoria, L. I., granite. Additional subcontracts for the completion of this structure will be awarded as the work progresses.

The building at 1000 Park avenue has been planned with four suites to the floor, ranging from six rooms with two baths and nine closets, to eleven rooms with four baths and seventeen closets. Each suite contains in addition a large entrance foyer and a completely equipped butler's pantry. The rooms in all of the suites are of good size and are well proportioned. The larger suites are arranged with all of the principal rooms overlooking the avenue or the street. The six-room unit is located in the rear

and the entrance halls will be decorated and furnished by the owner in a manner to harmonize with the general tone of the structure.

Rentals, from the plans, in both of these buildings are being effected in a very encouraging manner and it is fully expected that the structures will be entirely rented on long term leases by the time they are ready for occupancy, which is scheduled for Oct. 1, 1916.

### Another New Project.

Provided the plans now under consideration do not miscarry, still another building, similar in character, will soon be started on Park avenue. The proposed building will be erected on the southeast corner of Park avenue and 51st street and will be thirteen stories in height. The plot which this project is planned to occupy has a frontage on the avenue of 100 feet and is 108 feet in depth. The ownership of this operation is vested in a company now being formed and in which George R. Coughlan, 49 Wall street, is interested.

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## REAL ESTATE NEWS OF THE WEEK

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

### LEGISLATIVE DIGEST.

#### Bills Approved and Disapproved by the Real Estate Board.

**N**O legislation should be passed forcing New York City to pay consequential damages to owners who are prohibited from using their lands located in New York City's water shed area for certain specified purposes. Owners or persons in control of apartment houses should not be penalized for refusing to admit as tenants families with children. The Board of Water Supply of the City of New York should be abolished and its powers transferred to the Board of Estimate. These, in brief, are among the conclusions reached by the Real Estate Board's special committee on Legislation and Taxation at its weekly meeting to consider pending legislative measures. The results in detail of the committee's deliberations are as follows:

Senate, Int. 348, introduced by Mr. Bennett, an act abolishing the Board of Water Supply of New York City, and transferring its power to the Board of Estimate.

This bill is approved. The Board of Water Supply has practically completed its work and there is no reason why its remaining duties and powers should not be transferred to the Board of Estimate. Such transfer would save the city a large amount of money. The abolition of this board is a measure which the Board of Governors included in the legislative program of the Real Estate Board.

Senate, Int. 214, introduced by Mr. G. L. Thompson (same as Assembly, Int. 328, introduced by Mr. Murphy), an act adding new section 21-a to Civil Service Law, providing for the pensioning of civil war veterans employed in the State civil service, upon one-half pay after reaching the age of 75, and after 15 years or more service, or upon becoming incapacitated from the performance of duties of his position, such pension not to exceed \$800 per annum. This provision is not to repeal or curtail pensions already provided for any department, bureau or board of any city, town or village within the State.

The bill is disapproved on the ground that the pensioning of civil war veterans is a matter taken care of by the federal government, and should not be made the object of state legislation.

Senate, Int. 354, introduced by Mr. Slater (same as Assembly, Int. 547, introduced by Mr. Law), an act providing that if by the provisions of any general or special law, now in force or hereafter enacted, the construction or maintenance of an institution for the treatment or care of persons affected with mental or other diseases, for correctional or charitable purposes, or for any similar purpose, be prohibited upon or in any territory drained by streams or tributaries of streams used by the City of New York for the purpose of water supply, real property owners within the territory are to be reimbursed by the city for consequential damages, and providing for the appointment by the Supreme Court of commissioners of appraisal to determine the amount.

This bill is disapproved and strenuously opposed, on the ground that its passage would virtually sanction a raid upon the treasury of the city. There is no reason why land which never has been used, nor is, nor can be intended for use for an institution, should receive so-called consequential damages for a prohibition placed upon that particular use. Damages would not exist in such a case, and to give money in the name of consequential damages would be taking money from the City of New York and presenting it to individual property owners.

Senate, Int. 365, introduced by Mr. Joseph (same as Assembly, Int. 439, introduced by Mr. Goldstein) an act authorizing the Comptroller of the City of New York to refund to the Hungarian Congregation Chab Zedek, taxes amounting to \$672.56 heretofore levied on property at Nos. 18, 20, 22 West 116th street.

This bill is disapproved. Such refund can be secured through the Sinking

Fund Commission and it is unnecessary to resort to state legislation.

Senate, Int. 403, introduced by Mr. Walker, an act amending section 514, Penal Law, by prohibiting discrimination against families with children. It makes it a misdemeanor, punishable by fine of not less than \$50 nor more than \$5,000, for the owner or person in control of an apartment for two or more families to refuse to rent or lease any part of such building to families with children without some legal reason for such refusal.

This bill is strenuously disapproved on the ground that it is an unwarranted imposition on the rights of landlords. If a landlord wishes to run an apartment house for families without children he should not be prevented from doing so.

Assembly, Int. 520, introduced by Mr. Mendelsohn, an act amending section 207, Real Property Law, by providing that a married woman, irrespective of age, may release her inchoate right of dower in real property either in person or attorney in fact in any case where she can personally release the same.

This bill is disapproved on the ground that it is contrary to the general policy of the law of the State. A woman under age is supposed to be incompetent and cannot transact any legal business. Consequently such a woman should not be enabled to release her right of dower.

#### Removal of Signs.

Real estate owners are considerably disturbed over a recent order by the Fire Department requiring the removal of commercial or business signs placed on temporary bridges erected over the sidewalk during the construction of buildings. These are construed as being signs within the limits of a public highway, as referred to in section 1423, subdivision 11, of the Penal Law. This matter has been called to the attention of the Real Estate Board by Lawrence B. Elliman, vice-president. The matter was at first taken up with First Deputy Police Commissioner Leon G. Godley with Borough President Marks and with the Corporation Counsel, Lamar Hardy.

The position taken by the Real Estate Board is that the law is not intended to cover real estate and construction company signs placed on bridges for which a permit has been secured from the Bureau of Highways, such permit having been granted under proper authority to encumber the highway by a bridge, and that it makes no difference whether the sign is painted on the structure of the bridge, as is sometimes done, or is placed on a separate board attached to the bridge.

The Real Estate Board has forwarded to Third Deputy Police Commissioner Laurence B. Dunham, to Borough President Marks, and also to the Corporation Counsel, a summary of opinion covering the law applicable to the case, a memorandum prepared by George W. Olvany, special counsel. In this it is pointed out that if subdivision 11 of section 1423 is to be construed strictly, it is found that there is no express prohibition against affixing a sign on a bridge, such a structure not being enumerated in the statute, and cannot be included in the term "or other object," the language used in the section. A temporary bridge is not a structure in the sense of the language of the statute, nor would the painting or affixing of a sign cause injury in the sense plainly intended in the statute.

Commissioner Dunham has stated to the Board that his personal opinion is in sympathy with the position taken by the Real Estate Board, and has directed that no further action be taken by his department in the district affected by the orders, pending the receipt by him of an opinion by the Corporation Counsel.

## SUBURBAN STREET LAYOUTS.

## City Proposes to Exercise Control Over Subdivisions.

It has seemed necessary to the city that it should exercise some control over the street systems adopted by suburban land developers. As soon as lots are sold on the basis of a specific street layout it becomes difficult for the city to alter such street layout so as to make it conform with the requirements of a general city plan.

When, following the sale of city lots, buildings are erected, any material change in the width or location of streets becomes impossible without enormous expense to the city and to owners of surrounding property. It is especially important that the city should exercise some control over land and building developments in the areas for which no official map has been adopted.

At the request of a sub-committee of the Committee on City Plan of the Board of Estimate, the Corporation Counsel has drafted a bill which if approved by the committee and by the Board of Estimate will be transmitted to the Legislature for consideration. This proposed bill vests in the Board of Estimate authority to pass on proposed land subdivisions as a condition precedent to their being received for filing in the office in which instruments affecting real property are required to be recorded. The proposed amendment also provides that upon the approval by the Board of Estimate and Apportionment of such map and the filing thereof in the office designated, the title to the land within the streets shall immediately vest in fee in the City of New York in trust for the designated public uses.

This matter was considered by the Committee on City Plan at a conference held Tuesday, February 15, 1916, and laid over for two weeks in order that the owners interested might have an opportunity to study the proposed bill. Recommendations in regard to the bill should be sent to Robert H. Whitten, secretary of the Committee on City Plan, 501, Municipal Building.

## The River and Harbor Bill.

The River and Harbor bill as introduced in the House of Representatives contains large appropriations for improving the navigation of New York Harbor and connecting waters. The harbor channel, the Hudson River to Albany, the Harlem and Bronx rivers, Staten Island Sound, Bronx Kills, Gowanus Bay, Red Hook Channel, Newtown Creek, and the Hackensack and Passaic rivers, are all on the list for generous appropriations. The improvement of the East River Channel will be an administration measure. Real estate will get a direct benefit from nearly all these improvements by having the waterfront made more accessible for deep sea vessels and therefore susceptible of a higher economic development in connection with the expansion of the oversea trade of the port.

## Jersey Fumes Ordered Stopped.

The New Jersey State Board of Health issued an order on Tuesday following a hearing directing the Bull's Ferry Chemical Company, at Edgewater, to install deodorizing apparatus by April 1. The New York State Attorney General's office will continue their injunction suits in the United States courts against that and the other odoriferous companies at Edgewater.

## Taxation in Massachusetts.

Massachusetts has had, like New York, a special commission investigating the taxation system of the State. Recently the Massachusetts commission submitted its report to the Legislature. It proposes a tax of 1½ per cent on incomes from annuities, professions, trades and business, with an exemption for individuals up to \$2,000, and an additional exemption of \$500 for a husband or wife and \$250 for each child, the total exemption not to exceed \$3,000. Dividends derived from corporations doing a business entirely within the State are exempt from the tax.

## MILLS TAX COMMITTEE REPORT.

Copies of the report of Senator Mills' Committee are now being distributed and can be obtained from the Advisory Council of Real Estate Interests. It is a most comprehensive and exhaustive report, covering 295 pages. It covers the revenue situation throughout the State, particularly with reference to cities and towns, and is subdivided into twelve parts, dealing with the revenue situation in general, the peculiar features of the New York system of taxation, the failure of the personal property tax outside of New York State, as well as within the State, and the failure of section 12 of the Tax Law, having to do with the taxation of corporations.

Considerable space is given to the subject of taxation of foreign corporations and also to the method adopted by New York in taxing local manufacturers, who are amenable to section 182 of the Tax Law.

The following proposed measures are suggested by the Mills' Committee, with a recommendation favorable to the enactment of an income tax law a draft of which is included within the report:

"The first plan provides for an income tax upon every person residing within the State for his entire income from all sources, except those located without the State. The net income of corporations is to be determined practically as it is under the Federal Income Tax.

"The second suggested substitute is a classified personal property tax covering all tangible and intangible items of personal property with the exception of certain tangible property to the amount of \$2,000, the rate to be adjusted separately for each class—8 to 10 mills on tangible property and 2 mills on the market value of stocks, bonds, note debentures, etc. This classified personal property tax is an extension of the system of a classified property tax. It is now already applied to banks, trust companies and mortgages; the next step is to extend it to those intangibles comprised in stocks, bonds and debentures, but not to moneys and credits. The present plan contemplates the gradual extension of the classified property tax at some future date to all other forms of personal property not included by this act and not specifically exempted.

"The third substitute for the personal property tax is the presumptive income tax, a tax on the abilities of those who profit from the opportunities of New York State. Such 'ability tax' would be composed of three parts; a habitation tax, an occupation tax and a salaries tax. The habitation tax is to be levied on individuals occupying houses or apartments for residential purposes. It exempts all rentals below \$50 a month and above that is sharply graduated. The occupation tax is a flat tax of 7 per cent. of the annual rental of premises occupied for business or for securing a livelihood. The third part of the project is the tax on salaries paid or received in the State, except salaries paid by the Federal Government. The exemption in all cases is \$2,000 and above that is graded from 1 per cent. to 5 per cent."

Unless new sources of revenue outside of the personal property tax are devised, the committee feels that an increase of the tax rate would constitute nothing short of confiscation for real estate owners. In summarizing the situation as it affects real estate, the committee concludes with the following words:

"Our single tax friends are fond of talking of certain well known wealthy New York families and give the impression that most of New York real estate is monopolized by the few rich holders. It is greatly to be regretted that they have created a false impression by centering public attention not upon the normal condition, but upon the unusual and abnormal.

"A careful examination of the real estate situation, not only in the State at large, but in New York City itself, will disclose a surprising number of small holders of real estate who depend on the income from this property for a living. In many instances the head of the family before dying has invested his earnings in real estate, in the hope that either

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the increased value or the increased earning of the property would be sufficient to take care of his wife and partly educate his children. Cases are now frequent in which those who owned the property pay out a large part or nearly all of the incomes in taxes. The situation of the small salaried man who desires to own his own home is even more serious, in fact the high rates constitute a positive deterrent to home building."

**Bronx County Real Estate Board.**

Register Edward Polak was the guest of the new Bronx County Real Estate Board on Thursday night, at its meeting in the office of George Price, 391 East 149th street. He discussed the changes made in the Register's office since the beginning of the county organization and outlined some of his plans. He announced that he intends to issue shortly to the real estate owners, brokers and attorneys of the county, a book, in which he will supply valuable data regarding the routine of his office, besides general information of interest to the real estate fraternity. William A. Cokeley, president of the board, was unable to be present on account of illness, and George Price, vice-president, presided. The next meeting will be held at the same place, on Thursday evening, February 24.

**PRIVATE REALTY SALES.**

TRADING was scattered this week and involved both large and small properties. Interest appeared to shift from Park and Fifth avenues to other sections of the city, and resulted in a buying movement of good sized proportions. A large deal of the week, a trade involving about \$2,000,000, concerned a Fourth avenue commercial structure and a high class Riverside Drive apartment house. The deal, in spite of its size, carries no special significance since it means merely the transfer of equities in two desirable investment holdings. As far as is known there was no element of cash in the transaction; one man who owned a million dollar loft building traded it for a million dollar apartment house.

Other deals of the week involved the acquisition of desirable building sites for improvement. This activity manifested itself in several different ways in various neighborhoods. As a result there will be a new midtown commercial structure, a new co-operative apartment hotel, on Central Park West; several new Washington Heights multi-family houses; a new Edgemere bungalow colony, to be used exclusively by employees of the large public service corporation, and an addition to an East Side social service institution.

Although these transactions may be called isolated from each other, they have a direct relation in that they indicate that there is money available in more than one section of the city for new buildings, providing the improvement is desirable and warranted by the conditions of the immediate locality. Buying by builders is generally regarded as encouraging and this development, coupled with the general buying movement during previous weeks, tends to exemplify the new turn to the market. The speculator has long been in the market, the investor is showing considerable interest in it within recent times and now the builder is appearing on the scene. Such elements in the business cannot fail to be productive of general activity.

In the auction rooms the great majority of properties continue to go to plaintiffs in foreclosure proceedings. The Lawyers' Mortgage Company for \$140,000 acquired the business building at 330-332 Fourth avenue, a bid representing about \$9,000 less than existing encumbrances.

The total number of sales reported and not recorded in Manhattan this week were 34, as against 41 last week and 30 a year ago.

The number of sales south of 59th street was 11, as compared with 17 last week and 9 a year ago.

The sales north of 59th street aggregated 23, as compared with 24 last week and 21 a year ago.

From the Bronx 15 sales at private contract were reported, as against 20 last week and 33 a year ago.

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

**\$2,000,000 Fourth Avenue Deal.**

William T. Evans has purchased from Robert L. Morrell, through Arnold, Byrne & Baumann, the twelve-story store and office building, 470-478 Fourth avenue, at the southwest corner of 32d street on a plot 116 on the avenue by 83 in the street. The building was completed in 1913 and is fully rented. It faces the Park Avenue Hotel and enjoys an unobstructed view of the city as far north as 42d street, owing to the fact that at this point Fourth avenue is only 100 feet wide whereas Park avenue is 125 feet wide. The property was held at \$1,100,000. In exchange, Mr. Evans gave the "Wendolyn," a twelve-story apartment house at the south corner of Riverside Drive and 100th street, on a plot 100x150. This home was built by the West Side Construction Company and was sold to Mr. Evans about three years ago for a consideration of \$1,080,000. It is excellently located at one of the highest points on Riverside Drive and is on the corner opposite the residence of Peter Doelger. The new Firemen's Monument is directly in front of the property. The deal involved about \$2,000,000.

**Riverside Drive Project.**

J. Romaine Brown Company has sold for the Union Dime Savings Bank, to Jacob Axelrod, president of the West Side Construction Company, the plot of eight lots on the northeast side of Riverside drive, about 300 ft. north of 158th street. The plot measures 214.7 in front on the Drive, 128x200 by irregular, and is unique in this respect, that it is the only plot of its size on Riverside drive that faces south.

It will be improved at once by one large building, containing many unique and striking architectural features. The same broker has negotiated a building and permanent loan for Mr. Axelrod's improvement, with the Metropolitan Life Insurance Company. The transaction involved in the neighborhood of \$500,000. The property just sold adjoins on the south and east the large holdings formerly of the estate of Loyal L. Smith, the greater part of which has been sold for improvement through the same broker in the last two years.

**Buyers to Build Lofts.**

The Felcourt Realty Company, A. E. Lefcourt and Louis Haas, has purchased from the Rivoli Realty Company, Judson S. Todd, president, through Cutner & Lipset, the three four-story dwellings at 42-46 West 38th street, forming a plot 62x98.9. The purchaser will erect a twelve-story loft building on the site, for which plans are being prepared by George and Edward Blum. It is expected that the building will be ready for occupancy next December. The houses at 44-46 were acquired by the seller from Dr. Robert C. Myles in March of last year, and the other house was purchased several weeks ago from Georgiana C. Milbank after many months of negotiation. It is reported that negotiations are pending for the rental of the large part of the contemplated structure to tenants in various lines of the millinery trade. The entire project including the cost of the land will involve about \$600,000.

**Central Park West Deal.**

The Hotel des Artistes has purchased from William D. Murphy, Robert H. Murphy and Anna L. Owen, the south corner of Central Park West and 67th street, measuring 50.2 feet on the avenue and 150 feet in the street, where there is an L 100.5 feet in depth. This site will be improved with a fifteen-story apartment house with studios, at an estimated cost of \$1,000,000, from plans by Charles

A. Rich and F. Mathesius, Jr. The building will be erected by the William J. Taylor Company and may be ready for occupancy in October. It is reported that the project will be financed through a ten-year amortized mortgage to bear interest at the rate of 4½ per cent.

**Heights—Mt. Vernon Trade.**

The Columbus Realty Company of Mt. Vernon has purchased from the Hazel Real Estate Company, "Grenville Hall," a new six-story elevator apartment house at the northeast corner of Broadway and 212th street on a plot, 100x175, which has been held at \$300,000. In part payment the buyer gave a tract on North Columbus avenue, Mt. Vernon, adjoining and lying south of the land of Supreme Court Justice Isaac N. Mills, and known as Alameda Park. It is the purpose of the Hazel Real Estate Company to develop the property. The Anderson Realty Company acted as broker in the transaction.

**To Enlarge Boys' Club.**

Interests identified with the Boys' Club have purchased through Horace S. Ely & Co., from Mrs. Bertha Ficken, 285 East 10th street, measuring 18.9x70; from Sophie Mathews and others, 283 East 10th street, 18.9x70, and from Gaetano Tantillo, 281 East 10th street, 25x100. The combined properties provide a frontage of more than 62 feet in East 10th street which, it is expected, will be improved with an addition to the present building occupied by the Boys' Club, at the northwest corner of avenue A and 10th street.

**Rockaway Bungalow Colony.**

A syndicate headed by John H. McLean and consisting of employees of the Interborough Rapid Transit Company, has purchased from William A. Reinhart, 500 lots at Edgemere, near Arverne, for the purpose of erecting about 250 four and five room bungalows, to be used exclusively for people so employed. It is expected that title to the property will be taken some time next month when work will be started on the construction of the bungalows.

**Big Long Island Transaction.**

William L. Austin, of Rosemont, Pa., heading a syndicate of out-of-town investors, has purchased from the Wantagh Shore & Lakeside Realty Company, for a consideration reported to be about \$1,000,000, a tract of about 750 acres at Wantagh, L. I. The property lies within the town of Hempstead, Nassau County, and is adaptable for development.

**New Lofts Near Bryant Park.**

Mrs. Ann Belt has purchased through Clifford Van Schurman from George C. Smith the dwelling at 64 West 40th street, which with the adjoining property at Nos. 58-62 forms a plot 74x98.9. On this site the Dolma Realty Company will build a sixteen-story loft building from plans by Edward N. Necarsulmer.

**Manhattan—South of 59th St.**

BARROW ST.—S. & J. H. Albert sold for John L. Bickford the 5-sty building 69 Barrow st, on lot 24.4x74, through to 33 Commerce st, free and clear, to be used for the business of the purchaser.

32D ST.—Wm. A. White & Sons sold for the 19 East 32d St. Co. 19 East 32d st, a 5-sty building, on plot 25x98.9.

49TH ST.—Frank B. Taylor sold the 4-sty dwelling 68 West 49th st, on lot 22x100.5, a Columbia College leasehold. After extensive alterations have been completed the new owner will occupy. This transaction makes the tenth Columbia College leasehold sold through the same broker within the last six months.

49TH ST.—Pease & Elliman have sold for Mrs. J. Borden Harriman the 6-sty dwelling 35 East 49th st, on a lot 20x100 ft., to T. Irving Hadden. The house is next to the New Weston Hotel at the northeast corner of Madison av and 49th st, and will be occupied by the purchaser. With it go some valuable side light easements. The house is one of a row built by the Buek Construction Co. about fourteen years ago on land which it purchased from Columbia College, at which time the College restricted to private residences the whole block bounded by Madison and Park avs, 49th and 50th sts, a site formerly occupied by the college.

**Manhattan—North of 59th St.**

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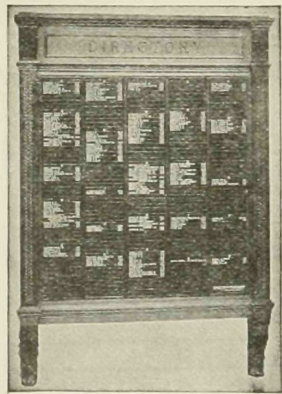
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## Queens Borough Real Estate

Frederick Brown the 2½-story dwelling 32-34 Fort Charles pl, on plot 40x65x irreg. This house is located in the desirable Marble Hill residential section.

62D ST.—William B. May & Co. sold for the Wormser estate 14 East 62d st, a 4-story dwelling, on lot 25x100.5. The same brokers recently sold the adjoining house at No. 16 and report has it that the same purchaser is interested. The houses are to be rebuilt along more modern lines. The house at No. 12 was recently acquired by Malcolm D. Sloane, through William B. May & Co., and will be rebuilt from plans by Harry Allen Jacobs.

76TH ST.—Franklin B. Lord, of the law firm of Lord, Day & Lord, who has occupied the 5-story residence at 15 East 76th st, under a lease with option to purchase, has bought the house from William S. Hoyt.

94TH ST.—Dr. George R. Stuart bought from Sophie H. Salomon, through J. C. Hough & Co., 152 West 94th st, a 3-story dwelling, on lot 18x100.

114TH ST.—Martonbert Realty Corporation purchased through T. V. Amy & Co. 109 West 114th st, a 5-story flat, on plot 31.6x100.--, held at \$38,000.

114TH ST.—Charles Edelson sold for Mrs. Catherine Erff, 56 West 114th st, a 3-story dwelling, on lot 18.4x100, now occupied by the Talmudical Institute of Harlem.

125TH ST.—J. Romaine Brown Co. has sold for Clarence H. Kelsey, as administrator of the estate of Mary G. Pinkney, the plot 7x99x59x112, in the north side of 125th st, 42.5 ft. east of Broadway. The buyer, the Martin Taxi Service, intends to build a two 2-story garage on the property.

164TH ST.—Frederick Brown resold to William B. Thom 434 and 436 West 164th st, a 5-story apartment house, on plot 50x112. Mr. Brown bought the house recently from Edward B. Corey. In part payment Mr. Brown took the two 6-story flats 203 to 209 East 96th st, each on plot 37.6x100.11.

184TH ST.—Charles S. Kohler has sold the three lots in the north side of 184th st, beginning 125 ft. east of St. Nicholas av, for Mrs. Louise Eckhart to the Congregation of Mt. Sinai. The Congregation, which has been established for more than seven years, in this vicinity, shortly expects to erect a fine temple.

188TH ST, ETC.—Ennis & Sinnott resold to Josephine Dahn 556 and 558 West 188th st, a 6-story apartment house, 50x95. The sellers took in part payment the 4-story dwelling, 18x100, at 472 West 141st st. O'Reilly & Dahn were the brokers.

CLAREMONT AV.—William J. McNulty purchased, through H. T. Wood, 182 Claremont av, a 5-story apartment house, on plot 40x100. Negotiations are reported pending for its resale.

CLAREMONT AV.—Halcyon Real Estate Company sold, through H. T. Wood, the 5-story apartment house, 190 Claremont av, on plot 40x100, to William J. McNulty, who later re-sold it to Joseph Schmidt, who gave in part payment Bronx property.

LEXINGTON AV.—Charles W. Bohnfalk is reported to have sold 1202 Lexington av, a 5-story flat, on plot 32x55.

RIVERSIDE DR.—The Nason Realty Co. has purchased from the Halcyon Real Estate Co. "Irving Arms," a 7-story elevator apartment house at the north corner of Riverside dr and 94th st, on plot 76x140. The property has been held at \$275,000.

ST. NICHOLAS AV.—McDowell & McMahon sold for Louise Eckhardt the taxpayer, on plot 50x100, containing seven stores, at the southeast corner of St. Nicholas av and 184th st. The property is fully rented and was held at \$57,500. The purchaser is Donald Robertson.

VERMILYEA AV, ETC.—The Becker Building Corporation, Isidor S. Becker, president, sold to John P. Noonan the new 5-story apartment, 50x150, 115 Vermilyea av. In exchange Mr. Noonan gave 250 and 252 West 25th st, two 3-story dwellings, remodelled for business, on a plot 50x98.9. The exchange involved about \$200,000. George A. Bowman, as broker, represented Mr. Noonan.

### Bronx.

BECK ST, ETC.—Richard Dickson sold for Marie Gutman 897 Beck st, a 5-story flat, on plot 37.6x100, to Harry B. Moll, who gave in exchange 899 Trinity av, a 3-fam. dwelling, on lot 25x100.

BECK ST.—The Macy Construction Co., Silberberg & Shiren, sold 909 Beck st, a 5-story tenement, on lot 24x100, and the adjoining 6-story tenement, plot 76x105x irreg., at 919 Tiffany st.

KELLY ST.—Alexander Selkin & David Mintz sold for the Meehan Construction Co. the 4-story flat 936 Kelly st, on plot 37.6x100.

161ST ST.—H. M. Weill Co. sold for S. Myers 376 East 161st st, a 4-story business building, to Edward Lynn.

183D ST.—Richard H. Scobie sold for the County Estates (Inc.) 313-315 East 183d st, a 5-story apartment house, on plot 62x84, which has just been completed.

BEAUMONT AV.—P. S. Ritter has sold for Albert W. Pearsall the plot, 50x100, at 2321 Beaumont av.

BRYANT AV.—Nicholas Lopard sold for Robert Ertz the 2-fam. house 1538 Bryant av, to George T. Van Volkenberg, who gave in part payment four lots on Ditmar av, East Elmhurst, L. I., fronting on Flushing Bay.

BRYANT AV, ETC.—Richard Dickson sold for the Kiesler Realty Co. the 1-story taxpayer at the northwest corner of Bryant av and Home st, on lot 25x91, to Frank Kahrs, who gave in exchange 1353 Clay av, a 2-fam. dwelling, on lot 25x100.

CLINTON AV.—John A. Steinmetz sold for L. W. Divine 2083 Clinton av, a 5-story apartment house, on plot 33x100, at the southwest corner of 180th st.



COURTLANDT AV.—Richard H. Scobie sold for M. Keting, 628 Courtlandt av, a 5-sty apartment house, on plot 29x100.

FULTON AV.—The Roseff Realty Corporation bought 1302 to 1306 Fulton av, three 2-fam. houses, plot 57x172., 70 ft. north of 169th st, which will be improved with 5-sty apartment houses. The buyers gave in exchange 1312 and 1314 Washington av, a 5-sty flat, reported sold last week.

TREMONT AV.—Frederick Brown has purchased from Mrs. Foody 318 Tremont av, a 5-sty new law flat, on plot 33.6x114.

**Brooklyn.**

HALSEY ST.—E. K. Ramee sold for Elizabeth Lawton the 2-sty dwelling 1252 Halsey st.

WAVERLY AV.—Bulkley & Horton Co. sold for the estate of William Hew the plot 75x100 on the east side of Waverly av, between DeKalb and Willoughby avs. The buyer will build two modern private garages.

WITHERS ST, ETC.—H. P. Schmidt Sons sold for William Kronheim and others the factory 156 Withers st to Chester D. Bogert; 359-361 Leonard st for Emeline Purdy to C. Pepe; 144-146 Frost st for W. Storm to J. Schultz, who will erect a loft building; 175 Jackson st for H. G. Hinck; 504 Humboldt st for C. Krey to F. Santoriello; 158 Withers st for G. Hawkins to F. Santore; 324 Leonard st for C. D. Leode, and 571 Metropolitan av for A. Heine.

4TH ST.—Tutino & Cerny sold for Rubin & Parker 2126 East 4th st, a 2-sty dwelling, on lot 18x100.

46TH ST.—I. Salzberg sold for the C. W. P. Realty Co. to E. Wechsler the 3-sty dwelling 1465 46th st, on plot 33x100.

51ST ST.—B. J. Sforza has sold the plot 37x100 in the north side of 51st st, 332 ft. west of 17th av.

62D ST.—Martin A. Ansbros sold the 2-fam. residence at 553 62d st for Julius Lehrenkrauss, executor.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for Moses Parshelsky the 6-fam. flat 437 Bay Ridge av.

CENTRAL AV, ETC.—Benjamin Schwartz sold the store property at 444 Central av to Samuel Friedlander, and the dwellings at 276 Kosciusko st to Maurice Levin, and 289 Kosciusko st to R. Dellerson.

HARMON ST.—R. A. Schlesing sold for Matthias Beifuss, 1726 Harmon st, a 6-fam. tenement, to George Vornlocker.

MYRTLE AV.—Levy Brothers purchased from Bauer & Stier a plot 100x158, on Myrtle av, between Madison st and Cypress avs, on which a theatre will be built.

NOSTRAND AV, ETC.—Albert Cory sold for E. Morris Lloyd three lots on Nostrand av, between Ays L and M; also for Harry Lockman to Robert S. Paris two corner lots at Av J and East 39th st; for Annie Lessler nine lots in the Vanderveer Park section, and the dwelling 129 Hooper st.

OCEAN PARKWAY, ETC.—Frank H. Tyler reports the following sales: plot 53x190 on the east side of Ocean Parkway, near Caton pl; plot 150x100 at the southwest corner of Throop av and Willoughby av; a plot 340x100 in 76th st, between 13th and 14th avs; 1014 Coney Island av; 1515 Nostrand av; 33 Ormond pl; 122A Jefferson av; 307 Elton st; 535 Monroe st; 774 Classon av and 374 Quincy st.

RIDGE BOULEVARD.—Frank H. Malone sold for Theodore Schneider the plot 109x120 at the southeast corner of Ridge Boulevard and 76th st.

**Queens.**

ELMHURST.—Borough Hall Realty Corporation reports the sale of 130 ft. on Corona av to a builder, who will improve with seven 2-sty and store buildings.

LONG ISLAND CITY.—Roman-Callman Co. sold for the Millledge Realty Corporation the 3-sty flat at 103 14th av to E. B. Corey.

MASPETH.—H. P. Schmidt Sons sold a business property in Grand st, 50x100, for M. B. Eisenhauer to S. Kulick, and two lots in Chestnut st, Richmond Hill South, for I. Covino and A. De Luca to G. Horft.

**Rural and Suburban.**

BROOKVILLE, L. I.—Cocks & Willets sold to J. Henry Alexandre 25 acres of the Valley Land Co. property, near Brookville, L. I. This property adjoins the large acreage recently sold to Henry Payne Whitney.

GREAT NECK, L. I.—McKnight Realty Co. sold in the Great Neck Estates to Bertrand L. Pettigrew plot 367, in Section B, at the corner of Stewart dr and Ridge Drive West; to H. T. Lockwood plot 368, in Section B, fronting on Stewart dr; to I. S. Douglas plot 369, in Section B, on the corner of Vista and Stewart drs; to Rowland H. Smith plot 19, in Section A, fronting on Cedar dr, a short distance from Middle Neck rd.

MONTCLAIR, N. J.—Henry G. Dunn, of Montclair, N. J., purchased the 3-sty residence on the west side of Clinton av, opposite Melrose pl, from Ernest C. Hinck. The property has been held at \$35,000. The sale was made through F. M. Crawley & Brothers.

MOUNTAIN LAKES, N. J.—O. F. Browning bought from the Mountain Lakes, Inc., a residence on the Boulevard. The dwelling contains twelve rooms and is on a plot 150x187, overlooking the lakes.

OYSTER BAY, L. I.—Richard Colyer sold a piece of woodland property comprising about 17 acres on the north side of the Flushing and North Hempsted Turnpike, just south of Oyster Bay, between the Yellow Cote and Cove rds. The property is opposite the 165-acre place sold recently by Otto H. Kahn to T. Ashley Sparks.

PATCHOGUE, L. I.—William Wright sold for John Weinegel the plot, 110x300, at the corner of South Ocean av and Division st, and the lot adjoining on the west, for Mrs. Eloise Parks to J. Robert Bailey.

**LEASES.**

**\$800,000 Broadway Lease.**

Charles F. Noyes Company has leased for twenty years, at an aggregate rental of about \$800,000, for Vincent Astor to the Remington Typewriter Company practically a new building for its sole occupancy at Broadway and White street. The building leased is 374-378 Broadway, comprising eight floors occupying the entire block front in the southerly side of White street, on plot 75x150, with about 90,000 square feet of space. It will be reconstructed from plans by Tracy & Swartwout at a cost of about \$150,000. Possession will be given early in 1917.

**Large Tribune Building Rental.**

Charles F. Noyes Company has leased for the New York Tribune to David A. Schulte, president of the Schulte Realty

Company, for ten years the store in the Tribune Building, known as 160 Nassau street, measuring about 30x30. The aggregate rental is slightly less than \$100,000. This space, which is now occupied by the International Correspondence School, will be offered for sublease through the same brokers. With this lease the Schulte Realty Company has strengthened its holdings on Park Row from Bridge to Frankfort streets. The concern now controls every location on these two blocks with the exception of Perry's Drug Store and the space occupied by the New York Tribune for its counting room.

**Schulte Firm Enlarges Holdings.**

The Schulte Realty Company has leased, through Pease & Elliman, for a long term with the privilege of renewal, 2863-2865 Third avenue, through to Melrose avenue and including the entire block front in the south side of 150th street. This plot is one of the choicest

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in the Borough of the Bronx, being situated at the intersection of several of the principal streets and avenues. A portion of the property has been subleased through the same brokers to the Newark Shoe Stores Company. Upon expiration of the lease on the corner store, the Schulte Cigar Company will open and operate its 56th branch. Pease & Elliman have been appointed agents for the property.

#### P. S. C. Will Move.

The Public Service Commission has leased for five years, the 24th and 25th floors in the Equitable Building, and the 17th floor in the City Investing Building, at an annual rental of about \$110,000. The Commission has obtained from the Equitable Building Corporation the right to cancel a certain portion of its lease each year, and after two years can cancel the whole on six months' notice. In addition to the two floors in the Equitable Building, the Commission gets the free use of a large room for public hearings. The Commission will have 300 square feet of room more than it has at present.

#### Motor Company May Lease.

The Chalmers Motor Company is reported to have leased for fifteen years from the estate of John G. Wendel the four-story building at the northwest corner of Broadway and 50th street, a building which for many years after its construction was vacant. The lease, if closed, would indicate a possible new policy with regard to Wendel holdings which heretofore have been leased for short periods only.

#### New Astor Building Tenant.

The Burroughs Adding Machine Company has leased from Vincent Astor, through the Charles F. Noyes Company, nearly an entire floor in the new Astor Building, at 217 Broadway, for ten years, at an aggregate rental of about \$130,000. Other leases made in the same building recently by the same brokers involve space taken by the New England and Mutual Life Insurance Companies and George W. Welsh's Son.

#### New Mid-Town Theatre.

Louis W. Weil has leased, through Sidney L. Warsawer, 623-627 Eighth avenue, measuring 60x100, adjoining the northwest corner of 40th street, and 305-307 West 40th street, 50x100, to the Bofan Amusement Company, for twenty-one years, with a renewal privilege, at an aggregate rental of about \$300,000. The lessee intends to build a theatre on the plot.

#### Large Apartment for D. G. Reid.

Daniel G. Reid has leased through Pease & Elliman an apartment of twenty-four rooms and six baths in the twelve-story apartment house now in course of construction at the south corner of Fifth avenue and 72d street. Mr. Reid several days ago transferred title to his residence at 875 Fifth avenue to his daughter, Mrs. Rhea Reid Topping.

#### Takes 44-Room Apartment.

Douglas L. Elliman & Co. have leased for the Fullerton-Weaver Realty Company in the new 17-story building at 420 Park avenue, the entire 10th floor and the northerly half of the 11th floor, comprising three apartments, with a total of 44 rooms and 13 baths, to a prominent resident of this city, whose name is withheld for the present.

#### Long Term Dwelling Lease.

John Hornet has leased through A. A. Hageman, for forty-one years, the dwelling, 13 Gramercy Park, at a rental which will involve in the aggregate, close to \$100,000. The lessee plans to remodel the building into high class bachelor apartments at an estimated cost of about \$35,000.

#### Manhattan.

AMES & CO. have leased for Wendel L. Nichols the top loft at 315-317 West 47th st to the Hygrade Auto Works; also for the Haka-

list Realty Co. a loft in 130 West 28th st to the Costanza Dress Co.; for the Terminal Realty Co. the store in 137 East 34th st to Reeb Brothers, watchmakers and jewelers.

ALBERT B. ASHFORTH (INC.) has leased space in the new Brokaw Building, at Broadway and 42d st, to William J. Smith and Frank M. Kelley, and in conjunction with Carstein & Linnekin in the same building four offices on the 9th floor to the New York Representing Co.; also, in conjunction with Cozzens & Pierson, the 4th floor of 32 West 32d st to Rapoport & Blumenfeld.

GEORGE A. BOWMAN leased for the estate of Peter Delacy to Leo Raul the dwelling at 19 West 71st st.

GEORGE A. BOWMAN has leased for Edward W. Browning, office space in 110 West 40th st, to a prominent physician.

FIRM OF LEONARD J. CARPENTER leased to the Iner-Seal corporation an additional loft in 131 Liberty st.

CROSS & BROWN CO. has rented space on the 7th floor in the New Film Building at 7th av and 49th st to the Hepworth Manufacturing Co., Ltd., and on the 7th floor to Greene's Feature Photo Plays, Inc.

CROSS & BROWN CO. has rented for the Cruikshank Co. space at 1123 Broadway to Lipman Wolfe & Co.; at 220 5th av space on the 9th floor to Henry Altman, and on the 14th floor to Frederick Atkins; at 8-10 West 45th st part of the 4th floor to St. Leon (Inc.).

CROSS & BROWN CO. has leased at 29-33 West 36th st space to Warshauer & Kolsby (Inc.); at 142-146 West 24th st 2d floor to Edward Roth; at 18 East 41st st space to Linton & Scott; and at 1140-1146 Broadway the 12th loft to Roxford Knitting Co.

CROSS & BROWN CO. has leased, for the Folsom Estate Agency, at 135 Spring st, the 2d loft to the Auto Trunk & Acme Suit Case Co.; at 125 Greene st, the store, basement and sub-basement, to the Hatters Fur Exchange; at 840 Broadway, the 7th loft to L. Pierce; at 520-2 Broadway, the 3d loft to L. Greenberg & Co., for the Equitable Life Assurance Society; at 226 5th av, the store to the Great Barnes Co.; at 396 Broadway two-thirds of the 2d floor to the Friedman-Blau Farber Co., through Daniel Birdsall Co. (Inc.); at 301-8 Hudson st, the 6th and 7th lofts to K. & P. Toy Co., for the Corporation of Trinity Church; at 47-9 Maiden la, space on the 9th floor to Morris Simon & Herman Reisman, and on the 7th floor to Charles E. Kegreiss and D. Gainsfield.

DUFF & CONGER have rented a store in their building at Madison av and 86th st to the Knickerbocker Cleaning & Dyeing Co.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 18 rooms and 5 baths from October 1, 1916 in the new building under construction occupying the Park av block front between 55th and 56th sts, for S. Fullerton Weaver to the Misses Cockcroft, who recently sold their property at 147 Madison av to George Backer. This is the nineteenth apartment leased in this building. The same brokers leased an apartment in the new building, construction of which has just been started, at 108 East 82d st, for Samuel A. Herzog to James B. Malcolm; also an apartment at 178 East 70th st for Benjamin Moss to Dr. Abrahamson.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 18 rooms and 5 baths in the new 17-story apartment house being erected at 420 Park av for S. Fullerton Weaver to Mrs. William H. Crocker, of California; also an apartment of 14 rooms and 4 baths in the same building to Mrs. G. F. Gregory; apartments in the new building under construction at 470 Park av for Samuel A. Herzog to J. Noah H. Slee; in the new building under construction at 129 East 69 st for the Brixton Construction Co., E. S. Brickner, president, to Ralph C. Carroll, in conjunction with Gaines Van Nostrand & Drennan, and in the new building under construction at 340 Park av for the Potter Mordecai Syndicate to William C. Bradley, in conjunction with Herbert A. Sherman.

J. ARTHUR FISCHER has leased for Peck & Zucca the 4-sty dwelling, 116 West 49th st, to Mrs. Jessie Ritterbusch; also leased the 3 floors constituting the upper portion of 105 West 38th st to Martial A. Valli; to W. A. Russell & Co., the store in the grade floor of 63 West 37th st; to Henry Pine a store at the southeast corner of 44th st and Lexington av; to Mrs. J. Whalet the 4th apartment in 63 West 37th st, and to Anna Blank, a modiste, the 2d floor apartment in 35 East 77th st.

FREDERICK FOX & CO. have leased the 6th floor at 752-4 Broadway to Abraham Hochman; large space at 906 Broadway to the Encore Hosiery Co.; at 53 East 10th st the 1st and 2d lofts to Rubensohn & Rosenberg and Mintz, Joseph & Friedman, respectively; the 4th loft at 56 East 13th st to Cohen Bros.; large space at 26-32 West 17th st to Goldberg & Pate; the 1st loft at 9 Washington pl to Benedict Weisz; the 4th loft at 231 Mercer st to the American Made Stuffed Toy Co.; the 6th loft at 40 Great Jones st to R. Klein Co.; the 1st loft at 111-113 Bleecker st to S. Garbulsky & Sons, and the 1st loft at 198-200 Greene st to Jacob Marksamer.

M. M. HAYWARD & CO. have leased for Goll and Wolber for a long term of years a 5-sty and basement garage to be erected on the plot, 50x100, at 146-48 West 100th st to a new garage corporation at an aggregate rental of about \$95,000.

M. & L. HESS (INC.) have leased for the estate of Eugene A. Hoffman (Inc.) the 9th floor at 122-4 5th av, southwest corner of 18th st, containing 17,000 sq. ft. The tenant is the Coyle & Gilmore Co., manufacturing and wholesale stationers, now at 12-16 East 22d st.

M. & L. HESS (INC.) have leased the corner part of the 5th floor at 81-95 University pl, northeast corner of 11th st, containing 13,000 sq. ft., as additional space to Bashwitz Bros. & Co., Inc., wholesale clothiers. This tenant now occupies 33,000 sq. ft. of space in the building.

HOUGHTON COMPANY has leased to Dr. Edwin M. Mendel, the 3-sty dwelling, 124 West 95th st for Michael J. Mulhall.

HOUGHTON COMPANY, in conjunction with Vasa K. Bracher, leased the 3-sty dwelling 148 West 92d st for Phebe S. Peters to Astolfo Pesca.

HOUGHTON COMPANY has leased for the Associated Properties (Inc.), agents, an apartment in the "Chesterfield," northeast corner of Riverside dr and 95th st, to Dr. W. Weldman.

CHARLES S. KOHLER has leased an apartment in the "Brendon Court," southwest corner of 179th st and St Nicholas av, for Rembrand Realty Co to I. V. Cohen.

HENRY LONDON leased for L. Tannebaum, Strauss & Co. to the Eclipse Light Co. the store, basement and sub-basement at 583 and 587 Broadway, comprising about 32,000 sq. ft.

GEORGE F. MAHNKEN & CO. leased the 1st loft at 223 Grand st to American Electric Protective Co.

MOORE, SCHUTTE & CO. leased for Mrs. E. Heimsoth 726 St. Nicholas av, a 3-sty dwelling.

NELSON, LEE & GREEN have leased for Samuel K. Jacobs the 1st loft in 1552 Broadway to Richard Darre, Inc.

CHARLES F. NOYES CO. has leased for the U. S. Realty & Improvement Co. large offices on the 11th floor of 115 Broadway to Nordlinger, Kramer & Charlton, and a portion of the 12th floor of 71 Broadway for the O. B. Potter Properties (Inc.) to Strong, Smith & Strong.

CHARLES F. NOYES CO. has leased for the Jacob Ruppert Realty Corporation a portion of the 20th floor of the Madison Square Building, 15 East 26th st, to Abel Saxe, and space on the same floor to the Raw Film Supply Co.; also in the 19-sty Masonic Building, 71 West 23d st, space on the 7th floor to Jacob Horwitz, and five offices on the 12th floor to Dunning Brothers, Inc.

CHARLES F. NOYES CO. has leased the ground floor and basement of 116 Fulton st to Victor Ashley and M. Kerr; a floor at 124 Front st to Robert Kann; and a large amount of additional space on the 5th floor of 45 John st to O'Keefe & Lynch for five years; also offices at 37-39 Liberty st to Randolph M. Newman; at 45 John st to the Hodge Manufacturing Co.; at 130-132 Pearl st to Arthur C. McCullem and the United Naval Stores Co.

THOMAS J. O'REILLY leased for the Emigrant Industrial Savings Bank a loft at 5-7 East 16th st to John N. Burt (Inc.); also for Thalia W. Millett the store 2822 1/2 Broadway to Oppy's Cigar Co.

THOMAS J. O'REILLY leased the following furnished apartments; for C. Gregory 605 West 141st st to Mrs. C. K. Hartley; for Mrs. A. Creaner 511 West 152d st to H. B. Monges; for John Barbery 114 Morningside dr to S. Haddock; for Henry C. Conrad 540 West 122d st to Joseph J. Klein; for John Karney 371 Madison av to C. Dillon; for F. C. Sheldon 559 West 173d st to John McMillip; for J. McGovern 160 Claremont av to C. Borland, and for H. C. Grove 526 West 113th st to M. Fell.

THOMAS J. O'REILLY has leased apartments at 229 West 109th st to Mrs. N. L. Ferris and Charles O. Hall; at 508 West 112th st Mrs. Beatrice Nottingham; at 227 Riverside dr to John P. Coyle, Elizabeth W. Peters, William J. Davis; at 562 West 164th st to Frank Gens and Edward A. Willard; at 7-9 West 108th st to Ida Laub, Mrs. G. S. Flood, Ivan H. Wise, Florence Miller; also for the N. Y. Urban Real Estate Co. at 201 West 105th st to Charles Childs, and for Eugenia Simpson at 622 West 114th st to Sylvain Reh.

PEASE & ELLIMAN leased for the Bertfield Realty Co. space in 132 Pearl st to William Blank.

PEASE & ELLIMAN have leased the 3-sty house 131 East 74th st for Mrs. B. Devany to Philip Epstein; also for Bing & Bing in 993 Park av a large apartment to Walter Scott.

PEASE & ELLIMAN have rented for Mrs. Florence M. Rhett a floor in her house at 122 East 34th st to Mrs. Charles A. Farnum. Mrs. Farnum is an English woman who has been doing relief work in Serbia.

PEASE & ELLIMAN have rented, furnished, for Miss G. Lyons Whitney her apartment in 12 Gramercy Park to J. Ross Tiltford; for the Townsend Realty Co. to John C. Zulauf an apartment in 190 Riverside dr; the 3-sty house 306 West 138th st to Mrs. Elvira McCord.

PEASE & ELLIMAN have leased in the building under construction on the block front on the west side of Park av, between 51st and 52d sts for the owners, a syndicate controlled by Potter Brothers and A. L. Mordecai & Son apartments; to Thomas B. Clarke, Jr., vice-president of the Harriman National Bank; to E. H. Presbrey, and to Charles A. Baudoine.

PEASE & ELLIMAN rented for Arthur Brisbane his 4-sty residence 53 West 9th st to W. A. Upham; also for William F. Whitehouse a whole floor in 715 Madison av to Elliott C. Cowdin; with Seton Henry and Douglas Gibbons in 829 Park av an apartment to Hjalmar H. Boyesen, and in 723 St. Nicholas av to Sigmund Nathan; in 570 West 156th st to Milton Hockbaum; and in 72 East 96th st to Dr. Elias Ross.

PEASE & ELLIMAN have rented in 129 East 69th st the new house that Edwin S. Brickner is building at northwest corner of Lexington av, apartments to Lester F. Gilbert of Buffalo, and to Henry A. Murray, Jr.; for Bing and Bing in the new house under construction at the southwest corner of Park av and 63d st adjoining the Colony Club, an apartment to the Misses Louisa L. and Georgiana Schuyler, of 12 rooms and 3 baths; and for the agents, Cammann, Voorhees & Floyd, the 4-sty dwelling, 28 East 39th st, to Miss Elizabeth A. Osgood.

PEASE & ELLIMAN have leased for Mrs. George W. Van Vlack the 4-sty dwelling at 22 East 66th st to Madame Lemay; also, furnished, for Thomas Prehn his duplex apartment of 12 rooms and 4 baths in 830 Park av to a Miss Jamieson, of Brooklyn; and an apartment in 129 East 69th st, the construction of which is just being started at the northwest corner of

Lexington av and 69th st, by Edwin S. Brickner, the owner, to S. C. Thomson. This makes 25 out of the total of 27 apartments in the building already rented, though the building will not be ready for occupancy until August 1, next.

LEWIS B. PRESTON (INC.) leased offices at 1182 Broadway to the Oakville Co.; the 7th floor of 64 Fulton st, to Adolph Pressel & Co., and at 33 Union sq., offices to John Silberfeld & Son.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented the 1st loft at 9 East 48th st to Fred L. Engel, antique and Oriental rugs.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Paul Robinson & Co., a Liverpool grain house, space in the New York Produce Exchange; also space in the same building to the Hall-Baker Grain Co., of Kansas City; lofts at 296 Broadway to Walter D. Ramsburgh; at 375-377 West Broadway to Louis Amberg & Son; the building at 113-115 Washington st to the Baldwin Locomotive Works; an office at 23-25 East 26th st to Arthur Emmerich, and offices at 85 5th av to Jacob Rabinowitz, Efficiency Offices (Inc.).

ROYAL SCOTT GULDEN leased to Helen Shepperd, of the Shepperd Co., milliners, now in West 37th st, the 4-sty residence of George Bullock, at 11 East 57th st, at an aggregate rental of about \$5,000.

SCHINDLER & LIEBLER have leased the 3-sty dwelling 633 West 142d st for Marie N. Hoguet to Marie Morrison.

SHAW & CO. have leased for Richard K. Fox, the parlor store 2038 5th av to John Myntinen.

SHAW & CO. have leased for Julia Levy the store 2241 8th av to Nathan Bender and Meyer Kitt.

SHAW & CO. have leased for the Realty Purchase Sale and Trading Co. the store 363 West 125th st to the H. Fischer Co.

E. A. TURNER has leased for the estate of Alice J. Brantingham the dwelling at 117 East 26th st to Dominick Nicastro; for the estate of Mary J. Beato, the entire floor at 152 Lexington av to Rohtman & Pidgeon, now at 105 East 29th st; for J. Solomon the 1st and 2d floors of 126 East 27th st to William Floyd; for H. H. Pike, trustee, 2d floor of 152 Lexington av to Stephen Fitzpatrick for a studio; for Jacob Walters, store at 102 West 28th st to Goldstein & Futterman, wholesale florists; to S. E. Jacobs & M. J. Friend entire building at 128 East 32d st; the store at 118 Lexington av to Paul Breskin, a tailor; and the store at 130 East 28th st to E. Meyer, cigar dealer.

VAN NORDEN & WILSON have leased for Dr. Albert B. Simpson, the Alliance Hotel, at 258-260 West 44th st, to the No. 258 West 44th St Co., which is controlled by Arthur K. Bonta, the proprietor of the Hotels Bonta and Naragansett, at Broadway, 93d to 94th sts.

H. M. WEILL CO. has leased for Emily Born to J. Roncanti the entire building, for 10 years, at 674 8th av to be used as a French rotisserie; for Woodbury Langdon 123 West 41st st to Mrs. M. Karp; for Margaret E. Weill the 5-sty building at 252 West 31st st to Hewlet Moore, and for the Mott Estate the 5-sty building, 142 West 34th st to Solomon Raley.

WM. H. WHITING & CO. rented the 6th and 7th floors, 20,000 sq. ft., in the Metropolitan Realty Building, 214-216 William st, to John C. Rankin Co.; the 8th floor, 10,000 sq. ft., to Universal Gravure Corporation; the building 100 North Moore st to John B. Harris Co.; store floor 183 William st to Schoelkopf & Co.; 1st loft, 70 Fulton st, to Conrad Zimmer; 4 lofts in 79 Murray st in conjunction with Robert R. Rainey to T. W. Langsworth Co.; space in 373 4th av to Baker Silk Co.; 2d loft, 60 Beekman st, to Charles Kahl; 1st loft in 82 Gold st to E. Kasnowitz & Bro., and offices in the West St Building to S. S. Carvalho.

WORTHINGTON WHITEHOUSE (INC.) leased for Mrs. Theodore Frelinghuysen her house 15 West 47th st, furnished, to John Sanford.

WORTHINGTON WHITEHOUSE (INC.), in conjunction with Harris & Vaughan, have leased to Mrs. Henry M. Flagler for Mr. John T. Pratt, his house, 11 East 61st st. Mr. Pratt expects to occupy his new residence adjoining, at 7 and 9 East 61st st, in the fall.

F. R. WOOD, W. H. DOLSON CO. rented apartments to Etta M. Finchelle at 43 West 93d st; Ernest W. Freudenberg at 225 West 80th st; Mrs. Ella S. Davis at 225 West 86th st; William W. Willard at 9 West 68th st; Mrs. Catherine A. Keelcy at 79 West 82d st; Walter G. Pollak at 225 West 86th st; S. Josephthal at 560 West 144th st; Sylvan Hoffman at 961 St. Nicholas av; Margaret H. Klokow at 159 West 80th st; Bertha Myers at 77 West 92d st; Mrs. Anna B. Boyer at 300 Central Park West; Ricardo Arjoua S at 225 West 86th st.

**Bronx.**

SHAW & CO. have leased the store 906 East 173d st to Max Zimmermann.

**Brooklyn.**

BUSH TERMINAL CO. has closed leases for approximately 150,000 sq. ft. of space in its South Brooklyn industrial colony to the following tenants: Starr Package Machinery Corporation, W. H. Cotton, Thomas De Simone & Co., Esskay Waist Co., Cardone Chemical Co., Arthur Boomhower Corp., M. Gropper & Sons, Acorn Manufacturing Co., Superior Meter Co., Universal Folding Box Co., Williams Oven Manufacturing Co., S. & L. Krohnberg, the Wendell & Evans Co., South Brooklyn Machine Corporation, L. C. Hirsch & Co., and the Newtext Manufacturing Co. About 200,000 sq. ft. of additional space has been rented to S. Karpén & Brothers, American Machine & Foundry Corporation, B. Lissberger, Bloom & Millman, Sirio Match Co., Beech-Nut Packing Co., Eiseman Magneto Co., Amory, Browne & Co., Crex Carpet Co., A. D. Shoup Co., Talcum Puff Co., Wallerstein Laboratories, E. W. Bliss Co., Acme Die-Casting Corporation, American Lithographic Co., Nassau Coffee Co., Ltd., American Tobacco Co., Newmark & Danziger, M. Melachrino & Co., Interstate Bottle Stopper Co., Kahn & Feldman, and McCory Stores Corporation.

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PEASE & ELLIMAN leased for the Schulte Realty Co. a large portion of the ground floor space in the building in Duffield st, adjoining the corner of 519 Fulton st to Dominick D'Amato.

Queens.

CORWITH BROTHERS have leased the waterfront factory at Pierce av and East River, Long Island City, for Lemke & Sexauer to the United States Dye Wood Extract Co., a new corporation.

LEWIS H. MAY & CO. Rockaway Park Office (Inc.) has leased at Rockaway Park, L. I., for John Schween cottage on 2d av to I. Greenbaum; and for Frank Koch cottage on 10th av to George Wolfe.

LEWIS H. MAY CO. has leased for the Oak Crest Realty Co. the Lichtenstein estate property in the west side of Oak st, Far Rockaway, L. I., a Colonial building with outbuildings and 4 acres of land, to Reuben Sadowsky, for the summer.

JOHN F. SCOTT has rented for Miss Elizabeth S. Cheever her house, "The Tabor House," at Wave Crest, Far Rockaway, L. I., to Mrs. Martha A. Leavitt.

Suburban.

BAKER CROWELL (INC.), in conjunction with Marshall L. Lowrie, have leased the Frances O. McKnight estate, on Little Neck Bay, near the links of the Great Neck Golf Club, to Mrs. Lawrence Townsend, of Washington, D. C., for the season of 1916.

KENNETH IVES & CO. leased for H. K. S. Williams his country estate in North st, White Plains, to Louis J. Horowitz, president of the Thompson-Starrett Co., and for A. B. See his residence in North st, known as Brookfield Farm, to Dr. Fellowes Davis, Jr.

PEASE & ELLIMAN have leased for H. W. Warner his property known as Pink Coat Cottage, at Syosset, L. I. The tenant is a member of a well-known banking firm.

PEASE & ELLIMAN have rented, furnished, for Mrs. Margaret F. White her house on Vermont av, White Plains, N. Y., to Albert J. Erdman.

PELL & TIBBITS leased to Victor von Schlegell, of New York, for the Wampage Realty Co., the last of the California bungalows at Wampage, Sands Point, L. I., for the coming season.

PELL & TIBBITS have leased for S. H. P. Pell his old Colonial house with water front on Manhasset Bay, at Barkers Point, Port Washington, L. I., to Mrs. George Wilde, and to S. H. P. Pell for the season a house under construction at Plum Beach Point, Sands Point, L. I.

JOHN F. SCOTT has rented for Samuel P. Hinckley his country house known as "Tanglewood," at the southwest corner of Ocean av and Tanglewood Crossing, Cedarhurst, L. I., to Miss Josephine Chandler Smith, and for the same owner his house "Windermere," on the corner of Ocean av, Cedarhurst, to H. Hobart Porter.

BURKE STONE (INC.) rented at Bronxville, N. Y., for the estate of Caroline B. Wood a residence with large grounds in Lawrence Park to Ernest M. Tobler, formerly of Paris and Teufen, Switzerland; also for the First Mortgage & Real Estate Co. an apartment in the West End Apartment Building to Christian Djourup; for Mrs. Frances L. Burtnett her residence on Elm Rock rd to Ernest R. Voight, and sublet for C. B. Gleason, of Cleveland, Ohio, an apartment in the "Colonial" to H. G. Greene.

REAL ESTATE NOTES.

ALBERT B. ASHFORTH (INC.) has been appointed agent for the 20-story building 42 Broadway.

H. M. WEILL CO. negotiated the recently-recorded sale of 226 West 178th st for Edward J. Lynn to William Goldstone.

STOCKHOLDERS of the City Investing Co., at their annual meeting, elected A. L. Dean a director to fill a vacancy in the board.

GEORGE F. MAHNKEN & CO. have been appointed agents for 3668-72 Broadway and 598 West 152d st.

DUFF & CONGER have been appointed agents for 124 East 86th st, which they recently sold for the Corn Exchange Bank.

ROMAN-CALLMANN CO. was the broker in the recently recorded sale of 434-436 West 164th st, which was sold by E. B. Corey to Frederick Brown.

AMES & CO. have been appointed agents of the store and apartment property 292 7th av, southwest corner of 27th st, and the 5-story flat 202 West 27th st.

CHAUNCEY B. GRIFFEN, L. Ward Prince and E. H. Ripley have formed the firm of Griffen, Prince & Ripley, to carry on a general suburban real estate business, with offices at 18 East 42d st, and also at White Plains and Pleasantville.

PEASE & ELLIMAN have been appointed by the James Humes Co., Mrs. E. L. Reaney, president, agents for the two 9-story apartment houses now under construction at 138-148 East 36th st, on a plot 125x100. It is expected the buildings will be ready for occupancy June 1.

McDOWELL & McMAHON have been appointed agents for the following apartment houses: 569 West 182d st; the southeast corner of Wadsworth av and 191st st; 351 Wadsworth av; 609 West 191st st; the northeast corner of Wadsworth av and 191st st, and the southeast corner of Wadsworth av and 192d st.

MRS. MORGAN HOWE is the purchaser of the 6-story building at 570 5th av. Mrs. Howe gave in part payment to C. Grayson Martin the 6-story tenement and stores at 1713-1715 3d av, 49x100, adjoining the northeast corner of 96th st; also a mortgage for \$75,000 on the adjoining corner building. Albert B. Ashforth (Inc.) acted as broker.

AT THE ANNUAL MEETING of the Real Estate Brokers of the Rockaways the following officers were elected: Lewis H. May, president; A. Conroy Haynes, vice-president; William F. Chave, treasurer; Frederick W. Avery, secretary; Joseph Fried, chairman of Advisory Committee; Andrew McTigue, chairman of Membership Committee; Herman Frankfort, chairman of Grievance Committee; William L. Bowman, chairman of Ways & Means Committee, and Arthur F. Tomlinson, Chairman of Press Committee.

J. B. ENGLISH has been appointed agent for the building at 1552-1554 Broadway, northeast corner of 46th st. This property was recently leased by the James-Miller Realty Co. from Mr. Thomas J. Stewart for a long term. The new owners have commissioned their architect, John H. Scheier, to draw plans for extensive alterations. The two buildings will be converted into one. The first and second floors will be converted into stores, and the upper floors into offices. The top floor will have a photograph studio with the privilege of a show case on the ground floor.

OBITUARY.

DIEDRICH C. ALLERS, real estate dealer, of 103 Somers st, Brooklyn, died of pneumonia on Friday, February 11, aged fifty-eight. He is survived by his widow, two sons and one daughter.

HERMAN FICHTER, large real estate owner and builder, and controlling several apartment houses in various sections of the city, died on Saturday, at his home, 562 West 148th st, aged fifty-six.

AARON ULLMAN, real estate broker, died on Saturday, aged eighty, at his home, 999 Southern Boulevard.

PHILIP T. WILLIAMS, Deputy Mortgage Tax Commissioner in the Registers office, died on Monday, aged fifty-five, at his home, 108 Linden av, Flatbush. For many years Mr. Williams was the Republican leader in the Thirtieth Assembly District. He was prominently identified in politics, having served in the District Attorney's office under Hiram A. Steele and in the Commissioner of Records office under George E. Waldo. For two terms he was Coroner. He leaves his widow and three daughters.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, Total No., Assessed value, No. with consideration, Consideration.

Mortgages.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

Mortgage Extensions.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, Total No., Amount, To Banks & Ins. Cos., Amount.

Building Permits.

Table with 4 columns: 1916 Feb. 14 to 18, 1915 Feb. 13 to 19, New buildings, Cost, Alterations, and similar for 1916 Jan. 1 to Feb. 18 and 1915 Jan. 1 to Feb. 19.

BRONX.

Conveyances.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, Total No., No. with consideration, Consideration, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

Mortgages.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, Total No., Amount, To Banks & Ins. Cos., Amount, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

Mortgage Extensions.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, Total No., Amount, To Banks & Ins. Cos., Amount, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

Building Permits.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, New buildings, Cost, Alterations, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

BROOKLYN.

Conveyances.

Table with 4 columns: 1916 Feb. 10 to 16, 1915 Feb. 10 to 17, Total No., No. with consideration, Consideration, and similar for 1916 Jan. 1 to Feb. 16 and 1915 Jan. 1 to Feb. 17.

Mortgages.

Table with 4 columns: 1916 Feb. 10 to 16, 1915 Feb. 10 to 16, Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, Interest not given, and similar for 1916 Jan. 1 to Feb. 16 and 1915 Jan. 1 to Feb. 17.

Building Permits.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, New buildings, Cost, Alterations, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

QUEENS.

Building Permits.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, New buildings, Cost, Alterations, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

RICHMOND.

Building Permits.

Table with 4 columns: 1916 Feb. 11 to 17, 1915 Feb. 11 to 18, New buildings, Cost, Alterations, and similar for 1916 Jan. 1 to Feb. 17 and 1915 Jan. 1 to Feb. 18.

# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**H**EAVY future engagements for building materials marked the wholesale market this week. Lumber was one of the conspicuous factors in this regard. Common brick was entirely shut off from the market because of the complete closing of navigation in both the Hudson and Raritan Rivers. That made prices firmer although the demand out of the West 52nd street market was practically nil because the same element that closed the supply to this market also shut off the demand.

Commitments for spring building operations having merit show confidence on the part of financial interests. One important operation for the Greeley Square section was financed on engagement this week. It is to be an office building with stores and a restaurant club on the top floor. Another loft building met favorable financial encouragement for the Grand Central terminal zone. There was an overture made by a prominent speculative builder for a Broadway development in the district between Herald and Times Squares. Another operation that was financed by engagement was in the Queens Borough plaza district and still another was negotiated for the Washington Square district. A \$775,000 loan was negotiated for a factory development in Long Island City and a big cold storage operation was reported to be under consideration in the Hudson River district above 34th street.

Important steel contracts were let this week involving large tonnages for dock and industrial operations. Fabricators are figuring some of the largest industrial operations of the recent past. In some cases premiums are being paid to facilitate the movement of structural steel. The tonnage for the Pennsylvania pier at Greenville for the Corwith plant of the Crane Company was reported to be close to 2,000 tons and the tonnage for the Goodyear plant was reported to be in the vicinity of 2,700 tons. W. F. Plass & Son, Inc., were the low bidders on the 46th street pier on the North River, covering about 4,200 tons. The Heddon Iron Construction Company is figuring for 250 steel installation for the National Sugar Refining Company in Long Island City. Bids have been asked on a loft building in Union Square.

The continued stiffness of linseed oil and asphaltum is giving concern to waterproofing compound interests. All ingredients used in making this commodity are going up in price and some of the leading firms will not make quotations for publication on the ground that any figure they might give is merely nominal under the present conditions. All paint components are also high. Ready mixed paints probably will be far above last year's prices. An authority in this department said that if there ever was a time when the paint men were crowded to narrow margins of profit it was right now. The price of every commodity from the label on the tin can to the can itself, the contents and the gasoline driving the motor that delivers the purchase are up anywhere from 5 to 105 per cent, and the end is not in sight.

The lumber situation offers problems for the analyst. The mill supply has improved because of the recent heavy snows that have permitted logging in the northern part of the country and around the lake region. In the meantime there is a shortage of cars to get the material to market and premiums on bottoms are such as to make the prices here exceptionally firm. Dealers have been making heavy reservations in an-

icipation of active spring building and they are straining every means of getting the rough lumber here. In the meantime the spring building season is advancing, inventories are over and dealers are actively in the market and are finding lists rigidly adhered to. At the same time, compared with other commodities, notably brick, steel, glass, flashing metals, roofing and cement, it is by far the cheapest commodity on the market today.

All factors considered there is a stronger building movement in materials than is indicated by current plan filings. There is no bull movement because of a general belief among building material manufacturers that prices have gone about high enough. High levels may therefore be considered basic for estimators until the spring movement gets under way and the real volume of 1916 construction can be gauged with a greater degree of accuracy.

### COMMON BRICK.

**Reserves in the Hudson District About 550,000,000.**

**E**STIMATES made of the probable reserves of Hudson common brick in the three North river districts this week in anticipation of the official pre-spring count will show approximately 550,000,000 brick in shed as compared with about 675,000,000 at this time last year. In the wholesale market today there are fifteen barges or approximately 5,250,000 brick. Quantities in dealers' hands are variously estimated at about 20,000,000 common Hudson brick which is less than normal and indicates that there has been considerable draining of yard stocks. Brick selling at \$9 is being obtained, but only for the very best open barge brick. The \$8.50 level is firm. The Hudson was closed to navigation from Yonkers north yesterday morning.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 17, in the wholesale market, with comparison for the corresponding period last year, follow:

1916.			
Open Barges, left over, Friday A. M., Feb. 11-12.			
	Arrived.	Sold.	
Friday, Feb. 11.....	5	4	
Saturday, Feb. 12.....	0	0	
Monday, Feb. 14.....	0	0	
Tuesday, Feb. 15.....	0	2	
Wednesday, Feb. 16.....	0	0	
Thursday, Feb. 17.....	0	0	
<b>Total.....</b>	<b>5</b>	<b>6</b>	

Reported en route, Friday, Feb. 18-0.  
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. 18-27. Covered sold, 1. Covered, 0. Left over covered barges, 6. Open barges left over, 11.

1915.			
Left over, Friday A. M., Feb. 12-6.			
	Arrived.	Sold.	
Friday, Feb. 12.....	0	1	
Saturday, Feb. 13.....	0	1	
Monday, Feb. 15.....	0	0	
Tuesday, Feb. 16.....	0	0	
Wednesday, Feb. 17.....	0	0	
Thursday, Feb. 18.....	0	0	
<b>Total.....</b>	<b>0</b>	<b>2</b>	

Condition of market, steady. Prices: Hudson, open cargoes, no quotations; covered, \$5.75 and \$6.25. Newark, yard, \$7 and \$—. Left over Friday A. M., Feb. 19-64. Covered, 0. Covered sold, 8. Left over covered barges, 28. Left over open barges, 4.

OFFICIAL SUMMARY.			
Left over, Jan. 1, 1916.....			29
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 17, 1916.....			119
Total No. bargeloads sold Jan. 1 to Feb. 17, 1916.....			92
Total No. bargeloads left over Feb. 18, 1916.....			27
Total No. bargeloads left over Jan. 1, 1915.....			64
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 18, 1915.....			92
Total No. bargeloads sold Jan. 1 to Feb. 18, 1915.....			28
Total No. bargeloads left over Feb. 19, 1915.....			64

### PLAN FILINGS.

	Week ending,			
	Feb. 19, 1915.	Feb. 18, 1916.	No.	Cost.
Manhattan.....	10	\$1,073,000	2	\$800,345
Bronx.....	14	447,700	15	572,900
Brooklyn.....	104	809,900	101	660,600
Queens.....	126	929,892	91	367,945
Richmond.....	4	11,850	9	19,620
<b>Totals.....</b>	<b>258</b>	<b>\$3,269,342</b>	<b>218</b>	<b>\$2,421,410</b>
Last week, 157. Estimated value, \$1,502,285.				

Steel.—Structural steel in this market continues at the level quoted in the price table section of this department, but the figure is held firmly and no high level is named. Steel taken from store is generally purchased at a premium ranging according to the amount required. Mill stocks are being sold at uncertain delivery dates, according to those who have made inquiry this week.

Building Metals.—Flashing and decorative brass, copper and iron are extremely stiff. Further advances were reported in finished copper and brass products. The change upward was due to increases in basic departments affecting raw materials. Current prices as reported late Thursday were \$34@— for sheet copper base; \$29.25@ \$29.75 for copper wire base; \$36.50@ \$38.50 for high sheet brass base; \$—@ \$24.00 for sheet zinc f.o.b smelter; \$42.00@ \$44.00 for seamless copper tubing; \$41.00@ \$43.00 for seamless brass tubing. These figures show a general advance in copper and brass of about \$2. Lead advanced this week \$1 a ton. The American Smelting & Refining Company quotes at \$6.30 New York and \$6.22½ St. Louis. Advances in the price of wire rods continue. Some Pittsburgh makers are asking \$60 a ton. The American Steel & Wire Company plans another advance from its \$50 level as the price of wire products at this basis is above that of rods. Black and galvanized sheets were advanced \$2 a ton this week.

Sand.—This commodity occupies the singular position of having dropped in price with practically every other basic building commodity showing an advance. Over-competition is said to be the cause. Current prices in New York are quoted at \$40 and \$45 a cubic yard.

Ornamental Iron—Decorative iron and structural iron interests are reporting it difficult to make deliveries because of non-arrival of material from mills. The fire escape interests are finding the strange combination of great activity in the fire prevention bureau with insistent demands for immediate installation of fire escapes, fire doors and similar equipment with the trade trying to grapple with a market almost barren of raw material. Costs have advanced sharply although some companies have stock on hand or delivery arrangements of long standing that are permitting them to take care of their contracts.

Tile.—The Matawan Tile Company, whose plant was damaged by fire recently, has plans out for bids on new buildings and equipment. The plant will be larger and better than before. Its large surplus stock was not damaged, so it is making deliveries and can continue to do so without interruption.

Hardwoods.—The sharp revival in the popularity of wood mantels is being felt in sources of supply, according to one big hardwood interest this week. Southern and western mantel and furniture houses are in the market on heavier orders than have been reported in half a decade.

CURRENT WHOLESALE PRICES.

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. 18, 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 face 20.00 @ 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 @ — 7 1/2 c. bag; returns on bags.

ALLEN'S GERMAN No Quotation DYCKERHOFF GERMAN No Quotation CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): Trap rock, 1 1/2 in. stiff 1.10 Trap rock, 3/4 in. stiff 1.00 Bluestone, 1 1/2 in. firm .90 Bluestone, 3/4 in. firm 1.00 GLASS, Window—from jobbers' list— Discounts. Window, 1st three brackets 90-10 All other single thick 89 Double thick 90-5 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): 1 1/2 in. \$0.85 3/4 in. .80 P. S. C. gravel .95 HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.): Exterior— 4x12x12 in. \$0.875 6x12x12 in. .875 8x12x12 in. .906 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 @ 1.37 1/2 Hydrated finishing 8.50 @ 9.50 LINED OIL— American Seed City Raw \$0.74 @ \$0.77 American Seed City Boiled .73 @ .76 LUBRICANTS (Mineral): Black, refined, summer \$0.12 1/2 @ \$0.13 Black, reduced, 27 gravity. 35 @ 30, c. t. \$0.15 @ — Wax, crude per 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, 13-16x2 1/2 & 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.): 1 1/2-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) .07 1/2 Boards 3/4 in. thick, per sq. yd. .16 SAND— Screened and washed Cow Bay. 500 cu. yds. lots, wholesale. \$0.40 @ \$0.45. SLATE (Per Square, N. Y.): Penn. Bangor ribbon \$4.12 @ \$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 @ — Beams & channels over 14 in. 2.169c @ — Angles 3x2 up to 6x8. 2.169c @ — Zees and tees 2.169c @ — Steel bars, half extras. 2.169c @ —

RECORD AND GUIDE QUOTATIONS ARE ACCEPTED AS OFFICIAL BY BUILDING MATERIAL EXCHANGES.

BUILDING OFFICIALS' CONFERENCE

Important Resolutions Adopted on Discretionary Power and Proper Means of Egress—New York Superintendents at Chicago

THE second annual meeting of the Building Officials' Conference was held on Monday, February 14, at the Auditorium Hotel, Chicago. About thirty representatives of Building Departments and Bureaus throughout the country were present.

The morning and part of the afternoon sessions were devoted to discussing the recent changes and improvements in building codes and the desirability of giving building officials discretionary power, a large part of that discussion being devoted to the question of the certificate of occupancy.

Other topics that occupied some of the time were: The Use of Terra Cotta Blocks and Gypsum Products, Metal Lath and Wood Shingles. The discussion on these various matters proved so interesting that an evening session had to be arranged for in addition to those scheduled. The following important resolutions were adopted by the conference:

"Resolved, That discretionary power should be vested in building officials to vary or modify the law, where practical difficulties arise in its literal enforcement, so that the intent of the law is secured; and that in case the building official declines to exercise such discretionary power an appeal should be to a board of technical experts.

"Resolved, That proper means of egress from every building should be provided in the form of enclosed stairways; that outside metal fire-escapes should not be considered as a required means of egress from new buildings, and that their use should be confined to existing buildings where other means of egress are impractical; and that wherever such fire-escapes are used the opening thereon should be protected by metal sash and wire glass, or by fire-resisting doors with proper fusible links."

The annual meetings of this conference have up to this time been informal in character. It was decided, however, to form a more permanent organization. Active membership in this conference will be open to any department or bureau administering laws or ordinances

affecting the safety of buildings with respect to their construction, fire hazard or sanitation, or to individuals actively connected with such departments or bureaus.

It is intended to hold an annual meeting some time during each winter, and the meetings are to be held in different cities and so far as possible in connection with some exposition or meeting of other organization having somewhat similar interests.

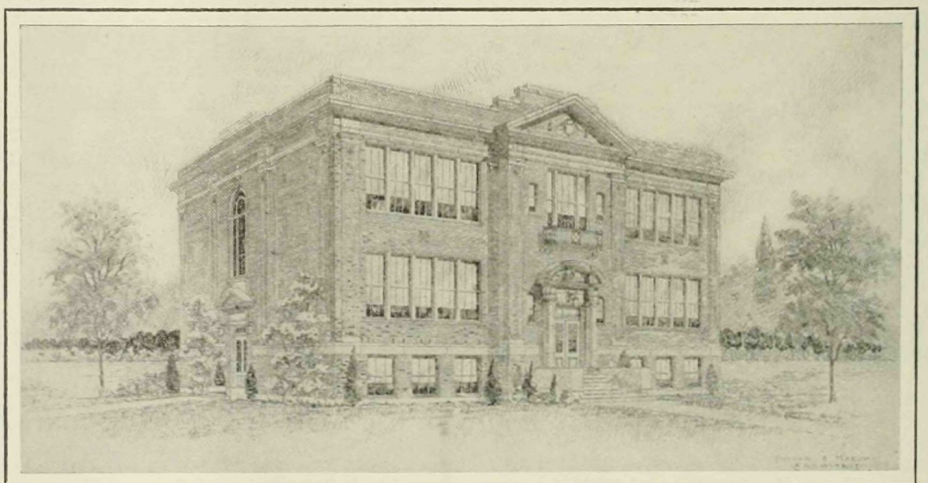
Rudolph P. Miller, of New York City, was elected to serve as Chairman of the Conference for the next year and James G. Houghton, Building Inspector of Minneapolis, was elected Vice-Chairman. Sidney J. Williams, State Building Inspector of Wisconsin, was elected Secretary. Superintendent Carlin, of Brooklyn, and Building Commissioner Forbush, of Newton, Mass., were elected members of the Executive Committee.

On Tuesday morning the members met jointly with the American Concrete Institute, now in convention at Chicago, to listen to and discuss topics that were of particular interest, including a report on Building Codes so far as they affect reinforced concrete, the construction of reinforced concrete columns and the design of flat slabs.

By the courtesy of the Cement Products Exhibition Co., the members of the Building Officials' Conference attended the Cement Show, now running at the Coliseum in Chicago. On Tuesday afternoon a visit was paid to the Underwriters' Laboratories.

Others who were present at the conference were: Deputy Commissioner of Buildings Knight, of Chicago; George E. Rendigs, Commissioner of Buildings of Cincinnati; Fred W. Loomis, Building Commissioner of Springfield, Mass.; S. A. Dies, Superintendent of the Bureau of Building Inspection of Pittsburgh; S. N. Kielley, Building Inspector of Duluth; Jacob Hilkene, Commissioner of Buildings of Indianapolis. New York had a particularly good representation in Superintendents of Buildings Carlin of Brooklyn; Moorehead, of The Bronx; Moore, of Queens, and McDermott, of Richmond.

NEW \$40,000 SCHOOL HOUSE FOR BALDWIN HARBOR, L. I.



Tooker & Marsh, Archts.

AS SOON as weather conditions permit work will be begun on the construction of a fireproof public school building at Baldwin Harbor, Long Island, to cost \$40,000. This building will be two stories and basement in height and 60x81 feet in size, and will have an exterior of tapestry brick with Indiana limestone trimmings. Stairways and corridors will be of reinforced concrete construction. The building will occupy a plot, 250x300 feet on Grand Boulevard; and the entire structure will

be practically above ground, so there will be ample light in the basement. Only the actual foundations will be below ground. There will be three entrances to the school, the main entrance and one for boys and girls. Most of the basement will be given over to an assembly room seating 350 persons; and, it will have a stage and moving picture booth. The minor part of this floor will be utilized for boiler room, coal storage, janitor's room and sanitary arrangements. Tooker & Marsh are the architects.

**RECORD OF PLANS FILED.**

**T**HE record of Plans filed during the week at the Building Bureaus will be found in Section Two of this issue—the section set apart for real estate and building records exclusively. The advance news of building projects will be printed as heretofore in the body of the paper, or Section One.

**ZONE PLAN FOR WEST BRONX.****Tentatively Prepared by the Districting Commission, Showing Residential and Business Streets.**

In laying out the tentative residential, business and industrial districts in the Bronx west of Jerome avenue, the Districting Commission has obviously attempted to secure as large, attractive and self-contained residential areas as possible. Only on the avenues along the ends of the blocks and main thoroughfares would business be permitted. Most of the streets indicated as local business districts are surface car streets. Only the small stretches of low land near the waterfront have been left undistricted for industrial development.

Under the districting plan, private dwellings, apartments, clubs, hotels and residential buildings with their usual accessories, will be permitted on residential streets. Stores, garages and factories will be excluded. Residential buildings are not excluded from the business streets or the industrial districts. Stores, garages and other business buildings scattered among residences not only depreciate the value of residence property in the opinion of the commission, but also tend to lessen the value of business property on the natural business streets.

Robert H. Whitten, secretary of the commission, stated that for a residential section of this character a business street every 2,000 feet or about every third crosstown street would supply all demands for local business facilities.

"Based on this standard the proposed plan allows too many business streets," he added. "This has been due in part to the existence of scattered stores and business buildings on such streets, and in part to a hope that the property owners and those interested in the development of the section will, after a study of the plans, recommend the elimination of certain of the proposed business streets or their alteration so as to better meet the local requirements. Detailed maps may be examined in Room 501, Municipal Building."

**High Bridge.**

By reference to the Districting Commission's tentative layout it was seen that the High Bridge district includes the area bounded by Washington bridge, Boscobel avenue, Jerome avenue and the Harlem River. The section is reserved principally for residential purposes. The only streets proposed for manufacturing in this district are Commerce street and that portion of Sedgwick avenue north of West 164th street. The principal streets indicated for business purposes are Jerome and Ogden avenues. Several subsidiary streets have also been reserved for business. These are: Shakespeare avenue south of 169th street; Sedgwick avenue south of 164th street; Lind avenue south of 165th street and between 167th and 168th street; West 161st, West 162d, West 164th, West 165th, West 167th, West 168th and West 169th streets east of Ogden avenue. All the other streets in High Bridge are indicated as residential streets.

**Morris Heights.**

Most of the streets in Morris Heights are indicated as residence streets. At present most of the area in this section, which is bounded by Burnside, Jerome and Boscobel avenues and the Harlem river, is vacant, but it is being rapidly developed with apartment houses. This is especially true of Uni-

versity avenue. When the Jerome avenue elevated is put into operation, this section is expected to experience a considerable stimulus in apartment house construction.

The only manufacturing street indicated in this section is Commerce street. This street is immediately west of the Spuyten Duyvil and Port Morris Branch of the N. Y. C. & H. R. R. North of West 176th street, the only place in which factories may be erected, is on either side of the railroad.

The proposed business streets in the district are: Jerome avenue, Boscobel avenue, Tremont avenue, Sedgwick avenue north of 176th street, Cedar avenue, Macombs Dam road, 172d street, Featherbed lane, Inwood avenue, West Clark place, 168th street, 170th street, West Belmont street and Globe place. The remaining streets in the Morris Heights section are all indicated as residential streets. The residence streets

include such portions of University avenue as are not intersected by business streets. The question has been raised whether this section required so many business streets. In all the low land situated between Cromwell and Jerome avenues, business would be permitted under the proposed plan.

**Fordham Heights.**

Fordham Heights includes the present private house district surrounding New York University. The proposed plan would restrict it almost exclusively to residential uses. It is bounded by Fordham road, Jerome avenue, Burnside avenue and the Harlem river. The only manufacturing provided for the district is the narrow strip of flat land between the precipitous bluffs and the river along Exterior street and Harlem river terrace. The only business streets proposed are Fordham road, Jerome avenue, Burnside avenue, and as much of West 181st, West 183d and West 184th

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streets as lies between Aqueduct and Jerome avenues. All of University avenue within the Fordham Heights District is restricted to residential purposes.

### Kingsbridge.

Kingsbridge includes the territory surrounding the Orphan Asylum. It is bounded by Kingsbridge road, Jerome avenue, Fordham road and the Harlem river. All of the boundary streets are indicated as business streets. The only other proposed business streets are Sedgwick avenue below Bailey avenue and Bailey avenue from Sedgwick avenue to Heath avenue. The only streets on which manufacturing would be permitted are Exterior street and that portion of Bailey avenue north of Heath avenue.

### Jerome Park.

The Jerome Park section surrounds Jerome Park Reservoir. It is bounded by Van Courtlandt Park, Jerome avenue, Kingsbridge road and Broadway. It is proposed to restrict all of the boundary streets to business with the exception of Van Courtlandt Park South between Bailey and Jerome avenues. The other tentative business streets are Bailey avenue between West 230th and West 233d streets, and also north of West 238th street; Albany Crescent, Fort Independence street, West 230th street between Bailey avenue and Kingsbridge terrace, Review place, West 239th street and West Mosholu parkway north. A small industrial district is proposed along the route of the Putnam division. The streets in this district are all between Broadway and Bailey avenue. They include Bailey avenue between West 223d and West 238th streets, West 230th, West 233d, West 234th, West 236th and West 237th streets.

### QUEENSBORO SUBWAY.

#### Operation of Extension to Hunter's Point Avenue Station.

Upon the report of Alfred Craven, Chief Engineer, the Public Service Commission, declared a part of the Queensboro subway extension ready for operation, and authorized the Interborough Rapid Transit Company to begin the operation thereof at 12.01 a. m., on Tuesday, February 15, 1916.

The portion referred to extends from the Jackson avenue station to the Hunter's Point avenue station. While the distance from Jackson avenue to Hunter's Point avenue is only about two blocks, the opening of this extension will have an important effect upon operation, for the Long Island Railroad has a station at Hunter's Point avenue, adjoining the new subway station, and when operation to Hunter's Point avenue begins on the tunnel line it will be possible for commuters using the Long Island to get off at Hunter's Point avenue and take the new subway into Manhattan.

Operation of the Queensboro subway, formerly called the Steinway Tunnel, now extends from the station in Manhattan, located under 42nd street, between Lexington and Third avenues, under 42nd street, the East River, and to Jackson and Van Alst avenues, Long Island City. An extension of the line is under construction from that point through Davis street and Ely avenue, to the Queensboro Bridge, where it will connect with the new rapid transit lines running to Astoria and to Corona.

The important announcement is made by the Interborough Rapid Transit Company that they will start operating on Tuesday, February 15, the extension of the Queensboro Subway in Long Island City to the Hunters Point avenue station. Service through this tunnel from 42nd street, Manhattan, to Jackson avenue, Long Island City, has been in operation since June 22, 1915, and with the completion of the new station at Hunters Point avenue the extension will now be placed in operation.

John Adikes, Chairman of the Transit Committee of the Chamber of Commerce of the Borough of Queens, which has been working to secure the immediate operation of this extension, stated today:

"The operation of the Queensboro Subway to this station is of borough-

wide importance for residents throughout the entire Borough of Queens will now be able to transfer conveniently to and from the trains of the Long Island Railroad to the subway system at the Hunters Point avenue station. Heretofore passengers on the Long Island Railroad at Jamaica have been compelled to use exclusively the Atlantic Avenue Division to Brooklyn to connect with the subway system. The opening of this station will not only give an additional facility for making connections with the subway system, but bring passengers in less time to points in uptown Manhattan.

"The Transit Committee of the Chamber is now endeavoring to have the L. I. R. R. to give a 10-cent fare to Jamaica.

### N. Y. SOCIETY OF ARCHITECTS.

#### Extending Its Influence and Usefulness—A Social Gathering.

The monthly meeting of the New York Society of Architects on Tuesday evening, the 16th inst., took the form of a dinner and an informal social gathering. Some thirty-five members were present.

After an enjoyable repast, the President, C. Schubert, gave an interesting resume of the society's history and work, showing how from a comparatively humble origin the organization has grown, during the last ten years, to a position of extended influence and usefulness.

Its membership now includes about three hundred and twenty representative architects, not only from New York City and State, but from Pennsylvania, Missouri, Nebraska, Canada, and from States as far distant as Texas and California.

He said the society in securing reforms in the administration of city departments—especially the Tenement House Department—in successfully promoting the passage of the act for the State registration of architects, which passed the Legislature in April of last year, in advocating the consolidation of city departments, now within measurable distance of realization, and in many other ways, had fully established its claim as one of the controlling forces for progress and reform in the professional and public life of the metropolis.

The past presidents of the society, Messrs. Louis Berger, Benjamin Driesler and Samuel Sass, each gave interesting reminiscences of his connection with the society, coupled with felicitations and counsel for the future conduct of affairs. They were followed by other speakers. James Riely Gordon, the prospective next president, gave an entertaining talk, among other things twitting members who, though backward in attending the regular business meetings, were in force on this particular occasion. Mr. Gordon urged reform in this regard also. Charles Whitley Mullin, past secretary, also spoke.

#### A National House-Wiring Campaign.

Not eight per cent. of the homes in this country are wired for electricity, and not twenty per cent. of those on existing lines from central stations have electric service. With these facts in mind plans have been formulated for a nation-wide house-wiring campaign, to be conducted from March 25 to April 25, by the Society for Electrical Development. A committee has been appointed to supervise the campaign.

#### New Quarters for Labor Bureau.

The offices of the Department of Labor have been removed to 230 Fifth avenue. These offices include the Bureaus of Inspection, Statistics, Employment, Mediation and Arbitration, Industries and Immigration, Workmen's Compensation, and the State Insurance Fund.

#### Projected Loft Building in West 38th St.

George and Edward Blum, architects, 505 Fifth avenue, have been retained to prepare the plans for a high class manufacturing loft building with stores in the ground floor, to be erected at 42-46 West 38th street. The owner of this structure will be the Felcourt Realty Co., A. E. Lefcourt and Louis Haas. The



proposed building will be twelve stories in height and will cover a plot 62x99 feet. The construction throughout will be fire-proof in every particular and the structure will be equipped with the most modern fire preventative devices. Three electric elevators will be installed, two passenger and one freight. This building, which is expected to cost approximately \$200,000, will probably be ready for occupancy about December 1.

**Pittsburgh Architects Plan Dwelling.**

Janssen & Abbott, architects, Century Building, Pittsburgh, Pa., have been retained to prepare the plans and specifications for a handsome residence with necessary out-buildings, near Greenwich, Conn. The owner of this project is Harry W. Croft, president of the Harbison Walker Refractories Co., Farmers' Bank Building, Pittsburgh, Pa. The operation will cost between \$100,000 and \$200,000. Further details will be announced in a later issue of the Record and Guide.

**Station in Newark for C. R. R. of N. J.**

Plans are being prepared in the engineer's office of the Central Railroad of New Jersey, William G. Besler, president, 143 Liberty street, Manhattan, for a new railroad station to be erected at Broad street, Newark, N. J. The details of this project are not available at this time, but it is understood that the undertaking will be of considerable magnitude and likely to cost in the neighborhood of \$500,000.

**PERSONAL AND TRADE NOTES.**

**Williamsburgh Lumber Co.** has established a retail lumber business at 1025 Myrtle avenue, Brooklyn.

**J. E. R. Carpenter**, architect, has moved his offices from 66 East 66th street to 681 Fifth avenue.

**Reilly & De Serty**, architects, have recently opened offices for the practice of their profession at 110 West 63d street.

**Joseph D. Allen**, architect, has opened an office for the general practice of his profession in the Union Building, Newark, N. J.

**Kerner Incinerator Co.**, of Milwaukee, Wis., has opened an office at 30 East 42d street in charge of Tom C. Riggold, Eastern manager.

**W. C. Mallalieu** has been appointed assistant engineer in the Department of Streets and Public Improvements of Jersey City, N. J.

**Link & Haire**, architects, have moved their offices from the State Savings Bank Building to the new Montana Power Building, Billings, Mont.

**Terry Steam Turbine Co.**, Hartford, Conn., announces the recent appointment of Maynard D. Church as chief engineer of the company.

**Col. E. A. Stevens**, State Commissioner of Public Roads of New Jersey, was recently elected president of the American Road Builders' Association.

**Pennsylvania Portland Cement Co.** has recently opened a branch office at 101 Milk street, Boston, Mass., in charge of Edward E. Savery as manager.

**Walter H. Cassebeer**, architect, 222 Sibley Block, Rochester, N. Y., desires samples and catalogues from manufacturers and jobbers interested in the building trades.

**Charles S. Hervey**, Deputy Comptroller of the City of New Jersey, has been appointed Public Service Commissioner of the First District of the State of New Jersey.

**Horace Greely Knapp**, architect, formerly located at 123 Liberty street, Manhattan, has become associated with the firm of Humphreys & Faw, Winston-Salem, N. Car.

**H. Bratton**, formerly associated with George I. Roberts & Bro., Inc., has joined the sales force of Cornell & Underhill, manufacturers of iron pipe and bends, Greenwich street, N. Y. C.

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## PERSONAL AND TRADE NOTES (Cont.)

Edward King has formed a partnership for the practice of architecture with his former associates, Caretto & Forster, under the firm name of Caretto, Forster & King, with offices at 30 East 42d street.

Hempstead, L. I., is revising its building code. The Board of Trustees of the village will soon pass an ordinance which will restrict the construction of frame buildings in the business section of the village.

James C. Hoe's Sons, general contractors, carpenters and cabinet makers, formerly located at 52 Gansevoort street, have taken two floors at 305 East 43d street for use as offices and workshops.

August Geiger, architect, Miami, Fla., has opened a branch office at Fort Lauderdale, Fla., which will be under the management of Clarence Wait. Catalogues and samples of building materials are desired.

Herbert Coward, for the last three years in charge of the Spiro turbine department of the Buffalo Forge Co., has been appointed steam engineer of the Carrier Engineering Corporation, 39 Cortlandt street.

C. W. Ellenberger, architect, has recently opened offices for the practice of his profession in Main street, Hampton, N. J., and desires catalogues and samples from manufacturers interested in the building trades.

John C. MacNamara & William H. Barnes have discontinued their connection with the Greater New York Brick Company, 103 Park avenue, and will re-establish their former agencies as independent distributors.

Jackson, Rosencrans & Waterbury, architects, 1328 Broadway, have dissolved partnership by mutual consent. John F. Jackson is practicing his profession independently with offices in the Marbridge Building, 1328 Broadway.

Simmons & Simmons, architects, have opened offices for the practice of their profession in the Munger Block, Elkhart, Ind., and desire catalogues and samples from manufacturers and jobbers interested in the building trades.

E. W. Harrison, civil engineer, 15 Exchange place, Jersey City, N. J., has left the city for an extended automobile trip to the Pacific coast. His destination is Pasadena, Cal., Mr. Harrison will be away for nearly two months.

Menconi Bros. and Ardolino Bros., architectural sculptors, have formed a partnership for the conduct of their business, under the firm name of Menconi & Ardolino, with studios at 206 East 33d street and 335 West 24th street.

F. A. Dunham and David X. Clarin have formed the F. A. Dunham-Clarin Co., for the general practice of civil engineering and surveying, with offices at 109 Park avenue, Plainfield, N. J. Mr. Dunham has been in this business in Plainfield for the last forty-two years and Mr. Clarin has been connected with his office as chief engineer for the last five years.

Smith & Barthel, architects, Monroe, La., have dissolved partnership by mutual consent. Mr. Smith will continue the practice independently at the former address. Mr. Barthel has opened an office at 439 Lowerline street, New Orleans, La., and desires a complete line of samples and catalogues from manufacturers and jobbers interested in the building trades.

J. A. & W. Bird & Company, distributors of Ripolin enamel paints, have moved their New York offices from 66 Beaver street to the Equitable Building, 120 Broadway, where they have larger quarters and better facilities for taking care of the requirements of the trade. The company announces that its stock on hand is sufficiently large to take care of practically any demand.

two years old and was an assistant engineer of the Reading Railway, chief engineer of the Pennsylvania Steel Company, and chief engineer of the Long Island Railroad Company. Mr. Nicolls was a member of the American Society of Civil Engineers and the Royal Societies Club, of London.

Captain David Brower, who retired last year after fifty-four years in the service of the city, died at his home, 199 Keap street, Brooklyn, Monday, Feb. 14. He was seventy-three years of age. At the time of his retirement Mr. Brower was assistant engineer in the Bureau of Sewers of the Borough of Brooklyn, where he had been connected since 1861. Mr. Brower was a member of the Masonic fraternity, Brooklyn Engineers', Hanover and Eckford clubs, the Holland Society and the St. Nicholas Society of Brooklyn. He is survived by three sons.

Stevenson Towle, a consulting engineer, who had been active in civic projects, died of heart disease at his home, Brevoort Farm, Mamaroneck, N. Y., Monday, Feb. 14. He was born at Princes Bay, S. I., in 1837, and was the son of the late Jeremiah Towle, formerly a famous engineer, who was connected with the laying out of Central Park and who was formerly Naval Officer of the Port of New York for many years. Mr. Towle was a graduate of the College of the City of New York and for eighteen years was chief engineer of the Department of Sewers. He had held many important posts in the city administrations, and was at various times park commissioner, consulting engineer of the Board of Health and a member of the first Rapid Transit Commission. He was a member of the American Society of Civil Engineers. He is survived by three sons and five daughters.

Dr. Louis Duncan, a member of the firm of Duncan, Young & Co., consulting civil and electrical engineers, 50 Church street, died at home, 998 Prospect avenue, Pelham Manor, N. Y., Sunday, Feb. 13. Mr. Duncan was born in Washington, D. C., fifty-three years ago, and was graduated from the U. S. Naval Academy, at Annapolis, in 1880. During the Spanish-American War, President McKinley appointed Mr. Duncan an aide in forming a battalion of engineers and he later became major of the First Volunteer Engineers. After the close of the war he resumed business, and, in 1902, became head of the Department of Electrical Engineering in the Massachusetts Institute of Technology. Mr. Duncan was best known as an electrical traction expert and was consulting engineer of the Rapid Transit Commission during the electrification of the transit systems of this city. He was a member of the University and Engineers' Clubs, of this city, and of a number of social and scientific societies throughout the country. He is survived by his widow, a son and three daughters.

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### OBITUARY.

Ludwig Levitt, a general contractor living at 1042 Washington avenue, died suddenly of heart disease while on his way to his office at 2036 Fifth avenue. He was fifty-three years of age. Mr. Levitt was well known in the Bronx and Harlem real estate and building circles, having been connected with many important operations in those sections of the city. He is survived by a son.

Herman Fichter, building contractor, died at his home, 562 West 148th street, Saturday, Feb. 12. For more than thirty years Mr. Fichter had been engaged in the erection of high-class apartments in various sections of the city. He was born in Austria, fifty-six years ago and had been a resident of New York City for the last thirty-seven years. He is survived by his widow and three sons.

William Jasper Nicolls, widely known as a civil engineer and the author of a number of books on railroad construction and mining engineering, died suddenly in the Art Club in Philadelphia, Pa., Monday, Feb. 14. He was sixty-

### NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Congregation of Mount Sinai, care of Chas. S. Kohler, 901 Columbus av, contemplates the erection of a synagogue in the north side of 184th st, 125 ft east of St. Nicholas av. No architect selected.

YONKERS, N. Y.—The Hudson River Country Club, Lawrence Griffith, 477 North Broadway, president, contemplates the erection of a clubhouse here. No architect selected.

RYE, N. Y.—A. C. Gwynne, 15 Broad st, Manhattan, contemplates the erection of a residence at Milton Point. Architect will probably be selected late this winter.

OGDENSBURG, N. Y.—The Board of Education of Ogdensburg, H. B. Russell, president, contemplates the erection of a school here to cost about \$125,000. No architect selected.

CEDAR GROVE, N. J.—The Board of Education of Cedar Grove, E. Jacobus, clerk, is receiving competitive sketches for a 2-sty addition to the school here to cost about \$25,000. No architect selected.

**NEW BRUNSWICK, N. J.**—The Y. M. C. A. of New Brunswick, W. R. Reid, president, 390 Broad st, contemplates the erection of a Y. M. C. A. building at 9-11 Livingston st. Funds are being raised. Cost, about \$125,000 to 150,000. No architect selected.

**ROCKWOOD, N. Y.**—The Rockwood Mfg. Co., Donald W. Hyde, president, 26 North Main st, contemplates the erection of a manufacturing plant here. No architect selected.

**OSWEGO, N. Y.**—The City of Oswego, J. Hennessey, City Hall, mayor, contemplates the erection of a 2-sty brick school here. J. J. Flanagan, City Hall, city engineer. No architect selected.

**NORTH TARRYTOWN, N. Y.**—The Board of Education of North Tarrytown, E. Farrington, president, contemplates the erection of a Central high school here. No architect selected.

**HARTSDALE, N. Y.**—The various organizations of Hartsdale, Mrs. Jas. E. Buttolph, member of committee, contemplates the erection of a community house here to cost about \$12,000. Project will probably not go ahead for several years.

**NEWARK, N. J.**—Prof. Warren P. Laird of University of Penna., 34th and Spruce sts., Phila, Pa., will have charge of competition to be held for a memorial building at the southeast corner of Broad and Camp sts, for the City of Newark, Committee of 100 of 250th Anniversary of Newark, Kinney Building.

**BINGHAMTON, N. Y.**—The Board of Education, Mr Kelly, City Hall, superintendent, contemplates the erection of a 2-sty brick school to cost about \$175,000. No architect selected.

**GREAT NECK, L. I.**—The Bank of Great Neck, L. I., Roswell Eldridge, Middle Neck rd, president, contemplates the erection of a 2-sty bank building with offices on Middle Neck rd, to cost about \$30,000. No architect selected.

#### PLANS FIGURING.

#### APARTMENTS, FLATS & TENEMENTS.

**IRVINGTON, N. J.**—A. H. Thomson, 222 Market st, Newark, N. J., has completed plans and is taking bids on general and separate contracts to close about March 1 for a 3-sty hollow tile and stucco apartment and stores, 77x48 ft, to be built on the north side of Springfield av, near Clinton av West, for M. S. Drake, Sr., 15 Sterling st, Newark, N. J. Cost, \$25,000.

#### BANKS.

**BROOKLYN.**—Clinton & Russell and E. A. Klein, 32 Nassau st, Manhattan, are taking estimates on general contract to close Feb. 24 for alterations and additions to a 1-sty brick bank building, 25x55 ft, at the southwest corner of Sumner av and Broadway. Cost, \$12,000.

#### DWELLINGS.

**MANHATTAN.**—Frederick Junius Sterner, 154 East 63d st, is taking bids on general contract to close Feb. 25 for extension and interior alterations to a 5-sty brick dwelling, 20x75 ft, at the northeast corner of Park av and 71st st, for Henry A. James, 20 West 12th st. Cost, about \$25,000.

**ENGLEWOOD, N. J.**—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids to close Feb. 23 at 12 m. for a 2½-sty residence, 40x33 ft, for Walter H. Koehn, 36 Hillside av. Cost, about \$14,000.

**ROSYLN, L. I.**—Fred F. French Co., 529 Courtlandt av, is figuring the contract for the dwelling to be erected here for E. P. Davies. William L. Bottomley, 597 5th av, Manhattan, architect.

#### HOSPITALS AND ASYLUMS.

**KINGS PARK, L. I.**—The Kings Park State Hospital, Dr. Wm. A. Macy, president Board of Managers, is taking bids to close March 3d, at 2.30 p. m., for a 3-sty nurses' home here from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about \$100,000.

#### MUNICIPAL WORK.

**CALDWELL TOWNSHIP, N. J.**—Bids will close February 24, at 2:30 P. M., for the bridge on Fairfield rd, over Green Brook, also for extension of culverts in South Orange av, South Orange, and for extension of culverts in Morris Turnpike, Milburn, for the Board of Chosen Freeholders of Essex County, Wm. Cardwell, Court House, Newark, chairman Road Committee, Frederic A. Reimer, Court House, Newark, County Engineer.

#### PUBLIC BUILDINGS.

**MANHATTAN.**—Bids will close February 28 at 2 P. M. for alterations to the Federal court house and post office building at Broadway and Park Row, for the U S Government, Washington, D. C. Jas. A. Wetmore, Washington, D. C., acting supervising architect.

#### SCHOOLS AND COLLEGES.

**BALDWIN, L. I.**—Bids will close February 28, at 8 P. M., for a 2-sty brick school here from plans by Tooker & Marsh, 101 Park av, Manhattan. Cost, about \$40,000.

**MORRISTOWN, N. Y.**—Bids will close February 25, at 8 P. M., for the 3-sty public high school at Early st and Atnon av, for the Board of Education, John Conklin, chairman of building committee, 133 Speedwell av. Guilbert & Betelle, 665 Broad st, Newark, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating, ventilating and electrical engineer. Cost, about \$215,000.

**PLAINFIELD, N. J.**—Bids will close February 28, at 8 P. M., for a 2-sty public school, 85x85 ft, in the Netherwood Section, for the Board of Education of Plainfield, Archibald Cox, president. Wilder & White, 50 Church st, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about \$25,000.

**SUCCASUNNA, N. J.**—W. W. Rasmussen and H. C. Wayland, 1133 Broadway, Manhattan, associate architects, are taking bids to close February 24 at 7.30 p. m., for a 2-sty brick public school, 84x93 ft, here in Morris County, for the Board of Education of Roxbury Township. Cost, about \$35,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—The York Building Co., Inc., 103 Park av, is figuring the general contract and desires estimates on all subs at once for the building at 340-342 East 38th st, for M. & C. Jacoby. Sommerfeld & Steckler, 31 Union sq, architects.

#### THEATRES.

**HACKENSACK, N. J.**—Coleman Gray, 236 Moore st, architect, is taking bids on general contract to close about March 15 for a 1-sty and balcony moving picture and vaudeville theatre, 55x120 ft, at 144 Main st, for R. R. Deckert, 60 Atlantic st. Cost, about \$40,000.

#### CONTEMPLATED CONSTRUCTION.

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#### APARTMENTS, FLATS & TENEMENTS.

**AUDUBON AV.**—Schwartz & Gross, 347 5th av, are preparing plans for a 5-sty apartment, 55x89 ft, at the southwest corner of Audubon av and 190th st, for the Russley Co., Inc., Alex. McDowell, president, 60 Wall st, owner and builder.

**BROADWAY.**—Schwartz & Gross, 347 5th av, are preparing plans for an annex to the 12-sty apartment, 42x139 ft, adjoining the northeast corner of Broadway and 94th st, for Harry Schiff, 355 West End av, owner and builder. Cost, about \$150,000.

**59TH ST.**—Morris Schwartz, 194 Bowery, has prepared plans for alterations to the 5-sty apartment, 25x60.3 ft, at 206 East 59th st, for John Conday, 206 East 59th st. Cost, about \$7,000.

**9TH AV.**—Otto Reissmann, 147 4th av, has completed plans for alterations to the 4-sty apartment, 20x45.6 ft, at 192 9th av, for Fannie L. Harrison, 37 Madison av, to cost about \$2,500.

**118TH ST.**—Plans have been prepared by O. L. Spannake, 13-21 Park Row, for alterations to the 7-sty apartment, 50x90 ft, at 365-7 West 118th st, for the Menorah Realty Co., 15 East 128th st. Cost, about \$5,000.

**SPRING ST.**—L. A. Sheinart, 194 Bowery, has completed plans for a 6-sty apartment, 50.1x81.1 ft, at 68-70 Spring st, for the Savoy Holding Co., 226 Lafayette st. Cost, about \$45,000.

**204TH ST.**—Plans have been prepared by Neville & Bagge, 105 West 40th st, for two 5-sty apartments, 51x87.4 ft, in the west side of 204th st, 92 ft south of Broadway, for the Alex. Grant Construction Co., 714 West 181st st. Cost, \$45,000 and \$55,000.

**HAVEN AV.**—J. M. Felson, 1133 Broadway, has prepared plans for a 5-sty apartment, 48.4x88.11 ft, on the west side of Haven av, 250 ft north of 170th st, for Chas. Lippman, 565 West 162d st. Cost, about \$50,000.

#### CHURCHES.

**ST. MARKS PL.**—Frederick Schwartz, Colt Building, Paterson, N. J., is preparing plans for alterations and additions to the 1-sty church at 62 St. Marks pl, for St. Cyril R. C. Church, Rev. Father Benig Snoj, O. F. M. Commissary, 21 Nassau av, Brooklyn, Provincial. Cost, about \$10,000.

#### DWELLINGS.

**80TH ST.**—Louis A. Abramson, 220 5th av, has prepared plans for alterations to the 3-sty residence, 22x65 ft, at 323 West 80th st, for Henry B. Anderson, 15 Broad st. Cost, about \$25,000.

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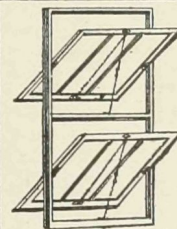
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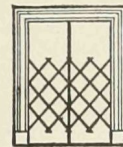
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## Contemplated Construction (Continued).

91ST ST.—Frederick Junius Sterner, 154 East 63d st, is preparing plans for a 5-sty residence, 75x100 ft, in the north side of 91st st, 40 ft west of Madison av, for C. M. McNeil, 25 Broad st. Cost, about \$250,000.

91ST ST.—Frederick Junius Sterner, 154 East 63d st, is preparing plans for extensions and alterations to the 4-sty residence, 30x50 ft, at 109-111 East 91st st, for I. Townsend Burden, Jr., 290 Broadway. Cost, about \$30,000.

## FACTORIES AND WAREHOUSES.

BROADWAY.—Plans are being prepared privately for an 8-sty garage, storage and factory building, 120x175 ft, at 726-730 Broadway, for John Wannamaker, 784 Broadway. Wm. Steele & Son Co., 1600 Arch st, Phila, Pa., general contractors. Cost, about \$700,000.

17TH ST.—Friedmann, Robertson & Keller, 90 West st, are preparing plans for a 3 and 4-sty addition to the ice manufacturing plant at 440-446 West 17th st, for Elder & Wells, Inc., 65 9th av. Cost, about \$50,000. Bids will be received on general contract about February 29.

## HALLS AND CLUBS.

135TH ST.—John F. Jackson, 1328 Broadway, has been commissioned to prepare plans for the 4-sty Colored Men's Branch Y. M. C. A., at 179-183 West 135th st, for the Y. M. C. A., Wm. Fellowes Morgan, president, 215 West 23d st. Cost, about \$100,000.

## HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND.—S. A. Taggart, Municipal Building, is preparing plans for alterations to the 4-sty nurses' home opposite 85th st, for the Department of Public Charities, Municipal Building. Cost, about \$30,000.

## MUNICIPAL WORK.

55TH ST.—The Commissioner of Docks & Ferries, Pier A, North River, has asked for an appropriation of \$350,000 for a pier shed at the pier at foot of 55th st.

## SCHOOLS AND COLLEGES.

UNIVERSITY HEIGHTS, N. Y.—Day & Klauder, 925 Chestnut st, Phila, Pa., are preparing sketches for a physics-engineering building at the College Grounds, for the New York University, Elmer E. Brown, chancellor. Funds are being raised. Cost, about \$250,000 to \$300,000.

## 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, 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.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 10, 1916. Sealed proposals will be opened in this office at 3 p. m., March 23, 1916, for the construction (except mechanical equipment) of the United States customhouse, appraisers' stores, and courthouse at Wilmington, N. C. Drawings and specifications may be obtained from the custodian of site at Wilmington, N. C., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

GEO. HARRISON JOHN F. MEYER

## HARRISON & MEYER Artificial Stone Pavements

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Madison Square 8718

## STABLES AND GARAGES.

LAWRENCE ST.—Chas. Stegmayer, 168 East 91st st, has completed plans for a 4-sty stable and garage, 50x100 ft, in the west side of Lawrence st, 507 ft south of Amsterdam av, for the Cushman's Sons, Inc., 517 West 59th st, Lewis A. Cushman, president. Cost, about \$50,000.

153D ST.—D. L. Dean will erect a 2-sty reinforced concrete garage from 153d to 152d sts, 300 ft west of Broadway. Homer A. Reid, 345 5th av, consulting engineer.

## STORES, OFFICES AND LOFTS.

EXCHANGE PL.—Delano & Aldrich, 4 East 39th st, are preparing plans for alterations to the store and office building at Exchange pl and Broad st, for the Johnson Building Co., Douglas Robinson, Chas. S. Brown Co., agents, 14 Wall st, who will build for owner.

57TH ST.—Henry Otis Chapman, 334 5th av, has been commissioned to prepare plans for a 10-sty store, office and loft building at 14 West 57th st, for Henri Bendel, 10-12 West 57th st.

CHERRY ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 7-sty bakery, storage and shop building at 297-303 Cherry st, for the Cherry St. Realty Co., 99 Nassau st. Cost, about \$15,000.

118TH ST.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for additions and alterations to the 4-sty store and loft building at 146 East 118th st, for the Trinity M. E. Church, Inc., Geo. B. Ketcham, 393 East 161st st. Katz & Leibowitz, 271 West 125th st, general contractors. Cost, about \$25,000.

GREENE ST.—Low-Parker Engineering Co., 45 Broadway, has completed plans for a 12-sty store and loft building, 87x100 ft, at 104-110 Greene st, for P. W. Rouss, 549 Broadway. Cost, about \$110,000.

## THEATRES.

8TH AV.—J. M. Felson, 1133 Broadway, has completed plans for a 1-sty moving picture theatre, 54x100 ft, at 115-119 8th av, for Morris Needle, care of architect. Cost, about \$20,000.

## Bronx.

APARTMENTS, FLATS & TENEMENTS.  
HAVEN AV.—J. M. Felson, 1133 Broadway, is preparing plans for a 5-sty apartment, 50x103 ft, on Haven av, 250 ft north of 171st st, for Chas. Lippman, 565 West 162d st. Cost, about \$40,000.

151ST ST.—John P. Boyland, 2526 Webster av, is preparing plans for a 5-sty store and apartment house, at the northeast corner of 151st st and Concourse, for W. A. J. Building Corp., care of architect. Cost, about \$165,000.

192D ST.—The Kreyborg Architectural Co., 163d st and Boulevard, has completed plans for five 5-sty apartments in the north side of 192d st, Crescent av to Concourse, for the 173d Street Improvement Co., Aaron Miller, 179th st and Broadway, president. Cost, about \$140,000.

BRIGGS AV.—John P. Boyland, 2526 Webster av, is preparing plans for an apartment at the northwest corner of Briggs av and 197th st, for Mittner Bros., Inc., 383 East 195th st. Cost, about \$70,000.

PARK AV.—Frank J. Schefcik, 4168 Park av, is preparing plans for two 5-sty apartments, 50x91 ft each, on the west side of Park av, 100.33 ft north of 179th st, for the Lindo Building Co., Inc., 104 East 177th st. Harry T. F. Johnson, treasurer. Cost, about \$90,000.

## CHURCHES.

146TH ST.—B. H. & C. N. Whinston, 148th st and 3d av, have completed plans for an extension to the 3-sty synagogue at 530-532 East 146th st, for the Congregation Beth Abraham, Abraham Sussman, 233 Alexander av, president. Cost, about \$12,000.

## 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 East Broadway. Chauncey Matlock, 30 East 42d st, mechanical engineer. Cost, about \$400,000.

## STABLES AND GARAGES.

197TH ST.—Katz & Feiner, 505 5th av, have been commissioned to prepare plans for a garage at 197th st, Old Williamsbridge rd and Briggs av, for a client of Henry Shapiro, 505 5th av.

3D AV.—Walter H. T. Quest, 504 West 151st st, has completed plans for a 1-sty brick garage, 25x100 ft, on the west side of 3d av, 101 ft south of 137th st, for David Poretz, 524 West 151st st. Cost, about \$4,000.

WILLIAMSBRIDGE RD.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty brick garage, 50x97 ft, on the west side of Williamsbridge rd, 125 ft south of Lydig av, for Alexander D. and Robt. Manson, 2079 Westchester av. Cost, about \$12,000.

## Brooklyn.

APARTMENTS, FLATS & TENEMENTS.  
PACIFIC ST.—Jos. F. Bly, 422 St. Marks av, is preparing plans for a 3-sty apartment, 21x60 ft, in the north side of Pacific st, 295 ft east of Vanderbilt av, for Henry J. Boehm, 1013 Pacific st, owner and builder. Cost, about \$6,000.

76TH ST.—A. J. MacManus, 7502 17th av, is preparing plans for two 3-sty apartments, 25x72 ft, in the south side of 76th st, 311 ft west of 18th av, for the Brighton Hills Realty Co., Lawrence E. Blake, 52 Broadway, Manhattan, president and builder. Cost, about \$8,000.

BEDFORD AV.—W. T. McCarthy, 16 Court st, is preparing plans for four 4-sty apartments, 50x86 ft, at the northwest corner of Bedford av and Carroll st, for the Conrad Construction Co., 44 Court st.

CLARENDON RD.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 4-sty apartment, 60x100 ft, at the southeast corner of Clarendon rd and East 23d st, for the S. & G. Development Co., 260A Hart st, owner and builder. Cost, about \$50,000.

FOSTER AV.—Shampan & Shampan, 772 Broadway, are preparing plans for five 3-sty apartments, 20x55 ft, at Foster av and East 15th st, for Louis Gold, 44 Court st, owner and builder. Cost, about \$8,000 each.

MAPLE ST.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty apartment, 43x89 ft, in the south side of Maple st, 262 ft east of Rogers av, for the Remore Realty Corp., Wm. C. Dewey, 150 Broadway, Manhattan, president and builder. Cost, about \$40,000.

82D ST.—Plans are being prepared by W. T. McCarthy, 16 Court st, for a 4-sty apartment, 50x90 ft, at the southwest corner of 82d st and Bay Parkway, for the Reo Realty Co., Chas. Dibner, 2034 Bath av, owner and builder. Cost, about \$40,000.

## DWELLINGS.

79TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, has completed plans for two 2-sty frame residence, 18x40 ft, at the northeast corner of 79th st and 9th av, for the Buckeye Investing Co., 1701 77th st, owner and builder. Total cost, about \$4,000.

19TH AV.—Gregory B. Webb, 104 West 42d st, Manhattan, has completed plans for four 2-sty frame residences on the east side of 19th av, 50 ft south of 78th st, for the Buckeye Investing Co., 1701 77th st. Total cost, about \$8,000.

VERMONT ST.—L. Schillinger, 167 Van Sicklen av, is preparing plans for a 2-sty residence, 20x52 ft, in the east side of Vermont st, 298 ft south of Fulton st, for G. Mussa, 141 Vermont st. Cost, about \$3,500.

PRESIDENT ST.—Smith & Holler, 82 Wall st, Manhattan, are preparing plans for a 2½-sty brick and limestone private dwelling with garage attached, 34x58 ft, to be built in President st near Kingston av, for Arthur Anderson, owner, care of architect. Cost, \$10,000.

FLATBUSH AV.—The Atlantic Gulf & Pacific Co., John McMullen, president, H. W. Stickle in charge, 17 Park Row, Manhattan, contemplates the erection of twelve residences from private plans, to cost about \$2,500 each.

50TH ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for three 2½-sty frame residences, 25x55 ft, in the north side of 50th st, 200 ft west of 16th av, for M. Kornblum Building Corp., Mrs. Kornblum, 1523 46th st, president and builder. Cost, about \$4,000 each.

70TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for ten 2-sty frame residences, 17x40 ft, in the south side of 70th st, 160 ft west of 17th av, and in the north side of 71st st, 164 ft east of 17th av, for the F. N. M. Construction Co., Frank Kaiser, 8617 16th av, president and builder. Cost, about \$3,000 each.

WEST END AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for twenty 2-sty residences, 16x38 ft, on the east side of West End av, 100 ft north of Hampton av, for Jacob Semmer, 53 West End av, owner and builder. Cost, about \$3,500.

MERMAID AV.—M. Perlstein, Middle Village, L. I., is preparing plans for eight 2-sty residences, 20x50 ft, on the north side of Mermaid av, 180 ft east of Fresh Pond rd, for J. Kurlander, 45 Herriman st, owner and builder. Cost, about \$4,500.

## HOSPITALS AND ASYLUMS.

OVINGTON AV.—Koch & Wagner, 26 Court st, have completed plans for a 2½-sty frame nurses' home, 26x46 ft, on the north side of Ovington av, 385 ft north of 4th av, for the Bay Ridge Sanitarium, Dr. F. H. Mayrd, president, on premises. Cost, about \$8,000.

## STABLES AND GARAGES.

BEDFORD AV.—Plans have been prepared privately for a 3-sty storage and garage, 15x100 ft, on the east side of Bedford av, 20 ft south of Madison st, for H. L. Brittain, 154 Nassau st, Manhattan. S. L. Waller, 154 Nassau st, Manhattan, general contractor. Cost, about \$20,000.

CENTRAL AV.—Plans are being prepared by Simonson & Armendinger, 315 5th av, for a one-sty brick and concrete garage, 25x100 ft, to be built on Central av near Cornelia st. Cost, about \$9,000.

## Queens.

## APARTMENTS, FLATS &amp; TENEMENTS.

LONG ISLAND CITY.—F. W. Korfman, 406 9th av, has completed plans for a 4-sty apartment, 38x78 ft, on the east side of Steinway av, 262 ft south of Jamaica av, for Henry J. Schleiser, 300 Steinway av, owner and builder. Cost, about \$30,000.

JAMAICA, L. I.—H. T. Jeffrey, Butler Building, is preparing plans for a 3-sty tenement, 20x80 ft, on Rockaway rd, for Ralph S. Aspicoto, 241 Prospect st, owner and builder. Cost, about \$10,000.

LONG ISLAND CITY.—Frank J. Schefcik, 4168 Park av, Bronx, is preparing plans for a 5-sty apartment, 75x97.5 ft, on the west side of 5th av, 250 ft south of Broadway, for Joseph Sykora, owner and builder. Cost, about \$70,000.

## DWELLINGS.

WOODHAVEN, L. I.—L. E. Schwartz, 383 Milford st, Brooklyn, has completed plans for ten 2-sty brick residences, 20x53 ft each, at the northwest corner of Emerson and Queens avs, and on the west side of Emerson av, 20 ft north of Queens av, for the Emerson Court Co., 558 Euclid av, Brooklyn, owner and builder. Total cost, about \$35,500.

RICHMOND HILL, L. I.—Cantor & Dorfmann, 373 Fulton st, have completed plans for six 3-sty brick residences, 20x55 ft, on the north side of Liberty av, 40 ft west of Napier av, for the Triangle Holding Co., 44 Court st, Brooklyn, owner and builder. Cost, about \$39,000.

QUEENS, L. I.—W. B. Wills, 1183 Myrtle av, Brooklyn, is preparing plans for three 2½-sty frame and stucco residences in Spruce st, for A. Hess, care of architect. Cost, about \$7,000 each.

## Factories and Warehouses.

LONG ISLAND CITY.—Plans are being prepared privately for a 2-sty factory, 60x70 ft, on Harris av, near Sherman st, for De Silva Rubber Co., Inc., 310 East 75th st, Manhattan. A. Martin De Silva, president. The Beaver Construction Co., 22 William st, Manhattan, general contractor. Cost, about \$15,000.

COLLEGE POINT, L. I.—The National Chain Co., Hyman Rosenberg, 517 West 45th st, Manhattan, contemplate the erection of an addition and alterations to the plant at 8th and 10th sts, 3d and 4th avs.

LONG ISLAND CITY.—Ballinger & Perrot, northwest corner of 17th and Arch sts, Phila., Pa., and Marbridge Building, Manhattan, are preparing plans for a 6-sty concrete factory, at Jackson av and Paynter st, for Philip H. Lindgren, Hotel Biltmore, Manhattan.

LONG ISLAND CITY.—William Wells Bosworth, 527 5th av, Manhattan, is preparing sketches for a 2-sty factory on Vernon av, for the Welin-Marine Equipment Co., 305 Vernon av. Cost, about \$30,000.

LONG ISLAND CITY.—Plans are being prepared privately for a 1-sty storage building, 100x200 ft, on the south side of Harris av, between Boulevard and Sherman pl, for the Northeastern Supply Co., Geo. J. Atwell, 103 Park av, Manhattan, president. Cost, about \$5,000.

## SCHOOLS AND COLLEGES.

RICHMOND HILL, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, has completed plans for a 2-sty parochial school, 60x115 ft, at Greenwood and Brandon avs, for the R. C. Church of the Holy Child, Rev. Father Thos. A. Nummy, care of architect, pastor. Cost, about \$25,000.

QUEENS, L. I.—Bids were opened by the Board of Education February 14 for installing electric equipment in P, S, 93. All bids were laid over.

## Richmond.

## DWELLINGS.

MIDLAND BEACH, S. I.—M. Perlstein, Middle Village, is preparing plans for a 2-sty frame residence, 18x28 ft, at 3d av and Midland st, for S. Miller, 334 West 26th st, Manhattan, owner and builder. Cost, about \$3,000.

## Factories and Warehouses.

CLIFTON, S. I.—Pattison Bros., 1182 Broadway, Manhattan, steam and electrical engineers, are preparing plans for a 5-sty manufacturing plant for Louis De Jenge & Co., 446 Richmond Turnpike, Tompkinsville, S. I.

## Nassau.

## DWELLINGS.

MILL NECK, L. I.—Work will soon start on the 2½-sty residence, stable, garage and two cottages for H. H. Sevier, care of Harvey Murdock, 116 Nassau st, Manhattan. Rowe & Smith, 161 Devonshire st, Boston, Mass., and 1123 Broadway, Manhattan, architects. Harvey Murdock, 116 Nassau st, Manhattan, general contractor. Andrew Olsen, 135 62d st, Brooklyn, mason. Cost, about \$40,000.

GREAT NECK, L. I.—Samuel Harris, 1482 Broadway, Manhattan, has purchased property at the above location and contemplates the erection of a residence for his own occupancy. Architect's name and details will be available later.

GREAT NECK, L. I.—Wm. F. Jos Piel, Georgia av, Brooklyn, contemplates the erection of a residence on the south side of Nassau rd, 200 ft east of Park rd, to cost about \$35,000. Architect's name to be announced later.

## Halls and Clubs.

INWOOD, L. I.—Morrell Smith, Bank Building, Far Rockaway, is preparing plans for a 2-sty club house here for the Inwood Country Club, care of A. T. Steiner, 200 5th av, Manhattan. Cost, about \$75,000.

GREAT NECK, L. I.—The Great Neck Golf Club, care of J. C. McKnight, 347 5th av, Manhattan, contemplates the erection of a clubhouse here. Architect's name will be announced later.

## Municipal Work.

PORT WASHINGTON, L. I.—The Sewer Commissioners of Port Washington, Frank B. Smith, chairman, contemplates the installation of a sewage system here to cost about \$120,000. Carl H. Watson, Great Neck, L. I., engineer. Cost, about \$120,000.

## Suffolk.

## Stables and Garages.

RONKONKOMA, L. I.—F. Rummel, Lake Ronkonkoma, contemplates the erection of a brick garage here from private plans.

## Westchester.

## Churches.

PELHAM MANOR, N. Y.—The Huguenot Memorial Forest Church, Rev. Lewis G. Leary, pastor, contemplates the erection of an \$80,000 church here, for which funds are being raised. Bertram G. Goodhue, 2 West 47th st, Manhattan, architect.

PORTCHESTER, N. Y.—Frederick Schwartz, Colt building, Paterson, N. J., is preparing plans for a church here for Salesian Fathers, Rev. Father Sicorran, Ramsey, N. J. Cost, about \$12,000.

## Dwellings.

SCARSDALE, N. Y.—Plans have been prepared privately for four 2½-sty residences on Post rd, for Benj. Edwards, Post rd. Cost, \$6,500 to \$8,500 each.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty colonial residence, 50x26 ft, at Cedar Knolls, Pondfield rd West, for Oliver M. Oake, Janvrin av, owner and builder. Cost, about \$8,000.

SCARSDALE, N. Y.—Chas. H. Sparry, care of Ludlow & Peabody, 101 Park av, Manhattan, has completed plans for a 2½-sty residence for Rev. Wm. Oscar Jarvis, Crane rd.

MT. KISCO, N. Y.—Benjamin W. Morris, 101 Park av, Manhattan, is preparing sketches for a residence and garage between Mt. Kisco and Bedford for Seth Bliss Hunt, care of Standard Oil Co., 26 Broadway, Manhattan.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty residence, 25x41 ft, at North White Plains for Robert C. Cowen, this place, owner and builder. Cost, about \$5,000.

RYE, N. Y.—Plans are being prepared by Henry B. Herts, 345 5th av, Manhattan, for a 2½-sty local stone residence and garage, 43x65 ft, for Albert Liebman, care Liebman Sons Brewing Co., 36 Forrest st, Brooklyn, Chas. Leavitt, 220

Broadway, Manhattan, landscape architect. Cost, about \$40,000. Architect will take bids on general contract about March 1.

LAKE MOHOPAC, N. Y.—A. E. Van Suetendael, 15 North Broadway, Yonkers, has completed plans for alterations to the 2½-sty residence and stable for De Witt Smith, care of architect. Cost, about \$10,000.

TARRYTOWN, N. Y.—William Tomlinson, 143 Stone av, Yonkers, contemplates the erection of a colonial residence on Farrington av, Philippe Manor, from private plans.

TARRYTOWN, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, have completed plans for a 2½-sty frame residence at Philippe Manor. Owner's name for the present withheld.

SCARSDALE, N. Y.—Plans are being prepared by Chas. H. Sparry, 101 Park av, Manhattan, for four 2½-sty frame residences, 33x40 ft, on Post rd, between Popham rd and Boulevard, for Wilson-Veeder Co., Schenectady, N. Y., owner and builder. Cost, \$5,000 to \$6,000 each.

SCARSDALE, N. Y.—Chas. H. Sparry, 101 Park av, Manhattan, is preparing sketches for a 2½-sty frame residence, 33 x40 ft, for J. C. Montgomery, care of architect. Cost, about \$6,000 to \$8,000.

## Halls and Clubs.

YONKERS, N. Y.—Wm. P. Katz, 12 North Broadway, is preparing sketches for a 2-sty clubhouse, 35x100 ft, on Wellelsley pl, for the University Club of Yonkers, Jacob Wolff, president. Cost, about \$18,000.

## Schools and Colleges.

NEW ROCHELLE, N. Y.—Edgar A. Joselyn, 3 West 29th st, Manhattan, and C. E. Dobbin, care of C. B. J. Snyder, 500 Park av, Manhattan, have been commissioned to prepare plans for an addition to the 3-sty high school on North av, for the Board of Education, E. E. Paul, president. Cost, about \$175,000.

TARRYTOWN, N. Y.—Wm. H. Gompert, 171 Madison av, Manhattan, has plans in progress for a 2-sty extension, 25x100 ft, to the Sacred Heart of Mary School at Marymount, Tarrytown, N. Y. Cost, about \$10,000.

## Stables and Garages.

YONKERS, N. Y.—Wm. Katz, North Broadway, is preparing plans for a 1-sty public garage, 35x100 ft, at 146 Elliott av, for J. Schader, care of architect. Cost, about \$8,000.

## Stores, Offices and Lofts.

YONKERS, N. Y.—Harold W. Walsh, 602 South Broadway, has completed plans for a 2-sty brick office building and garage, 45x75 ft, to be built at 621 South Broadway, for Julius W. Goerdts, 111 Av A, Manhattan, owner. Daniel Swanston, South Broadway, Yonkers, general contractor. Cost, \$10,000.

## New Jersey.

APARTMENTS, FLATS & TENEMENTS. JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for five 3-sty flats, 100x50 ft, at the northeast corner of Jackson av and Warner st, for I. Gatoff, 98 Harmon st, owner and builder. Cost, about \$20,000.

JERSEY CITY, N. J.—Nathan Welltoff, 222 Washington av, Newark, has completed plans for a 3-sty brick and limestone apartment and stores, 47x96 ft, at the southeast corner of Sip av and Enos pl, for Harry Max, 9 Orient av, Jersey City, owner and builder. Cost, \$28,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 4-sty brick and limestone apartment with stores, 35x90 ft, at the southeast corner of 18th st and Monroe av, for Benjamin Gorden, 524 Av E, Bayonne, N. J., owner and builder. Cost, \$30,000.

NEWARK, N. J.—M. J. Nadel, Union Building, has completed plans for a 3-sty frame apartment and store, 25x78 ft, at the southwest corner of Edmonds pl and Aldine st, for Abraham Haiken, 67 Pierce st, owner and builder. Cost, \$10,000.

JERSEY CITY, N. J.—Wenzel & Garritson, First National Bank Building, Garfield, N. J., have completed plans for a 4-sty apartment, 70x70 ft here for A. Corlin, 613A Garfield av, Jersey City, owner and builder. Cost, about \$56,000.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has completed plans for a 4-sty tenement, 50x90 ft, at the northeast corner of Smith and West sts, for the National Building Co., N. Gardner, president, 74 West st, owner and builder. Cost, about \$40,000.

NEWARK, N. J.—M. J. Nadel, Union Building, has nearly completed plans for a flat, 19x50 ft, at 433 South 13th st, for

## Contemplated Construction (Continued).

Morris Levine, on premises, owner and builder. Cost, about \$7,500.

## CHURCHES.

MORRISTOWN, N. J.—Parish & Schroeder, 12 West 31st st, Manhattan, are preparing sketches for a church in South st, for the P. E. Church of the Redeemer, Rev. Dr. Barrett P. Tyler, 36 South st, pastor.

## DWELLINGS.

WATCHUNG, N. J.—Geo. H. Fisher, Jr., 224 Manson pl, Plainfield, is preparing plans for a 2-sty residence, 32x40 ft, near Plainfield, for Frank Carrar, Warrentville rd. Cost, about \$10,000.

BAYONNE, N. J.—Wm. J. Lodge, 749 Broadway, is preparing plans for a 2½-sty hollow tile and stucco residence, 37x40 ft, in the north side of 41st st, 100 ft west of Av C, for R. H. Thornberry, 14 East 43d st. Cost, about \$12,000.

PATERSON, N. J.—J. M. Felson, 1133 Broadway, Manhattan, is preparing plans for a 2½-sty residence, 50x75 ft, and garage for John Hughes, 121 Broadway, Paterson, and will take bids on general contract about February 25th.

ELIZABETH, N. J.—Ring, Cleaves-Graham Co., 280 North Broad st, is preparing plans for a 2½-sty residence, 23x35 ft, on Colonial rd, for Francis V. Lowden, 126 Chestnut st, Roselle Park. Cost, about \$5,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, is preparing plans for a 2½-sty residence for John F. Newcomb, 512 Chilton st. Cost, about \$6,000.

HACKENSACK, N. J.—Frank Pirrone, 104 Midland av, Garfield, is preparing plans for a 2½-sty frame residence, 24x50 ft, in James st, for Miss Mary M. Morris, James st, owner, who will soon take bids on general contract.

HACKENSACK, N. J.—Frank Pirrone, 104 Midland av, Garfield, is preparing plans for a 2½-sty residence, 43x24 ft, at 14 Union st, for Dr. George W. Wood, 144 Union st. Cost, about \$4,000.

## FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—Plans are being prepared privately for a 1 and 2-sty oil distributing station, 30x45 ft, on South av, near Scotch Plains rd, for the Pure Oil Co., Lafayette Building, Phila, Pa., and East Newark, N. J., W. S. Haas, in charge. Cost, about \$15,000.

## MUNICIPAL WORK.

KEYPORT, N. J.—Geo. D. Cooper, 60 Broad st, Red Bank, has completed plans for paving Broad st, from R. R. to Borough Line, for the Borough Council of Keyport. Cost, about \$20,000.

## PUBLIC BUILDINGS.

PRINCETON, N. J.—Walcott & Brown, Chicago, Ill., are preparing preliminary plans for a borough hall here, Charles Brown, mayor. Cost, about \$70,000.

NEW BRUNSWICK, N. J.—William H. Boylan, National Bank Building, has been commissioned to prepare plans for a new county jail here, for the Board of Freeholders of Middlesex County, A. W. Bissett, clerk, Court House, A. J. Gebhardt, director of building committee.

## SCHOOLS AND COLLEGES.

GARFIELD, N. J.—John J. Kelly, P. O. Building, Passaic, has been commissioned to prepare plans for a 2-sty high school on Palisade av, between Passaic av and Hudson st, for the Board of Education of Garfield, Jacob Noonburg, president. Cost, about \$90,000.

GARFIELD, N. J.—John J. Kelly, P. O. Building, Passaic, has been commissioned to prepare plans for a 2-sty public school on Outwater Lane, north of Main st, for the Board of Education of Garfield, Jacob Noonburg, president. Cost, about \$55,000.

RED BANK, N. J.—The citizens of Red Bank will be asked to vote on an appropriation for new school building in the western section of the borough and for possible new additions to the two present school buildings in the center of town. E. A. Arend, Kinmonth Building, Asbury Park, probable architect.

LODI, N. J.—Anton Vegliante, 42 Passaic st, Garfield, N. J., has been commissioned to prepare plans for a 2-sty school here for the Board of Education of Lodi. Cost, about \$30,000 to \$40,000.

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

## STABLES AND GARAGES.

FAR HILLS, N. J.—Charles P. Welsh, this place, contemplates the erection of a garage here to cost about \$6,000.

MADISON, N. J.—H. King Conklin, 665 Broad st, Newark, N. J., is preparing plans for a brick and reinforced concrete garage, 60x84 ft, in Lincoln pl, for Samuel Gruver, 69 Main st, owner. Cost, \$7,500.

NEWARK, N. J.—A. H. Thomson, 222 Market st, has completed plans for a 1-sty brick garage, 95x142 ft, in Murray st, near R. R. av, for Mahlon S. Drake, Sr., 98 Heller Parkway. R. H. Macy Co., Jesse, Isidor and Percy S. and Herbert N. Straus, Broadway and 34th st, Manhattan, lessee, in charge. Cost, about \$8,000.

## STORES, OFFICES AND LOFTS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 3-sty store, apartment and office building, 25x70 ft, on the south side of Hackensack Plank rd, 50 ft west of Spring st, for John Tobler, 507 Hackensack Plank rd. Cost, about \$12,000.

## THEATRES.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, is preparing plans for alterations to the building at 124-126 East Jersey st, for moving picture theatre and store purposes, for Julius Schmitt, 210 Broad st. Cost, about \$30,000.

WOODBRIIDGE, N. J.—J. N. Pierson & Son, 110 Smith st, Perth Amboy, are preparing plans for a 1-sty moving picture theatre, 53x100 ft, in Main st, for the Woodbridge Industrial & Development Corp., Gorham L. Boynton, Sewaren, president. Cost, about \$15,000.

## Other Cities.

## BANKS.

GREENWICH, CONN.—Alfred C. Bosson, 366 5th av, Manhattan, has been commissioned to prepare plans for a bank on Greenwich av, for the Greenwich Trust Co., R. J. Walsh, president, 96 Greenwich av.

## CHURCHES.

ILION, N. Y.—St. Augustine's Episcopal Church, Rev. L. R. Benson, 78 2d st, pastor, T. W. Jones, chairman of building committee, contemplates the erection of a church and parish house in Centre st, from plans by Henry W. Congdon, 18 Broadway, Manhattan, architect. Plans for parish house will be ready for figures early in March. Cost, about \$60,000.

## DWELLINGS.

GREENWICH, CONN.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for a 2½-sty residence for Samuel F. Pryor, 233 Broadway, Manhattan. F. St. George Smith, this place, general contractor.

## HALLS AND CLUBS.

SYRACUSE, N. Y.—Taylor & Bonta, 615 Gurney Building, are preparing revised plans for a 3-sty University Club building, 66x40 ft, at 407 East Fayette st, for the University Club, W. E. Hopton, 311 Summit av, chairman building committee. Cost, about \$75,000.

## LIBRARIES.

ELMIRA, N. Y.—Henry D. Whitfield, 160 5th av, Manhattan, has been retained to prepare the plans for a library building for the Steel Memorial Library, Boyd McDowell, secretary; donor, Carnegie Foundation, 576 5th av, Manhattan, Cost, about \$100,000.

## SCHOOLS AND COLLEGES.

SPRING VALLEY, N. Y.—Ernest Sibley, Palisades, N. J., is preparing sketches for a 2-sty public school at North Main st and Linden av for the Board of Education of Spring Valley, George M. Brewer, president. Cost, about \$35,000.

## MUNICIPAL.

PERRY, N. Y.—C. C. Hopkins, Cutler Building, Rochester, N. Y., has started plans for a water filtration plant for the Village of Perry, N. Y. O. N. Bolton, clerk. Cost, \$25,000.

## STORES, OFFICES AND LOFTS.

GREENWICH, CONN.—W. R. Steinmetz, Greenwich av, has been commissioned to prepare plans for a 3-sty store and office building on Greenwich av, for Thomas Hassett, 25 Lewis st.

## MISCELLANEOUS.

ROME, N. Y.—Plans are being prepared privately for a gas plant here for the National Gas & Electric Light & Power Co., 1714 Ford Building, Detroit, Mich. Cost, about \$100,000.

## CONTRACTS AWARDED.

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

## APARTMENTS, FLATS &amp; TENEMENTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, have received the general contract to alter the residence at 24 East

38th st, for store and bachelor apartment purposes, for the Edward Leasehold Co., Inc., 111 Broadway, Frank L. Febbel, president. Wortmann & Braun, 114 East 28th st, architects. Cost, about \$18,000.

MANHATTAN.—Lippe Cont. Co., 52 Vanderbilt av, have the contract for the foundation and mason work on the 9-sty apartment at 145-149 West 49th st, for Goldberg & Kramer, owners. Geo. & Edw. Blum, 507 5th av, architects.

YONKERS, N. Y.—Louis Johnson Building Co., Inc., 128 Tibbets rd, has received the general contract to erect a 4-sty apartment, 40x68 ft, on Betner pl, near Radford st, for Burton Tompkins, 54 Elliott av. American Real Estate Co., Park Hill, architect. Cost, about \$18,000.

## BANKS.

BINGHAMTON, N. Y.—The Parsons Construction Co., Inc., Security Mutual Building, has received the general contract to erect a 5-sty bank and office building at Collier and Court sts, for the People's Trust Co., of Binghamton, 81 Court st. Edward W. Dickerman, Perry Building, Binghamton, architect. Cost, about \$100,000.

## DWELLINGS.

PLAINFIELD, N. J.—The Apgar Construction Co., 604 Lincoln av, Dunellen, has received the general contract and F. H. Gice, Dunellen, mason work for the 2½-sty residence, 30x40 ft, to be rebuilt from private plans for J. I. Lyle, on premises. Cost, about \$7,000.

LARCHMONT GARDENS, N. Y.—The Larchmont Gardens Co., Larchmont Gardens, has received the general contract to erect a 2½-sty frame and stucco residence and garage, 56x32 ft, for Mr. Dickinson, care of Aeolian Co., 29 West 42d st, Manhattan. W. S. Moore, 30 East 42d st, Manhattan, architect.

MT. KISCO, N. Y. (sub.).—Albin Gustafson Co., 34 East 29th st, has received the electric work; Richards & Chard, 27 Summer st, Stamford, Conn., heating, and W. G. Cornell & Co., 4th av and 17th st, plumbing, for an addition to the residence on Bedford rd for Moses Taylor, Bedford rd. Benj. W. Morris, 101 Park av, Manhattan, architect. J. F. Musselman, 101 Park av, mechanical engineer. Chas. T. Willis, Inc., 286 5th av, Manhattan, general contractor.

IRVINGTON, N. J.—Herman & Co., 800 Broad st, Newark, have received the general contract to erect a residence on Springfield av for Michael A. Cross, 800 Broad st, Newark. Hyman Rosensohn, 800 Broad st, Newark, architect. Cost, about \$8,000.

MT. VERNON, N. Y.—Guzzie Bros., 202 6th av, have received the general contract to erect a 2½-sty residence on North Columbus av for Grace Jenkins-Anderson, care of architect, S. A. Guttenberg, Proctor Building. Cost, about \$6,500.

MAPLEWOOD, N. J.—Julian Leadbeater, 39 Maplewood av, Maplewood, has received the general contract to erect a 2½-sty frame residence at the southeast corner of Euclid and Wyoming avs for Rev. Orrin G. Cocks, 28 Claremont av. Cost, about \$11,000.

SHORT HILLS, N. J.—Julian Leadbeater, Maplewood, N. J., has the general contract for the construction of two 2½-sty frame and shingle residences at Short Hills, N. J., for the Security Realty Co., Frederick P. Craig, secretary. Frederick R. Loney, 15 West 38th st, Manhattan, architect. Cost, \$8,000 to \$10,000.

LEONIA, N. J.—Otto Christenson, Bogota, N. J., has received the general contract to erect four 2½-sty residences on Glenwood av, for George B. Hitchcock, West Shore av, near Fort Lee rd, Bogota. P. J. Jossier, Broad av, Palisade Park, architect. Cost, \$3,000 to \$7,000.

GRANTWOOD, N. J.—Carmine Richard, Cliffside Park, has received the general contract to erect a 2-sty store and residence at the southwest corner of Grant av and Palisade Trolley, for Richard E. Berls, Cliffside Park, N. J. Cost, about \$7,500.

SYOSSET, L. I.—Richard, Barott & Richard, 31 State st, Boston, Mass., are preparing plans for alterations and additions to the 2½-sty residence, 64x24 ft, for Miss M. S. Whitney, care of architects. Figures will be received about March 1. Cost, about \$10,000.

LITTLE SILVER, N. J.—Hugh Getty, Inc., 359 West 26th st, Manhattan, has received the general contract to erect a 2½-sty frame residence, 35x45 ft, for Chas. Fleming, care of general contractor. Rouse & Goldstone, 38 West 32d st, Manhattan, architects. Cost, \$10,000 to \$12,000.

**FACTORIES AND WAREHOUSES.**  
**BROOKLYN.**—Wm. Werner, 194 Ridge-wood av, has received the general contract to erect a 2-sty ice plant and storage room, 99x149 ft, on the north side of Atlantic av, 280 ft west of Brooklyn av, for the Putnam Coal & Ice Co., Henry Senger, 12 Buffalo av, president. Cost, about \$25,000.

**LODI, N. J.**—Dillon Construction Co., 73 Church st, Lodi, has received the general contract to erect a 1-sty garage and chemical laboratory, 36x60 ft, for the United Piece Dye Works, Mr. Jergison, on premises.

**KEARNY MEADOWS, N. J.**—Enstice Bros., 40 Clinton st, Newark, have received the general contract to erect two 1-sty storage buildings, 40x100 ft, on Passaic av, Kearny, for the American Can Co., 447 West 14th st, Manhattan. Cost, about \$48,000.

**NEWARK, N. J.**—Louis Bronstein, 406 Hunterdon st, has received the general contract to erect a 2-sty factory, 30x60 ft, at 22 Bedford st, for Jacob Meisel, on premises. Simon Cohen, 163 Springfield av, architect. Cost, about \$5,000.

**HALLS AND CLUBS.**  
**GREENWICH, CONN.**—Geo. Mertz's Sons, East Portchester, N. Y., have received the general contract to erect an addition to the Greenwich Country Club, North st. T. E. Blake, 52 Vanderbilt av, Manhattan, architect. Walker & Chambers, 222 East 41st st, Manhattan, heating and plumbing work. Cost, about \$40,000.

**HOSPITALS AND ASYLUMS.**  
**MANHATTAN (sub.)**—A. A. Smith, 69 East 91st st, has the mason work, Levering & Garrigues Co., 552 West 23d st, structural steel, and the Rheinfrank House Wrecking Co., 620 East 14th st, wrecking contracts for the erection of the brick and stone training school for nurses for the German Hospital and Dispensary, to be built on the west side of Lexington av, between 76th and 77th sts. I. E. Ditmars, 111 5th av, architect. Cost, \$175,000.

**CALDWELL, N. J.**—The Essex Construction Co., 87 Academy st, Newark, has received the general contract to erect an addition to the 3-sty women's ward at the Essex County Penitentiary. Jos. B. Allen, 11 Sanford av, Irvington, N. J., architect. Cost, about \$80,000.

**HOTELS.**  
**BELMAR, N. J.**—Traub Bros., this place, have received the general contract to alter and erect an addition to the 3-sty Atlantic Hotel at Ocean and 16th avs, for Harris Strunsky, 132 West 121st st, Manhattan. Fred G. Lake, 222 Market st, Newark, superintendent in charge. Cost, about \$20,000.

**ASBURY PARK, N. J.**—I. R. Taylor & Co., Railroad av, have received the general contract to alter and erect an addition to the Hotel Royal, 60x85 ft over all, for Mrs. Anna L. Harvey, on premises. Paul L. Dodge, Franklin Building, Asbury Park, architect. Cost, about \$18,000.

**SCHOOLS AND COLLEGES.**  
**ESOPUS, N. Y.**—Siebrand Niewenhaus, Park av and 163d st, Manhattan, has received a general contract for the erection of a 3-sty addition to the south wing of the Mount St. Alphonsus Seminary, at this place, from plans prepared by F. Joseph Untersee, architect, Boston, Mass.

**STABLES AND GARAGES.**  
**MANHATTAN.**—Thos. T. Hopper Co., 1326 Broadway, has received the general contract to alter the 2-sty garage at 222 West 30th st, for Mrs. Ann Duffy, 260 West 72d st. Chas. Volz, 2 West 45th st, architect. Cost, about \$5,000.

**STORES, OFFICES AND LOFTS.**  
**MANHATTAN.**—Thos. J. McWalters, 225 5th av, has received the general contract to alter the 5-sty loft building, 25x92 ft, at 402-406 Broadway, for the Mid-City Realty Co., Henry Barbeg, 14 Wall st, president. Adolph E. Nast, 546 5th av, architect. Cost, about \$6,000.

**NEWARK, N. J.**—The Fleischmann Construction Co., 7 West 45th st, Manhattan, has received the general contract to alter and erect an addition to the 5-sty store and loft building, 37x125 ft, at 679-85 Broad st, for Mrs. Betty Strauss, 79 Lincoln Park, Newark. Seymour & Schonewald, Grand Central Terminal, Manhattan, architects. Cost, about \$15,000.

**MISCELLANEOUS.**  
**MANHATTAN.**—J. C. Lyons Sons Co., 30 East 42d st, has received the general contract to erect a freight house at Marginal Way, foot of 26th st and Hudson River, for the Baltimore & Ohio R. R. Co., 2 Wall st. M. A. Long, care of owner, architect.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

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

**NEW JERSEY LUMBERMENS' ASSOCIATION** will hold its annual meeting at the Hotel Washington, Newark, N. J., February 29.

**NATIONAL BRICK MANUFACTURERS' ASSOCIATION** will hold its annual convention at the Statler Hotel, Cleveland, O., Feb. 20-26.

**NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION** will hold its annual meeting at the Bellevue-Stratford Hotel, Philadelphia, Pa., March 15-16.

**NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION** will hold its annual meeting and convention at the Hotel Statler, Cleveland, O., Feb. 21-22.

**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.

**NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES** will hold its annual convention at the Hotel Emerson, Baltimore, Md., Feb. 22-24. Secretary, J. M. Vollmer, Louisville, Ky.

**AMERICAN ROAD BUILDERS' ASSOCIATION** will hold its 13th annual convention at Mechanics' Hall, Pittsburgh, Pa., Feb. 23 to March 3. E. L. Powers, 115 Nassau st, New York, secretary.

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

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

**BROOKLYN CIVIC CLUB** will hold a special meeting at the clubrooms, 127 Remsen st, Thursday evening, Feb. 24, at 8 o'clock, to take action on an important report from the Committee on Legislation.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS** will hold its spring meeting at New Orleans, La., April 11-14. The program of this meeting will be announced in a later issue of the Record and Guide.

**NEW JERSEY MASTER PLUMBERS' ASSOCIATION** will hold its annual convention at Columbus Institute Hall, Newark, N. J., May 22-24, inclusive. Plans are under way for an interesting exhibition of plumbing fixtures and appliances to be held in connection with the convention.

**AMERICAN INSTITUTE OF MINING ENGINEERS** at its annual meeting elected the following officers: L. D. Ricketts, president; Karl Eilers, first vice president, and James MacNaghton, second vice president. Directors elected include Thomas E. Stearns, Charles F. Rand, Charles W. Goodale, Edwin Ludlow and George D. Barron.

**ASSOCIATION OF AMERICAN PORTLAND CEMENT MANUFACTURERS** has arranged to move its headquarters from Philadelphia, Pa., to Chicago, Ill., where offices have been taken in the Conway Building. The association recently opened offices in the Rialto Building, San Francisco, Cal., and expect soon to open offices in New York City.

**BROOKLYN ASSOCIATION OF MASTER PLUMBERS** will tender a testimonial dinner to State President Thomas E. O'Brien, Monday evening, February 28. The banquet will be one of the most important social functions ever held by this association, and elaborate plans are being made for its success. Mr. O'Brien is a member of the local Brooklyn organization. This is the first time that the Brooklyn association has had the honor of including among its members the President of the New York State Association.

**AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS** at its recent meeting elected the following officers for the ensuing year: Harry M. Hart, Chicago, Ill., president; Frank T. Chapman and Arthur K. Ohmes, New York City, vice-presidents, and Homer Addams, New York City, treasurer. Members of the council elected include Harry M. Hart, Frank T. Chapman, Arthur K. Ohmes, Homer Addams, D. D. Kimball, Henry C. Meyer, Jr., Dr. E. V. Hill, Frank Irving Cooper, Walter S. Timmis, C. R. Bishop, F. R. Still and W. M. Franklin.

**DEPARTMENTAL RULINGS.**

**BOARD OF EXAMINERS.**

The following appeals and decisions have been handed down by the Board of Building Examiners:

**APPEAL 5 of 1916**, New Building 4303 of 1915, west side Hill street, 92.5 ft. south of Queens Boulevard, Queens. George F. Pawling, appellant.

Obj. This building must be constructed fireproof. Sec. 72 sub-div. "G" and Art. 17.

An equally good form of construction can be employed.

Question: Whether the roof construction must be fireproof?  
 Appellants reasons: Fireproof roof would make cost prohibitive. The building is fireproof in every other respect, having brick walls, steel window sash and complete sprinkler system throughout.

There is no other building within considerable distance with the exception of the present building to which the new building connects, and used by the same owners.

The building is to be used as a service station for the Packard Motor Car Co. of N. Y.

Appearance: George F. Pawling.  
 After prolonged discussion, the appellant requested the privilege of withdrawing his appeal. On motion, request granted, appeal 5 entered on the record as

**WITHDRAWN** by request of the appellant.  
**APPEAL 8 of 1916**, New Building 21 of 1916, premises east side Tiebout avenue, 49.9 ft. from Ford street. Harry G. Steinmetz, appellant.  
 2. Proposed garage must be of fireproof construction.

It is claimed that the rules and regulations of the President of the Borough or the provisions of section 72 of Chapter 5 of the Code of Ordinances do not apply.

Is it necessary to install a fireproof roof on a one-story brick garage?

1. Construction as shown on plans with non-fireproof roof has been approved by the Bureau of Fire Prevention and such approval has been filed with the Bureau of Buildings in the Borough of The Bronx.

2. The roofs of garages one story high are permitted of non-fireproof construction by section 152 of Article 11 of Chapter 10 of the Code of Ordinances relating to garages, public and private, and oil selling stations.

Appearances: Messrs. M. G. Steinmetz and F. Fonda.

On motion, APPROVED on CONDITION that the girders be fireproofed, and that the underside of the roof-beams shall be coiled with two thicknesses (1/4" each) asbestos mill boards, with lapped joints; that all doors, sash and frames shall be covered with metal; and further, that not less than one-fifth of the area of the skylights shall be glazed with plain glass, in accordance with the regulations of the Bureau of Fire Prevention.

Mr. Shallcross recorded in the negative.

**APPEAL 9 of 1916**, New Building 4528 of 1915, premises south side Hunterspoint avenue, 289' 1/4" from Greenpoint avenue, Queens. La Cour Iron Works, by L. U. La Cour, appellant.

1. Foundation walls should be provided under this building.

An equally good and more desirable form of construction can be used.

Omission of continuous foundation walls under side walls of building, substituting piers under columns in side walls and yellow pine sills between concrete piers resting on piers to support curtain walls between columns.

All roof loads are supported on interior columns and columns in the side walls resting on concrete piers. The curtain walls are supported on yellow pine sills resting on the same concrete piers.

These concrete piers are made to a depth of 4' below grade and of more than sufficient size to distribute the column load of the curtain wall on the ground which in this case is very coarse gravel and good for a load of 4 tons per sq. ft.

Our claim is that a continuous foundation wall is not necessary, as no load whatever is placed on the ground between piers.

Appearance: L. U. La Cour.

On motion, DISAPPROVED.

**APPEAL 10 of 1916**, Alteration 411 of 1915, premises 118 Jamaica avenue, Brooklyn. Charles Yoerger, appellant.

The building is occupied on the second floor as a dance hall, the same being in violation of the rules of this bureau which forbid the occupancy of the second floor of a frame building within the Fire Limits for such purpose.

"When it is claimed that the rules and regulations of the President of the Borough or the provisions of the law or said ordinances do not apply."

The second floor of the building to be used in present form (as shown on plans), as a public dance hall, for assemblies of seventy-five to one hundred persons; meeting rooms, etc.

This building was an old-fashioned "road house," now a saloon, residence for one family—that of the owner and occupant—and a social or dance hall. It is situated in a German neighborhood, and it is used by the women's clubs of the neighborhood, as well as other social organizations.

The large social room or dance hall is an extension of the main building, supported on columns over the driveway. There is therefore nothing beneath it—only an open driveway; and it has ample exits. The place is safe in every way, will never accommodate more than 75 to 100 people.

The dance hall itself is about 25 by 61 feet, with skylights in the ceiling; and has three direct exits.

Appearances: Chas. Yoerger and C. J. Moore. After discussion, the appellant requested the privilege of withdrawing his appeal.

On motion, request granted; appeal 10 entered on record as

**WITHDRAWN** by request of the appellant.

**BUREAU OF FIRE PREVENTION.**  
**Municipal Building.**

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

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

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

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

Week Ending Feb. 12.

**MANHATTAN ORDERS SERVED.**  
*Named Streets.*

- Attorney st, 126-8—Henry Wenzel Est, care Lawrence Kneeland, 43 Cedar.....A Barclay st, 47—Trustees Columbia College, 63 Wall.....FE Beekman st, 59—Fredk H Levey Co.FA-Rec-NoS Bond st, 40—Conrad Mayer.....NoS-FA-Rec Broome st, 231—Posner Bros.....FA-Rec-El Cedar st, 120—Peter Goelet Est, 2 E 55.....A Cedar st, 122—Thos F Turley et al, 95 Liberty.....A Cherry st, 41—Maria Lutz, 809 Freeman.FE(R) Cherry st, 43—Ferd A Webb, 378 5, Bklyn, FE(R) Christopher st, 181—Botch & Oliver Co.....WSS Christie st, 65—Harvey Mile.....FP-FA-NoS Clinton st, 88—Henig & Hirsch, 131 Allen, RQ-FP-NoS-FA Columbia st, 105-07—Fannie Dorb, care H Gottlieb, 280 Bway.....WSS Columbia st, 105-7—Ety Katz.....FA-FP-RQ Crosby st, 55—Charles S Shepard.....NoS-Rec Delancey st, 336-8—Mangin Holding Co, 64 Mangin.....A Dutch st, 10—John Waters Son.....Rec(R)-FA Franklin st, 177—Peter G Gerry, 258 Bway.....Ex Fulton st, 178—Duplex Motion Picture Corp., D&R Franklin st, 181—John Leffler & Co.....FP-DC Goerick st, 71-73—Lenz Fried, CF-El-Rec-FA-NoS Grand st, 615-25—The Nanes Art Furniture Co.....Rec-NoS Greenwich st, 96—Joseph Fucile.....FP-FA-NoS Greenwich st, 22-24—Home for Scandinavian Immigrants.....ExS-FA-D&R-GE Greenwich st, 328—Hy J Fink et al.....FE-FP Greenwich st, 447-49—Kip Brush Co, D&R-FA-NoS Hudson st, 571-73—Smith & Darling, D&R-NoS-FA-Rub Hudson st, 669-85—John H Hudson care Wm C Orr, 51 Chambers.....A James st, 3—J S Foster, 54 Irving pl, FE(R)-WSS(R) John st, 21—Kastruber & Lehrfeld, FA-Rec(R)-CF Lafayette st, 76-88—Lipshitz Press.....NoS-FA Mangin st, 10—Julius Myers.....WSS Mercer st, 237—Caroline Woodward, 473 W 158.....FD Morton st, 16—Joseph Devito.....FA-NoS Mott st, 262-72—F A Ferris & Co.....FP Murray st, 9—Thomson & Co.....FA Pearl st, 243-5—G S Estate, FP-WSS(R)-DC-GE Pearl st, 243-5—Saml E Howard, care N G Carmon, 166 Montague, Bklyn, GE-FP(R)-WSS(R)-DC-FD Pearl st, 243-5—Con Gas Co, 130 E 15.....GE Pearl st, 289—Fulton Shoe Polish Co, Rub-Rec-FA-FP Pearl st, 320-22—Bott's Marking Ink Co, FA-Rec-DC-GE Pearl st, 380—Johnston & Oswald Co, D&R-El-Rec-NoS-FA-Rub-FP Pearl st, 386—Thomas Mead.....RQ-GE-FA Pearl st, 395—Emma L Banker Est, care P J White, 17 Battery pl.....FP Pearl st, 435—Polly Bros Co.....FA-Rec-NoS Prospect pl, 59—Joseph McGuire.....Ex(R) Reade st, 185—S Charles Welsh, 217 Bway.FE Rivington st, 357—John A McCarthy & Bro, Exterior & 149.....FP-FA-NoS Rose st, 45—S L Parsons & Co.....FA St Marks pl, 93—Little Missionary Day Nursery.....WSS(R)-FP-Ex-FE(R)-ExS-D&R Sheriff st, 98—I Chipkin.....NoS-FA-Rec-Rub Spring st, 244—Spring St Soc Settlement, FE-FP-GE-O-D&R-Ex(R)-ExS-FA-WSS(R)

- Stanton st, 329—Benjamin Rottenberg..NoS-FA State st, 7—Mission of Our Lady of Rosary, FP-FE(R)-GE-TD-ExS-FA-Ex Stone st, 32—Heyman & Fischer.....D&R Walker st, 47—Chas H Young et al (tr), 76 William.....A Washington st, 378—A W Lemcke Co, D&R-FA-NoS West st, 45—Edw C Cammann et al (e), 84 William.....FE(R) William st, 226-42—Technical Press.....Rec-FA Wooster st, 22—Bent Glass Novelty Co, FA-GE-Rub Wooster st, 176—Gobin & Bardt..D&R-FA-NoS Worth st, 9—Wolf & Lowinger.....FP  
*Numbered Streets.*  
3 st, 125 W—George Kidney, 7 Walker, FP-FA-NoS 3 st, 131 W—Finkelstein Packing Box Co, FA-FP 7 st, 285 E—Kalman Takobovitz..NoS-FA-D&R 8 st, 55 W—Schumacher Realty Co, 440 Bway, Bklyn.....Spr-WSS-WSS(R)-FP-FD 8 st, 55 W—Con Gas Co, 130 E 15.....GE 9 st, 735-39 E—Doemberg & Goodman..GE-Rec 9 st, 735-39 E—H Waterman Bros.....GE-D&R 9 st, 735-39 E—Wm H Ray Printing Ink Mfg Co.....Rec 10 st, 25 E—P Segal.....FP-NoS-FA 1 st, 56 E—Art Engraving & Novelty Co, D&R-NoS-FA-Rec 12 st, 138 E—Samuel Wolf.....NoS-FA-Rec 13 st, 33-45 W—Rothenberg & Co et al.....Tel 14 st, 114 E—City Theatre.....FP 14 st, 257 W—Saml Kilpatrick, 159 W 80, FE-FP-Ex(R) 16 st, 644 E—American Pastry & Mfg Co, 629 E 15.....FP-NoS 18 st, 648-50 E—Engels Express Co, 106 Broad.....Rec-FA-NoS 19 st, 507-9 W—Star Metal Box Co.D&R-FA-NoS 20 st, 454 W—Joseph Heller.....GE-ExS-TD-FA-O 23 st, 71 W—Picture Playhouse Film Co, Rec-DC-El-NoS-CF-FP-Rec(R) 23 st, 71-73 W—Exclusive Features Film Co, D&R-El-DC-FA-RQ-Rec-NoS-CF 23 st, 100-02 E—Kalish Pharmacy.....El-FP 25 st, 138-40 E—Joseph Loria, Inc.Rec-FA-D&R 34 st, 33-30 W—Oppenheim-Collins Rly Co.Tel 39 st, 142 E—William D Guthrie, 44 Wall, NoS-Rec-FP 39 st, 146 W—Opera House Garage Co..Rec(R) 39 st, 150 E—William Simpson & Co.....WSS-FP 40 st, 345 W—Orpheum Circuit Film Co, Rec-DC-CF 41 st, 544-46 W—Loewer Rlty Co, 598 W 42.WSS 42 st, 3 E—Riker & Hegeman Co, 340 W 4, Rec-FA-NoS 45 st, 517-23 W—Anna Lumb et al, 145 E 72, WSS-FP(R)-GE 47 st, 617-23 W—Beinhauer Bros Rlty Co, FP-WSS(R) 49 st, 132-34 W—Gotham, Inc, Rec-Rub-DC-FP-El-WSS 49 st, 244 W—Reliable Auto Repair Co, Rec-FA-NoS 49 st, 400 E—Max Brand.....D&R 50 st, 236 W—Nicholas Stamatiadi, D&R-Rub-FP 51 st, 233 E—Edward Beerman, FP-GE-WSS-NoS-FA 52 st, 139 W—J A Mitchell, 20 W 46,Rec-FA-NoS 53 st, 247 E—Edward J Schaeffler, 1057 Hoe av.....FE-FP 55 st, 411 W—V Mares & Co.....Rec-El 55 st, 411 W—Annex Auto Painting Co.....Rec 55 st, 531 W—John Burkhardt, Rec-DC-GE-NoS-FP-El 56 st, 105 W—Kennedy Estate, care Mrs E R, 6 W 57.....D&R-Rec 58 st, 139 W—H L Horton.....D&R-FA-NoS 59 st, 58-60 E—Roland D Jones.....A 65 st, 608-08 E—Black's Garage Co.....FP-D&R 76 st, 519 E—Lotty Kolisch et al.....FP 89 st, 409 E—A Guberman.....FA-Rec-NoS 107 st, 409 E—Annie T Renn, Elmhurst, I. I., FP-WSS(R)-DC-CF 110 st, 64 E—Louis Offner.....NoS-FA 110 st, 410 E—Gustave Reifel.....FA-DO 113 st, 2 E—I Gottlieb.....NoS-FA-Rec-GE 117 st, 208 E—Patrick Martin, 929 W 24, NoS-FA-Rub-FP 121 st, 326-8 E—Ellis H Bartler, 65 S Post, land av, Bklyn, FP-St(R)-Ex-Ex-DO-WSS(R) 124 st, 242 E—Carna Brianda.....RQ-FA-NoS 124 st, 494 E—Michela Canillo.....RQ 125 st, 129-40 W—Fredk W Mathieson, La Salle, Ill.....Tel-FxR 125 st, 142 W—Harry C Horton (e), 119 W 196.....Tel-Fx(R) 125 st, 144-6 W—Archibald D Russell, 20 Pine, Tel-Ex(P) 126 st, 321 W—Harry W Bell, Park av & 129, Rec-El  
*Named Avenues.*  
Av A, 240—L Netchler & Son..NoS-FA-Rec-DC Av C, 182-90—Hy Goldwater, 721 Berk, A-WSS(R)-FP Av D, 79—E Schaefer.....FP-FA-NoS-GE-Rec Bowery, 163—Abr E Bamberger, 284 Pearl, FE(R)-WSS-FP Bowery, 354—William Younger, 135 W 142..FP Bowery, 358—Lillian Harburger, 51 E 96.....FP Broadway, 598—Kranich Bros.....Rec-FA Broadway, 749—Currick, Ieiken & Bandler, D&R Broadway, 751—Trustees Sailors' Snug Harbor, 61 Bway.....WSS(R)-Stp Broadway, 820—Cohen & Horowitz, FA(R)-Rec Broadway, 820—Fine Fit Waterproof Co.....Rec Broadway, 820—Israel Eisenberg.....El Broadway, 830—Charles A Gould, 39 E 42, FP(R)-D&R Broadway, 830—Richman Newburger Co, Rec-GE-FA Broadway, 830—Brande Bros.....Rec Broadway, 830—M A Freedman & Bros.....Rec Broadway, 830—Maurice Cohn.....Rec Broadway, 830—I Michelman & Bros.....Rec-FA Broadway, 830—Imperial Clothing Specialty Co.....Rec-GE-El Broadway, 1600—Vitagraph Lubin Selig Esanav, Inc, FA-FP-RQ-DC-FP(R)-Rec(R)-D&R-El-DL Broadway, 1881—Detroit Cadillac Motor Car Co.....D&R-Rec-Rub Broadway, 1926—Avlauto Mfg Co, DC-Rec-FA-NoS Broadway, 1926—Babcock Carbon Removing Co.....FP

- Broadway, 1934—Astor Auto Co, WSS-Rec-FA-NoS Broadway, 3934-36—Audubon Theatre..D&R-FP Columbus av, 764—P Schrank.....Rec-NoS Lenox av, 248—Rebecca A Spalding.....DC Lexington av, 694-96—John H Naughton, 153 E 53.....FP-FA-NoS-GE-Rub Lexington av, 1822-28—Beth David Hospital, A-Tel Madison av, 1121—Patrick Kiernan, 14 E 83..DC W Broadway, 376—M Galante & Co.....FP-RQ  
*Numbered Avenues.*  
1 av, 624-26—St Gabriel's Park Land Co, 616 6 av.....FP-WSS(R) 1 av, 1112—Est Fredk Buse, Inc, care Susan F et al, 35 Academy, L I City.....RQ-FA-D&R 1 av, 1791-99—Adam Happel, 408 E 93.....A 1 av, 1801-03—Yorkville Mirror Works, FA-Rec(R) 1 av, 2391—Charles Wolff, D&R-FA-NoS-Rec-FP 3 av, 1075—William Ortlieb.....FA-Rec-GE 3 av, 1877—Rubin Cohen.....FP 3 av, 1947—Harry Parker, 158 E 126, FP-WSS(R)-DC 3 av, 2151-61—Samuel & William Bauman, TD-ExS 5 av, sec 103 st—Whitehorn Bros, 120 E 149, Rec 6 av, 143—Adolph Klaf.....FA-Rec-RQ 6 av, 288-302—Seigel-Cooper Co.....Ex(R) 6 av, 289-303—J L Tonnelle (tr), 201 W 72, Ex(R) 8 av, 2847—Harry Fein.....FP-DC-O 11 av, 727—James McCarthy, 439 W 47..FE(R)  
**BRONX ORDERS SERVED.**  
*Numbered Streets.*  
137 st, 597-601 E—Christman Piano Co.....O-FP 144 st & So Blvd—Norma Co of America, 1790 Bway.....NoS-FA-Rec 176 st, 457 E—Owner.....Tel  
*Named Avenues.*  
Broadway, 230-231 sts—Kingsbridge Machine Wks.....FA-D&R-FP-WSS-Rec College av, 1354—Thomas J Byrne.....Rec College av, 1356—Thomas J Corcoran.....Rec Elton av, 669—Joseph Sagal.....NoS-FA-Rec Forest av, 785—Simon Josephson.....NoS-FA Jackson av, 601—Moritz Schwartz..NoS-FA-Rec Mapes av, 2117—Frederick Holdermann, NoS-FA-Rec  
*Numbered Avenues.*  
3 av, 2883-5—Owner.....Ex(R) 3 av, sec Westchester av—Owner.....Tel-Ex(R) 3 av, 3734—I Aberman & Sons,FP-NoS-Rec-WSS  
**BROOKLYN ORDERS SERVED.**  
*Named Streets.*  
Bainbridge st, 27—Ed E Androvette, 102 Decatur.....El-NoS-Rec Bergen st, 671-85—Hermann & Grace Co...CF Berry st, 248—A Kaudrate.....FP-Rec-FA-NoS College pl, 21—William Boardman, 18 Clinton, El-FP-FA-Rec-D&R Fulton st, 1284—Metropolitan Shoe Repairing Co, 168 Flatbush av.....Rec-D&R-FA Gillen pl & Jamaica av—Transit Development Co, 85 Clinton.....Rec-FA Hendrix st, 587—New York Banking Dept, 61 Bway, Manhattan.....WSS(R)-FP-A Hicks st, 495-7—Sacred Heart Parochial Kindergarten.....Tel-A Hoyt st, 100—A J Barbato.....FP-FA-Rec-NoS Moore st, 14—David Gruber.....D&R-FA Moore st, 129—A & J Bernstein.....RQ Watkins st, 1-3—Red Pennant Mfg, FA-GE-Rec-FP-SA Varet st, 105—A & J Bernstein, 129 Moore..RQ  
*Numbered Streets.*  
9 st, 261 N—Joseph Delio.....WSS(R)  
*Named Avenues.*  
Ay L & E 95 st—N Wimpfheimer & Co....FA Atlantic av, 129—Sheppard & Kellett..D&R-Rec Atlantic av, 1305—Patrick Cain.....D&R Atlantic av, 2734—Joseph Signorelli, FP-D&R-FA-Rec DeKalb av, 868—Crystal Laundry Co, NoS-FA-Rec Flatbush av, 1749—Brooklyn Valet Co, 334 Flatbush av.....FA-FP-Rec-D&R-Rec(R) Flushing av, 370—Christopher Alster...RQ-FA Flushing av, 962—N Robinson.....RQ-FA Franklin, 676—Julius Swerloff.....NoS-FA Graham av, 421—M Yukelson.....NoS-FA-Rec-El Gravesend av, 85—Leonold Biedermann, StSvs(R)-SA-CF-D&R-FA-FP(R) Greenpoint av, 305—Royal Rubber Cement Co, StSvs-FP-SA-CF-Rec-FA Hamilton av, 14—James Auditors, FA-Rec-NoS-D&R Kent av, 507-13—Robert Low's Son & Howard, Rec Myrtle av, 27—J Bloom.....FA Nostrand av, 870—Robert John Altin, D&R-Rec-FA-NoS Reid av, 95a—Wm J Piercey, 584 Jefferson av, D&R-Rec Tompkins av, 498—Percy J Worsfold.....Rub Varick av, 65-80—Kings County Dye Works, SA-FA(R)-FP-StSvs(R)-El(R)-OS(R)-D&R Wythe av, 113-19—A O'Donnell Cooperage, FP-NoS-FA  
*Numbered Avenues.*  
3 av, sec 33 st—Robert Graves Co.....Spr 4 av, bet 3 & 6 sts—John Muldoon.....FA 5 av, 499—Salamon Weiss.....Rec-FA  
**QUEENS ORDERS SERVED.**  
*Named Streets.*  
Prospect st, 162 (L I C)—Richard Schmidt, SA-FP(R)-FA-CF-El(R) Tyndall st, 81 (Jamaica)—James F Wiley, El-NoS-FA-Rec Van Dam & Queens blyd (L I C)—Gasoline Distributing Co.....NoS-Rec-CF  
*Numbered Streets.*  
3 st & Van Alst av (L I C)—Columbia Paper Bag Co.....A  
*Named Avenues.*  
Congress av (Flushing)—Gaumont Co, 110 W 40, Man.Spr-SA-CF-FP-Rub-D&R-Rec(R)-NoS Jackson av & Honeywell st (L I C)—Ford Motor Co.....CF-El(R)-SA

- RICHMOND ORDERS SERVED.**  
*Named Streets.*  
Richmond ter, 1955—Abraham Rich.....DC  
*Numbered Streets.*  
5 st, 113—William Kroosh.....Rec-FA-NoS